

NOTE:
 OPEN SPACE IS SHOWN FOR DESIGN INTENT ONLY AND SUBJECT TO CHANGE.
 ALL PLANTING AND TURF AREAS SHALL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.

LEGEND:

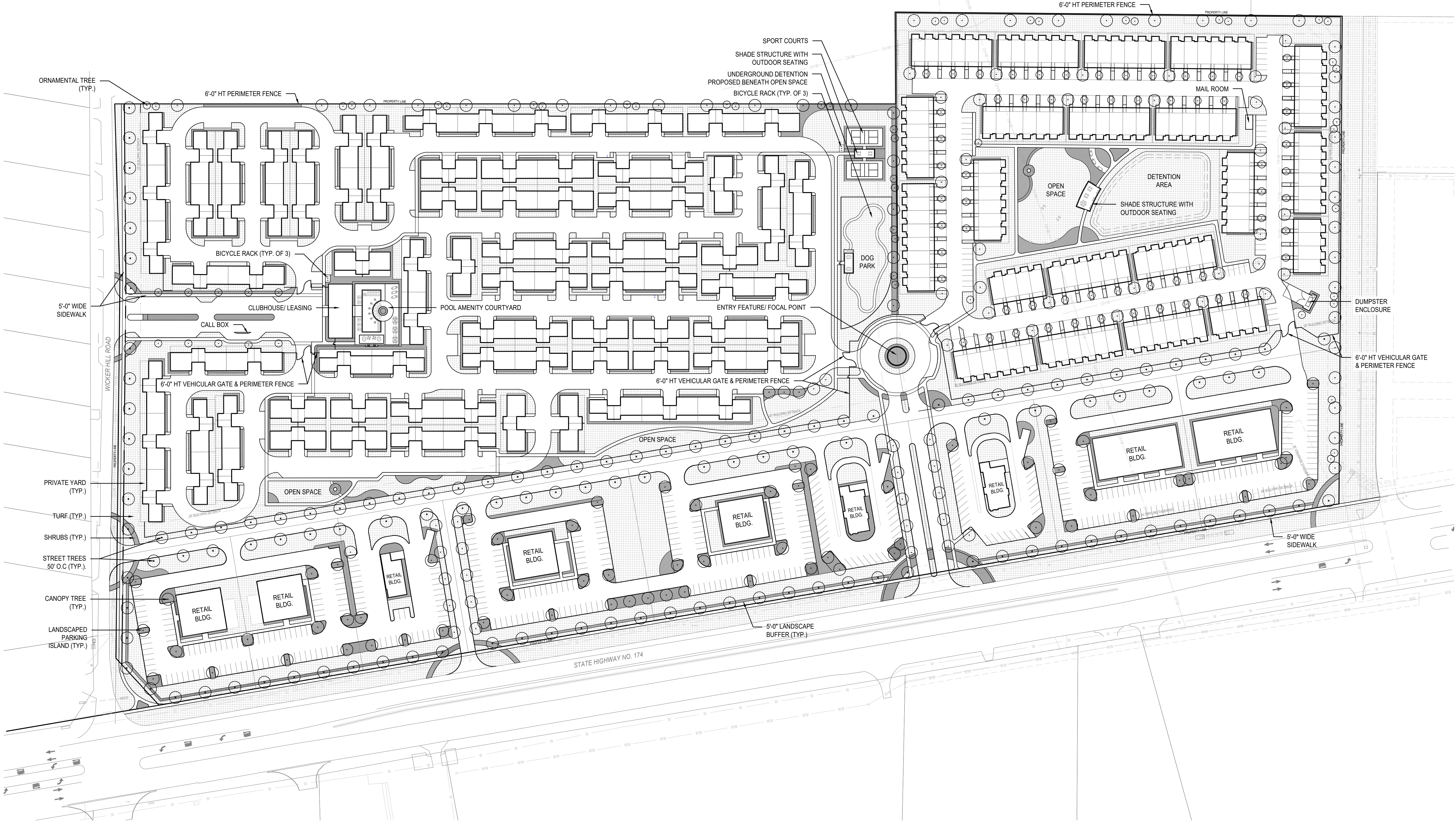
- CANOPY TREE
- STREET TREE
- ORNAMENTAL TREE
- SHRUBS
- GROUND COVER
- TURF

LANDSCAPE REQUIREMENTS		
GENERAL RETAIL DISTRICT REQUIREMENTS		
STREET TREES		
The spacing of street trees will be in accordance with the tree species size classes listed in section 86-81, and no trees may be planted closer together than the following without the approval of the tree board: small trees—30 feet; medium trees—40 feet; and large trees—50 feet.		
Street Trees	Provided at 50' O.C.	
LANDSCAPE AREA	REQUIRED	PROVIDED
Landscaping of 20 percent of the total lot shall be required. Total Lot Area: 475,082 SF		
Landscape Area	95,016 SF (20%)	95,016 SF MIN. (20%)
FRONT YARD LANDSCAPE	REQUIRED	PROVIDED
Not less than 40 percent of the total landscaping shall be located in the designated front yard.		
Front Yard Landscape	60,812 (40%)	60,812 SF MIN. (40%)

