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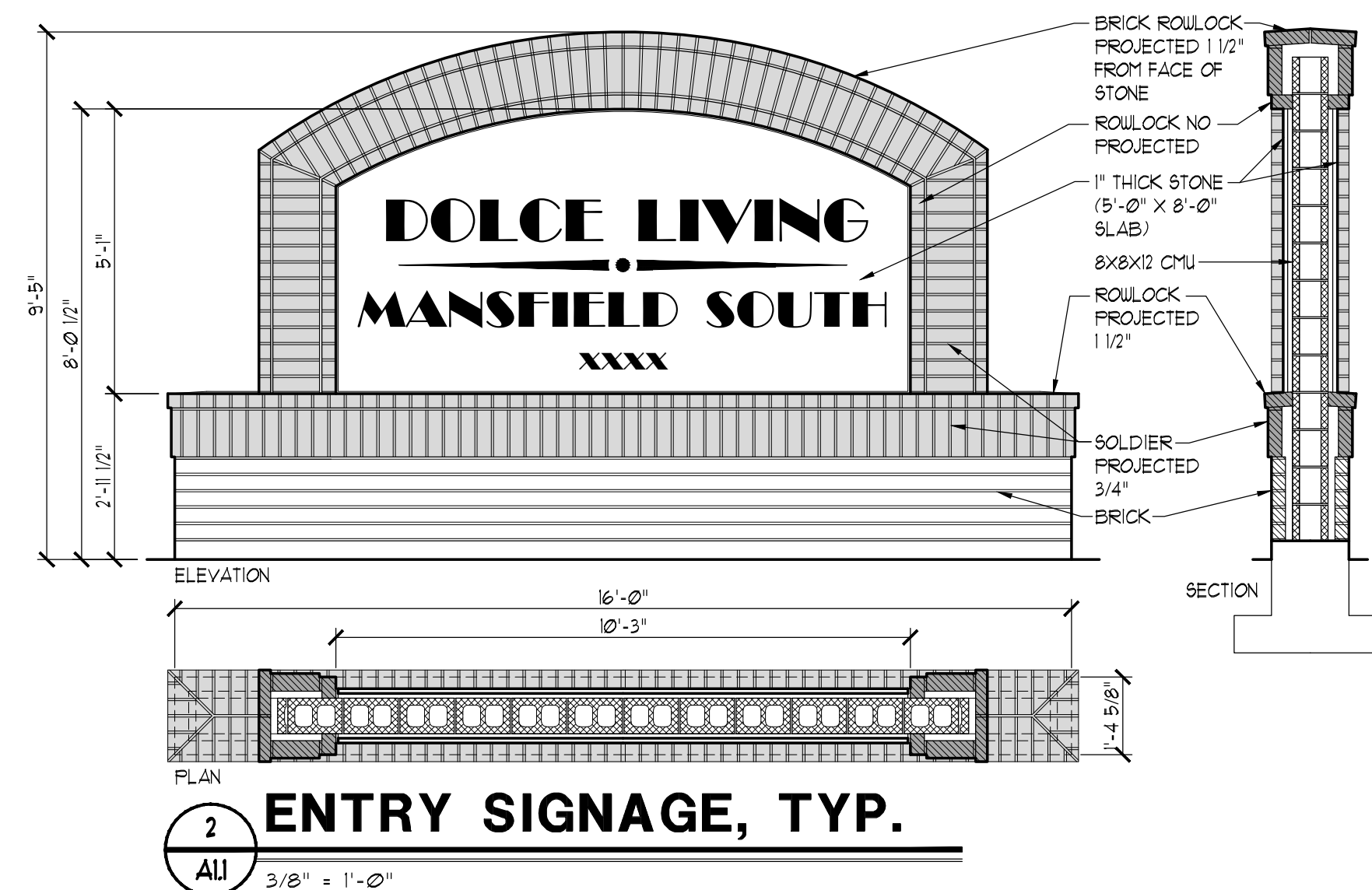
# DOLCE LIVING MANSFIELD SOUTH

A Multi-Family Community

Mansfield, TX  
Job No. 1234

ISSUE TO CIVIL ENGINEER
Date: 08-28-12
STRUCT'L & MEP ISSUE
Date: 09-23-12
ZONING REVISIONS
Date: 10-01-12
DOG PARK REVISION
Date: 10-10-12
Date:
Date:
Date:
Date:

A1.1



ENTRY SIGNAGE, TYP.

## PROJECT SUMMARY:

### Apartments:

Type	Description	Net Area	Priv. Stor./ Balc.	Gross Area	Phase 1	Phase 2	Total
A1	One Bedroom, 1 Bath (1st flr.)	128 s.f.	78 s.f.	206 s.f.	9	9	18
A2	One Bedroom, 1 Bath (2nd & 3rd flr.)	128 s.f.	78 s.f.	206 s.f.	18	18	36
A3	One Bedroom, 1 Bath (2nd & 3rd flr.)	183 s.f.	62 s.f.	245 s.f.	36	36	72
A4	One Bedroom, 1 Bath (1st flr.)	816 s.f.	62 s.f.	878 s.f.	6	6	12
A5	One Bedroom, 1 Bath (2nd & 3rd flr.)	816 s.f.	62 s.f.	878 s.f.	16	16	32
A6	One Bedroom, 1 Bath (H.C. - 1st flr.)	816 s.f.	62 s.f.	878 s.f.	2	2	4
Total One Bedroom Units					81	81	114 Units
Type	Description	Net Area	Priv. Stor./ Balc.	Gross Area	Phase 1	Phase 2	Total
B1	Two Bedroom, 2 Bath (1st flr.)	1085 s.f.	60 s.f.	1145 s.f.	8	8	16
B2	Two Bedroom, 2 Bath (2nd & 3rd flr.)	1085 s.f.	64 s.f.	1149 s.f.	23	23	46
B3	Two Bedroom, 2 Bath (1st flr.)	1150 s.f.	85 s.f.	1235 s.f.	9	9	18
B4	Two Bedroom, 2 Bath (2nd & 3rd flr.)	1150 s.f.	85 s.f.	1235 s.f.	20	20	40
B5	Two Bedroom, 2 Bath (H.C. - 1st flr.)	1150 s.f.	85 s.f.	1235 s.f.	1	1	2
Total One Bedroom Units					61	61	122 Units
Type	Description	Net Area	Priv. Stor./ Balc.	Gross Area	Phase 1	Phase 2	Total
C1	Three Bedroom, 2 Bath (1st flr.)	1389 s.f.	95 s.f.	1484 s.f.	1	1	2
C2	Three Bedroom, 2 Bath (2nd & 3rd flr.)	1389 s.f.	95 s.f.	1484 s.f.	4	4	8
C3	Three Bedroom, 2 Bath (H.C. - 1st flr.)	1400 s.f.	84 s.f.	1484 s.f.	1	1	2
Total One Bedroom Units					6	6	12 Units
Apartment Total					154	154	308 Units

Phase 1 Apartment Area	143,908 s.f.	10,887 s.f.	154,795 s.f.
Phase 2 Apartment Area	143,908 s.f.	10,887 s.f.	154,795 s.f.
Total Apartment Area	287,816 s.f.	21,774 s.f.	309,590 s.f.
Amenity Center	5,514 s.f.	816 s.f.	6,330 s.f.
Total Project Area	293,330 s.f.	22,650 s.f.	315,980 s.f.

