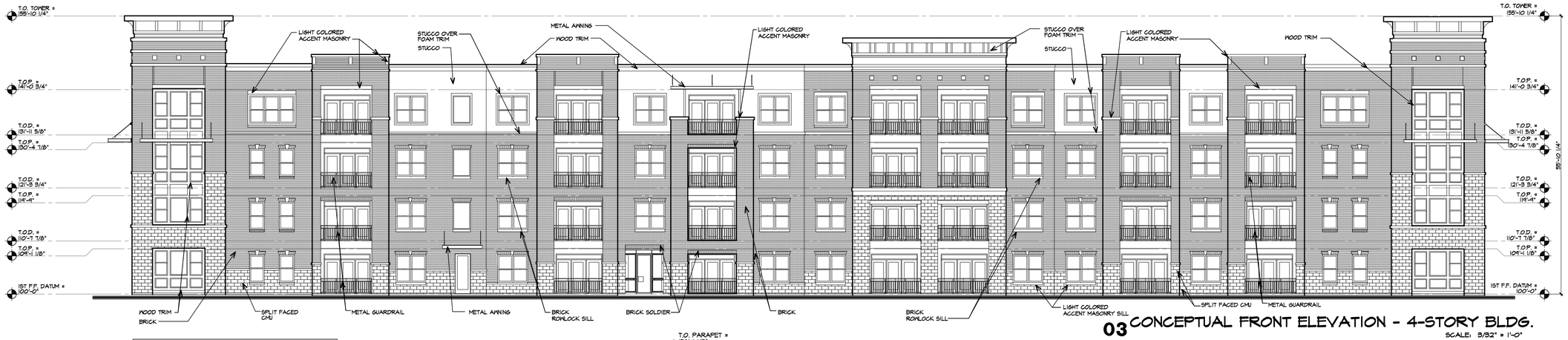
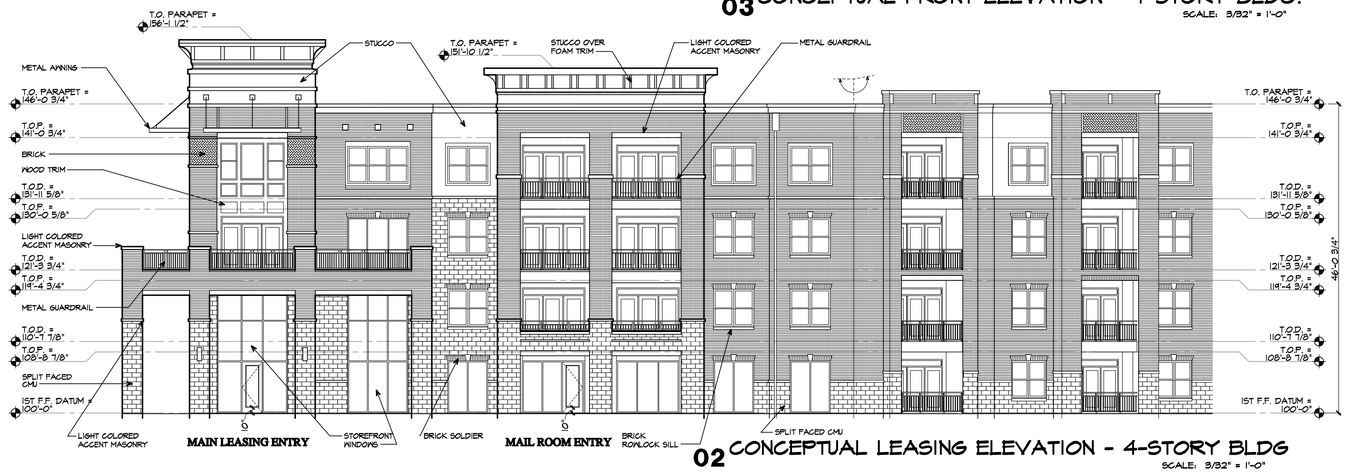



**03** CONCEPTUAL FRONT ELEVATION - 4-STORY BLDG.

SCALE: 3/32" = 1'-0"

## BUILDING MATERIAL SCHEDULE

| TYPE OF MATERIAL | AREA (S.F.) | MATERIAL PERCENTAGE |
|---|---|---|
| BRICKS | 6,600.35 | 62.2 % |
| SPLIT FACE / DECORATIVE STONE | 1,836.39 | 17.3 % |
| STUCCO | 1,373.51 | 12.9 % |
| WOOD TRIM | 805.93 | 7.6 % |
| TOTAL | 10,616.20 | 100.00 % |




**02** CONCEPTUAL LEASING ELEVATION - 4-STORY BLDG

SCALE: 3/32" = 1'-0"

**01** FACADE DETAIL RENDERING - 4 STORY BLDG.

NOT TO SCALE

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Project No.
14039

Drawn By: CL

PLOT DATE: 2-10-2015

ISSUE FOR PERMIT:

ISSUE FOR CONSTRUCTION:

Revisions:

EULESS, TEXAS

TONTI PROPERTIES
SPECIALIZING IN DISTINCTIVE APARTMENT HOMES

Womack+Hampton
ARCHITECTS, L.L.C.
4311 Oak Lawn Ave. Suite 50
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Phone: (214) 252-9000
Fax: (214) 252-9080

Sheet Number:

**A2**
CONCEPTUAL ELEVATIONS

**02 FRONT ELEVATION - 3 STORY BUILDING**
BUILDING TYPE II
SCALE: 1/8" = 1'-0"

## BUILDING MATERIAL SCHEDULE

| TYPE OF MATERIAL | AREA (S.F.) | MATERIAL PERCENTAGE |
|---|---|---|
| BRICKS | 3,208.32 | 80.5 % |
| SPLIT FACE / DECORATIVE STONE | 369.87 | 9.3 % |
| STUCCO | 124.81 | 3.1 % |
| WOOD TRIM | 280.89 | 7.1 % |
| TOTAL | 3,983.89 | 100.00 % |

