

Residential	Stories	No. Units	NRSF	NRSF / floor	Parking Ratio Required (space per unit)	Parking Spaces Required	Parking Spaces Provided	Parking Ratio Provided (space per unit)	Variance
Building 1	4	48	40,800	10,200	1.5	72	72	1.5	0
Building 2	4	94	79,900	19,975	1.5	141	141	1.5	0
Building 3 - 4 story portion	4	68	57,800	14,450	1.5	102	102	1.5	0
Building 3 - 3 story portion	3	78	66,300	22,100	1.5	117	117	1.5	0
Building 4	4	40	34,000	8,500	1.5	60	60	1.5	0
Total Residential		328	278,800	75,225	1.5	492	492	1.5	0

Commercial	Parking Ratio Required (space per 1,000 SF)	Parking Spaces Required	Parking Spaces Provided	Parking Ratio Provided (space per 1,000 SF)	Variance
Pad site (Phase 2)	4.0	16	16	4.0	0
Total Commercial SF	4,000	16	16	4.0	0
TOTAL		508	508		0

Residential	Stories	No. Units	NRSF	NRSF / floor	Parking Ratio Required (space per unit)	Parking Spaces Required	Parking Spaces Provided	Parking Ratio Provided (space per unit)	Variance
Building 1	4	38	31,800	10,200	1.5	57	50	1.32	-7
Building 2	4	72	62,900	19,975	1.5	108	96	1.33	-12
Building 3 - 4 story portion	4	68	57,800	14,450	1.5	102	90	1.32	-12
Building 3 - 3 story portion	3	78	66,300	22,100	1.5	117	102	1.31	-15
Building 4	4	40	34,000	8,500	1.5	60	52	1.30	-8
Total Residential		296	252,800		1.5	444	390	1.32	-54

Commercial	Parking Ratio Required (space per 1,000 SF)	Parking Spaces Required	Parking Spaces Provided	Parking Ratio Provided (space per 1,000 SF)	Variance
Pad site (Phase 2)	4	16	16	4.0	0
Building 1 (street level commercial ready)	4	36	36	4.0	0
Building 2 (street level commercial ready)	4	68	68	4.0	0
Total Commercial SF	30,000	120	120	4.0	0
TOTAL		564	510		-54

transportation and cars will be a less desirable form of transportation. The number of cars required for the residential would decrease to a parking ratio of 1.32 per unit allowing for the commercial space to park at 4 per 1,000. Additionally, there should be some level of shared parking between the residential, which is used in the evenings and the commercial which will be used in the daytime, specifically office usage.

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Iron Horse Station

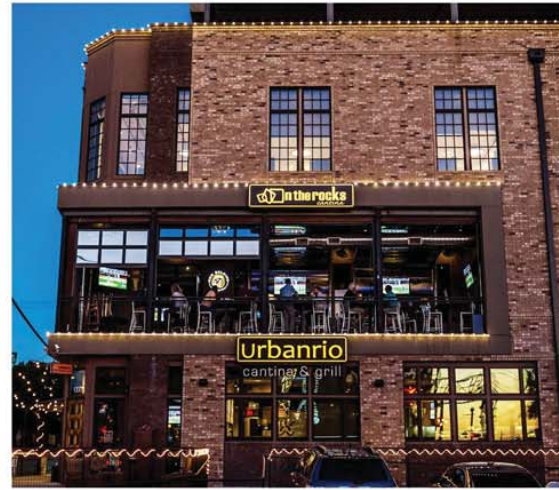
North Richland Hills, Texas



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CONCEPTUAL BUILDING TYPE - COMMERCIAL BUILDING



CONCEPTUAL BUILDING TYPE - COMMERCIAL BUILDING



CONCEPTUAL BUILDING TYPE - 3-STORY RESIDENTIAL ALONG BROWNING AND HILLTOP



PROJECT ARCHITECTURAL THEME - "URBAN MEDITERRANEAN"



CONCEPTUAL FRONT ELEVATION - 4-STORY MIXED USE BLDG. ALONG IRON HORSE



CONCEPTUAL BLDG. TYPE - 3-STORY RESIDENTIAL BUILDINGS



CONCEPTUAL BLDG. TYPE - 4-STORY MIXED USE BLDG. - REAR ELEVATION



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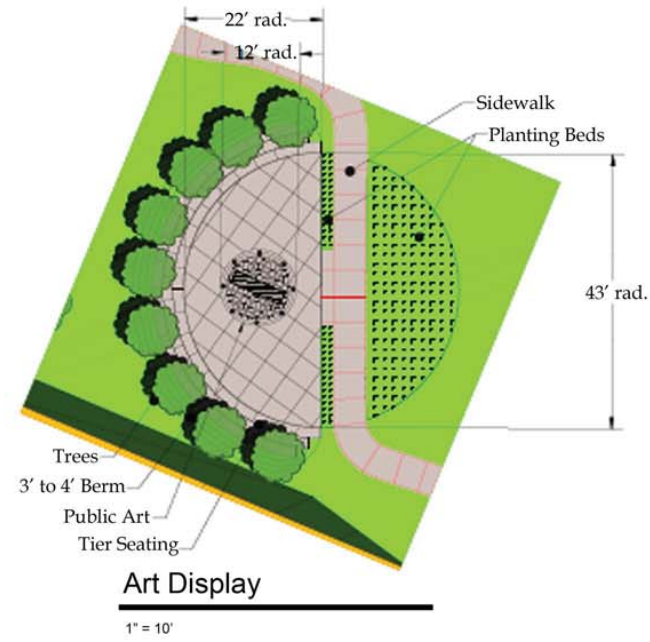


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CONCEPT PLAN
OPTION 06
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Legend	
Art Display	
Open Space	
All sidewalk access located within the Open Spaces shall be a minimum of 6' in width	



CONCEPTUAL DOG PARK



CONCEPTUAL OPEN SPACE TO PUBLIC



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