



ARCHITECTURE DEMAREST
2320 Valinda Street, Dallas, TX 75207
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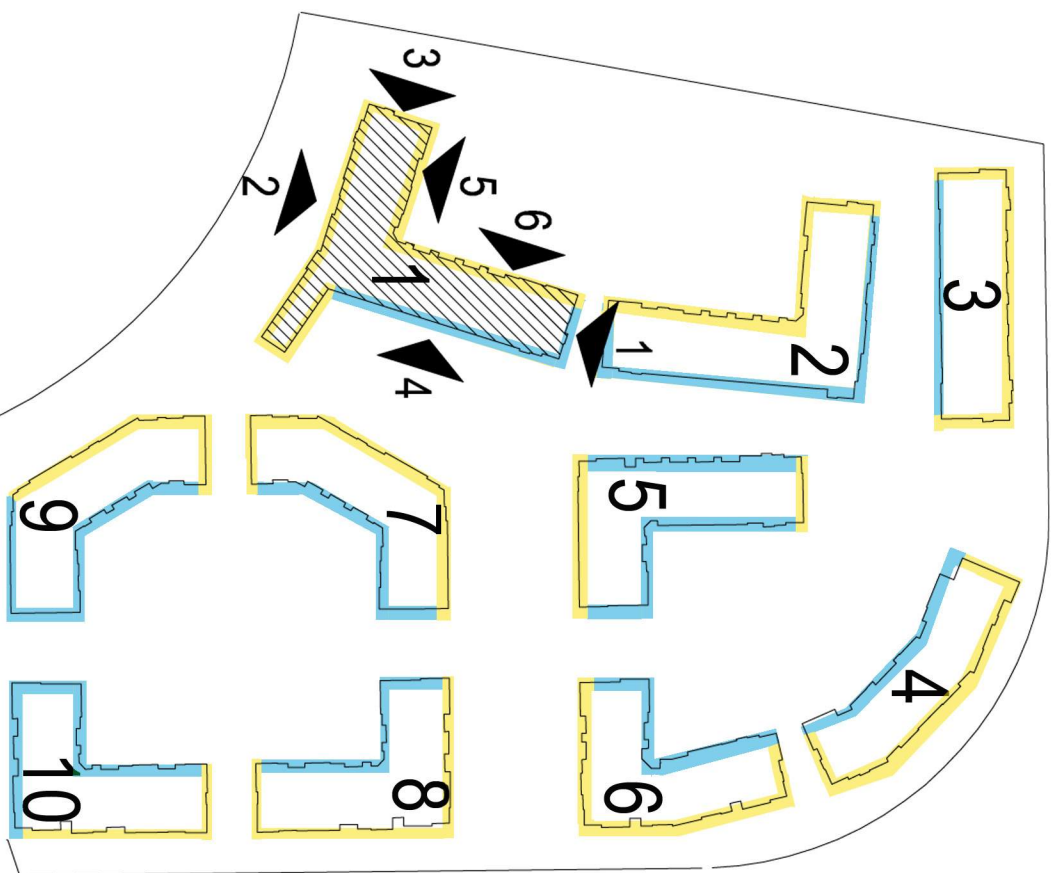
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PROJECT NUMBER: 15054
MERCER CROSSING I
JPI
FARMERS BRANCH, TEXAS

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Permit/Seal	
Revision	YYYY-MM-DD
CITY COMMENTS RESPONSE	2016.08.29
CITY COMMENT RESPONSE	2016.08.24
SITE PLAN SUBMITTAL	2016.08.14
Issued	YYYY-MM-DD

BUILDING 1 ELEVATIONS	
Scale	Revision
1/16" = 1'-0"	
Drawing No.	



BUILDING 1						
Material	1 North A	5 North B	West A	West B	2 South	4 East
Masonry	82%	78%	77%	83%	78%	64%
Stucco*	15%	8%	0%	15%	22%	36%
Sliding	2%	14%	23%	2%	0%	0%
Total	100%	100%	100%	100%	100%	100%

NOTE: FLAT TPO ROOF BEHIND PARAPET
A/C CONDENSERS ON ROOF - CENTERED BETWEEN PARAPETS
BUILDING 1 FINISHED FLOOR ELEVATION = 445.00'
NOT TO BE MORE THAN 18" ABOVE SIDEWALK

Design Guidelines:

- 75% Masonry / 25% Stucco
- 50% Masonry / 50% Stucco

KEY PLAN



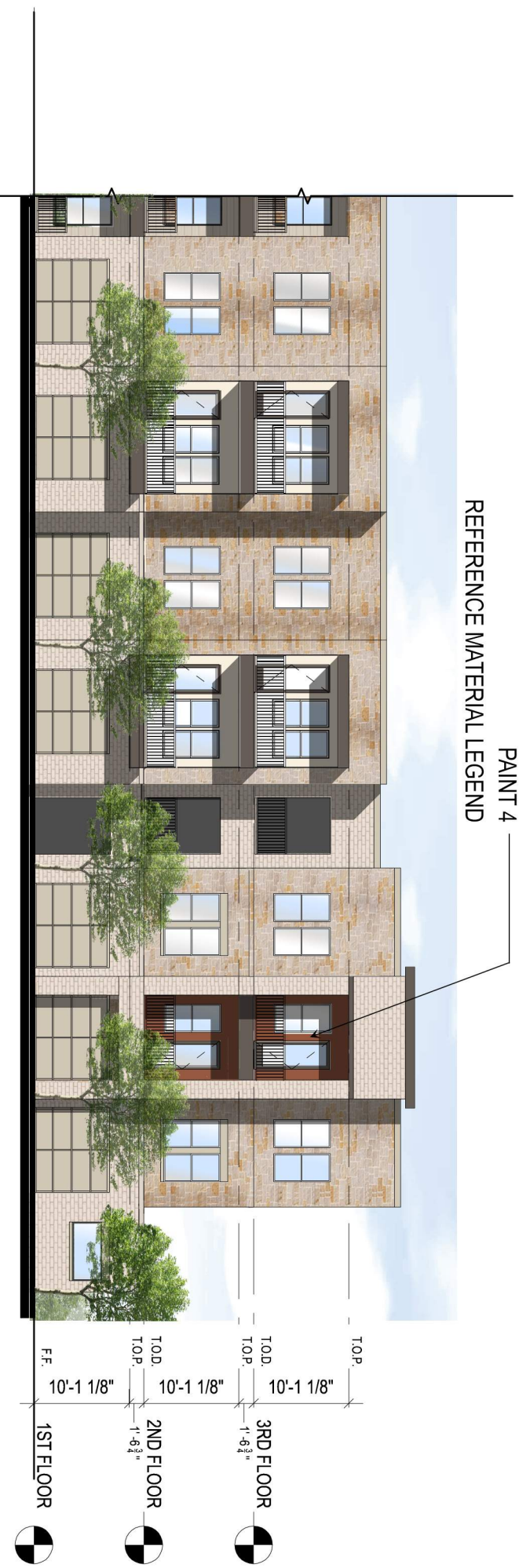
WEST A ELEVATION

SCALE : 1/16" = 1'-0"



EAST ELEVATION

SCALE : 1/16" = 1'-0"



NORTH B ELEVATION

SCALE : 1/16" = 1'-0"



NORTH A ELEVATION

SCALE : 1/16" = 1'-0"



SOUTH ELEVATION AT KNIGHTSBRIDGE ROAD

SCALE : 1/16" = 1'-0"

