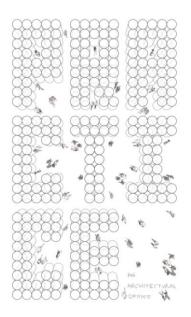
Practice

an architectural office
829 West Jefferson Boulevard, Dallas, Texas 75208
office@practicearchitecturaloffice.com



09 January 2024

Statement of Architectural and Contextual Compatibility RE: 200 South Dobson Street Townhomes

Dear committee members,

Attached you will find our proposed elevations and plans for 2 duplexes on 200 South Dobson Street. We recognize the importance of maintaining the distinct historical character of Burleson's Old Town District and weaving this new project into the existing fabric. In accordance with Burleson's historic design guidelines, we chose to design the townhomes in the "Rural Farmhouse" style.

Our goal is for the design to read like 2 farmhouses in keeping with the scale of the neighborhood rather than 4 individual houses. Two long porches dominate the front elevation and each unit has a minimum of 100 square feet of covered porch area complete with white painted wood railing and columns with decorative corbels in a simple farmhouse style. Dormers and gables accentuate the roof line with dark grey architectural fiberglass shingles.

The townhomes are situated on the site to maximize their front yards while the 3^\prime tall white picket fences provide a degree of privacy for each home.

The material selection is simple with fiber cement siding wrapping the building and an all white color pallet for the materials except for a subtle pop of color on the front doors. All windows are multi-paned and double hung with traditional trim work. The white shutters mark the front façade windows from the secondary elevations. The siding, trim, and shutters will be made from a fiber cement material which requires less maintenance and is resistant to mold and decay but still gives the look and feel of real wood.

Practice

an architectural office 829 West Jefferson Boulevard, Dallas, Texas 75208 office@practicearchitecturaloffice.com

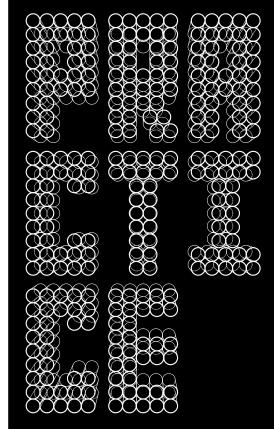
The project's design is intended to emphasize the unique character of Burleson's Old Town and we hope the committee appreciates the respect the design gives to the rural farmhouse style.

Sincerely,

Kim Tran



PAPER SIZE ANSI D (22X34)



