

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, PROVIDING FOR APPROVAL OF A DEVELOPMENT PLAN ON LOT 3, BLOCK A, ADDISON CIRCLE STATION – PHASE I, PART OF A PLANNED DEVELOPMENT (PD) ZONING DISTRICT (O23-\_\_\_\_), AND SITUATED ON 1.8± ACRES GENERALLY LOCATED AT THE SOUTHWEST CORNER OF QUORUM DRIVE AND FESTIVAL WAY, TO ALLOW FOR THE DEVELOPMENT OF A MULTIFAMILY RESIDENTIAL BUILDING WITH GROUND FLOOR RETAIL/RESTUARANT USES, AND FESTIVAL WAY AND QUORUM DRIVE STREETScape IMPROVEMENTS ON AND ADJACENT TO LOT 3, BLOCK A; PROVIDING A PENALTY NOT TO EXCEED TWO THOUSAND AND NO/100 DOLLARS (\$2,000.00); PROVIDING FOR SAVINGS, NO SEVERABILITY, AND AN EFFECTIVE DATE.**

**WHEREAS**, at its regular meeting held on January 17, 2023 the Planning & Zoning Commission considered and made recommendations on Case No. 1874-Z, being a request to approve a Development Plan (defined herein below) for Lot 3, Block A, Addison Circle Station – Phase I, comprising 1.8± acres generally located at the southwest corner of Quorum Drive and Festival Way (the “Subject Property”), to allow for the development of a multifamily residential building with ground floor retail/restaurant uses, and Addison Road and Festival Way streetscape improvements on and adjacent to Lot 3, Block A; and

**WHEREAS**, Planned Development (PD) District O23-\_\_\_\_ (the “PD Ordinance”), requires approval of the Development Plan (defined herein) prior to the issuance of a building permit for the Subject Property; and

**WHEREAS**, after due deliberations and consideration of the recommendation of the Planning and Zoning Commission, the information received at a public hearing, and other relevant information and materials, the City Council of the Town of Addison, Texas finds that approval of this Development Plan promotes the general welfare and safety of this community.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS:**

**SECTION 1.** That the recitals and findings set forth above are hereby found to be true and correct and incorporated as if fully set forth herein.

**SECTION 2.** The Subject Property shall be improved in accordance with the Development Plan, which is comprised of a site plan, landscape plan, façade and floor plans (the “Development Plan”), which is attached hereto as **Exhibit A** and made a part hereof for all purposes, subject to the following conditions:

- A. Final public and private landscape and streetscape design shall be completed prior to the issuance of a permit for the construction of site infrastructure.

- B. The final quantity of required retail parking accommodated in the multifamily parking structure will be determined subject to and following completion of a parking study and as provided in the Definitive Agreements.
- C. Developer shall provide the Town evidence of compliance with FAA Part 77 building height review and final confirmation of residential building sites being situated outside of the 65 DNL noise contour prior to issuance of a building permit for the Subject Property.
- D. Required sustainability features such as LEED compliance, electric vehicle charging stations, and public art will be required components of the Project, which will be further defined in the Definitive Agreements (as defined in the PD Ordinance).

**SECTION 3.** Any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the city, as heretofore amended, and upon conviction shall be punished by a fine set in accordance with Chapter 1, Section 1-7 of the Code of Ordinances for the Town of Addison.

**SECTION 4.** The provisions of this Ordinance are severable, and should any section, subsection, paragraph, sentence, phrase or word of this Ordinance, or application thereof to any person, firm, corporation or other business entity or any circumstance, be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of the remaining or other parts or portions of this Ordinance, and the City Council hereby declares that it would have passed such remaining parts or portions of this Ordinance despite such unconstitutionality, illegality, or invalidity, which remaining portions shall remain in full force and effect.

**SECTION 5.** All ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

**SECTION 6.** This Ordinance shall become effective from and after its passage and approval and after publication as may be required by law or by the City Charter or ordinance.

**PASSED AND APPROVED** by the City Council of the Town of Addison, Texas, on this the **13<sup>TH</sup>** day of **FEBRUARY** 2023.

**TOWN OF ADDISON, TEXAS**

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Joe Chow, Mayor

**ATTEST:**

**APPROVED AS TO FORM:**

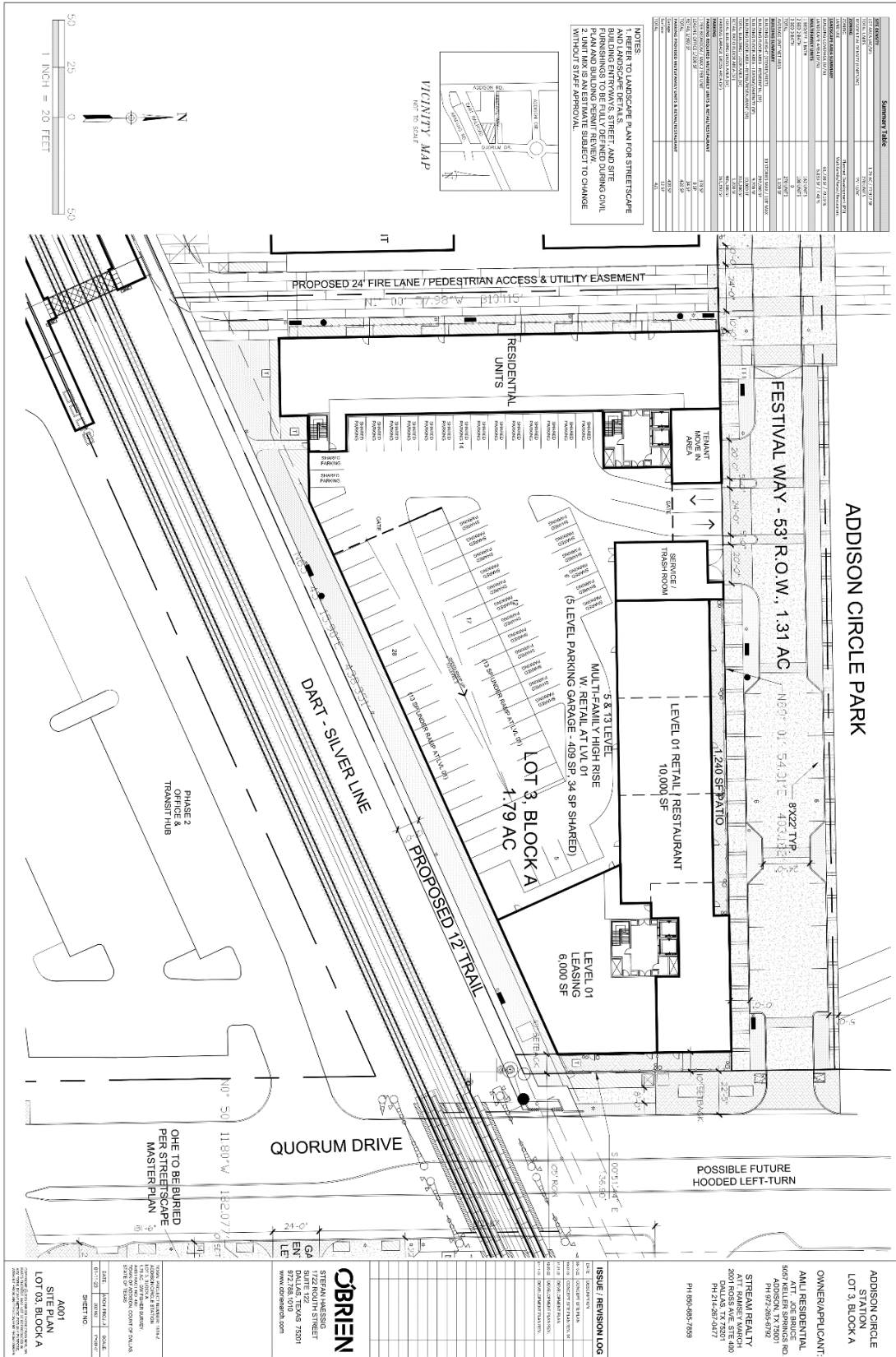
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Irma Parker, City Secretary

