INTERSTATE 820

ZONING CASE: ZC 2017-17

- (1) RELOCATED DUMPSTER AND ENCLOSURE

ZONING CODE REVIEW

PROJECT NAME: 820 Office Suites
Project Location: 6904 NE Loop 820, North Richland Hills, TX. 76180

- O 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) SITE POLE LIGHT
 (1) SITE POLE LIGHT
 (1) MULTIPLE TENANT MONUMENT SIGN WITH LANDSCAPE
 O IN LIEU OF REINSTALLING A POLE SIGN
 ADDITIONAL AREA FOR LANDSCAPE

- ADD 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"-C. HADSCAPE SERVACK FROM DUE TO EXISTING
 CONDITIONS, UNLESS WE'RE ALLOWED TO USE THE LANDSCAPE AREA IN THE ROW.
- CONDITIONS, UNLESS WE'RE ALLOWED TO USE THE LANDSCAPE AREA IN THE RO.

 WE WILL CUT OUT AN ADDITIONAL 489 SF OF LANDSCAPE TO THE ROW.

 WE WILL PROVIDE A NEW 640 SF AREA ALONG THE FREEWAY (WITH MONUMENT SIGN) TO HELP OFFSET THE 489 SEING REMOVED.

 WILL SE WILLIAGT OW ORK WITH THE CUTY TO PROVIDE AS MUCH LANDSCAPE (WITHIN REASON) TO HELP OFFSET THE 489 AMUCH LANDSCAPE (WITHIN REASON) TO HELP ENHANCE THE EXISTING SITE AND BUILDING.

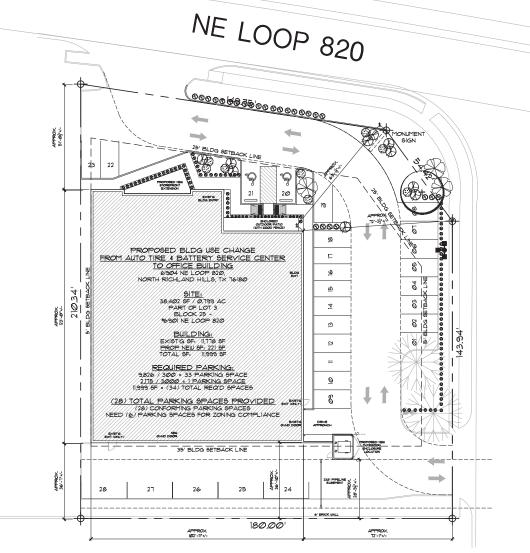
820 OFFICE SUITES 6904 NE LOOP 820, NORTH RICHLAND HILLS, TX 76180

PROPERTY
NRH PARTN
3811 TURTL
DALLAS, TX
214.219.490
EMAIL: MA

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REVISION

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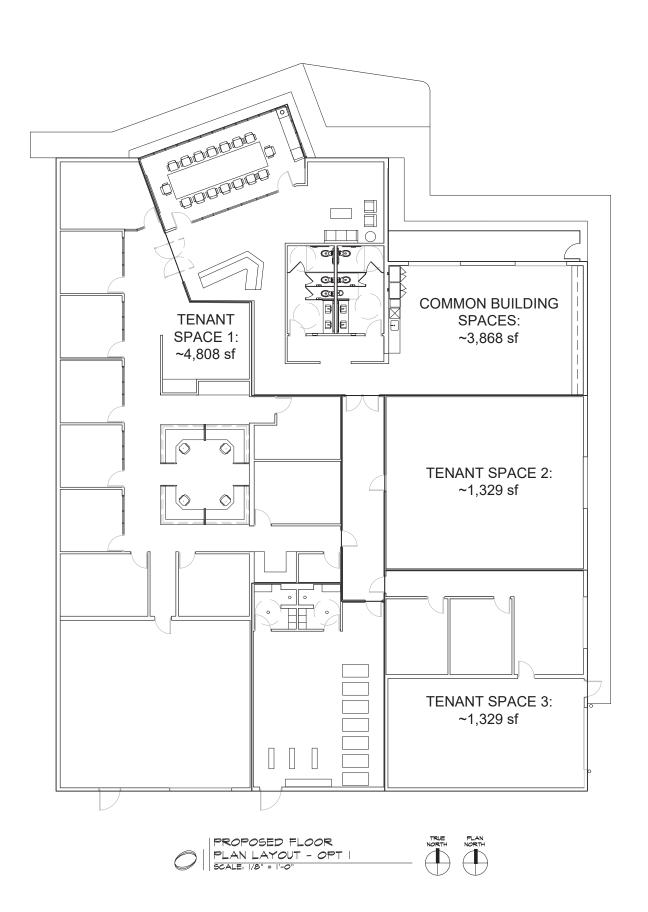