29 W. Jefferson Blvd.



DOBSON TOWNHOMES

200 South Dobson Street Burleson, Texas

PROJECT NO. C0069
ISSUE DATE 09 jan 2023

REV. DESCRIPTION DATE

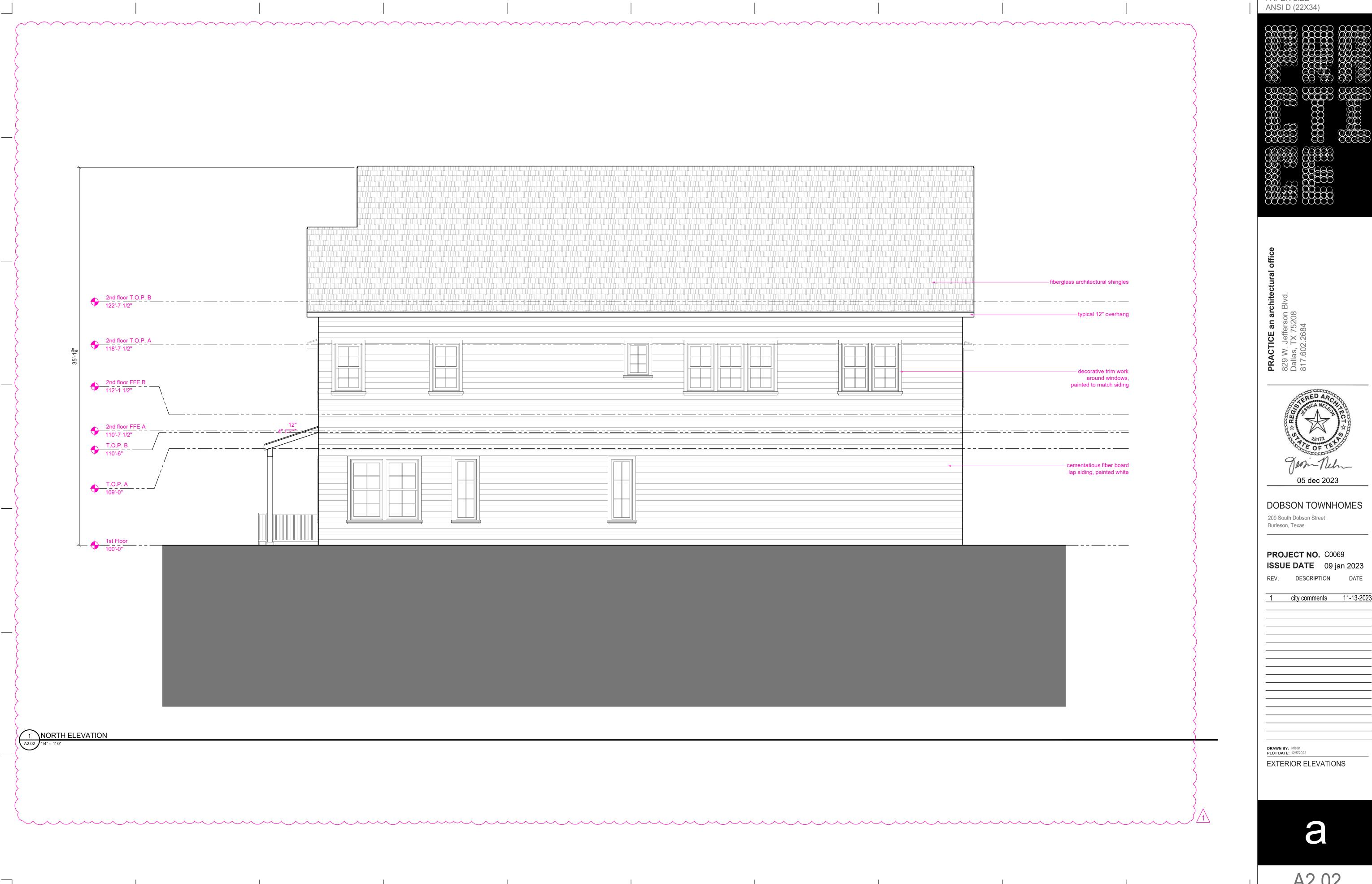
1 city comments 11-13-2023

DRAWN BY: kristin
