

25893

ORDINANCE NO. \_\_\_\_\_

An ordinance amending the zoning ordinances of the City of Dallas, as amended, by establishing Historic Overlay District No. 121 (Dallas Power & Light Building) comprised of the following described property, to wit:

BEING Lots 1 through 8 of Block 78 1/4, as shown on the revised edition of Murphy and Bolanz Map of the City of Dallas, Texas, and commonly known as 1506 and 1512 Commerce Street, Dallas, Texas 75202;

providing procedures, regulations, and preservation criteria for structures and property in the district; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the city, have given the required notices and have held the required public hearings regarding the rezoning of the property described herein; and

WHEREAS, the city council finds that the property described herein is an area of historical, cultural, and architectural importance and significance to the citizens of the city; and

WHEREAS, the city council finds that it is in the public interest to establish this historic overlay district; Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the zoning ordinances of the City of Dallas are amended by establishing Historic Overlay District No. 121 on the following property ("the Property"):

BEING Lots 1 through 8 of Block 78 1/4, as shown on the revised edition of Murphy and Bolanz Map of the City of Dallas, Texas, and commonly known as 1506 and 1512 Commerce Street, Dallas, Texas 75202.

SECTION 2. That the establishment of this historic overlay district shall not affect the existing underlying zoning classification of the Property, which shall remain subject to the regulations of the underlying zoning district. If there is a conflict, the regulations in this ordinance control over the regulations of the underlying zoning district.

SECTION 3. That a person shall not alter the Property, or any portion of the exterior of a structure on the Property, or place, construct, maintain, expand, demolish, or remove any structure on the Property without first obtaining a certificate of appropriateness or certificate for demolition or removal in accordance with the Dallas Development Code, as amended, and this ordinance. All alterations to the Property must comply with the preservation criteria attached to and made a part of this ordinance as Exhibit A.

SECTION 4. That the building official shall not issue a building permit or a certificate of occupancy for a use on the Property until there has been full compliance with this ordinance, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the City of Dallas.

SECTION 5. That the director of development services shall correct Zoning District Map No. J-7 in the offices of the city secretary, the building official, and the department of development services to reflect the changes in zoning made by this ordinance.

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SECTION 6. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000. In addition to punishment by fine, the City may, in accordance with state law, provide civil penalties for a violation of this ordinance, and institute any appropriate action or proceedings to prevent, restrain, correct, or abate the unlawful erection, construction, reconstruction, alteration, repair, conversion, maintenance, demolition, or removal of a building, structure, or land on the Property.

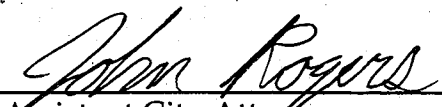
SECTION 7. That the zoning ordinances of the City of Dallas, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 8. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of CHAPTER 1 of the Dallas City Code, as amended.

SECTION 9. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas and it is accordingly so ordained.

APPROVED AS TO FORM:

MADELEINE B. JOHNSON, City Attorney

By   
Assistant City Attorney

FEB 23 2005

Passed \_\_\_\_\_

**EXHIBIT A**  
**PRESERVATION CRITERIA**  
**Dallas Power & Light Building**  
**1506 and 1512 Commerce Street**

**1. GENERAL**

- 1.1 All demolition, maintenance, new construction, public works, renovations, repairs, and site work in this district must comply with these preservation criteria.
- 1.2 Any alterations to property within this district must comply with the regulations contained in CHAPTER 51A of the Dallas City Code, as amended. In the event of a conflict, these preservation criteria control.
- 1.3 Certificate of appropriateness
  - a. A person may not alter a site within this district, or alter, place, construct, maintain, or expand any structure on the site without first obtaining a certificate of appropriateness in accordance with Section 51A-4.501 of the Dallas Development Code, as amended, and these preservation criteria.
  - b. The certificate of appropriateness review procedure outlined in Section 51A-4.501 of the Dallas Development Code, as amended, applies to this district.
  - c. Any work done under a certificate of appropriateness must comply with any conditions imposed in the certificate of appropriateness.
  - d. After the work authorized by the certificate of appropriateness is commenced, the applicant must make continuous progress toward completion of the work, and the applicant shall not suspend or abandon the work for a period in excess of 180 days. The Director may, in writing, authorize a suspension of the work for a period greater than 180 days upon written request by the applicant showing circumstances beyond the control of the applicant.
- 1.4 Except as provided in this Section 1.4, a person may not demolish or remove any structure in this district without first obtaining a certificate for demolition or removal in accordance with Section 51A-4.501 of the Dallas Development Code, as amended.
  - a. The emergency generator at the rear of the Crowdus/Continental Supply Building at 1512 Commerce Street (14 story building) may be demolished without a certificate for demolition.

- 1.5 Preservation and restoration materials and methods used must comply with the Secretary of the Interior's Standards for Rehabilitation and Preservation Briefs published by the United States Department of the Interior, copies of which are available at the Dallas Public Library.
- 1.6 No person shall allow a structure in this district to deteriorate through demolition by neglect. Demolition by neglect is neglect in the maintenance of a structure that results in deterioration of the structure and threatens preservation of the structure. All structures in this district must be preserved against deterioration and kept free from structural defects. See Section 51A-4.501 of the Dallas Development Code, as amended, for regulations concerning demolition by neglect.
- 1.7 Consult Article XI, "Development Incentives," of the Dallas Development Code, as amended, for tax incentives that may be available in this district.
- 1.8 The period of historic significance for this district is the period from 1903 to 1958.

## 2. DEFINITIONS

- 2.1 Unless defined below, the definitions contained in CHAPTER 51A of the Dallas City Code, as amended, apply.
- 2.2 APPROPRIATE means typical of the historic architectural style, compatible with the character of this district, and consistent with these preservation criteria.
- 2.3 CERTIFICATE OF APPROPRIATENESS means a certificate required by Section 51A-4.501 of the Dallas Development Code, as amended, and these preservation criteria.
- 2.4 COLUMN means the entire column, including the base and capital.
- 2.5 CONTRIBUTING STRUCTURE means a structure that retains its essential architectural integrity of design and whose architectural style is typical of or integral to this district.
- 2.6 DIRECTOR means the Director of the Department of Development Services or the Director's representative.
- 2.7 DISTRICT means Historic Overlay District No. 121, the Dallas Power & Light Historic Overlay District. This district contains the property described in Section 1 of this ordinance and as shown on Exhibit D.
- 2.8 ERECT means to attach, build, draw, fasten, fix, hang, maintain, paint, place, suspend, or otherwise construct.

2.9 PROTECTED means an architectural or landscaping feature that must be retained and maintain its historic appearance, as near as practical, in all aspects.

2.10 REAL ESTATE SIGN means a sign that advertises the sale or lease of an interest in real property.

### 3. BUILDING SITE AND LANDSCAPING

3.1 The following contributing structures are protected:

- a. The Dallas Power & Light Building at 1506 Commerce (19 story building).
- b. The Dallas Power & Light Annex at 1506 Commerce (two story building).
- c. The Crowds/Continental Supply Building at 1512 Commerce (14 story building).

3.2 New driveways, sidewalks, steps, and walkways must be constructed of brick, brush finish concrete, stone, or other appropriate material. Artificial grass, artificially-colored concrete, asphalt, exposed aggregate, and outdoor carpet are not permitted.

3.3 Except for the new enclosed parking structure covered by a roof garden amenity area as shown on Exhibit D, carports or garages are not permitted.

3.4 Any new mechanical equipment must be screened.

3.5 Landscaping

- a. Outdoor lighting must be appropriate and enhance the structure.
- b. Landscaping must be appropriate, enhance the structure and surroundings, and not obscure significant views of protected facades.
- c. It is recommended that landscaping reflect the historic landscape design.