LANDSCAPING ADJACENT TO PUBLIC R.O.W.	REQUIRED	PROVIDED
A ten-foot landscaped strip shall be provided adjacent to all public and private rights-of-way on lots with an area greater than five acres. Within landscaped strips adjacent to rights-of-way, landscaping shall be required as follows:		
a. One canopy street tree or two ornamental trees, for each 60 linear feet of frontage, at a minimum three-inch caliper.		
b. An average density of one, five-gallon evergreen shrub for each five linear feet of frontage provided however, that any landscaping materials that will be located within ten feet of any public right-of-way shall not, at ultimate growth, exceed 30 inches in height above street grade unless otherwise permitted by the city. Shrubs may be grouped to provide variety in design.		
Street Frontage: 2,156 LF		
Canopy Tree	36	43
Evergreen Shrub (5 Gal)	431	431 MIN.

PARKING LOT INTERIOR	REQUIRED	PROVIDED
Developments with an area five acres or greater shall provide a 162-square-foot landscaped island for each 12 parking spaces. Within parking lot interiors, landscaping shall be provided as follows:		
a. One canopy tree or one ornamental tree at a minimum three inches in caliper.		
b. Evergreen ground cover or shrubs to a maximum ultimate height of 30 inches from parking lot grade, of a type that will provide full coverage of the landscape island shall be provided. Planted area shall be exclusive of the area within 18-inch radius from each required tree.		
c. Areas that are not covered with live plant materials shall be permanently maintained with natural mulch materials such as hard wood, pine bark, or other typical mulch materials.		
Total Parking Spaces: 469		
Landscape Island (162SF)	6,332 SF	19,411 SF
Canopy Tree		PROVIDED
Evergreen Groundcover & Shrubs		PROVIDED

BTR REQUIREMENTS		
OPEN SPACE	REQUIRED	PROVIDED
Not less than 10 percent of the gross site area shall be devoted to open space, including required yards and buffer areas. Open space shall not include areas covered by structures, parking areas, driveways, and internal streets.		
Total Lot Area: 822,413 SF		
Open Space	82,242 SF (10%)	82,242 SF MIN. (10%)
BIKE PARKING	REQUIRED	PROVIDED
A total of (12) parking spaces shall be provided.		
Bike Spaces (2 spaces per bike rack)	6 (2 SPACES/RACK)	6 (2 SPACES/RACK)
SFA REQUIREMENTS		
LANDSCAPING	REQUIRED	PROVIDED
An ornamental tree (30 gallon) will be provided at a minimum of one (1) per cluster of units (2 attached dwelling units) and 1 canopy tree per six (6) dwelling units.		
Total Units: 124		
Ornamental Tree	62	62 MIN.
Canopy Tree	21	21 MIN.



1 LANDSCAPE PLAN

Drawing name: O:\04-Projects\24015 - Wilshire Urban Village\01-Zoning\01-Zoning\01-CAD\02-Sheets\01-Zoning\24015-L1-zoning.dwg L-1 Oct 18, 2024 4:28pm by: alexkuich



OWNER
 Matrix Equities
 30000 Chagrin Road
 Suite 200
 Cleveland, OH, 44124

CIVIL ENGINEER
 Stanlec
 6080 Tennyson Parkway, Suite 200
 Plano, TX 75024

WILSHIRE URBAN VILLAGE
 BURLESON, TEXAS

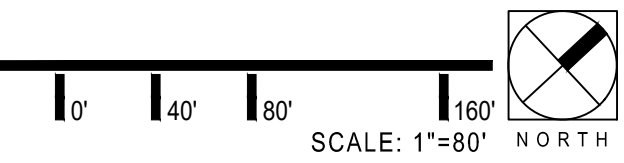
Rev.	Date:	Description:

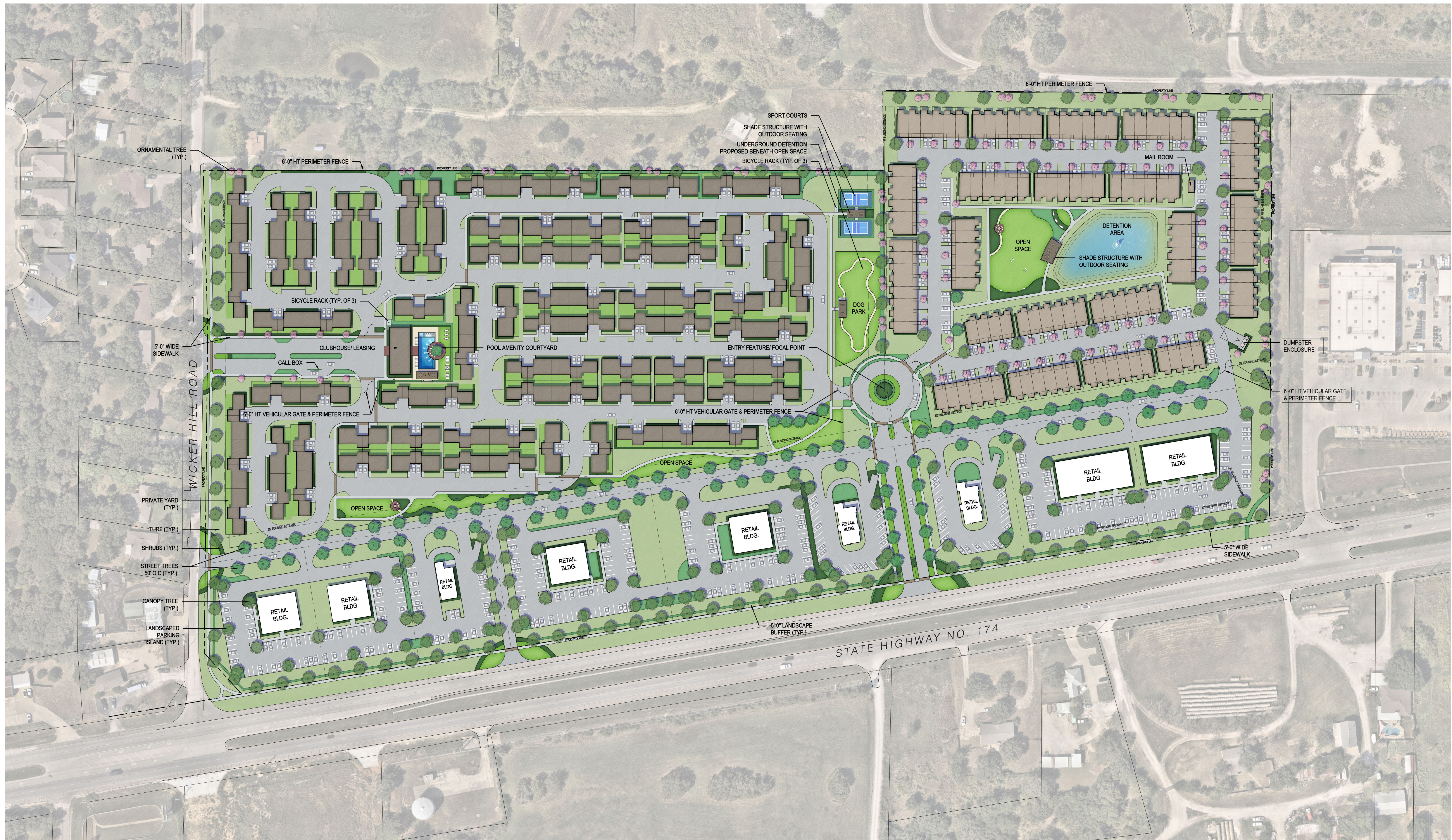
Project Number: 24015
 Date: OCTOBER 18, 2024
 Issue: ZONING

Sheet Title:
LANDSCAPE PLAN

ZONING FOR REVIEW ONLY, NOT FOR CONSTRUCTION OR PERMIT PURPOSES.	Sheet Number: L-1
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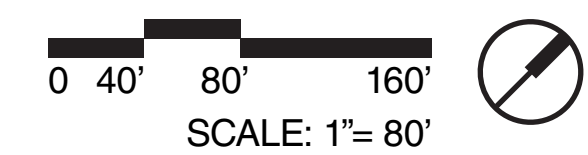
bvd CREATIVE
 Michael Lewkush 3/28
 OCTOBER 18, 2024





