

ADDISON CIRCLE PARK

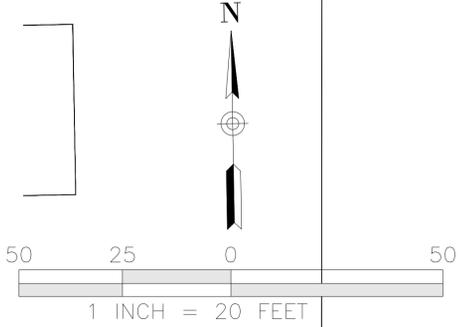
FESTIVAL WAY - 53' R.O.W., 1.31 AC

ADDISON CIRCLE STATION
LOT 1 & 5X, BLOCK A

OWNER/APPLICANT:
AMLI RESIDENTIAL
ATT. JOE BRUCE
5057 KELLER SPRINGS RD.
ADDISON, TX 75001
PH 972-265-6792

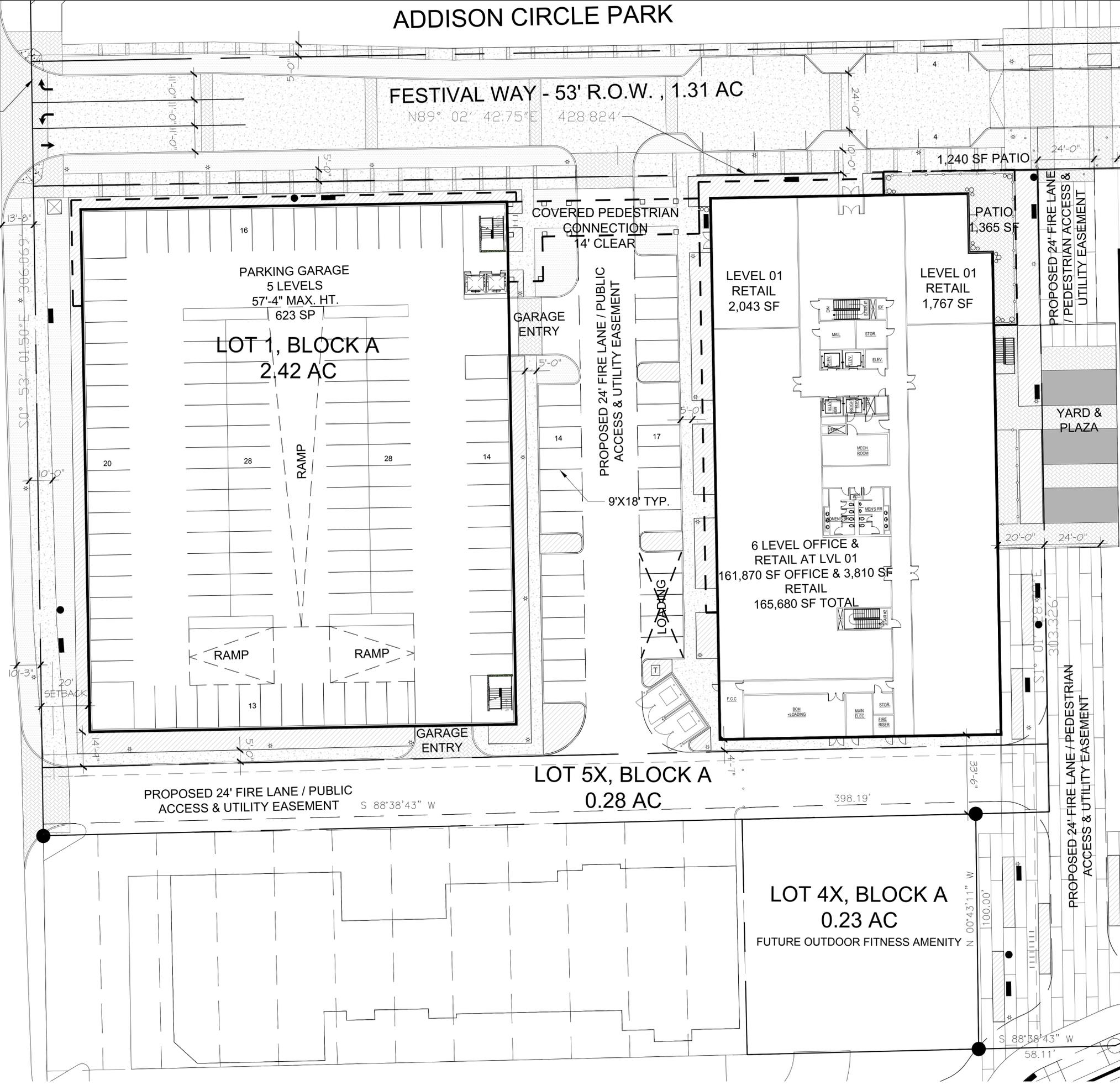
STREAM REALTY
ATT. RAMSEY MARCH
2001 ROSS AVE, STE 400
DALLAS, TX 75201
PH 214-267-0477

