

PRELIMINARY
NOT FOR CONSTRUCTION

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PLANS PREPARED UNDER THE DIRECT SUPERVISION OF RONALD RAMIREZ, P.E. TEXAS REGISTRATION NO. 81821 DATE: 04/29/2020

ISSUED FOR PRELIMINARY PRICING PURPOSES ONLY
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	GENERAL SITE DATA						SUMMARY	
	"Tract 1"		"Tract 2"		"Tract 3"		IHB Development Company, LP (Inst. No. D218044518)	
Legal Description:	IHB Development Company, LP (Inst. No. D218044518)		IHB Development Company, LP (Inst. No. D218044518)		IHB Development Company, LP (Inst. No. D218044518)		IHB Development Company, LP (Inst. No. D218044518)	
Lot Size:	2.303 Acres	100,318 SF	1.682 Acres	73,256 SF	5.082 Acres	221,378 SF	9.067 Acres	394,952 SF
Total Impervious:	1.758 Acres	76.3%	1.149 Acres	68.3%	3.837 Acres	75.5%	6.744 Acres	74.4%
Paved Areas:	1.051 Acres	--	0.646 Acres	--	3.013 Acres	--	4.711 Acres	--
Building Footprint:	0.706 Acres	--	0.503 Acres	--	0.824 Acres	--	2.033 Acres	--
Open Space:	0.545 Acres	23.7%	0.533 Acres	31.7%	1.245 Acres	24.5%	2.323 Acres	25.6%
Recreational Area:	--	--	0.180 Acres	10.7%	0.179 Acres	3.5%	0.359 Acres	4.0%
Zoning:	Iron Horse TOD		Iron Horse TOD		Iron Horse TOD		Iron Horse TOD	
Proposed Use:	Multi-family		Multi-family		Multi-family		Multi-family	
Parking:								
Residential (1.5 Per Unit)	99 DU	149	39 DU	59	129 DU	194	267 DU	402
Commercial (1 Per 250 SF)	11,036 SF	45	--	--	--	--	11,036 SF	45
Flex (1 Per 250 SF)	--	--	14,000 SF	56	14,000 SF	56	28,000 SF	112
Club House (1 Per 250 SF)	--	--	--	--	9,714 SF	39	9,714 SF	39
Total Required:	194		115		289		598	
Provided:								
Garage Parking:	--	23	--	14	--	42	--	79
Surface Parking:	--	111	--	38	--	257	--	406
Tandem Parking:	--	0	--	14	--	41	--	55
Street Parking:	--	20	--	24	--	53	--	97
Total Parking:	--	154	--	90	--	393	--	637

NO.	DATE	REVISION

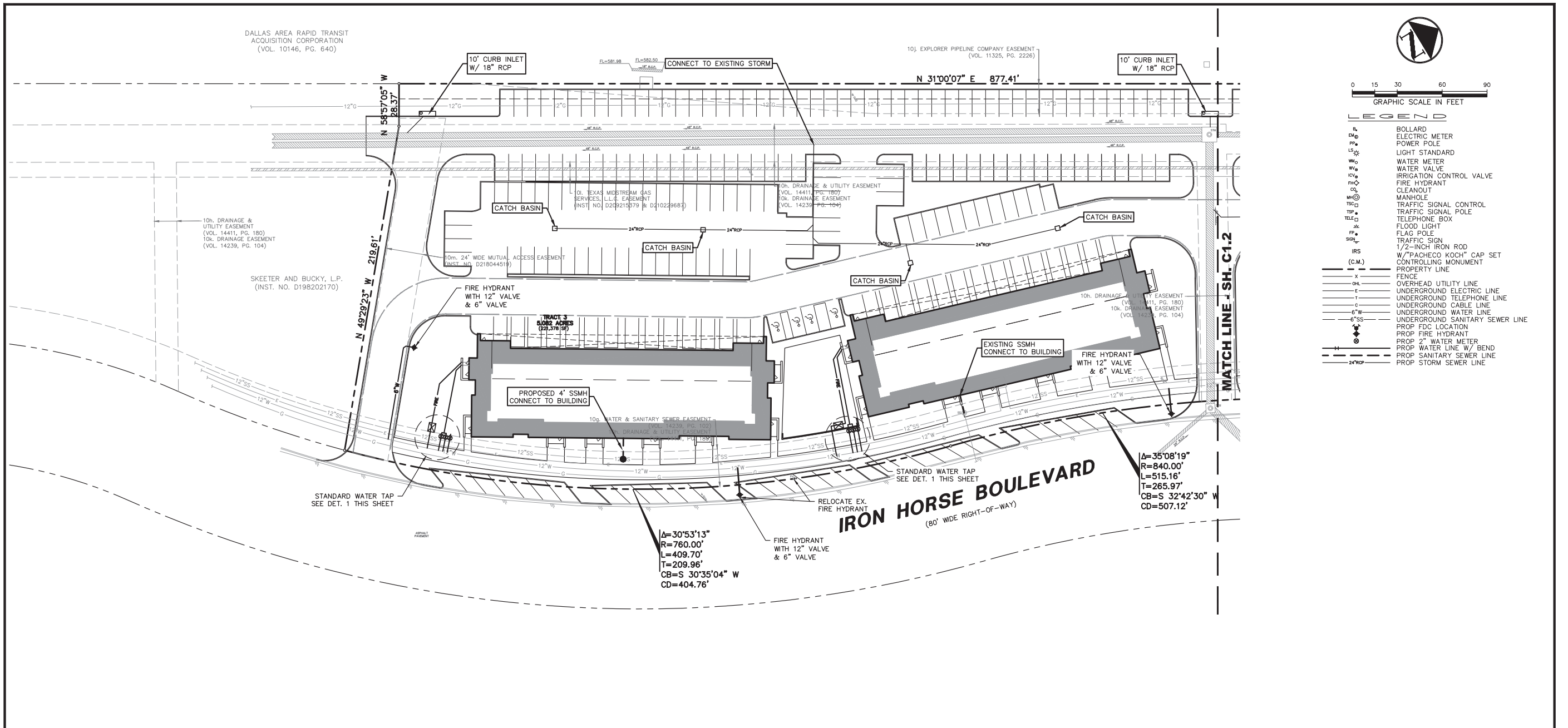
Pacheco Koch 4060 BRYANT IRVIN ROAD
FORT WORTH, TX 76109 817.412.7155
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008001

CONCEPT SITE PLAN
IRON HORSE VILLAGE
MULTI-FAMILY
CASE SDP 2020-01

CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
WMS	WMS	APR. 2020	1"=60'			C0.2

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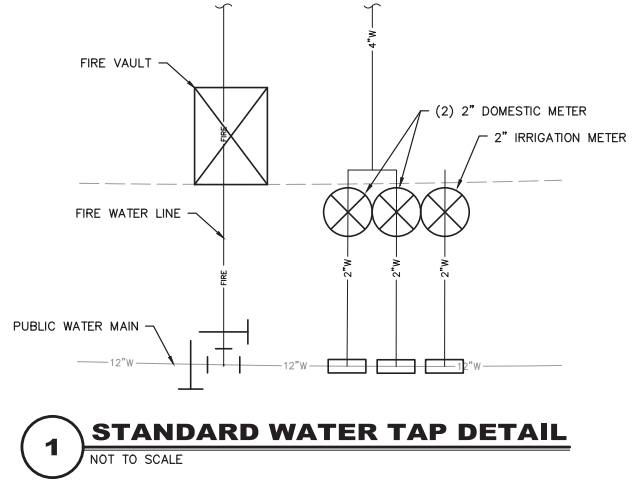
LEGEND

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GRAPHIC SCALE IN FEET

- BOLLARD
- ELECTRIC METER
- POWER POLE
- LIGHT STANDARD
- WATER METER
- WATER VALVE
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- CLEANOUT
- MANHOLE
- TRAFFIC SIGNAL CONTROL
- TRAFFIC SIGNAL POLE
- TELEPHONE BOX
- FLOOD LIGHT
- FLAG POLE
- TRAFFIC SIGN
- 1/2-INCH IRON ROD
- W/PACHECO KOCH CAP SET
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- UNDERGROUND SANITARY SEWER LINE
- PROP FDC LOCATION
- PROP FIRE HYDRANT
- PROP 2" WATER METER
- PROP WATER LINE W/ BEND
- PROP SANITARY SEWER LINE
- PROP STORM SEWER LINE

BENCH MARK LIST

BM# 36	2" ALUMINUM DISK STAMPED "CITY OF NORTH RICHLAND HILLS" "OPS NO. 36" SET IN THE NORTHWEST CORNER OF A 5' CONCRETE CURB INLET ON THE WEST SIDE OF IRON HORSE BOULEVARD. 475'± NORTH OF THE NORTH END OF THE IRON HORSE BOULEVARD BRIDGE OVER NORTHEAST LOOP 820 AND 1,500'± SOUTHWEST OF THE INTERSECTION OF IRON HORSE BOULEVARD AND BOULDER DRIVE.	ELEV=586.003
BM# 1	CUT ON THE NORTHWEST BACK OF CURB OF IRON HORSE BOULEVARD, ±141' SOUTHWEST OF A SIGN AND ±550' NORTHEAST OF THE INTERSECTION OF IRON HORSE BOULEVARD AND THE IH 820 SERVICE ROAD.	NORTHING=6992392.61 EASTING=2352555.24 ELEV=588.54
BM# 2	CUT ON A CONCRETE INLET ALONG THE SOUTHEAST LINE OF IRON HORSE BOULEVARD, ±95' EAST OF A SANITARY SEWER MANHOLE, ±105' SOUTHWEST OF A FIRE HYDRANT AND ±930' SOUTHWEST OF BOULDER DRIVE.	NORTHING=6992682.93 EASTING=2352765.87 ELEV=594.37
BM# 3	CUT ON A CONCRETE INLET ALONG THE NORTHWEST LINE OF IRON HORSE BOULEVARD, ±665' SOUTHWEST OF BOULDER DRIVE AND ±5' SOUTHWEST OF A EXPRESS 820 JUNCTION SIGN.	NORTHING=6992975.83 EASTING=2352846.67 ELEV=593.65
BM# 4	CUT ON A CONCRETE SIDEWALK ALONG THE SOUTHEAST LINE OF IRON HORSE BOULEVARD, ±75' SOUTHWEST OF A TOWING ENFORCED SIGN, ±127' NORTHEAST OF A WATER VALVE AND ±100' NORTHEAST OF BOULDER DRIVE.	NORTHING=6993501.60 EASTING=2353474.95 ELEV=623.16
BM# 5	CUT ON A CONCRETE SIDEWALK ALONG THE SOUTHEAST LINE OF IRON HORSE BOULEVARD, ±74' SOUTHWEST OF A FIRE HYDRANT, ±180' SOUTH OF A CONCRETE INLET AND ±340' NORTHEAST OF BOULDER DRIVE.	NORTHING=6993697.99 EASTING=2353639.65 ELEV=625.59



