Administrative Approval Memorandum
City of Richardson, Texas

To: **Brent Tignor**
Building Inspection Manager

From: **Mohamed Bireima, AICP**
Development Services

Date: April 11, 2013

Project: **Greenway 7-Story Office Building**
2400 Lakeside Boulevard

In accordance with Chapter 21, of the *Richardson Code of Ordinances*, the site plan has been modified as follows:

1. **Note the installation of an emergency generator inside the empty dumpster enclosure on the east side of the building. A new 8-foot high dumpster enclosure will be constructed out of brick near the southeast corner of the parking garage.**
2. **Two (2) parking spaces will be removed to accommodate the proposed enclosure. 534 parking spaces are required by code, 765 spaces are provided on the site.**

Proper permits must be secured from the Building Inspection Department prior to commencement of construction.

Please void the previously approved site plan, dated 07/24/2012, and replace with the attached revised plans.

Copy:

Owner

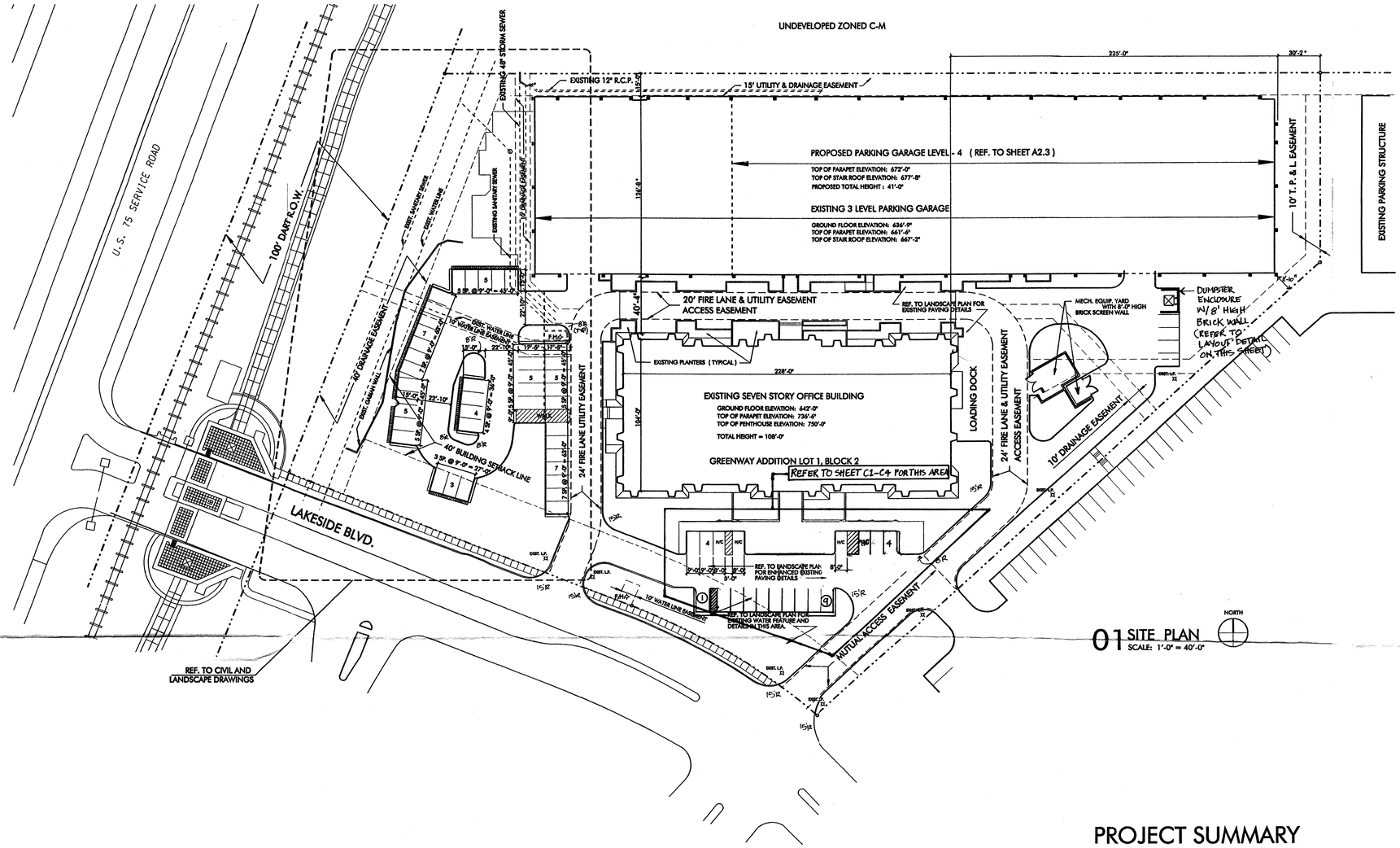
Louann Hall
JP 2400 Lakeside LP
2435 N. Central Expy, Suite 830
Richardson, TX 75080
lhall@jppartners.net