FENESTRATION PERCENTAGES ON FACADES FACING PUBLIC STREET
FIRST FLOOR - 40%
SECOND FLOOR - 25%



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Consultants

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MERCER CROSSING I

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FARMERS BRANCH, TEXAS

Revision	yyyy.mm.dd

CITY COMMENTS RESPONSE	2016.08.29
CITY COMMENTS RESPONSE	2016.08.24
SITE PLAN SUBMITTAL	2016.06.14
Issued	yyyy.mm.dd

Permit-Seal

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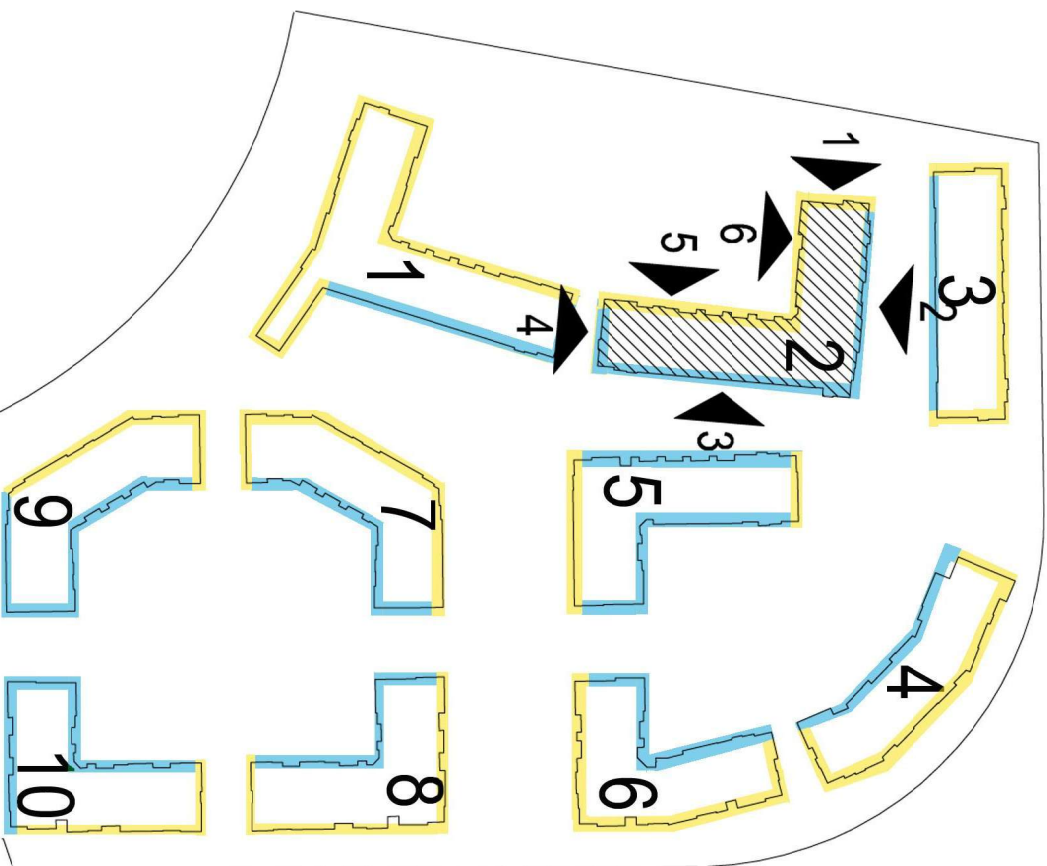
Title	
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BUILDING 2 ELEVATIONS	
-----------------------	--

Scale	Revision
1/16" = 1'-0"	

Drawing No.

A-420



KEY PLAN

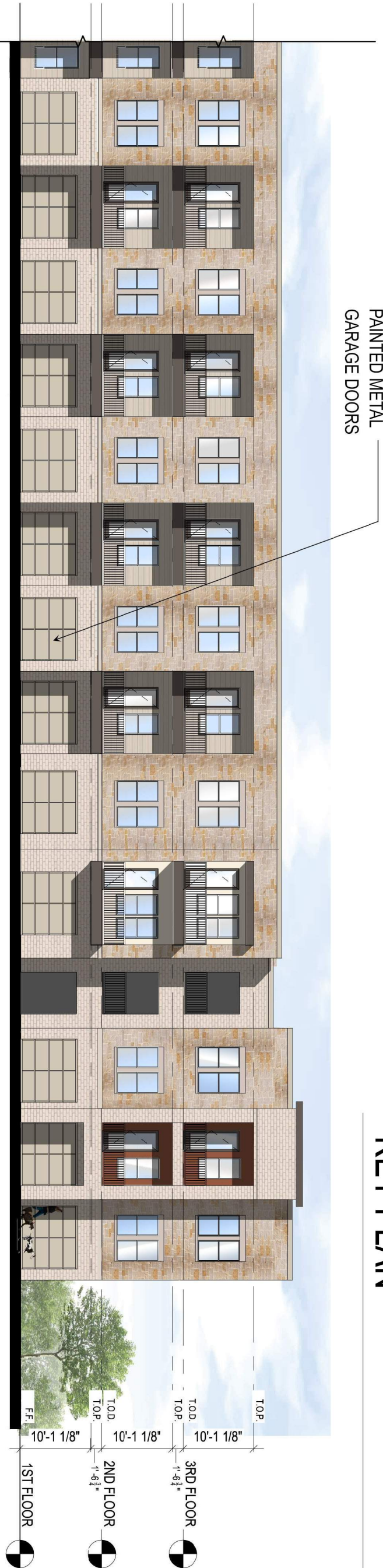
Design Guidelines:

- 75% Masonry / 25% Stucco
- 50% Masonry / 50% Stucco

BUILDING 2									
Material	North ²	West A ¹	West B ⁵	South A ⁴	South B ⁶	East ³	Building Total		
Masonry	56%	83%	77%	82%	76%	50%	66%		
Stucco*	36%	15%	0%	15%	8%	40%	23%		
Siding	8%	2%	23%	2%	14%	11%	11%		
Total	100%	100%	100%	100%	100%	100%	100%		

NOTE: FLAT TPO ROOF BEHIND PARAPET

A/C CONDENSERS ON ROOF CENTERED BETWEEN PARAPETS



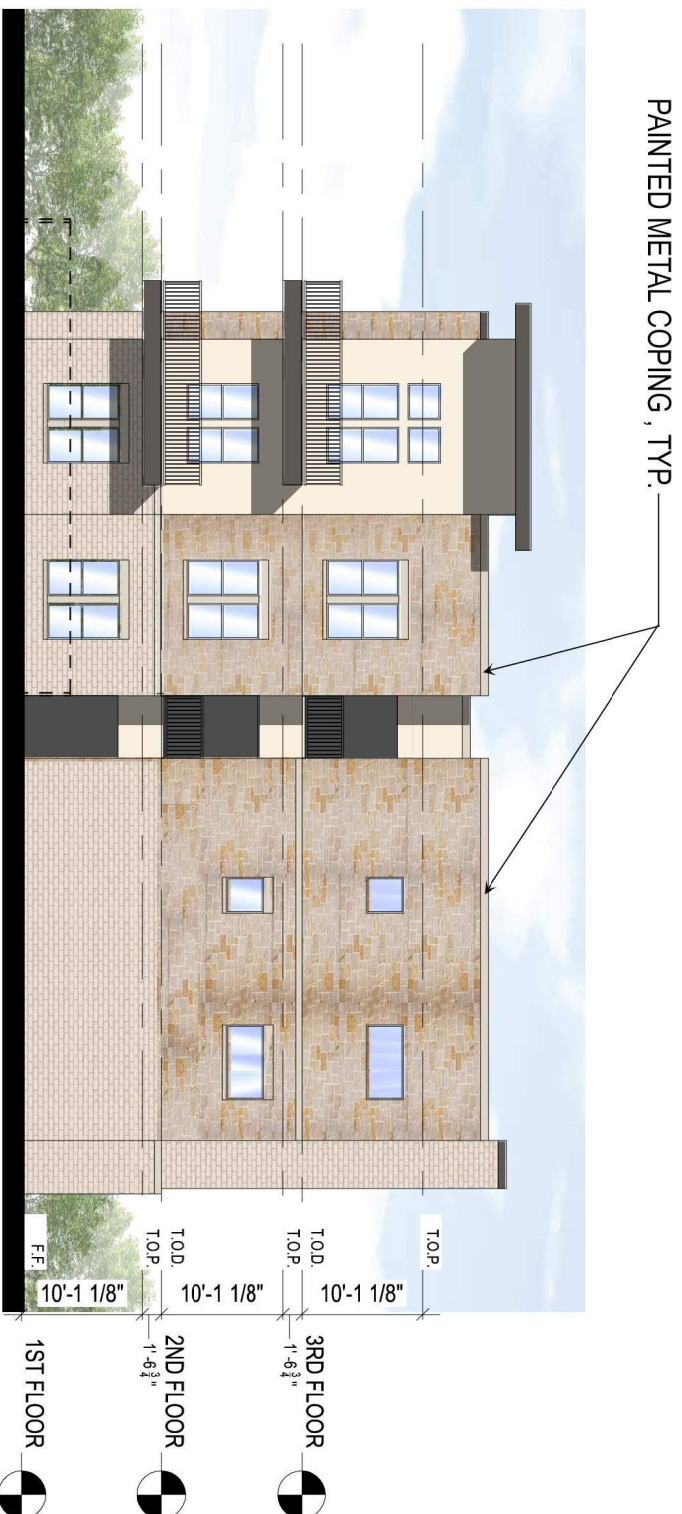
WEST B ELEVATION

SCALE : 1/16" = 1'-0"



