

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

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, AMENDING THE ALLEN LAND DEVELOPMENT CODE ZONING REGULATIONS, AND ZONING MAP, AS PREVIOUSLY AMENDED, BY AMENDING THE DEVELOPMENT REGULATIONS OF TRACT A-1 OF PLANNED DEVELOPMENT “PD” NO. 92 CORRIDOR COMMERCIAL “CC” AND ADOPTING A CONCEPT PLAN, BUILDING ELEVATIONS, AND AN AMENDED ZONING EXHIBIT RELATING TO THE USE AND DEVELOPMENT OF ALL OF LOT 1, BLOCK A, STARCREEK VILLAGE AND 5.417± ACRES LOCATED IN THE FRANCIS DOSSER SURVEY, ABSTRACT NO. 280; PROVIDING FOR A CONFLICTS RESOLUTION CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Planning and Zoning Commission and the governing body of the City of Allen, Texas, in compliance with the laws of the State of Texas and the Ordinances of the City of Allen, Texas, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally and to all persons interested and situated in the affected area, and in the vicinity thereof, and in the exercise of its legislative discretion, the City Council has concluded that the Allen Land Development Code Zoning Regulations and Zoning Map of the City of Allen, Texas, as previously amended, should be further amended as follows:

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, THAT:**

**SECTION 1.** The Allen Land Development Code Zoning Regulations and Zoning Map of the City of Allen, Texas, as amended, be further amended by amending the development regulations of Tract A-1 of Planned Development “PD” No. 92 Corridor Commercial “CC”, with respect to the use and development of all of Lot 1, Block A, Starcreek Village and 5.417± acres located in the Francis Dosser Survey, Abstract No. 280 (“the Property”) described in “Exhibit A,” attached hereto and incorporated herein by reference as set forth in Section 2 of this Ordinance.

**SECTION 2.** The Property shall be developed and used only in accordance with the applicable provisions of the Allen Land Development Code, as amended (“ALDC”) and Planned Development “PD” No. 92 as set forth in Ordinance No. 2352-12-04, as amended by Ordinance No. 3353-2-16 and Ordinance No. 3398-7-16 (collectively “the PD 92 Ordinance”), except to the extent modified by the Development Regulations set forth below:

**A. DESIGNATION OF TRACT A-2:** The portion of Tract A and Tract A-1 (which Tract A and Tract A-1 are last depicted in Exhibit “B” “Zoning Concept Plan” made a part of the PD 92 Ordinance pursuant to Ordinance No. 3398-7-16) which are outlined and depicted on the Zoning Exhibit attached here to as Exhibit “B,” and incorporated herein by reference, are hereby collectively re-designated as “Tract A-2”.

**B. PERMITTED USES:**

- (1) In addition to the uses permitted in Tract A of the PD 92 Ordinance, except as provided in paragraph (2), below, Tract A-2 may be used and developed for the following purposes:

- (a) Office
  - (b) Medical or Dental Office
  - (c) Medical Clinic
  - (d) Dance/Martial Arts Studio
  - (e) Building Material Sales (Indoor)
  - (f) Hardware Store
  - (g) Bicycle Shop/Repair Service
- (2) No more than fifty percent (50%) of the floor area of the portions of Tract A-2 shown in yellow and identified in the legend of Exhibit "B" hereto may be used and developed as Office, Medical or Dental Office, and/or Medical Clinic uses.
- C. CONCEPT PLAN:** The Property shall be developed in general conformance with the Concept Plan attached hereto as Exhibit "C," and incorporated herein by reference (the "Concept Plan"). Minor modifications to streets that do not alter the general alignment shown on the Concept Plan may be made at the time of plat approval.
- D. BUILDING ELEVATIONS:** Buildings to be constructed on the Property shall be developed in general conformance with the height, materials, and architectural style set forth in the Building Elevations attached hereto as Exhibit "D," and incorporated herein by reference ("the Elevations"), and shall be further subject to the following.
- E. BUILDING HEIGHT:** The maximum height for buildings constructed on Tract A-2 shall be three (3) stories.

**SECTION 3.** To the extent of any irreconcilable conflict with the provisions of this Ordinance and other ordinances of the City of Allen governing the use and development of the Property and which are not expressly amended by this Ordinance, the provisions of this Ordinance shall be controlling.

**SECTION 4.** Should any word, sentence, paragraph, subdivision, clause, phrase or section of this Ordinance, or of the Allen Land Development Code, as amended hereby, be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said Ordinance or the Allen Land Development Code, as amended hereby, which shall remain in full force and effect.

**SECTION 5.** An offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Allen Land Development Code Zoning Regulations, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

**SECTION 6.** Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in Allen Land Development Code Zoning Regulations as previously amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense.

**SECTION 7.** This Ordinance shall take effect immediately from and after its passage and publication of the caption in accordance with the provisions of the Charter of the City of Allen, and it is accordingly so ordained.

**DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, ON THIS THE 11<sup>th</sup> DAY OF DECEMBER 2018.**

**APPROVED:**

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**Stephen Terrell, Mayor**

**APPROVED AS TO FORM:**

**ATTEST:**

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**Peter G. Smith, City Attorney**  
(kbl:11/29/18:104648)

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**Shelley B. George, City Secretary**

**EXHIBIT "A"**  
**DESCRIPTION OF PROPERTY**

**BEING** a tract of land situated in the Francis Dosser Survey, Abstract No. 280, in the City of Allen, Collin County, Texas, and being a part of the remainder portion of that called 6.721 acre tract of land as described in Special Warranty Deed with Vendor's Lien to Starcreek Village, LLC recorded under Clerk's File No. 20140730000802700 in the Deed Records of Collin County, Texas (DRCCT), and being more particularly described as follows:

**BEGINNING** at a magnetic nail set with flasher stamped 'Sparr RPLS 3701' in the south line of State Highway No. 121 (variable width right-of-way), as established in Volume 4793, Page 1449 DRCCT, at the northwest corner of Lot 1, Block A of Starcreek Village, an addition to the City of Allen, Texas, according to the plat thereof recorded in Volume 2018, Page 258 in the Map Records of Collin County, Texas (MRCCT);

