



## RESOLUTION NO. 2014-098

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, APPROVING A DETAILED SITE PLAN, INCLUSIVE OF LANDSCAPE PLAN, BUILDING ELEVATIONS, AND EXTERIOR MATERIAL ILLUSTRATION, FOR AN APPROXIMATELY 10.75± ACRE PORTION OF THE PROPERTY DESCRIBED AS TRACT 2 IN ORDINANCE NO. 3300 LOCATED IN PLANNED DEVELOPMENT NO. 88 (PD-88)(MERCER CROSSING CODE); AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, pursuant to Ordinance No. 3300 approved September 2, 2014, the City Council of the City of Farmers Branch approved a conceptual site plan for a 19.69± acre tract of land described as Tract 2 in Exhibit “A” of Ordinance No. 3300 (“the Property”) which is located in Planned Development No. 88 (PD-88)(Mercer Crossing Code); and

**WHEREAS**, the developer of the Property has made application for approval of detailed site plan for the northern 10.75± portion of the Property; and

**WHEREAS**, having received the recommendation of the Planning and Zoning Commission that the detailed site plan and associated drawings, including, but not limited to, landscape plan, and building elevations, 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 site plan and special exceptions 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.** The approximately 10.75± acre southern portion of the Property shown on the Detailed Site Plan attached hereto as Exhibit “A” shall be developed substantially in accordance with the following exhibits, all of which are attached hereto and incorporated herein by reference:

- A. Detailed Site Plan as shown in Exhibit “A;”
- B. Landscape Plan as shown in Exhibit “B;”
- C. Elevations as shown in Exhibit “C;” and
- D. Building Materials as shown in Exhibit “D.”

**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 4<sup>TH</sup> DAY OF NOVEMBER, 2014.**

ATTEST:

APPROVED:

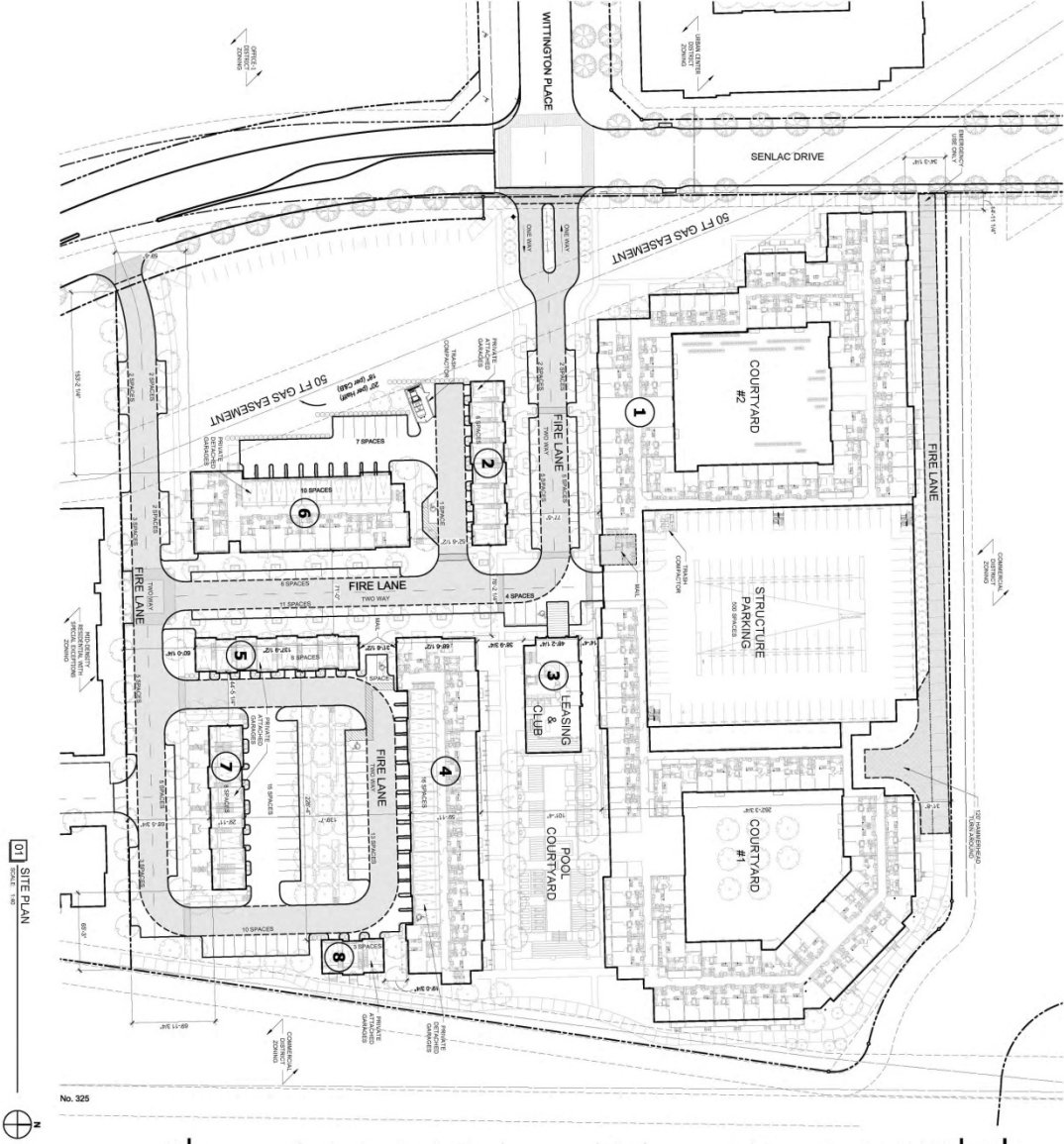
\_\_\_\_\_  
Angela Kelly, City Secretary

\_\_\_\_\_  
Bob Phelps, Mayor

APPROVED AS TO FORM:

\_\_\_\_\_  
Peter G. Smith, City Attorney  
(kbl:10/20/14:68755)