EAST A ELEVATION

SCALE : 1/16" = 1'-0"



WEST A ELEVATION

SCALE : 1/16" = 1'-0"



SOUTH B ELEVATION

SCALE : 1/16" = 1'-0"



SOUTH A ELEVATION

SCALE : 1/16" = 1'-0"



NORTH ELEVATION

SCALE : 1/16" = 1'-0"

MATERIAL LEGEND

- SYNTHETIC STONE
MANUFACTURER: CORONADO
OSAGE STONE- ANCIENT REEF
- THIN BRICK
MANUFACTURER: ACME
MISSION 2
- PAINT 1
MANUFACTURER: SHERWIN
WILLIAMS
COLOR: SW 6127 MOIRE
- PAINT 2
MANUFACTURER: SHERWIN
WILLIAMS
COLOR: SW 6126 BLONDE
- PAINT 3
MANUFACTURER: SHERWIN
WILLIAMS
COLOR: SW 7048 URBANE BRONZE
- PAINT 4
MANUFACTURER: SHERWIN
WILLIAMS
COLOR: SW 2803 BODENWOOD
TERRA COTTA
- METAL COPING
MANUFACTURER: BERTRIDGE
COLOR: ALMOND
- MAIN MASONRY, BASE,
CORNER BODY
- BASE TOWERS,
BASE CORNERS
- MAIN STUCCO
- ACCENT STUCCO, SIDING,
GARAGE DOORS
- BALCONY FASCIA,
CANOPES, STUCCO FOAM
TRIM, FASCIA ON TOWERS,
RAILINGS, DOORS
- ACCENT COLOR FOR
INSERTS AT ENCLOSED
BALCONIES
- COPING AT PARAPETS



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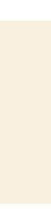
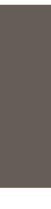
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BUILDING 4					
Material	³ NE	² NW	¹ SW	⁴ SE	Building Total
Masonry	79%	75%	55%	84%	72%
Stucco*	17%	22%	29%	14%	21%
Siding	4%	3%	16%	2%	7%
Total	100%	100%	100%	100%	100%

NOTE: FLAT TPO ROOF BEHIND PARAPET
A/C CONDENSERS ON ROOF CENTERED BETWEEN PARAPETS

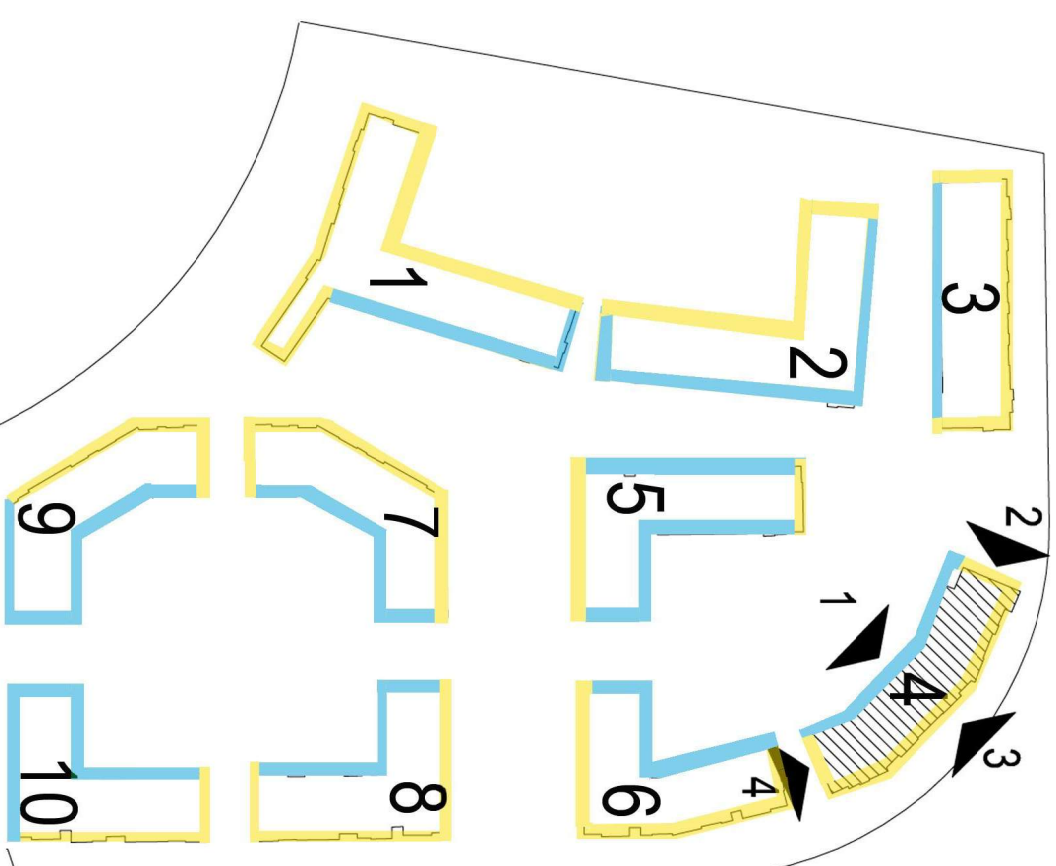
MATERIAL LEGEND

	SYNTHETIC STONE MASONRY, CORNER BODY COLOR: STONE - ANCIENT REEF
	THIN BRICK MASONRY, CORNER BODY COLOR: MASONRY - ACME MISSION 2
	PAINT 1 MASONRY, CORNER BODY COLOR: SW 6127 MOIRE
	PAINT 2 MASONRY, CORNER BODY COLOR: SW 6128 BLONDE
	PAINT 3 MASONRY, CORNER BODY COLOR: SW 7048 URBANE BRONZE
	PAINT 4 MASONRY, CORNER BODY COLOR: SW 2803 BUCKWOOD TERRA COTTA
	METAL COPING MASONRY, CORNER BODY COLOR: ALUMINUM

Design Guidelines:

- 75% Masonry / 25% Stucco
- 50% Masonry / 50% Stucco

KEY PLAN



4 SOUTH EAST ELEVATION

SCALE: 1/16" = 1'-0"



2 NORTH-EAST ELEVATION

SCALE : 1/16" = 1'-0"



SOUTHWEST ELEVATION

SCALE : 1/16" = 1'-0"



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FARMERS BRANCH, TEXAS

Revision	DATE	DESCRIPTION
	2016.08.29	CITY COMMENTS RESPONSE
	2016.08.24	CITY COMMENTS RESPONSE
	2016.06.14	SITE PLAN SUBMITTAL
	YYYY-MM-DD	ISSUED

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Title	
BUILDING 4 ELEVATIONS	
Scale	Revision
1/16" = 1'-0"	

Drawing No.

