BOARD OF ZONING ADJUSTMENT

WEDNESDAY, OCTOBER 8, 2025
5:30 PM REGULAR MEETING

ADDISON TOWN HALL
5300 BELT LINE ROAD, DALLAS, TEXAS 75254

The Board of Zoning Adjustment will conduct a regular meeting at the Addison Town Hall, 5300 Belt Line Road, Dallas, Texas, 75254 on Wednesday, October 8, 2025 beginning at 5:30 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 972-450-7027 or by emailing zoninginput@addisontx.gov. For more detailed instructions on how to participate in this meeting, visit our Agenda & Minutes Page. The meeting will be live streamed on Addison's website at www.addisontx.gov.

Call Meeting to Order

Pledge of Allegiance

1. Consider Action on the Minutes from the July 24, 2025 Board of Zoning Adjustment Meeting.

2. Hold a public hearing, present, discuss, and consider action on a Special Exception to allow reductions and modifications to the site landscape requirements for building and site modifications related to the reuse of an existing office building for small-scale individual warehousing and associated site improvements for property located at 14601, 14603, 14621, & 14639 Inwood Road.

Citizen Comments: *At this time citizens will be allowed to speak on any matter other than personnel matters under litigation, for a length of time not to exceed three minutes. No 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 Board of Zoning Adjustment 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, Director of Development & Neighborhood Services
DATE POSTED: _____
TIME POSTED: _____
DATE REMOVED FROM BULLETIN BOARD: _____
REMOVED BY: _____

Board of Zoning Adjustment
Meeting Date: 10/08/2025

Agenda Caption:

Consider Action on the Minutes from the July 24, 2025 Board of Zoning Adjustment Meeting.

Staff Report:

The minutes from the July 24, 2025 Board of Zoning Adjustment Meeting have been prepared for consideration.

Attachments

Minutes of the July 24, 2025 Board of Zoning Adjustment Meeting

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DRAFT

OFFICIAL ACTIONS OF THE ADDISON BOARD OF ZONING AJDUSTMENT

Thursday, July 24, 2025
7:00 P.M. – Addison Town Hall
5300 Belt Line Road, Dallas, TX 75254

Present: Chair Jimmy Niemann, Vice Chair James Peck, Curtis Green, John Eaglen, Shelia Wooldridge

Alternates: Mike O'Neal, Kimberly Lloyd

Call Meeting to Order

Chair Niemann called the meeting to order.

Pledge of Allegiance

Chair Niemann led the Pledge of Allegiance.

1. Discuss and take action regarding the selection of a Chair and Vice Chair for the Board of Zoning Adjustment.

   Nomination: Jimmy Niemann was nominated to serve as the Chairperson for the Board of Zoning Adjustment.

   Moved by Board Member Wooldridge, Second by Board Member Eaglen

   AYE: Chair Jimmy Niemann, Vice Chair James Peck, Curtis Green, John Eaglen, Shelia Wooldridge
   Passed

   Nomination: James Peck was nominated to serve as the Vice Chairperson for the Board of Zoning Adjustment.

   Moved by Vice Chair Peck, Second by Board Member Wooldridge

   AYE: Chair Jimmy Niemann, Vice Chair James Peck, Curtis Green, John Eaglen, Shelia Wooldridge
   Passed

2. Hold a public hearing, present, discuss, and consider action on a Variance for an encroachment into the side yard setback for the construction of an office and aviation hangar structure for a property located at 15500 Wright Brothers Drive. BZA25-01/15500 Wright Brothers Drive.

   Discussion:
   Lesley Nyp, Director of Development & Neighborhood Services, presented the Staff Report.

   Applicant, Michael Rasa, addressed the Board.

   Chair Niemann opened the public hearing.

   Public Hearing: There were no participants or public comments for the public hearing.

   Chair Niemann closed the public hearing.

   Motion: Approved Variance as presented.

   Moved by Board Member Wooldridge, Second by Vice Chair Peck

   AYE: Chair Jimmy Niemann, Vice Chair James Peck, Curtis Green, John Eaglen, Shelia Wooldridge
   Passed

Adjourn Meeting

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

Board of Zoning Adjustment
Meeting Date: 10/08/2025

Agenda Caption:

Hold a public hearing, present, discuss, and consider action on a Special Exception to allow reductions and modifications to the site landscape requirements for building and site modifications related to the reuse of an existing office building for small-scale individual warehousing and associated site improvements for property located at 14601, 14603, 14621, & 14639 Inwood Road.

Staff Report:

Recommendation: Staff recommends the following for relief from the Town's landscape requirements:

a) Chapter 34, Article VI, Section 34-207(f)(7) Shade Tree Proximity to Parking
    a. Denial
b) Chapter 34, Article VI, Section?34-207(a) 20-Foot Landscape Buffer Along Frontage
    a. Denial
c) Chapter 34, Article VI, Section?34-207(a)(2) Landscape Buffer Tree Requirement
    a. Denial
d) Chapter 34, Article VI, Section 34-207(e)(1) Perimeter Parking Lot Landscape Strip
    a. Approval
e) Chapter 34, Article VI, Section?34-207(i)(1) Automatic Irrigation
    a. Denial
f) Chapter 34, Article VI, Section 34-208(b)(2) Replacement Trees
    a. Approval
g) Appendix A, Article XIX.A, Section VII(D)(4) Parking Lot Islands
    a. Not Applicable (no action needed)

Attachments

BZA25-02 Staff Report

Addison Zoning Ordinance - Chapter 34, Article VI: Landscaping Regulations

Addison Zoning Ordinance - Appendix A, Article XIX.A, Section VII: Landscape Requirements

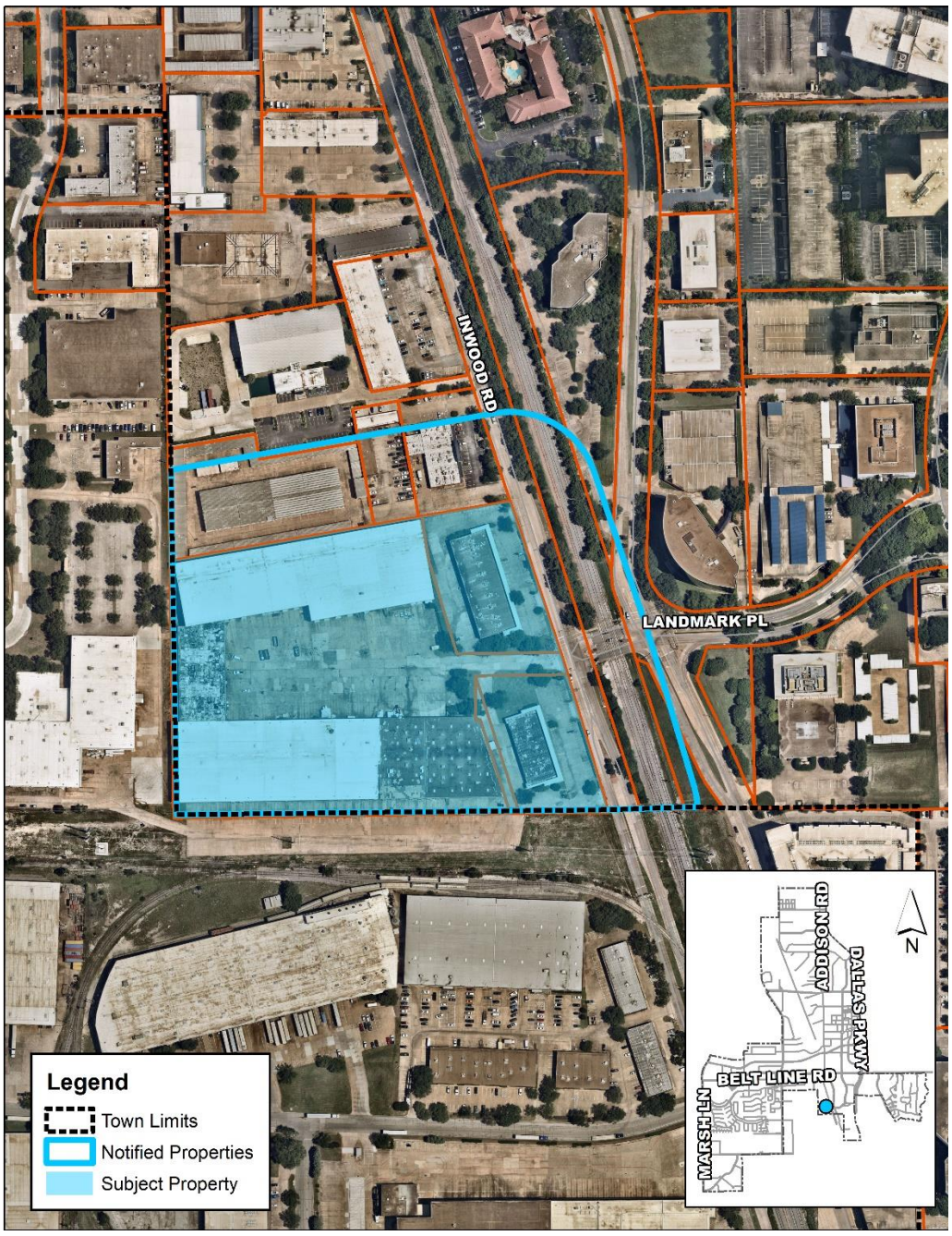
Applicant Request

Applicant Plans

BZA25-02

PUBLIC HEARING BZA25-02/14601, 14603, 14621, & 14639 Inwood Road. Hold a public hearing, present, discuss, and consider action on a Special Exception to allow reductions and modifications to the site landscape requirements for building and site modifications related to the reuse of an existing office building for small-scale individual warehousing and associated site improvements for property located at 14601, 14603, 14621, & 14639 Inwood Road.

LOCATION MAP



October 8, 2025

STAFF REPORT

CASE NO:	BZA25-02/14601, 14603, 14621, & 14639 Inwood Road
LOCATION:	14601, 14603, 14621, & 14639 Inwood Road
REQUEST:	Special Exception requests to allow reductions and modification to the site landscape requirements (Chapter 34, Article 6: Landscape Regulations) on the subject properties.
APPLICANT:	Tommy Mann & Mallory Muse, Winstead PC

Background: Warespace LLC is the owner of approximately 12.7 acres located at 14601, 14603, 14621, & 14639 Inwood Road. The site contains an existing warehouse and two retail buildings that were originally developed in the 1970s under prior Town standards. The warehouse is classified under the Industrial-1 zoning district and the two retail buildings are zoned Local Retail. Warespace proposes to repurpose the existing warehouse building to provide small-scale workspaces for local businesses, entrepreneurs, and service providers.

In preparation for reinvestment in the property, the applicant submitted site and landscape plans for the Town to review compliance with applicable regulations. It was identified that full compliance with the Town's landscape regulations would be activated due to exterior improvements of $10,000 or greater (exclusive of maintenance and repair), per Section 34-203(f)(4).

Warespace has been working with Town staff to develop site and landscape plans that align with current zoning classifications (Local Retail and Industrial-1) and generally enhance open space and landscaping on the property. Because the property's existing layout was approved under older regulations, meeting current parking and landscaping requirements would require significant demolition and reconfiguration. Accordingly, Warespace is requesting Special Exceptions from specific provisions of the Landscaping Ordinance that conflict with existing site conditions.

Applicant Request: The property owner, Warespace LLC, represented by Tommy Mann of Winstead, has submitted a request for a Special Exception to the Town of Addison's landscape regulations. The request is in connection with the proposed building and site improvements on the subject properties, located at 14601, 14603, 14621, & 14639 Inwood Road, for small-scale individual warehouse units. The applicant states that strict compliance with current landscaping requirements would create significant hardship by directly conflicting with parking requirements and the existing site layout, which was previously approved by the Town.

The applicant is seeking relief from the requirements detailed below (*items a-g*). In each case, Warespace proposes justification and/or alternatives intended to enhance the site's landscaping while preserving required parking capacity, including installation of 21 new shade trees, replacement of declining plantings with evergreen shrubs, expansion of interior parking lot

landscaping by 60% beyond minimum requirements, and use of native/xeriscape plantings to reduce irrigation needs.

Warespace emphasizes that the property will exceed minimum open space (69,955 SF provided vs. 69,312 SF required), increase tree canopy, and deliver significant aesthetic and environmental upgrades compared to existing conditions. The applicant contends that strict enforcement would impose financial and operational burdens, including the potential demolition of additional retail buildings valued at approximately $4 million, while offering limited additional benefit to the Town. Staff notes that the Board of Zoning Adjustment is authorized under Section 34-203(i) of the Code to grant special exceptions upon finding that strict compliance would result in substantial financial hardship or inequity without sufficient public benefit.

The applicant is seeking relief from the following standards and has provided justification for the request and/or alternative proposal for each item:

a) Chapter 34, Article VI, Section 34-207(f)(7) Shade Tree Proximity to Parking

1) This section states: "[n]o required parking space may be located further than 50 feet from the trunk of a shade tree, or farther than 75 feet from two or more shade trees."
    i) Strict compliance would require removing additional pavement beyond the areas Warespace already plans to remove for landscaping upgrades and result in the loss of 8 critical parking spaces.

b) Chapter 34, Article VI, Section 34-207(a) 20-Foot Landscape Buffer Along Frontage

1) This section requires a 20-foot wide landscaped buffer along the full length of a lot's street frontage, excluding driveways and access points.
    i) Meeting this buffer along Inwood Road would eliminate 41 parking spaces, making it impossible to meet the 293-space requirement.
    ii) Alternative proposal: Warespace will maintain the existing 5-foot minimum landscape buffer along Inwood Road as previously approved in the prior site plan and add new landscaping to enhance the appearance, as discussed below in more detail.

c) Chapter 34, Article VI, Section 34-207(a)(2) Landscape Buffer Tree Requirement

1) This section requires one four-inch caliper shade tree for every 30 linear feet of street frontage plus evergreen shrubs planted 3 to 3.5 feet on center.
    i) Overhead power lines along Inwood Road prevent planting shade trees. Section 34-207(h) of the Landscaping Ordinance further provides that "shade trees shall not be planted closer than ten feet from either side of the outermost overhead power lines."
    ii) Alternative proposal: Warespace will replace existing declining landscaping along the street frontage with 4-foot screening shrubs to maintain a high-quality visual buffer.

d) Chapter 34, Article VI, Section 34-207(e)(1) Perimeter Parking Lot Landscape Strip

1) This section requires a 5-foot-wide perimeter landscape strip for properties larger than 10,000 square feet.
    i) Complying along the northern property line would eliminate 21 parking spaces, preventing compliance with parking requirements.

e) Chapter 34, Article VI, Section 34-207(i)(1) Automatic Irrigation

1) This section provides that all required landscaped open space shall have adequate and inconspicuous automatic irrigation systems and shall be properly maintained.
   i) Retrofitting irrigation across existing paved areas would be prohibitively expensive due to trenching costs and undermine the Landscaping Ordinance's express purposes of conserving water and reducing reliance on irrigation.
   ii) Alternative proposal: Warespace will maintain irrigation on the site where it currently exists and otherwise introduce native and xeriscape plants that are designed for the natural environment and do not require irrigation.

f) Chapter 34, Article VI, Section 34-208(b)(2) Replacement Trees

1) This section provides that any tree that is removed, topped, severely damaged or that is disfigured by improper pruning methods without the prior written approval of the Town's Director of Parks shall be replaced caliper inch for caliper inch. For example, if a 15-inch caliper inch tree is removed, it shall be replaced with a 15-inch caliper tree.
   i) Warespace has identified 6 declining non-shade trees (77.3 total caliper inches) for removal. These will be replaced with 21 healthy shade trees (84 total caliper inches), resulting in a net increase of caliper inches and improved canopy coverage, aesthetics, and environmental performance.

g) Appendix A, Article XIX.A, Section VII(D)(4) Parking Lot Islands

1) This section requires that, within the Belt Line District, no more than 10 consecutive parking spaces may exist without a landscaped island.
   i) This requirement is inapplicable to the Property because it is not located in the Belt Line District.

Additional details regarding the applicant's request may be found within the Applicant Request letter provided within the meeting packet.

Special Exception Criteria: Section 34-203(i) of the Code of Ordinances allows the Board of Zoning Adjustment to grant Special Exception request to the landscaping requirements [within Chapter 34] "…*upon making a special finding from the evidence presented that strict compliance with the requirements of this Article will result in substantial financial hardship or inequity to the applicant without sufficient corresponding benefit to the Town and its citizens in accomplishing the objectives and purposes of this Article. The applicant, to be considered for special exception, must submit a justification statement that describes which of the requirements set forth in this Article will be met with modifications, which project conditions justify using alternatives, and how the proposed measures equal or exceed normal compliance*."

Ordinance Requirement: The subject property is located within the Industrial-1 and Local Retail Districts and is subject to the district regulations. The applicant is seeking a Special Exception for the required landscaping regulations, which read as follows. The Town has provided corresponding responses to each request.

CHAPTER 34 – ENVIRONMENT, ARTICLE VI. – LANDSCAPING REGULATIONS

Section 34-207(f)(7) Shade Tree Proximity to Parking

- *No required parking space may be located further than 50 feet from the trunk of a shade tree, or farther than 75 feet from two or more shade trees.*
    - **Town Response: This standard supports the reduction of the heat island effect to improve comfort for pedestrians. Additional trees throughout the site and parking areas provide enhanced aesthetics and are supported by the community goals and long-range plans.**

Section 34-207(a) 20-Foot Landscape Buffer Along Frontage

- *Street landscape buffer: In all districts, a 20-foot wide landscape buffer strip shall be provided along the entire length of the portion of the perimeter of the lot where a public or private street exists, exclusive of driveways and access ways to points of ingress and egress to and from the lot. The property owner shall be responsible for landscaping, irrigation, and maintenance of any right-of-way area between the property line and the curb line.*
    - **Town Response: The existing 5-foot does not allow for implementation of pedestrian improvements, including a sidewalk or other amenities. There is not currently a sidewalk on Inwood Road adjacent to the subject property. The Town's long-range plans support pedestrian connectivity to serve the community.**

Section 34-207(a)(2) Landscape Buffer Tree Requirement

- *The minimum requirement for street landscape buffers shall be one four-inch caliper shade tree for each 30 linear feet of frontage and evergreen shrubs planted three to three and one-half feet on center depending on the species selected. Plant material planted in the street landscape buffer strip can be massed together to create visual interest at key entry points or focal points.*
    - **Town Response: Overhead power lines along Inwood Road do present challenges for planting new shade trees. However, with the required 20-foot landscape buffer, staff believes sufficient space should exist to accommodate shade trees in most locations. If it is determined that adequate clearance cannot be achieved, ornamental trees may be considered as an alternative, consistent with Section 34-207(h) of the Code. That section provides that *"ornamental trees shall be substituted for shade trees in cases where maturing shade trees would otherwise interfere with overhead power lines. Shade trees shall not be planted closer than ten feet from either side of the outermost overhead power lines."***

Section 34-207(e)(1) Perimeter Parking Lot Landscape Strip

- *The perimeter parking lot landscape strip shall be at least five feet wide for sites larger than 10,000 square feet or at least three feet wide if the site is smaller than 10,000 square feet.*
    - **Town Response: Compliance with this standard along the northern property line is unlikely to contribute significant community benefit and will have a significant impact on the subject property.**

Section 34-207(i)(1) Automatic Irrigation

- *All required landscape open space shall be provided with adequate and inconspicuous automatic irrigation systems and shall be properly maintained.*
    - **Town Response: Native and xeriscape plants may be more drought-tolerant than others, however, they still require regular watering, especially after installation. Given the local climate, irrigation is necessary to ensure survival of plantings. Additionally, dead/unhealthy plant material leads to Code Compliance violations, putting added strain on Town resources.**

Section 34-208(b)(2) Replacement Trees

- *Any tree that is removed, topped, severely damaged or that is disfigured by improper pruning methods without the prior written approval of the Town's Director of Parks (as reflected in a tree permit issued pursuant to subsection (c) of this Section) shall be replaced caliper inch for caliper inch as set forth in Section 34-209 of this Article. For example, if a 15-inch caliper tree is removed, it shall be replaced with a 15-inch caliper tree.*
    - **Town Response: The intent of this standard is to ensure existing trees are properly cared for and preserved, however, trees of significant size can be difficult to source, transport, and successfully establish. Several of the trees in declining health on the subject property are 20+ caliper inch and would be extremely expensive to replace (caliper inch for caliper inch).**

APPENDIX A – ZONING, ARTICLE XIX.A. – BELT LINE DISTRICT REGULATIONS

Section VII(D)(4). Landscape Requirements (Parking lot landscape)

- *Parking spaces shall not exceed ten spaces in a row without being interrupted by a landscaped island (nine-foot minimum). Islands shall be planted with a minimum of one shade tree for every ten cars.*
    - **Town Response: This standard is not applicable to the subject property as it is not within the Belt Line District. No relief from this standard is necessary as it does not apply.**

Staff Analysis: Section 34-203(i) of the Code of Ordinances authorizes the Board of Zoning Adjustment to grant Special Exceptions to the landscaping requirements if it finds that strict compliance would create substantial financial hardship or inequity *without providing sufficient corresponding benefit to the Town and its citizens*. To support such a request, an applicant must also demonstrate which requirements will be met with modifications, identify project conditions justifying alternatives, and explain how the proposed measures equal or exceed normal compliance.

The applicant has submitted a letter of justification identifying site constraints and potential financial impacts associated with strict compliance. Warespace proposes alternatives intended to balance landscaping and parking requirements, including enhanced interior parking lot landscaping, the addition of new shade trees, and the use of xeriscape plantings. However, staff

finds several of the items requested would not further the long-term planning and design goals established for this area and the community. Specifically, the Inwood Road Enhancement Zone envisions a more pedestrian-friendly, green, and connected corridor, and the proposed reductions in frontage and perimeter landscaping do not advance those objectives. Similarly, adjacent public investments such as the Quorum Drive reconstruction and placemaking project are focused on enhancing the public realm through landscaping, streetscape, and open space improvements. Granting broad exceptions from landscaping standards at this site would run counter to those efforts and diminish the cumulative benefit of coordinated reinvestment in the area.

The Town's development regulations also recognize that many sites, particularly those constructed decades ago, were approved under standards that are no longer consistent with current community goals. While such sites may be considered "legal nonconforming," the purpose of requiring compliance upon redevelopment is to gradually bring these properties in line with modern expectations for site design, landscaping, and public realm improvements. This approach ensures that as properties are reinvested in and their useful life is extended, they incrementally contribute to broader community objectives such as improved aesthetics, environmental performance, and pedestrian connectivity. Although the subject property was originally developed in the 1970s in accordance with the standards of that time, redevelopment presents an important opportunity to reduce nonconformities and better align the site with the Town's long-term vision for the Inwood corridor and the broader community.

While staff recognizes the applicant's challenges with an existing site layout and parking demand, many of the alternatives offered do not provide sufficient corresponding benefit to the Town or its citizens when measured against the long-term goals for the corridor, nor meet the intent of the code. The Board must determine whether the applicant's evidence and proposed measures are adequate to satisfy the criteria in Section 34-203(i).

Recommendation: Staff recommends the following for relief from the Town's landscape requirements:

a) Chapter 34, Article VI, Section 34-207(f)(7) Shade Tree Proximity to Parking
    a. **Denial**
b) Chapter 34, Article VI, Section 34-207(a) 20-Foot Landscape Buffer Along Frontage
    a. **Denial**
c) Chapter 34, Article VI, Section 34-207(a)(2) Landscape Buffer Tree Requirement
    a. **Denial**
d) Chapter 34, Article VI, Section 34-207(e)(1) Perimeter Parking Lot Landscape Strip
    a. **Approval**
e) Chapter 34, Article VI, Section 34-207(i)(1) Automatic Irrigation
    a. **Denial**
f) Chapter 34, Article VI, Section 34-208(b)(2) Replacement Trees
    a. **Approval**
g) Appendix A, Article XIX.A, Section VII(D)(4) Parking Lot Islands
    a. **Not Applicable (no action needed)**

ARTICLE VI. - LANDSCAPING REGULATIONS

Sec. 34-201. - Purpose.

(a) The purpose of this Article is to provide landscape elements which:

- Conserve water;
- Aid in stabilizing the environment's ecological balance by contributing to the processes of air purification, oxygen regeneration, groundwater recharge, and (stormwater) runoff retardation, while at the same time aiding in noise, glare and heat abatement;
- Assist in providing adequate light and air and preventing overcrowding of land;
- Be an integral part of development, not an afterthought;
- Provide visual buffering and enhance the beautification of the Town;
- Safeguard and enhance property values and to protect public and private investments;
- Preserve and protect the unique identity and environment of the Town of Addison and preserve the economic base attracted to the Town of Addison by such factors;
- Conserve energy;
- Protect the public;
- Provide wildlife habitat.

