FARMERS BRANCH

RESOLUTION NO. 2018-04

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, APPROVING A DETAILED SITE PLAN, LANDSCAPE PLAN, AND BUILDING ELEVATIONS FOR A 14.964± ACRE TRACT OUT OF THE WILLIAM M. COCHRAN SURVEY, ABSTRACT NO. 279 AND HARRISON C. MARSH SURVEY, ABSTRACT NO. 916, DESCRIBED IN EXHIBIT "A" HERETO, LOCATED IN PLANNED DEVELOPMENT NO. 88 (PD-88); AND PROVIDING AN EFFECTIVE DATE

WHEREAS, an application has been made for approval of detailed site plan for 14.965± acres out of the William M. Cochran Survey, Abstract No. 279 and Harrison C. Marsh Survey, Abstract No. 916, City of Farmers Branch, Texas, described and depicted in Exhibit "A" attached hereto and incorporated herein by reference ("the Property"), which is located in Planned Development No. 88 (PD-88); 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 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 Property shall be developed substantially in accordance with the Detailed Site Plan as shown in Exhibit "B," Landscape Plan as shown in Exhibit "C," and Building Elevations as shown in Exhibit "D" all of which are attached hereto and incorporated herein by reference.

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 23RD DAY OF JANUARY, 2018.

ATTEST:

Amy Piukana, City Secretary

APPROVED:

Robert C. Dye, Mayor

APPROVED AS TO FORM:

Peter G. Smith, City Attorney
(kbl:1/12/18:94937)

Resolution No. 2018-04
Exhibit "A" – Description of Property

PHASE 2 - TRACT 1
3.333 ACRES

BEING a tract of land situated in the William M. Cochran Survey, Abstract No. 279 and Harrison C. Marsh Survey, Abstract No. 916, City of Farmers Branch, Dallas County, Texas, and being all of a tract of land described as "PHASE 2 - TRACT 1A" in Special Warranty Deed to Jefferson Mercer Crossing Phase II, L.P. recorded in Instrument No. 201700000562, Official Public Records of Dallas County, Texas, and being all of a tract of land described as "PHASE 2 - TRACT 1B" in Special Warranty Deed to Jefferson Mercer Crossing Phase II, L.P. recorded in Instrument No. 201700000563 of said Official Public Records, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with plastic cap stamped "PACHECO KOCH" found in the north right-of-way line of Crown Road (a 64-foot right-of-way), and being the southwest corner of Lot 1, Block A, Lake at Mercer Crossing, an addition to the City of Farmers Branch according to the plat recorded in Instrument No. 201600228894 of said Official Public Records;

THENCE with said north right-of-way line of Crown Road, South 89°33'41" West, a distance of 319.04 feet to a 1/2-inch iron rod with plastic cap stamped "PACHECO KOCH" found for the southeast corner of a right-of-way corner clip located at the intersection of said north right-of-way line of Crown Road and the northeast right-of-way line of Knightsbridge Road (a 100-foot wide right-of-way);

THENCE with said right-of-way corner clip, North 45°26'02" West, a distance of 14.14 feet to a 1/2-inch iron rod with plastic cap stamped "PACHECO KOCH" found for the northwest corner of said right-of-way corner clip;

THENCE with said northeast right-of-way line of Knightsbridge Road, the following courses and distances:

> North 0°26'19" West, a distance of 223.40 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a tangent curve to the left having a central angle of 14°27'54", a radius of 520.00 feet, a chord bearing and distance of North 7°40'16" West, 130.93 feet;
>
> In a northwesterly direction, with said curve to the left, an arc distance of 131.28 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

THENCE departing said northeast right-of-way line of Knightsbridge Road, the following courses and distances;

> North 63°13'54" East, a distance of 47.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the right having a

central angle of 29°25'22", a radius of 38.00 feet, a chord bearing and distance of North 74°40'15" East, 19.30 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 19.51 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

North 89°22'56" East, a distance of 79.87 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a tangent curve to the left having a central angle of 76°19'32", a radius of 38.00 feet, a chord bearing and distance of North 51°13'10" East, 46.96 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 50.62 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

North 89°22'56" East, a distance of 191.42 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found in the west line of said Lot 1, Block A and being the beginning of a non-tangent curve to the right having a central angle of 22°28'22", a radius of 618.00 feet, a chord bearing and distance of South 2°21'11" East, 240.84 feet;

THENCE with the west line of Lot 1, Block A, the following courses and distances:

In a southeasterly direction, with said curve to the right, an arc distance of 242.39 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

South 8°53'00" West, a distance of 157.05 feet to a 1/2-inch iron rod with plastic cap stamped "PACHECO KOCH" found for corner;

South 13°54'20" West, a distance of 24.14 feet to the POINT OF BEGINNING and containing 3.333 acres or 145,179 square feet of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

PHASE 2 - TRACT 2
11.631 ACRES

BEING a tract of land situated in the Harrison C. Marsh Survey, Abstract No. 916, City of Farmers Branch, Dallas County, Texas, and being all of a tract of land described as "PHASE 2 – TRACT 2" in Special Warranty Deed to Jefferson Mercer Crossing Phase II, L.P. recorded in Instrument No. 201700000563, Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with plastic cap stamped "PACHECO KOCH" found for the southwest corner of a right-of-way corner clip located at the intersection of the north right-of-way line of Crown Road (a 64-foot right-of-way) and the west right-of-way line of Knightsbridge Road (a 100-foot wide right-of-way);

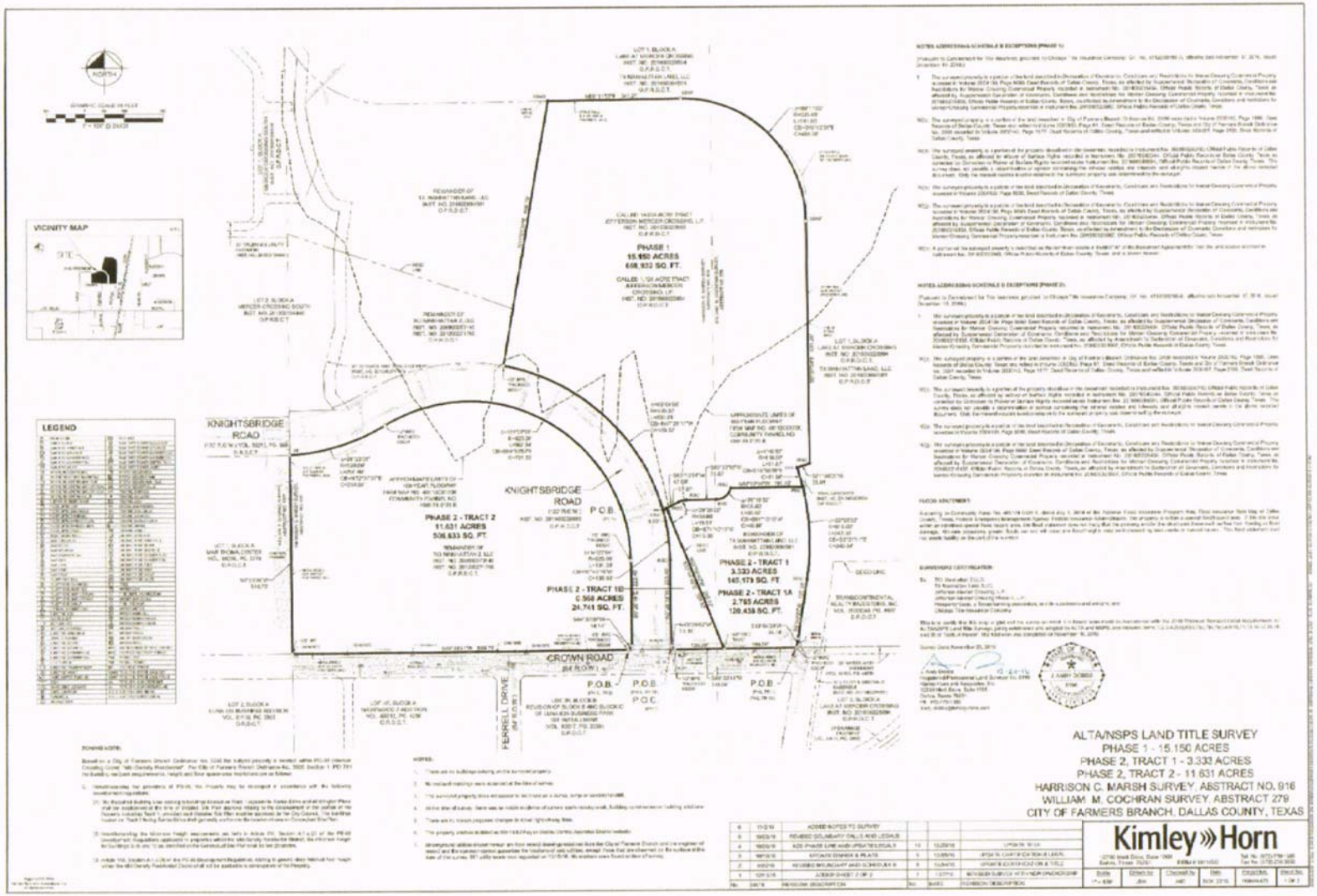
THENCE with said north right-of-way line of Crown Road, South 89°33'41" West, a distance of 869.75 feet to 1/2-inch iron rod found for the southeast corner of Lot 1, Block A, Mar Thoma Center, an addition to the City of Farmers Branch according to the plat recorded in Volume 96010, Page 2778, Deed Records of Dallas County, Texas;

THENCE departing said north right-of-way line of Crown Road and with the east line of said Lot 1, Block A, North 0°33'36" West, a distance of 518.73 feet to a "X" cut in concrete found in the south right-of-way line of said Knightsbridge Road, for the northeast corner of said Lot 1, Block A, and being the beginning of a non-tangent curve to the left having a central angle of 28°22'05", a radius of 520.00 feet, a chord bearing and distance of North 72°37'37" East, 254.84 feet;

THENCE with said south and west right-of-way line of Knightsbridge Road, the following courses and distances:

> In a northeasterly direction, with said curve to the left, an arc distance of 257.46 feet to 1/2-inch iron rod with plastic cap stamped "PACHECO KOCH" found at the beginning of a reverse curve to the right having a central angle of 121°07'06", a radius of 420.00 feet, a chord bearing and distance of South 60°59'52" East, 731.53 feet;
>
> In a southeasterly direction, with said curve to the right, an arc distance of 887.84 feet to a 1/2-inch iron rod with plastic cap stamped "PACHECO KOCH" found for corner;
>
> South 0°26'19" East, a distance of 223.40 feet to 1/2-inch iron rod with plastic cap stamped "PACHECO KOCH" found for the northeast corner of said right-of-way corner clip;

THENCE with said right-of-way corner clip, South 44°33'59" West, a distance of 14.14 feet to the POINT OF BEGINNING and containing 11.631 acres or 506,633 square feet of land.
Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.



