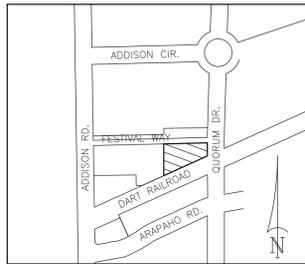
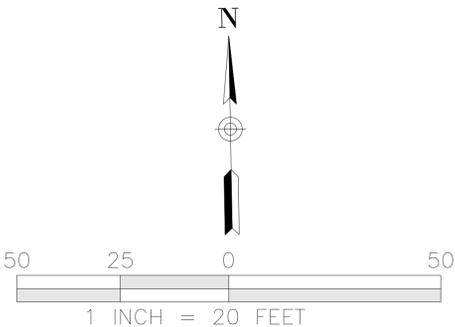


Summary Table	
<b>SITE DENSITY</b>	
LOT AREA (AC/SF)	1.79 AC / 77,957 SF
TOTAL UNITS	270 UNITS
RESIDENTIAL DENSITY (UNITS/AC)	151 U/AC
<b>ZONING</b>	
ZONING	Planned Development (PD)
LAND USE	Multifamily/Retail/Restaurant
<b>LANDSCAPE AREA SUMMARY</b>	
BUILDING COVERAGE (SF/%)	61,738 SF / 79.19 %
LANDSCAPE AREA (SF/%)	5,833 SF / 7.48 %
<b>MULTIFAMILY UNITS</b>	
1 BED/EFF. 1 BATH	162 UNITS
2 BED 2 BATH	108 UNITS
3 BED 3 BATH	0
TOTAL	270 UNITS
AVERAGE UNIT NET AREA	1,100 SF
<b>BUILDING SUMMARY</b>	
BUILDING HEIGHT (STORIES/FEET)	13 STORIES MAX / 168' MAX
BUILDING FLOOR AREA - RESIDENTIAL (SF)	297,000 SF
BUILDING FLOOR AREA - LEASING/AMENITY (SF)	9,200 SF
BUILDING FLOOR AREA - RETAIL/RESTAURANT (SF)	10,000 SF
TOTAL BUILDING FLOOR AREA (SF)	316,200 SF
RETAIL PATIO FLOOR AREA (SF)	1,200 SF
TOTAL BUILDING GROSS AREA (SF)	405,380 SF
PARKING GARAGE GROSS AREA (SF)	161,392 SF
<b>PARKING</b>	
PARKING REQUIRED MULTIFAMILY UNITS & RETAIL/RESTAURANT	
1 PER BEDROOM / MAX 2 PER UNIT	378 SP
LEASING OFFICE 1/300 SF	8 SP
RETAIL 1/300 SF	34 SP
TOTAL	420 SP
PARKING PROVIDED MULTIFAMILY UNITS & RETAIL/RESTAURANT	
Garage	409 SP
Surface	12 SP
TOTAL	421

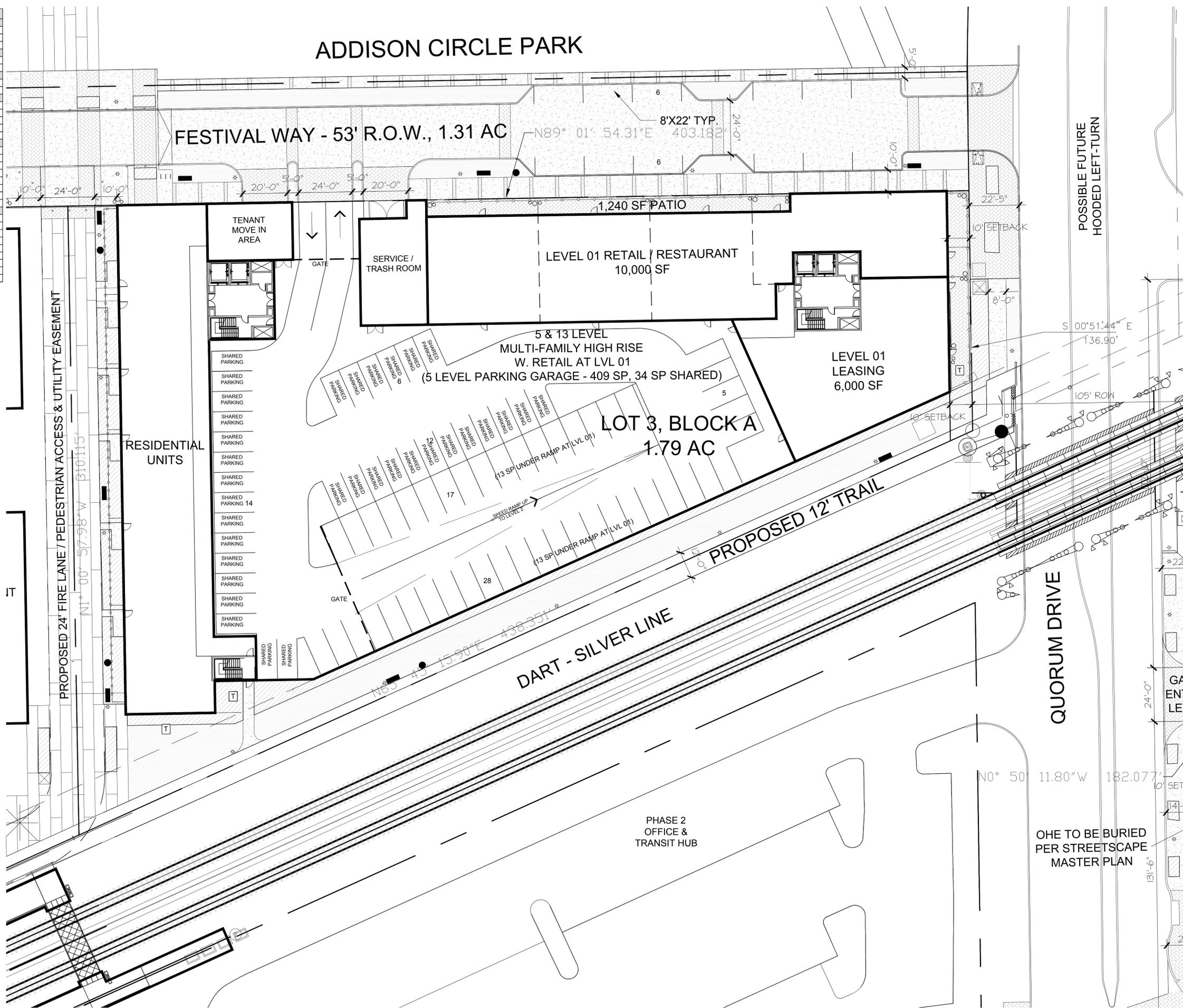
NOTES:  
 1. REFER TO LANDSCAPE PLAN FOR STREETScape AND LANDSCAPE DETAILS.  
 BUILDING ENTRYWAYS, STREET, AND SITE FURNISHINGS TO BE FULLY DEFINED DURING CIVIL PLAN AND BUILDING PERMIT REVIEW.  
 2. UNIT MIX IS AN ESTIMATE SUBJECT TO CHANGE WITHOUT STAFF APPROVAL.



