

**TOWN OF ADDISON, TEXAS**  
**ORDINANCE NO. 008-053**

**AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, APPROVING A FINAL DEVELOPMENT PLAN FOR A RESIDENTIAL PROJECT OF APPROXIMATELY 90 CONDOMINIUM UNITS AND 48 TOWNHOME UNITS, AS REQUIRED BY THE "UC" DISTRICT ORDINANCE, RESIDENTIAL SUB-DISTRICT, ON APPLICATION FROM ADDISON URBAN DEVELOPMENT PARTNERS - LLC, LOCATED ON ONE TRACT OF 3.98 ACRES AT THE SOUTHEAST CORNER OF AIRPORT PARKWAY AND QUORUM DRIVE, AND BEING MORE PARTICULARLY DESCRIBED IN THE BODY OF THIS ORDINANCE; PROVIDING FOR APPROVAL OF WAIVERS TO DESIGN STANDARDS, 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,**

SECTION 1. That the Addison City Council does hereby approved a final development plan for the hereinafter described property, said property being located

within the UC – Urban Center zoning district, Residential subdistrict, 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 in the City of Addison, Dallas County, Texas, said tract also being part of the L.L.Jacobs Tract as shown by Deed in Volume 2131 at Page 422-424, Deed Records of Dallas County, Texas, and also part of a tract of land conveyed to Chaney and Hope, Inc. as shown by Deed in Volume 78194 at Page 1741, Deed Records of Dallas County, Texas, and being all of the tract of land conveyed to Quorum East Joint Venture as shown by Deed in Volume 93022 at page 5219, Deed Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a point of intersection of the East line of Addison Road (a 60 foot right-of-way) with the South line of Airport Parkway (formerly Harris Road) ( a 55 foot right-of-way);

THENCE South 89 degrees 37 minutes 15 seconds East, a distance of 1266.62 feet along the said South line of Airport Parkway to the POINT OF BEGINNING;

THENCE South 89 degrees 37 minutes 15 seconds East, along the said South line of Airport Parkway a distance of 474.60 feet to a 1/2 inch iron rod found for corner and being the Northwest corner of Dallas North Parkway Addition as shown in Volume 85021, Page 16867, of the Plat Records of Dallas County, Texas,

THENCE South 44 degrees 56 minutes 29 seconds East, along the west line of Spectrum Drive a distance of 14.22 feet to a ½ inch iron rod found for corner;

Thence South 00 degrees 15 minutes 44 seconds East, along the common line of said Dallas North Parkway Addition a distance of 344.68 feet to a ½-inch iron rod found for corner in the North line of a tract of land conveyed to OPUBCO Resources as recorded in the Volume 78070, Page 3638 of the Deed Records of Dallas County, Texas, said iron rod also being the Southwest corner of said Dallas North Parkway Addition;

THENCE North 89 degrees 36 minutes 38 seconds West, along said North line of said OPUBCO Resources a distance of 480.85 feet to a 1/2 inch iron rod found for corner in the East line of Quorum Drive (a 90 foot right-of-way);

THENCE North 44 degrees 37 minutes 10 seconds West, along the said East line of Quorum Drive a distance of 14.99 feet to a 1/2 inch iron rod found for corner;

THENCE North 00 degrees 21 minutes 32 seconds East along the said East line of Quorum Drive a distance of 340.88 feet to a ½ inch iron rod found for corner;

THENCE North 45 degrees 35 minutes 09 seconds East, along the said East line of Quorum Drive a distance of 4.23 feet to the PLACE OF BEGINNING and CONTAINING 3.98 acres of land.

SECTION 2, As provided in the "UC" Urban Center, Residential Subdistrict, – Article of the Comprehensive Zoning Ordinance, said property shall be developed in accordance with the final development plans, which are attached hereto and made a part hereof for all purposes.

SECTION 3. As provided in the "UC" Urban Center, Residential Subdistrict, Article of the Comprehensive Zoning Ordinance, the property shall be developed in accordance with the final development plans, with the following waivers to design standards:

#### APPROVED WAIVERS FOR TOWNHOMES

Waiver of design standards in order to allow lot widths to be 16 feet as opposed to the 25 feet required by the ordinance

Waiver to design standards in order to allow depths of 45 feet as opposed to the 55 feet required by the ordinance.

Waiver to design standards in order to allow lot coverage of 100% of the lot as opposed to the 65% of the lot required by the ordinance

Waiver to design standards in order to allow a minimum three-foot setback against the Category C, (Residential) Streets (Calloway), as opposed to the five-foot setback required by the ordinance, and a waiver to design standards in order to allow a seven-foot setback against the Category D (Quorum, Spectrum, Airport Parkway) streets, as opposed to the ten-foot setback required by the ordinance.

Waiver to design standards in order to use hardi-plank siding as a siding material on an exterior façade.

Waiver to design standards in order to use composition shingles as a roofing material.

#### APPROVED WAIVERS FOR SAVANNAH HOMES CONDOMINIUMS

Waiver to the design standard for minimum width and minimum depth for a lot.

Waiver to design standards in order to allow a minimum seven-foot setback against a Category D street (Spectrum Drive), as opposed to the ten-foot setback required by the ordinance.

Waiver to design standards in order to allow for not less than 70 percent of the exterior cladding of all exterior walls fronting or visible from public streets (including above grade parking structures) be brick or stone construction.

#### CONDITIONS FOR APPROVAL:

- All townhomes on the site shall contain the following design elements:
  - divided light windows
  - shutters at the third floor windows
  - overhangs and gables
  - standing seam roof at the "tower" element
  - brick cladding on all sides of all chimneys
  - stone at base of buildings carried to second floor elevation
  - front yard enclosures are to be provided on buildings facing Quorum Drive, Spectrum Drive, and Calloway Drive
  - wrought iron with added "detail" shall be installed on balconies and front yard enclosures as shown on sketch provided and attached as part of the development plans
  - iron fencing shall be provided around third-floor roof "decks" and mechanical units. Wood fencing is prohibited"
  - GAF "Grand Slate" composition shingles, with lifetime warranty, shall be used on all roofs.
  - All roof vents, plumbing stacks, and mechanical vents shall be installed on the back side of the roof ridge line to the fullest extent possible.

-Units in Block C, units 9-16, (as shown on the approved final development plan) shall be constructed using noise mitigation methods so that outside noise levels, measured within the habitable space of the dwelling unit, do not exceed 45 DNL. A certified acoustical engineer shall approve the construction plans for units 9-16 to assure they will provide a 45 DNL noise level, and a certified acoustical engineer shall inspect the units, once they are constructed, and verify that the required noise level has been attained. The applicant shall bear all costs for hiring the certified acoustical engineer.

-The tree wells on all public streets shall be designed to match the Fairfield Development tree wells, which include a concrete curb edge separating the pavers from the planting bed.

-Where possible, plantings (shrubs or vines) shall be added in the alleys to soften the appearance from the streets.

-The dead-end alleys shall have appropriate signage.

-A 5-foot sidewalk easement shall be added along the Spectrum Drive frontage.

-Any encroachments into the public right-of-way shall comply with Chapter 32 of the 2006 IBC must be approved by the Public Works Department.

-The townhomes shall comply with the requirements of the 2006 IRC, unless a unity agreement is executed.

Fire hydrants shall be placed at 300-foot intervals along streets and fire lanes serving the property.

SECTION 4. As provided in the "UC" Urban Center Article of the Comprehensive Zoning Ordinance, the property shall be developed in accordance with the final development plans, subject to the following special conditions:

-All air conditioning screening fences shall be of a solid material, and shall screen the air conditioning units from all sides.

-Plans shall be revised to include a wing-wall or gateway element at all alley entrances to help screen views into the alleys.

-All paving and drainage design and construction must meet city standards.

-A final site plan must be approved by the Fire Department before issuance of a building permit.

-Detailed streetscape plans shall be submitted for review and approval for lighting, paving, irrigation, site furniture, and planting prior to the issuance of a building permit.

-The on-going open space maintenance shall be the owners/homeowners association's responsibility, which includes the maintenance of the living screen area along Airport Parkway.

-Units in Block C, units 9-16, (as shown on the approved final development plan) shall be constructed using noise mitigation methods so that outside noise levels, measured within the habitable space of the dwelling unit, do not exceed 45 DNL. A certified acoustical engineer shall approve the construction plans for units 9-16


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 11<sup>th</sup> day of November, 2008.

  
MAYOR-Joe Chow

ATTEST:

  
CITY SECRETARY-  
Mario Canizares

CASE NO. : 1562-Z-1/Meridian Square

APPROVED AS TO FORM:



DIRECTOR OF DEVELOPMENT SERVICES-  
Carmen Moran

PUBLISHED ON: DMN 12/7/2008



**SITE DATA SUMMARY:**

1. LISTING ZONING: UC - URBAN CENTER PROPOSED ZONING: UC
2. TOTAL SITE AREA = 4.0 ACRES
3. RESIDENTIAL DWELLINGS: 194-ALLEY ACCESS-48 CONDO-GARAGE-ACCESS-92
4. RESIDENTIAL DENSITY (DWELLING UNITS/ACRE): 36.7
5. AREA REGULATIONS:
  - MIN. LOT WIDTH: 16'
  - MIN. LOT DEPTH: 47'
  - MIN. LOT AREA: 753 SF
  - MIN. LOT COVERAGE: 95%
  - MIN. FRONT YARD: 5'
  - MIN. GARAGE SET BACK: 3'
  - MIN. REAR YARD: 0'
  - MIN. DIST. BETWEEN GARAGE FACTS: 30 (SEE NOTE 7) N/A
  - MIN. SIDE YARD: 0'
  - MIN. PERIMETER CORNER SIDE YARD: 3'
  - MIN. BLDG. SEPARATION: 10'
  - MAX. UNITS PER BLDG: 10'
  - ON STREET GUEST PARKING (PROVIDED): 141 or 4 0.31
6. THALLEY ACCESS: CONDO STREET ACCESS

**NOTES:**

1. ALL DIMENSIONS AND PAIRS FOR THESE ARE OPERATIONAL DIMENSIONS. DIMENSIONS ARE TO BE TAKEN FROM THE CENTERLINE OF THE CURB OR THE CENTERLINE OF THE DRIVEWAY UNLESS OTHERWISE NOTED.

2. THE 20' ALLEY ROWS ARE TO BE MAINTAINED AS ALL-WEATHER PAVED DRIVEWAYS. THE 20' ALLEY ROWS ARE TO BE MAINTAINED AS ALL-WEATHER PAVED DRIVEWAYS. THE 20' ALLEY ROWS ARE TO BE MAINTAINED AS ALL-WEATHER PAVED DRIVEWAYS.

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**SITE PLAN 148 TH & 92 CONDO/SI**

**MERIDIAN SQUARE**

148 TH & 92 CONDO/SI, DALLAS COUNTY, TEXAS

OWNER: DOWDEY, ANDERSON & ASSOCIATES, INC.