### 4. FACADES

4.1 Protected facades

- a. The following facades are protected:

1. The west façade of the Dallas Power & Light Building at 1506 Commerce (19 story building) facing Browder Street.
  2. South façade of the Dallas Power & Light Building at 1506 Commerce (19 story building) facing Jackson Street.
  3. North façade of the Dallas Power & Light Annex at 1506 Commerce (two story building) facing Commerce Street.
  4. The limestone clad lower six-story portion of the north façade of the Crowdus/Continental Supply Building at 1512 Commerce (14 story building) facing Commerce Street.
  5. The limestone clad lower six-story portion of the east façade of the Crowdus/Continental Supply Building at 1512 Commerce (14 story building) facing Lane Street.
- b. Rehabilitation of the buildings as described in Exhibit B and depicted in Exhibit C is permitted.
  - c. Reconstruction, renovation, repair, or maintenance of protected facades must be appropriate and must employ materials similar to the historic materials in texture, color, pattern, grain, and module size.
  - d. Historic solid-to-void ratios of protected facades must be maintained.
  - e. Brick added to protected facades must match in color, texture, module size, bond pattern, and mortar color.
  - f. Brick, cast stone, and concrete elements on protected facades may not be painted, except that portions of the structure that had been painted prior to the effective date of this ordinance may remain painted.
- 4.2 Reconstruction, renovation, repair, or maintenance of nonprotected facades must be compatible with protected features.
  - 4.3 Historic materials must be repaired if possible; they may be replaced only when necessary.
  - 4.4 Paint must be removed in accordance with the Secretary of the Interior's Standards for Rehabilitation and Preservation Briefs published by the United States Department of the Interior, copies of which are available at the Dallas Public Library, prior to refinishing.
  - 4.5 Aluminum siding, stucco, and vinyl cladding are not permitted.

- 4.6 Historic color must be maintained wherever practical. Color schemes for non-masonry elements should conform to any available documentation as to historic color.
- 4.7 Exposing and restoring historic finish materials is recommended.
- 4.8 Cleaning of the exterior of a structure must be in accordance with the Secretary of the Interior's Standards for Rehabilitation and Preservation Briefs published by the United States Department of the Interior, copies of which are available at the Dallas Public Library. Sandblasting and other mechanical abrasive cleaning processes are not permitted.

## 5. FENESTRATION AND OPENINGS

- 5.1 Historic doors and windows must remain intact except when replacement is necessary due to damage or deterioration.
- 5.2 Replacement of doors and windows which have been altered and no longer match the historic appearance is recommended.
- 5.3 Replacement doors and windows must express profile, muntin and mullion size, light configuration, and material to match the historic.
- 5.4 Glass and glazing must match historic materials as much as practical. Films and tinted or reflective glazings are not permitted on glass.
- 5.5 New door and window openings in protected facades are permitted only where there is evidence that historic openings have been filled, where the safety of life is threatened, or as described in Exhibit B and depicted in Exhibit C.
- 5.6 Windows may be converted to glass doors to provide access to balconies and terraces described in Exhibit B and depicted in Exhibit C, provided that door openings may not exceed the width of the historic window opening.
- 5.7 The Secretary of the Interior's Standards for Rehabilitation and Preservation Briefs published by the United States Department of the Interior, copies of which are available at the Dallas Public Library, should be referred to for acceptable techniques to improve the energy efficiency of historic fenestration.

## 6. BALCONIES AND TERRACES

- 6.1 The addition of balconies and terraces as described in Exhibit B and depicted in Exhibit C is permitted.
- 6.2 Balconies and terraces must conform to the plans in Exhibit C.



6.3 Balconies on protected and unprotected facades may not be enclosed.

## 7. ROOFS

- 7.1 The historic slope, massing, configuration, and materials of the roof must be preserved and maintained.
- 7.2 The following roofing materials are allowed: built-up, metal, and single-ply membrane.
- 7.3 Historic eaves, coping, cornices, parapets, and roof trim must be retained, and should be repaired with material matching in size, finish, module, and color.
- 7.4 Mechanical equipment, skylights, and solar panels on the roof must be set back or screened so that they are not visible to a person standing at ground level on the opposite side of any adjacent right-of-way.

## 8. EMBELLISHMENTS AND DETAILING

- 8.1 The following architectural elements are considered important features and are protected:
- a. The step-back massing on the Dallas Power & Light Building at 1506 Commerce (19 story building).
  - b. Terra cotta spandrel panels and molded art deco detailing on the Dallas Power & Light Building at 1506 Commerce (19 story building).
  - c. The stained glass transom on the north façade of the Dallas Power & Light Annex at 1506 Commerce (two story building).
  - d. The portrait busts of Edison and Stenmentz on the north façade of the Dallas Power & Light Annex at 1506 Commerce (two story building).

## 9. PRESERVATION CRITERIA FOR THE INTERIOR

- 9.1 The following interior elements are considered important features and are protected. (The room names are from the original Lang Witchell drawings.)
- a. The elevator lobby of the Dallas Power & Light Building at 1506 Commerce (19 story building).
  - b. The historic ceiling on the first floor of the "Public Space Commercial Room" in the Dallas Power & Light Building at 1506 Commerce (19 story building).

- c. The "Main Stair Hall" of the Dallas Power & Light Annex at 1506 Commerce (two story building).
- d. The historic ceiling, columns, and chandeliers of the "Appliance Department" of the Dallas Power & Light Annex at 1506 Commerce (two story building).

## 10. NEW CONSTRUCTION AND ADDITIONS

- 10.1 Stand-alone new construction is not permitted, except that a parking structure that will have a roof garden amenity area including pool and athletic club, as shown on Exhibit D, is permitted on the southeast corner of the historic district contiguous to the Dallas Power & Light Building at 1506 Commerce (19 story building) and the Crowdus/Continental Supply Building at 1512 Commerce (14 story building).
- 10.2 Except as provided in this Section 10.2, vertical additions to contributing structures are not permitted.
  - a. New penthouses may be constructed on the roofs of the Dallas Power & Light Building at 1506 Commerce (19 story building) and the Crowdus/Continental Supply Building at 1512 Commerce (14 story building) allowing the upper floors of the buildings to have two-story residential units, provided that the dominant material of the exterior walls is glass and the penthouses are set back so that they are not visible to a person standing at ground level on the opposite side of any adjacent right-of-way.
  - b. The cooling tower and emergency generator may be placed on the roof of the Dallas Power & Light Annex at 1506 Commerce (two story building) provided that they are set back so that they are not visible to a person standing at ground level on the opposite side of any adjacent right-of-way and are screened.
- 10.3 Horizontal additions to contributing structures are not permitted.
- 10.4 The color, details, form, materials, and general appearance of new construction and additions must be compatible with the existing historic structure.
- 10.5 New construction and additions must have appropriate color, detailing, fenestration, massing, materials, roof form, shape, and solid-to-void ratios.
- 10.6 The height of new construction must not exceed the height of the historic structure.
- 10.7 Aluminum siding, stucco, and vinyl cladding are not permitted.

- 10.8 The setback of new construction and additions must conform to the setback of adjacent historic structures.
- 10.9 New construction and additions must be designed so that connections between new construction or additions and the historic structure are clearly discernible as suggested by the Secretary of the Interior in Preservation Brief No. 14. A clear definition of the transition between new construction or additions and the historic structure must be established and maintained. Historic details in the coping, eaves, and parapet of the historic structure must be preserved and maintained at the point where the historic structure abuts new construction or additions.

## 11. SIGNS

- 11.1 Signs may be erected if appropriate.
- 11.2 All signs must comply with the provisions of the Dallas City Code, as amended.
- 11.3 Temporary political campaign signs as defined in Chapter 15A of the Dallas City Code, as amended, and temporary real estate signs may be erected without a certificate of appropriateness.

## 12. ENFORCEMENT

- 12.1 A person who violates these preservation criteria is guilty of a separate offense for each day or portion of a day during which the violation is continued, from the first day the unlawful act was committed until either a certificate of appropriateness is obtained or the property is restored to the condition it was in immediately prior to the violation.
- 12.2 A person is criminally responsible for a violation of these preservation criteria if the person owns part or all of the property where the violation occurs, the person is the agent of the owner of the property and is in control of the property, or the person commits the violation or assists in the commission of the violation.
- 12.3 Any person who adversely affects or demolishes a structure in this district in violation of these preservation criteria is liable pursuant to Section 315.006 of the Texas Local Government Code for damages to restore or replicate, using as many of the original materials as possible, the structure to its appearance and setting prior to the violation. No certificates of appropriateness or building permits will be issued for construction on the site except to restore or replicate the structure. When these restrictions become applicable to a site, the Director shall cause to be filed a verified notice in the county deed records and these restrictions shall be binding on future owners of the property. These restrictions are in addition to any fines imposed.

- 12.4 Prosecution in municipal court for a violation of these preservation criteria does not prevent the use of other enforcement remedies or procedures provided by other city ordinances or state or federal laws applicable to the person charged with or the conduct involved in the offense.

