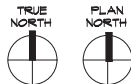


PROPOSED PD
SITE LAYOUT
SCALE: 1" = 20'-0"



ZONING CASE:
ZC 2017-17

ZONING CODE REVIEW

PROJECT NAME: 820 Office Suites
Project Location: 6904 NE Loop 820, North Richland Hills, TX, 76180
High-Line Project # HL-14017

- WE WOULD LIKE TO PROPOSE FOR THE SITE:
 - TO REWORK THE EXISTING SITE TO PROVIDE:
 - (30) CONFORMING PARKING SPACES (THIS INCLUDES (1) ADA VAN & (1) ADA PARKING SPACES)
 - (1) CONFORMING FIRE LANE
 - (1) RELOCATED DUMPSTER AND ENCLOSURE
 - (1) SITE POLE LIGHT
 - (1) MULTIPLE TENANT MONUMENT SIGN WITH LANDSCAPE
 - IN LIEU OF REINSTALLING A POLE SIGN
 - ADDITIONAL AREA FOR LANDSCAPE
 - ADD ADDITIONAL TREE(S) AS REQUIRED
 - UPDATE AND REFRESH THE EXISTING BUILDING FACADES, INCLUDING ADDITION SF.
 - REQUIRED LANDSCAPE - MINIMUM 15% OF TOTAL LOT AREA
 - WE CANNOT PROVIDE A 15'-0" LANDSCAPE SETBACK FROM DUE TO EXISTING CONDITIONS, UNLESS WE'RE ALLOWED TO USE THE LANDSCAPE AREA IN THE ROW.
 - THERE IS APPROX. 3,100 SF OF LANDSCAPE OFFSITE IN THE ROW.
 - WE WILL CUT OUT AN ADDITIONAL 489 SF OF LANDSCAPE TO ALLOW FOR (3) PARKING SPACES
 - WE WILL PROVIDE A NEW 640 SF AREA ALONG THE FREEWAY (WITH MONUMENT SIGN) TO HELP OFFSET THE 489 BEING REMOVED.
 - WILL BE WILLING TO WORK WITH THE CITY TO PROVIDE AS MUCH LANDSCAPE (WITHIN REASON) TO HELP ENHANCE THE EXISTING SITE AND BUILDING.

820 OFFICE SUITES
6904 NE LOOP 820,
NORTH RICHLAND HILLS, TX 76180

PROPERTY OWNER:
NRH PARTNERS LTD.
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DALLAS, TX, 75219
214.219.4800
EMAIL: MATT@MALOUINTERESTS.COM