# Resolution No. 2014-098 Exhibit "A" – Detailed Site Plan



### SITE DATA

**SITE LOCATION:** CORNER OF SENLAC DRIVE & WITTINGTON PLACE

**SITE ZONING:** MID-DENSITY RESIDENTIAL

**CLUSTER ZONING:** WITH SPECIAL EXCEPTIONS

**10.75 ACRES / 468,145 S.F.**

**397 UNITS**

**36,431 SQUARE FEET**

**25.70 % / 1,384,245 S.F.**

**54.83% / 256,700 S.F.**

**0.9% / 4,402 S.F.**

**0.9% / 4,402 S.F.**

**0.9% / 4,402 S.F.**

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**0.9% / 4,402 S.F.**

**0.9% / 4,402 S.F.**

### NOTES

- REFER TO HORIZONTAL CONTROL PLAN FOR FINISHED FLOOR ELEVATIONS
- FOUNDATION TYPE FOR ALL BUILDINGS SHALL BE SHOWN ON GRADE

### THE BRICKYARD TOWNHOME

ROBERT W. LAMORE, AIA  
PRINCIPAL ARCHITECT  
1710 W. 10TH AVENUE, SUITE 100  
DENVER, CO 80202  
TEL: 303.733.1800  
WWW.HLRARCHITECTS.COM

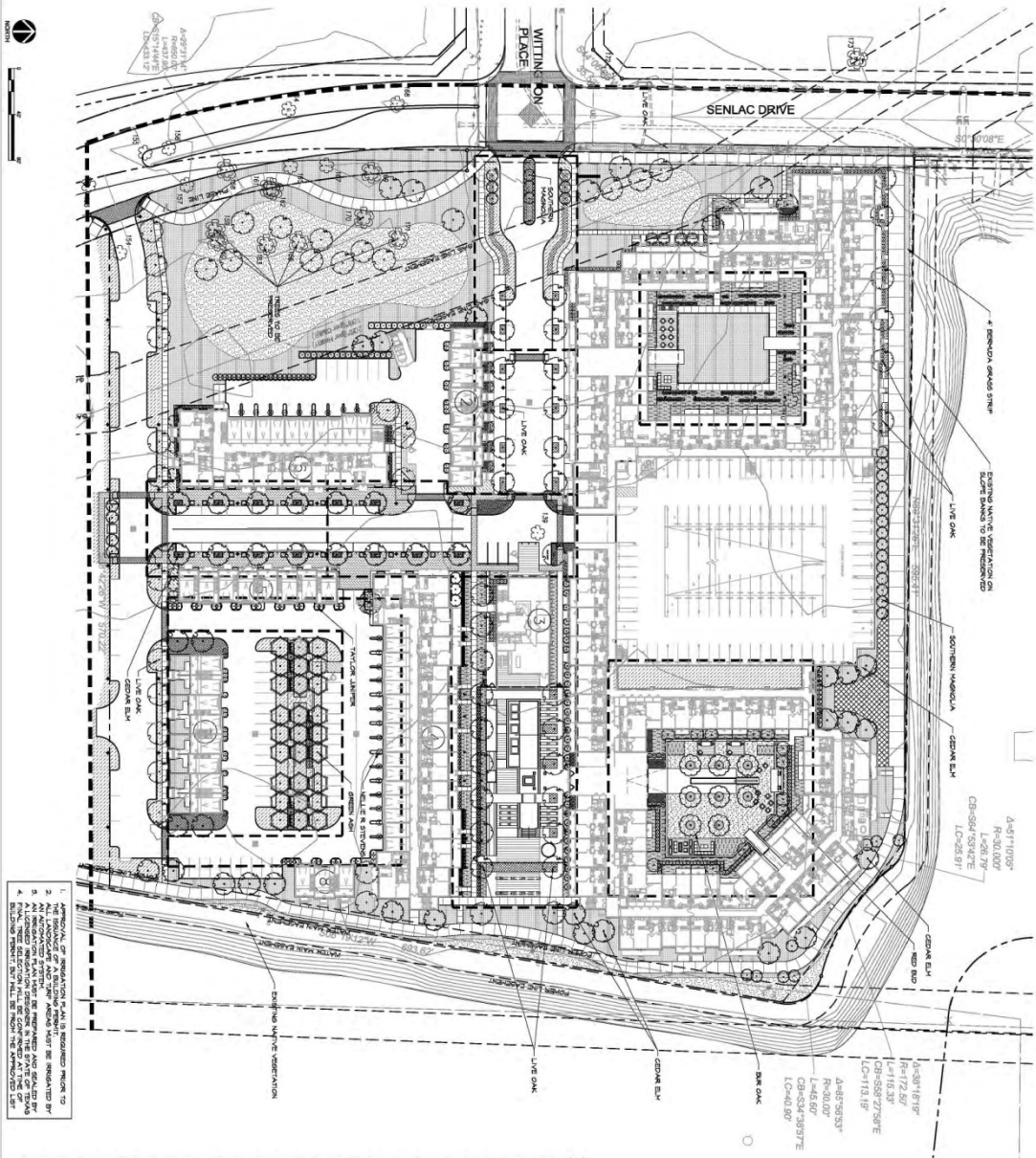
DATE: 11/15/14  
DRAWN BY: J. SMITH  
CHECKED BY: J. SMITH  
PROJECT NO.: 14230

HLR ARCHITECTS  
1100 17TH AVENUE, SUITE 100  
DENVER, CO 80202  
TEL: 303.733.1800  
WWW.HLRARCHITECTS.COM

01 SITE PLAN

NO. 325

# Resolution No. 2014-098 Exhibit "B" – Landscape Plan



1. THE LOCATION OF A SIGNIFICANT TREE OR GROUNDED SHRUB TO BE PRESERVED SHALL BE INDICATED BY A CIRCLE WITH A NUMBER INSIDE.
2. AN APPROVED SIGNIFICANT TREE OR GROUNDED SHRUB SHALL BE PRESERVED BY A CIRCLE WITH A NUMBER INSIDE.
3. A LANDSCAPE SIGNIFICANT TREE OR GROUNDED SHRUB TO BE REMOVED SHALL BE INDICATED BY A CIRCLE WITH A NUMBER INSIDE.
4. A LANDSCAPE SIGNIFICANT TREE OR GROUNDED SHRUB TO BE REMOVED SHALL BE INDICATED BY A CIRCLE WITH A NUMBER INSIDE.