- NOTES:
- REFER TO LANDSCAPE PLAN FOR STREETSCAPE AND LANDSCAPE DETAILS. BUILDING ENTRYWAYS, STREET, AND SITE FURNISHINGS TO BE FULLY DEFINED DURING CIVIL PLAN AND BUILDING PERMIT REVIEW.
 - OWNERSHIP OF LOT 4X AND LOT 5X, BLOCK A WILL BE RETAINED BY THE TOWN OF ADDISON.
 - DEMAND FOR A NORTHBOUND ADDISON RD. RIGHT-TURN LANE WILL BE ANALYZED AND FINAL DISPOSITION OF ADDISON ROAD OVERHEAD ELECTRICAL LINES TO BE DETERMINED DURING CIVIL PLAN REVIEW.
 - FINAL QUANTITY OF PARKING SPACES AND OPERATION OF GARAGE SUBJECT TO COMPLETION OF A PARKING STUDY AND EXECUTION OF A PARKING AGREEMENT WITH THE TOWN. LOCATION OF HANDICAPPED PARKING SPACES TO BE DETERMINED DURING CIVIL PLAN REVIEW.



VICINITY MAP
NOT TO SCALE

ADDISON ROAD



ISSUE / REVISION LOG

DATE	DESCRIPTION
08-19-22	CONCEPT SITE PLAN
10-07-22	CONCEPT SITE PLAN REV. 01
11-21-22	DEVELOPMENT PLAN
12-29-22	DEVELOPMENT PLAN REV.
01-11-23	DEVELOPMENT PLAN REV.

Site Data Summary Table		
LOT NO.	Lot 1, Block A	Lot 5X, Block A
ZONING	Office/Retail/Restaurant/Public Parking	Planned Development (PD)
LAND USE	Structure	Site Access
LOT AREA (AC/SF)	2.42 AC / 105,428 SF	0.28 AC / 12,414 SF
LANDSCAPE AREA SUMMARY		
BUILDING COVERAGE (SF/%)	26,654 SF / 25.28 %	
LANDSCAPE AREA (SF/%)	7,800 SF / 7.75 %	
BUILDING SUMMARY		
BUILDING HEIGHT (STORIES/FEET)	6 STORIES MAX / 100'	
BUILDING FLOOR AREA - OFFICE (SF)	161,870 SF	
BUILDING FLOOR AREA - RETAIL/RESTAURANT (SF)	3,810 SF	
TOTAL BUILDING FLOOR AREA (SF)	165,680	
FLOOR AREA RATIO	1.57	
RETAIL PATIO FLOOR AREA (SF)	1,365 SF	
PARKING GARAGE GROSS AREA (SF)	202,020 SF	
PARKING		
PARKING REQUIRED	RE. SHARED PARKING STUDY	
REQUIRED ACCESSIBLE PARKING	13 SP	
PARKING PROVIDED (GARAGE / AT GRADE)	623 SP / 39 SP	
Parking Ratio	4.57 / 1,000	
PROVIDED PUBLIC/RETAIL PARKING	RE. SHARED PARKING STUDY	

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STEFAN HAESSIG
1722 ROUTH STREET
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www.obrienarch.com

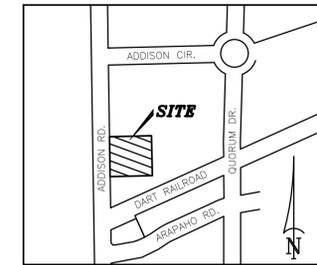
TOWN PROJECT NUMBER: 1872-Z
ADDISON CIRCLE STATION
LOT 1 AND 5X, BLOCK A
2.70 AC - GW FISHER SURVEY, ABSTRACT NO. 482
TOWN OF ADDISON, COUNTY OF DENTON, STATE OF TEXAS

DATE:	ARCH. PROJ. #:	SCALE:
01-11-23	202162	1"=20'-0"

SHEET NO.

