

ORDINANCE NO. O18-32

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, REPEALING PLANNED DEVELOPMENT DISTRICT NO. O18-013 CREATED BY ORDINANCE NO. O18-013; CREATING A NEW PLANNED DEVELOPMENT DISTRICT NO. O18-32 BASED ON URBAN CENTER (UC) DISTRICT REGULATIONS WITH MODIFIED DEVELOPMENT STANDARDS, ON 1.0193 ACRES OF PROPERTY GENERALLY LOCATED AT 15275 QUORUM DRIVE, ON THE SOUTHWEST CORNER OF QUORUM DRIVE AND EDWIN LEWIS DRIVE, ON APPLICATION FROM ASPRING PROPERTY, LP, PROVIDING FOR APPROVAL OF A DEVELOPMENT PLAN FOR A 17,860 SQUARE-FOOT OFFICE BUILDING; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; PROVIDING AN EFFECTIVE DATE. Case No.1782-Z

WHEREAS, the Town of Addison, Texas (the “City”) is a home rule municipality having full power of local self-government pursuant to Article 11, Section 5 of the Texas Constitution and its Home Rule Charter; and

WHEREAS, on April 10, 2018, the City Council approved Ordinance No. O18-103 which created Planned Development District No. O18-013 on property located at 15275 Quorum Dr.; and

WHEREAS, the property owner has requested significant modifications to the design standards for the property; and

WHEREAS, at its regular meeting held on August 21, 2018, the Planning & Zoning Commission considered and made recommendations on a request for a Planned Development District (Case No.1782-Z); and

WHEREAS, this change of zoning is in accordance with the adopted Comprehensive Plan of the Town of Addison, as amended; and

WHEREAS, after due deliberations and consideration of the recommendation of the Planning and Zoning Commission, the information received at the public hearing, and other relevant information and materials, the City Council of the Town of Addison, Texas finds that this ordinance promotes the general welfare and safety of this community.

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

Section 1. The recitals and findings set forth above are hereby found to be true and correct and incorporated as if fully set forth herein.

Section 2. Ordinance No. 018-013, which created Planned Development District No. 018-013, shall be and is hereby repealed in its entirety.

Section 3. Planned Development District No. O18-32 is hereby established for the 1.0193 acre of land generally located at 15275 Quorum Drive, on the southwest corner of Quorum Drive and Edwin Lewis Drive, and more specifically described in **Exhibit A** attached hereto and incorporated herein (the “Property”), in accordance with all Urban Center (UC), district development regulations contained in the Town of Addison, Code of Ordinances, as amended, with the following special conditions:

- A. The property shall be replatted to dedicate the areas adjacent to the property as either public rights-of-way or as easements allowing for the placement of public sidewalks, utilities and street lights.
- B. The property may be developed with modifications to the Urban Center (UC) design standards for façade materials, building height, and building setbacks as shown on **Exhibit B** attached hereto and incorporated herein.

Section 4. The property shall be improved in accordance with the site plan, floor plan, landscape plans, and building elevations set forth in **Exhibit B**.

Section 5. 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 6. The provisions of this Ordinance are severable, and should any section, subsection, paragraph, sentence, phrase or word of this Ordinance, or application thereof to any person, firm, corporation or other business entity or any circumstance, be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of the remaining or other parts or portions of this Ordinance, and the City Council hereby declares that it would have passed such remaining parts or portions of this Ordinance despite such unconstitutionality, illegality, or invalidity, which remaining portions shall remain in full force and effect.

Section 7. 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.

Section 8. This Ordinance shall become effective from and after its passage and approval and after publication as may be required by law or by the City Charter or ordinance.

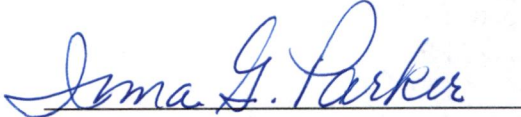
PASSED AND APPROVED by the City Council of the Town of Addison, Texas this the 11th day of SEPTEMBER 2018.



TOWN OF ADDISON, TEXAS


Joe Chow, Mayor

ATTEST:


Irma Parker, City Secretary

APPROVED AS TO FORM:

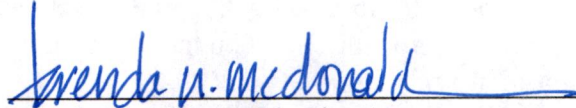

Brenda N. McDonald, City Attorney

EXHIBIT A

Being a tract or parcel of land situated in the G. W. Fisher Survey, Abstract No. 482, Town of Addison, Dallas County, Texas, and being Lot 2, Quorum Centre - East No. 2 Addition, an addition to the Town of Addison according to the plat recorded in Volume 2001188, Page 145, Deed Records, Dallas County, Texas, and being part of that certain tract of land described in a Special Warranty Deed (with Vendor's Lien) to Aspring Property, L.P., recorded in Volume 2001127, Page 8936, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with yellow plastic cap stamped "PATE ENGINEERS" found for the northwest corner of said Lot 2 on the south right-of-way line of Edwin Lewis Drive (a variable width right-of-way):

THENCE South $89^{\circ} 35' 00''$ East, along the south right-of-way line of said Edwin Lewis Drive and the north line of said Lot 2, a distance of 151.97 feet to a copper disc found for corner at the intersection of the south right-of-way line of said Edwin Lewis Drive and the cut-off line between the south right-of-way line of said Edwin Lewis Drive and the west right-of-way line of Quorum Drive (a variable width right-of-way);

THENCE South $44^{\circ} 56' 47''$ East, along said cut-off line, a distance of 14.22 feet to a chiseled "X" in concrete found for corner on the west right-of-way line of said Quorum Drive and the east line of said Lot 2;

THENCE along the west right-of-way line of said Quorum Drive and the east line of said Lot 2, the following courses and distances:

South $00^{\circ} 15' 05''$ East, a distance of 43.44 feet to a chiseled "X" in concrete found;

South $03^{\circ} 04' 11''$ West, a distance of 75.00 feet to a chiseled "X" in concrete found at the beginning of a tangent curve to the right;

In a southwesterly direction along said tangent curve to the right whose chord bears South $07^{\circ} 49' 37''$ West, a distance of 39.48 feet, having a radius of 238.00, a central angle of $09^{\circ} 30' 53''$ and an arc length of 39.52 feet to a chiseled "X" in concrete found for corner at the beginning of a reverse curve to the left;

In a southwesterly direction along said reverse curve to the left whose chord bears South $06^{\circ} 10' 00''$ West, a distance of 53.21 feet, having a radius of 238.00 feet, a central angle of $12^{\circ} 50' 07''$ and an arc length of 53.32 feet to a 5/8" iron rod with yellow plastic cap stamped "PATE ENGINEERS" found for corner at the end of said reverse curve to the left;

South $00^{\circ} 15' 05''$ East, a distance of 67.56 feet to a chiseled "X" in concrete found for the southeast corner of said Lot 2 and an east corner of Lot 1 of said Quorum Centre - East No. 2 Addition;

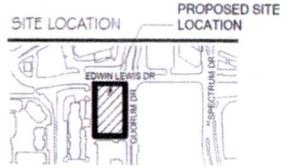
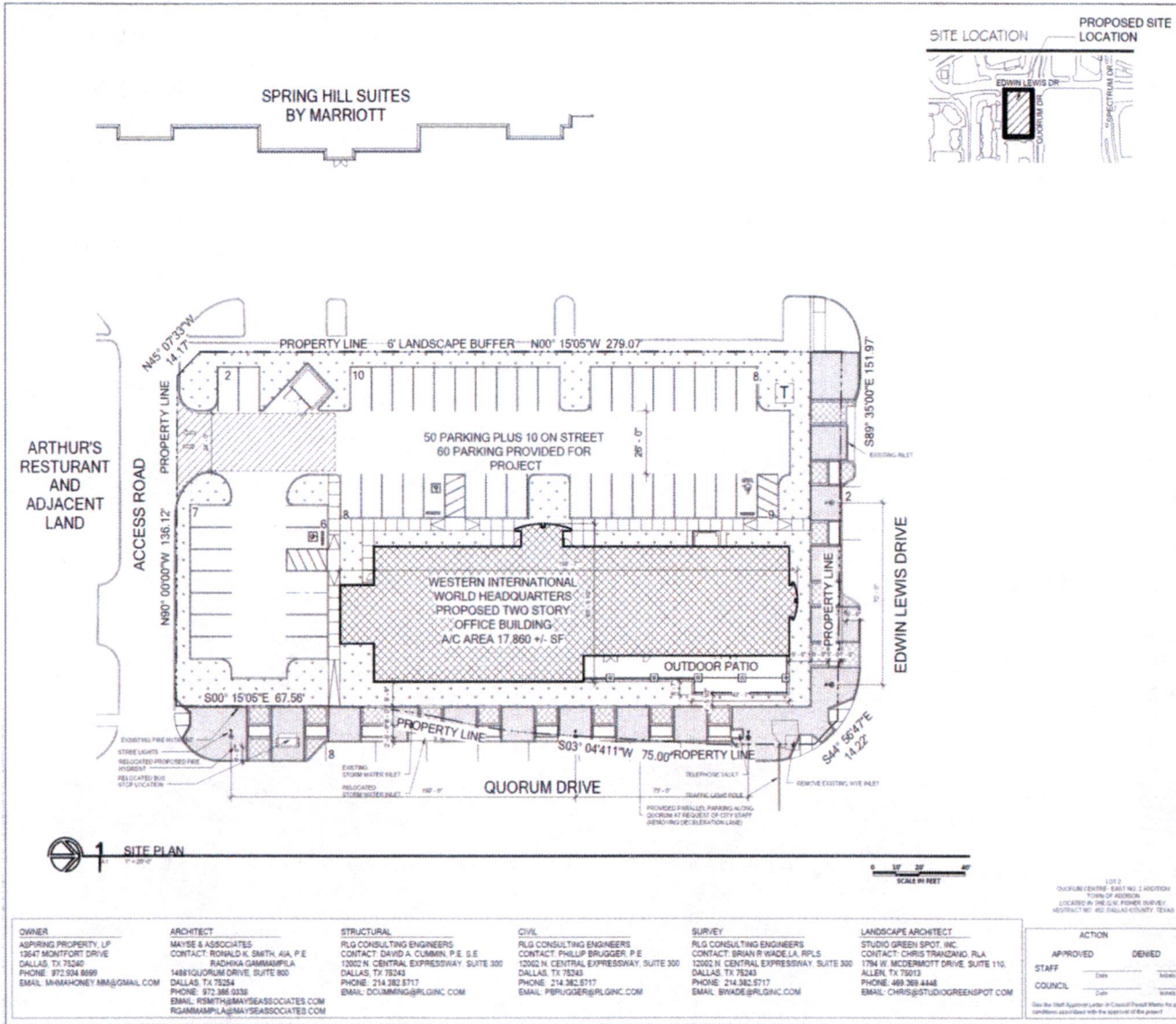
THENCE departing the west right-of-way line of said Quorum Drive and along the common lines between said Lot 1 and said Lot 2, the following courses and distances:

EXHIBIT A

North 90° 00' 00" West, a distance of 136.12 feet to a 5/8" iron rod with yellow plastic cap stamped "PATE ENGINEERS" found for corner;

North 45° 07' 33" West, a distance of 14.17 feet to a 5/8" iron rod with yellow plastic cap stamped "PATE ENGINEERS" found for corner;

North 00° 15' 05" West, passing at a distance of 261.45 feet a 5/8" iron rod with yellow plastic cap stamped "PATE ENGINEERS" found at the northeast corner of said Lot 1, continuing along the west line of said Lot 2 and the south right-of-way line of said Edwin Lewis Drive a total distance of 279.07 feet to the POINT OF BEGINNING and containing 44,400 square feet or 1.0193 acres, more or less.