The Town of Addison encourages sustainable landscaping. Sustainable landscapes are managed by using practices that preserve limited and costly natural resources, reduce waste generation, and help prevent air, water, and soil pollution. The goal is to minimize environmental impacts and maximize value received from dollars expended.

(b) The following shall be used to evaluate proposed landscape plans:

(1) The landscape design should have proportion, balance, unity, variety of species, and a variety of color through the seasons.

(2) Landscape designs should define spaces including entrance areas, pedestrian paths, vehicular avenues, parking areas, sitting areas, etc.

(3) As an architectural feature, landscape designs should visually soften the mass of the buildings, parking areas, and other structures.

(4) Native landscape materials should be selected as much as is possible.

(5) Landscaping should reduce the reliance on irrigation, thus conserving the public water supply, and reduce the reliance on inorganic fertilizer and pesticides; thus reducing the amounts carried off by runoff to lakes and streams.

(Ord. No. 016-013, § 1, 4-12-16)

Sec. 34-202. - Definitions.

[The following words, terms and phrases, when used in this Article, shall have the meanings ascribed to them in this Section, except where the context clearly indicates a different meaning:]

Berm. An earthen mound designed to provide visual interest, screen undesirable views, and/or decrease noise.

Crown/canopy. The upper portion of a tree or shrub from the lowest branch on the trunk of the tree to the highest or widest extending branch at the top or sides of the tree including all the leaves and branches of the tree or shrub.

ET: Evapotranspiration. Loss of water from the soil both by evaporation and by transpiration from the plants growing thereon.

ET based controller. An irrigation controller that automatically makes adjustments of run times, based on local weather data. The ET based controller adjusts automatically to apply only the amount of water that is necessary to replace what has been lost.

Landscape buffer. A combination of physical space and vertical elements such as plants, berms, fences, or walls, the purpose of which is to separate and screen incompatible land uses from each other.

Landscaped open area or *landscaped area.* Any combination of living plants (such as grass, ground cover, shrubs, vines, mulch, hedges, or trees).

Microirrigation. A low pressure, low volume irrigation system that applies water only to the plant's root zone, saving water as a result of application efficiency and distribution uniformity. Drip and micro spray irrigation are examples of microirrigation.

Non-permeable. Any surface lacking the ability for air and water to pass through to the root zone of plants.

Ornamental tree. A deciduous or evergreen tree planted primarily for its ornamental value or for screening purposes; tends to be smaller at maturity than a shade tree.

Screen. A method of reducing the impact of noise and unsightly visual intrusions with less offense or more harmonious elements, such as plants, berms, fences, walls, or any appropriate combination thereof.

Shade tree. Sometimes evergreen, usually deciduous tree planted for its high crown of foliage or overhead canopy; a large woody perennial having one or more self-supporting stems and numerous branches reaching a mature height of at least 25 feet and a mature spread of at least 20 feet.

Tree. A plant listed as a tree in the most current edition of any of the following:

(1) Forest Trees of Texas, by the Texas Forest Service of the Texas AM University system;

(2) Hortus Third;

(3) The Audubon Society's Field Guide to North American Trees; or

(4) The list of trees provided in the Town of Addison Landscape Regulations.

Shrub. A self-supporting woody perennial plant of low to medium height characterized by multiple stems and branches continuous from the base, usually not more than ten feet in height at maturity.

Visibility triangle. That area within the curb lines of two intersecting such curb lines at points 35 feet back from their intersection.

(Ord. No. 016-013, § 1, 4-12-16)

Sec. 34-203. - Applicability.

(a) Except as otherwise provided below, these landscaping regulations shall apply to all land located in the Town of Addison. These landscaping requirements shall become applicable to each individual lot at such time a site plan is submitted for Planning and Zoning Commission review or an application for a building permit on such lot is made.

(b) The landscape maintenance requirements in Section 34-210 of this Article shall apply to all applications for building permits.

(c) The tree replacement and protection requirements in Section 34-208 of this Article shall apply to all land located within the Town of Addison from the effective date of this article forward regardless of the development status of the land.

(d) The maintenance requirements in Section 34-209 of this Article shall apply to all applications for building permits.

(e) Except as set forth in subsection (d) of Section 34-208 (Tree replacement and protection) and subsection (b) of Section 34-210 (Landscape maintenance), this Article does not apply to property containing only single-family and/or duplex uses where only one such structure is constructed.

(f) This Article applies to the following:

Apartment dwelling district,

Local retail district,

Planned development district; planned development, townhouse condominium district; and planned development, condominium conversions (provided, however, that where any such district includes or provides landscaping regulations specific to the district, in the event of a conflict between the landscaping regulations specific to the district and the landscaping regulations set forth in this Article, the landscaping regulations specific to the district shall control).

MXR-mixed use residential district,

UC-urban center district,

Commercial-1 district,

Commercial-2 district,

Industrial-1 district,

Industrial-2 district,

Industrial-3 district,

Special Use permits.

- Applications for building permits or for certificates of occupancy for buildings previously unoccupied for a period of six consecutive months.
- Applications for building permits for construction work that:

(1) Increases the number of stories in a building on the lot; or

(2) Increases by more than ten percent or 10,000 square feet, whichever is less, the combined floor areas of all buildings on the lot; or

(3) Increases the non-permeable lot coverage by more than 2,000 square feet; or

(4) Building permit applications for exterior remodeling with a value equal to or greater than $10,000.00 exclusive of maintenance and repair.

(g) When the ordinance becomes applicable to a lot, its requirements are binding on all current and subsequent owners of the lot.

(h) The Town Council shall, as a minimum, impose landscaping requirements that are reasonably consistent with the standards and purposes of this Article as a part of any ordinance establishing or amending a planned development district, or amending a special use permit. All landscaping requirements imposed by the Town Council shall be reflected in landscape and irrigation plans that comply in form and content with the requirements of Section 34-204.

(i) The Board of Zoning Adjustments may grant a special exception to the landscaping requirements of this Article upon making a special finding from the evidence presented that strict compliance with the requirements of this Article will result in substantial financial hardship or inequity to the applicant without sufficient corresponding benefit to the Town and its citizens in accomplishing the objectives and purposes of this Article. The applicant, to be considered for special exception, must submit a justification statement that describes which of the requirements set forth in this Article will be met with modifications, which project conditions justify using alternatives, and how the proposed measures equal or exceed normal compliance.

(Ord. No. 016-013, § 1, 4-12-16)

Sec. 34-204. - Required landscape documents.

(a) Prior to site plan review by the Planning and Zoning Commission for zoning amendments or building permit applications where these landscaping requirements are applicable, landscape plans must be submitted to the Director of Parks. The plans shall have a scale of one inch equals 30 feet or larger and be on a standard drawing sheet of a size no smaller than 24 inches by 36 inches, not to exceed 36 inches by 48 inches. A plan which cannot be drawn in its entirety on a 36-inch by 48-inch sheet shall be drawn with appropriate match lines on two or more sheets. Irrigation plans shall be submitted when the building permit application is made.

Landscape plan:

(a) Landscape and irrigation plans required under this Article shall contain the following information:

(1) Date, scale, north arrow, and the names, addresses, and telephone numbers of both the property owner and the person preparing the plan.

(2) Project name, street address, and lot and block description.

(3) Location, height, and material of proposed screening and fencing (with berm to be delineated by one-foot contours).

(4) Complete description of plant materials shown on the plan, including names (common and botanical name), locations, quantities, container or caliper sizes, heights, spread, and spacing. The location, size and species of all existing trees on the lot must be specifically indicated.

(5) Complete description of landscaping and screening to be provided in or near off-street parking and loading areas, including information as to the amount (in square feet) of landscape area compared to gross site square feet. The Town right-of-way shall be included as part of the gross site landscaping.

(6) Size, height, location, and material of proposed seating, lighting, planters, sculptures, decorative paving, and water features.

(7) Cross-section drawing of berms and grading plan showing berm contours.

(8) Landscape plans shall contain the seal of a landscape architect licensed in the State of Texas that such plans have been reviewed by such architect and satisfy all requirements of these landscape regulations.

Irrigation plan:

(a) Irrigation plans required under this Article shall contain the following information:

(1)

Location of sprinkler heads, valves, double-check valve, water meter, automatic ET-based controller with rain and freeze sensors.

(2) All plant material (including street trees and planting within the public right-of-way) shall be watered with an automatic irrigation system including an ET based controller.

(3) Irrigation sprinkler layouts shall be designed to minimize the amount of spray that will fall on sidewalks, neighboring properties, and adjacent buildings. Backflow prevention devices shall be placed per the Town of Addison Public Works Department's standards.

(4) The Town encourages the use of water-conserving system design and materials including the use of microirrigation and native plants.

(5) Install separate valves for turf and non-turf areas to accommodate different water use requirements within the landscaped area.

(6) Irrigation controllers shall be set to water between midnight and 6:00 a.m. This shall not apply to watering of newly planted turf or landscaping.

(7) Irrigation plans shall contain the certification and seal of an irrigator licensed by the Texas Commission on Environmental Quality that such plans were prepared by such irrigator and satisfy all requirements of these landscape regulations.

(Ord. No. 016-013, § 1, 4-12-16)

Sec. 34-205. - Plant material substitutions.

Due to seasonal planting problems and a lack of plant availability, approved landscape plans may require minor revisions. Planting plans shall be accepted if there is no reduction in the quality of plant material or no significant change in size or location of plant materials, and if the new plants are of the same general category (i.e., shade, ornamental, or evergreen trees) and have the same general design characteristics (mature height, crown spread) as the materials being replaced. Proposed materials must also be compatible with the area to ensure healthy plant growth. If these criteria are not fulfilled, changes to approved plans must be resubmitted and reviewed anew.

(Ord. No. 016-013, § 1, 4-12-16)

Sec. 34-206. - Landscape and irrigation plan submittal.

The Director of Parks and Recreation shall review each landscape and irrigation plan submitted to determine whether or not it complies with the requirements of this Article. All landscape plans must comply with the provisions of the Landscape Design Standards in Section 34-207.

(Ord. No. 016-013, § 1, 4-12-16)

Sec. 34-207. - Landscape design standards.

At least 20 percent of the gross site or lot shall he maintained as landscaped area in the following districts:

- Apartment dwelling district;
- Mixed-use residential;
- Local retail district;
- Planned development districts;
- Commercial-1 district;
- Commercial-2 district;
- Special use permits.

At least ten percent of the gross site or lot shall be maintained as landscaped area in the following districts:

- Industrial-1 district;
- Industrial-2 district;
- Industrial-3 district.

At least ten percent of the gross site or lot shall be maintained as landscaped area in the following districts:

- Industrial-1 district;
- Industrial-2 district;
- Industrial-3 district.

(a) *Street landscape buffer:* In all districts, a 20-foot wide landscape buffer strip shall be provided along the entire length of the portion of the perimeter of the lot where a public or private street exists, exclusive of driveways and access ways to points of ingress and egress to and from the lot. The property owner shall be responsible for landscaping, irrigation, and maintenance of any right-of-way area between the property line and the curb line.

(1) Town right-of-way shall be included in the 20-foot wide buffer and shall reduce the amount of required landscaping area of the lot by that amount (square foot for square foot).

(2) The minimum requirement for street landscape buffers shall be one four-inch caliper shade tree for each 30 linear feet of frontage and evergreen shrubs planted three to three and one-half feet on center depending on the species selected. Plant material planted in

the street landscape buffer strip can be massed together to create visual interest at key entry points or focal points.

(3) All required screening, parking perimeter, and interior parking landscaping shall be included in the overall 20 percent of gross site landscaping. This shall include front, side and rear landscaping abutting the building foundation.

(4) No tree may be planted closer than 36 inches to the paved portion of any parking surfaces.

(b) *Off-street loading spaces:* All off-street loading spaces on a site shall be screened from all public and private streets adjacent to that site.

(1) All screening shall be at least six feet in height measured from the horizontal plane passing through the nearest point of the off-street loading space and may be provided by using any one or combination of the following, subject to approval by the parks director:

a. Evergreen shrubs planted three feet on center, in a single row; or

b. Evergreen trees planted six feet on center, unless the Director of Parks and Recreation approves an alternative planting density as being capable of providing a solid appearance within one year; or

c. A fence, wall or berm. Fences and walls shall not consist of corrugated metal, corrugated fiberglass, sheet metal, chain link or wire mesh or any material that in the Planning and Zoning Commission's opinion is an unsightly material.

(2) When screening for off-street loading spaces is provided by earthen berm or evergreen plant materials, the following regulations apply:

a. An earthen berm shall be planted with turf grass or ground cover recommended for local area use by the Director of Parks and Recreation. The slope of the berm shall not exceed 33 percent for lawn areas and shall have a minimum crown width of three feet.

b. Evergreen plant materials shall be recommended for local area use by the Director of Parks and Recreation. In addition, the plant materials:

1. Shall be located in a bed that is at least three feet wide; and

2. Shall be placed a maximum of 36 inches on center in a single row over the entire length of the bed, unless the Director of Parks and Recreation approves an alternative planting density as being capable of providing a solid appearance within one year; and

3. Shall provide a six-foot high visual barrier of the required height within one year of their initial planting.

(c)

Visibility triangles: The design and placement of the landscaping materials shall be at the discretion of the owner or landscape architect; however, the landscaping shall not obstruct the view between access drives and dedicated streets, parking aisles, or access drives of parking lots. Nothing at an elevation greater than the top of curb plus two feet allowed in the visibility triangle area except single trunk trees pruned to a height of six feet. Trees shall be of such size and so spaced that a visual obstruction that represents a traffic hazard is not created.

(1) The use of plant material in a sight triangle is intended to provide aesthetic appeal while not unduly limiting or restricting visibility, whether as a pedestrian or a passenger in a vehicle. Plants shall not reduce or limit visibility to such an extent that a safety hazard is presented. Plants normally considered as effective screens shall be unacceptable for use in the visibility triangle.

(2) Trees used in the visibility triangle shall have a minimum branching clearance of six feet from the ground to the first branch.

(3) All shrubs or ground covers used in the visibility triangle shall be a maximum of 18 inches. No large or medium shrubs shall be acceptable for use in the visibility triangle because of height. Low shrubs shall be acceptable only if they do not exceed the 18-inch height limit.

(d) *Parking lot screening screening:* Must be provided for all surface parking lots on the site from all adjacent streets. The screening must extend along the entire street frontage of the surface parking lot, exclusive of driveways and access ways at points of ingress and egress to and from the site, and visibility triangles.

(1) The surface parking lot screening must be at least three and one-half feet higher than the finished elevation of the adjacent parking lot. The screening may be provided by using one of the following, unless the Director of Parks and Recreation approves an alternative screening plan capable of providing a solid appearance:

a. Evergreen shrubs planted three feet on center in a single row in a bed at least 42 inches wide;

b. A berm at least three and one-half feet high with a slope not to exceed 33 percent. The minimum crown width must be three feet. Berms must be covered in live vegetation;

c. A fence or wall constructed of materials compatible with the principle building. One-third of any fence or wall must be screened with acceptable plant material, as approved by the Director of Parks and Recreation.

(e) *Parking lot landscaping; perimeter:*

(1) The perimeter parking lot landscape strip shall be at least five feet wide for sites larger than 10,000 square feet or at least three feet wide if the site is smaller than 10,000 square feet.

(2) The minimum requirement for perimeter landscaping five feet wide and greater shall be one four-inch caliper shade tree for each 35 linear feet of perimeter and one shrub planted three to three and one-half feet on center. The minimum requirement for perimeter landscaping less than five feet wide shall be one shrub planted three to three and a half feet on center.

(3) Required perimeter landscaping between adjacent parking lots does not preclude the need to provide vehicular access between lots.

(f) *Parking lot landscaping; interior area:*

(1) The required percentage of interior parking lot landscaping shall be determined based on the following sliding scale:

Total Parking Area	Interior Planting Area
7,000—49,999 sq. ft.	5 percent
50,000—149,000 sq. ft.	8 percent
150,000 sq. ft. and larger	10 percent

(2) To calculate the total parking area and the subsequent percentage of required interior lot planting, total the square footage of all areas within the lot's perimeter including:

a. Planting islands.

b. Curbed areas.

c. Comer lots.

d. Parking spaces.

e. And all interior driveways and aisles except those with no parking spaces located on either side.

(3) Landscaped areas located outside the parking lot shall not be used to meet the interior planting requirement, however, building front, side or rear landscaping abutting the building foundation can be credited toward the interior planting requirement.

(4) Curbs or wheel stops must be provided to prevent cars from parking too close to trees or damaging shrubs and screens.

(5) All planting islands located parallel to and between parking spaces must be at least nine feet wide to prevent cars from damaging trees and shrubs.

(6) Large shade trees must be provided in each parking lot at a minimum average density of one shade tree for each ten required parking spaces on the lot. In cases where the required number of parking spaces reduces the amount of available planting space for parking lot trees, alternative planting locations for the required quantity of these trees shall be located elsewhere on the site.

(7) No required parking space may be located further than 50 feet from the trunk of a shade tree, or farther than 75 feet from two or more shade trees.

(g) *Ornamental and evergreen trees:* Bradford pears or other pear cultivars, shall not receive credit toward the tree planting requirements; however, this shall not preclude their use as flowering accent trees.

(h) *Overhead power lines:* Ornamental trees shall be substituted for shade trees in cases where maturing shade trees would otherwise interfere with overhead power lines. Shade trees shall not be planted closer than ten feet from either side of the outermost overhead power lines.

(i) *General requirements:*

(1) All required landscape open space shall be provided with adequate and inconspicuous automatic irrigation systems and shall be properly maintained.

(2) All shrub beds shall be edged using steel, concrete, masonry, or pre-cast concrete edging and all plant materials mulched with a two-inch layer of shredded hardwood mulch. Plastic edging shall not be acceptable.

(3) The Parks Department shall have the power to plant, preserve, spray, trim or remove any tree, shrub or plant on any parkway, alley or public ground belonging to the Town of Addison.

(4) It shall be unlawful for any person, firm or corporation to cut or break any branch of any tree or shrub or injure in any way the bark of said tree or shrub growing on public property.

(j) *Landscape inspections:*

(1) The installation of the approved landscape plan shall be inspected and approved by the Parks Department prior to issuance of a Certificate of Occupancy.

(k) *Artificial turf pilot program.*

(1) The Town shall initiate an artificial turf pilot program for Townhome properties with a Homeowners' Association within the Urban Center zoning district ("property") for a term of ten years from the approval of this subsection ("program"). If at any time the City Council determines in their sole discretion that the Program is unsuccessful, damaging to the environment, or fails meet the expectations of Town staff, damaging to the environment, or fails to meet the expectations of Town staff, then the City Council may terminate the Program through the repeal of this subsection 34-207(k), and upon repeal,

any property owner with artificial turf shall replace the artificial turf with natural grass within 180 days of the repeal, so as to satisfy the landscaping requirements set forth in Chapter 34.

(2) Town staff may access any area of the Property for environmental testing, which may include the placement of environmental testing equipment on the Property. New installations of artificial turf shall be watered/sprinkled and, if available, include anti-microbial infill. If testing determines that watering/sprinkling is necessary on existing artificial turf, the Town staff may require the property owner to uncap and restore the existing irrigation lines to allow for watering/sprinkling.

(3) Property owners shall install and maintain the artificial turf in a first-class condition as determined by the Director of Parks and Recreation, and in accordance with the maintenance requirements set forth in the chart below. The Director of Parks and Recreation may require repair or replacement of existing artificial turf. Any future turf installation shall comply with turf component, appearance and installation requirements defined in the chart below.

	Allowed	Not Allowed
Turf Component		
Blade and backing	Lead-free polyethylene, polypropylene, vegetable-based or combination	Nylon or plastic
Infill	Clean washed sand, silica sand, cork or zeolite	Crumb rubber
Permeability	Permeable backing with 30-inch per hour or > drain rate	
Warranty	Minimum eight-year warranty	
Tear grab strength	Minimum 200 pounds	
Flammability	Pass the pill burn test for flammability	
Appearance		

Color	Include a minimum of two shades of green blade colors and contain a tan thatch color. Colors must mimic natural turf	Colors that do not mimic natural turf
Texture	Three-dimension ridge, spine cross-section and uneven tips	
Length	Blade between 1½ inches and 2½ inches	
Thickness	Tuft spacing of no more than ⅜ inch between rows	
Installation		
Seams	Sewn seams	
Edges	Edges not visible	
Base	Compacted aggregate that allows for adequate drainage	
Anchoring	Permanently anchored	
Maintenance		
	Maintained in clean and attractive conditions	
Wear	Shall not contain weeds, holes, tears, stains, discolorations, fading, seam separations, uplifted surfaces, heat degradations, depressions, odors or excessive wear	
Damage	Damaged and worn areas must be repaired or removed and replaced in a manner that results in consistent appearance with existing synthetic lawn	
Grooming	Be groomed periodically to prevent compacted and flattened turf	

(4)

No person shall modify existing artificial turf installations or install new artificial turf without first completing the appropriate permit application and subsequently receiving an artificial turf permit approved by the Director of Parks and Recreation or his/her designee.

(5) The Homeowners' Association (HOA) shall require and guarantee compliance of the requirements set forth in this section by property owners. Town staff are authorized to enforce the provisions of this section, including the issuance of citations to a property owner, in the event the HOA fails to guarantee and require compliance to the satisfaction of the Director of Parks and Recreation. The City Council directs and authorizes Town staff to enter into an agreement with an HOA related to the compliance and enforcement of this section, and the HOA shall execute said agreement within 60 days of the approval of this subsection.

(Ord. No. 016-013, § 1, 4-12-16; Ord. No. 019-05, § 2, 2-20-19)

Sec. 34-208. - Tree replacement and protection.

(a) *[Generally.]* The existing natural landscape character (especially native oaks, elms, and pecan trees) shall be preserved to the extent reasonable and feasible. In an area of the street frontage containing a stand of trees, the property owner hall use best good faith efforts to preserve such trees. In determining whether there is compliance with this subsection, the Director of Parks shall consider topographical constraints on design, drainage, access and egress, utilities, and other factors reasonable related to the health, safety and welfare of the public which necessitated disturbance of the existing natural landscape character; economic usefulness of the property without disturbance of its natural character; the nature and quality of the landscaping installed to replace it; and such other factors as may be relevant and proper. Indiscriminate clearing or stripping of the natural vegetation on a lot or other property is prohibited.

(b) *Replacement trees.*

(1) Every property owner shall replace dead, removed, missing, improperly pruned, or damaged trees, by any act or omission, within 30 days after notification by the town, unless the existing season, climate, or calendar dictates postponement of the tree replacement beyond the said period of 30 days as agreed to by the Town; in the event of such postponement, a property owner shall replace any such tree within the time period set forth in the notification form the Town. This provision shall also apply to trees that have been severely damaged, or disfigured by improper pruning, including, but not limited to, lion-tailing or topping. In addition to this Section, replacement tree size and configuration shall comply with the standards set forth in Section 34-209 of this Article.

(2) Any tree that is removed, topped, severely damaged or that is disfigured by improper pruning methods without the prior written approval of the Town's Director of Parks (as reflected in a tree permit issued pursuant to subsection (c) of this Section) shall be replaced caliper inch for

caliper inch as set forth in Section 34-209 of this Article. For example, if a 15-inch caliper tree is removed, it shall be replaced with a 15-inch caliper tree.

(3) Acceptable types of replacement trees are designated in Section 34-209, landscape standards and specifications.

(4) If the physical limitations of the subject property are such that all of the replacement trees cannot be properly placed on the subject property, the property owner shall locate any extra trees, with the approval of the Town of Addison, in the following locations: public rights-of-way, medians, or public park land. Such location of extra trees shall be performed at the direction of the Town. The property owner may pay a one-time fee per site to the Town in lieu of tree replacements, as approved by the Town Council.

(c) *Tree permit.* No person shall remove or transplant a tree listed in Section 34-209 (tree replacements and new plantings), subsection (b) without first obtaining from the Town a tree permit approved by the Director of Parks or the Director's designee. This section shall apply to four inches caliper shade trees or larger measured six inches from the soil surface, and two and one-half to three-inch caliper ornamental trees or larger measured six inches from the soil surface. Each utility company shall obtain a tree permit approved by the Director of Parks or the Director's designee before trimming any tree. For purposes hereof, "person" means the owner, tenant, and/or subtenant of, and/or any entity or individual with any interest in, the land on which a tree is located, and/or any contractor or subcontractor of any of them.

(1) A tree permit shall be obtained by a utility company before any trimming and/or removal of tree(s) by or for a utility company, except in the case of emergency repairs.

