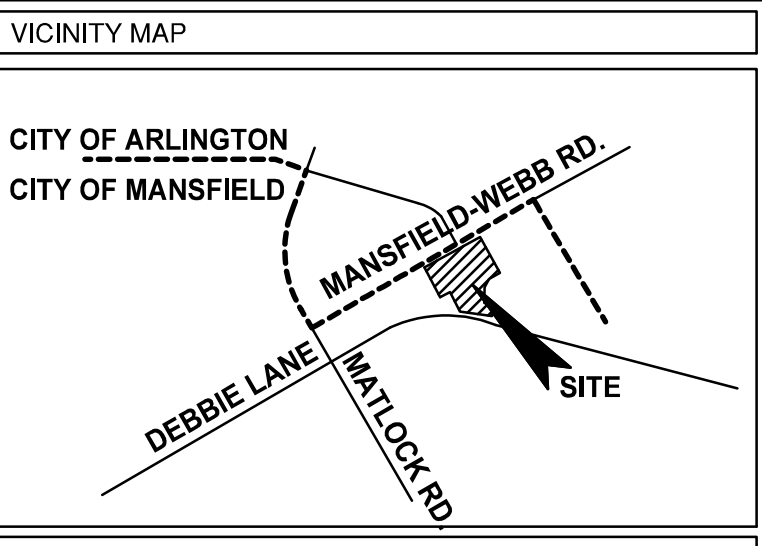
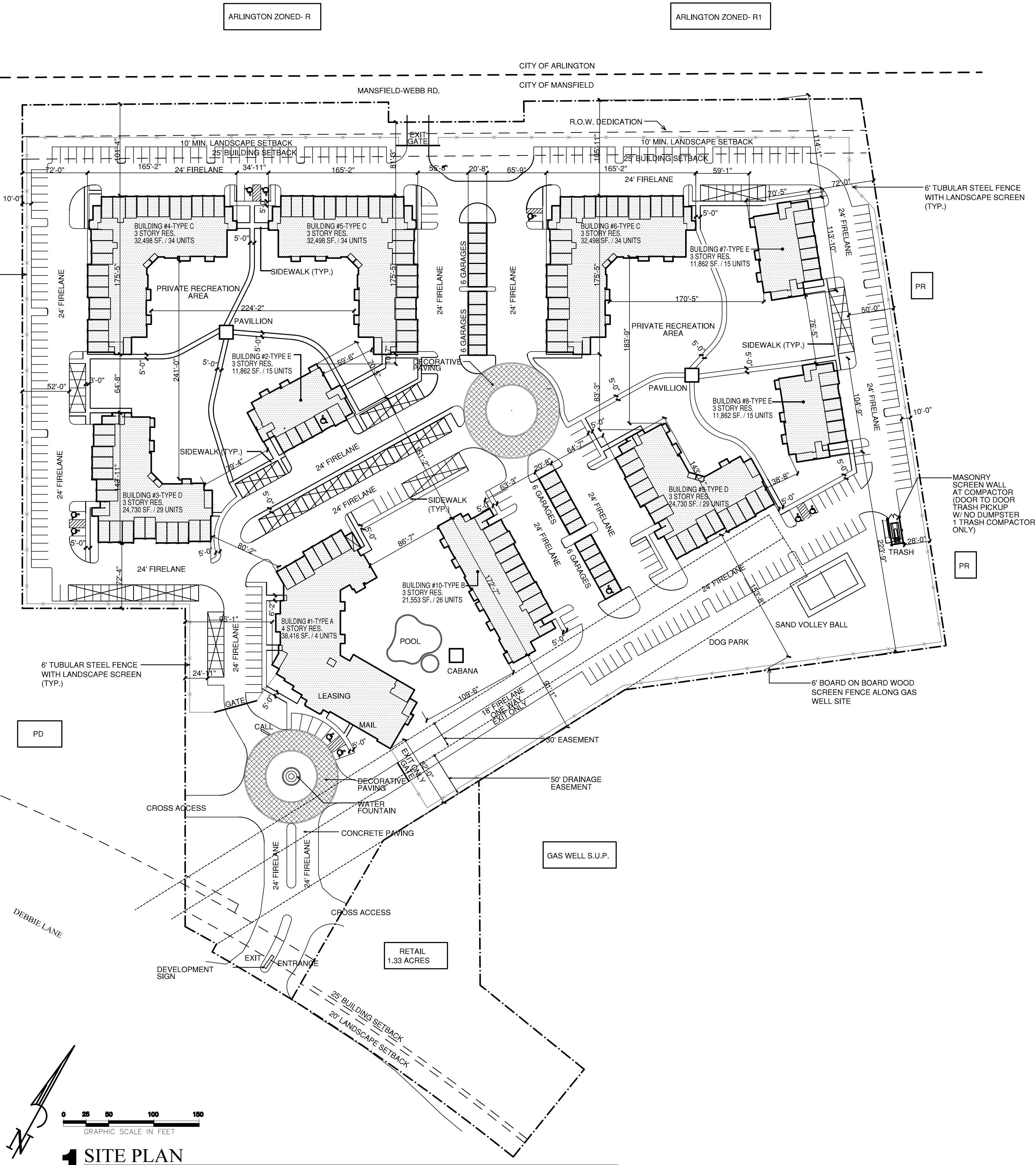




NOTES:

ALL PAVING, PARKING, AND SIDEWALKS SHALL BE CONSTRUCTED OF CONCRETE. SIDEWALKS SHALL BE 5' MIN. AND WILL CONNECT ALL SITE AMENITIES.

IMPERVIOUS AREA: APPROX: 85%

ALL FIRELANE INSIDE RADII SHALL BE 28' MIN AND ALL OUTSIDE RADII SHALL BE 52' MIN.

PARKING TABULATION		
REQUIRED (2 PIU FOR THE FIRST 50 UNITS AND 1.75 SPACES PIU THEREAFTER) PROVIDED (1.81 PIU)	489 SPACES	
HC PARKING (2% TOTAL PROVIDED)= OF WHICH 1 ARE VAN ACCESSIBLE(1:6)	10	
PARKING BREAKDOWN: SURFACE PARKING (OF WHICH 100 ARE CARPORTS SPACES AND 10 ARE HC PARKING) PRIVATE GARAGE GARAGE(DETACHED)	336 134 24	

UNIT TABULATION			
N.L.S.F. = NET LEASABLE SQUARE FOOTAGE			
UNIT TYPE	N.L.S.F.		
1 BEDROOM/1 BATHROOM	690	91	33.46%
1 BEDROOM/1 BATHROOM	757	30	11.03%
1 BEDROOM/1 BATHROOM	861	42	15.44%
2 BEDROOM/2 BATHROOM	1,080	56	20.59%
2 BEDROOM/2 BATHROOM	1,139	53	19.49%
TOTAL		272	100.00%
DENSITY = 17.18 DU/ACRE			

BUILDING TABULATION			
N.L.S.F. = NET LEASABLE SQUARE FOOTAGE			
BUILDING TYPE	# ON SITE	N.L.S.F. PER BLDG.	SITE TOTAL
A	1	38,416	38,416
B	1	21,553	21,553
C	3	32,498	97,494
D	2	24,730	49,460
E	3	11,862	35,586
TOTAL			242,509

BLDG. #	BLDG. TYPE	UNIT COUNT/GARAGE COUNT
1	A	41 UNITS - 7 GARAGES
2	E	15 UNITS - 6 GARAGES
3	D	29 UNITS - 17 GARAGES
4	C	34 UNITS - 22 GARAGES
5	C	34 UNITS - 22 GARAGES
6	C	34 UNITS - 22 GARAGES
7	E	15 UNITS - 6 GARAGES
8	E	15 UNITS - 6 GARAGES
9	D	29 UNITS - 17 GARAGES
10	B	26 UNITS - 9 GARAGES

DEVELOPER NOTES

PROJECT
The proposed development will be in complete accordance with the provisions of the approved Planned Development District. All Development Plans recorded hereunder shall be binding upon the applicant thereof, his successors and assigns, and shall limit and control all building permits.

Piazza at Villas di Lucca Phase 2 is a 17.162 acre development consisting primarily of 15,832 acres of 3- and 4-story multi-family residential buildings and 1.33 acres of retail. The residents of this development will enjoy warm and inviting architecture, with beautifully landscaped open space areas and pavilions; pool, hot tub and cabana, work-out facilities; and a welcoming entrance way with decorative traffic calming measures and a peaceful water fountain.

The base zoning district for the 15,832 acre site is MF-2, with the exceptions shown in the deviation chart. The 1.33 acre site will adhere to C-2 standards and will allow all uses permitted in C-2, excluding drive thru facilities for restaurants.

For the 1.33 acre retail site the developer shall apply for City Council's approval of a detailed site plan prior to applying for approval of any plat or building permit.

