

ORDINANCE NO. O18-41

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, PROVIDING FOR APPROVAL OF A DEVELOPMENT PLAN FOR A MULTIFAMILY DEVELOPMENT IN A PLANNED DEVELOPMENT ZONING DISTRICT (O07-034 AS AMENDED BY O16-017) LOCATED ON 6.854 ACRES OF LAND GENERALLY LOCATED ON THE NORTHEAST CORNER OF MARSH LANE AND VITRUVIAN WAY; 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.

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, the area generally known as Vitruvian Park was zoned PD, Planned Development, with development standards and a concept plan governing the entire property through Ordinance O07-034 as amended by Ordinance O16-017; and

WHEREAS, the PD requires development plan approval prior to the issuance of a building permit; 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. That 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. The property shall be improved in accordance with the development plans which are attached hereto as **Exhibit A** and made hereof for all purposes.

Section 3. The following waivers to development standards are hereby placed on the property.

1. Maximum number of building materials may be four, instead of three.

Section 4. 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 5. 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.

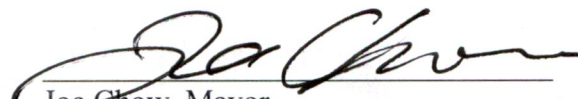
Section 6. That all ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 7. That 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.

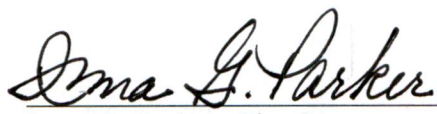
DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS this 13th day of NOVEMBER 2018.



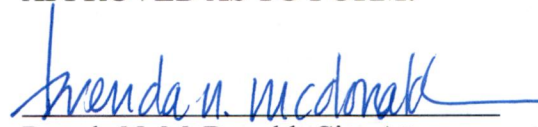
TOWN OF ADDISON, TEXAS

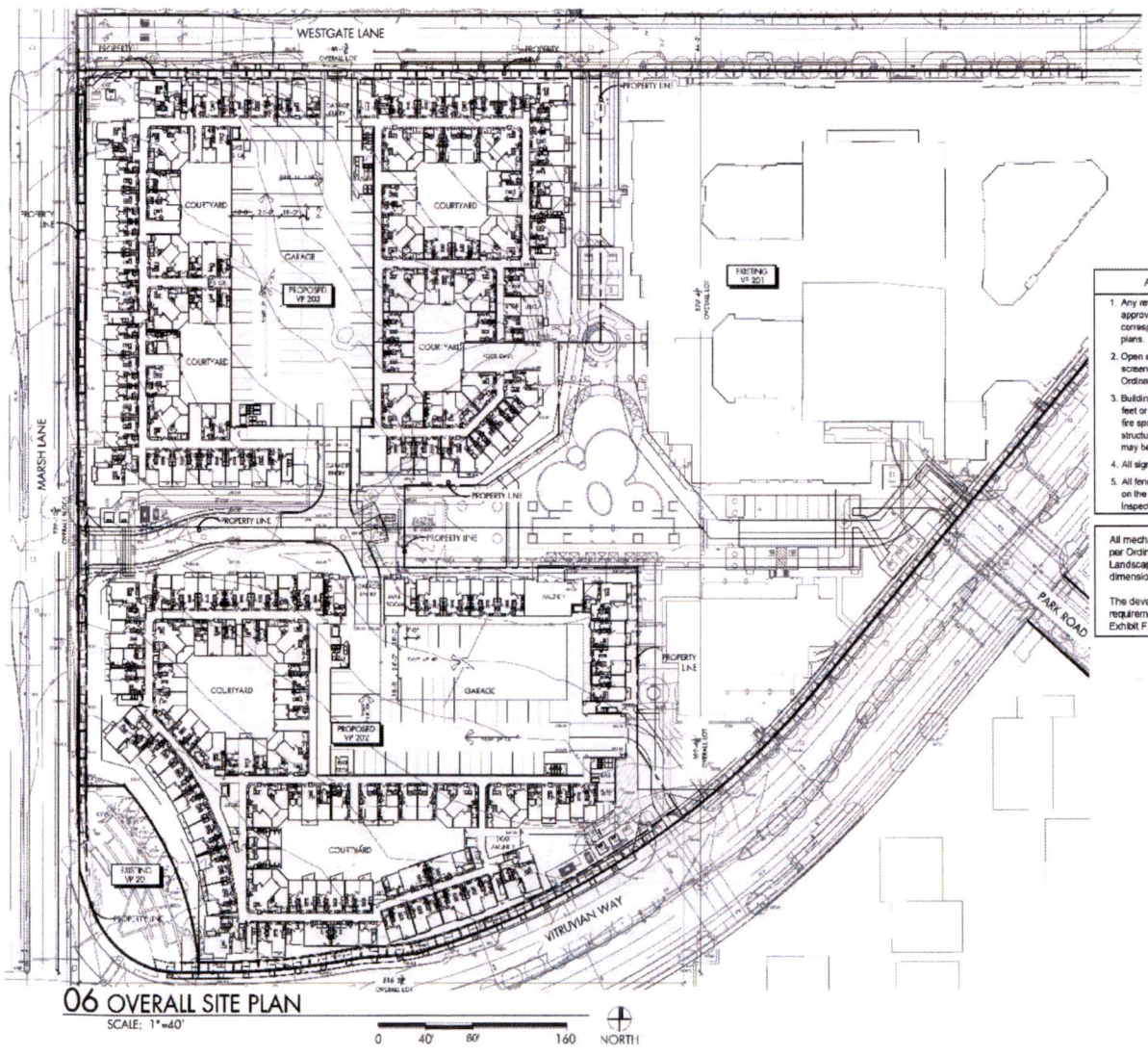

Joe Chow, Mayor

ATTEST:


Irma G. Parker, City Secretary

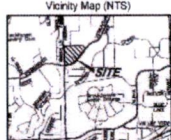
APPROVED AS TO FORM:


Brenda N. McDonald, City Attorney



06 OVERALL SITE PLAN
 SCALE: 1"=40'

ACTION	
APPROVED	DENIED
STAFF	DATE
COUNCIL	DATE



- ADDISON SITE PLAN NOTES**
1. Any revision to this plan will require Town approval and will require revisions to any corresponding plans to avoid conflicts between plans.
 2. Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
 3. Buildings with aggregate sum of 5,000 square feet or greater on a lot shall have automatic fire sprinklers installed throughout all structures. Alternative fire protection measures may be approved by the Fire Department.
 4. All signage is subject to Town approval.
 5. All fences and retaining walls shall be shown on the site plan and are subject to Building Inspection Division approval.

All mechanical equipment shall be screened per Ordinance NO. 007-034, #13. Refer to Landscape for screening materials and dimensions.

The development meets the sustainability requirements per Ordinance NO. 007-034, Exhibit F.

ZONING: PD
Addison, TX
Town Project #
Block D
VP 202 (LOT 2) 3.306 acres
VP 203 (LOT 3) 3.548 acres

Wilder Belshaw Architects
 Dallas - Austin

3602 Westview Park, 3670 Fortia Ave
 Suite 410 Addison Texas 75001
 The Arnold in East Austin 1821 E. 6th Street
 Suite 110 Austin Texas 78702
 214.969.0500 phone www.wilderbelshaw.com

Project Owner:
UDR
 3675 Town Ave, Suite 100
 Addison, TX 75001
 Contact Information:
 Robert P. Sr., AIA
 (727) 543-7722
 Rps@wb.com

City:
Icon Consulting Engineers, Inc.
 2906 W. Southfield Ave #110
 Southfield, MI 48034
 (248) 352-6242

No.	Date	Revised
1	07.07.18	Site Tab added
2	10.02.18	Site Tab added

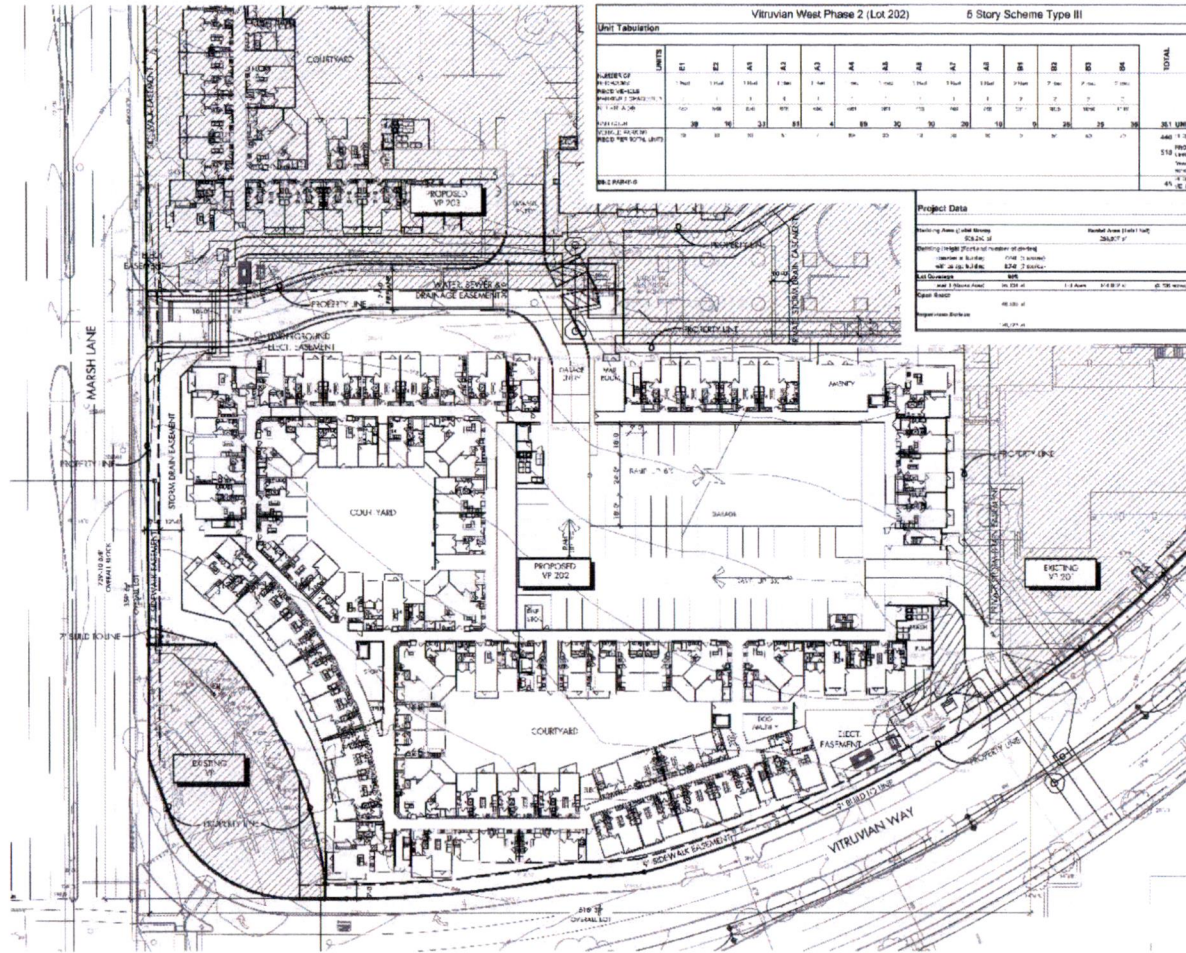
Vitruvian West
 PHASE II & III

Addison, Texas
 Wilder Belshaw Project Number: 1807

Drawing Name:

Sheet Number:
A001

EXHIBIT A: DEVELOPMENT PLANS



Unit Tabulation														TOTAL		
UNIT	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
NUMBER OF UNITS	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
NUMBER OF UNITS PER 10% LOTS	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
TOTAL																151 UNITS

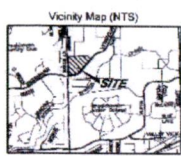
Project Data			
Building Area (Total Area)	65,242 sq ft	Max. Area (Total Area)	65,242 sq ft
Building Height (Number of stories)	5	Max. Height (Number of stories)	5
Site Area	151,000 sq ft	Lot Area	151,000 sq ft
Open Space	40,000 sq ft	Open Space (Total Area)	40,000 sq ft
Open Space Ratio	26.5%	Open Space Ratio (Total Area)	26.5%

ACTION

APPROVED _____ DENIED _____

STAFF _____

COUNCIL _____



- ADDITION SITE PLAN NOTES**
- Any revision to this plan will require Town approval and will require revisions to any corresponding plans to avoid conflicts between plans.
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All mechanical equipment shall be screened per Ordinance NO. 007-034, #13. Refer to Landscape for screening materials and dimensions.