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Pacheco Koch
4060 BRYANT IRVIN ROAD
FORT WORTH, TX 76109 817.412.7155
TX REG. ENGINEERING FIRM F-469
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CONCEPT SITE UTILITY PLAN
IRON HORSE VILLAGE
MULTI-FAMILY
CASE SDP 2020-01

CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS

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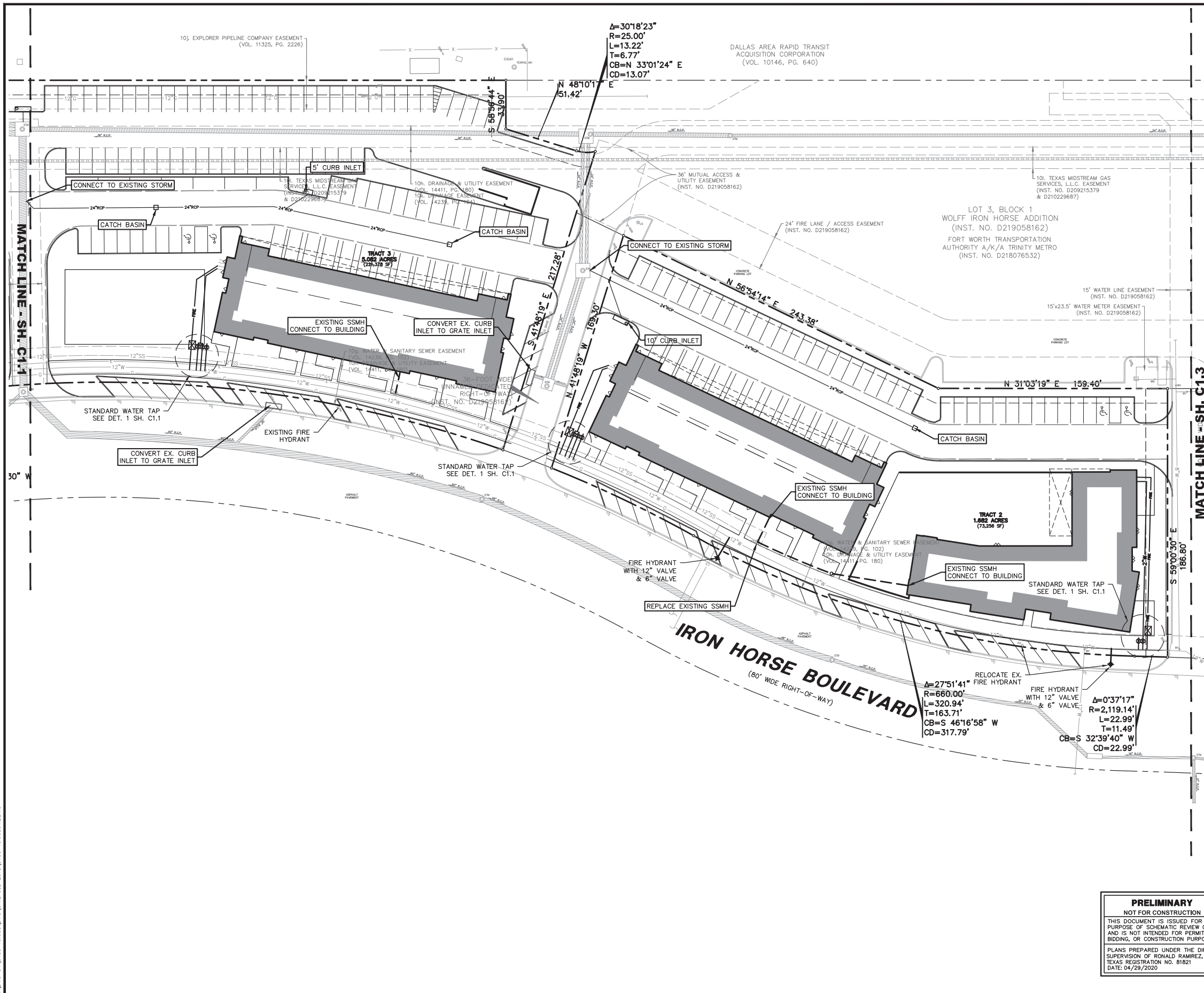
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IRON HORSE MULTI-FAMILY



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GRAPHIC SCALE IN FEET

LEGEND

- ⊕ BOLLARD
- ⊕ ELECTRIC METER
- ⊕ POWER POLE
- ⊕ LIGHT STANDARD
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ IRRIGATION CONTROL VALVE
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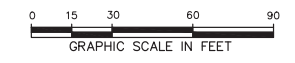
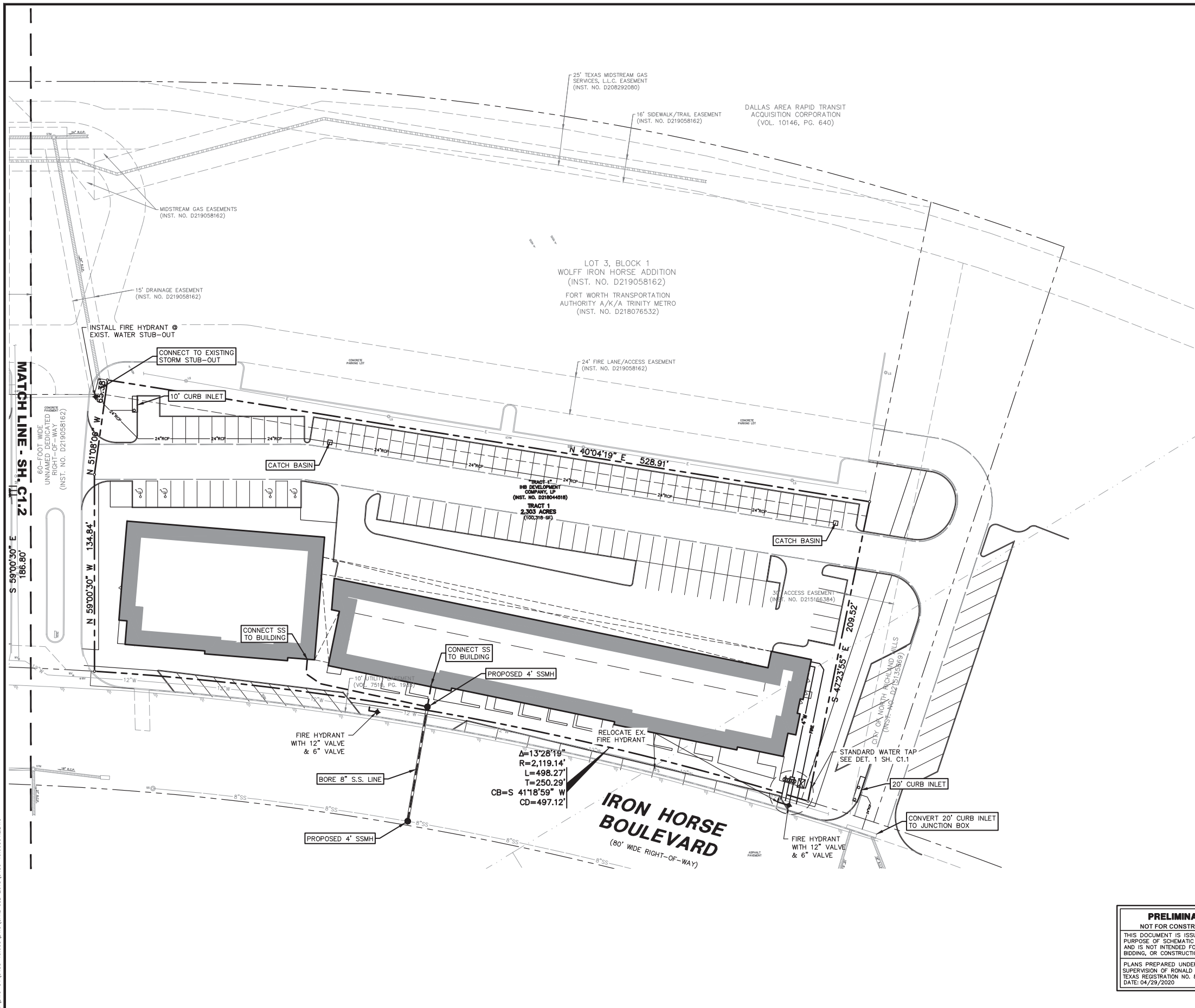
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IRON HORSE MULTI-FAMILY



LEGEND

⊕	BOLLARD
⊙	ELECTRIC METER
⊖	POWER POLE
⊕	LIGHT STANDARD
⊖	WATER METER
⊖	WATER VALVE
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⊖	CONTROLLING MONUMENT
---	PROPERTY LINE
-x-	FENCE
-OH-	OVERHEAD UTILITY LINE
-E-	UNDERGROUND ELECTRIC LINE
-T-	UNDERGROUND TELEPHONE LINE
-C-	UNDERGROUND CABLE LINE
-W-	UNDERGROUND WATER LINE
-S-	UNDERGROUND SANITARY SEWER LINE
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CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS

