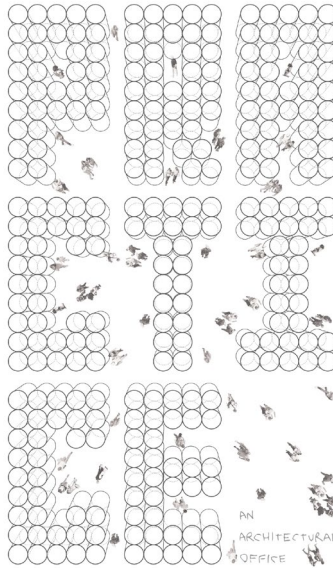


# *Practice*

*an architectural office*

829 WEST JEFFERSON BOULEVARD, DALLAS, TEXAS 75208

[office@practicearchitecturaloffice.com](mailto:office@practicearchitecturaloffice.com)



09 January 2023

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 4 townhomes 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' 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***

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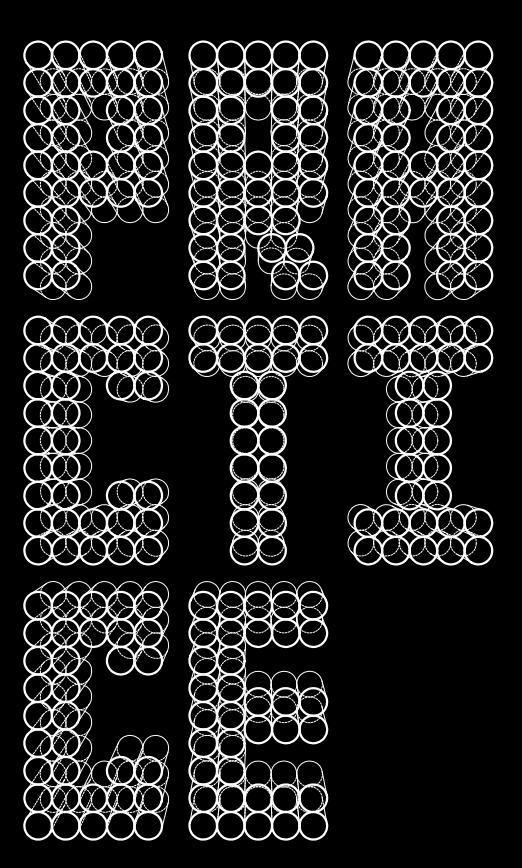
The project's design is intended to emphasize the unique character of Burleson's Old Town and we hope the committee appreciates the respect the design gives to the rural farmhouse style.

