



RESOLUTION NO. 2019-182

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, APPROVING A DETAILED SITE PLAN AND RELATED DETAILED REGULATIONS FOR DEVELOPMENT OF A 9.5828± ACRE TRACT OUT OF THE HARRISON MARSH SURVEY, ABST. NO. 916 AND WILLIAM COCHRAN SURVEY, ABST. NO. 279, DESCRIBED IN EXHIBIT “A” HERETO, AND LOCATED IN PLANNED DEVELOPMENT NO. 99 (PD-99); APPROVING SPECIAL EXCEPTIONS; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, an application has been made for approval of a detailed site plan for a 9.5828± acre tract out of the Harrison Marsh Survey, Abstract No. 916 and William Cochran Survey, Abstract No. 279, City of Farmers Branch, Dallas County, Texas, described in Exhibit “A” attached hereto and incorporated herein by reference (“the Property”), which is located in Planned Development No. 99 (PD-99); 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 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. Except as provided in Section 2 of this Resolution, the Property shall be developed in accordance with the regulations applicable to the Property as set forth in Ordinance No. 3359, as amended by Ordinance Nos. 3429 and 3581 (collectively “the PD-99 Ordinance”) as well as the Detailed Site Plan, the Landscape Plan, and the Building Elevations, attached hereto respectively as Exhibit “B,” Exhibit “C,” and Exhibit “D” and incorporated herein by reference, which are hereby approved.

SECTION 2. In accordance with Section VIII.D. of Exhibit “C” to the PD-99 Ordinance, having considered the request of the applicant and the recommendation of the Planning and Zoning Commission, and having made the required findings, the City Council approves the following special exceptions to Exhibit “C” of the PD-99 Ordinance (“the PD-99 Development Regulations”) with respect to the development of the Property, provided the Property is developed in accordance with Section 1, above:

- A. Notwithstanding Sections IV.B.1.b.(4) and IV.B.5.b.(2) of the PD-99 Development Regulations, the north façade of Building #5 as identified on the Detailed Site Plan may be designed and constructed as shown on the Building Elevations;

- B. Notwithstanding Section IV.B.1.b.(7) of the PD-99 Development Regulations, the buildings constructed on the Property may be set back further than sixty-feet (60.0') from the Interstate 635 (LBJ Freeway) right-of-way line provided they are located substantially as shown on the Detailed Site Plan;
- C. Notwithstanding Section IV.B.4.b.(2) of the PD-99 Development Regulations, the north façades of the buildings constructed on the Property facing Interstate 635 (LBJ Freeway) may be designed and constructed with fenestration ranging from 16% to 24% as shown on the Building Elevations;
- D. Notwithstanding Section V.C.1.c.(2) of the PD-99 Development Regulations, the surface parking constructed on the Property may be located between Interstate 635 (LBJ Freeway) and the buildings constructed on the Property provided such parking is located as shown on the Detailed Site Plan.
- E. Notwithstanding Section V.D.1.a of the PD-99 Development Regulations, the submission of a Comprehensive Sign Plan showing for approval by the City shall not be required for approval of this Resolution; provided, however, no certificate of occupancy for any building constructed on the Property shall be granted until a Comprehensive Sign Plan for all wall signs to be installed on the Property has been approved by the City.

SECTION 3. This resolution shall become effective immediately upon its approval.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, THIS 10TH DAY OF DECEMBER 2019.

ATTEST:

APPROVED:

Amy Piukana, City Secretary

Robert C. Dye, Mayor

APPROVED AS TO FORM:

Peter G. Smith, City Attorney
(kbl:11/22/19:112242)

Resolution No. 2019-182
Exhibit "A" – Description of Property

Being a tract of land out of the Harrison Marsh Survey, Abstract No. 916 and the William Cochran survey, Abstract No. 279 and situated in the City of Farmers Branch, Dallas County, Texas, said tract being a portion of the same tract of land described as "Tract 1" in the deed to CADG Mercer MM Holdings, LLC recorded as Instrument No. 201700358675 of the Official Public Records of Dallas County, Texas, Texas and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch "MILLER 5665" capped steel rod set for the northeast corner of said Tract 1, said rod being in the southerly right-of-way line of IH 635;

Thence North 89 degrees 45 minutes 38 seconds East with the northerly boundary line of said Tract 1 and with said right-of-way line a distance of 515.53 feet to a 1/2 inch capped steel rod found;

Thence North 85 degrees 25 minutes 02 seconds East continuing with said northerly boundary line and said right-of-way line a distance of 357.12 feet to a 1/2 inch capped steel rod found;

Thence North 88 degrees 01 minutes 04 seconds East a distance of 239.30 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence SOUTH a distance of 585.26 feet to a cross set in a wall in the southerly boundary line of said Tract 1;

Thence westerly with the southerly boundary line of said Tract 1 and with said wall along the following calls:

North 60 degrees 42 minutes 20 seconds West a distance of 95.99 feet to a cross in wall found;

North 51 degrees 21 minutes 47 seconds West a distance of 30.47 feet to a cross in wall found;

North 39 degrees 54 minutes 33 seconds West a distance of 180.19 feet to a cross in wall found;

North 64 degrees 11 minutes 35 seconds West a distance of 29.69 feet to a cross in wall found;

South 87 degrees 29 minutes 54 seconds West a distance of 520.79 feet to a cross in wall found;

North 84 degrees 42 minutes 25 seconds West a distance of 200.96 feet to a 1/2 inch capped steel rod found;

Thence North 82 degrees 24 minutes 59 seconds West a distance of 138.67 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the southwest corner of said Tract 1;

Thence North 00 degrees 32 minutes 19 seconds West with the westerly boundary line of said Tract 1 a distance of 315.07 feet to the point of beginning and containing 9.5828 acres of land, more or less.

LAYOUT: C101 SITE PLAN PLOTTED: Tuesday, November 12, 2019 10:34:23 AM BY: FRANCISCO PELT SCALE: 1:1 SAVED: 11/12/2019 10:32AM BY: FRANCISCO
Z:\PROJECTS\6009.00 CENTURION MERCER BOARDWALK\DRAWINGS\P\c101 SITE PLAN.DWG



Resolution No. 2019-182
Exhibit “B” – Detailed Site Plan (cont.)