VICINITY MAP  
NOT TO SCALE



# ADDISON CIRCLE PARK



ADDISON CIRCLE  
STATION  
LOT 3, 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

PH 850-685-7859

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.

**O'BRIEN**

STEFAN HAESSIG  
1722 ROUTH STREET  
SUITE 122  
DALLAS, TEXAS 75201  
972.788.1010  
www.obrienarch.com

TOWN PROJECT NUMBER: 1874-Z  
ADDISON CIRCLE STATION  
LOT 3, BLOCK A  
1.79 AC - GW FISHER SURVEY,  
ABSTRACT NO. 482  
TOWN OF ADDISON, COUNTY OF DALLAS,  
STATE OF TEXAS

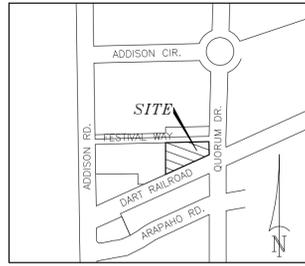
DATE	ARCH. PROJ. #	SCALE
01-11-23	202162	1"=20'-0"

SHEET NO.

A001  
SITE PLAN  
LOT 03, BLOCK A

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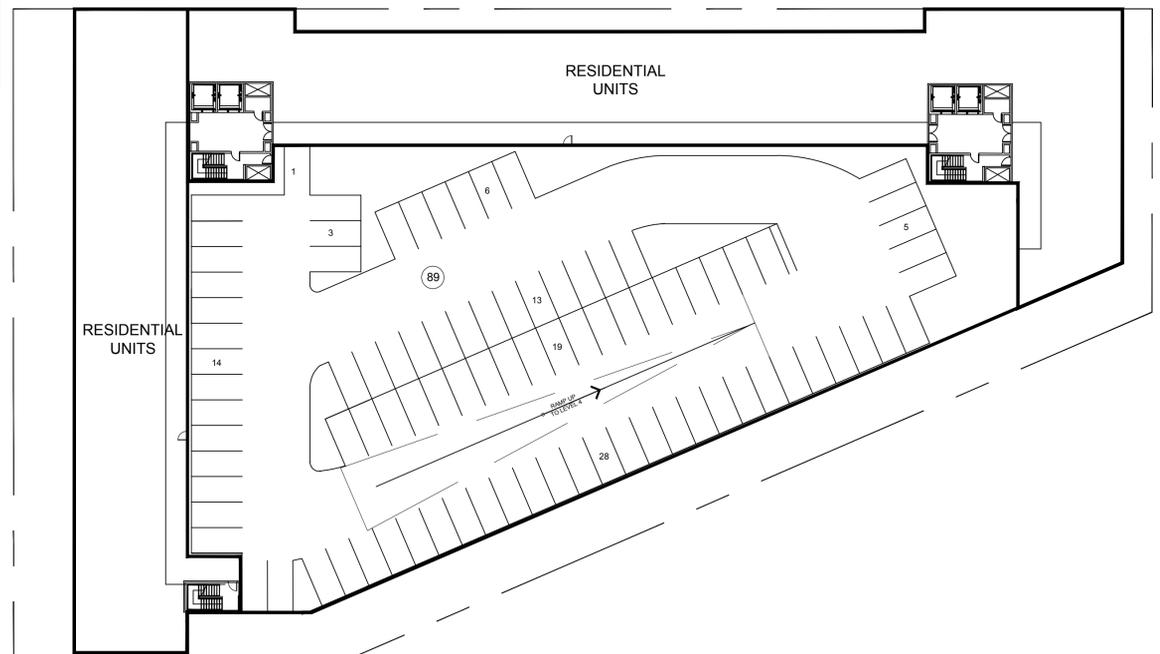


