ORDINANCE NO. 099- 007

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, APPROVING A FINAL DEVELOPMENT PLAN FOR PHASE III OF A MULTI-FAMILY RESIDENTIAL PROJECT, ON APPLICATION FROM POST PROPERTIES, LOCATED ON 3.92 ACRES ON THE NORTH SIDE OF MORRIS AVENUE, BETWEEN QUORUM DRIVE AND ADDISON ROAD, AND BEING MORE PARTICULARLY DESCRIBED IN THE BODY OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR A REPEAL CLAUSE.

WHEREAS, application was made to amend the Comprehensive Zoning Ordinance of the Town of Addison, Texas, by making application for the same with the Planning and Zoning Commission of the Town of Addison, Texas, as required by State Statutes and the zoning ordinance of the Town of Addison, Texas, and all the legal requirements, conditions and prerequisites having been complied with, the case having come before the City Council of Addison, Texas, after all legal notices, requirements, conditions and prerequisites having been complied with; and

WHEREAS, the City Council of the Town of Addison, Texas, does find that there is a public necessity for the zoning change, that the public demands it, that the public interest clearly requires the amendment, and it is in the best interest of the public at large, the citizens of the Town of Addison, Texas, and helps promote the general welfare and safety of this community, now, therefore,

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

SECTION 1. That the Comprehensive Zoning Ordinance of the Town of Addison, Texas, be, and the same is hereby amended by amending the zoning map of the Town of Addison, Texas, so as to approve development plans for the hereinafter described. Said property being in the Town of Addison, Texas, and being described as follows:

BEING a tract of land situated in the G.W. Fisher Survey, Abstract No. 482, Town of Addison, Dallas County, Texas, and being a portion of Tract II as described in instrument to Gaylord Properties, L.R, a Texas limited partnership as

recorded in Volume 97045, Page 02872 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

COMMENCING at a 60d nail set in fence post base for the northwest corner of Lot 1, Block B, Addison Circle Phase I, an addition to the Town of Addison, Texas as recorded in Volume 97101, Page 5801, Deed Records, Dallas County, Texas, said point being on the platted south right-of-way line of Morris Avenue (variable width right-of-way at this point) as established by said plat, and being the most northerly northeast corner of Addison Conference Center, Addison Centre Theater, an addition to the Town of Addison as recorded in Volume 90241, page 2807 of the Deed Records of Dallas County, Texas;

THENCE South 89 degrees 53 minutes 55 seconds West along the platted south right-of-way line of said Morris Avenue and platted north line of said Addison Conference Center plat a distance of 25.00 feet to a one-half inch iron rod found with Huitt-Zollars cap for the POINT OF BEGINNING on the platted west line of said Addison Circle Phase I;

THENCE continuing South 89 degrees 53 minutes 55 seconds West along the platted north line of said Addison Conference Center plat a distance of 259.57 feet to a one-half inch iron rod found with Huitt-Zollars cap for a corner on the west line of said Gaylord Properties, LP tract;

THENCE North 00 degrees 12 minutes 25 seconds East along the west line of said Gaylord Properties, L.P tract a distance of 474.11 feet to a 5/8 inch iron rod set with Huitt-Zollars cap for a corner;

THENCE South 89 degrees 04 minutes 47 seconds East a distance of 164.45 feet to a 5/8-inch iron rod set with Huitt-Zollars cap for a corner;

THENCE South 00 degrees 55 minutes 13 seconds West a distance of 196.73 feet to a 5/8 inch iron rod set with Huitt-Zollars cap for a corner;

THENCE South 89 degrees 04 minutes 47 seconds East a distance of 145.50 feet to a 5/8-inch iron rod set with Huitt-Zollars cap for a corner on platted west line of said Addison Circle Phase I and platted north right-of-way line of Goodman Avenue (61 foot wide right-of-way) as established by said plat of Addison Circle Phase I;

THENCE South 00 degrees 55 minutes 13 seconds West along the platted west lien of said Addison Circle Phase I a distance of 61.00 feet to a one-half inch iron rod found with Huitt-Zollars cap for a corner on the platted south right-of-way line of said Goodman Avenue;

THENCE South 89 degrees 04 minutes 47 seconds East along the platted south right-of-way line of said Goodman Avenue a distance of 64.50 feet to a cut cross

set in brick paved sidewalk at the intersection with the platted west right-of-way line of Paschal Place (45 foot wide right-of-way) as established by said plat of Addison Circle Phase I;

THENCE South 00 degrees 55 minutes 13 seconds West along the platted west right-of-way line of Paschal Place a distance of 235.00 feet to a cut cross set in brick paved sidewalk at the intersection with the platted north right-of-way line of said Morris Avenue (61 foot wide right-of-way at this point);

THENCE North 89 degrees 04 minutes 47 seconds West along the platted north right-of-way line of Morris Avenue a distance of 171.11 feet to a 5/8 inch iron rod set with Huitt-Zollars cap for a corner on the platted west line of said Addison Circle Phase I;

THENCH South 00 degrees 06 minutes 05 seconds East along the platted west line of said Addison Circle Phase I a distance of 61.46 feet to the POINT OF BEGINNING and containing 3.923 acres of land, more or less.

SECTION 2. As provided in Ordinance 095-019, Section 9, FINAL DEVELOPMENT PLAN APPROVAL, said property shall be improved in accordance with the approved final development plans which are attached hereto and made a part hereof for all purposes. However, the corrugated metal shown on the exterior facade of the tower at the southwest corner of Building 3B, is not approved through this ordinance. Post Properties must submit an alternate material for the tower.

SECTION 3. That the development plans shall be approved subject to the following conditions:

-A fire hydrant shall be added on the north end of the water line on the R-5 street.

-The property shall be platted prior to the issuance of a Building Permit.

-The applicant shall add a sanitary sewer crossing on Goodman at end of the line serve the park area.

-This property is located within the 65 ldn noise contour. In accordance with the adopted airport master plan, the applicant shall provide an avigation easement to the Town.

-Prior to any development the applicant shall submit plans to the FAA for review/approval to determine compliance with Addison's height hazard zoning.

-Prior to acquiring a building permit, the applicant/developer shall provide verification from a certified acoustical expert that structure, outside to inside, meets sound attenuation of 25 dB.

-The applicant shall install a fire hydrant on the east side of Building 3B, approximately 160-feet north of the intersection of Morris and R-5.

-Street addresses for the buildings are not shown. However, each address shall have a dedicated, separately zoned fire sprinkler system (including attic areas), final design to be approved by the Fire Department.

-Fire control room locations for the buildings are also not shown. Fire control rooms for both buildings shall be located facing R-5.

-Fireplaces/chimneys shall not be installed on portions of roofs facing interior courtyards.

-The south portion of building 3B shall be reduced to a height that does not exceed 60 feet to the mean height of the gable.

SECTION 4. The development plans are hereby approved with the following waivers to the design standards contained in Ordinance 095-019.

1) Signage and lighting plans shall be submitted in building permit set.

2) Specific design and location of security gates and control arms for parking decks to be submitted in building plans.

3) Landscape architectural contract documents for both public and private improvements will be provided for city review and comment. Detailed hardscape and softscape information and existing tree survey shall be submitted at that time.

4) All tree grates will match those approved for Phase I.

5) A five-foot setback shall be provided against the Residential Street.

6) The use of composition shingles in the courtyard spaces shall be allowed.

7) The 90% brick requirement on street facing elevations shall be waived.

8) A minimum average unit size of 781 square feet shall be allowed. However, this waiver nullifies the clause that allows for 5% of the units to be 25% smaller.

SECTION 5. All paved areas, permanent drives, streets and drainage structure shall be constructed in accordance with standard Town of Addison specifications adopted for such purpose

SECTION 6. That any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the city, as heretofore amended, and upon conviction shall be punished by a fine set in accordance with Chapter 1, General Provisions, Section 1.10, General penalty for violations of Code; continuing violations, of the Code of Ordinances for the Town of Addison.

SECTION 7. That should any paragraph, sentence, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provisions thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of this ordinance as a whole.

SECTION 8. That all ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

DULY PASSED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS, on this the 9th day of March, 1999.

