



**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 2<sup>ND</sup> DAY OF SEPTEMBER, 2014.**

**ATTEST:**

  
Angela Kelly, City Secretary

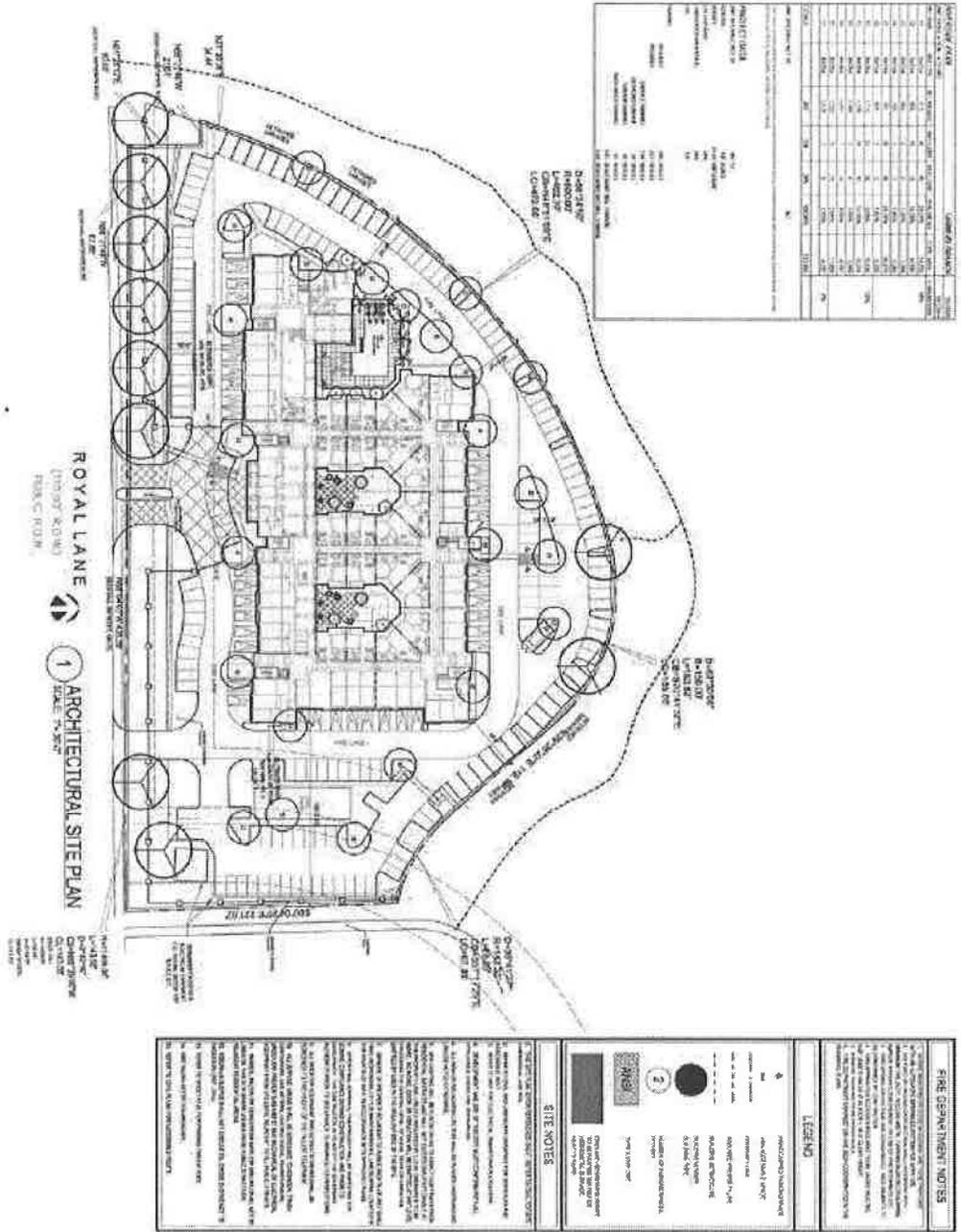
**APPROVED:**

  
Bob Phelps, Mayor

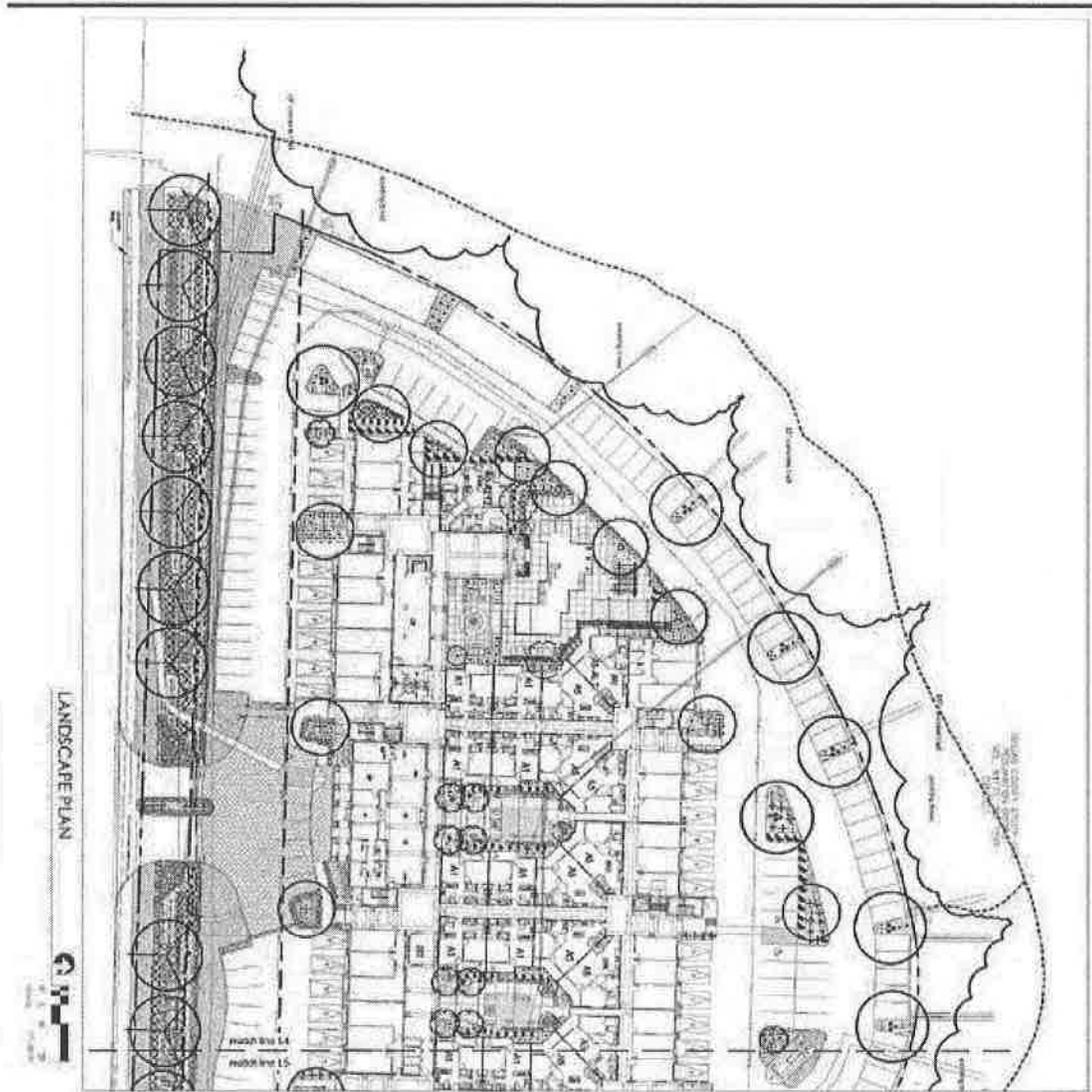