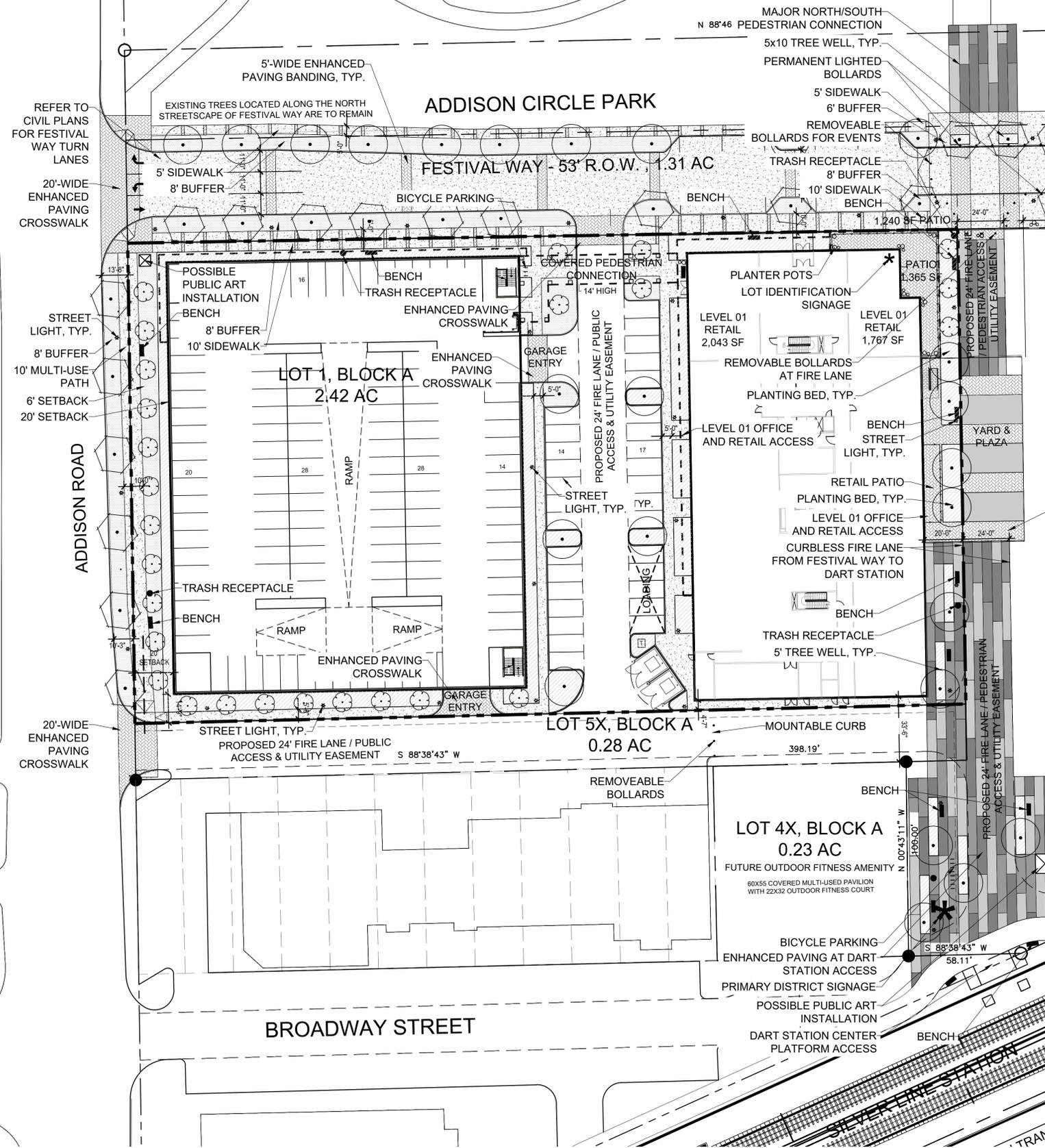
A001
SITE PLAN
LOT 1 & 5X, BLOCK A

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VICINITY MAP
NOT TO SCALE

ADDISON CIRCLE PARK



PRELIMINARY PLANT SCHEDULE

	SHADE TREE 6-8" CAL. SIZE	25
	ORNAMENTAL/EVERGREEN TREE	26
	TRANSPLANTED TREE	17
	SHRUB/GROUND COVER	6,489 sf
	SOD	8,475 sf
	EXISTING TREES TO REMAIN	

LOT 1 TOTAL LANDSCAPE AREA = 7,800 SF

KEY MAP

SCALE

PRELIMINARY
FOR REVIEW PURPOSES ONLY
AND SHALL NOT BE USED FOR
BIDDING, PERMITTING, OR
CONSTRUCTION.

C. Heth Kendrick
Registered Landscape Architect of the
State of TEXAS
Registration Number: 2948

PROJECT

**ADDISON CIRCLE
STATION PHASE I**

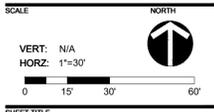
AMLI RESIDENTIAL
ADDISON, TX

LANDDESIGN PROJ# 8521186

REVISION / ISSUANCE

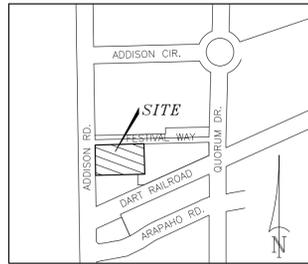
NO.	DESCRIPTION	DATE
	TOWN REVISIONS	11.18.2022
	TOWN REVISIONS	12.29.2022
	TOWN REVISIONS	01.13.2023

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX



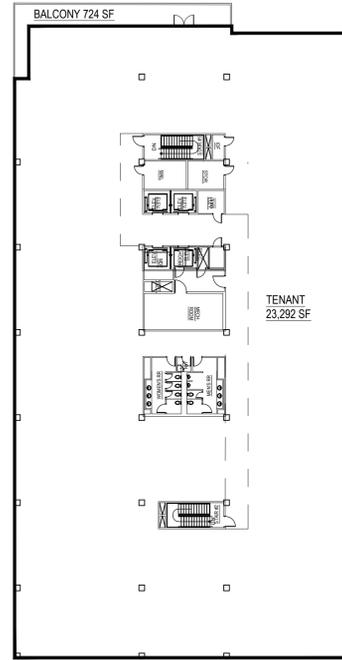
SHEET TITLE
LOT 01 & LOT 5X, BLOCK A
LANDSCAPE PLAN