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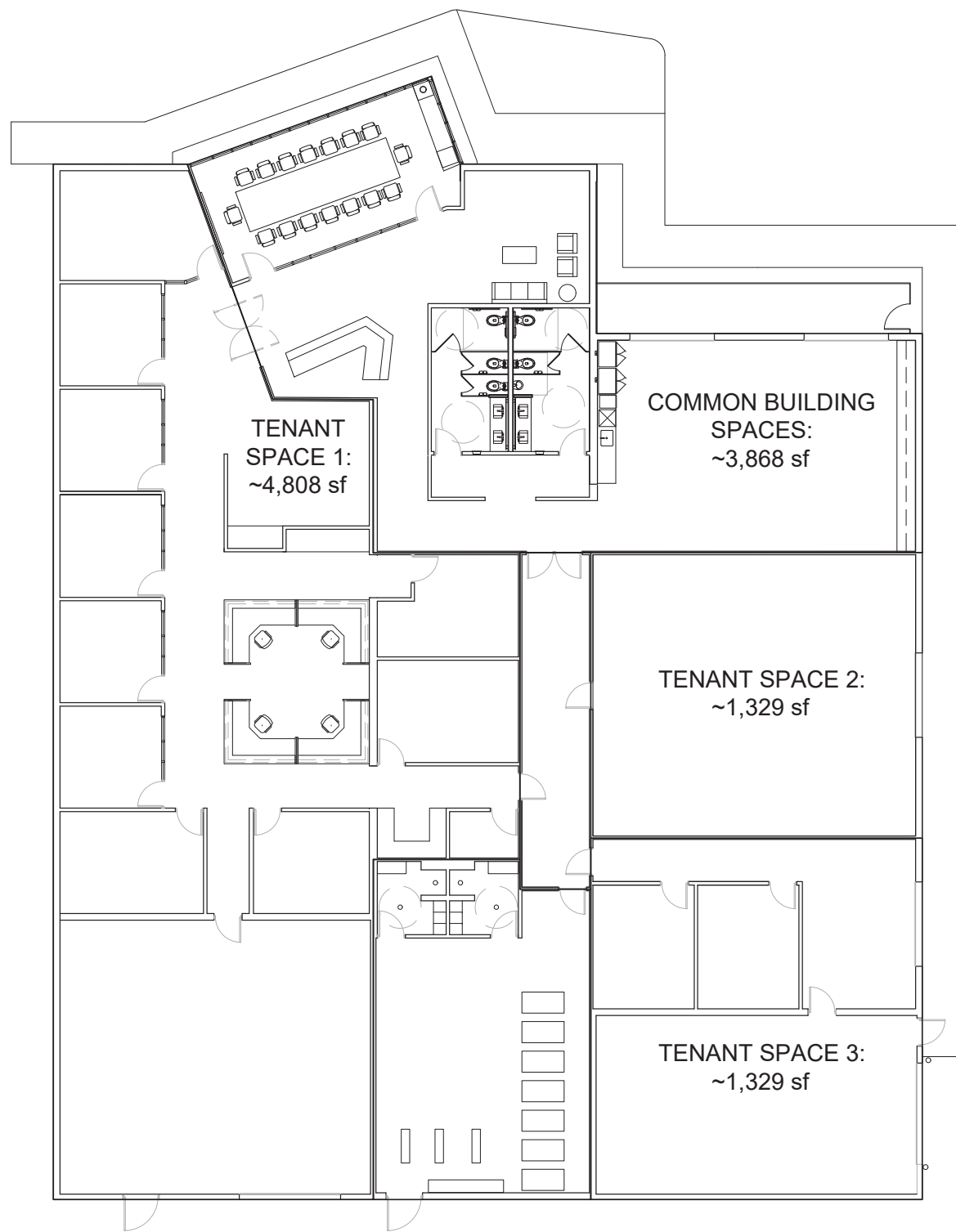
SHEET NUMBER:

A1.01

SHEET NAME:
PROPOSED RDPD
SITE LAYOUT

DATE: 01.09.18
PROJ. NO.: HL-14017
DRAWN BY: PKH

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ZONING CASE:
ZC 2017-17

ZONING CODE REVIEW

PROJECT NAME: 820 Office Suites
 Project Location: 6904 NE Loop 820, North Richland Hills, TX, 76180
 High-Line Project # HL-14017

- THE CURRENT BUILDING (APPROX. 11,778SF.) WAS BUILT BACK IN 1994, AND WAS DESIGNED FOR A NATIONAL TIRE AND BATTERY (NTB) STORE.
 - IT WAS DESIGNED AS AN AUTO RETAIL AND SERVICE CENTER
 - WE'RE PROPOSING A TO REVISE THE USE TO OFFICE SUITES WITH A COMMON CORRIDOR LEADING TO A COMMON USE ENTRY/LOBBY, RESTROOMS, AND BREAKROOM.
 - THE MAIN (AND LARGEST) TENANT SUITE IS CURRENTLY SLATED A GENERAL CONTRACTOR OFFICE WITH WAREHOUSE STORAGE FOR TOOLS.
 - THE SECOND TENANT SUITE WILL BE LOCATED AT THE SOUTHWEST CORNER OF THE BUILDING AND WILL UTILIZE THE EXISTING OVERHEAD DOOR LEADING TO THE SPACE. THE SPACE WILL HOUSE A COUPLE OF OFFICES ALONG WITH STORAGE.
 - THE THIRD AND POTENTIAL FOURTH SPACE WILL BE OF OFFICE TENANTS ONLY
- WE'RE PROPOSING TO ADD A MINIMAL AMOUNT OF ADDITIONAL SQUARE FOOTAGE IN ORDER TO PROVIDE A NEW CONFERENCE ROOM AND ENTRY IN AN OVERALL EFFORT TO BRING A REVIVED ARCHITECTURAL INTEREST TO EACH OF THE OUTDATED EXISTING BUILDING FAÇADES.
 - TOTAL BUILDING SF = 11,999 (221 ADDITIONAL SF)
 - TOTAL REQUIRED PARKING = 33 PARKING SPACES
 - 1 PARKING SPACE - APPROX. 2,499 SF (1/3000 SF) OF WAREHOUSE/STORAGE
- 32 PARKING SPACES - APPROX. 9,500 SF (1/300 SF) OF OFFICE
 - TOTAL POSSIBLE PARKING SPACES THE SITE WILL ALLOW FOR = 30 PARKING SPACES
 - THIS INCLUDES (1) ADA VAN & (1) ADA PARKING SPACES
 - WE WOULD REQUIRE A REDUCTION OF (3) PARKING SPACE DUE TO REQUIRED PARKING REQUIREMENTS.
 - DURING RENOVATION, THE BUILDING WILL BE DESIGNED TO BE BROUGHT UP TO THE CURRENTLY ADOPTED BUILDING CODES.

