

# Affidavit of Compliance

Multi-family Design Standards



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**Affidavit of Compliance**

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CRP-GREP Elan Grapevine Owner, L.P.  
Attention: Andrew Ord  
600 E Las Colinas Blvd, Suite 2100  
Irving, Texas 75039

Via Electronic Mail  
[Rons@grapevinetexas.gov](mailto:Rons@grapevinetexas.gov)

Mr. Ron Stombaugh  
200 South Main Street  
Grapevine, Texas 76051

RE: Zoning Change Application for Property at 4501 State HWY 360 Rd.,  
Applicant: CRP-GREP Elan Grapevine Owner, L.P.

Dear Ron;

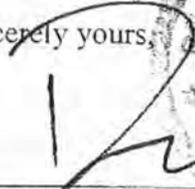
Thank you for your assistance with our zoning application referenced above. Pursuant to your previous conversations with Greystar, we are forwarding this letter to confirm the status of the proposed development's compliance with the City's Design Standards. Accompanying this letter is our completed District-Specific Design Standards checklist.

As you will see from reviewing the accompanying checklist, we are pleased to confirm that we are either in virtually total compliance with the Design Standards, in almost all cases to the letter, or, in a few instances, in compliance with the spirit of the Design Standards.

Of course, we are at the beginning of the zoning and entitlement phase, and as is normal during any development process, allowances must be made for reasonable modifications as the design is further developed in detail. In any such event, it is our intention to remain in compliance with the spirit and intent of the Design Standards at all times.

Thank you very much for your consideration of the accompanying checklist. We look forward to continuing our dialogue with City Staff as we go through this process.

Sincerely yours,

  
Donald Meeks, AIA  
Meeks + Partners,  
Architect for Greystar



CC: Andrew Ord

October 7, 2020

Mr. Ron Stombaugh  
Grapevine Development Services  
200 S. Main Street  
Grapevine, Texas 76051

Dear Mr. Stombaugh,

This letter is to inform you that Greystar's submittal for **The Preserve, Phase 2** is the product of extensive review by, and collaboration with, Robin McCaffrey and me. This process started with an early review of the site and continued through development of the site plan as well as architectural design. The Site Plan Review process was guided by 3 primary objectives of Grapevine's Multi-Family Ordinance, namely:

1. Creation of Community
2. Connection to the social fabric of Grapevine
3. Integration with the natural fabric of the site and its setting

Robin and I feel that the final site plan achieves these important objectives and complies with the MF Standards regarding site plan design.

Upon agreement regarding the site plan, Robin and I worked extensively with Greystar on architectural design. The architectural Design Review Process was guided by 5 primary objectives of Grapevine's Multi-Family Ordinance, namely:

1. Craftsmanship
2. Integrity of elevation composition and building form
3. Connection to the ground plane
4. Addressment of the street
5. Material change execution

Again, Robin and I feel that the final building design achieves these important objectives and complies with the MF Standards Building design.

Therefore, Robin and I affirm that **The Preserve Phase 2** complies with the standards of the Multi-Family Ordinance.

Sincerely,



Craig Melde, Sr. Principal

# District-Specific Design Standards

## 1. Architectural Accommodations of Grade Change

Does the plan retain grade to support the building plate including terraces, patios, decks and any accessory buildings adjoined to the primary structure?

Complies:

Yes No In Spirit

### Comments:

Will Comply. We've identified a number of opportunities to accomplish this. In specific, there are 3 prominent locations where we have designed turn-down footings. These are high impact locations that will be enjoyed esthetically and functionally by residents and their visitors. Additionally, many of the building will have 2' to 4' breaks (step-downs) in the foundations that allow the buildings to step down with the declining grade which minimizes retaining walls and maximizes the retainage of grade in order to support the building plate. It is worth noting that we are constrained by FEMA requirements on some accounts where we need walls for flood modeling considerations. Mesa Planning and Architexas are very aware and their will be some benefits to this as well.

## 2. Pedestrian Connection Beyond The Project And District

Does the plan provide pedestrian connections from units within the project to existing trails, sidewalks or other public and private walkways.

Complies:

Yes No In Spirit

Does the plan provide pedestrian connections to places within the development that abut pedestrian walkways that the City's approved plans identify for the future?

### Comments:

We Comply. Elan Grapevine ("EG" - subject community) will connect to the neighboring Preserve community ("Phase 1") via the shared trail system which will then extend another ~1/2 mile from EG up to Euless Grapevine Rd. The "trail" design will be a 10' wide concrete hike/bike trail with benches, lighting, dog park and fitness structure to compliment the existing Phase 1 design standard. Sidewalks will also be connected to facilitate pedestrian connections between communities. As an additional note, EG will also tie into the existing round-a-bout with a vehicular connection. Please refer to Exhibit 2 showing trail build-out to date.

## 3. Preserve and/or Restore The Natural Characteristic Of The District

Does the plan include landscape development that continues the natural characteristics of the projects surroundings?

Complies:

Yes No In Spirit

### Comments:

Will Comply. Our landscape plan includes natural drifts and groupings/groves of trees that will be restorative to the site and will extend the natural mosaic open space (34 acres of "on property" open space) into the site. Tree species used will be natural to the site and from the City's approved plant material list. As per Mesa Planning and Architexas guidance, tree groves will provide heavy screening along the 360 Frontage Rd., to reknit the the natural landscape, as shown on plan. Please refer to corresponding Exhibit 3.

#### 4. Perpetuate Residentially Derived Styling And Forms

Complies:

Yes

No

In Spirit

Does the plan use the following architectural components?

- Pitched roof (gable or hip)
- Organized roof massing where a dominant roof has subordinate roofs that extend from it.
- 12 inch roof overhang
- Roofed porches and balconies
- No more than 45 horizontal feet of continuous wall without a horizontal offset of at least 4 feet
- Dormers that break the cornice
- Windows that align both horizontally and vertically
- Openings in architectural forms defined by a roof are located symmetrically within the form
- Three stories maximum. These three stories may be over a parking podium.
- Openings are treated with a jamb and/or head surround
- The Void-to-Solid relationship for window-in-wall elements is less than 50%

**Comments:**

Not applicable to 360/Airport District.

5. Provide Buffer Adjacent To Residentially Adverse Conditions

Does the plan provide a buffer between residential land use and adjacent environmental conditions (e.g. loud sound) that would negatively impact the livability of the residential land?

Complies:

Yes

No

In Spirit

**Comments:**

To the West, our development will be set away from Hwy 360 by a generously landscaped ("borrowed landscape") public and private street scape. Additionally, the community will be buffered by a generous tree canopy along 360, providing an attractive "tree-scaped" frontage for the public realm. Lastly, the buildings will be equipped with acoustically rated and engineered windows specifically designed to perform within the required indoor/outdoor noise level transmissions recommended by our acoustical engineer and as required by DFW Airport on Phase 1.

To the North and East, our development is buffered by... almost a mile of open space, 34 acres on our legal plat alone, the trail, Bear Creek, and towering trees that provide privacy and seclusion. 180 degree unobstructed private views into the natural opens space, trail and creek are also included for over half of all the residences.

Our development will effectively "re-knit" the natural landscape and tree canopy that once existed but were removed during the reconstruction of the TRA sanitary-sewer line. See Exhibit 5

6. Provide A Land Use And Scale Transition Between Multifamily/Vertical Mixed-Use Development And Abutting Single Family Development.

If the plan abuts an area of single-family residential land use, does it provide a "residential transition"? A residential transition must include two components:

Complies:

Yes

No

In Spirit

- Height Transition: For any element with a height above 35ft, this element can't exceed one foot above 35ft in height for every 1ft of setback beyond 15ft. For example, you may have 36ft at 16ft setback, 37ft at 17ft and so on.

- Scale Transition: Any element located within 20ft of a property line abutting a single-family land use must not have an elevation face area more than 1200 sq. ft.

**Comments:**

Not applicable to 360/Airport District.

7. Provide Development That Maximizes Uses Appropriate To The Value Of The Setting And/Or Characteristic Of The Context.

If the surrounding street-level use is NOT predominately residential, does the plan provide—or is the structure such that it could be leased to provide—first-floor or street-level land uses that are consistent with the context?

Complies:		
Yes	No	In Spirit
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If the plan has a distinct locational opportunity (such as being close to logistic, movement or transit hubs), does it provide—or is the structure such that is could be leased to provide—first-floor or street-level land uses that are consistent with this context?

If the answer to either question is YES, does the plan provide—or could be rented to provide—these land uses for at least 70% of the street-fronting first-floor space?

**Comments:**

We perceive the value of the setting, characteristic of the context, and the distinct locational opportunity to be Nature (34 acres of open space) and how we are leveraging our relationship within that context. Our development maximizes this setting by “re-knitting” the 34 acres of natural landscape into our site design, constructing the 3rd 1/2 mile phase of a public hike/bike trail and trail-head so people (both our residents and the Grapevine community) can enjoy this environment, and delivering the resort style architecture to compliment and flow with the natural setting. We're also including a dog park, informational nature placards and a fitness station along the trail to auagment and compliment the natural setting. See Exhibit 7

8. Perpetuate Commercially Derived Styling And Forms

Does the plan employ architectural styles and forms that include the following elements:

Complies:		
Yes	No	In Spirit
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- A predominately flat roof concealed by a raised parapet of at least 12in in height
- All openings are vertically and horizontally aligned
- Balconies are projected
- Steel construction is exposed
- The first floor plate is at least 15ft high at the street level
- Void-to-solid relationships are 50% or greater void

**Comments:**

Not applicable to 360/Airport District.

9. Preserve And Extend Thematic Streetscapes

Does the plan continue the established streetscape of its surrounding District?

This includes:

- Matching light fixtures and spacing of light fixtures
- Matching tree species, scale, placement and spacing
- Matching paving material and paving pattern
- Continuation of defined inset areas for on-street parking

Complies:

Yes

No

In Spirit

**Comments:**

Not applicable to 360/Airport District.

10. Maintain Compatibility With District Thematic Sign Features. Does the plan provide signage that is compatible with signage in the surrounding District? This includes:

- Maintaining the relationship of signage to street-fronting building planes
- Maintaining the general appearance of the District's signage
- Maintaining sign illumination consistent with the District and its nightscape
- Use of sign types consistent with the District and the context. This includes commercial tenant signs, premise signs and project signs.

Complies:

Yes

No

In Spirit

**Comments:**

Not applicable to 360/Airport District.

11. Provide Responsive Interface To Open Space And Open Space Amenities.  
Does the plan address open space in ways that extend the open space into the project? This includes:

Complies:  
Yes      No      In Spirit  
           

- Elimination of parking aprons in the foreground between the structure and the open space
- Extension of landscape species and patterns characteristic of the open space into the project
- Orientation of buildings to that building placement breaks free from the normal orthogonal relation to street and bears relationship to features of the larger landscape
- Extension of trails into the project
- Use of fence design that does not visually disrupt the continuous ground plane

**Comments:**

Not applicable to 360/Airport District.

12. Resort/Lodge/Prairie Styling And Forms. Does the plan use architectural styles derived from resort/lodge/prairie architectural precedents? These include:

Complies:

Yes

No

In Spirit

- Flat pitched gable or hipped rooves with long and un-interrupted ridges and cornices
- Large roof overhangs with structural bracing such as brackets, angled braces, canted braced and exposed rafters
- Tapered columns that are full masonry or have masonry bases
- Use of flat roofs to accent pitched roofs
- Variable plate heights
- Vertical and Horizontal alignment of openings
- Openings in architectural forms defined by a roof are located symmetrically within the form
- Use of decks and terraces
- Architecturally enclosed balconies
- Projected window jambs and/or headers
- Structural details derived from timber construction detailing
- Use of siding and masonry
- Upper story insets within, or projections over, a lower story base

**Comments:**

We Comply. A few examples of features that (but not limited to) we designed to in order to characterize the style are...

- \* Large Roof Overhangs with exposed rafters
- \* Vertical and horizontal alignment of openings.
- \* Structural Bracing
- \* Timber Frame Accents
- \* Tapered Stone Columns
- \* Architecturally Enclosed Balconies
- \* Metal Awnings
- \* 80%+ Stone

All these architectural features, and more, help the community to meld into the natural setting, compliment neighboring architectural theming for continuity, and make it feel a part of the environment that is its' home. Please refer to Exhibit 12.

13. Curvilinear Organization Of The Development Plan

Does the plan have a curvilinear organization? This includes:

Complies:

Yes

No

In Spirit

- Gracefully meandering streets and drives with bends in the street and drive alignment that is responsive to grade
- Merging street intersections where operations permit
- Organically-shaped parking areas
- Building orientations that are not tied to uniform street frontage
- Drifted groupings of trees in lieu of straight rows with uniform spacing

**Comments:**

We comply. We conform to all 5 bulleted points above. The site plan is non-orthogonal in nature, is not regimental in design and is curvilinear in its' appeal. Our site meanders in an artful non-orthogonal arrangement providing aesthetically pleasing visual interest for both the community and our residents while optimizing view corridors towards the open space. See Exhibit 13.

14. Conceal Visibility Of Service And Parking Functions

Does the plan place service and parking functions so that such functions are NOT in the foreground yard space between any arterial or primary street and the buildings that are facing that street?

Complies:

Yes

No

In Spirit

**Comments:**

Yes. We comply. The public realm is buffered by a large "borrowed landscape" setback of dense tree groves (Average of 46.3' across the entire frontage), retaining walls that face away from the ROW and a meandering sidewalk. Parking and trash functions, while balancing other important guidelines, are strategically situated away and screened from public by means of berms, tree groves, buildings and retaining walls.

15. Perpetuate Historic/Indigenous Derived Architectural Styling And Forms.  
Does the plan employ architectural styles and forms derived from the historic or indigenous character of the District? Such aspects include:

Complies:  
Yes      No      In Spirit  
           

- Commercially-scaled first floor with a 15ft plate
- For building of three floors or greater, a tripartite architecture
- Decorative and embellished front parapet
- Street canopy
- Portrait orientation of openings and subversion of openings
- Continuous vertical corners often expressed as pilasters
- Occasional use of roof forms as accent elements on the front elevation
- Void-to-Solid ratio with greater void at the street level and greater solid at other levels
- Treatment of openings with jamb and/or header surrounds
- Use of belt courses to establish horizontal reference for placement of openings
- Use of decorative brick bands and details

**Comments:**

Not applicable to 360/Airport District.

16. Use Of Thematic Exterior Material, If Such Material Is Characteristic Of District And Complies With The General Material Standards. Complies:  
Yes      No      In Spirit

If there is a surrounding District context, does the plan continue with the use of the dominant and characteristic material of the surrounding District?            

If so, is the use of that material in compliance with the General Material Standards of the Building Manual?

Dominant use of material means material that comprises at least 70% of the building exterior excluding openings.

**Comments:**

Not applicable to 360/Airport District.

17. Orthogonal/Block Orientation Of The Development Plan. Does the plan have a block/orthogonal organization? This includes: Complies:  
Yes      No      In Spirit

- Straight streets with right angle intersections
- Continuous street wall defined by alignment of buildings
- Uniform spacing of street trees and street fixtures
- Continue the urban blocks which are adjacent to the project
- Have decorative cross walks or other intersection enhancements

**Comments:**

Not applicable to 360/Airport District.

18. Pedestrian/Residential Activity Connection Between The Public Street And Living Units Fronting The Street.

Complies:  
Yes      No      In Spirit  
           

Does the plan present the public street with an external expression of the residential activity? This means that the street level of the residential development is not commercially used or made capable for commercial use. This includes porches, stoops, terraces, patios, fenced front yards and steps up from an approach grade.

**Comments:**

Not applicable to 360/Airport District.

19. Maintain Height And Scale Compatibility With The Height And Scale Characteristic Of District.

Complies:  
Yes      No      In Spirit  
           

When height and scale are important attributes of the surrounding District's identity, is the plan compatible with this height and scale? Such compatibility can be achieved through one or both of the following:

- Upper-story setbacks that create a building mass at the street consistent with context
- Horizontal offsets at the street level which reduce the lower floor presentation of mass when the characteristic block size is exceeded. This creates the image of a block that is further subdivided through built recognition of individual properties as described in the "Bay Modulation" section of the Building Manual.

**Comments:**

Not applicable to 360/Airport District.

20. Use Of Bay Modulation Patterns That Are Compatible With Bay Modulation Of The District.

Complies:

Yes

No

In Spirit

Does the plan create a street frontage that continues the bay modulation of the block? Bay modulation refers to the architectural expression of individual buildings within the block face.

This is important to emulate the traditional block face of a downtown where buildings are normally built lot-line to lot-line in direct juxtaposition. In such downtowns, there is a complex street wall referred to as the "Bay" and the rhythmic and varied offset and appearance of that bay is referred to as "Bay Modulation."

**Comments:**

Not applicable to 360/Airport District.

21. Provide An Urbanized Streetscape. Does the plan provide an urbanized streetscape along the primary street frontage that is consistent with the characteristic urban street fabric within the District? Key features of an urbanized streetscape include:

Complies:  
Yes      No      In Spirit  
           

- The architectural plane fronting the primary street must create a continuous street wall along the primary street frontage. Buildings must establish a “built-to” zone which extends from the primary street front property line and extends into the property a distance of 3ft and at least 75% of the primary street frontage must lie within this zone. NOTE: the location and depth of this zone may be modified upon City approval when the modification results in lateral expansion of a sidewalk space for a sidewalk restaurant or sidewalk retail or in the creation of an arcade along the street.
- Street trees used in the streetscape should continue the use of an existing tree species when the larger urban setting contains a thematic tree. If the surrounding urban setting does not have a thematic tree, the plan must choose from a list of approved plants.
- Street lights must continue the uniform spacing and placement characteristic of the surrounding primary street. When a larger urban setting contains a thematic light or light standard, the plan must use that light standard. When no thematic light exists, the plan must choose a light or light standard appropriate for urban streetscape use.
- Decorative paving should continue the characteristic paving material and pattern of the urban context when that context includes a thematic sidewalk treatment. When no thematic treatment exists, the project must use a sidewalk paving material and pattern appropriate for urban streetscape use.

**Comments:**

Not applicable to 360/Airport District.

22. Provide A "Borrowed Landscape" For The Primary Street Frontage  
Does the plan provide a "borrowed landscape" along the primary street frontage that preserved the general character of the District? This includes:

Complies:  
Yes      No      In Spirit  
           

- Elimination of parking aprons or walls between the building and street unless the landscape space abutting the street is greater than 20ft
- Creation of an expanded parkway that is varied in dimension with the minimum parkway expansion being 15ft from the street right of way and with variations in width occurring at least every 200ft. Creation of pads for horizontal mixed use qualifies as varied Borrowed Landscape space
- Use of a pedestrian trail in lieu of a pedestrian sidewalk. Sidewalks within the borrowed landscape space must be meandering pedestrian ways at least 8ft wide.

**Comments:**

We Comply. Our "borrowed landscape"/ "expanded parkway" includes a variable width open space along the street frontage to the ROW (ranging from 31.4' (one specific corner location) to 67.6' for an average of 46.3') with private pedestrian sidewalks along the frontage providing access to residences. The public pedestrian connectivity routes through the more serene ~1 mile of hike/bike trail all the way up to Euless Grapevine Rd. northward. Our security fencing is set back from the street to the building level so the frontage area does not give the appearance of a "compound".

The dense tree drifts along the frontage and "borrowed landscape" area extend the natural mosaic of the adjacent areas into the site.

See Exhibit 22.

23. Promote Horizontal Mixed Use

Complies:  
Yes      No      In Spirit

Does the project create opportunities for stand-alone retail/restaurant pads within the street frontage of the primary street? In no case should the provision of a retail pad consume more than 50% of the multifamily frontage.

Where the multifamily frontage is 300ft or less, a retail pad leave-out is not required. This retail pad requirement may be waived upon City Approval but a requirement for variable street definition (#24) still applies

**Comments:**

Retail is infeasible for this location for the following reasons...

- Access constraints: Access is poor due to right-in right-out limited access off of 360 frontage. South bound traffic would have to exit Glade Rd. and double back to the south, only to do those same gymnastics to get back on 360 if they wanted to head south. This is too much effort for what is already a bad commercial/retail location in our opinion. The land-use has to be a "destination" designation.
- Demand constraints: There is inadequate consumer density demand ("rooftops to support retail") as the airport land dominates most of the retail trade area circle of influence. Additionally, due to COVID19 and other very impactful macro trends in the retail industry, forcing retail in this area would not be recommended.
- Operator constraints: Retail operators have overwhelmingly selected 121 and Glade Road to the west and Highway 114 to the north as viable locations. The site has been zoned commercial for over two decades with no interest along this stretch of what has become more of a residential corridor of 360 due to the constraints outlined above.

24. Provide Variable Street Definition Within The Block Face Along Primary Streets

Complies:  
Yes      No      In Spirit

Does the plan create a variable street definition through the variable setback of multifamily structures fronting the primary street? No more than 50% of the project frontage may adhere to a uniform setback dimension. Horizontal offsets in the development plan set back line must be no less than 10 ft.

**Comments:**

We comply and far exceed both the 50% and the 10ft. rule above. In accordance with the natural and organic theme of the design, the building's fronting both the public trail and the 360 Frontage Rd. are canted in differing angles that create a varied presentation of the architecture to the public realm (both from Hwy 360 and the public Hike/Bike Trail from behind) in a way that is non-regimental and non-uniform. Our closest building to the property line/ROW along the frontage roads is 31.4' vs. the 10' minimum above. Max setback is 67.6'.

	District Specific Standards (A = Applicable)	360/Airport District	Grapevine Mille South District	Grapevine Mills North District	Gaylord/SH 26 District	Central Transit District
1	Architectural accommodation of grade change	A			A	
2	Pedestrian connection beyond project and district	A	A	A	A	A
3	Preserve/restore characteristic natural mosaic	A	A			
4	Residentially derived styling and forms/ pitched roof		A	A*		
5	Buffer adjacent environmental encroachments	A				
6	Land use/scale transition from MF/SF		A	A		
7	Maximize value capture opportunities	A				A
8	Commercially derived styling and forms		A	A**		A
9	Preserve/perpetuate thematic streetscape					A
10	Compatible with district, thematic signage features		A	A		A
11	Responsive interface with open space and amenities		A	A	A	
12	Resort/lodge derived styling and forms	A			A	
13	Curvilinear organization of development plan	A	A	A	A	
14	Conceal visibility of service/parking functions from arterials/primary roads	A			A	A
15	Historic/indigenous derived styling/forms					A
16	Use of thematic exterior material if characteristic of district and complies with standards					A

A\* = When closer to topography and golf course

A\*\* = When closer to Regional Roadways and other commercial areas

17	Orthogonal, block organization of development plan					A
18	Pedestrian/residential activity connection between street and living unit fronting street					A
19	Height and scale compatibility with height and scale characteristic of district					A
20	Bay modulation pattern compatibility with thematic bay modulation of district					A
21	Urbanized streetscape					A
22	Provide "Borrowed" landscape for street enhancement	A				
23	Promote horizontal mixed-use	A	A	A		
24	Variable street definition to create a more complex street scape				A	

A\* = When closer to topography and golf course

A\*\* = When closer to Regional Roadways and other commercial areas

# General Standards for Multifamily Development

## Part A: Site and Design

### a. Contextual Relationships

**1. Community Structure:** Each plan for a project larger than 100 units must provide:

Complies:  
Yes      No      In Spirit

- i. **Benches:** at least one every 700ft or one per block, whichever is less
- ii. **Bike Racks:** a capacity for 4 bikes at each residential building and 14 at the central pedestrian facility
- iii. **Trash Disposal Units:** one trash receptacle at each bench
- iv. **Pedestrian Lighting:** one light standard at least every 100ft

*Continued from below (Due to lack of space):* Bike racks will be located at each building as required. In addition we will provide a bike rack at the proposed trail head into the creek trail. Pedestrian lighting of open spaces and trail amenities will be designed to comply.

**Comments:**

Will Comply. We have strategically placed benches and trash receptacles at locations to both comply with the requirements and to work in the open space areas we have created. See above...

**2. Cognitive Structure:** Development site plans should avoid a “maze-like” arrangement of streets and drives and should provide a clear demarcation of sub-areas arranged with reference to an internal destination.

Complies:  
Yes      No      In Spirit

**Comments:**

There are various sub-areas (Pavilion area, Courtyards, Dog Park, Trail-head & Clubhouse etc.) integrated throughout the site that will drive community interaction through Cognitive Structure.

**3. Edge Definition:** Planting of the edge must provide visual concealment of at least 70% of the perimeter fence using evergreen plants. Moreover, at least 70% of these plants must have foliage from ground to top capable of providing a screen. Edge screening must be planted in natural drifts that appear as native plant clusters.

Complies:  
Yes      No      In Spirit

**Comments:**

The landscaping along our ornamental fencing will further screen the material to soften the edge of our community.

**4. Traffic Calming:** Any multifamily plan must illustrate traffic calming measures using traffic tables, intersections, traffic circles, chokers, roadway neck downs at intersections, center island narrowing or rumble strips. Speed bumps are prohibited.

Complies:  
Yes      No      In Spirit

*Continued from below:* reduce internal speeds. They will also provide safe pedestrian access and connectivity between the open space areas.

**Comments:**

We Comply. In multiple locations where the street runs are longer we've employed raised cross-walk tables to slow traffic speeds internal to the project. Curvilinear nature of roads will also

## b. Connections Beyond The Project

**I. Relationship With And Connections To The City Fabric:** The site plan for any multifamily development must portray the extent to which the following elements of the City Fabric are continued or otherwise responded to:

Complies:  
Yes      No      In Spirit  
           

i. **Curb Cuts and Driveways:** Development plans much seek to continue flow between projects by coordinating points of ingress and egress so that efficient maneuvers to and from serving public streets are possible. Coordination of routing traffic volumes anticipated by individual project TIA's is a required consideration of a development plan being considered by the City.

ii. **Thoroughfares And Roadways:** A development plan that lays within the path of a thoroughfare as planned or committed to by adjacent development or of a thoroughfare that has been adjusted by the Council must make provision for the extension of the right of way of such thoroughfare when traffic projected densities necessitate extension.

iii. **Trails:** A proposed multifamily development plan must consider appropriate trail routing through the proposed development so that a cohesive trail network can evolve over time.

iv. **Open Space:** The proposed development plan must consider extension of the open space or expansion of the open space, or consider how development portrayed by the development plan can relate to and define the open space.

v. **Contextual Characteristics:** Any multifamily development plan must illustrate how various aspects of the context will also be manifest in the development design. Key aspects of the context include streetscape themes, continuity of water or water bodies, extension of indigenous plant drifts, continuity of road sections, treatment of parking, protection of and continuity with adjacent land uses, continuation of tree canopies and canopy species, continuity of natural features, extension of surface water management strategies, and continuity of edge treatments.

*Continued from below:*

iv. We Comply. Open space will be shared and extended between future land-uses and tracts of land.

v. We Comply. We are re-knitting the natural fabric as a part of our built environment in an aesthetically pleasing meandering arrangement as a backdrop to the enhanced ecology.

### Comments:

i. We Comply. We are connecting to the existing trail head/public parking round-a-about to the south so that our residents will also be able to access the main trailhead.

ii. N/A

iii. We Comply. At full build-out, a 4-phase (4 different landowners) ~2-mile extension of a 10' wide hike and bike trail has been coordinated all the way to Bear Creek Park as a part of this development proposal, thus fully connecting the existing Grapevine hike and bike trail system with the southern gateway of the City. Phase 2's (~.5 Mi.) will be constructed as a part of this development. See Exhibit

### c. Lot Occupancy

1. In a development plan that's required to be curvilinear as outlined by the District Specific Standards, such a plan must establish a building relationship to the street such that:

Complies:  
Yes  No  In Spirit

i. At least 60% of the interior street and drive-fronting buildings within the development plan design and 75% of buildings facing public streets serving the project must be sited so that the front building plane (the plane facing the street) is not parallel to the street right of way.

ii. A minimum of 30% of the yard space along interior streets and drives, and 50% of the yard space fronting public streets serving the project, must be covered by a landscape approach defined by organic plant massing and natural drifts.

#### Comments:

i. 5 out of the 7 (71.4%) interior buildings are not parallel to the interior street right-of-ways they front on. 7 out of the 8 buildings (87.5%) that front public streets are not parallel to the street right of way they front on. The curvilinear nature of the street pattern inherently keeps the buildings from being parallel to the street. 10 out of the 16 buildings have unobstructed views of the creek, trail and open space.

ii. We will comply. The defined parameters above will feature the themed organic plant massing and naturalistic drifts. See Exhibit. +

2. **Building Relation to the Street and Orthogonal Plan Layouts:** Plan designs that are required to be orthogonal, as outlined by the District Specific Standards, must establish a building relationship to the street such that:

Complies:  
Yes  No  In Spirit

i. The development plan must establish a "build-to" line for the interior streets and drives of the project that will vary from the required 3ft build-to line along the plan's exterior public streets as specified in the District Specific Standards. This build-to line must be at least 9ft from the street or drive back of curb.

ii. The presence of repetitive stoops, terraces or porches which project into the yard space created by the build-to line cannot be closer than 5ft to the street or drive back of curb and must project at least 4ft from the primary building mass. These projections must be architecturally contained such that they are part of the overall façade composition. The offset space created between the projected stoop, porch or terrace and the primary building mass must be a landscape space, leaving a 5ft minimum pedestrian space at the street edge.

#### Comments:

Not applicable to 360/Airport District.

**d. Parking: Placement and Configuration**

**1. Parking Facility Type:**

Complies:  
Yes      No      In Spirit

i. **Structured Parking:** Parking within the Transit Center Character Zone must be structured when the project exceeds 20 units per acre. Projects exceeding 40 units per acre in any other Character Zone must provide structured parking.

ii. **Surface Parking Areas:** Projects with a unit density between 28 and 39 units per acre that provide aggregated surface parking must comply with the following:

1. Aggregated parking areas with more than 70 parking spaces (not including street or drive head-in parking) must be located in a place that is not visible to the primary street serving the project or located so that the parking area may be screened. Parking garages located such that they front a public street must have architectural elevations that complement the design style of the multifamily structures. "Complement" in this context means that they must share similar horizontal offsets, organization of openings, and use of materials.

2. Aggregated parking areas in non-orthogonal development plan designs must also have a curvilinear configuration.

3. Aggregated parking areas must be landscaped

**Comments:**

Not applicable because our proposed development's density is 20 units/acre. However, all our aggregated parking does have a curvilinear configuration and is landscaped.

2. Head-in parking along streets: Before the parking demand for aggregated parking areas is determined, head-in street and drive parking must be provided to the extent permitted by the streetscape design.

Complies:  
Yes      No      In Spirit

**Comments:**

We Comply. Head-in street and drive-parking is maxed out throughout the site and zonally spaced out to accommodate maximum convenience to the resident.

## e. Site Open Space Requirement

1. **Open space as a percent of total development area:** At least 20% of the site area identified in any multifamily plan must be set aside as open space. Site areas that qualify as open space set asides include:

Complies:  
Yes  No  In Spirit

- i. Areas protecting existing natural features and/or plant communities
- ii. Areas used for the surface management of storm water that are not structures
- iii. Any retained water
- iv. Project amenity areas that are visually accessible from streets and/or drives
- v. Playgrounds
- vi. Pedestrian trails
- vii. Borrowed street landscape areas
- viii. Pedestrian accessible areas between structures open to access by the project population

### Comments:

We comply and well exceed this standard, offering all of the above elements in our proposed community in a quantity greater than the 20% standard. Aside from borrowed street landscape, pedestrian accessible areas and trails, project amenities, and all other internal open space that meets the above definitions, we have set aside approximately 33 acres of natural open space (not including what we have internal to the project) that will protect existing natural features and plant communities. Additionally, we will be providing a ~.5 mile 10' wide public hike/bike trail.

2. **Form giving influence:** Open space provided within any development plan must serve as a frontage for at least 25% of the structures within the project, where buildings can define the edge of open space, except for the Transit Center District where street frontage is prioritized.

Complies:  
Yes  No  In Spirit

### Comments:

We exceed this standard, which is a standard that renders the outdoor environment as a primary focal feature of the community. Very conservatively, 9 out of 16 buildings front directly onto the hike/bike trail - more than double the requirement.

**f. Preservation of Natural Drainage**

1. **Natural Drainageways:** Any development plan for multifamily development in Grapevine must illustrate the extent to which natural drainage within the lot, parcel or tract exists and is preserved through design initiatives that preserve, restore or replicate natural drainage patterns. Any disruption of natural drainage patterns must be approved by the City of Grapevine.

Complies:  
Yes      No      In Spirit  
           

**Comments:**

We Comply. We have employed a dry riverbed design in certain areas of the site to help replicate the natural environment, catch and direct surface drainage off the site with the added benefit being that this design will provide an enhanced pedestrian experience for our residents and guests.