SHEET NUMBER

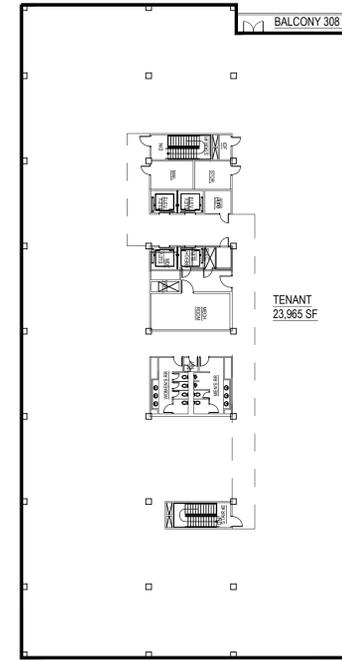


VICINITY MAP
NOT TO SCALE

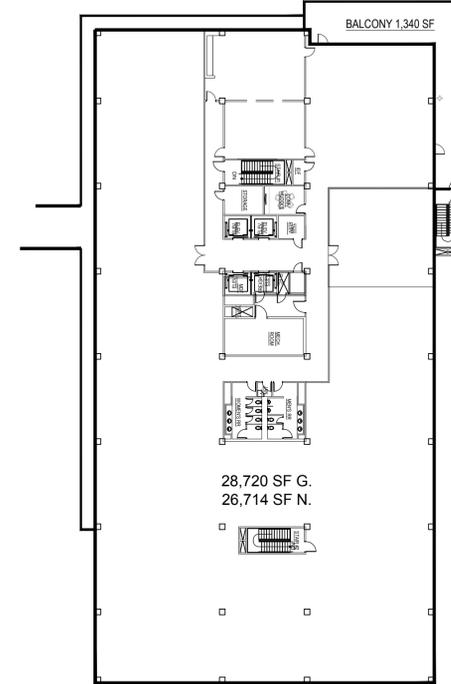
FLOOR LEVELS	GROSS FLOOR AREA	NET FLOOR AREA
1st FLOOR:	27,350 SF	18,400 SF
2nd FLOOR:	28,720 SF	26,714 SF
3rd FLOOR:	27,468 SF	24,562 SF
4th FLOOR:	27,468 SF	24,562 SF
5th FLOOR:	27,468 SF	24,562 SF
6th FLOOR:	27,206 SF	24,310 SF
TOTAL:	165,680 SF	143,110 SF