**01 FACADE DETAIL RENDERING - 3 STORY BUILDING**
BUILDING TYPE II
NOT TO SCALE

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Project No.
14039

Drawn By: CL

PLOT DATE: 1-19-2015

ISSUE FOR PERMIT:

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Revisions:

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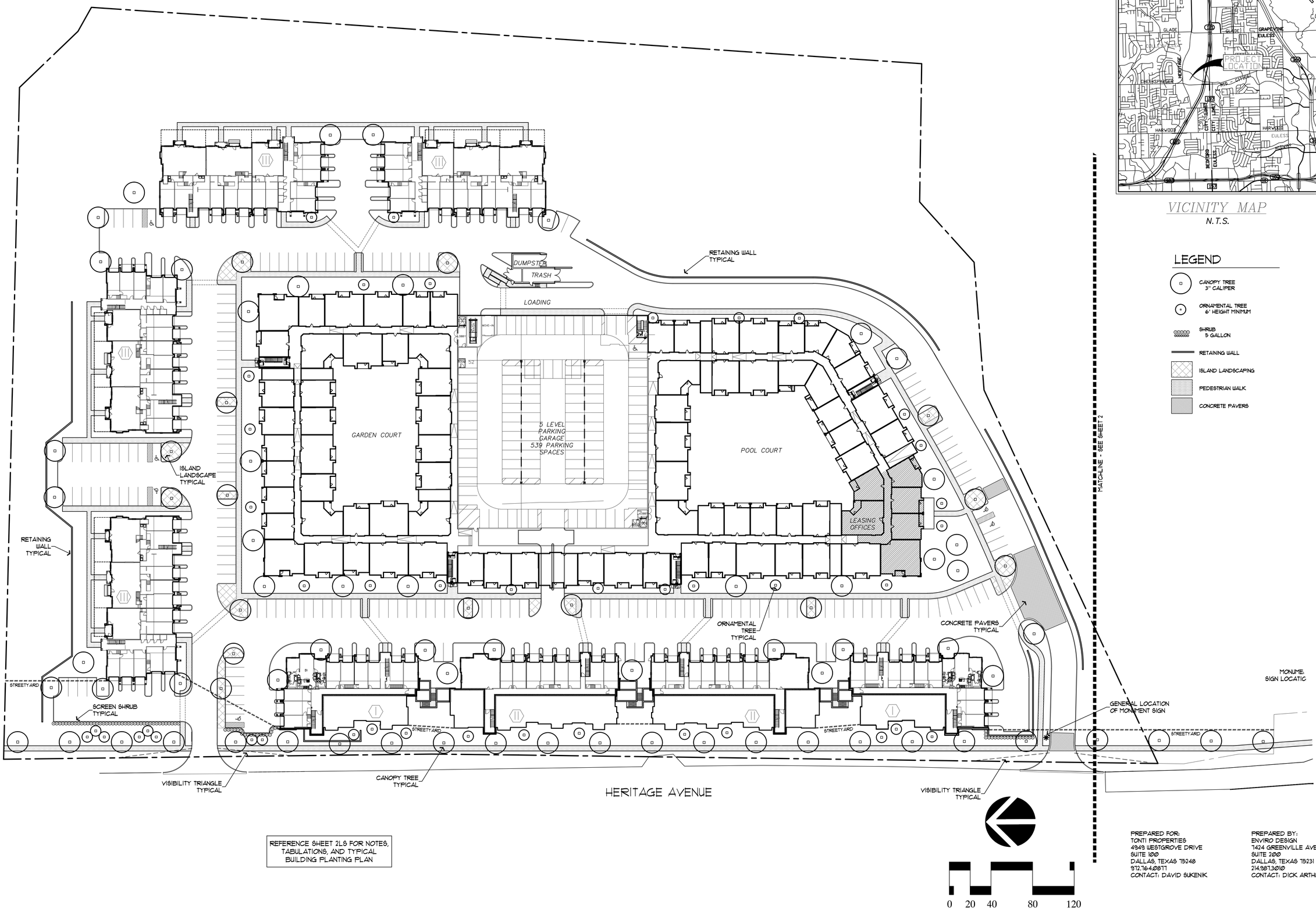
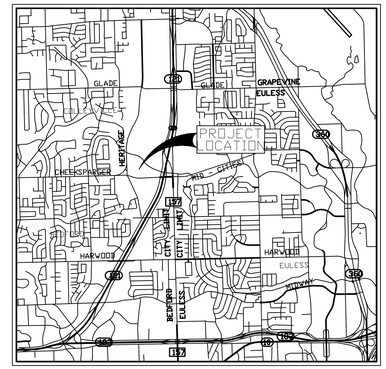
ARCHITECTS, L.L.C.
4311 Oak Lawn Ave. Suite 50 Dallas, Texas 75219
Phone: (214) 252-9000
Fax: (214) 252-9080

Sheet Number:

**A1**
**ELEVATION**




REFERENCE SHEET 2LS FOR NOTES, TABULATIONS, AND TYPICAL BUILDING PLANTING PLAN




VICINITY MAP
N.T.S.