ZONING NOTE:

Based on a City of Farmers Branch Ordinance No. 3340 the subject property is located within PD-84 (Mixed Use Crossing Core "MU Density Residential". Per City of Farmers Branch Ordinance No. 3340 Section 1 PD-84 the building setback requirements, height and floor space ratio restrictions are as follows:

1. Notwithstanding the provisions of PD-84, the Property may be developed in accordance with the following development regulations:
   (1) No required building line along a building frontage except on Hart, Josephine Parker Drive and Knightsbridge Place shall be established at the time of Platting. On Plat approval relating to the development of the portion of the Property including Tract 1 provided and Develop Site Plan master approved by the City Council, the building location on Tract 1 facing Surface Drive shall generally conform to the location shown on Conceptual Site Plan.
   (2) Notwithstanding the Minimum Height requirements set forth in Article XV, Section A.1 (c) of the PD-84 Development Regulations applicable to properties within the Mixed Use Residential District, the minimum height for buildings 3, 6, and 12 as identified on the Conceptual Site Plan shall be two (2) stories.
   (3) Article XVI, Section A.1 (c) of the PD-84 Development Regulations, relating to general sign features for "MU Density Residential District" shall not be applicable to development of the Property.

NOTES:

1. There are no buildings existing on the surveyed property.
2. No wetland markings were observed at the time of survey.
3. The surveyed property does not appear to be located on a cemetery, burial or sacred site.
4. At the time of survey, there was no visible evidence of current earth moving work, building construction or building additions.
5. There are no known proposed changes to street right-of-way lines.
6. The property shown is located in Zone X (Not in a Flood Hazard Area) on Flood Insurance Rate Map (FIRM) Community Panel No. 48113C0045J, dated August 23, 2001 for Dallas County, Texas and Incorporated Areas.
7. Underground utilities shown hereon are from record drawings provided by the City of Farmers Branch and the engineer of record and the location cannot guarantee the location of any utilities, except those that are shown on the surface at the date of the survey. BFI utility lines were requested on 10/19/16. No markers were found within the survey.

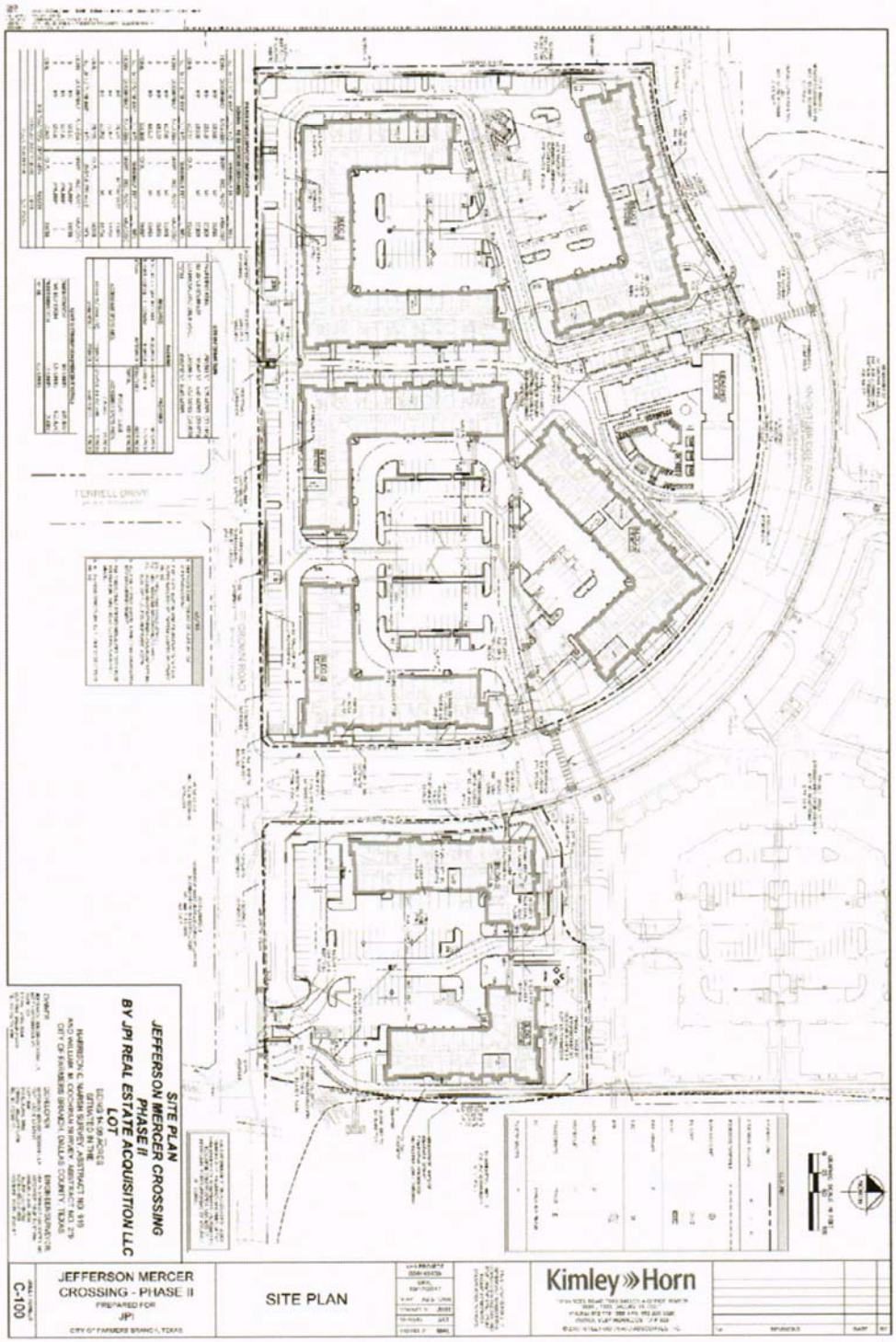
No.	Date	Revision Description	No.	Date	Revision Description
6	11/2/16	ADDED NOTES TO SURVEY			
5	10/25/16	REVISED SCHEDULE B DATA AND LEGALS			
4	10/20/16	ADD PHASE LINE AND UPDATE LEGALS	10	12/2/16	UPDATE TITLE
3	10/13/16	UPDATE OWNER & PLATS	9	12/8/16	UPDATE CONTINUATION & LEGALS
2	10/3/16	REVISED BOUNDARY AND SCHEDULE B	8	12/9/16	UPDATE CONTINUATION & TITLE
1	10/1/16	ADDED SHEET 2 OF 2	7	12/21/16	REVISED SURVEY AFTER NEW CHURCH DOW

ALTA/NSPS LAND TITLE SURVEY
PHASE 1 - 15.150 ACRES
PHASE 2, TRACT 1 - 3.333 ACRES
PHASE 2, TRACT 2 - 11.631 ACRES
HARRISON C. MARSH SURVEY, ABSTRACT NO. 916
WILLIAM M. COCHRAN SURVEY, ABSTRACT 279
CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS

Kimley»Horn

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1"=100'	JBH	MC	NOV 2016	069094475	1 OF 2

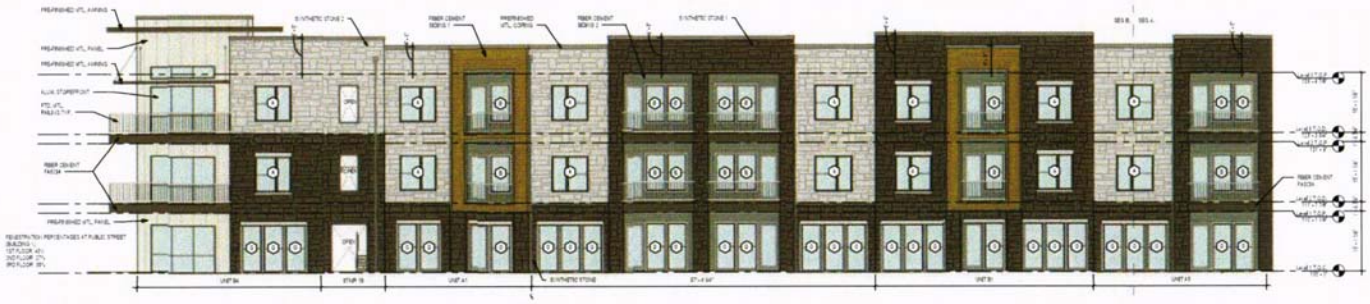
Resolution No. 2018-04
Exhibit "B" – Detailed Site Plan



Resolution No. 2018-04
Exhibit "C" – Landscape Plan

RESOLUTION NO. 2018-04
EXHIBIT "D"- ELEVATIONS

3 Building 1 - East Elevation



2 Building 1 - North Elevation Seg. B

1 Building 1 - North Elevation Seg. A

ELEVATION GENERAL NOTES

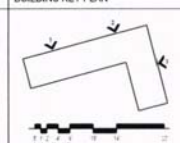
1. ALL DIMENSIONS ARE TO FACE OF STUD U.N.O.
2. ELEVATION MARKERS REFERENCE TO "U.B.LOC." INDICATE TOP OF FLOOR SUBFINISH (U.B.T.S. ONLY) SUNKEN T.O. FLOOR DECK.
3. SYNTHETIC STONE SYSTEM TO HAVE CONTROL JOINTS @ FLOOR JOIST.
4. INDICATES BUILDING LOCATIONS
5. BUILDING LENTELS LOCATED ON BUILDING WALL PREVENTS FROM SYSTEM WALL TO EXTERIOR WALL.