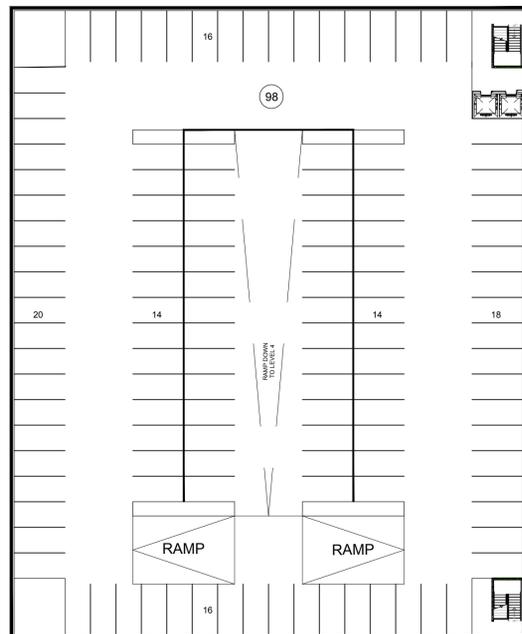
OFFICE - LEVEL 06



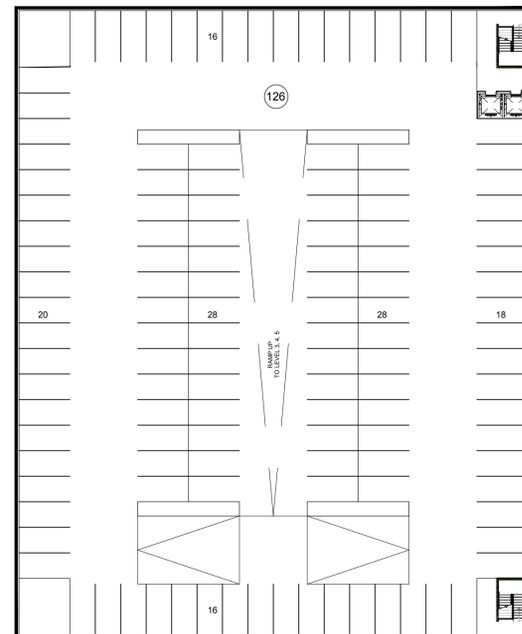
OFFICE - LEVEL 03, 04, 05



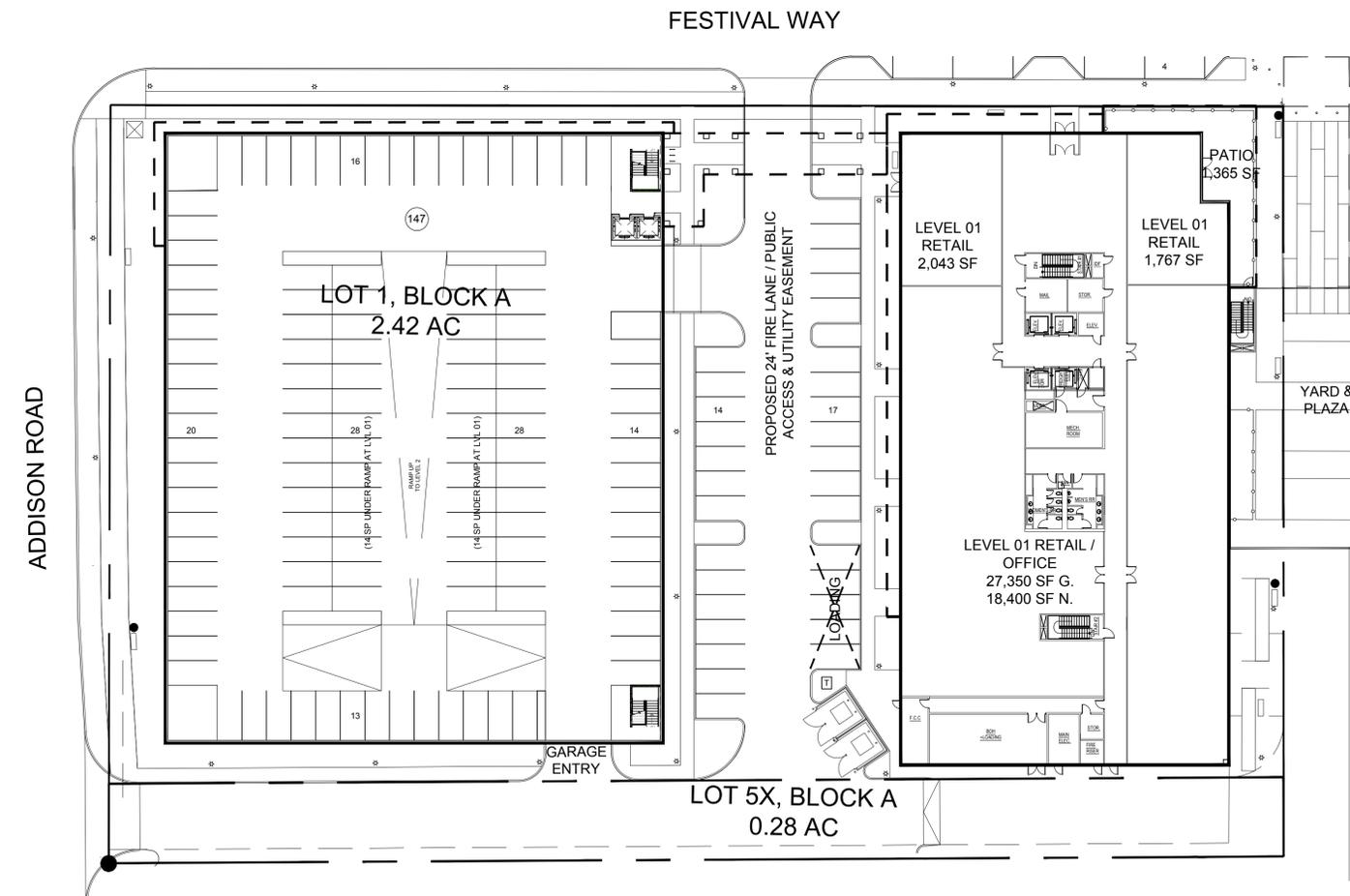
OFFICE - LEVEL 02



GARAGE - LEVEL 05



GARAGE - LEVEL 02, 03, 04



OFFICE / GARAGE - LEVEL 01

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STATION
LOT 1 & 5X, BLOCK A

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LOT 1 AND 5X, BLOCK A
2.70 AC - GW FISHER SURVEY, ABSTRACT
NO. 482
TOWN OF ADDISON, COUNTY OF DENTON,
STATE OF TEXAS

DATE:	ARCH. PROJ. #	SCALE:
01-11-23	202162	1"=30'-0"

SHEET NO.

A001
FLOOR PLAN
LOT 1 & 5X, BLOCK A

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MATERIAL PERCENTAGES - OFFICE SOUTH ELEVATION				MATERIAL PERCENTAGES - OFFICE NORTH ELEVATION				
	SQ. FT.	PERCENTAGE		SQ. FT.	PERCENTAGE		SQ. FT.	PERCENTAGE
BRICK	4,997	46%	BRICK	3,884	36%	BRICK	8,873	40%
GLAZING	5,349	50.5%	GLAZING	6,035	56%	GLAZING	9,570	54%
METAL	106	1%	METAL	84	0%	METAL	1,273	6%
TOTAL SURFACE AREA	10,552	100%	TOTAL SURFACE AREA	10,749	100%	TOTAL SURFACE AREA	21,817	100%

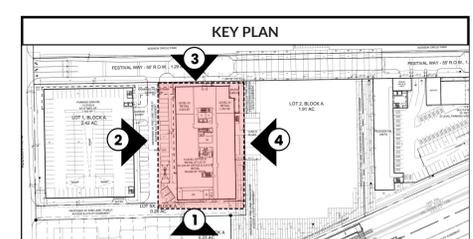
MATERIAL PERCENTAGES - OFFICE WEST ELEVATION				MATERIAL PERCENTAGES - OFFICE EAST ELEVATION				
	SQ. FT.	PERCENTAGE		SQ. FT.	PERCENTAGE		SQ. FT.	PERCENTAGE
BRICK	8,893	49%	BRICK	8,873	40%	BRICK	8,873	40%
GLAZING	9,578	47%	GLAZING	10,570	54%	GLAZING	10,570	54%
METAL	795	4%	METAL	1,273	6%	METAL	1,273	6%
TOTAL SURFACE AREA	17,484	100%	TOTAL SURFACE AREA	21,017	100%	TOTAL SURFACE AREA	21,017	100%