PARKING TABULATION	
PARKING SPACE REQUIRED:	
BY SPACES REQUIRED:	
PARKING SPACE PROVIDED:	
REGULAR CARS - 6'x10' SURFACE	47
HANDICAP CAR PARKING - 8'x12' SURFACE	3
PARALLEL PARKING - 4'x12' STREET	10
TOTAL PARKING PROVIDED:	60
NOTE: HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS	
SITE LEGEND	
[Symbol]	LANDSCAPE
[Symbol]	WALKWAY
[Symbol]	RETAINING WALL
[Symbol]	PARKING EXTERIOR
[Symbol]	FIRE LINE
[Symbol]	INDICATED TRAFFIC DIRECTION
[Symbol]	PROPERTY LINE
[Symbol]	EASEMENT LINE AS INDICATED
SITE INFORMATION	
PROPOSED SUBDIVISION NAME: LOT 1, LAND SUBDIVISION, EAST NO. 1 ADDITION, TOWN OF ADDISON	
BLOCK DESIGNATION	BLOCK A
LOT NUMBER	LOT 1
LOT ACRES	1.0000 ACRES
ABSTRACT SURVEY NAME	W. PENDER SURVEY
ABSTRACT SURVEY NUMBER	887
TOWN PROJECT NUMBER	1648
PREPARED DATE	07/22/18
SITE DATA SUMMARY	
OWNER	PLANNED DEVELOPER
PROPOSED USE	OFFICE
LOT AREA	1.0000 ACRES
BUILDING AREA AS SPACES	17,860 SQUARE FT.
BUILDING HEIGHT	2 STORY
LOT COVERAGE	30%
PARKING REQUIRED	60 (1:100) SQ. FT.
PARKING PROVIDED	60
LANDSCAPE SQUARE FOOTAGE	
AREA	AREA PER FOOTPRINT
PERVIOUS AREA	4,800 SF
IMPERVIOUS AREA	14,200 SF
TOTAL SITE AREA	19,000 SF
TOWN OF ADDISON SITE PLAN NOTES	
1. ANY REFERENCE TO PARAGRAPHS SHALL BE TO THE TOWN APPROVALS AND SHALL REQUIRE REFERENCE TO ANY CORRESPONDING PLANS TO WHICH COMPLIANCE IS REQUIRED. ALL OPEN SPACE USES, WHERE PERMITTED, SHALL BE SEPARATED IN ACCORDANCE WITH THE ZONING ORDINANCE.	
2. BUILDINGS WITH AN AGGREGATE SUB-OF 10,000 SQUARE FEET OR GREATER IN AREA SHALL HAVE AUTOMATIC FIRE SPRINKLERS INSTALLED. THE CONSTRUCTION OF SUCH ALTERNATIVE FIRE PROTECTION MEASURES SHALL BE APPROVED BY THE FIRE DEPARTMENT.	
3. ALL PERMITTED USES MUST COMPLY WITH ALL APPLICABLE ZONING ORDINANCES AND BE SHOWN ON THE SITE PLAN AND BE SUBJECT TO ALL APPLICABLE REGULATIONS AND APPROVALS.	

MAYSE & ASSOCIATES, INC.
Architect • Planning • Construction Management

1001 Dallas St. Suite 800
Dallas, TX 75201
Phone: 972.386.5338 Fax: 972.386.5339
www.mayse.com

CONCEPTUAL DRAWING NOT FOR CONSTRUCTION
MICHAEL R. MAYSE, ARCHITECT
TEXAS #398

WESTERN INTERNATIONAL OFFICE BUILDING
15275 QUORUM DR., ADDISON, TX 75001

TEXAS WESTERN HOSPITALITY
WESTERN INTERNATIONAL
THAT REPORTS DRINKS
DALLAS TO FOUR

08/08/2018

176161

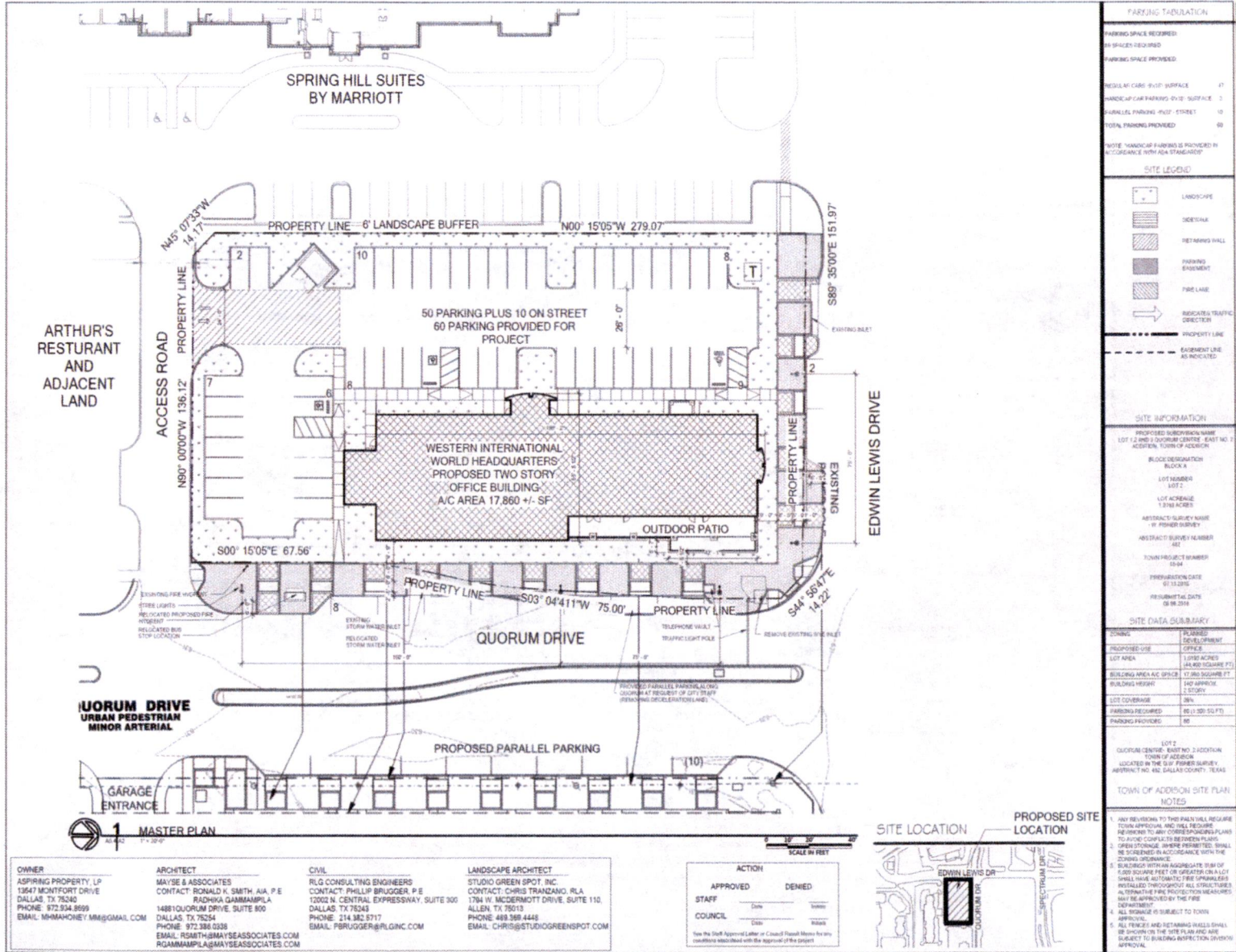
A1

EXHIBIT B

ACTION	
APPROVED	DENIED
STAFF	DATE
COUNCIL	DATE

See the Staff Approval Letter or Council Report Memo for any information associated with the approval of this project.

OWNER	ARCHITECT	STRUCTURAL	CIVIL	SURVEY	LANDSCAPE ARCHITECT
ASPHING PROPERTY, LP 13617 MONTFORT DRIVE DALLAS, TX 75240 PHONE: 972.504.8699 EMAIL: BVA@HONEYBMA@GMAIL.COM	MAYSE & ASSOCIATES CONTACT: ROHAK D. SMITH, AIA, P.E. RACHANA GANMAMPALA 1489 QUORUM DRIVE, SUITE 900 DALLAS, TX 75244 PHONE: 972.386.5338 EMAIL: RSMITH@MAYSEASSOCIATES.COM RGANMAMPALA@MAYSEASSOCIATES.COM	RLG CONSULTING ENGINEERS CONTACT: DAVID A. CUMMIN, P.E. S.E. 12002 N. CENTRAL EXPRESSWAY, SUITE 300 DALLAS, TX 75243 PHONE: 214.382.5717 EMAIL: DCUMMING@RLGINC.COM	PERL CONSULTING ENGINEERS CONTACT: PHILIP BRUGGER, P.E. 12002 N. CENTRAL EXPRESSWAY, SUITE 300 DALLAS, TX 75243 PHONE: 214.382.5717 EMAIL: PERLBRUGGER@RLGINC.COM	RLG CONSULTING ENGINEERS CONTACT: BRIAN R. MADELA, RPLS 12002 N. CENTRAL EXPRESSWAY, SUITE 300 DALLAS, TX 75243 PHONE: 214.382.5717 EMAIL: BMADE@RLGINC.COM	STUDIO GREEN SPOT, INC. CONTACT: CHRIS TRANZANO, PLA 1704 W. MCDEMOTT DRIVE, SUITE 110 ALLEN, TX 75013 PHONE: 480.369.4448 EMAIL: CHRIS@STUDIOGREENSPOT.COM