PROPOSED FLOOR PLAN LAYOUT - OPT 1
 SCALE: 1/8" = 1'-0"
 TRUE NORTH
 PLAN NORTH

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820 OFFICE SUITES
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REVISIONS:

SHEET NUMBER:
A2.01

SHEET NAME:
 PROPOSED FLOOR PLAN LAYOUT - OPT 1

DATE: 01.18.18
 PROJ. NO.: HL-14017
 DRAWN BY: PKC



CURRENT CONDITIONS OF THE 11,778 sf BUILDING AND 38,402 SF / 0.799 AC SITE:

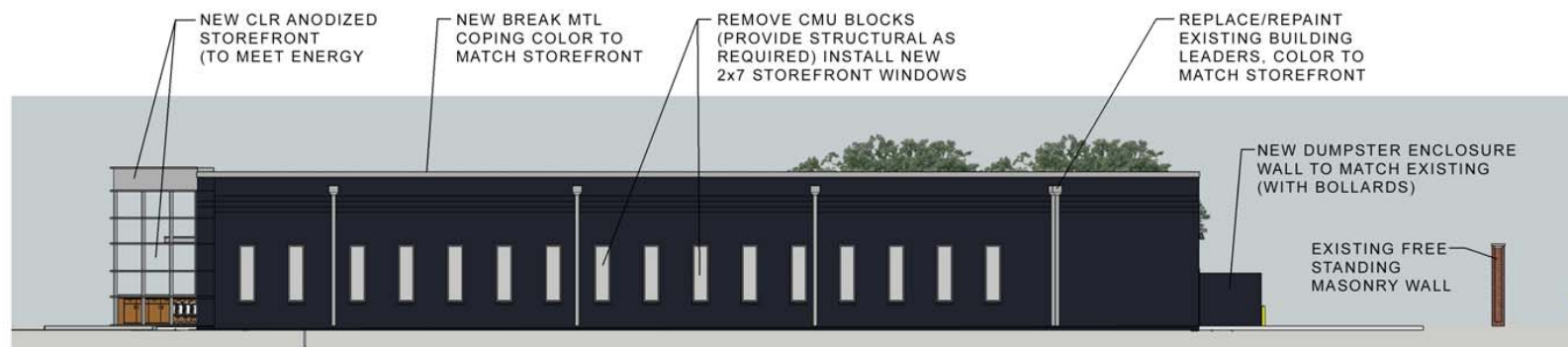
AS IS, THE EXISTING SITE IS NON-COMFORMING WITH REGARDS LANDSCAPE, PARKING, AND THE FIRE LANE WHICH DOES NOT HAVE THE REQUIRED INGRESS, EGRESS, AND WIDTH.

THE EXISTING BUILDING IS COMPRISED OF PAINTED CMU WALLS AND EXISTING YELLOW FRAMED ALUMINUM STOREFRONTS ALONG WITH OVERHEAD DOORS, BREAK METAL COPING AND LEADERS.

