

scale 1/8"=1'-0"

east elevation

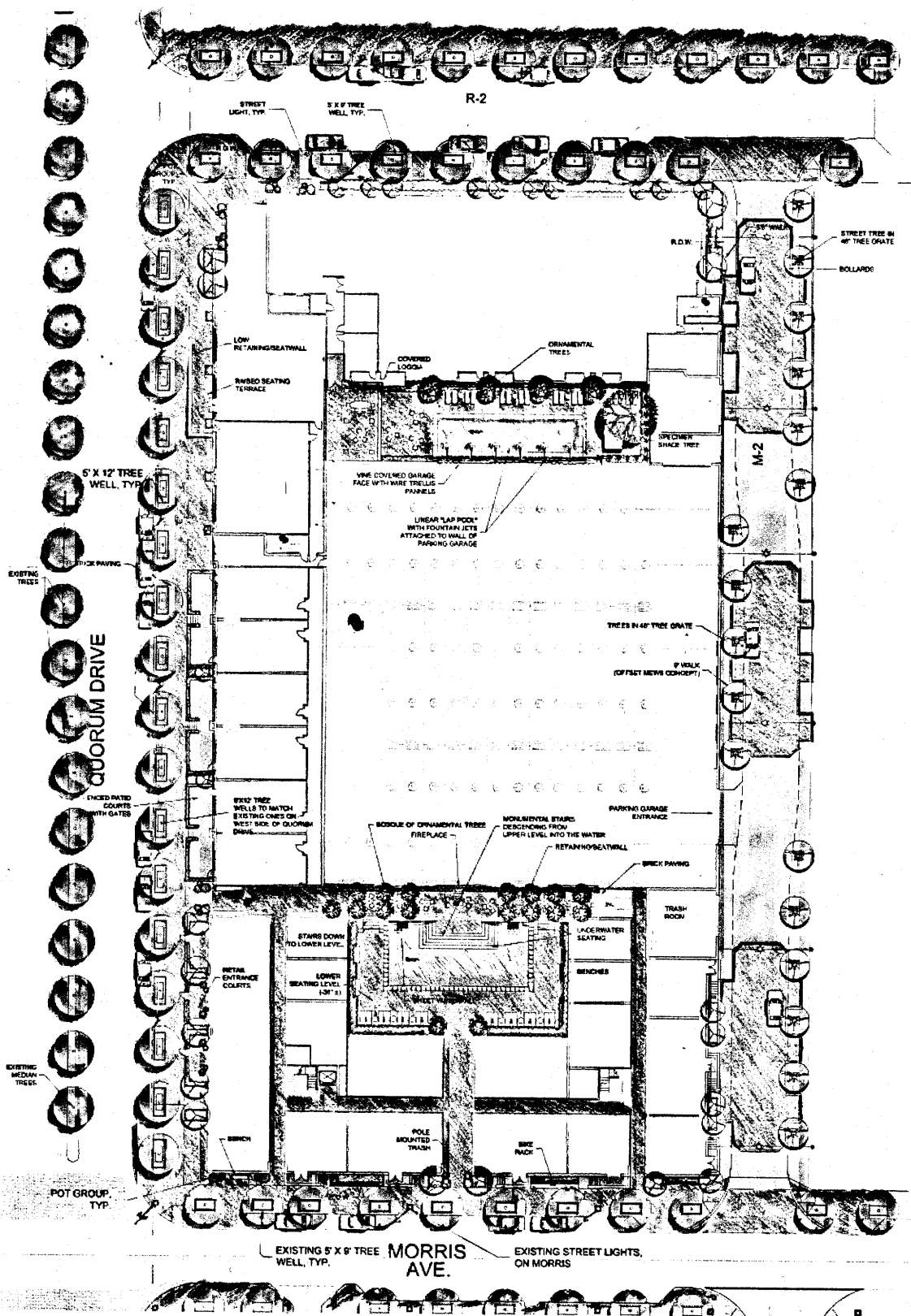
24 august 2000

**POST**  
PROPERTIES

# Addison Circle

phase 4

**CORGAN**

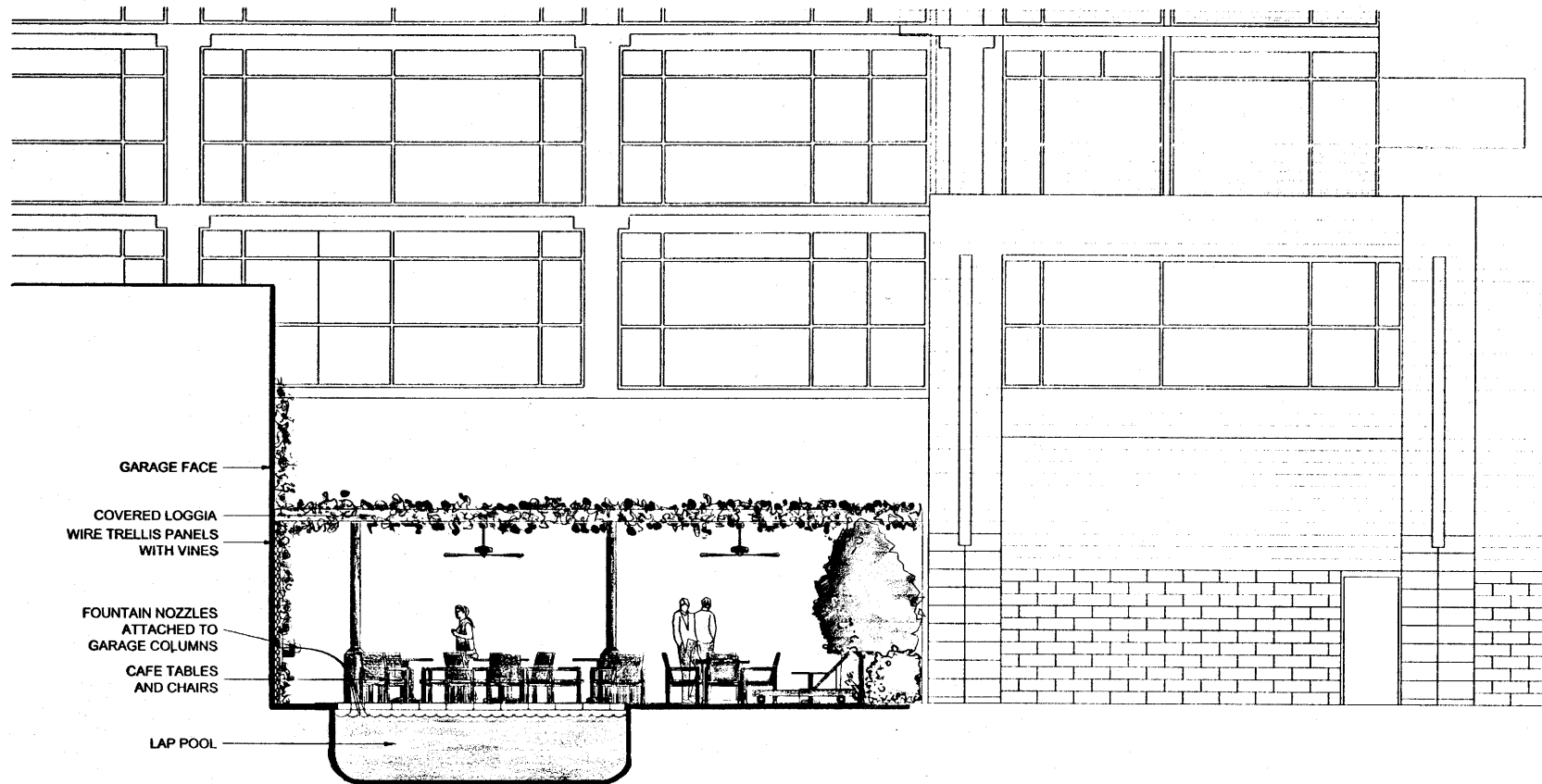


AUGUST 18, 2000

PREPARED BY:  
**HUITT-ZOLIARS**  
 Huitt-Zoliars, Inc. Engineering/Architecture  
 8111 McKinney Ave. Suite 900 Dallas, Texas 75205  
 Phone (214) 871-1881 Fax (214) 871-0787

**ADDISON CIRCLE - PHASE IV**  
**ADDISON, TEXAS**  
 SCHEMATIC LANDSCAPE DESIGN