Illustrative Site Plan

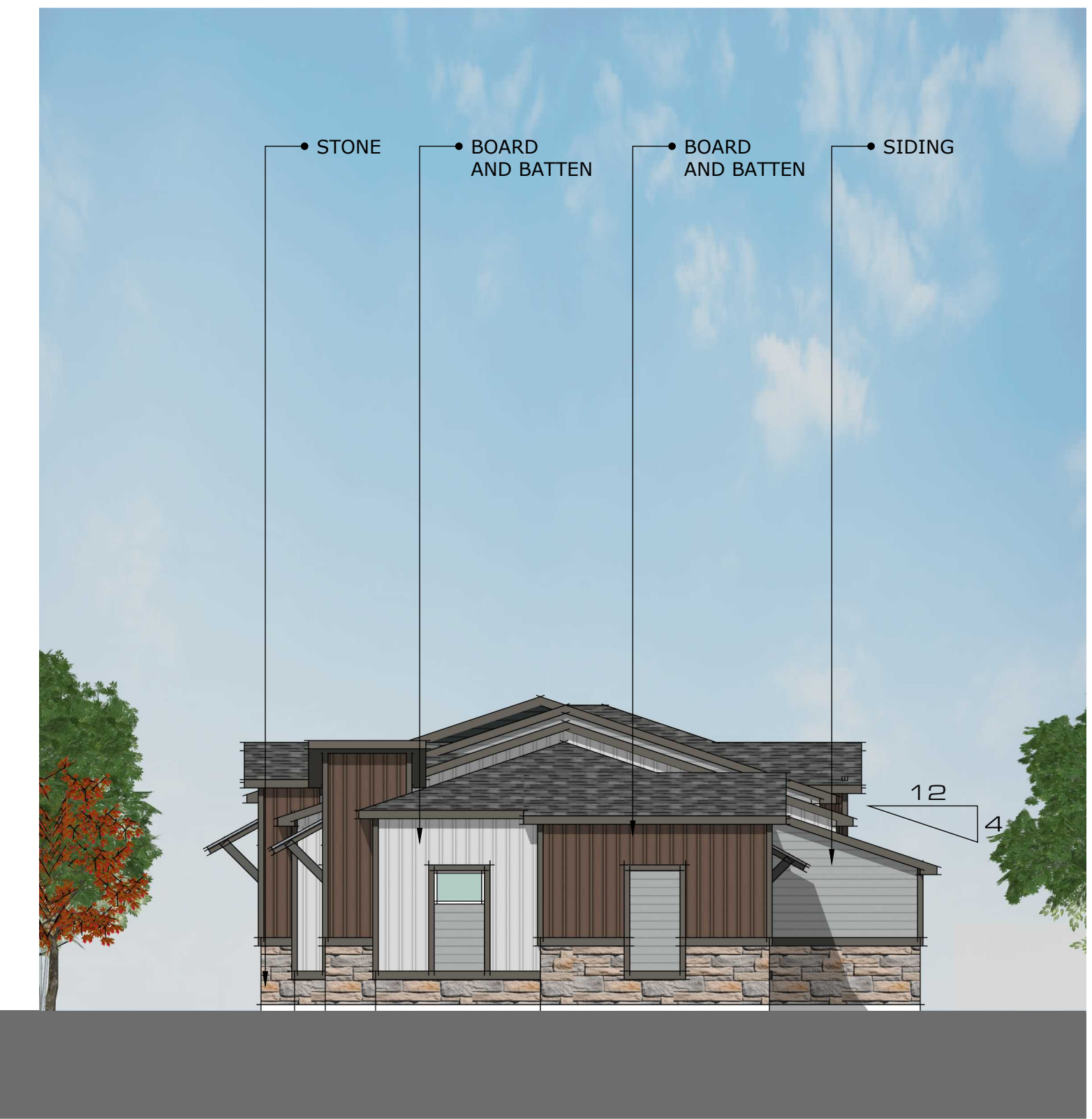
Willshire Urban Village



Date: 04 November 2024



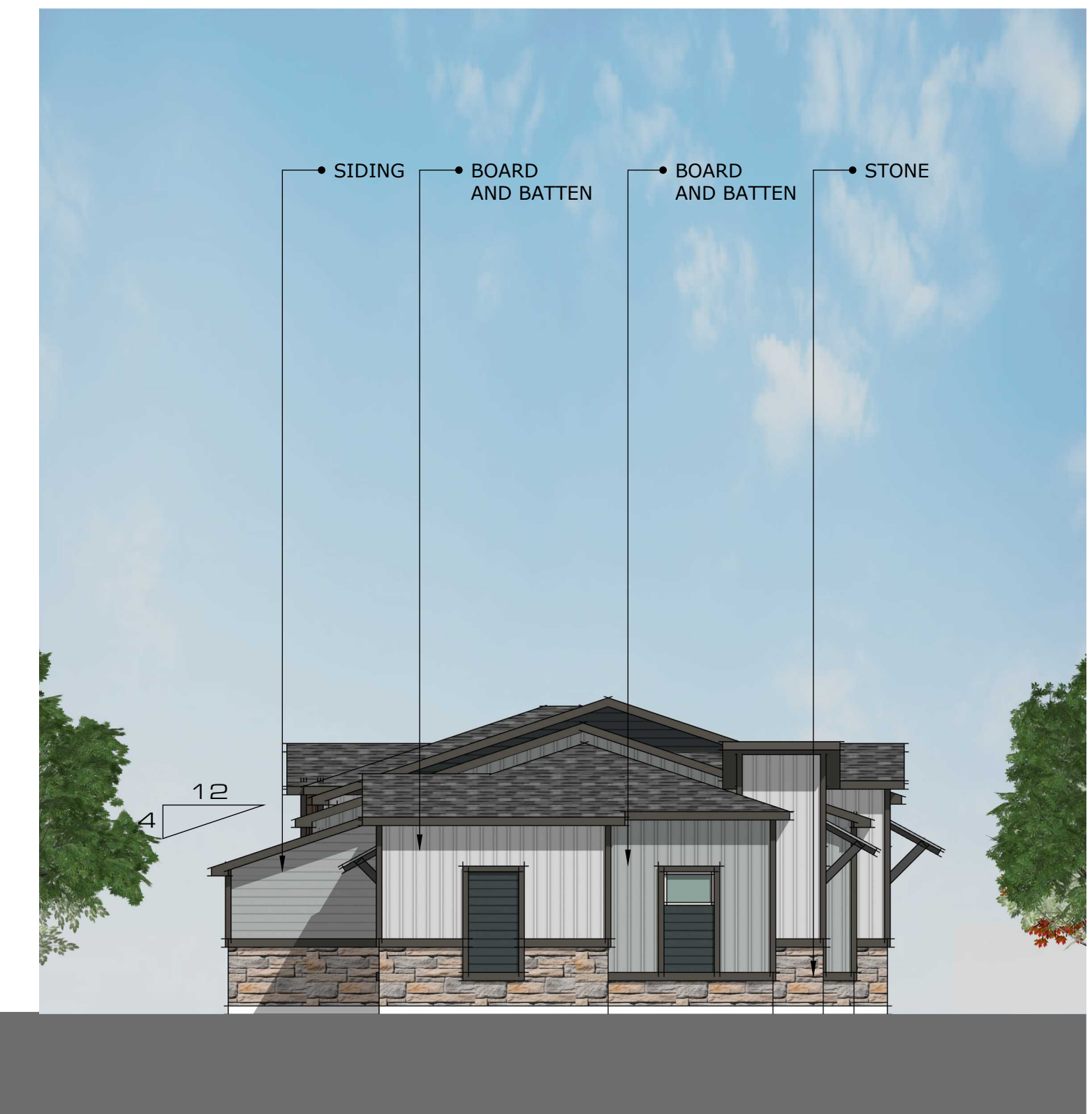
FRONT ELEVATION SCALE: 1/8" = 1'-0"



SIDE ELEVATION SCALE: 1/8" = 1'-0"



REAR ELEVATION SCALE: 1/8" = 1'-0"



SIDE ELEVATION SCALE: 1/8" = 1'-0"



B1- BRICK
MANUFACTURER:
ACME
COLOR:
SILVERCREEK
MORTAR:
ARGOS IVORY BUFF



P1- PAINT
MANUFACTURER:
SHERWIN WILLIAMS
COLOR:
ANONYMOUS
SW 7046

SIDING, BOARD & BATTEN



P2- PAINT
MANUFACTURER:
SHERWIN WILLIAMS
COLOR:
REPOSE GRAY
SW 7015

SHUTTERS, VENTS, DOORS & WINDOWS, BAND



P3- PAINT
MANUFACTURER:
SHERWIN WILLIAMS
COLOR:
PURE WHITE
SW 7005

SIDING, BOARD & BATTEN



P4- PAINT
MANUFACTURER:
SHERWIN WILLIAMS
COLOR:
IRON ORE
SW 7069

FASCIA, TRIM