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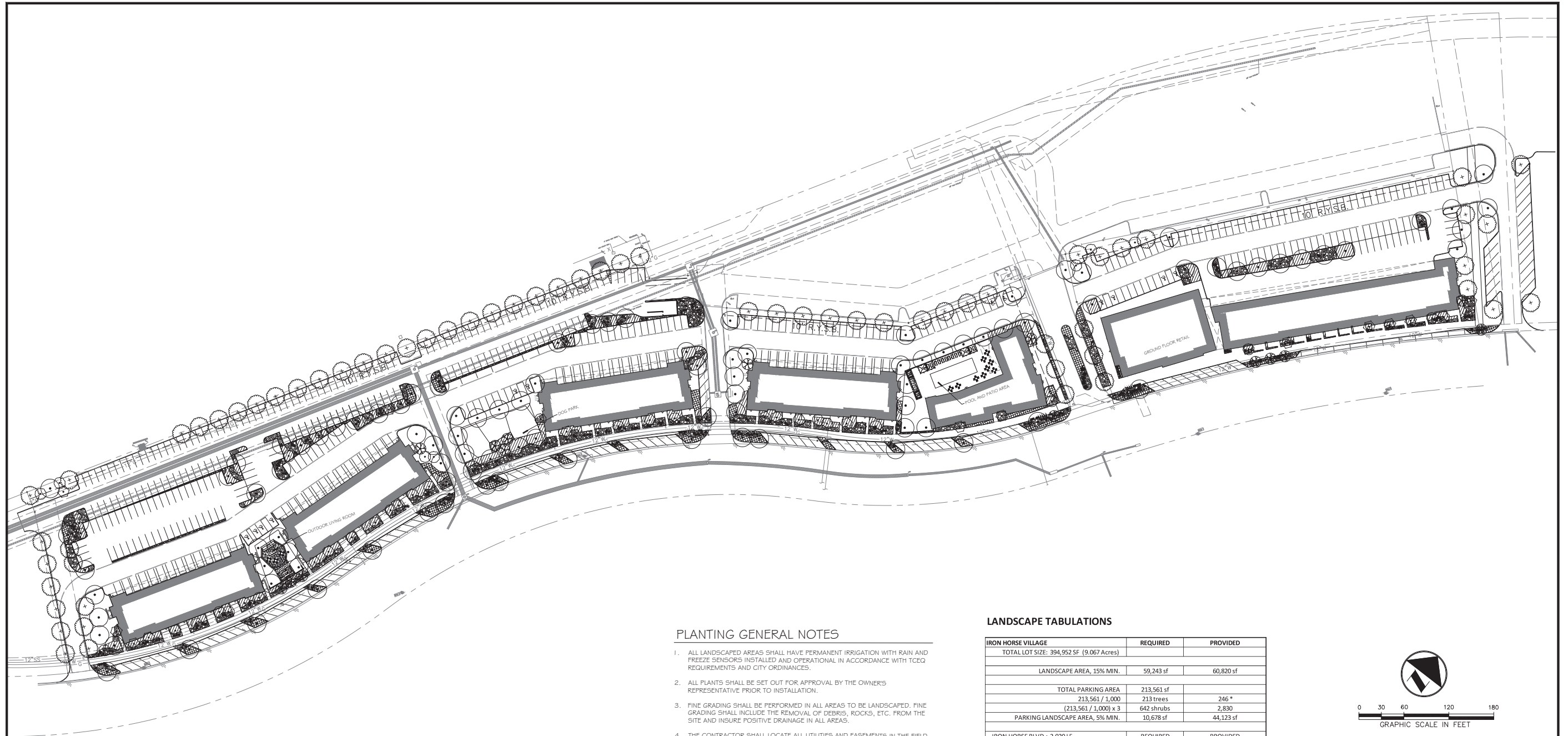
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IRON HORSE MULTI-FAMILY

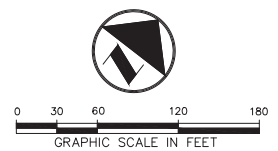


PLANTING GENERAL NOTES

1. ALL LANDSCAPED AREAS SHALL HAVE PERMANENT IRRIGATION WITH RAIN AND FREEZE SENSORS INSTALLED AND OPERATIONAL IN ACCORDANCE WITH TCEQ REQUIREMENTS AND CITY ORDINANCES.
2. ALL PLANTS SHALL BE SET OUT FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
3. FINE GRADING SHALL BE PERFORMED IN ALL AREAS TO BE LANDSCAPED. FINE GRADING SHALL INCLUDE THE REMOVAL OF DEBRIS, ROCKS, ETC. FROM THE SITE AND INSURE POSITIVE DRAINAGE IN ALL AREAS.
4. THE CONTRACTOR SHALL LOCATE ALL UTILITIES AND EASEMENTS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES DURING THE COURSE OF CONSTRUCTION.
5. WRITTEN DIMENSIONS SHALL GOVERN OVER SCALED DIMENSIONS.
6. IT IS PREFERABLE THAT NO TREE BE STAKED. HOWEVER, CONDITIONS AND PLANT MATERIAL SIZE MAY NECESSITATE STAKING. THE OWNER'S REP SHALL DETERMINE IF SUPPORT IS NEEDED AND SHALL DIRECT THE CONTRACTOR ACCORDINGLY.
7. THE CONTRACTOR SHALL REFER TO THE SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS ASSOCIATED WITH THE LANDSCAPE AND ACCESSORIES.
8. ALL PLANT MATERIALS SHALL MEET ANSI Z60.1 STANDARDS FOR CALIPER, HEIGHT AND ROOT BALL SIZE. ANY MATERIALS THAT DO NOT MEET OR EXCEED SUCH STANDARDS SHALL BE REJECTED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
9. ALL PLANT SPECIES SHALL BE APPROVED FOR USE WITH IN THE MUNICIPALITY.
10. QUANTITIES ARE SHOWN FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES.
11. THE ONLY TREES TO BE REMOVED FROM THE SITE INCLUDE 1 HACKBERRY, 2 MESQUITE, AND 8 COTTONWOODS.
12. ALL FRONT PORCHES/COURTS OF FLEX UNITS WILL BE SCREENED AND EASILY CONVERTIBLE TO COMMERCIAL USAGE. LANDSCAPE IS SHOWN TO REPRESENT SCREENING, STRENGTHEN PROJECT COMPLETENESS, AND CONSIDERED EXPENDABLE UNTIL COMMERCIAL SPACE IS FINISHED OUT AND OCCUPIED.

LANDSCAPE TABULATIONS

IRON HORSE VILLAGE	REQUIRED	PROVIDED
TOTAL LOT SIZE: 394,952 SF (9.067 Acres)		
LANDSCAPE AREA, 15% MIN.	59,243 sf	60,820 sf
TOTAL PARKING AREA	213,561 sf	
213,561 / 1,000	213 trees	246 *
(213,561 / 1,000) x 3	642 shrubs	2,830
PARKING LANDSCAPE AREA, 5% MIN.	10,678 sf	44,123 sf
IRON HORSE BLVD.: 2,020 LF		
STREET TREES	30' O.C.	N/A
STREET LIGHTS	50' O.C.	N/A
TOTAL CANOPY TREES		169
ORNAMENTAL TREES		77
SHRUBS		2,830
TRASH RECEPTACLES (2 per block)	6	7
BIKE RACKS	(recommended)	3
BENCHES	(recommended)	5
* 169 canopy trees + 77 ornamental trees = 246 canopy tree planting areas provided are limited		



1 OVERALL LANDSCAPE PLAN
1" = 60'-0"

INTERIM REVIEW
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 MICHELENE LANDSCAPE ARCHITECT
 MICHELENE MELTZER
 TEXAS REGISTRATION NUMBER 2330

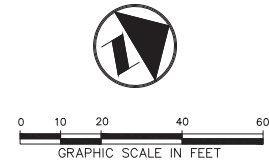
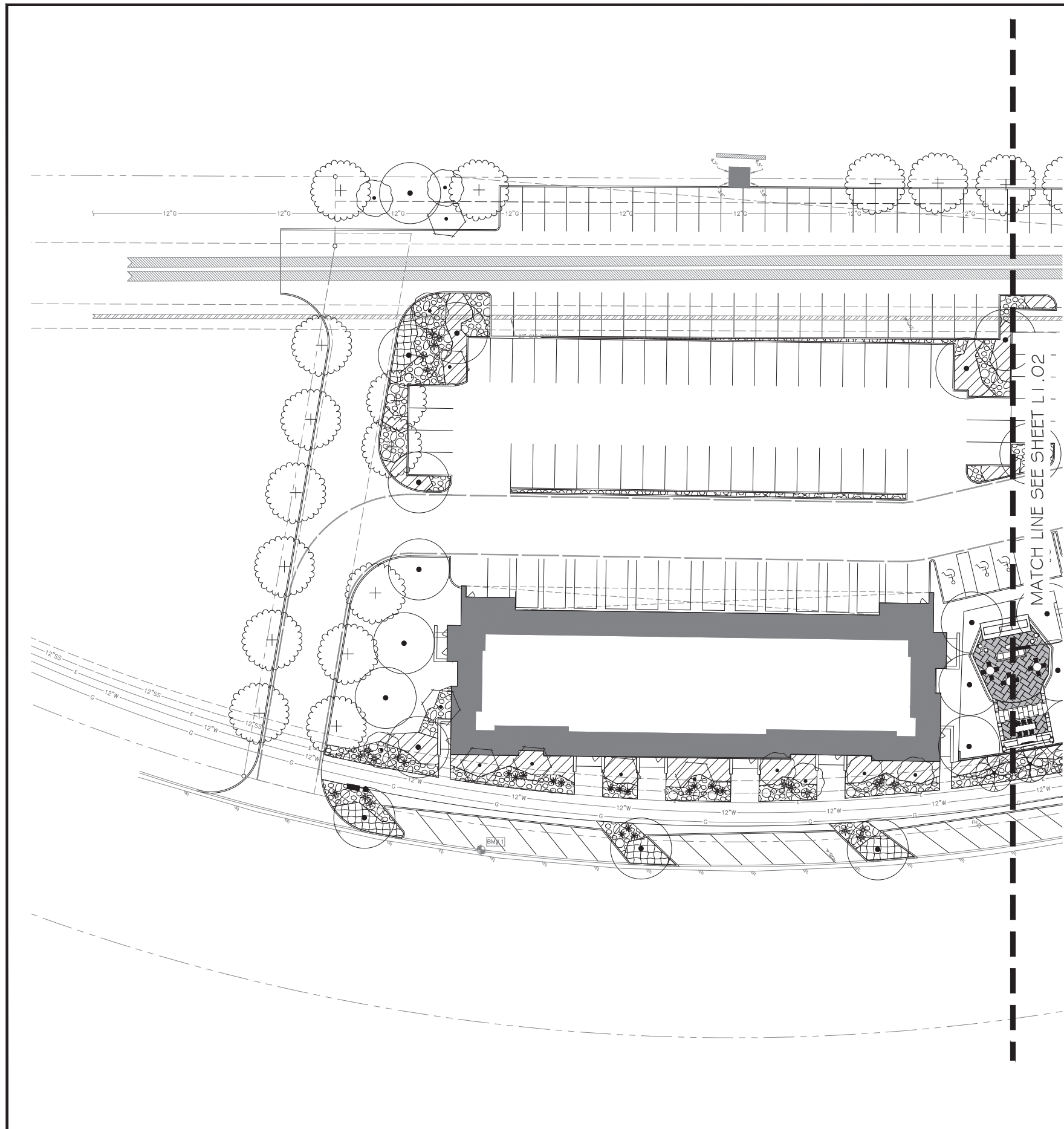
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Pacheco Koch 4060 BRYANT IRVIN ROAD
 FORT WORTH, TX 76109 817.412.7155
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 TX REG. SURVEYING FIRM LS-10193824

**OVERALL LANDSCAPE
 IRON HORSE VILLAGE
 MULTI-FAMILY
 CITY OF NORTH RICHLAND HILLS, TARRANT
 COUNTY, TEXAS**

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
NGN	CRR	APRIL 2020	AS SHOWN			L1.00