2224 W. WOODLAWN ST., DALLAS, TEXAS 75224

ARCHITECT: DOWDEY, ANDERSON & ASSOCIATES, INC.

148 TH & 92 CONDO/SI, DALLAS COUNTY, TEXAS

DATE: 11/15/11

SCALE: AS SHOWN

**LAND SURVEY:**

ANDERSON & ASSOCIATES, INC.

2224 W. WOODLAWN ST., DALLAS, TEXAS 75224

ARCHITECT: DOWDEY, ANDERSON & ASSOCIATES, INC.

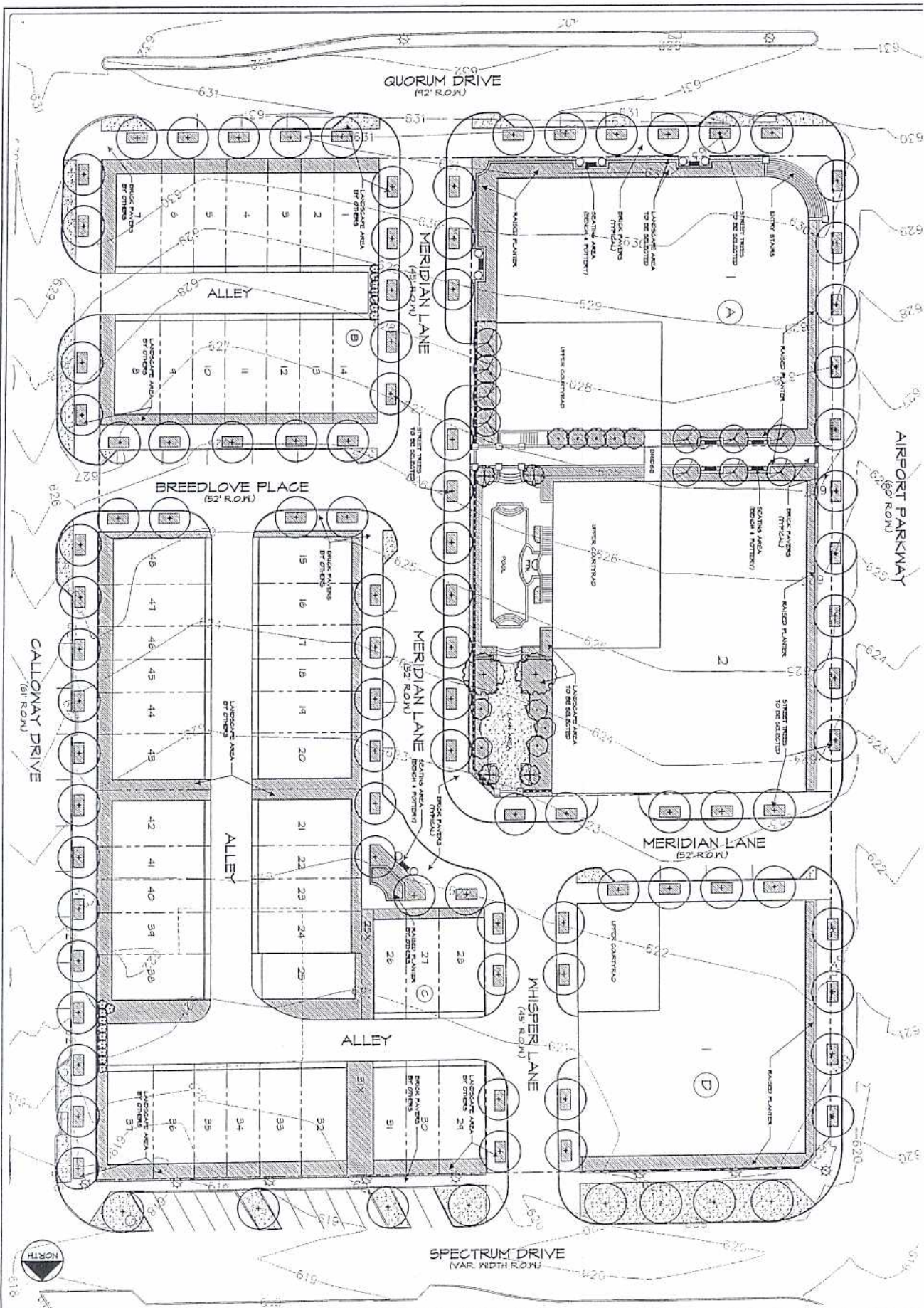
148 TH & 92 CONDO/SI, DALLAS COUNTY, TEXAS

DATE: 11/15/11

SCALE: AS SHOWN







Sheet Title:  
**Landscape Plan**  
 Sheet Number:  
**L1**

Project Name:  
**Meridian Square**  
 Location:  
**Addison, Texas**  
 Date:  
**7-27-2006**

**Meridian Square**  
 Condominium / Townhomes  
 Addison, Texas

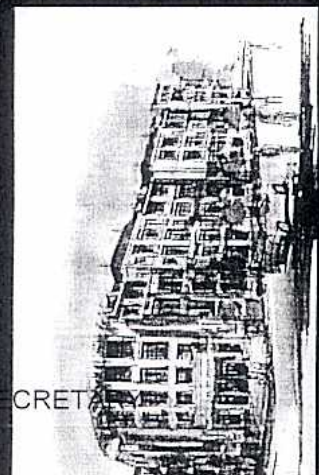


**Grubbs Design Group**  
 Landscape Architecture - Construction Management

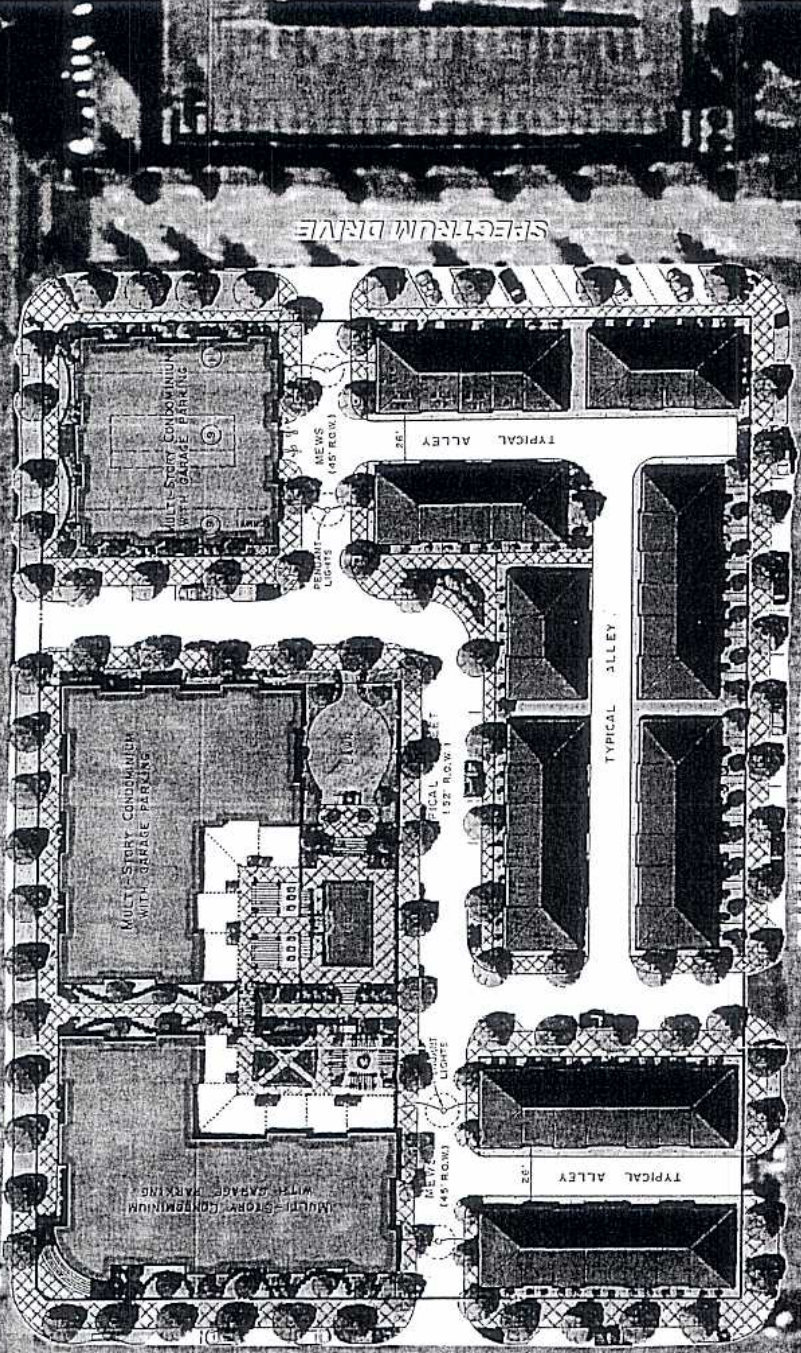
**TOWNHOME ELEVATION**



**CONDOMINIUM ELEVATION**



**AIRPORT PARKWAY**



Development Data

Product	Width x Depth	Sum
(P)	16x45   20x45   22x45   160x100 (DU)	48
		22
		16
		2.5
		92
Sum	22   10   16   92	140