PLOT DATE: 12/5/2023

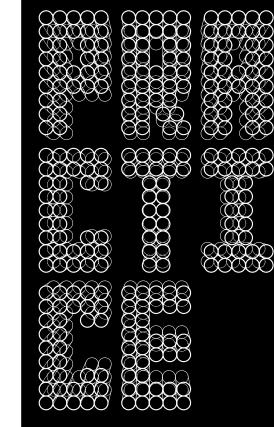
EXTERIOR ELEVATIONS

a

A2.01



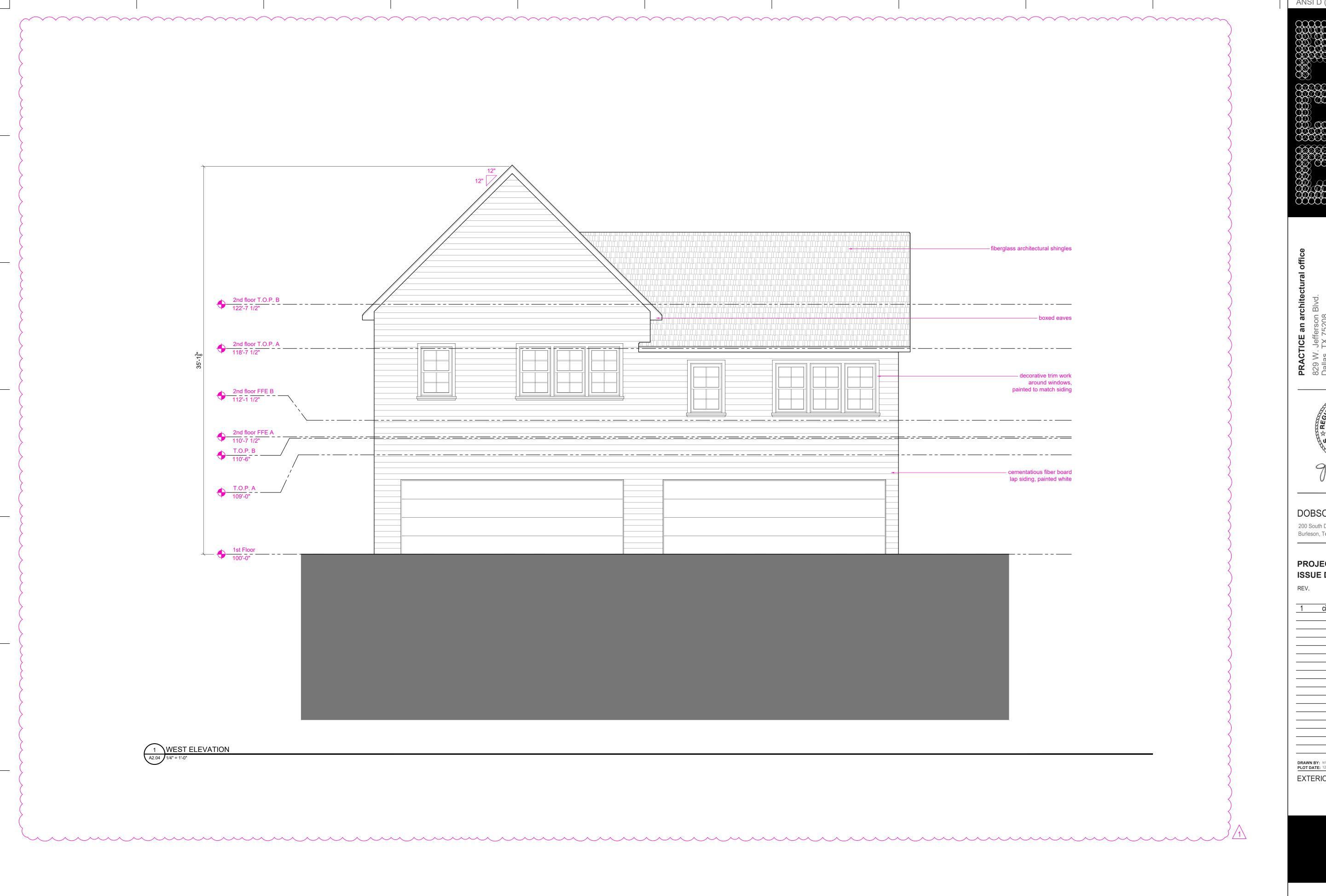
PAPER SIZE



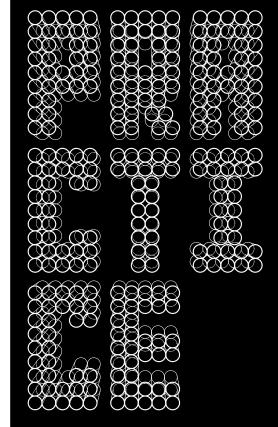
A2.02



PAPER SIZE



PAPER SIZE ANSI D (22X34)





