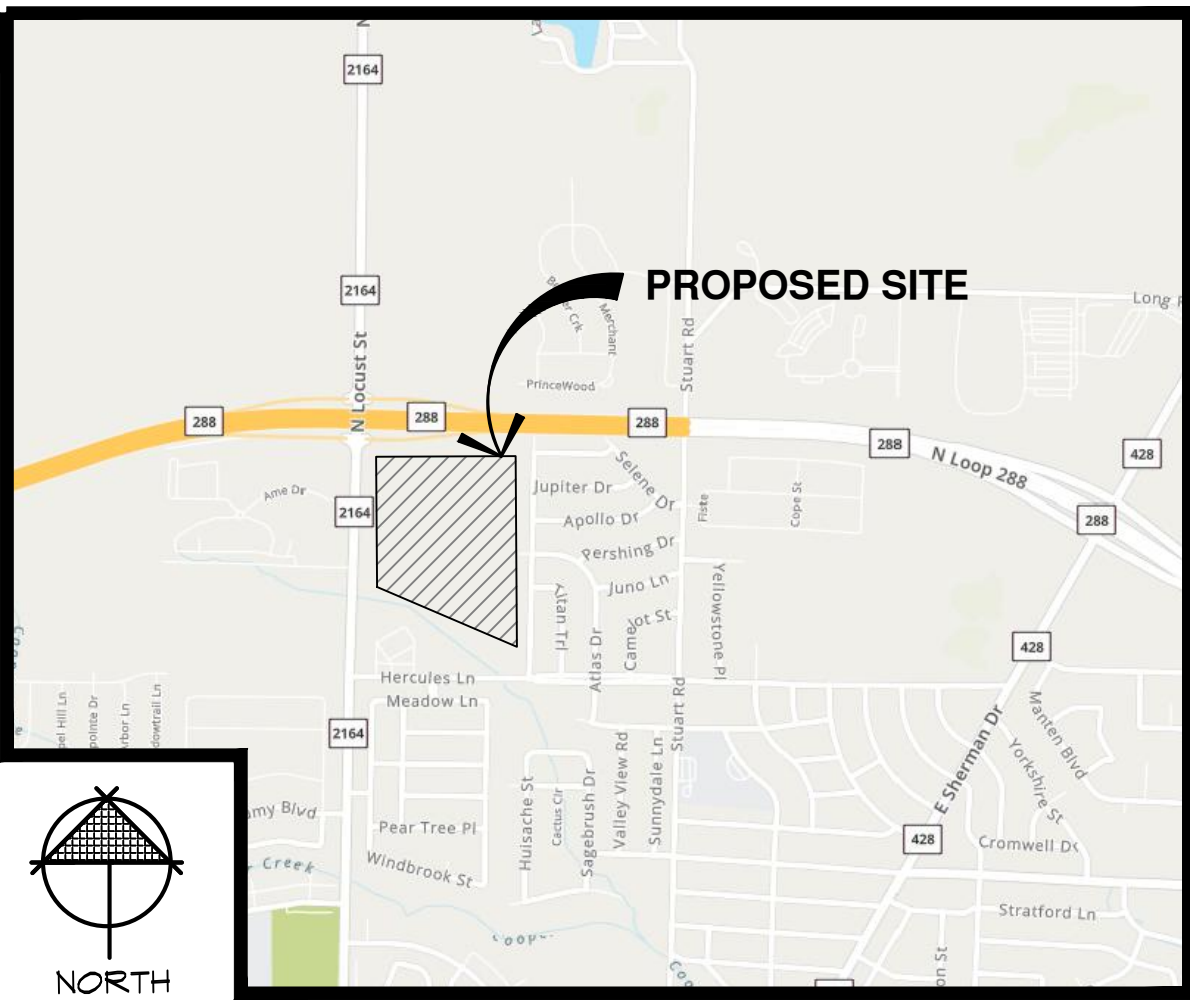


THE APARTMENTS AT DENTON

600 UNIT APARTMENT COMMUNITIES
LOOP 288 & CR 2164, DENTON TEXAS

VICINITY MAP



ISSUE 07-II-22

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A5	BLDG I B ELEVATIONS
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A7	BLDG I STREET ELEVATIONS
A8	BLDG II A ELEVATIONS
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A13	GARAGE DESIGN

LANDMARK COMPANIES

21500 BISCAYNE BOULEVARD 4TH FLOOR - SUITE 402 AVENTURA, FL 33180
PHONE: 954-455-0336

IKEMIRE ARCHITECTS

16660 DALLAS PARKWAY, SUITE 2900 DALLAS, TX 75248
PHONE: 972-248-2486

MANHARD CONSULTING

12225 GREENVILLE AVENUE, SUITE 1000, DALLAS, TX 75243
PHONE: 972-972-4255

GRUBBS DESIGN GROOUP

403 S. TENNESSEE ST. MCKINNEY, TX 75069
PHONE: 972-548-5020

OWNER

CONTACT:
DAVID COLDEA

ARCHITECTS

CONTACT:
ROSS IKEMIRE

CIVIL ENGINEERS

CONTACT:
ARIEL REYES

LANDSCAPING ARCH.

CONTACT:
JOE GRUBBS

CODE INFORMATION

ZONING AND CONSTRUCTION TYPE

ZONING:
CONSTRUCTION TYPE: VA (NON-RATED) VB (CLUB)