**SQUARE** **ADDISON**

**MERIDIAN** **MERIDIAN**



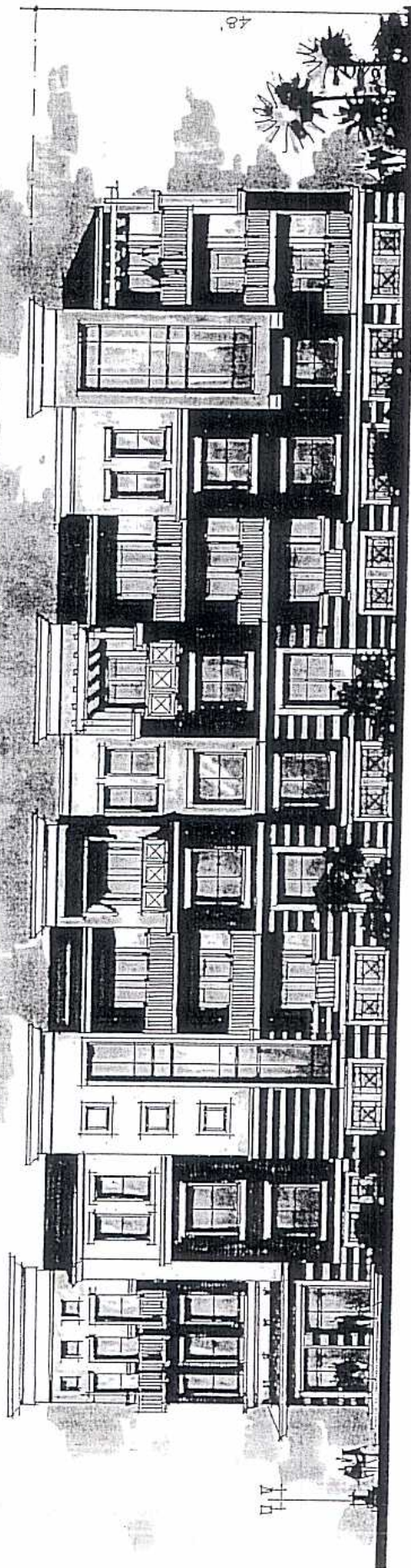
NORTH

**DOWDEY, ANDERSON & ASSOCIATES, INC.**  
 5225 Village Creek Drive, Suite 200 | Plano, Texas 75093 | 972.331.0694

EXHIBIT PREPARED AUGUST 2006

PREPARED BY: DOWDEY, ANDERSON & ASSOCIATES, INC.  
 DATE: 8/1/06  
 PROJECT: 008-058

PLAN NO. 008-058



elevations to be  
ck or stone on a

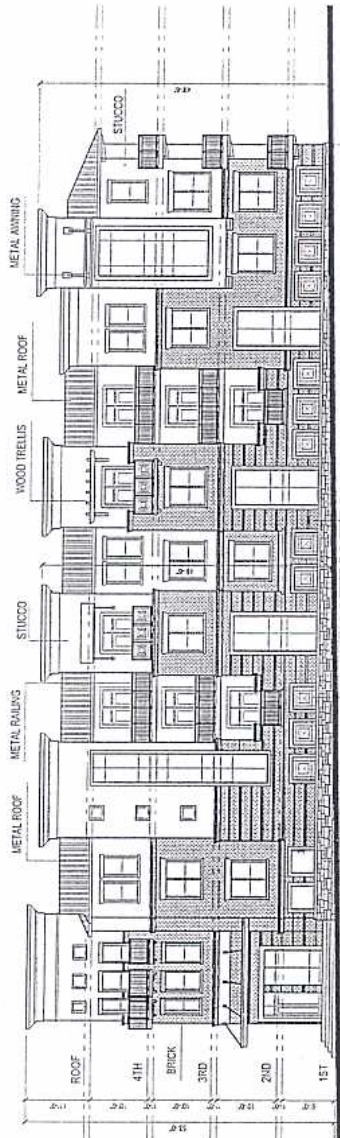
FRONT ELEVATION

MERIDIAN SQUARE  
ADDISON, TEXAS  
SAVANNAH DEVELOPERS

HP/4-2003327

HUMPHREYS PARTNERS





FRONT ELEVATION



RIGHT ELEVATION

**MERIDIAN SQUARE**  
**SAVANNAH DEVELOPERS**  
 ADDISON, TEXAS

9-19-2008 HFA # 2008327



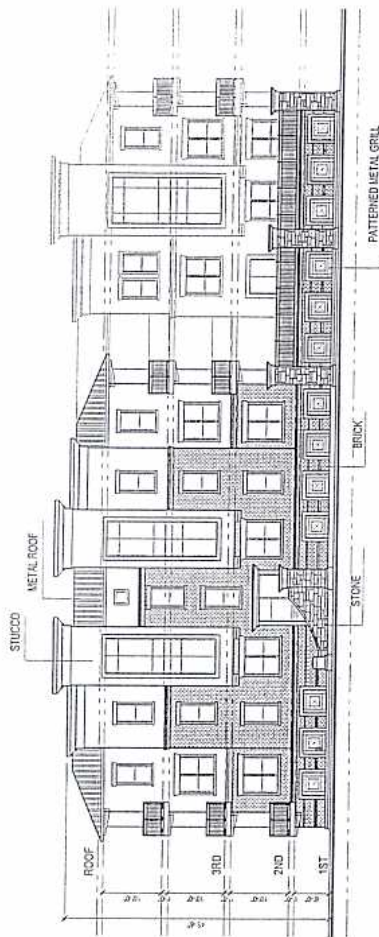
**HUMPHREYS & PARTNERS ARCHITECTS L.P.**

A-501

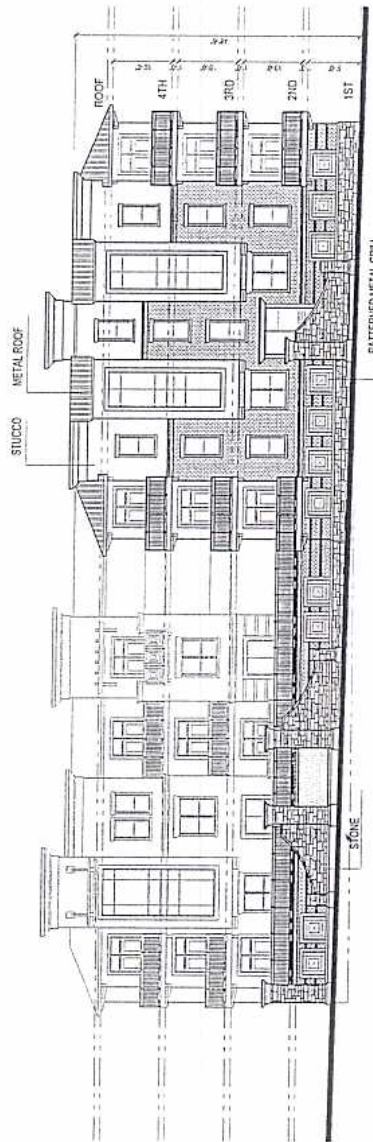
All elevations to be at least 70% brick or stone on all sides.

**HUMPHREYS & PARTNERS ARCHITECTS L.P.**  
 5339 ALPHEA RD., SUITE 300, DALLAS, TEXAS 75240  
 (772) 701 9636 - (772) 701 9639 FAX  
 CHARLOTTE - 704 375 1100  
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LEFT ELEVATION



REAR ELEVATION

MERIDIAN SQUARE  
SAVANNAH DEVELOPERS  
ADDISON, TEXAS

9-19-2008

HPA # 2008327



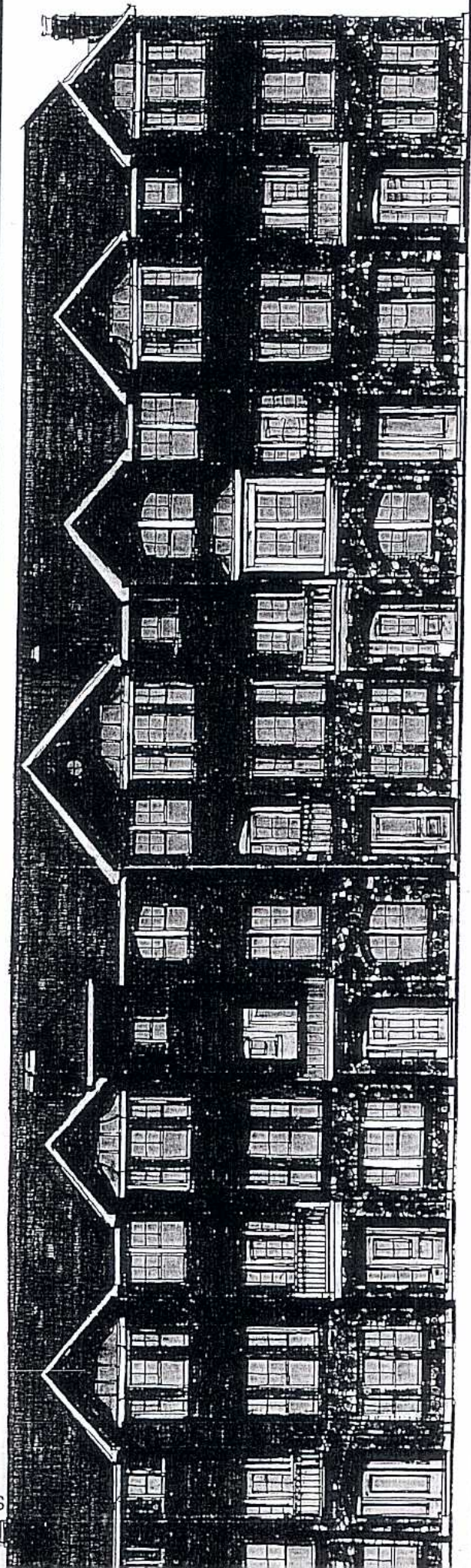
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All elevations to be at least  
70% brick or stone on all sides

A-502

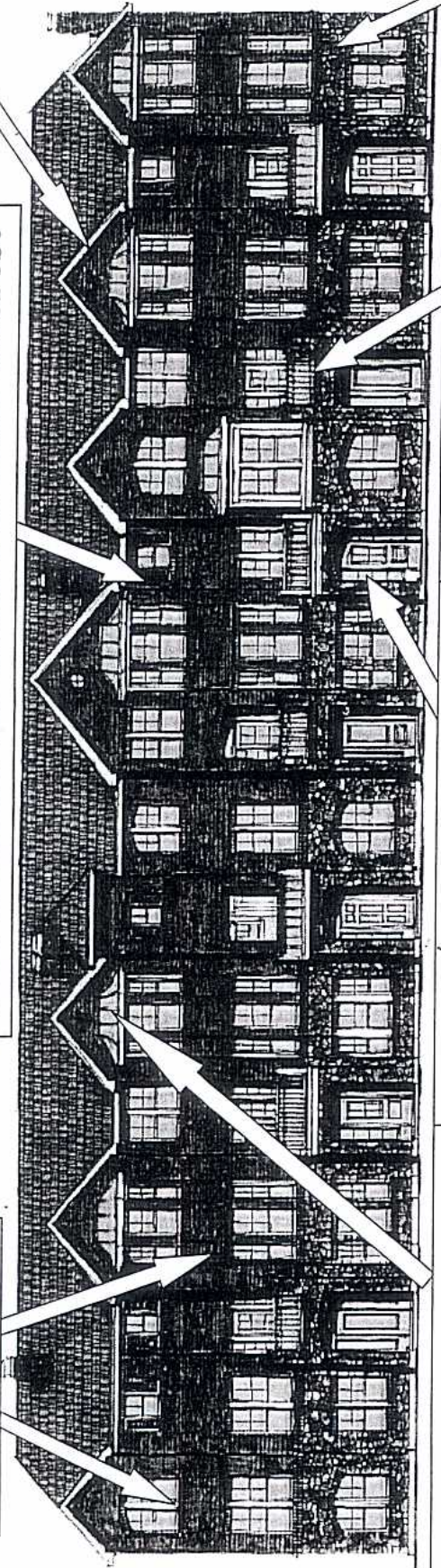
HUMPHREYS & PARTNERS ARCHITECTS, L.P.  
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 (214) 701-9626 • (214) 701-6629 FAX  
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Added overhangs for warranty issues & to add shadow line