The development meets the sustainability requirements per Ordinance NO. 007-034, Exhibit F.

ZONING: PD
Addison, TX
Town Project #
Block D
VP 202 (LOT 2) 3.308 acres
VP 203 (LOT 3) 3.548 acres



06 SITE PLAN - PHASE 02
 SCALE: 1"=30'

Wilder Belshaw Architects
 Dallas - Austin

Revised at Vitruvian Park 3875 Porto Ave
 Suite #100 Addison Texas 75001
 The Arnold in East Austin 1507 F. Ross Street
 Suite 1151 Austin Texas 78702
 214 989.0000 phone www.wilderbelshaw.com

Project Owner:

UDR
 2835 Park Ave, Suite 100
 Addison, TX 75001
 Contact: Heather
 214.989.0000
 214.989.0000

C/E:

Icon Consulting Engineers, Inc.
 2840 W. South Shore Blvd # 110
 South Lake, TX 75092
 (817) 552-6210

Revised Schedule:

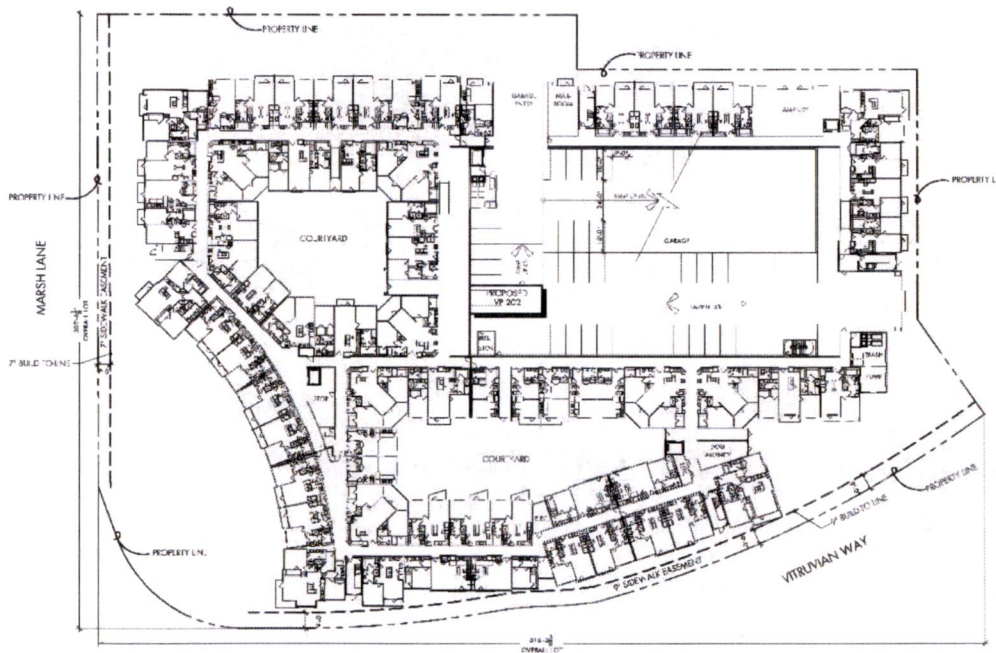
No.	Date	Revised
01	06-27-18	1st Revision
02	10-25-18	2nd Revision

Vitruvian West
 PHASE II & III

Addison, Texas
 Wilder Belshaw Project No. 1807

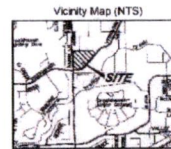
Drawing Name:

Sheet Number:
A001-PH2



06 PHASE 02, LEVEL 1 PLAN
 SCALE: 1"=30'

ACTION	
APPROVED	DENIED
STAFF	_____
COUNCIL	_____



- ADDISON SITE PLAN NOTES**
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ZONING: PD
Addison, TX
Town Project # _____
Block D
VP 202 (LOT 2) 3.308 acres
VP 203 (LOT 3) 3.548 acres

Wilder Beishaw Architects
 Dallas-Austin

Served at Woodson Park 3875 Maple Ave. Suite 410 Addison Texas 76001
 The Arnold in East Austin 1821 N. 6th Street Suite 118 Austin Texas 78702
 214 960-8500 phone www.wilderbeishaw.com

Project: UDR
 3475 Travis Ave, Suite 100
 Addison, TX 75201

Contact Information:
 Robert P. Beishaw
 7720 Oakridge
 Richardson, TX 75080

City: _____
Icon Consulting Engineers, Inc.
 2540 W. Shaw Meke Blvd #110
 Suite 100, TX 76002
 817 552-6219

Issues and Revisions:

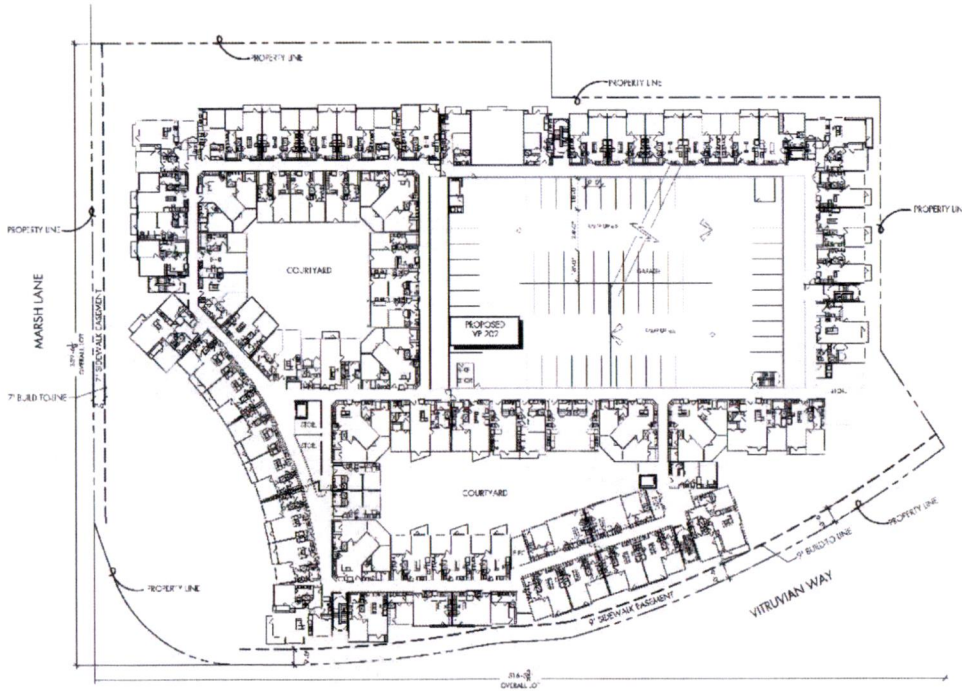
No.	Date	Revised
01	09.07.18	Site Submittal
02	10.05.18	Site Submittal

Vitruvian West
 PHASE II & III

Addison, Texas
 Wilder Beishaw Project Number: 1807

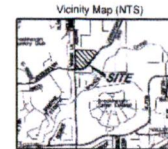
Drawing Name: _____

Show Number:
A101



06 PHASE 02, LEVEL 2 PLAN
 SCALE: 1"=30'

ACTION	
APPROVED	DENIED
STAFF	DATE
COUNCIL	DATE



- ADDISON SITE PLAN NOTES**
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The development meets the sustainability requirements per Ordinance NO. 007-034, Exhibit F.

ZONING: PD
Addison, TX
Town Project #
Block D
VP 202 (LOT 2) 3.306 acres
VP 203 (LOT 3) 3.548 acres

Wilder Beishaw Architects
 Dallas-Austin

Developed at Vitruvian Park 3815 Parks Ave
 S.W. 4th Addition Town 75001

The Arnold in East Austin 1621 E 9th Street
 Scale: 1/8"=1'-0" Town 75109

214.960.0500 phone: www.wilderbeishaw.com

Project Owner:

UDR
 3875 Park Ave, S. W. 400
 Addison, TX 75001

Contact Information:
 Chadwick S. Behm
 (202) 348-7722
 cbehm@udr.com

City:

Kon Consulting Engineers, Inc.
 2916 W. So. F. W. Rd #111
 Southlake, TX 75092
 817.592.9210

Issues and Revisions:

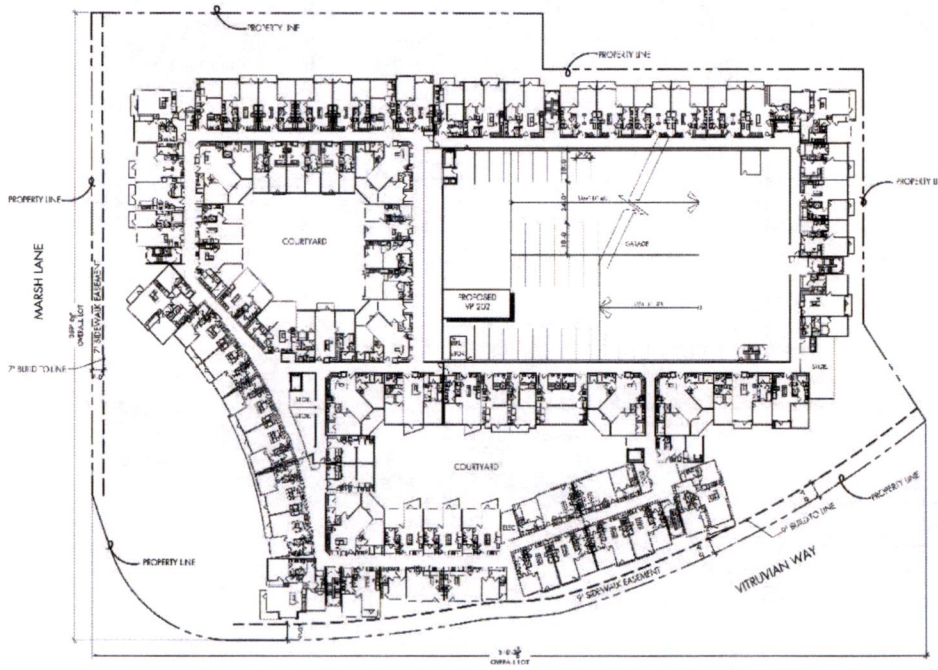
No.	Date	Issue
01	09.07.18	1st Issue set
02	11.05.18	2nd Issue set

Vitruvian West
 PHASE II & III

Addison, Texas
 Wilder Beishaw Project Number: 1807

Drawing Name:

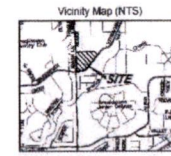
Sheet Number:
A102



06 PHASE 02, LEVEL 3-5 PLAN
 SCALE: 1"=30'



ACTION	
APPROVED	DENIED
STAFF	DATE _____ YEAR _____
COUNCIL	DATE _____ YEAR _____



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- All mechanical equipment shall be screened per Ordinance NO. 007-034 #13. Refer to Landscape for screening materials and dimensions.
- The development meets the sustainability requirements per Ordinance NO. 007-034, Exhibit F.

