

**ORDINANCE NO. 021-45**

**AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE BY AMENDING PLANNED DEVELOPMENT (PD) DISTRICT ORDINANCE O07-034 (AS AMENDED) TO APPROVE A REVISED CONCEPT PLAN AND PROVIDE FOR APPROVAL OF A DEVELOPMENT PLAN AND WAIVERS TO THE DEVELOPMENT STANDARDS, INCLUDING BUT NOT LIMITED TO, STREET BUILD-TO LINES, EXTERIOR BUILDING MATERIAL AND COLOR STANDARDS FOR A MULTIFAMILY DEVELOPMENT COMPRISED OF 85 DWELLING UNITS AND ASSOCIATED AMENITY SPACE ON A 5.1 ACRE PROPERTY LOCATED AT THE SOUTHEAST CORNER OF SPRING VALLEY ROAD AND VITRUVIAN WAY; PROVIDING A PENALTY NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; PROVIDING A SAVINGS CLAUSE, SEVERABILITY CLAUSE, AND AN EFFECTIVE DATE.**

**WHEREAS**, on October 9, 2007, the City Council for the Town of Addison, Texas adopted Planned Development (PD) District Ordinance O07-034 (“PD O07-034”) for the Vitruvian Park development on a 99.176-acre tract of land bounded on the north by Spring Valley Road, to the south and east by the City of Farmers Branch, and to the west by Marsh Lane; and

**WHEREAS**, on July 9, 2013, the City Council for the Town of Addison, Texas adopted PD Ordinance O13-026 amending PD O07-034 to revise certain use and development standards, and to adopt a revised Concept Plan, expanding the Vitruvian Park development (“Vitruvian Park”) to 120.91 acres, as described therein; and

**WHEREAS**, at its regular meeting held on November 16, 2021, the Planning & Zoning Commission considered and made recommendations on a request to further amend PD O07-034 (as amended) to approve a revised Concept Plan and provide for approval of a Development Plan and waivers to the Development Standards, including but not limited to, street build-to lines and exterior building material and color standards for a multifamily development comprised of 85 dwelling units and associated amenity space on a 5.1 acre property located at the southeast corner of Spring Valley Road and Vitruvian Way (the “Property”) (Case No.1839-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 a public hearing, and other relevant information and materials, the City Council of the Town of Addison, Texas finds that this amendment promotes the general welfare and safety of this community.

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

**SECTION 1.** That the 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 Zoning Ordinance and official zoning map shall be amended so as to amend PD O07-034 (as amended) by approving a revised Concept Plan for Vitruvian Park, which is attached hereto as **Exhibit A** and made a part hereof for all purposes.

**SECTION 3.** Prior to the issuance of a Certificate of Occupancy, the Property, as described and depicted in **Exhibit B** attached hereto and incorporated herein, shall be improved in accordance with the site plan, landscape plan, floor plan, and building elevations, which are attached hereto as **Exhibit C** and made a part hereof for all purposes.

**SECTION 4.** The following Development Standard waivers are hereby granted for the Property as depicted in **Exhibit C**:

- A. The street build-to-line for Vitruvian Way may exceed 9 feet;
- B. The maximum number of façade materials may be four instead of three;
- C. Stucco façade materials shall be categorized as masonry construction;
- D. White shall be permitted and categorized as a primary façade color; and
- E. Masonry shall be a permitted alternative to wrought iron or metal fencing for patio enclosure construction.

**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, Section 1-7 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.

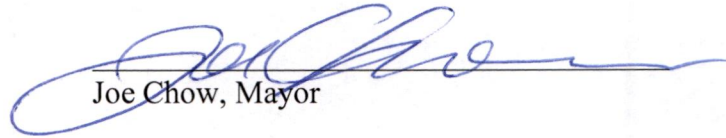
**SECTION 7.** All ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

**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.

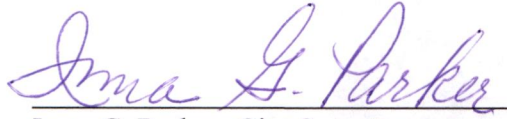
**PASSED AND APPROVED** by the City Council of the Town of Addison, Texas, on this the **14<sup>TH</sup>** day of **DECEMBER 2021**.



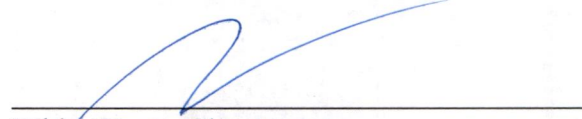
**TOWN OF ADDISON, TEXAS**

  
Joe Chow, Mayor

**ATTEST:**

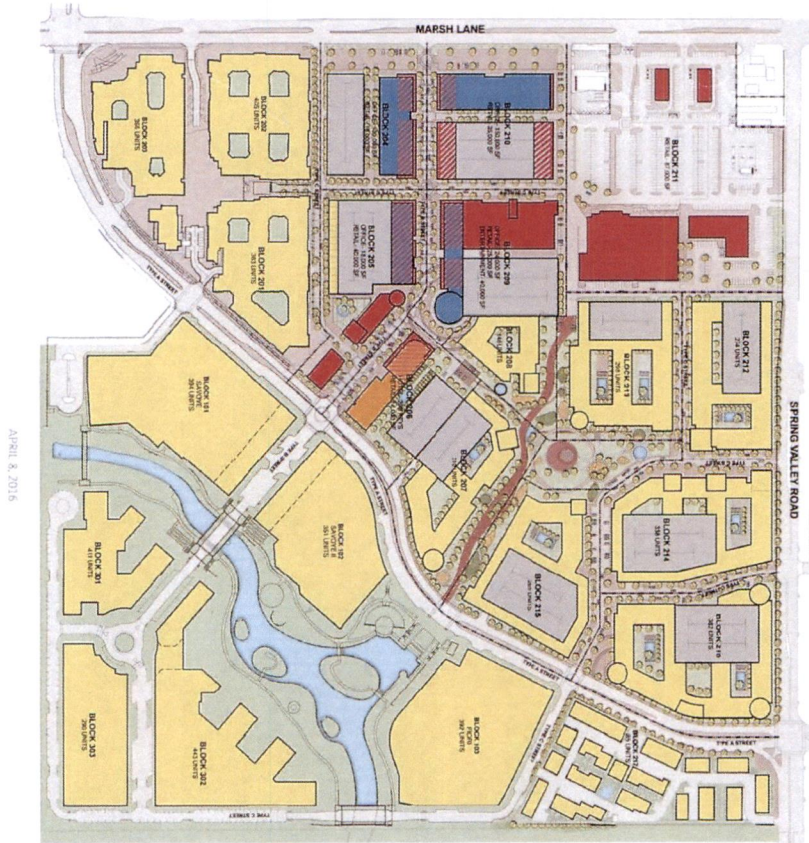
  
Irma G. Parker, City Secretary

**APPROVED AS TO FORM:**

  
Whitt Wyatt, City Attorney

Published in the Dallas Morning News – January 5, 2022 Edition

# EXHIBIT A REVISED CONCEPT PLAN



APRIL 8, 2016

VITRUVIAN PARK MASTER PLAN



Block	Area (sq ft)	Notes
BLOCK 201	100,000	Residential
BLOCK 202	120,000	Residential
BLOCK 203	150,000	Residential
BLOCK 204	180,000	Residential
BLOCK 205	200,000	Residential
BLOCK 206	220,000	Residential
BLOCK 207	240,000	Residential
BLOCK 208	260,000	Residential
BLOCK 209	280,000	Residential
BLOCK 210	300,000	Residential
BLOCK 211	320,000	Residential
BLOCK 212	340,000	Residential
BLOCK 213	360,000	Residential
<b>TOTAL</b>	<b>2,500,000</b>	<b>Residential</b>