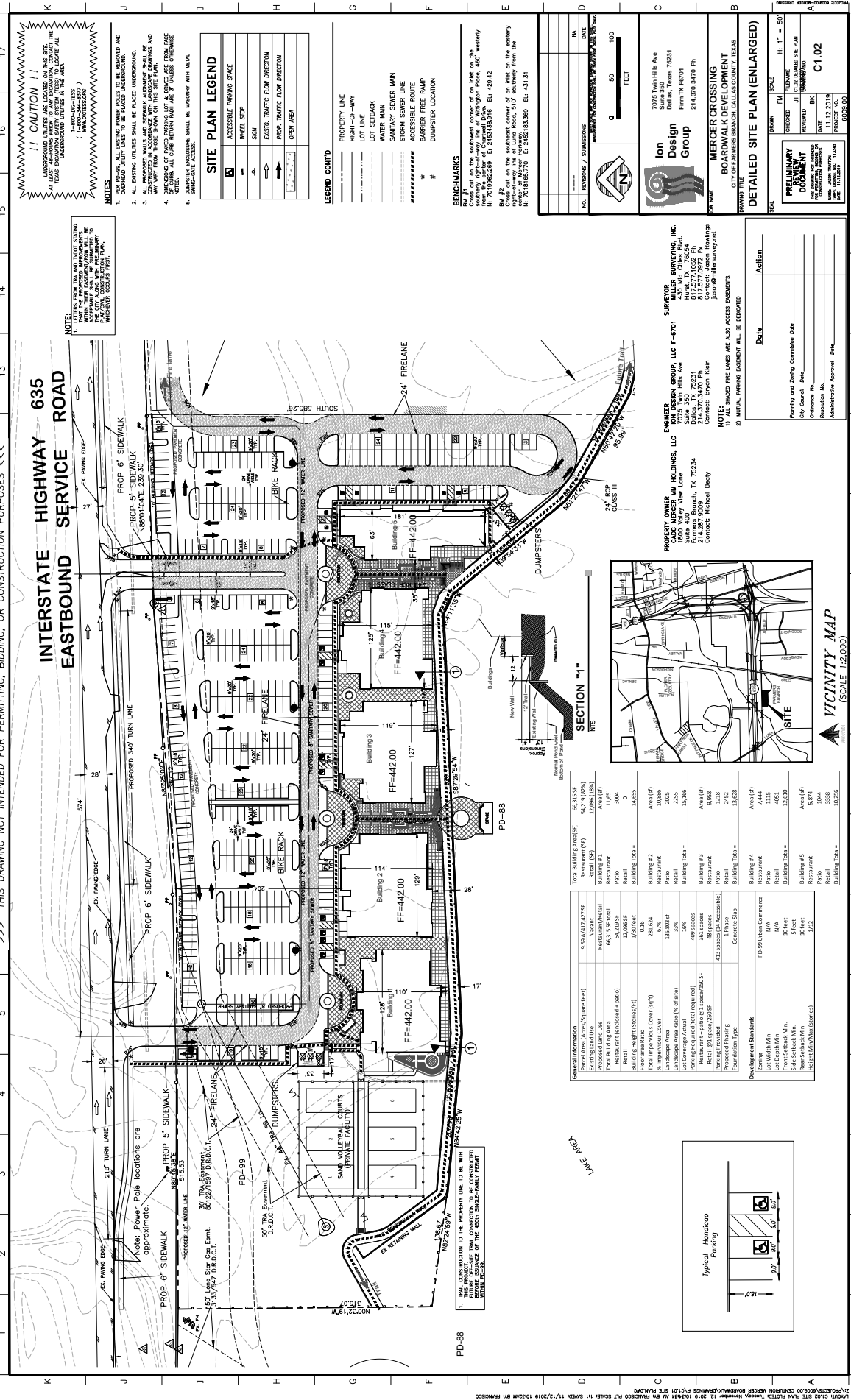


Exhibit “C” – Landscape Plan

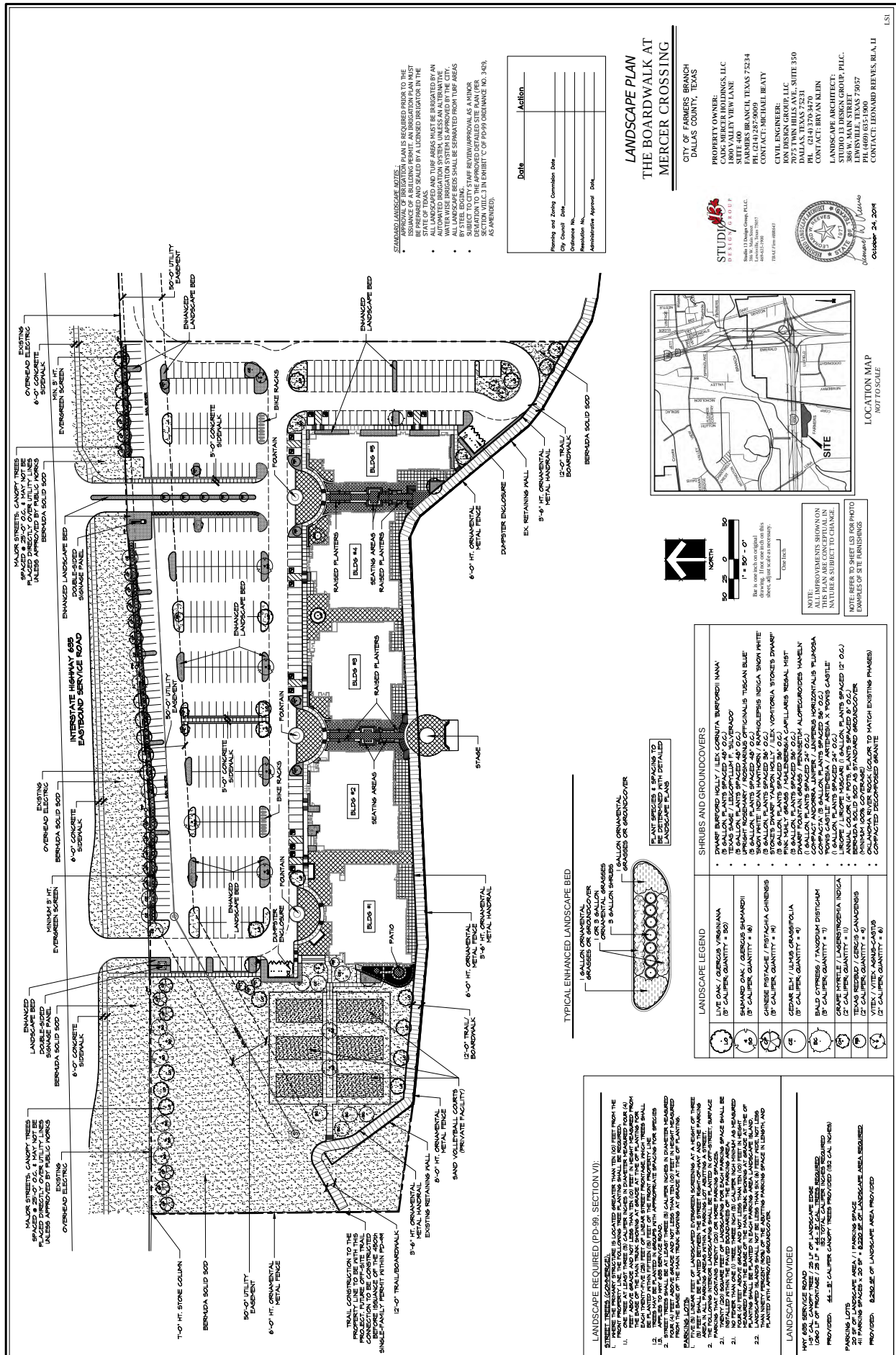