ZONING: PD
Addison TX
Town Project # _____
Block D
VP 202 (LOT 2) 3.306 acres
VP 203 (LOT 3) 3.548 acres

Wilder Belshaw Architects
 Dallas-Austin

2000 at Vitruvian Park, 3870 Maple Ave
 Suite 4100 Addison, Texas 75001
 The Arnold in East Austin, 1021 E. 6th Street
 Suite 1101 Austin, Texas 78702
 214.903.0800 phone www.wilderbelslow.com

UDR
 3675 Ross Ave, Suite 400
 Addison, TX 75001
 Contact Information
 Robert P. Sullivan
 714.348-7722
 rsullivan@udr.com

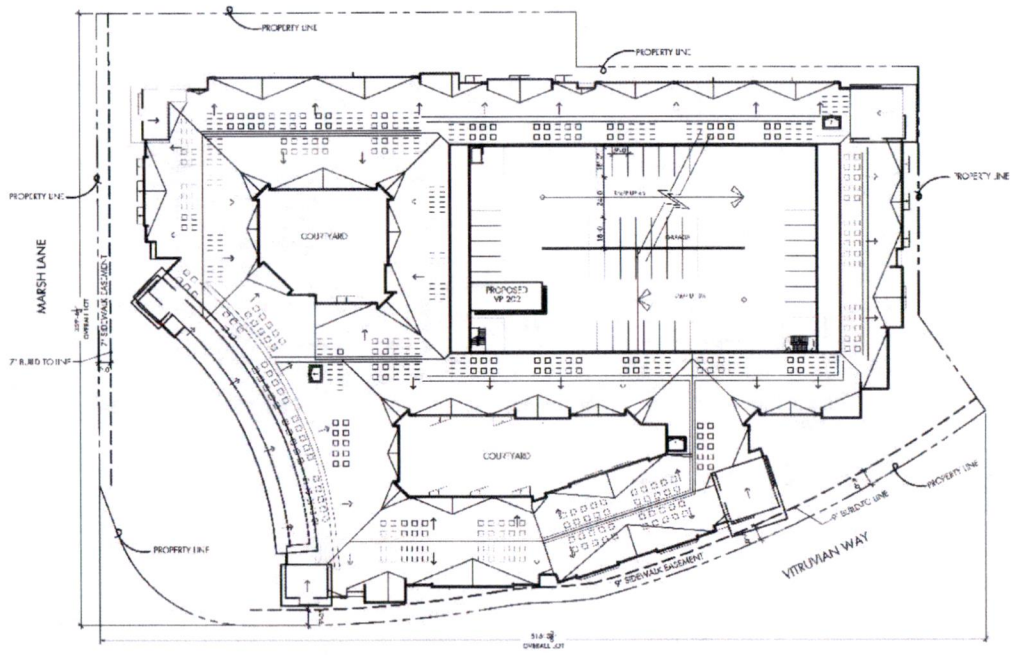
Icon Consulting Engineers, Inc.
 2942 Westlicken Rd #1110
 Scottsdale, AZ 85259
 602.552.6210

No.	Date	By	For
01	09/07/18	SA, S, S, S, S, S	Initial
02	09/07/18	SA, S, S, S, S	Revised

Vitruvian West
 PHASE II & III

Addison, Texas
 Wilder Belshaw Project Number: 1207
 Drawing Name:

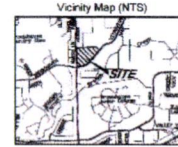
Sheet Number:
A103



06 PHASE 02, ROOF PLAN
 SCALE: 1"=30'



ACTION	
APPROVED	DENIED
STAFF	_____ / _____
COUNCIL	_____ / _____



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All mechanical equipment shall be screened per Ordinance NO. 007-004, #13. Refer to Landscape for screening materials and dimensions.

The development meets the sustainability requirements per Ordinance NO. 007-034, Exhibit F.

ZONING: PD
Addison, TX
Town Project # _____
Block D
VP 202 (LOT 2) 3.306 acres
VP 203 (LOT 3) 3.548 acres

Wilder Beishaw Architects
 Dallas - Austin



Served at Vitruvian Park 2676 Route Ave
 Suite 410 Addison, Texas 75001
 The Arnold in East Austin 1621 F. St. Street
 Suite 1181 Austin, Texas 78702
 214.683.0000 phone www.wilderbeishaw.com

Project Owner
UBR
 2875 Folsom Ave. S., Ste 400
 Addison, TX 75001
 Contact information:
 Robert C. St. John
 (730) 356-7772
 RCR@ubr.com

City:
Icon Consulting Engineers, Inc.
 2840 W. Scarsdale Blvd. #112
 Southlake, TX 76099
 (817) 557-4710

Revised Dates:

No.	Date	Issues
01	09/23/16	See Schedule
02	10/15/16	See Schedule

Vitruvian West
 PHASE II & III

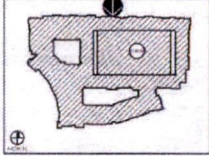
Addison, Texas
 Wilder Beishaw Project Number: 1807

Drawing Name:

Sheet Number:
A106

SACADE PLAN NOTES:
 THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY.
 ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES.
 ALL ROOF MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE ZONING ORDINANCE.
 WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
 ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY DEVELOPMENT SERVICES.
 ROOF ACCESS SHALL BE PROVIDED INTERNALLY, UNLESS OTHERWISE PERMITTED BY THE CHIEF BUILDING OFFICIAL.

PHASE 2 KEY PLAN



PHASE 2 - NORTH ELEVATION - CONT.
 SCALE: 3/32" = 1'-0"



PHASE 2 - NORTH ELEVATION
 SCALE: 3/32" = 1'-0"



20240410.DWG	WILDER BELSHAW ARCHITECTS
Address: TX	PLANS/CONTRACTS
Team/Project	WILDER BELSHAW ARCHITECTS
Block D	20240410.DWG
10' x 20' (10' x 20' (10' x 20'))	DATE: 10.05.18
10' x 20' (10' x 20' (10' x 20'))	SCALE: 3/32" = 1'-0"

Wilder Belshaw Architects
 DALLAS | AUSTIN
 3875 Ponderosa Ave Suite 410, Addison, TX 75001
 1421 E. 9th Street Suite 1101, Austin, TX 78702
 214.949.0100 phone | wba@wilderbelshaw.com



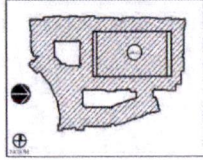
VITRUVIAN WEST PHASE 2 & 3
 Addison, TX

UDR
 3875 Ponderosa Ave, Suite 400
 Addison, TX 75001
 972.774.0262 phone

Sheet Number: **A301**
 Issue Date: 10.05.18

FACADE PLAN NOTES
 THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES.
 - ALL ROOF MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE ZONING ORDINANCE.
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PHASE 2 KEY PLAN



PHASE 2 - SOUTHWEST ELEVATION (MARSH) - CONT.
 SCALE: 3/32" = 1'-0"

Vitruvian West Phase 2&3
 Material Selection Summary
 Project Number: 1807

Photo: Freese
 Wilder Belshaw Architects
 2-Oct-18

Material/Manufacturer	Color	Color System	Finish / Type	Location / Notes
Architectural Metal Finish				
MS-01	Dark Dark Bronze	SHAW 305	Fluted Panel	Vertical metal panel
MS-02	501700 - Black Fox	Shawin Williams		Metal Roofing
Stone				
ST-01	Limestone		Rough cut stone pattern	Thin Veneer Stone
Commemorative Panel				
CP-01	Summer Wheat		Recessed	Signage
CP-02	White Granite		Smooth	Signage
Architectural Concrete				
CC-01	Shawin Williams	501729 - Sand Beach	Shawin Williams	Light Sand
CC-02	Shawin Williams	5017347 - Snowbound	Shawin Williams	Light Sand
CC-03	Shawin Williams	501765 - Onyx Blue	Shawin Williams	Light Sand
Glass				
GL-01	Clear		Frame Finishes	
Panel				
PT-01	Shawin Williams	5017047 - Snowbound	Shawin Williams	Subsidiary Facade
PT-02	Shawin Williams	5017007 - Black Fox	Shawin Williams	
Door and Window Frames				
DF-01	Desert Sand	N/A	N/A	Very Window Frames & Mullions
DF-02	Dark Bronze	N/A	Black	Very Window Frames & Mullions
DF-03	Dark Bronze	N/A	Black	Stainless Steel
DF-04	Shawin Williams	5017047 - Snowbound	Shawin Williams	Stainless Steel Doors & Frames
DF-05	Shawin Williams	5017007 - Black Fox	Shawin Williams	Stainless Steel Doors



PHASE 2 - WEST ELEVATION (MARSH)
 SCALE: 3/32" = 1'-0"



Revision	Description	Date
1	Issue for Review	10/05/18
2	Issue for Construction	11/16/18
3	Final	01/10/19
4	Issue for Construction	07/18/19

Wilder Belshaw Architects
 D A I L Y S O F F I C E A U S T I N
 2875 Parke Ave Suite 410, Addison, TX 75001
 1421 E. Gin Street Suite 135 - Austin, TX 78702
 514-969-0505 phone o 468-6666 fax

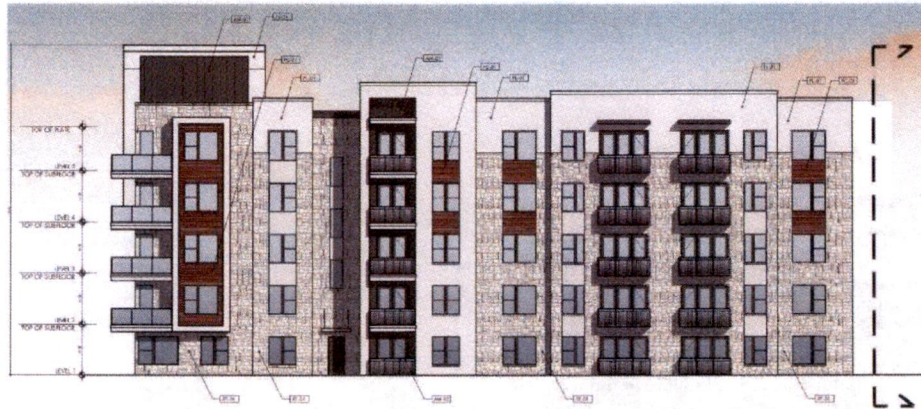
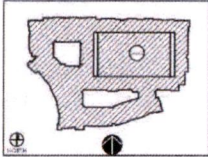
VITRUVIAN WEST PHASE 2 & 3
 Addison, TX

UDR
 2870 Parke Ave, Suite 400
 Addison, TX 75001
 972.774.0500 phone

Sheet Number: **A302**
 Issue Date: 10.05.18

FACADE PLAN NOTES:
 THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES.
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PHASE 2 KEY PLAN



PHASE 2 - SOUTH ELEVATION (VITRUVIAN WAY) - CONT.
 SCALE: 3/32" = 1'-0"



PHASE 2 - SOUTH ELEVATION (VITRUVIAN WAY)
 SCALE: 3/32" = 1'-0"



DATE	DESCRIPTION	BY
03/20/18	REVISED	UDR
07/20/17	REVISED	UDR
04/03/17	REVISED	UDR
12/28/16	REVISED	UDR
07/14/16	REVISED	UDR

Wilder Belshaw Architects
 DALLAS AUSTIN
 3875 Frantz Ave Suite 410 Addison, TX 75001
 1521 E. 8th Street Suite 1151, Austin, TX 78702
 214-909-0800 phone to wilderbelshaw.com

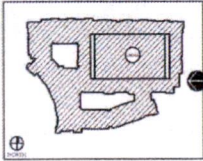
VITRUVIAN WEST PHASE 2 & 3
 Addison, TX

UDR
 1825 Posden Ave, Suite 400
 Addison, TX 75001
 972.774.9952 phone

Sheet Number: **A303**
 Issue Date: 10.05.18

FACIAD PLAN NOTES
 THIS FACIAD PLAN IS FOR CONCEPTUAL PURPOSES ONLY.
 ALL SUBMIAD PLANS REQUIRE REVIEW AND APPROVAL BY
 DEVELOPMENT SERVICES.
 ALL ROOF MECHANICAL UNITS SHALL BE SCREENED FROM
 PUBLIC VIEW AS REQUIRED BY THE ZONING ORDINANCE.
 WHEN PERMITTED, EXPOSED UTILITY MOSES AND
 CONDENSERS SHALL BE PAINTED TO MATCH THE BUILDING.
 ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO
 APPROVAL BY DEVELOPMENT SERVICES.
 ROOF ACCESS SHALL BE PROVIDED INTERNALLY, UNLESS
 OTHERWISE PERMITTED BY THE CHIEF BUILDING OFFICIAL.

