REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION

TUESDAY, FEBRUARY 21, 2023

ADDISON TREEHOUSE
14681 MIDWAY ROAD, SUITE 200, ADDISON, TX 75001

6:00 P.M. REGULAR MEETING

The Planning and Zoning Commission meeting and public hearing will be held at the Addison TreeHouse, 14681 Midway Road, Suite 200, Addison, Texas 75001 on Tuesday, February 21, 2023 at 6 pm. For more information on the meeting location and ways to view and/or present comments, please contact Lesley Nyp prior to 3:00 pm on the day of the meeting at 972-450-2823 or by emailing zoninginput@addisontx.gov. Members of the public are entitled to participate remotely via Dial-in Number: 346.248.7799; Meeting ID: 319 628 1637; Participant ID: #. For more detailed instructions on how to participate in this meeting, visit our Agenda Page. The meeting will be live streamed on Addison's website at www.addisontexas.net.

Call Meeting to Order

Pledge of Allegiance

Consent Agenda: *All items listed under the Consent Agenda are considered routine by the Planning and Zoning Commission and will be enacted by one motion with no individual consideration. If individual consideration of an item is requested, it will be pulled from the Consent Agenda and discussed separately.*

1. Consider Action on the **Minutes from the January 17, 2023 Planning and Zoning Commission Meeting**.

Regular Agenda:

2. Present, Discuss, and Consider Action on a **Preliminary Plat for COG/Beltway Addition, Block A, Lots 1X, 2X, 3-8, 9X, 10X, 11-19, 20X, and 21-36 for a Townhome Development on 1.804 Acres Located South of Beltway Drive and Approximately 190 feet West of Midway Road.** Case PP2023-02/COG/Beltway Addition (4150 Beltway Drive).

3. Present, Discuss, and Consider Action on a **Site Plan for 11.30 acres within the Addison Airport Addition, all Located on the Addison Airport, for Six Airport Hangars, Located South and West of the Westernmost Segment of Glenn Curtiss Drive.** Case SP2022-08/4400 Glenn Curtiss Drive (Atlantic Aviation Hangars).

4. Present, Discuss, and Consider Action on a **Site Plan for 0.78 acres within the Addison Airport Industrial District Addition, for a Commercial Kitchen, Located on the East Side of Midway Road, Approximately 375 Feet North of Wiley Post Road.** Case SP2022-09/15504 Midway Road (Wingstop Test Kitchen).

5. Present, Discuss, and Consider Action on a **Site Plan for 2.12 acres within the Addison Airport Addition, all Located on the Addison Airport, for an Airport Hangar, Located on the North Side of the Westernmost Segment of Eddie Rickenbacker Drive.** Case SP2022-10/4485 Eddie Rickenbacker Drive (Sky Squared Hangars).

6. Present, Discuss, and Consider Action on a **Site Plan for 6.054 acres within the Addison Airport Addition, all Located on the Addison Airport, for Six Airport Hangars, Located on the North Side of the Westernmost Segment of Claire Chennault Drive.** Case SP2023-01/4505 Claire Chennault Drive (Sky Harbour Hangars).

7. Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation regarding an Ordinance Adopting a Development Plan for Block C of the Addison Grove Addition, including a Site Plan, Landscape Plan, Facade and Floor Plans for 34 townhomes and one open space lot in an existing Planned Development District (PD), through Ordinance O16-003, on 1.8± acres generally located at the Southeast Corner of Oak Street and Runyon Road, approximately 500 feet south of Belt Line Road.** Case 1865-Z/Addison Grove, Block C.

8. Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation regarding an Ordinance Amending the Development Plans for Planned Development (PD) District Ordinance No. O22-27 for a 1.47 Acre Property located at 3820 Belt Line Road, to Allow for the Construction of a proposed Bank with a Drive-Through and associated Site Improvements.** Case 1871-Z/3820 Belt Line Road (Frost Bank).

9. Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation regarding an Ordinance Approving a Special Use Permit (SUP) for Property Located at 15175 Quorum Drive, that is currently zoned Planned Development (PD), through Ordinance Nos. O92-020 and O92-066, to allow a Restaurant with the Sale of Alcoholic Beverages for On-Premises Consumption**. Case 1878-SUP/15175 Quorum Drive (St. Martin's).

10. Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation regarding an Ordinance Approving a Special Use Permit (SUP) for Property Located at 4951 Airport Parkway, Suite #590, that is currently zoned Commerical-1 (C-1), to allow an Educational Institution**. Case 1880-SUP/4951 Airport Parkway, Suite #590 (Careers Institute of America).

11. Present, Discuss, and Consider Action on the **2022 Planning and Zoning Commission Annual Report.**

12. Present, Discuss, and Consider Action on the **2023 Planning and Development Work Plan.**

Citizen Comments: *At this time citizens will be allowed to speak on any matter other than personnel matters or matters under litigation, for a length of time not to exceed three minutes. No Council action or discussion may take place on any matter until such matter has been placed on an agenda and posted in accordance with law.*

Adjourn Meeting

NOTE: The Planning & Zoning Commission reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including §551.071 (private consultation with the attorney for the City). Any decision held on such matters will be taken or conducted in Open Session following the conclusion of the Executive Session.

THE TOWN OF ADDISON IS ACCESSIBLE TO PERSONS WITH DISABILITIES. PLEASE CALL (972) 450-7017 AT LEAST 48 HOURS IN ADVANCE IF YOU NEED ASSISTANCE.

POSTED BY: _____
Lesley Nyp, Planning & Development Manager
DATE POSTED: _____
TIME POSTED: _____
DATE REMOVED FROM BULLETIN BOARD: _____
REMOVED BY: _____

Planning & Zoning Commission **1.**

Meeting Date: 02/21/2023

Agenda Caption:

Consider Action on the **Minutes from the January 17, 2023 Planning and Zoning Commission Meeting.**

Staff Report:

The minutes from the January 17, 2023 Planning and Zoning Commission Meeting have been prepared for consideration.

Recommendation:

Administration recommends approval.

Attachments

Minutes of the January 17, 2023 Planning and Zoning Commission Meeting

D R A F T

OFFICIAL ACTIONS OF THE ADDISON PLANNING AND ZONING COMMISSION

January 17, 2023
6:00 P.M. - Addison Treehouse
14681 Midway Road, Suite 200

Present: Chair Tom Souers; Vice Chair Chris DeFrancisco; Commissioner Juli Branson; Commissioner Robert Catalani; Commissioner Nancy Craig; Commissioner Zachary Faircloth; Commissioner Denise Fansler

Call Meeting to Order

Pledge of Allegiance

Consent Agenda: *All items listed under the Consent Agenda are considered routine by the Planning and Zoning Commission and will be enacted by one motion with no individual consideration. If individual consideration of an item is requested, it will be pulled from the Consent Agenda and discussed separately.*

1. Consider Action on the **Minutes from the December 14, 2022 Planning and Zoning Commission Meeting**.

   Motion: Recommend approval of the Consent Agenda, as presented.

   Moved by Commissioner Juli Branson, Seconded by Commissioner Robert Catalani

   AYE: Chair Tom Souers, Vice Chair Chris DeFrancisco, Commissioner Juli Branson, Commissioner Robert Catalani, Commissioner Nancy Craig, Commissioner Zachary Faircloth, Commissioner Denise Fansler

   Passed

Regular Agenda:

2. Discuss and Consider Action on **Election of a Chair and Vice Chair for the Planning and Zoning Commission.**

Discussion:
Chair Souers requested nominations for the Commission's Vice Chair position.

Commissioner Branson nominated Commissioner DeFrancisco for the Vice Chair position.

Vice Chair DeFrancisco requested nominations for the Commission's Chair position.

Commissioner Catalani nominated Chair Souers for the Chair position.

AYE: Chair Tom Souers, Vice Chair Chris DeFrancisco, Commissioner Juli Branson, Commissioner Robert Catalani, Commissioner Nancy Craig, Commissioner Zachary Faircloth, Commissioner Denise Fansler
Passed

3. Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation regarding an Ordinance Amending the Development Plans for Planned Development (PD) District Ordinance No. O22-27 for a 1.47 Acre Property located at 3820 Belt Line Road, to Allow for the Construction of a proposed Bank with a Drive-Through and associated Site Improvements.** Case 1871-Z/3820 Belt Line Road (Frost Bank).

Lesley Nyp, Planning and Development Manager, stated that the applicant has requested that consideration and action on item 1871-Z/3820 Belt Line Road be tabled.

Motion: Recommend approval of the request to table Item 3.

Moved by Commissioner Nancy Craig, Seconded by Commissioner Denise Fansler

AYE: Chair Tom Souers, Vice Chair Chris DeFrancisco, Commissioner Juli Branson, Commissioner Robert Catalani, Commissioner Nancy Craig, Commissioner Zachary Faircloth, Commissioner Denise Fansler

Passed

4. Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation regarding an Ordinance Rezoning 13.7 Acres generally located at the Southeast Corner of Addison Road and Festival Way and the Northeast Corner of Quorum Drive and Arapaho Road, from Commercial-1 (C-1), Planned Development (PD), and Urban Center (UC), to a new Planned Development (PD) Zoning District, to Allow a Transit-Oriented Mixed Use Development Comprised of Multifamily Residential, Office, Parking, Restaurant, Retail, and Entertainment Uses, and Associated Public and Private Open Space and Common Areas, Through the Approval of a Concept Plan and Development Standards.** Case 1860-Z/Addison Circle Station - Phase I.

Ken Schmidt, Director of Development Services, presented a request to change the zoning on property generally located at the southeast corner of Addison Road and Festival Way and the Northeast corner of Quorum Drive and Arapaho Road, which property is currently zoned Commercial-1 (C-1), Planned Development (PD), and Urban Center (UC), to a new Planned Development (PD) zoning district to allow for a transit-oriented mixed use development comprised of multifamily residential, office, parking, restaurant, retail, and entertainment uses, and associated public and private open space and common areas, through the approval of a concept plan and development standards, subject to the following conditions:

- The development is executed in accordance with the attached Concept Plan, Master Streetscape Plan, and Planned Development District (PD) development standards, and the definitive agreements to be negotiated for the project.

- Lot 4X, Block A (fitness programming) will be fully entitled prior to

site infrastructure construction commencement and will be completed prior to issuance of a Certificate of Occupancy for Lot 1, Block A (Stream Office).

- Lot 1X, Block C (public open space) will be fully entitled prior to site infrastructure construction commencement and will be completed prior to issuance of a Certificate of Occupancy for Lot 1, Block B (AMLI Mid-Rise).

- Lot 2, Block A will be fully entitled and constructed in accordance with the definitive agreements between the Town and Co-Developers.

- Right-of-Way on Addison Road will be preserved to accommodate a northbound right-turn lane. If final traffic analysis determines a need for this right-turn lane improvement, it should be constructed concurrent to the first phase of this project.

- The final quantity of parking spaces, operation of the public parking structure, and retail parking accommodations in private parking structures, are subject to completion of a parking study and execution of definitive agreements between the Town and Co-Developers.

- Building permit approval is subject to compliance with FAA Part 77 review for building height and final confirmation of residential building sites being situated outside of the 65 DNL noise contour.

Public Hearing:
Co-Developers, Joe Bruce, AMLI Residential, and Brad Dornak, Stream Realty, made a presentation to the Commission and were

available to answer questions.

The following citizen addressed the Commission:
For:

- Joe Pedroza, 15787 Spectrum Drive, stated he was in favor of the proposal and requested security measures be considered at the site.

On:

- Holly Mentler, 4819 Broadway Street, requested additional information regarding access changes to Broadway Street.

- Dino Sideris, 15404 Addison Road, requested additional information on the parking garage height and construction noise.

Against:

- David Collins, 14668 Wayside Court, requested the item be delayed to grant additional time to review the proposal and get additional feedback from residents.

- Mike O'Neal, 5021 Morris Avenue, shared concern with the lack of opportunities available to address the proposal and requested the item be delayed.

Discussion:
Vice Chair DeFrancisco stated that he is concerned with the removal of street parking on Festival Way that could make it difficult for residents to utilize the park.

Commissioner Branson shared her concern with noise associated with the rail line and the airport adjacent to the development.

Motion: Recommend approval of the request for a change of zoning, Case 1860-Z/Addison Circle Station - Phase I, with conditions recommended by staff.

Moved by Vice Chair Chris DeFrancisco, Seconded by Commissioner Robert Catalani

AYE: Chair Tom Souers, Vice Chair Chris DeFrancisco, Commissioner Juli Branson, Commissioner Robert Catalani, Commissioner Nancy Craig, Commissioner Zachary Faircloth, Commissioner Denise Fansler

Passed

5. Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation regarding an Ordinance Adopting a Development Plan for Lots 1 and 5X, Block A of Addison Circle Station – Phase I, Including a Site Plan, Landscape Plan, Facade and Floor Plans for an Office Building with Ground Floor Retail/Restaurant Uses, a Parking Structure, Site Access Drives, and Addison Road and Festival Way Streetscape Improvements on and adjacent to a 2.7 Acre Property at the Southeast Corner of Addison Road and Festival Way.** Case 1872-Z/Office & Parking Structure, Lots 1 and 5X, Block A, Addison Circle Station – Phase I.

Lesley Nyp, Planning and Development Manager, presented a request to approve a Development Plan for Lots 1 and 5X, Block A of Addison Circle Station – Phase I, including a Site Plan, Landscape Plan, Façade and Floor Plans for an Office Building with Ground Floor Retail/Restaurant Uses, a Parking Structure, Site Access Drives, and Addison Road and Festival Way Streetscape Improvements on and adjacent to a 2.7 acre Property at the Southeast Corner of Addison Road and Festival Way and situated within a proposed Planned Development (PD) District (Case #1860-Z), subject to the following conditions:

- Final public and private landscape and street furnishing design to be completed during civil plan review.

- The final quantity of parking spaces, operation of the public parking structure, and retail parking accommodations in the public parking structures is subject to completion of a parking study and execution of definitive agreements between the Town and Co-Developers.

- Building permit approval is subject to compliance with FAA Part 77 review for building height.

- Required sustainability features such as LEED compliance, electric vehicle charging stations, and public art will be fully defined by the definitive agreements between the Town and Co-Developers.

Public Hearing:
Applicant Brad Dornak, Stream Realty, was available to answer questions. No citizens requested to address the Commission.

Motion: Recommend approval of the request for approval of a development plan, Case 1872-Z/Office & Parking Structure, Lots 1 and 5X, Block A, Addison Circle Station - Phase I, with conditions recommended by staff.

Moved by Commissioner Nancy Craig, Seconded by Commissioner Robert Catalani

AYE: Chair Tom Souers, Vice Chair Chris DeFrancisco, Commissioner Juli Branson, Commissioner Robert Catalani, Commissioner Nancy Craig, Commissioner Zachary Faircloth, Commissioner Denise Fansler

Passed

6. Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation regarding an Ordinance Adopting a Development Plan for Lot 2, Block A of Addison Circle Station – Phase I, Including a Site Plan and Landscape Plan for the construction of Emergency Access Drives, Pedestrian Ways, and Festival Way Streetscape Improvements on and adjacent to a 1.9 Acre Property generally located South of Festival Way and 400 Feet West of Quorum Drive.** Case 1873-Z/Retail Node, Lot 2, Block A, Addison Circle Station – Phase I.

Lesley Nyp, Planning and Development Manager, presented a request to approve a Development Plan for Lot 2, Block A of Addison Circle Station – Phase I, including a Site Plan and Landscape Plan for the construction of Emergency Access Drives, Pedestrian Ways, and Festival Way Streetscape Improvements on and adjacent to a 1.9 Acre Property generally located South of Festival Way and 400 Feet West of Quorum Drive, and situated within a proposed Planned Development (PD) District (Case #1860-Z), subject to the following conditions:

- Additional development plans are required in the future to initiate the buildout of this lot.

- Final public and private landscape and street furnishing design to be completed during civil plan review.

- The final quantity of parking spaces and operation of the public parking structure is subject to completion of a parking study and execution of definitive agreements between the Town and Co-Developers.

- Building permit approval is subject to compliance with FAA Part 77 review for building height.

- Required sustainability features such as LEED compliance, electric vehicle charging stations, and public art will be fully defined by the definitive agreements between the Town and Co-Developers.

Public Hearing:
Co-Developers Joe Bruce, AMLI Residential, and Brad Dornak, Stream Realty, were available to answer questions. No citizens requested to address the Commission.

Motion: Recommend approval of the request for approval of a development plan, Case 1873-Z/Retail Node, Lot 2, Block A, Addison Circle Station - Phase I, with conditions recommended by staff.

Moved by Commissioner Denise Fansler, Seconded by Commissioner Nancy Craig

AYE: Chair Tom Souers, Vice Chair Chris DeFrancisco, Commissioner Juli Branson, Commissioner Robert Catalani, Commissioner Nancy Craig, Commissioner Zachary Faircloth, Commissioner Denise Fansler

Passed

7. Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation regarding an Ordinance Adopting a Development Plan for Lot 3, Block A of Addison Circle Station – Phase I, Including a Site Plan, Landscape Plan, Facade and Floor Plans for a Multifamily Residential Building with Ground Floor Retail/Restaurant Uses, and Festival Way and Quorum Drive Streetscape Improvements on and adjacent to a 1.8 Acre Property at the Southwest Corner of Quorum Drive and Festival Way.** Case 1874-Z/Multifamily Tower, Lot 3, Block A, Addison Circle Station –

Phase I.

Ken Schmidt, Director of Development Services, presented a request to approve a Development Plan for Lot 3, Block A of Addison Circle Station – Phase I, including a Site Plan, Landscape Plan, Façade and Floor Plans for a Multifamily Residential Building with Ground Floor Retail/Restaurant Uses, and Festival Way and Quorum Drive Streetscape Improvements on and adjacent to a 1.8 Acre Property at the Southwest Corner of Quorum Drive and Festival Way, and situated within a proposed Planned Development (PD) District (Case #1860-Z), subject to the following conditions:

- Final public and private landscape and street furnishing design to be completed during civil plan review.

- The final quantity of required retail parking accommodated in the multifamily parking structure is subject to completion of a parking study and execution of definitive agreements between the Town and Co-Developers.

- Building permit approval is subject to compliance with FAA Part 77 review for building height and final confirmation of residential building sites being situated outside of the 65 DNL noise contour.

- Required sustainability features such as LEED compliance, electric vehicle charging stations, and public art will be fully defined by the definitive agreements between the Town and Co-Developers.

Public Hearing:
Applicant Joe Bruce, AMLI Residential, was available to answer

questions. No citizens requested to address the Commission.

Motion: Recommend approval of the request for approval of a development plan, Case 1874-Z/Multifamily Tower, Lot 3, Block A, Addison Circle Station - Phase I, with conditions recommended by staff.

Moved by Commissioner Robert Catalani, Seconded by Vice Chair Chris DeFrancisco

AYE: Chair Tom Souers, Vice Chair Chris DeFrancisco, Commissioner Juli Branson, Commissioner Robert Catalani, Commissioner Nancy Craig, Commissioner Zachary Faircloth, Commissioner Denise Fansler

Passed

8. Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation regarding an Ordinance Adopting a Development Plan for Lot 1, Block B, Addison Circle Station – Phase I, and the realignment of Spectrum Drive, Including a Site Plan, Landscape Plan, Facade and Floor Plans for a Multifamily Residential Building with Ground Floor Retail/Restaurant Uses, and Arapaho Road and Quorum Drive Streetscape Improvements on and adjacent to a 3.5 Acre Property at the Northeast Corner of Arapaho Road and Quorum Drive, and bisected by Spectrum Drive.** Case 1875-Z/Multifamily Midrise, Lot 1, Block B, Addison Circle Station – Phase I.

Ken Schmidt, Director of Development Services, presented a request to approve a Development Plan for Lot 1, Block B of Addison Circle Station – Phase I, including a Site Plan, Landscape Plan, Façade and Floor Plans for a Multifamily Residential Building with Ground Floor Retail/Restaurant Uses, and Arapaho Road and Quorum Drive Streetscape Improvements on and adjacent to a 3.5 Acre Property at the Northeast Corner of Arapaho Road and Quorum Drive, and bisected by Spectrum Drive, and situated within a proposed Planned Development (PD) District (Case #1860-Z), subject to the following conditions:

- Final public and private landscape and street furnishing design to be completed during civil plan review.

- The final quantity of required retail parking accommodated in the multifamily parking structure is subject to completion of a parking study and execution of definitive agreements between the Town and Co-Developers.

- Building permit approval is subject to compliance with FAA Part 77 review for building height and final confirmation of residential building sites being situated outside of the 65 DNL noise contour.

- Required sustainability features such as LEED compliance, electric vehicle charging stations, and public art will be fully defined by the definitive agreements between the Town and Co-Developers.

Public Hearing:
Applicant Joe Bruce, AMLI Residential, was available to answer questions. No citizens requested to address the Commission.

Motion: Recommend approval of the request for approval of a development plan, Case 1875-Z/Multifamily Midrise, Lot 1, Block B, Addison Circle Station - Phase I, with conditions recommended by staff.

Moved by Commissioner Zachary Faircloth, Seconded by Commissioner Robert Catalani

AYE: Chair Tom Souers, Vice Chair Chris DeFrancisco, Commissioner Juli Branson, Commissioner Robert Catalani, Commissioner Nancy Craig, Commissioner Zachary Faircloth, Commissioner Denise Fansler

Passed

Adjourn Meeting

NOTE: The Planning & Zoning Commission reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including §551.071 (private consultation with the attorney for the City). Any decision held on such matters will be taken or conducted in Open Session following the conclusion of the Executive Session.

There being no further business before the Commission, the meeting was adjourned.

Planning & Zoning Commission **2.**

Meeting Date: 02/21/2023

Agenda Caption:

Present, Discuss, and Consider Action on a **Preliminary Plat for COG/Beltway Addition, Block A, Lots 1X, 2X, 3-8, 9X, 10X, 11-19, 20X, and 21-36 for a Townhome Development on 1.804 Acres Located South of Beltway Drive and Approximately 190 feet West of Midway Road.** Case PP2023-02/COG/Beltway Addition (4150 Beltway Drive).

Recommendation:

Staff recommends approval of the preliminary plat.

Attachments

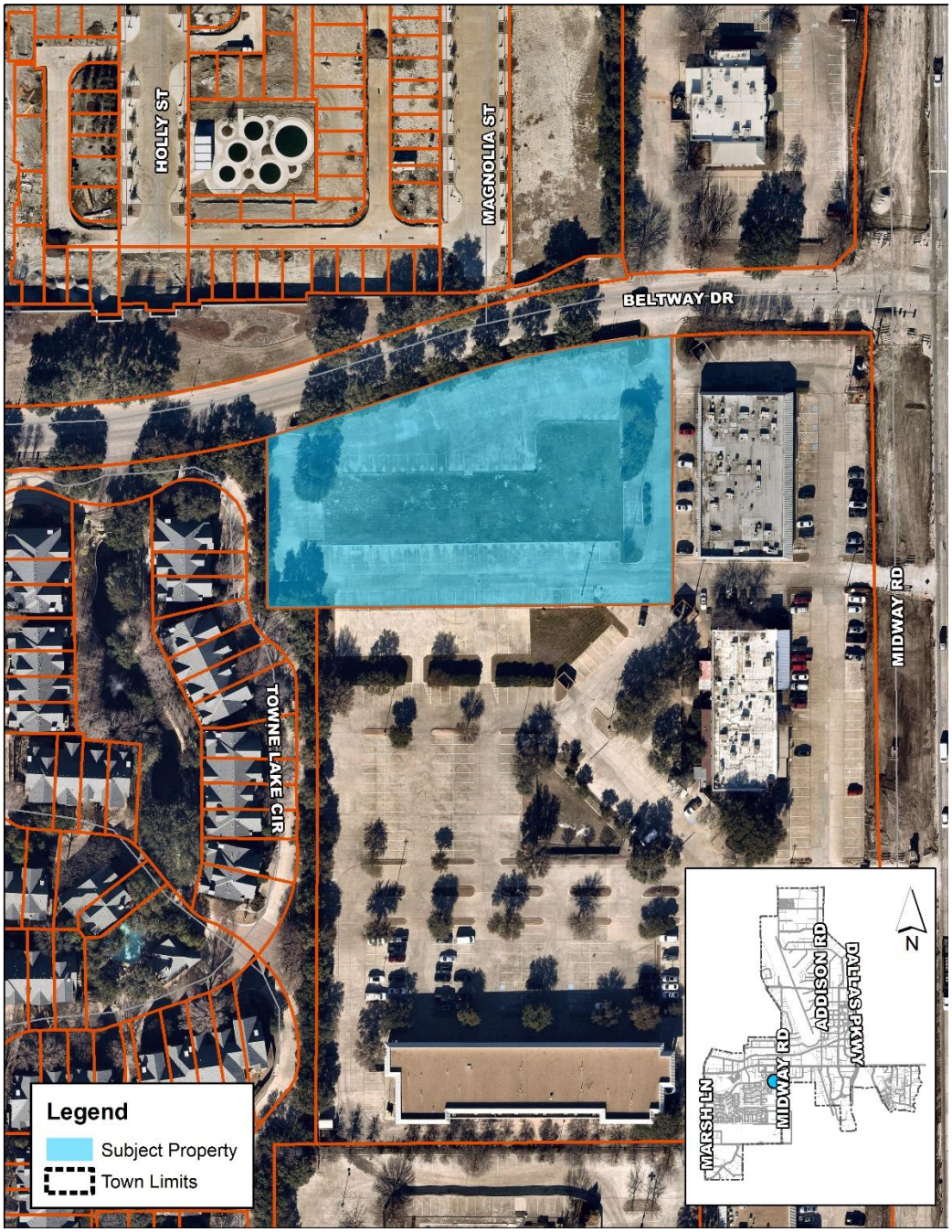
PP2023-02 Staff Report

PP2023-02 Preliminary Plat

PP2023-02

Case PP2023-02/COG/Beltway Addition (4150 Beltway Drive). Present, Discuss, and Consider Action on a Preliminary Plat for COG/Beltway Addition, Block A, Lots 1X, 2X, 3-8, 9X, 10X, 11-19, 20X, and 21-36 for a Townhome Development on 1.804 Acres Located South of Beltway Drive and Approximately 190 Feet West of Midway Road.

LOCATION MAP



February 21, 2023

STAFF REPORT

RE:	PP2023-02/COG/Beltway Addition (4150 Beltway Drive)
LOCATION:	1.804 acres south of Beltway Drive and approximately 190 feet west of Midway Road. (Application Date: 01/23/2023)
REQUEST:	Approval of a Preliminary Plat
APPLICANT:	Phillip Fisher, Macatee Engineering

DISCUSSION:

Background: The subject property is located south of Beltway Drive and approximately 190 feet west of Midway Road. On October 11, 2022, this 1.804-acre site received development plan approval for the Addison Reserve Townhomes, a 31-unit townhome development with public open space and common area lots.

The purpose of this preliminary plat is to show the proposed lots and easements required for the development. This plat provides 31 townhome lots, two common space lots, one public open space lot, and easements for utilities to serve the development. The plat also shows access drives throughout the townhome development, which will also serve as fire lanes for emergency service access. This plat does not propose right-of-way dedication. Additionally, several easements are shown to be abandoned via this plat as they will no longer be necessary for the new development.

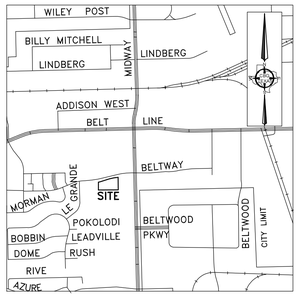
The public open space lot will serve as a 55-foot green belt buffer along the western property boundary that will be improved with a trail, pedestrian amenities, and landscaping. This lot will be dedicated to the Town with the recording of the final plat, following completion of proposed improvements. The two common space lots will be privately owned and maintained by the neighborhood's homeowner's association.

Once construction is complete, a final plat will be presented to the Commission for consideration to formally plat the property and dedicate all required easements.

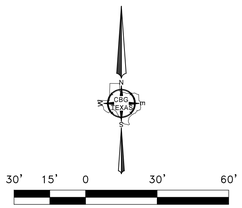
Engineering Review: The preliminary plat has been reviewed by Town staff and it complies with the Town's subdivision regulations and development standards.

RECOMMENDATION:

Staff recommends approval of the preliminary plat.



VICINITY MAP
NOT TO SCALE

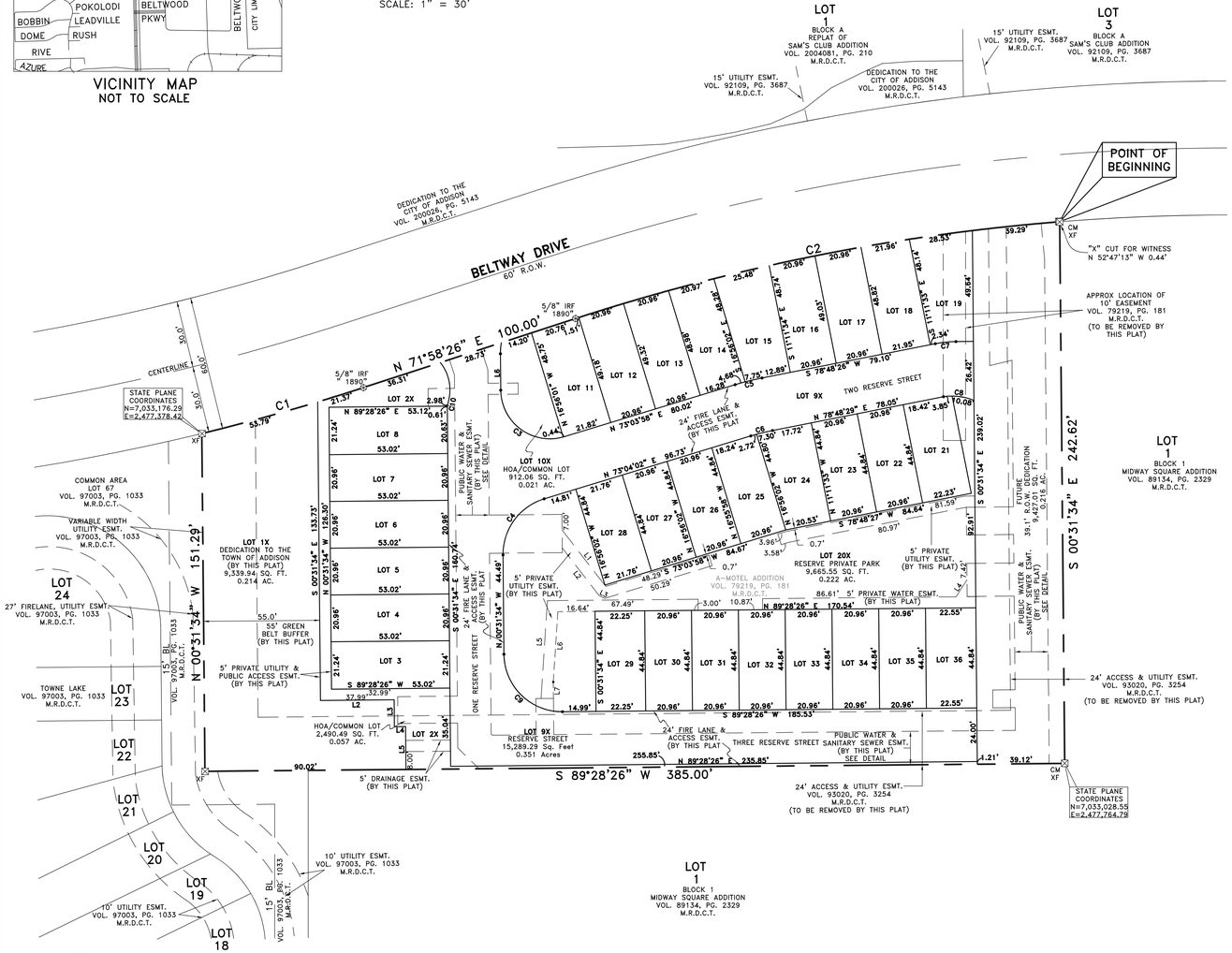


30' 15' 0 30' 60'

SCALE: 1" = 30'

BOUNDARY CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	75.17'	1005.00'	04°17'07"	N 74°06'59" E	75.15'
C2	221.58'	945.00'	13°26'04"	N 78°41'25" E	221.07'



GENERAL NOTES

1) BASIS OF BEARING IS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
2) THE PURPOSE OF THIS PLAT IS TO CREATE 31 LOTS.
3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
6) BENCHMARK INFORMATION.
–BM COA–11 IS A 2" BRASS DISK STAMPED "TXDOT COA–11 GPS" LOCATED AT THE SOUTHEAST CORNER OF A CONCRETE DRALN INLET, 826' +/– WEST OF THE INTERSECTION OF MIDWAY ROAD AND BELT LINE ROAD, 70' +/– EAST OF THE INTERSECTION OF OAK STREET AND BELT LINE ROAD. N: 7034115.97 E: 2477111.98 ELEVATION: 611.85'
–BM NO 16 IS A 3 1/2" ALUMINUM DISK STAMPED "TOWN OF ADDISON NO 16" LOCATED AT THE NORTHEAST CORNER OF A CONCRETE CURB INLET, 305' +/– EAST OF THE INTERSECTION OF SURVEYOR BOULEVARD AND BELT LINE ROAD, 661' +/– WEST OF THE INTERSECTION OF RUNYON ROAD AND BELT LINE ROAD. N: 7034134.26 E: 2475850.05 ELEVATION: 596.85'
7) THIS PROPERTY IS LOCATED IN ZONING PD = PLANNED DEVELOPMENT DISTRICT.
8) NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
9) PLACEMENT OF STREET TREES SHALL NOT INTERFERE WITH THE PLACEMENT OF TRAFFIC CONTROL DEVICES OR VISIBILITY AT INTERSECTION. EXISTING AND FUTURE TRAFFIC CONTROL DEVICES MAY REQUIRE THE REMOVAL OR PRECLUDE THE PLANTING OF STREET TREES.
10) DEVELOPMENT STANDARDS OF THIS PLAT SHALL COMPLY WITH ZONING ORD. 66 AS AMENDED.
11) ACCORDING TO THE FEMA FIRM COMMUNITY PANEL, MAP NUMBER 48113C0180K, MAP REVISED JULY 7, 2014 THIS PROPERTY IS LOCATED IN ZONE X. PROPERTY IS NOT IN THE 100–YEAR FLOOD PLAIN.

LEGEND

D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
VOL. = VOLUME
PG. = PAGE
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT–OF–WAY
XF = X CUT FOUND
5/8 IRF – 5/8 INCH IRON ROD FOUND
PKS = PK NAIL SET
INST. NO. = INSTRUMENT NUMBER

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

Whereas COG Dallas Homes III LLC, is the owner of a 1.804 acres tract of land situated in the Thomas L Chenoweth Survey, Abstract No. 0273, Dallas County, Texas, same being A–Motel, an Addition to the Town of Addison, according to the plat thereof recorded in Volume 79219, Page 181, Deed Records, Dallas County, Texas, and being that tract of land conveyed to COG Dallas Homes III LLC, a Texas limited liability company, by deed recorded in Instrument No. 202200069680, Official Public Records, Dallas County, Texas, and being described by metes and bounds:

BEGINNING at a "X" cut in concrete found for corner, said corner being in the South right–of–Way line of Beltway Drive (a 60 foot Right–of–Way), same being a Northwest corner of Lot 1, Block 1, of Midway Square Addition, an addition to the Town of Addison, Dallas County, Texas, according to the plat thereof recorded in Volume 93252, Page 3095, Plat Records, Dallas County, Texas, from which a "X" found in concrete for reference bears North 52 degrees 47 minutes 13 seconds West, a distance of 0.44 feet;

THENCE South 00 degrees 31 minutes 34 seconds East, along a West line of said Lot 1, a distance of 242.62 feet to a "X" cut in concrete found for corner;

THENCE South 89 degrees 28 minutes 26 seconds West , along a North line of said Lot 1, passing at a distance of 338.75 feet to a 1/2 inch iron rod found for reference at a Northeast corner of Towne Lake, an addition to the Town of Addison, Dallas County, Texas, according to the plat thereof recorded in Volume 97003, Page 1033, Plat Records, Dallas County, Texas, and continuing a total distance of 385.00 feet to an "X" cut set in concrete found for corner;

THENCE North 00 degrees 31 minutes 34 seconds West, along an East line of said Towne Lake, a distance of 151.29 feet to an "X" cut in concrete set for corner, said corner being in the South Right–of–Way line of said Beltway Drive, being the beginning of a non–tangent curve turning to the left, with a radius of 1005.00 feet, a delta angle of 04 degrees 17 minutes 07 seconds, a chord bearing of North 74 degrees 06 minutes 59 seconds East, and a chord length of 75.15 feet;

THENCE along said curve to the left, along the South Right–of–Way line of said Beltway Drive, an arc length of 75.17 feet to a 5/8 iron rod found for corner;

THENCE North 71 degrees 58 minutes 26 seconds East, along the South Right–of–Way line of said Beltway Drive, a distance of 100.00 feet to a 5/8 inch iron rod found for corner, same being the beginning of a tangent curve turning to the right, with a radius of 945.00 feet, a delta angle of 13 degrees 26 minutes 04 seconds, a chord bearing of North 78 degrees 41 minutes 25 seconds East, and a chord length of 221.07 feet;

THENCE along said curve to the right, along the South Right–of–Way line of said Beltway Drive, an arc length of 221.58 feet to the POINT OF BEGINNING and containing 78,564 square feet or 1.80 acres of land.

LOT CURVE/LINE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	17.62'	19.50'	51°46'19"	N 12°55'00" W	17.03'
C2	4.99'	26.00'	10°59'38"	N 04°58'15" E	4.98'
C3	40.85'	22.00'	106°24'28"	S 53°43'48" E	35.23'
C4	33.39'	26.00'	73°35'36"	N 36°16'14" E	31.14'
C5	12.42'	123.99'	05°44'28"	N 75°56'12" E	12.42'
C6	10.02'	99.99'	05°44'27"	N 75°56'15" E	10.01'
C7	9.31'	50.00'	10°40'00"	S 84°08'26" W	9.29'
C8	13.93'	26.00'	30°41'54"	S 83°03'45" E	13.76'
C9	40.84'	26.00'	90°00'00"	S 45°31'34" E	36.77'
C10	3.60'	45.50'	04°31'41"	N 10°42'19" E	3.59'

LINE	BEARING	DISTANCE
L1	N 89°28'26" E	7.83'
L2	S 89°28'26" W	33.01'
L3	N 00°31'34" W	12.04'
L4	N 89°28'26" E	5.00'
L5	N 00°31'34" W	19.21'
L6	S 00°31'34" E	16.32'

ESMT LINE DETAIL

LINE	BEARING	DISTANCE
L1	S 37°46'11" E	31.92'
L2	S 37°40'47" E	26.92'
L3	S 63°11'56" E	2.86'
L4	N 32°37'15" E	9.10'
L5	S 03°43'04" W	43.95'
L6	S 03°43'49" W	31.54'
L7	N 00°30'50" W	7.30'

LOT TABLE DETAIL

LOT NO.	SQ. FT.	AC
1X	9,339.94	0.214
2X	2,554.72	0.059
3	1,125.97	0.026
4	1,111.06	0.026
5	1,111.06	0.026
6	1,111.06	0.026
7	1,111.06	0.026
8	1,126.00	0.026
9X	15,225.01	0.350
10X	862.07	0.020
11	1,090.23	0.025
12	1,032.90	0.024
13	1,030.84	0.024
14	1,019.17	0.023
15	1,116.54	0.026
16	1,025.36	0.024
17	1,026.23	0.024
18	1,065.15	0.024
19	1,161.06	0.027
20X	9,552.54	0.219
21	996.11	0.023
22	939.73	0.022
23	939.73	0.022
24	1,021.15	0.023
25	939.66	0.022
26	939.73	0.022
27	939.72	0.022
28	975.94	0.022
29	997.62	0.023
30	939.71	0.022
31	939.71	0.022
32	939.71	0.022
33	939.71	0.022
34	939.71	0.022
35	939.71	0.022
36	1,011.13	0.023

OWNER: COG DALLAS HOMES III LLC
3963 MAPLE AVENUE # 330
DALLAS–TEXAS–75219
214–347–8903
JNICHOLS@COASTOAKGROUP.COM

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, COG Dallas Homes II LLC, acting by and through its duly authorized officer Josh Nichols, does hereby adopt this plat, designating the herein described property as **COG/BELT WAY ADDITION** , an addition to the Town of Addison, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

The easement shown on this plat are hereby reserved for the purposes as indicated, including, but not limited to, the installation and maintenance of water, sanitary sewer, storm sewer, drainage, electric, telephone, gas and cable television. Owner shall have the right to use these easements, provided, however, that it does not unreasonably interfere or impede with the provision of the services to others. Said utility easements are hereby being reserved by mutual use and accommodation of all public utilities using or desiring to use the same. An express easement of ingress and egress is hereby expressly granted on, over and across all such easements are granted.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the Town of Addison, Texas.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2023.

BY: _____
COG Dallas Homes (Owner)
Josh Nichols (Principal)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Josh Nichols known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2023.

_____
Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the City Plan Commission of the Town of Addison, and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the_____ day of _____, 2023.

RELEASED FOR REVIEW 02/13/2023 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
_____
Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connally known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2023.

_____
Notary Public in and for the State of Texas

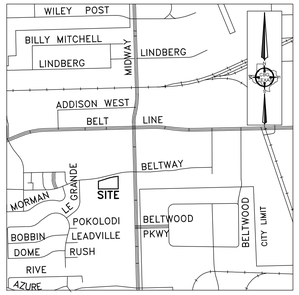
PRELIMINARY PLAT

COG/BELTWAY ADDITION

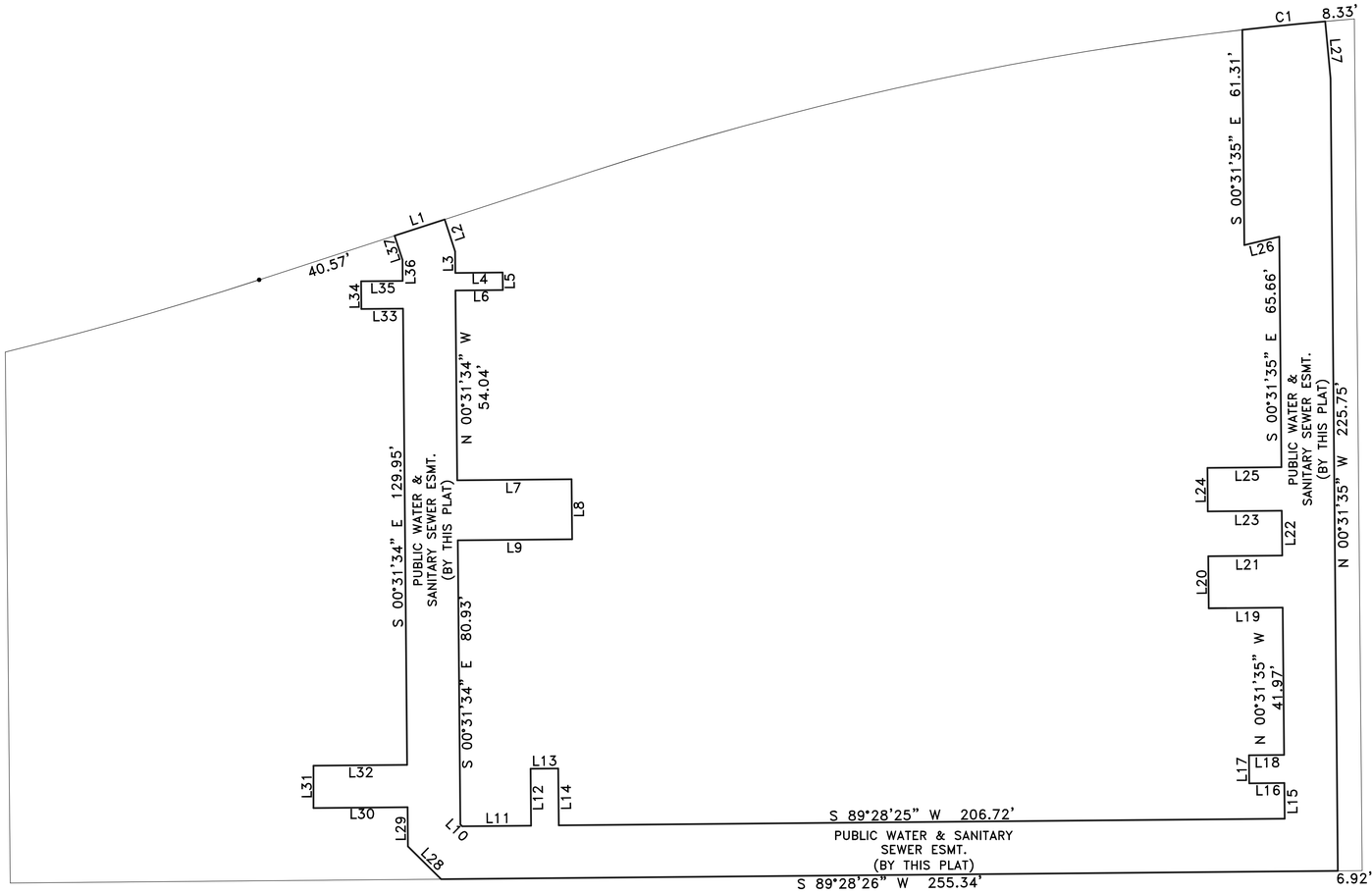
LOTS 1X, 2X, 3–8, 9X, 10X, 11–19, 20X, 21–36, BLOCK A
78,563.77 SQ.FT. / 1.804 ACRES
BEING A REPLAT OF A–MOTEL ADDITION,
VOL. 79219, PG. 181, M.R.D.C.T.
THOMAS L CHENOWETH SURVEY, ABSTRACT NO. 273
TOWN OF ADDISON, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. PP2023–02

CBG SURVEYING TEXAS LLC
PROFESSIONAL LAND SURVEYORS
PLANNING & SURVEYING
Main Office
1413 East I–30, Ste. 7
Garland, TX 75043
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgtxllc.com

SCALE: 1"=30' / DATE: 06/06/2022 / JOB NO. 2201103–02 / DRAWN BY: JLA



VICINITY MAP
NOT TO SCALE



PUBLIC WATER LINE/CURVE TABLE

LINE	BEARING	DISTANCE
L1	N 71°58'26" E	15.00'
L2	S 18°01'34" E	9.58'
L3	S 00°31'34" E	6.14'
L4	N 89°28'25" E	13.48'
L5	S 00°31'35" E	5.00'
L6	S 89°28'25" W	13.48'
L7	N 89°28'25" E	32.56'
L8	S 00°31'35" E	17.11'
L9	N 89°28'25" E	32.56'
L10	S 45°31'35" E	0.77'
L11	S 89°28'25" W	19.58'
L12	N 00°31'35" W	16.21'
L13	N 89°28'25" E	7.89'
L14	N 00°31'35" W	16.21'
L15	S 00°31'35" E	10.18'
L16	S 89°28'25" W	10.00'
L17	S 00°31'35" E	8.00'
L18	N 89°28'25" E	10.00'
L19	S 89°28'10" W	21.07'
L20	S 00°31'35" E	14.84'
L21	N 89°28'25" E	21.07'
L22	N 00°31'35" W	12.74'
L23	S 89°28'25" W	21.07'
L24	N 00°31'35" W	12.41'
L25	N 89°28'25" E	21.07'
L26	N 76°30'46" E	10.26'
L27	S 05°22'22" E	16.31'
L28	N 45°31'35" W	13.28'
L29	S 00°31'34" E	11.19'
L30	S 89°28'25" W	26.80'
L31	S 00°00'00" E	12.06'
L32	N 89°28'25" E	26.69'
L33	N 89°28'25" E	11.85'
L34	N 00°31'35" W	7.89'
L35	N 89°28'25" E	11.85'
L36	S 00°31'34" E	5.96'
L37	S 18°01'34" E	7.27'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	23.72'	945.00'	1°26'18"	S 84°11'01" W	23.72'

GENERAL NOTES

1) BASIS OF BEARING IS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
2) THE PURPOSE OF THIS PLAT IS TO CREATE 31 LOTS.
3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
6) BENCHMARK INFORMATION.
–BM COA–11 IS A 2" BRASS DISK STAMPED "TXDOT COA–11 GPS" LOCATED AT THE SOUTHEAST CORNER OF A CONCRETE DRALN INLET, 826' +/– WEST OF THE INTERSECTION OF MIDWAY ROAD AND BELT LINE ROAD, 70' +/– EAST OF THE INTERSECTION OF OAK STREET AND BELT LINE ROAD. N: 7034115.97 E: 2477111.98 ELEVATION: 611.85'
–BM NO 16 IS A 3 1/2" ALUMINUM DISK STAMPED "TOWN OF ADDISON NO 16" LOCATED AT THE NORTHEAST CORNER OF A CONCRETE CURB INLET, 305' +/– EAST OF THE INTERSECTION OF SURVEYOR BOULEVARD AND BELT LINE ROAD, 661' +/– WEST OF THE INTERSECTION OF RUNYON ROAD AND BELT LINE ROAD. N: 7034134.26 E: 2475850.05 ELEVATION: 596.85'
7) THIS PROPERTY IS LOCATED IN ZONING PD = PLANNED DEVELOPMENT DISTRICT.
8) NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
9) PLACEMENT OF STREET TREES SHALL NOT INTERFERE WITH THE PLACEMENT OF TRAFFIC CONTROL DEVICES OR VISIBILITY AT INTERSECTION. EXISTING AND FUTURE TRAFFIC CONTROL DEVICES MAY REQUIRE THE REMOVAL OR PRECLUDE THE PLANTING OF STREET TREES.
10) DEVELOPMENT STANDARDS OF THIS PLAT SHALL COMPLY WITH ZONING ORD. 66 AS AMENDED.
11) ACCORDING TO THE FEMA FIRM COMMUNITY PANEL, MAP NUMBER 48113C0180K, MAP REVISED JULY 7, 2014 THIS PROPERTY IS LOCATED IN ZONE X. PROPERTY IS NOT IN THE 100–YEAR FLOOD PLAIN.

LEGEND

D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
VOL. = VOLUME
PG. = PAGE
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT–OF–WAY
XF = X CUT FOUND
5/8 IRF = 5/8 INCH IRON ROD FOUND
PKS = PK NAIL SET
INST. NO. = INSTRUMENT NUMBER

OWNER: COG DALLAS HOMES III LLC
3963 MAPLE AVENUE # 330
DALLAS–TEXAS–75219
214–347–8903
JNICHOLS@COASTOAKGROUP.COM

PRELIMINARY PLAT

COG/BELTWAY ADDITION

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SCALE: 1"=30' / DATE: 06/06/2022 / JOB NO. 2201103–02 / DRAWN BY: JLA

Planning & Zoning Commission **3.**

Meeting Date: 02/21/2023

Agenda Caption:

Present, Discuss, and Consider Action on a **Site Plan for 11.30 acres within the Addison Airport Addition, all Located on the Addison Airport, for Six Airport Hangars, Located South and West of the Westernmost Segment of Glenn Curtiss Drive.** Case SP2022-08/4400 Glenn Curtiss Drive (Atlantic Aviation Hangars).

Recommendation:

Staff recommends approval of the site plan.

Attachments

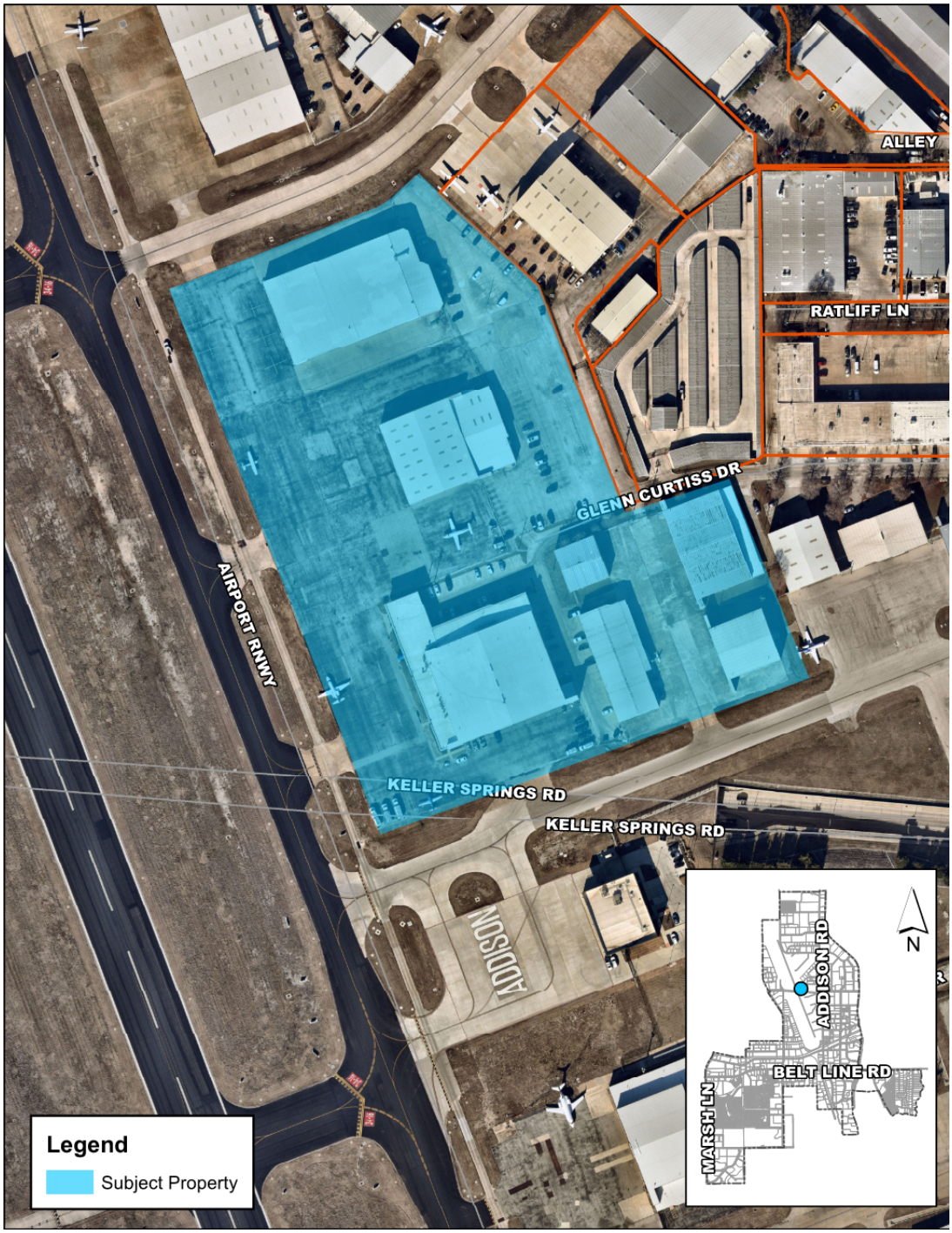
SP2022-08 Staff Report

SP2022-08 Plans

SP2022-08

<u>Case SP2022-08/4400 Glenn Curtiss Drive (Atlantic Aviation Hangars)</u>. Present, Discuss, and Consider Action on a Site Plan for 11.30 Acres within the Addison Airport Addition, all Located on the Addison Airport, for Six Airport Hangars, Located South and West of the Westernmost Segment of Glenn Curtiss Drive.

LOCATION MAP



February 21, 2023

STAFF REPORT

RE:	SP2022-08/4400 Glenn Curtiss Drive (Atlantic Aviation Hangars)
LOCATION:	4400 Glenn Curtiss Drive
REQUEST:	Approval of a site plan for six airport hangars on 11.30-acre of land, located south and west of the westernmost segment of Glenn Curtiss Drive, all on the Addison Airport. (Application Date: 11/07/2022)
APPLICANT:	James Yost, JR Miller & Associates, Inc.

DISCUSSION:

Background: The subject property currently includes seven structures and apron pavement. Four of those structures are existing and are proposed to remain without modification, one of the structures is proposed to be renovated, one structure is proposed to be demolished and replaced, and the final structure will be demolished and converted to a vehicle parking lot. All structures proposed to remain and those proposed to be constructed will provide a total building area of 141,956 square feet of office and aircraft hangar space at the Addison Airport. The structures will be used by the Fixed Based Operator (FBO), Atlantic Aviation ADS. The site includes 11.30 acres and is zoned Industrial 3 (I-3). The site is located at the westernmost terminus of Glenn Curtiss Drive.

Proposed Plan: The proposed site plan includes six structures. Hangar 1 is an existing hangar and office that is proposed to have an interior renovated, hangar 2 is a proposed 32,070 square foot aircraft hangar with office, and hangars 3, 4, 5, and 6 are existing and proposed to remain. In addition to the hangar space, several of the structures are proposed to include office, restroom, and utility space.

The site includes a large continuous apron at the southwest site boundary. Most of this apron is existing today, the applicant proposes to remove and replace 175,350 square foot paving. The apron has direct access to Taxiway T, Taxiway A, and Taxiway U. The site has vehicular and emergency service access from Glenn Curtiss Drive.

Parking: The I-3 zoning district allows a parking ratio of 1 space for each 1,000 square feet. The total building area provided on site is proposed to be 141,956 square feet, therefore requiring 142 parking spaces. The plan exceeds this requirement by providing 198 parking spaces on site. This is equivalent to approximately 1 space for each 715 square feet of floor area.

Exterior Facades: Hangar 1 will have minor façade modifications to account for two new accessible building entrances with automatic glass doors. Hangar 2 will be new construction,

achieving a maximum building height of 40 feet. The primary exterior materials for the hangar will be metal. The west building façade provides pedestrian access to the interior offices and provides additional windows and canopies over the doorways. Clerestory windows are provided throughout the façade. The façade for hangars 3, 4, 5, and 6 are not proposed to be modified.

All roof mounted mechanical equipment will be screened from all sides of the building. Additionally, a new solid waste enclosure is proposed at the northern property boundary. The solid waste enclosure will be constructed of masonry and will match the façade of hangar 1.

Landscaping and Streetscape: For development on and around the Addison Airport, Town staff takes special consideration during the site plan process to ensure that both Town and Federal Aviation Administration (FAA) regulations are considered.

The Town's Landscape Ordinance requires that properties developed under the I-3 zoning district provide 10 percent of the site as landscaped area. Other requirements include a 20-foot landscape buffer along the street frontage, 5 percent of interior landscape planting in the parking lot, and parking lot screening. The landscape plan was able to meet or exceed Staff's requests. To ensure the safety of the aircraft, the landscaping on site has been concentrated within the public areas, near the site entrance off Glenn Curtiss Drive. The applicant is not proposing to remove any existing trees on site.

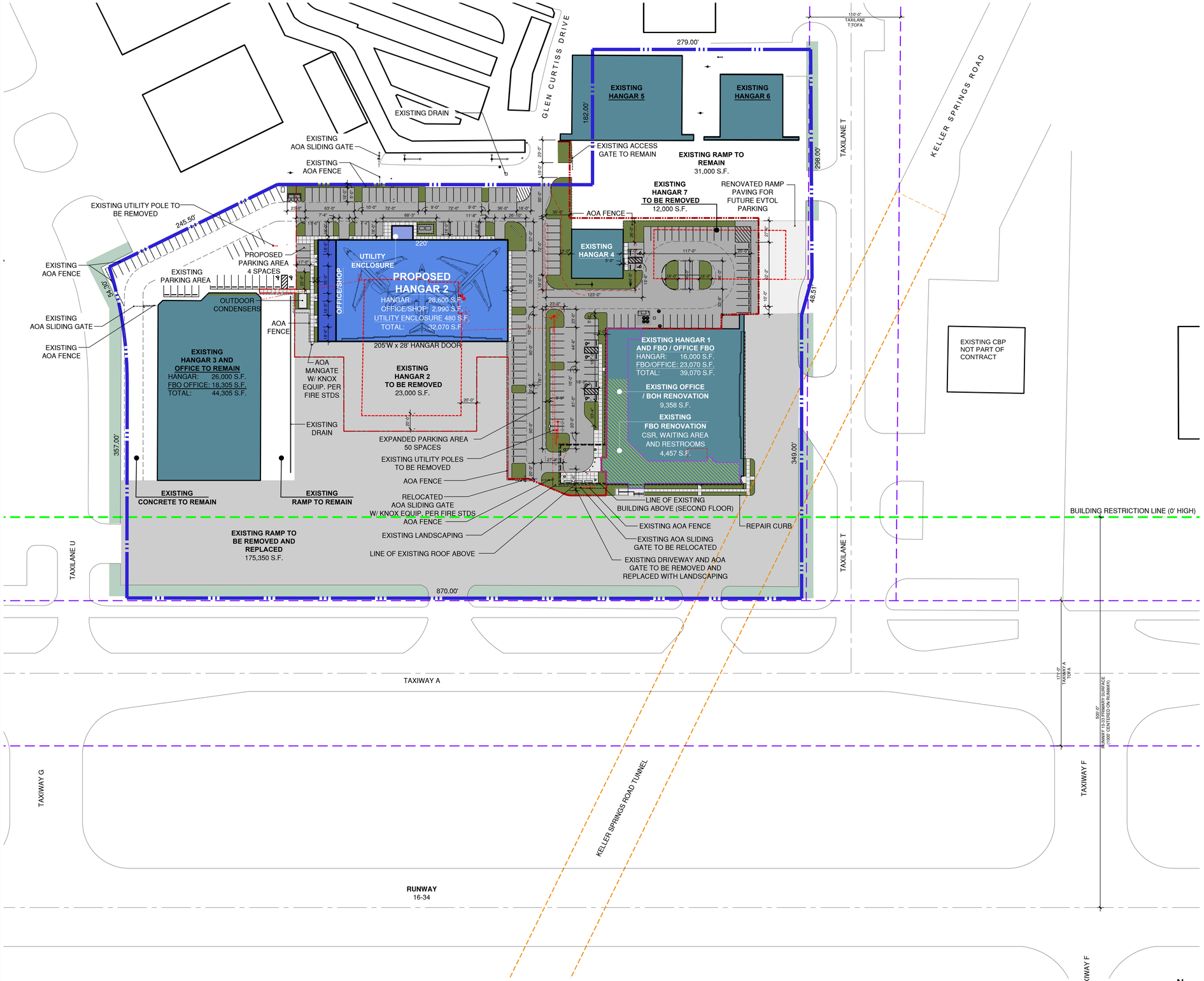
RECOMMENDATION: **APPROVAL**

The overall design and scale of the airport hangars is compatible with the existing built environment of the Addison Airport, and it complies with the I-3 zoning district and applicable Town development standards, where feasible.

Staff recommends approval of the site plan.

TOWN OF ADDISON BUILDING DEPARTMENT

PROJECTS SHALL COMPLY WITH THE 2018 IBC INCLUDING CHAPTER 17, 2017 NEC, 2012 TAS AND ASSOCIATED CODES AND ORDINANCES OF THE TOWN OF ADDISON



OVERALL SITE PLAN — SCALE 1" = 50'-0" — 1

SITE INFORMATION

ZONING:	I-3
LAND USE:	AIRCRAFT HANGAR/OFFICE
AREA OF WORK:	(3.06 ACRES) 133,307 S.F.
SITE AREA (NO IMPROVEMENT):	(8.34 ACRES) 359,580 S.F.
TOTAL:	(11.30 ACRES) 492,887 S.F.
LANDSCAPE + OFF-LEASE LANDSCAPE :	88,488 S.F.
HARDSCAPE :	362,027 S.F.
BUILDING FOOTPRINT TOTAL:	132,701 S.F.

BUILDING SUMMARY

EXISTING HANGAR 1 AND FBO

HANGAR 1

EXISTING HANGAR:	16,000 S.F.

EXISTING FBO/OFFICE

FIRST FLOOR:	10,370 S.F.
SECOND FLOOR:	12,700 S.F.
SUBTOTAL - FBO/OFFICE:	23,070 S.F.
TOTAL HANGAR FBO/OFFICE:	39,070 S.F.
EXISTING FBO (TO BE RENOVATED):	*13,815 S.F.*

PROPOSED HANGAR

HANGAR 2

HANGAR:	28,600 S.F.
UTILITY ENCLOSURE:	480 S.F.
OFFICE/SHOP:	2,990 S.F.
TOTAL - HANGAR 2:	32,070 S.F.

EXISTING HANGAR 3

HANGARS:	26,000 S.F.
OFFICE/SHOP (FIRST FLOOR):	18,305 S.F.
TOTAL:	44,305 S.F.

EXISTING HANGAR 4

HANGAR:	4,144 S.F.
TOTAL:	4,144 S.F.

EXISTING HANGAR 5

HANGAR:	15,550 S.F.
TOTAL:	15,550 S.F.

EXISTING HANGAR 6

HANGAR:	6,892 S.F.
TOTAL:	6,892 S.F.

TOTAL BUILDING AREA: 141,956 S.F.

DEMOLITION SUMMARY

EXISTING HANGAR 2:	23,000 S.F.
EXISTING HANGAR 7:	12,000 S.F.
TOTAL BUILDING AREA TO BE REMOVED:	35,000 S.F.

PARKING SUMMARY

PARKING REQUIRED

BUILDING AREA : 141,956 S.F. / 1,000 = 142 STALLS

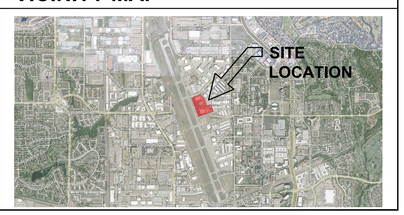
PARKING PROVIDED

STANDARD STALLS :	190 STALLS
ADA STALLS :	8 STALLS
TOTAL :	198 STALLS

LEGEND

- PROPOSED HANGAR 2
- PROPOSED HANGAR OFFICE (1-STORY)
- EXISTING BUILDING
- EXISTING FBO (TO BE RENOVATED, (SECOND FLOOR)
- EXISTING FBO/OFFICE (TO BE RENOVATED, FIRST FLOOR)
- LEASE LINE
- EXISTING BUILDING AREA TO BE REMOVED
- BRL LINE
- AREA OF WORK
- AOA FENCE
- 24'-0" W FIRE LANE
- LANDSCAPING
- DECORATIVE CONC. PAVING
- VEHICULAR PAVING & DRIVE AISLE
- STRIPING ON PAVEMENT
- SITE AREA (NO IMPROVEMENT)
- EXISTING RAMP TO BE REMOVED AND REPLACED
- OFF-LEASE LANDSCAPING
- TAXILANE ACCESS
- ROAD TUNNEL
- RUNWAY OR TAXIWAY CENTER LINE
- EXISTING CHAINLINK FENCE TO BE REMOVED

VICINITY MAP



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WWW.JRMA.COM

Project Revision

1	CLIENT REVIEW	12.16.2022

\\Mac\Reference\ATLANTIC_1.000_4c_A.jpg

PROPOSED HANGAR 2

ATLANTIC AVIATION ADS

4400 GLENN CURTISS DR
ADDISON, TX 75001

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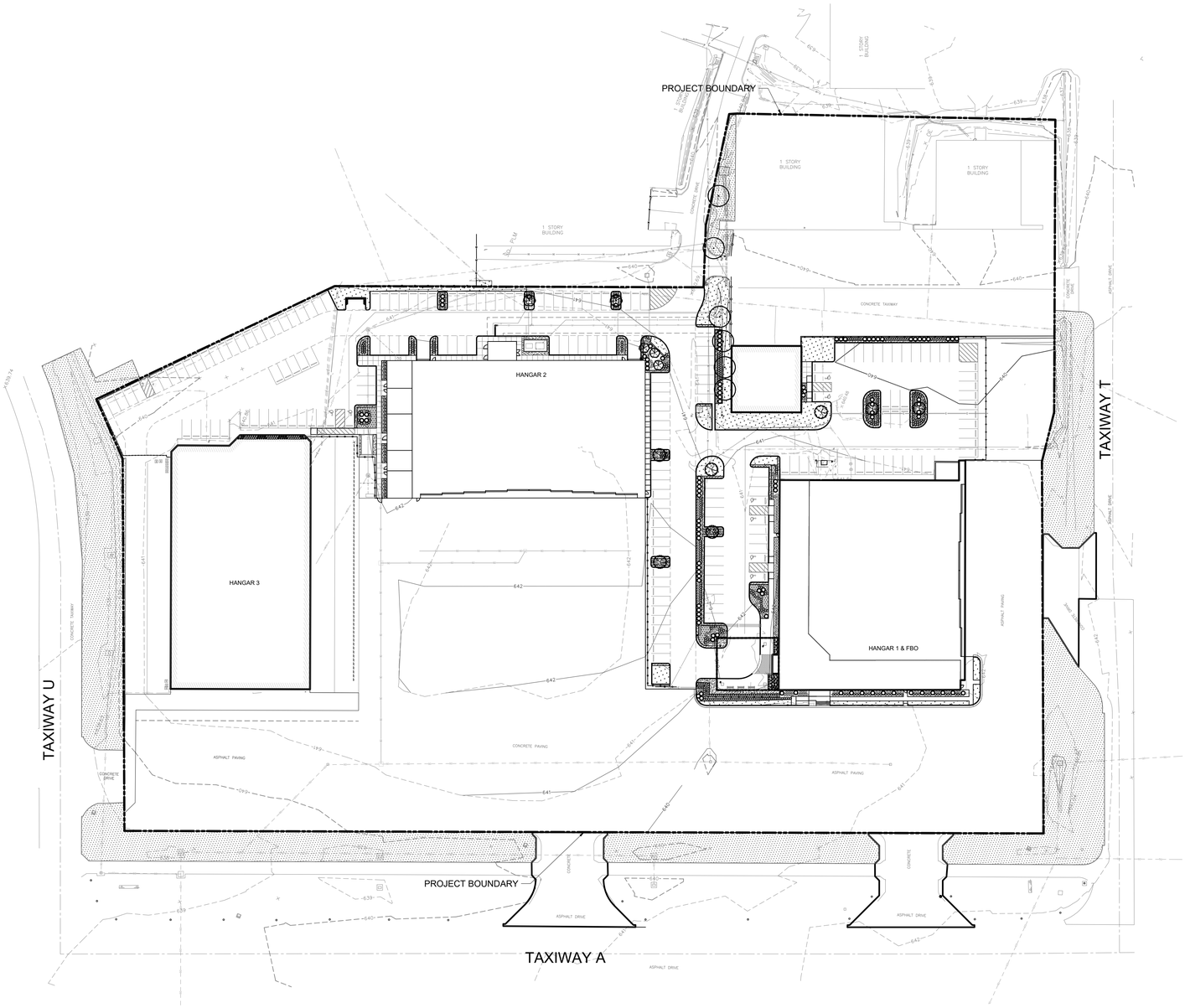
OVERALL SITE PLAN

CASE #SP2022-08

DATE: AS NOTED	SCALE: AS NOTED
DWN: Author	CHK: Checker

JRMA Project No.
5672

A1.1 PR



NOTES

1. UTILITIES ARE SHOWN PER PLANS. FIELD CONDITIONS MAY VARY. CONTRACTOR TO FIELD VERIFY ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK AND IS RESPONSIBLE TO REPAIR ANY DAMAGE TO UTILITIES AT NO ADDITIONAL COST TO OWNER.

PLANT SCHEDULE

TREES	QTY	COMMON / BOTANICAL NAME
	6	EXISTING TREE TO BE PRESERVED BALD CYPRESS TAXODIUM DISTICHUM

ORNAMENTAL TREES	QTY	COMMON / BOTANICAL NAME	SIZE
	7	YAUPON HOLLY ILEX VOMITORIA	30 GAL.
	5	CRAPE MYRTLE LAGERSTROEMIA INDICA	30 GAL.

SHRUBS	QTY	COMMON / BOTANICAL NAME	SIZE
	29	KALEIDOSCOPE GLOSSY ABELIA ABELIA X GRANDIFLORA 'KALEIDOSCOPE'	5 GAL.
	57	CAST IRON PLANT ASPIDISTRA ELATIOR	3 GAL.
	18	HOLLY FERN CYRTOMIUM FALCATUM	3 GAL.
	459	DWARF YAUPON HOLLY ILEX VOMITORIA 'NANA'	5 GAL.
	100	LYNN'S LEGACY LANGMAN'S SAGE LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	5 GAL.
	204	PINE MUHLY MUHLENBERGIA DUBIA	3 GAL.
	25	PINKIE INDIAN HAWTHORN RHAPHIOLEPIS INDICA 'PINKIE'	5 GAL.

GROUND COVERS	QTY	COMMON / BOTANICAL NAME	SIZE	SPACING
	237	TEXAS SEDGE CAREX TEXENSIS	1 GAL.	24" o.c.
	8,543 SF	BERMUDA GRASS CYNODON DACTYLON	SOD	
	62,617 SF	PERIMETER LANDSCAPE		

HARDSCAPE LEGEND

SYMBOL	DESCRIPTION
	STEEL EDGING
	LANDSCAPE FORMS AUS-B-EA-C-WD AUSTIN BACKED BENCH, WOOD, END ARMS
	DECOMPOSED GRANITE 3" DEPTH

CITY CODE REQUIREMENTS:

TOTAL LOT SIZE	11.3 AC / 492,887 SF
MINIMUM LANDSCAPE REQUIRED	10% OF LOT = 49,289 SF
EXISTING LANDSCAPE AREA	13,366 SF
PROPOSED LANDSCAPE AREA	22,185 SF (4.5% OF LOT)
OFFSITE PERIMETER LANDSCAPE	66,303 SF (13.5% OF LOT)
TOTAL OPEN SPACE	88,488 SF (18% OF LOT)

PARKING LOT TREE REQUIREMENTS: NOT REQUIRED ON AIRPORT PROPERTY

NO EXISTING TREES WILL BE REMOVED

0 60'
Scale: 1" = 60'

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A - 00.00.00

PROPOSED HANGAR 2 & SITE IMPROVEMENTS:

ATLANTIC AVIATION ADS

ADDISON, TX

PRELIMINARY
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LIC NO. #3333

RELEASE DATE - 2/7/23
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Dallas, Texas 75240-2675
Phone (214) 871-3311 Fax (214) 871-0757
FIRM REGISTRATION No. F-761

Town of Addison Case #SP2022-8

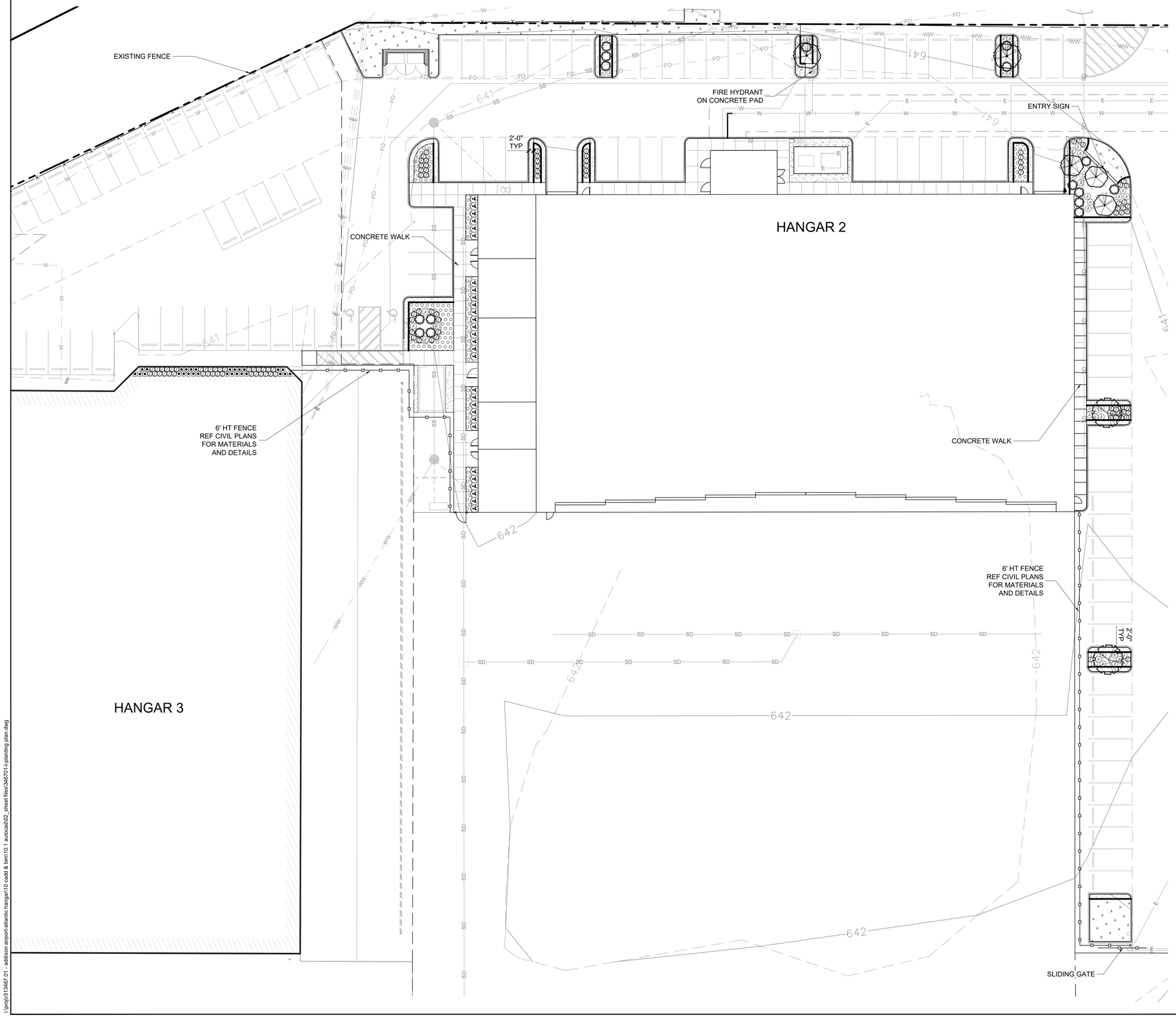
L-02.00

OVERALL PLANTING PLAN

DATE 2/7/23	SCALE: 1"=60'
DWN KMD	CHK JBH

Project No. R313467.01

I:\proj\313467.01 - addison airport-atlantic hangar\10 cadd & bim\10.1 autocad\02_sheet files\346701-planting plan.dwg



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2. FOR PLANTING DETAILS AND PLANT SCHEDULE REF SHEET L-02.04

PLANT LEGEND

TREES	COMMON / BOTANICAL NAME
	EXISTING TREE TO BE PRESERVED BALD CYPRESS TAXODIUM DISTICHUM

ORNAMENTAL TREES	COMMON / BOTANICAL NAME
	YAUPON HOLLY- MALE SPECIES ONLY ILEX VOMITORIA
	CRAPE MYRTLE LAGERSTROEMIA INDICA

SHRUBS	COMMON / BOTANICAL NAME
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	CAST IRON PLANT ASPIDISTRA ELATIOR
	HOLLY FERN CYRTOMIUM FALCATUM
	DWARF YAUPON HOLLY ILEX VOMITORIA 'NANA'
	LYNN'S LEGACY LANGMAN'S SAGE LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'
	PINE MUHLY MUHLENBERGIA DUBIA
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	BERMUDA GRASS CYNODON DACTYLON
	PERIMETER LANDSCAPE

HARDSCAPE LEGEND

SYMBOL	DESCRIPTION
	STEEL EDGING
	LANDSCAPE FORMS AUS-B-EA-C-WD AUSTIN BACKED BENCH, WOOD, END ARMS
	DECOMPOSED GRANITE 3" DEPTH

0 20'
Scale: 1" = 20'

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PROPOSED HANGAR 2 & SITE IMPROVEMENTS:

ATLANTIC AVIATION ADS

ADDISON, TX

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Phone (214) 871-3311 Fax (214) 871-0757
FIRM REGISTRATION No. F-761

Town of Addison Case #SP2022-8

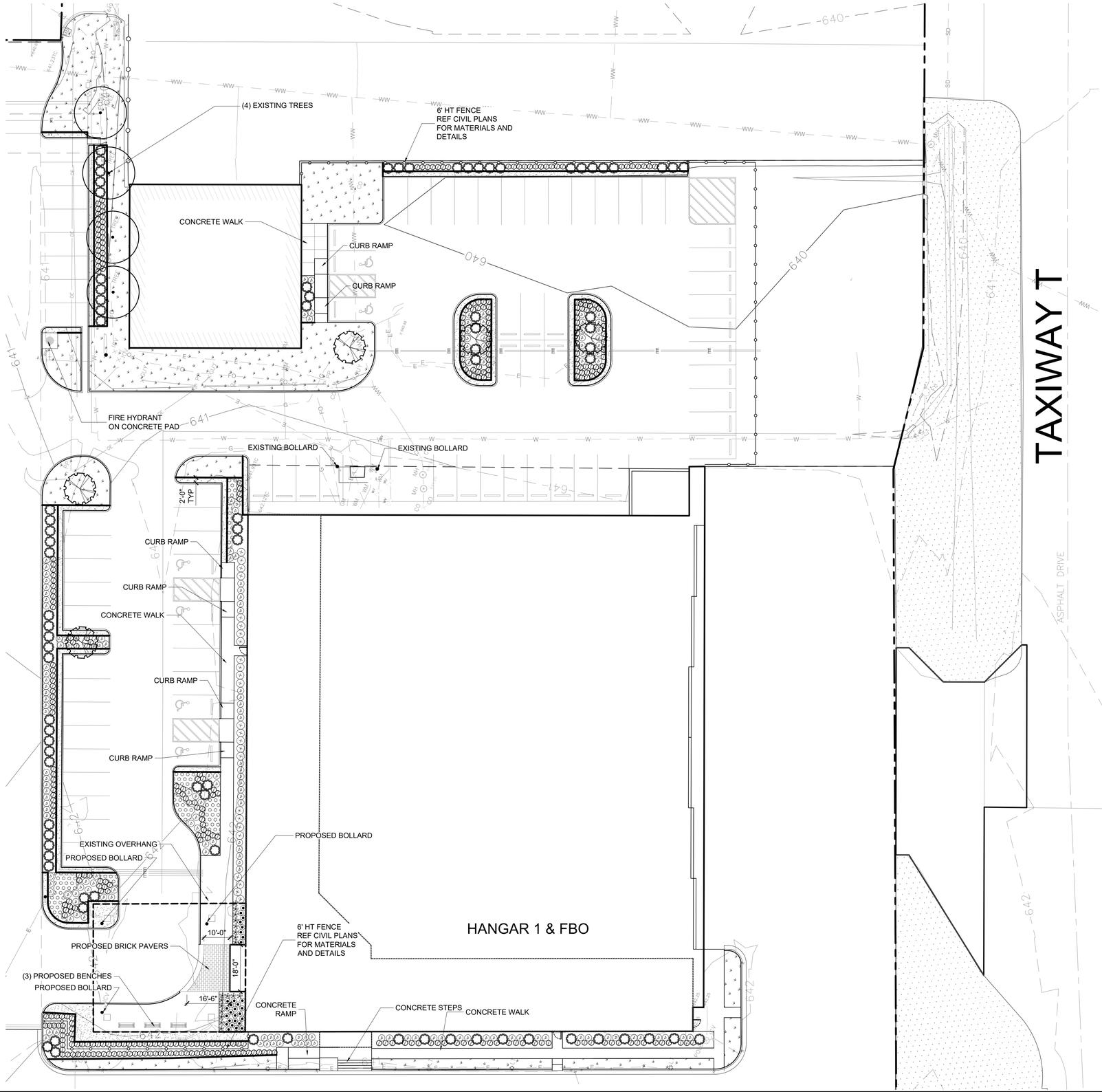
L-02.01

PLANTING PLAN

DATE 2/7/23
DWN KMD
SCALE: 1"=40'
CHK JBH

Project No.
R313467.01

I:\proj\313467.01 - addison airport-atlantic hangar\110 cadd & bim\10.1 autocad\02_sheet files\346701-planting plan.dwg



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	PINKIE INDIAN HAWTHORN RHAPHIOLEPIS INDICA 'PINKIE'
GROUND COVERS	**COMMON / BOTANICAL NAME**
	TEXAS SEDGE CAREX TEXENSIS
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	PERIMETER LANDSCAPE

HARDSCAPE LEGEND

SYMBOL	DESCRIPTION
	STEEL EDGING
	LANDSCAPE FORMS AUS-B-EA-C-WD AUSTIN BACKED BENCH, WOOD, END ARMS
	DECOMPOSED GRANITE 3" DEPTH

0 20'
Scale: 1" = 20'

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Project Revision
A - 00.00.00

PROPOSED HANGAR 2 & SITE IMPROVEMENTS:

ATLANTIC AVIATION ADS

ADDISON, TX

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FIRM REGISTRATION No. F-761

Town of Addison Case #SP2022-8

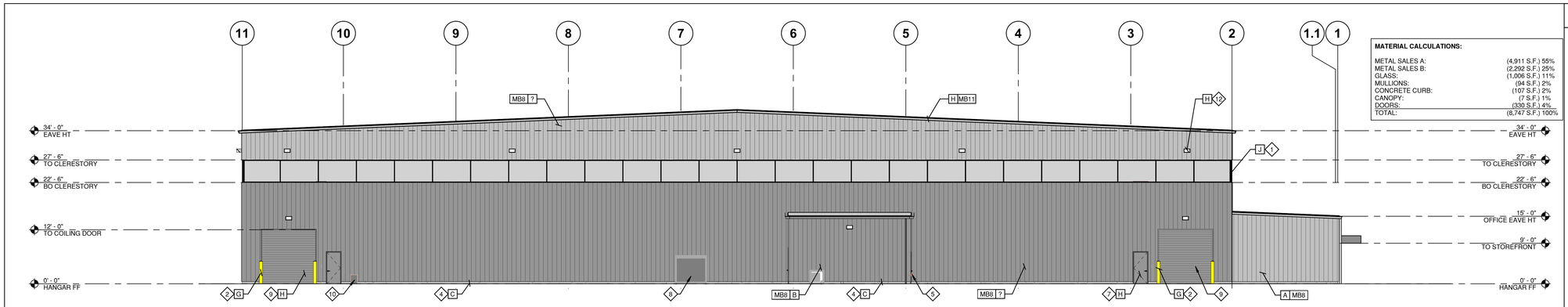
L-02.02

PLANTING PLAN

2/7/23	1"=40'
DATE	SCALE:
KMD	JBH
DWN	CHK

Project No. R313467.01

J:\proj\r313467.01 - addison airport-atlantic hangar\10 cad\ & bim\10.1 autocad\02_sheet files\346701-l-planting plan.dwg

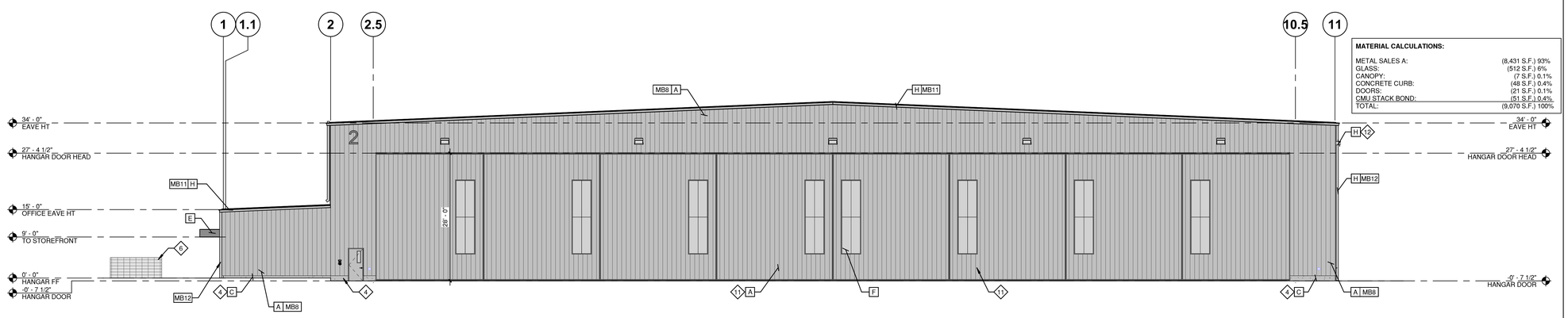


MATERIAL CALCULATIONS:

METAL SALES A:	(4,911 S.F.) 55%
METAL SALES B:	(2,292 S.F.) 25%
GLASS:	(1,006 S.F.) 11%
MULLIONS:	(94 S.F.) 2%
CONCRETE CURB:	(107 S.F.) 2%
CANOPY:	(7 S.F.) 1%
DOORS:	(330 S.F.) 4%
TOTAL:	(8,747 S.F.) 100%

NORTH ELEVATION - PR

SCALE 3/32" = 1'-0" (1)

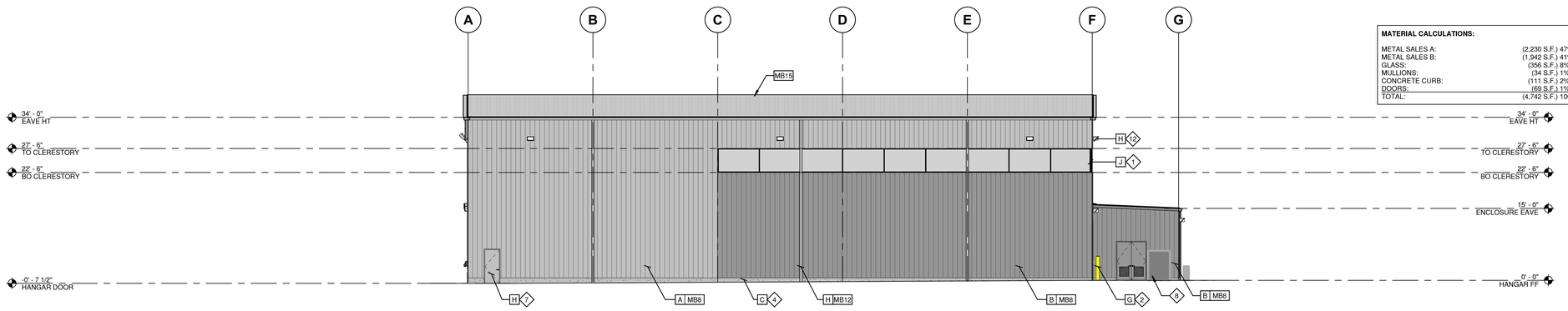


MATERIAL CALCULATIONS:

METAL SALES A:	(8,431 S.F.) 93%
GLASS:	(512 S.F.) 6%
CANOPY:	(7 S.F.) 0.1%
CONCRETE CURB:	(48 S.F.) 0.4%
DOORS:	(21 S.F.) 0.1%
CMU STACK BOND:	(51 S.F.) 0.4%
TOTAL:	(9,070 S.F.) 100%

SOUTH ELEVATION - PR

SCALE 3/32" = 1'-0" (2)

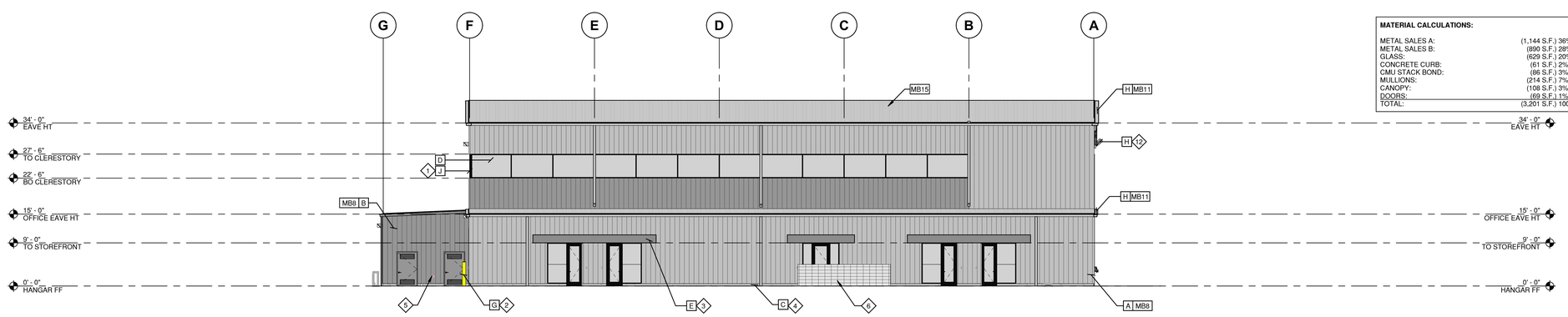


MATERIAL CALCULATIONS:

METAL SALES A:	(2,230 S.F.) 47%
METAL SALES B:	(1,942 S.F.) 41%
GLASS:	(356 S.F.) 8%
MULLIONS:	(34 S.F.) 1%
CONCRETE CURB:	(111 S.F.) 2%
DOORS:	(69 S.F.) 1%
TOTAL:	(4,742 S.F.) 100%

EAST ELEVATION - PR

SCALE 3/32" = 1'-0" (3)



MATERIAL CALCULATIONS:

METAL SALES A:	(1,144 S.F.) 36%
METAL SALES B:	(890 S.F.) 28%
GLASS:	(629 S.F.) 20%
CONCRETE CURB:	(61 S.F.) 2%
CMU STACK BOND:	(86 S.F.) 3%
MULLIONS:	(214 S.F.) 7%
CANOPY:	(108 S.F.) 3%
DOORS:	(69 S.F.) 1%
TOTAL:	(3,201 S.F.) 100%

WEST ELEVATION - PR

SCALE 3/32" = 1'-0" (4)

KEYNOTES

1	ALUMINUM-FRAMED STOREFRONT
2	CONC FILLED METAL BOLLARDS
3	CANOPY
4	CAST IN PLACE CONCRETE CURB
5	FIRE-DEPARTMENT CONNECTION
6	CONDENSER UNIT ENCLOSURE
7	STANDARD HOLLOW METAL DOOR
8	DRY-TYPE MEDIUM-VOLTAGE TRANSFORMER MOUNTED + 96" A.F.F.
9	OVERHEAD COILING DOOR
10	NATURAL GAS UTILITY METER
11	FULL FLOATING MOTORIZED HANGAR DOOR. REF DOOR SCHED
12	EXTERIOR LIGHTING

FINISH KEYNOTES

#	MANUFACTURER	PRODUCT/ COLOR	AREA
A	METAL SALES	TL-17 VERTICAL RIB METAL PANEL, COLOR: OLD TOWN GREY	10,072 SF
B	METAL SALES	TL-17 VERTICAL RIB METAL PANEL, COLOR: SLATE GRAY	21,779 SF
C	N/A	SACK & PATCH W/ CLEAR SEALER	304 SF
D	VITRO GLAZINGS	SOLARBAN INSULATED GLAZING, COLOR: SOLARGRAY	2,158 SF
E	N/A	CLEAR ALUMINUM FINISH	938 SF
F	CPI	POLYCARBONATE PANEL SYSTEM, COLOR: TBD	1,131 SF
G	N/A	PAINT CAUTION YELLOW	89 SF
H	N/A	PAINT TO MATCH ADJACENT FIELD COLOR	4,789 SF
J	N/A	BLACK ANODIZED FINISH	1,972 SF

MATERIAL CALCULATION

OVERALL MATERIAL CALCULATIONS:

METAL SALES A:	(16,716 S.F.) 65%
METAL SALES B:	(5,124 S.F.) 20%
GLASS:	(2,503 S.F.) 8%
MULLIONS:	(342 S.F.) 1.5%
CANOPY:	(122 S.F.) 0.5%
CONCRETE CURB:	(327 S.F.) 1.5%
DOORS:	(489 S.F.) 3%
CMU STACK BOND:	(137 S.F.) 0.5%
TOTAL:	(25,760 S.F.) 100%

MBS KEYNOTES

MB1	RIGID FRAME COLUMN (MBS)
MB2	END WALL COLUMN (MBS)
MB3	SECONDARY WALL FRAMING (MBS)
MB4	RIGID FRAME BEAM (MBS)
MB5	SECONDARY ROOF FRAMING (MBS)
MB6	LEAN-TO COLUMN (MBS)
MB7	LEAN-TO BEAM (MBS)
MB8	24 GA METAL PANEL (MBS)
MB9	24 GA VERTICAL LINER PANEL (MBS)
MB11	RAKE TRIM (MBS)
MB12	MANUFACTURED DOWNSPOUT (MBS)
MB13	EAVE STRUT (MBS)
MB14	HANGAR DOOR SUPPORT COLUMN (MBS)
MB15	STANDING SEAM METAL ROOF (MBS)
MB16	HANG POST (MBS)
MB17	TUBE KICKER (MBS)
MB18	HANGAR DOOR TRACK SUPPORT BEAM (MBS)
MB19	PORTAL FRAME COLUMN (MBS)

NOTES

1. This Facade Plan is for conceptual purposes only. All building plans require review and approval by Development Services.
2. All mechanical units shall be screened from public view as required by the Zoning Ordinance.
3. When permitted, exposed utility boxes and conduits shall be painted to match the building.
4. All signage areas and locations are subject to approval by Development Services.
5. Roof access shall be provided internally, unless otherwise permitted by the Chief Building Official.

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Project Revision

A	Client Review Set	10.03.2022
B	Client Review Set	12.16.2022

PROPOSED HANGAR 2

ATLANTIC AVIATION ADS

4400 GLENN CURTISS DR ADDISON, TX 75001

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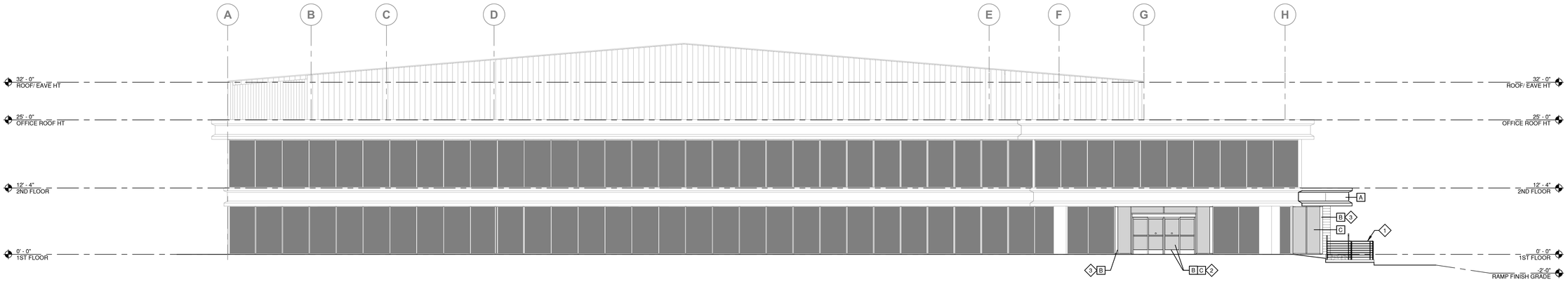
EXTERIOR ELEVATIONS - HANGAR 2

CASE #SP2022-08

AS NOTED	AS NOTED
DATE	SCALE
Author	Checker
DWN	CHK

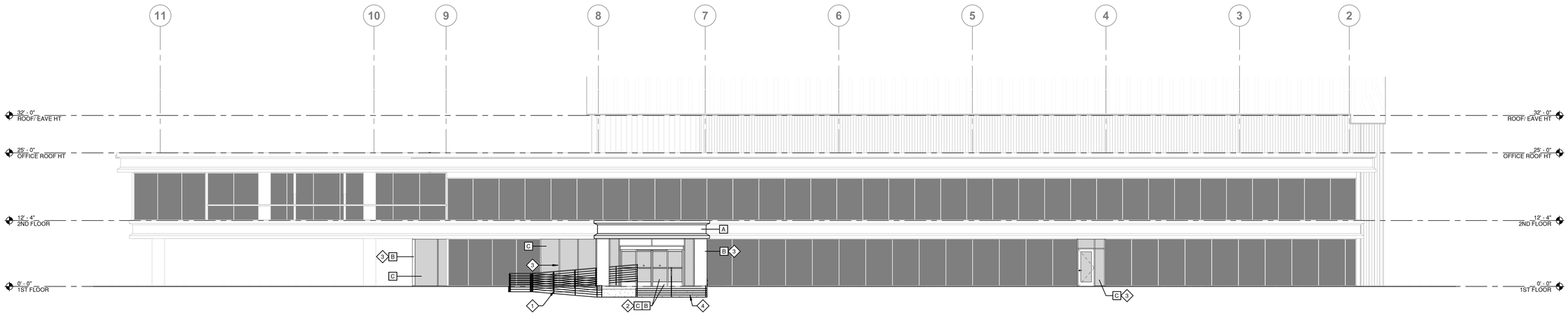
JRMA Project No. 5672

A5.1 PR



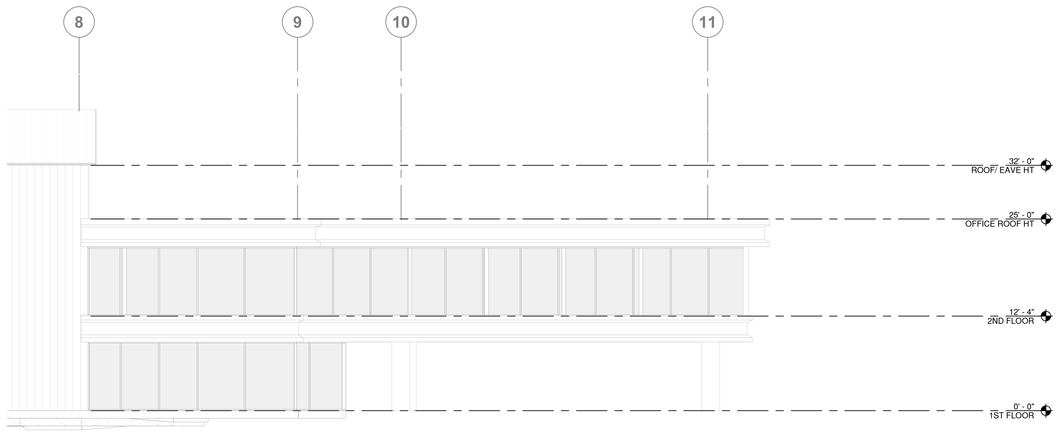
NORTH ELEVATION - PR

SCALE 1/8" = 1'-0" — 1



WEST ELEVATION - PR

SCALE 1/8" = 1'-0" — 2



EAST ELEVATION - PR

SCALE 1/8" = 1'-0" — 3

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FINISH KEYNOTES

#	MANUFACTURER	PRODUCT/ COLOR	AREA
A	PLASTER	PAINT TO MATCH EXISTING	412 SF
B	N/A	CLEAR ALUMINUM FINISH	1,712 SF
C	VITRO GLAZING	SOLARBAN INSULATED GLAZING, COLOR: SOLARGRAY	1,205 SF

KEYNOTES

1. 42"H GUARDRAIL
2. SLIDING AUTOMATIC ENTRANCE
3. ALUMINUM-FRAMED STOREFRONT
4. CAST IN PLACE CONCRETE STAIR

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Project Revision

1	CLIENT REVIEW	10.03.2022
2	CLIENT REVIEW	12.20.2022

PROPOSED FBO TENANT IMPROVEMENT FOR:

ATLANTIC AVIATION ADS

4400 GLENN CURTISS DR ADDISON, TX 75001

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EXTERIOR ELEVATIONS - EXISTING HANGAR 1 AND FBO / OFFICE FBO

CASE #SP2022-08

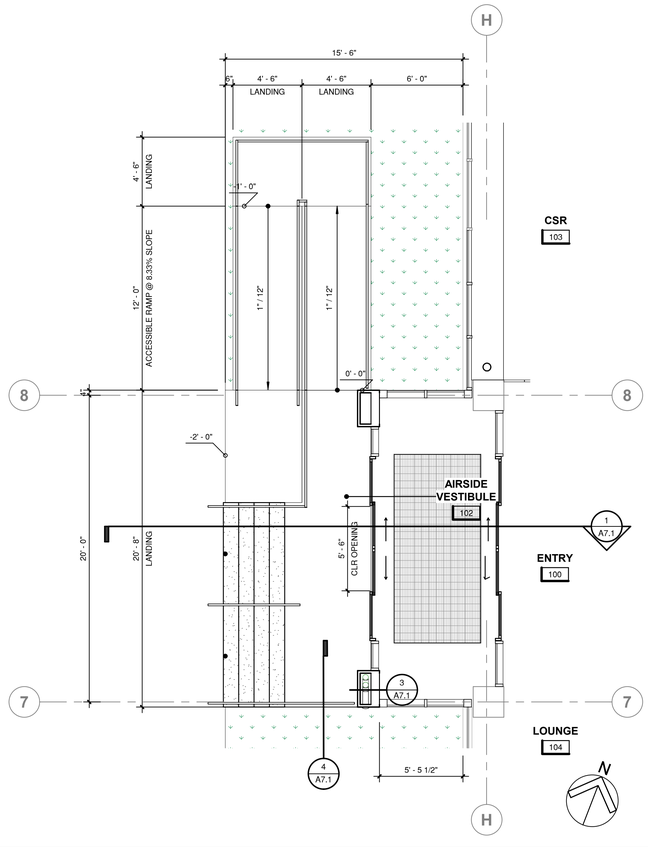
AS NOTED — DATE — Author — DWN

AS NOTED — SCALE — Checker — CHK

JRMA Project No. 5672

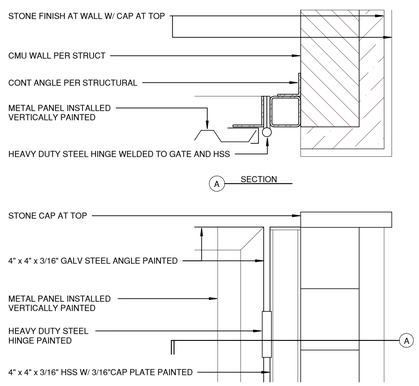
A5.2 PR

Autodesk Docs://5672 Atlantic Aviation ADS/5672-ARCH-FBO-TI-R22.rvt



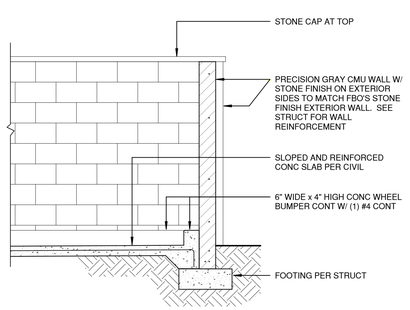
ENTRY RAMP

SCALE 1/4" = 1'-0" — 1



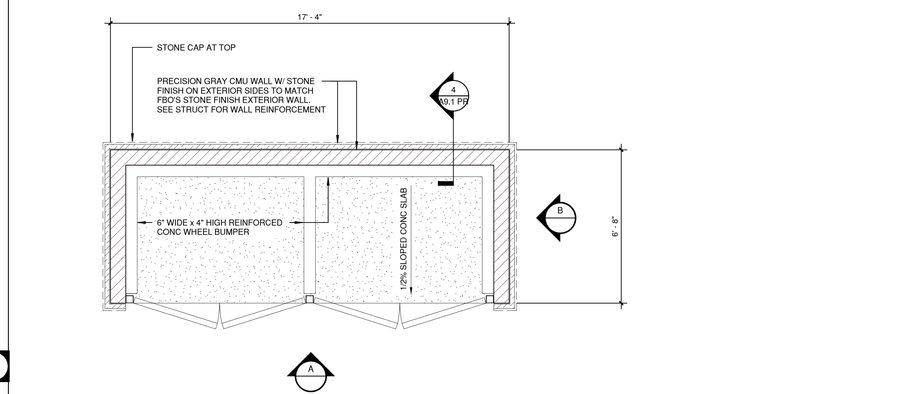
TRASH ENCLOSURE GATE

SCALE 1 1/2" = 1'-0" — 3



TRASH ENCLOSURE SECTION

SCALE 1/2" = 1'-0" — 4



ELEVATION 'A' **ELEVATION 'B'**

TRASH ENCLOSURE PLAN AND ELEVATIONS

SCALE 3/8" = 1'-0" — 2

LEGEND

ROOM NAME	
101	ROOM NAME & NUMBER - REF FINISH SCHEDULE
	KEYNOTE CALLOUT - REF THIS SHEET
0	DOOR NUMBER - REF DOOR SCHEDULE
0	WINDOW/ GLAZING SYSTEM NUMBER - REF WINDOW SCHEDULE
0	WALL TYPE - REF WALL TYPE LEGEND
	1 HR FIRE RATED WALL - REF WALL TYPE LEGEND
	60" ACCESSIBLE TURNING RADIUS CLEARANCE

NOTES

JRMA
ARCHITECTS ENGINEERS
2700 SATURN ST I BREA, CA 92821
T. 714.524.1870 I F. 714.524.1875
WWW.JRMA.COM

Project Revision

1	CLIENT REVIEW	10.03.2022
2	CLIENT REVIEW	12.20.2022

PROPOSED FBO TENANT IMPROVEMENT FOR:

ATLANTIC AVIATION ADS

4400 GLENN CURTISS DR ADDISON, TX 75001

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STAIR/RAMP PLANS & TRASH ENCLOSURE PLANS

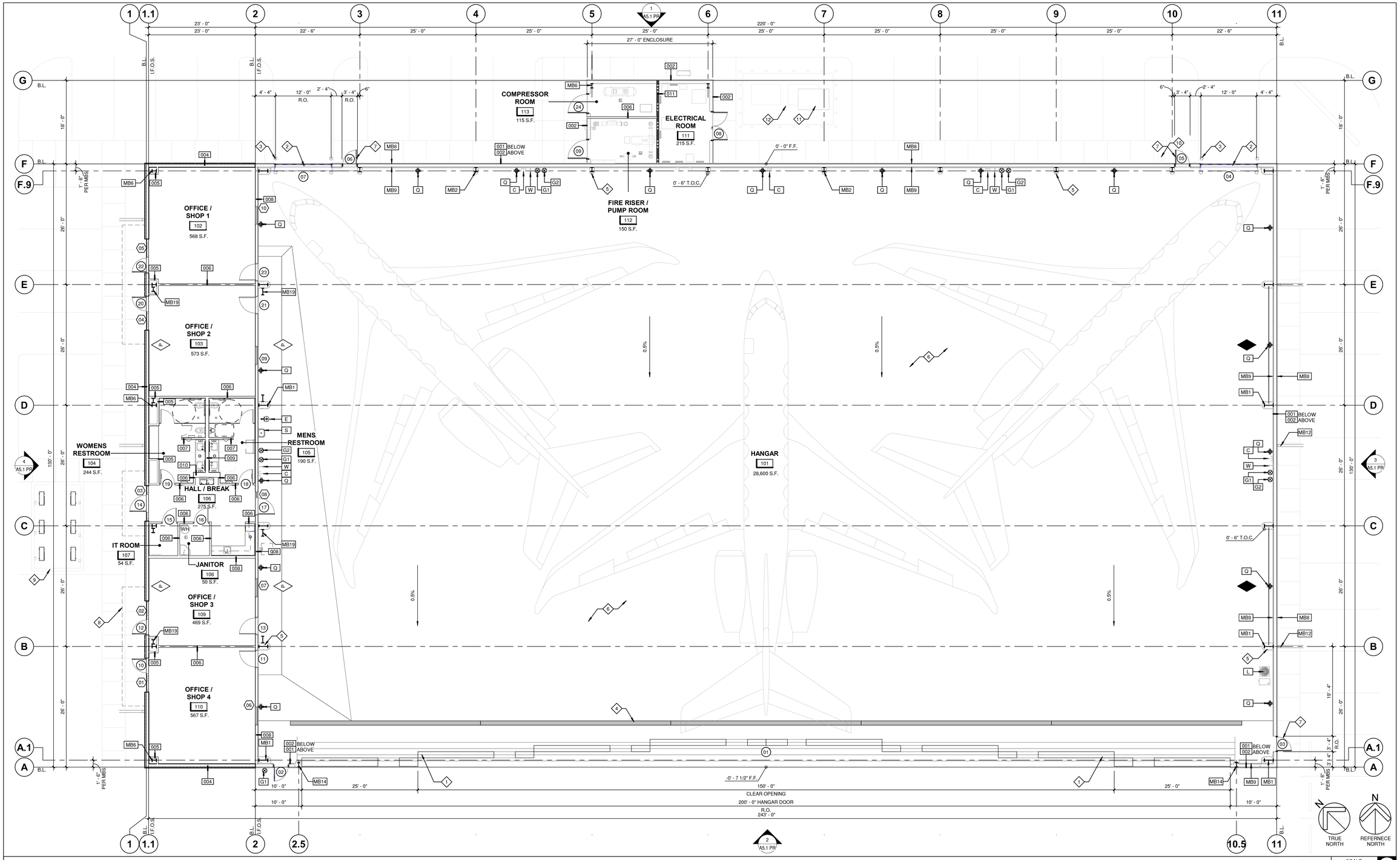
CASE #SP2022-08

AS NOTED	AS NOTED
DATE	SCALE
Author	Checker
DWN	CHK

JRMA Project No. 5672

A9.1 PR

Autodesk Docs://5672 Atlantic Aviation ADS/5672-ARCH-FBO_T1-R22.rvt



OVERALL FLOOR PLAN

SCALE 1/8" = 1'-0"

NOTES

1. ALL ITEMS IDENTIFIED BY KEYNOTES ARE NOT COMPONENT PARTS OF THE METAL BUILDING SYSTEMS.
2. ALL ITEMS IDENTIFIED BY MBS KEYNOTES ARE COMPONENTS OF THE METAL BUILDING SYSTEMS. REF MANUF'S SPECS & DRAWINGS FOR DETAILS INFO, FINISHES & ALL STRUCT COMPONENTS.
3. ALL EXPOSED STEEL, CONDUITS, BRACKETS, BRACING, ETC THAT IS NOT FINISHED OR GALVANIZED IS TO BE PRIMED & PAINTED. COLOR TO BE SELECTED BY ARCHITECT.
4. ALL MBS PRIMARY COMPONENTS TO HAVE GRAY PRIMER, ALL SECONDARY MBS COMPONENTS TO BE GALVANIZED.
5. BOTTOM OF BAESPLATE +0'-6" ON ALL MBS COLUMNS.
6. REF EXT ELEVATIONS FOR EXT MATERIALS & FINISHES.
7. REF INT ELEVATIONS FOR CASEWORK / COUNTERTOP & INT MATERIALS AND FINISHES.
8. ALL FURNISHINGS TO BE PROVIDED BY OWNER.
9. PAINT FACE OF ALL MBS COLUMNS UP TO 28' AFF W/ YELLOW PAINT.

