



1 Second Floor  
1/8" = 1'-0"

**LOT 1**

SQUARE FOOTAGE	
FIRST FLOOR	2,177
SECOND FLOOR	1,779
TOTAL AC SF	3,956
GARAGE	757
COURTYARDS	450
ROOFTOP DECK	460

**LOT 2**

SQUARE FOOTAGE	
FIRST FLOOR	2,177
SECOND FLOOR	1,779
TOTAL AC SF	3,956
GARAGE	757
COURTYARDS	450
ROOFTOP DECK	460

**LOT 3**

SQUARE FOOTAGE	
FIRST FLOOR	2,121
SECOND FLOOR	1,779
TOTAL AC SF	3,900
GARAGE	709
COURTYARDS	287
ROOFTOP DECK	452

**LOT 4**

SQUARE FOOTAGE	
FIRST FLOOR	2,121
SECOND FLOOR	1,779
TOTAL AC SF	3,900
GARAGE	709
COURTYARDS	287
ROOFTOP DECK	452

**LOT 5**

SQUARE FOOTAGE	
FIRST FLOOR	2,177
SECOND FLOOR	1,779
TOTAL AC SF	3,956
GARAGE	757
COURTYARDS	450
ROOFTOP DECK	460

**LOT 6**

SQUARE FOOTAGE	
FIRST FLOOR	2,177
SECOND FLOOR	1,779
TOTAL AC SF	3,956
GARAGE	757
COURTYARDS	450
ROOFTOP DECK	460



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**Morningside Townhomes**  
Morningside Drive  
Roanoke, TX 76262

PREPARED FOR  
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SHEET NO.  
**A.02**  
SECOND  
FLOOR PLAN

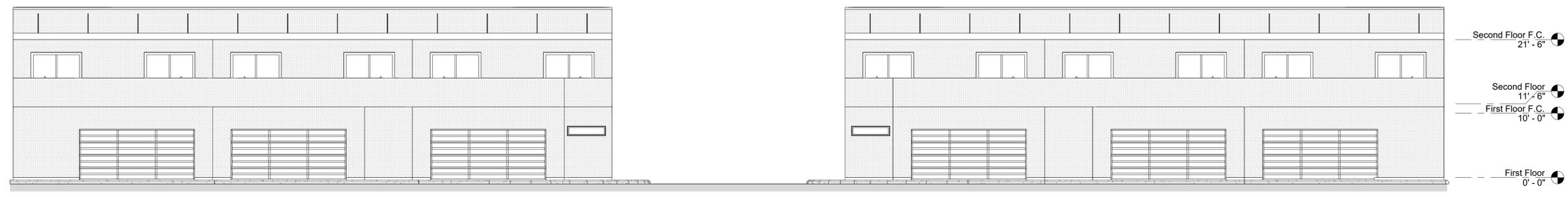
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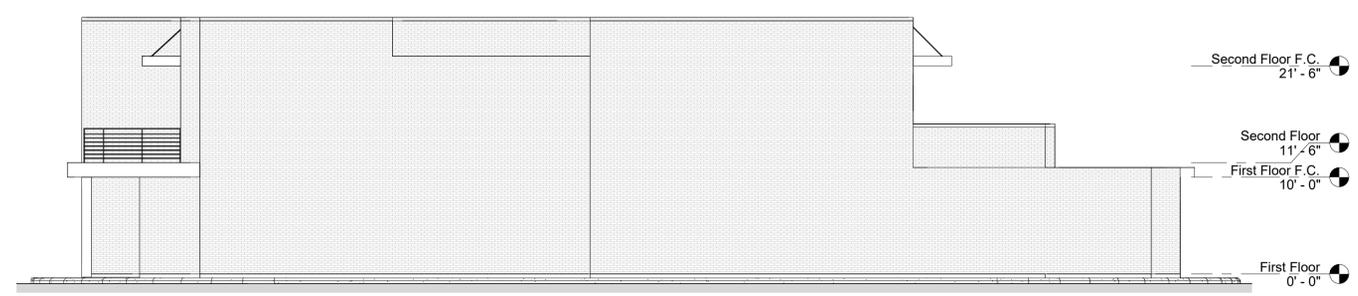
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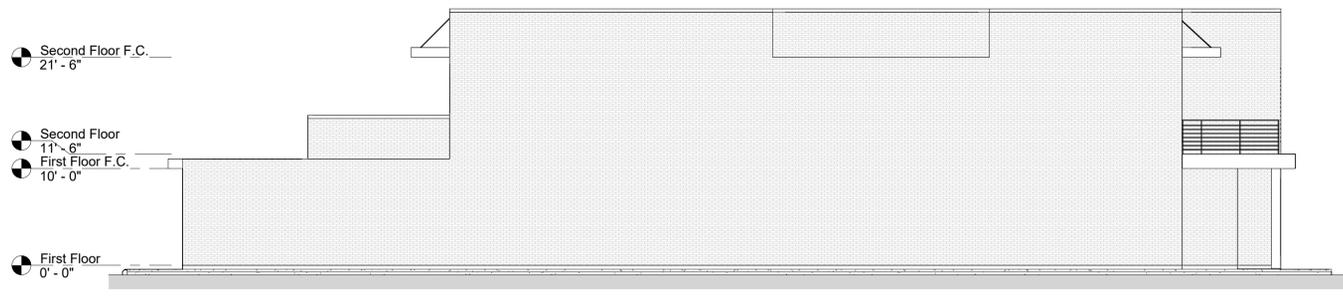
SHEET NO.  
**A.03**  
 BUILDING  
 ELEVATIONS