| EXISTING TREE LIST: | PLANT LIST:           |
|---------------------|-----------------------|
| 101 12' PINE        | 1. LIVE OAK           |
| 102 12' PINE        | 2. SOUTHERN VINCENNA  |
| 103 12' PINE        | 3. CEDAR ELM          |
| 104 12' PINE        | 4. LIVE OAK           |
| 105 12' PINE        | 5. SOUTHERN VINCENNA  |
| 106 12' PINE        | 6. CEDAR ELM          |
| 107 12' PINE        | 7. LIVE OAK           |
| 108 12' PINE        | 8. SOUTHERN VINCENNA  |
| 109 12' PINE        | 9. CEDAR ELM          |
| 110 12' PINE        | 10. LIVE OAK          |
| 111 12' PINE        | 11. SOUTHERN VINCENNA |
| 112 12' PINE        | 12. CEDAR ELM         |
| 113 12' PINE        | 13. LIVE OAK          |
| 114 12' PINE        | 14. SOUTHERN VINCENNA |
| 115 12' PINE        | 15. CEDAR ELM         |
| 116 12' PINE        | 16. LIVE OAK          |
| 117 12' PINE        | 17. SOUTHERN VINCENNA |
| 118 12' PINE        | 18. CEDAR ELM         |
| 119 12' PINE        | 19. LIVE OAK          |
| 120 12' PINE        | 20. SOUTHERN VINCENNA |
| 121 12' PINE        | 21. CEDAR ELM         |
| 122 12' PINE        | 22. LIVE OAK          |
| 123 12' PINE        | 23. SOUTHERN VINCENNA |
| 124 12' PINE        | 24. CEDAR ELM         |
| 125 12' PINE        | 25. LIVE OAK          |
| 126 12' PINE        | 26. SOUTHERN VINCENNA |
| 127 12' PINE        | 27. CEDAR ELM         |
| 128 12' PINE        | 28. LIVE OAK          |
| 129 12' PINE        | 29. SOUTHERN VINCENNA |
| 130 12' PINE        | 30. CEDAR ELM         |

Scale: 1"=40'-0"

A

**THE BRICKYARD**  
FARMERS BRANCH

Billingsley

Phase: 14055

Project ID: 14055

Design No. 14055

LANDSCAPE PLAN

L3.0

studioOutside

3811 W. CAMPBELL AVENUE, SUITE 100  
DALLAS, TEXAS 75243  
PHONE: 214.750.0000  
WWW.STUDIOOUTSIDE.COM

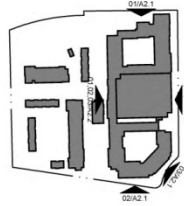
**HLR ARCHITECTS**

DALE H. HARRIS, AIA  
JENNIFER L. HARRIS, AIA  
DALLAS, TEXAS



# Resolution No. 2014-098 Exhibit "C" – Elevations

## KEY PLAN: THE BRICKYARD



## MATERIAL ELEVATION LEGEND

- 1 BRICK VENEER SYSTEM
- 2 STUCCO FINISH SYSTEM
- 3 CERAMITICOUS LAP SIDING SYSTEM
- 4 CERAMITICOUS PANEL SYSTEM
- 5 METAL PANEL SYSTEM
- 6 BALCONY SYSTEM
- 7 TUBE STEEL GUARDRAIL SYSTEM
- 8 COMPOSITE SHINGLE ROOF SYSTEM
- 9 CANOPY WITH METAL ROOF
- 10 WOOD TRAILLIS
- 11 STEEL STAR
- 12 CAST STONE
- 13 EXPOSED CONCRETE STOOP
- 14 PARAMET WALL WITH CERAMITICOUS TRIM CORNICE
- 15 SCUMPER AND DOWNSPOUT SYSTEM
- 16 EXPOSED CONCRETE
- 17 WINDOW SYSTEM
- 18 EXTENSION DOOR SYSTEM
- 19 GARAGE DOOR
- 20 STANDING SEAM ROOF



21 SIDE ELEVATION - BLDG 1



22 SIDE ELEVATION - BLDG 1



23 SIDE ELEVATION - BLDG 1



PROJECT NAME: THE BRICKYARD PHASE 1A  
PROJECT ADDRESS: 1310 LEBLANC RD, DALLAS, TX 75201  
OWNER: THE BRICKYARD PHASE 1A  
ARCHITECT: HLR ARCHITECTS  
DATE: 08/14/2014  
DRAWING NO: 14230  
SCALE: 1/8" = 1'-0"