Add shutters for texture & color interest

Brick Detail

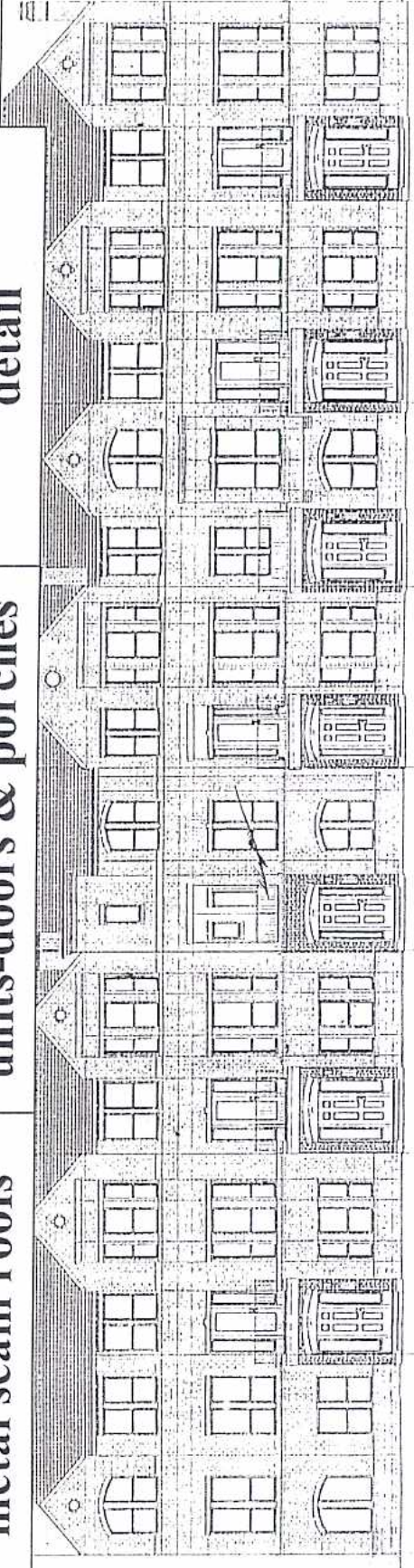


Deleted all flat roofs, replaced with metal seam roofs

Revised entries to add variety to individual units-doors & porches

Revised wrought iron to add more detail

Stone Accent



EXISTING ELEVATION

RESIDENCES of Addison

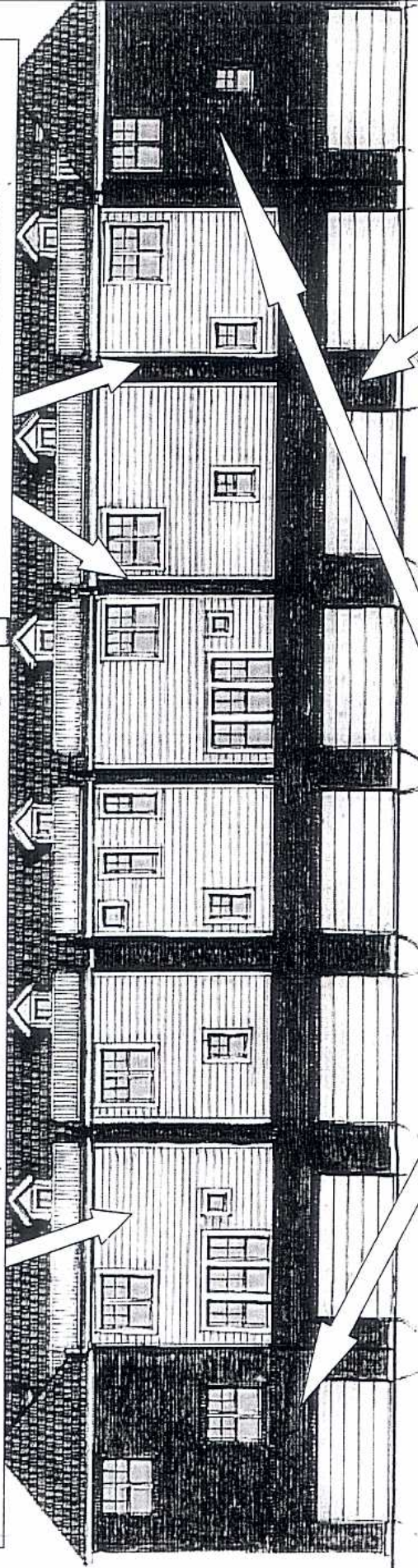
DAVID WEEKLEY HOMES

James Hardie™ Siding 50 year Warranty

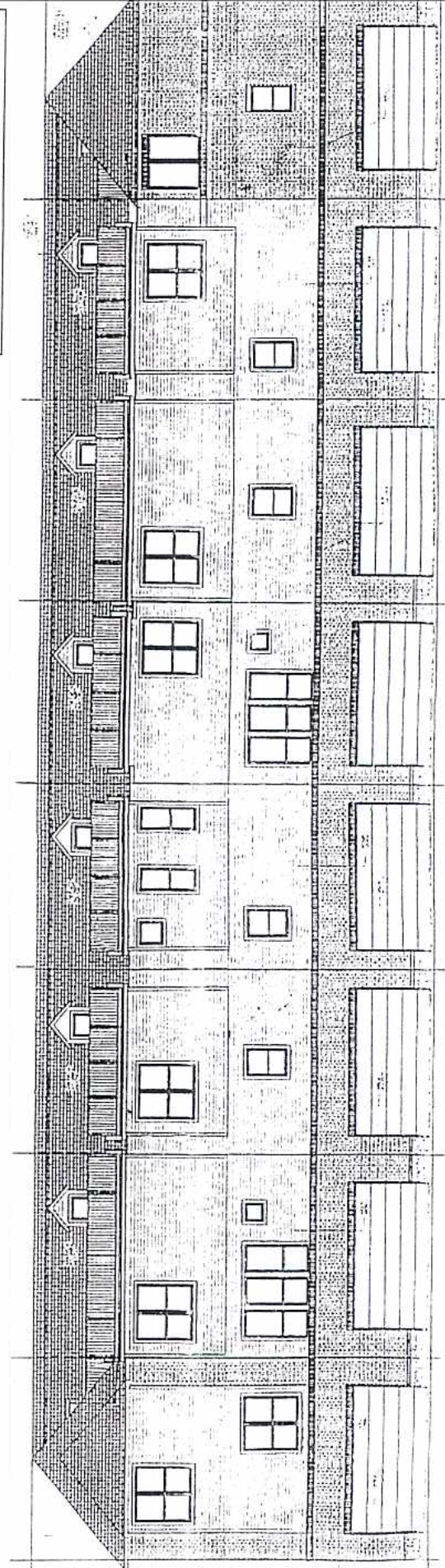
Brick Columns

Full Brick on End Units

1st Floor 100% Brick



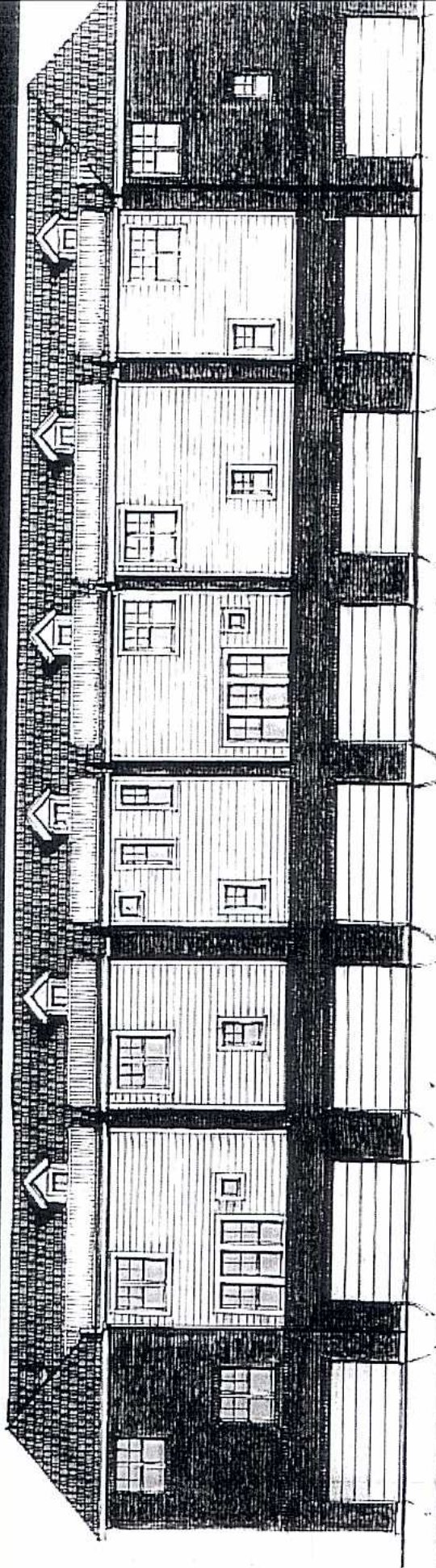
PROPOSED REAR ELEVATION

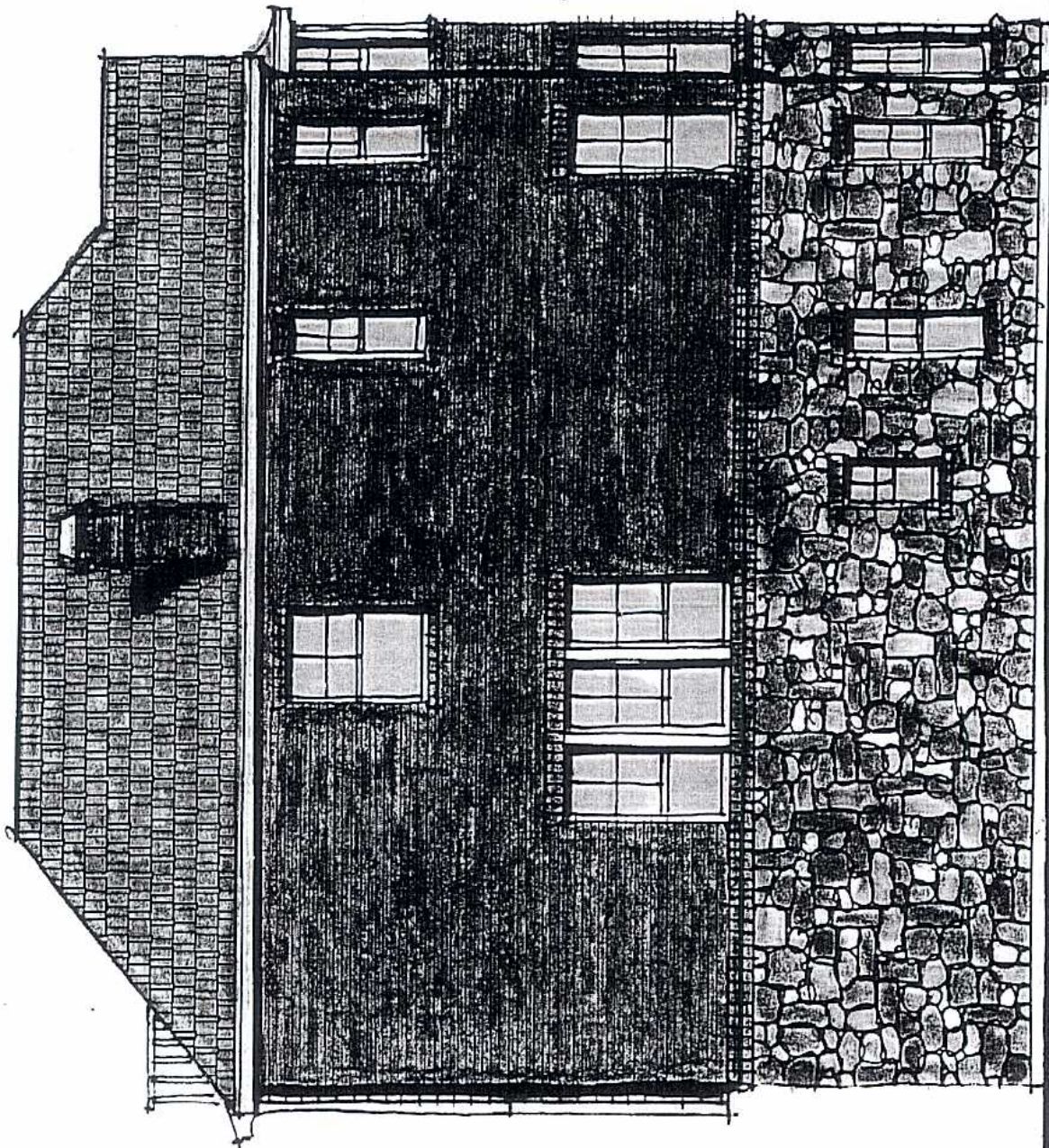


EXISTING REAR ELEVATION

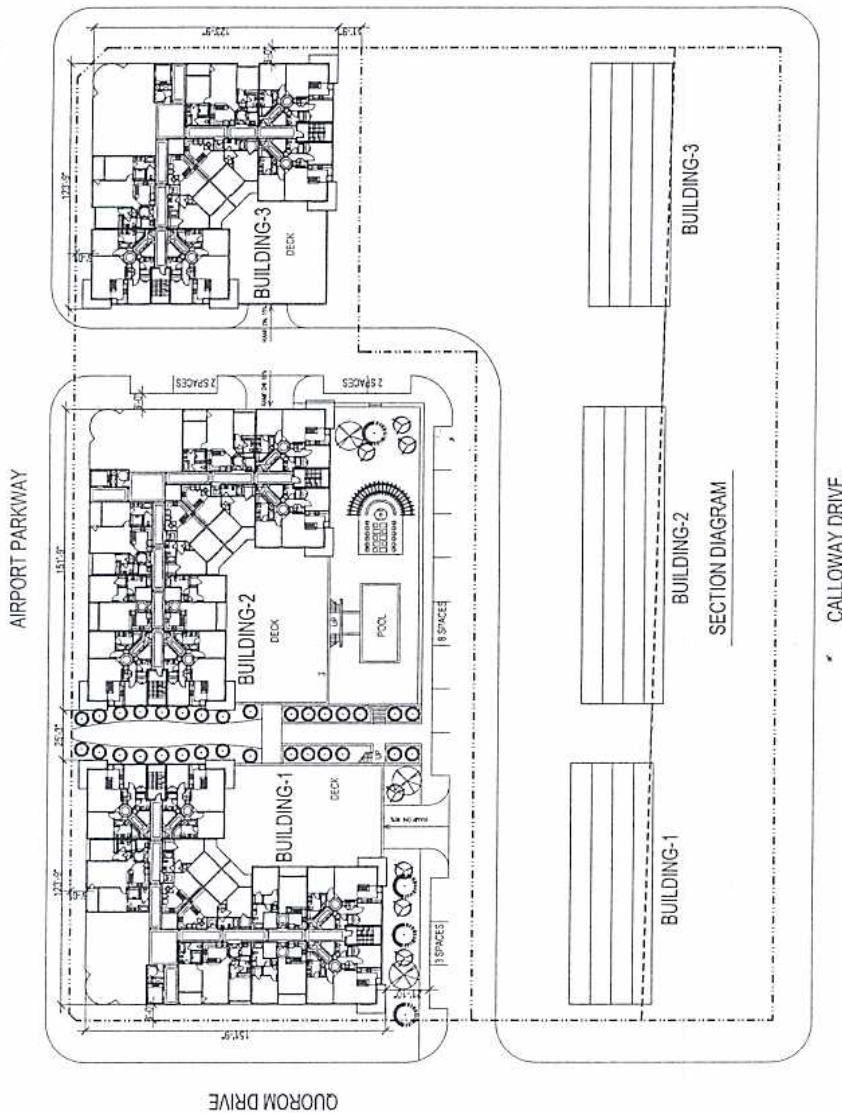








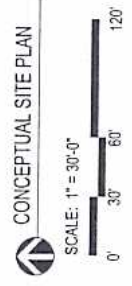
SIDE ELEVATION



**TABULATIONS:**

UNIT DESIGNATION	UNIT TYPE	AC AREA (SQ FT)	BAL. AREA (SQ FT)	SELLABLE AREA (SQ FT)	UNIT COUNT	PERCENT	TOTAL SELLABLE AREA (SQ FT)	UNIT AVERAGE
A1	1000 SQ FT	1000	1000	1000	10	10.0%	10,000	1000
A2	1200 SQ FT	1200	1200	1200	12	12.0%	12,000	1200
B1	2000 SQ FT	2000	2000	2000	20	20.0%	20,000	2000
B2	2500 SQ FT	2500	2500	2500	25	25.0%	25,000	2500
B3	3000 SQ FT	3000	3000	3000	30	30.0%	30,000	3000