- FAÇADE PLAN NOTES**
- THIS FAÇADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES.
 - ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE ZONING ORDINANCE.
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OFFICE FAÇADE KEYNOTES

◆ BRICK 1	◆ SPANDREL GLASS
◆ BRICK 2	◆ METAL PANEL
◆ METAL CANOPY	◆ STOREFRONT SYSTEM
◆ METAL COPING	◆
◆ RAILING	◆
◆ VISION GLASS	◆

GENERAL NOTES



PROJECT TITLE:
**ADDISON
 CIRCLE STATION
 LOT 01 & LOT 5X
 BLOCK A**
 ADDISON,
 TEXAS
OWNER/APPLICANT:
AMLI RESIDENTIAL
 ATTN: JOE BRUCE
 5057 KELLER SPRINGS RD.
 STE 250 ADDISON, TEXAS
 75001
 PH 972-265-6792
STREAM REALTY
 ATT. RAMSEY MARCH
 2001 ROSS AVE, STE 400
 DALLAS, TX 75201
 PH 214-267-0477

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 SUITE 122
 DALLAS, TEXAS 75201
 972.788.1010
 www.obrienarch.com

TOWN PROJECT NUMBER:
 1872-Z
 ADDISON CIRCLE STATION
 LOT 01 & LOT 5X, BLOCK A
 2.7 AC-G.W. FISHER SURVEY,
 ABSTRACT NO.482
 15.64 ACRES
 TOWN OF ADDISON, COUNTY
 OF DALLAS, STATE OF TEXAS

DATE	ARCH. PROJ. #
01-11-23	202162

SHEET NO.
A003
**OFFICE
 ELEVATIONS**
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4 OFFICE - EAST ELEVATION
 SCALE: 1/16" = 1'-0"



3 OFFICE - NORTH ELEVATION
 SCALE: 1/16" = 1'-0"



2 OFFICE - WEST ELEVATION
 SCALE: 1/16" = 1'-0"



1 OFFICE - SOUTH ELEVATION
 SCALE: 1/16" = 1'-0"

MATERIAL PERCENTAGES - GARAGE SOUTH ELEVATION			MATERIAL PERCENTAGES - GARAGE NORTH ELEVATION		
	SQ. FT.	PERCENTAGE		SQ. FT.	PERCENTAGE
METAL	566	7%	METAL	184	7%
CONCRETE	286	3%	CONCRETE	79	7%
MASONRY	0	0%	MASONRY	4226	57%
PERF. SCREEN 1	3955	48%	PERF. SCREEN 1	2988	40%
PERF. SCREEN 2	492	6%	PERF. SCREEN 2	0	0%
TOTAL SURFACE AREA:	819	100%	TOTAL SURFACE AREA:	7477	100%

MATERIAL PERCENTAGES - GARAGE WEST ELEVATION			MATERIAL PERCENTAGES - GARAGE EAST ELEVATION		
	SQ. FT.	PERCENTAGE		SQ. FT.	PERCENTAGE
METAL	788	7%	METAL	206	4%
CONCRETE	208	2%	CONCRETE	216	2%
MASONRY	0	0%	MASONRY	4800	53%
PERF. SCREEN 1	3983	39%	PERF. SCREEN 1	3939	40%
PERF. SCREEN 2	6395	56%	PERF. SCREEN 2	0	0%
TOTAL SURFACE AREA:	10374	100%	TOTAL SURFACE AREA:	9061	100%

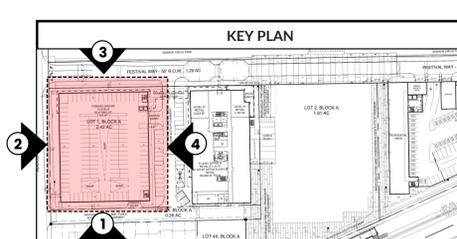
FACADE PLAN NOTES

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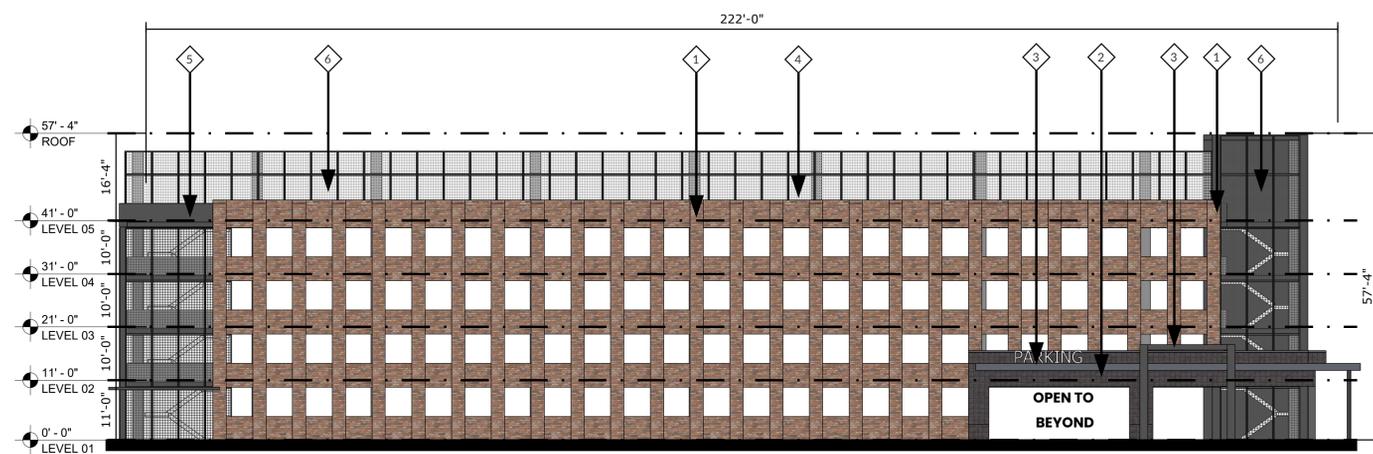
OFFICE GARAGE FACADE KEYNOTES