## PARKING SUMMARY:

Parking Required:	Phase 1	Phase 2	Total
2 cars / unit for just 50 units	100	100	
1.15 cars / unit for 104 remaining units	182	182	
Total Parking Required	282	282	564 Cars

Parking Provided Phase 1:	HC Accessible	Van Accessible	Standard	Total
Detached Garages	-	2	14	16 cars
Carports	2	-	16	18 cars
Open Parking (Secured)	4	1	115	120 cars
Total Parking (Secured)	6	3	265	274 cars
Amenity Center Parking (Non-Secured)	0	1	8	9 cars
Total Phase 1 Parking Provided	6	4	273	283 cars

Parking Provided Phase 2:	HC Accessible	Van Accessible	Standard	Total
Detached Garages	-	2	14	16 cars
Carports	2	-	16	18 cars
Open Parking (Secured)	5	2	122	129 cars
Total Parking (Secured)	7	4	212	283 cars

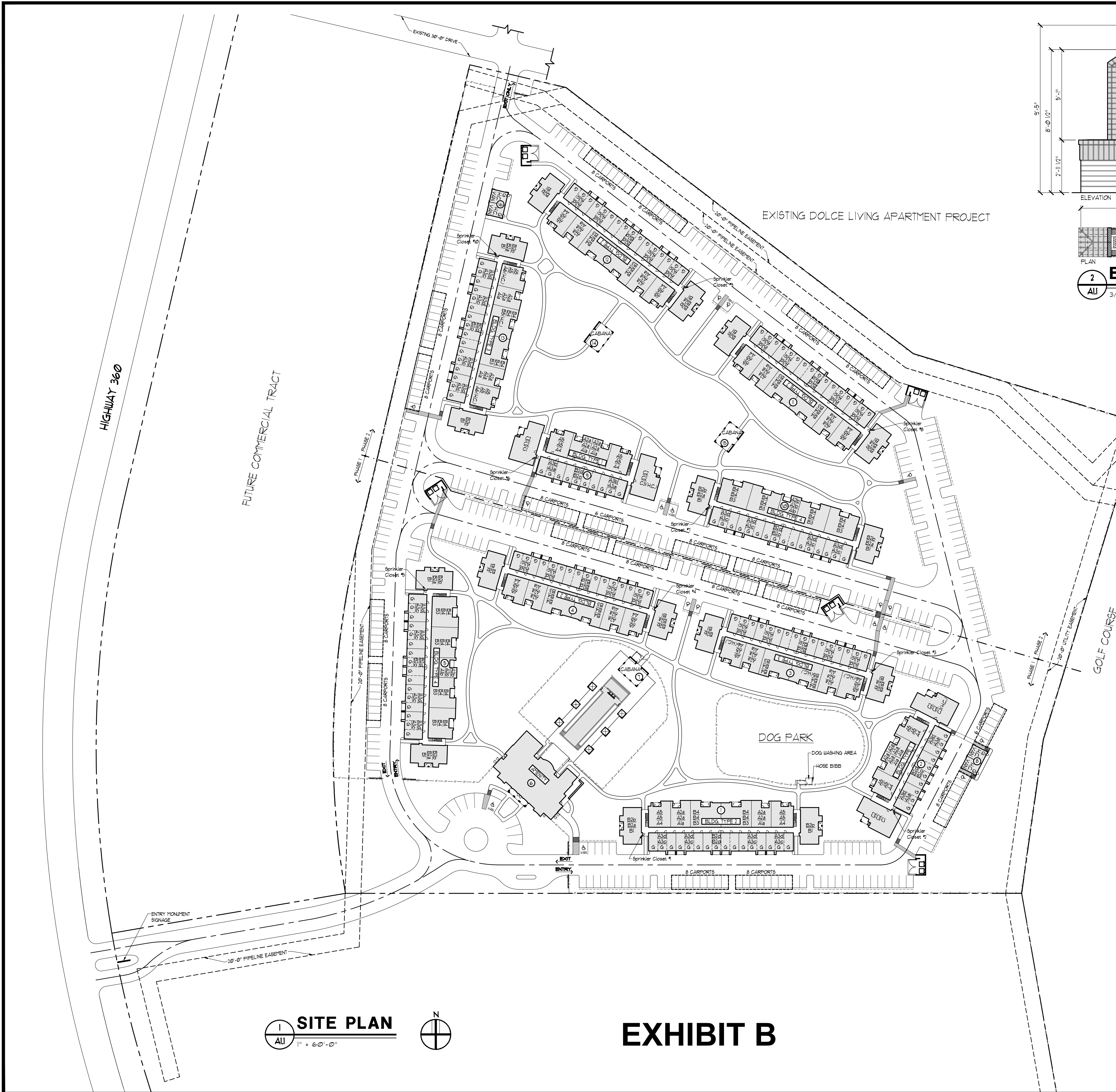
Total Project Parking Provided	13	8	545	566 cars
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## INTERIOR UNIT FINISHES:

All unit appliances to have stainless steel fronts.  
All unit bathrooms to have ceramic tile flooring.  
All unit kitchen, bathroom, and desk countertops to be polished granite.