Sincerely,  
Jessica Nelson  
Registered Architect



*Jessica Nelson*

\_\_\_\_\_



**PRACTICE an architectural office**  
829 W. Jefferson Blvd.  
Dallas, TX 75208  
817.602.2684



*Jessica Nelson*  
05 dec 2023

**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: WJN/BN  
PLOT DATE: 12/5/2023  
EXTERIOR ELEVATIONS

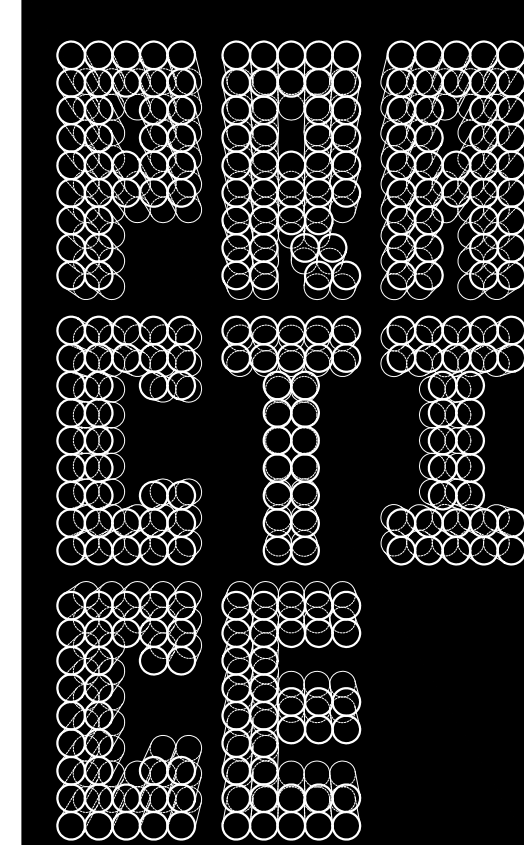
**a**

**A2.01**



**1 EAST ELEVATION**  
A2.01 1/4" = 1'-0"

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**PRACTICE an architectural office**  
 829 W. Jefferson Blvd.  
 Dallas, TX 75208  
 817.602.2684



*Jessica Nelson*  
 05 dec 2023

**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: wsl/8/21  
 PLOT DATE: 12/25/2023  
**EXTERIOR ELEVATIONS**

**a**

**A2.02**



**1 NORTH ELEVATION**  
A2.02 1/4" = 1'-0"

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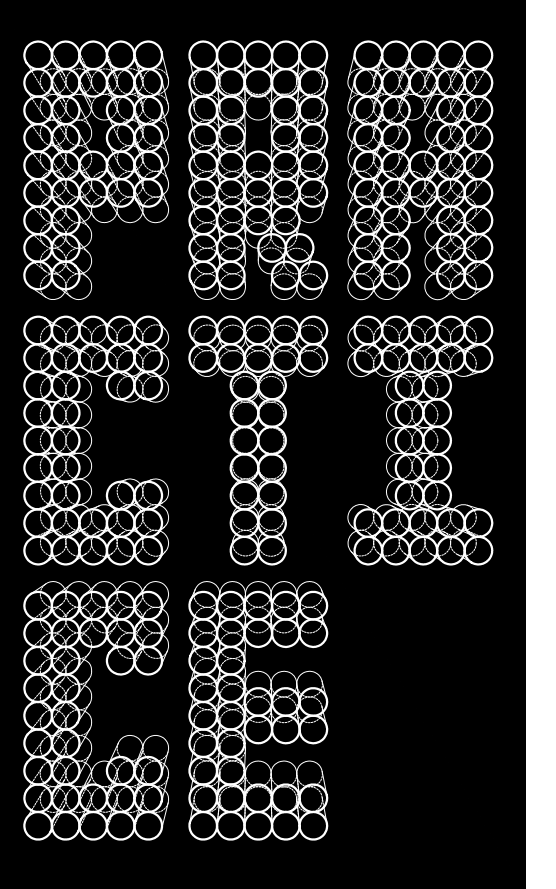


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1 SOUTH ELEVATION  
A2.03 1/4" = 1'-0"

PAPER SIZE  
ANSI D (22X34)



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829 W. Jefferson Blvd.  
Dallas, TX 75208  
817.602.2684



*Jessica Nelson*  
05 dec 2023

DOBSON TOWNHOMES  
200 South Dobson Street  
Burleson, Texas

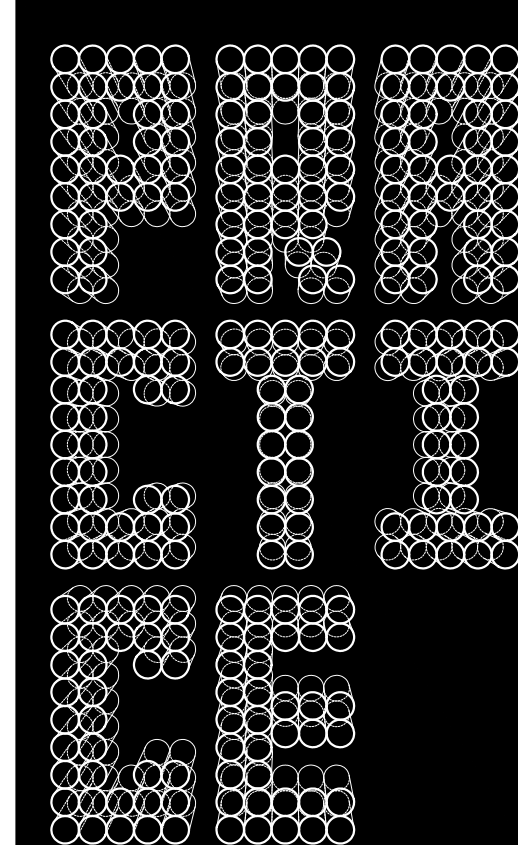
PROJECT NO. C0069  
ISSUE DATE 09 jan 2023