PREPARED FOR:  
**Post Properties**  
 5040 Addison Circle, Suite 300  
 Addison, Texas 75001



AUGUST 15, 2000

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

PREPARED BY:

**HUITT-ZOLIARS**

Huitt-Zollars, Inc. Engineering/Architecture  
 3151 McKinney Ave. Suite 900 Dallas, Texas 75204  
 Phone (214) 871-3311 Fax (214) 871-0767

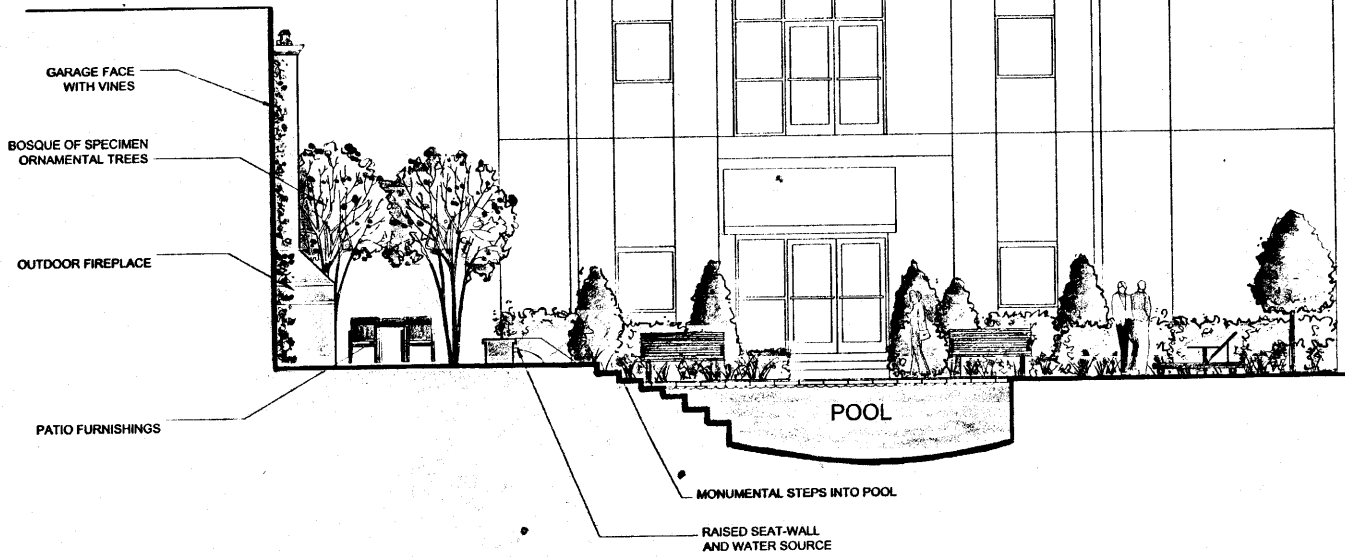
# ADDISON CIRCLE - PHASE IV

## ADDISON, TEXAS

LAP POOL COURT-WEST SECTION/ELEVATION

PREPARED FOR:

*Post Properties*  
 5040 Addison Circle, Suite 300  
 Addison, Texas 75001



AUGUST 15, 2000

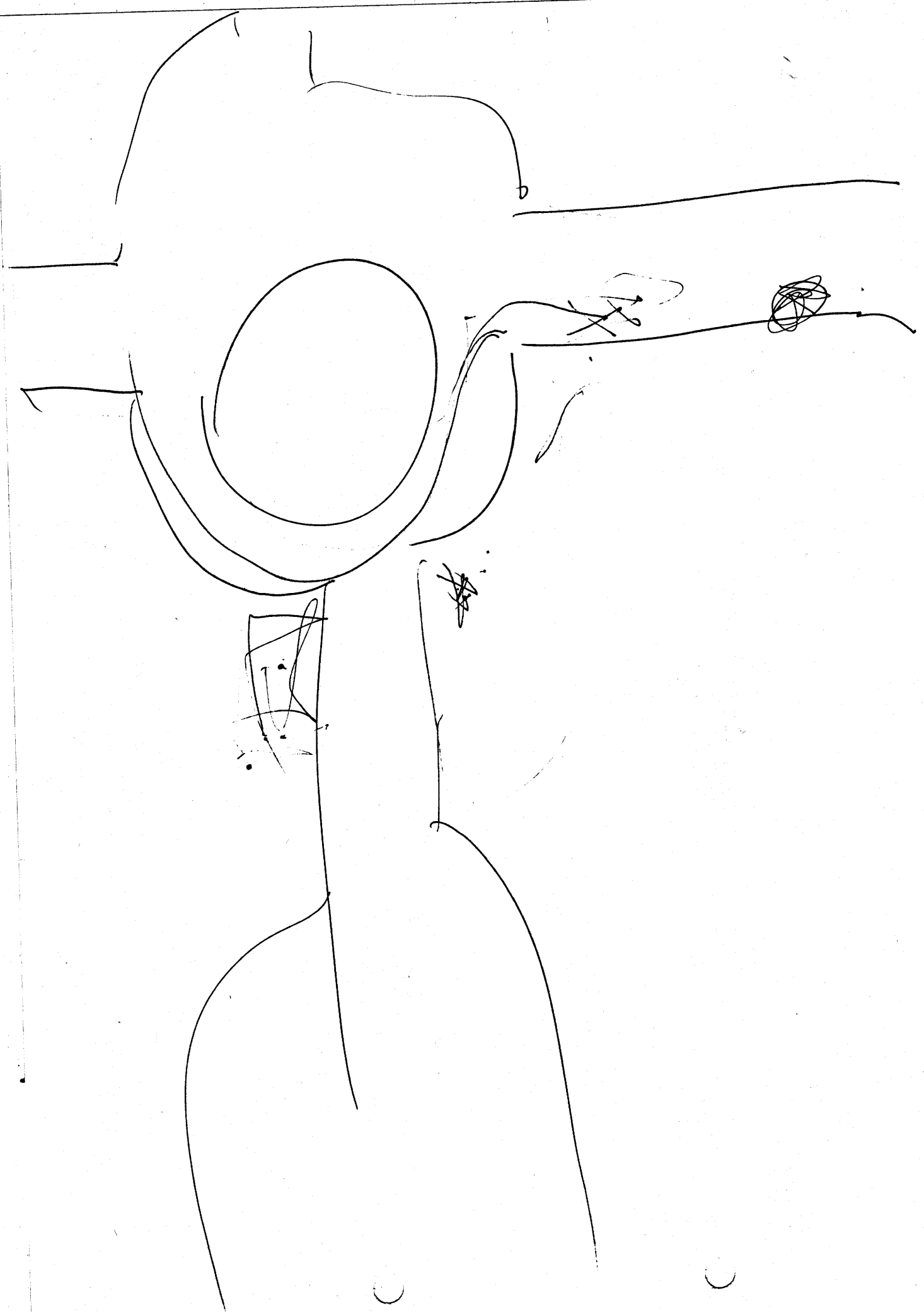
SCALE: 1/4"=1'-0"  
PREPARED FOR:

PREPARED BY:  
**HUITT-ZOLLARS**  
Huitt-Zollars, Inc. Engineers/Architects  
8131 McKinney Ave. Suite 900 Dallas, Texas 75204  
Phone (214) 871-3311 Fax (214) 871-0767

**ADDISON CIRCLE - PHASE IV**  
**ADDISON, TEXAS**  
POOL COURT-EAST SECTION/ELEVATION

PREPARED FOR:  
**Post Properties**  
5040 Addison Circle, Suite 300  
Addison, Texas 75001

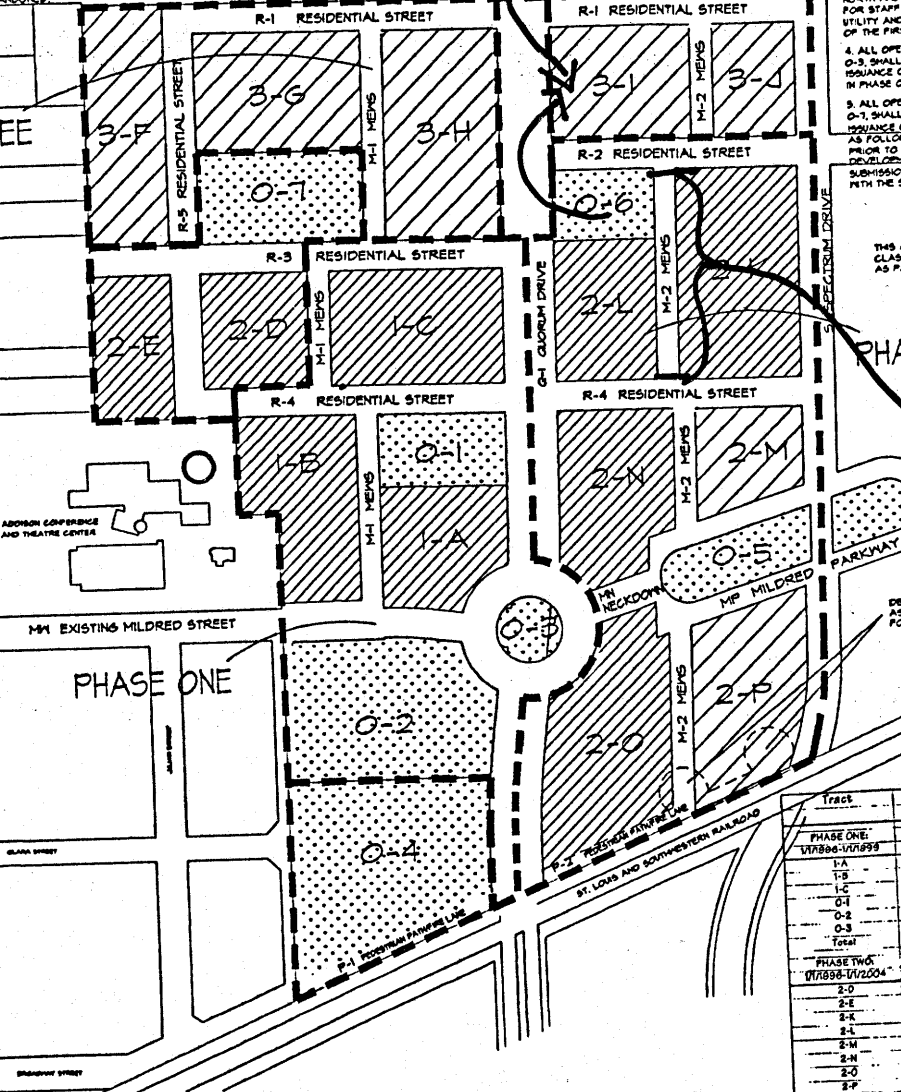




REGULATIONS:

THE URBAN CENTER DISTRICT REGULATIONS PLAN APPROVAL INCLUDES THE FOLLOWING PHASES, TYPE OF USE, CREATION AREAS, FOR PHASES AND ALTERNATIVE USES. THIS GENERAL TIME SCHEDULE AND PHASING INITIAL SUBDISTRICT. P STREETS, STREET NUMBERS, FINAL IS SHOWN LOCATION FOR PAVEMENT AND DETAILS REGARDING RIGHTS-OF-WAYS AND SIDEWALKS.

**Move Park to Here**



**GENERAL REGULATIONS:**  
 1. ANY STREET...  
 2. A FINAL...  
 3. ALL OPEN...  
 4. ALL OPEN...  
 5. ALL OPEN...  
 THIS CLASS...  
 AS PA...

PHASE ONE

REQUIRED TO MEET THE 1500 UNIT MINIMUM SHALL BE DEVELOPED DESIGNATED MIXED-USE RESIDENTIAL IN PHASES 1 AND 2.

USE WITH RESIDENTIAL (MIXED USE WITH NON-RESIDENTIAL GROUND FLOOR USES)

USE WITH RESIDENTIAL (MIXED USE WITH NON-RESIDENTIAL GROUND FLOOR USES)

USE WITH RESIDENTIAL (MIXED USE WITH NON-RESIDENTIAL GROUND FLOOR USES)

PHASE TWO

REQUIRED TO MEET THE 1500 UNIT MINIMUM SHALL BE DEVELOPED DESIGNATED MIXED-USE RESIDENTIAL IN PHASES 1 AND 2.

USE WITH RESIDENTIAL (MIXED USE WITH NON-RESIDENTIAL GROUND FLOOR USES)

USE WITH RESIDENTIAL (MIXED USE WITH NON-RESIDENTIAL GROUND FLOOR USES)

PHASE THREE

REQUIRED TO MEET THE 1500 UNIT MINIMUM SHALL BE DEVELOPED DESIGNATED MIXED-USE RESIDENTIAL IN PHASES 1 AND 2.

USE WITH RESIDENTIAL (MIXED USE WITH NON-RESIDENTIAL GROUND FLOOR USES)

USE WITH RESIDENTIAL (MIXED USE WITH NON-RESIDENTIAL GROUND FLOOR USES)

PHASE FOUR

REQUIRED TO MEET THE 1500 UNIT MINIMUM SHALL BE DEVELOPED DESIGNATED MIXED-USE RESIDENTIAL IN PHASES 1 AND 2.

USE WITH RESIDENTIAL (MIXED USE WITH NON-RESIDENTIAL GROUND FLOOR USES)

Tract	
PHASE ONE: U/1896-U/1899	
1-A	
1-B	
1-C	
0-1	
0-2	
Total	
PHASE TWO: U/1898-U/2004	
2-0	
2-E	
2-K	
2-L	
2-M	
2-N	
2-O	
2-P	
0-4	
0-5	
0-7	
Total	
PHASE THREE: U/1894-U/2008	
3-F	
3-G	
3-H	
3-I	
3-J	
Total	
TOTAL GROSS	

PARALLOWABLE...  
 1. The total allowable...  
 2. No development...  
 3. No development...  
 4. Total building...  
 B. Final development...  
 be submitted by Jan...

This information is part of a...  
 originally submitted March...  
 the same time for Lots 11...  
 and Lot 3 and a portion of...  
 acreage of in the R. H. P...  
 plan is being submitted by...  
 Dallas, Texas 75248