② REAR ELEVATION  
 1/8" = 1'-0"



④ RIGHT ELEVATION  
 1/8" = 1'-0"



③ LEFT ELEVATION  
 1/8" = 1'-0"



① FRONT ELEVATION  
 1/8" = 1'-0"

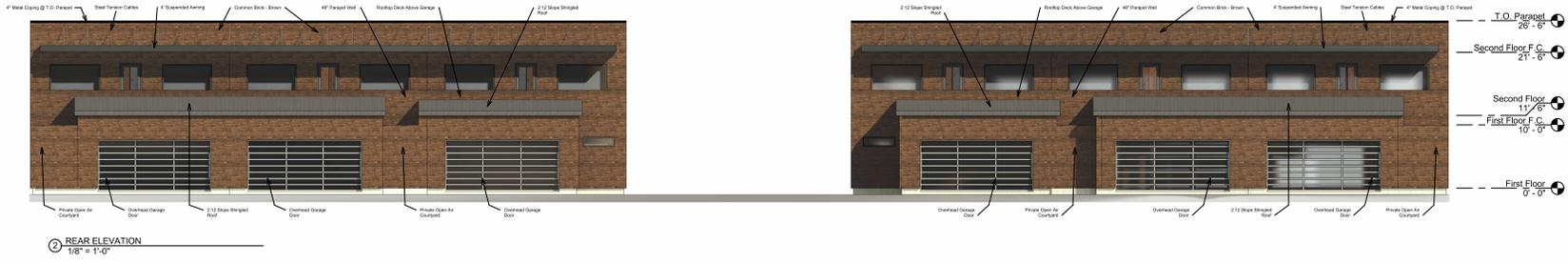
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 Roanoke, TX 76262

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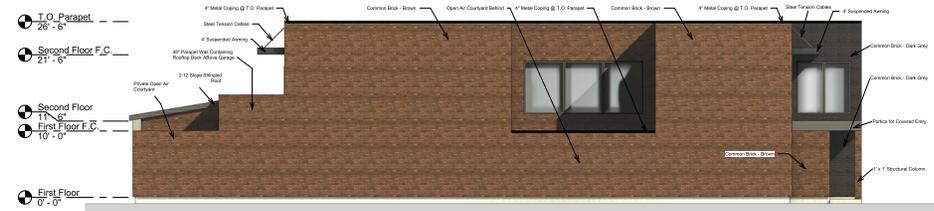
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**A0.03**  
 BUILDING ELEVATIONS



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



RIGHT ELEVATION  
 1/8" = 1'-0"