PHASE 2 KEY PLAN



PHASE 2 - EAST ELEVATION
 SCALE: 3/32" = 1'-0"



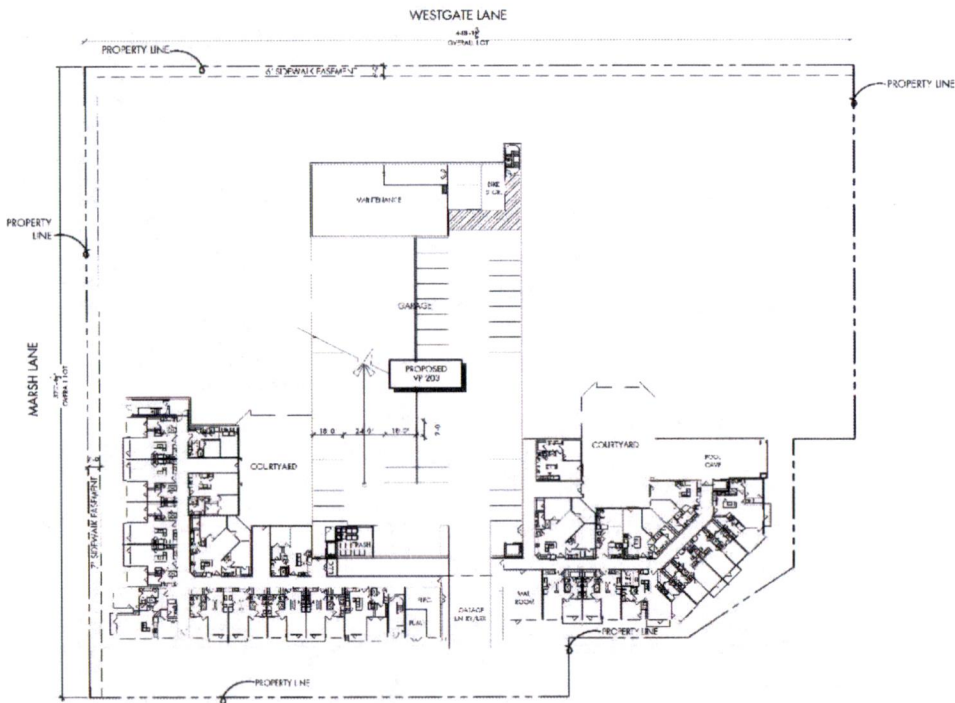
ADDISON, TX	DATE	BY
ADDISON, TX	DATE	BY
TRUCK PROJECT	DATE	BY
PHASE 2	DATE	BY
SP-202-07-01-000	DATE	BY
SP-202-07-01-000	DATE	BY

Wilder Belshaw Architects
 DALLAS • AUSTIN
 3875 Routh Ave, Suite 400, Addison, TX 75001
 1621 E. 8th Street Suite 1151, Austin, TX 78702
 214.969.0500 phone • w@wilderbelshaw.com

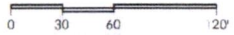
VITRUVIAN WEST PHASE 2 & 3
 Addison, TX

UDR
 3875 Routh Ave, Suite 400
 Addison, TX 75001
 972.774.0552 phone

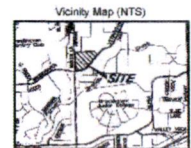
Sheet Number: **A304**
 Issue Date: 10.05.18



06 PHASE 03, LEVEL 0 PLAN
 SCALE: 1"=30'



ACTION	
APPROVED	DENIED
STAFF	DATE
COUNCIL	DATE



ADDISON SITE PLAN NOTES

- Any revision to this plan will require Town approval and will require revisions to any corresponding plans to avoid conflicts between plans.
- Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
- Buildings with aggregate sum of 5,000 square feet or greater on a lot shall have automatic fire sprinklers installed throughout all structures. Alternative fire protection measures may be approved by the Fire Department.
- All signage is subject to Town approval.
- All fences and retaining walls shall be shown on the site plan and are subject to Building Inspection Division approval.

All mechanical equipment shall be screened per Ordinance NO. 007-034, #13. Refer to Landscape for screening materials and dimensions.

The development meets the sustainability requirements per Ordinance NO. 007-034 Exhibit F.

ZONING PD
Addison TX
Town Project #
Block D
VP 202 (LOT 2) 3.306 acres
VP 203 (LOT 3) 3.548 acres

Wilder Belshaw Architects
 Dallas - Austin

Saved at Wilshire Park 3875 Porto Ave Suite 410 Addison Texas 75001
 The Arnold in East Austin 1091 F 08 Street Suite 110 Austin Texas 78702
 214 960 0500 phone www.wilderbelshaw.com

UDR
 2875 Porto Ave S, Ste 400
 Addison, TX 75021
 Contact Information
 Robert P. S. Juber
 (720) 346-7722
 RB@wildeba.com

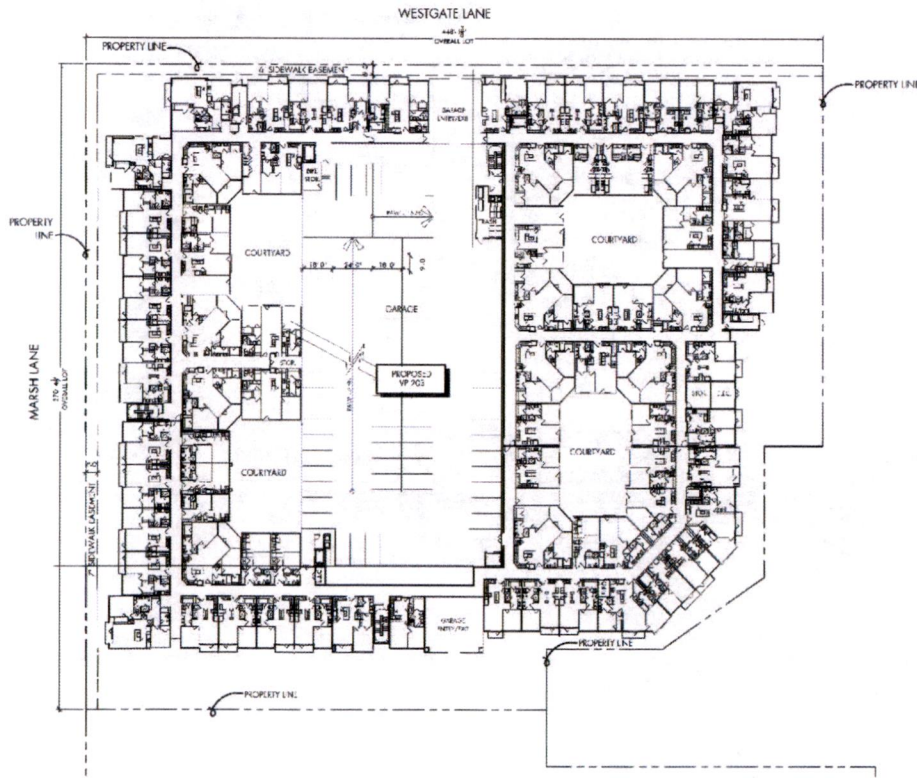
Icon Consulting Engineers, Inc.
 2840 W. Sorensen Fwy 211C
 Scullin, TX 76092
 P: 817-427-1010

No.	Date	Issues
01	09.27.18	New Submittal
02	10.27.18	New Submittal

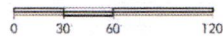
Vitruvian West
 PHASE II & III

Addison, Texas
 Wilder Belshaw Project Number: 1807

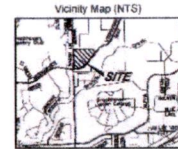
Drawing Name:
 Sheet Number:
A107



06 PHASE 03, LEVEL 1 PLAN
SCALE: 1"=30'



ACTION	
APPROVED	DENIED
STAFF	YES _____ NO _____
COUNCIL	YES _____ NO _____



ADDITION SITE PLAN NOTES

1. Any revision to this plan will require Town approval and will require revisions to any corresponding plans to avoid conflicts between plans.
2. Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
3. Buildings with aggregate sum of 6,000 square feet or greater on a lot shall have automatic fire sprinklers installed throughout all structures. Alternative fire protection measures may be approved by the Fire Department.
4. All signage is subject to Town approval.
5. All fences and retaining walls shall be shown on the site plan and are subject to Building Inspection Division approval.

All mechanical equipment shall be screened per Ordinance NO. 007-034, #19. Refer to Landscape for screening materials and dimensions.

The development meets the sustainability requirements per Ordinance NO. 007-034, Exhibit F.

ZONING: PD
Addison, TX
Town Project #
Block D
VP 202 (LOT 2) 3.306 acres
VP 203 (LOT 3) 3.548 acres

Wilder Belshaw Architects
Dallas - Austin



Sevoys2 at Vitruvian Park, 3875 Ports Ave
Suite 410 Addison, Texas 75001
The Arnold in East Austin 1621 E. 6th Street
Suite 115, Austin Texas 78702
214 969.0600 phone www.wilderbelshaw.com

Project Owner:

UDR
3375 Park Ave, Suite 400
Jackson, TX 75001

Contact: J. Gorman
Robert N. St. John
1/202 948 7722
rjohn@udr.com

City:

Icon Consulting Engineers, Inc.
2540 W. St. Fr. 100 Blvd #112
Cocke, TX 76299
(817) 551-6712

Issues and Revisions:

No.	Date	Issued
01	09.07.18	3m 3. weeks
02	12.08.18	5m 3. weeks

Vitruvian West
PHASE II & III

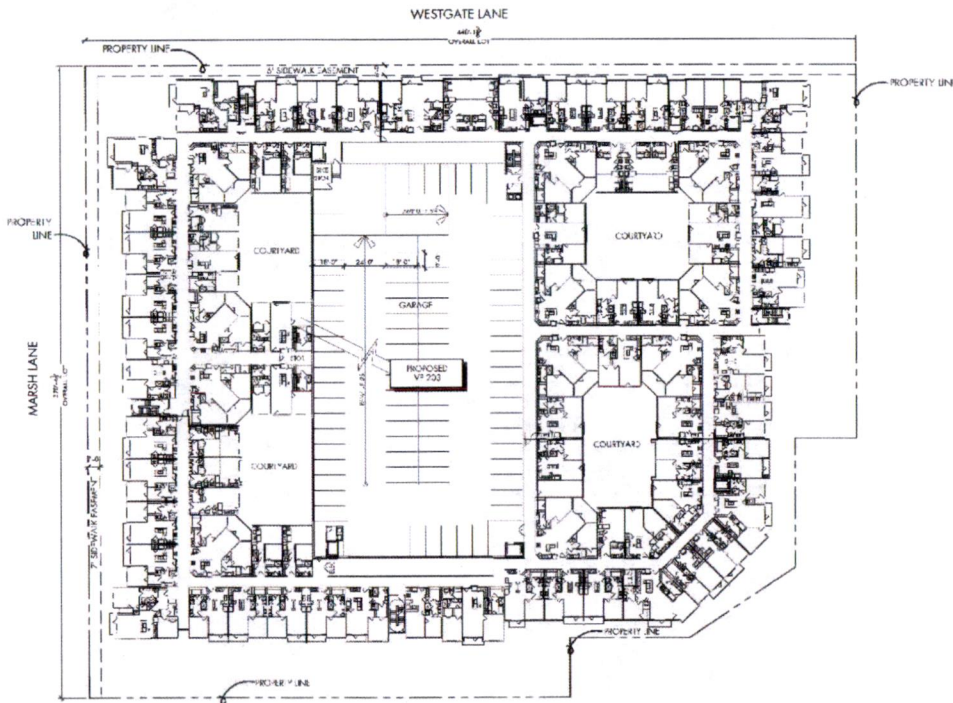
Addison, Texas

Wilder Belshaw Project Number: 1807

Drawing Name

Sheet Number

A108

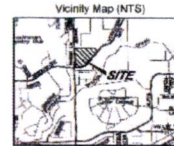


06 PHASE 03, LEVEL 2-3 PLAN
 SCALE: 1"=30'



ACTION	
APPROVED	DENIED
STAFF	DATE: _____
COUNCIL	DATE: _____

See the Staff Report and/or Council Report for the specific reasons for the approval or denial.