## LEGEND

- CANOPY TREE 3" CALIPER
- ORNAMENTAL TREE 6' HEIGHT MINIMUM
- SHRUB 5 GALLON
- RETAINING WALL
- ISLAND LANDSCAPING
- PEDESTRIAN WALK
- CONCRETE PAVERS

PREPARED FOR:
TONTI PROPERTIES
4949 WESTGROVE DRIVE
SUITE 100
DALLAS, TEXAS 75248
972.764.0877
CONTACT: DAVID SUKENIK

PREPARED BY:
ENVIRO DESIGN
7424 GREENVILLE AVENUE
SUITE 200
DALLAS, TEXAS 75231
214.987.3010
CONTACT: DICK ARTHUR

File Name: Tonti Euless submittal.dwg
Plot Date: 02/25/2015 – 10:11am

ENVIRO DESIGN
LANDSCAPE ARCHITECTURE
SITE PLANNING
7424 Greenville Ave. Suite 200 Dallas, TX 75231 (214) 987-3010

REGISTERED LANDSCAPE ARCHITECT
RICHARD B. ARTHUR
176
STATE OF TEXAS

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REVISIONS

# GLADE PARKS SOUTH URBAN LOFTS

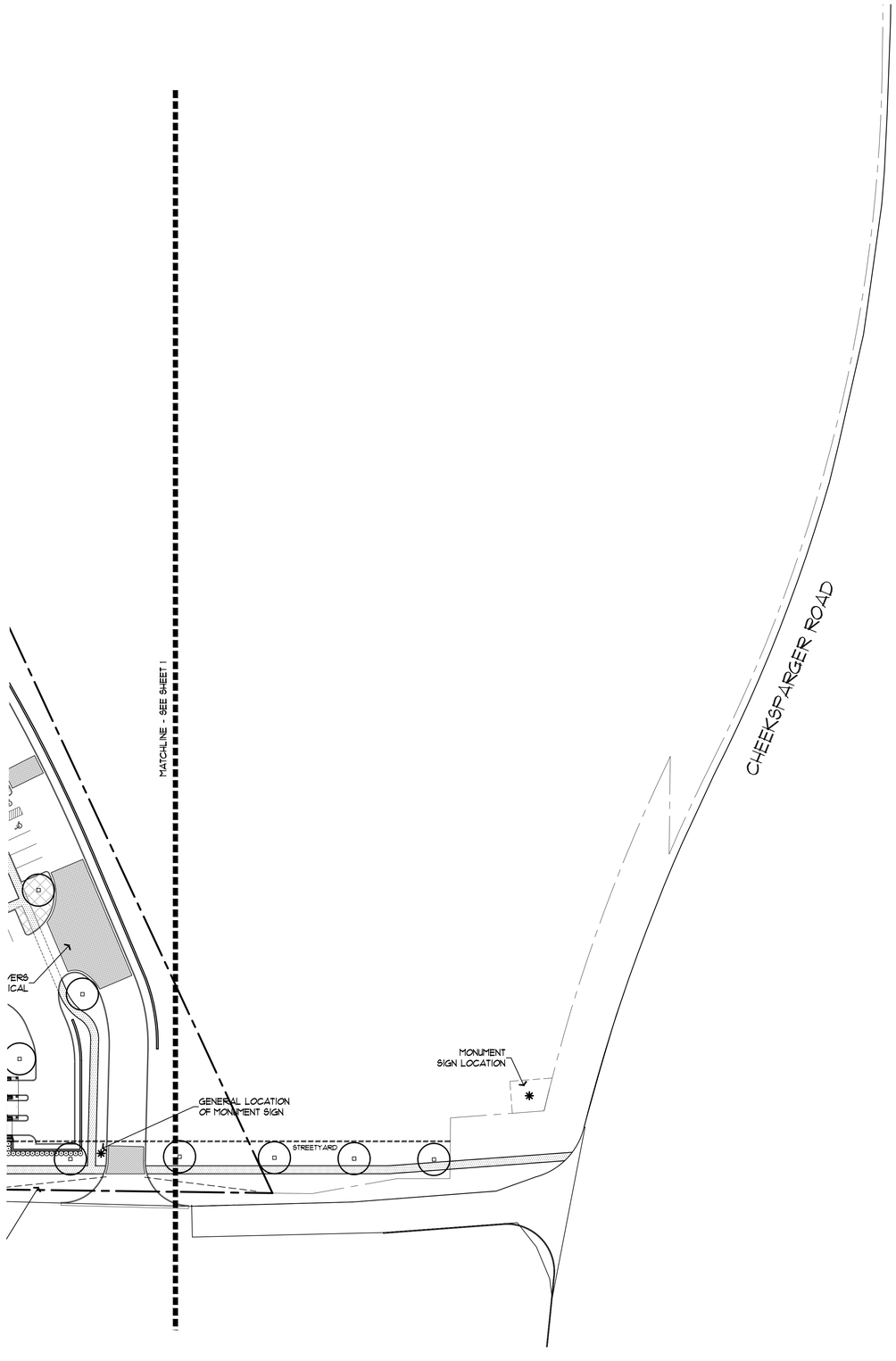
TONTI PROPERTIES
EULESS, TEXAS

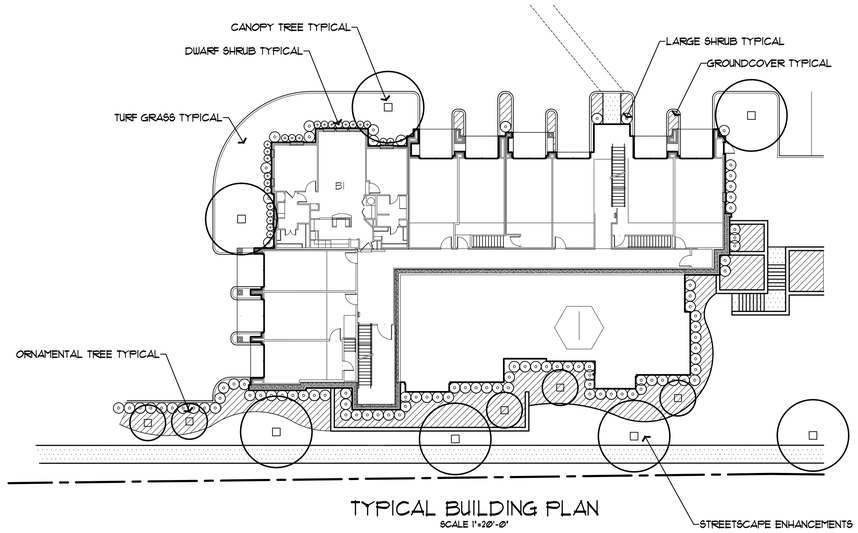
SCALE
1" = 40'-0'