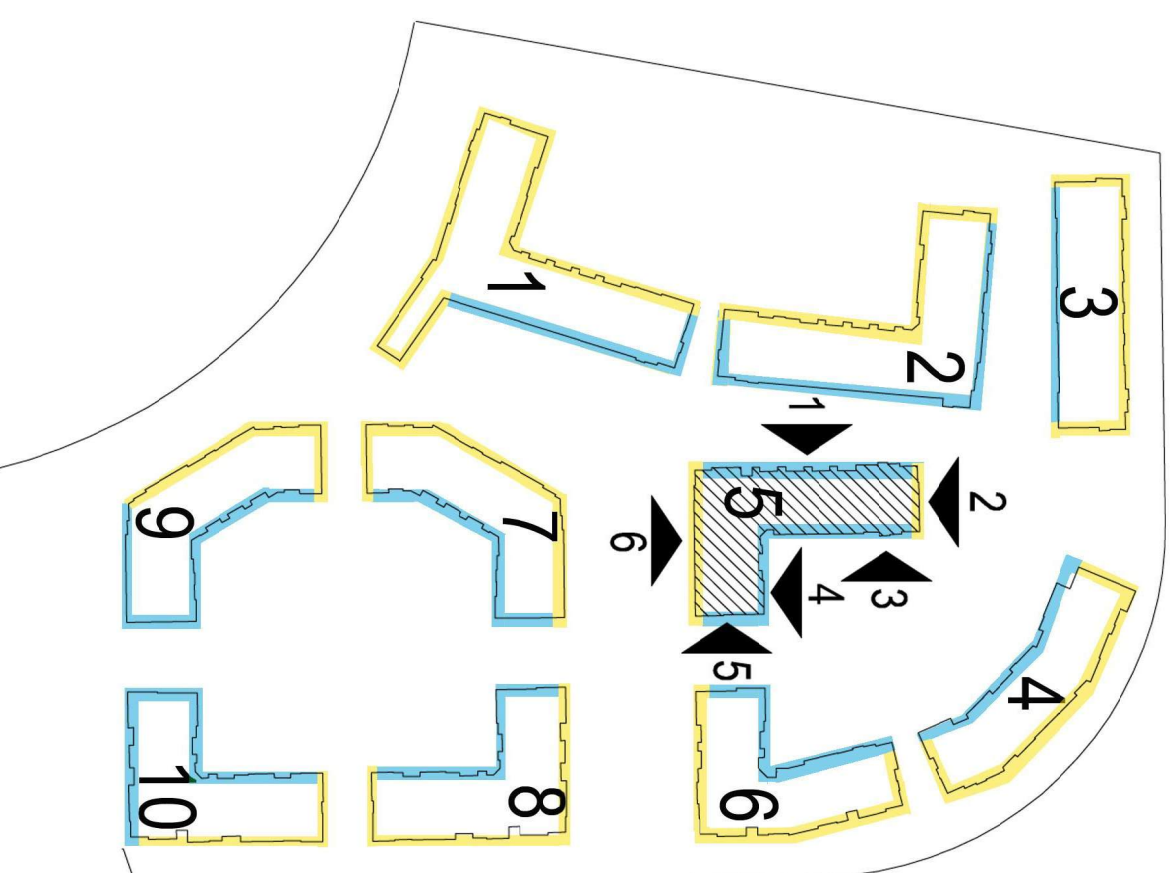


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KEY PLAN

[illegible]

NOTE: FLAT TPO ROOF BEHIND PARAPET
A/C CONDENSERS ON ROOF CENTERED BETWEEN PARAPETS

Design Guidelines

75% Masonry / 25% Stucco

50% Masonry / 50% Stucco



SOUTH A ELEVATION

SCALE : 1/16" = 1'-0"



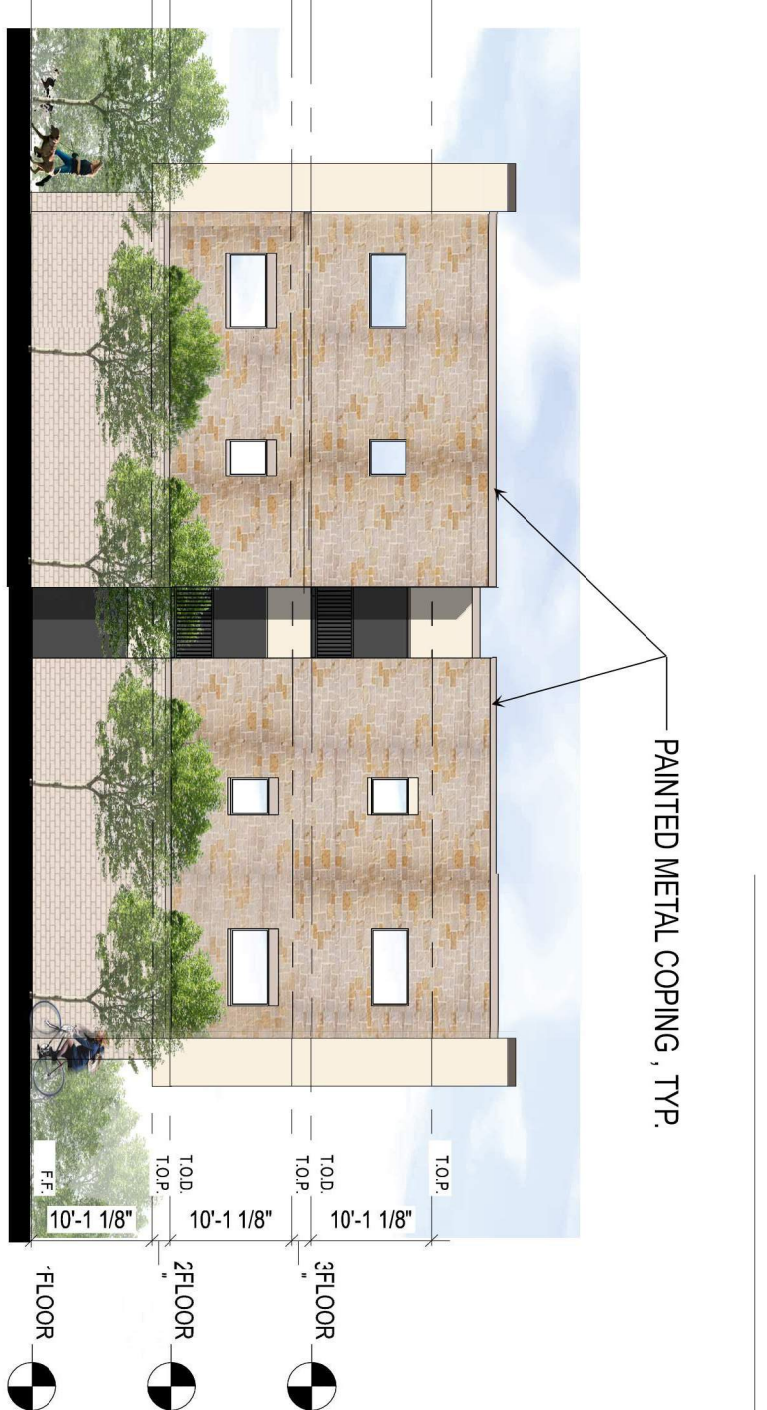
NORTH A ELEVATION

SCALE : 1/16" = 1'-0"



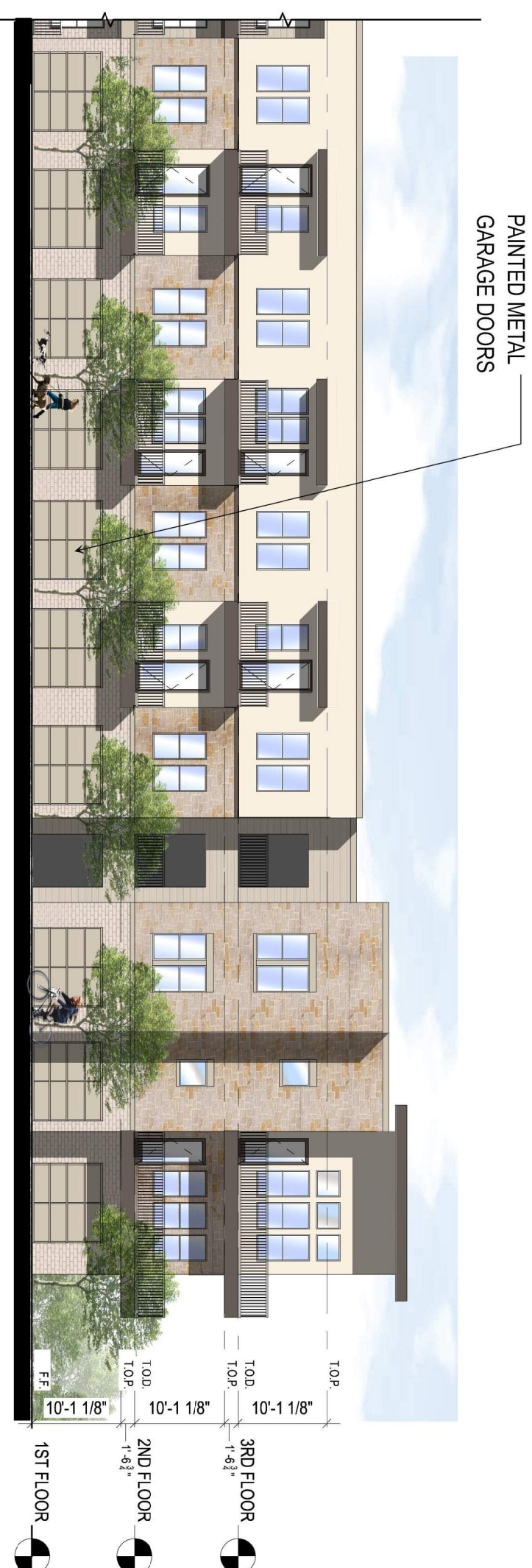
NORTH B ELEVATION

SCALE: 1/16" = 1'-0"



EAST A ELEVATION

SCALE : 1/16" = 1'-0"



EAST B ELEVATION

SCALE : 1/16" = 1'-0"