MAYOR

ATTEST:

C. MORAN

CITY SECRETARY

CASE NO. 1340-Z

APPROVED AS TO FORM:

C. MORAN

DIRECTOR OF DEVELOPMENT SERVICES

PUBLISHED ON: 9/24/99

U.S. POST OFFICE

FUTURE RESIDENTIAL STREET (R-1)

AUTO HAUS

REGENCY

BENT TREE AUTO

MEIER VALUE CENTER

FUTURE PHASE

FUTURE PHASE

FUTURE PARK

FUTURE MEWS

FUTURE SWITCH GEAR

FUTURE THREE PHASE TRANSFORMER

THREE PHASE TRANSFORMER

SWITCH GEAR

PRIVATE FIRE LANE

ADDISON CIRCLE PHASE III BUILDING "3B"

BARCO MIRROR & GLASS

RESIDENT PARKING GARAGE 5 LEVELS

SINGLE PHASE TRANSFORMER & PRIMARY METER

AVIS

COURTYARD

ADDISON CIRCLE PHASE III BUILDING "3B"

TOWN OF ADDISON FUTURE PARKING

ABANDONED BUILDING TO BE DEMOLISHED BY OTHERS.

CONNECT TO EXIST. GAS IN ADDISON ROAD

ADDISON ROAD

R-5

TELE/COMM

EX. TELE/COMM

GOODMAN AVE.

EX. GES

ADDISON CIRCLE PHASE III BUILDING "3A"

COURTYARD

PASCHAL PLACE

ADDISON CIRCLE PHASE I EXISTING BUILDING "C"

MORRIS AVENUE

EX. GES

ADDISON CIRCLE PHASE I EXISTING BUILDING "B"

EXISTING BOSQUE PARK

WATER TOWER

TOWN OF ADDISON CONFERENCE & THEATRE CENTRE

WITT PLACE

N

SCALE IN FEET

LEGEND:

- TELE/COMM — PROPOSED TELEPHONE/COMMUNICATION DUCT
- GES — PROPOSED UNDERGROUND ELECTRIC DUCT
- PROPOSED TUE MANHOLE
- G — PROPOSED GAS LINE (BY OTHERS)
- EX. GES — EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING TUE MANHOLE

SUBMITTAL STATEMENT:

This information is part of a development plan submitted on February 9, 1999 for unplatted acreage all in the G.W. Fisher Survey, Abstract No. 482 in the Town of Addison, Dallas County, Texas.
This plan is being submitted by Cindy Harris of Post Properties, Inc. located at 15201 North Dallas Parkway, Suite 855, Addison, Texas 75001.
Telephone: 972 – 770 – 3164.

HUITT-ZOLLARS
3201 McKinney Ave., Ste. 800 Dallas, Texas 75204
Phone (214) 871-2311 Fax (214) 871-0757

Addison Circle – Phase 3

FINAL DEVELOPMENT PLAN

ADDISON - TEXAS

ORDINANCE NO. 099-007

OWNER
Post Properties
15201 N Dallas Parkway
Suite 855
Dallas, Texas 75248

ARCHITECT
RTKL
2828 Routh Street
Suite 200
Dallas, Texas 75201

STRUCTURAL
Brockette Davis Drake
414 North Central Expy
Suite 100
Dallas, Texas 75204

M. E. P.
Jacobs
2711 North Haskell Ave.
Dallas, Texas 75204-1155

No.	Date	Item
		REVISIONS

Drawn
Checked
Approved

RTKL

RTKL Associates Inc.
2828 Routh Street #200
Dallas, Texas 75201
214 871-2337

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FRANCHISE UTILITIES PLAN

Contract No. 12-98046.00
Date 02/09/99
Last Revision 04/20/00

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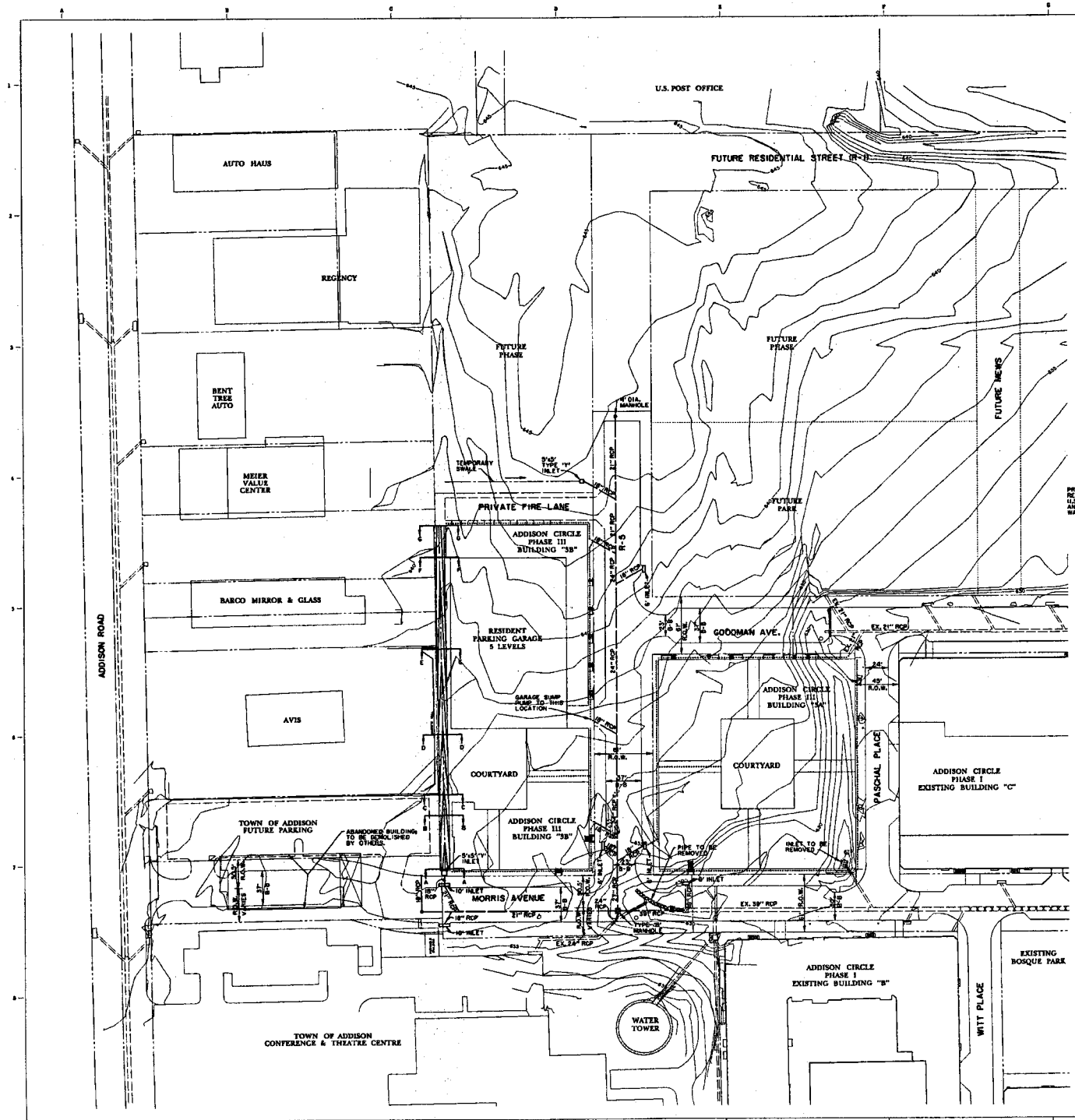
CITY SECRETARY



SUBMITTAL STATEMENT:

This information is part of a development plan submitted on February 9, 1999 for unplatted acreage still in the G.W. Fisher Survey, Abstract No. 482 in the Town of Addison, Dallas County, Texas.
This plan is being submitted by Cindy Harris of Post Properties, Inc. located at 15877 North Dallas Parkway, Suite 605, Addison, Texas 75001. Telephone: 972 - 770 - 5164.