Applicant

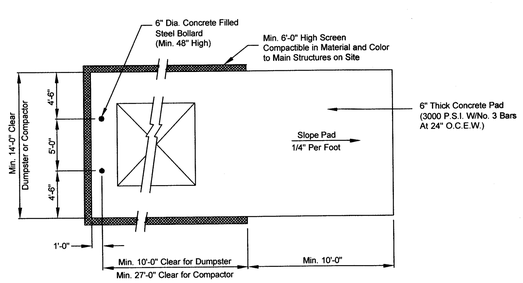
Jeff Romack
Romack Company
1341 W. Mockingbird Lane

Dallas, TX 75242
jeffromack@romackco.com

Site Plan File



01 SITE PLAN
SCALE: 1'-0" = 40'-0"



PROJECT SUMMARY

ZONING : I - M (1) INDUSTRIAL (ORD. #257-A & #2751-A - SPECIAL PERMIT FOR A DAY CARE)

LEGAL DESCRIPTION : GREENWAY ADDITION LOT 1, BLOCK2

LOT AREA : 213,550 SQ. FT. (4.9 AC)

EXISTING OFFICE BUILDING AREA : 160,160 SQ. FT.

PARKING REQUIREMENT: 534 SPACES (1 SP. / 300 S.F.)

PARKING PROVIDED:

GARAGE:

EXISTING : 546 SPACES

PROPOSED : 155 SPACES

SURFACE:

EXISTING : 54 SPACES

PROPOSED : 10 SPACES

TOTAL : 765 SPACES

1 SPACE PER 214 SQ. FT.

FLOOR AREA RATIO: .749 : 1

LANDSCAPE AREA REQUIRED : 21,355 SQ. FT. (10%)

LANDSCAPE AREA PROPOSED : 64,142 SQ. FT. (30%)

PROJECT DESCRIPTION: PROPOSAL TO ADD A PARTIAL LEVEL - 4 TO AN EXISTING 3 LEVEL PARKING STRUCTURE AND ADDITIONAL SURFACE PARKING IN THE SOUTHWESTERN PORTIONOF THE PROPERTY.

CONSTRUCTION: THE ADDITIONAL LEVEL - 4 OF THE PARKINGGARAGE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THBBC 2000. TYPE IIB, UNSPRINKELED.

Administrative Approval Granted
Date: 04.11.13 By: MB

Administrative Approval Granted
Date: 07.24.12 By: MB

Approved:
Subject to requirements of Building Code and other City codes and Ordinances
City Plan Commission
Date 4-15-03
By: Nancy V. Wilson / MB
Chairman

All utilities are required underground. Prior to construction of any public facilities an executed three-way contract between owner, contractor, and City must be filed with Dept. of Public Works. A detailed landscape plan must be approved and landscaping must be installed prior to occupancy. Design, details and location of signs are not subject to approval by City Plan Commission.

ALL FIRE LANES AND PARKING SURFACES SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF BUILDING. SCREENING WALL REQUIRED TO BE INSTALLED PRIOR TO ISSUANCE OF BUILDING PERMIT.

2400 LAKESIDE BLVD.

CADD FILE: g:\03018\03018a101.planing

PLOTTED: 14-APR-2003 14:22

BOKA Powell

architecture interiors planning graphics
13727 Noel Road, Suite 300, LB 1
Dallas, Texas 75240 Tel. 972.701.900

REGISTERED ARCHITECT JAMES W. BARNES 10114 STATE OF TEXAS

04-14-03

structural engineer
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3400 CARLISLE STREET, Suite 200
Dallas, Texas 75204 Tel 214.871.7010

civil engineer
GRAHAM ASSOCIATES, INC.
600 SIX FLAGS DRIVE
ARLINGTON, Texas 76011 Tel 817.640.8535

mep engineer
PURDY-McGUIRE, INC.
4300 SIGMA, Suite 200
Dallas, Texas 75244 Tel 972.239.5357

landscape architect
MESA DESIGN GROUP
3100 McKINNON STREET, Suite 950
Dallas, Texas 75201 Tel 214.871.0568