OCCUPANCY

GROUP R2 - 2 STORY APARTMENT BUILDINGS

SPRINKLER TYPE

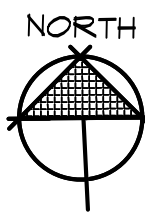
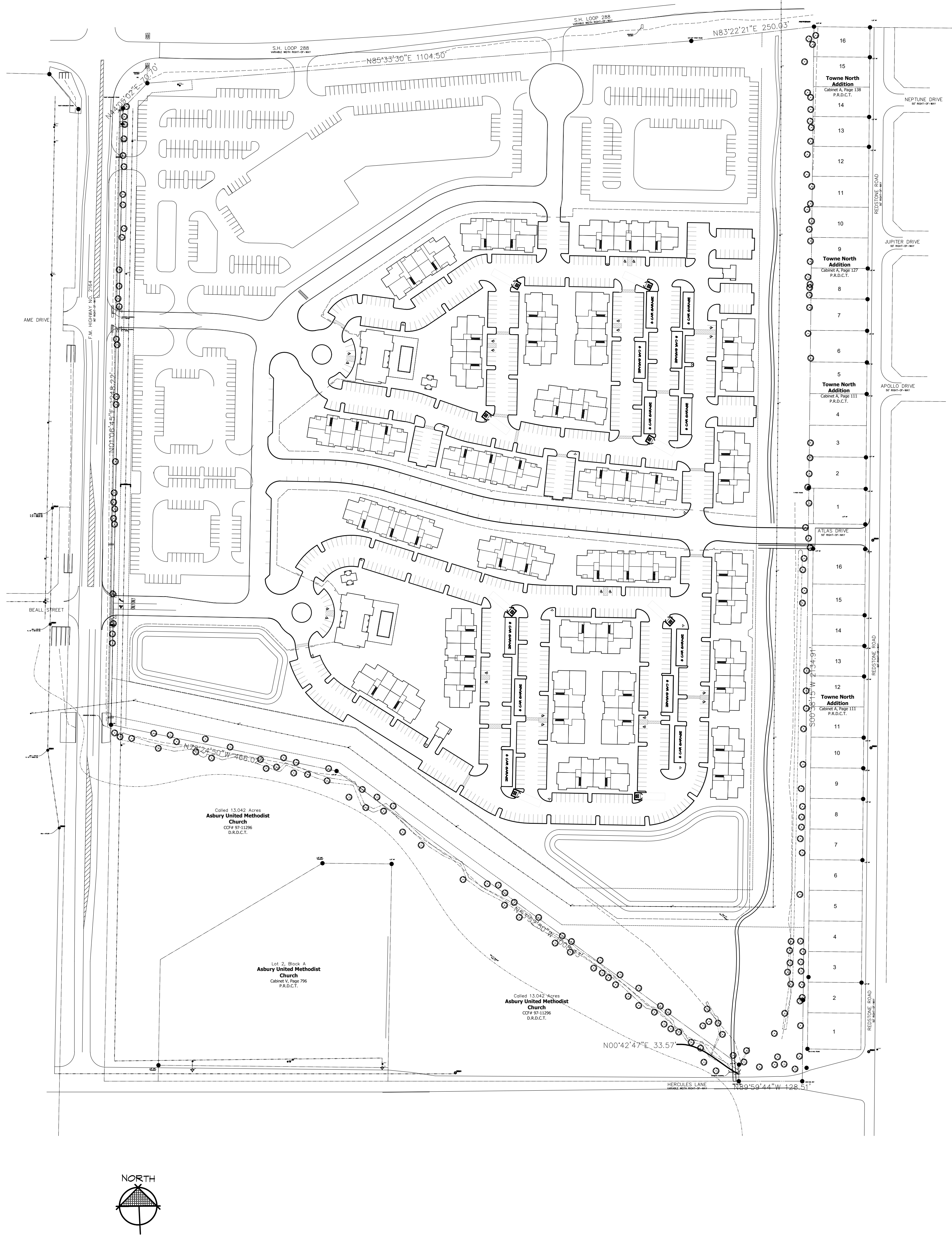
I3 R - LOW RISE RESIDENTIAL

APPLICABLE CODES - CITY OF DENTON, TEXAS

2012 INTERNATIONAL RESIDENTIAL CODE
(WITH CITY OF CROWLEY AMMENDMENTS)
2012 INTERNATIONAL BUILDING CODE
(WITH CITY OF CROWLEY AMMENDMENTS)
2012 INTERNATIONAL PLUMBING CODE
(WITH CITY OF CROWLEY AMMENDMENTS)
2012 INTERNATIONAL MECHANICAL CODE
(WITH CITY OF CROWLEY AMMENDMENTS)
2011 NATIONAL ELECTRIC CODE
(WITH CITY OF CROWLEY AMMENDMENTS)
2012 INTERNATIONAL FUEL GAS CODE
(WITH CITY OF CROWLEY AMMENDMENTS)
2015 INTERNATIONAL ENERGY CONSERVATION CODE
(WITH CITY OF CROWLEY AMMENDMENTS)

2015 NAECA
2012 TAS (TEXAS ACCESSIBILITY STANDARDS)
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
ICC/A117.1-2009
FAIR HOUSING ACT 1998

NOTE: ARCHITECTURAL SITE PLAN FOR
REF ONLY. REFER TO SITE PLAN PREPARED
BY MANHARD CONSULTING



01- ARCHITECTURAL SITE PLAN OVER-ALL

SCALE: NT5

600 UNIT MULTI-FAMILY APARTMENTS
& ADJACENT COMMERCIAL

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www.ikemirearchitects.com 972.248.1557

708 UNIT MULTI-FAMILY APARTMENTS
& ADJACENT COMMERCIAL

LOOP 288 & CR 2164 DENTON, TEXAS DEVELOPER - LA

A2

JOB# 220060

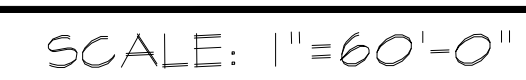
The diagram illustrates a test cell layout. It features a central area with two columns of three cells each. The left column is labeled 'Al-C' and the right column is labeled 'Al-A'. The bottom row of cells is labeled 'B2'. The top row of cells is labeled 'B1-B' and 'B1-A'.