**EXHIBIT B**

**LEGAL DESCRIPTION OF THE PROPERTY**

WHEREAS, DCO Addison at Brookhaven and DCO Realty, Inc., are the owners of a tract of land situated in the Noah Good Survey, Abstract No. 520, Town of Addison, Dallas County, Texas, said tract being all of a tract of land conveyed to DCO Addison at Brookhaven by deed recorded in County Clerk Instrument Number 200600407616, Official Public Records of Dallas County, Texas, being all of a tract of land conveyed to DCO Realty Inc. by deed recorded in County Clerk Instrument Number 201100337076, Official Public Records of Dallas County, Texas, and all of a 0.433 acre tract of land conveyed from Town of Addison to VPDEV I LLC by deed recorded in the Official Public Records, Dallas County, Texas; and being more particularly described as follows:

BEGINNING at a found 5/8 inch iron rod for the northwest corner of Lot 1, Block A, of the Villas at Parkside Phase I addition, an addition to the City of Addison as recorded in Volume 2003220, Page 5062, Official Public Records, Dallas County, Texas and being in the south right-of-way line of Spring Valley Road (variable width right-of-way);

THENCE South 00 degrees 07 minutes 24 seconds East, along the west line of said Lot 1, Block A, a distance of 857.37 feet to a set 1/2-inch capped iron rod stamped "WESTWOOD PS" for corner and being the northeast corner of Bella Lane, as shown on the plat of Vitruvian Park Addition, an addition to the City of Addison as recorded in Instrument Number 201100123703, Official Public Records, Dallas County, Texas;

THENCE departing said west line of Lot 1, Block A and along the north right-of-way line of said Bella Lane, the following three (3) calls and distances:

North 89 degrees 50 minutes 23 seconds West, a distance of 20.78 feet to a set 1/2-inch capped iron rod stamped "WESTWOOD PS" for corner and the beginning of a non-tangent curve to the left;

Along said non-tangent curve to the left having a central angle of 37 degrees 22 minutes 25 seconds, a radius of 77.50 feet, and an arc length of 50.55 feet (chord bears North 45 degrees 00 minutes 48 seconds West, a distance of 49.66 feet) to a set 1/2-inch capped iron rod stamped "WESTWOOD PS" at the end of said curve;

North 63 degrees 42 minutes 00 seconds West, a distance of 397.91 feet to a set "X" in concrete for corner at the intersection of said north right-of-way line of Bella Lane and the southeast right-of-way line of Vitruvian Way (variable width right-of-way);

THENCE North 26 degrees 22 minutes 15 seconds East departing said north line right-of-way line of Bella Lane and along said southeast right-of-way line of Vitruvian Way, a distance of 290.48 feet to a set 1/2-inch capped iron rod stamped "WESTWOOD PS" for the beginning of a tangent curve to the left, and being the south corner of said 0.433 acre tract of land;

THENCE with the southeast right-of-way line of Vitruvian Way and said 0.433 acre tract, the following six (6) calls and distances:

Along said tangent curve to the left having a central angle of 13 degrees 21 minutes 54 seconds, a radius of 434.00 feet, and an arc length of 101.24 feet (chord bears North 19 degrees 41 minutes 18 seconds East, a distance of 101.01 feet to a set "X" in concrete for the end of said curve and the beginning of a compound curve to the left;

Along said compound curve to the left having a central angle of 04 degrees 19 minutes 47 seconds, a radius of 971.08 feet, and an arc length of 73.88 feet (chord bears North 10 degrees 50 minutes 28 seconds East, 73.36 feet) to a set 1/2-inch capped iron rod stamped "WESTWOOD PS" for the end of said curve and the beginning of a compound curve to the left;

Along said compound curve to the left having a central angle of 08 degrees 29 minutes 14 seconds, a radius of 160.00 feet, and an arc length of 23.70 feet (chord bears North 04 degrees 25 minutes 58 seconds East, 23.68 feet) to a set 1/2-inch capped iron rod stamped "WESTWOOD PS" for the end of said curve;

North 00 degrees 15 minutes 46 seconds East, a distance of 104.90 feet to a set 1/2-inch capped iron rod stamped "WESTWOOD PS" for the beginning of a tangent curve to the right;

Along said tangent curve to the right having a central angle of 14 degrees 07 minutes 20 seconds, a radius of 90.00 feet, and an arc length of 22.18 feet (chord bears North 07 degrees 19 minutes 26 seconds East, 22.13 feet) to a set 1/2-inch capped iron rod stamped "WESTWOOD PS" for the end of said tangent curve to the right, and the beginning of a non-tangent curve to the left;

Along said non-tangent curve to the left having a central angle of 13 degrees 43 minutes 01 second, a radius of 233.48 feet, and an arc length of 55.90 feet (chord bears North 73 degrees 26 minutes 28 seconds East, 55.76 feet) to a set "X" in concrete for the end of said non-tangent curve to the left, and the beginning of a non-tangent curve to the left; said corner being at the said southeast right-of-way line of Vitruvian Way and the south right-of-way line of said Spring Valley Road;