DEVELOPMENT
Development will be subject to a permit plan review by the City of Mansfield staff for compliance with all governing codes and allowable uses, requirements, and restrictions of the Planned Development (PD) zoning as described in the City of Mansfield Zoning Ordinance and as amended by provisions of the approved Planned Development District and all development plans recorded hereunder and be binding upon the applicant thereof, his successors and assigns, and shall limit and control all building permits.

All open space and common use areas are for the private use of the residents.

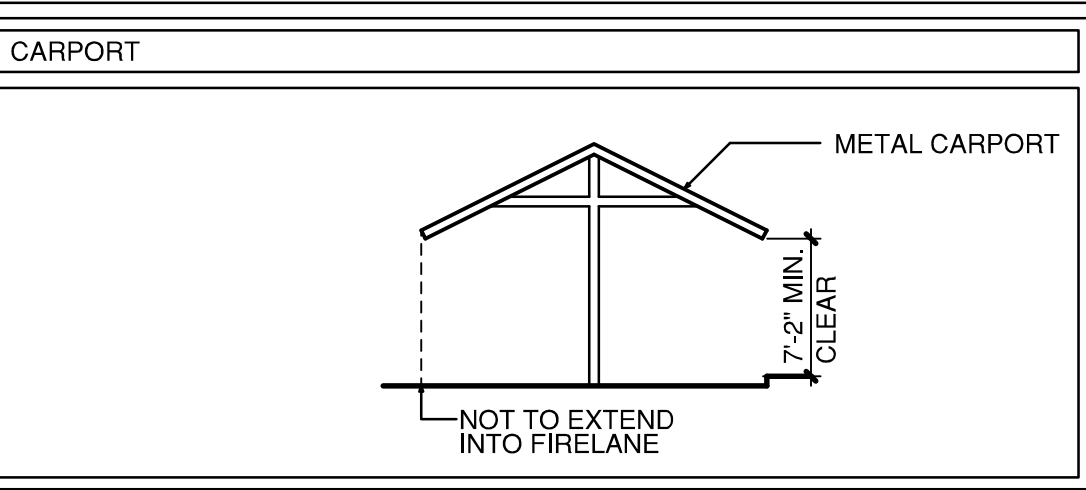
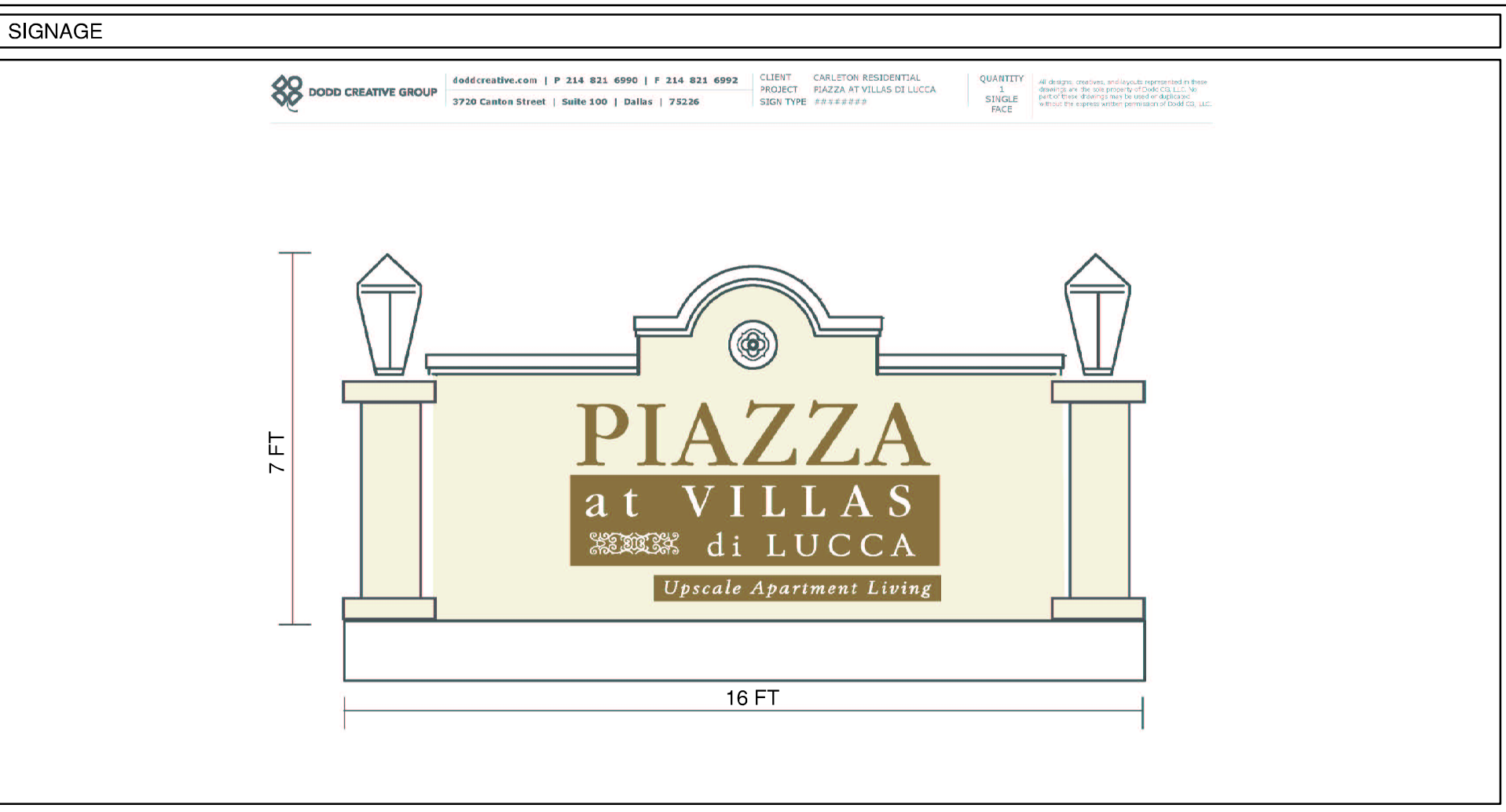
The Variable Width Shared Access Easement is for the use of Lots 1 and 2, Block 1, Villas di Lucca Addition and Lot 1, Block 1, The "L". No improvements shall be made that impeded ingress and egress along the easement.

The Variable Width Shared Access Easement shall be maintained by the property owners.

CONSTRUCTION AND MATERIAL NOTES
See elevations for stucco masonry and coursed masonry percentage calculations. All stucco walls in large spans shall be true stucco, with EIFS or similar materials used only in the details. Building height is shown on the plans.

All equipment is intended to be on the ground. If required to be placed on the roof then the equipment shall be located to the interior of the project and screened from view. (see 5/C.3 for screening detail)

DEVIATIONS	RESIDENTIAL BLDGS. ONLY		
	REQUIRED	3-STORY PROVIDED	4-STORY PROVIDED
BUILDING LINES	4' PER 1' BLDG. HEIGHT (EAST)	72'	
LANDSCAPE SETBACK	50' NORTH/SOUTH	NORTH: 10' MIN.	
LANDSCAPE BUFFER YARDS	10' WEST 50' EAST	WEST: 10' MIN. EAST: 10' MIN.	WEST: 10' MIN. EAST: 10' MIN.
SCREENINGS	6' HIGH MATERIAL	6" TUBULAR STEEL FENCE (TO MATCH PHASE 1)	6" TUBULAR STEEL FENCE (TO MATCH PHASE 1)
HEIGHT	35'	36' AT HIGHEST	46' (68' TOWER)
DWELLING UNIT SIZE	ONE BEDROOM 750 SF.	ONE BEDROOM 690 SF.	ONE BEDROOM 690 SF.
SIGNAGE	50 SF. MAX AREA & 10' MAX WIDTH	112 SF. AREA & 16' MAX WIDTH	
MASONRY	80% MASONRY	70-75% MASONRY	
CARPORT	80% MASONRY AT COLUMNS	PITCHED ROOF / METAL POST AS USED IN VILLAS DI LUCCA (PHASE 1)	
PAVILLION & CABANA	80% MASONRY COLUMNS	WOOD TIMBERS USED	



DEVELOPMENT PLAN ZC# 13-009

VILLAS DI LUCCA PHASE 2
JAMES GRIMSLEY SURVEY
ABSTRACT # 578
CITY OF MANSFIELD
TARRANT COUNTY, TX
17.162 ACRES OF LAND
2 LOT

DEVELOPER: CARLETON RESIDENTIAL, LTD.
5486 BELT LINE RD., STE#300
DALLAS, TEXAS 75254
(V)972-980-9810
(F)972-980-1559

DESIGNER: BGO ARCHITECTS
4202 BELTWAY DR.
ADDISON, TEXAS 75001
(V)214-520-8878
(F)214-824-5422

REVISIONS

PIAZZA at VILLAS di LUCCA

272 APARTMENTS IN MANSFIELD, TEXAS

CARLETON RESIDENTIAL PROPERTIES

REVIEW PRINTS NOT TO BE USED FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION

BGO architects

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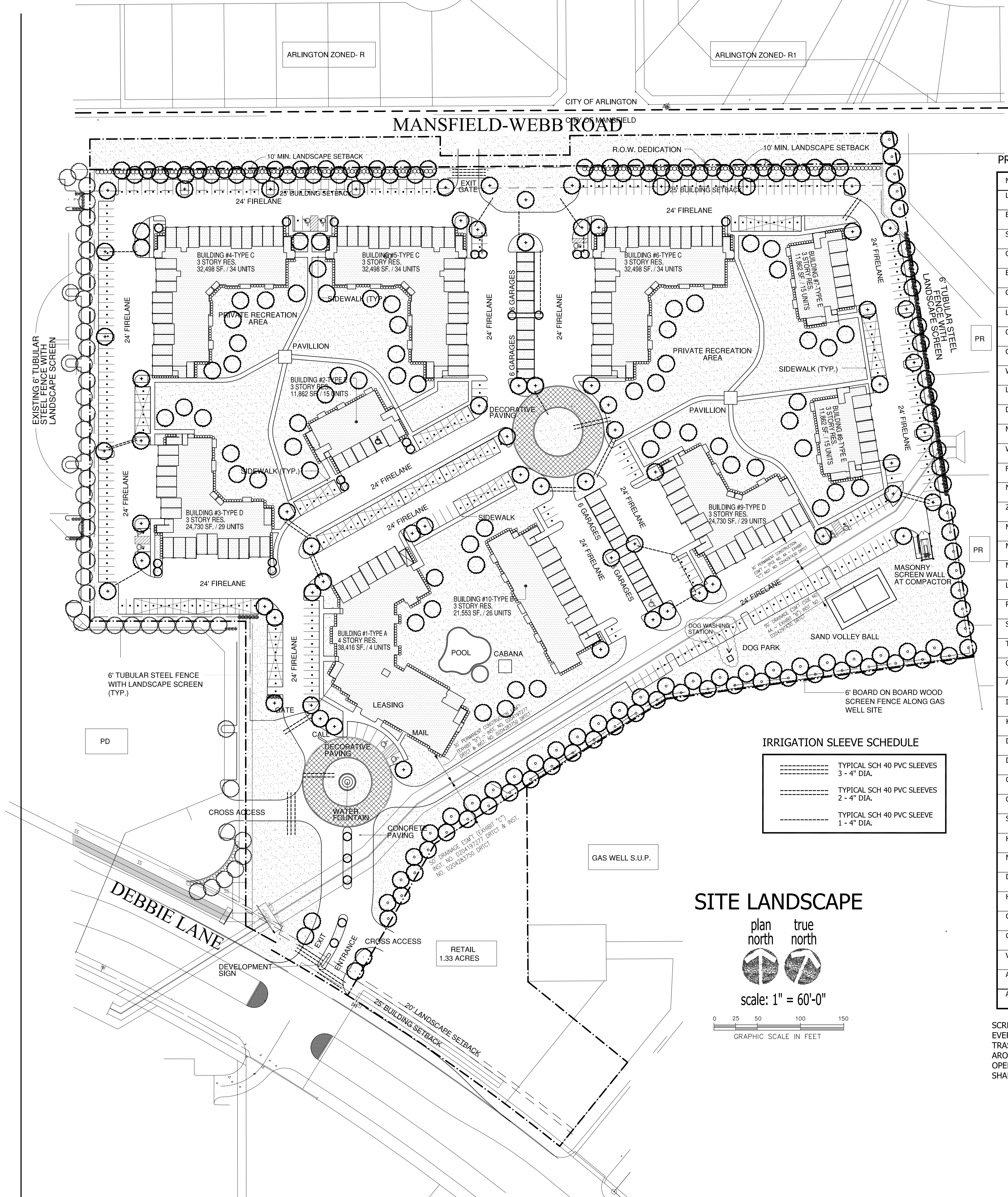
PROJECT
13143

SHEET NUMBER

EX B

DEVELOPMENT
PLAN

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PRELIMINARY PLANT MATRIX

MATERIAL	SIZE	TYPICAL STREET TREE MIN. 3.5" CALIBER	TYPICAL INTERNAL PARKING TREE MIN. 3.5" CALIBER	TYPICAL SIDE BUFFER TREE MIN. 3.5" CALIBER	TYPICAL COMMUNITY SPACE TREE MIN. 3.5" CALIBER	TYPICAL ORNAMENTAL TREE MIN. 30" GALLON	TYPICAL LARGE ORNAMENTAL TREE MIN. 30" GALLON	TYPICAL PARKING PERIMETER SHRUB MIN. 5" GALLON	TYPICAL INTERNAL LANDSCAPING COMMON TREE, SHRUBS, BOUND COVER
LIVE OAK	3.5" CAL.								
QUERCUS VIRGINIANA	3.5" CAL.								
BURR OAK	3.5" CAL.								
QUERCUS MACROCARPA	3.5" CAL.								
SHUMARD OAK	3.5" CAL.								
QUERCUS SHUMARDI	3.5" CAL.								
CHINESE PISTACHE	3.5" CAL.								
PISTACIA CHINENSIS	3.5" CAL.								
BALD CYPRESS	3.5" CAL.								
TAXODIUM DISTICHUM	3.5" CAL.								
CEDAR ELM	3.5" CAL.								
ULMUS CRASSIFOLIA	3.5" CAL.								
LACEBARK ELM	3.5" CAL.								
ULMUS PARVIFOLIA SEMPERVIRENS	3.5" CAL.								
OCTOBER GLORY MAPLE	3.5" CAL.								
ACER RUBRUM 'OCTOBER GLORY'	30 GAL.								
CRAPE MYRTLE	30 GAL.								
LAGERSTROEMIA INDICA	30 GAL.								
WAX MYRTLE	30 GAL.								
MYRTICA CERIFERA	30 GAL.								
LITTLE GEM MAGNOLIA	30 GAL.								
MAGNOLIA GRANDIFLORA 'LITTLE GEM'	30 GAL.								
DESERT WILLOW	30 GAL.								
CHILOPSIS LINEARIS	30 GAL.								
MEXICAN PLUM	30 GAL.								
PRUNUS MEXICANICA	15 GAL.								
WAX MYRTLE	15 GAL.								
MYRTICA CERIFERA	15 GAL.								
FOSTER HOLLY	15 GAL.								
ILEX x ATTENUATA 'FOSTERI'	15 GAL.								
NR STEVENS HOLLY	15 GAL.								
ILEX x 'NELLIE R. STEVENS'	5 GAL.								
ZEBRA GRASS	5 GAL.								
MISCANTHUS SINENSIS 'ZEBRINUS'	5 GAL.								
MAIDEN GRASS	5 GAL.								
MISCANTHUS SINENSIS 'GRACILLIMUS'	5 GAL.								
MISCANTHUS	5 GAL.								
MISCANTHUS SINENSIS 'MORNING LIGHT'	5 GAL.								
NEEDLEPOINT HOLLY	5 GAL.								
ILEX CORNUTA 'NEEDLEPOINT'	5 GAL.								
LOROPETALUM	5 GAL.								
LOROPETALUM CHINENSIS	5 GAL.								
RED YUCCA	5 GAL.								
HESPERALOE PARVIFOLIA	5 GAL.								
SOFT LEAF YUCCA	5 GAL.								
YUCCA GLORIOSA	5 GAL.								
TURK'S CAP	5 GAL.								
MALVAVISCUS DRUMMONDII	5 GAL.								
OAKLEAF HYDRANGEA	5 GAL.								
HYDRANGEA QUERCIFOLIA	5 GAL.								
AM. BEAUTYBERRY	5 GAL.								
HYDRANGEA QUERCIFOLIA	5 GAL.								
INDIAN HAWTHORN	5 GAL.								
RAPHIOLEPIS INDICA 'CLARA'	5 GAL.								
KNOCKOUT ROSE	3 GAL.								
ROSA x RADRAZZ	3 GAL.								
DWF BURFORD HOLLY	3 GAL.								
ILEX CORNUTA 'BURFORDI' NANA	3 GAL.								
DWF YAUPON HOLLY	3 GAL.								
ILEX VOMITORIA 'NANA'	3 GAL.								
GULF MUHLY	3 GAL.								
MUHLENBERGIA LINDHEIMERI	3 GAL.								
GULF STREAM NANDINA	3 GAL.								
NANDINA DOMESTICA 'GULF STREAM'	3 GAL.								
SALVIA	1 GAL.								
SALVIA GREGGII	1 GAL.								
HAMELN GRASS	1 GAL.								
PENNISETUM ALOPECUROIDES 'HAMELN'	1 GAL.								
MEXICAN FEATHERGRASS	1 GAL.								
NASSELLA TENUISSIMA	1 GAL.								
DAYLILLY	1 GAL.								
HEMEROCALLIS SP. (ORANGE/YELLOW MIX)	1 GAL.								
HORSETAIL REED	1 GAL.								
EQUISETUM HYEMALE	1 GAL.								
GIANT LIRIOPE	1 GAL.								
LIRIOPE GIGANTIA	1 GAL.								
GREEN LIRIOPE	1 GAL.								
LIRIOPE MUSCARI	1 GAL.								
VARIEGATED LIRIOPE	1 GAL.								
LIRIOPE SPICATA 'SILVER DRAGON'	1 GAL.								
ASIAN JASMINE	1 GAL.								
TRACHELOSPERMUM ASIATICUM	4" POT								
ANNUALS	4" POT								
TO BE DETERMINED									