RESOLUTION No. 2016-090
EXHIBIT "D" - ELEVATIONS

BUILDING 1		
Material	North	East
Masonry	78%	80%
Non Masonry	22%	20%
Total	100%	100%

ENHANCED FENESTRATION PLAN

BUILDING KEY PLAN



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FARMERS BRANCH, TEXAS

TDLR: EABPRJB8808505

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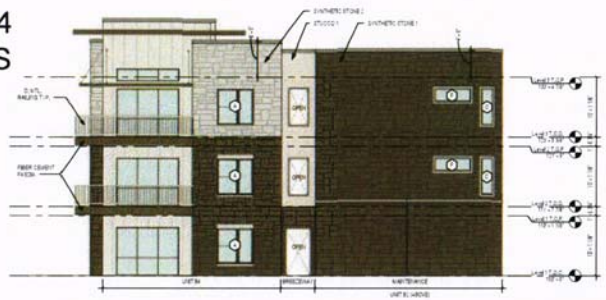
Title
BUILDING 1 ELEVATIONS

Scale 1/8" = 1'-0"

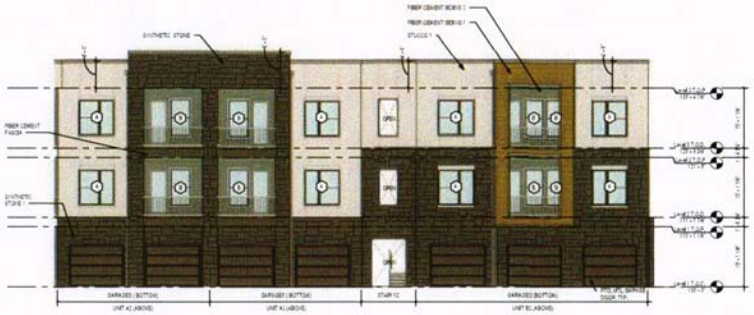
Drawing No.
A-210

RESOLUTION NO. 2018-04
EXHIBIT "D"- ELEVATIONS



4 Building 1 - West Elevation B

3 Building 1 - South Elevation B



2 Building 1 - West Elevation A

1 Building 1 - South Elevation A

ELEVATION GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUD U.N.O.
2. ELEVATION NUMBERS REFERENCE TO GRADE, UT INDICATE TOP OF FLOOR SUBSTRATE (E.G. T.O. CONC. SLAB/DECK, T.O. FLOOR DECK).
3. SYNTHETIC STONE SYSTEM TO HAVE ESCONTROL JOINTS @ FLOOR LINES.
4. INDICATES BUILDING LIGHTING LOCATIONS
5. BUILDING LIGHTS ID LOCATED ON BALCONIES FILL WRAP BACKER PERIMETER FROM EXTERIOR WALL TO EXTERIOR WALL.

RESOLUTION No. 2016-090
EXHIBIT "D" - ELEVATIONS

STUCCO 1 BEIGE PAINT SHERWIN

STUCCO 2 ACADIA HAZE SW 7030

FIBER CEMENT FACSIM REALSHIP BATWING

FIBER CEMENT SIDING 1 BILLWOOD PEARLY GRAYTILE

SYNTHETIC STONE 1 RE-SL STONE EUROPEAN CASTLE CUSTOM

SYNTHETIC STONE 2 RE-SL STONE EUROPEAN CASTLE CUSTOM

PREFINISHED ATL PANEL BERRIDGE SHEETS - PAINT

FIBER CEMENT SIDING 2 ACADIA HAZE SW 7030

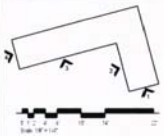
BUILDING 1				
Material	South A	South B	West A	West B
Masonry	50%	50%	50%	76%
Non Masonry	50%	50%	50%	24%
Total	100%	100%	100%	100%

ENHANCED FENESTRATION PLAN

ENHANCED MASONRY

ENHANCED GLAZING

BUILDING KEY PLAN



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Title
BUILDING 1 ELEVATIONS CONT.

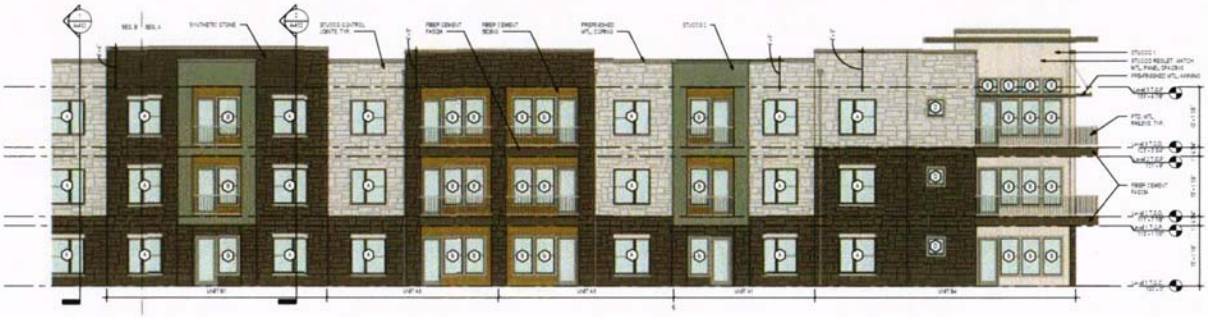
Scale 1/8" = 1'-0"

Drawing No.
A-211

RESOLUTION NO. 2018-04
EXHIBIT "D"- ELEVATIONS

3 Building 2 - East Elevation

2 Building 2 - North Elevation Seg. B



1 Building 2 - North Elevation Seg. A

ELEVATION GENERAL NOTES

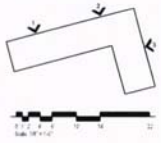
1. ALL SIMILAR MATERIALS TO FACE OF STUD U.N.O.
2. ELEVATION DIMENSIONS REFERENCE TO: UNIT, U.N.O. NOTED TO TOP OF FLOOR SUBSTRATE (E.G. T.O. CONC. SLAB/DECK, T.O. FLOOR DECK).
3. SYNTHETIC STONE SYSTEM TO HAVE CONTROL JOINTS @ FLOOR LINES.
4. INDICATES BUILDING LIGHTING LOCATIONS.
5. BUILDING LIGHTING LOCATED ON MAJORITY WALL WRAP BUILDING PERIMETER FROM EXTERIOR WALL TO EXTERIOR WALL.

RESOLUTION No. 2016-090
EXHIBIT "D" - ELEVATIONS

BUILDING 2		
Material	North	East
Masonry	78%	79%
Non Masonry	22%	21%
Total	100%	100%

ENHANCED FENESTRATION PLAN

BUILDING KEY PLAN



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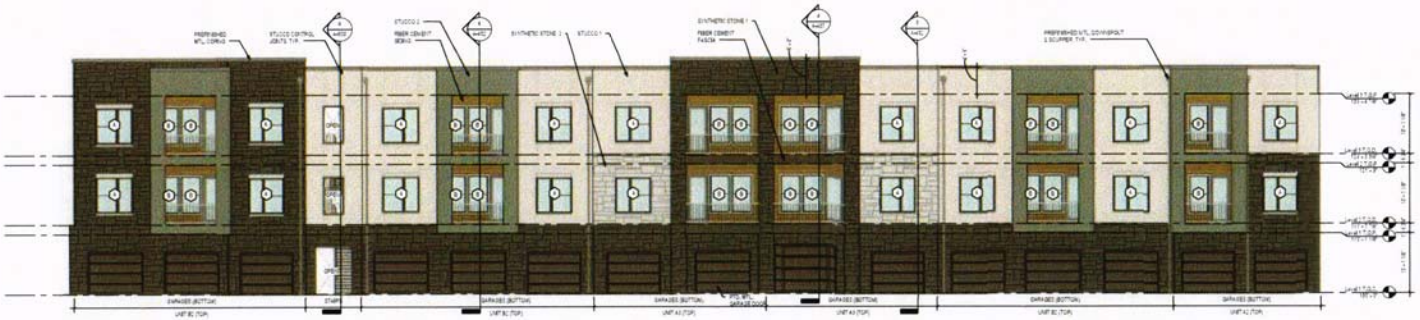
Title
BUILDING 2 ELEVATIONS

Scale 1/8" = 1'-0"
Revision

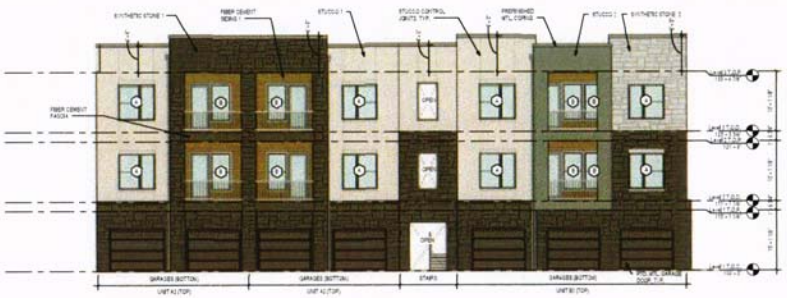
Drawing No.
A-220

RESOLUTION NO. 2018-04
EXHIBIT "D"- ELEVATIONS

4 Building 2 - West Elevation B



3 Building 2 - South Elevation B



2 Building 2 - West Elevation A

1 Building 2 - South Elevation A

ELEVATION GENERAL NOTES

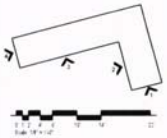
1. ALL DIMENSIONS ARE TO FACE OF STUD U.N.O.
2. ELEVATION NUMBERS REFERENCE TO LEVEL (2) INDICATE TOP OF FLOOR SUBSTRATE (E.G. T.O.C.O.C. SLABBED) T.O.F.C.O.R DECK.
3. SYNTHETIC STONE SYSTEM TO HAVE CONTROL JOINTS @ FLOOR JOINTS.
4. INDICATES BUILDING LIGHTING LOCATIONS
5. BUILDING LIGHTING LOCATED ON BUILDING WALL, WRAP BALCONY HANDRAILS FROM EXTERIOR WALL TO EXTERIOR WALL.