PARKING TABULATION	
PARKING SPACE REQUIRED BY SPACES REQUIRED	
PARKING SPACE PROVIDED	
REGULAR CAR (9'x12' SURFACE)	47
HANDICAP CAR PARKING (8'x12' SURFACE)	3
PARALLEL PARKING (PLAT - STREET)	10
TOTAL PARKING PROVIDED	60
NOTE: HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS	
SITE LEGEND	
[Symbol]	LANDSCAPE
[Symbol]	SIDEWALK
[Symbol]	RETAINING WALL
[Symbol]	PARKING EQUIPMENT
[Symbol]	PIPE LINE
[Symbol]	INDICATED TRAFFIC DIRECTION
[Symbol]	PROPERTY LINE
[Symbol]	EASEMENT LINE AS INDICATED
SITE INFORMATION	
PROPOSED SUBDIVISION NAME LOT 1, 2 AND 3 QUORUM CENTER, EAST NO. 1 ADDITION, TOWN OF ADDISON	
BLOCK DESIGNATION BLOCK A	
LOT NUMBER LOT 2	
LOT ACRES 1.029 ACRES	
ARTIST'S/SURVEY NAME BY PRIMER SURVEY	
ABSTRACT/SURVEY NUMBER 481	
TOWN PROJECT NUMBER 03-04	
PREPARATION DATE 07/13/2018	
SUBMITTAL DATE 08/08/2018	
SITE DATA SUBSURY	
ZONING	PLANNED DEVELOPMENT
PROPOSED USE	OFFICE
LOT AREA	1,029 ACRES (443,400 SQUARE FT)
BUILDING AREA A.C. OFFICE	12,200 SQUARE FT
BUILDING HEIGHT	140 APPROX. 2 STORY
LOT COVERAGE	88%
PARKING REQUIRED	60 (1:300.50 FT)
PARKING PROVIDED	60
LOT 2	
QUORUM CENTER, EAST NO. 1 ADDITION, TOWN OF ADDISON, LOCATED IN THE S.W. QUARTER SURVEY, ABSTRACT NO. 482, DALLAS COUNTY, TEXAS	
TOWN OF ADDISON SITE PLAN NOTES	
1. ANY REVISIONS TO THIS PLAN SHALL REQUIRE TOWN APPROVAL, AND WILL REQUIRE REVISIONS TO ANY CONSTRUCTION PLANS TO AVOID CONFLICTS WITH TOWN PLANS. GREEN STITCHING, WHERE PERMITTED, SHALL BE SUBMITTED IN ACCORDANCE WITH THE ZONING ORDINANCE.	
2. BUILDINGS WITH AN AGGREGATE SIZE OF 4,000 SQUARE FEET OR GREATER ON A LOT SHALL HAVE AUTOMATIC FIRE SPRINKLERS INSTALLED THROUGHOUT ALL STRUCTURES AS TOWN'S FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.	
3. ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.	

MAVISE & ASSOCIATES, INC.
Architect • Survey • Consulting Engineers

15000 Canyon Dr. Suite 800
Dallas, Texas 75244
Phone: 972.294.4328 Fax: 972.294.4328
www.mavise.com

DATE: 08/08/2018

**CONCEPTUAL DRAWING
NOT FOR CONSTRUCTION**
MICHAEL R. MAVISE, ARCHITECT
TXAS # 4306

This drawing and all items of work are the property of MAVISE & ASSOCIATES, INC. and shall remain the property of MAVISE & ASSOCIATES, INC. until the project is completed. No part of this drawing may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of MAVISE & ASSOCIATES, INC.

Project: **WESTERN INTERNATIONAL OFFICE BUILDING**
15275 QUORUM DR.
ADDISON, TX 75001

TEXAS WESTERN HOSPITALITY
WESTERN INTERNATIONAL
1500 QUORUM DRIVE
DALLAS, TX 75001

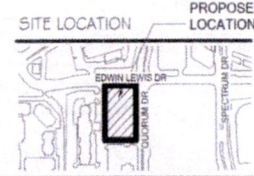
Approved: **08/08/2018**
Job No: 17161
Client: **MASTER SITE PLAN**

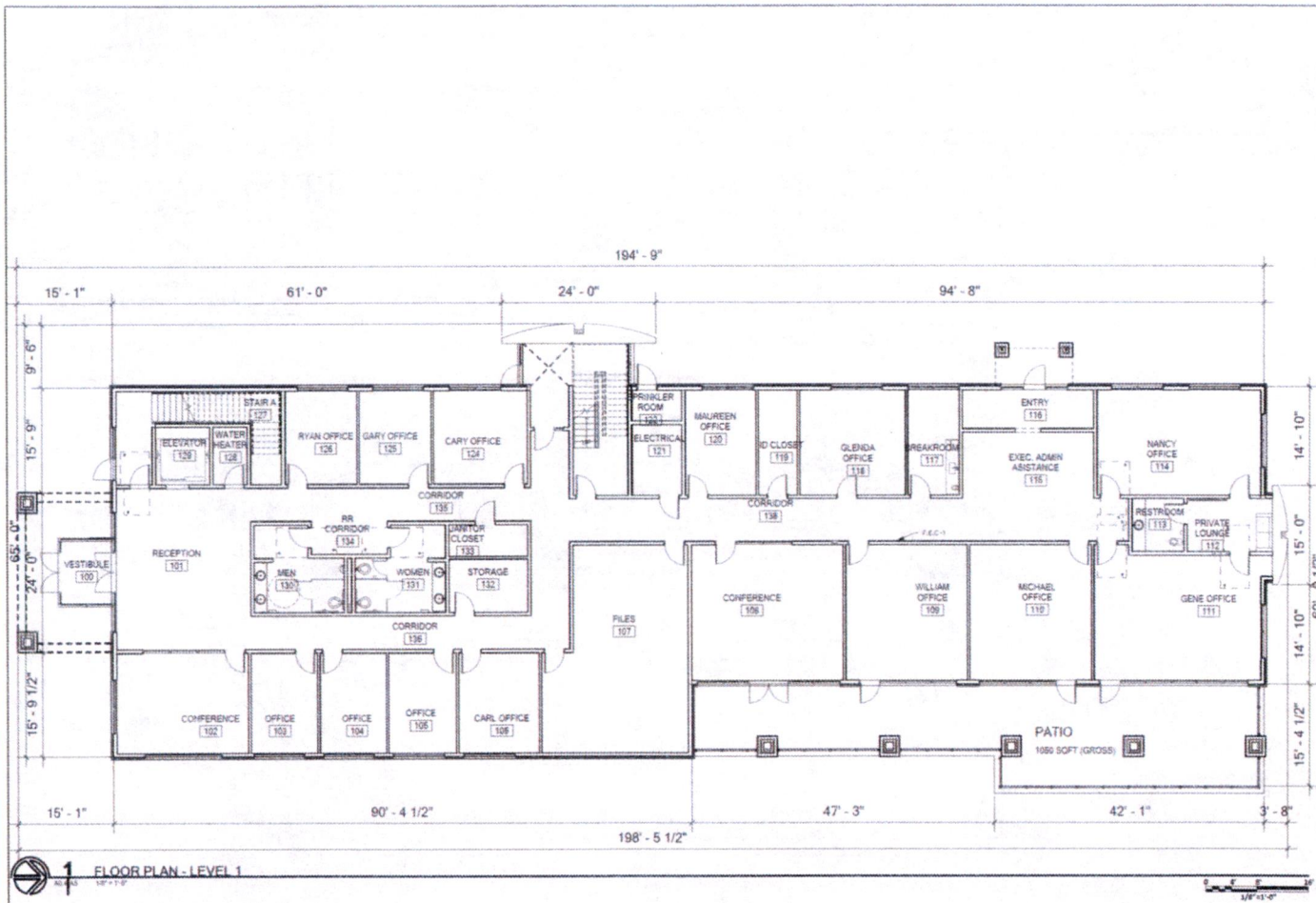
Sheet No: **A2**

OWNER ASPRING PROPERTY, LP 13647 MONTFORT DRIVE DALLAS, TX 75240 PHONE: 972.334.8699 EMAIL: MIMAHONEY_MM@GMAIL.COM	ARCHITECT MAVISE & ASSOCIATES CONTACT: RONALD K. SMITH, AIA, P.E. RADHIKA GAMBAMPILA 1488 QUORUM DRIVE, SUITE 800 DALLAS, TX 75234 PHONE: 972.386.0338 EMAIL: RSMITH@MAVISEASSOCIATES.COM RGAMBAMPILA@MAVISEASSOCIATES.COM	CIVIL R.G. CONSULTING ENGINEERS CONTACT: PHILLIP BRUGGER, P.E. 12002 N. CENTRAL EXPRESSWAY, SUITE 300 DALLAS, TX 75013 PHONE: 214.382.9777 EMAIL: PBRUGGER@RLGINC.COM	LANDSCAPE ARCHITECT STUDIO GREEN SPOT, INC. CONTACT: CHRIS TRANZANO, PLA 1704 W. MIDCERMOTT DRIVE, SUITE 110, ALLEN, TX 75013 PHONE: 488.368.4448 EMAIL: CHRIS@STUDIOGREENSPOT.COM
--	---	--	---

ACTION	
APPROVED	DENIED
STAFF	Date: _____
COUNCIL	Date: _____

Use the Staff Approval/Letter of Consent Form before the conditions associated with the approval of the project.





1 FLOOR PLAN - LEVEL 1
SCALE: 1/8"=1'-0"

OWNER ASPIRING PROPERTY, LP 13647 MONTFORT DRIVE DALLAS, TX 75240 PHONE: 972.934.8999 EMAIL: MRM@HONEYMM@GMAIL.COM	ARCHITECT MAYSE & ASSOCIATES CONTACT: RONALD K. SMITH, AIA, P.E. RACHINA GAMBAMPILA 14881 QUORUM DRIVE, SUITE 800 DALLAS, TX 75254 PHONE: 972.385.0258 EMAIL: RSMITH@MAYSEASSOCIATES.COM RGAMBAMPILA@MAYSEASSOCIATES.COM	STRUCTURAL RLG CONSULTING ENGINEERS CONTACT: DAVID A. CUMMINS, P.E. S.E. 12002 N. CENTRAL EXPRESSWAY, SUITE 300 DALLAS, TX 75243 PHONE: 214.382.5717 EMAIL: DCUMMING@RLGINC.COM	CIVIL RLG CONSULTING ENGINEERS CONTACT: PHILLIP BRUGGER, P.E. 12002 N. CENTRAL EXPRESSWAY, SUITE 300 DALLAS, TX 75243 PHONE: 214.382.5717 EMAIL: PBRUGGER@RLGINC.COM	SURVEY RLG CONSULTING ENGINEERS CONTACT: BRIAN R. WADE, L.A., R.P.L.S. 12002 N. CENTRAL EXPRESSWAY, SUITE 300 DALLAS, TX 75243 PHONE: 214.382.5717 EMAIL: BWADE@RLGINC.COM	LANDSCAPE ARCHITECT STUDIO GREEN SPOT, INC. CONTACT: CHRIS TRANZANO, R.L.A. 1704 W. ACCORROTT DRIVE, SUITE 110 ALLEN, TX 75013 PHONE: 469.369.4449 EMAIL: CHRIS@STUDIOGREENSPOT.COM
--	---	--	---	---	--

ACTION

APPROVED	DENIED
STAFF	DATE
COUNCIL	DATE

See the Staff Approval Letter or Council Board Minutes for any conditions associated with the approval of the project.