14230  
A2.1  
REVISIONS  
ELEVATIONS

# Resolution No. 2014-098 Exhibit "C" – Elevations



**HLR**  
ARCHITECTS

DALLAS • HOUSTON • SEATTLE  
WWW.HLRARCHITECTS.COM  
PH: 214.226.1800  
HOUSTON

Project Title  
**THE BRICKYARD**  
HOUSTON, TEXAS

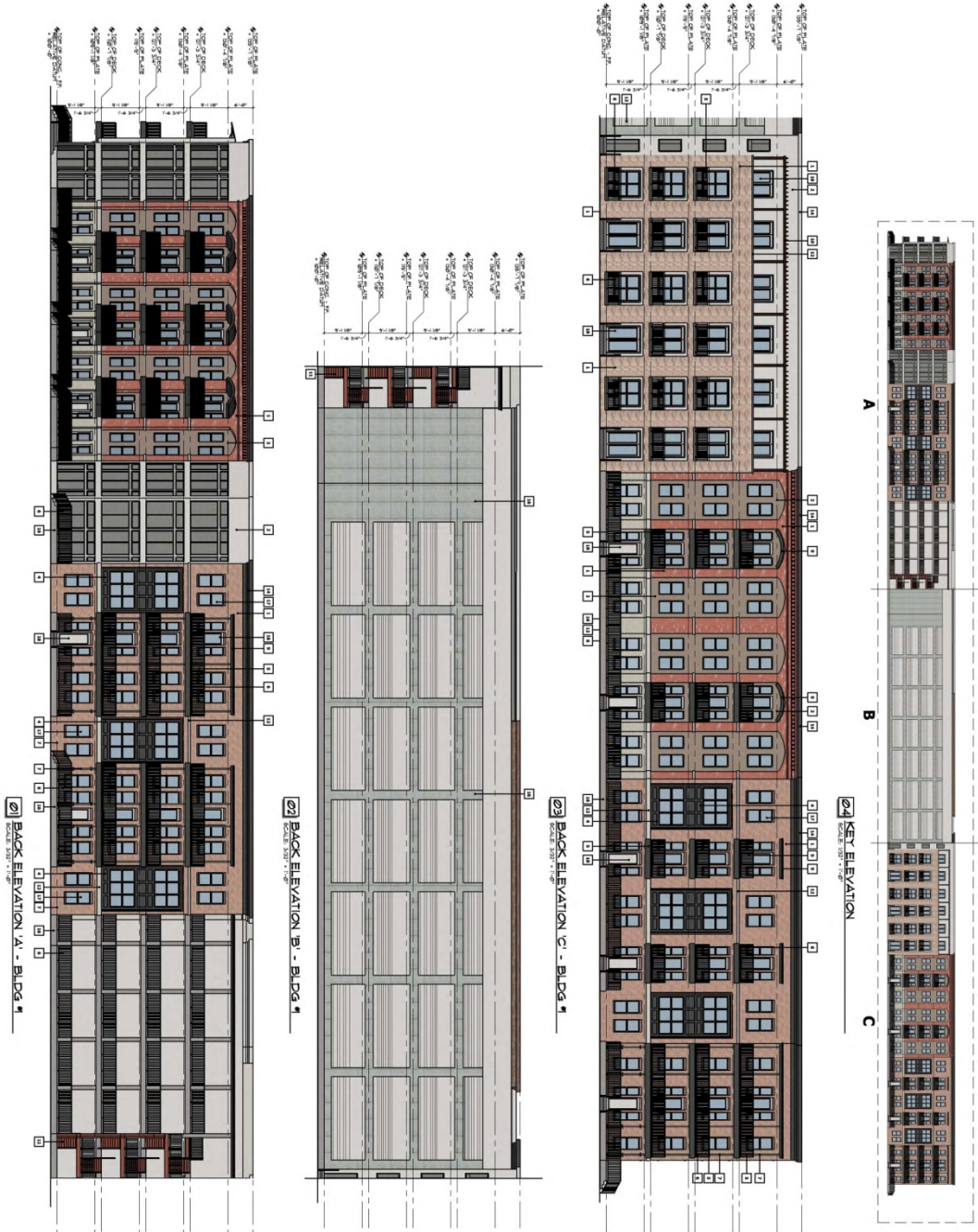
Client  
ROBERT B. LAMONT, JR.  
TECHLIFE INC. 2008  
PRESIDENT/CEO

Architect  
HLR ARCHITECTS, PC  
14230  
14230

Sheet No.  
**A2.2**  
ELEVATIONS



# Resolution No. 2014-098 Exhibit "C" – Elevations



**HLR**  
ARCHITECTS

DALLAS • HOUSTON • SEATTLE  
WWW.HLRARCHITECTS.COM  
PH: 214.724.4600  
HOUSTON

Project Title:  
THE  
BRICKYARD  
TOWERS

Client:  
ROBERT M. LAMOND, JR.  
1711 CHERRY ROAD, SUITE 200  
PUEBLO BLVD. CORNER  
NORTH 24TH STREET, SUITE 200  
HOUSTON, TEXAS 77020

Architect:  
HLR ARCHITECTS  
1711 CHERRY ROAD, SUITE 200  
PUEBLO BLVD. CORNER  
NORTH 24TH STREET, SUITE 200  
HOUSTON, TEXAS 77020

Issue Set:  
Final Set Issue:  
Construction Set Issue:  
Project ID:  
14230

Drawing No.  
**A2.3**  
ELEVATIONS

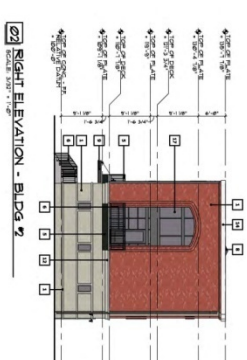
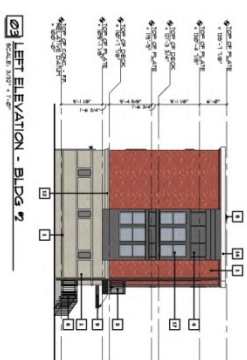
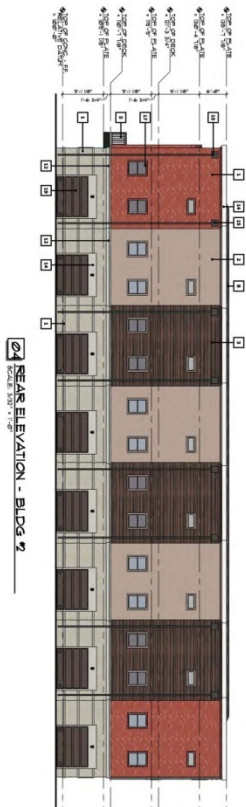
# Resolution No. 2014-098 Exhibit "C" – Elevations