**APPROVED AS TO FORM:**

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

# Resolution No. 2014-074 Exhibit "A" – Detailed Site Plan



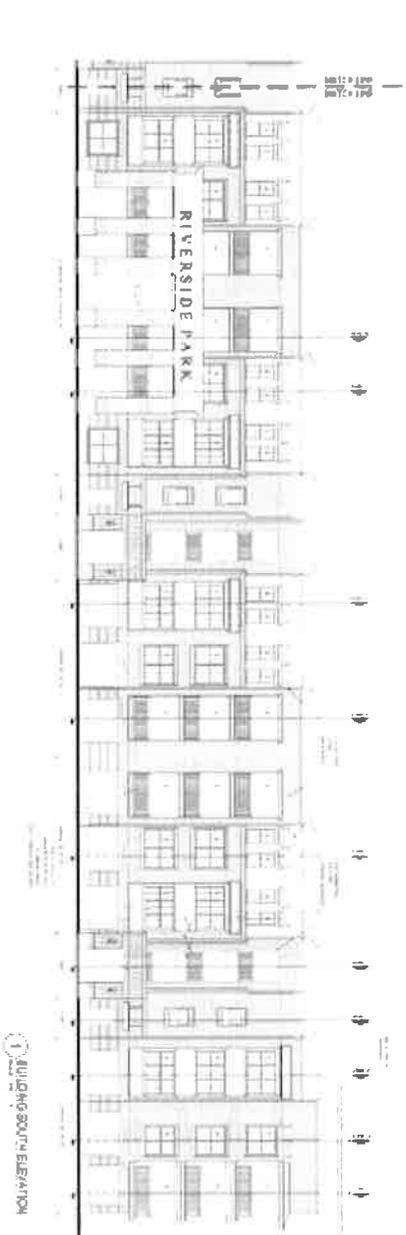
Resolution No. 2014-074  
 Exhibit "B" – Landscape Plan