RESOLUTION No. 2016-090
EXHIBIT "D" - ELEVATIONS

BUILDING 2				
Material	South A	South B	West A	West B
Masonry	76%	50%	51%	57%
Non Masonry	24%	50%	49%	43%
Total	100%	100%	100%	100%

ENHANCED FENESTRATION PLAN

BUILDING KEY PLAN



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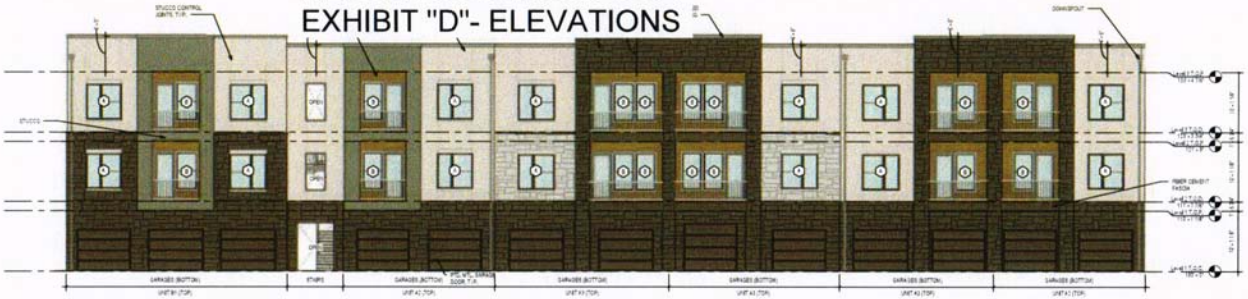
Title
BUILDING 2 ELEVATIONS CONT.

Scale 1/8" = 1'-0"

Drawing No.
A-221

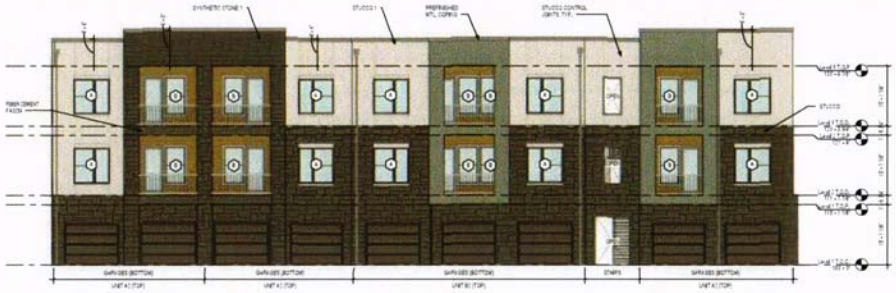
RESOLUTION NO. 2018-04
EXHIBIT "D"- ELEVATIONS



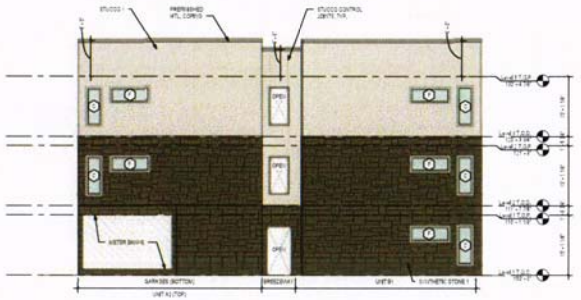
5 Building 3 - West Elevation A

4 Building 3 - North Elevation C

3 Building 3 - North Elevation B



2 Building 3 - East Elevation A



1 Building 3 - North Elevation A

ELEVATION GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUD U.N.O.
2. ELEVATION MARKERS REFERRING TO LEVEL (X) INDICATE TOP OF FLOOR SUBSTRATE (E.G. T.O. (X)). (LABELED T.O. FLOOR DECK).
3. SYNTHETIC STONE SYSTEM TO HAVE CONTROL JOINTS @ FLOOR LEVEL.
4. INDICATES BUILDING LIGHTING LOCATIONS
5. BUILDING LIGHTING LOCATED ON BALCONIES HALL AWAY BALCONY PERIMETER FROM EXTERIOR WALL TO EXTERIOR WALL.

RESOLUTION No. 2016-090
EXHIBIT "D" - ELEVATIONS

STUCCO | BDDP WHITE DUNN-E

STUCCO | ACADIA HAZE DAN-C

FIBER CEMENT FACSIMILE SIDING PAINT

FIBER CEMENT SIDING | BL. KNOCD PEANUT BRITTLE

SYNTHETIC STONE | REAL STONE EUROPEAN CASTLE CUSTOM

SYNTHETIC STONE | REAL STONE EUROPEAN CASTLE CUSTOM

PREFINISHED WTL PANEL DEPRESSED SHEETH WHITE

FIBER CEMENT SIDING | ACADIA HAZE DAN-C

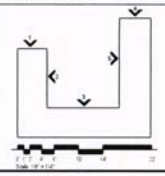
BUILDING 3						
Material	East A	West A	West B	North A	North B	North C
Masonry	51%	59%	57%	57%	55%	55%
Non Masonry	49%	59%	43%	43%	45%	45%
Total	100%	100%	100%	100%	100%	100%

ENHANCED FENESTRATION PLAN

ENHANCED MASONRY

ENHANCED GLAZING

BUILDING KEY PLAN



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Client/Project
PROJECT NUMBER: 15055
MERCER CROSSING II
JPI
FARMERS BRANCH, TEXAS

TDLR: EABPRJB8808505

Revision

PERMIT LIE (EL.)
NO LIE (EL.)
Issued

PERMIT - Seal

PRELIMINARY
NOT FOR CONSTRUCTION

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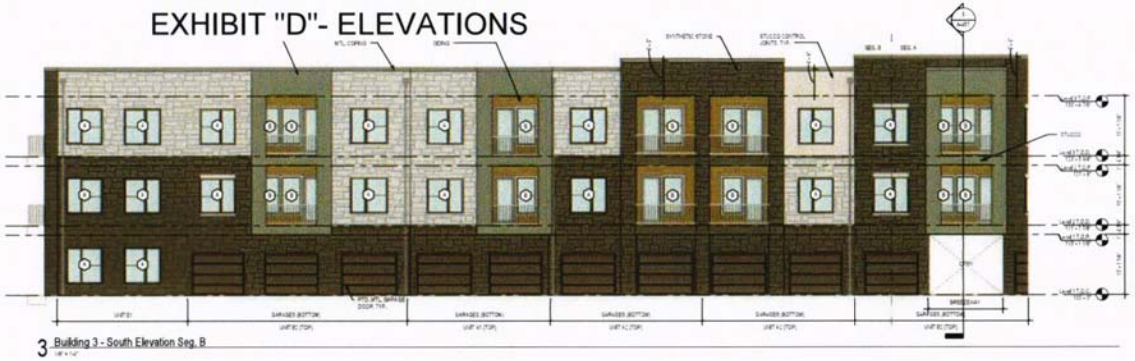
Title
BUILDING 3 ELEVATIONS

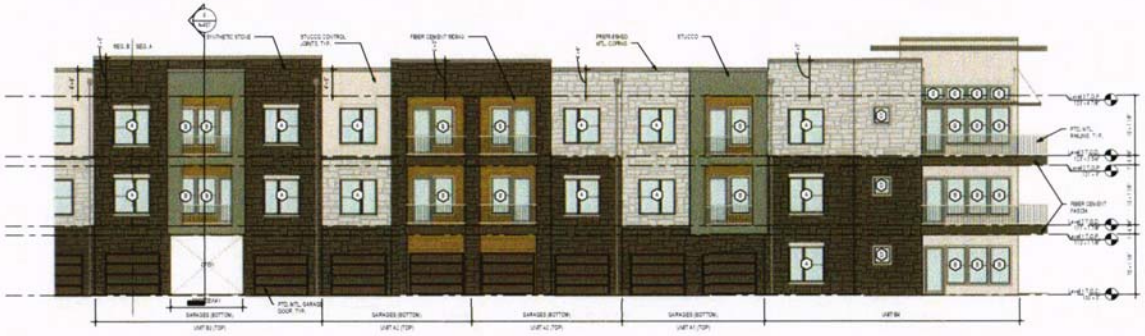
Scale 1/8" = 1'-0"
Revision

Drawing No.
A-230

RESOLUTION NO. 2018-04
EXHIBIT "D"- ELEVATIONS



3 Building 3 - South Elevation Seg. B

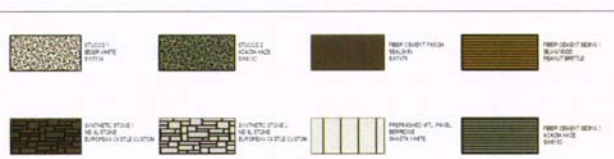


2 Building 3 - South Elevation Seg. A

1 Building 3 - East Elevation B

ELEVATION GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUD U.N.O.
2. ELEVATION GRADES REFERRED TO LEVEL (0'-0") TOP OF FLOOR SUBSTRATE (E.G. T.O. CONC. SUBSLAB) T.O. FLOOR SHEATHING.
3. SYNTHETIC STONE SYSTEM TO HAVE CONTROL JOINTS @ FLOOR LINES.
4. INDICATES BUILDING JOINTS LOCATIONS.
5. BUILDING JOINTS LOCATED ON BUILDING HALL, WHAT BALCONY PERIMETER FROM EXTERIOR WALL TO EXTERIOR WALL.

