



RESOLUTION NO. 2014-074

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, ADOPTING A SITE PLAN FOR AN APPROXIMATELY 4.822± ACRE TRACT OF LAND OUT OF THE SAMUEL F. BROWN SURVEY, ABSTRACT NO. 158, IN THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED IN EXHIBIT “A” HERETO, LOCATED IN PLANNED DEVELOPMENT NO. 96 (PD-96) ZONING DISTRICT, INCLUDING A LANDSCAPE PLAN AND ELEVATIONS; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the owner of the property described in Exhibit “A”, attached hereto and incorporated herein by reference (“the Property”), which is located within Planned Development No. 96 (PD-96), has applied for approval of a detailed site plan for the Property; and

WHEREAS, having received the recommendation of the Planning and Zoning Commission that the detailed site plan should be approved as requested, the City Council of the City of Farmers Branch, in the exercise of the legislative discretion, has concluded that the requested detailed site plan for the Property should be approved;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS THAT:

SECTION 1. In addition to the development and use regulations of Planned Development No. 96 (PD-96) applicable to the Property, the Property shall be developed substantially in accordance with the Detailed Site Plan attached hereto as Exhibit “A,” the Landscape Plan attached hereto as Exhibit “B,” and the Elevations attached hereto as Exhibit “C,” which exhibits are incorporated herein by reference and are hereby approved.

SECTION 2. This resolution shall become effective immediately upon its approval.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, THIS 2ND DAY OF SEPTEMBER, 2014.

ATTEST:

APPROVED:

Angela Kelly, City Secretary

Bob Phelps, Mayor

APPROVED AS TO FORM:

Peter G. Smith, City Attorney
(kbl:8/25/14:67755)

Resolution No. 2014-074 Exhibit "C" – Elevation

RIVERSIDE PARK

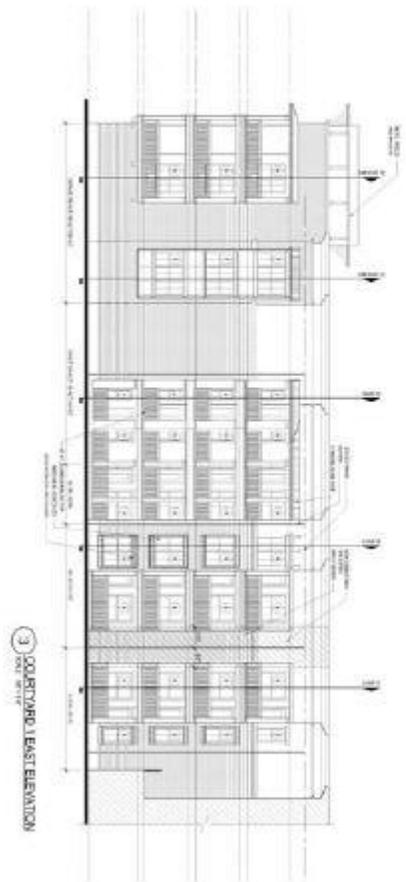
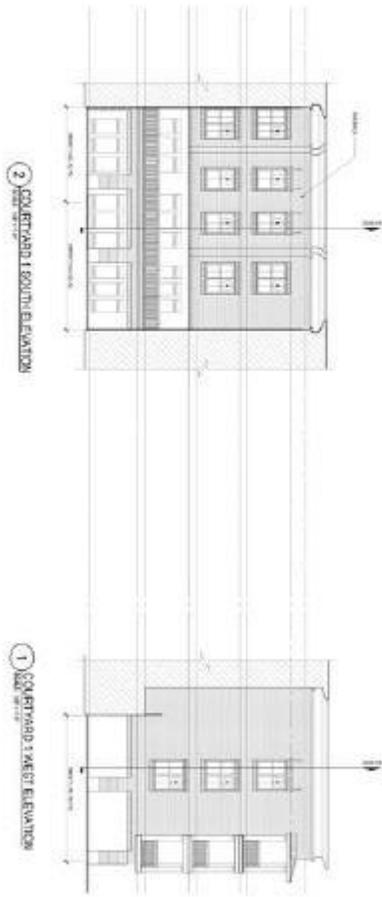
① BUILDING SOUTH ELEVATION