## BUILDINGS:

Type	Bldg. #	1st Floor	2nd Floor	3rd Floor	Total Bldg.	Quantity	Total
Building Type #1	2 & 3	10,823 s.f.	10,842 s.f.	10,474 s.f.	32,139 s.f.	2	64,278 s.f.
Building Type #2 & #3	1, 3, 4, 11, 12, & 13	14,711 s.f.	14,716 s.f.	13,287 s.f.	42,714 s.f.	6	257,004 s.f.
Building Type #4	5 & 10	14,629 s.f.	14,659 s.f.	14,343 s.f.	43,631 s.f.	2	87,262 s.f.
Amenity Center	6	6,330 s.f.			6,330 s.f.	1	6,330 s.f.
Garages	8 & 16	165 s.f.			165 s.f.	2	330 s.f.
Cabanas	7, 14, & 15	831 s.f.			831 s.f.	3	2,493 s.f.
Total Project Floor Area							418,957 s.f.
Site Area (not including access easements)							148,971 s.f.
Floor Area Ratio							0.5593723



SITE PLAN

EXHIBIT B



Building Type 1 - End Elevation

90% Brick Veneer  
10% Fiber Cement Siding



Building Type 1 - Courtyard Elevation

75% Brick Veneer  
25% Fiber Cement Siding



Building Type 1 - Driveway Elevation

87% Brick Veneer  
13% Fiber Cement Siding

# **BUILDING TYPE 1 : DOLCE LIVING - MANSFIELD SOUTH**

## **EXHIBIT B**

Mucasey & Associates, Architects  
October 1, 2012

**EXTERIOR VENEER (All 4 Sides) : 85% Two Tone Brick Veneer 15% Fiber Cement Siding**





Building Type 2 & 3 - End Elevation

95% Brick Veneer  
5% Fiber Cement Siding



Building Type 2 & 3 - End Elevation

94% Brick Veneer  
6% Fiber Cement Siding



Building Type 2 & 3 - Courtyard Elevation

77% Brick Veneer  
23% Fiber Cement Siding



Building Type 2 & 3 - Driveway Elevation

84% Brick Veneer  
16% Fiber Cement Siding

# BUILDING TYPE 2 & 3 : DOLCE LIVING - MANSFIELD SOUTH

## EXHIBIT B

Mucasey & Associates, Architects  
October 1, 2012

EXTERIOR VENEER (All 4 Sides) : 86% Two Tone Brick Veneer 14% Fiber Cement Siding





Building Type 4 - End Elevation

95% Brick Veneer  
5% Fiber Cement Siding



Building Type 4 - Courtyard Elevation

75% Brick Veneer  
15% Fiber Cement Siding



Building Type 4 - Driveway Elevation

84% Brick Veneer  
16% Fiber Cement Siding

# BUILDING TYPE 4 : DOLCE LIVING - MANSFIELD SOUTH

Mucasey & Associates, Architects  
October 1, 2012

EXTERIOR VENEER (All 4 Sides) : 83% Two Tone Brick Veneer 17% Fiber Cement Siding