REV.	DESCRIPTION	DATE
1	city comments	11-13-2023

DRAWN BY: WSH/BN  
PLOT DATE: 12/5/2023  
EXTERIOR ELEVATIONS

a

A2.03



PRACTICE an architectural office

829 W. Jefferson Blvd.  
Dallas, TX 75208  
817.602.2684



*Jessica Nelson*

05 dec 2023

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: WJN/BN  
PLOT DATE: 12/5/2023

EXTERIOR ELEVATIONS

a

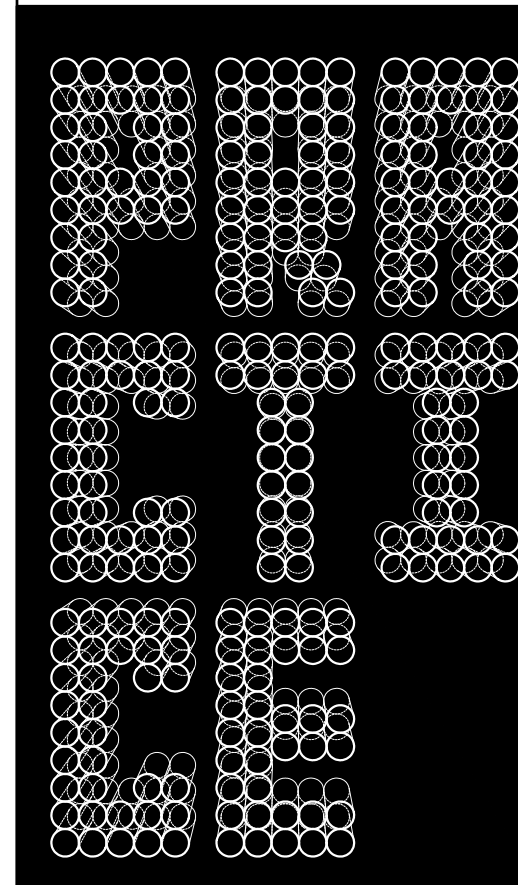
A2.04



1 WEST ELEVATION  
A2.04 1/4" = 1'-0"

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829 W. Jefferson Blvd.  
Dallas, TX 75208  
817.602.2684



*Jessica Nelson*  
05 dec 2023

**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
2	city comments	12-05-2023

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

SITE PLAN

a

AS1.01

**Project Data:**

Site: 0.3036 acres (13,225 sq ft)

Owner: Paul Jenkins,  
Rhythm Ventures, LLC  
5049 Edwards Ranch Rd  
Fort Worth, TX 76109

Architect: Jessica Nelson,  
Practice, an Architectural Office  
829 W. Jefferson Blvd  
Dallas, TX 75211