PROPOSED PD SITE LAYOUT SCALE: |" = 20'-0"









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

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

- IT WAS DESIGNED AS AN AUTO RETAIL AND SERVICE SENTER

 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 CLOUDE 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 FRACADES. BINDIO A REFITCH PARTICLE CONTINUES TO CREATE OF THE DESIGNATION OF TH

- 32 PARKING SPACES APPROX. 9,500 SF (/300 SF) OF OFFICE

 TOTAL POSSIBLE PARKING SPACES THE SITE WILL ALLOW FOR = 30 PARKING SPACES
 O THIS INCLUDES (1) ADA VAN & (1) ADA PARKING SPACES
 WE WOULD REQUIRE A REDUCTION OF (3) PARKING SPACE DUE TO REQUIRED
- PARKING REQUIREMENTS.

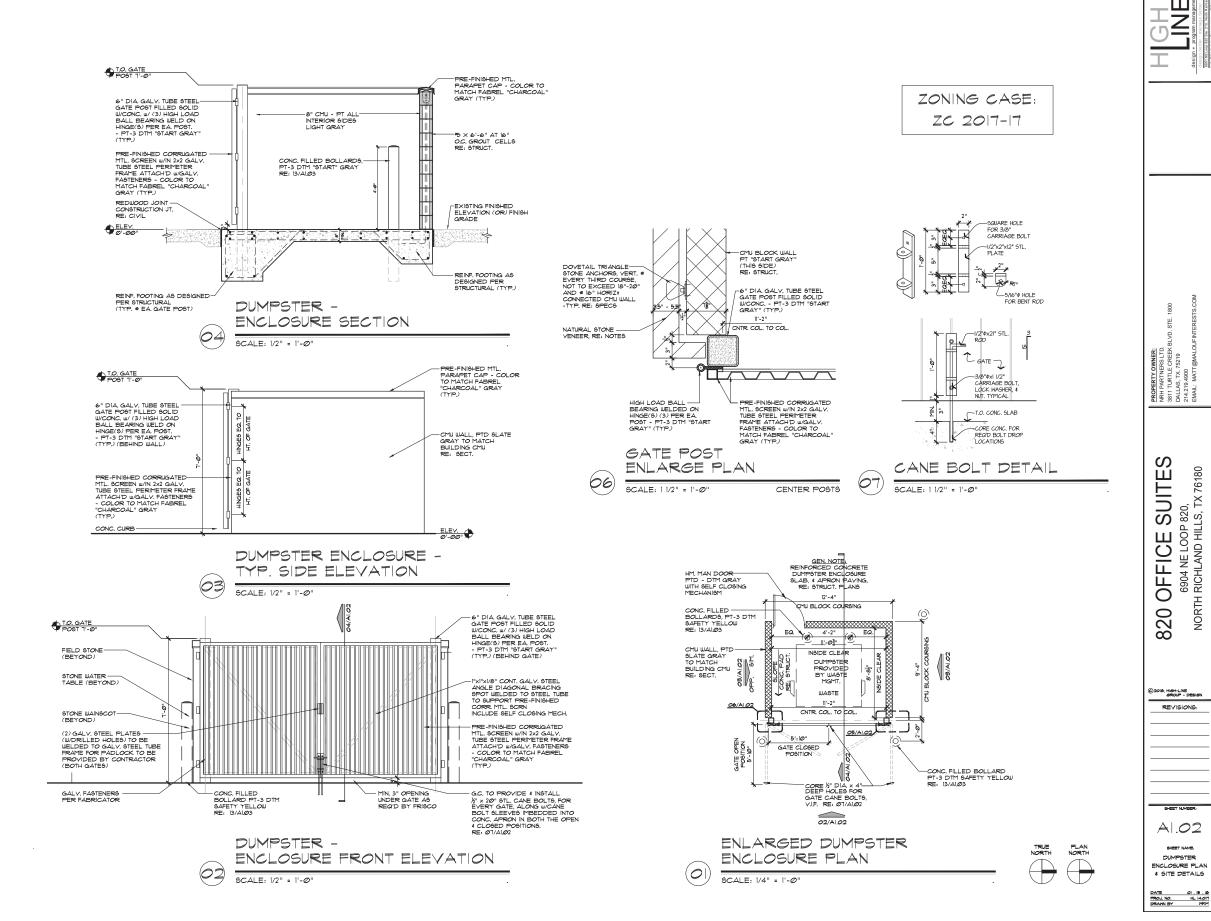
 DURING RENOVATION, THE BUILDING WILL BE DESIGNED TO BE BROUGHT UP TO THE CURRENTLY ADOPTED BUILDING CODES.