(2) Application for tree permit: Tree permits shall be obtained by making application to the Director of Parks or the Director's designee. An application must include the consent of the owner of the land on which a tree which is the subject of the application is located. The application must include a written document indicating the reasons for transplanting and/or removal (or trimming, in the case of a utility company) of a tree and a copy of a site plan or planting plan showing the tree(s) proposed for removal/transplanting (or trimmed, in the case of a utility company).

a. Review of application for tree permit. Upon receipt of a proper application for a tree permit, the Director of Parks or his/her designee shall review the application and may conduct field inspections of the site or development and/or refer the permit application to other departments for review and recommendations as deemed necessary and appropriate by the Director. Trees may not be removed or transplanted (or trimmed, in the case of a utility company) unless the Director of Parks or his/her designee approves the tree permit.

b.

Any person(s) or entity causing the transplanting or removal of a tree without first obtaining an approved tree permit is in violation of these regulations.

c. Consideration for the approval of a tree removal permit shall be based upon the following guidelines:

1. Whether the removal of the protected tree is permitted by this Section;
2. Whether or not a reasonable accommodation or alternative solution can be made to accomplish the desired activity without the removal of the protected tree;
3. The effect of the removal of the protected tree on erosion, soil moisture, retention, flow of surface waters and drainage systems;
4. The need for buffering of residential areas from the noise, glare, and the visual effects of nonresidential uses;
5. Whether the removal of the protected tree affects the public health, safety or welfare of the City; and
6. Whether the application demonstrates the attempt to preserve existing trees on the site.

An approved tree permit shall expire within six months of the date of the approval of the permit by the Director of Parks or the Director's designee.

(d) *Application to residential districts.* For property in any zoning district containing only single-family and/or duplex uses, the provisions of this Section 34-208 apply only to trees listed in Section 34-209 (tree replacements and new plantings), subsection (b) located within the right-of-way adjacent to a street where only one such structure is constructed.

(Ord. No. 016-013, § 1, 4-12-16)

Sec. 34-209. - Landscape standards and specifications.

(a) *General standards.*

(1) The best professional practices of the American Society of Landscape Architects, the International Society of Arboriculture, the American Nursery and Landscape Association and Texas Nursery and Landscape Association regarding planting installation, trimming, pruning, and fertilization shall apply to the landscape standards and specifications included in this Section 34-209.

(2) Nursery standards shall be: American Standard for Nursery Stock, ANSI Z60.1-2004.

(3) Pruning standards shall be: International Society of Arboriculture Pruning Guidelines ANSI A300 - Pruning Guidelines.

(b)

Tree replacements and new plantings. The following is a suggested list of trees for replacements and are suitable for new plantings. Other species may be acceptable for new plantings; however, their suitability for the proposed planting area shall be approved by the Addison Parks Department. Shade trees shall have a minimum caliper of four inches, ornamental trees shall have a minimum caliper of two and one-half to three inches.

Shade Trees	
Oak, Burr	Quercus macrocarpa
Oak, Chinquapin	Quercus muhlenbergii
Oalc, Live	Quercus virginiana
Oalc, Red	Quercus shumardii
Pecan	Carya illinoinensis
Ash, Texas	Fraxinus texensis
Bald Cypress	Taxodium distichum
Elm, Cedar	Uhnus crassifolia
Elm, Allee Lacebark	Uhnus parivifoia "Elmer II"
Elm, Bosque Lacebark	Uhnus parivifoia "UPMTFI"
Magnolia Southern	Magnolia grandiflora
Oak, Durand	Quercus sinuata var. sinuata
Pistachio, Chinese	Pistacia chinensis
Ornamental/Evergreen Trees	
American Smoke Tree	Cotinus obovatus

Buckeye, Mexican	Ungnadia speciose
Carolina Buckthor	Rhamnus caroliniana
Desert Willow	Chilopsis linearis
Crape Myrtle	Lagerstroemia indica
Dogwood (Roughleaf)	Comus drummondii
Eastern Red Cedar	Juniperus virginiana
Eve's Necklace	Sophora affmis
Goldenball Lead Tree	Leucaena retusa
Goldenrain Tree	Koelreuteria paniculata
Hawthorn Washington	Crataegus phaenopyrum
Holly, Yaupon	Ilex vomitoria
Magnolia, "Little Gem"	Magnolia "Little Gem"
Maple, Shantung	Acer trucatum
Mexican Plum	Prunus mexicana
Oak, Bigelow	Quercus sinuata var. breviloba
Oak, Lacey	Quercus laceyi (Q.glaucoides)
Persimmon, Texas	Diospyros texana
Possumhaw	Ilex decidua
Rusty Blackhaw	Viburnum rufidulum

Texas Redbud	Cercis Canadensis var. "texensis"

(c) *Size and spacing standards; replacement of damaged trees.*

(1) Plants shall conform to the measurements specified in the plant schedule.

(2) Caliper measurements shall be taken six inches above grade for trees under four inches in diameter and 12 inches above grade for trees four inches in diameter and larger.

(3) Minimum branching height for all shade trees shall be six feet.

(4) Minimum size for newly planted shade trees shall be four inches in diameter, 14 to 16 feet in height. The maximum height shall not exceed 16 feet. Any tree that has been removed, and any tree that has been topped, severely damaged, or disfigured by improper pruning methods, without the Director of Parks, prior written approval (as reflected in a tree permit issued pursuant to subsection (c) of Section 34-208 of this Article) shall be replaced caliper inch for caliper inch. Tree heights shall be from tops of root balls to nominal tops of plants. Tree spread refers to nominal outer width of the tree, not to the outer leaf tips. Trees shall be healthy, vigorous, full-branched, well-shaped with symmetrical crowns. Root balls shall be firm, neat, slightly tapered and well burlapped. Trees shall be free of physical damage such as scrapes, bark abrasions, split branches, mistletoe or other parasitic growth. The Town of Addison shall reject any trees delivered and/or planted not meeting the minimum size and shape standards set forth above. Red Oaks other than Shumard Oak (Ouercus shumardii) or Texas Oak (Quercus texana) shall be rejected. The owner or contractor shall be responsible for providing certification that Red Oaks are true to variety.

(5) Minimum size for Crape Myrtle shall be six to eight feet in height. Other ornamental flowering trees shall be eight to ten feet in height.

(6) Minimum size for evergreen trees shall be eight to ten feet in height.

(7) Minimum sizes for shrub containers shall be five gallon. Substitution of three-gallon material meeting the height requirement of five-gallon shrubs is acceptable. Shrubs shall be full bodied, well-shaped and symmetrical.

(8) Ground cover spacing shall be eight inches on center maximum for four-inch pots and 16 inches on center maximum for one-gallon containers.

(Ord. No. 016-013, § 1, 4-12-16)

Sec. 34-210. - Landscape maintenance.

(a) Every property owner and any tenants shall keep their landscaping in a well-maintained, safe, clean and attractive condition at all times. Any plant that dies must be replaced with another living plant, including trees, within 30 days after notification by the Town. Such maintenance

includes, but is not limited to, the following:

- Prompt removal of all litter, trash, refuse and waste;
- Lawn mowing on a weekly basis during the growing season;
- Shrub pruning according to accepted practices of landscape professionals to maintain plants in a healthy condition;
- Tree pruning according to tree-pruning guidelines published by the International Society of Arboriculture and the American National Standards (ANSI) A300-Pruning Standards;
- Pruning/thinning that removes no more than one fourth of the tree canopy annually;
- Watering of landscaped areas on a regular basis to maintain good plant health;
- Sprinkler run times set on controllers to water between midnight and 6:00 a.m.;
- Keeping landscape lighting in working order;
- Keeping lawn and garden areas alive, free of weeds, and attractive;
- Cleaning of abutting waterways and landscaped areas lying between public right-of- way lines and the property unless such streets, waterways or landscaped areas are expressly designated to be maintained by applicable governmental authority.

(b) The discharge, deposit, blowing or sweeping of grass, leaves, other vegetation, or litter debris into public or private streets or alleys is prohibited. In connection with yard or landscape maintenance, lawn or grass clippings, leaves, other vegetation, and litter debris caused by or resulting from such maintenance shall be promptly removed from any public or private street or alley adjacent to the property being maintained and shall be disposed of in a manner to prevent the material from blowing or falling from a maintenance truck, trailer or disposal container. Lawn clippings, leaves, other vegetation, and litter debris shall be removed from sidewalks, streets and street gutters, and alleys after mowing and edging is performed to prevent collection in the storm water system.

(c) Rain, moisture, and freeze shut-off devices.

(1) All automatically controlled irrigation systems required to be installed by a Landscape or Irrigation Plan must include rain, moisture, and freeze shut-off devices and sensors or other technology designed to inhibit or interrupt operation of the irrigation system during periods of moisture, rainfall, or freezing temperatures. Following adoption of this Article, all properties identified in subsection 34-210(c)(3) where a new certificate of occupancy is requested will be required to submit a letter from a licensed irrigator that the irrigation system complies with the provisions of this Article and includes an operational sensor or other technology designed to inhibit or interrupt operation of the irrigation system during periods of freezing weather and moisture or rainfall. Repairs to existing automatic irrigation systems on all properties identified in subsection 10(c)(3) that require replacement of an

existing controller must include an operational sensor or other technology designed to inhibit or interrupt operation of the irrigation system during periods of freezing weather and moisture or rainfall.

(2) Irrigation systems adjacent to any street, sidewalk, alley, highway or parking lot shall not operate so as to cause damage to other property or to interfere with the free movement of any vehicle or pedestrian.

(3) This subsection applies to all property within the city limits of the Town of Addison.

(Ord. No. 016-013, § 1, 4-12-16)

Sec. 30-211. - Enforcement.

(a) The provisions of this Article may be enforced against any property owner or property manager or tenant or person or entity in possession of the property for violation of the provisions contained herein. In addition to the issuance of a citation as provided in subsection (b) below which does not require notice, following continued violation after ten days' written notice of the violation to any of the responsible parties identified above, the Town shall have the right to:

(1) Revoke any building permits, certificates of occupancy, or other approvals or permits previously issued for the premises.

(2) Withhold approval for building permits, certificates of occupancy, and other permits or approvals relating to the premises.

(3) Enter onto the premises and perform care and maintenance. The property owner and tenants of any part of the premises on which such work is performed shall jointly and severally be liable for the costs of such work and shall promptly reimburse the Town for such costs. If such property owner or tenant shall fail to reimburse the Town within 30 days after receipt of a statement for such work from the Town, the said indebtedness shall be a debt of all of said persons jointly and severally, and shall constitute a lien against the premises on which the work was performed. The lien may be evidenced by an affidavit of costs filed in the real property records.

(b) Any person that violates any of the provisions of this Article shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in a sum not to exceed $2,000.00 and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

(c) Enforcement of this Article shall be the responsibility of the Building Official, Code Enforcement Officer, Police Officer or other designee of the City Manager. It shall be unlawful for any person to interfere or prevent authorized enforcement personnel in the performance of their duties.

(Ord. No. 016-013, § 1, 4-12-16)

Sec. 34-212. - Bonding.

When a property owner seeks a Certificate of Occupancy, the Director of Parks and Recreation may, in his/her discretion, require a maintenance bond, letter of credit, personal undertaking, cash escrow, or other security acceptable to the Director that guarantees and secures maintenance of newly installed landscape for a period not to exceed two years.

(Ord. No. 016-013, § 1, 4-12-16)

Sec. 34-213. - Certificate of occupancy.

It shall be unlawful to issue an occupancy permit prior to the approval and complete installation of the landscape and irrigation plans. However, for a variety of reasons, it is not always possible to complete the landscape installation as quickly as desired or needed. In such cases, an extension of time may be granted and a temporary certificate of occupancy may be issued for variable periods from 15 to 45 days.

(Ord. No. 016-013, § 1, 4-12-16)

Secs. 34-214—34-219. - Reserved.

Sec. VII. - Landscape requirements.

Landscaping within the Belt Line District shall comply with the provisions in this subsection, appendix III, Belt Line District Engineering and Landscaping Standards and with the standards contained in article XXI, landscaping regulations of the town's zoning ordinance. Where conflicts exist between this article and article XXI, the requirements in this district shall be applied.

A. *Street trees.* Street trees shall be large shade tree species having a minimum caliper of four inches, selected in accordance with the town's landscape regulations.

B. *Plant material.* Front yards shall be landscaped except at building entries, seating areas, and adjacent to commercial uses, where the front yard may be paved. Plant materials shall consist of shade trees, ornamental trees, shrubs, evergreen ground covers, vines, and seasonal color.

C. *Paving material.*

1. Paving material in front yards and on sidewalks shall be warm toned, natural materials such as brick, stone and concrete.
2. Asphalt and gravel as paving materials are prohibited.

D. *Parking lot landscape.*

1. No landscaping shall be required for the interior of structured parking facilities.
2. Surface parking lots shall be screened from all adjacent public streets and neighboring sites. The screen must extend along all edges of the parking lot and must be three feet in height, 80 percent opaque, and may be accomplished through the use of masonry walls, ornamental metal, evergreen plant materials, or a combination thereof. Planting beds for screen planting shall be a minimum of three feet in width.
3. Interior parking lot landscape shall be consistent with article XXI, Landscape Regulations.
4. Parking spaces shall not exceed ten spaces in a row without being interrupted by a landscaped island (nine-foot minimum). Islands shall be planted with a minimum of one shade tree for every ten cars.

(Ord. No. 006-024, 6-13-06)

2728 N. Harwood Street
Suite 500
Dallas, TX 75201

[redacted] OFFICE
FAX
winstead.com

Tommy Mann
[redacted]

August 6, 2025

VIA E-MAIL

Board of Zoning Adjustment
c/o Lesley Frohberg-Nyp
Director of Development and Neighborhood Services
Town of Addison
16801 Westgrove Drive
Addison, Texas 7001

Re: 14621, 14639 and 14601 Inwood Road, Addison, Texas 75001

Dear Ms. Nyp:

Our firm represents Warespace LLC ("Warespace") which owns the approximately 12.7253-acre property located at 14621, 14639 and 14601 Inwood Road, Addison, Texas 75001 (the "Property") in the Town of Addison ("Town"). Warespace has worked closely with Town staff for over one year to develop a site plan attached hereto as Exhibit B and landscape plan attached hereto as Exhibit C that comply with the Property's current zoning classifications (LR and I-1). The plans repurpose an existing warehouse building - long permitted and operating with valid certificates of occupancy - to provide individual workspaces for local small businesses, creative entrepreneurs and service providers (the "Project").

Pursuant to Chapter 34, Article VI, Division 2, Section 34-203(j) of the Town's Code of Ordinances, please accept this letter as our appeal to the Board of Zoning Adjustment for special exceptions related to the Chapter 34, Article VI Landscaping Regulations (the "Landscaping Ordinance") as further discussed below. Attached as Exhibit A is the Board of Zoning Adjustment Variance Criteria Checklist. The **Attachment 1** referenced therein is this letter.

a. Short Summary

The Property was originally developed in accordance with required parking and landscaping. Those requirements have now changed. The proposed plans associated with the Project bring the Property more into compliance than it currently is. Further, the landscaping and parking requirements are in direct competition - an increase in landscaping requires a decrease in parking and vice versa. This application seeks to strike a reasonable balance between the two in order to utilize the existing buildings as permitted by current zoning and prior site plan approval with meaningful upgrades as outlined below.

b. Description of Request

Chapter 34, Article VI, Section 34-203(j) of the Town's Code of Ordinances authorizes the Board of Zoning Adjustment to grant special exceptions to the Landscaping Ordinance upon a finding that strict compliance would result in substantial financial hardship or inequity to the applicant without providing a sufficient corresponding benefit to the Town and its residents.

The proposed site plan and landscape plan comply with Town's development standards with certain special exceptions to landscaping requirements requested due to changes in the Town's development standards since the Property was originally approved, permitted, and constructed. Strict application of the Landscaping Ordinance would create an unreasonable and disproportionate hardship for Warespace. The Property's existing site layout (approved under prior Town standards) does not simultaneously meet both the current parking requirements (293 spaces) and the landscaping mandates without extensive demolition and costly reconfiguration. For example, and as further discussed below, compliance with the 20-foot frontage landscape buffer (Section 34-207(a)) alone would eliminate 41 parking spaces, making it impossible to achieve the required parking count. Similarly, enforcing the shade tree proximity requirement (Section 34-207(f)(7)) would result in the loss of an additional 8 spaces, while the perimeter landscaping strip (Section 34-207(e)(1)) would require removal of 21 more spaces.

Notably, it will cost Warespace approximately $4,000-$5,000 per parking spot (or $280,000-$350,000 total) to tear up these parking spaces, not including the addition of top soil and other landscaping costs. This is on top of Warespace already agreeing to demolish an existing retail building to meet current Town parking requirements and create additional open space, incurring a loss of around $2,000,000 of value. If Warespace is required to meet all of the current code requirements, they will be forced to remove the second retail building, resulting in an additional loss of value of around $4,000,000.

Requiring further pavement removal and/or the demolition of buildings to meet landscaping requirements would impose a substantial financial burden and result in significant inequity to the applicant without providing a corresponding public benefit beyond what Warespace is already delivering. The Town's objectives are already achieved through Warespace's enhanced landscape plan which includes the following:

- **Open Space:** Exceeds minimum requirements (69,955 SF provided vs. 69,312 SF required).
- **Interior Parking Landscaping:** providing 3,705 SF (60% more than required).
- **Tree Count:** 46 existing trees plus 21 new shade trees

Given these enhancements, strict compliance with every provision of the Landscaping Ordinance would offer minimal additional benefit to the Town and its residents while imposing significant financial and operational burdens on Warespace. Therefore, Warespace respectfully requests special exceptions from the following landscaping requirements in order to move forward with its Project:

a. Chapter 34, Article VI, Section 34-207(f)(7) Shade Tree Proximity to Parking

i. This section states: "[n]o required parking space may be located further than 50 feet from the trunk of a shade tree, or farther than 75 feet from two or more shade trees."
ii. Strict compliance would require removing additional pavement beyond the areas Warespace already plans to remove for landscaping upgrades and result in the loss of 8 critical parking spaces.

b. Chapter 34, Article VI, Section 34-207(a) 20-Foot Landscape Buffer Along Frontage
   i. This section requires a 20-foot wide landscaped buffer along the full length of a lot's street frontage, excluding driveways and access points.
   ii. Meeting this buffer along Inwood Road would eliminate 41 parking spaces, making it impossible to meet the 293-space requirement.
   iii. Alternative proposal: Warespace will maintain the existing 5-foot minimum landscape buffer along Inwood Road as previously approved in the prior site plan and add new landscaping to enhance the appearance, as discussed below in more detail.

c. Chapter 34, Article VI, Section 34-207(a)(2) Landscape Buffer Tree Requirement
   i. This section requires one four-inch caliper shade tree for every 30 linear feet of street frontage plus evergreen shrubs planted 3 to 3.5 feet on center.
   ii. Overhead power lines along Inwood Road prevent planting shade trees. Section 34-207(h) of the Landscaping Ordinance further provides that "shade trees shall not be planted closer than ten feet from either side of the outermost overhead power lines."
   iii. Alternative proposal: Warespace will replace existing declining landscaping along the street frontage with 4-foot screening shrubs to maintain a high-quality visual buffer.

d. Chapter 34, Article VI, Section 34-207(e)(1) Perimeter Parking Lot Landscape Strip
   i. This section requires a 5-foot-wide perimeter landscape strip for properties larger than 10,000 square feet.
   ii. Complying along the northern property line would eliminate 21 parking spaces, preventing compliance with parking requirements.

e. Chapter 34, Article VI, Section 34-207(i)(1) Automatic Irrigation
   i. This section provides that all required landscaped open space shall have adequate and inconspicuous automatic irrigation systems and shall be properly maintained.
   ii. Retrofitting irrigation across existing paved areas would be prohibitively expensive due to trenching costs and undermine the Landscaping Ordinance's express purposes of conserving water and reducing reliance on irrigation.
   iii. Alternative proposal: Warespace will maintain irrigation on the site where it currently exists and otherwise introduce native and xeriscape plants that are designed for the natural environment and do not require irrigation.

f. Chapter 34, Article VI, Section 34-208(b)(2) Replacement Trees

i. This section provides that any tree that is removed, topped, severely damaged or that is disfigured by improper pruning methods without the prior written approval of the Town's Director of Parks shall be replaced caliper inch for caliper inch. For example, if a 15-inch caliper inch tree is removed, it shall be replaced with a 15-inch caliper tree.

ii. Warespace has identified 6 declining non-shade trees (77.3 total caliper inches) for removal. These will be replaced with 21 healthy shade trees (84 total caliper inches), resulting in a net increase of caliper inches and improved canopy coverage, aesthetics, and environmental performance.

g. Appendix A, Article XIX.A, Section VII(D)(4) Parking Lot Islands

i. This section requires that, within the Belt Line District, no more than 10 consecutive parking spaces may exist without a landscaped island.

ii. This requirement is inapplicable to the Property because it is not located in the Belt Line District.

c. Will literal enforcement of the ordinance result in an unnecessary hardship? Explain below.

Strict enforcement of the landscaping requirements will prevent Warespace from meeting parking requirements. To achieve parking compliance, Warespace is already demolishing a viable retail building, which significantly impacts its original business plan and financial projections, as well as removing pavement to create open space which impacts dock positions and the operations of the facility. To bring this building into compliance with all current code, Warespace would be required to demolish the additional retail building resulting in an approximately $4,000,000 additional loss in value to the Property, beyond the $2,000,000 loss in value that Warespace has agreed to in demolishing the south retail building despite all buildings on the site having been previously permitted and approved by the Town.

d. Is the hardship only financial or are their other non-financial hardships? Explain below.

The primary hardships are based on site constraints, feasibility, changes in ordinances by the Town since the original approvals and construction, and the configuration of existing improvements on the Property. Utility conflicts, pre-existing pavement, the location of existing buildings, and competing parking requirements create a physical impossibility of compliance without full demolition of all buildings.

e. Is the need for the variance created by the applicant (self-imposed)? Explain below.

The hardship is not self-imposed. This request arises because the Property was developed under a site plan previously approved by the Town that does not conform to current standards. As a result, Warespace is constrained by a legacy layout while making best efforts to meet current code requirements without forfeiting its development plan. For example, to meet current parking and open space requirements, Warespace is demolishing the retail building on the southern portion of the site, absorbing those demolition costs and foregoing all net operating income and real estate value associated with that building.

Prior to acquisition, Warespace worked alongside the Town's planning and building officials to determine the suitability of the Property for its intended use. Those involved were of the belief that the previously approved site plan did not present a development issue. Specifically, on April 23, 2024, the Town responded to an open records request confirming that there were no open or unresolved code or fire violations at the Property attached hereto as Exhibit D. On May 2, 2024, the Director of Development and Neighborhood Services confirmed that all three buildings on the site were constructed with site plan approval, and the property did not have any pending or open investigations or civil or criminal actions involving zoning violations attached hereto as Exhibit E. Unfortunately, after Warespace had purchased the Property, the Town determined that Warespace could not utilize the Property in conformance with its previously approved site plan.

f. Is there a unique condition related to the subject property that is not common to other properties in the area? If so, explain below.

The Property's legacy approvals and existing buildings (with associated parking patterns) are specific to the Property. Further, there is existing utility infrastructure running through the middle of the Property. These legacy site conditions (building layout, utilities, pavement) make full compliance with both landscaping and parking requirements physically impossible compared to properties built under current ordinances.

g. If the variance is granted, will it result in conditions that are contrary to the public interest or negatively affect the public health, safety, and welfare? Explain below.

Granting the special exceptions will not harm public interest, health, or safety. In fact, Warespace's revised site plan will enhance the Property's landscaping and open space beyond its existing conditions while maintaining parking compliance as follows:

- **Open Space/Landscaping**: Increased from 69,312 SF (required) to 69,955 SF (provided).
- **Interior Parking Landscaping**: Increased from 2,283 SF (required) to 3,705 SF (provided).
- **Tree to Parking Ratio**: Meeting the required 30 Shade Trees.
- **Street Buffer**: Maintaining the existing 5-foot buffer along street frontage.
- **Screening**: Adding 75 evergreen shrubs (4-foot height) to replace existing declining shrubs along Inwood Road.
- **Interior Landscaping Tree Count**: 46 existing trees plus 21 proposed new shade trees.

Through these enhancements, Warespace is surpassing the Town's environmental and aesthetic objectives in meaningful ways and significantly improving the Property versus existing conditions. These improvements underscore Warespace's good faith efforts to comply with the spirit of the Landscaping Ordinance while mitigating the significant hardships created by strict enforcement of all landscaping provisions.

Additional Information of Note:

Please also note that parking requirements are specific to Warespace's unique tenant model, and the Town's Director of Development and Neighborhood Services agreed to one parking stall per "standard industrial workspace" and two parking stalls per "large/extra-large industrial workspaces."

Attached as Exhibit F are the floor plans for the building highlighting standard versus large/extra-large units. 2,000 SF is our delineation point for standard versus large/extra-large. Units considered standard have been reflected by the yellow counts, whereas large/extra-large by the blue counts.