## g. Storm Weather Management Facilities

1. **Storm weather management structures:** Any development plan for multifamily development in the City of Grapevine, where structured storm water management solutions are required must adhere to the following:

Complies:  
Yes      No      In Spirit  
           

i. **Minimize structured means of water management:** Plans must minimize the use of cross drainage structures, armored channels, concrete flow ways, and other structured solutions to storm water management, unless such structures are for the purpose of creating a pedestrian or urban activity at a water edge.

ii. **Maintain natural shapes and form in the creation of detention/retention facilities and created drainageways (a.k.a. flow management facilities):** Water collection points and/or pools created by nature have shapes that are clearly organic. Therefore, plans should avoid straight lines, hard angles, and regular geometric shapes in the creation of flow management facilities.

iii. **Landscape with natural elements:** Where storm water management design creates conditions that support indigenous plants, measures must be taken to landscape such facilities in ways that allow such plants.

iv. **Respect natural sub-systems:** Proper design of flow management facilities should, where appropriate, include diverse ecological settings such as deep water (limnetic zones) in combination with shallow water (littoral zones), wetlands, ephemeral flows, and greater states of hydration which can support plant communities associated with these zones.

### Comments:

We Comply. We have employed a dry riverbed design in various locations to help catch and direct surface drainage off the site while ensuring safety and quality of life for our residents.

## h. Grading

1 Grading for multifamily development in the City of Grapevine must adhere to the following:

Complies:  
Yes      No      In Spirit  
           

i. **Avoid steep grades:** Grades equal to or greater than 20% are considered steep and shall not be graded to create building lots. However, individual buildings which make grade transition within the building, porch or terrace expansions are permitted and therefore the limited disturbance of grade needed to accomplish this is permitted also.

ii. **Conform to standards for tree protection:** Any tree over three inches in caliper remaining on a lot, parcel or tract (that is, trees not approved for removal) and exposed to the building activity or within 30ft of the building activity (hereinafter regulated trees) shall be protected as follows:

a. **Tree fencing:** Regulated tree trunks shall be protected within a visible "tree fence" at least 36 inches tall and protecting the tree and ground around the tree to a minimum distance from the trunk equal to the distance of the tree drip line or 10 feet, whichever is less.

b. **Tree marking:** All regulated trees shall be marked with a green surveyor tape which indicates "Protected Tree" status.

c. **Ground compaction avoidance:** Measures shall be taken to minimize ground compaction within the dripline of a Regulated Tree. Grading within the ground protected by a tree fence is prohibited.

d. **Maintenance of normal hydration:** Measures shall be taken to maintain normal hydration of a Regulated Tree.

### Comments:

Will Comply. We have no grades on site that exceed 20%. We will comply and will use the best arboriological practices to make sure preserved trees are protected so they will thrive post construction.

## Part B: Building Design Standards

---

### a. Street Interface

1. Semi-public space adjacent to streets:

i. Canopies and store fronts are limited to urban setting such as primary street frontage in the Transit Center Character Zone.

ii. In any single building block, there must be at least one expression of a first-floor, semi-public space within the street-facing elevation. If a canopy of storefront is used to meet this standard, it must occupy at least 50% of the length of the elevation.

Complies:  
Yes      No      In Spirit  
           

2. Residential Design Standards: If building frontage defines the edge of an open space, each building block must have at least one first-floor pedestrian space that is part of the architectural design.

i. Store fronts must be set within a minimum first-floor plate height of 15ft. and must be comprised of vertical and horizontal subdivisions within which any area of un-supported glass is no smaller than 16 square feet. Vertical and horizontal subdivisions shall be at least two inches wide.

**Comments:**

We Comply.

2. Residential Design Standards: If building frontage defines the edge of an open space, each building block must have at least one first-floor pedestrian space that is part of the architectural design.

i. Store fronts must be set within a minimum first-floor plate height of 15ft. and must be comprised of vertical and horizontal subdivisions within which any area of un-supported glass is no smaller than 16 square feet. Vertical and horizontal subdivisions shall be at least two inches wide.

Complies:  
Yes      No      In Spirit  
           

**Comments:**

We Comply. All of our buildings have multiple first-floor "pedestrian space" in the form of the architectural featured access breezeway.

**b. Elevation Composition**

1. The exterior design of any multifamily structure must comprise an overall pattern. This pattern includes:

Complies:			
Yes	No	In Spirit	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

- i. Regulating lines that organize its elements
- ii. Proportioning
- iii. Hierarchy of dominant and subordinate elements

**Comments:**

We Comply. Our compositional intent complies as it enacts the use of "proportioning" and "hierarchy of dominant and subordinate elements". We also employ "Regulating lines that organize its elements".

## b. Elevation Composition (continued)

2. Openings and features of any building must have a common justification.

Complies:  
Yes      No      In Spirit  
           

i. When a pitched roof design is used, all windows—except dormer windows—must be below the cornice detail.

ii. When a flat roof design is used, all windows must be at least 2ft below the parapet.

iii. When both a pitched roof and flat roof design are used in the same elevation, the window heads must align horizontally.

iv. Windows may abut the cornice detail if the window header modulates the banding or detailing of the cornice.

v. Openings within an elevation must have a common reference line that engages the sill or head.

vi. Windows within an elevation must have a common vertical reference line from the first to the top floor.

vii. Windows must align with the features that define the architectural form. For example, windows in a gable cannot be arbitrarily distributed within the face of the gable unless specifically approved by the City.

viii. Excepting first floor store front or vertical mixed-use structure, all openings must be square or portrait in orientation.

ix. Windows, doors and other openings must be articulated within a projected surround or header unless otherwise approved by the City.

### Comments:

We Comply. Please refer and compare to Architectural elevations. One nice item of note is that we are using cast-stone sills and headers as our window projected surrounds. These standards above elevate the role of windows from mere utilitarian openings to architecturally striking features unto themselves. See Exhibit.

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**b. Elevation Composition (continued)**

3. All elevations of a structure must receive equal treatment of style on all elevations of a structure so as to avoid the common pitfall whereby only the street-facing façade is adequately styled and structured.

Complies:  
Yes      No      In Spirit  
           

**Comments:**

We Comply. Each and every building face presents the same high standard in this guideline. Please see building elevations for confirmation. See plans.

4. Forms created within the elevation, such as towers, bays and plate changes, must be derived from functions within the plan. Design approaches which seek to decorate a "space plan" derived independent of the elevation design are prohibited.

Complies:  
Yes      No      In Spirit  
           

**Comments:**

We Comply.

## b. Street wall complexity and exterior offsets

### 1. Building offsets:

i. Residential building blocks may not have more than 50 linear feet of wall without a wall offset.

ii. Horizontal wall offsets must be at least 4ft. This may include balconies if contained within the confines of the offset. Any balconies projected from the face must have an architectural enclosure.

iii. Architectural forms such as enclosed porches, stair towers, projected bays or stacked balconies may be projected from the building block or recessed within it and must be accompanied by a roof in the roof massing that corresponds to the architectural form.

Complies:  
Yes      No      In Spirit  
           

### Comments:

We Comply.

**d. Void to Solid Ratio**

1. For the first floor of a vertical mixed-use plan wherein the first floor has a commercial use, the void-to-solid ratio must be greater than or equal to 1.5:1 (the amount of void being greater than the amount of solid). The solid portions of the first floor façade must extend vertically to the floors above and parapet detail.

Complies:  
Yes      No      In Spirit  
           

**Comments:**

Not Applicable. We are not a vertical mixed-use project. (Please excuse the check in the box. I can't get it to un-check.)

2. For floors above the first floor in a vertical mixed-use plan (or for all floors in a residential plan), the void-to-solid ratio must be less than or equal to 0.5:1 (the amount of void being less than the amount of solid).

Complies:  
Yes      No      In Spirit  
           

**Comments:**

We Comply.

### e. Architectural Enclosures

1. All projected stair towers, elevator shafts, and cantilevered building projections (other than balconies) must be architecturally enclosed. This means that they must be enclosed in an architectural skin and must be expressed as a roof form.

Complies:  
Yes      No      In Spirit

**Comments:**  
We Comply.

**f. Roof form:** Rooves and the roof lines they create are essential design elements for higher-value structures. Visible roof design must:

1. Be legible. There must be a clear organization of a dominant roof mass from which subordinate roof masses extend.

Complies:  
Yes      No      In Spirit

**Comments:**  
We Comply.

2. Be balanced. A single roof pitch must be used within the total composition. Different roof pitches are permitted for tower forms which are not engaged with the general roof form. Permitted roof forms include gables, hips, barrels if used as secondary forms, sheds if used as secondary forms, and flat.

Complies:  
Yes      No      In Spirit

**Comments:**  
We Comply.

## g. Style Integrity

1. The use of architectural detailing associated with a style must use the characteristic detailing of that style.

Complies:  
Yes  No  In Spirit

### Comments:

We Comply. A few examples of features that we designed to in order to characterize the style are...

- \* Large Roof Overhangs
- \* Structural Bracing
- \* Timber Frame Accents
- \* Tapered Stone Columns
- \* Architecturally Enclosed Balconies
- \* Metal Awnings
- \* 80% Stone and Brick

2. The use of systems or materials that replicate the work of a trade or artisan are prohibited. Construction details which are traditionally derived from the work of an artisan (such as a metal smith, carpenter or stonemason) must use a material in which the characteristic craftsman can work.

Complies:  
Yes  No  In Spirit

### Comments:

We Comply.

## h. Chimneys

1. In pitched roof styles and other traditional styles, the chimney must be terminated with a chimney cap that conceals the metal spark arrestor and visually reads as a traditional tile flue system, unless otherwise approved by the City.

Complies:  
Yes      No      In Spirit  
           

**Comments:**

Not applicable. We don't have Chimneys.

2. In pitched roof styles and other traditional styles, the chimney shaft must be enclosed with unit masonry, stone or 3-coat stucco with a minimum dimension of 4.5ft x 3ft, unless otherwise approved by the City.

Complies:  
Yes      No      In Spirit  
           

**Comments:**

Not applicable. We don't have Chimneys.

3. In pitched roof styles and other traditional styles, the rise of the chimney shaft must be detailed so that the chimney has complexity in plan as well as elevation.

Complies:  
Yes      No      In Spirit  
           

**Comments:**

Not applicable. We don't have Chimneys.

## Part C: Building Construction Standards

### a. Materials and Application of Materials

1. Primary Material. At least 70% of the exterior façade of a 4-story structure or 80% of the exterior façade of a 3-story structure or 100% of the exterior façade of a structure less than 3 stories must be one of the following:

Complies:  
Yes      No      In Spirit  
           

i. Brick. Clay brick, modular size, hard-fired and meeting severe weather standards. Embossed or molded brick is generally prohibited unless specifically approved by the City. All brick shall be laid so as to avoid stacked joints and all building corners—both inside and outside—must be executed in a toothed masonry fashion. Weeping or slumped joints are prohibited.

ii. Stone. Stone must be laid in a typical load-bearing pattern. Characteristics of such pattern include:

1. Tight mortar joints with no more than 30% of joints larger than 3/8 inches.

2. Coursed patterns such as Ashlar, Coursed Chopped Stone and Coursed Rubbed Stone. Mosaic and un-coursed rubble stone-work are prohibited unless specifically approved by the City.

3. Cultured stone or other faux stone products are prohibited.

4. All stone must be laid so as to avoid stacked joints and all corners—both inside and outside—must be executed in a toothed masonry fashion.

iii. Other Stone. Cut stone/smoothed-face stone or Cut stone/smoothed-face stone that is mechanically attached with a stone veneer system may be used provided that the system uses a true stone.

#### Comments:

We will Comply. Stone will be real coursed stone to fit the (iii.) definition above.

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**a. Materials and Application of Materials (continued)**

2. Secondary Material. No more than 30% of the building façade may be a secondary material. This includes:

Complies:		
Yes	No	In Spirit
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

i. Stucco. 3-coat stucco on lath over a structural frame with expansion joints concealed by filling the joint with expandable filler that is troweled flat with the stucco, is the same color as the stucco and that matches the stucco surface texture is permitted. Dryvit/EFS type systems are prohibited. Stucco is not permitted in the Central Transit District.

ii. Metal. Architectural metal wall systems are permitted.

iii. Siding. Wood or Cementitious siding is permitted in those Character Zones where pitched roof styles are permitted.

**Comments:**

We Comply. We will be using a cementitious board and batten siding (along with 80% stone and brick) to compliment the architectural design. This product also maintains itself over time and doesn't cup, buckle or warp like real wood tends to in the sometimes extreme Texas weather fluctuations. See plan elevations.

Note we have zero stucco in our proposed development.

3. Roof Material. Acceptable materials include:

Complies:		
Yes	No	In Spirit
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

i. Flat Roof. Flat rooves may be either a built-up bituminous roof or a membrane roof provided that it is installed in accordance with the manufacturer's specifications and issued a 30-year warranty. All flat rooves must be hidden from ground level view, behind a 12-inch parapet.

ii. Pitched Roof. These may be either a standing-seam metal roof with standing folded and soldered seams, a commercial metal roof if approved by the City, slate, clay tile, or 40-year high profile composition single. All composition shingle rooves must have closed valleys. Concrete single products with a relief greater than 1/2 inch are prohibited.

iii. Parapet Cap. These must be either clay brick, cut stone, cast stone, tile, or terra cotta. Pressed metal maybe used if is it specifically created to decoratively cap a parapet and if specifically approved by the City.

**Comments:**

We will Comply.

**a. Materials and Application of Materials (continued)**

4. Material Change. Material changes in any elevation may occur only under the following conditions:

Complies:  
Yes      No      In Spirit

i. Change occurs at an inside corner.

ii. Change that occurs at an outside corner must wrap the corner and change at a location at least 12 inches from that corner and be designed as the termination of an architectural detail.

iii. Change that occurs wherein the different material is contained within a distinct architectural form that projects from the primary architectural mass.

iv. Change that reflects an offset between a lower and an upper floor where the offset is at least 6 inches. Material changes within the same architectural plane are prohibited.

**Comments:**

We Comply.

**a.Materials and Application of Materials (continued)**

5. Relief. The City seeks to promote relief and dimension in architectural surfaces, details, and motifs with the following requirements:

Complies:  
Yes      No      In Spirit  
           

i. The following materials are prohibited: Fiberglass, Styrofoam or stucco-over-styrofoam, plastic, aluminum. Stucco applied to look like projected stone, Stucco applied to look like cast stone, Stucco applied to look like terra cotta, cementitious boards used in any application which makes a corner, cementitious boards used in any application which makes a mitre or decorative shape, Masonite or Masonite products, composition wood products used as an exterior material, trimcraft used as a soffit board, or other smooth finished soffit board.

ii. Relief in the treatment of cornices, overhangs, gable projections, bay windows, dormers, water tables, belt courses, sills, surrounds, timber components and other expressions must be executed in ways that produce depth, shadow and texture.

iii. In coursed rubble stonework, stones must be laid into the wall as the stone would lay on the ground. No more than 20% of the stones in any elevation may be "flipped" sideways.

iv. The minimum projection in any built-up profiles and decorative assembly must be 3/4 inch per element of the assembly. A cornice detail comprised of three stepped bricks must have a total projection of 2 and 1/4 inches.

**Comments:**

As corroborated by City consultants, cementitious trim - provided it is dimensionally acceptable - will require less maintenance, have stronger architectural appeal, and exhibit superior durability in our climate than conventional wood. It will not cup, buckle or warp which starts to look rundown over time. We will be using real Cedar for the larger beams where (similar to Phase 1) cementitious trim is not dimensionally large enough to achieve the design intent.

**a.Materials and Application of Materials (continued)**

6. Carpentered Exterior Trim.

Complies:  
Yes      No      In Spirit  
           

- i. All carpentered exterior trim must be high-quality finished grade wood stock.
- ii. If a trim installation is to be joined along any continuous run of material, the required joint must be a “spline joint.”
- iii. All outside corners must be mitered and blocked with sufficient closure that the joint is not visible from the street.
- iv. Corners must be closed by a carpentered joint. Trim clips are prohibited.
- v. Facia and gable rake must be stepped at the drip mold unless hidden by a gutter.
- vi. Carpentered trim that forms the veneer pocket must have a complexity achieved in trim mold, built-up step molding, or other traditional detail such as a dentil mold.

**Comments:**

As corroborated by City consultants, cementitious trim - provided it is dimensionally acceptable - will requires less maintenance, stronger architectural appeal, and superior durability in our climate than conventional wood. It will not cup, buckle or warp which starts to look rundown over time. We will be using real Cedar for the larger beams where (similar to Phase 1) cementitious trim is not dimensionally large enough to achieve the design intent. At carpentered wood outside corner conditions, we will be using a rabbeted joint (not mitered) as this proved on Phase 1 to be the most successful solution to provide a clean and consistent looking outside corner. This method was also corroborated by the City architectural consultant.

**b. Wall Construction**

1. Wall Section. All wood-framed exterior walls must be constructed as follows:

Complies:  
Yes      No      In Spirit

i. When shim- or flange-mounted windows are used in masonry veneered walls, framing may be conventional 2x4 framing.

ii. When shim-mounted windows are used in stucco veneer walls or other permitted material that does not require a masonry ledge or that does not project more than 3.5 inches from the sheathing, exterior walls must be framed with 2x6 members in order to achieve a 3.5-inch minimum offset within the opening.

iii. When flange-mounted windows are used in stucco veneer walls or other permitted material that does not require a masonry ledge or that does not project more than 3.5 inches from the sheathing, a double 2x4 framing assembly is required that allows the flange to be mounted on the inner 2x4 section with the second 2x4 section providing the required offset from the window sash or door at the opening.

**Comments:**

We will Comply.

2. Parapets. Where there is a flat roof, a parapet must extend at least 12 inches above the roof surface and conceal the roof material from ground-level view.

Complies:  
Yes      No      In Spirit

**Comments:**

N/A

**b. Wall Construction (continued)**

3. Cornice Detail. All wall terminations at the roof must have a cornice detail comprised of at least 2 projected elements. Parapets must have a cap detail comprised of at least 2 projected elements.

Complies:  
Yes      No      In Spirit  
           

**Comments:**

We will Comply.

4. Window Surrounds, Belt Courses and Base Courses.

i. All openings in the exterior skin must have an architecturally appropriate header and sill with an optional jamb. The required header and sill must project at least  $\frac{3}{4}$  inches beyond the wall veneer. Window headers or sills may be either stone, cast stone, terra cotta, heavy timber (where appropriate for the style), or wood (where appropriate for the style).

ii. Other architectural details like belt courses and base courses must be executed in the above materials and have a minimum projection of  $\frac{3}{4}$  inch per element of detail.

Complies:  
Yes      No      In Spirit  
           

**Comments:**

We will Comply. As mentioned above, our windows will have a cast-stone header and sill that will adhere to this requirement.

**c. Roof screening and appurtenances**

1. Roof Projections. No plumbing stacks, venting stacks, skylights, or attic ventilators may penetrate the roof surfaces facing the street/drive. If there are multiple street/drive facing exposures, no roof projection may penetrate the roof slope that slopes to the "fronting" street or drive. All such penetrations must be mounted straight and perpendicular to the ground (except for skylights and attic ventilators) and painted to blend with the roof color. Turbine vents are prohibited. All vent stacks must have lead jacks.

Complies:		
Yes	No	In Spirit
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Comments:**

All our appliances for the residences are electric so there won't be an excessive amount of gas derived penetrations. The majority of roof penetrations will be limited to plumbing stacks and painted to match. We will have ridge vents and no turbines.

2. Roof Mechanical. Roof mechanical must be screened behind a parapet wall or platform that is recessed into a pitched roof so that the incline of the roof slope creates a parapet wall.

Complies:		
Yes	No	In Spirit
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Comments:**

We will Comply.

3. Gutters, Downspouts, Scuppers and Collection Boxes. These must be copper or an enduring prefinished metal with a minimum 20-gauge thickness. Gutters must be a minimum of 6 inches, half-round profile and attached with gutter straps. Downspouts must be a minimum of 4 inches and round. Elbows and bends must be a minimum of 4 inches, plain and round. Fascia mounted gutter systems are prohibited unless custom designed and integral to the architecture.

Complies:		
Yes	No	In Spirit
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Comments:**

We will Comply.

#### d. Windows and Glazing

1. Glazing and Glazing Systems. Reflective glass is prohibited. Tinted glass and dark adhesive films where the transmission coefficient exceeds 27% is prohibited. Stained glass is allowed provided that the glass is crafted in accordance with soldered camping or "H" camping. No acrylic or pourable techniques are allowed. Glazing systems may be used in certain accent areas of specifically approved by the City.

Complies:  
Yes      No      In Spirit  
           

**Comments:**

We will Comply.

## Part D: Landscaping, Fencing and Screening

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### a. Site Landscaping

1 Leaf Mass Between Buildings. All multifamily development must provide trees between buildings. At least 60% of the planted area must be comprised of over-story (canopy).

Complies:  
Yes      No      In Spirit  
           

**Comments:**

We Comply. We have provided a significant amount of trees between each building and will exceed the requirement as the trees take root and mature.

2. Layered Landscaping at Building Entries. Landscaping must be provided at building entries and must be "layered." The building entry landscaping area must be comprised of at least 3 layers: one upper layer of medium evergreen shrub approximately 30-36 inches high and 2 layers of shorter shrubs or one shrub and an ornamental grass. These must be planted in beds having a minimum width of 72 inches. Upper layer shrubs must be 5-gallon container plants planted 30 inches on center with triangular spacing. Lower layer shrubs may be 3-gallon container plants planted 24 inches on center with triangular spacing.

Complies:  
Yes      No      In Spirit  
           

**Comments:**

We will Comply. The planting areas defined on our landscape plan will allow for the layered look of ground covers and shorter up to large upper layer shrubs. All of our planting beds are at least 72" wide and we will comply with the size and spacing requirements of this section.

CONTINUED ON THE NEXT PAGE

**a. Site Landscaping (continued)**

3. All landscape beds must be associated with walkways, roadways, amenity feature, buildings or screens. Floating, ornamental or non-associated landscape beds are prohibited.

Complies:  
Yes      No      In Spirit  
           

**Comments:**

We will Comply. All of the proposed landscape planting beds on the site are associated with or adjacent to pedestrian walkways and the buildings. All of our pedestrian walks meander through landscaped open spaces with the beds immediately adjacent to the walkways. The planting areas will be informal and will contain a mix of native and culturally appropriate landscape materials.

4. Plant Sizing. Shrubs that serve a screening function must be sized at the time of planting such that they can serve as an effective screen within 2 years of the planting date. 3-gallon plants must be planted 30 inches on center with triangular spacing and 2-gallon plants must be planted 24 inches on center with triangular spacing. Smaller container and bedding plants must be planted at least 12 inches on center with triangular spacing..

Complies:  
Yes      No      In Spirit  
           

**Comments:**

We will Comply. Shrubs used for screening such as along our security fencing and plant material within the planting beds and building entrance areas will comply with the plant sizing requirements.

**b. Fences and Screening Walls**

1. Fence Materials. Visible perimeter fences that are compliant with the General Standards may be made of unit masonry, wrought iron with unit masonry corner columns, or masonry. If masonry, corner column and masonry interim column spacing is not to exceed 15ft and must have a masonry knee wall supporting wood or wrought iron infill.

	Complies:		
	Yes	No	In Spirit
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Comments:**

We will Comply. Our fencing has been designed to comply with these requirements.

2. Gate Materials. Gates in fences constructed in accordance with Db1 above may be made from wrought iron with a wrought iron frame (complying with General Standards) or wood with frame members measuring a minimum of 1 and ½ inches thick by 3 and ½ inches wide and planks measuring at least 1 and ½ inches thick. Gates must be comprised of the same material as the fence.

	Complies:		
	Yes	No	In Spirit
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Comments:**

We will Comply.

**b. Fences and Screening Walls (continued)**

3. Corner Expression of Support Structure. All property corners of a property line fence must be supported by a masonry column that is at least 10 square inches.

Complies:  
Yes      No      In Spirit  
           

**Comments:**

We will Comply.

4. Thin wall construction, cast or embossed concrete walls, picket materials not in compliance with the General Standards, iron fences with mechanical connection assemblies, pre-fabricated decorative elements designed to slip over stock or tubular steel shapes, and plastic or vinyl fence component systems are prohibited.

Complies:  
Yes      No      In Spirit  
           

**Comments:**

We will Comply.

**c. Street Visible Wrought Iron**

1. Frames and other structural support members may not be less than 1 and 3/4 inches in either width measurement or 1 and 3/4 inches in diameter if round.

Complies:  
Yes      No      In Spirit  
           

**Comments:**

We will Comply.

2. Pickets that are 5ft in length or height or less must have a minimum width of 3/4 inches in either width dimension or diameter. When pickets are longer or taller than 5ft, the minimum width dimension is increased to 1 inch in the dimension that faces the street or 1 inch in diameter.

Complies:  
Yes      No      In Spirit  
           

**Comments:**

We will Comply.

3. Panels must be made of metal plate material with a minimum thickness of 3/16 inches.

Complies:  
Yes      No      In Spirit  
           

**Comments:**

We will Comply.

**c. Street Visible Wrought Iron (continued)**

4. The wall thickness of any tubular steel must not be less than 3/32 inches.

Complies:  
Yes      No      In Spirit  
           

**Comments:**

We will Comply.

5. Decorative elements such as finials and rings must be made of solid stock material and welded to the pickets or to the frame made from the pickets if the pickets are solid stock material. Attachments to the pickets or frame and all other components of the wrought iron construction must be welded. Mechanical connections are prohibited.

Complies:  
Yes      No      In Spirit  
           

**Comments:**

We will comply if applicable.

# District Specific Standards

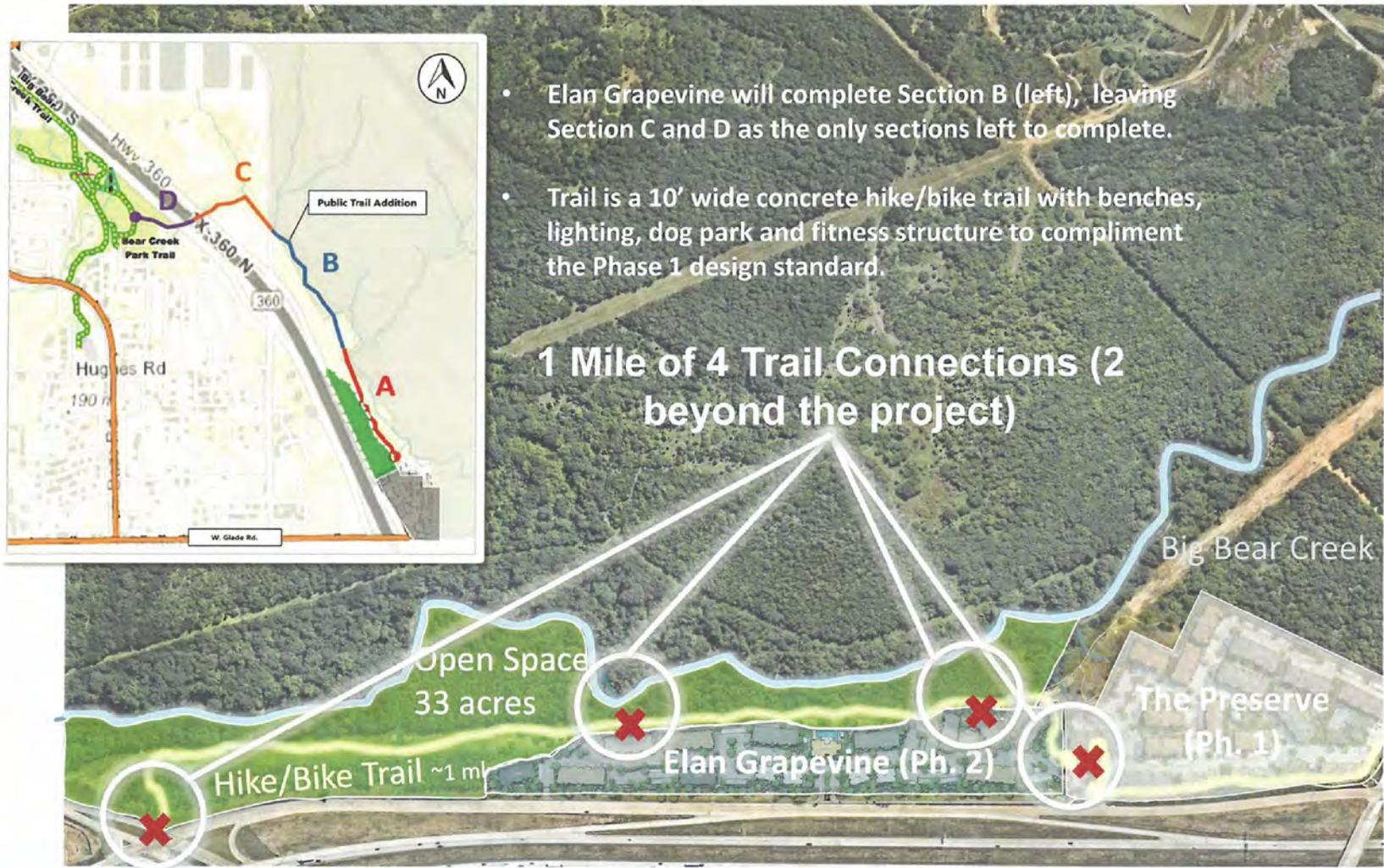


## Standard #1 – Architectural Accommodation of Grade Change, Page 1

- Buildings “Step” where possible in concert with Site’s vertical fall towards creek to minimize retaining walls in highly visible areas.
- Maximize building architecture with its ability to accommodate grade change via turn-down footings
- Architecture will support Site’s unique topographic characteristics and constraints.



## Standard #2 – Pedestrian Connections, Page 1



## Standard #3 – Preserve and Restore Natural Mosaic, Page 1

- **“Re-knitting”** - Elan Grapevine will tie in the existing natural characteristics (Vegetation) of the project’s surroundings as shown in the landscape plan below.
- **Enhanced Screening** – Dense tree groves will buffer Hwy. 360 frontage road. On the trail side, we will also restore the 60’ of TRA tree clear-cutting that was recently needed to build the regional pipeline (see orange graphic below).

### Restoration Opportunity -

TRA clear-cut a 60’ wide swath of land for the recently completed regional sanitary-sewer pipeline construction. We will be restoring this orange area as part of Elan Grapevine (Phase II).



## Standard #5 – Buffer, Page 3



## Standard #7 – Maximizes Uses Appropriate to the Value of the Setting and/or Characteristics..., Page 4

### Value of the Setting:

- 10/16 Bldgs. have panoramic nature views
- Architecture compliments the natural setting
- Public Hike / Bike Trail – Phase 2 of 4 is ½ mile long
- 33 Acres of private creek-side open-space



Dog Park

Open Space  
33 acres



Standard #12 – Resort Lodge Styling Forms, Page 7

Timber Frame Accents

Structural/Accent  
Bracing

Large Roof  
Overhangs

Tapered Stone  
Columns



80% Masonry  
w/ Precast  
Trim

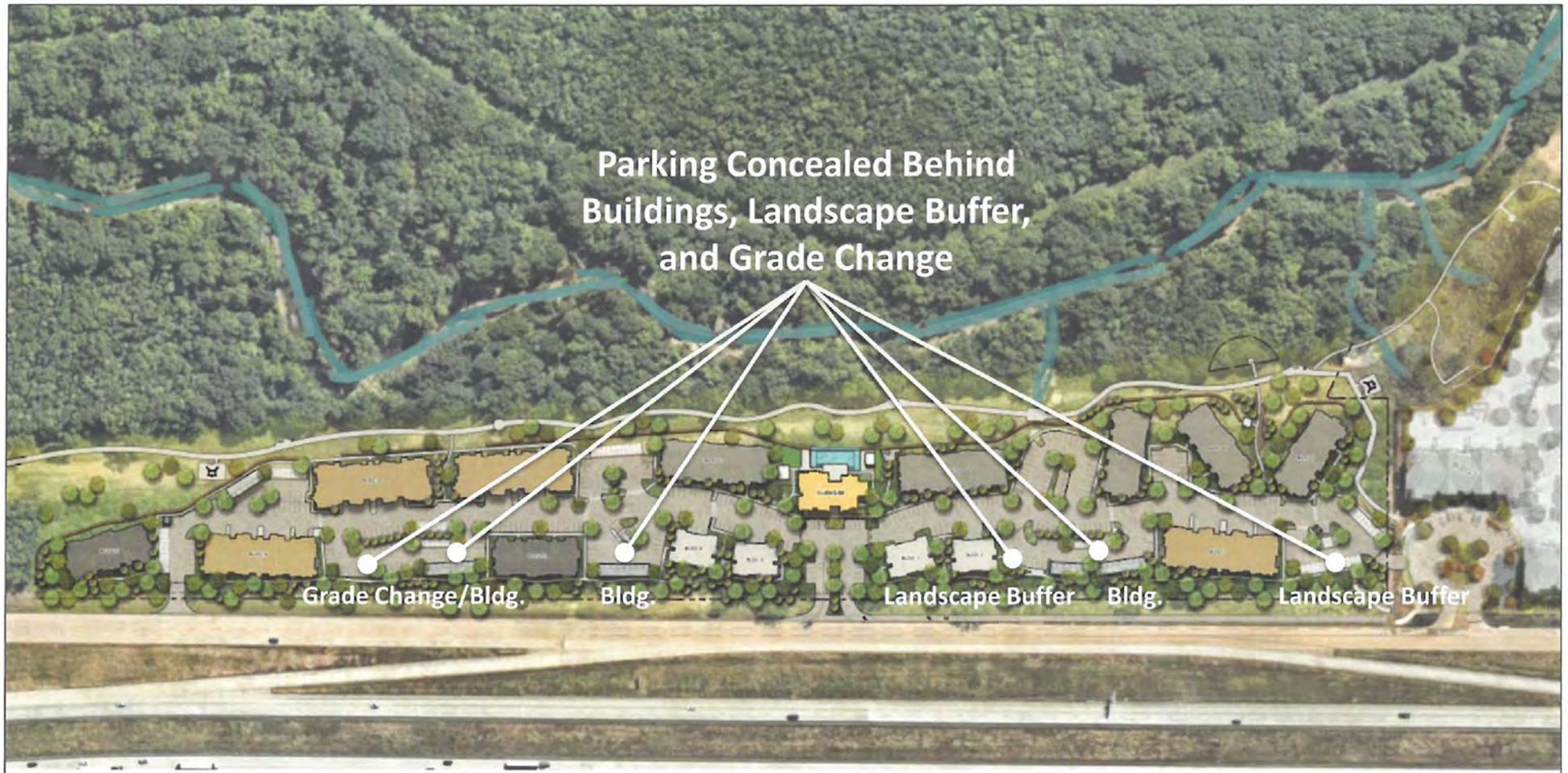
Architecturally Enclosed  
Balconies

Enhanced Metal  
Awnings

Standard #13 – Curvilinear Organization of the Development Plan, Page 8



**Standard #14 – Conceal Visibility of Service And Parking Function, Page 8**



## Standard #14 – “Borrowed Landscape” (Parkway & Trailway)

Front Yard: 31' - 67' Wide Parkway  
Average Setback = 46'

Rear Yard: '121-395' Wide Parkway  
Average Set Back = 270'

\*Complies with the Borrowed Landscape or “Re-knitting” of natural landscape concept.