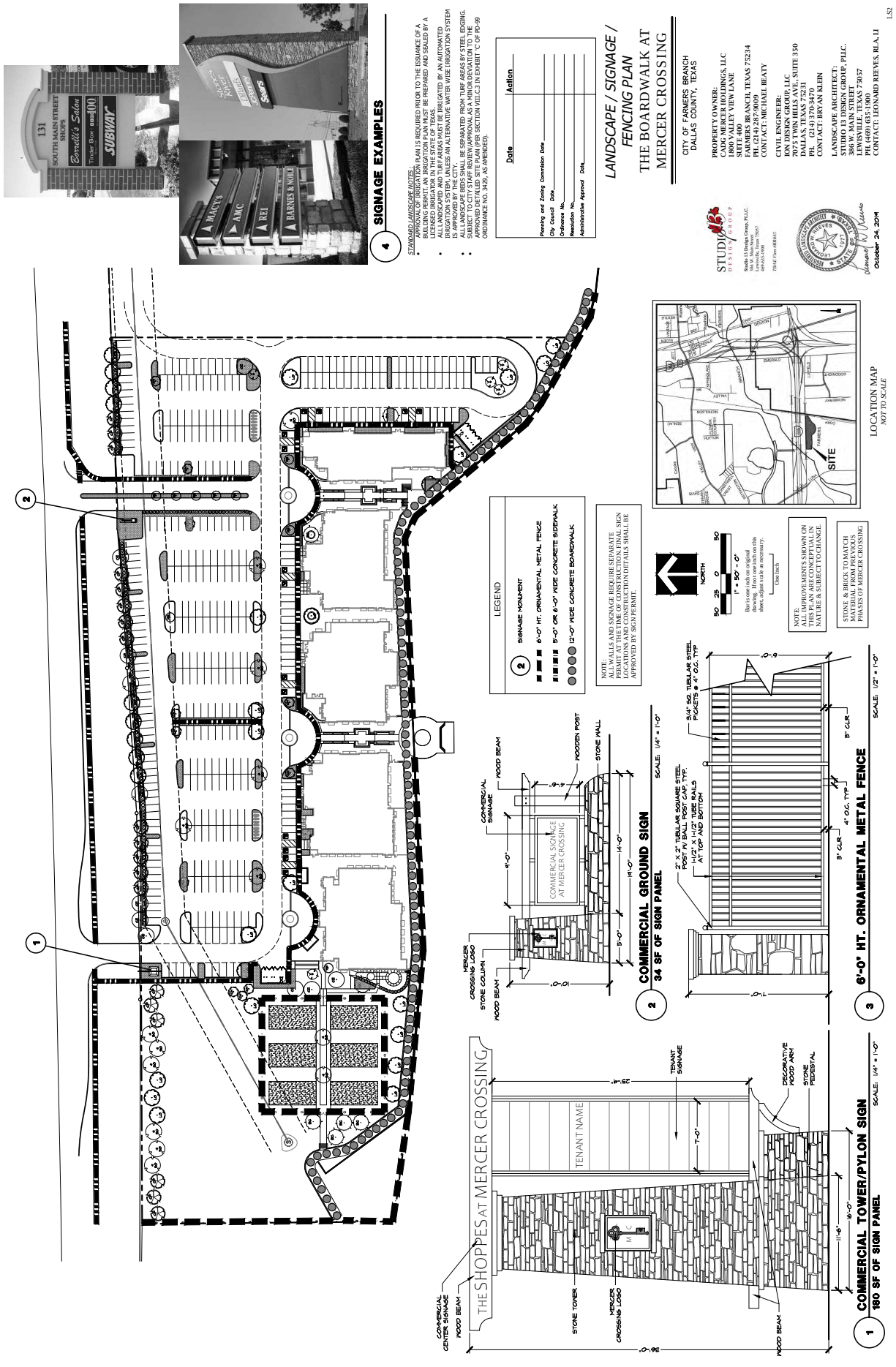


Exhibit “C” – Landscape Plan (cont.)



Resolution No. 2019-182
Exhibit "C" – Landscape Plan (cont.)