CEPT PLAN

Addison Urban Center

Special District Planning • Addison, Texas



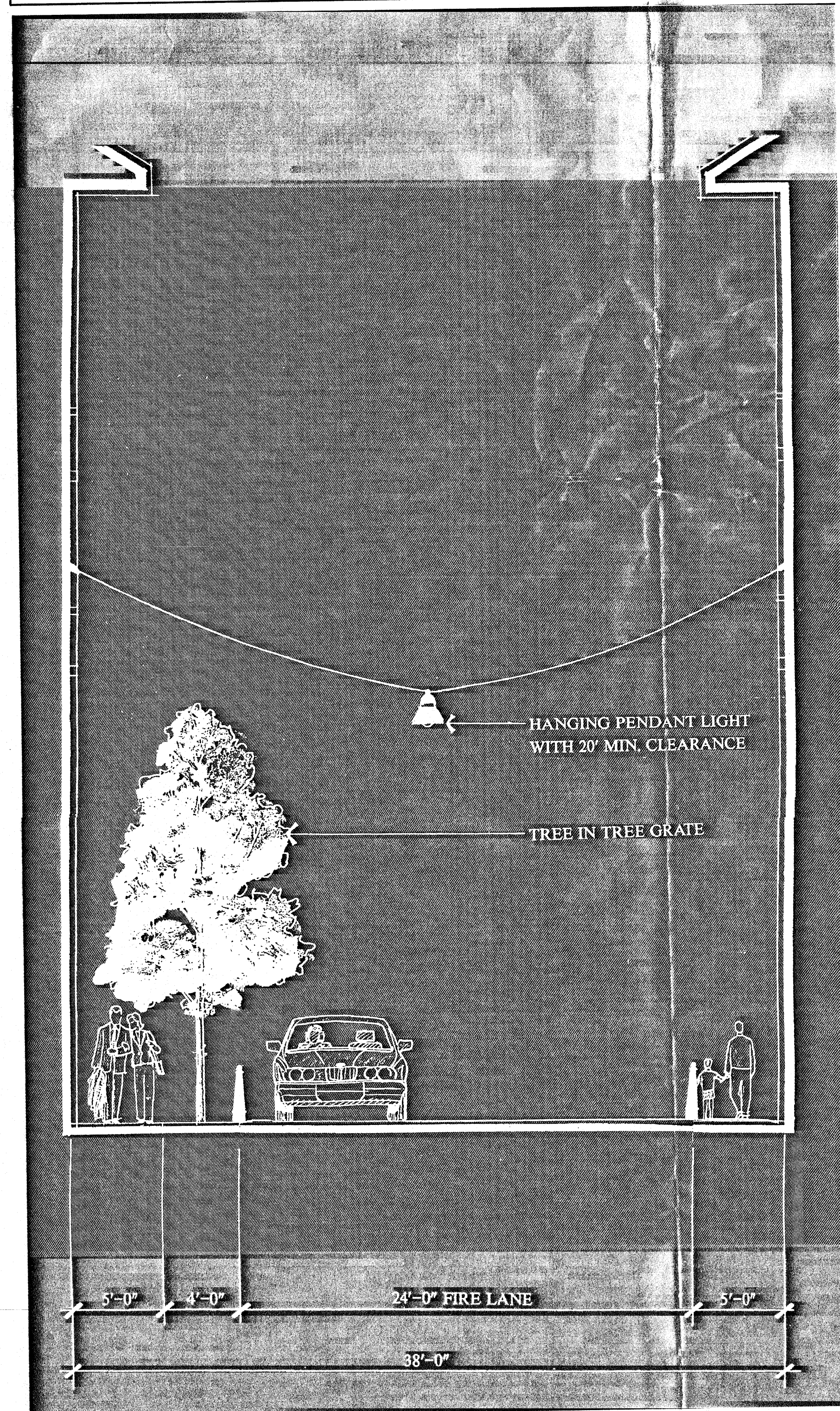




**WAIVERS /VARIATIONS REQUESTED**

- Mews section as indicated on sketch provided.
- Signage and lighting plans shall be submitted in the building permit set.
- High-rise tower building to be built 9 stories with setback along the R-2 street and 8 stories along Quorum Drive frontage. Waiver requested from depth of setback required for that portion exceeding 50' in height.
- Parking garage masonry percentage shall be 52%. Metal carports shall be located at the top level of garage.
- Percentage of overall project building materials are as follows:
  - Glass 33%
  - Masonry 40%
  - Other approved materials 27%
- Non-residential uses may be allowed above the ground floor of Bldg. A limited to no more than 35% of the total floor area.
- Private residential stoops within building setbacks on Quorum Drive, Morris Ave., and Mews (M-2) Street.

**PROPOSED MEWS SECTION**



**REQUIRED OFF-STREET PARKING**

<b>TOWER - BUILDING A</b>	
Residential Units (1/Bedroom)	168
Retail Office (1/250)	7
Restaurant (1/70)	58
Subtotal	233
<b>TOWNHOMES - BUILDING B</b>	
Residential Units (1/Bedroom)	24
<b>APARTMENTS - BUILDING C</b>	
Residential Units (1/Bedroom)	92
Retail Office (1/250)	12
Subtotal	104
<b>TOTAL (CODE APPLICATION)</b>	<b>361</b>

**PROVIDED PARKING (BASED ON SHARED PARKING ANALYSIS)**

Building A - On Street	13
Building B - On Street	8
Building C - On Street	9
Garage - (with 6 standard accessible and 1 van accessible space)	339
<b>Total Provided</b>	<b>369</b>

**AREA CALCULATIONS** (Based on Schematic Design Drawings - July 26, 2000)

Level	# of Units	Unit Area per floor	Vertical Penetrations	Common Area	Outdoor Amen.	Terrace/Balcony Area	F=A+C	G=A+E	H	J
Subgrade Parking	0	0	0	0	0	0	0	0	31,098	7,986
Ground Floor	33	37,533	1,335	8,529	11,684	208	46,062	37,741	31,098	7,986
Second Floor	40	40,603	1,335	4,516	0	1,822	45,119	42,425	31,098	
Third Floor	46	39,646	1,335	5,473	0	1,786	45,119	41,432	31,098	
Fourth Floor	40	40,603	1,335	4,516	0	1,822	45,119	42,425		
Fifth Floor	20	17,219	504	2,107	0	1,618	19,326	18,837		
Sixth Floor	20	17,219	504	2,107	0	1,618	19,326	18,837		
Seventh Floor	20	17,219	504	2,107	0	1,618	19,326	18,837		
Eighth Floor	20	17,219	504	2,107	0	1,618	19,326	18,837		
Ninth Floor	16	13,096	504	1,430	4,600	1,307	14,526	14,403		
<b>Totals</b>	<b>255</b>	<b>240,357</b>	<b>7,860</b>	<b>32,892</b>	<b>16,284</b>	<b>13,417</b>	<b>273,249</b>	<b>253,774</b>	<b>124,392</b>	<b>7,986</b>

- Qualifications & Clarifications:
- Unit Area square footage equals net residential leaseable area: floor plan minus vertical penetration, common area, retail, storage, and terraces.
  - Vertical Penetration gross square footage includes elevators, stairs, trash chute.
  - Common Area gross square footage includes all corridors, electrical rooms, pump room, community rooms, laundry rooms, public restrooms, janitor closets, etc.
  - Outdoor Amenities includes Ground Floor Courtyards and Rooftop Terrace.
  - Total Gross Area square footage includes Unit Areas, Vertical Penetrations, Common Areas, Outdoor Amenities, Terraces, Parking Area, Retail, and Storage.  $K = A + B + C + D + E + H + J + K$
  - Efficiency equals the sum of Vertical Penetrations and Common Area divided by the sum of the Total Area minus Outdoor Amenities and Parking.  $L = (B + C) / (K - D + H)$
  - 339 Parking Spaces/255 Units = 1.35:1 Parking Ratio.