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PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE/COND.	
	ARO	105	ACER RUBRUM 'OCTOBER GLORY'™ / OCTOBER GLORY MAPLE	45 GAL	
	QV2	64	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	CONT	
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE/COND.	
	CO	29	CERCIS CANADENSIS 'OKLAHOMA' / OKLAHOMA REDBUD	CONTAINER	
	MYC	32	MYRICA CERIFERA / WAX MYRTLE	30 GAL	
SMALL TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE/COND.	
	IV	16	ILEX VOMITORIA / YALPON HOLLY	30 GAL	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	HP	120	HESPERALOE PARVIFLORA / RED YUCCA	3 GAL	36" o.c.
CACTI/SUCCULANTS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	AGA	5	AGAVE AMERICANA / CENTURY PLANT	5 GAL	72" o.c.
	YR	173	YUCCA RECURVIFOLIA / SOFT LEAF YUCCA	5 GAL	48" o.c.
SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	AG	1,762	ABELIA X GRANDIFLORA 'EDWARD GOUCHER' / GLOSSY ABELIA	3 GAL	36" o.c.
	MC3	770	MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS	3 GAL	36" o.c.
HARDSCAPE	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	4C	22,540 SF	4-8 COBBLE	NONE	
		3	BIKE RACK	NONE	
		7	TRASH RECEPTACLE	NONE	
		5	BENCH	NONE	

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 REGISTERED LANDSCAPE ARCHITECT
 REGULUS NELSON
 TEXAS REGISTRATION NUMBER 2330

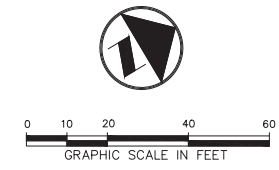
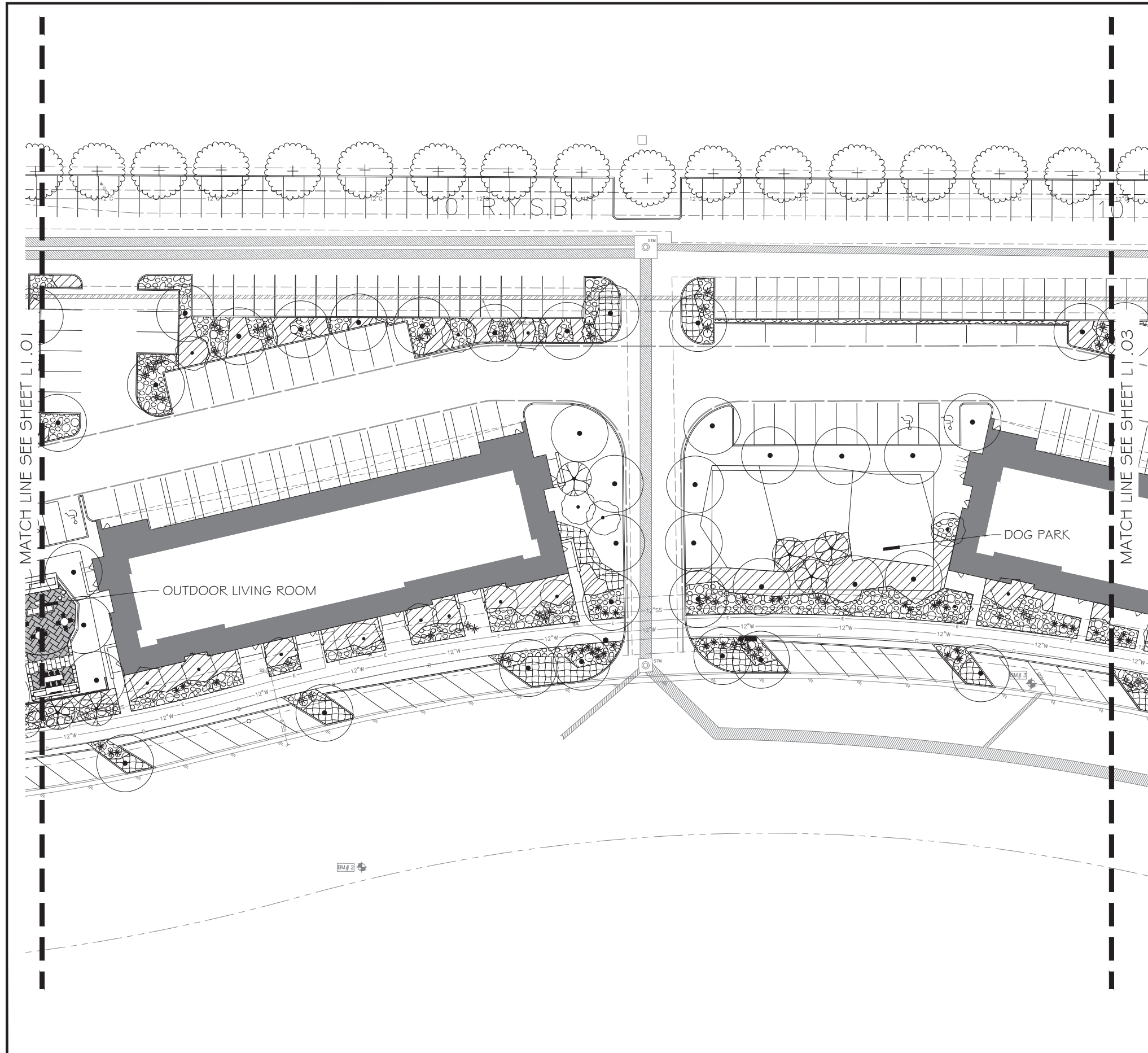
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LANDSCAPE
IRON HORSE VILLAGE
MULTI-FAMILY
CITY OF NORTH RICHLAND HILLS, TARRANT
COUNTY, TEXAS

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2020-03-19 05:59

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	QV2	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME
	CO	CERCIS CANADENSIS 'OKLAHOMA' / OKLAHOMA REDBUD
	MYC	MYRICA CERIFERA / WAX MYRTLE
SMALL TREES	CODE	BOTANICAL / COMMON NAME
	IV	ILEX VOMITORIA / YALPON HOLLY
SHRUBS	CODE	BOTANICAL / COMMON NAME
	HP	HESPERALOE PARVIFLORA / RED YUCCA
CACTI/SUCCULANTS	CODE	BOTANICAL / COMMON NAME
	AGA	AGAVE AMERICANA / CENTURY PLANT
	YR	YUCCA RECURVIFOLIA / SOFT LEAF YUCCA
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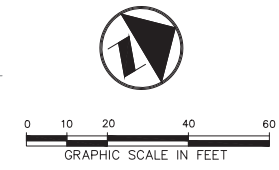
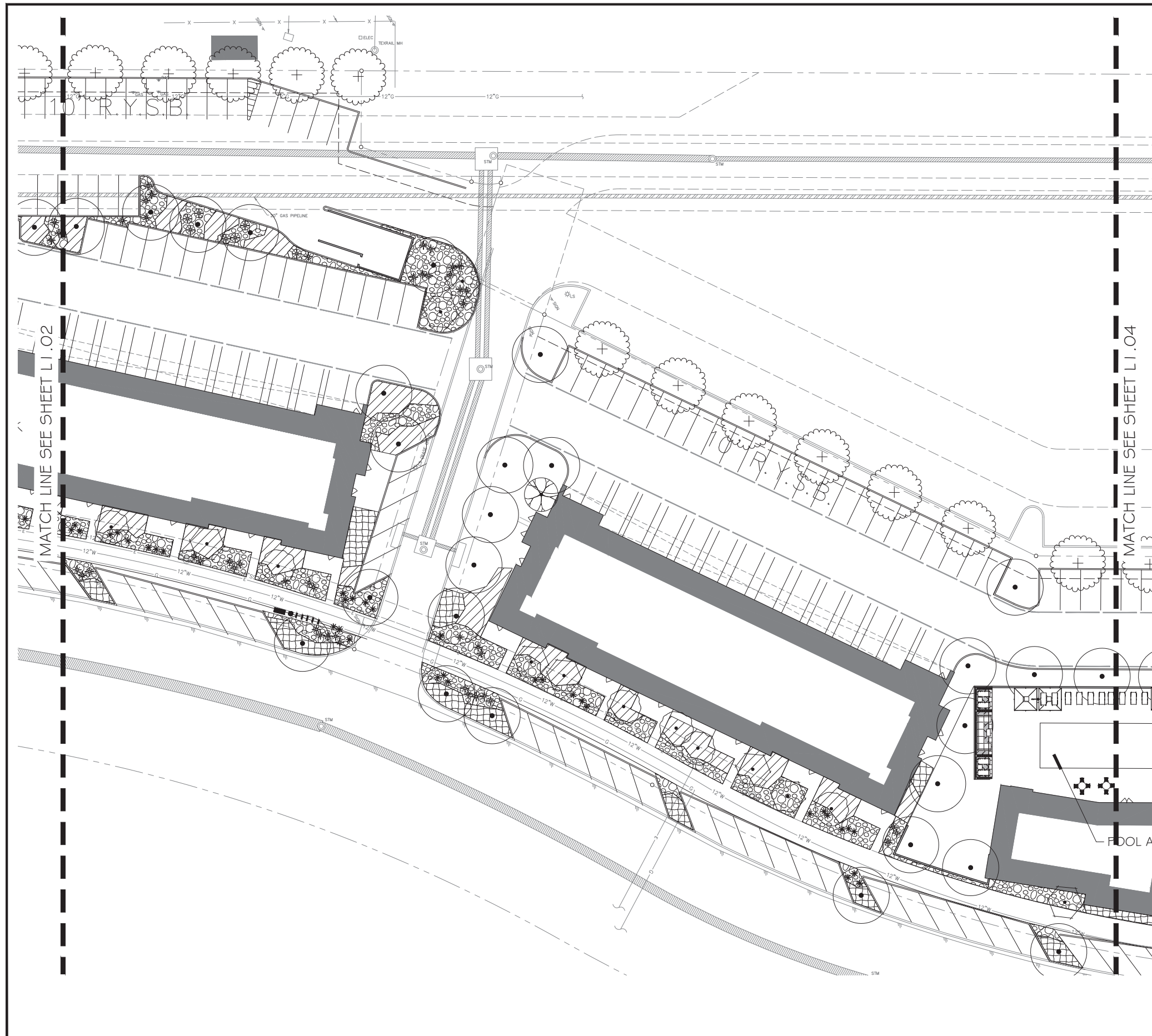
Pacheco Koch 4060 BRYANT IRVIN ROAD
FORT WORTH, TX 76109 817.412.7155
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193824

LANDSCAPE
IRON HORSE VILLAGE
MULTI-FAMILY
CITY OF NORTH RICHLAND HILLS, TARRANT
COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
NGN	CRR	APRIL 2020	AS SHOWN			L1.02