**EXHIBIT B****FACADES, ELEVATIONS, AND BALCONIES****Dallas Power & Light Building****1506 and 1512 Commerce Street****1. PROTECTED FACADES****1.1 The following building facades are protected:**

- a. Dallas Power & Light Building, 1506 Commerce (19 story building)
  1. West facade facing Browder Street
  2. South facade facing Jackson Street
- b. Dallas Power & Light Annex, 1506 Commerce (two story building)
  1. North facade facing Commerce Street
- c. Crowds/Continental Supply Building, 1512 Commerce (14 story building)
  1. The limestone clad lower six-story portion of the north facade facing Commerce Street
  2. The limestone clad lower six-story portion of the east facade facing Lane Street

**2. APPROVED ELEVATIONS**

- 2.1 The rehabilitation of the buildings must conform to the elevations attached as Exhibit C.

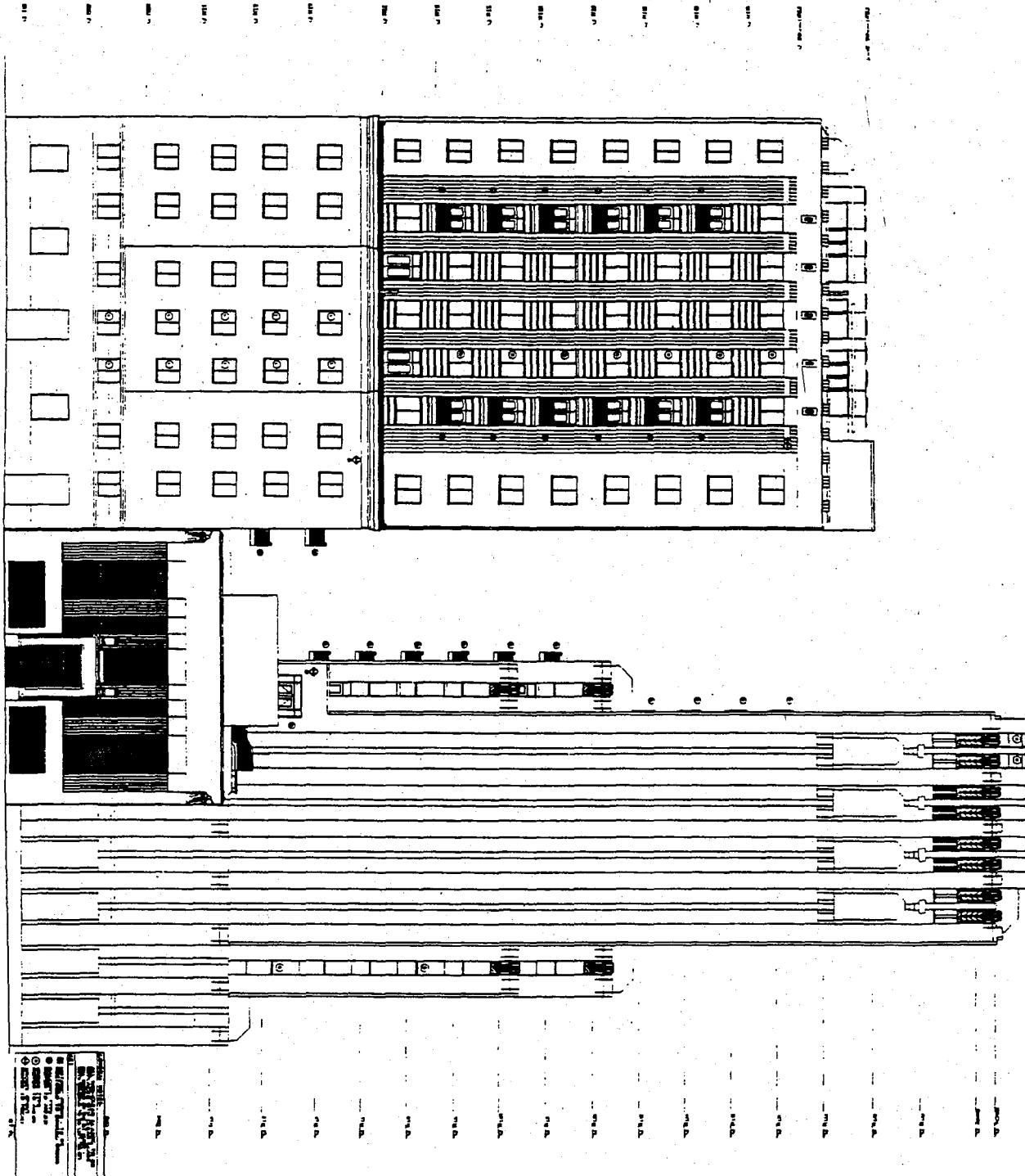
**3. BALCONIES**

- 3.1 The balcony plans, elevations, profiles, and colors depicted in Exhibit C are permitted.
- 3.2 The locations of different balcony types is shown in Exhibit C.

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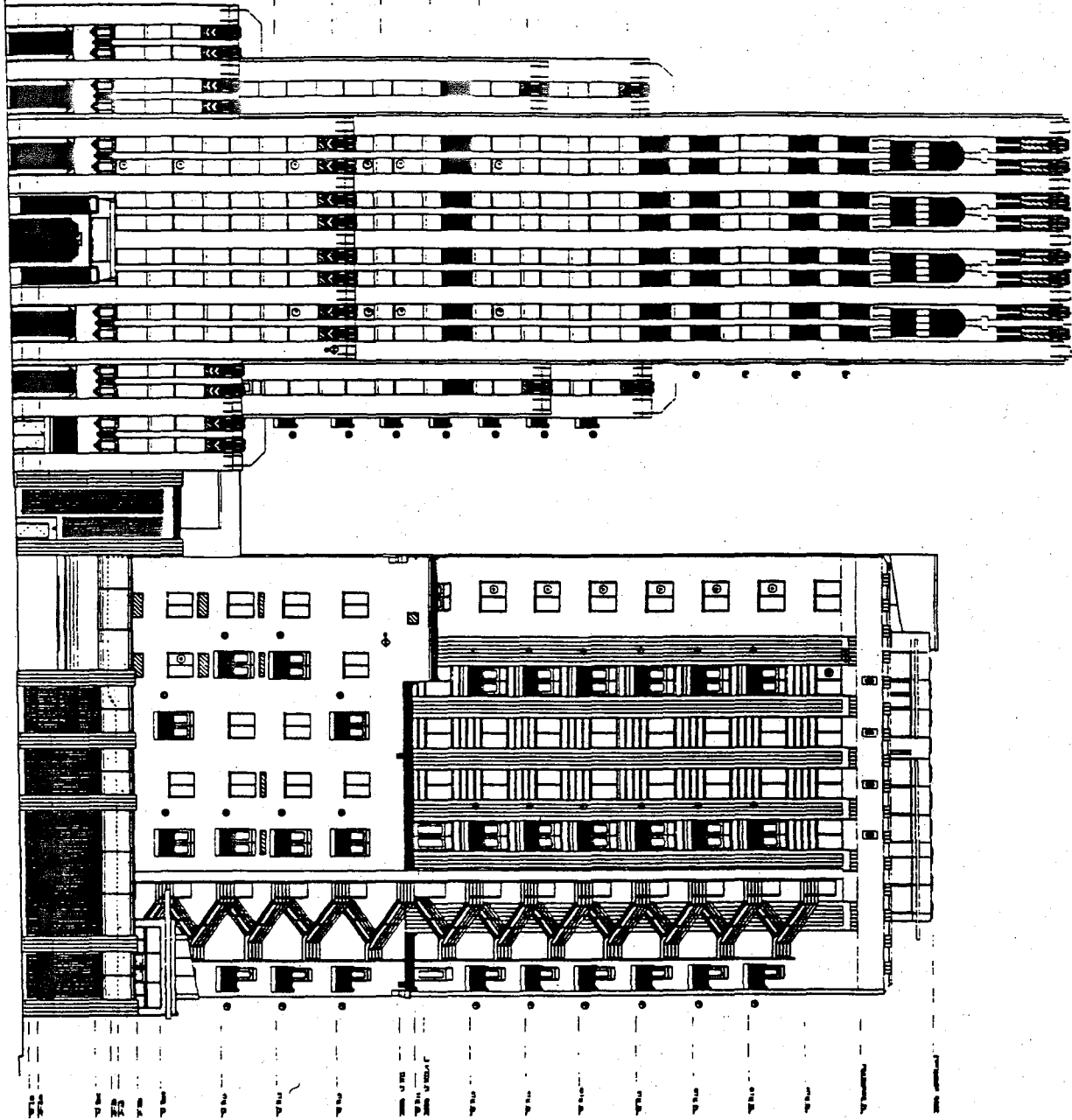
01 NORTH ELEVATION (COMMERCE STREET)