## KEY PLAN: THE BRICKYARD



## MATERIAL ELEVATION LEGEND

- 1 BRICK VENEER SYSTEM
- 2 STUCCO FINISH SYSTEM
- 3 CERAMITICOUS LAP SIDING SYSTEM
- 4 CERAMITICOUS PANEL SYSTEM
- 5 METAL PANEL SYSTEM
- 6 BALCONY SYSTEM
- 7 TUBE STEEL GUARDRAIL SYSTEM
- 8 COMPOSITE SHINGLE ROOF SYSTEM
- 9 CHIMNEY WITH METAL ROOF
- 10 WOOD TRAILLS
- 11 STEEL STAIR
- 12 CAST STONE
- 13 DRESSED CONCRETE STOMP
- 14 PARAPET WALL WITH CERAMITICOUS TAIN CORNICE
- 15 SCAPER AND DOWNSPOUT SYSTEM
- 16 EXPOSED CONCRETE
- 17 WINDOW SYSTEM
- 18 EXTERIOR DOOR SYSTEM
- 19 GARAGE DOOR
- 20 STANDING SEAM ROOF



**HLR ARCHITECTS**  
DOLAN • HANSON • SCOTT  
WWW.HLRARCHITECTS.COM  
PH: 872.254.8600  
FREMONT

PROJECT TITLE: THE BRICKYARD (FARMERS BRANCH TOWN)  
OWNER: ROBERT W. JAMON, LLC  
171 CLEMENS RD. 70468  
PRELIMINARY DRAWING  
NOT FOR CONSTRUCTION  
NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF HLR ARCHITECTS.

Issue Date: \_\_\_\_\_  
Project Set Issue: \_\_\_\_\_  
Construction Set Issue: \_\_\_\_\_  
Project ID: 14230  
Drawing No: **A3**  
RELATIONS: 2  
ELEVATIONS



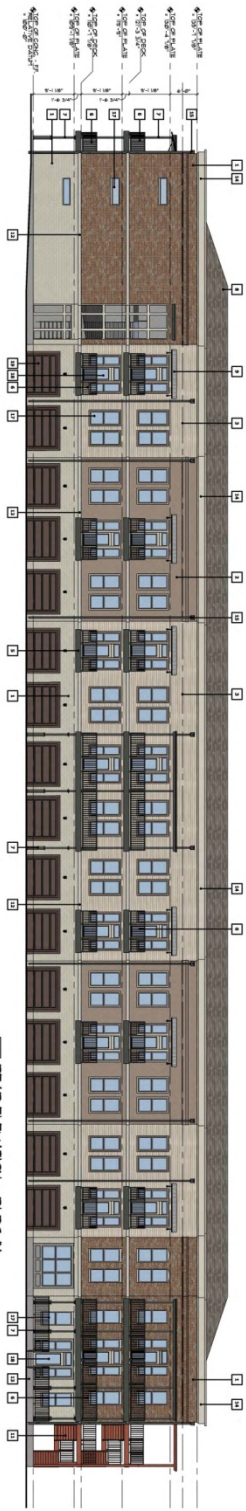
# Resolution No. 2014-098 Exhibit "C" – Elevations

**KEY PLAN: THE BRICKYARD**

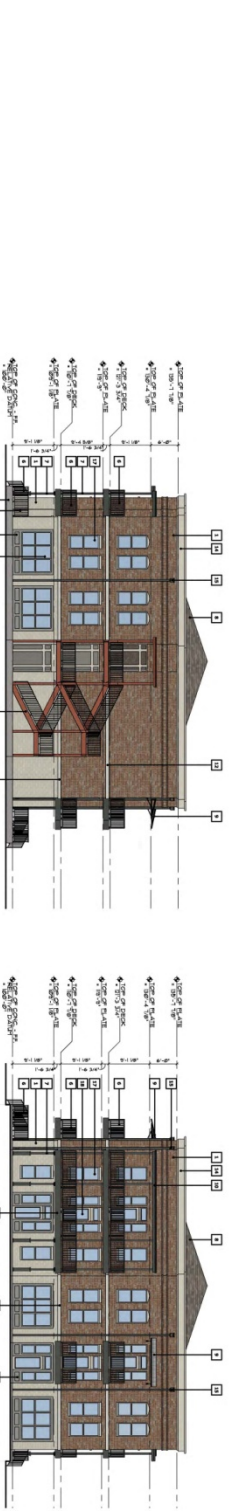


**MATERIAL ELEVATION LEGEND**

- 1 BRICK VENEER SYSTEM
- 2 STUCCO FINISH SYSTEM
- 3 CEMENTITIOUS LAP SIDING SYSTEM
- 4 CEMENTITIOUS PANEL SYSTEM
- 5 METAL PANEL SYSTEM
- 6 BALCONY SYSTEM
- 7 TUBE STEEL GUARDRAIL SYSTEM
- 8 STEEL COLUMN
- 9 COMPOSITE SINGLE ROOF SYSTEM
- 10 GAMP WITH METAL ROOF
- 11 WOOD TRAILS
- 12 STEEL STAIR
- 13 CAST STONE
- 14 EXPOSED CONCRETE STAIR
- 15 RAJAPET WALL WITH CEMENTITIOUS TRIM CORNICE
- 16 SCRAPER AND DOWNSPOUT SYSTEM
- 17 EXPOSED CONCRETE
- 18 WINDOW SYSTEM
- 19 EXTERIOR DOOR SYSTEM
- 20 GARGE DOOR
- 21 STANDING SEAM ROOF