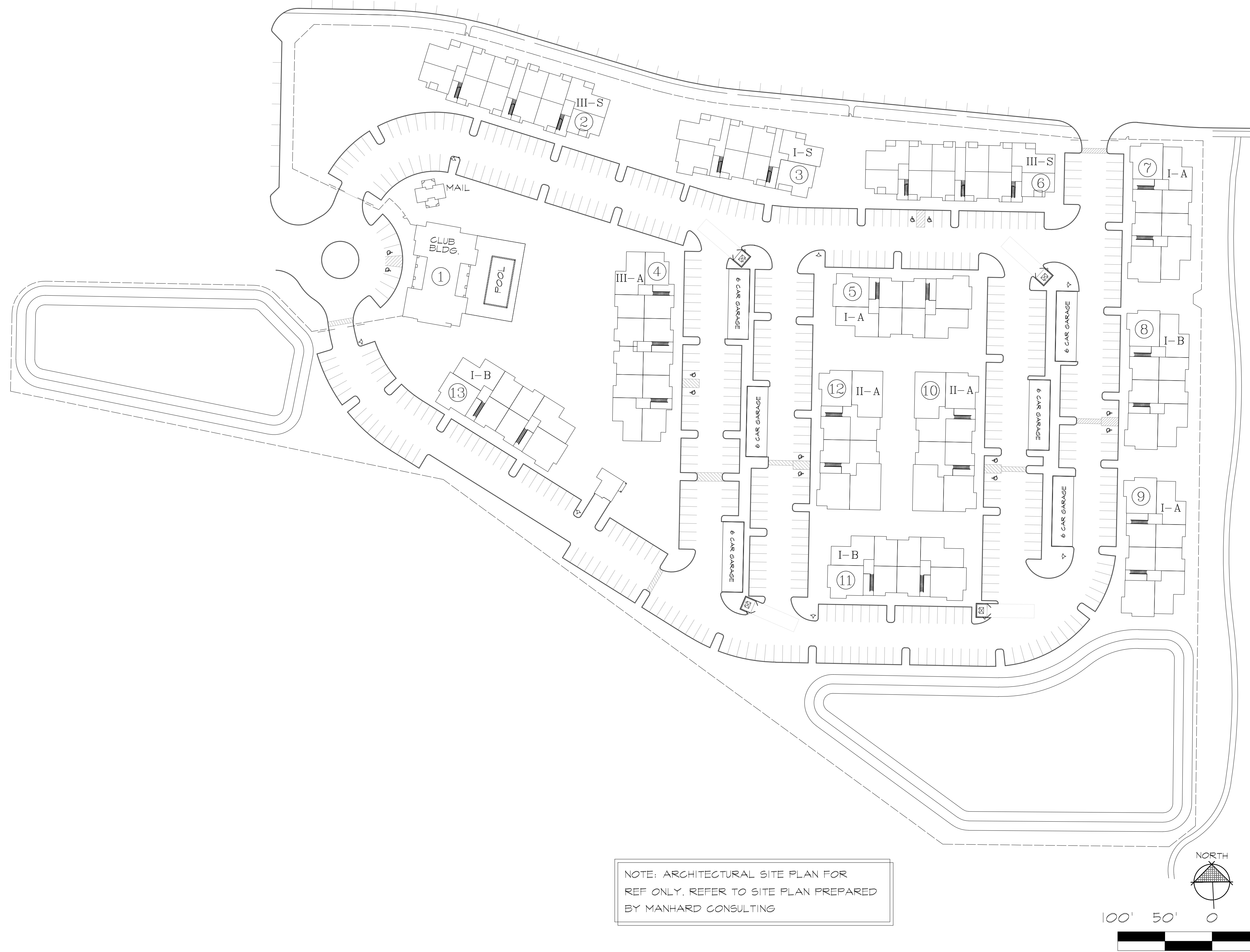
The diagram illustrates a 3x3 grid of rooms. The central room is labeled 'A1-D'. The rooms immediately adjacent to the center (up, down, left, right) are labeled 'A1-A'. The rooms at the corners (top-left, top-right, bottom-left, bottom-right) are labeled 'A2'. The rooms at the midpoints of the outer edges (top-middle, bottom-middle, left-middle, right-middle) are labeled 'B1-A'. Arrows indicate movement between adjacent rooms.

6 GARAGES

6 - 6 CAR GARAGES

Towne North Addition



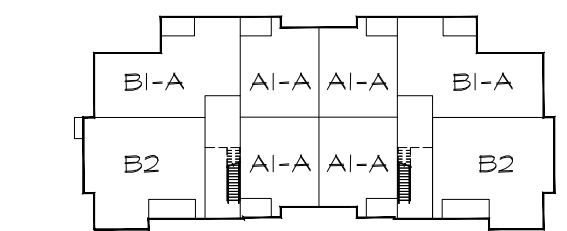


NOTE: ARCHITECTURAL SITE PLAN FOR
REF ONLY. REFER TO SITE PLAN PREPARED
BY MANHARD CONSULTING

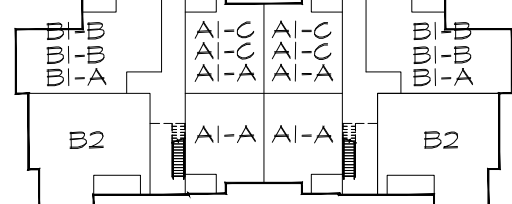
NOTE: ARCHITECTURAL SITE PLAN FOR
REF ONLY. REFER TO SITE PLAN PREPARED
BY MANHARD CONSULTING

SITE PROGRAM - DENTON SOUTH APTS				
APARTMENT UNITS				
UNIT TYPE	UNIT DESCRIPTION	NO. OF UNITS	UNIT SQ. FT.	TOTAL SQ. FT.
AI-A	1 BEDROOM / 1 BATH	156	728	115,024
AI-B	1 BEDROOM / 1 BATH	6	807	4,842
AI-C	1 BEDROOM / 1 BATH	8	825	6,584
AI-D	1 BEDROOM / 1 BATH	8	850	6,800
A2	1 BEDROOM / 1 BATH	18	826	14,868
BI-A	2 BEDROOM / 2 BATH	52	1,114	58,108
BI-B	2 BEDROOM / 2 BATH	8	1,206	9,648
B2	2 BEDROOM / 2 BATH	54	1,217	65,718
G1	3 BEDROOM / 2 BATH	12	1,817	18,204
TOTAL APT UNITS		524		244,816
AVG. SF PER UNIT		426		
ANCILLARY BUILDINGS				
CLUB BUILDING AND LEASING			6,000 S.F.	
MAINTENANCE			562 S.F.	
MAIL			602 S.F.	
			PROV	
TOTAL BUILDING AREA			307,040	
PARKING DESCRIPTION			NUMBER OF SPACES	
OPEN PARKING PROVIDED:			525 SPACES	
GARAGE PARKING PROVIDED:			56 SPACES	
HANDICAP PARKING:			12 SPACES	
TOTAL PARKING PROVIDED:			1.76 PER UNIT 571 SPACES	

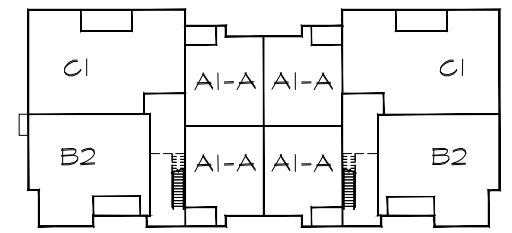
Towne North Addition



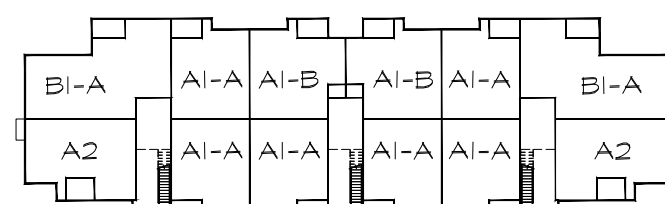
6 - BLDG. TYPE I-A4B @ 24 UNITS EA.
3 - STORY
8,486 SQ. FT. FOOTPRINT
22,752 SQ. FT. LIVING



