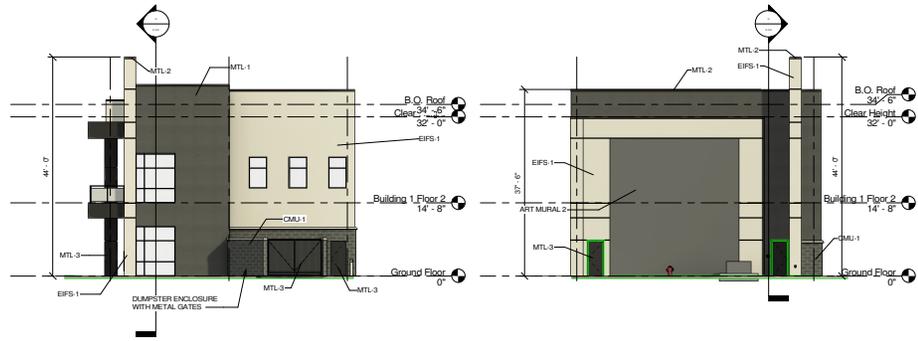
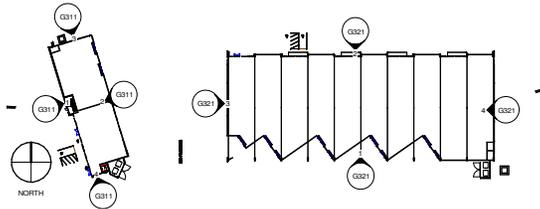


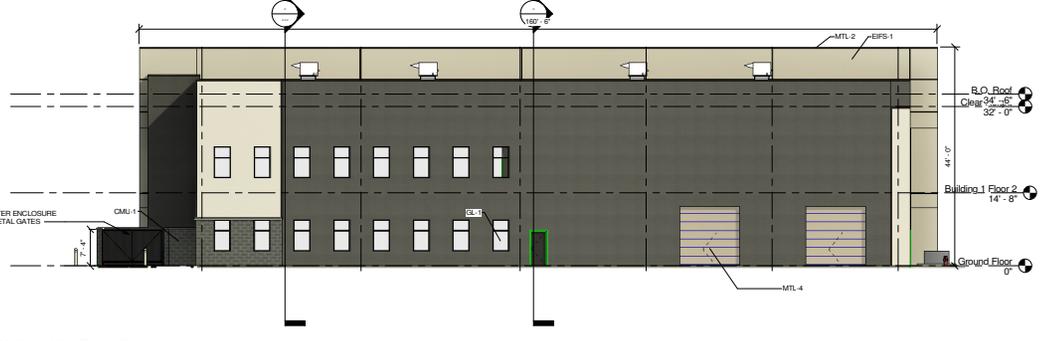
**ELEVATION NOTES:**

1. CONSTRUCTION TYPE: TYPE II (IBC 2016)
2. FIRE SPRINKLER SYSTEM: NFPA 13 PER IBC 2018 903.1.1
3. BUILDING OCCUPANCY: TYPE II AND/OR TYPE S-2, PER TENANT FINISH OUT



Category	Item	Quantity	Unit	Notes
Structural	Concrete	1000	cu yd	
	Reinforcing Steel	5000	lbs	
	Formwork	1000	sq ft	
	Foundation	1000	sq ft	
	Foundation	1000	sq ft	
	Foundation	1000	sq ft	
	Foundation	1000	sq ft	
	Foundation	1000	sq ft	
	Foundation	1000	sq ft	
	Foundation	1000	sq ft	
Mechanical	HVAC	1000	sq ft	
	HVAC	1000	sq ft	
	HVAC	1000	sq ft	
	HVAC	1000	sq ft	
	HVAC	1000	sq ft	
	HVAC	1000	sq ft	
	HVAC	1000	sq ft	
	HVAC	1000	sq ft	
	HVAC	1000	sq ft	
	HVAC	1000	sq ft	

① Building 1 South Elevation (Color) 3/32" = 1'-0"  
 ② Building 1 North Elevation (Color) 3/32" = 1'-0"



③ Building 1 East Elevation (Color) 3/32" = 1'-0"