S1- SHAKE SIDING
MANUFACTURER:
VINYL SHAKE
COLOR:
FOUNDRY-7 INCH SPLIT SHAKE
LITE KHAKI



G1- GARAGE DOOR
MANUFACTURER:
OVERHEAD DOOR
COLOR:
RAL 7044



R1- ROOF
MANUFACTURER:
OWENS CORNING
COLOR:
PEPPERCORN



W1- WINDOWS
MANUFACTURER:
PLY-GEM
COLOR:
CLAY



D1- DOWNSPOUTS
MANUFACTURER:
SENOX
COLOR:
TUXEDO GRAY



1 BUILDING A - FRONT ELEVATION - "STYLE A"
SCALE: 3/16"=1'-0"



2 BUILDING A - END ELEVATION - "STYLE A"
SCALE: 3/16"=1'-0"



2a BUILDING A - END ELEVATION - "STYLE A"
SCALE: 3/16"=1'-0"

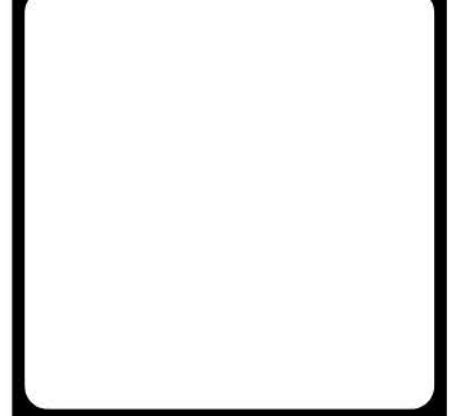


3 BUILDING A - BACK ELEVATION - "STYLE A"
SCALE: 3/16"=1'-0"

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WHILSHIRE TOWNHOMES
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214-360-8875
hedk.com