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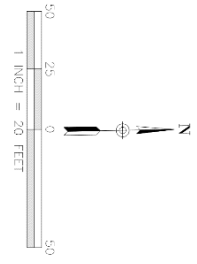
Whitt Wyatt, City Attorney

# Exhibit A



SUMMARY TABLE	
PROJECT NAME	ADDISON CIRCLE STATION
OWNER	AT&T
ARCHITECT	STRENGTH & WEAKNESS
ENGINEER	STRENGTH & WEAKNESS
DATE	12/15/17

**NOTES:**  
 1. REFER TO LANDSCAPE PLAN FOR STREETSCAPE AND LANDSCAPE DETAILS, STREET AND SITE FURNISHINGS TO BE FULLY DEFINED DURING CIVIL PLAN AND BUILDING PERMIT REVIEW. WITHOUT STAFF APPROVAL.



**OWNER/APPLICANT:**  
 AT&T RESIDENTIAL  
 5507 W. FOR SERVICE BLDG.  
 ADDISON, TX 75001  
 PH: 972-266-9292

**ATTORNEY:**  
 STRENGTH & WEAKNESS  
 2001 BAKER WALKER  
 DALLAS, TX 75201  
 PH: 214-597-3477

PH: 950-866-7899

**ISSUE/REVISION LOG**

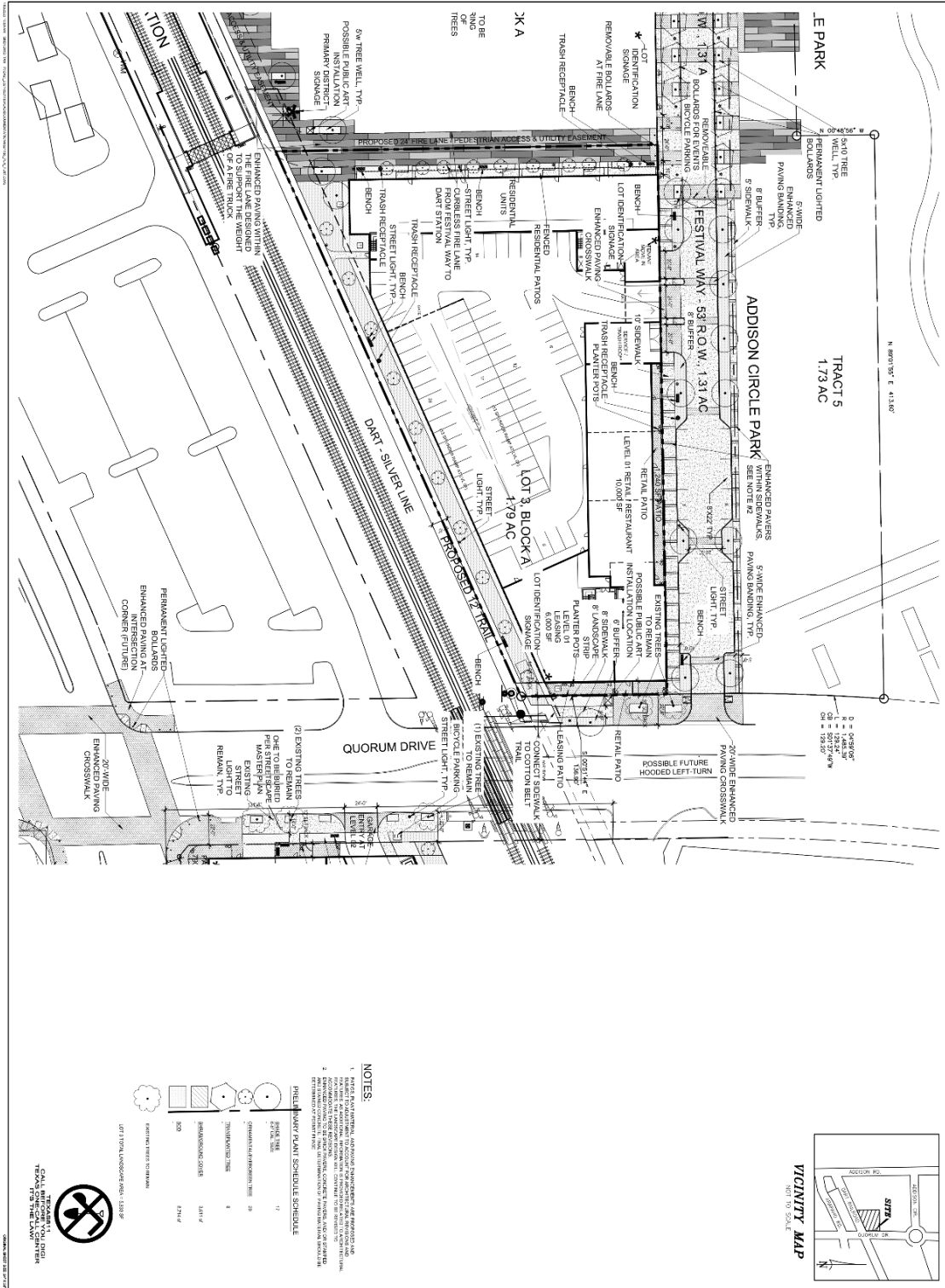
DATE	DESCRIPTION
12/15/17	PRELIMINARY ISSUE
02/22/18	REVISED PER COMMENTS
05/22/18	REVISED PER COMMENTS
07/10/18	REVISED PER COMMENTS
09/10/18	REVISED PER COMMENTS
11/09/18	REVISED PER COMMENTS
12/15/18	REVISED PER COMMENTS