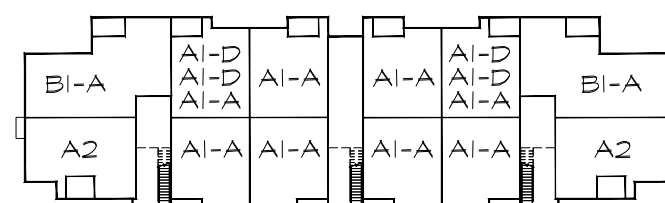
1 - BLDG. TYPE I-S @ 24 UNITS EA.
3 - STORY
8,946 SQ. FT. FOOTPRINT
23,480 SQ. FT. LIVING



2 - BLDG. TYPE II @ 24 UNITS EA.
3 - STORY
9,383 SQ. FT. FOOTPRINT
25,292 SQ. FT. LIVING



1 - BLDG. TYPE III-A @ 36 UNITS EA.
3 - STORY
11,213 SQ. FT. FOOTPRINT
29,616 SQ. FT. LIVING



2 - BLDG. TYPE III-S @ 36 UNITS EA.
3 - STORY
11,213 SQ. FT. FOOTPRINT
29,647 SQ. FT. LIVING

6 GARAGES

6 - 6 CAR GARAGES

01- ARCHITECTURAL SITE PLAN SOUTH PROPERTY

SCALE: 1"=60'-0"

DATE 07-11-22
Red Line
NAME
REVISIONS
108 UNIT MULTI-FAMILY APARTMENTS
& ADJACENT COMMERCIAL
LOOP 288 & CR 2164 DENTON, TEXAS DEVELOPER - LANDMARK CO.

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www.ikemirearchitects.com FAX 972.248.1557

A3
JOB# 220060



01 - FRONT ELEVATION - BUILDING TYPE I-A

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



03 - LEFT ELEVATION - BUILDING TYPE I-A

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

FIRE SPRINKLER
RM. REFER SITE PLAN A2
FOR LOCATION
REF. A 3104
FOR DETAIL

MATERIAL CALC.						
ELEVATION	BRICK	STUCCO	SIDING	TOTAL	%BRICK	%STUCCO
FRONT	1,460 S.F.	1,640 S.F.	424 S.F.	4,082 S.F.	44%	41%
REAR	2,008 S.F.	1,782 S.F.	444 S.F.	4,234 S.F.	47%	42%
LEFT	1,154 S.F.	1,216 S.F.	510 S.F.	2,880 S.F.	40%	42%
RIGHT	1,154 S.F.	1,216 S.F.	510 S.F.	2,880 S.F.	40%	42%
TOTAL	6,276 S.F.	5,862 S.F.	1,888 S.F.	14,026 S.F.	45%	42%



02 - RIGHT ELEVATION - BUILDING TYPE I-A

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



04 - REAR ELEVATION - BUILDING TYPE I-A

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



01 - FRONT ELEVATION - BUILDING TYPE I-B

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



03 - RIGHT ELEVATION - BUILDING TYPE I-B

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

FIRE SPRINKLER
RM. REFER SITE PLAN A2
FOR LOCATION
REF. A 3104
FOR DETAIL



02 - RIGHT ELEVATION - BUILDING TYPE I-B

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



04 - REAR ELEVATION - BUILDING TYPE I-B

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



01 - FRONT ELEVATION - BUILDING TYPE I-S

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



03 - LEFT ELEVATION - BUILDING TYPE I-S

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

FIRE SPRINKLER
RM. REFER SITE PLAN A2
FOR LOCATION
REF. A 3104
FOR DETAIL



02 - RIGHT ELEVATION - BUILDING TYPE I-S

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



04 - REAR ELEVATION - BUILDING TYPE I-S

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







01 - FRONT ELEVATION - BUILDING TYPE III-A

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



03 - RIGHT ELEVATION - BUILDING TYPE III-A

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

FIRE SPRINKLER
RM: REFER SITE PLAN A2
FOR LOCATION
REF. A 3104
FOR DETAIL



02 - RIGHT ELEVATION - BUILDING TYPE III-A

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

FIRE SPRINKLER
RM: REFER SITE PLAN A2
FOR LOCATION
REF. A 3104
FOR DETAIL



04 - REAR ELEVATION - BUILDING TYPE III-A

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

DATE 07-11-22
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A9

JOB# 220060



01 - FRONT ELEVATION - BUILDING TYPE III-S

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



03 - RIGHT ELEVATION - BUILDING TYPE III-S

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

FIRE SPRINKLER
RM. REFER SITE PLAN A2
FOR LOCATION
REF. A 3104
FOR DETAIL



02 - RIGHT ELEVATION - BUILDING TYPE III-S

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

FIRE SPRINKLER
RM. REFER SITE PLAN A2
FOR LOCATION
REF. A 3104
FOR DETAIL

ADDITIONAL WINDOWS ADDED TO
BUILDING 14 OF NORTH PHASE FACING
BEALL STREET (± 100 SF GLAZING)



04 - REAR ELEVATION - BUILDING TYPE III-S

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

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REVISIONS

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A10

JOB# 220060



02 - LEFT ELEVATION - BUILDING TYPE III-S
SOUTH PROPERTY - BUILDING #2
 SCALE: 1/8" = 1'-0"

ADDITIONAL WINDOWS ADDED TO
 BUILDING #2 OF SOUTH PHASE FACING
 BEALL STREET (± 100 SF GLAZING)