Symbol	Description
(Circle with diagonal lines)	10' DBH Tree
(Circle with horizontal lines)	8' DBH Tree
(Circle with vertical lines)	6' DBH Tree
(Circle with cross-hatch)	4' DBH Tree
(Circle with dots)	2' DBH Tree
(Circle with wavy lines)	1' DBH Tree
(Circle with solid fill)	0.5' DBH Tree
(Circle with concentric circles)	0.25' DBH Tree
(Circle with diagonal lines)	0.125' DBH Tree
(Circle with horizontal lines)	0.0625' DBH Tree
(Circle with vertical lines)	0.03125' DBH Tree
(Circle with cross-hatch)	0.015625' DBH Tree
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(Circle with wavy lines)	0.00390625' DBH Tree
(Circle with solid fill)	0.001953125' DBH Tree
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(Circle with horizontal lines)	0.000244140625' DBH Tree
(Circle with vertical lines)	0.0001220703125' DBH Tree
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(Circle with cross-hatch)	0.000000000000000000000000000000000000000000179366203433576583886718750010986105038611546875' DBH Tree
(Circle with dots)	0.0000000000000000000000000000000000000000000896831017167



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



GENERAL NOTES	
1.	SEE ARCHITECT'S GENERAL NOTES FOR ALL MATERIALS AND FINISHES.
2.	ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL ORDINANCES.
3.	ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY HAVING JURISDICTION.
4.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
5.	ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
6.	THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
7.	ALL MATERIALS AND FINISHES SHALL BE MATCHED TO THE SAMPLES PROVIDED.
8.	ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
9.	ALL WORK SHALL BE PROTECTED FROM DAMAGE BY OTHER TRADES.
10.	ALL WORK SHALL BE COMPLETED TO THE SATISFACTION OF THE ARCHITECT AND LOCAL AUTHORITY.



ELEVATION NOTES	SYMBOL LEGEND - ELEVATION ELEVATION
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL ORDINANCES.	 WINDOW  DOOR  BALCONY  RAMP  STAIRS  ROOF  GROUND LEVEL

10/17/14  
A4-17  
02/13



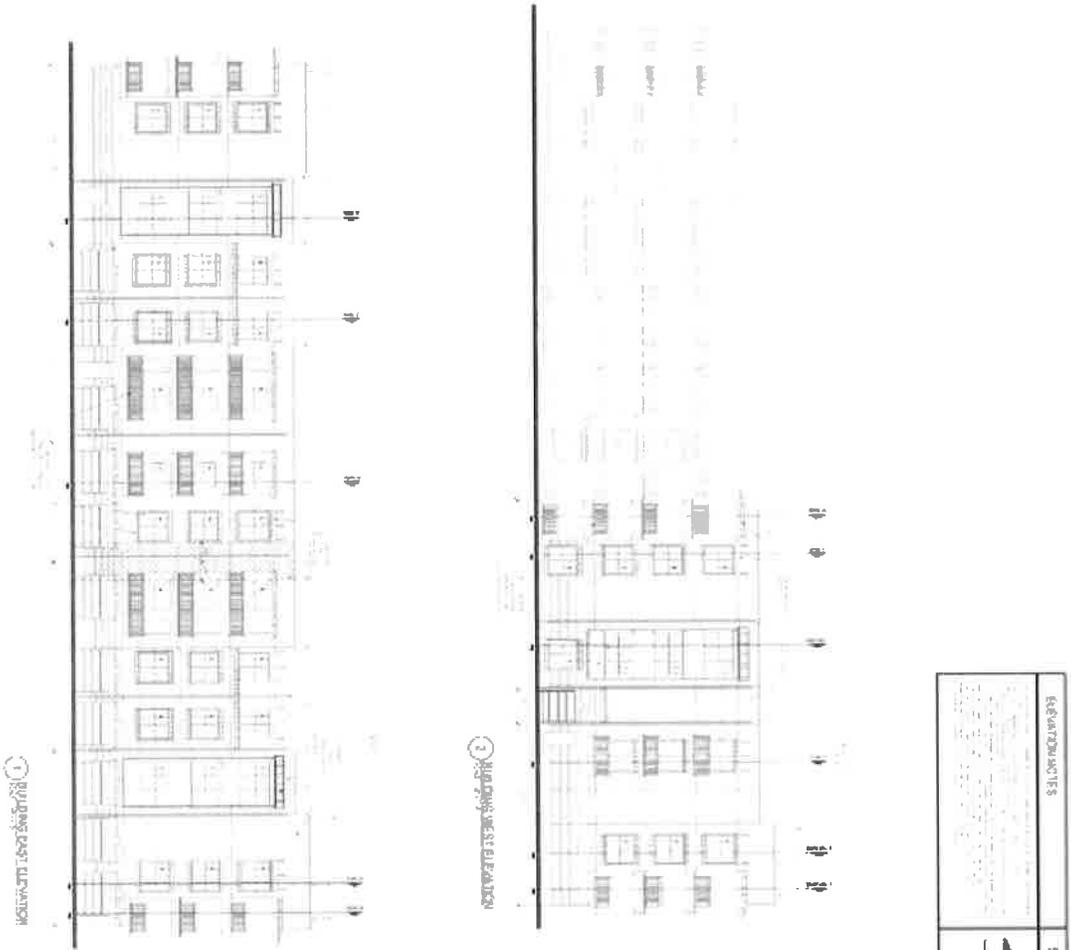
ARCHITECTS L.P.  
1000 WEST WILLOW BOULEVARD  
SUITE 1000 FORT WORTH, TEXAS 76104  
TEL: 817.339.1111  
WWW.A4ARCHITECTS.COM

