



JHP Architecture / Urban Design
 8340 Meadow Road Suite 150
 Dallas, Texas 75241
 Telephone: 214-369-5687
 Fax: 214-369-9563

NOT FOR REGULATORY
 APPROVAL, PERMIT, OR
 CONSTRUCTION.

Carl Malcolm

Registered Architect of the State of
 Texas
 Registration Number:
 23379

ZONING:		CASE # SDP 2016-05 IRON HORSE TOD	
UNITS NOT INCL'D FLEX - AVG 900 SF/UNIT	324 UNITS		
TOTAL RESIDENTIAL NSF	291,800 SF		
TOTAL FLEX SF	28,000 SF		
(FLEX UNITS - AVG 900 SF/UNIT IF CONVERTED)	25 UNITS		
TOTAL COMMERCIAL SF	11,000 SF		
TOTAL LEASING & AMENITY	7,000 SF		
TOTAL GROUND FLOOR FOOTPRINT	110,100 SF		
MF PARKING REQUIRED BY TOD CODE:			
1.5 SP PER UNIT (524 SP); 1.38 SP PER UNIT - BY VARIANCE	482 SPACES		
PARKING PROVIDED:			
TUCK-UNDER GARAGES	49 SPACES		
SURFACE PARKING	458 SPACES		
TOTAL ON-SITE PARKING (1.45 SP PER UNIT INCLUDING FLEX)	507 SPACES		
ON-STREET PARKING	77 SPACES		
TOTAL PARKING (1.67 SP PER UNIT INCLUDING FLEX) (36 ADDITIONAL SPACES DEDICATED TO COMMERCIAL SPACE)	584 SPACES		
TOTAL SITE NET AREA	9.17 ACRES		
TOTAL OPEN SPACE	1.733 ACRES		

01 Project Data

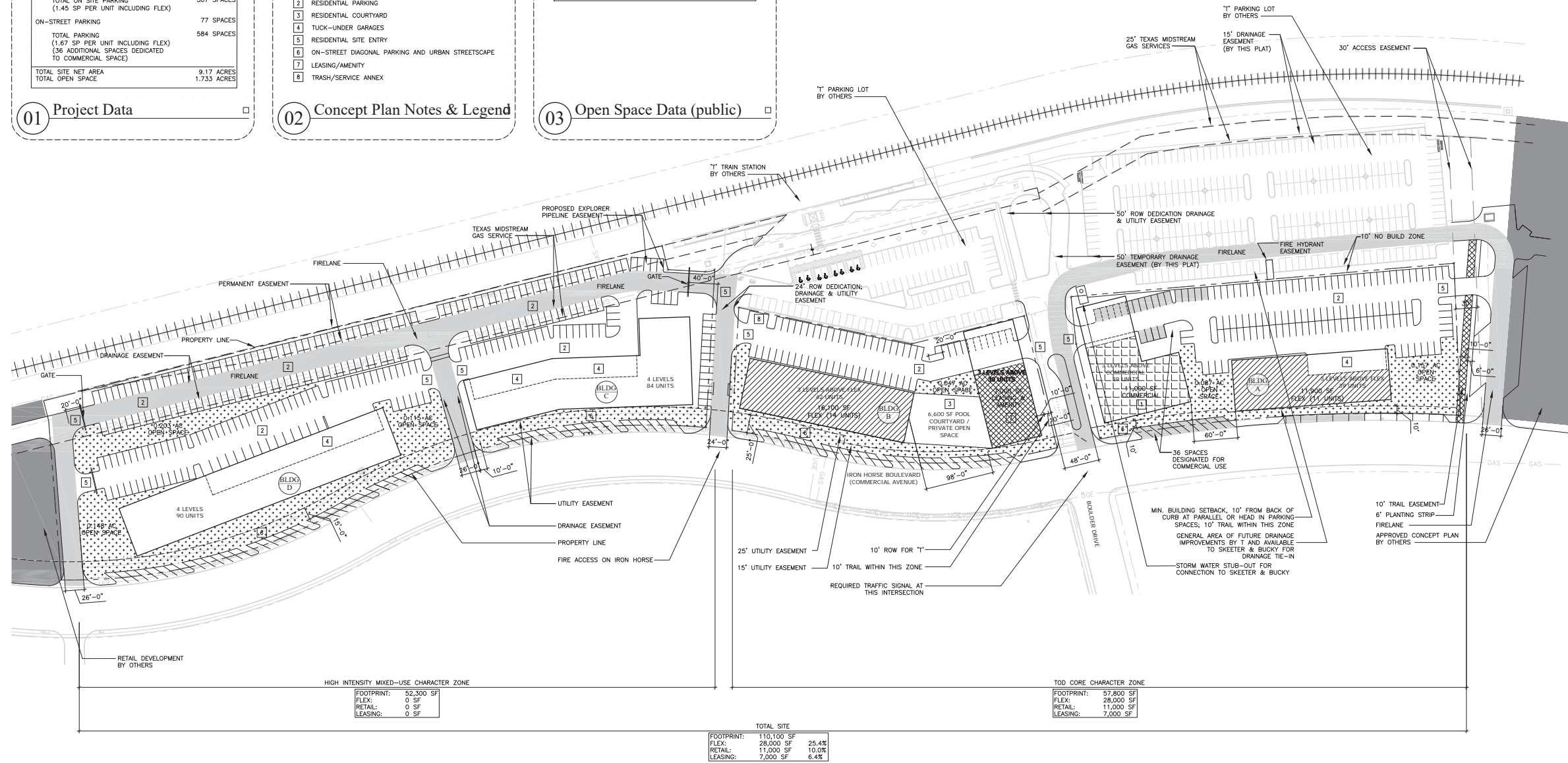
FIRELANE FOR MULTIFAMILY DEVELOPMENT	
	FLEX SPACE - 15' FLOOR TO FLOOR, MIN.
	DEDICATED COMMERCIAL SPACE - 15' FLOOR TO FLOOR, MIN.
	LEASING/AMENITY SPACE
	OPEN SPACE
	1 DEDICATED COMMERCIAL SPACE
	2 RESIDENTIAL PARKING
	3 RESIDENTIAL COURTYARD
	4 TUCK-UNDER GARAGES
	5 RESIDENTIAL SITE ENTRY
	6 ON-STREET DIAGONAL PARKING AND URBAN STREETSCAPE
	7 LEASING/AMENITY
	8 TRASH/SERVICE ANNEX