<b>TOTALS</b>		<b>10,000</b>	<b>10,000</b>	<b>10,000</b>	<b>90</b>	<b>100%</b>	<b>100,000</b>	<b>1111.1</b>

SITE AREA: 2.07 ACRES  
 TOTAL UNITS: 90  
 DENSITY: 44 UNITS PER ACRE  
 PARKING PROVIDED:  
 SURFACE PARKING: 15 SPACES  
 GARAGE PARKING: 132 SPACES  
 TOTAL PARKING: 147 SPACES  
 (1.63 SPACES PER UNIT)



HPA # 2008327

7-25-2008

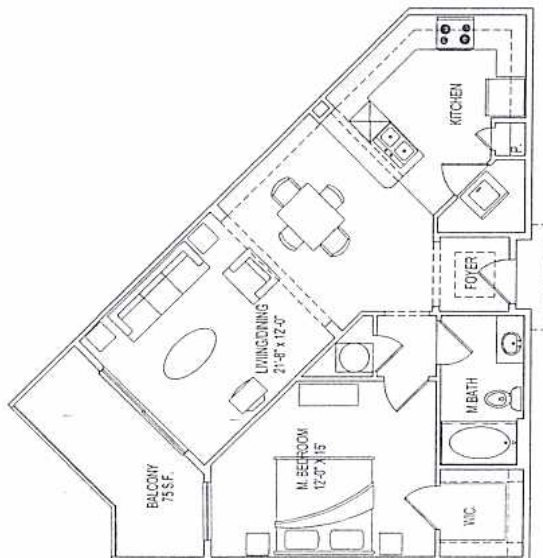


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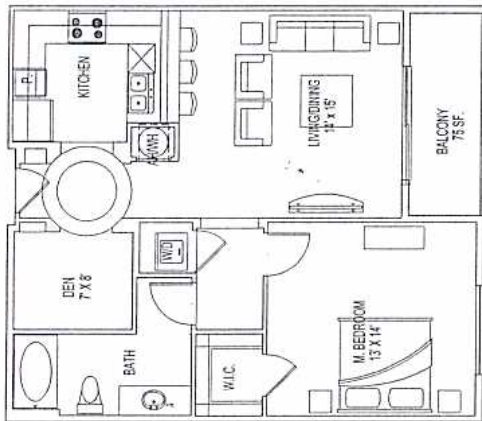
A-201

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 TEL: 214-760-1000 FAX: 214-760-1001  
 DALLAS OFFICE: 1772 JETT WALKER  
 DALLAS, TEXAS 75240  
 NEW ORLEANS OFFICE: 800-345-1000  
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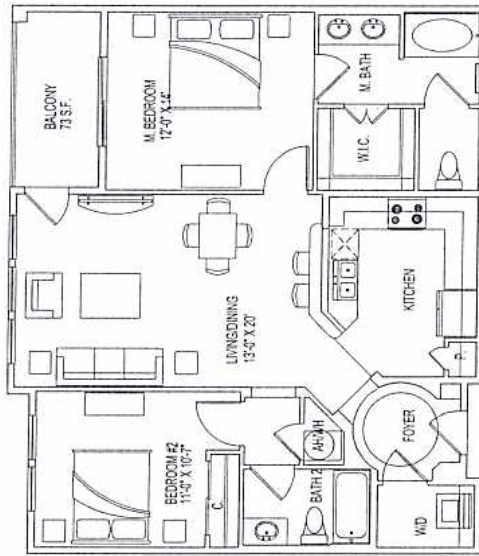
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UNIT A1  
803 N.S.F.



UNIT A2  
822 N.S.F.



UNIT B1  
1088 N.S.F.

**MERIDIAN SQUARE**  
SAVANNAH DEVELOPERS  
ADDISON, TEXAS

7-25-2008 HPA # 2008327



**HUMPHREYS & PARTNERS ARCHITECTS L.P.**

A-301

**HUMPHREYS & PARTNERS ARCHITECTS, LP**  
5339 AUTHA RD, SUITE 300, DALLAS, TEXAS 75249  
TEL: 214-635-1000 FAX: 214-635-1001  
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UNIT B2  
1154 N.S.F.