**THENCE** South 25 Degrees 24 Minutes 57 Seconds East, departing the south line of said State Highway No. 121, along the west line of said Lot 1, at 308.33 feet passing a magnetic nail set with flasher stamped 'Sparr RPLS 3701' at the southwest corner of said Lot 1, same being an interior corner of said Starcreek Village tract, in all a distance of 496.69 feet to a magnetic nail set with flasher stamped 'Sparr RPLS 3701' in the north line of Lot 1, Block A of Starcreek Commercial, an addition to the City of Allen, Texas, according to the plat thereof recorded in Volume Q, Page 511 MRCCT;

**THENCE** South 64 Degrees 36 Minutes 26 Seconds West, along the north line of said Starcreek Commercial, 413.96 feet to a 5/8-inch iron rod found with plastic cap stamped 'Dunaway Assoc' in the east line of a tract of land as described in deed to The Wines Family Irrevocable Trust recorded in Volume 2774, Page 647 DRCCT;

**THENCE** North 00 Degrees 27 Minutes 49 Seconds West, along the east line of said Wines Family Trust tract, 547.64 feet to a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys' at the northeast corner of said Wines Family Trust tract and lying in the south line of said State Highway No. 121;

**THENCE** North 64 Degrees 35 Minutes 03 Seconds East, along the south line of said State Highway No. 121, 182.93 feet to the **POINT of BEGINNING** and **CONTAINING** 3.403 acres of land.

**BEING** a tract of land situated in the Francis Dosser Survey, Abstract No. 280, in the City of Allen, Collin County, Texas, and being a part of the remainder portion of that called 6.721 acre tract of land as described in Special Warranty Deed with Vendor's Lien to Starcreek Village, LLC recorded under Clerk's File No. 20140730000802700 in the Deed Records of Collin County, Texas (DRCCT), and being more particularly described as follows:

**BEGINNING** at a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys' in the west line of Watters Road (variable width right-of-way), as established in Volume Q, Page 472 in the Map Records of Collin County, Texas (MRCCT), said beginning point also being the southeast corner of Lot 1, Block A of Starcreek Village, an addition to the City of Allen, Texas, according to the plat thereof recorded in Volume 2007, Page 15 MRCCT;

**THENCE** South 29 Degrees 18 Minutes 33 Seconds East, along the west line of said Watters Road, 65.99 feet to a cut 'X' found;

**THENCE** South 25 Degrees 21 Minutes 29 Seconds East, continuing along the west line of said Watters Road, 207.72 feet to a cut 'X' found at the northeast corner of Lot 1, Block A of Starcreek Commercial, an addition to the City of Allen, Texas, according to the plat thereof recorded in Volume Q, Page 511 MRCCT;

**THENCE** in a westerly direction along the north line of said Starcreek Commercial the following:

South 64 Degrees 35 Minutes 17 Seconds West, departing the west line of said Watters Road, 60.06 feet to a cut 'X' found;

North 80 Degrees 20 Minutes 56 Seconds West, 148.13 feet to a cut 'X' found;

South 64 Degrees 36 Minutes 26 Seconds West, 230.27 feet to a magnetic nail set with flasher stamped 'Sparr RPLS 3701';

**THENCE** North 25 Degrees 24 Minutes 57 Seconds West, departing the north line of said Starcreek Commercial, 188.36 feet to a magnetic nail set with flasher stamped 'Sparr RPLS 3701' at the southwest corner of Lot 1, Block A of said Starcreek Village;

**THENCE** North 64 Degrees 35 Minutes 03 Seconds East, along the south line of said Starcreek Village, 407.30 feet to the **POINT of BEGINNING** and **CONTAINING** 2.014 acres of land.



**EXHIBIT “B”**  
**ZONING EXHIBIT**







**EXHIBIT “C”**  
**CONCEPT PLAN**







**EXHIBIT “D”**  
**BUILDING ELEVATIONS**



**Patrick Ahearne, Architect**

814 Wind Elm Drive Allen, TX 75002 (214) 675-0054

**Building 1  
STARCREEK VILLAGE**

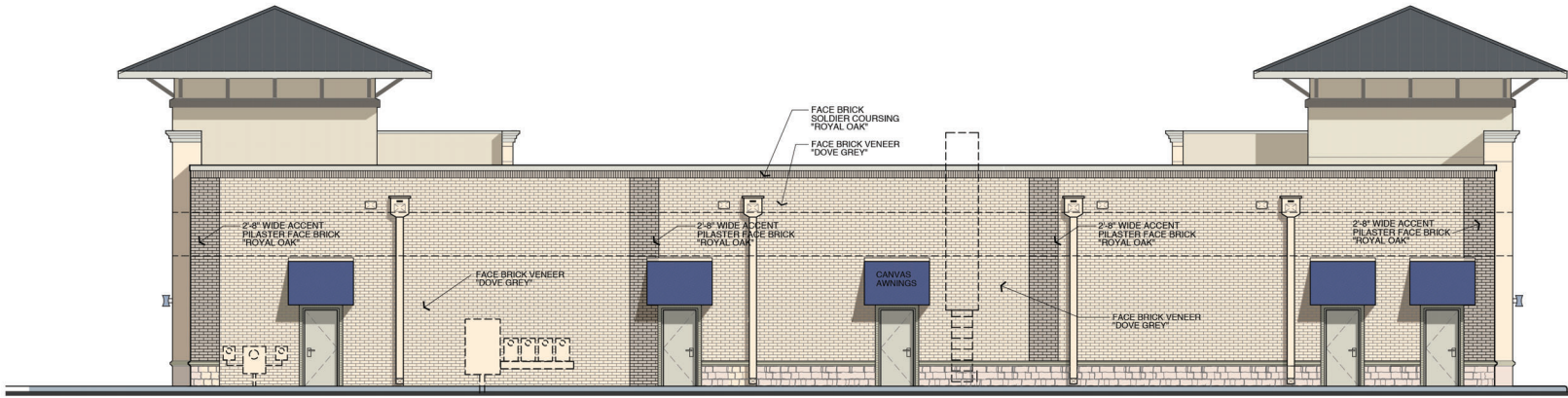
Watters Road @ Highway 121 Service Road  
Allen, Texas 75013