**PRELIMINARY TOTAL PRODUCT PROGRAM**

Unit Type	Unit Area (sq. ft.)	Total Bldg. A	Total Bldg. B	Total Bldg. C	
Efficiency	495-593	0	0	18	
One Bedroom	722-825	168	0	40	
2 Bedroom	1048-1113	0	12	17	
<b>Total</b>	<b>0</b>	<b>168</b>	<b>12</b>	<b>75</b>	<b>255</b>
<b>Total Net Rentable Residential Area</b>					<b>240,357</b>
<b>Avg. Unit Area (Total Project)</b>					<b>943</b>

**PHASE IV TOTAL LAND AREA**

Gross Acreage	3.217 acres
Net Acreage	2.275 acres
Total Net Density DU/AC	79.27 DU/AC
Total Gross Building Area	112,009 DU/AC
Land Coverage	36.70%
Public Open Space (0-6)	.66 AC

**PHASE IV F.A.R. CALCULATIONS**

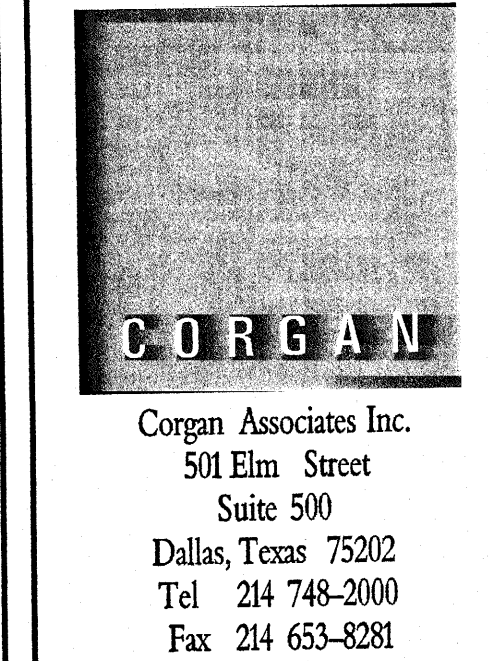
Total Site Gross	2.19 :1
Total Net Gross	3.1:1

- Clarifications and Qualifications:
- F.A.R. is the ratio of total square footage of buildings (excluding structural parking), to the total square footage of the site.
  - Gross Acreage based on first construction phase of the Addison Circle Phase 4 Project.
  - This analysis assumes one parking space per bedroom.
  - This analysis assumes 9-story concrete tower and 4-story wood frame construction.

**DRAWING INDEX**

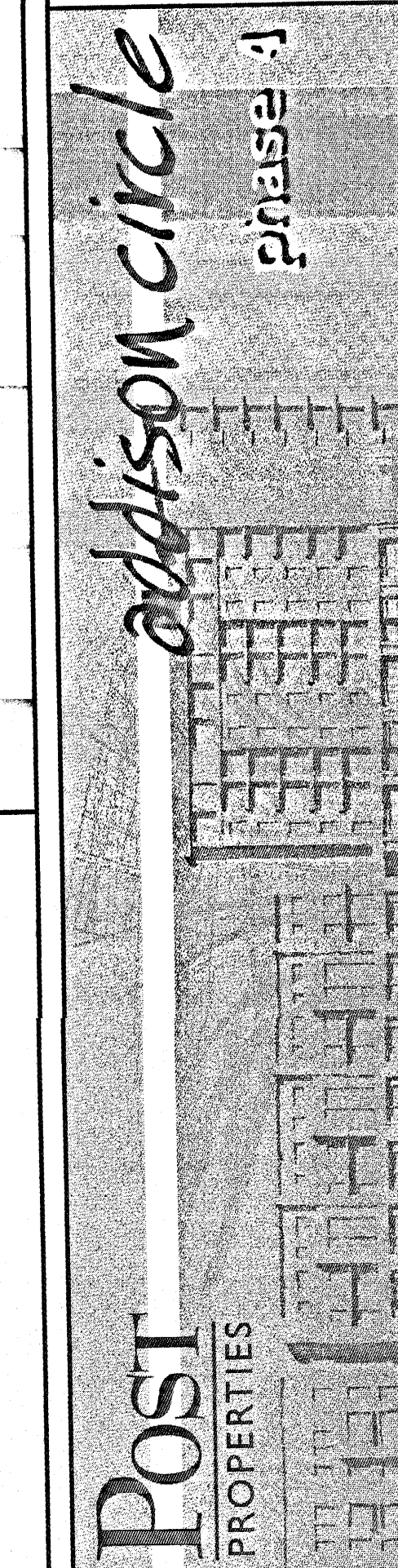
PHASE IV CONCEPT PLAN	CORGAN
PHASE IV TABULAR DATA	CORGAN
PHASE IV DEVELOPMENT PLAN	CORGAN
PHASE IV BOUNDARY EXHIBIT	HUITT-ZOLLARS
PHASE IV DRAINAGE PLAN	HUITT-ZOLLARS
PHASE IV WATER AND WASTEWATER PLAN	HUITT-ZOLLARS
PHASE IV FRANCHISE UTILITIES PLAN	HUITT-ZOLLARS
PHASE IV STREETScape PLAN	CORGAN
PHASE IV BUILDING ELEVATIONS	CORGAN
PHASE IV BUILDING ELEVATIONS	CORGAN

**PHASE 4 TABULAR DATA**



ISSUES

REVISIONS



Job 20160.00  
Date 7/31/00  
Drawn  
Check PRF PZ00  
Sheet PZ.00  
Of

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DEN -> PZ00\WZ00.dwg  
11/10 04:31:26  
SENDER -> NLP

**Owner**  
Post Properties  
5040 Addison Circle, Suite 300  
Addison, Texas 75001  
Ph.: 972.851.3263  
Fax: 972.774.3355  
Contact: Cindy Harris

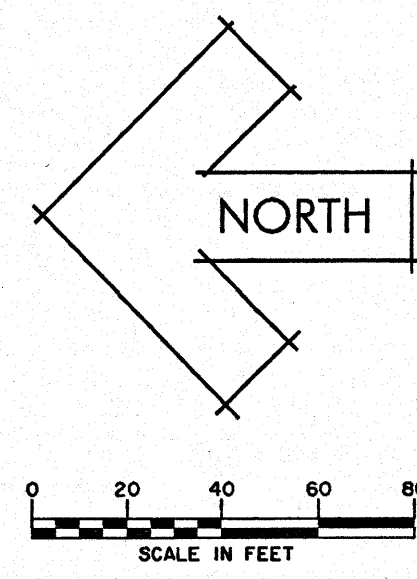
**Architect**  
Corgan Associates, Inc.  
501 Elm Street, Suite 500  
Dallas, Texas 75202  
Ph.: 214.748.2000  
Fax: 214.653.8281  
Contact: Carolyn Choate

**Civil Engineers/Landscape**  
Huitt-Zollars, Inc.  
3131 McKinney Ave., Ste. 600  
Dallas, TX 75204  
Ph.: 214.871.3311  
Fax: 214.871.0757  
Contact: Paul Shaw









GAYLORD PROPERTIES, L.P.  
(FORMERLY OPUBCO PROPERTIES, INC.)

