Exhibit B1

Note: Streetscape treatments along the adjacent rights-of-way (Beckley Avenue, 12th Street, Cumberland Street, and public alley) including overhead utility relocation/consolidaton where feasible, pedestrian lighting, tree preservation and/or mitigation, upgraded sidewalks, landscaping, and potential relocation of the DART bus stop will require additional collaboration with staff due to existing site conditions and will be finalized prior to permit submittal.

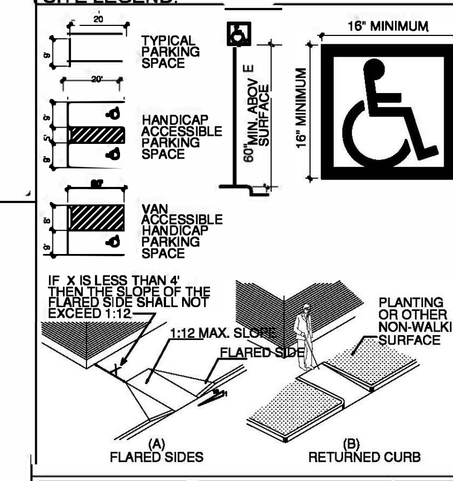
SITE NOTES

1. LEGAL DESCRIPTION: ~~3.041~~ ACRES
2. SEE CIVIL ENGINEER'S DRAWINGS FOR EASEMENTS, GRADING, DRAINAGE, DIMENSION CONTROL, METES AND BOUNDS, AND UTILITY DRAWINGS.
3. SEE MECHANICAL AND ELECTRICAL ENGINEER'S DRAWINGS FOR ELECTRICAL METER, TRANSFORMERS, AND HVAC COMPRESSOR LOCATIONS.
4. SEE LANDSCAPE DRAWINGS FOR FINE GRADING, SIDEWALKS, PLANTING, RETAINING WALL LOCATIONS, FENCING MATERIAL AND LOCATION, HANDICAP PARKING SPACE DESIGN, POOL, ACCESSIBLE ROUTE PLAN, AND SITE SIGNAGE.
5. THE ARCHITECT'S SITE PLAN IS DIAGRAMATIC AND SHOULD BE USED FOR REFERENCE. CONFIRM ALL BOUNDARY, SETBACK, AND PARKING INFORMATION IS CONSISTENT WITH THE CIVIL ENGINEER PRIOR TO CONSTRUCTION. NOTIFY THE ARCHITECT SHOULD A DISCREPANCY EXIST.

THERE IS NO FLOOD PLAIN ON THE SITE.

Gateway Oak Cliff MF				#20108
UNIT TABULATION			CREATED	06.12.2020
TYPE	AREA	NO.	%	TOTAL AREA
E1	602	30	13.04%	18,060
E1(ada)	602	2	0.87%	1,204
A1	650	96	41.74%	62,400
A1(ada)	650	5	2.17%	3,250
B1	850	56	24.35%	47,600
B1(ada)	850	5	2.17%	4,250
B2	850	10	4.35%	8,500
C1	1,158	9	3.91%	10,404
C1(ada)	1,158	1	0.43%	1,158
C2	1,220	12	5.22%	14,640
C3	1,274	4	1.74%	5,096
TOTAL		230	100.00%	176,560

SITE LEGEND:

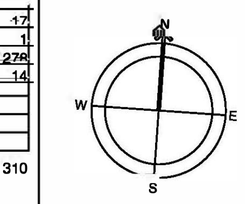


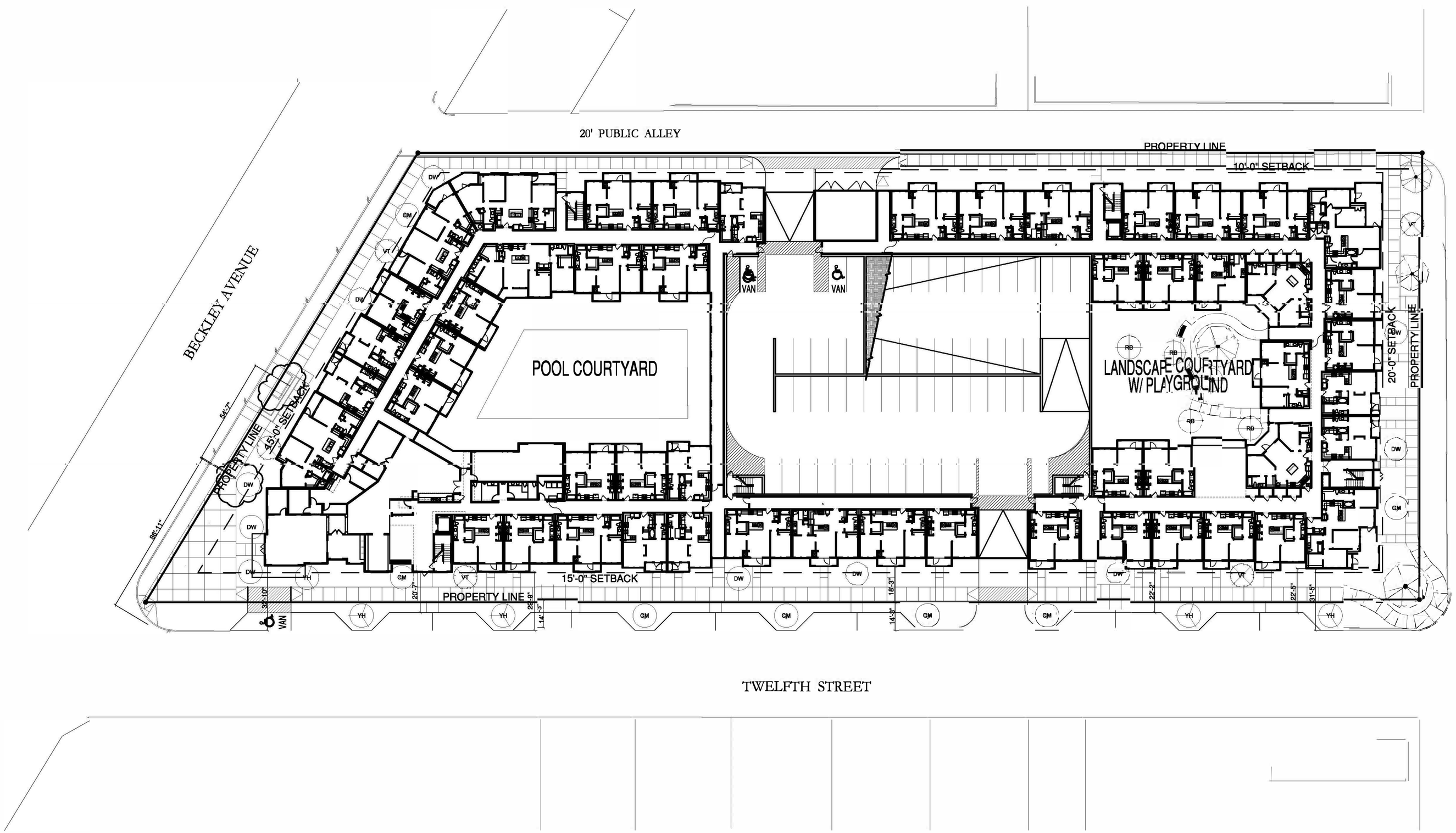
BUILDING NUMBER
BUILDING TYPE
HANDICAP ACCESSIBLE
HEARING/VISUAL IMPAIRED
EM ELECTRICAL METER LOCATION (REF. TO MEP)
FIRE SPRINKLER ROOM LOCATION
BUILDING ORIENTATION
TRANSFORMER LOCATION (REF. TO MEP)
DENOTES DOOR LOCATION
DENOTES ENTRY LOCATION
ACCESSIBLE ROUTE

PARKING TABULATION	PROVIDED	310	SPACES	1.25
PARKING BREAKDOWN:				
SURFACE PARKING				17
HC SURFACE PARKING				1
GARAGE PARKING				278
HC GARAGE				14
				310

CITY REQUIRED: 295

SITE ORIENTATION





1 SITE PLAN
SCALE= 1"= 30'-0"

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

REVISIONS

GATEWAY OAK CLIFF

230 APARTMENTS IN DALLAS, TX FOR
GATEWAY OAK CLIFF, LP.

HDK ARCHITECTS
4202 BELTWAY DRIVE AD DISQ, TX 75001
214.520.8878 hedk.com

DATE
09/28/2020

PROJECT
20108

SHEET NUMBER
A1-01

SITE PLAN

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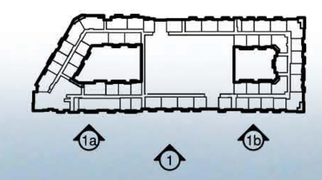
MATERIAL	% OF BLDG. FACADE
BRICK	30%
STUCCO	70%

BUILDING KEY



MATERIALS KEY

FACADE TREATMENT MATERIALS

- METAL RAILING
- STUCCO
- STUCCO BAND
- STN MANUFACTURERED STONE

LEGEND

- ELECTRIC METER LOCATION
- WP WALL PACK
- T.O.P. TOP OF PLATE
- T.O.S. TOP OF SLAB
- T.O.D. TOP OF DECK
- T.O.H. TOP OF HEEL
- F.F.E. FINISH FLOOR ELEVATION
- M.H.I. MID HEAL ELEVATION

NOTES

MATERIALS SHALL CONTINUE AROUND EXTERIOR CORNERS.

1a BUILDING A - ELEVATION

1b BUILDING A - ELEVATION

1 BUILDING A - OVERALL ELEVATION
SCALE: NTS

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SHEET NUMBER
A4-00

BLDG A ELEVATION

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CONTITIONED SPACES ACCESSIBLE TO TENANTS

LOBBY	495 SF
LEASING AREA	326 SF
BUISINESS CENTER	266 SF
HAND CRAFTS / ART CLASSROOM	297 SF
CLUB ROOM	1,088 SF
FITNESS CENTER	792 SF
RESTROOMS MEN / WOMEN	297 SF
LAUNDRY	169 SF
	3,730 SF

CONTITIONED SPACES UNACCESSIBLE TO TENANTS

OFFICES	304 SF
STORAGE	186 SF
WORK ROOM	278 SF
JANITOR	68 SF
MECH.	45 SF
ART STORAGE	79 SF
	1,960 SF

UNCONTITIONED SPACES ACCESSIBLE TO TENANTS

COVERED PATIO	201 SF
CORRIDOR	409 SF
MAILROOM	788 SF
	1,398 SF

HATCH/SYMBOL LEGEND:

CROSSHATCHING IN PLAN AND ELEVATION INDICATES AREAS TO BE SUFFICIENTLY BLOCKED FOR GRAB BARS. REFER TO FHA AND SHEETS FOR DIMENSIONS.