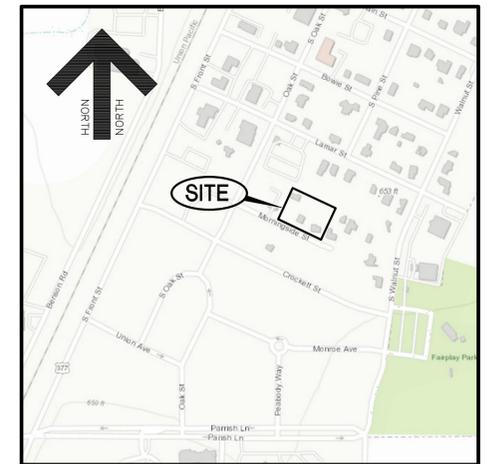
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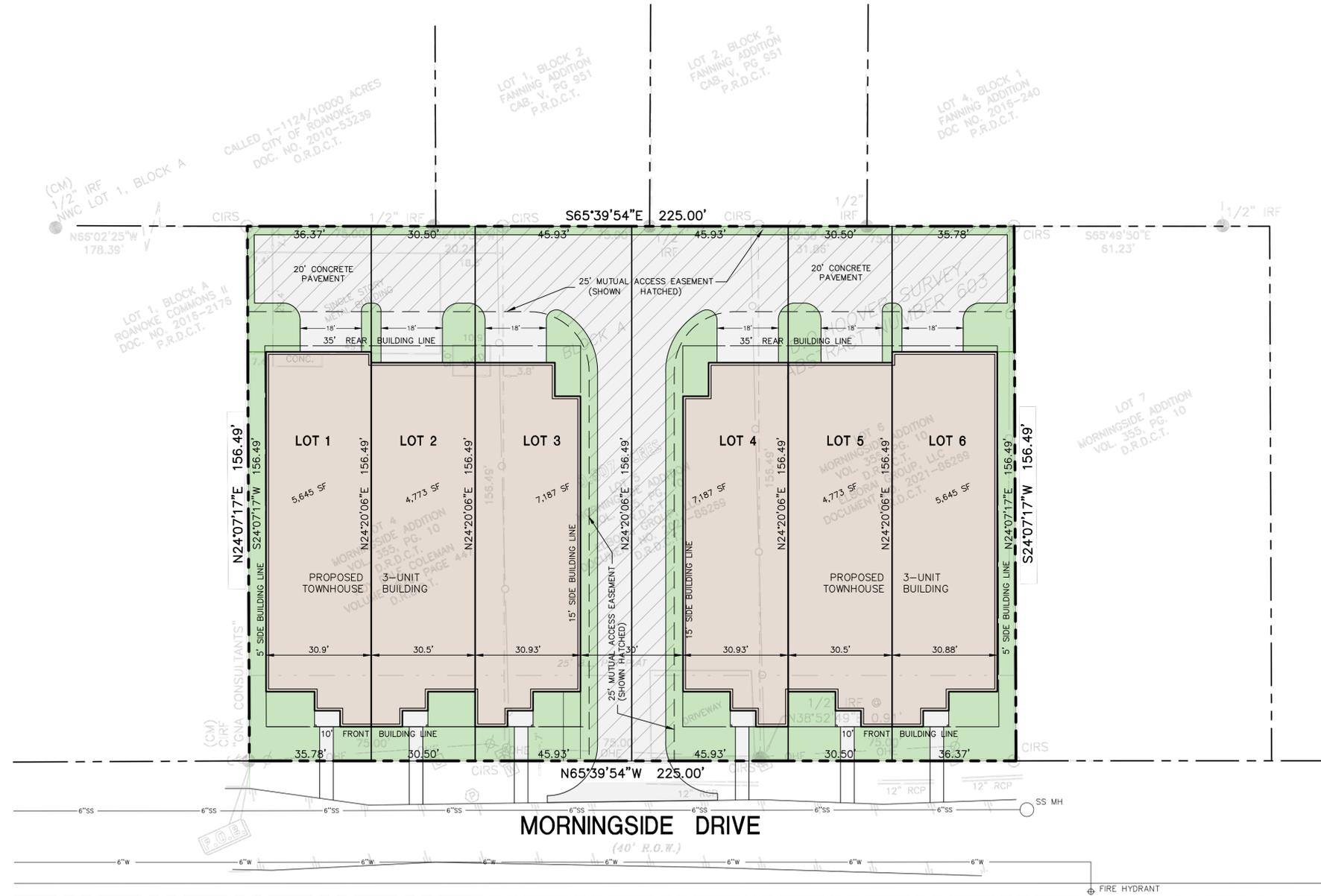
FRONT ELEVATION  
 1/8" = 1'-0"



SCALE: 1" = 20'



LOCATION MAP  
NO SCALE



**SITE DATA TABLE**

EXISTING ZONING	— OAK STREET DISTRICT
PROPOSED USE	— SINGLE FAMILY ATTACHED (TOWNHOUSE)
GROSS AREA	— 35,210 SQ. FT.
BUILDING AREA (GROSS)	— LOT 1 — 3,217 SQ. FT. LOT 2 — 3,073 SQ. FT. LOT 3 — 3,039 SQ. FT. LOT 4 — 3,039 SQ. FT. LOT 5 — 3,073 SQ. FT. LOT 6 — 3,217 SQ. FT.
PARKING	— 2 OFF STREET SOACES (2 CAR GARAGE)
LOT COVERAGE	— LOT 1 AND LOT 6 — 0.570 (57.0%) LOT 2 AND LOT 5 — 0.644 (64.4%) LOT 3 AND LOT 4 — 0.425 (42.5%)

REVISIONS:	

CASE NO.