DATE
23 FEB 2015

TITLE
LANDSCAPE PLAN

SHEET
1LS OF 2




TYPICAL BUILDING PLAN
SCALE 1"=20'-0"

## TABULATIONS (GLADE PARKS SOUTH PD - URBAN RESIDENTIAL TRACT)

| | |
|---|---|
| SITE AREA (15.25 ACRES) | 664,334 S.F. |
| OPEN SPACE (41%+/-) | 275,000 S.F. |
| DESIGN STANDARDS | |
| ENHANCED VEHICULAR PAVEMENT (CONCRETE PAVERS) | PROVIDED |
| PEDESTRIAN FACILITY (POOL & GARDEN COURTYARDS) | PROVIDED |
| PARKING LOT | |
| TREES REQUIRED (1 PER 20 PARKING SPACES) | 9 |
| 180 PARKING SPACES/20 = 9 TREES | |
| TREES PROVIDED | 15 |
| ISLAND LANDSCAPING REQUIRED (60 S.F. PER 15 SPACES) | 720 S.F. |
| 176 PARKING SPACES/ 15 = 11.73 (12) | |
| 12 x 60 = 720 S.F. | |
| LANDSCAPING PROVIDED | 4,535 S.F. |
| STREETYARD (42,208 S.F.) | |
| LANDSCAPE AREA REQUIRED (15%) | 6,331 S.F. |
| 42,208 S.F. x 15% = 6,331 S.F. | |
| LANDSCAPE AREA PROVIDED (81%) | 34,104 S.F. |
| TREES REQUIRED (10 TREES + 1 PER 2,000 SQ. FT. OVER 10,000 SQ. FT.) | 22 |
| 34,104 S.F. - 10,000 S.F. = 24, 104 S.F./ 2,000 S.F. = 12.05 + 10 = 22.05 TREES | |
| TREES PROVIDED | 24 |
| SHRUBS REQUIRED (30 SHRUBS + 1 PER 100 S.F. OVER 1,500 S.F.) | 78 |
| 6,331 S.F. - 1,500 S.F. = 4,831 S.F./100 = 48.31 = 30 = 78.31 SHRUBS) | |
| SHRUBS PROVIDED | 78 + |
| GROUNDCOVER REQUIRED (150 S.F. + 5% OF REQUIRED OVER 1,500 S.F.) | 392 S.F. |
| 6,331 S.F. - 1,500 S.F. = 4,831 S.F. x 5% = 241.55 + 150 = 391.55 S.F. | |
| GROUNDCOVER PROVIDED | 400 S.F.+ |

## PLANT LIST

CANOPY TREE - 3" caliper minimum (80 total)

Live Oak (*Quercus virginiana*), Cedar Elm (*Ulmus crassifolia*), Shumard Red Oak (*Quercus shumardii*), Sweet Gum (*Liquidambar styraciflua - male species*), Chinese Pistachio (*Pistachia chinensis - male species*), Bur Oak (*Quercus macrocarpa*), Lacebark Elm (*Ulmus parvifolia*), Bald Cypress (*Taxodium distichum*/Southern Magnolia (*Magnolia grandiflora*).

SMALL TREE - 6' height minimum (42 total)

Eastern Redbud (*Cercis canadensis*), Yaupon Holly (*Ilex vomitoria*), Deciduous Holly (*Ilex decidua*), Eastern Red Cedar (*Juniperus virginiana*), Pond Cypress (*Taxodium ascendens*), Crape Myrtle (*Lagerstroemia indica*), East Palatka Holly (*Ilex x attenuata 'East Palatka'*), Wax Myrtle (*Myrica cerifera*).

SHRUBS - 5 gallon minimum

Compact Elaeagnus (*Elaeagnus macrophylla 'Ebbenyl'*), Nellie R. Steven's Holly (*Ilex x 'Nellie R. Steven's'*), Variegated Privet (*Ligustrum lucidum 'Variegata'*), Abelia (*Abelia grandiflora*), Cleyera (*Cleyera japonica*), Nandina (*Nandina domestica*), Podocarpus (*Podocarpus macrophylla*), Burford Holly (*Ilex cornuta 'Burfordii'*), Foster Holly (*Ilex x attenuata 'Foster'*), Soft Yucca (*Yucca gloriosa*), Red Yucca (*Hesperaloe parviflora*), Flowering Quince (*Chanomeles 'Texas Scarlet'*), Forsythia (*Forsythia intermedia*), Japanese Barberry (*Berberis thunbergii*), Pampas Grass (*Cordateria selloana*), Sea Green Juniper (*Juniperus chinensis 'Sea Green'*), Tam Juniper (*Juniperus sabina 'Tam'*), Texas Sage (*Leucophyllum frutescens 'nana'*), Indian Hawthorn (*Raphiolepis indica*).

GROUNDCOVERS - 4" POT MINIMUM

Asian Jasmine (*Trachelospermum asiaticum*), Euonymus Coloratus (*Euonymus fortunei 'coloratus'*), Juniper Species (*Juniper horizontalis*), Mondo Grass (*Ophiopogon japonicus*), Monkey Grass (*Liriope muscari*), Vinca (*Vinca Minor*).