**OBRIEN**  
 STEPHAN MARSH  
 1722 ROLPH STREET  
 DENVER, CO 80202  
 PH: 303-733-7070  
 WWW.OBRIENCO.COM

ONE TO BE REQUIRED PER STREETSCAPE MASTER PLAN

**A001**  
 SITE PLAN  
 LOT 03, BLOCK A

# Exhibit A



**NOTES:**

1. ALL EXISTING UTILITIES AND STRUCTURES ARE SHOWN AS NOTED ON THE PRELIMINARY PLAN. THE OWNER SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.
2. ALL EXISTING TREES TO REMAIN SHALL BE IDENTIFIED AND PROTECTED. THE OWNER SHALL MAINTAIN A RECORD OF ALL EXISTING TREES TO REMAIN.
3. ALL EXISTING TREES TO BE REMOVED SHALL BE IDENTIFIED AND REMOVED PRIOR TO CONSTRUCTION.

**PRELIMINARY PLANT SCHEDULE**

NO.	REVISION / ISSUANCE	DATE
1	PRELIMINARY	11/14/2024
2	REVISED	11/14/2024
3	REVISED	11/14/2024
4	REVISED	11/14/2024
5	REVISED	11/14/2024
6	REVISED	11/14/2024
7	REVISED	11/14/2024
8	REVISED	11/14/2024
9	REVISED	11/14/2024
10	REVISED	11/14/2024
11	REVISED	11/14/2024
12	REVISED	11/14/2024
13	REVISED	11/14/2024
14	REVISED	11/14/2024
15	REVISED	11/14/2024
16	REVISED	11/14/2024
17	REVISED	11/14/2024
18	REVISED	11/14/2024
19	REVISED	11/14/2024
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41	REVISED	11/14/2024
42	REVISED	11/14/2024
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45	REVISED	11/14/2024
46	REVISED	11/14/2024
47	REVISED	11/14/2024
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49	REVISED	11/14/2024
50	REVISED	11/14/2024