The Property will include 130 standard units and 32 large/extra-large units. This nets a requirement of 194 stalls required for the warehouse building calculating at 1 space per standard unit and 2 per large/extra-large. With the 99 spaces required for the retail building, a total of 293 spaces would be necessary on-site. Once renovations are completed, this Property will be a proud home to over 150 small businesses, creating a business hub for local companies and entrepreneurs.

This appeal is being filed without waiver of Warespace's rights and remedies. Warespace reserves the right to provide and present further evidence in support of its appeal prior to and on the date of the hearing before the Board of Zoning Adjustment.

Sincerely,

Tommy Mann
Tommy Mann

cc: Sarah Ross, Esq.
Nicole Hamilton Corr, Esq.

Enclosure(s)
Exhibit A – Variance Criteria Checklist
Exhibit B – Site Plan
Exhibit C – Landscape Plan
Exhibit D – Town's Response to Open Records Request
Exhibit E – Town's Response to Zoning Request
Exhibit F – Floor Plan

Exhibit A

Variance Criteria Checklist

[Please see attached]

BOARD OF ZONING ADJUSTMENT VARIANCE CRITERIA CHECKLIST

Texas law allows the Board of Adjustment to grant a variance to the requirements of the zoning ordinance if the variance would not be contrary to the public interest, and where literal enforcement of the ordinance would result in undue hardship due to special conditions (related to the property).

Will literal enforcement of the ordinance result in an unnecessary hardship? Explain below.

Please see Attachment 1.

Is the hardship only financial or are their other non-financial hardships? Explain below.

Please see Attachment 1.

Is the need for the variance created by the applicant (self-imposed)? Explain below.

Please see Attachment 1.

Is there a unique condition related to the subject property that is not common to other properties in the area? If so, explain below.

Please see Attachment 1.

If the variance is granted, will it result in conditions that are contrary to the public interest or negatively affect the public health, safety, and welfare? Explain below.

Please see Attachment 1.

Exhibit B

Site Plan

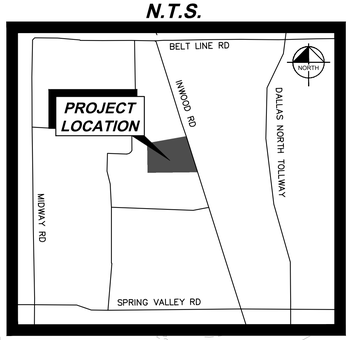
[Please see attached]

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

IMAGES
XREFS
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PLOTTED ON
LAST SAVED

EPSG2276, 2ndx2020112, 1ac023497761, 1ac-9x530806, Mpp0375, EPSG2914, 2ndx20220106, 1ac023456291, 1ac-9x631458, Mpp0299, EPSG32614, 2ndx20220106, 1ac023459706, 1ac-9x630836, Mpp0375 - XREF v2x3x9x XREF v3x8x XREF v-nav-ryALTA - XREF v-survey02S - XREF f-utility - XREF f-topoLIDAR - XREF z-ref-PARCELS
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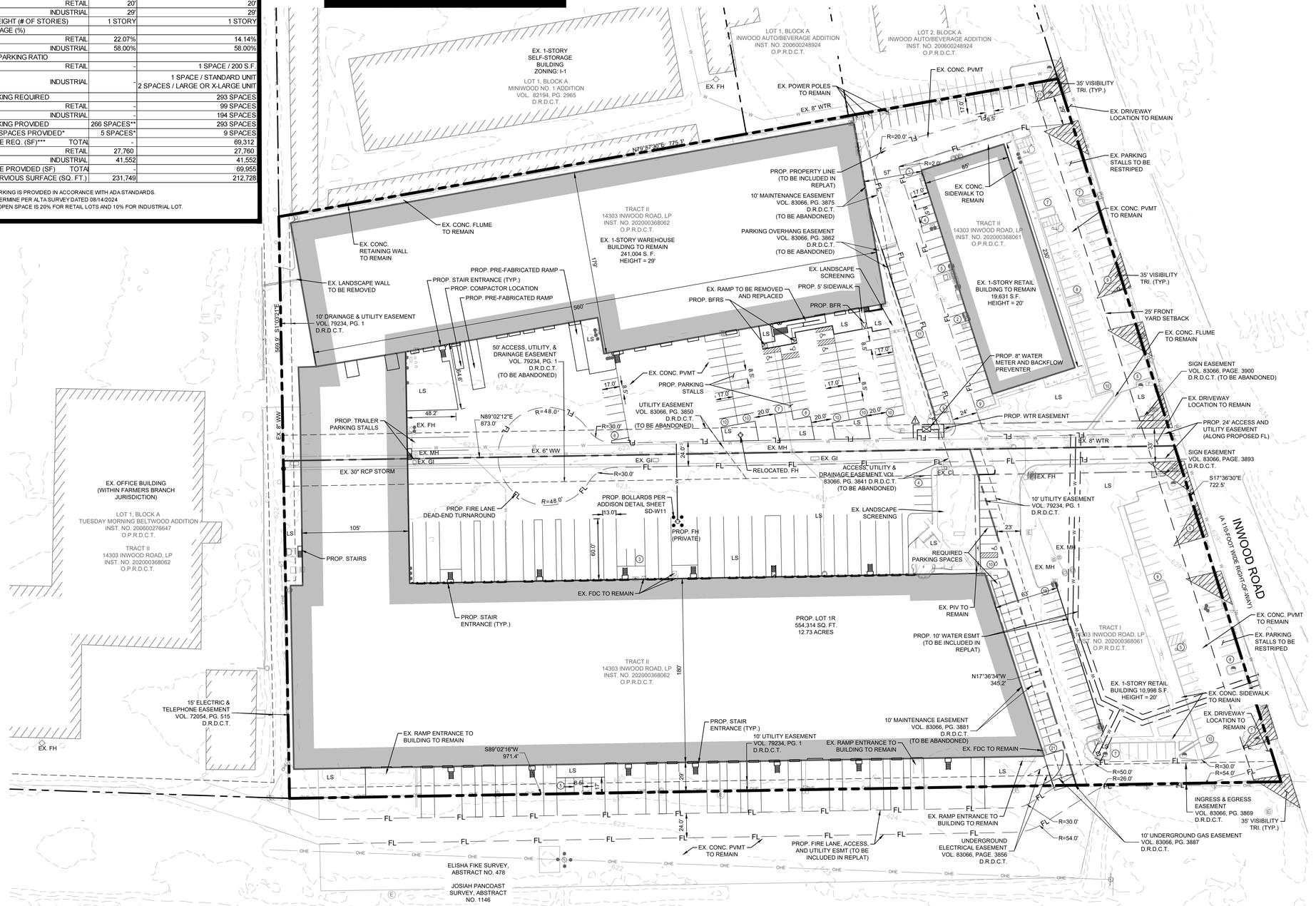
VICINITY MAP
N.T.S.



SITE DATA SUMMARY TABLE

	EXISTING	PROPOSED
ZONING	LR, I-1	LR, I-1
LAND USE	RETAIL & WAREHOUSE	
LOT AREA (SQ. FT.) TOTAL	-	554,316
RETAIL TRACT	138,800	138,800
INDUSTRIAL TRACT	415,516	415,516
LOT AREA (AC.) TOTAL	-	12.73
RETAIL TRACT	3.19	3.19
INDUSTRIAL TRACT	9.54	9.54
BUILDING AREA (GSF)		
RETAIL	30,629	19,631
INDUSTRIAL	241,004	241,004
BUILDING HEIGHT (FT.)		
RETAIL	20'	20'
INDUSTRIAL	29'	29'
BUILDING HEIGHT (# OF STORIES)	1 STORY	1 STORY
LOT COVERAGE (%)		
RETAIL	22.07%	14.14%
INDUSTRIAL	58.00%	58.00%
REQUIRED PARKING RATIO		
RETAIL	-	1 SPACE / 200 S.F.
INDUSTRIAL	-	1 SPACE / STANDARD UNIT 2 SPACES / LARGE OR X-LARGE UNIT
TOTAL PARKING REQUIRED		293 SPACES
RETAIL	-	99 SPACES
INDUSTRIAL	-	194 SPACES
TOTAL PARKING PROVIDED	266 SPACES**	293 SPACES
TOTAL ADA SPACES PROVIDED*	5 SPACES*	9 SPACES
OPEN SPACE REQ. (SF)*** TOTAL	-	69,312
RETAIL	27,760	27,760
INDUSTRIAL	41,552	41,552
OPEN SPACE PROVIDED (SF) TOTAL	-	69,955
TOTAL IMPERVIOUS SURFACE (SQ. FT.)	231,749	212,728

*HANDICAP PARKING IS PROVIDED IN ACCORANCE WITH ADA STANDARDS.
**SPACES DETERMINE PER ALTA SURVEY DATED 08/14/2024
***REQUIRED OPEN SPACE IS 20% FOR RETAIL LOTS AND 10% FOR INDUSTRIAL LOT.





GRAPHIC SCALE IN FEET
0 25 50 100

LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY DEDICATION
FL FL	FIRELANE STRIPING
	EXISTING CONTOUR
	BUILDING SETBACK LINE
	SCREENING WALL
X	FENCE
BFR	BARRIER FREE RAMP
5	PARKING STALL COUNT
	WATER METER
MH	SANITARY SEWER MANHOLE
CI	CURB INLET
GI	GRATE INLET
SW	SIDEWALK
EX	EXISTING
PROP	PROPOSED
LS	LANDSCAPED AREA
	WATER METER VAULT
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT

TOWN OF ADDISON SITE PLAN NOTES:

1. ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRED REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
2. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH TOWN REGULATIONS.
3. BUILDINGS WITH AN AGGREGATE SUM OF 0 SQUARE FEET OR GREATER ON A LOT SHALL HAVE AN AUTOMATIC FIRE SPRINKLER SYSTEM INSTALLED THROUGHOUT ALL STRUCTURES. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE MARSHAL.
4. ALL SIGNAGE IS SUBJECT TO TOWN APPROVAL VIA A SIGN PERMIT.
5. ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.
6. 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.

NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. EXISTING UTILITY LOCATIONS WERE DRAWN IN PER CITY RECORD DRAWINGS AND AERIAL INFORMATION.
3. NO PROPOSED GRADING CHANGE FOR THIS DEVELOPMENT.

WATER METER SCHEDULE

I.D.	TYPE	SIZE	NO.	SAN. SEWER	REMARKS
△	DOMESTIC	8"	1	-	PROPOSED

NOTE: EXISTING METERS WEST OF PROPOSED WATER METER ARE TO BE REMOVED. EXISTING IRRIGATION METER AND BACKFLOW PREVENTERS TO REMAIN IN USE (OR RELOCATED) AND FED OFF PUBLIC SIDE OF THE EXISTING WATER MAIN.

SITE PLAN
INWOOD PARK NORTH
TOWN PROJECT NO: AZR2025-0060

LOTS 1-3, BEING 12.725 ACRES
SITUATED IN THE JOSIAH PANCOAST SURVEY
ABSTRACT NO. 1146
TOWN OF ADDISON, DALLAS COUNTY, TEXAS
DATE: 07/24/2025

OWNER:
WARESPACE
10632 LITTLE PATUXENT PARKWAY, SUITE 306
COLUMBIA, MD 21044
TEL: NO. 314-517-0451
EMAIL: JTHORBURG@WARESPACE.COM
CONTACT: JASON THORBURG

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
2500 PACIFIC AVE, SUITE 1100
DALLAS, TX 75226
TEL, NO. 469-718-8849
EMAIL: CAITLIN.BOBB@KIMLEY-HORN.COM
CONTACT: CAITLIN BOBB, P.E.

No.	REVISIONS	DATE	BY

Kimley»Horn
2500 PACIFIC AVE, SUITE 1100
DALLAS, TEXAS 75226
PHONE: 469-718-8849 FAX: 972-239-3820
TEXAS REGISTERED ENGINEERING FIRM F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer: CAITLIN BOBB
P.E. No. 143223 Date 07/24/2025

PROJECT No. 063137401
DATE: JULY 2025
SCALE: AS SHOWN
DESIGNED BY: JMM
DRAWN BY: WHD
CHECKED BY: CRB

WARESPACE IINWOOD RD.
14601-14647 INWOOD RD.
ADDISON, TX 75001

SITE PLAN

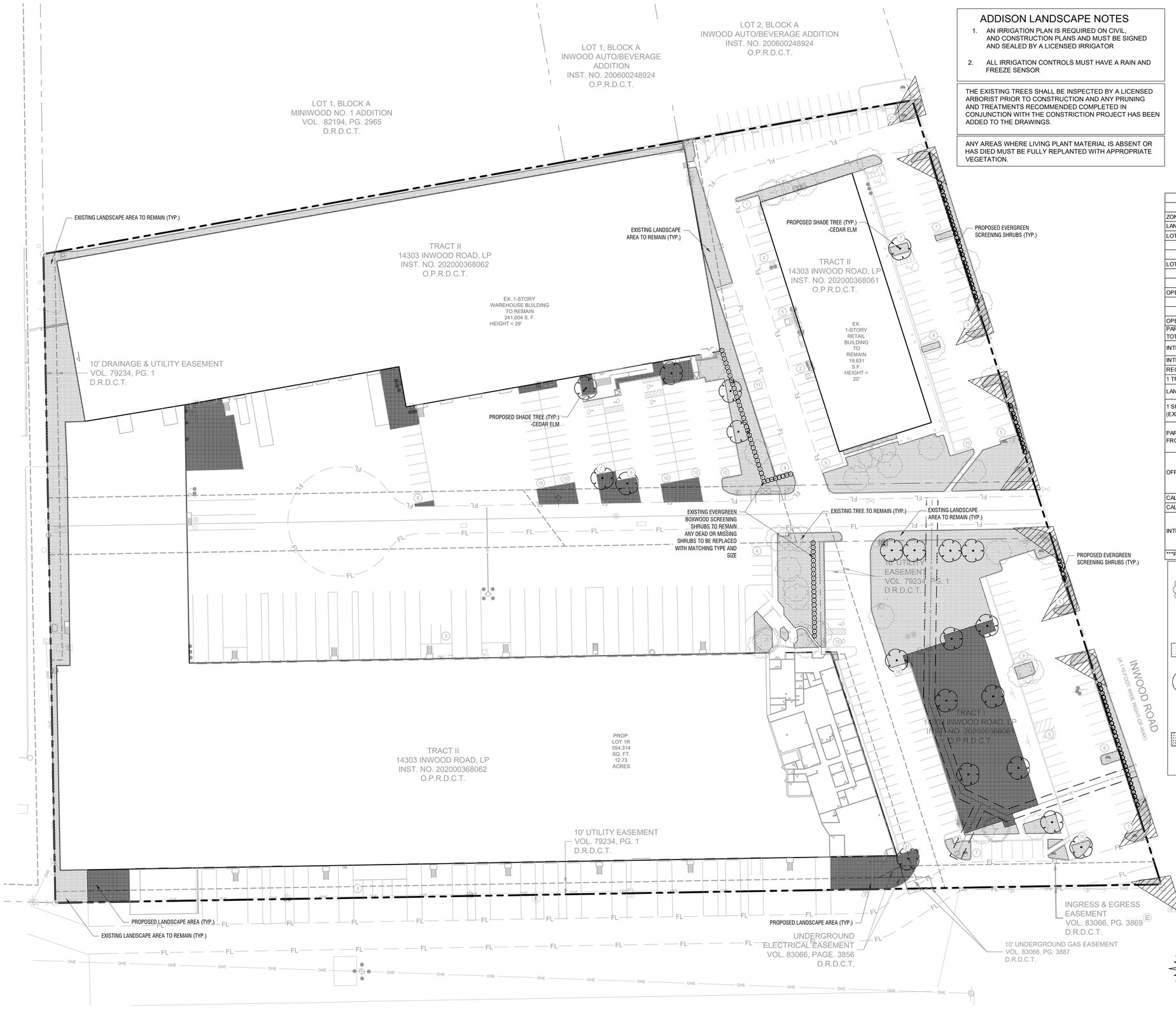
SHEET NUMBER
1 OF 1

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Exhibit C

Landscaping Plan

[Please see attached]



ADDISON LANDSCAPE 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 CONTROLS MUST HAVE A RAIN AND FREEZE SENSOR

THE EXISTING TREES SHALL BE INSPECTED BY A LICENSED ARBORIST PRIOR TO CONSTRUCTION AND ANY PRUNING AND TREATMENTS RECOMMENDED COMPLETED IN CONJUNCTION WITH THE CONSTRICTION PROJECT HAS BEEN ADDED TO THE DRAWINGS.

ANY AREAS WHERE LIVING PLANT MATERIAL IS ABSENT OR HAS DIED MUST BE FULLY REPLANTED WITH APPROPRIATE VEGETATION.

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

SITE DATA SUMMARY TABLE & LANDSCAPE REQUIREMENTS			
		EXISTING	PROPOSED
ZONING		LR, I-1	LR, I-1
LAND USE		RETAIL & WAREHOUSE	
LOT AREA (SQ.FT.)	TOTAL	_	554,316
	RETAIL	138,800	138,800
	INDUSTRIAL	415,516	415,516
LOT AREA (ACRE)	TOTAL	_	12.73
	RETAIL	3.19	3.19
	INDUSTRIAL	9.54	9.54
OPEN SPACE/ LANDSCAPE REQ. (SF)***	TOTAL	_	69,312
	RETAIL	27,760	27,760
	INDUSTRIAL	41,552	41,552
OPEN SPACE/ LANDSCAPE PROVIDED. (SF)	TOTAL	_	69,955
PARKING AREA (SF) TOTAL		_	84,366 SF
INTERIOR PARKING LANDSCAPING REQ.	(8%)	_	6749.28 SF
INTERIOR PARKING LANDSCAPING PROVIDED		_	32,055 SF
REQUIRED PARKING SPACES		_	293 SPACES
1 TREE/ 10 REQUIRED PARKING SPACES		_	30 SHADE TREES
LANDSCAPE BUFFER ALONG STREET FRONTAGE		EXISTING 5' (MIN.)	EXISTING 5' (MIN.)
1 SHADE TREE/ 30 LF STREET FRONTAGE (EXISTING OVERHEAD ELECTRICAL LINE)		3 EXISTING ORNAMENTAL TREES	EXISTING ORNAMENTAL TREES
PARKING LOT SCREENING ALONG STREET FRONTAGE (OUTSIDE OF VISIBILITY TRIANGLES)		EXISTING 36'' SHRUBS ALONG 50% OF STREET FRONTAGE	ADD 75 EVERGREEN SCREENING SHRUBS (4' HT.)
OFF STREET LOADIND SCREENING		EXISTING 3' EVERGREEN SHRUBS + 4' ELEVATION CHANGE	EXISTING 3' EVERGREEN SHRUBS + 4' ELEVATION CHANGE
CALIPER INCH REMOVED (DECLINING TREES)		-	77.3 IN.
CALIPER INCH REPLACED		-	84 IN.
INTERIOR LANDSCAPING TREE COUNT		52 TREES (670.5 CAL. IN)	46 EXISTING TREES +21 PROPOSED (677.2 CAL. IN)

***REQUIRED OPEN SPACE IS 20% FOR RETAIL LOTS AND 10% FOR INDUSTRIAL LOT.

PLANT SCHEDULE

- EXISTING TREE TO REMAIN (TYP.) REF. TREE PRESERVATION PLAN
- EXISTING EVERGREEN SCREENING SHRUB TO REMAIN (TYP.) 3' HT. BOXWOOD (BUXUS SEMPERVIRENS)
- EXISTING LANDSCAPE AREA TO REMAIN (TYP.)
- PROPOSED 4" CAL. SHADE TREE, 14-16' HT. SPECIES: CEDAR ELM (ULMUS CRASSIFOLIA) QUANTITY: 21 CONT. B&B
- PROPOSED EVERGREEN SCREENING SHRUB (TYP.) 4' HT. WAX MYRTLE (MYRICA PUSILLA)
- PROPOSED LANDSCAPE AREA (TYP.) XERISCAPE & NATIVE GRASSES (NO IRRIGATION REQ.)

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

NTMWD UTILITIES LOCATED BY NTMWD NOT 811

CAUTION!!
EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER
SUITE 700, DALLAS, TEXAS 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
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RELEASED FOR PERMIT
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
P.E. / R.L.A. LA No. 3486 DATE 07/24/2025
BLAINE D. MIKULIK

KHA PROJECT	061337401
DATE	JULY 2025
SCALE	AS SHOWN
DESIGNED BY	JES
DRAWN BY	JES
CHECKED BY	BDM

WARESPACE INWOOD ROAD

TOWN OF ADDISON
DALLAS COUNTY, TEXAS

LANDSCAPE PLAN

SHEET NUMBER
LP 1.00

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

PLOTTED BY SANDERS, JOELLE 7/24/2025 4:57 PM
DWG NAME K:\DTD_Civil\061337401-WARESPACE INWOOD ROAD\CAD\PLAN SHEETS\LANDSCAPE\LP 1.00 - LANDSCAPE PLAN.DWG
LAST SAVED 7/21/2025 6:25 PM

THE EXISTING TREES SHALL BE INSPECTED BY A LICENSED ARBORIST PRIOR TO CONSTRUCTION AND ANY PRUNING AND TREATMENTS RECOMMENDED COMPLETED IN CONJUNCTION WITH THE CONSTRICTION PROJECT HAS BEEN ADDED TO THE DRAWINGS.

ANY AREAS WHERE LIVING PLANT MATERIAL IS ABSENT OR HAS DIED MUST BE FULLY REPLANTED WITH APPROPRIATE VEGETATION.

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

EXISTING TREE TO REMAIN (TYP.)

EXISTING TREE TO BE REMOVED (TYP.)

EX. 1-STORY WAREHOUSE BUILDING TO REMAIN 241,004 S. F. HEIGHT = 29'

EX. 1-STORY RETAIL BUILDING TO REMAIN 19,631 S.F. HEIGHT = 20'

10' DRAINAGE & UTILITY EASEMENT VOL. 79234, PG. 1 D.R.D.C.T.

PROP. LOT 1R 554,314 SQ. FT. 12.73 ACRES

10' UTILITY EASEMENT VOL. 79234, PG. 1 D.R.D.C.T.

10' UTILITY EASEMENT VOL. 79234, PG. 1 D.R.D.C.T.

INWOOD ROAD (A 110-FOOT WIDE RIGHT-OF-WAY)

UNDERGROUND ELECTRICAL EASEMENT VOL. 83066, PAGE. 3856 D.R.D.C.T.

INGRESS & EGRESS EASEMENT VOL. 83066, PG. 3869 D.R.D.C.T.

10' UNDERGROUND GAS EASEMENT VOL. 83066, PG. 3887 D.R.D.C.T.