SCREENING NOTE:
EVERGREEN SHRUBS SHALL BE PLANTED AROUND HVAC UNITS, METERS, TRANSFORMERS, AND OTHER UTILITY UNITS;
TRASH CONTAINERS, REFUSE OR RECYCLING STORAGE FACILITIES; POOL EQUIPMENT OR SERVICE AREAS, AS WELL AS
AROUND AND ADJACENT TO THE SCREENING WALLS REQUIRED BY SECTION 7301 OF THE MANSFIELD ZONING ORDINANCE.
OPENINGS OR ACCESS TO THE EQUIPMENT SHALL NOT BE OBSTRUCTED. THE HEIGHT OF THE SHRUBS REQUIRED HEREIN
SHALL NOT BE LESS THAN THE HEIGHT OF THE METERS BEING SCREENED.

CITY LANDSCAPE REQUIREMENTS

STREET LANDSCAPE SETBACK
DEBBIE LANE
1 CANOPY TREE PER 40 LIN. FT.
142' = 4 CANOPY TREES REQUIRED
4 CANOPY TREES PROPOSED (located along site entrance drive)
MANSFIELD WEBB ROAD
1 CANOPY TREE PER 40 LIN. FT.
1 ORNAMENTAL TREE PER 40 LIN. FT.
927' = 23 CANOPY TREES REQUIRED
40 23 CANOPY TREES PROPOSED
927' = 23 ORNAMENTAL TREES REQUIRED
40 23 CANOPY TREES PROPOSED

PARKING LOT PERIMETER LANDSCAPING
MIN. 3' HT. (AT MATURITY) PARKING SCREEN W/
NATIVE/ADAPTED, LOW WATER-USE EVERGREEN
SHRUB OR ORNAMENTAL GRASS
PROVIDED ALONG: MANSFIELD WEBB FRONTAGE

PARKING LOT INTERNAL LANDSCAPING
1 CANOPY TREE PER 10 PARKING SPACES
230 SURFACE PARKING SPACES
100 CARPORT PARKING SPACES
330 TOTAL SPACES
330 = 33 CANOPY TREES REQUIRED
10 64 CANOPY TREE PROPOSED

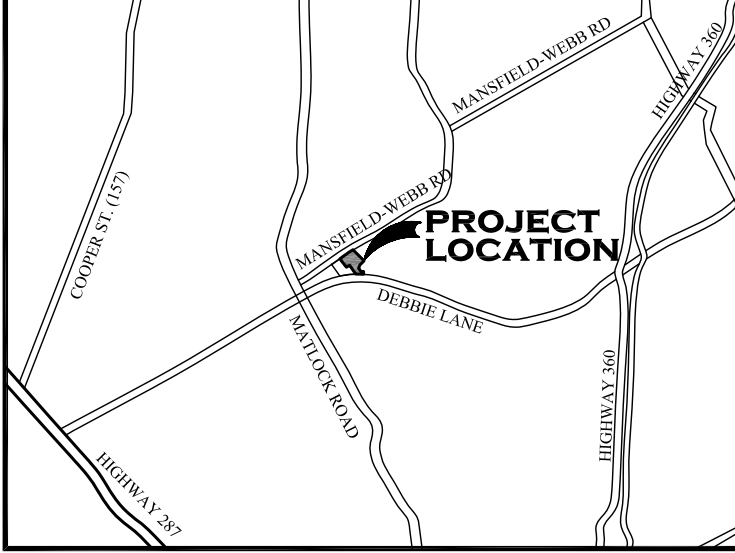
SIDE BUFFER/ YARD LANDSCAPING
EAST PROPERTY LINE REQUIREMENTS:
6' HT. TUBULAR STEEL FENCE
1 CANOPY TREE PER 25 LF
612' = 24 CANOPY TREES REQUIRED
25 24 CANOPY TREES PROPOSED
6' HT. STEEL FENCE PROPOSED
SOUTHEAST PROPERTY LINE REQUIREMENTS:
6' HT. WOOD SCREEN FENCE
1 CANOPY TREE PER 25 LF
786' = 32 CANOPY TREES REQUIRED
25 51 CANOPY TREES PROPOSED
6' HT. WOOD SCREEN FENCE PROPOSED
WEST PROPERTY LINE REQUIREMENTS:
UTILIZING PHASE ONE FOLLOWING:
EXISTING 6' TUBULAR STEEL FENCE
EXISTING CANOPY TREES AND SCREEN SHRUBS

LANDSCAPE NOTES

IRRIGATION
ALL LANDSCAPE AREAS SHALL BE WATERED WITH AN
AUTOMATIC UNDERGROUND IRRIGATION SYSTEM,
UTILIZING DRIP TUBING AND OTHER LOW WATER-USE
MATERIALS AND TECHNIQUES AS DESIGN ALLOWS.
THE SYSTEM WILL BE EQUIPPED WITH RAIN STAT AND
FREEZE SENSOR, AS WELL AS PROGRAMMABLE
CONTROLLER.

LANDSCAPE MAINTENANCE
THE PROPERTY OWNER, TENANT OR AGENT SHALL BE
RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED
LANDSCAPING IN A HEALTHY, NEAT, ORDERLY AND LIVE-
GROWING CONDITION AT ALL TIMES. THIS SHALL
INCLUDE MOWING, EDGING, PRUNING, FERTILIZING,
IRRIGATION, WEEDING, AND OTHER SUCH ACTIVITIES
COMMON TO THE MAINTENANCE OF THE LANDSCAPING.
LANDSCAPED AREAS SHALL BE KEEP FREE OF TRASH,
LITTER, WEEDS AND OTHER SUCH MATERIALS NOT A
PART OF THE LANDSCAPE. PLANT MATERIALS THAT DIE
SHALL BE REPLACED WITH PLANT MATERIALS OF
SIMILAR VARIETY AND SIZE.

LOCATION MAP



REVISIONS
11/2/04/13

PIAZZA at VILLAS di LUCCA
272 APARTMENTS IN MANSFIELD, TEXAS
CARLETON RESIDENTIAL PROPERTIES

REVIEW PRINTS NOT TO
BE USED FOR REGULATORY
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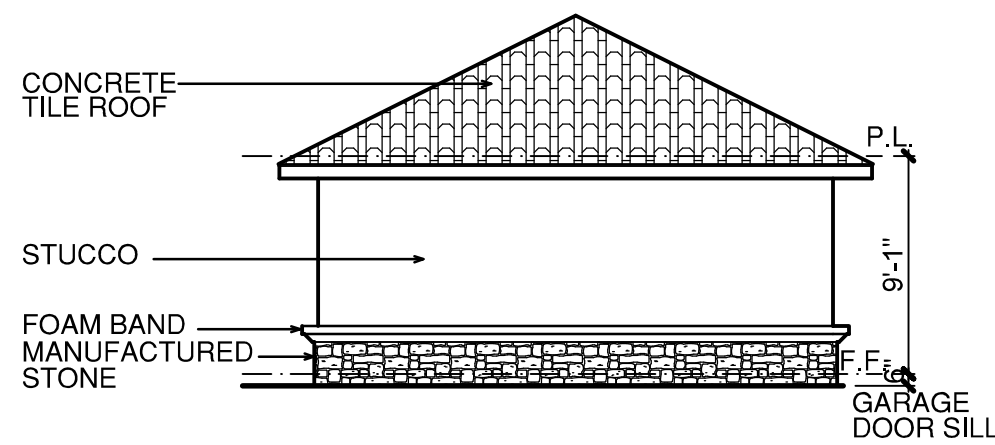
PROJECT
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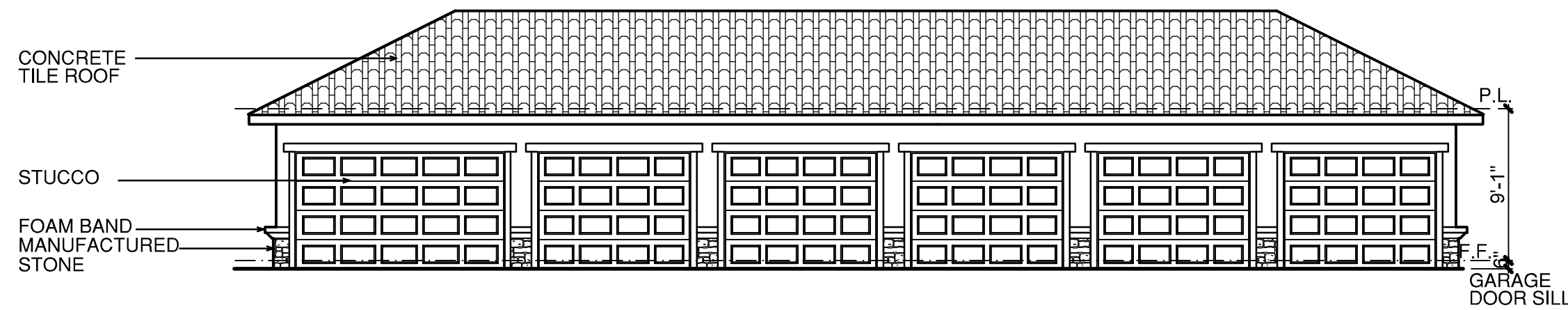
D-2