EXHIBIT B

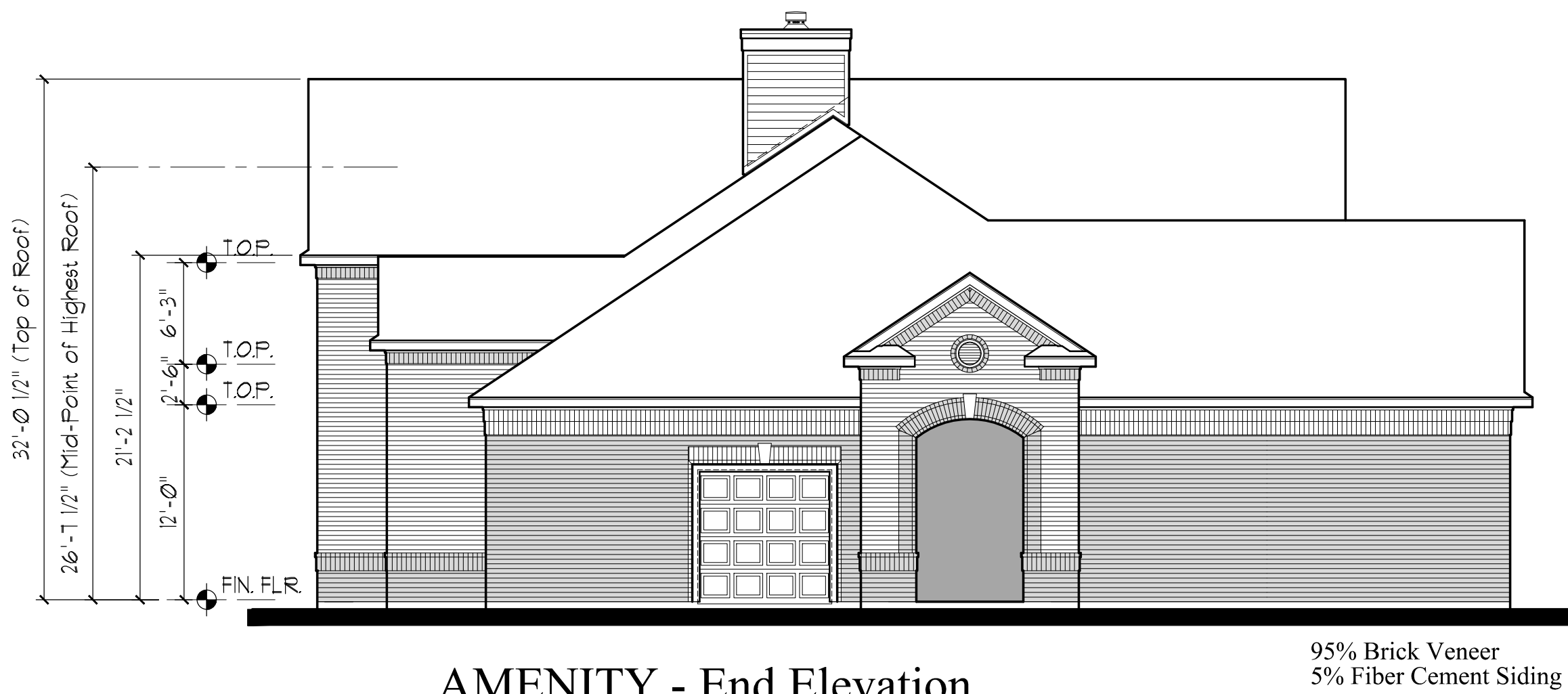






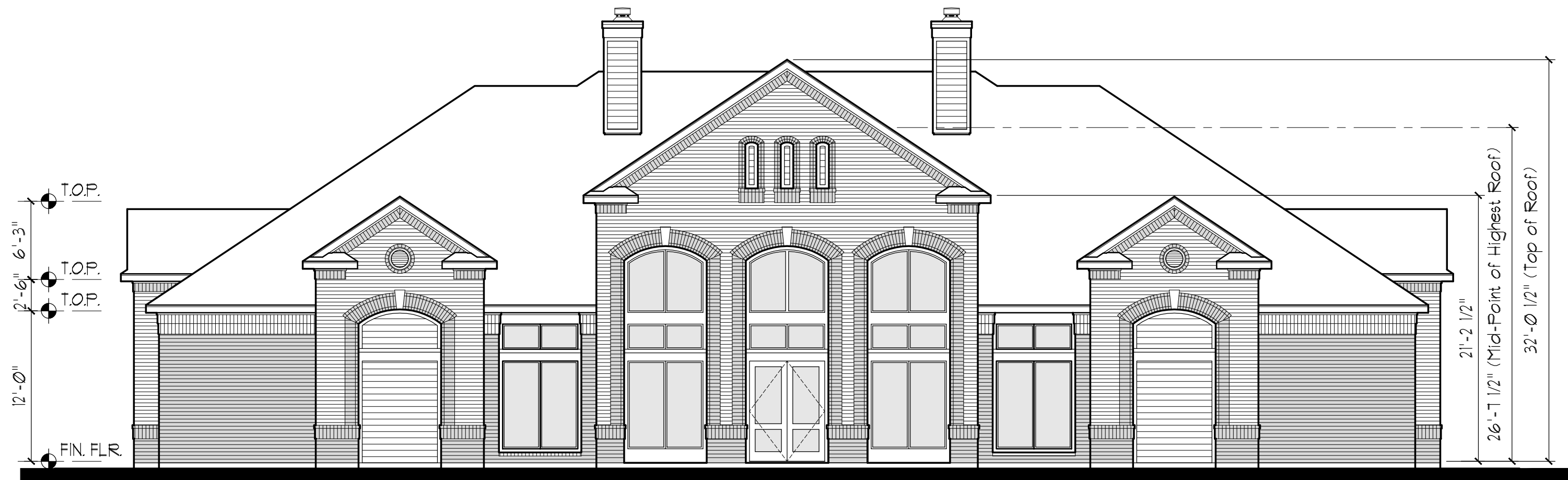
AMENITY - End Elevation

94% Brick Veneer  
6% Fiber Cement Siding



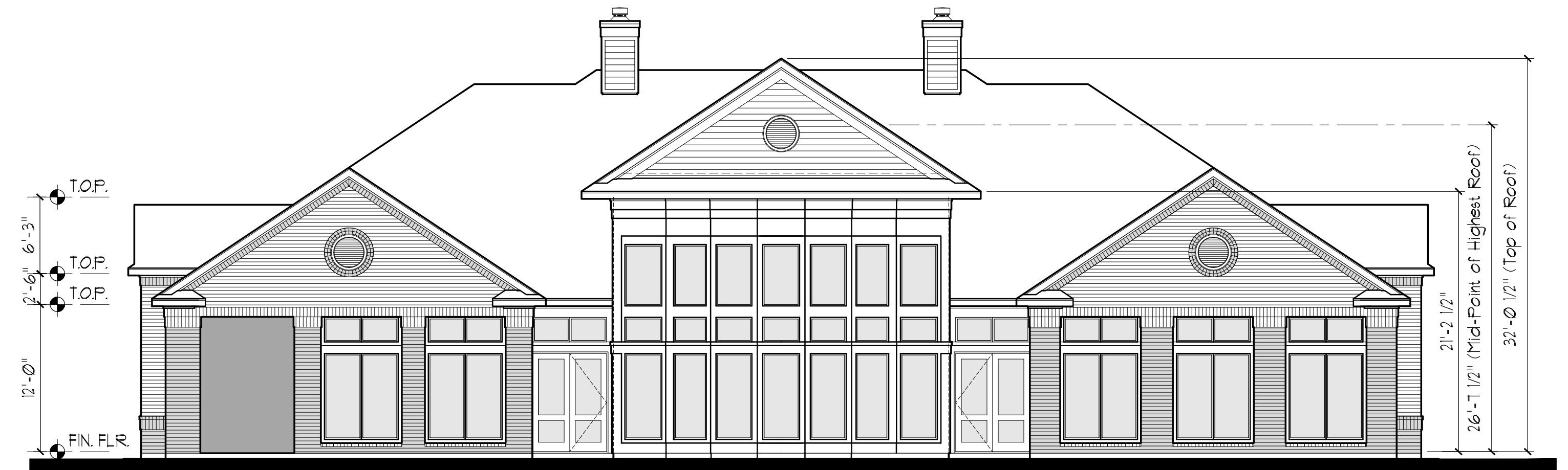
AMENITY - End Elevation

95% Brick Veneer  
5% Fiber Cement Siding



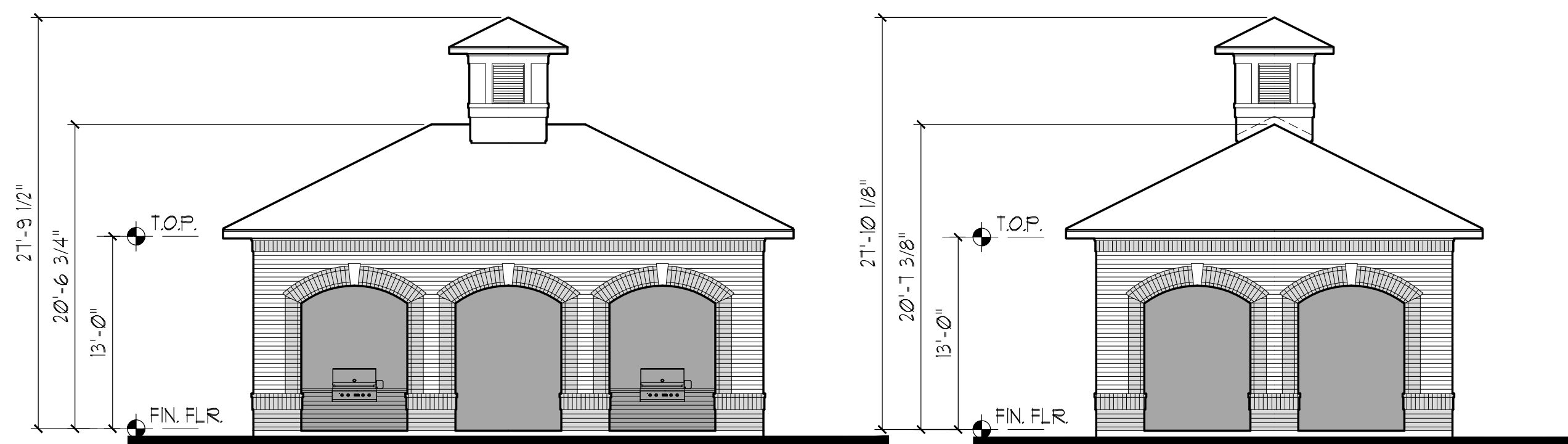
AMENITY - Front Elevation

73% Brick Veneer  
27% Fiber Cement Siding



AMENITY - Courtyard Elevation

86% Brick Veneer  
14% Fiber Cement Siding



CABANA - Front Elevation

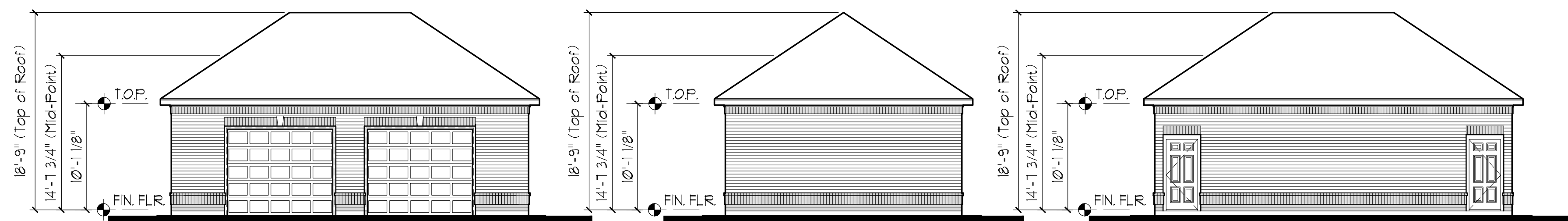
90% Brick Veneer  
10% Fiber Cement Siding