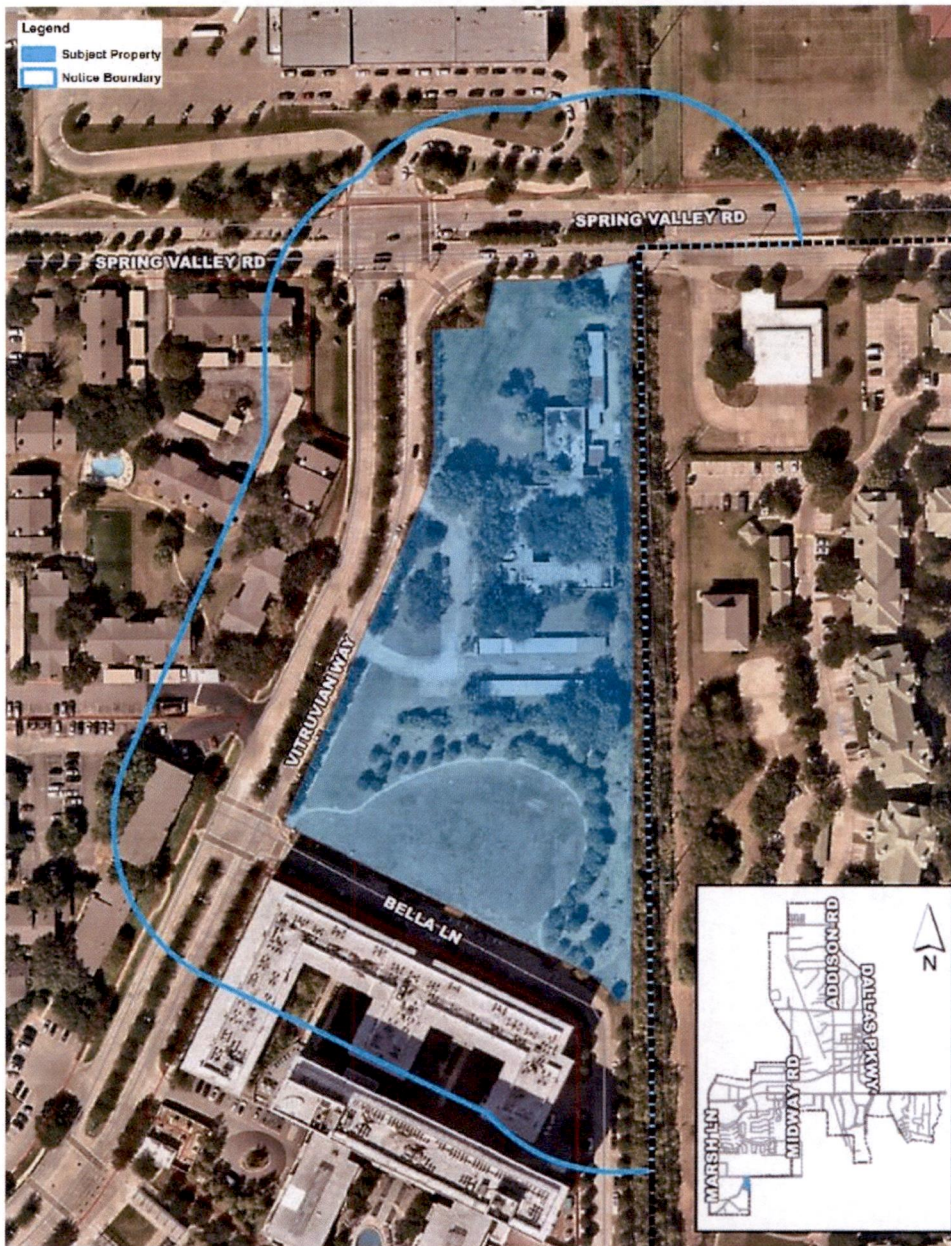
THENCE along said south right-of-way line of Spring Valley Road, the following three (3) calls and distances:

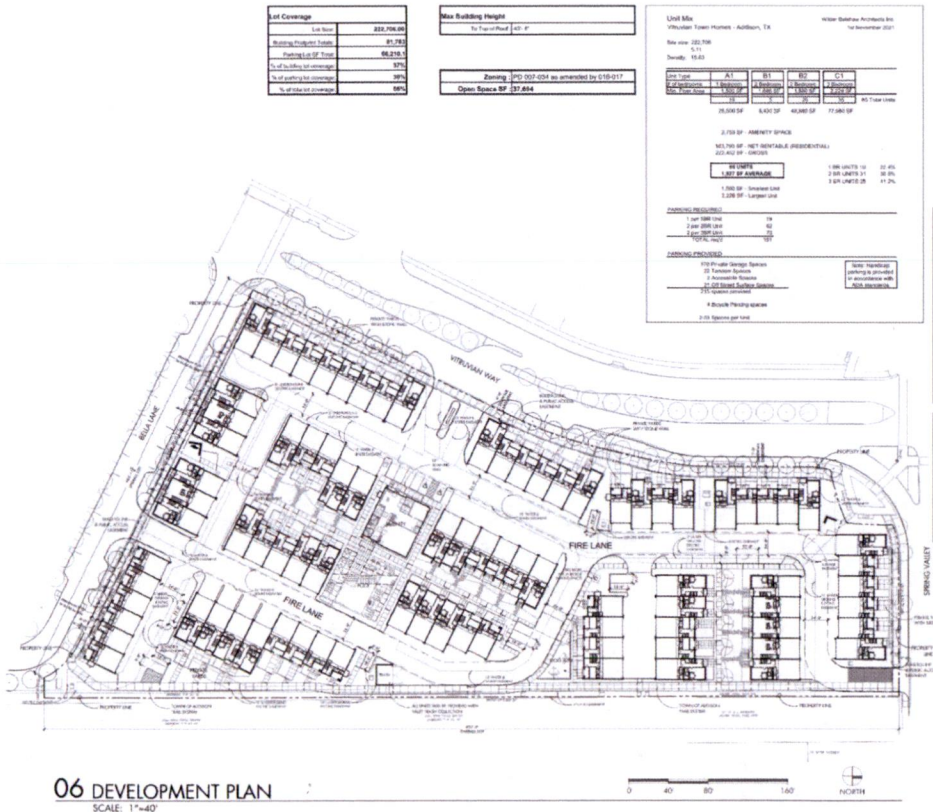
Along said non-tangent curve to the left have a central angle of 07 degrees 56 minutes 56 seconds, a radius of 332.30 feet, and an arc length of 46.10 feet (chord bears North 02 degrees 38 minutes 16 seconds East, 46.06 feet) to a set 1/2-inch capped iron rod stamped "WESTWOOD PS" for the end of said non-tangent curve to the left and the beginning of non-tangent curve to the right;

Along said non-tangent curve to the right having a central angle of 20 degrees 23 minutes 52 seconds, a radius of 90.00 feet, and an arc length of 32.04 feet (chord bears North 79 degrees 38 minutes 19 seconds East, 31.87 feet) to a set "X" in concrete for the end of said non-tangent curve to the right;

North 89 degrees 50 minutes 16 seconds East, a distance of 141.87 feet to the POINT-OF-BEGINNING, containing 222,304 square feet or 5.103 acres of land.

**EXHIBIT B**





**06 DEVELOPMENT PLAN**  
 SCALE: 1"=40'

Lot Coverage	
Lot Area	222,796.88
Building Footprint Area	81,732
Footprint % of Total	36.70%
% of Total Lot Coverage	36%
% of Total Lot Coverage	36%

Max Building Height	
To Top of Roof	45' 0"

Zoning	
PD 007-004 as amended by 018-017	
Open Space RP 07-004	

Urbid Mile  
 Vitruvian Town Homes - Addison, TX  
 Site Area: 222,796  
 Density: 15.43

Use Type	A1	B1	B2	C1
Single-Family Detached	100%	100%	100%	100%
Single-Family Attached	0%	0%	0%	0%
Multi-Family	0%	0%	0%	0%
Commercial	0%	0%	0%	0%
Industrial	0%	0%	0%	0%
Public Use	0%	0%	0%	0%
Other	0%	0%	0%	0%

3,750 SF - AMENITY SPACE  
 94,770 SF - UNIT IDENTIFIABLE (PRESIDENTIAL)  
 203,412 SF - UNITS

Lot Size	1 BR UNITS	2 BR UNITS	3 BR UNITS
1,500 SF - Smaller Lot	18 UNITS	0 UNITS	0 UNITS
2,200 SF - Larger Lot	0 UNITS	18 UNITS	18 UNITS

**PERMITTED:**  
 1. Lot 1888 area  
 2. Lot 1889 area  
 3. Lot 1890 area  
 4. Lot 1891 area  
 5. Lot 1892 area  
 6. Lot 1893 area  
 7. Lot 1894 area  
 8. Lot 1895 area  
 9. Lot 1896 area  
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 104. Lot 1991 area  
 105. Lot 1992 area  
 106. Lot 1993 area  
 107. Lot 1994 area  
 108. Lot 1995 area  
 109. Lot 1996 area  
 110. Lot 1997 area  
 111. Lot 1998 area  
 112. Lot 1999 area  
 113. Lot 2000 area

**ACTION**  
 APPROVED DENIED  
 STAFF \_\_\_\_\_  
 COUNCIL \_\_\_\_\_

Vicinity Map (NTS)

- 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. All buildings 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. 016-017, #13. Refer to Landscape for screening materials and dimensions.