A BICYCLE RACKS EXAMPLES



D ENHANCED PAVING EXAMPLES



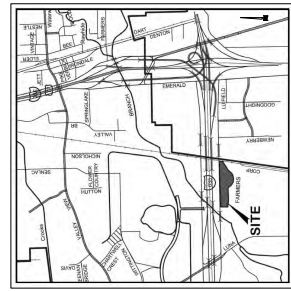
B SEATING EXAMPLES



E WASTE RECEPTACLES EXAMPLES



C BOLLARDS / RAISED PLANTERS EXAMPLES



NOTE:
ALL IMPROVEMENTS SHOWN ON
THIS PLAN ARE FOR INFORMATION
NATURE & SUBJECT TO CHANGE.

Date	Action
Planning and Zoning Commission Date	
City Council Date	
Ordinance No.	
Resolution No.	
Amendment Approved Date	

SITE AMENITY EXAMPLES
THE BOARDWALK AT
MERCER CROSSING

CITY OF FARMERS BRANCH
DALLAS COUNTY, TEXAS

PROPERTY OWNER:
CADC MERCER HOLDINGS, LLC
1800 VALLEY VIEW LANE
FARMERS BRANCH, TEXAS 75234
PH: (214) 287-9009
CONTACT: MICHAEL BEATTY

CIVIL ENGINEER:
CADC MERCER HOLDINGS, LLC
2075 TWIN HILLS AVE., SUITE 350
DALLAS, TEXAS 75231
PH: (214) 287-9009
CONTACT: BRYAN KILIN

LANDSCAPE ARCHITECT:
STUDIO 13 DESIGN GROUP, PLLC
386 W. MAIN STREET
FARMERS BRANCH, TEXAS 75057
PH: (214) 287-9009
CONTACT: LEONARD REYES, RLA, LI

October 24, 2019

SHEET:
2 OF 6

-635 FARMERS BRANCH, TX. 75234

2 KEY PLAN

Bush
ARCHITECTS

PROJECT NO.	18-051
ISSUE LOG	
DATE	DESCRIPTION
8/8/18	Letter Package
9/20/18	Rel. Loan Package
12/18/18	Rel. Ctr. Note
3/11/19	CITY CREDIT
4/16/19	REL. PRELIM
7/23/19	DOWN PAYMENT

SCALE:
As indicated

CLASSIFIED BY
FK
CHECKED BY
JB

DATE: 11-07-2019

SHEET:
3 OF 6

MERCER BOARD WALK
1-635 FARMERS BRANCH, TX. 75234

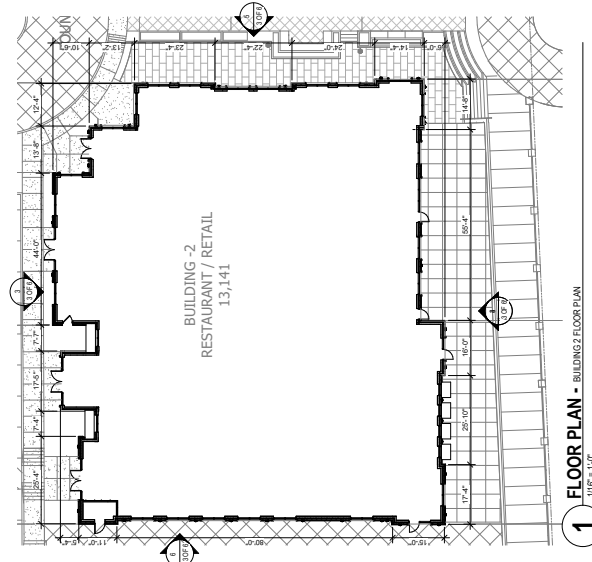
1-635 FARMERS BRANCH, TX. 75234

BLDG 2 - SOUTH - FACADE CALCULATIONS		
BUILDING FACADE	MATERIAL AREA	% OF TOTAL
TOTAL BUILDING FACADE	2,835 SF	100%
LESS FENESTRATION / GLASS	668 SF	23%
TOTAL SOLID SURFACE (Brick, Stone Veneer, Precast Stone, Metal Corrall)	2,177 SF	77%

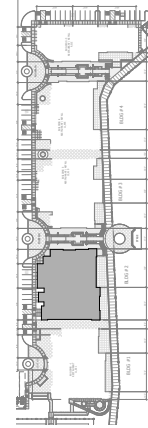
BLDG 2 - NORTH - FACADE CALCULATIONS		
BUILDING FACADE	MATERIAL AREA	% OF TOTAL
TOTAL BUILDING FACADE	3,067 SF	100%
LESS FENESTRATION / GLASS	770 SF	25%
TOTAL SOLID SURFACE (Brick, Stone Veneer, Precast Stone, Metal Corrosion)	2,317 SF	75%

BLDG 2 - EAST - FACADE CALCULATIONS		
BUILDING FACADE	MATERIAL AREA	% OF TOTAL
TOTAL BUILDING FACADE	2,845 SF	100%
LESS FENESTRATION/GLASS	562 SF	21%
TOTAL SOLID SURFACE (Brick, Stone Veneer, Precast Stone, Metal Corrie))	2,083 SF	79%

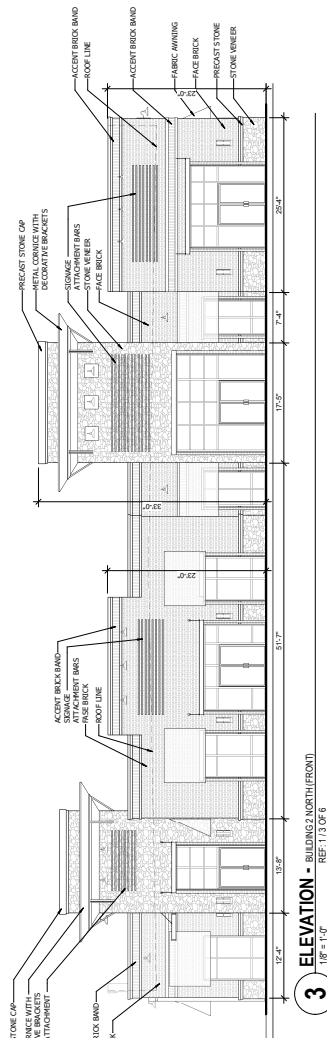
BLDG 2 - WEST - FAÇADE CALCULATIONS		
BUILDING FAÇADE	MATERIAL AREA	% OF TOTAL
TOTAL BUILDING FAÇADE	2,478 SF	100%
LESS PENETRATION/ GLASS	410 SF	17%
TOTAL SOLID SURFACE (Brick, Stone Veneer, Precast Stone, Metal Corrall)	2,068 SF	83%