02 Concept Plan Notes & Legend

BLDG A BLOCK:	0.434 ACRES
BLDG B BLOCK:	0.303 ACRES
BLDG C BLOCK:	0.181 ACRES
BLDG D BLOCK:	0.835 ACRES
TOTAL:	1.733 ACRES
TOTAL SITE ACREAGE:	9.17 ACRES
	18% OF SITE IS OPEN SPACE

TOD CODE REQUIRED OPEN SPACE: 0.459 AC
 MINIMUM OF 5% OF GROSS AREA OF THE SITE

03 Open Space Data (public)



IRON HORSE VILLAGE SDP
 NORTH RICHLAND HILLS, TEXAS

26 Concept Plan - Phase 1
 Scale: 1" = 60'-0"

Zoning Case Number SDP 2016-05

PHASE 1
 REVISION TO
 ZONING CASE NUMBER SDP 2016-05

CONCEPT PLAN | A101a

Revision	Date
△	02.07.2018
△	
△	
△	
△	
△	

Project Number: 2017055.00
 Drawn By: JG
 Issue For:
 Revised Concept Plan 02.07.2018
 © 2014 JHP
 All Rights Reserved.
 All materials embodied herein constitute an original work by the Architect; the Architect owns all copyrights herein. The viewer may not reproduce, display or distribute this work or prepare derivative works based on this work without the express written consent of the copyright owner.