The development meets the sustainability requirements per Ordinance NO. 016-017, Exhibit F.

This project complies with Town of Addison applicable codes including 2018 ICC-codes and 2017 NEC.

ZONING PD	
Addison, TX	
Town Project # 1839-Z	
BLOCK_217	
VP 217 5.112 acres	

**Wider Bolshaw Architects**  
 Dallas - Austin

**WB**

Removal of Wetland Pools 2015 Pools for Suite 410 Addison Town 1901  
 The Arnold in East Austin 1901 E 4th Street Suite 110 Addison Texas 75102  
 214 888-0200 phone www.widerbolshaw.com

Project Owner:  
**UBR**  
 2075 Pines Fre, Suite 400  
 Addison, TX 75101

Contact Information:  
 Robert P. S. Jahn  
 727 238-7122  
 RJA@ubr.com

Consult:  
**Icon Consulting Engineers, Inc.**  
 2542 W. Sam Houston Blvd #110  
 Springtown, TX 76082  
 (817) 583-4310

Issues and Revisions:

No.	Date	Issue
01	09/03/21	City Council
02	10/01/21	City Council
03	11/02/21	City Council
04	11/09/21	City Council

**Vitruvian Town Homes**

Addison, Texas  
 Wider Bolshaw Project Number: 1901

Drawing Name:  
**DEVELOPMENT PLAN**

Sheet Number:  
**A101**

**EXHIBIT C**  
**DEVELOPMENT PLAN**





**EXHIBIT C**

**Wilder Balshaw Architects**  
Dallas, Austin



Wilder Balshaw Architects  
3000 Ross Avenue, Suite 400  
Dallas, Texas 75201  
The Arnold J. Reed Austin 1821 E. 8th Street  
Suite 1102 Austin, Texas 78702  
214.980.2000 [www.wilderbalshaw.com](http://www.wilderbalshaw.com)

Project Owner:

UTP

3800 Ross Avenue, Suite 400

Dallas, Texas 75201

Project Manager:

Robert P. Johnson

855.200.0000

[www.studiooutside.com](http://www.studiooutside.com)

Landscaping Architect:

studioOutside

1000 Ross Avenue, Suite 400

Dallas, Texas 75201

Project Number:

1901

Address, Texas:

Wilder Balshaw Project Number: 1901

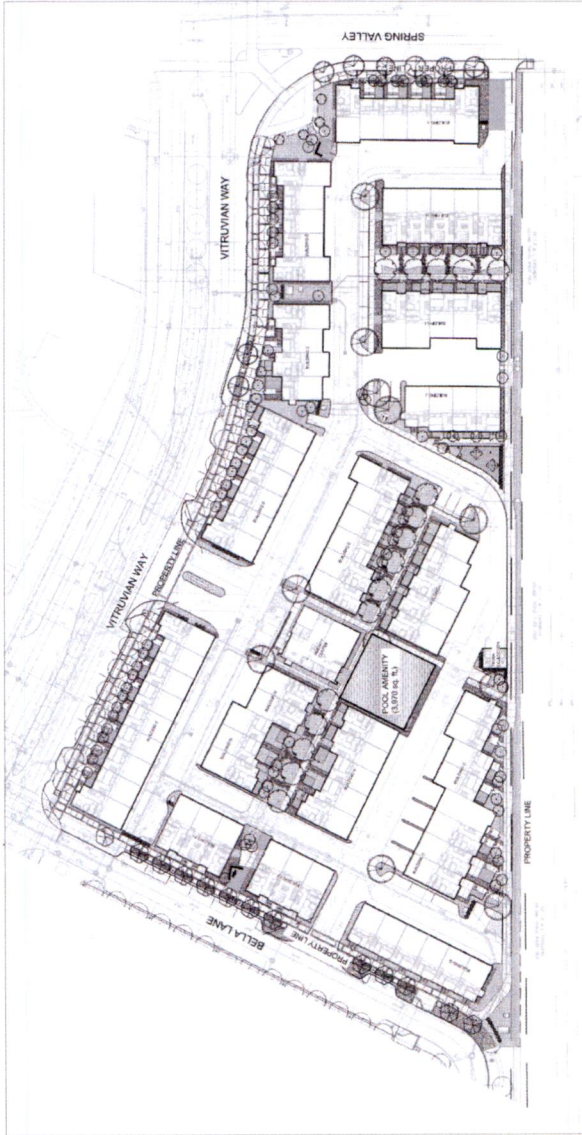
Drawing Name:

LANDSCAPE PLAN

Sheet Number:

L103

© 2018 WILDER BALSHAW ARCHITECTS



Overall Landscape Plan  
Scale: 1"=20'  
A

# EXHIBIT C

**Wilder Balchow Architects**  
 11000 West Loop West, Suite 1000  
 Houston, Texas 77040  
 Tel: 713.865.2000 Fax: 713.865.2001  
 www.wilderbachow.com



**studioOutside**  
 3833 Green Ave, Suite 400  
 Addison, TX 75001  
 Tel: 972.383.3333 Fax: 972.383.3334  
 www.studiooutside.com

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 3833 Green Ave, Suite 400  
 Addison, TX 75001  
 Tel: 972.383.3333 Fax: 972.383.3334  
 www.studiooutside.com

No.	Date	Revised
01	11.09.21	Site Plan
02	07.20.21	Site Plan
03	07.20.21	Site Plan
04	10.21.21	Site Plan
05	11.09.21	Site Plan