RIVERSIDE

FARMACIA FARMACIA - TX  
BAM RP, LLC

10/17/14  
A4-17  
02/13

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



<p>LEGEND</p> <p>1. FINISHES</p> <p>2. MATERIALS</p> <p>3. NOTES</p>	
<p>GEOMETRICS</p>	<p>SHRUB, LEGSIO - EXTERIOR ELEVATION</p>

10.367  
A4.18  
2000

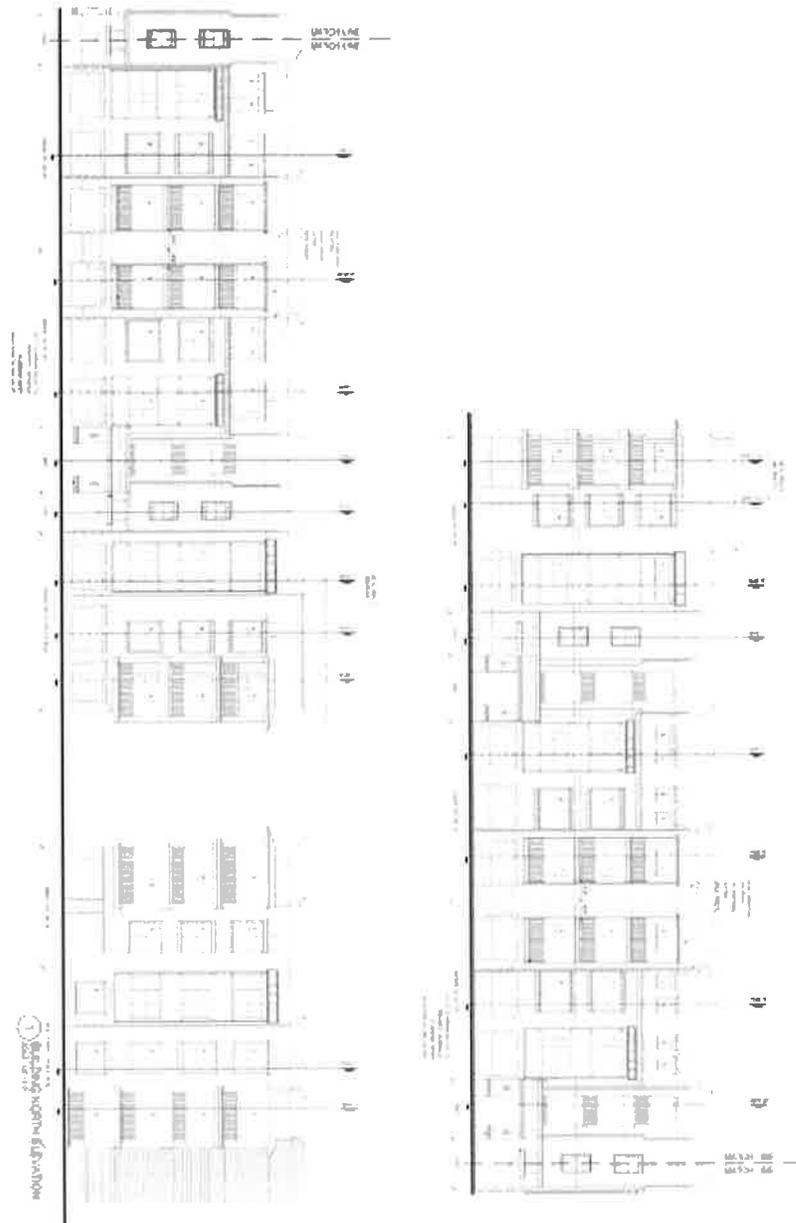


**ARCHITECTS LLP**  
1000 RIVERSIDE DRIVE, SUITE 200  
RIVERSIDE, CA 92507  
TEL: 951.514.1100  
WWW.AARCHITECTS.COM

**RIVERSIDE**

PROJECT NUMBER: 14  
BAW FP, LLC

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



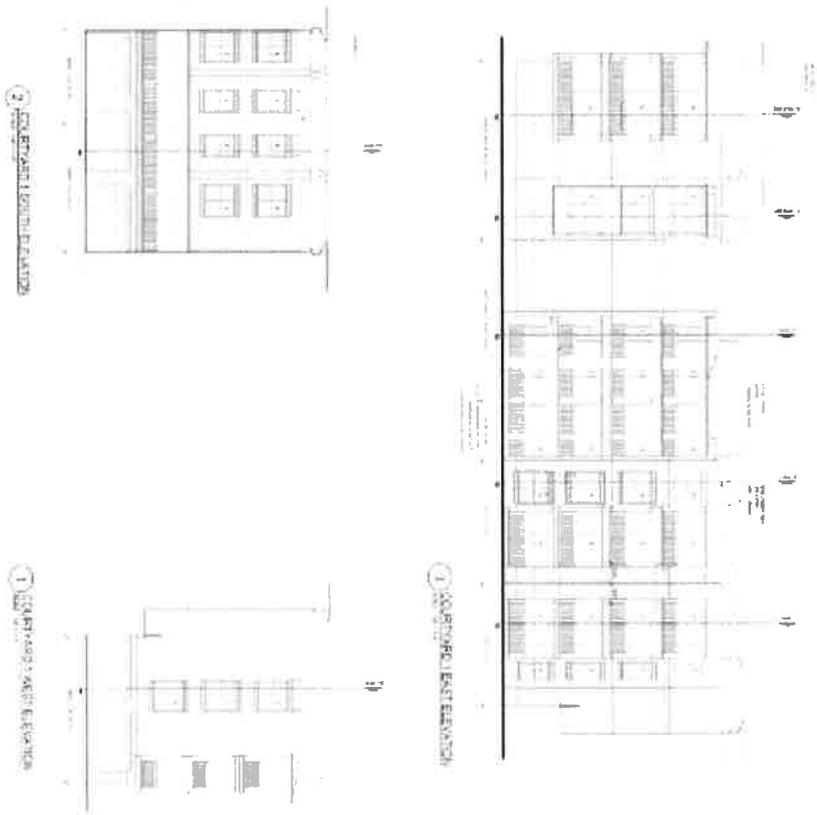
<p><b>ELEVATION NOTES</b></p> <p>1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL RESIDENTIAL CODE AND THE 2012 INTERNATIONAL BUILDING CODE, UNLESS OTHERWISE SPECIFIED.</p> <p>2. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.</p> <p>3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.</p> <p>4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.</p> <p>5. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.</p>	<p><b>SECTION INCLUDES</b></p>
<p><b>NO. 1015121 - ROSENBERG - CONCRETE FORMING</b></p>	<p><b>ELEVATION NOTES</b></p>

1000  
AA 19  
1800

**ARCHITECTS L.P.**  
FARMERS BRANCH, TX  
BAM CO, LLC

**RIVERSIDE**  
FARMERS BRANCH, TX  
BAM CO, LLC

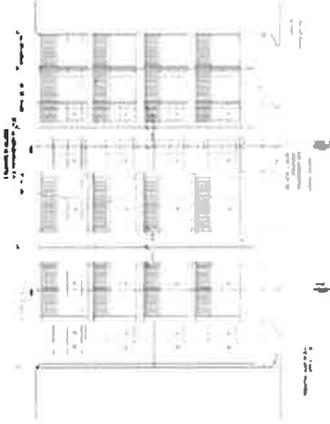