④ Building 1 West Elevation (Color) 3/32" = 1'-0"

GREENLIGHT  
 STUDIO, LLC

Applicant/Architect:  
 Owner:  
 12345 Main St  
 Dallas, TX 75201

Denton Drive Warehouse Showroom  
 12345 Denton Drive  
 Part of Tract 3, 3.5347 Acres  
 Kahn, L. Pulliam Abstract 1154 PG 541  
 Dallas County

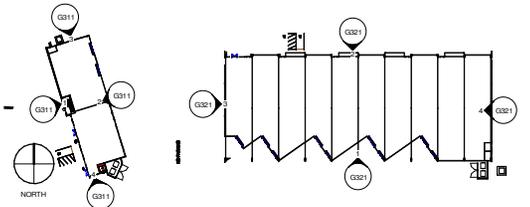
DATE: 02.24.2024  
 PROJECT NO:  
 DRAWING NO: 4.15.2024

Sheet Title:  
 Color Elevations Building 1

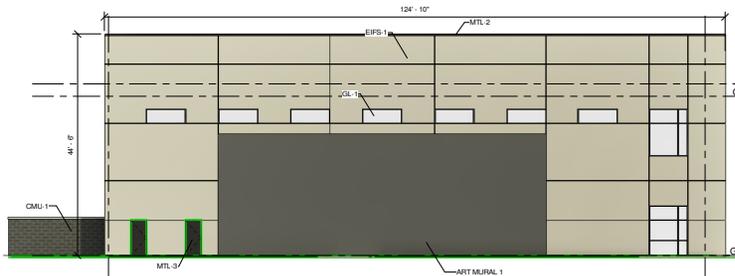
SHEET NUMBER:  
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**ELEVATION NOTES:**

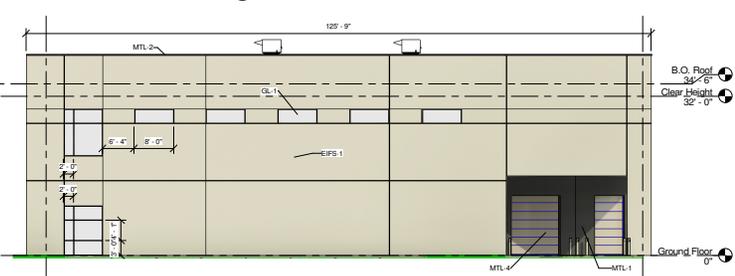
1. CONSTRUCTION TYPE: TYPE III (IBC 2018)
2. FIRE SPRINKLER SYSTEM: NFPA 13 PER IBC 2018 903.1.1
3. BUILDING OCCUPANCY: TYPE B AND/OR TYPE S.2, PER TENANT FINISH OUT



NO.	DESCRIPTION	DATE	BY	CHKD.
1	Issue for Review	02/24/2024	AS	AS
2	Issue for Review	03/15/2024	AS	AS
3	Issue for Review	03/15/2024	AS	AS
4	Issue for Review	03/15/2024	AS	AS
5	Issue for Review	03/15/2024	AS	AS
6	Issue for Review	03/15/2024	AS	AS
7	Issue for Review	03/15/2024	AS	AS
8	Issue for Review	03/15/2024	AS	AS
9	Issue for Review	03/15/2024	AS	AS
10	Issue for Review	03/15/2024	AS	AS
11	Issue for Review	03/15/2024	AS	AS
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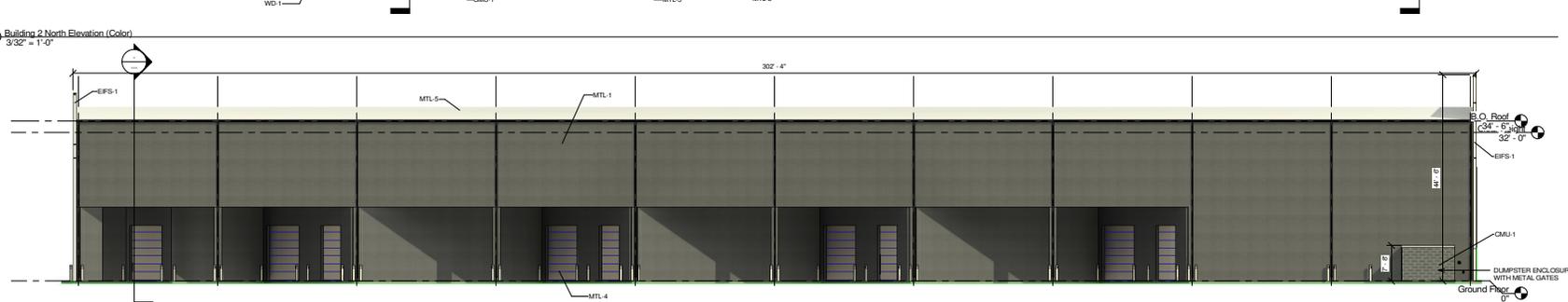
1 Building 2 East Elevation (Color)  
3/32" = 1'-0"