PROJECT INFORMATION		DATE	
PROJECT NAME	RIVERSIDE PARK	DATE	08/11/14
PROJECT ADDRESS	1000 RIVERSIDE PARK	DATE	08/11/14
PROJECT CITY	HOUSTON, TX	DATE	08/11/14
PROJECT STATE	TX	DATE	08/11/14
PROJECT ZIP	77001	DATE	08/11/14
CLIENT INFORMATION		DATE	
CLIENT NAME	BAM RP, LLC	DATE	08/11/14
CLIENT ADDRESS	1000 RIVERSIDE PARK	DATE	08/11/14
CLIENT CITY	HOUSTON, TX	DATE	08/11/14
CLIENT STATE	TX	DATE	08/11/14
CLIENT ZIP	77001	DATE	08/11/14
ARCHITECT INFORMATION		DATE	
ARCHITECT NAME	HUMPHREYS & PARTNERS ARCHITECTS, L.P.	DATE	08/11/14
ARCHITECT ADDRESS	1000 RIVERSIDE PARK	DATE	08/11/14
ARCHITECT CITY	HOUSTON, TX	DATE	08/11/14
ARCHITECT STATE	TX	DATE	08/11/14
ARCHITECT ZIP	77001	DATE	08/11/14

MATCH LINE

ELEVATION NOTES	
<p>1. THIS ELEVATION IS TO BE USED FOR PERMITS AND RECORDS ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THE EXISTING BUILDING. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS ELEVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CHANGES TO THE EXISTING BUILDING OR FOR ANY DAMAGE TO THE BUILDING OR SURROUNDING AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL ADJACENT PROPERTIES AND UTILITIES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR COST INCREASES DUE TO UNFORESEEN CONDITIONS OR CHANGES TO THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CHANGES TO THE EXISTING BUILDING OR FOR ANY DAMAGE TO THE BUILDING OR SURROUNDING AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL ADJACENT PROPERTIES AND UTILITIES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR COST INCREASES DUE TO UNFORESEEN CONDITIONS OR CHANGES TO THE PROJECT.</p>	
SYMBOL LEGEND - EXTERIOR ELEVATION	
<p>1. FINISH</p> <p>2. MATERIAL</p> <p>3. COLOR</p> <p>4. SHADING</p> <p>5. HATCH</p> <p>6. DIMENSIONS</p>	<p>1. FINISH</p> <p>2. MATERIAL</p> <p>3. COLOR</p> <p>4. SHADING</p> <p>5. HATCH</p> <p>6. DIMENSIONS</p>

**Resolution No. 2014-074
Exhibit "C" – Elevation (cont.)**



ELEVATION NOTES		SYMBOL LEGEND - EXTERIOR ELEVATION	
<p>1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.</p> <p>2. FINISHES ARE TO BE AS SHOWN ON THE FINISH SCHEDULE.</p> <p>3. MATERIALS ARE TO BE AS SHOWN ON THE MATERIAL SCHEDULE.</p> <p>4. ALL WORK IS TO BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE 2012 INTERNATIONAL BUILDING CODE (IBC).</p> <p>5. ALL WORK IS TO BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL MECHANICAL, ELECTRICAL AND PLUMBING CODE (IMC).</p> <p>6. ALL WORK IS TO BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL FIRE AND SAFETY CODE (IFSC).</p> <p>7. ALL WORK IS TO BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL ENERGY CONSERVATION CODE (IECC).</p> <p>8. ALL WORK IS TO BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL SMOKE AND ALARM CODE (ISAC).</p> <p>9. ALL WORK IS TO BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPMC).</p> <p>10. ALL WORK IS TO BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL ELECTRICAL CODE (IEC).</p> <p>11. ALL WORK IS TO BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL FIRE AND SAFETY CODE (IFSC).</p> <p>12. ALL WORK IS TO BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL ENERGY CONSERVATION CODE (IECC).</p> <p>13. ALL WORK IS TO BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL SMOKE AND ALARM CODE (ISAC).</p> <p>14. ALL WORK IS TO BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPMC).</p> <p>15. ALL WORK IS TO BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL ELECTRICAL CODE (IEC).</p>		<p>1. FINISH</p> <p>2. MATERIAL</p> <p>3. WINDOW</p> <p>4. DOOR</p> <p>5. ROOF</p> <p>6. GROUND</p> <p>7. PLUMBING</p> <p>8. MECHANICAL</p> <p>9. ELECTRICAL</p> <p>10. FIRE</p> <p>11. SAFETY</p> <p>12. ENERGY</p> <p>13. SMOKE</p> <p>14. ALARM</p> <p>15. PLUMBING</p> <p>16. MECHANICAL</p> <p>17. ELECTRICAL</p>	