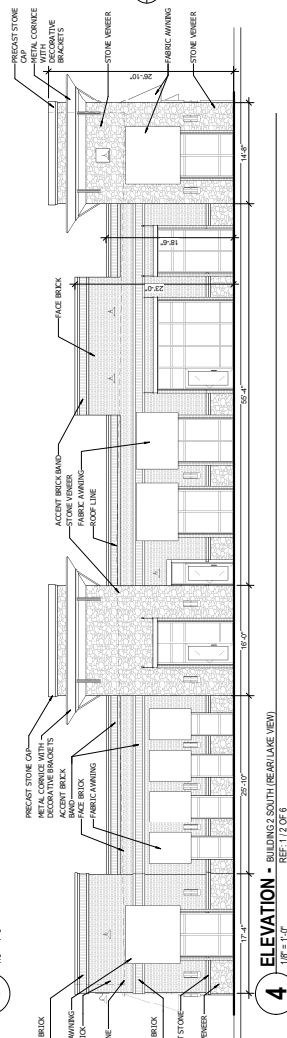
1 FLOOR PLAN - BUILDING 2 FLOOR PLAN
111'6" x 41'0"



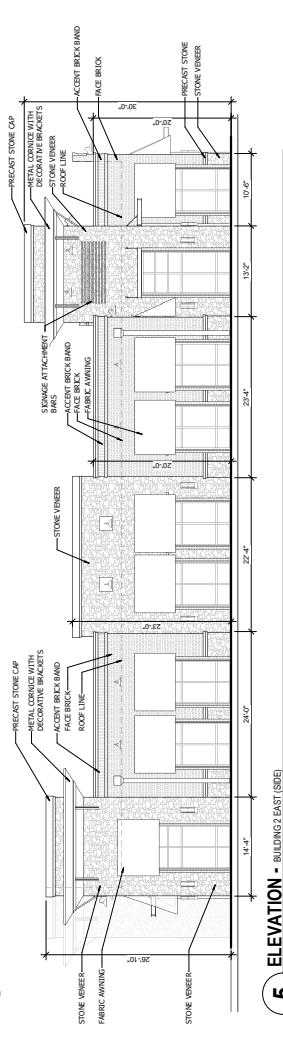
2 KEY PLAN



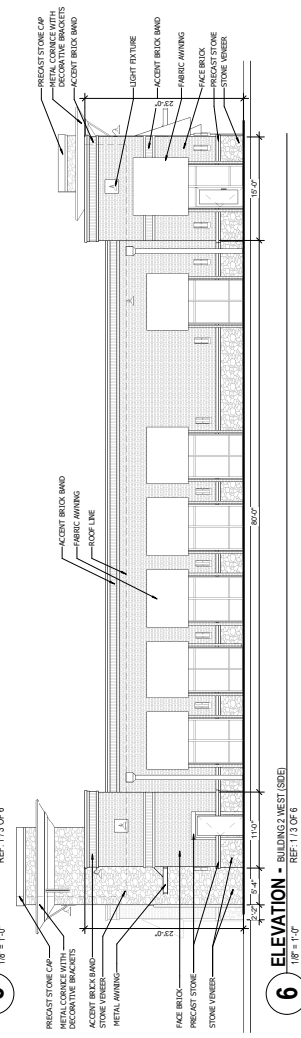
3 ELEVATION - BUILDING 2 NORTH (FRONT)
1/8" = 1'-0"
REF: 1 / 3 OF 6



4 **ELEVATION - BUILDING 2 SOUTH (REAR/LAKE VIEW)**
1/8" = 1'-0" REF: 1/2 OF 6



5 **ELEVATION - BUILDING 2 EAST (SIDE)**



6 **ELEVATION - BUILDING 2 WEST (SIDE)**
1/8" = 1'-0"
REF: 1/3 OF 6

Resolution No. 2019-182
Exhibit "D" – Building Elevations (cont.)

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MERCER BOARD WALK
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PROJECT NO.	18-051
ISSUE LOG	
DATE	DESCRIPTION
11/14/2019	1.000 - Initial
11/14/2019	2.000 - Revise
11/14/2019	3.000 - Revise
11/14/2019	4.000 - Revise
11/14/2019	5.000 - Revise
11/14/2019	6.000 - Revise
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11/14/2019	9.000 - Revise
11/14/2019	10.000 - Revise