JHP Architecture / Urban Design
 8340 Meadow Road Suite 150
 Dallas, Texas 75241
 Telephone: 214-369-5687
 Fax: 214-369-9563

NOT FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.
 Carl Malcolm
 Registered Architect of the State of Texas
 Registration Number: 23379

ZONING: CASE # SDP 2016-05 IRON HORSE TOD	
UNITS NOT INCL'D FLEX - AVG 900 SF/UNIT	412 UNITS
TOTAL RESIDENTIAL NSF	370,800 SF
TOTAL FLEX SF	28,000 SF
(FLEX UNITS - AVG 900 SF/UNIT IF CONVERTED)	25 UNITS
TOTAL COMMERCIAL SF	11,000 SF
TOTAL LEASING & AMENITY	7,000 SF
TOTAL GROUND FLOOR FOOTPRINT	110,100 SF
MF PARKING REQUIRED BY TOD CODE: 1.5 SP PER UNIT (638 SP); 1.38 SP PER UNIT - BY VARIANCE	
	587 SPACES
PARKING PROVIDED:	
TUCK-UNDER GARAGES	49 SPACES
3 LEVEL PARKING GARAGE	354 SPACES
SURFACE PARKING	354 SPACES
TOTAL ON SITE PARKING (1.59 SP PER UNIT INCLUDING FLEX)	757 SPACES
ON-STREET PARKING	75 SPACES
TOTAL PARKING (1.76 SP PER UNIT INCLUDING FLEX) (38 ADDITIONAL SPACES DEDICATED TO COMMERCIAL SPACE)	832 SPACES
TOTAL SITE NET AREA	9.17 ACRES
TOTAL OPEN SPACE	1.733 ACRES

01 Project Data

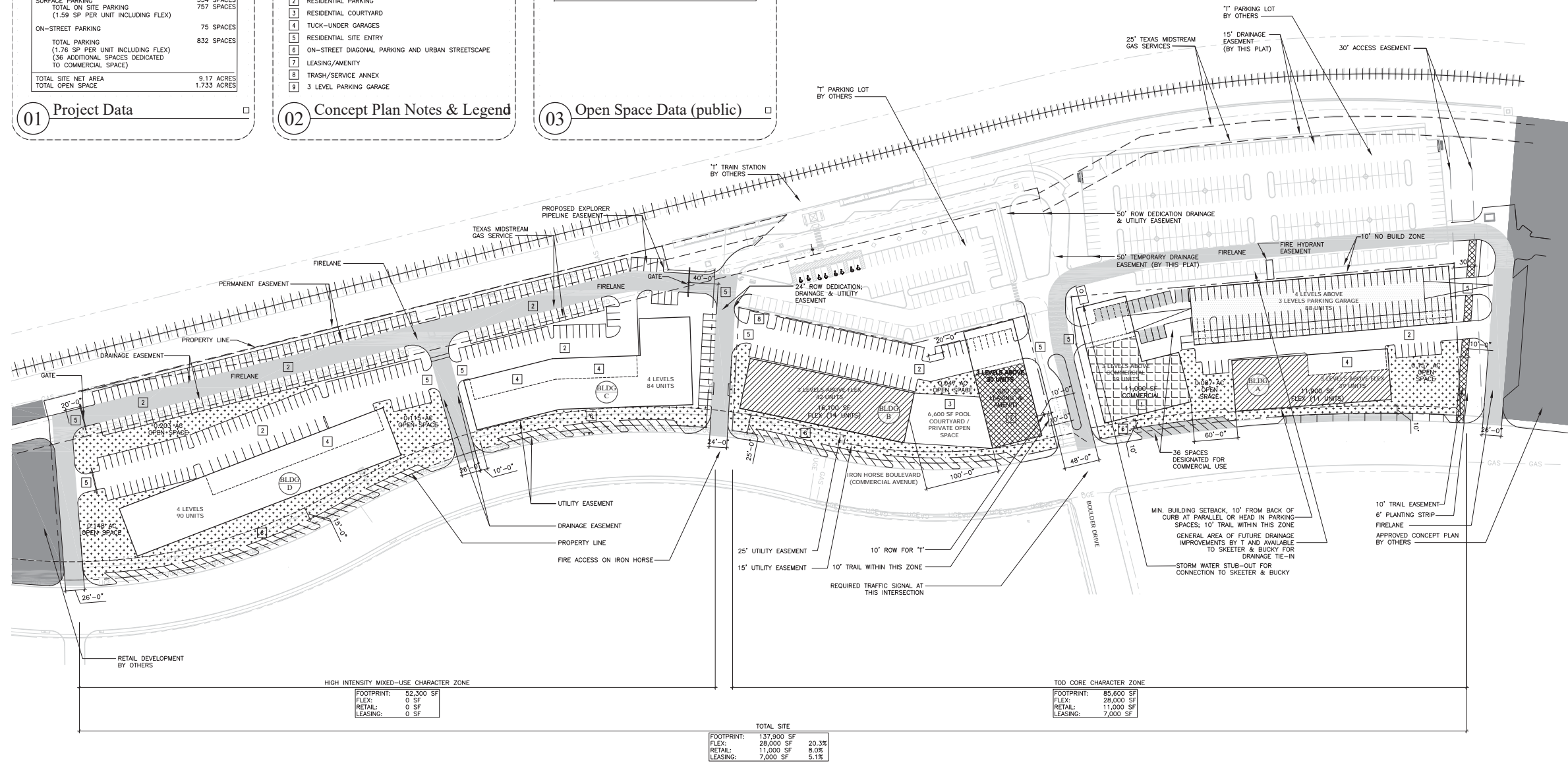
	FIRELANE FOR MULTIFAMILY DEVELOPMENT
	FLEX SPACE - 15' FLOOR TO FLOOR, MIN.
	DEDICATED COMMERCIAL SPACE - 15' FLOOR TO FLOOR, MIN.
	LEASING/AMENITY SPACE
	OPEN SPACE
1	DEDICATED COMMERCIAL SPACE
2	RESIDENTIAL PARKING
3	RESIDENTIAL COURTYARD
4	TUCK-UNDER GARAGES
5	RESIDENTIAL SITE ENTRY
6	ON-STREET DIAGONAL PARKING AND URBAN STREETSCAPE
7	LEASING/AMENITY
8	TRASH/SERVICE ANNEX
9	3 LEVEL PARKING GARAGE