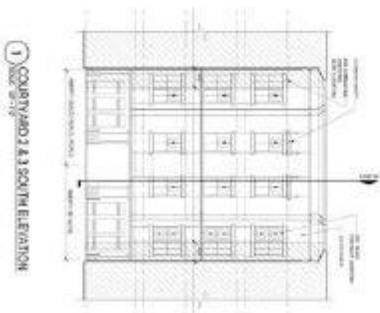
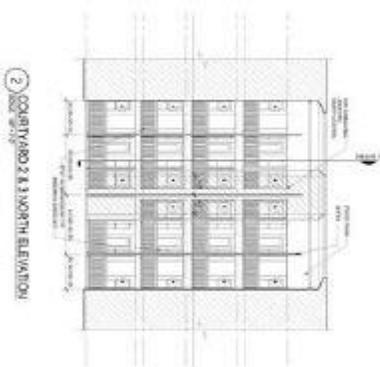
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1000

ARCHITECTS, L.P.
 10000 RIVERSIDE DRIVE, SUITE 100
 DALLAS, TEXAS 75243
 TEL: 214.440.1111 FAX: 214.440.1112
 WWW.A4AARCHITECTS.COM

RIVERSIDE
 KAMUS BRICK, TX
 BAW RP, LLC

NO.	DESCRIPTION	DATE	BY	CHKD.
1	ISSUED FOR PERMIT	08/15/14	JL	ML
2	ISSUED FOR CONSTRUCTION	08/15/14	JL	ML
3	ISSUED FOR OCCUPANCY	08/15/14	JL	ML
4	ISSUED FOR AS-BUILT	08/15/14	JL	ML
5	ISSUED FOR FINAL	08/15/14	JL	ML

**Resolution No. 2014-074
Exhibit "C" – Elevation (cont.)**



ELEVATION NOTES		SYMBOL LEGEND - EXTERIOR ELEVATION	
<p>1. ELEVATIONS SHALL BE CONSIDERED TO BE THE EXTERIOR OF THE BUILDING UNLESS OTHERWISE NOTED.</p> <p>2. ELEVATIONS SHALL BE CONSIDERED TO BE THE EXTERIOR OF THE BUILDING UNLESS OTHERWISE NOTED.</p> <p>3. ELEVATIONS SHALL BE CONSIDERED TO BE THE EXTERIOR OF THE BUILDING UNLESS OTHERWISE NOTED.</p> <p>4. ELEVATIONS SHALL BE CONSIDERED TO BE THE EXTERIOR OF THE BUILDING UNLESS OTHERWISE NOTED.</p> <p>5. ELEVATIONS SHALL BE CONSIDERED TO BE THE EXTERIOR OF THE BUILDING UNLESS OTHERWISE NOTED.</p> <p>6. ELEVATIONS SHALL BE CONSIDERED TO BE THE EXTERIOR OF THE BUILDING UNLESS OTHERWISE NOTED.</p> <p>7. ELEVATIONS SHALL BE CONSIDERED TO BE THE EXTERIOR OF THE BUILDING UNLESS OTHERWISE NOTED.</p> <p>8. ELEVATIONS SHALL BE CONSIDERED TO BE THE EXTERIOR OF THE BUILDING UNLESS OTHERWISE NOTED.</p> <p>9. ELEVATIONS SHALL BE CONSIDERED TO BE THE EXTERIOR OF THE BUILDING UNLESS OTHERWISE NOTED.</p> <p>10. ELEVATIONS SHALL BE CONSIDERED TO BE THE EXTERIOR OF THE BUILDING UNLESS OTHERWISE NOTED.</p>		<p>1. FINISH</p> <p>2. MATERIAL</p> <p>3. COLOR</p> <p>4. PATTERN</p> <p>5. TEXTURE</p> <p>6. GRAIN</p> <p>7. VEIN</p> <p>8. SCALE</p> <p>9. OFFSET</p> <p>10. SPACING</p>	<p>1. FINISH</p> <p>2. MATERIAL</p> <p>3. COLOR</p> <p>4. PATTERN</p> <p>5. TEXTURE</p> <p>6. GRAIN</p> <p>7. VEIN</p> <p>8. SCALE</p> <p>9. OFFSET</p> <p>10. SPACING</p>