DATE
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23219

SHEET NUMBER

A4-00
BUILDING A
ELEVATION

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B1- BRICK
MANUFACTURER:
ACME
COLOR:
SILVERCREEK
MORTAR:
ARGOS IVORY BUFF



P1- PAINT
MANUFACTURER:
SHERWIN WILLIAMS
COLOR:
ANONYMOUS
SW 7046

SIDING, BOARD & BATTEN



P2- PAINT
MANUFACTURER:
SHERWIN WILLIAMS
COLOR:
REPOSE GRAY
SW 7015

SHUTTERS, VENTS, DOORS & WINDOWS, BAND



P3- PAINT
MANUFACTURER:
SHERWIN WILLIAMS
COLOR:
PURE WHITE
SW 7005

SIDING, BOARD & BATTEN



P4- PAINT
MANUFACTURER:
SHERWIN WILLIAMS
COLOR:
IRON ORE
SW 7069

FASCIA, TRIM



S1- SHAKE SIDING
MANUFACTURER:
VINYL SHAKE
COLOR:
FOUNDRY-7 INCH SPLIT SHAKE
LITE KHAKI



G1- GARAGE DOOR
MANUFACTURER:
OVERHEAD DOOR
COLOR:
RAL 7044



R1- ROOF
MANUFACTURER:
OWENS CORNING
COLOR:
PEPPERCORN



W1- WINDOWS
MANUFACTURER:
PLY-GEM
COLOR:
CLAY



D1- DOWNSPOUTS
MANUFACTURER:
SENOX
COLOR:
TUXEDO GRAY



1 BUILDING A - FRONT ELEVATION - "STYLE B"
SCALE: 3/16"=1'-0"



2 BUILDING A - END ELEVATION - "STYLE B"
SCALE: 3/16"=1'-0"



2a BUILDING A - END ELEVATION - "STYLE B"
SCALE: 3/16"=1'-0"

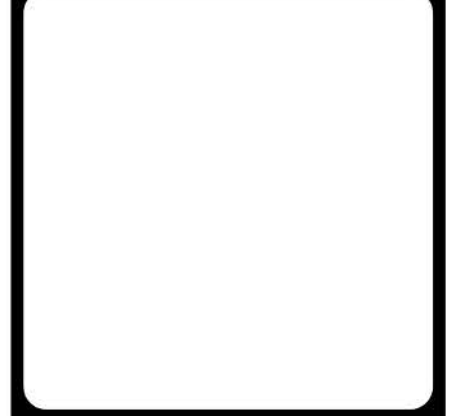


3 BUILDING A - BACK ELEVATION - "STYLE B"
SCALE: 3/16"=1'-0"

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A4-01
BUILDING A
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B1- BRICK
MANUFACTURER:
ACME
COLOR:
SILVERCREEK
MORTAR:
ARGOS IVORY BUFF



P1- PAINT
MANUFACTURER:
SHERWIN WILLIAMS
COLOR:
ANONYMOUS
SW 7046



P2- PAINT
MANUFACTURER:
SHERWIN WILLIAMS
COLOR:
REPOSE GRAY
SW 7015



P3- PAINT
MANUFACTURER:
SHERWIN WILLIAMS
COLOR:
PURE WHITE
SW 7005



P4- PAINT
MANUFACTURER:
SHERWIN WILLIAMS
COLOR:
IRON ORE
SW 7069



S1- SHAKE SIDING
MANUFACTURER:
VINYL SHAKE
COLOR:
FOUNDRY-7 INCH SPLIT SHAKE
LITE KHAKI



G1- GARAGE DOOR
MANUFACTURER:
OVERHEAD DOOR
COLOR:
RAL 7044



R1- ROOF
MANUFACTURER:
OWENS CORNING
COLOR:
PEPPERCORN



W1- WINDOWS
MANUFACTURER:
PLY-GEM
COLOR:
CLAY



D1- DOWNSPOUTS
MANUFACTURER:
SENOX
COLOR:
TUXEDO GRAY



1 BUILDING A - FRONT ELEVATION - "STYLE D"
SCALE: 1/8"=1'-0"



2 BUILDING A - END ELEVATION - "STYLE D"
SCALE: 1/8"=1'-0"



2a BUILDING A - END ELEVATION - "STYLE D"
SCALE: 1/8"=1'-0"