## GENERAL LANDSCAPE NOTES

1. An underground automatic pop-up type irrigation system shall be installed to water all landscape areas, including right-of-way areas, unless noted otherwise. Adjustments to system will limit overspray onto adjacent roadways and conserve water to the greatest extent possible. A rain sensing device and a freeze sensor will be part of the system.
2. Additional plant material may be installed on site by Owner in accordance with the City of Euless landscape standards. Material specified on this plan is to meet minimum City of Euless Unified Development Code Article VII and Glade Parks PD requirements.
3. All plant material shall be maintained by Owner in a neat, healthy and growing condition, and be replaced with plant material of similar variety and size if damaged, destroyed or removed.
4. Landscape areas shall be kept free of trash, litter, weeds, and other materials or plants not a part of the original landscaping.
5. All landscape areas shall be protected from vehicular traffic through the use of concrete curbs, wheelstops or other permanent barriers.
6. All landscape areas shall be constructed, installed and maintained so as not to obstruct view of motorists between the street and access drives. Visibility triangles shall remain unobstructed at all times.
7. All permeable surfaces not occupied by trees, shrubs, planting beds, signs and other permitted items or fixtures shall be Bermudagrass, Buffalo grass or St. Augustine grass lawn areas, unless noted otherwise.
8. All trees are to be located, whenever possible, outside sanitary sewer and utility easements.
9. Reference engineering plans for proposed grades.
10. Final location of plant material may vary due to actual field conditions and proposed grades. General intent is to be met.
11. Landscaping shall not be placed or located to obstruct any emergency equipment (fire hydrants) and sprinkler system controls, nor shall landscaping be placed in a manner to obstruct emergency ingress/egress access to the building.
12. Swimming pools shall be fenced per requirements of City of Euless and State of Texas building code. The fence shall be a minimum of four feet height, be constructed of masonry or tubular steel and be equipped with self-closing and self latching gates.
13. Irrigation controller to have a smart port to allow for remote control input.
14. Irrigation controller needs to have a hard line for phone installed. No cellular system.
15. Rain/freeze sensor in place of solar sync.
16. Irrigation system to have double check valves rather than Pressure Vacuum Breaker (PVB)
17. Irrigation system to have no stacking of pipe. System to have dirt between pipes.
18. Run 2 extra wires to last valve for future use or bad wire.
19. At each valve, install an isolation ball valve to cut main line supply to the valve.

0 20 40 80 120

File Name: Tonti Euless submittal.dwg
Plot Date: 02/25/2015 - 10:12am

ENVIRO DESIGN
LANDSCAPE ARCHITECTURE
SITE PLANNING
7424 Greenville Ave. Suite 200 Dallas, TX 75231 (214) 987-3010

REGISTERED LANDSCAPE ARCHITECT
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REVISIONS

# GLADE PARKS SOUTH URBAN LOFTS

TONTI PROPERTIES
EULESS, TEXAS

SCALE
1" = 40'-0'

DATE
23 FEB 2015

TITLE
LANDSCAPE PLAN

SHEET
2LS OF 2

## CURRENT ZONING
PLANNED DEVELOPMENT

## DEVELOPER
TONTI PROPERTIES
4949 WESTGROVE DRIVE, SUITE 100
DALLAS, TX 75248
CONTACT: ADAM AUENSEN
PH: 972-764-0853

## ENGINEER/SURVEYOR
MYCOSKIE+MCINNIS+ASSOCIATES
200 E. ABRAM STREET
ARLINGTON, TEXAS 76010
CONTACT: JACOB SUMPTER, AICP
PH: 817-469-1671

## ARCHITECT
WOMACK + HAMPTON ARCHITECTS, LLC.
4311 OAK LAWN AVENUE, SUITE 50
DALLAS, TX 75219
CONTACT: CRAIG LEWIS, A.I.A.
PH: 214-252-9000

## LEGAL DESCRIPTION
BEING A 15.25 ACRE PORTION OF LAND LOCATED IN THE J. DOSS SURVEY, ABSTRACT NO. 441, AND THE B.B.B. & C. RAILROAD SURVEY, ABSTRACT NO. 204, IN THE CITY OF EULESS, TARRANT COUNTY,

## GENERAL NOTES
1. A KNOX LOCK WILL BE PROVIDED ON ANY GATE FOR ACCESS BY THE FIRE DEPARTMENT. NO GATES WILL CROSS FIRE LANES.
2. FINISHED FLOOR ELEVATION SHALL NOT BE LOWER THAN 544.88.
3. FIRE LANES ARE NOTED AS E.A.D.U.E. (EMERGENCY ACCESS, DRAINAGE, AND UTILITY EASEMENT.)
4. BUILDING #1 TOTAL GROSS BUILDING SQUARE FEET INCLUDES PARKING GARAGE AREA.
5. PARKING GARAGE CAN NOT BE SEEN FROM THE PUBLIC RIGHT-OF-WAY.
6. MASONRY SCREENING WALL MATERIALS WILL BE COMPLIMENTARY TO THE MAIN STRUCTURE(S).
7. ALL TANDEM PARKING SPACES WILL BE AT LEAST A MINIMUM 18' FROM THE GARAGE DOOR TO ANY DRIVE AISLE.
8. THE CONSTRUCTION TYPE FOR THE PROPOSED BUILDINGS SHALL BE TYPE V-A.
9. THE FIRE SPRINKLER FDC'S SHALL BE WITHIN 100 FEET OF A FIRE HYDRANT.
10. ALL UTILITIES, INCLUDING BUT NOT LIMITED TO ELECTRICAL, GAS, AND TELEPHONE SHALL BE PLACED UNDERGROUND.
11. REFER TO SHEET 2 FOR CITY OF EULESS TYPICAL CROSS SECTION OF THE EMERGENCY ACCESS, DRAINAGE, AND UTILITY EASEMENT (EADUE).