HUITT-ZOLLARS
3131 McKinney Ave., Ste. 600 Dallas, Texas 75204
Phone (214) 871-8311 Fax (214) 871-0757

Addison Circle – Phase 3

FINAL DEVELOPMENT PLAN

ADDISON - TEXAS

OWNER
Post Properties
5051 N. Dallas Parkway
Suite 605
Dallas, Texas 75240

ARCHITECT
RTKL
2828 Routh Street
Suite 200
Dallas, Texas 75201

STRUCTURAL
Brockette Davis Drake, Inc.
4444 North Central Expwy.
Suite 1100
Dallas, Texas 75204

M. E. P.
Sorrell & Seay
400 Cityplace
2711 North Haskell Ave.
Dallas, Texas 75204-1155

No.	Date	Item
		REVISIONS

Drawn
Checked
Approved

RTKL
RTKL Associates Inc.
2828 Routh Street #200
Dallas, Texas 75201
214 871 6877

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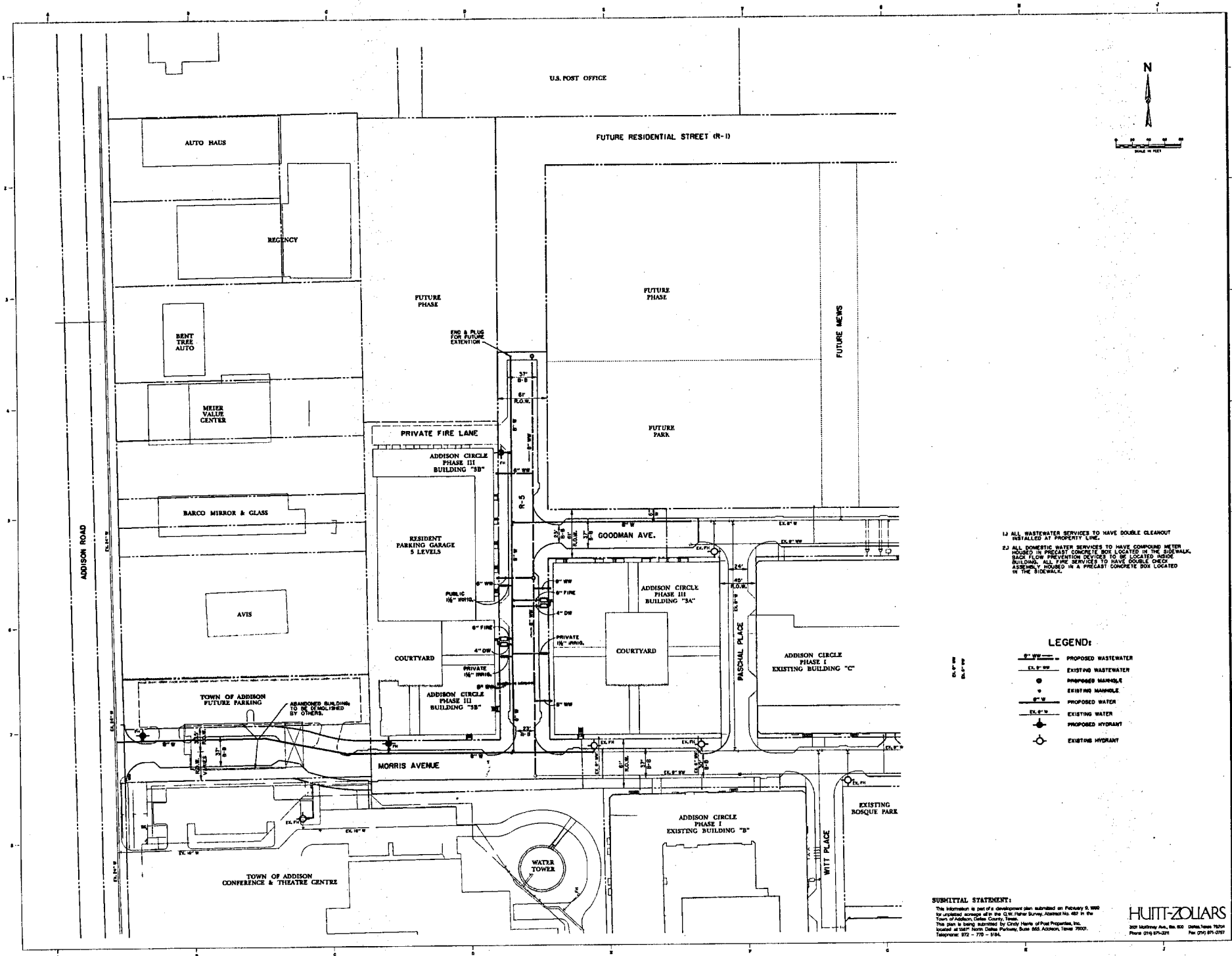
DRAINAGE PLAN

Contract No. 10-98046.00
Date 02/09/99
Last Revision 06/00/00



1.) ALL WASTEWATER SERVICES TO HAVE DOUBLE CLEANOUT INSTALLED AT PROPERTY LINE.

2.) ALL DOMESTIC WATER SERVICES TO HAVE COMPOUND METER HOUSED IN PRECAST CONCRETE BOX LOCATED IN THE SIDEWALK. BACK FLOW PREVENTION DEVICES TO BE LOCATED INSIDE BUILDING. ALL FIRE SERVICES TO HAVE DOUBLE CHECK ASSEMBLY HOUSED IN A PRECAST CONCRETE BOX LOCATED IN THE SIDEWALK.

SUBMITTAL STATEMENT:

This information is part of a development plan submitted on February 9, 1999 for unplatted acreage all in the C.W. Fisher Survey, Abstract No. 482 in the Town of Addison, Dallas County, Texas.
This plan is being submitted by Cindy Harris of Post Properties, Inc. located at 15877 North Dallas Parkway, Suite 855, Addison, Texas 75001.
Telephone: 972 - 770 - 5194.

HUITT-ZOLLARS
3301 McKinney Ave., Ste. 500 Dallas, Texas 75204
Phone (214) 871-3311 Fax (214) 871-0787

Addison Circle – Phase 3

FINAL DEVELOPMENT PLAN

ADDISON - TEXAS

OWNER
Post Properties
1901 N. Dallas Parkway
Suite 855
Dallas, Texas 75248

ARCHITECT
RTKL
2828 Routh Street
Suite 200
Dallas, Texas 75201

STRUCTURAL
Brockette Davis Drake, Inc.
4144 North Central Expwy.
Suite 1100
Dallas, Texas 75204