**PRELIMINARY**

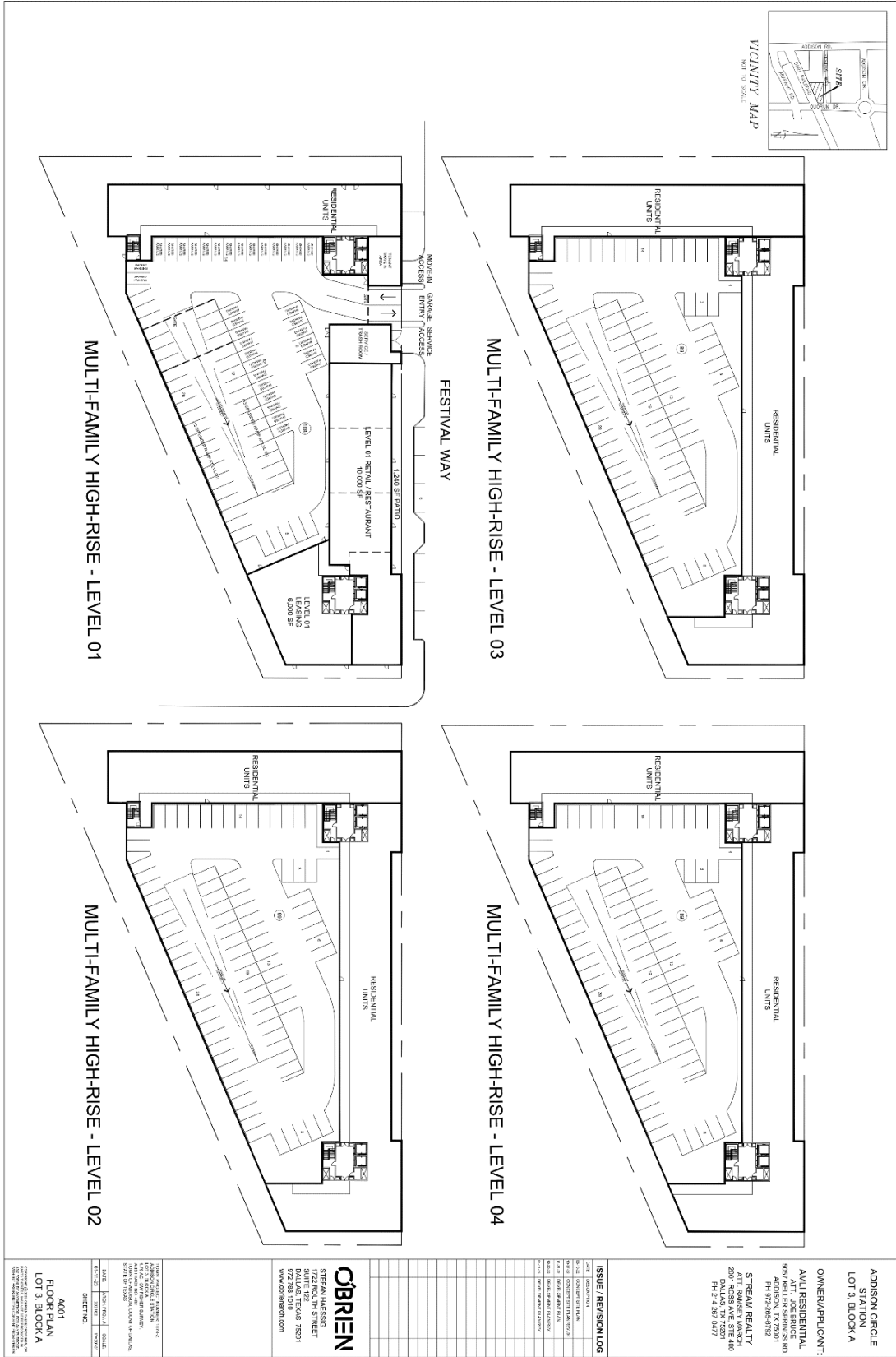
**ADDISON CIRCLE STATION PHASE I**

**LOT 3, BLOCK A**

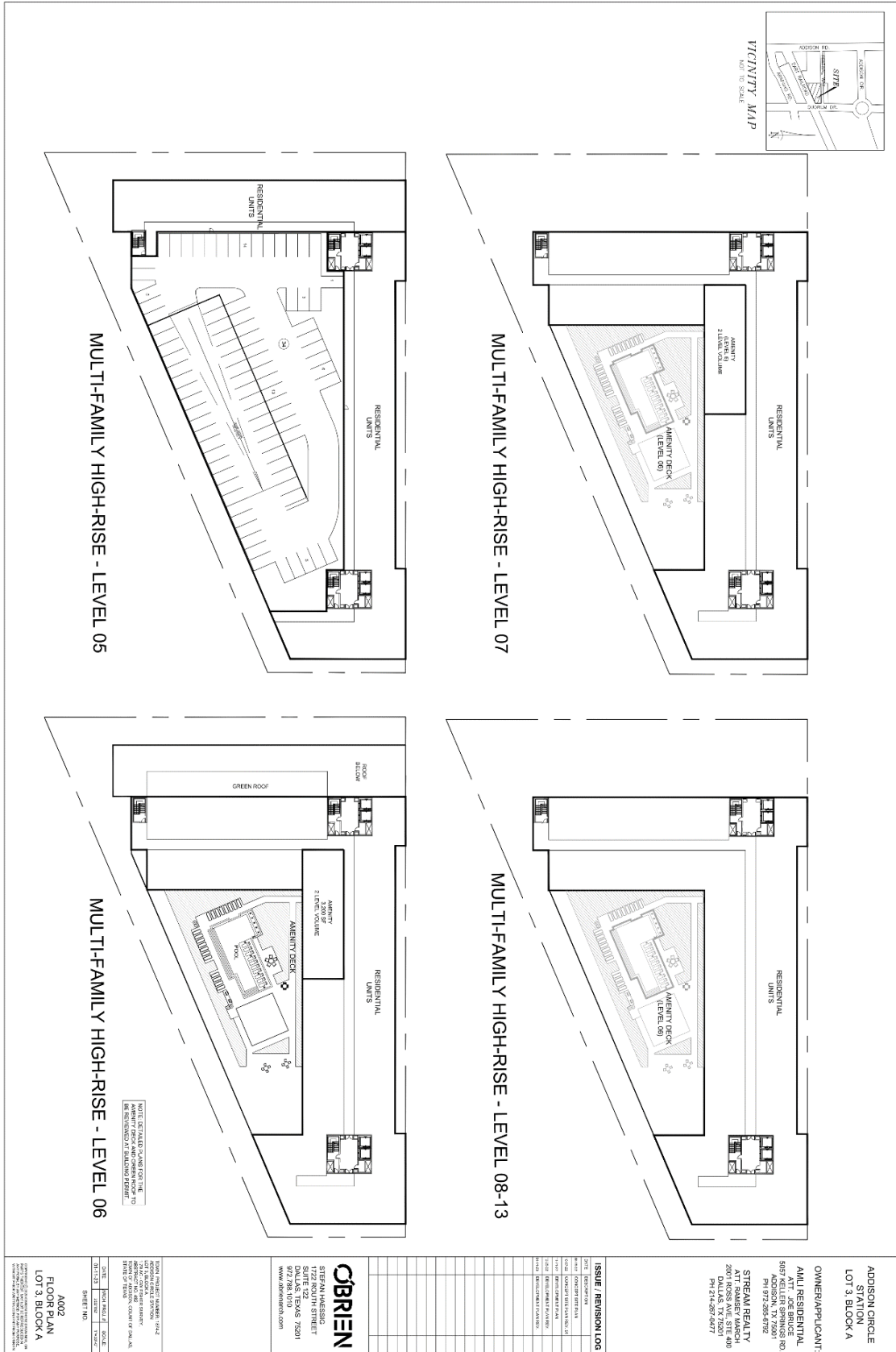
**LANDSCAPE PLAN**

**LG-30**

# Exhibit A

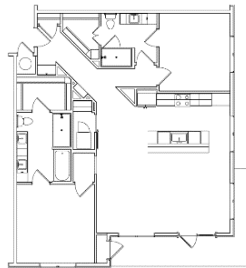


# Exhibit A



# Exhibit A

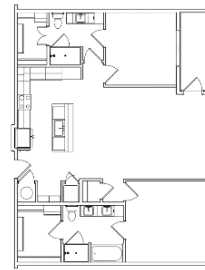
Summary Table	
UNIT 01	1,285 S.F.
UNIT 02	900 S.F.
UNIT 03	959 S.F.
UNIT 04	1,184 S.F.
UNIT 05	1,285 S.F.
UNIT 06	1,433 S.F.
<b>TOTAL</b>	<b>7,051 S.F.</b>



**06**  
UNIT C9.A  
43' x 37'

Net: 1433 S.F.

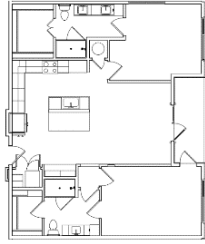
SCALE: 1/8" = 1'-0"



**05**  
UNIT C6.A  
42' x 32'

Net: 1285 S.F.

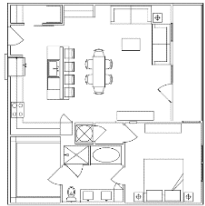
SCALE: 1/8" = 1'-0"



**04**  
UNIT C5.B  
39' x 32'

Net: 1184 S.F.

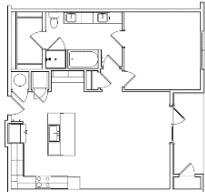
SCALE: 1/8" = 1'-0"



**03**  
UNIT A5.B  
33' x 32'

Net: 959 S.F.