3 BUILDING A - BACK ELEVATION - "STYLE D"
SCALE: 1/8"=1'-0"

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A4-02
BUILDING A
ELEVATION

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- B1 - BRICK**
MANUFACTURER: ACME
COLOR: SILVERCREEK
MORTAR: ARGOS IVORY BUFF
- P1 - PAINT**
MANUFACTURER: SHERWIN WILLIAMS
COLOR: ANONYMOUS SW 7046
- SIDING, BOARD & BATTEN**
- P2 - PAINT**
MANUFACTURER: SHERWIN WILLIAMS
COLOR: REPOSE GRAY SW 7015
- SHUTTERS, VENTS, DOORS & WINDOWS, BAND**
- P3 - PAINT**
MANUFACTURER: SHERWIN WILLIAMS
COLOR: PURE WHITE SW 7005
- SIDING, BOARD & BATTEN**
- FASCIA, TRIM**
- S1 - SHAKE SIDING**
MANUFACTURER: VINYL SHAKE
COLOR: FOUNDRY-7 INCH SPLIT SHAKE LITE KHAKI
- G1 - GARAGE DOOR**
MANUFACTURER: OVERHEAD DOOR
COLOR: RAL 7044
- R1 - ROOF**
MANUFACTURER: OWENS CORNING
COLOR: PEPPERCORN
- W1 - WINDOWS**
MANUFACTURER: PLY-GEM
COLOR: CLAY
- D1 - DOWNSPOUTS**
MANUFACTURER: SENOX
COLOR: TUXEDO GRAY



1 BUILDING B - FRONT ELEVATION - "STYLE A"
SCALE: 3/16"=1'-0"



2 BUILDING B - END ELEVATION - "STYLE A"
SCALE: 3/16"=1'-0"



2a BUILDING B - END ELEVATION - "STYLE A"
SCALE: 3/16"=1'-0"



3 BUILDING B - BACK ELEVATION - "STYLE A"
SCALE: 3/16"=1'-0"

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PROJECT: 23219

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BUILDING B ELEVATION

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- B1 - BRICK**
MANUFACTURER: ACME
COLOR: SILVERCREEK
MORTAR: ARGOS IVORY BUFF
- F1 - PAINT**
MANUFACTURER: SHERWIN WILLIAMS
COLOR: ANONYMOUS SW 7046
- SIDING, BOARD & BATTEN**
- P2 - PAINT**
MANUFACTURER: SHERWIN WILLIAMS
COLOR: REPOSE GRAY SW 7015
- SHUTTERS, VENTS, DOORS & WINDOWS, BAND**
- F3 - PAINT**
MANUFACTURER: SHERWIN WILLIAMS
COLOR: PURE WHITE SW 7005
- SIDING, BOARD & BATTEN**
- F4 - PAINT**
MANUFACTURER: SHERWIN WILLIAMS
COLOR: IRON ORE SW 7069
- FASCIA, TRIM**
- S1 - SHAKE SIDING**
MANUFACTURER: VINYL SHAKE
COLOR: FOUNDRY-7 INCH SPLIT SHAKE LITE KHAKI
- G1 - GARAGE DOOR**
MANUFACTURER: OVERHEAD DOOR
COLOR: RAL 7044
- R1 - ROOF**
MANUFACTURER: OWENS CORNING
COLOR: PEPPERCORN
- W1 - WINDOWS**
MANUFACTURER: PLY-GEM
COLOR: CLAY
- D1 - DOWNSPOUTS**
MANUFACTURER: SENOX
COLOR: TUXEDO GRAY

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BUILDING B ELEVATION

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- B1 - BRICK**
MANUFACTURER: ACME
COLOR: SILVERCREEK
MORTAR: ARGOS IVORY BUFF
- F1 - PAINT**
MANUFACTURER: SHERWIN WILLIAMS
COLOR: ANONYMOUS SW 7046
- SIDING, BOARD & BATTEN**
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MANUFACTURER: OWENS CORNING
COLOR: PEPPERCORN
- W1 - WINDOWS**
MANUFACTURER: PLY-GEM
COLOR: CLAY
- D1 - DOWNSPOUTS**
MANUFACTURER: SENOX
COLOR: TUXEDO GRAY



1 BUILDING B - FRONT ELEVATION - "STYLE C"
SCALE: 3/16"=1'-0"



2 BUILDING B - END ELEVATION - "STYLE C"
SCALE: 3/16"=1'-0"



2a BUILDING B - END ELEVATION - "STYLE C"
SCALE: 3/16"=1'-0"