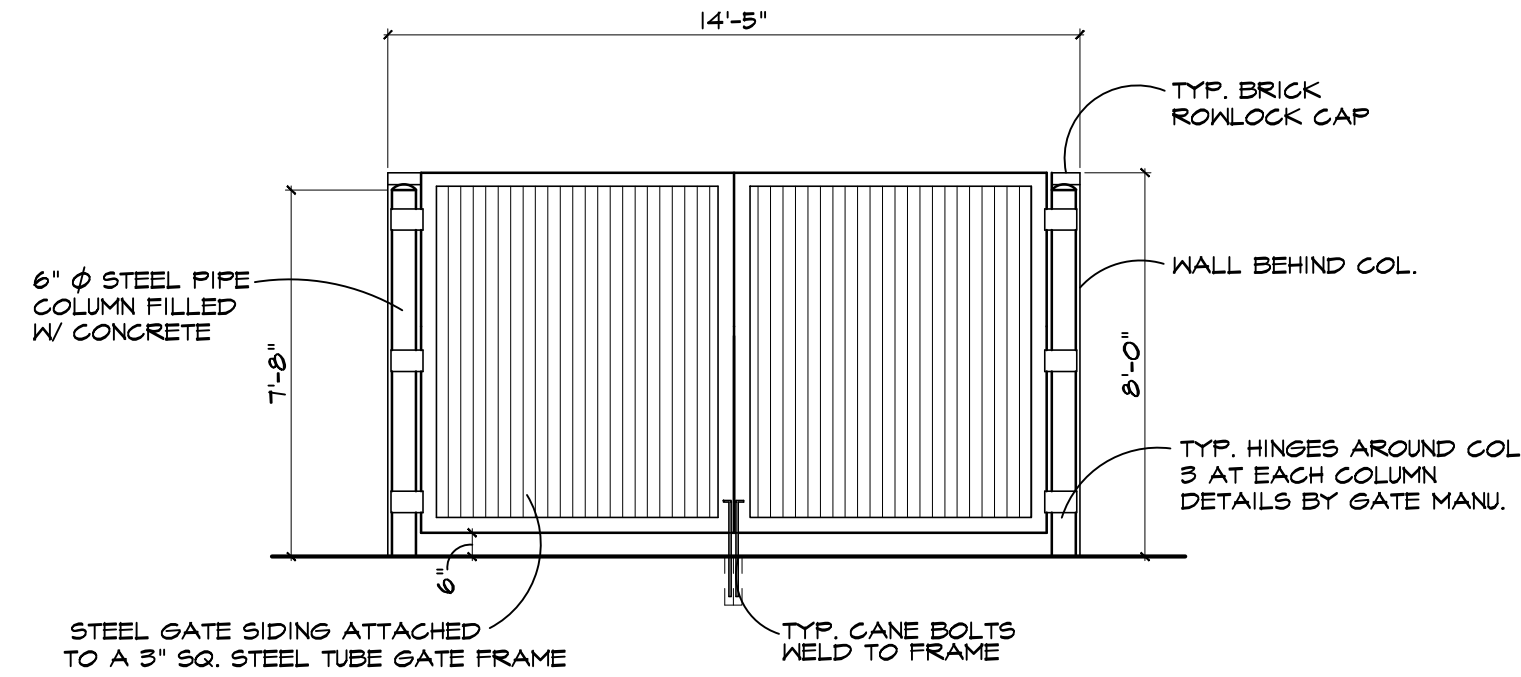
FIRE SPRINKLER
 RM. REFER SITE PLAN A2
 FOR LOCATION
 REF. A 3104
 FOR DETAIL



01 - RIGHT ELEVATION - BUILDING TYPE III-S
NORTH PROPERTY - BUILDING #13
 SCALE: 1/8" = 1'-0"

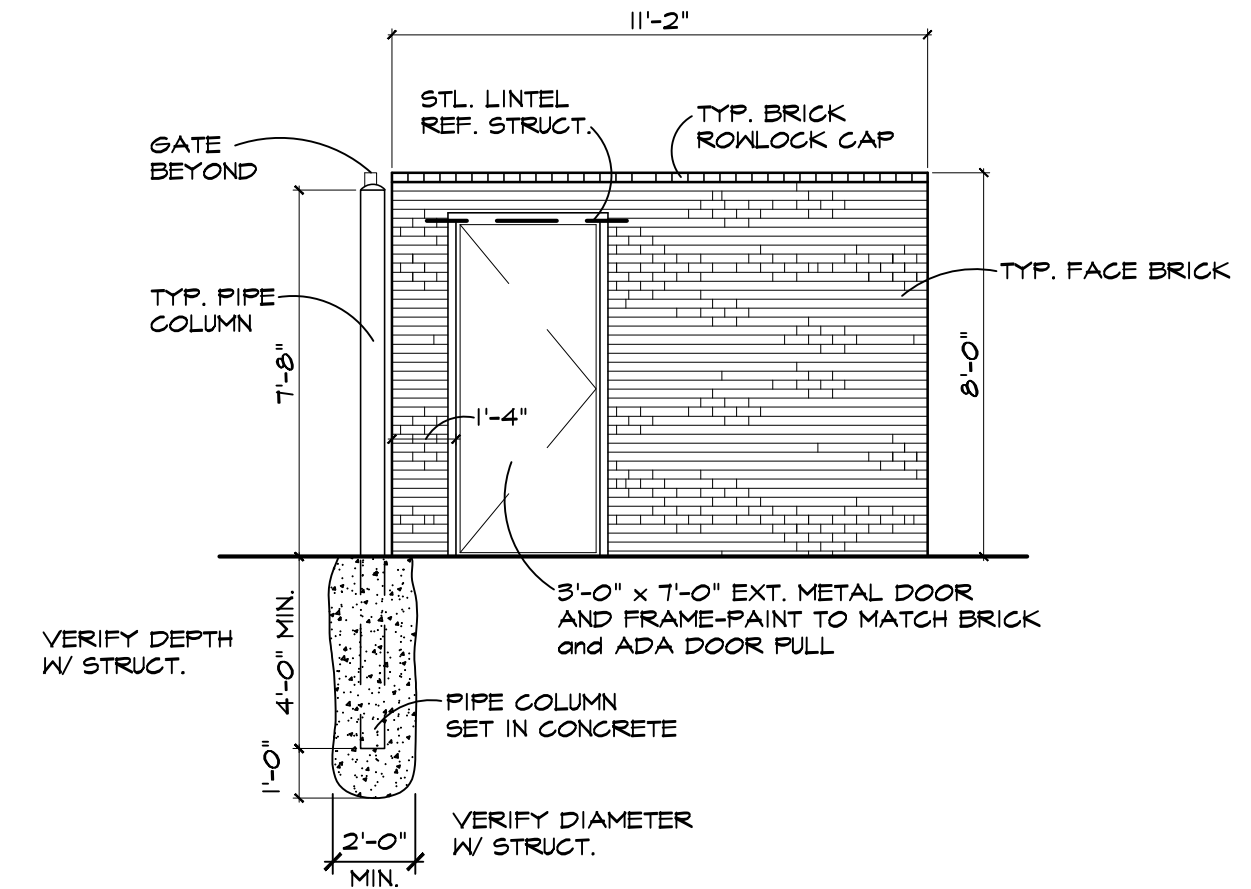
ADDITIONAL WINDOWS ADDED TO
 BUILDING #14 OF NORTH PHASE FACING
 BEALL STREET (± 100 SF GLAZING)