LEGEND

ROOM NAME / 101	ROOM NAME & NUMBER - REF FINISH SCHEDULE
◇	KEYNOTE CALLOUT - REF THIS SHEET
0	DOOR NUMBER - REF DOOR SCHEDULE
◇ 0	WINDOW/ GLAZING SYSTEM NUMBER - REF WINDOW SCHEDULE
0	WALL TYPE - REF WALL TYPE LEGEND
MB0	METAL BUILDING SYSTEMS KEYNOTE - REF THIS SHEET
0	HANGAR UTILITY KEYNOTE - REF THIS SHEET
	2 HR FIRE RATED WALL - REF WALL TYPE LEGEND
B.L.	BUILDING LINE
R.O.	ROUGH OPENING
F.O.S.	FACE OF STUD
◆	POTENTIAL BRACED BAY LOCATION - TO BE DETERMINED BY METAL BUILDER (MBS)
◇ a.	POTENTIAL PORTAL FRAME LOCATION - TO BE DETERMINED BY METAL BUILDER (MBS)

HANGAR UTILITIES

C	COMPRESSED AIR W/ QUICK DISCONNECT, DRYER AND HOSE REEL AT +36" AFF
E	EMERGENCY EYEWASH/ SHOWER
G1	GPU PIN & SLEEVE RECEPTACLE W/ QUICK DISCONNECT, PROVIDE 60A, 250V, 3PH, 4W. MODEL: HBL4100MI9WR. INSTALL RECEPTACLE AT +36" AFF.
G2	GPU PIN & SLEEVE RECEPTACLE W/ QUICK DISCONNECT, PROVIDE 100A, 480V, 3PH, 4W. MODEL: HBL4100MI7WR. INSTALL RECEPTACLE AT +36" AFF.
L	LAVATORY DUMP
Q	QUAD RECEPTACLE AT +18" AFF
S	UTILITY SINK
W	COLD WATER

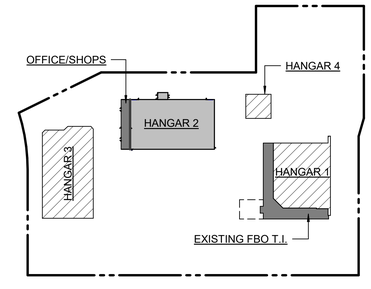
MBS KEYNOTES

MB1	RIGID FRAME COLUMN (MBS)
MB2	END WALL COLUMN (MBS)
MB3	SECONDARY WALL FRAMING (MBS)
MB4	RIGID FRAME BEAM (MBS)
MB5	SECONDARY ROOF FRAMING (MBS)
MB6	LEAN-TO COLUMN (MBS)
MB7	LEAN-TO BEAM (MBS)
MB8	24 GA METAL PANEL (MBS)
MB9	24 GA VERTICAL LINER PANEL (MBS)
MB11	RAKE TRIM (MBS)
MB12	MANUFACTURED DOWNSPOUT (MBS)
MB13	EAVE STRUT (MBS)
MB14	HANGAR DOOR SUPPORT COLUMN (MBS)
MB15	STANDING SEAM METAL ROOF (MBS)
MB16	HANG POST (MBS)
MB17	TUBE KICKER (MBS)
MB18	HANGAR DOOR TRACK SUPPORT BEAM (MBS)
MB19	PORTAL FRAME COLUMN (MBS)

KEYNOTES

1	FULL FLOATING MOTORIZED HANGAR DOOR. REF DOOR SCHED
2	OVERHEAD COILING DOOR
3	CONC FILLED METAL BOLLARDS
4	FACILITY TRENCH DRAIN
5	CAST IN PLACE CONCRETE PEDESTAL
6	CAST IN PLACE CONCRETE FLOOR W/ SEALED AND POLOSHED FINISH. SLOPE AS INDICATED
7	STANDARD HOLLOW METAL DOOR
8	CANOPY
9	CONDENSER UNIT ENCLOSURE
10	NATURAL GAS UTILITY METER
11	DRY-TYPE MEDIUM-VOLTAGE TRANSFORMER MOUNTED + 96" A.F.F.
12	PACKAGED GENERATOR ASSEMBLY

KEY PLAN



JRMA
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WWW.JRMA.COM

Project Revision

A	Client Review Set	10.03.2022
B	Client Review Set	12.16.2022

PROPOSED HANGAR 2

ATLANTIC AVIATION ADS

4400 GLENN CURTISS DR
ADDISON, TX 75001

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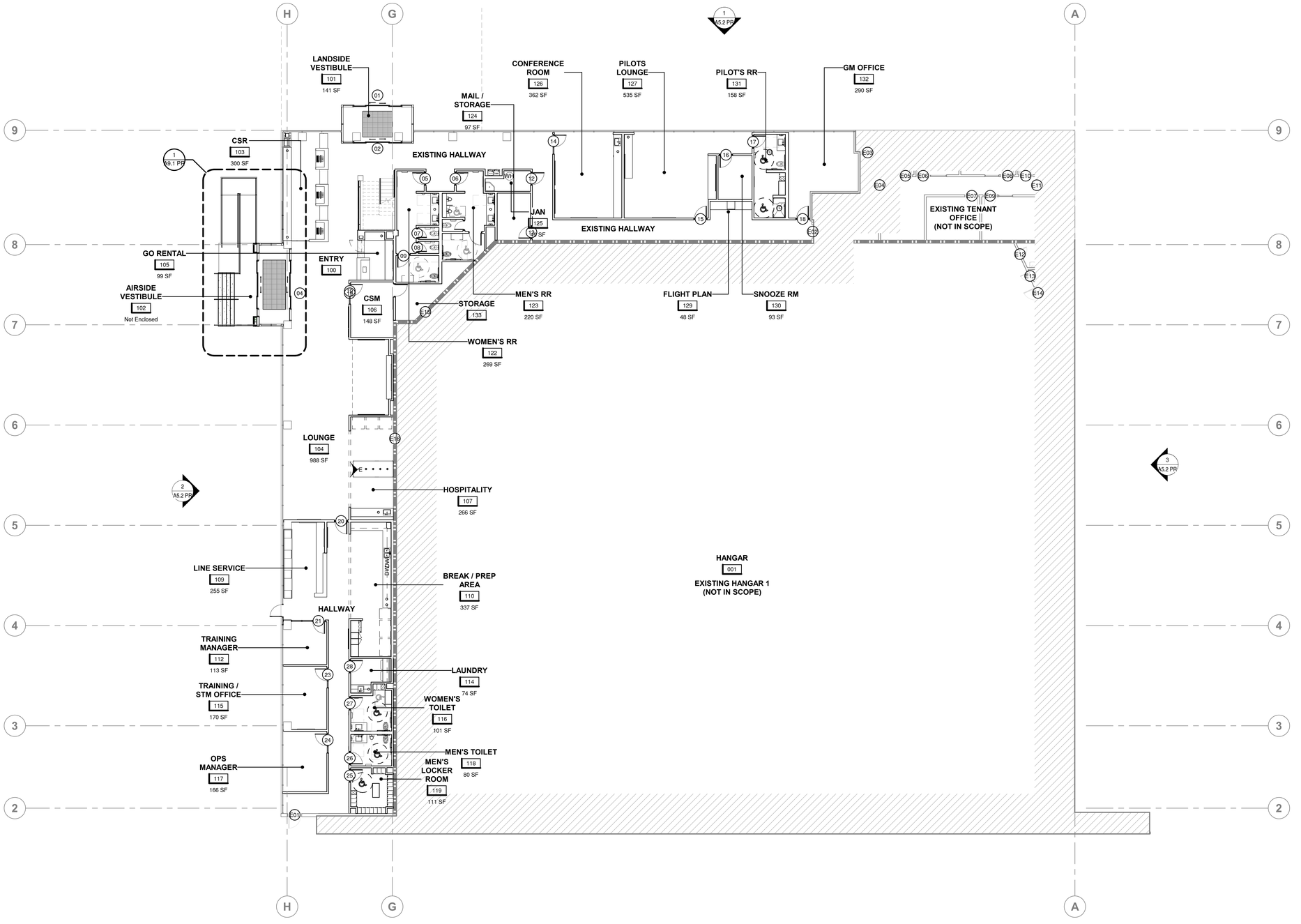
FLOOR PLAN - HANGAR 2

CASE #SP2022-08

DATE AS NOTED	SCALE AS NOTED
DWN Author	CHK Checker

JRMA Project No. 5672

A2.1 PR



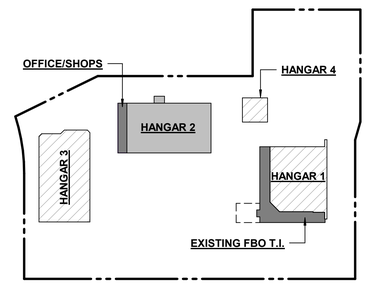
OVERALL FLOOR PLAN - EXISTING FBO

SCALE 3/32" = 1'-0" (1)

LEGEND

ROOM NAME 101	ROOM NAME & NUMBER - REF FINISH SCHEDULE
◇	KEYNOTE CALLOUT - REF THIS SHEET
0	DOOR NUMBER - REF DOOR SCHEDULE
0	WINDOW/ GLAZING SYSTEM NUMBER - REF WINDOW SCHEDULE
0	WALL TYPE - REF WALL TYPE LEGEND
	1 HR FIRE RATED WALL - REF WALL TYPE LEGEND
	60" ACCESSIBLE TURNING RADIUS CLEARANCE

KEY PLAN



JRMA ARCHITECTS ENGINEERS
2700 SATURN ST I BREA, CA 92821
T. 714.524.1870 I F. 714.524.1875
WWW.JRMA.COM

Project Revision

A	CLIENT REVIEW	10.03.2022
B	CLIENT REVIEW	12.20.2022

PROPOSED FBO TENANT IMPROVEMENT FOR:

ATLANTIC AVIATION ADS

4400 GLENN CURTISS DR
ADDISON, TX 75001

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FLOOR PLAN - HANGAR 1

CASE #SP2022-08

AS NOTED	AS NOTED
DATE	SCALE
Author	Checker
DWN	CHK

JRMA Project No. 5672

A2.2 PR

Autodesk Docs://5672 Atlantic Aviation ADS/5672-ARCH-FBO-T1-R22.rvt

Planning & Zoning Commission **4.**

Meeting Date: 02/21/2023

Agenda Caption:

Present, Discuss, and Consider Action on a **Site Plan for 0.78 acres within the Addison Airport Industrial District Addition, for a Commercial Kitchen, Located on the East Side of Midway Road, Approximately 375 Feet North of Wiley Post Road.** Case SP2022-09/15504 Midway Road (Wingstop Test Kitchen).

Recommendation:

Staff recommends approval of the site plan, subject to the following condition:

1. A fire lane access easement must be provided across the adjacent Wingstop Corporate Office site, at 15505 Wright Brother Drive, from the proposed site access point on the east property line to a public right-of-way, prior to the issuance of a building permit.

Attachments

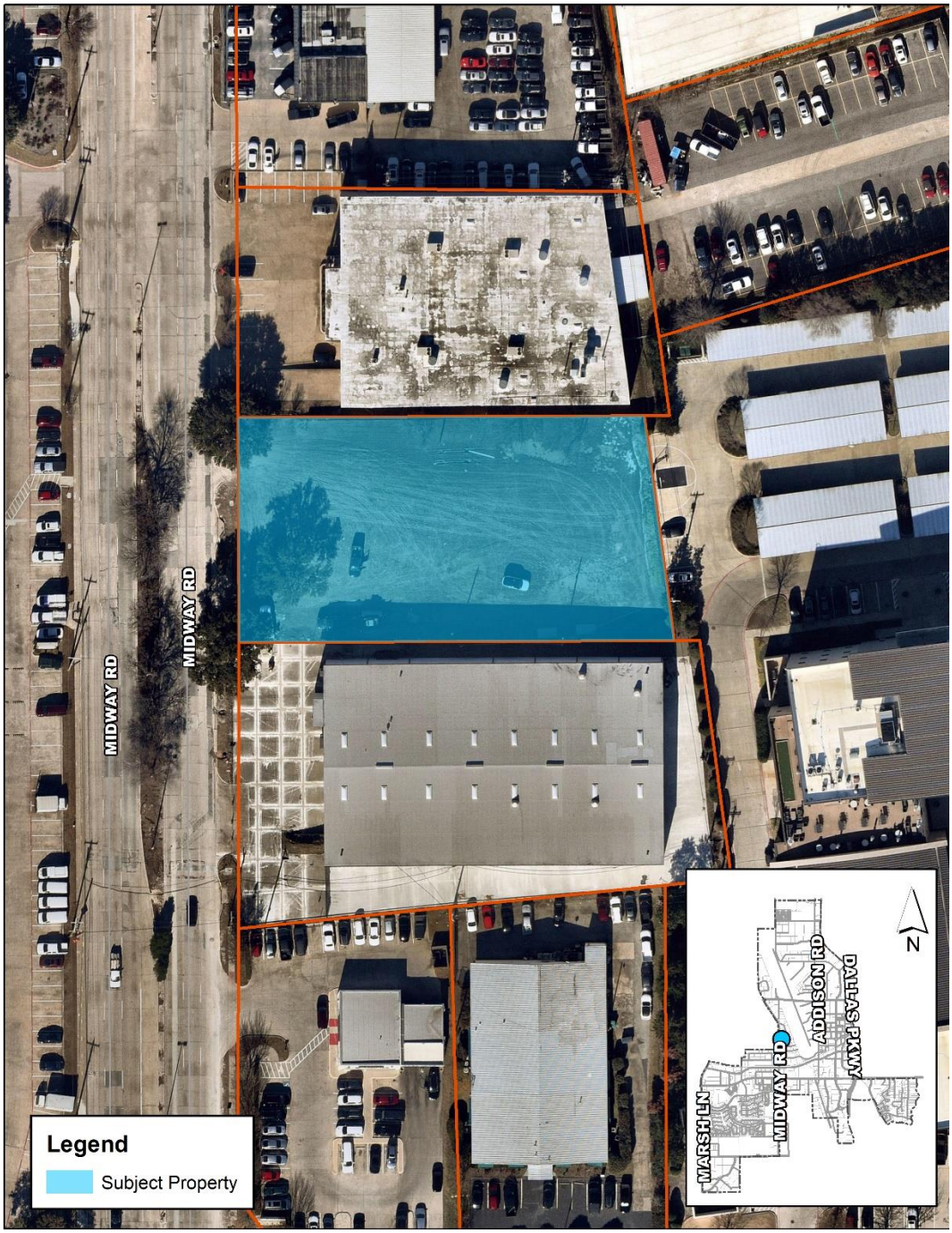
SP2022-09 Staff Report

SP2022-09 Plans

SP2022-09

<u>Case SP2022-09/15504 Midway Road (Wingstop Test Kitchen)</u>. Present, Discuss, and Consider Action on a Site Plan for 0.78 Acres within the Addison Airport Industrial District Addition, for a Commercial Kitchen, Located East of Midway Road and Approximately 375 Feet North of Wiley Post Road.

LOCATION MAP



February 21, 2023

STAFF REPORT

RE:	SP2022-09/15504 Midway Road (Wingstop Test Kitchen)
LOCATION:	15504 Midway Road
REQUEST:	Approval of a site plan for a commercial kitchen on 0.78-acres of land, located east of Midway Road and approximately 375 feet north of Wiley Post Road. (Application Date: 11/18/2022)
APPLICANT:	Stephanie Laughlin, Jacob & Jefner Associates

DISCUSSION:

Background: The site plan includes the development of a 10,080 square foot structure and associated site improvements on a currently vacant lot. The site will be used by Wingstop as a test kitchen. This subject property is northwest of the existing Wingstop Corporate Office at 15505 Wright Brothers Drive. The site includes 0.78 acres and is zoned Industrial 1 (I-1). The site is located on the east side of Midway Road, between Wiley Post Road and Wright Brothers Drive.

Proposed Plan: The proposed site plan includes one structure with a total building area of 10,080 square feet. The interior of the structure will have test kitchens used by Wingstop for training purposes and research and development of their food products. The applicant has indicated that their interior floor plan may be modified in the future as additional needs are identified. The floor plan also identifies restroom, storage, and utility facilities.

The site will also include a parking lot to the south of the structure. The parking lot drive aisle will also serve as a fire lane for emergency service access from Midway Road. The proposed solid waste enclosure will be located at the northeast corner of the site, behind the proposed building and will not be visible from Midway Road.

Parking: The I-1 zoning district allows a parking ratio of 1 space for each 1,000 square feet for service-based uses. This site will not sell or distribute food to customers therefore is not considered a restaurant. The total building area provided on site is proposed to be 10,080 square feet, requiring 11 parking spaces. The plan exceeds this requirement by providing 32 parking spaces on site. This is equivalent to approximately 1 space for each 315 square feet of floor area.

Exterior Facades: The proposed building will achieving a maximum building height of 27 feet. The primary structure will be 20 feet in height with a 7-foot-tall mechanical screening panel extending beyond the roof. The primary exterior material will be metal. The south façade will provide multiple building entrances with glass panels and canopies. The west façade will have spandrel panels

with a canopy. The service area will be on the east side of the building and be screened will metal panels to match the building façade.

All roof mounted mechanical equipment will be screened from all sides of the building. Additionally, a new solid waste enclosure is proposed at the northeast corner of the site and will match the building façade.

Landscaping and Streetscape: The Town's Landscape Ordinance requires that properties developed under the I-1 zoning district provide 10 percent of the site as landscaped area. Other requirements include a 20-foot landscape buffer along the street frontage, 5 percent of interior landscape planting in the parking lot, and parking lot screening. The landscape plan meets all Town requirements.

A 6-foot-wide sidewalk is proposed along Midway Road to comply with the Master Transportation Plan, where feasible. Additionally, enhanced landscaped is concentrated at the Midway Road frontage, and at the southeast corner of the building, near the primary entrance.

This applicant is proposing to remove 101 caliper inches of trees that are required to be mitigated. The new development is proposing to mitigate 43.5 caliper inches on site via replacement trees. The remaining 57.5 caliper inches will be mitigated via the Tree Mitigation Fund at $192 per caliper inch for a total of $11,040. The Town's landscaping regulations excludes hackberry and mulberry tree species from the tree mitigation requirement.

RECOMMENDATION: **APPROVAL WITH CONDITIONS**

The overall design and scale of the structure is compatible with the existing built environment along Midway Road, and it complies with the I-1 zoning district and applicable Town development standards.

Staff recommends approval of the site plan, subject to the following condition:

1. A fire lane access easement must be provided across the adjacent Wingstop Corporate Office site, at 15505 Wright Brother Drive, from the proposed site access point on the east property line to a public right-of-way, prior to the issuance of a building permit.

WINGSTOP INNOVATION CENTER

WINGSTOP RESTAURANTS, INC.

15505 Wright Brothers Dr.
Addison, TX 75001
972.331.0490

CASE NO. SP2022-09

PROJECT IS IN COMPLIANCE WITH THE 2018 IBC AND 2017 NEC.

SMITHGROUP

3333 WELBORN ST.,
SUITE 100
DALLAS, TX 75219
214.559.4851
smithgroup.com

SHEET LIST	
SHEET NUMBER	SHEET NAME
GENERAL	
G0.0	PROJECT COVER SHEET
CIVIL	
C3	OVERALL SITE PLAN
C6	UTILITY PLAN & DRAINAGE PLAN
EX. DAM	EXISTING DRAINAGE AREA MAP
PR. DAM	PROPOSED DRAINAGE AREA MAP
STRM CAP.	DOWNSTREAM CAPACITY EXHIBIT
LANDSCAPE	
LP100	EXISTING TREE INVENTORY
LS100	LANDSCAPE PLAN
ARCHITECTURAL	
A1.1.1	ARCHITECTURAL SITE PLAN - OVERALL
A1.2.1	ARCHITECTURAL SITE PLAN - ENLARGED
A4.1.2	EXTERIOR BUILDING ELEVATIONS

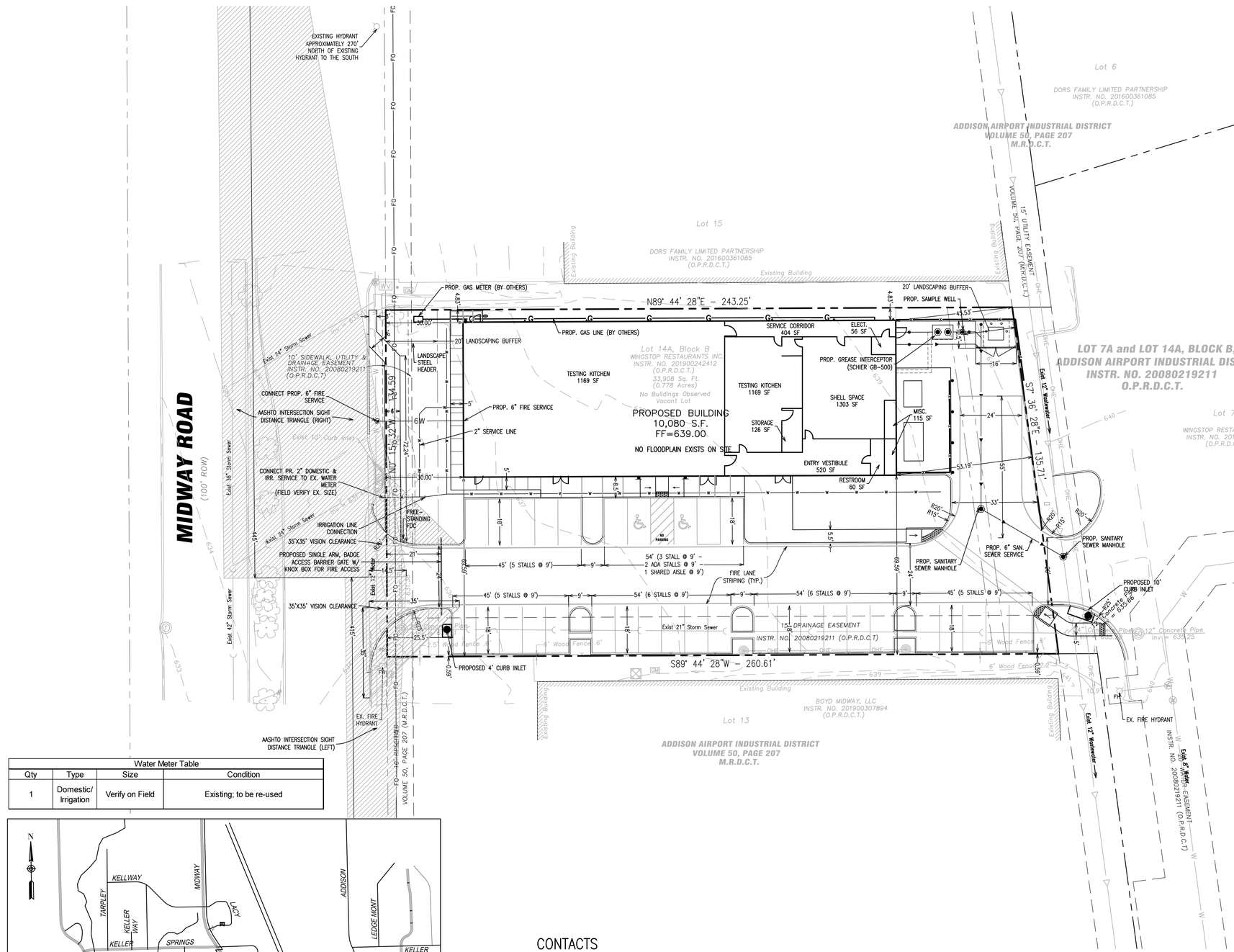
VOLUME I OF I

ISSUED FOR:
SITE PLAN APPROVAL

ISSUE DATE:
15FEB2023

14279

Plot Date: 2/16/2023 4:14:29 PM



LEGEND

PROPOSED	DESCRIPTION	EXISTING
C C	STORM SEWER	C C
8W	WATER MAIN (WITH SIZE)	W
	SANITARY SEWER	
OHE	OVERHEAD ELECTRIC	OHE
T	UNDERGROUND TELEPHONE	T
G	UNDERGROUND GAS	G
700	CONTOUR	700
	RIGHT-OF-WAY	
	CURB	
	DEPRESSED CURB FOR RAMP/DRIVEWAY	
X	FENCE LINE	X
	PROPOSED FIRE LANE	
	SANITARY MANHOLE	
	STORM MANHOLE	
	STORM INLET	
	STORM CATCH BASIN	
	CLEAN OUT	CO
	FIRE HYDRANT	
	GATE VALVE AND VAULT	
	UTILITY POLE	
	SIGN	
	DRAINAGE DIRECTION	
	OVERFLOW ROUTE	
FF	FINISHED FLOOR	
EP	EDGE OF PAVEMENT	
BC	BACK/TOP OF CURB	
700	EXISTING CONTOUR	
700	PROPOSED CONTOUR	

SITE DATA TABLE:

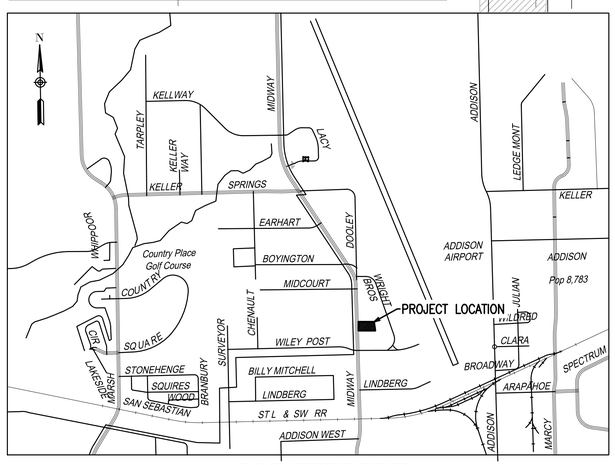
ZONING:	INDUSTRIAL-1
PROPOSED USE:	TEST KITCHEN
PROPERTY AREA:	0.778 ACRES, 33,908 S.F.
PROPOSED BUILDING AREA:	10,080 SQ. FT.
BUILDING HEIGHT:	20 FT
LOT COVERAGE:	6,782 S.F. (0.156 ACRES)
PERVIOUS (20%)	27,126 S.F. (0.623 ACRES)
IMPERVIOUS (80%)	
USABLE OPEN SPACE REQUIRED	20' LINEAR SETBACK FOR LANDSCAPING GREENBELT
USABLE OPEN SPACE PROVIDED	20' LINEAR SETBACK FOR LANDSCAPING GREENBELT
CAR PARKING REQUIRED: (1 STALL PER 1000 FLOOR AREA):	11 STALLS
CAR PARKING PROVIDED:	32 STALLS
STANDARD PARKING:	30 STALLS
HANDICAP ACCESSIBLE PARKING: (2 REQUIRED)	2 STALLS

NOTE:
HANDICAP PARKING IS PROVIDED IN ACCORDANCE TO ADA STANDARDS

TOWN OF ADDISON SITE PLAN NOTES:

1. ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
2. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
3. BUILDINGS WITH AN AGGREGATE SUM OF 500 SQUARE FEET OR GREATER ON A LOT SHALL HAVE AUTOMATIC FIRE SPRINKLERS INSTALLED THROUGHOUT ALL STRUCTURES. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
4. ALL SIGNAGE IS SUBJECT TO TOWN APPROVAL.
5. ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.

Water Meter Table			
Qty	Type	Size	Condition
1	Domestic/ Irrigation	Verify on Field	Existing; to be re-used



LOCATION MAP

CONTACTS

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DALLAS, TX 75248
CONTACT: STEPHANIE LAUGHLIN, P.E.
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OWNER/DEVELOPER
WINGSTOP RESTAURANTS, LLC
5501 LBJ FREEWAY, 5TH FLOOR
DALLAS, TX 75240
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BMARTINEZ@WINGSTOP.COM
(972) 331-0490

DEVELOPER
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4145 TRAVIS STREET, SUITE 300
DALLAS, TX 75214
CONTACT: MITCH PARADISE
MITCH.PARADISE@STILLWATERCAP.COM
(214) 868-2658

ARCHITECT
SMITH GROUP
5910 NORTH CENTRAL EXPRESSWAY, SUITE 1765
DALLAS, TX 75206
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SURVEYOR
DUENES LAND SURVEYING, LLC
2112 BLACKFOOT TRAIL
MESQUITE, TX 75149
CONTACT: DUSTIN DAVISON P.L.S.
DUSTIN@DUENESLANDSURVEYING.COM(630)
(214) 317-0685

LANDSCAPE ARCHITECT
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455 NORTH THIRD STREET, SUITE 250
PHOENIX, AZ 85004
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EVA.ZAMBRANO@SMITHGROUP.COM
(602) 824-5279

CONTRACTOR
STRUCTURE TONE SOUTHWEST
3500 MAPLE AVE, SUITE 1300
DALLAS, TX 75219
CONTACT: VINCENT GALLAGHER
VINCENT.GALLAGHER@STRUCTURETONE.COM
(214) 525-5162

THIS PLAN CONFORMS WITH DESIGN STANDARDS INCLUDED IN THE TOWN OF ADDISON TRANSPORTATION PLAN, WATER SYSTEM REQUIREMENTS, WASTE WATER SYSTEM REQUIREMENTS, AND DRAINAGE CRITERIA MANUAL.

SUBDIVISION	ADDISON AIRPORT INDUSTRIAL DISTRICT
BLOCK DESIGNATION	BLOCK B
LOT NUMBER	LOT 14A
ACREAGE	0.78 AC
SURVEY NAME & NUMBER	DUENES LAND SURVEYING, LLC - FIRM #1019446
TOWN PROJECT #	SP2022-09
DATE PREPARE	February 15, 2023

No.	Description	Date

OVERALL SITE PLAN

WINGSTOP INNOVATION CENTER PROJECT #SP2022-09

WINGSTOP RESTAURANTS, LLC.

15504 MIDWAY ROAD, ADDISON, TEXAS

JACOB & HEFNER ASSOCIATES
15110 Dallas Parkway, Suite 530, Dallas, Texas 75248
Firm Registration No. F-21096
PHONE: (972) 834-7316
www.jacobandhefner.com

STATE OF TEXAS
STEPHANIE E. LAUGHLIN
95763
LICENSED PROFESSIONAL ENGINEER
02/15/23

G769

1"=20'

C3

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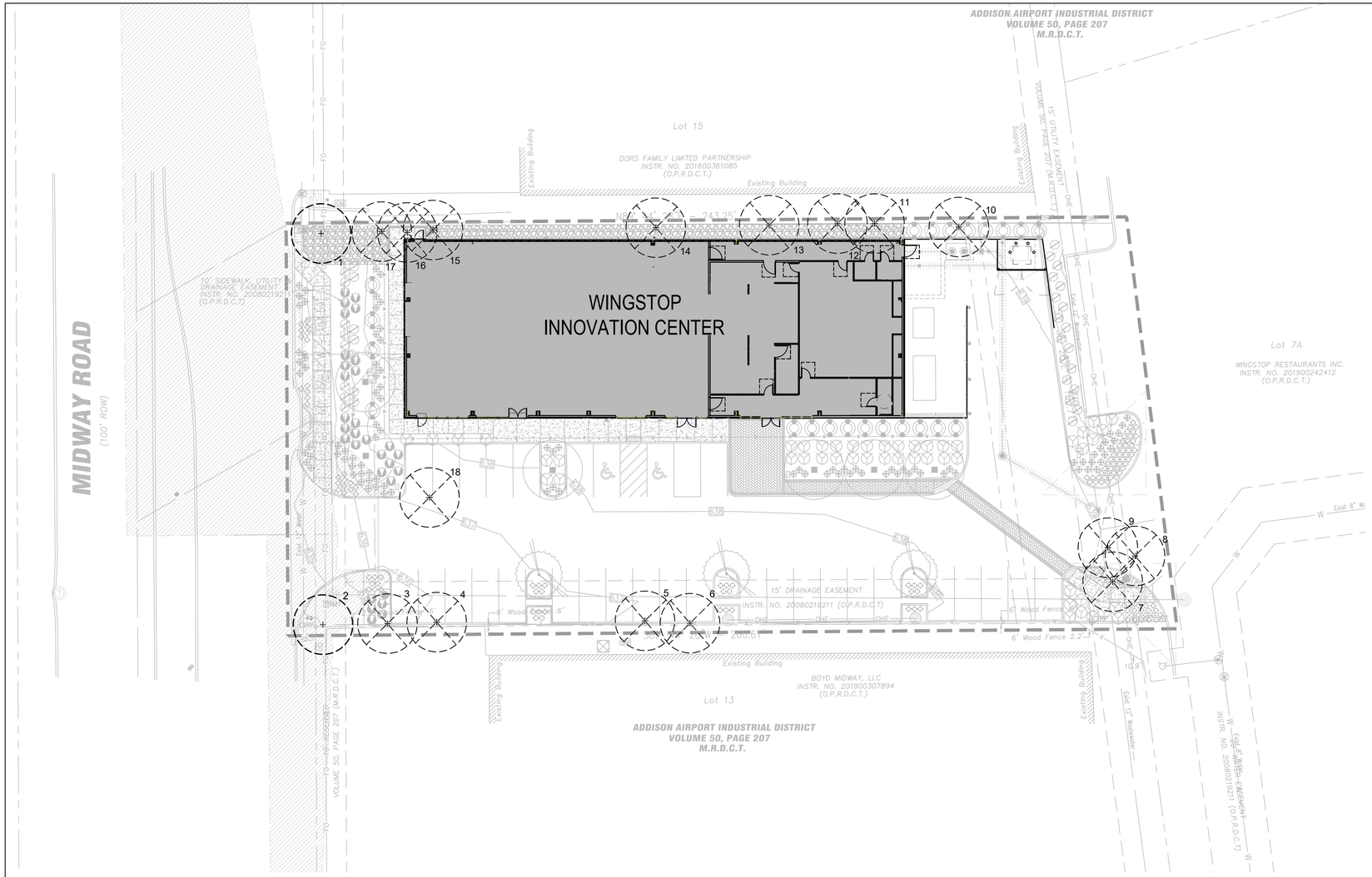


LANDSCAPE INVENTORY

TAG NO.	BOTANICAL NAME	COMMON NAME	CAL. SIZE (IN)	INVENTORY DESIGNATION	INTENDED DESIGNATION	PLANT CONDITION	REASON
01	QUERCUS VIRGINIANA	LIVE OAK	38"	NS	PROTECT IN PLACE	GOOD	------
02	QUERCUS VIRGINIANA	LIVE OAK	29"	NS	PROTECT IN PLACE	GOOD	------
03	LAGERSTROEMIA INDICA	CREPE MYRTLE	6"	NS	REMOVE	POOR	1/2 DEAD
04	LAGERSTROEMIA INDICA	CREPE MYRTLE	6"	NS	REMOVE	POOR	POOR FORM
05	MORUS MICROPHYLLA	MULBERRY*	6"	NS	REMOVE	POOR	1/2 DEAD
06	CELTIS OCCIDENTALIS	HACKBERRY*	8"	NS	REMOVE	POOR	GROWING IN FENCE
07	MAGNOLIA SP.	MAGNOLIA	8"	NS	REMOVE	GOOD	TOO LARGE / OVERHEAD LINES
08	MAGNOLIA SP.	MAGNOLIA	7"	NS	REMOVE	GOOD	TOO LARGE / OVERHEAD LINES
09	MAGNOLIA SP.	MAGNOLIA	8"	NS	REMOVE	GOOD	TOO LARGE / OVERHEAD LINES
10	ULMUS SP.	ELM	20"	NS	REMOVE	POOR	POOR FORM
11	CELTIS OCCIDENTALIS	HACKBERRY*	6"	NS	REMOVE	POOR	GROWING IN FENCE
12	MORUS MICROPHYLLA	MULBERRY*	6"	NS	REMOVE	POOR	GROWING IN FENCE
13	CELTIS OCCIDENTALIS	HACKBERRY*	11"	NS	REMOVE	POOR	GROWING IN FENCE
14	CELTIS OCCIDENTALIS	HACKBERRY*	14"	NS	REMOVE	POOR	GROWING IN FENCE
15	LAGERSTROEMIA INDICA	CREPE MYRTLE	6"	NS	REMOVE	POOR	1/2 DEAD
16	LAGERSTROEMIA INDICA	CREPE MYRTLE	6"	NS	REMOVE	POOR	1/2 DEAD
17	LAGERSTROEMIA INDICA	CREPE MYRTLE	6"	NS	REMOVE	POOR	POOR FORM
18	QUERCUS VIGINIANA	LIVE OAK	28"	NS	REMOVE	GOOD	TOO LARGE

* = HACKBERRY AND MULBERRY TREE SPECIES EXCLUDED FROM TREE MITIGATION REQUIREMENT BUT INCLUDED IN TABLE FOR INVENTORY PURPOSES

TREE MITIGATION DATA TABLE

TOTAL TREES ON SITE:	(18)
TREES TO BE REMOVED AND REPLACED THROUGH MITIGATION:	(10) (TOTAL 101 CALIPER INCHES)
NUMBER OF CALIPER INCHES MITIGATED ON SITE:	(6) 6" CAL. SHUMARD OAKS (3) 2.5" CAL. MAGNOLIAS (TOTAL 43.5 CAL. INCHES)
REMAINING CALIPER INCHES TO BE PAID INTO TREE PROTECTION FUND ($192 PER CALIPER INCH):	57.5 CALIPER INCHES (57.5" X $192.00 = $11,040.00) BASED ON ADDISON GUILDELINES

INVENTORY LEGEND

PLANT MATERIAL

EXISTING TREE- PRESERVE IN PLACE
XX TAG NUMBER

EXISTING TREE- DESTROY
XX TAG NUMBER

LINE TYPES

LIMIT OF LANDSCAPE CONSTRUCTION

Know what's below. Call before you dig.

CALL PRIVATE UTILITY LOCATOR TO LOCATE PRIVATE UTILITIES

NORTH

SCALE: 20 40 1:20

SUBDIVISION	ADDISON AIRPORT INDUSTRIAL DISTRICT
BLOCK DESIGNATION	BLOCK B
LOT NUMBER	LOT 14A
ACREAGE	0.78 AC
SURVEY NAME & NUMBER	DUNES LAND SURVEYING, LLC - FIRM #1019446
TOWN PROJECT #	SP2022-09
DATE PREPARED	FEBRUARY 15, 2023

WINGSTOP INNOVATION CENTER

15504 Midway Road
Addison, TX 75001
972.331.0490

SMITHGROUP

455 NORTH THIRD STREET
SUITE 250
PHOENIX, AZ 85004
602.265.2200
WWW.SMITHGROUP.COM
LANDSCAPE ARCHITECT
RICK JONES
RICK.JONES@SMITHGROUP.COM

ISSUED FOR	REV	DATE
CITY COMMENT RESPONSE	4	15FEB2023
CITY COMMENT RESPONSE	3	23JAN2023
CITY COMMENT RESPONSE	2	22DEC2022
SITE PLAN SUBMITTAL	1	18NOV2022

SEALS AND SIGNATURES

REGISTERED LANDSCAPE ARCHITECT
RICHARD JONES
3084
STATE OF TEXAS
Expires: 03/31/2023
2.15.23

KEY PLAN

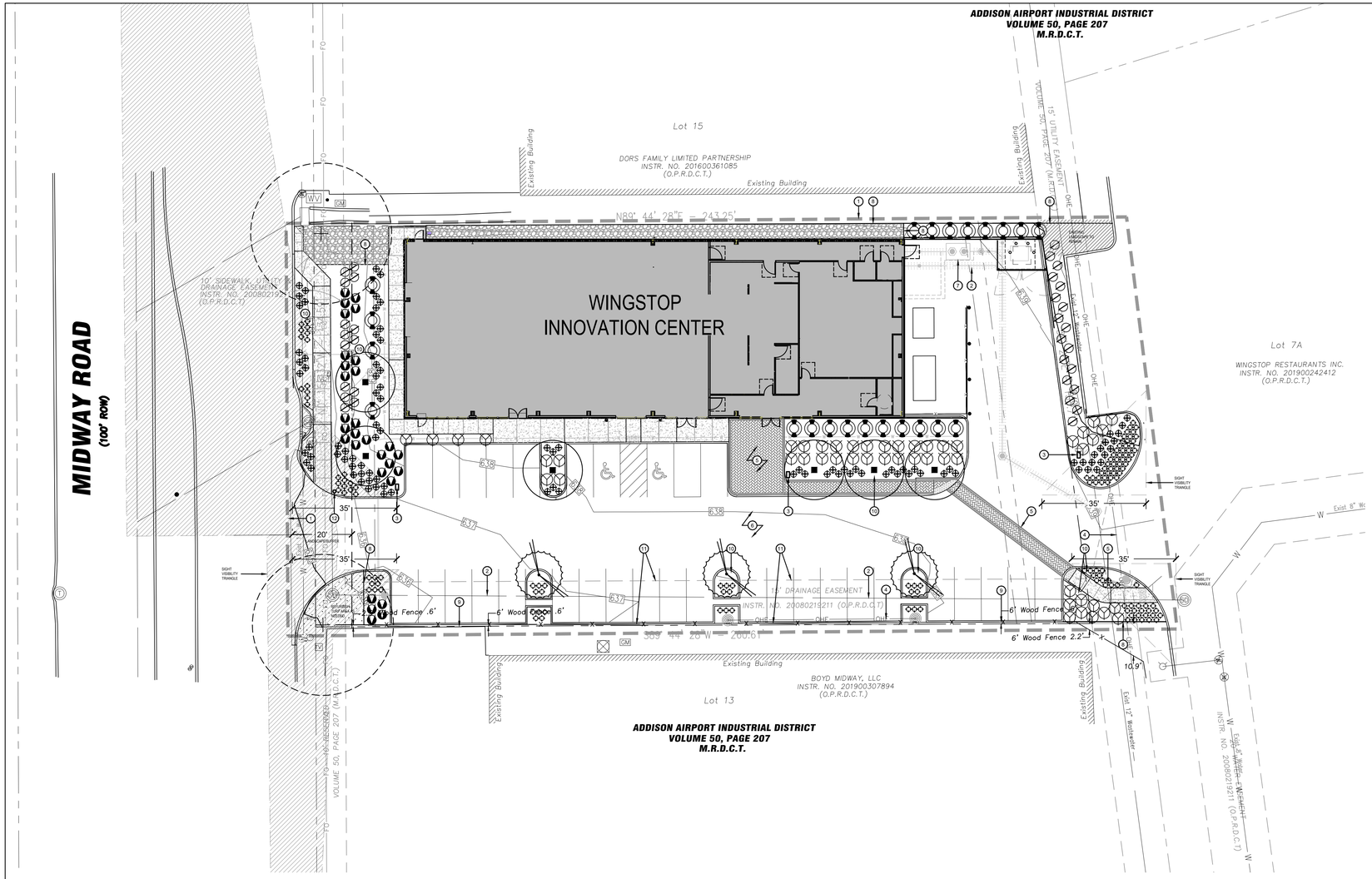
DRAWING TITLE

EXISTING TREE INVENTORY

SCALE
14279.000

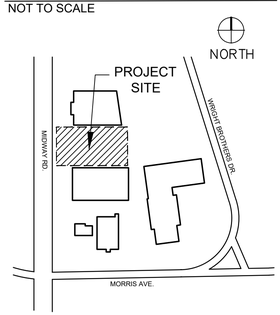
PROJECT NUMBER
CD LP100

DRAWING NUMBER



VICINITY MAP

NOT TO SCALE



SITE DATA TABLE

ZONING	INDUSTRIAL - 1
PROPOSED USE	TEST KITCHEN
PROPERTY AREA	33,908 SF (0.778 ACRES)
PROPOSED BUILDING AREA	10,080 SF

LANDSCAPE TABULATIONS

OVERALL LANDSCAPE PERCENTAGE

REQUIRED	PROPOSED
20% OF GROSS SITE	20% (6,782 SF)

STREET LANDSCAPE BUFFER

REQUIRED	PROPOSED
(1) 4" CAL. SHADE TREE / 30 LF	(2) EXISTING OAKS (2) ADDITIONAL SHADE TREE (110 LF FRONTAGE)
EVERGREEN SHRUBS SINGLE ROW AT 3'-3.5' O.C. 5 GAL., 24" MIN. HT	(17) EVERGREEN SHRUBS 3.5' O.C. 5 GAL, 3'-4' HT

OFF-STREET LOADING SPACES - NOT APPLICABLE

SIGHT VISIBILITY TRIANGLES - SHOWN ON PLAN

PARKING LOT PERIMETER SCREENING AT MIDWAY ENTRANCE

REQUIRED	PROPOSED
EVERGREEN SHRUBS SINGLE ROW AT 3'-3.5' O.C. 5 GAL., 24" MIN. HT	(12) EVERGREEN SHRUBS 3.5' O.C. 5 GAL, 3'-4' HT

EXISTING 6' HT FENCE ALONG SOUTH PROPERTY LINE TO REMAIN IN PLACE. IF FENCE IS REMOVED, OWNER IS TO REPLACE FENCE TO MEET PARKING LOT SCREENING REQUIREMENTS.

PARKING LOT INTERIOR

REQUIRED	PROPOSED
PLANTING AREA = 5% OF TOTAL PARKING AREA	14% (1,955 SF PLANTING AREA OF 13,555 SF PARKING AREA)
(1) SHADE TREE / 10 PARKING SPACES	(2) SHADE TREES IN PARKING LANDSCAPE ISLANDS (3) SHADE TREES LOCATED AT ALTERNATE AREA WITHIN BUILDING BASE TO MEET PARKING REQUIREMENT.

PLANT LEGEND

SYM.	BOTANICAL NAME (COMMON NAME)	SIZE	MIN. CAL	QTY.
	TREES			
	EXISTING TREE TO REMAIN PROTECT IN PLACE	VARIES		
	QUERCUS SHUMARDII SHUMARD OAK	18' HT. MIN. 10'-12' SPR.	6" CAL.	06
	ORNAMENTAL TREES			
	MAGNOLIA 'LITTLE GEM' MAGNOLIA 'LITTLE GEM'	8' HT. MIN.	2.5" CAL.	03
	SHRUBS			
	ILEX VOMITORIA 'SHILLINGS DWARF' SHILLINGS DWF. YAUPON HOLLY	5 GAL.		32
	LEUCOPHYLLUM FRUTESCENS COMPACTUM COMPACT TEXAS SAGE	5 GAL.		22
	SALVIA GREGGII SIERRA LINDA AUTUMN SAGE	5 GAL.		29
	GROUNDCOVER & ORNAMENTAL GRASSES			
	MUHLENBERGIA RIGENS DEER GRASS	1 GAL.		51
	RUDBECKIA FULGIDA 'GOLDSTRUM' BLACK-EYED SUSAN	1 GAL.		93
	CAREX OSHIMENIS 'EVERGOLD' EVERYGREEN JAPANESE SEDGE	1 GAL.		138

TOPDRESS / DUST CONTROL LEGEND

- 3" DEEP SHREDDED BARK MULCH ALL PLANTING AREAS U.N.O.
- 1" - 3" SCREENED COBBLE COLOR:TAN, CONTRACTOR TO SUBMIT COLOR FOR APPROVAL - 3" MIN. DEPTH
- TURF BY SOD CELEBRATION BERMUDA GRASS REFURBISH AS NEEDED

NOTE:

1. AN IRRIGATION PLAN IS REQUIRED ON CIVIL, AND CONSTRUCTION PLANS AND MUST BE SIGNED AND SEALED BY A LICENSED IRRIGATOR.
2. ALL IRRIGATION CONTROLLERS MUST HAVE A RAIN AND FREEZE SENSORS.
3. LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS OF COMPLETE PROJECT IRRIGATION DESIGN COMPLETED BY STATE OF TEXAS LICENSED LANDSCAPE IRRIGATION SPECIALIST. SHOP DRAWINGS TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. PROVIDE IRRIGATION TO ALL PLANT MATERIAL WITH AUTOMATIC CONTROLLER. REFURBISH AND EXPAND EXISTING SYSTEM AS NECESSARY.
5. FILTER FABRIC TO BE PLACED UNDER ALL COBBLE AREAS.
6. PRIOR TO CONSTRUCTION, TOWN ARBORIST TO REVIEW EXISTING TREE ROOT SYSTEM/ CONDITION FOR SIDEWALK INSTALLATION AT NORTHWEST CORNER OF SITE ALONG MIDWAY.

KEYNOTES

1. PROPERTY LINE
2. UNDERGROUND UTILITY - SEE CIVIL DRAWINGS
3. SITE POLE LIGHTING
4. OVERHEAD ELECTRICAL LINES
5. PAVING - SEE LEGEND
6. DRIVE LANE
7. GREASE TRAP AREA
8. STEEL HEADER
9. EXISTING FENCE TO REMAIN
10. LANDSCAPE AREA - SEE LEGEND
11. DRAINAGE EASEMENT
12. FDC - REFER TO CIVIL DRAWINGS

HARDSCAPE LEGEND

- CONCRETE - FINISH: LIGHT BROOM, COLOR: NATURAL GRAY 1240 SF
- CONCRETE UNIT PAVER HOLLAND PAVER BY KEYSTONE IN HERRINGBONE PATTERN; FINISH: STANDARD WITH CHAMFER; COLOR: CHARCOAL;
  60MM AT BUILDING BASE SAND SET OVER CONCRETE SLAB 740 SF
  80MM AT PEDESTRIAN CROSSWALK SAND SET OVER CONCRETE SLAB 240 SF
- EXPANSION JOINT
- CONTROL JOINT

NOTE:
PROVIDE VEHICULAR RATED PAVING DEPTH AT ALL FIRELANE/DRIVE AREAS - SEE CIVIL DRAWINGS FOR LOCATION AND DEPTH.

811 Know what's below. Call before you dig.

CALL PRIVATE UTILITY LOCATOR TO LOCATE PRIVATE UTILITIES

NORTH SCALE: 20 40 1:20

SUBDIVISION	ADDISON AIRPORT INDUSTRIAL DISTRICT
BLOCK DESIGNATION	BLOCK B
LOT NUMBER	LOT 14A
ACREAGE	0.78 AC
SURVEY NAME & NUMBER	DUNES LAND SURVEYING, LLC - FIRM #1019446
TOWN PROJECT #	SP2022-09
DATE PREPARED	FEBRUARY 14, 2023

WINGSTOP INNOVATION CENTER

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972.331.0490

SMITHGROUP

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602.265.2200
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LANDSCAPE ARCHITECT
RICK JONES
RICK.JONES@SMITHGROUP.COM

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CITY COMMENT RESPONSE	4	15FEB2023
CITY COMMENT RESPONSE	3	23JAN2023
CITY COMMENT RESPONSE	2	22DEC2022
SITE PLAN SUBMITTAL	1	18NOV2022

SEALS AND SIGNATURES

REGISTERED LANDSCAPE ARCHITECT · RICHARD JONES · 3084 · STATE OF TEXAS · EXPIRES: 03/31/2023 · 2.15.23

KEY PLAN

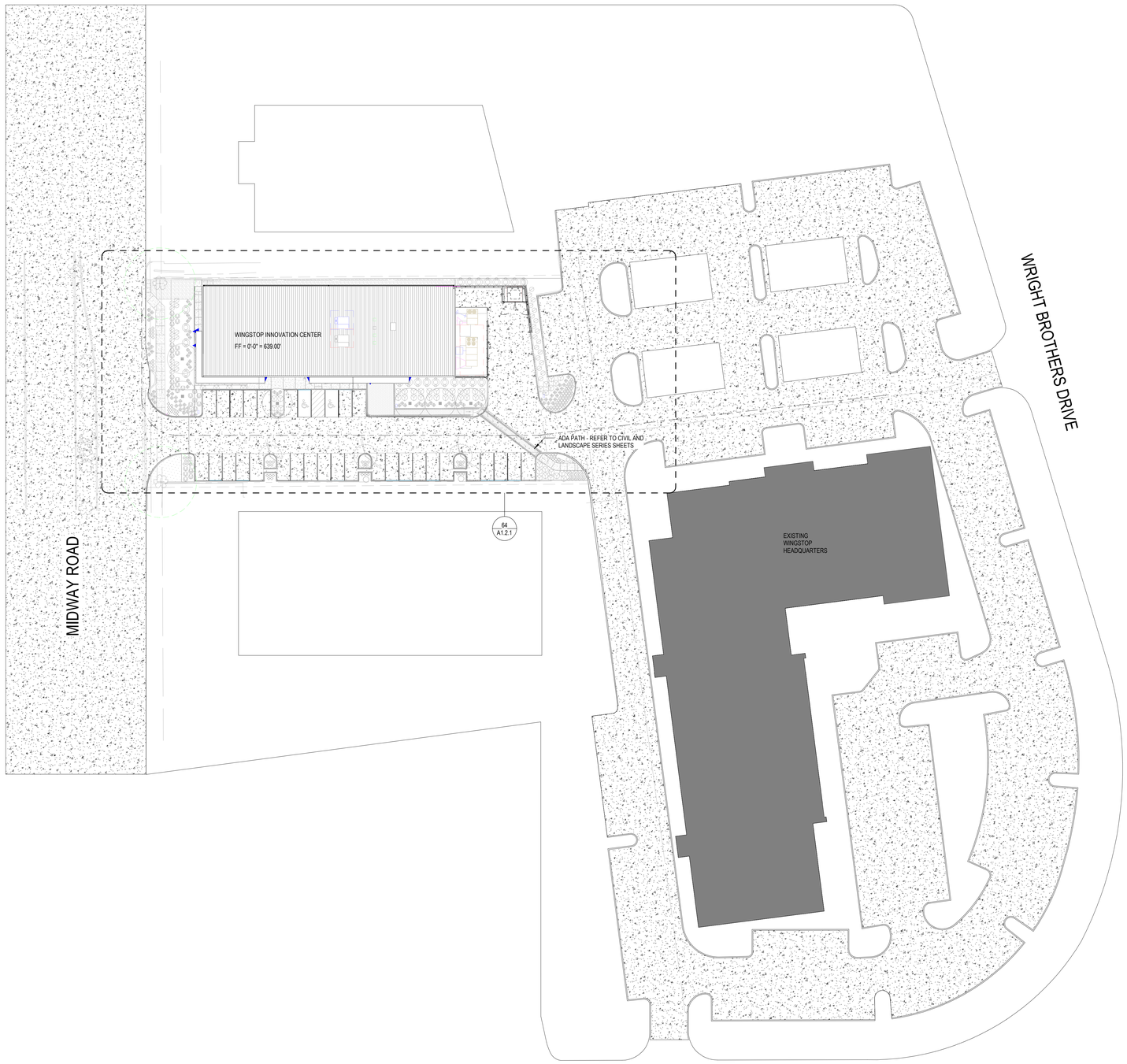
DRAWING TITLE

LANDSCAPE PLAN

SCALE 14279.000

PROJECT NUMBER CD LS100

DRAWING NUMBER



72 OVERALL SITE PLAN
SCALE: 1/32" = 1'-0"

NORTH

Plot Date: 2/15/2023 10:32:57 AM START Sheet

GRAPHIC LEGEND

CONCRETE

EXISTING BUILDING

GENERAL SHEET NOTES

A. REFER TO THE A0.X SERIES DRAWINGS FOR ARCHITECTURAL GENERAL NOTES, DRAWING, REFERENCE AND MATERIAL SYMBOLS AS WELL AS ABBREVIATIONS USED ON THIS DRAWING.

B. REFER TO AND COORDINATE WITH CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL SITE INFORMATION NOT SHOWN ON THIS DRAWING.

C. PROJECT IS IN COMPLIANCE WITH 2018 IBC AND 2017 NEC.

WINGSTOP INNOVATION CENTER

15504 Midway Road
Addison, TX 75001
972.331.0490

CASE NO. SP2022-09

SMITHGROUP

3333 WELBORN ST., SUITE 100
DALLAS, TX 75219
214.559.4851
smithgroup.com

ISSUED FOR	REV	DATE
CITY COMMENT RESPONSE	4	15FEB2023
CITY COMMENT RESPONSE	3	31JAN2023
CITY COMMENT RESPONSE	2	22DEC2022
SITE PLAN SUBMITTAL	1	18NOV2022

SEALS AND SIGNATURES

REGISTERED ARCHITECT
JAY RAMBO
19674
STATE OF TEXAS

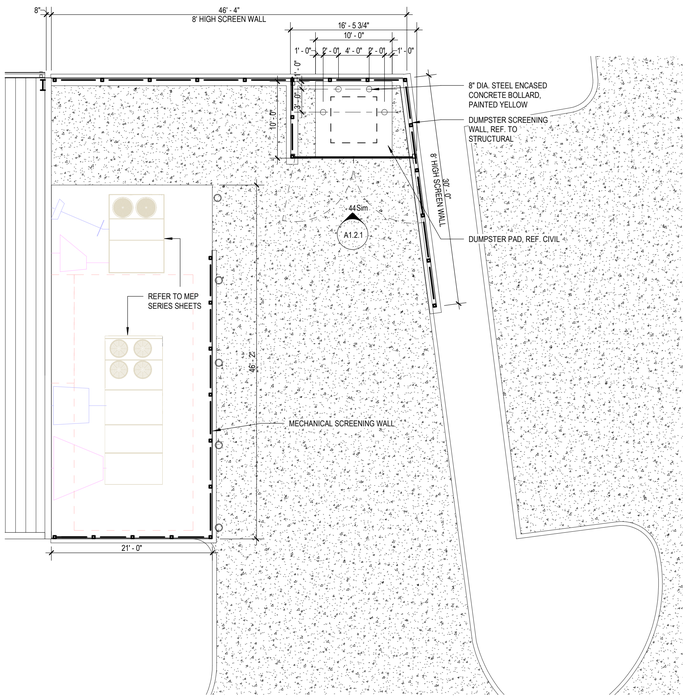
Jay Rambo
02/15/23

SMITHGROUP REGISTRATION NO: 10072

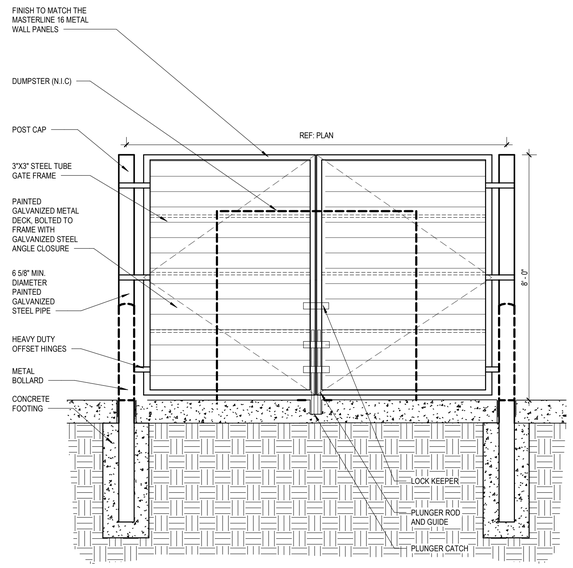
SHEET TITLE
ARCHITECTURAL SITE PLAN - OVERALL

14279
PROJECT NUMBER

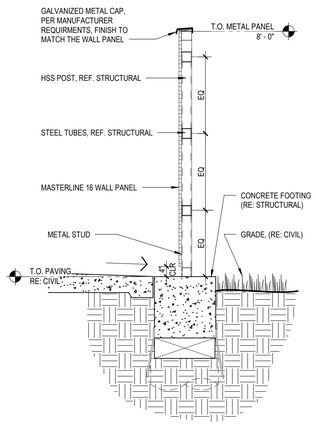
CD **A1.1.1**
SHEET NUMBER



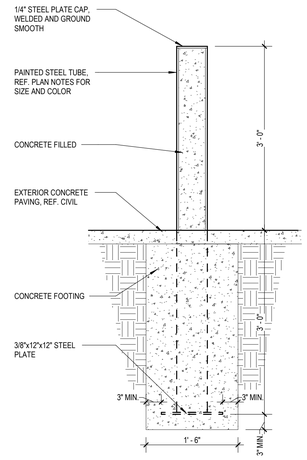
68 SERVICE YARD
SCALE: 1/8" = 1'-0"



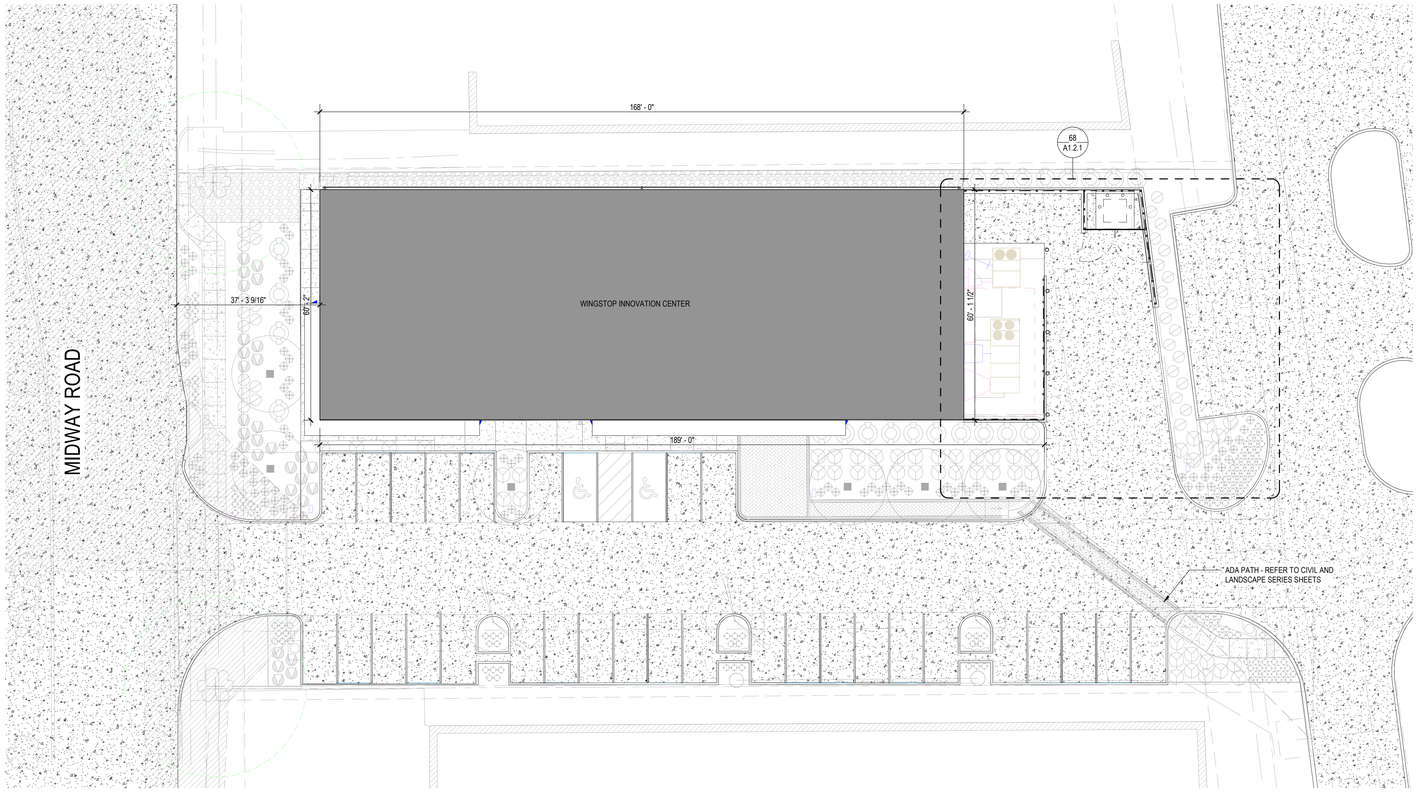
44 DUMPSTER GATE ELEVATION
SCALE: 1/2" = 1'-0"



28 SITE DUMPSTER SECTION
SCALE: 1/2" = 1'-0"



20 BOLLARD SECTION
SCALE: 1" = 1'-0"



64 SITE PLAN
SCALE: 1/16" = 1'-0"

GRAPHIC LEGEND

CONCRETE

EXISTING BUILDING

GENERAL SHEET NOTES

A. REFER TO THE A0.X SERIES DRAWINGS FOR ARCHITECTURAL GENERAL NOTES, DRAWING, REFERENCE AND MATERIAL SYMBOLS AS WELL AS ABBREVIATIONS USED ON THIS DRAWING.

B. REFER TO AND COORDINATE WITH CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL SITE INFORMATION NOT SHOWN ON THIS DRAWING.

C. PROJECT IS IN COMPLIANCE WITH 2018 IBC AND 2017 NEC.

REFERENCE KEYNOTES

SHEET KEYNOTES

WINGSTOP INNOVATION CENTER

15504 Midway Road
Addison, TX 75001
972.331.0490

CASE NO. SP2022-09

SMITHGROUP

3333 WELBORN ST., SUITE 100
DALLAS, TX 75219
214.559.4851
smithgroup.com

ISSUED FOR	REV	DATE
CITY COMMENT RESPONSE	4	15FEB2023
CITY COMMENT RESPONSE	3	31JAN2023
CITY COMMENT RESPONSE	2	22DEC2022
SITE PLAN SUBMITTAL	1	18NOV2022

SEALS AND SIGNATURES

REGISTERED ARCHITECT JAY RAMBO 78574 STATE OF TEXAS

Jay Rambo
02/15/23

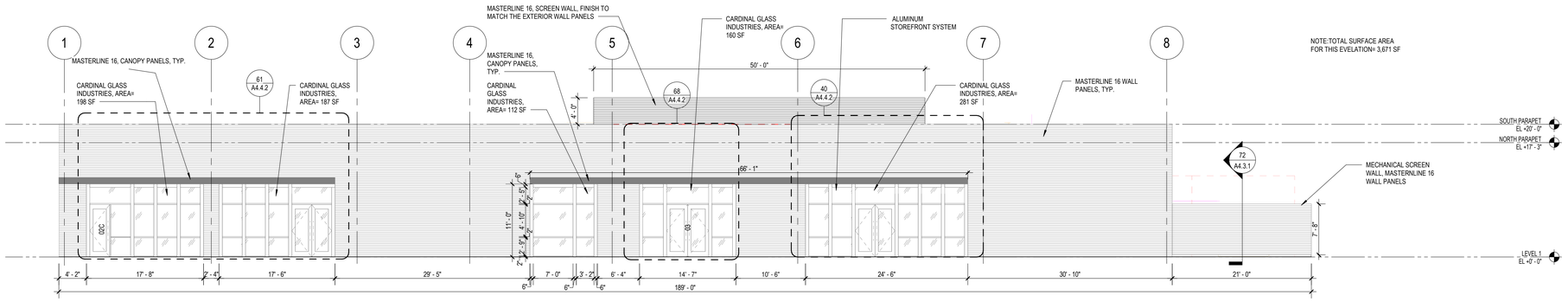
SMITHGROUP REGISTRATION NO: 10072

SHEET TITLE
ARCHITECTURAL SITE PLAN - ENLARGED

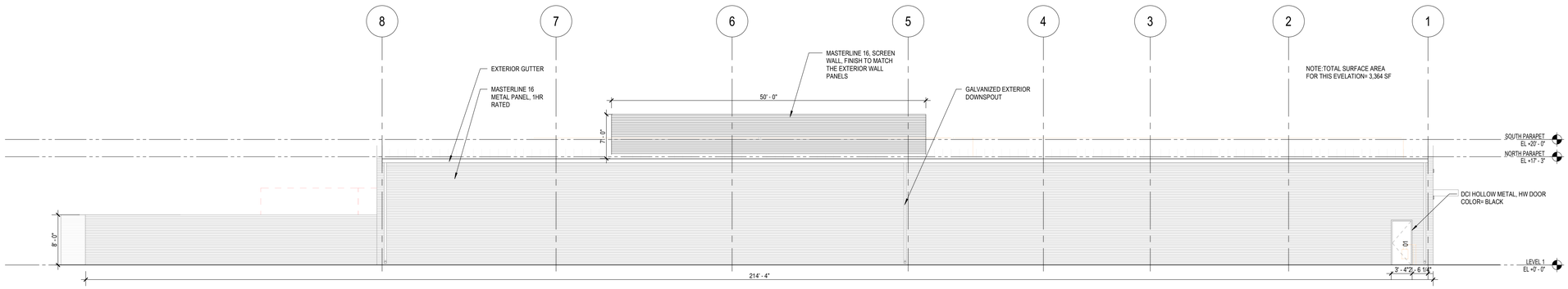
14279
PROJECT NUMBER

CD **A1.2.1**
SHEET NUMBER

Plot Date: 2/15/2023 10:33:28 AM START Sheet



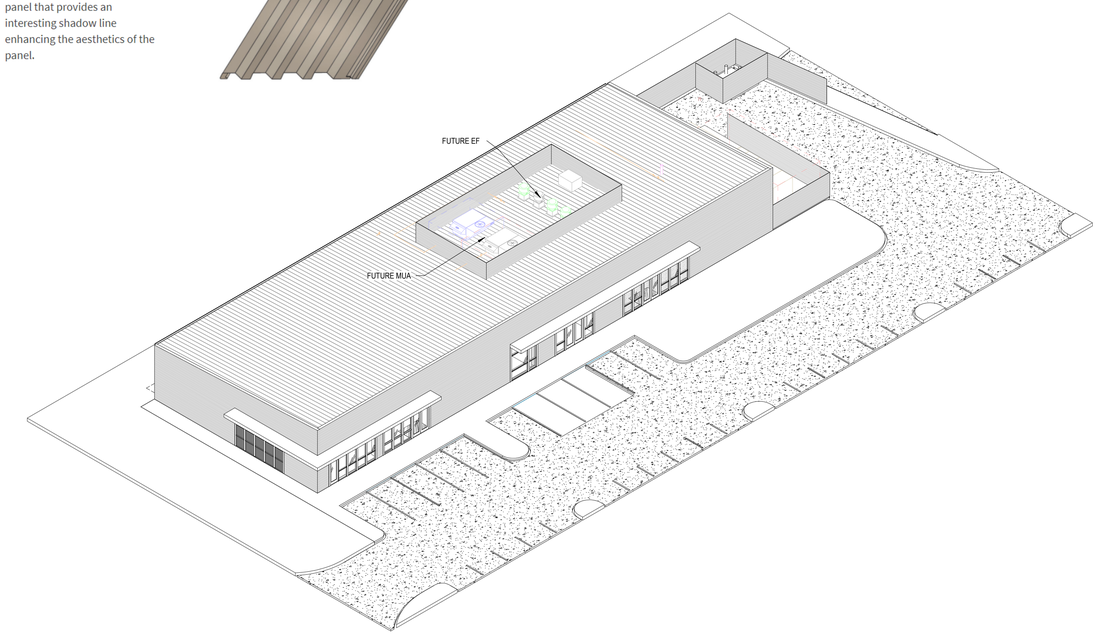
66 BUILDING SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



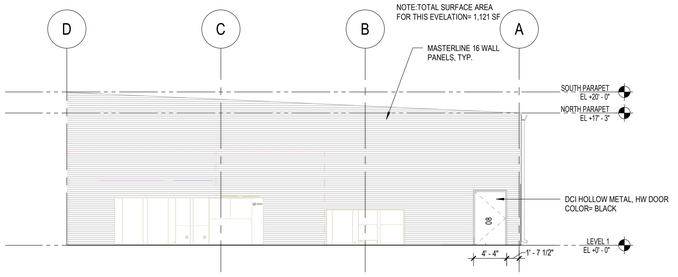
68 BUILDING NORTH ELEVATION
SCALE: 1/8" = 1'-0"

MasterLine 16®

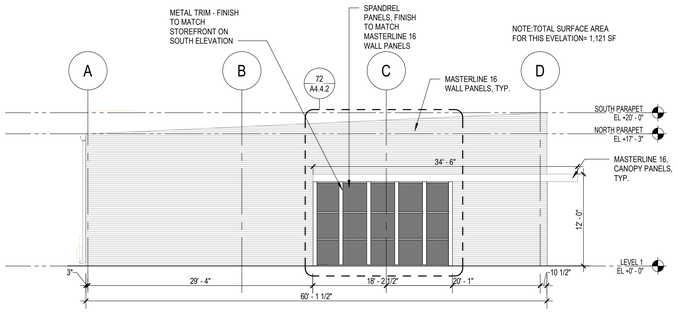
The MasterLine 16® is a concealed fastener metal wall panel that provides an interesting shadow line enhancing the aesthetics of the panel.



72 SECTION AXON VIEW
SCALE:



30 BUILDING EAST ELEVATION
SCALE: 1/8" = 1'-0"



32 BUILDING WEST ELEVATION
SCALE: 1/8" = 1'-0"

GRAPHIC LEGEND

GL-01 CLEAR GLASS

MASTERLINE METAL PANEL

SPANDREL PANEL

GENERAL SHEET NOTES

A. REFER TO THE A0.X SERIES SHEETS FOR ARCHITECTURAL GENERAL NOTES, DRAWING, REFERENCE AND MATERIAL SYMBOLS, ABBREVIATIONS, AS WELL AS DIMENSIONING CONVENTIONS USED ON THIS SHEET.

B. REFER TO AND COORDINATE WITH STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL FOR ADDITIONAL INFORMATION NOT SHOWN ON THIS SHEET.

C. REFER TO AND COORDINATE WITH CIVIL DRAWINGS FOR ALL FINISH GRADES.

D. REFER TO THE A4.4.X SERIES SHEETS FOR ENLARGED EXTERIOR ELEVATIONS.

E. REFER TO THE A5.4.X SERIES SHEETS FOR EXTERIOR WINDOW AND LOUVER FRAME ELEVATIONS.

F. PROJECT IS IN COMPLIANCE WITH 2018 IBC AND 2017 NEC.

SURFACE AREA

TOTAL SURFACE AREA FOR EACH ELEVATION	
SOUTH ELEVATION	3,671 SF
NORTH ELEVATION	3,364 SF
EAST ELEVATION	1,121 SF
WEST ELEVATION	1,121 SF

MATERIAL CALCULATIONS

MATERIAL CALCULATIONS PER ELEVATIONS			
	MATERIALS / ELEV	SF / ELEV	% / ELEV
NORTH ELEV.	MASTERLINE 16"	3,364 SF	100%
SOUTH ELEV.	MASTERLINE 16" GLAZING CANOPY	2,637 SF 938 SF 96 SF	72% 25% 2.6%
EAST ELEV.	MASTERLINE 16" HM DOOR	1,090 SF 31 SF	97.2% 2.77%
WEST ELEV.	MASTERLINE 16" HM DOOR SPANDREL PANEL	795 SF 48 SF 247 SF	73.7% 4.3% 22%

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.

NORTH

SUBDIVISION	ADDISION AIRPORT INDUSTRIAL DISTRICT
BLOCK DESIGNATION	BLOCK B
LOT NUMBER	LOT 14 A
ACREAGE	0.78 AC
TOWN PROJECT #	AZR2021-0013
DATE PREPARE	DECEMBER 22, 2022

WINGSTOP INNOVATION CENTER

15504 Midway Road
Addison, TX 75001
972.331.0490

CASE NO. SP2022-09

SMITHGROUP

3333 WELBORN ST., SUITE 100
DALLAS, TX 75219
214.559.4851
smithgroup.com

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SITE PLAN SUBMITTAL	1	18NOV2022

SEALS AND SIGNATURES

REGISTERED ARCHITECT JAY RAMBO 78674 STATE OF TEXAS

Jay Rambo
02/15/23

SMITHGROUP REGISTRATION NO: 10072

SHEET TITLE
EXTERIOR BUILDING ELEVATIONS

14279
PROJECT NUMBER

CD
SHEET NUMBER
A4.1.2

Author
2/14/2023 3:09:55 PM
Plot Date:

Planning & Zoning Commission **5.**

Meeting Date: 02/21/2023

Agenda Caption:

Present, Discuss, and Consider Action on a **Site Plan for 2.12 acres within the Addison Airport Addition, all Located on the Addison Airport, for an Airport Hangar, Located on the North Side of the Westernmost Segment of Eddie Rickenbacker Drive.** Case SP2022-10/4485 Eddie Rickenbacker Drive (Sky Squared Hangars).

Recommendation:

Staff recommends approval of the site plan.

Attachments

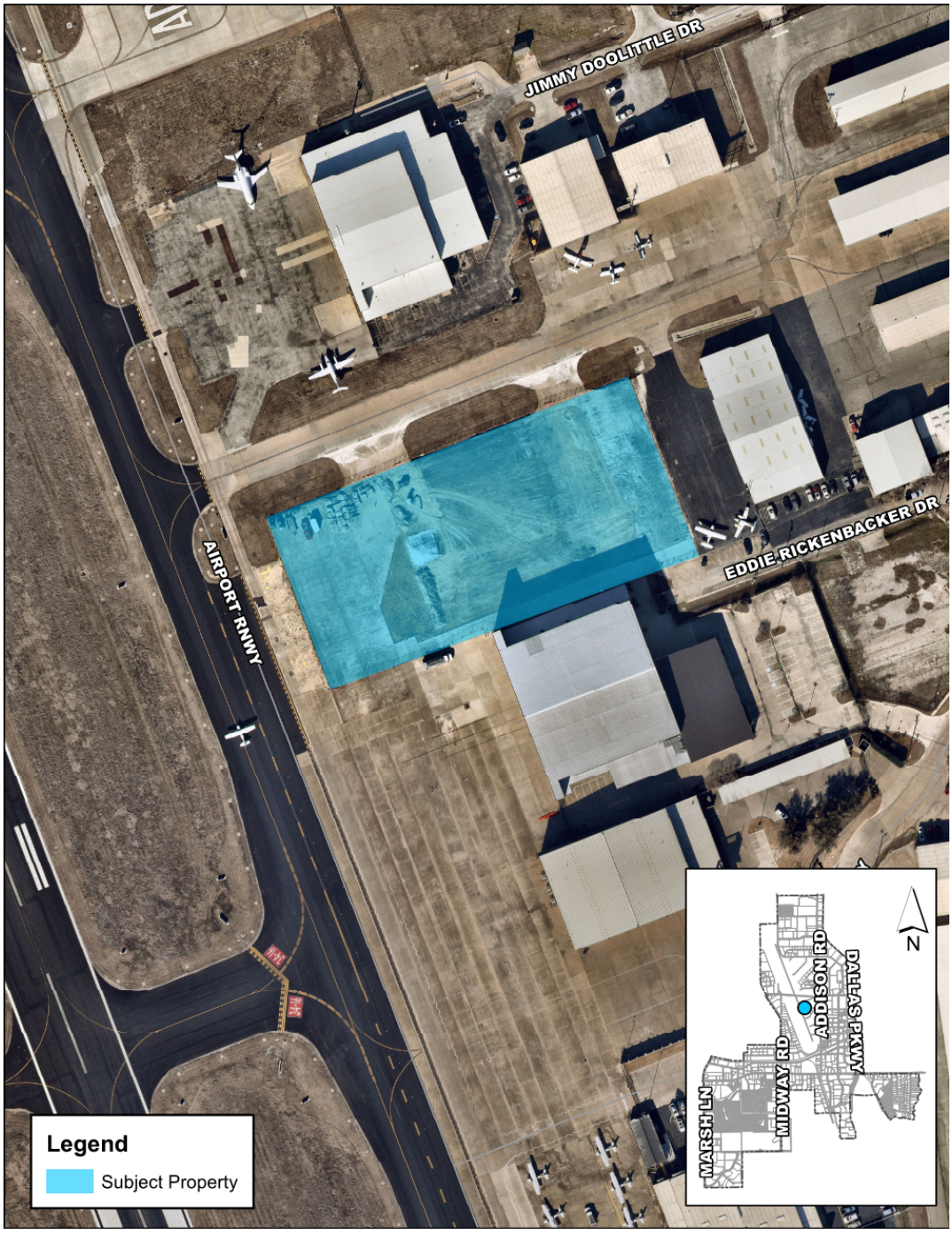
SP2022-10 Staff Report

SP2022-10 Plans

SP2022-10

<u>Case SP2022-10/4485 Eddie Rickenbacker Drive (Sky Squared Hangars)</u>. Present, Discuss, and Consider Action on a Site Plan for 2.12 Acres within the Addison Airport Addition, all Located on the Addison Airport, for an Airport Hangar, Located on the North Side of the Westernmost Segment of Eddie Rickenbacker Drive.

LOCATION MAP



February 21, 2023

STAFF REPORT

RE:	SP2022-10/4485 Eddie Rickenbacker Drive (Sky Squared Hangars)
LOCATION:	4485 Eddie Rickenbacker Drive
REQUEST:	Approval of a site plan for an airport hangar on 2.12-acre of land, located on the north side of the westernmost segment of Eddie Rickenbacker Drive, all on the Addison Airport. (Application Date: 11/29/2022)
APPLICANT:	Kelly Morgan, Nelson + Morgan Architects, Inc.

DISCUSSION:

Background: The site plan includes a 31,004 square foot aircraft hangar with office and lobby area at the Addison Airport. The site is currently vacant and has apron pavement that served a previous hangar on site. The proposed structure will be used by the Sky Squared, LLC. The site includes 2.12 acres and is zoned Industrial 3 (I-3). The site is located on the north side of the westernmost segment of Eddie Rickenbacker Drive.

Proposed Plan: The proposed site plan includes one structures. The structure will include 27,520 square feet of hangar and a 3,484 square foot of office and lobby space. The applicant proposed to remove and reconstruct an apron along the western site boundary, with direct access to Taxiway A. The site has vehicular and emergency service access from Eddie Rickenbacker Drive.

Parking: The I-3 zoning district allows a parking ratio of 1 space for each 1,000 square feet. The total building area provided on site is proposed to be 31,004 square feet, therefore requiring 32 parking spaces. The plan meets this requirement by providing 32 parking spaces on site.

Exterior Facades: The proposed structure will achieve a maximum height of 48 feet. The primary exterior materials used for the hangar will be metal and stone veneer for the office. The primary entrance of the office will include a drive-thru canopy. Clerestory windows are provided throughout the hangar façade.

All roof mounted mechanical equipment will be screened from all sides of the building. Additionally, a new solid waste enclosure is proposed at the southeast corner of the site. The solid waste enclosure will be constructed of masonry to match the building façade.

Landscaping and Streetscape: For development on and around the Addison Airport, Town staff takes special consideration during the site plan process to ensure that both Town and Federal Aviation Administration (FAA) regulations are considered.

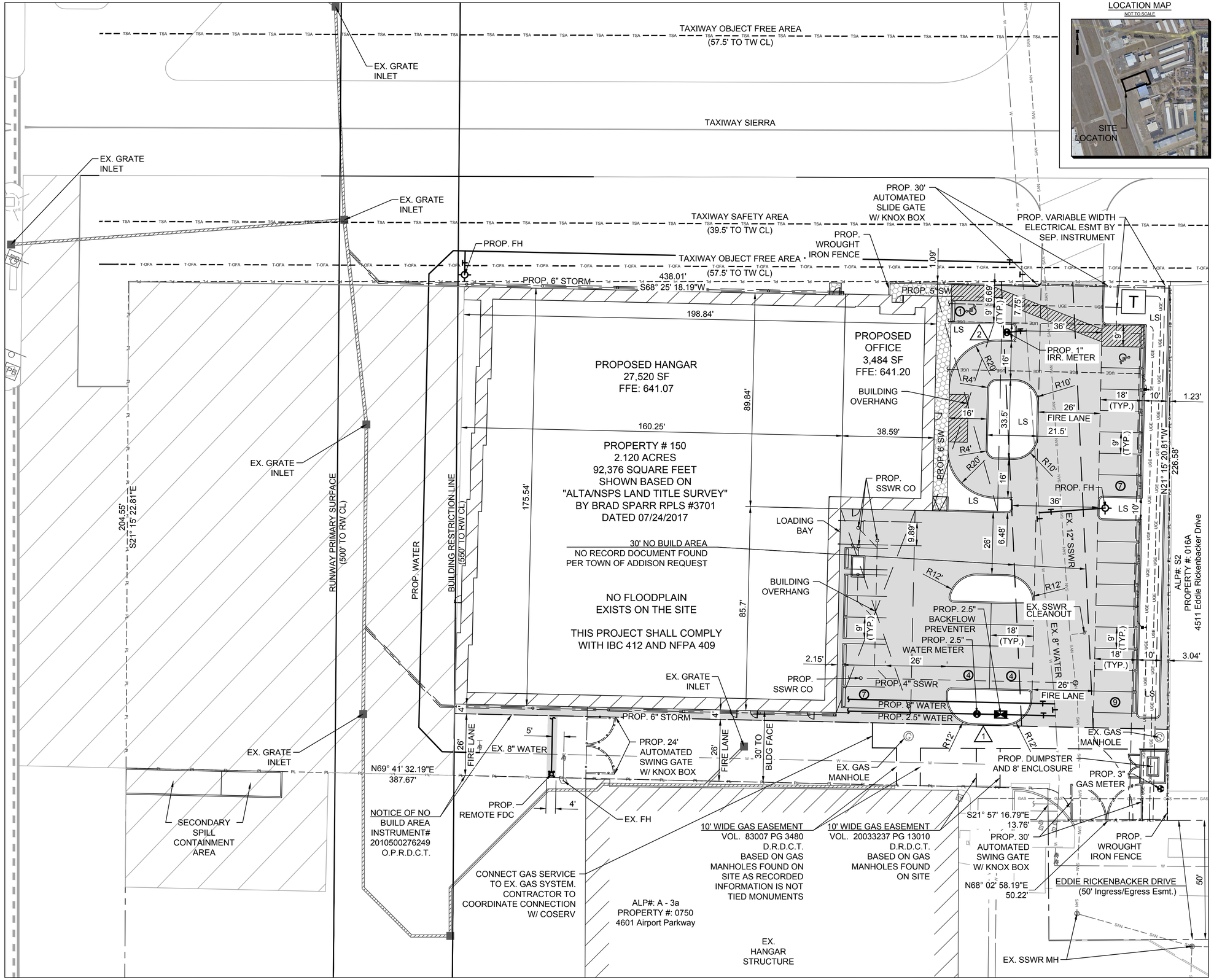
The Town's Landscape Ordinance requires that properties developed under the I-3 zoning district provide 10 percent of the site as landscaped area. Other requirements include a 20-foot landscape buffer along the street frontage, 5 percent of interior landscape planting in the parking lot, and parking lot screening. The landscape plan was able to meet or exceed Staff's requests. To ensure the safety of the aircraft, the landscaping on site has been concentrated within the public areas on the east side of the structure. There are currently no existing trees on site.

RECOMMENDATION: **APPROVAL**

The overall design and scale of the airport hangars is compatible with the existing built environment of the Addison Airport, and it complies with the I-3 zoning district and applicable Town development standards, where feasible.

Staff recommends approval of the site plan.

Plot Style: ae.ctb
Layout Name: ---
Last Saved By: bmason 2023/02/14
Drawing Name: C:\Users\bmason\OneDrive - hwlochner.com\Desktop\ADDISON\03 - ACAD\PRODUCTION DRAWINGS\20637 - SITE PLAN.dwg Feb 14,2023 - 2:25pm



LOCATION MAP

NOT TO SCALE

WATER METER TABLE	
1	2.5" DOMESTIC METER
2	1" IRR. METER

20 0 20 40
Scale in Feet

LEGEND

- PROPERTY LINE
- PROPOSED FENCE
- PROPOSED FIRE LANE
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED STORM SEWER LINE
- UGE — PROPOSED ELECTRIC LINE
- W — EXISTING WATER LINE
- SAN — EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- (8) PROPOSED PARKING STALL COUNT
- PROPOSED CONCRETE SIDEWALK PAVEMENT
- PROPOSED MEDIUM DUTY CONCRETE PAVEMENT
- PROPOSED APRON PAVEMENT
- PROPOSED BARRIER FREE RAMP
- PROPOSED HANDICAP PARKING AND SIGNAGE
- PROPOSED WATER METER
- PROPOSED BACKFLOW PREVENTER
- PROPOSED GAS METER
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED TRANSFORMER
- EXISTING INLET
- LS PROPOSED LANDSCAPING

SITE DATA TABLE	
SITE ADDRESS	4485 Eddie Rickenbacker Drive, Addison TX 75001
ZONING	INDUSTRIAL-3
PROPOSED USE	HANGAR/OFFICE
LOT AREA (S.F.)	92,376
LOT AREA (AC.)	2.12
GROSS BUILDING AREA (S.F.)	31,004
HANGAR AREA (S.F.)	27,520
OFFICE AREA (S.F.)	3,484
BUILDING HEIGHT (FT.)	47' - 10 1/2"
BUILDING HEIGHT (STORIES)	1
LOT COVERAGE (%)	94.64%
IMPERVIOUS SURFACE (S.F.)	87,424
PARKING	
TOTAL PARKING REQUIRED (#)	32
TOTAL PARKING REQUIRED (RATIO)	1 SPACE/1,000 S.F.
TOTAL PARKING PROVIDED (#)	32
HANDICAP PARKING REQUIRED (#)	2
HANDICAP PARKING PROVIDED (#)	2
HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS	

CONTACT INFORMATION	
OWNER	
NAME	SKY SQUARED LLC
ADDRESS	14241 DALLAS PARKWAY, SUITE 800 DALLAS, TX 75214
PHONE NUMBER	(469) 916-7700
APPLICANT	
NAME	KELLY MORGAN
ADDRESS	2717 WIND RIVER LANE, SUITE 230 DENTON, TX 76210
PHONE NUMBER	(940) 566-0266
ENGINEER	
NAME	LOCHNER
ADDRESS	12750 MERIT DRIVE, SUITE 570 DALLAS, TX 75251
PHONE NUMBER	(817) 371-8472

THIS PLAN CONFORMS WITH DESIGN STANDARDS INCLUDED IN THE TOWN OF ADDISON TRANSPORTATION PLAN, WATER SYSTEM REQUIREMENTS, WASTE WATER SYSTEM REQUIREMENTS, AND DRAINAGE CRITERIA MANUAL

TOWN OF ADDISON SITE PLAN NOTES:

1. ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
2. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
3. BUILDINGS WITH AN AGGREGATE SUM OF 5,000 SQUARE FEET OR GREATER ON A LOT SHALL HAVE AUTOMATIC FIRE SPRINKLERS INSTALLED THROUGHOUT ALL STRUCTURES. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
4. ALL SIGNAGE IS SUBJECT TO TOWN APPROVAL.
5. ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.

This document is for Site Plan approval. Not for construction or permit purposes. Prepared by BMM

2/14/2023

LOCHNER
12750 Merit Drive | Suite 570 | Dallas, Texas 75251
P 214.373.7873 | www.hwlochner.com
TBPE Firm Registration No. 10488

SKY SQUARED HANGAR

ADDISON AIRPORT

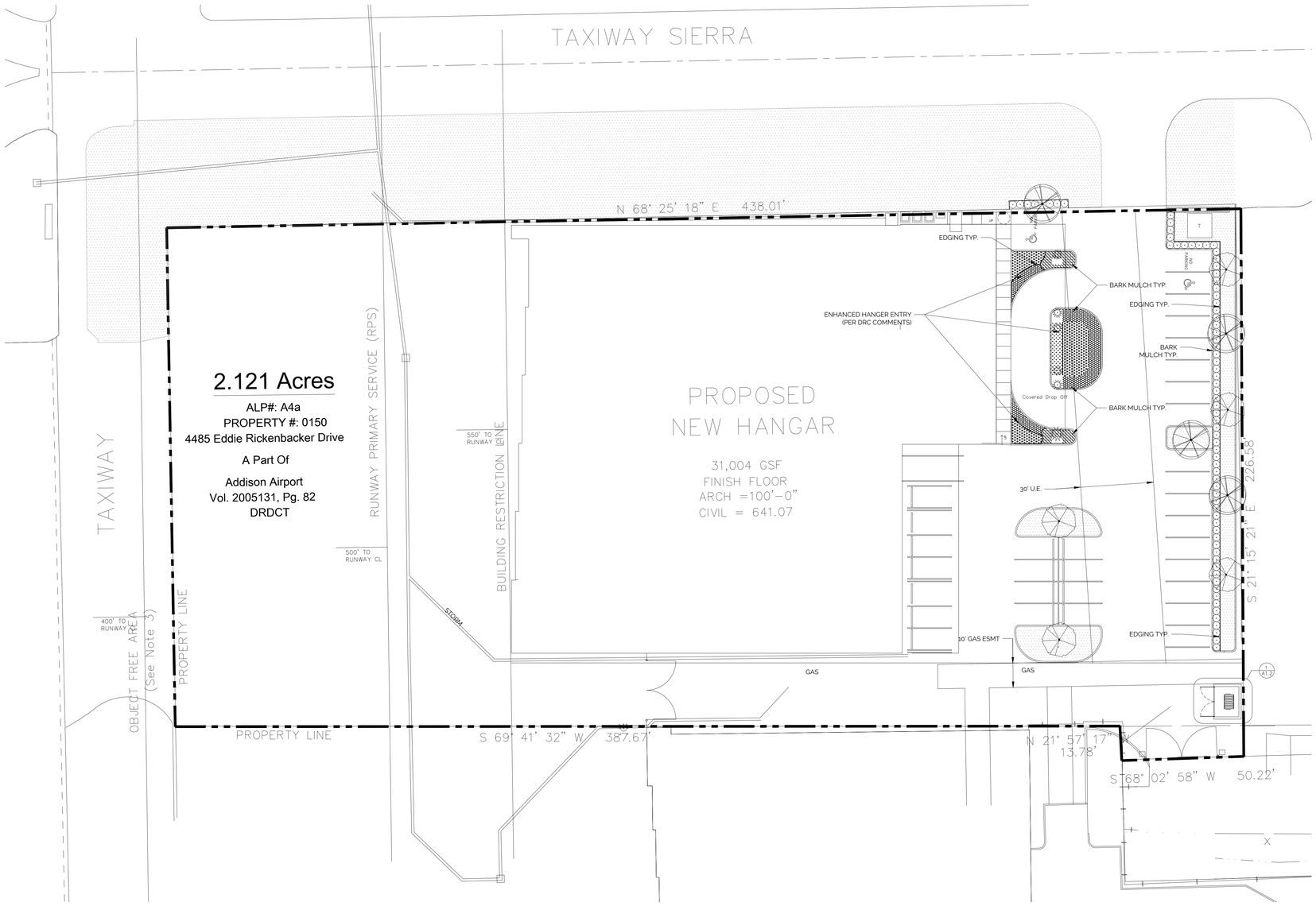
4485 EDDIE RICKENBACKER DRIVE, ADDISON, TX
CASE #SP2022-10

PROJECT NO.	000020637
DRAWN BY	BMM
DATE	2/14/2023
CHECKED BY	RCJ
DATE	2/14/2023
DESIGNED BY	BMM
DATE	2/14/2023
REVISIONS	DATE

SITE PLAN

---

*THERE ARE NO EXISTING TREES ON THIS SITE.

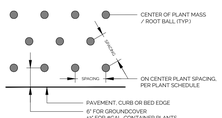


LANDSCAPE PLAN

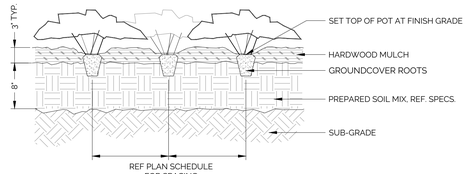
N
SCALE: 1"=20'-0"
0 20 40

NOTES:

1. An irrigation plan is required on Civil, and construction plans and must be signed and sealed by a Licensed Irrigator.
2. Irrigation controller shall have rain / freeze sensor



3 PLANT SPACING
1/4"-1'-0"



2 GROUNDCOVER PLANTING
1 1/2"-1'-0"

PLANT SYMBOL LEGEND

ORNAMENTAL TREES
- TEXAS REDBUD
- CHASTE TREE
- NELLIE R. STEVENS

SHRUBS / LARGE PERENNIALS
- DWARF BURFORD HOLLY

OTHER
- METAL BED EDGE

PERENNIALS / GROUND COVER
- HYDRANGEA
- CEDAR SAGE
- LANTANA
- SEASONAL COLOR

TURF
- BERMUDA SOD

NOTES:
1. ALL LANDSCAPED AREAS SHALL BE IRRIGATED BY PERMANENT AUTOMATIC IRRIGATION SYSTEM.
2. AN IRRIGATION PLAN IS REQUIRED ON CIVIL, AND CONSTRUCTION PLANS AND MUST BE SIGNED AND SEALED BY A LICENSED IRRIGATOR.
3. ALL IRRIGATION CONTROLLERS MUST HAVE A RAIN AND FREEZE SENSOR.

PROJECT LANDSCAPE DATA TABLE

PD LANDSCAPE REQUIREMENTS

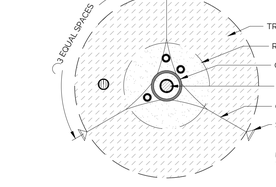
ZONING: INDUSTRIAL 3

TYPE	REQUIREMENT	AREA / MEASUREMENT	REQUIRED	PROVIDED
SITE AND PARKING	10% OF GROSS SIT AREA SHALL BE LANDSCAPE	92,390 SF	9,239 SF	*OFFSITE: 20,660 SF. ONSITE: 3,841 SF.
	PARKING PERIMETER TREES: ONE TREE PER 35 LF OF PARKING	205 LF / 35 = 6 TREES	6 TREES	6 TREES
	PARKING PERIMETER SHRUBS: ONE SHRUB 3' O.C. (SINGLE ROW)	-	YES	YES
	ONE TREE PER 10 SPACES IS DISTRIBUTED IN THE PARKING LOT	32 SPACES	4 TREES	4 TREES
	INTERIOR PARKING LANDSCAPE	20,057 SF	1,003 (5%)	1,887 (9%)

*TAXI R.O.W. USED FOR GROSS SITE LANDSCAPE. (PER DRC COMMENT)

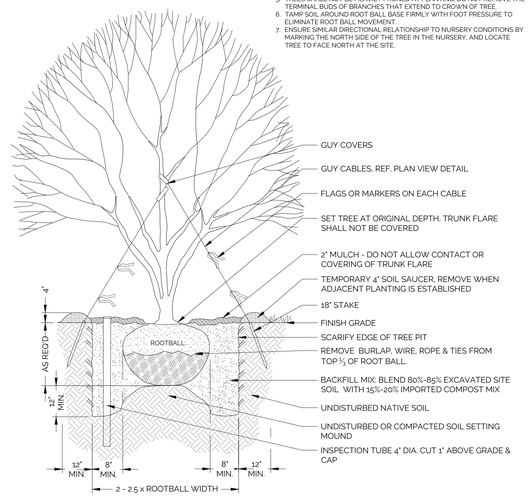
PLANT MATERIAL SCHEDULE

QUANTITY	COMMON NAME	BOTANICAL NAME	CAL.	HT.	SPREAD	CONT.	REMARKS
TREES							
4	CHASTE TREE	VITEX AGNUS CASTUS	3"	8'	6'	65 GAL.	FULL & MATCHED, MULTI- TRUNK
5	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	3"	8'	6'	65 GAL.	FULL & MATCHED, MULTI- TRUNK
6	NELLIE R. STEVENS	ILEX 'NELLIE R. STEVENS'	3"	6'	4'	45 GAL.	FULL & MATCHED, MULTI- TRUNK
SHRUBS & LARGE PERENNIALS							
73	DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	-	24" MIN.	24" MIN	5 GAL.	48" O.C. TRIANGULAR SPACING, OR AS INDICATED ON PLANS
SMALL PERENNIALS & GROUNDCOVER							
104 SF	HYDRANGEA	HYDRANGEA MACROPHYLLA	-	12" MIN.	6" MIN	1 QT.	18" O.C. TRIANGULAR SPACING, OR AS INDICATED ON PLANS
141 SF	CEDAR SAGE	SALVIA ROEMERIANA	-	12" MIN.	6" MIN	1 QT.	18" O.C. TRIANGULAR SPACING, OR AS INDICATED ON PLANS
406 SF	LANTANA	LANTANA URTICOIDES	-	12" MIN.	6" MIN	1 QT.	18" O.C. TRIANGULAR SPACING, OR AS INDICATED ON PLANS
350 SF	SEASONAL COLOR		-	6" MIN.	6" MIN	4" POT	12" O.C. TRIANGULAR SPACING, OR AS INDICATED ON PLANS
TURF GRASS							
23,751 SF	BERMUDA GRASS	CYNODON DACTYLON	PALLET APPLICATION				
OTHER							
310 LF	BED EDGING	16" STEEL	4" BROWN COLOR				INSTALL 1" ABOVE ADJACENT GRADE WITH STAKES



PLAN VIEW

NOTES:
1. TIGHTEN CABLE ONLY ENOUGH TO KEEP GUY FROM SLIPPING AND ALLOW FOR TRUNK MOVEMENT. GUY COVER SHALL BE LONG ENOUGH TO ACCOMMODATE 50mm OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.
2. TUCK ANY LOOSE ENDS OF CABLE INTO THE GUY COVER SO THAT NO SHARP WIRE ENDS ARE EXPOSED.
3. REMOVE ALL STAKING AS SOON AS THE TREE HAS GROWN ROOTS SUFFICIENT TO OVERCOME THE TREE MOVEMENT AT THE ROOTS. STAKES SHALL BE REMOVED NO LATER THAN THE END OF THE FIRST GROWING SEASON AFTER PLANTING.
4. THE TRUNK FLARE SHALL BE VISIBLE AT TOP OF THE ROOT BALL WITH NO SOIL OR MULCH IN CONTACT WITH THE TRUNK.
5. TREES SHALL NOT BE HEAVILY PRUNED AT PLANTING. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO CROWN OF TREE.
6. TAMP SOIL AROUND ROOT BALL BASE FIRMLY WITH FOOT PRESSURE TO ELIMINATE ROOT BALL MOVEMENT.
7. ENSURE SIMILAR DIRECTIONAL RELATIONSHIP TO NURSERY CONDITIONS BY MARKING THE NORTH SIDE OF THE TREE IN THE NURSERY, AND LOCATE TREE TO FACE NORTH AT THE SITE.



1 MULTI-STEM TREE PLANTING
1/2"-1'-0"

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Fax 940.566.0223
info@nelsonmorgan.com

Valley Quest
DESIGN
LANDSCAPE ARCHITECTS
222 S. Elm St. Ste. 102
Denton, Texas 76201
ph: 214.783.1715

A NEW HANGAR FOR
SKY SQUARED
#SP2022-10
4485 EDDIE RICKENBACKER DRIVE
ADDISON TEXAS

JOB: 22005

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REGISTERED LANDSCAPE ARCHITECT
ANDREW A. COUSINS
2704
STATE OF TEXAS

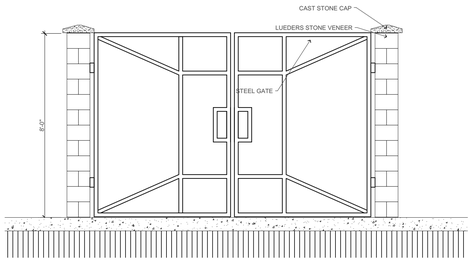
Issued Date: 10-11-22

Revision:	Date:

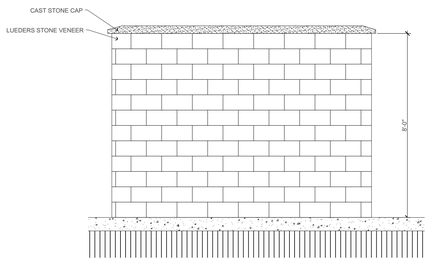
Issued for:	Date:
Pricing -	
Permitting -	
Bidding -	
Construction -	

LANDSCAPE PLAN
SHEET
LP101

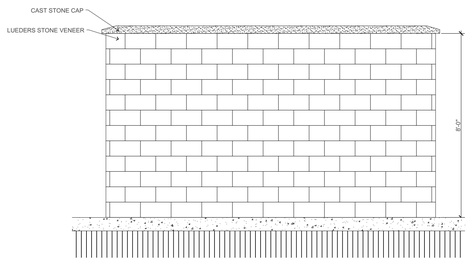
Drawing Name: 22005 Sky Squared 8/15/2022 3:18 PM



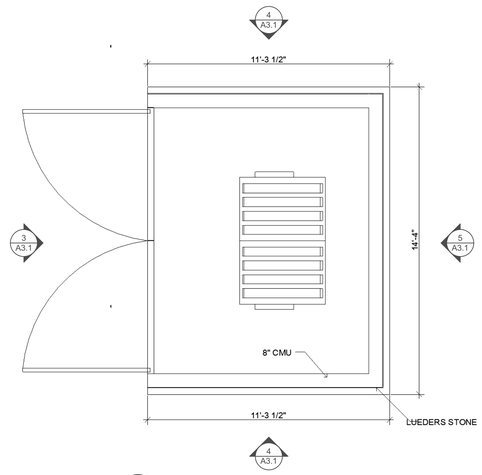
3 WEST DUMPSTER ELEVATION
SCALE: 3/8" = 1'-0"



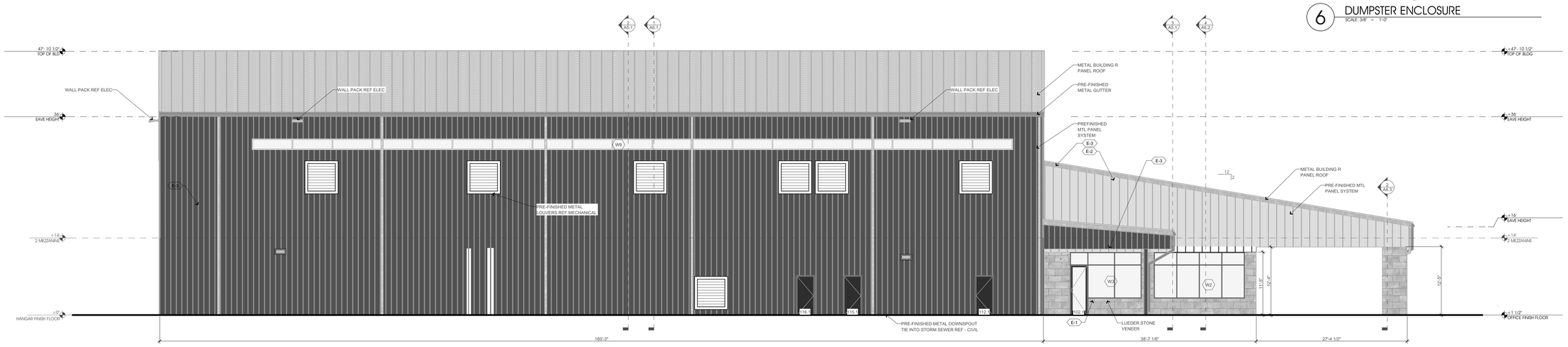
4 NORTH/SOUTH DUMPSTER ELEVATION
SCALE: 3/8" = 1'-0"



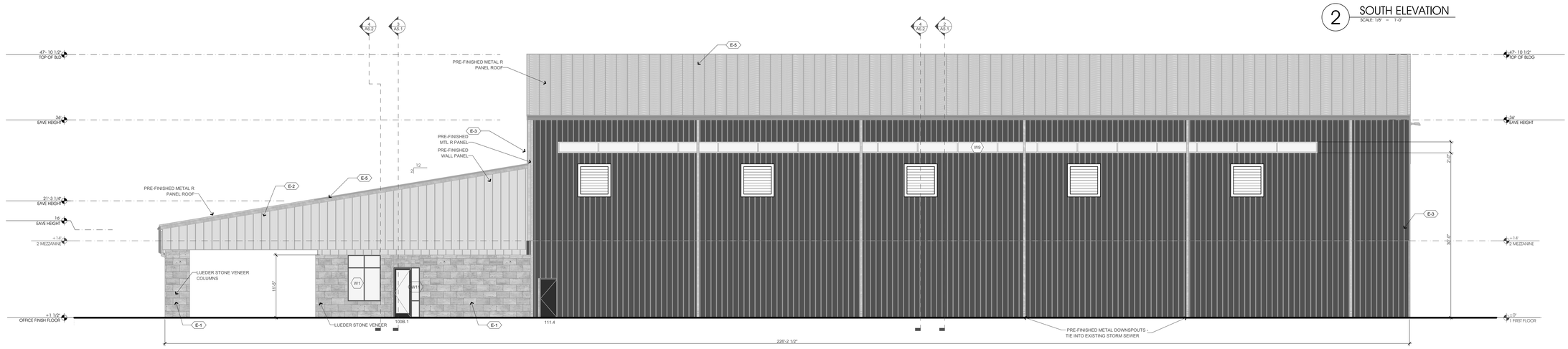
5 EAST DUMPSTER ELEVATION
SCALE: 3/8" = 1'-0"



6 DUMPSTER ENCLOSURE
SCALE: 3/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



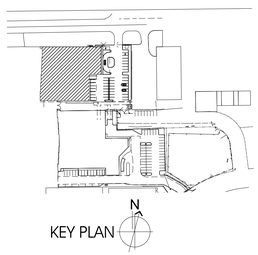
1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND					
TAG	MATERIAL	MANUFACTURER	STYLE, SIZE	COLOR	NOTES
E-1	STONE VENEER	LEUDERS			MATCH EXISTING
E-2	WALL PANEL	FABRAL	SELECT SERIES 12-RO	ALMOND, TEXTURE CLAD	
E-3	R PANEL 2	SBS	PBR	MIDNIGHT BRONZE	
E-4	R PANEL 3	SBS	PBR	TRANSLUCENT	
E-5	R PANEL 4	SBS	TBD	WHITE	
E-6	SOFFIT PANEL	SBS	SL-12	ALMOND	

MATERIAL CALCULATIONS			
	SURFACE AREA		SURFACE AREA
NORTH	6,920.85 ft²	EAST	7287.33 ft²
E-1	407.73 ft²	E-1	586.92 ft²
E-2	695.40 ft²	E-2	329.3 ft²
E-3	5,724.75 ft²	E-3	4337.63 ft²
E-4	N/A	E-4	N/A
E-5	N/A	E-5	N/A
E-6	N/A	E-6	N/A
GLAZING	370.42 ft²	GLAZING	443.67 ft²
SOUTH	6,920.85 ft²	WEST	7287.33 ft²
E-1	181.61 ft²	E-1	N/A
E-2	692.91 ft²	E-2	N/A
E-3	5,769.04 ft²	E-3	3262.67 ft²
E-4	N/A	E-4	2,025.52 ft²
E-5	N/A	E-5	N/A
E-6	N/A	E-6	N/A
GLAZING	534.3 ft²	GLAZING	N/A

GRAPHIC SYMBOLS

X	WALL TYPE TAG
XXX-1	FINISH TAG
XXXX A100	ROOM NAME AND NUMBER
X	WINDOW TAG
100.0	DOOR TAG
N	NORTH ARROW
X A3.1	WALL SECTION TAG
X A3.1 / X A3.1	BUILDING SECTION TAG
	ELEVATION TAG



KEY PLAN

NOTE: THIS PROJECT SHALL COMPLY WITH THE 2018 IBC AND THE 2017 NEC. ALSO, NFPA 409-16 AS REQUIRED IN THE 2018 IBC

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- 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.

PROJECT NAME: SKY SQUARED

TOWN OF ADDISON ASSIGNED PROJECT: #SP2022-10

PLAN PREPARER INFORMATION:
NAME: KELLY MORGAN
ADDRESS: 2717 WIND RIVER LANE DENTON, TX 76210
PHONE NUMBER: (940) 566-0266

OWNER INFORMATION:
NAME: SKY SQUARED L.L.C.
CONTACT: RONALD L. HOLMES
PHONE NUMBER: (469) 916-7700
ADDRESS: 14241 DALLAS PARKWAY SUITE 800, DALLAS, TX 75214

EDWARD COOK SURVEY - ABSTRACT #326 DALLAS COUNTY TX - PROPERTY #150 (ALP#4)

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Architects
Planners
Interior Design

2717 Wind River Lane, Suite 230
Denton, Texas 76210
Telephone 940.566.0266
Fax 940.566.0223
info@nelsonmorgan.com

A NEW HANGAR FOR
SKY SQUARED
#SP2022-10
4485 EDDIE RICKENBACKER DRIVE
ADDISON TEXAS

JOB: 22005

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REGISTERED ARCHITECT KELLY D. MORGAN 20097 STATE OF TEXAS

Issued Date: 11-11-2022

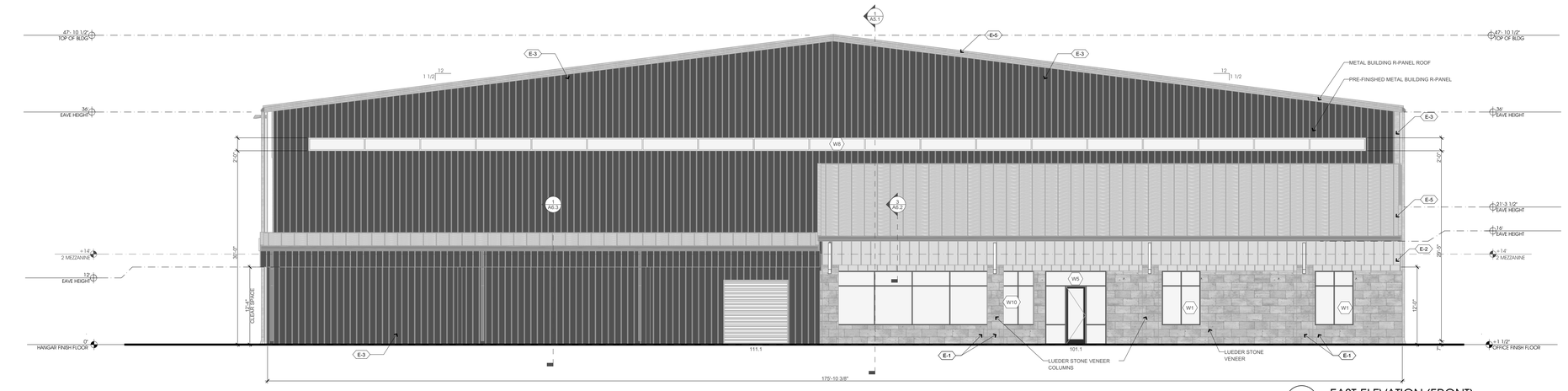
Revision: **Date:**

Issued for: **Date:**
Pricing -
Permitting -
Bidding -
Construction -

EXTERIOR ELEVATIONS

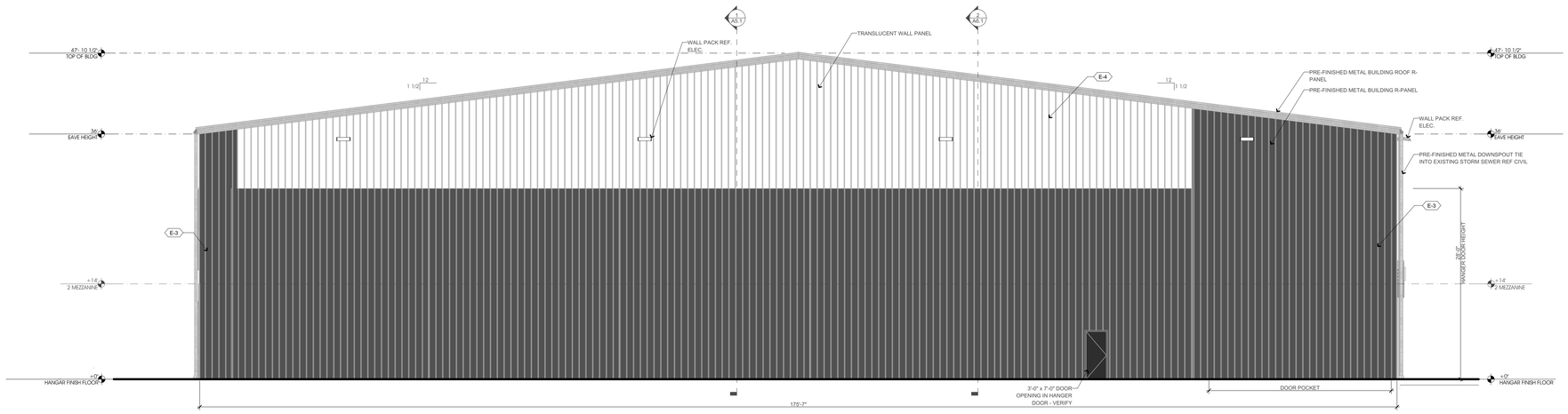
SHEET

A3.1



2 EAST ELEVATION (FRONT)

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



1 WEST ELEVATION

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

MATERIAL CALCULATIONS			
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NORTH	6,920.85 ft²	EAST	7287.31 ft²
E-1	457.73 ft²	E-1	580.92 ft²
E-2	655.42 ft²	E-2	328.3 ft²
E-3	5,724.70 ft²	E-3	4337.63 ft²
E-4	N/A	E-4	N/A
E-5	N/A	E-5	N/A
E-6	N/A	E-6	N/A
GLAZING	370.42 ft²	GLAZING	440.87 ft²
SOUTH	6,920.85 ft²	WEST	7287.31 ft²
E-1	190.81 ft²	E-1	N/A
E-2	652.91 ft²	E-2	N/A
E-3	5,769.34 ft²	E-3	6262.67 ft²
E-4	N/A	E-4	2,026.52 ft²
E-5	N/A	E-5	N/A
E-6	N/A	E-6	N/A
GLAZING	534.3 ft²	GLAZING	N/A

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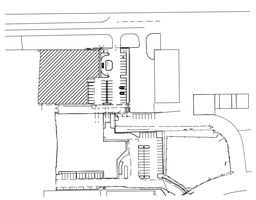
X / AX.X — X / AX.X	BUILDING SECTION TAG
	ELEVATION TAG



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PROJECT NAME: SKY SQUARED	
TOWN OF ADDISON ASSIGNED PROJECT: #SP2022-10	
PLAN PREPARER INFORMATION:	
NAME: KELLY MORGAN	ADDRESS: 2717 WIND RIVER LANE DENTON, TX 76210
PHONE NUMBER: (940) 566-0266	
OWNER INFORMATION:	
NAME: RONALD L. HOLMES	ADDRESS: 14241 DALLAS PARKWAY SUITE 800, DALLAS, TX 75214
PHONE NUMBER: (469) 916-7700	
EDWARD COOK SURVEY - ABSTRACT #326 DALLAS COUNTY TX - PROPERTY #150 (ALP#4)	

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A NEW HANGAR FOR
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#SP2022-10
4485 EDDIE RICKENBACKER DRIVE
ADDISON TEXAS

JOB: 22005

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REGISTERED ARCHITECT — KELLY D. MORGAN — 8097 — STATE OF TEXAS

Issued Date: 11-11-2022

Revision:	Date:

Issued for:	Date:
Pricing -	
Permitting -	
Bidding -	
Construction -	

EXTERIOR ELEVATIONS

SHEET

A3.2

Planning & Zoning Commission **6.**

Meeting Date: 02/21/2023

Agenda Caption:

Present, Discuss, and Consider Action on a **Site Plan for 6.054 acres within the Addison Airport Addition, all Located on the Addison Airport, for Six Airport Hangars, Located on the North Side of the Westernmost Segment of Claire Chennault Drive.** Case SP2023-01/4505 Claire Chennault Drive (Sky Harbour Hangars).

Recommendation:

Staff recommends approval of the site plan.

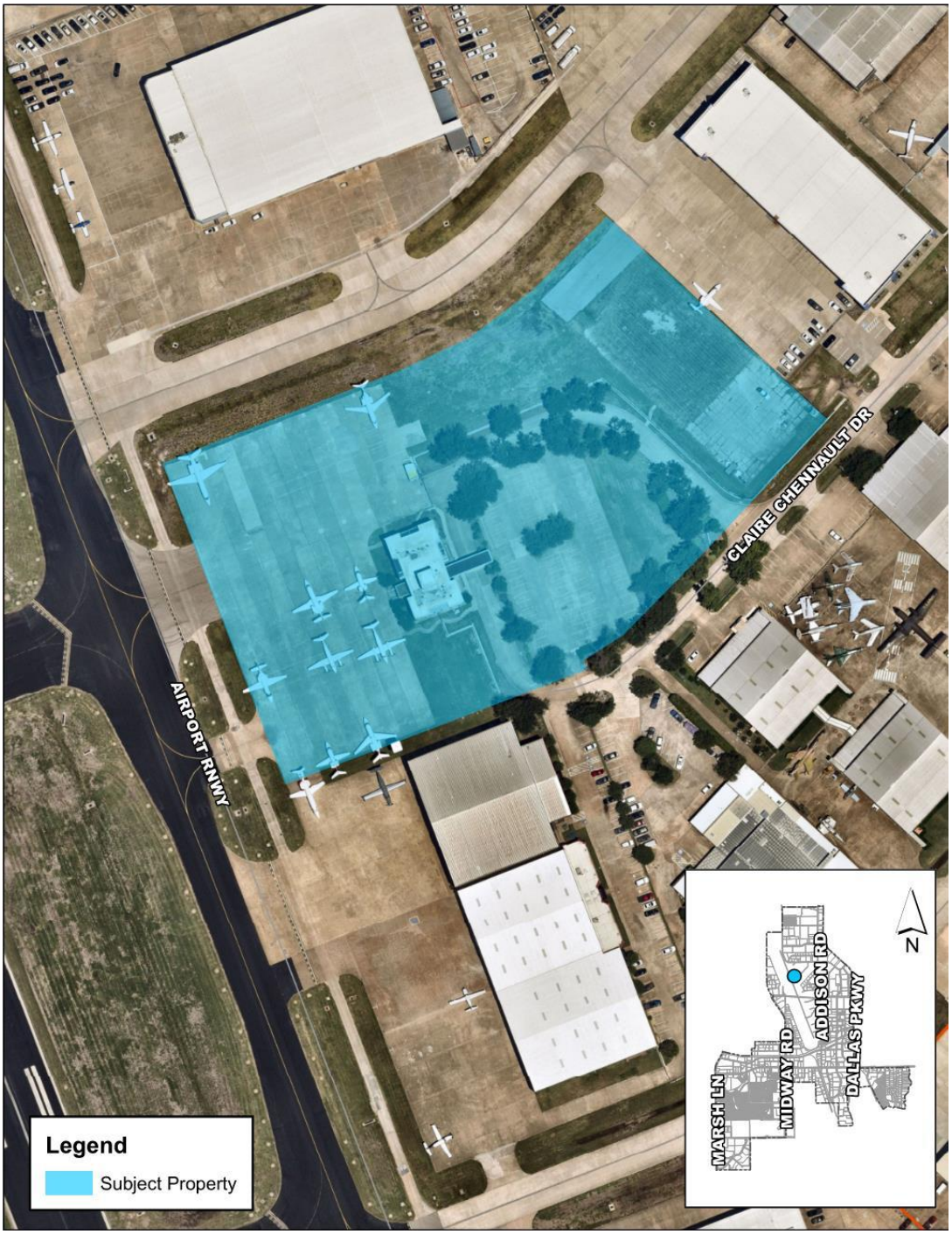
Attachments

SP2023-01 Staff Report
SP2023-01 Design Change Memo
SP2023-01 Plans
SP2023-01 Rendering

SP2023-01

<u>Case SP2023-01/4505 Claire Chennault Drive (Sky Harbour Hangars)</u>. Present, Discuss, and Consider Action on a Site Plan for 6.054 acres within the Addison Airport Addition, all Located on the Addison Airport, for Six Airport Hangars, Located on the North Side of the Westernmost Segment of Claire Chennault Drive.