Leeming
Design Group
Landscape Architecture
4913 Rule Snow Drive, Suite 101-B North Richland Hills, Texas 76180
(817) 577-0889 Fax (817) 577-0896 leemingsdesigngroup@bgoarchitects.com





5 GARAGE END ELEVATION
SCALE: 1/8"=1'-0"



4 GARAGE FRONT ELEVATION
SCALE: 1/8"=1'-0"

ELEVATION LEGEND

MATERIALS KEY

- TILE ROOF
- MANUFACTURED STONE
- STUCCO

MATERIAL PERCENTAGES
70-75% STUCCO MASONRY
25-30% COURSED MASONRY

BUILDING KEY

BUILDING TYPE A (BLDG. #1)

1 2 3



3 FRONT ELEVATION (TYPICAL 4 STORY)
SCALE: 1/8"=1'-0"

MATERIAL PERCENTAGE
70-75% STUCCO MASONRY
25-30% COURSED MASONRY



2 FRONT ELEVATION (TYPICAL 4 STORY)
SCALE: 1/8"=1'-0"

MATERIAL PERCENTAGE
70-75% STUCCO MASONRY
25-30% COURSED MASONRY



1 FRONT ELEVATION -ENTRY (TYPICAL 4 STORY)
SCALE: 1/8"=1'-0"

MATERIAL PERCENTAGE
70-75% STUCCO MASONRY
25-30% COURSED MASONRY

DEVELOPMENT PLAN ZC# 13-009

VILLAS DI LUCCA PHASE 2
JAMES GRIMSLEY SURVEY
ABSTRACT # 578
CITY OF MANSFIELD
TARRANT COUNTY, TX
17.162 ACRES OF LAND
2 LOT

DEVELOPER:
CARLETON RESIDENTIAL, LTD.
5485 BELT LINE RD., STE#300
DALLAS, TEXAS 75254
(V)972-980-9810
(F)972-980-1559

DESIGNER:
BGO ARCHITECTS
4202 BELTWAY DR.
ADDISON, TEXAS 75001
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(F)214-824-5422

REVISIONS

PIAZZA at VILLAS di LUCCA
272 APARTMENTS IN MANSFIELD, TEXAS
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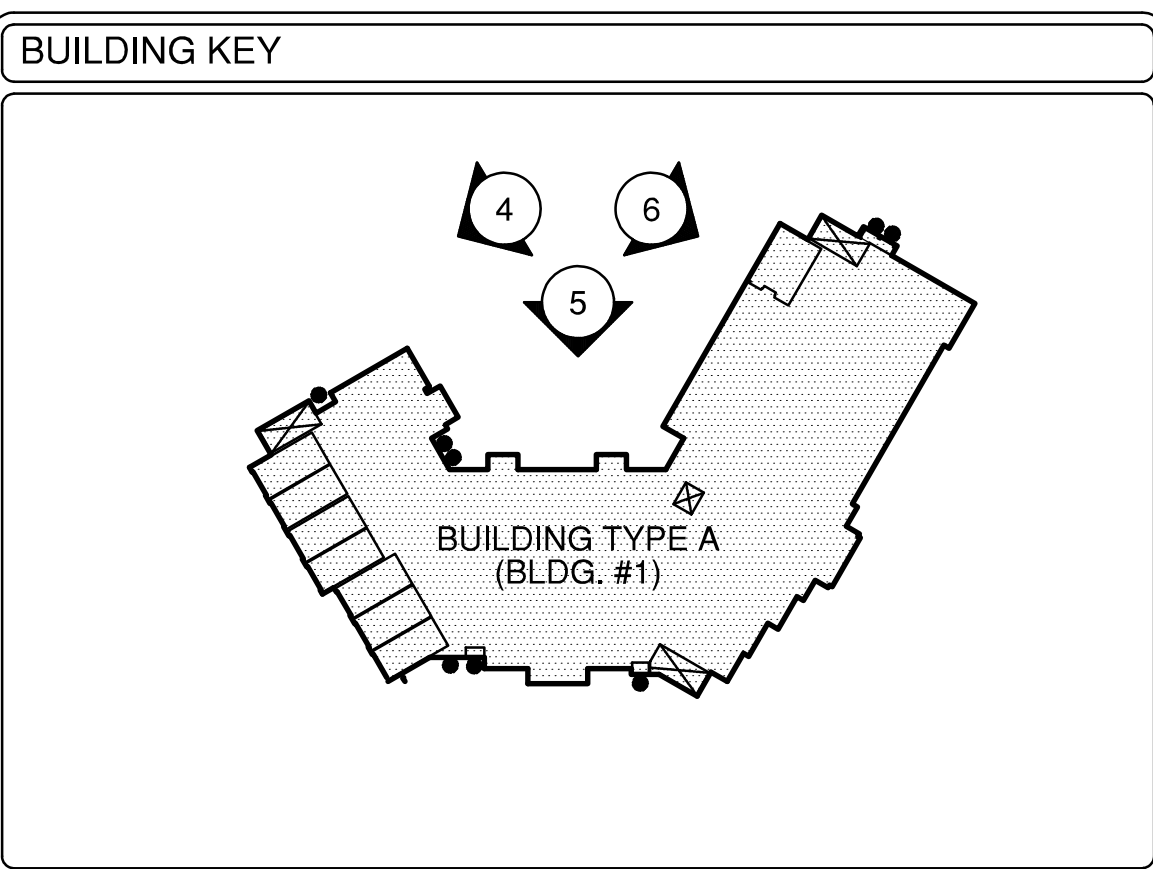
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SHEET NUMBER