- ADDISON SITE PLAN NOTES**
- Any revision to this plan will require Town approval and will require revisions to any corresponding plans to avoid conflicts between plans.
 - Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
 - Buildings with aggregate sum of 5,000 square feet or greater on a lot shall have automatic fire sprinklers installed throughout all structures. Alternative fire protection measures may be approved by the Fire Department.
 - All signage is subject to Town approval.
 - All fences and retaining walls shall be shown on the site plan and are subject to Building Inspection Division approval.

All mechanical equipment shall be screened per Ordinance NO. 007-034, #13. Refer to Landscape for screening materials and dimensions.

The development meets the sustainability requirements per Ordinance NO. 007-034, Exhibit F.

ZONING: PD
Addison, TX
Town Project #
Block D
VP 202 (LOT 2) 3.306 acres
VP 203 (LOT 3) 3.548 acres

Wilder Beishaw Architects
 Dallas - Austin



Served at Vitruvian Park, 3815 Purdie Ave
 Suite 410 Addison, Texas 75001
 The Arnold is Best Assets 1821 L. on Street
 Suite 115 Austin Texas 78702
 214.968.0500 phone www.wilderbeishaw.com

Project Contact:

UDR

3875 Purdie Ave., Suite 400
 Addison, TX 75001
 Contact: Stephanie
 Tubert, Sr. John
 (214) 348-7722
 sjt@wbha.com

Civil:

Icon Consulting Engineers, Inc.

2340 W. So. Ar. Blvd. #112
 Suite 1400, TX 75092
 (972) 551-8712

Town and Neighbors:

No.	Date	Issues
01	09-07-18	Final Schematic
02	12-05-18	Final Schematic

Vitruvian West
 PHASE II & III

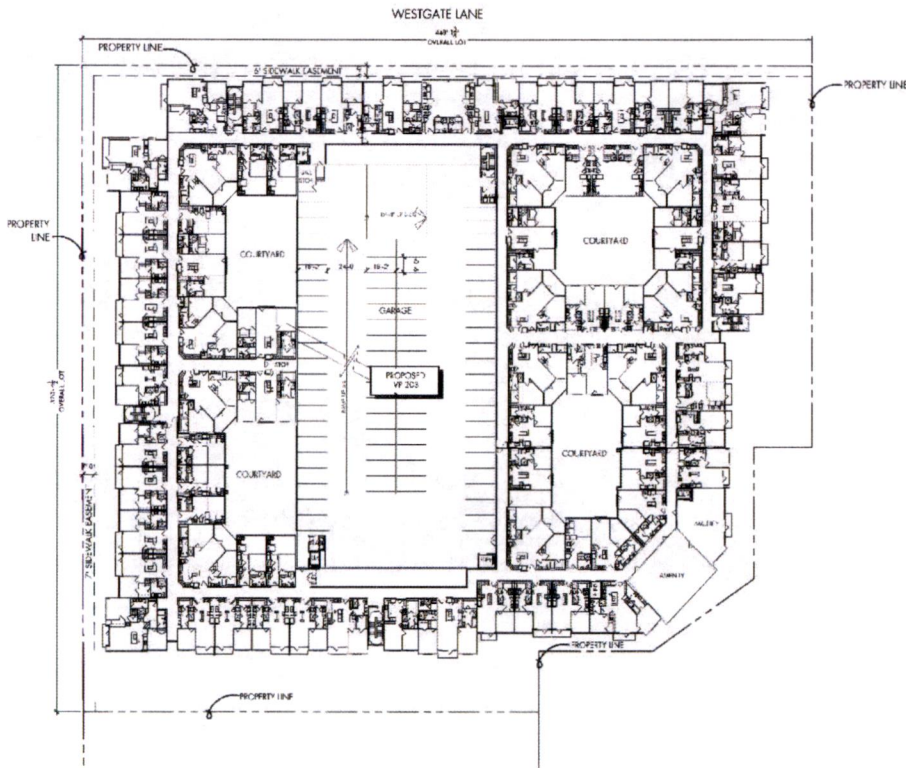
Addison, Texas

Wilder Beishaw Project Number: 1807

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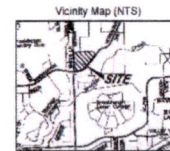
Sheet Number:

A109



06 PHASE 03, LEVEL 4 PLAN
 SCALE: 1"=30'

ACTION	
APPROVED	DEEMED
STAFF	DATE: _____
COUNCIL	DATE: _____



- ADDISON SITE PLAN NOTES**
- Any revision to this plan will require Town approval and will require revisions to any corresponding plans to avoid conflicts between plans.
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 - All signage is subject to Town approval.
 - All fences and retaining walls shall be shown on the site plan and are subject to Building Inspection Division approval.
- All mechanical equipment shall be screened per Ordinance NO. 007-034, #13. Refer to Landscape for screening materials and dimensions.
- The development meets the sustainability requirements per Ordinance NO. 007-034, Exhibit F.

ZONING: PD
Addison, TX
Town Project # _____
Block D
VP 202 (LOT 2) 3.306 acres
VP 203 (LOT 3) 3.548 acres



Served at Mountain Park, 9255 Horton Ave
 Suite 410 Addison Texas 75001
 The Arnold in East Austin 1601 F. Ross Street
 Suite 1161 Austin Texas 78702
 214 699.0600 phone www.wilderbelshaw.com

UDR
 9875 Lake Ave, Suite 100
 Addison, TX 75001
 Contact Information:
 Robert P. De Bora
 7523 245-1722
 RDeBora@udr.com

Icon Consulting Engineers, Inc.
 2642 Westmore, 3rd Fl. C
 Southlake, TX 75092
 817) 552-6110

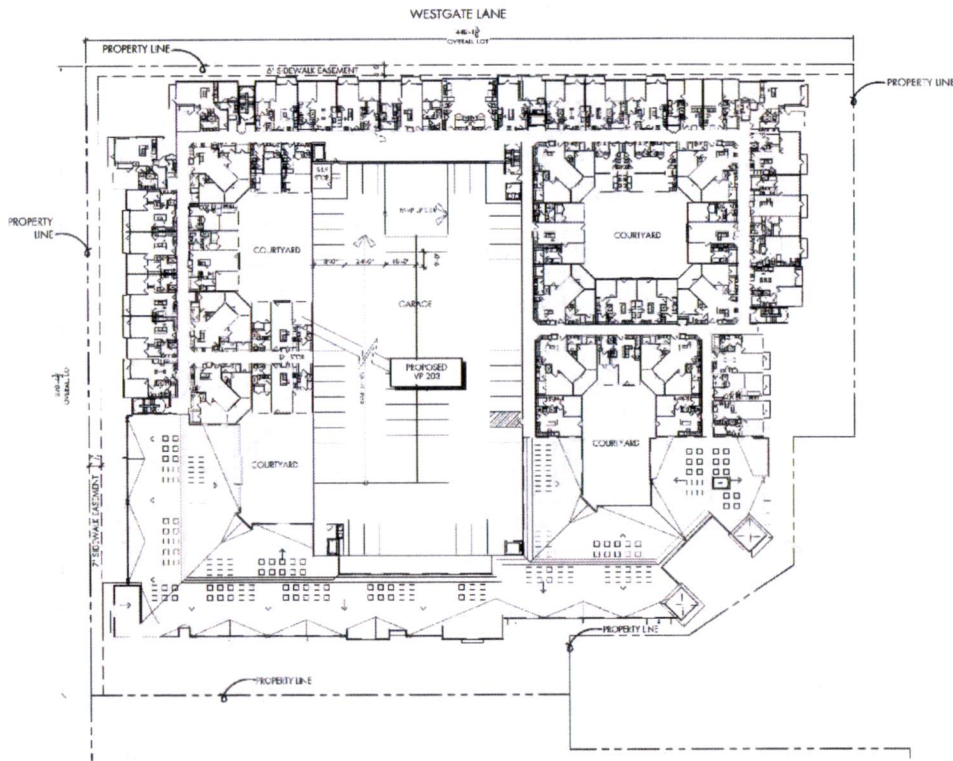
No.	Date	Issue
01	09/27/08	Site Survey
02	02/20/09	Site Survey

Vitruvian West
 PHASE II & III

Addison, Texas
 Wilder Belshaw Project Number: 1807

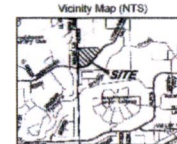
Drawing Name: _____

Sheet Number:
A110



06 PHASE 03, LEVEL 5 PLAN
 SCALE: 1"=30'

ACTION	
APPROVED	DENIED
STAFF	DATE
COUNCIL	DATE



- ADDISON SITE PLAN NOTES**
1. Any revision to this plan will require Town approval and will require revisions to any corresponding plans to avoid conflicts between plans.
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 3. Buildings with aggregate sum of 5,000 square feet or greater on a lot shall have automatic fire sprinklers installed throughout all structures. Alternative fire protection measures may be approved by the Fire Department.
 4. All signage is subject to Town approval.
 5. All fences and retaining walls shall be shown on the site plan and are subject to Building Inspection Division approval.

All mechanical equipment shall be screened per Ordinance NO. 007-034, #13. Refer to Landscape for screening materials and dimensions.

The development meets the sustainability requirements per Ordinance NO. 007-034, Exhibit F.

ZONING: PD
Addison, TX
Town Project #
Block D
VP 202 (LOT 2) 3.306 acres
VP 203 (LOT 3) 3.548 acres

Wilder Bolshaw Architects
 Dallas - Austin

Serviced at Vitruvian Park 3875 Poston Ave
 Suite 410 Addison Texas 75001
 The Arnold in East Austin 1521 E. 8th Street
 Suite 1151A Austin Texas 78702
 214 969.0000 phone www.wilderbolshaw.com

Project: Chesser

LDNR
 3875 Poston Ave. Suite 400
 Addison, TX 75001

Contact Information:
 Robert P. St. John
 (214) 249-7722
 RStJohn@wb.com

Icon Consulting Engineers, Inc.
 7542 W. Southlake Blvd. #110
 Southlake, TX 75092
 817.202.6210

Accession Evidence:

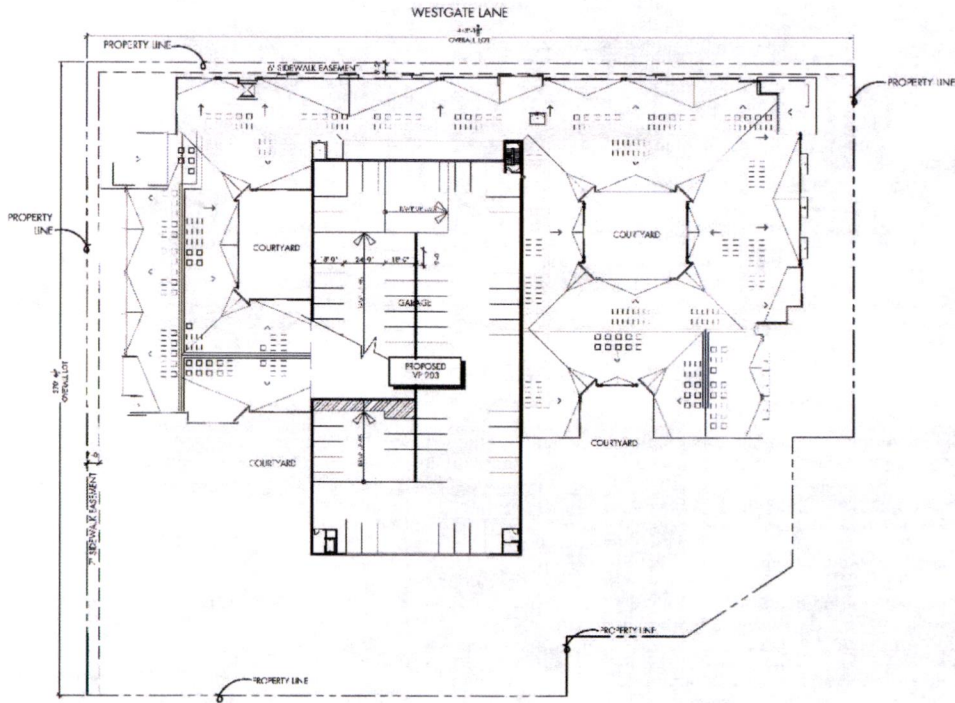
No.	Date	Event
01	09/07/06	Site Submittal
02	05/05/06	Site Submittal

Vitruvian West
 PHASE II & III

Addison, Texas
 Wilder Bolshaw Project Number: 807

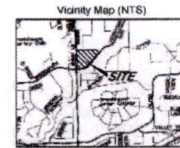
Drawing Name:

Sheet Number:
A111



06 PHASE 03, ROOF PLAN
 SCALE: 1"=30'

ACTION	
APPROVED	DENIED
STAFF	_____
COUNCIL	_____



- ADDISON SITE PLAN NOTES**
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- The development meets the sustainability requirements per Ordinance NO. 007-034, Exhibit F.