GROSS BUILDING SQUARE FOOTAGE	
FLOOR	SQ. FEET
1ST LEVEL	2,880.00 SF
2ND LEVEL	2,880.00 SF
TOTAL	5,760.00 SF
NON-AC PATIO	1,000.00 SF
PARKING TABULATION	
PARKING SPACE REQUIRED	
REGULAR CARS - 4-1/2' SURFACE	47
HANDICAP CAR PARKING - 8'-0" SURFACE	2
TOTAL PARKING PROVIDED	49
NOTE: "HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS"	
SITE INFORMATION	
PROPOSED SUBDIVISION NAME	
LOT 1, 2 AND 3 QUORUM CENTRE, SUBD. NO. 2, ADDITIONAL TOWN OF ADDISON	
BLOCK DESIGNATION	
BLOCK A	
LOT NUMBER	
LOT 2	
1/3" AC BAY	
1.00 ACRES	
ABSTRACT: 204/15, 204/16 IN FARMER SURVEY	
ABSTRACT: 204/15, 204/16	
TOWN PROJECT NUMBER	
10-04	
PREPARATION DATE	
07.12.2018	
REGISTRATION DATE	
08.08.2018	
SITE DATA SUMMARY	
ZONING	PLANNED DEVELOPMENT
PROPOSED USE	OFFICE
LOT AREA	1.00 ACRES
BUILDING AREA, AC. SPACE	17,280 SQUARE FT
BUILDING HEIGHT	140 APPROX. FT STORY
LOT COVERAGE	20%
PARKING REQUIRED	85 (1,000 SQ. FT.)
PARKING PROVIDED	49

MAYSE & ASSOCIATES, INC.
Architectural • Planning • Construction Management

14881 Quorum Dr., Suite 800
Dallas, TX 75254
Phone: 972.385.0258 Fax: 972.385.0258
www.mayseassociates.com

SCALE

**CONCEPTUAL DRAWING
NOT FOR CONSTRUCTION**
MICHAEL E. MAYSE ARCHITECT
TEXAS P 8190

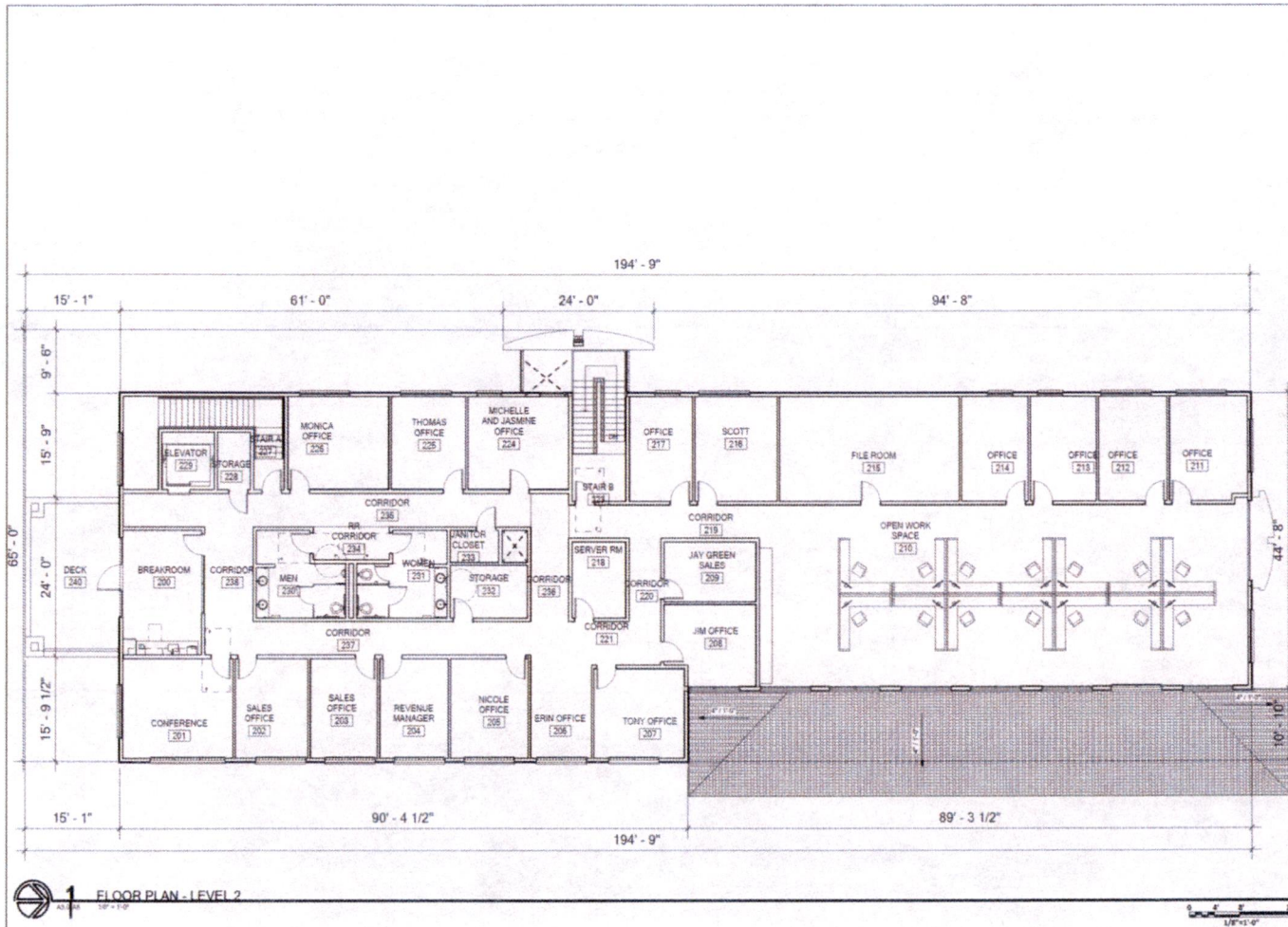
15275 QUORUM DR.
ADDISON, TX 75001

WESTERN INTERNATIONAL OFFICE BUILDING

TEXAS WESTERN HOSPITALITY

WESTERN INTERNATIONAL
15275 QUORUM DRIVE
ADDISON, TX 75001

DATE: **08/08/2018**
JOB NO.: 17161
PROJECT: 1ST FLOOR PLAN
SHEET NO.: **A5**



1 FLOOR PLAN - LEVEL 2

GROSS BUILDING SQUARE FOOTAGE	
FLOOR	AREA PER FLOOR (SF)
1ST LEVEL	6,882.00 SF
2ND LEVEL	6,882.00 SF
TOTAL	13,764.00 SF
NON-AD PATIO	1,858.00 SF

PARKING TABULATION	
PARKING SPACE REQUIRED	
REGULAR CARS (4-10' SURFACE)	47
HANDICAP CAR PARKING (8-10' SURFACE)	3
PARALLEL PARKING (8-10' STREET)	10
TOTAL PARKING PROVIDED	60

SITE INFORMATION	
PROPOSED SUBMITTER NAME	WESTERN INTERNATIONAL
LOT 1, 2, AND 3 QUORUM CENTER - EAST NO. 2	
ADDITIONAL TOWN OF ADDISON	
BLOCK DESIGNATION	BLOCK A
LOT NUMBER	1072
LOT ACRES	1.670 ACRES
ABSTRACT SURVEY NAME	10 FIDELITY
ABSTRACT SURVEY NUMBER	402
TOWN PROJECT NUMBER	19-04
PREPARATION DATE	07-13-2018
PERMIT/DRAW DATE	08-08-2018

SITE DATA SUMMARY	
ZONING	PLANNED DEVELOPMENT
PROPOSED USE	OFFICE
LOT AREA	1.670 ACRES
BUILDING AREA (4,450 SQ FT)	11,360 SQUARE FT
BUILDING HEIGHT	146' APPROX
LOT COVERAGE	69%
PARKING REQUIRED	60 (1,860 SQ FT)
PARKING PROVIDED	60

ACTION	
APPROVED	DENIED
STAFF	DATE
COUNCIL	DATE

Use the 3rd Approval Letter or Council Resol Memo for the conditions associated with the approval of the project.

MAYSE & ASSOCIATES, INC.
Architect • Planning • Construction Management

14801 Quorum Dr. Suite 800 Dallas, Texas 75244 Phone: 972.386.4438 Fax: 972.386.0279 www.mayseassociates.com

SEAL:

CONCEPTUAL DRAWING NOT FOR CONSTRUCTION

MICHAEL R. MAYSE, ARCHITECT TEXAS # 8308

WESTERN INTERNATIONAL OFFICE BUILDING

15275 QUORUM DR. ADDISON, TX 75001

TEXAS WESTERN HOSPITALITY

WESTERN INTERNATIONAL

1567 MEMPHIS DRIVE DALLAS, TX 75244

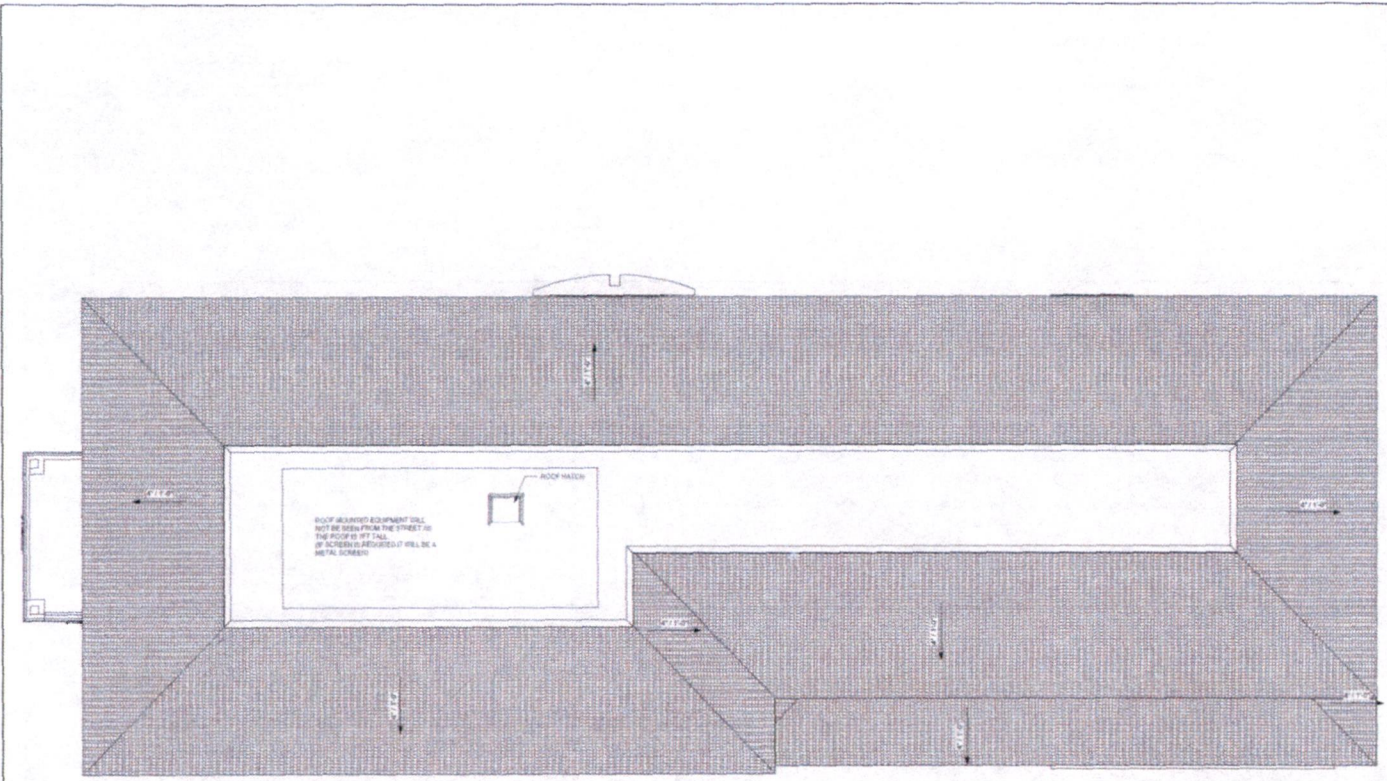
Date: 08/08/2018

Job No.: 17161

Sheet Title: 2ND FLOOR PLAN

Sheet No.: A6

<p>OWNER</p> <p>ASPIRING PROPERTY, LP 13647 MONTFORT DRIVE DALLAS, TX 75240 PHONE: 972.934.8699 EMAIL: MHMAHONEY@AASMAIL.COM</p>	<p>ARCHITECT</p> <p>MAYSE & ASSOCIATES CONTACT: RONALD K. SMITH, AIA, P.E. RADIKA GAMMA@MPLA 14881 QUORUM DRIVE, SUITE 800 DALLAS, TX 75244 PHONE: 972.386.5338 EMAIL: RSMITH@MAYSEASSOCIATES.COM RGAMMA@MPLA@MAYSEASSOCIATES.COM</p>	<p>STRUCTURAL</p> <p>RLG CONSULTING ENGINEERS CONTACT: DAVID A. CUMMIN, P.E. S.E. 12002 N. CENTRAL EXPRESSWAY, SUITE 300 DALLAS, TX 75243 PHONE: 214.382.5717 EMAIL: DCLUMMING@RLGINC.COM</p>	<p>CIVIL</p> <p>RLG CONSULTING ENGINEERS CONTACT: PHILIP BRUGGER, P.E. 12002 N. CENTRAL EXPRESSWAY, SUITE 300 DALLAS, TX 75243 PHONE: 214.382.5717 EMAIL: PBRUGGER@RLGINC.COM</p>	<p>SURVEY</p> <p>RLG CONSULTING ENGINEERS CONTACT: BRIAN R. WADE, L.A. RPLS 12002 N. CENTRAL EXPRESSWAY, SUITE 300 DALLAS, TX 75243 PHONE: 214.382.5717 EMAIL: BWADE@RLGINC.COM</p>	<p>LANDSCAPE ARCHITECT</p> <p>STUDIO GREEN SPOT, INC. CONTACT: CHRIS TRANZANO, R.L.A. 1784 W. MODERKOTT DRIVE, SUITE 110, ALLEN, TX 75013 PHONE: 469.369.4448 EMAIL: CHRIS@STUDIOGREENSPOT.COM</p>
---	--	--	--	--	---



1 ROOF PLAN
1/8" = 1'-0"



OWNER ASPIRING PROPERTY, LP 13647 MONTFORT DRIVE DALLAS, TX 75240 PHONE: 972.338.8699 EMAIL: MMBAHONEY.MM@GMAIL.COM	ARCHITECT MAYSE & ASSOCIATES CONTACT: RONALD K. SMITH, AIA, P.E. RADHRA GAMBAMPLA 14815 QUORUM DRIVE, SUITE 900 DALLAS, TX 75254 PHONE: 972.386.0381 EMAIL: RSMITH@MAYSEASSOCIATES.COM RGAMMAMPLA@MAYSEASSOCIATES.COM	STRUCTURAL RLG CONSULTING ENGINEERS CONTACT: DAVID A. CUMMIN, P.E. S.E. 12002 N. CENTRAL EXPRESSWAY, SUITE 300 DALLAS, TX 75243 PHONE: 214.382.5717 EMAIL: DCUMMING@RLGINC.COM	CIVIL RLG CONSULTING ENGINEERS CONTACT: PHILLIP BRUGGER, P.E. 12002 N. CENTRAL EXPRESSWAY, SUITE 300 DALLAS, TX 75243 PHONE: 214.382.5717 EMAIL: PBRUGGER@RLGINC.COM	SURVEY RLG CONSULTING ENGINEERS CONTACT: BRIAN R. WADE, L.A., RPLS 12002 N. CENTRAL EXPRESSWAY, SUITE 300 DALLAS, TX 75243 PHONE: 214.382.5717 EMAIL: BWADE@RLGINC.COM	LANDSCAPE ARCHITECT STUDIO GREEN SPOT, INC. CONTACT: CHRIS TRANZANO, RLA 1794 W. MCCORMICK DRIVE, SUITE 110 ALLEN, TX 75013 PHONE: 489.369.4448 EMAIL: CHRIS@STUDIOGREENSPOT.COM
---	--	---	---	---	---

ACTION	
APPROVED	DENIED
STAFF	Staff Initials
COUNCIL	Council Initials

See the Staff Approval Letter or Council Meeting Minutes for any conditions associated with the approval of the project.

SITE INFORMATION

REGULATORY SUBJECT INFORMATION
 LOT 1 AND 2 QUORUM CENTER - EAST NO. 2
 ADDISON, TOWN OF ADDISON

BLOCK DESIGNATION
 BLOCK A

LOT NUMBER
 LOT 2

LOT ACRES
 1.920 ACRES

ABSTRACT SURVEY NAME
 W. FISHER SURVEY

ABSTRACT SURVEY NUMBER
 882

TOWN/PROJECT NUMBER
 18-04

PREPARATION DATE
 07/23/2018

REVISION DATE
 08/08/2018

LOT 2
 QUORUM CENTER - EAST NO. 2 ADDITION
 TOWN OF ADDISON
 LOCATED IN THE O.W. FISHER SURVEY,
 ABSTRACT NO. 882, DALLAS COUNTY, TEXAS

MAYSE & ASSOCIATES, INC.
 Architecture • Planning • Construction Management

14815 QUORUM DRIVE, SUITE 900
 DALLAS, TEXAS 75254
 PHONE: 972.386.0381 FAX: 972.386.0382
 WWW.MAYSEANDASSOCIATES.COM

SCALE

CONCEPT DRAWING
 NOT FOR CONSTRUCTION
 MICHAEL B. MAYSE, ARCHITECT
 TEXAS #3836

This drawing and all parts of it are the property of Mayse & Associates, Inc. and are not to be used, copied, reproduced, or otherwise disseminated without the written consent of Mayse & Associates, Inc. All rights are reserved. No part of this drawing may be reproduced without the written consent of Mayse & Associates, Inc.

WESTERN INTERNATIONAL OFFICE BUILDING
 15275 QUORUM DR.
 ADDISON, TX 75003

TEXAS WESTERN HOSPITALITY
 WESTERN INTERNATIONAL
 15047 MEMORIAL DRIVE
 DALLAS, TX 75240

Regulation

1 No

2

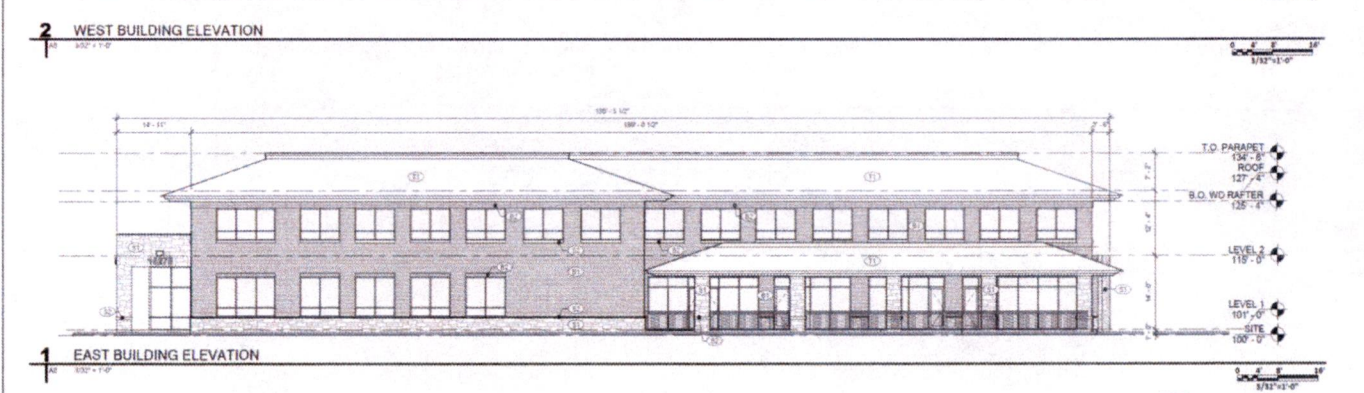
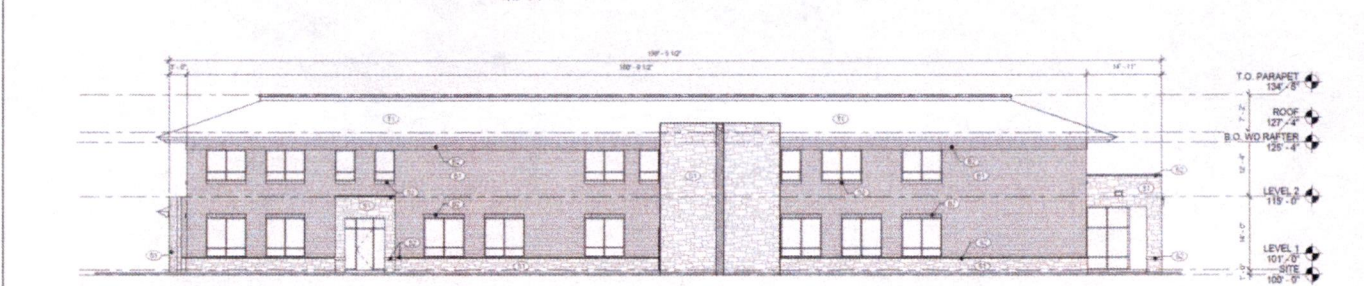
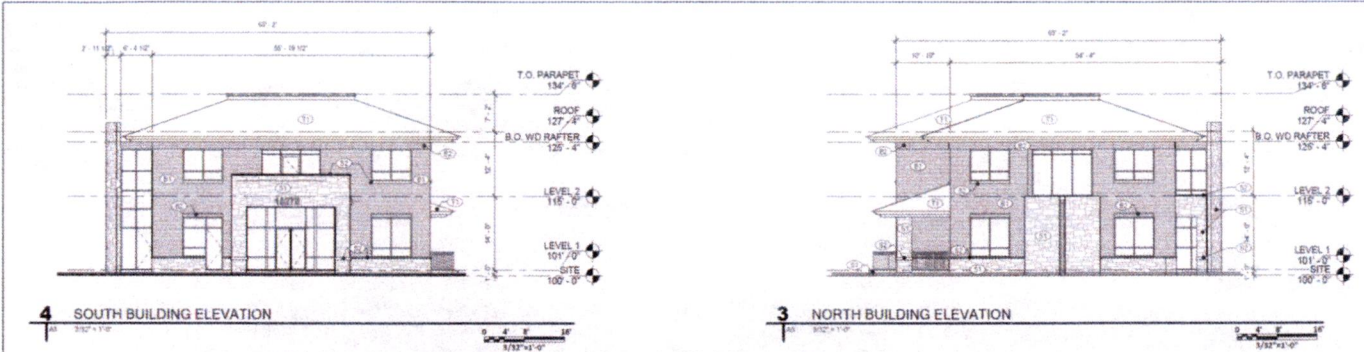
DATE: **08/08/2018**

JOB NO: **17161**

Project Title: **ROOF PLAN**

Sheet No.