DOBSON TOWNHOMES

200 South Dobson Street Burleson, Texas

PROJECT NO. C0069 **ISSUE DATE** 09 jan 2023

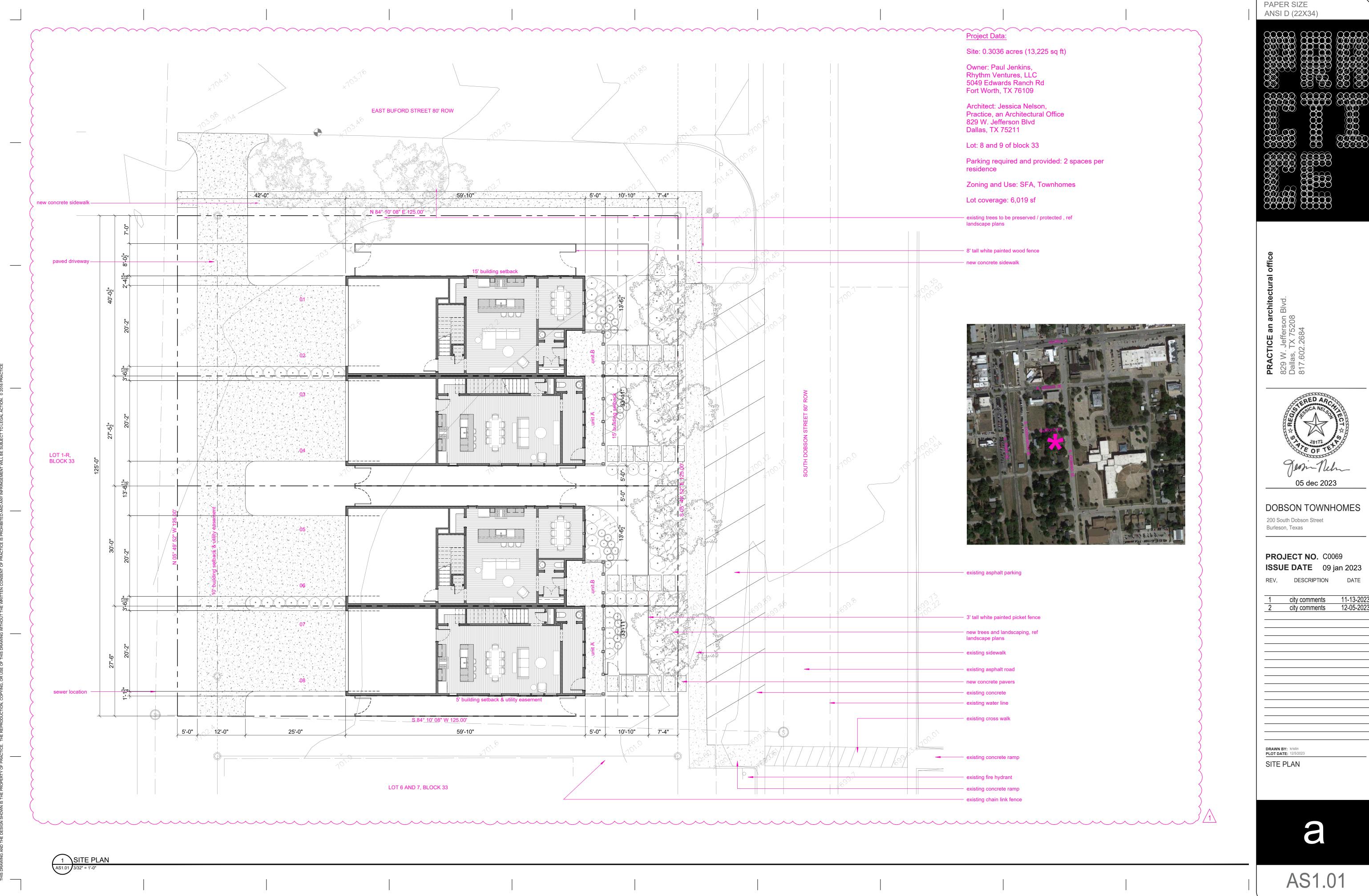
REV. DESCRIPTION DATE

1 city comments 11-13-2023

DRAWN BY: kristin PLOT DATE: 12/5/2023

EXTERIOR ELEVATIONS

A2.04



NO.	DBH	SPECIES	CONDITION	COMMENT	DISPOSITION
101	15"	HACKBERRY	FAIR-MISTLETOE	PRESERVE	OFF SITE
102	18"	ELM	FAIR-MISTLETOE	PRESERVE	OFF SITE
103	9"	HACKBERRY	FAIR-MISTLETOE	PRESERVE	OFF SITE
104	12"	HACKBERRY	FAIR-MISTLETOE	PRESERVE	OFF SITE
105	22"	ELM	FAIR-MISTLETOE	REMOVE	OFF SITE
106	22"	ELM	FAIR-MISTLETOE	REMOVE	OFF SITE
107	7"	HACKBERRY	FAIR-MISTLETOE	REMOVE	EXEMPT SPEC
108	8"	HACKBERRY	FAIR-MISTLETOE	PRESERVE	
109	13"	HACKBERRY	FAIR-MISTLETOE	REMOVE	
110	7"	OAK	GOOD	REMOVE	
111	12"	HACKBERRY	FAIR-MISTLETOE	REMOVE	
112	13"	HACKBERRY	POOR	REMOVE	
113	34"	PECAN	GOOD	REMOVE	
114	17"	HACKBERRY	FAIR-MISTLETOE	REMOVE	
115	48"	PECAN	POOR	REMOVE	
116	10"	HACKBERRY	FAIR-MISTLETOF	REMOVE	

TOTAL MITIGATION REQUIRED

NO MITIGATION REQUIRED

LEGEND

EXISTING TREE TO BE PRESERVED/PROTECTED

EXISTING TREE TO BE REMOVED BY PERMIT

PLANTING NOTES:

- PLANT SIZE, TYPE, AND CONDITION SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
 ALL PLANT MATERIAL TO BE NURSERY GROWN STOCK.
- CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF ALL PLANT MATERIAL UNTIL PROJECT ACCEPTANCE.
 ALL CONTAINER GROWN PLANTS TO HAVE FULL, VIGOROUS ROOT SYSTEM, COMPLETELY
- ENCOMPASSING CONTAINER.

 5. ALL PLANTS WELL ROUNDED AND FULLY BRANCHED. ALL TREES WITH SPREAD 2/3 OF
- 6. CONTRACTOR TO PROVIDE OWNER WITH PREFERRED MAINTENANCE SCHEDULE OF ALL PLANTS AND LAWNS.