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GAYLORD PROPERTIES, L.P.  
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S00°55'13"W  
61.00'

N89°04'47"W  
36.00'

S00°55'13"W  
432.83'

ABST. NO. 482

38' WIDE  
R.O.W. DEDICATION

MEWS (M-2)

N00°55'13"E  
432.83'

S89°04'47"E  
303.00'

MEWS (R-2)

N89°04'47"W  
229.00'

61' WIDE  
R.O.W. DEDICATION

S00°55'13"W  
10.00'

S89°04'47"E  
13.00'

13' WIDE  
R.O.W. DEDICATION

398.33'  
S00°55'13"W  
469.33'  
N00°55'13"E

N00°55'13"E  
34.50'

N89°04'47"W  
13.00'

GAYLORD PROPERTIES, L.P.  
(FORMERLY OPUBCO PROPERTIES, INC.)

GOODMAN AVENUE

LOT 4  
BLOCK B

ADDISON CIRCLE PHASE I

MORRIS AVENUE

LOT 3  
BLOCK B

ADDISON CIRCLE PHASE I

SPECTRUM DR.

MORRIS AVENUE

LOT 1  
BLOCK D

MILDRED PLACE

LOT 2  
LOT 3  
LOT 4  
LOT 5  
LOT 6  
LOT 7

LOT 1  
BLOCK E

ADDISON CIRCLE

ADDISON CIRCLE

LOT 1  
BLOCK B

LEWIS PLACE

LOT 1  
BLOCK A

LAND DESCRIPTION

BEING a tract of land situated in the G. W. Fisher Survey, Abstract No. 482, Town of Addison, Dallas County, Texas, and being a portion of a tract of land as described in deed to Gaylord Properties, L.P. as recorded in Volume 97211, Page 01264 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a five-eighths inch iron rod found with cap stamped "Huit-Zollars" on the easterly right-of-way line of Quorum Drive (a variable width right-of-way, 93.00 feet of this point) as recorded in Volume 82093, Page 1073 and Page 1077, D.R.D.C.T., and being the northwest corner of a 13 foot right-of-way dedication as shown on the final plot of Addison Circle Phase II, an addition to the Town of Addison, Texas as recorded in Volume 97217, Page 3056, D.R.D.C.T.;

THENCE, along the easterly right-of-way line of Quorum Drive, North 00 degrees 55 minutes 13 seconds East a distance of 469.33 feet to a point for a corner;

THENCE, departing the easterly right-of-way line of Quorum Drive, South 89 degrees 04 minutes 47 seconds East a distance of 13.00 feet to a point for a corner;

THENCE, South 00 degrees 55 minutes 13 seconds West a distance of 10.00 feet to a point for a corner;

THENCE, South 89 degrees 04 minutes 47 seconds East a distance of 303.00 feet to a point for a corner;

THENCE, South 00 degrees 55 minutes 13 seconds West a distance of 61.00 feet to a point for a corner;

THENCE, North 89 degrees 04 minutes 47 seconds West a distance of 36.00 feet to a point for a corner;

THENCE, South 00 degrees 55 minutes 13 seconds West a distance of 432.83 feet to a point for a corner on the northerly line of Morris Avenue (a 61.00 foot right-of-way) as shown on the aforementioned Final Plot of Addison Circle Phase II;

THENCE, along the northerly right-of-way line of Morris Avenue North 89 degrees 04 minutes 47 seconds West a distance of 267.00 feet to a five-eighths inch iron rod found with cap stamped "Huit-Zollars" on the easterly line of a 13 foot right-of-way dedication for Quorum Drive as shown on the Final Plot of Addison Circle Phase II;

THENCE, along the easterly line of said 13 foot right-of-way dedication, North 00 degrees 55 minutes 13 seconds East a distance of 34.50 feet to a five-eighths inch iron rod found with cap stamped "Huit-Zollars" at the northeast corner of said 13 foot right-of-way dedication;

THENCE, along the northerly line of said 13 foot right-of-way dedication, North 89 degrees 04 minutes 47 seconds West a distance of 13.00 feet to the point of beginning and containing 3.217 acres of land more or less.

BOUNDARY EXHIBIT

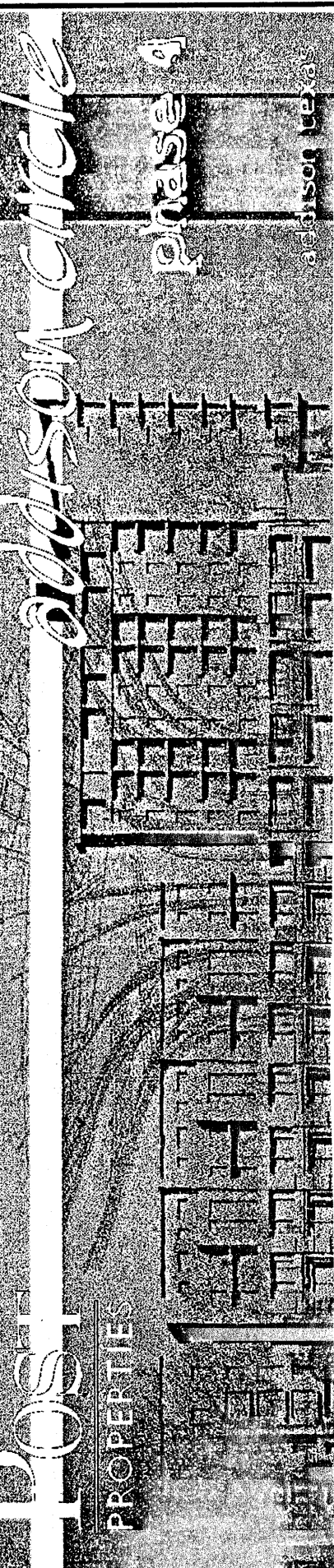
PHASE 4

Prepared By:  
**HUIT-ZOLLARS**  
Huit-Zollars, Inc.  
Engineering / Architecture  
3131 McKinney Ave., Ste. 600 Dallas, Texas 75204  
Phone (214) 871-3311 Fax (214) 871-0757