TAG#	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION	MULTIPLE-STEMMED	REMOVE OR REMAIN
7782	27.1	live oak	*Quercus virginiana*	Healthy	Forked	Remain
7783	19.9	live oak	*Quercus virginiana*	Healthy	Forked	Remain
7784	11.2	crape myrtle	*Lagerstroemia indica*	Healthy	Multi	Remain
7785	18.2	live oak	*Quercus virginiana*	Healthy	Multi	Remain
7786	9.6	yaupon	*Ilex vomitoria*	Healthy	Multi	Remain
7787	24.7	live oak	*Quercus virginiana*	Healthy	Single	Remain
7788	18.3	live oak	*Quercus virginiana*	Healthy	Forked	Remain
7789	16.3	Callery pear	*Pyrus calleryana*	Healthy	Forked	Remain
7790	18.9	Callery pear	*Pyrus calleryana*	Healthy	Forked	Remain
7791	12.7	yaupon	*Ilex vomitoria*	Healthy	Multi	Remain
7792	12.1	yaupon	*Ilex vomitoria*	Healthy	Multi	Remain
7793	6.4	yaupon	*Ilex vomitoria*	Healthy	Single	Remain
7794	8.8	yaupon	*Ilex vomitoria*	Healthy	Multi	Remain
7795	6.2	crape myrtle	*Lagerstroemia indica*	Healthy	Single	Remain
7796	34.2	live oak	*Quercus virginiana*	Healthy	Multi	Remain
7797	19.4	Shumard oak	*Quercus shumardii*	Declining	Single	Remove
7798	20.6	live oak	*Quercus virginiana*	Healthy	Single	Remain
7799	15.6	crape myrtle	*Lagerstroemia indica*	Healthy	Multi	Remain
7800	13.2	crape myrtle	*Lagerstroemia indica*	Healthy	Multi	Remain
7801	13.1	crape myrtle	*Lagerstroemia indica*	Healthy	Multi	Remain
7802	20.8	live oak	*Quercus virginiana*	Healthy	Single	Remain
7803	4.2	crape myrtle	*Lagerstroemia indica*	Healthy	Multi	Remain
7804	6.6	crape myrtle	*Lagerstroemia indica*	Healthy	Multi	Remain
7805	7.3	crape myrtle	*Lagerstroemia indica*	Healthy	Multi	Remain
7806	27.3	Shumard oak	*Quercus shumardii*	Healthy	Multi	Remain
7807	7.8	crape myrtle	*Lagerstroemia indica*	Healthy	Multi	Remain
7808	8.4	crape myrtle	*Lagerstroemia indica*	Healthy	Forked	Remain
7809	10.7	crape myrtle	*Lagerstroemia indica*	Healthy	Multi	Remain
7810	23.8	live oak	*Quercus virginiana*	Healthy	Single	Remain
7811	10.7	crape myrtle	*Lagerstroemia indica*	Healthy	Multi	Remain
7812	7.8	crape myrtle	*Lagerstroemia indica*	Healthy	Multi	Remain
7813	10.4	yaupon	*Ilex vomitoria*	Healthy	Multi	Remain
7814	4.6	yaupon	*Ilex vomitoria*	Healthy	Single	Remain
7815	7.8	yaupon	*Ilex vomitoria*	Healthy	Multi	Remain
7816	5.2	yaupon	*Ilex vomitoria*	Healthy	Single	Remain
7817	5.0	yaupon	*Ilex vomitoria*	Declining	Single	Remove
7818	5.7	yaupon	*Ilex vomitoria*	Declining	Single	Remove
7819	4.0	yaupon	*Ilex vomitoria*	Healthy	Single	Remain
7820	6.8	yaupon	*Ilex vomitoria*	Healthy	Multi	Remain
7821	10.3	yaupon	*Ilex vomitoria*	Healthy	Multi	Remain
7822	22.5	live oak	*Quercus virginiana*	Healthy	Forked	Remain
7823	23.6	Shumard oak	*Quercus shumardii*	Healthy	Single	Remain
7824	16.7	cedar elm	*Ulmus crassifolia*	Healthy	Single	Remove
7825	8.6	yaupon	*Ilex vomitoria*	Declining	Multi	Remove
7826	4.4	yaupon	*Ilex vomitoria*	Healthy	Single	Remain
7827	6.3	yaupon	*Ilex vomitoria*	Healthy	Forked	Remain
7828	9.9	yaupon	*Ilex vomitoria*	Healthy	Multi	Remain
7829	11.6	yaupon	*Ilex vomitoria*	Healthy	Multi	Remain
7830	21.9	Shumard Oak	*Quercus shumardii*	Declining	Forked	Remove
7831	9.0	yaupon	*Ilex vomitoria*	Healthy	Multi	Remain
7832	6.2	yaupon	*Ilex vomitoria*	Healthy	Multi	Remain
7833	8.1	yaupon	*Ilex vomitoria*	Healthy	Multi	Remain

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

NTMWD UTILITIES LOCATED BY NTMWD NOT 811

CAUTION!! EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER
SUITE 700, DALLAS, TEXAS 75240
PHONE: (972) 770-1300 FAX: (972) 239-3820
WWW.KIMLEY-HORN.COM TX F-928
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
BLAINE D. MIKULIK
P.L.A. No. 3486 DATE 07/24/2025

KHA PROJECT	061337401
DATE	JULY 2025
SCALE	AS SHOWN
DESIGNED BY	JES
DRAWN BY	JES
CHECKED BY	BDM

WARESPACE INWOOD ROAD

TOWN OF ADDISON
DALLAS COUNTY, TEXAS

TREE PRESERVATION PLAN

SHEET NUMBER
LP 1.01

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

PLOTTED BY SANDERS, JOELLE 7/24/2025 4:58 PM
DWG NAME K:\DTD_CIVIL\061337401\WARESPACE INWOOD ROAD\CAD\PLAN SHEETS\LANDSCAPE\LP 1.01-TREE PRESERVATION PLAN.DWG
LAST SAVED 7/24/2025 4:28 PM

Exhibit D

Town's Response to Open Records Request

[Please see attached]

From: Infoteam
To: Cofano, Maria
Subject: FW: [EXTERNAL] Open Records Request :: W011220-041724
Date: Tuesday, April 23, 2024 2:22:12 PM
Attachments: ~WRD0015.jpg
image001.png

172061-1

Thanks,
Amanda Huffines
Information Specialist Supervisor
[redacted] | Learn about LightBox & PZR

From: Town of Addison Support Center <addisontx@mycusthelp.net>
Sent: Tuesday, April 23, 2024 2:16 PM
To: Infoteam [redacted]
Subject: [EXTERNAL] Open Records Request :: W011220-041724

--- Please respond above this line ---

RE: Public Information Request Received April 17, 2024 - W011220-041724

Dear Julie Morrow:

Regarding your Open Records Request - *Other*, submitted on April 17, 2024, in which you requested the following information:

"*Please provide copies of Certificates of Occupancy; and copies of any Open/unresolved Building & Fire Code Violations on file for property addresses 14621 14639 14601 Inwood*

Road.
Parcels: 10004580000010100 / 10004580000030000 / 10004580000010000
please do not exceed fees of $25.00 without prior notice and approval.
(Our Ref: 172061-1)"

Your request has been completed.

Please login to your Resident Support Services / Open Records Center account to access your request HERE and download the responsive record(s) available. There were no open or unresolved code or fire violations at these locations. The City now considers this request **closed**.

Thank you for using the Resident Support Services / Open Records Center.

Town of Addison

Certificate of Occupancy

Town of Addison

Building Inspection Department

TOWN OF ADDISON

This certificate issued pursuant to the requirements of Section 307 of the Uniform Building Code certifying that at the time of issuance this structure was in compliance with the various ordinances of the City regulating building construction or use. For the Following:

Name of Business Rothschild's Menswear ***C. O.*** 0691-12

Building Address 14639 Inwood Road

Group B-2 ***Type Construction*** II-N ***Use Zone*** LR ***Business Type*** Men's Clothing

Owner of Building Matthews Southwest Properties

Lynn O. Chandler — July 17, 1991

Building Official ***Date***

POST IN A CONSPICUOUS PLACE

© GOES 910

LITHO IN U.S.A.

Certificate of Occupancy

City of Addison

Department of Building Inspection

This Certificate issued pursuant to the requirements of Section 306 of the Uniform Building Code certifying that at the time of issuance this structure was in compliance with the various ordinances of the City regulating building construction or use. For the following:

HASTY LIQUORS — C.O. 1184-9

Name of Business

Building Address 14601 INWOOD ROAD

Group B-2 Type Construction II-N Use Zone PD Type of Business RETAIL SALES

Owner of Building INWOOD BUSINESS PARK I, 4000 MCEWEN, FARMERS BRANCH, TEXAS

Building Official

Date DECEMBER 12, 1984

POST IN A CONSPICUOUS PLACE

© GCES 747

LITHO IN U.S.A.

Certificate of Occupancy

City of Addison

Department of Building Inspection

This Certificate issued pursuant to the requirements of Section 306 of the Uniform Building Code certifying that at the time of issuance this structure was in compliance with the various ordinances of the City regulating building construction or use. For the following:

TUESDAY MORNING, INC. — C.O. 984-17

Name of Business

Building Address 14621 Inwood Road

Group B-2 *Type Construction* VN *Use Zone* I-1 *Type of Business* Giftware

Owner of Building Lloyd Ross, 5637 Bent Tree Drive, Dallas, Texas 75248

Jim White — *Date* October 25, 1984

Building Official

POST IN A CONSPICUOUS PLACE

© GOES 747

LITHO IN U.S.A.

Exhibit E

Town's Response to Zoning Request

[Please see attached]

May 2, 2024

The Planning & Zoning Resource Company
1300 South Meridian Avenue, Suite 400
Oklahoma City, OK 73108
[redacted]

RE: Zoning Verification Request – Parcel Address 14601 Inwood Road, Addison, TX 75001 (DCAD No. 10004580000010000).

To Whom It May Concern,

We have received your request for zoning verification on the property listed above. The following information pertaining to the subject property, is in response to your request.

- The property is zoned Local Retail District. Included with this letter is a copy of Article XII of the Zoning Ordinance. The Zoning Ordinance can be referenced in its entirety via the Development Services website at https://addisontexas.net/dev-services.
- There property is subject to Special Use Permits for the sale of alcoholic beverages for off premises consumption only, under special conditions, a restaurant, and a convenience store to sell food for on premises consumption. Ordinances 339, 340, 090-014, 090-015, and 096-053 are enclosed.
- There are no applicable overlay districts and no historical designations.
- The property currently has the following use designated on its Certificate of Occupancy, which is a permitted use as listed for this zoning district: Retail. New ownership or change in use(s) requires application and approval of a Certificate of Occupancy.
- A copy of the zoning map pertaining to this property is enclosed. The Town of Addison's online interactive zoning map can be access at https://addisontx.maps.arcgis.com/apps/webappviewer/index.html?id=c52b766c3f334c98b358e355913eb4d5.
- The site was constructed with site plan approval and the site plan is available.
- To our knowledge, the property does not have any pending or open investigations or civil or criminal actions involving zoning violations.

If there are questions regarding this information, please contact me at 972-450-2823 or lnyp@addisontx.gov.

Sincerely,

Lesley Nyp
Director of Development Services
Development Services

May 2, 2024

The Planning & Zoning Resource Company
1300 South Meridian Avenue, Suite 400
Oklahoma City, OK 73108
[redacted]

RE: Zoning Verification Request – Parcel Address 14621 Inwood Road, Addison, TX 75001 (DCAD No. 10004580000010000).

To Whom It May Concern,

We have received your request for zoning verification on the property listed above. The following information pertaining to the subject property, is in response to your request.

- The property is zoned Idustrial-1 District. Included with this letter is a copy of Article XII of the Zoning Ordinance. The Zoning Ordinance can be referenced in its entirety via the Development Services website at https://addisontexas.net/dev-services.
- There are no applicable overlay districts and no historical designations.
- The property currently has the following use designated on its Certificate of Occupancy, which is a permitted use as listed for this zoning district: Giftware (Tuesday Morning, Inc.). New ownership or change in use(s) requires application and approval of a Certificate of Occupancy.
- A copy of the zoning map pertaining to this property is enclosed. The Town of Addison's online interactive zoning map can be access at https://addisontx.maps.arcgis.com/apps/webappviewer/index.html?id=c52b766c3f334c98b358e355913eb4d5.
- The site was constructed with site plan approval and the site plan is available.
- To our knowledge, the property does not have any pending or open investigations or civil or criminal actions involving zoning violations.
- To our knowledge, the subject property has not been granted any special use permits.

If there are questions regarding this information, please contact me at 972-450-2823 or lnyp@addisontx.gov.

Sincerely,

Lesley Nyp
Director of Development Services
Development Services

May 2, 2024

The Planning & Zoning Resource Company
1300 South Meridian Avenue, Suite 400
Oklahoma City, OK 73108
[redacted]

RE: Zoning Verification Request – Parcel Address 14639 Inwood Road, Addison, TX 75001 (DCAD No. 10004580000030000).

To Whom It May Concern,

We have received your request for zoning verification on the property listed above. The following information pertaining to the subject property, is in response to your request.

- The property is zoned as Local Retail District. Included with this letter is a copy of Article IX of the Zoning Ordinance. The Zoning Ordinance can be referenced in its entirety via the Development Services website at https://addisontexas.net/dev-services.
- This property is subject to Special Use Permits for the sale of alcoholic beverages for off-premises consumption only, under special conditions. Ordinances 087-027, 096-017, 097-008 and 010-049 are enclosed.
- There are no applicable overlay districts and no historical designations.
- The property currently has the following use designated on its Certificate of Occupancy, which is a permitted use as listed for this zoning district: Retail. New ownership or change in use(s) requires application and approval of a Certificate of Occupancy.
- A copy of the zoning map pertaining to this property is enclosed. The Town of Addison's online interactive zoning map can be access at https://addisontx.maps.arcgis.com/apps/webappviewer/index.html?id=c52b766c3f334c98b358e355913eb4d5.
- The site was constructed with site plan approval and the site plan is not available.
- To our knowledge, the property does not have any pending or open investigations or civil or criminal actions involving zoning violations.

If there are questions regarding this information, please contact me at 972-450-2823 or lnyp@addisontx.gov.

Sincerely,

Lesley Nyp
Director of Development Services
Development Services

Exhibit F

Floor Plans

[Please see attached]


MATCH LINE
MATCH LINE
A A501
A A402
A A401
A A502
A A503
K A510
A A510
A A510
A A501
A A503
A A503
A A501
A A503
A A502
A A401
A A5/0
K A510
B
B
B



CONSTRUCTION PLAN - FIRST FLOOR

0 4' 8' 16' 1/8" = 1'-0"

GENERAL NOTES: CONSTRUCTION PLAN

1. REFER TO G101 SHEET FOR ALL ABBREVIATIONS AND SYMBOLS.
2. THE G.C. SHALL BE RESPONSIBLE FOR LAYING OUT THE SPACE PRIOR TO COMMENCING WORK AND SHALL NOTIFY THE ARCHITECT AND OWNER OF ANY DISCREPANCIES.
3. ALL COLORS AND FINISHES SHALL BE SELECTED AND APPROVED BY OWNER.
4. PARTITION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S REQUIRED DETAILS.

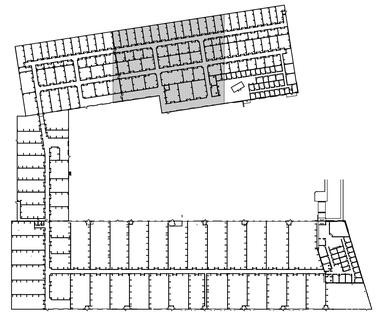
(#) CODED NOTES: CONSTRUCTION PLAN

1. ALIGN STUD 5/8" OFF FINISHED WINDOW JAMB
2. EXISTING STEEL COLUMN TO REMAIN IN ALL LOCATIONS.
3. ALIGN STUD WITH JAMB FACE OF CONC WALL PANEL
4. EXISTING FULL HEIGHT STUD WALL WITH 2 LAYERS OF DRYWALL EACH SIDE, WALL TO REMAIN. PATCH OFFICE SIDE TO 10'-0" A.F.F. WITH LEVEL 4 FINISH, PATCH WAREHOUSE SIDE TO LEVEL 3 FINISH AS REQUIRED TO 10'-0" A.F.F.(WALL NOT REQUIRED TO BE RATED)
5. GYP BD & METAL FRAMED SOFFIT ABOVE, SEE REFLECTED CEILING PLAN
6. EXISTING FIRE RISER AND/OR PUMP TO REMAIN
7. EXISTING GYP BD & METAL FRAMED WALL TO REMAIN
8. EXISTING EXTERIOR WALL CONSTRUCTION TO REMAIN.
9. NEW 8" CMU INFILL IN EXISTING TILT-UP WALL (3HR UL# U904 OR EQUAL) REFER TO STRUCTURAL DRAWINGS FOR ANCHORING DETAILS
10. CONVERT EXISTING MECHANICAL LEVELER TO ACCOMMODATE HYDRAULIC LEVELER
11. EXISTING ELECTRICAL PANELS AND TRANSFORMERS. REFER TO ELECTRICAL DRAWINGS
12. NEW PREFABRICATED METAL STAIR - FIELD VERIFY GRADE ELEVATION AT EACH LOCATION
13. EXISTING BOLLARDS TO REMAIN
14. 6" CONCRETE PAVING, REFER TO STRUCTURAL DRAWINGS
15. EXISTING STEEL X-BRACING TO REMAIN
16. EXISTING DOORS TO BE ABANDONED IN PLACE, LOCKED SHUT AND REMOVED EXTERIOR HARDWARE. SEAL PERIMETER OF DOOR.
17. NEW WALL-MOUNTED MAILBOXES SUPPLIED AND INSTALLED BY G.C. REFER TO ELEVATION AND DETAIL.
18. NEW EDGE OF DOCK LEVELER AND 2 DOCK BUMPERS
19. EXISTING ELECTRICAL PANEL, SWITCH GEAR & METERS; REFER TO ELECTRICAL DRAWINGS
20. NEW STEEL OR PRECAST CONCRETE VEHICULAR DRIVE-IN RAMP
21. INTSTALL NEW DOCK BUMPERS
22. 4 1/2" BOLLARDS BY G.C. REFER TO DETAIL G/A702
23. IN-FILL EXISTING OVER HEAD OPENING WITH CMU
24. EXISTING CONCRETE STOOP TO REMAIN
25. ALIGN FACE OF STUD WITH FACE OF CONCRETE AT STOREFRONT JAMB.
26. NEW OVERHEAD DOORS IN NEW OPENING IN CONC PANEL w/ EDGE OF DOCK LEVELER & DOCK BUMPERS
27. HI-LO DRINKING FOUNTAIN
28. VENDING MACHINE BY OWNER
29. INFILL PIT WITH CONCRETE
30. PRE-FABRICATED SHIPPING CONTAINER. MANUFACTURER TO PROVIDE DOOR HARDWARE
31. NEW ROOF LADDER.
32. NEW CONCRETE STEPS WALL AND RAMP.
33. INSTALL PLASTIC STRIP DOOR CURTAINS WITH STAND OFF PROJECTION BRACKET AT OVHD WHERE NOTED
34. 1 HOUR RATED COLUMN ENCLOSURE. UL #X531. SEE SHEET G107 FOR UL CONSTRUCTION. EXTEND CONSTRUCTION TO BOTTOM OF STRUCTURAL ROOF FRAMING. PROVIDE ALTERNATE FOR SPRAY FIREPROOFING.
35. VENDING MACHINES BY OWNER.
36. MAILBOXES, SEE INTERIOR ELEVATION FOR SPEC AND DETAILS.

LEGEND: CONSTRUCTION PLAN

- INDICATES NEW METAL SYSTEM PARTITIONS AT CORRIDORS
- INDICATES NEW METAL SYSTEM PARTITIONS WITH SHELVING PANEL
- INDICATES EXISTING STRUCTURAL COLUMN GRID
- DRYWALL CONTROL JOINT
- OVERHEAD DOOR, SEE DOOR SCHEDULE
- STOREFRONT (SEE SHEET A600)
- INDICATES WALL TYPE (SEE SHEET A702)

KEY PLAN



OWNER:

WareSpace

ARCHITECT / ENGINEER:

SHREMSHOCK
Shremshock Architects, Inc.
7775 Walton Parkway Suite 250 New Albany, OH 43054
t: 614.545.6450 f: 614.545.6455 www.shremshock.com
Gerald S. Shremshock, Architect
Timothy J. Shremshock, Architect

©2025 THE ARCHITECT / ENGINEER ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE USE OF THESE PLANS AND SPECIFICATIONS BY ANY PERSON OTHER THAN SPECIFICALLY AUTHORIZED BY THEM AND SIGNED AND SEALED FOR SUCH SPECIFIC LOCATION IN THE STATE, PROVINCE OR TERRITORY SHOWN ON THE SEAL. THIS BUILDING USE IS ONLY APPLICABLE IN AREAS MEETING THE STATED DESIGN CRITERIA

WareSpace

14621 INWOOD ROAD
ADDISON, TX 75001

ISSUE TYPE	DATE
SURVEY ISSUE	
CONCEPT SET	02-24-2025
VENDOR SET	03-11-25
ARCH DD	
MEP DD	
FINAL CD	
LL REVIEW SET	
PERMIT SET	
REVISION 1	

* INDICATES NO REVISION TO THIS SHEET

CONSTRUCTION PLAN

DRAWN BY: JAW/BMG CHECKED BY: XXX

PROJECT NO: 240225

DRAWING NO:

A101a



CONSTRUCTION PLAN - FIRST FLOOR

0 4' 8' 16' 1/8" = 1'-0"

GENERAL NOTES: CONSTRUCTION PLAN

1. REFER TO G101 SHEET FOR ALL ABBREVIATIONS AND SYMBOLS.
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4. PARTITION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S REQUIRED DETAILS.

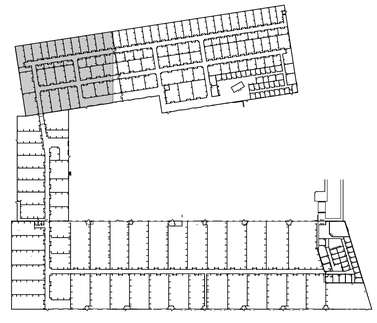
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14. 6" CONCRETE PAVING, REFER TO STRUCTURAL DRAWINGS
15. EXISTING STEEL X-BRACING TO REMAIN
16. EXISTING DOORS TO BE ABANDONED IN PLACE, LOCKED SHUT AND REMOVED EXTERIOR HARDWARE. SEAL PERIMETER OF DOOR.
17. NEW WALL-MOUNTED MAILBOXES SUPPLIED AND INSTALLED BY G.C. REFER TO ELEVATION AND DETAIL.
18. NEW EDGE OF DOCK LEVELER AND 2 DOCK BUMPERS
19. EXISTING ELECTRICAL PANEL, SWITCH GEAR & METERS; REFER TO ELECTRICAL DRAWINGS
20. NEW STEEL OR PRECAST CONCRETE VEHICULAR DRIVE-IN RAMP
21. INTSTALL NEW DOCK BUMPERS
22. 4 1/2" BOLLARDS BY G.C. REFER TO DETAIL G/A702
23. IN-FILL EXISTING OVER HEAD OPENING WITH CMU
24. EXISTING CONCRETE STOOP TO REMAIN
25. ALIGN FACE OF STUD WITH FACE OF CONCRETE AT STOREFRONT JAMB.
26. NEW OVERHEAD DOORS IN NEW OPENING IN CONC PANEL w/ EDGE OF DOCK LEVELER & DOCK BUMPERS
27. HI-LO DRINKING FOUNTAIN
28. VENDING MACHINE BY OWNER
29. INFILL PIT WITH CONCRETE
30. PRE-FABRICATED SHIPPING CONTAINER. MANUFACTURER TO PROVIDE DOOR HARDWARE
31. NEW ROOF LADDER.
32. NEW CONCRETE STEPS WALL AND RAMP.
33. INSTALL PLASTIC STRIP DOOR CURTAINS WITH STAND OFF PROJECTION BRACKET AT OVHD WHERE NOTED
34. 1 HOUR RATED COLUMN ENCLOSURE. UL #X531. SEE SHEET G107 FOR UL CONSTRUCTION. EXTEND CONSTRUCTION TO BOTTOM OF STRUCTURAL ROOF FRAMING. PROVIDE ALTERNATE FOR SPRAY FIREPROOFING.
35. VENDING MACHINES BY OWNER.
36. MAILBOXES, SEE INTERIOR ELEVATION FOR SPEC AND DETAILS.

LEGEND: CONSTRUCTION PLAN

- (#) — INDICATES NEW METAL SYSTEM PARTITIONS AT CORRIDORS
- INDICATES NEW METAL SYSTEM PARTITIONS WITH SHELVING PANEL
- (X) — INDICATES EXISTING STRUCTURAL COLUMN GRID
- CJ — DRYWALL CONTROL JOINT
- OVERHEAD DOOR, SEE DOOR SCHEDULE
- STOREFRONT (SEE SHEET A600)
- INDICATES WALL TYPE (SEE SHEET A702)

KEY PLAN



OWNER:

WareSpace

ARCHITECT / ENGINEER:

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14621 INWOOD ROAD
ADDISON, TX 75001

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PERMIT SET	
REVISION 1	

* INDICATES NO REVISION TO THIS SHEET

CONSTRUCTION PLAN

DRAWN BY: JPS/BMG CHECKED BY: XXX

PROJECT NO: 240225

DRAWING NO:

A101b



CONSTRUCTION PLAN - FIRST FLOOR

1/8" = 1'-0"

NORTH

0 4' 8' 16'

GENERAL NOTES: CONSTRUCTION PLAN

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4. PARTITION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S REQUIRED DETAILS.