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REXHAUS MELZON
TEXAS REGISTRATION NUMBER 2330

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PLANT SCHEDULE

2020-03-19 05:59

TREES	CODE	BOTANICAL / COMMON NAME
	ARO	ACER RUBRUM "OCTOBER GLORY"™ / OCTOBER GLORY MAPLE
	QV2	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME
	CO	CERCIS CANADENSIS "OKLAHOMA" / OKLAHOMA REDBUD
	MYC	MYRICA CERIFERA / WAX MYRTLE
SMALL TREES	CODE	BOTANICAL / COMMON NAME
	IV	ILEX VOMITORIA / YAUPON HOLLY
SHRUBS	CODE	BOTANICAL / COMMON NAME
	HP	HESPERALOE PARVIFLORA / RED YUCCA
CACTI/SUCCULANTS	CODE	BOTANICAL / COMMON NAME
	AGA	AGAVE AMERICANA / CENTURY PLANT
	YR	YUCCA RECURVIFOLIA / SOFT LEAF YUCCA
SHRUB AREAS	CODE	BOTANICAL / COMMON NAME
	AG	ABELIA X GRANDIFLORA "EDWARD GOUCHER" / GLOSSY ABELIA
	MC3	MUHLBERGIA CAPILLARIS / PINK MUHLY GRASS
HARDSCAPE	CODE	BOTANICAL / COMMON NAME
	4C	4-B COBBLE
		BIKE RACK
		TRASH RECEPTACLE
		BENCH

NOTE:
ALL FRONT PORCHES/COURTS OF FLEX UNITS WILL BE SCREENED AND EASILY CONVERTIBLE TO COMMERCIAL USAGE. LANDSCAPE IS SHOWN TO REPRESENT SCREENING, STRENGTHEN PROJECT COHESIVENESS, AND CONSIDERED DEPENDABLE UNTIL COMMERCIAL SPACE IS FINISHED OUT AND OCCUPIED.

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NO.	DATE	REVISION

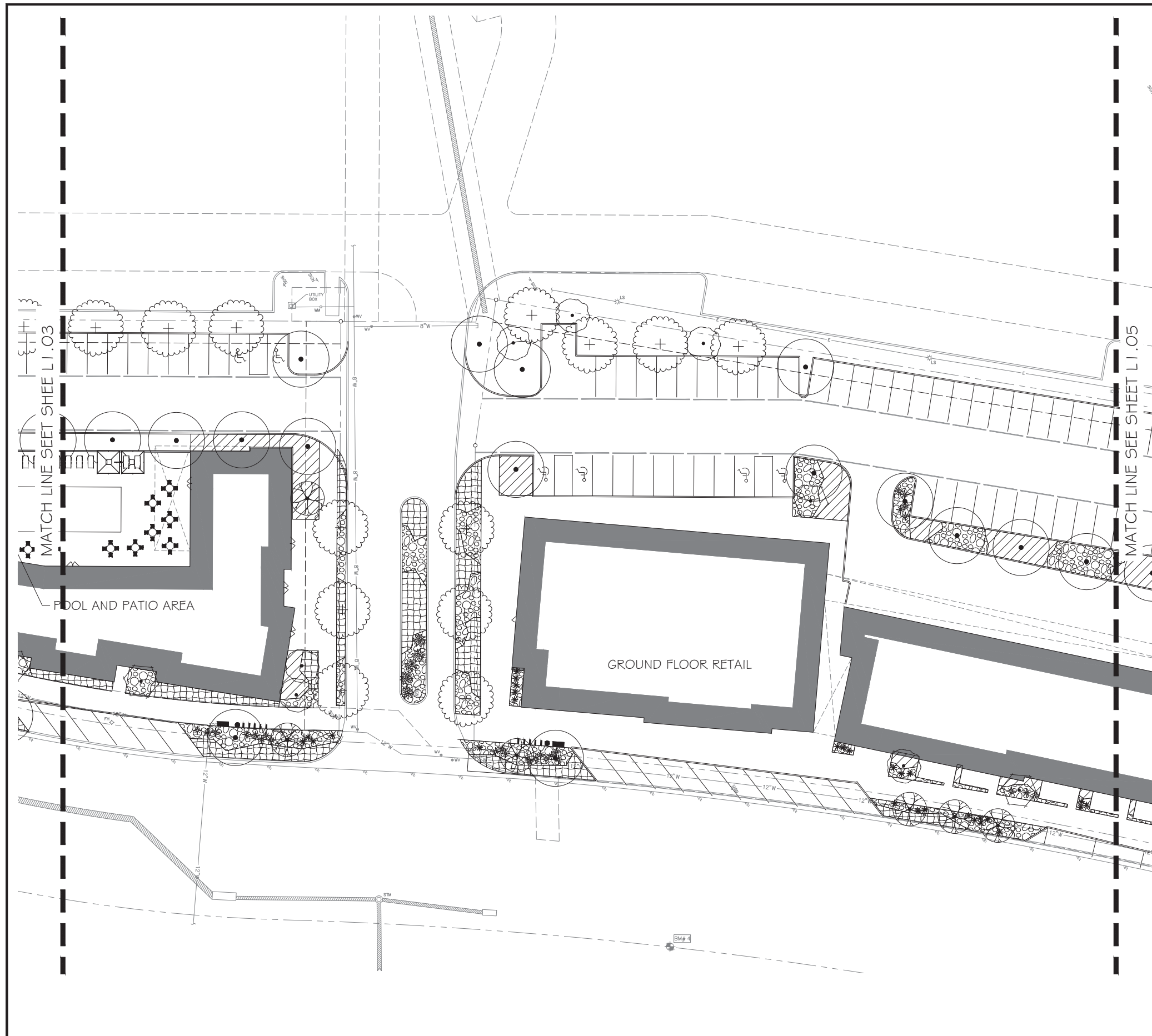
Pacheco Koch 4060 BRYANT IRVIN ROAD
FORT WORTH, TX 76109 817.412.7155
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193824

LANDSCAPE
IRON HORSE VILLAGE
MULTI-FAMILY
CITY OF NORTH RICHLAND HILLS, TARRANT
COUNTY, TEXAS

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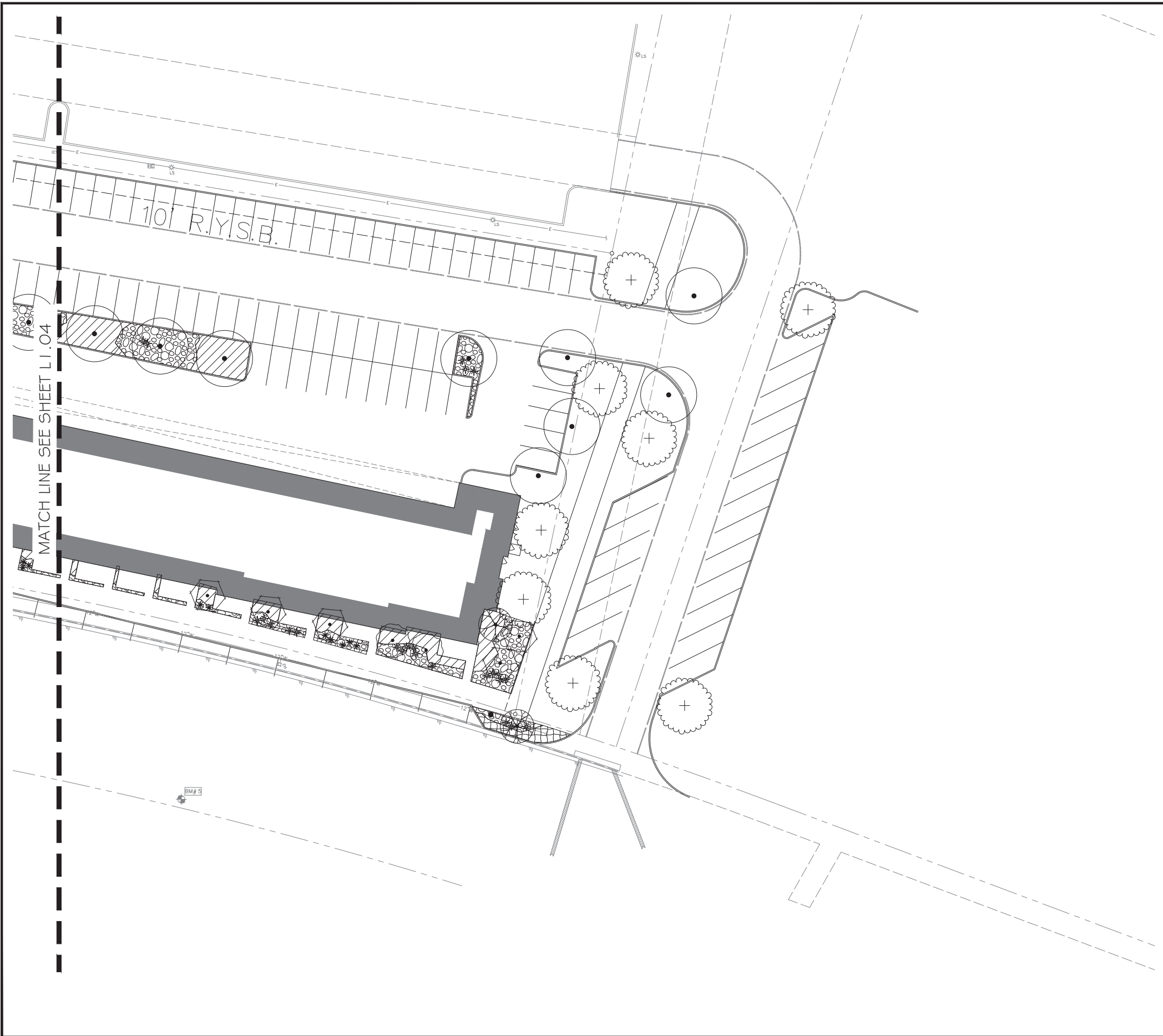
TREES	CODE	BOTANICAL / COMMON NAME
	ARO	ACER RUBRUM 'OCTOBER GLORY' TM / OCTOBER GLORY MAPLE
	QV2	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME
	CO	CERCIS CANADENSIS 'OKLAHOMA' / OKLAHOMA REDBUD
	MYC	MYRICA CERIFERA / WAX MYRTLE
SMALL TREES	CODE	BOTANICAL / COMMON NAME
	IV	ILEX VOMITORIA / YALPON HOLLY
SHRUBS	CODE	BOTANICAL / COMMON NAME
	HP	HESPERALOE PARVIFLORA / RED YUCCA
CACTUS/SUCCULANTS	CODE	BOTANICAL / COMMON NAME
	AGA	AGAVE AMERICANA / CENTURY PLANT
	YR	YUCCA RECURVIFOLIA / SOFT LEAF YUCCA
SHRUB AREAS	CODE	BOTANICAL / COMMON NAME
	AG	ABELIA X GRANDIFLORA 'EDWARD GOUCHER' / GLOSSY ABELIA
	MC3	MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS
HARDSCAPE	CODE	BOTANICAL / COMMON NAME
	4C	4-8 COBBLE
		BIKE RACK
		TRASH RECEPTACLE
		BENCH