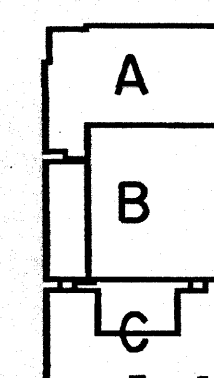
ISSUES

REVISIONS



GENERAL NOTES

KEY PLAN



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Date 7/27/00  
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Sheet  
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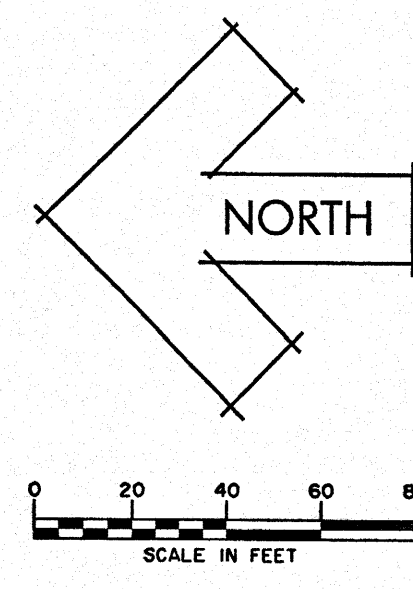












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(FORMERLY OPUBCO PROPERTIES, INC.)

GOODMAN AVENUE

EX. TXU DUCTBANK (TYP.)

LOT 4  
BLOCK B

ADDISON CIRCLE PHASE I

MORRIS AVENUE

EX. TXU DUCTBANK (TYP.)

LOT 3  
BLOCK B

ADDISON CIRCLE PHASE I

LOT 2  
BLOCK B

ADDISON CIRCLE PHASE I

LOT 1  
BLOCK A

ADDISON CIRCLE PHASE I

SPECTRUM DR.

EX. TXU DUCTBANK (TYP.)

EX. TXU GAS

LOT 1  
BLOCK D

LOT 1  
BLOCK B

MORRIS AVENUE

EX. TXU GAS

EX. TXU DUCTBANK (TYP.)

EX. TXU GAS

LOT 2  
LOT 3  
LOT 4  
LOT 5  
LOT 6  
LOT 7

LOT 1  
BLOCK E

LOT 1  
BLOCK A

MILDRED PLACE

LEWIS PLACE

ADDISON CIRCLE

ADDISON CIRCLE

PROP. SWITCH GEAR

PROPOSED TXU DUCTBANK

MEWS (M-2) PROPOSED TXU GAS

PROP. GAS METER

PROP. TRANSFORMERS

ADDISON CIRCLE  
PHASE 4

EX. PRIVATE COMMUNICATIONS

EX. PRIVATE COMMUNICATIONS

PROPOSED TXU DUCTBANK

PROPOSED PRIVATE COMMUNICATIONS

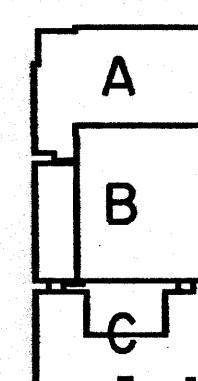
PROPOSED TXU GAS EXISTING PAVEMENT

EXISTING PAVEMENT

QUORUM DRIVE

GENERAL NOTES

KEY PLAN

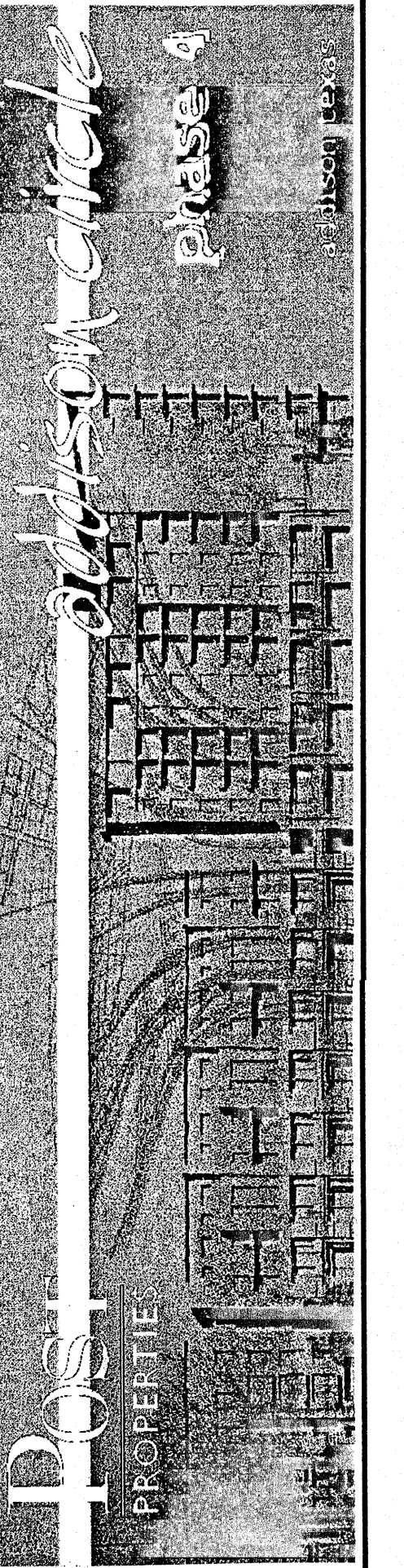


Prepared By:  
**HUIT-ZOLLARS**  
Engineering / Architecture  
Huit-Zollars, Inc.  
3131 McKinney Ave., Ste. 600 Dallas, Texas 75204  
Phone (214) 871-3311 Fax (214) 871-0757

Job 20180.00  
Date 7/27/00  
Drawn  
Check  
PRF  
Sheet  
Of

# PHASE 4

# FRANCHISE UTILITY PLAN



ISSUES

REVISIONS

**CORBAN**  
Corban Associates Inc.  
501 Elm Street  
Suite 500  
Dallas, Texas 75202  
Tel 214 748-2000  
Fax 214 653-8281