DATE: OCTOBER 16, 2018  
JOB NO: 18-STARB30010  
DRAWN: PMA  
CHECKED: PMA

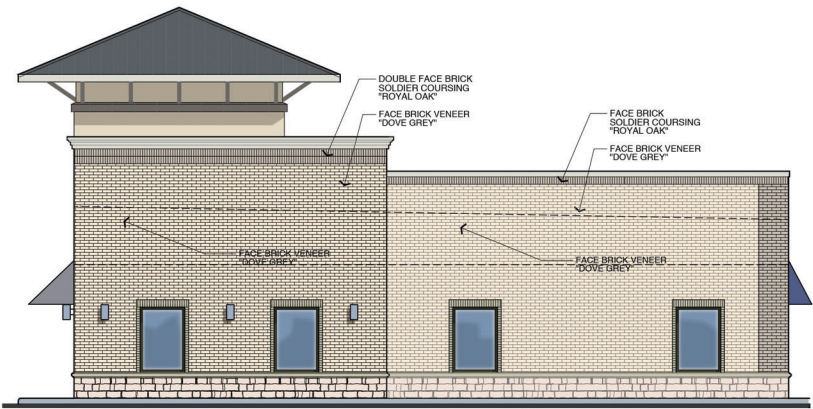
REVISIONS:	
DATE	DESCRIPTION

**A3.01**

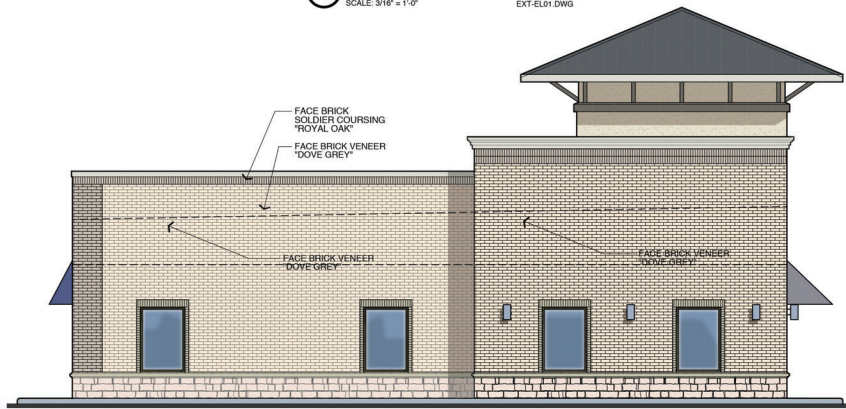
FACADE CALCULATIONS:	
FRONT / NORTH ELEVATION:	
BRICKSTONE VENEER	2,110 SQFT 78%
PAINTED STUCCO	380 SQFT 14%
CAST STONE	80 SQFT 3%
PAINTED E.L.F.S. TRIM/FACIA	130 SQFT 5%
TOTAL	2,700 SQFT
EAST ELEVATION:	
BRICKSTONE VENEER	1,370 SQFT 87%
PAINTED STUCCO	10 SQFT 1%
CAST STONE	10 SQFT 1%
PAINTED E.L.F.S. TRIM/FACIA	80 SQFT 5%
TOTAL	1,580 SQFT
WEST ELEVATION:	
BRICKSTONE VENEER	1,370 SQFT 87%
PAINTED STUCCO	10 SQFT 1%
CAST STONE	10 SQFT 1%
PAINTED E.L.F.S. TRIM/FACIA	80 SQFT 5%
TOTAL	1,580 SQFT
SOUTH ELEVATION:	
BRICKSTONE VENEER	2,007 SQFT 82%
CAST STONE	50 SQFT 2%
PAINTED E.L.F.S. TRIM/FACIA	130 SQFT 5%
TOTAL	2,187 SQFT



**4 SOUTH ELEVATION**  
SCALE: 3/16" = 1'-0"  
EXT-EL01.DWG



**3 WEST ELEVATION**  
SCALE: 3/16" = 1'-0"  
EXT-EL01.DWG



**2 EAST ELEVATION**  
SCALE: 3/16" = 1'-0"  
EXT-EL01.DWG



**1 NORTH (FRONT) ELEVATION**  
SCALE: 3/16" = 1'-0"  
EXT-EL01.DWG

- PEAK OF TOWER EL. = 34'-0"
- 12 14
- PREFINISHED RIBBED METAL ROOFING PANELS
- 5'-0"
- BOT. OF STEEL EL. = 29'-0"
- 6'-0"
- PAINTED CEMENT STUCCO AT WALLS OF TOWER
- TOP OF PARAPET EL. = 23'-0"
- 5'-0"
- DOUBLE FACE BRICK SOLDIER COURSING ROYAL OAK
- TOP OF JOISTS @ GRID LINE 'A' EL. = 117'-3"
- FACE BRICK VENEER DOVE GREY
- 34'-0" (TOP OF TOWER PEAK)
- 17'-3"
- PREFINISHED METAL AWNING - RE
- TINTED AND INSULATED LOW E GLAZING IN VINYL WINDOW UNITS
- CAST STONE BANDING
- AUSTIN STONE VENEER
- FIN. FLRL EL. = 0'-0"