- 7. MAINTAIN/PROTECT VISIBILITY TRIANGLE WITH PLANT MATERIAL PER CITY STANDARDS AT ALL ENTRANCES TO SITE.
- 8. PREP ENTIRE WIDTH OF ALL DEFINED PLANTING BEDS WITH MIX AS OUTLINED IN SPECS. WHERE SHRUBS ARE LOCATED ALONG CURB, SET SHRUBS BACK FROM CURB 3 FT.

 9. SEE DETAIL SHEET FOLLOWING FOR PLANTING DETAILS.
- 10. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO TELEPHONE, TELECABLE, ELECTRIC, GAS, WATER AND SEWER. ANY DAMAGE TO UTILITIES TO BE REPAIRED BY CONTRACTOR AT NO COST TO OWNER.
- 11. EXISTING TREES ARE SHOWN TO REMAIN, CONTRACTOR SHALL PRUNE ONLY ON APPROVAL OF CITY ARBORIST. WORK TO INCLUDE REMOVAL OF ALL SUCKER GROWTH; DEAD AND DISEASED BRANCHES AND LIMBS; VINES, BRIARS AND OTHER INVASIVE GROWTH; AND ALL INTERFERING BRANCHES. MAKE ALL CUTS FLUSH TO REMAINING LIMB. RETAIN NATURAL SHAPE OF PLANT. ALL WORK SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
- 12. QUANTITIES ARE PROVIDED AS A COURTESY AND NOT INTENDED FOR BID PURPOSES. CONTRACTOR TO VERIFY PRIOR TO PRICING.
- 13. INSTALL EDGING BETWEEN LAWN AND PLANTING BEDS. REFER TO SPECIFICATIONS. FILE ALL CORNERS SMOOTH.
- 14. INSTALL CURLEX BLANKET (OR EQUAL) PER MANUFACTURES INSTRUCTIONS ON ALL GROUNDCOVER/SHRUB BEDS WITH A SLOPE OF 4:1 OR GREATER.
- 15. AT TIME OF PLAN PREPARATION, SEASONAL PLANT AVAILABILITY CANNOT BE DETERMINED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE AND RESERVE ALL B&B PLANTS WHEN AVAILABLE IN CASE ACTUAL INSTALLATION OCCURS DURING THE OFF—SEASON. PURCHASE AND HOLD B&B PLANTS FOR LATE SEASON INSTALLATION.
- 16. BERM ALL PARKING LOT ISLANDS AS SHOWN ON ENCLOSED DETAIL SHEET. (BERMS MAY NOT BE SHOWN ON GRADING PLAN.)
- 17. PRIOR TO PLANTING, CONTRACTOR SHALL STAKE TREE LOCATIONS FOR OWNER APPROVAL.