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REVISIONS LANDSCAPE ARCHITECT
REXHAUS MELZON
TEXAS REGISTRATION NUMBER 2330

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NO.	DATE	REVISION				
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LANDSCAPE IRON HORSE VILLAGE MULTI-FAMILY CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS						
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PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
	ARO	ACER RUBRUM 'OCTOBER GLORY'™ / OCTOBER GLORY MAPLE
	QV2	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME
	CO	CERCIS CANADENSIS 'OKLAHOMA' / OKLAHOMA REDBUD
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	4C	4-B COBBLE
		BIKE RACK
		TRASH RECEPTACLE
		BENCH

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 REGISTERED LANDSCAPE ARCHITECT
 REYNOLDS MELTZER
 TEXAS REGISTRATION NUMBER 2330

NO.	DATE	ISSUE

NO.	DATE	REVISION

Pacheco Koch 4060 BRYANT IRVIN ROAD
 FORT WORTH, TX 76109 817.412.7155
 TX REG. ENGINEERING FIRM F-14439
 TX REG. SURVEYING FIRM LS-10193824

**LANDSCAPE
 IRON HORSE VILLAGE
 MULTI-FAMILY
 CITY OF NORTH RICHLAND HILLS, TARRANT
 COUNTY, TEXAS**

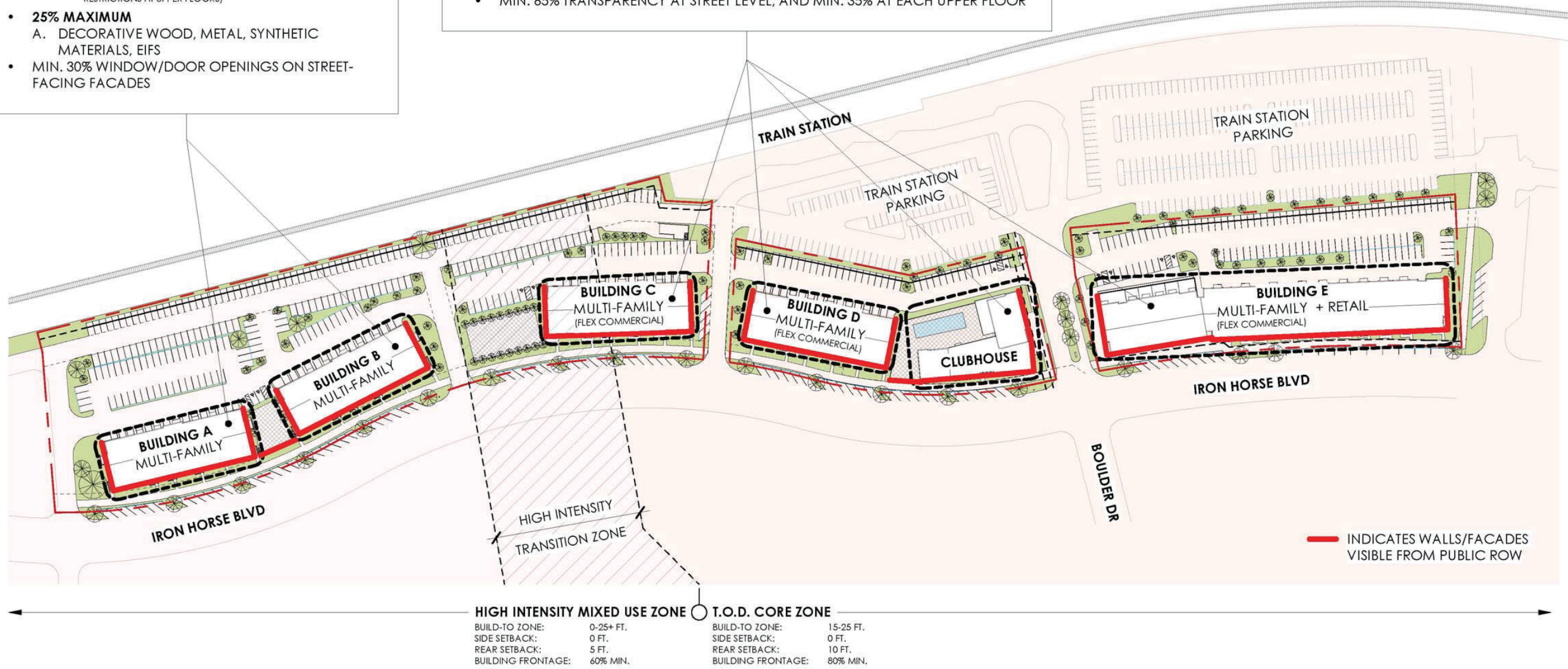
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PROJECT TITLE HERE

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- BUILDINGS A & B (RESIDENTIAL)**
- **GROUND FLOOR RESIDENTIAL:** 10 FT MIN. FLOOR TO FLOOR HEIGHT
- BUILDING MATERIALS**
- EACH FACADE VISIBLE FROM PUBLIC ROW OR ADJOINING PROPERTIES
 - **75% MINIMUM** (MAX. COMBINATION THREE DIFFERENT MATERIALS ON ANY SINGLE FACADE)
 - A. MASONRY (BRICK, STONE, MAN-MADE STONE)
 - B. STUCCO & CEMENTITIOUS HORIZONTAL SIDING (MAX. 50% OF BLOCK FACE ALLOWABLE ON GROUND FLOOR. NO RESTRICTIONS AT UPPER FLOORS)
 - **25% MAXIMUM**
 - A. DECORATIVE WOOD, METAL, SYNTHETIC MATERIALS, EIFS
 - MIN. 30% WINDOW/DOOR OPENINGS ON STREET-FACING FACADES

- BUILDINGS C,D,E & CLUBHOUSE (COMMERCIAL / MIXED USE)**
- **GROUND FLOOR COMMERCIAL:** 15 FT MIN. FLOOR TO FLOOR HEIGHT
 - **UPPER FLOORS:** 10 FT MIN. FLOOR TO FLOOR HEIGHT
- BUILDING MATERIALS**
- EACH FACADE VISIBLE FROM PUBLIC ROW OR ADJOINING PROPERTIES
 - **75% MINIMUM**
 - A. MASONRY (BRICK, STONE, CAST STONE, ROCK, MARBLE, GRANITE, GLASS BLOCK AND/OR TILE)
 - B. ARCHITECTURAL CMU WITH INTEGRATED COLORS
 - **25% MAXIMUM**
 - A. DECORATIVE WOOD, METAL, SYNTHETIC MATERIALS, EIFS
 - B. STUCCO & CEMENTITIOUS HORIZONTAL SIDING (UPPER FLOORS ONLY)
 - MIN. 65% TRANSPARENCY AT STREET LEVEL, AND MIN. 35% AT EACH UPPER FLOOR



1 TOD ZONING PLAN & DESIGN GUIDELINES
SCALE: 1" = 140'-0"



Scale : 1" = 140'-0"



Permit Application Number:
XX

Design Architect
WDG Architecture Dallas, PLLC
2001 Bryan Street
Suite 3100
Dallas, TX 75201
214.969.5311

Civil Engineer
CIVIL NAME
Address

Landscape Architect
Landscape

SPANOS IRON HORSE

Iron Horse Blvd
North Richland Hills, TX 76180



No.	Description	Date

SITE PLAN SUBMISSION

04/29/2020

WDG Architecture Project No:
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SITE PLAN - OVERALL

SP1.01

Case SDP 2020-01



2 SITE CONTEXT



BUILDING A - RESIDENTIAL		BUILDING D - FLEX COMMERCIAL	
BUILDING FOOTPRINT:	11,722 SF	BUILDING FOOTPRINT:	11,722 SF
BUILDING AREA:	51,898 SF	BUILDING AREA:	51,898 SF
UNIT COUNT:	45 UNITS	FLEX COMMERCIAL AREA:	8,000 SF
		UNIT COUNT:	45 UNITS (6 FLEX)
STANDARD PARKING:	97 SPACES	STANDARD PARKING:	37 SPACES
GARAGE PARKING:	14 SPACES	GARAGE PARKING:	14 SPACES
TANDEM PARKING:	14 SPACES	TANDEM PARKING:	14 SPACES
STREET PARKING:	19 SPACES	STREET PARKING:	24 SPACES
TOTAL PARKING:	144 SPACES	TOTAL PARKING:	89 SPACES
BUILDING B - RESIDENTIAL		BUILDING E - MIXED USE & FLEX COMMERCIAL	
BUILDING FOOTPRINT:	11,722 SF	BUILDING FOOTPRINT:	30,185 SF
BUILDING AREA:	51,898 SF	BUILDING AREA:	126,425 SF
UNIT COUNT:	45 UNITS	FLEX COMMERCIAL AREA:	12,000 SF
		UNIT COUNT:	111 UNITS (12 FLEX)
STANDARD PARKING:	66 SPACES	RETAIL AREA:	11,036 SF
GARAGE PARKING:	14 SPACES	STANDARD PARKING:	116 SPACES
TANDEM PARKING:	14 SPACES	GARAGE PARKING:	23 SPACES
STREET PARKING:	12 SPACES	STREET PARKING:	20 SPACES
TOTAL PARKING:	106 SPACES	TOTAL PARKING:	159 SPACES
BUILDING C - FLEX COMMERCIAL			
BUILDING FOOTPRINT:	11,722 SF		
BUILDING AREA:	51,898 SF		
FLEX COMMERCIAL AREA:	8,000 SF		
UNIT COUNT:	45 UNITS (6 FLEX)		
STANDARD PARKING:	97 SPACES		
GARAGE PARKING:	14 SPACES		
TANDEM PARKING:	14 SPACES		
STREET PARKING:	17 SPACES		
TOTAL PARKING:	141 SPACES		

ZONING SUMMARY

ZONING

- T.O.D. CORE
- T.O.D. HIGH INTENSITY MIXED USE

TOTAL LOT AREA: 395,585 SF (9.08 ACRES)

LOT COVERAGE: 86,787 SF (22%)

TOTAL BUILDING AREA: 343,731 SF

FAR PROVIDED: 0.87

SITE FRONTAGE: 1,877' - 11"

BUILDING FRONTAGE: 1,524' - 0" (81.2%)

MULTI-FAMILY: 291 UNITS

DENSITY: 32 UNITS/ACRE

SETBACKS

- 15' - 25' FRONTAGE BUILD-TO ZONE
- 10' REAR SETBACK

TOTAL BUILDING SUMMARY

BUILDING FOOTPRINT: 86,787 SF

BUILDING AREA: 343,731 SF

FLEX COMMERCIAL AREA: 28,000 SF

UNIT COUNT: 291 UNITS (24 FLEX)