**Patrick Ahearne, Architect**  
614 Wind Elm Drive  
Allen, TX 75002 (214) 673-0554

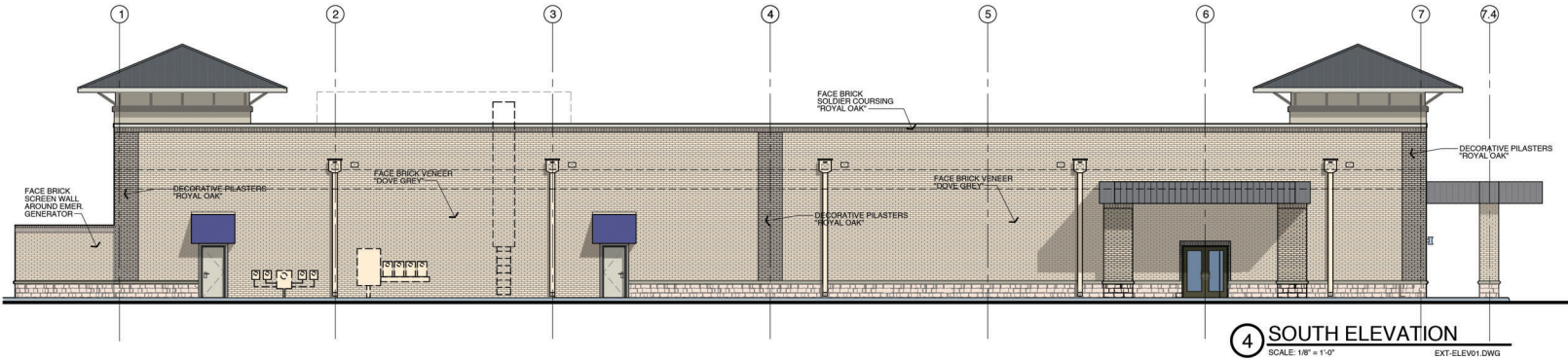
**Building 2  
STARCREEK VILLAGE**  
Watters Road @ Highway 121 Service Road  
Allen, Texas 75013

DATE: OCTOBER 16, 2018  
JOB NO: 18-STARBMS00910  
DRAWN: PMA  
CHECKED: PMA

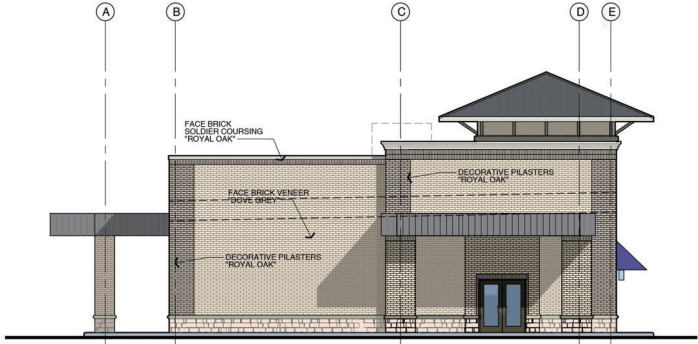
REVISIONS:	
DATE	DESCRIPTION

**A3.01**

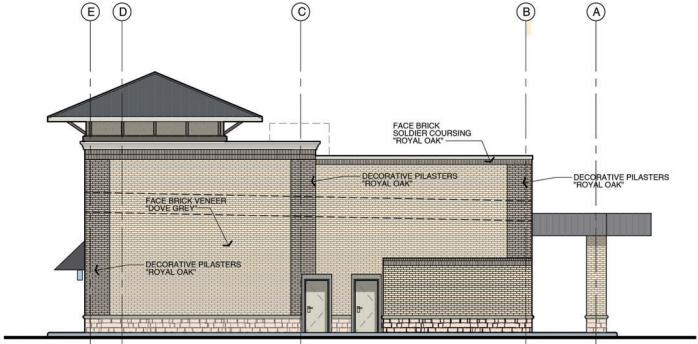
FACADE CALCULATIONS:			
FRONT / NORTH ELEVATION:			
BRICKSTONE VENEER	4,379 SQFT	94%	
PAINTED STUCCO	96 SQFT	2%	
CAST STONE	108 SQFT	2%	
PAINTED G.O.P. & TRIM / FASCIA	103 SQFT	2%	
TOTAL:	4,786 SQFT		
WEST ELEVATION			
BRICKSTONE VENEER	1,578 SQFT	91%	
PAINTED STUCCO	32 SQFT	2%	
CAST STONE	44 SQFT	3%	
PAINTED G.O.P. & TRIM / FASCIA	54 SQFT	3%	
TOTAL:	1,708 SQFT		
EAST ELEVATION			
BRICKSTONE VENEER	1,578 SQFT	91%	
PAINTED STUCCO	32 SQFT	2%	
CAST STONE	44 SQFT	3%	
PAINTED G.O.P. & TRIM / FASCIA	54 SQFT	3%	
TOTAL:	1,708 SQFT		
SOUTH ELEVATION			
BRICKSTONE VENEER	4,242 SQFT	94%	
PAINTED STUCCO	108 SQFT	2%	
CAST STONE	103 SQFT	2%	
TOTAL:	4,453 SQFT		



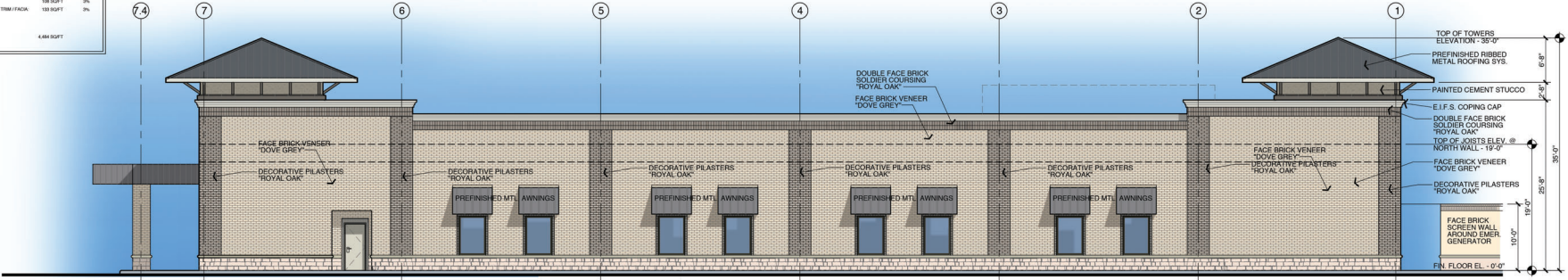
**4 SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"  
EXT-ELEV01.DWG