EX C.1

ELEVATIONS

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EX C.2

ELEVATIONS



6 REAR ELEVATION - POOL SIDE (TYPICAL 4 STORY)

MATERIAL PERCENTAGE
70-75% STUCCO MASONRY
25-30% COURSED MASONRY



5 REAR ELEVATION - POOL SIDE (TYPICAL 4 STORY)

MATERIAL PERCENTAGE
70-75% STUCCO MASONRY
25-30% COURSED MASONRY



4 REAR ELEVATION - POOL SIDE (TYPICAL 4 STORY)

MATERIAL PERCENTAGE
70-75% STUCCO MASONRY
25-30% COURSED MASONRY

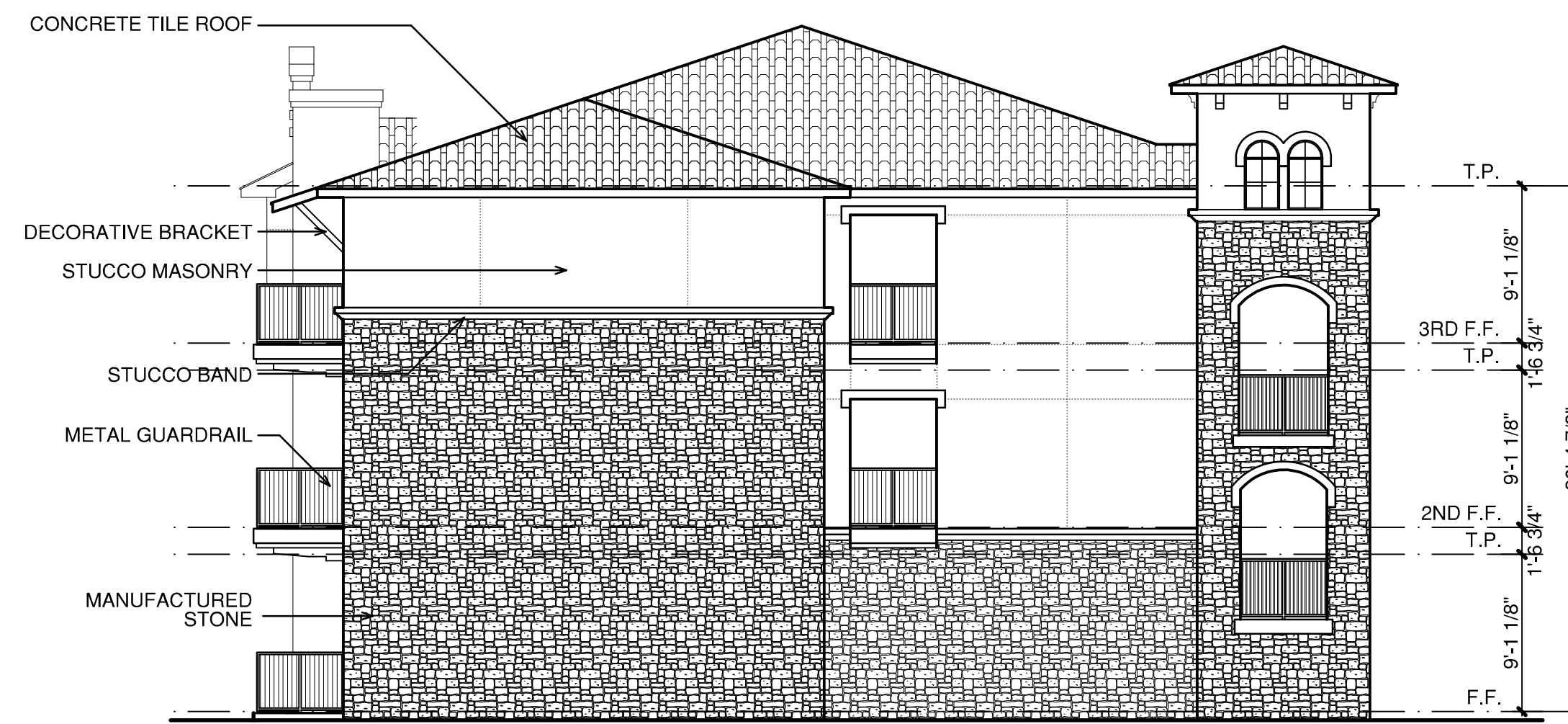
DEVELOPMENT PLAN	QC# 13-009
VILLAS DI LUCCA PHASE 2 JAMES GRIMSLEY SURVEY ABSTRACT # 578 CITY OF MANSFIELD TARRANT COUNTY, TX 17.132 ACRES OF LAND 2 LOT	
DEVELOPER: CARLETON RESIDENTIAL, LTD. 5485 BELT LINE RD., STE#300 DALLAS, TEXAS 75254 (V)972-980-9810 (F)972-980-1559	DESIGNER: BGC ARCHITECTS 4202 BELTWAY DR. ADDISON, TEXAS 75001 (V)214-520-8878 (F)214-824-5422

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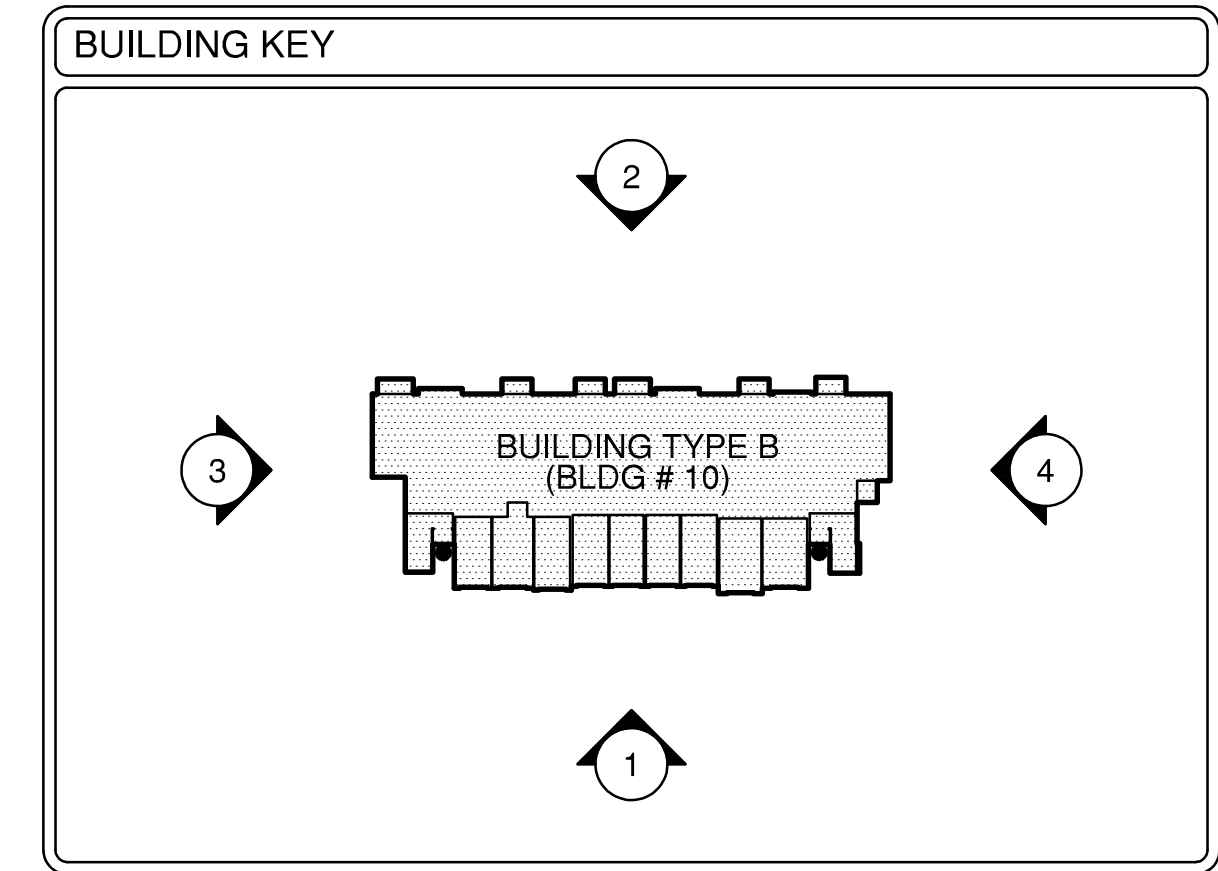
4 END ELEVATION (TYPICAL 3 STORY)
SCALE: 1/8"=1'-0"

MATERIAL PERCENTAGE
75% STUCCO MASONRY
25% COURSED MASONRY



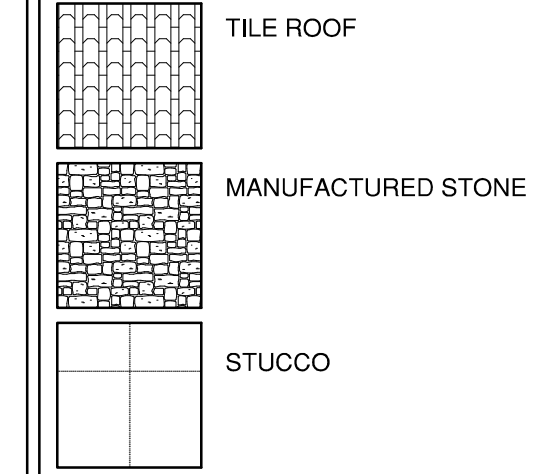
3 END ELEVATION (TYPICAL 3 STORY)
SCALE: 1/8"=1'-0"