A7



OWNER ASPIRING PROPERTY, LP 13647 MONTFORT DRIVE DALLAS, TX 75240 PHONE: 972.984.8999 EMAIL: MMHMHONEY MM@GMAIL.COM	ARCHITECT MAYSE & ASSOCIATES CONTACT: RONALD K. SMITH, AIA, P.E. RADHIKA DAMMAMPILA 1488 QUORUM DRIVE, SUITE 800 DALLAS, TX 75284 PHONE: 972.388.0338 EMAIL: RSMTH@MAYSEASSOCIATES.COM RGDAMMAMPILA@MAYSEASSOCIATES.COM	CIVIL RLG CONSULTING ENGINEERS CONTACT: PHILLIP BRUGGER, P.E. 12000 W. CENTRAL EXPRESSWAY, SUITE 300 DALLAS, TX 75243 PHONE: 214.382.5717 EMAIL: PBRUGGER@RLGINC.COM	LANDSCAPE ARCHITECT STUDIO GREEN SPOT, INC. CONTACT: CHRIS TRANZANO, RLA 1754 W. McDERMOTT DRIVE, SUITE 110, ALLEN, TX 75013 PHONE: 469.389.4448 EMAIL: CHRIS@STUDIOGREENSPOT.COM
---	--	---	--

ACTION	
APPROVED	DENIED
STAFF	DATE
COUNCIL	DATE

See the Staff Approval Letter or Council Packet for any conditions associated with the approval of the project.

1773
QUORUM CENTRE - EAST MD. 2 ACCESSION
TOWN OF ADDISON
LOCATED BY THE D.W. FORTNER SURVEY
ABSTRACT NO. 462, DALLAS COUNTY, TEXAS

SITE INFORMATION PROPOSED SUBDIVISION NAME LOT 1, 2 AND 3 QUORUM CENTRE - EAST MD. 2 ACCESSION, TOWN OF ADDISON SUBJECT SUBDIVISION BLOCK A LOT NUMBER LOT 2 LOT ACRES 1.015 ACRES ABSTRACT/SURVEY NAME BY FORTNER SURVEY ABSTRACT/SURVEY NUMBER 462 TOWN/PROJECT NUMBER 1864 PREPARATION DATE 01.13.2018 PERMIT/DRAWING DATE 08.08.2018
EXTERIOR BUILDING MATERIAL WEST ELEVATION - 3,624 SQFT BRICK - 65% LUEDERS STONE - 35% CAST STONE - 0% MASONRY - 100% EAST ELEVATION - 2,359 SQFT BRICK - 72% LUEDERS STONE - 28% CAST STONE - 0% MASONRY - 100% SOUTH ELEVATION - 951 SQFT BRICK - 80% LUEDERS STONE - 40% CAST STONE - 2% MASONRY - 100% NORTH ELEVATION - 1,136 SQFT BRICK - 87% LUEDERS STONE - 11% CAST STONE - 2% MASONRY - 100%
TOTAL EXTERIOR BUILDING MATERIAL % BRICK - 64% LUEDERS STONE - 30% CAST STONE - 3% MASONRY - 100%
EXTERIOR FINISH LEGEND <ul style="list-style-type: none"> LUEDERS LAMINATION VENEER CAST STONE BRICK SLABING BOND VENEER MAYSE VENDOR: ACME BRICK FL MANUFACTURE: VENDOR: ACME BRICK HOLDER COURSE VENEER MAYSE VENDOR: ACME BRICK FL MANUFACTURE: VENDOR: ACME BARRAL CLAY TILE SPARKER, CHAMBERLIN - CLAYBRITE
TOWN OF ADDISON PHACADE PLAN NOTES THIS PHACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS, PERMITS, AND APPROVALS BY DEVELOPMENT SERVICES, ALL MECHANICAL, ELECTRICAL, AND PLUMBING SHALL BE OBTAINED FROM PUBLIC UTILITIES AS REQUIRED BY THE ZONING ORDINANCE. UNDEVELOPED, EXPOSED UTILITIES, BORES AND CONDUITS SHALL BE PAINTED TO MATCH BUILDING. ALL SIGNAGE, ADVERTISING AND LOCATIONS ARE SUBJECT TO APPROVAL BY DEVELOPMENT SERVICES. ROAD ACCESS SHALL BE PROVIDED INTERNALLY. UNDEVELOPED AREAS SHOWN ARE FOR INFORMATION ONLY.

MAYSE & ASSOCIATES, INC.
Architect - Planning - Construction Management

1488 Quorum Dr. Suite 800
Dallas, Texas 75284 Phone: 972.388.0338 Fax: 972.388.0339
www.mayseandassociates.com

CONCEPTUAL DRAWING
NOT FOR CONSTRUCTION

MICHAEL R. MAYSE, ARCHITECT
MAYSE & ASSOCIATES, INC.

WESTERN INTERNATIONAL OFFICE BUILDING
15275 QUORUM DR.
ADDISON, TX 75001

TEXAS WESTERN HOSPITALITY
WESTERN INTERNATIONAL
15400 QUORUM DRIVE
DALLAS, TX 75244

DATE: **08/08/2018**
JOB NO: 17161

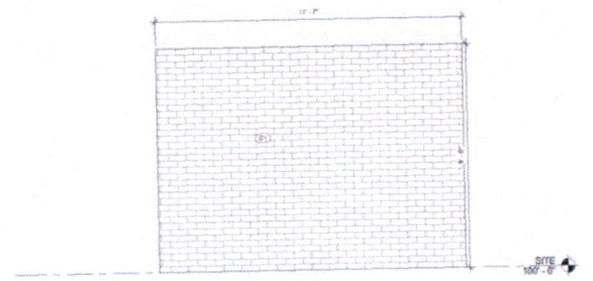
PROJECT TITLE: EXTERIOR ELEVATIONS
SHEET NO: **A8**

MAYS & ASSOCIATES, INC.
Architecture • Planning • Construction Management

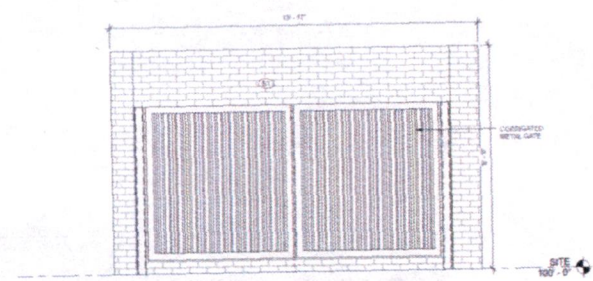
19970 Quorum Dr. Suite 300
Dallas, Texas 75244
Phone: (214) 359-4336 Fax: (214) 359-2374
www.maysandassociates.com

CONCEPTUAL DRAWING
NOT FOR CONSTRUCTION
MICHAEL R. MAYS, ARCHITECT
TEXAS # 4356

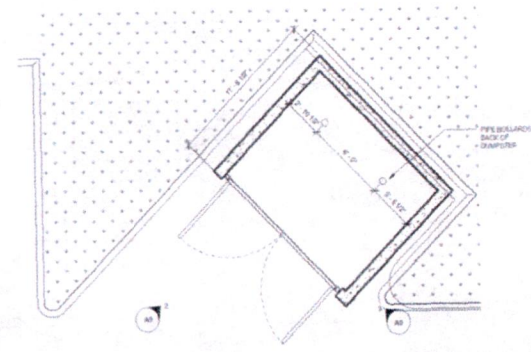
This drawing and all parts of it are the property of Mays & Associates, Inc. It is to be used only for the project and site specifically identified herein. It is not to be used for any other project or site without the written consent of Mays & Associates, Inc.



3 DUMPSTER ENCLOSURE - SIDE ELEVATION
1/2" = 1'-0"



2 DUMPSTER ENCLOSURE - FRONT ELEVATION
1/2" = 1'-0"



1 SITE PLAN - DUMPSTER ENCLOSURE
1/4" = 1'-0"

OWNER ASPIRING PROPERTY, LP 13647 MONTFORT DRIVE DALLAS, TX 75240 PHONE: 972 934 8859 EMAIL: MMMAHONEY.MA@GMAIL.COM	ARCHITECT MAYS & ASSOCIATES CONTACT: RONALD K. SMITH, AIA, P.E. RACHINA GAMBAMPILA 14881 QUORUM DRIVE, SUITE 800 DALLAS, TX 75284 PHONE: 972 389 6336 EMAIL: RSMITH@MAYS&ASSOCIATES.COM RGAMBAMPILA@MAYS&ASSOCIATES.COM	CIVIL RLG CONSULTING ENGINEERS CONTACT: PHILIP BRUJGER, P.E. 12002 N. CENTRAL EXPRESSWAY, SUITE 300 DALLAS, TX 75243 PHONE: 214 352 5717 EMAIL: PBRUJGER@RLGINC.COM	LANDSCAPE ARCHITECT STUDIO GREEN SPOT, INC. CONTACT: CHRIS TRANZANO, RLA 1784 W. MCDERMOTT DRIVE, SUITE 110 ALLEN, TX 75013 PHONE: 469 388 4448 EMAIL: CHRIS@STUDIOGREENSPOT.COM
---	--	--	---

ACTION	
APPROVED	DENIED
STAFF	Date
COUNCIL	Date

See the Staff Approval Letter or Council Meeting Minutes for any conditions associated with the approval of the project.

SITE SPECIFICATION
PROPOSED SUBDIVISION NAME
LOT 2 AND 3 CORNER LOT 10 EAST 101ST
ADDISON, TOWN OF ADDISON
BLOCK DESCRIPTION
BLOCK
LOT NUMBER
LOT 2
LOT ACRES
1.688 ACRES
NEIGHBORLY SURVEY NAME
BY TOWN OF ADDISON
NEIGHBORLY SURVEY NUMBER
462
TOWN PROJECT NUMBER
17161
PREPARATION DATE
07.17.2018
REVISION DATE
08.08.2018

EXTERIOR FINISH LEGEND
1 BRICK LIMEWASH VENEER
2 LIME WASH
3 BRICK (FORMER) VENEER
4 BRICK (FORMER) VENEER
5 BRICK (FORMER) VENEER
6 BRICK (FORMER) VENEER
7 BRICK (FORMER) VENEER
8 BRICK (FORMER) VENEER
9 BRICK (FORMER) VENEER
10 BRICK (FORMER) VENEER
11 BRICK (FORMER) VENEER
12 BRICK (FORMER) VENEER

TOWN OF ADDISON FACADE PLAN NOTES
THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL DEVELOPMENT PLANS, PERMITS, EXCEPT AS NOTED, SHALL BE SUBJECT TO APPROVAL BY THE TOWN OF ADDISON COUNCIL. ALL MECHANICAL, ELECTRICAL, AND PLUMBING (MEP) SHALL BE PROVIDED IN ACCORDANCE WITH THE TOWN OF ADDISON ORDINANCES. ALL SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH THE TOWN OF ADDISON ORDINANCES. ALL SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH THE TOWN OF ADDISON ORDINANCES. ALL SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH THE TOWN OF ADDISON ORDINANCES.