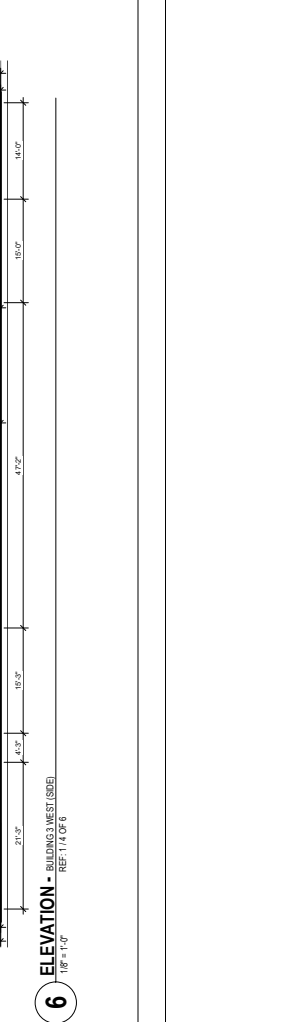
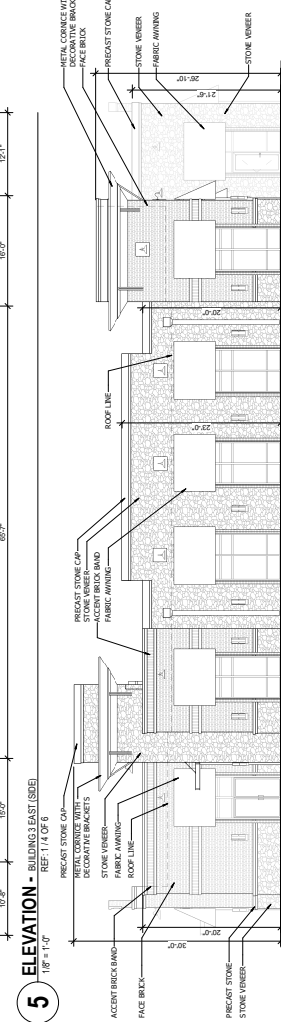
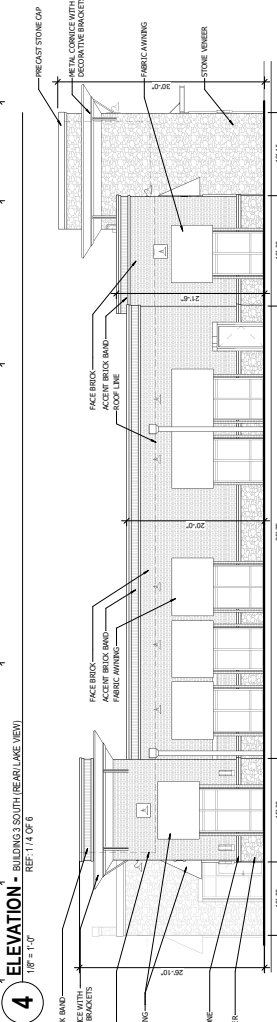
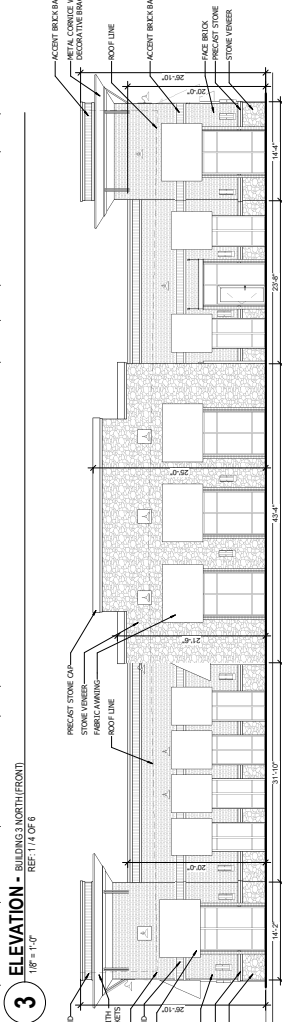
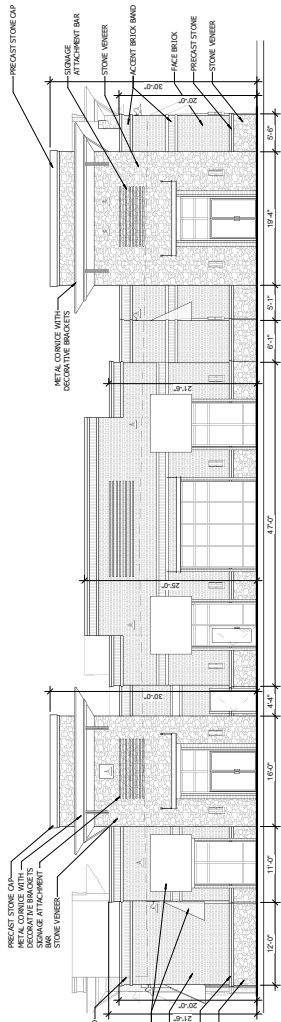
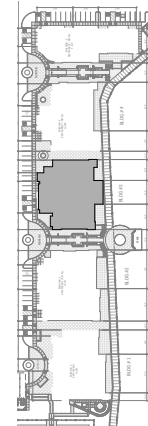
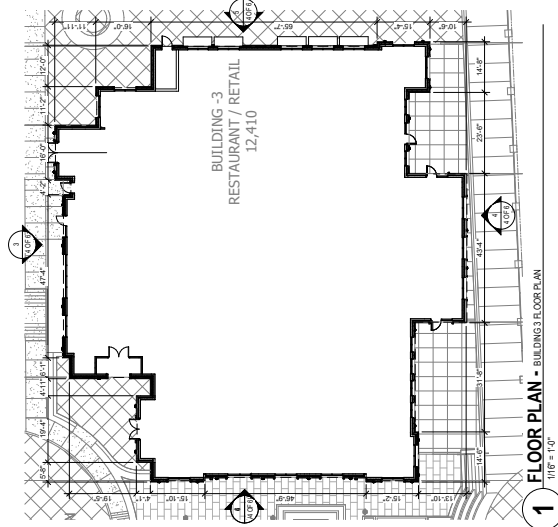
SCALE:	As Indicated
DATE:	11-07-2019
DESIGNED BY:	JK
CHECKED BY:	JB
SHEET:	4 OF 6

BLDG 3 - EAST - FACADE CALCULATIONS			
BLDG 3 - EAST - FACADE	MATERIAL AREA	% OF TOTAL	% OF TOTAL
TOTAL BUILDING FACADE	2,205 SF	100%	100%
TOTAL BUILDING FACADE	2,205 SF	100%	100%
TOTAL SOLID SURFACE BRICK	2,205 SF	81%	79%
Stone Veneer - Precast Stone, Metal Cornice			

BLDG 3 - WEST - FACADE CALCULATIONS			
BLDG 3 - WEST - FACADE	MATERIAL AREA	% OF TOTAL	% OF TOTAL
TOTAL BUILDING FACADE	2,205 SF	100%	100%
TOTAL BUILDING FACADE	2,205 SF	100%	100%
TOTAL SOLID SURFACE BRICK	2,205 SF	81%	79%
Stone Veneer - Precast Stone, Metal Cornice			

BLDG 3 - SOUTH - FACADE CALCULATIONS			
BLDG 3 - SOUTH - FACADE	MATERIAL AREA	% OF TOTAL	% OF TOTAL
TOTAL BUILDING FACADE	2,205 SF	100%	100%
TOTAL BUILDING FACADE	2,205 SF	100%	100%
TOTAL SOLID SURFACE BRICK	2,205 SF	81%	79%
Stone Veneer - Precast Stone, Metal Cornice			

BLDG 3 - NORTH - FACADE CALCULATIONS			
BLDG 3 - NORTH - FACADE	MATERIAL AREA	% OF TOTAL	% OF TOTAL
TOTAL BUILDING FACADE	2,205 SF	100%	100%
TOTAL BUILDING FACADE	2,205 SF	100%	100%
TOTAL SOLID SURFACE BRICK	2,205 SF	81%	79%
Stone Veneer - Precast Stone, Metal Cornice			



Resolution No. 2019-182
Exhibit "D" – Building Elevations (cont.)