owner
CRESCENT REAL ESTATE EQUITIES, LTD.
300 CRESCENT COURT, Suite 120
DALLAS, Texas 75201 Tel 214.880.4500

project

CRESCENT. Real Estate Equities Company

GREENWAY II
PARKING GARAGE EXTENSION
2400 LAKESIDE BLVD.
RICHARDSON, Texas 75082

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DEVELOPMENT SUBMITTAL

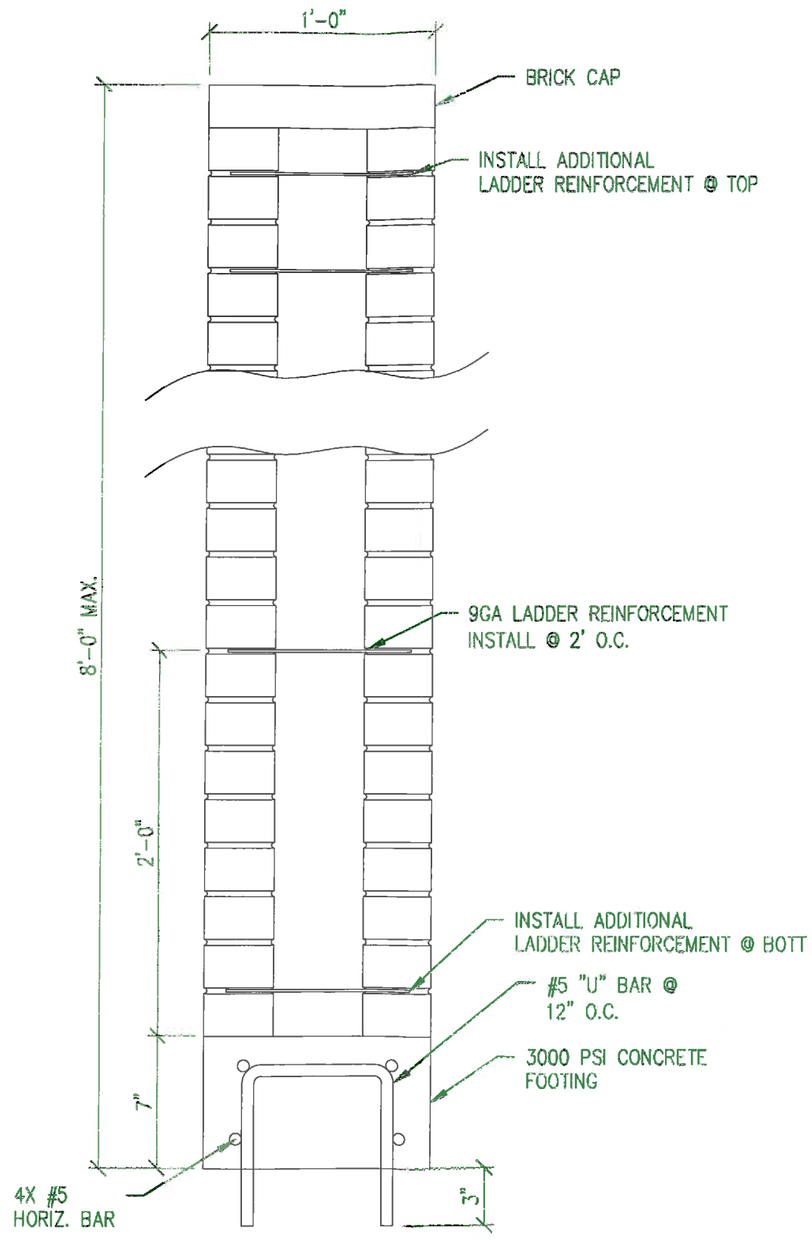
revisions

title REVISED
SITE PLAN

project number 2400-03018

date 04.14.03

sheet
A1.1



Administrative Approval Granted
Date: 04.11.13 By: MB

CONSTRUCTION
ISSUED FOR:

DUMPSTER ENCLOSURE
SECTION

DYNAM
Engineer
Consulta
PLLC
PROFESSIO
ENGINEERI
SERVICES
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TEL: 903-458-4195
FAX: 903-383-3444
E-MAIL: jwburnett@dynamic-engineer
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FIRM REGISTRATION

STATE OF TEX
JAMES W. BURN
93832
LICENSED
PROFESSIONAL ENG
ENGINEERING S

	NAME
DRAWN	ERICK PER
CHECKED	
ENG APPR.	JW BURNE
Q.A.	

PROPRIETARY AND CONFI
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PROJECT # 5783
SHEET NUMBER
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