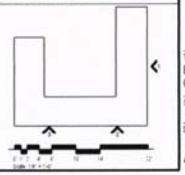


RESOLUTION No. 2016-090
EXHIBIT "D" - ELEVATIONS

BUILDING 3		
Material	SOUTH	East B
Masonry	77%	57%
Non Masonry	23%	43%
Total	100%	100%

ENHANCED FENESTRATION PLAN

BUILDING KEY PLAN



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PROJECT NUMBER: 15055
MERCER CROSSING II
JPI
FARMERS BRANCH, TEXAS
TDLR: EABPRJB8808505

Revision

Issued

PERMIT - Seal

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NOT FOR CONSTRUCTION

Title
BUILDING 3 ELEVATIONS CONT.

Scale 1/8" = 1'-0"
Revision

Drawing No.
A-231

RESOLUTION NO. 2018-04
EXHIBIT "D"- ELEVATIONS

1 Building 3 - West Elevation B

ELEVATION GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUD U.N.O.
2. ELEVATION VARIANCES REFERRING TO "LEVEL 0" INDICATE TOP OF FLOOR SUBSTRATE (E.G. T.O. CONC. SLAB/DECK) T.O. FLOOR DECK
3. SYNTHETIC STONE SYSTEM TO HAVE CONTROL JOINTS @ FLOOR LEVEL
4. INDICATES BUILDING LIGHTING LOCATIONS
5. BUILDING LIGHTING LOCATED ON BALCONIES WILL VARY BALCONY PERIMETER FROM EXTERIOR WALL TO EXTERIOR WALL

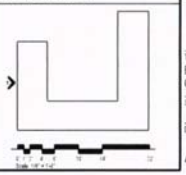
RESOLUTION No. 2016-090
EXHIBIT "D" - ELEVATIONS

BUILDING 3

Material	East A	West A	West B	North A	North B	North C
Masonry	51%	50%	57%	57%	55%	55%
Non Masonry	49%	50%	43%	43%	45%	45%
Total	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**

ENHANCED FENESTRATION PLAN

BUILDING KEY PLAN



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Client/Project
PROJECT NUMBER: 19050
MERCER CROSSING II
JPI
FARMERS BRANCH, TEXAS

TDLR: EABPRJB8808505

Revision

Issued

PERMIT - Seal

PRELIMINARY
NOT FOR CONSTRUCTION

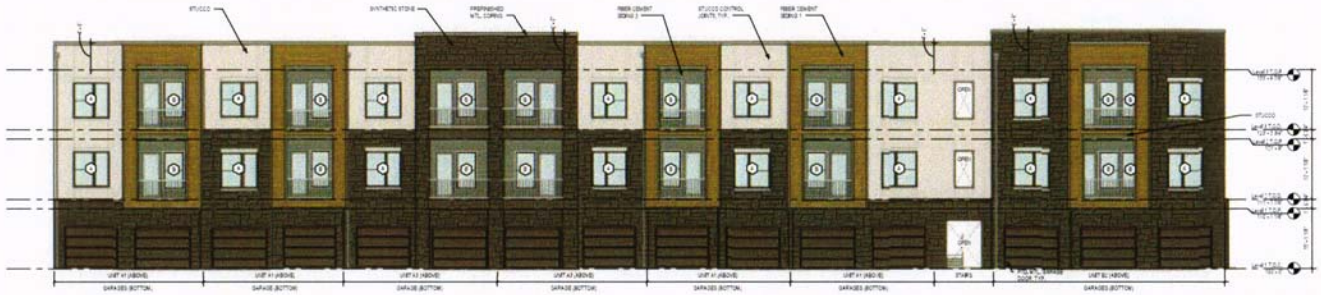
Title
BUILDING 3 ELEVATIONS CONT.

Scale
Revision
1/8" = 1'-0"

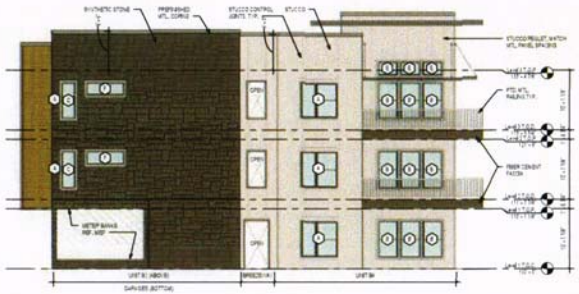
Drawing No.
A-232

RESOLUTION NO. 2018-04
EXHIBIT "D"- ELEVATIONS

3 Building 4 - South Elevation



2 Building 4 - East Elevation A

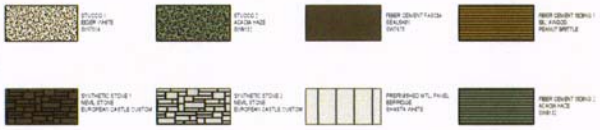


1 Building 4 - North Elevation A

ELEVATION GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUD U.O.S.
2. ELEVATION NUMBERS REFERRED TO FLOWS, (X) INDICATE TOP OF FLOOR SUBSTRATE (S.S.T.S.) O.N.S. SLABS(S.T.S.) FLOOR DECK, (SYNTHETIC STONE SYSTEM TO HAVE CONTROL JOINTS @ FLOOR LEVEL
4. INDICATES BUILDING LIGHTING LOCATIONS
5. BUILDING LIGHTING LOCATED ON BALCONIES WILL VARY BALCONY PERIMETER FROM EXTERIOR WALL TO EXTERIOR WALL.

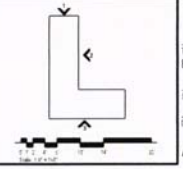
RESOLUTION No. 2016-090
EXHIBIT "D" - ELEVATIONS



BUILDING 4			
Material	South	East A	North A
Masonry	78%	51%	51%
Non Masonry	22%	49%	49%
Total	100%	100%	100%

ENHANCED FENESTRATION PLAN

BUILDING KEY PLAN



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MERCER CROSSING II
JPI
FARMERS BRANCH, TEXAS

TDLR: EABPR.JB8808505

Revision

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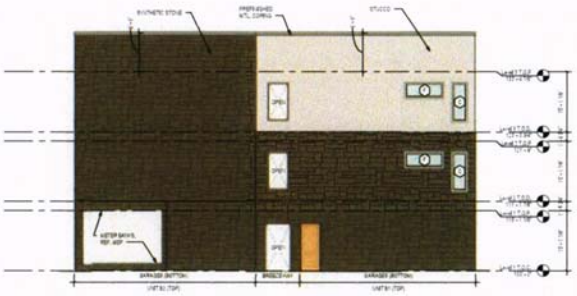
PERMIT - Seal

Title
BUILDING 4 ELEVATIONS

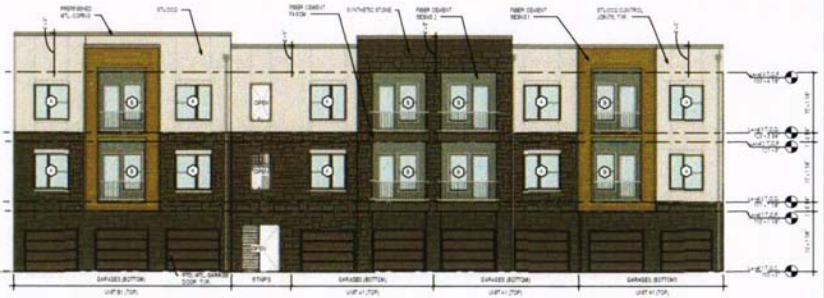
Scale 1/8" = 1'-0"

Drawing No.
A-240

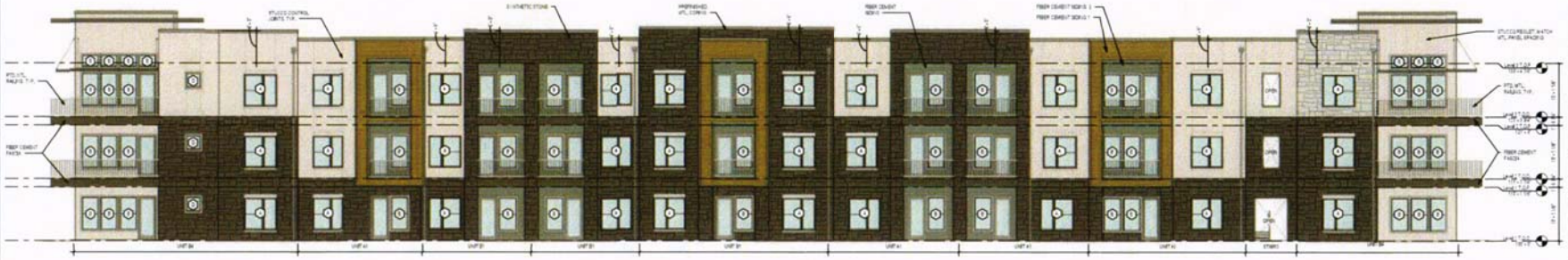
RESOLUTION NO. 2018-04
EXHIBIT "D"- ELEVATIONS



3 Building 4 - East Elevation B



2 Building 4 - North Elevation B



1 Building 4 - West Elevation

ELEVATION GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUD U.N.O.
2. ELEVATION VARIANCE REFERENCE TO GRADE, OR INDICATES TOP OF FLOOR SUBSTRATE (E.G. T.O. CONC. SUNKEN) TO FLOOR DECK.
3. SYNTHETIC STONE EXTERIOR TO HAVE CONTROL JOINTS @ FLOOR LINES.
4. INDICATES BUILDING LIGHTING LOCATIONS
5. BUILDING JOINTS LOCATED ON BALCONIES HALL HAVE BALCONY PARAPETS FROM EXTERIOR WALL TO EXTERIOR WALL.