WESTERN INTERNATIONAL OFFICE BUILDING
15273 QUORUM DR.
ADDISON, TX 75001

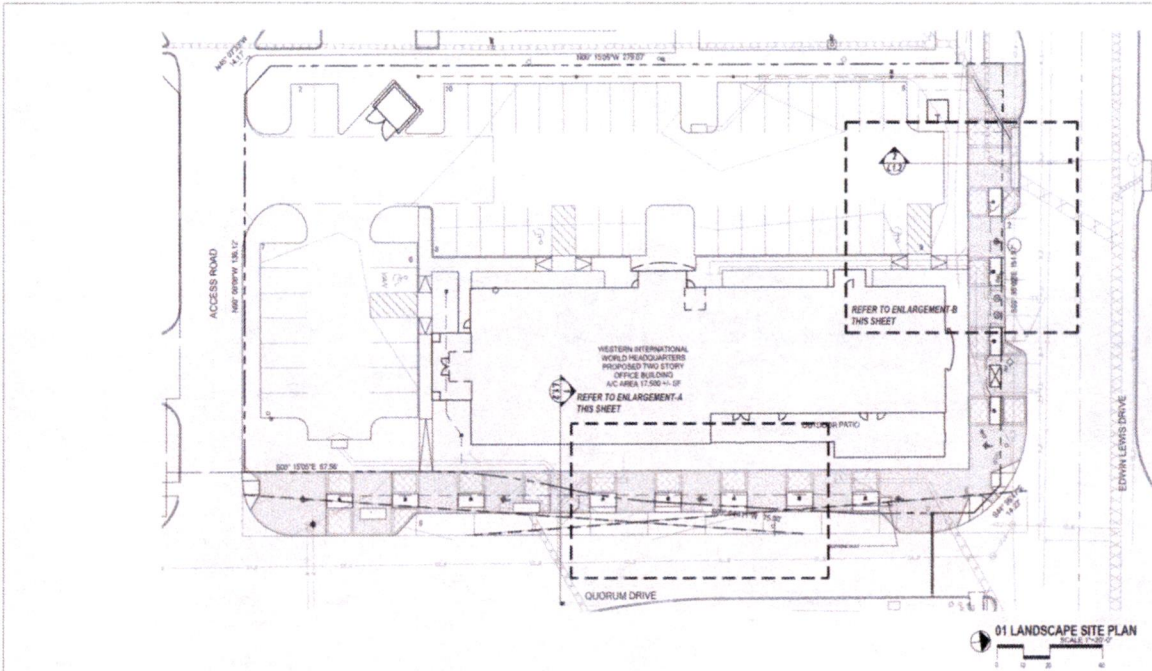
TEXAS WESTERN HOSPITALITY
WESTERN INTERNATIONAL
15417 WINDYBROOK DR.
DALLAS, TX 75240

1/2" = 1'-0"
2

08/08/2018
17161

DUMPSTER ENCLOSURE ELEVATION

A9



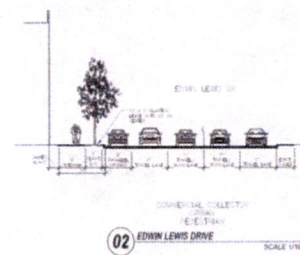
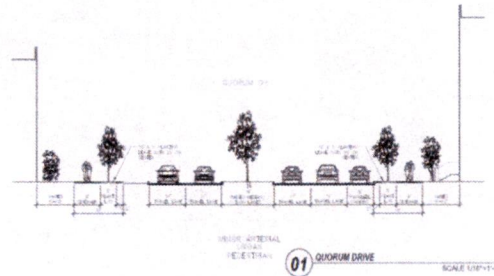
DRAINAGE NOTES

1. Contractor responsible for providing all materials and labor for the installation of the subsurface drainage system.
2. All drainpipes to be 4" PVC minimum.
3. There shall be a minimum built (1/2%) percent floor rise fall along drainage lines.
4. All catch basins shall be 1' square AASD grate basins. Areas drains to the built areas shall have flat drain grates, drains in parking areas shall have square storm grates. Contractor to submit catch basin specs to Landscape Architect for approval before installation.
5. Contractor to provide a minimum two (2%) percent fall away from all structures.
6. Contractor to verify all proposed grades and report any problems to the Landscape Architect.

CONCRETE ROCK SALT FRESH NOTES

1. Apply concrete ground rock salt on concrete surfaces until wet. Application of rock salt to be tested with hand held sprayer. Alternative methods must be approved by Architect/Owner prior to beginning of work.
2. Cover concrete with one-inch plastic sheeting and floor and drain surface to keep salt into concrete surface. Remove plastic sheeting immediately after finishing and curing.
3. Schedule concrete patchwork with water and slurry to remove salt after final cure.
4. The architect reserves the right to reject any and all work executed by the Contractor when it does not meet his/her expectations and Manufacturer's Specifications.
5. The Contractor shall construct a storm pipe 12" x 12" or 18" x 18" in all wet areas in the Owner, for approval by the Architect/Owner prior to commencing work.

01 LANDSCAPE SITE PLAN
SCALE 1/8"=1'-0"



STREETSCAPE EXAMPLE AT DA CLAIRE - QUORUM DRIVE STREET FRONTAGE

LOT 2
QUORUM CENTRE, EAST MO 2 ADDITION
TOWN OF ADDISON
LOCATED IN THE CLAY FISHER SURVEY,
ABSTRACT NO. 482, DALLAS COUNTY, TEXAS

ACTION	
APPROVED	DENIED
STAFF	Date _____ Initials _____
COUNCIL	Date _____ Initials _____

See the Staff Approval Letter and Council Resolution for any conditions attached with the approval of the project.

MAYSE & ASSOCIATES, INC.
Landscape • Planning • Civil/Utility Engineering

2000 Channon Dr.
Dallas, Texas 75228
Phone: 972-352-2222 Fax: 972-352-2222
www.mayseassociates.com



This drawing and all parts of it are the property of Mayse & Associates, Inc. and shall remain the property of Mayse & Associates, Inc. All drawings and plans are preliminary unless otherwise stated. No part of this drawing may be reproduced without the written consent of Mayse & Associates, Inc.

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1734 W. RUDERSBOTT DRIVE
SUITE 110
COURSE PROGRESSO
IRVING, TEXAS 75038
CHRS@STUDIOGREENSPOT.COM

WESTERN INTERNATIONAL OFFICE BUILDING
15275 QUORUM DR.
ADDISON, TX 75001

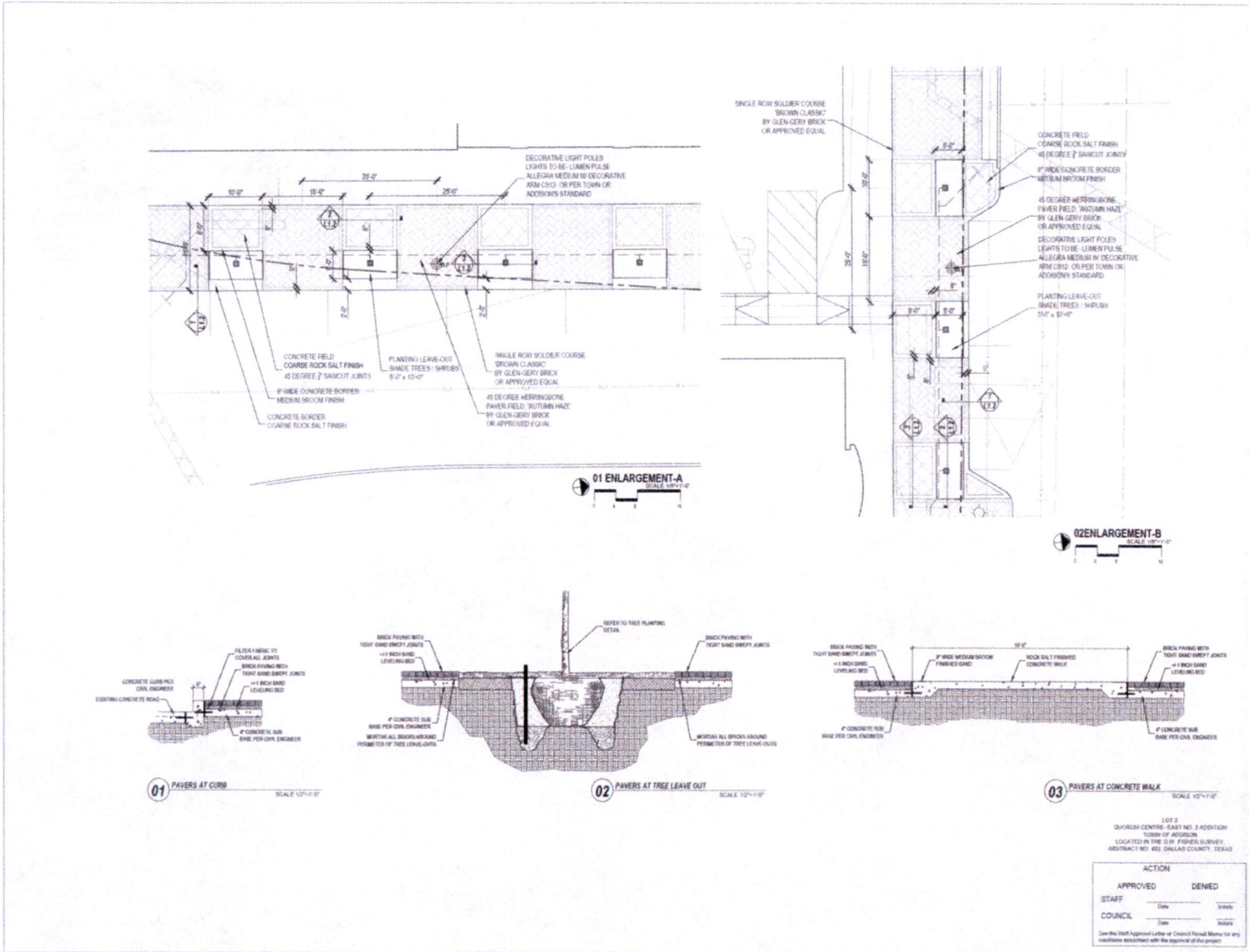
TEXAS WESTERN HOSPITALITY
WESTERN INTERNATIONAL
1867 MARFORD DRIVE
DALLAS, TX 75201