DO SET

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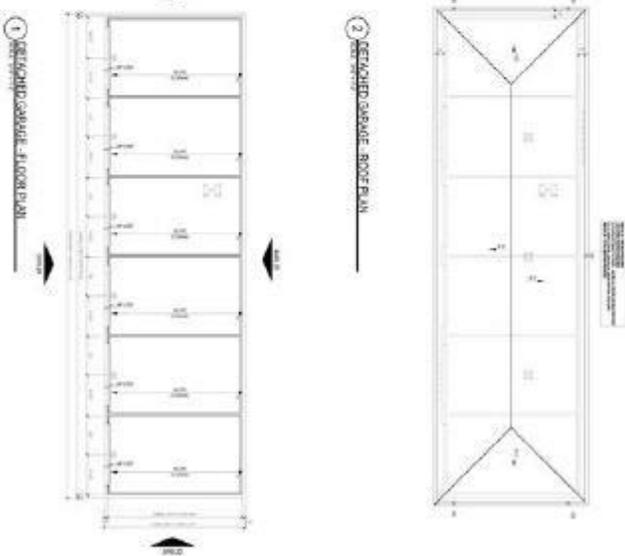
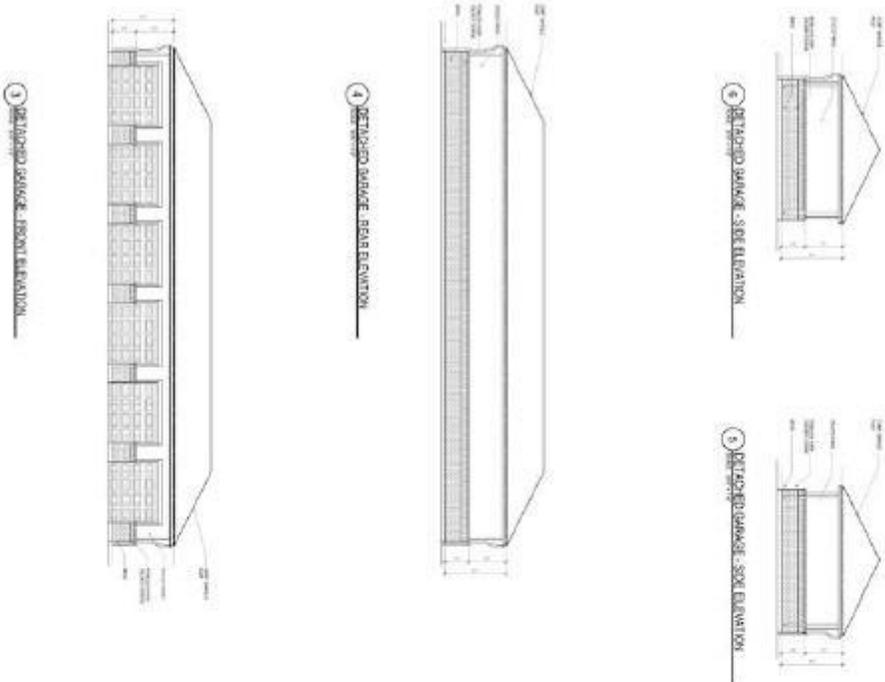
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 TEL: 214.241.1100 FAX: 214.241.1101
 WWW.HUMPHREYSARCHITECTS.COM