MATERIAL PERCENTAGE
75% STUCCO MASONRY
25% COURSED MASONRY

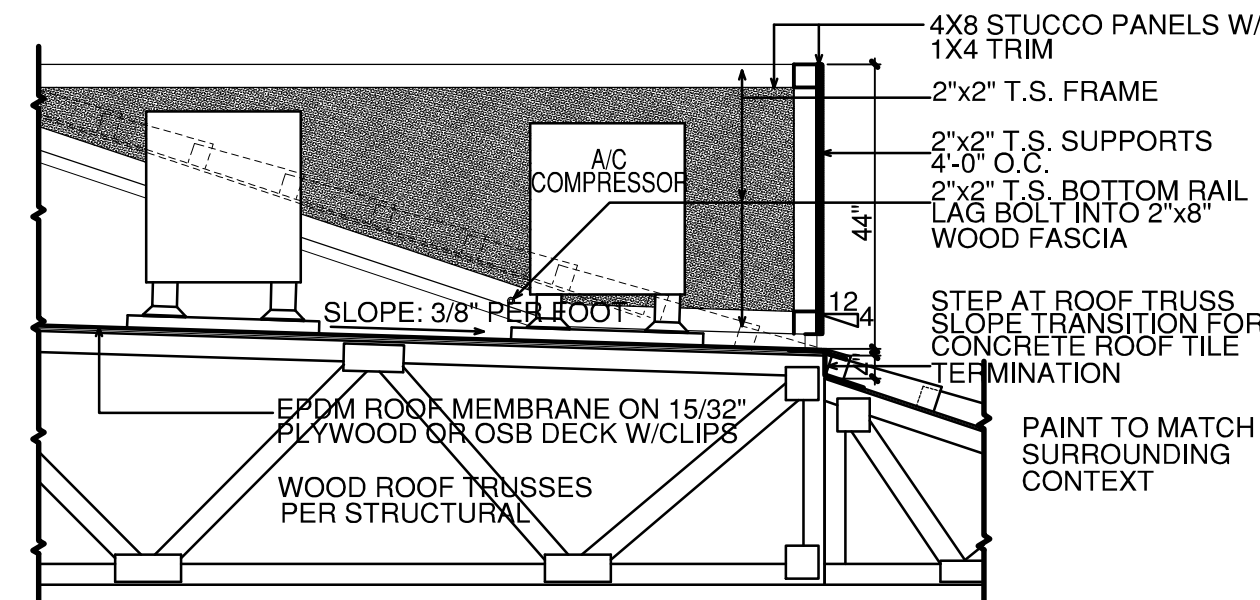


ELEVATION LEGEND

MATERIALS KEY



MATERIAL PERCENTAGES
70-75% STUCCO MASONRY
25-30% COURSED MASONRY



5 SECTION AT HVAC ROOF CONDITION
SCALE: NTS



2 FRONT ELEVATION (TYPICAL 3 STORY)
SCALE: 1/8"=1'-0"

MATERIAL PERCENTAGE
75% STUCCO MASONRY
25% COURSED MASONRY



1 REAR ELEVATION (TYPICAL 3 STORY)
SCALE: 1/8"=1'-0"

MATERIAL PERCENTAGE
75% STUCCO MASONRY
25% COURSED MASONRY

DEVELOPMENT PLAN	
ZC# 13-009	
VILLAS DI LUCCA PHASE 2	
JAMES GRIMSLEY SURVEY	
ABSTRACT # 578	
CITY OF MANSFIELD	
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17.162 ACRES OF LAND	
2 LOT	
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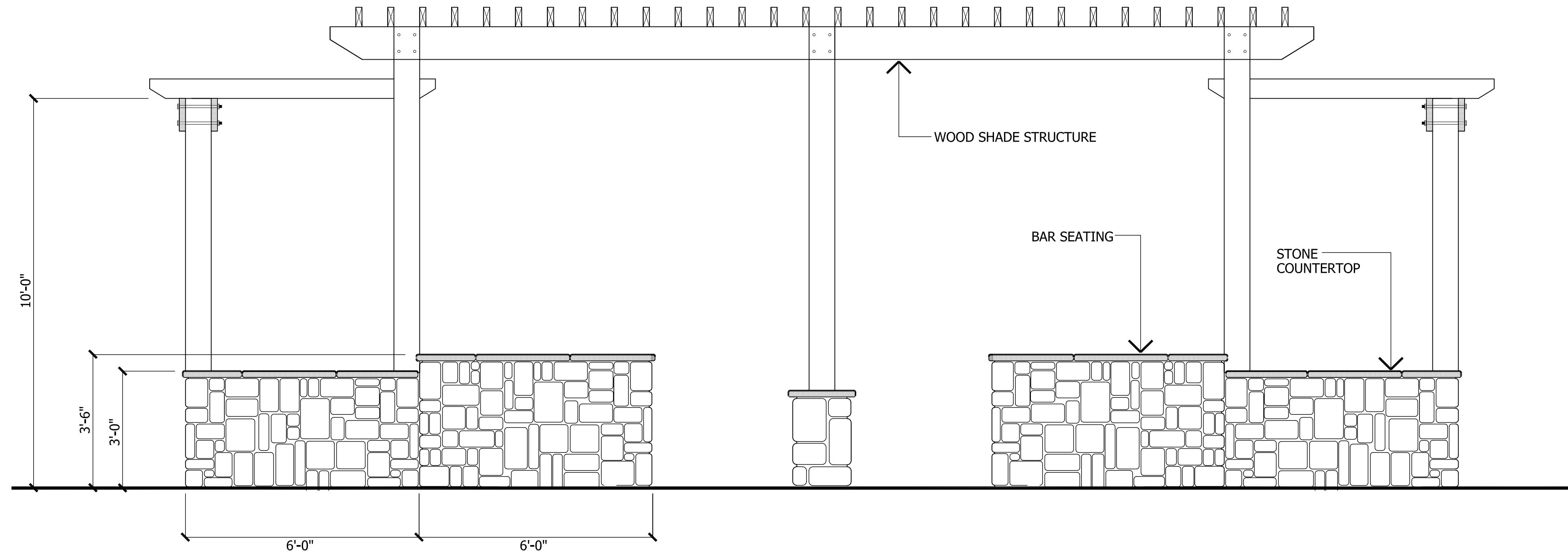
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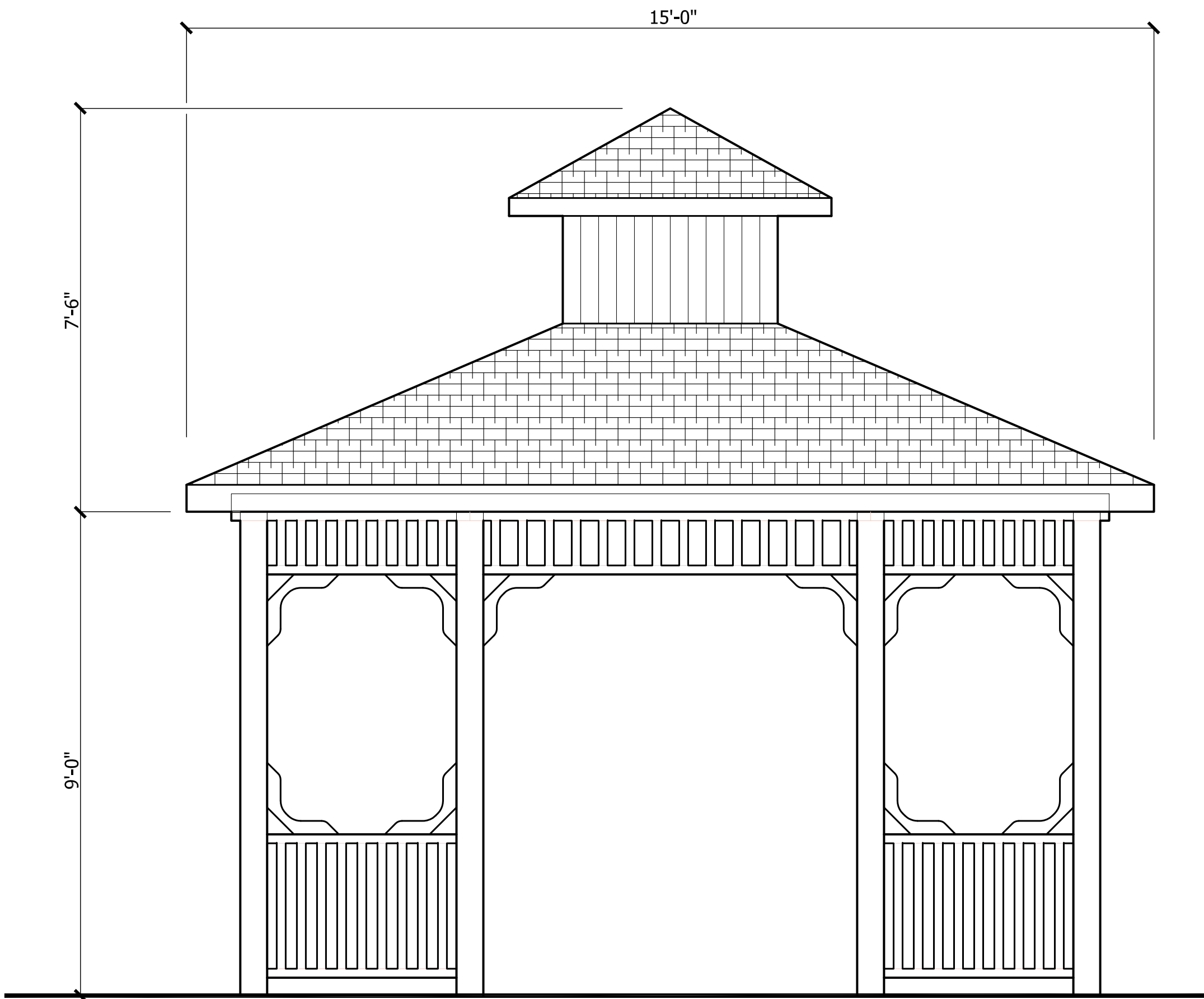
EX-C.3