M. E. P.
Schmidt & Sazy
400 Cityplace
2711 North Haskell Ave.
Dallas, Texas 75204-1195

No.	Date	Revision

Drawn
Checked
Approved

RTKL

RTKL Associates Inc.
2828 Routh Street #200
Dallas, Texas 75201
214 871 8877

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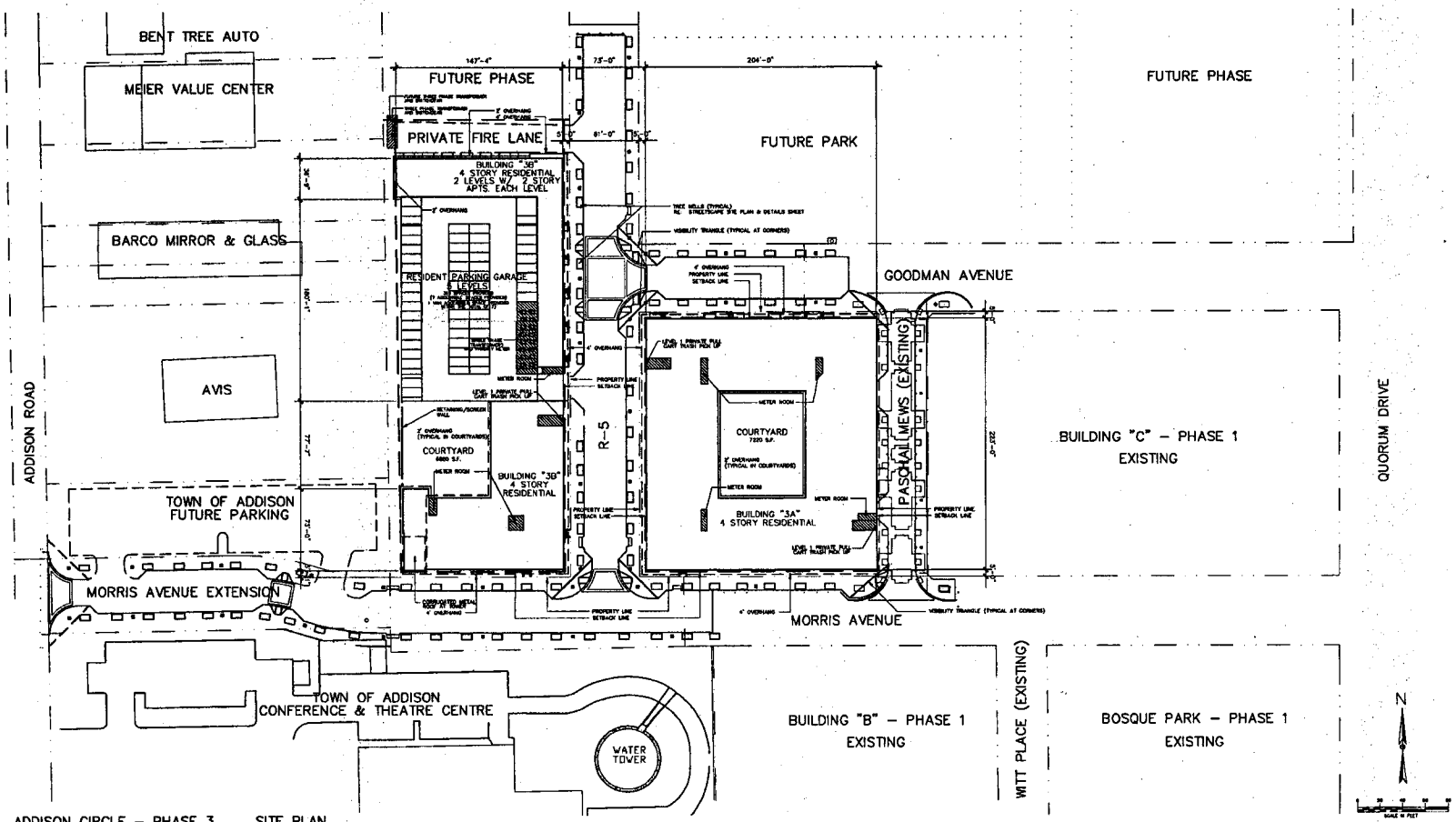
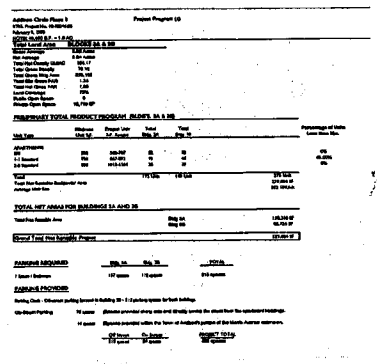
WATER & WASTEWATER SITE PLAN

Contract No. 10-98046.00
Date 02/09/99
Last Revision 06/00/00



ADDISON CIRCLE – PHASE 3 SITE PLAN

SCALE: 1" = 40'



WAIVERS / VARIATIONS REQUESTED:

1) Signage and lighting plans shall be submitted in building permit set.
2) Specific design and location of security gates and control areas for parking decks to be submitted in building plans.
3) Landscape architectural contract documents for both public and private improvements will be provided for city review and comment. We are requesting that detailed hardscape and softscape information and existing tree survey to be accepted at that time.
4) All tree grates and walls to match those approved for phase one.
5) 5 foot setback from residential street.
6) Use of composition shingles in courtyard spaces as allowed on Phase 2.
7) Waiver of the 90% brick requirement on street facing elevations.
8) Decrease in the 1 bedroom unit minimum size, and minimum average unit size requirement.

SUBMITTAL STATEMENT:

This information is part of a development plan submitted on February 9, 1999 for unplatted acreage all in the G.W. Fisher Survey, Abstract No. 482 in the Town of Addison, Dallas County, Texas.
This plan is being submitted by Cindy Harris of Post Properties, Inc. located at 15871 North Dallas Parkway, Suite 855, Dallas, Texas 75248. Telephone: 972 - 770 - 5184.

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BUILDING '3B' STREET ELEVATIONS
BUILDING '3B' COURTYARD ELEVATIONS

Addison Circle - Phase 3

FINAL DEVELOPMENT PLAN

ADDISON - TEXAS

OWNER
Post Properties
15851 N.Dallas Parkway
Suite 855
Dallas, Texas 75248

ARCHITECT
RTKL
2828 North Stout
Suite 200
Dallas, Texas 75201

STRUCTURAL
Brockette Davis Drake, Inc.
4144 North Central Expwy.
Suite 1100
Dallas, Texas 75204

M.E.P.
Schimdt & Stacy
400 Cityplace
2711 North Haskell Ave.
Dallas, Texas 75204-1155

No.	Date	Item
		REVISIONS

Drawn
Checked
Approved

RTKL

RTKL Associates Inc.
2828 North Stout #200
Dallas, Texas 75201
214 871 8877

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PROJECT PROGRAM AND GENERAL INFORMATION

Contract No.	10-98046.00
Date	02/09/99
Last Revision	00/00/00

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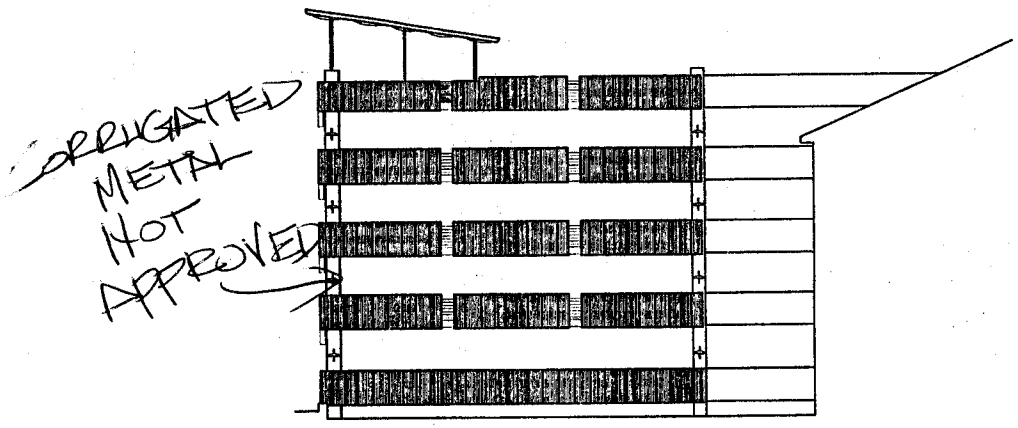
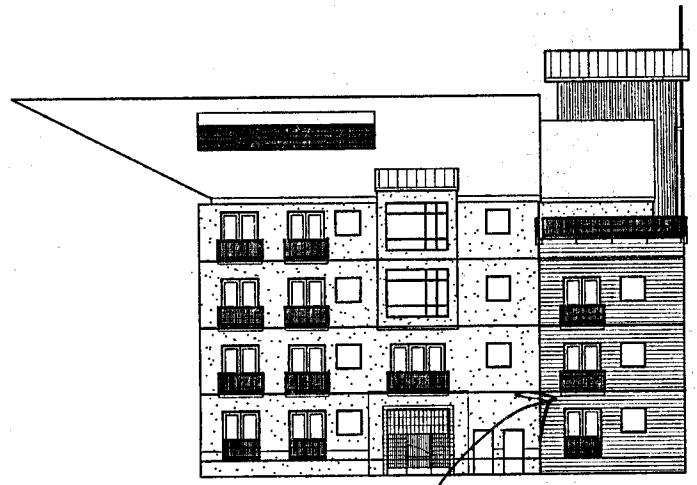


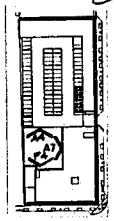
A4 NORTH COURTYARD ELEVATION

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

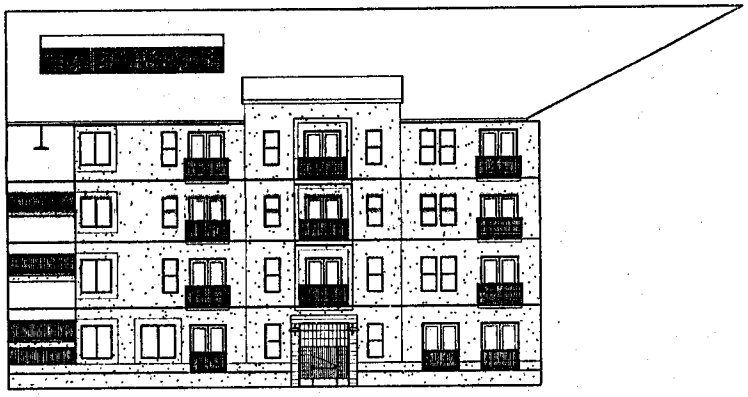


F4 SOUTH COURTYARD ELEVATION

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



CORRUGATED METAL NOT APPROVED



A7 EAST COURTYARD ELEVATION

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

GENERAL MATERIAL NOTES:

EXTERIOR BUILDING MATERIALS (BUILDING WALLS)
- 35% BRICK (OVERALL) ON PUBLIC FACADES
- 65% STUCCO (OVERALL) ON PUBLIC FACADES
- BRICK WINDOW SILLS, WINDOW HEADS, AND BANDING
- CAST STONE ENTRYWAYS
- CORRUGATED METAL PANELS
- STUCCO AND CORRIGATED METAL ON BAY WINDOWS

EXTERIOR BUILDING MATERIALS (BUILDING ROOVES)
- CONCRETE ROOF TILES AND STANDING SEAM METAL ROOF
- COMPOSITION SHINGLES (COURTYARD SIDE ONLY)
- CORRUGATED METAL PANELS
- PLASTER PEDIMENTS AND MEDIAL CAPS FOR ALL CHIMNEYS
- PAINTED METAL FLASHING AND ASSEMBLY FOR ALL EDIFFS AND FASCIA

EXTERIOR BUILDING MATERIALS (WINDOWS, DOORS, TRIM, AND MISCELLANEOUS FLASHING AND ACCENTS)
- PAINTED ALUMINUM FIXED AND OPERABLE WINDOWS
- WOOD CLAD CASEMENT WINDOWS
- CANVAS AND GALVANIZED METAL AWNINGS
- PAINTED METAL SECURITY GATES
- PAINTED METAL AND WOOD DOORS
- PAINTED METAL BALCONETTES AND BALCONIES
- PAINTED METAL GUTTERS AND DOWNSPOUTS
- PAINTED METAL RAILINGS

Addison Circle - Phase 3

FINAL DEVELOPMENT PLAN

ADDISON - TEXAS

ORDINANCE NO. 099-007

OFFICE OF CITY SECRETARY

OWNER
Post Properties
15601 N.Dallas Parkway
Suite 855
Dallas, Texas 75248

ARCHITECT
RTKL
2525 Ross Street
Suite 2200
Dallas, Texas 75201

STRUCTURAL ENGINEER
Brockette Davis Drake, Inc.
4444 W.Lovers Lane
Suite 100
Dallas, Texas 75209

CIVIL ENGINEER
Bury+Partners
400 Dallas Bank
2711 North Haskell Ave.
Dallas, Texas 75204-1155

Date
Checked
Approved

RTKL

RTKL Associates Inc.
2525 Ross Street 2200
Dallas, Texas 75201
214 871 8877

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BUILDING 3B
COURTYARD ELEVATIO

Contract No. 10-98046.00
Date 02/09/99
Last Revision 00/00/00

SCALE: 1"=8'-0"

32
23

A4 BUILDING 3A - NORTH ELEVATION

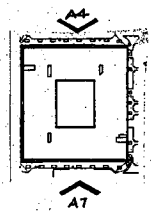
SCALE: 1/8"=1'-0"

GENERAL MATERIAL NOTES:

EXTERIOR BUILDING MATERIALS (BUILDING WALLS)
- 35% BRICK (OVERALL) ON PUBLIC FACADES
- 65% STUCCO (OVERALL) ON PUBLIC FACADES
- BRICK WINDOW SILLS, WINDOW HEADS, AND BANDING
- CAST STONE ENTRYWAYS
- CORRUGATED METAL PANELS
- STUCCO AND CORRIGATED METAL ON BAY WINDOWS

EXTERIOR BUILDING MATERIALS (BUILDING ROOVES)
- CONCRETE ROOF TILES AND STANDING SEAM METAL ROOF
- COMPOSITION SHINGLES (COURTYARD SIDE ONLY)
- CORRIGATED METAL PANELS
- PLASTER FINISH AND METAL CAPS FOR ALL CHIMNEYS.
- PAINTED CEMENT FIBERBOARD ASSEMBLY FOR ALL SOFFITS AND FASCIA

EXTERIOR BUILDING MATERIALS (WINDOWS, DOORS, TRIM, AND MISCELLANEOUS FLASHING AND ACCENTS)
- PAINTED ALUMINUM FIXED AND OPERABLE WINDOWS
- WOOD CLAD CASEMENT WINDOWS
- CANVAS AND GALVANIZED METAL AWNINGS
- PAINTED METAL SECURITY GATES
- PAINTED METAL AND WOOD DOORS
- PAINTED METAL BALCONETTES AND BALCONIES
- PAINTED METAL GUTTERS AND DOWNSPOUTS
- PAINTED METAL RAILINGS



A7 BUILDING 3A - SOUTH ELEVATION

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

Addison Circle - Phase 3

FINAL DEVELOPMENT PLAN

ADDISON - TEXAS

ORDINANCE NO. 099-007

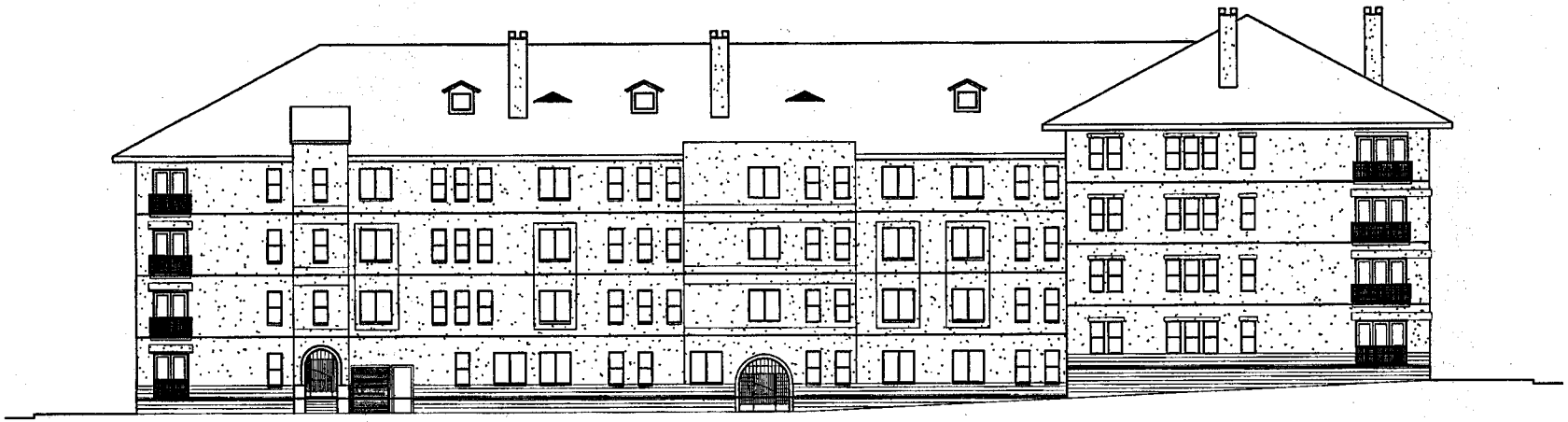
OWNER
Peel Properties
19051 N.Dallas Parkway
Suite 925
Dallas, Texas 75248

ARCHITECT
RTKL
2828 Routh Street
Suite 200
Dallas, Texas 75201

STRUCTURAL
Brandolin Dwyer Associates
4144 North Central Expy.
Suite 1100
Dallas, Texas 75204

M.E.P.
Schmidt Associates
400 Cityplace
2711 North Haskell Ave.
Dallas, Texas 75204-1195

No.	Date	REVISIONS



A4 BUILDING 3A - EAST ELEVATION

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

GENERAL MATERIAL NOTES:

EXTERIOR BUILDING MATERIALS (BUILDING WALLS)
- 35% BRICK (OVERALL) ON PUBLIC FACADES
- 65% STUCCO (OVERALL) ON PUBLIC FACADES
- BRICK WINDOW SILLS, WINDOW HEADS, AND BANDING
- CAST STONE ENTRYWAYS
- CORRUGATED METAL PANELS
- STUCCO AND CORRIGATED METAL ON BAY WINDOWS