3 Building 2 West Elevation (Color)  
3/32" = 1'-0"



2 Building 2 North Elevation (Color)  
3/32" = 1'-0"



4 Building 2 South Elevation (Color)  
3/32" = 1'-0"

GREENLIGHT  
STUDIO, LLC  
www.greenlightstudio.com

Applicant/Architect:  
Greenlight Studio, LLC  
12977 Denton Drive  
Dallas, TX 75244  
Phone: 972.780.1156  
www.greenlightstudio.com

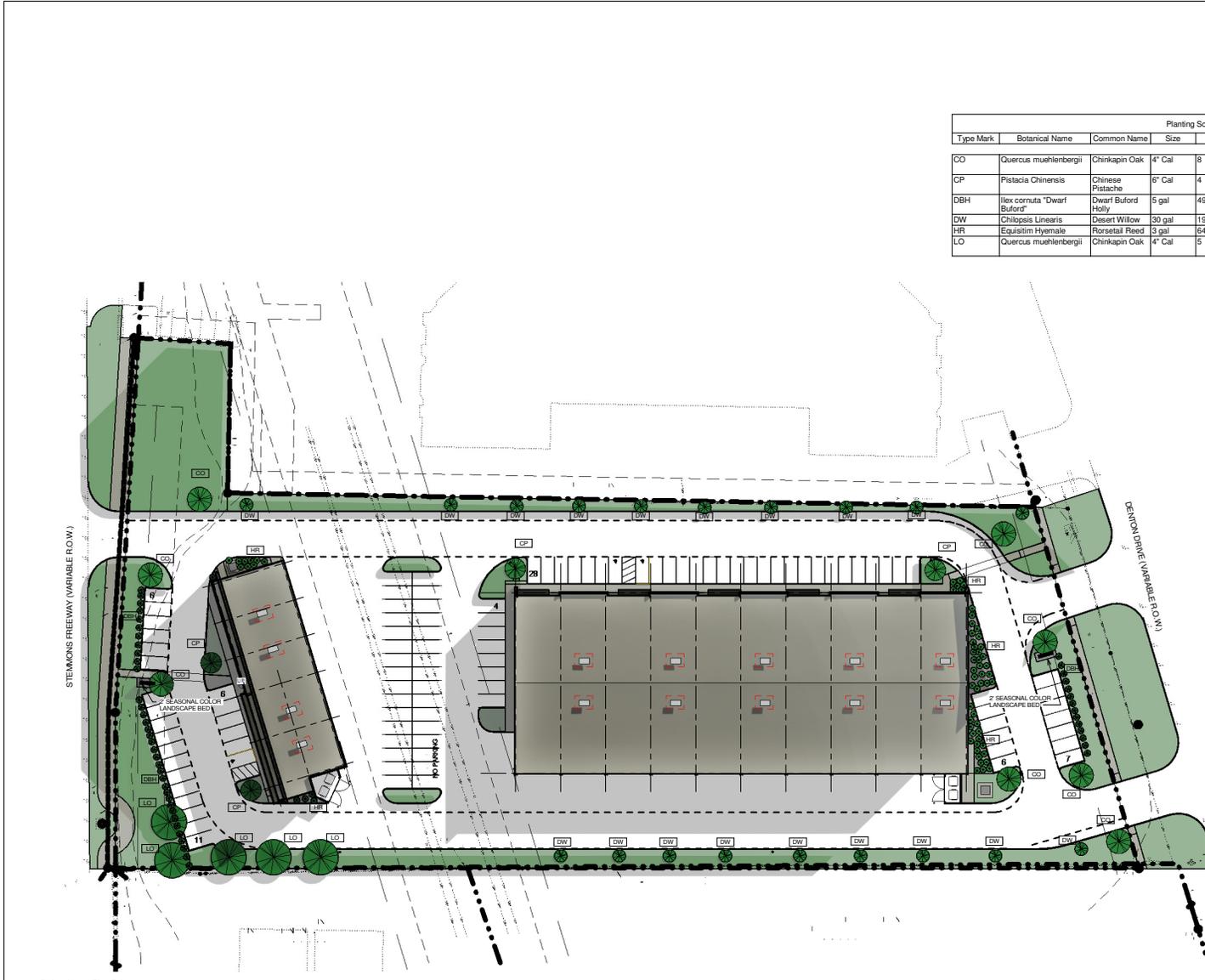
Owner:  
East 10 East

Denton Drive Warehouse Showroom  
12977 Denton Drive  
Part of Tract 3, 3.5367 Acres  
Kahn, L. Pulliam Abstract 1156 PG 5-61  
Dallas County

DATE:	02.24.2024
PROJECT NO:	
DATE REVISION:	4.15.2024

SHEET TITLE:  
Color Elevations Building 2

SHEET NUMBER:  
G321

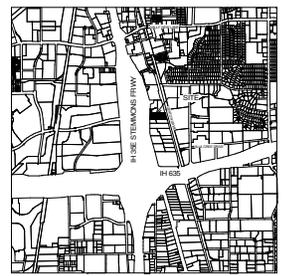
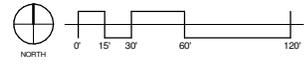


① Landscape Plan, Color  
1" = 30'-0"

Planting Schedule						
Type Mark	Botanical Name	Common Name	Size	Count	Comments	
CO	Quercus muehlenbergii	Chinkapin Oak	4" Cal	8	Container Grown, 12" ht., 4" Spread, 4" Branching ht, Matching	
CP	Pistacia Chinensis	Chinese Pistache	6" Cal	4	Container Grown, 14" ht., 6" Spread, 6" Branching ht, Matching	