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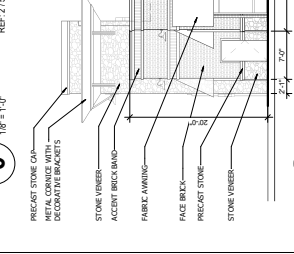
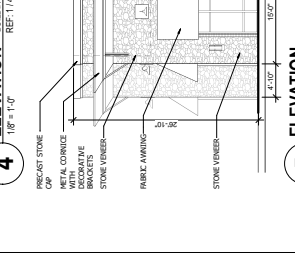
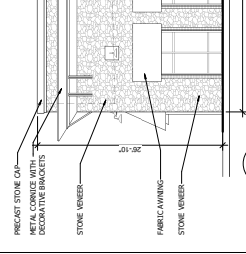
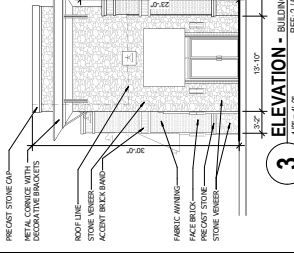
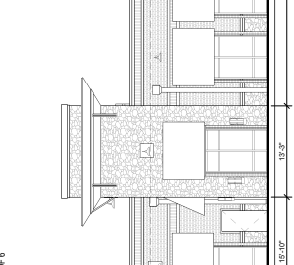
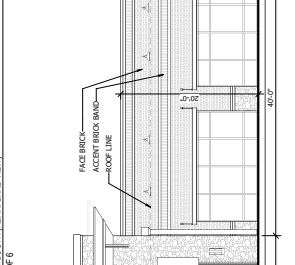
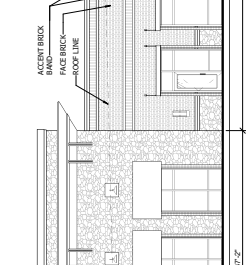
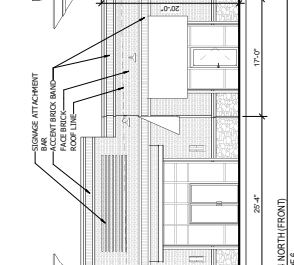
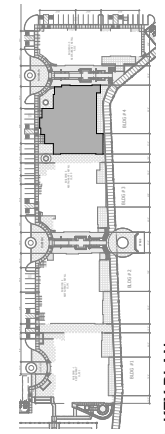
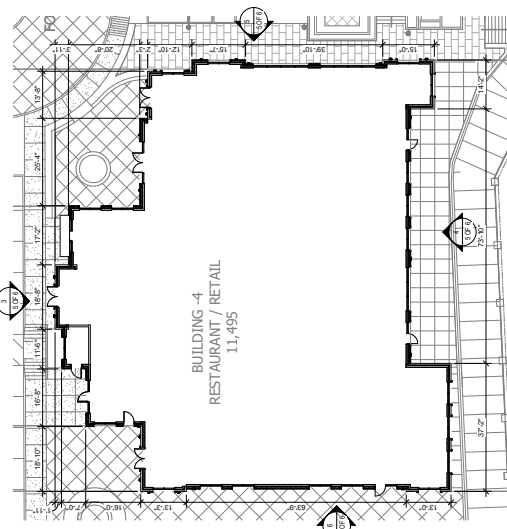
PROJECT NO.	18-031
DATE	11-07-2019
ISSUE	As Initialed
SCALE	As Initialed
DESIGNED BY	JK
CHECKED BY	JB
DATE	11-07-2019
SHEET	5 OF 6

BLDG 4 - EAST - FACADE CALCULATIONS			
BUILDING FACADE	MATERIAL AREA	% OF TOTAL	
STONE VENER	2,700 SF	21%	
ACCENT BRICK BAND	2,700 SF	21%	
FACE BRICK	2,700 SF	21%	
LESS RESTRAINT GLASS	2,700 SF	21%	
TOTAL SOLID SURFACE BRICK	2,700 SF	79%	
TOTAL SOLID SURFACE BRICK	2,700 SF	79%	

BLDG 4 - WEST - FACADE CALCULATIONS			
BUILDING FACADE	MATERIAL AREA	% OF TOTAL	
STONE VENER	2,700 SF	21%	
ACCENT BRICK BAND	2,700 SF	21%	
FACE BRICK	2,700 SF	21%	
LESS RESTRAINT GLASS	2,700 SF	21%	
TOTAL SOLID SURFACE BRICK	2,700 SF	79%	
TOTAL SOLID SURFACE BRICK	2,700 SF	79%	

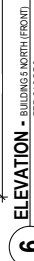
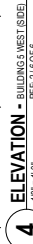
BLDG 4 - SOUTH - FACADE CALCULATIONS			
BUILDING FACADE	MATERIAL AREA	% OF TOTAL	
STONE VENER	2,700 SF	21%	
ACCENT BRICK BAND	2,700 SF	21%	
FACE BRICK	2,700 SF	21%	
LESS RESTRAINT GLASS	2,700 SF	21%	
TOTAL SOLID SURFACE BRICK	2,700 SF	79%	
TOTAL SOLID SURFACE BRICK	2,700 SF	79%	