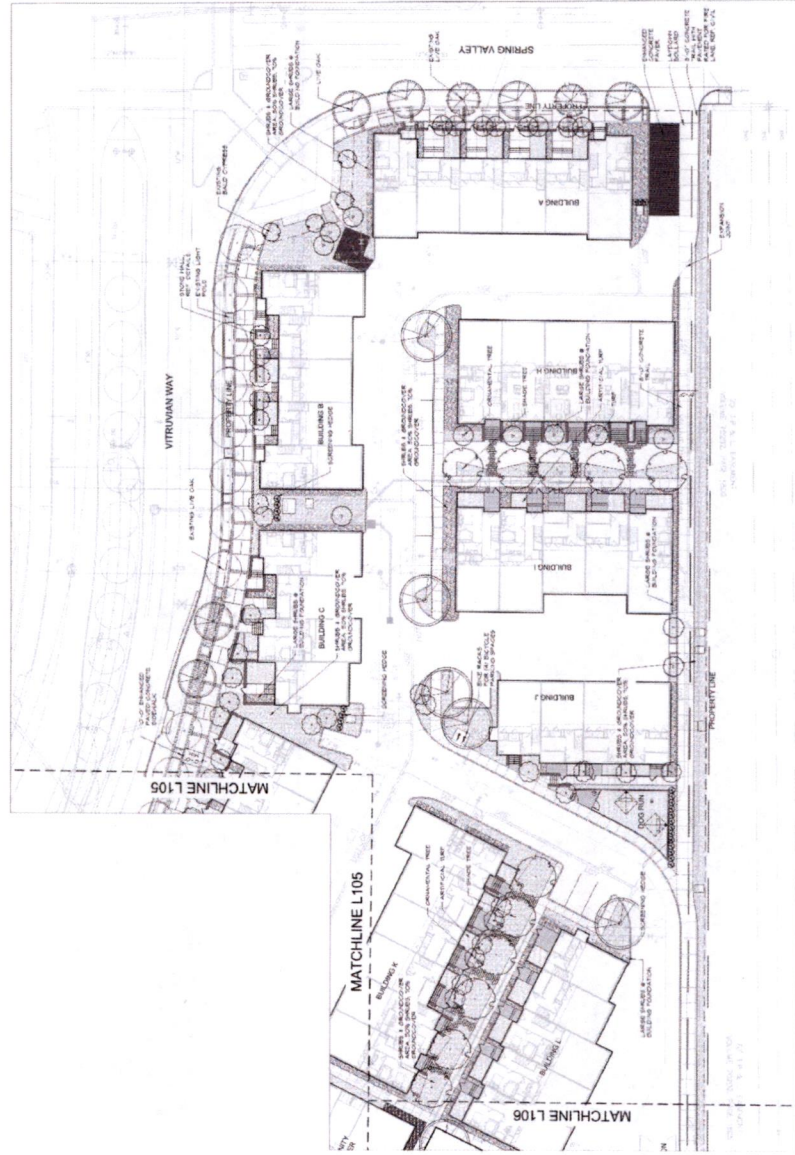
**Vitruvian Townhomes**  
 1839-Z  
 3833 Green Ave, Suite 400  
 Addison, TX 75001  
 Tel: 972.383.3333 Fax: 972.383.3334  
 www.studiooutside.com

Address: 1839-Z  
 Vitruvian Townhomes Project Number: 1901

Drawing Name:

LANDSCAPE PLAN

Sheet Number:  
**L 104**



Scale: 1" = 20'-0"

North Arrow

Landscaping Plan

Scale: 1" = 20'-0"

Sheet Number: **A**

**EXHIBIT C**

**Wilder Hayslaw Architects**  
Dallas, Texas



Member of Vitruvian Townhomes, 3875 Crown Ave  
Dallas, Texas 75218  
The Award is Best Architecture, LE, 2011  
38th Annual AIA National Award  
P.O. Box 11504 Dallas, Texas 75211  
P.O. Box 11504 Dallas, Texas 75211  
P.O. Box 11504 Dallas, Texas 75211

Project: Crown  
L104  
3875 Crown Ave, Unit 430  
Dallas, Texas 75218  
Contract Administrator  
3875 Crown Ave, Unit 430  
Dallas, Texas 75218  
3875 Crown Ave, Unit 430  
Dallas, Texas 75218

Contractor: Vitruvian  
StudioOutside  
3875 Crown Ave, Unit 430  
Dallas, Texas 75218  
3875 Crown Ave, Unit 430  
Dallas, Texas 75218

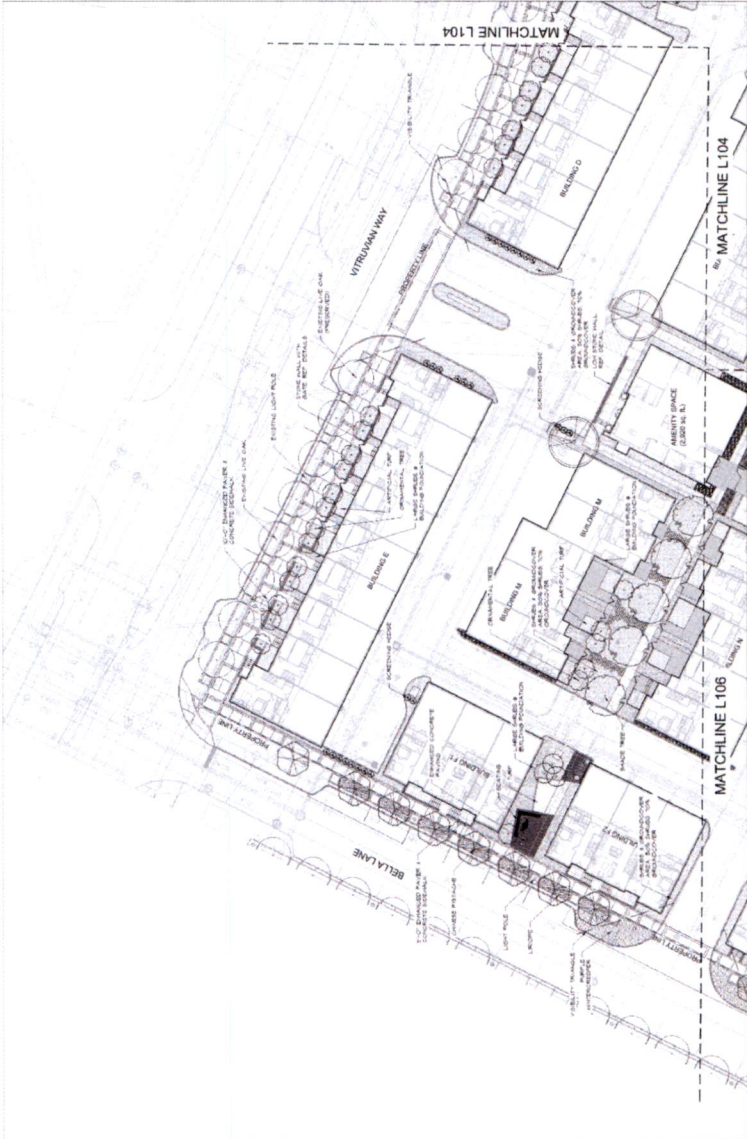
Hours of all Resources

Resource	Start	End	Hours
101	01/15/21	01/15/21	8.00
102	01/15/21	01/15/21	8.00
103	01/15/21	01/15/21	8.00
104	01/15/21	01/15/21	8.00
105	01/15/21	01/15/21	8.00
106	01/15/21	01/15/21	8.00
107	01/15/21	01/15/21	8.00
108	01/15/21	01/15/21	8.00
109	01/15/21	01/15/21	8.00
110	01/15/21	01/15/21	8.00