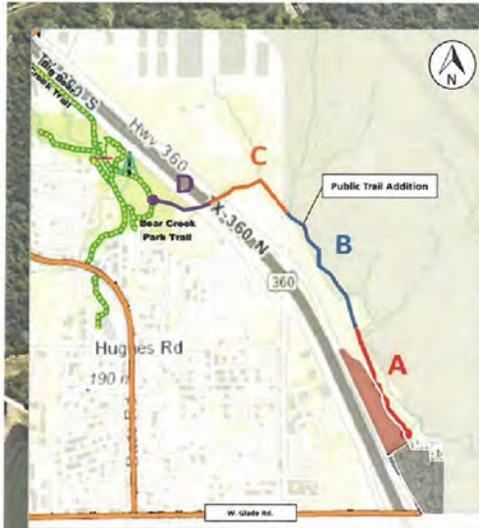
# General Design Standards



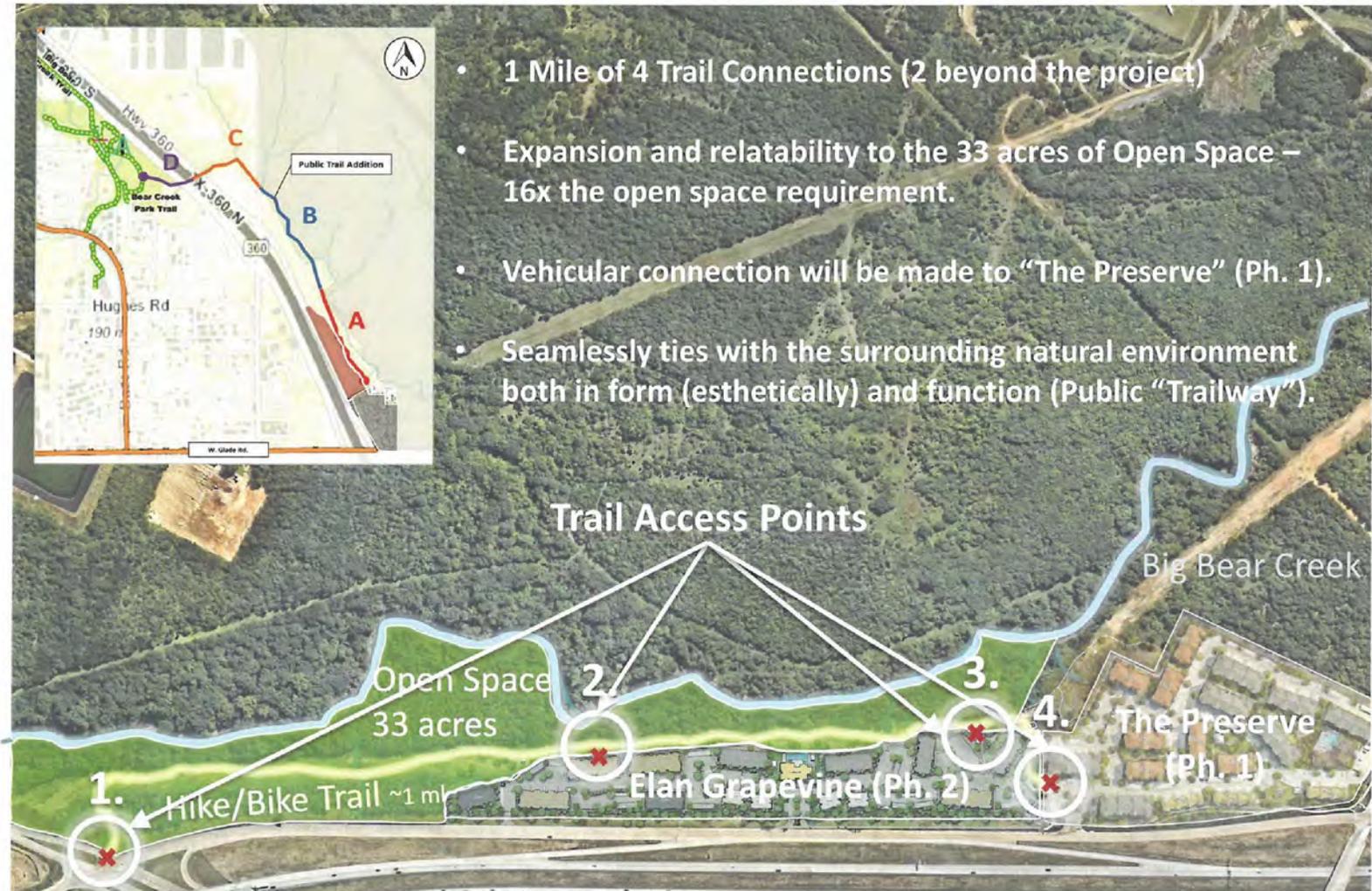
Part A: Site and Design, a.4., Page 18 – Traffic Calming



Part A: Site and Design, b.1.,i-v. Page 19 – Relationship with and Connection to the City Fabric.



- 1 Mile of 4 Trail Connections (2 beyond the project)
- Expansion and relatability to the 33 acres of Open Space – 16x the open space requirement.
- Vehicular connection will be made to “The Preserve” (Ph. 1).
- Seamlessly ties with the surrounding natural environment both in form (esthetically) and function (Public “Trailway”).



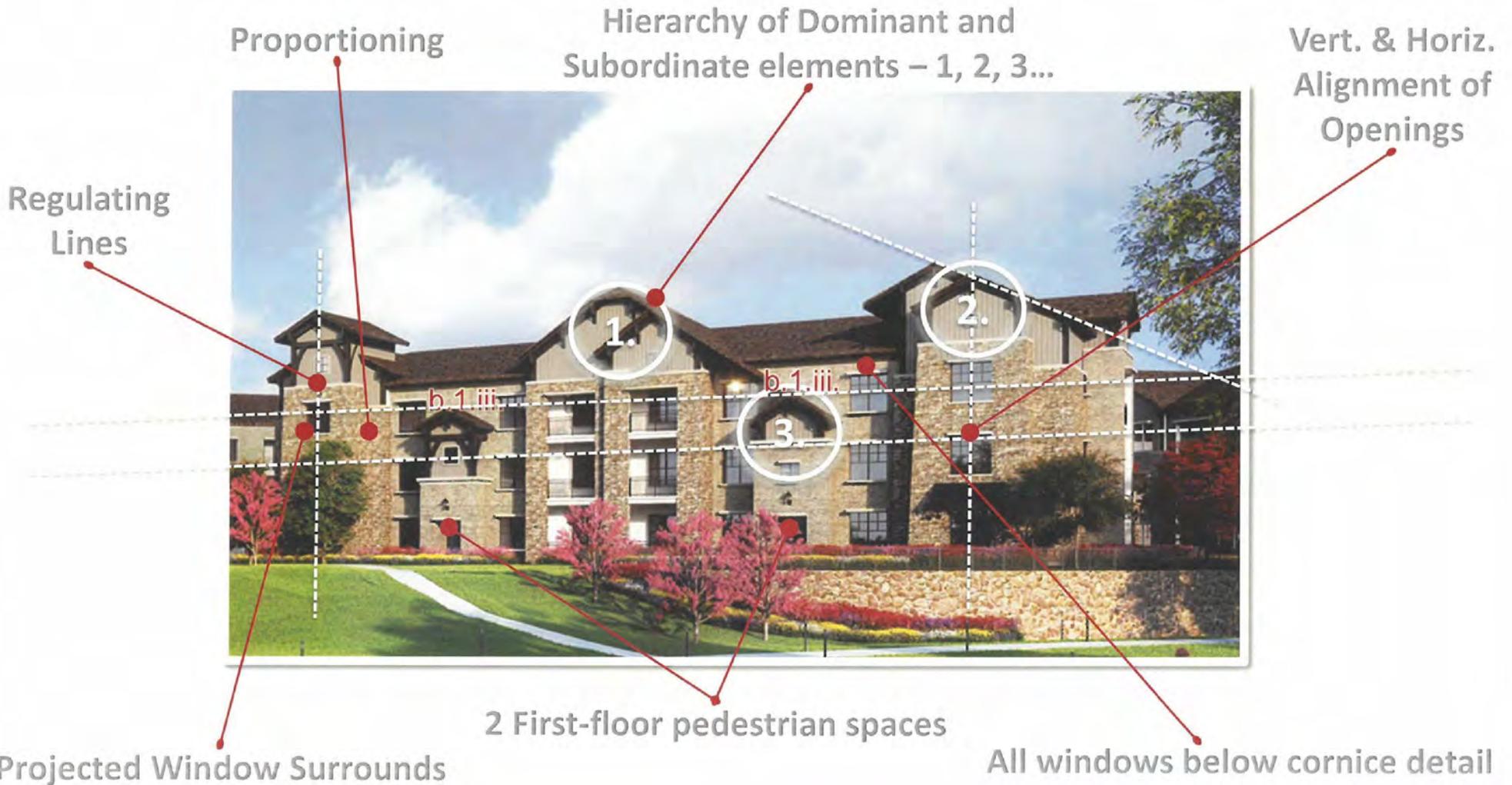
Part A: Site and Design, c.1.,i-ii, Page 18 – Building Relationships to the Street



Part A: Site and Design, e.1.,i-viii, Page 22 – Site Open Space Requirement

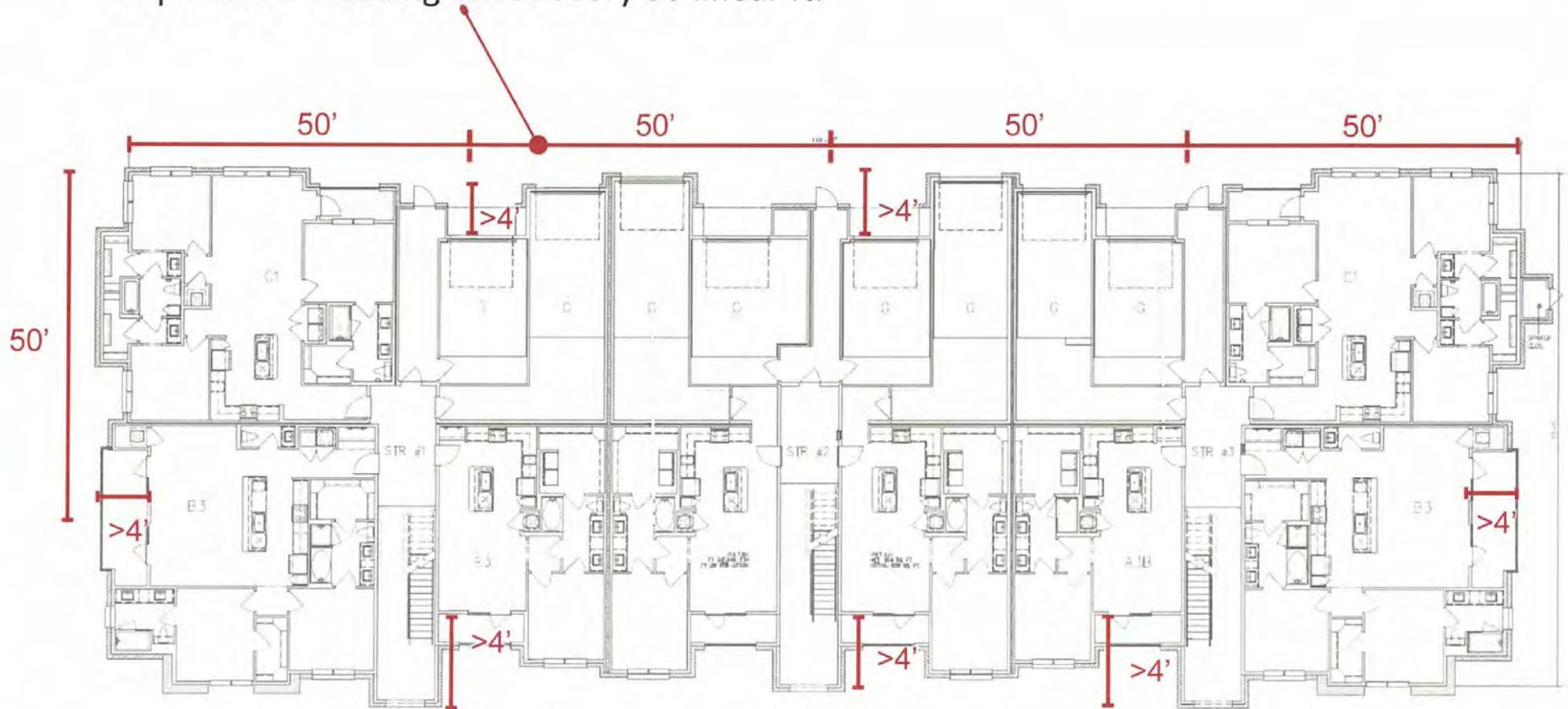


Part B: Building Design Standards, a. - g., Page 26-29



## Part B: Building Design Standards, a.- g., Page 30-31

- Required  $>4'$  building offset every 50 linear ft.



Part B: Building Design Standards, a. - g., Page 32-33

Same Roof  
Pitches

Dominate and Subordinate  
Roof Masses



All Stair Towers Enclosed in Architectural  
Skin & Expressed as a Roof Form

Void to Solid  
Ratio  
Compliance –  
See Arch.  
Drawings

**Part B: Building Design Standards, a. - g., Page 34**

Timber Frame Accents

Structural/Accent  
Bracing

Large Roof  
Overhangs



Tapered Stone  
Columns

80% Masonry  
w/ Precast  
Trim

Architecturally Enclosed  
Balconies

Enhanced Metal  
Awnings

**Part C: Building Construction Standards, a.-d., Page 36-44**

Precast Header and Footers

40-year (life-time) High Profile  
Composition Shingle

Brick Masonry



6-Inch off-set at  
Transition

80% Masonry

Natural Stone Masonry  
– Ashlar Pattern



ELAN  
GRAPEVINE

## Site Plan Submittal

10/20/20 | Proposed "360/Airport Subdistrict" Multifamily Community

GREYSTAR™

## Zoning Case Z20-03, CU20-21, PD20-03 Table of Contents

### Site Plan Submittal

1. Introduction
  - a. Executive Narrative/Intro
  - b. Architexas Approval Letter
  - c. Conditional Use and Planned Development Overlay Request Letter
  - d. Open Space Dedication, Compliance with DFW Airport Requests, and FAA Approval of Building Height Letter
  - e. Location / Site Overview (Phase 1 and Phase 2)
2. Renderings
3. Project Plans
  - a. Civil Plans
    - i. Sheet 1 – Overall Site Plan
    - ii. Sheet 2 – Contextual Site Plan Exhibit
    - iii. Sheet 3 – Detailed Site Plan 1 of 2
    - iv. Sheet 4 – Detailed Site Plan 2 of 2
    - v. Sheet EX-1: Building Separation Exhibit
  - b. Architecture Plans
    - i. Sheet 5 – Unit Mix
    - ii. Sheets 6-16 – Unit Floorplan Drawings
    - iii. Sheets 17-34 – Building Plans & Elevations
    - iv. Sheet 35-36 – Clubhouse Floor Plan & Elevations
    - v. Sheets 37-39 – Garage Building Plan & Elevations
  - c. Photometric Plan
    - i. Sheets E1.02 – E1.02B
  - d. Landscape Plans
    - i. Sheet LC-1 – Overall Site Plan
    - ii. Sheets LP-1 – LP-5 – Detailed Landscape Plans
    - iii. Sheets 1-2 – Open Space Exhibit
4. Design Guideline Exhibits
5. Representative Photos of High Quality Living & Key Benefits to City

October 7, 2020

Mr. Ron Stombaugh  
Grapevine Development Services  
200 S. Main Street  
Grapevine, Texas 76051

Dear Mr. Stombaugh,

This letter is to inform you that Greystar's submittal for **The Preserve, Phase 2** is the product of extensive review by, and collaboration with, Robin McCaffrey and me. This process started with an early review of the site and continued through development of the site plan as well as architectural design. The Site Plan Review process was guided by 3 primary objectives of Grapevine's Multi-Family Ordinance, namely:

1. Creation of Community
2. Connection to the social fabric of Grapevine
3. Integration with the natural fabric of the site and its setting

Robin and I feel that the final site plan achieves these important objectives and complies with the MF Standards regarding site plan design.

Upon agreement regarding the site plan, Robin and I worked extensively with Greystar on architectural design. The architectural Design Review Process was guided by 5 primary objectives of Grapevine's Multi-Family Ordinance, namely:

1. Craftsmanship
2. Integrity of elevation composition and building form
3. Connection to the ground plane
4. Addressment of the street
5. Material change execution

Again, Robin and I feel that the final building design achieves these important objectives and complies with the MF Standards Building design.

Therefore, Robin and I affirm that **The Preserve Phase 2** complies with the standards of the Multi-Family Ordinance.

Sincerely,



Craig Melde, Sr. Principal

# Executive Narrative

- ❑ **Proposal:** 324 luxury MF residences, amenities and continuation of public hike/bike trail
- ❑ **Description:** Creekside & “Trailside” resort-lodge derived architecture set in 33 acres of surrounding open space, enriched with 5-star amenities
- ❑ **Goal:** Further a distinctive sense of community by responding to subdistrict guidelines and site conditions thereby designing a project that “gives more than it takes”.
- ❑ **Appearance:** 1 and 3 stories, attached and detached garages, high-quality Grapevine design
- ❑ **The Preserve (Phase 1):** Enhanced connection to the existing and highly successful Phase 1 and the extension of additional public amenities.



October 9, 2020

Ron Stombaugh  
Assistant Director, Planning and Zoning  
200 S. Main Street  
Grapevine, Texas 75051

**Re: *Elan Grapevine (“The Preserve: Phase II”) Conditional Use and Planned Development Overlay Request Letter***

Dear Ron:

Elan Grapevine is a 324-unit multifamily community consisting of single and 3-story buildings, comprised of resort and lodge-style architecturally themed buildings per the “360/Airport District” requirements. Most of the buildings have tuck-under internal garages and many have detached garages and carports. Phase II compliments the Phase I development which encompasses a lodge-style development with its exterior facades, curvilinear designed drives, and plentiful landscaping. All of the designs adhere to the “Design Standards Manual for Multifamily and Vertical Mixed-Use Guidelines”; full detail of compliance of which is provided in the submittal materials.

Exterior amenities that complement the natural landscape include an extensive hike and bike trail/sidewalk with fitness stations intermixed (This ~1/2 stretch will complete the 3<sup>rd</sup> section of the 4 sections needed to reach Bear Creek Park to the north), outdoor kitchen and BBQ pavilions, dog park and dog wash facility, bike storage and fix/it facility and a resort style pool—just to name a few. Interior amenities include a 24-hour fitness facility, 24-hour digital package concierge, business center with computers and conferencing and spacious club and gaming rooms. The community will also boast 180-degree private views fronting the hike/bike trail, Bear Creek and the ~33 acres of “on property” open space that will be dedicated to the City.

As part of the our Conditional Use Request (“CU20-21”), we are requesting a few modifications to the flexible design standards in the “R-MF” Multi-Family District, as follows:

- First, we request an increase in maximum height. Similar to Phase I, this development will consist of 3-story buildings with a maximum height of ~40 feet (to the midpoint of the roof height).
- Second, we request a modification to required parking. Per our Parking Study provided with this application, we propose a parking ratio of 1.6 spaces per unit.
- And finally, we request a reduction in the front yard setback relative to the flexible design standards. While our average setback on all buildings is 46.3 feet, there are a few minor encroachments—the largest (by far) of which is 9.6 feet at Building 15 on the northern corner. As you are aware, this is an extremely narrow site as our property is sandwiched between TxDOT Right of Way, flood plain, and TRA Regional Sanitary Sewer Easement which necessitates the minor encroachments. The other reason for these encroachments is due to the required canting and slight rotating of the buildings shown on the site plan to comply with the variable width “borrowed landscape” District-Specific Design Standard #22. As an example, while the largest encroachment is 9.6 feet for building 15, building 8 is set back on one corner 67.6’ off the public ROW. Mesa Planning and Architexas felt that these encroachments were a fair tradeoff in an effort to best comply with the District-Specific Design Standards.

These three conditional use permits will enable this project viability and provide for a high-quality development fit for this unique area and site location. Each of these Conditional Uses were approved for Phase I and—just as they did then and continue to do now that the development is complete—will add to the enjoyment of the development and enhance to value to its future residents and the greater community of Grapevine.

Our Planned Development Overlay request (“PD20-03”) is for a variance to the minimum distance required between unattached building structures. Given the unique qualities of this site and the narrowness of the lot, it is extremely difficult to reach a building configuration that can meet this standard of twenty feet or the height of the building while also complying with the design standards required for multifamily setbacks from primary streets and achieve a curvilinear organization. This site is non-orthogonal in nature, and is not regimental in design. In order to optimize the view corridors towards the open space and away from Highway 360, this particular building layout is an important design principle that adds value to the enjoyment of the development. We feel that it is more important than the proximity to one another in these few cases. Similar building separations were also approved for Phase I.

Thank you for your assistance with processing these applications and please do not hesitate to contact us if you have any questions regarding this project.

Sincerely,  
  
Andrew Ord

cc: Bill Dahlstrom, Jackson Walker LLP

October 9, 2020

Ron Stombaugh  
Assistant Director, Planning and Zoning  
200 S. Main Street  
Grapevine, Texas 75051

**Re: *Open Space Dedication; Compliance with DFW requests; FAA Approval of Building Height***

Dear Ron:

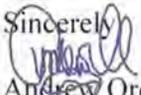
Thank you for your time regarding the exciting Elan Preserve Phase II. Pursuant to our previous conversations, we are forwarding this letter to (1) express our commitment to dedicate open space, (2) confirm compliance with Dallas Fort Worth International Airport (“DFW”) requests, and (3) summarize the Federal Aviation Administration’s (“FAA”) approval of building height for this development.

First, we commit to dedicate approximately 33 acres for publicly accessible open space. For the purposes of this zoning request (Z20-03), conditional use request (CU20-21), and planned development overlay request (PD20-03), the land to be dedicated shall be included in the development’s calculation for open space requirement with the City of Grapevine. Further, in order to complete detailed design with site development and engineering, we propose to dedicate the property prior to the issuance of the first certificate of occupancy for development on the Property.

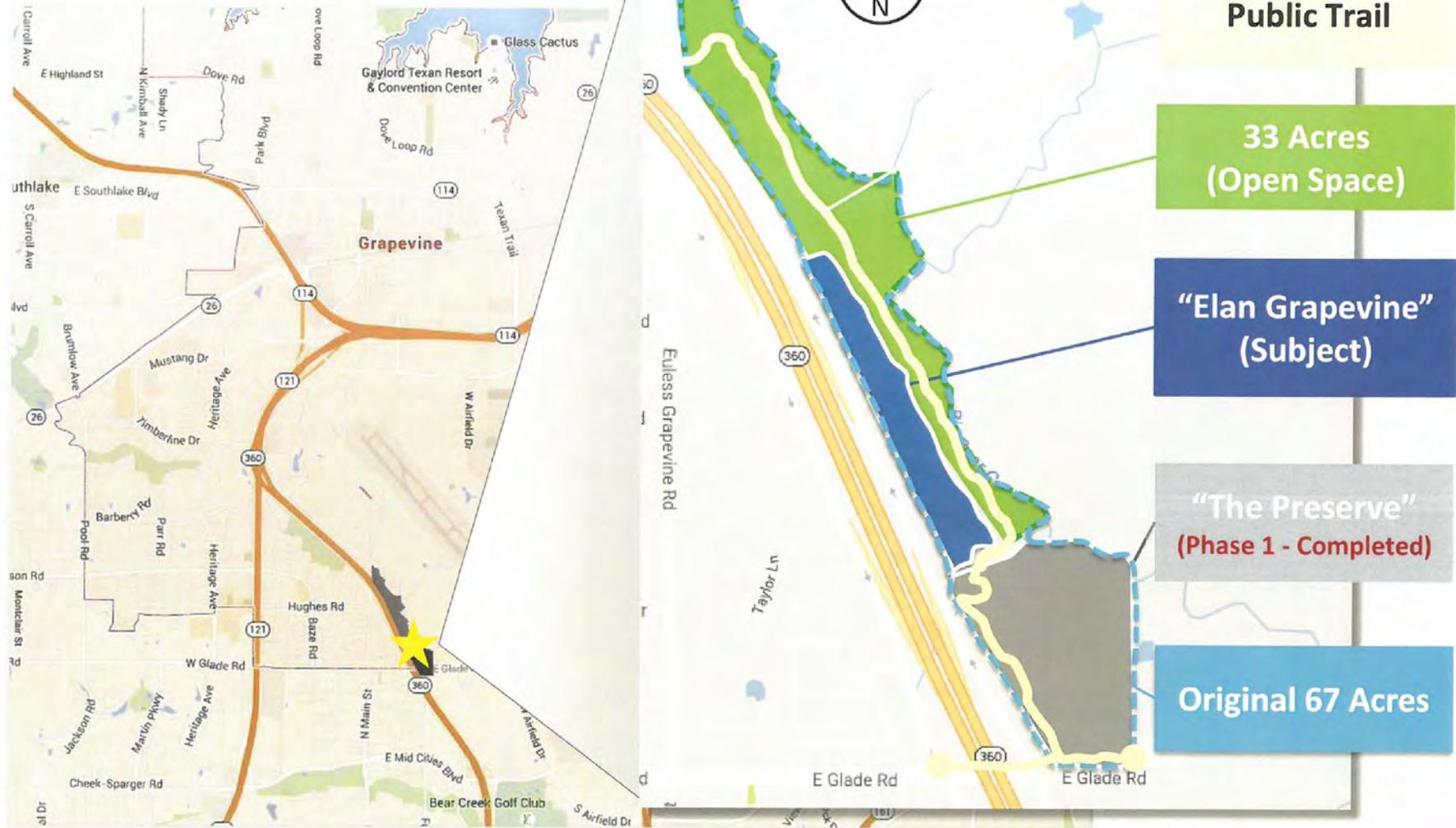
Second, during the zoning process for Preserve Phase I in 2018, DFW had three requirements for our zoning case: (1) dedicate an Avigation/Aviation Easement, (2) achieve a Noise Reduction of at least 25 decibels outdoor to indoor, and (3) disclose to residents the Property’s proximity to DFW Airport. After consultation with DFW’s Environmental Program Manager of Environmental Affairs, these three items are also required for Phase II. This letter serves as confirmation that we commit to the necessary easement, commitment to achieve the appropriate Noise Reduction (we have engaged SLR International Corporation), and disclose the location of DFW Airport to future residents.

Finally, we received multiple “Determination of No Hazard to Air Navigation” notices from the FAA for the proposed buildings based on aeronautical studies which concluded that each “structure does not exceed obstruction standards and would not be a hazard to air navigation.” This documentation was issued on September 17, 2020 and includes approximately 90 pages. We are happy to provide copies of these Determinations at your request.

Please do not hesitate to reach out with any questions regarding this letter or any other items relative to this zoning request. Thank you very much.

Sincerely  
  
Andrew Ord

# Location / Site Overview



Clubhouse, Firepit, Outdoor Dining, Yoga Lawn, Infinity-edge Pool



# “Trailside” Living



# Clubhouse & Single-story Brownstone



## Dog Park & Public Trail



## Pool, Yoga Lawn & “Trailside” Living



## Existing actual “Phase 1” Hike/Bike Trail

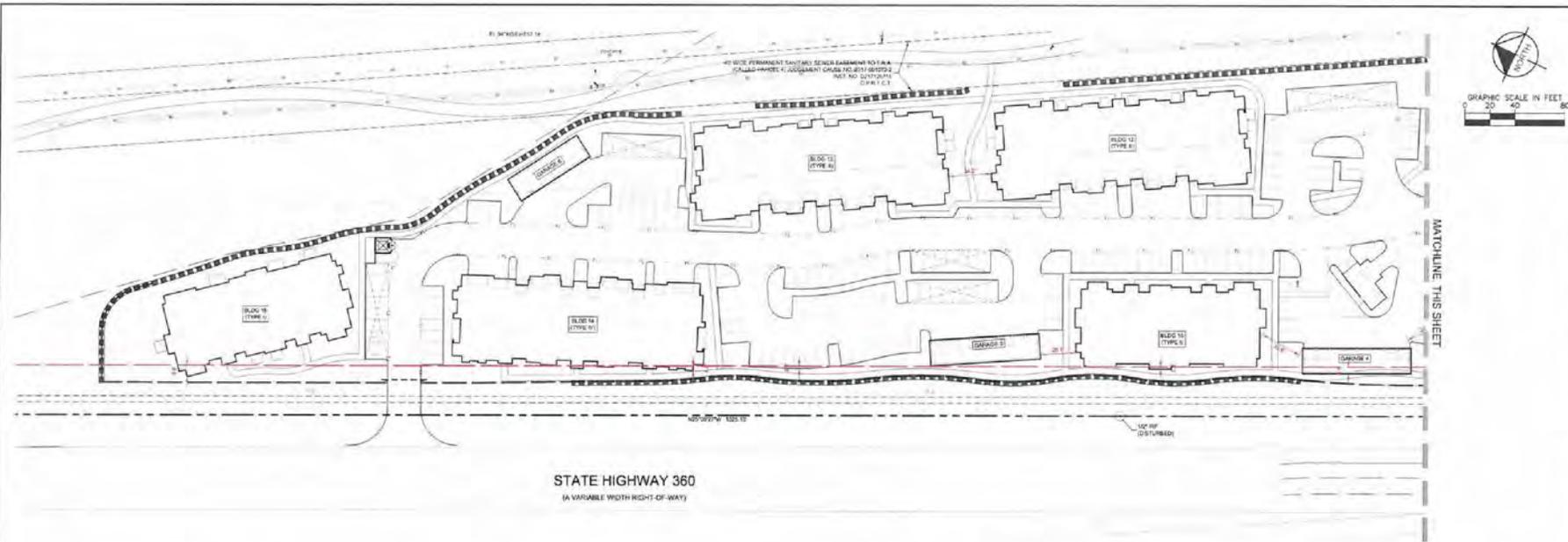




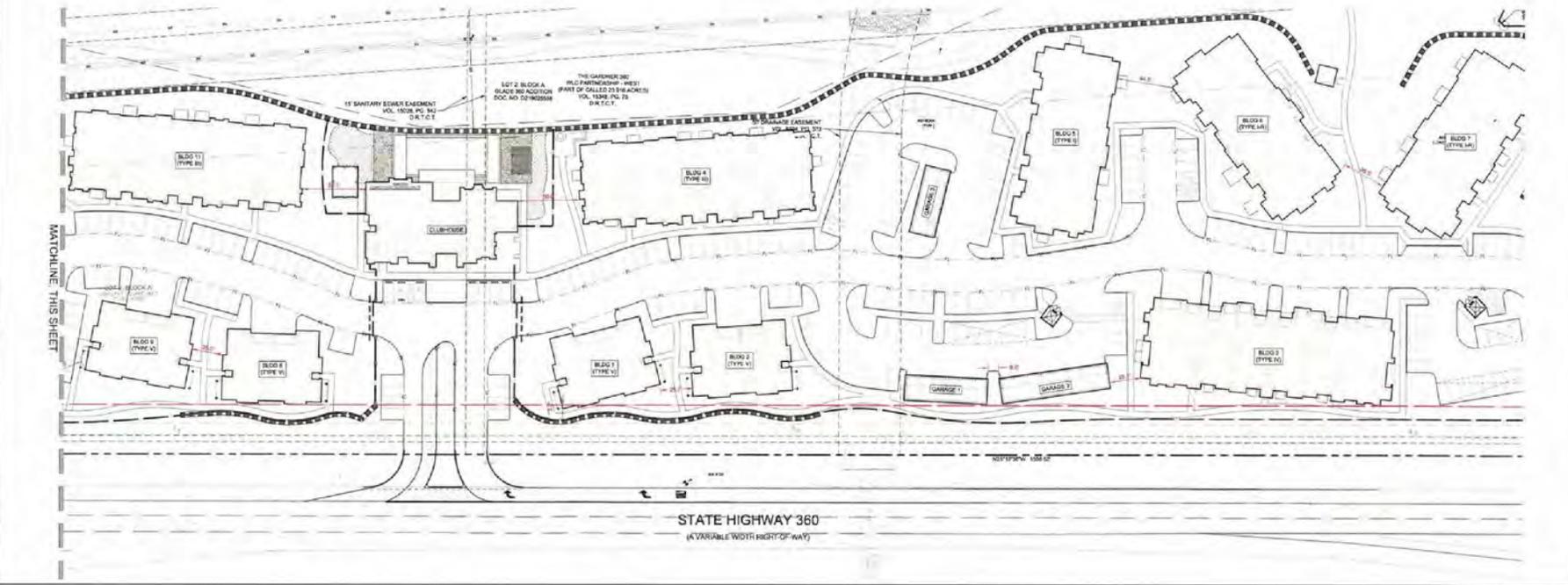








STATE HIGHWAY 360  
(A VARIABLE WIDTH RIGHT-OF-WAY)



STATE HIGHWAY 360  
(A VARIABLE WIDTH RIGHT-OF-WAY)

DATE	
REVISION	
NO.	