PROJECT: 02116  
 DATE: 03-17-04  
 SHEET NUMBER: 02116  
 EXHIBIT C

<p>EXHIBIT C</p>	<p>PROJECT: 02116</p>	<p>DATE: 03-17-04</p>	<p>         G.O. BUILDERS, GUEST OPENS ARCHITECTS, L.P.        1000 N. CENTRAL EXPRESSWAY SUITE 1000 DALLAS, TEXAS 75208 (214) 888-8770     </p>	<p>         DP CONSTRUCTION, INC.        1000 N. CENTRAL EXPRESSWAY SUITE 1000 DALLAS, TEXAS 75208 (214) 888-8770     </p>	<p>REVISIONS</p>	<p>DATE</p>
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01 SOUTH ELEVATION JACKSON STREET



PROJECT: 02116  
 DATE: 03-17-04  
 SHEET NUMBER: 02116  
 EXHIBIT: C

**EXHIBIT C**  
 SHEET NUMBER  
**02116**

DATE  
**03-17-04**

**BC**  
 BECKER QUIGLEY OWENS ARCHITECTS, L.P.  
 600 N. GUYTON STREET SUITE 200 DALLAS TEXAS 75201 (214) 800-8070

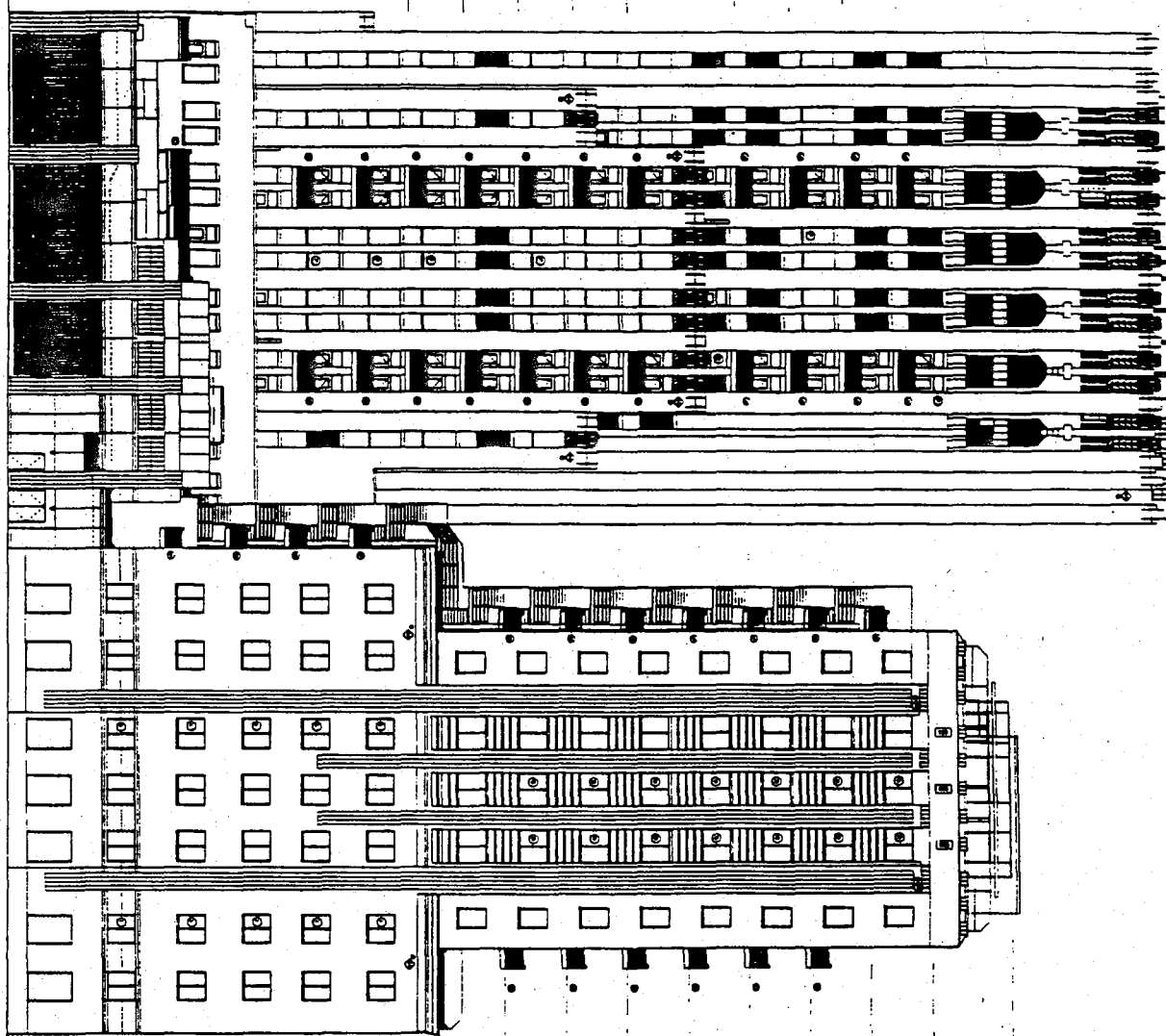
**DP** CONSTRUCTION ST  
 1000 WEST END AVENUE SUITE 1000  
 HOUSTON TEXAS 77002 (713) 866-1000

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01 EAST ELEVATION (LANE STREET)



01 EAST ELEVATION  
 02 WEST ELEVATION  
 03 SOUTH ELEVATION  
 04 NORTH ELEVATION  
 05 SECTION  
 06 DETAIL  
 07 PLAN  
 08 FINISH  
 09 MATERIAL  
 10 OTHER

**EXHIBIT C**  
 SHEET NUMBER

**02116**  
 PROJECT

**03-17-04**  
 DATE

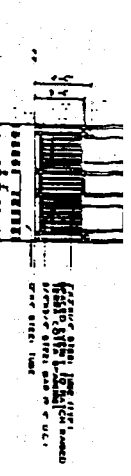
**OBG**  
 BELLE GUEST OWENS ARCHITECTS, L.P.  
 1001 W. CENTRAL AVENUE, SUITE 1000, CHICAGO, ILLINOIS 60607 (312) 329-3373

**DPI CONSTRUCTION**  
 1100 N. MICHIGAN AVENUE, SUITE 1000, CHICAGO, ILLINOIS 60611 (312) 329-3373

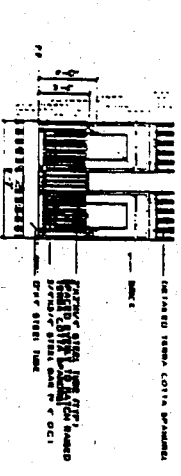
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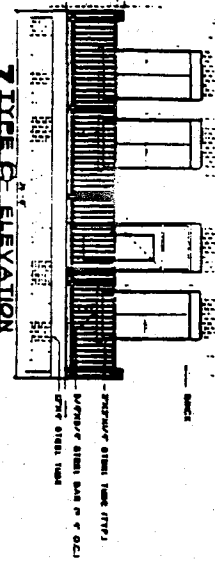
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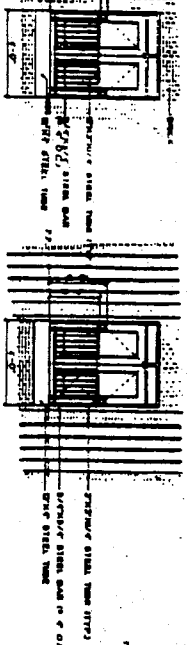
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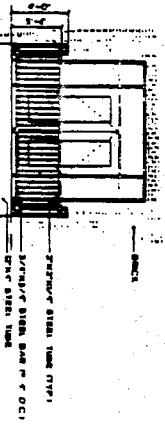
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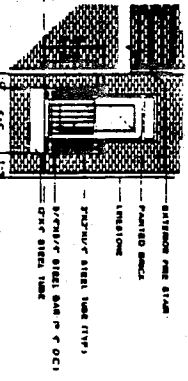
7 TYPE 3 ELEVATION