**24 REAR ELEVATION - BLDG 4**  
SCALE: 3/32" = 1'-0"



**23 LEFT ELEVATION - BLDG 4**  
SCALE: 3/32" = 1'-0"



**22 RIGHT ELEVATION - BLDG 4**  
SCALE: 3/32" = 1'-0"



**21 FRONT ELEVATION - BLDG 4**  
SCALE: 3/32" = 1'-0"

**HLR ARCHITECTS**  
SULLIVAN • HORTON • SULLIVAN  
WWW.HLRARCHITECT.COM  
PH: 817.730.8000  
FACSIMILE: 817.730.8001

**THE BRICKYARD**  
FARMERS BRANCH TOWER

PROJECT NO. 14230  
14230  
A4  
BUILDINGS 4  
ELEVATION

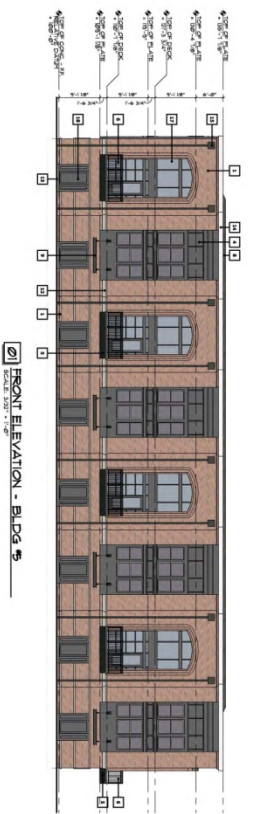
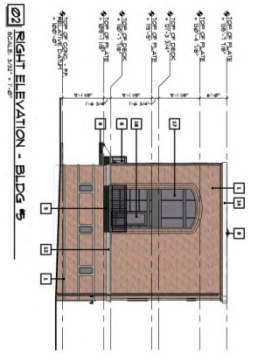
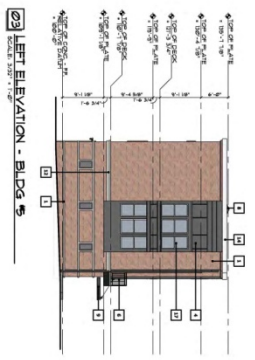
# Resolution No. 2014-098 Exhibit "C" – Elevations

## KEY PLAN: THE BRICKYARD



## MATERIAL ELEVATION LEGEND

- 1 BRICK VENEER SYSTEM
- 2 STUCCO FINISH SYSTEM
- 3 CERAMITIDUS LAP SIDING SYSTEM
- 4 CERAMITIDUS PANEL SYSTEM
- 5 METAL PANEL SYSTEM
- 6 BALCONY SYSTEM
- 7 TIE-BEAM GUARDRAIL SYSTEM
- 8 STEEL COLUMN
- 9 COMPOSITE SHINGLE ROOF SYSTEM
- 10 GANTRY WITH METAL ROOF
- 11 WOOD TRUSS
- 12 STEEL TRUSS
- 13 CAST STONE
- 14 EXPOSED CONCRETE STOOP
- 15 PARAPET WALL WITH CERAMITIDUS TRIM CORNICE SYSTEM
- 16 SCUPERS AND DOWNSPOUT SYSTEM
- 17 EXPOSED CONCRETE
- 18 WINDOW SYSTEM
- 19 EXTERIOR DOOR SYSTEM
- 20 GARAGE DOOR
- 21 STANDING SEAM ROOF



**HLR ARCHITECTS**  
DALLAS • HOUSTON • SEATTLE  
WWW.HLRARCHITECT.COM  
PH: 972.293.8900  
HOUSTON

**THE BRICKYARD**  
FARMERS BRANCH  
TOWER

PROJECT TITLE

DESIGNED BY: HLR ARCHITECTS  
DRAWN BY: HLR ARCHITECTS  
CHECKED BY: HLR ARCHITECTS  
DATE: 08/14/2014

PROJECT NO.: 14230  
DRAWING NO.: A5

REVISIONS:  
1. 08/14/2014: INITIAL DESIGN  
2. 08/14/2014: REVISIONS TO ELEVATIONS  
3. 08/14/2014: REVISIONS TO ELEVATIONS  
4. 08/14/2014: REVISIONS TO ELEVATIONS

APPROVED BY: HLR ARCHITECTS  
DATE: 08/14/2014

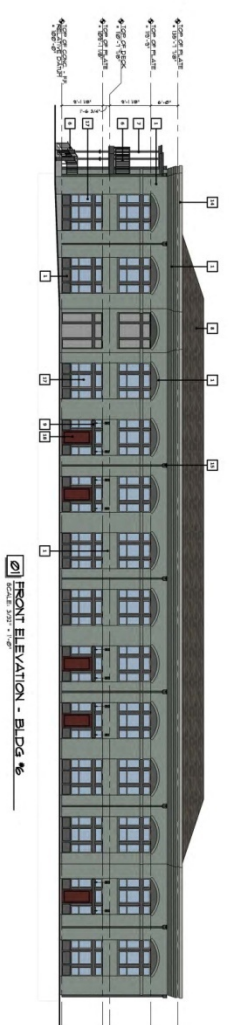
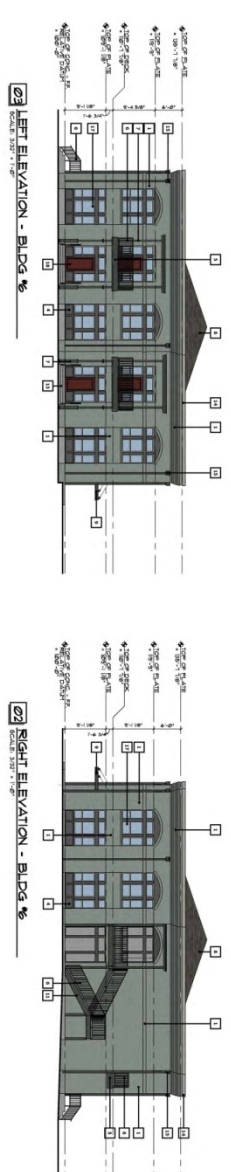
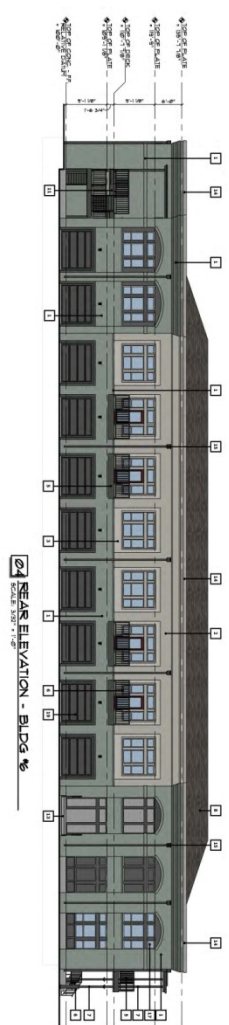
# Resolution No. 2014-098 Exhibit "C" – Elevations