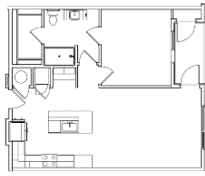
SCALE: 1/8" = 1'-0"



**02**  
UNIT A5.A  
30' x 32'

Net: 900 S.F.

SCALE: 1/8" = 1'-0"



**01**  
UNIT A4.A  
27' x 32'

Net: 818 S.F.

SCALE: 1/8" = 1'-0"

PROJECT TITLE  
**ADDISON  
CIRCLE STATION  
LOT 03, BLOCK A**

ADDISON,  
TEXAS

OWNER/APPLICANT:  
**AMLI RESIDENTIAL**

ATTN: JOE BRUCE  
6007 KELLER SPRINGS RD  
STE 200 ADDISON, TEXAS  
75001

PH: 972-566-6932  
**STREAM REALTY**

ATTN: SAMANTHA WATKINS  
2008 0029 AVE STE 400  
DALLAS, TX 75201  
PH: 214-267-6477

ISSUE/REVISION LOG

DATE	DESCRIPTION
08-23-24	CONCEPT PLAN
12-28-24	FINAL SUBMITTAL
01-29-25	FINAL SUBMITTAL

**CIBRIEN**

1722 SOUTH STREET  
DALLAS, TEXAS 75201  
972.789.3010  
www.cibrien.com

TOWN PROJECT NUMBER:  
B724-2

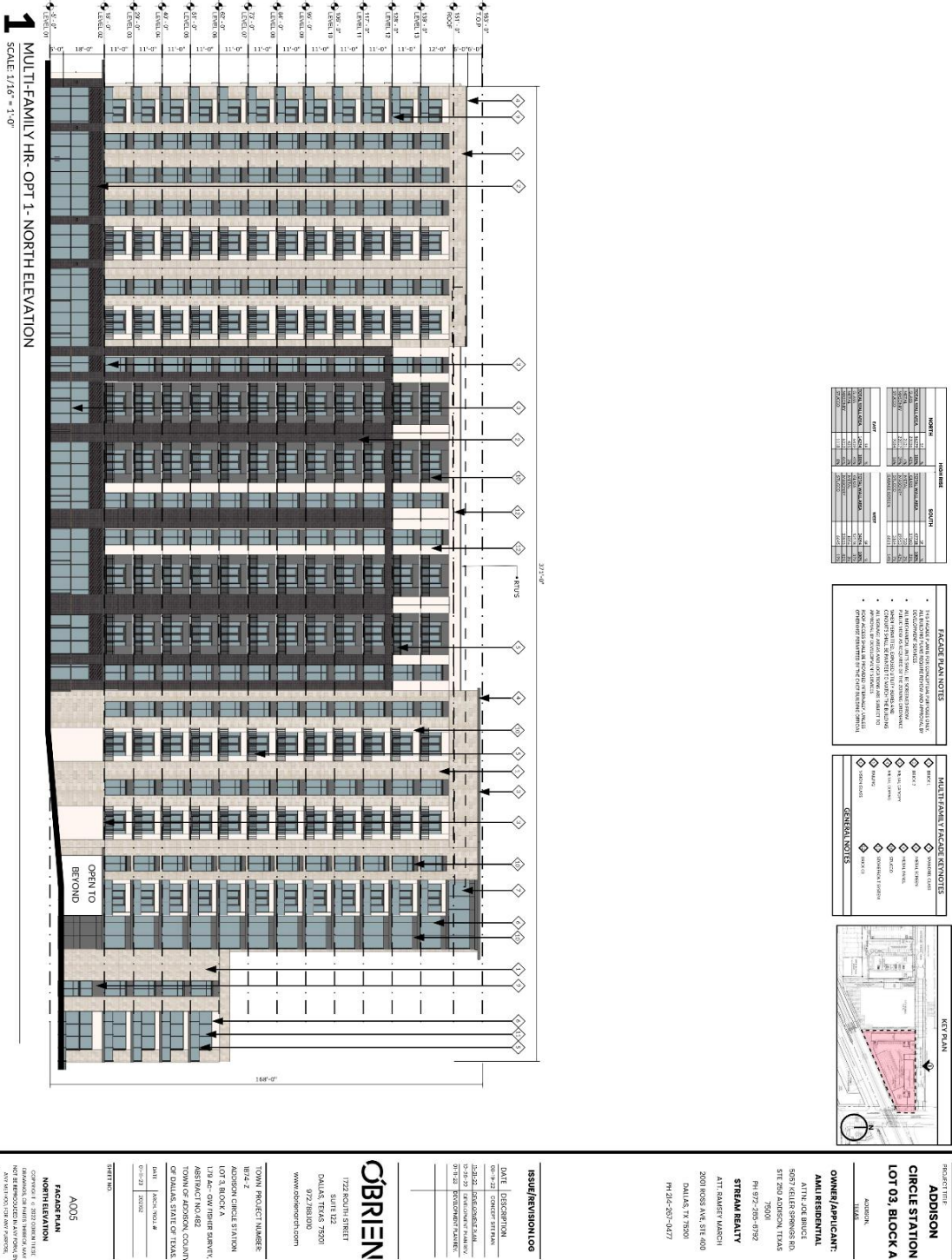
ADDISON CIRCLE STATION  
LOT 3, BLOCK A  
ADDISON, TEXAS 75001  
PROJECT NUMBER:  
TOWN OF ADDISON, COUNTY  
OF DALLAS, STATE OF TEXAS