10 TYPE 4 ELEVATION



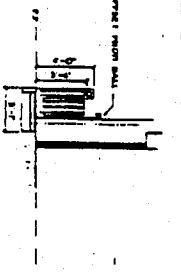
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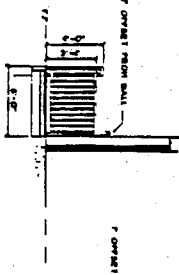
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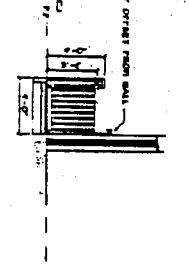
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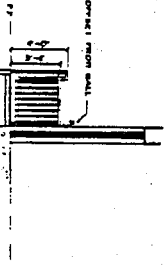
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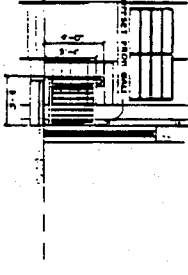
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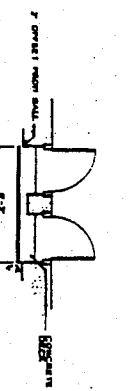
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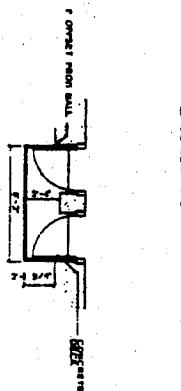
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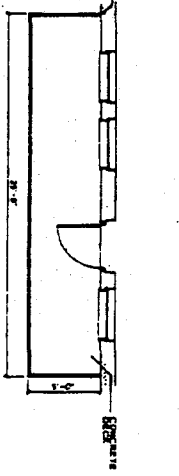
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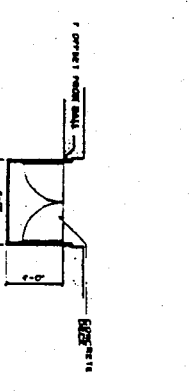
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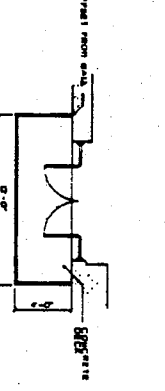
6 TYPE 2 PLAN



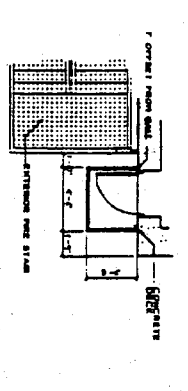
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12 TYPE 4 PLAN

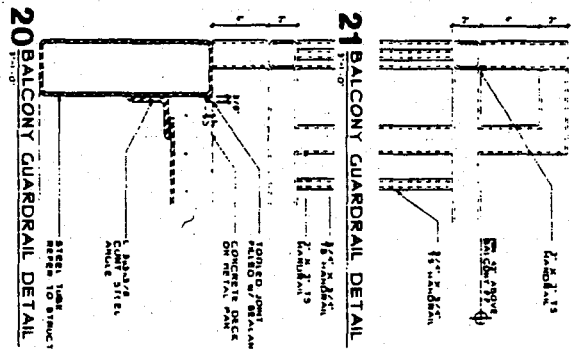
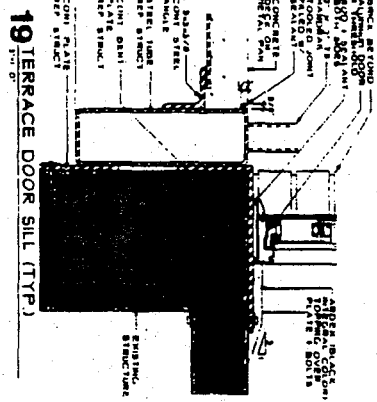
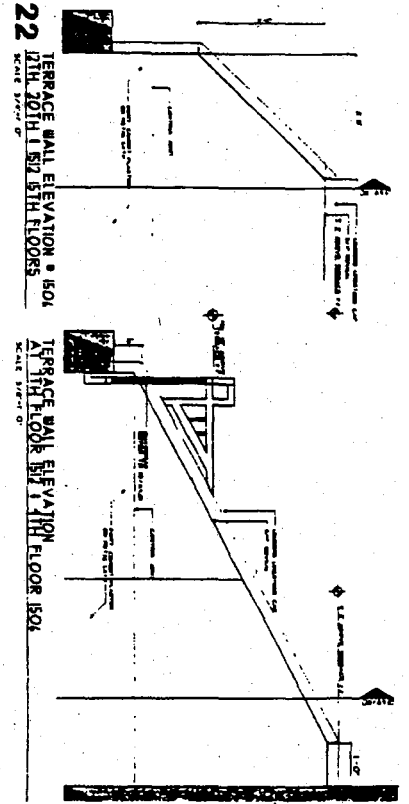


15 TYPE 5 PLAN



18 TYPE 6 PLAN

EXHIBIT C	SHEET NUMBER 02116	PROJECT 03-17-04		DP&L CONSTRUCTION SET 150 LOFTS IN DALLAS, TX FOR HAMILTON PROPERTIES CORPORATION	<table border="1"> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> </table>					
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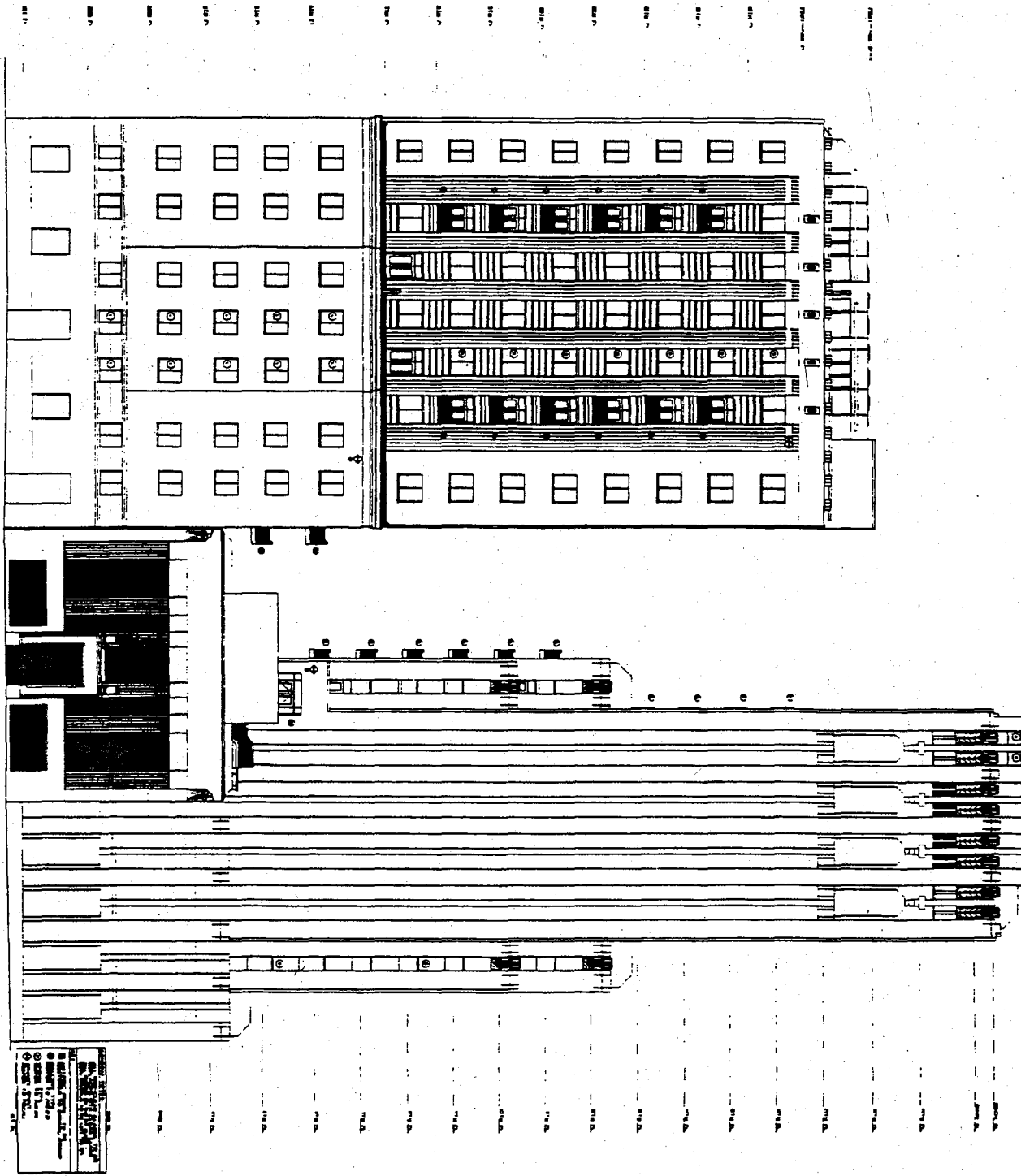
20 BALCONY GUARDRAIL DETAIL