**3 EAST ELEVATION**  
SCALE: 1/8" = 1'-0"  
EXT-ELEV01.DWG



**2 WEST ELEVATION**  
SCALE: 1/8" = 1'-0"  
EXT-ELEV01.DWG



**1 NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"  
EXT-ELEV01.DWG

TOP OF TOWERS ELEVATION: 35'-0"	6'-8"
PREFINISHED RIBBED METAL ROOFING SYS.	5'-0"
PAINTED CEMENT STUCCO	1'-0"
E.I.F.S. COPING CAP	1'-0"
DOUBLE FACE BRICK SOLDIER COURSING 'ROYAL OAK'	1'-0"
TOP OF EXIST. ELEV. @ NORTH WALL - 15'-0"	20'-8"
FACE BRICK VENEER 'DOVE GREY'	35'-0"
DECORATIVE PILASTERS 'ROYAL OAK'	25'-8"
FACE BRICK VENEER 'DOVE GREY'	19'-0"
FACE BRICK SCREEN WALL AROUND EMER. GENERATOR	15'-0"
FIN. FLOOR EL. - 0'-0"	





Patrick Ahearne, Architect

814 Wind Elm Drive Allen, TX 75002 (214) 675-0054

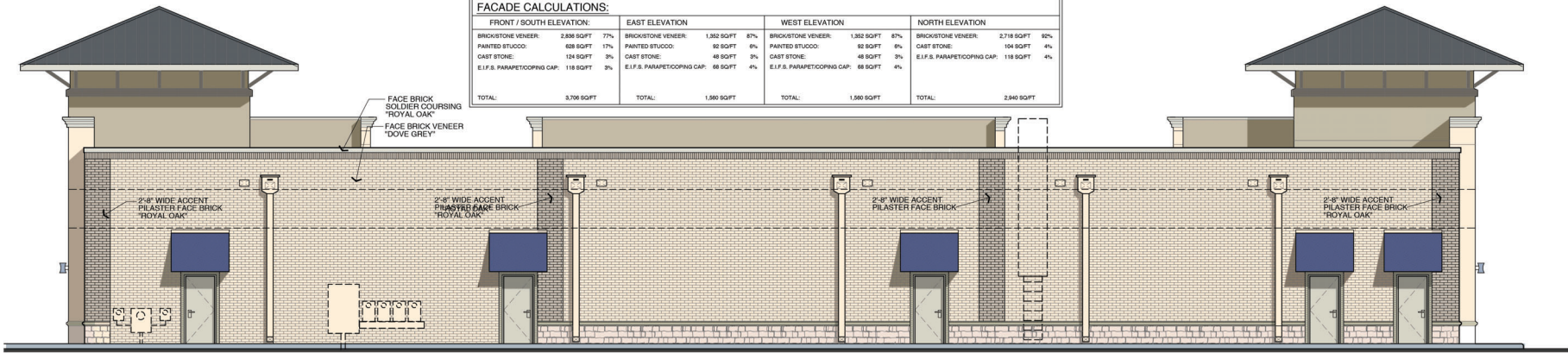
Building 3  
**STARCREEK VILLAGE**  
Watters Road @ Highway 121 Service Road  
Allen, Texas 75013

DATE: OCTOBER 16, 2016  
JOB NO: 16-STARM30010  
DRAWN: PMA  
CHECKED: PMA

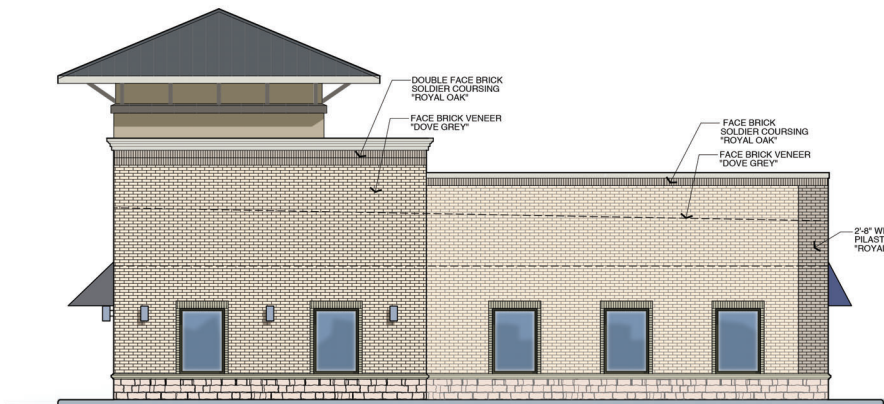
REVISIONS:	
DATE	DESCRIPTION

A3.01

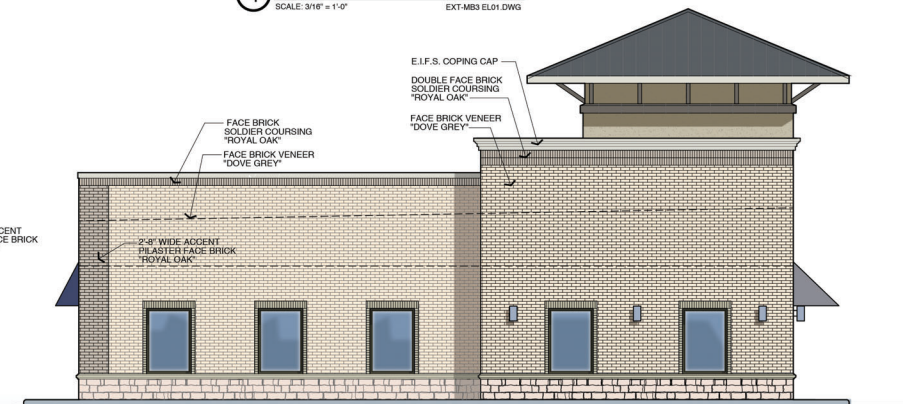
FACADE CALCULATIONS:			
FRONT / SOUTH ELEVATION:		EAST ELEVATION	WEST ELEVATION
BRICKSTONE VENEER:	2,838 SQFT 77%	BRICKSTONE VENEER: 1,352 SQFT 87%	BRICKSTONE VENEER: 1,352 SQFT 87%
PAINTED STUCCO:	629 SQFT 17%	PAINTED STUCCO:	62 SQFT 6%
CAST STONE:	124 SQFT 3%	CAST STONE:	48 SQFT 3%
E.I.F.S. PARAPET/COPING CAP:	118 SQFT 3%	E.I.F.S. PARAPET/COPING CAP:	68 SQFT 4%
E.I.F.S. PARAPET/COPING CAP:	118 SQFT 3%	E.I.F.S. PARAPET/COPING CAP:	68 SQFT 4%
TOTAL: 3,708 SQFT		TOTAL: 1,560 SQFT	TOTAL: 1,560 SQFT
		TOTAL: 1,560 SQFT	TOTAL: 2,940 SQFT