NOTES:

- TEMPORARY IRRIGATION WILL BE REQUIRED TO ESTABLISH TURF IN ALL OFF SITE DISTURBED AREAS WITHOUT A PERMANENT IRRIGATION SYSTEM.
- 2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM TREE CALIPER
- MEASUREMENT HEIGHT ABOVE GRADE AS REQUIRED BY TOWN.

 3. NO LANDSCAPE PLANTINGS WITHIN 18" OF PARKING LOT CURBS.
- 4. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR AND SHALL MAINTAIN THE LANDSCAPING FOR 90 DAYS PAST THE FINAL INSPECTION.
- . TURF SHALL BE ESTABLISHED IN ALL DISTURBED AREAS AS IDENTIFIED ON GRADING AND EROSION CONTROL PLAN.

CITY OF BURLESON LANDSCAPE REQUIREMENTS

MININIMUM AMDUNT	MINIMUM 20% OF LOT TO BE LANDSCAPED				
OF LANDSCAPE AREA	REQUIRED	PR□VIDED			
	13,221 X 20% = 2,644 SF	4,744 SF			
MAXIMUM AMDUNT	MAXIMUM 90% OF REQUIRED LANDSCAPI MINIMUM 10% OF REQUIRED LANDSCAPIN	NG TO BE TURF/GROUNDCOVER NG TO BE SHRUBS/ORNAMENTAL GRASS			
GROUNDCOVER	REQUIRED	PR□∨IDED			
	2,644 X 10% = 264 SF MIN SHRUB	344 SF SHRUB/ORNAMENTAL GRASS = 2,761 SF TURF/GROUNDCOVER = 89;			
MINIMUM AMOUNT OF FRONT YARD	MINIMUM 40% OF REQUIRED LANDSCAPING TO BE IN FRONT YARD				
LANDSCAPING	REQUIRED	PR□∨IDED			
	2,644 X 40% = 1,058 SF	4,744 SF			
ROW FRONTAGE LANDSCAPE	10 FT LANDSCAPE STRIP REQUIRED AT	STREET ROW			
ERINDSCHI E	REQUIRED	PR□VIDED			
	10' LANDSCAPE STRIP	10' MINIMUM LANDSCAPE STRIP			
	DNE 3" CANDPY TREE REQUIRED PER EACH 60 FT. DF ROW				
	REQUIRED	PR□VIDED			
	115 LF/60 = (2) TREES 115 LF/60 = (2) TREES	(2) TREES (2) TREES			
	ONE 5 GAL SHRUB REQUIRED PER EACH 5 FT. OF ROW				
	REQUIRED	PROVIDED			
	115 LF/5 = (23) SHRUBS 115 LF/5 = (23) SHRUBS	(23) SHRUBS (23) SHRUBS LOCATED THROUGH OUT S			
PARKING LOT LANDSCAPING	A 162 SF LANDSCAPE ISLAND FOR EACH 12 PARKING SPACES				
ETHOSOTH ING	REQUIRED	PR□∨IDED			
	(9 SPACES / 12) X 126 = 95 SF	497 SF DFF SITE			
	9 SPACES / 12 = (1) TREES	(1) EXISTING TREES			
LANDSCAPE CREDITS					