**Kimley»Horn**  
 10000 HALLWAY AND ASSOCIATES, INC.  
 14000 HALLWAY AND ASSOCIATES, INC.

AREA PROJECT	07/17/16/17
DATE	10/03/20
SCALE	AS SHOWN
DRAWN BY	DA
CHECKED BY	DA
APPROVED BY	DA

**GREYSTAR · ELAN GRAPEVINE**  
 CITY OF GRAPEVINE  
 TARRANT COUNTY, TEXAS

**BUILDING SEPARATION EXHIBIT**

SHEET NUMBER  
EX-1

UNIT DESCRIPTION				Bldg. No.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTALS					
UNIT TYPE	DESCRIPTION	NET	GROSS	Bldg. Type	V	V	IV	III	I	I	I	V	V	I	III	II	II	IV	I	Total No. of Units	Net SQ. Ft. Per Unit Type	Gross SQ. Ft. Per Unit Type	No. of Units Types	%	
A1	Efficiency 1 Bdr/1 Bath	705	786	I	0	0	0	0	1	1	1	0	0	1	0	0	0	0	1	5	3,525	3,930			
A1A	Efficiency 1 Bdr/1 Bath	705	810	I	0	0	0	0	1	1	1	0	0	1	0	0	0	0	1	5	3,525	4,050			
A1B	Efficiency 1 Bdr/1 Bath	705	786	I	0	0	0	0	2	2	2	0	0	2	0	0	0	0	2	10	7,050	7,860			
A1C	Efficiency 1 Bdr/1 Bath	705	810	I	0	0	0	0	2	2	2	0	0	2	0	0	0	0	2	10	7,050	8,100			
A2C	Efficiency 1 Bdr/1 Bath	710	771	III	0	0	0	4	0	0	0	0	0	0	0	4	0	0	0	4	5,680	6,168			
A2D	1 Bdr/1 Bath	757	818	III	0	0	0	2	0	0	0	0	0	0	0	2	0	0	0	4	2,840	3,084			
A3	1 Bdr/1 Bath	754	811	III	0	0	0	6	0	0	0	0	0	0	0	6	0	0	0	12	9,084	9,816			
A3A	1 Bdr/1 Bath	770	828	II, IV	0	0	1	0	0	0	0	0	0	0	0	1	1	1	0	4	3,012	3,244			
A3B	1 Bdr/1 Bath	770	828	II, IV	0	0	4	0	0	0	0	0	0	0	0	4	4	4	0	16	12,320	13,248			
A3C	1 Bdr/1 Bath	753	811	II, IV	0	0	5	0	0	0	0	0	0	0	0	5	5	5	0	20	15,060	16,220			
A3C	1 Bdr/1 Bath	814	872	II, IV	0	0	2	0	0	0	0	0	0	0	0	2	2	2	0	8	6,512	6,976			
A4	1 Bdr/1 Bath	810	910	I	0	0	0	0	2	2	2	0	0	2	0	0	0	0	2	10	8,400	9,100			
A4A	1 Bdr/1 Bath	852	933	I	0	0	0	0	3	3	3	0	0	3	0	0	0	0	3	15	12,810	13,995			
A4B	1 Bdr/1 Bath	849	910	I	0	0	0	0	1	1	1	0	0	1	0	0	0	0	1	5	4,200	4,550			
A5	1 Bdr/1 Bath	791	872	III	0	0	0	6	0	0	0	0	0	0	6	0	0	0	12	9,492	10,464				
A5A	1 Bdr/1 Bath	809	891	III	0	0	0	6	0	0	0	0	0	0	6	0	0	0	12	9,708	10,692				
A5B	1 Bdr/1 Bath	807	888	III	0	0	0	4	0	0	0	0	0	0	4	0	0	0	8	6,456	7,104				
A5C	1 Bdr/1 Bath	807	888	III	0	0	0	2	0	0	0	0	0	0	2	0	0	0	4	3,228	3,552				
AE	1 Bdr/1 Bath	855	903	II, IV	0	0	4	0	0	0	0	0	0	0	4	4	4	0	16	13,680	14,448				
A6A	1 Bdr/1 Bath	872	920	II, IV	0	0	4	0	0	0	0	0	0	0	4	4	4	0	16	13,932	14,720				
A7	1 Bdr/1.5 Bath/Study	1,022	1,092	III	0	0	0	6	0	0	0	0	0	0	6	0	0	0	12	12,264	13,104				
A7A	1 Bdr/1.5 Bath/Study	1,117	1,170	II	0	0	0	0	0	0	0	0	0	0	4	4	4	0	8	8,936	9,360				
B1	2 Bdr/2 Bath	1,100	1,172	I	0	0	0	0	4	4	4	0	0	4	0	0	0	0	4	20	22,000	23,440			
B1A	2 Bdr/2 Bath	1,100	1,172	I	0	0	0	0	2	2	2	0	0	2	0	0	0	0	2	10	11,000	11,720			
B2	2 Bdr/2 Bath	1,125	1,192	IV	0	0	4	0	0	0	0	0	0	0	0	4	0	0	4	8	9,032	9,536			
B2A	2 Bdr/2 Bath	1,125	1,200	I	0	0	0	0	6	6	6	0	0	6	0	0	0	0	6	30	33,870	36,000			
B3	2 Bdr/2.5 Bath	1,265	1,396	II, IV	0	0	4	0	0	0	0	0	0	0	6	6	4	0	20	25,360	27,920				
B3A	2 Bdr/2.5 Bath	1,332	1,460	IV	0	0	2	0	0	0	0	0	0	0	0	0	2	0	4	5,328	5,840	4	1%		
C1	3 Bdr/2.5 Bath	1,354	2,405	II	0	0	0	0	0	0	0	0	0	0	7	7	0	0	4	5,416	5,620	4	1%		
COTTAGE	3 Bdr/2.5 Bath	1,693	2,179	V	2	2	0	0	0	0	0	2	2	0	0	0	0	0	0	8	13,544	17,432	8	2%	
Subtotal				2	2	30	36	24	24	24	2	2	24	36	32	32	30	24		324	304,654	331,293	324	100%	
Total																									
Avg S.F. (Net)																						940			
GARAGES	Attached				4	4	14					4	4			8	8	14		60					
	Detached																				48				
SURFACE																									

10/7/2020

1 SITE PLAN - REFER CIVIL DRAWINGS  
1=x=0-0

CASE NAME: ELAN PRESERVE  
CASE NUMBER: 2202, GROUP 1, PHASE 1  
LOCATION: 400 ETHEL HWYWAY 30, LOT 1  
BLOCK A, LEACH/3RD ADDITION

DATE: \_\_\_\_\_  
PLANNING AND ZONING EXAMINER:  
\_\_\_\_\_  
DATE: \_\_\_\_\_

SHEET 5 OF 45

APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES DEPARTMENT OF DEVELOPMENT SERVICES



ARCHITECTURAL SITE PLAN DATA - ELAN PRESERVE PHASE II  
GRAPEVINE, TX - GREYSTAR



4 UNIT A1C  
1/4"=1'-0"  
1/8"=0'-0"



3 UNIT A1B  
1/4"=1'-0"  
1/8"=0'-0"



2 UNIT A1A  
1/4"=1'-0"  
1/8"=0'-0"



1 UNIT A1  
1/4"=1'-0"  
1/8"=0'-0"

CASE NAME: ELAN PRESERVE  
CASE NUMBER: 22-03, CLD-21, PCD-03  
LOCATION: 4301 STATE HIGHWAY 360, LOT 1, BLOCK A, (BLDG) 90 ADDITION

DIVOR SECRETARY

DATE: \_\_\_\_\_

PLANNING AND ZONING COMMISSION

TWOB000

DATE: \_\_\_\_\_

SHEET 6 OF 45

APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES DEPARTMENT OF DEVELOPMENT SERVICES



UNIT PLANS - ELAN PRESERVE PHASE II

GRAPEVINE, TX - GREYSTAR

MEEKS PARTNERS

18000 Memorial Drive  
Suite 300  
Houston, Texas 77079  
281.558.8787



3 UNIT A2D  
1/4"=1'-0" 10/25/20



2 UNIT A2C  
1/4"=1'-0" 10/25/20



1 UNIT A2A  
1/4"=1'-0" 10/25/20

CASE NAME: ELAN GREYSTAR  
 CASE NUMBER: 230-03, CLD-01, P230-03  
 LOCATION: 4500 STATE HIGHWAY 360, LOT 2, BLOCK A, GLASSBORO ADDITION  
 REVISION SECRETARY  
 DATE: \_\_\_\_\_  
 PLANNING AND ZONING COMMISSION  
 CHAIRMAN: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 SHEET: 7 OF 45  
 APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES DEPARTMENT OF DEVELOPMENT SERVICES



UNIT PLANS - ELAN PRESERVE PHASE II  
GRAPEVINE, TX - GREYSTAR

MEEKES PARTNERS

18000 Memorial Drive  
Suite 200  
Houston, Texas 77079  
2815664797



4 UNIT A3C  
1/4"=1'-0" 11'-0" 11'-0"



3 UNIT A3B  
1/4"=1'-0" 11'-0" 11'-0"



2 UNIT A3A  
1/4"=1'-0" 11'-0" 11'-0"



1 UNIT A3  
1/4"=1'-0" 11'-0" 11'-0"

CASE NAME: ELAN PRESERVE  
CASE NUMBER: 25103, 0359-2, P200-03  
LOCATION: 4555 STATE HIGHWAY 360 LOT 2, BLDG A GRASSMEAD ADDITION

MAJOR: \_\_\_\_\_ SECRETARY: \_\_\_\_\_  
DATE: \_\_\_\_\_  
PLANNING AND ZONING COMMISSION  
CHAIRMAN: \_\_\_\_\_  
DATE: \_\_\_\_\_

SHEET 8 OF 45

APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES DEPARTMENT OF DEVELOPMENT SERVICES



UNIT PLANS - ELAN PRESERVE PHASE II  
GRAPEVINE, TX - GREYSTAR

MEEKS PARTNERS  
19000 Memorial Drive  
Suite 700  
Houston, Texas 77079  
281.866.8787

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3 UNIT A4B  
1/4" = 1'-0" 4/8" = 1'-0" 3/16" = 1'-0"



2 UNIT A4A  
1/4" = 1'-0" 3/16" = 1'-0"



1 UNIT A4  
1/4" = 1'-0" 3/16" = 1'-0"

CASE NAME: ELAN GRAYSTONE  
 CASE NUMBER: 25493, CLASS 21, PG00-05  
 LOCATION: 401 STATE HIGHWAY 360, LOT 2, BLOCK A, GRADE/SECTION

MOOR \_\_\_\_\_ SECRETARY \_\_\_\_\_  
 DATE \_\_\_\_\_  
 PLANNING AND ZONING COMMISSION  
 CHAIRMAN \_\_\_\_\_  
 DATE \_\_\_\_\_

SHEET 9 OF 45

APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES DEPARTMENT OF DEVELOPMENT SERVICES



UNIT PLANS - ELAN PRESERVE PHASE II  
 GRAPEVINE, TX - GREYSTAR

MEEKS PARTNERS  
 10000 Memorial Drive  
 Suite 300  
 Houston, Texas 77079  
 281.566.8717



4 UNIT ABC  
11'4" x 11'-0" 381 SF  
381 SF



3 UNIT ABB  
11'4" x 11'-0" 381 SF  
381 SF



2 UNIT ABA  
11'4" x 11'-0" 381 SF  
381 SF



1 UNIT AB  
11'4" x 11'-0" 381 SF  
381 SF

CASE NAME: ELAN PRESERVE  
 CASE NUMBER: 22-03, CLD-21, P28-02  
 LOCATION: 4301 STE 19 HIGHWAY 360, LOT 1,  
 BLOCK A, CLADO/961 ADDITION

APPROVED  
 PLANNING AND ZONING COMMISSION  
 1-20-2023

DATE: SHEET 10 OF 45

APPROVAL DOES NOT AUTHORIZE ANY WORK IN  
 CONFLICT WITH ANY CODES OR ORDINANCES  
 DEPARTMENT OF DEVELOPMENT SERVICES



UNIT PLANS - ELAN PRESERVE PHASE II  
 GRAPEVINE, TX - GREYSTAR



2 UNIT A6A  
1/4"=1'-0" 8/2/07  
8/2/07



1 UNIT A6  
1/4"=1'-0" 8/2/07  
8/2/07

CASE NAME: ELAN PRESERVE  
 CASE NUMBER: 22948, 02750-1, 02840  
 LOCATION: 400 SEASIDE HIGHWAY, 2ND LOT 2,  
 BLOCK A, GLADISBURG/JUNCTION

MAJOR \_\_\_\_\_ SECRETARY \_\_\_\_\_  
 DATE \_\_\_\_\_  
 PLANNING AND ZONING COMMISSION  
 COUNCIL  
 DATE \_\_\_\_\_

SHEET: 11  
 OF 45

APPROVAL DOES NOT AUTHORIZE ANY WORK IN  
 CONFLICT WITH ANY CODES OR ORDINANCES  
 DEPARTMENT OF DEVELOPMENT SERVICES



UNIT PLANS - ELAN PRESERVE PHASE II  
 GRAPEVINE, TX - GREYSTAR

MEEKS PARTNERS

18600 Memorial Drive  
 Suite 400  
 Houston, Texas 77059  
 281.556.8787



2 UNIT A7A  
 11'-0" x 15'-0"  
 11'-0" x 15'-0"



1 UNIT A7  
 11'-0" x 15'-0"  
 11'-0" x 15'-0"

CASE NAME: ELAN GREYSTAR  
 CASE NUMBER: 25949, CDD-21, PENDING  
 LOCATION: 4501 STATE HIGHWAY 360, LOT 2,  
 BLOCK A, GLADES/GRACEDITION

MAYOR \_\_\_\_\_ SECRETARY \_\_\_\_\_

DATE \_\_\_\_\_

PLANNING AND ZONING COMMISSION

CHAIRMAN \_\_\_\_\_

DATE \_\_\_\_\_

SHEET 12  
 OF 45

APPROVAL DOES NOT AUTHORIZE ANY WORK  
 CONFLICT WITH ANY CODES OR ORDINANCES  
 DEPARTMENT OF DEVELOPMENT SERVICES



UNIT PLANS - ELAN PRESERVE PHASE II  
 GRAPEVINE, TX - GREYSTAR

MEEKS PARTNERS

18003 Merivale Drive  
 Suite 300  
 Houston, Texas 77079  
 281.564.8277



**3 UNIT B2A**  
 17'-4" x 11'-0" 115 SQ FT  
 120 SQ FT



**4 UNIT B1A**  
 17'-4" x 11'-0" 115 SQ FT  
 120 SQ FT



**2 UNIT B2**  
 17'-4" x 11'-0" 115 SQ FT  
 120 SQ FT



**1 UNIT B1**  
 17'-4" x 11'-0" 115 SQ FT  
 120 SQ FT



CASE NAME: ELAN PRESERVE  
 CASE NUMBER: 22-03, 23-01, P-20-02  
 LOCATION: 450 STATE HIGHWAY 289, LOT 2,  
 BLOCK A, GRAPEVINE, TEXAS

SEAL: \_\_\_\_\_ SECRETARY  
 DATE: \_\_\_\_\_  
 PLANNING AND ZONING COMMISSION  
 DRAWN: \_\_\_\_\_  
 DATE: \_\_\_\_\_

**SHEET 13 OF 45**

APPROVAL DOES NOT AUTHORIZE ANY WORK IN  
 CONFLICT WITH ANY CODES OR ORDINANCES  
 DEPARTMENT OF DEVELOPMENT SERVICES

**UNIT PLANS - ELAN PRESERVE PHASE II**  
 GRAPEVINE, TX - GREYSTAR

**MEEKS PARTNERS**

18000 Memorial Drive  
 Suite 300  
 Houston, Texas 77079  
 281.558.4747



2 UNIT B3A  
1/4"=1'-0" 1/8"=1'-0"



1 UNIT B3  
1/4"=1'-0" 1/8"=1'-0"

CASE NAME: ELAN PRESERVE  
CASE NUMBER: 25402 CLD-1, P000-0  
LOCATION AND SITE HIGHWAY AND LOT 1,  
BLOCK A, GLADDS ADDITION

DATE: \_\_\_\_\_  
PLANNING AND ZONING COMMISSION

CHECKBOX: \_\_\_\_\_

DATE: \_\_\_\_\_  
SHEET: 14  
OF 45

APPROVAL DOES NOT AUTHORIZE ANY WORK IN  
CONFLICT WITH ANY CODES OR ORDINANCES  
DEPARTMENT OF DEVELOPMENT SERVICES



UNIT PLANS - ELAN PRESERVE PHASE II  
GRAPEVINE, TX - GREYSTAR

MEEKS PARTNERS  
18000 Memorial Drive  
Suite 500  
Houston, Texas 77079  
281.866.8787



1 UNIT C1  
 1/4" = 1'-0" (114, 119, 141, 157)



DATE: \_\_\_\_\_

BY: \_\_\_\_\_

PLANNING AND ZONING EXEMPTION

DATE: \_\_\_\_\_

SHEET 15 OF 45

APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES DEPARTMENT OF DEVELOPMENT SERVICES

UNIT PLANS - ELAN PRESERVE PHASE II  
 GRAPEVINE, TX - GREYSTAR

MEEKS PARTNERS

18000 Monocle Drive  
 Suite 700  
 Houston, Texas 77079  
 281.558.4737



**1 COTTAGE 3**  
1/4" = 1'-0"  
2/8" = 0'



CASE NAME: ELAN GRAYING  
CASE NUMBER: 22463, CLD-21, PDD-05  
LOCATION: 800 STATE HIGHWAY 98, LOT 2,  
BLOCK A, GRAPEVINE CDD

MAJOR \_\_\_\_\_ SECRETARY \_\_\_\_\_  
DATE \_\_\_\_\_  
PLANNING AND ZONING COMMISSION  
COUNCIL \_\_\_\_\_  
DATE \_\_\_\_\_

**SHEET 16**  
**OF 45**

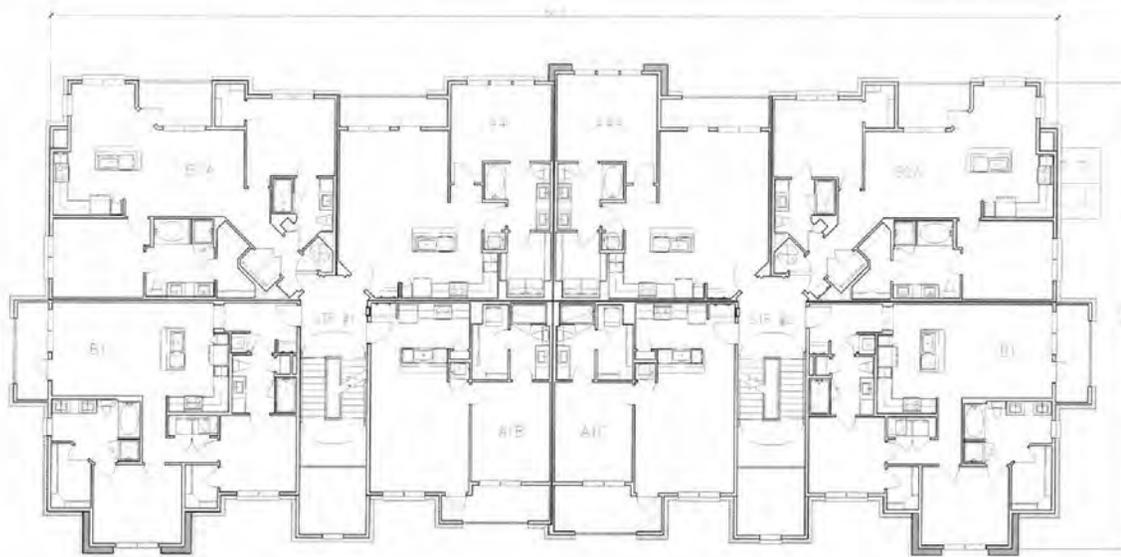
APPROVAL DOES NOT AUTHORIZE ANY WORK IN  
CONFLICT WITH ANY CODES OR ORDINANCES  
DEPARTMENT OF DEVELOPMENT SERVICES

10.08.20

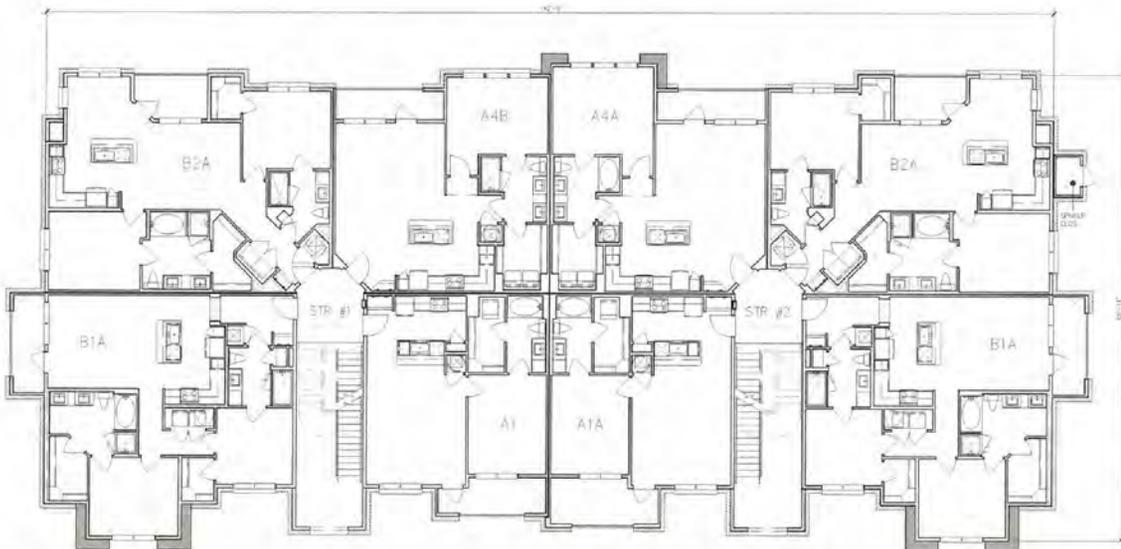
**UNIT PLANS - ELAN PRESERVE PHASE II**  
GRAPEVINE, TX - GREYSTAR

**MEEKS PARTNERS**

18000 Memorial Drive  
Suite 700  
Houston, Texas 77099  
281.556.8787



2 BUILDING I - 2ND FLOOR  
1/8"=1'-0"



1 BUILDING I - 1ST FLOOR  
1/8"=1'-0"

DATE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 PLANNING AND ZONING COMMISSION  
 APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES  
 DEPARTMENT OF DEVELOPMENT SERVICES



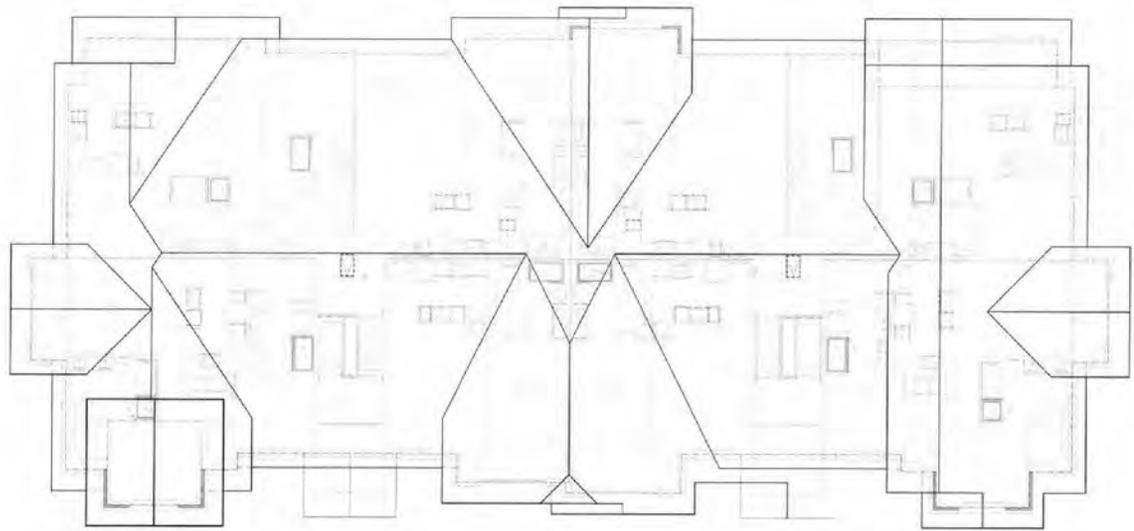
SHEET: 17  
 OF 45

BUILDING PLANS - ELAN PRESERVE PHASE II

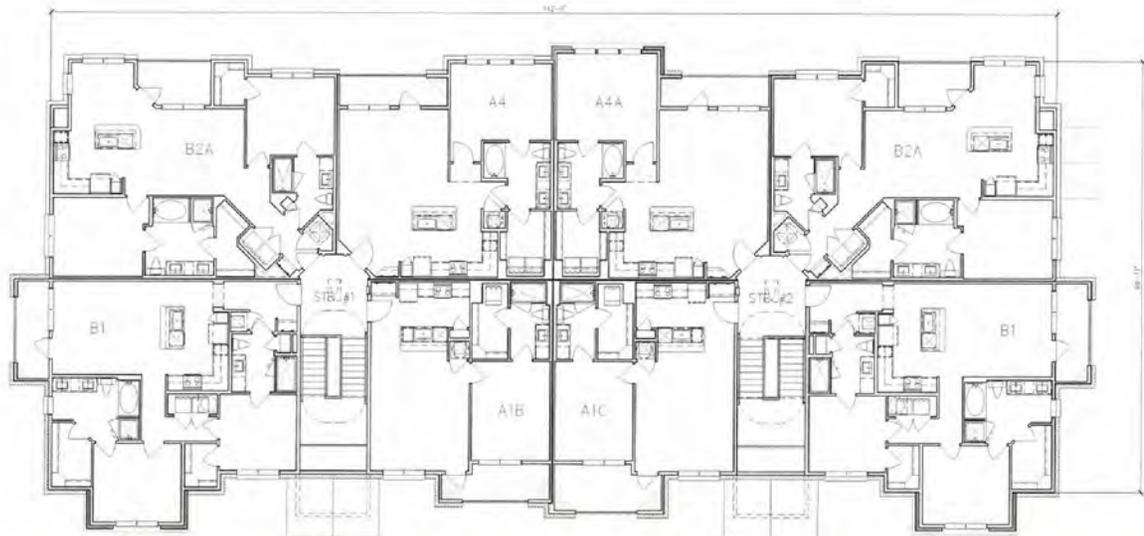
GRAPEVINE, TX - GREYSTAR

MECKS PARTNERS

18000 Memorial Drive  
 Suite 200  
 Houston, Texas 77079  
 281555-5787



1 BUILDING I - ROOF  
1/8"=1'-0"



1 BUILDING I - 3RD FLOOR  
1/8"=1'-0"

CASE NAME: ELAN GREYSTAR  
 CASE NUMBER: 25048, 0205-21, P0000  
 LOCATION: 400 STATE HIGHWAY 380, LOT 2,  
 BLOCK A, GLADISBURG/JORDON

APPROVAL DOES NOT AUTHORIZE ANY WORK IN  
 CONFLICT WITH ANY CODES OR ORDINANCES  
 DEPARTMENT OF DEVELOPMENT SERVICES



**BUILDING PLANS - ELAN PRESERVE PHASE II**  
 GRAPEVINE, TX - GREYSTAR

**MEEKS PARTNERS**

18000 Mansfield Drive  
 Suite 300  
 Houston, Texas 77078  
 281.668.8727



**2 BUILDING TYPE I - REAR ELEV.**  
1/8"=1'-0"

MASONRY CALCULATIONS - 87.3%  
TAKEN FROM F.F.E. TO TOP OF FLAT

VOID/SOLID CALCULATIONS - 0.19:1  
TAKEN FROM F.F.E. TO TOP OF FLAT  
BALCONY INCLUDED AS SOLID

KEYNOTE LEGEND	
1	FINISH BRICK COURSE
2	FINISH STONE COURSE
3	FINISH BRICK COURSE
4	FINISH STONE COURSE
5	FINISH BRICK COURSE
6	FINISH STONE COURSE
7	FINISH BRICK COURSE
8	FINISH STONE COURSE
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11	FINISH BRICK COURSE
12	FINISH STONE COURSE
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92	FINISH STONE COURSE
93	FINISH BRICK COURSE
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95	FINISH BRICK COURSE
96	FINISH STONE COURSE
97	FINISH BRICK COURSE
98	FINISH STONE COURSE
99	FINISH BRICK COURSE
100	FINISH STONE COURSE