ZONING: PD
Addison, TX
Town Project # _____
Block D
VP 202 (LOT 2) 3.306 acres
VP 203 (LOT 3) 3.548 acres

Wilder Belshaw Architects
 Dallas - Austin



Revised at Vitruvian Park 2875 Porto Ave
 Suite 410 Addison Texas 76021
The Arnold in East Austin 102 E 9th Street
 Suite 115 Austin Texas 78702
 214.963.0500 phone www.wilderbelshaw.com

Project Owner:
UDR
 2975 Porto Ave, Suite 400
 Addison, TX 75001
 Contact: Kristina
 817.419.1100
 12525 S. 177th
 75135-2500

City:
Icon Consulting Engineers, Inc.
 7860 W. Southlake, Road #110
 Southlake, TX 76082
 817.352.6200

No.	Date	By
01	09.07.13	Sh. Subraman
02	12.05.13	Sh. Subraman

Vitruvian West
 PHASE II & III

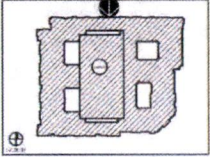
Addison, Texas
 Wilder Belshaw Project Number: 1807

Drawing Name:

Sheet Number:
A112

FACADE PLAN NOTES
 THE FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY.
 ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES.
 ALL ROOF MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE ZONING ORDINANCE.
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PHASE 3 KEY PLAN



PHASE 3 - NORTH ELEVATION - CONT.
SCALE: 3/32" = 1'-0"



PHASE 3 - NORTH ELEVATION
SCALE: 3/32" = 1'-0"

2024.01.18	REVISIONS	DATE	DESCRIPTION
2024.01.18	1	2024.01.18	ISSUE FOR PERMIT
2024.01.18	2	2024.01.18	REVISED PER DEVELOPMENT SERVICES COMMENTS
2024.01.18	3	2024.01.18	REVISED PER DEVELOPMENT SERVICES COMMENTS
2024.01.18	4	2024.01.18	REVISED PER DEVELOPMENT SERVICES COMMENTS
2024.01.18	5	2024.01.18	REVISED PER DEVELOPMENT SERVICES COMMENTS
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2024.01.18	8	2024.01.18	REVISED PER DEVELOPMENT SERVICES COMMENTS
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2024.01.18	11	2024.01.18	REVISED PER DEVELOPMENT SERVICES COMMENTS
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2024.01.18	39	2024.01.18	REVISED PER DEVELOPMENT SERVICES COMMENTS
2024.01.18	40	2024.01.18	REVISED PER DEVELOPMENT SERVICES COMMENTS

Wildier Belshaw Architects
 WILDIER BELSHAW ARCHITECTS
 3827 Palm Ave Suite 400, Addison, TX 75001
 1621 E. San Street Suite 110, Fort Worth, TX 76102
 214-999-0500 phone • wildierbelshaw.com

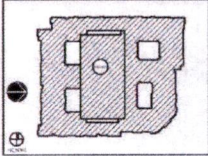
VITRUVIAN WEST PHASE 2 & 3
Addison, TX

UDR
 2975 Forks Ave, Suite 400
 Addison, TX 75001
 972.771.0822 phone

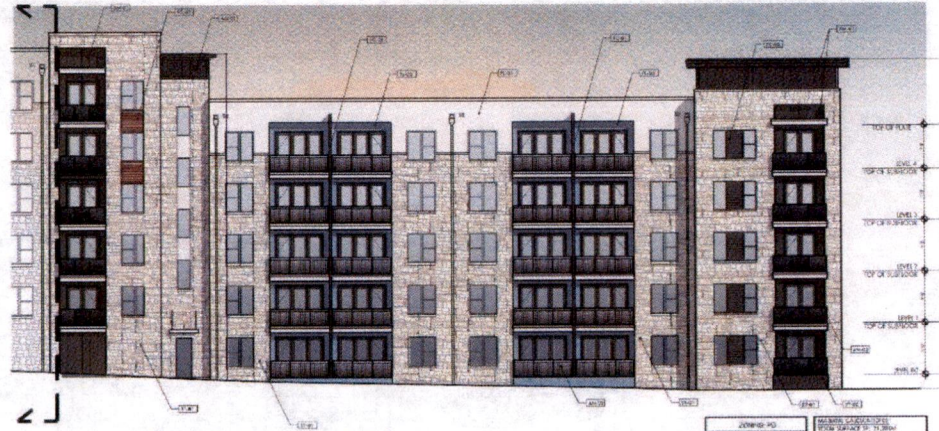
Sheet Number: **A305**
 Issue Date: 10.05.18

FACADE RAIN NOISE
 - THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY.
 - ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES.
 - ALL ROOF MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE ZONING ORDINANCE.
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PHASE 3 KEY PLAN



PHASE 3 - WEST ELEVATION (MARSH) - CONT.
 SCALE: 3/32" = 1'-0"



PHASE 3 - WEST ELEVATION (MARSH)
 SCALE: 3/32" = 1'-0"



JOB NO: 18-03	DATE: 10/05/18
ADDISON, TX	PROJECT: VITRUVIAN WEST PHASE 2 & 3
DR: [Name]	DATE: 10/05/18
BY: [Name]	DATE: 10/05/18
VP: [Name]	DATE: 10/05/18

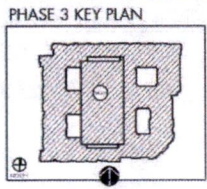
Wilder Belshaw Architects
 DALLAS, TEXAS
 3816 Payne Ave Suite 410, Addison, TX 75001
 1621 E. 4th Street Suite 1151, Austin, TX 78702
 214-949-0500 phone a wldrbelshaw.com

VITRUVIAN WEST PHASE 2 & 3
 Addison, TX

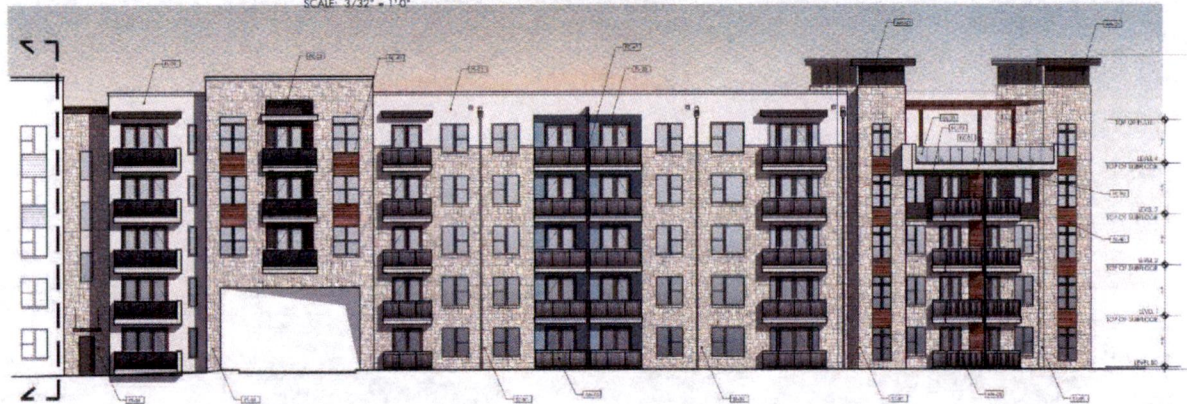
UDR
 38275 North Ave. Suite 603
 Addison, TX 75001
 972.774.0552 phone

Sheet Number: **A306**
 Issue Date: 10.05.18

FACADE PLAN NOTES:
 THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY.
 ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY
 DEVELOPMENT SERVICES.
 ALL ROOF MECHANICAL UNITS SHALL BE SCREENED FROM
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 APPROVAL BY DEVELOPMENT SERVICES.
 ELEVATOR ACCESS SHALL BE PROVIDED INTERNALLY, UNLESS
 OTHERWISE PERMITTED BY THE CHIEF BUILDING OFFICIAL.



PHASE 3 - SOUTH ELEVATION - CONT.
 SCALE: 3/32" = 1'-0"



PHASE 3 - SOUTH ELEVATION
 SCALE: 3/32" = 1'-0"

JOINING ID	DATE	DESCRIPTION
ADDISON, TX	05/04/18	PHASE 3 SOUTH ELEVATION
PHASE 3 SOUTH ELEVATION	05/04/18	PHASE 3 SOUTH ELEVATION
PHASE 3 SOUTH ELEVATION	05/04/18	PHASE 3 SOUTH ELEVATION
PHASE 3 SOUTH ELEVATION	05/04/18	PHASE 3 SOUTH ELEVATION
PHASE 3 SOUTH ELEVATION	05/04/18	PHASE 3 SOUTH ELEVATION
PHASE 3 SOUTH ELEVATION	05/04/18	PHASE 3 SOUTH ELEVATION

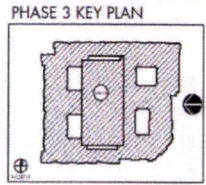
Wilder Belshaw Architects
 DALLAS • AUSTIN
 3875 Purdie Ave, Suite 410, Addison, TX 75001
 1621 E. St. David Suite 1101, Austin, TX 78702
 214-988-0000 phone • w@wilderbelshaw.com

VITRUVIAN WEST PHASE 2 & 3
 Addison, TX

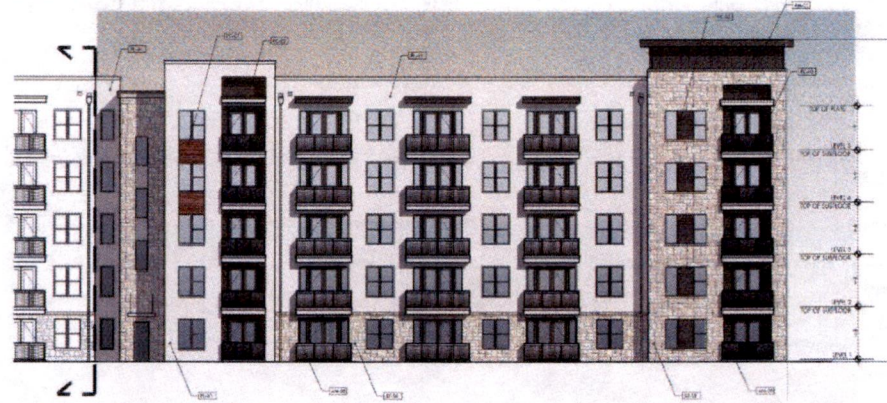
UDR
 3875 Purdie Ave, Suite 400
 Addison, TX 75001
 972-774-0152 phone

Sheet Number: **A307**
 Issue Date: 10.05.18

FACADE PLAN NOTES:
 THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY.
 ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES.
 ALL ROOF MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE ZONING ORDINANCE.
 WHEN PERMITTED, DISPOSED UTILITY BOARDS AND CONDENSATES SHALL BE PAINTED TO MATCH THE BUILDING.
 ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY DEVELOPMENT SERVICES.
 ROOF ACCESS SHALL BE PROVIDED INTERNALLY, UNLESS OTHERWISE PERMITTED BY THE CHIEF BUILDING OFFICIAL.