LOCATION MAP



February 21, 2023

STAFF REPORT

RE:	SP2023-01/4505 Claire Chennault Drive (Sky Harbour Hangars)
LOCATION:	4505 Claire Chennault Drive
REQUEST:	Approval of a site plan for six airport hangars on 6.054-acre of land, located on the north side of the westernmost segment of Claire Chennault Drive, all on the Addison Airport. (Application Date: January 18, 2023)
APPLICANT:	Jeff Colasanti, ADS Hangers LLC

DISCUSSION:

Background: On August 16, 2022, the Planning and Zoning Commission approved a site plan for the subject property. As the project advanced through the development process, the applicant identified desired modifications to the approved site plan based upon feedback from clients and market demands. A new application was submitted for consideration with site and building modifications.

The site plan includes for four structures, totaling 118,716 square feet. The structures will be used for six new airplane hangars at the Addison Airport. The site includes 6.054 acres and is zoned Industrial 3 (I-3). A ground lease for the site was approved by City Council on June 28, 2022. The site is located on the north side of the westernmost segment of Claire Chennault Drive.

Proposed Plan: The proposed site plan includes four structures. The three westernmost buildings are intended to be used for single-tenant airplane hangar space (A11, V2, and V4 as shown on the site plan). The fourth structure (V6) will be used as a private airplane hangar that may have multiple users storing aircraft. In addition to the hangar space, the structures are proposed to include restroom facilities, garages, lounge areas, and office space. The updated site plan proposes second floor mezzanines above the lounge area in the single-tenant hangars. This resulted in a 14,116 square foot increase in floor area. The size of the building footprint was not modified.

The site includes two aprons. The west apron, which serves hangar A11, has direct access to Taxiway A. The east apron, that serves hangars V2, V4, and V6, utilizes Taxi Lane V to the north of the site for access to the taxiway. The site has vehicular and emergency service access at two points on the north side of Claire Chennault Drive.

Parking: The I-3 zoning district requires one parking space per each five employees based upon the maximum number of employees on duty at any given time. The applicant stated the maximum

number of employees would be 40 per hangar, therefore requiring 8 parking spaces per hangar, or 48 spaces total. The site plan exceeds the requirements by providing 60 parking spaces on site. The parking provided is equivalent to approximately 1 space for each 2,000 square feet of floor area.

Exterior Facades: The hangar buildings will achieve a maximum height of 40.5 feet. The primary exterior materials for the public facing (landside) facades will include brick, along the building base, and prefabricated metal above. The airside facades will consist of prefabricated metal. The primary building facades will provide canopies over the primary pedestrian entrances, windows into interior lounge areas, clerestory windows, and glass panel garage doors.

The proposed building modifications include added a second-floor mezzanine within the single-tenant hangars (A11, V2, and V4), where there was previously a single story, reconfiguration of the floor plan, updated window placement, and façade color changes. Aesthetically, the addition of the mezzanine is the most noticeable modification proposed as it has changed the building envelope from one-story to two-stories at the public facing facades. The floor plan changes shifted the nose dock of the aircraft from the center of the hangar to the corner to allow for greater flexibility when positioning the aircraft within the structure. The utility room(s) have also been relocated to the mezzanine. The mezzanine areas are intended to be used for storage or additional lounge space. Additional windows have been added to the second floor of the front façade to serve the mezzanine and color variations have been used to create visual interest on the facade.

The primary façade for building V6 is not proposed to change. The facade will provide additional windows into the interior office space and clerestory windows. All roof mounted mechanical equipment will be screened from all sides of the building. Additionally, screening for the solid waste enclosure will be required. The solid waste enclosure will be reviewed with the Building Permit and materials used will be consistent with the building façade.

Landscaping and Streetscape: For development on and around the Addison Airport, Town staff takes special consideration during the site plan process to ensure that both Town and Federal Aviation Administration (FAA) regulations are considered.

The Town's Landscape Ordinance requires that properties developed under the I-3 zoning district provide 10 percent of the site as landscaped area. Other requirements include a 20-foot landscape buffer along the street frontage, 5 percent of interior landscape planting in the parking lot, and parking lot screening. The landscape plan was able to meet or exceed Staff's requests. To ensure the safety of the aircraft, the landscaping on site has been concentrated near the Claire Chennault right-of-way frontage.

This site currently has 569 caliper inches of trees on site. Due to site constrains and the nature of the use, the applicant could only mitigated 58.5 caliper inches on site. The remaining 510.5 caliper inches will be mitigated via the Tree Mitigation Fund at $192 per caliper inch for a total of $98,016.

RECOMMENDATION: **APPROVAL**

The overall design and scale of the airport hangars is compatible with the existing built environment of the Addison Airport, and it complies with the I-3 zoning district and applicable Town development standards, where feasible.

Staff recommends approval of the site plan.

SkyHarbour
136 Tower Road, Suite 205
White Plains, NY 10604

Sky Harbour Prototype Hangar Improvements

On August 16, 2022, the town of Addison's Planning and Zoning Commission approved the Sky Harbour planned development at the Addison Airport, which included the innovative Sky Harbour 16A prototype.

At the time of P&Z approval, Sky Harbour had completed and was operating one campus in Sugar Land, TX, had two projects under construction and nearing completion (in Opa Locka, FL and Nashville, TN), and another two that were in for permitting (in Denver, CO and Phoenix, AZ). Less than six months later, Sky Harbour now has three fields in operation, two projects currently under construction, and another two projects in for permits.

Based on feedback received from existing and prospective clients, and market demand for flexible hangar space that can accommodate larger aircraft and diverse needs, Sky Harbour has designed a new prototype that we will be included in all of our developments going forward. The new 16C hangar is the latest prototype from the Sky Harbour design team. Operational capacity and flexible lounge/office space was increased, and the exterior façade improved with design elements to enhance the exterior aesthetics.

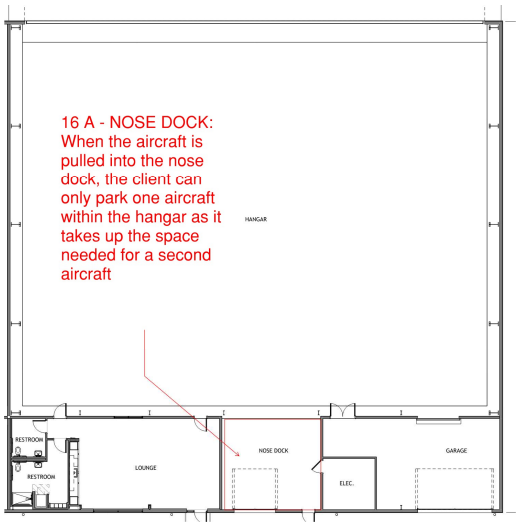
Please see the 16A and 16C floorplans below which highlight the modifications / improvements made and the reasoning behind the modifications.

Sky Harbour 16C - Improvements

Floor plan modification # 1 – Nose Dock Relocation

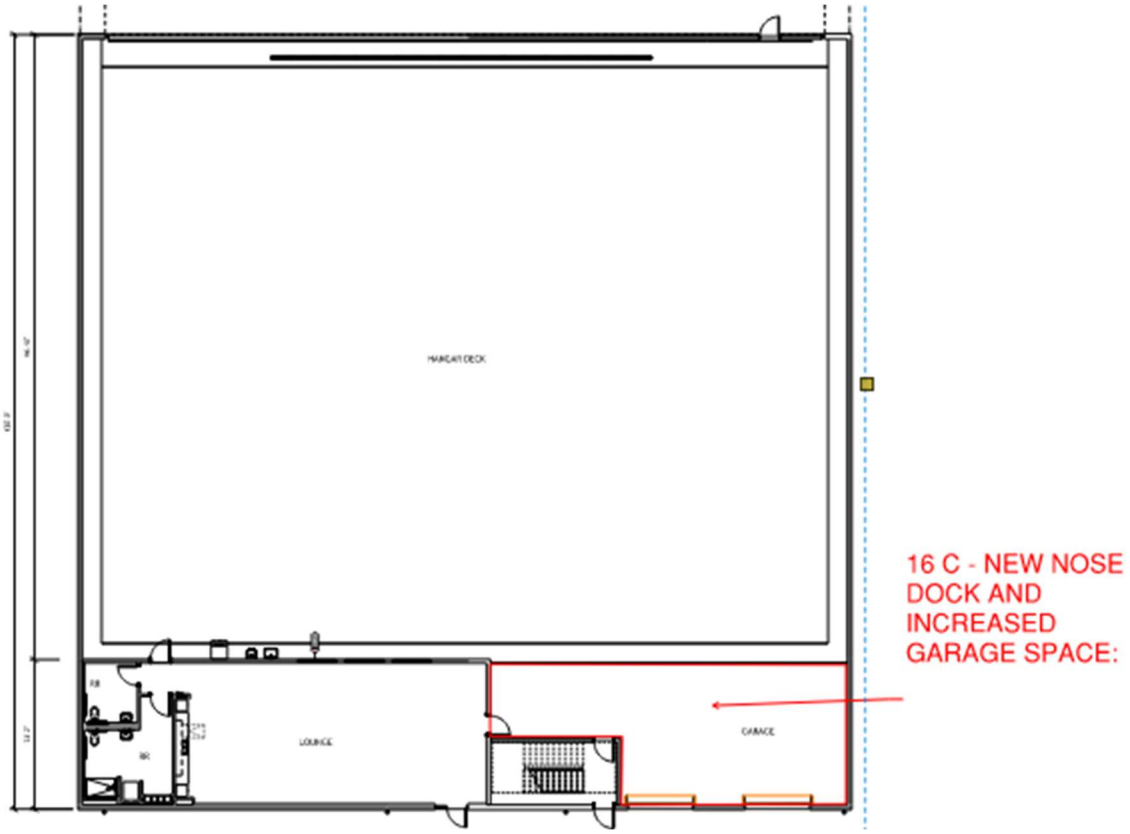
The original design of the Sky Harbour 16A (see below), which was previously approved by the Town of Addison's Planning and Zoning Commission, was operationally inefficient due to the lean-to structure and nose dock position within the hangar. Below is the floor plan with notes for your reference.

SKY HARBOUR 16A (OLDER VERSION)



As seen above, the original prototype included a nose dock centrally located within the hangar space. Although this worked as intended, there is a more efficient way to maximize the utility of the hangar deck, which allows for the storage of additional aircraft.

SKY HARBOUR 16C (NEW VERSION)



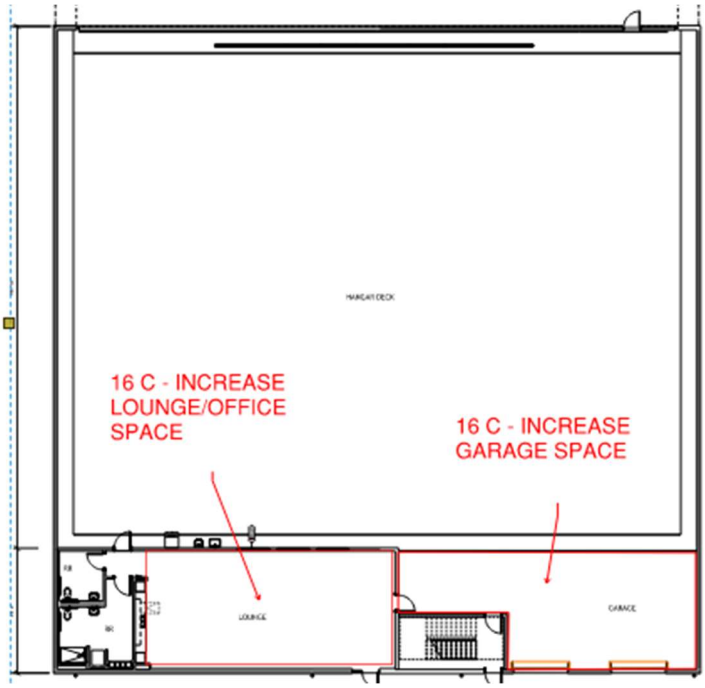
As noted in the previous section, the 16A version of our protype had some operational inefficiencies included in the design. Depicted above is the new and improved Sky Harbour 16C floor plan. The new floor plan combines the garage space and the nose dock in one location towards the landside corner. In doing so, we have created the opportunity for our clients to have their aircraft parked on an angle, with the nose tucked into the corner. By doing so, the client can now park a second aircraft in the remaining space. Furthermore, if a tenant has a smaller aircraft that does not need to be parked with its nose in the corner, they now have two glass garage doors for vehicular parking, and additional storage space which is contiguous. This modification has been received favorably with all our clients.

Floor plan modification #2– Increased lounge space and additional garage space (if needed)

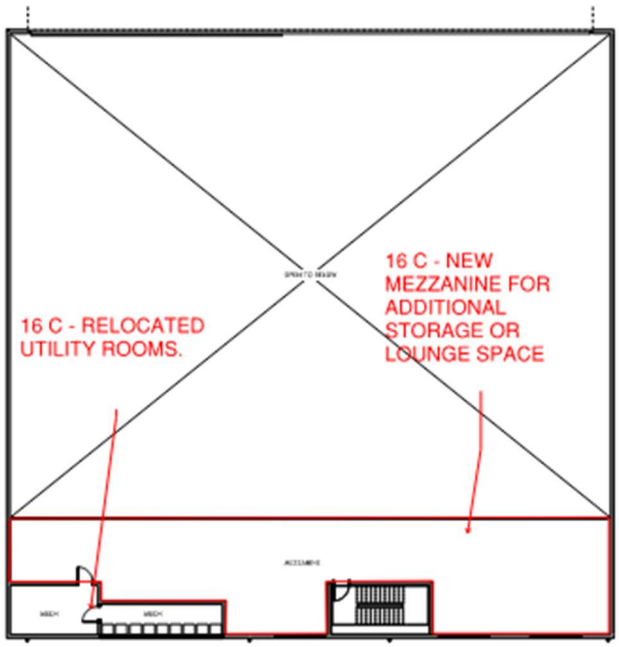
Included in the new design, is a larger lounge space and increased garage space for vehicles and storage. The utility rooms have been relocated to the second floor to create additional usable space on the first floor. Furthermore, we have added flex space on the mezzanine level which creates space for additional

storage, a lounge, or office space, depending on the tenant's needs. See below for the revised first floor and mezzanine levels plans.

SKY HARBOUR 16C (FIRST FLOOR)



SKY HARBOUR 16C (MEZZANINE)



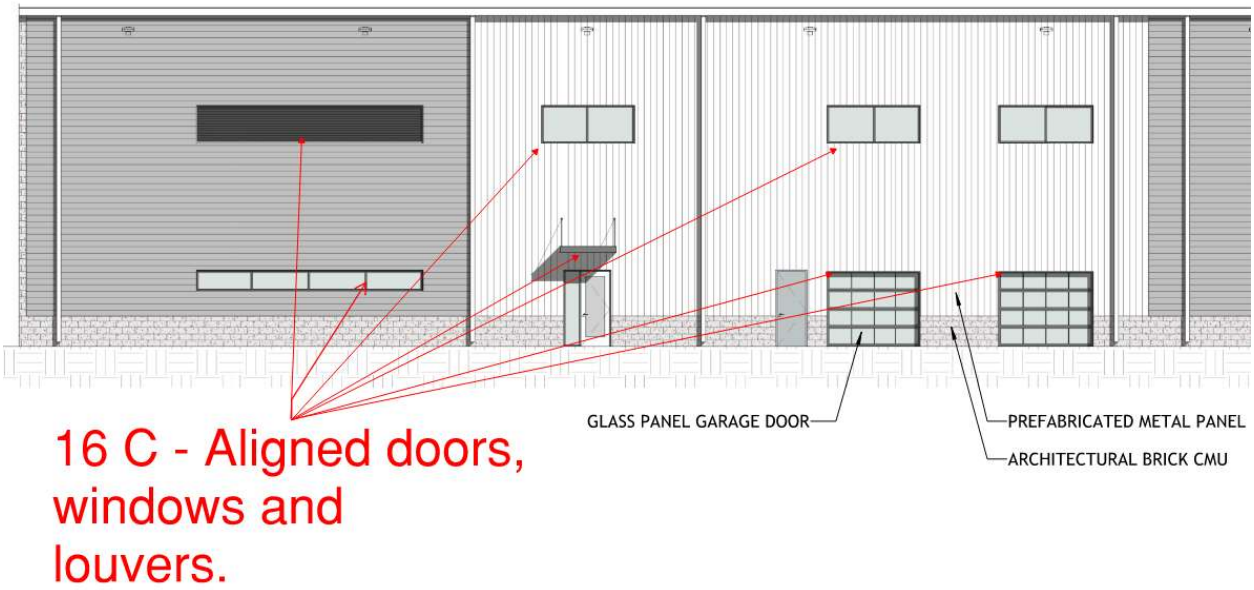
SkyHarbour
136 Tower Road, Suite 205
White Plains, NY 10604

The next set of improvements relate to the exterior façade of the development. Below is a screenshot of the previously approved elevation or the Sky Harbour 16A. As clarified in the first presentation, the gray hue on the top half of the elevation was only shadows and not a color change.

SKY HARBOUR 16A (OLDER VERSION)

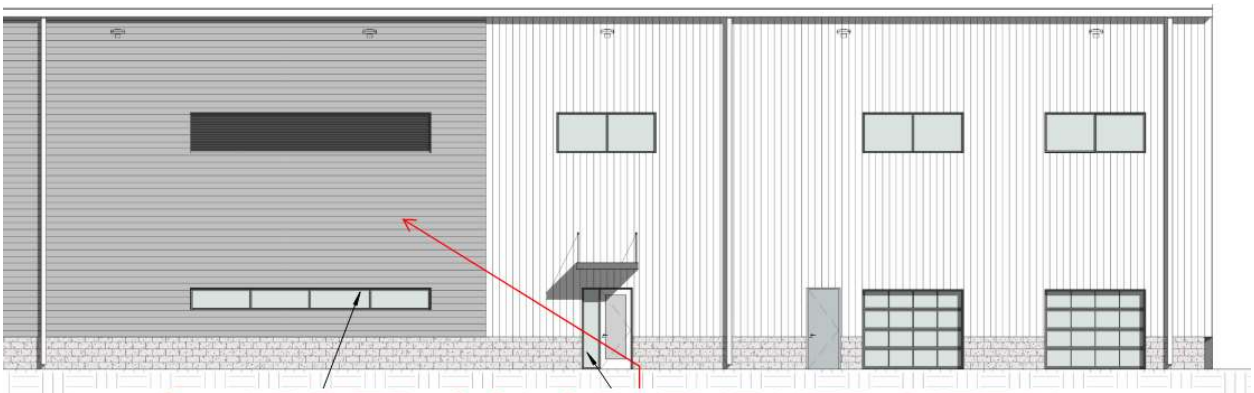
Exterior modification #1– coordinated doors, windows, and louvers to create an aesthetically pleasing, aligned façade.

SKY HARBOUR 16C (NEW VERSION)



The above 16 C elevation depicts the aesthetic improvements that were made to the façade. Additional windows were added on the landside to allow more natural light into the hangar. The addition of the glazing will allow the tenant to turn off their hangar lights during the day and conserve energy.

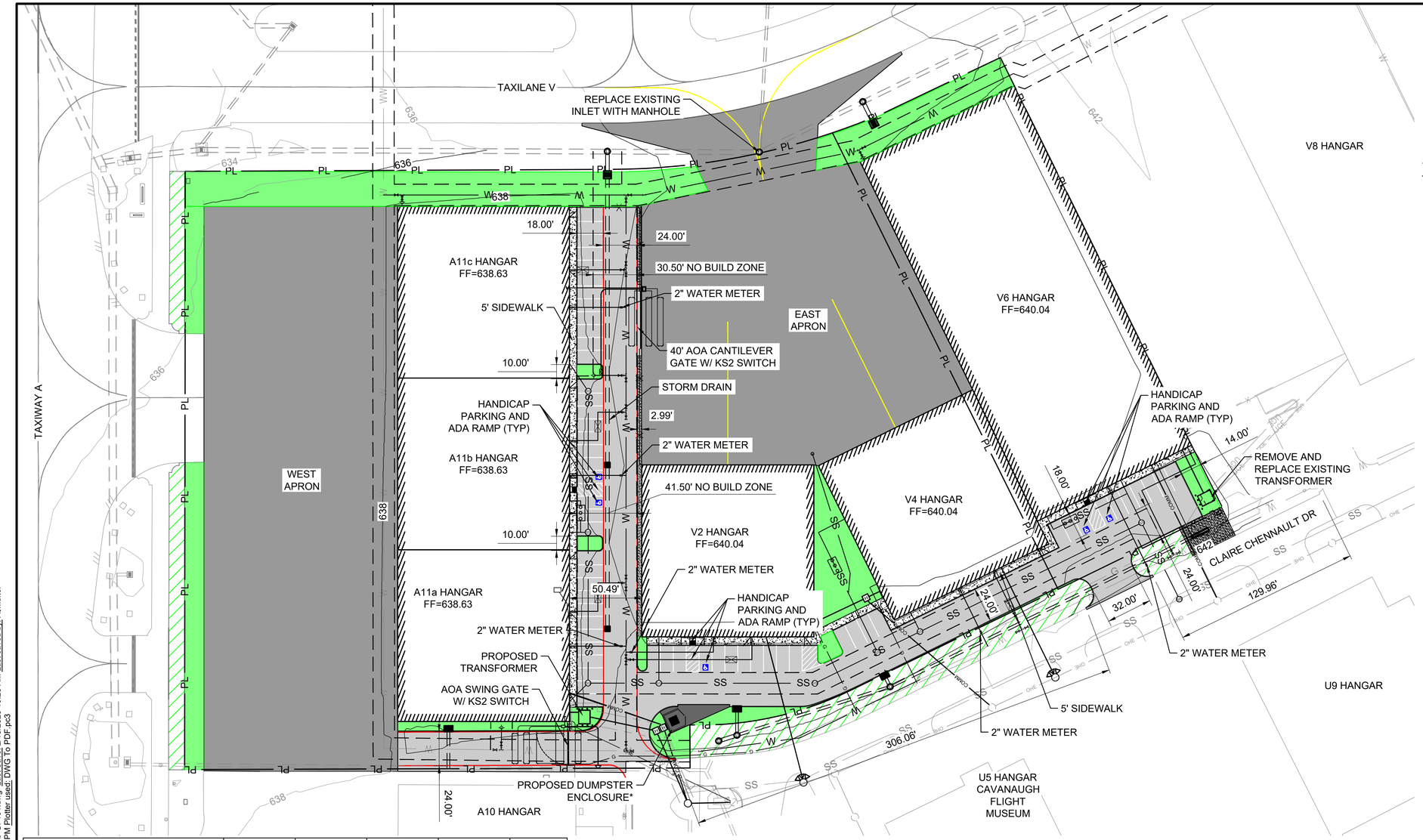
Exterior modification #2– Added color and addition of horizontal metal panels.



16 C - ADDED COLOR. TURNED METAL PANEL 90 DEGREES FOR THE ADDITION OF HORIZONTAL LINES ON THE FACADE

The second design change to the façade is the addition of a new horizontal stainless-steel louver that is in line horizontally and vertically with the windows on the front elevation. This louver will allow the mechanical units to vent / exhaust properly to the outside.

The third design change to the façade is the introduction of a new pewter gray metal panel color to compliment the all-white façade that was previously shown on our 16 A model. Given the stainless steel louver that has horizontal lines, the decision was made to rotate the pewter gray metal panel 90 degrees so that all of the lines were running in the same direction as the louver slats. This subtle, yet impactful change to the façade has successfully broken up the monotony of having one single color throughout.



0 20' 40' 80' 120'

(IN FEET)

TOWN OF ADDISON SITE PLAN NOTES:

1. ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
2. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
3. BUILDINGS WITH AN AGGREGATE SUM OF 500 SQUARE FEET OR GREATER ON A LOT SHALL HAVE AUTOMATIC FIRE SPRINKLERS INSTALLED THROUGHOUT ALL STRUCTURES. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
4. ALL SIGNAGE IS SUBJECT TO TOWN APPROVAL.
5. ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.

LEGEND

- PROPOSED LANDSIDE PAVEMENT
- PROPOSED AIRSIDE PAVEMENT
- PROPOSED OPEN SPACE
- PROPOSED OPEN SPACE OFF SITE
- PROPOSED PARKING STRIPE MARKING
- PROPOSED TAXIWAY CENTERLINE MARKING
- XXX — EXISTING CONTOUR
- XXX — PROPOSED CONTOUR
- PL — PROPERTY LINE
- W — EXISTING WATER LINE
- W — PROPOSED WATER LINE
- SS — EXISTING SANITARY SEWER
- SS — PROPOSED SANITARY SEWER
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- UTILITY NO BUILD ZONE
- FIRE LANE
- X — FENCE
- X — PROPOSED FENCE
- G — EXISTING GAS LINE
- G — PROPOSED GAS LINE
- OHE — EXISTING OVERHEAD ELECTRIC LINE
- UGE — EXISTING UNDERGROUND ELECTRIC LINE
- UGE — PROPOSED UNDERGROUND ELECTRIC LINE

	A11 HANGAR	V2 HANGAR	V4 HANGAR	V6 HANGAR	TOTAL
GFA AREA (SF)	51,084	17,028	17,028	33,576	118,716
OVERALL HEIGHT	40'-0"			50'-2"	
OCCUPANCY CLASS	S1				
PARKING REQUIREMENT	BASED UPON # OF EMPLOYEES (1 SPACE PER EACH 5 EMPLOYEES)				
PARKING REQUIRED	24	8	8	8	48
PARKING PROVIDED	1/1,979 SF				60
ADA SPACES REQUIRED	3				
ADA SPACES PROVIDED	5				
DOMESTIC WATER METER	2" DOMESTIC WATER METER				6
IRRIGATION WATER METER	2" IRRIGATION WATER METER				1
FIRE SERVICE LINE	6" FIRE SERVICE				
PROPERTY USE	PRIVATE APRON AND HANGAR				
ZONING CLASS	I-3				
ZONING CLASS DESCRIPTION	INDUSTRIAL-3 DISTRICT				
PROPERTY AREA	6.05 ACRES / 263,538 SF				
IMPERVIOUS AREA (SF)	240,780				
PERVIOUS AREA (SF)	22,758				
OPEN SPACE REQUIRED (SF)	26,354 (10%)				
OPEN SPACE PROVIDED (SF) ON SITE	22,758 (8.64%)				
OPEN SPACE PROVIDED (SF) OFF SITE	10,631 (4.04%)				
LOT COVERAGE	40%				

KEYMAP

PARKING NOTES:
1. CODE OF ORDINANCES, APPENDIX A, ARTICLE XIII, SECTION 4.B - PARKING REGULATIONS, WHICH PROVIDES PARKING RATIOS.
2. PARKING SPACES INTERNAL TO IMPROVEMENTS (2 PER HANGAR) WILL HAVE TWO POINTS OF EGREES (BOTH AIRSIDE AND LANDSIDE).
3. HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.

NOTE:
ADDITIONAL OPEN SPACE ON AIRPORT PROPERTY IS PROVIDED OFFSITE TO ACCOUNT FOR THE ADDITIONAL 1.36% OF OPEN SPACE THAT IS REQUIRED.

OWNER	ENGINEERING/APPLICANT
ADS HANGARS LLC 136 TOWER ROAD, SUITE 205 WESTCHESTER COUNTY AIRPORT WHITE PLAINS, NY 10604	GARVER, LLC (REGISTRATION NO. 5713) SARA ANDREWS, PE (TEXAS PE NO. 126832) 3010 GAYLORD PARKWAY, SUITE 190 FRISCO, TX 75077 (972) 377-7480
PROPOSED SUBDIVISION NAME:	SKY HARBOUR HANGAR DEVELOPMENT
BLOCK DESIGNATION:	NA
LOT NUMBER:	NA
ACREAGE:	6.05 ACRES
ABSTRACT/SURVEY NAME AND NUMBER:	FA COMMERCIAL DUE DILIGENCE SERVICES CO. (405) 253-2444
TOWN OF ADDISON CASE NO.	SP2022-05
PREPARATION DATE:	2/13/23

THIS PLAN CONFORMS WITH DESIGN STANDARDS INCLUDED IN THE TOWN OF ADDISON TRANSPORTATION PLAN, WATER SYSTEM REQUIREMENTS, WASTE WATER SYSTEM REQUIREMENTS, AND DRAINAGE CRITERIA MANUAL.

NOTE: **SOLID WASTE ENCLOSURE WILL BE REVIEWED WITH BUILDING PERMIT

FLOOD PLAIN NOTE:

NO FLOODPLAIN EXISTS ON SITE. PER FEMA FIRM 478113C0180K, DATE 07/07/2014, THIS SITE IS ZONE X UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE FLOOD PLAIN.

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REGISTRATION NO. F-5713

STATE OF TEXAS
SARA C. ANDREWS
126832
LICENSED PROFESSIONAL ENGINEER

DIGITALLY SIGNED: 2/13/2023

REV.	DATE	DESCRIPTION	BY

ADDISON AIRPORT (ADS)
ADDISON, TEXAS
CASE NO. SP2022-05

SKY HARBOUR HANGAR DEVELOPMENT
4505 CLAIRE CHENNAULT RD
ADDISON, TX

SITE PLAN

JOB NO.: 22A11111
DATE: FEB. 2023
DESIGNED BY: AJM
DRAWN BY: JAH

BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

DRAWING NUMBER
GI-101

SHEET NUMBER 5

File: L:\2022\22A11111 - ADS SkyHarbour Hangars\Drawings\SHEET FILES\General\ADS_SkyHarb-GI-101.dwg Last Save: 2/13/2023 10:26 AM Last saved by: AJMuller
Last plotted by: Muller, Adam J. Plot Style: AECmono.ctb Plot Scale: 1:1 Plot Date: 2/13/2023 3:15 PM Plotter used: DWG To PDF.pc3

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
LW	1	Lagerstroemia indica 'Whit II' TM	Dynamite Crape Myrtle	30 gal	2.5"Cal	8`- 10` Tall
PC	2	Pistacia chinensis	Chinese Pistache	B & B	4"Cal	8`- 10` Tall
QS	1	Quercus shumardii	Shumard Oak	B & B	4"Cal	14` - 16` Tall
UE	11	Ulmus parvifolia 'Emer II' TM	Allee Lacebark Elm	B & B	4"Cal	14` - 16` Tall
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	
JW	34	Juniperus horizontalis 'Wiltonii'	Blue Rug Juniper	5 gal	48" o.c.	
RI	100	Rhaphiolepis indica	Indian Hawthorn	5 gal	36" o.c.	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	
	2,169	Liriope muscari 'Big Blue'	Big Blue Lilyturf	4"pot	8" o.c.	
	10,632 sf	Zoysia x 'Zorro'	Zorro Zoysia	sod		

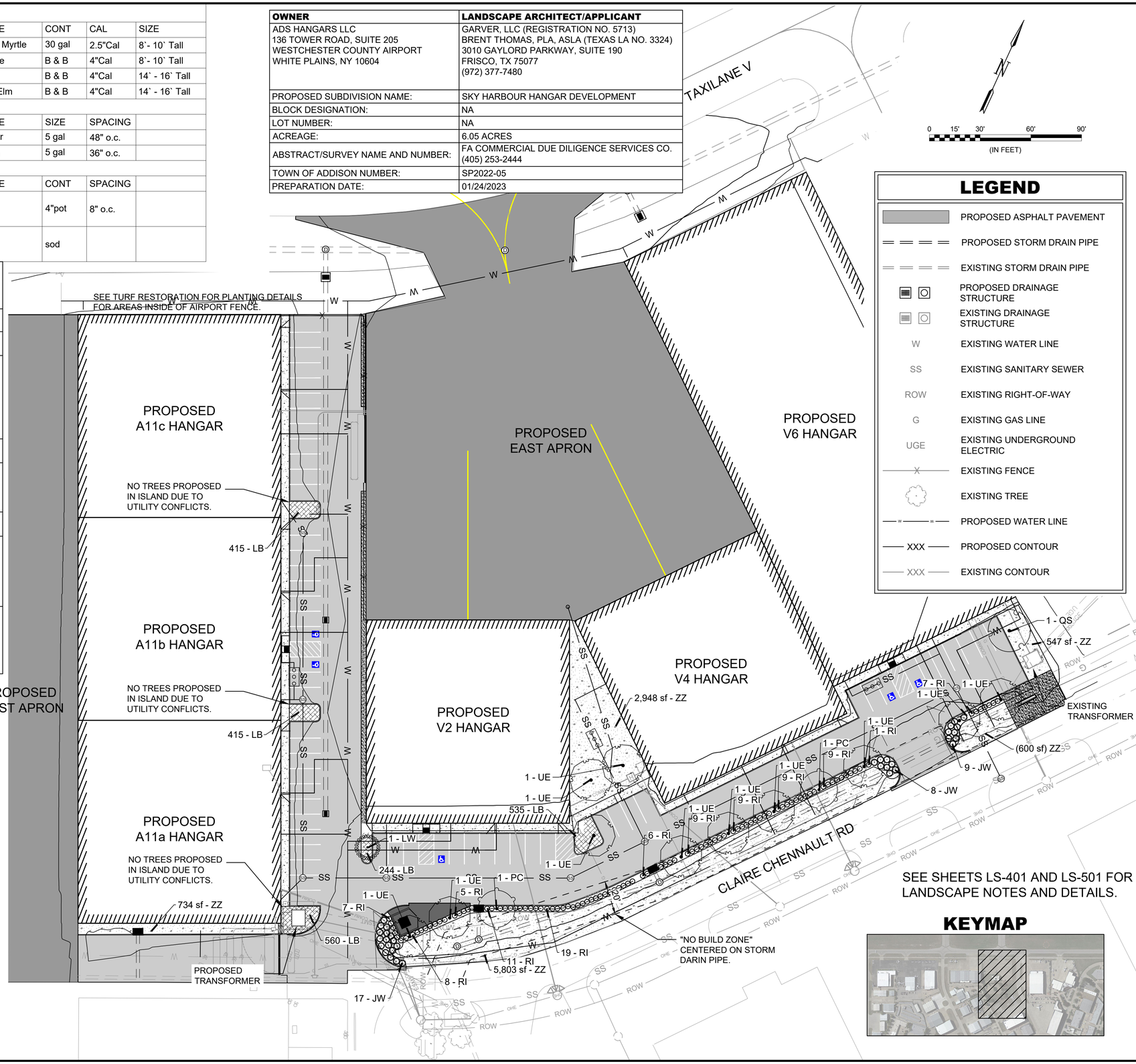
TOWN OF ADDISON LANDSCAPE REQUIREMENTS

ITEM	REQUIRED	PROVIDED
Interior Pkg. Landscape Area (5% of 31,410 SF):	1,571 LF	3,773 SF
Tree Removal and Mitigation:	37 Trees Removed (569" Cal Total)	15 Trees, (7 in ROW) (58.5" Cal Total) Difference= 510.5" To be mitigated via Tree Migration Fund at $192 per caliper inch.
Parking Lot Trees (60 spaces, 1 tree per 10 stalls)	6 Trees	6 Trees
Parking Lot Screening from Adj. Streets	42" wide	60" Provided Evergreen shrub screen @ 3' o.c.
Street Landscape Buffer	20' wide	20.72' wide
Parking Lot Screening (Perimeter) (400 LF/35 = 11.42= 12 Trees)	60" wide Shrubs @ 3' o.c. 12 Trees @ 35' o.c.	60" wide Shrubs @ 3' o.c. 11 Trees @ 30' o.c. 2 Add'l trees located betw. Bldgs. V2 & V4
Open Space Site area= 263,538 SF	10% Req'd 26,354 SF	On-site= 22,758 (SF) (8.64%) Off-site= 10,631 SF (4.04%)

NOTES:

1. AN IRRIGATION PLAN IS REQUIRED ON CIVIL, AND CONSTRUCTION PLANS AND MUST BE SIGNED AND SEALED BY A LICENSED IRRIGATOR.
2. ALL IRRIGATION CONTROLLERS MUST HAVE A RAIN AND FREEZE SENSORS.

OWNER	LANDSCAPE ARCHITECT/APPLICANT
ADS HANGARS LLC 136 TOWER ROAD, SUITE 205 WESTCHESTER COUNTY AIRPORT WHITE PLAINS, NY 10604	GARVER, LLC (REGISTRATION NO. 5713) BRENT THOMAS, PLA, ASLA (TEXAS LA NO. 3324) 3010 GAYLORD PARKWAY, SUITE 190 FRISCO, TX 75077 (972) 377-7480
PROPOSED SUBDIVISION NAME:	SKY HARBOUR HANGAR DEVELOPMENT
BLOCK DESIGNATION:	NA
LOT NUMBER:	NA
ACREAGE:	6.05 ACRES
ABSTRACT/SURVEY NAME AND NUMBER:	FA COMMERCIAL DUE DILIGENCE SERVICES CO. (405) 253-2444
TOWN OF ADDISON NUMBER:	SP2022-05
PREPARATION DATE:	01/24/2023



LEGEND

- PROPOSED ASPHALT PAVEMENT
- PROPOSED STORM DRAIN PIPE
- EXISTING STORM DRAIN PIPE
- PROPOSED DRAINAGE STRUCTURE
- EXISTING DRAINAGE STRUCTURE
- W — EXISTING WATER LINE
- SS — EXISTING SANITARY SEWER
- ROW — EXISTING RIGHT-OF-WAY
- G — EXISTING GAS LINE
- UGE — EXISTING UNDERGROUND ELECTRIC
- X — EXISTING FENCE
- EXISTING TREE
- PROPOSED WATER LINE
- XXX — PROPOSED CONTOUR
- XXX — EXISTING CONTOUR

SEE SHEETS LS-401 AND LS-501 FOR LANDSCAPE NOTES AND DETAILS.

KEYMAP

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REGISTRATION NO. F-5713

REGISTERED LANDSCAPE ARCHITECT BRENT D. THOMAS 3324 STATE OF TEXAS

DIGITALLY SIGNED: 2/13/2023

BY	DESCRIPTION	DATE	REV.

ADDISON AIRPORT (ADS)
ADDISON, TEXAS
CASE NO. SP2022-05

SKY HARBOUR HANGAR DEVELOPMENT
4505 CLAIRE CHENNAULT RD
ADDISON, TX

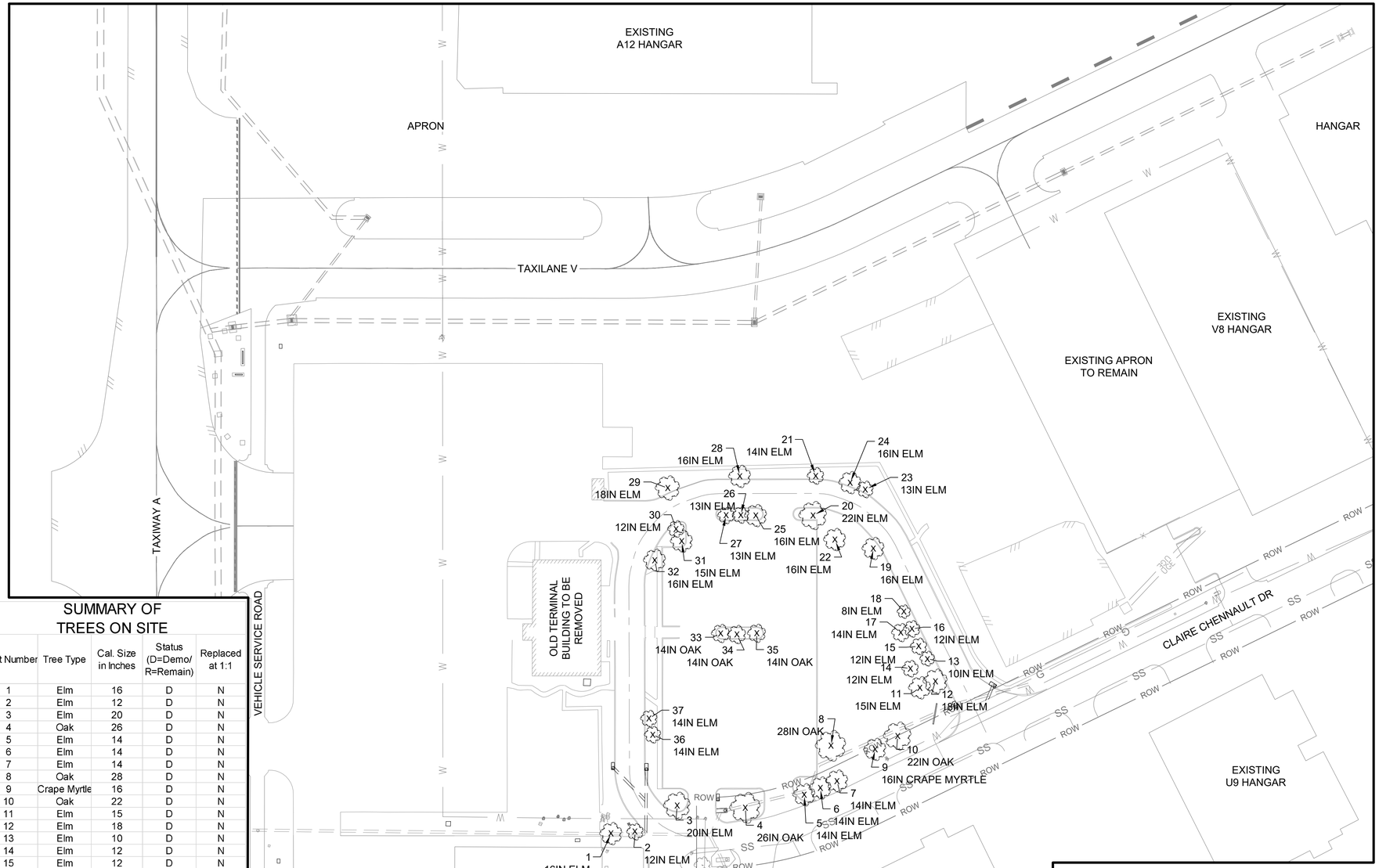
LANDSCAPE PLAN

JOB NO.: 22A11111
DATE: FEB. 2023
DESIGNED BY: DPJ
DRAWN BY: DPJ

BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

DRAWING NUMBER
LS-101

SHEET NUMBER **84**



SUMMARY OF TREES ON SITE

Point Number	Tree Type	Cal. Size in Inches	Status (D=Demo/ R=Remain)	Replaced at 1:1
1	Elm	16	D	N
2	Elm	12	D	N
3	Elm	20	D	N
4	Oak	26	D	N
5	Elm	14	D	N
6	Elm	14	D	N
7	Elm	14	D	N
8	Oak	28	D	N
9	Crape Myrtle	16	D	N
10	Oak	22	D	N
11	Elm	15	D	N
12	Elm	18	D	N
13	Elm	10	D	N
14	Elm	12	D	N
15	Elm	12	D	N
16	Elm	12	D	N
17	Elm	14	D	N
18	Elm	8	D	N
19	Elm	16	D	N
20	Elm	22	D	N
21	Elm	14	D	N
22	Elm	16	D	N
23	Elm	13	D	N
24	Elm	16	D	N
25	Elm	16	D	N
26	Elm	13	D	N
27	Elm	13	D	N
28	Elm	16	D	N
29	Elm	18	D	N
30	Elm	12	D	N
31	Elm	15	D	N
32	Elm	16	D	N
33	Elm	14	D	N
34	Oak	14	D	N
35	Oak	14	D	N
36	Elm	14	D	N
37	Elm	14	D	N
	Inches To be Removed	569	58.5" Will be midgated onsite Difference= 510.5" To be mitigated via Tree Migration Fund at $192 per caliper inch.	

0 25' 50' 100' 150'
(IN FEET)

LEGEND

- EXISTING TREE TO REMAIN
- X — TREE REMOVAL

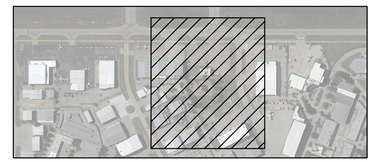
NOTES:

1. CONTRACTOR MUST PROTECT ALL EXISTING UTILITIES, HAND HOLES, AIRFIELD EQUIPMENT, DRAINAGE STRUCTURES, TREES, AND BUILDINGS NOT EXPRESSLY SHOWN FOR DEMOLITION. ANY DAMAGE AS A RESULT OF CONSTRUCTION ACTIVITIES MUST BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.
2. SEE ED-101 FOR AIRFIELD ELECTRICAL DEMOLITION EXTENTS AND DETAILS.
3. SEE SHEET CD-101 FOR PAVEMENT DEMOLITION.
4. SEE SHEET CD-102 FOR UTILITIES DEMOLITION.
5. EXISTING AOA FENCE SHALL REMAIN IN PLACE UNTIL TEMPORARY FENCE IS CONSTRUCTED. SEE PHASING SHEET (GC-101) FOR CONSTRUCTION SEQUENCING.

UTILITY NOTES:

1. EXISTING UTILITIES AND UNDERGROUND FACILITIES SHOWN ARE LOCATED FROM AVAILABLE SURFACE INFORMATION, MAPS, PLANS, AND OTHER RECORDS. THE LOCATIONS AND ELEVATIONS SHOWN ARE APPROXIMATE AND ARE BASED ON THE INFORMATION AVAILABLE AT THE TIME OF DESIGN. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING EXACT LOCATION, DEPTH, AND CONDITION (DEB, CONDUIT, OR DUCT) OF ALL UTILITIES AND AIRPORT FACILITIES DURING THE CONSTRUCTION PERIOD. ANY CONFLICTING UTILITY INFORMATION MUST BE REPORTED TO THE ENGINEER FOR ASSESSMENT.
2. THE CONTRACTOR MUST PERFORM THE WORK IN SUCH A MANNER AS NOT TO DAMAGE THE EXISTING UTILITIES. ANY DAMAGE TO THESE UTILITIES ARISING FROM THE CONTRACTOR'S OPERATIONS MUST BE REPAIRED IMMEDIATELY AT NO COST TO THE OWNER.

KEYMAP



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REGISTRATION NO. F-5713

REGISTERED LANDSCAPE ARCHITECT
BRENT D. THOMAS
3324
STATE OF TEXAS

DIGITALLY SIGNED: 2/13/2023

REV	DATE	DESCRIPTION	BY

ADDISON AIRPORT (ADS)
ADDISON, TEXAS
CASE NO. SP2022-05

SKY HARBOUR HANGAR DEVELOPMENT
4505 CLAIRE CHENNAULT RD
ADDISON, TX

LANDSCAPE
DEMOLITION PLAN

JOB NO.: 22A11111
DATE: FEB. 2023
DESIGNED BY: AJM
DRAWN BY: DPJ

BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

DRAWING NUMBER
LS-102

SHEET NUMBER **85**

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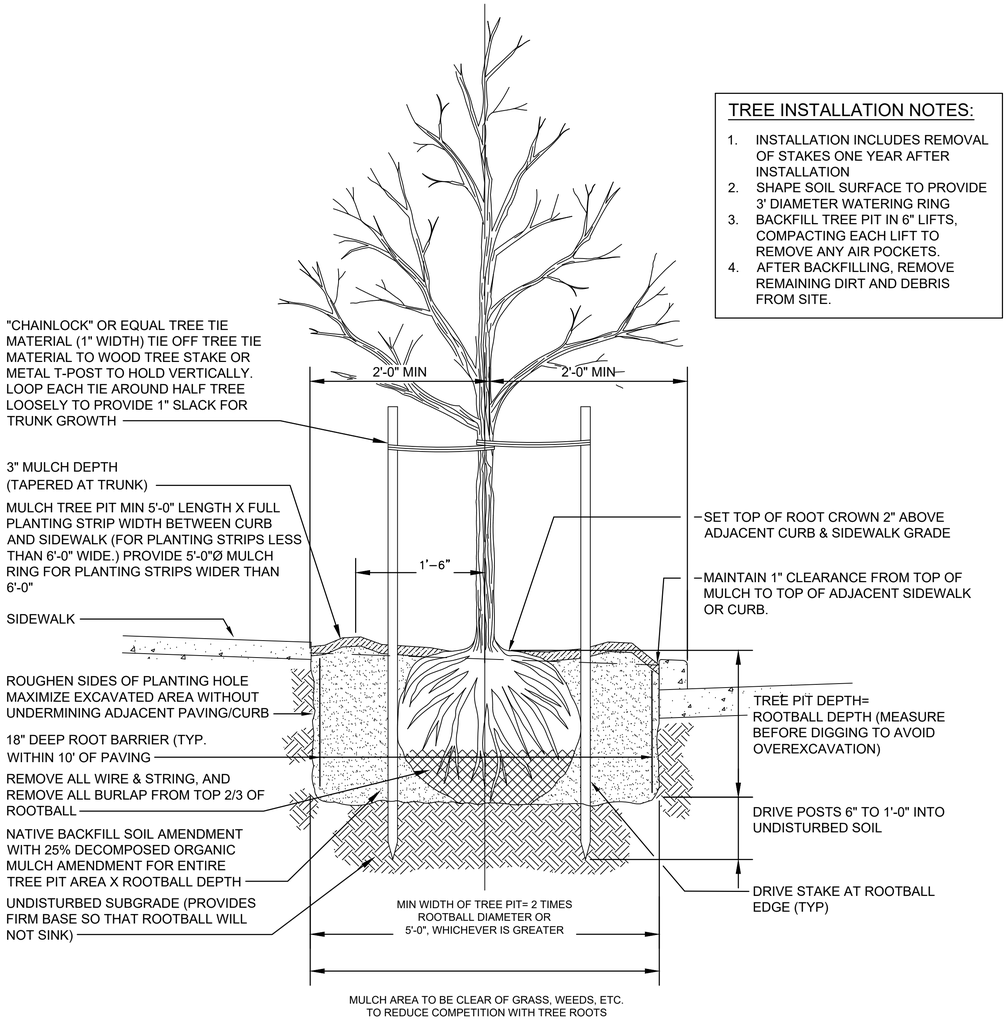
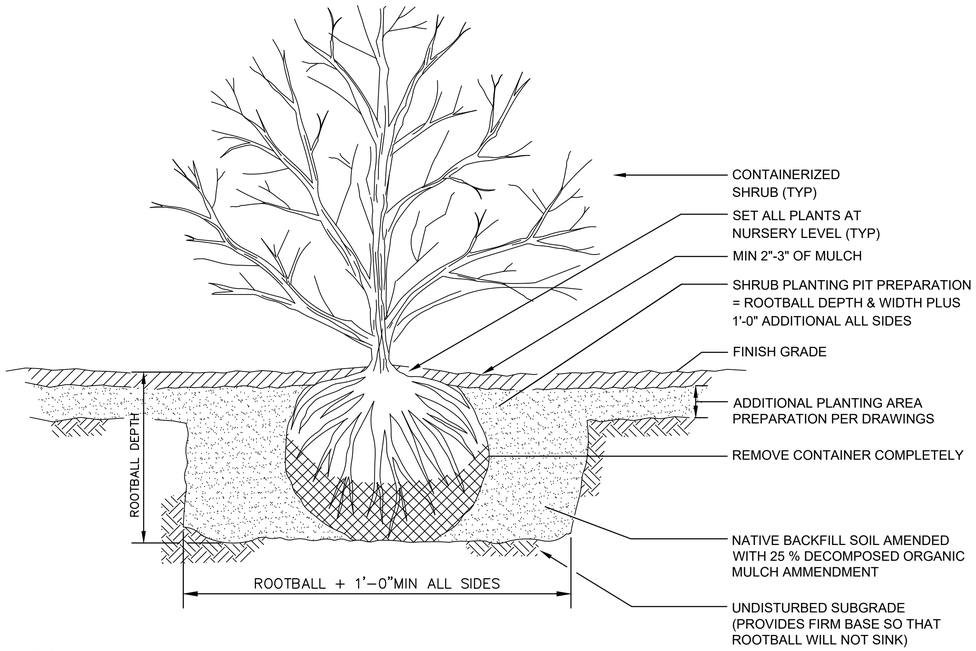
Last plotted by: Jordan, Daniel P Plot Style: AECmono.ctb Plot Scale: 1:1 Plot Date: 2/13/2023 11:33 AM Plotter used: DWG To PDF.pc3

TREE INSTALLATION NOTES:

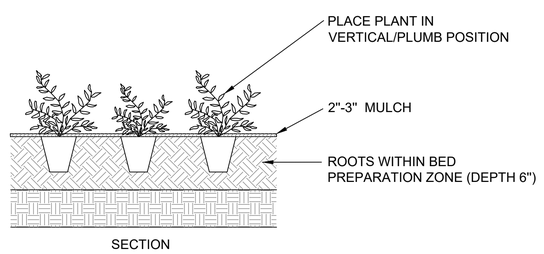
1. INSTALLATION INCLUDES REMOVAL OF STAKES ONE YEAR AFTER INSTALLATION
2. SHAPE SOIL SURFACE TO PROVIDE 3' DIAMETER WATERING RING
3. BACKFILL TREE PIT IN 6" LIFTS, COMPACTING EACH LIFT TO REMOVE ANY AIR POCKETS.
4. AFTER BACKFILLING, REMOVE REMAINING DIRT AND DEBRIS FROM SITE.

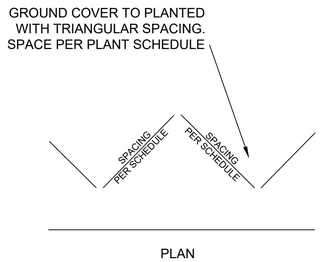


1 DECIDUOUS TREE PLANTING DETAIL
SCALE: NONE

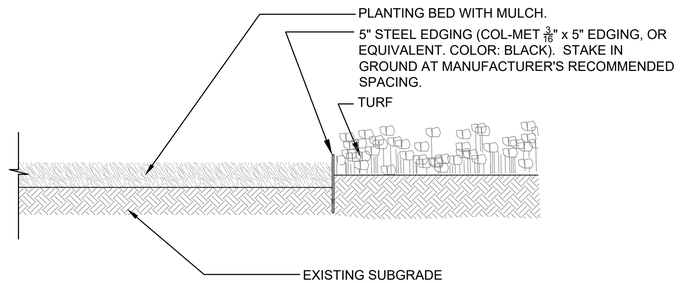


2 SHRUB PLANTING DETAIL
SCALE: NONE





3 GROUNDCOVER PLANTING DETAIL
SCALE: NONE



4 LANDSCAPE EDGING
SCALE: NONE

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REGISTRATION NO. F-5713

REGISTERED LANDSCAPE ARCHITECT
BRENT D. THOMAS
3328
STATE OF TEXAS

DIGITALLY SIGNED 01/27/2023

REV.	DATE	DESCRIPTION	BY

ADDISON AIRPORT (ADS)
ADDISON, TEXAS
CASE NO. SP2022-05

SKY HARBOUR HANGAR DEVELOPMENT
4505 CLAIRE CHENNAULT RD
ADDISON, TX

LANDSCAPE DETAILS

JOB NO.: 22A11111
DATE: JAN. 2023
DESIGNED BY: DPJ
DRAWN BY: DPJ

BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

DRAWING NUMBER
LS-501

SHEET NUMBER **87**

GENERAL PLANTING NOTES

1. PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT TO ADDRESS ANY QUESTIONS.
2. LANDSCAPE CONTRACTOR SHALL PROVIDE LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL MATERIALS AS SPECIFIED HEREIN AND SHOWN ON THE PLANS.
3. ALL PLANT MATERIAL SELECTIONS WILL BE REVIEWED AND APPROVED BY OWNERS' REPRESENTATIVES PRIOR TO PURCHASE AND INSTALLATION.
4. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S WRITTEN APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REVISE THE PLANT LIST AS DEEMED NECESSARY.
5. QUANTITIES OF PLANT MATERIALS SHOWN ON THE PLAN TAKE PRECEDENCE OVER THE QUANTITIES SHOWN ON THE PLANT SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN.
6. REPORT DISCREPANCIES IN THE PLANTING PLAN TO THE LANDSCAPE ARCHITECT PRIOR TO PURCHASING MATERIALS OR COMMENCING CONSTRUCTION.
7. REVIEW THE LANDSCAPE SPECIFICATION SECTION LOCATED IN THE PROJECT MANUAL FOR ADDITIONAL PROJECT RESPONSIBILITIES AND INSTRUCTIONS.

SITE PREPARATION AND EARTHWORK

8. TOPSOIL HAULED TO THE SITE SHALL BE FERTILE, FRIABLE, NATURAL LOAM SOIL OF UNIFORM QUALITY CHARACTERISTIC OF REPRESENTATIVE LOCAL SOILS WHICH PRODUCE HEAVY GROWTH OF CROP GRASSES, OR OTHER VEGETATION. SOIL SHALL BE FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS ROOTS, STONES, TRASH, OR ANY OTHER DELETERIOUS MATERIALS.
9. TOPSOIL SHALL BE DELIVERED IN AN UNFROZEN AND NON-MUDDY CONDITION AND SHALL BE SUBJECT TO APPROVAL OF THE LANDSCAPE ARCHITECT. SOLUBLE SALTS SHALL NOT EXCEED 500 ppm AND ORGANIC MATTER SHALL BE NO LESS THAN 1.5% BY WEIGHT. pH SHALL RANGE BETWEEN 6.0 AND 7.5.
10. LANDSCAPE CONTRACTOR SHALL HAVE TOPSOIL TESTED BY A CERTIFIED TESTING LABORATORY AND OBTAIN RECOMMENDATIONS FOR SOIL AMENDMENT TYPE(S) AND QUANTITIES. SUBMIT A COPY OF THIS REPORT TO THE LANDSCAPE ARCHITECT FOR THEIR RECORDS. RECOMMENDATIONS SHALL BE SPECIFIC TO THE TOPSOIL USED AND THE PLANT MATERIALS SPECIFIED IN THE PLANS. A SAMPLE OF THE TOPSOIL TO BE USED SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

PLANTING PREPARATION

12. REMOVE ALL SOD FROM PLANTING BEDS PRIOR TO AMENDING SOIL.
13. OVEREXCAVATE PLANTING BEDS TO A DEPTH OF 24" BELOW FINISH GRADE. AMEND NATIVE SOIL WITH ORGANIC MATERIAL, SUCH AS COMPOST, AT A RATIO OF 50% NATIVE SOIL AND 50% ORGANIC MATERIAL. PLACE IN 6" LIFTS AND LIGHTLY TAMP. DO NOT OVERCOMPACT OR ALLOW HEAVY EQUIPMENT TO DRIVE OVER BACKFILLED PLANTING AREAS .
14. BACKFILL: FOR PLANT EXCAVATIONS, BACKFILL SHALL BE CLEAN, NATURAL TOPSOIL, MIXED WITH AMENDMENTS AT THE RATIOS SPECIFIED BY A CERTIFIED TOPSOIL ANALYSIS.

PLANTING MATERIALS

15. PLANT MATERIALS SHALL BE WELL FORMED AND DEVELOPED IN GOOD CONDITIONS, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSERYMAN'S "AMERICAN STANDARD OF NURSERY STOCK". HEIGHT OF PLANT MATERIALS SHALL BE MEASURED FROM EXISTING SOIL LINE AT TOP OF ROOTBALL TO TOP OF CROWN.
16. PLANT MATERIALS SHALL BE PROTECTED BY THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED ROOT BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESSICANT BEFORE TRANSPORT TO REDUCE THE LIKELIHOOD OF WIND BURN. REAPPLY ANTI-DESSICANT AFTER PLANTING TO REDUCE TRANSPIRATION.
17. PLANTS DESIGNATED "CONTAINER GROWN" SHALL HAVE BEEN GROWN IN POTS, CANS OR BOXES FOR A MINIMUM OF SIX MONTHS AND A MAXIMUM OF TWO YEARS. THESE PLANTS SHALL BE REMOVED FROM CONTAINERS BEFORE PLANTING. PLANTS THAT APPEAR ROOT-BOUND SHALL BE REJECTED.
18. PLANT LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS.
19. USE TRIANGULAR SPACING ON ALL NATIVE FORBES, PERENNIALS, AND ANNUALS.
20. PLANT SUBSTITUTIONS WILL ONLY BE ALLOWED UNDER THE FOLLOWING CIRCUMSTANCES: LANDSCAPE CONTRACTOR SHALL SUBMIT A WRITTEN SUBSTITUTION REQUEST TO THE LANDSCAPE ARCHITECT STATING WHAT PLANTS TO BE SUBSTITUTED AND THE REQUESTED SUBSTITUTION PLANT ALONG WITH EXPLANATION OF SUBSTITUTION REQUEST. NO SUBSTITUTION SHALL CONSTITUTE AN INCREASE IN THE COST FROM THE ORIGINAL CONTRACT AMOUNT. ANY PLANT SUBSTITUTIONS MADE WITHOUT APPROVAL SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR AT THE TIME OF INSPECTION AT NO COST TO THE PROJECT.
21. PLACE 3" OF HARDWOOD MULCH IN ALL PLANTING BEDS SHOWN ON THE PLAN IN ORDER TO COVER BARE SOIL.
22. PLANTING BEDS RECEIVING MULCH SHALL BE FREE OF WEEDS, GRASS AND DEBRIS. TREAT BEDS WITH A PRE-EMERGENT WITH TREFLAN, SUCH AS PREEN, PRIOR TO PLANTING AND MULCH PLACEMENT. A SECOND APPLICATION SHOULD BE APPLIED IF WEEDS EMERGE PRIOR TO COMPLETION OF WORK. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE AND MANUFACTURER'S PRODUCT LABELING.

MAINTENANCE AND CLEAN-UP

23. PROVIDE TEMPORARY WATER FOR PLANT MATERIALS DURING THE ESTABLISHMENT PERIOD.
24. REMOVE ALL RUBBISH, EQUIPMENT, AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES.
25. REMOVE SOIL OR DIRT THAT HAS ACCUMULATED ON PAVED SURFACES DURING OR AS A RESULT OF PLANTING OPERATIONS EACH DAY.
26. FERTILIZE ALL PLANTS WITH A 10-20-10 COMMERCIAL, SLOW-RELEASE FERTILIZER AS DIRECTED BY INSTRUCTIONS ON PRODUCT LABEL.
27. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. MAKE CUTS FLUSH, LEAVING NO STUBS. CENTRAL LEADERS SHALL NOT BE REMOVED.
28. LANDSCAPE CONTRACTOR TO REMOVE ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER PROVISIONAL ACCEPTANCE.
29. CONTRACTOR IS RESPONSIBLE TO MOW ALL SEEDED AND SODDED AREAS A MINIMUM OF TWO (2) TIMES AT A HEIGHT OF NO MORE THAN 1-1/2" PRIOR TO TURNING OVER TO THE CITY.

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LANDSCAPE NOTES

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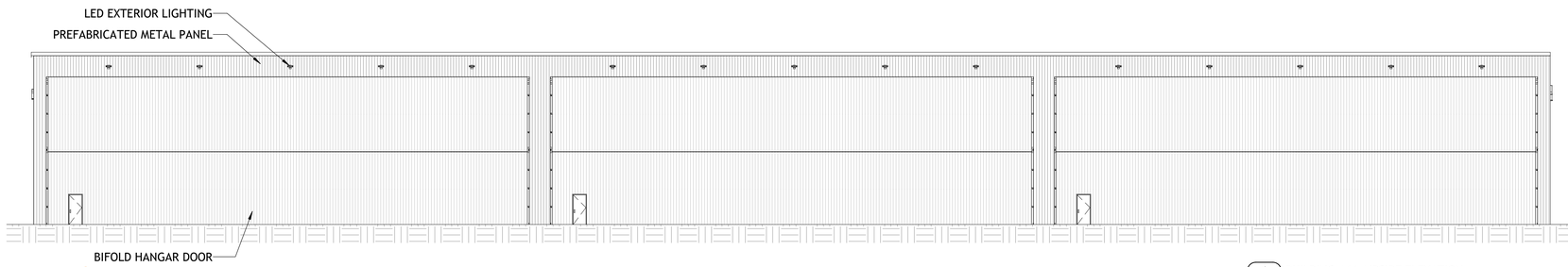
DRAWING NUMBER
LS-401

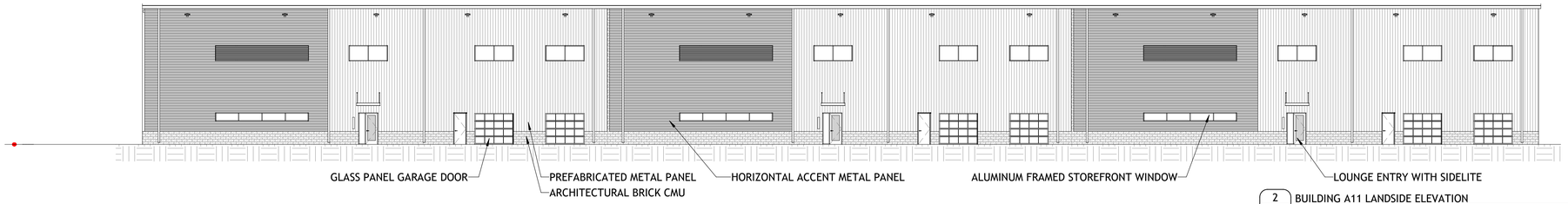
SHEET NUMBER **86**

Building A11 Elevations

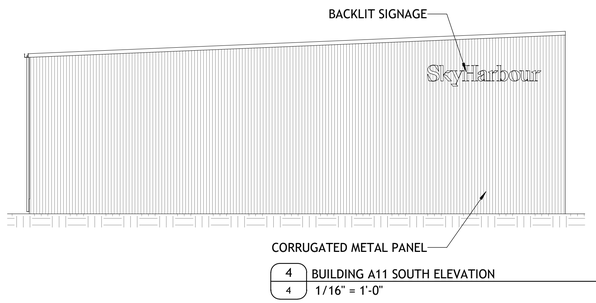
ADDISON, TX



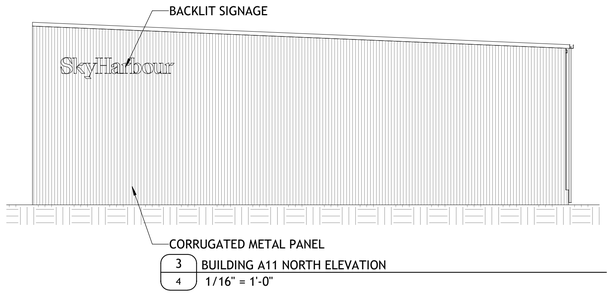
1/4 BUILDING A11 AIRSIDE ELEVATION
1/16" = 1'-0"



2/4 BUILDING A11 LANDSIDE ELEVATION
1/16" = 1'-0"



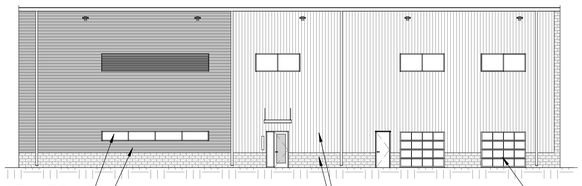
4/4 BUILDING A11 SOUTH ELEVATION
1/16" = 1'-0"



3/4 BUILDING A11 NORTH ELEVATION
1/16" = 1'-0"

Building V2 Elevations

ADDISON, TX



2/5 BUILDING V2 LANDSIDE ELEVATION
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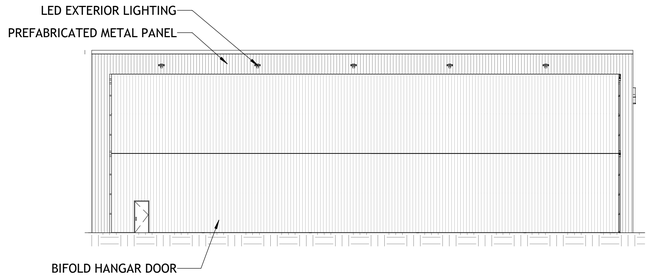

1/5 BUILDING V2 AIRSIDE ELEVATION
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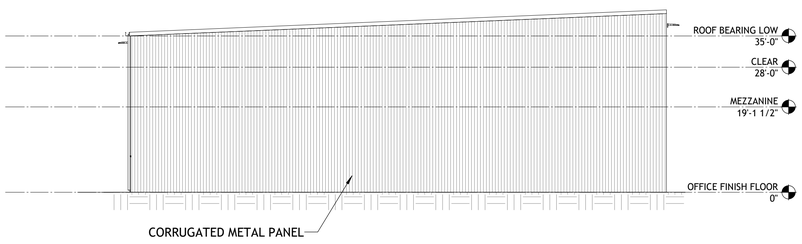

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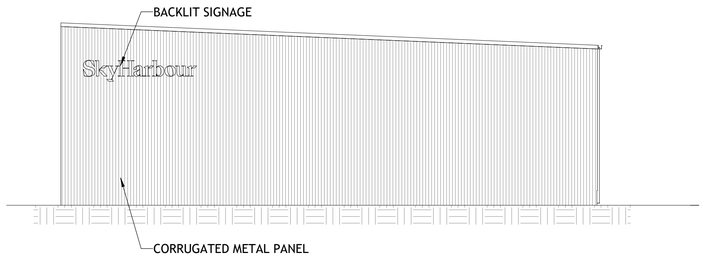

4/5 BUILDING V2 WEST ELEVATION
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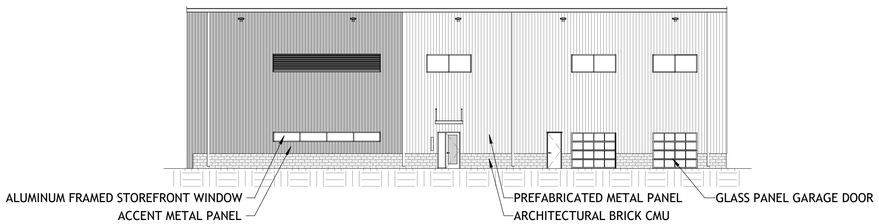
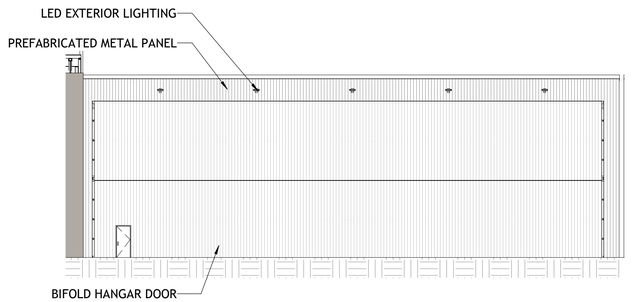
Building V4 Elevations

ADDISON, TX



3/6 BUILDING V4 LANDSIDE ELEVATION
1/16" = 1'-0"



1/6 BUILDING V4 AIRSIDE ELEVATION
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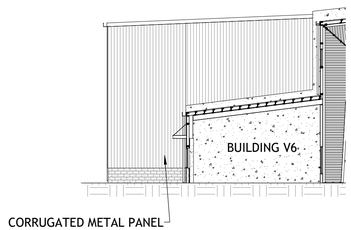

2/6 BUILDING V4 EAST ELEVATION
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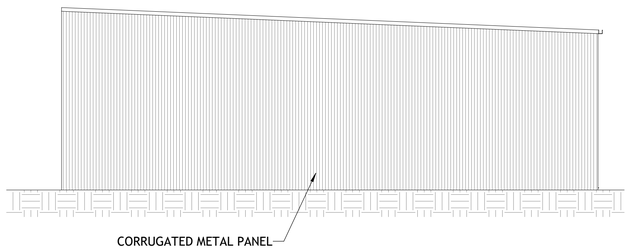
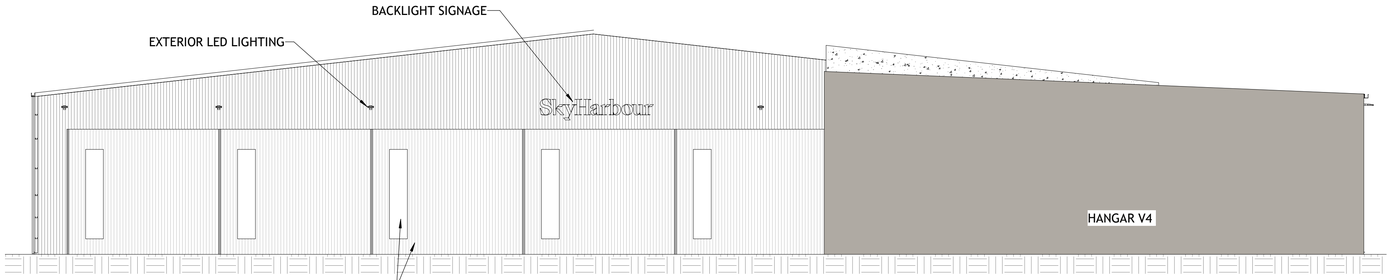


4/6 BUILDING V4 WEST ELEVATION
1/16" = 1'-0"

Building V6 Elevations

ADDISON, TX



1/7 BUILDING V6 AIRSIDE ELEVATION
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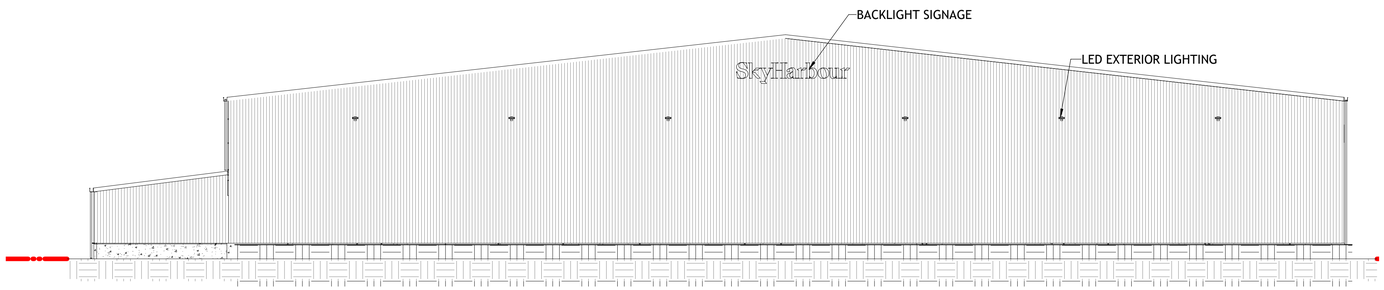
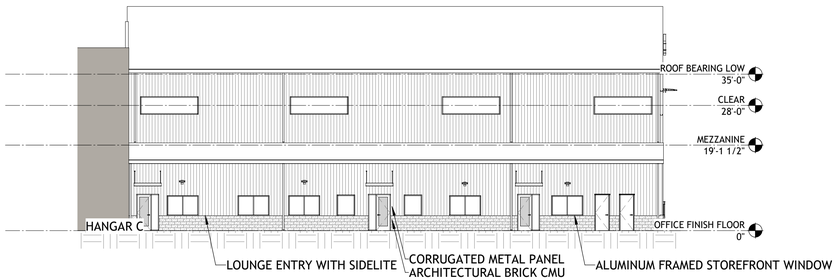
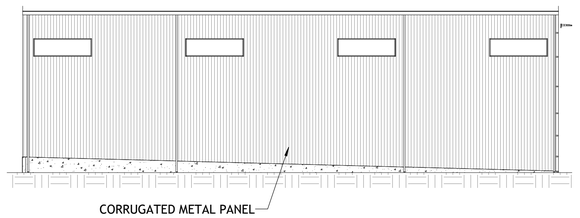


2/7 BUILDING V6 LANDSIDE ELEVATION
1/16" = 1'-0"



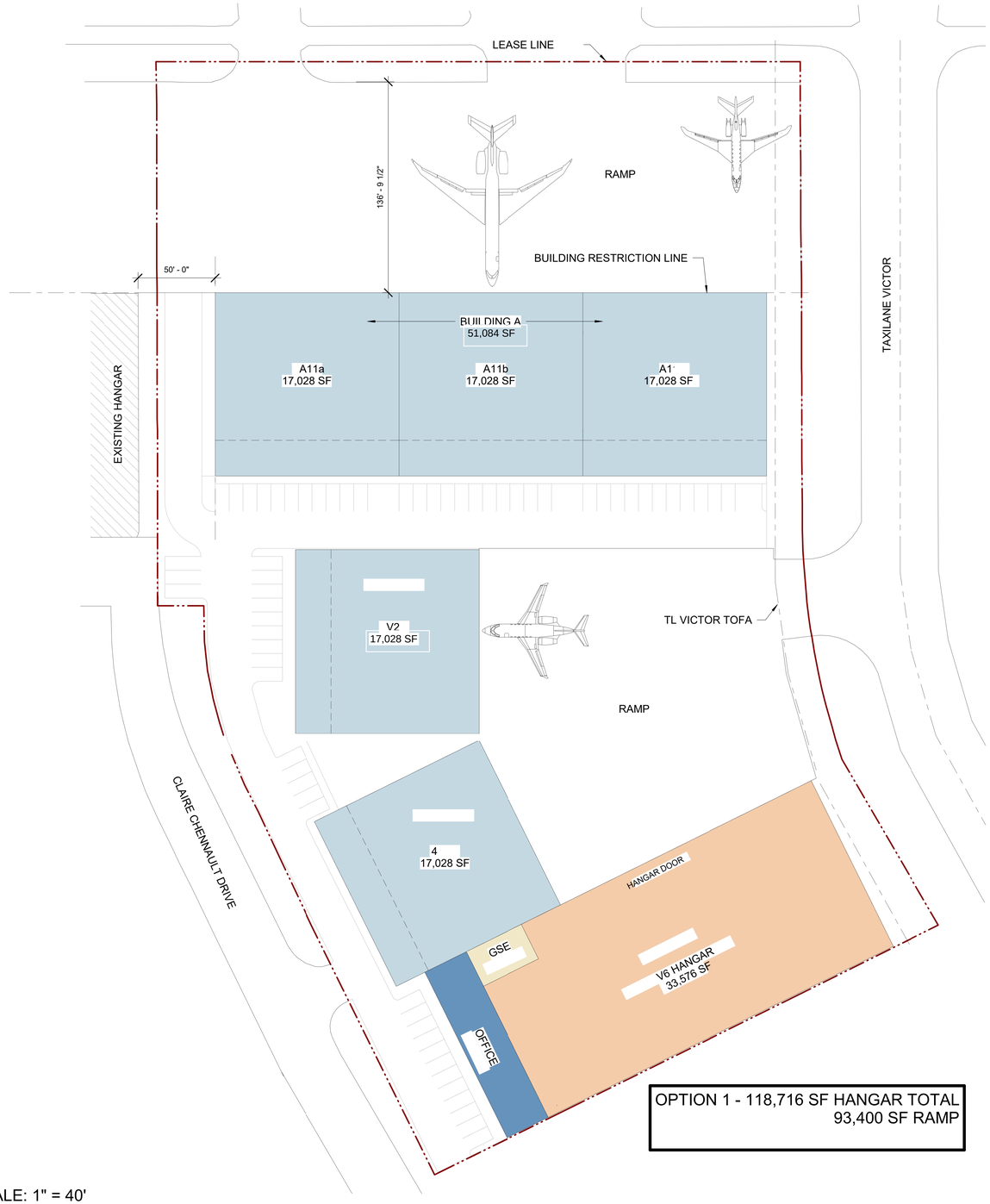
4/7 BUILDING V6 SOUTH ELEVATIONS
1/16" = 1'-0"



3/7 BUILDING V6 NORTH ELEVATION
1/16" = 1'-0"

CONCEPTUAL SITE STUDY

NEW HANGAR DEVELOPMENT - ADS



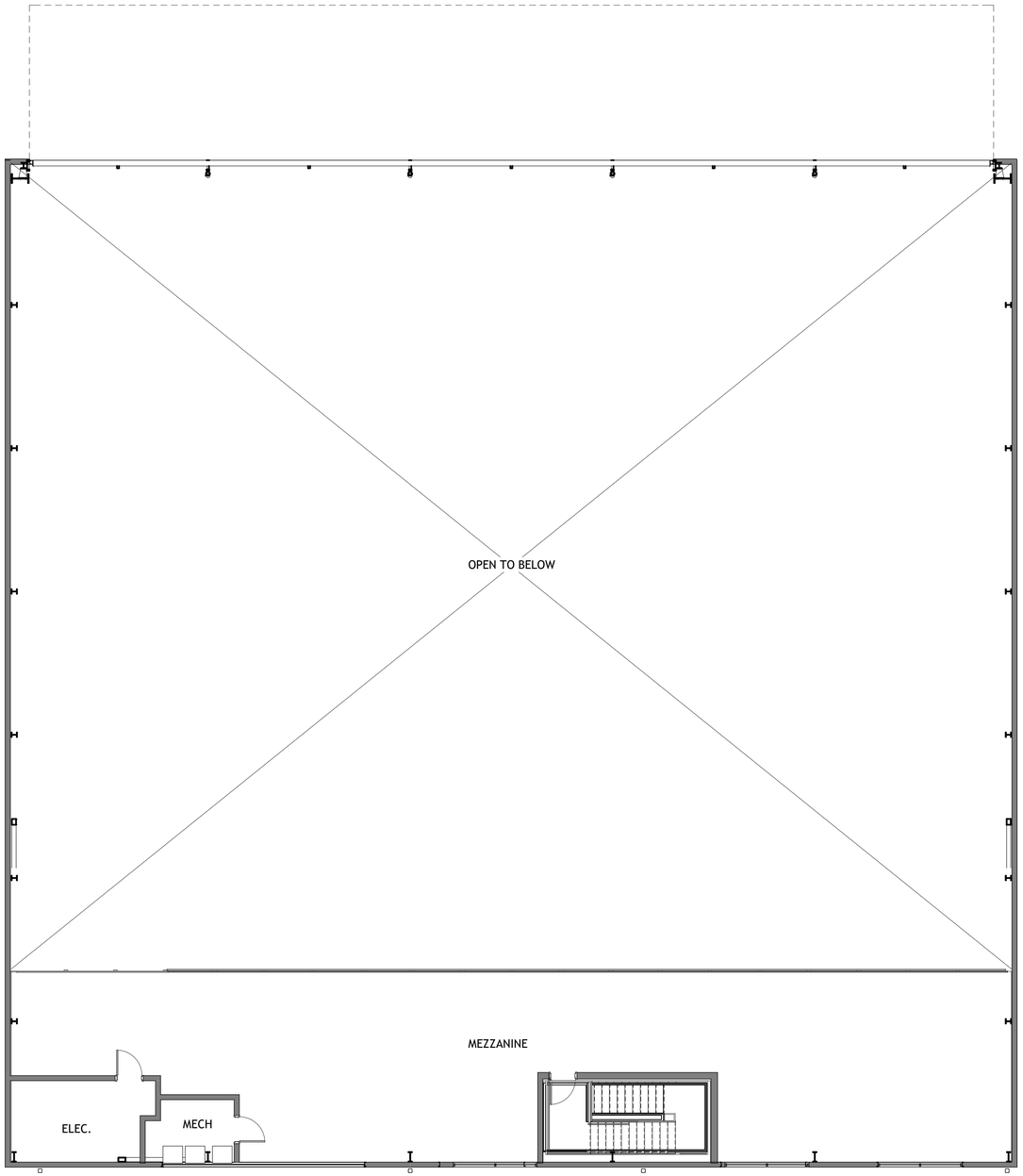
OPTION 1 - 118,716 SF HANGAR TOTAL
93,400 SF RAMP

SCALE: 1" = 40'

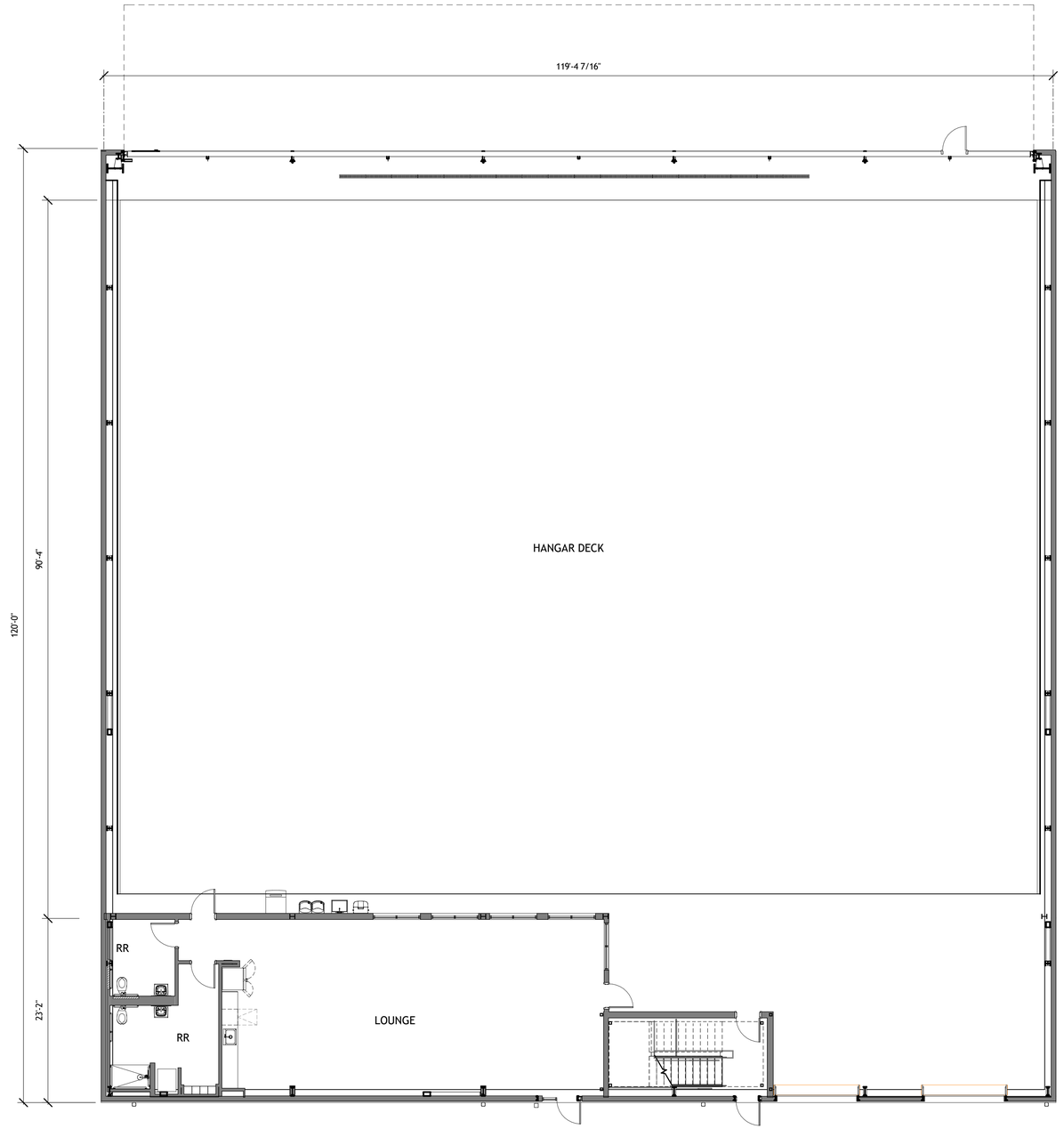
N

SH-16 Enlarged Floor Plan

ADDISON, TX



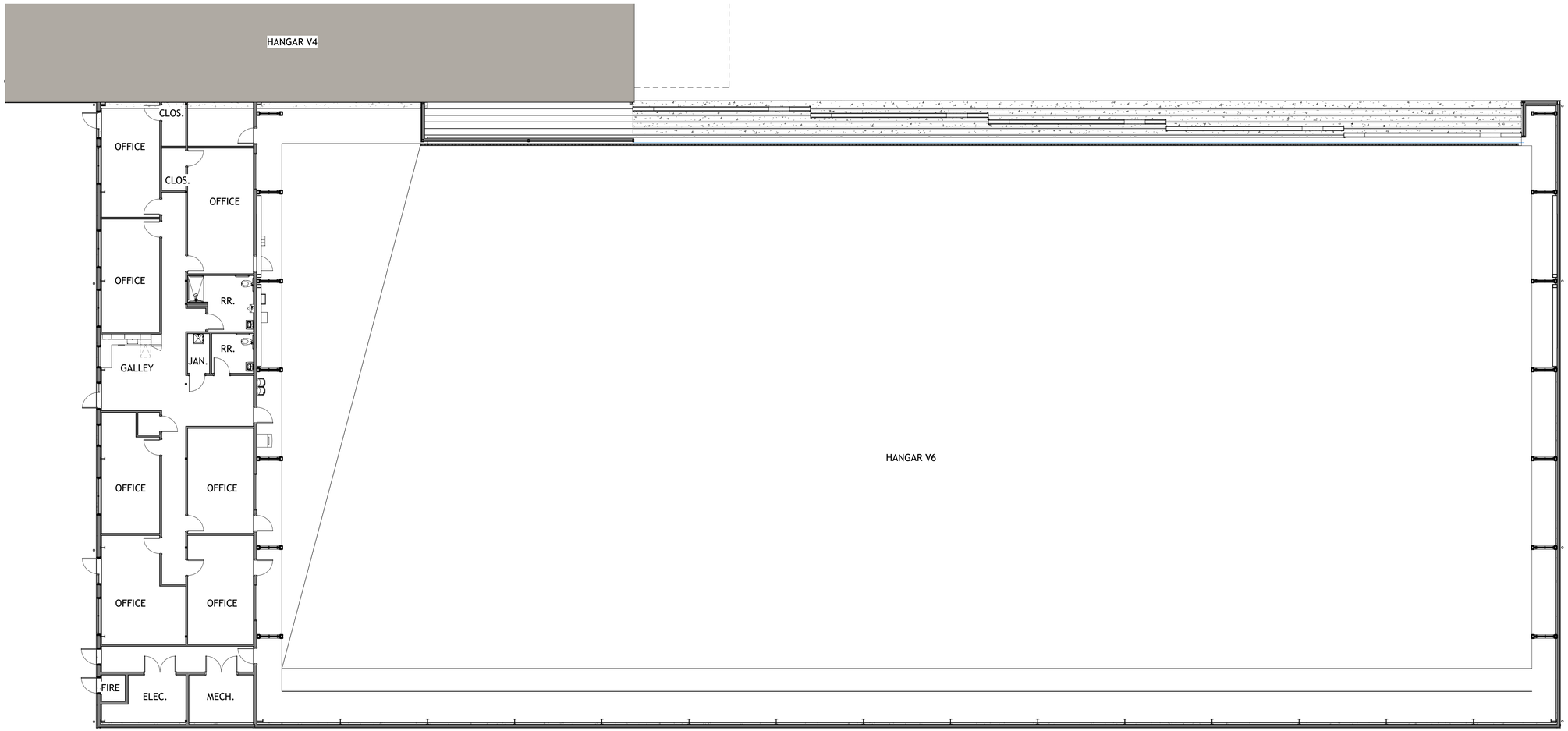
2 ENLARGED PLAN - SKY HARBOUR 16 MEZZANINE LEVEL
2 1/8" = 1'-0"



1 ENLARGED PLAN - SKY HARBOUR 16 GROUND LEVEL
2 1/8" = 1'-0"

Sky Harbour 30 Enlarged Floor Plan

ADDISON, TX



1/3 FLOOR PLAN - SKY HARBOUR 30
3/32" = 1'-0"

Planning & Zoning Commission **7.**

Meeting Date: 02/21/2023

Agenda Caption:

Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation regarding an Ordinance Adopting a Development Plan for Block C of the Addison Grove Addition, including a Site Plan, Landscape Plan, Facade and Floor Plans for 34 townhomes and one open space lot in an existing Planned Development District (PD), through Ordinance O16-003, on 1.8± acres generally located at the Southeast Corner of Oak Street and Runyon Road, approximately 500 feet south of Belt Line Road.** Case 1865-Z/Addison Grove, Block C.

Recommendation:

Staff recommends approval subject to the following conditions:

- A replat and associated air rights easements are approved and filed prior to release of any Block C building permits in order to account for required street and alley name modifications and off-lot building aerial encroachments at alley entryways.
- The public parks situated within Blocks B, C, and D are completed and accepted by the Town prior to the release of any Block C building permits.
- No portion of the existing screening wall fronting towards Beltway Drive may be removed without providing at least two weeks of prior notice to the Town.
- A temporary 8-foot-tall solid wooden construction fence, maintained in good condition by the developer, will be installed in front of Beltway Drive adjacent lots. These lots include those currently under construction within Block B and the Beltway Drive adjacent lots within Blocks C and D where construction has yet to commence. This temporary construction fence will be installed immediately following the removal of any segment of the wall and shall be removed upon substantial completion of the exterior improvements associated with those lots.

Attachments

1865-Z Staff Report

1865-Z Plans (Site and Landscaping)

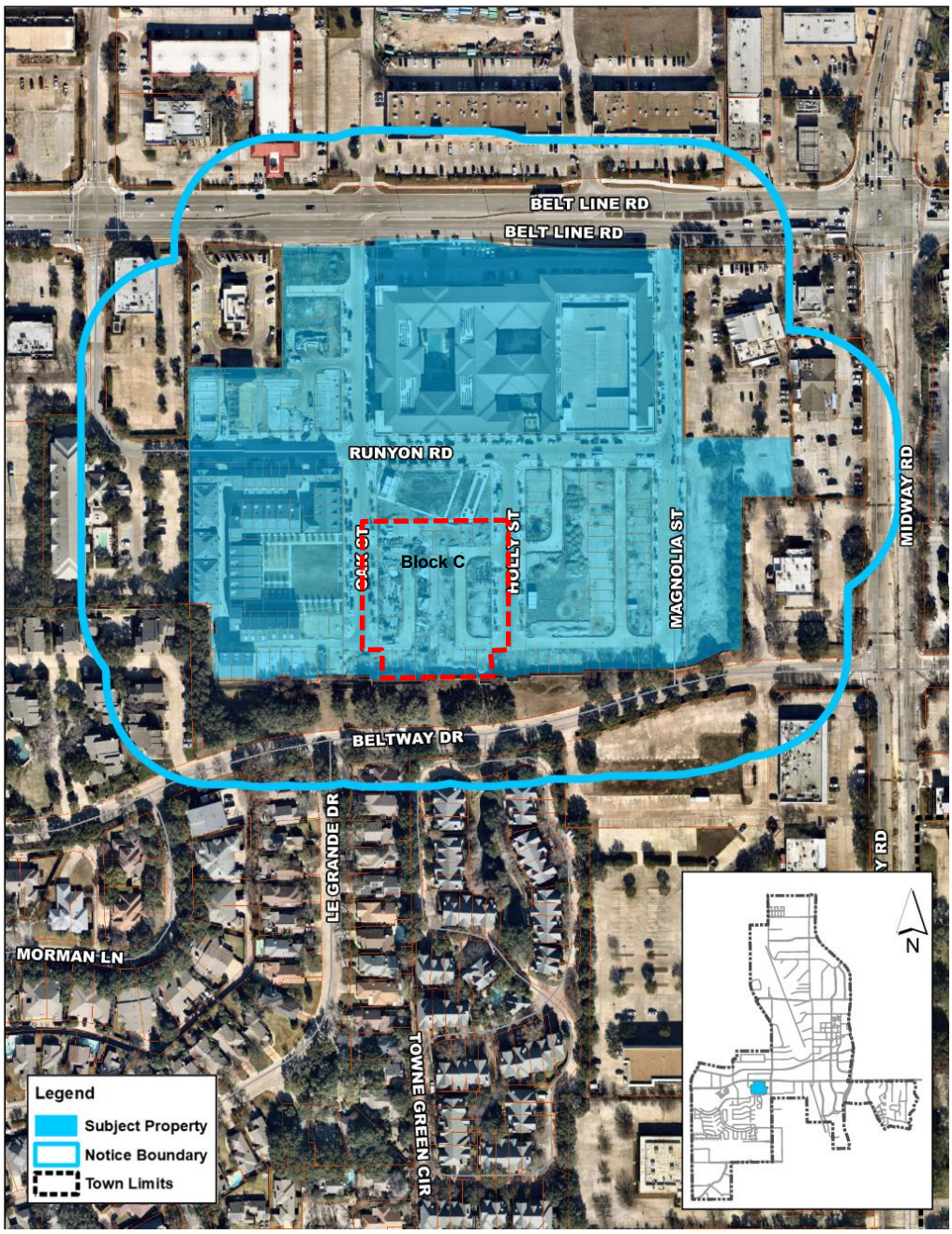
1865-Z Plans (Buildings 1-5)

1865-Z Plans (Buildings 6-10)

1865-Z

PUBLIC HEARING Case 1865-Z/Addison Grove, Block C. Hold a Public Hearing, Present, Discuss, and Consider Action on a Recommendation regarding an Ordinance Adopting a Development Plan for Block C of the Addison Grove Addition, including a Site Plan, Landscape Plan, Facade and Floor Plans for 34 townhomes and one open space lot in an existing Planned Development District (PD), through Ordinance O16-003, on 1.8± acres generally located at the Southeast Corner of Oak Street and Runyon Road, approximately 500 feet south of Belt Line Road.

Location Map



February 21, 2022

STAFF REPORT

RE:	1865-Z/Addison Grove, Block C
LOCATION:	4134-4148 Runyon Road 4131-4157 Beltway Drive 14953-14969 Holly Street 14958-14974 Oak Street
REQUEST:	Development Plan Approval in accordance with development standards for Planned Development O16-003, including site plan, landscape plan, building elevations, and floor plans for the construction of 34 townhomes units and one open space lot situated within Block C of the Addison Grove Addition.
APPLICANT:	Daphne Sheng, Texas Intown Homes LLC

DISCUSSION:

Background: Block C is part of the Addison Grove Addition, an approximately 17.4-acre site situated on the south side of Belt Line Road and 350 feet west of Midway Road. In 1991, this property was zoned Planned Development, through Ordinance O91-066, to accommodate the development of a Sam's Wholesale Club, which was constructed the following year. In anticipation of redevelopment, a special area study was initiated by the Town in 2014. This visioning process culminated in the adoption of a new Planned Development district, PD O16-003, in early 2016, establishing standards for a mixed-use redevelopment plan with townhomes, live/work units, and a multifamily component with ground floor retail uses.

In May 2016, InTown Homes received Development Plan approval for the townhome and live/work units in Addison Grove and has continued to advance through the permitting and construction process for the 57 townhome units that comprise Block B. In December 2017, Greystar received Development Plan approval for the development of the multifamily and retail component, Elan Addison Grove, which has now been constructed and occupied. In April 2021, the Development Plan for Block A was approved, which included 16 townhomes and 17 live/work units. Permit review and lot construction is ongoing in Block A. In August 2022, the Development Plan for Block D was approved, which included 54 townhome units. Permit review is ongoing for Block D.

At this time, InTown Homes is ready to proceed with Block C, and in order to receive the necessary building permits, they must first obtain Development Plan Approval from the Town.

Proposed Plan: The development plans include the site plan and landscape plan for the entirety of Block C, as well as representative building elevations and floor plans for the 34 townhomes units that comprise this block. The plan accommodates eight, four-story buildings, and two, three-story buildings. The architectural character continues the traditional appearance of the Addison Grove neighborhood, with primarily brick façades. Units range in size from three to four-bedroom units that accommodate 2,154 square feet to 4,588 square feet of floor area.

Staff Review: Development Plan approval differs from a typical zoning case. While zoning is a legislative decision that is discretionary in nature, Development Plan approval is a ministerial function that is more like plat approval. The purpose of the Development Plan approval process is to review the proposal in the context of the existing zoning requirements for the site. If the proposal meets the requirements, then it must be approved.

Uses: The applicant is proposing 34 townhome units and one open space lot in Block C. **The proposed uses meet the standards in the ordinance.**

Development Standards: PD O16-003 established development standards defining required setbacks, building heights, lot sizes, and minimum and maximum floor area of certain uses. The development plan is in compliance with all development standards, as detailed below:

Street Build-to Line: The development standards require that at least 70% of the building be at the build-to line along Type A streets. This has been met.

Other Setbacks: There are no minimum side yard or rear yard requirements. There is a perimeter setback of 10 feet, which has been met.

Building Height: The development standards require a minimum building height of two stories (23 feet) and a maximum height of 60 feet for the townhome units. The townhomes range from three to four stories, with the tallest unit measuring 60 feet to the midpoint of the roof. All buildings meet this requirement.

Minimum Area per Dwelling Unit: The development standards require that townhomes be at least 1,350 square feet. All proposed units in Block C meet or exceed these requirements.

Maximum Lot Coverage: The development standards require a maximum lot coverage of 95%. This has been met.

Landmark Buildings: The development standards require that buildings at the corners or end of streets be designated as landmark buildings and should include unique architectural features. The representative elevations provided reflect landmark corners where Runyon Road intersects

Holly Street and Oak Street. Buildings 7 and 8 comply with the landmark building requirement through the provision of unique articulation and design elements.

The proposed plans comply with the development standards in the ordinance.

Open Space: PD O16-003 requires open space to be provided to support residential uses and is calculated to require two acres for every 1,000 residents up to 2,250, and then 1.5 acres per 1,000 residents above 2,250. The PD ordinance assumes 1.5 persons per dwelling unit. When applied to the entire project, 1.52 acres of open space is required. This requirement was met through dedication of 1.5606 acres of public open space for the full 17.4-acre development site, as prescribed by Ordinance O16-020 and depicted in the Addison Grove plat. **The proposed plans comply with the open space standards in the ordinance.**

Parking: PD O16-003 requires that two off-street parking spaces be provided for each townhome, which may be provided through tandem parking. Each unit has a minimum of two garage parking spaces. **The proposed plans comply with the parking standards in the ordinance.**

Exterior Appearance: PD O16-003 requires at least 80 percent of the exterior walls to be of masonry construction. The representative building elevations show masonry counts exceeding 80% for all effected facades. The front façade for building 8 has the lowest masonry percentage within Block C at 85.9%. The elevations show a mixture of brick, stucco, and minimal amounts of siding. **The proposed plans comply with the exterior appearance standards in the ordinance. Further compliance will be assessed during the building permit review process.**

Landscape: PD O16-003 prescribes landscape standards for the street edge as well as private landscaping. The full landscape plan for the development was previously approved through the Block B Development Plan Approval and further refined as part of the full civil construction review. The landscape plan provided in this submittal addresses the open space lot that is in the center of Block C, situated between buildings 5 and 6. This landscape plan has been reviewed by the Parks Department and no issues were identified. **The proposed plans comply with the landscape standards in the ordinance.**

Screening of Mechanical Equipment: PD O16-003 requires that mechanical equipment as well as loading, service, and trash storage areas be screened from view of all public roadways. All mechanical equipment, as represented on the provided plans, is shown to be screened accordingly. **The proposed plans comply with the screening standards in the ordinance.**

General Requirements: When the zoning was approved, several conditions were added and became part of the regulations for the development. These conditions include:

Fencing: The front yards of the townhomes which face towards Beltway Drive shall be delineated from the public green space with a short, wrought iron or decorative fence. These improvements are reflected in these plans and will need to be installed following construction of the townhome units in this phase.

Courtyard Design Standards: Courtyards shown on the Concept Plan will be designed and constructed with enhanced architectural and landscaping features, including such elements as water features, landscaping, and art features. The proposed plans confirm that the private courtyards in Block C will include enhanced landscaping.

The proposed plans comply with all general requirements in the ordinance. Staff will continue to monitor the project through the construction phase to ensure that required interior materials and appliances are provided.

RECOMMENDATION: **APPROVAL**

Staff has reviewed the development plans and found them to comply with all requirements of the approved zoning ordinance, PD O16-003. In order to account for needed construction phasing conditions and to correct several ongoing issues with this project, Staff recommends approval subject to the following conditions:

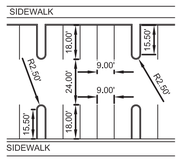
- A replat and associated air rights easements are approved and filed prior to release of any Block C building permits in order to account for required street and alley name modifications and off-lot building aerial encroachments at alley entryways.

- The public park situated within Blocks B, C, and D is completed and accepted by the Town prior to the release of any Block C building permits.

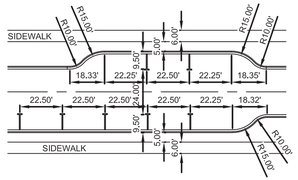
- No portion of the existing screening wall fronting towards Beltway Drive may be removed without providing at least two weeks of prior notice to the Town.

- A temporary 8-foot-tall solid wooden construction fence, maintained in good condition by the developer, will be installed in front of Beltway Drive adjacent lots. These lots include those currently under construction within Block B and the Beltway Drive adjacent lots within Blocks C and D where construction has yet to commence. This temporary construction fence will be installed immediately following the removal of any segment of the wall and shall be removed upon substantial completion of the exterior improvements associated with those lots.

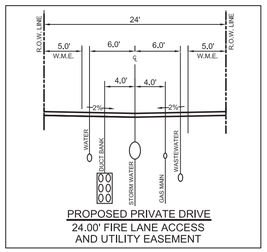
TOWN CASE NUMBER: 1865-Z



HEAD-IN PARKING
DETAIL (TYPICAL)
SCALE: 1" = 40'

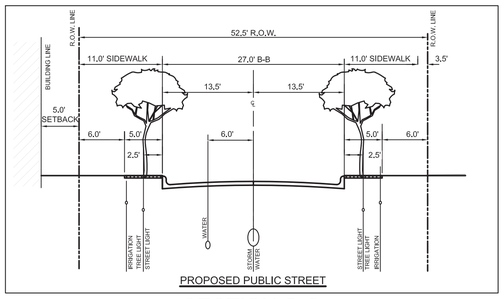


ON-STREET PARKING
DETAIL (TYPICAL)
SCALE: 1" = 40'



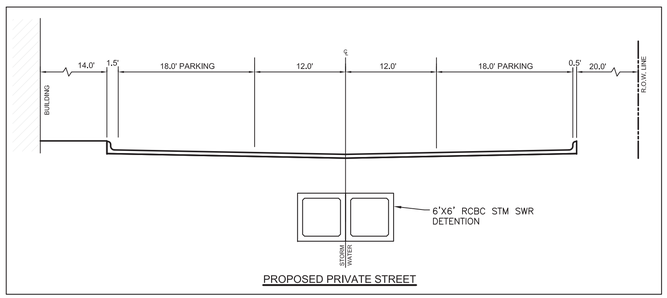
PROPOSED PRIVATE DRIVE
24.00' FIRE LANE ACCESS
AND UTILITY EASEMENT

SECTION D-D



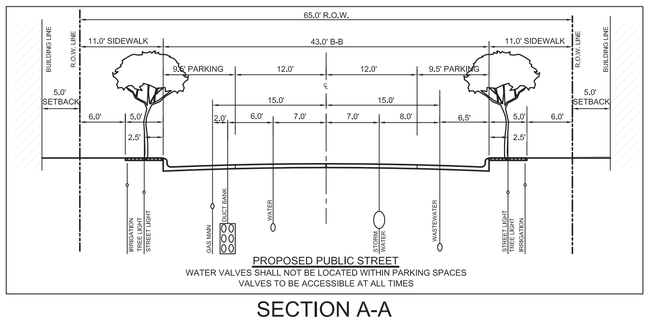
PROPOSED PUBLIC STREET

SECTION C-C



PROPOSED PRIVATE STREET

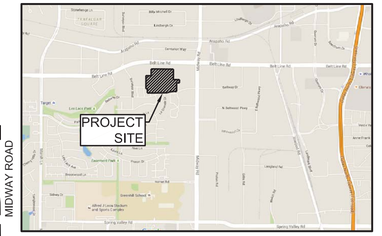
SECTION B-B



PROPOSED PUBLIC STREET
WATER VALVES SHALL NOT BE LOCATED WITHIN PARKING SPACES
VALVES TO BE ACCESSIBLE AT ALL TIMES

SECTION A-A

NO FLOODPLAIN
EXISTS ON THE SITE



BELTLINE ROAD
(R.O.W VARIES)

WAX MYRTLE
SCREEN WALL

50.00' 67.00' 135.67' 64.73' 154.77' 155.78' 56.29' ±328'

MIDWAY ROAD

4100 BELTLINE RD
NATIONAL RETAIL PROPERTIES
LTD.
COMMERCIAL IMPROVEMENTS
PLANNED DEVELOPMENT
SAM'S CLUB ADDITION
'RAISING CANES'
FAST FOOD RESTAURANT

4080 BELTLINE RD
4080 BLR LTD.
BELTLINE CENTER
COMMERCIAL IMPROVEMENTS
PLANNED DEVELOPMENT
'AZURE RESTAURANT'

WAX MYRTLE
SCREEN WALL

RUNYUN ROAD
(30' R.O.W)

4090 BELTLINE RD
EQUINOX HOTEL ADDISON LLC
BELTLINE CENTER
BLOCK 1, LOT 24
COMMERCIAL IMPROVEMENTS
PLANNED DEVELOPMENT
'HILTON GARDEN INN'

WAX MYRTLE
SCREEN WALL

RETAIL

RETAIL

COURTYARD A

CONCEPTUAL
APARTMENT SITE

COURTYARD B

COURTYARD C

Block A

Block B

Block C

Block D

CONCEPTUAL
PUBLIC PARK
AREA

CONCEPTUAL
PUBLIC PARK
AREA

CONCEPTUAL
PUBLIC PARK
AREA

CONCEPTUAL
PUBLIC PARK
AREA

OAK STREET

RUNYON ROAD

MAGNOLIA STREET

HOLLY STREET

LAUREL LANE

OAK CIRCLE

MAGNOLIA CIRCLE

HOLLY CIRCLE

R10.00' TYP.

4180 BELTLINE RD
TRITON ADDISON
BELTLINE LLC.
SAM'S CLUB
BLOCK A, LOT 2
COMMERCIAL
IMPROVEMENTS
PLANNED DEVELOPMENT
SUITE A: SNUFFERS
RESTAURANT & BAR
SUITE B: TAQUERIA LA'
VENTANA

18 RUNYON ROAD,
CITY OF ADDISON
PARCEL
100112700018X0000

14941 MIDWAY
PIEDMONT MIDWAY PS LP
ADDISON PLAZA COMMERCIAL -
VACANT PLATTED LOTS / TRACTS
PLANNED DEVELOPMENT
'NATE'S SEAFOOD AND
STEAKHOUSE' RESTAURANT

14941 MIDWAY
SPRING CREEK
BARBEQUE
SAM'S CLUB
ADDITION
BLOCK A, LOT 3
'SPRING CREEK
BARBEQUE'
RESTAURANT

INSTALL RETRACTING BOLLARDS
WITH A KNOX KEY SWITCH

AUTOMATED RESTRICTED ACCESS
CONTROLLER TYPE (TBD) WITH
KNOXBOX OR SIMILAR

67.62' 110.92' 64.74'

PROPOSED
FENCE

CONCEPTUAL
PUBLIC PARK
AREA

PROPOSED
FENCE

CONCEPTUAL
PUBLIC PARK
AREA

PROPOSED
FENCE

TOWN OF ADDISON
PARCEL 100053900A0010100

BELTWAY ROAD
(60' R.O.W)

NO PORTION OF THE EXISTING
SCREENING WALL SHALL BE REMOVED
WITHOUT PROVIDING TWO WEEKS
NOTICE TO THE TOWN

LEGEND

- PROPOSED TREE WELL
- 1-100 — PARKING SPACES (PUBLIC STREETS) W/ 3 ADA ACCESSIBLE PARKING SPACES AND 1 ADA VAN PARKING SPACE
- 1-53 — PRIVATE STREET CONCEPTUAL PARKING SPACES W/ 2 ADA ACCESSIBLE PARKING SPACES AND 1 ADA VAN PARKING SPACE
- PUBLIC R.O.W. (SECTION B–B, C–C & D–D) FIRE LANE ACCESS
- CONCRETE PRIVATE DRIVE–24.00' FIRE LANE ACCESS AND UTILITY EASEMENT
- SIDEWALK RAMP
- SIDEWALK
- ** LANDMARK BUILDINGS

TOWN OF ADDISON SITE PLAN NOTES:

1. ANY REVISIONS TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
2. OPEN STORAGE, WHERE PERMITTED SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
3. BUILDINGS WITH AN AGGREGATE SUM OF 500 SQUARE FEET OR GREATER ON A LOT SHALL HAVE AUTOMATIC FIRE SPRINKLERS INSTALLED THROUGHOUT ALL STRUCTURES. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
4. ALL SIGNAGE IS SUBJECT TO TOWN APPROVAL.
5. ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.

THIS PLAN CONFORMS WITH DESIGN STANDARDS INCLUDED IN THE TOWN OF ADDISON TRANSPORTATION PLAN, WATER SYSTEM REQUIREMENTS, WASTE WATER SYSTEM REQUIREMENTS, AND DRAINAGE CRITERIA MANUAL

AREA: 11.9147 AC.
519,005 SF.
DENSITY: 15 D.U./AC.
CONCEPTUAL
APARTMENT SITE
NOT INCLUDED

ADDISON GROVE
SITE PLAN
BLOCK A LOTS 1-33, BLOCK B LOTS 1-57,
BLOCK C LOTS 1-34, BLOCK D LOTS 1-56
US SURVEYOR 5213
PREPARATION DATE: 4/08/2016
ADDISON, TEXAS
PROJECT NUMBER

STATE OF TEXAS
CHING-WEN CHANG
96256
LICENSED
PROFESSIONAL ENGINEER

SAWYER ENGINEERING, LLC
TBPE FIRM NUMBER F-9171

0' 60' 120'
SCALE: 1" = 60'

TOWN CASE NUMBER:
1865-Z

SITE PLAN

ADDISON GROVE
BLOCK C

SAWYER
ENGINEERING, LLC
CIVIL ENGINEERING & PLANNING
1520 OLIVER STREET, HOUSTON, TEXAS 77007
(713) 961-3877
TBPE FIRM: F-9171

SCALE: 1" = 60'	PROJ. NO.	
DRAWN BY: JDS	DATE	SHEET
CHK'D BY: JDS	03/09/2022	1 OF 7
APPROVED: CWC		

R:\AutoCAD Projects\DEVELOPMENTS-DALLAS_FLAVO_FT WORTH\ADDISON - BELTLINE (DALLAS)\07 Engineering\07.5 Design\Design\Preliminary Site Plan\Exhibits\Preliminary Site Plan Exhibit-v20220314.dwg Dec 05, 2022 12:42pm

EXHIBIT A
PHASING PLAN

BELTLINE ROAD

RUNYON ROAD

MAGNOLIA STREET

OAK STREET

HOLLY STREET

LAUREL LN

HOLLY CIR

MAGNOLIA CIR

OAK CIR

MIDWAY ROAD
(VARIABLE WIDTH R.O.W.)

BELTWAY DRIVE
(60' R.O.W.)

TOWNE LAKE CIRCLE

BLOCK A COMPLETE
02/12/2024

BLOCK A

BLOCK B

BLOCK C

BLOCK D

RETAIL

COURTYARD A

COURTYARD B

COURTYARD C

THE COMMONS
4136 RUNYON RD.
02
11/01/2022

THE GROVES
14939 OAK ST.
01
10/15/2022

THE PLAZA
15 HOLLY ST.
03
11/15/2022

LAND DEDICATED TO THE TOWN
1.2393 ACRES
1.240 ACRES
54,017 SQ. FT.
05
12/13/2022

GREEN SPACE 1
0.0579 ACRES

GREEN SPACE 3
0.0534 ACRES

GREEN SPACE 4
0.1384

PARKLET 1
14950 Oak St

PARKLET 2
5023 Magnolia Cir

PUBLIC PARK AREA 4
0.0389 ACRES

PUBLIC PARK AREA 5
0.0389 ACRES

LOT 59
PRIVATE PARK
945 SQ.FT.

LOT 59
PRIVATE PARK
952 SQ.FT.

LOT 60
PRIVATE PARK
856 SQ.FT.

5' BUILT TO LINE
PROP PROPERTY LINE

10/01/2023
10/30/2023
02/12/2024
01/01/2024
04/01/2023
09/01/2023
05/01/2023
10/13/2023
03/15/2025
04/11/2025
12/01/2024
10/20/2024
03/18/2026
01/31/2025
11/15/2024
10/01/2024
12/13/2024
06/01/2024
09/01/2024
12/20/2022
01/05/2023
08/01/2023
09/03/2024
08/02/2024
08/01/2023
09/12/2024
10/14/2024
10/18/2024
06/12/2026
11/15/2022

WALL DEMO
WALL DEMO

BLOCK B COMPLETE
08/01/2023

BLOCK C COMPLETE
03/18/2026

BLOCK D COMPLETE
06/12/2026

PROJECT COMPLETE
06/12/2026

LEGEND

UNDER CONSTRUCTION

COMPLETE

DATES AND PHASES ARE COMPLETION DATES UNLESS NOTED OTHERWISE

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

50 0 50 100
GRAPHIC SCALE - FEET
SCALE: 1" = 50'

ADDISON

Approved by the City Council of the Town of Addison on:

August 9, 2022

SUMMARY

08/09/2022

ADDISON GROVE

REVISIONS:
1.