**1 BUILDING TYPE I - FRONT ELEV.**  
1/8"=1'-0"

MASONRY CALCULATIONS - 92.8%  
TAKEN FROM F.F.E. TO TOP OF FLAT

VOID/SOLID CALCULATIONS - 0.19:1  
TAKEN FROM F.F.E. TO TOP OF FLAT  
BALCONY INCLUDED AS SOLID

DATE: \_\_\_\_\_

BY: \_\_\_\_\_

PLANNING AND ZONING COMMISSION

DATE: \_\_\_\_\_

SECRETARY

APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES

DEPARTMENT OF DEVELOPMENT SERVICES



**BUILDING ELEVATIONS - ELAN PRESERVE PHASE II**

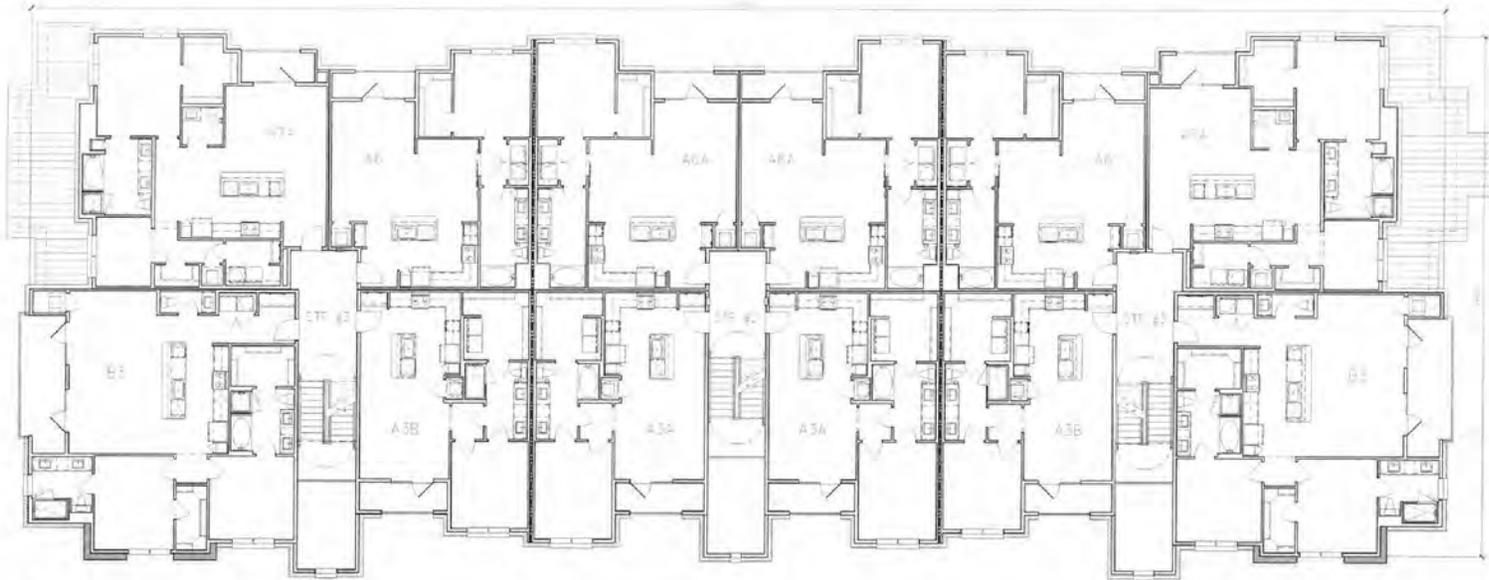
GRAPEVINE, TX - GREYSTAR

**MEEKES PARTNERS**

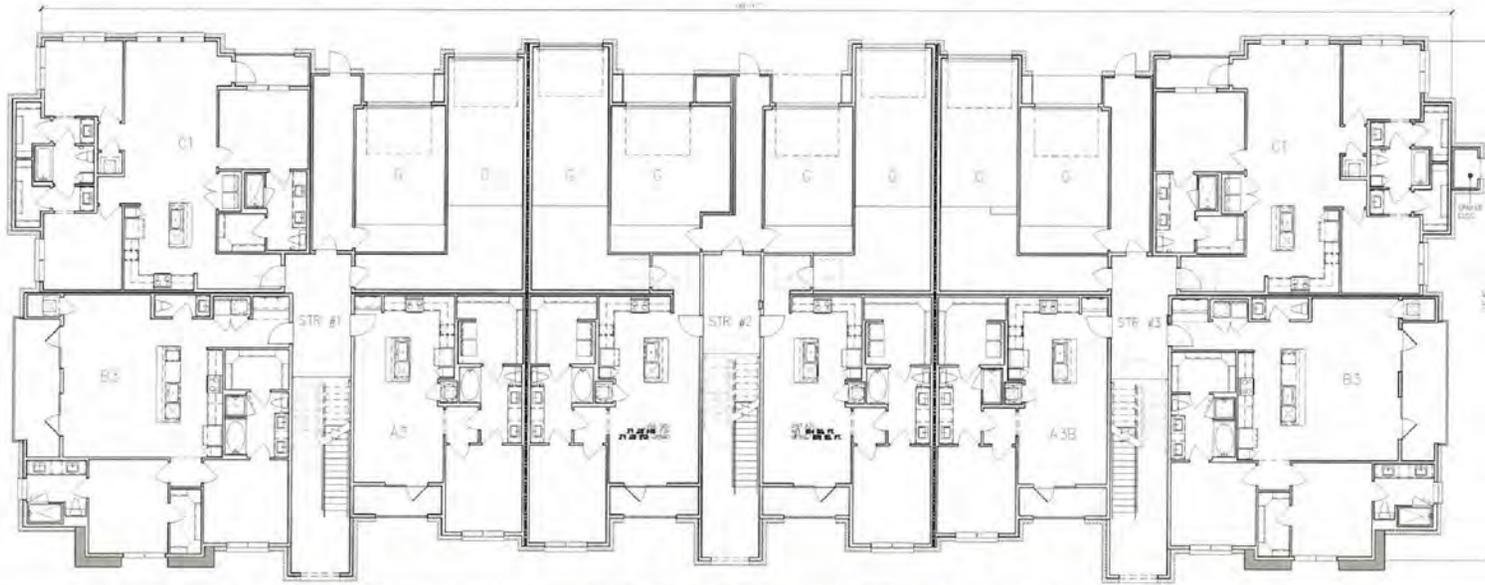
16000 Ambassador Drive  
Suite 100  
Houston, Texas 77070  
281.668.8797

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2 BUILDING II - 2ND FLOOR  
1/8"=1'-0"



1 BUILDING II - 1ST FLOOR  
1/8"=1'-0"

CASE NAME: ELAN PRESERVE  
 CASE NUMBER: 2243, CLD# 21, P02-03  
 LOCATION: 4301 STATE HIGHWAY 96, LOT 1  
 BLOCK A (3.4 AC) 50% ADJUTION

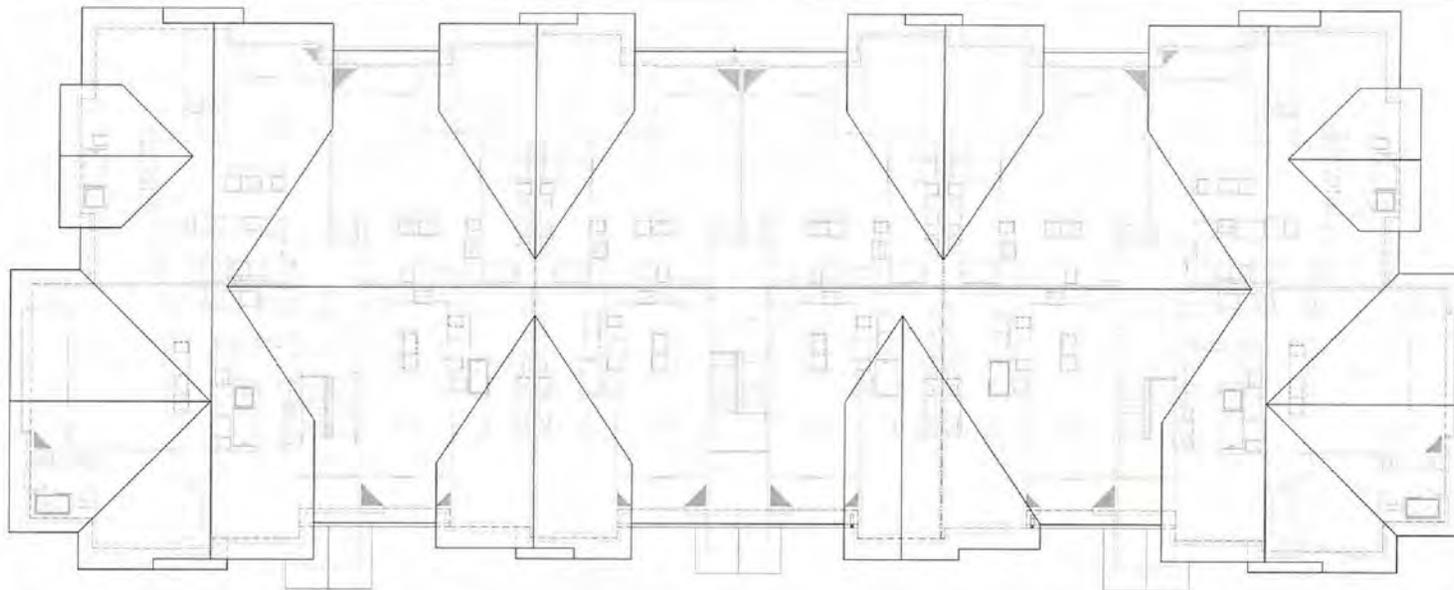
DATE: \_\_\_\_\_  
 PLANNING AND ZONING COMMISSION  
 CHAIRMAN: \_\_\_\_\_  
 DATE: \_\_\_\_\_

SHEET: 21  
 OF 45

APPROVAL DOES NOT AUTHORIZE ANY WORK IN  
 CONFLICT WITH ANY CODES OR ORDINANCES  
 DEPARTMENT OF DEVELOPMENT SERVICES



BUILDING PLANS - ELAN PRESERVE PHASE II  
GRAPEVINE, TX - GREYSTAR



1 BUILDING II - ROOF  
1/8"=1'-0"



1 BUILDING II - 3RD FLOOR  
1/8"=1'-0"

CASE NAME: ELAN GREYSTAR  
 CASE NUMBER: 220481-0300-1, PERMITS  
 LOCATION: 4501 STATE HIGHWAY 360, LOT 2,  
 BLOCK A, GRAPEVINE ADDITION

CLIENT: \_\_\_\_\_ SECRETARY: \_\_\_\_\_

DATE: \_\_\_\_\_

PLANNING AND ZONING COMMISSION

COUNCIL

DATE: \_\_\_\_\_

SHEET: 22  
 OF 45

APPROVAL DOES NOT AUTHORIZE ANY WORK IN  
 CONFLICT WITH ANY CODES OR ORDINANCES  
 DEPARTMENT OF DEVELOPMENT SERVICES



**BUILDING PLANS - ELAN PRESERVE PHASE II**

GRAPEVINE, TX - GREYSTAR

**MEEKS PARTNERS**

18006 Memorial Drive  
 Suite 300  
 Houston, Texas 77079  
 281.566.8737

22

10.08.20  
 JTB 01.1201





**2 BUILDING TYPE II - RIGHT ELEV.**  
1/8"=1'-0"

MASONRY CALCULATIONS - 90.25  
TAKEN FROM ELEV. TO TOP OF PLATE  
VOID/SOLID CALCULATIONS - 0.12:1  
TAKEN FROM ELEV. TO TOP OF PLATE  
FACINGS INDICATED AS SHOWN

KEYNOTE LEGEND:	
01	TYPICAL BRICK EXTERIOR
02	TYPICAL BRICK EXTERIOR - HORIZONTAL COURSE
03	STONE EXTERIOR
04	CAST IN PLACE CONCRETE
05	2" POLYSTYRENE INSULATION
06	1/2" GYPSUM BOARD
07	1/2" GYPSUM BOARD
08	1/2" GYPSUM BOARD
09	1/2" GYPSUM BOARD
10	1/2" GYPSUM BOARD
11	1/2" GYPSUM BOARD
12	1/2" GYPSUM BOARD
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94	1/2" GYPSUM BOARD
95	1/2" GYPSUM BOARD
96	1/2" GYPSUM BOARD
97	1/2" GYPSUM BOARD
98	1/2" GYPSUM BOARD
99	1/2" GYPSUM BOARD
100	1/2" GYPSUM BOARD



**1 BUILDING TYPE II - LEFT ELEV.**  
1/8"=1'-0"

MASONRY CALCULATIONS - 90.75  
TAKEN FROM ELEV. TO TOP OF PLATE  
VOID/SOLID CALCULATIONS - 0.12:1  
TAKEN FROM ELEV. TO TOP OF PLATE  
FACINGS INDICATED AS SHOWN

CASE NAME: ELAN PRESERVE  
CASE NUMBER: 2015-0201-010001  
LOCATION AND STATE HIGHWAY: 5010112  
BLOCK A, GLASSWALL ADDITION

DATE: \_\_\_\_\_

PLANNING AND ZONING COMMISSION

DATE: \_\_\_\_\_

SHEET: 24  
OF: 45

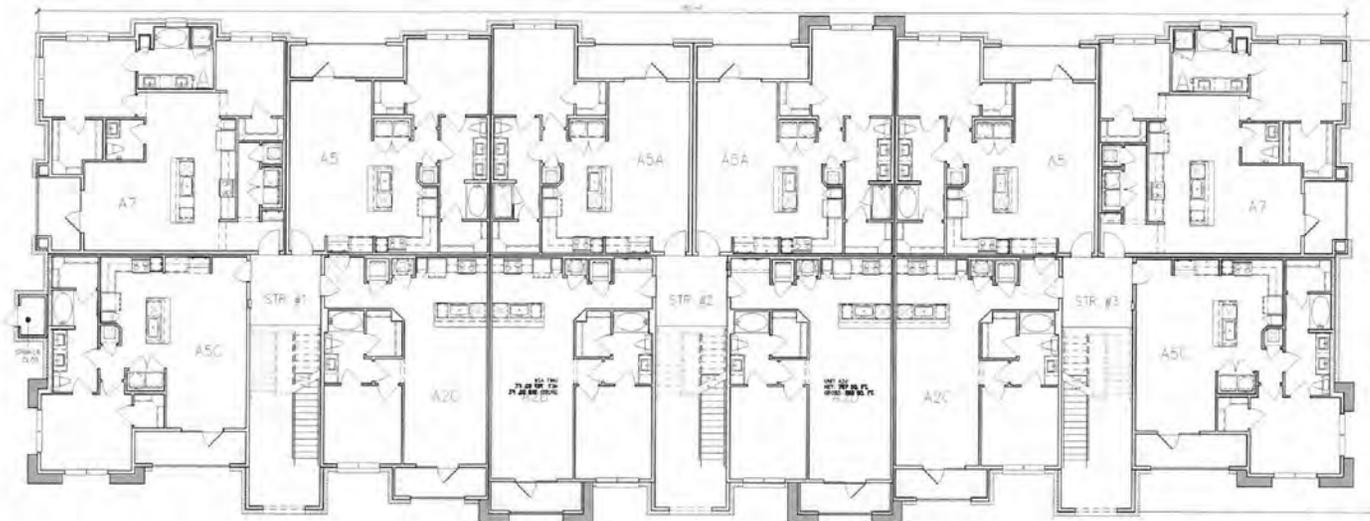
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES DEPARTMENT OF DEVELOPMENT SERVICES



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2 BUILDING III - 2ND FLOOR  
1/8"=1'-0"



1 BUILDING III - 1ST FLOOR  
1/8"=1'-0"

CASE NAME: ELAN PRESERVE  
 CASE NUMBER: 22070, CASE 1, P02049  
 LOCATION: 4801 STATE HIGHWAY 96, LOT 2,  
 BLOCK A, GRAPEVINE ADDITION

SEAL: \_\_\_\_\_

DATE: \_\_\_\_\_

PLANNING AND ZONING COMMISSION

OVERSEAS

DATE: \_\_\_\_\_

SHEET: 25  
 OF 45

APPROVAL DOES NOT AUTHORIZE ANY WORK IN  
 CONFLICT WITH ANY CODES OR ORDINANCES  
 DEPARTMENT OF DEVELOPMENT SERVICES



BUILDING PLANS - ELAN PRESERVE PHASE II  
 GRAPEVINE, TX - GREYSTAR

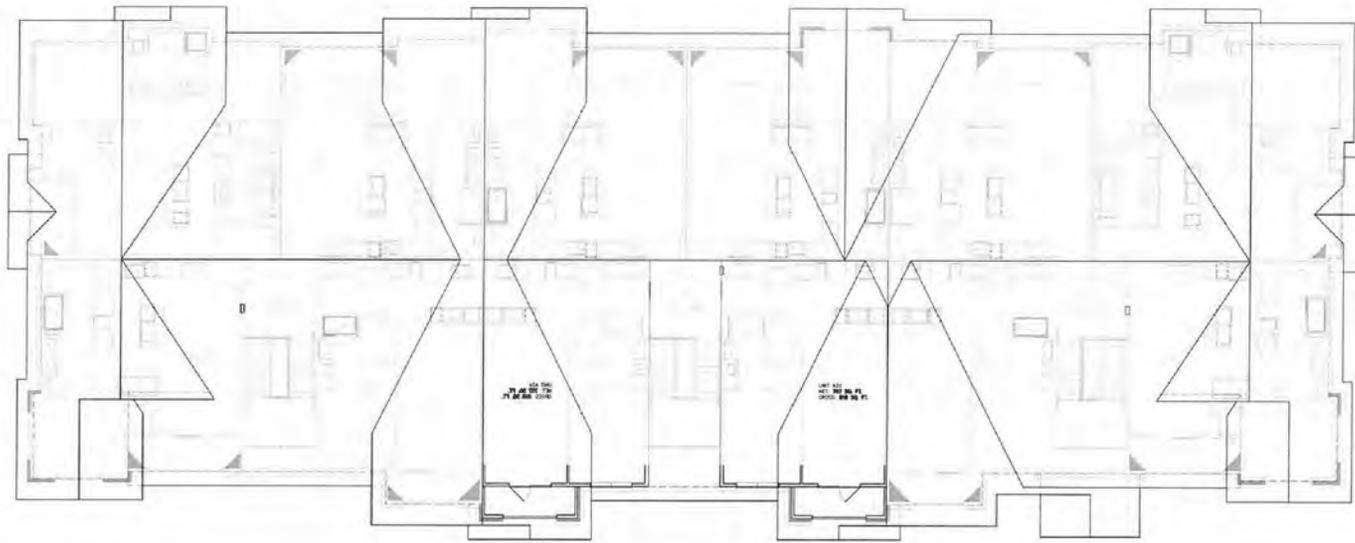
MECKS PARTNERS

10020 Memorial Drive  
 Suite 100  
 Houston, Texas 77075  
 281.558.8787

10.05.20

25

10/10/2020



1 BUILDING III - ROOF  
1/8"=1'-0"



1 BUILDING III - 3RD FLOOR  
1/8"=1'-0"

CASE NAME: ELAN GRAYSTONE  
CASE NUMBER: 23061, 23062, 23063  
LOCATION: 4815 STEELE HIGHWAY, 2ND LOT 2,  
BLOCK A, GLADES ADDITION

MAJOR SECRETARY  
DATE: \_\_\_\_\_

PLANNING AND ZONING COMMISSION  
COUNCILMAN

DATE: \_\_\_\_\_  
SHEET: 26  
OF 45

APPROVAL DOES NOT AUTHORIZE ANY WORK IN  
CONFLICT WITH ANY CODES OR ORDINANCES  
DEPARTMENT OF DEVELOPMENT SERVICES



10.08.20

**BUILDING PLANS - ELAN PRESERVE PHASE II**

GRAPEVINE, TX - GREYSTAR

**MEEKS PARTNERS**

18000 Memorial Drive  
Suite 400  
Houston, Texas 77079  
281.562.8377

**26**

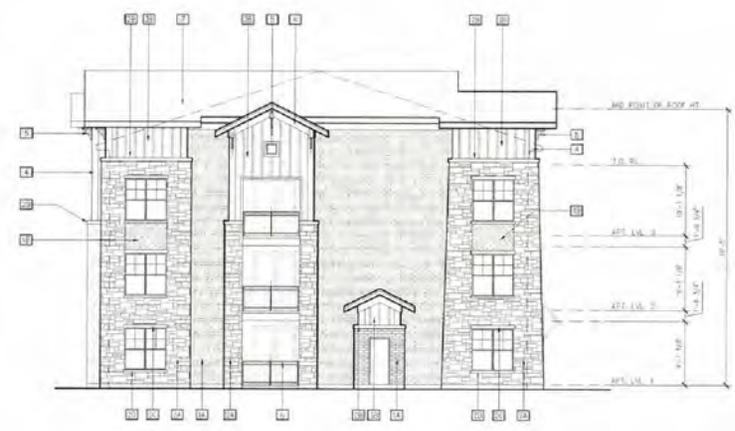
JOB NO. 19407





**2 BUILDING TYPE III - RIGHT ELEV.**  
1/8"=1'-0"

MASONRY CALCULATIONS - 98.91%  
TYPED FROM P.F. 1 TO TOP OF PLATE  
VOID SOLID CALCULATIONS - 0.11%  
TYPED FROM P.F. 1 TO TOP OF PLATE  
INCLUDES INCLUDES AT 150.0



**1 BUILDING TYPE III - LEFT ELEV.**  
1/8"=1'-0"

MASONRY CALCULATIONS - 94.18%  
TYPED FROM P.F. 1 TO TOP OF PLATE  
VOID SOLID CALCULATIONS - 0.13%  
TYPED FROM P.F. 1 TO TOP OF PLATE  
INCLUDES INCLUDES AT 150.0

KEYNOTE LEGEND:	
01	TRIPLE GLAZ. WINDOW
02	TYPICAL BRICK COURSE - UNFINISHED EXTERIOR
03	TRIPLE GLAZ. WINDOW
04	TRIPLE GLAZ. WINDOW
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95	TRIPLE GLAZ. WINDOW
96	TRIPLE GLAZ. WINDOW
97	TRIPLE GLAZ. WINDOW
98	TRIPLE GLAZ. WINDOW
99	TRIPLE GLAZ. WINDOW
100	TRIPLE GLAZ. WINDOW

DATE MARK: ELAN PRESERVE  
CASE NUMBER: 2015-03-01-1000-08  
SECTION: 001-101-NORMAN 360 LOT 1,  
BLOCK A, CLASSIFIED ADDITION

BY: \_\_\_\_\_ SECRETARY: \_\_\_\_\_  
DATE: \_\_\_\_\_  
PLANNING AND ZONING COMMISSION

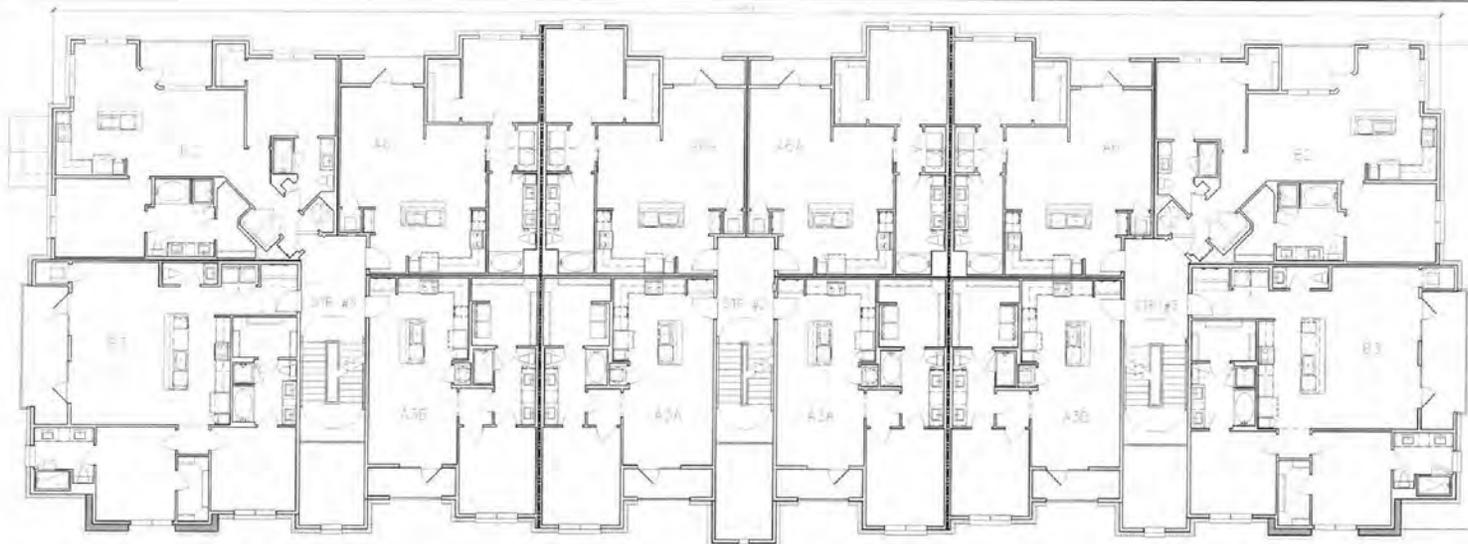
APPROVAL: \_\_\_\_\_  
DATE: \_\_\_\_\_

SHEET 28  
OF 45

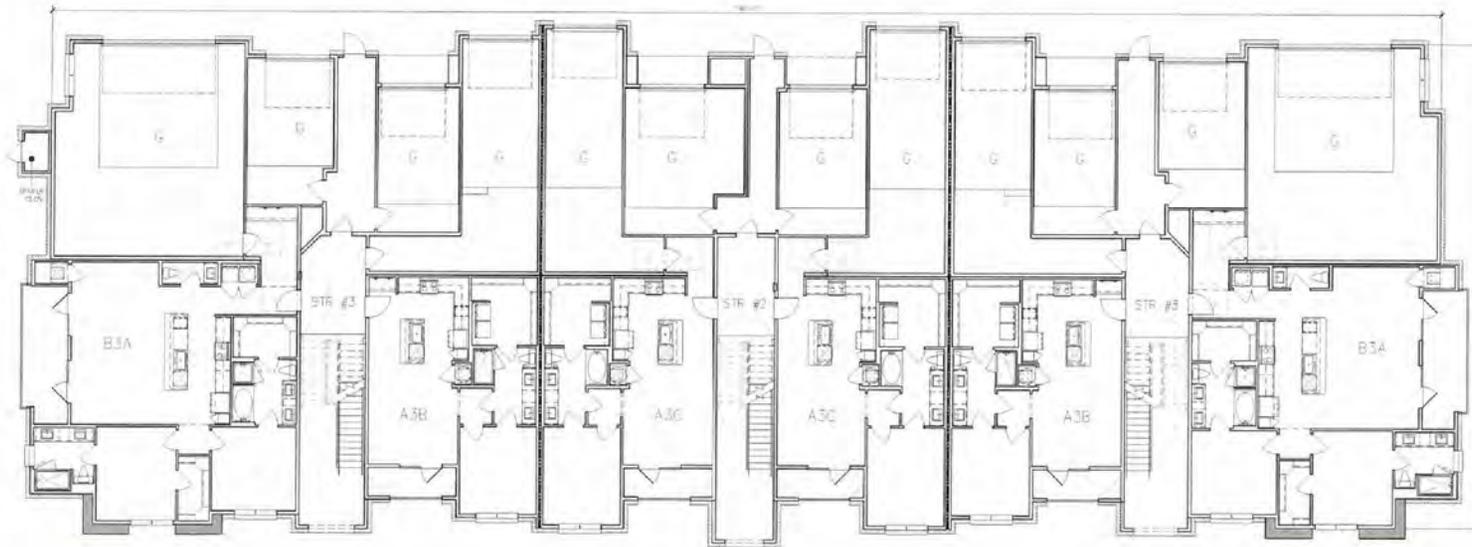
APPROVAL DOES NOT AUTHORIZE ANY WORK IN  
CONFLICT WITH ANY CODES OR ORDINANCES  
DEPARTMENT OF DEVELOPMENT SERVICES



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2 BUILDING IV - 2ND FLOOR  
1/8"=1'-0"



1 BUILDING IV - 1ST FLOOR  
1/8"=1'-0"

CASE NAME: ELAN PRESERVE  
 CASE NUMBER: 2016-0001-01, 02-01, 03-01  
 LOCATION: 4401 STATE HIGHWAY 340, LOT 2, BUDA, A GUARANTEE ADDITION

MISSION: \_\_\_\_\_ SECRETARY: \_\_\_\_\_  
 DATE: \_\_\_\_\_

PLANNING AND ZONING COMMISSION

DECISION: \_\_\_\_\_  
 DATE: \_\_\_\_\_

SHEET: 29  
 OF 45

APPROVAL DOES NOT AUTHORIZE ANY WORK OR  
 CONFLICT WITH ANY CROSS-FILE REVENUES  
 DEPARTMENT OF DEVELOPMENT SERVICES



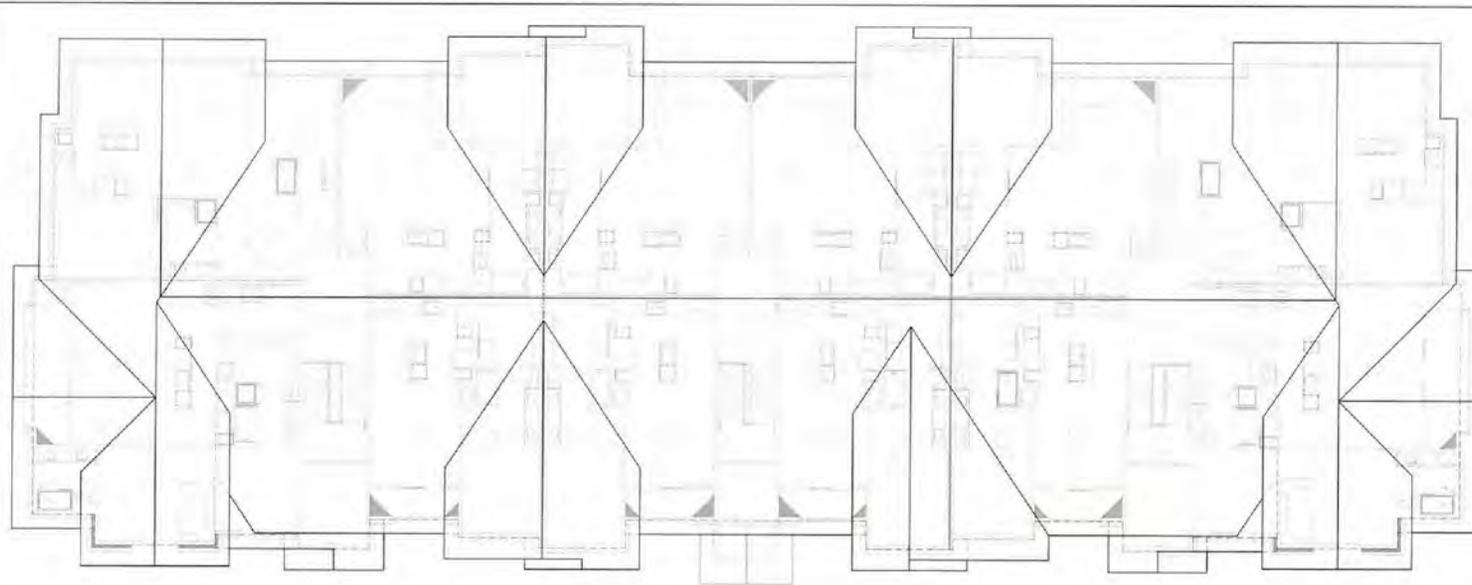
BUILDING PLANS - ELAN PRESERVE PHASE II  
 GRAPEVINE, TX - GREYSTAR

MEEKS PARTNERS

10000 Memorial Drive  
 Suite 300  
 Houston, Texas 77079  
 2815566792

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JAN 16 10:11



1 BUILDING IV - ROOF  
1/8"=1'-0"



1 BUILDING IV - 3RD FLOOR  
1/8"=1'-0"

DATE: 10.08.20  
 CASE NAME: ELAN GREYSTAR  
 CASE NUMBER: 22-03-G09-21, P00-02  
 LOCATION: 100 874 8 HIGHWAY 901 LOT 2,  
 BLOCK A, CLARK/901 ADDITION

BY: \_\_\_\_\_ SECRETARY

DATE: \_\_\_\_\_ PLANNING AND ZONING COMMISSION

DATE: \_\_\_\_\_ COUNCIL

SHEET: 30 OF 45

APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES DEPARTMENT OF DEVELOPMENT SERVICES



BUILDING PLANS - ELAN PRESERVE PHASE II

GRAPEVINE, TX - GREYSTAR

MEEKS PARTNERS

19000 Memorial Drive  
 Suite 200  
 Houston, Texas 77079  
 281.558.4727

KEYNOTE LEGEND:	
1	1/2" x 1/2" BRICK, BLU-GREY
2	1/2" x 1/2" BRICK, BLU-GREY - WEATHERED PATTERNS
3	1/2" x 1/2" BRICK, BLU-GREY - WEATHERED PATTERNS
4	1/2" x 1/2" BRICK, BLU-GREY
5	1/2" x 1/2" BRICK, BLU-GREY
6	1/2" x 1/2" BRICK, BLU-GREY
7	1/2" x 1/2" BRICK, BLU-GREY
8	1/2" x 1/2" BRICK, BLU-GREY
9	1/2" x 1/2" BRICK, BLU-GREY
10	1/2" x 1/2" BRICK, BLU-GREY
11	1/2" x 1/2" BRICK, BLU-GREY
12	1/2" x 1/2" BRICK, BLU-GREY
13	1/2" x 1/2" BRICK, BLU-GREY
14	1/2" x 1/2" BRICK, BLU-GREY
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39	1/2" x 1/2" BRICK, BLU-GREY
40	1/2" x 1/2" BRICK, BLU-GREY
41	1/2" x 1/2" BRICK, BLU-GREY
42	1/2" x 1/2" BRICK, BLU-GREY
43	1/2" x 1/2" BRICK, BLU-GREY
44	1/2" x 1/2" BRICK, BLU-GREY
45	1/2" x 1/2" BRICK, BLU-GREY
46	1/2" x 1/2" BRICK, BLU-GREY
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78	1/2" x 1/2" BRICK, BLU-GREY
79	1/2" x 1/2" BRICK, BLU-GREY
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85	1/2" x 1/2" BRICK, BLU-GREY
86	1/2" x 1/2" BRICK, BLU-GREY
87	1/2" x 1/2" BRICK, BLU-GREY
88	1/2" x 1/2" BRICK, BLU-GREY
89	1/2" x 1/2" BRICK, BLU-GREY
90	1/2" x 1/2" BRICK, BLU-GREY
91	1/2" x 1/2" BRICK, BLU-GREY
92	1/2" x 1/2" BRICK, BLU-GREY
93	1/2" x 1/2" BRICK, BLU-GREY
94	1/2" x 1/2" BRICK, BLU-GREY
95	1/2" x 1/2" BRICK, BLU-GREY
96	1/2" x 1/2" BRICK, BLU-GREY
97	1/2" x 1/2" BRICK, BLU-GREY
98	1/2" x 1/2" BRICK, BLU-GREY
99	1/2" x 1/2" BRICK, BLU-GREY
100	1/2" x 1/2" BRICK, BLU-GREY