PHASE 3 - EAST ELEVATION (WESTGATE STREET) - CONT.
 SCALE: 3/32" = 1'-0"



PHASE 3 - EAST ELEVATION (WESTGATE STREET)
 SCALE: 3/32" = 1'-0"



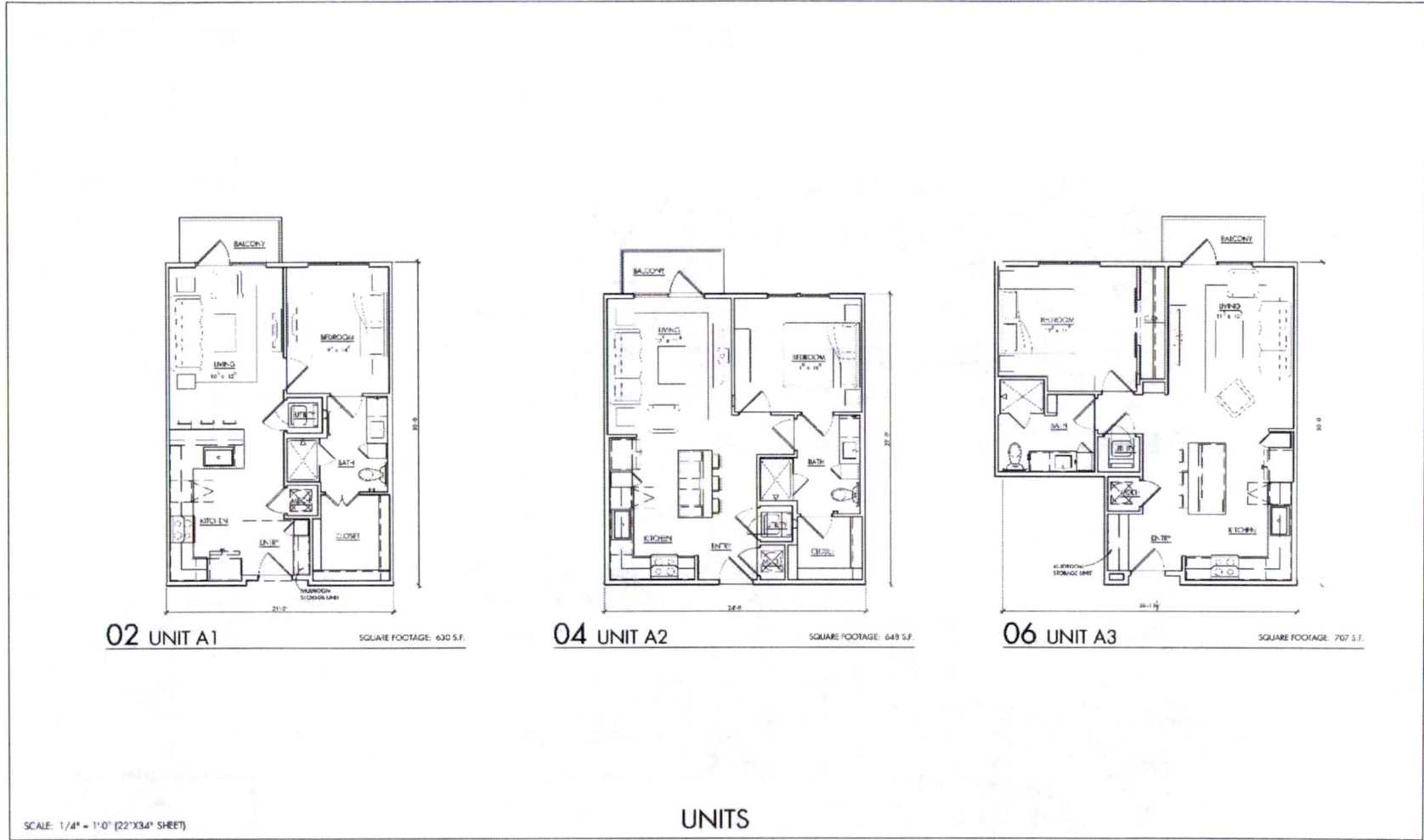
DATE: 10/05/18	PROJECT: VITRUVIAN WEST PHASE 2 & 3
DRAWN BY: [Name]	CHECKED BY: [Name]
DATE: 10/05/18	PROJECT: VITRUVIAN WEST PHASE 2 & 3
DRAWN BY: [Name]	CHECKED BY: [Name]

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VITRUVIAN WEST PHASE 2 & 3
 Addison, TX

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Sheet Number: **A308**
 Issue Date: 10.05.18



UNITS

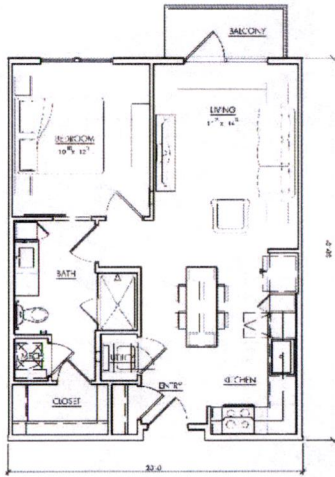
SCALE: 1/4" = 1'-0" (22"X34" SHEET)

Wilder Belshaw Architects
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 8075 Ponderosa Ave. Ste. 415, Addison, TX 75001
 1627 E. 64th Street, Suite 1135, Austin, TX 78752
 972-559-2540 dallas | 512-453-0000 austin
 www.wbarchitects.com

VITRUVIAN WEST PHASE 2 & 3
 Addison, TX

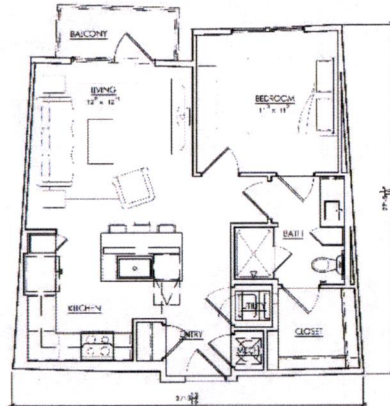
UDR
 2875 Ponderosa Ave., Ste. 400
 Addison, TX 75001
 972.774.6502 phone

Sheet Number: **A202**
 Issue Date: 10.05.18



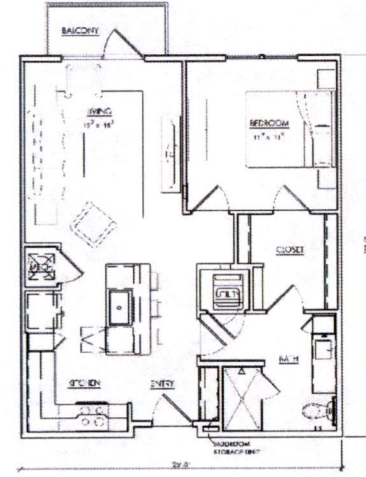
02 UNIT A4

SQUARE FOOTAGE: 690 S.F.



04 UNIT A5

SQUARE FOOTAGE: 670 S.F.



06 UNIT A6

SQUARE FOOTAGE: 750 S.F.

UNITS

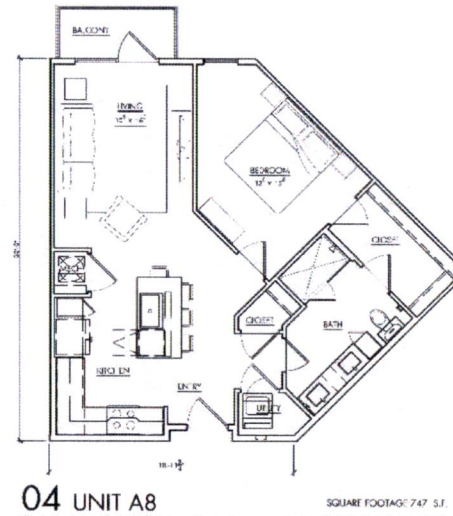
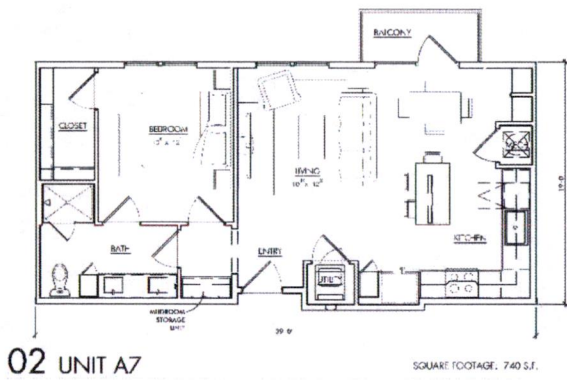
SCALE: 1/4" = 1'-0" (22"x34" SHEET)

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 W B A
 2020 Fossil Ave, Suite 410, Addison, TX 75001
 1520 E. 10th Street, Suite 1151, Addison, TX 75007
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Sheet Number: **A203**
 Issue Date: **10.05.18**



UNITS

SCALE: 1/4" = 1'-0" (22"x34" SHEET)

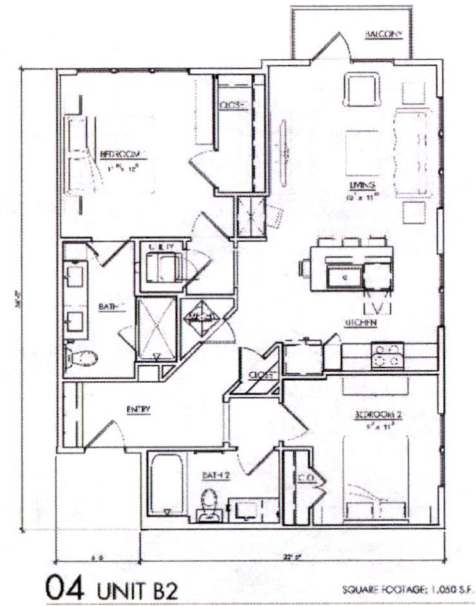
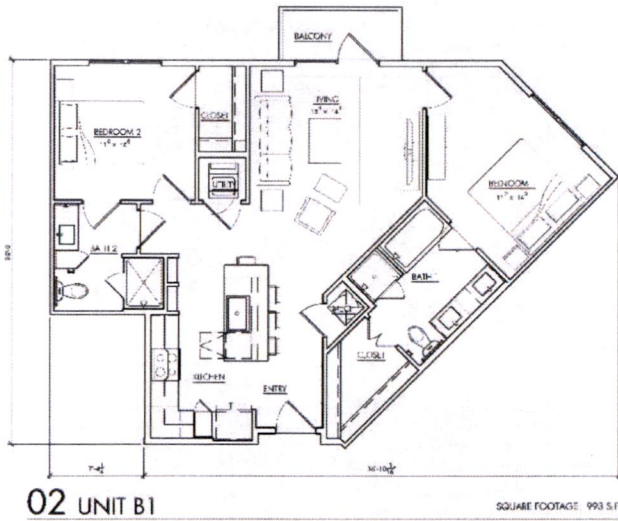


Wilder Belshaw Architects
 DALLAS ARCHITECTS
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 3873 Riverchase Square #100
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Sheet Number: **A204**
 Issue Date: **10.05.18**



UNITS

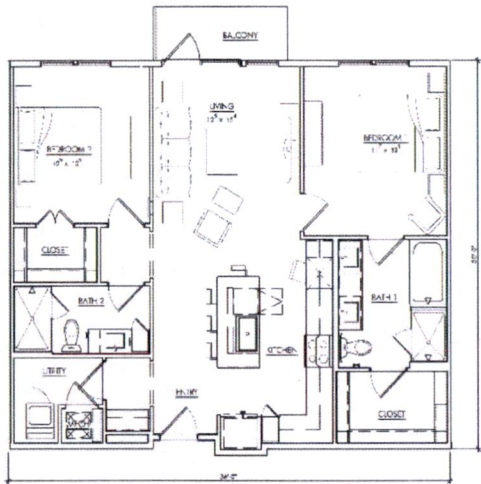
VITRUVIAN WEST PHASE 2 & 3
 Addison, TX

SCALE: 1/4" = 1'-0" (22"X34" SHEET)