## KEY PLAN: THE BRICKYARD



## MATERIAL ELEVATION LEGEND

- 1 BRICK VENER SYSTEM
- 2 STUCCO FINISH SYSTEM
- 3 CONCRETE/STUCCO LAP SOLING SYSTEM
- 4 CONCRETE/STUCCO PANEL SYSTEM
- 5 METAL PANEL SYSTEM
- 6 BALCONY SYSTEM
- 7 TUBE STEEL GUARDRAIL SYSTEM
- 8 STEEL COLUMN SYSTEM
- 9 COMPOSITE SHINGLE ROOF SYSTEM
- 10 CANOPY WITH METAL ROOF
- 11 WOOD THALLUS STEEL STAR
- 12 CAST STONE
- 13 EXPOSED CONCRETE STOOP
- 14 MAHOGANY WALL WITH CONCRETE/STUCCO TRIM CANOPY SCAPERS AND DOWNSPOUT SYSTEM
- 15 EXPOSED CONCRETE
- 16 WINDOW SYSTEM
- 17 EXTENSION DOOR SYSTEM
- 18 GARAGE DOOR
- 19 STANDING SEAM ROOF



**HLR**  
ARCHITECTS

DUBLIN • HOUSTON • SEATTLE

WYOMING ARLINGDALE  
THE BRICKYARD  
HOUSTON, TEXAS

OWNER: THE BRICKYARD, LLC  
14230 FALCON BLVD., SUITE 100  
HOUSTON, TEXAS 77058

DESIGNER: ROBERT W. LARSEN, AIA  
TYLER R. LARSEN, AIA  
PATRICIA M. CHAMBERS  
KENT FORN GOVERNMENTAL DESIGN

PROJECT NAME:  
**THE BRICKYARD**  
FARMERS BRANCH  
PHASE 2

DATE:  
MAY 2014

ISSUE SET:  
PERMIT SET ISSUE  
CONSTRUCTION SET ISSUE

PROJECT ID:  
14230

DRAWING NO.  
**A6**  
FALCON 14230 6



# Resolution No. 2014-098 Exhibit "C" – Elevations

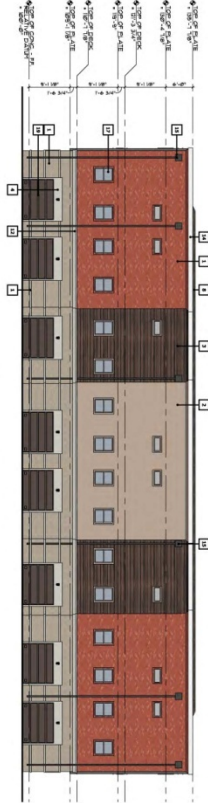
## KEY PLAN: THE BRICKYARD



## MATERIAL ELEVATION LEGEND

- 1 BRICK VENEER SYSTEM
- 2 STUCCO FINISH SYSTEM
- 3 SPANGLITIOUS LAP SIDING SYSTEM
- 4 GRANITIOUS PANEL SYSTEM
- 5 METAL PANEL SYSTEM
- 6 BALCONY SYSTEM
- 7 TUBE STEEL GUARDRAIL SYSTEM
- 8 STEEL COLUMN
- 9 COMPOSITE SHINGLE ROOF SYSTEM
- 10 CANOPY WITH METAL ROOF
- 11 WOOD TRAILLIS
- 12 STEEL STAIR
- 13 CAST STONE
- 14 EXPOSED CONCRETE STOOP
- 15 MARRIOTT WALL WITH GRANITIOUS HIGH CORNICE
- 16 SCAFF AND DOWNPOUT
- 17 EXPOSED CONCRETE
- 18 WINDOW SYSTEM
- 19 EXTENSION DOOR SYSTEM
- 20 GARAGE DOOR SYSTEM
- 21 STANDING SEAM ROOF

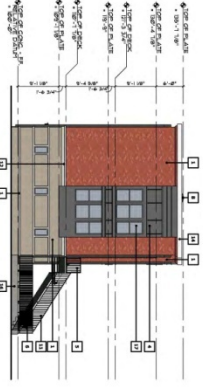
24 REAR ELEVATION - BLDG 1  
SCALE: 1/8" = 1'-0"



23 RIGHT ELEVATION - BLDG 1  
SCALE: 1/8" = 1'-0"



22 LEFT ELEVATION - BLDG 1  
SCALE: 1/8" = 1'-0"



21 FRONT ELEVATION - BLDG 1  
SCALE: 1/8" = 1'-0"



**HLR** ARCHITECTS  
DALLAS • HOUSTON • SAN ANTONIO  
PHILADELPHIA  
PHOTO: JEFFREY M. HARRIS

ROBERT W. LAMM, AIA  
REGISTERED ARCHITECT  
PHILADELPHIA, PA  
PROJECT MANAGER

NOT FOR CONSTRUCTION  
NOT FOR COMMERCIAL REVIEW

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Project Title:

**THE BRICKYARD**  
PHILADELPHIA, PA

Issue Date: \_\_\_\_\_  
Parent Set Name: \_\_\_\_\_  
Compositor Set Name: \_\_\_\_\_  
Project ID: 14230

Drawing No. **A7**  
ELEVATIONS

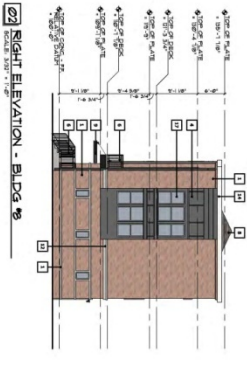
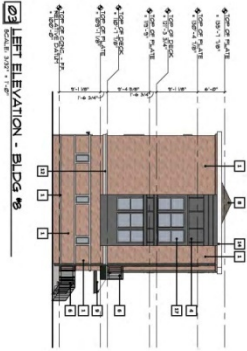
# Resolution No. 2014-098 Exhibit "C" – Elevations