(REMOVABLE CABINET) CROSSHATCHING IN PLAN INDICATES LOCATION FOR ACCESSIBLE KNEE SPACE FINISHES AND FLOORING TO EXTEND UNDER CABINET

FURR DOWN OR PLENUM MATERIALS WITHIN PLENUMS SHALL BE NONCOMBUSTIBLE OR APPROVED BY AHJ

TYP. DIMENSIONS SHOWN ARE FRAMING TO FRAMING, U.N.O.

X'-X" FRAMING DIMENSION

X'-X" CLEAR ENSURE MINIMUM FINISH DIMENSION

A#(x)-B

BASEMENT LEVEL

UNIT PARTIAL

UNIT TYPE

REFER TO BUILDING PLANS FOR LOCATION OF UNIT PARTIALS

DOTTED OUTLINE IN PLAN INDICATES REQUIRED CLEAR FLOOR SPACE REFER TO FHA SHEETS FOR DIMENSIONS

ABBREVIATIONS:

1R-1S	- ONE ROD & ONE SHELF
2R-2S	- TWO ROD & TWO SHELF
S.D.	- SOAP DISH
C.S.	- CORNER SHELF
T.B./T.H.	- TOWEL BAR/HOOK
T.P.	- TOILET PAPER
REP	- REFRIGERATOR END PANEL
#S	- NUMBER OF SHELVES REFER TO SHEET A7-13

LINETYPE LEGEND:

WALL BELOW

SHELF W/ ROD

CABINET/ SHELF BELOW COUNTER

GENERAL NOTES:

- REFER TO FHA SHEETS FOR FAIR HOUSING REQUIREMENTS.
- REFER TO ACCESSIBILITY SUMMARY FOR ACCESSIBILITY
- REFER TO SITEPLAN AND BUILDING PLAN FOR LOCATION OF ANSI TYPE 'A' UNIT.
- REFER TO SHEET A7-13 FOR TYPICAL DETAILS.
- USE CABINET FILL ONLY AS REQUIRED.
- USE FINISHED END PANELS AT EXPOSED AND REMOVABLE CABINETS.
- ALL CABINETS ABOVE TOILETS TO BE 9" DEPTH
- VANITY LIGHT FIXTURE IS 88" A.F.F.
- EXTERIOR ENVELOPE TO BE 6" WALLS
- ENSURE PROPER CLEARANCES FOR APPLIANCE DOOR OPERATIONS

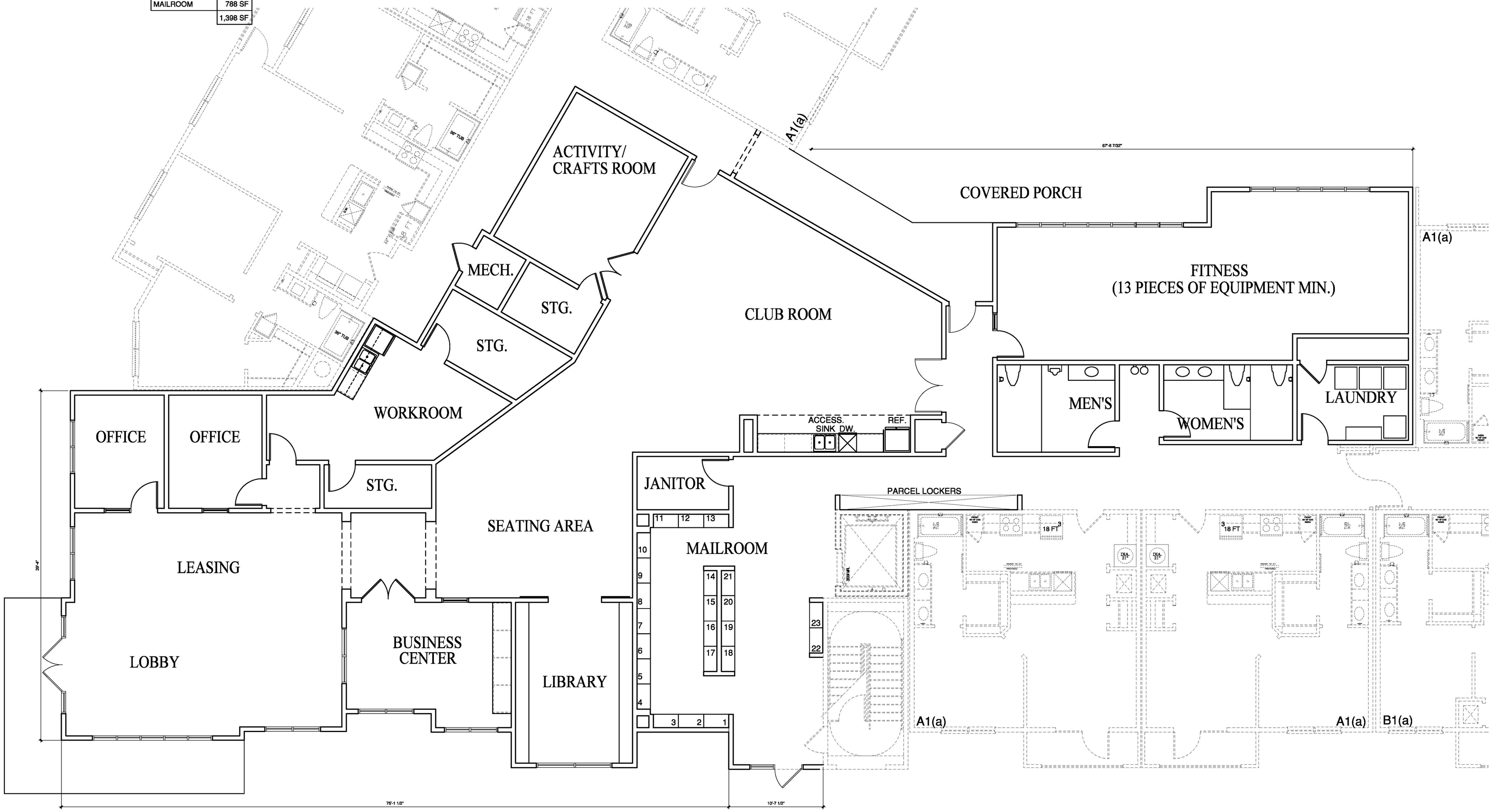
FENESTRATION KEYS:

BASE WINDOW TRANSOM INDICATES 12'-0" PLATE REFER TO BUILDING PLANS FOR LOCATIONS

DX = DOOR NUMBER RE: A2-00

X = WINDOW TYPE RE: A2-01

T = TEMPERED WINDOW



1 CLUB/ LEASING FLOOR PLAN

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

7,036 S.F.

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

REVISIONS

GATEWAY OAK CLIFF

230 APARTMENTS IN DALLAS, TX FOR GATEWAY OAK CLIFF, L.P.

HEDK ARCHITECTS
4202 BELTWAY DRIVE ADDISON, TX 75001
214.520.0878
hedk.com

DATE 09/28/2020

PROJECT 20108

SHEET NUMBER A2-30

LEASING PLAN

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UNCONDITIONED SPACES ACCESSIBLE TO TENNANTS	CORRIDOR	BALCONY	BALCONY STORAGE	STAIR	ELEVATOR	CLUB/ LEASING	COMMON AREA PATIO	TRASH	GARAGE	
1ST FLOOR	8,975	3,174	133	1,371	164	1,398	104	833	22,545	S.F.
2ND FLOOR	10,589	3,496	133	1,371	164	-	-	-	22,545	S.F.
3RD FLOOR	10,589	4,570	152	1,371	164	-	-	-	22,545	S.F.
4TH FLOOR	10,589	4,390	152	1,371	164	-	-	-	22,545	S.F.
TOTAL	40,742	15,630	570	5,484	656	1,398	104	833	90,180	S.F.

UNCONDITIONED SPACES NOT ACCESSIBLE TO TENNANTS	FSRR	STORAGE/ TEL.	
1ST FLOOR	36	256	S.F.
2ND FLOOR	0	443	S.F.
3RD FLOOR	0	443	S.F.
4TH FLOOR	0	443	S.F.
TOTAL	24	1,585	S.F.

CONDITIONED SPACES ACCESSIBLE TO TENNANTS	CLUB/ LEASING	COMMON AREAS	
1ST FLOOR	3,730	650	S.F.
2ND FLOOR	-	-	S.F.
3RD FLOOR	-	-	S.F.
4TH FLOOR	-	-	S.F.
TOTAL	3,730	650	S.F.

CONDITIONED SPACES NOT ACCESSIBLE TO TENNANTS	CLUB/ LEASING	
1ST FLOOR	1,960	S.F.
2ND FLOOR	-	S.F.
3RD FLOOR	-	S.F.
4TH FLOOR	-	S.F.
TOTAL	1,960	S.F.

PLAN LEGEND:

- FE — FIRE EXTINGUISHERS
- X — DOOR KEY
- X — WINDOW KEY
- 2HR FIRE WALL LOCATIONS
- SP — STANDPIPE LOCATION
- CJ — CONTROL JOINT FLOOR CEILING & WALLS
- E.M. — METER LOCATIONS (REFER TO MEP)
- FCS — FIBER CEMENT SHEATHING
- EGS — EXTERIOR GYPSUM SHEATHING
- STG S1 22 SQFT.
- STG S2 28 SQFT.
- STG S3 22 SQFT.
- STG S4 23 SQFT.
- INDICATES MASONRY LOCATIONS
- INDICATES FURDOWN LOCATIONS
- INDICATES CMU WALL LOCAITONS
- INDICATES METAL AWNING LOCAITONS
- TPO ROOF WITH PAVER SYSTEM OVER CONDITIONED SPACES
- DEEPEN TRUSSES REFER TO STRUCTURAL
- 10'-1 1/8" PLATE HEIGHT
- INDICATES SLOPED TRUSS FOR DRAINAGE
- SYMBOL INDICATES DESIGNATION OF ACCESSIBILITY

GENERAL NOTES:

- WALL MOUNTED SERVICE EQUIPMENT AND SERVICE LINES TO BE PAINTED TO MATCH BUILDING. REFER TO SPECIFICATIONS.
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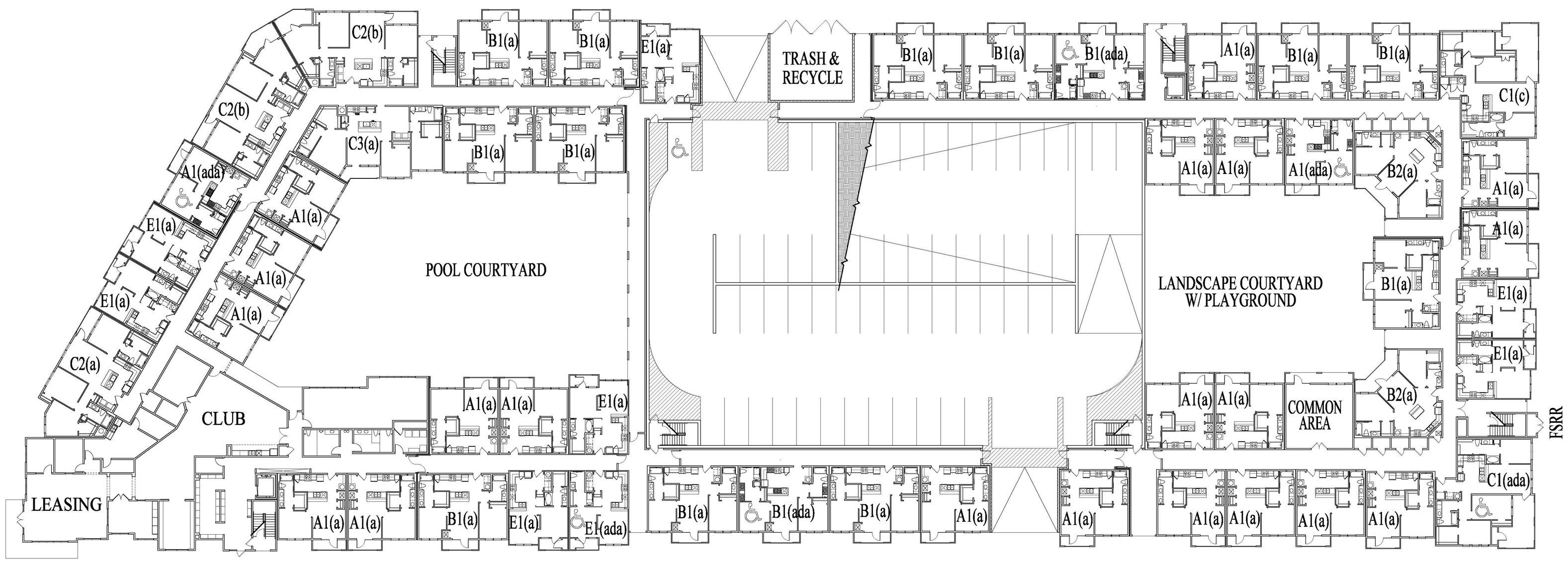

1 BUILDING A FIRST FLOOR
SCALE: 1:20

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DATE
09/28/2020

PROJECT
20108

SHEET NUMBER
A3-01
BUILDING A FIRST FLOOR

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UNCONDITIONED SPACES ACCESSIBLE TO TENNANTS	CORRIDOR	BALCONY	BALCONY STORAGE	STAIR	ELEVATOR	CLUB/ LEASING	COMMON AREA PATIO	TRASH	GARAGE	
1ST FLOOR	8,975	3,174	133	1,371	164	1,398	104	833	22,545	S.F.
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3RD FLOOR	-	-	S.F.
4TH FLOOR	-	-	S.F.
TOTAL	3,730	650	S.F.

CONDITIONED SPACES NOT ACCESSIBLE TO TENNANTS	CLUB/ LEASING	
1ST FLOOR	1,960	S.F.
2ND FLOOR	-	S.F.
3RD FLOOR	-	S.F.
4TH FLOOR	-	S.F.
TOTAL	1,960	S.F.

PLAN LEGEND:

- FE — FIRE EXTINGUISHERS
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GENERAL NOTES:

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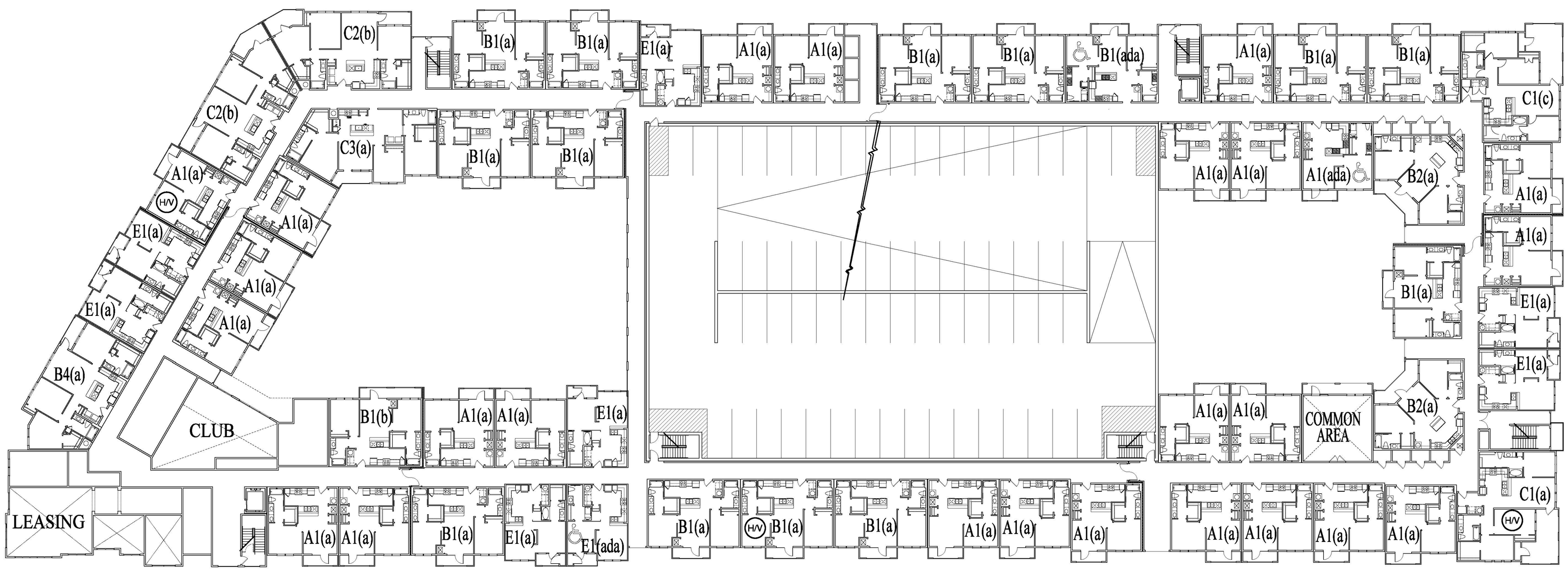

1 BUILDING A SECOND FLOOR
SCALE: 1:20

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

REVISIONS

GATEWAY OAK CLIFF

230 APARTMENTS IN DALLAS, TX FOR
GATEWAY OAK CLIFF, L.P.

HEDK ARCHITECTS
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214.520.0878 hedk.com

DATE
09/28/2020

PROJECT
20108

SHEET NUMBER
A3-02
BUILDING A SECOND FLOOR

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TOTAL	24	1,585	S.F.

CONDITIONED SPACES ACCESSIBLE TO TENNANTS	CLUB/ LEASING	COMMON AREAS	
1ST FLOOR	3,730	650	S.F.
2ND FLOOR	-	-	S.F.
3RD FLOOR	-	-	S.F.
4TH FLOOR	-	-	S.F.
TOTAL	3,730	650	S.F.

CONDITIONED SPACES NOT ACCESSIBLE TO TENNANTS	CLUB/ LEASING	
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3RD FLOOR	-	S.F.
4TH FLOOR	-	S.F.
TOTAL	1,960	S.F.

PLAN LEGEND:

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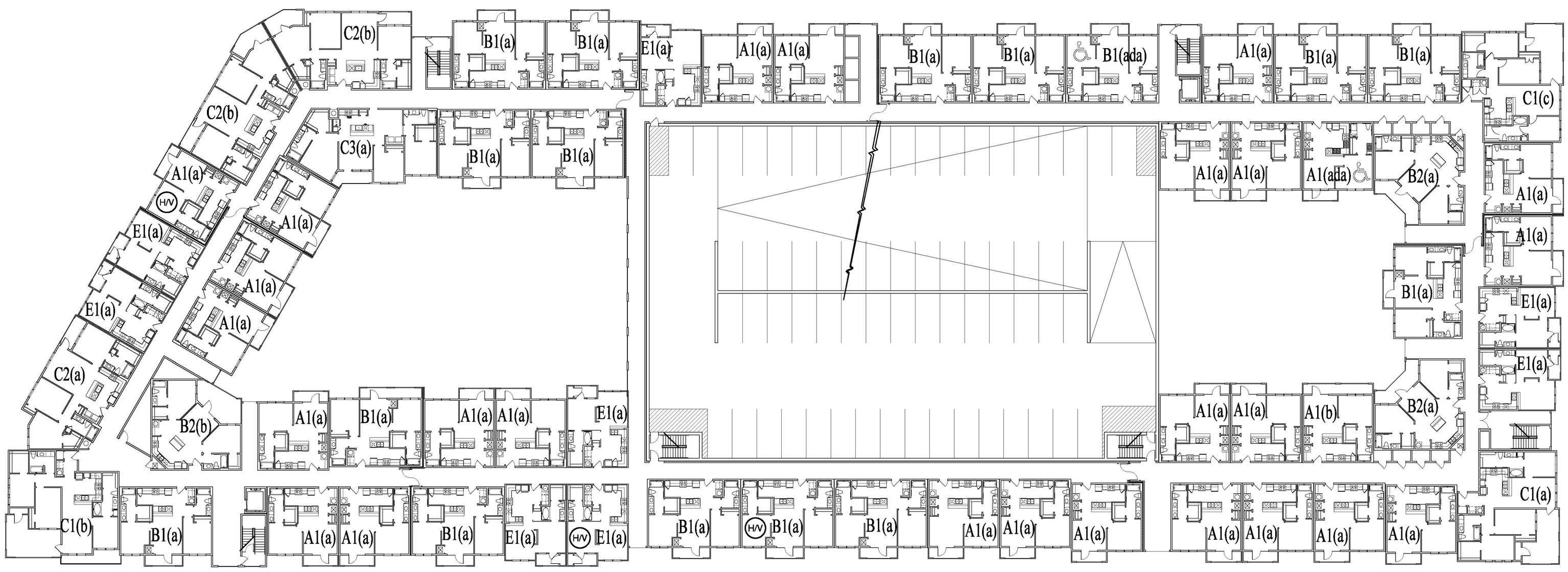