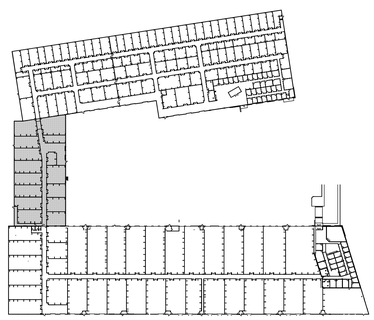
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- C.J — DRYWALL CONTROL JOINT
- (#) — OVERHEAD DOOR, SEE DOOR SCHEDULE
- (#) — STOREFRONT (SEE SHEET A600)
- (D) — INDICATES WALL TYPE (SEE SHEET A702)

KEY PLAN



OWNER:

WareSpace

ARCHITECT / ENGINEER:

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t: 614.540.6500 | f: 614.540.6555 | www.shremshock.com
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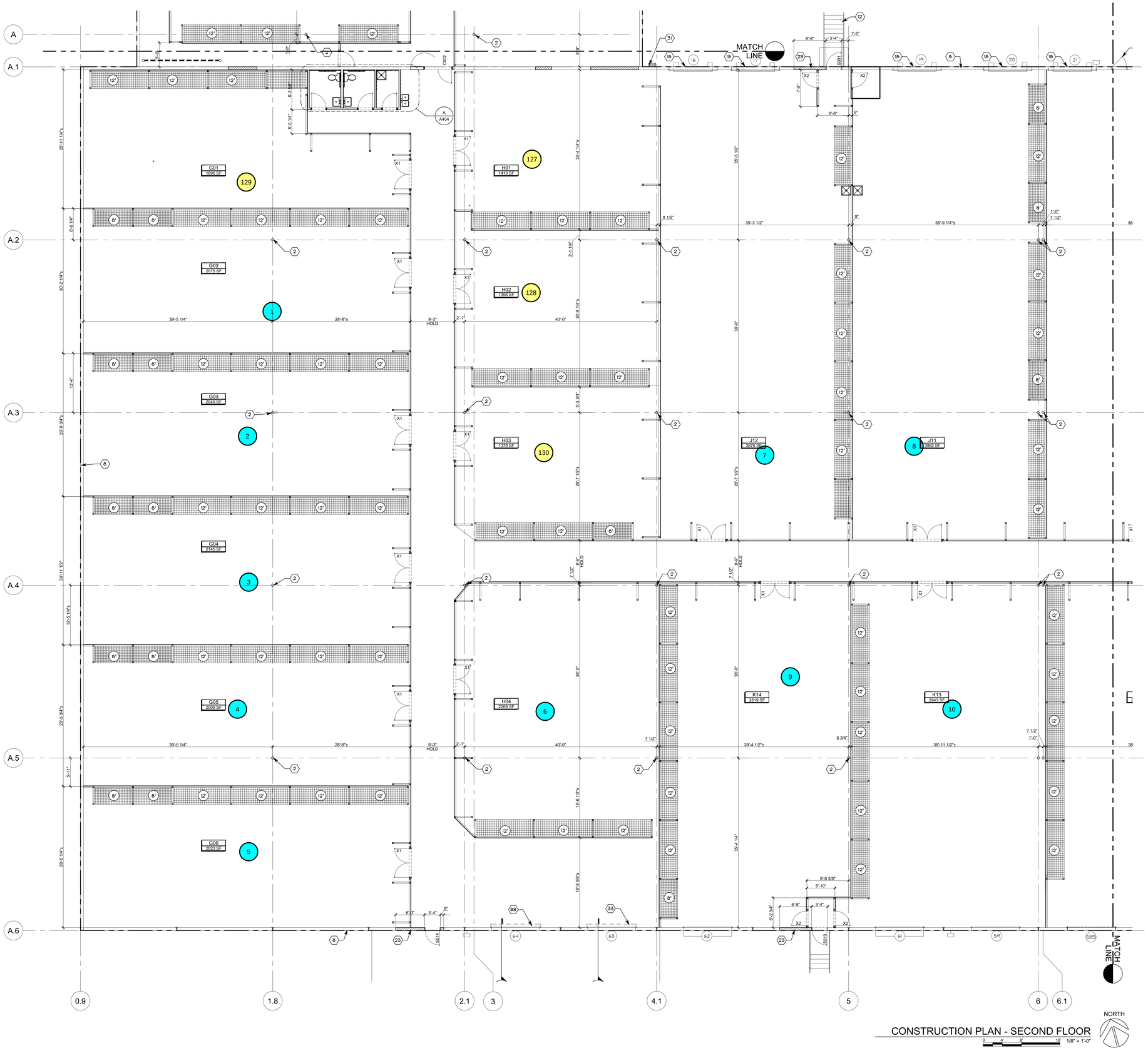
CONSTRUCTION PLAN

DRAWN BY: JAW/BMG CHECKED BY: XXX

PROJECT NO: 240225

DRAWING NO:

A101c



CONSTRUCTION PLAN - SECOND FLOOR

0 4' 8' 16' 1/8" = 1'-0"

GENERAL NOTES: CONSTRUCTION PLAN

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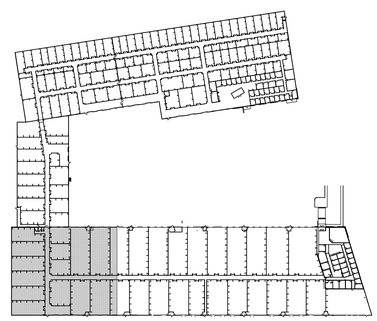
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KEY PLAN



OWNER:

WareSpace

ARCHITECT / ENGINEER:

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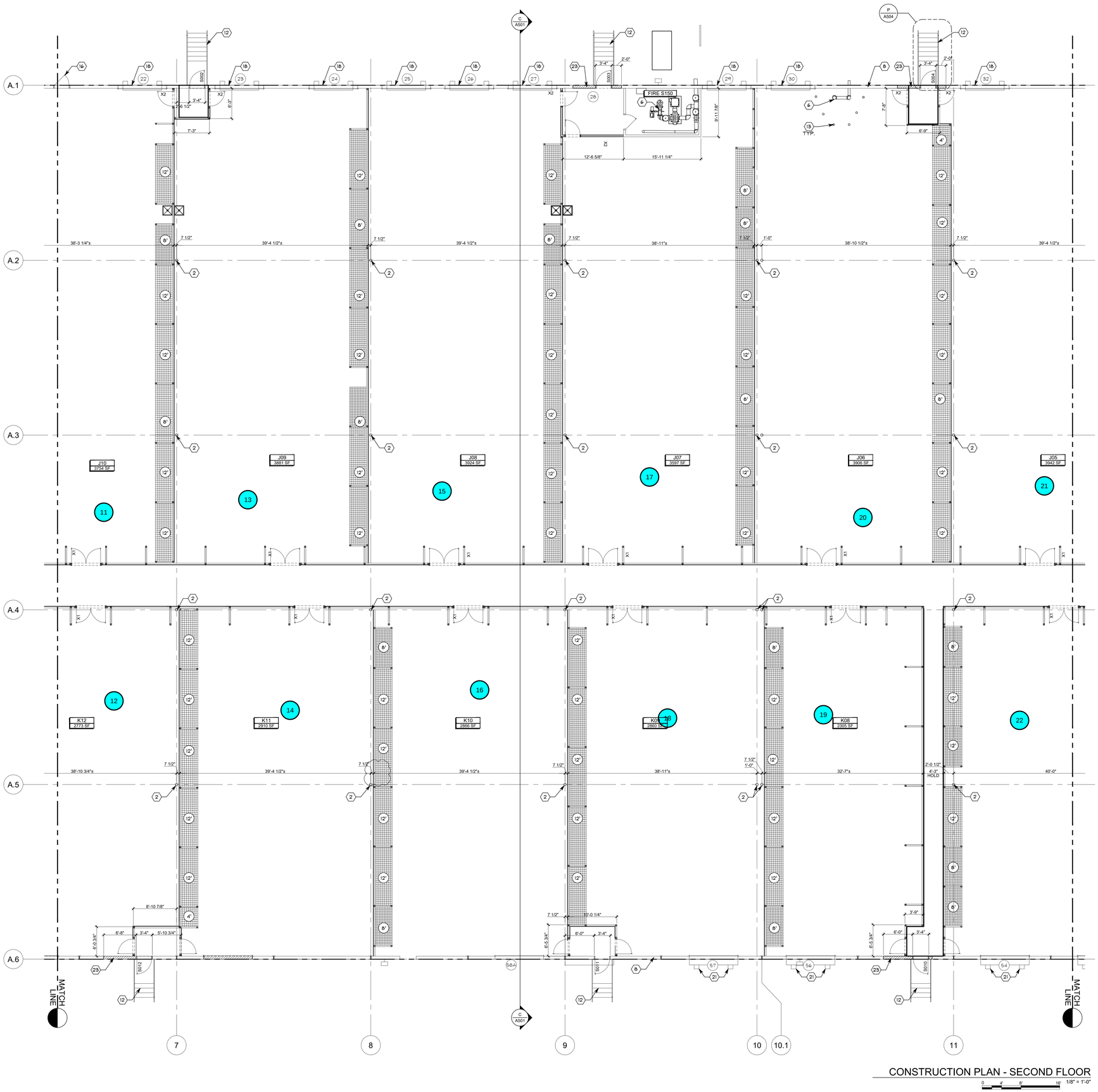
CONSTRUCTION PLAN

DRAWN BY: JAW/BMG CHECKED BY: RHW/SS

PROJECT NO: 240225

DRAWING NO:

A101d



GENERAL NOTES: CONSTRUCTION PLAN

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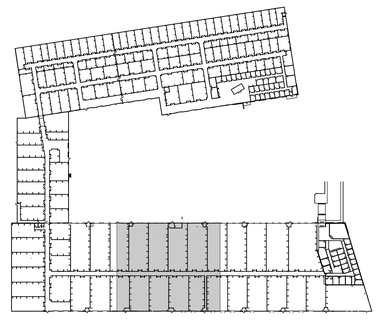
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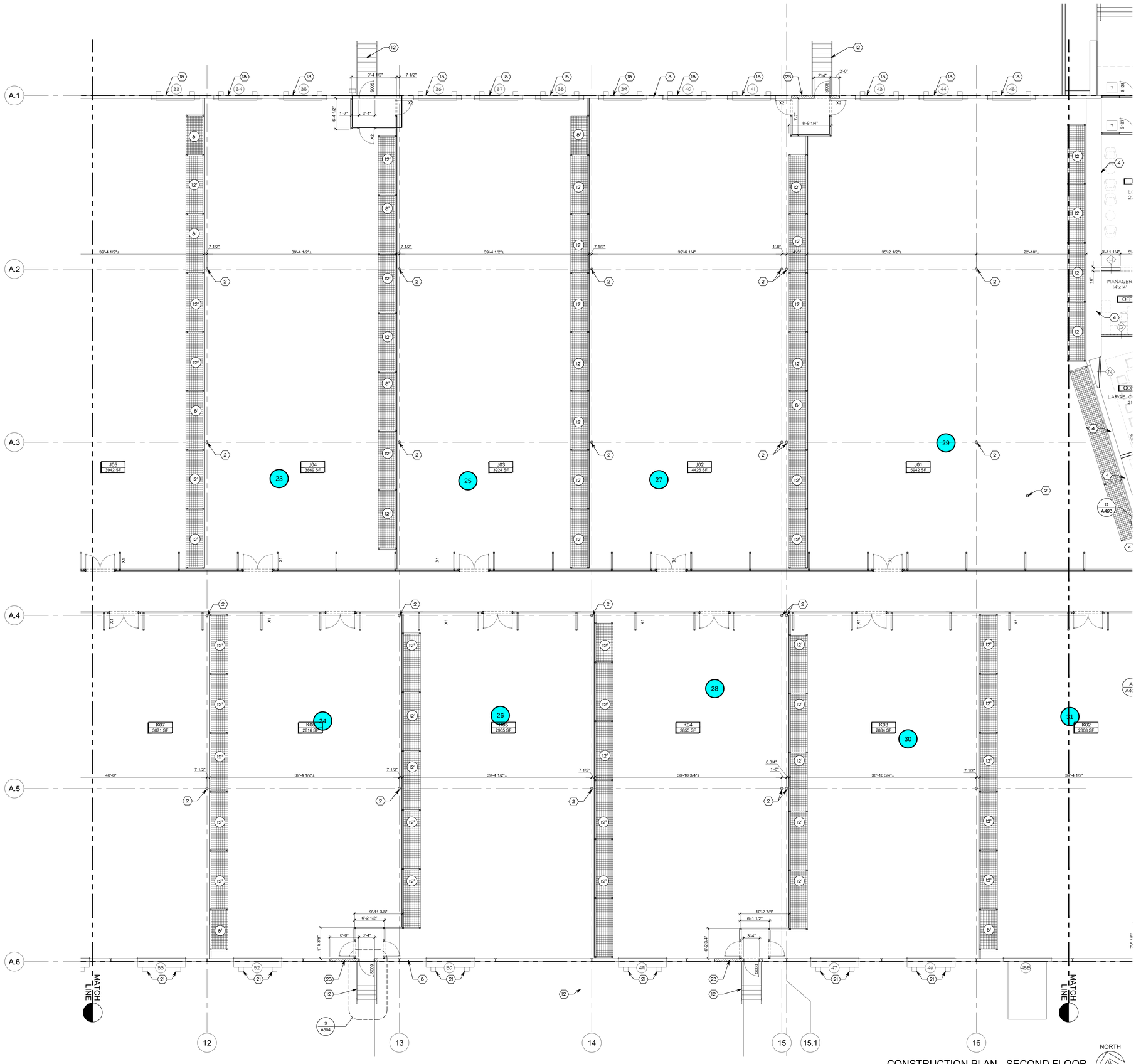
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DRAWN BY: JAW/BMG CHECKED BY: RHW/SS

PROJECT NO: 240225

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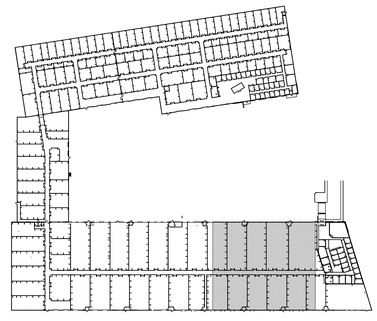
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36. MAILBOXES, SEE INTERIOR ELEVATION FOR SPEC AND DETAILS.

LEGEND: CONSTRUCTION PLAN

- INDICATES NEW METAL SYSTEM PARTITIONS AT CORRIDORS
- INDICATES NEW METAL SYSTEM PARTITIONS WITH SHELVING PANEL
- INDICATES EXISTING STRUCTURAL COLUMN GRID
- DRYWALL CONTROL JOINT
- OVERHEAD DOOR, SEE DOOR SCHEDULE
- STOREFRONT (SEE SHEET A600)
- INDICATES WALL TYPE (SEE SHEET A702)

KEY PLAN



OWNER:

WareSpace

ARCHITECT / ENGINEER:

SHREMSHOCK
Shremshock Architects, Inc.
7775 Walton Parkway, Suite 250 New Albany, OH 43054
t: 614.545.6500 | f: 614.545.6555 | www.shremshock.com
Gerald S. Shremshock, Architect
Timothy J. Shremshock, Architect

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WareSpace

14621 INWOOD ROAD
ADDISON, TX 75001

ISSUE TYPE	DATE
SURVEY ISSUE	
CONCEPT SET	02-24-2025
VENDOR SET	03-11-25
ARCH DD	
MEP DD	
FINAL CD	
LL REVIEW SET	
PERMIT SET	
REVISION 1	

* INDICATES NO REVISION TO THIS SHEET

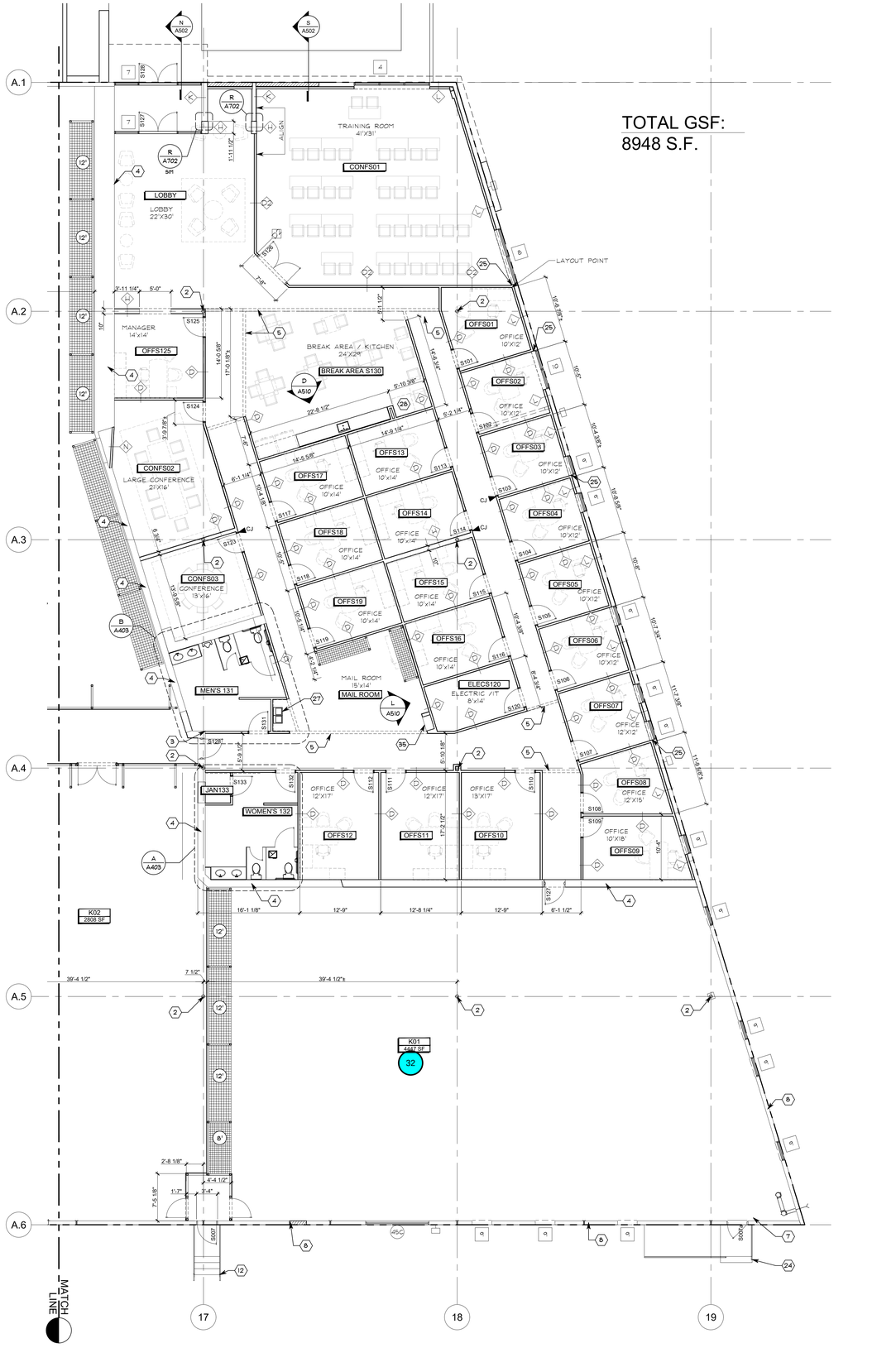
CONSTRUCTION PLAN

DRAWN BY: BMG CHECKED BY: XXX

PROJECT NO: 240225

DRAWING NO:

A101f



GENERAL NOTES: CONSTRUCTION PLAN

1. REFER TO G101 SHEET FOR ALL ABBREVIATIONS AND SYMBOLS.
2. THE G.C. SHALL BE RESPONSIBLE FOR LAYING OUT THE SPACE PRIOR TO COMMENCING WORK AND SHALL NOTIFY THE ARCHITECT AND OWNER OF ANY DISCREPANCIES.
3. ALL COLORS AND FINISHES SHALL BE SELECTED AND APPROVED BY OWNER.
4. PARTITION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S REQUIRED DETAILS.

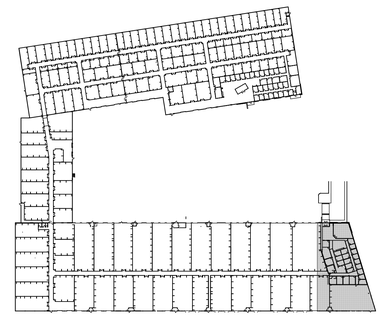
(#) CODED NOTES: CONSTRUCTION PLAN

1. ALIGN STUD 5/8" OFF FINISHED WINDOW JAMB
2. EXISTING STEEL COLUMN TO REMAIN IN ALL LOCATIONS.
3. ALIGN STUD WITH JAMB FACE OF CONC WALL PANEL
4. EXISTING FULL HEIGHT STUD WALL WITH 2 LAYERS OF DRYWALL EACH SIDE, WALL TO REMAIN. PATCH OFFICE SIDE TO 10'-0" A.F.F. WITH LEVEL 4 FINISH, PATCH WAREHOUSE SIDE TO LEVEL 3 FINISH AS REQUIRED TO 10'-0" A.F.F.(WALL NOT REQUIRED TO BE RATED)
5. GYP BD & METAL FRAMED SOFFIT ABOVE, SEE REFLECTED CEILING PLAN
6. EXISTING FIRE RISER AND/OR PUMP TO REMAIN
7. EXISTING GYP BD & METAL FRAMED WALL TO REMAIN
8. EXISTING EXTERIOR WALL CONSTRUCTION TO REMAIN.
9. NEW 8" CMU INFILL IN EXISTING TILT-UP WALL (3HR UL# U904 OR EQUAL) REFER TO STRUCTURAL DRAWINGS FOR ANCHORING DETAILS
10. CONVERT EXISTING MECHANICAL LEVELER TO ACCOMMODATE HYDRAULIC LEVELER
11. EXISTING ELECTRICAL PANELS AND TRANSFORMERS. REFER TO ELECTRICAL DRAWINGS
12. NEW PREFABRICATED METAL STAIR - FIELD VERIFY GRADE ELEVATION AT EACH LOCATION
13. EXISTING BOLLARDS TO REMAIN
14. 6" CONCRETE PAVING, REFER TO STRUCTURAL DRAWINGS
15. EXISTING STEEL X-BRACING TO REMAIN
16. EXISTING DOORS TO BE ABANDONED IN PLACE, LOCKED SHUT AND REMOVED EXTERIOR HARDWARE. SEAL PERIMETER OF DOOR.
17. NEW WALL-MOUNTED MAILBOXES SUPPLIED AND INSTALLED BY G.C. REFER TO ELEVATION AND DETAIL.
18. NEW EDGE OF DOCK LEVELER AND 2 DOCK BUMPERS
19. EXISTING ELECTRICAL PANEL, SWITCH GEAR & METERS; REFER TO ELECTRICAL DRAWINGS
20. NEW STEEL OR PRECAST CONCRETE VEHICULAR DRIVE-IN RAMP
21. INTSTALL NEW DOCK BUMPERS
22. 4 1/2" BOLLARDS BY G.C. REFER TO DETAIL G/A702
23. IN-FILL EXISTING OVER HEAD OPENING WITH CMU
24. EXISTING CONCRETE STOOP TO REMAIN
25. ALIGN FACE OF STUD WITH FACE OF CONCRETE AT STOREFRONT JAMB.
26. NEW OVERHEAD DOORS IN NEW OPENING IN CONC PANEL w/ EDGE OF DOCK LEVELER & DOCK BUMPERS
27. HI-LO DRINKING FOUNTAIN
28. VENDING MACHINE BY OWNER
29. INFILL PIT WITH CONCRETE
30. PRE-FABRICATED SHIPPING CONTAINER, MANUFACTURER TO PROVIDE DOOR HARDWARE
31. NEW ROOF LADDER.
32. NEW CONCRETE STEPS WALL AND RAMP.
33. INSTALL PLASTIC STRIP DOOR CURTAINS WITH STAND OFF PROJECTION BRACKET AT OVHD WHERE NOTED
34. 1 HOUR RATED COLUMN ENCLOSURE. UL #X531. SEE SHEET G107 FOR UL CONSTRUCTION.. EXTEND CONSTRUCTION TO BOTTOM OF STRUCTURAL ROOF FRAMING. PROVIDE ALTERNATE FOR SPRAY FIREPROOFING.
35. VENDING MACHINES BY OWNER.
36. MAILBOXES, SEE INTERIOR ELEVATION FOR SPEC AND DETAILS.