**2 BUILDING TYPE IV - REAR ELEV.**  
1/8"=1'-0"

MASONRY CALCULATIONS - 94.75  
TAKE FROM F.F.C. TO TOP OF PLATE  
VOID SOLID CALCULATIONS - 0.11-1  
TAKE FROM F.F.C. TO TOP OF PLATE  
TAKE FROM ELEV. AT 5.0'



**1 BUILDING TYPE IV - FRONT ELEV.**  
1/8"=1'-0"

MASONRY CALCULATIONS - 89.54%  
TAKE FROM F.F.C. TO TOP OF PLATE  
VOID SOLID CALCULATIONS - 0.19-1  
TAKE FROM F.F.C. TO TOP OF PLATE  
BLOWNS INCLUDE AS SHOWN

CARE NAME: ELAN PRESERVE  
CARE NUMBER: 22-03-0002-1 POSSIBLE  
LOCATION AND AREA NUMBER: 300 LOT 2,  
BLOCK A, SLAB/NO ADDITION

TITLE: SECRETARY  
DATE: \_\_\_\_\_  
PLANNING AND ZONING COMMISSION  
CHAIRMAN: \_\_\_\_\_

DATE: \_\_\_\_\_  
SHEET 31  
OF 45

APPROVAL DOES NOT AUTHORIZE ANY WORK TO  
CONFLICT WITH ANY CODES OR ORDINANCES  
DEPARTMENT OF DEVELOPMENT SERVICES



**BUILDING ELEVATIONS - ELAN PRESERVE PHASE II**  
GRAPEVINE, TX - GREYSTAR

**MECKS PARTNERS**  
16.08.20  
31  
36000 Interstate Drive  
Suite 100  
Houston, Texas 77079  
281.868.8797



**2 BUILDING TYPE IV - RIGHT ELEV.**  
1/8"=1'-0"

MASONRY CALCULATIONS - 88.35  
TRADED FROM F.F.E. TO TOP OF PLATE

VOID SOLID CALCULATIONS - 0.0111  
TRADED FROM F.F.E. TO TOP OF PLATE  
INCLUDES INCLUDES AS SHOWN

KEYNOTE LEGEND:	
1	CONCRETE
2	BRICK
3	CLAY TILE
4	WOOD SHAKES
5	WOOD SIDING
6	WOOD SHAKES
7	WOOD SHAKES
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98	WOOD SHAKES
99	WOOD SHAKES
100	WOOD SHAKES



**1 BUILDING TYPE IV - LEFT ELEV.**  
1/8"=1'-0"

MASONRY CALCULATIONS - 90.5  
TRADED FROM F.F.E. TO TOP OF PLATE

VOID SOLID CALCULATIONS - 0.10.1  
TRADED FROM F.F.E. TO TOP OF PLATE  
INCLUDES INCLUDES AS SHOWN

CASE NAME: ELAN PRESERVE  
CASE NUMBER: 2018-00021-00008  
LOCATION: 900 STATE HIGHWAY 360 LOT 4, BLOCK A, GRAPEVINE ADDITION

BY: \_\_\_\_\_ SECRETARY  
DATE: \_\_\_\_\_  
PLANNING AND ZONING COMMISSION

DATE: \_\_\_\_\_  
SHEET: 32  
OF 45

APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES  
DEPARTMENT OF DEVELOPMENT SERVICES

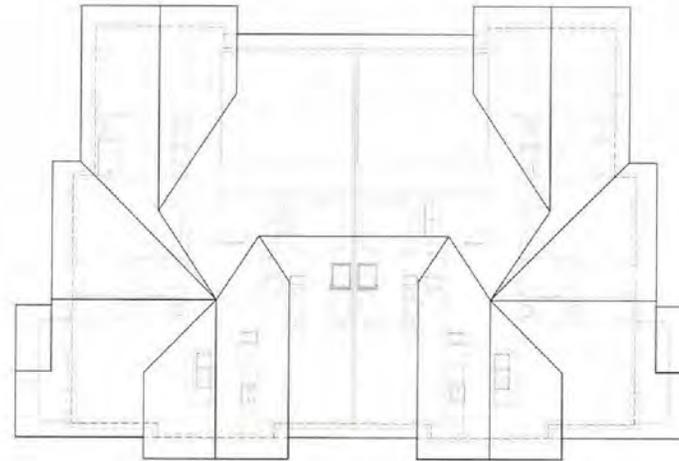


**BUILDING ELEVATIONS - ELAN PRESERVE PHASE II**

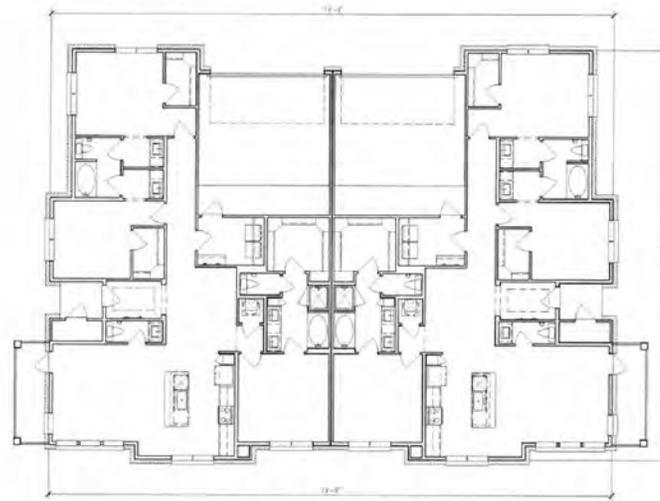
GRAPEVINE, TX - GREYSTAR

**MEEK'S PARTNERS**

8000 Memorial Drive  
Suite 300  
Houston, Texas 77078  
281.844.8777



2 **BUILDING V - COTTAGE ROOF**  
1/2"=1'-0"



1 **BUILDING V - COTTAGE**  
1/8"=1'-0"

CASE NAME: ELAN GRAPEVINE  
 CASE NUMBER: 2016-03-05-01, PDS-02  
 LOCATION: 481 STATE HIGHWAY 288 LOT 2  
 BLOCK X, CLARK/360 ADDITION

MAYOR \_\_\_\_\_ SECRETARY \_\_\_\_\_

DATE \_\_\_\_\_

PLANNING AND ZONING COMMISSION

COUNCILMAN \_\_\_\_\_

DATE \_\_\_\_\_

SHEET: 33  
 OF 45

APPROVAL DOES NOT AUTHORIZE ANY WORK  
 IN CONFLICT WITH ANY CODES OR ORDINANCES  
 DEPARTMENT OF DEVELOPMENT SERVICES



10.08.20

**BUILDING PLANS - ELAN PRESERVE PHASE II**

GRAPEVINE, TX - GREYSTAR

**MEEKS PARTNERS**

18000 Memorial Drive  
 Suite 300  
 Houston, Texas 77079  
 281.568.8787

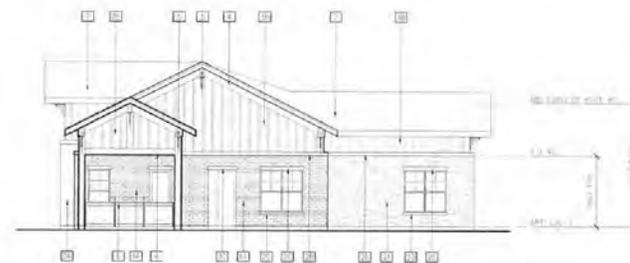
**33**

10.10.1907



**4 BUILDING TYPE V - LEFT ELEV.**  
1/8" = 1'-0"

MASONRY CALCULATIONS - 100%  
TAKEN FROM F.T.C. TO TOP OF PLATE  
VOID SOLID CALCULATIONS - 0.30:1  
TAKEN FROM F.T.C. TO TOP OF PLATE  
BALCONIES INCLUDED AS SOLID

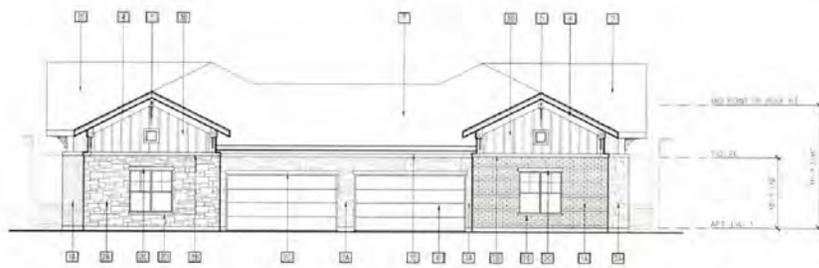


**3 BUILDING TYPE V - RIGHT ELEV.**  
1/8" = 1'-0"

MASONRY CALCULATIONS - 100%  
TAKEN FROM F.T.C. TO TOP OF PLATE  
VOID SOLID CALCULATIONS - 0.30:1  
TAKEN FROM F.T.C. TO TOP OF PLATE  
BALCONIES INCLUDED AS SOLID

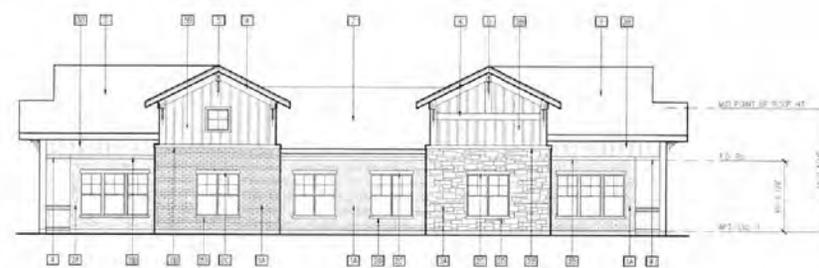
**KEYNOTE LEGEND:**

1	TRUCK DRIVE - 4000'
2	TRUCK DRIVE - 4000' - IMPROVED SYSTEM
3	TRUCK DRIVE - 4000'
4	TRUCK DRIVE - 4000'
5	TRUCK DRIVE - 4000'
6	TRUCK DRIVE - 4000'
7	TRUCK DRIVE - 4000'
8	TRUCK DRIVE - 4000'
9	TRUCK DRIVE - 4000'
10	TRUCK DRIVE - 4000'
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93	TRUCK DRIVE - 4000'
94	TRUCK DRIVE - 4000'
95	TRUCK DRIVE - 4000'
96	TRUCK DRIVE - 4000'
97	TRUCK DRIVE - 4000'
98	TRUCK DRIVE - 4000'
99	TRUCK DRIVE - 4000'
100	TRUCK DRIVE - 4000'



**2 BUILDING TYPE V - REAR ELEV.**  
1/8" = 1'-0"

MASONRY CALCULATIONS - 100%  
TAKEN FROM F.T.C. TO TOP OF PLATE  
VOID SOLID CALCULATIONS - 0.10:1  
TAKEN FROM F.T.C. TO TOP OF PLATE  
BALCONIES INCLUDED AS SOLID



**1 BUILDING TYPE V - FRONT ELEV.**  
1/8" = 1'-0"

MASONRY CALCULATIONS - 96.7%  
TAKEN FROM F.T.C. TO TOP OF PLATE  
VOID SOLID CALCULATIONS - 0.30:1  
TAKEN FROM F.T.C. TO TOP OF PLATE  
BALCONIES INCLUDED AS SOLID

CARE NAME: ELAN PRESERVE  
CASE NUMBER: 2015-020-21 P08-03  
LOCATION: 8615 ELAN PRESERVE PHASE II, BLOCK A, GRAPEVINE ADDITION

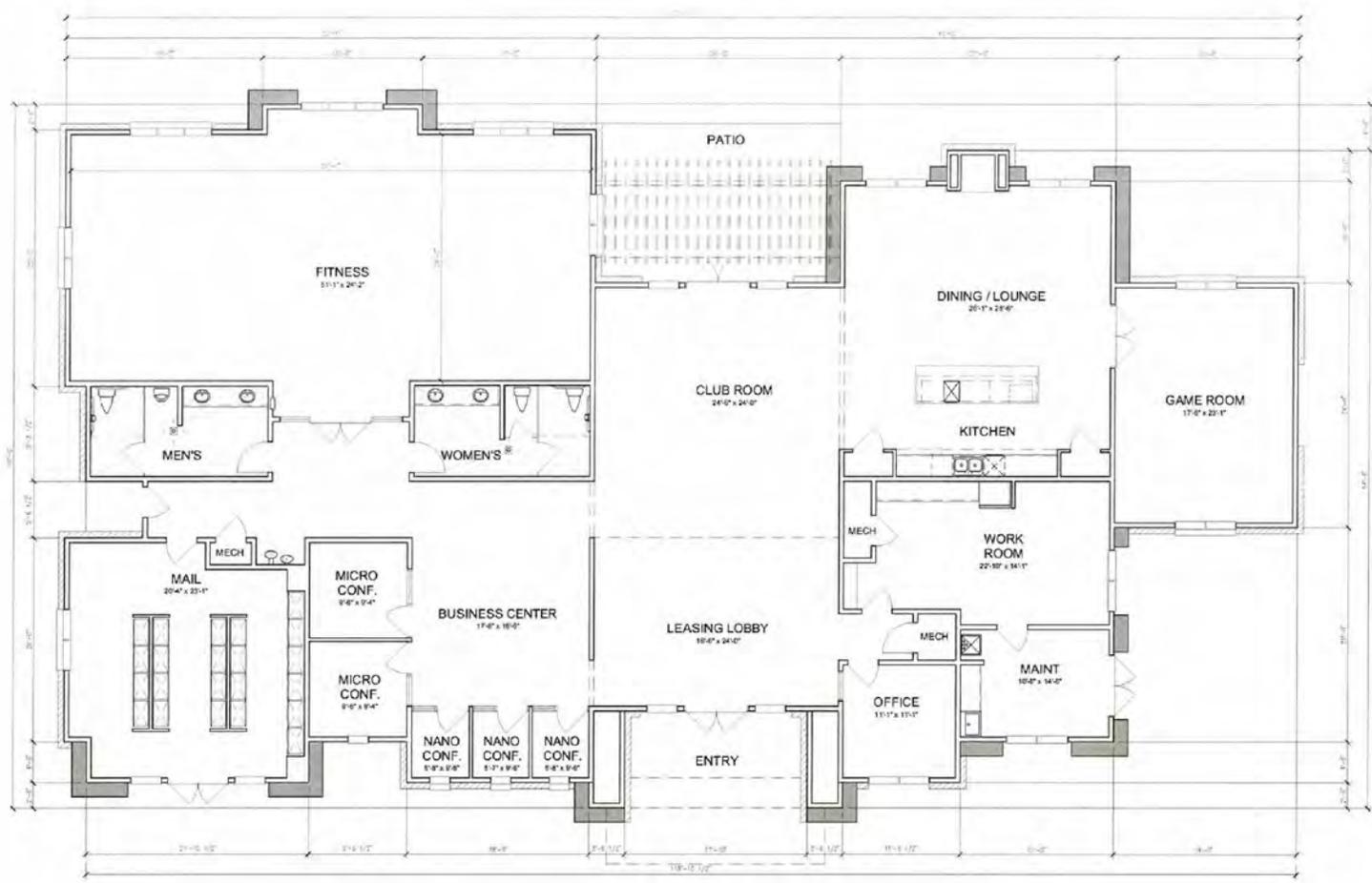
DATE: \_\_\_\_\_  
BY: \_\_\_\_\_ SECRETARY  
PLANNING AND ZONING COMMISSION

DATE: \_\_\_\_\_  
BY: \_\_\_\_\_ CHAIRMAN  
DEPARTMENT OF DEVELOPMENT SERVICES

SHEET: 34  
OF 45

APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES





1 CLUB PLAN  
3/16"-1'-0"

CASE NAME: ELAN PRESERVE  
CASE NUMBER: 229-16-0020-21 P0200  
LOCATION: 4801 STATE HIGHWAY 360, BLOCK A, SUITE 500 ADDITION

DATE: \_\_\_\_\_

PLANNING AND ZONING COMMISSION

CHAIRMAN: \_\_\_\_\_

DATE: \_\_\_\_\_

SHEET: 35  
OF: 45

APPROVAL DOES NOT AUTHORIZE ANY BODY IN CONFLICT WITH ANY CODES OR ORDINANCES DEPARTMENT OF DEVELOPMENT SERVICES



CLUB PLAN - ELAN PRESERVE PHASE II  
GRAPEVINE, TX - GREYSTAR

MECKS PARTNERS  
18060 Memorial Drive  
Suite 500  
Houston, Texas 77079  
2816668787

KEYNOTE LEGEND:	
1	1/2" x 4" x 8" (1/2" x 4" x 8")
2	2" x 4" x 8" (2" x 4" x 8")
3	3" x 4" x 8" (3" x 4" x 8")
4	4" x 4" x 8" (4" x 4" x 8")
5	5" x 4" x 8" (5" x 4" x 8")
6	6" x 4" x 8" (6" x 4" x 8")
7	7" x 4" x 8" (7" x 4" x 8")
8	8" x 4" x 8" (8" x 4" x 8")
9	9" x 4" x 8" (9" x 4" x 8")
10	10" x 4" x 8" (10" x 4" x 8")
11	11" x 4" x 8" (11" x 4" x 8")
12	12" x 4" x 8" (12" x 4" x 8")
13	13" x 4" x 8" (13" x 4" x 8")
14	14" x 4" x 8" (14" x 4" x 8")
15	15" x 4" x 8" (15" x 4" x 8")
16	16" x 4" x 8" (16" x 4" x 8")
17	17" x 4" x 8" (17" x 4" x 8")
18	18" x 4" x 8" (18" x 4" x 8")
19	19" x 4" x 8" (19" x 4" x 8")
20	20" x 4" x 8" (20" x 4" x 8")
21	21" x 4" x 8" (21" x 4" x 8")
22	22" x 4" x 8" (22" x 4" x 8")
23	23" x 4" x 8" (23" x 4" x 8")
24	24" x 4" x 8" (24" x 4" x 8")
25	25" x 4" x 8" (25" x 4" x 8")
26	26" x 4" x 8" (26" x 4" x 8")
27	27" x 4" x 8" (27" x 4" x 8")
28	28" x 4" x 8" (28" x 4" x 8")
29	29" x 4" x 8" (29" x 4" x 8")
30	30" x 4" x 8" (30" x 4" x 8")
31	31" x 4" x 8" (31" x 4" x 8")
32	32" x 4" x 8" (32" x 4" x 8")
33	33" x 4" x 8" (33" x 4" x 8")
34	34" x 4" x 8" (34" x 4" x 8")
35	35" x 4" x 8" (35" x 4" x 8")
36	36" x 4" x 8" (36" x 4" x 8")
37	37" x 4" x 8" (37" x 4" x 8")
38	38" x 4" x 8" (38" x 4" x 8")
39	39" x 4" x 8" (39" x 4" x 8")
40	40" x 4" x 8" (40" x 4" x 8")
41	41" x 4" x 8" (41" x 4" x 8")
42	42" x 4" x 8" (42" x 4" x 8")
43	43" x 4" x 8" (43" x 4" x 8")
44	44" x 4" x 8" (44" x 4" x 8")
45	45" x 4" x 8" (45" x 4" x 8")
46	46" x 4" x 8" (46" x 4" x 8")
47	47" x 4" x 8" (47" x 4" x 8")
48	48" x 4" x 8" (48" x 4" x 8")
49	49" x 4" x 8" (49" x 4" x 8")
50	50" x 4" x 8" (50" x 4" x 8")
51	51" x 4" x 8" (51" x 4" x 8")
52	52" x 4" x 8" (52" x 4" x 8")
53	53" x 4" x 8" (53" x 4" x 8")
54	54" x 4" x 8" (54" x 4" x 8")
55	55" x 4" x 8" (55" x 4" x 8")
56	56" x 4" x 8" (56" x 4" x 8")
57	57" x 4" x 8" (57" x 4" x 8")
58	58" x 4" x 8" (58" x 4" x 8")
59	59" x 4" x 8" (59" x 4" x 8")
60	60" x 4" x 8" (60" x 4" x 8")
61	61" x 4" x 8" (61" x 4" x 8")
62	62" x 4" x 8" (62" x 4" x 8")
63	63" x 4" x 8" (63" x 4" x 8")
64	64" x 4" x 8" (64" x 4" x 8")
65	65" x 4" x 8" (65" x 4" x 8")
66	66" x 4" x 8" (66" x 4" x 8")
67	67" x 4" x 8" (67" x 4" x 8")
68	68" x 4" x 8" (68" x 4" x 8")
69	69" x 4" x 8" (69" x 4" x 8")
70	70" x 4" x 8" (70" x 4" x 8")
71	71" x 4" x 8" (71" x 4" x 8")
72	72" x 4" x 8" (72" x 4" x 8")
73	73" x 4" x 8" (73" x 4" x 8")
74	74" x 4" x 8" (74" x 4" x 8")
75	75" x 4" x 8" (75" x 4" x 8")
76	76" x 4" x 8" (76" x 4" x 8")
77	77" x 4" x 8" (77" x 4" x 8")
78	78" x 4" x 8" (78" x 4" x 8")
79	79" x 4" x 8" (79" x 4" x 8")
80	80" x 4" x 8" (80" x 4" x 8")
81	81" x 4" x 8" (81" x 4" x 8")
82	82" x 4" x 8" (82" x 4" x 8")
83	83" x 4" x 8" (83" x 4" x 8")
84	84" x 4" x 8" (84" x 4" x 8")
85	85" x 4" x 8" (85" x 4" x 8")
86	86" x 4" x 8" (86" x 4" x 8")
87	87" x 4" x 8" (87" x 4" x 8")
88	88" x 4" x 8" (88" x 4" x 8")
89	89" x 4" x 8" (89" x 4" x 8")
90	90" x 4" x 8" (90" x 4" x 8")
91	91" x 4" x 8" (91" x 4" x 8")
92	92" x 4" x 8" (92" x 4" x 8")
93	93" x 4" x 8" (93" x 4" x 8")
94	94" x 4" x 8" (94" x 4" x 8")
95	95" x 4" x 8" (95" x 4" x 8")
96	96" x 4" x 8" (96" x 4" x 8")
97	97" x 4" x 8" (97" x 4" x 8")
98	98" x 4" x 8" (98" x 4" x 8")
99	99" x 4" x 8" (99" x 4" x 8")
100	100" x 4" x 8" (100" x 4" x 8")



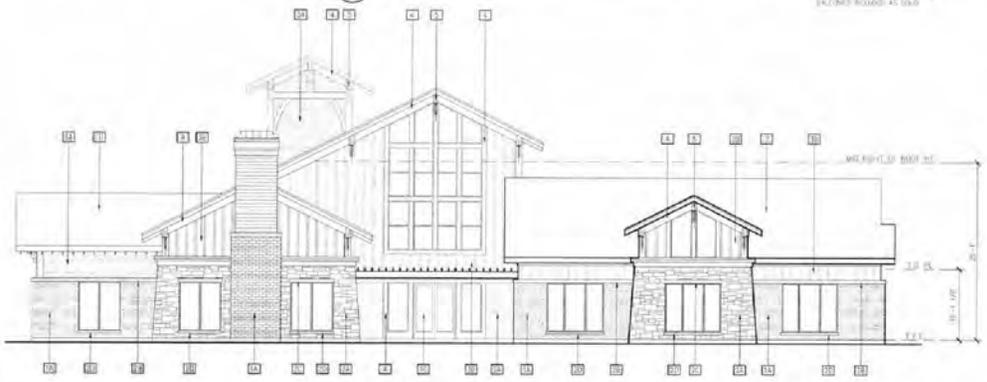
**4 CLUB - FRONT ELEVATION**  
1/8" = 1'-0"

MASONRY CALCULATIONS - 85.7%  
\*BASED FROM F.F.E. TO TOP OF PLATE  
VOID SOLID CALCULATIONS - 11.6%  
\*BASED FROM F.F.E. TO TOP OF PLATE  
RAISED/ROOFED AS SHOWN



**3 CLUB - LEFT ELEVATION**  
1/8" = 1'-0"

MASONRY CALCULATIONS - 80.7%  
\*BASED FROM F.F.E. TO TOP OF PLATE  
VOID SOLID CALCULATIONS - 0.17%  
\*BASED FROM F.F.E. TO TOP OF PLATE  
RAISED/ROOFED AS SHOWN



**2 CLUB - REAR ELEVATION**  
1/8" = 1'-0"

MASONRY CALCULATIONS - 88.7%  
\*BASED FROM F.F.E. TO TOP OF PLATE  
VOID SOLID CALCULATIONS - 0.46%  
\*BASED FROM F.F.E. TO TOP OF PLATE  
RAISED/ROOFED AS SHOWN



**1 CLUB - RIGHT ELEVATION**  
1/8" = 1'-0"

MASONRY CALCULATIONS - 83.4%  
\*BASED FROM F.F.E. TO TOP OF PLATE  
VOID SOLID CALCULATIONS - 0.22%  
\*BASED FROM F.F.E. TO TOP OF PLATE  
RAISED/ROOFED AS SHOWN

DATE: \_\_\_\_\_

BY: \_\_\_\_\_

PLANNING AND ZONING COMMISSION

DATE: \_\_\_\_\_

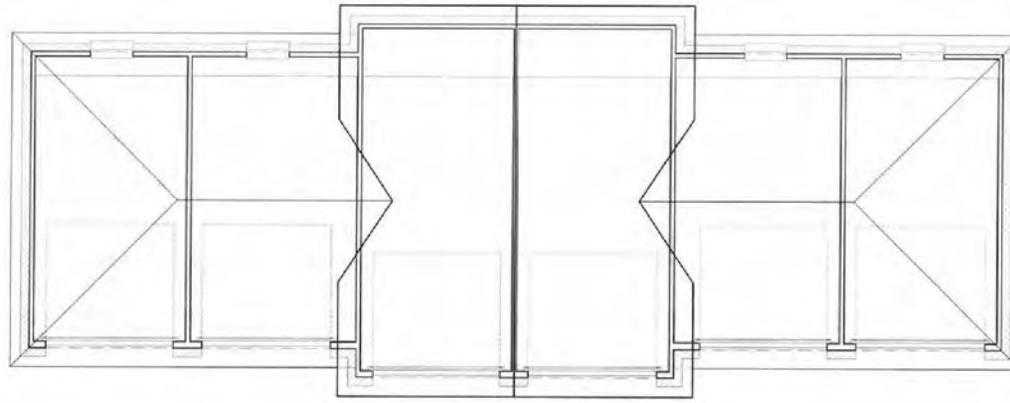
SHEET: 36 OF 45

APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES DEPARTMENT OF DEVELOPMENT SERVICES

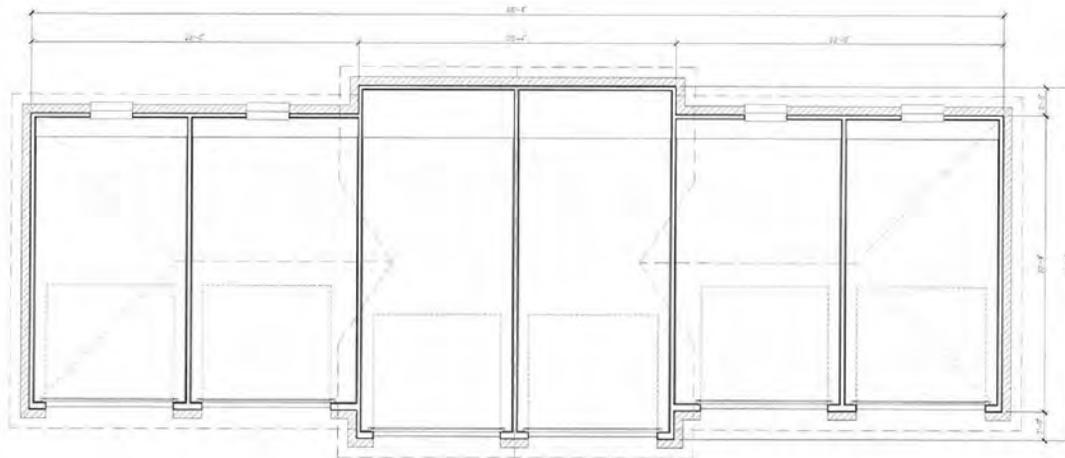


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16.08.20



**2 GARAGE ROOF PLAN**  
1/4"=1'-0"



**1 GARAGE PLAN**  
1/4"=1'-0"

CASE NAME: ELAN PRESERVE  
CASE NUMBER: 2020-0025-PC000  
LOCATION: ADD STATE PRIMARY SELECT & BLOCK/LANDOWNER ADDRESS

SEAL: \_\_\_\_\_ SECRETARY: \_\_\_\_\_  
DATE: \_\_\_\_\_  
PLANNING AND ZONING COMMISSION  
CHURCH: \_\_\_\_\_  
DATE: \_\_\_\_\_  
SHEET: 37  
OF: 45

APPROVAL DOES NOT AUTHORIZE ANY WORK IN  
CONFLICT WITH ANY CODES OR ORDINANCES  
DEPARTMENT OF DEVELOPMENT SERVICES



**GARAGE PLANS - ELAN PRESERVE PHASE II**  
GRAPEVINE, TX - GREYSTAR

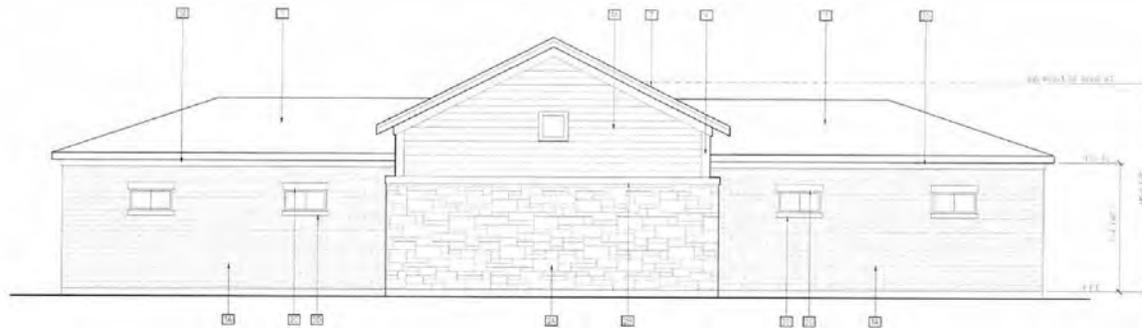
**MEEKS PARTNERS**

18000 Memorial Drive  
Suite 100  
Houston, Texas 77078  
281.948.8787

10/05/20

**37**

ACE, INC. 1/2011

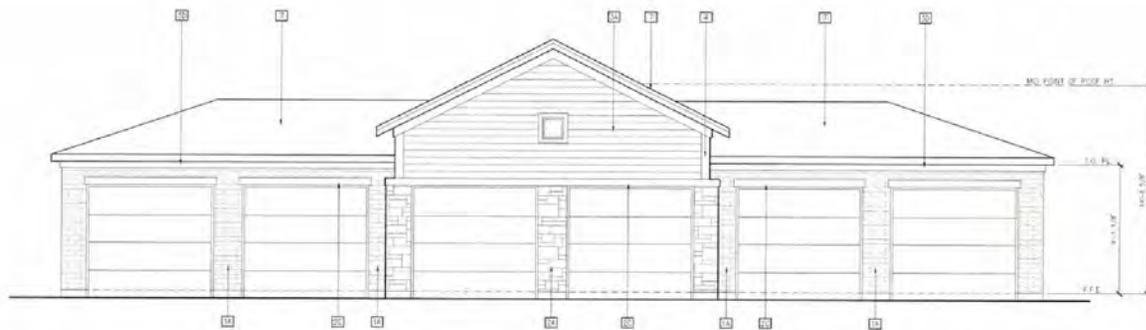


MASONRY CALCULATIONS - 95.75'  
\*BASED FROM F.F.C. TO TOP OF PLATE

**1 TYPICAL GARAGE REAR ELEVATION**  
1/4"=1'-0"

VOID/SOLID CALCULATIONS - 0.00:1  
\*BASED FROM F.F.C. TO TOP OF PLATE  
 EXCEPTS NOTED AS SHOWN

KEYNOTE LEGEND:	
1	1" x 4" x 8" SPC. JOIST
2	4" x 8" x 16" SPC. JOIST
3	2" x 4" x 8" SPC. JOIST
4	2" x 6" x 8" SPC. JOIST
5	2" x 8" x 10" SPC. JOIST
6	2" x 10" x 12" SPC. JOIST
7	2" x 12" x 16" SPC. JOIST
8	2" x 14" x 18" SPC. JOIST
9	2" x 16" x 20" SPC. JOIST
10	2" x 18" x 24" SPC. JOIST
11	2" x 20" x 26" SPC. JOIST
12	2" x 22" x 28" SPC. JOIST
13	2" x 24" x 30" SPC. JOIST
14	2" x 26" x 32" SPC. JOIST
15	2" x 28" x 34" SPC. JOIST
16	2" x 30" x 36" SPC. JOIST
17	2" x 32" x 38" SPC. JOIST
18	2" x 34" x 40" SPC. JOIST
19	2" x 36" x 42" SPC. JOIST
20	2" x 38" x 44" SPC. JOIST
21	2" x 40" x 46" SPC. JOIST
22	2" x 42" x 48" SPC. JOIST
23	2" x 44" x 50" SPC. JOIST
24	2" x 46" x 52" SPC. JOIST
25	2" x 48" x 54" SPC. JOIST
26	2" x 50" x 56" SPC. JOIST
27	2" x 52" x 58" SPC. JOIST
28	2" x 54" x 60" SPC. JOIST
29	2" x 56" x 62" SPC. JOIST
30	2" x 58" x 64" SPC. JOIST
31	2" x 60" x 66" SPC. JOIST
32	2" x 62" x 68" SPC. JOIST
33	2" x 64" x 70" SPC. JOIST
34	2" x 66" x 72" SPC. JOIST
35	2" x 68" x 74" SPC. JOIST
36	2" x 70" x 76" SPC. JOIST
37	2" x 72" x 78" SPC. JOIST
38	2" x 74" x 80" SPC. JOIST
39	2" x 76" x 82" SPC. JOIST
40	2" x 78" x 84" SPC. JOIST
41	2" x 80" x 86" SPC. JOIST
42	2" x 82" x 88" SPC. JOIST
43	2" x 84" x 90" SPC. JOIST
44	2" x 86" x 92" SPC. JOIST
45	2" x 88" x 94" SPC. JOIST
46	2" x 90" x 96" SPC. JOIST
47	2" x 92" x 98" SPC. JOIST
48	2" x 94" x 100" SPC. JOIST
49	2" x 96" x 102" SPC. JOIST
50	2" x 98" x 104" SPC. JOIST
51	2" x 100" x 106" SPC. JOIST
52	2" x 102" x 108" SPC. JOIST
53	2" x 104" x 110" SPC. JOIST
54	2" x 106" x 112" SPC. JOIST
55	2" x 108" x 114" SPC. JOIST
56	2" x 110" x 116" SPC. JOIST
57	2" x 112" x 118" SPC. JOIST
58	2" x 114" x 120" SPC. JOIST
59	2" x 116" x 122" SPC. JOIST
60	2" x 118" x 124" SPC. JOIST
61	2" x 120" x 126" SPC. JOIST
62	2" x 122" x 128" SPC. JOIST
63	2" x 124" x 130" SPC. JOIST
64	2" x 126" x 132" SPC. JOIST
65	2" x 128" x 134" SPC. JOIST
66	2" x 130" x 136" SPC. JOIST
67	2" x 132" x 138" SPC. JOIST
68	2" x 134" x 140" SPC. JOIST
69	2" x 136" x 142" SPC. JOIST
70	2" x 138" x 144" SPC. JOIST
71	2" x 140" x 146" SPC. JOIST
72	2" x 142" x 148" SPC. JOIST
73	2" x 144" x 150" SPC. JOIST
74	2" x 146" x 152" SPC. JOIST
75	2" x 148" x 154" SPC. JOIST
76	2" x 150" x 156" SPC. JOIST
77	2" x 152" x 158" SPC. JOIST
78	2" x 154" x 160" SPC. JOIST
79	2" x 156" x 162" SPC. JOIST
80	2" x 158" x 164" SPC. JOIST
81	2" x 160" x 166" SPC. JOIST
82	2" x 162" x 168" SPC. JOIST
83	2" x 164" x 170" SPC. JOIST
84	2" x 166" x 172" SPC. JOIST
85	2" x 168" x 174" SPC. JOIST
86	2" x 170" x 176" SPC. JOIST
87	2" x 172" x 178" SPC. JOIST
88	2" x 174" x 180" SPC. JOIST
89	2" x 176" x 182" SPC. JOIST
90	2" x 178" x 184" SPC. JOIST
91	2" x 180" x 186" SPC. JOIST
92	2" x 182" x 188" SPC. JOIST
93	2" x 184" x 190" SPC. JOIST
94	2" x 186" x 192" SPC. JOIST
95	2" x 188" x 194" SPC. JOIST
96	2" x 190" x 196" SPC. JOIST
97	2" x 192" x 198" SPC. JOIST
98	2" x 194" x 200" SPC. JOIST
99	2" x 196" x 202" SPC. JOIST
100	2" x 198" x 204" SPC. JOIST