FIRE SPRINKLER
 RM. REFER SITE PLAN A2
 FOR LOCATION
 REF. A 3104
 FOR DETAIL



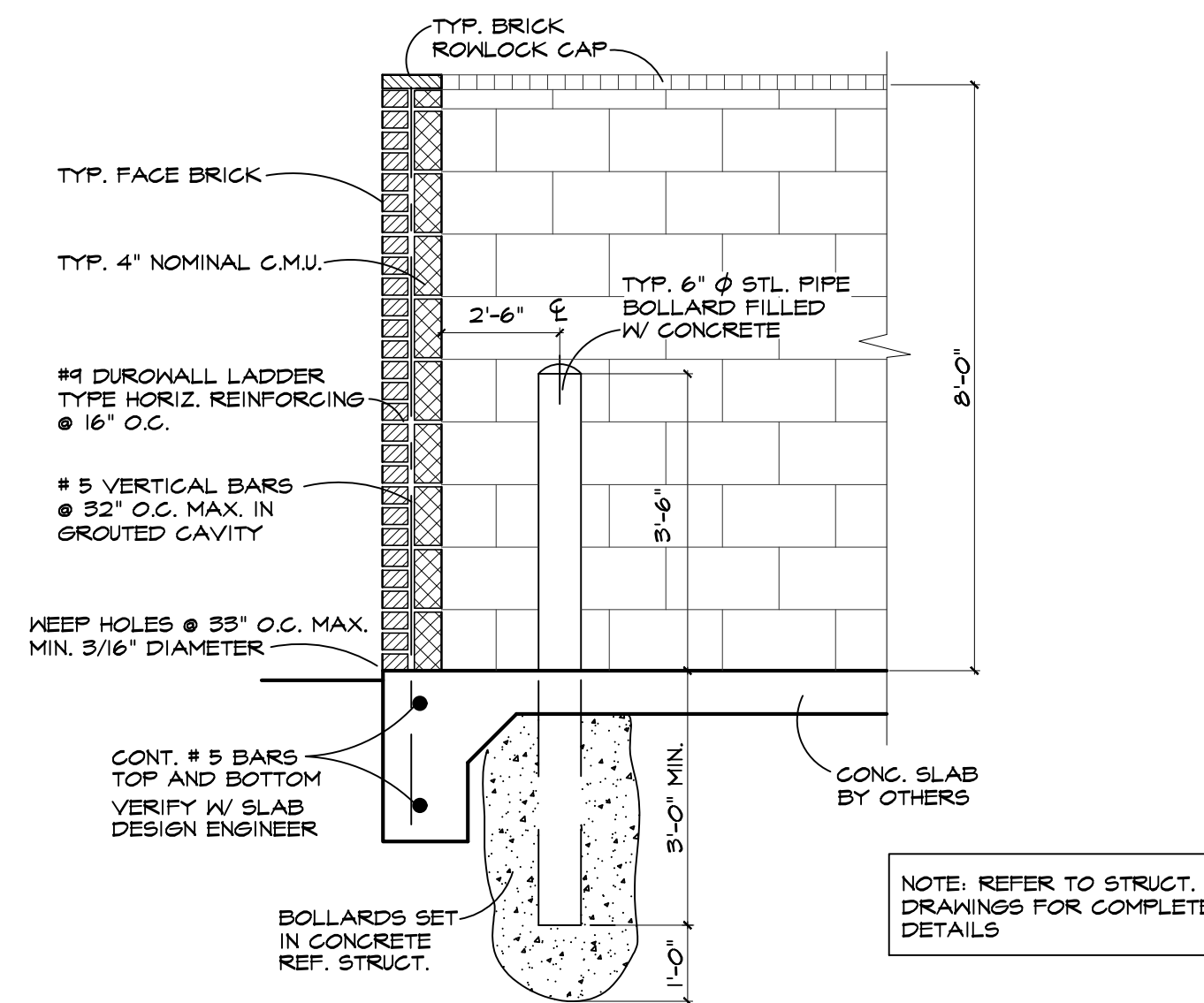
04- FRONT ELEVATION

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



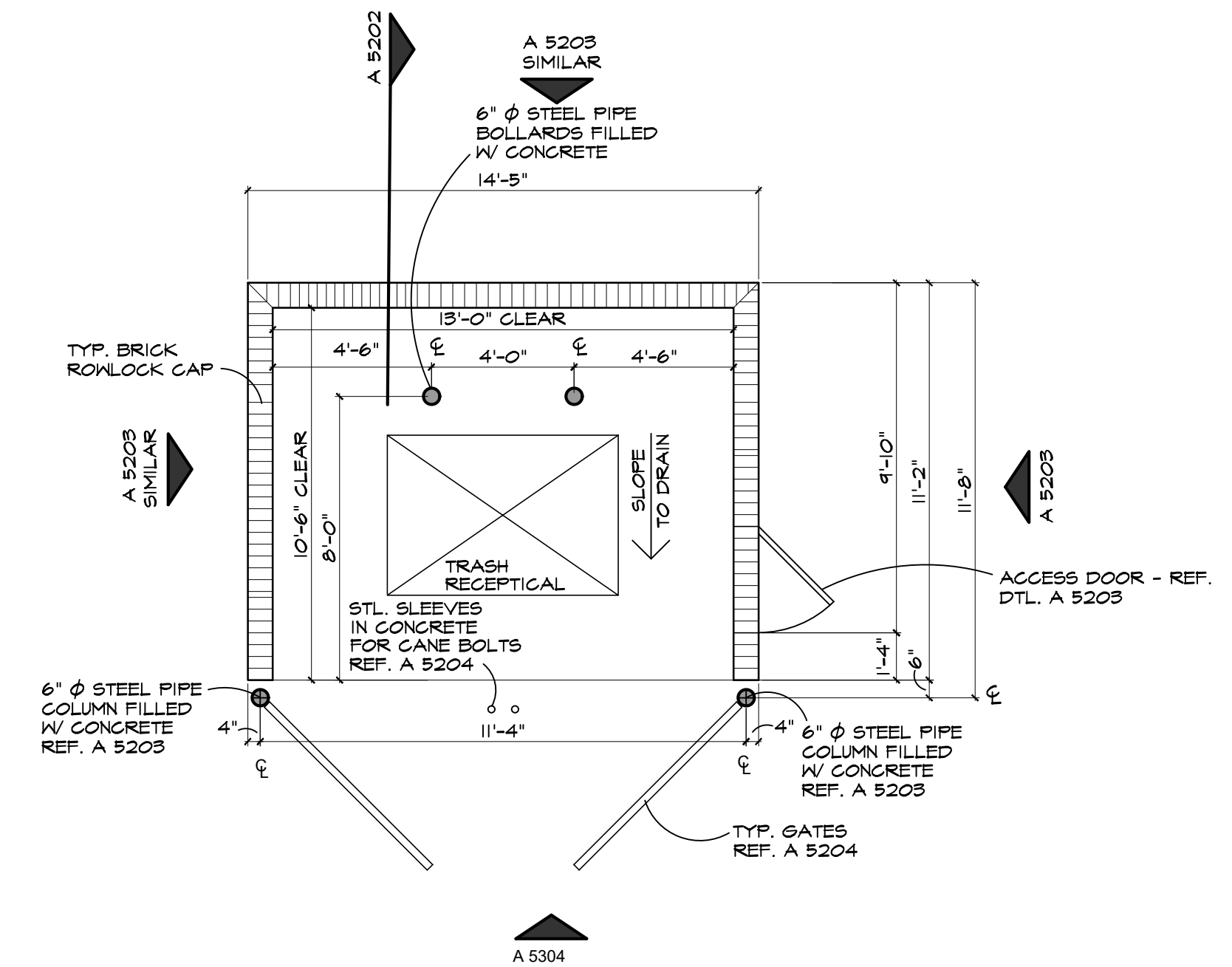
03- RIGHT SIDE ELEVATION

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



02- WALL SECTION DETAIL