CABANA - End Elevation

88% Brick Veneer  
12% Fiber Cement Siding

**CABANA - EXTERIOR VENEER (All 4 Sides): 89% Two Tone Brick Veneer 11% Fiber Cement Siding**

**AMENITY - EXTERIOR VENEER (All 4 Sides): 91% Two Tone Brick Veneer 9% Fiber Cement Siding**



GARAGE - Front Elev.

100% Brick Veneer

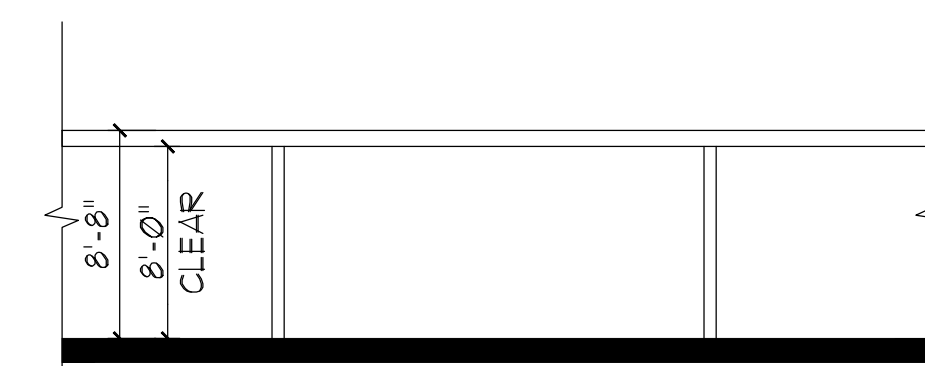
GARAGE - Side Elev.

100% Brick Veneer

GARAGE - Back Elev.

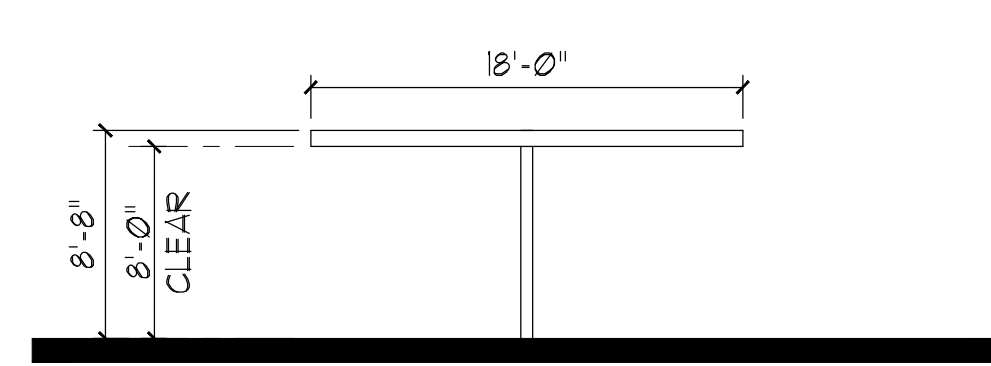
100% Brick Veneer

**GARAGE - EXTERIOR VENEER (All 4 Sides): 100% Two Tone Brick Veneer**



CARPORT - Front Elevation

Painted Metal Structure with Color Metal Facias



CARPORT - End Elevation

Painted Metal Structure with Color Metal Facias

# DOLCE LIVING - MANSFIELD SOUTH

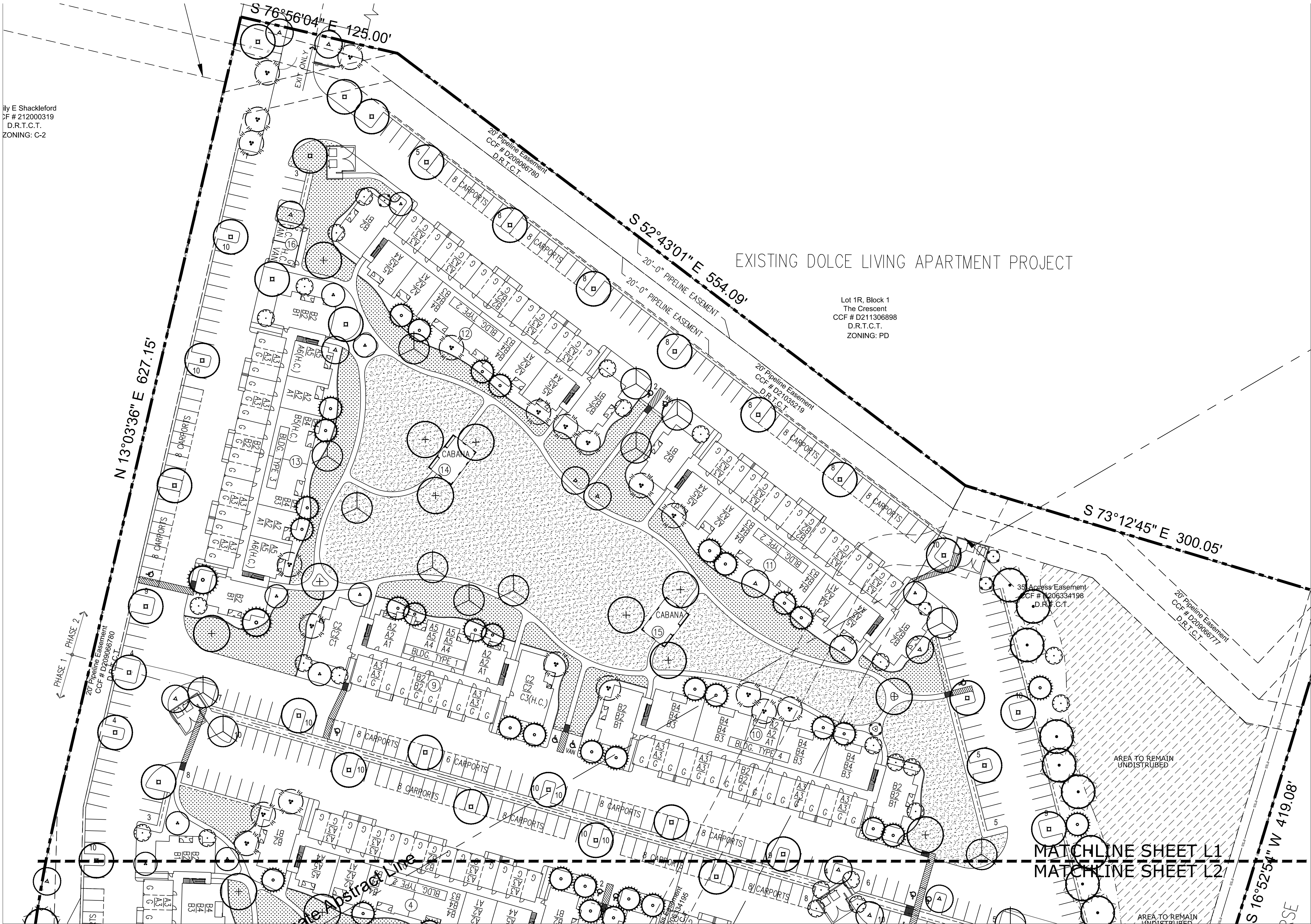
Mucasey & Associates, Architects  
October 1, 2012