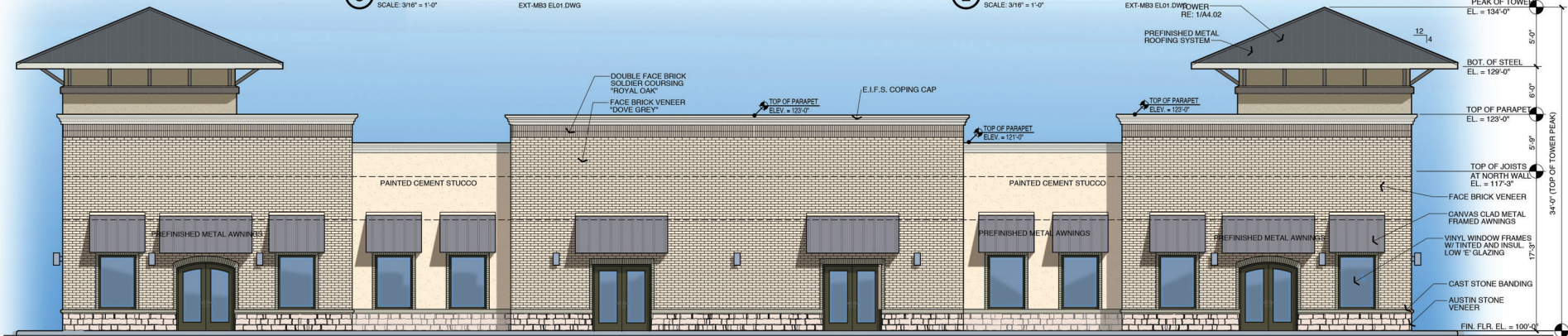
4 NORTH ELEVATION  
SCALE: 3/16" = 1'-0"  
EXT-MB3 ELO1.DWG



3 EAST ELEVATION  
SCALE: 3/16" = 1'-0"  
EXT-MB3 ELO1.DWG



2 WEST ELEVATION  
SCALE: 3/16" = 1'-0"  
EXT-MB3 ELO1.DWG



1 FRONT (SOUTH) ELEVATION  
SCALE: 3/16" = 1'-0"  
EXT-MB3 ELO1.DWG

PEAK OF TOWER EL. = 134'-0"	5'-0"
BOT. OF STEEL EL. = 129'-0"	6'-0"
TOP OF PARAPET EL. = 125'-0"	5'-0"
TOP OF JOISTS AT NORTH WALL EL. = 117'-0"	17'-5"
34'-0" (TOP OF TOWER PEAK)	





**Patrick Ahearne, Architect**  
814 Wind Elm Drive Allen, TX 75002 (214) 675-0954

**Building 4**  
**STARCREEK VILLAGE**  
Watters Road @ Highway 121 Service Road  
Allen, Texas 75013

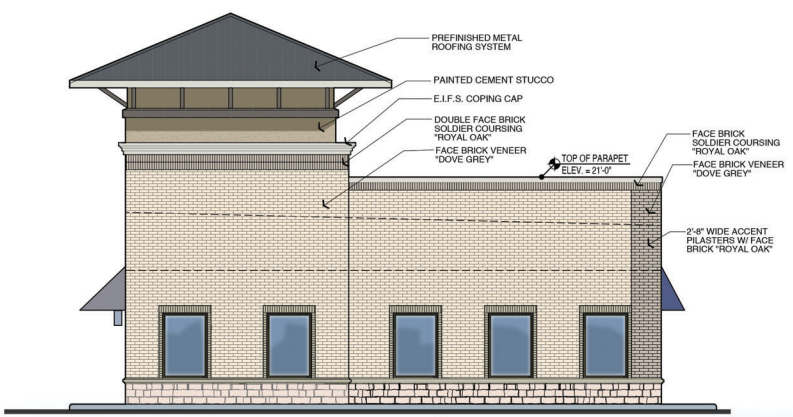
DATE: OCTOBER 18, 2018  
JOB NO: 18-STARB30910  
DRAWN: PMA  
CHECKED: PMA