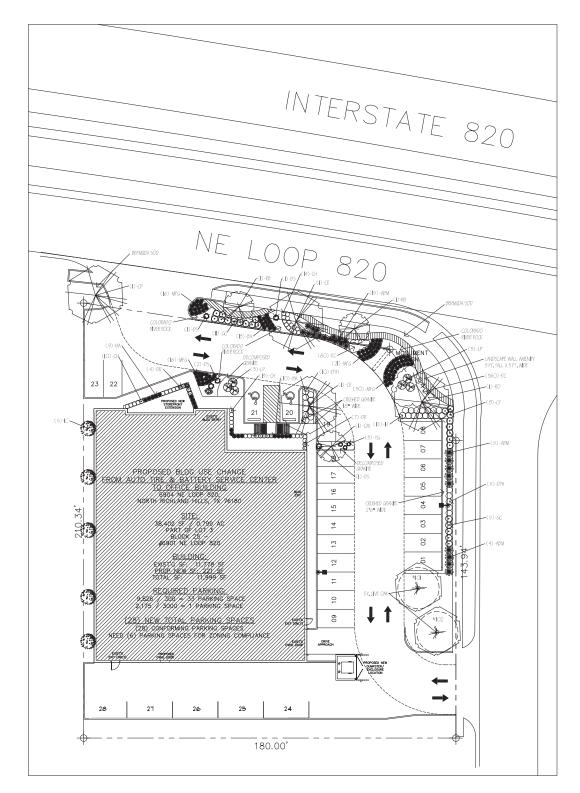
PROPERTY OWNER:
NRH PARTNERS LTD.
3811 TURTLE CREEK B.
DALLAS, TX. 75219
214.219.4800
EMAIL: MATT@MALOU

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

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DATE 01 . 15 . 16
PROJ. NO. HL 14.017
DRAWN BY MKM





EXISTING TREE KEY



LANDSCAPING CREDITS

	1	REE PRESERVA	ATION	
NUMBER	DBH	COMMON NAME	COMMENT-REASON	LANDSCAPE CREDIT
101	20"	LIVE OAK	PRESERVE	1200 SF
102	24"	LIVE OAK	PRESERVE	1200 SF