RIVERSIDE

FARMERS BRANCH TX
 BAM RP, LLC

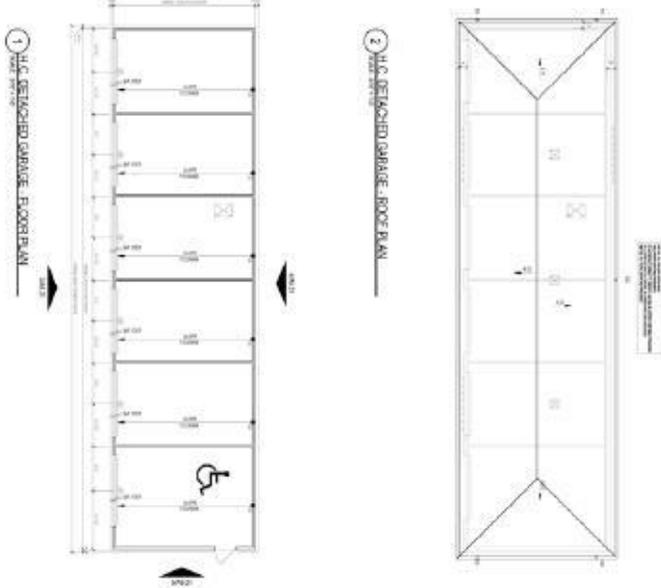
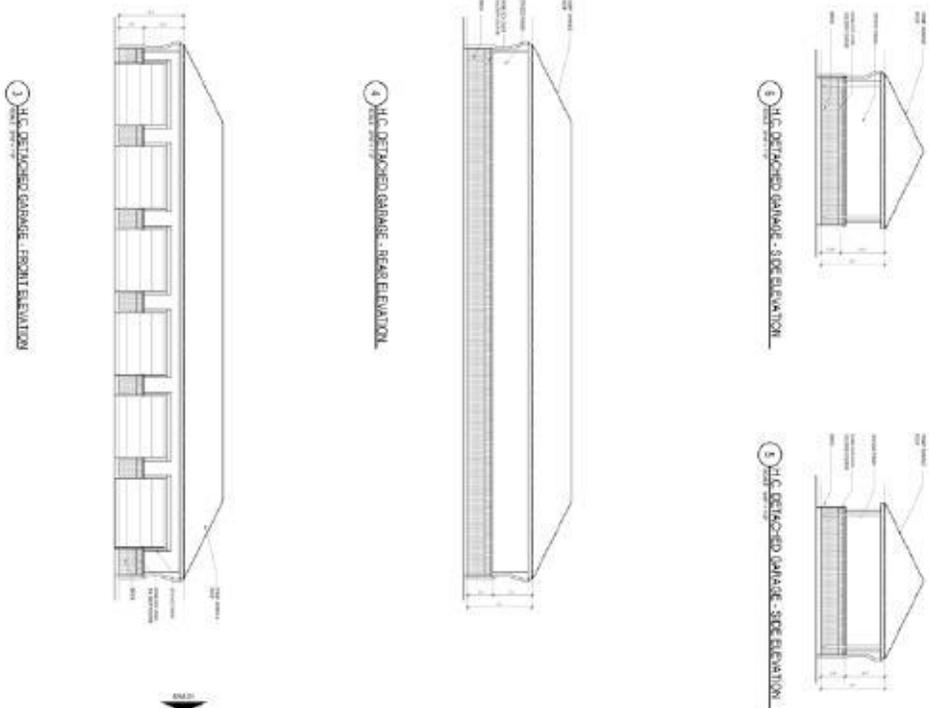
NO.	REVISION	DATE