MASONRY CALCULATIONS - 89.15'  
\*BASED FROM F.F.C. TO TOP OF PLATE

**1 TYPICAL GARAGE FRONT ELEVATION**  
1/4"=1'-0"

VOID/SOLID CALCULATIONS - 0.1:1  
\*BASED FROM F.F.C. TO TOP OF PLATE  
 EXCEPTS NOTED AS SHOWN

DATE: \_\_\_\_\_  
 CASE NAME: ELAN GARAGES  
 CASE NUMBER: 22-03-G02-1, F00-0  
 LOCATION: 15017A N HWY 89, LOT 2  
 BLOCK: 8, SUBDIVISION: 1

SEALER: \_\_\_\_\_ SECRETARY: \_\_\_\_\_

DATE: \_\_\_\_\_

PLANNING AND ZONING COMMISSION

CHAIRMAN: \_\_\_\_\_

DATE: \_\_\_\_\_

SHEET: 38  
 OF 45

APPROVAL DOES NOT AUTHORIZE ANY WORK IN  
 CONFLICT WITH ANY CODES OR ORDINANCES  
 DEPARTMENT OF DEVELOPMENT SERVICES



**GARAGE ELEVATIONS - ELAN PRESERVE PHASE II**

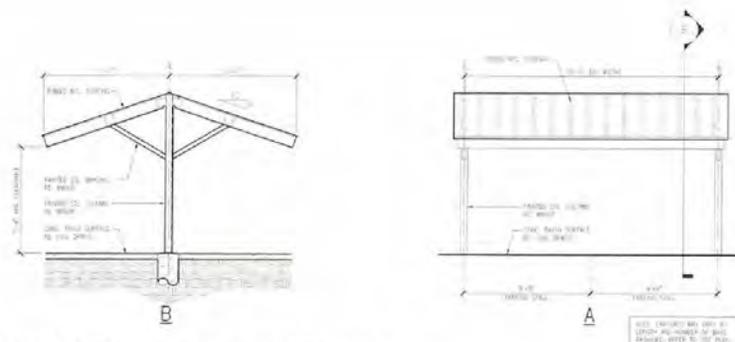
GRAPEVINE, TX - GREYSTAR

**MEEKS PARTNERS**

18000 Mammoth Drive  
 Suite 300  
 Houston, Texas 77079  
 281.558.8727

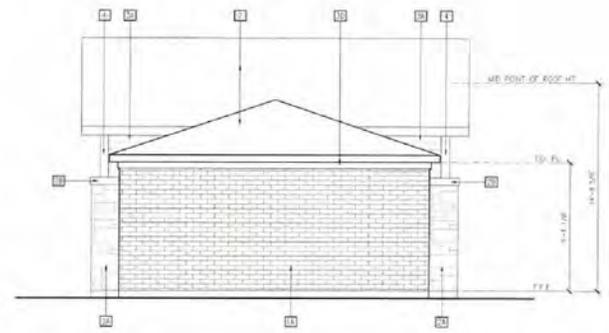
38

10.08.20



**2 CARPORT ELEVATION & SECTION**

KEYNOTE LEGEND:	
1	CONCRETE FOUNDATION
2	CONCRETE FOUNDATION
3	CONCRETE FOUNDATION
4	CONCRETE FOUNDATION
5	CONCRETE FOUNDATION
6	CONCRETE FOUNDATION
7	CONCRETE FOUNDATION
8	CONCRETE FOUNDATION
9	CONCRETE FOUNDATION
10	CONCRETE FOUNDATION
11	CONCRETE FOUNDATION
12	CONCRETE FOUNDATION
13	CONCRETE FOUNDATION
14	CONCRETE FOUNDATION
15	CONCRETE FOUNDATION
16	CONCRETE FOUNDATION
17	CONCRETE FOUNDATION
18	CONCRETE FOUNDATION
19	CONCRETE FOUNDATION
20	CONCRETE FOUNDATION



**1 TYPICAL GARAGE SIDE ELEVATION**

MASONRY CALCULATIONS - 98.75'  
 FINISH FROM F.F.E. TO TOP OF SLATE  
 VOID SOLID CALCULATIONS - 0.1'  
 FINISH FROM F.F.E. TO TOP OF SLATE  
 BLOCKS INCLUDED AS SHOWN

CASE NAME: ELAN GARAGE  
 CASE NUMBER: 25501, 25502, 25503  
 LOCATION: 4815 STATE HIGHWAY 380, LOT 2, BLOCK 4, GRAPEVINE ACUTOR

DATE: \_\_\_\_\_ SECRETARY: \_\_\_\_\_  
 PLANNING AND ZONING COMMISSION: \_\_\_\_\_  
 CHAIRMAN: \_\_\_\_\_  
 DATE: \_\_\_\_\_

**SHEET: 39**  
**OF: 45**

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 DEPARTMENT OF DEVELOPMENT SERVICES



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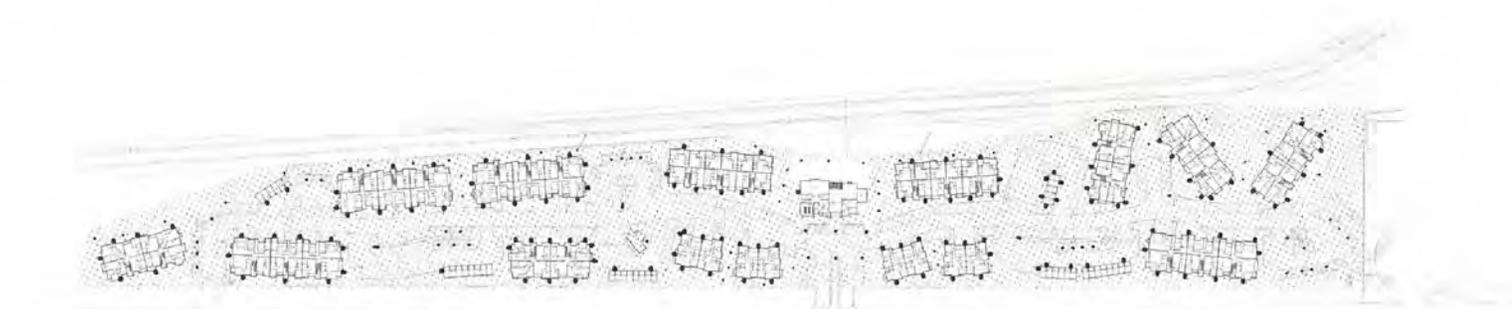


Jordan & Skala  
Engineers

1766 Farm Capital Parkway • Suite 100  
Grapevine, TX 76049  
817.499.1212 • 817.499.1213  
Texas Registered Engineering Firm # 4920

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THE PRESERVE, AN ELAN  
GREYSTAR COMMUNITY  
GRAPEVINE, TEXAS



1 OVERALL PHOTOMETRIC PLAN  
SCALE: 1" = 100'

REVISION RECORD

DATE ISSUED FOR

DATE	ISSUED FOR

REVISIONS

DATE DESCRIPTION

DATE	DESCRIPTION

Project Number: 181

Drawn By: JR Checked By: WJ

SHEET TITLE

OVERALL  
PHOTOMETRIC  
PLAN

SHEET NUMBER

E1.02

NOT ISSUED FOR CONSTRUCTION

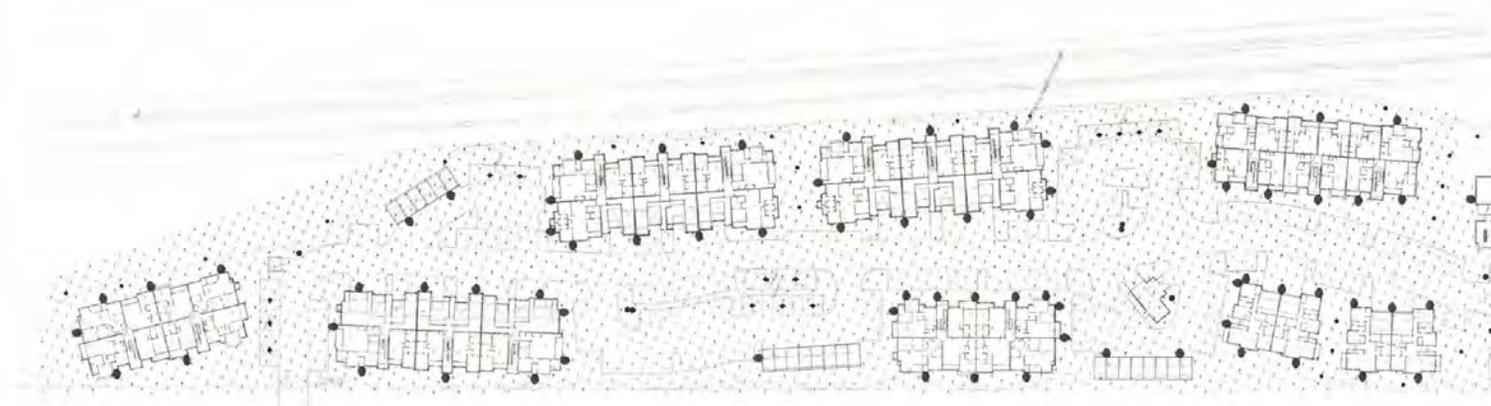


**Jordan & Skala  
Engineers**

1780 North Green Parkway • Suite 200  
Dallas, TX 75241  
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**THE PRESERVE, AN ELAN  
GREYSTAR COMMUNITY**  
GRAPEVINE, TEXAS



**1 PARTIAL PHOTOMETRIC PLAN**  
SCALE 1"=30'

PRINT RECORD

DATE ISSUED FOR

DATE	ISSUED FOR

REVISIONS

DATE DESCRIPTION

DATE	DESCRIPTION

Project Number (E)

Drawn By: (U) Checked By: (U)

SHEET TITLE

OVERALL  
PHOTOMETRIC  
PLAN

SHEET NUMBER

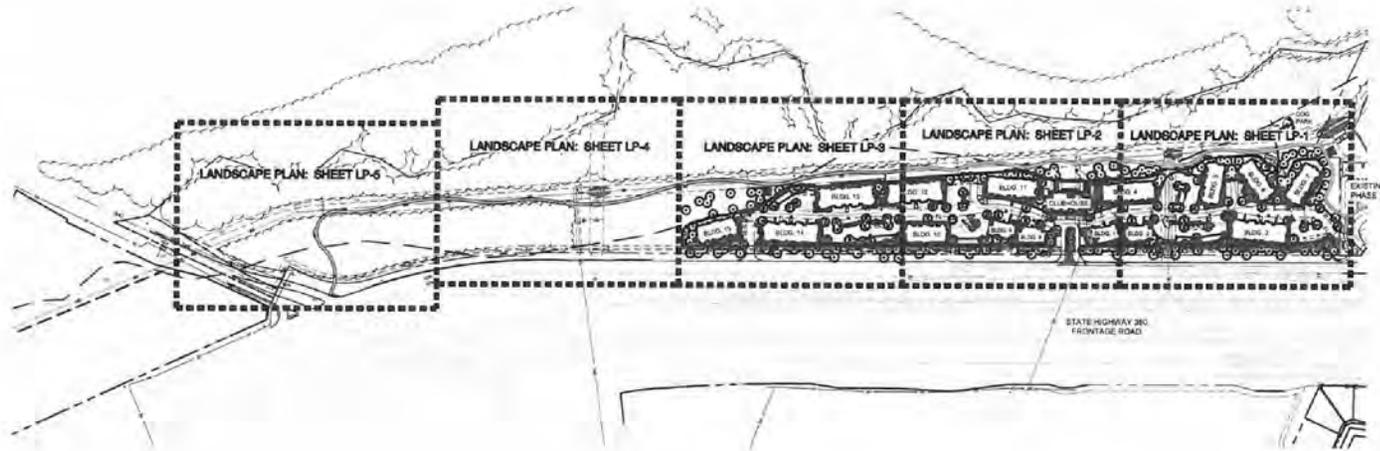
**E1.02A**

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LOCATION MAP (NOT TO SCALE)



TOTAL SITE OPEN SPACE	
TOTAL SITE AREA:	2,082,877 SF
TOTAL RECREATIONAL OPEN SPACE REQUIRED:	250,000 SF (12.0%)
TOTAL RECREATIONAL OPEN SPACE PROVIDED:	319,417 SF (15.3%)
TOTAL ADDITIONAL OPEN SPACE PROVIDED:	1,009,814 SF (48.6%)

LANDSCAPE CALCULATIONS: (LOT 2, BLOCK A)		662,158 SQUARE FEET	14.23 ACRES
TOTAL DEVELOPABLE AREA	622,158 SF	(14.21 ACRES)	
GROSS PARKING AREA	195,789 SF	(4.48% OF SITE)	
TOTAL NON-VEHICULAR OPEN SPACE AREA	282,002 SF	(42.58% OF SITE)	
NUMBER OF UNITS/BLDG. SF	334 / 163,109 SF	28.32% OF SITE	
	ASBESTOS	EMERGENT	
INTERIOR LANDSCAPING			
(GROSS PARKING SQUARE FOOTAGE + 0.10)	19,890 SF	44,383 SF	
1 TREE/400 SF OF NETS; INTERIOR LANDSCAPE	49 TREES	81 TREES	
1 TREE FOR PLANTING ISLANDS AND TOWERING	YES	YES	
EXTERIOR LANDSCAPING			
(NET 2' WIDE PLANTING AREA / 30' MIN HEIGHT)	YES	YES	
1 TREE/200 SF OF PERIMETER AREA	YES	YES	
NON-VEHICULAR OPEN SPACE LANDSCAPING			
5 SF SITE IN NON-VEHICULAR OPEN SPACE			
PER SECTION 52, SECTION 1 (44' TABLE NEEDED)			
1 TREE/2000 SF OF NON-VEHICULAR OPEN SPACE	87	91	
1 TREE/4000 SF OF NON-VEHICULAR OPEN SPACE			
PLUS LANDSCAPING TREES IN FLOOD PLAIN AREA		YES	
USABLE RECREATIONAL OPEN SPACE			
PER SECTION 22, SECTION 1 (2)	81,000 SF	51,471 SF	
300 SF / UNIT		129,900	

DATE: \_\_\_\_\_

CAD FILE NAME: SLAN-0001.DWG  
 CAD FILE NUMBER: 21016.DWG  
 LOCATION: 400 STATE HIGHWAY 290, GRAPEVINE, TEXAS  
 BLOCK A, PHASE 1, LOT 2

DESIGNER: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 PLANNING AND DESIGN CORPORATION  
 11111 DALLAS STREET, SUITE 1000, DALLAS, TEXAS 75243  
 PHONE: (214) 635-1111  
 FAX: (214) 635-1112  
 WWW: WWW.PDCORP.COM

DATE: \_\_\_\_\_

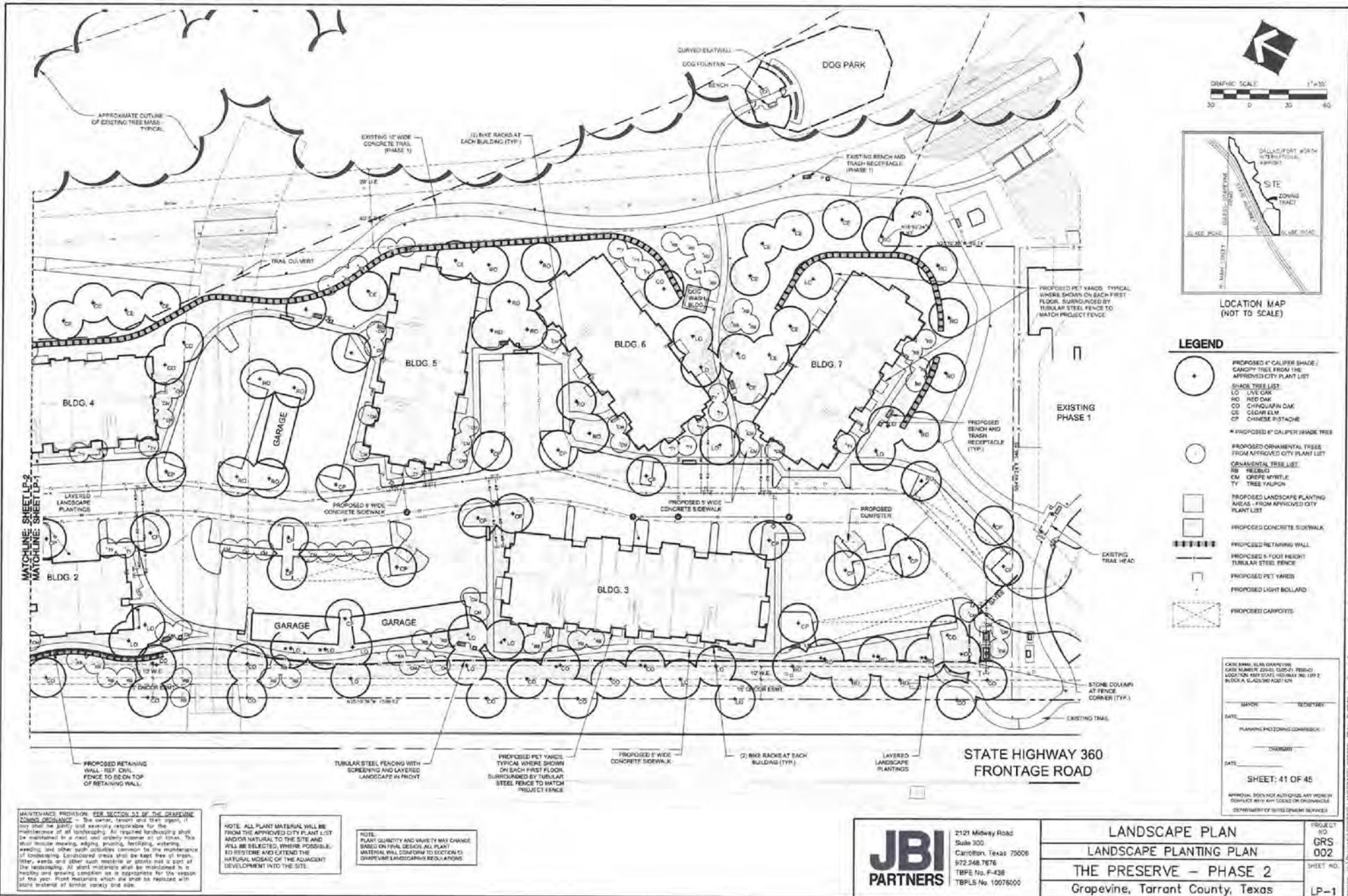
SHEET: 40 OF 45

APPROVAL: \_\_\_\_\_  
 APPROVAL DOES NOT AUTHORIZE ANY MODIFICATIONS WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.  
 (SEAL AND SIGNATURE OF DESIGNER REQUIRED)

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 2121 Mickey Road  
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 Carrollton, Texas 75006  
 972.246.7676  
 TBPE No. F-438  
 TBPLS No. 10076000

OVERALL LANDSCAPE PLAN		PROJECT NO. GRS 002
THE PRESERVE - PHASE 2		SHEET NO. LC-1
Grapevine, Tarrant County, Texas		

PROJECT NO. 10076000  
 SHEET NO. 40 OF 45  
 DATE: 10/17/2020 12:22 PM  
 FILE NAME: SLAN-0001.DWG  
 CAD FILE NUMBER: 21016.DWG  
 LOCATION: 400 STATE HIGHWAY 290, GRAPEVINE, TEXAS  
 BLOCK A, PHASE 1, LOT 2



**LEGEND**

- PROPOSED 4" CALIBER SHADE CANOPY TREES FROM THE APPROVED CITY PLANT LIST
- SHADE TREE LIST:
  - LO - LIVE OAK
  - HO - RED OAK
  - CO - CHINA QUIN OAK
  - CE - CEDAR ELM
  - CF - CHINESE BISTACHE
- \* PROPOSED 6" CALIBER SHADE TREE
- PROPOSED ORNAMENTAL TREES FROM APPROVED CITY PLANT LIST
- ORNAMENTAL TREE LIST:
  - RS - RED BUD
  - CM - CHERRY BRYNLE
  - TY - TREE YALPOUN
- PROPOSED LANDSCAPE PLANTING AREAS FROM APPROVED CITY PLANT LIST
- PROPOSED CONCRETE SIDEWALK
- PROPOSED RETAINING WALL
- PROPOSED 6-FOOT HEIGHT TUBULAR STEEL FENCE
- PROPOSED PET YARDS
- PROPOSED LIGHT BOLLARD
- PROPOSED CURBPOLE

DATE: \_\_\_\_\_

PLANNING/ENGINEERING COMMISSION: \_\_\_\_\_

DATE: \_\_\_\_\_

SHEET: 41 OF 45

APPROVAL: \_\_\_\_\_

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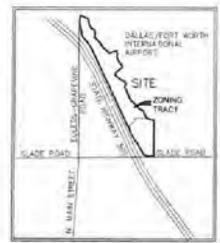
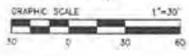
PROJECT NO.		CRS 002
SHEET NO.		LP-1
LANDSCAPE PLAN		
LANDSCAPE PLANTING PLAN		
THE PRESERVE - PHASE 2		
Grapevine, Tarrant County, Texas		

Drawing: H:\Projects\2020\04\05\000000-0000-0000-0000-0000-0000\Drawings\04-05-000000-0000-0000-0000-0000-0000.dwg Date: 10/19/2020 10:32 AM









LOCATION MAP (NOT TO SCALE)

**LEGEND**

- PROPOSED SHADE / CANOPY TREES FROM THE APPROVED CITY PLANT LIST
- SHADE TREE LIST:  
SH - SHADE TREE  
LG - LIVE OAK  
RC - RED OAK  
CO - COUNDERMAN OAK  
CE - CEDAR GLM  
CP - CHINESE PISTACHE
- PROPOSED ORNAMENTAL TREES FROM APPROVED CITY PLANT LIST
- ORNAMENTAL TREE LIST:  
RB - REDBELL  
CM - CREPE MYRTLE  
TY - TREE YALPOM
- PROPOSED LANDSCAPE PLANTING AREAS FROM APPROVED CITY PLANT LIST
- PROPOSED CONCRETE SIDEWALK
- PROPOSED RETAINING WALL
- PROPOSED 6 FOOT HEIGHT TUBULAR STEEL FENCE
- PROPOSED PET YARDS
- PROPOSED LIGHT BOLLARD
- PROPOSED CARPORTS

DATE: \_\_\_\_\_

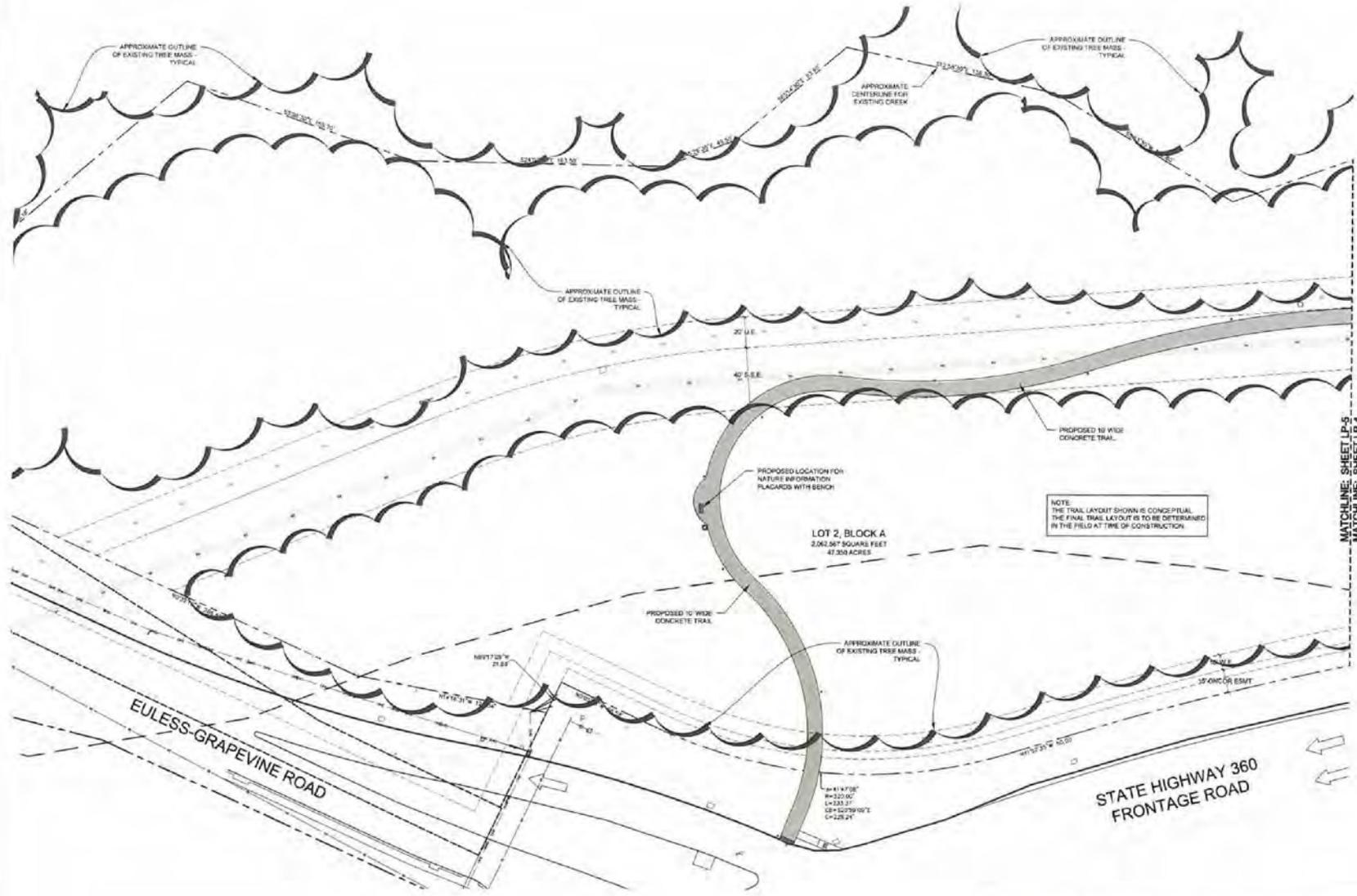
PLANNING AND ZONING COMMISSION

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

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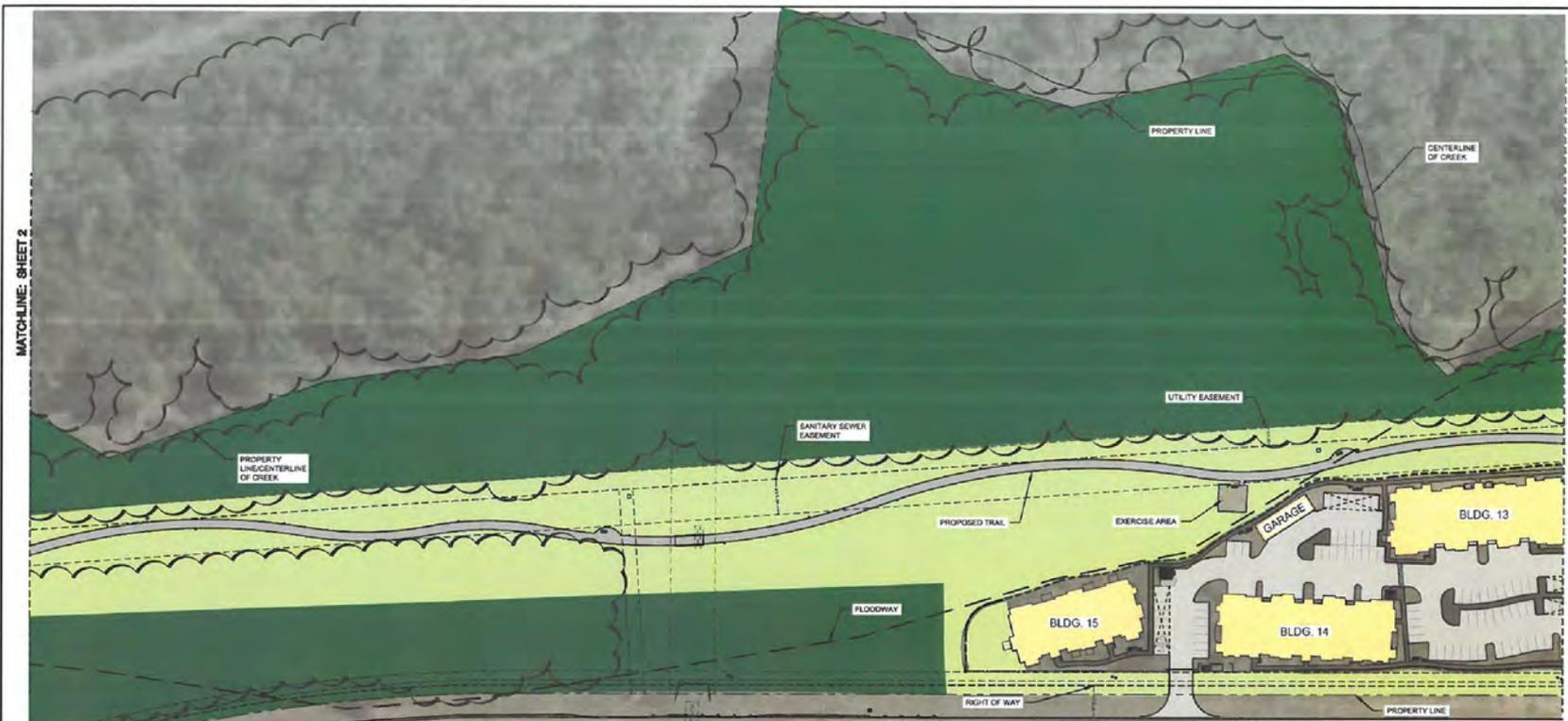