EXTERIOR BUILDING MATERIALS (BUILDING ROOVES)
- CONCRETE ROOF TILES AND STANDING SEAM METAL ROOF
- COMPOSITION SHINGLES (COURTYARD SIDE ONLY)
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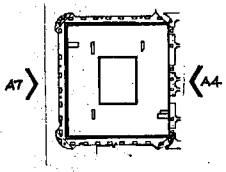
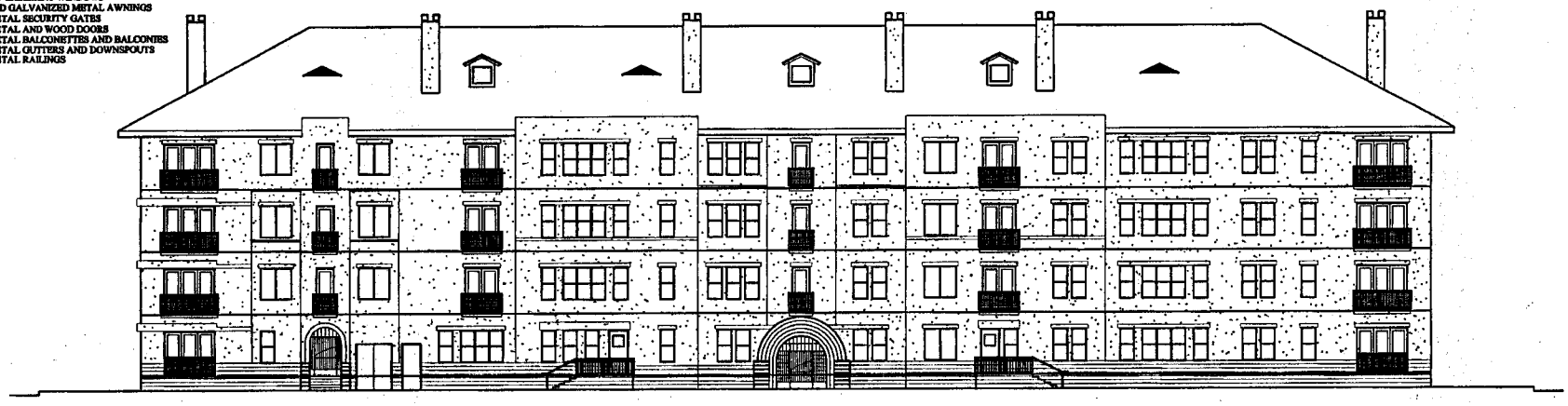
- PLASTER FINISH AND METAL CAPS FOR ALL CHIMNEYS.
- PAINTED CEMENT FIBERBOARD ASSEMBLY FOR ALL SOFFITS AND FASCIA

EXTERIOR BUILDING MATERIALS (WINDOWS, DOORS, TRIM, AND MISCELLANEOUS FLASHING AND ACCENTS)
- PAINTED ALUMINUM FIXED AND OPERABLE WINDOWS
- WOOD CLAD CASEMENT WINDOWS
- CANVAS AND GALVANIZED METAL AWNINGS
- PAINTED METAL SECURITY GATES
- PAINTED METAL AND WOOD DOORS
- PAINTED METAL BALCONETTES AND BALCONIES
- PAINTED METAL GUTTERS AND DOWNSPOUTS
- PAINTED METAL RAILINGS





A7 BUILDING 3A - WEST ELEVATION

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

Addison Circle - Phase 3

FINAL DEVELOPMENT PLAN

ADDISON - TEXAS

OWNER
Post Properties
15851 N.Dallas Parkway
Suite 555
Dallas, Texas 75248

ARCHITECT
RTKL
2828 Routh Street
Suite 200
Dallas, Texas 75201

STRUCTURAL
Brockette Davis Drake
4144 North Central Expwy.
Suite 1100
Dallas, Texas 75204

CIVIL
400 Cityplace
2711 North Haskell Ave.
Dallas, Texas 75204-1195

ORDINANCE NO. 099-007

No.	Date	By	REVISIONS

Drawn
Checked
Approved

FILED IN THE CITY SECRETARY

RTKL

RTKL Associates Inc.
2828 Routh Street #200
Dallas, Texas 75201
214 871-8877

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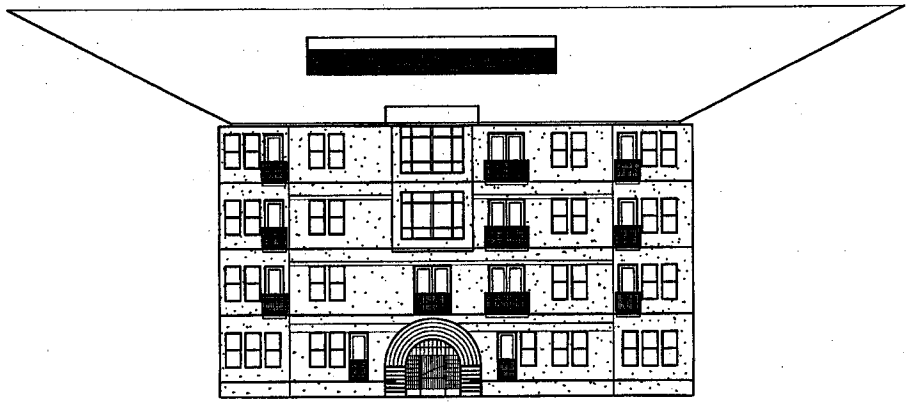
BUILDING 3A
STREET ELEVATIONS

Contract No.	10-98046.00
Date	02/09/99
Last Revision	00/00/00

SCALE: 1"=20'-0"

32
11



D4 BUILDING 3A - NORTH COURTYARD ELEVATION

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

GENERAL MATERIAL NOTES:

EXTERIOR BUILDING MATERIALS (BUILDING WALLS)
- 35% BRICK (OVERALL) ON PUBLIC FACADES
- 65% STUCCO (OVERALL) ON PUBLIC FACADES
- BRICK WINDOW SILLS, WINDOW HEADS, AND BANDING
- CAST STONE ENTRYWAYS
- CORRUGATED METAL PANELS
- STUCCO AND CORRIGATED METAL ON BAY WINDOWS

EXTERIOR BUILDING MATERIALS (BUILDING ROOVES)
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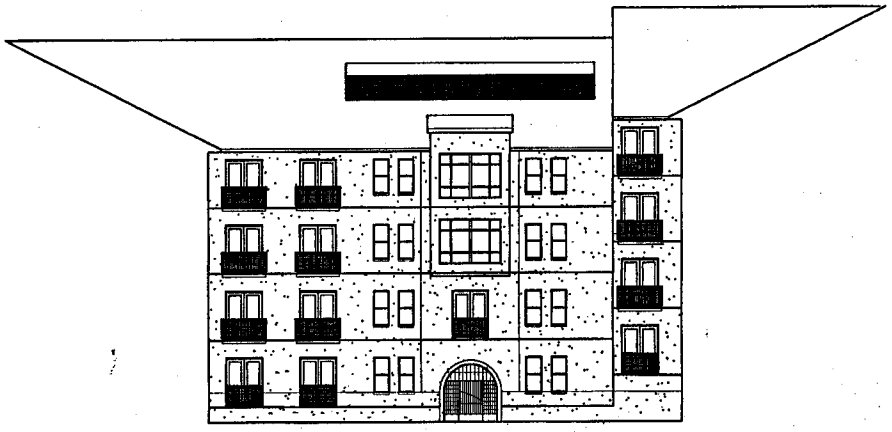
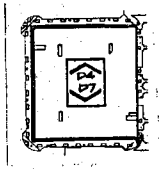
- PAINTED METAL AND WOOD DOORS
- PAINTED METAL BALCONETTES AND BALCONIES
- PAINTED METAL GUTTERS AND DOWNSPOUTS
- PAINTED METAL RAILINGS



D7 BUILDING 3A - SOUTH COURTYARD ELEVATION

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



Addison Circle - Phase 3

FINAL DEVELOPMENT PLAN

ADDISON - TEXAS

ORDINANCE NO: 099-007

OWNER
Post Properties
5005 LBJ Freeway
Suite 250
Dallas, Texas 75240

ARCHITECT
RTKL
2828 South Street
Suite 200
Dallas, Texas 75201

STRUCTURAL
Brooks Scott Sullivan
4144 North Central Expy.
Suite 1100
Dallas, Texas 75204