WEST ELEVATION

SCALE: 1/16" = 1'-0"

CITY COMMENT'S RESPONSE	2016.08.29
CITY COMMENT'S RESPONSE	2016.08.24
SITE PLAN SUBMITTAL	2016.05.14
Issued	YYYY MM/DD
Permit-Seal	

PROJECT NUMBER: 15054

MERCER CROSSING I
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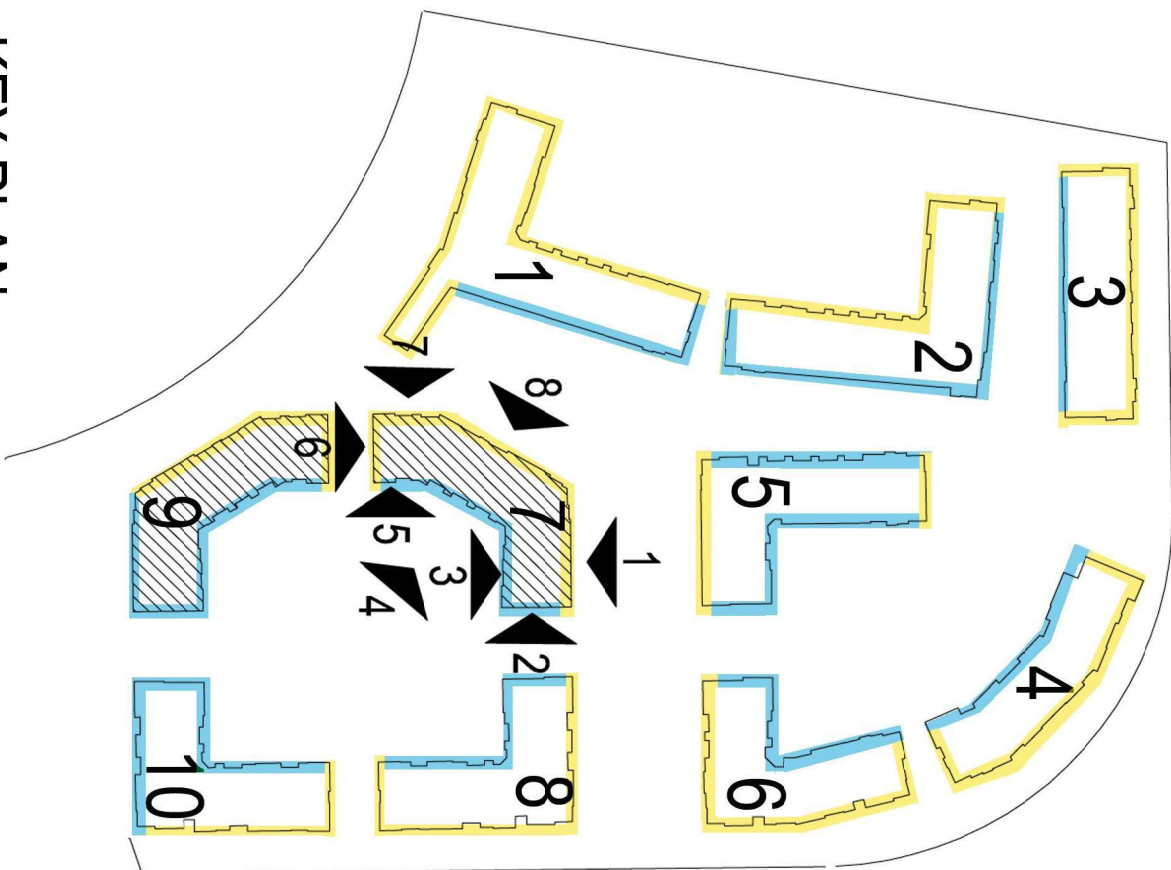
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Title	Scale	Revision
BUILDING 7 ELEVATIONS (BUILDING 9 O.H.)	1/16" = 1'-0"	
Drawing No.		



KEY PLAN

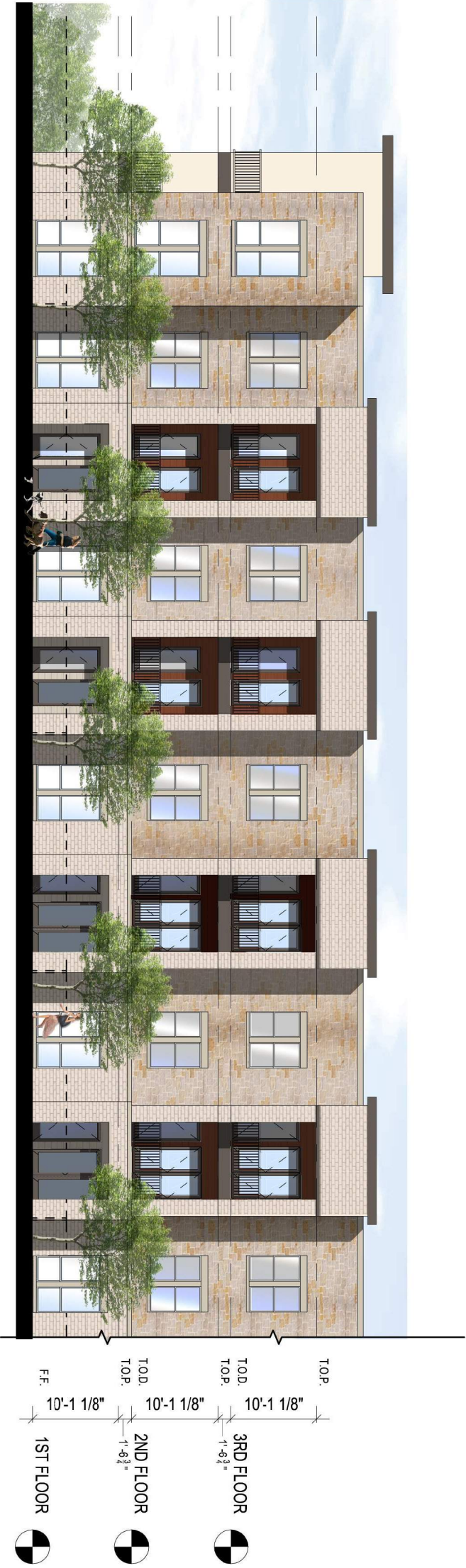
BUILDING 7 (BUILDING 9 OPH)											
Material	1	8	7	West A	6	South A	4	East A	5	East B	2
Masonry	83%	85%	76%	97%	59%	58%	54%	97%	54%	17%	54%
Stucco*	17%	3%	14%	3%	11%	14%	17%	3%	17%	3%	17%
Siding	0%	12%	10%	0%	31%	28%	29%	0%	29%	0%	29%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

NOTE: FLAT TPO ROOF BEHIND PARAPET
A/C CONDENSERS ON ROOF - CENTERED BETWEEN PARAPETS

SYNTHETIC STONE MANUFACTURER: CORONADO OSAGE STONE - ANCIENT TREE	THIN BRICK MANUFACTURER: ACME MISSION 2	PAIN T 1 MANUFACTURER: SHERWIN WILLIAMS COLOR: SW 6127 NOBE	PAIN T 2 MANUFACTURER: SHERWIN WILLIAMS COLOR: SW 6126 BLONDE	PAIN T 3 MANUFACTURER: SHERWIN WILLIAMS COLOR: SW 7048 URBANE BRONZE	PAIN T 4 MANUFACTURER: SHERWIN WILLIAMS COLOR: SW 2833 BUCKWOOD TERRA COTTA	METAL COPING MANUFACTURER: BERTRIDGE COLOR: ALMOND	COPING AT PARAPETS
MAIN MASONRY / BASE, CORNER BODY	BASE TOWERS, BASE CORNERS	MAIN STUCCO	ACCENT STUCCO, SIDING, GARAGE DOORS	BALCONY FASADA, CANOPIES, STUCCO FOAM TRIM, FASCIA ON TOWERS, RAILINGS, DOORS	ACCENT COLOR FOR INSERTS AT ENCLOSED BALCONIES		