1 BUILDING A THIRD FLOOR
SCALE: 1:20

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230 APARTMENTS IN DALLAS, TX FOR
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DATE
09/28/2020

PROJECT
20108

SHEET NUMBER
A3-03
BUILDING A THIRD FLOOR

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UNCONDITIONED SPACES ACCESSIBLE TO TENNANTS	CORRIDOR	BALCONY	BALCONY STORAGE	STAIR	ELEVATOR	CLUB/ LEASING	COMMON AREA PATIO	TRASH	GARAGE	
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1ST FLOOR	3,730	650	S.F.
2ND FLOOR	-	-	S.F.
3RD FLOOR	-	-	S.F.
4TH FLOOR	-	-	S.F.
TOTAL	3,730	650	S.F.

CONDITIONED SPACES NOT ACCESSIBLE TO TENNANTS	CLUB/ LEASING	
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3RD FLOOR	-	S.F.
4TH FLOOR	-	S.F.
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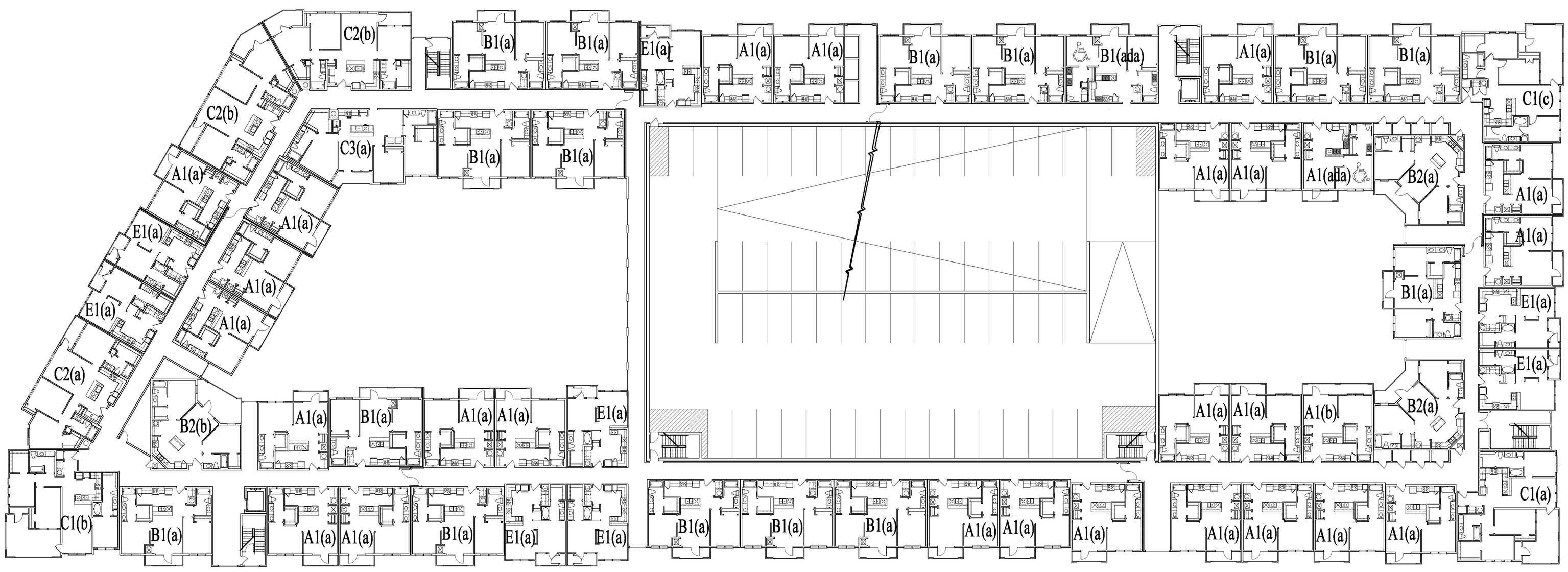
- STG S3 22 SQFT.
- STG S4 23 SQFT.
- INDICATES MASONRY LOCATIONS
- INDICATES FURDOWN LOCATIONS
- INDICATES CMU WALL LOCAITONS
- INDICATES METAL AWNING LOCAITONS
- TPO ROOF WITH PAVER SYSTEM OVER CONDITIONED SPACES
- DEEPEN TRUSSES REFER TO STRUCTURAL
- 10'-1 1/8" PLATE HEIGHT
- INDICATES SLOPED TRUSS FOR DRAINAGE
- SYMBOL INDICATES DESIGNATION OF ACCESSIBILITY

GENERAL NOTES:

- WALL MOUNTED SERVICE EQUIPMENT AND SERVICE LINES TO BE PAINTED TO MATCH BUILDING. REFER TO SPECIFICATIONS.
- GENERAL CONTRACTOR TO ENSURE CONTROL/EXPANSION JOINTS IN ARCHITECTURAL FINISH ARE COORDINATED WITH STRUCTURAL LOCATIONS. REFER TO MANUFACTURER FOR SPECIFIC REQUIREMENTS PERTAINING TO MATERIALS USED.
- COORDINATE WITH INTERIOR DESIGNER FOR INTERIOR FINISHES
- ALL MATERIALS SHALL WRAP AT OUTSIDE CORNERS AND TRANSITION AT INSIDE CORNERS U.N.O.