## PARKING TABLE

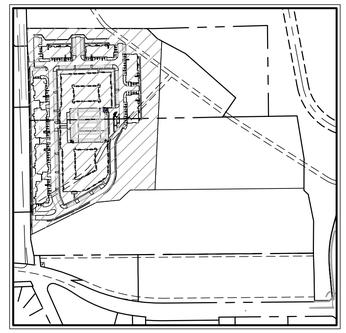
| | REQUIREMENT | # OF UNITS | SPACES REQUIRED | SPACES PROVIDED |
|---|---|---|---|---|
| MULTI-FAMILY | 1.6 PS / UNIT | 478 | 765 PS | |
| OFF-STREET PARKING | | | | 180 PS |
| TANDEM SPACES | | | | 86 PS |
| OFF-STREET PARKING (APARTMENT GARAGES) | | | | 86 PS |
| OFF-STREET PARKING (PARKING GARAGE) | | | | 539 PS |
| TOTAL PARKING | | | 765 PS | 891 PS |
| ACCESSIBLE | 2% OF TOTAL | | 15 PS | 18 PS |

## SITE DATA TABLE

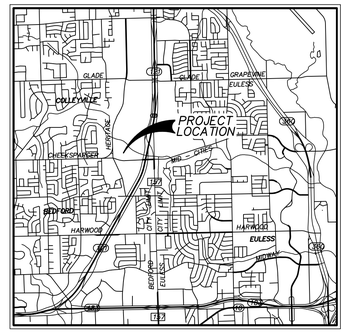
| | | |
|---|---|---|
| 1. | AREA OF SUBJECT PROPERTY | 15.25 ACRES, 664,334 SF |
| 2. | # OF LOTS | 1 (PROPOSED) |
| 3. | # OF DWELLING UNITS | 478 UNITS (326 4-STORY / 152 2 & 3-STORY) |
| 4. | MAXIMUM DWELLING UNITS | 65 UNITS PER GROSS ACRE |
| 5. | MAXIMUM BUILDING HEIGHT | 65 FEET (4 STORIES) (56'-4.5" 4-STORY 39'-10 1/2" 3-STORY) |

## SETBACK TABLE
PER ZONED DISTRICT: GLADE SOUTH URBAN LOFTS SUB-DISTRICT

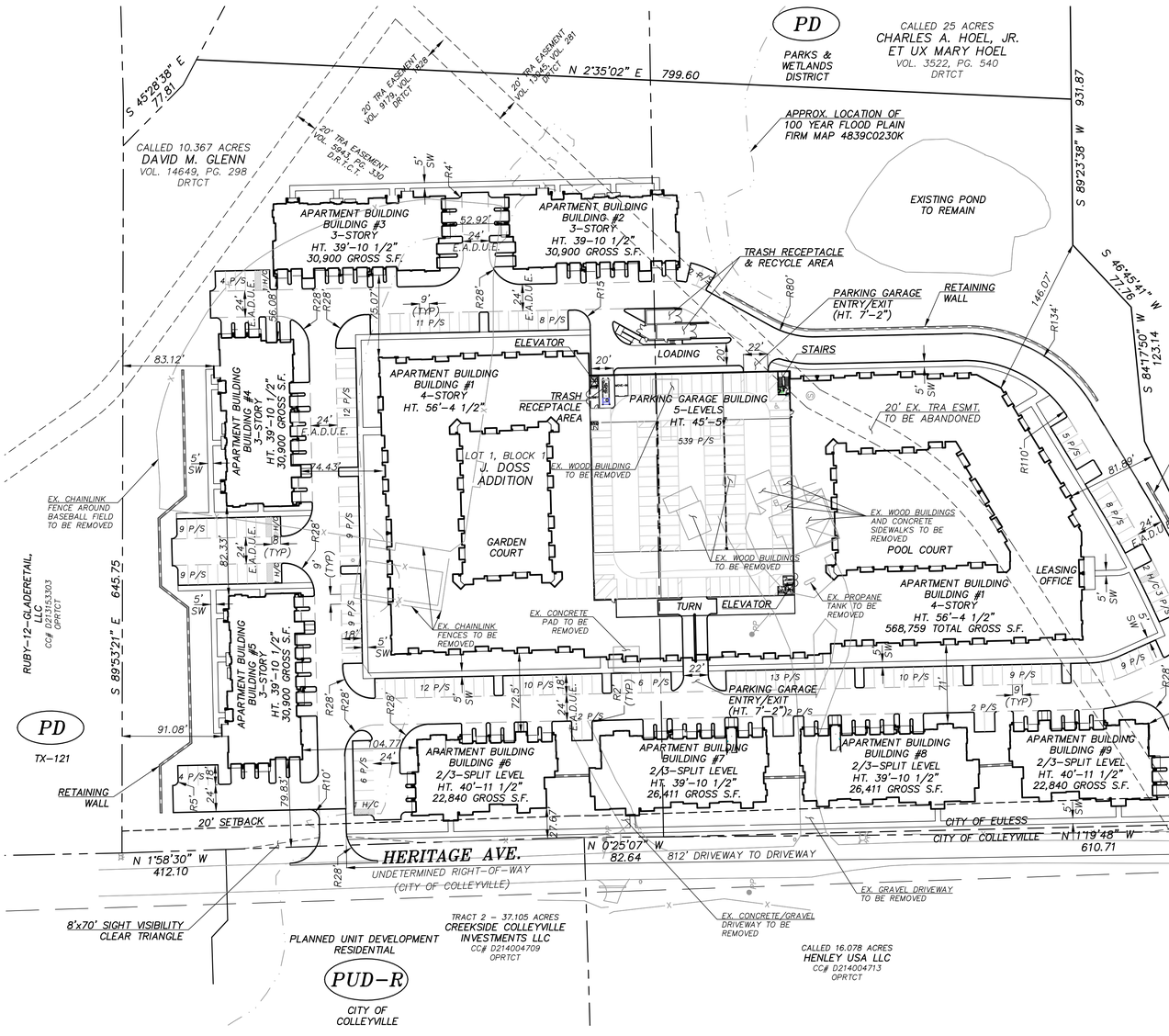
20' HERITAGE AVENUE
5' ALL OTHERS



KEY MAP
N.T.S.