MATERIAL LEGEND

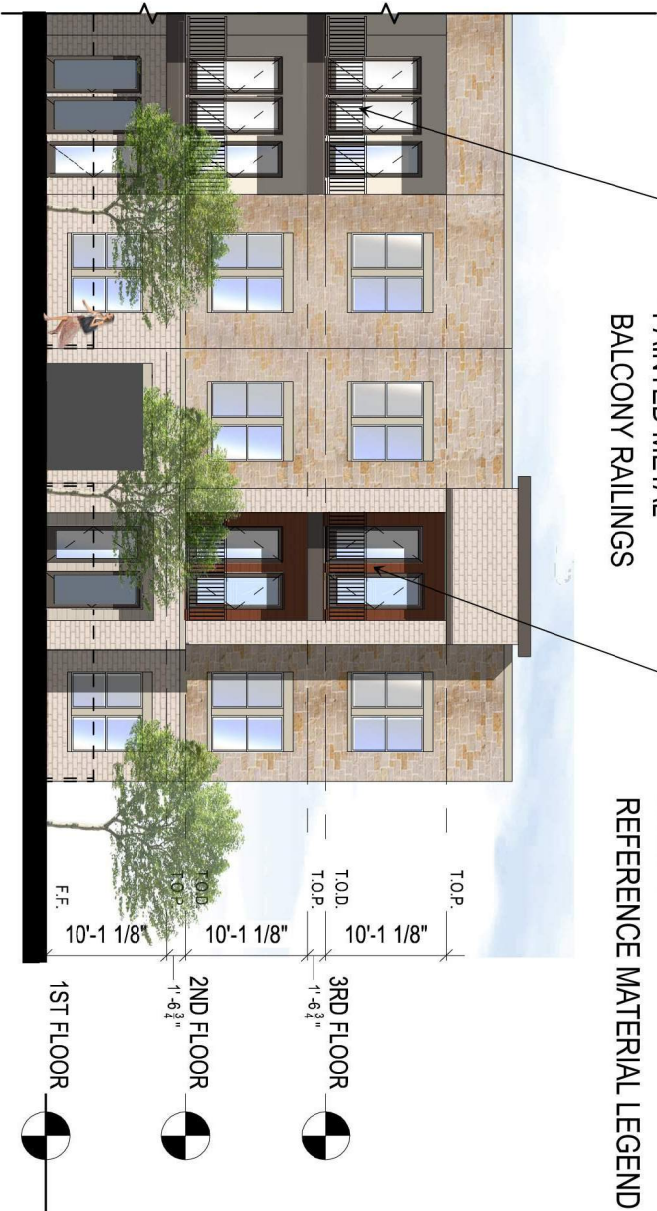
Design Guidelines:
75% Masonry / 25% Stucco
50% Masonry / 50% Stucco



WEST A ELEVATION AT BUILDING 9 - KNIGHTSBRIDGE ROAD

8
SCALE : 1/16" = 1'-0"

FENESTRATION PERCENTAGES ON FACADES
FACING PUBLIC STREET (BUILDING 9)
FIRST FLOOR - 40%
SECOND FLOOR - 25%



WEST B ELEVATION

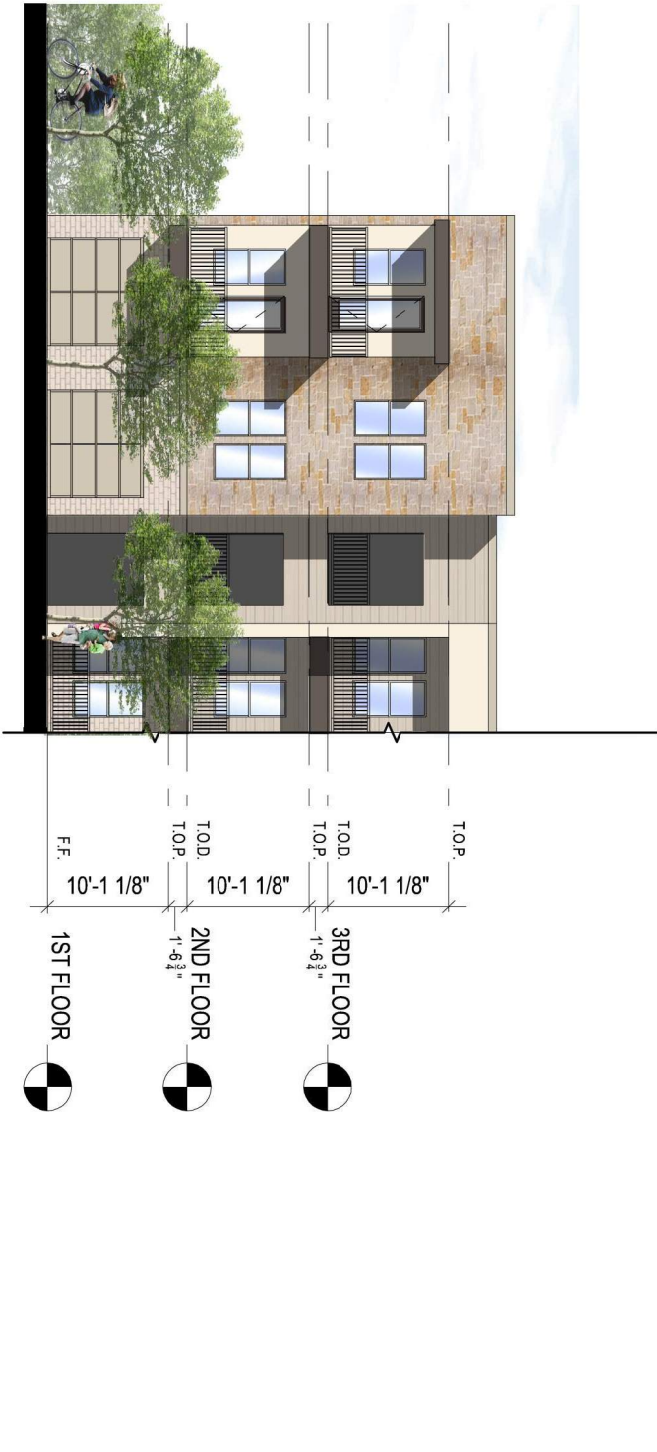
7
SCALE : 1/16" = 1'-0"