- BRICK 1
- BRICK 2
- METAL CANOPY
- METAL COPING
- METAL PANEL
- PERF. METAL PANEL
- MURAL

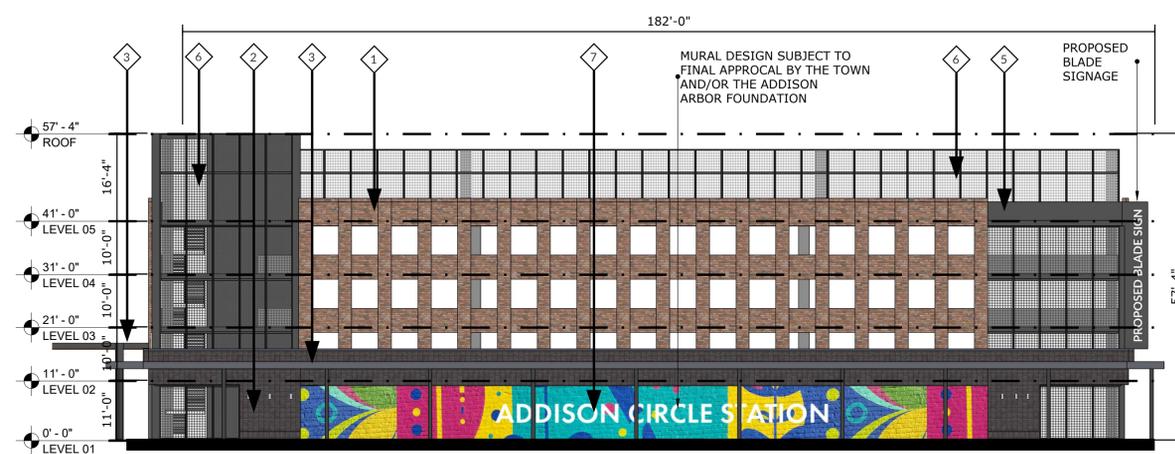
GENERAL NOTES



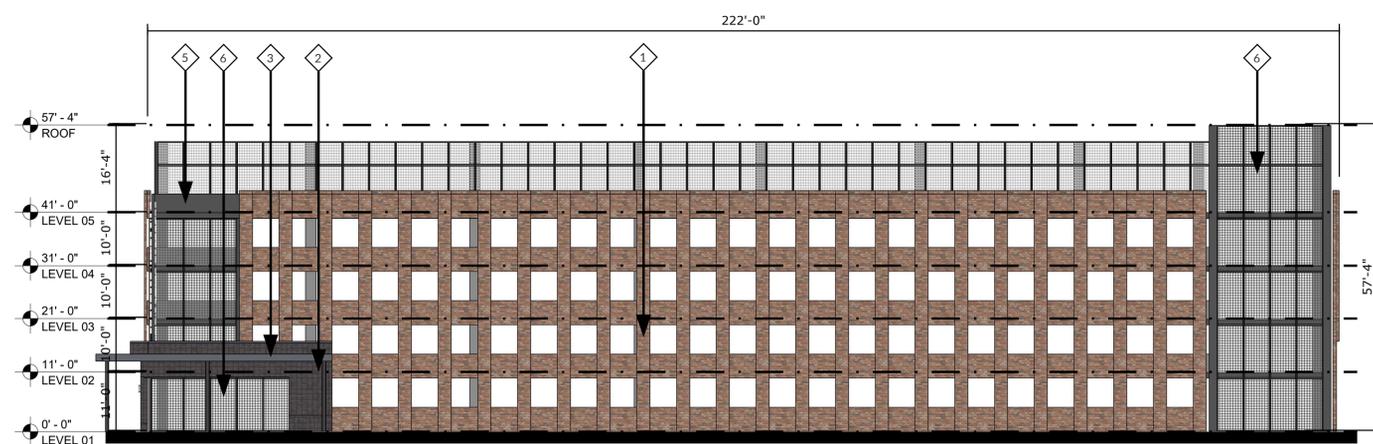
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 ADDISON, TEXAS
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 PH 972-265-6792
STREAM REALTY
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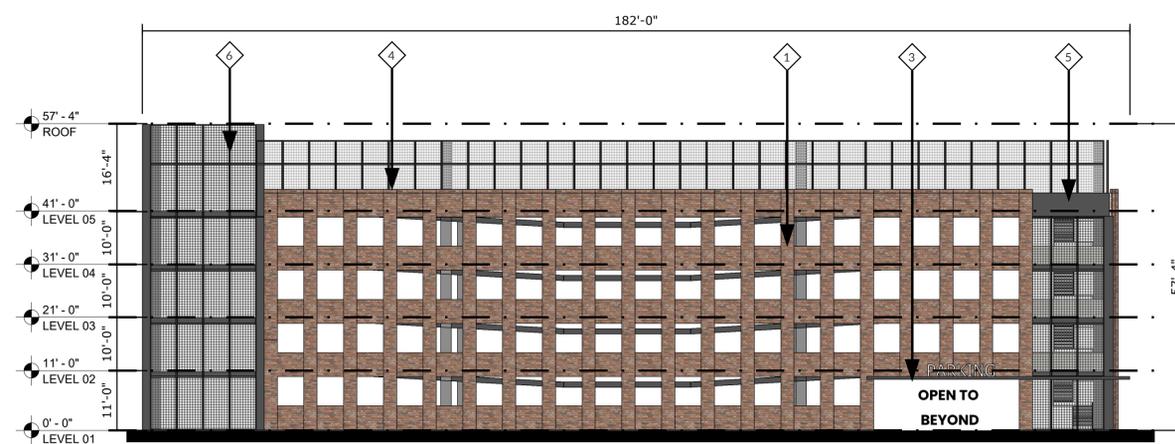
4 GARAGE - EAST ELEVATION
 SCALE: 1/16" = 1'-0"