02 Concept Plan Notes & Legend

BLDG A BLOCK:	0.434 ACRES
BLDG B BLOCK:	0.303 ACRES
BLDG C BLOCK:	0.161 ACRES
BLDG D BLOCK:	0.835 ACRES
TOTAL:	1.733 ACRES
TOTAL SITE ACREAGE:	9.17 ACRES
	18% OF SITE IS OPEN SPACE

TOD CODE REQUIRED OPEN SPACE: 0.459 AC
 MINIMUM OF 5% OF GROSS AREA OF THE SITE

03 Open Space Data (public)



IRON HORSE VILLAGE SDP
 NORTH RICHLAND HILLS, TEXAS

26 Concept Plan - Phase 2
 Scale: 1" = 60'-0"

Zoning Case Number SDP 2016-05

PHASE 2
 REVISION TO
 ZONING CASE NUMBER SDP 2016-05

CONCEPT PLAN | A101b

Project Number:	2017055.00
Drawn By:	JG
Issue For	Revised Concept Plan
Revised Concept Plan	02.07.2018
© 2014 JHP	
All Rights Reserved	
All materials embodied herein constitute an original work by the Architect. The Architect owns all copyrights hereto. The viewer may not reproduce, display or distribute this work or prepare derivative works based on this work without the express written consent of the copyright owner.	
Revision	Date
▲	02.07.2018
▲	
▲	
▲	
▲	



SCENE 1

IRON HORSE
North Richland Hills, Texas
Conceptual Imagery



SCENE 2

IRON HORSE
North Richland Hills, Texas
Conceptual Imagery



SCENE 3

IRON HORSE
North Richland Hills, Texas
Conceptual Imagery



SCENE 4

IRON HORSE
North Richland Hills, Texas
Conceptual Imagery

NOT FOR REGULATORY
 APPROVAL, PERMIT, OR
 CONSTRUCTION.

Carl Malcolm
 Registered Architect of the State of
 Texas
 Registration Number:
 23379

IRON HORSE VILLAGE SDP
 NORTH RICHLAND HILLS, TEXAS

Project Number: 2017055.00
 Drawn By: CC
 Issue For:
 Revised Concept Plan 02.07.2018

© 2014 JHP
 All Rights Reserved.
 All materials embodied herein constitute an
 original work by the Architect; the Architect
 owns all copyrights herein. The viewer may
 not reproduce, display or distribute this work
 or prepare derivative works based on this
 work without the express written consent of
 the copyright owner.

Revision	Date
△	02.07.2018
△	
△	
△	
△	