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING		REMARKS
TREES									
(·)	QUE SHU	2	Quercus shumardii	Shumard Oak	3" Cal.	12` Height Min	As Shown		Single Straight Trunk
£	ULM CRA	2	Ulmus crassifolia	Cedar Elm	3" Cal.	12` Height Min	As Shown		Single Straight Trunk
SHRUBS									
$\overline{\bigcirc}$	ILE NAN	12	llex vomitoria 'Nana'	Dwarf Yaupon Holly	5 gal.		36" O.C.		
	MUH CAP	2	Muhlenbergia capillaris	Pink Muhly Grass	5 gal.		36" O.C.		
MANANANA CALLER MANANANA CALLE	MUH REV	30	Muhlenbergia reverchonii	Seep Muhly	3 gal.		24" O.C.		
	MYR DON	28	Myrica cerifera 'Don's Dwarf'	Don's Dwarf Wax Myrtle	5 gal.		48" O.C.		
	PIT TRI	29	Pittosporum tobira 'Dwarf Variegata'	Dwarf Variegated Pittosporum	5 gal.	18"-24"	36" O.C.		
SYMBOL	CODE	<u>QTY</u>	BOTANICAL NAME	COMMON NAME	SIZE	<u>HEIGHT</u>	SPACING	SPACING	REMARKS
GROUND COVERS									
	CYN DAC	7,009 sf	Cynodon dactylon	Bermudagrass	Solid Sod				
F 3	LIR BIG	647	Liriope muscari 'Big Blue'	Big Blue Lilyturf	4" pots		12" O.C.	12" o.c.	

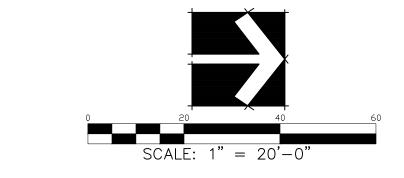
CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING TREE AND SHRUB SIZES CONFORM TO CITY LANDSCAPE STANDARDS AND MITIGATION REQUIREMENTS.

REFERENCE NOTES SCHEDULE

SYMBOL	01 GENERAL DESCRIPTION	QTY	DETAIL	
01-01	Composite Edging	209 If		

CAUTION!!!

UNDERGROUND UTILITIES ARE LOCATED IN
THIS AREA. 48 HOURS PRIOR TO ANY
CONSTRUCTION ACTIVITIES, CONTACT LINE
LOCATES FOR FRANCHISE UTILITY INFO.
CALL BEFORE YOU DIG:
TEXAS EXCAVATION SAFETY SYSTEM (TESS)
1-800-344-8377
TEXAS ONE CALL SYSTEMS
1-800-245-4545
LONE STAR NOTIFICATION CENTER
1-800-669-8344 EXT. 5

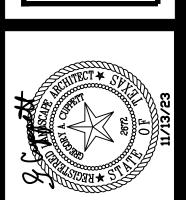


LANDSCAPE PLAN

Date <u>DEC 04, 2023</u>
Drawn By <u>GAC</u>
Checked By <u>GAC</u>
Revisions

FAIN • CUPPETT

LANDSCAPE ARCHITECTS, LL(
1921 MAPLEWOOD DR
WEATHERFORD, TX 76087 682-215-915



THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GREG CUPPETT, LANDSCAPE ARCHITECT REGISTRATION NUMBER 2672 ON 11/13/23, WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED AS A BACKGROUND DRAWING. PURSUANT TO RULE 3.10377. DIF THE RULES AND REGULATIONS OF THE TEXAS BLARD DO ARCHITECTURAL EXAMINERS, THE USER DF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATION TO BY USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BDARD OF ARCHITECTURAL EXAMINERS. NO PERSON MAY MAKE MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION.

200 S DOBSON
PI IDI ECON TEVAS

Sheet No.

L-1