STUCCO | BEIGE WHITE SWITCH

STUCCO | ASHEN HAZE SWITCH

FIBER CEMENT FASCIA REALTAN SWITCH

FIBER CEMENT SIDING | BLUEWOOD PEBBLE BEETLE

SYNTHETIC STONE | REAL STONE EUROPEAN CASTLE CUTTOM

SYNTHETIC STONE | REAL STONE EUROPEAN CASTLE CUTTOM

PREFINISHED ATL PANEL BERNESE SHASTA WHITE

FIBER CEMENT SIDING | ASHEN HAZE SWITCH

RESOLUTION No. 2016-090
EXHIBIT "D" - ELEVATIONS

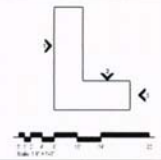
BUILDING 4			
Material	West	East B	North B
Masonry	51%	79%	50%
Non Masonry	49%	21%	50%
Total	100%	100%	100%

ENHANCED FENESTRATION PLAN

ENHANCED MASONRY

ENHANCED GLAZING

BUILDING KEY PLAN



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Client/Project
PROJECT NUMBER 15005
MERCER CROSSING II
JPI
FARMERS BRANCH, TEXAS
TDLR: EABPRJB8808505

Revision

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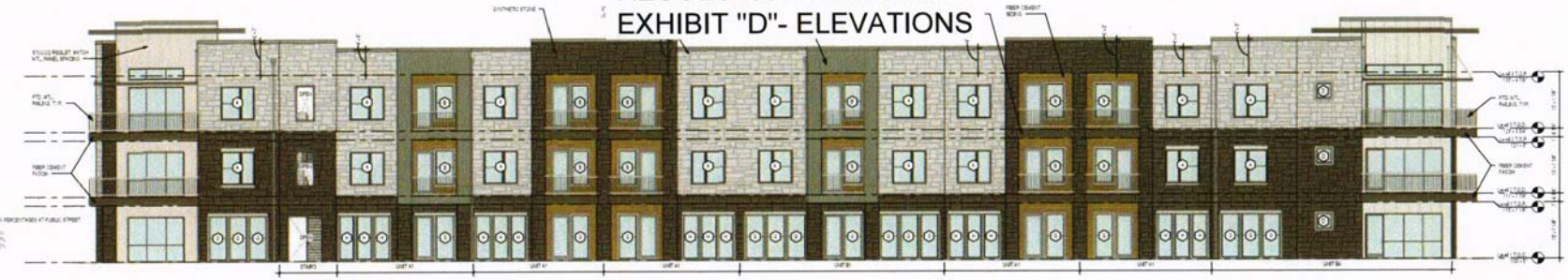
Title
BUILDING 4 ELEVATIONS CONT.

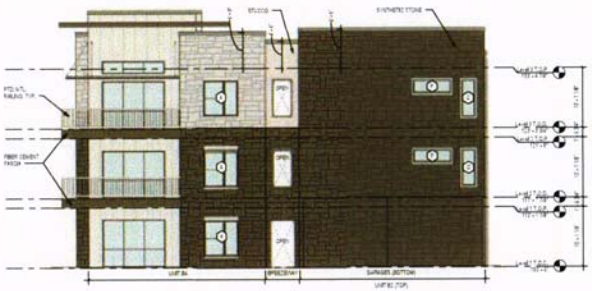
Scale 1/8" = 1'-0"

Drawing No.
A-241

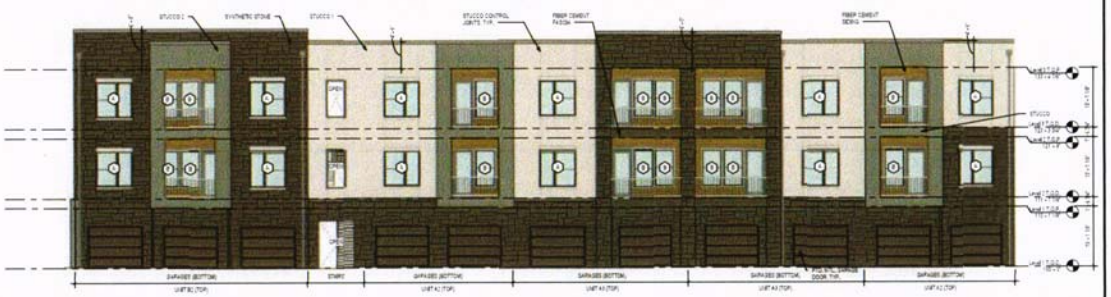
RESOLUTION NO. 2018-04
EXHIBIT "D"- ELEVATIONS



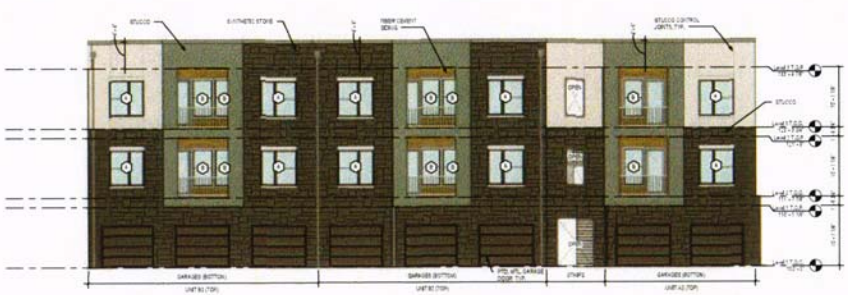
5 Building 5 - East Elevation



4 Building 5 - North Elevation A



3 Building 5 - West Elevation B



2 Building 5 - North Elevation B

1 Building 5 - West Elevation A

ELEVATION GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS ELEVATION DIMENSIONS REFERENCE TO LINEAL (?) BRICK TO TOP OF FLOOR SLAB TYPE (B.O. T.O. B.O.C. SLAB/BRICK, T.O. FLOOR DECK), SYNTHETIC STONE SYSTEM TO HAVE CONTROL JOINTS @ FLOOR LINES.
4. INDICATES BUILDING LIGHTING LOCATIONS.
5. BUILDING LIGHTING LOCATED ON BALCONIES WILL WRAP BALCONY PARAPETS FROM EXTERIOR WALL TO EXTERIOR WALL.

RESOLUTION No. 2016-090
EXHIBIT "D" - ELEVATIONS

STUCCO 1 BEIGE WHITE SW114

STUCCO 2 ACORN HAZE SW1E3

FIBER CEMENT FASCIA SEALWAX SW1T4

FIBER CEMENT SIDING 1 SEALWOOD REALITY SW1T8

SYNTHETIC STONE 1 REAL STONE EUROPEAN CASTLE CUSTOM

SYNTHETIC STONE 2 REAL STONE EUROPEAN CASTLE CUSTOM

PREFINISHED MTL. PANEL BORREGO SW1T4 WHITE

FIBER CEMENT SIDING 2 ACORN HAZE SW1E3

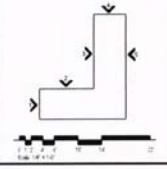
BUILDING 5

Material	West A	North B	West B	North A	East
Masonry	80%	62%	51%	79%	78%
Non Masonry	20%	38%	49%	21%	22%
Total	100%	100%	100%	100%	100%

ENHANCED FENESTRATION PLAN

ENHANCED MASONRY
ENHANCED GLAZING

BUILDING KEY PLAN



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Client/Project
PROJECT NUMBER: 15055
MERCER CROSSING II
JPI
FARMERS BRANCH, TEXAS
TDLR: EABPRJ88808505

Revision

PERMIT (LE SL 2)	2016-01-19
SD (LE SL 2) REF	2017-08-14

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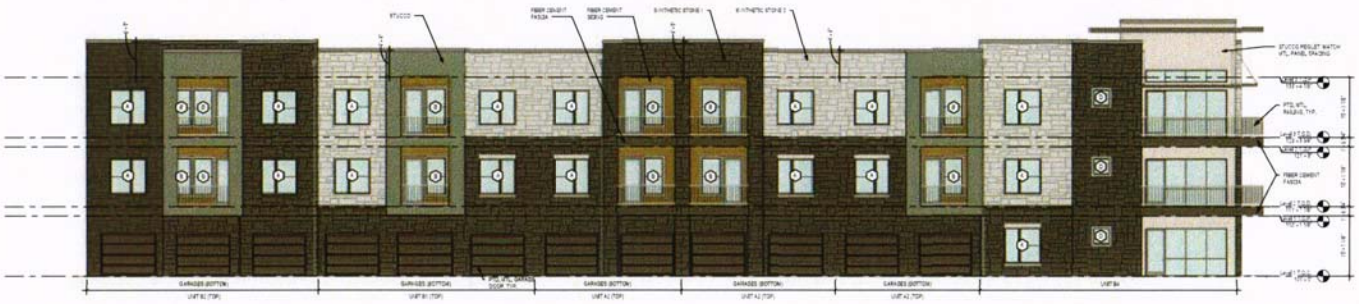
Title
BUILDING 5 ELEVATIONS

Scale 1/8" = 1'-0"
Revision

Drawing No.
A-250

RESOLUTION NO. 2018-04
EXHIBIT "D"- ELEVATIONS



1 Building 5 - South Elevation

ELEVATION GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUCCO.
2. ELEVATION DIMENSIONS REFERRING TO LEVEL (X) INDICATE TOP OF FLOOR SUBSTRATE (E.G. T.O. CONC. SUNDECK, T.O. FLOOR SHEATHING).
3. SYNTHETIC STONE SYSTEM TO HAVE CONTROL JOINTS @ FLOOR LINES.
4. INDICATES BUILDING JOINTS (LOCATIONS: [illegible]).
5. BUILDING JOINTS LOCATED ON BALCONIES WILL GRAY BALCONY PERIMETER FROM EXTERIOR WALL TO EXTERIOR WALL.