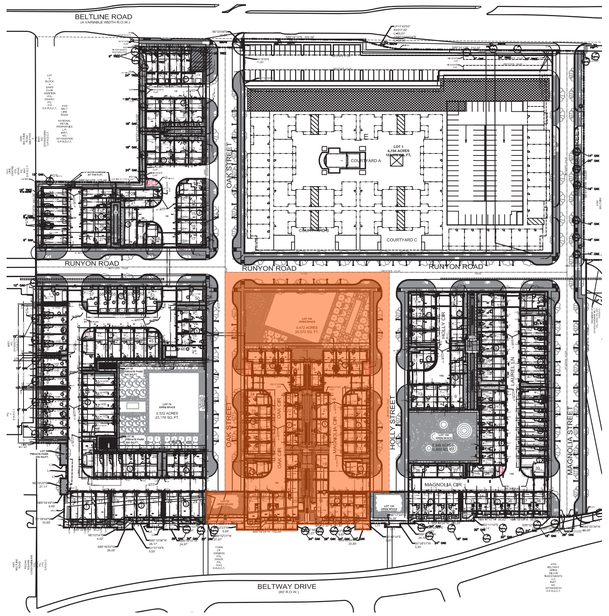
URBANNTOWN HOMES
2410 Polk St, Ste 200
Houston, TX 77003
(713) 961-3877

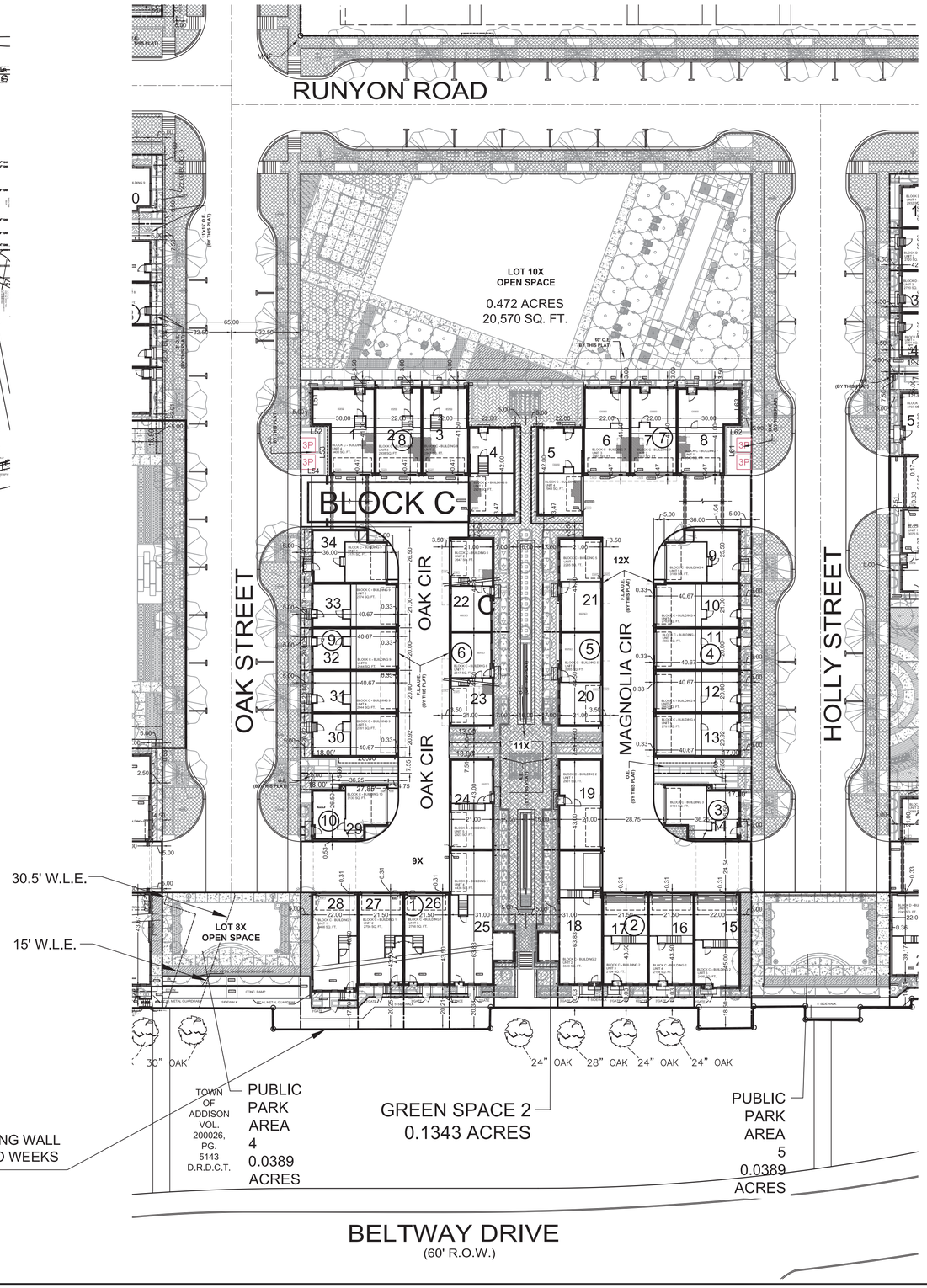
ADDISON
SITE PLAN

DATE
July 07, 2022
SCALE
1" = 50'-0"
DRAWN BY
CHECKED BY
PROJECT NUMBER

A-1

TOWN CASE NUMBER: 1865-Z





NOTE: NO PORTION OF THE EXISTING SCREENING WALL SHALL BE REMOVED PRIOR TO PROVIDING TWO WEEKS NOTICE TO THE TOWN.

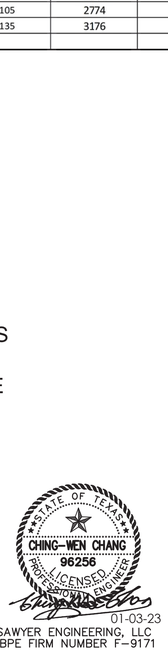
SCALE: 1" = 30'-0"

Block C	Lot Size (S.F.)	Required Open Space (S.F.) (Max. 95% Coverage)	Actual Open Space (S.F.)	Living Area (S.F.)	No. of bedrooms
1	1574	79	314	3400	4
2	989	50	65	2938	4
3	989	50	65	2943	4
4	1114	56	191	2921	4
5	1114	56	190	2943	4
6	989	50	66	2961	4
7	989	50	66	2952	4
8	1574	79	315	3540	4
9	1135	57	135	3189	4
10	966	49	105	2783	4
11	920	46	105	2663	4
12	920	46	105	2663	4
13	1309	66	335	2781	4
14	1388	70	375	3117	4
15	1694	85	671	2495	3
16	1158	58	218	2154	3
17	1158	58	218	2154	3
18	1976	99	490	3649	4
19	1288	65	331	2931	4
20	1422	72	428	2265	3
21	1313	66	390	2265	3
22	1313	66	390	2647	3
23	1422	72	428	2647	3
24	1288	65	331	2923	4
25	2171	109	675	**4588**	4
26	1375	69	435	2780	3
27	1376	69	435	2780	3
28	1730	87	706	3493	4
29	1388	70	452	3127	4
30	1309	66	335	2761	4
31	920	46	105	2644	4
32	920	46	105	2644	4
33	966	49	105	2774	4
34	1135	57	135	3176	4
11X	5679				

LEGEND:

- TOWNHOMES
- OPEN SPACE
- PARKING
- RAMP

ADDISON GROVE BLOCK C



01-03-23
SAWYER ENGINEERING, LLC
TBPE FIRM NUMBER F-9171

REVISIONS:
1.

URBANTOWN HOMES
2410 Polk St, Ste 200
Houston, Tx 77003
(713) 961-3877

ADDISON

SITE PLAN

DATE
Jan. 4, 2023

SCALE
1" = 30'-0"

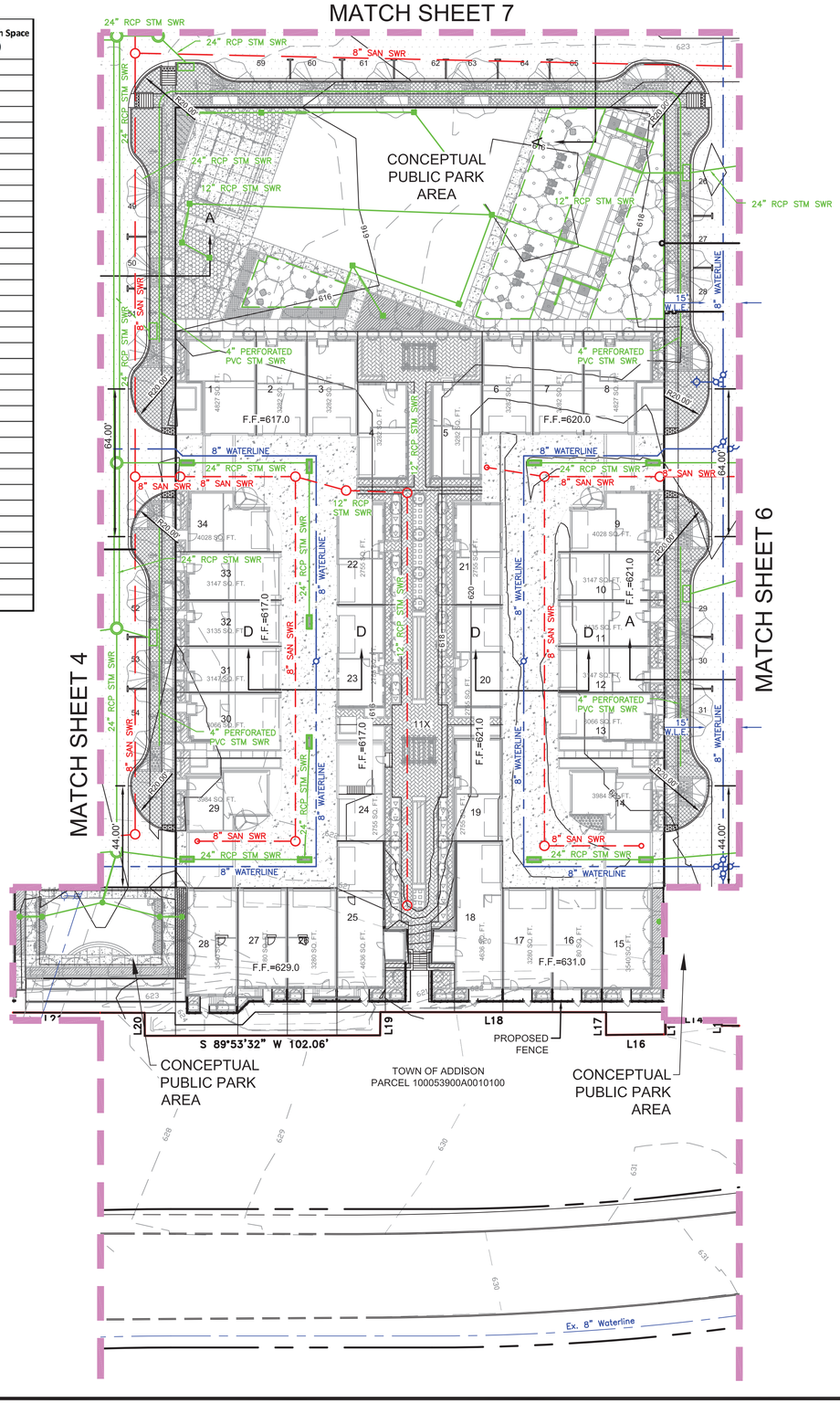
DRAWN BY | CHECKED BY

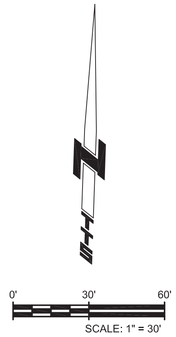
PROJECT NUMBER

T-1

TOWN CASE NUMBER: 1865-Z

Block C	Lot Size (S.F.)	Required Open Space (S.F.) (Max. 95% Coverage)	Actual Open Space (S.F.)
1	1574	79	314
2	989	50	65
3	989	50	65
4	1114	56	191
5	1114	56	190
6	989	50	66
7	989	50	66
8	1574	79	315
9	1135	57	135
10	966	49	105
11	920	46	105
12	920	46	105
13	1309	66	335
14	1388	70	375
15	1694	85	671
16	1158	58	218
17	1158	58	218
18	1976	99	490
19	1288	65	331
20	1422	72	428
21	1313	66	390
22	1313	66	390
23	1422	72	428
24	1288	65	331
25	2171	109	675
26	1375	69	435
27	1376	69	435
28	1730	87	706
29	1388	70	452
30	1309	66	335
31	920	46	105
32	920	46	105
33	966	49	105
34	1135	57	135
11X	5679		





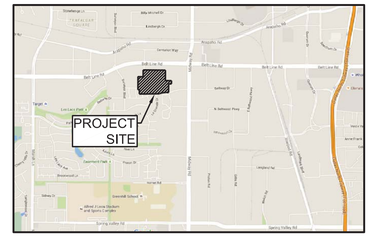
NO FLOODPLAIN EXISTS ON THE SITE

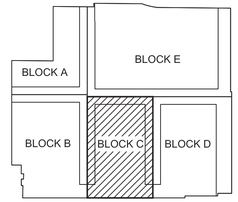
UTILITY LEGEND

- SANITARY SEWER AND MANHOLE
- SANITARY SEWER AND CLEANOUT
- EXISTING SANITARY SEWER AND MANHOLE
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED WATERLINE WITH GATE VALVE AND BOX WITH 10' W.L.E.
- EXISTING WATERLINE WITH GATE VALVE AND BOX
- PROPOSED STORM SEWER WITH MANHOLE AND INLETS
- PROPOSED PRIVATE STORM SEWER
- PROPOSED DETENTION
- EXISTING STORM SEWER AND MANHOLE
- EXISTING INLET
- PROPOSED TRANSFORMER SINGLE OR 3-PHASE
- PROPOSED TREE WELL
- 1-98 PARKING SPACES (PUBLIC STREETS) W/ 3 ADA ACCESSIBLE PARKING SPACES AND 1 ADA VAN PARKING SPACE
- 1-53 PRIVATE STREET CONCEPTUAL PARKING SPACES W/ 2 ADA ACCESSIBLE PARKING SPACES AND 1 ADA VAN PARKING SPACE
- PUBLIC R.O.W. (SECTION B-B, C-C & D-D) FIRE LANE ACCESS
- CONCRETE PRIVATE DRIVE- 24.00' FIRE LANE ACCESS AND UTILITY EASEMENT
- SIDEWALK RAMP
- SIDEWALK
- ** LANDMARK BUILDINGS

LINE	BEARING	DISTANCE
L13	N 00°18'21" W	6.39'
L14	S 89°29'21" W	24.40'
L15	S 00°49'51" E	9.91'
L16	S 89°21'47" W	25.89'
L17	N 00°01'17" W	9.87'
L18	N 89°58'07" W	97.86'
L19	S 00°43'23" W	10.07'
L20	N 00°23'00" W	9.95'

VICINITY MAP





LOCATION MAP

THIS PLAN CONFORMS WITH DESIGN STANDARDS INCLUDED IN THE TOWN OF ADDISON TRANSPORTATION PLAN, WATER SYSTEM REQUIREMENTS, WASTE WATER SYSTEM REQUIREMENTS, AND DRAINAGE CRITERIA MANUAL

STATE OF TEXAS
CHING-WEN CHANG
96256
LICENSED PROFESSIONAL ENGINEER
01-16-23

SAWYER ENGINEERING, LLC
TBPE FIRM NUMBER F-9171

ADDISON GROVE
UTILITY PLAN
BLOCK A LOTS 1-33, BLOCK B LOTS 1-57,
BLOCK C LOTS 1-34, BLOCK D LOTS 1-56
US SURVEYOR 5213
PREPARATION DATE: 4/08/2016
ADDISON, TEXAS
PROJECT NUMBER

TOWN CASE NUMBER: 1865-Z

SITE PLAN AND UTILITY PLAN BLOCK C

ADDISON GROVE

SAWYER
ENGINEERING, LLC
CIVIL ENGINEERING & PLANNING
1520 OLIVER STREET, HOUSTON, TEXAS 77007
(713) 961-3877
TBPE FIRM: F-9171

SCALE: 1" = 30'	PROJ. NO.	
DRAWN BY: JDS	DATE	SHEET
CHK'D BY: CDP	04/08/2016	4 OF 7
APPROVED: CDP		

R:\Active\CAD Projects\DEVELOPMENTS\DALLAS_PLANO_FT WORTH\ADDISON - BELTLINE (DALLAS)\07 Engineering\07.5 Design\Design\Preliminary Plans - Block C-20220914.dwg Jan 16, 2023 7:36am

TOWN CASE #:1865-Z

MATCHLINE A SEE SHEET L1.0

RUNYON ROAD

OAK STREET

MAGNOLIA CIRCLE

BLOCK C

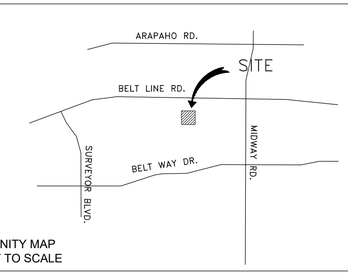
MATCHLINE B SEE SHEET L1.3

LEGEND

- CONCRETE PAVER 1 HERRINGBONE PATTERN
- SCORED CONCRETE SQUARE STACK BOND PATTERN
- CONCRETE BAND
- EJ — EXPANSION JOINT
- CJ — CONTROL JOINT

1 LAYOUT PLAN

SCALE: 1" = 30'-0"



VICINITY MAP
NOT TO SCALE

KEIJI ASAKURA 1170 REGISTERED LANDSCAPE ARCHITECT

01.10.2023
Issued for PD Submittal
NOT FOR CONSTRUCTION

ASAKURA ROBINSON
2500 Summer Street, Suite 3228
Houston Texas 77007
P: 713.337.5330

PREPARED BY:

ASAKURA ROBINSON COMPANY
2500 SUMMER STREET, SUITE 3228
HOUSTON, TEXAS 77007

CONTACT: KEIJI ASAKURA
PHONE:713-337-5830
EMAIL: KEIJI@ASAKURAROBINSON.COM

L1.2 R.O.W. - LAYOUT PLAN

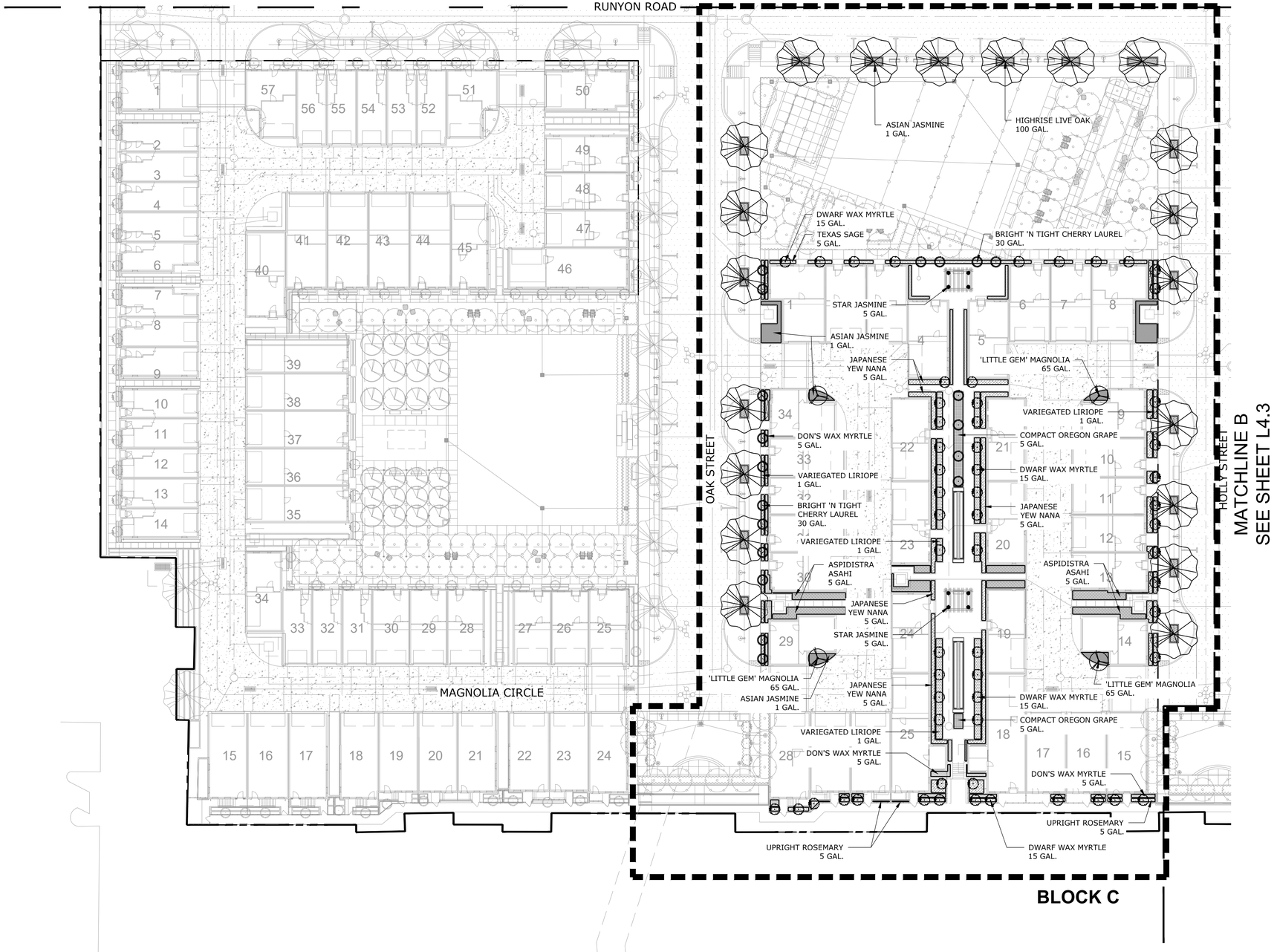
ADDISON GROVE

BLOCK A LOTS 1-33, BLOCK B LOTS 1-57, BLOCK C LOTS 1-34, BLOCK D LOTS 1-56
US SURVEYOR 5213
TOWN PROJECT NUMBER: 1865-Z

DATE PREPARED: JANUARY 10, 2023

TOWN CASE #:1865-Z

MATCHLINE A SEE SHEET L4.0



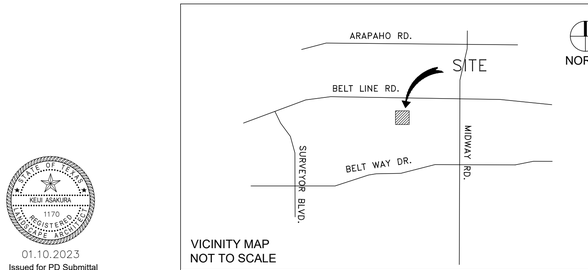
1 LANDSCAPE PLAN

SCALE: 1" = 30'-0"

PLANT LEGEND

- HIGHRISE LIVE OAK 100 GAL.
- 'LITTLE GEM' MAGNOLIA 65 GAL.
- BRIGHT 'N TIGHT CHERRY LAUREL 30 GAL.
- DWARF WAX MYRTLE 15 GAL.
- DON'S WAX MYRTLE 5 GAL.
- JAPANESE YEW NANA 5 GAL.
- TEXAS SAGE 5 GAL.
- UPRIGHT ROSEMARY 5 GAL.
- COMPACT OREGON GRAPE 5 GAL.
- VARIEGATED LIRIOPE 1 GAL.
- ASIAN JASMINE 1 GAL.
- ASPIDISTRA ASAHI 5 GAL.
- STAR JASMINE 5 GAL.

CONTRACTOR IS RESPONSIBLE FOR ENSURING COORDINATION WITH APPROVED CONSTRUCTION DRAWINGS.



VICINITY MAP
NOT TO SCALE

STATE OF TEXAS
KEIJI ASAKURA
1170
REGISTERED LANDSCAPE ARCHITECT

01.10.2023
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ASAKURA ROBINSON
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L4.2 R.O.W. - LANDSCAPE PLAN

ADDISON GROVE

BLOCK A LOTS 1-33, BLOCK B LOTS 1-57, BLOCK C LOTS 1-34, BLOCK D LOTS 1-56
US SURVEYOR 5213
TOWN PROJECT NUMBER: 1865-Z

DATE PREPARED: JANUARY 10, 2023

PREPARED BY:

ASAKURA ROBINSON COMPANY
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HOUSTON, TEXAS 77007

CONTACT: KEIJI ASAKURA
PHONE:713-337-5830
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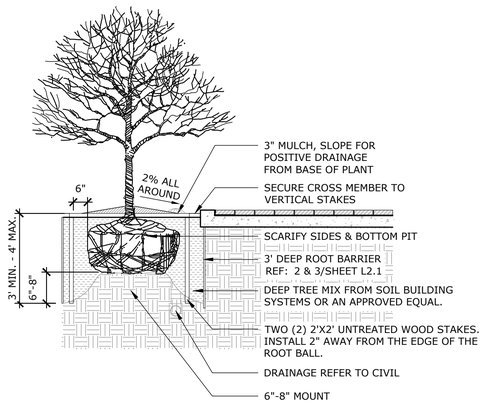
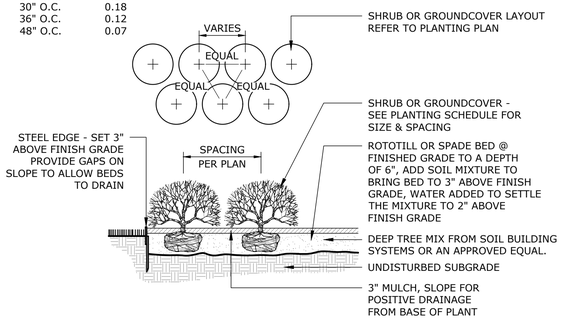
TOWN CASE #:1865-Z



1 TYP. TREE PLANTING DETAIL IN TREE WELL

N.T.S.

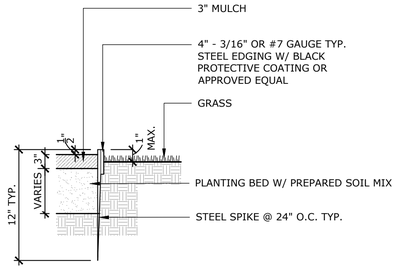
SPACING	PLANTS/SF
6" O.C.	4.61
8" O.C.	2.60
9" O.C.	1.78
10" O.C.	1.66
12" O.C.	1.15
18" O.C.	0.50
24" O.C.	0.28
30" O.C.	0.18
36" O.C.	0.12
48" O.C.	0.07



2 TYP. SHRUB / GROUND COVER PLANTING DETAIL & SPACING CHART

N.T.S.

STEEL EDGING SHALL BE INSTALLED BETWEEN GRASS & SHRUB BEDS, AS WELL AS BETWEEN GRAVEL BEDS & GRASS AND SHRUB BEDS, UNLESS OTHERWISE INDICATED ON PLAN.



3 TYP. STEEL EDGING DETAIL

N.T.S.

PLANT SCHEDULE

QUANTITY	COMMON NAME / BOTANICAL NAME	SIZE CALIPER	HEIGHT	SPREAD	COMMENTS
	CANOPY TREES/ ORNAMENTAL TREES				
20	Highrise Live Oak Quercus Virginiana 'Highrise'	4"-5" 100 Gal.	14'-16'	8'-10'	CONTAINER GROWN, FULL & WELL BRANCHED, SINGLE DOMINANT LEADER
4	'Little Gem' Magnolia Magnolia grandiflora 'Little Gem'	4"-5" 100 Gal.	14'-16'	8'-10'	CONTAINER GROWN, FULL & WELL BRANCHED, SINGLE DOMINANT LEADER
19	Bright 'N Tight Cherry Laurel Prunus caroliniana 'Monus'	1.5" 30 Gal.	5'-7'	2'-3'	CONTAINER GROWN, FULL & WELL BRANCHED
58	Dwarf Wax Myrtle Myrica pusilla	1" 15 Gal.	34"-38"	24"-30"	CONTAINER GROWN, FULL & WELL BRANCHED
	SHRUBS/ GROUND COVER				
760 SF	Don's Wax Myrtle Myrica cerifera 'Don's'	5 Gal.	18"-24"	18"-24"	CONTAINER GROWN, FULL & WELL ROOTED PLANTED @ 30" O.C. TRIANGULAR SPACING
1500 SF	Japanese Yew Nana Taxus cuspidata 'Nana'	5 Gal.	20"-24"	18"-24"	CONTAINER GROWN, FULL & WELL ROOTED PLANTED @ 30" O.C. TRIANGULAR SPACING
310 SF	Texas Sage Leucophyllum frutescens	5 Gal.	20"-24"	18"-24"	CONTAINER GROWN, FULL & WELL ROOTED PLANTED @ 30" O.C. TRIANGULAR SPACING
200 SF	Upright Rosemary Rosmarinus officinalis	5 Gal.	18"-24"	18"-24"	CONTAINER GROWN, FULL & WELL ROOTED PLANTED @ 30" O.C. TRIANGULAR SPACING
310 SF	Compact Oregon Grape Mahonia aquifolium 'Compacta'	5 Gal.	20"-24"	18"-24"	CONTAINER GROWN, FULL & WELL ROOTED PLANTED @ 30" O.C. TRIANGULAR SPACING
1430 SF	Variegated Liriope Liriope muscari 'Variegata'	1 Gal.	10"-12"	10"-12"	CONTAINER GROWN, FULL & WELL ROOTED PLANTED @ 18" O.C. TRIANGULAR SPACING
1420 SF	Asian Jasmine Trachelospermum asiaticum	1 Gal.	10"-12"	12"-14"	CONTAINER GROWN, FULL & WELL ROOTED PLANTED @ 12" O.C. TRIANGULAR SPACING
930 SF	Aspidistra Asahi Aspidistra elatior 'Asahi'	5 Gal.	20"-24"	18"-24"	CONTAINER GROWN, FULL & WELL ROOTED PLANTED @ 24" O.C. TRIANGULAR SPACING
	ORNAMENTAL VINES				
24	Star Jasmine Trachelospermum jasminoides	1 Gal.	10'-12'	8"-10"	CONTAINER GROWN, FULL & WELL ROOTED 3 PLANTS PER CONTAINER / 30" O.C. ALONG WALL

PLANTING NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF THESE UTILITIES.
2. CONTRACTOR SHOULD NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED, WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING THE DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT UP TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATION.
4. LANDSCAPE CONTRACTOR TO RECEIVE SITE GRADE TO +0.10. CONTRACTOR SHALL OBTAIN LETTER OF GRADE CERTIFICATION FROM OWNER PRIOR TO PROJECT EXECUTION.
5. CONTRACTOR SHALL NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE 72 HOURS (WEEKENDS NOT INCLUDED) PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT OBSERVATION SCHEDULE.
6. IF CONFLICTS ARISE BETWEEN SIZE OF AREAS ON PLANS OR LAYOUT OF PLANS, CONTRACTOR SHOULD CONTACT TOWN OF ADDISON LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTORS LIABILITY TO RELOCATE THE MATERIAL.
7. PROTECT ALL EXISTING TREES TO REMAIN. CONTRACTOR SHALL REPLACE ANY TREES DAMAGED DURING CONSTRUCTION WITH AN EQUAL CALIPER INCH TREE AS THE ONE DAMAGED. CONTRACTOR SHALL PROVIDE FENCING, IF NECESSARY, AT THE TREE DRIP LINE TO PROTECT TRUNK AND ROOTS AND TO PREVENT COMPACTION FROM VEHICLE TRAFFIC OR MATERIAL STORAGE ON THE SOIL BELOW TREES. CONTRACTOR SHALL PROVIDE FOR THE FEEDING, WATERING AND GENERAL MAINTENANCE OF TREES TO KEEP THEM IN A HEALTHY CONDITION DURING CONSTRUCTION.
8. CONTRACTOR SHALL SUBMIT PHOTOS OF REPRESENTATIVE TREES AND SHRUBS WITH SPECIFICATIONS ON THE BACK OF PHOTO INCLUDING HEIGHT, WIDTH AND CALIPER. IF A NURSERY VISIT IS REQUIRED THE CONTRACTOR WILL ARRANGE TO HAVE THE PARTICULAR NURSERIES PREPARED TO SHOW TREES. SHOULD CONTRACTOR INSTALL PLANT MATERIAL INFERIOR TO INDUSTRY STANDARD, IT IS AT HIS OWN RISK. ALL PHOTO SUBMITTALS ARE TO BE APPROVED PRIOR TO PLANTING.
9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FURNISH PLANT MATERIALS FREE OF PESTS AND DISEASES. PRE-SELECTED OR "TAGGED" MATERIAL MUST BE INSPECTED BY THE CONTRACTOR AND CERTIFIED PEST AND DISEASE FREE. IT IS THE CONTRACTOR'S OBLIGATION TO GUARANTEE ALL PLANT MATERIALS PER THE SPECIFICATIONS.
10. CONTRACTOR SHALL STAKE ALL FINAL TREE LOCATIONS AND PLANTING BED LIMITS IN THE FIELD FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
11. STEEL EDGING SHALL BE PLACED BETWEEN ALL SHRUB BEDS AND TURF AREAS, AS WELL AS BETWEEN GRAVEL BED AND PLANTING BEDS.
12. UPON INSTALLATION ALL TREE MATERIALS SHALL BE STAKED ACCORDING TO SPECIFICATIONS AND PLANTING DETAILS.
13. IF REQUESTED BY OWNER CONTRACTOR SHALL INSTALL DEEP/ROOT BARRIERS AT ALL TREES WITHIN 5'-0" OF CONCRETE WALKWAYS, STRUCTURES, WALLS, CURBS, ETC.
14. ALL PLANTS SHALL BE TRIANGULARLY SPACED UNLESS OTHERWISE INDICATED.
15. ALL PLANTING BEDS SHALL RECEIVE A MINIMUM OF 3" OF APPROVED SHREDDED MULCH.
16. CONTRACTOR SHALL FINE GRADE ALL DISTURBED AREAS TO PROVIDE FOR PROPER DRAINAGE.
17. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)/AMERICAN ASSOCIATION OF NURSERYMEN (AAN): ANSI Z60.1 1-069 "NURSERY STOCK".
18. "GRADES AND STANDARDS", LATEST EDITION OF TEXAS ASSOCIATION OF NURSERYMEN SPECIFICATIONS, AUSTIN, TEXAS 78704.
19. PERFORM WORK IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES, AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK AND PROVIDE FOR ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE, AND LOCAL AUTHORITIES IN FURNISHING, TRANSPORTING, AND INSTALLING MATERIALS.
20. PROVIDE QUALITY, SIZE, GENUS, SPECIES, AND VARIETY OF PLANTS INDICATED, COMPLYING WITH APPLICABLE REQUIREMENTS IN ANSI Z60.1. PROVIDE HEALTHY, VIGOROUS STOCK, GROWN IN RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE AND FREE OF DISEASE, INSECTS, EGGS, LARVAE AND DEFECTS SUCH AS KNOTS, SUN-SCALD, INJURIES, ABRASIONS OR DISFIGUREMENT.
21. PLANTING SOIL QUALITY ASSURANCE:
    A. IF REQUESTED BY OWNER, ALL SOIL COMPONENTS SHALL BE TESTED BY LOCAL OR STATE TESTING LABORATORY FOR CONFORMITY TO THE SPECIFICATIONS:
    B. CONTRACTOR SHALL SUBMIT PROPOSED LABORATORY NAME, ADDRESS, AND TELEPHONE NUMBERS FOR APPROVAL.

01.10.2023
Issued for PD Submittal
NOT FOR CONSTRUCTION

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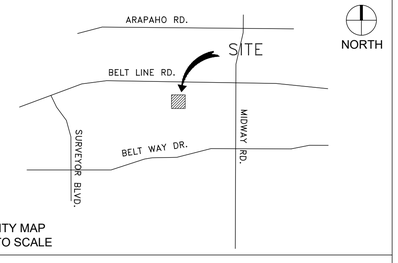
HOUSTON, TEXAS 77007

CONTACT: KEIJI ASAKURA
PHONE:713-337-5830
EMAIL: KEIJI@ASAKURAROBINSON.COM



VICINITY MAP
NOT TO SCALE

L4.4 R.O.W. - LANDSCAPE DETAILS

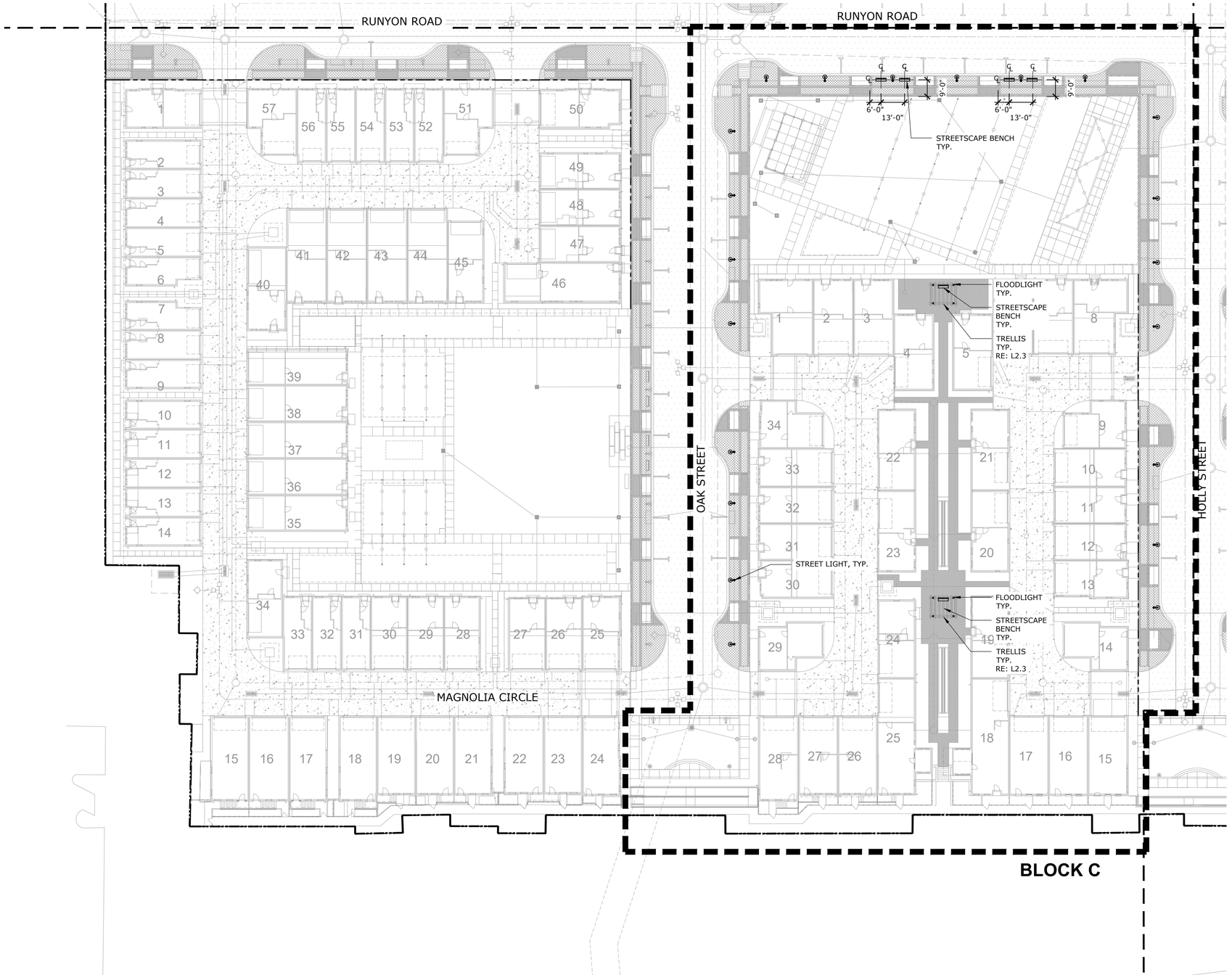
ADDISON GROVE

BLOCK A LOTS 1-33, BLOCK B LOTS 1-57, BLOCK C LOTS 1-34, BLOCK D LOTS 1-56
US SURVEYOR 5213
TOWN PROJECT NUMBER: 1865-Z

DATE PREPARED: JANUARY 10, 2023

TOWN CASE #:1865-Z

MATCHLINE A SEE SHEET L5.0



MATCHLINE B
SEE SHEET L5.3

LEGEND

- STREET LIGHTS
- STREETSCAPE BENCH
- FLOODLIGHT

NOTES:

1. ALL SITE FURNISHINGS AND LIGHTS LOCATIONS ARE TO BE FIELD LOCATED PER PLAN FOR APPROVAL OF OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
2. ALL SITE FURNISHINGS AND LIGHTS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
3. CONTRACTOR TO SUBMIT MANUFACTURER'S LITERATURE, DETAILS AND ANY SUPPORT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.

1 SITE FURNISHING AND LIGHTING PLAN

SCALE: 1" = 30'-0"

0 15 30 60

SITE FURNISHING SCHEDULE - BLOCK D QUANTITIES ONLY

SYM.	QTY.	ITEM	MANUFACTURER	MATERIAL	COLOR	MODEL	NOTES
	21	STREET LIGHTS	ANTIQUE STREET LIGHTS		PER ONCOR REQUIREMENTS	PER ONCOR REQUIREMENTS	
	6	STREETSCAPE BENCH	LANDSCAPE FORMS	STEEL, ALUMINUM BACK	METALLIC SILVER	STAY SA477-13	BACKED, PAVER MOUNT
	8	FLOODLIGHT	BEGA		SELECTED BY OWNER	7604LED.538	

01.10.2023
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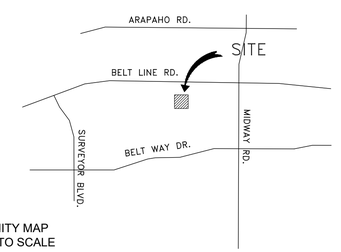


VICINITY MAP
NOT TO SCALE

L5.2 R.O.W. - SITE FURNISHING AND LIGHTING PLAN

ADDISON GROVE

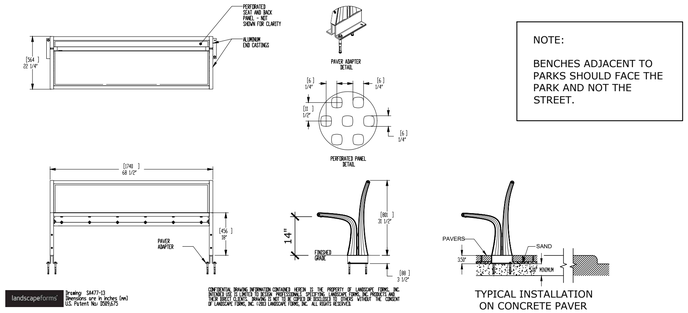
BLOCK A LOTS 1-33, BLOCK B LOTS 1-57, BLOCK C LOTS 1-34, BLOCK D LOTS 1-56
US SURVEYOR 5213
TOWN PROJECT NUMBER: 1865-Z

DATE PREPARED: JANUARY 10, 2023

TOWN CASE #:1865-Z

Stay™ Bench, Backed, Paver Mount
Product Drawing

Date: 5/24/2010
www.landscapeforms.com Ph: 800.521.2546



NOTE:

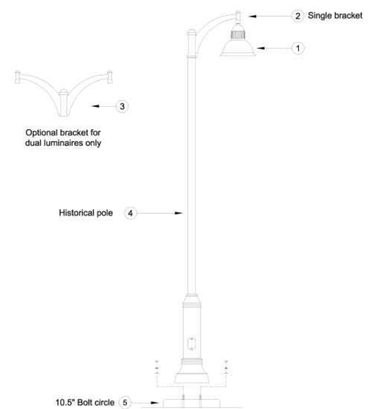
BENCHES ADJACENT TO PARKS SHOULD FACE THE PARK AND NOT THE STREET.

TYPICAL INSTALLATION ON CONCRETE PAVER

1 TYP. STREETSCAPE BENCH DETAIL

NTS

Historical Pendant Luminaire **213 - 135** 02 - 18



Item	Qty	Description	TSN/Ref	CU
1		LED, Luminaire, Historical, Pendant, 0-55 W, Type III, 120-277 V	902689	LEDHP55
1		LED, Luminaire, Historical, Pendant, 56-100 W, Type III, 120-277 V	902693	LEDHP100
1		High Pressure Sodium, Luminaire, Historical, Pendant, 100 W,Type III,120 V	479607	LHOV100H31
2		Single Luminaire Bracket	462582	SLBP
3		Double Luminaire Bracket	476309	SLBP2
4		Pole, Decorative, 16 ft., Black, Anchor Base with Mounting Hardware	462580	SLPP16
5		Precast Foundation, 10 in. Bolt Circle, 3/4 in. Anchor Bolts	476487	SLFP12
6		Grounding		
7		Fusing		

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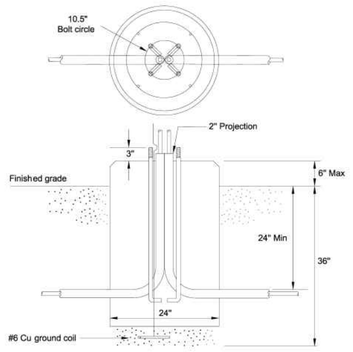
ONCOR

Historical Pendant Luminaire Foundation **213 - 135** 02 - 18



Item	Qty	Description	TSN/Ref	CU
1		Precast Foundation,10 1/2 in. bolt circle, 3/4 in. anchor bolts	476487	SLFP12
2		Grounding		

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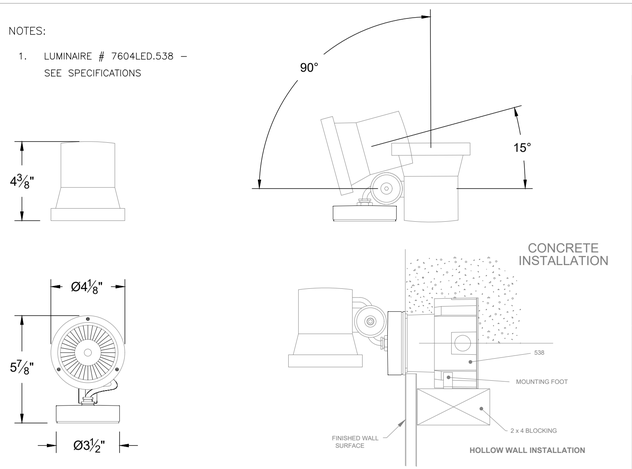
ONCOR

2 TYP. STREET LIGHT FIXTURE DETAIL

NTS

NOTES:

1. LUMINAIRE # 7604LED.538 – SEE SPECIFICATIONS



BEGA
1000 Hugh Way
Carlsbad, CA 92011
(800) 684-0030

Catalog No. 7604LED.538
Description: SMALL SCALE FLOODLIGHT - LED
Drawn by: KT Date: 8/4/14 File Name: 7604LED_538
SCALE: NONE — DO NOT SCALE DRAWING

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3 TYP. FLOOD LIGHT DETAIL

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01.10.2023
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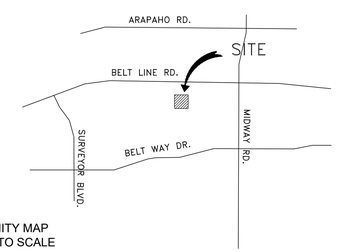
HOUSTON, TEXAS 77007

CONTACT: KEIJI ASAKURA
PHONE:713-337-5830
EMAIL: KEIJI@ASAKURAROBINSON.COM



VICINITY MAP
NOT TO SCALE

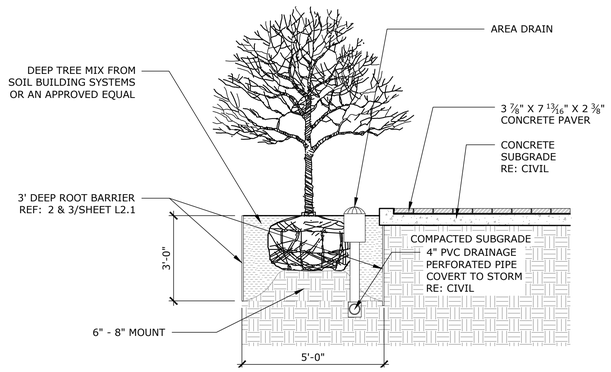
L5.4 R.O.W. - SITE FURNISHING AND LIGHTING DETAILS

ADDISON GROVE

BLOCK A LOTS 1-33, BLOCK B LOTS 1-57, BLOCK C LOTS 1-34, BLOCK D LOTS 1-56
US SURVEYOR 5213
TOWN PROJECT NUMBER: 1865-Z

DATE PREPARED: JANUARY 10, 2023

TOWN CASE #:1865-Z

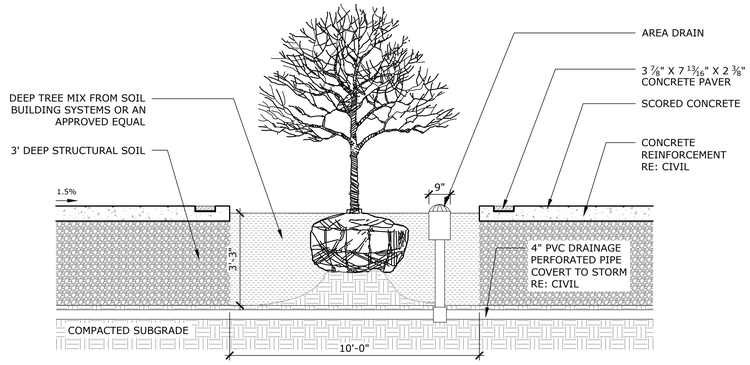


NOTES:

1. STRUCTURAL SOIL SHALL BE INSTALLED BETWEEN ALL TREE WELLS TO CREATE A CONTINUOUS 5' WIDE SOIL TRENCH.
2. CONTRACTOR TO USE CU-SOIL STRUCTURAL SOIL OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
3. SOIL MIXTURE SHALL BE COORDINATED WITH THE MANUFACTURER AND APPROVED BY THE CITY.
4. PERFORATED DRAINAGE PIPE AT TREE WELL WRAPPED WITH FILTER FABRIC. GRAVEL ENCASED WITH FILTER FABRIC AROUND GRAVEL.

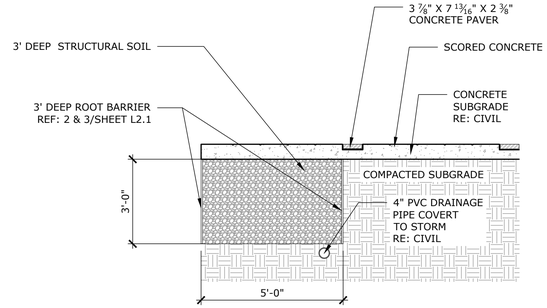
1 SECTION OF TYP. TREE WELL

NTS



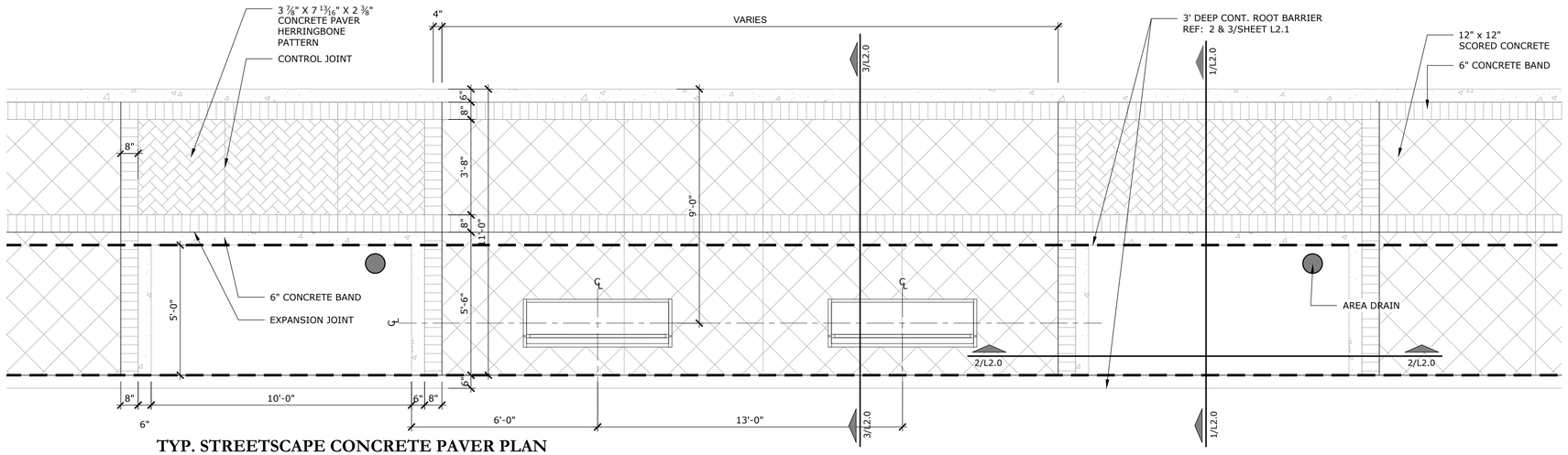
2 SECTION OF TYP. STRUCTURAL SOIL AT TREE WELL

NTS



3 SECTION OF TYP. STRUCTURAL SOIL WITH CONCRETE PAVER ABOVE

NTS



4 TYP. STREETSCAPE CONCRETE PAVER PLAN DIMENTION AND PATTERNS

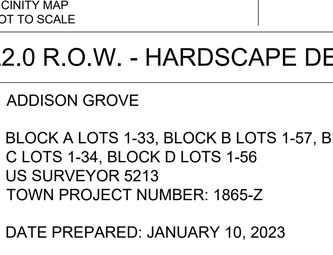
NTS

PAVER NOTE:

1. APPLY JOINT SAND MIXTURE AT RATIO OF 100 LBS JOINT SAND W/ 1.5 LBS OF "SAND-LOCK" BINDER FOR ALL SAND JOINT.
2. CONCRETE PAVERS 1:
   PAVESTONE HOLLAND
   3 7/8" X 7 13/16" X 2 3/8"
   COLOR: 1/3 ANTIQUE RED, 1/3 ANTIQUE TERRACOTTA, 1/3 PEWTER BLENDED EVENLY
   FINISH: PROVENCIAL
   PATTERN: HERRINGBONE
3. CONCRETE PAVERS 1:
   PAVESTONE HOLLAND
   3 7/8" X 7 13/16" X 2 3/8"
   COLOR: 50% ANTIQUE RED, 50% ANTIQUE TERRACOTTA, BLENDED EVENLY
   FINISH: PROVENCIAL
   PATTERN: SOLDIER COURSE
4. SCORED CONCRETE
   12" x 12"
   PATTERN: SQUARE STACKED

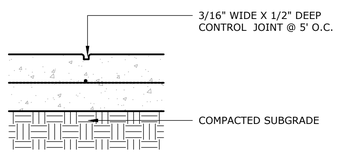
NOTE:

- DRAIN INLET @ PLANTING BED SHOULD USE ATRIUM GRATE.
- LOCATED @GRASS AREA ATRIUM GRATE SHOULD BE FLAT.



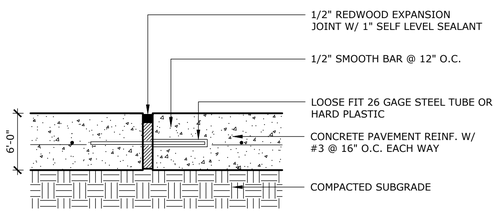
5 AREA DRAIN

5



6 TYPICAL CONTROL JOINT DETAIL

1-1/2" = 1'-0"



7 TYPICAL EXPANSION JOINT DETAIL

1-1/2" = 1'-0"

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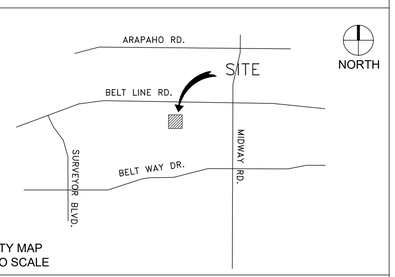

VICINITY MAP
NOT TO SCALE

L2.0 R.O.W. - HARDSCAPE DETAILS

ADDISON GROVE

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US SURVEYOR 5213
TOWN PROJECT NUMBER: 1865-Z

DATE PREPARED: JANUARY 10, 2023

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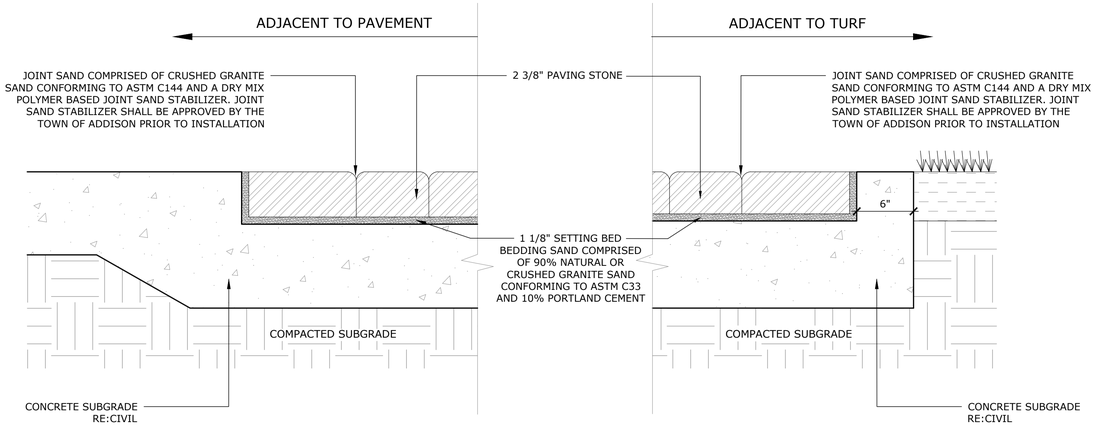


NOTE:
CONTRACTOR SHALL CONFIRM THICKNESS OF FINAL PAVER SELECTION PRIOR TO POURING DROP SLABS IN THE SIDEWALKS

1 TYPICAL PAVER SECTION

1-1/2" = 1'-0"

Surround Style Planting with Deeproot Universal Barriers

When selecting the Surround style planting application you will have the greatest success by following these simple steps as illustrated below:

A. Prepare the initial planting hole as illustrated below. This is based upon the combination of desired barrier diameter and depth. Consider if drainage devices or amendments are needed to correct any adverse soil or planting conditions in the backfill area.

B. Assemble the appropriate number of DeepRoot Universal Barrier panels. The vertical root deflecting ribs on the panel must face inward, toward the root ball. (This is very important, otherwise the roots will become girdled by traveling around the smooth walled surface)

C. Next place the barrier in the center of the planting hole, keeping in mind that the double top edge of the barrier should be positioned approximately 1/2" (13mm) above grade. This helps retard potential root overgrowth. Failing to position the top edge above grade can allow root overgrowth which can lead to uprooted hardscapes.

D. Backfill and compact with soil inside the barrier to the level where the bottom of the root ball will be when positioned correctly with the crown of the root ball approximately 1" (26mm) above grade.

E. Remove the tree from its container, or cut away the top portion of burlap and position in the center of the barrier. Complete the backfill of the soil. Distribute evenly to maintain the shape of the barrier and compact the backfill every 4"–6" (10cm–15cm). Roots will die quickly if left exposed to the elements so keep exposure of the roots to a minimum.

F. If staking or guying is required we recommend using the soft, safe and economical alternative to traditional wire and hose, ArborTie (see www.deeproot.com for details)

G. If the tree(s) will be subject to maintenance work such as lawn mowing or weed trimming we strongly recommend the installation of ArborGard+ Tree Trunk Protectors which are placed around the base of young trees to protect them from damage by weed trimmers, lawn mowers and small rodents. (See www.deeproot.com)

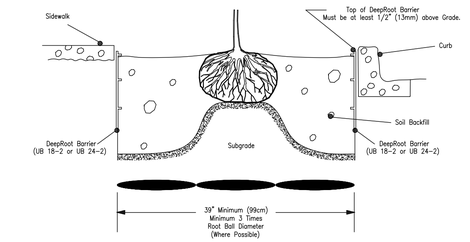
H. Water and follow proper tree maintenance practices.

Trees do require care and nurturing after planting. Consult with your local supplier for proper care procedures for the species you are planting. The planting instructions given here are by no means a comprehensive guide. Rather they are general guidelines to planting with DeepRoot Barriers and a survey of current planting methods. Conditions will vary however and it is recommended that an Arborist be consulted before planting.

For additional information please visit our website at www.deeproot.com

For information regarding distributors please call: 1 800 ILV ROOT (458.7668). For help with drainage or other difficult installation questions please call DeepRoot Technical Support at: 1 800 ROOT TEK (766.8835).

A Typical Surround Planting Installation Using DeepRoot Universal Barrier



2 TYP. ROOT BARRIER DETAIL @ SIDEWALK

N.T.S.

UB 24-2 Specifications
24" DeepRoot® Tree Root Barrier

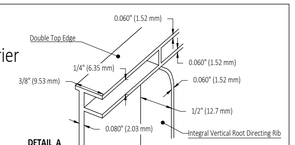
Specified tree root barrier is a mechanical barrier and root deflector used to prevent tree roots from damaging hardscapes and landscapes. Assembled in 24" (609 mm) long modules to create varying lengths for linear applications, or perimeter surround applications in varying sizes.

A. Materials

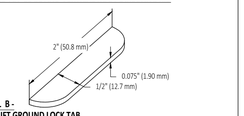
1. The contractor shall furnish and install tree root barrier as specified. The tree root barrier shall be either product #UB 24-2 as manufactured by DeepRoot® Green Infrastructure, LLC, 530 Washington Street, San Francisco, CA, www.deeproot.com (800.458.7668).
2. Root barrier shall be recyclable, black, injection molded panels with 0.80" (2.03 mm) wall thickness in modules 24" (609 mm) long and 24" (609 mm) deep.
3. Root barrier shall be manufactured with 75% reprocessed polypropylene with added ultraviolet inhibitors.
4. Root barrier shall be comprised of 24" (60.96 cm) panels. Each panel shall have no less than four (4) Molded Integral Vertical Root Directing Ribs of a minimum 0.075" (1.90 mm) thickness, protruding 1/2" (12.7 mm) at 90° from interior of the barrier panel, spaced 6" (152.4 mm) apart. (See Details A & D)
5. Root barrier shall have a Double Top Edge consisting of two parallel, integral, horizontal ribs at the top of the panel at 0.060" (1.52 mm) thickness, 3/8" (9.53 mm) wide and 1/4" (6.35 mm) apart with the lower rib attached to the vertical Root Directing Ribs (See Detail A).
6. Root barrier shall have a minimum of twelve (12) Anti-Lift Ground Lock Tabs consisting of integral horizontal ridges of minimum 0.075" (1.90 mm) thickness in the shape of a segment of an oblong, the 2" (50.8 mm) chord of the segment joining the panel wall and the segment, protruding 3/8" (9.53 mm) from the panel. The twelve ground locks on each panel shall be about equally spaced between each of the vertical root directing ribs (Four (4) between each set of ribs, see Details B & D).
7. Root barrier shall have an integrated Zipper Joining System for assembly by sliding one panel into another (See Detail C).

U.S. Patents: 5,305,549; and 5,528,857. Other Patents Pending.

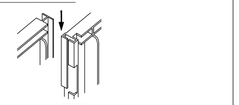
Properties	Typical Value	ASTM Test Method
Tensile strength @ yield - Wall	2,354 PSI	D638
Tensile strength @ yield - Hinge	2,846 PSI	D638
Yield Elongation - Wall	7.44%	D638
Yield Elongation - Hinge	7.01%	D638
Flexural Modulus	119,625 PSI	D790B
Notched Izod Impact - Wall	3.84 (ft-lbs)	D256A
Rockwell Hardness r. scale - Wall	84.4	D785A



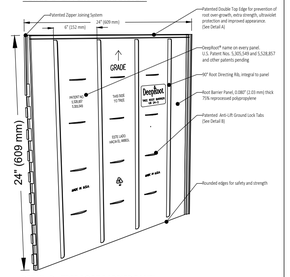
DETAIL A
DOUBLE TOP EDGE AND VERTICAL ROOT DIRECTING RIB



DETAIL B -
ANTI-LIFT GROUND LOCK TAB



DETAIL C - ZIPPER JOINING SYSTEM

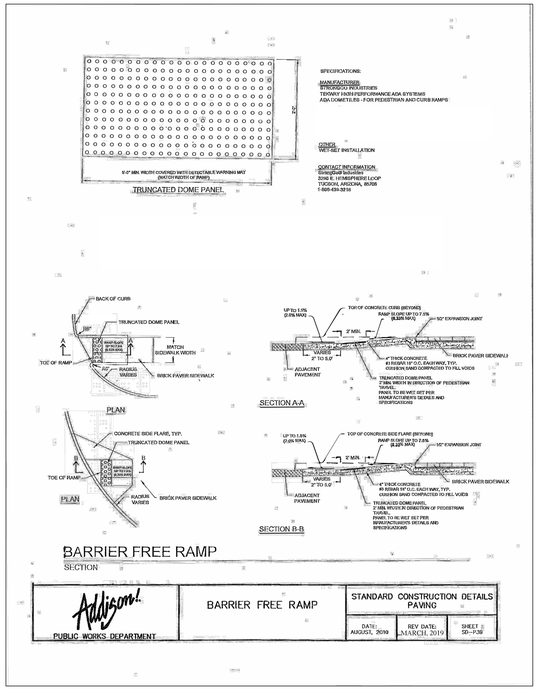


DETAIL D - TREE ROOT BARRIER PANEL

3 TYP. ROOT BARRIER DETAIL @ SIDEWALK

N.T.S.

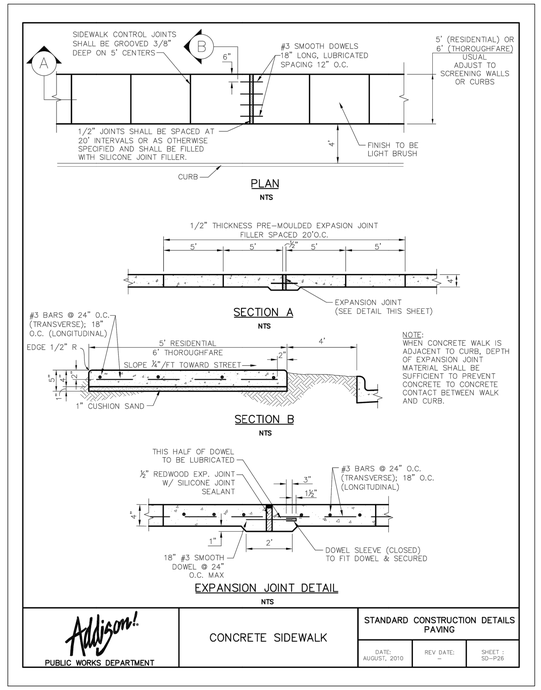
NOTE:
CONTRACTOR TO INSTALL DEEPROOT TREE ROOT BARRIER AT ALL SIDES OF EXISTING TREE ROOT. VERIFY WITH DEEPROOT REP FOR EXACT REQUIREMENTS AND SPECIFICATIONS PRIOR TO INSTALLATION.



4 TYP. ADA RAMP DETAILS

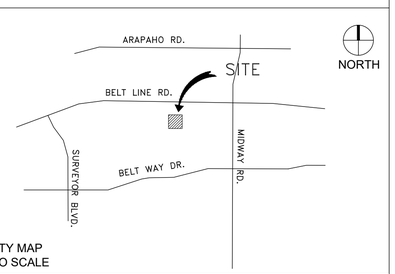
N.T.S.

NOTES:
1. BARRIER FREE RAMP TO COMPLY WITH THE CURRENT PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG).
2. TRUNCATED DOME PANEL COLOR IS TO BE DETERMINED BY PARKS AND RECREATION, AND AGREED UPON BY THE TOWN AND THE CONTRACTOR.
3. LIGHT REFLECTIVE VALUE (LRV) TO BE NO LESS THAN 93%.
4. TRUNCATED DOME PANELS TO BE INSTALLED AS WET-SET INSTALLATION PER MANUFACTURES'S DETAILS AND SPECIFICATIONS.
5. TRUNCATED DOME PANEL TO BE DETERMINED BY PARKS AND RECREATION.



5 EXPANSION JOINT

N.T.S.



VICINITY MAP
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L2.1 R.O.W. - HARDSCAPE DETAILS

ADDISON GROVE

BLOCK A LOTS 1-33, BLOCK B LOTS 1-57, BLOCK C LOTS 1-34, BLOCK D LOTS 1-56
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TOWN PROJECT NUMBER: 1865-Z

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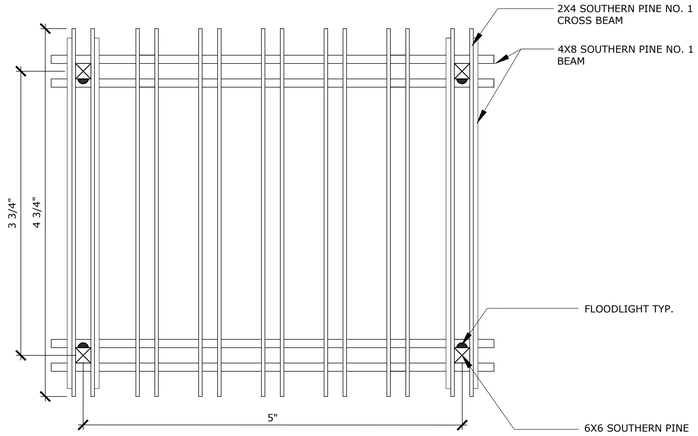
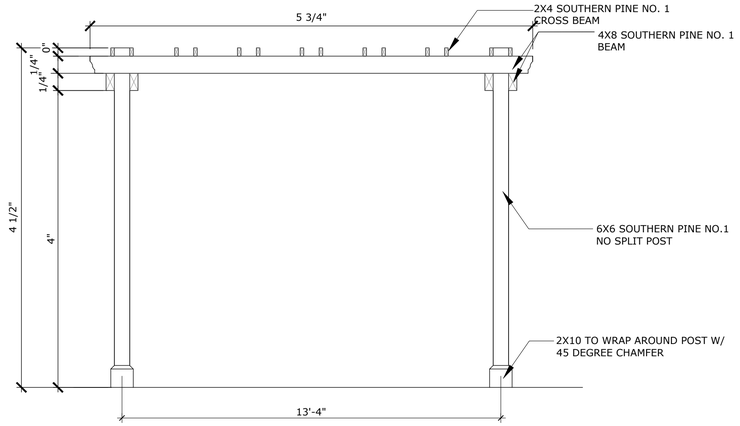


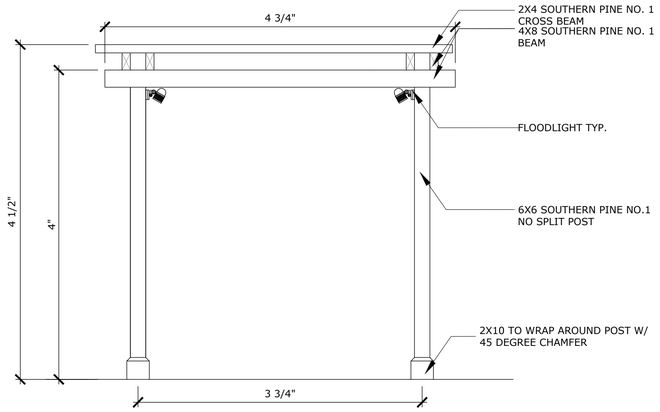
1 TRELLIS LAYOUT PLAN

Scale: 3/8"=1'-0"



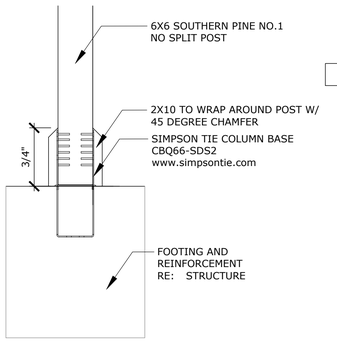
2 TRELLIS FRONT ELEVATION

Scale: 3/8"=1'-0"



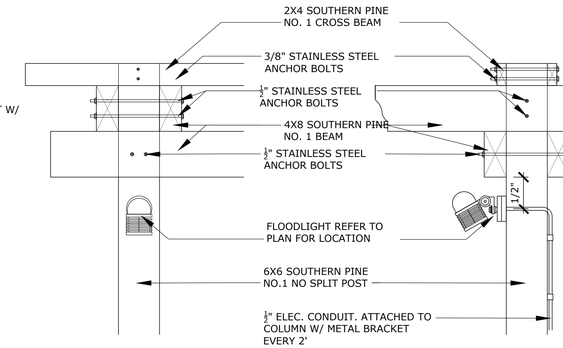
3 TRELLIS SIDE ELEVATION

Scale: 3/8"=1'-0"



4 TRELLIS BASE SECTION

Scale: 1"=1'-0"



5 TRELLIS UNION DETAILS

Scale: 1"=1'-0"

TRELLIS GENERAL NOTES:

1. ALL METAL FASTENERS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE COMPANY.
2. METAL FASTENERS TO BE HOT-DIP GALVANIZED THAT COMPLY WITH ASTM-A153 EXCEPT WHERE NOTED. DECK NAILS AND SCREWS TO BE 316 STAINLESS STEEL AND COMPLY WITH ASTM F5936. ALL EXPOSED SCREWS ARE TO BE COUNTER-SUNK, FILLED WITH WOOD DOUGH AND SANDED BEFORE PRIMER AND PAINTING OPERATIONS.
3. PILOT HOLES TO BE DRILLED FOR ALL FASTENERS.
4. INSTALLATION OF ALL NAILS AND SCREWS TO BE STRAIGHT, IN-LINE AND PLUMB WITH ALL SURROUNDING FASTENERS.
5. CONDUIT TO BE FASTENED TO COLUMNS WITH BRACKETS EVERY 2', PRIME AND PAINT TO MATCH TRELLIS. ELECTRICIAN CONTRACTOR TO COORDINATE WITH LANDSCAPE ARCHITECT FOR CONDUIT LOCATION.
6. TRELLIS WOOD FINISH TBD

WOOD MEMBERS

1. ALL WOOD MEMBERS TO BE PRESSURE TREATED, REFER TO DETAILS FOR TYPE OF WOOD.
2. ALL WOOD MEMBERS TO BE STRAIGHT AND TRUE W/TIGHT KNOTS. ALL OTHER WOOD MATERIAL WILL BE REJECTED.
3. ALL LUMBER SHALL BE TREATED WITH ALKALINE COPPER QUATERNARY (ACQ) IN ACCORDANCE WITH AWPA C-18 TO 0.8 POUND PER CUBIC FOOT MIN.
4. ALL LUMBER FOR DECKING, JOIST BEAMS, POST/RAILING AND BALUSTERS SHALL BE IDENTIFIED AS 'ABOVE GROUND'.
5. ALL TIMBER PILES TO BE PRE-DRILLED TO ENSURE THE PRESCRIBED SPACING.
6. TIMBER PILE CONTRACTOR TO PROVIDE PROTECTION AROUND THE BUILDING AREA WHERE HEAVY EQUIPMENT IS TO BE USED TO PREVENT DAMAGE TO FINISH GRADE.
7. CONTRACTOR TO PROTECT/COVER (OFF THE GROUND IN AN AREA THAT WILL NOT FLOOD OR RECEIVE WATER INUNDATION) ALL LUMBER, AT ALL TIMES DURING CONSTRUCTION.
8. NO WOOD MEMBER LEFT OUT OF PROTECTION WILL BE USED ON THE PROJECT.

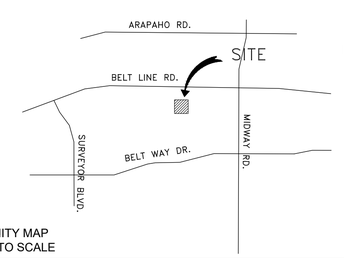
01.10.2023
Issued for PD Submittal
NOT FOR CONSTRUCTION

ASAKURA ROBINSON
2500 Summer Street, Suite 3228
Houston Texas 77007
P: 713.337.5330

PREPARED BY:

ASAKURA ROBINSON COMPANY
2500 SUMMER STREET, SUITE 3228
HOUSTON, TEXAS 77007

CONTACT: KEIJI ASAKURA
PHONE:713-337-5830
EMAIL: KEIJI@ASAKURAROBINSON.COM



VICINITY MAP
NOT TO SCALE

L2.3 BLOCK C - HARDSCAPE DETAILS

ADDISON GROVE

BLOCK A LOTS 1-33, BLOCK B LOTS 1-57, BLOCK C LOTS 1-34, BLOCK D LOTS 1-56
US SURVEYOR 5213
TOWN PROJECT NUMBER: 1865-Z

DATE PREPARED: JANUARY 10, 2023

TOWN CASE #:1865-Z

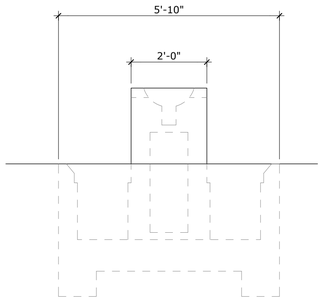
FOUNTAIN A CONSTRUCTION NOTES:

1. THE FOUNTAIN MECHANIC IN THESE DRAWINGS ARE ONLY A CONCEPTUAL GRAPHIC REPRESENTATION. FOUNTAIN CONTRACTOR IS REQUIRED TO PROVIDE TURNKEY DESIGN-BUILT FOUNTAIN SYSTEM. CONTRACTOR ALSO REQUIRED TO SUBMIT DRAWINGS WHICH INCLUDE BUT NOT LIMITED TO ELECTRICAL CONNECTION, DRAINAGE FLOW, SUCTION & DISCHARGE PIPING DIAGRAMS, PUMP MECHANIC & SIZES, FLOW SENSOR LOCATION, OVERFLOW PIPES, WATER & ELECTRICAL REQUIREMENT, AND ALL OTHER SUPPORTING CONSTRUCTION DOCUMENTS & DETAILS FOR APPROVAL PRIOR TO CONSTRUCTION.

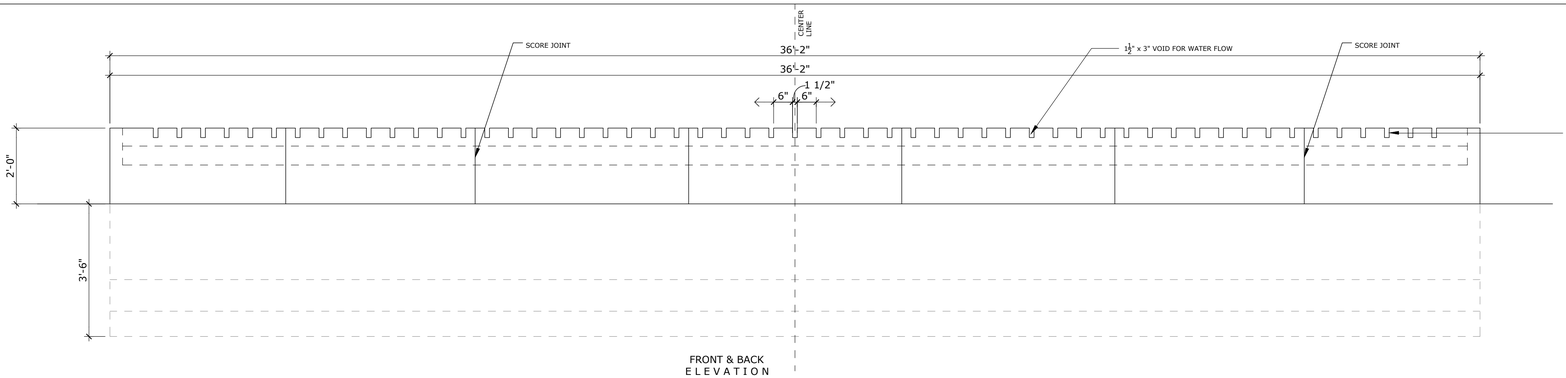
2. FOUNTAIN CONTRACTOR IS ALSO RESPONSIBLE FOR THE STRUCTURAL DESIGN OF THE FOUNTAIN WALL, RESERVOIR, WALL FOOTING / GRADE BEAM AS WELL AS THE FOUNTAIN MECHANICAL VAULT.

3. LIGHT FIXTURE DETAILS ARE ONLY A GRAPHIC REPRESENTATION. ALL FIXTURES ARE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR TO SUBMIT MANUFACTURER'S LITERATURE, DETAILS AND ANY SUPPORT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.

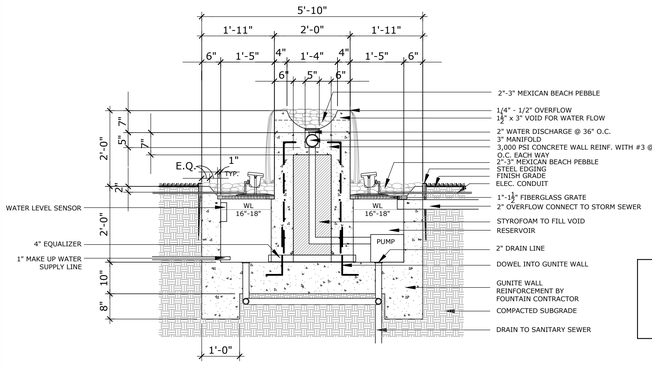
4. FOUNTAIN CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS IF REQUIRED BY CODE.



SIDE ELEVATION



FRONT & BACK ELEVATION

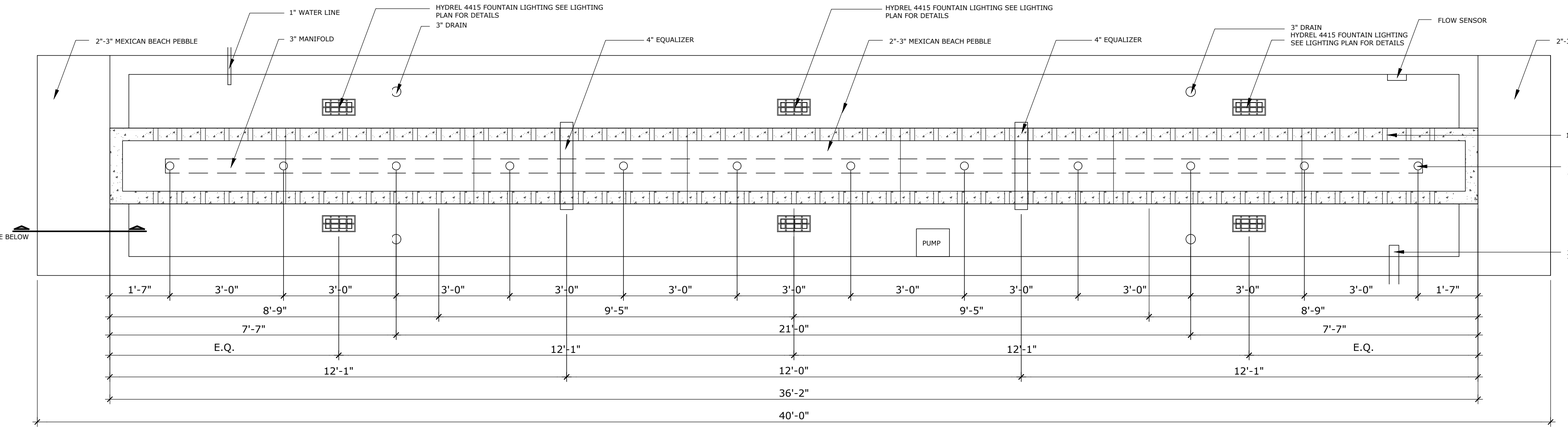


POURED CONCRETE WALL FINISH:
1. STAINED BLACK
2. POLISHED AND GROUND
3. CLEAR SEAL

CONTRACTOR TO PROVIDE SAMPLES FOR APPROVAL PRIOR TO INSTALATION.

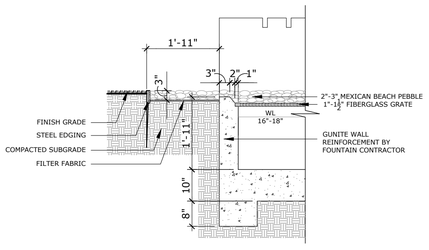
1 FOUNTAIN A TYPICAL SECTION DETAIL

SCALE: 1/2" = 1'-0"



2 FOUNTAIN A PLAN AND ELEVATION

SCALE: 1/2" = 1'-0"



3 FOUNTAIN A SECTION A

SCALE: 1/2" = 1'-0"

FOUNTAIN A DESIGN AND OPERATION CRITERIA:

1. PUMP SYSTEM IN THIS PLAN IS ONLY A GRAPHIC AND CONCEPTUAL REPRESENTATION. THE ASIC DESIGN CRITERIA OF THE PUMP SYSTEM IS TO PROVIDE 1/4"-1/2" OF WATER OVER THE FOUNTAIN TOP.

2. PROVIDE AND INSTALL ALL PUMPS, VALVES, LIGHTING FIXTURES ELECTRICAL/WIRING, PIPING, CONTROLLER PANEL AND SPECIALTIES AS HEREIN DESCRIBED ON FOUNTAIN PLANS. WORK ALSO INCLUDES DRAIN LINE, WATER LINE, SUPPORT OF PIPING AND EQUIPMENT, INITIAL PUMP/FILTER AND LIGHT FIXTURE ADJUSTMENT TESTING AND STARTUP.

3. REFERENCE STANDARDS:
1981 BOCA STANDARD BUILDING CODE
NEC NATIONAL ELECTRICAL CODE
APPLICABLE CITY OF ADDISON BUILDING/ELECTRICAL CODES

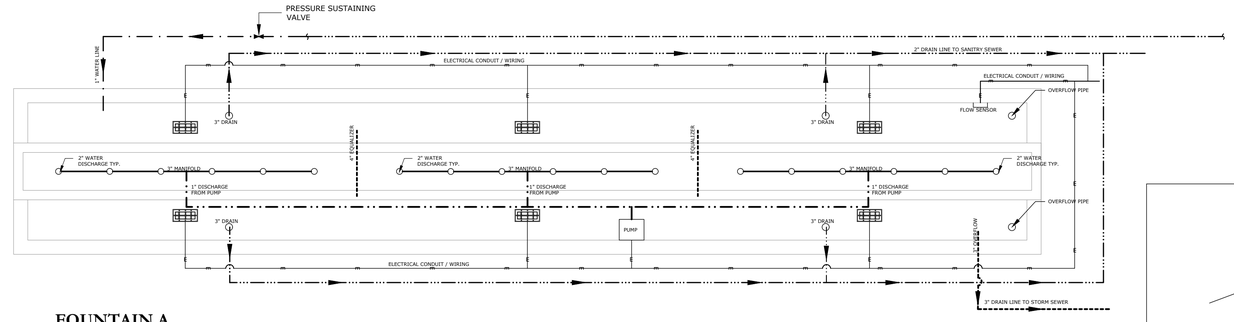
4. SUBMITTALS: SUBMIT CATALOG SHEETS OF ALL EQUIPMENT AS SPECIFIED: PUMP, FILTER, VALVES, LIGHTING, ETC. SUBMIT SHOP DRAWINGS OF ALL MECHANICAL PIPING OF PUMP VAULT, DIMENSIONING PIPE PENETRATIONS THROUGH WALLS. IDENTIFY OPERATING, MAINTENANCE CLEARANCES AND SUFFICIENT ENGINEERING DATA COMPLIANCE TO FOUNTAIN DESIGN. IDENTIFY ALL EQUIPMENT CLEARANCES IN PUMP VAULT FROM WALL TO WALL. SUBMIT SHOP DRAWING OF ALL ELECTRICAL EQUIPMENT LAYOUT AND AMP LOADS FOR SPECIFIED CONTROL PANEL.

5. OPERATING INSTRUCTIONS: AT THE TIME OF COMPLETION, ALLOW NOT LESS THAN EIGHT HOURS OF INSTRUCTING OPERATION AND MAINTENANCE PERSONNEL IN THE OPERATION AND MAINTENANCE OF ALL SYSTEMS. ALL PERSONNEL WILL BE INSTRUCTED AT ONE TIME.

6. THIRTY DAY OPERATIONS: PRIOR TO ACCEPTANCE OF THE INSTALLATION BY OWNER, DEMONSTRATE A THIRTY (30) DAY, FULLY AUTOMATED, UNINTERRUPTED DAILY OPERATION OF NOT LESS THAN TWELVE (12) HOURS NOR MORE THAN TWENTY (20) HOURS OF ALL SYSTEMS. ELECTRICITY AND WATER WILL BE PROVIDED BY OWNER.

7. PRODUCTS: PROVIDE ALL NECESSARY AND SPECIAL TOOLS FOR PROPER OPERATIONS AND MAINTENANCE OF PROVIDED EQUIPMENT. FURNISH HARDBACK THREE (3) RING BINDER CONTAINING ALL BULLETINS, OPERATING AND MAINTENANCE INSTRUCTIONS, PARTS LISTS AND OTHER PERTINENT INFORMATION FOR EACH AND EVERY PIECE OF EQUIPMENT FURNISHED ON THIS PROJECT. INDEX BINDER INTO SECTIONS, WITH TABS: PUMP, FILTER, ALL VALVES, CONTROL PANEL, ETC.

8. EXECUTION: INSTALL AND CONNECT ALL EQUIPMENT, IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS, AS THEY RELATE TO THE COMPLIANCE TO PLANS AND SCHEMATIC LAYOUTS. PROVIDE ALL PIPING, PUMP/VAULT, VALVES, FILTERS, DRAINS, LIGHT FIXTURES AND CONNECTIONS RECOMMENDED BY THE MANUFACTURER FOR PROPER OPERATION.



4 FOUNTAIN A CONCEPTUAL PIPING DIAGRAM

SCALE: 1/2" = 1'-0"

01.10.2023
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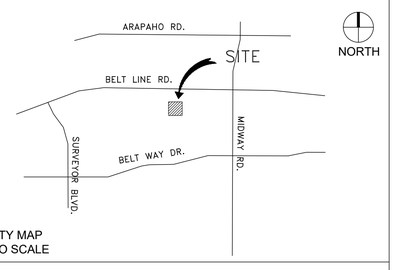


VICINITY MAP
NOT TO SCALE

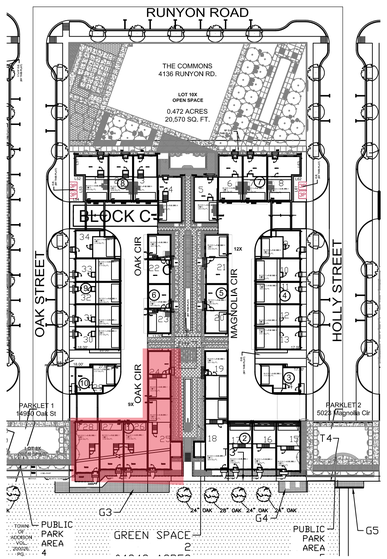
L2.4 BLOCK C - HARDSCAPE DETAILS

ADDISON GROVE

BLOCK A LOTS 1-33, BLOCK B LOTS 1-57, BLOCK C LOTS 1-34, BLOCK D LOTS 1-56
US SURVEYOR 5213
TOWN PROJECT NUMBER: 1865-Z

DATE PREPARED: JANUARY 10, 2023

Town Case #:1865-Z



LEGEND

- BRICK
- FIBER CEMENT STUCCO BOARD
- COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL
- COMPOSITE PEDIMENT (ACCENT MATERIAL)
- 4X4X8 WOOD OR EIFS BLOCKS (ACCENT MATERIAL)
- FIX. SHUTTER (ACCENT MATERIAL)
- WROUGHT IRON OR STEEL RAIL

SOUTH/FRONT MATERIAL CALCULATION TABLE		
BRICK	1726	87.4%
FIBER CEMENT STUCCO BOARD	129	6.5%
ACCENT MATERIAL	119	6.1%
TOTAL SURFACE AREA	1974	

TOTAL MATERIAL CALCULATION TABLE		
BRICK	12508	92.4%
FIBER CEMENT STUCCO BOARD	522	3.9%
ACCENT MATERIAL	510	3.7%
TOTAL SURFACE AREA	13540	

FACADE PLAN NOTES

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- ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE ZONING ORDINANCE
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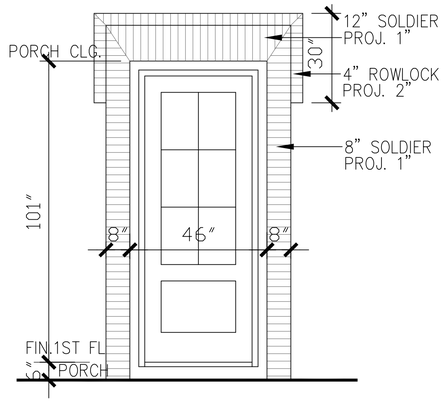
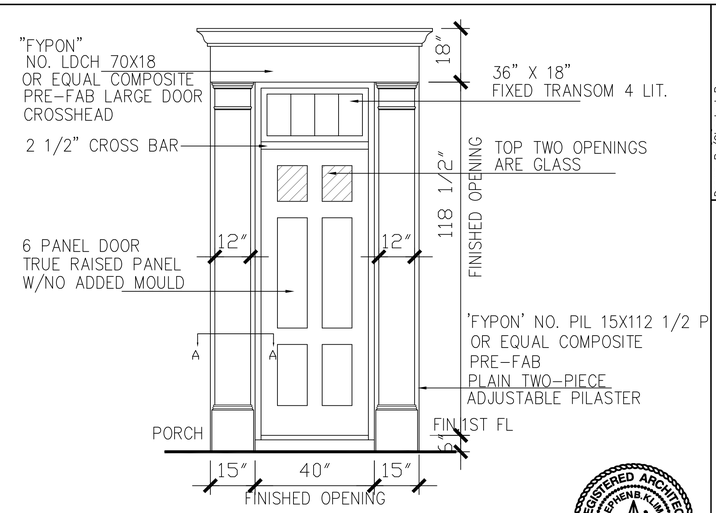


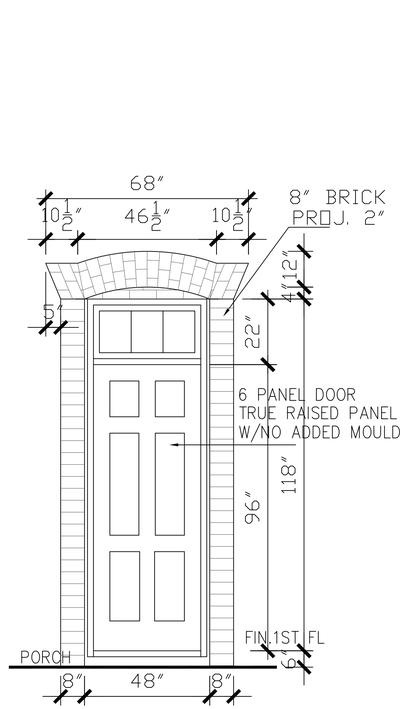
BRICK PEDIMENT G-1

SCALE: 1/2" = 1'-0"



COMPOSITE PEDIMENT B

SCALE: 1/2" = 1'-0"



BRICK PEDIMENT P

SCALE: 1/2" = 1'-0"

South/front(BELTWAY DRIVE) elevation

SCALE: 1/4" = 1'-0" 0 4' 8'

URBAN INTOWN HOMES

2410 POLK ST, STE 200, HOUSTON, TX 77003

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URBAN INTOWN HOMES, Ltd.

2410 POLK ST, STE 200, HOUSTON, TX 77003

(713)961-3877 TEL (713)961-4270 FAX

REGISTERED ARCHITECT STEPHEN B. KLIMA 15389 STATE OF TEXAS

01/17/2023

Drawn By/Checked By: E.C./F.M.

Original Date Issued: 07/15/2022

Scale: 1/4" = 1'-0"

Last Updated: 01/04/2023

ADDISON GROVE - BLOCK C - BUILDING 1

SOUTH/FRONT ELEVATION

PLAN NO.	
UNIT 1	3466
UNIT 2	2756
UNIT 3	2756
UNIT 4	4588
UNIT 5	2923

SHEET NO.

A-01

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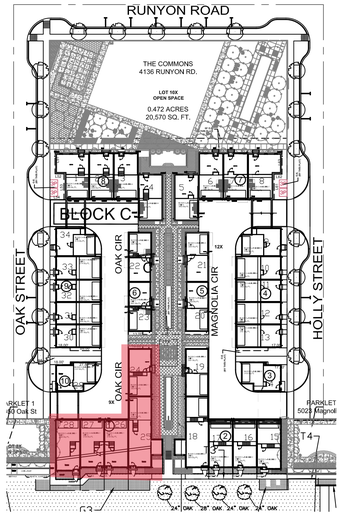
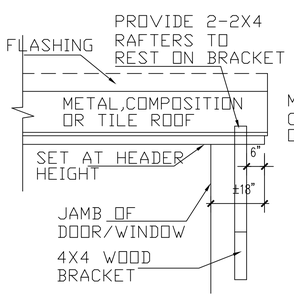
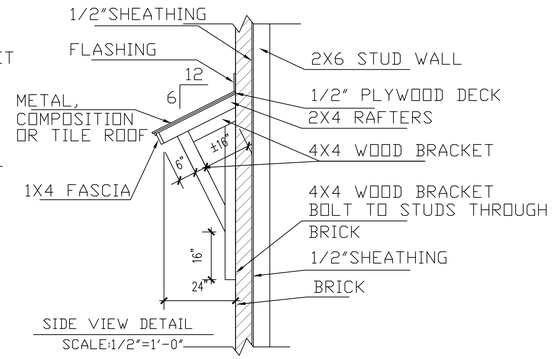
Town Case #:1865-Z

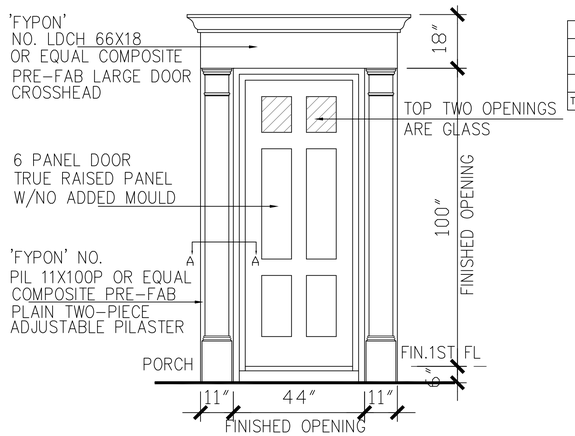




FRONT VIEW DETAIL
SCALE:1/2"=1'-0"



SIDE VIEW DETAIL
SCALE:1/2"=1'-0"



COMPOSITE PEDIMENT A
SCALE: 1/2" = 1'-0"

EAST/RIGHT MATERIAL CALCULATION TABLE		
BRICK	3271	89.2%
FIBER CEMENT STUCCO BOARD	95	2.6%
ACCENT MATERIAL	299	8.2%
TOTAL SURFACE AREA	3665	

LEGEND

- BRICK
- FIBER CEMENT STUCCO BOARD
- COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL
- COMPOSITE PEDIMENT (ACCENT MATERIAL)
- FIX. SHUTTER (ACCENT MATERIAL)
- WROUGHT IRON OR STEEL RAIL

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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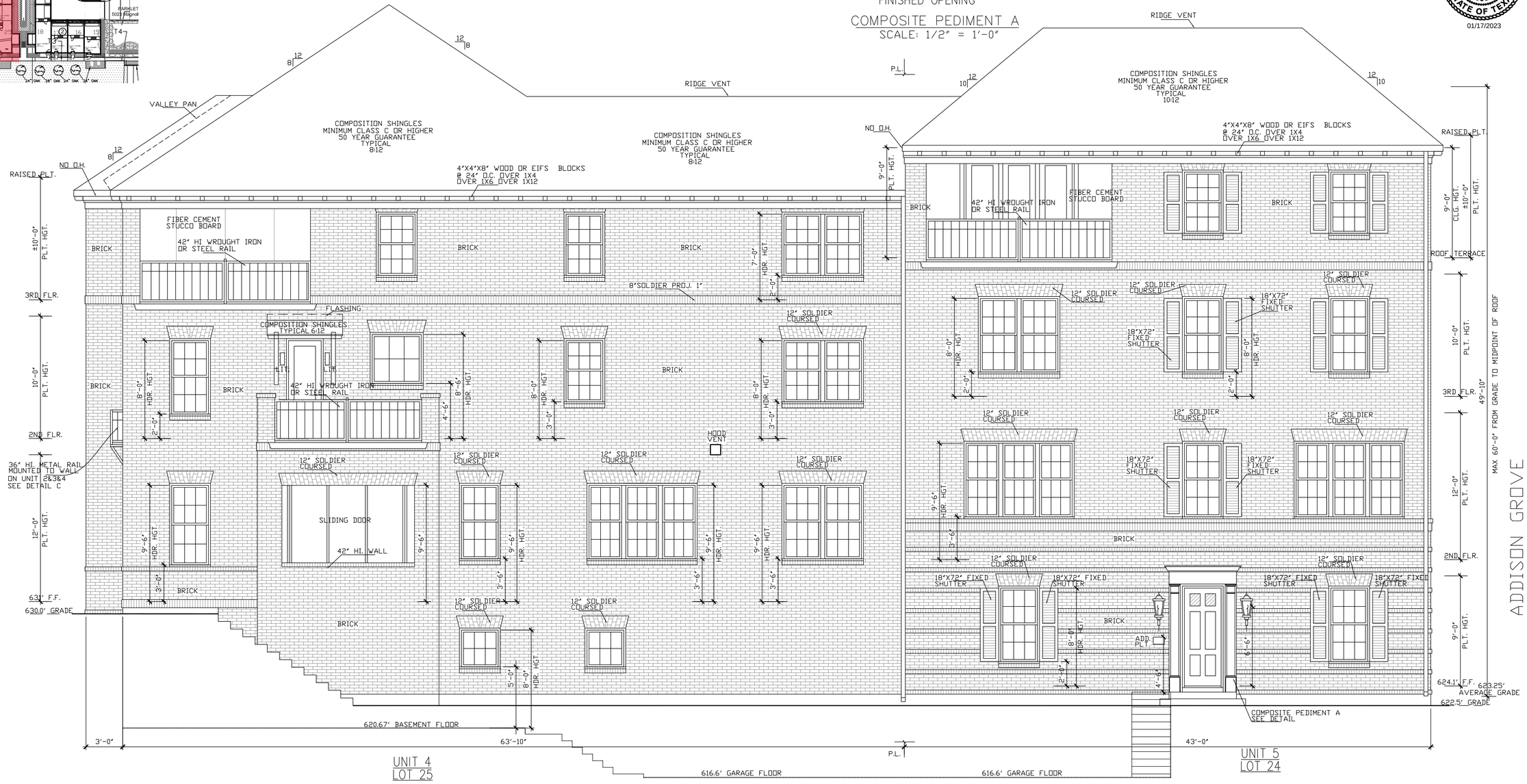
01/17/2023

SHED ROOF(BRICK) DETAIL(B)
SCALE:1/2"=1'-0"



East/right elevation
SCALE: 1/4" = 1'-0"

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877

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Drawn By/Checked By: E.C./F.M.
Original Date Issued: 07/15/2022
Scale: 1/4" = 1'-0"
Last Updated: 01/04/2023

URBAN INTOWN HOMES, L.td.
2410 POLK ST. STE 200, HOUSTON, TX 77003
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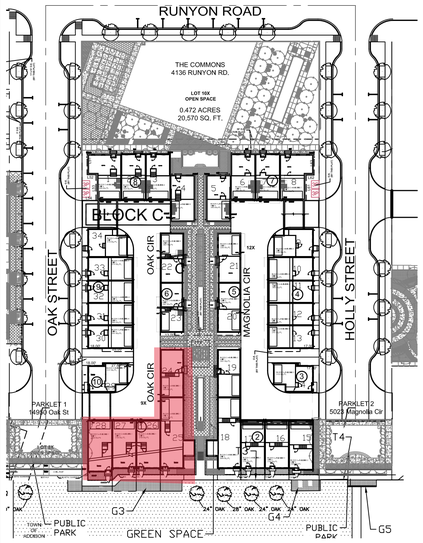
ADDISON GROVE - BLOCK C - BUILDING 1

EAST/RIGHT ELEVATION

PLAN NO.	
UNIT 1	3466
UNIT 2	2756
UNIT 3	2756
UNIT 4	4588
UNIT 5	2923

SHEET NO.
A-02

Town Case #:1865-Z



NORTH/REAR MATERIAL CALCULATION TABLE		
BRICK	3018	94.9%
FIBER CEMENT STUCCO BOARD	104	3.3%
ACCENT MATERIAL	57	1.8%
TOTAL SURFACE AREA	3179	

LEGEND

- BRICK
- FIBER CEMENT STUCCO BOARD
- COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL
- 4X4X8 WOOD OR EIFS BLOCKS (ACCENT MATERIAL)
- CAST STONE CORBEL BRACKET (ACCENT MATERIAL)
- WROUGHT IRON OR STEEL RAIL

FACADE PLAN NOTES

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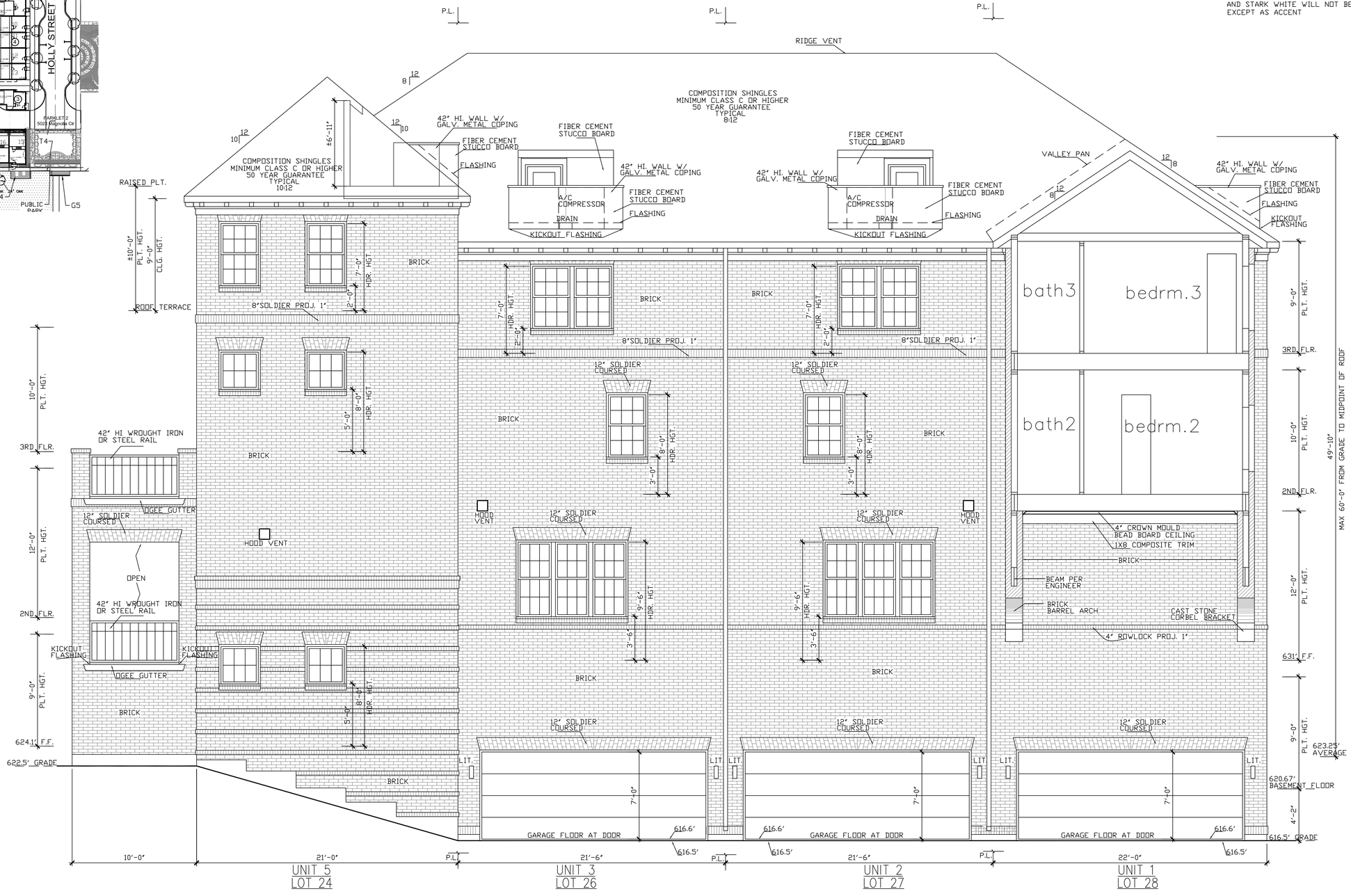

North/rear(OAK CIRCLE) elevation

SCALE: 1/4" = 1'-0"

ADDISON GROVE

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877

REGISTERED ARCHITECT STEPHEN B. KLIMA 15389 STATE OF TEXAS

01/17/2023

Drawn By/Checked By: E.C. /F.M.
Original Date Issued: 07/15/2022
Scale: 1/4" = 1'-0"
Last Updated: 01/04/2023

URBAN INTOWN HOMES, Ltd.
2410 POLK ST, STE 200, HOUSTON, TX 77003
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ADDISON GROVE - BLOCK C - BUILDING 1

NORTH/REAR ELEVATION

PLAN NO.

UNIT 1	3466
UNIT 2	2756
UNIT 3	2756
UNIT 4	4588
UNIT 5	2923

SHEET NO.

A-03

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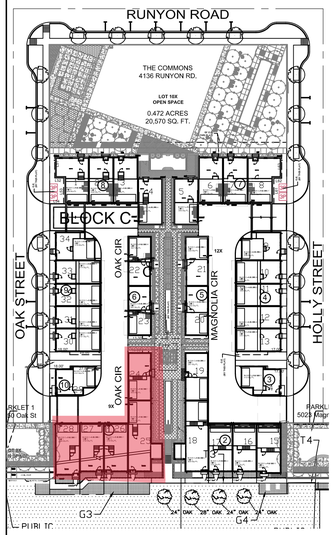
Town Case #:1865-Z



FACADE PLAN NOTES

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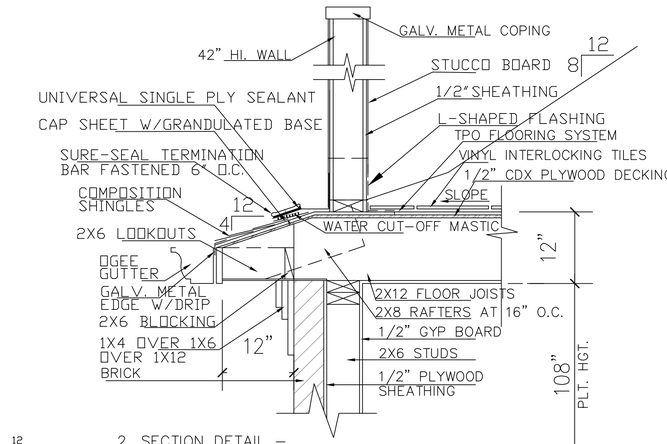
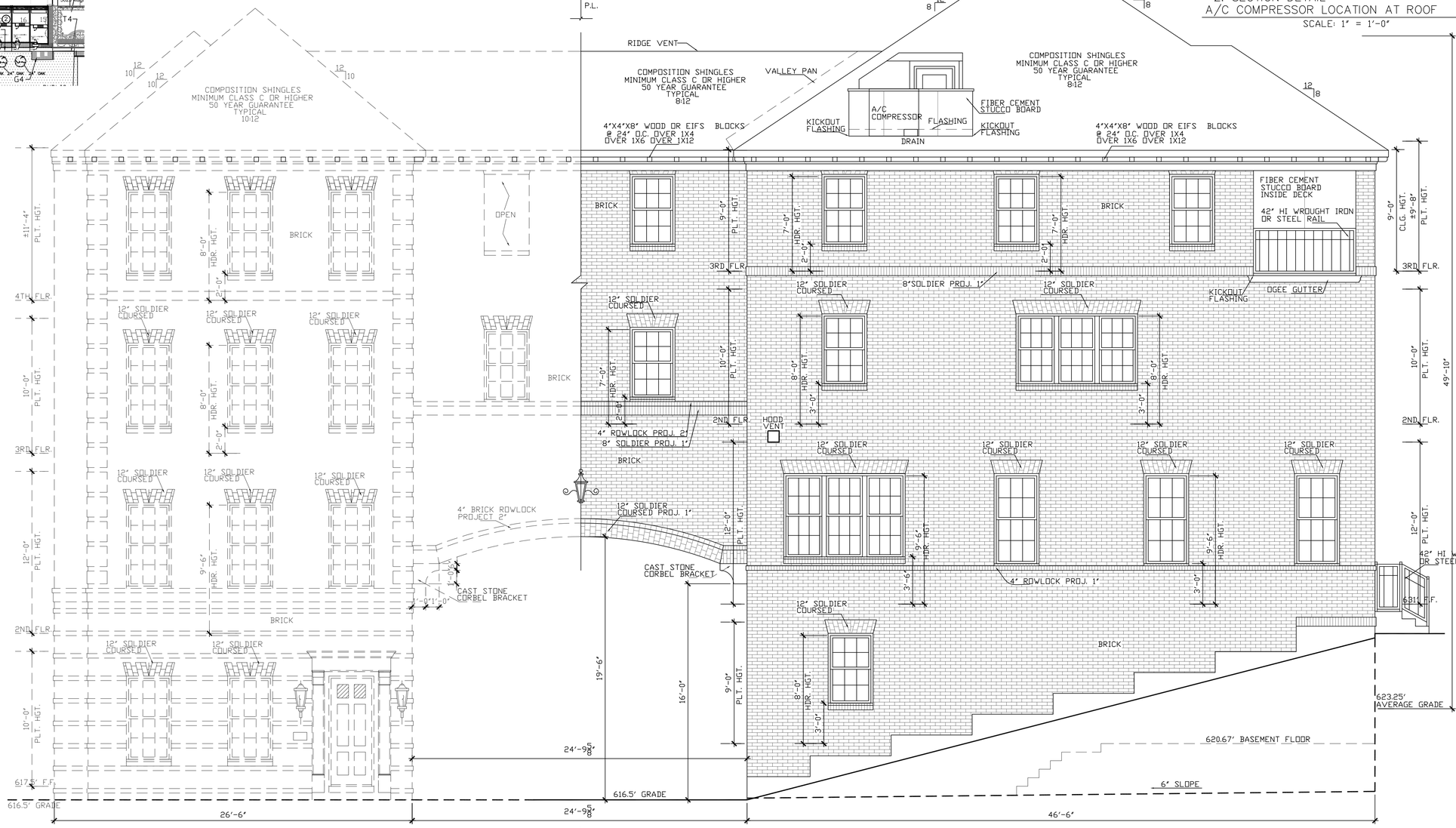
LEGEND

- BRICK
- FIBER CEMENT STUCCO BOARD
- COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL
- 4X4X8 WOOD OR EIFS BLOCKS (ACCENT MATERIAL)
- CAST STONE CORBEL BRACKET (ACCENT MATERIAL)
- WROUGHT IRON OR STEEL RAIL

WEST/LEFT MATERIAL CALCULATION TABLE		
BRICK	1833	94.5%
FIBER CEMENT STUCCO BOARD	74	3.8%
ACCENT MATERIAL	32	1.7%
TOTAL SURFACE AREA	1939	



2. SECTION DETAIL – A/C COMPRESSOR LOCATION AT ROOF
SCALE: 1" = 1'-0"



LOT 29
BUILDING 10

West/left(OAK STREET) elevation
SCALE: 1/4" = 1'-0" 0 4' 8'

UNIT 1
LOT 28
BUILDING 1

ADDISON GROVE

URBAN INTOWN HOMES
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REGISTERED ARCHITECT STEPHEN B. KLIMA 15389 STATE OF TEXAS
01/17/2023

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ADDISON GROVE - BLOCK C - BUILDING 1

WEST/LEFT ELEVATION

PLAN NO.	
UNIT 1	3466
UNIT 2	2756
UNIT 3	2756
UNIT 4	4586
UNIT 5	2923

SHEET NO.
A-04

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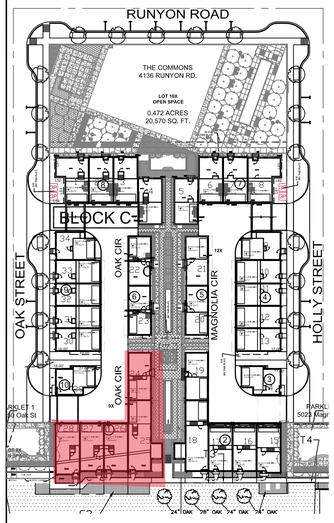
Town Case #:1865-Z



FACADE PLAN NOTES

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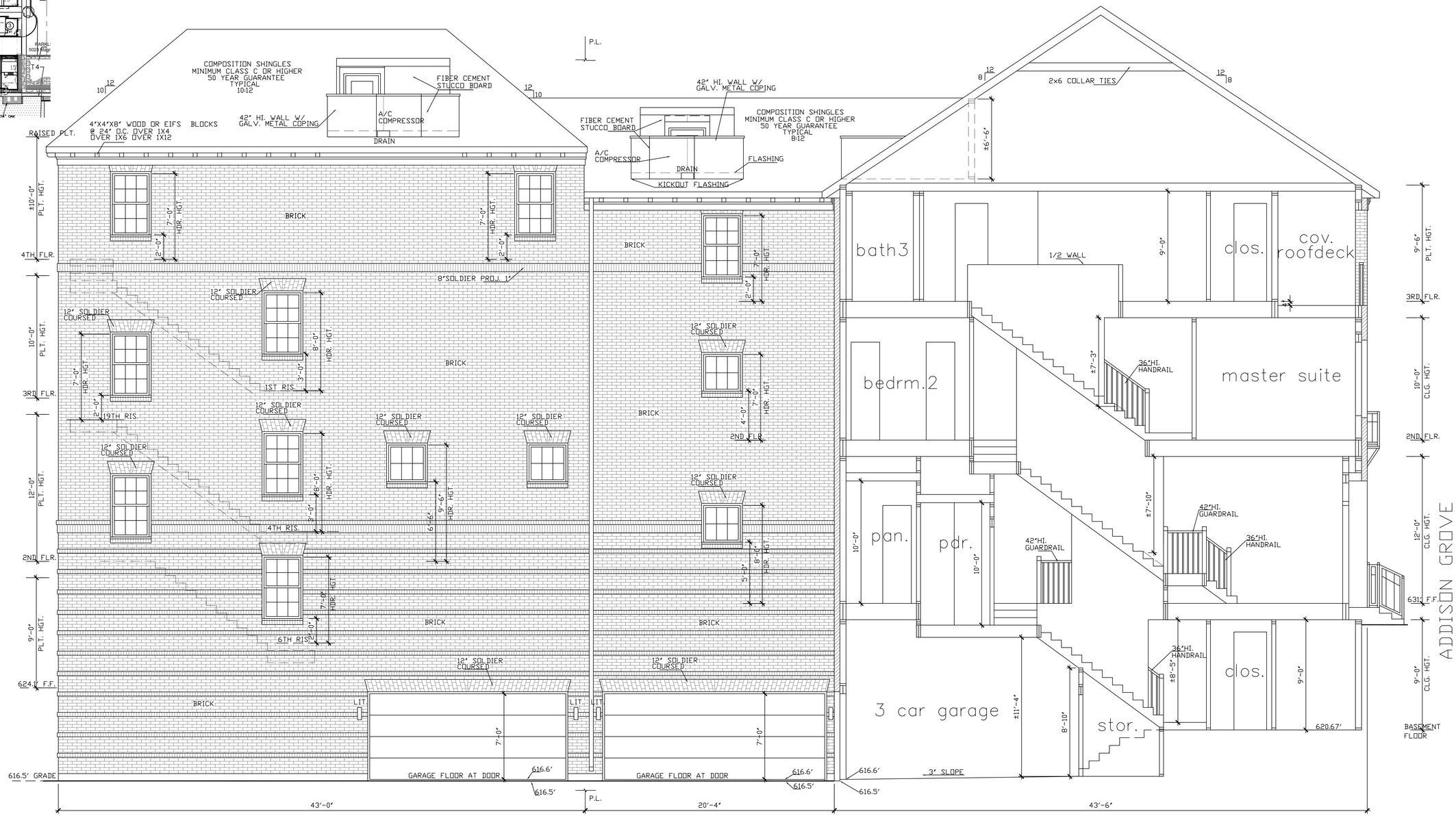
* ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY DEVELOPMENT SERVICES
* ROOF ACCESS SHALL BE PROVIDED INTERNALLY, UNLESS OTHERWISE PERMITTED BY THE CHIEF BUILDING OFFICIAL
* THE DOMINANT COLOR OF THE BUILDING SHALL BE MUTED SHADES COLORS. BLACK AND STARK WHITE WILL NOT BE USED, EXCEPT AS ACCENT

LEGEND

- BRICK
- FIBER CEMENT STUCCO BOARD
- COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL
- 4X4X8 WOOD OR EIFS BLOCKS (ACCENT MATERIAL)

SECTION A MATERIAL CALCULATION TABLE		
BRICK	2660	95.6%
FIBER CEMENT STUCCO BOARD	120	4.3%
ACCENT MATERIAL	3	0.1%
TOTAL SURFACE AREA	2783	

REGISTERED ARCHITECT EPHEMB. KLIMA 15389 STATE OF TEXAS
01/17/2023



UNIT 5 LOT 24 | UNIT 4 LOT 25 | UNIT 3 LOT 26

SECTION D

SCALE: 1/4" = 1'-0"

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877

Drawn By/Checked By: E.C./F.M.
Original Date Issued: 07/15/2022
Scale: 1/4" = 1'-0"
Last Updated: 01/04/2023

URBAN INTOWN HOMES, Ltd.
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX

ADDISON GROVE - BLOCK C - BUILDING 1

SECTION

PLAN NO.