REVISIONS:	
DATE	DESCRIPTION

**A3.01**

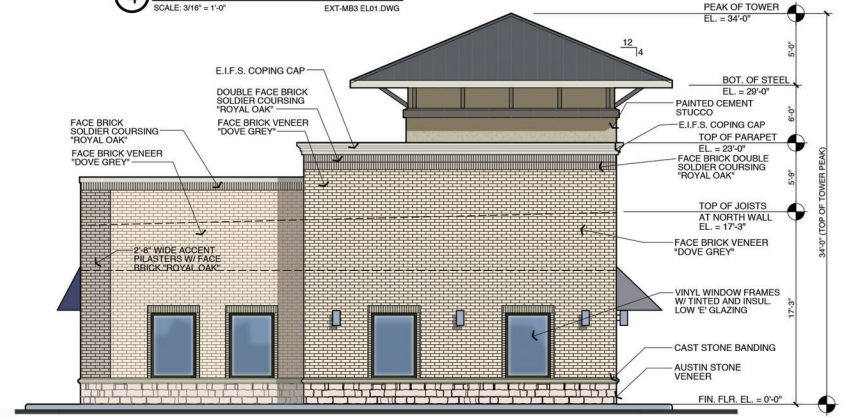


**4 NORTH ELEVATION**  
SCALE: 3/16" = 1'-0"  
EXT-MB3 EL01 DWG

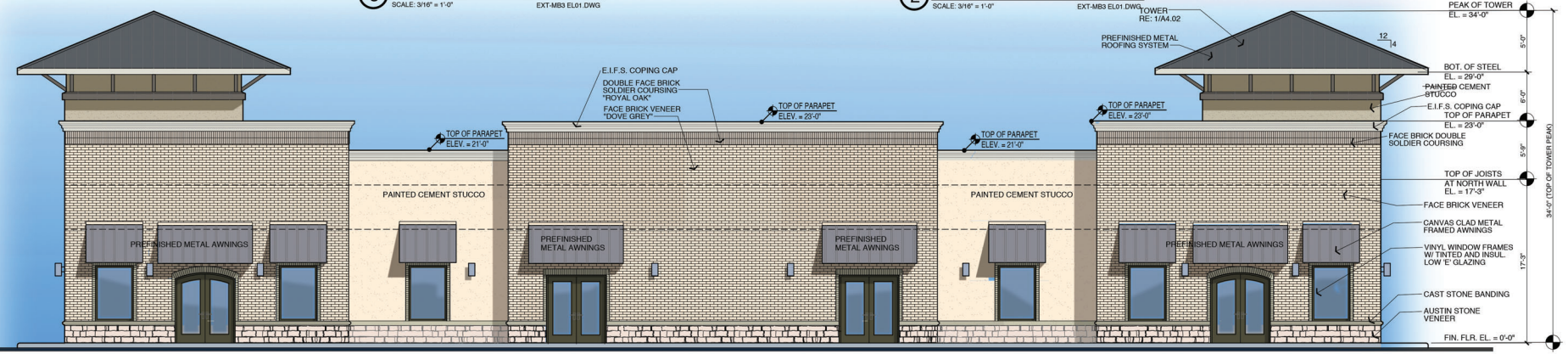


**3 EAST ELEVATION**  
SCALE: 3/16" = 1'-0"  
EXT-MB3 EL01 DWG

FACADE CALCULATIONS:			
FRONT / SOUTH ELEVATION:			
BRICKSTONE VENEER	2,850 SQFT	87%	
PAINTED STUCCO	880 SQFT	17%	
CAST STONE	80 SQFT	2%	
PAINTED E.I.F.S. TRIM/FACIA	100 SQFT	3%	
TOTAL	3,900 SQFT		
WEST ELEVATION			
BRICKSTONE VENEER	1,070 SQFT	87%	
PAINTED STUCCO	80 SQFT	6%	
CAST STONE	50 SQFT	2%	
PAINTED E.I.F.S. TRIM/FACIA	80 SQFT	2%	
TOTAL	1,980 SQFT		
EAST ELEVATION			
BRICKSTONE VENEER	1,070 SQFT	87%	
PAINTED STUCCO	80 SQFT	6%	
CAST STONE	50 SQFT	2%	
PAINTED E.I.F.S. TRIM/FACIA	80 SQFT	2%	
TOTAL	1,980 SQFT		
NORTH ELEVATION			
BRICKSTONE VENEER	2,287 SQFT	92%	
CAST STONE	40 SQFT	2%	
PAINTED E.I.F.S. TRIM/FACIA	100 SQFT	3%	
TOTAL	2,427 SQFT		



**2 WEST ELEVATION**  
SCALE: 3/16" = 1'-0"  
EXT-MB3 EL01 DWG



**1 FRONT (SOUTH) ELEVATION**  
SCALE: 3/16" = 1'-0"  
EXT-MB3 EL01 DWG





**Patrick Ahearn, Architect**

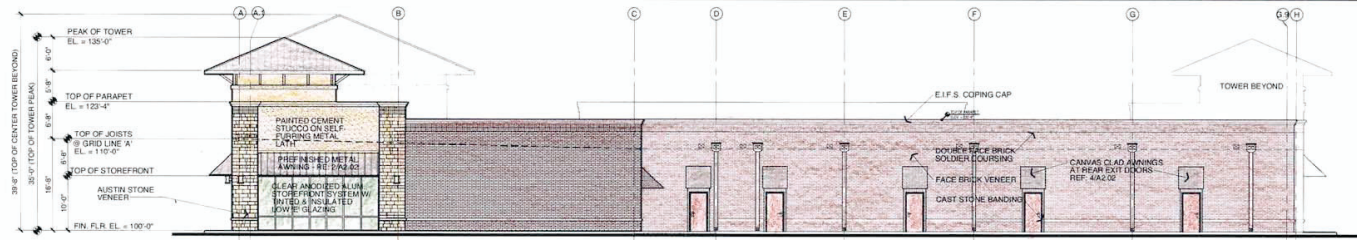
814 West Elm Drive  
Allen, TX 75002  
Phone: (972) 399-0503

A New Shell Retail Building for:  
**Starcreek Commercial Village**  
Corner of SH121 and Watters Street  
Allen, Texas

DATE: MARCH 28, 2017  
JOB NO: 16-STAR0331  
DRAWN: PMA  
CHECKED: PMA

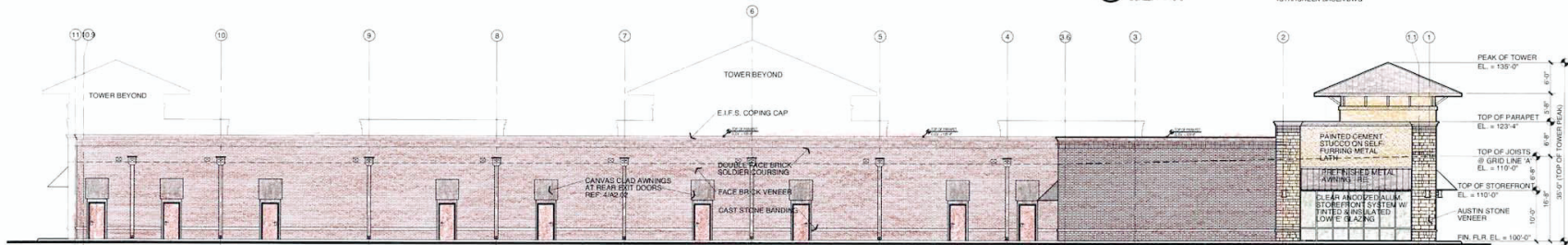
REVISIONS:  
DATE DESCRIPTION  
10/26/16 UPDATED SITE PLAN

