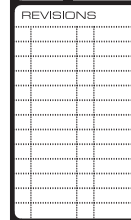
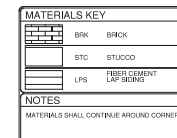




MATERIAL REQUIREMENTS PER PD 294:	
MASONRY:	80% MIN.
OTHER MATERIALS: PER UDC APPENDIX F	20% MAX.
STUCCO: (EXCLUSIVE OF MASONRY)	60% MAX.

BUILDING MATERIALS:	
BRICK:	3,580 S.F.- 37%
STUCCO:	5,750 S.F.- 60%
SIDING:	240 S.F.- 3%
TOTAL:	9,570 S.F.- 100%
GLAZING: 3,770 S.F.- 28%	



FORUM CROSSING - PHASE I
272 APARTMENTS IN GRAND PRAIRE, TEXAS
CABLETON RESIDENTIAL PROPERTIES

**SITE PLAN SUBMITTAL
ISSUED 04-27-2018**



DATE
04-27-18

PROJECT
17222

SHEET NUMBER

A4-00

**BUILDING A
ELEVATIONS**

DRC CASE #: S180404

PROJECT CONTACT INFORMATION:

OWNER/DEVELOPER:
CARLETON RESIDENTIAL PROPERTIES
5485 BELTLINE RD, #300
DALLAS, TEXAS 75254
V-972-980-9810
CONTACT: JEFF FULENCHEK

PLANS PREPARED BY:
BGO ARCHITECTS
4202 BELTWAY DRIVE
ADDISON, TEXAS 75001
V-214-520-8878 F-214-524-8422
CONTACT: KRISTOFER SPURGIN

$\frac{1}{2}$	$\frac{1}{2}$
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3 REAR ELEVATION
SCALE 1/8"=1'-0"

MATERIAL REQUIREMENTS PER PD 294:
MASONRY: 80% MIN.
OTHER MATERIALS: 20% MAX
PER UDC APPENDIX F
STUCCO: 60% MAX
(EXCLUSIVE OF MASONRY)

BUILDING MATERIALS:
BRICK: 1,350 S.F.- 42%
STUCCO: 1,750 S.F.- 55%
SIDING: 80 S.F.- 2%
TOTAL: 3,180 S.F.-100%
GLAZING: 1,060 S.F.- 25%



2 SIDE ELEVATION
SCALE 1/8"=1'-0"

MATERIAL REQUIREMENTS PER PD 294:
MASONRY: 80% MIN.
OTHER MATERIALS: 20% MAX
PER UDC APPENDIX F
STUCCO: 60% MAX
(EXCLUSIVE OF MASONRY)

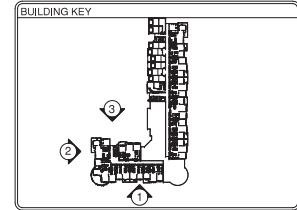
BUILDING MATERIALS:
BRICK: 1,120 S.F.- 42%
STUCCO: 1,540 S.F.- 58%
SIDING: 0 S.F.- 0%
TOTAL: 2,660 S.F.-100%
GLAZING: 990 S.F.- 27%



1 SIDE ELEVATION
SCALE 1/8"=1'-0"

MATERIAL REQUIREMENTS PER PD 294:
MASONRY: 80% MIN.
OTHER MATERIALS: 20% MAX
PER UDC APPENDIX F
STUCCO: 60% MAX
(EXCLUSIVE OF MASONRY)

BUILDING MATERIALS:
BRICK: 2,250 S.F.- 41%
STUCCO: 3,100 S.F.- 57%
SIDING: 100 S.F.- 2%
TOTAL: 5,450 S.F.-100%
GLAZING: 2,270 S.F.- 29%



MATERIALS KEY	
BRK	BRICK
STC	STUCCO
LPS	FIBER CEMENT LAP SIDING
NOTES	
MATERIALS SHALL CONTINUE AROUND CORNERS	



REVISIONS	

FORUM CROSSING - PHASE I
272 APARTMENTS IN GRAND PRAIRIE, TEXAS
CARLETON RESIDENTIAL PROPERTIES

SITE PLAN SUBMITTAL
ISSUED 04-27-2018

BGO architects
4202 Beltway Drive
Addicks, TX 75001
214.520.6876
bgoarchitects.com