1 BUILDING A FOURTH FLOOR
SCALE: 1:20

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

REVISIONS

GATEWAY OAK CLIFF

230 APARTMENTS IN DALLAS, TX FOR
GATEWAY OAK CLIFF, L.P.

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DATE
09/28/2020

PROJECT
20108

SHEET NUMBER
A3-04
BUILDING A FOURTH FLOOR

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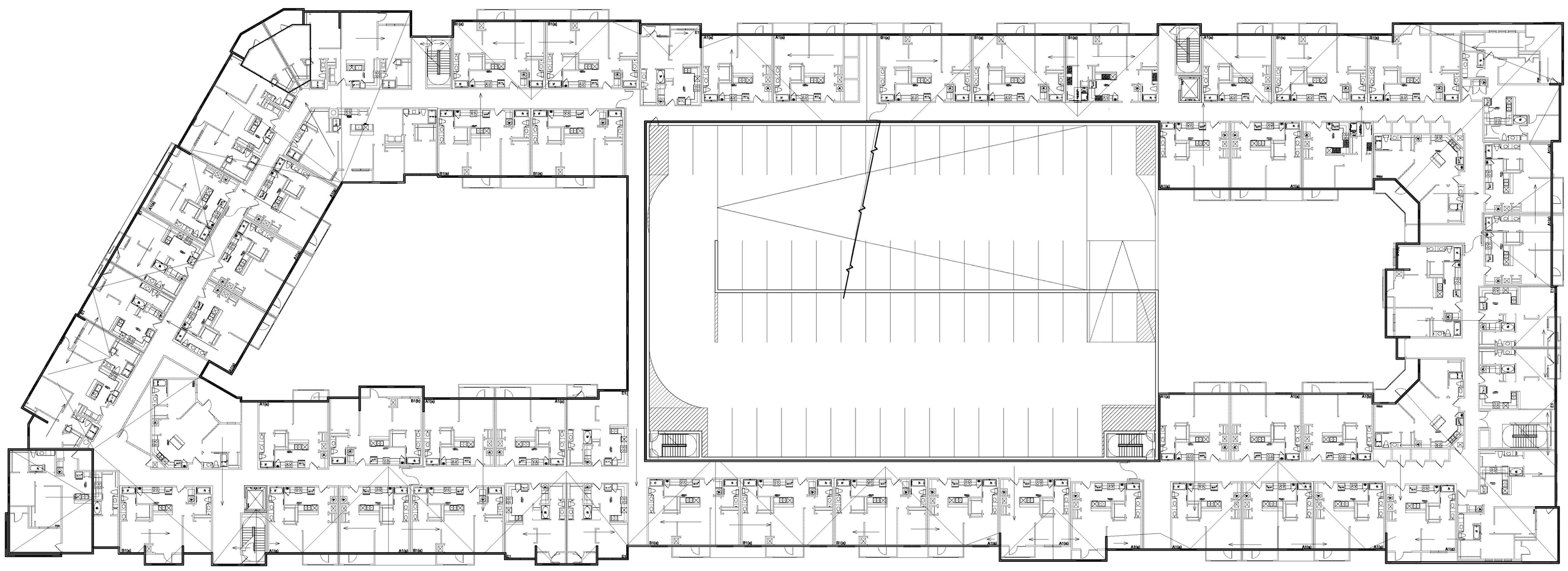
ROOF LEGEND:

- HATCH INDICATES ROOF WALKING SURFACE RE: MANUF. SPEC.
- HATCH INDICATES NO PENETRATIONS WITHIN 4'-0" OF FIREWALL
- HATCH INDICATES ELEVATED ROOF SURFACE REF. TO ELEVATIONS
- L.A.P. — LOUVRED ACCESS PANEL
- INTAKE VENT (LOW)
- INDICATES SLOPE DIRECTION SLOPE AT 1/2" / FT
- DRAFTSTOP
- RAISE PLATE PER ELEV. & SECTIONS
- DS — DOWN SPOUT
- SCUPPER & DOWN SPOUT PROVIDE EMERGENCY OVERFLOW SCUPPER AT EVERY SCUPPER REFER TO DETAIL 2/ A7-12
- EOS — EMERGENCY OVERFLOW SCUPPER
- HVAC CONDENSING UNIT LOCATE HOSE BIB NEAR CONDENSING UNITS
- ROOF LADDER

ROOF NOTES:

- ROOFING SHALL COMPLY WITH "COOL ROOF" PROGRAM STANDARDS. THE CONTRACTOR SHALL PROVIDE TO THE CITY DOCUMENTATION FROM THE MANUFACTURER SHOWING COMPLIANCE.
- VENT CALCULATIONS SHOW THE REQUIRED NET FREE VENTING AREA. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE VENTING BASED ON THESE CALCULATIONS.
- LOW INTAKE VENTS SHALL BE INSTALLED AT LOWEST POSSIBLE LOCATION
- HIGH EXHAUST VENTS SHALL BE INSTALLED 3 FEET ABOVE LOW INTAKE VENTS
- FLAT ROOF SLOPE SHALL BE 1/2" PER FOOT (MIN.)



1 BUILDING A ROOF PLAN
SCALE: 1:20

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