UNIT 1	3466
UNIT 2	2756
UNIT 3	2756
UNIT 4	4588
UNIT 5	2923

SHEET NO.

A-05

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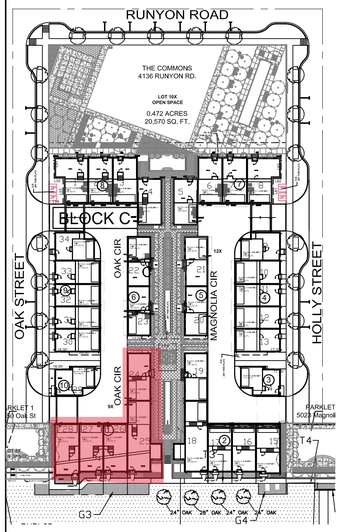
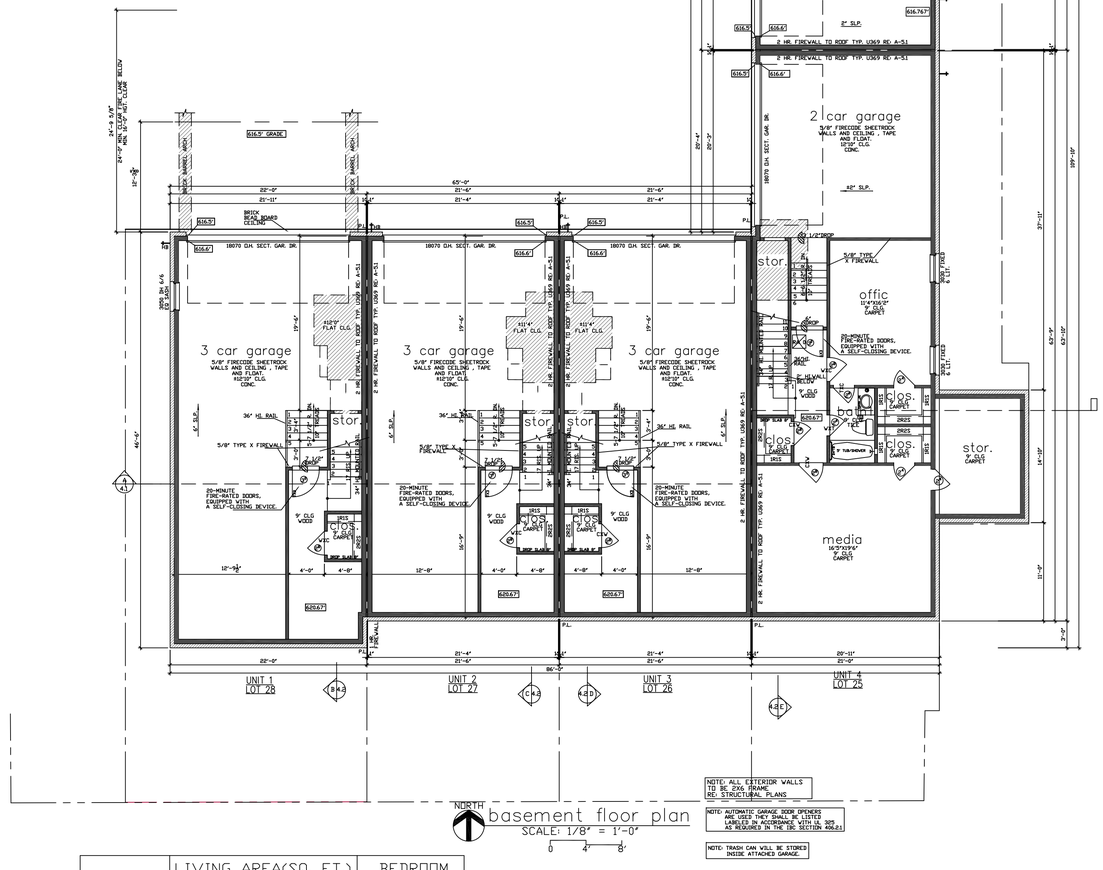
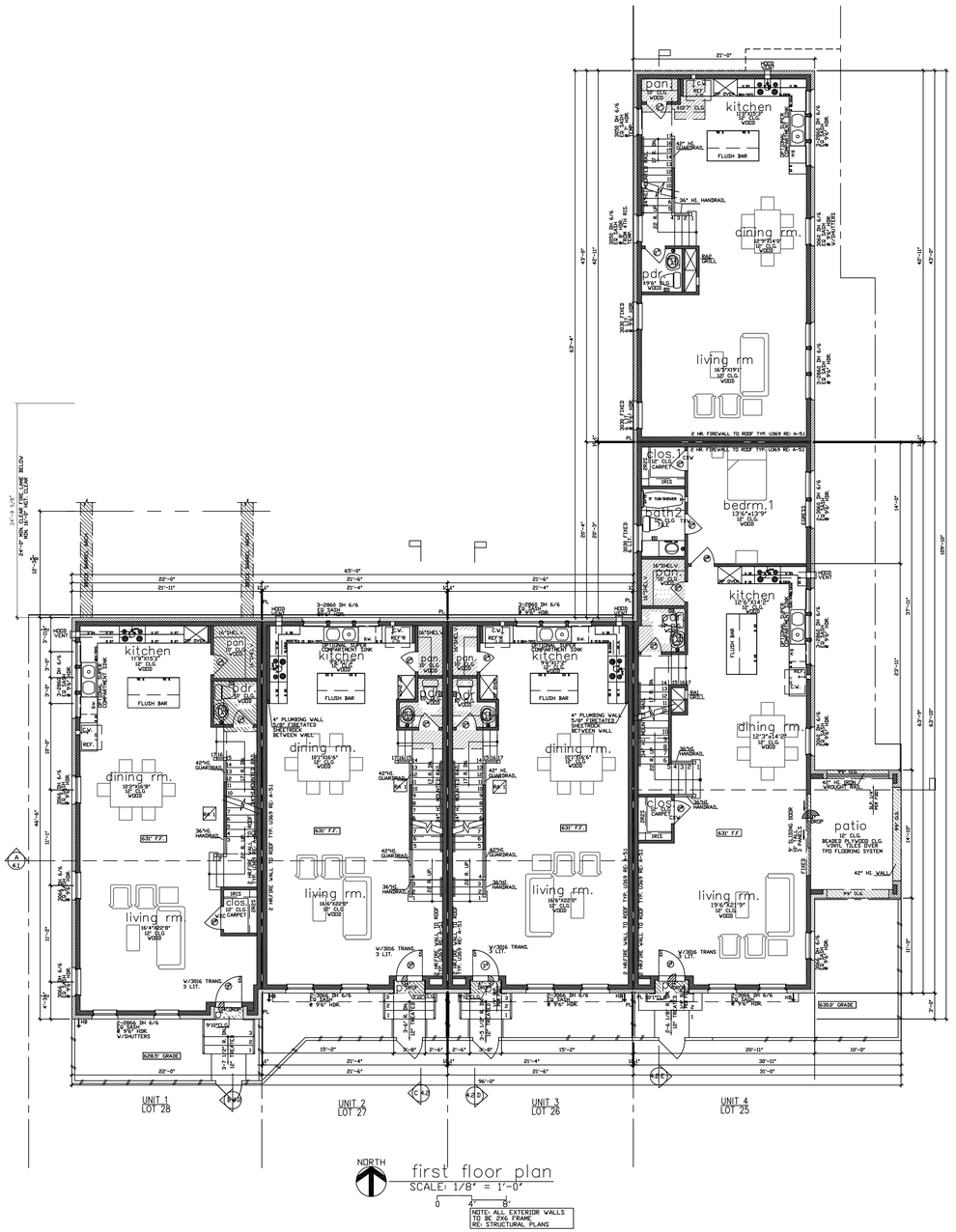
Town Case #:1865-Z





NORTH
basement floor plan
SCALE: 1/8" = 1'-0"



NORTH
first floor plan
SCALE: 1/8" = 1'-0"

	LIVING AREA(SQ. FT.)	BEDROOM
UNIT 1	3493	4
UNIT 2	2780	3
UNIT 3	2780	3
UNIT 4	4588	4
UNIT 5	2923	4

unit 1 square footage

BASEMENT FLOOR	252
FIRST FLOOR	1018
SECOND FLOOR	1269
THIRD FLOOR	994
TOTAL LIVING AREA	3493
GARAGE	811
PORCH	5
ROOF DECK	208
AC DECK	80
TOTAL SLAB AREA	1023

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

unit 2&3 square footage

BASEMENT FLOOR	189
FIRST FLOOR	906
SECOND FLOOR	935
THIRD FLOOR	730
TOTAL LIVING AREA	2780
GARAGE	746
PORCH	6
ROOF DECK	157
AC DECK	82
TOTAL SLAB AREA	925

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

unit 4 square footage

BASEMENT FLOOR	1009
FIRST FLOOR	1328
SECOND FLOOR	1341
THIRD FLOOR	910
TOTAL LIVING AREA	4588
GARAGE	480
PATIO	155
BALC.	148
PORCH	6
COVERED ROOF DECK	364
AC DECK	80
TOTAL SLAB AREA	1489

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

unit 5 square footage

FIRST FLOOR	448
SECOND FLOOR	903
THIRD FLOOR	903
FORTH FLOOR	675
TOTAL LIVING AREA	2923
GARAGE	457
PORCH	4
ROOF DECK	156
AC DECK	80
TOTAL SLAB AREA	903

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

ADDISON GROVE

Drawn By/Checked By: F.C./F.M.
Original Date Issued: 07/15/2022
Scale: 1/8" = 1'-0"
Last Updated: 01/04/2023

URBAN INTOWN HOMES, Ltd.
2410 POLK ST. STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX

ADDISON GROVE - BLOCK C - BUILDING 1
FLOOR PLAN

REGISTERED ARCHITECT STEPHEN B. KUMAR 15369 STATE OF TEXAS
01/17/2023

PLAN NO.
UNIT 1 3493
UNIT 2 2780
UNIT 3 2780
UNIT 4 4588
UNIT 5 2923

SHEET NO.
A-06

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877

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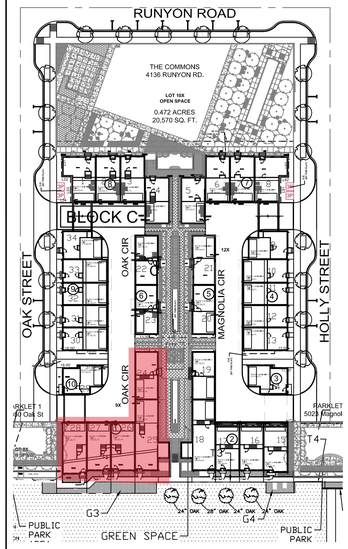
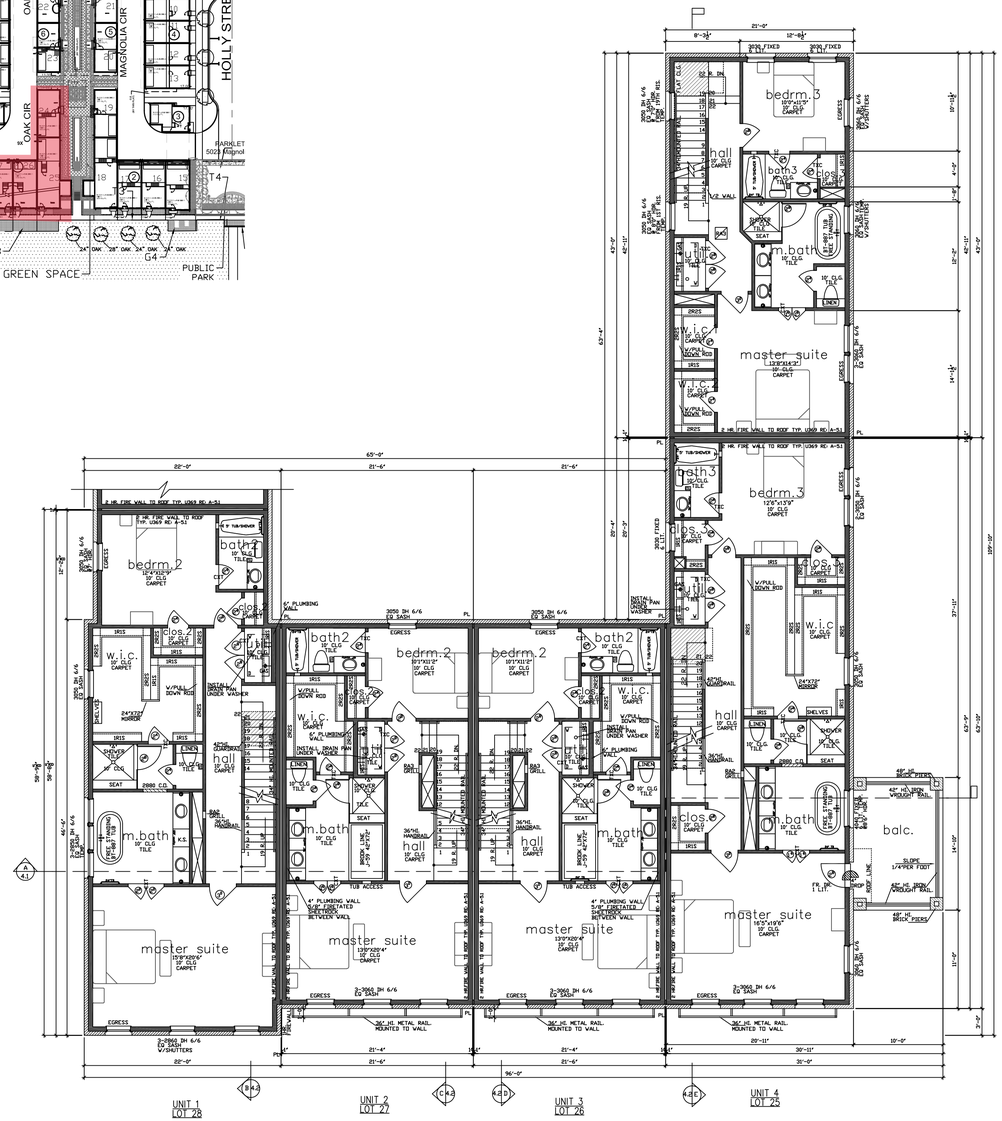
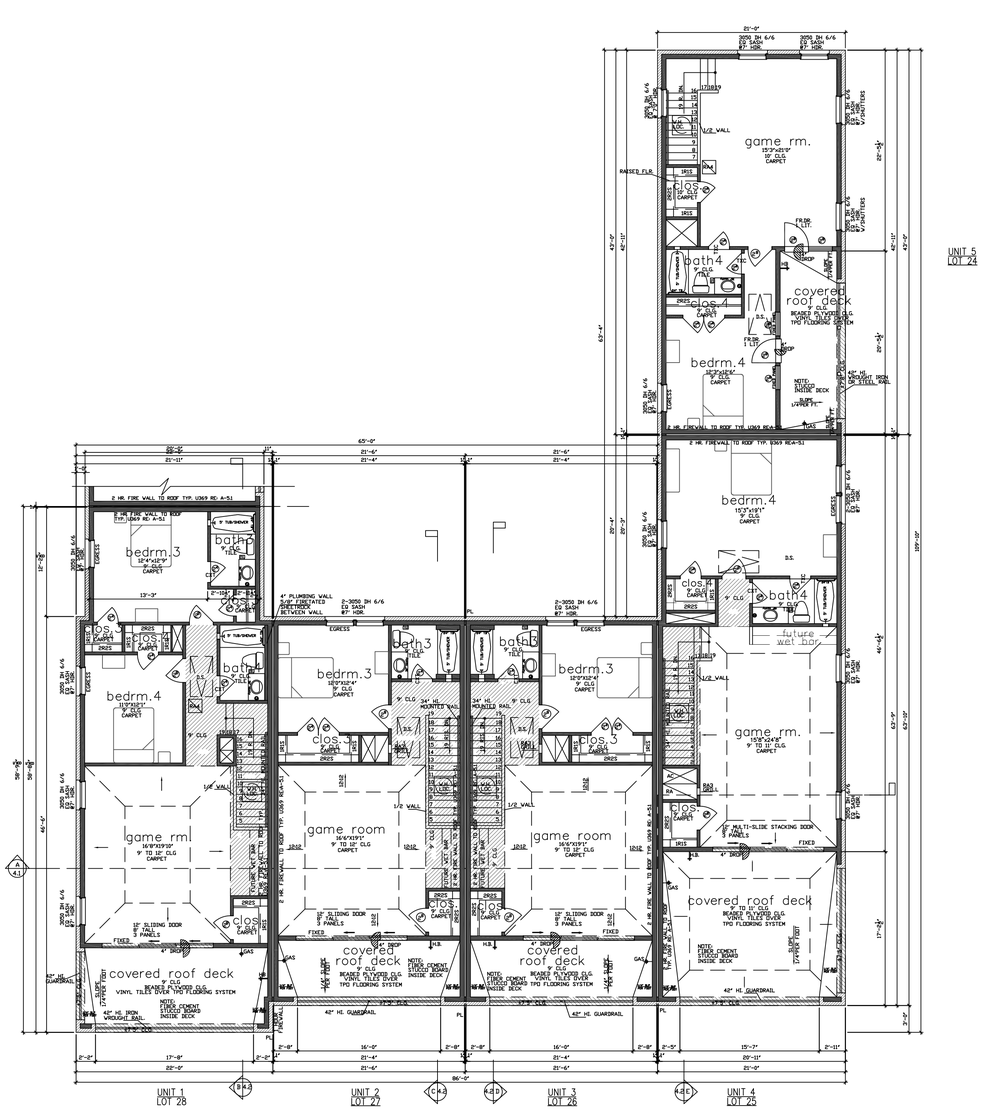




NORTH second floor plan
SCALE: 1/8" = 1'-0"
0 4' 8'

NOTE: ALL EXTERIOR WALLS TO BE 2X6 FRAME RE: STRUCTURAL PLANS



NORTH third floor plan
SCALE: 1/8" = 1'-0"
0 4' 8'

NOTE: ALL EXTERIOR WALLS TO BE 2X6 FRAME RE: STRUCTURAL PLANS

REGISTERED ARCHITECT STEPHEN B. KLIMA 15389 STATE OF TEXAS
01/17/2023

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877

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Drawn By/Checked By: E.C./F.M.
Original Date Issued: 07/15/2022
Scale: 1/8" = 1'-0"
Last Updated: 01/04/2023

URBAN INTOWN HOMES, Ltd.
2410 POLK ST. STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX

ADDISON GROVE - BLOCK C - BUILDING 1

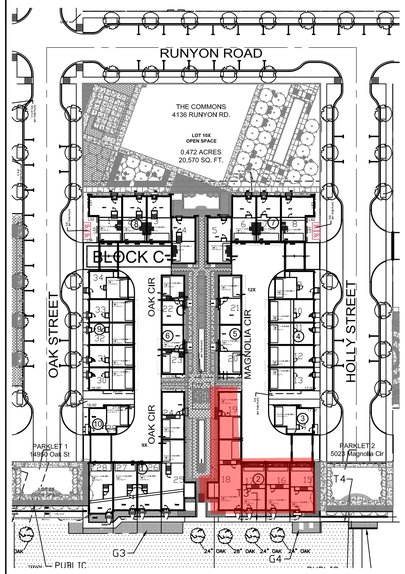
FLOOR PLAN

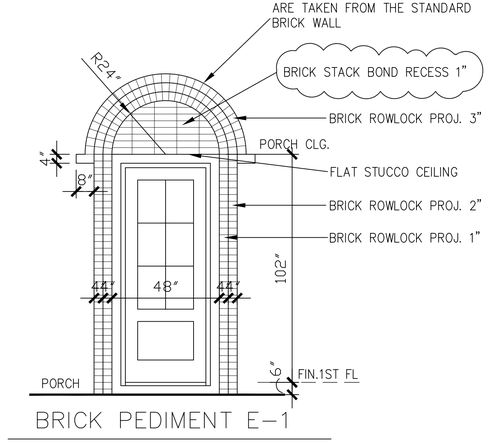
ADDISON GROVE

PLAN NO.
UNIT 1 3493
UNIT 2 2780
UNIT 3 2780
UNIT 4 4588
UNIT 5 2923

SHEET NO.
A-07

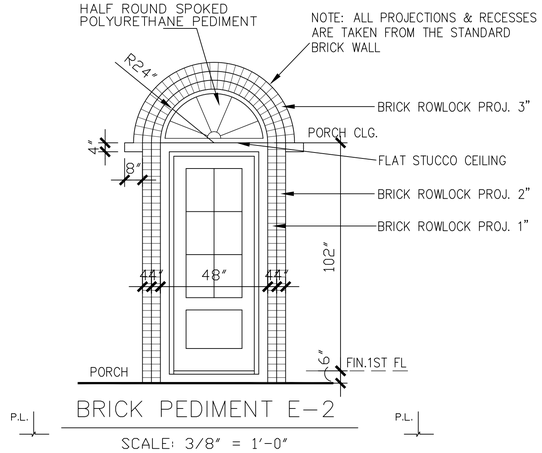
Town Case #:1865-Z





BRICK PEDIMENT E-1

SCALE: 3/8" = 1'-0"



BRICK PEDIMENT E-2

SCALE: 3/8" = 1'-0"

LEGEND

- BRICK
- FIBER CEMENT STUCCO BOARD
- COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL
- 4X4X8 WOOD OR EIFS BLOCKS (ACCENT MATERIAL)
- WROUGHT IRON OR STEEL RAIL(ACCENT MATERIAL)
- CAST STONE CORBEL BRACKET (ACCENT MATERIAL)
- HALF ROUND SPOKED POLYURETHANE PEDIMENT (ACCENT MATERIAL)
- FIX. SHUTTER (ACCENT MATERIAL)

SOUTH/FRONT MATERIAL CALCULATION TABLE		
BRICK	1908	88.7%
FIBER CEMENT STUCCO BOARD	82	3.8%
ACCENT MATERIAL	162	7.5%
TOTAL SURFACE AREA	2152	

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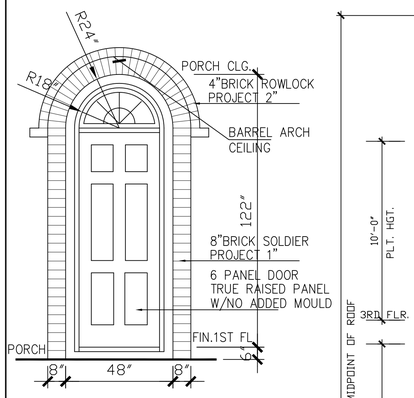
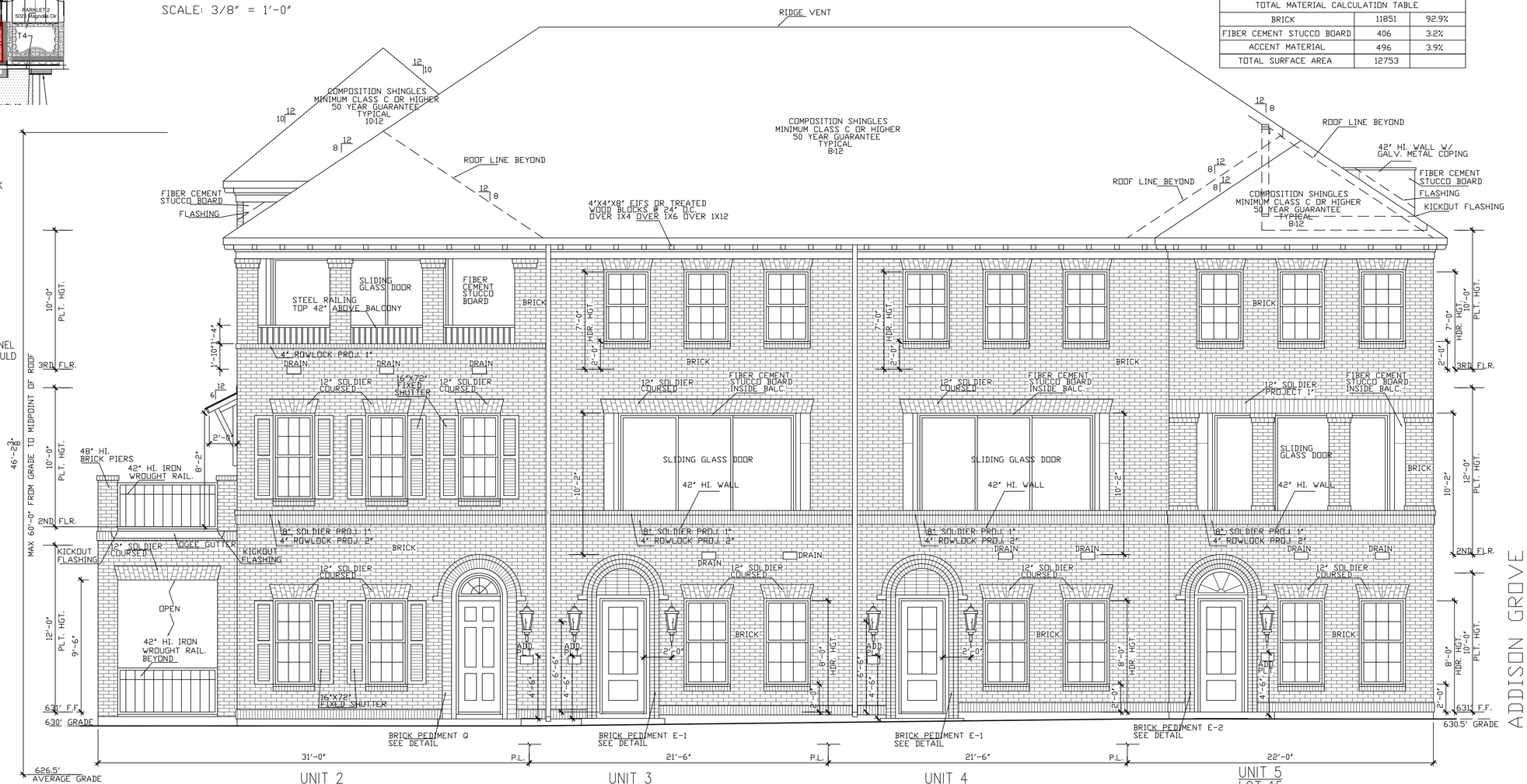
STEPHEN B. KLIMAK 75389 REGISTERED ARCHITECT STATE OF TEXAS
01/17/2023

TOTAL MATERIAL CALCULATION TABLE		
BRICK	11851	92.9%
FIBER CEMENT STUCCO BOARD	406	3.2%
ACCENT MATERIAL	496	3.9%
TOTAL SURFACE AREA	12753	



BRICK PEDIMENT Q

SCALE: 3/8" = 1'-0"



south/front/BELTWAY DRIVE elevation

SCALE: 1/4" = 1'-0" 0 4' 8'

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877

Drawn By/Checked By: E.C./F.M.
Original Date Issued: 08/26/2022
Scale: 1/4" = 1'-0"
Last Updated: 01/04/2023

URBAN INTOWN HOMES, Ltd.
2410 POLK ST. STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX

ADDISON GROVE - BLOCK C - BUILDING 2

SOUTH/FRONT ELEVATION

PLAN NO.	
UNIT 1	2931
UNIT 2	3649
UNIT 3	2154
UNIT 4	2154
UNIT 5	2495

SHEET NO.

A-08

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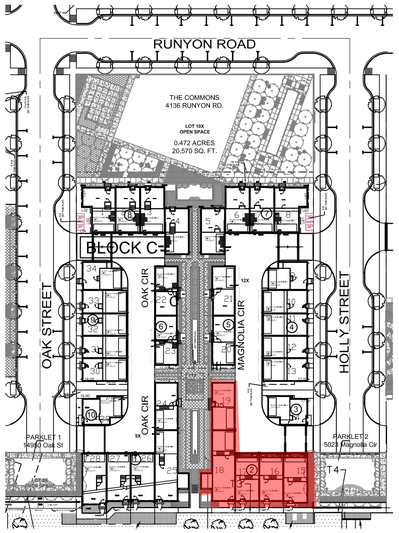
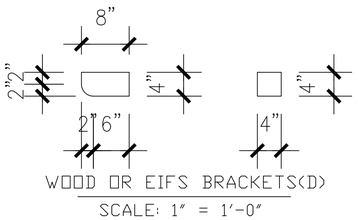
Town Case #:1865-Z





WOOD OR EIFS BRACKETS(D)

SCALE: 1" = 1'-0"

LEGEND

- BRICK
- FIBER CEMENT STUCCO BOARD
- COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL
- 4X4X8 WOOD OR EIFS BLOCKS (ACCENT MATERIAL)
- CAST STONE CORBEL BRACKET (ACCENT MATERIAL)
- FIX. SHUTTER (ACCENT MATERIAL)

EAST/RIGHT MATERIAL CALCULATION TABLE		
BRICK	1581	96.0%
FIBER CEMENT STUCCO BOARD	43	2.6%
ACCENT MATERIAL	23	1.4%
TOTAL SURFACE AREA	1647	

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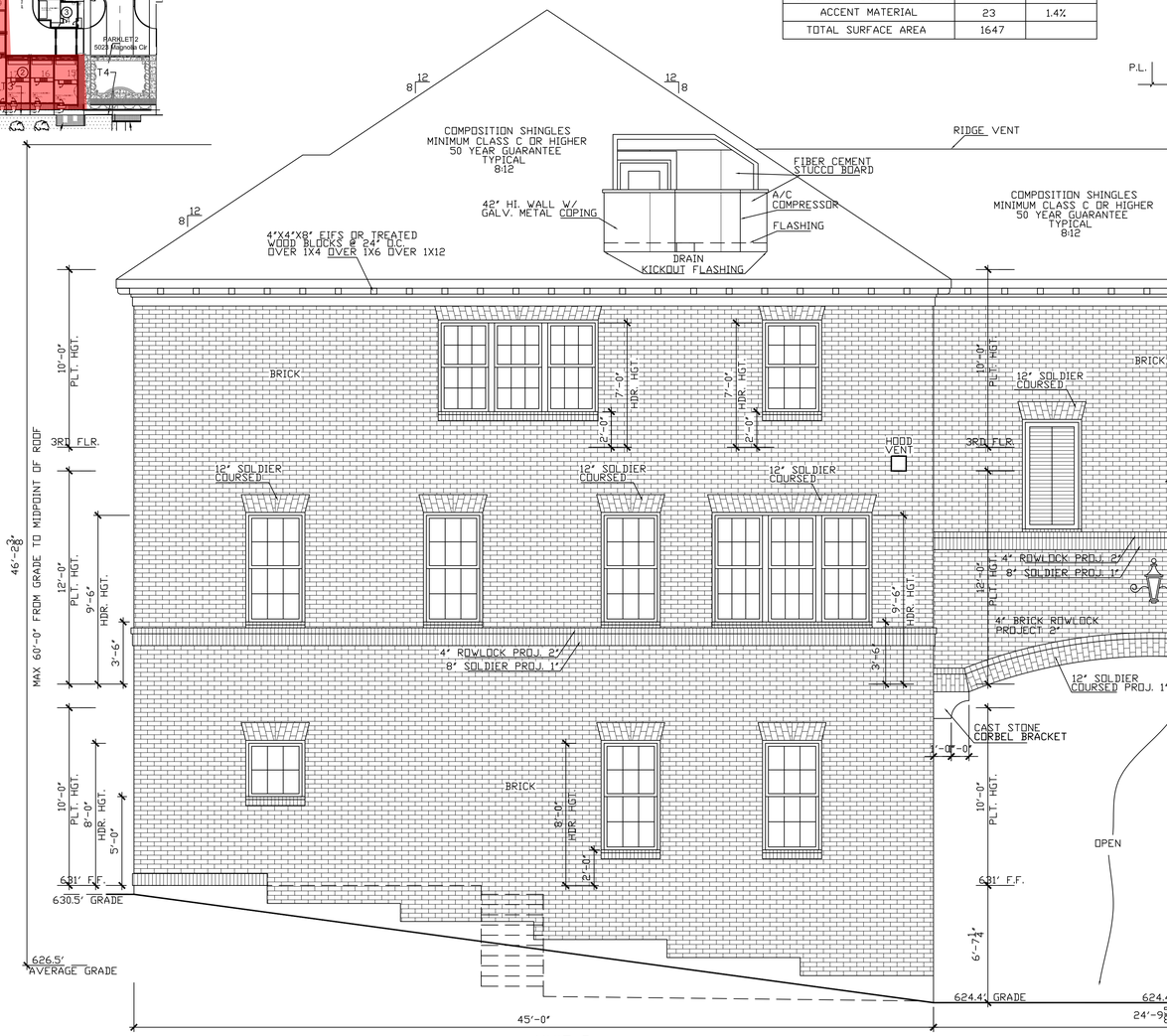
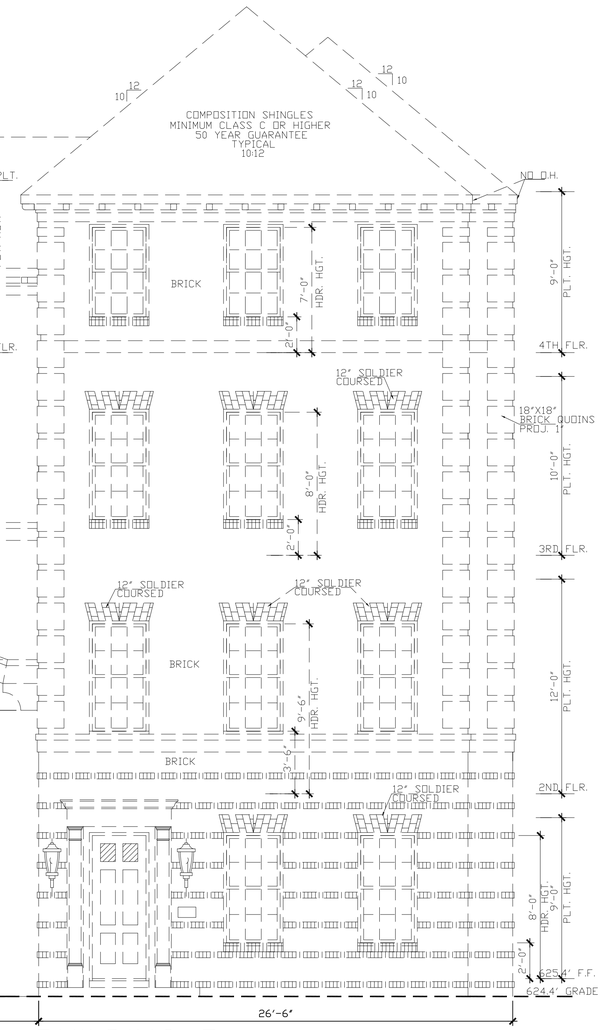


UNIT 5
LOT 15

BUILDING 2 east/right(Holly street) elevation

SCALE: 1/4" = 1'-0" 0 4' 8'



BUILDING 3 LOT 14

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877

REGISTERED ARCHITECT
STEPHEN B. KLIMA
15389
STATE OF TEXAS
01/17/2023

Drawn By/Checked By: E.C./F.M.
Original Date Issued: 08/26/2022
Scale: 1/4" = 1'-0"
Last Updated: 01/04/2023

URBAN INTOWN HOMES, L.td.
2410 POLK ST. STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX

ADDISON GROVE - BLOCK C - BUILDING 2

EAST/RIGHT ELEVATION

ADDISON GROVE

PLAN NO.

UNIT 1	2931
UNIT 2	3649
UNIT 3	2154
UNIT 4	2154
UNIT 5	2495

SHEET NO.
A-09

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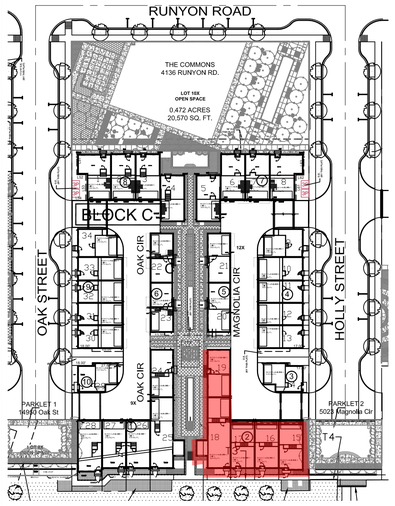
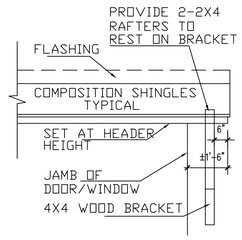
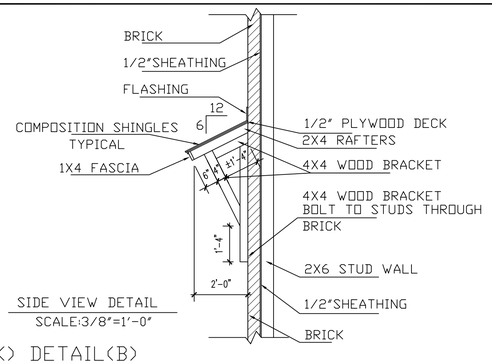




FRONT VIEW DETAIL
SCALE:3/8"=1'-0"



SIDE VIEW DETAIL
SCALE:3/8"=1'-0"

SHED ROOF(BRICK) DETAIL(B)
SCALE:3/8"=1'-0"

LEGEND

- BRICK
- FIBER CEMENT STUCCO BOARD
- COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL
- 4X4X8 WOOD OR EIFS BLOCKS (ACCENT MATERIAL)
- WROUGHT IRON OR STEEL RAIL(ACCENT MATERIAL)
- CAST STONE CORBEL BRACKET (ACCENT MATERIAL)

NORTH/REAR MATERIAL CALCULATION TABLE		
BRICK	2647	93.9%
FIBER CEMENT STUCCO BOARD	114	4.0%
ACCENT MATERIAL	58	2.1%
TOTAL SURFACE AREA	2819	

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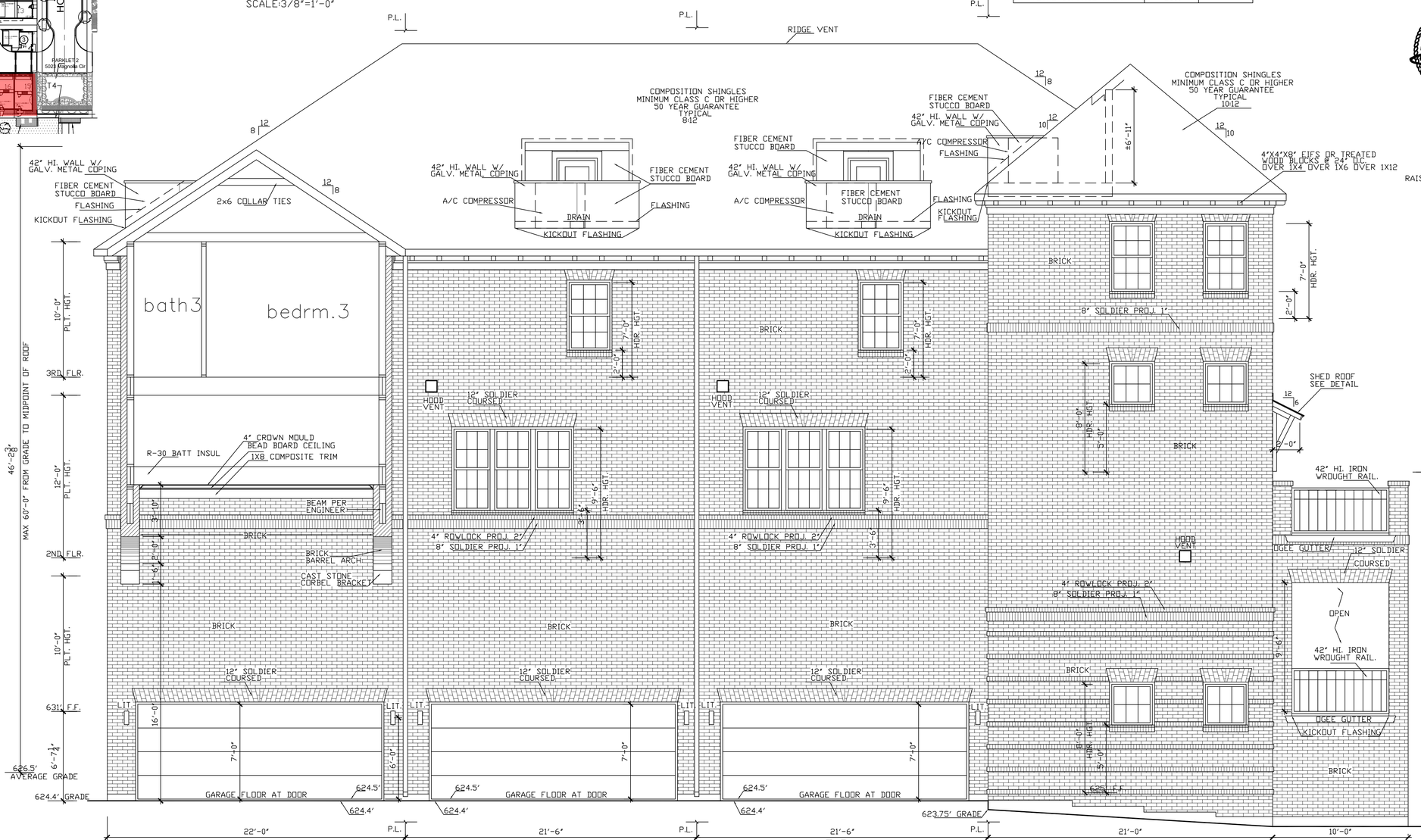

UNIT 5 LOT 15 | UNIT 4 LOT 16 | UNIT 3 LOT 17 | UNIT 1 LOT 19 | UNIT 2 LOT 18

north/rear/MAGNOLIA CIR. elevation

SCALE: 1/4" = 1'-0"
0 4' 8'

ADDISON GROVE

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877

Drawn By/Checked By: E.C./F.M.
Original Date Issued: 08/26/2022
Scale: 1/4" = 1'-0"
Last Updated: 01/04/2023

URBAN INTOWN HOMES, Ltd.
2410 POLK ST. STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX

ADDISON GROVE - BLOCK C - BUILDING 2
NORTH/REAR ELEVATION

PLAN NO.

UNIT 1	2931
UNIT 2	3649
UNIT 3	2154
UNIT 4	2154
UNIT 5	2495

SHEET NO.
A-10

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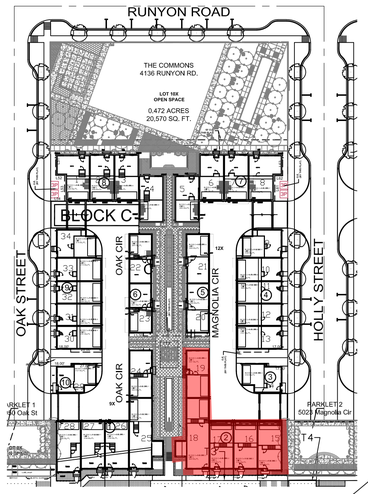

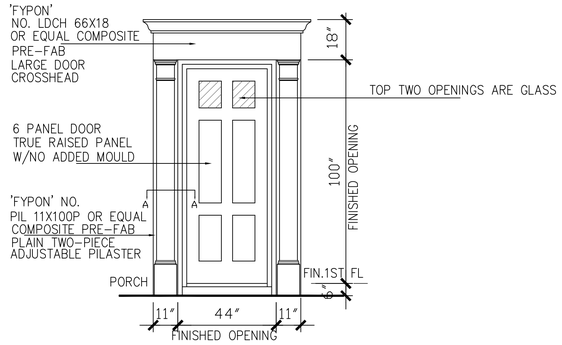

COMPOSITE PEDIMENT A

SCALE: 3/8" = 1'-0"

LEGEND

- BRICK
- FIBER CEMENT STUCCO BOARD
- COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL
- 4X4X8 WOOD OR EIFS BLOCKS (ACCENT MATERIAL)
- COMPOSITE PEDIMENT (ACCENT MATERIAL)
- FIX. SHUTTER (ACCENT MATERIAL)
- WROUGHT IRON OR STEEL RAIL(ACCENT MATERIAL)

WEST/LEFT MATERIAL CALCULATION TABLE		
BRICK	3489	91.7%
FIBER CEMENT STUCCO BOARD	65	1.7%
ACCENT MATERIAL	250	6.6%
TOTAL SURFACE AREA	3804	

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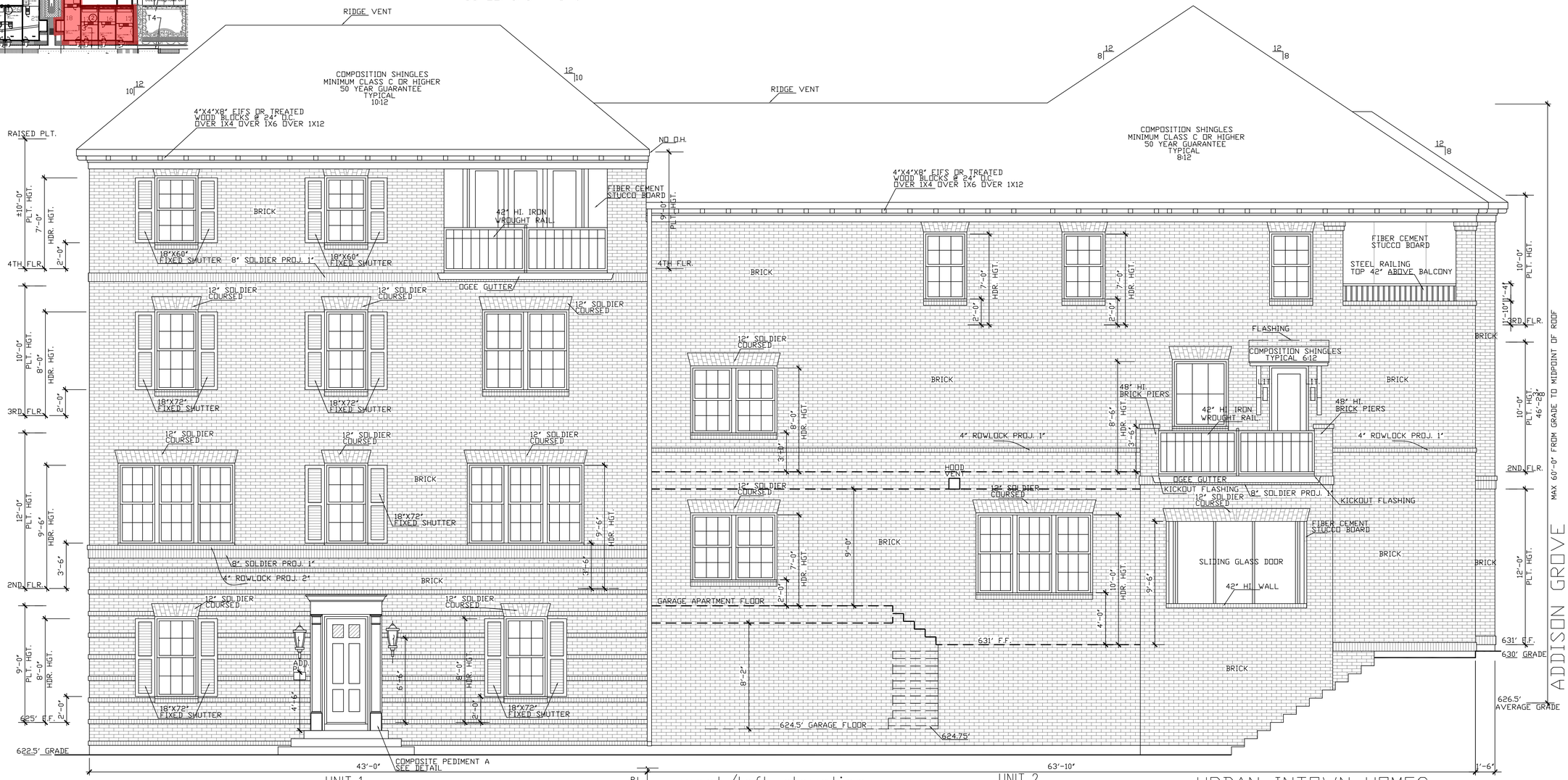

UNIT 1
LOT 19

UNIT 2
LOT 18

west/left elevation

SCALE: 1/4" = 1'-0"

0 4' 8'

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877

REGISTERED ARCHITECT
STEPHEN B. KLIMA
15389
STATE OF TEXAS
01/17/2023

Drawn By/Checked By: E.C./F.M.
Original Date Issued: 08/26/2022
Scale: 1/4" = 1'-0"
Last Updated: 01/04/2023

URBAN INTOWN HOMES, Ltd.
2410 POLK ST. STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX

ADDISON GROVE - BLOCK C - BUILDING 2

WEST/LEFT ELEVATION

ADDISON GROVE

PLAN NO.	
UNIT 1	2931
UNIT 2	3649
UNIT 3	2154
UNIT 4	2154
UNIT 5	2495

SHEET NO.
A-11

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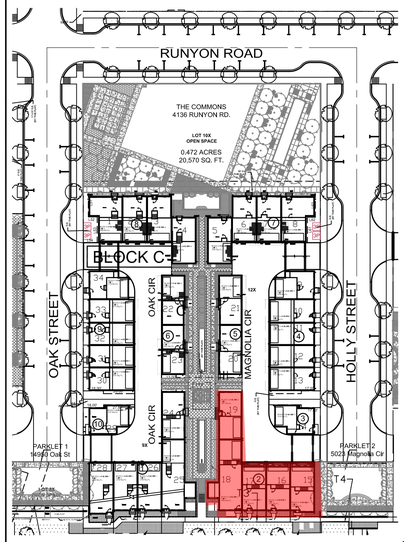

LEGEND

- BRICK
- FIBER CEMENT STUCCO BOARD
- COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL
- 4X4X8 WOOD OR EIFS BLOCKS (ACCENT MATERIAL)

SECTION A MATERIAL CALCULATION TABLE		
BRICK	2226	95.5%
FIBER CEMENT STUCCO BOARD	102	4.4%
ACCENT MATERIAL	3	0.1%
TOTAL SURFACE AREA	2331	

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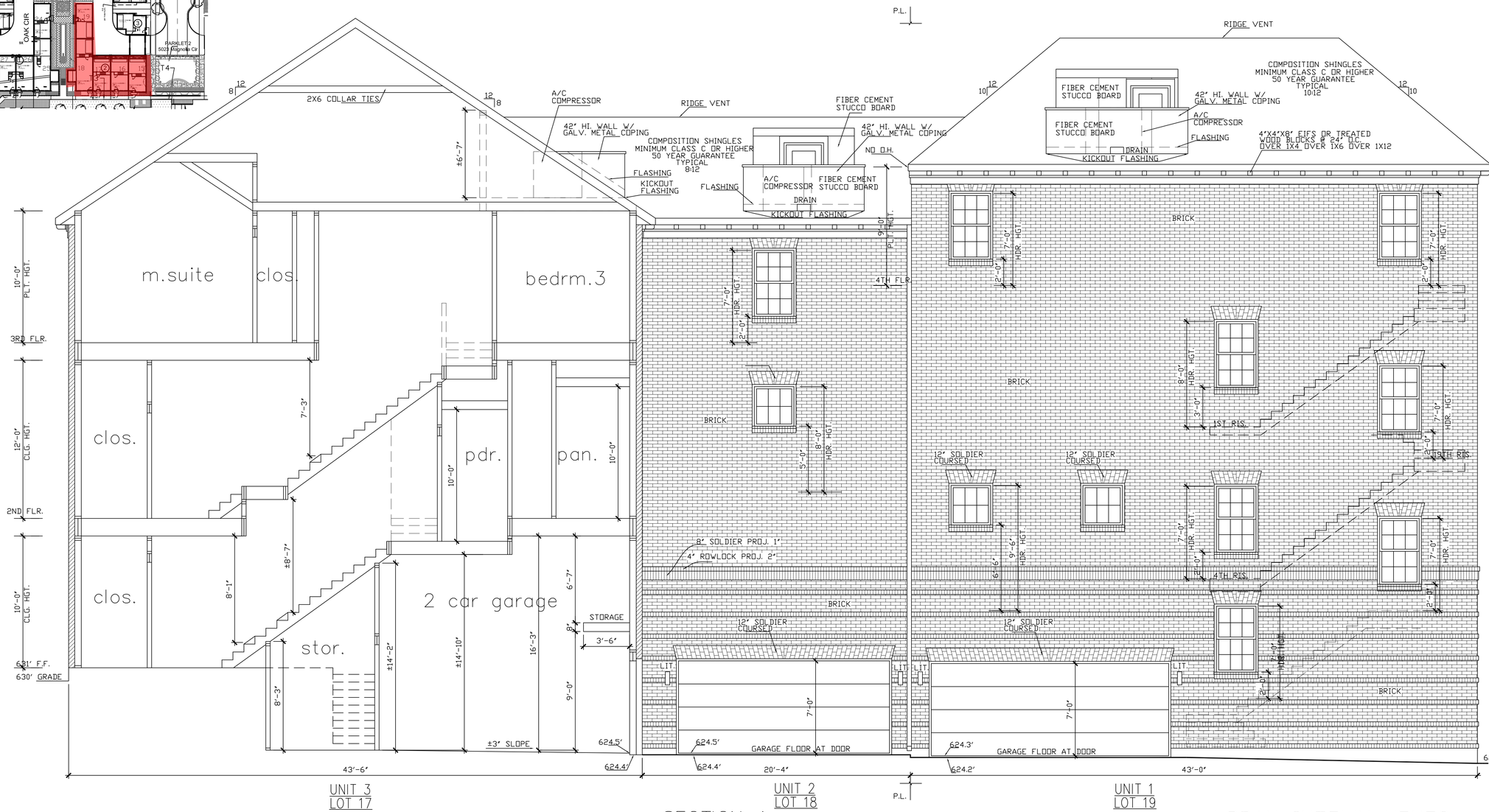

SECTION A

SCALE: 1/4" = 1'-0" 0 4' 8'

ADDISON GROVE

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877

01/17/2023

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Last Updated: 01/04/2023

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ADDISON GROVE - BLOCK C - BUILDING 2

SECTION A

PLAN NO.	
UNIT 1	2931
UNIT 2	3649
UNIT 3	2154
UNIT 4	2154
UNIT 5	2495

SHEET NO.

A-12

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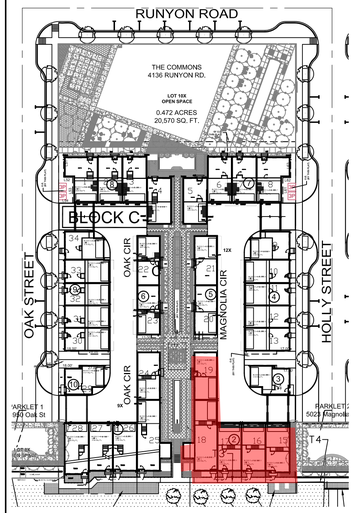
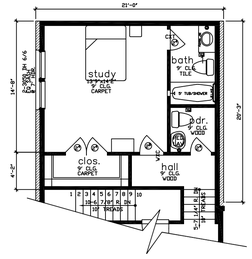
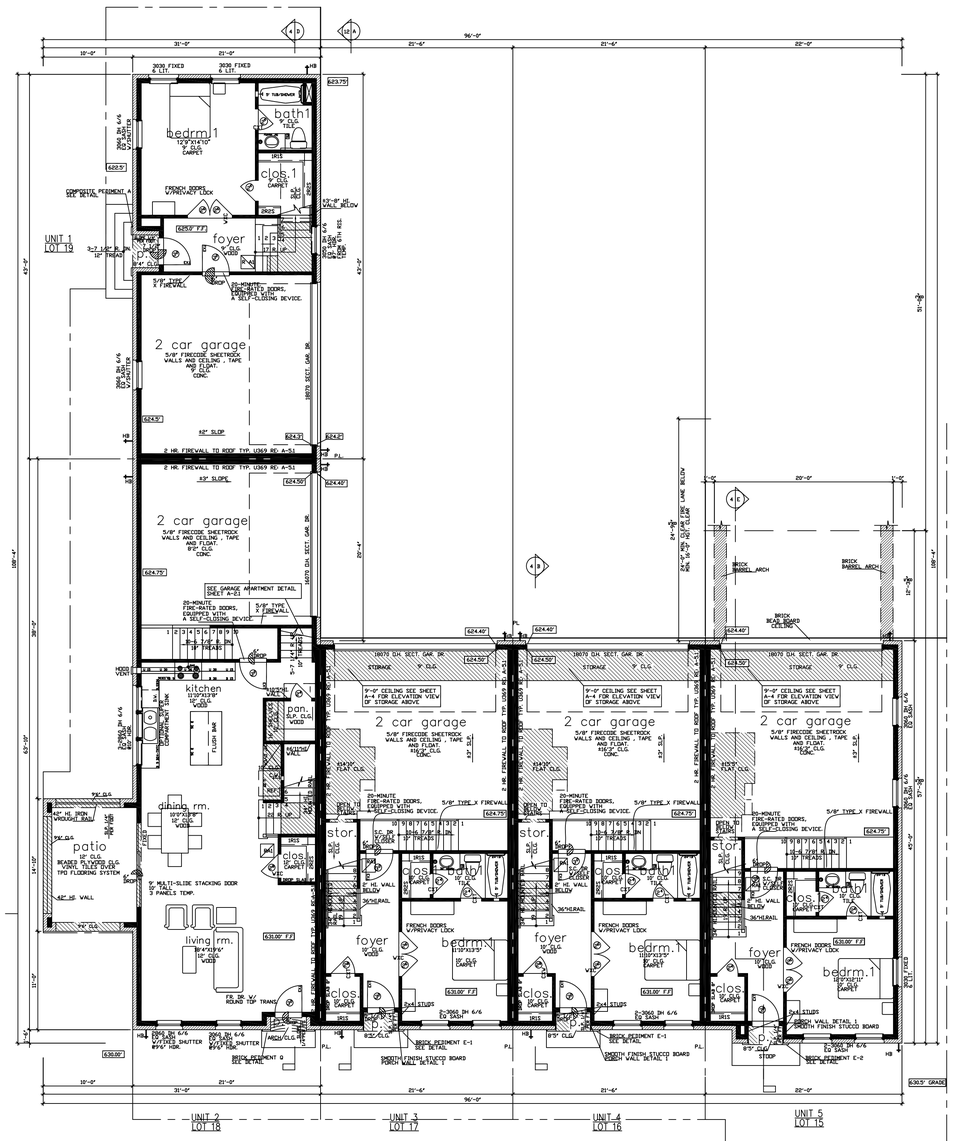




NORTH

unit 2 study
SCALE: 1/8" = 1'-0"
0 4' 8'



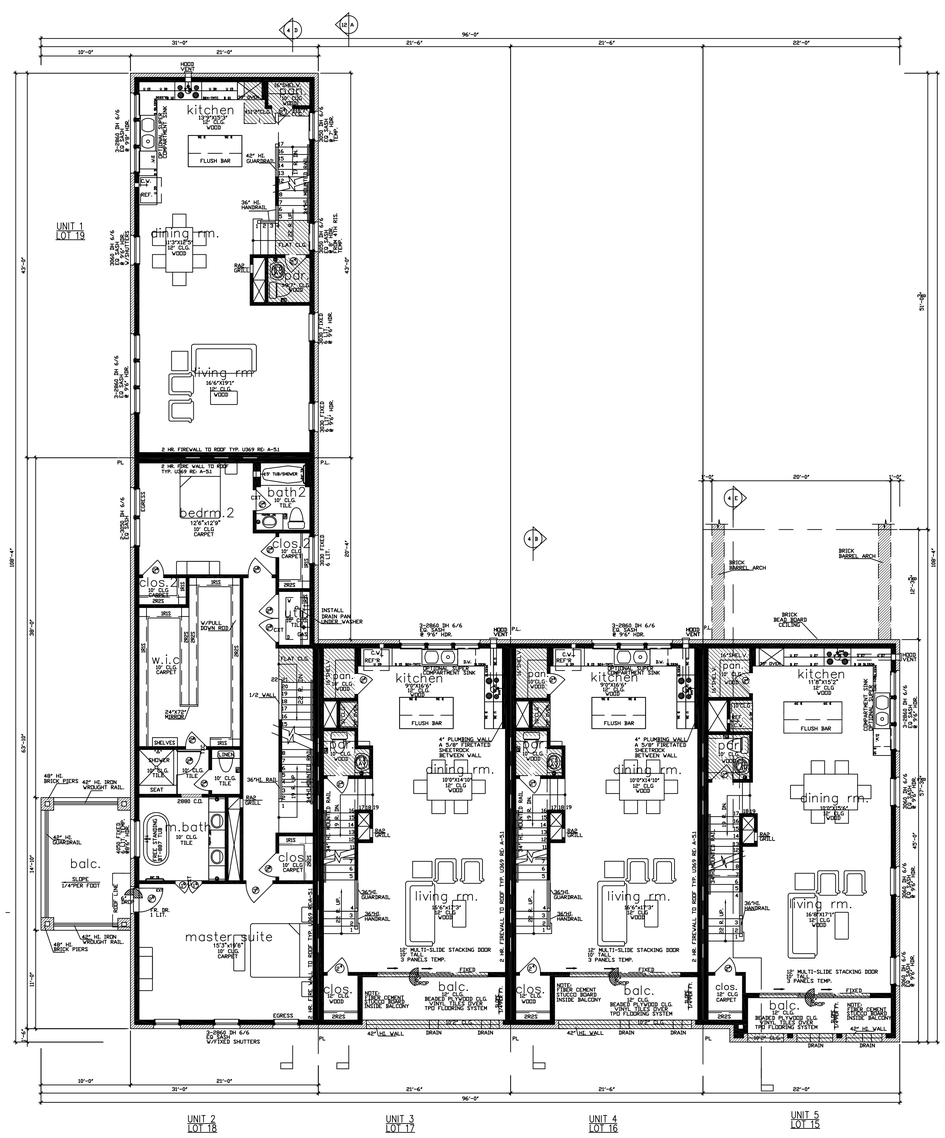
NORTH

first floor plan
SCALE: 1/8" = 1'-0"
0 4' 8'

NOTE: ALL EXTERIOR WALLS TO BE 2X6 FRAME. RE: STRUCTURAL PLANS

NOTE: AUTOMATIC GARAGE DOOR OPENERS ARE USED THEY SHALL BE LISTED LABELED IN ACCORDANCE WITH UL 325 AS REQUIRED IN THE IBC SECTION 4309.4.

NOTE: TRASH CAN WILL BE STORED INSIDE ATTACHED GARAGE.



NORTH

sencond floor plan
SCALE: 1/8" = 1'-0"
0 4' 8'

NOTE: ALL EXTERIOR WALLS TO BE 2X6 FRAME. RE: STRUCTURAL PLANS

	LIVING AREA(SQ. FT.)	BEDROOM
UNIT 1	2931	4
UNIT 2	3649	4
UNIT 3	2154	3
UNIT 4	2154	3
UNIT 5	2495	3

unit 1 square footage	
FIRST FLOOR	452
SECOND FLOOR	903
THIRD FLOOR	903
FOUTH FLOOR	673
TOTAL LIVING AREA	2931
GARAGE	435
PORCH	15
COVERED ROOF DECK	149
AC DECK	89
TOTAL SLAB AREA	903

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

unit 2 square footage	
STUDY	390
FIRST FLOOR	975
SECOND FLOOR	1341
THIRD FLOOR	1043
TOTAL LIVING AREA	3649
GARAGE	458
PORCH	5
PATIO	154
BALC	148
COVERED ROOF DECK	235
AC DECK	89
TOTAL SLAB AREA	1499

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

unit 3&4 square footage	
FIRST FLOOR	439
SECOND FLOOR	839
THIRD FLOOR	876
TOTAL LIVING AREA	2154
GARAGE	489
PORCH	6
BALC	96
AC DECK	80
TOTAL SLAB AREA	935

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

unit 5 square footage	
FIRST FLOOR	430
SECOND FLOOR	897
THIRD FLOOR	1168
TOTAL LIVING AREA	2495
GARAGE	545
PORCH	6
BALC	88
AC DECK	82
TOTAL SLAB AREA	986

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

01/17/2023

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877

Drawn By/Checked by: E.C./F.M.
Original Date Issued: 08/26/2022
Scale: 1/8" = 1'-0"
Last Updated: 01/04/2023

URBAN INTOWN HOMES, L.td.
2410 POLK ST. STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX

ADDISON GROVE - BLOCK C - BUILDING 2

FLOOR PLAN

ADDISON GROVE

PLAN NO.
UNIT 1 2931
UNIT 2 3649
UNIT 3 2154
UNIT 4 2154
UNIT 5 2495

SHEET NO.
A-13

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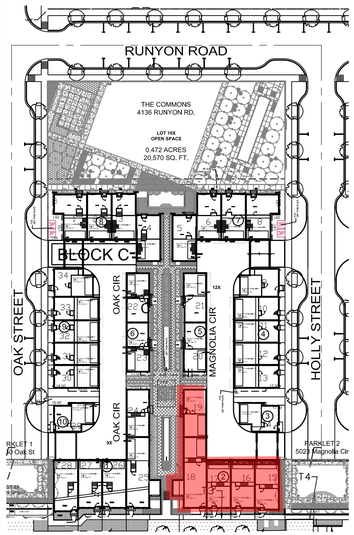
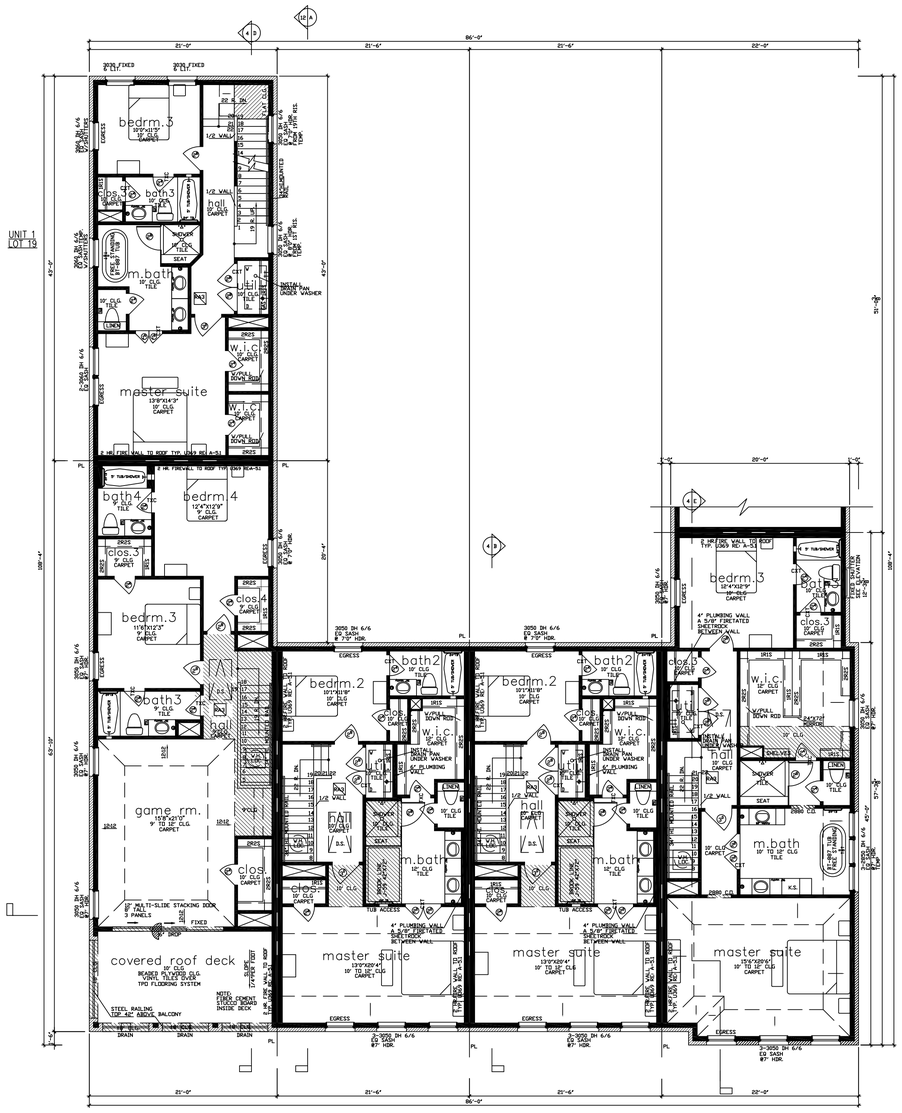


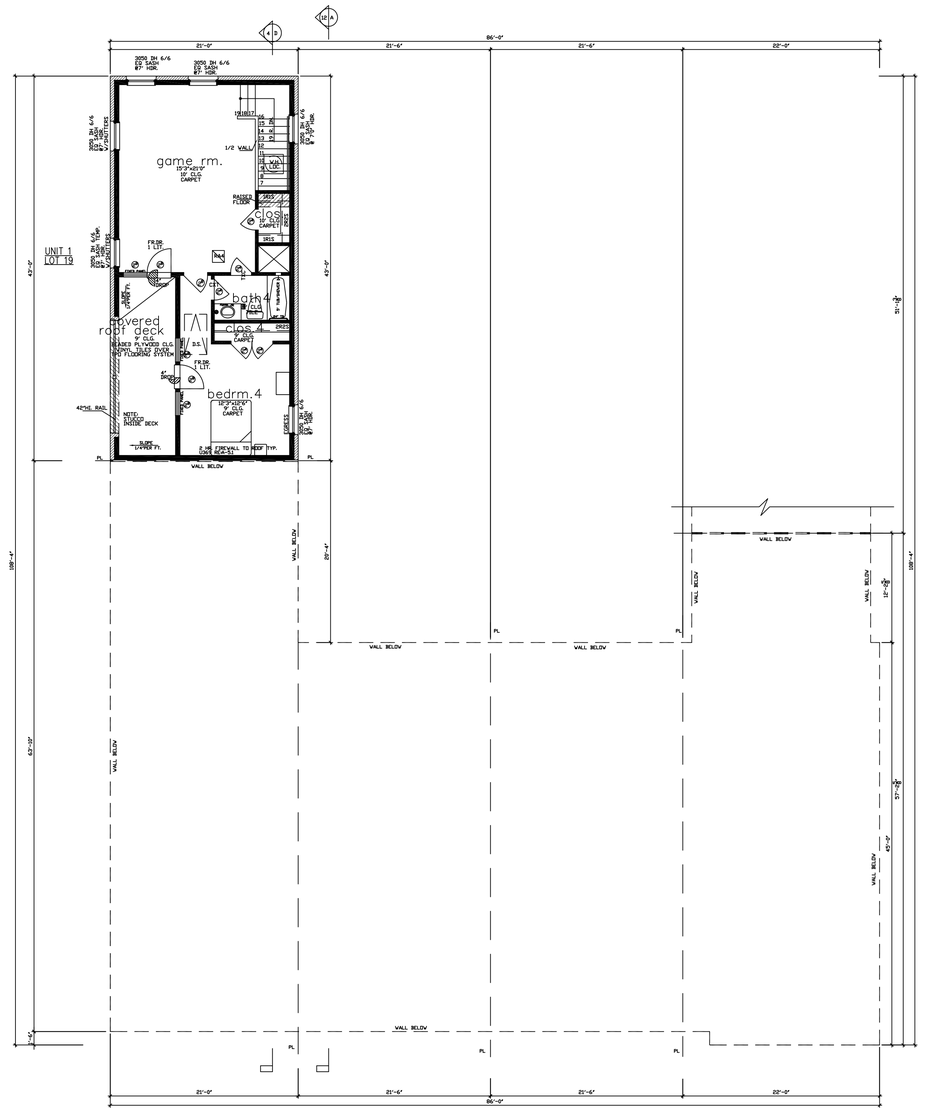


NORTH

third floor plan

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

NOTE: ALL EXTERIOR WALLS TO BE 2X6 FRAME. RO. STRUCTURAL PLANS



NORTH

fourth floor plan

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

NOTE: ALL EXTERIOR WALLS TO BE 2X6 FRAME. RO. STRUCTURAL PLANS

ADDISON GROVE

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877

REGISTERED ARCHITECT
STEPHEN B. KLIMA
#5389
STATE OF TEXAS

01/17/2023

URBAN INTOWN HOMES, Ltd.
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX

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Original Date Issued: 08/26/2022
Scale: 1/8" = 1'-0"
Last Updated: 01/04/2023

ADDISON GROVE - BLOCK C - BUILDING 2

FLOOR PLAN

PLAN NO.

UNIT 1	2931
UNIT 2	3649
UNIT 3	2154
UNIT 4	2154
UNIT 5	2495

SHEET NO.

A-14

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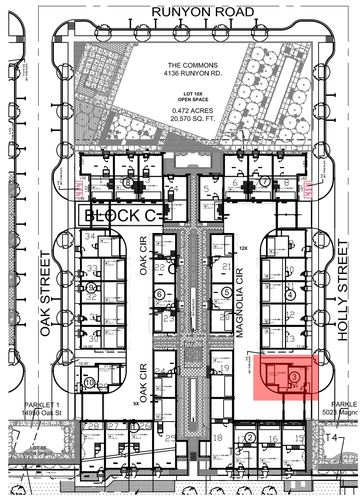

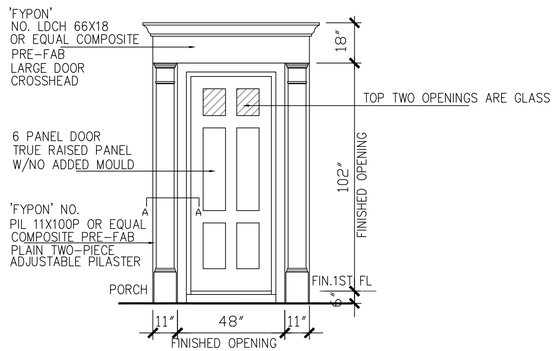

COMPOSITE PEDIMENT A

SCALE: 3/8" = 1'-0"

LEGEND

- BRICK
- COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL
- COMPOSITE PEDIMENT (ACCENT MATERIAL)
- 4X4X8 WOOD OR EIFS BLOCKS (ACCENT MATERIAL)
- CAST STONE CORBEL BRACKET (ACCENT MATERIAL)

TOTAL MATERIAL CALCULATION TABLE		
BRICK	4864	97.8%
FIBER CEMENT STUCCO BOARD	68	1.4%
ACCENT MATERIAL	39	0.8%
TOTAL SURFACE AREA	4971	

EAST/FRONT MATERIAL CALCULATION TABLE		
BRICK	1095	96.7%
FIBER CEMENT STUCCO BOARD	7	0.6%
ACCENT MATERIAL	30	2.7%
TOTAL SURFACE AREA	1132	

FACADE PLAN NOTES

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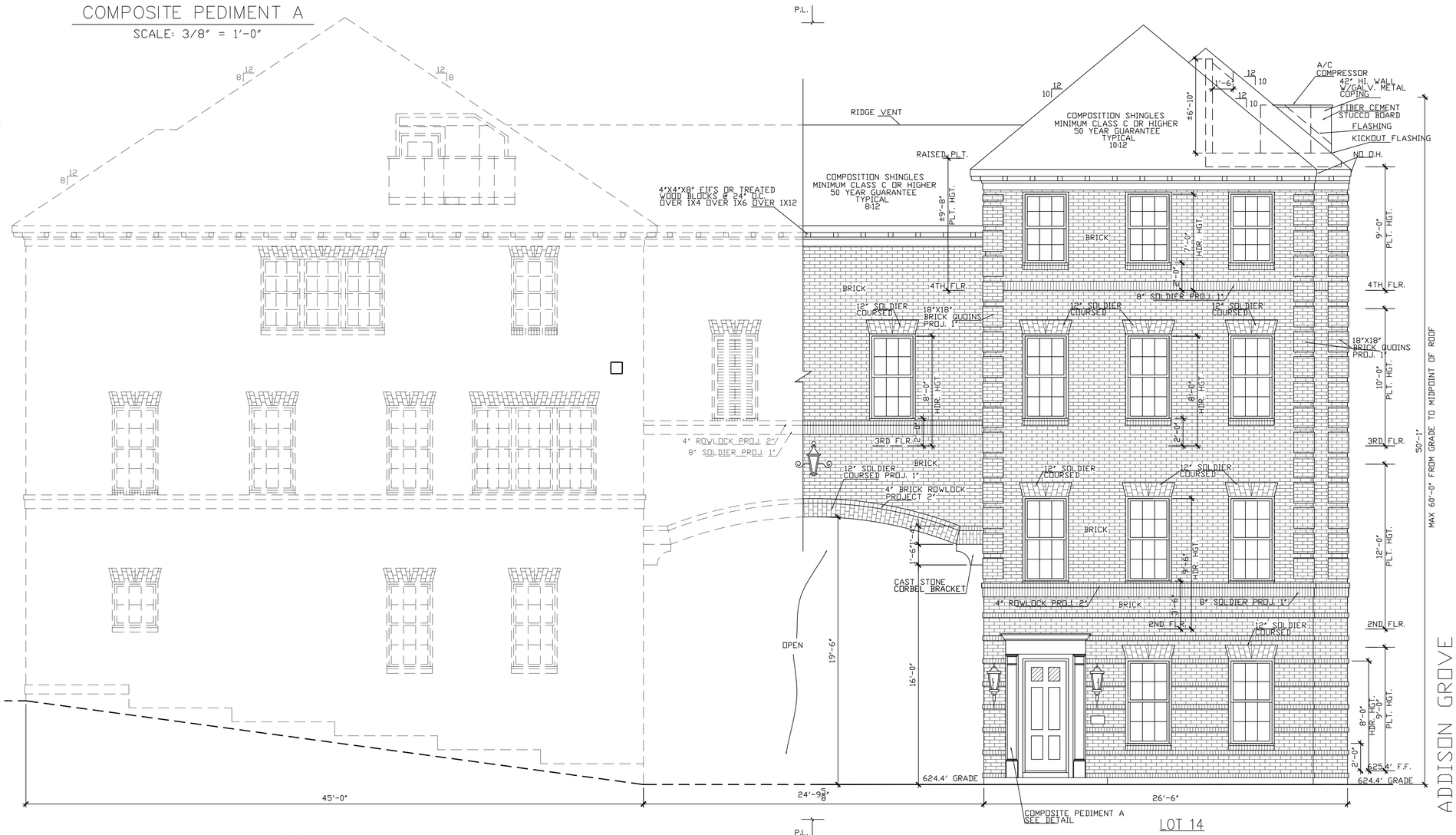
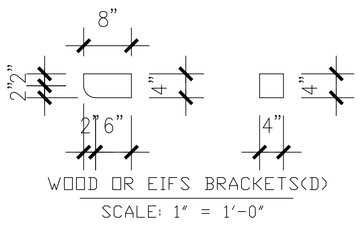
REGISTERED ARCHITECT STEPHEN R. KLIMA 15389 STATE OF TEXAS

01/17/202





WOOD OR EIFS BRACKETS(D)

SCALE: 1" = 1'-0"

UNIT 5
LOT 15

BUILDING 2

east/front/HOLLY STREET elevation

SCALE: 1/4" = 1'-0"

0 4' 8'

LOT 14

BUILDING 3

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877

Drawn By/Checked By: E.C./F.M.
Original Date Issued: 07/15/2022
Scale: 1/4" = 1'-0"
Last Updated: 01/05/2023

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX

ADDISON GROVE - BLOCK C - BUILDING 3

EAST/FRONT ELEVATION

ADDISON GROVE

PLAN NO. 3116

SHEET NO. A-15

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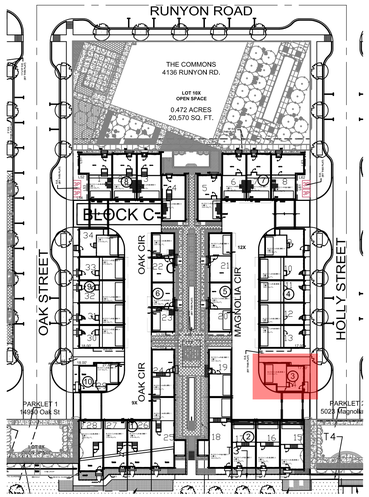
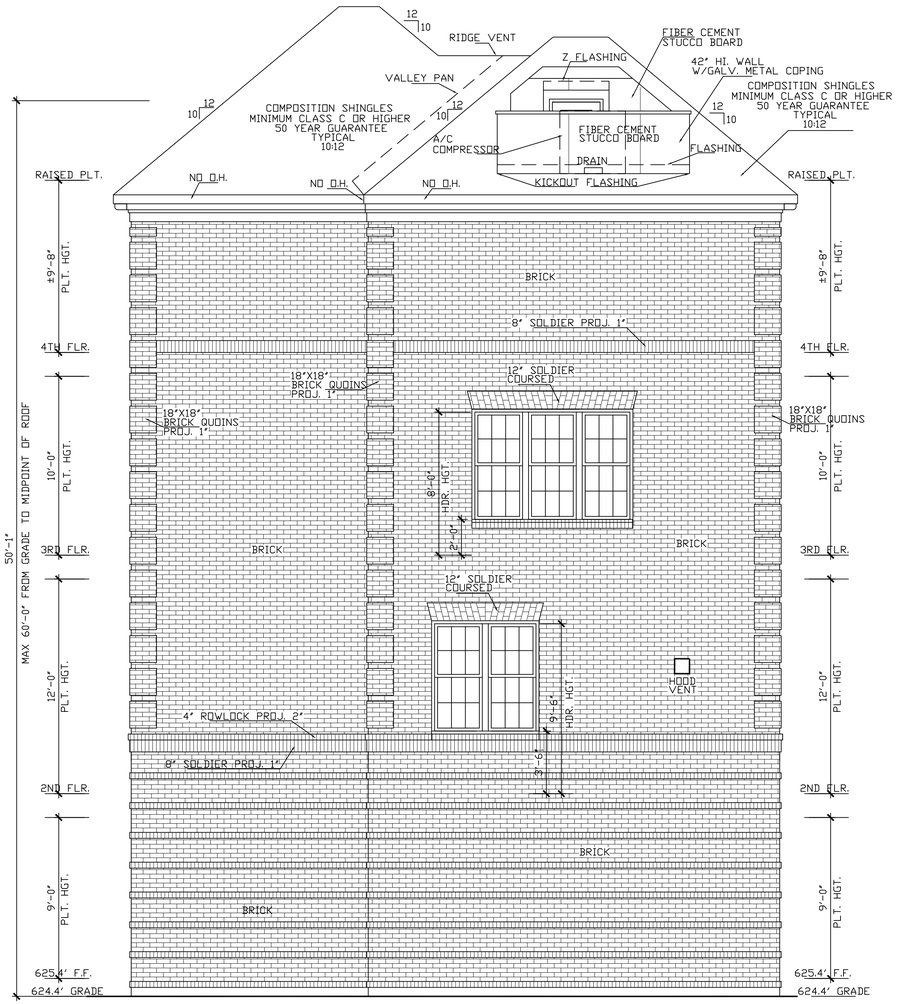
Town Case #:1865-Z





NOTE: ALL VALLEYS HAVE A 24" VALLEY PAN.

LEGEND

BRICK

FIBER CEMENT STUCCO BOARD

COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL

FACADE PLAN NOTES

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NORTH/RIGHT MATERIAL CALCULATION TABLE		
BRICK	1459	96.7%
FIBER CEMENT STUCCO BOARD	50	3.3%
TOTAL SURFACE AREA	1509	

LOT 14

north/right/neighbor elevation

SCALE: 1/4" = 1'-0"

0 4' 8'

ADDISON GROVE

01/17/2023

URBAN INTOWN HOMES
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PHONE: 713-961-3877

Drawn By/Checked By: E.C./F.M.
Original Date Issued: 07/15/2022
Scale: 1/4" = 1'-0"
Last Updated: 01/05/2023

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ADDISON GROVE - BLOCK C - BUILDING 3

NORTH/RIGHT ELEVATION

PLAN NO. 3116

SHEET NO. A-16

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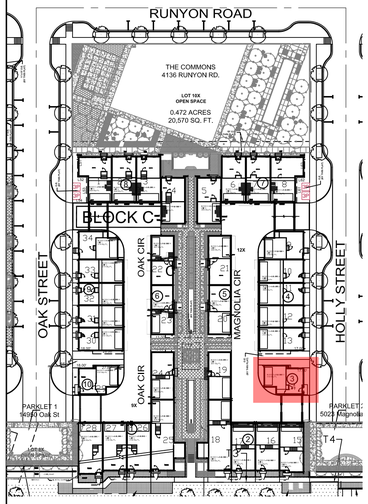
Town Case #:1865-Z



WEST/REAR MATERIAL CALCULATION TABLE		
BRICK	1173	99.1%
FIBER CEMENT STUCCO BOARD	7	0.6%
ACCENT MATERIAL	4	0.3%
TOTAL SURFACE AREA	1184	

LEGEND

- BRICK
- FIBER CEMENT STUCCO BOARD
- COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL
- 4X4X8 WOOD OR EIFS BLOCKS (ACCENT MATERIAL)
- CAST STONE CORBEL BRACKET (ACCENT MATERIAL)

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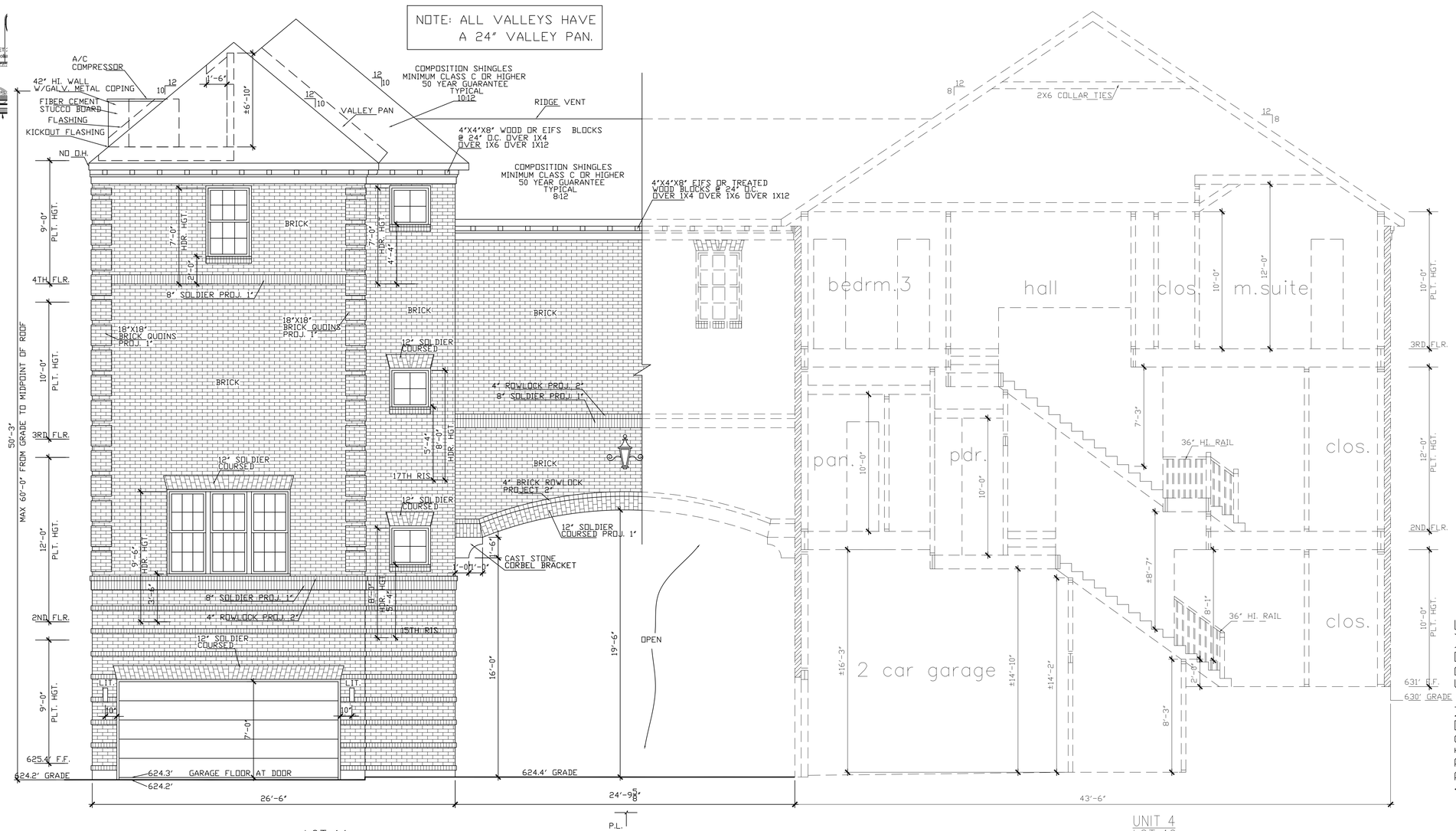
REGISTERED ARCHITECT STEPHEN B. KLIMA 15389 STATE OF TEXAS
01/17/2023

NOTE: ALL VALLEYS HAVE A 24" VALLEY PAN.



LOT 14
BUILDING 3

west/rear/MAGNOLIA CIR. elevation

SCALE: 1/4" = 1'-0"

0 4' 8'

UNIT 4
LOT 16
BUILDING 2

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877

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Original Date Issued: 07/15/2022
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Last Updated: 01/05/2023

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ADDISON GROVE - BLOCK C - BUILDING 3

WEST/REAR ELEVATION

ADDISON GROVE

PLAN NO. 3116

SHEET NO. A-17

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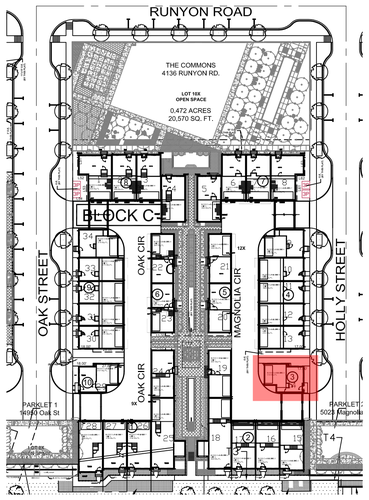

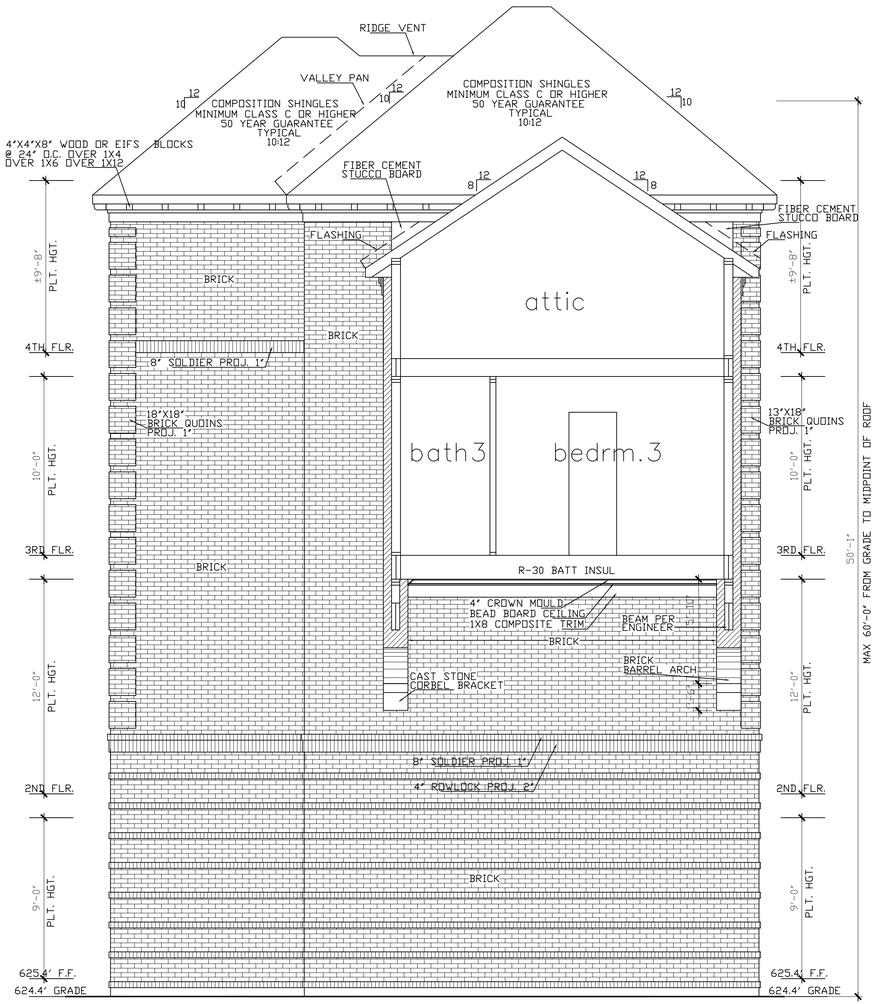

NOTE: ALL VALLEYS HAVE A 24" VALLEY PAN.

LEGEND

- BRICK
- FIBER CEMENT STUCCO BOARD
- COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL
- 4X4X8 WOOD OR EIFS BLOCKS (ACCENT MATERIAL)
- CAST STONE CORBEL BRACKET (ACCENT MATERIAL)

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SOUTH/LEFT MATERIAL CALCULATION TABLE		
BRICK	1137	99.21%
FIBER CEMENT STUCCO BOARD	4	0.35%
ACCENT MATERIAL	5	0.44%
TOTAL SURFACE AREA	1146	

LOT 14

south/left/MAGNOLIA CIR. elevation

SCALE: 1/4" = 1'-0"

0' 4' 8'

ADDISON GROVE

01/17/2023

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877

Drawn By/Checked By: E.C./F.M.
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Scale: 1/4" = 1'-0"
Last Updated: 01/05/2023

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ADDISON GROVE - BLOCK C - BUILDING 3

SOUTH/LEFT ELEVATION

PLAN NO. 3116

SHEET NO. A-18

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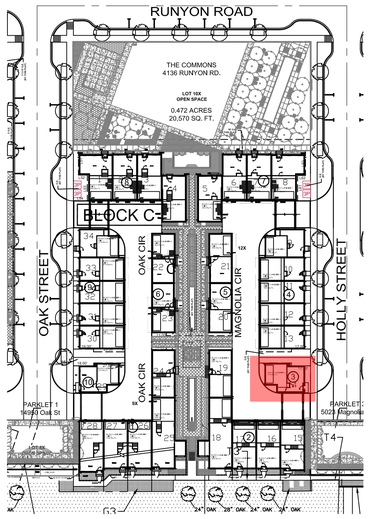
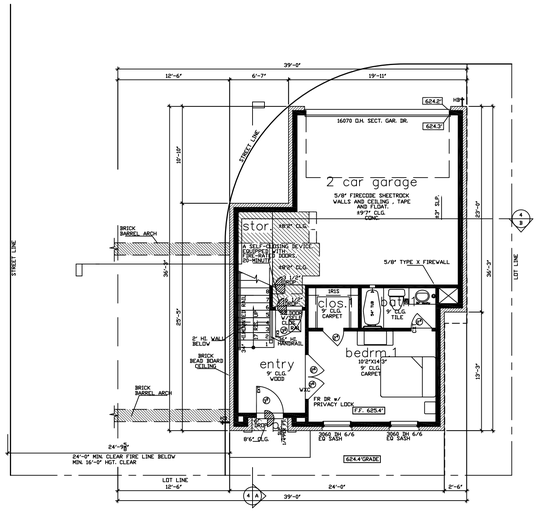
Town Case #:1865-Z





LOT 14

first floor plan
SCALE: 1/8" = 1'-0"
NORTH

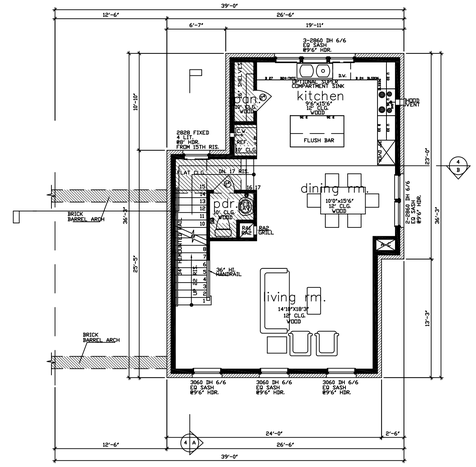
NOTE: ALL EXTERIOR WALLS TO BE 2X6 FRAME. REF. STRUCTURAL PLANS

NOTE: AUTOMATIC GARAGE DOOR OPENERS ARE USED THEY SHALL BE LISTED LABELED IN ACCORDANCE WITH UL 325. AS REQUIRED IN THE IRC SECTION R309.4.

NOTE: TRASH CAN WILL BE STORED INSIDE ATTACHED GARAGE.

square footage	
FIRST FLOOR	372
SECOND FLOOR	894
THIRD FLOOR	1196
FOURTH FLOOR	798
TOTAL LIVING AREA	3116
GARAGE	479
PORCH	6
AC DECK	66
TOTAL SLAB AREA	857

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

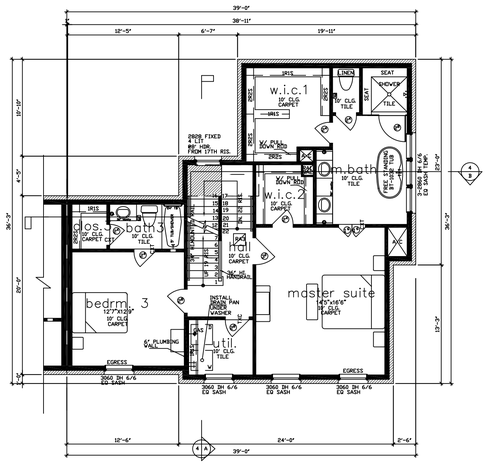


LOT 14

sencond floor plan
SCALE: 1/8" = 1'-0"
NORTH

NOTE: ALL EXTERIOR WALLS TO BE 2X6 FRAME. REF. STRUCTURAL PLANS

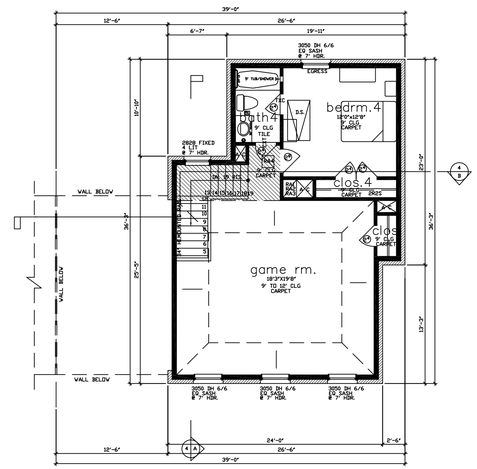
LIVING AREA(SQ. FT.)	BEDROOM
3116	4



LOT 14

third floor plan
SCALE: 1/8" = 1'-0"
NORTH

NOTE: ALL EXTERIOR WALLS TO BE 2X6 FRAME. REF. STRUCTURAL PLANS



LOT 14

fourth floor plan
SCALE: 1/8" = 1'-0"
NORTH

NOTE: ALL EXTERIOR WALLS TO BE 2X6 FRAME. REF. STRUCTURAL PLANS

ADDISON GROVE

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877

Drawn By/Checked By: E.C./F.M.
Original Date Issued: 05/27/2021
Scale: 1/8" = 1'-0"
Last Updated: 01/05/2023

URBAN INTOWN HOMES
2410 POLK ST. STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX

ADDISON GROVE - BLOCK C - BUILDING 3

FLOOR PLAN

PLAN NO. 3116

SHEET NO. A-19

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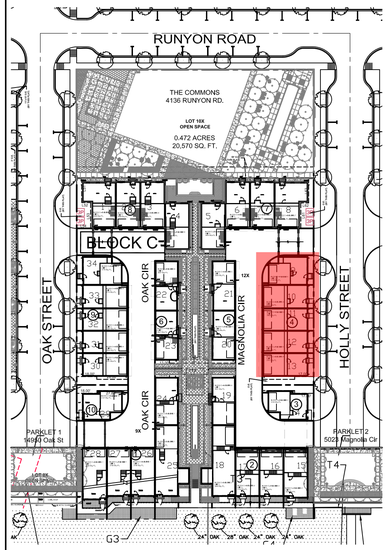

LEGEND

- BRICK
- FIBER CEMENT STUCCO BOARD
- COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL
- 4X4X8 WOOD OR EIFS BLOCKS (ACCENT MATERIAL)
- WROUGHT IRON OR STEEL RAIL (ACCENT MATERIAL)
- FIX. SHUTTER (ACCENT MATERIAL)
- HALF ROUND SPOKED POLYURETHANE PEDIMENT (ACCENT MATERIAL)

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
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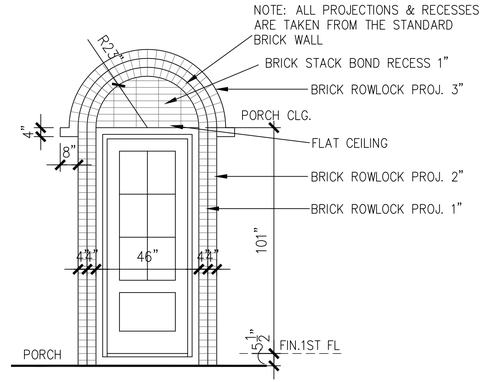
- ROOF ACCESS SHALL BE PROVIDED INTERNALLY, UNLESS OTHERWISE PERMITTED BY THE CHIEF BUILDING OFFICIAL
- THE DOMINANT COLOR OF THE BUILDING SHALL BE MUTED SHADES COLORS. BLACK AND STARK WHITE WILL NOT BE USED, EXCEPT AS ACCENT

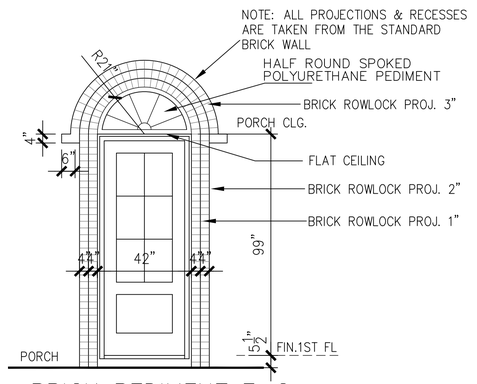
EAST/FRONT MATERIAL CALCULATION TABLE		
BRICK	3398	88.9%
FIBER CEMENT STUCCO BOARD	99	2.6%
ACCENT MATERIAL	327	8.5%
TOTAL SURFACE AREA	3824	

TOTAL MATERIAL CALCULATION TABLE		
BRICK	8881	78.7%
3-COAT CEMENT PLASTER SYSTEM	1518	13.5%
FIBER CEMENT STUCCO BOARD	410	3.6%
ACCENT MATERIAL	470	4.2%
TOTAL SURFACE AREA	11279	



BRICK PEDIMENT E-1

SCALE: 3/8" = 1'-0"



BRICK PEDIMENT E-2

SCALE: 3/8" = 1'-0"

01/17/2023

east/front (HOLLY STREET) elevation

SCALE: 3/16" = 1'-0"

0 4' 8'

BUILDING 4

BUILDING 7

URBAN INTOWN HOMES

2410 POLK ST, STE 200, HOUSTON, TX 77003

PHONE: 713-961-3877

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Drawn By/Checked By: C.C./F.M.
Original Date Issued: 07/15/2022
Scale: 3/16" = 1'-0"
Last Updated: 11/24/2022

URBAN INTOWN HOMES, Ltd.
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX

ADDISON GROVE -BLOCK C - BUILDING 4

EAST/FRONT ELEVATION

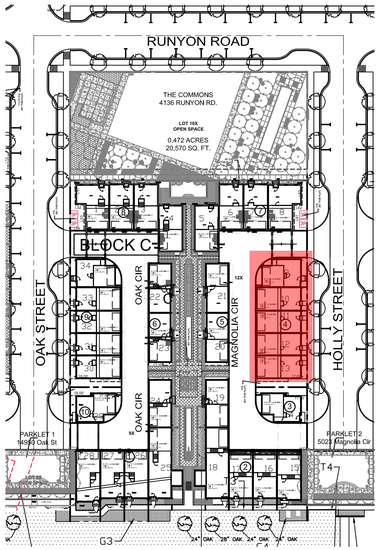
PLAN NO.

UNIT 1	2781
UNIT 2	2663
UNIT 3	2663
UNIT 4	2783
UNIT 5	3189

SHEET NO.

A-20

Town Case #:1865-Z



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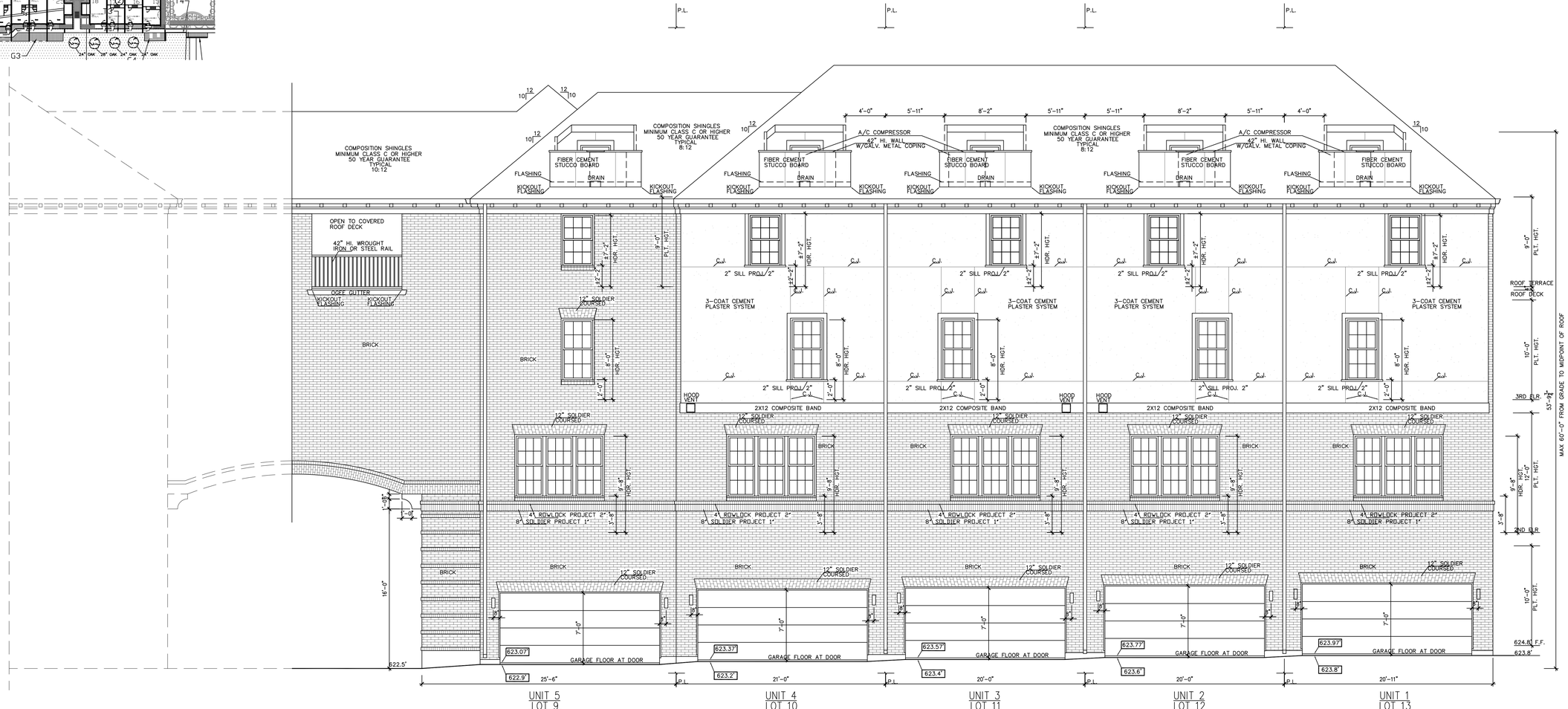
LEGEND

- BRICK
- 3-COAT CEMENT PLASTER SYSTEM
- FIBER CEMENT STUCCO BOARD
- COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL
- WROUGHT IRON OR STEEL RAIL (ACCENT MATERIAL)
- 2X12 COMPOSITE BAND (ACCENT MATERIAL)
- CAST STONE CORBEL BRACKET (ACCENT MATERIAL)

WEST/REAR MATERIAL CALCULATION TABLE		
BRICK	2517	59.2%
3-COAT CEMENT PLASTER SYSTEM	1386	32.6%
FIBER CEMENT STUCCO BOARD	230	5.4%
ACCENT MATERIAL	118	2.8%
TOTAL SURFACE AREA	4251	



BUILDING 7

BUILDING 4

west/rear(MAGNOLIA CIR.) elevation

SCALE: 3/16" = 1'-0"

0 4' 8'

ADDISON GROVE

STEPHEN B. KLIMEK 75389 REGISTERED ARCHITECT STATE OF TEXAS

01/17/2023

Drawn By/Checked By: C.C./F.M.
Original Date Issued: 07/15/2022
Scale: 3/16" = 1'-0"
Last Updated: 11/24/2022

URBAN INTOWN HOMES, Ltd.
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX

ADDISON GROVE -BLOCK C - BUILDING 4

WEST/REAR ELEVATION

PLAN NO.
UNIT 1 2781
UNIT 2 2663
UNIT 3 2663
UNIT 4 2783
UNIT 5 3189

SHEET NO.
A-21

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877

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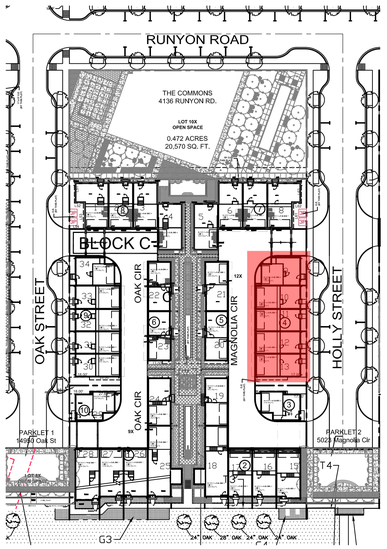
Town Case #:1865-Z



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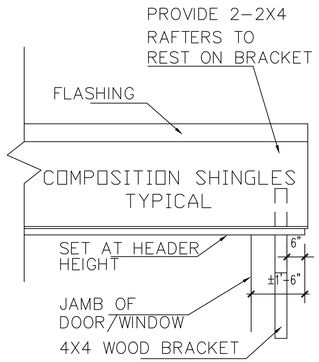
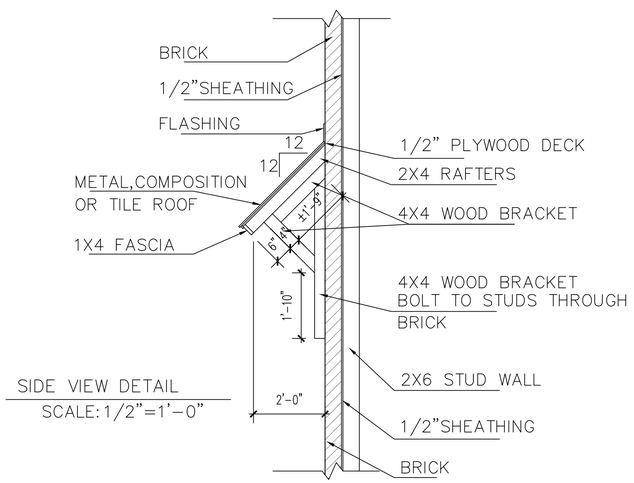
LEGEND

- BRICK
- 3-COAT CEMENT PLASTER SYSTEM
- FIBER CEMENT STUCCO BOARD
- COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL
- WROUGHT IRON OR STEEL RAIL (ACCENT MATERIAL)
- 2X12 COMPOSITE BAND (ACCENT MATERIAL)

SOUTH/LEFT MATERIAL CALCULATION TABLE		
BRICK	1618	91.7%
3-COAT CEMENT PLASTER SYSTEM	66	3.7%
FIBER CEMENT STUCCO BOARD	61	3.5%
ACCENT MATERIAL	20	1.1%
TOTAL SURFACE AREA	1765	

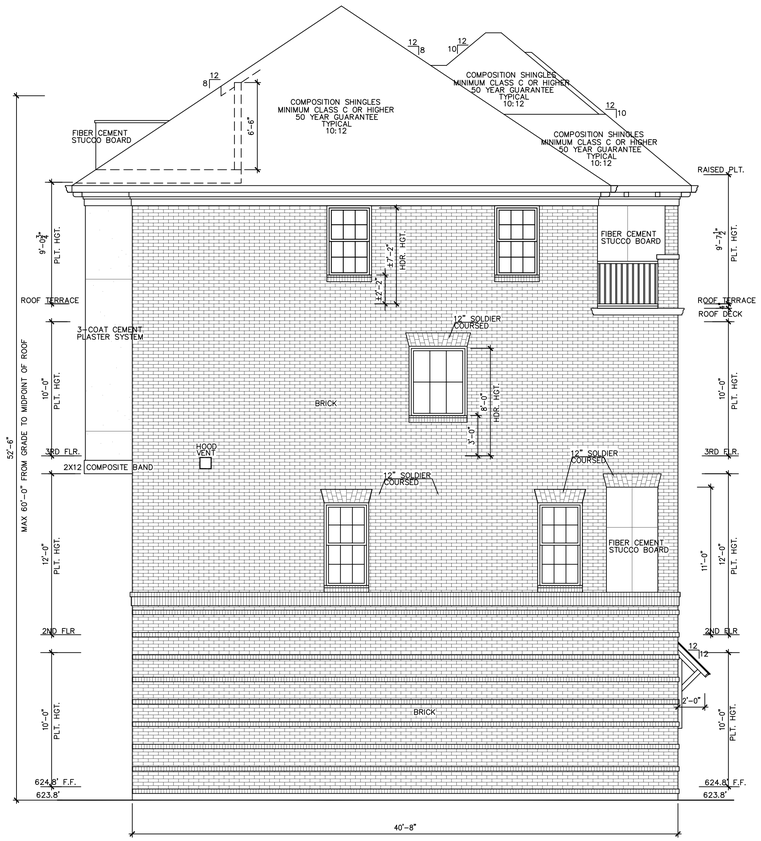


FRONT VIEW DETAIL
SCALE: 1/2"=1'-0"



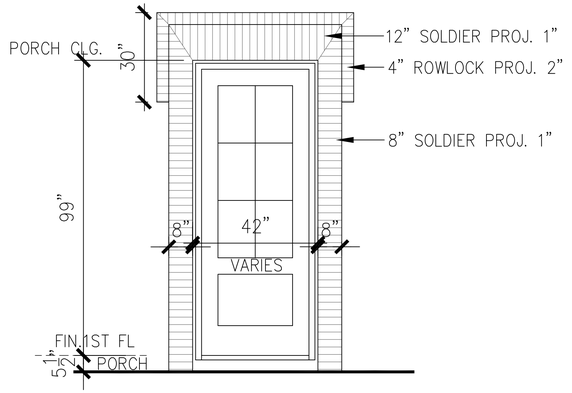
SIDE VIEW DETAIL
SCALE: 1/2"=1'-0"

SHED ROOF(BRICK) DETAIL(A)
SCALE: 1/2"=1'-0"



UNIT 1
LOT 13

south/left(neighbor) elevation
SCALE: 3/16" = 1'-0"
0 4' 8'



BRICK PEDIMENT G-1
SCALE: 1/2" = 1'-0"

ADDISON GROVE

Drawn By/Checked By: C.C./F.M.
Original Date Issued: 07/15/2022
Scale: 3/16" = 1'-0"
Last Updated: 11/24/2022

URBAN INTOWN HOMES, Ltd.
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX

ADDISON GROVE -BLOCK C - BUILDING 4
SOUTH/LEFT ELEVATIONS

REGISTERED ARCHITECT EPHENB. KLIMEK 18389 STATE OF TEXAS
01/17/2023

PLAN NO.
UNIT 1 2781
UNIT 2 2663
UNIT 3 2663
UNIT 4 2783
UNIT 5 3189

SHEET NO.
A-22

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
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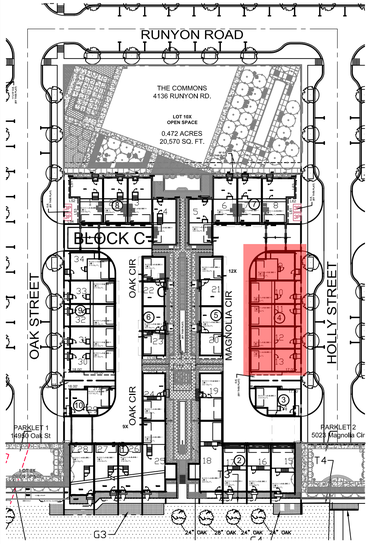

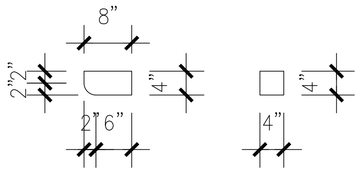

WOOD OR EIFS BRACKETS(D)
SCALE: 1" = 1'-0"

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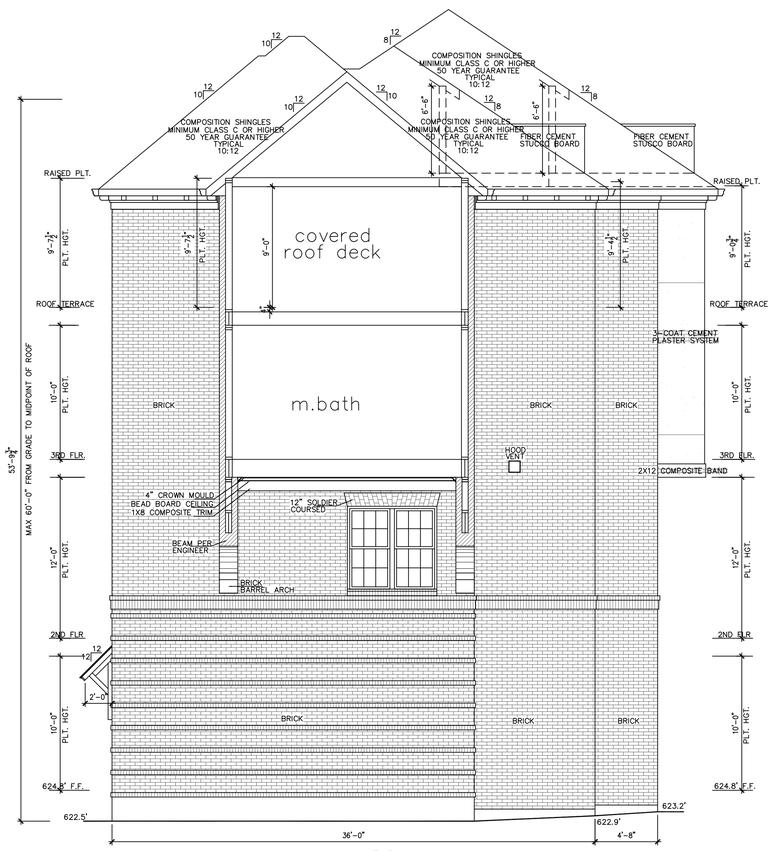
LEGEND

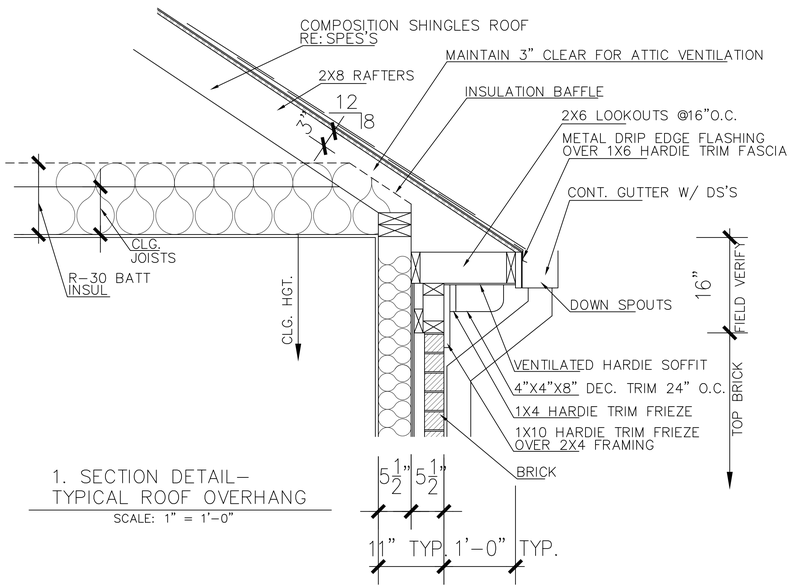
- BRICK
- 3-COAT CEMENT PLASTER SYSTEM
- FIBER CEMENT STUCCO BOARD
- COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL
- 2X12 COMPOSITE BAND (ACCENT MATERIAL)

NORTH/RIGHT MATERIAL CALCULATION TABLE		
BRICK	1348	93.7%
3-COAT CEMENT PLASTER SYSTEM	66	4.6%
FIBER CEMENT STUCCO BOARD	20	1.4%
ACCENT MATERIAL	5	0.3%
TOTAL SURFACE AREA	1439	

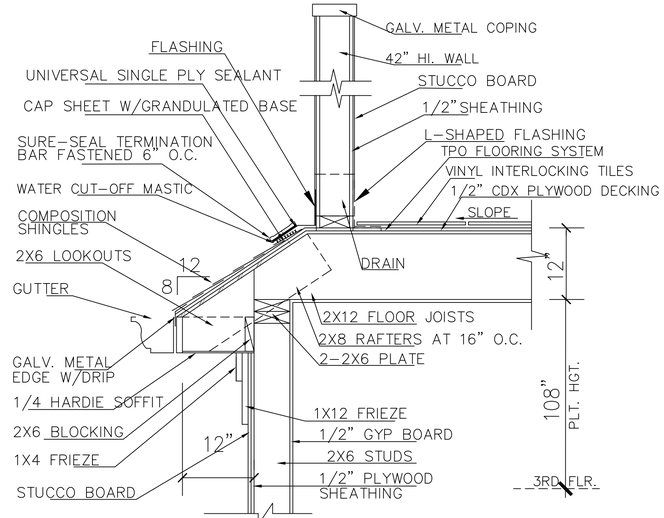


UNIT 5
LOT 9

north/right(MAGNOLIA CIR.) elevation
SCALE: 3/16" = 1'-0"
0 4' 8'



1. SECTION DETAIL-
TYPICAL ROOF OVERHANG
SCALE: 1" = 1'-0"



2. SECTION DETAIL-
A/C COMPRESSOR LOCATION AT ROOF
SCALE: 1" = 1'-0"

01/17/2023

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877

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Drawn By/Checked By: C.C./F.M.
Original Date Issued: 07/15/2022
Scale: 3/16" = 1'-0"
Last Updated: 11/24/2022

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ADDISON GROVE -BLOCK C - BUILDING 4

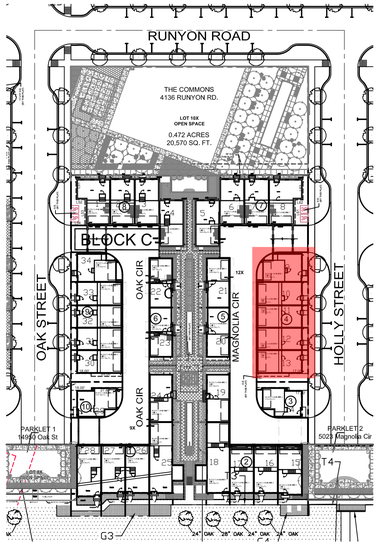
NORTH/RIGHT ELEVATIONS

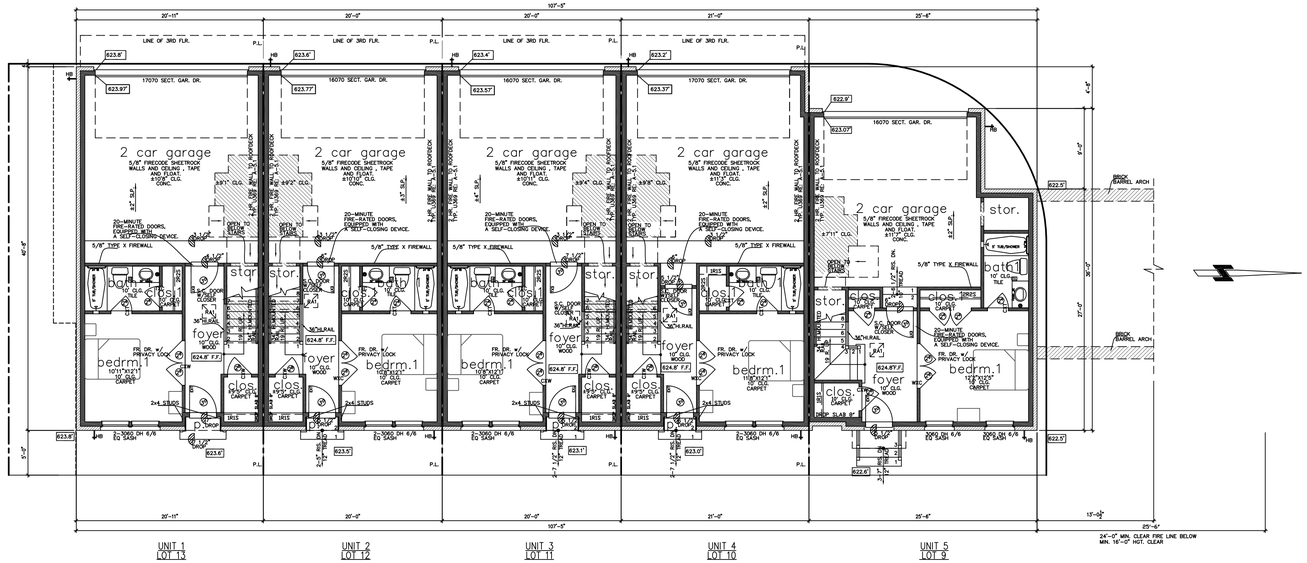
ADDISON GROVE

PLAN NO.
UNIT 1 2781
UNIT 2 2663
UNIT 3 2663
UNIT 4 2783
UNIT 5 3189

SHEET NO.
A-23

Town Case #:1865-Z





First Floor Plan
SCALE: 1/8" = 1'-0"
0 4' 8'

NOTE: ALL EXTERIOR WALLS TO BE 2X6 FRAMED. RE: STRUCTURAL PLANS.