**MERIDIAN SQUARE**  
SAVANNAH DEVELOPERS

ADDISON, TEXAS

HPA # 2008327

7-25-2008

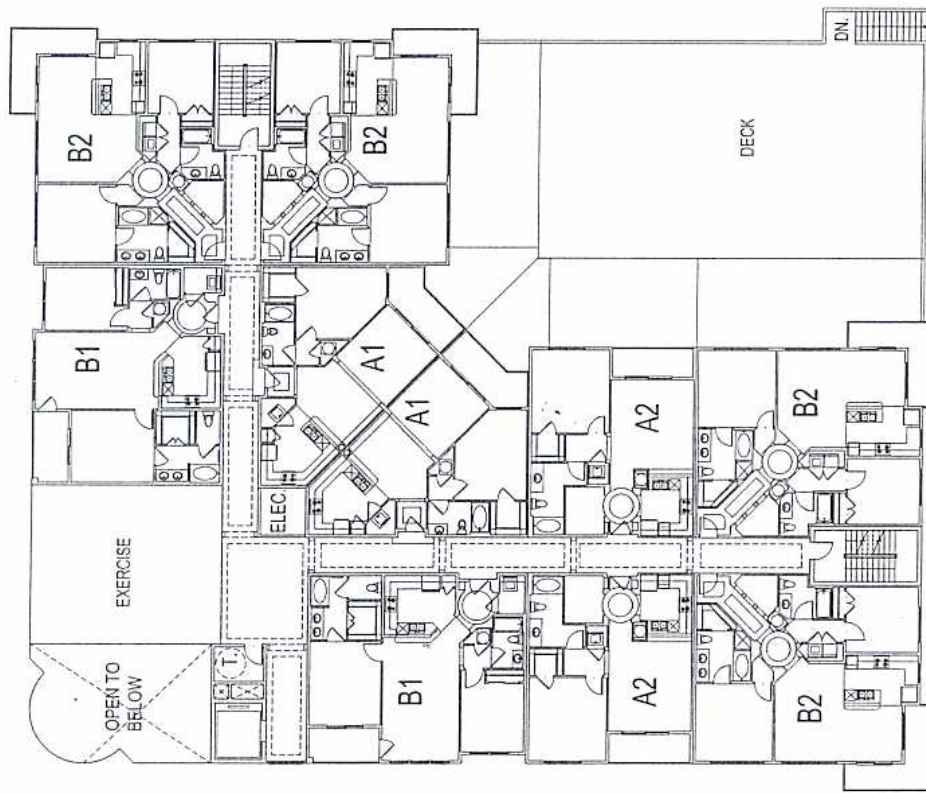


**HUMPHREYS & PARTNERS ARCHITECTS LP.**

**A-302**

**HUMPHREYS & PARTNERS ARCHITECTS, LP**  
5337 ALPHEA RD., SUITE 300, DALLAS, TEXAS 75240  
(972) 201-9526 • (972) 201-9529 FAX  
DALLAS OFFICE: 1000 WEST END AVENUE, SUITE 1000  
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# BUILDING-1

2ND FLOOR

**MERIDIAN SQUARE**  
 SAVANNAH DEVELOPERS  
 ADDISON, TEXAS

HPA # 2008327

7-25-2008

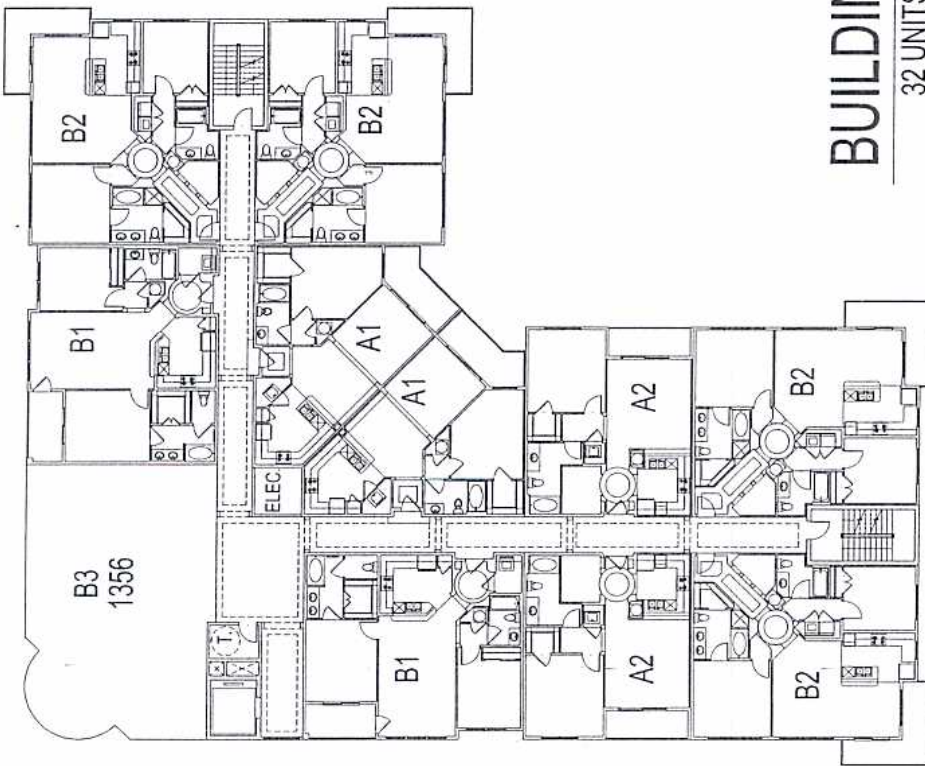


**HUMPHREYS & PARTNERS ARCHITECTS L.P.**

A-402

**HUMPHREYS & PARTNERS ARCHITECTS, LP**  
 5539 ALPHA RD, SUITE 300, DALLAS, TEXAS, 75240  
 DALLAS, TEXAS 75240  
 TEL: (214) 761-9336 • (972) 761-9337 FAX  
 (972) 761-9338  
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 regulatory agencies and building code analysis. Dimensions  
 are approximate and subject to change. All dimensions are in feet  
 unless otherwise noted. All dimensions are subject to field  
 strength for technical information and measurements.



### BUILDING-1

32 UNITS

3-STORY ON TOP OF PODIUM

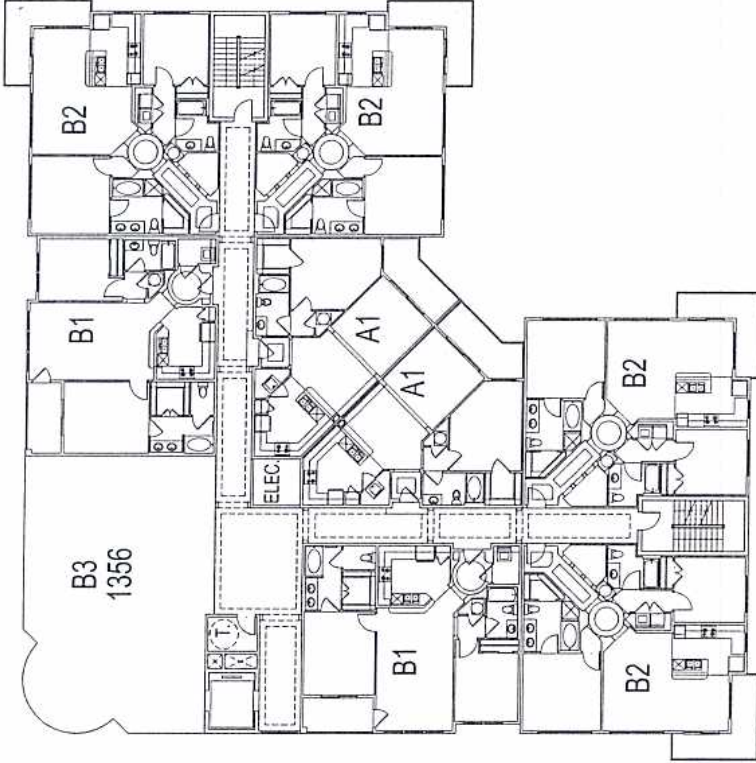
MERIDIAN SQUARE  
SAVANNAH DEVELOPERS  
ADDISON, TEXAS

7-25-2008

HPA # 2008327



HUMPHREYS & PARTNERS ARCHITECTS, L.P.



### BUILDING-3

26 UNITS

3-STORY ON TOP OF PODIUM

A-403

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5339 ALPHA RD., SUITE 300, DALLAS, TEXAS, 75240  
DALLAS, TEXAS  
972.701.9300 • 972.701.9839 FAX  
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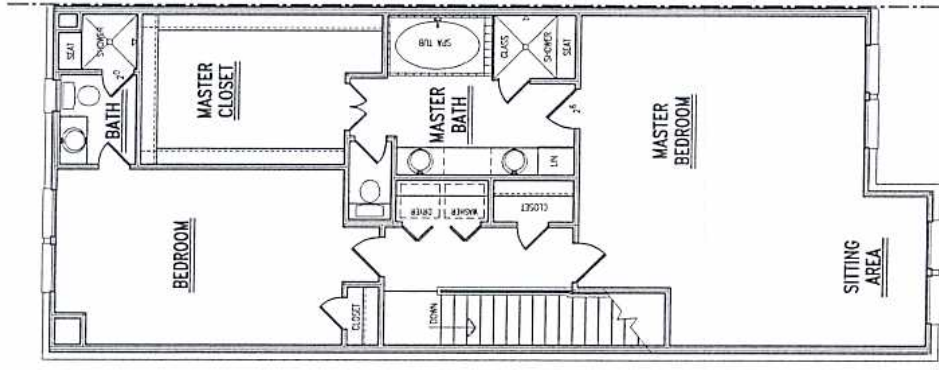
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David Weikley Homes  
 Scale: 1/8" = 1'-0"  
 Rev: \_\_\_\_\_  
 Date: \_\_\_\_\_

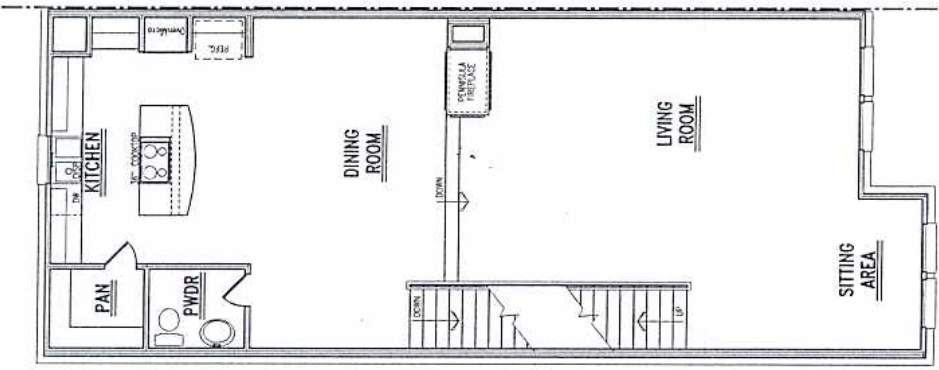
Job No.: \_\_\_\_\_  
 Proj. No.: \_\_\_\_\_  
 Lot: \_\_\_\_\_  
 Blk: \_\_\_\_\_  
 Sect: \_\_\_\_\_

ADDISON CIRCLE

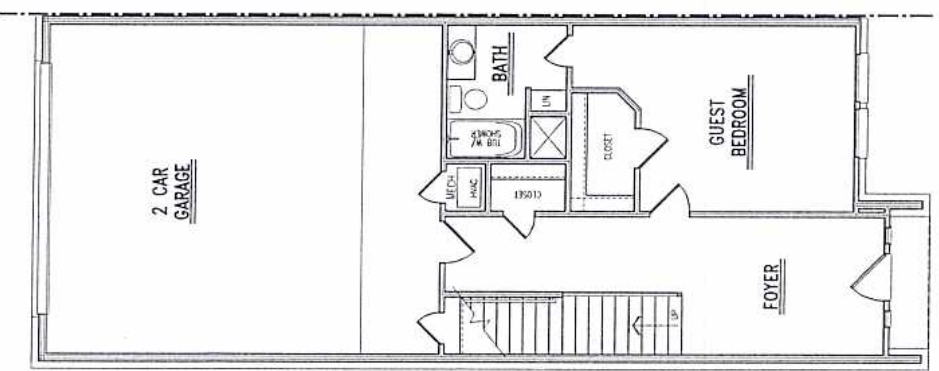
PLN-1



THIRD FLOOR PLAN- UNIT A  
 UNIT WIDTH = 22'-0"