LEGEND: CONSTRUCTION PLAN

- # — INDICATES NEW METAL SYSTEM PARTITIONS AT CORRIDORS
- INDICATES NEW METAL SYSTEM PARTITIONS WITH SHELVING PANEL
- X — INDICATES EXISTING STRUCTURAL COLUMN GRID
- CJ — DRYWALL CONTROL JOINT
- (=) — OVERHEAD DOOR, SEE DOOR SCHEDULE
- (=) — STOREFRONT (SEE SHEET A600)
- INDICATES WALL TYPE (SEE SHEET A702)

KEY PLAN



OWNER:

WareSpace

ARCHITECT / ENGINEER:

SHREMSHOCK
Shremshock Architects, Inc.
7775 Walton Parkway Suite 250 New Albany, OH 43054
t: 614 545 4550 | f: 614 545 4555 | shremshock.com
Gerald S. Shremshock, Architect
Timothy J. Shremshock, Architect

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WareSpace

14621 INWOOD ROAD
ADDISON, TX 75001

ISSUE TYPE	DATE
SURVEY ISSUE	
CONCEPT SET	02-24-2025
VENDOR SET	03-11-25
ARCH DD	
MEP DD	
FINAL CD	
LL REVIEW SET	
PERMIT SET	
REVISION 1	

* INDICATES NO REVISION TO THIS SHEET

CONSTRUCTION PLAN

DRAWN BY: BMG CHECKED BY: XXX

PROJECT NO: 240225

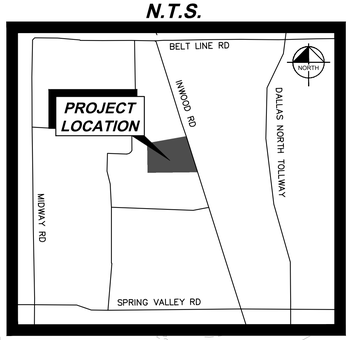
DRAWING NO:
A101g

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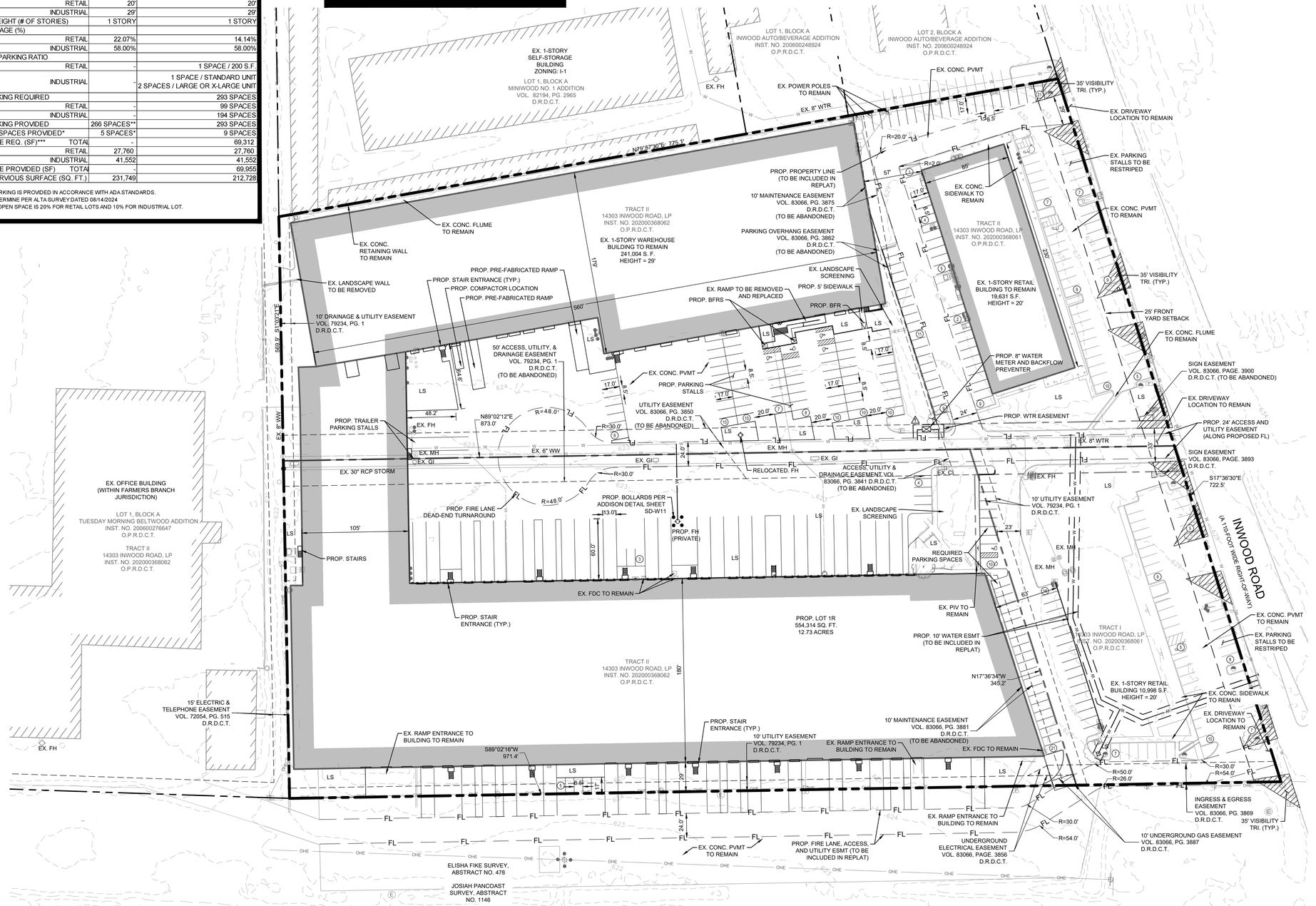
VICINITY MAP
N.T.S.



SITE DATA SUMMARY TABLE

	EXISTING	PROPOSED
ZONING	LR, I-1	LR, I-1
LAND USE	RETAIL & WAREHOUSE	
LOT AREA (SQ. FT.) TOTAL	-	554,316
RETAIL TRACT	138,800	138,800
INDUSTRIAL TRACT	415,516	415,516
LOT AREA (AC.) TOTAL	-	12.73
RETAIL TRACT	3.19	3.19
INDUSTRIAL TRACT	9.54	9.54
BUILDING AREA (GSF)		
RETAIL	30,629	19,631
INDUSTRIAL	241,004	241,004
BUILDING HEIGHT (FT.)		
RETAIL	20'	20'
INDUSTRIAL	29'	29'
BUILDING HEIGHT (# OF STORIES)	1 STORY	1 STORY
LOT COVERAGE (%)		
RETAIL	22.07%	14.14%
INDUSTRIAL	58.00%	58.00%
REQUIRED PARKING RATIO		
RETAIL	-	1 SPACE / 200 S.F.
INDUSTRIAL	-	1 SPACE / STANDARD UNIT 2 SPACES / LARGE OR X-LARGE UNIT
TOTAL PARKING REQUIRED		293 SPACES
RETAIL	-	99 SPACES
INDUSTRIAL	-	194 SPACES
TOTAL PARKING PROVIDED	266 SPACES**	293 SPACES
TOTAL ADA SPACES PROVIDED*	5 SPACES*	9 SPACES
OPEN SPACE REQ. (SF)*** TOTAL	-	69,312
RETAIL	27,760	27,760
INDUSTRIAL	41,552	41,552
OPEN SPACE PROVIDED (SF) TOTAL	-	69,955
TOTAL IMPERVIOUS SURFACE (SQ. FT.)	231,749	212,728

*HANDICAP PARKING IS PROVIDED IN ACCORANCE WITH ADA STANDARDS.
**SPACES DETERMINE PER ALTA SURVEY DATED 08/14/2024
***REQUIRED OPEN SPACE IS 20% FOR RETAIL LOTS AND 10% FOR INDUSTRIAL LOT.





GRAPHIC SCALE IN FEET
0 25 50 100

LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY DEDICATION
FL FL	FIRELANE STRIPING
	EXISTING CONTOUR
	BUILDING SETBACK LINE
	SCREENING WALL
X	FENCE
BFR	BARRIER FREE RAMP
5	PARKING STALL COUNT
	WATER METER
MH	SANITARY SEWER MANHOLE
CI	CURB INLET
GI	GRATE INLET
SW	SIDEWALK
EX	EXISTING
PROP	PROPOSED
LS	LANDSCAPED AREA
	WATER METER VAULT
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT

TOWN OF ADDISON SITE PLAN NOTES:

1. ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRED REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
2. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH TOWN REGULATIONS.
3. BUILDINGS WITH AN AGGREGATE SUM OF 0 SQUARE FEET OR GREATER ON A LOT SHALL HAVE AN AUTOMATIC FIRE SPRINKLER SYSTEM INSTALLED THROUGHOUT ALL STRUCTURES. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE MARSHAL.
4. ALL SIGNAGE IS SUBJECT TO TOWN APPROVAL VIA A SIGN PERMIT.
5. ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.
6. 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.

NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. EXISTING UTILITY LOCATIONS WERE DRAWN IN PER CITY RECORD DRAWINGS AND AERIAL INFORMATION.
3. NO PROPOSED GRADING CHANGE FOR THIS DEVELOPMENT.

WATER METER SCHEDULE

I.D.	TYPE	SIZE	NO.	SAN. SEWER	REMARKS
△	DOMESTIC	8"	1	-	PROPOSED

NOTE: EXISTING METERS WEST OF PROPOSED WATER METER ARE TO BE REMOVED. EXISTING IRRIGATION METER AND BACKFLOW PREVENTERS TO REMAIN IN USE (OR RELOCATED) AND FED OFF PUBLIC SIDE OF THE EXISTING WATER MAIN.

SITE PLAN
INWOOD PARK NORTH
TOWN PROJECT NO: AZR2025-0060

LOTS 1-3, BEING 12.725 ACRES
SITUATED IN THE JOSIAH PANCOAST SURVEY
ABSTRACT NO. 1146
TOWN OF ADDISON, DALLAS COUNTY, TEXAS
DATE: 07/24/2025

OWNER:
WARESPACE
10632 LITTLE PATUXENT PARKWAY, SUITE 306
COLUMBIA, MD 21044
TEL: NO. 314-517-0451
EMAIL: JTHORBURG@WARESPACE.COM
CONTACT: JASON THORBURG

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
2500 PACIFIC AVE, SUITE 1100
DALLAS, TX 75226
TEL, NO. 469-718-8849
EMAIL: CAITLIN.BOBB@KIMLEY-HORN.COM
CONTACT: CAITLIN BOBB, P.E.

No.	REVISIONS	DATE	BY

Kimley»Horn
2500 PACIFIC AVE, SUITE 1100
DALLAS, TEXAS 75226
PHONE: 469-718-8849 FAX: 972-239-3820
TEXAS REGISTERED ENGINEERING FIRM F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer: CAITLIN BOBB
P.E. No. 143223 Date 07/24/2025

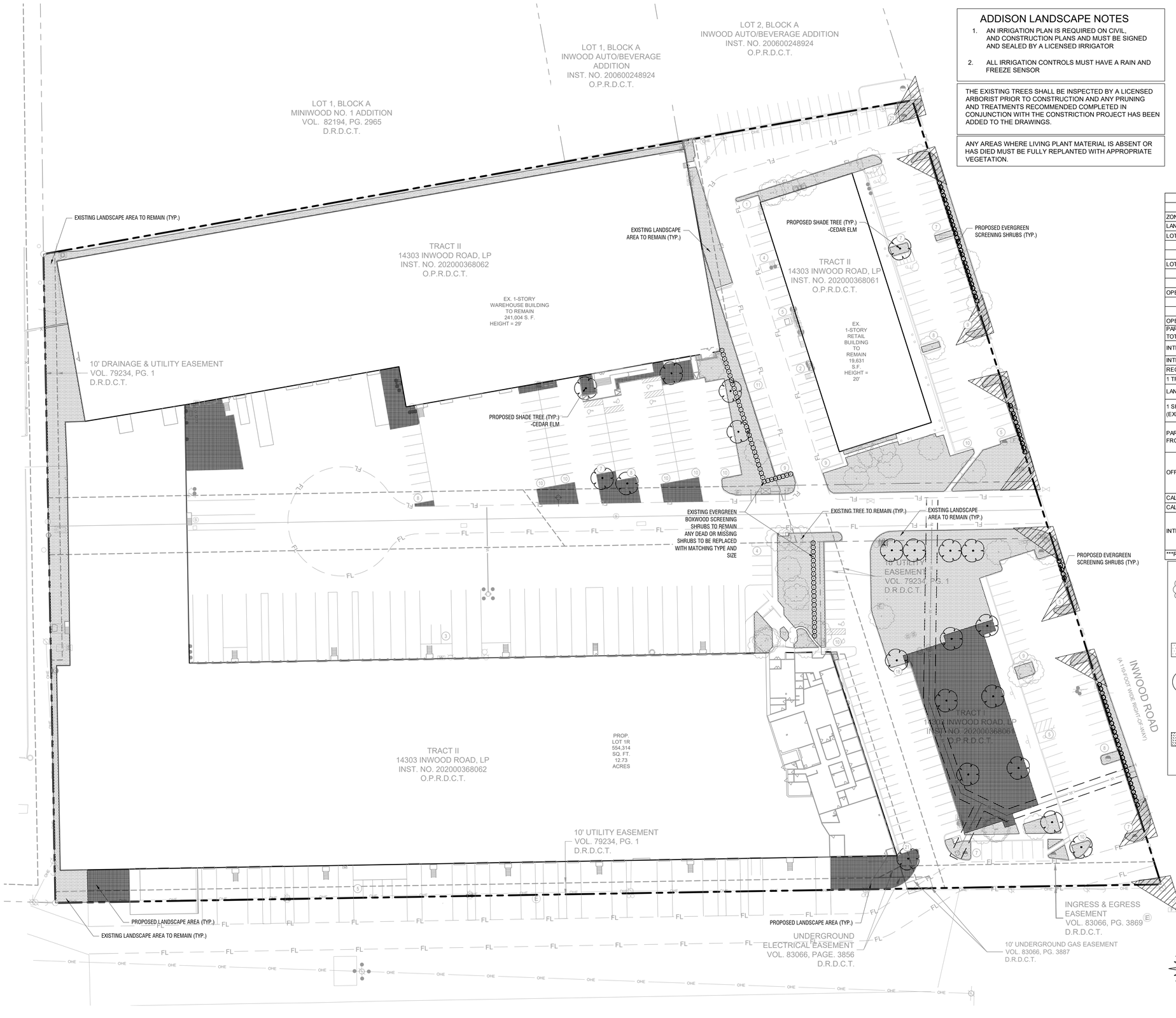
PROJECT No. 063137401
DATE: JULY 2025
SCALE: AS SHOWN
DESIGNED BY: JMM
DRAWN BY: WHD
CHECKED BY: CRB

WARESPACE IINWOOD RD.
14601-14647 INWOOD RD.
ADDISON, TX 75001

SITE PLAN

SHEET NUMBER
1 OF 1

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ADDISON LANDSCAPE 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 CONTROLS MUST HAVE A RAIN AND FREEZE SENSOR

THE EXISTING TREES SHALL BE INSPECTED BY A LICENSED ARBORIST PRIOR TO CONSTRUCTION AND ANY PRUNING AND TREATMENTS RECOMMENDED COMPLETED IN CONJUNCTION WITH THE CONSTRICTION PROJECT HAS BEEN ADDED TO THE DRAWINGS.

ANY AREAS WHERE LIVING PLANT MATERIAL IS ABSENT OR HAS DIED MUST BE FULLY REPLANTED WITH APPROPRIATE VEGETATION.

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

SITE DATA SUMMARY TABLE & LANDSCAPE REQUIREMENTS			
		EXISTING	PROPOSED
ZONING		LR, I-1	LR, I-1
LAND USE		RETAIL & WAREHOUSE	
LOT AREA (SQ.FT.)	TOTAL	_	554,316
	RETAIL	138,800	138,800
	INDUSTRIAL	415,516	415,516
LOT AREA (ACRE)	TOTAL	_	12.73
	RETAIL	3.19	3.19
	INDUSTRIAL	9.54	9.54
OPEN SPACE/ LANDSCAPE REQ. (SF)***	TOTAL	_	69,312
	RETAIL	27,760	27,760
	INDUSTRIAL	41,552	41,552
OPEN SPACE/ LANDSCAPE PROVIDED. (SF)	TOTAL	_	69,955
PARKING AREA (SF) TOTAL		_	84,366 SF
INTERIOR PARKING LANDSCAPING REQ.	(8%)	_	6749.28 SF
INTERIOR PARKING LANDSCAPING PROVIDED		_	32,055 SF
REQUIRED PARKING SPACES		_	293 SPACES
1 TREE/ 10 REQUIRED PARKING SPACES		_	30 SHADE TREES
LANDSCAPE BUFFER ALONG STREET FRONTAGE		EXISTING 5' (MIN.)	EXISTING 5' (MIN.)
1 SHADE TREE/ 30 LF STREET FRONTAGE (EXISTING OVERHEAD ELECTRICAL LINE)		3 EXISTING ORNAMENTAL TREES	EXISTING ORNAMENTAL TREES
PARKING LOT SCREENING ALONG STREET FRONTAGE (OUTSIDE OF VISIBILITY TRIANGLES)		EXISTING 36'' SHRUBS ALONG 50% OF STREET FRONTAGE	ADD 75 EVERGREEN SCREENING SHRUBS (4' HT.)
OFF STREET LOADIND SCREENING		EXISTING 3' EVERGREEN SHRUBS + 4' ELEVATION CHANGE	EXISTING 3' EVERGREEN SHRUBS + 4' ELEVATION CHANGE
CALIPER INCH REMOVED (DECLINING TREES)		-	77.3 IN.
CALIPER INCH REPLACED		-	84 IN.
INTERIOR LANDSCAPING TREE COUNT		52 TREES (670.5 CAL. IN)	46 EXISTING TREES +21 PROPOSED (677.2 CAL. IN)

***REQUIRED OPEN SPACE IS 20% FOR RETAIL LOTS AND 10% FOR INDUSTRIAL LOT.

PLANT SCHEDULE

- EXISTING TREE TO REMAIN (TYP.) REF. TREE PRESERVATION PLAN
- EXISTING EVERGREEN SCREENING SHRUB TO REMAIN (TYP.) 3' HT. BOXWOOD (BUXUS SEMPERVIRENS)
- EXISTING LANDSCAPE AREA TO REMAIN (TYP.)
- PROPOSED 4" CAL. SHADE TREE, 14-16' HT. SPECIES: CEDAR ELM (ULMUS CRASSIFOLIA) QUANTITY: 21 CONT. B&B
- PROPOSED EVERGREEN SCREENING SHRUB (TYP.) 4' HT. WAX MYRTLE (MYRICA PUSILLA)
- PROPOSED LANDSCAPE AREA (TYP.) XERISCAPE & NATIVE GRASSES (NO IRRIGATION REQ.)

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

NTMWD UTILITIES LOCATED BY NTMWD NOT 811

CAUTION!!
EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER
SUITE 700, DALLAS, TEXAS 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
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RELEASED FOR PERMIT
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
P.E. / R.L.A. LA No. 3486 DATE 07/24/2025
BLAINE D. MIKULIK

KHA PROJECT	061337401
DATE	JULY 2025
SCALE	AS SHOWN
DESIGNED BY	JES
DRAWN BY	JES
CHECKED BY	BDM

WARESPACE INWOOD ROAD

TOWN OF ADDISON
DALLAS COUNTY, TEXAS

LANDSCAPE PLAN

SHEET NUMBER
LP 1.00

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DWG NAME K:\DTD_Civil\061337401-WARESPACE INWOOD ROAD\CAD\PLAN SHEETS\LANDSCAPE\LP 1.00 - LANDSCAPE PLAN.DWG
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THE EXISTING TREES SHALL BE INSPECTED BY A LICENSED ARBORIST PRIOR TO CONSTRUCTION AND ANY PRUNING AND TREATMENTS RECOMMENDED COMPLETED IN CONJUNCTION WITH THE CONSTRICTION PROJECT HAS BEEN ADDED TO THE DRAWINGS.

ANY AREAS WHERE LIVING PLANT MATERIAL IS ABSENT OR HAS DIED MUST BE FULLY REPLANTED WITH APPROPRIATE VEGETATION.

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

EXISTING TREE TO REMAIN (TYP.)

EXISTING TREE TO BE REMOVED (TYP.)

EX. 1-STORY WAREHOUSE BUILDING TO REMAIN 241,004 S. F. HEIGHT = 29'

EX. 1-STORY RETAIL BUILDING TO REMAIN 19,631 S.F. HEIGHT = 20'

10' DRAINAGE & UTILITY EASEMENT VOL. 79234, PG. 1 D.R.D.C.T.

PROP. LOT 1R 554,314 SQ. FT. 12.73 ACRES

10' UTILITY EASEMENT VOL. 79234, PG. 1 D.R.D.C.T.

10' UTILITY EASEMENT VOL. 79234, PG. 1 D.R.D.C.T.

INWOOD ROAD (A 110-FOOT WIDE RIGHT-OF-WAY)

UNDERGROUND ELECTRICAL EASEMENT VOL. 83066, PAGE. 3856 D.R.D.C.T.

INGRESS & EGRESS EASEMENT VOL. 83066, PG. 3869 D.R.D.C.T.

10' UNDERGROUND GAS EASEMENT VOL. 83066, PG. 3887 D.R.D.C.T.

TAG#	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION	MULTIPLE-STEMMED	REMOVE OR REMAIN
7782	27.1	live oak	*Quercus virginiana*	Healthy	Forked	Remain
7783	19.9	live oak	*Quercus virginiana*	Healthy	Forked	Remain
7784	11.2	crape myrtle	*Lagerstroemia indica*	Healthy	Multi	Remain
7785	18.2	live oak	*Quercus virginiana*	Healthy	Multi	Remain
7786	9.6	yaupon	*Ilex vomitoria*	Healthy	Multi	Remain
7787	24.7	live oak	*Quercus virginiana*	Healthy	Single	Remain
7788	18.3	live oak	*Quercus virginiana*	Healthy	Forked	Remain
7789	16.3	Callery pear	*Pyrus calleryana*	Healthy	Forked	Remain
7790	18.9	Callery pear	*Pyrus calleryana*	Healthy	Forked	Remain
7791	12.7	yaupon	*Ilex vomitoria*	Healthy	Multi	Remain
7792	12.1	yaupon	*Ilex vomitoria*	Healthy	Multi	Remain
7793	6.4	yaupon	*Ilex vomitoria*	Healthy	Single	Remain
7794	8.8	yaupon	*Ilex vomitoria*	Healthy	Multi	Remain
7795	6.2	crape myrtle	*Lagerstroemia indica*	Healthy	Single	Remain
7796	34.2	live oak	*Quercus virginiana*	Healthy	Multi	Remain
7797	19.4	Shumard oak	*Quercus shumardii*	Declining	Single	Remove
7798	20.6	live oak	*Quercus virginiana*	Healthy	Single	Remain
7799	15.6	crape myrtle	*Lagerstroemia indica*	Healthy	Multi	Remain
7800	13.2	crape myrtle	*Lagerstroemia indica*	Healthy	Multi	Remain
7801	13.1	crape myrtle	*Lagerstroemia indica*	Healthy	Multi	Remain
7802	20.8	live oak	*Quercus virginiana*	Healthy	Single	Remain
7803	4.2	crape myrtle	*Lagerstroemia indica*	Healthy	Multi	Remain
7804	6.6	crape myrtle	*Lagerstroemia indica*	Healthy	Multi	Remain
7805	7.3	crape myrtle	*Lagerstroemia indica*	Healthy	Multi	Remain
7806	27.3	Shumard oak	*Quercus shumardii*	Healthy	Multi	Remain
7807	7.8	crape myrtle	*Lagerstroemia indica*	Healthy	Multi	Remain
7808	8.4	crape myrtle	*Lagerstroemia indica*	Healthy	Forked	Remain
7809	10.7	crape myrtle	*Lagerstroemia indica*	Healthy	Multi	Remain
7810	23.8	live oak	*Quercus virginiana*	Healthy	Single	Remain
7811	10.7	crape myrtle	*Lagerstroemia indica*	Healthy	Multi	Remain
7812	7.8	crape myrtle	*Lagerstroemia indica*	Healthy	Multi	Remain
7813	10.4	yaupon	*Ilex vomitoria*	Healthy	Multi	Remain
7814	4.6	yaupon	*Ilex vomitoria*	Healthy	Single	Remain
7815	7.8	yaupon	*Ilex vomitoria*	Healthy	Multi	Remain
7816	5.2	yaupon	*Ilex vomitoria*	Healthy	Single	Remain
7817	5.0	yaupon	*Ilex vomitoria*	Declining	Single	Remove
7818	5.7	yaupon	*Ilex vomitoria*	Declining	Single	Remove
7819	4.0	yaupon	*Ilex vomitoria*	Healthy	Single	Remain
7820	6.8	yaupon	*Ilex vomitoria*	Healthy	Multi	Remain
7821	10.3	yaupon	*Ilex vomitoria*	Healthy	Multi	Remain
7822	22.5	live oak	*Quercus virginiana*	Healthy	Forked	Remain
7823	23.6	Shumard oak	*Quercus shumardii*	Healthy	Single	Remain
7824	16.7	cedar elm	*Ulmus crassifolia*	Healthy	Single	Remove
7825	8.6	yaupon	*Ilex vomitoria*	Declining	Multi	Remove
7826	4.4	yaupon	*Ilex vomitoria*	Healthy	Single	Remain
7827	6.3	yaupon	*Ilex vomitoria*	Healthy	Forked	Remain
7828	9.9	yaupon	*Ilex vomitoria*	Healthy	Multi	Remain
7829	11.6	yaupon	*Ilex vomitoria*	Healthy	Multi	Remain
7830	21.9	Shumard Oak	*Quercus shumardii*	Declining	Forked	Remove
7831	9.0	yaupon	*Ilex vomitoria*	Healthy	Multi	Remain
7832	6.2	yaupon	*Ilex vomitoria*	Healthy	Multi	Remain
7833	8.1	yaupon	*Ilex vomitoria*	Healthy	Multi	Remain

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

NTMWD UTILITIES LOCATED BY NTMWD NOT 811

CAUTION!! EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER
SUITE 700, DALLAS, TEXAS 75240
PHONE: (972) 770-1300 FAX: (972) 239-3820
WWW.KIMLEY-HORN.COM TX F-928
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PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
BLAINE D. MIKULIK
P.L.A. No. 3486 DATE 07/24/2025

KHA PROJECT	061337401
DATE	JULY 2025
SCALE	AS SHOWN
DESIGNED BY	JES
DRAWN BY	JES
CHECKED BY	BDM

WARESPACE INWOOD ROAD

TOWN OF ADDISON
DALLAS COUNTY, TEXAS

TREE PRESERVATION PLAN

SHEET NUMBER
LP 1.01

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

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DWG NAME K:\DTD_CIVIL\061337401\WARESPACE INWOOD ROAD\CAD\PLAN SHEETS\LANDSCAPE\LP 1.01-TREE PRESERVATION PLAN.DWG
LAST SAVED 7/24/2025 4:28 PM



GENERAL NOTES: CONSTRUCTION PLAN

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3. ALL COLORS AND FINISHES SHALL BE SELECTED AND APPROVED BY OWNER.
4. PARTITION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S REQUIRED DETAILS.