PLANT MATERIAL LIST

		TREES	
KEY	QUANTITY	DESCRIPTION	SIZE
CF	2	ULMUS CRASSIFOLIA	4" CAL., MIN. 4'
CE		CEDAR ELM	SPREAD, MIN. 12 FT. HT.
		PISTACHIA CHINENSE	4" CAL., MIN. 4'
CP	1	CHINESE PISTACHIO	SPREAD, MIN. 12 FT. HT.
		QUERCUS SHUMARDII	4" CAL., MIN. 4'
RO	1	RED OAK	SPREAD, MIN. 12 FT. HT.
		ORNAMENTAL TREES	
KEY	QUANTITY	DESCRIPTION	SIZE
		LAGERSTROEMIA INDICA 'RED'	30 GAL., 8' HT., MIN. 3
CM	1	CRAPE MYRTLE	CANES
		CERCIS CANADENSIS 'OKLAHOMA'	30 GAL., 8' HT.,
RB	2	REDBUD	3' SPREAD
		SHRUBS	
KEY	QUANTITY	DESCRIPTION	SIZE
KLI	QUANTITI	ILEX BURFORDII 'CARISSA'	5 GAL., MIN. 15" HT.,
CH	37	CARISSA HOLLY	24" O.C.
		ROSA 'MEIGALPIO'	5 GAL., MIN. 15" HT.,
DR	11	RED DRIFT GROUNDCOVER ROSE	24" O.C.
		CHINESE FRINGEFLOWER PURPLE	5 GAL., MIN. 15" HT.,
LP	6	DIAMOND'	24" O.C.
DYH	15	ILEX VOMITORIA 'NANA'	5 GAL., MIN. 15" HT.,
		DF. YAUPON HOLLY	36" O.C.
IH	15	RAPHIOLEPSIS INDICA ' PINK LADY'	5 GAL., MIN. 15" HT.,
		INDIAN HAWTHORN	30" O.C.
IC	5	CUPRESSUS SEMPERVIRENS	30 GAL., 6' HT., 3' SPD.,
		ITALIAN CYPRESS	FULL TO GD.
YG	3	YUCCA GLORIOSA 'VARIEGATA'	3 GAL., MIN. 15" HT.,
		VARIEGATED MOUND LILY	A.S.
DS	4	DASYLIRION TEXANUM	
		GREEN DESERT SPOON	5 GAL., MIN. 15" HT.
GC	16	COTONEASTER GLAUCOPHYLLUS	5 GAL., MIN. 15" HT.,
	10	GRAY COTONEASTER	36" O.C.
		GROUND COVER	
KEY	QUANTITY	DESCRIPTION	SIZE
EC	420	EUONYMUS FORTUNEI 'COLORATUS'	4" POT, FULL PLANT
LC	420	PURPLE WINTERCREEPER	10" O.C.
		ORNAMENTAL GRASSES	
KEY	QUANTITY	DESCRIPTION	SIZE
ABM	24	MUHLENBERGIA CAPILLARIS 'REGAL	1 GAL., FULL PLANT
ABIVI	24	MIST' AUTUMN BLUSH MUHLY	24" O.C.
		BOUTELOUA GRACILIS 'BLOND	1 GAL., FULL PLANT
BA	32	AMBITION' BLOND AMBITION	16" O.C.
		NASSELLA TENUISSIMA	1 GAL., FULL PLANT
MFG	83	MEXICAN FEATHER GRASS	16" O.C.

CITY OF NORTH RICHLAND HILLS

LANDSCAPE REQUIREMENTS

FREEWAY CORRIDOR OVERLAY

PROJECT SITE AREA - 38,402 S.F.

MINIMUM OF 15% OF THE LOT AREA BE LANDSCAPED

REQUIRED: 5,760 S.F.

PROVIDED: 7,342 S.F. OR 21%** (INCLUDES LANDSCAPING CREDIT)

LANDSCAPING CREDIT - 2,400 S.F.