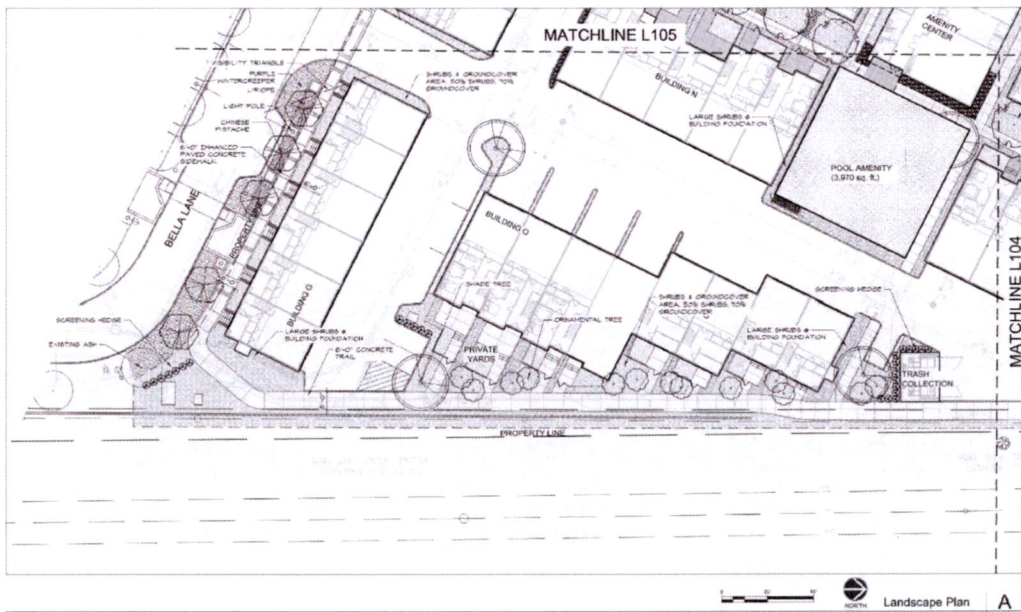


Address: Texas  
Wilder Hayslaw Project Number: 1901  
Drawing Name:

LANDSCAPE PLAN  
Sheet Number:  
L105



Scale: 1/8" = 1'-0"  
A  
Landscape Plan



**Wilder Bolshaw Architects**  
 Dallas - Austin

**WB**  
 ARCHITECTS

Surveyed at Woodloch Park 3875 Frolic Ave  
 Suite 410 Addison Texas 75001  
 The Arnold in East Austin 1021 E. 6th Street  
 Suite 110 Austin Texas 78702  
 214 958-0500 phone www.wilderbolshaw.com

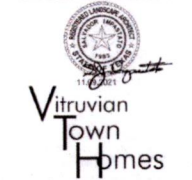
Project Owner:  
 UDR  
 3875 Frolic Ave, Suite 400  
 Addison, TX 75001

Contract Information:  
 Robert P. St. John  
 (714) 348-7722  
 RStJohn@wb.com

Landscape Architect:  
**studioOutside**  
 601 Eastshire Avenue, Suite 4  
 Dallas, Texas 75201  
 214.966.1100

Issues and Revisions:

No.	Date	Revisions
01	04.30.21	Site Submitted
02	07.30.21	Site Submitted
03	09.03.21	Site Submitted
04	10.12.21	Site Submitted
05	11.09.21	Site Submitted



Address, Texas  
 Wilder Bolshaw Project Number: 1901

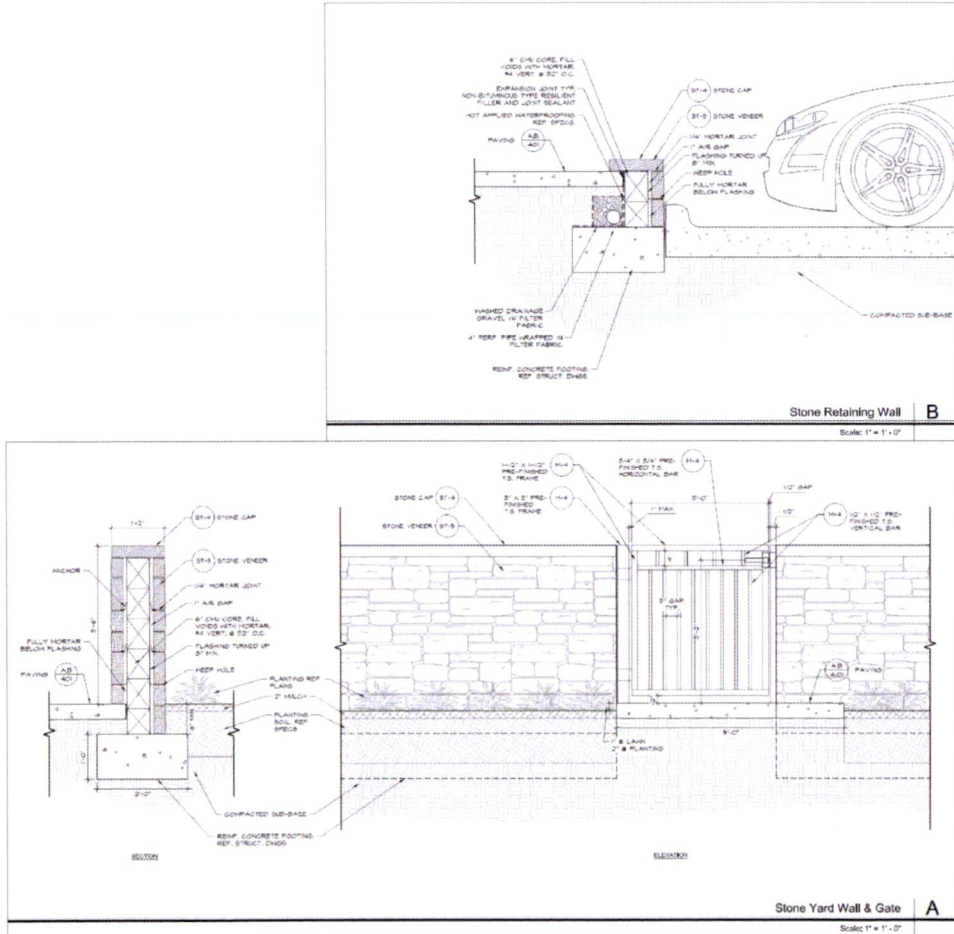
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LANDSCAPE PLAN

Sheet Number:  
 L106

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EXHIBIT C



**Wilder Belshaw Architects**  
 Dallas - Austin



Revised at Vitruvian Park 3875 Hurst Ave  
 Suite 410 DALLAS TEXAS 75241  
 The Arnold in East Austin 1621 E 8th Street  
 Suite 110 Austin Texas 78702  
 214 969 0000 phone www.wilderbelslow.com

Project Owner:  
 UJDR  
 3875 Hurst Ave, Suite 400  
 Addison, TX 75001  
 Contact Information:  
 Robert P. St. John  
 7202 Oakliff-F222  
 RStJohn@wbak.com

Landscape Architect:  
**studioOutside**  
 634 Columbia Parkway, Ste. 3  
 Dallas, Texas 75206  
 214.843.7170  
 studio@so.com

Issues and Revisions

No.	Date	Issue
01	04/30/21	Site Submitted
02	07/30/21	Site Submitted
03	09/02/21	Site Submitted
04	10/12/21	Site Submitted
05	11/09/21	Site Submitted