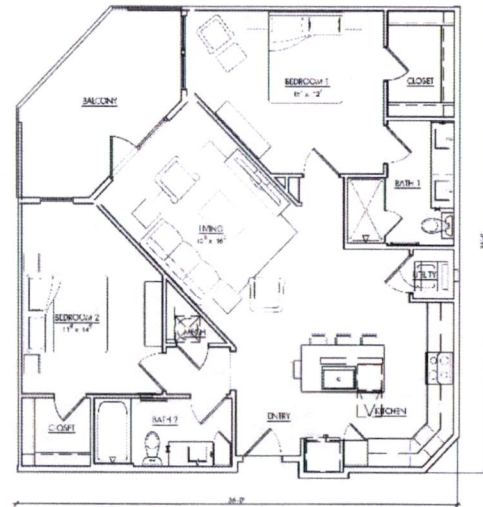
WB Wilder Belshaw Architects
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Sheet Number: **A205**
 Issue Date: **10.05.18**



02 UNIT B3 SQUARE FOOTAGE: 1,060 S.F.



04 UNIT B4 SQUARE FOOTAGE: 1,120 S.F.

UNITS

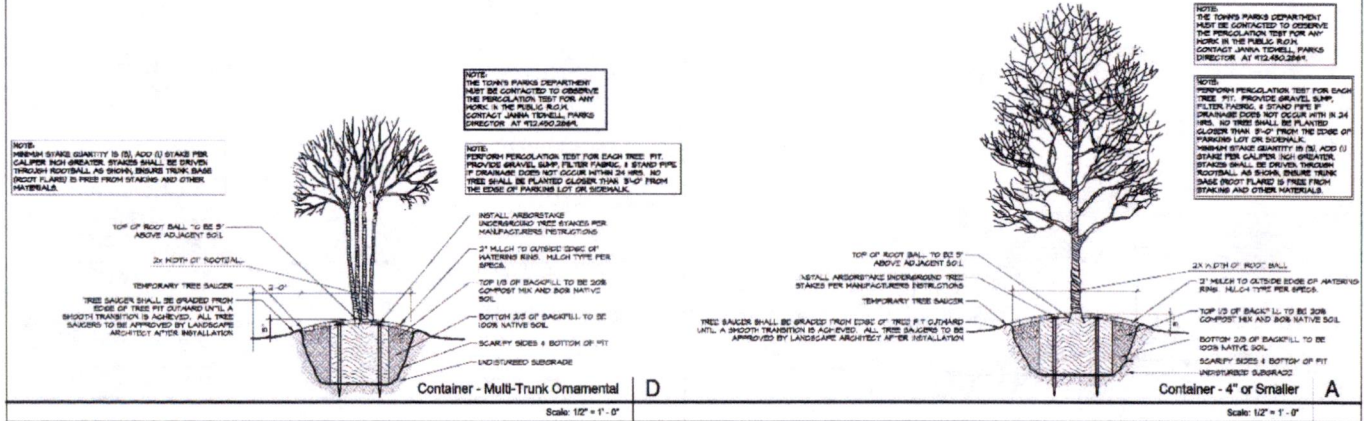
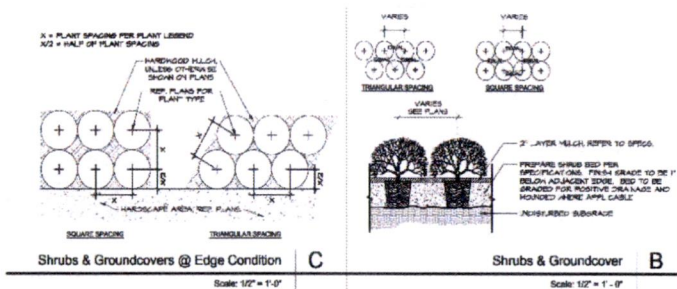
VITRUVIAN WEST PHASE 2 & 3
 Addison, TX

SCALE: 1/4" = 1'-0" (22"X34" SHEET)

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Sheet Number: **A206**
 Issue Date: **10.05.18**



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Dallas - Austin

WB
architects

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Contact Information:
Robert P. St. John
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Issues and Revisions

No.	Date	Issues

Vitruvian West
PHASE II & III

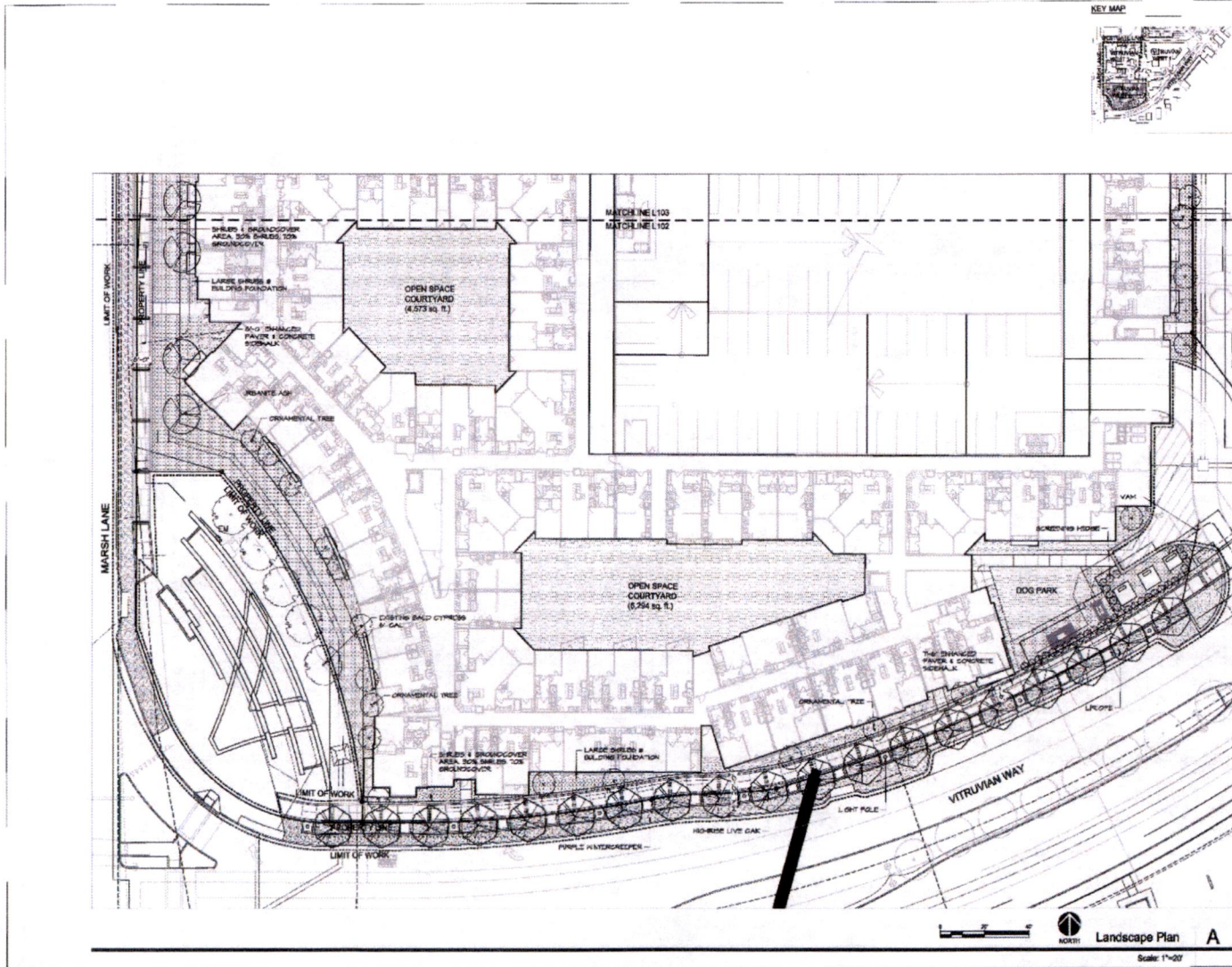
Address: TX

Wilder Bolshaw Project Number: 1907

Drawing Name:
PLANTING DETAILS

Sheet Number:
L101

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Wilder Botshaw Architects
 Dallas - Austin



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Issues and Revisions:

No.	Date	Issue



Vitruvian West
 PHASE II & III

Addison, TX

Wilder Botshaw Project Number: 1807

Drawing Name:

LANDSCAPE PLAN

Sheet Number:

L102

3018 WILDER BOTSHAW ARCHITECTS



Landscape Plan

A

Scale: 1"=20'

Wilder Beshaw Architects
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Issued and Revisions:

No. Date Notes



Vitruvian West PHASE II & III

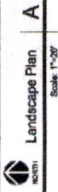
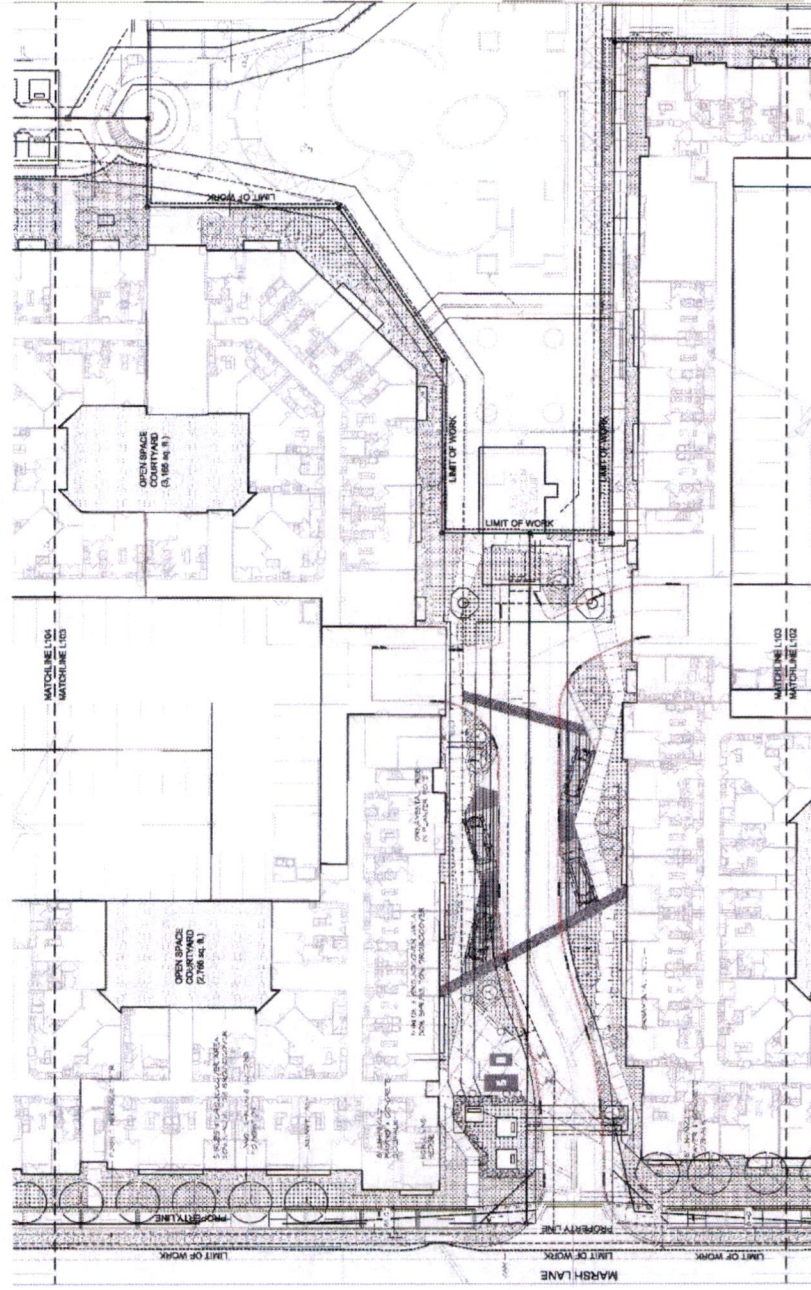
Address: TX
Wilder Beshaw Project Number: 1837

Drawing Name:

LANDSCAPE PLAN

Sheet Number:
L103

3875 WILDER BESHAW ARCHITECTS



Scale: 1"=20'

Landscaping Plan A

Wilmer Beishaw Architects
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Issue and Revision:

No. Date Issues



Vitruvian West
PHASE II & III

Address: TX
Water Utility Project Number: 1807

Drawing Name:

LANDSCAPE PLAN

Sheet Number:
L104

DATE PLOTTED: 11/11/10