Lot: 8 and 9 of block 33

Parking required and provided: 2 spaces per  
residence

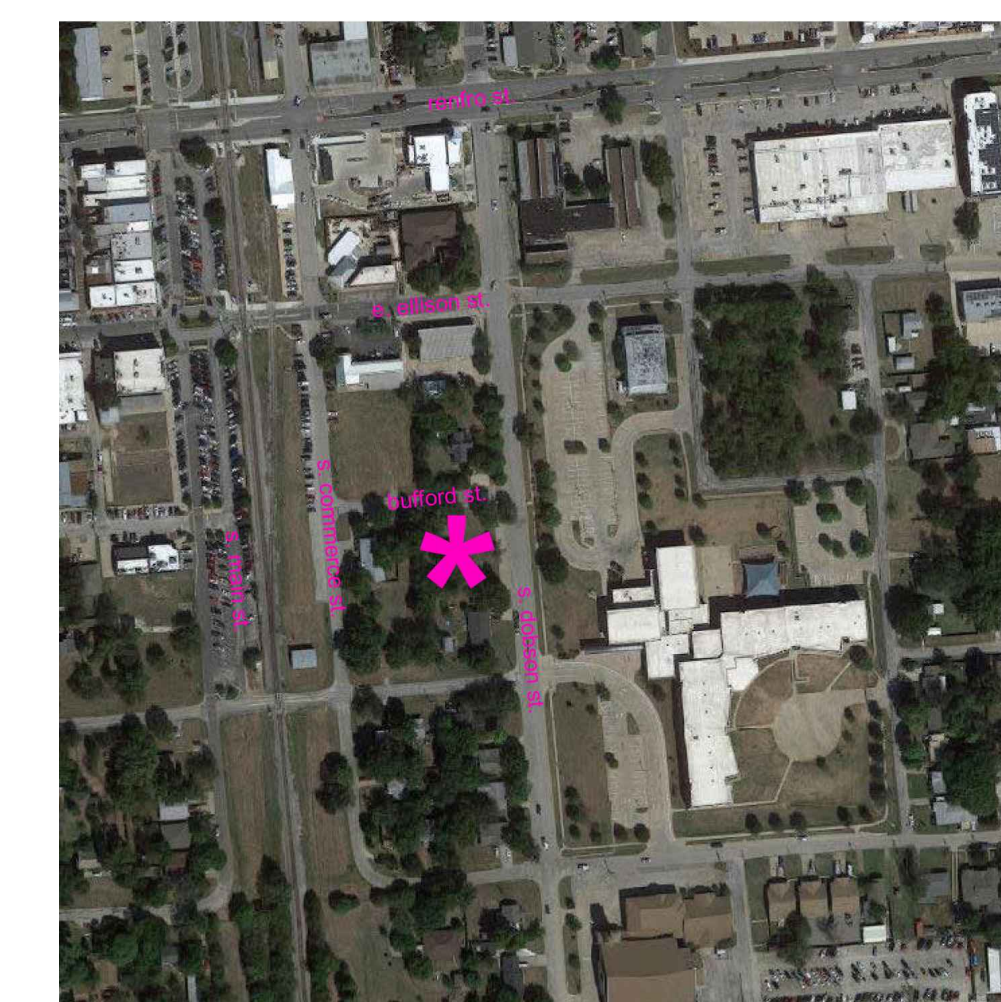
Zoning and Use: SFA, Townhomes

Lot coverage: 6,019 sf

existing trees to be preserved / protected , ref  
landscape plans

8' tall white painted wood fence

new concrete sidewalk



existing asphalt parking

3' tall white painted picket fence

new trees and landscaping, ref  
landscape plans

existing sidewalk

existing asphalt road