3 BUILDING B - BACK ELEVATION - "STYLE C"
SCALE: 3/16"=1'-0"

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PROJECT

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SHEET NUMBER

A4-12

BUILDING B ELEVATION

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- B1- BRICK**
MANUFACTURER: ACME
COLOR: SILVERCREEK
MORTAR: ARGOS IVORY BUFF
- F1- PAINT**
MANUFACTURER: SHERWIN WILLIAMS
COLOR: ANONYMOUS SW 7046
- SIDING, BOARD & BATTEN**
- P2- PAINT**
MANUFACTURER: SHERWIN WILLIAMS
COLOR: REPOSE GRAY SW 7015
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- F3- PAINT**
MANUFACTURER: SHERWIN WILLIAMS
COLOR: PURE WHITE SW 7005
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MANUFACTURER: PLY-GEM
COLOR: CLAY
- D1- DOWNSPOUTS**
MANUFACTURER: SENOX
COLOR: TUXEDO GRAY



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PROJECT: 23219

SHEET NUMBER: A4-13

BUILDING B ELEVATION

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WHILSHIRE TOWNHOMES

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DATE

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SHEET NUMBER

A4-20

BUILDING B ELEVATION

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B1 - BRICK
MANUFACTURER:
ACME
COLOR:
SILVERCREEK
MORTAR:
ARGOS IVORY BUFF



F1 - PAINT
MANUFACTURER:
SHERWIN WILLIAMS
COLOR:
ANONYMOUS
SW 7046



P2 - PAINT
MANUFACTURER:
SHERWIN WILLIAMS
COLOR:
REPOSE GRAY
SW 7015



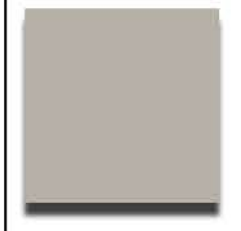
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PURE WHITE
SW 7005



F4 - PAINT
MANUFACTURER:
SHERWIN WILLIAMS
COLOR:
IRON ORE
SW 7069



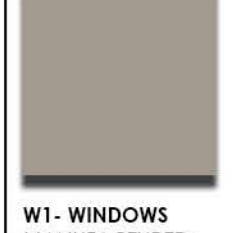
S1 - SHAKE SIDING
MANUFACTURER:
VINYL SHAKE
COLOR:
FOUNDRY-7 INCH SPLIT SHAKE
LITE KHAKI



G1 - GARAGE DOOR
MANUFACTURER:
OVERHEAD DOOR
COLOR:
RAL 7044



R1 - ROOF
MANUFACTURER:
OWENS CORNING
COLOR:
PEPPERCORN



W1 - WINDOWS
MANUFACTURER:
PLY-GEM
COLOR:
CLAY



D1 - DOWNSPOUTS
MANUFACTURER:
SENOX
COLOR:
TUXEDO GRAY



1 BUILDING C - FRONT ELEVATION - "STYLE C"
SCALE: 1/8"=1'-0"



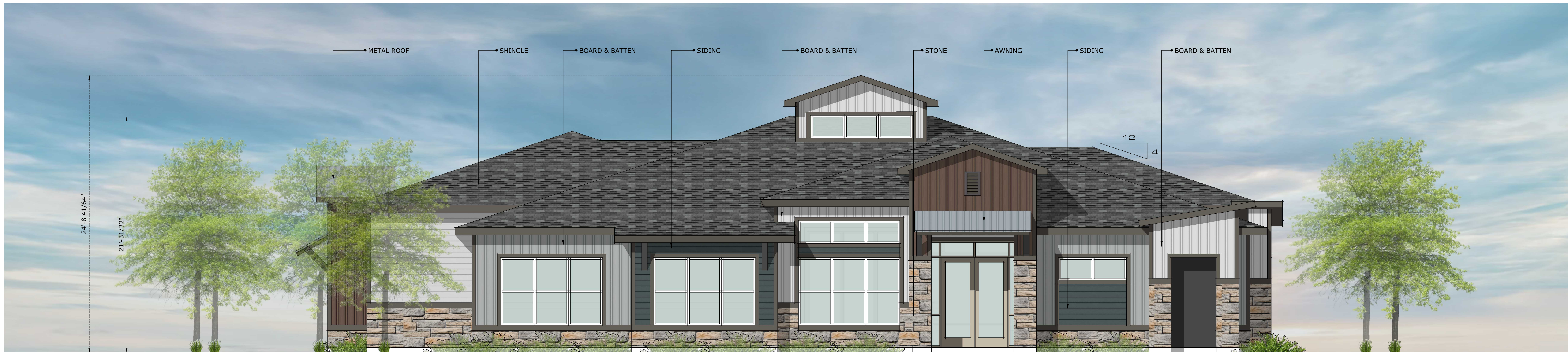
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SCALE: 1/8"=1'-0"



2a BUILDING C - END ELEVATION - "STYLE C"
SCALE: 1/8"=1'-0"



3 BUILDING C - BACK ELEVATION - "STYLE C"
SCALE: 1/8"=1'-0"



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



REAR ELEVATION SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION SCALE: 1/4" = 1'-0"