**Resolution No. 2014-074  
Exhibit "C" – Elevation (cont.)**



SYMBOL LEGEND - ELEVATION	ELEVATION NOTES
<p>1. [Symbol] - [Description]</p> <p>2. [Symbol] - [Description]</p> <p>3. [Symbol] - [Description]</p>	<p>1. [Text]</p> <p>2. [Text]</p> <p>3. [Text]</p>

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

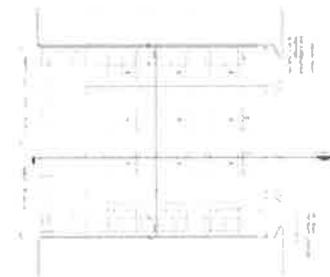
3 CONVENT ROAD 1.3 EAST ELEVATION



2 CONVENT ROAD 2.3 NORTH ELEVATION



1 CONVENT ROAD 2.3 SOUTH ELEVATION



ELEVATION NOTES	SYMBOL LEGEND - EXTERIOR ELEVATION
<p>1. All elevations are shown in black ink on white paper.</p> <p>2. All elevations are shown in black ink on white paper.</p> <p>3. All elevations are shown in black ink on white paper.</p> <p>4. All elevations are shown in black ink on white paper.</p> <p>5. All elevations are shown in black ink on white paper.</p> <p>6. All elevations are shown in black ink on white paper.</p> <p>7. All elevations are shown in black ink on white paper.</p> <p>8. All elevations are shown in black ink on white paper.</p> <p>9. All elevations are shown in black ink on white paper.</p> <p>10. All elevations are shown in black ink on white paper.</p>	<p>1. Window</p> <p>2. Door</p> <p>3. Wall</p> <p>4. Roof</p> <p>5. Ground</p> <p>6. Sky</p> <p>7. Cloud</p> <p>8. Sun</p> <p>9. Moon</p> <p>10. Star</p>