FENESTRATION PERCENTAGES ON FACADES
FACING PUBLIC STREET (BUILDING 9)
FIRST FLOOR - 40%
SECOND FLOOR - 25%



SOUTH A ELEVATION

6
SCALE : 1/16" = 1'-0"



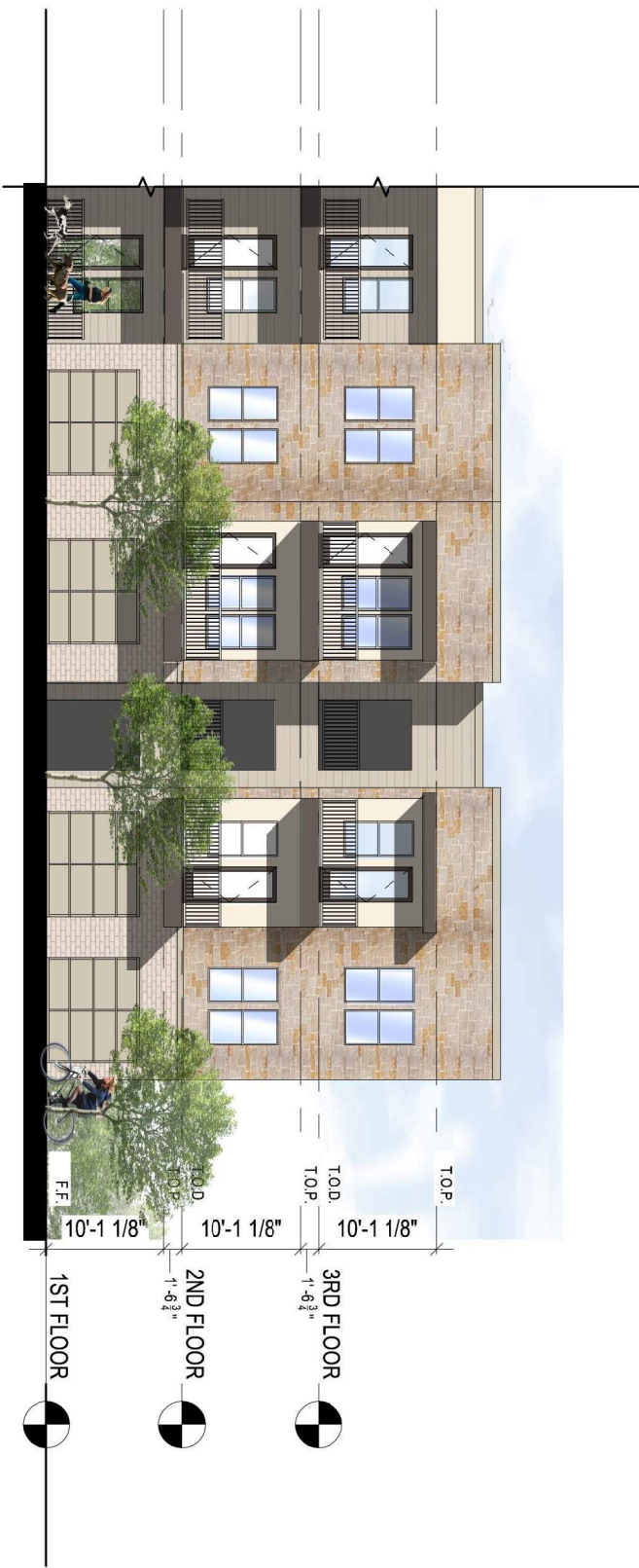
EAST B ELEVATION

5
SCALE : 1/16" = 1'-0"



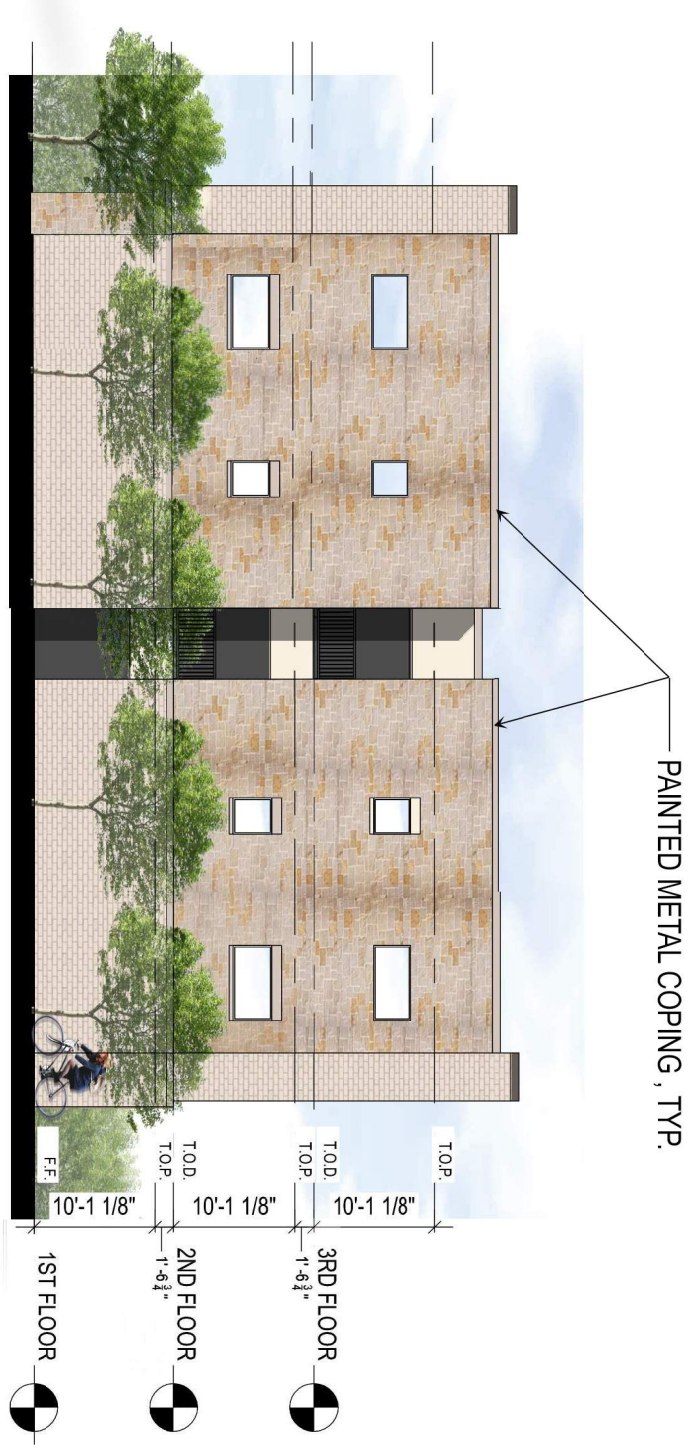
EAST A ELEVATION

4
SCALE : 1/16" = 1'-0"



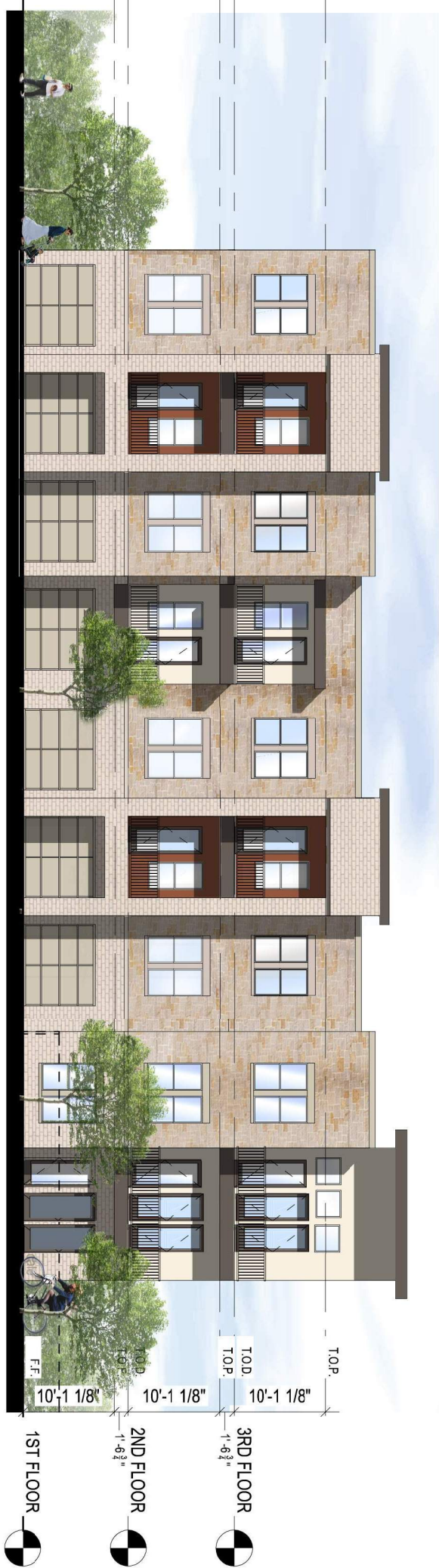
SOUTH B ELEVATION

3
SCALE : 1/16" = 1'-0"



EAST C ELEVATION

2
SCALE : 1/16" = 1'-0"



NORTH ELEVATION

1
SCALE : 1/16" = 1'-0"

FENESTRATION PERCENTAGES ON FACADES
FACING PUBLIC STREET (BUILDING 9)
FIRST FLOOR - 50%
SECOND FLOOR - 25%

ARCHITECTURE **DEMAREST**

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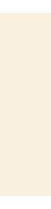
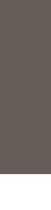
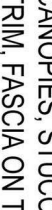
BUILDING 8 (BUILDING 10 OPH)						
Material	6 North	5 West A		4 South A		1 East
		West B	South B	South B	East	
Masonry	78%	97%	50%	54%	78%	75%
Stucco	10%	3%	41%	25%	22%	25%
Siding	12%	0%	9%	21%	0%	0%
Total	100%	100%	100%	100%	100%	100%
						Building Total