ALSO PROVIDED: 1,652 S.F. ALONG FREEWAY CORRIDOR **

(1) TREE FOR EACH 50 L.F., OF STREET FRONTAGE @ 150 L.F.,

REQUIRED: 3 CANOPY TREES

PROVIDED: 2 TREES & 2 ORNAMENTAL TREES

(10) SHRUBS FOR EACH 50 L.F., OF STREET FRONTAGE @ 150 L.F.

REQUIRED: 15 SHRUBS PROVIDED: 92 SHRUBS

PARKING LOT SCREENING

REQUIRED: SHRUBS, AND OR WALL OR BERMS

PROVIDED: SHRUBS AND WALLS

LANDSCAPING OF PARKING LOTS

ONE LARGE TREE FOR EVERY 20 PARKING SPACES @ 23 SPACES

REQUIRED: I LARGE TREE

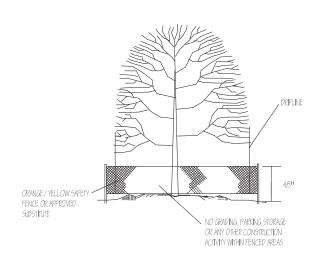
PROVIDED: 3 LARGE TREES

ALL PARKING LOTS MUST BE AT LEAST 5% LANDSCAPED

REQUIRED: 1,920 5,F. PROVIDED: 3,492 5,F. OR 9%

**LANDSCAPE REQUIREMENTS EXCEED SITE REQUIREMENTS

HARDSCAPE ELEMENT: DECORATIVE WALL 3 FT, X 3 FT, PROVIDED







CASE ZC 2017-17



Property Owner:
NRH Partners Ltd.
3811 Turtle Creek Blvd. Ste. 1800
Dallas, TX, 75219

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

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REVISIONS:

SHEET NUMBER:

L1.01

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

AS IS, THE EXISTING SITE IS NON-CONFORMING 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:

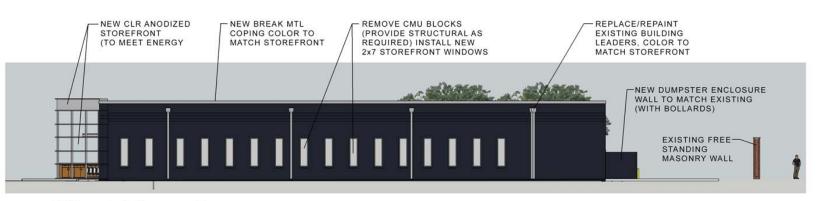
BELOW IS A PROPOSED SCOPE OF WORK TO THE UPDATE THE EXISTING SITE AND BUILDING, TO BRING UP TO CODE AND CLOSER TO SITE ZONING AND LANDSCAPE

- 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 HE BUILDING
- RELOCATE AND CREATE (1) NEW MAIN BUILDING ENTRY AND (2) NEW TENANT ENTRY POINTS; WITH CANOPIES

 • 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) STORE-
- ON THE NORTH FAÇADE, INSTALL (16) NEW NARROW (2' WIDE x 7' TALL) STORE-RONT
- 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,
- LONG WITH NEW OVERHEAD DOORS - REPLACE (1) EXISITING 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 MONUMET SIGNAGE
- OWE WILL GIVE UP RIGHTS TO HIGHWAY POLE SIGNAGE







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SUITES

OFFICE

820

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REVISIONS:

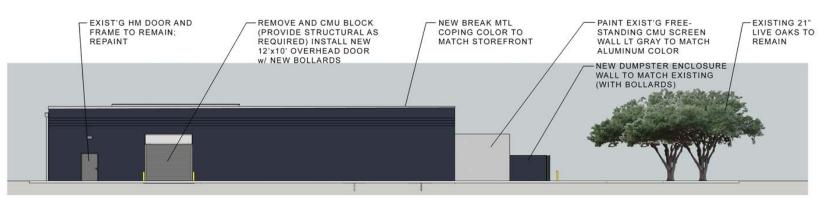
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RENDERED EXTERIOR ELEVATIONS for