NOTE: AUTOMATIC GARAGE DOOR OPENERS ARE USED THEY SHALL BE LISTED IN COMPLIANCE WITH UL 325 AS REQUIRED IN THE IRC SECTION R309.4.

NOTE: TRASH CAN WILL BE STORED INSIDE ATTACHED GARAGE.

unit 1 square footage	
FIRST FLOOR	385
SECOND FLOOR	756
THIRD FLOOR	903
ROOF TERRACE	716
TOTAL LIVING AREA	2781
PORCH	6
GARAGE	459
BALCONY	93
COVERED ROOF DECK	48
UNCOVERED ROOF DECK	96
AC DECK	80
TOTAL SLAB AREA	850

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS AND ARE BELIEVED TO BE ACCURATE AND IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

unit 2&3 square Footage	
FIRST FLOOR	369
SECOND FLOOR	756
THIRD FLOOR	883
ROOF TERRACE	685
TOTAL LIVING AREA	2663
PORCH	6
GARAGE	439
BALCONY	97
COVERED ROOF DECK	48
UNCOVERED ROOF DECK	96
AC DECK	80
TOTAL SLAB AREA	814

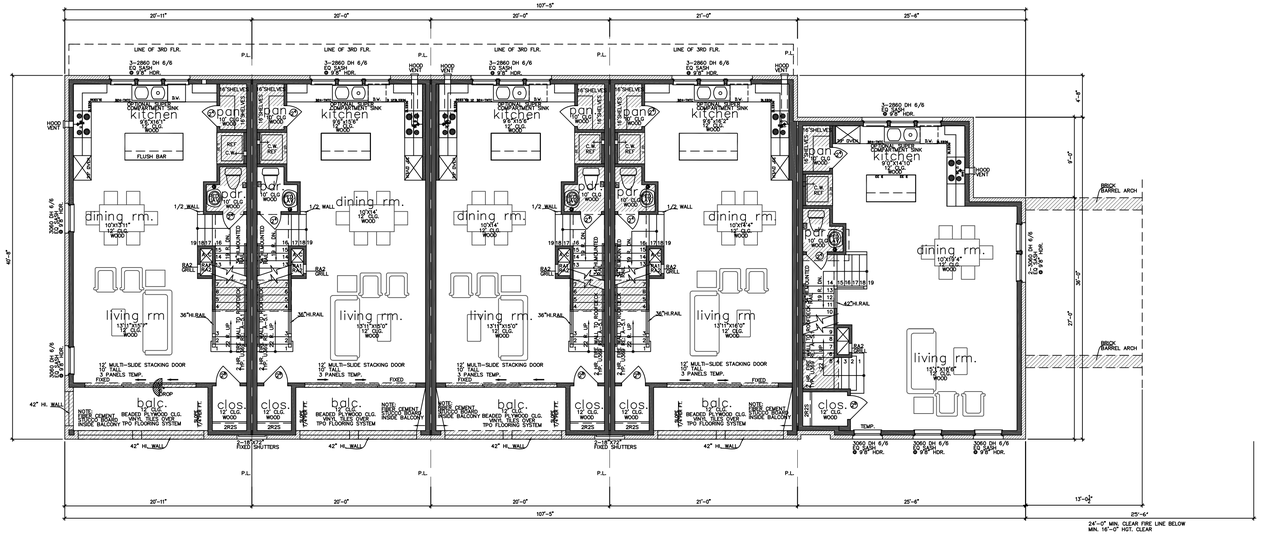
THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS AND ARE BELIEVED TO BE ACCURATE AND IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

unit 4 square footage	
FIRST FLOOR	377
SECOND FLOOR	761
THIRD FLOOR	906
ROOF TERRACE	719
TOTAL LIVING AREA	2783
PORCH	6
GARAGE	473
BALCONY	93
COVERED ROOF DECK	48
UNCOVERED ROOF DECK	96
AC DECK	80
TOTAL SLAB AREA	850

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS AND ARE BELIEVED TO BE ACCURATE AND IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

unit 5 square footage	
FIRST FLOOR	438
SECOND FLOOR	804
THIRD FLOOR	1111
ROOF TERRACE	776
TOTAL LIVING AREA	3189
PORCH	6
GARAGE	426
BALCONY	0
COVERED ROOF DECK	256
UNCOVERED ROOF DECK	0
AC DECK	86
TOTAL SLAB AREA	868

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS AND ARE BELIEVED TO BE ACCURATE AND IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY



Second Floor Plan
SCALE: 1/8" = 1'-0"
0 4' 8'

NOTE: ALL EXTERIOR WALLS TO BE 2X6 FRAMED RE: STRUCTURAL PLANS

	LIVING AREA(SQ. FT.)	BEDROOM
UNIT 1	2781	4
UNIT 2	2663	4
UNIT 3	2663	4
UNIT 4	2783	4
UNIT 5	3189	4

REGISTERED ARCHITECT STEPHEN B. KLIMA 15389 STATE OF TEXAS
01/17/2023

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877

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Drawn By/Checked By: C.C./F.M.
Original Date Issued: 07/15/2022
Scale: 1/8" = 1'-0"
Last Updated: 11/24/2022

URBAN INTOWN HOMES, Ltd.
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX

ADDISON GROVE -BLOCK C - BUILDING 4

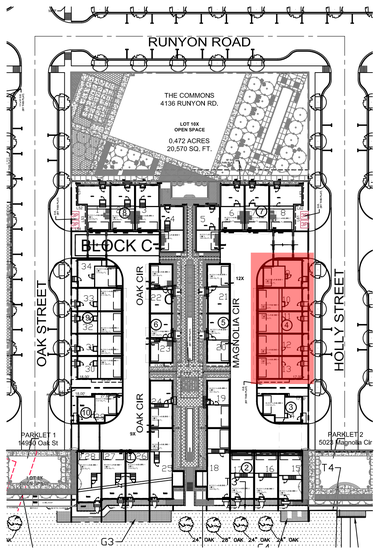
FLOOR PLAN

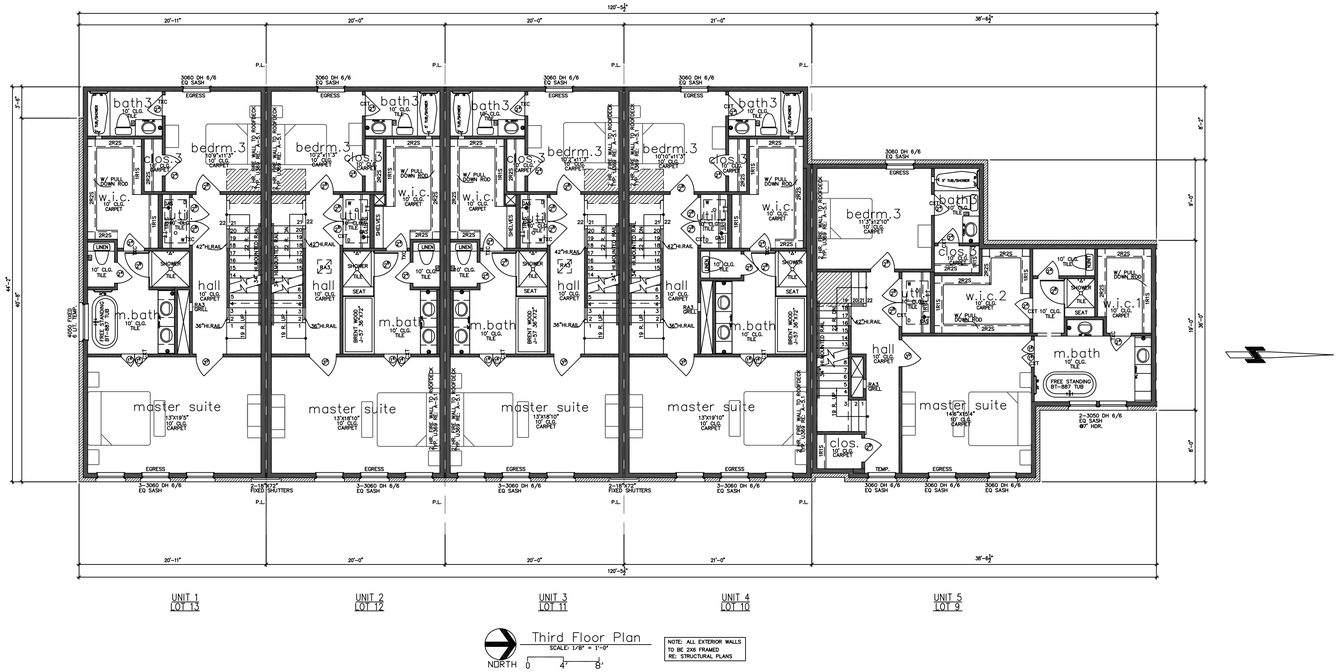
ADDISON GROVE

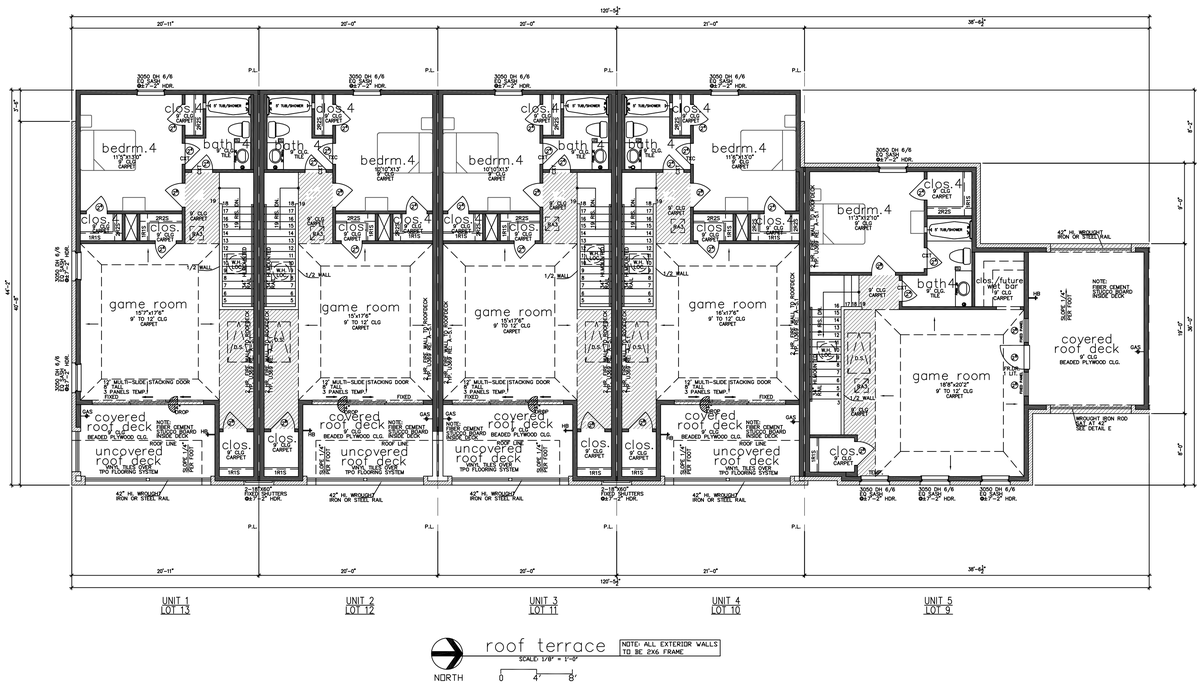
PLAN NO.
UNIT 1 2781
UNIT 2 2663
UNIT 3 2663
UNIT 4 2783
UNIT 5 3189

SHEET NO.
A-24

Town Case #:1865-Z







ADDISON GROVE

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ADDISON GROVE -BLOCK C - BUILDING 4

FLOOR PLAN

REGISTERED ARCHITECT STEPHEN B. KLIMA 75389 STATE OF TEXAS
01/17/2023

PLAN NO.
UNIT 1 2781
UNIT 2 2663
UNIT 3 2663
UNIT 4 2783
UNIT 5 3189

SHEET NO.
A-25

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
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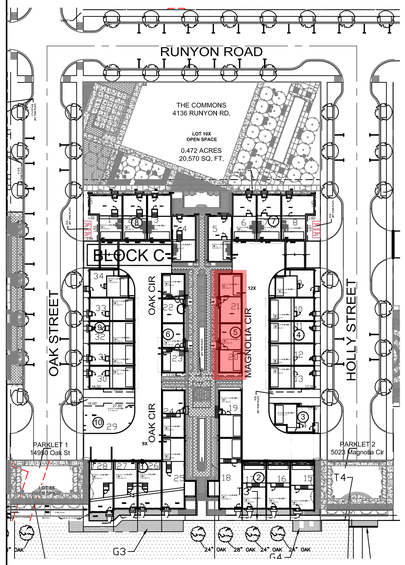
Town Case #:1865-Z



LEGEND

- BRICK
- FIBER CEMENT STUCCO BOARD
- COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL
- 4X4X8 WOOD OR EIFS BLOCKS (ACCENT MATERIAL)
- HALF ROUND SPOKED POLYURETHANE PEDIMENT (ACCENT MATERIAL)

WEST/FRONT MATERIAL CALCULATION TABLE		
BRICK	2090	96.7%
FIBER CEMENT STUCCO BOARD	60	2.8%
ACCENT MATERIAL	11	0.5%
TOTAL SURFACE AREA	2161	

FACADE PLAN NOTES

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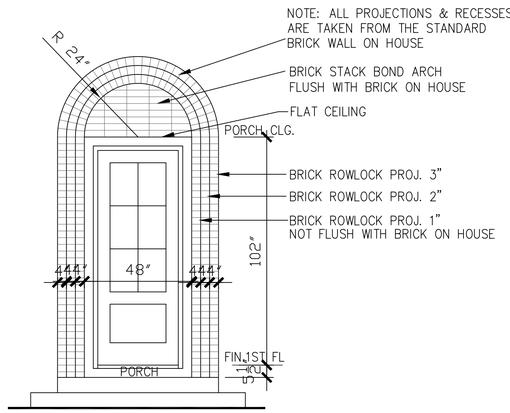
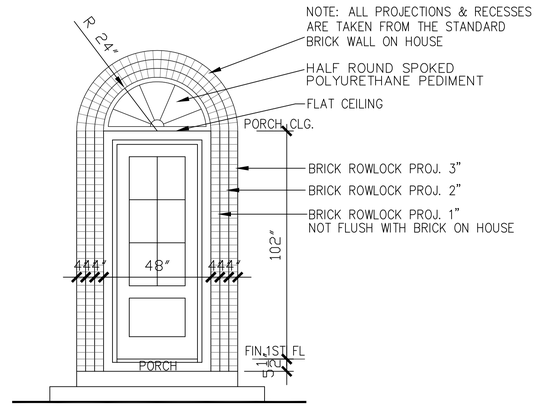
TOTAL MATERIAL CALCULATION TABLE		
BRICK	5302	87.8%
3-COAT CEMENT PLASTER SYSTEM	510	8.4%
FIBER CEMENT STUCCO BOARD	140	2.3%
ACCENT MATERIAL	88	1.5%
TOTAL SURFACE AREA	6040	



BRICK PEDIMENT K-1

SCALE: 3/8" = 1'-0"



BRICK PEDIMENT K-2

SCALE: 3/8" = 1'-0"

UNIT 1
LOT 21

UNIT 2
LOT 20

west/front elevation

SCALE: 1/4" = 1'-0"

0 4' 8'

ADDISON GROVE

URBAN INTOWN HOMES

2410 POLK ST, STE 200, HOUSTON, TX 77003

PHONE: 713-961-3877

REGISTERED ARCHITECT STEPHEN B. KLIMA 15389 STATE OF TEXAS

01/17/2023

Drawn By/Checked By: O.C./F.M.
Original Date Issued: 08/04/2022
Scale: 1/4" = 1'-0"
Last Updated: 11/24/2022

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ADDISON GROVE -BLOCK C - BUILDING 5

WEST / FRONT ELEVATION

PLAN NO.
UNIT 1 2265
UNIT 2 2265

SHEET NO.
A-26

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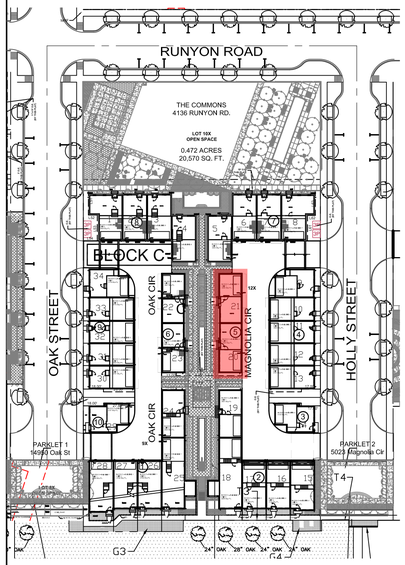
Town Case #:1865-Z



LEGEND

- BRICK
- 3-COAT CEMENT PLASTER SYSTEM
- FIBER CEMENT STUCCO BOARD
- COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL
- 2X12 COMPOSITE BAND (ACCENT MATERIAL)
- 4X4X8 WOOD OR EIFS BLOCKS (ACCENT MATERIAL)

EAST/REAR MATERIAL CALCULATION TABLE		
BRICK	1946	76.3%
3-COAT CEMENT PLASTER SYSTEM	458	18.0%
FIBER CEMENT STUCCO BOARD	80	3.1%
ACCENT MATERIAL	67	2.6%
TOTAL SURFACE AREA	2551	

FACADE PLAN NOTES

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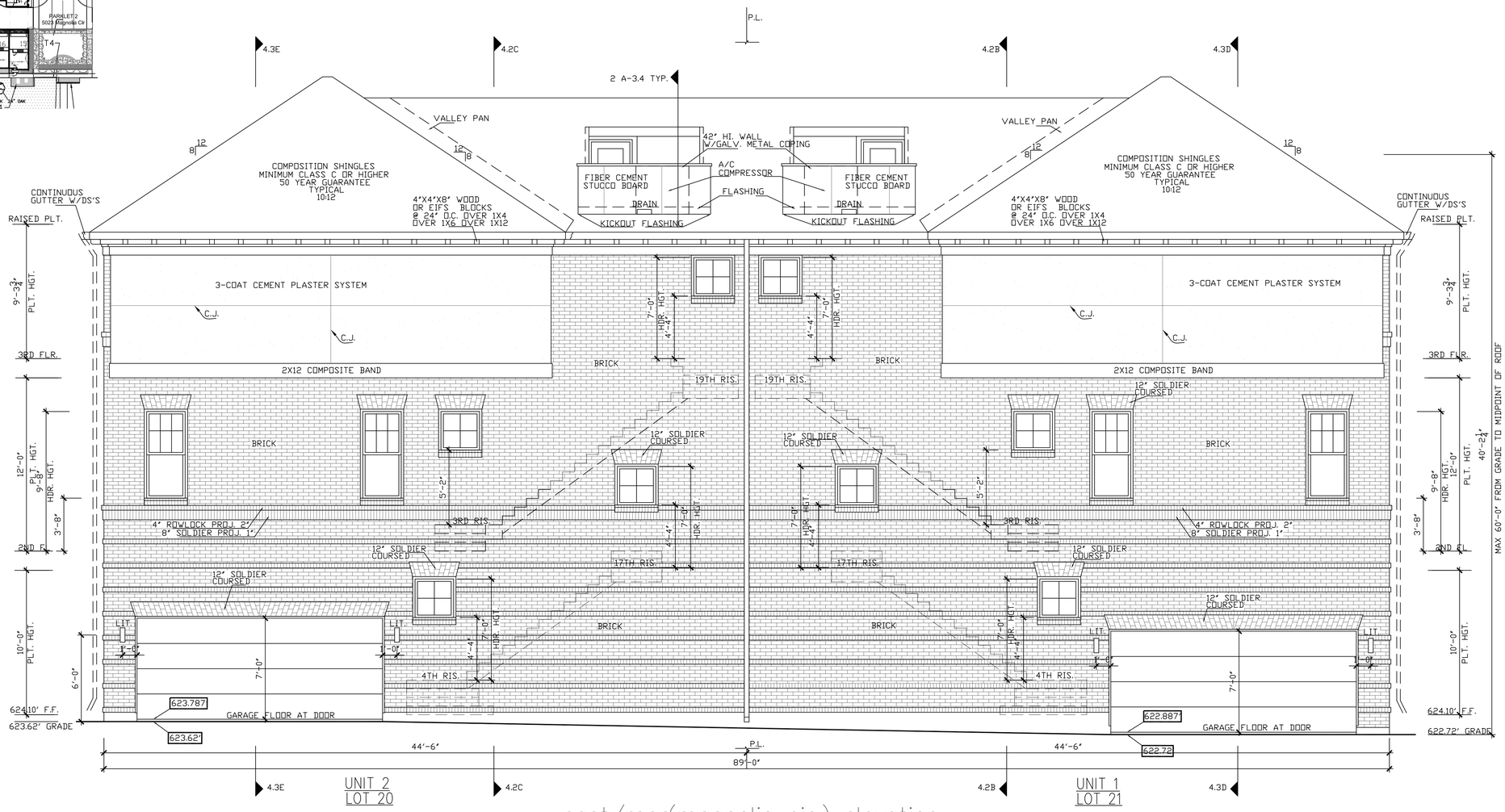

east/rear(magnolia cir.) elevation

SCALE: 1/4" = 1'-0"

0 4' 8'

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877

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STEPHEN B. KLIMA 75389 REGISTERED ARCHITECT STATE OF TEXAS
01/17/2023

Drawn By/Checked By: O.C./F.M.
Original Date Issued: 08/04/2022
Scale: 1/4" = 1'-0"
Last Updated: 11/24/2022

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ADDISON GROVE -BLOCK C - BUILDING 5

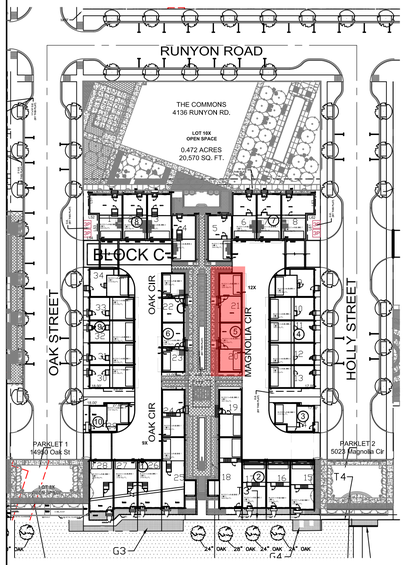
EAST / REAR ELEVATION

ADDISON GROVE

PLAN NO.
UNIT 1 2265
UNIT 2 2265

SHEET NO.
A-27

Town Case #:1865-Z



LEGEND

- BRICK
- 3-COAT CEMENT PLASTER SYSTEM
- FIBER CEMENT STUCCO BOARD
- COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL
- 2X12 COMPOSITE BAND (ACCENT MATERIAL)
- 4X4X8 WOOD OR EIFS BLOCKS (ACCENT MATERIAL)

SOUTH/RIGHT MATERIAL CALCULATION TABLE		
BRICK	618	95.2%
3-COAT CEMENT PLASTER SYSTEM	26	4.0%
ACCENT MATERIAL	5	0.8%
TOTAL SURFACE AREA	649	

FACADE PLAN NOTES

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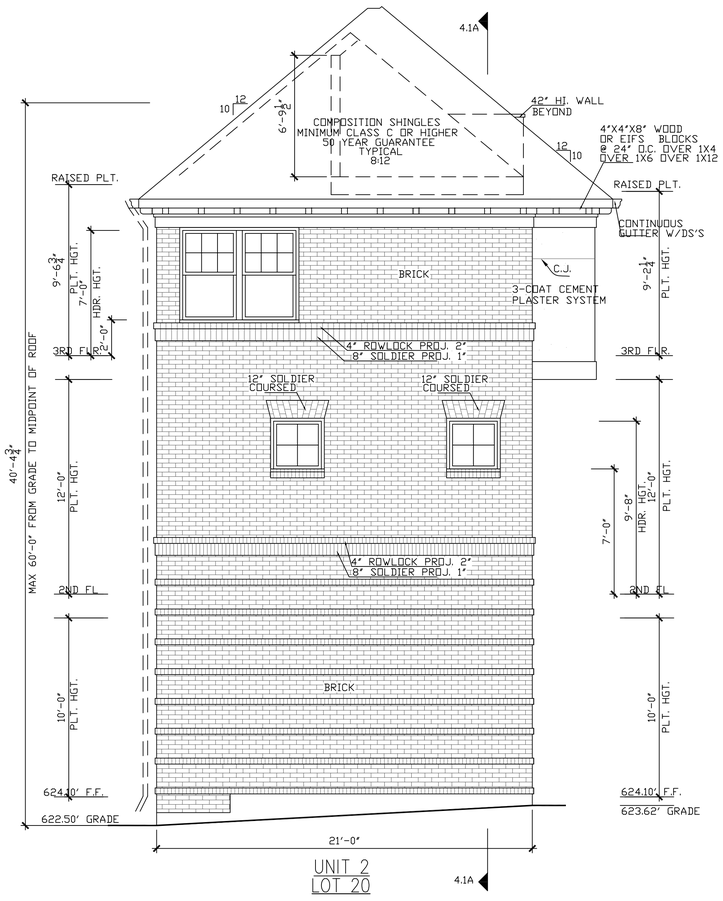

south/right/neighbor elevation

SCALE: 1/4" = 1'-0"

0 4' 8'

URBAN INTOWN HOMES
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ADDISON GROVE -BLOCK C - BUILDING 5

SOUTH / RIGHT ELEVATION

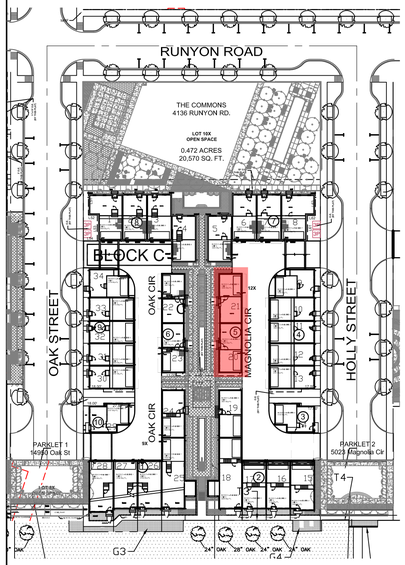
ADDISON GROVE

REGISTERED ARCHITECT STEPHEN B. KLIMA 15389 STATE OF TEXAS
01/17/2023

PLAN NO.
UNIT 1 2265
UNIT 2 2265

SHEET NO.
A-28

Town Case #:1865-Z



LEGEND

- BRICK
- 3-COAT CEMENT PLASTER SYSTEM
- FIBER CEMENT STUCCO BOARD
- COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL
- 2X12 COMPOSITE BAND (ACCENT MATERIAL)
- 4X4X8 WOOD OR EIFS BLOCKS (ACCENT MATERIAL)

NORTH/LEFT MATERIAL CALCULATION TABLE		
BRICK	648	95.4%
3-COAT CEMENT PLASTER SYSTEM	26	3.9%
ACCENT MATERIAL	5	0.7%
TOTAL SURFACE AREA	679	

FACADE PLAN NOTES

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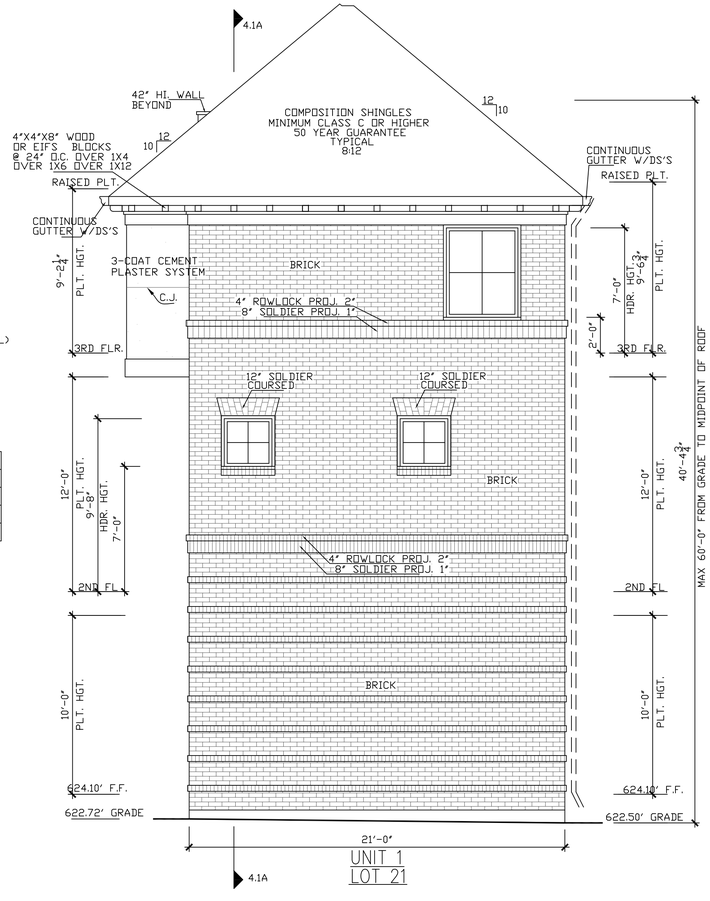

north/left/neighbor elevation

SCALE: 1/4" = 1'-0"

0 4' 8'

ADDISON GROVE

Drawn By/Checked By: O.C./F.M.
Original Date Issued: 08/04/2022
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Last Updated: 11/24/2022

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ADDISON GROVE -BLOCK C - BUILDING 5

NORTH / LEFT ELEVATION

REGISTERED ARCHITECT STEPHEN B. KLIMA 15389 STATE OF TEXAS
01/17/2023

PLAN NO.
UNIT 1 2265
UNIT 2 2265

SHEET NO.
A-29

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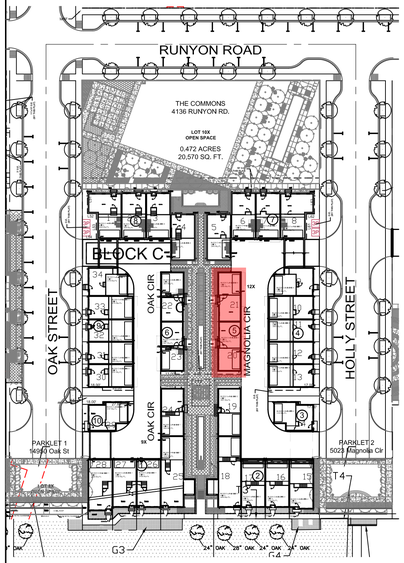
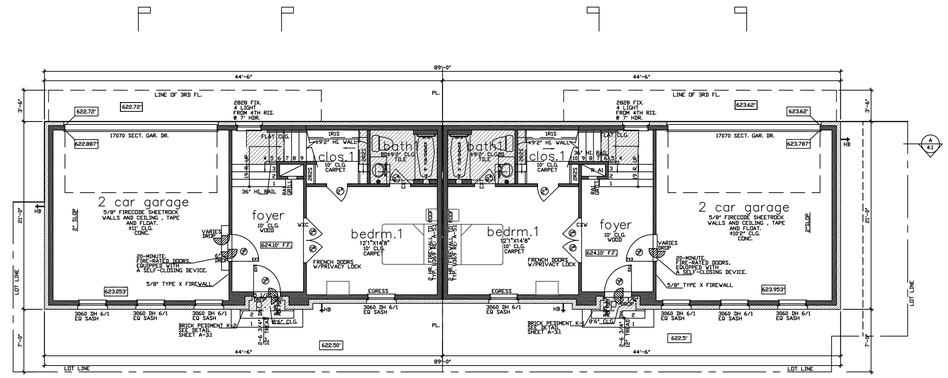


	LIVING AREA(SQ. FT.)	BEDROOM
UNIT 1	2265	3
UNIT 2	2265	3



UNIT 1
LOT 21

UNIT 2
LOT 20

first floor plan
SCALE: 1/8" = 1'-0"
NORTH

NOTE: ALL EXTERIOR WALLS TO BE 2X6 FRAME. RE: STRUCTURAL PLANS

NOTE- AUTOMATIC GARAGE DOOR OPENERS ARE USED THEY SHALL BE LISTED LABELED IN ACCORDANCE WITH UL 325 AS REQUIRED IN THE IRC SECTION R309.4

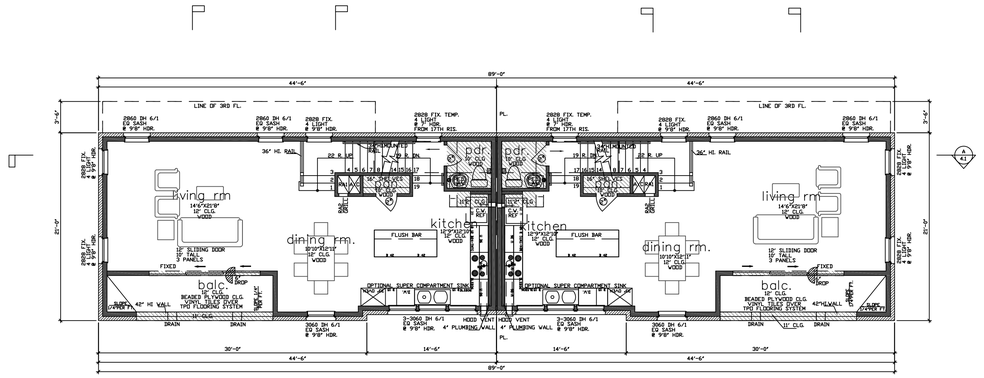
NOTE- TRASH CAN WILL BE STORED INSIDE ATTACHED GARAGE.

unit 1 square footage	
FIRST FLOOR	498
SECOND FLOOR	827
THIRD FLOOR	930
TOTAL LIVING AREA	2265
PORCH	4
GARAGE	433
BALCONY	98
UNCOVERED AC DECK	80
TOTAL SLAB AREA	925

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDING DRAWINGS AS NOTED ABOVE AND MAY VARY FROM OFFICIAL SQUARE FOOTAGE MEASUREMENT

unit 2 square footage	
FIRST FLOOR	498
SECOND FLOOR	827
THIRD FLOOR	930
TOTAL LIVING AREA	2265
PORCH	4
GARAGE	433
BALCONY	98
UNCOVERED AC DECK	80
TOTAL SLAB AREA	925

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDING DRAWINGS AS NOTED ABOVE AND MAY VARY FROM OFFICIAL SQUARE FOOTAGE MEASUREMENT



UNIT 1
LOT 21

UNIT 2
LOT 20

sencond floor plan
SCALE: 1/8" = 1'-0"
NORTH

NOTE: ALL EXTERIOR WALLS TO BE 2X6 FRAME. RE: STRUCTURAL PLANS.

ADDISON GROVE

01/17/2023

URBAN INTOWN HOMES
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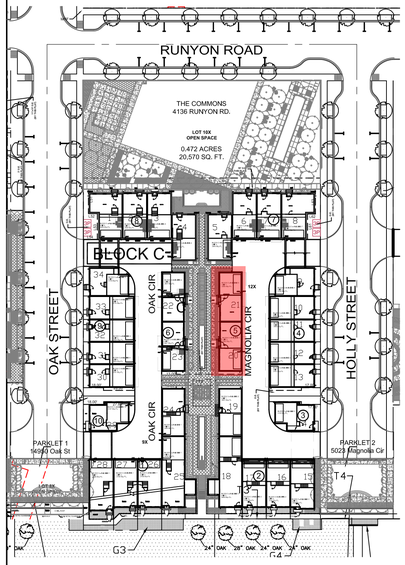
ADDISON GROVE -BLOCK C - BUILDING 5

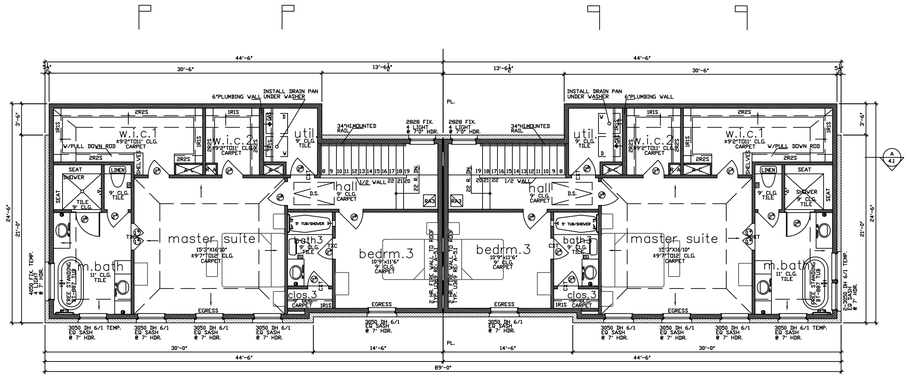
FLOOR PLAN

PLAN NO.
UNIT 1 2265
UNIT 2 2265

SHEET NO.
A-30

Town Case #:1865-Z





third floor plan

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

NOTE: ALL EXTERIOR WALLS TO BE 2X6 FRAME
REF. STRUCTURAL PLANS

NORTH

ADDISON GROVE

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ADDISON GROVE -BLOCK C - BUILDING 5

FLOOR PLAN

REGISTERED ARCHITECT STEPHEN B. KLINE 18389 STATE OF TEXAS

01/17/2023

PLAN NO.
UNIT 1 2265
UNIT 2 2265

SHEET NO.
A-31

URBAN INTOWN HOMES
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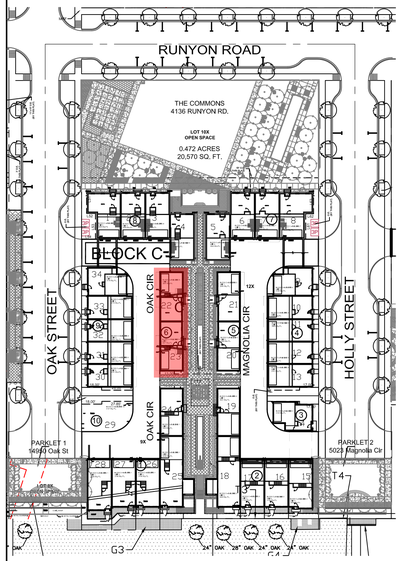
Town Case #:1865-Z



LEGEND

- BRICK
- FIBER CEMENT STUCCO BOARD
- COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL
- 4X4X8 WOOD OR EIFS BLOCKS (ACCENT MATERIAL)

EAST/FRONT MATERIAL CALCULATION TABLE		
BRICK	2195	97.3%
FIBER CEMENT STUCCO BOARD	56	2.5%
ACCENT MATERIAL	5	0.2%
TOTAL SURFACE AREA	2256	

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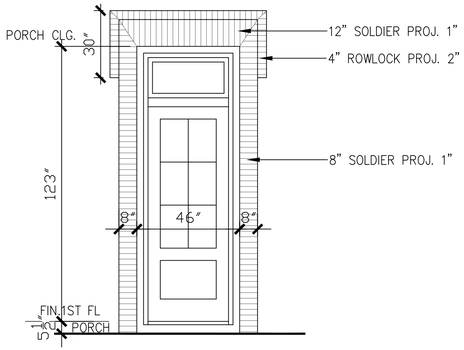
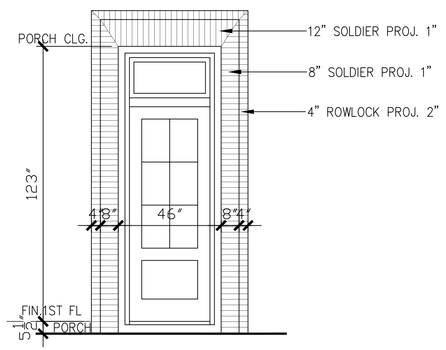
TOTAL MATERIAL CALCULATION TABLE		
BRICK	6299	89.5%
3-COAT CEMENT PLASTER SYSTEM	522	7.4%
FIBER CEMENT STUCCO BOARD	136	1.9%
ACCENT MATERIAL	85	1.2%
TOTAL SURFACE AREA	7042	



BRICK PEDIMENT G-1

SCALE: 1/2" = 1'-0"



BRICK PEDIMENT G-2

SCALE: 1/2" = 1'-0"

east/front elevation

SCALE: 1/4" = 1'-0"

0 4' 8'

ADDISON GROVE

REGISTERED ARCHITECT STEPHEN B. KLIMA 18389 STATE OF TEXAS

01/17/2023

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ADDISON GROVE -BLOCK C - BUILDING 6

EAST / FRONT ELEVATION

PLAN NO.
UNIT 1 2647
UNIT 2 2647

SHEET NO.
A-32

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
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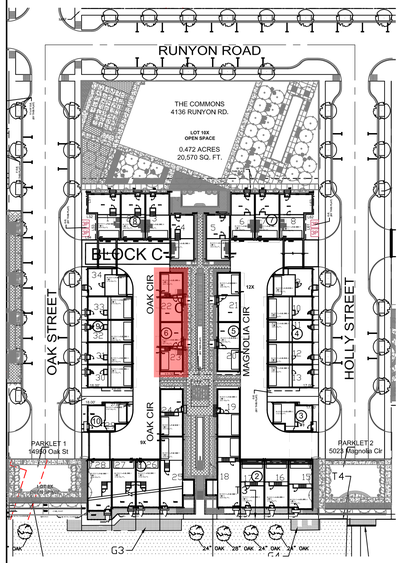
Town Case #:1865-Z



LEGEND

- BRICK
- 3-COAT CEMENT PLASTER SYSTEM
- FIBER CEMENT STUCCO BOARD
- COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL
- 2X12 COMPOSITE BAND (ACCENT MATERIAL)
- 4X4X8 WOOD OR EIFS BLOCKS (ACCENT MATERIAL)

WEST/REAR MATERIAL CALCULATION TABLE		
BRICK	2662	81.2%
3-COAT CEMENT PLASTER SYSTEM	470	14.3%
FIBER CEMENT STUCCO BOARD	80	2.4%
ACCENT MATERIAL	68	2.1%
TOTAL SURFACE AREA	3280	

FACADE PLAN NOTES

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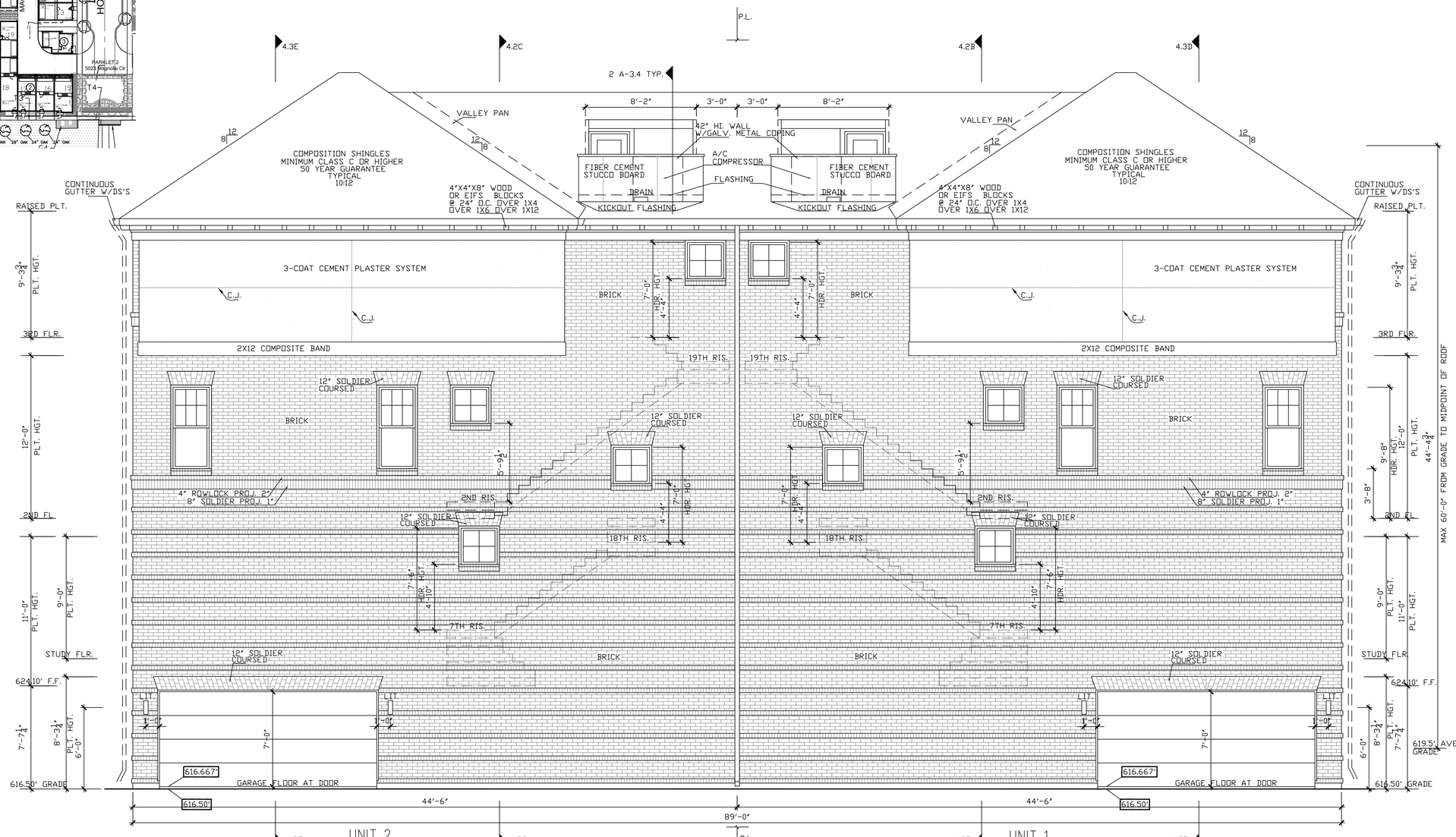

west/rear(OAK CIR) elevation

SCALE: 1/4" = 1'-0"

0 4' 8'

ADDISON GROVE

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877

01/17/2023

Drawn By/Checked By: O.C./F.M.
Original Date Issued: 08/02/2022
Scale: 1/4" = 1'-0"
Last Updated: 11/24/2022

URBAN INTOWN HOMES, Ltd.
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX

ADDISON GROVE -BLOCK C - BUILDING 6

WEST / REAR ELEVATION

PLAN NO.
UNIT 1 2647
UNIT 2 2647

SHEET NO.
A-33

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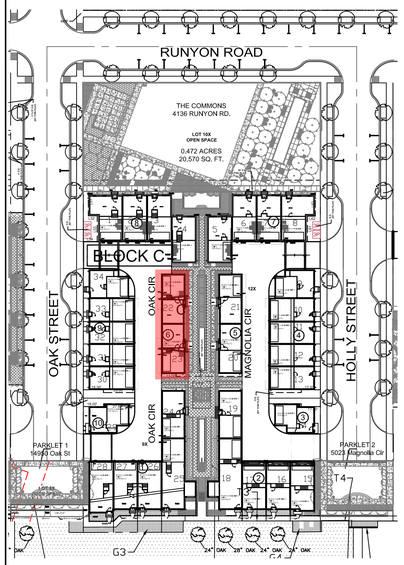

LEGEND

- BRICK
- 3-COAT CEMENT PLASTER SYSTEM
- FIBER CEMENT STUCCO BOARD
- COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL
- 2X12 COMPOSITE BAND (ACCENT MATERIAL)
- 4X4X8 WOOD OR EIFS BLOCKS (ACCENT MATERIAL)

NORTH/RIGHT MATERIAL CALCULATION TABLE		
BRICK	727	95.8%
3-COAT CEMENT PLASTER SYSTEM	26	3.4%
ACCENT MATERIAL	6	0.8%
TOTAL SURFACE AREA	759	

FACADE PLAN NOTES

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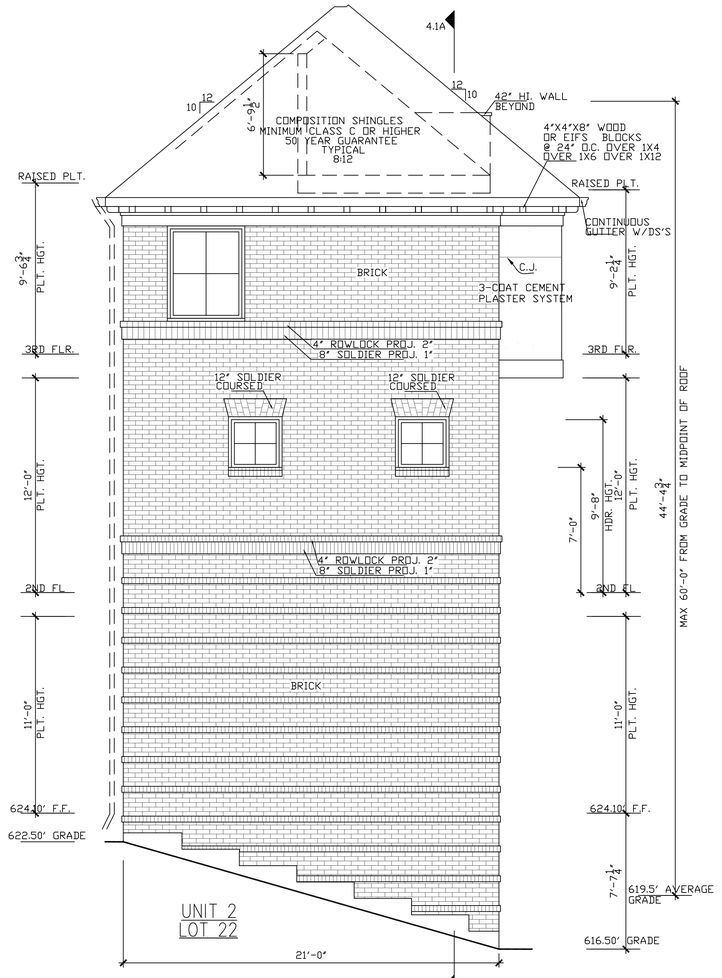

north/right/neighbor elevation

SCALE: 1/4" = 1'-0"

0 4' 8'

Drawn By/Checked By: O.C./F.M.
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ADDISON GROVE -BLOCK C - BUILDING 6

NORTH / RIGHT ELEVATION

ADDISON GROVE

REGISTERED ARCHITECT STEPHEN B. KLIMA 15389 STATE OF TEXAS
01/17/2023

PLAN NO.
UNIT 1 2647
UNIT 2 2647

SHEET NO.
A-34

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
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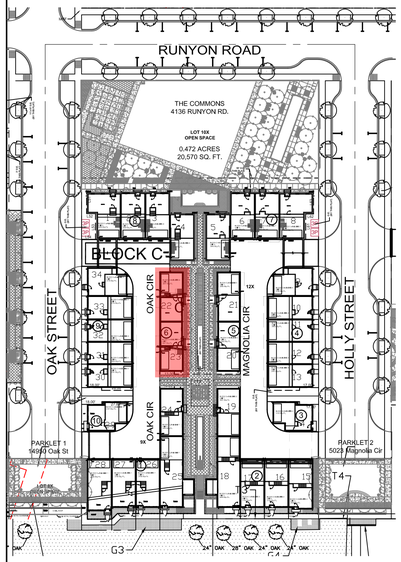
Town Case #:1865-Z



LEGEND

- BRICK
- 3-COAT CEMENT PLASTER SYSTEM
- FIBER CEMENT STUCCO BOARD
- COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL
- 2X12 COMPOSITE BAND (ACCENT MATERIAL)
- 4X4X8 WOOD OR EIFS BLOCKS (ACCENT MATERIAL)

SOUTH/LEFT MATERIAL CALCULATION TABLE		
BRICK	715	95.7%
3-COAT CEMENT PLASTER SYSTEM	26	3.5%
ACCENT MATERIAL	6	0.8%
TOTAL SURFACE AREA	747	

FACADE PLAN NOTES

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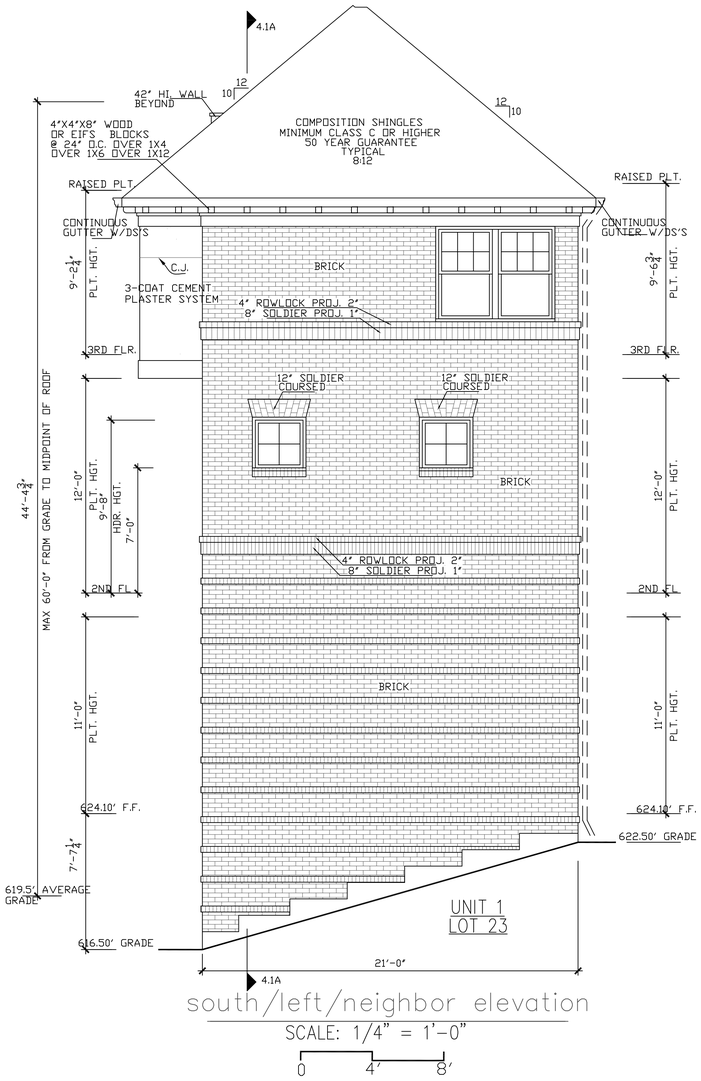

south/left/neighbor elevation

SCALE: 1/4" = 1'-0"

0 4' 8'

ADDISON GROVE

Drawn By/Checked By: O.C./F.M.
Original Date Issued: 08/02/2022
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Last Updated: 11/24/2022

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ADDISON GROVE -BLOCK C - BUILDING 6

SOUTH / LEFT ELEVATION

REGISTERED ARCHITECT STEPHEN B. KLIMA 15389 STATE OF TEXAS

01/17/2023

PLAN NO.
UNIT 1 2647
UNIT 2 2647

SHEET NO.
A-35

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877

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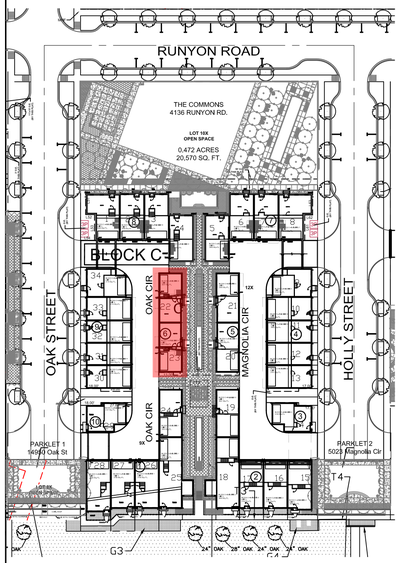
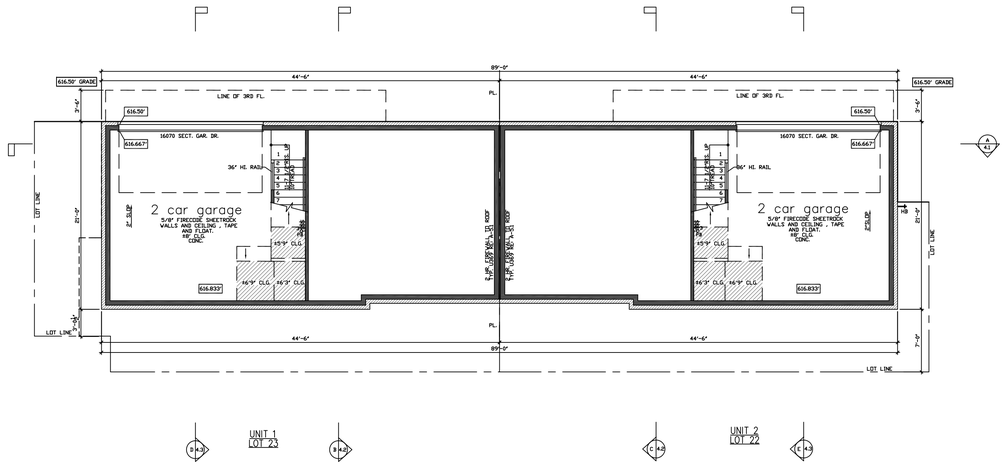
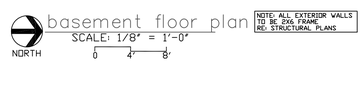
Town Case #:1865-Z



	LIVING AREA(SQ. FT.)	BEDROOM
UNIT 1	2647	3
UNIT 2	2647	3





NOTE: ALL EXTERIOR WALLS TO BE 2X6 FRAME RE: STRUCTURAL PLANS

NOTE: AUTOMATIC GARAGE DOOR OPENERS ARE USED THEY SHALL BE LISTED LABELED IN ACCORDANCE WITH UL 325 AS REQUIRED IN THE IRC SECTION R408.3

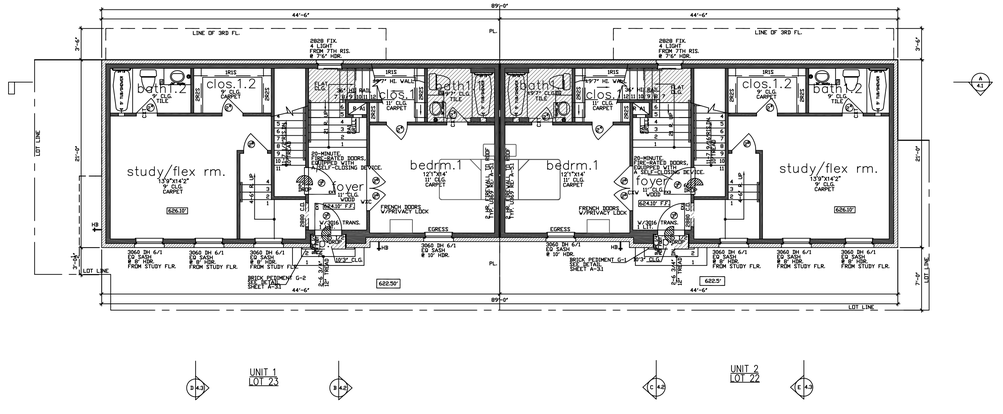
NOTE: TRASH CAN WILL BE STORED INSIDE ATTACHED GARAGE.

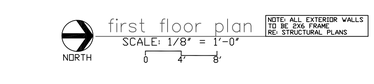
unit 1 square footage	
FIRST FLOOR	866
SECOND FLOOR	827
THIRD FLOOR	954
TOTAL LIVING AREA	2647
PORCH	6
GARAGE	496
BALCONY	98
UNCOVERED AC DECK	98
TOTAL SLAB AREA	925

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED TO THE BEST OF OUR KNOWLEDGE IN GENERAL COMPLIANCE WITH ANSI Z765-2021. ACTUAL SQUARE FOOTAGE MAY VARY

unit 2 square footage	
FIRST FLOOR	866
SECOND FLOOR	827
THIRD FLOOR	954
TOTAL LIVING AREA	2647
PORCH	6
GARAGE	496
BALCONY	98
UNCOVERED AC DECK	98
TOTAL SLAB AREA	925

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED TO THE BEST OF OUR KNOWLEDGE IN GENERAL COMPLIANCE WITH ANSI Z765-2021. ACTUAL SQUARE FOOTAGE MAY VARY





NOTE: ALL EXTERIOR WALLS TO BE 2X6 FRAME RE: STRUCTURAL PLANS

ADDISON GROVE

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877

REGISTERED ARCHITECT STEPHEN B. KLIMA 75389 STATE OF TEXAS
01/17/2023

Drawn By/Checked By: O.C./F.M.
Original Date Issued: 08/02/2022
Scale: 1/8" = 1'-0"
Last Updated: 11/24/2022

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(713)961-3877 TEL (713)961-4270 FAX

ADDISON GROVE -BLOCK C - BUILDING 6

FLOOR PLAN

PLAN NO.
UNIT 1 2647
UNIT 2 2647

SHEET NO.
A-36

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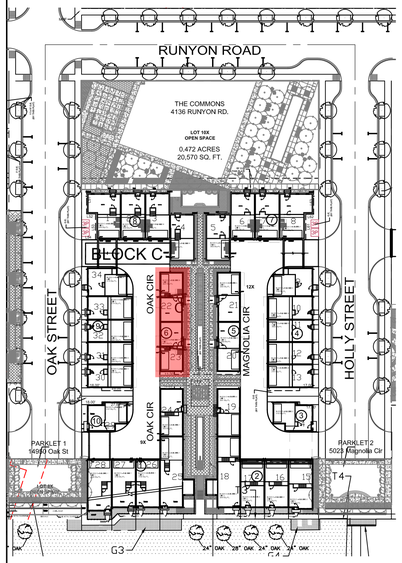
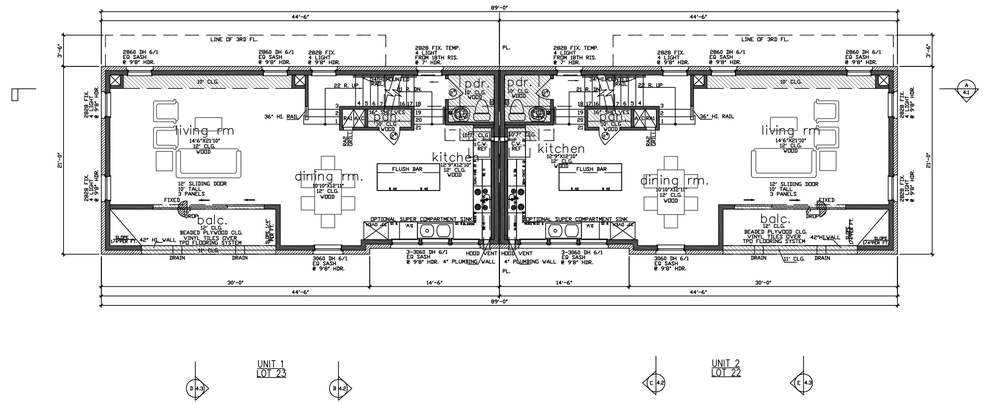
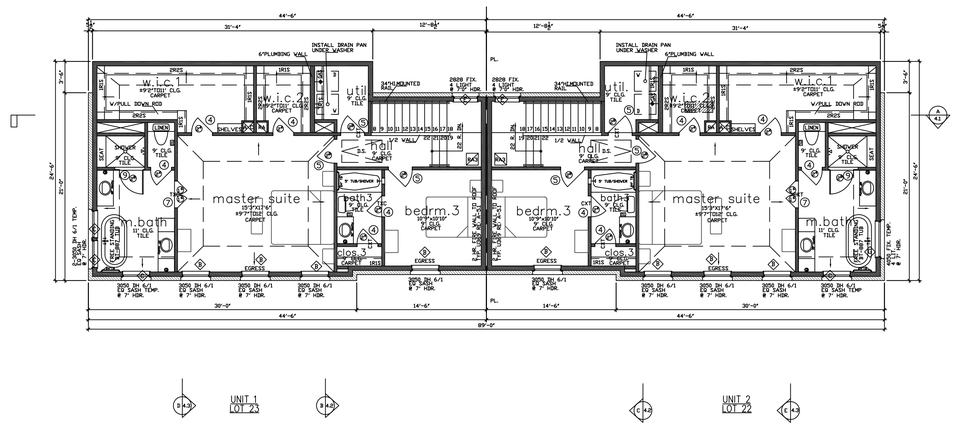
Town Case #:1865-Z





sencond floor plan
SCALE: 1/8" = 1'-0"
NORTH

NOTE: ALL EXTERIOR WALLS TO BE 2X6 FRAME RO. STRUCTURAL PLANS



third floor plan
SCALE: 1/8" = 1'-0"
NORTH

NOTE: ALL EXTERIOR WALLS TO BE 2X6 FRAME RO. STRUCTURAL PLANS

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ADDISON GROVE

ADDISON GROVE -BLOCK C - BUILDING 6

FLOOR PLAN

REGISTERED ARCHITECT STEPHEN B. KLIMA 15389 STATE OF TEXAS
01/17/2023

PLAN NO.
UNIT 1 2647
UNIT 2 2647

SHEET NO.
A-37

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
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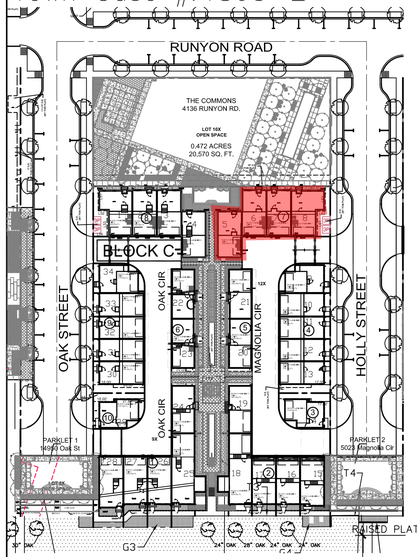

TOTAL MATERIAL CALCULATION TABLE		
BRICK	9241	81.7%
3-COAT CEMENT PLASTER SYSTEM	809	7.2%
FIBER CEMENT STUCCO BOARD	660	5.8%
ACCENT MATERIAL	597	5.3%
TOTAL SURFACE AREA	11307	

NORTH/FRONT MATERIAL CALCULATION TABLE		
BRICK	2540	80.2%
FIBER CEMENT STUCCO BOARD	206	6.5%
ACCENT MATERIAL	422	13.3%
TOTAL SURFACE AREA	3168	

LEGEND

- BRICK
- FIBER CEMENT STUCCO BOARD
- COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL
- COMPOSITE PEDIMENT (ACCENT MATERIAL)
- 4X4X8 WOOD OR EIFS BLOCKS (ACCENT MATERIAL)
- WROUGHT IRON OR STEEL RAIL (ACCENT MATERIAL)
- FIX. SHUTTER (ACCENT MATERIAL)
- HALF ROUND SPOKED POLYURETHANE PEDIMENT (ACCENT MATERIAL)

FACADE PLAN NOTES

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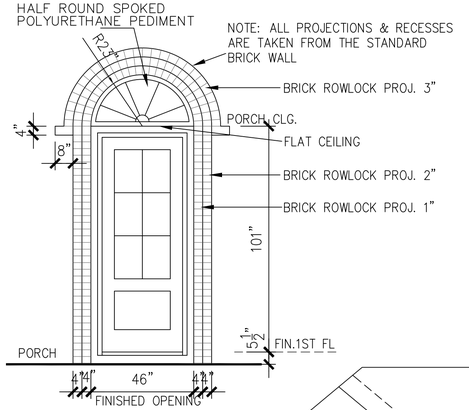
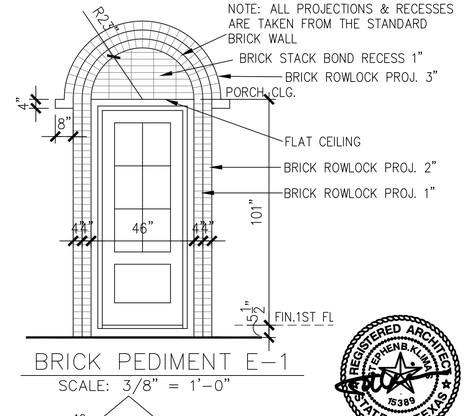


BRICK PEDIMENT E-2

SCALE: 3/8" = 1'-0"



BRICK PEDIMENT E-1

SCALE: 3/8" = 1'-0"

north/front (green space) elevation

SCALE: 1/4" = 1'-0"

0 4' 8'

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REGISTERED ARCHITECT STEPHEN B. KLIMA 15389 STATE OF TEXAS
01/17/2023

Drawn By/Checked By: O.C./F.M.
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ADDISON GROVE -BLOCK C - BUILDING 7

NORTH/FRONT ELEVATION

PLAN NO.
UNIT 1 3540
UNIT 2 2952
UNIT 3 2961
UNIT 4 2943

SHEET NO.
A-38

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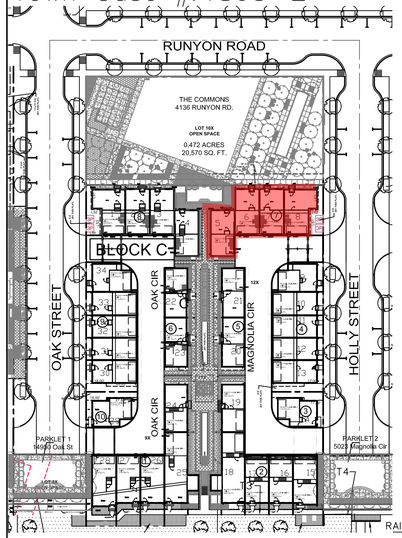
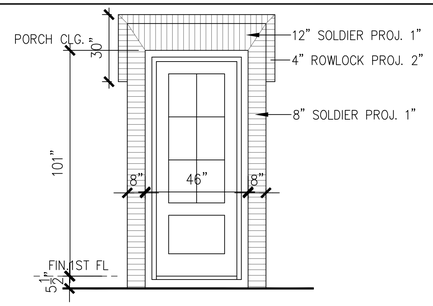
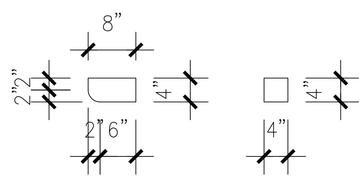
Town Case #: 1865-Z





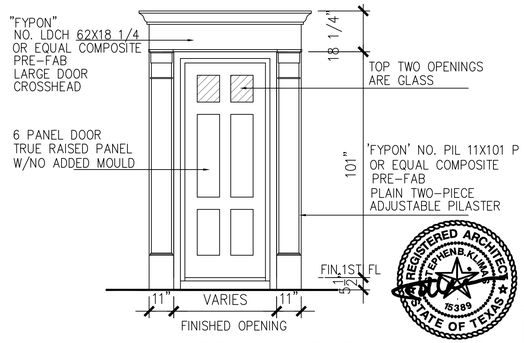
BRICK PEDIMENT G-1

SCALE: 3/8" = 1'-0"



WOOD OR EIFS BRACKETS A

SCALE: 1" = 1'-0"



COMPOSITE PEDIMENT D

SCALE: 3/8" = 1'-0"

REGISTERED ARCHITECT
STEPHEN B. KLIMA
18389
STATE OF TEXAS
01/17/2023

SOUTH/REAR MATERIAL CALCULATION TABLE		
BRICK	2141	67.8%
3-COAT CEMENT PLASTER SYSTEM	809	25.6%
FIBER CEMENT STUCCO BOARD	141	4.4%
ACCENT MATERIAL	69	2.2%
TOTAL SURFACE AREA	3160	

LEGEND

- BRICK
- 3-COAT CEMENT PLASTER SYSTEM
- FIBER CEMENT STUCCO BOARD
- COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL
- WROUGHT IRON OR STEEL RAIL (ACCENT MATERIAL)
- 2X12 COMPOSITE BAND (ACCENT MATERIAL)
- CAST STONE CORBEL BRACKET (ACCENT MATERIAL)

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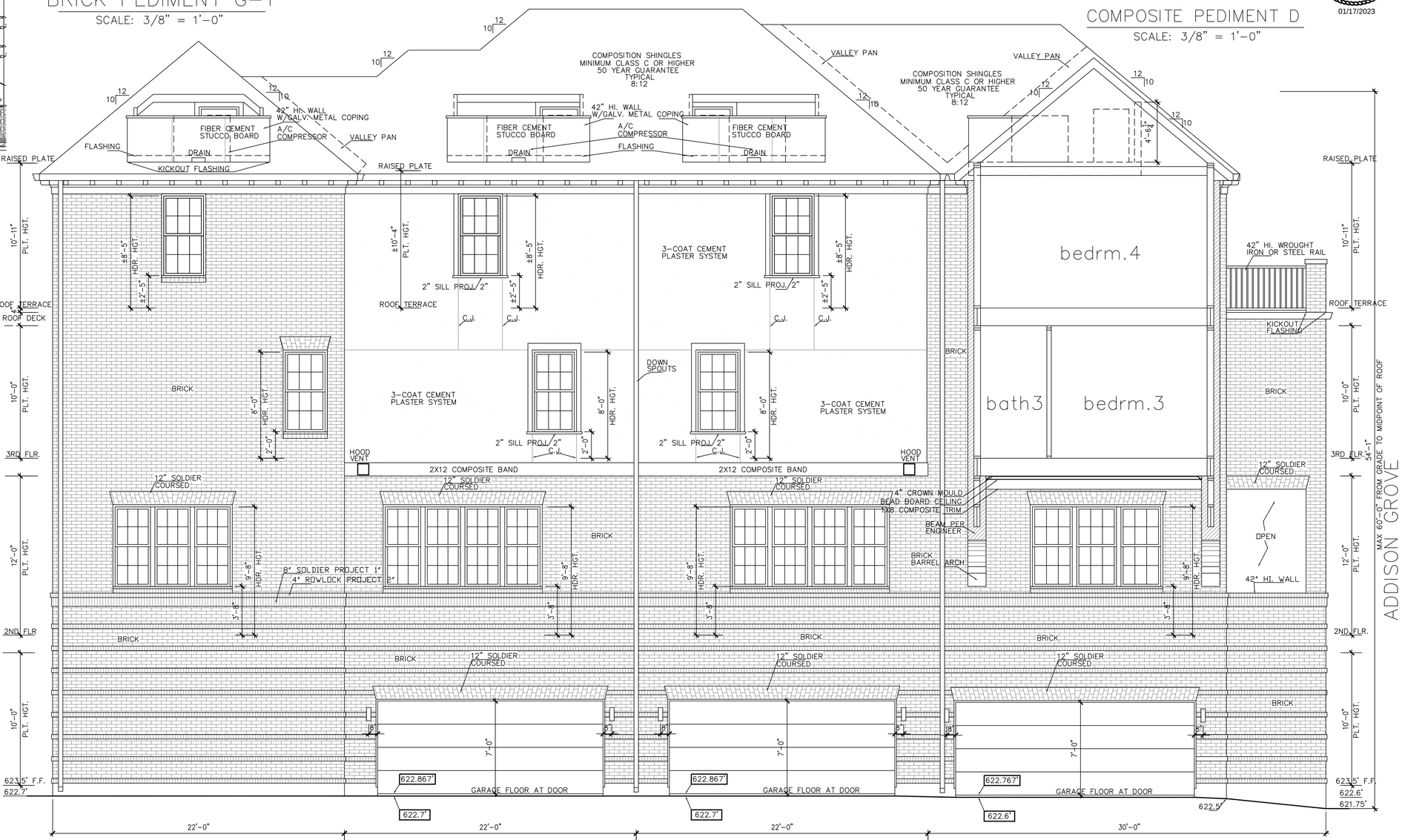

south/rear(MAGNOLIA CIR.) elevation

SCALE: 1/4" = 1'-0"

0 4' 8'

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877

Drawn By/Checked By: O.C./F.M.
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ADDISON GROVE -BLOCK C - BUILDING 7

SOUTH/REAR ELEVATION

PLAN NO.
UNIT 1 3540
UNIT 2 2952
UNIT 3 2961
UNIT 4 2943

SHEET NO.
A-39

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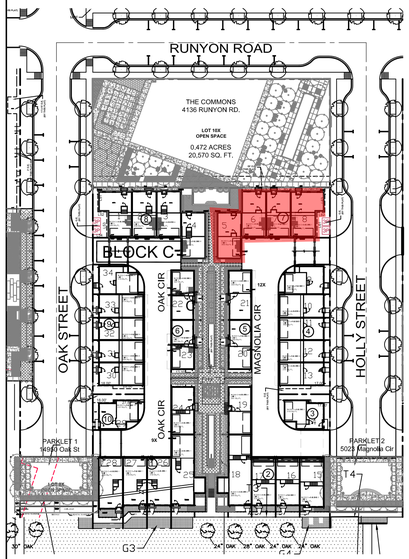
Town Case #: 1865-Z



EAST/LEFT MATERIAL CALCULATION TABLE		
BRICK	2111	89.7%
FIBER CEMENT STUCCO BOARD	184	7.8%
ACCENT MATERIAL	58	2.5%
TOTAL SURFACE AREA	2353	

LEGEND

- BRICK
- FIBER CEMENT STUCCO BOARD
- COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL
- 4X4X8 WOOD OR EIFS BLOCKS (ACCENT MATERIAL)
- WROUGHT IRON OR STEEL RAIL (ACCENT MATERIAL)
- CAST STONE CORBEL BRACKET (ACCENT MATERIAL)

FACADE PLAN NOTES

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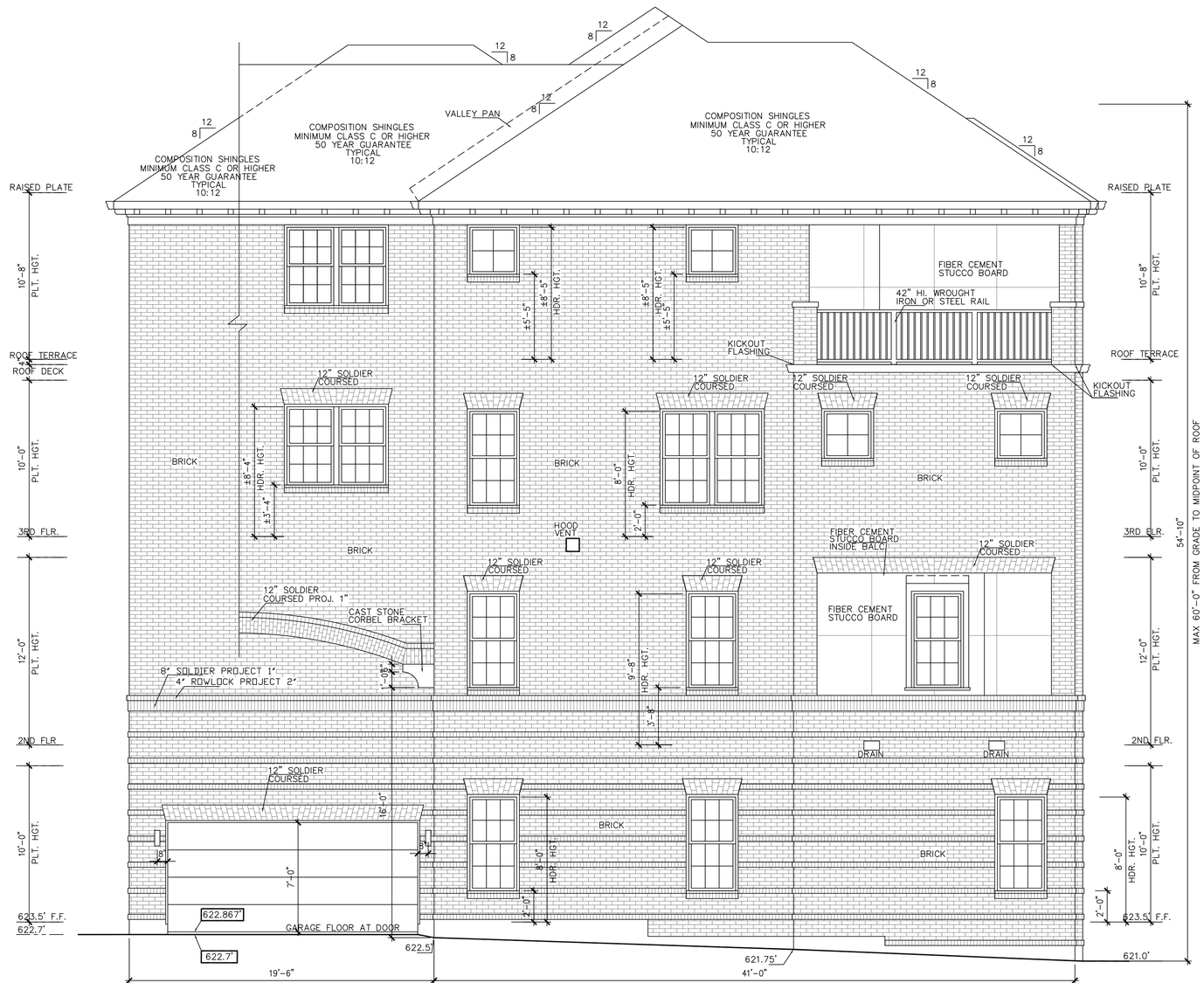

UNIT 1
LOT 8

east/left(HOLLY STREET) elevation

SCALE: 1/4" = 1'-0"

0 4' 8'

ADDISON GROVE

01/17/2023

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877

Drawn By/Checked By: O.C./F.M.
Original Date Issued: 08/11/2022
Scale: 1/4" = 1'-0"
Last Updated: 11/24/2022

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX

ADDISON GROVE -BLOCK C - BUILDING 7

EAST/LEFT ELEVATIONS

PLAN NO.
UNIT 1 3540
UNIT 2 2952
UNIT 3 2961
UNIT 4 2943

SHEET NO.
A-40

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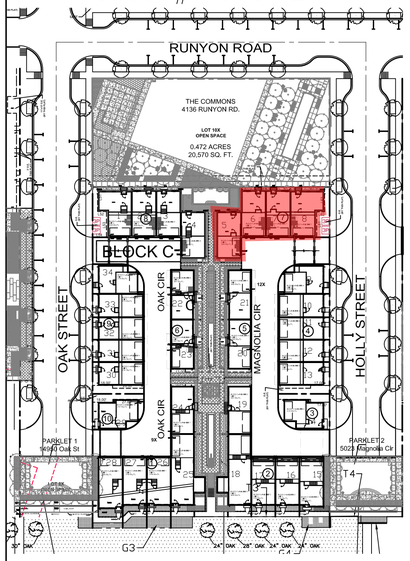
Town Case #:1865-Z



WEST/RIGHT MATERIAL CALCULATION TABLE		
BRICK	2449	93.3%
FIBER CEMENT STUCCO BOARD	129	4.9%
ACCENT MATERIAL	48	1.8%
TOTAL SURFACE AREA	2626	

LEGEND

- BRICK
- FIBER CEMENT STUCCO BOARD
- COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL
- 4X4X8 WOOD OR EIFS BLOCKS (ACCENT MATERIAL)
- WROUGHT IRON OR STEEL RAIL (ACCENT MATERIAL)

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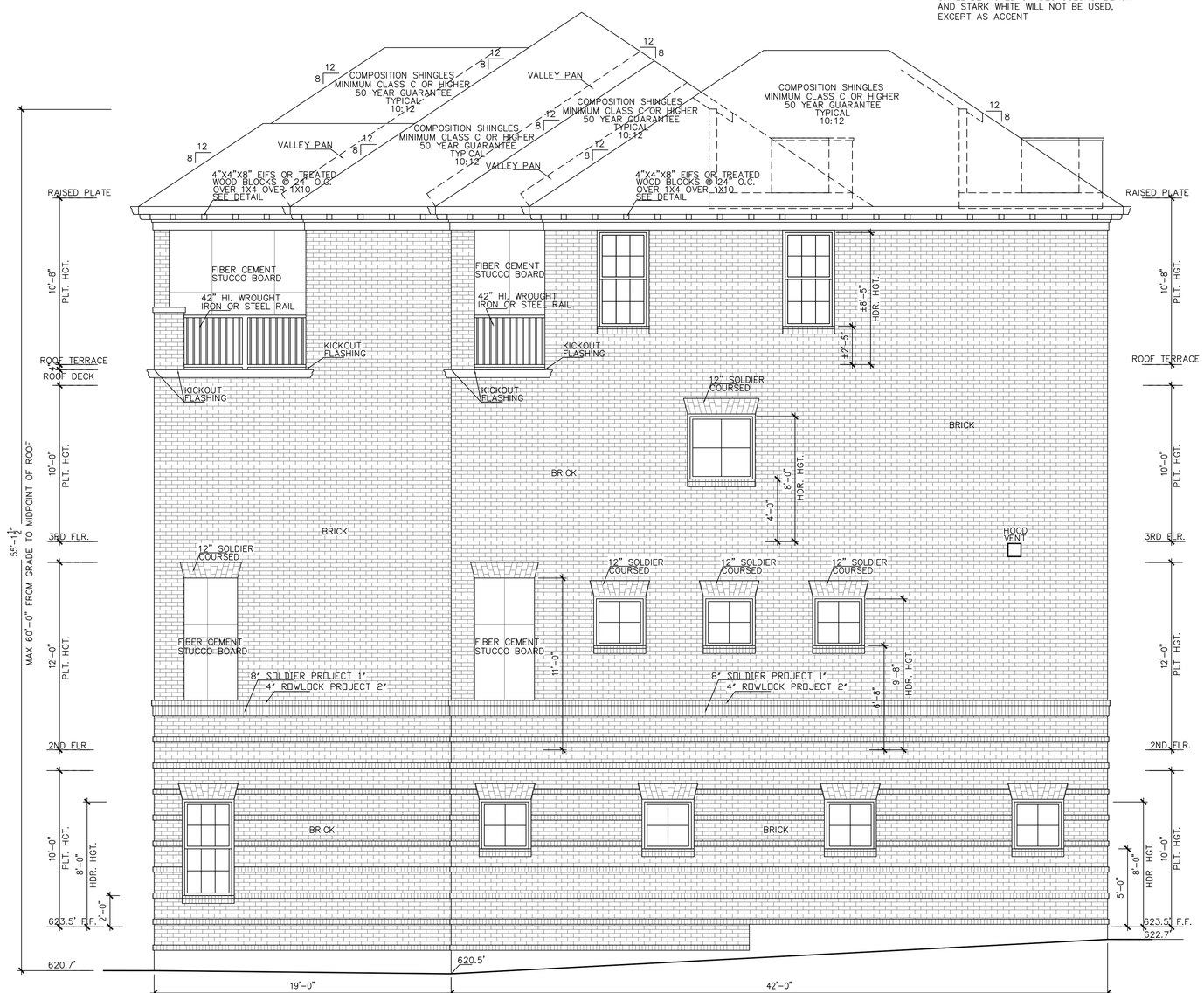

UNIT 4
LOT 5

west/right(neighbor) elevation

SCALE: 1/4" = 1'-0"

0 4' 8'

ADDISON GROVE

Drawn By/Checked By:	O.C./F.M.
Original Date Issued:	08/11/2022
Scale:	1/4" = 1'-0"
Last Updated:	11/24/2022

URBAN INTOWN HOMES
2410 POLK ST. STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX

ADDISON GROVE -BLOCK C - BUILDING 7

WEST/RIGHT ELEVATIONS

REGISTERED ARCHITECT STEPHEN B. KLIMEK 18389 STATE OF TEXAS
01/17/2023

PLAN NO.	
UNIT 1	3540
UNIT 2	2952
UNIT 3	2961
UNIT 4	2943

SHEET NO.

A-41

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877

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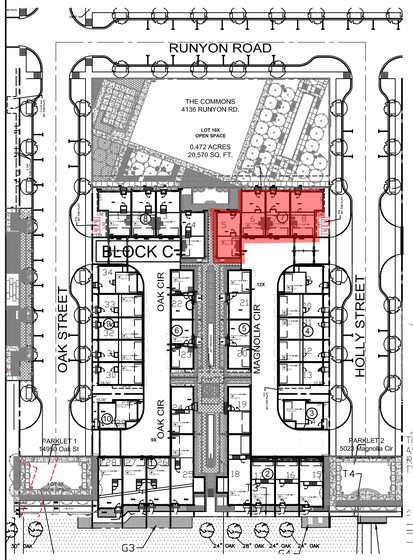
Town Case #:1865-Z



EAST/LEFT MATERIAL CALCULATION TABLE		
BRICK	1749	87.9%
FIBER CEMENT STUCCO BOARD	184	9.2%
ACCENT MATERIAL	58	2.9%
TOTAL SURFACE AREA	1991	

LEGEND

- BRICK
- FIBER CEMENT STUCCO BOARD
- COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL
- 4X4X8 WOOD OR EIFS BLOCKS (ACCENT MATERIAL)
- WROUGHT IRON OR STEEL RAIL (ACCENT MATERIAL)
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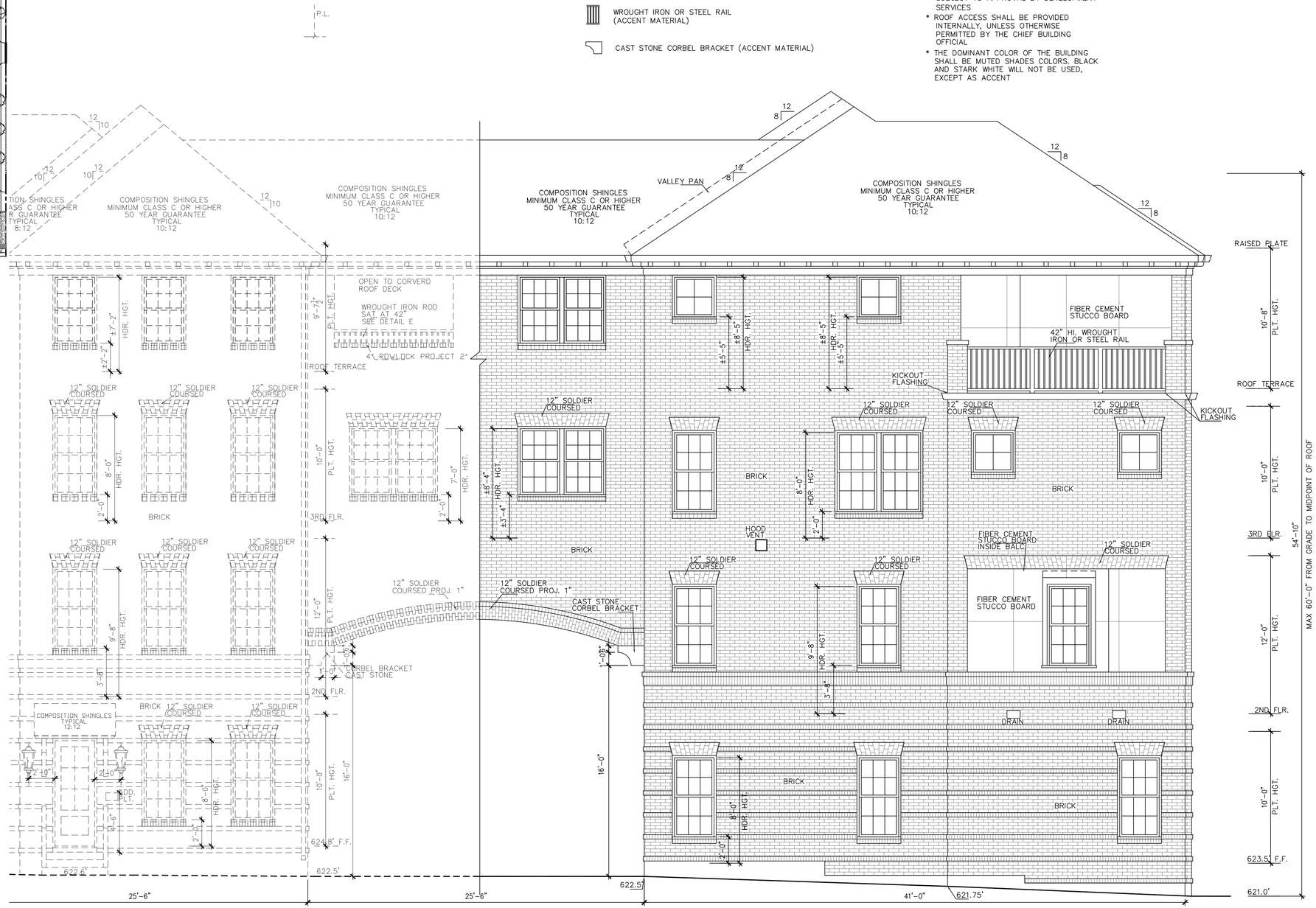

UNIT 5
LOT 9

BUILDING 4

UNIT 1
LOT 8

BUILDING 7

east/left(HOLLY STREET) elevation

SCALE: 1/4" = 1'-0"

0 4' 8'

ADDISON GROVE

01/17/2023

Drawn By/Checked By: O.C./F.M.
Original Date Issued: 08/11/2022
Scale: 1/4" = 1'-0"
Last Updated: 11/24/2022

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ADDISON GROVE -BLOCK C - BUILDING 7

BRIDGE ELEVATIONS

PLAN NO.
UNIT 1 3540
UNIT 2 2952
UNIT 3 2961
UNIT 4 2943

SHEET NO.
A-42

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877

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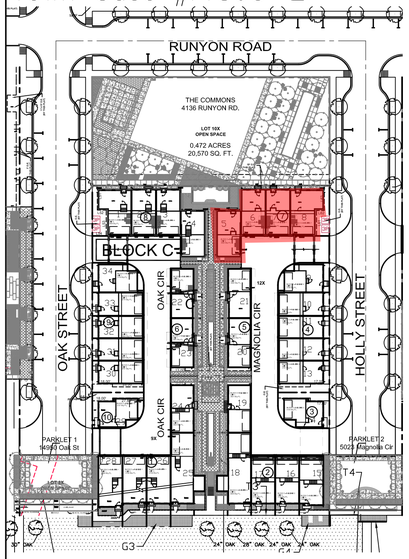
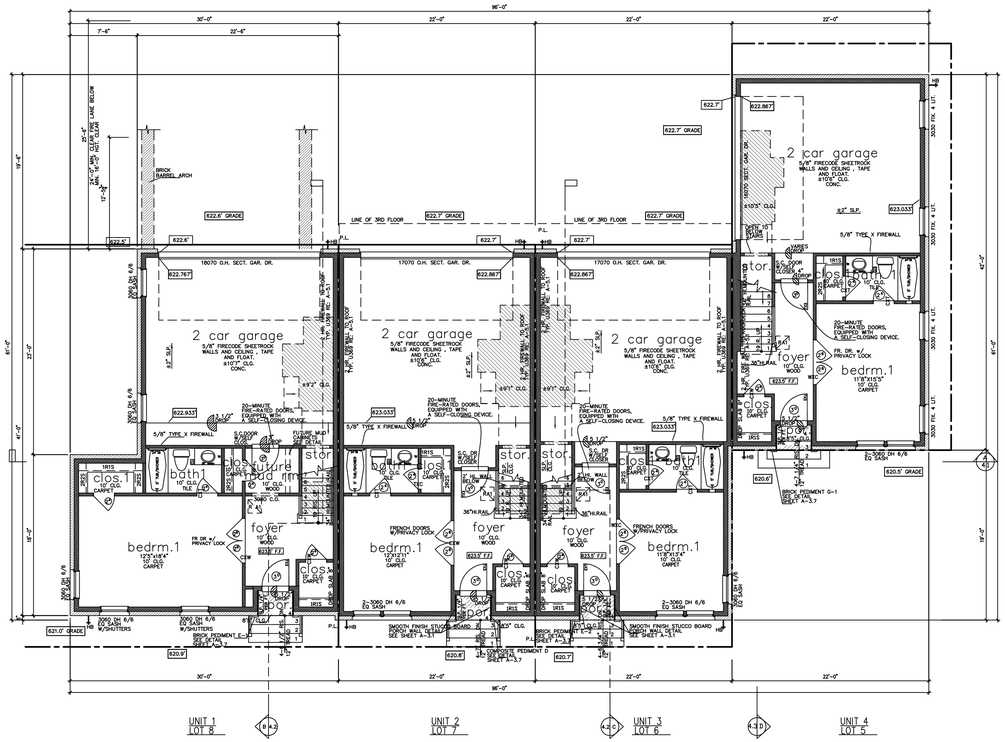
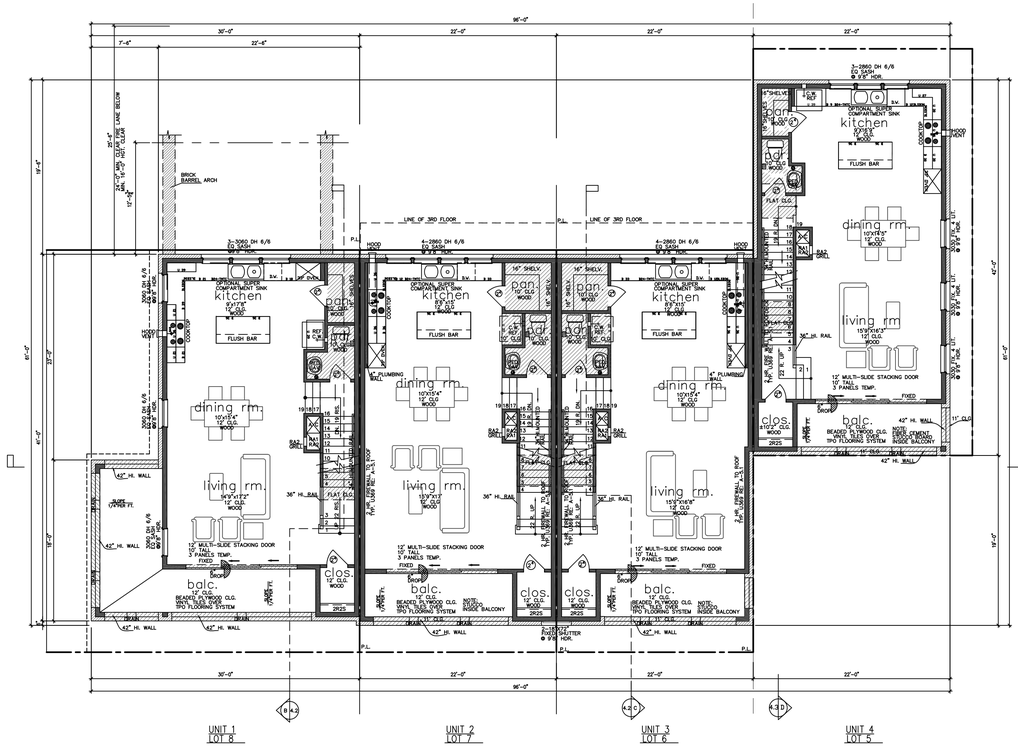
Town Case #: 1865-Z





First Floor Plan
SCALE: 1/8" = 1'-0"
NORTH



Second Floor Plan
SCALE: 1/8" = 1'-0"
NORTH

unit 1 square footage	
FIRST FLOOR	553
SECOND FLOOR	856
THIRD FLOOR	1295
ROOF TERRACE	874
TOTAL LIVING AREA	3540
PORCH	31
GARAGE	494
BALCONY	242
COVERED DECK	220
UNCOVERED DECK	137
AC DECK	96
TOTAL SLAB AREA	1050

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS. ACTUAL SQUARE FOOTAGE MAY VARY +/-5%-2003

unit 2 square footage	
FIRST FLOOR	406
SECOND FLOOR	814
THIRD FLOOR	996
ROOF TERRACE	740
TOTAL LIVING AREA	2952
PORCH	31
GARAGE	495
BALCONY	99
COVERED ROOF DECK	34
UNCOVERED ROOF DECK	166
AC DECK	99
TOTAL SLAB AREA	913

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS. ACTUAL SQUARE FOOTAGE MAY VARY +/-5%-2003

unit 3 square footage	
FIRST FLOOR	417
SECOND FLOOR	814
THIRD FLOOR	996
ROOF TERRACE	740
TOTAL LIVING AREA	2961
PORCH	31
GARAGE	486
BALCONY	99
COVERED ROOF DECK	34
UNCOVERED ROOF DECK	166
AC DECK	99
TOTAL SLAB AREA	913

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS. ACTUAL SQUARE FOOTAGE MAY VARY +/-5%-2003

unit 4 square footage	
FIRST FLOOR	461
SECOND FLOOR	885
THIRD FLOOR	924
ROOF TERRACE	733
TOTAL LIVING AREA	2943
PORCH	31
GARAGE	450
BALCONY	99
COVERED ROOF DECK	34
UNCOVERED ROOF DECK	166
AC DECK	99
TOTAL SLAB AREA	924

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS. ACTUAL SQUARE FOOTAGE MAY VARY +/-5%-2003

	LIVING AREA(SQ. FT.)	BEDROOM
UNIT 1	3540	4
UNIT 2	2952	4
UNIT 3	2961	4
UNIT 4	2943	4

01/17/2023

URBAN INTOWN HOMES
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PHONE: 713-961-3877

ADDISON GROVE

Drawn By/Checked By: O.C./F.M.
Original Date Issued: 08/11/2022
Scale: 1/8" = 1'-0"
Last Updated: 11/24/2022

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(713)961-3877 TEL (713)961-4270 FAX

ADDISON GROVE -BLOCK C - BUILDING 7

FLOOR PLANS

PLAN NO.	
UNIT 1	3540
UNIT 2	2952
UNIT 3	2961
UNIT 4	2943

SHEET NO.
A-43

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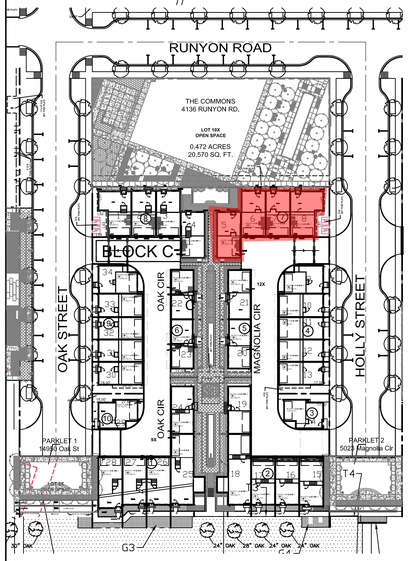
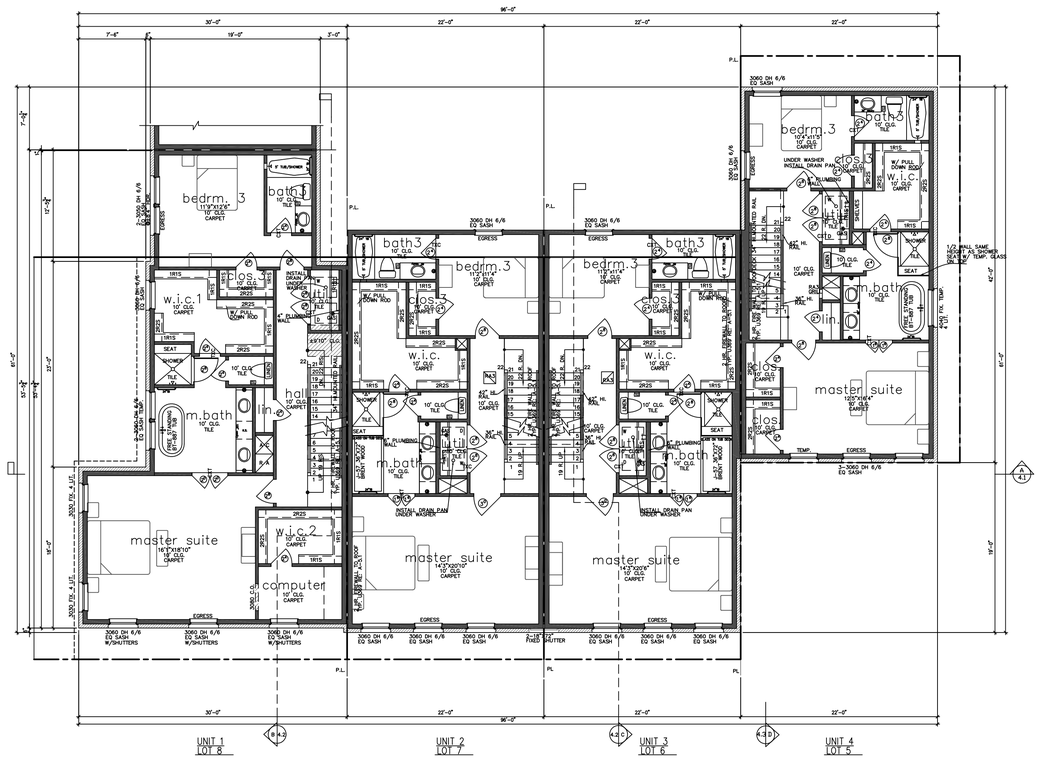
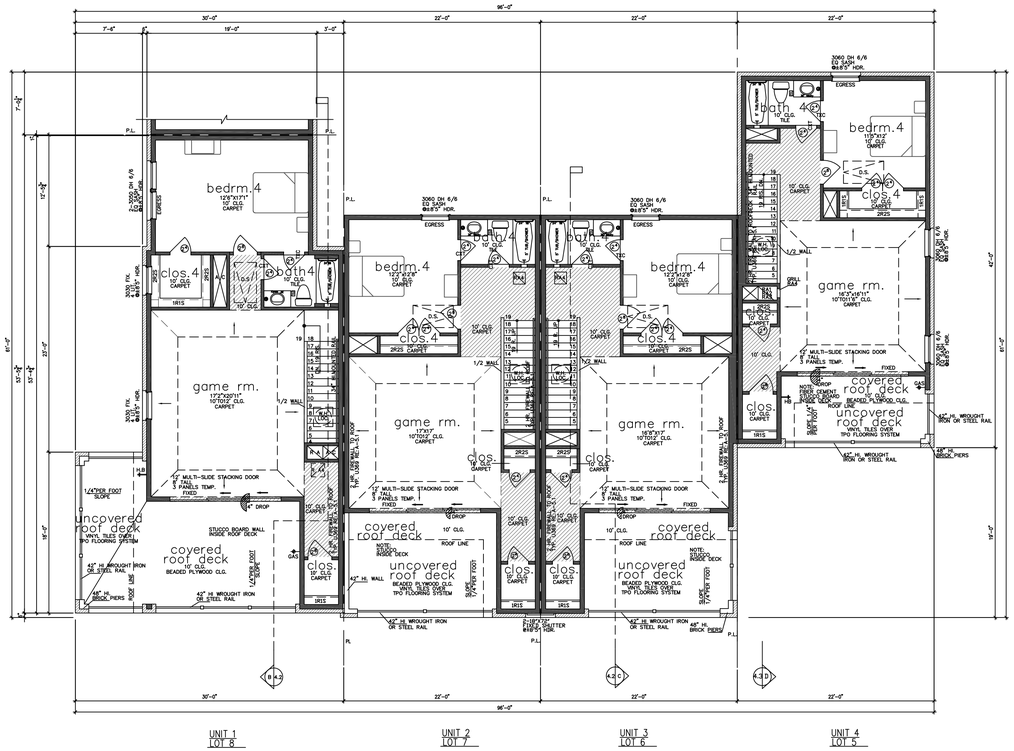
Town Case #:1865-Z





Third Floor Plan
NORTH SCALE: 1/8" = 1'-0"



Roof Terrace Plan
NORTH SCALE: 1/8" = 1'-0"

ADDISON GROVE

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877

REGISTERED ARCHITECT STEPHEN G. KLIMA 15389 STATE OF TEXAS
01/17/2023

Drawn By/Checked By: O.C./F.M.
Original Date Issued: 08/11/2022
Scale: 1/8" = 1'-0"
Last Updated: 11/24/2022

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ADDISON GROVE -BLOCK C - BUILDING 7

FLOOR PLANS

PLAN NO.
UNIT 1 3540
UNIT 2 2952
UNIT 3 2961
UNIT 4 2943

SHEET NO.
A-44

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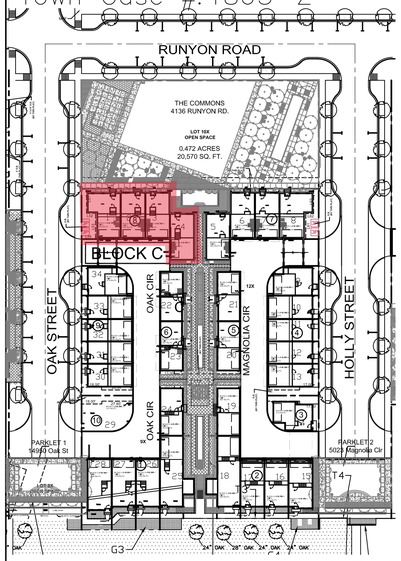
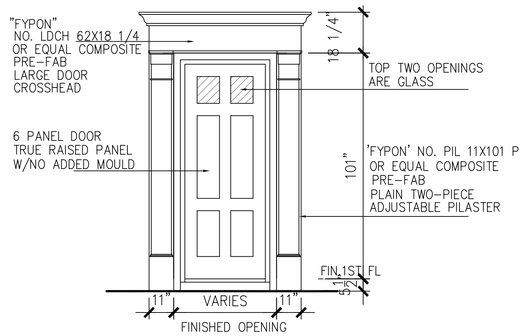
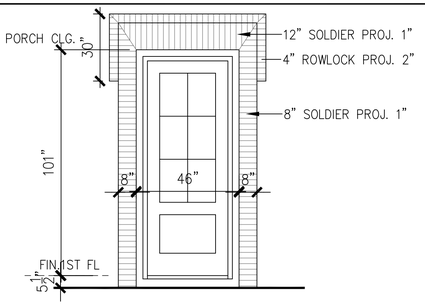




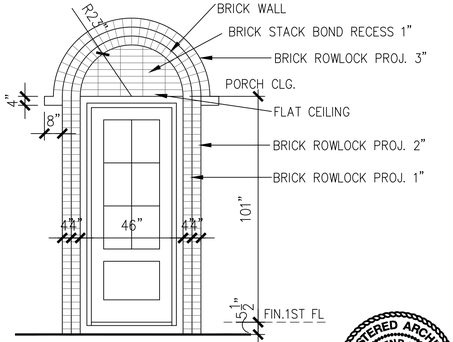
COMPOSITE PEDIMENT D

SCALE: 3/8" = 1'-0"



P.L. BRICK PEDIMENT G-1 P.L.