BLDG 4 - NORTH - FACADE CALCULATIONS			
BUILDING FACADE	MATERIAL AREA	% OF TOTAL	
STONE VENER	2,700 SF	21%	
ACCENT BRICK BAND	2,700 SF	21%	
FACE BRICK	2,700 SF	21%	
LESS RESTRAINT GLASS	2,700 SF	21%	
TOTAL SOLID SURFACE BRICK	2,700 SF	79%	
TOTAL SOLID SURFACE BRICK	2,700 SF	79%	



PROJECT NO.	18-051
ISSUE LOG	
DATE	DESCRIPTION
7-2-2018	1st. L&P PENDING
12-2-2018	2nd. L&P 74.4%
15-2-2018	3rd. L&P 75.7%
16-2-2018	4th. L&P 75.2%
18-2-2018	5th. L&P 75.2%
20-2-2018	6th. L&P 75.2%
22-2-2018	7th. L&P 75.2%
24-2-2018	8th. L&P 75.2%
26-2-2018	9th. L&P 75.2%
28-2-2018	10th. L&P 75.2%
30-2-2018	11th. L&P 75.2%
3-3-2018	12th. L&P 75.2%
5-3-2018	13th. L&P 75.2%
7-3-2018	14th. L&P 75.2%
9-3-2018	15th. L&P 75.2%
11-3-2018	16th. L&P 75.2%
13-3-2018	17th. L&P 75.2%
15-3-2018	18th. L&P 75.2%
17-3-2018	19th. L&P 75.2%
19-3-2018	20th. L&P 75.2%
21-3-2018	21st. L&P 75.2%
23-3-2018	22nd. L&P 75.2%
25-3-2018	23rd. L&P 75.2%
27-3-2018	24th. L&P 75.2%
29-3-2018	25th. L&P 75.2%
31-3-2018	26th. L&P 75.2%
3-4-2018	27th. L&P 75.2%
5-4-2018	28th. L&P 75.2%
7-4-2018	29th. L&P 75.2%
9-4-2018	30th. L&P 75.2%
11-4-2018	31st. L&P 75.2%
13-4-2018	32nd. L&P 75.2%
15-4-2018	33rd. L&P 75.2%
17-4-2018	34th. L&P 75.2%
19-4-2018	35th. L&P 75.2%
21-4-2018	36th. L&P 75.2%
23-4-2018	37th. L&P 75.2%
25-4-2018	38th. L&P 75.2%
27-4-2018	39th. L&P 75.2%
29-4-2018	40th. L&P 75.2%
31-4-2018	41st. L&P 75.2%
3-5-2018	42nd. L&P 75.2%
5-5-2018	43rd. L&P 75.2%
7-5-2018	44th. L&P 75.2%
9-5-2018	45th. L&P 75.2%
11-5-2018	46th. L&P 75.2%
13-5-2018	47th. L&P 75.2%
15-5-2018	48th. L&P 75.2%
17-5-2018	49th. L&P 75.2%
19-5-2018	50th. L&P 75.2%
21-5-2018	51st. L&P 75.2%
23-5-2018	52nd. L&P 75.2%
25-5-2018	53rd. L&P 75.2%
27-5-2018	54th. L&P 75.2%
29-5-2018	55th. L&P 75.2%
31-5-2018	56th. L&P 75.2%
3-6-2018	57th. L&P 75.2%
5-6-2018	58th. L&P 75.2%
7-6-2018	59th. L&P 75.2%
9-6-2018	60th. L&P 75.2%
11-6-2018	61st. L&P 75.2%
13-6-2018	62nd. L&P 75.2%
15-6-2018	63rd. L&P 75.2%
17-6-2018	64th. L&P 75.2%
19-6-2018	65th. L&P 75.2%
21-6-2018	66th. L&P 75.2%
23-6-2018	67th. L&P 75.2%
25-6-2018	68th. L&P 75.2%
27-6-2018	69th. L&P 75.2%
29-6-2018	70th. L&P 75.2%
31-6-2018	71st. L&P 75.2%
3-7-2018	72nd. L&P 75.2%
5-7-2018	73rd. L&P 75.2%
7-7-2018	74th. L&P 75.2%
9-7-2018	75th. L&P 75.2%
11-7-2018	76th. L&P 75.2%
13-7-2018	77th. L&P 75.2%
15-7-2018	78th. L&P 75.2%
17-7-2018	79th. L&P 75.2%
19-7-2018	80th. L&P 75.2%
21-7-2018	81st. L&P 75.2%
23-7-2018	82nd. L&P 75.2%
25-7-2018	83rd. L&P 75.2%
27-7-2018	84th. L&P 75.2%
29-7-2018	85th. L&P 75.2%
31-7-2018	86th. L&P 75.2%
3-8-2018	87th. L&P 75.2%
5-8-2018	88th. L&P 75.2%
7-8-2018	89th. L&P 75.2%
9-8-2018	90th. L&P 75.2%
11-8-2018	91st. L&P 75.2%
13-8-2018	92nd. L&P 75.2%
15-8-2018	93rd. L&P 75.2%
17-8-2018	94th. L&P 75.2%
19-8-2018	95th. L&P 75.2%
21-8-2018	96th. L&P 75.2%
23-8-2018	97th. L&P 75.2%
25-8-2018	98th. L&P 75.2%
27-8-2018	99th. L&P 75.2%

1-635 FARMERS BRANCH, TX. 75234



BLDG 5 - NORTH - FACADE CALCULATIONS		
BUILDING FACADE	MATERIAL AREA	% OF TOTAL
TOTAL BUILDING FACADE LESS PENETRATION GLASS	1,479 SF 362 SF	100% 24%
TOTAL SOLID SURFACE (Brick, Stone Veneer, Precast Stone, Metal Cladding)	1,117 SF	76%

BLDG 5 - WEST - FACADE CALCULATIONS		
BUILDING FACADE	MATERIAL AREA	% OF TOTAL
TOTAL BUILDING FACADE	3,950 SF	100%
LESS FENESTRATION/ GLASS	6616 SF	22%
TOTAL SOLID SURFACE AREA (Brick, Stone Veneer, Precast Stone, Metal Cladding)	3,082 SF	78%