**A3.01**



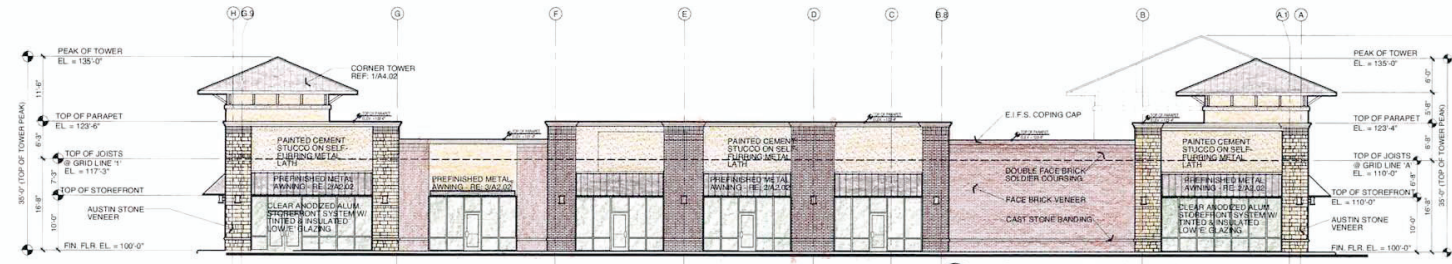
**4 WEST ELEVATION**  
SCALE: 1" = 10'-0"

1STARCREEK-BASEA.DWG



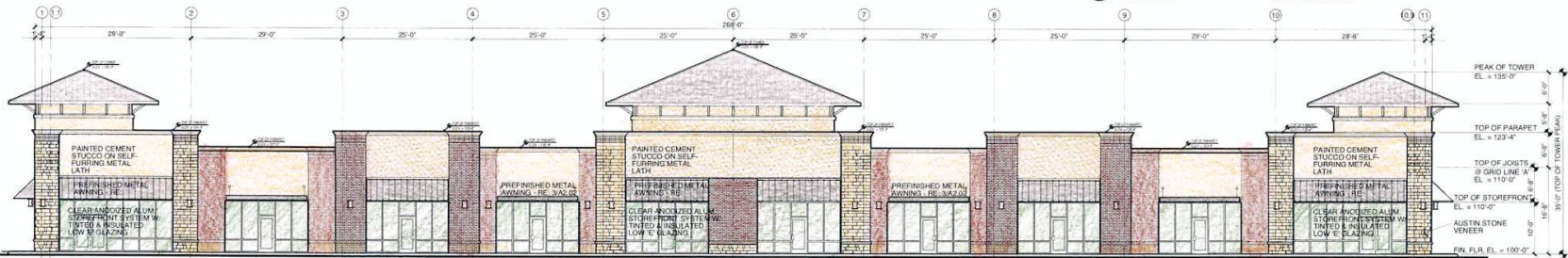
**3 SOUTH ELEVATION**  
SCALE: 1" = 10'-0"

1STARCREEK-BASEA.DWG



**2 EAST (WATTERS) FRONT ELEVATION**  
SCALE: 1" = 10'-0"

1STARCREEK-BASEA.DWG



**1 NORTH (SH121) FRONT ELEVATION**  
SCALE: 1" = 10'-0"

1STARCREEK-BASEA.DWG

FACADE CALCULATIONS			
FRONT - NORTH ELEVATION		SOUTH ELEVATION	
BRICKSTONE VENEER	1,000 SQFT	BRICKSTONE VENEER	1,000 SQFT
PAINTED CEMENT STUCCO	1,000 SQFT	PAINTED CEMENT STUCCO	1,000 SQFT
METAL TOWER & AWNING	1,000 SQFT	METAL TOWER & AWNING	1,000 SQFT
STOREFRONT GLAZING	1,000 SQFT	STOREFRONT GLAZING	1,000 SQFT
TOTAL	4,000 SQFT	TOTAL	4,000 SQFT





Building 6  
**STARCREEK VILLAGE**  
Watters Road @ Highway 121 Service Road  
Allen,  
Texas

[illegible]

FAÇADE CALCULATIONS:															
FRONT / EAST ELEVATION				SOUTH ELEVATION				NORTH ELEVATION				WEST ELEVATION			
BRICKWORK VENEER	1.5M SQFT	40%		BRICKWORK VENEER	3.5M SQFT	84%		BRICKWORK VENEER	1.5M SQFT	80%		BRICKWORK VENEER	2.5M SQFT	60%	
PAINTED STUCCO	1.4M SQFT	50%		PAINTED STUCCO	3M SQFT	70%		PAINTED STUCCO	3M SQFT	80%		PAINTED STUCCO	8M SQFT	20%	
	40 SQFT	1%		CAST STONE	10M SQFT	24%		CAST STONE	10M SQFT	80%		CAST STONE	7M SQFT	2%	
S.I.P.'S TRIM/FACIA	5M SQFT	1%		S.I.P.'S TRIM/FACIA	10M SQFT	24%		S.I.P.'S TRIM/FACIA	10M SQFT	80%		S.I.P.'S TRIM/FACIA	7M SQFT	2%	
TOTAL	3.8M SQFT			TOTAL	4.2M SQFT			TOTAL	4.2M SQFT			TOTAL	2.8M SQFT		