DATE	ISSUED FOR
08/23/24	CONCEPT
12/28/24	FINAL

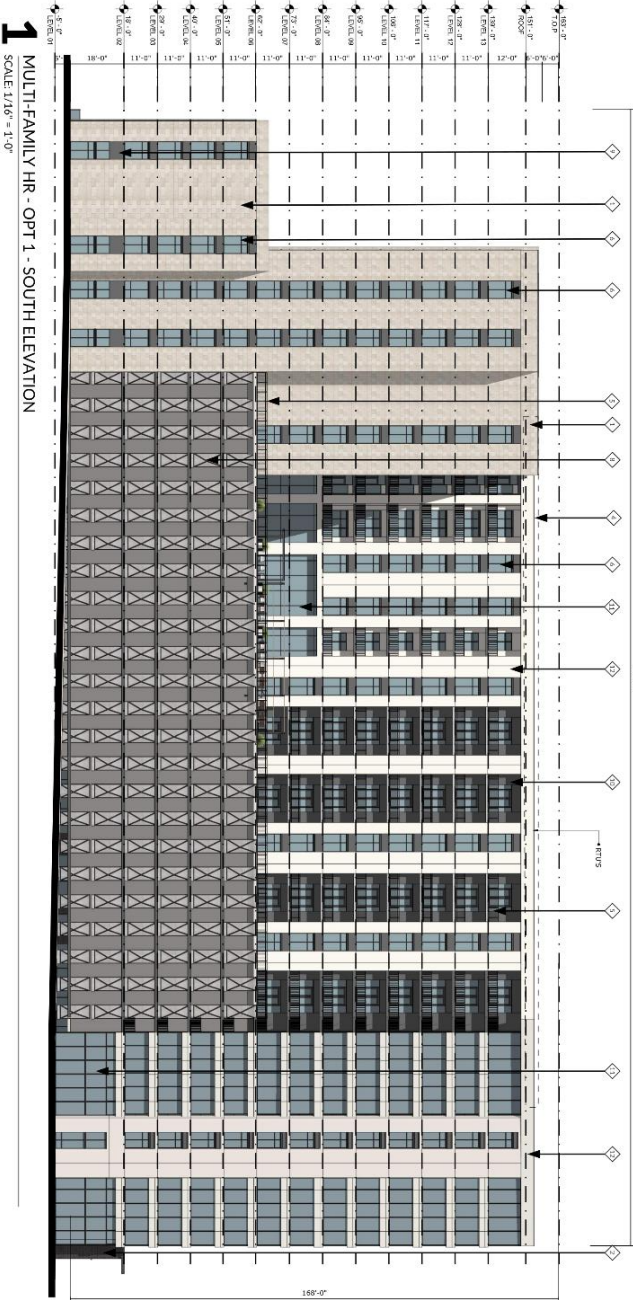
A003  
UNIT FLOOR  
LOT 3, BLOCK A  
ADDISON CIRCLE STATION  
TOWN OF ADDISON, COUNTY  
OF DALLAS, STATE OF TEXAS  
NO. 1874-Z/MULTIFAMILY TOWER, LOT 3, BLOCK A, ADDISON CIRCLE STATION - PHASE I  
ARCHITECT: CIBRIEN



# Exhibit A



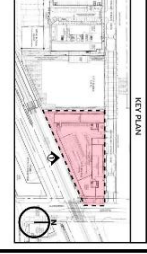
**Exhibit A**



OWNER		OWNER/ARCHITECT	
NAME	ADDRESS	NAME	ADDRESS
ADDISON	51714 ADDISON BLVD	ADDISON	51714 ADDISON BLVD
PHASE	PHASE	PHASE	PHASE
1	1	1	1

- INCLUDE PLAN NOTES**
- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE ORDINANCES.
  - 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF ADDISON, TEXAS.
  - 3. CONSTRUCTION SHALL BE LIMITED TO 12 HOURS PER DAY, 7 DAYS PER WEEK, EXCEPT FOR EMERGENCY REPAIRS.
  - 4. APPROVAL OF CONSTRUCTION SHALL BE OBTAINED FROM THE CITY OF ADDISON, TEXAS.
  - 5. OPERATING HOURS SHALL BE 7:00 AM TO 6:00 PM, MONDAY THROUGH FRIDAY.

- MULTI-FAMILY FACILITY REMEDIES**
- 1. OWNER SHALL MAINTAIN ACCESS TO ALL COMMON AREAS.
  - 2. OWNER SHALL MAINTAIN ACCESS TO ALL UTILITIES.
  - 3. OWNER SHALL MAINTAIN ACCESS TO ALL PARKING SPACES.
  - 4. OWNER SHALL MAINTAIN ACCESS TO ALL STAIRWAYS.
  - 5. OWNER SHALL MAINTAIN ACCESS TO ALL ELEVATORS.