CIVIL
Bury & Partners
2711 North Haskell Ave.
Dallas, Texas 75204-1155

No.	Date	Item
REVISIONS		

Drawn
Checked
Approved

RTKL

RTKL Associates Inc.
2828 South Street Suite 200
Dallas, Texas 75201
214 871 8877

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BUILDING 3A
COURTYARD ELEVATIONS

Contract No.	1994B046.00
Date	02/09/99
Last Revision	00/00/00

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

32
12

FILE COPY
CITY SECRETARY

GENERAL MATERIAL NOTES:

EXTERIOR BUILDING MATERIALS (BUILDING WALLS)
- 35% BRICK (OVERALL) ON PUBLIC FACADES
- 65% STUCCO (OVERALL) ON PUBLIC FACADES
- BRICK WINDOW SILLS, WINDOW HEADS, AND BANDING
- CAST STONE ENTRYWAYS
- CORRUGATED METAL PANELS
- STUCCO AND CORRIGATED METAL ON BAY WINDOWS

EXTERIOR BUILDING MATERIALS (BUILDING ROOVES)
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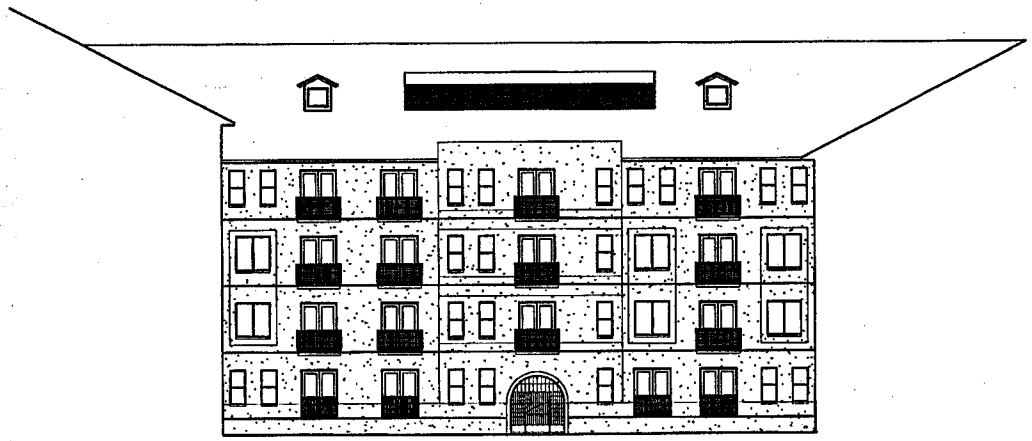
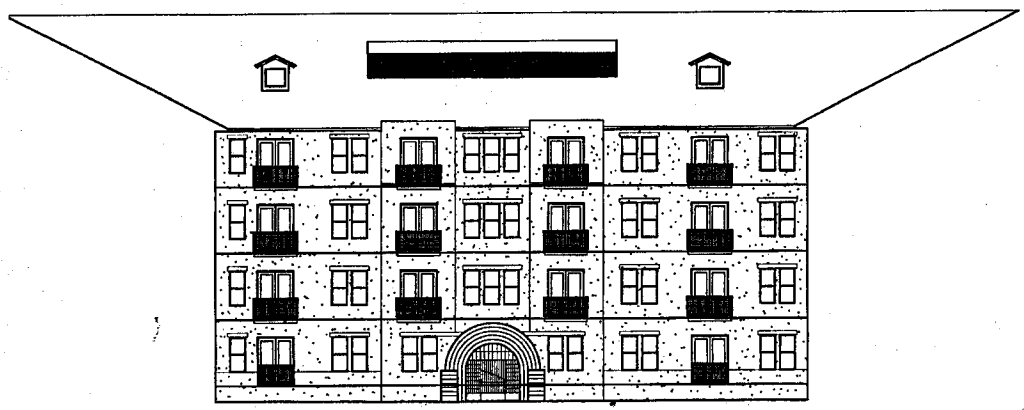
- PAINTED METAL RAILINGS



D4 BUILDING 3A - EAST COURTYARD ELEVATION

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



D7 BUILDING 3A - WEST COURTYARD ELEVATION

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

Addison Circle - Phase 3

FINAL DEVELOPMENT PLAN

ADDISON - TEXAS

OWNER
Post Properties
13601 N.Dallas Parkway
Suite 655
Dallas, Texas 75240

ARCHITECT
RTKL
2228 Routh Street
Suite 200
Dallas, Texas 75201

STRUCTURAL
Escondido Davis Dallas, Inc.
4144 North Central Expwy.
Suite 1100
Dallas, Texas 75204

Schmidt & Stacy
401 Cityplace
7171 North Central Expy.
Dallas, Texas 75204-1165

ORDINANCE NO. 099-007

No.	Date	Description

RTKL

RTKL Associates Inc.
2228 Routh Street #200
Dallas, Texas 75201
214 871 8877

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BUILDING 3A
COURTYARD ELEVATIONS

Contract No.	96/98046.00
Date	02/09/99
Last Revision	00/00/00

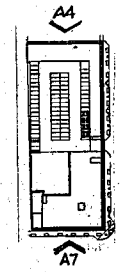
SCALE: 1/8"=1'-0"

32
13

OFFICIAL CITY SECRETARY RECORD

A4 BUILDING 3B - SOUTH ELEVATION

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



GENERAL MATERIAL NOTES:

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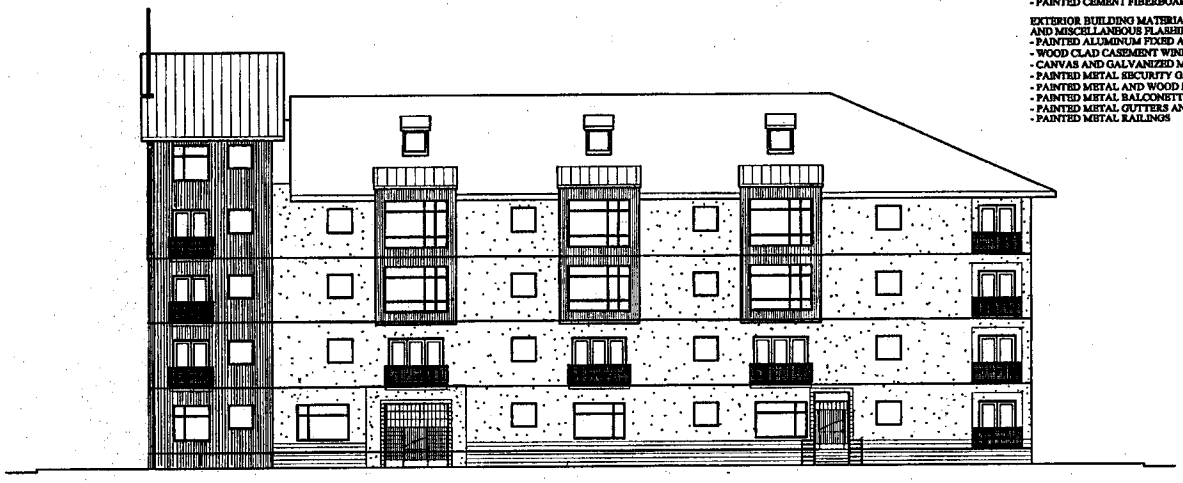
- PAINTED METAL RAILINGS



A7 BUILDING 3B - SOUTH ELEVATION

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

Addison Circle - Phase 3

FINAL DEVELOPMENT PLAN

ADDISON - TEXAS

OWNER
Post Properties
15601 N.Dallas Parkway
Suite 855
Dallas, Texas 75248

ARCHITECT
RTKL
2228 Routh Street
Suite 200
Dallas, Texas 75201

STRUCTURAL
Brockette Davis Drake, Inc.
4144 North Central Expwy.
Suite 1100
Dallas, Texas 75204

Schmidt & Stacy
400 Cityplace
2711 North Haskell Ave.
Dallas, Texas 75204-1155

ORDINANCE NO. 099-007

No.	Date	Description

RTKL

RTKL Associates Inc.
2228 Routh Street #200
Dallas, Texas 75201
214 [illegible] 8877