NOTE: FLAT TPO ROOF BEHIND PARAPET

AC CONDENSERS ON ROOF CENTERED BETWEEN PARAPETS

KEY PLAN

MATERIAL LEGEND

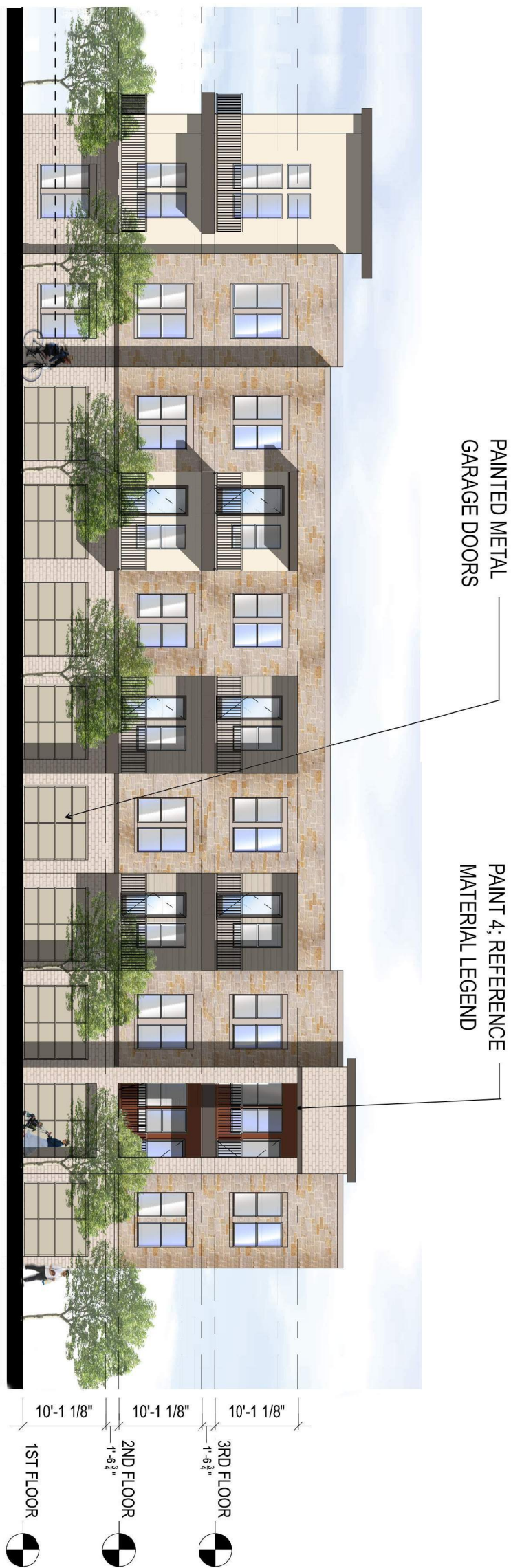
SYNTHETIC STONE MANUFACTURER: CORNADO CRAZE STONE- ANCIENT REEF	
THIN BRICK MANUFACTURER: ARIANE MISSION 2	
PAINT 1 MANUFACTURER: SHERWIN WILLIAMS COLOR: SW 6172 IVORY	
PAINT 2 MANUFACTURER: SHERWIN WILLIAMS COLOR: SW 6128 BLONDE	
PAINT 3 MANUFACTURER: SHERWIN WILLIAMS COLOR: SW 7048 URBANE BRONZE	
PAINT 4 MANUFACTURER: SHERWIN WILLIAMS COLOR: SW 2803 ROCKWOOD TERRA COTTA	
METAL CORING MANUFACTURER: BERTHOLD COLOR: ALUMINO	
MAIN MASONRY, BASE, CORNER BODY	
BASE TOWERS, BASE CORNERS	
MAIN STUCCO	
ACCENT STUCCO, SIDING, GARAGE DOORS	
BALCONY FASCIA, CANOPIES, STUCCO FOAM TRIM, FASCIA ON TOWERS, RAILINGS, DOORS	
ACCENT COLOR FOR INSETS AT ENCLOSED BALCONIES	
COPING AT PARAPETS	

Design Guidelines:

75% Masonry / 25% Stucco

50% Masonry / 50% Stucco

PAINTED METAL COPING, TYP.



NORTH ELEVATION

SCALE: 1/16" = 1'-0"



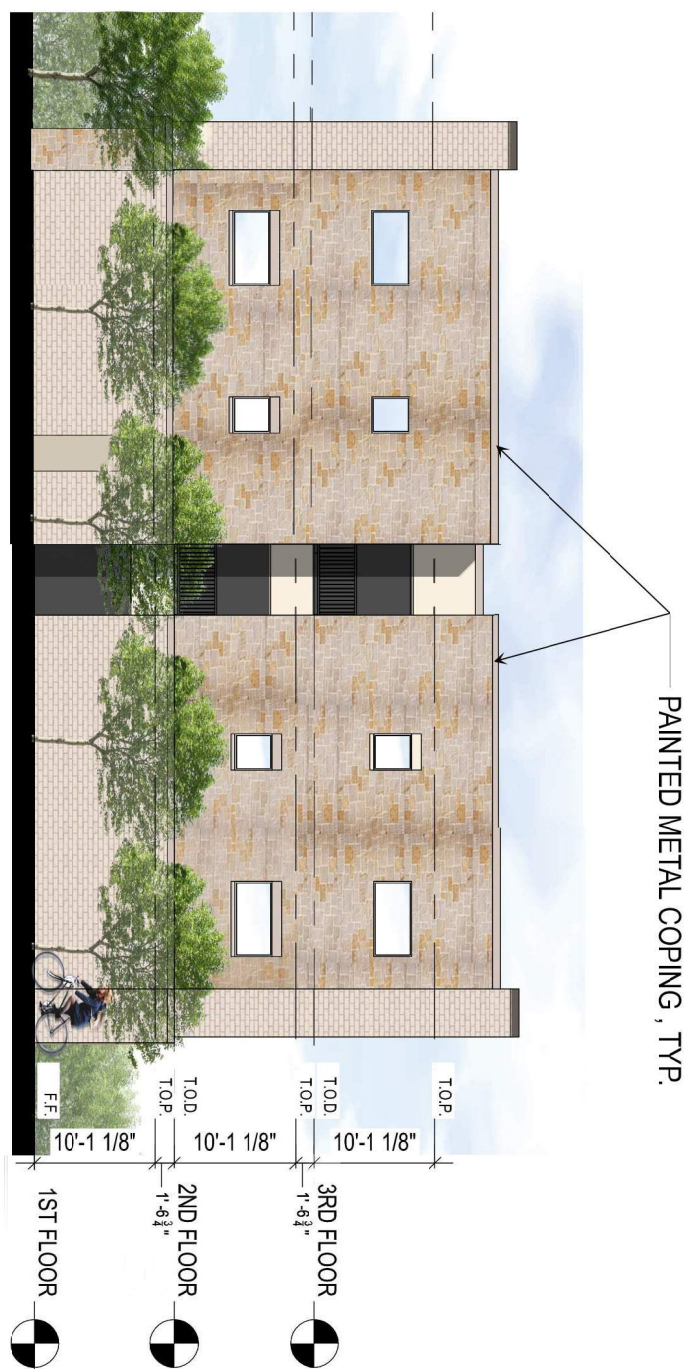
SOUTH A ELEVATION

SCALE: 1/16" = 1'-0"



SOUTH B ELEVATION

SCALE: 1/16" = 1'-0"



WEST A ELEVATION

SCALE: 1/16" = 1'-0"



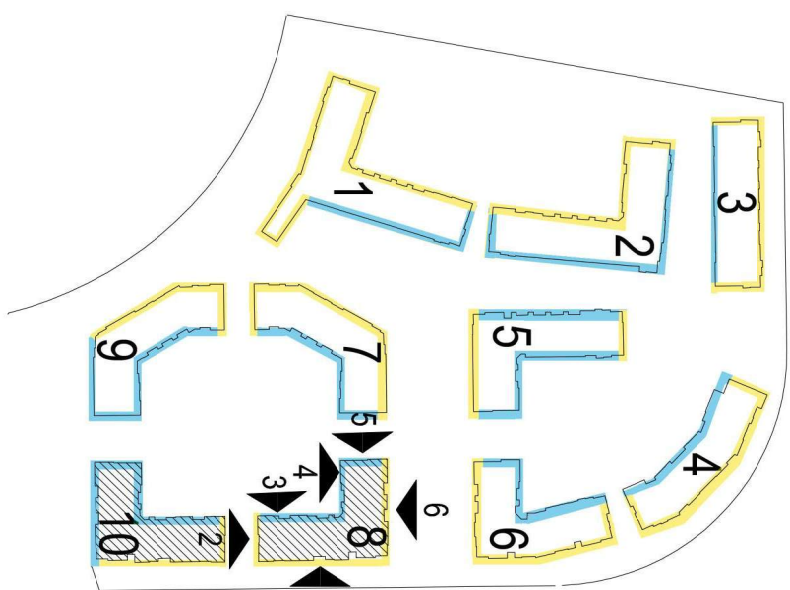
WEST BELEVATION

SCALE : 1/16" = 1'-0"



EAST ELEVATION

SCALE: 1/16" = 1'-0"



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FARMERS BRANCH, TEXAS

	Revision	
		YYYY-MM-DD
CITY COMMENT'S RESPONSE		2016-08-29
CITY COMMENT'S RESPONSE		2016-08-24
SITE PLAN SUBMITTAL		2016-05-14
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Title	BUILDING 8 ELEVATIONS (BUILDING 10 O.H.)		
Scale	Revision		
1/16" = 1'-0"			
Drawing No.			