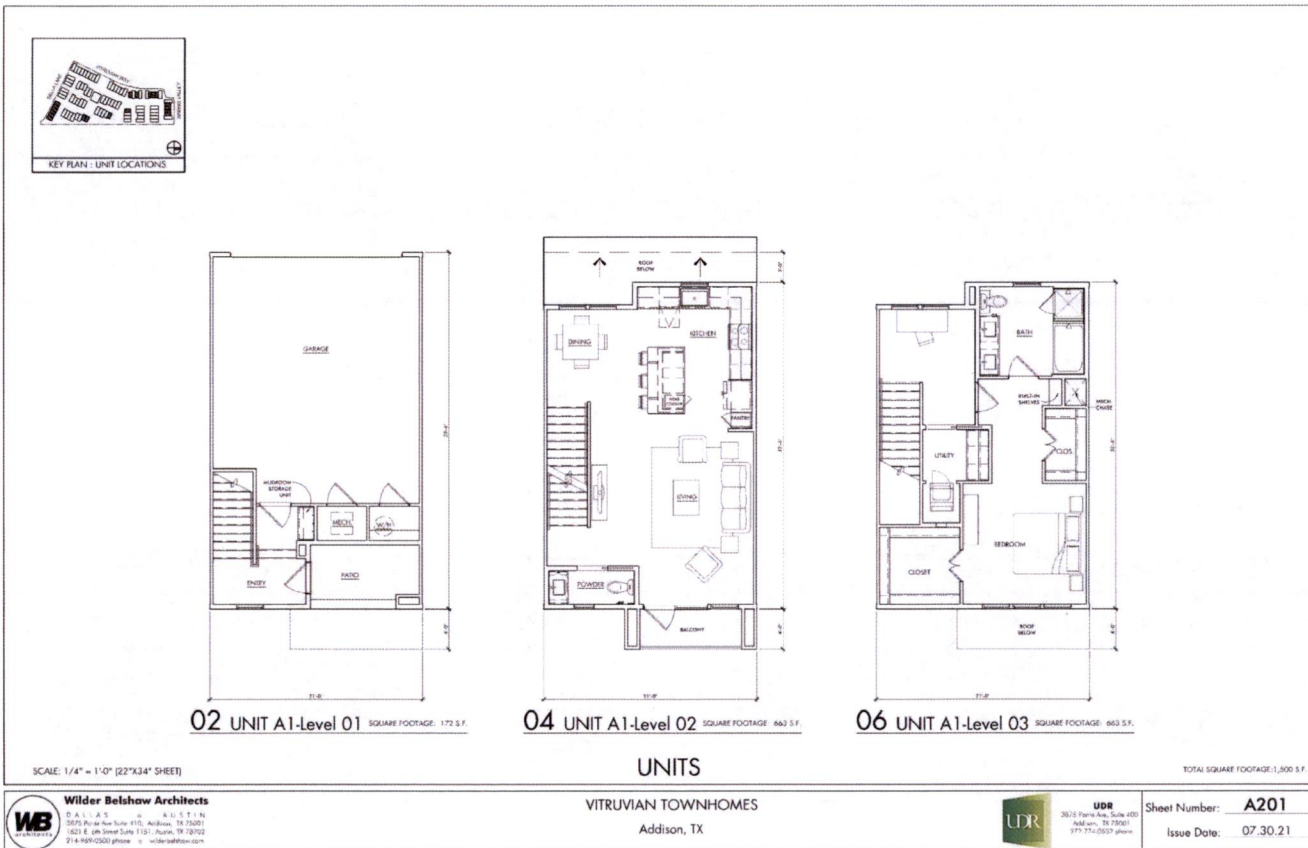
**Vitruvian Town Homes**

Address, Texas  
 Wilder, Belshaw Project Number: 1901

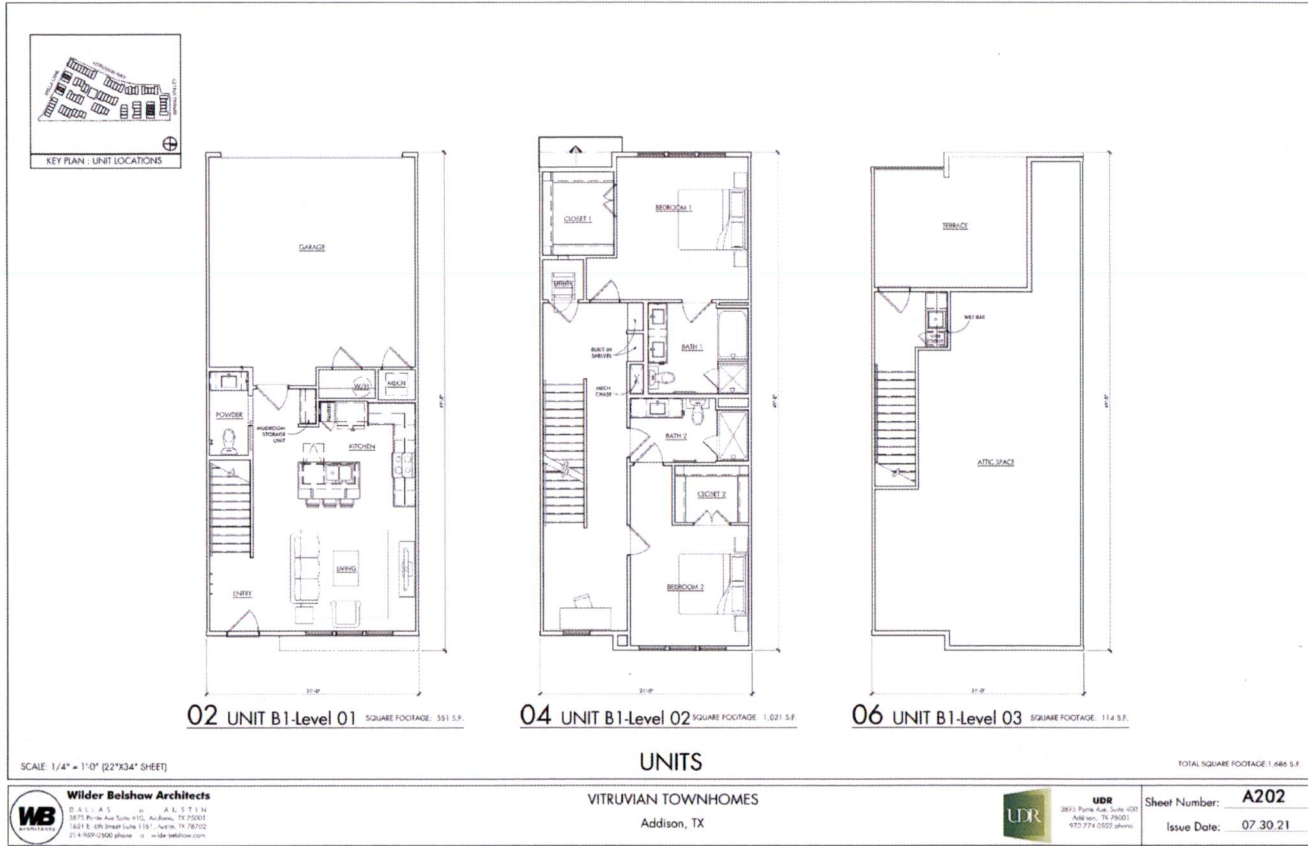
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**HARDSCAPE DETAILS**  
 Sheet Number:  
 L102.1