VICINITY MAP  
NOT TO SCALE

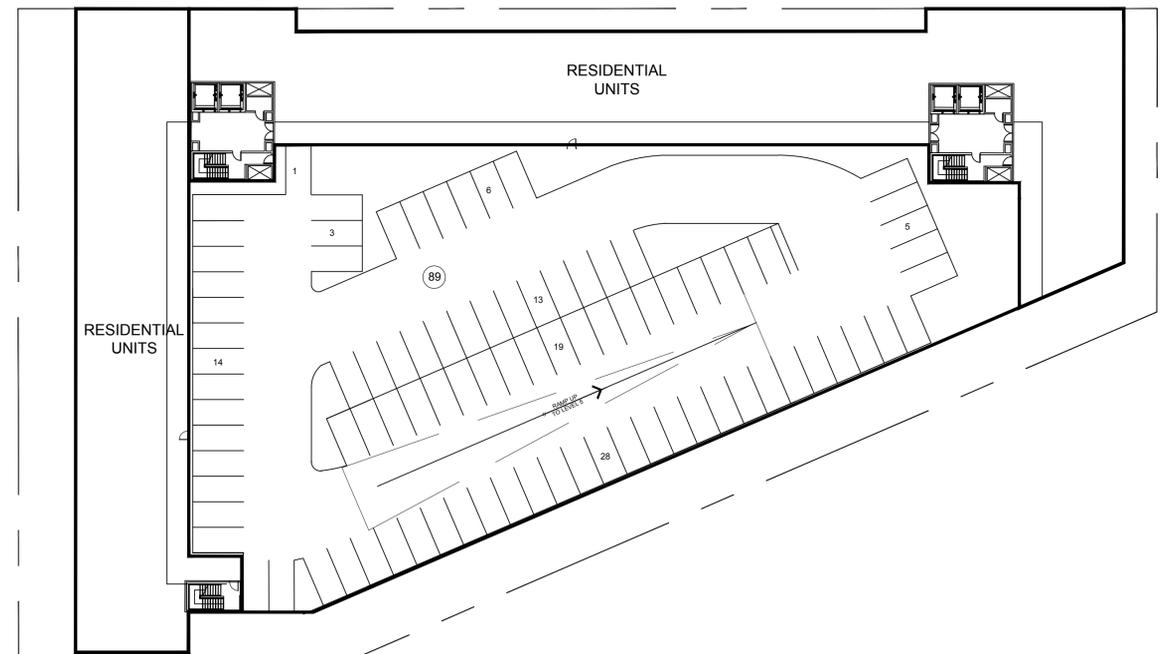
ADDISON CIRCLE  
STATION  
LOT 3, BLOCK A