CSH

1500

AA 21

ARCHITECTS, L.P.  
1111 N. 10TH STREET  
DALLAS, TEXAS 75202



ARCHITECTS, L.P.  
1111 N. 10TH STREET  
DALLAS, TEXAS 75202  
PH: 214.760.1111  
WWW.AA21ARCHITECTS.COM

RIVERSIDE

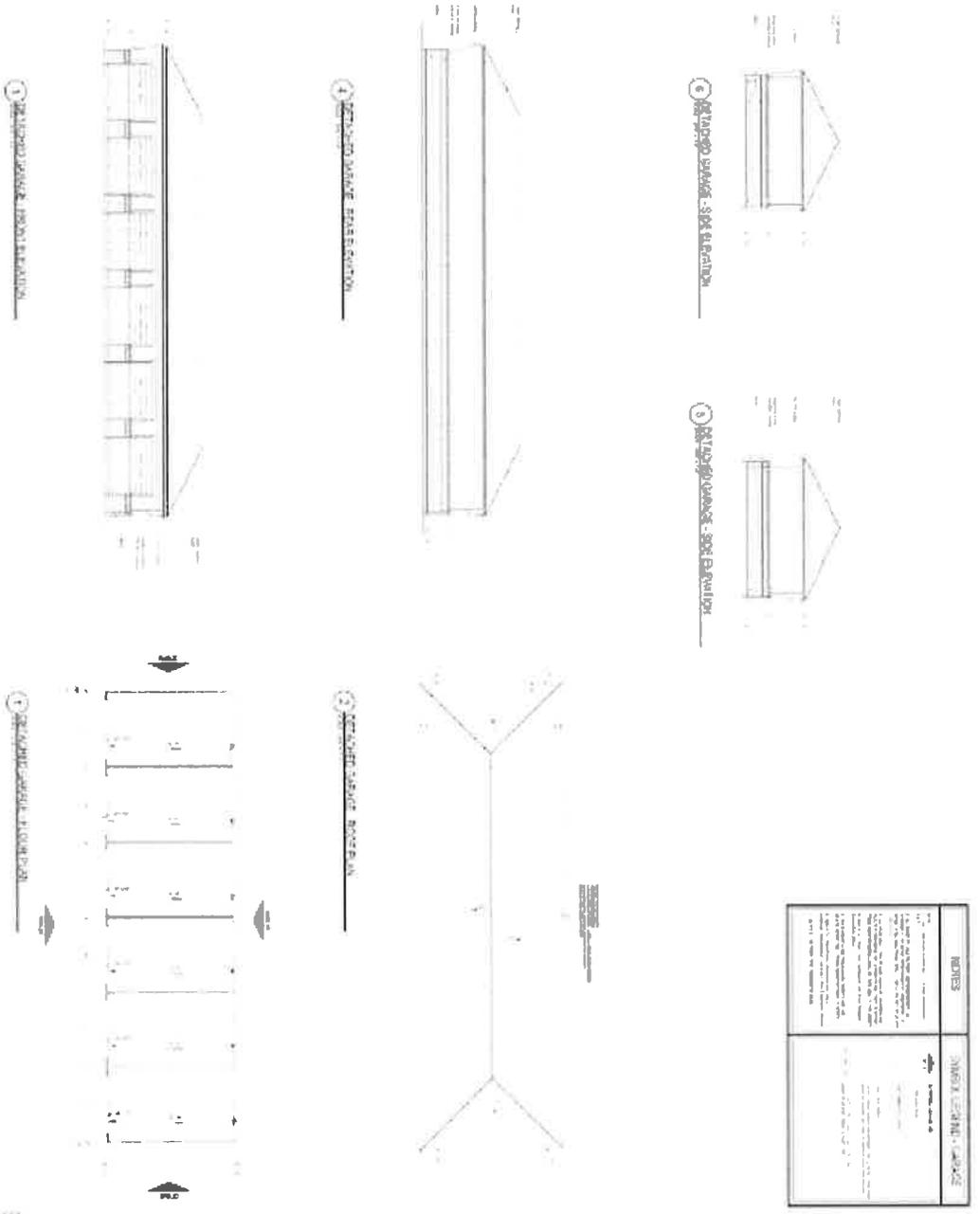
FARMERS QUANCHI  
BAM RP, LLC

CONVENT ROAD 2.3 SOUTH ELEVATION  
DATE: 08/14/14  
SCALE: 1:100

CONVENT ROAD 2.3 NORTH ELEVATION  
DATE: 08/14/14  
SCALE: 1:100

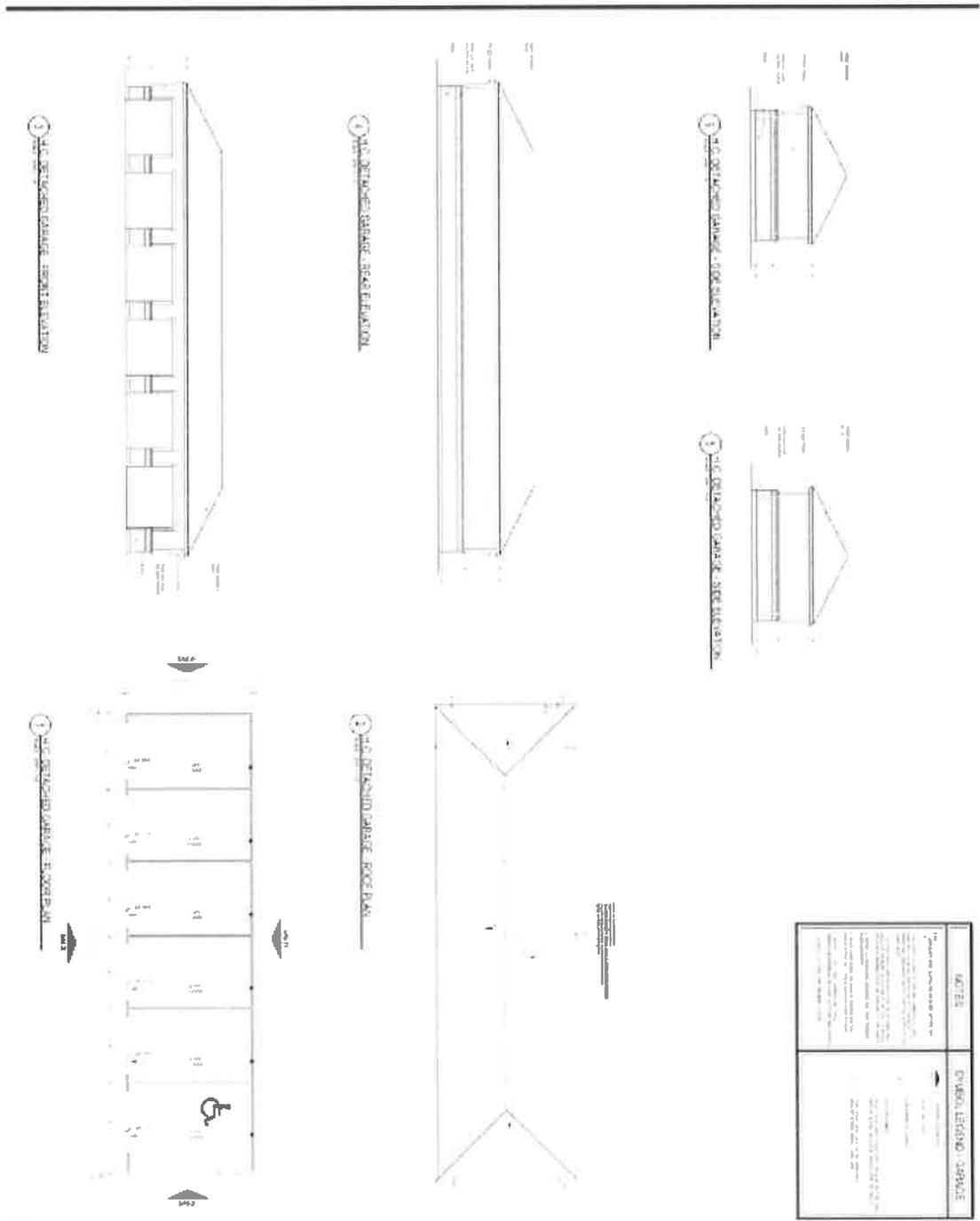
1500

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



NOTES	SYMBOLS - LEGEND
<p>1. All work shall be in accordance with the latest edition of the International Building Code (IBC) and the International Residential Code (IRC) unless otherwise specified.</p> <p>2. All materials shall be of good quality and shall be installed in accordance with the manufacturer's instructions.</p> <p>3. All work shall be completed within the specified time frame.</p> <p>4. All work shall be completed within the specified budget.</p> <p>5. All work shall be completed within the specified scope of work.</p>	<p>1. [Symbol] [Description]</p> <p>2. [Symbol] [Description]</p> <p>3. [Symbol] [Description]</p> <p>4. [Symbol] [Description]</p> <p>5. [Symbol] [Description]</p> <p>6. [Symbol] [Description]</p> <p>7. [Symbol] [Description]</p>