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 972.248.7976  
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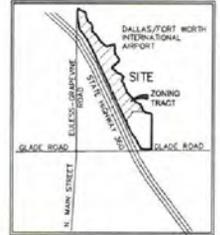
PROJECT NO.		GRS 002
LANDSCAPE PLANTING PLAN		
THE PRESERVE - PHASE 2		SHEET NO.
Grapevine, Tarrant County, Texas		LP-5

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 Checked by: arlene.snow Date: 10/7/2020 2:59 PM





STATE HIGHWAY 360  
FRONTAGE ROAD



LOCATION MAP (NOT TO SCALE)

LEGEND

- TOTAL USABLE RECREATION OPEN SPACE
- TOTAL ADDITIONAL OPEN SPACE
- SITE OPEN SPACE (GROSS AREA)

CASE NAME: BLAN GRAPEVINE  
 CASE NUMBER: 226-03, 0302-01, PROPOS  
 LOCATION: 4003 STATE HIGHWAY 360, LOT 2,  
 BLOCK A, ISLANDS RE DEVELOPMENT

BY: \_\_\_\_\_ SECRETARY

DATE: \_\_\_\_\_

PLANNING AND ZONING COMMISSION

CHIEF: \_\_\_\_\_

DATE: \_\_\_\_\_

SHEET: 2 OF 2

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 DEPARTMENT OF DEVELOPMENT SERVICES

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 972.248.7676  
 TBPE No. F-438  
 TBPLS No. 10076000

OPEN SPACE EXHIBIT		PROJECT NO.
LANDSCAPE PLANTING PLAN		GRS 002
THE PRESERVE – PHASE 2		SHEET NO.
Grapevine, Tarrant County, Texas		2

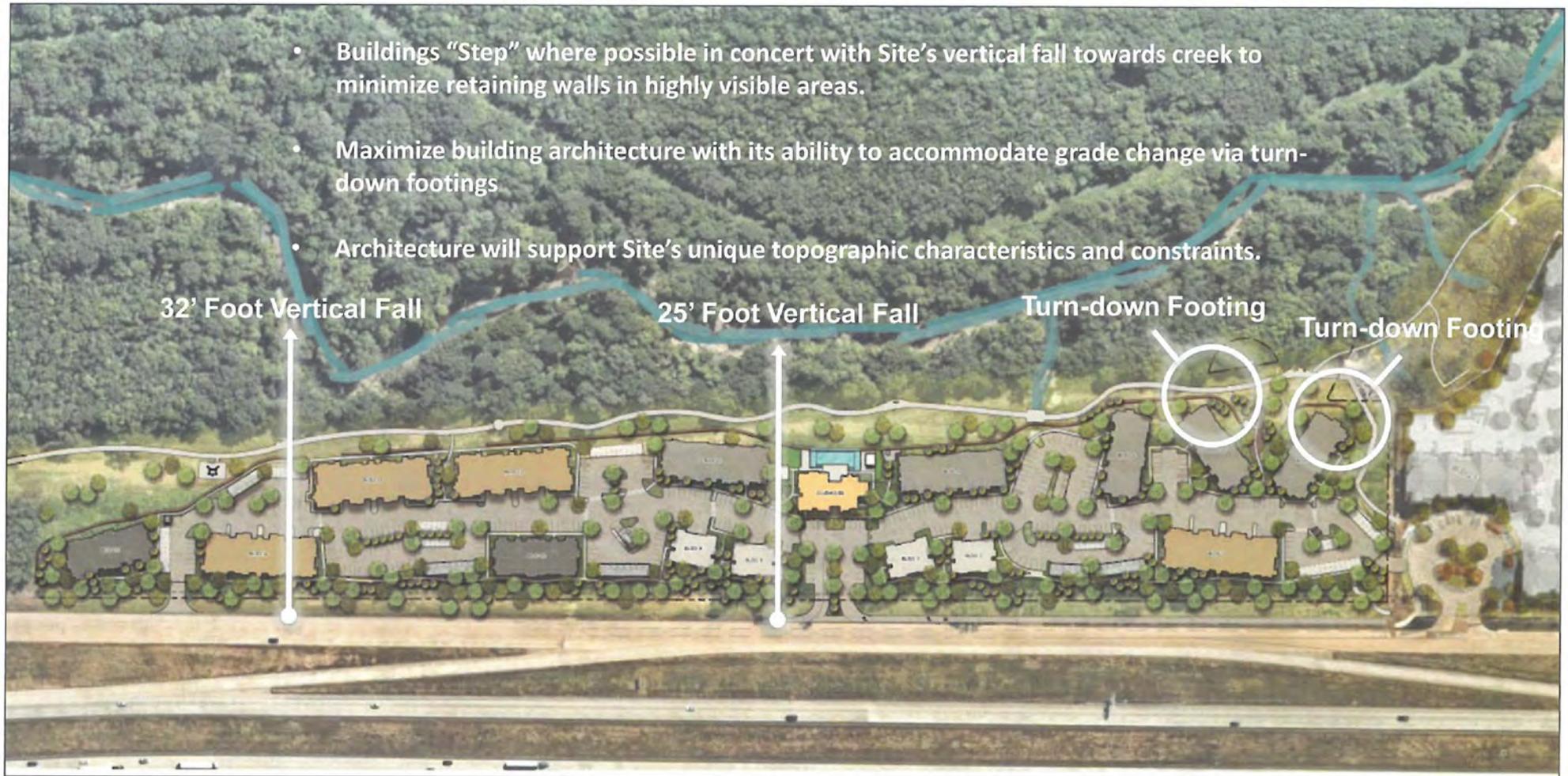
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 Printed By: ccollins, Plot Date: 10/17/2023 6:09 PM

# District Specific Standards



## Standard #1 – Architectural Accommodation of Grade Change, Page 1

- Buildings “Step” where possible in concert with Site’s vertical fall towards creek to minimize retaining walls in highly visible areas.
- Maximize building architecture with its ability to accommodate grade change via turn-down footings
- Architecture will support Site’s unique topographic characteristics and constraints.



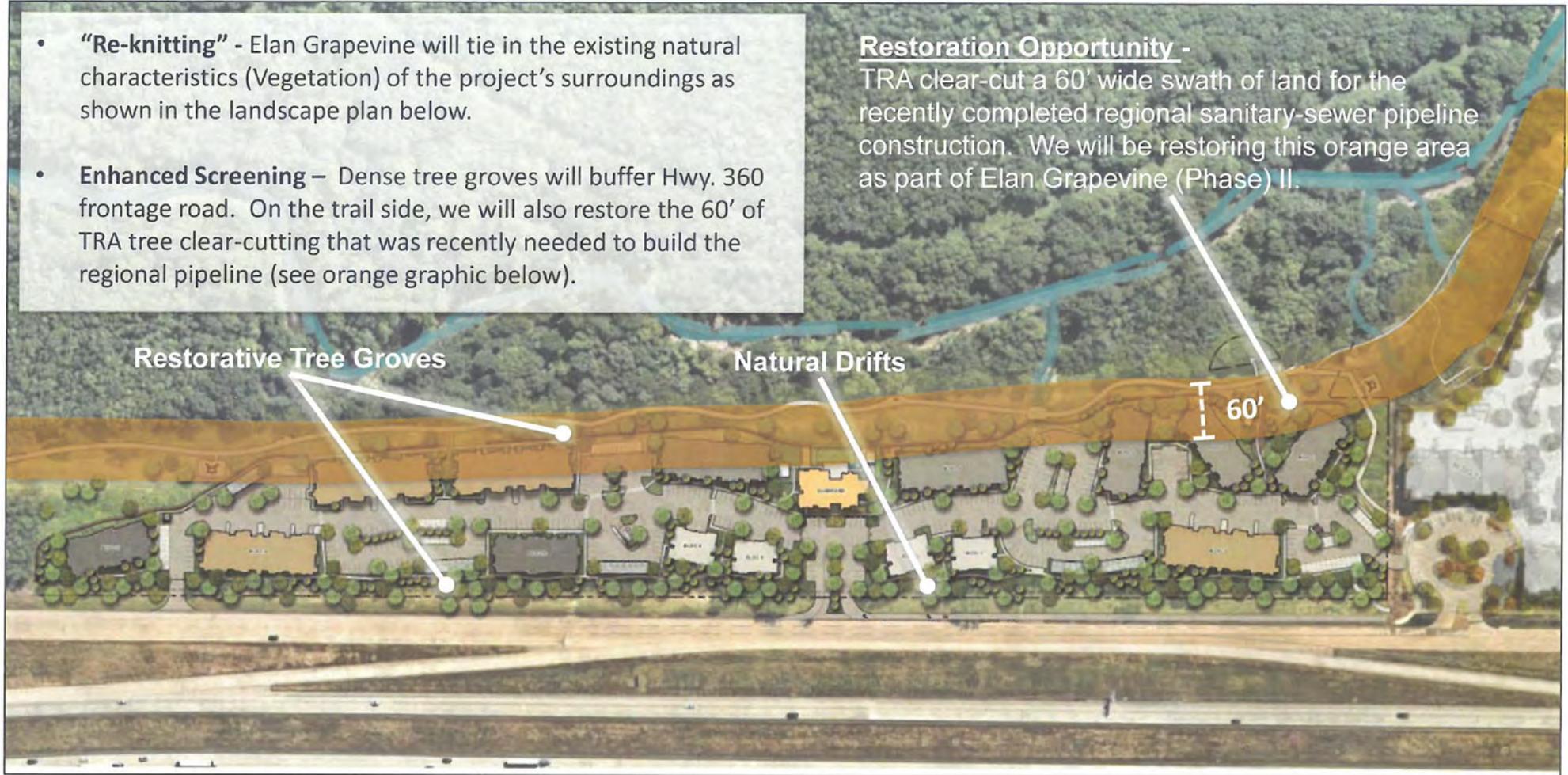


## Standard #3 – Preserve and Restore Natural Mosaic, Page 1

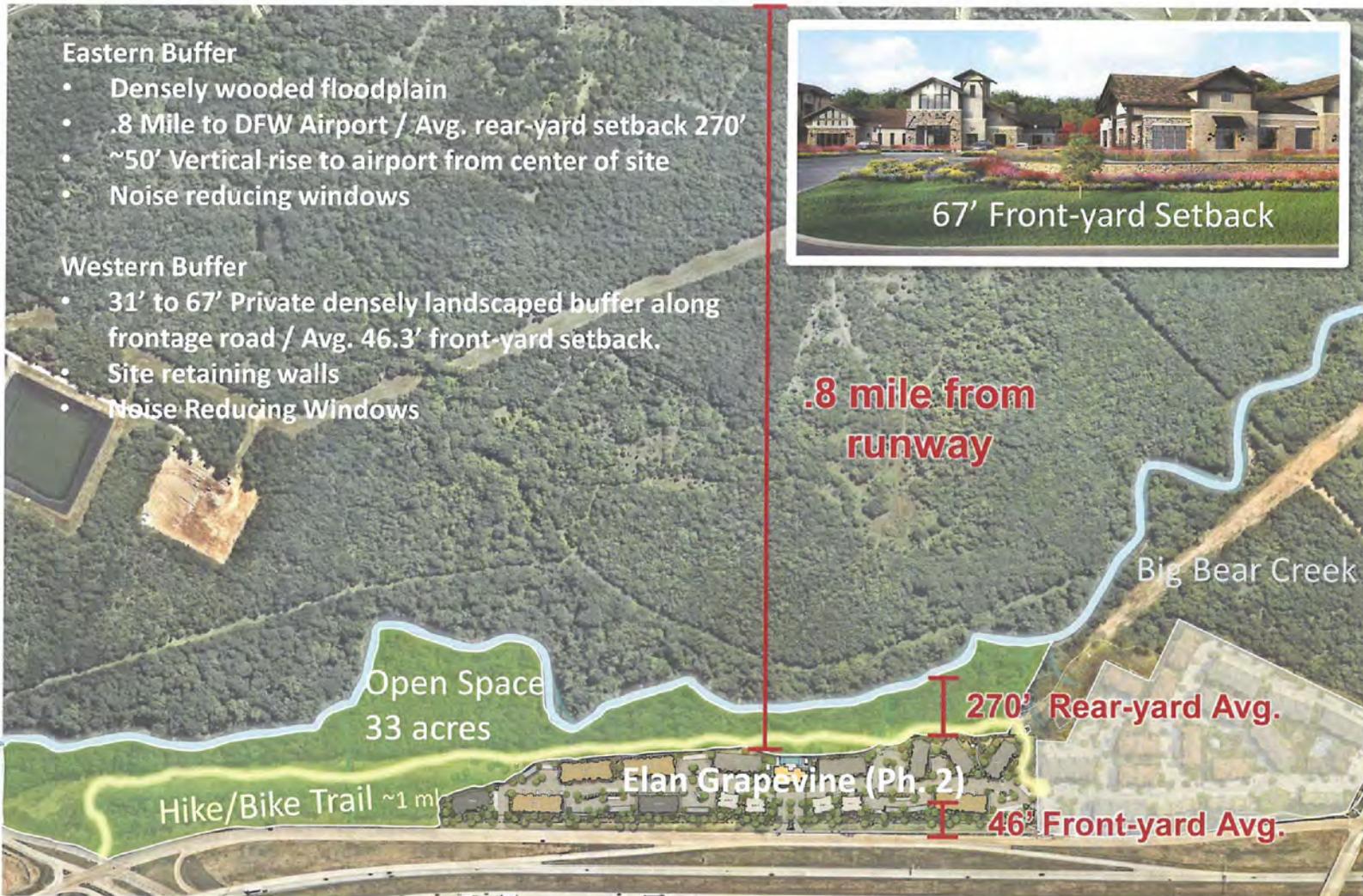
- **“Re-knitting”** - Elan Grapevine will tie in the existing natural characteristics (Vegetation) of the project’s surroundings as shown in the landscape plan below.
- **Enhanced Screening** – Dense tree groves will buffer Hwy. 360 frontage road. On the trail side, we will also restore the 60’ of TRA tree clear-cutting that was recently needed to build the regional pipeline (see orange graphic below).

### Restoration Opportunity -

TRA clear-cut a 60’ wide swath of land for the recently completed regional sanitary-sewer pipeline construction. We will be restoring this orange area as part of Elan Grapevine (Phase) II.



## Standard #5 – Buffer, Page 3



Standard #7 – Maximizes Uses Appropriate to the Value of the Setting and/or Characteristics..., Page 4

**Value of the Setting:**

- 10/16 Bldgs. have panoramic nature views
- Architecture compliments the natural setting
- Public Hike / Bike Trail – Phase 2 of 4 is ½ mile long
- 33 Acres of private creek-side open-space



Open Space  
33 acres



Standard #12 – Resort Lodge Styling Forms, Page 7

Timber Frame Accents

Structural/Accent  
Bracing

Large Roof  
Overhangs



Tapered Stone  
Columns

80% Masonry  
w/ Precast  
Trim

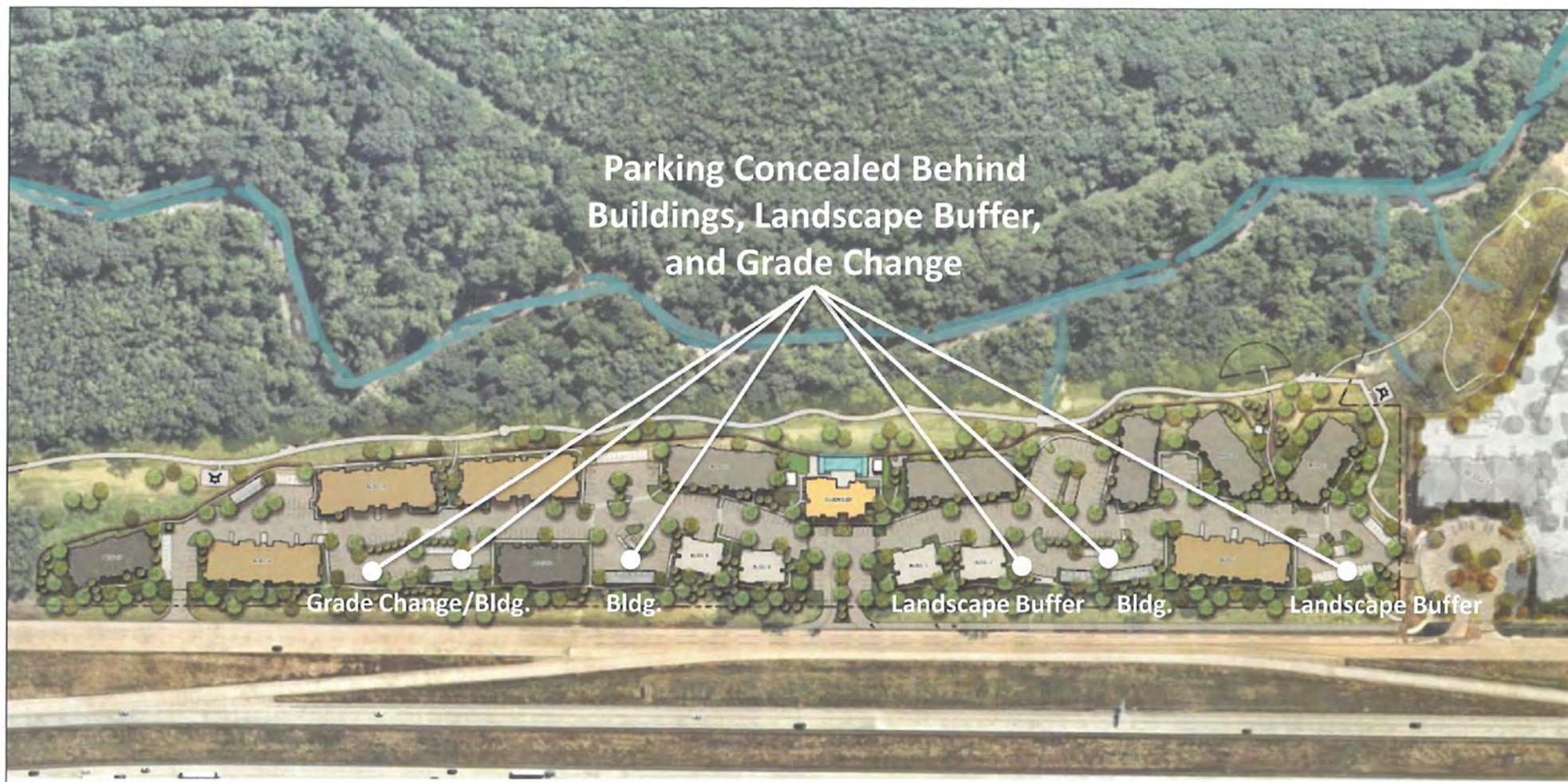
Architecturally Enclosed  
Balconies

Enhanced Metal  
Awnings

Standard #13 – Curvilinear Organization of the Development Plan, Page 8



## Standard #14 – Conceal Visibility of Service And Parking Function, Page 8



## Standard #14 – “Borrowed Landscape” (Parkway & Trailway)

Front Yard: 31'- 67' Wide Parkway  
Average Setback = 46'

Rear Yard: '121–395' Wide Parkway  
Average Set Back = 270'

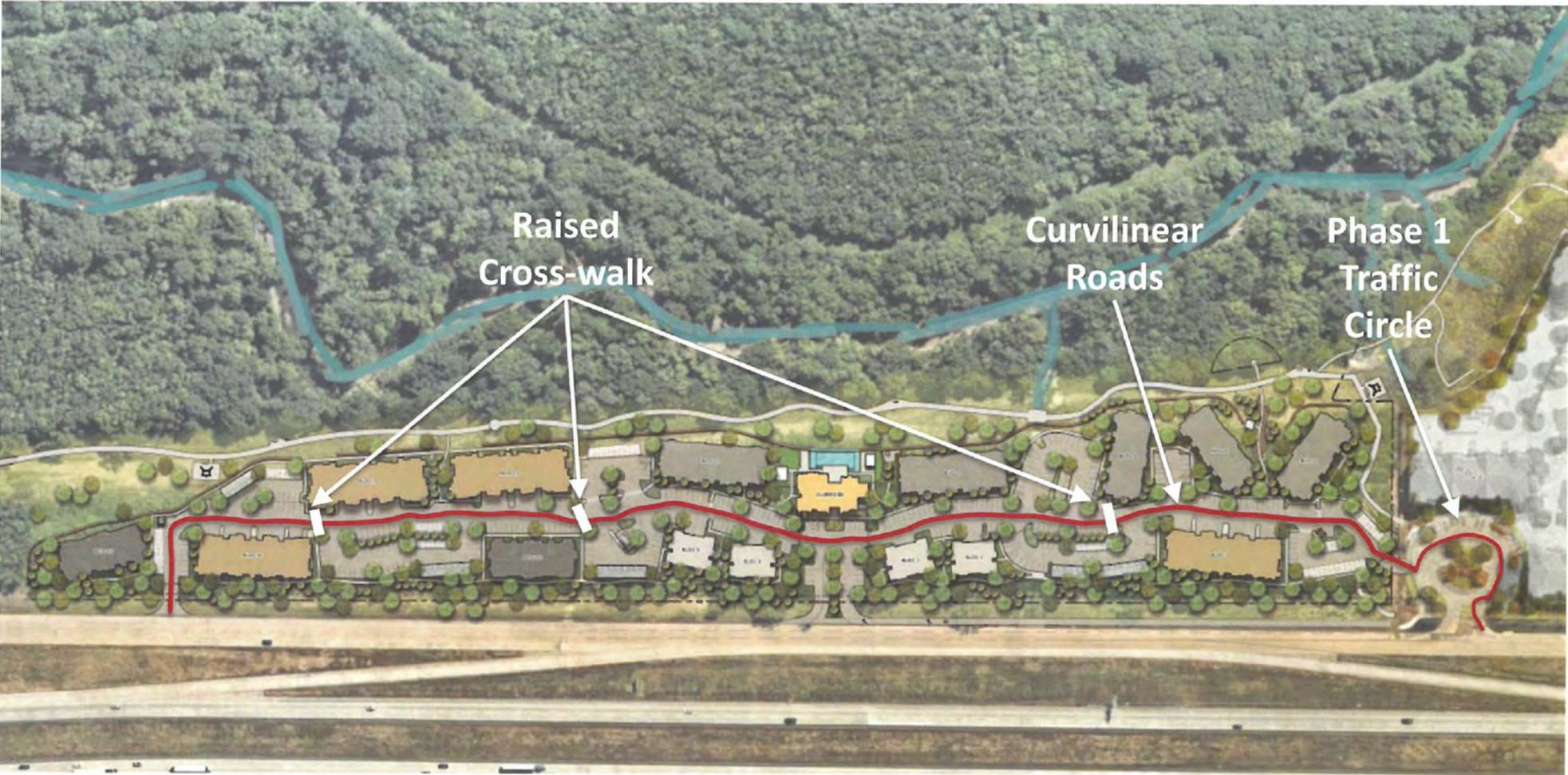
\*Complies with the Borrowed Landscape or “Re-knitting” of natural landscape concept.



# General Design Standards



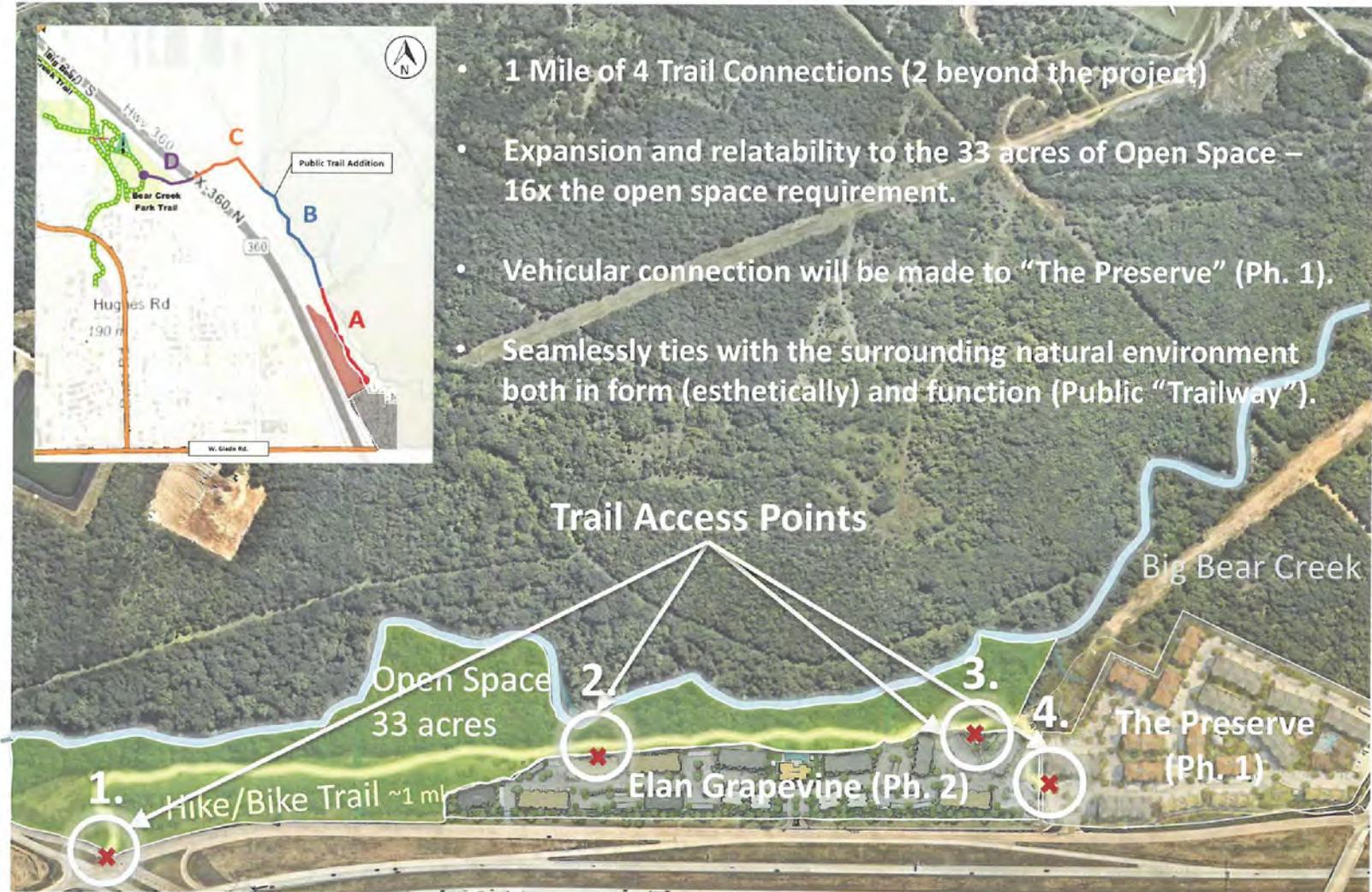
Part A: Site and Design, a.4., Page 18 – Traffic Calming



Part A: Site and Design, b.1.,i-v. Page 19 – Relationship with and Connection to the City Fabric.



- 1 Mile of 4 Trail Connections (2 beyond the project)
- Expansion and relatability to the 33 acres of Open Space – 16x the open space requirement.
- Vehicular connection will be made to “The Preserve” (Ph. 1).
- Seamlessly ties with the surrounding natural environment both in form (esthetically) and function (Public “Trailway”).



Part A: Site and Design, c.1.,i-ii, Page 18 – Building Relationships to the Street



Part A: Site and Design, e.1.,i-viii, Page 22 – Site Open Space Requirement



Part B: Building Design Standards, a. - g., Page 26-29

Proportioning

Hierarchy of Dominant and Subordinate elements – 1, 2, 3...

Vert. & Horiz. Alignment of Openings

Regulating Lines



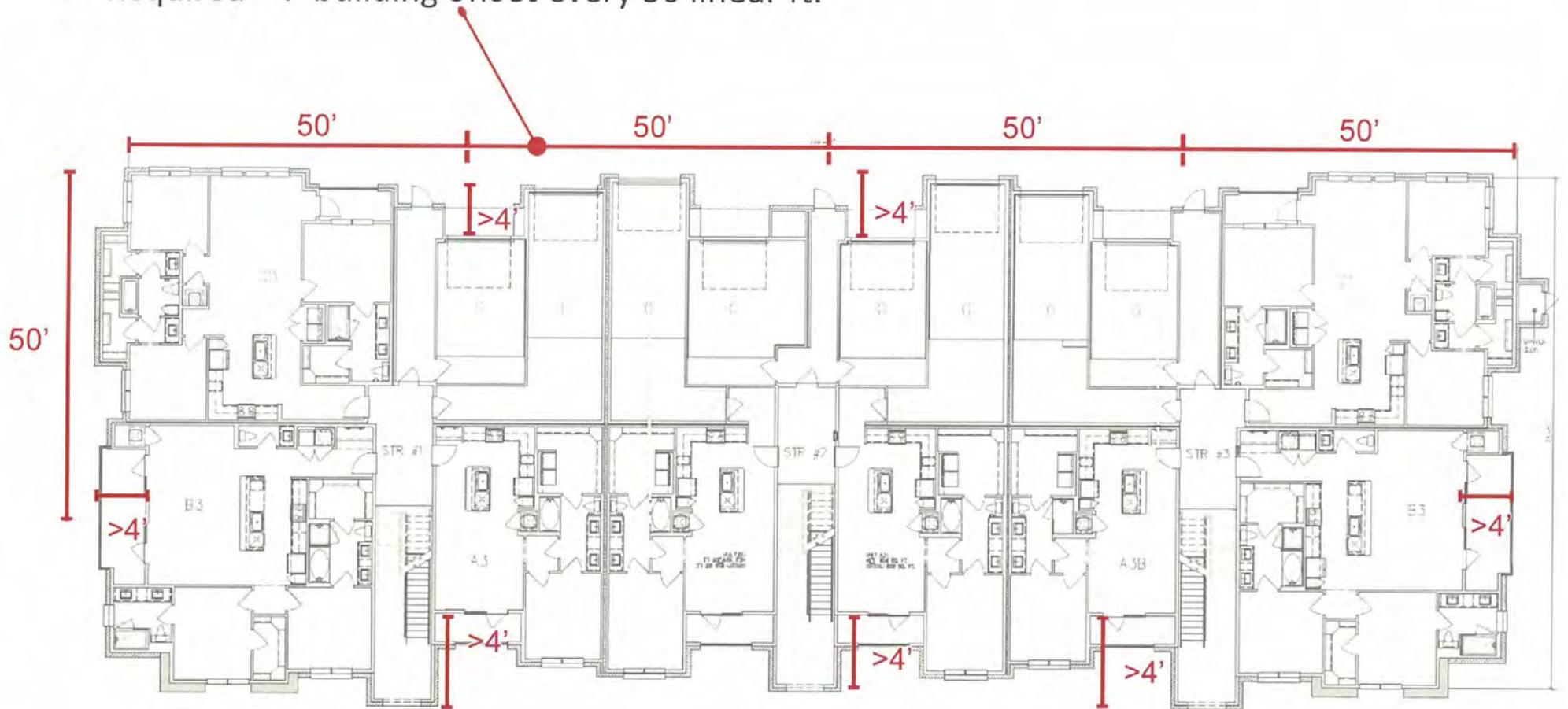
Projected Window Surrounds

2 First-floor pedestrian spaces

All windows below cornice detail

## Part B: Building Design Standards, a.- g., Page 30-31

- Required  $>4'$  building offset every 50 linear ft.



Part B: Building Design Standards, a. - g., Page 32-33

Same Roof  
Pitches

Dominate and Subordinate  
Roof Masses



Void to Solid  
Ratio  
Compliance –  
See Arch.  
Drawings

All Stair Towers Enclosed in Architectural  
Skin & Expressed as a Roof Form

Part B: Building Design Standards, a. - g., Page 34

Timber Frame Accents

Structural/Accent  
Bracing

Large Roof  
Overhangs



Tapered Stone  
Columns

80% Masonry  
w/ Precast  
Trim

Architecturally Enclosed  
Balconies

Enhanced Metal  
Awnings

Part C: Building Construction Standards, a.–d., Page 36-44

Precast Header and Footers

40-year (life-time) High Profile  
Composition Shingle

Brick Masonry



6-Inch off-set at  
Transition

80% Masonry

Natural Stone Masonry  
– Ashlar Pattern

High Quality  
Living  
(Phase 1 Actual Photos)





Great Room





Kitchen





Club Room





Fitness





Golf Simulator and Theatre





Pool & Pavilion



# Key Benefits To City

**Developer Funded Connection to the Big Bear  
Creek Park Public Trail**

**~\$700K+ Permit Fees**

**166x Increase in Property Tax Revenue**

**A High-Quality Residential Community that  
gives more to the community than it takes**

**33 Acres of dedicated open-space**