OWNER/APPLICANT:  
AMLI RESIDENTIAL  
ATT. JOE BRUCE  
6057 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

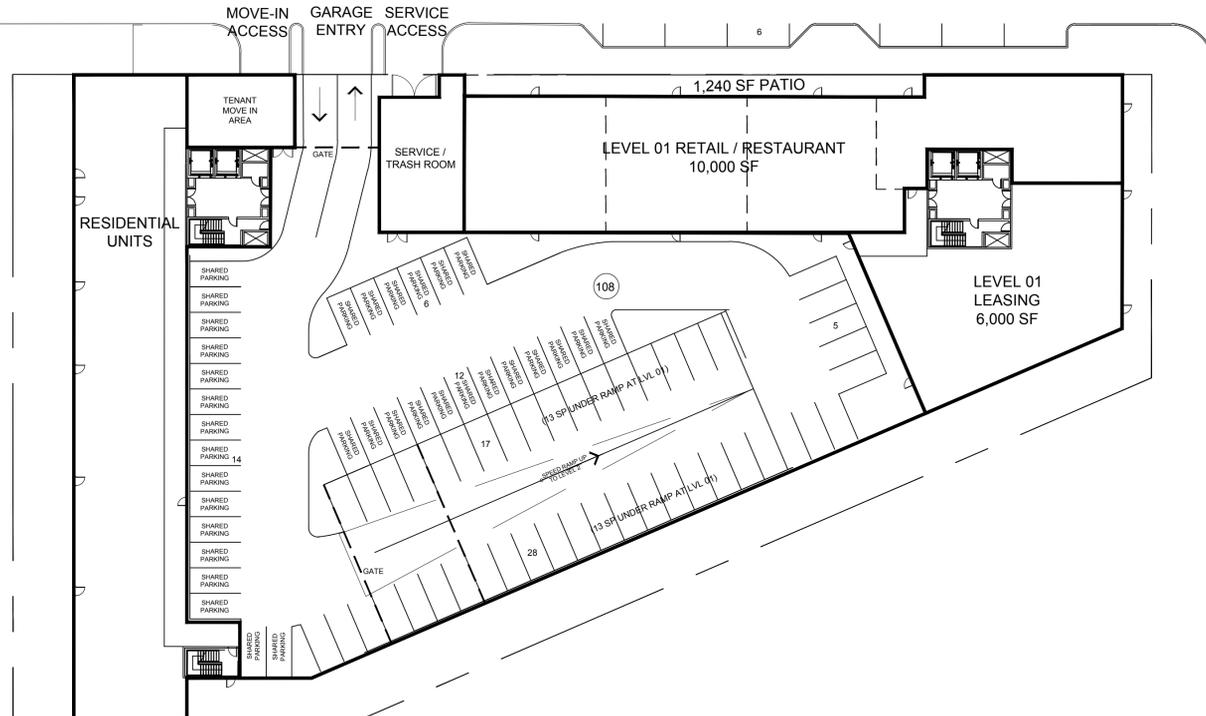


MULTI-FAMILY HIGH-RISE - LEVEL 03

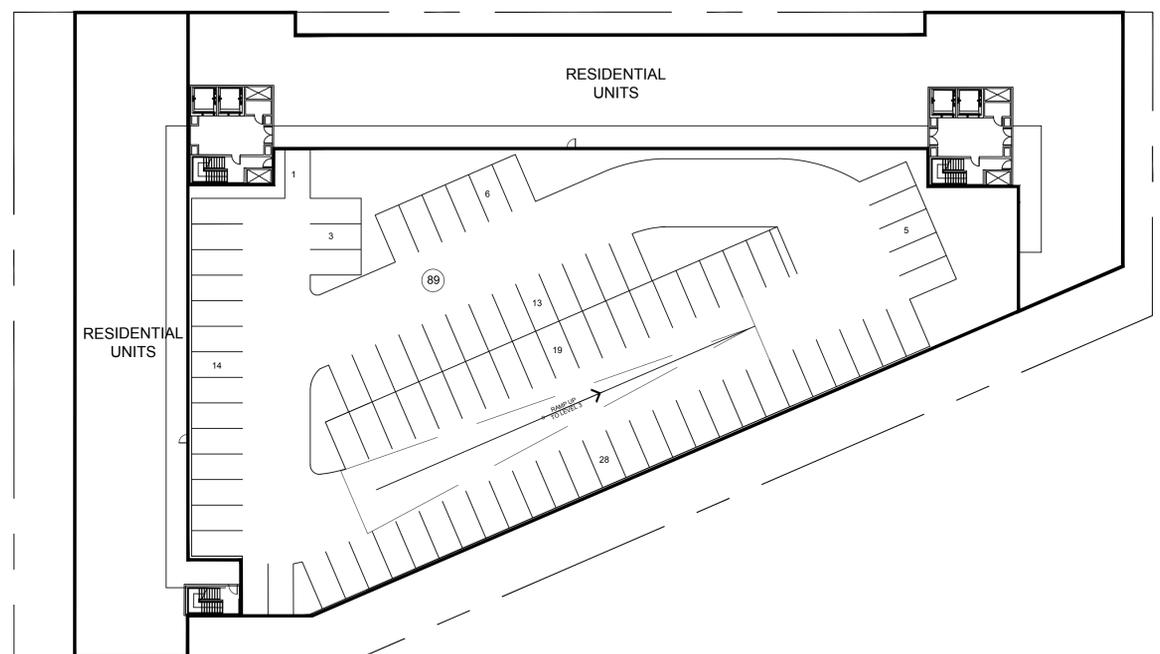


MULTI-FAMILY HIGH-RISE - LEVEL 04

FESTIVAL WAY



MULTI-FAMILY HIGH-RISE - LEVEL 01



MULTI-FAMILY HIGH-RISE - LEVEL 02

ISSUE / REVISION LOG

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



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1722 ROUTH STREET  
SUITE 122  
DALLAS, TEXAS 75201  
972.788.1010  
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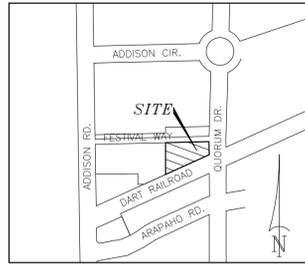
TOWN PROJECT NUMBER: 1874-Z  
ADDISON CIRCLE STATION  
LOT 3, BLOCK A  
1.79 AC - GW FISHER SURVEY,  
ABSTRACT NO. 482  
TOWN OF ADDISON, COUNTY OF DALLAS,  
STATE OF TEXAS

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

SHEET NO.

A001  
FLOOR PLAN  
LOT 3, BLOCK A

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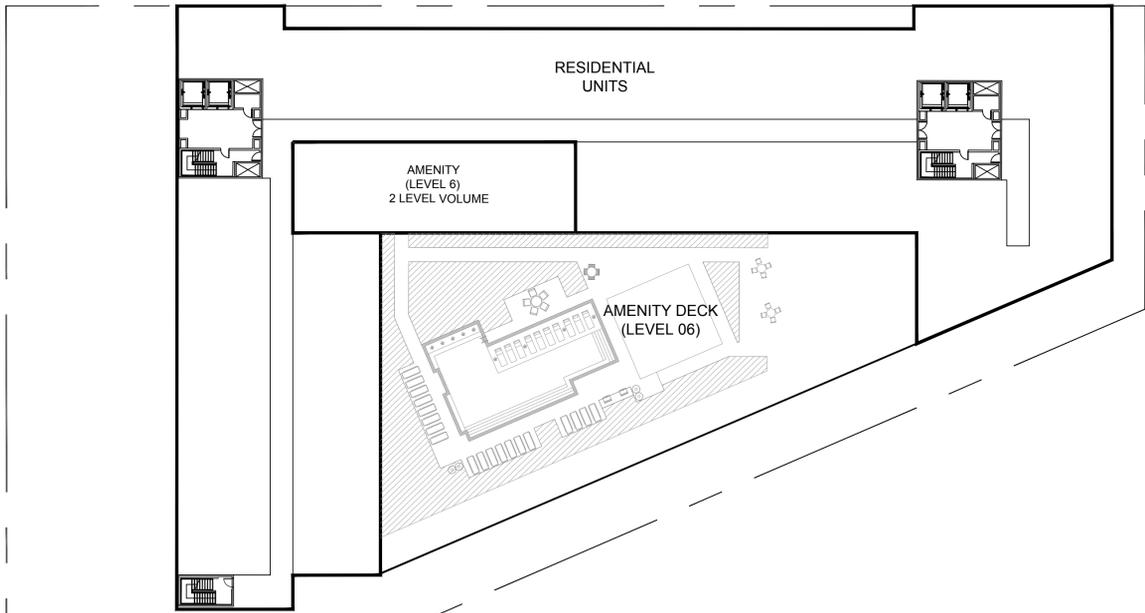


VICINITY MAP  
NOT TO SCALE

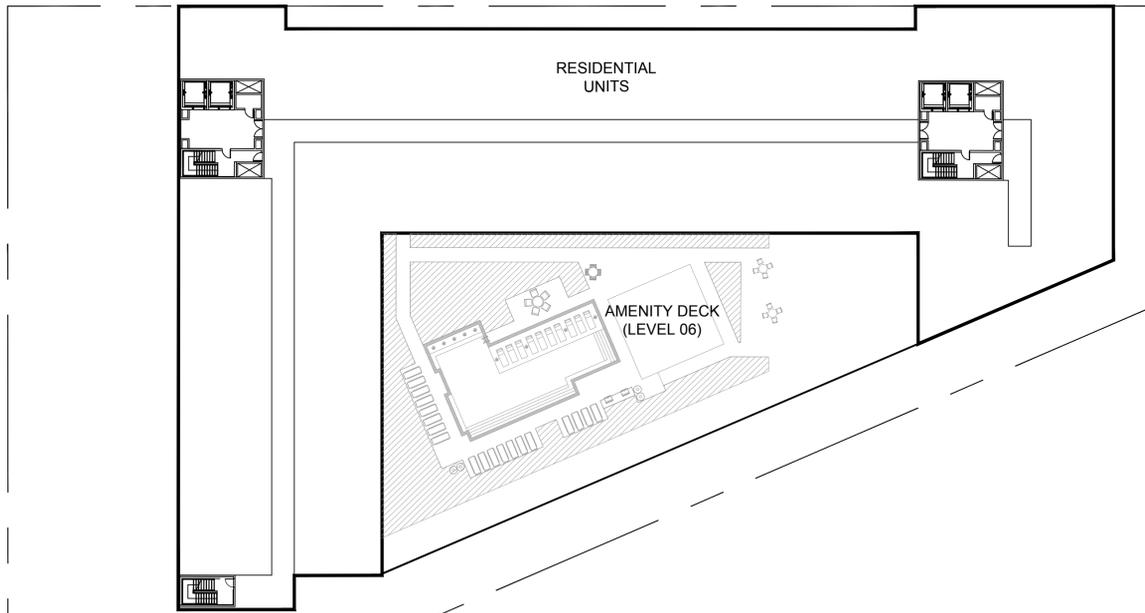
ADDISON CIRCLE  
STATION  
LOT 3, BLOCK A

