Resolution No. 2016-073 .
Exhibit "A" – Detailed Site Plan

DATE: 4/11/2016 JOB#: 15313 PROJECT NAME: JPI Tollway
1st Submittal 03/30/16

PROPERTY OWNER: JPI
PROJECT ADDRESS: 14400 Landmark

PROJECT TABULATION

UNIT	TYPE	NET AREA	BALCONY AREA	OCC LOAD	UNIT COUNT	UNIT PERCENT	TOTAL NET	UNIT AVG	BED COUNT
A1	1BD/1BA	594	0	4	63	19.0%	37,382		63
A1-ALT1	1BD/1BA	597	0	4	4	1.2%	2,388		4
A1-ALT2	1BD/1BA	594	45	4	12	3.6%	7,128		12
A1-ALT3	1BD/1BA	594	0	4	4	1.2%	2,376		4
A1 M	1BD/1BA	597	0	4	13	4.0%	7,761		13
A1 M ALT1	1BD/1BA	597	0	4	1	0.3%	597		1
A1 M ALT2	1BD/1BA	597	45	4	4	1.2%	2,388		4
A2	1BD/1BA	650	0	4	13	4.0%	8,450		13
A2-ALT1	1BD/1BA	650	0	4	1	0.3%	650		1
A2 M	1BD/1BA	642	0	4	4	1.2%	2,568		4
A3	1BD/1BA	700	55	4	26	8.0%	20,410		26
A3-ALT1	1BD/1BA	710	55	4	3	0.9%	2,130		3
A3-ALT2	1BD/1BA	710	55	4	30	9.2%	21,300		30
A3-ALT3	1BD/1BA	710	55	4	12	3.7%	8,520		12
A3 M	1BD/1BA	697	54	4	4	1.2%	2,788		4
A3 M ALT1	1BD/1BA	697	54	4	1	0.3%	697		1
A4	1BD/1BA	800	0	4	3	0.9%	2,400		3
A4-ALT1	1BD/1BA	800	0	4	12	3.7%	9,600		12
A4-ALT2	1BD/1BA	800	0	4	1	0.3%	800		1
B1	2BD/2BA	1,111	0	6	8	2.5%	8,888		16
B1-ALT1	2BD/2BA	1,141	0	6	10	3.1%	11,410		20
B2	2BD/2BA	1,148	41	6	11	3.4%	12,628		22
B2-ALT1	2BD/2BA	1,148	41	6	1	0.3%	1,148		2
B2-ALT2	2BD/2BA	1,160	41	6	19	5.8%	22,040		38
B2-ALT3	2BD/2BA	1,160	41	6	1	0.3%	1,160		2
B3 M	2BD/2BA	1,121	41	6	1	0.3%	1,121		2
B3-A	2BD/2BA	1,124	42	6	12	3.7%	13,488		24
B3-A ALT1	2BD/2BA	1,124	0	6	4	1.2%	4,496		8
B3-B M	2BD/2BA	1,120	40	6	1	0.3%	1,120		2
B3	2BD/2BA	1,141	0	6	1	0.3%	1,141		2
B3-ALT1	2BD/2BA	1,154	0	6	2	0.6%	2,308		4
B3-ALT2	2BD/2BA	1,141	0	6	1	0.3%	1,141		2
B3 M	2BD/2BA	1,126	53	6	1	0.3%	1,126		2
B3 M ALT1	2BD/2BA	1,126	53	6	1	0.3%	1,126		2
B4	2BD/2BA	1,154	121	6	10	3.1%	11,540		20
B4-ALT1	2BD/2BA	1,146	121	6	1	0.3%	1,146		2
B4-ALT2	2BD/2BA	1,146	121	6	1	0.3%	1,146		2
T1	1BD/1BA	500	0	3	1	0.3%	500		1
TOTALS					324	100.0%	254,139	999	437

* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM THE EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A C SPACE. IT DOES NOT INCLUDE BRICK GARAGES PATIOS BALCONIES CORRIDORS PATIO/BALCONY STORAGE CLOSETS OR FIREPLACE CHASES.

PROJECT MIX

UNIT TYPE	TOTAL #	TOTAL
1 BEDROOMS	211	65%
2 BEDROOMS	113	34.9%
TOTAL	324	100.0%

PROJECT DATA

BUILDING STRUCTURE:
EXISTING ZONING: LIGHT INDUSTRIAL
EXISTING ZONING: PD-98
UNIT AVERAGE NET SF: 786 S.F.
TOTAL ACREAGE: 4.10 ACRES
NET ACREAGE: 3.26 NET ACRES FARMER'S BRANCH SIDE
0.84 NET ACRES ADDISON SIDE
DENSITY: 78.9 UNIT/ACRE TOTAL ACREAGE
99.4 UNIT/ACRE FARMER'S BRANCH SIDE
BUILDING AREA :(GROSS S.F.) 373,161 S.F. (INCLUDES 1 STORY WRAP W/NEZS. ONLY)
FAR: 2.127
TOTAL IMPERVIOUS COVER: 154,474 S.F. (69% OF TOTAL AREA OF THE SITE)
TOTAL BUILDING COVERAGE: 101,188 S.F.

COURTYARDS: 17,674 S.F.
ROOF GARDEN: 1,245 S.F.
CLUBHOUSE (DOUBLE VOLUME): 5,800 S.F.
8,000 S.F.
NUMBER OF STORIES: 5
HEIGHT OF BUILDING: 65'-1"
OVERALL HEIGHT OF LAST FLOOR 69'-1"
PARKING STRUCTURE:
NUMBER OF STORIES: 5.5
HEIGHT OF BUILDING: 65'-6"
AREA PER FL 36,618 S.F.
TOTAL PKG. BLDG. AREA: 172,348 S.F.
REQUIRED 437 SPACES (1 PER BEDROOM)
PROVIDED
8 FARMERS BRANCH SURFACE SPACES
429 FARMERS BRANCH GARAGE SPACES
437 TOTAL FARMERS BRANCH SPACES
1.35 SPACES/UNIT
75 SURFACE SPACES INCLUDING ADDISON TRACT
429 GARAGE SPACES
504 TOTAL SPACES INCLUDING ADDISON TRACT
1.56 SPACES/UNIT

NRSF: 290,616
GSF: 373,161
GARAGE S.F. 132,768 8 story
NUMBER OF UNITS 324

N
SCALE: 1" = 30' - 0" SHEET-SIZE
0' 40' 80' 160'

ARCHITECTURAL SITE PLAN

A201

JEFFERSON LANDMARK

JPI

May 20, 2016 FARMERS BRANCH, TX HPA#15313

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