19 TERRACE DOOR SILL (TYP)

<b>EXHIBIT C</b>	SHEET NUMBER <b>02116</b>	PROJECT <b>03-17-04</b>	DATE <b>03-17-04</b>		<b>DP</b> <b>CONSTRUCTION</b> <b>ST</b> <b>Q &amp; L</b>	ARCHITECTS, L.P. 1200 WEST 15TH AVENUE, SUITE 100 DENVER, CO 80202	OWNER GUEST 1200 WEST 15TH AVENUE, SUITE 100 DENVER, CO 80202	CONTRACT NO. 03-17-04
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25893

01 NORTH ELEVATION (COMMERCE STREET)



PROJECT NO. 02116  
 DATE 03-17-04  
 SHEET NO. 02116  
 EXHIBIT C

PROJECT  
 02116  
 SHEET NUMBER  
 EXHIBIT  
 C

DATE  
 03-17-04

**BOG**  
 BOLLER GUEST OVERS ARCHITECTS, L.P.  
 400 S. CAPITAL BLDG. SUITE 2000 DALLAS, TEXAS 75202 (214) 505-5575

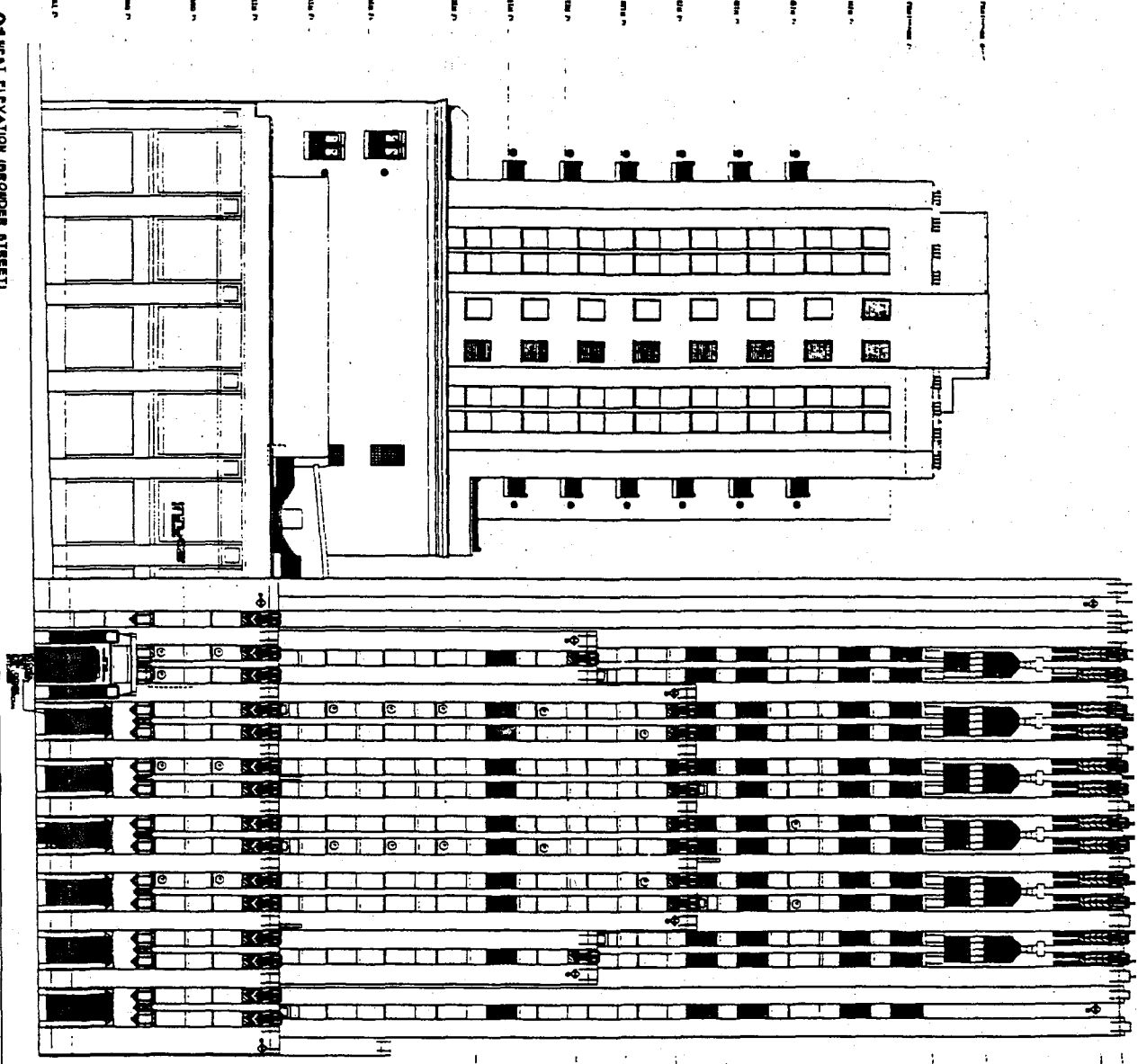
**DP&L** CONSTRUCTION  
 1000 WEST END AVENUE SUITE 1000 DALLAS, TEXAS 75201 (214) 742-1111