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

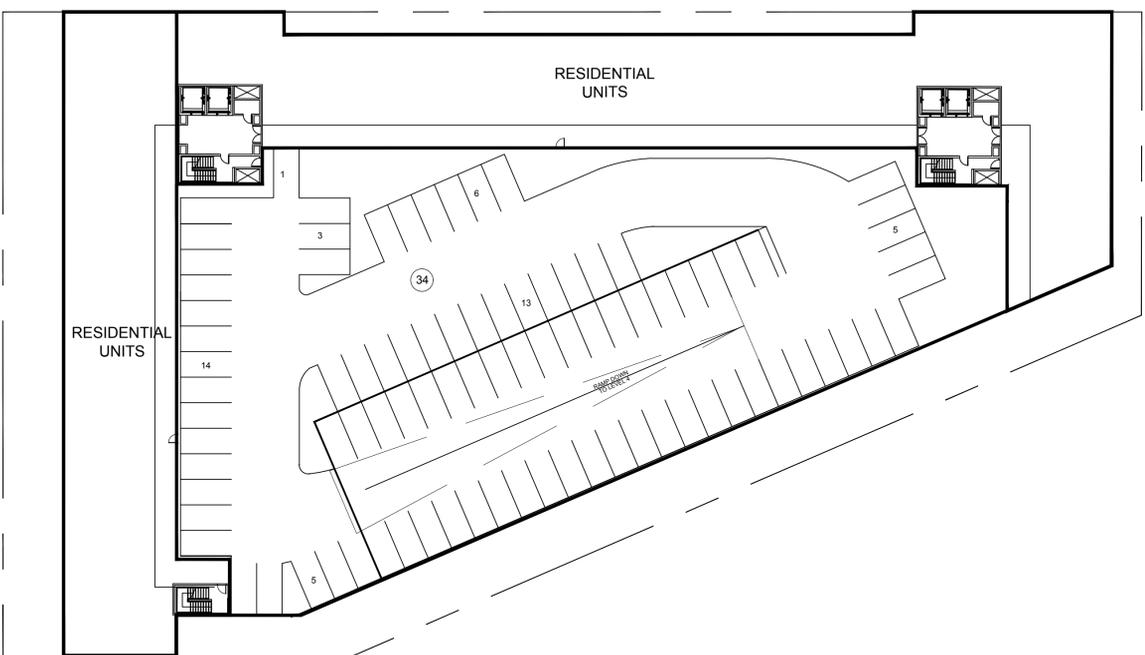
STREAM REALTY  
ATT. RAMSEY MARCH  
2001 ROSS AVE, STE 400  
DALLAS, TX 75201  
PH 214-267-0477



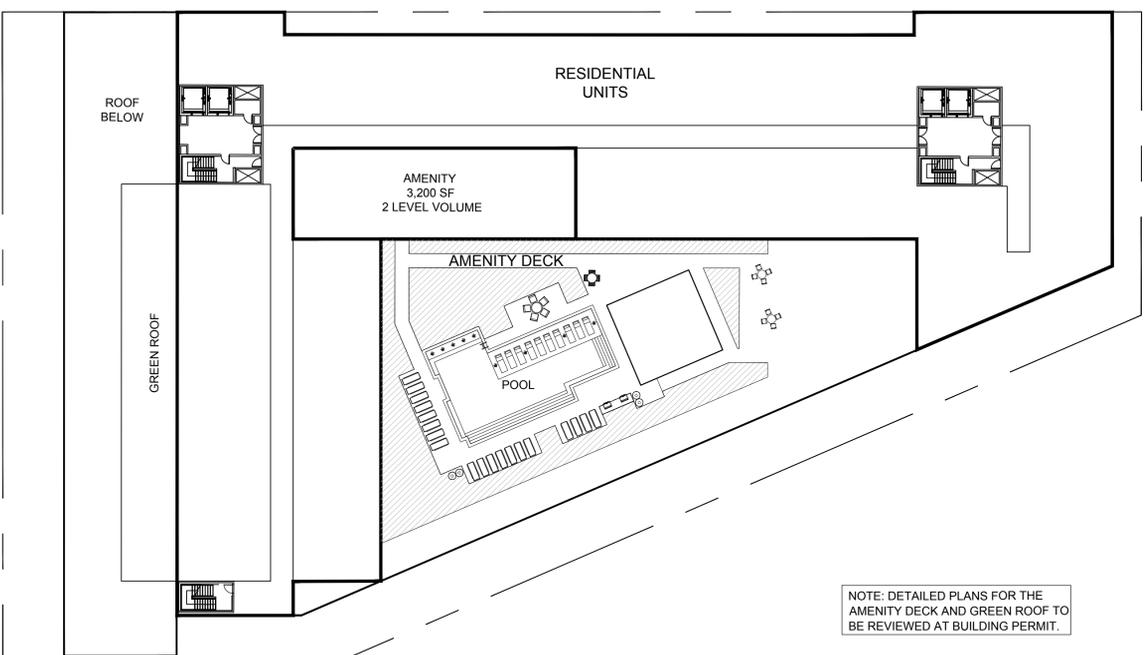
MULTI-FAMILY HIGH-RISE - LEVEL 07



MULTI-FAMILY HIGH-RISE - LEVEL 08-13



MULTI-FAMILY HIGH-RISE - LEVEL 05



MULTI-FAMILY HIGH-RISE - LEVEL 06

NOTE: DETAILED PLANS FOR THE  
AMENITY DECK AND GREEN ROOF TO  
BE REVIEWED AT BUILDING PERMIT.