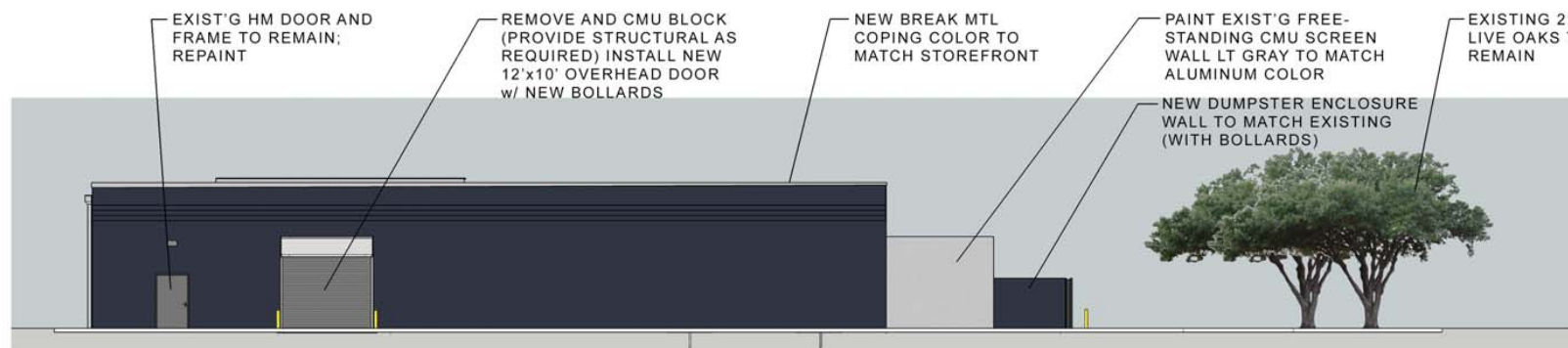
PROPOSED WORK TO THE 11,778 sf BUILDING AND 38,402 SF / 0.799 AC SITE:

BELOW IS A PROPOSED SCOPE OF WORK TO THE UPDATE THE EXISTING SITE AND BUILDING, TO BRING UP TO CODE AND CLOSER TO SITE ZONING AND LANDSCAPE CONFORMANCE:

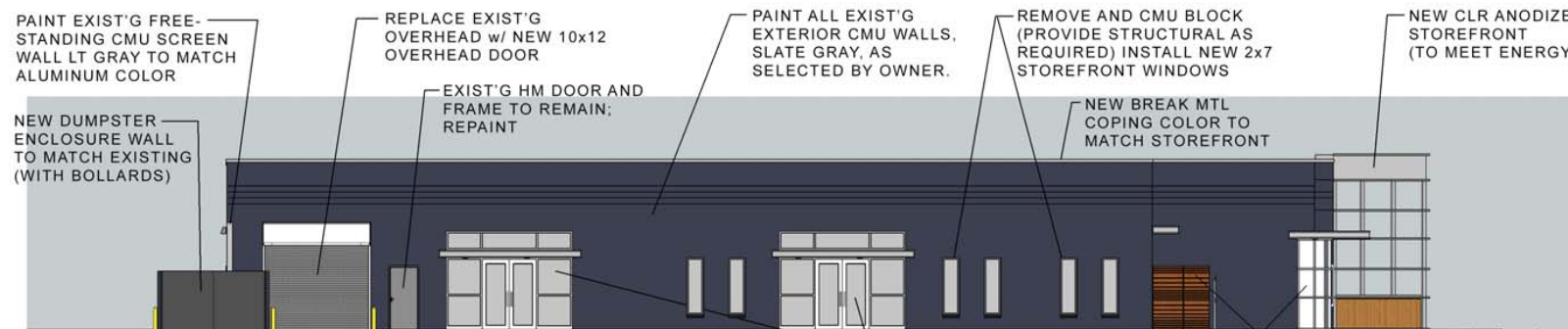
- WE WILL REVISE THE SITE TO ACCOMMODATE NEW LANDSCAPE, NEW CONFORMING PARKING SPACES, CONFORMING FIRE LANE, AND RELOCATE AND BUILD NEW DUMPSTER ENCLOSURE; REF: SITE PLAN AND LANDSCAPE PLAN.
- PROPOSE ADDING 221 SF NEW STOREFRONT CONFERENCE ROOM AT FRONT OF THE BUILDING
- RELOCATE AND CREATE (1) NEW MAIN BUILDING ENTRY AND (2) NEW TENANT ENTRY POINTS; WITH CANOPIES
 - o ALL NEW STOREFRONT TO BE CLEAR ANODIZED ALUMINUM FRAMES
 - o ALL NEW EXTERIOR GLAZING TO BE IN COMPLIANCE WITH THE ENERGY CODE
- ON THE WEST FAÇADE, INSTALL (16) NEW NARROW (2' WIDE x 7' TALL) STOREFRONT
- ON THE NORTH FAÇADE, INSTALL (16) NEW NARROW (2' WIDE x 7' TALL) STOREFRONT
- ON THE EAST FAÇADE, INSTALL (6) NEW NARROW (2' WIDE x 7' TALL) STOREFRONT
 - o ALL NEW STOREFRONT TO BE CLEAR ANODIZED ALUMINUM FRAMES
 - o ALL NEW EXTERIOR GLAZING TO BE IN COMPLIANCE WITH THE ENERGY CODE
- PROVIDE NEW ENCLOSED PATIO AREA WITH NEW WESTERN RED CEDAR FENCE, ALONG WITH NEW OVERHEAD DOORS
- REPLACE (1) EXISTING OVERHEAD DOOR (EAST ELEVATION) ALONG WITH (1) NEW OVERHEAD DOOR (SOUTH ELEVATION)
 - PAINT BUILDING NEW SLATE GRAY COLOR
 - PAINT BREAK METAL LEADERS
 - INCLUDE BUILDING SIGNAGE
 - INCLUDE MONUMENT SIGNAGE
 - o WE WILL GIVE UP RIGHTS TO HIGHWAY POLE SIGNAGE



West Elevation



South Elevation



East Elevation



North Elevation



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REVISIONS:

SHEET NUMBER
A-3.10

SHEET NAME:
RENDERED EXTERIOR ELEVATIONS for NRH Council Approval

DATE: 01.18.18
PROJ. NO.: HL-1401T
DRAWN BY: PKH



RENDER #6
FROM WEST
LOOKING EAST AT WEST FACADE



RENDER #5
FROM SE CORNER
LOOKING NORTHWEST, AT SOUTH | EAST FACADES



RENDER #4
FROM NE CORNER
LOOKING SOUTHWEST, AT NORTH | EAST FACADES



RENDER #3
FROM NE CORNER
LOOKING DOWNWARD, AT NORTH | EAST FACADES



RENDER #2
FROM NE CORNER
LOOKING SOUTH-SOUTHWEST, AT NORTH | EAST FACADES



RENDER #1
FROM NW CORNER
LOOKING SOUTHEAST

Case ZC 2017-17

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REVISIONS:

SHEET NUMBER:
A-3.11

SHEET NAME:
RENDERED IMAGES
FOR
NRH Council Approval

DATE: 01.18.18
PROJ. NO.: HL-14.01T
DRAWN BY: PKM

SIGN COMPOSITION:

7'-2" CAST CONCRETE WALL SET ATOP CONCRETE FOUNDATION. THE ADDRESS NUMBER "4091" BLASTED (OR FORMED OUT) INTO THE TOP OF CONCRETE WALL (BOTH SIDES).

(3) TENANT PANELS (BOTH SIDES) MADE FROM BRUSHED STAINLESS STEEL ATTACHED TO THE CONCRETE WALL WITH STAINLESS STEEL STAND-OFFS AT THE CORNERS.