RESOLUTION No. 2016-090
EXHIBIT "D" - ELEVATIONS

STUCCO 1
BEIGE WHITE
SW7011

STUCCO 2
ACADIA HAZE
SW7030

FIBER CEMENT FACSIA
BEALSHIR
SW7015

FIBER CEMENT SIDING 1
BLUEWOOD
SW7017 BRITTLE

SYNTHETIC STONE 1
VEAL STONE
EUROPEAN CASTLE CUSTOM

SYNTHETIC STONE 2
VEAL STONE
EUROPEAN CASTLE CUSTOM

PREFINISHED ALT. PANEL
BEARDSE
SW6174 WHITE

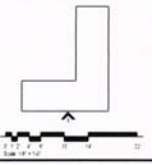
FIBER CEMENT SIDING 2
ACADIA HAZE
SW7030

BUILDING 5	
Material	South
Masonry	79%
Non Masonry	21%
Total	100%

ENHANCED FENESTRATION PLAN

ENHANCED MASONRY
ENHANCED GLAZING

BUILDING KEY PLAN



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Client/Project
PROJECT NUMBER: 15055
MERCER CROSSING II
JPI
FARMERS BRANCH, TEXAS

TDLR: EABPRJB8808505

Revision

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PERMIT - Seal

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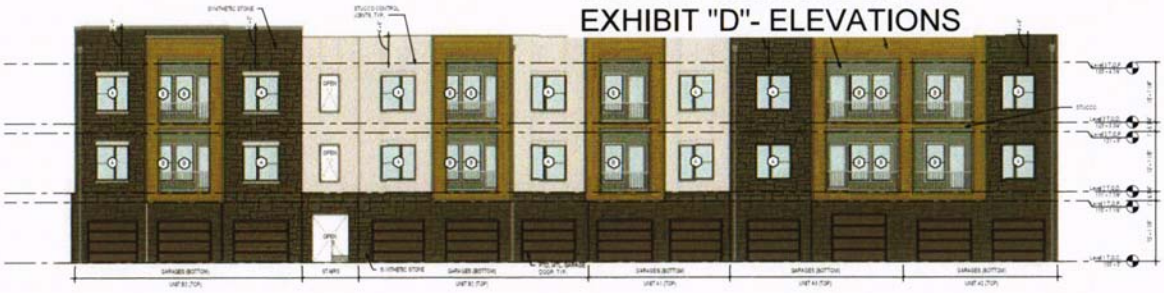
Title
BUILDING 5 ELEVATIONS CONT.

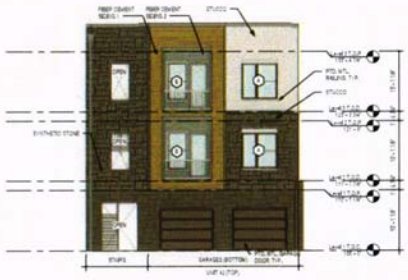
Scale 1/8" = 1'-0"
Revision

Drawing No.
A-251

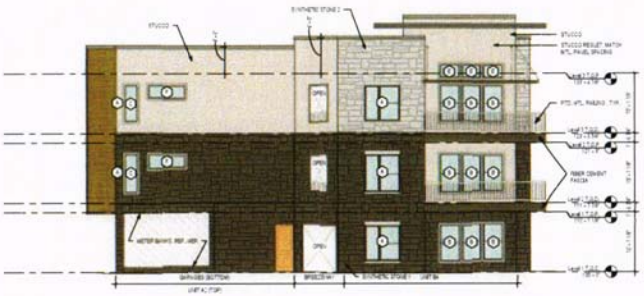
RESOLUTION NO. 2018-04
EXHIBIT "D"- ELEVATIONS



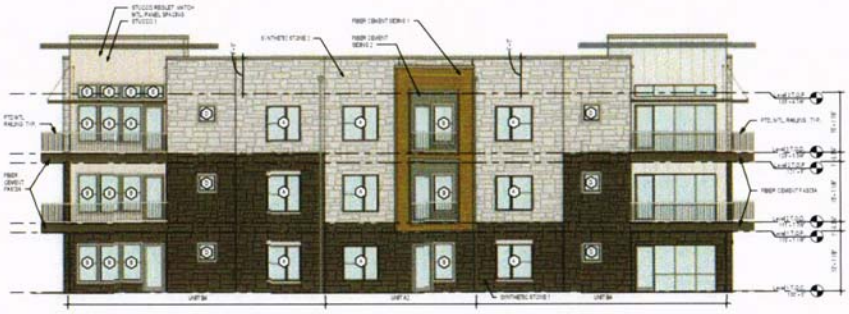
5 Building 6 - East Elevation B



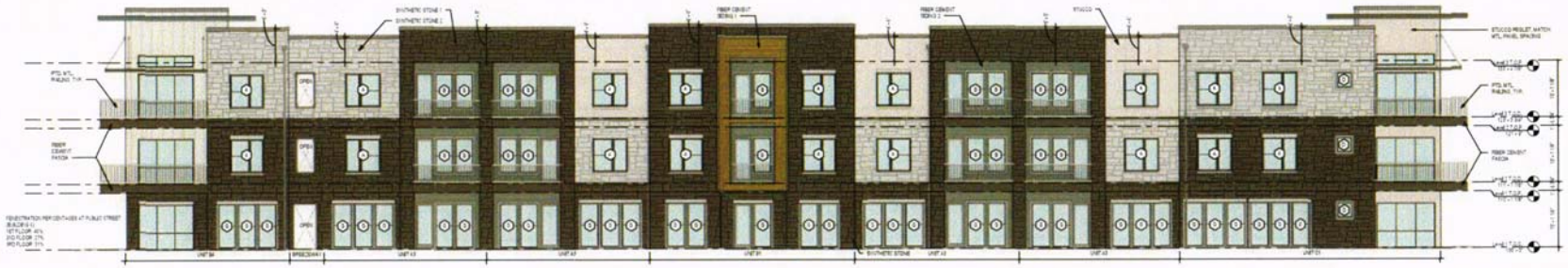
4 Building 6 - South Elevation A



3 Building 6 - East Elevation A



2 Building 6 - North Elevation

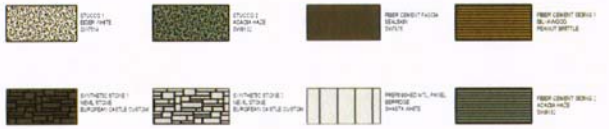


1 Building 6 - West Elevation

ELEVATION GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUD U.N.O.
2. ELEVATION NUMBERS REFERRED TO (2L-B) (2C) INDICATE TOP OF FLOOR ELEVATIONS (E.G. T.O. 2ND FL SLAB/DECK, T.O. FLOOR DECK)
3. SYNTHETIC STONE SYSTEM TO HAVE 3 CONTROL JOINTS @ FLOOR LINES
4. INDICATES BUILDING LENGTH LOCATION
5. BUILDING LENGTHS LOCATED ON BALCONIES ARE MEASURED FROM EXTERIOR WALL TO EXTERIOR WALL

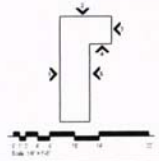
RESOLUTION No. 2016-090
EXHIBIT "D" - ELEVATIONS



BUILDING 6					
Material	West	North	East A	South A	East B
Masonry	75%	75%	59%	50%	51%
Non Masonry	25%	25%	41%	50%	49%
Total	100%	100%	100%	100%	100%

ENHANCED FENESTRATION PLAN

BUILDING KEY PLAN



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Client/Project
PROJECT NUMBER: 15005
MERCER CROSSING II
JPI
FARMERS BRANCH, TEXAS
TDLR: EABPRJ8808505

Revision

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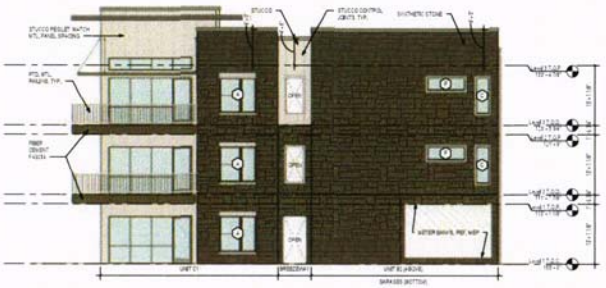
Title
BUILDING 6 ELEVATIONS

Scale 1/8" = 1'-0"
Revision

Drawing No.
A-260

RESOLUTION NO. 2018-04
EXHIBIT "D"- ELEVATIONS



1 Building 6 - South Elevation B

ELEVATION GENERAL NOTES

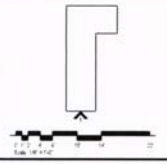
1. ALL DIMENSIONS ARE TO FACE OF STUCCO U.O.O.
2. ELEVATION VARIANCE REFERRING TO LEVEL OF ROOF TO TOP OF FLOOR SUBSTRATE B.O.T. TO CONC. SUNROOD TO FLOOR BELOW.
3. SYNTHETIC STONE SYSTEM TO HAVE CONTROL JOINTS @ FLOOR LINES.
4. ROOFTOP BUILDING JOINTS LOCATIONS
5. BALCONY JOINTS LOCATED OF BALCONIES WALL, WHAT BALCONY PERIMETER FROM EXTERIOR WALL TO EXTERIOR WALL.

RESOLUTION No. 2016-090
EXHIBIT "D" - ELEVATIONS

BUILDING 6	
Material	South B
Masonry	80%
Non Masonry	20%
Total	100%

ENHANCED FENESTRATION PLAN

BUILDING KEY PLAN



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JPI
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TDLR: EABPRJB8808505

Revision

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Title
BUILDING 6 ELEVATIONS CONT.