**EXHIBIT B**

0 2 4 8 16



ily E Shackelford  
F # 212000319  
D.R.T.C.T.  
ZONING: C-2



## LANDSCAPE LEGEND

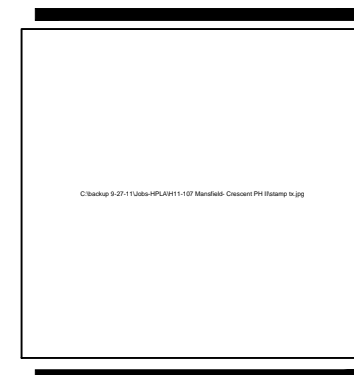
TREES		SIZE/QT
TAXODIUM DISTICHUM	BALD CYPRESS	3" CAL. /28
ULMUS PARVIFOLIA 'DRAKE'	DRAKE ELM	4" CAL. /28
QUERCUS VIRGINIANA	LIVE OAK	4" CAL. /20
FRAXINUS TEXENSIS	TEXAS ASH	3" CAL./20
Q. MUEHLENBERGII	CHINQUAPIN OAK	3" CAL./42
CUPRESSUS ARIZONICA	ARIZONA CYPRESS	2" CAL./40
VITEX AGNUS-CASTUS	VITEX	30 GAL. 6-8' /15
LAGERSTROEMIA 'NATCHEZ'	'NATCHEZ' CRAPE MYRTLE	30 GAL. 6-8'/48
ILEX DECIDUA	POSSUMHAW HOLLY	30 GAL. 6-8'/46
CERCIS RENIFORMIS	OKLAHOMA REDBUD	30 GAL. 6-8'/12
PRUNUS MEXICANA	MEXICAN PLUM	30 GAL. 6-8'/17
SHRUBS		SIZE/QT
LOROPETALUM CHINENSIS	PURPLE DIAMOND	5 GAL/x
LEUCOPHYLLUM FRUTESCENS 'NANA'	COMPACT TX. SAGE	5 GAL/x
RHUS VIRENS	EVERGREEN SUMAC	5 GAL/x
COTONEASTER GLAUCOPHYLLUS	GREY COTONEASTER	5 GAL/x
ROSMARINUS OFFICINALIS ARP.	'ARP' ROSEMARY	3 GAL/x
COTONEASTER PARNEYI	PARNEY'S COTONEASTER	3 GAL/x
BIGNONIA CAPREOLATA 'TANGERINE BEAUTY'	CROSSVINE 'TANGERINE BEAUTY'	3 GAL/x
ROSA MUTABILIS	CHINA ROSE	3 GAL/x
SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL	3 GAL/x
PERENNIALS/GRASSES		SIZE/QT
PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	1 GAL/x
SALVIA GREGGII	WHITE OR PINK AUTUMN SAGE	1 GAL/x
PENNISETUM ALPOCUROIDES 'HAMELN'	'HAMELN' FOUNTAIN GRASS	1 GAL/x
TRACHELOSPERMUM ASIATICUM	ASIAN JASMINE	1 GAL/x
SURFACE MATERIALS		SIZE/QT
FINE SHREDDED HARDWOOD MULCH	3" DEPTH	
SOD- EMERALD ZOYSIA- NO-MOW		SQ. YD.
CYNODON DACTYLON	COMMON BERMUDA SOD	SOD

## EXHIBIT C

Drawn by:	D. Erdanson	
Architect of Record:	D. Erdanson	
Date Plotted:	09-4-12	
Issue for Pricing / Bidding:		
Issue for Permit Application:		
Issue for Construction		
#	DATE	COMMENTS
1		
2		
3		
4		
5		
6		

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Dolce Living -  
at Mansfield South- Apartments  
East side of SH-360, south of Broad St.  
Mansfield, TX



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SHEET CONTENTS:

LANDSCAPE PLAN

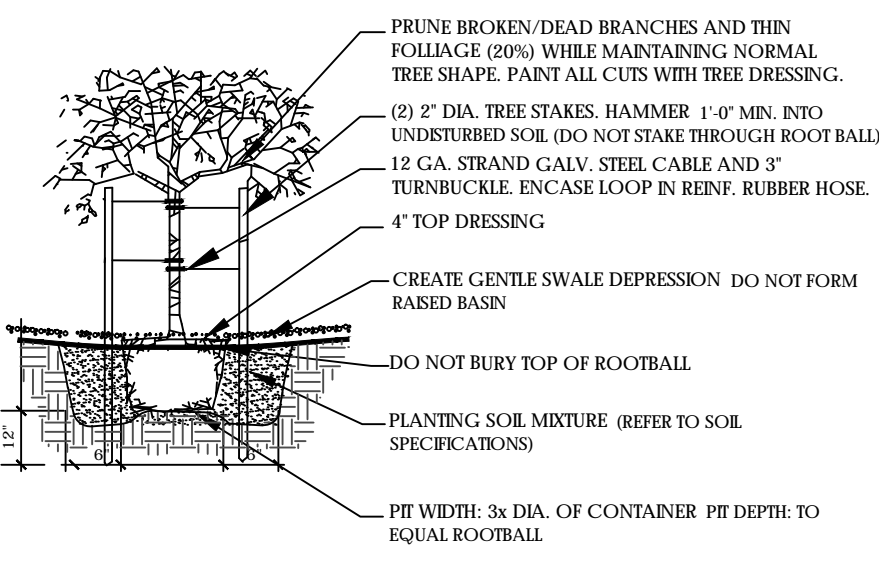
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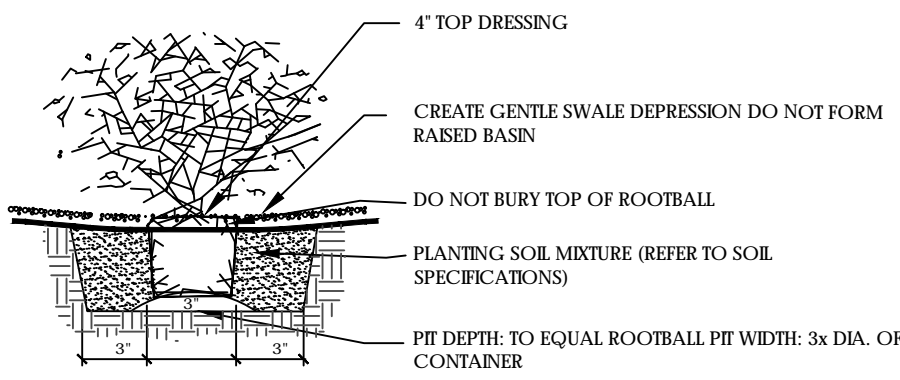
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ZC#12-015