RETAIL AREA: 11,036 SF

CLUB HOUSE AREA: 9,714 SF

PARKING SUMMARY

REQUIRED PARKING RATIOS

USE	RATIO	UNITS/AREA	PARKING
RESIDENTIAL	1.5 per UNIT	267 UNITS	401
FLEX COMMERCIAL	1 per 250 sf	28,000 sf	112
RETAIL	1 per 250 sf	11,036 sf	45
CLUBHOUSE	1 per 250 sf	9,714 sf	39
TOTAL REQUIRED PARKING			597

PROVIDED PARKING COUNTS

STANDARD PARKING:	413 SPACES (12 ADA)
GARAGE PARKING:	79 SPACES (1 ADA)
TANDEM PARKING:	55 SPACES
STREET PARKING:	92 SPACES
TOTAL PARKING PROVIDED:	639 SPACES
RESIDENTIAL:	524 SPACES
RETAIL:	45 SPACES
CLUBHOUSE:	39 SPACES
ACCESSIBLE (2% OF TOTAL):	(13 SPACES)

OPEN SPACE AREAS

(REQUIRED MIN. 5% OF GROSS AREA OF TOTAL SITE)

STREET PROMENADE:	28,086 SF
AREA A:	2,752 SF
AREA B:	5,092 SF
AREA C:	7,932 SF
TOTAL OPEN AREA:	43,862 SF (11%)



1 OVERALL SITE PLAN
SCALE: 1" = 100'-0"

HIGH INTENSITY MIXED USE ZONE		T.O.D. CORE ZONE	
BUILD-TO ZONE:	0-25% FT.	BUILD-TO ZONE:	15-25% FT.
SIDE SETBACK:	0 FT.	SIDE SETBACK:	5 FT.
REAR SETBACK:	5 FT.	REAR SETBACK:	10 FT.
BUILDING FRONTAGE:	60% MIN.	BUILDING FRONTAGE:	80% MIN.





Permit Application Number:
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 214.969.5311
 Civil Engineer
 CIVIL NAME
 Address

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 Landscape

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No.	Description	Date

SITE PLAN SUBMISSION

04/29/2020

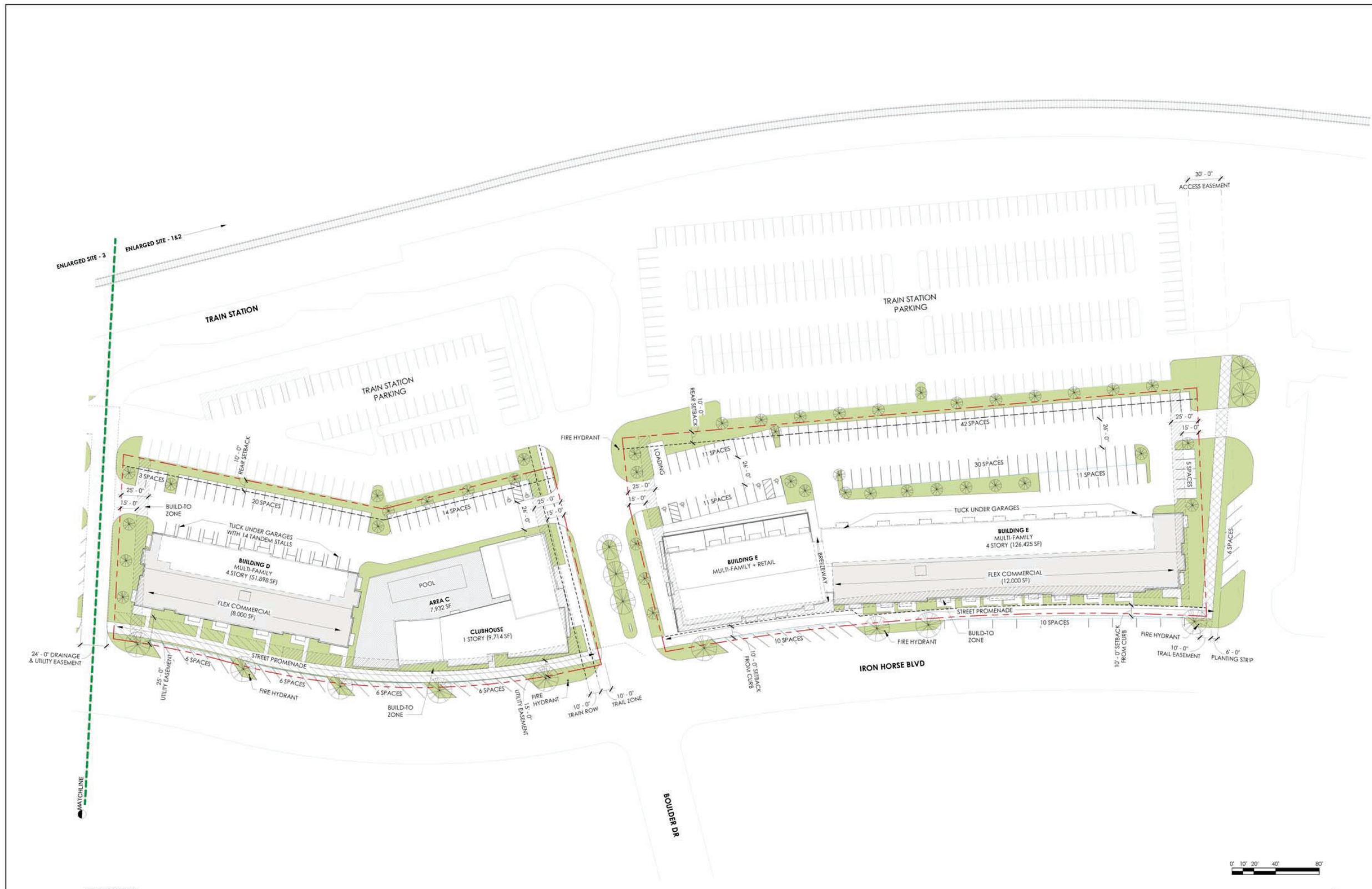
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SITE PLAN -
 ENLARGED LOTS 1 & 2

SP1.03



Case SDP 2020-01



T.O.D. CORE ZONE
 BUILD-TO ZONE: 15.25 FT.
 SIDE SETBACK: 0 FT.
 REAR SETBACK: 10 FT.
 BUILDING FRONTAGE: 80% MIN.

① ENLARGED SITE PLAN - LOTS 1 & 2
 SCALE: 1" = 40'-0"



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No.	Description	Date
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SITE PLAN SUBMISSION

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BUILDING A & B -
ELEVATIONS

SP4.01

BUILDING MATERIALS LEGEND



BUILDING A & B - EAST ELEVATION (FRONT)
(VISIBLE FROM PUBLIC RIGHT-OF-WAY)

MASONRY + STUCCO & CEMENTITIOUS SIDING	3,588 SF
TOTAL	5,728 SF (86%) <small>(MAX. 75% REQ.)</small>
DECORATIVE WOOD	902 SF (14%) <small>(MAX. 25% REQ.)</small>

BUILDING A & B - NORTH ELEVATION (SIDE)
(VISIBLE FROM PUBLIC RIGHT-OF-WAY)

MASONRY + STUCCO & CEMENTITIOUS SIDING	599 SF
TOTAL	2,084 SF (89%) <small>(MAX. 75% REQ.)</small>
DECORATIVE WOOD	268 SF (11%) <small>(MAX. 25% REQ.)</small>

BUILDING A & B - SOUTH ELEVATION (SIDE)
(VISIBLE FROM PUBLIC RIGHT-OF-WAY)

MASONRY + STUCCO & CEMENTITIOUS SIDING	943 SF
TOTAL	1,897 SF (82%) <small>(MAX. 75% REQ.)</small>
DECORATIVE WOOD	416 SF (18%) <small>(MAX. 25% REQ.)</small>

BUILDING A & B - WEST ELEVATION (REAR)
(NOT VISIBLE FROM PUBLIC RIGHT-OF-WAY)

MASONRY + STUCCO & CEMENTITIOUS SIDING	847 SF
TOTAL	5,772 SF (96%)
DECORATIVE WOOD	183 SF (4%)

Case SDP 2020-01



1 BUILDING A & B - EAST ELEVATION
SCALE: 1" = 10'-0"



3 BUILDING A & B - SOUTH ELEVATION
SCALE: 1" = 10'-0"



2 BUILDING A & B - NORTH ELEVATION
SCALE: 1" = 10'-0"



4 BUILDING A & B - WEST ELEVATION
SCALE: 1" = 10'-0"



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No.	Description	Date
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SITE PLAN SUBMISSION

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BUILDING C & D - ELEVATIONS

SP4.02

BUILDING MATERIALS LEGEND

- BRICK (DARK)
- BRICK (LIGHT)
- CMU (COLORED)
- THIN STONE (SANDSTONE)
- STUCCO (WHITE)
- FIBER CEMENT PANEL (WHITE)
- FIBER CEMENT SIDING (WHITE)
- FIBER CEMENT SIDING (GRAY)
- SIDING (WOOD LOOK)

BUILDING C & D - EAST ELEVATION (FRONT)

(VISIBLE FROM PUBLIC RIGHT-OF-WAY)

MASONRY	5,555 SF (76%)	(MAX. 75% REQ.)
STUCCO & CEMENTITIOUS SIDING + DECORATIVE WOOD	933 SF	
TOTAL	1,730 SF (24%)	(MAX. 25% REQ.)

BUILDING C & D - NORTH ELEVATION (SIDE)

(VISIBLE FROM PUBLIC RIGHT-OF-WAY)

MASONRY	1,967 SF (76%)	(MAX. 75% REQ.)
STUCCO & CEMENTITIOUS SIDING + DECORATIVE WOOD	296 SF	
TOTAL	635 SF (24%)	(MAX. 25% REQ.)