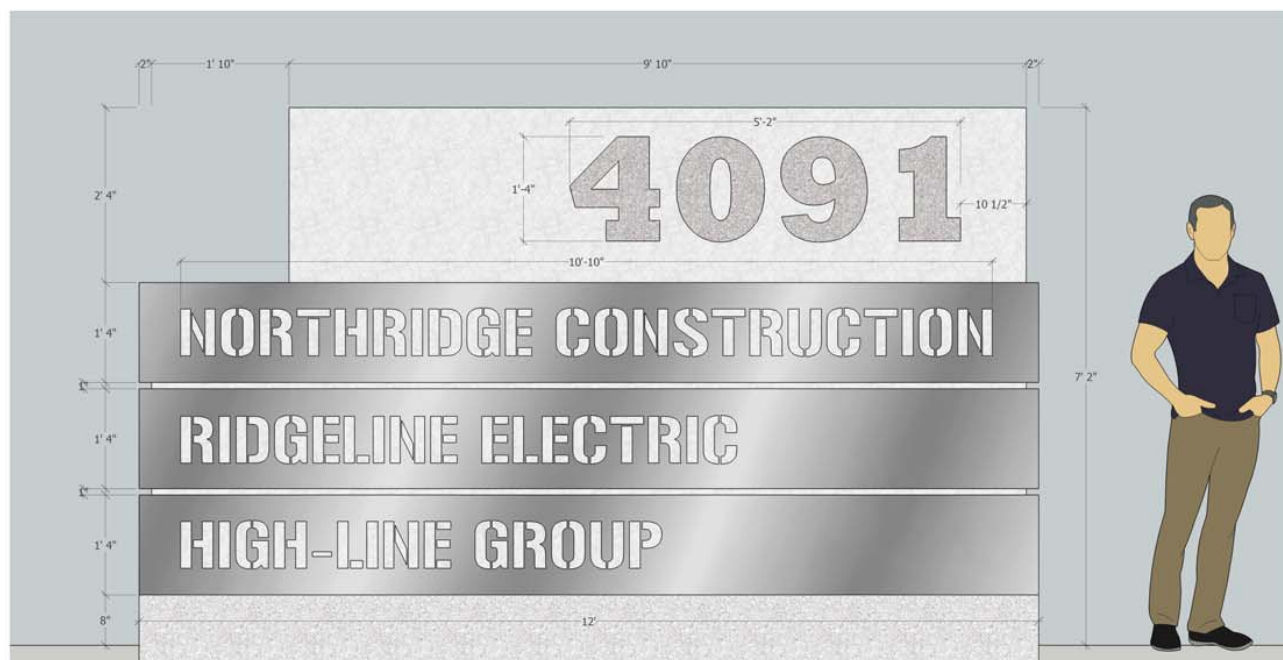
BEHIND THE STAINLESS PANELS WILL BE A WHITE TRANSPARENT ACRYLIC PANEL (OR CLR DIFFUSED PANEL), ALONG WITH LED LIGHTING SET BEHIND TO ILLUMINATE THE LETTERS AT NIGHT.



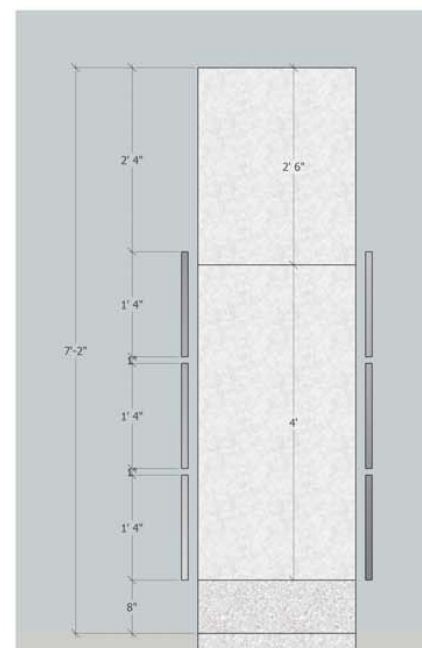
RENDER #1
FROM NE CORNER
LOOKING WEST AT SIGN AND NORTH BUILDING FACADE



Proposed Monument Sign (East Face)



Proposed Monument Sign (West Face)



Proposed Monument Sign
(North | South Face)



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REVISIONS:

NO.	DATE	DESCRIPTION

SHEET NUMBER:
A-3.12

SHEET NAME:
RENDERED NRH-820
MONUMENT SIGN
IMAGES for
NRH Council Approval

DATE: 01.18.18
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DRAWN BY: PKM