SCALE: 1/2" = 1'-0"



01- DUMPSTER ENCLOSURE PLAN

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

DUMPSTER ENCLOSURE DETAILS

DATE 07-11-22
Red Line
NAME
REVISIONS

600 UNIT MULTI-FAMILY APARTMENTS
& ADJACENT COMMERCIAL

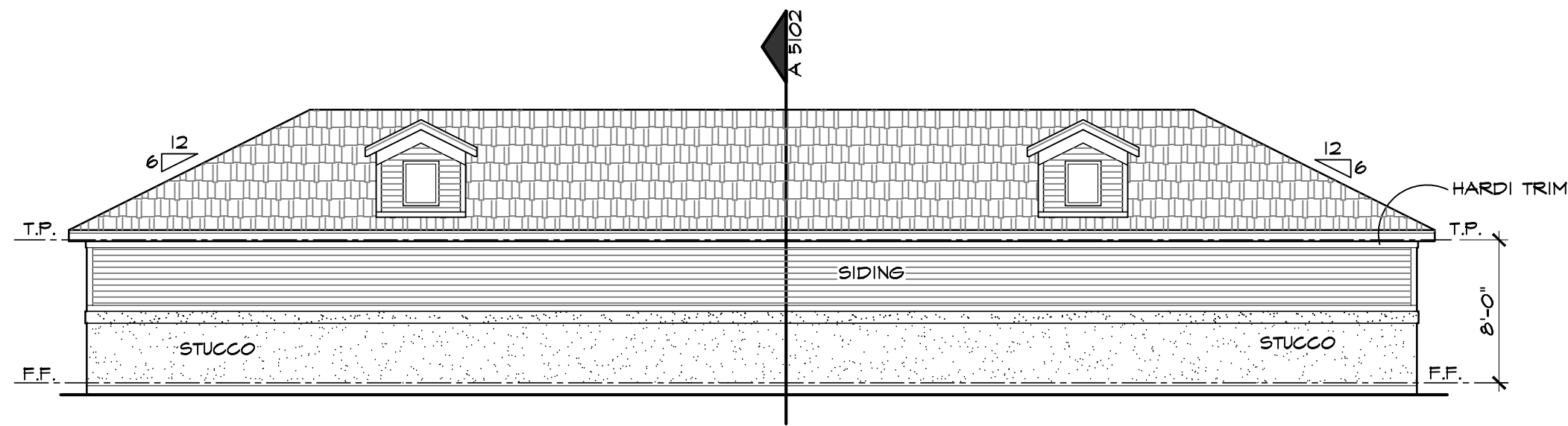
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A12