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



NOTES	CUBA LEGNO GARAGE
<p>1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.</p> <p>2. ALL MATERIALS AND FINISHES TO BE AS SHOWN ON THE DRAWINGS.</p> <p>3. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CITY OF RIVERSIDE SPECIFICATIONS AND THE INTERNATIONAL BUILDING CODE (IBC).</p> <p>4. ALL ELECTRICAL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC).</p> <p>5. ALL MECHANICAL WORK TO BE DONE IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL CODE (IMC).</p> <p>6. ALL PLUMBING WORK TO BE DONE IN ACCORDANCE WITH THE INTERNATIONAL PLUMBING CODE (IPC).</p> <p>7. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CITY OF RIVERSIDE ORDINANCES AND THE CALIFORNIA BUILDING CODE (CBC).</p> <p>8. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE (CFC).</p> <p>9. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE (CEC).</p> <p>10. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE (CMC).</p> <p>11. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE (CPC).</p> <p>12. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CALIFORNIA FIRE AND SAFETY CODE (CFSC).</p> <p>13. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CALIFORNIA ACCESSIBILITY STANDARDS (CAS).</p> <p>14. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).</p> <p>15. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CALIFORNIA HISTORIC PRESERVATION ACT (CHPA).</p> <p>16. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CALIFORNIA ANTI-DISCRIMINATION ACT (CADA).</p> <p>17. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CALIFORNIA FAIR HOUSING ACT (CFHA).</p> <p>18. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CALIFORNIA FAIR EMPLOYMENT AND HOUSING ACT (CFEFHA).</p> <p>19. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CALIFORNIA FAIR LABOR STANDARDS ACT (CFLSA).</p> <p>20. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CALIFORNIA FAIR TRADE ACT (CFTA).</p>	<p>1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.</p> <p>2. ALL MATERIALS AND FINISHES TO BE AS SHOWN ON THE DRAWINGS.</p> <p>3. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CITY OF RIVERSIDE SPECIFICATIONS AND THE INTERNATIONAL BUILDING CODE (IBC).</p> <p>4. ALL ELECTRICAL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC).</p> <p>5. ALL MECHANICAL WORK TO BE DONE IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL CODE (IMC).</p> <p>6. ALL PLUMBING WORK TO BE DONE IN ACCORDANCE WITH THE INTERNATIONAL PLUMBING CODE (IPC).</p> <p>7. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CITY OF RIVERSIDE ORDINANCES AND THE CALIFORNIA BUILDING CODE (CBC).</p> <p>8. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE (CFC).</p> <p>9. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE (CEC).</p> <p>10. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE (CMC).</p> <p>11. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE (CPC).</p> <p>12. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CALIFORNIA FIRE AND SAFETY CODE (CFSC).</p> <p>13. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CALIFORNIA ACCESSIBILITY STANDARDS (CAS).</p> <p>14. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).</p> <p>15. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CALIFORNIA HISTORIC PRESERVATION ACT (CHPA).</p> <p>16. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CALIFORNIA ANTI-DISCRIMINATION ACT (CADA).</p> <p>17. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CALIFORNIA FAIR HOUSING ACT (CFHA).</p> <p>18. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CALIFORNIA FAIR EMPLOYMENT AND HOUSING ACT (CFEFHA).</p> <p>19. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CALIFORNIA FAIR LABOR STANDARDS ACT (CFLSA).</p> <p>20. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CALIFORNIA FAIR TRADE ACT (CFTA).</p>

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



**EAST ELEVATION**

**RIVERSIDE PARK**  
BAY Central Group  
Furness Branch, TX  
07/24/2014

HPA# 10120

**HUMPHREYS & PARTNERS ARCHITECTS LP**  
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**Resolution No. 2014-074  
Exhibit "C" – Elevation (cont.)**



**FRONT ELEVATION**

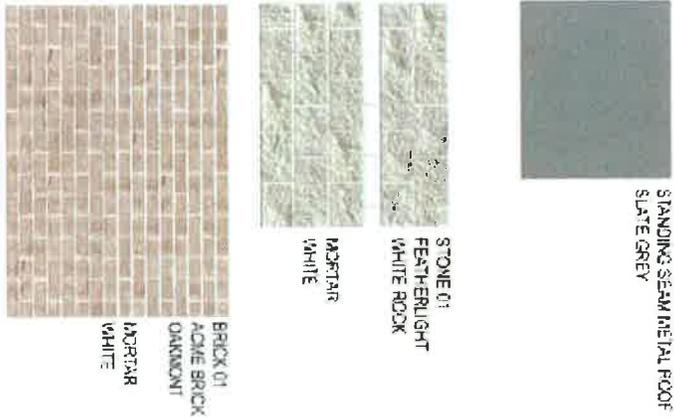
**RIVERSIDE PARK**  
BAM Capital Group  
Farmers Branch, TX

11/07/2014

HPA1710020

**HUMPHREYS & PARTNERS ARCHITECTS L.P.**  
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**Resolution No. 2014-074  
Exhibit "C" – Elevation (cont.)**



**MATERIAL BOARD**

**RIVERSIDE PARK**

BAM Capital Group  
Farming, Bedford, TX

07/15/2014

HP 04/10/20

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