NO.	REVISION

25893

050698

01 EAST ELEVATOR (BROOKS STREET)



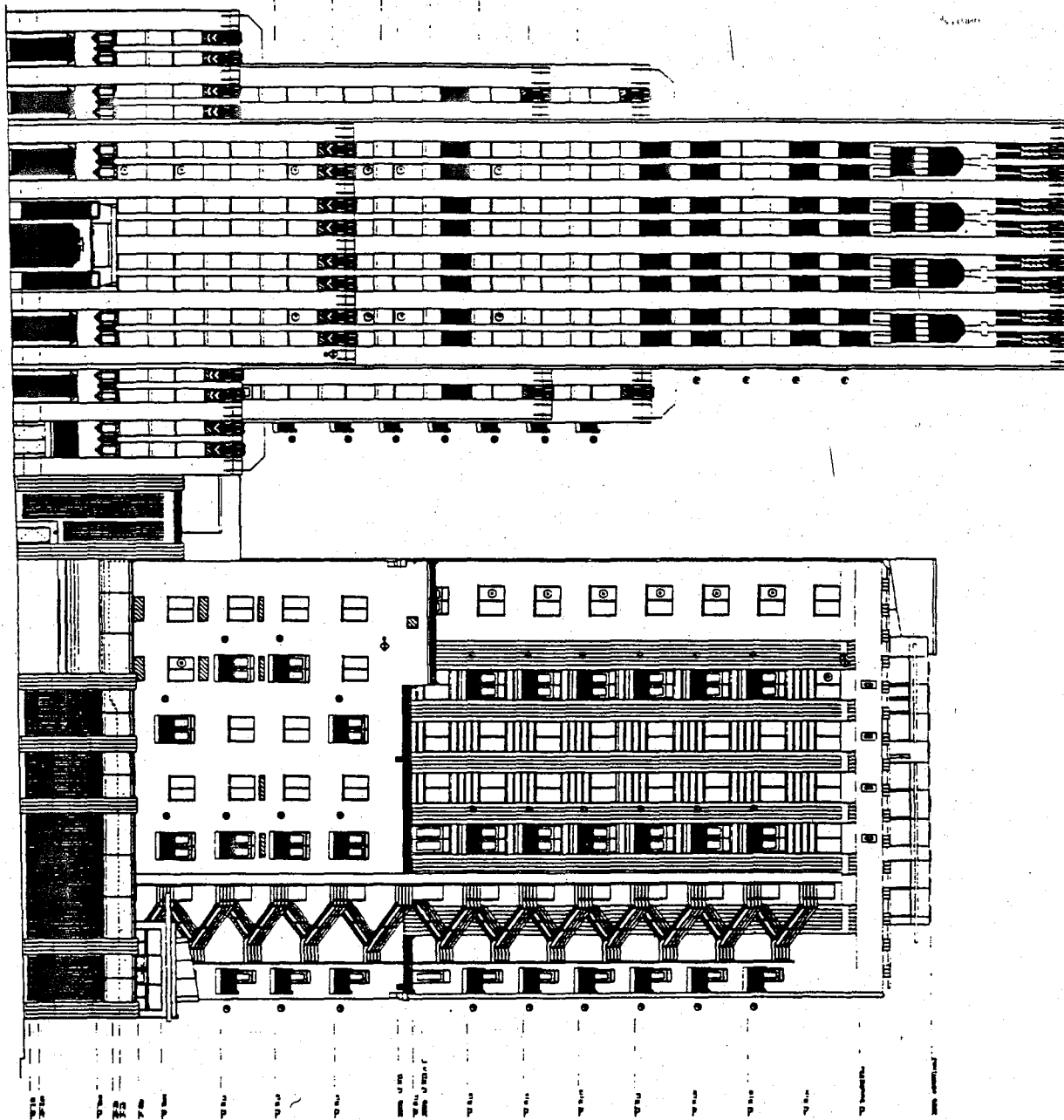
NORTH  
 SOUTH  
 WEST  
 EAST

<b>EXHIBIT C</b>	SHEET NUMBER	PROJECT	DATE	<b>DOB</b>	GUEST OVERS ARCHITECTS, L.P. <small>4304 W. CENTRAL EXPY SUITE 600 DALLAS, TEXAS 75208 (214) 342-0000</small>	<b>DP CONSTRUCTION</b>	1000 W. MAIN ST. ARLINGTON, TEXAS 76010	NUMBER _____ _____ _____	_____ _____ _____
	02116	03-17-04							

258 93

050698

01 SOUTH ELEVATION (JACKSON STREET)



1. GENERAL CONTRACTOR 2. ARCHITECT 3. ENGINEER 4. INTERIOR DESIGNER 5. LANDSCAPE ARCHITECT 6. MECHANICAL ENGINEER 7. ELECTRICAL ENGINEER 8. PLUMBING ENGINEER 9. CIVIL ENGINEER 10. STRUCTURAL ENGINEER 11. HISTORIC PRESERVATION 12. ENVIRONMENTAL ENGINEER 13. TRANSPORTATION ENGINEER 14. OTHER	PROJECT NO. DATE DRAWING NO.
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<b>EXHIBIT</b> <b>C</b>	SHEET NUMBER <b>02116</b>	PROJECT <b>03-17-04</b>
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	GUEST ARCHITECTS, L.P. 1000 N. CENTRAL EXPRESSWAY, SUITE 1000, DALLAS, TEXAS 75208 (214) 550-5000
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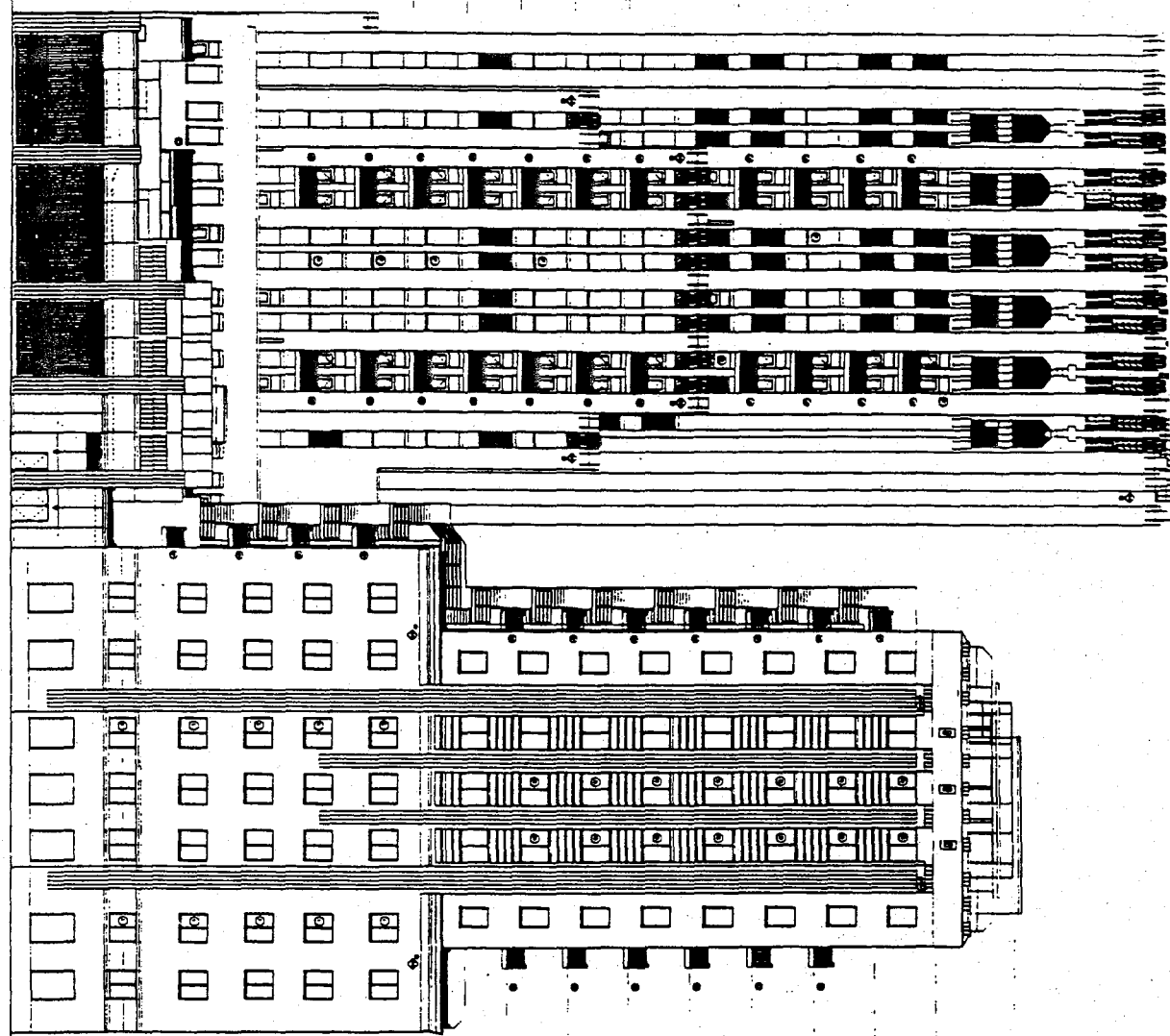
<b>DP</b>	<b>CONSTRUCTION</b>	<b>ST</b>
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25893

050698

01 EAST ELEVATION (LANE STREET)



1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.  
 2. ALL MATERIALS TO BE USED SHALL BE OF THE BEST QUALITY AND SHALL BE APPROVED BY THE ARCHITECT.  
 3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.  
 4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.