SCALE: 3/8" = 1'-0"



BRICK PEDIMENT E-1

SCALE: 3/8" = 1'-0"

TOTAL MATERIAL CALCULATION TABLE		
BRICK	9292	82.8%
3-COAT CEMENT PLASTER SYSTEM	756	6.8%
FIBER CEMENT STUCCO BOARD	576	5.1%
ACCENT MATERIAL	596	5.3%
TOTAL SURFACE AREA	11220	

NORTH/FRONT MATERIAL CALCULATION TABLE		
BRICK	2385	80.7%
FIBER CEMENT STUCCO BOARD	154	5.2%
ACCENT MATERIAL	418	14.1%
TOTAL SURFACE AREA	2957	

LEGEND

- BRICK
- FIBER CEMENT STUCCO BOARD
- COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL
- COMPOSITE PEDIMENT (ACCENT MATERIAL)
- 4X4X8 WOOD OR EIFS BLOCKS (ACCENT MATERIAL)
- WROUGHT IRON OR STEEL RAIL (ACCENT MATERIAL)
- FIX. SHUTTER (ACCENT MATERIAL)
- HALF ROUND SPOKED POLYURETHANE PEDIMENT (ACCENT MATERIAL)

FACADE PLAN NOTES

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UNIT 1 LOT 4 | UNIT 2 LOT 3 | UNIT 3 LOT 2 | UNIT 4 LOT 1

north/front (green space) elevation

SCALE: 1/4" = 1'-0"

0 4' 8'

ADDISON GROVE

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX

Drawn By/Checked By:	O.C./F.M.
Original Date Issued:	08/11/2022
Scale:	1/4" = 1'-0"
Last Updated:	01/04/2023

ADDISON GROVE -BLOCK C - BUILDING 8

NORTH/FRONT ELEVATION

PLAN NO.

UNIT 1	2921
UNIT 2	2943
UNIT 3	2938
UNIT 4	3400

SHEET NO.

A-45

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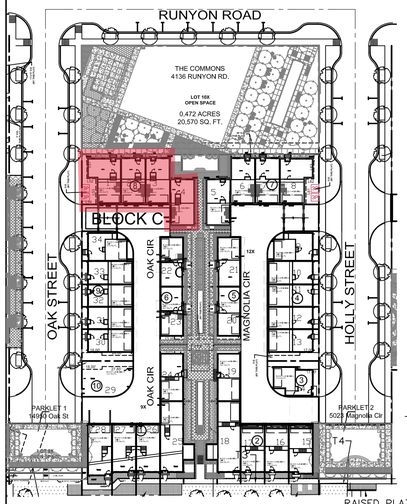
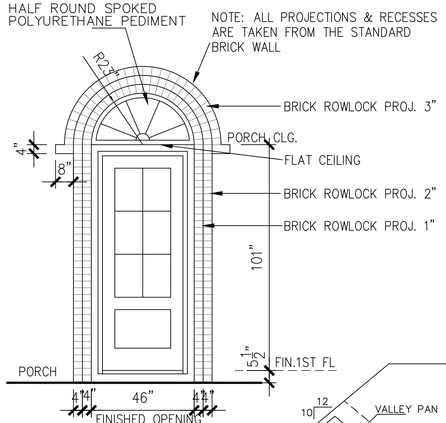
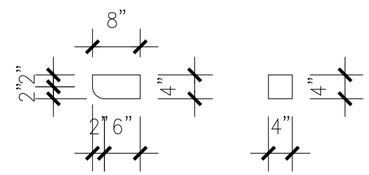
Town Case #: 1865-Z





BRICK PEDIMENT E-2

SCALE: 3/8" = 1'-0"



WOOD OR EIFS BRACKETS A

SCALE: 1" = 1'-0"

SOUTH/REAR MATERIAL CALCULATION TABLE		
BRICK	2375	71.0%
3-COAT CEMENT PLASTER SYSTEM	756	22.6%
FIBER CEMENT STUCCO BOARD	141	4.2%
ACCENT MATERIAL	73	2.2%
TOTAL SURFACE AREA	3345	

LEGEND

- BRICK
- 3-COAT CEMENT PLASTER SYSTEM
- FIBER CEMENT STUCCO BOARD
- COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL
- WROUGHT IRON OR STEEL RAIL (ACCENT MATERIAL)
- 2X12 COMPOSITE BAND (ACCENT MATERIAL)
- CAST STONE CORBEL BRACKET (ACCENT MATERIAL)

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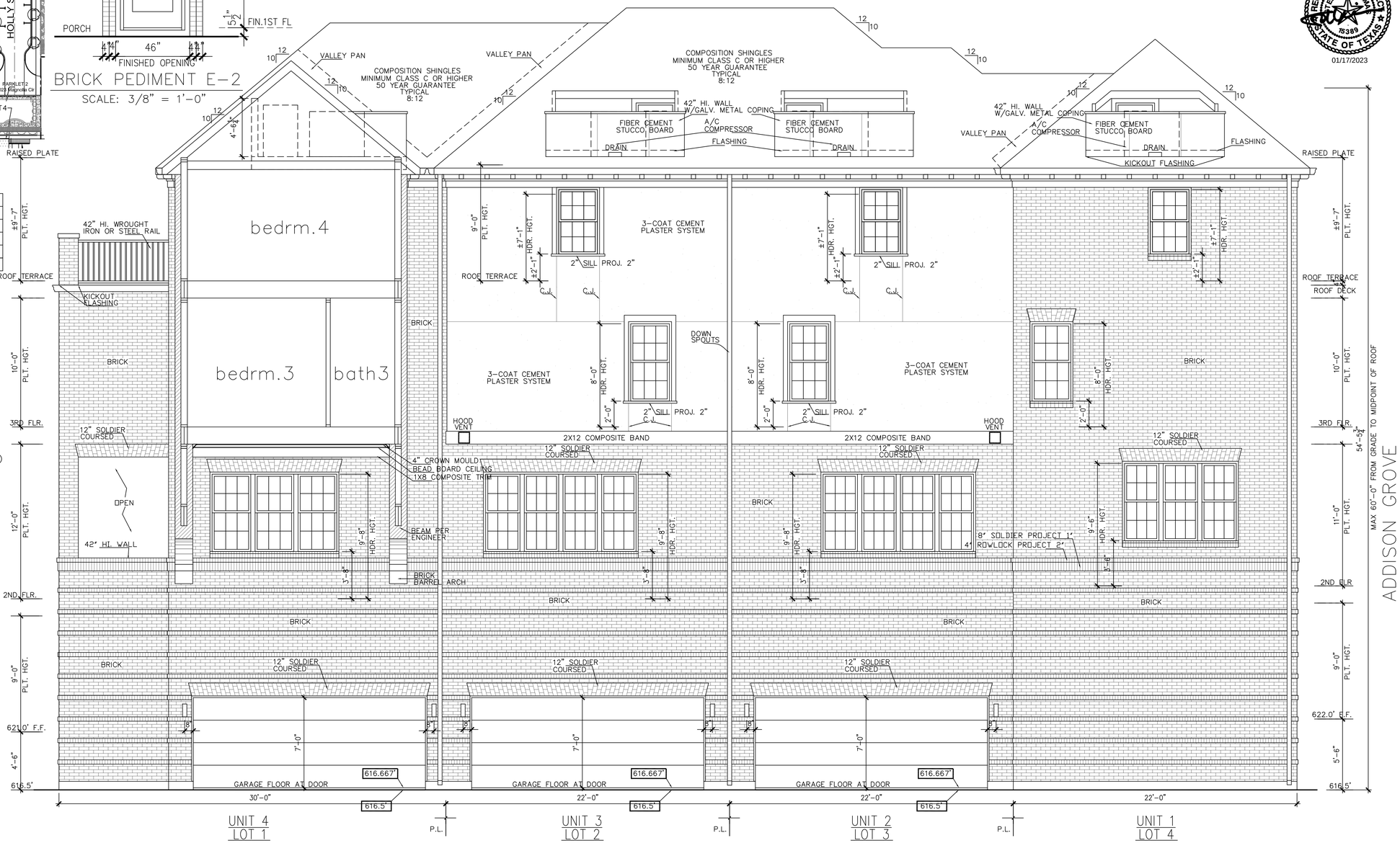

UNIT 4 LOT 1 | UNIT 3 LOT 2 | UNIT 2 LOT 3 | UNIT 1 LOT 4

south/rear(OAK CIR.) elevation

SCALE: 1/4" = 1'-0"

0 4' 8'

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877

REGISTERED ARCHITECT STEPHEN B. KLIMA 15389 STATE OF TEXAS
01/17/2023

Drawn By/Checked By: O.C./F.M.
Original Date Issued: 08/11/2022
Scale: 1/4" = 1'-0"
Last Updated: 01/04/2023

URBAN INTOWN HOMES
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(713)961-3877 TEL (713)961-4270 FAX

ADDISON GROVE -BLOCK C - BUILDING 8

SOUTH/REAR ELEVATION

ADDISON GROVE

PLAN NO.
UNIT 1 2921
UNIT 2 2943
UNIT 3 2938
UNIT 4 3400

SHEET NO.
A-46

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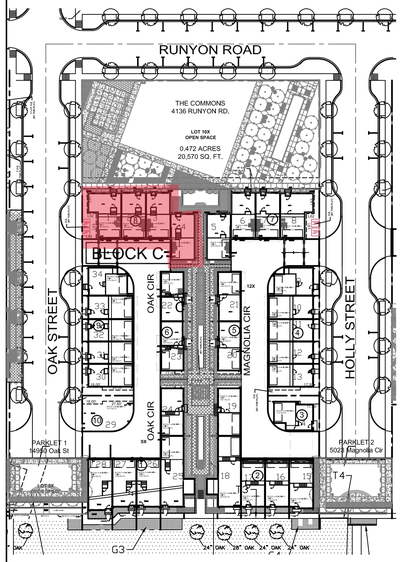

LEGEND

- BRICK
- FIBER CEMENT STUCCO BOARD
- COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL
- 4X4X8 WOOD OR EIFS BLOCKS (ACCENT MATERIAL)
- WROUGHT IRON OR STEEL RAIL (ACCENT MATERIAL)
- CAST STONE CORBEL BRACKET (ACCENT MATERIAL)

WEST/RIGHT MATERIAL CALCULATION TABLE		
BRICK	2185	90.9%
FIBER CEMENT STUCCO BOARD	162	6.7%
ACCENT MATERIAL	58	2.4%
TOTAL SURFACE AREA	2405	

FACADE PLAN NOTES

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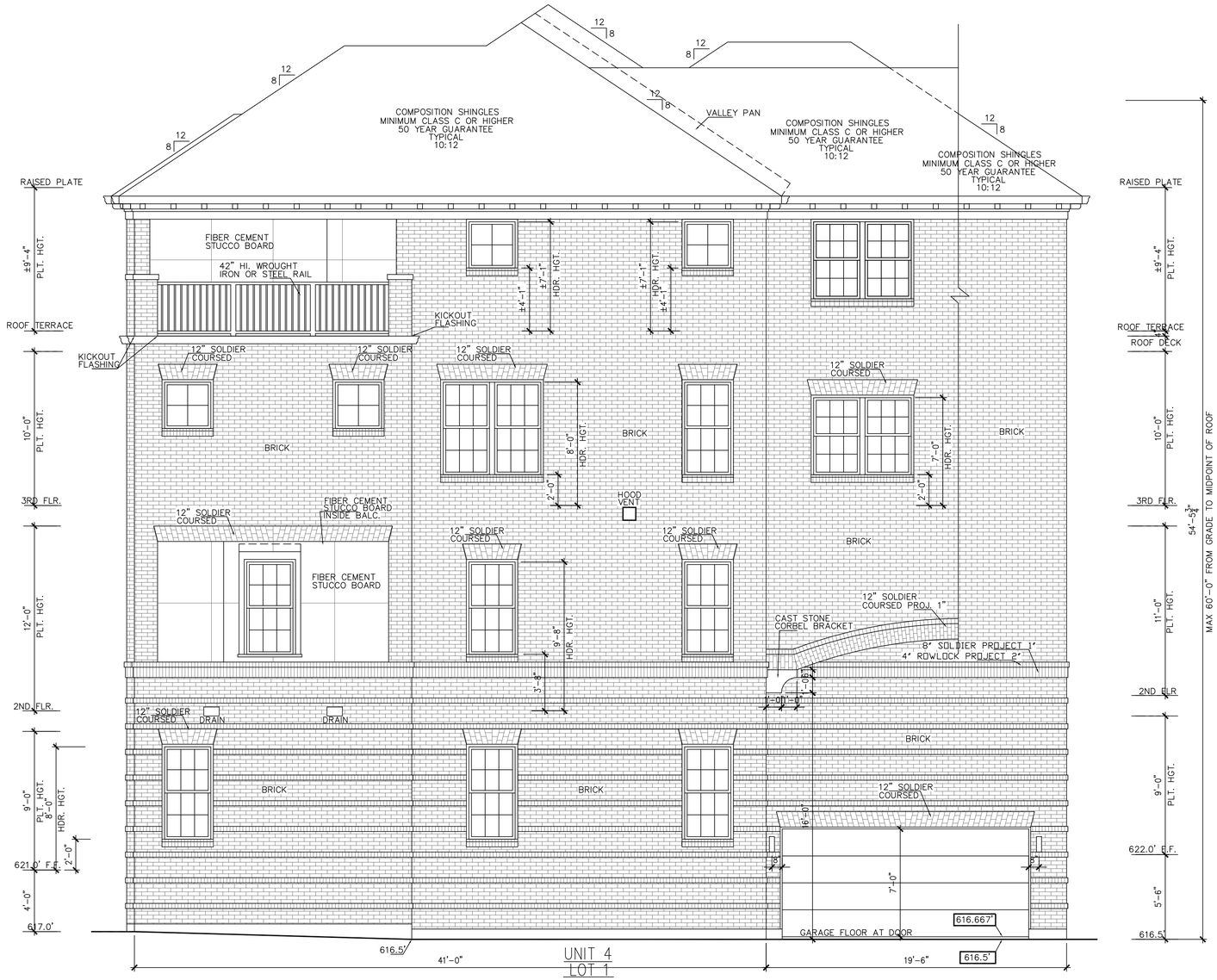
* THE DOMINANT COLOR OF THE BUILDING SHALL BE MUTED SHADES COLORS. BLACK AND STARK WHITE WILL NOT BE USED, EXCEPT AS ACCENT



west/right(OAK STREET) elevation

SCALE: 1/4" = 1'-0"

0 4' 8'

ADDISON GROVE

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877

REGISTERED ARCHITECT STEPHEN B. KLIMA 75389 STATE OF TEXAS
01/17/2023

Drawn By/Checked By: O.C./F.M.
Original Date Issued: 08/11/2022
Scale: 1/4" = 1'-0"
Last Updated: 01/04/2023

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX

ADDISON GROVE -BLOCK C - BUILDING 8

WEST/RIGHT ELEVATIONS

PLAN NO.	
UNIT 1	2921
UNIT 2	2943
UNIT 3	2938
UNIT 4	3400

SHEET NO.
A-47

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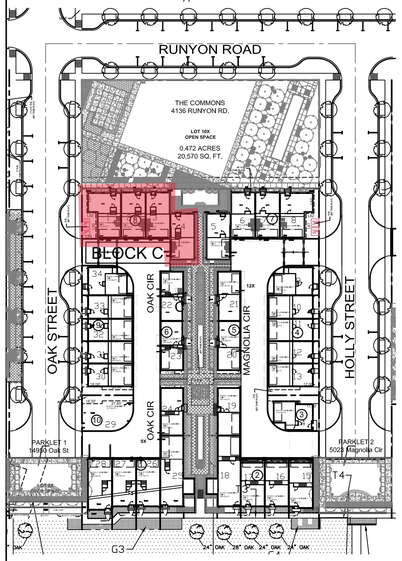
Town Case #:1865-Z



EAST/LEFT MATERIAL CALCULATION TABLE		
BRICK	2347	93.4%
FIBER CEMENT STUCCO BOARD	119	4.7%
ACCENT MATERIAL	47	1.9%
TOTAL SURFACE AREA	2513	

LEGEND

- BRICK
- FIBER CEMENT STUCCO BOARD
- COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL
- 4X4X8 WOOD OR EIFS BLOCKS (ACCENT MATERIAL)
- WROUGHT IRON OR STEEL RAIL (ACCENT MATERIAL)

FACADE PLAN NOTES

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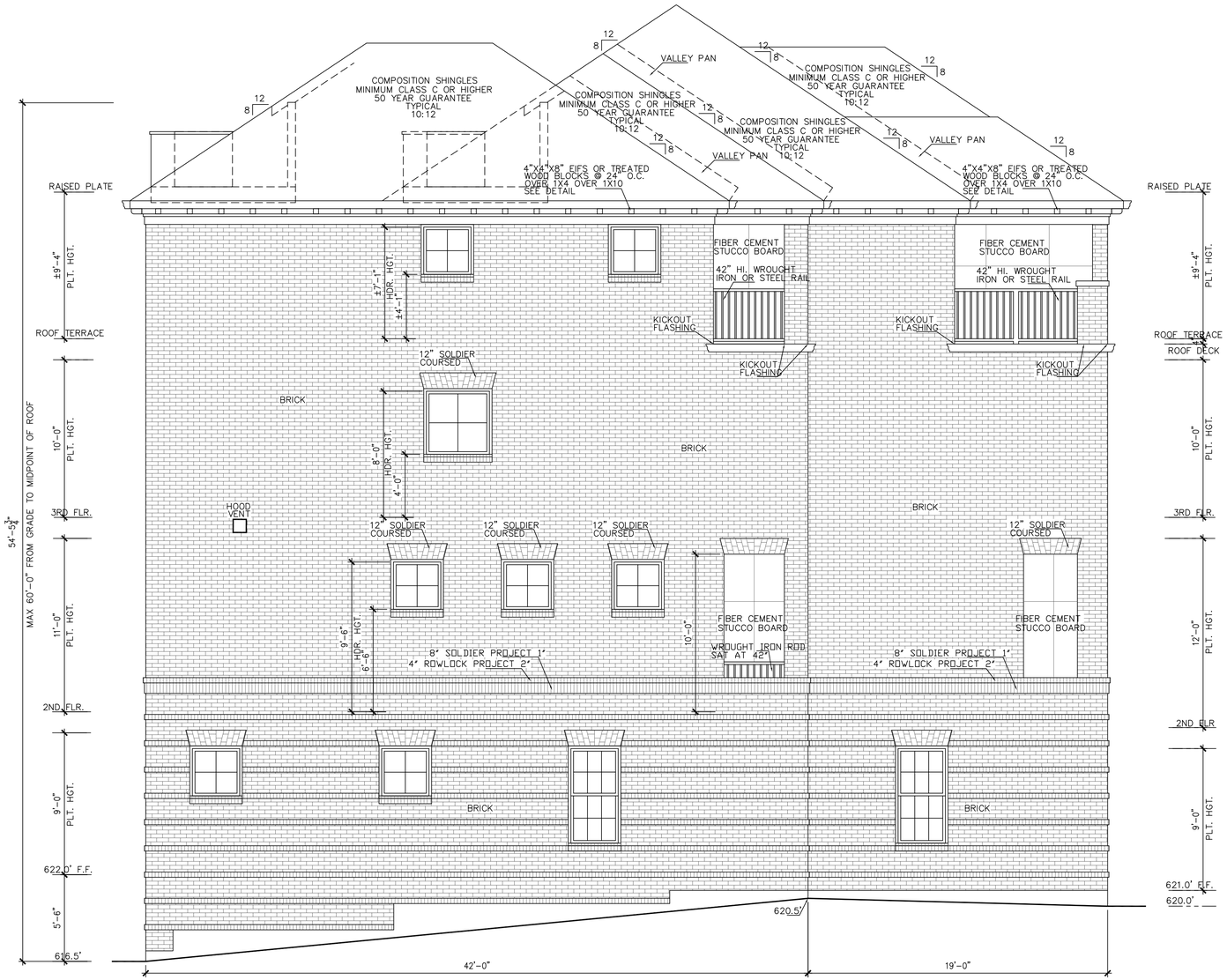

UNIT 1
LOT 4

east/left(neighbor) elevation

SCALE: 1/4" = 1'-0"

0 4' 8'

ADDISON GROVE

Drawn By/Checked By: O.C./F.M.
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ADDISON GROVE -BLOCK C - BUILDING 8

EAST/LEFT ELEVATIONS

STEPHEN B. KLIMA 15389 REGISTERED ARCHITECT STATE OF TEXAS
01/17/2023

PLAN NO.
UNIT 1 2921
UNIT 2 2943
UNIT 3 2938
UNIT 4 3400

SHEET NO.
A-48

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877

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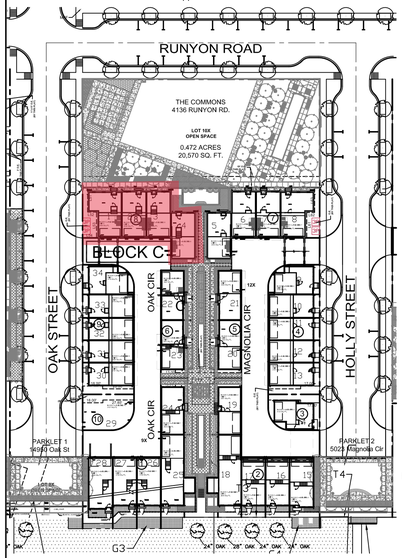
Town Case #:1865-Z



WEST/RIGHT MATERIAL CALCULATION TABLE		
BRICK	1747	88.8%
FIBER CEMENT STUCCO BOARD	162	8.2%
ACCENT MATERIAL	58	3.0%
TOTAL SURFACE AREA	1967	

LEGEND

- BRICK
- FIBER CEMENT STUCCO BOARD
- COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL
- 4X4X8 WOOD OR EIFS BLOCKS (ACCENT MATERIAL)
- WROUGHT IRON OR STEEL RAIL (ACCENT MATERIAL)
- CAST STONE CORBEL BRACKET (ACCENT MATERIAL)

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BUILDING 8 — UNIT 4 / LOT 1

west/right(OAK STREET) elevation

SCALE: 1/4" = 1'-0"

0 4' 8'

BUILDING 9 — UNIT 1 / LOT 34

ADDISON GROVE

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877

01/17/2023

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Last Updated: 01/04/2023

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(713)961-3877 TEL (713)961-4270 FAX

ADDISON GROVE -BLOCK C - BUILDING 8

BRIDGE ELEVATIONS

PLAN NO.
UNIT 1 2921
UNIT 2 2943
UNIT 3 2938
UNIT 4 3400

SHEET NO.
A-49

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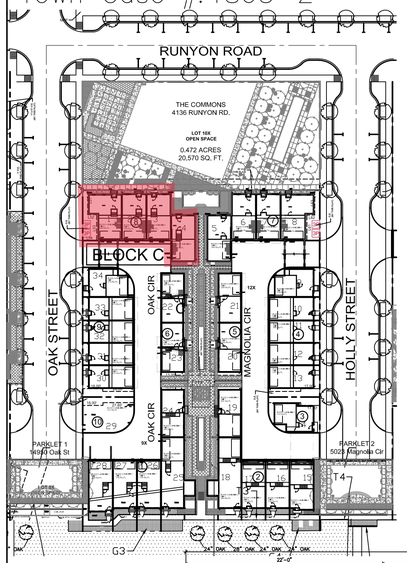
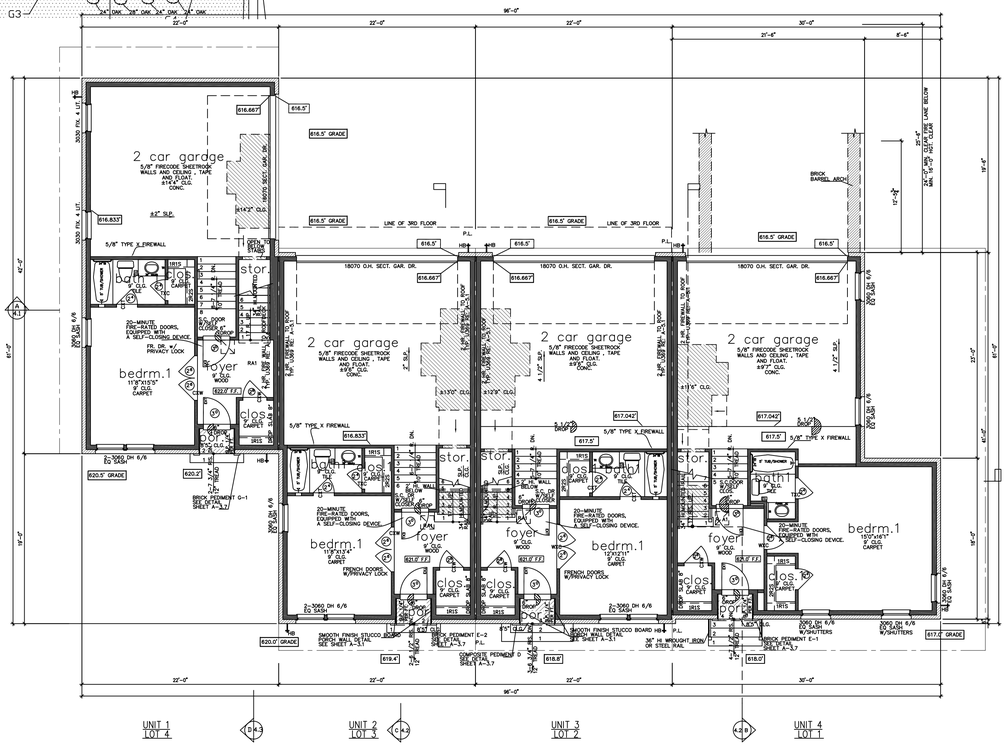
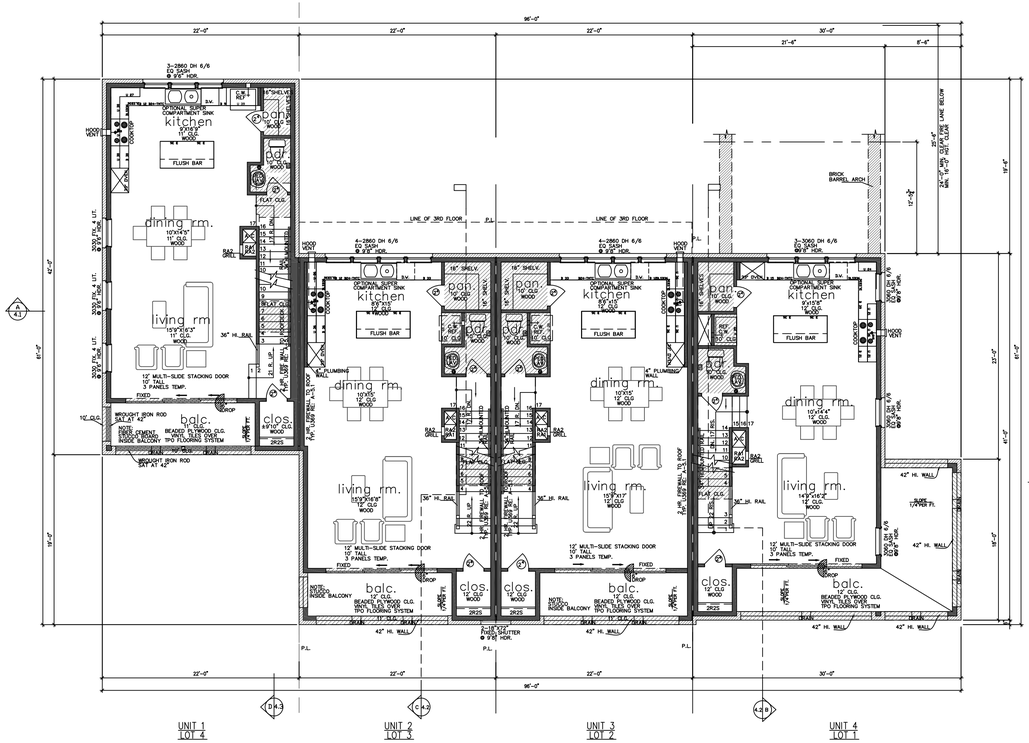




First Floor Plan
SCALE: 1/8" = 1'-0"
NORTH



Second Floor Plan
SCALE: 1/8" = 1'-0"
NORTH

ADDISON GROVE

unit 1 square footage	
FIRST FLOOR	429
SECOND FLOOR	825
THIRD FLOOR	924
ROOF TERRACE	733
TOTAL LIVING AREA	2781
PORCH	11
GARAGE	474
BALCONY	99
COVERED ROOF DECK	34
UNCOVERED ROOF DECK	353
AC DECK	88
TOTAL SLAB AREA	904

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDING DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

unit 2 square footage	
FIRST FLOOR	399
SECOND FLOOR	854
THIRD FLOOR	990
ROOF TERRACE	748
TOTAL LIVING AREA	2943
PORCH	11
GARAGE	509
BALCONY	99
COVERED ROOF DECK	34
UNCOVERED ROOF DECK	366
AC DECK	88
TOTAL SLAB AREA	903

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDING DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

unit 3 square footage	
FIRST FLOOR	394
SECOND FLOOR	854
THIRD FLOOR	990
ROOF TERRACE	740
TOTAL LIVING AREA	2938
PORCH	11
GARAGE	509
BALCONY	99
COVERED ROOF DECK	34
UNCOVERED ROOF DECK	366
AC DECK	88
TOTAL SLAB AREA	913

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDING DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

unit 4 square footage	
FIRST FLOOR	525
SECOND FLOOR	781
THIRD FLOOR	1259
ROOF TERRACE	835
TOTAL LIVING AREA	3400
PORCH	11
GARAGE	560
BALCONY	254
COVERED DECK	257
UNCOVERED DECK	155
AC DECK	88
TOTAL SLAB AREA	1035

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDING DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

	LIVING AREA(SQ. FT.)	BEDROOM
UNIT 1	2921	4
UNIT 2	2943	4
UNIT 3	2938	4
UNIT 4	3400	4

REGISTERED ARCHITECT
STEPHEN B. KUMAR
75389
STATE OF TEXAS
01/17/2023

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877

Drawn By/Checked By: O.C./F.M.
Original Date Issued: 08/11/2022
Scale: 1/8" = 1'-0"
Last Updated: 01/04/2023

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX

ADDISON GROVE -BLOCK C - BUILDING 8

FLOOR PLANS

PLAN NO.
UNIT 1 2921
UNIT 2 2943
UNIT 3 2938
UNIT 4 3400

SHEET NO.
A-50

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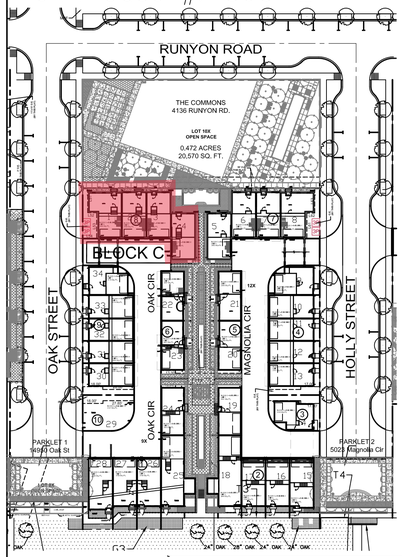

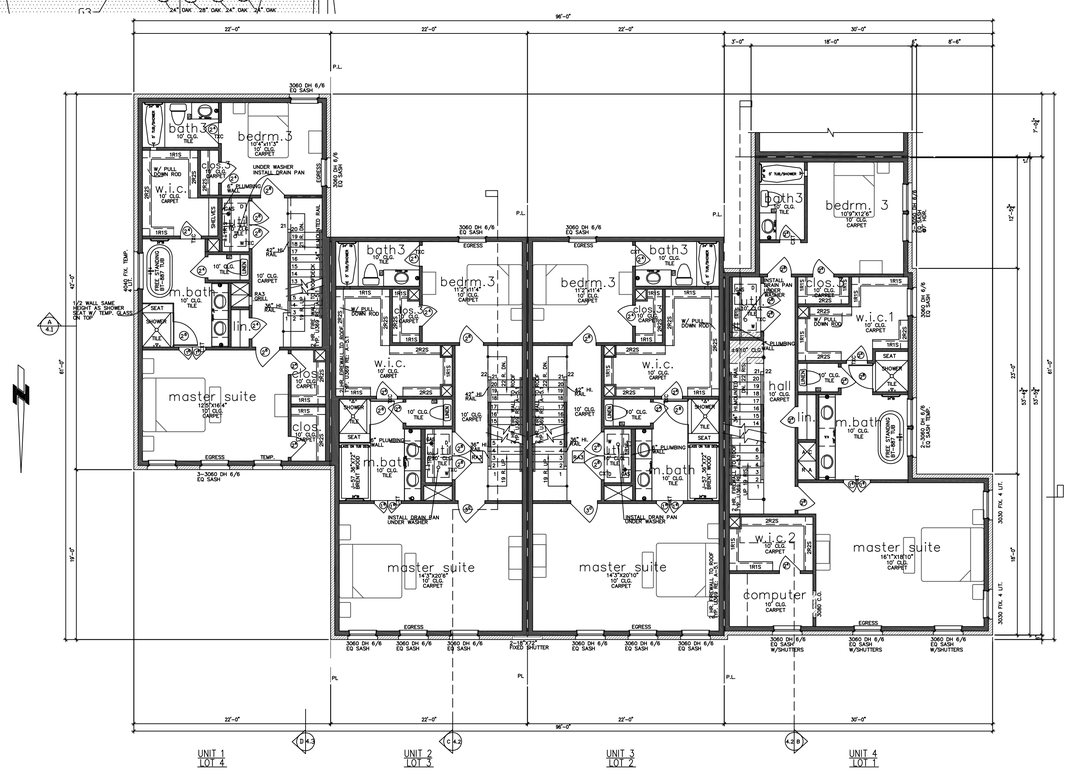

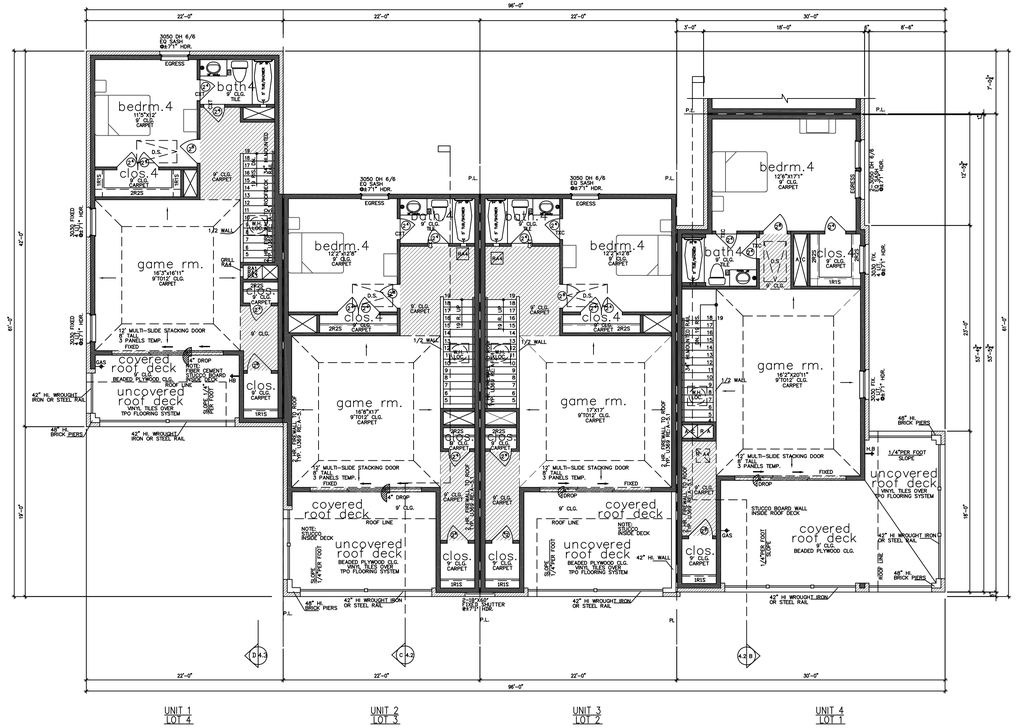

Third Floor Plan
NORTH
SCALE: 1/8" = 1'-0"

Roof Terrace Plan
NORTH
SCALE: 1/8" = 1'-0"

ADDISON GROVE

01/17/2023

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877

Drawn By/Checked By: O.C./F.M.
Original Date Issued: 08/11/2022
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Last Updated: 01/04/2023

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(713)961-3877 TEL (713)961-4270 FAX

ADDISON GROVE -BLOCK C - BUILDING 8

FLOOR PLANS

PLAN NO.
UNIT 1 2921
UNIT 2 2943
UNIT 3 2938
UNIT 4 3400

SHEET NO.
A-51

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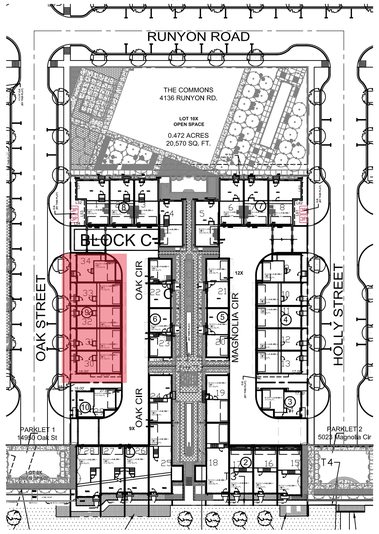

LEGEND

- BRICK
- FIBER CEMENT STUCCO BOARD
- COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL
- 4X4X8 WOOD OR EIFS BLOCKS (ACCENT MATERIAL)
- WROUGHT IRON OR STEEL RAIL (ACCENT MATERIAL)
- FIX. SHUTTER (ACCENT MATERIAL)
- HALF ROUND SPOKED POLYURETHANE PEDIMENT (ACCENT MATERIAL)

FACADE PLAN NOTES

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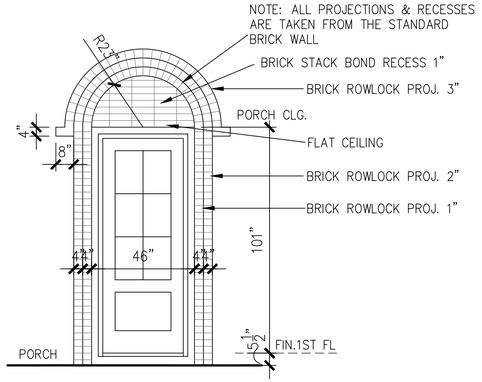
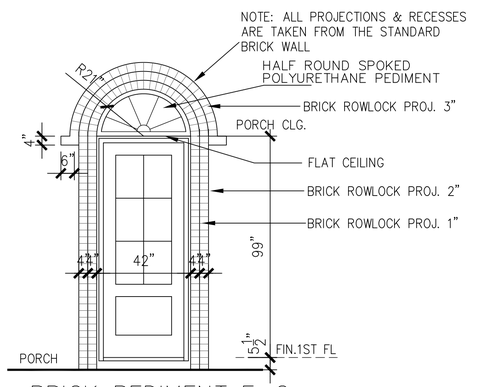
WEST/FRONT MATERIAL CALCULATION TABLE		
BRICK	3385	89.1%
FIBER CEMENT STUCCO BOARD	99	2.6%
ACCENT MATERIAL	317	8.3%
TOTAL SURFACE AREA	3801	

TOTAL MATERIAL CALCULATION TABLE		
BRICK	9054	79.1%
3-COAT CEMENT PLASTER SYSTEM	1518	13.3%
FIBER CEMENT STUCCO BOARD	410	3.6%
ACCENT MATERIAL	460	4.0%
TOTAL SURFACE AREA	11442	



BRICK PEDIMENT E-1

SCALE: 3/8" = 1'-0"



BRICK PEDIMENT E-2

SCALE: 3/8" = 1'-0"

BUILDING 8

BUILDING 9

ADDISON GROVE

UNIT 1 LOT 34 | UNIT 2 LOT 33 | UNIT 3 LOT 32 | UNIT 4 LOT 31 | UNIT 5 LOT 30

west/front (OAK STREET) elevation

SCALE: 3/16" = 1'-0"

0 4' 8'

01/17/2023

URBAN INTOWN HOMES

2410 POLK ST, STE 200, HOUSTON, TX 77003

PHONE: 713-961-3877

Drawn By/Checked By: C.C./F.M.
Original Date issued: 07/15/2022
Scale: 3/16" = 1'-0"
Last Updated: 01/04/2023

ADDISON GROVE -BLOCK C - BUILDING 9

WEST/FRONT ELEVATION

PLAN NO.	
UNIT 1	3176
UNIT 2	2774
UNIT 3	2644
UNIT 4	2644
UNIT 5	2761

SHEET NO.

A-52

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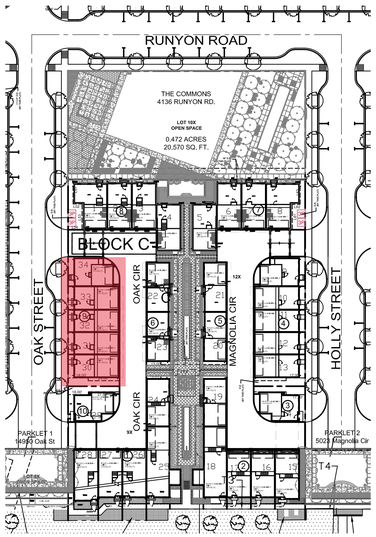

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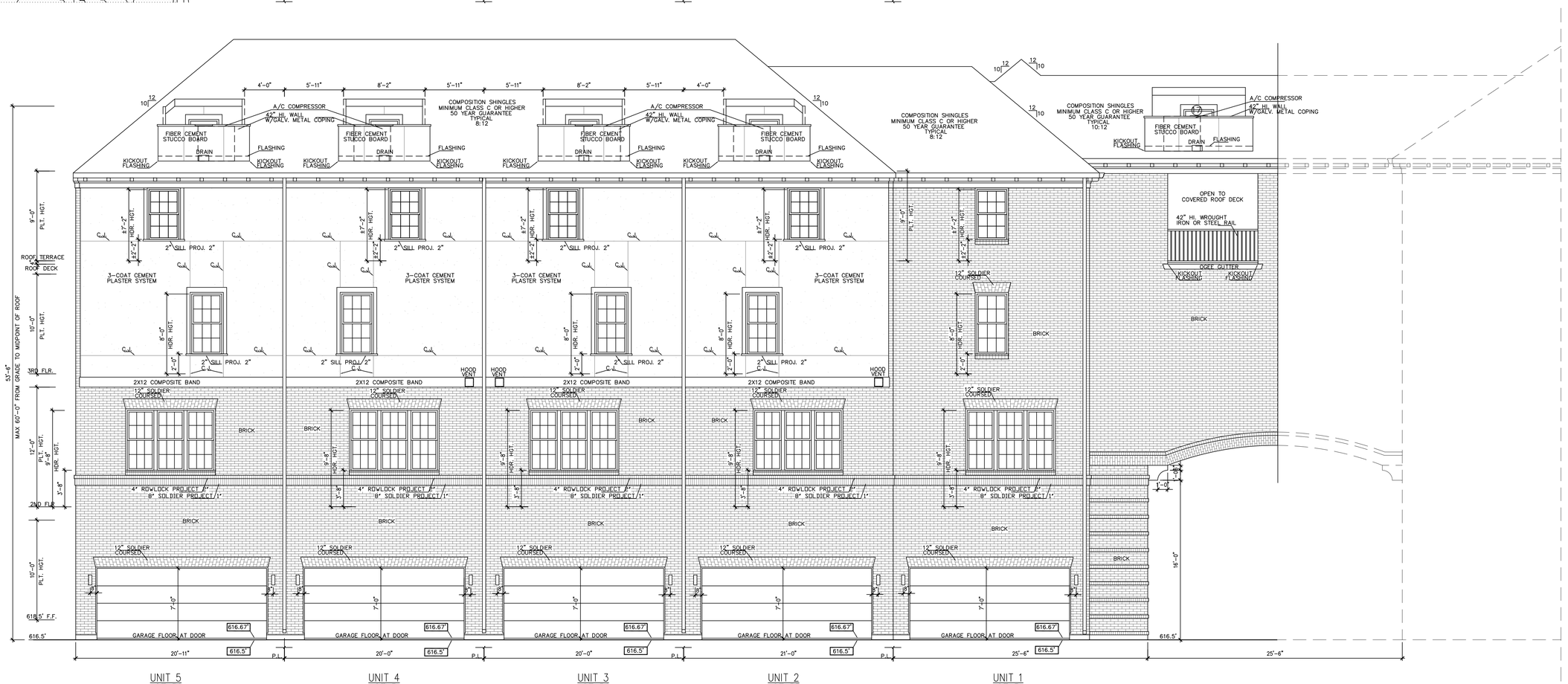
LEGEND

- BRICK
- 3-COAT CEMENT PLASTER SYSTEM
- FIBER CEMENT STUCCO BOARD
- COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL
- WROUGHT IRON OR STEEL RAIL (ACCENT MATERIAL)
- 2X12 COMPOSITE BAND (ACCENT MATERIAL)
- CAST STONE CORBEL BRACKET (ACCENT MATERIAL)

EAST/REAR MATERIAL CALCULATION TABLE		
BRICK	2612	60.1%
3-COAT CEMENT PLASTER SYSTEM	1386	31.9%
FIBER CEMENT STUCCO BOARD	230	5.3%
ACCENT MATERIAL	118	2.7%
TOTAL SURFACE AREA	4346	



UNIT 5 LOT 30 | UNIT 4 LOT 31 | UNIT 3 LOT 32 | UNIT 2 LOT 33 | UNIT 1 LOT 34

east/rear(OAK CIR.) elevation

SCALE: 3/16" = 1'-0"

0 4' 8'

BUILDING 9

BUILDING 8

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877

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STEPHEN B. KLIMA
REGISTERED ARCHITECT
75389
STATE OF TEXAS
01/17/2023

Drawn By/Checked By: C.C./F.M.
Original Date Issued: 07/15/2022
Scale: 3/16" = 1'-0"
Last Updated: 01/04/2023

URBAN INTOWN HOMES, Ltd.
2410 POLK ST. STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX

ADDISON GROVE -BLOCK C - BUILDING 9

EAST/REAR ELEVATION

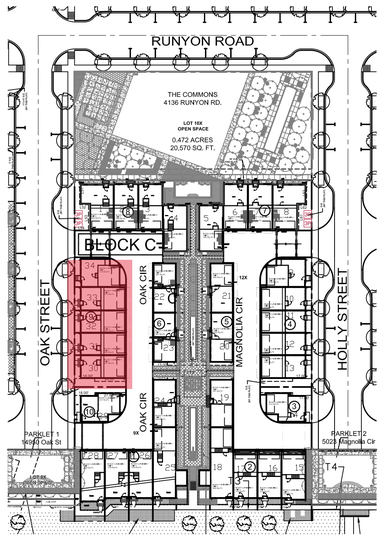
PLAN NO.

UNIT 1	3176
UNIT 2	2774
UNIT 3	2644
UNIT 4	2644
UNIT 5	2761

SHEET NO.

A-53

Town Case #:1865-Z



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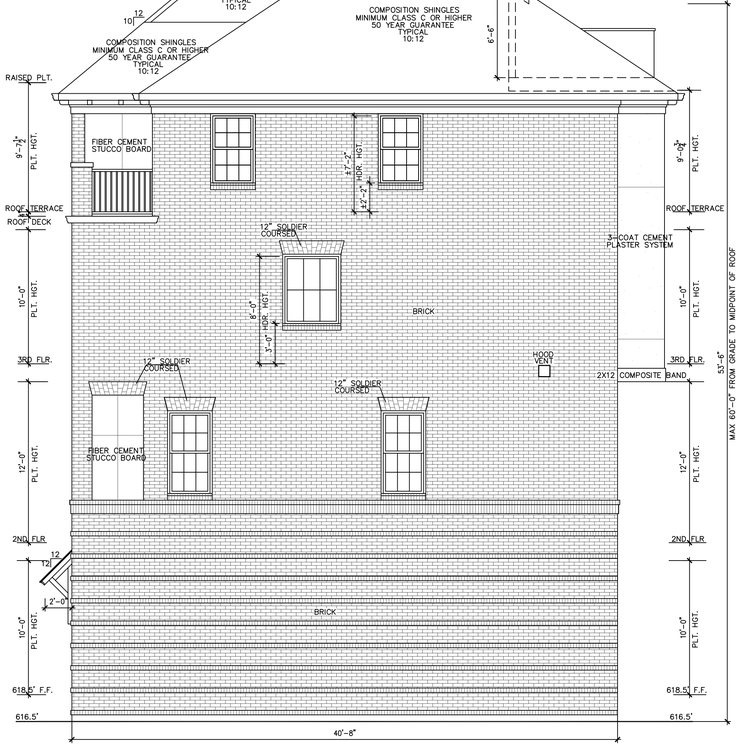
LEGEND

- BRICK
- 3-COAT CEMENT PLASTER SYSTEM
- FIBER CEMENT STUCCO BOARD
- COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL
- WROUGHT IRON OR STEEL RAIL (ACCENT MATERIAL)
- 2X12 COMPOSITE BAND (ACCENT MATERIAL)

SOUTH/RIGHT MATERIAL CALCULATION TABLE		
BRICK	1659	91.9%
3-COAT CEMENT PLASTER SYSTEM	66	3.6%
FIBER CEMENT STUCCO BOARD	61	3.4%
ACCENT MATERIAL	20	1.1%
TOTAL SURFACE AREA	1806	

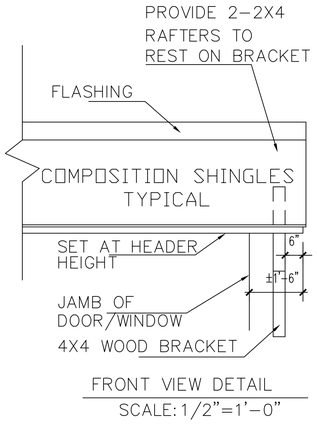


UNIT 5
LOT 30

south/right(neighbor) elevation

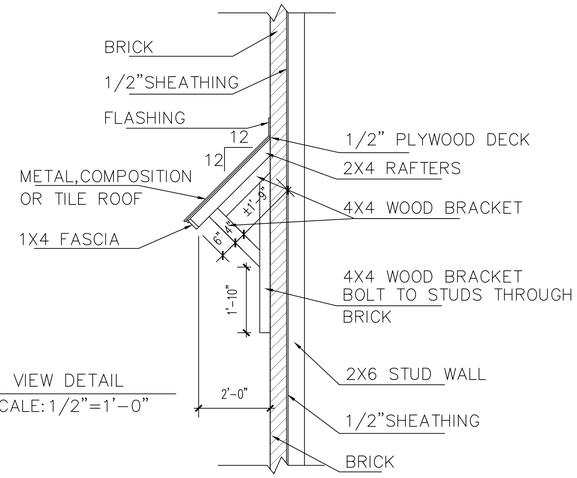
SCALE: 3/16" = 1'-0"

0 4' 8'



FRONT VIEW DETAIL

SCALE: 1/2"=1'-0"

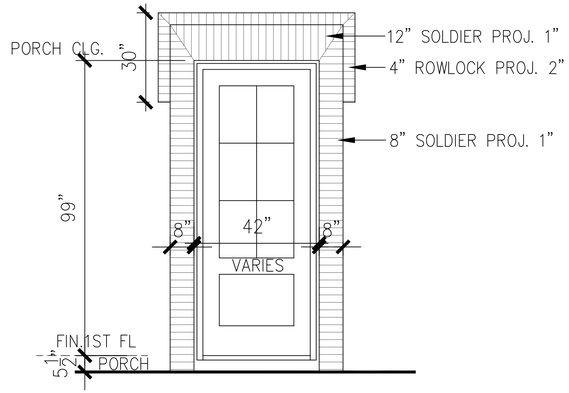


SIDE VIEW DETAIL

SCALE: 1/2"=1'-0"

SHED ROOF(BRICK) DETAIL(A)

SCALE: 1/2"=1'-0"



BRICK PEDIMENT G-1

SCALE: 1/2" = 1'-0"

ADDISON GROVE

REGISTERED ARCHITECT STEPHEN B. KLIMA 75389 STATE OF TEXAS

01/17/2023

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877

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Drawn By/Checked By: C.C./F.M.
Original Date Issued: 07/15/2022
Scale: 3/16" = 1'-0"
Last Updated: 01/04/2023

URBAN INTOWN HOMES, Ltd.
2410 POLK ST. STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX

ADDISON GROVE -BLOCK C - BUILDING 9

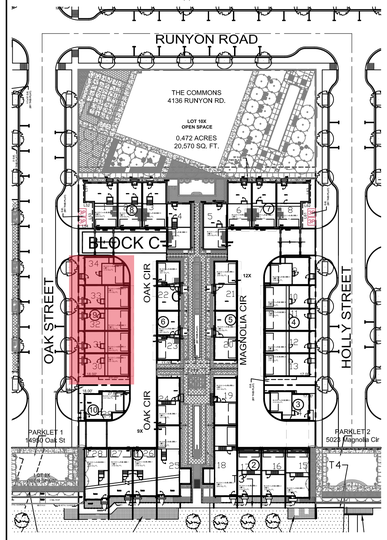
SOUTH/RIGHT ELEVATIONS

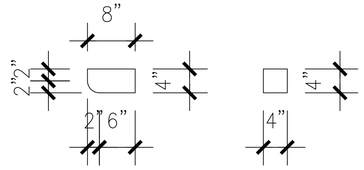
PLAN NO.	
UNIT 1	3176
UNIT 2	2774
UNIT 3	2644
UNIT 4	2644
UNIT 5	2761

SHEET NO.

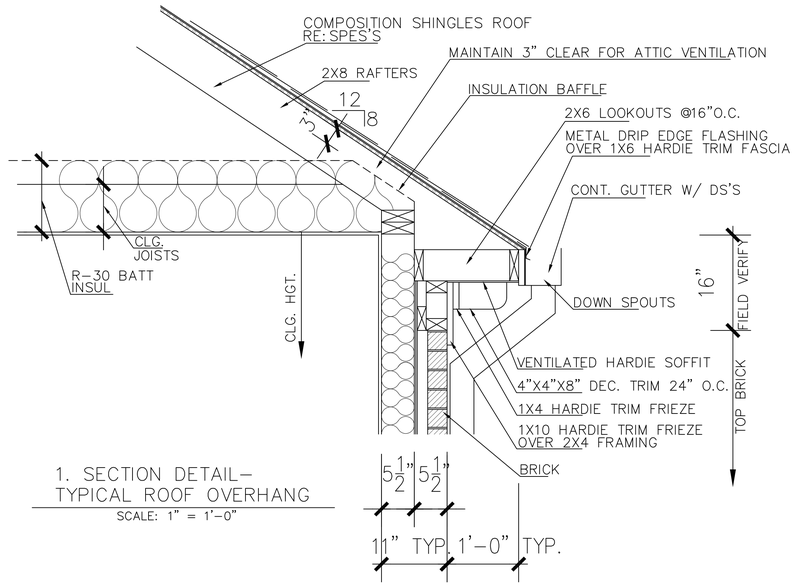
A-54

Town Case #:1865-Z





WOOD OR EIFS BRACKETS(D)
SCALE: 1" = 1'-0"



1. SECTION DETAIL-
TYPICAL ROOF OVERHANG
SCALE: 1" = 1'-0"

FACADE PLAN NOTES

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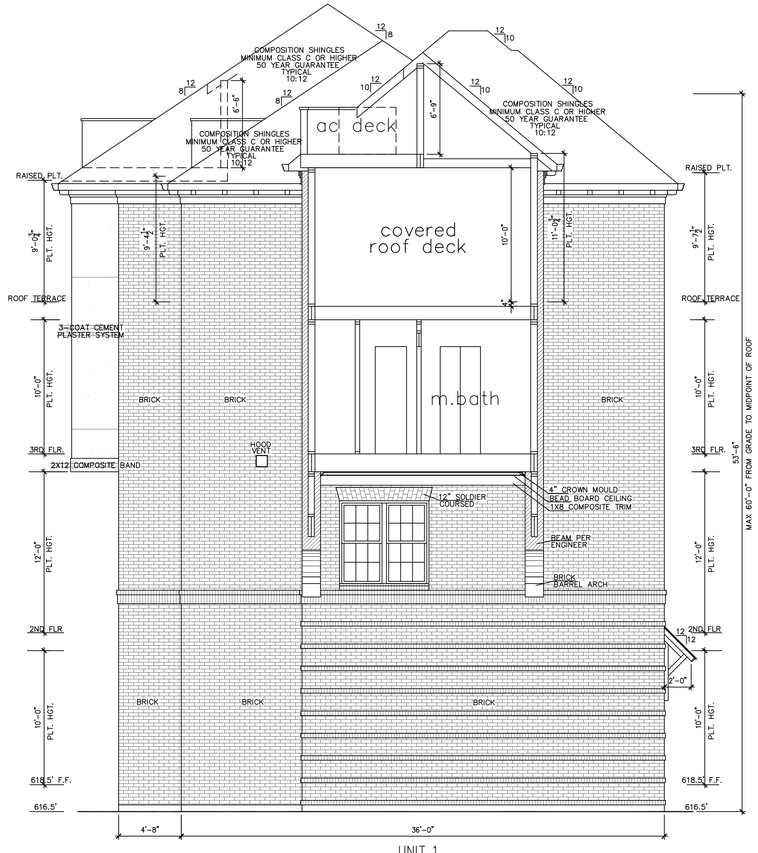
- ROOF ACCESS SHALL BE PROVIDED INTERNALLY, UNLESS OTHERWISE PERMITTED BY THE CHIEF BUILDING OFFICIAL
- THE DOMINANT COLOR OF THE BUILDING SHALL BE MUTED SHADES COLORS. BLACK AND STARK WHITE WILL NOT BE USED.

LEGEND

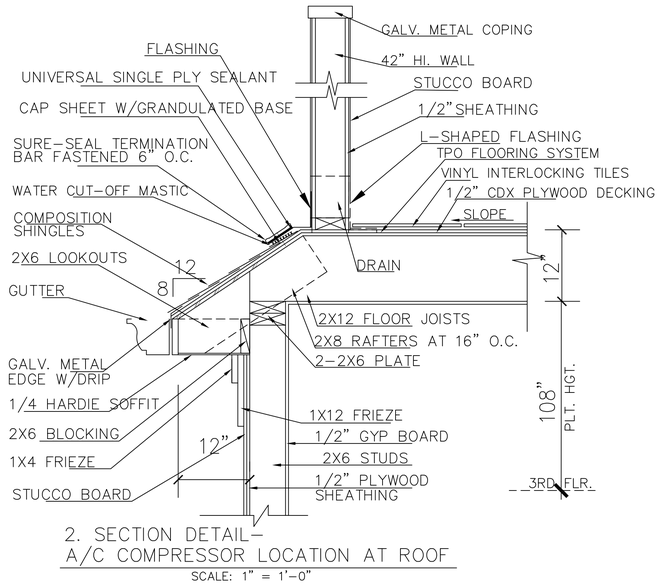
- BRICK
- 3-COAT CEMENT PLASTER SYSTEM
- FIBER CEMENT STUCCO BOARD
- COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL
- 2X12 COMPOSITE BAND (ACCENT MATERIAL)

NORTH/LEFT MATERIAL CALCULATION TABLE		
BRICK	1398	93.9%
3-COAT CEMENT PLASTER SYSTEM	66	4.4%
FIBER CEMENT STUCCO BOARD	20	1.4%
ACCENT MATERIAL	5	0.3%
TOTAL SURFACE AREA	1489	



UNIT 1
LOT 34

north/left(OAK CIR.) elevation
SCALE: 3/16" = 1'-0"
0 4' 8'



2. SECTION DETAIL-
A/C COMPRESSOR LOCATION AT ROOF
SCALE: 1" = 1'-0"

01/17/2023

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
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ADDISON GROVE -BLOCK C - BUILDING 9

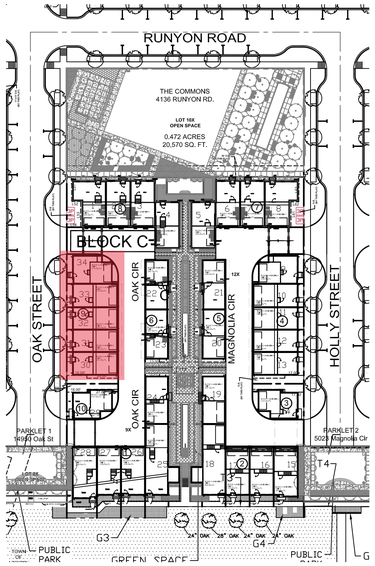
NORTH/LEFT ELEVATIONS

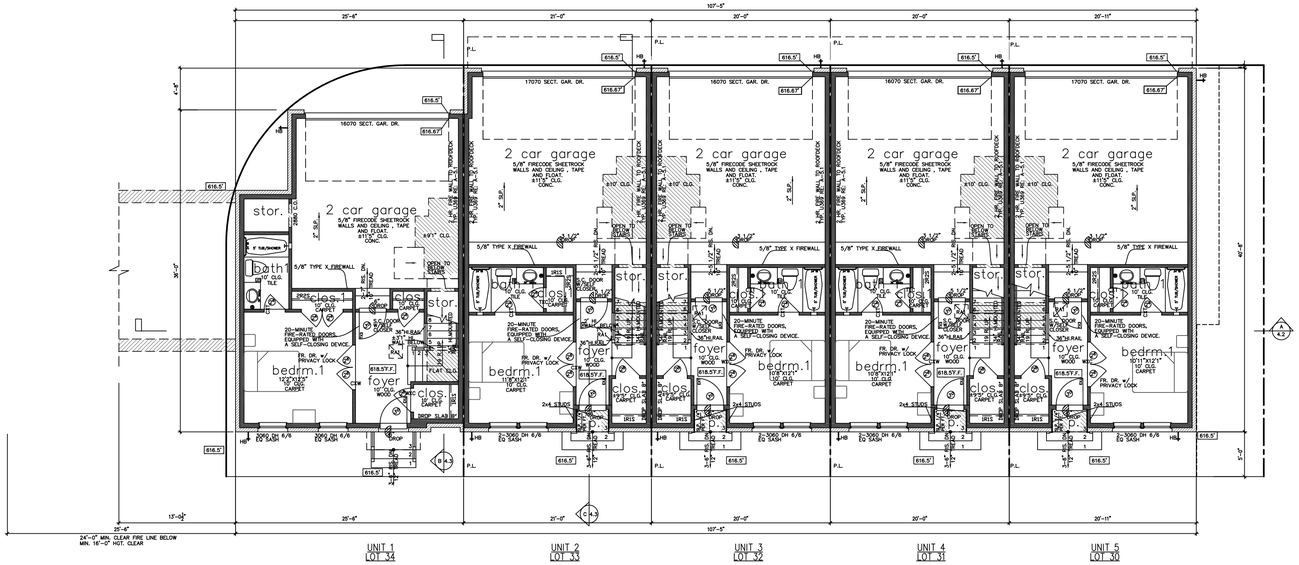
ADDISON GROVE

PLAN NO.
UNIT 1 3176
UNIT 2 2774
UNIT 3 2644
UNIT 4 2644
UNIT 5 2761

SHEET NO.
A-55

Town Case #:1865-Z





First Floor Plan
SCALE: 1/8" = 1'-0"

NOTE: ALL EXTERIOR WALLS TO BE 2X6 FRAMED RE: STRUCTURAL PLANS

NOTE: AUTOMATIC GARAGE DOOR OPENERS ARE TO BE INSTALLED WITH ALL DOORS EQUIPPED WITH UL 325 AS REQUIRED IN THE IBC SECTION R309.4.

NOTE: TRASH CAN WILL BE STORED INSIDE ATTACHED GARAGE.

unit 1 square footage	
FIRST FLOOR	438
SECOND FLOOR	864
THIRD FLOOR	1098
ROOF TERRACE	776
TOTAL LIVING AREA	3176
PORCH	0
GARAGE	426
BALCONY	0
COVERED ROOF DECK	243
UNCOVERED ROOF DECK	0
AC DECK	60
TOTAL SLAB AREA	866

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDING DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

unit 2 square footage	
FIRST FLOOR	968
SECOND FLOOR	741
THIRD FLOOR	906
ROOF TERRACE	719
TOTAL LIVING AREA	2774
PORCH	0
GARAGE	476
BALCONY	93
COVERED ROOF DECK	48
UNCOVERED ROOF DECK	96
AC DECK	60
TOTAL SLAB AREA	855

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDING DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

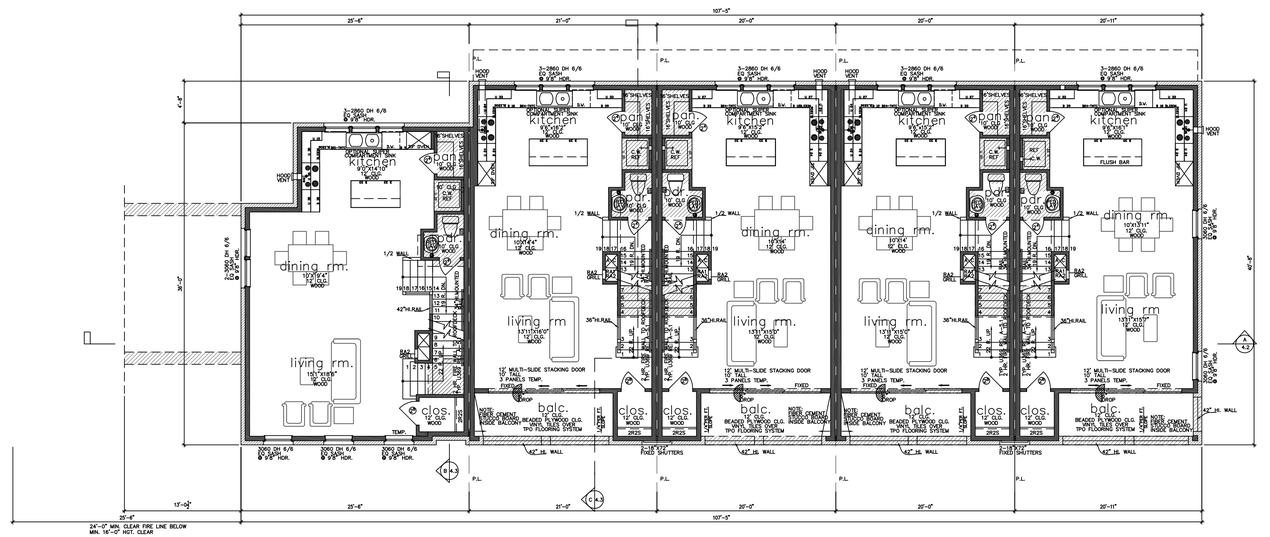
unit 3&4 square footage	
FIRST FLOOR	350
SECOND FLOOR	726
THIRD FLOOR	883
ROOF TERRACE	685
TOTAL LIVING AREA	2644
PORCH	0
GARAGE	454
BALCONY	87
COVERED ROOF DECK	45
UNCOVERED ROOF DECK	90
AC DECK	55
TOTAL SLAB AREA	864

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDING DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

unit 5 square footage	
FIRST FLOOR	365
SECOND FLOOR	758
THIRD FLOOR	920
ROOF TERRACE	716
TOTAL LIVING AREA	2761
PORCH	0
GARAGE	476
BALCONY	93
COVERED ROOF DECK	48
UNCOVERED ROOF DECK	96
AC DECK	60
TOTAL SLAB AREA	850

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDING DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

	LIVING AREA(SQ. FT.)	BEDROOM
UNIT 1	3176	4
UNIT 2	2774	4
UNIT 3	2644	4
UNIT 4	2644	4
UNIT 5	2761	4



Second Floor Plan
SCALE: 1/8" = 1'-0"

NOTE: ALL EXTERIOR WALLS TO BE 2X6 FRAMED RE: STRUCTURAL PLANS

ADDISON GROVE

01/17/2023

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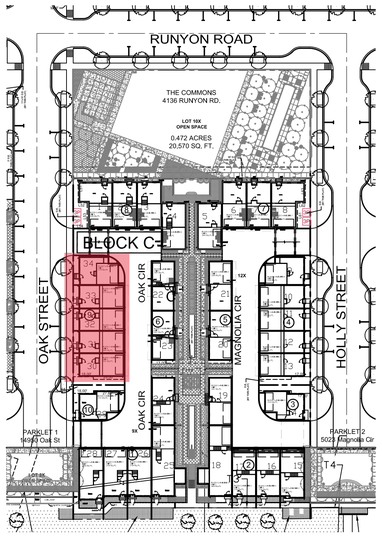
ADDISON GROVE -BLOCK C - BUILDING 9

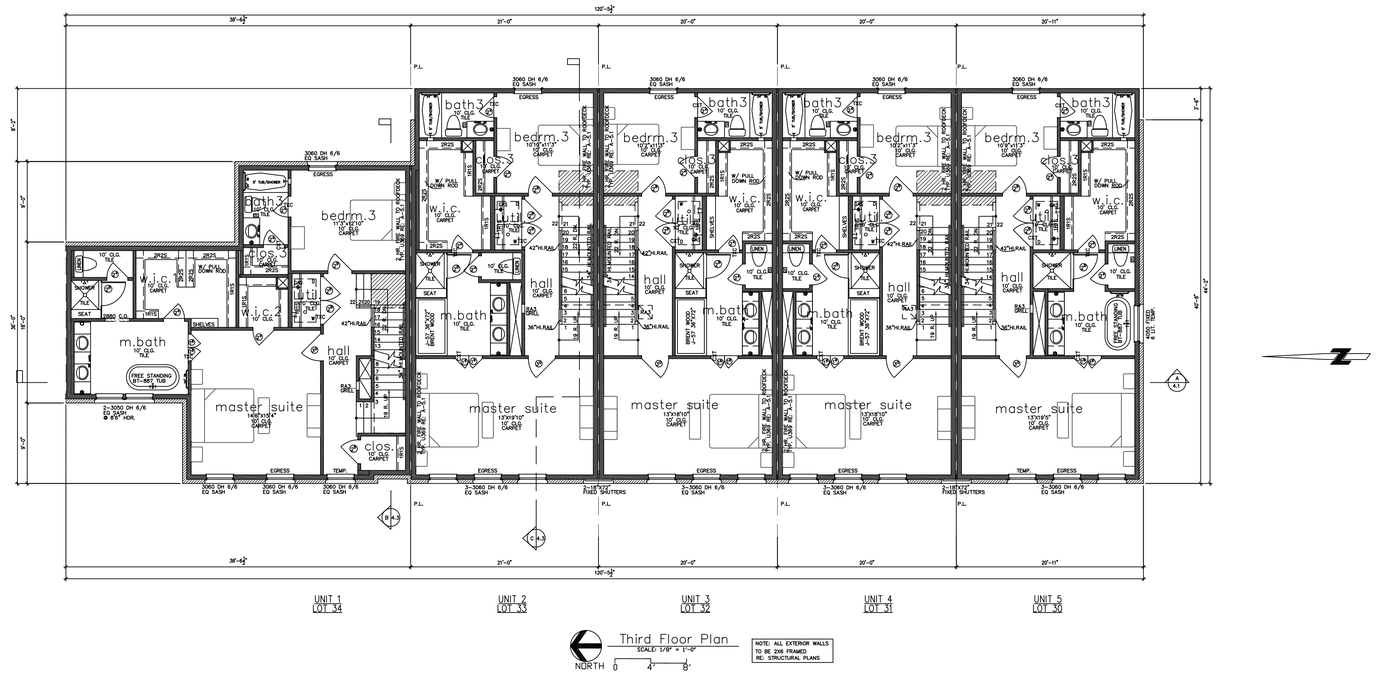
FLOOR PLAN

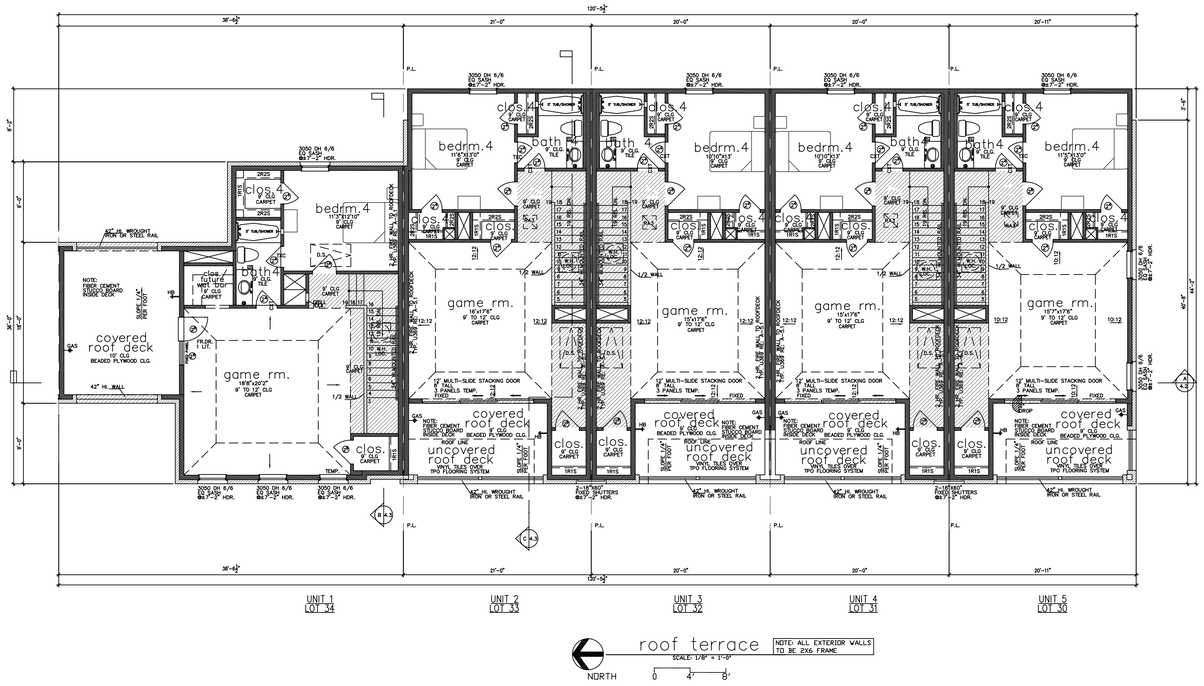
PLAN NO.
UNIT 1 3176
UNIT 2 2774
UNIT 3 2644
UNIT 4 2644
UNIT 5 2761

SHEET NO.
A-56

Town Case #: 1865-Z







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Original Date Issued: 07/15/2022
Scale: 1/8" = 1'-0"
Last Updated: 01/04/2023

ADDISON GROVE -BLOCK C - BUILDING 9

FLOOR PLAN

ADDISON GROVE

REGISTERED ARCHITECT STEPHEN B. KLIMA 75389 STATE OF TEXAS
01/17/2023

PLAN NO.
UNIT 1 3176
UNIT 2 2774
UNIT 3 2644
UNIT 4 2644
UNIT 5 2761

SHEET NO.
A-57

URBAN INTOWN HOMES
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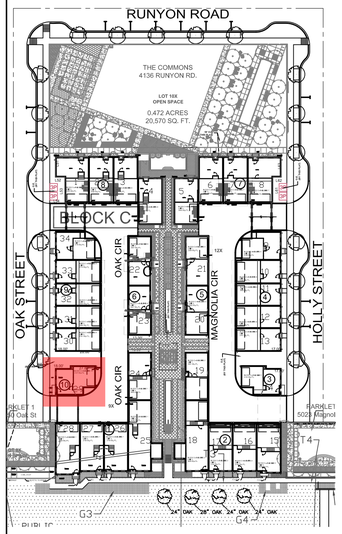
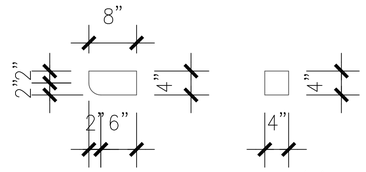
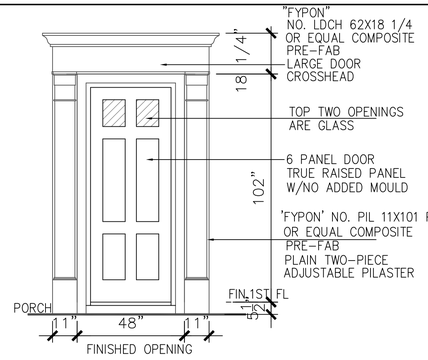
Town Case #:1865-Z





WOOD OR EIFS BRACKETS(D)

SCALE: 1" = 1'-0"



COMPOSITE PEDIMENT D

SCALE: 3/8" = 1'-0"

TOTAL MATERIAL CALCULATION TABLE		
BRICK	5319	97.7%
FIBER CEMENT STUCCO BOARD	54	1.0%
ACCENT MATERIAL	71	1.3%
TOTAL SURFACE AREA	5444	

WEST/FRONT MATERIAL CALCULATION TABLE		
BRICK	1250	97.2%
FIBER CEMENT STUCCO BOARD	6	0.5%
ACCENT MATERIAL	30	2.3%
TOTAL SURFACE AREA	1286	

LEGEND

- BRICK
- COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL
- COMPOSITE PEDIMENT (ACCENT MATERIAL)
- 4X4X8 WOOD OR EIFS BLOCKS (ACCENT MATERIAL)
- CAST STONE CORBEL BRACKET (ACCENT MATERIAL)

FACADE PLAN NOTES

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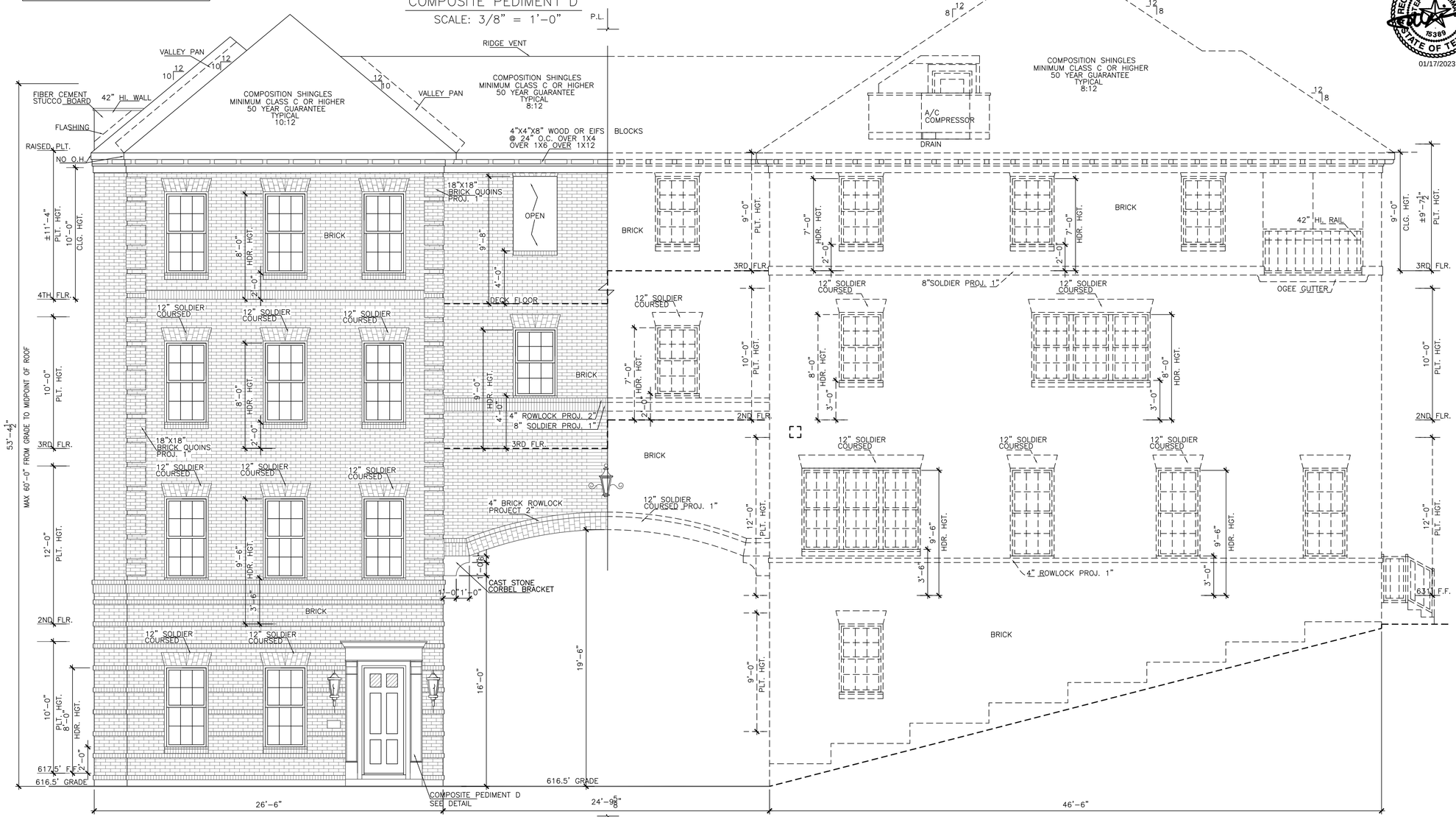
NOTE: ALL VALLEYS HAVE A 24" VALLEY PAN.



ADDISON GROVE

LOT 29

BUILDING 10

West/Front(OAK STREET) elevation

SCALE: 1/4" = 1'-0" 0 4' 8'

BUILDING 1

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877

REGISTERED ARCHITECT STEPHEN B. KLIMA 15389 STATE OF TEXAS

01/17/2023

Drawn By/Checked By: E.C./F.M.
Original Date Issued: 08/06/2022
Scale: 1/4" = 1'-0"
Last Updated: 11/24/2022

URBAN INTOWN HOMES, Ltd.
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX

ADDISON GROVE - BLOCK C - BUILDING 10

WEST/FRONT ELEVATION

PLAN NO. 3127

SHEET NO. A-58

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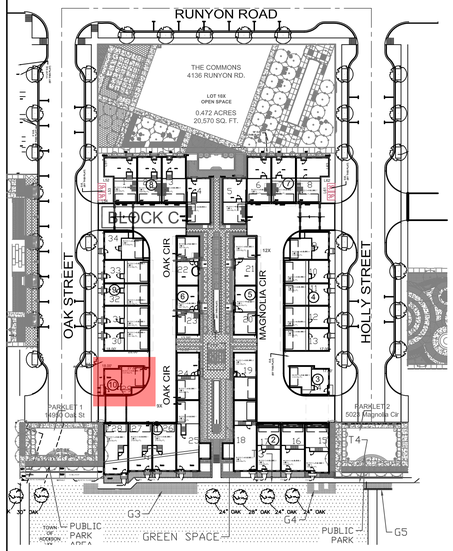

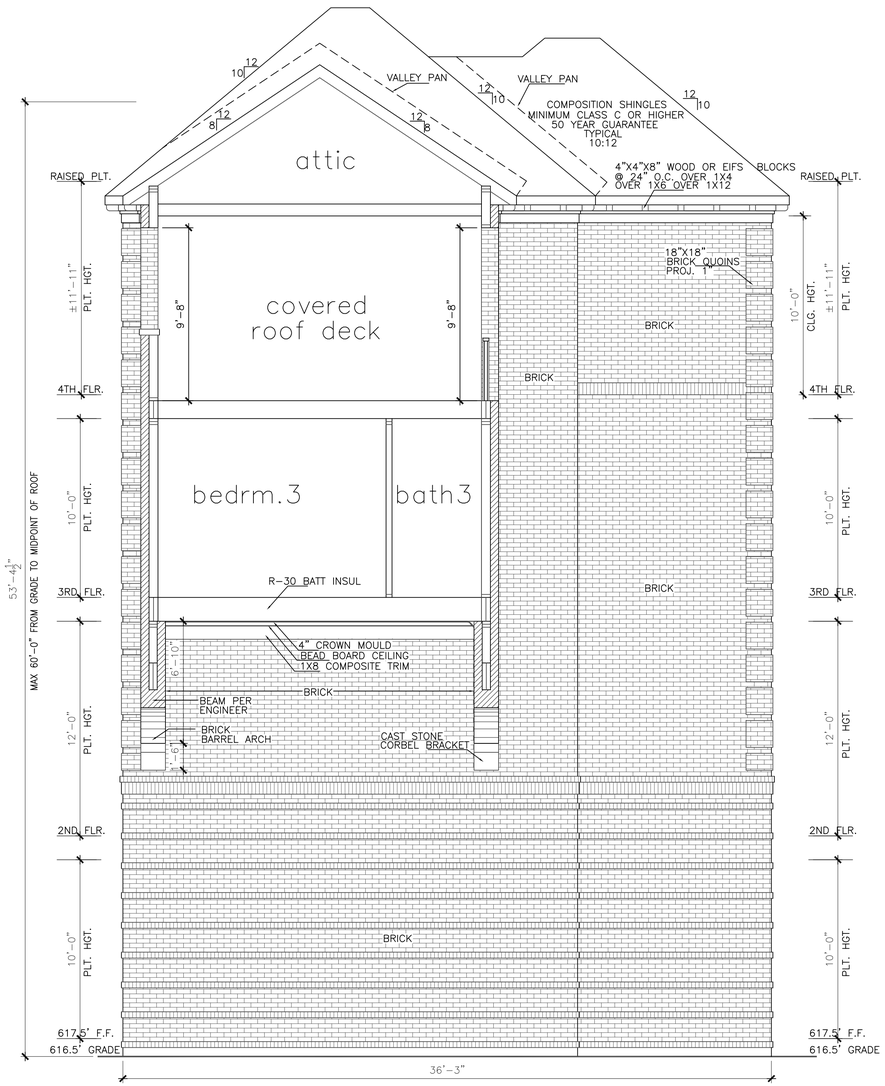

LOT 29

south/right (OAK CIRCLE) elevation

SCALE: 1/4" = 1'-0" 0 4' 8'

NOTE: ALL VALLEYS HAVE A 24" VALLEY PAN.

LEGEND

- BRICK
- FIBER CEMENT STUCCO BOARD
- COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL
- 4X4X8 WOOD OR EIFS BLOCKS (ACCENT MATERIAL)
- CAST STONE CORBEL BRACKET (ACCENT MATERIAL)

NORTH/RIGHT MATERIAL CALCULATION TABLE		
BRICK	1222	99.6%
ACCENT MATERIAL	5	0.4%
TOTAL SURFACE AREA	1227	

FACADE PLAN NOTES

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ADDISON GROVE

01/17/2023

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ADDISON GROVE - BLOCK C - BUILDING 10

SOUTH / RIGHT ELEVATION

PLAN NO. 3127

SHEET NO. A-59

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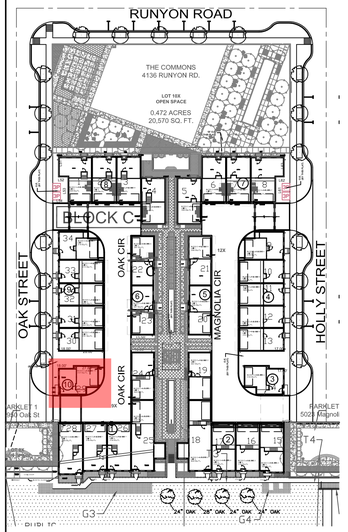

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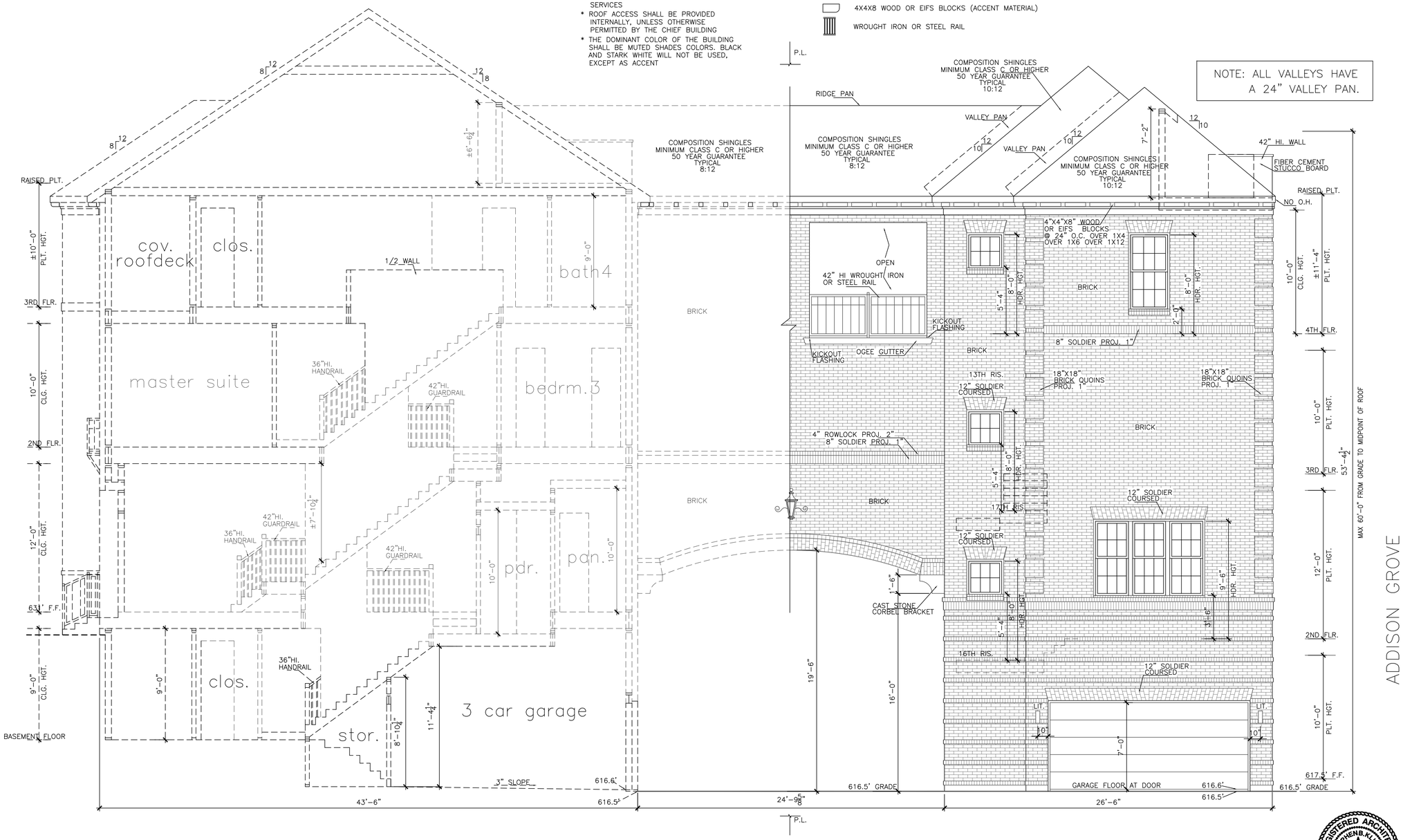
LEGEND

- BRICK
- FIBER CEMENT STUCCO BOARD
- COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL
- CAST STONE CORBEL BRACKET (ACCENT MATERIAL)
- 4X4X8 WOOD OR EIFS BLOCKS (ACCENT MATERIAL)
- WROUGHT IRON OR STEEL RAIL

EAST/REAR MATERIAL CALCULATION TABLE		
BRICK	1269	96.8%
FIBER CEMENT STUCCO BOARD	6	0.5%
ACCENT MATERIAL	36	2.7%
TOTAL SURFACE AREA	1311	



BUILDING 1

east/rear(OAK CIRCLE) elevation

SCALE: 1/4" = 1'-0" 0 4' 8'

LOT 29

BUILDING 10

URBAN INTOWN HOMES

2410 POLK ST, STE 200, HOUSTON, TX 77003

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REGISTERED ARCHITECT STEPHEN B. KLIMEK 15389 STATE OF TEXAS

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ADDISON GROVE - BLOCK C - BUILDING 10

EAST / REAR ELEVATION

ADDISON GROVE

PLAN NO. 3127

SHEET NO. A-60

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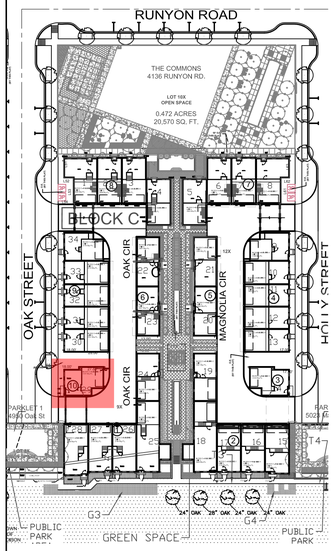
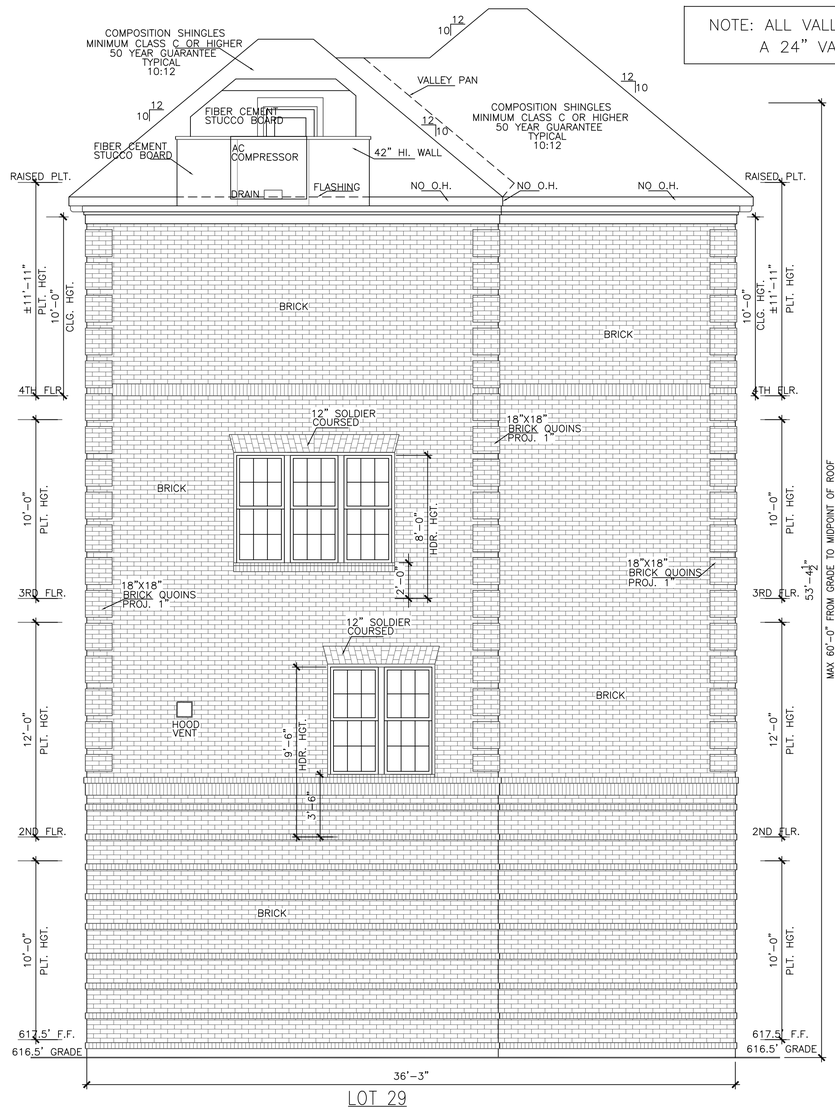
Town Case #:1865-Z





north/left(neighbor) elevation

SCALE: 1/4" = 1'-0" 0 4' 8'

NOTE: ALL VALLEYS HAVE A 24" VALLEY PAN.

LEGEND

- BRICK
- FIBER CEMENT STUCCO BOARD
- COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL

NORTH/LEFT MATERIAL CALCULATION TABLE		
BRICK	1579	96.4%
FIBER CEMENT STUCCO BOARD	59	3.6%
TOTAL SURFACE AREA	1638	

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ADDISON GROVE

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ADDISON GROVE - BLOCK C - BUILDING 10

NORTH / LEFT ELEVATION

PLAN NO. 3127

SHEET NO. A-61

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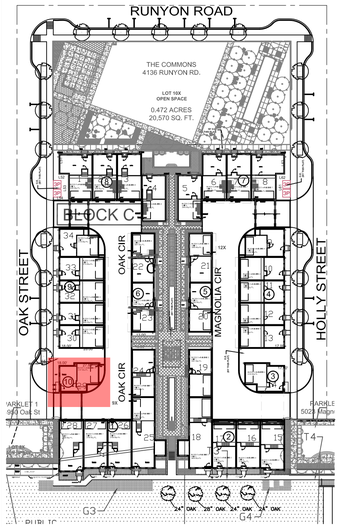
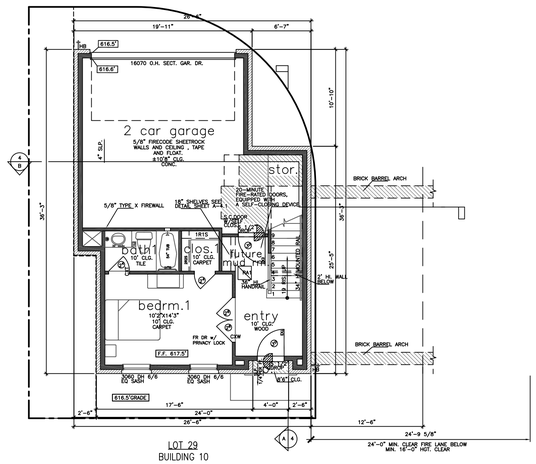
Town Case #:1865-Z



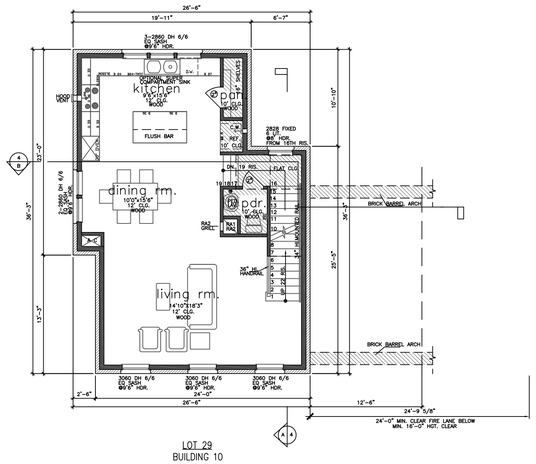


First Floor Plan
SCALE: 1/8" = 1'-0"

NOTE: ALL EXTERIOR WALLS TO BE 2X6 FRAMED RE: STRUCTURAL PLANS

NOTE: AUTOMATIC GARAGE DOOR OPENERS ARE USED THEY SHALL BE LISTED AND LABELED IN ACCORDANCE WITH 325 AS REQUIRED IN THE IBC SECTION 406.2.1

NOTE: TRASH CAN WILL BE STORED INSIDE ATTACHED GARAGE.



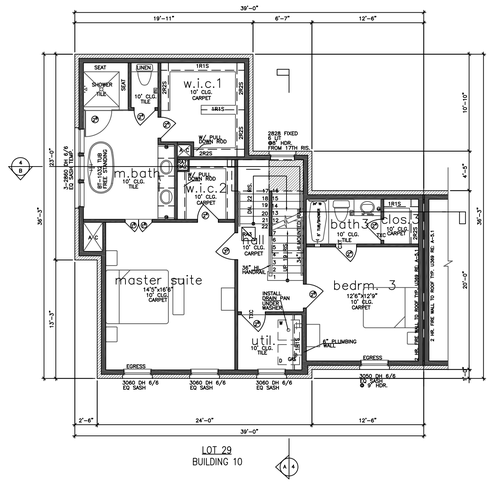
Second Floor Plan
SCALE: 1/8" = 1'-0"

NOTE: ALL EXTERIOR WALLS TO BE 2X6 FRAMED RE: STRUCTURAL PLANS

square footage

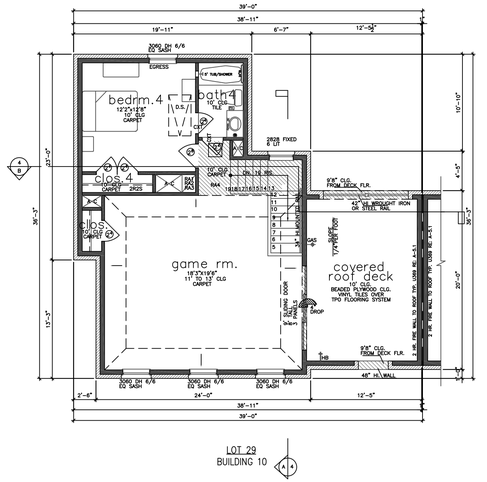
FIRST FLOOR	383
SECOND FLOOR	856
THIRD FLOOR	1196
FOURTH FLOOR	692
TOTAL LIVING AREA	3127
GARAGE	464
PORCH	6
COVERED ROOF DECK	259
AC DECK	80
TOTAL SLAB AREA	856

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003. ACTUAL SQUARE FOOTAGE MAY VARY



Third Floor Plan
SCALE: 1/8" = 1'-0"

NOTE: ALL EXTERIOR WALLS TO BE 2X6 FRAMED RE: STRUCTURAL PLANS



Fourth Floor Plan
SCALE: 1/8" = 1'-0"

NOTE: ALL EXTERIOR WALLS TO BE 2X6 FRAMED RE: STRUCTURAL PLANS

LIVING AREA(SQ. FT.)	BEDROOM
3127	4

01/17/2023

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877

URBAN INTOWN HOMES, Ltd.
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX

Drawn By/Checked By: E.C./F.M.
Original Date Issued: 08/06/2022
Scale: 1/8" = 1'-0"
Last Updated: 11/24/2022

ADDISON GROVE - BLOCK C - BUILDING 10

FLOOR PLANS

ADDISON GROVE

PLAN NO. 3127

SHEET NO. A-62

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Planning & Zoning Commission **8.**

Meeting Date: 02/21/2023

Agenda Caption:

Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation regarding an Ordinance Amending the Development Plans for Planned Development (PD) District Ordinance No. O22-27 for a 1.47 Acre Property located at 3820 Belt Line Road, to Allow for the Construction of a proposed Bank with a Drive-Through and associated Site Improvements.** Case 1871-Z/3820 Belt Line Road (Frost Bank).

Recommendation:

Staff recommends approval of the request, subject to the following condition:

- Directional signage, as permitted by the Town's Sign Ordinance, shall be provided on site.

Attachments

1871-Z Staff Report

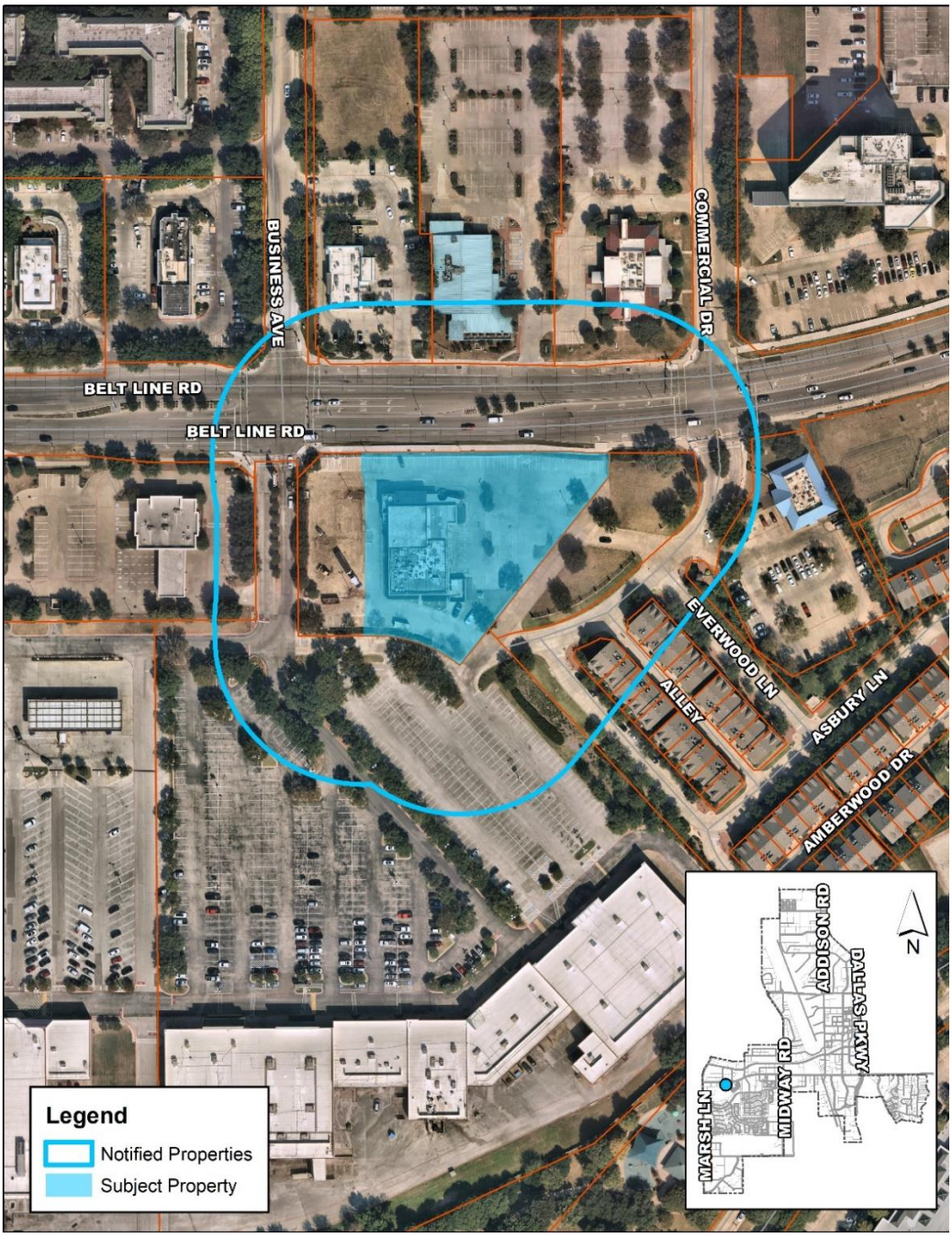
1871-Z Letter of Intent

1871-Z Plans

1871-Z

PUBLIC HEARING Case 1871-Z/3820 Belt Line Road (Frost Bank). Hold a Public Hearing, Present, Discuss, and Consider Action on a Recommendation regarding an Ordinance Amending the Development Plans for Planned Development (PD) District Ordinance No. O22-27 for a 1.47 Acre Property located at 3820 Belt Line Road, to Allow for the Construction of a proposed Bank with a Drive-Through and associated Site Improvements.

LOCATION MAP



February 21, 2023

STAFF REPORT

RE:	1871-Z/3820 Belt Line Road (Frost Bank)
LOCATION:	3820 Belt Line Road
REQUEST:	To amend Planned Development (PD) District, Ordinance No. O22-27. (Application Date: 11/18/2022)
APPLICANT:	Priya Acharya, Wier & Associates, Inc.

DISCUSSION:

Background: This request is specific to the 1.470-acre property located at 3820 Belt Line Road. The property is currently occupied by a vacant restaurant building and associated parking, formerly known as Humperdink's Restaurant and Brewpub.

On November 10, 2020, City Council approved the rezoning of the property to Planned Development (PD) District, through Ordinance O20-54. This rezoning allowed for the development of a new two-story retail and office building on the eastern portion of the site while maintaining the existing restaurant building on the western portion. This PD District (Ordinance O20-54) was based on the Belt Line (BL) District standards with modifications to block length requirements, established a minimum lot size of 2.034 acres, and allowing the south façade of the new building to have only 73% brick or stone and 17% glazing.

On October 12, 2021, City Council approved an amendment to this PD, through Ordinance O21-37, to eliminate a previously adopted minimum lot size requirement that would have prohibited subdivision of the subject property.

On September 13, 2022, City Council approved a rezoning to a new PD with Local Retail (LR) district standards, through Ordinance O22-27. The request also included a Special Use Permit (SUP) for a restaurant with a drive-through, to allow the development of Salad & Go. Shortly thereafter, the initial 2.034-acre property was replatted into Lots 1R1 and 2, Block A, within the Printemps Addition No. 2. The replat resulted in a 0.564-acre lot for the Salad & Go restaurant at 3810 Belt Line Road and the 1.470-acre lot, proposed to be the site of Frost Bank at 3820 Belt Line Road.

The applicant, Frost Bank, proposes to amend the existing zoning to adopt updated development plans. The plans include a new site design and associated site improvements for a proposed bank with drive-through services. If approved, this request would amend the development plans, which previously identified a two-story office and retail building and former restaurant building. The existing, former restaurant building is proposed to be demolished and the office and retail building is not intended to be constructed by the property owner.

Frost Bank is a Texas-based bank providing banking, investment, and insurance services. Frost Bank proposed to use the site for a bank, providing both lobby and drive-through services, and offices. Frost Bank currently has a location in Addison at 15301 Dallas Parkway, Suite 100.

Proposed Plan: With this request, Frost Bank proposed amend the development plans previously approved for an office and retail building on the subject property. The proposal includes demolishing the existing vacant building and construct a two-story, 11,842 square foot bank with a four lane drive-through motor bank. Site improvements will include new pavement and curbing for the parking areas, drive-through, and site access drives, a solid waste enclosure, pedestrian connectivity to the existing sidewalk on Belt Line Road, new landscape to support the site, and four electric vehicle charging stations. The first floor is comprised primarily of the bank lobby, offices, and motor bank facilities. The second floor provides additional offices, training rooms, and employee amenities. The drive-through provides four covered lanes at the rear of the building. The site can be accessed via a cross access easement from Business Avenue to the west and at two points along Commercial Drive to the east. All of the site access points are private driveways that provide connectivity to signalized intersections at Belt Line Road.

Parking: The off-street parking requirement for a bank within the LR district include 1 space for each 300 square feet of floor area. The development plan submitted for Frost Bank identifies 43 parking spaces being provided to serve the 11,842 square foot office. This exceeds the requirement by 5 spaces. The applicant is also proposing to provide electric vehicle charging stations to serve 4 of the provided parking spaces. The applicant does not propose additional driveway connections to this site.

Exterior Facades: The proposed facades are comprised primarily of masonry, glazing, and aluminum panels. The façade consists of neutral colors. The focal point of the building is the Frost Room, which provides floor to ceiling windows on the east façade of the building. Aluminum awnings will cover building entrances. The drive-through motor bank will also be covered with an awning. At 31 feet in height, the building exceeds the maximum height within the LR district of 29 feet. Staff feels the increase height allows the building to achieve a more prominent scale, which is a desirable treatment at the Belt Line Road frontage.

All mechanical equipment will be screened for the public rights-of-way, primarily within the mechanical yard along the south side of the structure. The proposed solid waste enclosure will be positioned at the southwest corner of the site and constructed to match the building façade.

Landscaping and Open Space: Frost Bank has met or exceeded Town requirements for the provision of landscape area, landscape buffer, tree plantings, and parking lot interior landscaping. It was not possible for Frost Bank to plant required street trees at the Belt Line frontage due to the presence of public drainage and sewer lines at the front of the subject property. Those required plantings were achieved at other locations on the property.

Public Outreach: Due to this site being situated adjacent to the Asbury Circle neighborhood, Frost Bank conducted meeting via Zoom with members of the Asbury Circle HOA on January 23, 2023. Traffic flow was identified as an area of concern. It was suggested that traffic flow be addressed through directional signage on site.

RECOMMENDATION: **APPROVAL WITH CONDITIONS**

The proposed amendment to facilitate the development of Frost Bank will add new use to a restaurant and retail dominated area and will redevelop a vacant and declining site. These

improvements will also facilitate the removal of a vacant building that has become a nuisance for the Asbury Circle neighborhood and surrounding businesses. The proposed development plans will provide a prominent building along the Belt Line Road corridor.

Staff recommends approval of the request, subject to the following condition:

- Directional signage, as permitted by the Town's Sign Ordinance, shall be provided on site.

Frost Bank Addison – 3820 Belt Line Road
Letter of Intent

On behalf of Frost Bank, please find included a Zoning Amendment submittal package for a proposed Frost Bank financial institution with a drive-through motor bank. The subject property is located at 3820 Belt Line Road in Addison, TX. The lot was recently replatted as Lot 2, Block A, Printemps Addition No. 2 and is 1.470 acres.

The proposed use is a financial institution with drive-through service. The building is proposed to be a two-story building with a gross floor area of approximately 11,842 sf. Based on the approximate gross floor area, we calculate that 38 parking stalls are required. The concept plan proposes 43 on-site surface parking stalls with 4 motor bank lanes.

The site is currently a vacant restaurant building with a parking lot. The existing site currently has drainage infrastructure and utility extensions to serve the proposed site and building; we are modifying some of the private infrastructure to accommodate the proposed development. The proposed building is expected to maintain the existing drainage patterns and utilize the existing utilities onsite.

The recently approved zoning Case 1850-Z (for Salad & Go) rezoned the site to a Planned Development (PD) district with modified Local Retail District (LR) standards (Ordinance No. O22-27).

The 1.470 acre subject lot is intended to be developed in accordance with the LR District standards with the following exception:

- The proposed Frost Bank building shall have a building height of 31-ft. The LR zoning district allows a maximum 29-ft height.

The existing on-site building is proposed to be demolished; additionally, a previously approved retail building as shown in prior site layouts on the east side of the site is not intended to be developed or constructed.

No additional driveways are proposed to Belt Line Road.

PRINTED: 2/15/2023 STB FILE: WIER-PAVING.STB LAST SAVED: 2/15/2023 11:54 AM SAVED BY: LUSG FILE: 2023-2-9-CITY-CONCEPT-PLAN-22051.DWG
BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

BELT LINE ROAD
(EXISTING 100' RIGHT-OF-WAY)

EX. DRIVEWAY
EX. RETAINING WALL TO REMAIN
EX. WATER METERS TO BE PRESERVED DURING DEMOLITION OPERATIONS AND CONSTRUCTION
PROP. WATER ESMT BY SEPARATE INSTRUMENT
EX. WATER METERS TO BE REMOVED
PEDESTRIAN ACCESS AND LANDSCAPE EASEMENT INST. No. 202000243288 O.P.R.D.C.T.
119' TO COMMERCIAL DRIVE
BM A
BM B
N89°29'30"E 201.46'
S85°04'53"E 100.45'
N89°29'30"E CONCRETE 24.25'
EX. PARKING SPACES
SANITARY SEWER & DRAINAGE EASEMENT VOL. 69013, PG. 635 & VOL. 92162, PG. 2251 D.R.D.C.T.
PROP. PARKING SPACES
15' T. U. ELECTRIC EASEMENT VOL. 92162, PG. 827, D.R.D.C.T.
SANITARY SEWER & DRAINAGE EASEMENT VOL. 69013, PG. 635 & VOL. 92162, PG. 2251 D.R.D.C.T.
APPROXIMATE LOCATION 10' GAS EASEMENT VOL. 92224, PG. 3452 D.R.D.C.T. (TO BE VACATED BY SEPARATE INSTRUMENT)
PROP. FIRE LANE
20' DRAINAGE & UTILITY EASEMENT INST. No. 200900017267 O.P.R.D.C.T.
PROP. STORM DRAIN JUNCTION BOX
PROP. FIRE HYDRANT
PROP. FLAG POLES
PROP. ELECTRIC VEHICLE CHARGING EQUIPMENT
DO NOT ENTER
50' MUTUAL ACCESS EASEMENT 'B' VOL. 88165 PG. 3996 D.R.D.C.T.
30' RIGHT-OF-WAY EASEMENT VOL. 91188, PG. 2012 VOL. 93084, PG. 5513 D.R.D.C.T. CORRECTED IN VOL. 93113, PG. 525 D.R.D.C.T.
ADDISON RETAIL LLC INST. NO. 201800004323 O.P.R.D.C.T.
FROST BANK INST. No. 202200294463 D.R.D.C.T.
1.470 ACRES (64,046 SQ. FT.)
PROP. FDC
PROPOSED USE: FINANCIAL INSTITUTION HEIGHT: 2-STORIES 11,842 SQ. FT.
WHEELSTOP (TYP.)
LOT 2, BLOCK A PRINTEMPS ADDITION NO. 2 INST. No. 202200287752 P.R.D.C.T.
PROP. 15' WATER ESMT BY SEPARATE INSTRUMENT
LOT IR1, BLOCK A PRINTEMPS ADDITION NO. 2 INST. NO. 202200287752 O.P.R.D.C.T.
CONDUIT W/ WIRES
10' SANITARY SEWER & DRAINAGE EASEMENT VOL. 69013, PG. 635 VOL 92162, PG. 2251 D.R.D.C.T.
PROP. 15' WATER ESMT BY SEPARATE INSTRUMENT
MECHANICAL YARD
APPROXIMATE LOCATION 10' GAS EASEMENT VOL. 92224, PG. 3452 D.R.D.C.T. (TO BE VACATED BY SEPARATE INSTRUMENT)
COMMERCIAL
ATM/RETAIL
COMMERCIAL
RETAIL
PROP. CURB CUT & FLUME
PROP. "DO NOT ENTER" SIGN
PROP. 15' WATER ESMT BY SEPARATE INSTRUMENT
PROP. DUMPSTER ENCLOSURE
PROP. FIRE LANE
APPROXIMATE LOCATION FEMA 0.2% ANNUAL CHANCE FLOOD PLAIN
ACCESS EASEMENT VOL 93084, PG. 5513 D.R.D.C.T.
PORTFOLIO ADDISON TOWN VOL. 2004250, PG. 5256 O.P.R.D.C.T.
L=124.81'
R=184.12'
D=385017"
CH=N71°25'21"W
CL=122.43'
LOT 3C-1, BLOCK D REPLAT OF ADDISON TOWN CENTER VOL. 94176, PG. 1630 O.P.R.D.C.T.
ACCESS EASEMENT VOL. 93084, PG. 5513 & VOL. 93113, PG. 525 D.R.D.C.T.
ASHTON DALLAS RESIDENTIAL LLC INST. NO. 200600258982 O.P.R.D.C.T.
LOT 1, BLOCK E ASBURY CIRCLE INST. NO. 200900017267 O.P.R.D.C.T.
EX. OFF-SITE DRIVE AISLE SHALL BE STRIPED AS A FIRE LANE
COMMERCIAL DRIVE (EXISTING VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)
LOT 5, BLOCK D REPLAT OF ADDISON TOWN CENTER VOL. 94176, PG. 1630 O.P.R.D.C.T.
0 20 40 60

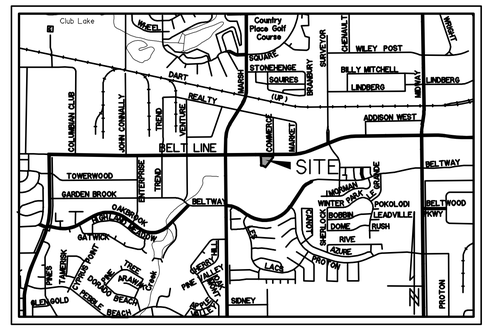
FROST BANK ADDISON SITE DATA PRINTEMPS ADDITION LOT 2, BLOCK A	
GENERAL	
EXISTING ZONING	PLANNED DEVELOPMENT (PD)- LOCAL RETAIL ORD. NO. 022-27
PROPOSED ZONING	PD AMENDMENT
CURRENT USE	VACANT BUILDING
PROPOSED USE	FINANCIAL INSTITUTION
OVERALL SITE	
GROSS SITE AREA	1.470 ACRES
SITE FRONTAGE	326 FT
SITE WIDTH	VARIABLE
SITE DEPTH	293 FT
IMPERVIOUS COVER	1.12 ACRES
PERVIOUS COVER	0.35 ACRES
BUILDING DATA	
BUILDING AREA	11,842 SQ. FT. WITHIN 2 STORIES
BUILDING HEIGHT	30 FT. 10 IN. (2-STORY)
DRIVE THRU CANOPY	1,171 SQ. FT.
BUILDING COVERAGE	20%
REQUIRED PARKING	
PARKING SPACE RATIO	1/300 S.F.
TOTAL PARKING REQUIRED	38
PARKING PROVIDED	43 (4 EV CHARGING)
ADA PARKING REQUIRED	2
ADA PARKING PROVIDED	2

LEGEND

- PROP. ON-SITE FIRELANE
- PROP. ELECTRIC VEHICLE CHARGING STALLS
- PROP. SIDEWALK
- BFR — BARRIER FREE RAMP

* LEGEND *

CI	CURB INLET
CONC.	CONCRETE
EB	ELECTRIC BOX
FH	FIRE HYDRANT
FOVLT	FIBER OPTIC VAULT
GL	GROUND LIGHT
GUY	GUY WIRE
ICV	IRRIGATION CONTROL VALVE
LP	LIGHT POLE
PP	POWER POLE
PPC	POWER POLE W/CONDUIT
PPLP	POWER POLE W/LIGHT POLE
PPT	POWER POLE W/TRANSFORMER
SN	SIGN
SSMH	SANITARY SEWER MANHOLE
TPD	TELEPHONE PEDESTAL
TVLT	TELEPHONE VAULT
WM	WATER METER
WV	WATER VALVE
WVLT	WATER VAULT
OE	OVERHEAD ELECTRIC LINE



VICINITY MAP
NOT TO SCALE

SITE PLANS FOR PROJECT REVIEW. NOT FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES. Prepared By/Or Under Direct Supervision Of Priya Acharya, PE Texas Registration No. 110146 On Date Shown Below.