new concrete pavers

existing concrete

existing water line

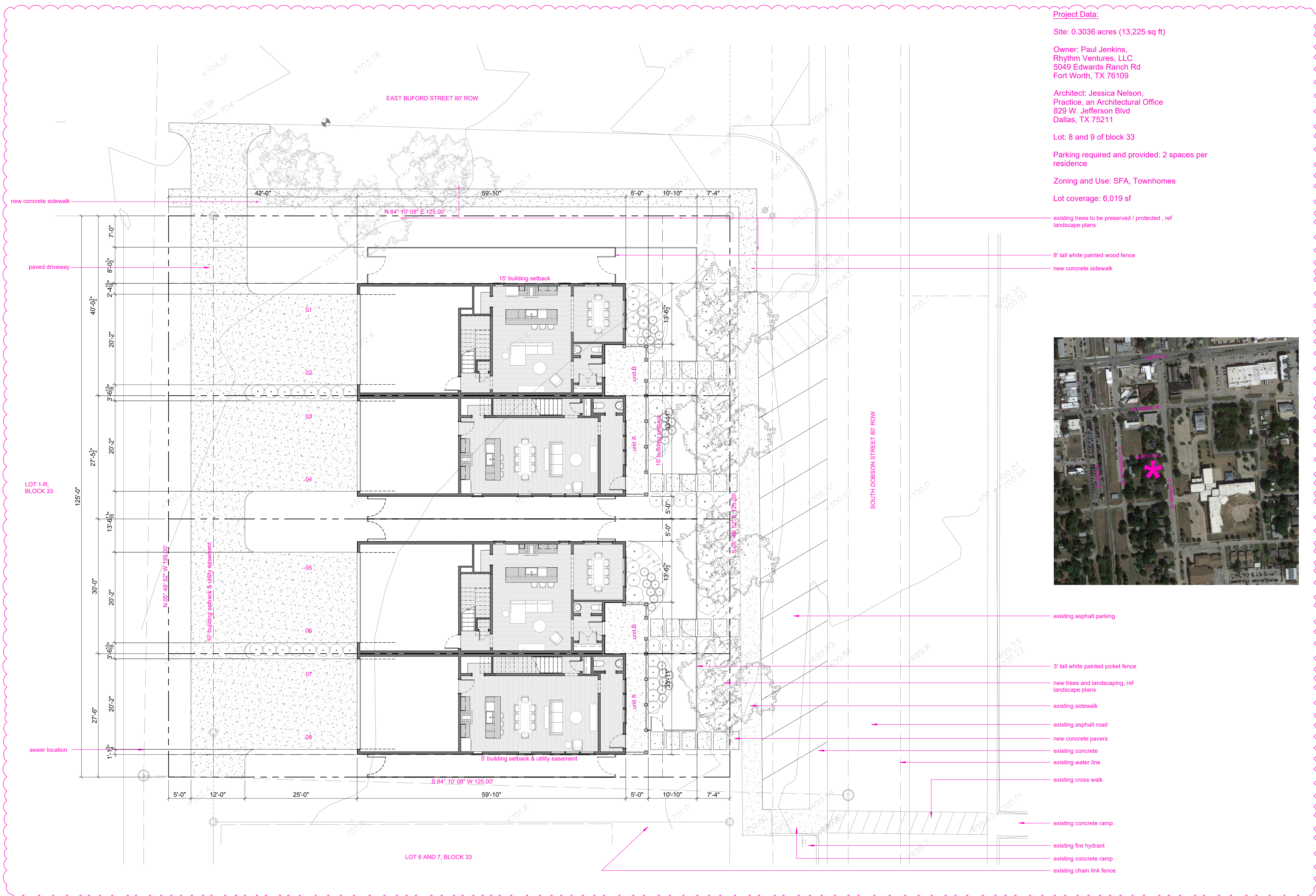
existing cross walk

existing concrete ramp

existing fire hydrant

existing concrete ramp

existing chain link fence



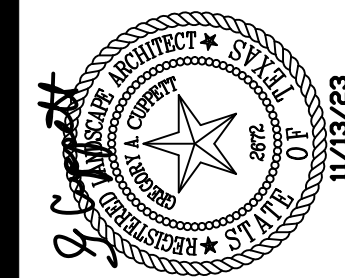
LOT 1-R,  
BLOCK 33

LOT 6 AND 7, BLOCK 33

1 SITE PLAN  
AS1.01 3/32" = 1'-0"

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DOBSON TOWNHOME  
 200 S DOBSON  
 BURLESON, TEXAS