SHEET TITLE:  
**SITE PLAN**  
**MORNINGSIDE TOWNHOMES**  
LOTS 4, 5, AND 6 BLOCK A, MORNINGSIDE ADDITION  
ROANOKE, TEXAS

OWNER/DEVELOPER:

ELBORAI GROUP, LLC  
720 SOUTH KIMBALL AVENUE  
SOUTHLAKE, TEXAS 76092  
TEL: 817-330-9125  
CONTACT: AMR ELBORAI  
email: amr@elborai group.com

PREPARED BY:  
**JDJR** ENGINEERS & CONSULTANTS, INC.  
TSBPE REGISTRATION NUMBER F-8927  
ENGINEERS • SURVEYORS • LAND PLANNERS  
2500 Texas Drive Suite 100 Irving, Texas 75062  
Tel 972-262-5357 Fax 972-262-8958

DATE: 08-15-22	DRAWN BY: JDJR	SHEET NO.
SCALE: 1" = 20'	CHECKED BY: JDJR	1 OF 3

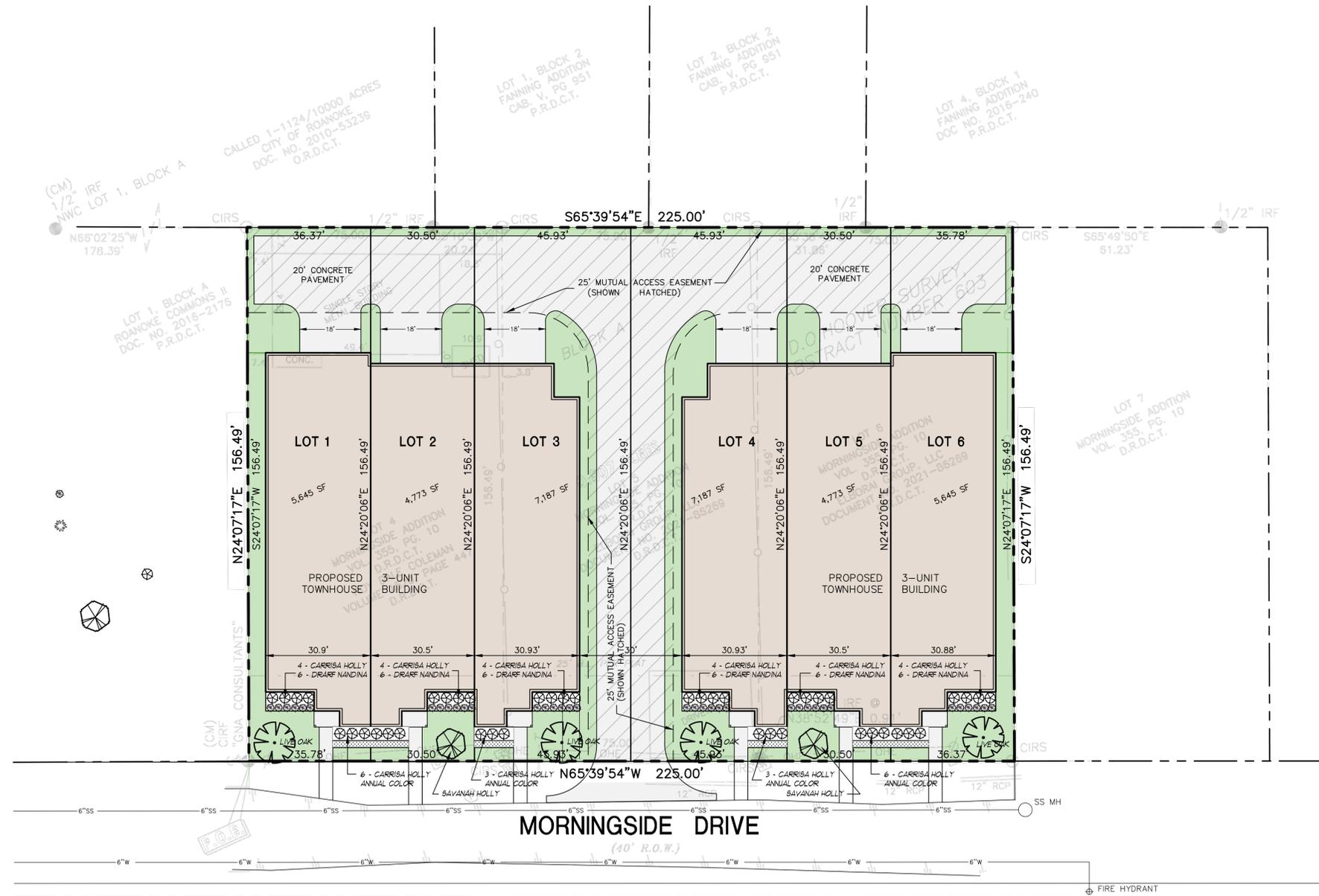
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SCALE: 1" = 20'



