

LOCATION MAP
NTA
LOT 1, BLOCK 4
1-ELEVEN BEL LINE
WESTMORELAND ADDITION
INST. NO. 20130026525 P.R.D.C.T.

BID SET ONLY
NOT FOR CONSTRUCTION

PROJECT SUMMARY:

Apartments:

Type	Description	Qty.	Area
E1	Efficiency (1st Floor)	4	550 s.f.
E2	Efficiency (2nd, 3rd Flr.)	10	550 s.f.
E3	Efficiency (1st Flr. H.C.)	1	550 s.f.
Total Efficiency Units		15	Units
A1	One Bedroom, 1 Bath (1st Floor)	10	100 s.f.
A2	One Bedroom, 1 Bath (2nd, 3rd Flr.)	20	100 s.f.
A3	One Bedroom, 1 Bath (1st Floor)	21	111 s.f.
A4	One Bedroom, 1 Bath (2nd, 3rd Flr.)	51	111 s.f.
A5	One Bedroom, 1 Bath (1st Flr. H.C.)	1	111 s.f.
Total One Bedroom Units		109	Units
B1	Two Bedroom, 2 Bath (1st Floor)	9	949 s.f.
B2	Two Bedroom, 2 Bath (2nd, 3rd Flr.)	20	949 s.f.
B3	Two Bedroom, 2 Bath (1st Floor)	28	1035 s.f.
B4	Two Bedroom, 2 Bath (1st Flr. H.C.)	1	949 s.f.
Total Two Bedroom Units		58	Units
C1	Three Bedroom, 2 Bath (1st Floor)	3	1212 s.f.
C2	Three Bedroom, 2 Bath (2nd, 3rd Flr.)	1	1212 s.f.
C3	Three Bedroom, 2 Bath (1st Flr. H.C.)	8	1212 s.f.
Total Three Bedroom Units		12	Units
Apartments Total		194	Units
Amenity Center/Grille House			5223 s.f.
Project Total			170410 s.f.

PARKING REQUIRED:

15 Efficiencies @ 1.75 cars/unit	26.25 cars
109 One Bedrooms @ 1.75 cars/unit	190.75 cars
58 Two Bedrooms @ 2.00 cars/unit	116.00 cars
12 Three Bedrooms @ 2.50 cars/unit	30.00 cars
Total Required:	363.00 cars

PARKING PROVIDED:

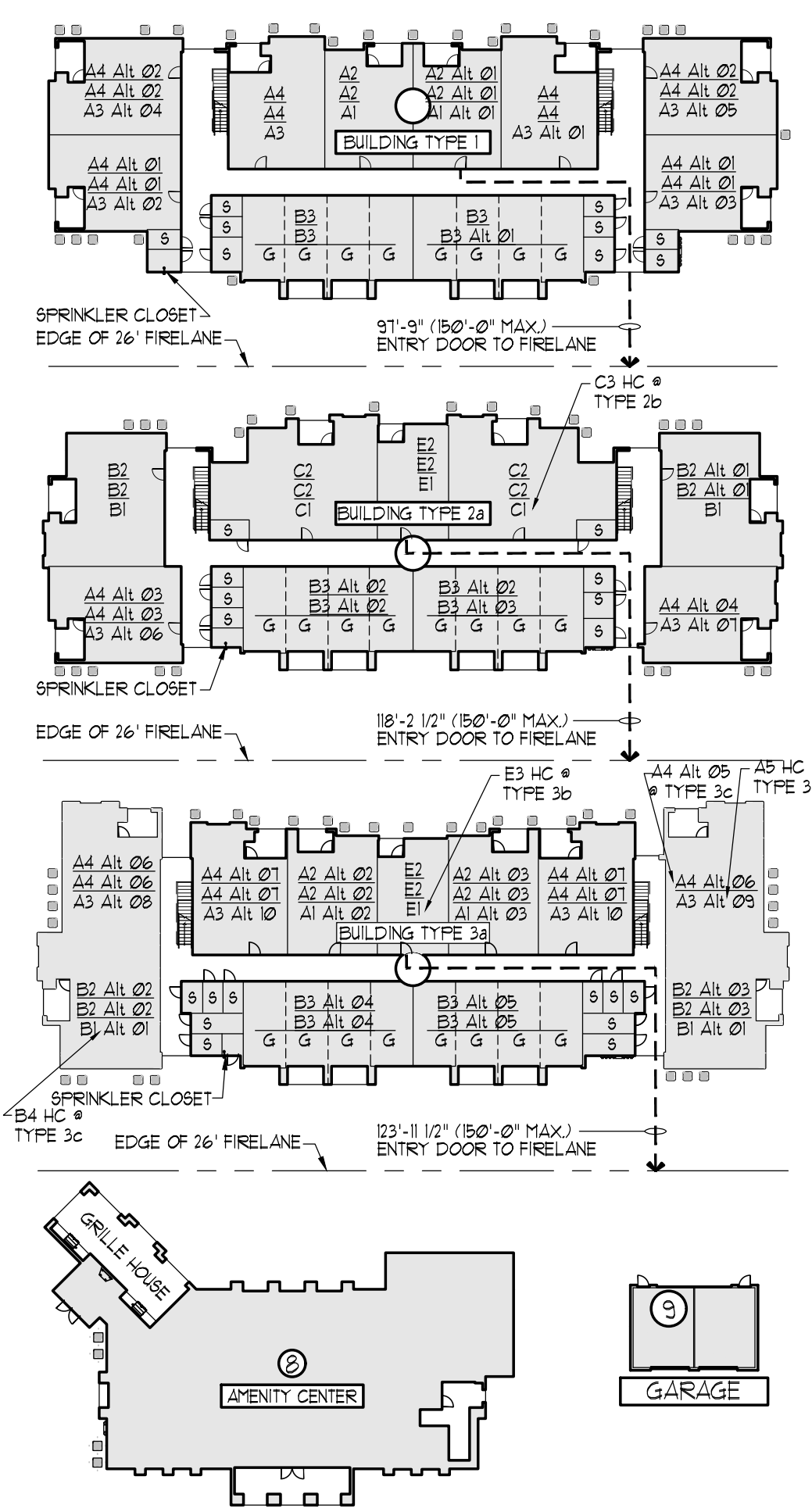
	Van Accessible	HC Accessible	Standard	Total
Open Parking (secured)	2	9	15	26 cars
Open Parking (non-secured)	0	0	16	16 cars
Breezeway Garages	0	0	56	56 cars
Detached Garages (H.C.)	2	0	0	2 cars
Carports	1	1	15	17 cars
Amenity Center (non-secured)	0	0	56	56 cars
Tandem Parking @ Garages	0	0	56	56 cars
Total Parking Provided	6	10	404	420 cars

PARKING BREAKDOWN:

Garages	13.8%
Carports	32.3%
Open Parking	53.9%

BUILDING COVERAGE:

Building 1st Floor Footprints	90,552.92 s.f.
Site Area (10.41 Acres)	453,656.29 s.f.
Percentage of Building Coverage:	19.96 %



SOUTH WESTMORELAND ROAD
(VARIABLE ROW)

WEST BELT LINE ROAD
(100' ROW)



SITE PLAN

NOTES TO SHEET:

- 6'-0" H. painted metal picket fence per detail 4/A12.
- 1'-8" x 1'-8" x 1'-3 1/2" H. solid reinforced concrete filled fence column on concrete footing with 3" stone veneer, with brick soldier & rowlock cap, grout wash per detail 19/A12 & 1/A12.
- New 6'-0" wide public sidewalk with curb ramps per City code.
- 6'-0" H. painted metal picket pool fence with 3'-0" W. self-closing, self-latching gates as shown 3/A12.
- 8" thick x 1'-3 1/2" high stone dumpster enclosure with solid

- metal painted panel gates, per detail 10 & 11/A12.
- Exit Only gate: 26'-0" opening with 16'-0" W. x 6'-0" H. (13'-0" W. opening) sliding metal painted picket entry gate operated by remote control, with 13'-0" W. x 6'-0" H. motorized swing gate. Provide 3" lock box at all gates for Fire Department Access. (Re: 1/A12).
- Entry only gate: 26'-0" opening with 16'-0" W. x 6'-0" H. (13'-0" W. opening) sliding metal painted picket entry gate operated by remote control, with 13'-0" W. x 6'-0" H. motorized swing gate. Provide 3" lock box at all gates for Fire Department Access. (Re: 1/A12).
- Entry/Exit gate: 26'-0" opening with 2'-16" W. x 6'-0" H. (13'-0" W. opening) sliding metal painted picket entry gate, exit operated by exit loop under pavement. Provide 3" lock box at all gates for Fire Department access. (Re: 1/A12).
- 3'-0" W. x 6'-0" H. metal painted picket pedestrian gate