ELEVATIONS

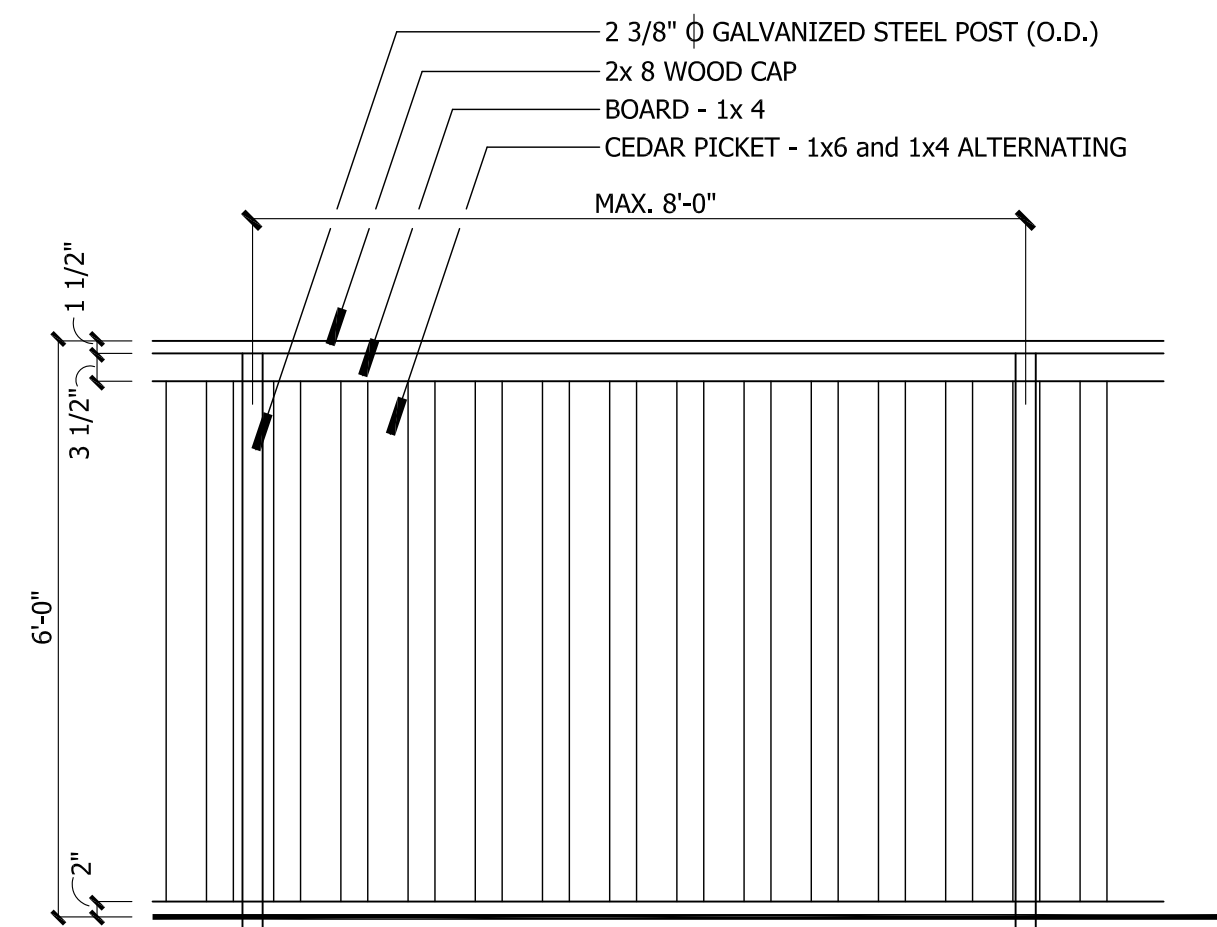
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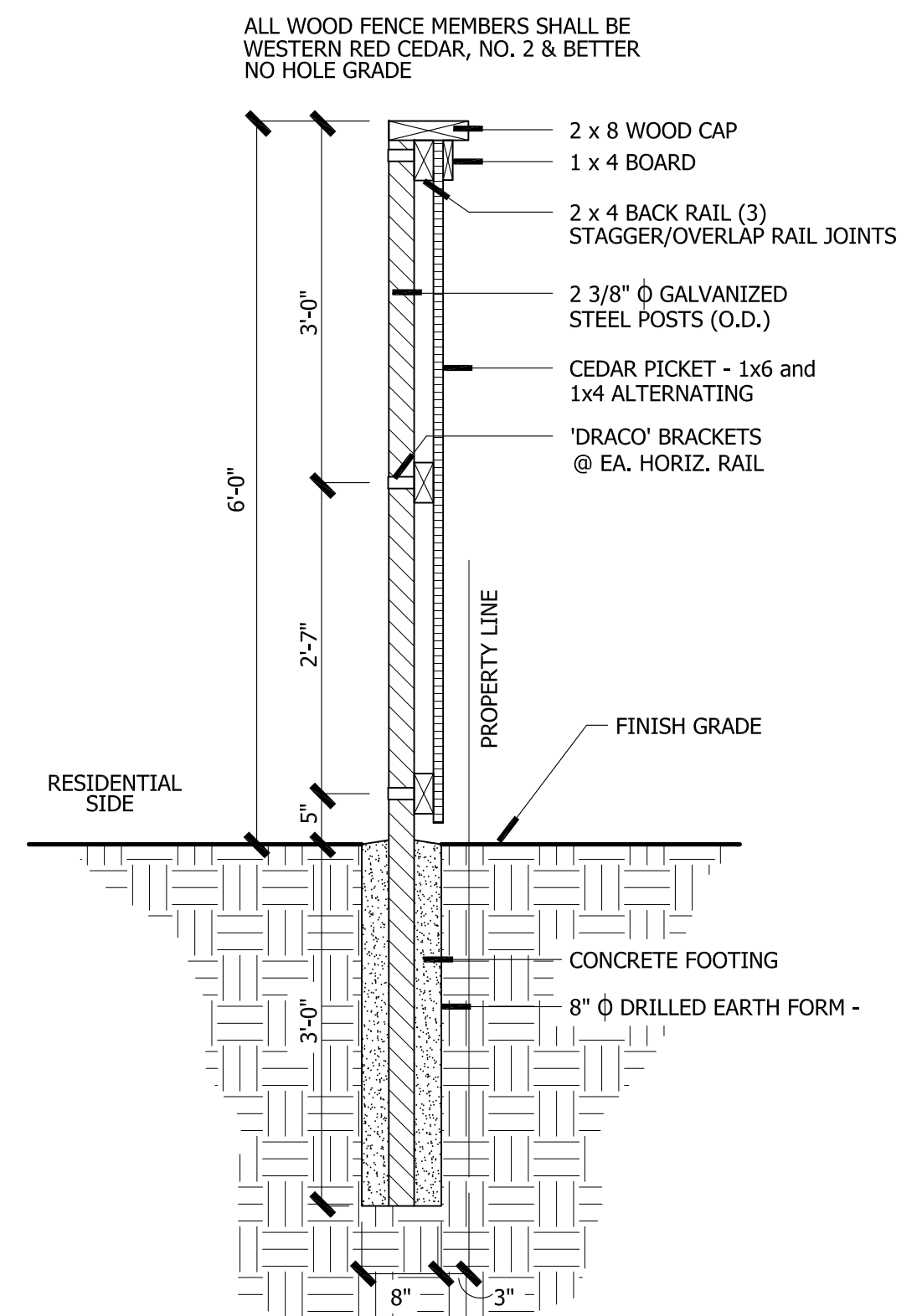
ELEVATION
POOL CABANA
SCALE: 1/2" = 1'-0"



PAVILLION
POOL CABANA
SCALE: 1/2" = 1'-0"

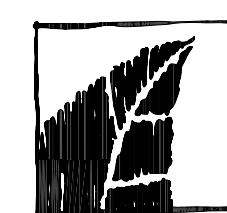


ELEVATION
WOOD SCREEN FENCE
SCALE: 1/2" = 1'-00"



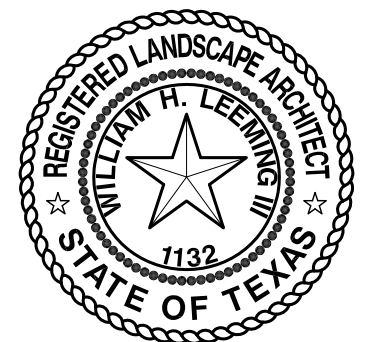
SECTION
WOOD SCREEN FENCE
SCALE: 3/4" = 1'-00"

MISC. DETAILS



Leeming
Design Group
Landscape Architecture

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REVISIONS

NO.	DESCRIPTION	DATE

PIAZZA at VILLAS di LUCCA
272 APARTMENTS IN MANSFIELD, TEXAS
CARLETON RESIDENTIAL PROPERTIES

REVIEW PRINTS NOT TO
BE USED FOR REGULATORY
APPROVAL, PERMIT, OR
CONSTRUCTION



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DATE
10-11-13

PROJECT
13143

SHEET NUMBER
D-3