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tree planting  
no scale



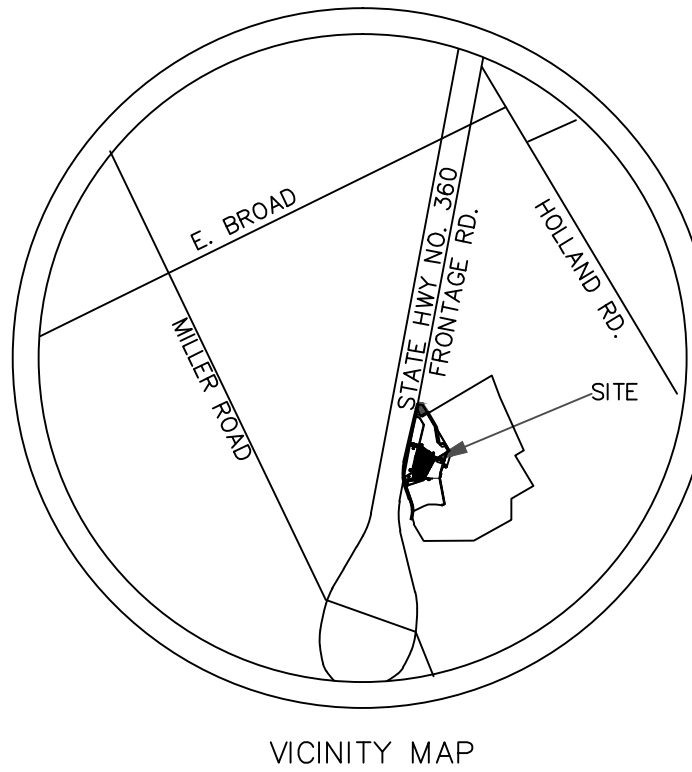
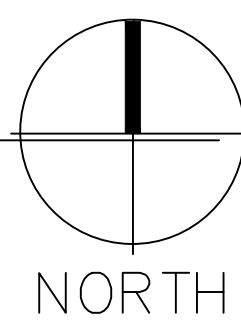
shrub planting  
no scale

## BUFFER YARDS AND PARKING CALCS.

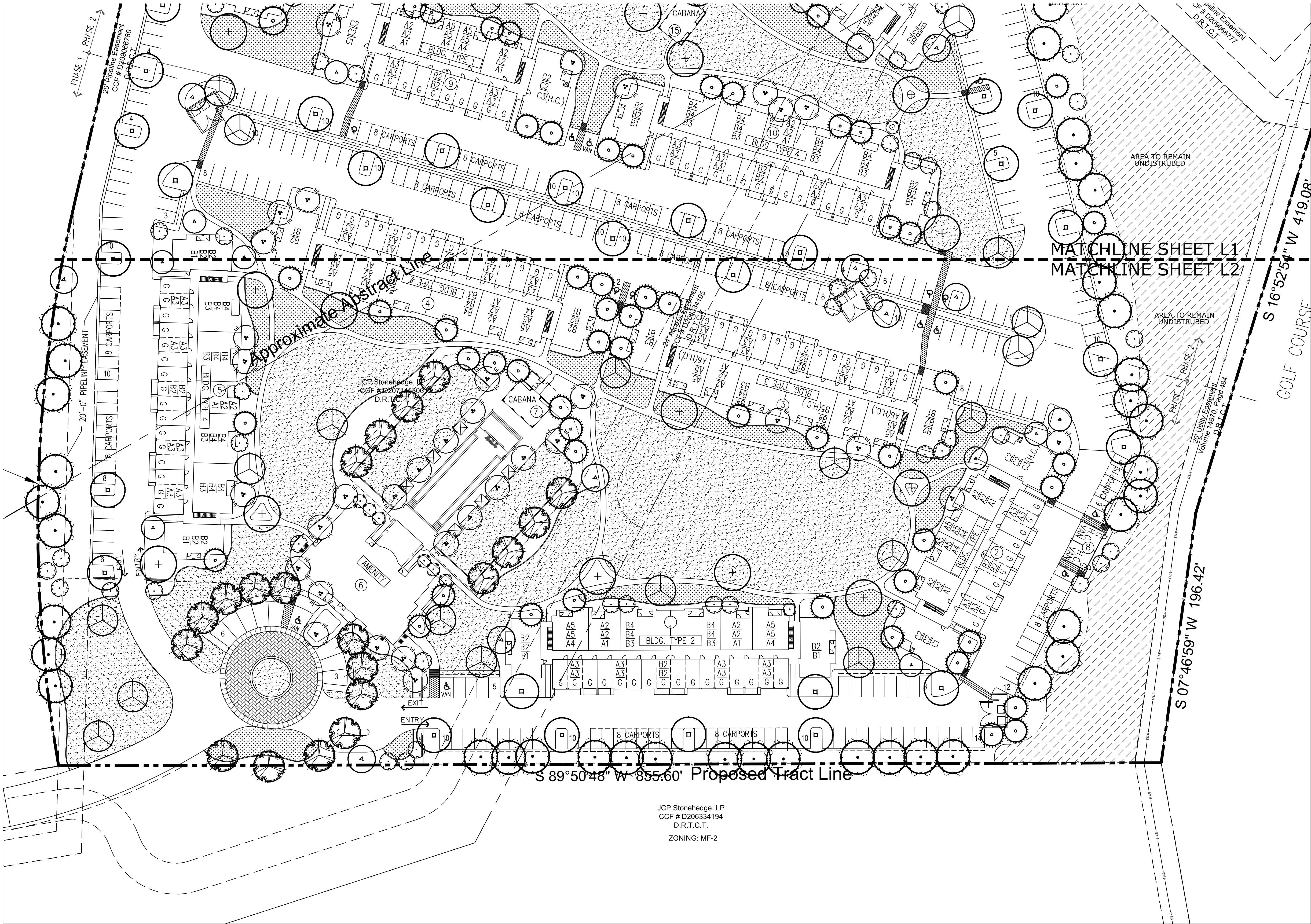
LOCATION:	LENGTH	BUFFER YARD TYP.	REQ. CANOPY TREES	PROVIDED CANOPY TREES	SCREENING WALL
PD NORTH	979	BY10 (25)	40	15- PIPE LINE EASEMENT	6' ORN. IRON
C-2 WEST	1,064	BY10 (50)	21	28- PIPE LINE EASEMENT	
MF2-SOUTH	855	BY10 (25)	34	30	6' ORN. IRON
PD-EAST	615	BY10 (25)	25	37	