SECOND FLOOR PLAN- UNIT A  
 UNIT WIDTH = 22'-0"



FIRST FLOOR PLAN- UNIT A  
 UNIT WIDTH = 22'-0"

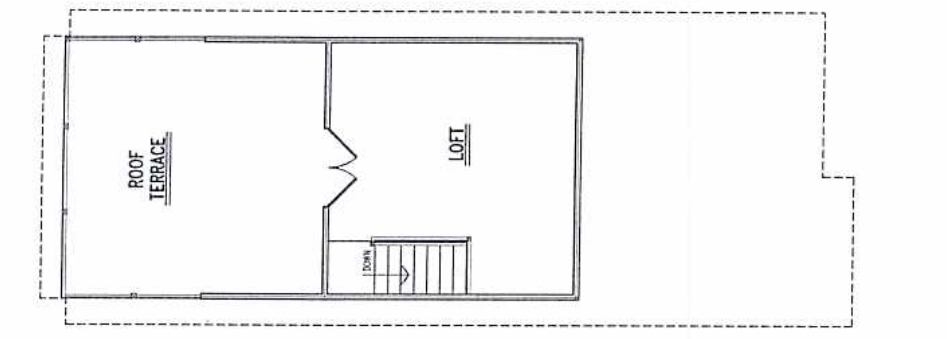
David Weekley Homes L.P. 2008  
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David Weekley Homes  
 Scale: 1/8" = 1'-0"  
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 Date: \_\_\_\_\_

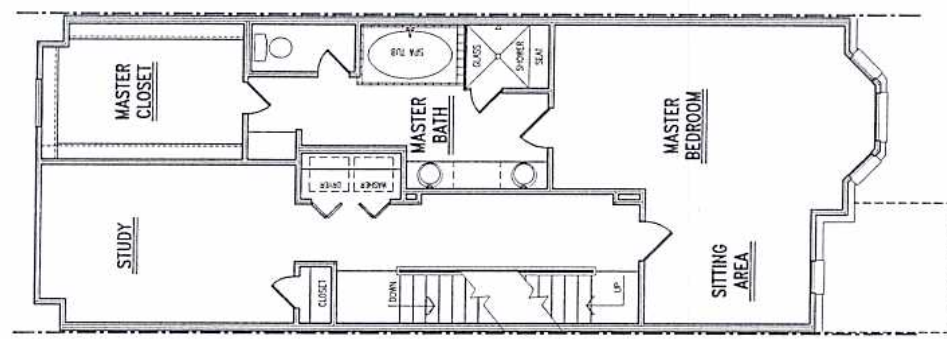
Prop. No.: \_\_\_\_\_  
 Job No.: \_\_\_\_\_  
 Lot: \_\_\_\_\_  
 Blk: \_\_\_\_\_  
 Sect: \_\_\_\_\_

ADDISON CIRCLE

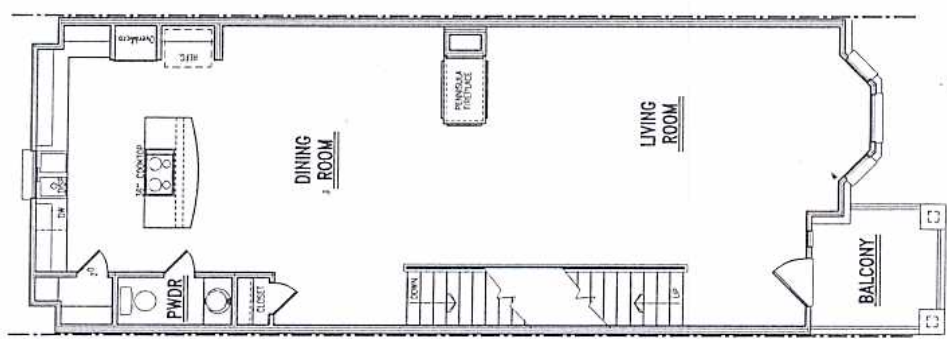
PLN-2



FOURTH FLOOR LOFT- UNIT B  
 UNIT WIDTH = 20'-0"



THIRD FLOOR PLAN- UNIT B  
 UNIT WIDTH = 20'-0"



SECOND FLOOR PLAN- UNIT B  
 UNIT WIDTH = 20'-0"



FIRST FLOOR PLAN- UNIT B  
 UNIT WIDTH = 20'-0"

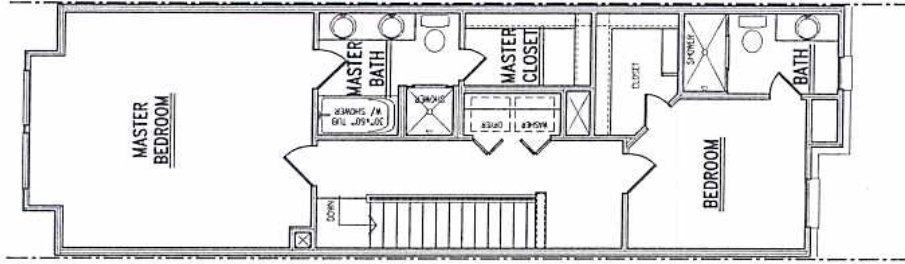
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Date: \_\_\_\_\_  
 Rev: \_\_\_\_\_  
 Scale: 1/8" = 1'-0"  
**David Weckley Homes**

Job No.: \_\_\_\_\_  
 Blk: \_\_\_\_\_  
 Lot: \_\_\_\_\_  
 Sect: \_\_\_\_\_

**ADDISON CIRCLE**

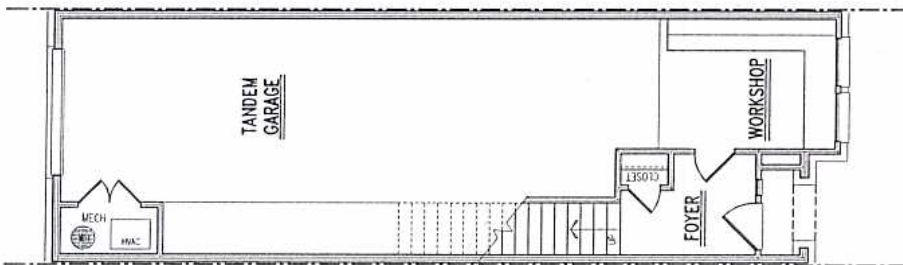
**PLN-3**



THIRD FLOOR PLAN— UNIT C  
 UNIT WIDTH = 16'-0"



SECOND FLOOR PLAN— UNIT C  
 UNIT WIDTH = 16'-0"



FIRST FLOOR PLAN— UNIT C  
 UNIT WIDTH = 16'-0"

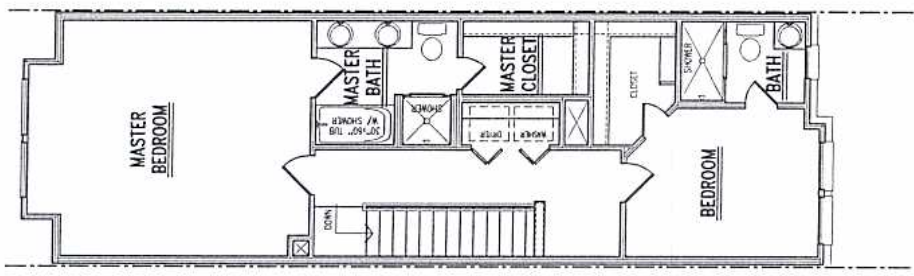
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Date: \_\_\_\_\_  
 Rev: \_\_\_\_\_  
 Scale: 1/8" = 1'-0"  
**David Weekley Homes**

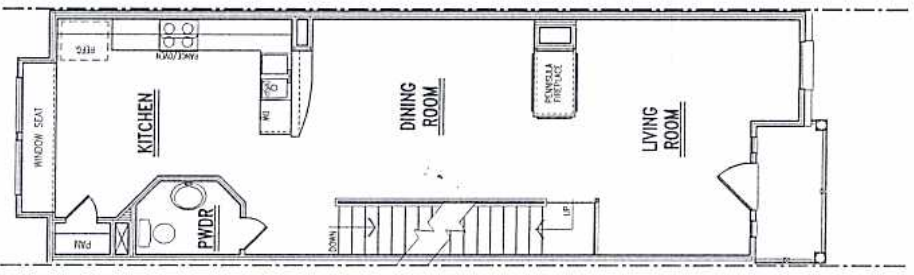
Lot: \_\_\_\_\_  
 Blk: \_\_\_\_\_  
 Sect: \_\_\_\_\_

ADDISON CIRCLE  
 Proj. No.: \_\_\_\_\_  
 Job No.: \_\_\_\_\_

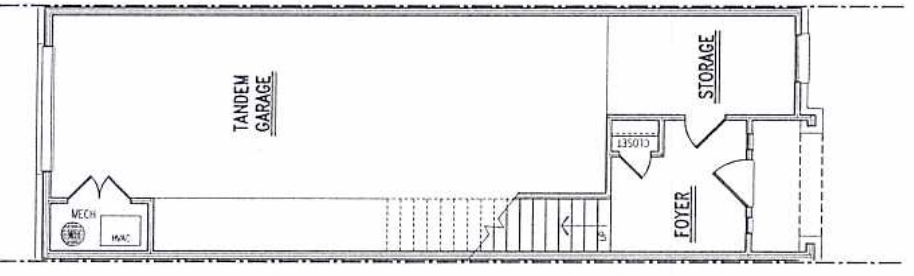
**PLN-4**



THIRD FLOOR PLAN— UNIT C  
 UNIT WIDTH = 15'-0"



SECOND FLOOR PLAN— UNIT C  
 UNIT WIDTH = 15'-0"



FIRST FLOOR PLAN— UNIT C  
 UNIT WIDTH = 15'-0"

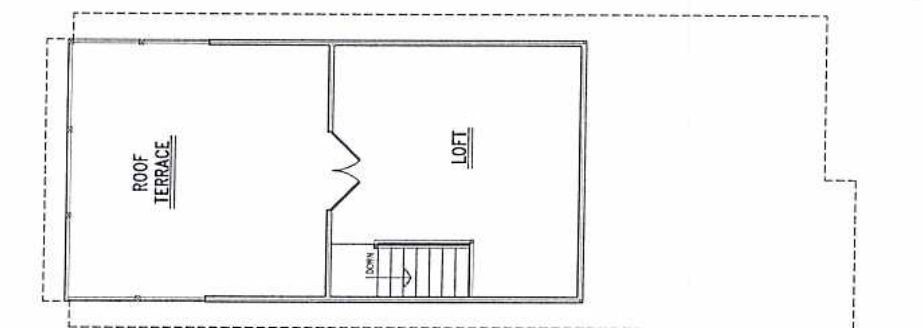
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 Rev: \_\_\_\_\_  
 Date: \_\_\_\_\_