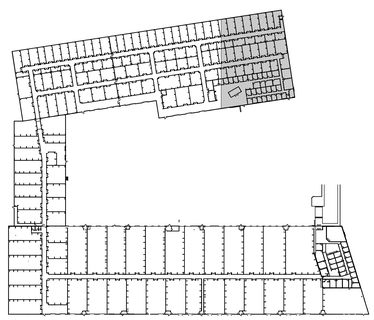
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2. EXISTING STEEL COLUMN TO REMAIN IN ALL LOCATIONS.
3. ALIGN STUD WITH JAMB FACE OF CONC WALL PANEL
4. EXISTING FULL HEIGHT STUD WALL WITH 2 LAYERS OF DRYWALL EACH SIDE, WALL TO REMAIN. PATCH OFFICE SIDE TO 10'-0" A.F.F. WITH LEVEL 4 FINISH, PATCH WAREHOUSE SIDE TO LEVEL 3 FINISH AS REQUIRED TO 10'-0" A.F.F.(WALL NOT REQUIRED TO BE RATED)
5. GYP BD & METAL FRAMED SOFFIT ABOVE, SEE REFLECTED CEILING PLAN
6. EXISTING FIRE RISER AND/OR PUMP TO REMAIN
7. EXISTING GYP BD & METAL FRAMED WALL TO REMAIN
8. EXISTING EXTERIOR WALL CONSTRUCTION TO REMAIN.
9. NEW 8" CMU INFILL IN EXISTING TILT-UP WALL (3HR UL# U904 OR EQUAL) REFER TO STRUCTURAL DRAWINGS FOR ANCHORING DETAILS
10. CONVERT EXISTING MECHANICAL LEVELER TO ACCOMMODATE HYDRAULIC LEVELER
11. EXISTING ELECTRICAL PANELS AND TRANSFORMERS. REFER TO ELECTRICAL DRAWINGS
12. NEW PREFABRICATED METAL STAIR - FIELD VERIFY GRADE ELEVATION AT EACH LOCATION
13. EXISTING BOLLARDS TO REMAIN
14. 6" CONCRETE PAVING, REFER TO STRUCTURAL DRAWINGS
15. EXISTING STEEL X-BRACING TO REMAIN
16. EXISTING DOORS TO BE ABANDONED IN PLACE, LOCKED SHUT AND REMOVED EXTERIOR HARDWARE. SEAL PERIMETER OF DOOR.
17. NEW WALL-MOUNTED MAILBOXES SUPPLIED AND INSTALLED BY G.C. REFER TO ELEVATION AND DETAIL.
18. NEW EDGE OF DOCK LEVELER AND 2 DOCK BUMPERS
19. EXISTING ELECTRICAL PANEL, SWITCH GEAR & METERS; REFER TO ELECTRICAL DRAWINGS
20. NEW STEEL OR PRECAST CONCRETE VEHICULAR DRIVE-IN RAMP
21. INTSTALL NEW DOCK BUMPERS
22. 4 1/2" BOLLARDS BY G.C. REFER TO DETAIL G/A702
23. IN-FILL EXISTING OVER HEAD OPENING WITH CMU
24. EXISTING CONCRETE STOOP TO REMAIN
25. ALIGN FACE OF STUD WITH FACE OF CONCRETE AT STOREFRONT JAMB.
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LEGEND: CONSTRUCTION PLAN

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- INDICATES NEW METAL SYSTEM PARTITIONS WITH SHELVING PANEL
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- CJ — DRYWALL CONTROL JOINT
- OVERHEAD DOOR, SEE DOOR SCHEDULE
- STOREFRONT (SEE SHEET A600)
- INDICATES WALL TYPE (SEE SHEET A702)

KEY PLAN



OWNER:

WareSpace

ARCHITECT / ENGINEER:

SHREMSHOCK
Shremshock Architects, Inc.
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t: 614.545.5900 | f: 614.545.5905 | www.shremshock.com
Gerald S. Shremshock, Architect
Timothy J. Shremshock, Architect

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WareSpace

14621 INWOOD ROAD
ADDISON, TX 75001

ISSUE TYPE	DATE
SURVEY ISSUE	
CONCEPT SET	02-24-2025
VENDOR SET	03-11-25
ARCH DD	
MEP DD	
FINAL CD	
LL REVIEW SET	
PERMIT SET	
REVISION 1	

* INDICATES NO REVISION TO THIS SHEET

CONSTRUCTION PLAN

DRAWN BY: JPS/BMG CHECKED BY: XXX

PROJECT NO: 240225

DRAWING NO:

A101



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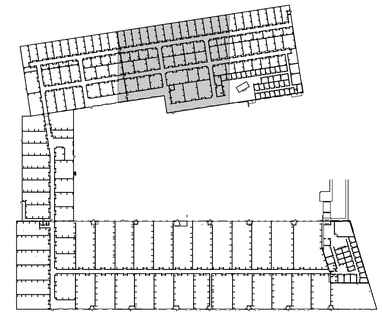
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- DRYWALL CONTROL JOINT
- OVERHEAD DOOR, SEE DOOR SCHEDULE
- STOREFRONT (SEE SHEET A600)
- INDICATES WALL TYPE (SEE SHEET A702)

KEY PLAN



OWNER:

WareSpace

ARCHITECT / ENGINEER:

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Shremshock Architects, Inc.
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t: 614.545.6500 f: 614.545.6555 www.shremshock.com
Gerald S. Shremshock, Architect
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WareSpace

14621 INWOOD ROAD
ADDISON, TX 75001

ISSUE TYPE	DATE
SURVEY ISSUE	
CONCEPT SET	02-24-2025
VENDOR SET	03-11-25
ARCH DD	
MEP DD	
FINAL CD	
LL REVIEW SET	
PERMIT SET	
REVISION 1	

* INDICATES NO REVISION TO THIS SHEET

CONSTRUCTION PLAN

DRAWN BY: JAW/BMG CHECKED BY: XXX

PROJECT NO: 240225

DRAWING NO:

A101a



GENERAL NOTES: CONSTRUCTION PLAN

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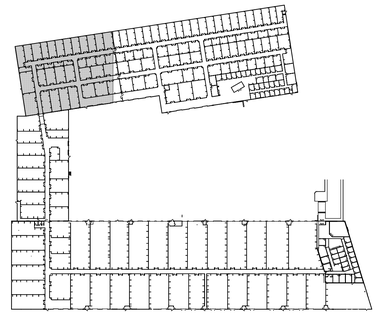
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KEY PLAN



OWNER:

WareSpace

ARCHITECT / ENGINEER:

SHREMSHOCK
Shremshock Architects, Inc.
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WareSpace

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CONSTRUCTION PLAN

DRAWN BY: JPS/BMG CHECKED BY: XXX

PROJECT NO: 240225

DRAWING NO:

A101b



CONSTRUCTION PLAN - FIRST FLOOR

1/8" = 1'-0"

NORTH

0 4' 8' 16'

GENERAL NOTES: CONSTRUCTION PLAN

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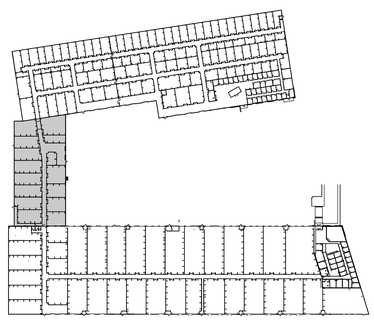
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- (#) — OVERHEAD DOOR, SEE DOOR SCHEDULE
- (#) — STOREFRONT (SEE SHEET A600)
- (D) — INDICATES WALL TYPE (SEE SHEET A702)

KEY PLAN



OWNER:

WareSpace

ARCHITECT / ENGINEER:

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Shremshock Architects, Inc.
7775 Walton Parkway Suite 250 New Albany, OH 43054
t: 614.545.5501 | f: 614.545.5555 | www.shrem-shock.com
Gerald S. Shremshock, Architect
Timothy J. Shremshock, Architect

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14621 INWOOD ROAD
ADDISON, TX 75001

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SURVEY ISSUE	
CONCEPT SET	02-24-2025
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LL REVIEW SET	
PERMIT SET	
REVISION 1	

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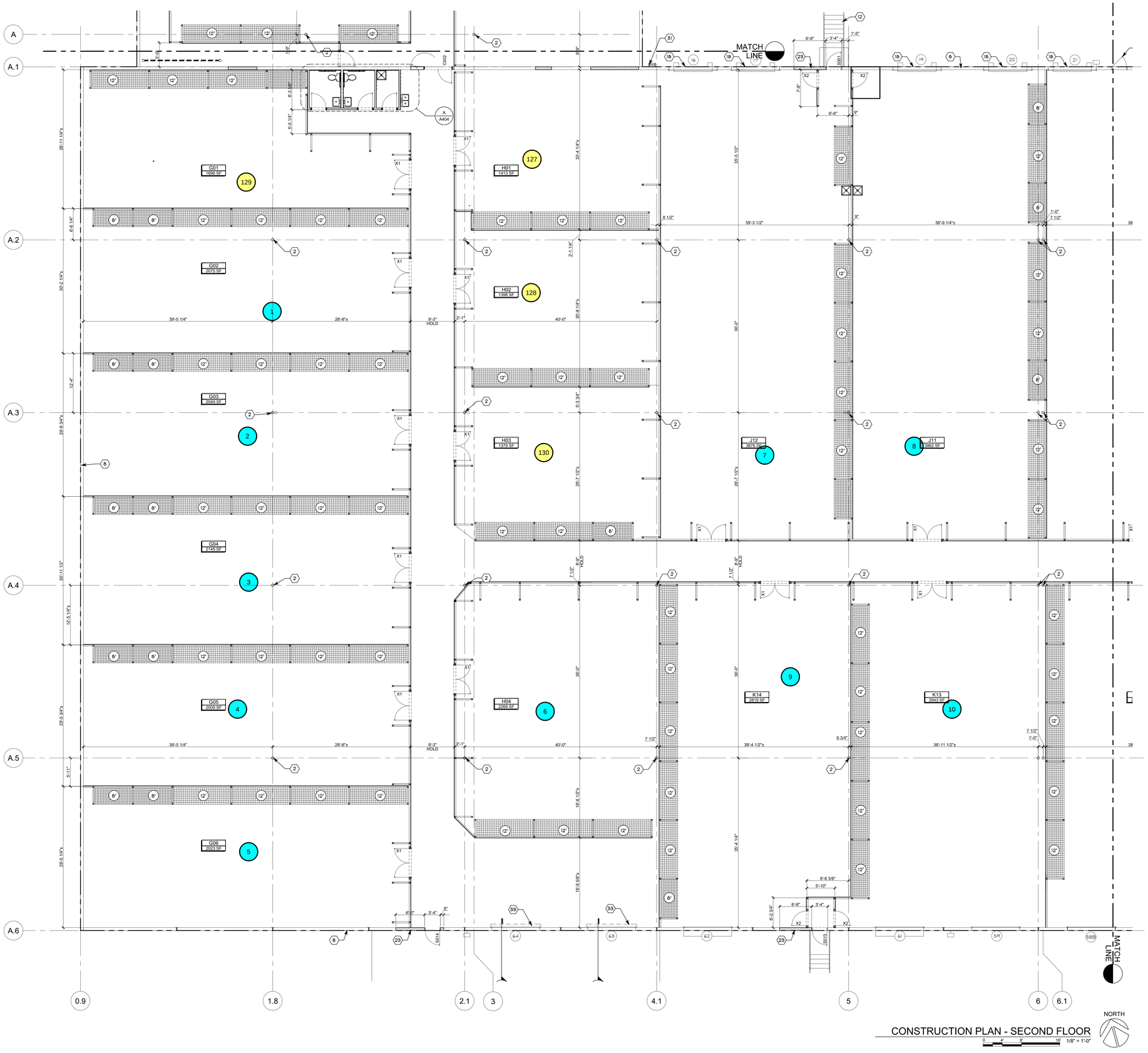
CONSTRUCTION PLAN

DRAWN BY: JAW/BMG CHECKED BY: XXX

PROJECT NO: 240225

DRAWING NO:

A101c



CONSTRUCTION PLAN - SECOND FLOOR

0 4' 8' 16' 1/8" = 1'-0"

GENERAL NOTES: CONSTRUCTION PLAN

1. REFER TO G101 SHEET FOR ALL ABBREVIATIONS AND SYMBOLS.
2. THE G.C. SHALL BE RESPONSIBLE FOR LAYING OUT THE SPACE PRIOR TO COMMENCING WORK AND SHALL NOTIFY THE ARCHITECT AND OWNER OF ANY DISCREPANCIES.
3. ALL COLORS AND FINISHES SHALL BE SELECTED AND APPROVED BY OWNER.
4. PARTITION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S REQUIRED DETAILS.

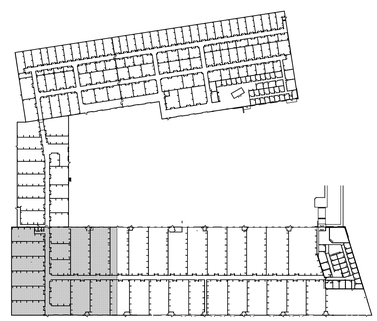
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2. EXISTING STEEL COLUMN TO REMAIN IN ALL LOCATIONS.
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5. GYP BD & METAL FRAMED SOFFIT ABOVE, SEE REFLECTED CEILING PLAN
6. EXISTING FIRE RISER AND/OR PUMP TO REMAIN
7. EXISTING GYP BD & METAL FRAMED WALL TO REMAIN
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9. NEW 8" CMU INFILL IN EXISTING TILT-UP WALL (3HR UL# U904 OR EQUAL) REFER TO STRUCTURAL DRAWINGS FOR ANCHORING DETAILS
10. CONVERT EXISTING MECHANICAL LEVELER TO ACCOMMODATE HYDRAULIC LEVELER
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21. INTSTALL NEW DOCK BUMPERS
22. 4 1/2" BOLLARDS BY G.C. REFER TO DETAIL G/A702
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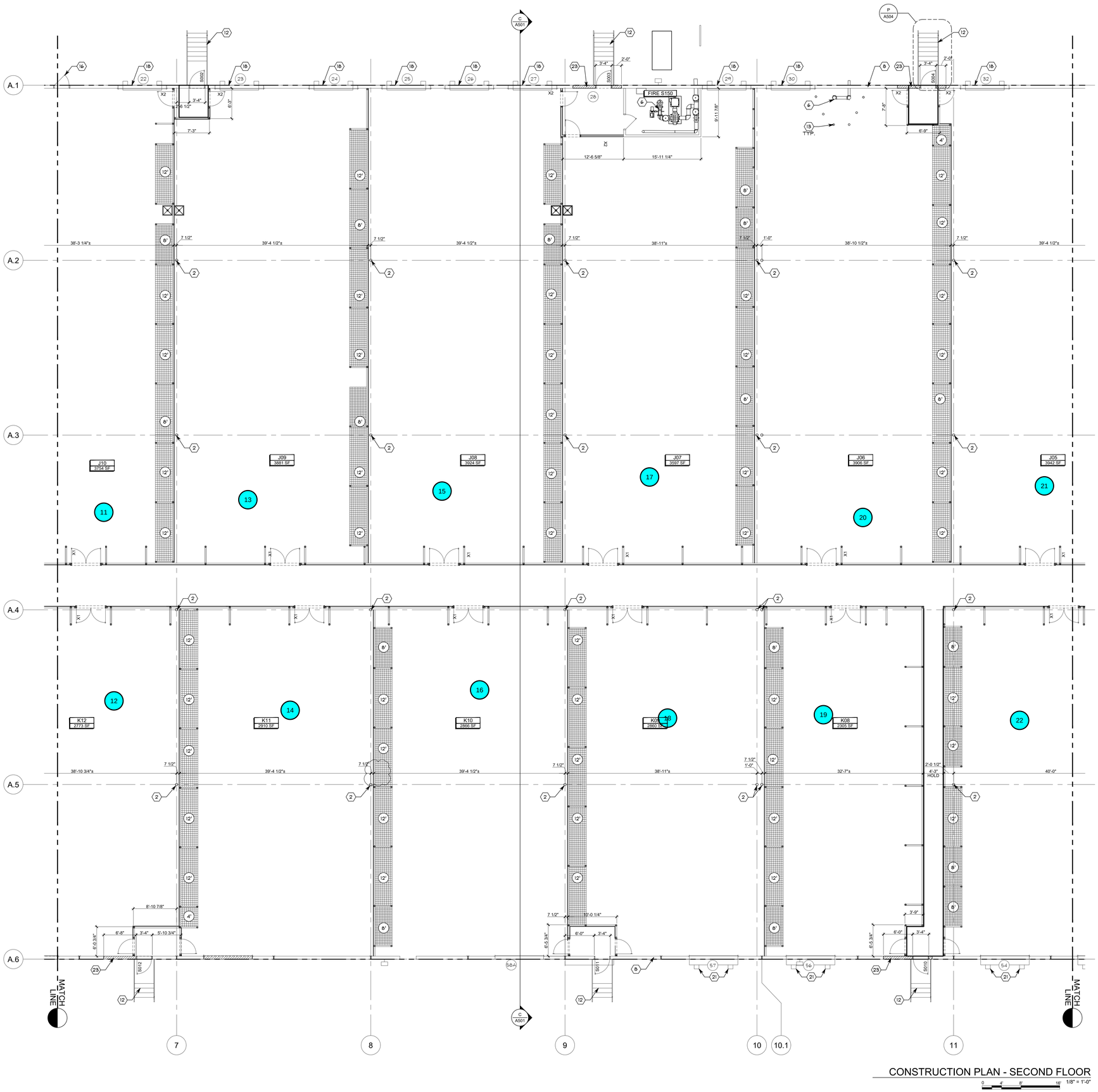
CONSTRUCTION PLAN

DRAWN BY: JAW/BMG CHECKED BY: RHW/SS

PROJECT NO: 240225

DRAWING NO:

A101d



CONSTRUCTION PLAN - SECOND FLOOR

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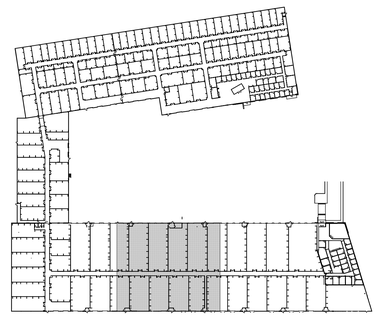
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KEY PLAN



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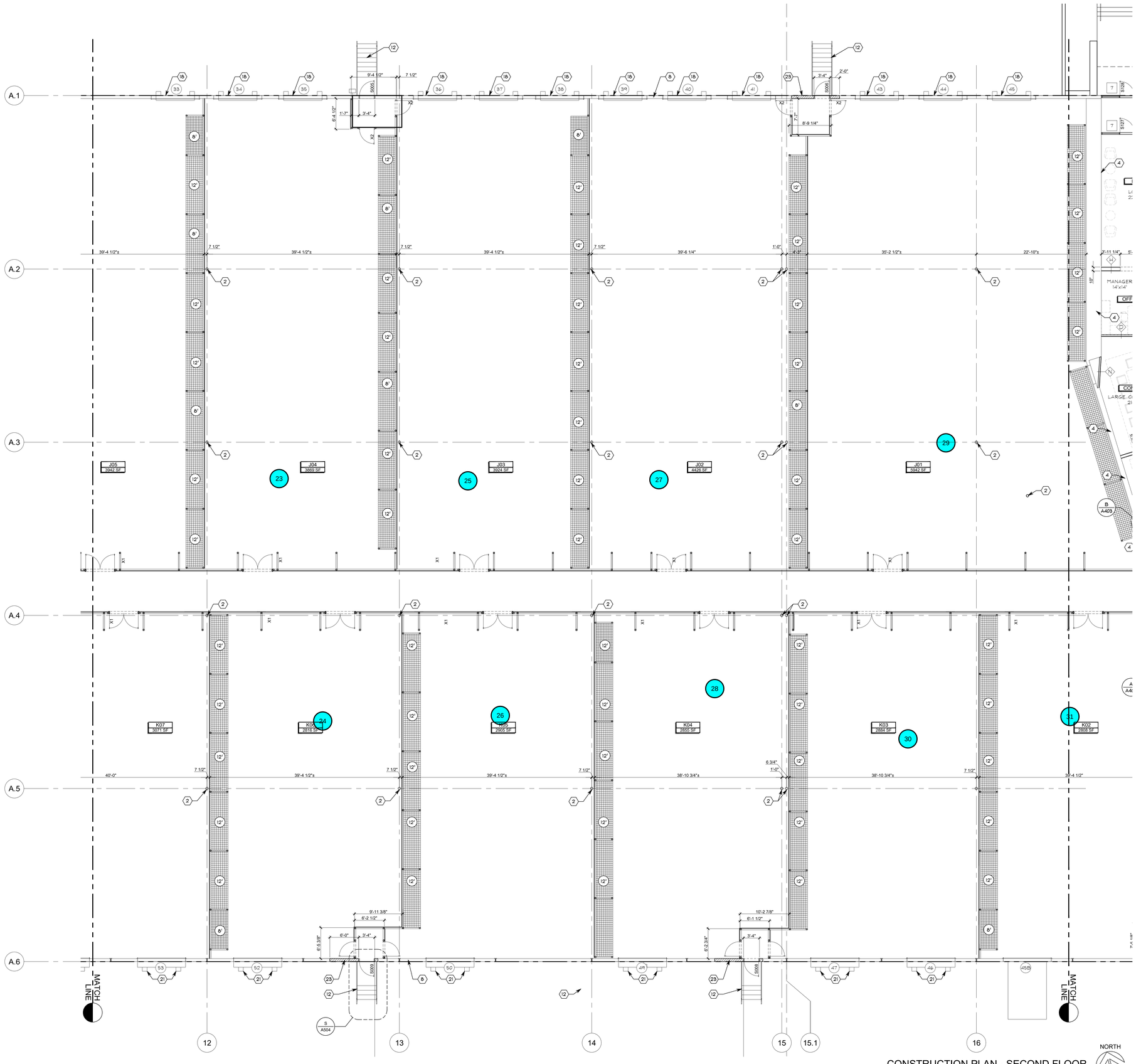
CONSTRUCTION PLAN

DRAWN BY: JAW/BMG CHECKED BY: RHW/SS

PROJECT NO: 240225

DRAWING NO:

A101e



GENERAL NOTES: CONSTRUCTION PLAN

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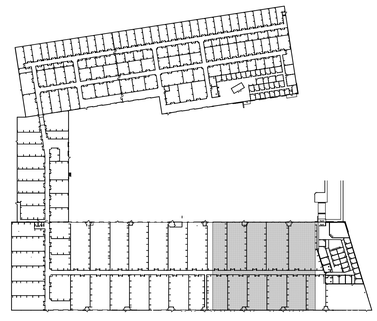
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REVISION 1	

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CONSTRUCTION PLAN

DRAWN BY: BMG CHECKED BY: XXX

PROJECT NO: 240225

DRAWING NO:

A101f



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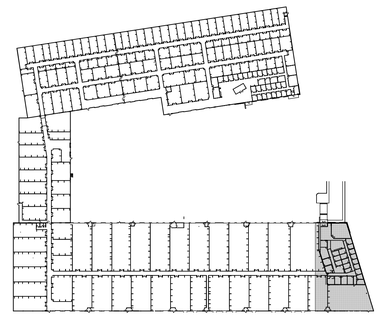
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