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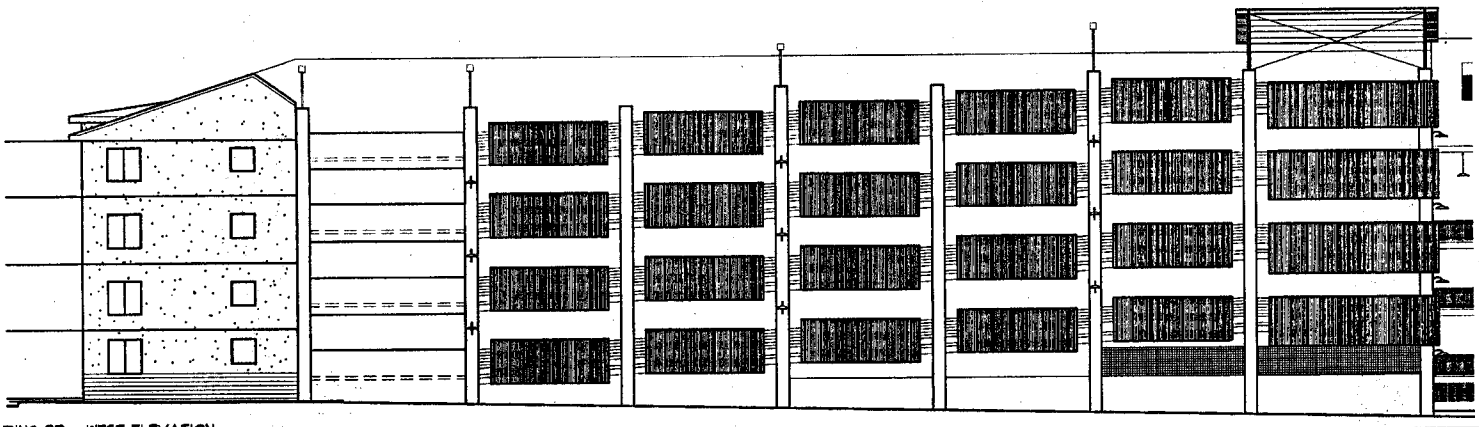
BUILDING 3B
STREET ELEVATIONS

Contract No.	10-98046.00
Date	02/09/99
Last Revision	00/00/00

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

32
20

OFFICE OF THE CITY SECRETARY



A4 BUILDING 3B - WEST ELEVATION

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

GENERAL MATERIAL NOTES:

EXTERIOR BUILDING MATERIALS (BUILDING WALLS)
- 35% BRICK (OVERALL) ON PUBLIC FACADES
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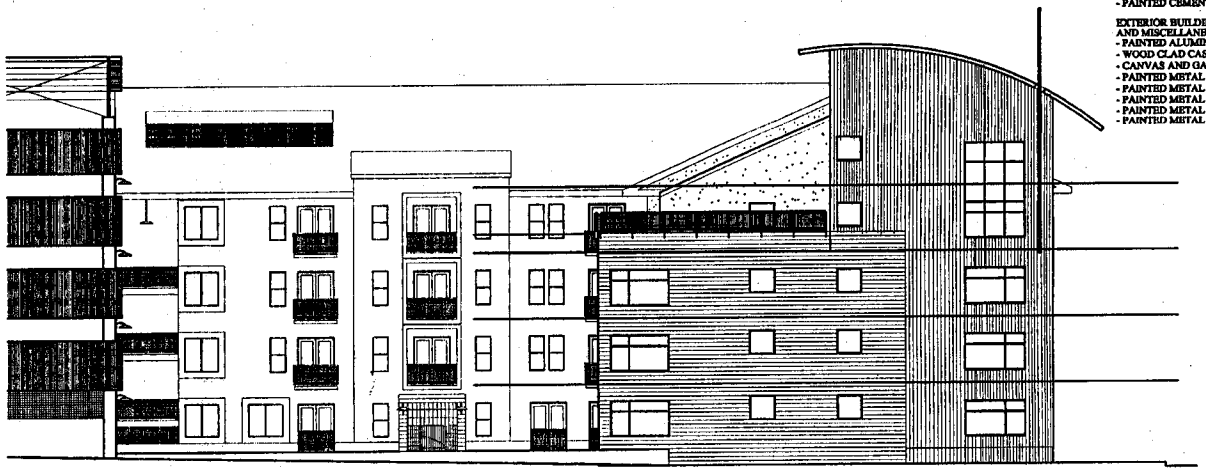
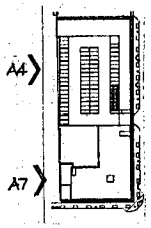
- PAINTED METAL RAILINGS



A7 BUILDING 3B - WEST ELEVATION

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



Addison Circle - Phase 3

FINAL DEVELOPMENT PLAN

ORDINANCE NO. 099-007

OWNER
Post Properties
15301 N.Dallas Parkway
Suite 855
Dallas, Texas 75248

ARCHITECT
RTKL
2828 South Street
Suite 200
Dallas, Texas 75201

STRUCTURAL
Brockette Davis Drake, Inc.
4144 North Central Expwy.
Suite 1100
Dallas, Texas 75204

Schmitt & Stacy
401 Cityplace
2711 North Haskell Ave.
Dallas, Texas 75204-1165

ADDISON - TEXAS

No.	Date	Revisions

Drawn
Checked
Approved

RTKL

RTKL Associates Inc.
2828 South Street #200
Dallas, Texas 75201
214-871-8877

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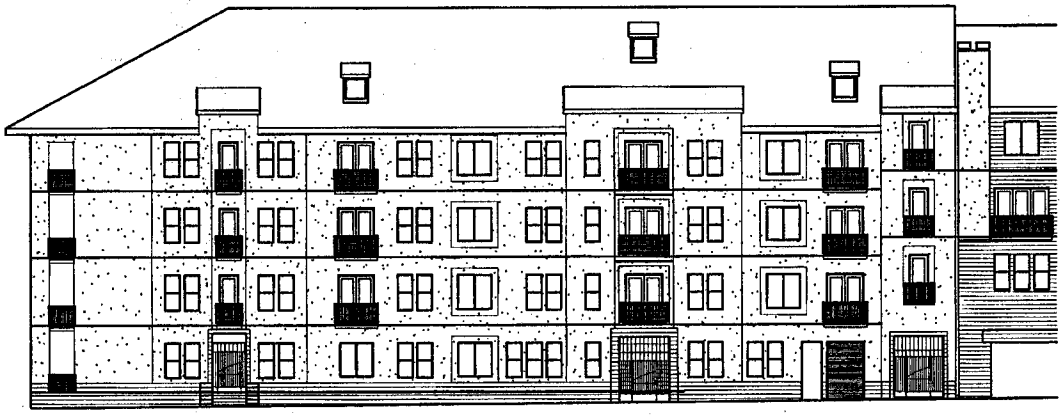
BUILDING 3B
STREET & PROPERTY
LINE ELEVATIONS

Contract No.	10-98046.00
Date	02/09/99
Last Revision	00/00/00

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

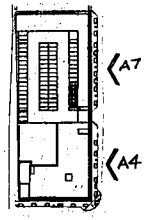
32
21

OFFICE OF THE CITY SECRETARY



A4 BUILDING 3B - EAST ELEVATION

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



GENERAL MATERIAL NOTES:

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- PAINTED METAL GUTTERS AND DOWNSPOUTS
- PAINTED METAL RAILINGS

A7 BUILDING 3B - EAST ELEVATION

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

Addison Circle - Phase 3

FINAL DEVELOPMENT PLAN

ADDISON - TEXAS

OWNER
Fidel Properties
15201 N Dallas Parkway
Suite 100
Dallas, Texas 75248

ARCHITECT
RTKL
2828 North Street
Suite 700
Dallas, Texas 75201

STRUCTURAL ENGINEER
Brockette Davis Drake
4144 North Central Expwy.
Suite 1000
Dallas, Texas 75204

CIVIL ENGINEER
Carter & Burgess
201 Cityplace
2000 Pacific Avenue
Dallas, Texas 75204-1186

ORDINANCE NO. 099-007

No.	Date	By	Description

Approved

CITY SECRETARY

RTKL

RTKL Associates Inc.
2828 North Harwood Street #200
Dallas, Texas 75201
214 871 8877

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BUILDING 3B
STREET ELEVATIONS

Contract No.	1127.8046.00
Date	12/15/99
Last Revision	00/00/00

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

32
22