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.



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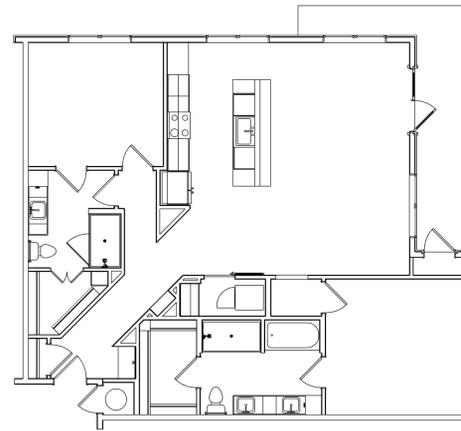
TOWN PROJECT NUMBER: 1874-Z  
ADDISON CIRCLE STATION  
LOT 3, BLOCK A  
1.79 AC - GW FISHER SURVEY,  
ABSTRACT NO. 482  
TOWN OF ADDISON, COUNTY OF DALLAS,  
STATE OF TEXAS

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

SHEET NO.  
  
A002  
FLOOR PLAN  
LOT 3, BLOCK A

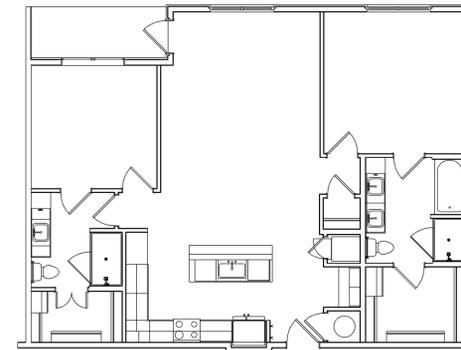
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Summary Table	
<b>SITE DENSITY</b>	
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TOTAL BUILDING GROSS AREA (SF)	405,380 SF
PARKING GARAGE GROSS AREA (SF)	161,392 SF
<b>PARKING</b>	
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LEASING OFFICE 1/300 SF	8 SP
RETAIL 1/300 SF	34 SP
TOTAL	420 SP
PARKING PROVIDED MULTIFAMILY UNITS & RETAIL/RESTAURANT	
Garage	409 SP
Surface	12 SP
TOTAL	421



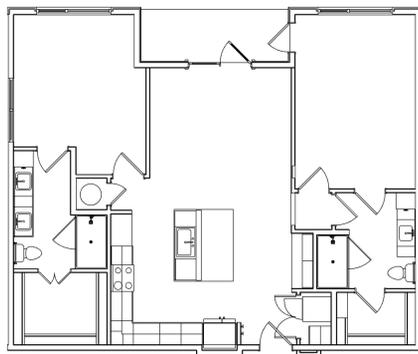
**06** **UNIT C9.A**  
43' x 37'  
Net: 1433 S.F.

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



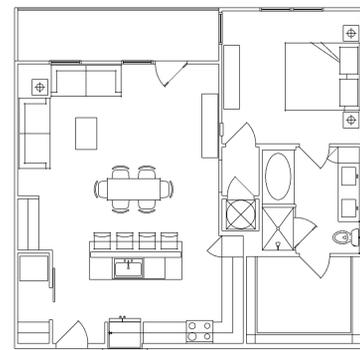
**05** **UNIT C6.A**  
42' x 32'  
Net: 1285 S.F.

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



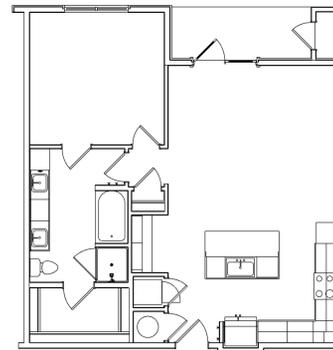
**04** **UNIT C5.B**  
39' x 32'  
Net: 1184 S.F.

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



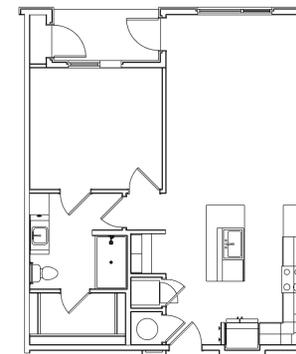
**03** **UNIT A5.B**  
33' x 32'  
Net: 959 S.F.

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  
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

**ISSUE/REVISION LOG**

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

**O'BRIEN**

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TOWN PROJECT NUMBER:

1874-Z

ADDISON CIRCLE STATION

LOT 3, BLOCK A

1.79 Ac- GW FISHER SURVEY,

ABSTRACT NO.482

TOWN OF ADDISON, COUNTY

OF DALLAS, STATE OF TEXAS.

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

SHEET NO.

A003

**UNIT PLANS**

**LOT 3, BLOCK A**

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FROM O'BRIEN

HIGH RISE			
NORTH		SOUTH	
	SF	%	
TOTAL WALL AREA	56279	100%	47718
GLASS	23056	41%	17060
METAL	2121	4%	720
MASONRY	22017	39%	19553
STUCCO	9084	16%	3164
			GARAGE SCREEN 6821 14%

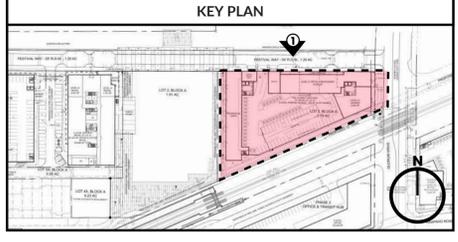
EAST		WEST	
	SF	%	
TOTAL WALL AREA	14294	100%	34094
GLASS	6459	45%	12578
METAL	421	3%	1056
MASONRY	4333	44%	13815
STUCCO	1118	8%	6645

- FACADE PLAN NOTES**
- THIS FACADE 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.
  - WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
  - ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY DEVELOPMENT SERVICES.
  - ROOF ACCESS SHALL BE PROVIDED INTERNALLY, UNLESS OTHERWISE PERMITTED BY THE CHIEF BUILDING OFFICIAL.