Revision:
1 / No
2

Date: **08/08/2018**

Sheet No: **17101**
HARDSCAPE PLAN

Sheet No: **L1.1**



MAYSE & ASSOCIATES, INC.
Architect • Planning • Construction Management



3800 Cooper St. Suite 202
Dallas, TX 75226
Phone: 972-380-6100 Fax: 972-380-6102
www.mayseandassociates.com

DATE: _____



This drawing and all parts of it are the property of Mayse & Associates, Inc. and are not to be used, copied, or reproduced in any form without the written consent of Mayse & Associates, Inc. All dimensions are in feet and inches unless otherwise specified. Engineer: _____

LANDSCAPE ARCHITECT
STUDIO GREEN INC. INC.
1794 W. MADEIRAVILLE DRIVE
SUITE 110
CIRRO, TEXAS 75041
(972) 393-4446
CHERING@STUDIOGREENINC.COM

WESTERN INTERNATIONAL OFFICE BUILDING
15273 QUORUM DR.
ADDISON, TX 75001



WESTERN INTERNATIONAL
15047 MCKAY DRIVE
DALLAS, TX 75244

1 No
2

DATE: **08/08/2018**

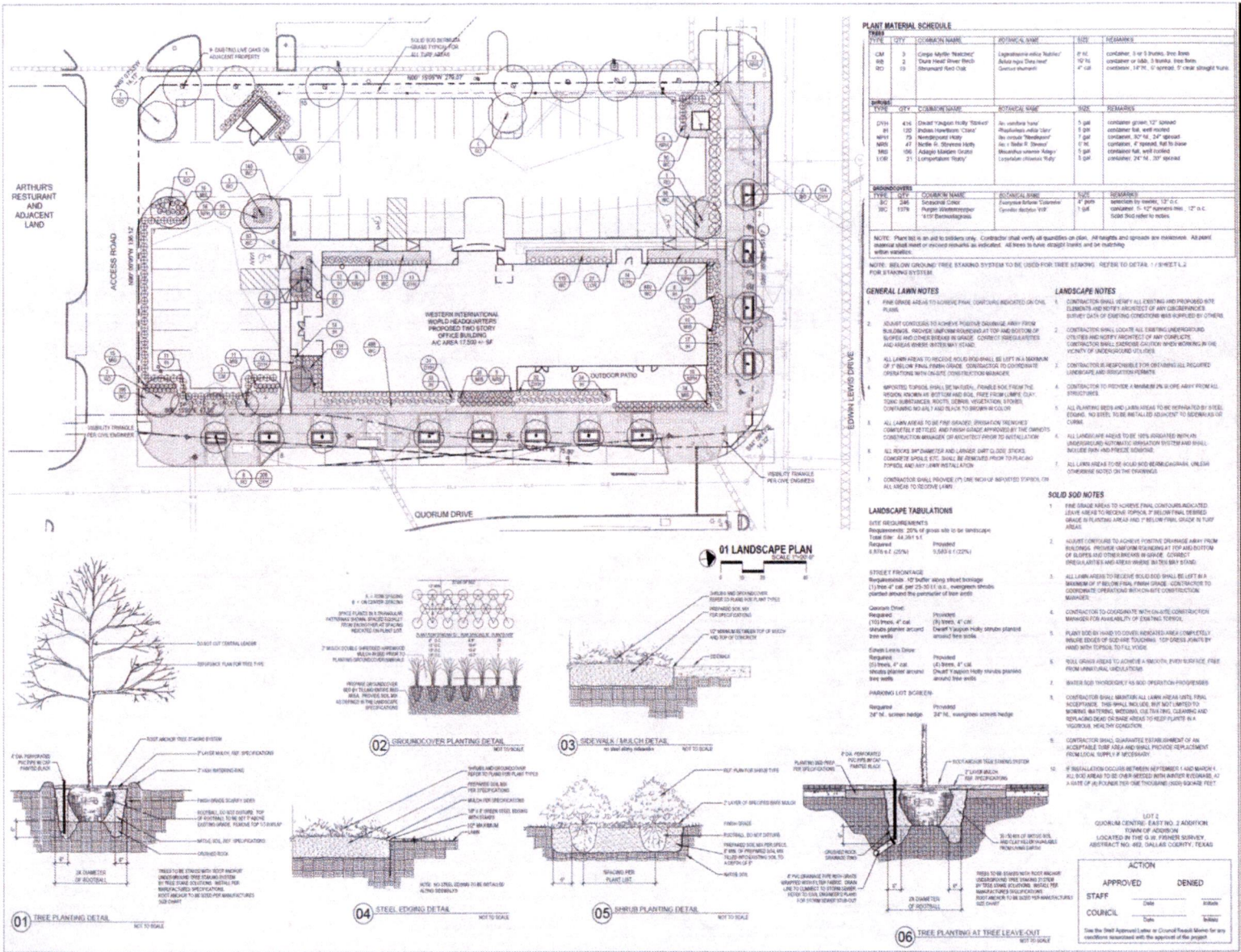
PROJECT: **17161**
HARDSCAPE DETAILS

LOT 2
QUORUM CENTRE - EAST NO. 2 ADDITION
SUBDIVISION OF ADDITION
LOCATED IN THE S.W. 1/4, FIDELITY SURVEY,
ABSTRACT NO. 492, DALLAS COUNTY, TEXAS

ACTION	
APPROVED	DENIED
STAFF	Date: _____ SIGN: _____
COUNCIL	Date: _____ SIGN: _____

See the Staff Approval Letter or Council Report Memo for any conditions associated with the approval of this project.

L1.2



TYPE	QTY	CULTURAL NAME	BOTANICAL NAME	SIZE	REMARKS
046	1	Crape Myrtle 'Redeem'	Lagerströmia indica 'Redeem'	12' H	Container 8" to 9" Profile, Iron Bark container or Lab. 3 months. Iron Bark container 14" H, 12" spread, 5" clear straight trunk
047	2	Dark Red Elm	Ulmus ruber 'Dark Red'	12' H	Container 8" to 9" Profile, Iron Bark container or Lab. 3 months. Iron Bark container 14" H, 12" spread, 5" clear straight trunk
SHRUBS					
0194	414	Chartreuse Holly Treelet	Ilex 'Chartreuse'	1 1/2 gal	Container 8" to 9" H, 12" spread
0195	75	Red-Tipped Yew	Taxus 'Red-Tipped'	1 1/2 gal	Container 8" to 9" H, 12" spread
0196	47	Black N. Spineberry	Opuntia 'Black N. Spineberry'	1 1/2 gal	Container 8" to 9" H, 12" spread
0197	21	Lumpkin Holly	Ilex 'Lumpkin'	1 1/2 gal	Container 8" to 9" H, 12" spread
UNDERCROPPERS					
048	246	Scotch Pine	Pinus 'Scotch'	1 1/2 gal	Container 8" to 9" H, 12" spread
049	1574	Purple Wintercreeper	Euonymus 'Purple Wintercreeper'	1 1/2 gal	Container 8" to 9" H, 12" spread

GENERAL LAWN NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOUR INDICATED ON THIS PLAN.
- ADJUST CONTOUR TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM FINISHING AT TOP AND BOTTOM OF SLOPES AND OTHER RELEASE POINTS. CORRECT IRREGULARITIES AND HEIGHT ERRORS WHERE NECESSARY.
- ALL LAWN AREAS TO RECEIVE SOLID SOIL SHALL BE LEFT IN A MINIMUM OF 7" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE WITH FOUNDATION CONSTRUCTION SEQUENCE.
- IMPROVED TOPSOIL SHALL BE MAXIMUM 8" DEEP FROM THE WORK. WORK AS SET AND SEAL. FREE FROM LUMPY CLAY. SOME SUBSTRATE SHOULD BE USED TO IMPROVE SOIL. CONTAINER MATERIALS TO BE RECYCLED TO GREENHOUSE COLOR.
- ALL LAWN AREAS TO BE FINE GRADES. FINISHING TECHNIQUES COMPLETELY SETTLED. FINISH GRADE APPROVED BY THE OWNER'S CONTRACTOR PRIOR TO ANY CONSTRUCTION.
- ALL EXISTING 30" COMPACTOR AND LARGER AMP QUOTE SPECK CONCRETE SPLITS, ETC. SHALL BE REPAIRED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION.
- CONTRACTOR SHALL REMOVE ALL EXISTING SURVEY PINS OR ALL LEGS TO REDUCE LAWN.

LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL FOOTING AND PROPOSED SITE ELEMENTS AND REPORT ARCHITECT OF ANY CONFLICTS. SURVEY DATA OF EXISTING CONDITIONS WILL BE PROVIDED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND REPORT ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL ADVISES CAUTION BISHOP WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR TO RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND REGULATORY REQUIREMENTS.
- CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- ALL PLANTING BEDS AND LAWN AREAS TO BE REPAIRED BY SITE. EQUAL. NO SITES TO BE INSTALLED ADJACENT TO SIDEWALK OR CURB.
- ALL LANDSCAPE AREAS TO BE SET AND ANCHORED WITH AN UNDERGROUND ANCHORING SYSTEM AND SHALL INCLUDE BARK AND FIBRE BONDING.
- ALL LAWN AREAS TO BE FINE GRADES WITH SEEDING UNLESS OTHERWISE NOTED ON THE DRAWINGS.

LANDSCAPE TABULATIONS

SITE REQUIREMENTS
 1. Minimum 20% grass seed for site landscape
 Total area: 44,261 sq ft
 Required: 8,852 sq ft (20%)

STREET FRONTAGE
 Requirement: 10' buffer along street setback (11,106 sq ft) and 25' on E. side, easement streets (street setback) the perimeter of tree beds

General Note:
 1. All trees to be planted in 15" diameter pots.
 2. All trees to be planted in 20" diameter pots.
 3. All trees to be planted in 24" diameter pots.
 4. All trees to be planted in 30" diameter pots.
 5. All trees to be planted in 36" diameter pots.
 6. All trees to be planted in 42" diameter pots.
 7. All trees to be planted in 48" diameter pots.
 8. All trees to be planted in 54" diameter pots.
 9. All trees to be planted in 60" diameter pots.
 10. All trees to be planted in 66" diameter pots.

MAYSE & ASSOCIATES, INC.
 Architecture • Planning • Construction Management

18051 Quorum Dr. Suite 201
 Addison, Texas 75001
 Phone: (972) 380-0200 Fax: (972) 380-0202
 www.maysandassociates.com

LANDSCAPE ARCHITECT
STEVEN GREER, P.E., INC.
 1784 W. SANDERBURY DRIVE
 SUITE 110
 CHURCH TROTTAMANO
 (817) 782-6449
 GREG@STEVENGREERARCHIT.COM

WESTERN INTERNATIONAL OFFICE BUILDING
 15275 QUORUM DR.
 ADDISON, TX 75001

TEXAS WESTERN HOSPITALITY

WESTERN INTERNATIONAL
 19061 MARKET DRIVE
 DALLAS, TX 75248

DATE: **08/08/2018**

DRAWING NO: **17181**

PROJECT: **LANDSCAPE PLAN**

L1.3