CITY OF BURLESON LANDSCAPE REQUIREMENTS

AREA	MINIMUM 20% OF LOT TO BE LANDSCAPED		
	REQUIRED	PROVIDED	
MINIMUM AMOUNT OF LANDSCAPE AREA	13,221 X 20% = 2,644 SF	4,744 SF	
MAXIMUM AMOUNT OF GRASS/GROUNDCOVER	MAXIMUM 90% OF REQUIRED LANDSCAPING TO BE TURF/GROUNDCOVER MINIMUM 10% OF REQUIRED LANDSCAPING TO BE SHRUBS/ORNAMENTAL GRASSES		
	REQUIRED	PROVIDED	
	2,644 X 10% = 264 SF MIN SHRUB	344 SF SHRUB/ORNAMENTAL GRASS = 11% 2,761 SF TURF/GROUNDCOVER = 89%	
MINIMUM AMOUNT OF FRONT YARD LANDSCAPING	MINIMUM 40% OF REQUIRED LANDSCAPING TO BE IN FRONT YARD		
	REQUIRED	PROVIDED	
	2,644 X 40% = 1,058 SF	4,744 SF	
RDW FRONTAGE LANDSCAPE	10 FT LANDSCAPE STRIP REQUIRED AT STREET ROW		
	REQUIRED	PROVIDED	
		10' LANDSCAPE STRIP	10' MINIMUM LANDSCAPE STRIP
	ONE 3" CANDY TREE REQUIRED PER EACH 60 FT. OF ROW		
	REQUIRED	PROVIDED	
	115 LF/60 = (2) TREES	(2) TREES	
	115 LF/60 = (2) TREES	(2) TREES	
ONE 5 GAL SHRUB REQUIRED PER EACH 5 FT. OF ROW			
REQUIRED	PROVIDED		
115 LF/5 = (23) SHRUBS	(23) SHRUBS		
115 LF/5 = (23) SHRUBS	(23) SHRUBS LOCATED THROUGH OUT SITE		
PARKING LOT LANDSCAPING	A 162 SF LANDSCAPE ISLAND FOR EACH 12 PARKING SPACES		
	REQUIRED	PROVIDED	
	(9 SPACES / 12) X 126 = 95 SF	497 SF OFF SITE	
	9 SPACES / 12 = (4) TREES	(4) EXISTING TREES	
LANDSCAPE CREDITS			

PLANTING NOTES:

1. PLANT SIZE, TYPE, AND CONDITION SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
2. ALL PLANT MATERIAL TO BE NURSERY GROWN STOCK.
3. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF ALL PLANT MATERIAL UNTIL PROJECT ACCEPTANCE.
4. 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 HEIGHT.
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 MANUFACTURERS 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:

1. 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.
5. TURF SHALL BE ESTABLISHED IN ALL DISTURBED AREAS AS IDENTIFIED ON GRADING AND EROSION CONTROL PLAN.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS
<b>TREES</b>								
	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
<b>SHRUBS</b>								
	ILE NAN	12	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	5 gal.		36" O.C.	
	MUH CAP	2	Muhlenbergia capillaris	Pink Muhly Grass	5 gal.		36" O.C.	
	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.	
<b>GROUND COVERS</b>								
	CYN DAC	7,009 sf	Cynodon dactylon	Bermudagrass	Solid Sod			
	LIR BIG	647	Liriope muscari 'Big Blue'	Big Blue Lilyturf	4" pots		12" O.C.	12" o.c.

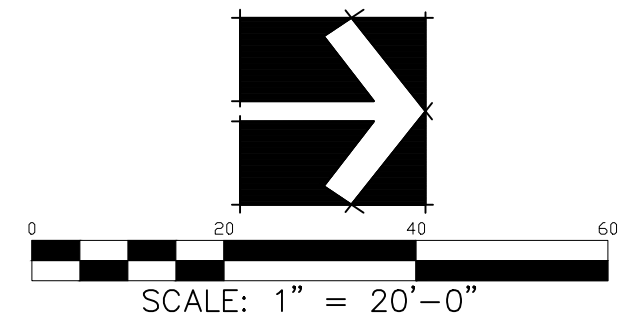
CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING TREE AND SHRUB SIZES CONFORM TO CITY LANDSCAPE STANDARDS AND MITIGATION REQUIREMENTS.