**MULTI-FAMILY FACADE KEYNOTES**

BRICK 1	SPANDREL GLASS
BRICK 2	METAL SCREEN
METAL CANOPY	METAL PANEL
METAL COPING	STUCCO
RAILING	STOREFRONT SYSTEM
VISION GLASS	BRICK 03

**GENERAL NOTES**



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

**ISSUE/REVISION LOG**

DATE	DESCRIPTION
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12-29-22	DEVELOPMENT PLAN REV.
01-11-23	DEVELOPMENT PLAN REV.

**O'BRIEN**

1722 ROUTH STREET  
 SUITE 122  
 DALLAS, TEXAS 75201  
 972.788.1010  
 www.obrienarch.com

TOWN PROJECT NUMBER:  
 1874-Z  
 ADDISON CIRCLE STATION  
 LOT 3, BLOCK A  
 1.79 Ac- GW FISHER SURVEY,  
 ABSTRACT NO.482  
 TOWN OF ADDISON, COUNTY  
 OF DALLAS, STATE OF TEXAS.

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

SHEET NO.

A005  
**FACADE PLAN**  
**NORTH ELEVATION**

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

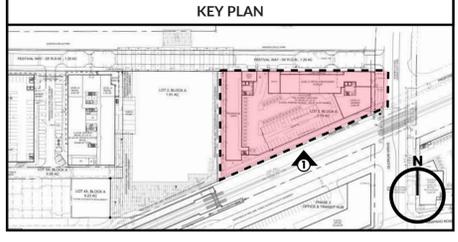
HIGH RISE			
NORTH		SOUTH	
	SF	%	
TOTAL WALL AREA	56279	100%	
GLASS	23056	41%	
METAL	2121	4%	
MASONRY	22017	39%	
STUCCO	9084	16%	
	SF	%	
TOTAL WALL AREA	47718	100%	
GLASS	17060	35%	
METAL	720	2%	
MASONRY	19553	42%	
STUCCO	3164	7%	
GARAGE SCREEN	6821	14%	

HIGH RISE			
EAST		WEST	
	SF	%	
TOTAL WALL AREA	14294	100%	
GLASS	6459	45%	
METAL	425	3%	
MASONRY	6333	44%	
STUCCO	1118	8%	
	SF	%	
TOTAL WALL AREA	34094	100%	
GLASS	12578	37%	
METAL	1056	3%	
MASONRY	13815	41%	
STUCCO	6645	19%	

- FACADE PLAN NOTES**
- THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES.
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  - ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY DEVELOPMENT SERVICES.
  - ROOF ACCESS SHALL BE PROVIDED INTERNALLY, UNLESS OTHERWISE PERMITTED BY THE CHIEF BUILDING OFFICIAL.

- MULTI-FAMILY FACADE KEYNOTES**
- BRICK 1
  - BRICK 2
  - METAL CANOPY
  - METAL COPING
  - RAILING
  - VISION GLASS
  - SPANDREL GLASS
  - METAL SCREEN
  - METAL PANEL
  - STUCCO
  - STOREFRONT SYSTEM
  - BRICK 03
- GENERAL NOTES**



PROJECT TITLE:  
**ADDISON**  
**CIRCLE STATION**  
**LOT 03, 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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DATE	DESCRIPTION
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01-11-23	DEVELOPMENT PLAN REV.

**O'BRIEN**  
 1722 ROUTH STREET  
 SUITE 122  
 DALLAS, TEXAS 75201  
 972.788.1010  
 www.obrienarch.com

TOWN PROJECT NUMBER:  
 1874-Z  
 ADDISON CIRCLE STATION  
 LOT 3, BLOCK A  
 1.79 Ac- GW FISHER SURVEY,  
 ABSTRACT NO.482  
 TOWN OF ADDISON, COUNTY  
 OF DALLAS, STATE OF TEXAS.

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

SHEET NO.  
**A006**  
**FACADE PLAN**  
**SOUTH ELEVATION**  
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**1** MULTI-FAMILY HR - OPT 1 - SOUTH ELEVATION  
 SCALE: 1/16" = 1'-0"

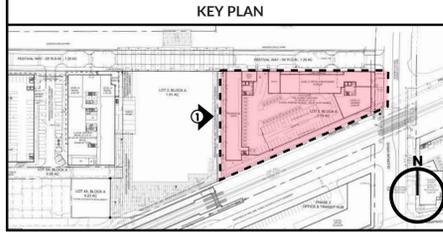
HIGH RISE			
NORTH		SOUTH	
	SF	%	
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GLASS	23056	41%	17060
METAL	2121	4%	720
MASONRY	22017	39%	19553
STUCCO	9084	16%	3164
			6821
			14%

EAST		WEST	
	SF	%	
TOTAL WALL AREA	14284	100%	34094
GLASS	6459	45%	12578
METAL	425	3%	1056
MASONRY	6313	44%	13815
STUCCO	1118	8%	6645
			19%

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- MULTI-FAMILY FACADE KEYNOTES**
- |              |                   |
|--------------|-------------------|
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| BRICK 2      | METAL SCREEN      |
| METAL CANOPY | METAL PANEL       |
| METAL COPING | STUCCO            |
| RAILING      | STOREFRONT SYSTEM |
| VISION GLASS | BRICK 03          |
- GENERAL NOTES**



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

**ISSUE/REVISION LOG**

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

**O'BRIEN**

1722 ROUTH STREET  
 SUITE 122  
 DALLAS, TEXAS 75201  
 972.788.1010  
 www.obrienarch.com

TOWN PROJECT NUMBER:  
 1874-Z  
 ADDISON CIRCLE STATION  
 LOT 3, BLOCK A  
 1.79 Ac- GW FISHER SURVEY,  
 ABSTRACT NO.482  
 TOWN OF ADDISON, COUNTY  
 OF DALLAS, STATE OF TEXAS.

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

SHEET NO.