DBH	Ilex cornuta "Dwarf Buford"	Dwarf Buford Holly	5 gal	49	Container Full, 3" ht., 20" Spread 36" o.c.	
DW	Chilopsis Linearis	Desert Willow	30 gal	19	Container Grown 3-5 trunk, 8' ht, 4' spread min	
HR	Equisetum Hyemale	Rorsetal Reed	3 gal	64	Container Full, 20" o.c.	
LO	Quercus muehlenbergii	Chinkapin Oak	4" Cal	5	Container Grown, 12" ht., 4" Spread, 4" Branching ht, Matching	

Landscaping Area	
Open Space Required	
5% of Gross Area	7,703
Open Space Provided	13,548
Landscape Edge Area (SF)	18,296
Total Landscape Area	31,844
Impervious Area	
Building Area	52,120
Sidewalks, Pavement, and other Impervious Flatwork	70,094
Other Impervious Area	0
Total Impervious Area	122,214

- LANDSCAPE PLAN NOTES**
- APPROVAL OF IRRIGATION PLAN IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. AN IRRIGATION PLAN MUST BE PREPARED AND SEALED BY A LICENSED IRRIGATOR IN THE STATE OF TEXAS.
  - ALL LANDSCAPED AND TURF AREAS MUST BE IRRIGATED BY AN AUTOMATED IRRIGATION SYSTEM, UNLESS ALTERNATIVE WATER WISE IRRIGATION SYSTEM IS APPROVED BY THE CITY.
  - ALL LANDSCAPE BEDS SHALL BE SEPARATED FROM TURF AREAS BY EDGING.