PARKING- MOST PARKING IS COVERED BY BUFFER YARD PLANTING. NON GARAGE PARKING SPACES: 397  
REQUIRED PARKING LOT TREES: 3- PROVIDED CANOPY TREES-72

preliminary  
landscape plan  
1" = 40'-0"







LANDSCAPE LEGEND

TREES		SIZE/QTY
TAXODIUM DISTICHUM	BALD CYPRESS	3" CAL. /28
ULMUS PARVIFOLIA 'DRAKE'	DRAKE ELM	4" CAL. /28
QUERCUS VIRGINIANA	LIVE OAK	4" CAL. /20
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PERENNIALS/GRASSES		SIZE/QTY
PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	1 GAL/x
SALVIA GREGGII	WHITE OR PINK AUTUMN SAGE	1 GAL/x
PENNISETUM ALPOCUROIDES 'HAMELN'	'HAMELN' FOUNTAIN GRASS	1 GAL/x
TRACHELOSPERMUM ASIATICUM	ASIAN JASMINE	1 GAL/x
SURFACE MATERIALS		SIZE/DEPTH
	FINE SHREDDED HARDWOOD MULCH	3" DEPTH
	INSTALL IN ALL NON-TURF LANDSCAPE AREAS	
	SOD- EMERALD ZOYSIA- NO-MOW	SQ. YD.
	CYNODON DACTYLON	SOD
	COMMON BERMUDA SOD	

EXHIBIT C

Drawn by: \_\_\_\_\_

Architect of Record: D. Erlandson

Date Plotted: 09-4-12

Issue for Pricing / Bidding: \_\_\_\_\_

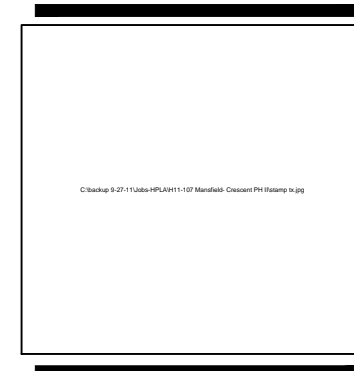
Issue for Permit Application: \_\_\_\_\_

Issue for Construction

#	DATE	COMMENTS
1		
2		
3		
4		
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6		

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SHEET CONTENTS:

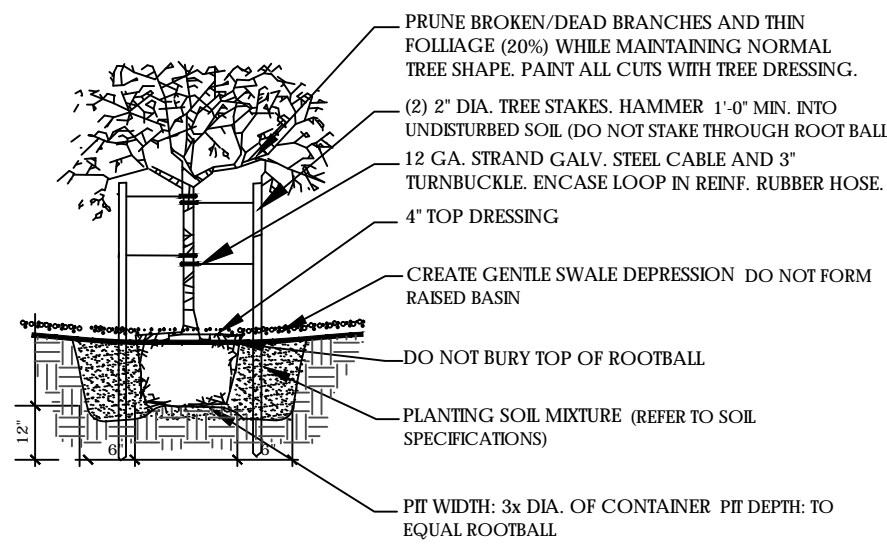
LANDSCAPE PLAN

SHEET NO.

L-2.2

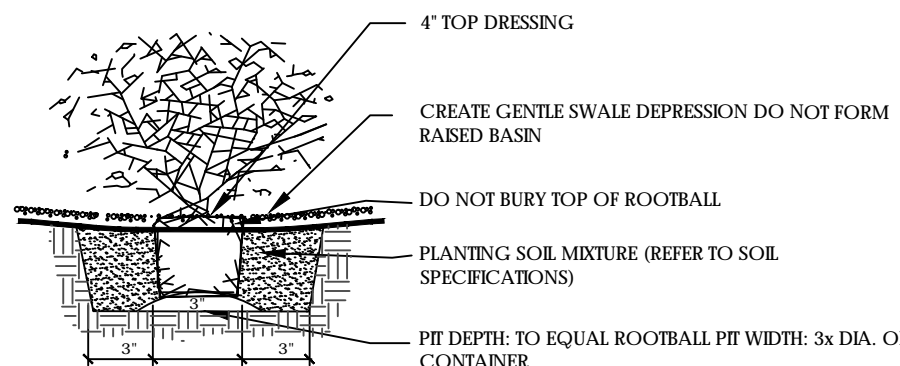
HPA # 09350

ZC#12-015



PLANTS SHALL BE INSPECTED FOR ROOTBOUND CONDITIONS BEFORE PLANTING. ANY ROOTBOUND PLANT SHALL BE REPLACED WITH SUITABLE PLANT.

tree planting  
no scale



PLANTS SHALL BE INSPECTED FOR ROOTBOUND CONDITIONS BEFORE PLANTING. ANY ROOTBOUND PLANT SHALL BE REPLACED WITH SUITABLE PLANT.

shrub planting  
no scale

preliminary  
landscape plan

1" = 40'-0"