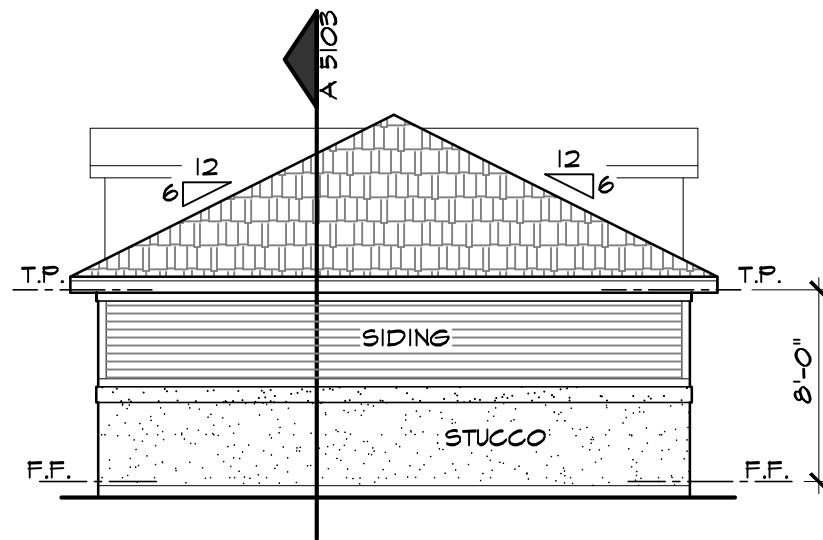
JOB# 220060

	BRICK VENEER
	HARDI-PLANK FIBER
	CEMENT SIDING or EQUAL
	COMPOSITION SHINGLES 30 YEAR



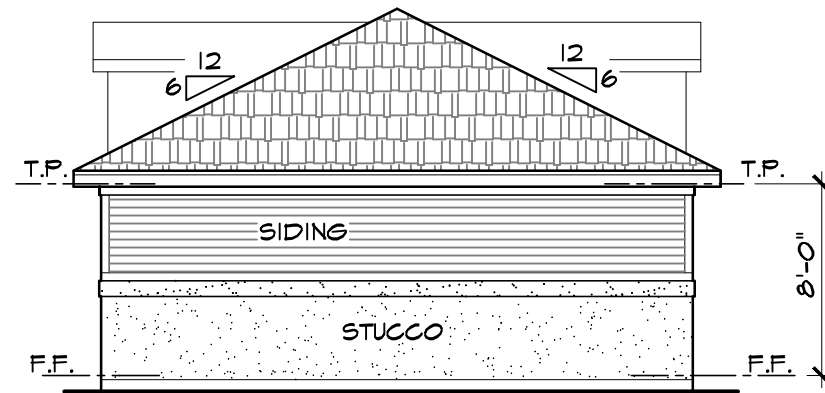
06- REAR ELEVATION - GARAGE 6

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



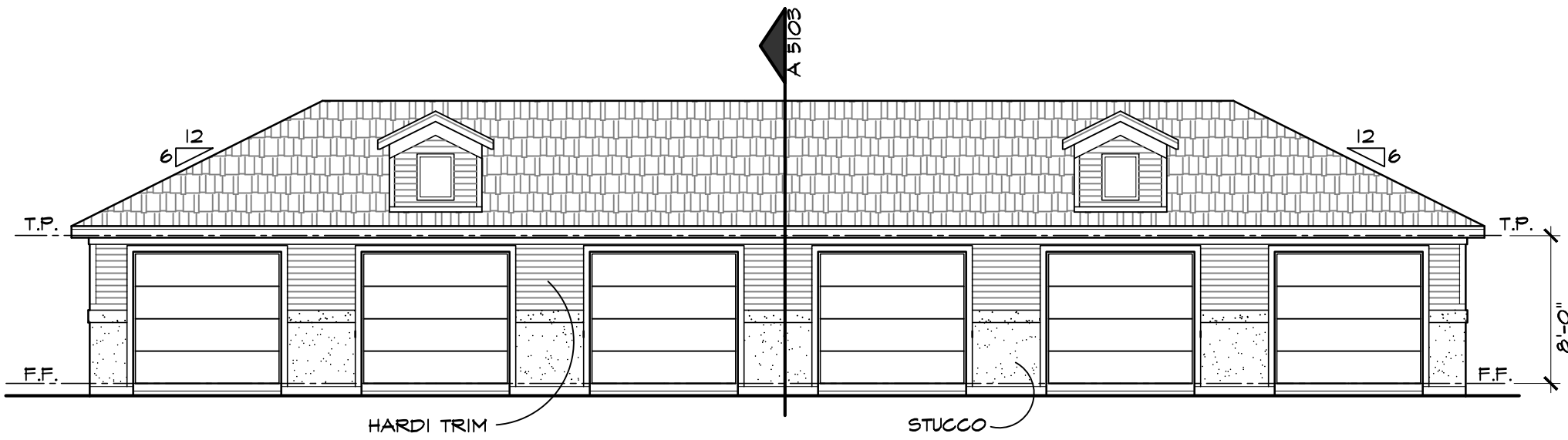
05- LEFT - GARAGE

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



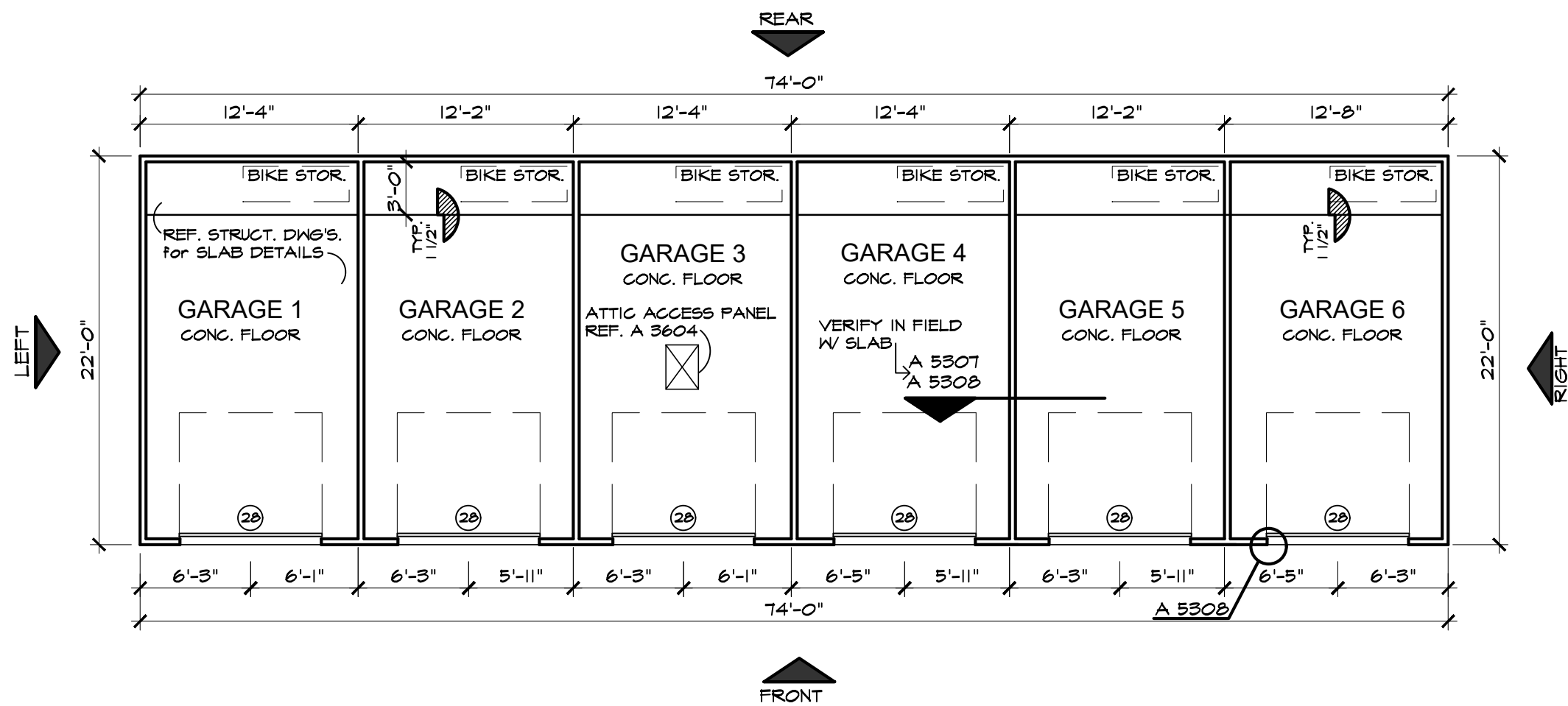
04- RIGHT - GARAGE

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



03- FRONT ELEVATION - GARAGE 6

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



01- FLOOR PLAN - GARAGE 6

1,900 s.f.

REF. TO SHEET A21 FOR DOOR SCHEDULE

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

TYPE V-B | HOUR CONST.