KEY PLAN: THE BRICKYARD



MATERIAL ELEVATION LEGEND

- 1 BRICK VENEER SYSTEM
- 2 STUCCO FINISH SYSTEM
- 3 CERAMITICOUS LAP SIDING SYSTEM
- 4 CERAMITICOUS PANEL SYSTEM
- 5 METAL PANEL SYSTEM
- 6 BALCONY SYSTEM
- 7 THIN STEEL GAMBREL SYSTEM
- 8 STEEL COLUMN
- 9 COMPOSITE SHINGLE ROOF SYSTEM
- 10 ROOF TRUSS
- 11 STEEL STAIR
- 12 CAST STONE
- 13 WINDOW WITH METAL
- 14 EXPOSED CONCRETE STOOP
- 15 PARAPET WALL WITH CERAMITICOUS TRIM CORNICE
- 16 SCAPES AND DOWNSPOUT SYSTEM
- 17 EXPOSED CONCRETE
- 18 WINDOW SYSTEM
- 19 EXTERIOR DOOR SYSTEM
- 20 ORNATE DOOR
- 21 STANDING SEAM ROOF



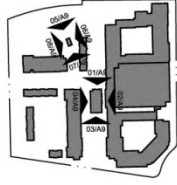
HLR ARCHITECTS  
PULLI & HENNINGSON ARCHITECTS  
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PROJECT: THE BRICKYARD  
PHASE: PRELIMINARY EXHIBIT  
NOT FOR CONSTRUCTION

DATE: 08/14/14  
DRAWN BY: J. HENNINGSON  
CHECKED BY: P. HENNINGSON  
PROJECT NO.: 14230  
DRAWING NO.: A8  
ELEVATIONS

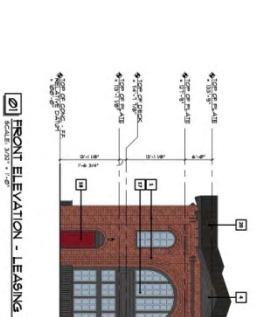
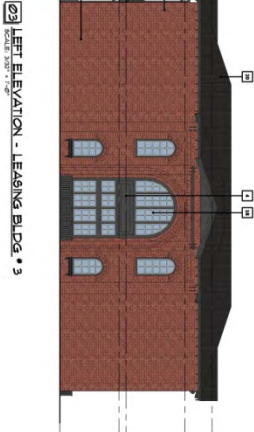
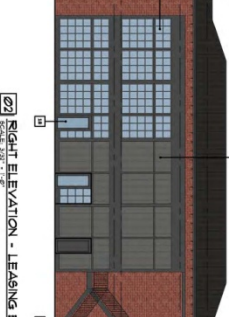
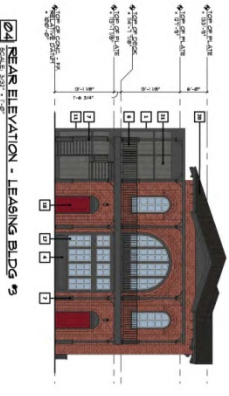
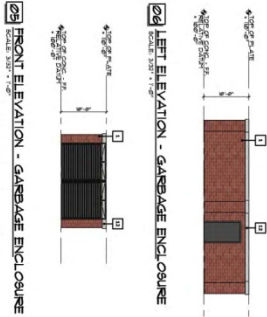
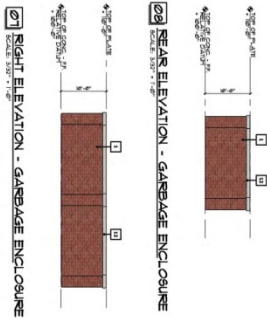
# Resolution No. 2014-098 Exhibit "C" – Elevations

## KEY PLAN: THE BRICKYARD



## MATERIAL ELEVATION LEGEND

- 1 BRICK VENER SYSTEM
- 2 STUCCO FINISH SYSTEM
- 3 CERAMITICUS UP-SHINE SYSTEM
- 4 CERAMITICUS PANEL SYSTEM
- 5 METAL PANEL SYSTEM
- 6 BALCONY SYSTEM
- 7 STEEL COLUMN SYSTEM
- 8 COMPOSITE SHINGLE ROOF SYSTEM
- 9 CANOPY WITH METAL WOOD TRALLIS
- 10 EMPOSED CONCRETE STUOP
- 11 EMPOSED CONCRETE WITH CERAMITICUS UP-SHINE SYSTEM
- 12 EMPOSED CONCRETE WITH CERAMITICUS UP-SHINE SYSTEM
- 13 EMPOSED CONCRETE WITH CERAMITICUS UP-SHINE SYSTEM
- 14 EMPOSED CONCRETE WITH CERAMITICUS UP-SHINE SYSTEM
- 15 EMPOSED CONCRETE WITH CERAMITICUS UP-SHINE SYSTEM
- 16 EMPOSED CONCRETE WITH CERAMITICUS UP-SHINE SYSTEM
- 17 WINDOW SYSTEM
- 18 EXTENSION DOOR SYSTEM
- 19 GARAGE DOOR SYSTEM
- 20 STANDING SEAM ROOF SYSTEM



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PROJECT: THE BRICKYARD  
 PHASE: ARCHITECTURAL ELEVATIONS  
 DRAWING NO: A9  
 DATE: 11/20/14



# Resolution No. 2014-098 Exhibit "D" – Building Materials

PROPOSED BRICK COLORS

VINYL WINDOW  
STEEL GUARDRAIL  
BALCONY

PANEL SYSTEM

BRICK DETAIL  
PAINTED BRICK

CONCRETE STOOPS  
CONTINUOUS PORCH

LANDSCAPE BUFFER

CONCRETE STOOP

BRICK DETAIL  
PAINTED BRICK SYSTEM

PANEL SYSTEM  
ELEVATED YARDS

PAINTED BRICK SIGNAGE

BRICK DETAIL  
PLASTERS

CANVAS AWNING

METAL CANOPY

STEEL AWNING

**NOTES**

CONCEPT IMAGES ARE FOR DESIGN INTENT ONLY

[01] CONCEPT MATERIAL BOARD