**PROJECT TITLE:**  
**ADDISON**  
**CIRCLE STATION**  
**LOT 03, BLOCK A**

**ADDRESS:**  
 51714 ADDISON BLVD

**OWNER/ARCHITECT:**  
 ADDISON  
 51714 ADDISON BLVD  
 51725 KELLER SPRINGS SQ  
 51725 ADDISON, TEXAS  
 75001

**OWNER/REPRESENTATIVE:**  
 ADDISON REALTY  
 2001 ROSS AVE, STE 400  
 DALLAS, TX 75201  
 PH: 214-261-5477

**ISSUE/REVISION LOG**

DATE	DESCRIPTION
09-22	CONCEPT PLAN
10-28	FINAL DESIGN PLAN
11-28	FINAL DESIGN PLAN FOR CITY SUBMITTAL

**TOWN PROJECT NUMBER:**  
 1874-Z

**PROJECT ADDRESS:**  
 1725 SOUTH STREET  
 SUITE 102  
 DALLAS, TEXAS 75201  
 972.7818.010  
 www.dallascityhall.com

**TOWN PROJECT NUMBER:**  
 1874-Z

**PROJECT ADDRESS:**  
 1725 SOUTH STREET  
 SUITE 102  
 DALLAS, TEXAS 75201  
 972.7818.010  
 www.dallascityhall.com

**DATE:** 07-28-2023  
**SCALE:** AS SHOWN

**TITLE:**  
**A006**  
**FACAD PLAN**  
**SOUTH ELEVATION**

CONTRACT NO. 1874-Z  
 THIS PLAN WAS PREPARED BY  
 ANITA M. MOORE FOR ADDISON  
 PROJECT NO. 1874-Z

# Exhibit A

HIGH RISE		FACADE PLAN NOTES		MULTI-FAMILY FACADE KEYNOTES		KEY PLAN	
<b>NORTH</b>	<b>EAST</b>	<ul style="list-style-type: none"> <li>1. THE FACADE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FACADE PLAN AND SHALL BE FINISHED WITH THE MATERIALS AND FINISHES SHOWN THEREON.</li> <li>2. THE FACADE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FACADE PLAN AND SHALL BE FINISHED WITH THE MATERIALS AND FINISHES SHOWN THEREON.</li> <li>3. THE FACADE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FACADE PLAN AND SHALL BE FINISHED WITH THE MATERIALS AND FINISHES SHOWN THEREON.</li> <li>4. THE FACADE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FACADE PLAN AND SHALL BE FINISHED WITH THE MATERIALS AND FINISHES SHOWN THEREON.</li> </ul>	<ul style="list-style-type: none"> <li>◆ 101-1</li> <li>◆ 101-2</li> <li>◆ 101-3</li> <li>◆ 101-4</li> <li>◆ 101-5</li> <li>◆ 101-6</li> <li>◆ 101-7</li> <li>◆ 101-8</li> <li>◆ 101-9</li> <li>◆ 101-10</li> <li>◆ 101-11</li> <li>◆ 101-12</li> <li>◆ 101-13</li> <li>◆ 101-14</li> <li>◆ 101-15</li> <li>◆ 101-16</li> <li>◆ 101-17</li> <li>◆ 101-18</li> <li>◆ 101-19</li> <li>◆ 101-20</li> <li>◆ 101-21</li> <li>◆ 101-22</li> <li>◆ 101-23</li> <li>◆ 101-24</li> <li>◆ 101-25</li> <li>◆ 101-26</li> <li>◆ 101-27</li> <li>◆ 101-28</li> <li>◆ 101-29</li> <li>◆ 101-30</li> <li>◆ 101-31</li> <li>◆ 101-32</li> <li>◆ 101-33</li> <li>◆ 101-34</li> <li>◆ 101-35</li> <li>◆ 101-36</li> <li>◆ 101-37</li> <li>◆ 101-38</li> <li>◆ 101-39</li> <li>◆ 101-40</li> <li>◆ 101-41</li> <li>◆ 101-42</li> <li>◆ 101-43</li> <li>◆ 101-44</li> <li>◆ 101-45</li> <li>◆ 101-46</li> <li>◆ 101-47</li> <li>◆ 101-48</li> <li>◆ 101-49</li> <li>◆ 101-50</li> <li>◆ 101-51</li> <li>◆ 101-52</li> <li>◆ 101-53</li> <li>◆ 101-54</li> <li>◆ 101-55</li> <li>◆ 101-56</li> <li>◆ 101-57</li> <li>◆ 101-58</li> <li>◆ 101-59</li> <li>◆ 101-60</li> <li>◆ 101-61</li> <li>◆ 101-62</li> <li>◆ 101-63</li> <li>◆ 101-64</li> <li>◆ 101-65</li> <li>◆ 101-66</li> <li>◆ 101-67</li> <li>◆ 101-68</li> <li>◆ 101-69</li> <li>◆ 101-70</li> <li>◆ 101-71</li> <li>◆ 101-72</li> <li>◆ 101-73</li> <li>◆ 101-74</li> <li>◆ 101-75</li> <li>◆ 101-76</li> <li>◆ 101-77</li> <li>◆ 101-78</li> <li>◆ 101-79</li> <li>◆ 101-80</li> <li>◆ 101-81</li> <li>◆ 101-82</li> <li>◆ 101-83</li> <li>◆ 101-84</li> <li>◆ 101-85</li> <li>◆ 101-86</li> <li>◆ 101-87</li> <li>◆ 101-88</li> <li>◆ 101-89</li> <li>◆ 101-90</li> <li>◆ 101-91</li> <li>◆ 101-92</li> <li>◆ 101-93</li> <li>◆ 101-94</li> <li>◆ 101-95</li> <li>◆ 101-96</li> <li>◆ 101-97</li> <li>◆ 101-98</li> <li>◆ 101-99</li> <li>◆ 101-100</li> </ul>	<ul style="list-style-type: none"> <li>◆ 101-1</li> <li>◆ 101-2</li> <li>◆ 101-3</li> <li>◆ 101-4</li> <li>◆ 101-5</li> <li>◆ 101-6</li> <li>◆ 101-7</li> <li>◆ 101-8</li> <li>◆ 101-9</li> <li>◆ 101-10</li> <li>◆ 101-11</li> <li>◆ 101-12</li> <li>◆ 101-13</li> <li>◆ 101-14</li> <li>◆ 101-15</li> <li>◆ 101-16</li> <li>◆ 101-17</li> <li>◆ 101-18</li> <li>◆ 101-19</li> <li>◆ 101-20</li> <li>◆ 101-21</li> <li>◆ 101-22</li> <li>◆ 101-23</li> <li>◆ 101-24</li> <li>◆ 101-25</li> <li>◆ 101-26</li> <li>◆ 101-27</li> <li>◆ 101-28</li> <li>◆ 101-29</li> <li>◆ 101-30</li> <li>◆ 101-31</li> <li>◆ 101-32</li> <li>◆ 101-33</li> <li>◆ 101-34</li> <li>◆ 101-35</li> <li>◆ 101-36</li> <li>◆ 101-37</li> <li>◆ 101-38</li> <li>◆ 101-39</li> <li>◆ 101-40</li> <li>◆ 101-41</li> <li>◆ 101-42</li> <li>◆ 101-43</li> <li>◆ 101-44</li> <li>◆ 101-45</li> <li>◆ 101-46</li> <li>◆ 101-47</li> <li>◆ 101-48</li> <li>◆ 101-49</li> <li>◆ 101-50</li> <li>◆ 101-51</li> <li>◆ 101-52</li> <li>◆ 101-53</li> <li>◆ 101-54</li> <li>◆ 101-55</li> <li>◆ 101-56</li> <li>◆ 101-57</li> <li>◆ 101-58</li> <li>◆ 101-59</li> <li>◆ 101-60</li> <li>◆ 101-61</li> <li>◆ 101-62</li> <li>◆ 101-63</li> <li>◆ 101-64</li> <li>◆ 101-65</li> <li>◆ 101-66</li> <li>◆ 101-67</li> <li>◆ 101-68</li> <li>◆ 101-69</li> <li>◆ 101-70</li> <li>◆ 101-71</li> <li>◆ 101-72</li> <li>◆ 101-73</li> <li>◆ 101-74</li> <li>◆ 101-75</li> <li>◆ 101-76</li> <li>◆ 101-77</li> <li>◆ 101-78</li> <li>◆ 101-79</li> <li>◆ 101-80</li> <li>◆ 101-81</li> <li>◆ 101-82</li> <li>◆ 101-83</li> <li>◆ 101-84</li> <li>◆ 101-85</li> <li>◆ 101-86</li> <li>◆ 101-87</li> <li>◆ 101-88</li> <li>◆ 101-89</li> <li>◆ 101-90</li> <li>◆ 101-91</li> <li>◆ 101-92</li> <li>◆ 101-93</li> <li>◆ 101-94</li> <li>◆ 101-95</li> <li>◆ 101-96</li> <li>◆ 101-97</li> <li>◆ 101-98</li> <li>◆ 101-99</li> <li>◆ 101-100</li> </ul>			
<b>WEST</b>	<b>SOUTH</b>		<b>GENERAL NOTES</b>	<b>GENERAL NOTES</b>			
<b>WEST</b>	<b>SOUTH</b>		<b>GENERAL NOTES</b>	<b>GENERAL NOTES</b>			
<b>WEST</b>	<b>SOUTH</b>		<b>GENERAL NOTES</b>	<b>GENERAL NOTES</b>			