VICINITY MAP
N.T.S.




# GLADE PARKS SOUTH URBAN LOFTS
## SITE PLAN
## EULESS, TEXAS

PROJECT TITLE:
**GLADE PARKS SOUTH SITE PLAN**


mma
mycoskie+mcinnis+associates
civil engineering surveying landscape architecture planning
tbpe registration number: f - 2759
200 east abram
arlington, texas 76010
817-469-1671
fax: 817-274-8757
www.mmatexas.com


| | |
|---|---|
| PROJECT NUMBER: | 2735-00-01 |
| PROJECT MANAGER: | J. SUMPTER |
| DRAWN BY: | S. BELL |
| CHECKED BY: | J. SUMPTER |
| ISSUE DATE: | 02/23/2015 |

| REV. | DATE | DESCRIP. | BY |
|---|---|---|---|

SHEET CONTENT:
SITE PLAN

SHEET NO:
1

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60 0 30 60 120
1 inch = 60 ft.

THIS DOCUMENT IS RELEASED FOR SITE PLAN APPROVAL BY THE CITY OF EULESS AND IS NOT INTENDED FOR PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.

## CURRENT ZONING
PLANNED DEVELOPMENT

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TONTI PROPERTIES
4949 WESTGROVE DRIVE, SUITE 100
DALLAS, TX 75248
CONTACT: ADAM AUENSEN
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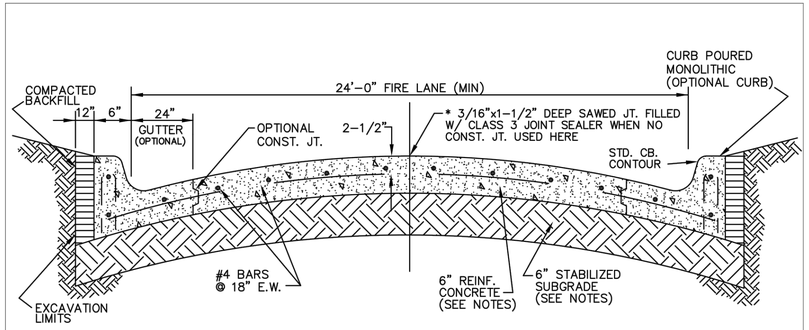
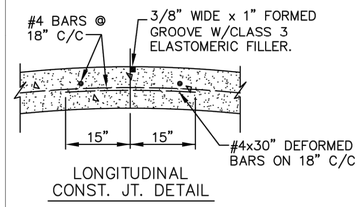
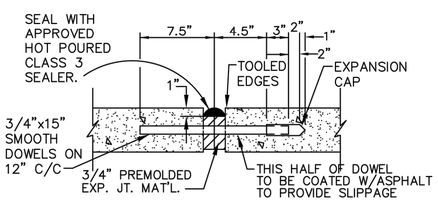
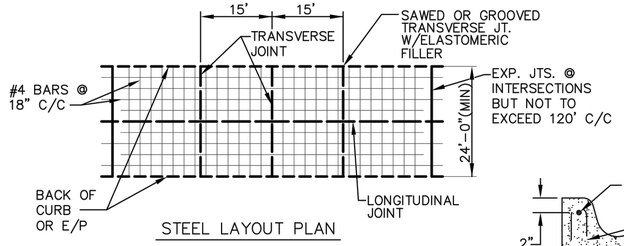


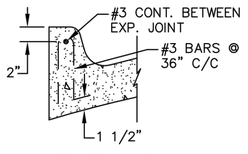

LONGITUDINAL CONST. JT. DETAIL




EXPANSION JT. DETAIL




STEEL LAYOUT PLAN




CURB REINFORCING

NOTES:
CONCRETE PAVEMENT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4200 PSI AT 28 DAYS.

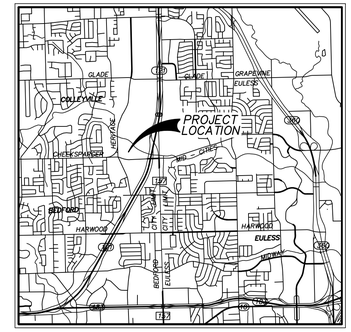
SECTION MAY BE CROWNED (PARABOLIC OR STRAIGHT); INVERTED; OR HAVE A STRAIGHT CROSS SLOPE. MAXIMUM CROSS SLOPE IS 6%. MAXIMUM LONGITUDINAL GRADE IS 6%.

MIN. OF 30 LBS/S.Y. LIME OR CEMENT REQUIRED FOR SUB- GRADE STABILIZATION. COMPACTION TO 95% STANDARD STANDARD PROCTOR DENSITY, AND HAVE A MOISTURE CONTENT FROM 0% TO +4% ABOVE OPTIMUM MOISTURE.