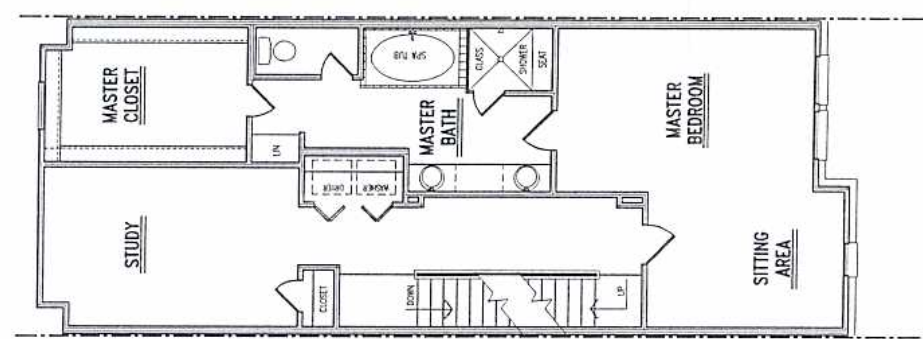
Prop. No.: \_\_\_\_\_  
 Job No.: \_\_\_\_\_  
 Sect.: \_\_\_\_\_  
 Blk.: \_\_\_\_\_  
 Lot: \_\_\_\_\_

ADDISON CIRCLE

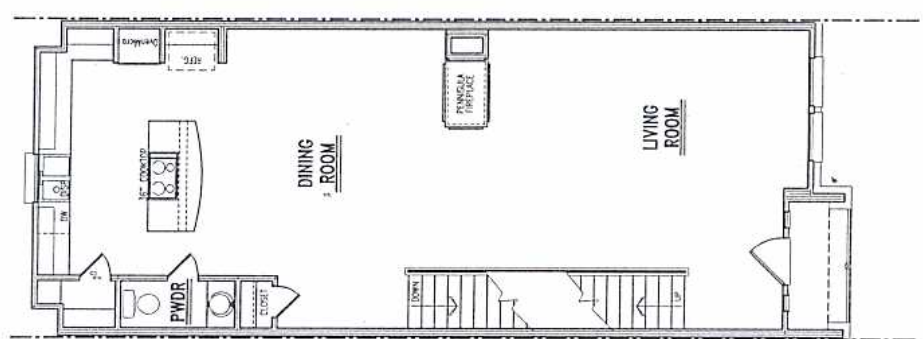
PLN-5



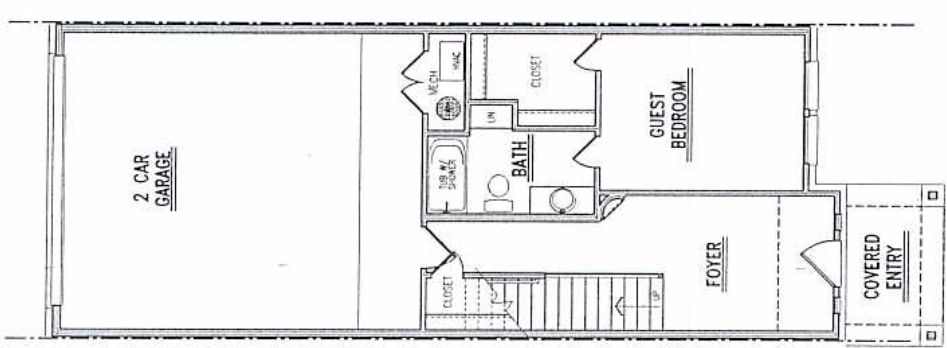
FOURTH FLOOR LOFT - UNIT B  
 UNIT WIDTH = 20'-0"



THIRD FLOOR PLAN - UNIT B  
 UNIT WIDTH = 20'-0"



SECOND FLOOR PLAN - UNIT B  
 UNIT WIDTH = 20'-0"



FIRST FLOOR PLAN - UNIT B  
 UNIT WIDTH = 20'-0"

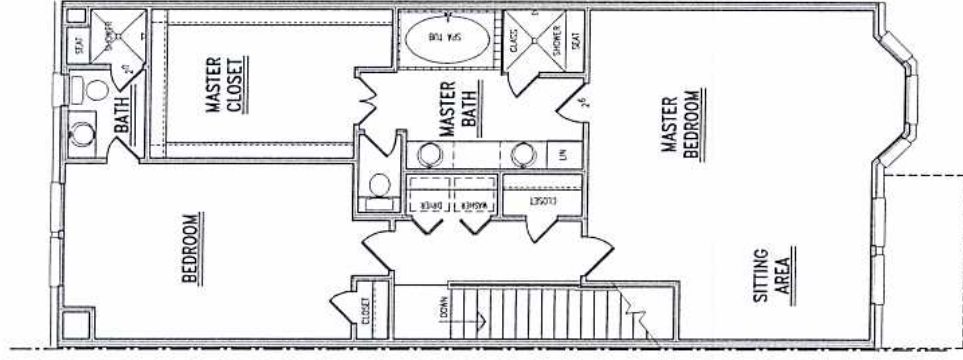
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Date: \_\_\_\_\_  
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**David Weekley Homes**

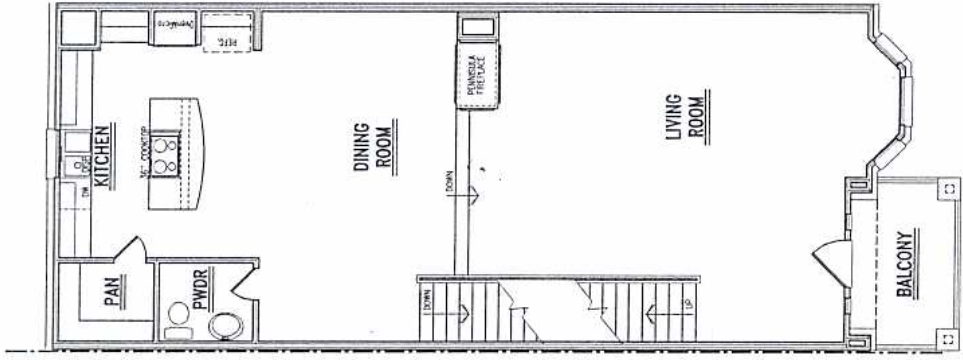
Lot: \_\_\_\_\_  
 Blk: \_\_\_\_\_  
 Job No.: \_\_\_\_\_  
 Sect: \_\_\_\_\_

**ADDISON CIRCLE**

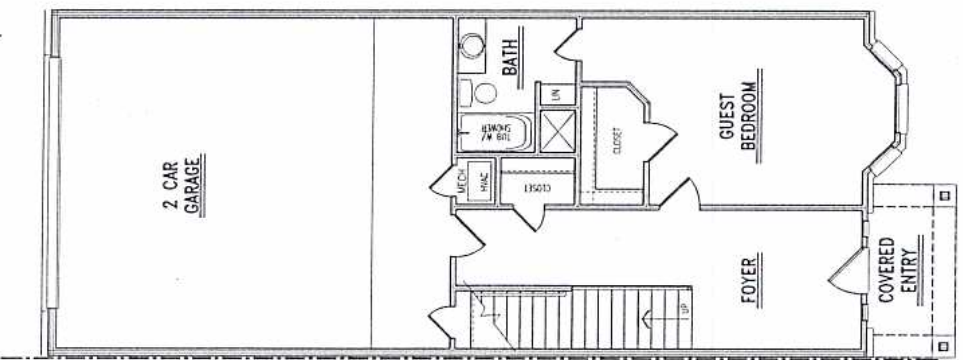
**PLN-6**



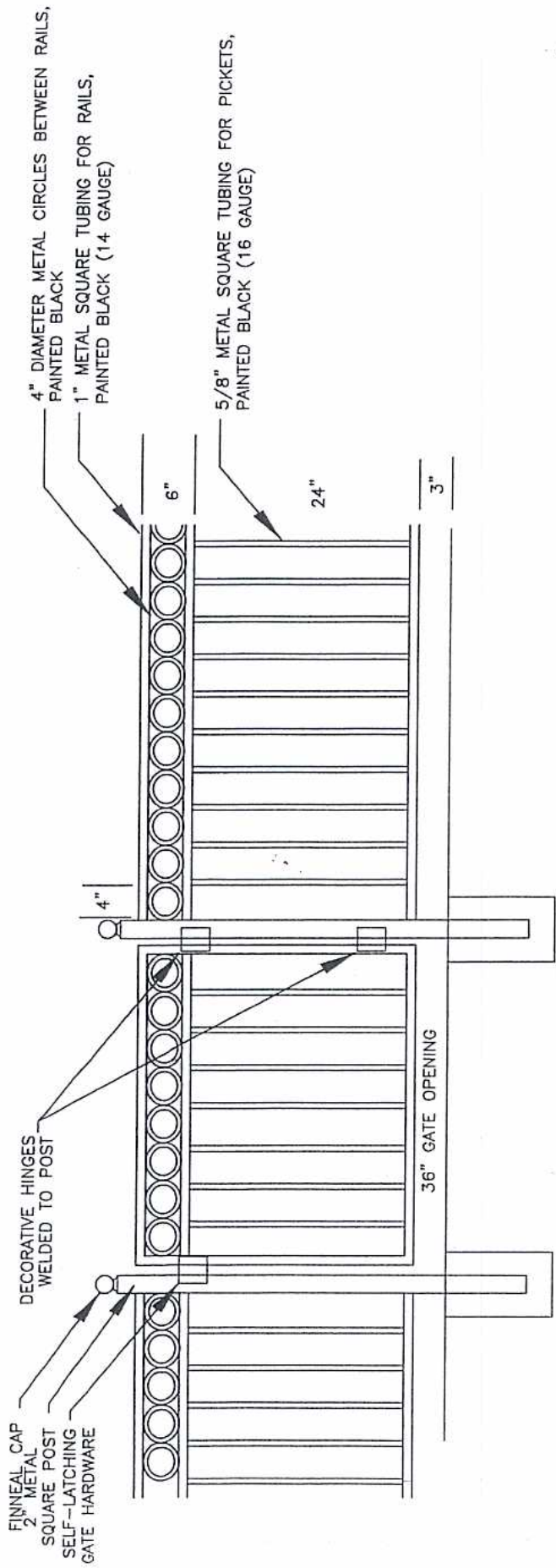
**THIRD FLOOR PLAN- UNIT A**  
 UNIT WIDTH = 22'-0"



**SECOND FLOOR PLAN- UNIT A**  
 UNIT WIDTH = 22'-0"



**FIRST FLOOR PLAN- UNIT A**  
 UNIT WIDTH = 22'-0"



TYPICAL FRONT YARD FENCE SECTION  
FOR REAR-ENTRY TOWNHOME UNITS  
ALONG, QUORUM, CALLOWAY or SPECTRUM  
N.T.S.