REFERENCE NOTES SCHEDULE

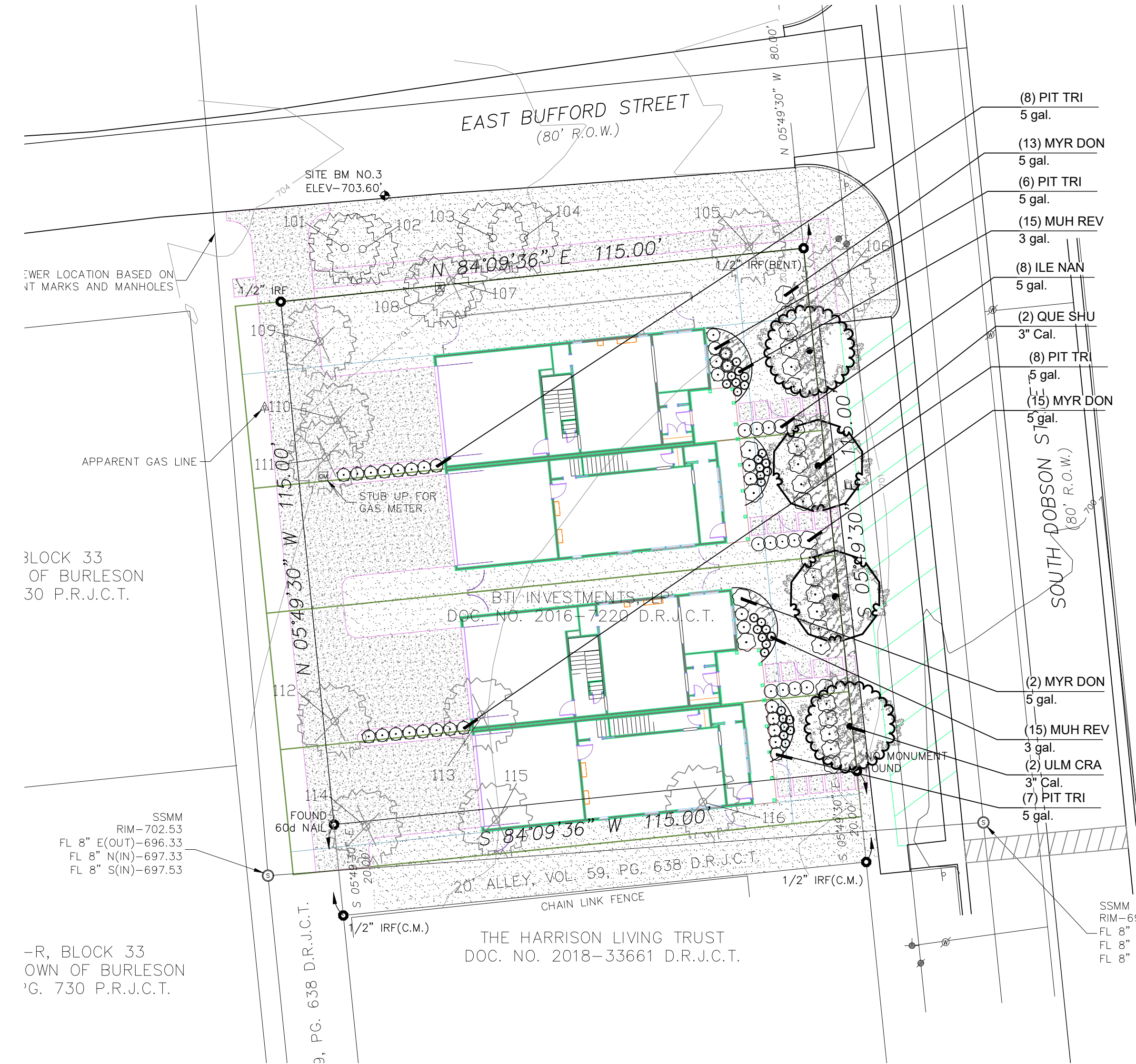
SYMBOL	01 GENERAL DESCRIPTION	QTY	DETAIL
	01-01 Composite Edging	209 lf	

**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 1-800-469-6344 EXT. 5

BEFORE YOU DIG...



LANDSCAPE PLAN



TREE SURVEY

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-MISTLETOE	REMOVE	

TOTAL MITIGATION REQUIRED

NO MITIGATION REQUIRED

LEGEND

- EXISTING TREE TO BE PRESERVED/PROTECTED
- EXISTING TREE TO BE REMOVED BY PERMIT