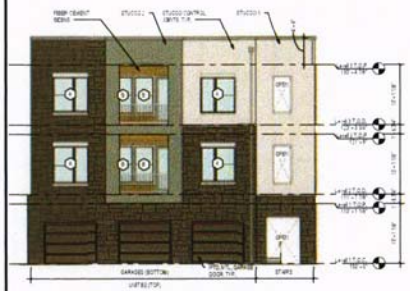
Scale 1/8" = 1'-0"
Revision

Drawing No.
A-261

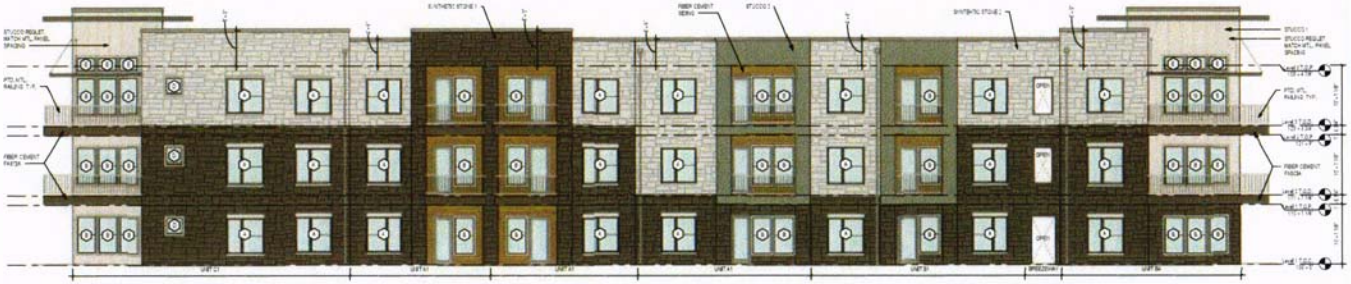
RESOLUTION NO. 2018-04
EXHIBIT "D"- ELEVATIONS

6 Building 7 - West Elevation B

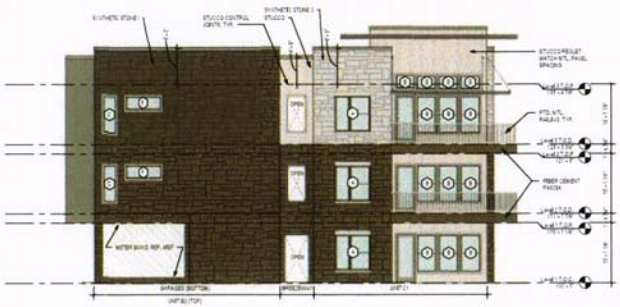
5 Building 7 - West Elevation A



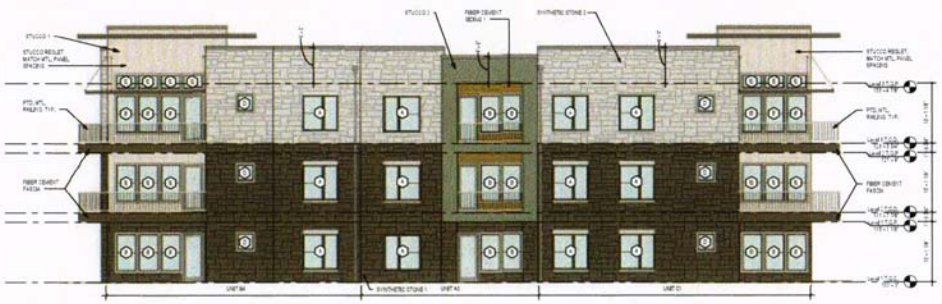
4 Building 7 - South Elevation B



3 Building 7 - East Elevation



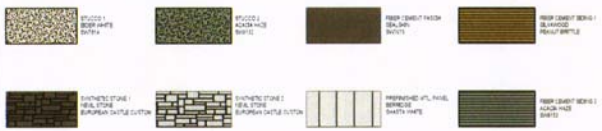
2 Building 7 - South Elevation A



1 Building 7 - North Elevation

ELEVATION GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUD UNLS.
2. ELEVATION VARIANCE REFERENCE TO GRADE, OF INDICATES TOP OF FLOOR SUBSTRATE (E.G. T.O. CONC. GARAGE) TO FLOOR DECK.
3. SYNTHETIC STONE SYSTEM TO HAVE CONTROL JOINTS @ FLOOR LINES.
4. INDICATES BUILDING LIGHTING LOCATIONS.
5. BUILDING LIGHTING LOCATED ON BALCONIES HELD INFRF BALCONY PERIMETER FROM EXTERIOR WALL TO EXTERIOR WALL.

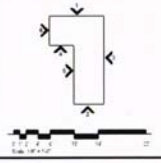


RESOLUTION No. 2016-090
EXHIBIT "D" - ELEVATIONS

BUILDING 7						
Material	North	South A	East	South B	West A	West B
Masonry	77%	80%	77%	53%	60%	79%
Non Masc	23%	20%	23%	47%	40%	21%
Total	100%	100%	100%	100%	100%	100%

ENHANCED FENESTRATION PLAN

BUILDING KEY PLAN



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PROJECT NUMBER - 10055
MERCER CROSSING II
JPI
FARMERS BRANCH, TEXAS
TDLR: EABPRJB8808505

Revision

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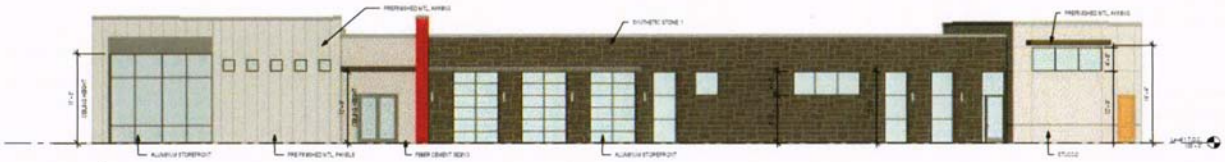
Title
BUILDING 7 ELEVATIONS

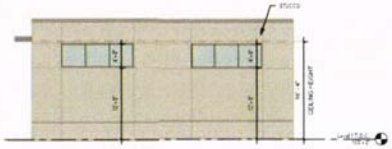
Scale 1/8" = 1'-0"
Revision

Drawing No.
A-270

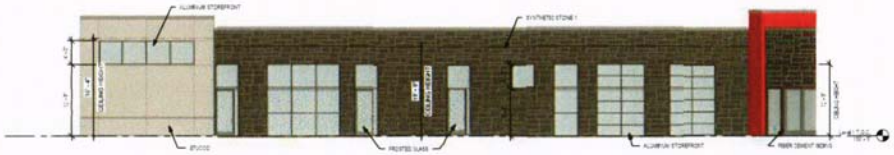
8 CLUBHOUSE - WEST B



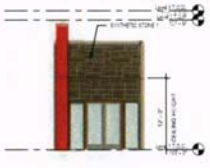
7 CLUBHOUSE - WEST A



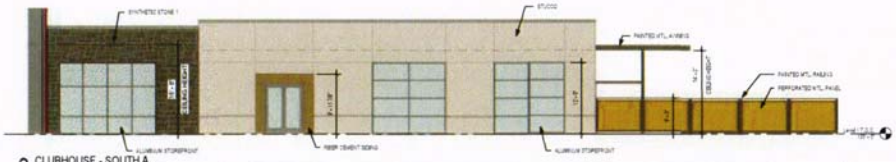
6 CLUBHOUSE - SOUTH B



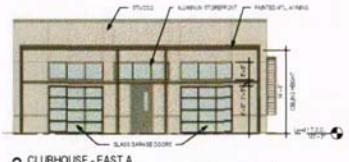
5 CLUBHOUSE - EAST C



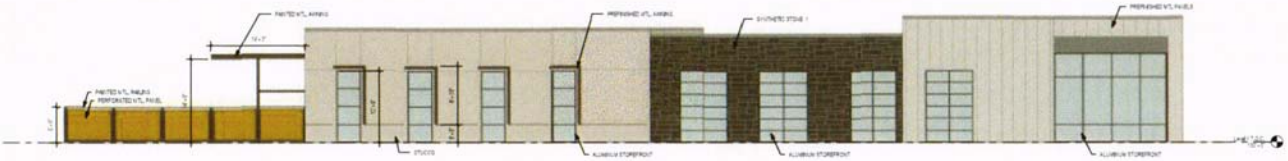
4 CLUBHOUSE - EAST B



3 CLUBHOUSE - SOUTH A



2 CLUBHOUSE - EAST A



1 CLUBHOUSE NORTH

ELEVATION GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUD UNLS.
2. ELEVATION DIMENS REFERRED TO "UNLS" OR INDICATE TOP OF FLOOR SUBSTRATE (E.G. T.C.CONC.SLAB/DEC. T.C.FLOOR DEC.)
3. SYNTHETIC STONE SYSTEM TO HAVE CONTROL JOINTS @ FLOOR LINES.
4. VERIFY BUILDING JOINTS LOCATIONS.
5. BUILDING JOINTS LOCATED ON BUILDING HALL HRAF BALCONY PERIMETER FROM SYSTEM HAL TO SYSTEM HAL.

STUCCO 1 BODY WHITE SYSTEM

STUCCO 2 ACRYLIC FINISH WHITE

FIBER CEMENT PANEL SIDING SLATE

PREFINISHED FIBER CEMENT SIDING BLUE/GOLD FAULT BRITTLE

SYNTHETIC STONE 1 REAL STONE EUROPEAN CASTLE SYSTEM

SYNTHETIC STONE 1 REAL STONE EUROPEAN CASTLE SYSTEM

PREFINISHED VTL PANEL BORREGO SMOTH WHITE

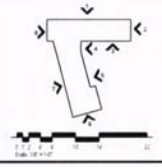
Resolution No. 2018-04
Exhibit "D" - Elevations

ENHANCED FENESTRATION PLAN

ENHANCED WINDOWS

ENHANCED DOORS

BUILDING KEY PLAN



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PROJECT NUMBER: 15051
MERCER CROSSING II
JPI
FARMERS BRANCH, TEXAS

Revision

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PERMIT - Seal

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Title
CLUBHOUSE ELEVATIONS

Scale 1/8" = 1'-0"

Revision

Drawing No.
A-520

Resolution No. 2018-04
Exhibit "D" - Elevations

15055: MERCER CROSSING II
FARMERS BRANCH, TEXAS
JPI
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CLUBHOUSE - 3D RENDERING

MAIN ENTRANCE

11/3/2017

Resolution No. 2018-04
Exhibit "D" - Elevations

15055: MERCER CROSSING II
FARMERS BRANCH, TEXAS
JPI

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CLUBHOUSE - 3D RENDERING

MAIN ENTRANCE

11/3/2017