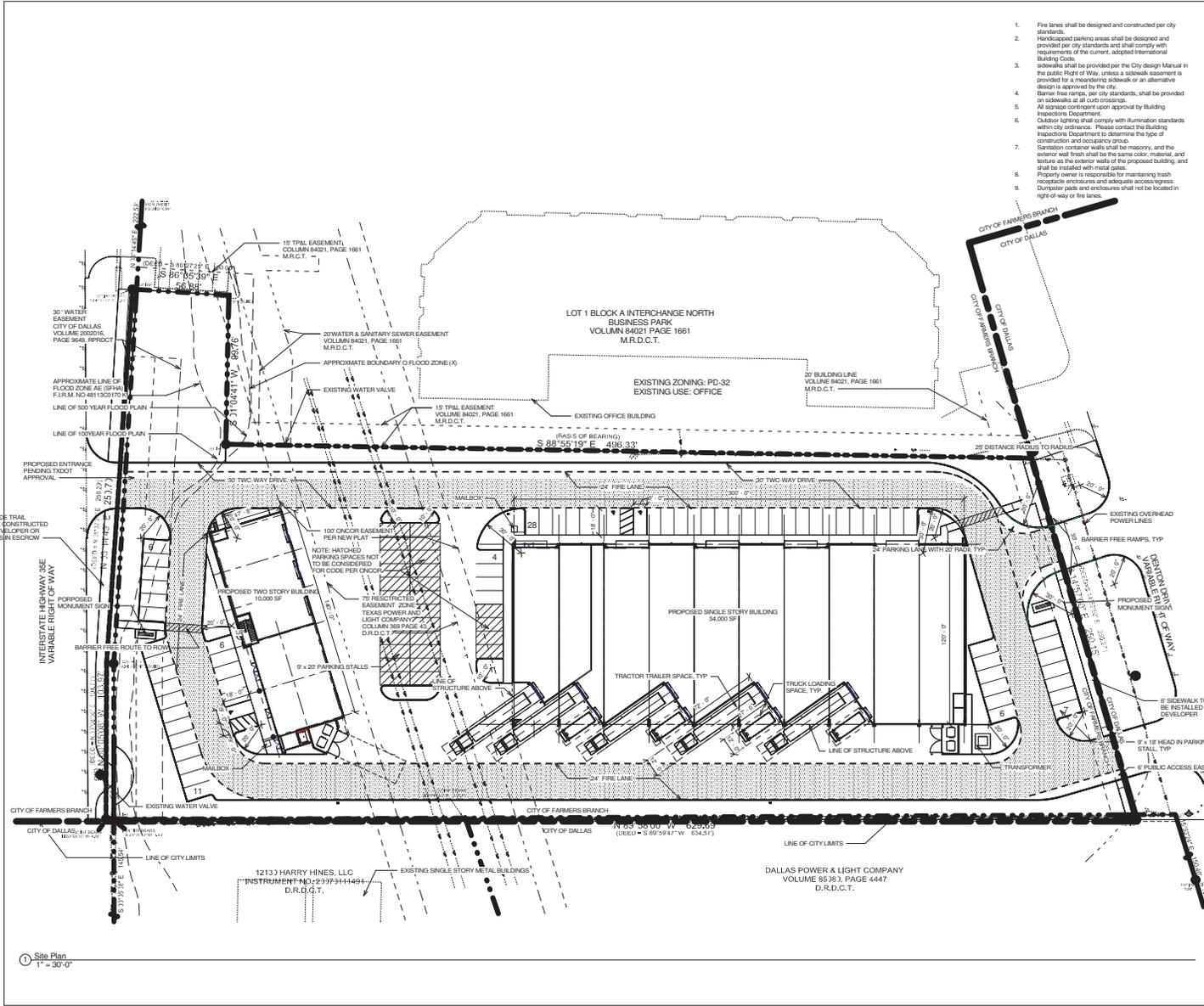
GREENLIGHT  
STUDIO, LLC  
www.greenlightstudio.com

Applicant/Architect:  
GSM Environmental Design  
12000 Preston Road, Suite 7000  
Dallas, TX 75240  
P: 972.382.0000