BUILDING C & D - SOUTH ELEVATION (SIDE)

(VISIBLE FROM PUBLIC RIGHT-OF-WAY)

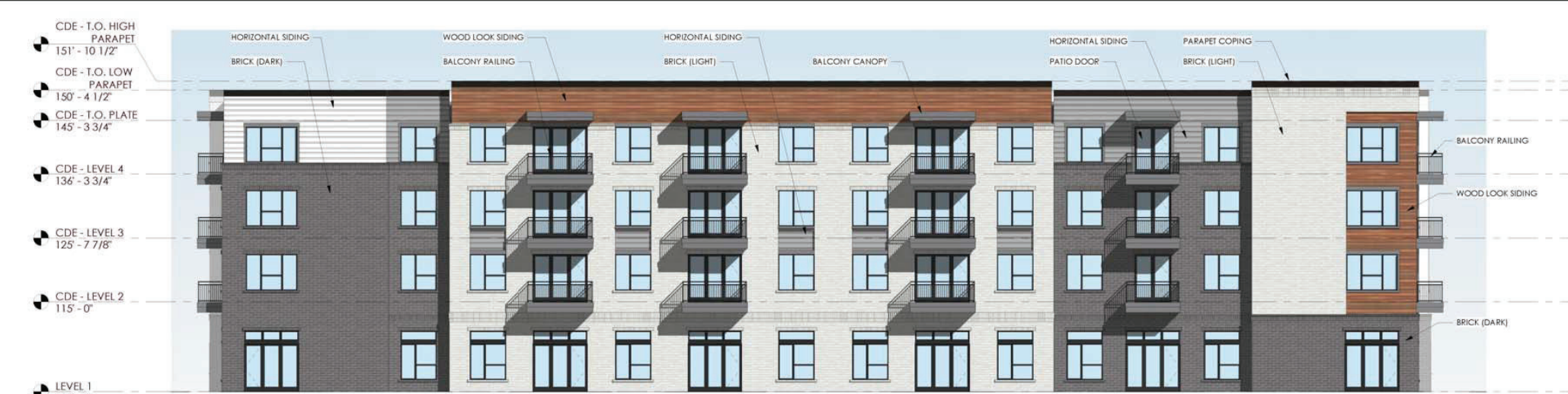
MASONRY	1,936 SF (75%)	(MAX. 75% REQ.)
STUCCO & CEMENTITIOUS SIDING + DECORATIVE WOOD	419 SF	
TOTAL	656 SF (25%)	(MAX. 25% REQ.)

BUILDING C & D - WEST ELEVATION (REAR)

(NOT VISIBLE FROM PUBLIC RIGHT-OF-WAY)

MASONRY	2,595 SF (38%)	
STUCCO & CEMENTITIOUS SIDING + DECORATIVE WOOD	173 SF	
TOTAL	4,247 SF (62%)	

Case SDP 2020-01



1 BUILDING C & D - EAST ELEVATION
SCALE: 1" = 10'-0"



3 BUILDING C & D - SOUTH ELEVATION
SCALE: 1" = 10'-0"



2 BUILDING C & D - NORTH ELEVATION
SCALE: 1" = 10'-0"



4 BUILDING C & D - WEST ELEVATION
SCALE: 1" = 10'-0"



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No.	Description	Date

SITE PLAN SUBMISSION

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BUILDING E -
ELEVATIONS

SP4.03

BUILDING MATERIALS LEGEND

- BRICK (DARK)
- BRICK (LIGHT)
- CMU (COLORED)
- THIN STONE (SANDSTONE)
- STUCCO (WHITE)
- FIBER CEMENT PANEL (WHITE)
- FIBER CEMENT SIDING (WHITE)
- FIBER CEMENT SIDING (GRAY)
- SIDING (WOOD LOOK)

BUILDING E - EAST ELEVATION (FRONT)
(VISIBLE FROM PUBLIC RIGHT-OF-WAY)

MASONRY	12,135 SF	(75%)	(MAX. 75% REQ.)
STUCCO & CEMENTITIOUS SIDING + DECORATIVE WOOD	3,610 SF		
TOTAL	4,133 SF	(25%)	(MAX. 25% REQ.)

BUILDING E - NORTH ELEVATION (SIDE)
(VISIBLE FROM PUBLIC RIGHT-OF-WAY)

MASONRY	1,942 SF	(76%)	(MAX. 75% REQ.)
STUCCO & CEMENTITIOUS SIDING + DECORATIVE WOOD	576 SF		
TOTAL	625 SF	(24%)	(MAX. 25% REQ.)

BUILDING E - SOUTH ELEVATION (SIDE)
(VISIBLE FROM PUBLIC RIGHT-OF-WAY)

MASONRY	2,098 SF	(75%)	(MAX. 75% REQ.)
STUCCO & CEMENTITIOUS SIDING + DECORATIVE WOOD	289 SF		
TOTAL	698 SF	(25%)	(MAX. 25% REQ.)

BUILDING E - WEST ELEVATION (REAR)
(NOT VISIBLE FROM PUBLIC RIGHT-OF-WAY)

MASONRY	5,194 SF	(32%)	
STUCCO & CEMENTITIOUS SIDING + DECORATIVE WOOD	10,506 SF		
TOTAL	730 SF		
TOTAL	11,236 SF	(68%)	

Case SDP 2020-01



1 BUILDING E - OVERALL EAST ELEVATION
SCALE: 1" = 20'-0"



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



2 BUILDING E - NORTH ELEVATION
SCALE: 1" = 10'-0"



4 BUILDING E - OVERALL WEST ELEVATION
SCALE: 1" = 20'-0"



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North Richland Hills, TX 76180



No.	Description	Date
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SITE PLAN SUBMISSION

04/29/2020

WDG Architecture Project No:
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BUILDING E -
ELEVATIONS

SP4.04

BUILDING MATERIALS LEGEND



BUILDING E - EAST ELEVATION (FRONT)
(VISIBLE FROM PUBLIC RIGHT-OF-WAY)

MASONRY	12,135 SF	(75%)	(MAX. 75% REQ.)
STUCCO & CEMENTITIOUS SIDING + DECORATIVE WOOD	3,610 SF		
TOTAL	4,133 SF	(25%)	(MAX. 25% REQ.)

BUILDING E - NORTH ELEVATION (SIDE)
(VISIBLE FROM PUBLIC RIGHT-OF-WAY)

MASONRY	1,942 SF	(76%)	(MAX. 75% REQ.)
STUCCO & CEMENTITIOUS SIDING + DECORATIVE WOOD	576 SF		
TOTAL	625 SF	(24%)	(MAX. 25% REQ.)

BUILDING E - SOUTH ELEVATION (SIDE)
(VISIBLE FROM PUBLIC RIGHT-OF-WAY)

MASONRY	2,098 SF	(75%)	(MAX. 75% REQ.)
STUCCO & CEMENTITIOUS SIDING + DECORATIVE WOOD	289 SF		
TOTAL	698 SF	(25%)	(MAX. 25% REQ.)

BUILDING E - WEST ELEVATION (REAR)
(NOT VISIBLE FROM PUBLIC RIGHT-OF-WAY)

MASONRY	5,194 SF	(32%)	
STUCCO & CEMENTITIOUS SIDING + DECORATIVE WOOD	10,506 SF		
TOTAL	730 SF		
TOTAL	11,236 SF	(68%)	

Case SDP 2020-01



1 BUILDING E - EAST ELEVATION A
SCALE: 1" = 10'-0"



2 BUILDING E - EAST ELEVATION B
SCALE: 1" = 10'-0"



3 BUILDING E - EAST ELEVATION C
SCALE: 1" = 10'-0"



Permit Application Number:
XX

Design Architect
WDG Architecture Dallas, PLLC
2001 Bryan Street
Suite 3100
Dallas, TX 75201
214.969.5311

Civil Engineer
CIVIL NAME
Address

Landscape Architect
Landscape

SPANOS IRON HORSE

Iron Horse Blvd
North Richland Hills, TX 76180



No.	Description	Date
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SITE PLAN SUBMISSION

04/29/2020

WDG Architecture Project No:
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BUILDING E - ELEVATIONS

SP4.05

BUILDING MATERIALS LEGEND

	BRICK (DARK)
	BRICK (LIGHT)
	CMU (COLORED)
	THIN STONE (SANDSTONE)
	STUCCO (WHITE)
	FIBER CEMENT PANEL (WHITE)
	FIBER CEMENT SIDING (WHITE)
	FIBER CEMENT SIDING (GRAY)
	SIDING (WOOD LOOK)

BUILDING E - EAST ELEVATION (FRONT)
(VISIBLE FROM PUBLIC RIGHT-OF-WAY)

MASONRY	12,135 SF	(75%)	(MAX. 75% REQ.)
STUCCO & CEMENTITIOUS SIDING	3,610 SF		
+ DECORATIVE WOOD	523 SF		
TOTAL	4,133 SF	(25%)	(MAX. 25% REQ.)

BUILDING E - NORTH ELEVATION (SIDE)
(VISIBLE FROM PUBLIC RIGHT-OF-WAY)

MASONRY	1,942 SF	(76%)	(MAX. 75% REQ.)
STUCCO & CEMENTITIOUS SIDING	576 SF		
+ DECORATIVE WOOD	49 SF		
TOTAL	625 SF	(24%)	(MAX. 25% REQ.)

BUILDING E - SOUTH ELEVATION (SIDE)
(VISIBLE FROM PUBLIC RIGHT-OF-WAY)

MASONRY	2,098 SF	(75%)	(MAX. 75% REQ.)
STUCCO & CEMENTITIOUS SIDING	289 SF		
+ DECORATIVE WOOD	409 SF		
TOTAL	698 SF	(25%)	(MAX. 25% REQ.)

BUILDING E - WEST ELEVATION (REAR)
(NOT VISIBLE FROM PUBLIC RIGHT-OF-WAY)

MASONRY	5,194 SF	(32%)	
STUCCO & CEMENTITIOUS SIDING	10,506 SF		
+ DECORATIVE WOOD	730 SF		
TOTAL	11,236 SF	(68%)	

Case SDP 2020-01



1 BUILDING E - WEST ELEVATION A
SCALE: 1" = 10'-0"



2 BUILDING E - WEST ELEVATION B
SCALE: 1" = 10'-0"



3 BUILDING E - WEST ELEVATION C
SCALE: 1" = 10'-0"



Permit Application Number:
XX

Design Architect
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Civil Engineer
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No.	Description	Date
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SITE PLAN SUBMISSION

04/29/2020

WDG Architecture Project No:
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CLUBHOUSE - ELEVATIONS

SP4.06

BUILDING MATERIALS LEGEND



CLUBHOUSE - EAST ELEVATION (FRONT)
(VISIBLE FROM PUBLIC RIGHT-OF-WAY)

MASONRY	2,331 SF (90%) <small>(MAX. 75% REQ.)</small>
DECORATIVE WOOD	270 SF (10%) <small>(MAX. 25% REQ.)</small>

CLUBHOUSE - NORTH ELEVATION (SIDE)
(VISIBLE FROM PUBLIC RIGHT-OF-WAY)

MASONRY	1,411 SF (82%) <small>(MAX. 75% REQ.)</small>
DECORATIVE WOOD	310 SF (18%) <small>(MAX. 25% REQ.)</small>

CLUBHOUSE - SOUTH ELEVATION (SIDE)
(NOT VISIBLE FROM PUBLIC RIGHT-OF-WAY)

MASONRY	882 SF (62%)
DECORATIVE WOOD	532 SF (38%)

CLUBHOUSE - WEST ELEVATION (REAR)
(NOT VISIBLE FROM PUBLIC RIGHT-OF-WAY)

MASONRY	1,304 SF (75%)
DECORATIVE WOOD	424 SF (25%)

Case SDP 2020-01