NOTES:
1. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE.
2. EXISTING VACANT RESTAURANT BUILDING AND SITE IS PROPOSED TO BE DEMOLISHED.
3. RETAIL BUILDING PREVIOUSLY SHOWN ON PRIOR SITE LAYOUT IS NOT PROPOSED NOT INTENDED TO BE DEVELOPED.
4. THIS PROPERTY IS LOCATED WITHIN FEMA ZONE 'X' PER FEMA PANEL 48113C0180K, EFFECTIVE 07/07/2014,

*** BENCHMARKS ***

BM A – AN 'X' CUT ON THE SOUTH SIDE OF A CONCRETE SIDEWALK ON THE SOUTH SIDE OF BELT LINE RD +/- 355 FEET WEST OF COMMERCIAL DR AND 8 FEET SOUTH OF THE EAST END OF A RETAINING WALL.
ELEVATION = 580.98 FT.

BM B – AN 'X' CUT ON THE SOUTHWEST CORNER OF A CURB INLET ON THE SOUTH SIDE OF BELT LINE RD +/- 105 FEET WEST OF THE CENTERLINE OF COMMERCIAL DR.
ELEVATION = 580.40 FT.

BM C – AN 'X' CUT ON THE EAST CORNER OF A CURB INLET AT THE NORTHWEST END OF A ROW OF PARKING STALLS +/- 330 FEET SOUTH OF THE SOUTH CURBLINE OF BELT LINE RD, +/- 90 FEET SOUTHWEST OF ASBURY LN, AND +/- 300 FEET EAST OF THE CENTERLINE OF BUSINESS AVE.
ELEVATION = 583.89 FT.

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com

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PRIYAA@WIERASSOCIATES.COM

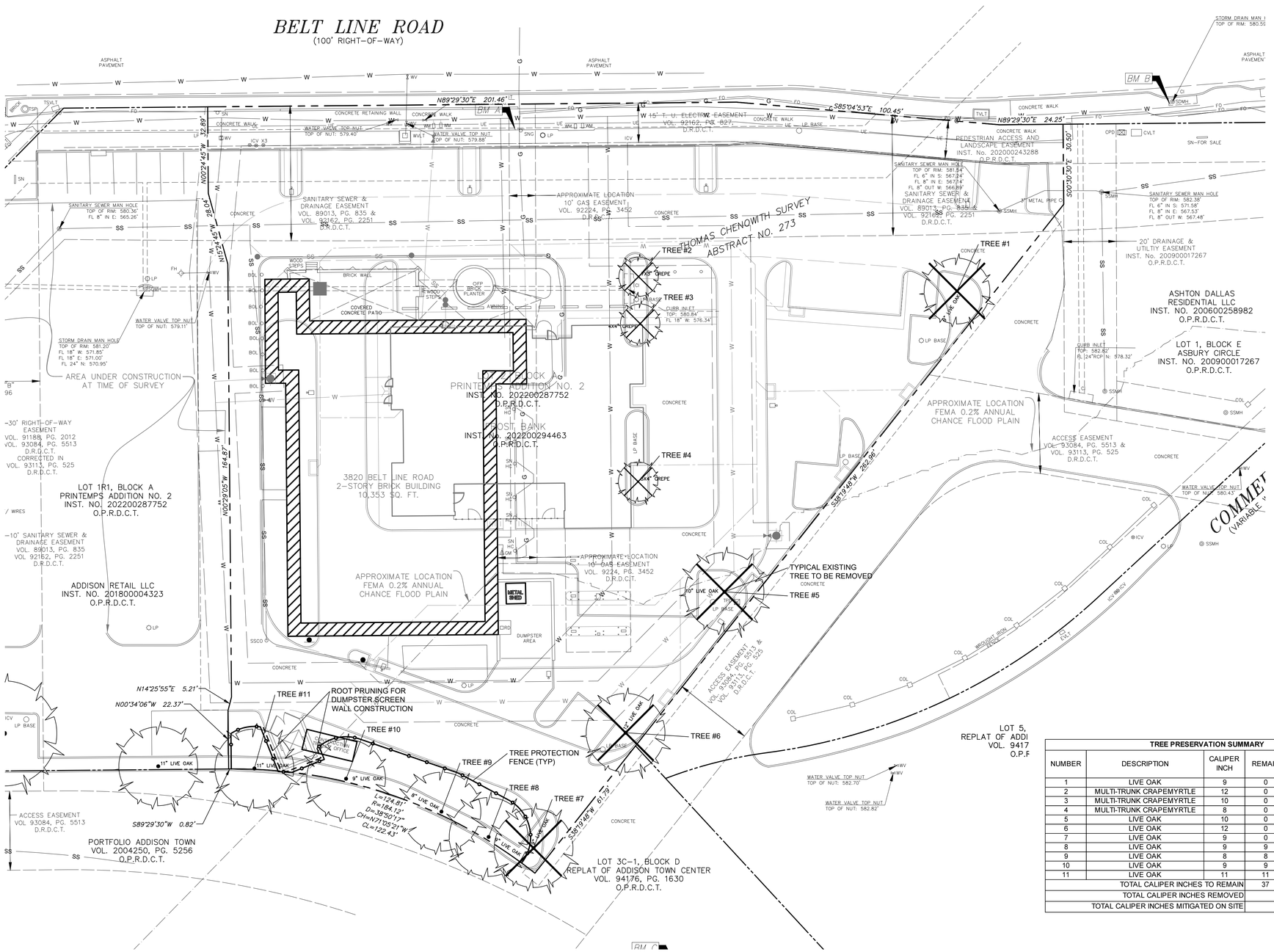
CASE # 1871 -Z
CONCEPT PLAN
FROST BANK ADDISON
LOT 2, BLOCK A
PRINTEMPS ADDITION NO. 2
3820 BELT LINE ROAD
ADDISON, TEXAS 75254

BEING 1.470 ACRES OF LAND LOCATED IN THE THOMAS CHENOWITH SURVEY, ABSTRACT No. 273 CITY OF ADDISON, DALLAS COUNTY, TEXAS.

SUBMITTAL DATE: 02/15/2023
DATE: 2/15/2023
W.A. No. 22051

SHEET 1 OF 1

C201



1 TREE PRESERVATION PLAN
1" = 20'-0"

0 10 20 40
SCALE: 1" = 20'-0"
NORTH

TREE PRESERVATION LEGEND

SYMBOL	DESCRIPTION
18" LIVE OAK	EXISTING TREE TO BE REMOVED
9" LIVE OAK	EXISTING TREE TO REMAIN AND BE PROTECTED
	TREE PROTECTION FENCE
	ROOT PRUNING

NOTE:
DO NOT PARK, DRIVE, STAGE MATERIALS OR OTHERWISE PLACE ANYTHING UNDER EXISTING TREES TO REMAIN, INCLUDING TREES NOT SHOWN ON THE PLANS. ALL EXISTING TREES ONSITE SHALL BE PROTECTED WITH THE UTMOST IMPORTANCE AND TREE CARE AS DIRECTED BY THE LANDSCAPE ARCHITECT.

TREE PROTECTION AND REMOVAL SUMMARY:
REFER TO L1-2

TREE PROTECTION DETAILS:
REFER TO SHEET L1-2

SPECIFICATIONS:
01 56 39 - TREE PROTECTION, REMOVAL AND PRUNING
32 92 00 - TURF AND GRASSES
32 93 00 - LANDSCAPING
33 41 14 - LANDSCAPE DRAINAGE WITH BRIDGING STONE

TREE PRESERVATION NOTES

1. REFER TO CIVIL DRAWING SHEETS FOR GRADING CUTS ADJACENT TO EXISTING TREES. COORDINATE W/ ARBORIST.
2. REFER TO SHEET L1.02 FOR TREE PROTECTION AND PRUNING DETAILS.
3. TREE PROTECTION MUST OCCUR PRIOR TO DEMOLITION OR CONSTRUCTION.
4. ALL PROTECTED TREES MUST BE FLAGGED WITH COLORED VINYL TAPE WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF AT LEAST 4 FEET SO AS TO BE VISIBLE TO WORKERS ON FOOT OR DRIVING EQUIPMENT.
5. A PROTECTED TREE (DESIGNATED "TO REMAIN" ON THE PLAN) MUST HAVE PROTECTIVE FENCING WHICH COMPLETELY ENCLOSES THE DRIP LINE OF THE TREE UNTIL CONSTRUCTION IS COMPLETED. FENCING TO BE HELD 3 FEET FROM EDGE OF CANOPY DRIP LINE. DURING CONSTRUCTION, NO EXCESS SOIL, ADDITIONAL FILL, EQUIPMENT, LIQUIDS, OR CONSTRUCTION DEBRIS MAY BE PLACED INSIDE THE PROTECTIVE BARRIER, NOR MAY ANY SOIL BE REMOVED FROM WITHIN THE BARRIER. CONTRACTOR IS TO PROVIDE TEMPORARY, CONTINUOUS FENCING AT THE DRIP LINE, MIN. HEIGHT 4 FEET. FENCING MATERIAL - REFER TO SPECIFICATION SECTION 01 5639.
6. TREE PRUNING SHALL COMPLY WITH ARBORIST'S PRACTICES AND AS PER SPECIFICATION SECTION 01 5639. REMOVE ALL DEADWOOD FROM TREE CANOPIES. PROVIDE REPAIR TO EXISTING DAMAGED TREES PER ARBORIST'S RECOMMENDATIONS. REMOVE SUCKERS FROM TRUNKS AND LIMB UP LOWER BRANCHES TO MIN. 7' CLEAR AT BOTTOM OF CANOPY, UNLESS TREE IS TOO SMALL FOR THIS PROCEDURE.

TREE PRESERVATION SUMMARY

NUMBER	DESCRIPTION	CALIPER INCH	REMAIN	REMOVE	REASON FOR REMOVAL
1	LIVE OAK	9	0	9	PARKING
2	MULTI-TRUNK CRAPEMYRTLE	12	0	12	PARKING
3	MULTI-TRUNK CRAPEMYRTLE	10	0	10	BUILDING
4	MULTI-TRUNK CRAPEMYRTLE	8	0	8	BUILDING
5	LIVE OAK	10	0	10	PARKING
6	LIVE OAK	12	0	12	PARKING
7	LIVE OAK	9	0	9	PARKING
8	LIVE OAK	9	9	0	N/A
9	LIVE OAK	8	8	0	N/A
10	LIVE OAK	9	9	0	N/A
11	LIVE OAK	11	11	0	N/A
	TOTAL CALIPER INCHES TO REMAIN		37		
	TOTAL CALIPER INCHES REMOVED			70	
	TOTAL CALIPER INCHES MITIGATED ON SITE			70	

VICINITY MAP (NO SCALE)

TOWN PROJECT NUMBER 1871-Z

CCA Landscape Architects, Inc.
12700 Hillcrest Road
Suite 149
Dallas, TX 75230
P: 214.739.9105

CCA LANDSCAPE ARCHITECTS

REGISTERED LANDSCAPE ARCHITECT JACLYN CLARK SZAFRANIC 3165 STATE OF TEXAS
Jaclyn Clark Szafranic
02/15/2023

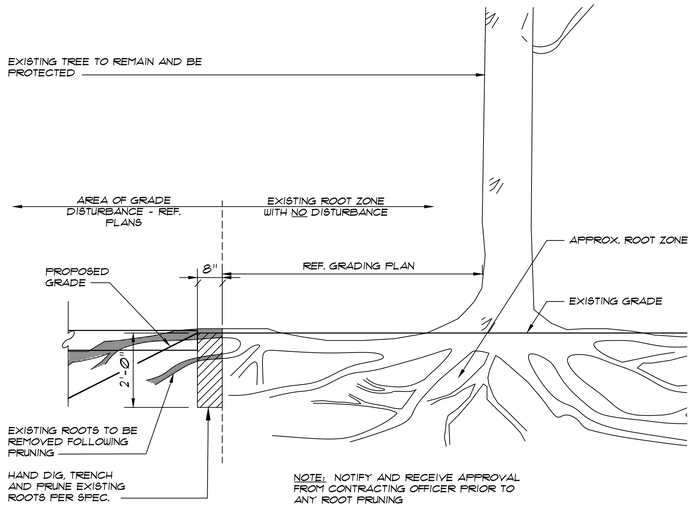
OWNER / APPLICANT:
FROST BANK
3838 ROGER ROAD
SAN ANTONIO, TX 78251
CONTACT: ROSS WOOD
ross.wood@frostbank.com
210-220-5842

FROST BANK, ADDISON
LOT 2, BLOCK A,
PRINTEMPS ADDITION NO. 2
THOMAS CHENOWITH SURVEY, ABSTRACT NO. 273
3820 BELT LINE ROAD, ADDISON, TX

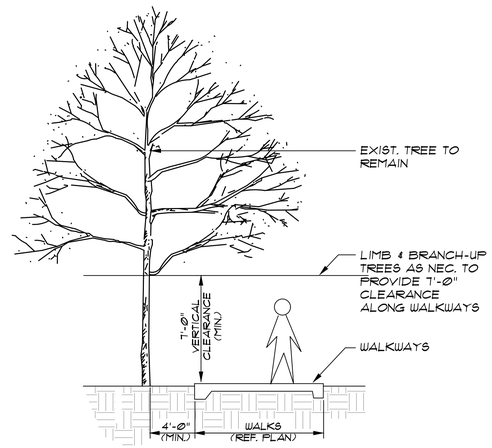
Revisions:
Date: 02-15-2023
Scale: 1" = 20'-0"
Project No: 22235

TREE REMOVAL AND PRESERVATION PLAN

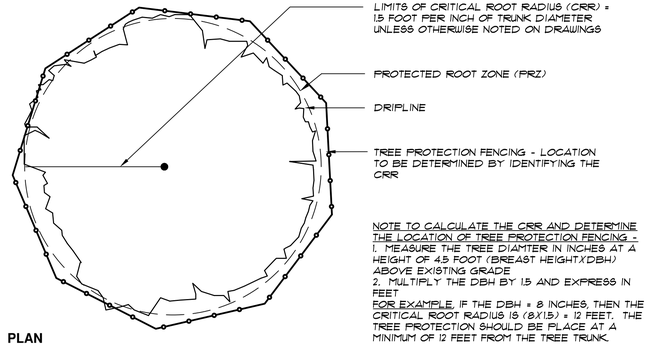
SHEET
L1-1
1 OF 2

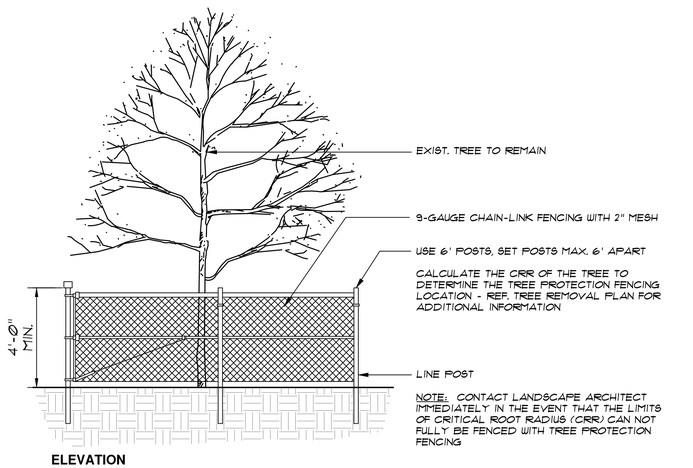


6 ROOT PRUNING AT EXISTING TREES - SECTION
NTS

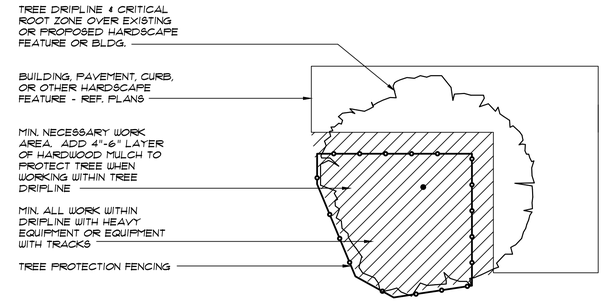


4 TREE CLEARANCE AT WALK
NOT TO SCALE

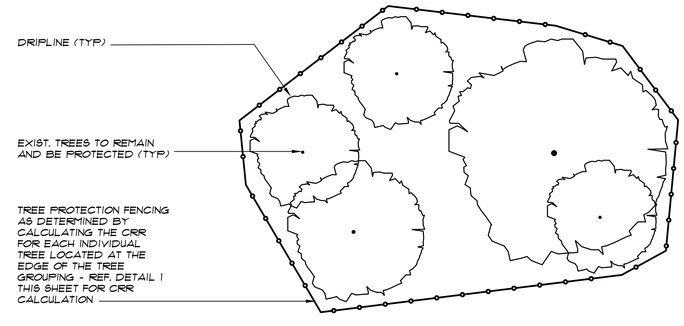




5 TREE PROTECTION FENCING - CHAIN LINK FENCE
NOT TO SCALE



1 TREE PROT. FENCE NEAR CONSTRUCTION ACTIVITY
NOT TO SCALE



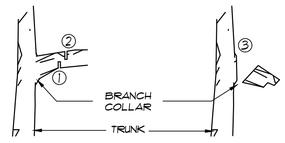
2 TREE PROT. FENCE NEAR CONSTRUCTION ACTIVITY
NOT TO SCALE

USE TO REMOVE TREE LIMBS AS NECESARY. COMPLY WITH HORTICULTURAL PRACTICES.

STEP 1: SAW BOTTOM CUT APPROX. 6-12" AWAY FROM TRUNK AND APPROX. ⅓ OF THE WAY THROUGH THE LIMB.
STEP 2: MAKE A SECOND CUT APPROX. 3" FURTHER FROM THE TRUNK THAN THE FIRST CUT UNTIL THE WEIGHT OF THE BRANCH FULLS THE BRANCH DOWN.
STEP 3: CUT THE STUB BACK TO THE COLLAR OF THE BRANCH - DO NOT CUT FLUSH WITH TRUNK.

REMOVE AND DISPOSE OF ALL BRANCHES PER NOTES ON SHEET L1 AND SPECIFCATIONS.

NOTE: PRIOR TO LIMB REMOVAL ON EXISTING TREES, GET WRITTEN PERMISSION AND FIELD VERIFICATION FROM OWNER'S REPRESENTATIVE.



3 3-CUT LIMB PRUNING
NOT TO SCALE

TOWN PROJECT NUMBER 1871-Z

CCA Landscape Architects, Inc.
12700 Hillcrest Road
Suite 149
Dallas, TX 75230
P: 214.739.9105

CCA LANDSCAPE ARCHITECTS

REGISTERED LANDSCAPE ARCHITECT
JACLYN CLARK SZAFRANIEC
3165
STATE OF TEXAS
02/15/2023

OWNER / APPLICANT:
FROST BANK
3838 ROGER ROAD
SAN ANTONIO, TX 78251
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FROST BANK, ADDISON

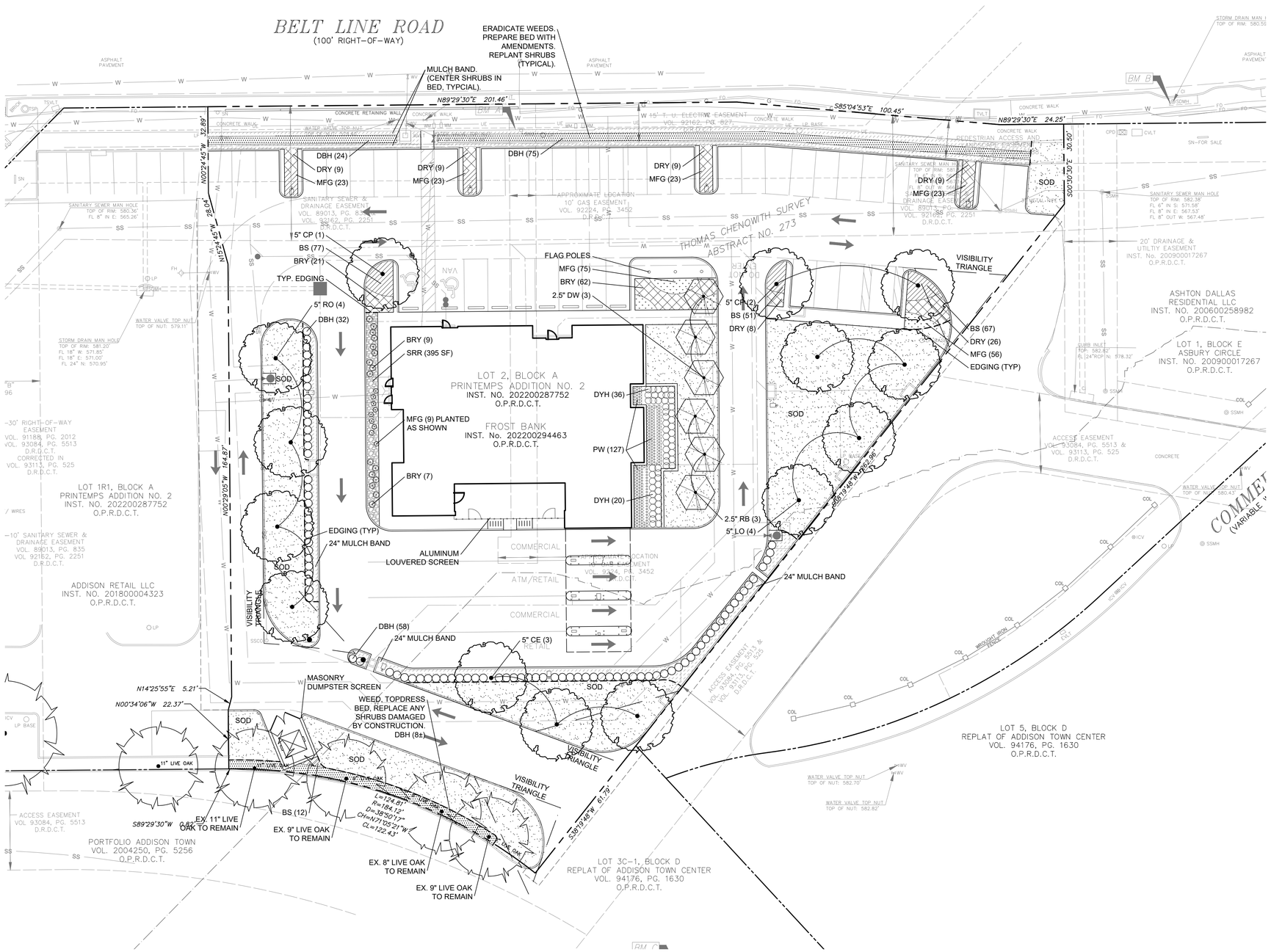
LOT 2, BLOCK A,
PRINTEMPS ADDITION NO. 2
THOMAS CHENOWITH SURVEY, ABSTRACT NO. 273
3820 BELT LINE ROAD, ADDISON, TX

Revisions:

Date: 02-15-2023
Scale: AS NOTED
Project No: 22235

TREE PRESERVATION DETAILS

SHEET
L1-2
2 OF 2


BELT LINE ROAD
(100' RIGHT-OF-WAY)
ERADICATE WEEDS. PREPARE BED WITH AMENDMENTS. REPLANT SHRUBS (TYPICAL).
MULCH BAND. (CENTER SHRUBS IN BED, TYPCIAL).
N89°29'30"E 201.46'
S85°04'53"E 100.45'
N89°29'30"E 24.25'
N00°24'45"W 32.89'
N00°29'05"W 164.82'
N15°24'57"W 25.04'
S00°30'30"E 30.56'
DBH (24)
DRY (9)
MFG (23)
DBH (75)
DRY (9)
MFG (23)
DRY (9)
MFG (23)
SOD
5" CP (1)
BS (77)
BRY (21)
TYP. EDGING
5' RO (4)
DBH (32)
BRY (9)
SRR (395 SF)
MFG (9) PLANTED AS SHOWN
BRY (7)
EDGING (TYP)
24" MULCH BAND
ALUMINUM LOUVERED SCREEN
DBH (58)
24" MULCH BAND
5" CE (3)
MASONRY DUMPSTER SCREEN
WEED, TOPDRESS BED, REPLACE ANY SHRUBS DAMAGED BY CONSTRUCTION
DBH (8±)
11" LIVE OAK
EX. 11" LIVE OAK TO REMAIN
BS (12)
EX. 9" LIVE OAK TO REMAIN
EX. 8" LIVE OAK TO REMAIN
EX. 9" LIVE OAK TO REMAIN
FLAG POLES
MFG (75)
BRY (62)
2.5" DW (3)
DYH (36)
PW (127)
DYH (20)
5" CP (2)
BS (51)
DRY (8)
2.5" RB (3)
5" LO (4)
VISIBILITY TRIANGLE
BS (67)
DRY (26)
MFG (56)
EDGING (TYP)
24" MULCH BAND
5" CE (3)
N14°25'55"E 5.21'
N00°34'06"W 22.37'
S89°29'30"W 0.82'
L=174.87'
R=181.12'
D=35°01'27"
CH=N71°05'21"W
CL=122.43'
S38°19'48"W 61.79'
S38°19'48"W 226.96'
LOT 2, BLOCK A
PRINTEMPS ADDITION NO. 2
INST. NO. 202200287752
O.P.R.D.C.T.
FROST BANK
INST. No. 202200294463
O.P.R.D.C.T.
LOT 1R1, BLOCK A
PRINTEMPS ADDITION NO. 2
INST. NO. 202200287752
O.P.R.D.C.T.
ADDISON RETAIL LLC
INST. NO. 201800004323
O.P.R.D.C.T.
PORTFOLIO ADDISON TOWN
VOL. 2004250, PG. 5256
O.P.R.D.C.T.
ASHTON DALLAS RESIDENTIAL LLC
INST. NO. 200600258982
O.P.R.D.C.T.
LOT 1, BLOCK E
ASBURY CIRCLE
INST. NO. 200900017267
O.P.R.D.C.T.
LOT 5, BLOCK D
REPLAT OF ADDISON TOWN CENTER
VOL. 94176, PG. 1630
O.P.R.D.C.T.
LOT 3C-1, BLOCK D
REPLAT OF ADDISON TOWN CENTER
VOL. 94176, PG. 1630
O.P.R.D.C.T.
THOMAS CHENOWITH SURVEY
ABSTRACT NO. 273
-30' RIGHT-OF-WAY EASEMENT VOL. 91188, PG. 2012 VOL. 93084, PG. 5513 D.R.D.C.T. CORRECTED IN VOL. 93113, PG. 525 D.R.D.C.T.
-10' SANITARY SEWER & DRAINAGE EASEMENT VOL. 89013, PG. 835 VOL. 92162, PG. 2251 D.R.D.C.T.
SANITARY SEWER & DRAINAGE EASEMENT VOL. 89013, PG. 835 VOL. 92162, PG. 2251 D.R.D.C.T.
APPROXIMATE LOCATION 10' GAS EASEMENT VOL. 92224, PG. 3492 D.R.D.C.T.
W 15' T. U. ELECTRIC EASEMENT VOL. 92162, PG. 827
PEDESTRIAN ACCESS AND LANDSCAPE EASEMENT
20' DRAINAGE & UTILITY EASEMENT INST. No. 200900017267 O.P.R.D.C.T.
ACCESS EASEMENT VOL. 93084, PG. 5513 & VOL. 93113, PG. 525 D.R.D.C.T.
ACCESS EASEMENT VOL. 93084, PG. 5513 & VOL. 93113, PG. 525 D.R.D.C.T.
COMMERCIAL
ATM/RETAIL
COMMERCIAL
RETAIL
ASPHALT PAVEMENT
CONCRETE WALK
CONCRETE RETAINING WALL
CONCRETE
SANITARY SEWER MAN HOLE TOP OF RIM: 580.36' FL 8" IN E: 565.26'
SANITARY SEWER MAN HOLE TOP OF RIM: 582.38' FL 6" IN S: 571.58' FL 8" IN E: 567.53' FL 8" OUT W: 567.48'
STORM DRAIN MAN HOLE TOP OF RIM: 581.20' FL 18" W: 571.85' FL 18" E: 571.00' FL 24" N: 570.95'
STORM DRAIN MAN I TOP OF RIM: 580.55
WATER VALVE TOP NUT TOP OF NUT: 579.11'
WATER VALVE TOP NUT TOP OF NUT: 582.70'
WATER VALVE TOP NUT TOP OF NUT: 582.82'
WATER VALVE TOP NUT TOP OF NUT: 580.43'
SUB INLET TOP: 582.82' FL 24"RCP N: 578.32'
BM A
BM B
SSMH
ICV
LP
CVLT
SN-FOR SALE
ABANDONED 12" WATER LINE
ABANDONED 8" WATER LINE
ABANDONED 6" WATER LINE
ABANDONED 4" WATER LINE
ABANDONED 2" WATER LINE
ABANDONED 1" WATER LINE
ABANDONED 3/4" WATER LINE
ABANDONED 1/2" WATER LINE
ABANDONED 6" SANITARY SEWER LINE
ABANDONED 4" SANITARY SEWER LINE
ABANDONED 8" SANITARY SEWER LINE
ABANDONED 10" SANITARY SEWER LINE
ABANDONED 12" SANITARY SEWER LINE
ABANDONED 15" SANITARY SEWER LINE
ABANDONED 18" SANITARY SEWER LINE
ABANDONED 24" SANITARY SEWER LINE
ABANDONED 30" SANITARY SEWER LINE
ABANDONED 36" SANITARY SEWER LINE
ABANDONED 42" SANITARY SEWER LINE
ABANDONED 48" SANITARY SEWER LINE
ABANDONED 54" SANITARY SEWER LINE
ABANDONED 60" SANITARY SEWER LINE
ABANDONED

LANDSCAPE PLANTING NOTES

1. FINAL GRADING SHALL BE INSTALLED BY THE CONTRACTOR AND APPROVED BY THE OWNER'S REPRESENTATIVE IN THE FIELD PRIOR TO PLANTING OR PLANTING LAYOUT.
2. TREES ARE TO BE CENTERED IN EACH TREE PLANTER. CONTRACTOR SHALL STAKE OUT ALL TREE LOCATIONS FOR REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO ADJUST TREES TO EXACT LOCATION IN FIELD.
3. UNLESS DIMENSIONED ON THE PLAN, ALL PROPOSED TREE LOCATIONS ARE DIAGRAMMATIC. CONTRACTOR SHALL STAKE OUT ALL INFORMAL TREE LOCATIONS IN THE FIELD USING COLORED FLAGS FOR REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION IN THE FIELD.
4. SHRUB/PLANT BED LAYOUTS SHALL BE STAKED FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO BED PREPARATION. ALIGN AND EQUALLY SPACE IN ALL DIRECTIONS ALL SHRUBS AS NOTED IN THE DRAWINGS TO PROVIDE FULL COVERAGE IN BEDS. ALIGNMENT SHALL BE ORIENTED FOR STAGGERED PLACEMENT TO PRIMARY VIEWING DIRECTION.
5. FINISH GRADE OF SHRUB BEDS SHALL BE THREE AND ONE HALF (3 ½ ") INCHES BELOW ADJACENT PAVEMENT OR CURB WHERE TOPDRESSING IS TO BE APPLIED.
6. UNLESS OTHERWISE INDICATED, ALL SHRUB BEDS SHALL BE TOPDRESSED WITH A WEED BARRIER LAYER (1 ITEM) CONSISTING OF 8 LAYERS OF RECYCLED NEWSPRINT PAPER COVERED WITH THREE (3") INCH COMPACTED MULCH LAYER. CONTRACTOR SHALL PROVIDE SAMPLES OF MULCH TO THE OWNER'S REPRESENTATIVE ALONG WITH SPECIFIC TEST DATA PER THE REQUIREMENTS OF THE SPECIFICATIONS.
7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE OWNER'S REPRESENTATIVE OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
8. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION, AND MUST BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY, CHARACTER, AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
9. CONTRACTOR SHALL MEET OR EXCEED ALL MINIMUM SIZES LISTED IN PLANT SCHEDULE INCLUDING CONTAINER SIZE.
10. LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES DURING CONSTRUCTION.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING, REMOVAL OF MISCELLANEOUS DEBRIS AND ANY ADDITIONAL FILL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO PLANTING IN ALL PLANTER LEAVE-OUTS.
12. EXCESS SOIL FROM LANDSCAPE GRADING TO BE REMOVED AND DISPOSED OFF-SITE BY CONTRACTOR.
13. FINISH GRADES OF TOP OF TREES' UNCOVERED ROOT FLARE SHALL BE TWO (2") ABOVE THE FINISHED GRADE OF THE PLANTING BED OR TURF AREA. MULCH SHALL BE APPLIED PER THE PLANTING DETAILS.
14. CONTRACTOR SHALL PATCH ALL AREAS OF DISTURBED LAWN WITH SOLID SOD COMMON BERMUDA GRASS - REF. PLANS. NEW SOD SHALL BE FLUSH TO EXISTING TURF.
15. REPLACE DEAD PLANTS WITHIN SEVEN (7) DAYS AFTER DETERMINATION OF CONDITION.
16. TREES (4" OR GREATER) IDENTIFIED AS A PART OF THE NATURAL LANDSCAPE TO BE REMOVED AS A PART OF DISTURBANCE, GRADING OR OTHER DEVELOPMENT MUST BE MITIGATED (REPLACED ON SITE) AT A RATE OF CALIPER INCHES PROVIDED = CALIPER INCHES BEING REMOVED.

PLANT AND MATERIALS SCHEDULE

QTY	CODE	COMMON NAME / SCIENTIFIC NAME	SIZE	REMARKS
MEDIUM AND LARGE TREES				
3	CE	CEDAR ELM / ULMUS CRASSIFOLIA	5" CAL MIN	15' - 17' HEIGHT; SINGLE STRAIGHT LEADER, FULL, MATCHED CANOPIES; MALE ONLY; PLANTED AS SHOWN
3	CP	CHINESE PISTACHE (MALE ONLY) / PISTACIA CHINENSIS	5" CAL MIN	14' - 16' HEIGHT; SINGLE STRAIGHT LEADER, FULL, MATCHED CANOPIES; MALE ONLY; PLANTED AS SHOWN
4	LO	LIVE OAK / QUERCUS VIRGINIANA	5" CAL MIN	14' - 16' HEIGHT; SINGLE STRAIGHT LEADER, FULL, MATCHED CANOPIES; PLANTED AS SHOWN
4	RO	SHUMARD RED OAK / QUERCUS SHUMARDII	5" CAL MIN	16' - 18' HEIGHT; SINGLE STRAIGHT LEADER, FULL, MATCHED CANOPIES; PLANTED AS SHOWN
QTY	CODE	COMMON NAME / SCIENTIFIC NAME	SIZE	REMARKS
SMALL TREES				
3	DW	DESERT WILLOW / CHILOPSIS LINEARIS 'BUBBA'	2-1/2" CAL MIN	8' - 10' HEIGHT; MULTI-TRUNK, FULL, MATCHED CANOPIES, 3-5 CANES; PLANTED AS SHOWN
3	RB	TEXAS REDBUD / CERCIS CANADENSIS VAR. TEXENSIS	2-1/2" CAL MIN	8' - 10' HEIGHT; SINGLE STRAIGHT LEADER, FULL, MATCHED CANOPIES, UPRIGHT VERTICAL GROWTH; PLANTED AS SHOWN
QTY	CODE	COMMON NAME / SCIENTIFIC NAME	SIZE	REMARKS
SHRUBS, PERENNIALS, ORNAMENTAL GRASSES				
207	BS	BERKELEY SEDGE / CAREX DIVULSA	1 GAL	15" OC, 0.70 PLANTS/SF, TRIANGULAR SPACING; 10" MIN HEIGHT, FULL TO BASE, HEAVILY ROOTED
232	MFG	MEXICAN FEATHER GRASS / NASELLA TENUISSIMA	1 GAL	18" OC, 0.49 PLANTS/SF, TRIANGULAR SPACING; 10" MIN HEIGHT, FULL TO BASE, HEAVILY ROOTED
127	PW	PURPLELEAF WINTERCREEPER / EUONYMUS FORTUNEI	1 GAL	18" OC, 0.49 PLANTS/SF, TRIANGULAR SPACING; MIN. 3 SHOOTS, FULL TO BASE, HEAVILY ROOTED
197	DBH	DWARF BURFORD HOLLY / ILEX CORNUTA BURFORDI 'NANA'	7 GAL MIN. 24" MIN. HT.	36" OC, SINGLE ROW, 24" MIN HEIGHT AT PLANTING, FULL TO BASE, HEAVILY ROOTED
56	DYH	BORDEAUX DWARF YAUPON HOLLY / ILEX VOMITORIA 'BORDEAUX'	3 GAL	30" OC, SINGLE ROW, 10" MIN. HEIGHT, FULL TO BASE, HEAVILY ROOTED
70	DRY	DESERT DUSK RED YUCCA / HERSPERALOE PARVIFLORA 'DESERT DUSK'	5 GAL	28" OC, 0.21 PLANTS/SF, TRIANGULAR SPACING; 10" MIN HEIGHT, FULL TO BASE, HEAVILY ROOTED
99	BRY	BRAKELIGHTS RED YUCCA / HERSPERALOE PARVIFLORA 'BRAKELIGHTS'	5 GAL	24" OC, 0.28 PLANTS/SF, TRIANGULAR SPACING; 10" MIN HEIGHT, FULL TO BASE, HEAVILY ROOTED
QTY	CODE	COMMON NAME / SCIENTIFIC NAME	SIZE	REMARKS
TURF GRASS				
FIELD VERIFY	SOD	TIFWAY 419 BERMUDAGRASS / CYNODON DACTYLON 'TIFWAY 419'	SOLID SOD	REFER TO SPECS
QTY	CODE	COMMON NAME / SCIENTIFIC NAME	SIZE	REMARKS
MATERIALS				
FIELD VERIFY	SRR	SMALL NATIVE RIVER ROCK	CY	3-1/2" DEPTH WASHED RIVER ROCK AS PROVIDED BY WHIZ-Q STONE 1-800-648-4551, OR SMALL NATIVE GRAVEL AS PROVIDED BY CUSTOM STONE SUPPLY 1-844-576-1364; WITH TWO LAYERS OF FILTER FABRIC UNDERLAYMENT.
FIELD VERIFY		FILTER FABRIC	SF	2 OVERLAPPING LAYERS UNDER AGGREGATES, TERRATEX N08 AS MANUFACTURED BY WEBTEC, 1(800) 438-0027 AND PROVIDED LOCALLY BY HANES GEO PRODUCTS 1(800) 251-1008. REFER TO SPECS AND DETAILS.
FIELD VERIFY		COMPOST	CY	ORGANIC, WELL-DECOMPOSED, AT TURF AREAS, TREES, AND PLANTING BEDS, REFER TO SPECS AND DETAILS.
FIELD VERIFY		MULCH	CY	TOPDRESSING AT TREES AND PLANTING BEDS, REFER TO SPECS AND DETAILS.
FIELD VERIFY		TOPSOIL	CY	REFER TO SPECS AND DETAILS.
FIELD VERIFY		METAL LANDSCAPE EDGING	LF	COMMERCIAL GRADE, REFER TO SPECS AND DETAILS.

TREE REQUIREMENTS

ROOT SYSTEM DEVELOPMENT:

1. ALL NAMED CULTIVARS SHALL BE OWN ROOT CLONES. NO GRAFTED OR BUD-GRAFTED TREES WILL BE ACCEPTED.
2. ALL TREES SHALL BE 100% MECHANICALLY ROOT-PRUNED AT LEAST ONCE AND TRANSPLANTED A MINIMUM OF 3 TIMES DURING THE FIRST 3 YEARS OF THE TREE'S LIFE.
3. THE TREES SHALL BE GROWN IN HEAVY CLAY SOIL AND IRRIGATED WITH DRIP IRRIGATION.
4. THE TRUNK FLARE SHALL BE ABOVE GROUND AND VISIBLE AT NURSERY BEFORE HARVEST AND AFTER TRANSPLANTING INTO THE LANDSCAPE.
5. THE ROOT BALLS SHALL BE HEELED IN FOR AT LEAST 30 DAYS AND HAVE A FRESH FLUSH OF NEW ROOT GROWTH INTO THE BURLAP.
6. THE TREES SHALL HAVE NO GIRDLING ROOTS.

CANOPY DEVELOPMENT:

7. TREES SHALL HAVE A STRONG CENTRAL LEADER TO TOP OF THE CANOPY. THE TIP OF THE LEADER ON THE MAIN TRUNK MUST BE INTACT WITH THE TERMINAL BUD AT THE HIGHEST PART.
8. NO BRANCH SHALL HAVE A DIAMETER GREATER THAN 2/3 THE TRUNK DIAMETER MEASURED DIRECTLY ABOVE THE BRANCH CROTCH. THE TREE WILL HAVE NO INCLUSIONS OR CO-DOMINANT BRANCHES.
9. THE TREE CROWN SHALL BE STRUCTURALLY UNIFORM. BRANCHES SHALL BE EVENLY DISTRIBUTED AR0UND THE TRUNK. THE CROWN SHALL BE FULL OF FOLIAGE EVENLY DISTRIBUTED AROUND THE TREE.

ORDINANCE SUMMARY

LANDSCAPE DESIGN STANDARDS
EXISTING LANDSCAPE AREA: 9,456 SF
REQUIRED LANDSCAPE AREA: 10% OF GROSS SITE AREA IN ALL INDUSTRIAL DISTRICTS 20% OF GROSS SITE AREA IN ALL OTHER DISTRICTS
CALCULATION: 64,046.14 SF LOT AREA X 20% = 12,810 SF
PROVIDED: 15,394 SF LANDSCAPE AREA
NOTES: NOT INCLUDING STREET ROW AREA.
STREET LANDSCAPE BUFFER
REQUIRED: 20' WIDE LANDSCAPE BUFFER INCLUDING R.O.W. ONE 4" CALIPER SHADE TREE PER 30 LF OF STREET FRONTAGE EVERGREEN SHRUBS PLANTED 3' - 3-1/2' ON CENTER
CALCULATION: 325 LF FRONTAGE / 30 = 11 TREES
PROVIDED: 20' WIDE LANDSCAPE BUFFER INCLUDING R.O.W.; 11 SHADE TREES; ROW OF EVERGREEN SHRUBS (EXISTING TO BE RESTORED WHERE DEAD OR DAMAGED)
NOTES: EXISTING PARKING IS 20.14' FROM STREET CURB ON THE WEST SIDE, AND 21.49' FROM THE STREET CURB ON THE EAST SIDE. WIDTH VARIES IN BETWEEN. BACAUSE OF UTILITY EASEMENTS, SHADE TREES ARE PLANTED ELSEWHERE ON SITE.
OFF-STREET LOADING SCREENING (6' HIGH)
REQUIRED: ONE OF (OR A COMBINATION OF) THE FOLLOWING: EVERGREEN SHRUBS PLANTED 3' ON CENTER EVERGREEN TREES PLANTED 6' ON CENTER FENCE, WALL, OR BERM, IN COMPLIANCE WITH THE ORDINANCE
PROVIDED: NOT APPLICABLE
NOTES: NO OFF-STREET LOADING SPACES ARE PROPOSED FOR THIS PROJECT.
VISIBILITY TRIANGLES
REQUIRED: CIVIL AND LANDSCAPE VAM AND VISIBILITY TRIANGLES
PROVIDED: 25' VISIBILITY TRIANGLES AT DRIVEWAYS
NOTES: THERE ARE NO DRIVEWAYS CONNECTING TO PUBLIC STREETS; ONLY DRIVEWAYS CONNECTING TO OTHER PRIVATE PARKING AND DRIVES.
PARKING LOT LANDSCAPING; PERIMETER
REQUIRED: 5' WIDE LANDSCAPE STRIP ONE 4" CALIPER TREE PER 35 LF OF ADJACENCY SHRUBS PLANTED 3' 3-1/2' ON CENTER (DEPENDING ON SPECIES)
PROVIDED: 5' WIDE LANDSCAPE STRIP, ONE 4" TREE PER 35 LF
NOTES: THE DRIVES DOWN THE SIDES OF THE BUILDING AND DRIVE UP BANKING AISLES ARE COUNTED IN THE PAVING SQUARE FOOTAGE, BUT ARE NOT COUNTED AS PARKING SINCE THEY HAVE NO SPACES ON EITHER SIDE.
PARKING LOT LANDSCAPING; INTERIOR
REQUIRED: 1 SHADE TREE PER 10 PARKING SPACES ALL ISLANDS MUST BE 9 FEET WIDE ALL PARKING SPACES MUST BE WITHIN 50 FEET OF A SINGLE TREE OR WITHIN 75 FEET OF TWO OR MORE TREES.
CALCULATION: 49 SPACES / 10 = 5 TREES
PROVIDED: 3 SHADE TREES AND 4 ORNAMENTAL TREES.
NOTES:ORNAMENTAL TREES PROVIDED WHERE THERE IS A UTILITY EASEMENT.
REPLACEMENT TREES
REQUIRED: REPLACE ALL CALIPER INCHES REMOVED WITH AN EQUAL NUMBER OF CALIPER INCHES TO BE PLANTED ON SITE.
CALCULATION: REMOVING 70 CALIPER INCHES OF EXISITING TREES
PROVIDED: PLANTING 14 NEW 5" CALIPER SHADE TREES 3 EACH, 5" CEDAR ELM = 15 CALIPER INCHES 3 EACH, 5" CHINESE PISTACHE = 15 CALIPER INCHES 4 EACH, 5" LIVE OAK = 20 CALIPER INCHES 4 EACH, 5" RED OAK = 20 CALIPER INCHES
TOTAL CALIPER INCHES MITIGATED ON SITE = 70 CALIPER INCHES

TOWN PROJECT NUMBER 1871-Z

CCA Landscape Architects, Inc.
12700 Hillcrest Road
Suite 149
Dallas, TX 75230
P: 214.739.9105

CCA LANDSCAPE ARCHITECTS

REGISTERED LANDSCAPE ARCHITECT
JACLYN CLARK SZAFRANIC
3165
STATE OF TEXAS
Jaclyn Clark Szafranic
02/15/2023

OWNER / APPLICANT:
FROST BANK
3838 ROGER ROAD
SAN ANTONIO, TX 78251
CONTACT: ROSS WOOD
ross.wood@frostbank.com
210-220-5842

FROST BANK, ADDISON

LOT 2, BLOCK A,
PRINTEMPS ADDITION NO. 2
THOMAS CHENOWITH SURVEY, ABSTRACT NO. 273

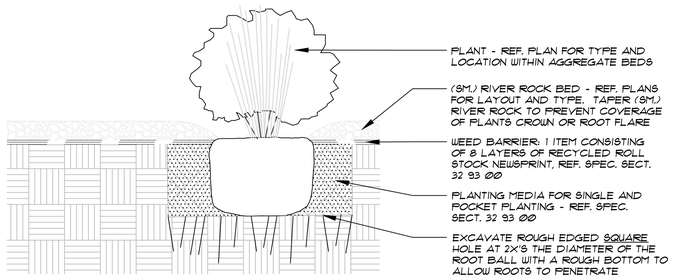
3820 BELT LINE ROAD, ADDISON, TX

Revisions:

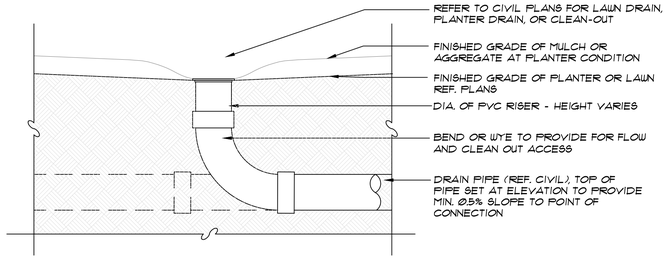
Date: 02-15-2023
Scale: 1" = 20'-0"
Project No: 22235

LANDSCAPE NOTES AND SCHEDULES

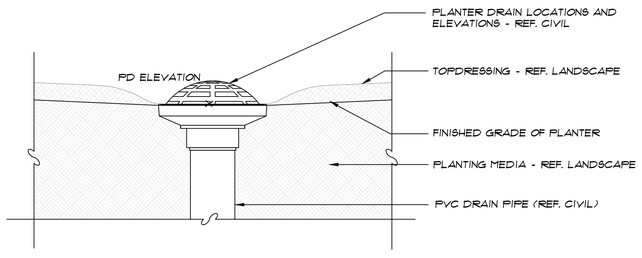
SHEET
L3-2
2 OF 4



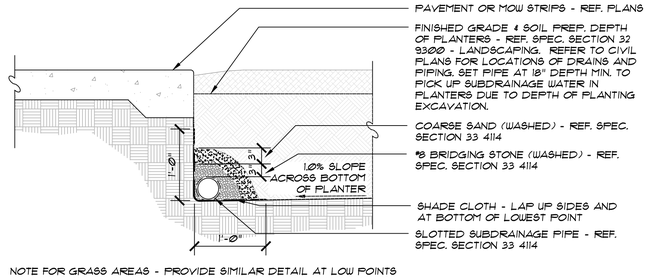
8 SHRUB POCKET PLANTING IN RIVER ROCK - SECT.
NTS



9 TRUNK LINE - SECTION
1" = 1'-0"

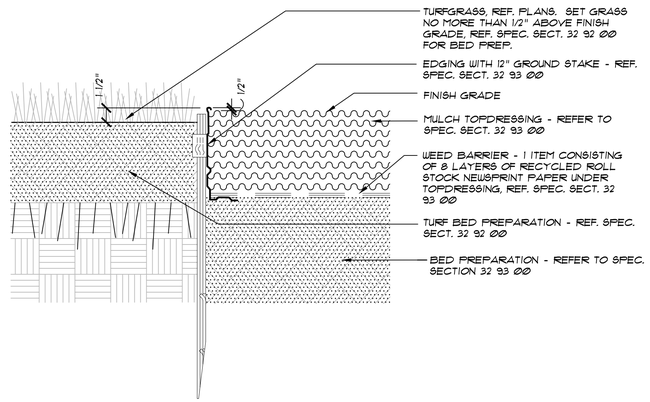


10 PLANTER DRAIN IN PLANTER - SECTION
N.T.S.

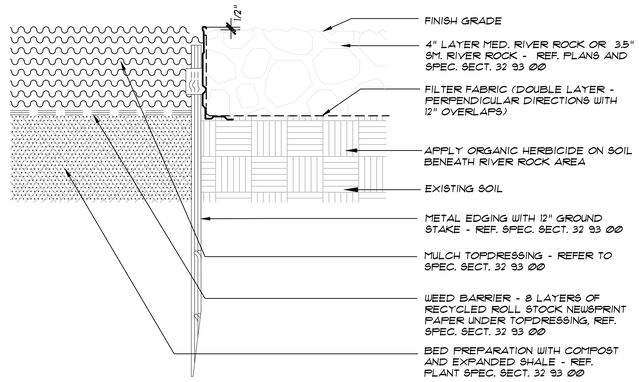


NOTE FOR GRASS AREAS - PROVIDE SIMILAR DETAIL AT LOW POINTS OF AREAS OR IF LOW POINT IS AT EDGES OF ADJACENT PAVEMENTS.

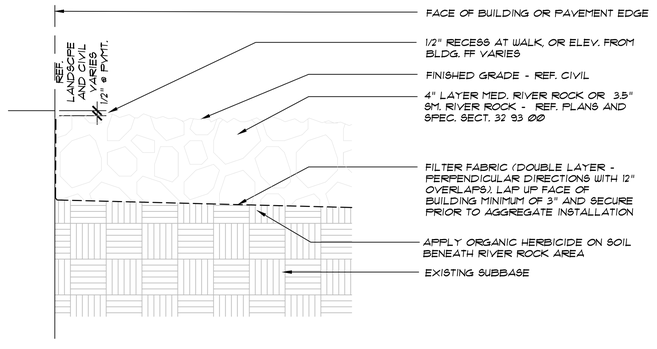
11 SUBDRAINAGE AT EDGES OF PLANTERS - SECTION
1" = 1'-0"



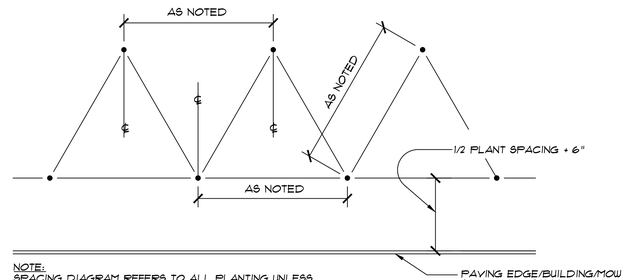
5 TURF AT EDGING AT PLANTER BED - SECT.
NTS



6 PLANTING BED AT EDGING AT RIVER ROCK - SECT.
NTS

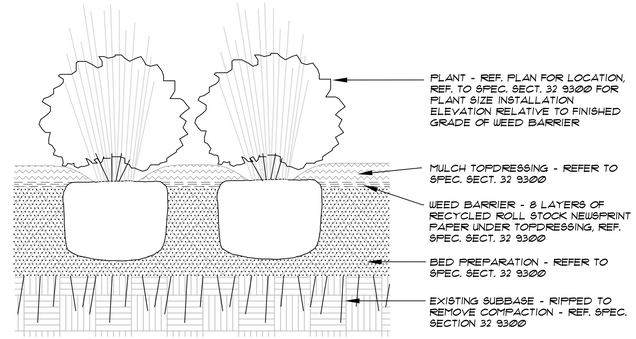


7 RIVER ROCK AT BUILDING/PAVING- SECTION
NTS

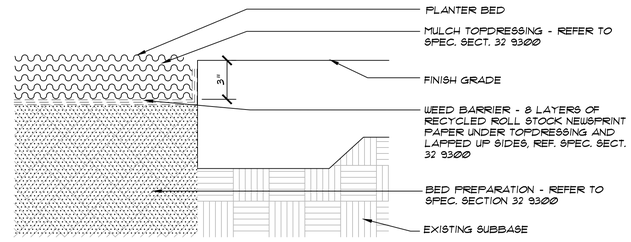


NOTE:
SPACING DIAGRAM REFERS TO ALL PLANTING UNLESS NOTED OTHERWISE. PROVIDE PLANTS TO FILL BEDS. LAYOUT TO BE ORIENTED TO MOST DOMINANT DIRECTION OF PUBLIC VIEWING, UNLESS DIRECTED OTHERWISE.

1 TRIANGULAR SPACING - PLAN
NTS



2 PLANTING BED - SECTION
NTS



3 PLANTER BED AT PAVEMENT - SECTION
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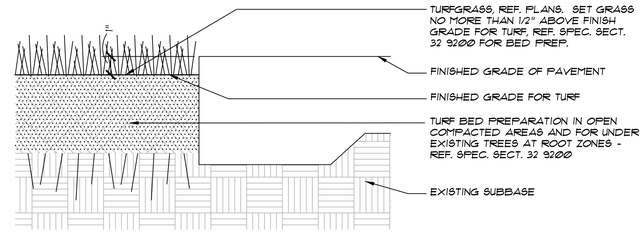

4 LAWN AT PAVEMENT - SECTION
NTS

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CCA LANDSCAPE ARCHITECTS

REGISTERED LANDSCAPE ARCHITECT
JACLYN CLARK SZAFRANIC
3165
STATE OF TEXAS
02/15/2023

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SAN ANTONIO, TX 78251
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ross.wood@frostbank.com
210-220-5842

FROST BANK, ADDISON

LOT 2, BLOCK A,
PRINTEMPS ADDITION NO. 2,
THOMAS CHENOWITH SURVEY, ABSTRACT NO. 273

3820 BELT LINE ROAD, ADDISON, TX

Revisions:

Date: 02-15-2023
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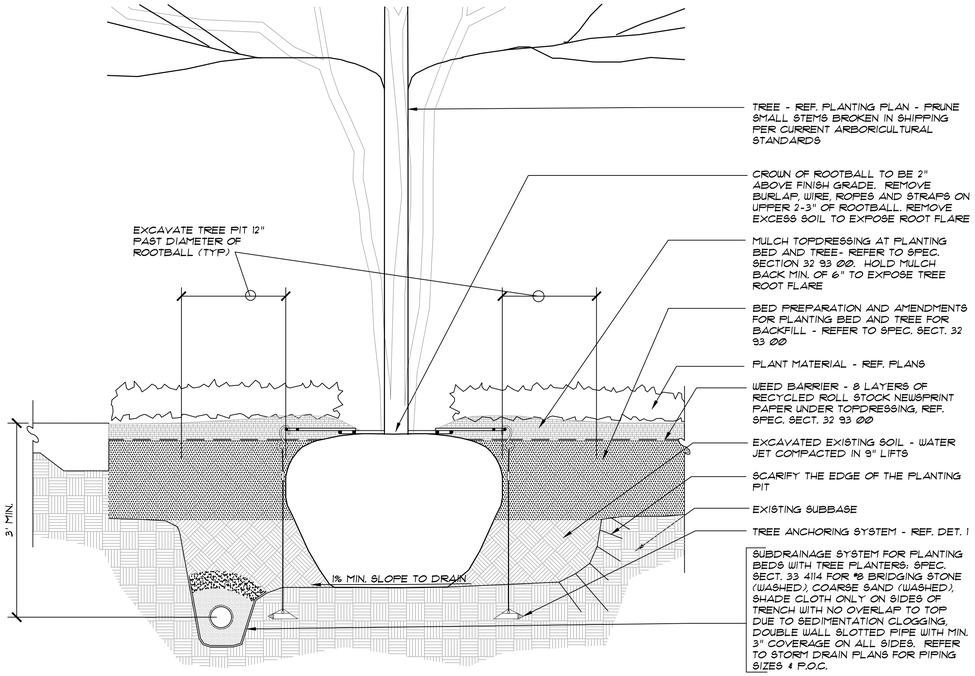
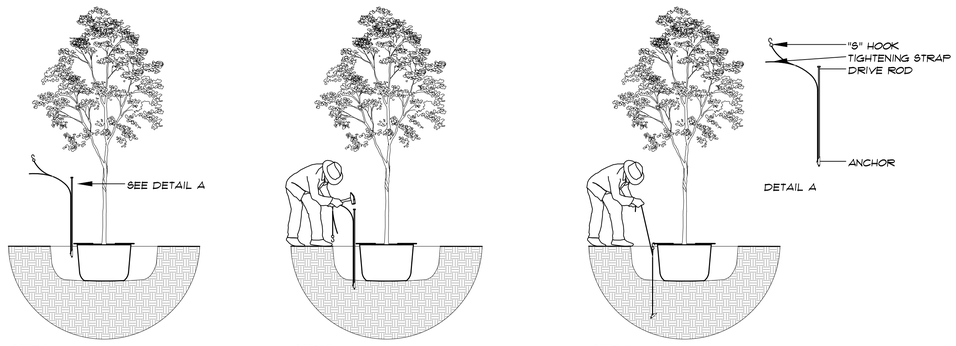
LANDSCAPE PLANTING DETAILS

SHEET
L3-3
3 OF 4



3 TREE PLANTING/STAKING IN PLANTING BED - SECTION
NTS



STEP 1:
- SET TREE IN PLANTING PIT
- CENTER ROOT ANCHOR'S INNER RING(S) AROUND TRUNK OF TREE
- ALIGN DRIVE ROD AS CLOSE AS POSSIBLE TO OUTSIDE EDGE OF U-BRACKET

STEP 2:
- DRIVE ANCHOR STRAIGHT DOWN INTO UNDISTURBED SUBBASE SOIL AT MINIMUM OF 18" TO 24" DEPTH
- SEE CHART FOR RECOMMENDED DEPTHS PER TREE SIZE

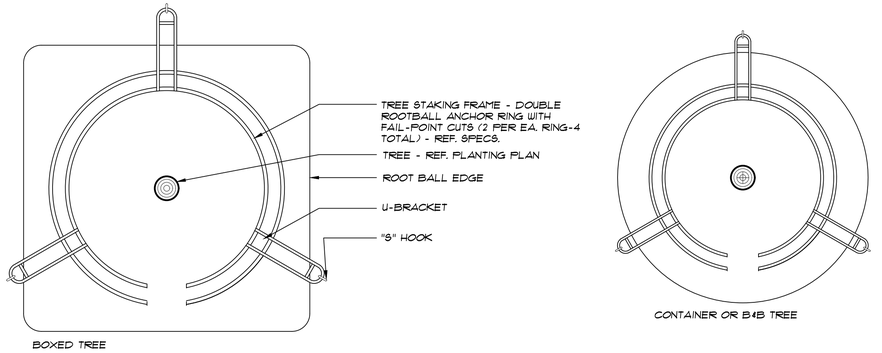
STEP 3:
- REMOVE DRIVE ROD
- REPEAT STEPS 1 & 2 FOR ALL THREE (3) ANCHOR LOCATIONS
- PULL BACK ON STRAP APPROXIMATELY 3" FOR THE V-68 ANCHOR, OR 6" TO 7" FOR THE V-88 ANCHOR TO SET ANCHOR INTO A HORIZONTAL OR LOCKED POSITION. A FULCRUM MAY BE REQUIRED TO ASSIST IN SETTING THE ANCHOR.
- PLACE "S" HOOK OVER THE END OF THE U-BRACKET
- PULL STRAP UP VERTICALLY UNTIL ROOT ANCHOR RINGS BITE INTO THE TOP OF THE ROOT BALL AND U-BRACKETS ARE SETTING FLUSH ON TOP OF THE ROOT BALL.
- TIE EXCESS STRAP OFF TO THE U-BRACKET ALLOWING ENOUGH REMAINING STRAP TO ADJUST TREE, IF NECESSARY
- BACK FILL ONLY AFTER THE TREE IS STRAIGHTENED AND SECURE

OPTIONAL ANCHORING SEQUENCES:

A. FOR ANCHOR INSTALLATION PRIOR TO TREE INSTALLATION - ANCHORS MAY BE PLACE, PER THE ROOT BALL DIAMETER, AND INSTALLED FROM THE BOTTOM OF THE EXCAVATED TREE PIT TO ENSURE THE DEPTH OF THE ANCHORS MEET THE REQUIRED 18" TO 24" DEPTH INTO UNDISTURBED SOILS.

B. FOR ANCHOR INSTALLATION AFTER THE PLANTING BACKFILL - BE SURE TO MARK THE DRIVE PIN TO THE REQUIRED DEPTH TO ENSURE THAT WORKERS ARE DRIVING THE ANCHOR THE REQUIRED 18" TO 24" DEPTH INTO UNDISTURBED SOILS BELOW THE BOTTOM OF THE EXCAVATED TREE PIT. IMPROPER DEPTH OF ANCHORING WILL BE CORRECTED AS NECESSARY TO ENSURE TREE IS STABLE.

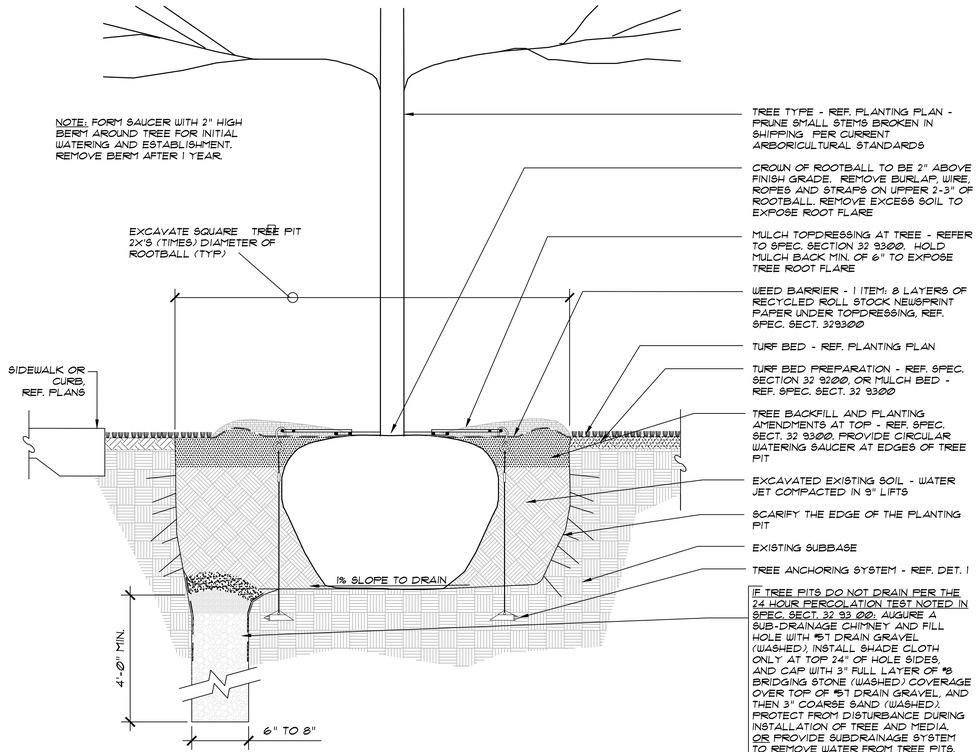
1 TREE ANCHORING
NTS



2 TYPICAL TREE GROUND ANCHORNG - PLANS
NTS

PREPARE TREE AS PER SPECIFICATION SECTION 32 9300 PRIOR TO SETTING IN EXCAVATED PLANTING PIT:

- REMOVE INVASIVE VEGETATION FROM TOP OF ROOT BALL.
- REMOVE EXCESS SOIL FROM TOP OF ROOT BALL TO EXPOSE TREE'S NATURAL ROOT FLARE TAPER.
- TRIM AWAY GIRDLING, CIRCLING AND SPIDER ROOTS AROUND EXPOSED ROOT FLARE.
- TOP OF PREPARED TREE SETS RELATIVE PLANTING DEPTH ABOVE FINISHED GRADE PER DETAILS AND SPECIFICATIONS.



4 TREE PLANTING IN TURF - SECTION
NTS

TOWN PROJECT NUMBER 1871-Z

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12700 Hillcrest Road
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CCA LANDSCAPE ARCHITECTS

REGISTERED LANDSCAPE ARCHITECT JACLYN CLARK SZAFRANIC 3165 STATE OF TEXAS
02/15/2023

OWNER / APPLICANT:
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FROST BANK, ADDISON
LOT 2, BLOCK A,
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Date: 02-15-2023						Project No: 22235
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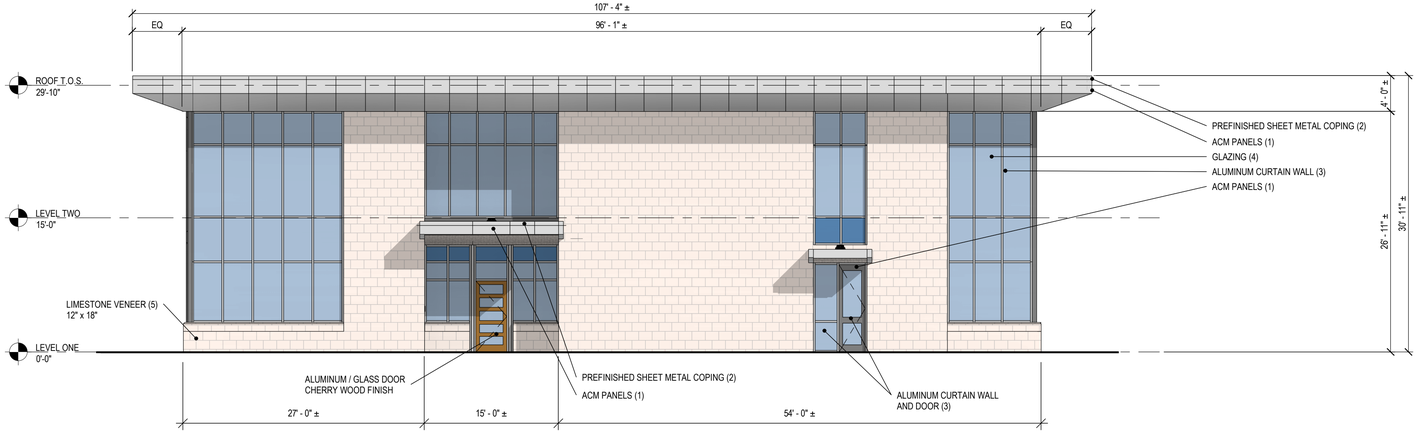
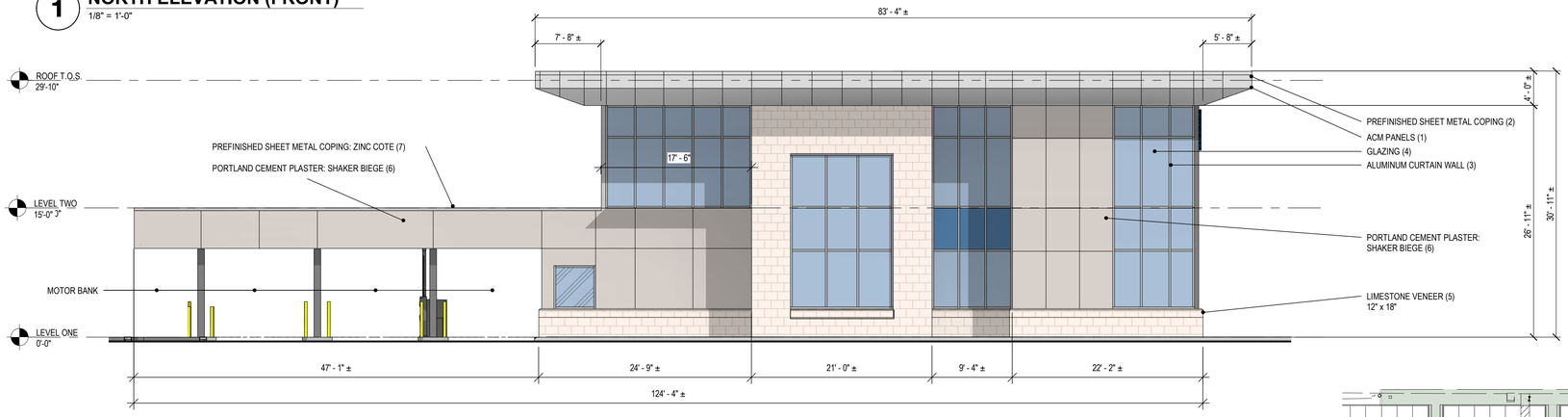
LANDSCAPE PLANTING DETAILS

SHEET
L3-4
4 OF 4



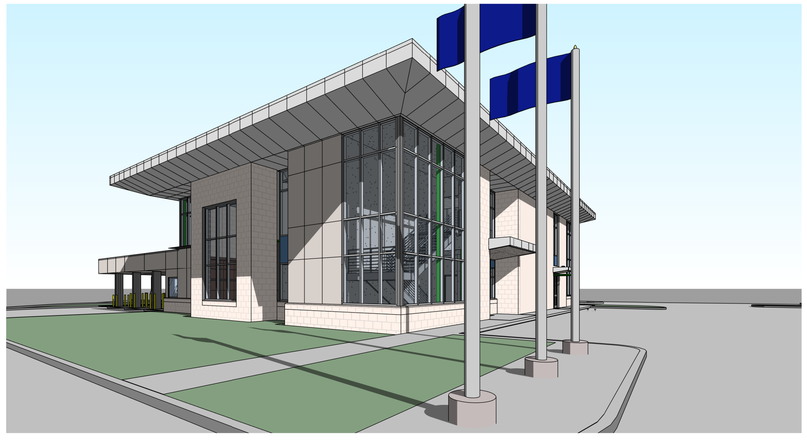
1 NORTH ELEVATION (FRONT)

1/8" = 1'-0"



2 EAST ELEVATION

1/8" = 1'-0"



3 NE CORNER PERSPECTIVE

PROJECT DESCRIPTION

GROSS BUILDING FLOOR AREA:

Level One Floor Area	6,236± SF
Level Two Floor Area	5,606± SF
Total	11,842± SF

Motorbank Canopy: 1,171± SF

HEIGHT : 30'-10" above grade line

NUMBER OF FLOORS:
2

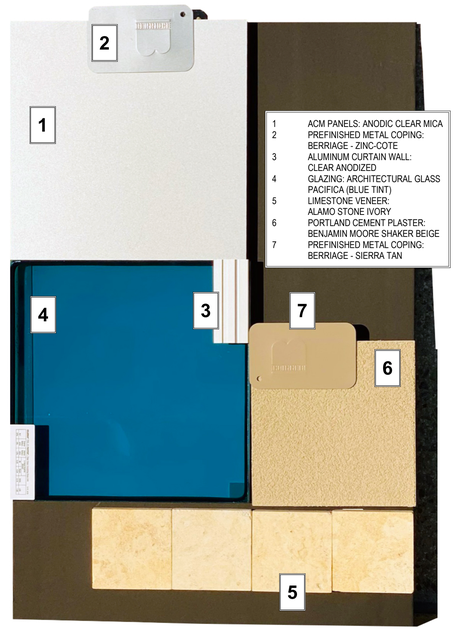
GRAPHIC SCALE

1/8" = 1'-0"

0 4 8 16 32

EXTERIOR MATERIALS SCHEDULE

MATERIAL	AREA	PERCENTAGE
NORTH ELEVATION (FRONT)		
ACM panels	251 SF	9%
Aluminum / Glass Curtainwall	1099 SF	40%
Limestone Veneer	1413 SF	51%
	2764 SF	
EAST ELEVATION (SIDE)		
ACM panels	325 SF	11%
Aluminum / Glass Curtainwall	898 SF	29%
Limestone Veneer	831 SF	27%
Portland Cement Plaster	122 SF	4%
Stucco	885 SF	29%
	3061 SF	



EXTERIOR MATERIALS KEY

N.T.S.

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2. All mechaninal units shall be screened from public view as required by the Zoning Ordinance
3. When permitted, exposed utility boxes and conduits shall be painted to match the building
4. All signage areas and locations are subject to approval by Development Services
5. Roof access shall be provided internally, unless otherwise permitted by Chief Building Official

FACADE PLAN

TOWN PROJECT NUMBER: 1871-Z

DATE OF ISSUE: 2023.02.15

Frost

Hahnfeld Hoffer Stanford

architects
planners
interiors

APPLICANT: FROST BANK
APPLICANT CONTACT: ROSS WOOD
3838 ROGERS RD., SAN ANTONIO, TEXAS 78251
CONTACT NUMBER: 210.220.5842

ARCHITECT: HAHNFELD HOFFER STANFORD
ARCHITECT OF RECORD: MICHAEL HOFFER
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817.921.5928

3820 BELTLINE ROAD
ADDISON, TEXAS 75001
LOT 2, BLOCK A
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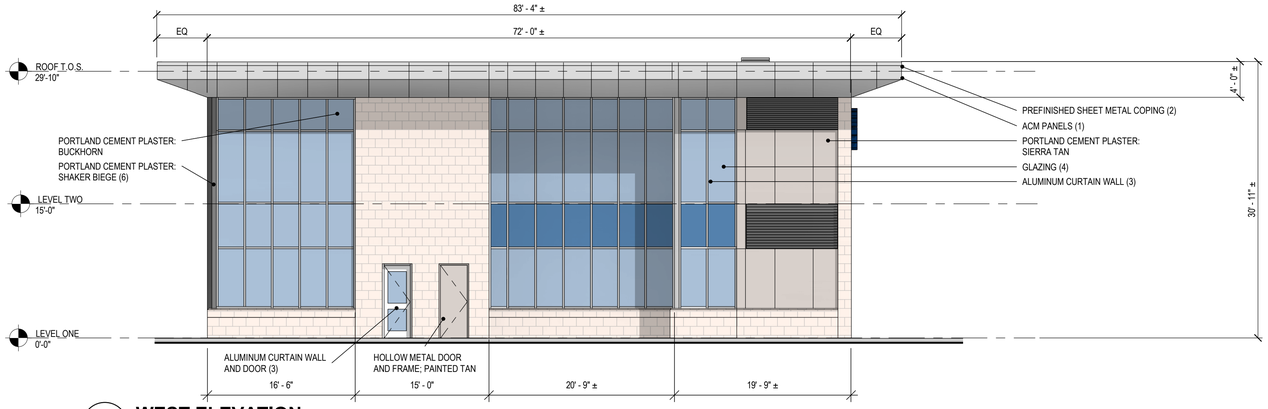
VOLUME 92162, PAGE 2251
D.R.D.C.T.

FROST BANK

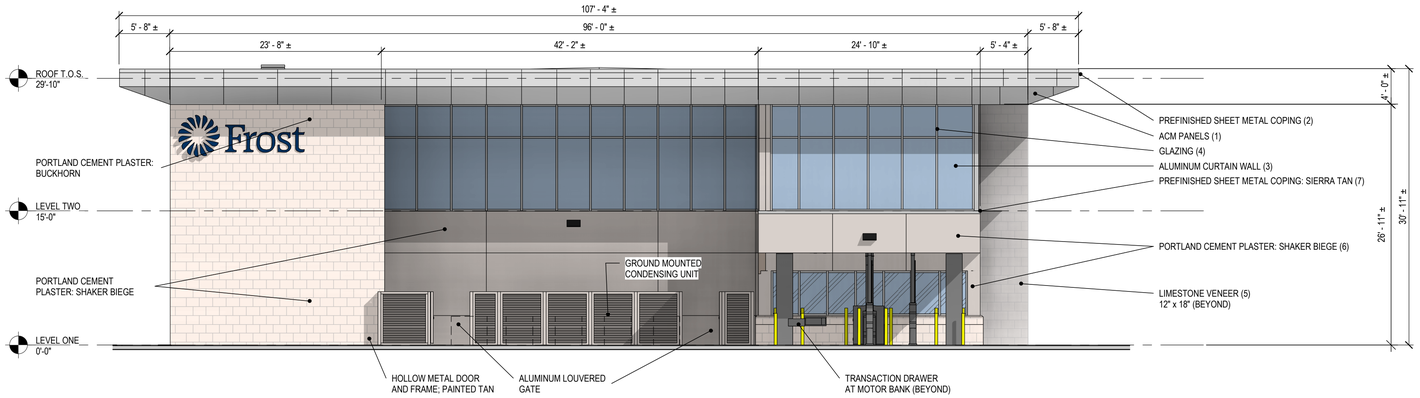
ADDISON FINANCIAL CENTER

3820 BELTLINE ROAD,
ADDISON, TEXAS 75001

A1

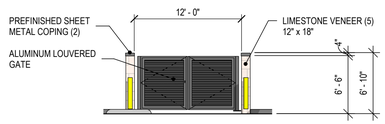


1 WEST ELEVATION
1/8" = 1'-0"

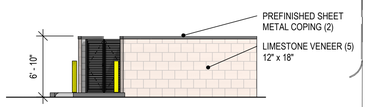


2 SOUTH ELEVATION
1/8" = 1'-0"

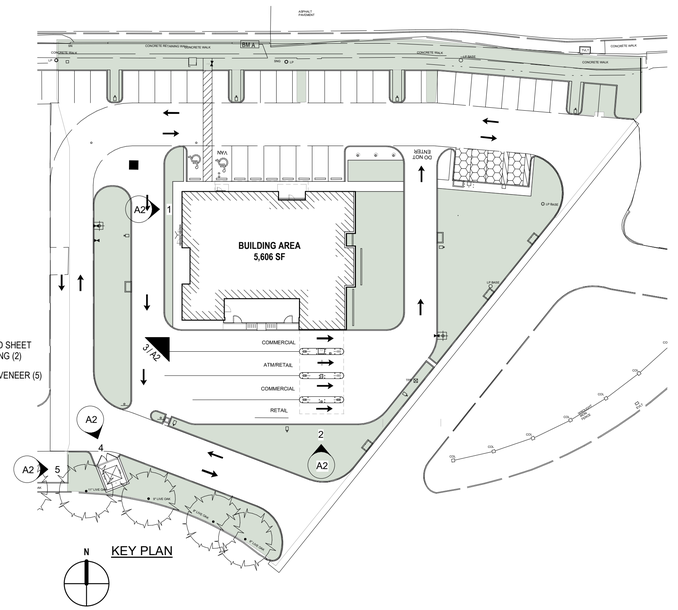
3 SW CORNER PERSPECTIVE



4 DUMPSTER ENCLOSURE FRONT ELEVATION
1/8" = 1'-0"



5 DUMPSTER ENCLOSURE SIDE ELEVATION
1/8" = 1'-0"



PROJECT DESCRIPTION

GROSS BUILDING FLOOR AREA:

Level One Floor Area	6,236± SF
Level Two Floor Area	5,606± SF
Total	11,842± SF

Motorbank Canopy: 1,171± SF

HEIGHT : 30'-10" above grade line

NUMBER OF FLOORS:
2

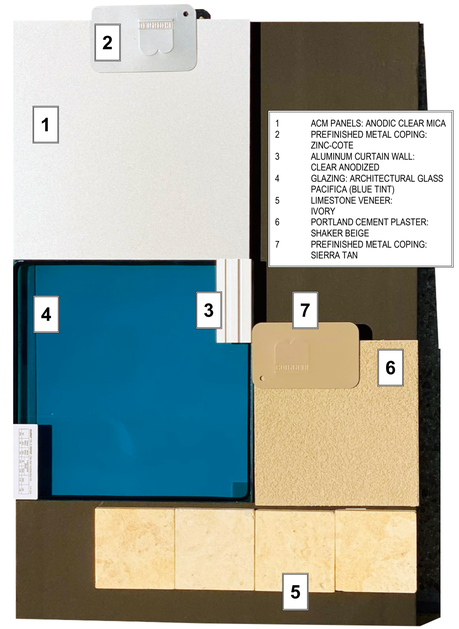
GRAPHIC SCALE

1/8" = 1'-0"

0 4 8 16 32

EXTERIOR MATERIALS SCHEDULE

MATERIAL	AREA	PERCENTAGE
WEST ELEVATION (SIDE)		
ACM panels	163 SF	7%
Aluminum / Glass Curtainwall	1155 SF	52%
Limestone Veneer	511 SF	23%
Stucco	399 SF	18%
	2227 SF	
SOUTH ELEVATION (REAR)		
ACM panels	210 SF	7%
Aluminum / Glass Curtainwall	893 SF	31%
Limestone Veneer	864 SF	30%
Portland Cement Plaster	124 SF	4%
Stucco	775 SF	27%
	2865 SF	



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Hahnfeld Hoffer Stanford
architects
planners
interiors

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APPLICANT CONTACT: ROSS WOOD
3838 ROGERS RD., SAN ANTONIO, TEXAS 78251
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ARCHITECT: HAHNFELD HOFFER STANFORD
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3820 BELTLINE ROAD
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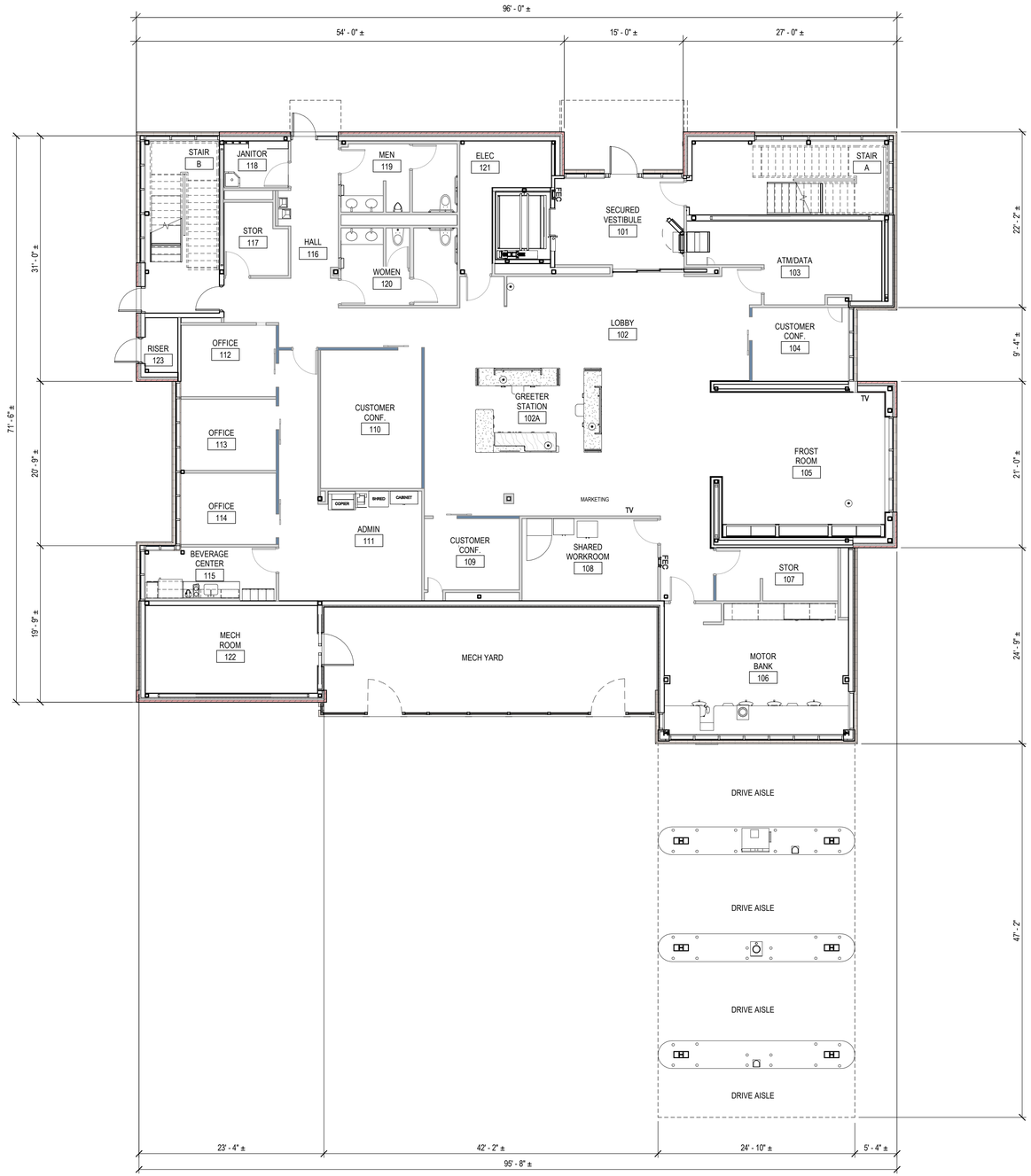
FROST BANK
ADDISON FINANCIAL CENTER
3820 BELTLINE ROAD,
ADDISON, TEXAS 75001

A2



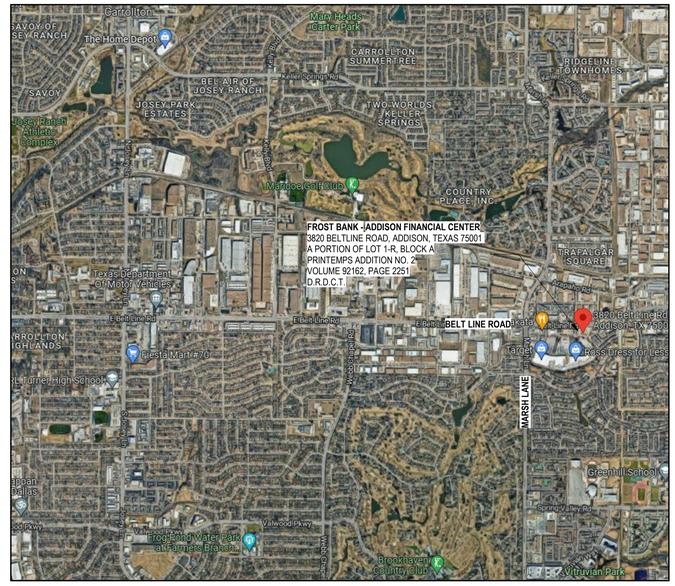
N

PLAN NORTH

1 FLOOR PLAN LEVEL ONE

1/8" = 1'-0"

VICINITY MAP



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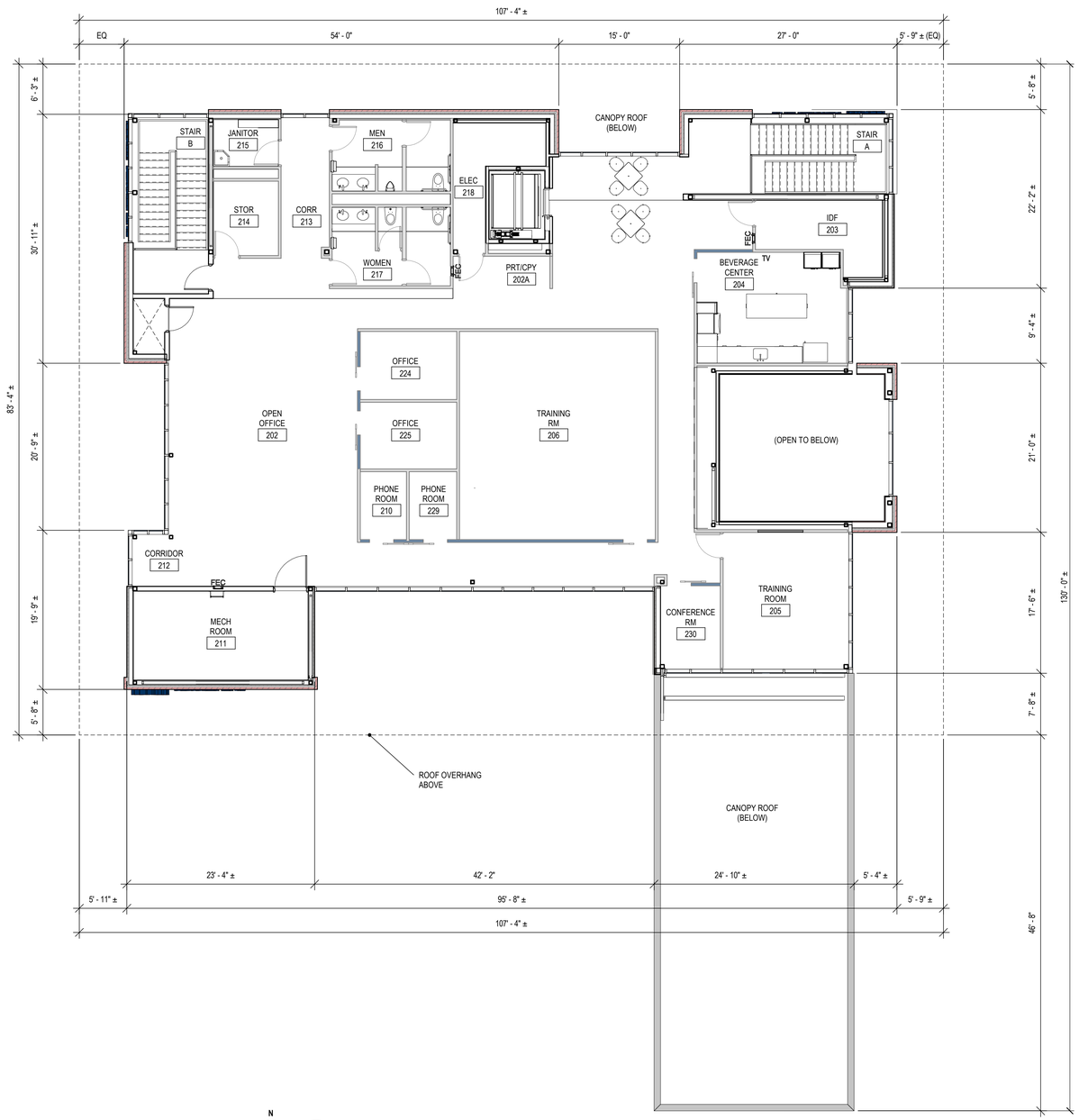
ADDISON FINANCIAL CENTER

3820 BELTLINE ROAD, ADDISON, TEXAS 75001



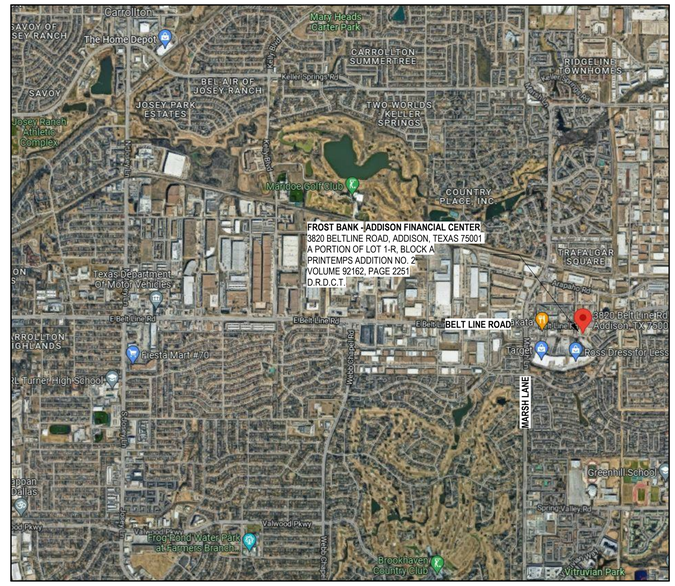
N

PLAN NORTH

1 FLOOR PLAN LEVEL TWO

1/8" = 1'-0"

VICINITY MAP



PROJECT DESCRIPTION

GROSS BUILDING FLOOR AREA:

Level One Floor Area	6,236± SF
Level Two Floor Area	5,606± SF
Total	11,842± SF

Motorbank Canopy: 1,171± SF

HEIGHT : 30'-10" above grade line

NUMBER OF FLOORS:
2

GRAPHIC SCALE

1/8" = 1'-0"

0 4 8 16 32

1. This Facade Plan is for conceptual puproses only. All building plans require review and approval by Development Services
2. All mechanincal units shall be screened from public view as required by the Zoning Ordinance
3. When permitted, exposed utility boxes and conduits shall be painted to match the building
4. All signage areas and locations are subject to approval by Development Services
5. Roof access shall be provided internally, unless otherwise permitted by Chief Building Official

FACADE PLAN

TOWN PROJECT NUMBER: 1871-Z

DATE OF ISSUE: 2023.02.15

Frost

Hahnfeld Hoffer Stanford

architects
planners
interiors

APPLICANT: FROST BANK
APPLICANT CONTACT: ROSS WOOD
3838 ROGERS RD., SAN ANTONIO, TEXAS 78251
CONTACT NUMBER: 210.220.5842

ARCHITECT: HAHNFELD HOFFER STANFORD
ARCHITECT OF RECORD: MICHAEL HOFFER
200 BAILEY AVENUE, FORT WORTH, TX 76107
817.921.5928

3820 BELTLINE ROAD
ADDISON, TEXAS 75001
LOT 2, BLOCK A
PRINTEMPS ADDITION NO.2
VOLUME 92162, PAGE 2251
D.R.D.C.T.

FROST BANK
ADDISON FINANCIAL CENTER
3820 BELTLINE ROAD, ADDISON, TEXAS 75001

A4

Planning & Zoning Commission **9.**

Meeting Date: 02/21/2023

Agenda Caption:

Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation regarding an Ordinance Approving a Special Use Permit (SUP) for Property Located at 15175 Quorum Drive, that is currently zoned Planned Development (PD), through Ordinance Nos. O92-020 and O92-066, to allow a Restaurant with the Sale of Alcoholic Beverages for On-Premises Consumption**. Case 1878-SUP/15175 Quorum Drive (St. Martin's).

Staff Report:

Staff is requesting to postpone consideration of this application to the March 21, 2023 Planning and Zoning Commission meeting in order to allow for additional time for the applicant to address plan review feedback from Town staff.

Recommendation:

Staff recommends approval of the request to postpone consideration of this application to the March 21, 2023 Planning and Zoning Commission meeting.

Planning & Zoning Commission **10.**

Meeting Date: 02/21/2023

Agenda Caption:

Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation regarding an Ordinance Approving a Special Use Permit (SUP) for Property Located at 4951 Airport Parkway, Suite #590, that is currently zoned Commerical-1 (C-1), to allow an Educational Institution**. Case 1880-SUP/4951 Airport Parkway, Suite #590 (Careers Institute of America).

Staff Report:

Staff is requesting to postpone consideration of this application to the March 21, 2023 Planning and Zoning Commission meeting in order to allow for additional time for the applicant to address plan review feedback from Town staff.

Recommendation:

Staff recommends approval of the request to postpone consideration of this application to the March 21, 2023 Planning and Zoning Commission meeting.

Planning & Zoning Commission **11.**

Meeting Date: 02/21/2023

Agenda Caption:

Present, Discuss, and Consider Action on the **2022 Planning and Zoning Commission Annual Report.**

Staff Report:

In the first quarter of each calendar year, The Commission is required by its adopted Rules, Regulations, and Procedures to submit its annual progress report for City Council review. Prior to the Chair of the Commission delivering this report to City Council, staff requests Commission feedback on the proposed content and any Commission goals for 2023. Staff will include those goals in the final report that the Chair will present to the City Council.

Recommendation:

Staff recommends approval of the 2022 Planning and Zoning Commission Annual Report with the inclusion of any 2023 goals identified by the Commission.

Attachments

2022 Draft Annual Report

Planning & Zoning Commission

2022 Annual Report

Overview

The Planning and Zoning Commission is governed by its adopted Rules, Regulations, and Procedures. These Rules stipulate under Article III, DUTIES OF THE COMMISSION, Paragraph (j) that the Commission shall:

> "Submit each year a progress report to the City Council summarizing its activities, major accomplishments for the past year, and a proposed work program for the coming year. The report shall contain for the year the attendance record of all members and the identity of Commission officers."

This document shall serve as the Commission's progress report, and the attendance record of all members is included for City Council review and use.

Year in Review

In 2022, the Commission gained a new member in Juli Branson following the resignation of Commission Chair Eileen Resnik, who now serves on the Addison City Council. Subsequently, the Commission appointed Tom Souers to serve as Chair and Chris DeFrancisco to serve as Vice Chair. In May, Lesley Nyp joined Town staff to serve as the Planning and Development Manager. The year concluded with Commissioner John Meleky completing his third and final term on the Commission.

The Commission addressed more technically challenging proposals than it has seen in recent years. This included review and action on the Midway South Special Area Study, as well as several rezoning requests within that study area, which included the Cobalt Homes townhome development and the AMLI Treehouse mixed residential development. The Commission also reviewed and took action on several complex reuse and infill projects in Village on the Parkway, leading to new restaurant, entertainment, office, and retail space in the center.

Commission meeting attendance remained very strong in 2022, with only four absences accrued for the year. The following Commissioners had perfect attendance during their tenure on the Commission in 2022 – Robert Catalani, Juli Branson, Nancy Craig, and Tom Souers. Please see the "2022 Meeting Attendance" exhibits for detailed attendance information for each commissioner.

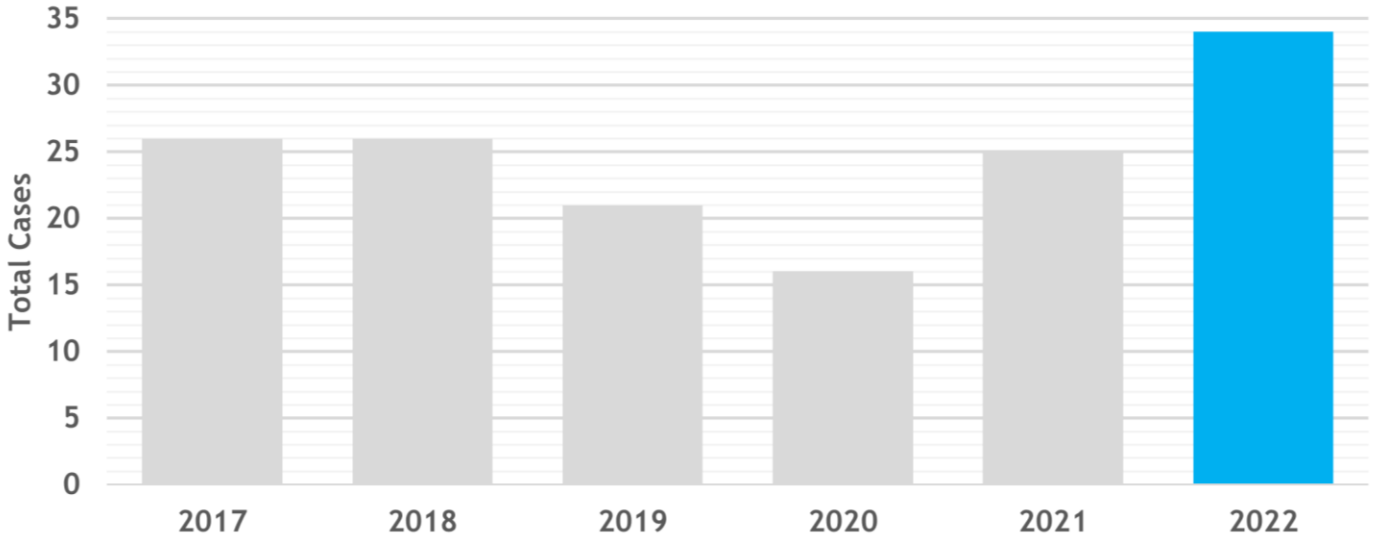
2022 Case Summary

Overall, the Commission experienced an increased workload over previous years. This can largely be attributed to increased redevelopment activity west of Midway Road and at Village on the Parkway.

Over the course of eleven regular meetings held in 2022, the Planning and Zoning Commission reviewed 34 cases. This case load was comprised of the following:

- 13 Rezoning and Development Plan Requests
- 12 Special Use Permit Requests
- 8 Plats
- 1 Long Range Planning Policy (Midway South Special Area Study)

Annual Case Review Summary



As shown in the chart above, the 34 cases reviewed this year reflects a 36 percent increase from the 2021 case load. Please see the “Project Review History” exhibit to view a comparison of the annual case load by project type.

Notable Projects and Development Trends

Several key development trends took shape in 2022. These include:

- Midway South Special Area Study
  In August, the City Council adopted the Midway South Special Area Study, a long-range planning policy guiding future development and the provision of infrastructure and social amenities within a 79± acre area bounded by Belt Line Road to the north, Hornet Road to the south, Midway Road to the east, and existing residential neighborhoods to the west.

- New Housing Opportunities
  Cobalt Homes will be developing a 31 lot townhome development at the former Super 8 Motel site on Beltway Drive, west of Midway Road. AMLI Residential will be redeveloping Office in the Park – a declining office complex fronting Midway Road – with a mixed residential project comprised of multifamily residential buildings with ground floor retail, rental townhomes, ownership townhomes, and 3 acres of public open space. UDR is developing a rental townhome project at the southeast corner of Spring Valley Road and Vitruvian Way and JPI is developing a multifamily residential building at the southeast corner of Addison Road and Airport Parkway.

- Continued Evolution of Village on the Parkway and Prestonwood Place
  Village on the Parkway will experience new investment through several new restaurant and entertainment concepts – Hawkers, Nando's, and Puttshack – as well as a new 3 story mixed-use building providing office space with retail and restaurants at the ground floor. Two new restaurant concepts - Sweetgreen and Postino - will share a building at the southwest corner of Belt Line and Montfort, while Modern Animal veterinary clinic will be added to the mix at Prestonwood Place.

Please see the "Project Map – 2022 Cases" exhibit to see the location of each case by project type.

Commission Goals for 2023

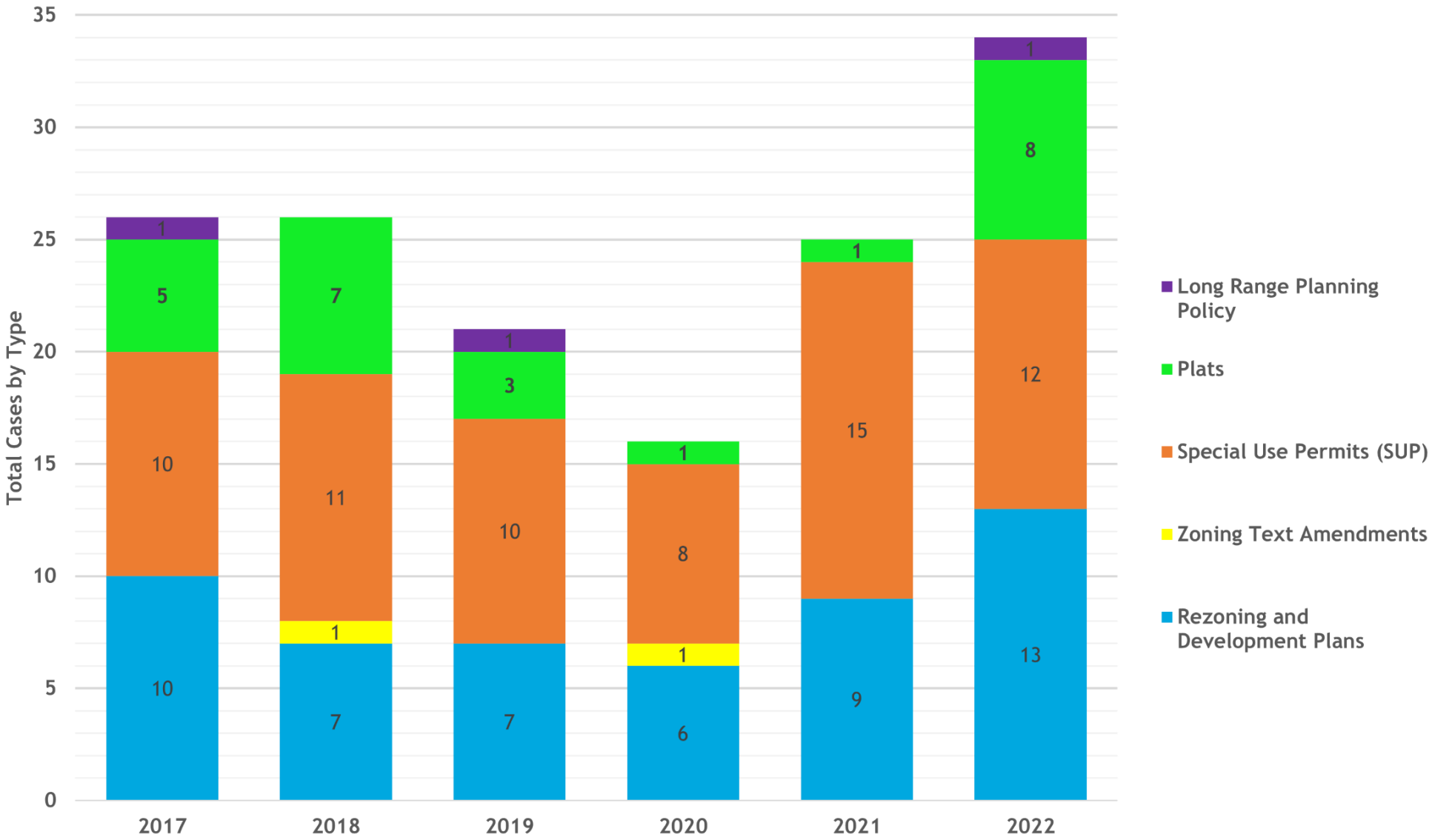
This section typically identifies Commission needs/priorities for the upcoming year. To identify these needs, staff requests feedback from the Commission.

MEETING ATTENDANCE - 2022

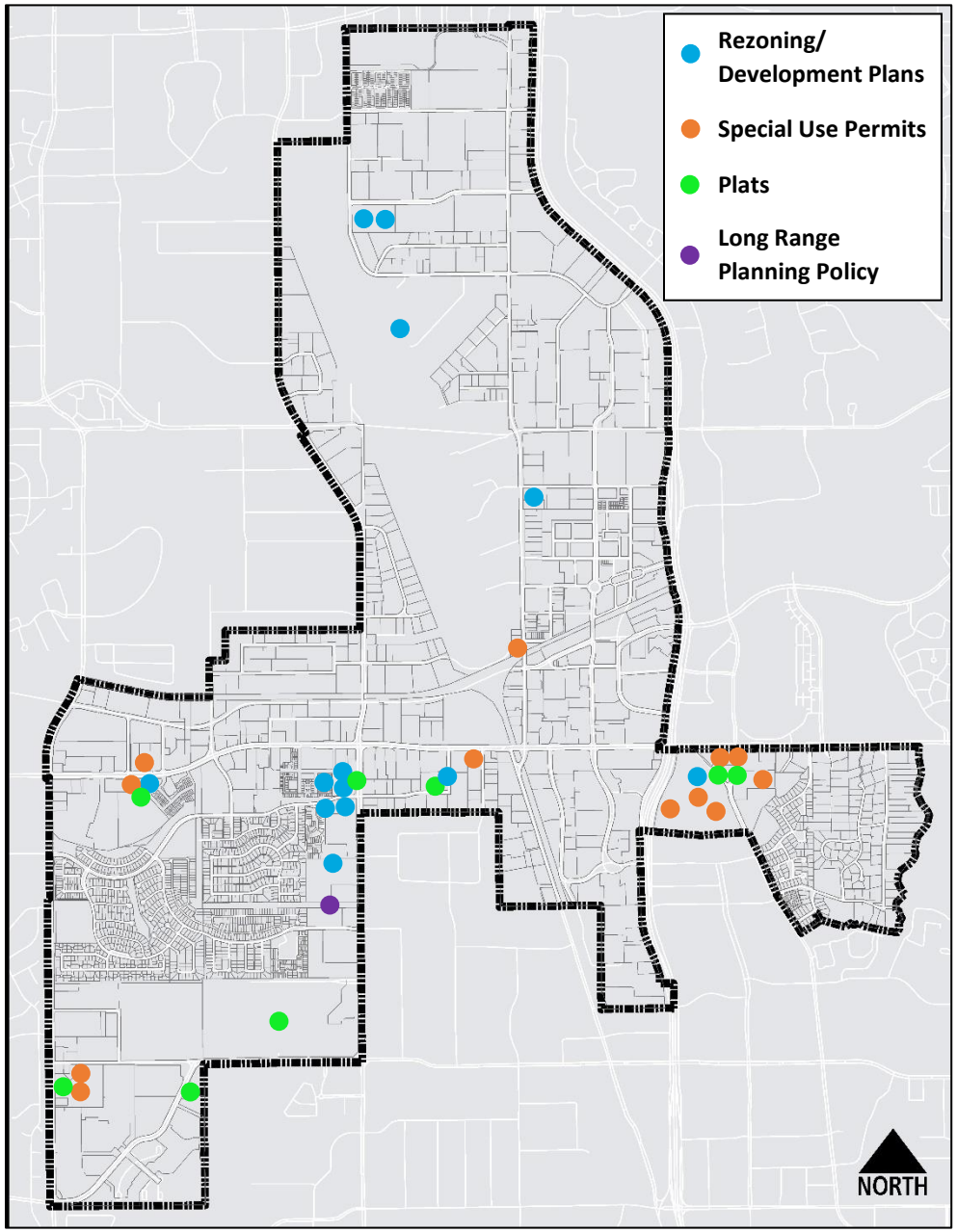
Planning & Zoning Commissioner Attendance Summary - 2022				
Commissioner	Present	Absent	Eligible	Attendance Rate
Tom Souers	11	0	11	100%
Chris DeFrancisco	10	1	11	91%
Juli Branson	11	0	11	100%
Bob Catalani	11	0	11	100%
Nancy Craig	11	0	11	100%
Denise Fansler	10	1	11	91%
John Meleky	9	2	11	82%
Average				95%

Planning & Zoning Commissioner Attendance Record - 2022												
Commissioner	18-Jan	15-Feb	15-Mar	19-Apr	24-May	21-Jun	19-Jul	16-Aug	20-Sep	18-Oct	15-Nov	14-Dec
Tom Souers	P	P	P	P	No Meeting	P	P	P	P	P	P	P
Chris DeFrancisco	P	P	P	P		P	P	A	P	P	P	P
Juli Branson	P	P	P	P		P	P	P	P	P	P	P
Bob Catalani	P	P	P	P		P	P	P	P	P	P	P
Nancy Craig	P	P	P	P		P	P	P	P	P	P	P
Denise Fansler	P	P	P	P		P	P	P	A	P	P	P
John Meleky	P	P	P	P		P	P	P	P	A	A	P
Average	100%	100%	100%	100%		100%	100%	85.7%	85.7%	85.7%	85.7%	100%

PROJECT REVIEW HISTORY



PROJECT MAP – 2022 CASES



Planning & Zoning Commission **12.**

Meeting Date: 02/21/2023

Agenda Caption:

Present, Discuss, and Consider Action on the **2023 Planning and Development Work Plan.**

Staff Report:

The Planning & Development Work Plan has been updated for Commission review, feedback, and action. Periodic updates will be provided throughout the year.

Recommendation:

Staff recommends approval of the 2023 Planning and Development Work Plan.

Attachments

Planning and Development 2023 Work Plan

2023 Planning & Development Program Work Plan		Initiation	Completion	Status
Key Focus Area #1: Development Review and Zoning Enforcement				
	Goal #1: Complete review of the final two phase of the Unified Development Code (UDC) Project	Q4, 2021	Q3, 2023	**Ongoing**
	Goal #2: Facilitate adoption and implementation of the UDC	Q3, 2023	Q1, 2024	**Not Initiated**
	Goal #3: Facilitate entitlement process for the Addison Circle Transit-Oriented Development (TOD) project and future phases of ongoing master planned developments	Q3, 2022	Q4, 2023	**Ongoing**
	Goal #4: Begin/continue implementation of adopted master plans and special area studies	Recurring	Recurring	**Ongoing**
Key Focus Area #2: Long Range Planning				
	Goal #1: Complete Sam's Club Special Area Study	Q2, 2021	Q3, 2022	**Complete**
	Goal #2: Establish advisory committee, select consultant, and initiate Comprehensive Plan Update	Q1, 2023	Q3, 2023	**Not Initiated**
Key Focus Area #3: Community Engagement				
	Goal #1: Establish community outreach inventory that identifies neighborhood/apartment community leadership, as well as key business property owners and managers	Q2, 2022	Q4, 2023	**Ongoing**
	Goal #2: Create a neighborhood meeting process to facilitate community input on the front end of the zoning process	Q1, 2022	Q4, 2023	**Ongoing**
	Goal #3: Create a Development Services Department Annual Report to communicate key development/demographic trends	Q1, 2022	Q4, 2023	**Ongoing**
	Goal #4: Conduct outreach to business community to help them navigate Town zoning and development requirements (i.e. SUP process)	Recurring	Recurring	**Ongoing**
Key Focus Area #4: Process Improvement and Customer Service				
	Goal #1: Review and Update Public Meeting procedures to better address hybrid meeting format	Q1, 2022	Q2, 2022	**Complete**
	Goal #2: Evaluate and implement needed improvements to Town plan and permit management system	Recurring	Recurring	**Ongoing**
	Goal #3: Review and update P & Z packet and staff report format	Q3, 2023	Q4, 2023	**Not Initiated**
	Goal #4: Expand use of GIS in development visualization and records management	Recurring	Recurring	**Ongoing**
	Goal #5: Update development review Standard Operating Procedures (SOPs) and administrative tools	Recurring	Recurring	**Ongoing**
	Goal #6: Create a database to document Town action on Planning & Zoning Commission cases	Q2, 2023	Recurring	**Not Initiated**
Key Focus Area #5: Commission and Staff Development				
	Goal #1: Conduct relevant internal training on annual basis with the Commission	Recurring	Recurring	**Ongoing**
	Goal #2: Plan a development tour to visit regional best practices for infill and redevelopment (every other year)	Q3, 2023	Recurring	**Not Initiated**
	Goal #3: Conduct periodic site visits to Town projects to support the review process and to assess lessons learned	Recurring	Recurring	**Ongoing**
	Goal #4: Provide access to online and local training events for Planning Commissioners	Recurring	Recurring	**Ongoing**