LOCATION MAP  
NO SCALE



- NOTES:
1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR IN ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES AND LINE RUNS.
  2. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES PER DRAWING AND SPECIFICATIONS BY LANDSCAPE DESIGNER. PLANT QUANTITIES HAVE BEEN PROVIDED AS A CONVENIENCE ONLY TO THE CONTRACTOR AND SHALL NOT BE CONSIDERED ABSOLUTE.
  3. ALL BED AREAS SHALL BE ROTOTILLED TO A DEPTH OF 6" ADDING PLANTING SOIL MIXTURE DURING PROCESS. THE LEVEL OF THE BED AREAS SHOULD BE LEFT 3" ABOVE THE PROPOSED FINISHED GRADE TO ALLOW FOR COMPACTION AND SETTLEMENT.
  4. AFTER SETTLEMENT AND COMPACTION ALL PLANTING BEDS SHALL RECEIVE A 2" (MIN) LAYER OF SHREDED CYPRESS MULCH.
  5. PLANTING SOIL MIXTURE FOR BED AREAS SHALL BE 50% EXISTING SOIL, 10% SHARP SAND 40% SOIL CONDITIONER (BACK TO EARTH OR EQUAL).
  6. ALL TREES ARE TO BE STAKED AND GUYED THROUGH THE ONE YEAR WARRANTY AT WHICH TIME THE OWNER SHALL DETERMINE IF REMOVAL IS NECESSARY.
  7. ALL BED AREAS SHALL BE SEPERATED FROM TURF AREAS USING RYERSON STEEL EDGING.

LANDSCAPE LEGEND

- LIVE OAK (HIGH RISE)
- AMERICAN HOLLY TREE
- CARISSA HOLLY SHRUB
- DWARF NANDINA SHRUB
- ANNUAL COLOR
- BERMUDA TURF

REVISIONS:	

CASE NO.

SHEET TITLE:  
**LANDSCAPE PLAN  
MORNINGSIDE TOWNHOMES  
LOTS 4, 5, AND 6 BLOCK A, MORNINGSIDE ADDITION  
ROANOKE, TEXAS**

PREPARED BY:  
**JDJR ENGINEERS & CONSULTANTS, INC.**  
TSBPE REGISTRATION NUMBER F-8927  
**ENGINEERS • SURVEYORS • LAND PLANNERS**  
2500 Texas Drive Suite 100 Irving, Texas 75062  
Tel 972-262-6357 Fax 972-262-8958

DATE: 09-27-22 DRAWN BY: JDJR SHEET NO.  
SCALE: 1" = 20' CHECKED BY: JDJR 2 OF 3

OWNER/DEVELOPER:  
**ELBORAI GROUP, LLC**  
720 SOUTH KIMBALL AVENUE  
SOUTHLAKE, TEXAS 76092  
TEL: 817-330-9125  
CONTACT: AMR ELBORAI  
email: amr@elborai.com

PLANT SCHEDULE					
COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE	SPACING	REMARKS
LIVE OAK	QUERCUS VIRGINIANA "HIGH RISE"	4	3" CAL.	AS SHOWN	BALLED/BURLAP
SAVANAH HOLLY	ILEX X "SAVANAH"	2	3" CAL.	AS SHOWN	BALLED/BURLAP
CARISSA HOLLY	ILEX CORNUTA "CARISSA"	42	5 GAL.	36"	CONTAINER
DWARF NANDINA	NANDINA DOMESTICA "FIREPOWER"	36	3 GAL.	24"	CONTAINER
ANNUAL COLOR	ANNUALS	135 SF	4"	8"	4" POTS
BERMUDA TURF	CYNADON DACTYLON	8,148 SF	-	-	SOD OR HYDROMULCH