**Resolution No. 2014-074
Exhibit "C" – Elevation (cont.)**



NOTES	SYMBOL LEGEND - GARAGE
<p>1. ALL DIMENSIONS ARE IN FEET AND INCHES.</p> <p>2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.</p> <p>3. FINISHES ARE AS NOTED.</p> <p>4. SEE SPECIFICATIONS FOR MATERIALS AND METHODS OF CONSTRUCTION.</p> <p>5. SEE SPECIFICATIONS FOR FINISHES.</p> <p>6. SEE SPECIFICATIONS FOR MECHANICAL, ELECTRICAL AND PLUMBING.</p> <p>7. SEE SPECIFICATIONS FOR PAINTS AND COATINGS.</p> <p>8. SEE SPECIFICATIONS FOR GLASS AND GLAZING.</p> <p>9. SEE SPECIFICATIONS FOR ROOFING.</p> <p>10. SEE SPECIFICATIONS FOR FLOORING.</p> <p>11. SEE SPECIFICATIONS FOR WALLS AND CEILING.</p> <p>12. SEE SPECIFICATIONS FOR DOORS AND WINDOWS.</p> <p>13. SEE SPECIFICATIONS FOR STAIRS AND RAMP.</p> <p>14. SEE SPECIFICATIONS FOR ELEVATORS AND LIFT.</p> <p>15. SEE SPECIFICATIONS FOR SIGNAGE.</p> <p>16. SEE SPECIFICATIONS FOR LIGHTING.</p> <p>17. SEE SPECIFICATIONS FOR FURNITURE AND FIXTURES.</p> <p>18. SEE SPECIFICATIONS FOR EQUIPMENT.</p> <p>19. SEE SPECIFICATIONS FOR UTILITIES.</p> <p>20. SEE SPECIFICATIONS FOR SAFETY.</p>	<p>SYMBOL LEGEND - GARAGE</p> <p>1. EXTERIOR WALL</p> <p>2. INTERIOR WALL</p> <p>3. WINDOW</p> <p>4. DOOR</p> <p>5. ROOF</p> <p>6. FLOOR</p> <p>7. CEILING</p> <p>8. STAIR</p> <p>9. RAMP</p> <p>10. ELEVATOR</p> <p>11. LIFT</p> <p>12. SIGNAGE</p> <p>13. LIGHTING</p> <p>14. FURNITURE</p> <p>15. FIXTURES</p> <p>16. EQUIPMENT</p> <p>17. UTILITIES</p> <p>18. SAFETY</p>

**Resolution No. 2014-074
Exhibit "C" – Elevation (cont.)**



NOTES	
1.	SEE ALL NOTES ON SHEETS DD-01 THROUGH DD-04.
2.	ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.
3.	ALL MATERIALS AND FINISHES ARE AS SHOWN ON SHEETS DD-01 THROUGH DD-04.
4.	ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).
5.	ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL ENERGY CONSERVATION CODE (IECC).
6.	ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL PLUMBING CODE (IPC).
7.	ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL MECHANICAL AND ELECTRICAL PLUMBING CODE (IMC).
8.	ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL FIRE AND SAFETY CODE (IFSC).
9.	ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL BUILDING DEPARTMENT CODE (IBD).
10.	ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL BUILDING DEPARTMENT CODE (IBD).

Resolution No. 2014-074
Exhibit "C" – Elevation (cont.)



EAST ELEVATION

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07/21/2014

RIVERSIDE PARK
BAM Capital Group
Farmer's Branch, TX

HPA\10020

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**Resolution No. 2014-074
Exhibit "C" – Elevation (cont.)**



FRONT ELEVATION

RIVERSIDE PARK
BAM Capital Group
Farmers Branch, TX
11/07/2014

HPA#10020

HUMPHREYS & PARTNERS ARCHITECTS L.P.
10000 Katy Freeway, Suite 1000, Houston, TX 77054
713.466.1000
www.humphreysandpartners.com
SCALE: 1/8" = 1'-0" (SEE PLAN FOR DIMENSIONS)

THIS ARCHITECTURAL ELEVATION IS A REPRESENTATION OF THE PROPOSED DESIGN AND IS NOT A CONTRACT DOCUMENT. IT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE ARCHITECTURAL AGREEMENT. ANY CHANGES TO THE DESIGN SHALL BE MADE BY THE ARCHITECT IN WRITING. © 2014 HUMPHREYS & PARTNERS ARCHITECTS L.P.

**Resolution No. 2014-074
Exhibit "C" – Elevation (cont.)**



MATERIAL BOARD