**A007**  
**FACADE PLAN**  
**WEST ELEVATION**

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

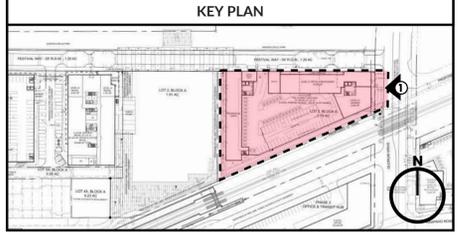
HIGH RISE			
NORTH		SOUTH	
	SF	%	
TOTAL WALL AREA	56279	100%	
GLASS	23056	41%	
METAL	2121	4%	
MASONRY	22017	39%	
STUCCO	9084	16%	
	SF	%	
TOTAL WALL AREA	47718	100%	
GLASS	17060	35%	
METAL	720	2%	
MASONRY	19553	42%	
STUCCO	3164	7%	
GARAGE SCREEN	6821	14%	

EAST		WEST	
	SF	%	
TOTAL WALL AREA	14284	100%	
GLASS	6459	45%	
METAL	421	3%	
MASONRY	6333	44%	
STUCCO	1118	8%	
	SF	%	
TOTAL WALL AREA	34094	100%	
GLASS	12578	37%	
METAL	1056	3%	
MASONRY	13815	41%	
STUCCO	6645	19%	

- FACADE PLAN NOTES**
- THIS FACADE 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
  - WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING
  - ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY DEVELOPMENT SERVICES
  - ROOF ACCESS SHALL BE PROVIDED INTERNALLY, UNLESS OTHERWISE PERMITTED BY THE CHIEF BUILDING OFFICIAL

- MULTI-FAMILY FACADE KEYNOTES**
- BRICK 1
  - BRICK 2
  - METAL CANOPY
  - METAL COPING
  - RAILING
  - VISION GLASS
  - SPANDREL GLASS
  - METAL SCREEN
  - METAL PANEL
  - STUCCO
  - STOREFRONT SYSTEM
  - BRICK 03
- GENERAL NOTES**



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

ADDISON,  
 TEXAS

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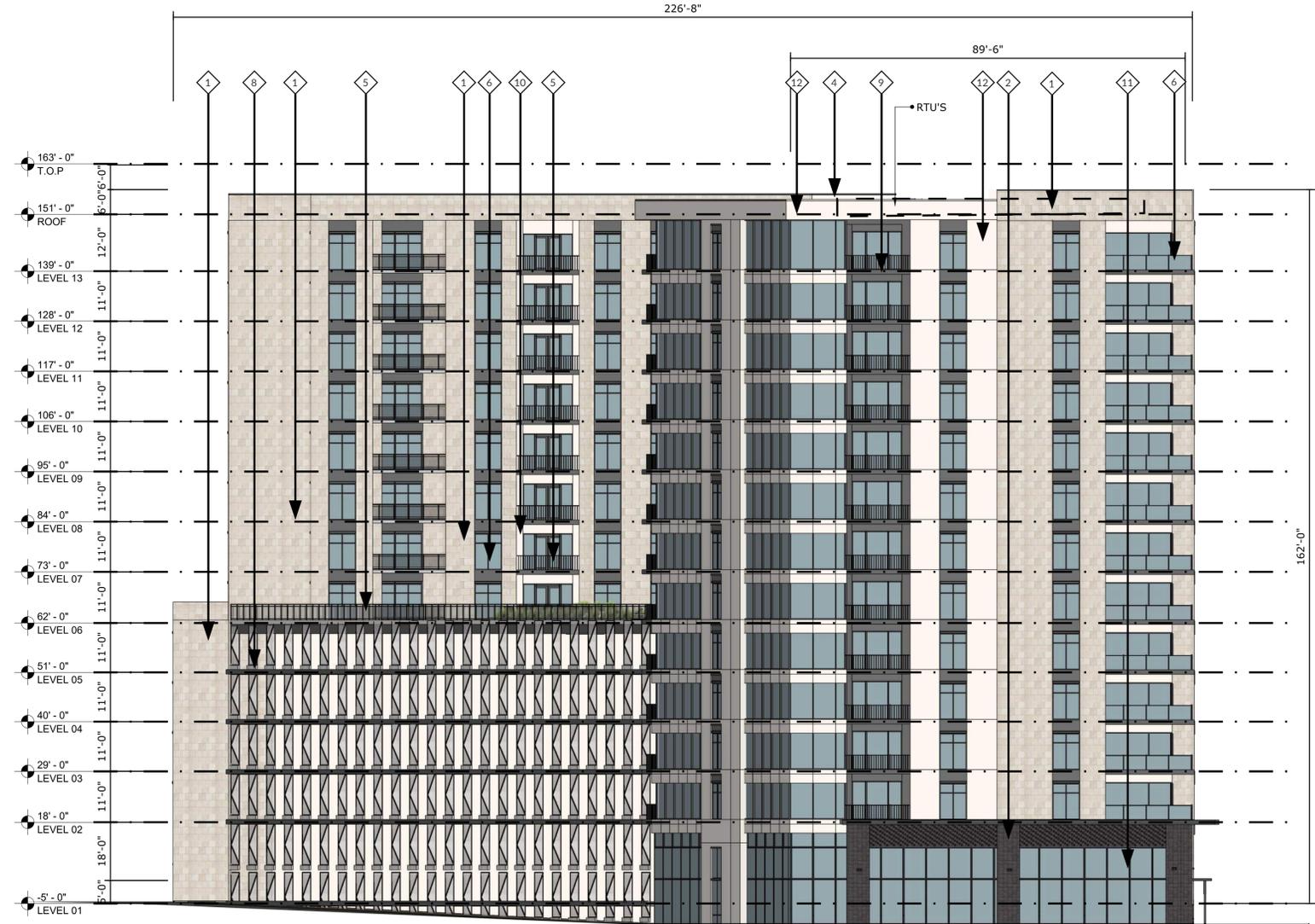
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DATE	ARCH. PROJ. #
01-11-23	202162

SHEET NO.

A008  
**FACADE PLAN**  
**EAST ELEVATION**

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