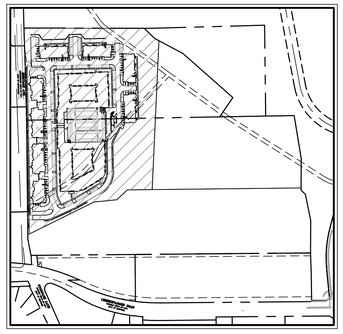
EMERGENCY ACCESS AND FIRE LANE EASEMENT TYPICAL PAVEMENT SECTION

CITY OF EULESS

COE-FL 11/04




VICINITY MAP
N.T.S.



KEY MAP
N.T.S.

THIS DOCUMENT IS RELEASED FOR DEVELOPMENT PLAN APPROVAL BY THE CITY OF EULESS AND IS NOT INTENDED FOR PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.

# GLADE PARKS SOUTH
# URBAN LOFTS
## SITE PLAN - DETAILS
## EULESS, TEXAS

PROJECT TITLE:
GLADE PARKS SOUTH
SITE PLAN

mma
mycoskie+mcinnis+associates
civil engineering surveying landscape architecture planning
tbpe registration number: f-2759
200 east abram
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| | |
|---|---|
| PROJECT NUMBER: | 2735-00-01 |
| PROJECT MANAGER: | J. SUMPTER |
| DRAWN BY: | S. BELL |
| CHECKED BY: | J. SUMPTER |
| ISSUE DATE: | 02/23/2015 |

| REV. | DATE | DESCRIP. | BY |
|---|---|---|---|

SHEET CONTENT:
SITE PLAN - DETAILS

SHEET NO:
2

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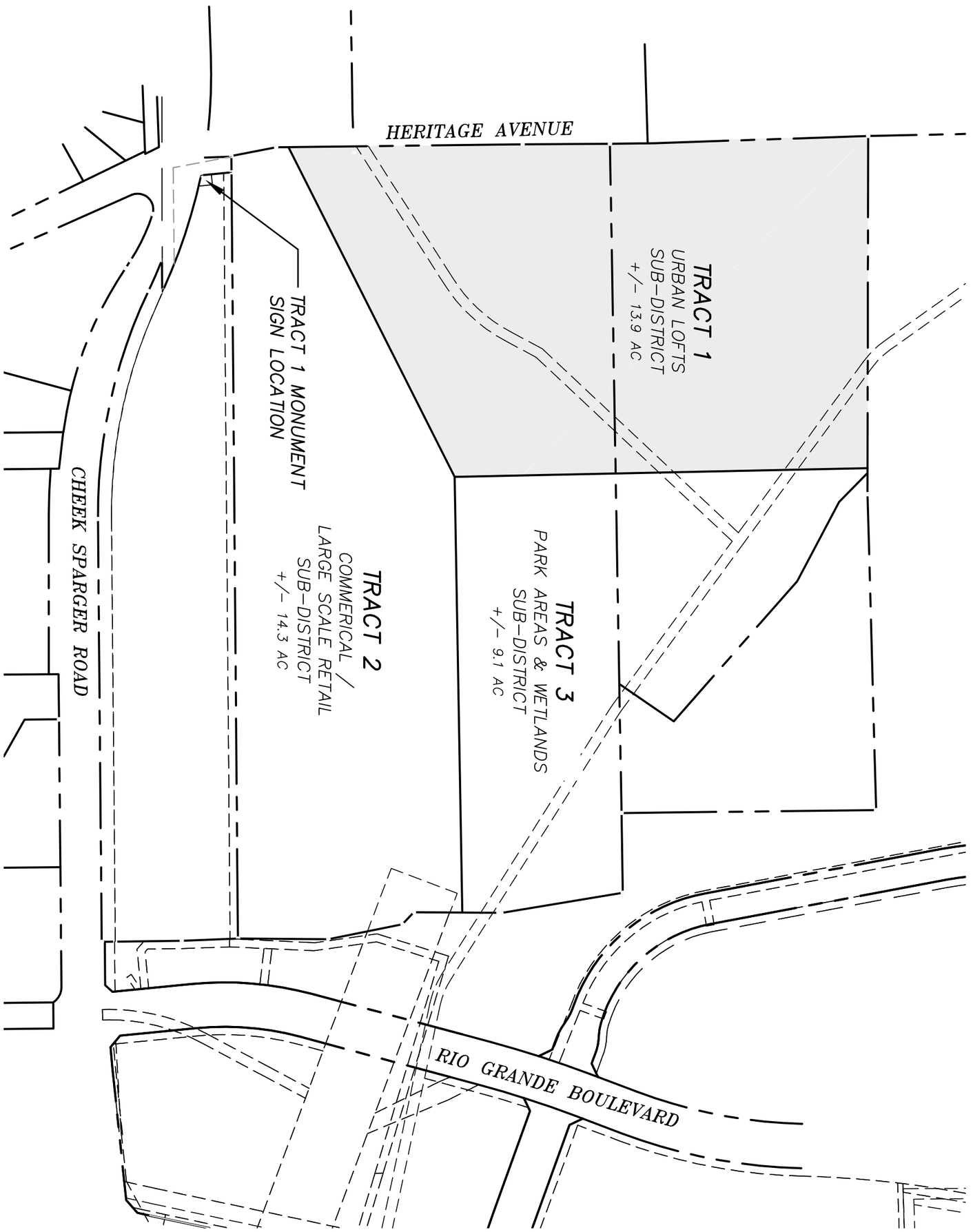


| | |
|---|---|
| DATE: | 05/06/2015 |
| PROJECT #: | 2735-00-01 |
| DRAWN BY: | J.SUMPTER |
| SCALE: | 1" = 200' |
| SHEET NO: | 1 OF 1 |

# GLADE PARKS SOUTH
# SITE PLAN
## SIGNAGE
## EXHIBIT


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