**EXHIBIT C**  
 SHEET NUMBER  
**02116**  
 PROJECT

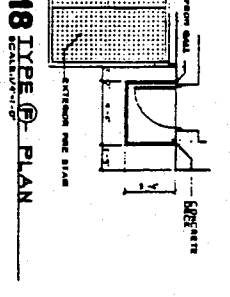
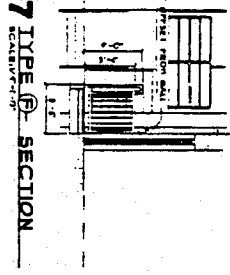
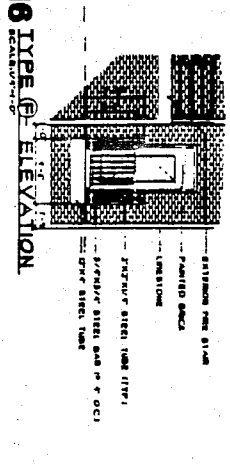
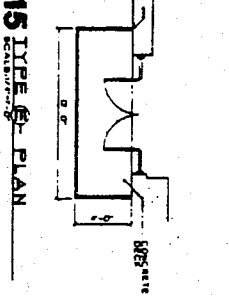
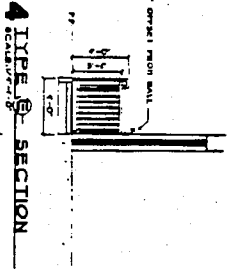
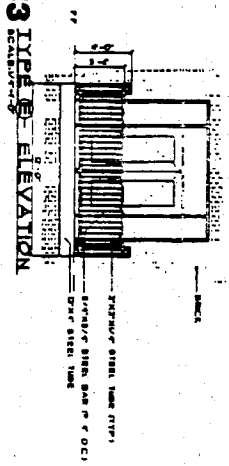
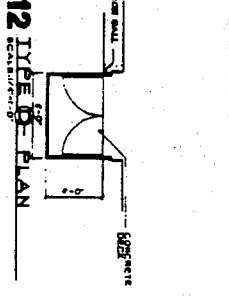
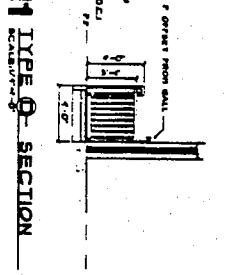
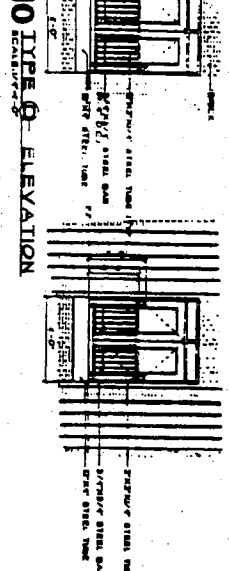
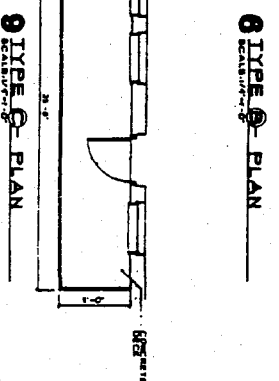
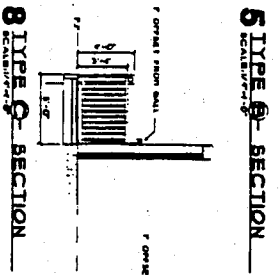
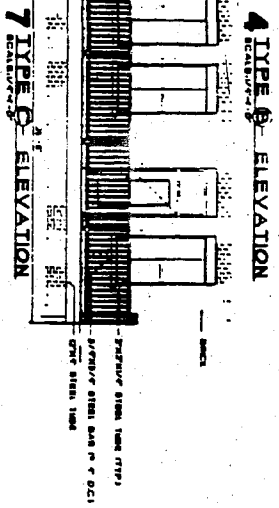
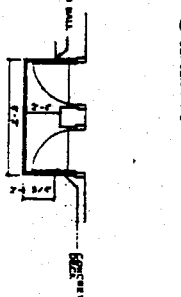
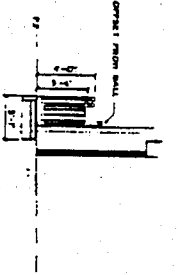
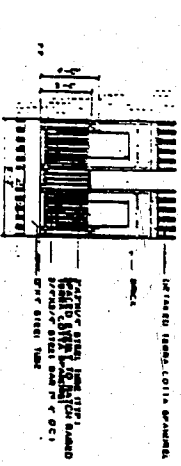
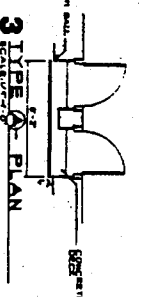
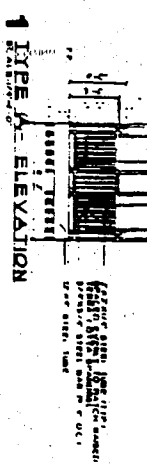
DATE  
**03-17-04**

**GG**  
 DESIGN GROUP  
 ARCHITECTS, L.P.  
 100 N. CENTRAL EXPRESS DRIVE SUITE 2000 DALLAS, TEXAS 75201 (214) 696-6700

**DP** CONSTRUCTION  
 CONSTRUCTION  
**P&L**

NO.	DESCRIPTION

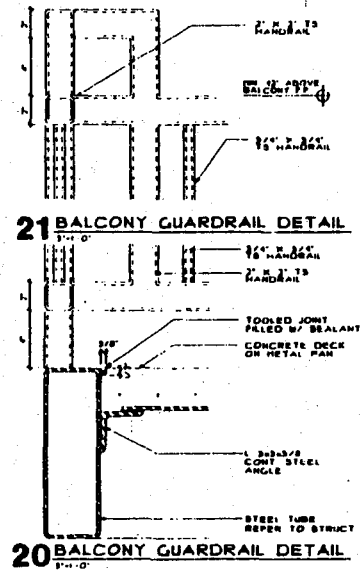
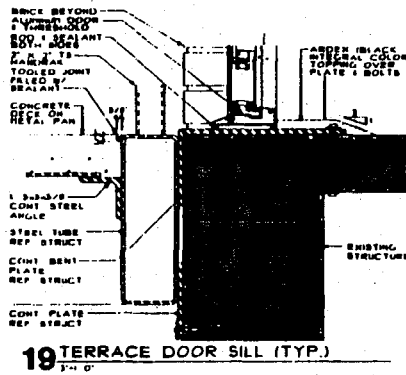
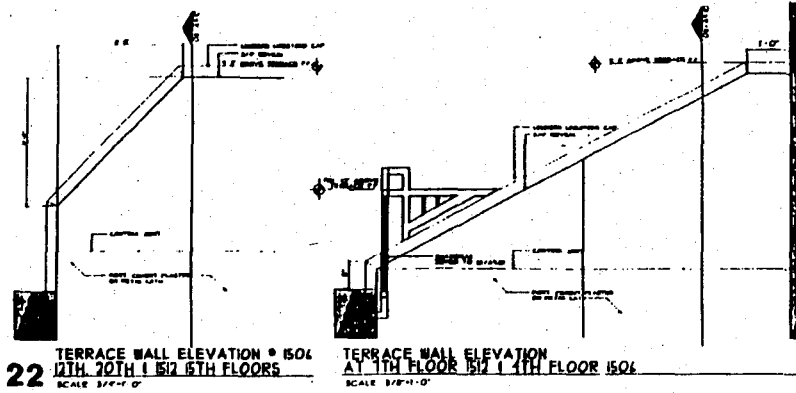
25 93



<p><b>EXHIBIT C</b></p>	<p>SHEET NUMBER</p>	<p>PROJECT</p> <p>02116</p>	<p>DATE</p> <p>03-17-04</p>		<p>DP&amp;L CONSTRUCTION SET</p> <p>154 LOFTS IN DALLAS, TX</p> <p>FOR HAMILTON PROPERTIES CORPORATION</p>	<p>ARCHITECTS, L.P.</p>	<p>OTHER</p>	<p>OWNER</p>	<p>NO. OF SHEETS</p>	<p>SHEET NO.</p>

25093

050698






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CLIENT: MALLARD REALTY GROUP  
 ARCHITECTS: L.P.  
 DONALD P. & L. ARCHITECTS, INC.

DATE 03-17-04

PROJECT 02116

SHEET NUMBER EXHIBIT C



**EXHIBIT D  
SITE PLAN  
DALLAS POWER & LIGHT HISTORIC DISTRICT  
1506-1512 COMMERCE STREET**

**050698**

25093

BROWDER ST. MALL

JACKSON ST.

COMMERCE ST

LANE ST.

BLOCK 'B' L71

NO COMMERCE  
EXISTING IN STORY

NEW PARKING STRUCTURE  
ORGANIZED TO NEW BASEMENT  
POOL DECK ABOVE

NO COMMERCE  
EXISTING IN STORY

LANDSCAPE  
AREA

<b>EXHIBIT D</b> SITE PLAN	SHEET NUMBER	 GPO GENERAL PROJECT OFFICE ARCHITECTS, L.P.	<b>DP&amp;L CONSTRUCTION SET</b> 150 LOFTS IN DALLAS, TX FOR HAMILTON PROPERTIES CORPORATION		(Grid lines and other technical details)
	PROJECT	DATE	08-18-08		
	02116				