Owner:  
Kohn L. Pugh

Denton Drive Warehouse Showroom  
12097 Denton Drive  
Part of Tract 3, 3.567 Acres  
Kohn L. Pugh Architect | 1156 PG 5-41  
Dallas County

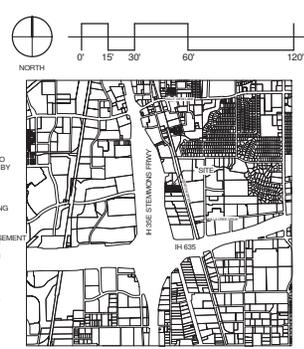
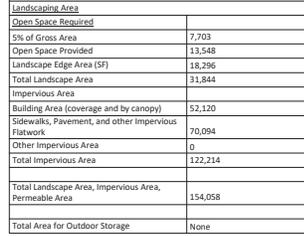
DATE:	02.24.2024
PROJECT NO.:	1156 PG 5-41
DATE REVISED:	4.15.2024
SHEET TITLE:	Color Landscape Plan
SHEET NUMBER:	L102



**Lot 8 Block A: Site Data Summary Table**

General Site Data	
Zoning	PO-32
Proposed Land Use	Office, Warehouse, Retail
Lot Area Combined (SF)	154,058
Lot Area Combined (Acres)	3.54
<b>Building 1</b>	
Number of Stories	2
Square Footage Floor 1	7,000
Square Footage Floor 2	3,000
Building 1 Square Footage	10,000
Building 1 Area Covered by Canopy	450
<b>Building 2</b>	
Building Height	45' Above Grade
Number of Stories	1
Building 2 Square Footage	34,000
Building 2 Area Covered by Canopy	3,670
Building Footprint Area (Approximate)	41,000
Total Area Covered by Canopy	4,120
<b>Parking</b>	
Parking Required	
Warehouse 12,000 @ 34,000SF	34
Office 1,333 @ 10,000SF	30
Total Required	64
Required Accessible	3
Parking Provided	65
Uncovered Surface Spaces	65
Accessible Spaces	3
Total Parking Provided	68
<b>Landscaping Area</b>	
Open Space Required	
% of Gross Area	7.703
Open Space Provided	13,548
Landscaping Edge Area (SF)	18,296
Total Landscaping Area	31,844
Impervious Area	
Building Area (coverage and by canopy)	52,120
Sidewalks, Pavement, and other Impervious Flatwork	70,094
Other Impervious Area	0
Total Impervious Area	122,214
Total Landscaping Area, Impervious Area, Permeable Area	
	154,058
Total Area for Outdoor Storage	
	None

- Fire lanes shall be designed and constructed per city standards.
- Handicapped parking areas shall be designed and provided per city standards and shall comply with requirements of the current, adopted International Building Code.
- Sidewalks shall be provided per the City Design Manual in the public Right of Way, unless a sidewalk assessment is provided for a meandering sidewalk or an alternative design is approved by the city.
- Barrier free ramps, per city standards, shall be provided on sidewalks at all curb crossings.
- All storage containers shall be approved by Building Inspectors Department.
- Outdoor lighting shall comply with illumination standards within city ordinance. Please contact the Building Inspectors Department to determine the type of construction and occupancy group.
- Sanitation container walls shall be masonry, and the exterior wall finish shall be the same color, material, and texture as the exterior walls of the proposed building, and shall be installed with metal caps.
- Property owner is responsible for maintaining trash receptacle enclosures and adequate access egress.
- Dumpster pads and enclosures shall not be located in right of way of fire lanes.



**Site Plan**

DATE: 02.24.2024  
 PREPARED BY: [Name]  
 REVIEW DATE: 4.25.2024

DATE FILED: [Date]  
 FILED IN: [Location]  
 SHEET NUMBER: G101

GREENLIGHT STUDIO, LLC

Denton Drive Warehouse Showroom  
 19197 Denton Drive  
 Part of Tract 8, 3,3547 Acres  
 Kohn L Pulliam Abstract 1154 PG 561  
 Dallas County

Applicant/Architect:  
 1204 Commonwealth Drive  
 Suite 100  
 Richardson, Texas 75080  
 972-412-0000

Owner:  
 Kohn L Pulliam