3 GARAGE - NORTH ELEVATION
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2 GARAGE - WEST ELEVATION
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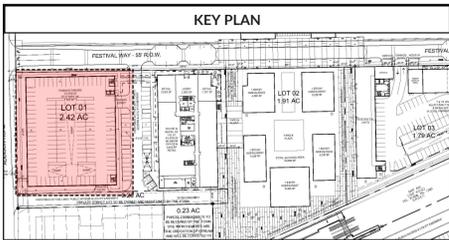
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SHEET NO.
A005
OFFICE GARAGE ELEVATIONS

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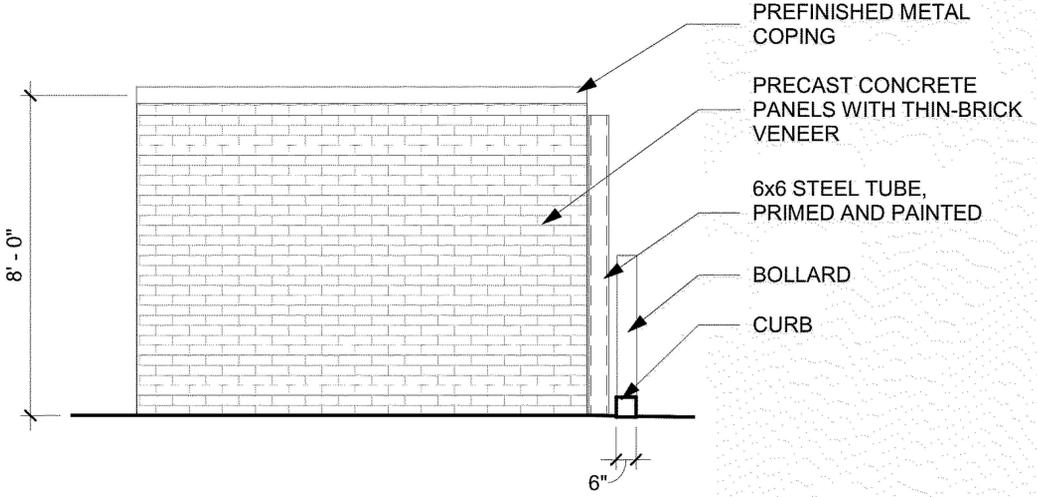
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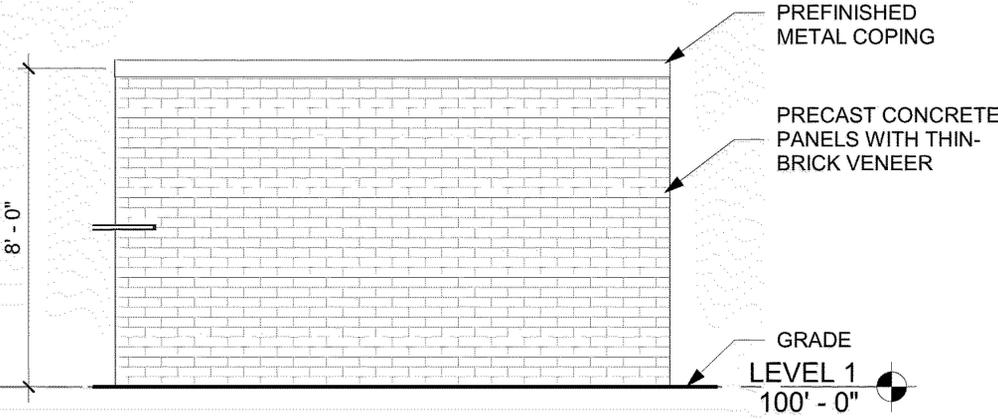
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SHEET NO.
A006
**OFFICE GARAGE
 ELEVATIONS**

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2 DUMPSTER ENCLOSURE - SIDE VIEW



1 DUMPSTER ENCLOSURE - REAR VIEW