**1** MULTI-FAMILY HR- OPT 1 - EAST ELEVATION  
SCALE: 1/16" = 1'-0"

**PROJECT TITLE**  
**ADDISON**  
**CIRCLE STATION**  
**LOT 03, BLOCK A**

**OWNER/APPLICANT:**  
**AMLI RESIDENTIAL**  
 ATTY. JACE BRUCE  
 5057 CHUTE SPRINGS RD.  
 STE 233 ADDISON, TEXAS  
 75001  
 PH 972-265-6732

**STREAM REALTY**  
 ATT. KAWSEY MARCH  
 2008 ROSS AVE, STE 400  
 DALLAS, TX 75201  
 PH 214-297-0477

**ISSUE/REVISION LOG**

DATE	DESCRIPTION
04-18-22	CONCEPT PLAN
04-22-22	CONCEPT PLAN
04-22-22	CONCEPT PLAN
04-22-22	CONCEPT PLAN
04-22-22	CONCEPT PLAN

**OBIEN**

7222 ROUTE STREET  
 SUITE 122  
 DALLAS, TEXAS 75201  
 872.799.1010  
 www.obienarch.com

TOWN: PROJECT NUMBER:  
 1874-Z  
 ADDISON CIRCLE STATION  
 LOT 3, BLOCK A  
 179 AC - GW FISHER SURVEY,  
 ABSTRACT NO. 492  
 TOWN OF ADDISON, COUNTY  
 OF DALLAS, STATE OF TEXAS.

DATE: 04-18-22  
 DRAWN BY: JACE BRUCE  
 CHECKED BY: JACE BRUCE  
 SCALE: 1/16" = 1'-0"

**AC08**  
**FACADE PLAN**  
**EAST ELEVATION**

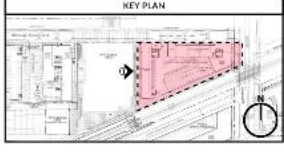
CONTRACT NO. 1874-Z-001  
 DRAWING NO. 04-18-22-001  
 NOT BE REPRODUCED OR COPIED  
 WITHOUT THE WRITTEN PERMISSION  
 OF OBIEN ARCHITECTS  
 P.O. BOX 108114, DALLAS, TX 75210  
 P. 972.799.1010

# Exhibit A

HIGH RISE		
WEST	EAST	SOUTH
144,211	144,211	144,211
144,211	144,211	144,211
144,211	144,211	144,211
144,211	144,211	144,211
144,211	144,211	144,211
144,211	144,211	144,211
144,211	144,211	144,211
144,211	144,211	144,211
144,211	144,211	144,211

- FACADE PLAN NOTES**
- THIS FACADE PLAN IS FOR CONSTRUCTION PURPOSES ONLY. IT IS SUBJECT TO CHANGE BASED ON THE FIELD CONDITIONS.
  - ALL DIMENSIONS ARE TO THE FACE UNLESS OTHERWISE NOTED.
  - ALL MATERIALS AND FINISHES SHALL BE AS NOTED OR REFER TO THE MATERIAL SCHEDULE FOR DETAILS.
  - ALL SPACINGS AND LOCATIONS SHALL BE AS NOTED OR REFER TO THE MATERIAL SCHEDULE FOR DETAILS.
  - OTHER NOTES SHALL BE REFERENCE TO THE SPECIFICATIONS AND DRAWINGS PROVIDED BY THE ARCHITECT FOR THE PROJECT.

- MULTI-FAMILY FACADE KEYNOTES**
- |         |         |
|---------|---------|
| ◇ BT 01 | ◇ BT 02 |
| ◇ BT 03 | ◇ BT 04 |
| ◇ BT 05 | ◇ BT 06 |
| ◇ BT 07 | ◇ BT 08 |
| ◇ BT 09 | ◇ BT 10 |
| ◇ BT 11 | ◇ BT 12 |
| ◇ BT 13 | ◇ BT 14 |
| ◇ BT 15 | ◇ BT 16 |
| ◇ BT 17 | ◇ BT 18 |
| ◇ BT 19 | ◇ BT 20 |
- GENERAL NOTES**



**PROJECT INFO**

**ADDISON**  
**CIRCLE STATION**  
**LOT 03, BLOCK A**

**OWNER/APPLICANT:**  
**AMLI RESIDENTIAL**  
ATTN: JOE BRUCE  
6057 CIRCLE SPINDS RD.  
STE 200 ADD SCH, TEXAS  
75001  
PH: 872-965-8702

**STREAM REALTY**  
ATT: EAVSEY MARCH  
2008 ROSS AVE, STE 400  
DALLAS, TX 75201  
PH: 214-287-6477

**ISSUE/REVISION LOG**

DATE	DESCRIPTION
04-06-22	ISSUE FOR REVIEW
05-26-22	ISSUE FOR REVIEW
07-27-22	ISSUE FOR REVIEW
07-27-22	ISSUE FOR REVIEW

**OBREN**

1722 ROUTH STREET  
SUITE 122  
DALLAS, TEXAS 75201  
972.789.3000  
www.obren.com

TOWN PROJECT NUMBER:  
9874-7

ADDISON CIRCLE STATION  
LOT 3, BLOCK A  
173 AC - 049 FISHER SURVEY,  
ABSTRACT NO. 292  
TOWN OF ADDISON, COUNTY  
OF DALLAS, STATE OF TEXAS.

DATE: 04-06-22  
DATE: 04-06-22

DATE: 04-06-22  
DATE: 04-06-22

**A007**  
**FACADE PLAN**  
**WEST ELEVATION**  
NOT BE REPRODUCED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF OBREN



**1** MULTI-FAMILY HR - OPT 1 - WEST ELEVATION  
SCALE: 1/16" = 1'-0"