- self-closing & self-latching, with Simplex access system (Re: 5/A12).
- Landscaping with 6" concrete curbing @ all edges, typical.
- 4'-0" W. concrete sidewalk, typical.
- 6'-0" H. Cement Fiber Fence per 8/A12.
- Guest telephone at island to operate entry gate.
- Monument Signage (Re: 1/A12).
- 6'-0" L. 1:12 slope handicap access curb-ramp, 1:50 max. side slope.
- Handicap access crosswalk, 1:20 max. slope, 1:50 max. cross slope.
- Handicap accessible parking space 8'-0" W. typical, 11'-0" W. at Van spaces with 5'-0" W. access aisle. Provide signage on pole at head of stall per T.A.S. section 502.6. ACCU, typical.
- Concrete wheelstop dowelled into pavement.
- Provide a dog water fountain & hose bib inside the Dog Park Vestibule, with a trash can outside vestibule.
- Single post cantilevered painted metal carports Re: 16/A12.
- 4'-0" H. painted metal picket fence w/ 3'-0" W. self-closing & self-latching gates at Dog Park / Playground.
- New driveway & curb cut per City Standards.
- 5'-0" concrete sidewalk, typ.

GENERAL NOTES:

- Coordinate locations of transformers, electrical meters & panels, water meters, gas meters, cable T.V. & telephone with MEP drawings.
- Address numbers at least 8" high must be visible from the street or Fire Dept. access lanes.
- Exterior louvers, fans, exhaust vents & downspouts etc. for roof and wall shall be painted to match adjacent surface.
- Exterior electrical panels, switchgear, gutters, conduit, etc. shall be painted to match the building.

CIVIL NOTES:

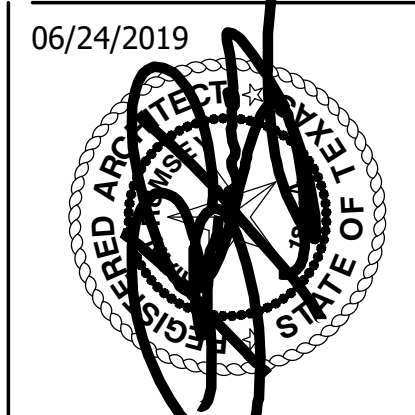
- Civil Engineer to provide electronic drawing file for dimensional control.
- Refer to Civil sheets for dimension locations, slopes and elevations of all buildings, sidewalks, ramps, driveways, parking spaces, and curbs.
- Exterior louvers, fans, exhaust vents & downspouts etc. for roof and wall shall be painted to match adjacent surface.
- Maintain Accessible Routes typical throughout as required by Fair Housing and The Texas Accessibility Standards. Handicapped Parking stalls and access aisles to have maximum 1:50 slope. Provide flush transition from parking to sidewalks to entry porch slabs, maximum 1:20 slope in direction of travel along accessible route (max. 1:50 cross-slope), maximum 1:50 slope within 60" of entry doors. Provide accessible level change at thresholds. Provide striped crosswalks at driveways as shown.

MEP NOTES:

- Locations of all appliances and fixtures to be governed by Architectural drawings.
- Provide underground electrical & telephone conduits & supplies to all vehicular gates shown on 1/A11.
- MEP drawings to show locations of transformers, electrical meters & panels, water meters, gas meters, cable T.V., & telephones. Electrical meters and Condensers shown on Architectural Site Plan are for design purpose only and are subject to coordination with MEP Engineer.

FIRE SPRINKLER CLOSET NOTES:

- Provide a central KNOX lock box inside Porch #1 of Amenity Center with key to all Project Entry Gates and all sprinkler closets.
- Riser rooms to be clearly labeled with a red sign with contrasting 2" tall white lettering "FIRE RISER BUILDING (X)".
- Provide signage at riser room with complete emergency contact information.



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THE MARK AT DESOTO
DESOTO, TEXAS

DATE: 05/30/2019

PROJECT NUMBER: 19028

REVISIONS

NO. DATE
1 06/24/2019 ADD. #1

DRAWINGS ISSUED FOR:
PERMIT

SHEET NUMBER

A1.1

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