EXHIBIT C

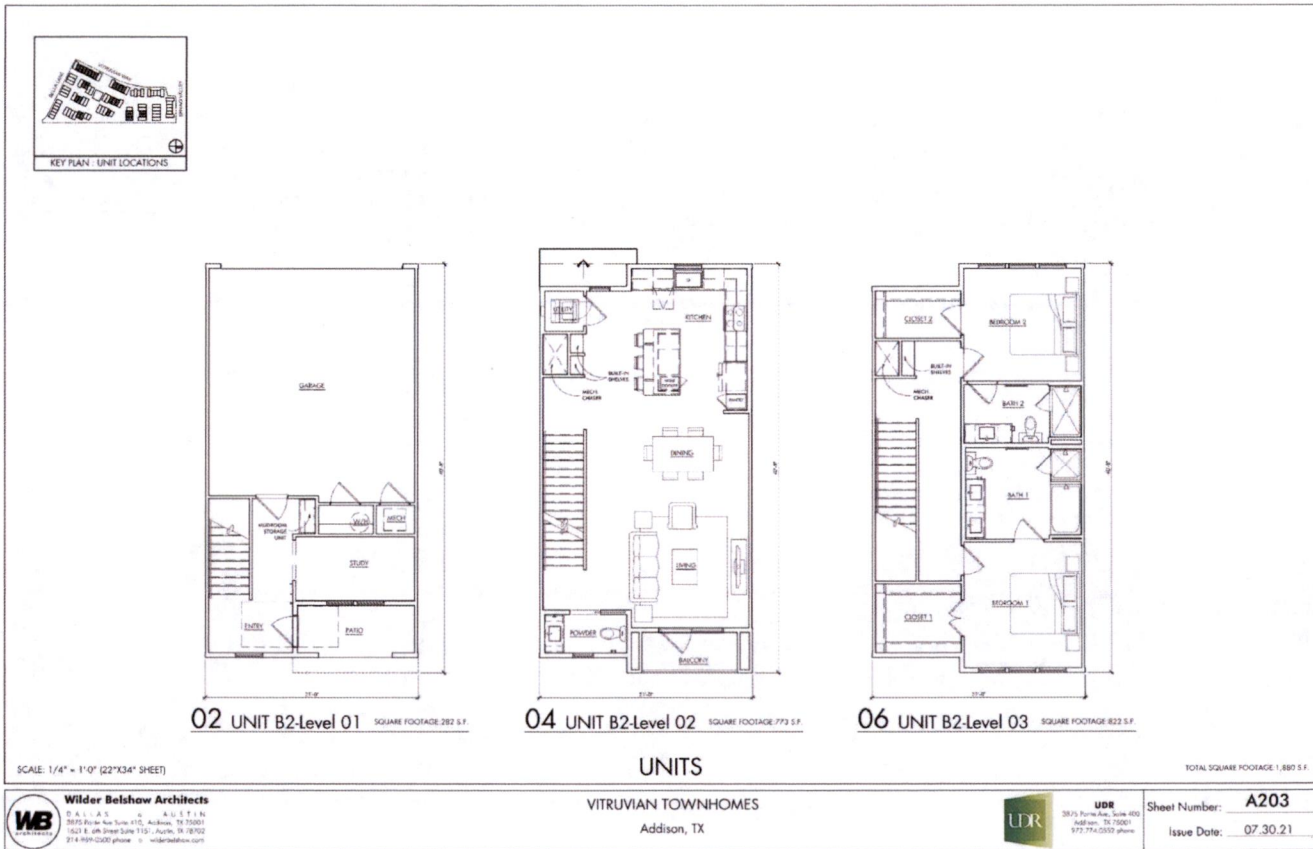


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**Wilder Belshaw Architects**  
 W B A  
 2025 Park Row Suite 1100, Addison, TX 75001  
 1421 E. Park Row Suite 1100, Addison, TX 75001  
 214.945.1100 phone 214.945.1100 fax

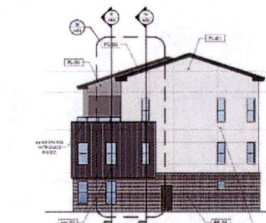
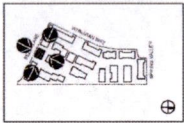
VITRUVIAN TOWNHOMES  
 Addison, TX

**UDR**  
 2025 Park Row Suite 1100  
 Addison, TX 75001  
 972.714.0000 phone

Sheet Number: **A306**  
 Issue Date: 12.03.21

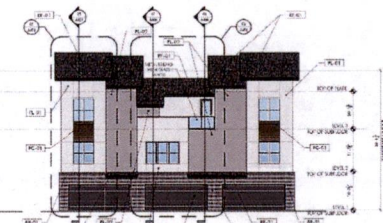


**FACADE PLAN NOTES:**  
 - THIS PACKAGE PART IS FOR CONCEPTUAL PURPOSES ONLY  
 - ALL BUILDING PERMITS REQUIRE REVIEW AND APPROVAL BY ENVIRONMENTAL SERVICES  
 - ALL ELEVATION MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE ZONING ORDINANCE  
 - WHEN PERMITTED, EXPOSED UTILITY BOXES AND ELEC BOXES SHALL BE PAINTED TO MATCH THE BUILDING  
 - ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY ENVIRONMENTAL SERVICES  
 - ROOF ACCESS SHALL BE PROVIDED INTERNALLY, UNLESS OTHERWISE INDICATED BY THE OWNER/ARCHITECT



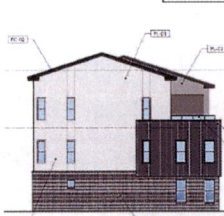
**EAST ELEVATION**  
 SCALE: 3/32" = 1'-0"

FINISH SCHEDULE	
FINISH	DESCRIPTION
01	WOOD
02	BRICK
03	STONE
04	CONCRETE
05	GLASS
06	PAINT
07	ROOFING
08	MECHANICAL



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

FINISH SCHEDULE	
FINISH	DESCRIPTION
01	WOOD
02	BRICK
03	STONE
04	CONCRETE
05	GLASS
06	PAINT
07	ROOFING
08	MECHANICAL



**WEST ELEVATION**  
 SCALE: 3/32" = 1'-0"

FINISH SCHEDULE	
FINISH	DESCRIPTION
01	WOOD
02	BRICK
03	STONE
04	CONCRETE
05	GLASS
06	PAINT
07	ROOFING
08	MECHANICAL



**SOUTH ELEVATION (BELLA LANE)**  
 SCALE: 3/32" = 1'-0"

FINISH SCHEDULE	
FINISH	DESCRIPTION
01	WOOD
02	BRICK
03	STONE
04	CONCRETE
05	GLASS
06	PAINT
07	ROOFING
08	MECHANICAL

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 1621 L. 65 Street Suite 1151, Amapo, TX 75002  
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Sheet Number: **A307**  
 Issue Date: 12.03.21

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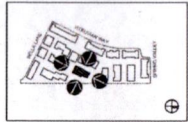
Sheet Number: **A310**  
 Issue Date: 12.03.21



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**FACADE SIGN NOTES:**  
 THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY.  
 ALL BUILDING SIGNS REQUIRE REVIEW AND APPROVAL BY  
 DEVELOPMENT SERVICES.  
 ALL ROOF MECHANICAL UNITS SHALL BE SCREENED FROM  
 PUBLIC VIEW AS REQUIRED BY THE CONDOMINIUM ORDINANCE.  
 WHEN PERMITTED, EXPOSED UTILITY WIRES 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.



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Sheet Number: **A313**  
 Issue Date: 12.03.21

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