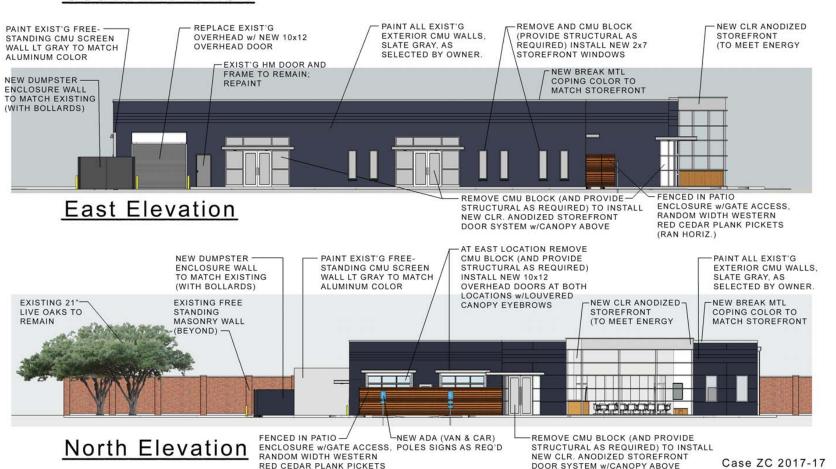
NRH Council Approve

6904 NE LOOP 820, NORTH RICHLAND HILLS, TX 76180

West Elevation



South Elevation



DOOR SYSTEM W/CANOPY ABOVE



RENDER #6
FROM WEST
LOOKING EAST AT WEST FACADE



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





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



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

Case ZC 2017-17



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Geograph - programmang blanc search street

Geograph - programmang street

RH Partners Ltd.
11 Turtle Creek Blvd.
e. 1800
11.11 XX. 75219
4.219.4900
nail:

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

SHEET NAMES

RENDERED IMAGES

FOR NRH COURTS IN THE COURTS

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.

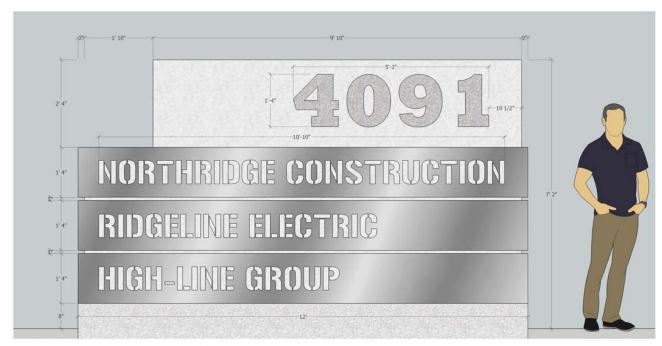


Proposed Monument Sign (East Face)

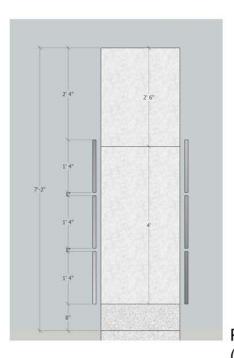


RENDER #1
FROM NE CORNER
LOOKING WEST AT SIGN AND NORTH BUILDING FACADE

NRH ZONING CASE: ZC 2017-17



Proposed Monument Sign (West Face)



Proposed Monument Sign (North | South Face)

HIGH INEgroup	design better : manage better : expect better	6851 NE Loop 520 Ste. 210. North Richtand Hits, TX, 76180	Info@High-LineGroup.com .: Office 817 520 5460

NKH Partners Ltd.
3811 Turtle Creek Blvd.
Ste. 1800
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214,219,4900
Email:

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

Ξ	REVISIONS:
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