DATE
04-27-18

PROJECT
17222

SHEET NUMBER
A4-01

BUILDING A
ELEVATIONS

DRC CASE #: S180404
PROJECT CONTACT INFORMATION:
OWNER/DEVELOPER: CARLETON RESIDENTIAL PROPERTIES
5485 BELTLINE RD, #300 DALLAS, TEXAS 75254
V-972-980-9810 CONTACT: JEFF FULENCHAK
PLANS PREPARED BY: BGO ARCHITECTS
4202 BELTWAY DRIVE ADDICKSON, TEXAS 75001
V-214-520-8878 F-214-524-8422 CONTACT: KRISTOFER SPURGIN

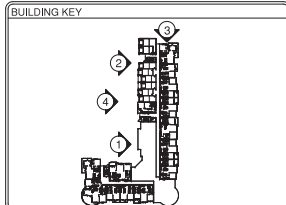
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4 REAR ELEVATION - OVERALL
SCALE 1/16"=1'-0"

MATERIAL REQUIREMENTS PER PD 294:
MASONRY: 80% MIN.
OTHER MATERIALS: 20% MAX
PER UDC APPENDIX F
STUCCO: 60% MAX
(EXCLUSIVE OF MASONRY)

BUILDING MATERIALS:
BRICK: 2,450 S.F.- 35%
STUCCO: 4,150 S.F.- 60%
SIDING: 330 S.F.- 5%
TOTAL: 6,930 S.F.- 100%
GLAZING: 2,106 S.F.- 23%



MATERIALS KEY	
	BRK BRICK
	STC STUCCO
	LPS FIBER CEMENT LAP SIDING
NOTES	
MATERIALS SHALL CONTINUE AROUND CORNERS	



3 SIDE ELEVATION
SCALE 1/8"=1'-0"

MATERIAL REQUIREMENTS PER PD 294:
MASONRY: 80% MIN.
OTHER MATERIALS: 20% MAX
PER UDC APPENDIX F
STUCCO: 60% MAX
(EXCLUSIVE OF MASONRY)

BUILDING MATERIALS:
BRICK: 990 S.F.- 46%
STUCCO: 1,140 S.F.- 54%
SIDING: 0 S.F.- 0%
TOTAL: 2,130 S.F.- 100%
GLAZING: 640 S.F.- 23%



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



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

DRC CASE #: S180404

PROJECT CONTACT INFORMATION:

OWNER/DEVELOPER:
CARLETON RESIDENTIAL PROPERTIES
5485 BELTLINE RD., #300
DALLAS, TEXAS 75254
V-972-980-9810
CONTACT: JEFF FULENCEK

PLANS PREPARED BY:
BGO ARCHITECTS
4202 BELTWAY DRIVE
ADDISON, TEXAS 75001
V-214-520-8878 F-214-524-8422
CONTACT: KRISTOFER SPURGIN



REVISIONS

FORUM CROSSING - PHASE I
272 APARTMENTS IN GRAND PRairie, TEXAS
CARLETON RESIDENTIAL PROPERTIES

SITE PLAN SUBMITTAL
ISSUED 04-27-2018

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DATE
04-27-18

PROJECT
17222

SHEET NUMBER

A4-02
BUILDING A
ELEVATIONS

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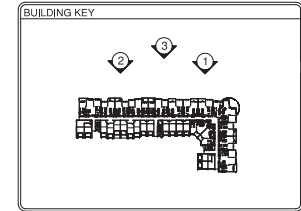


3 PRIMARY ELEVATION - OVERALL
SCALE 1/16"=1'-0"

MATERIAL REQUIREMENTS PER PD 294:
MASONRY: 80% MIN.
OTHER MATERIALS:
PER UDC APPENDIX F 20% MAX
STUCCO: 60% MAX
(EXCLUSIVE OF MASONRY)

BUILDING MATERIALS:
BRICK: 2,950 S.F.- 42%
STUCCO: 4,000 S.F.- 57%
SIDING: 100 S.F.- 1%
TOTAL: 7,050 S.F.- 100%
GLAZING: 2,454 S.F.- 26%

MATERIALS KEY	
	BRK BRCK
	STC STUCCO
	LPS LPSB CEMENT SYP SIDING
NOTES	
MATERIALS SHALL CONTINUE AROUND CORNERS	



2 PRIMARY ELEVATION
SCALE 1/8"=1'-0"



1 PRIMARY ELEVATION
SCALE 1/8"=1'-0"

04-27-2018

REVISIONS

SITE PLAN SUBMITTAL
ISSUED 04-27-2018

FORUM CROSSING - PHASE I

272 APARTMENTS IN GRAND PRAIRIE, TEXAS

CARLETON RESIDENTIAL PROPERTIES

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PROJECT

17222

SHEET NUMBER

A4-10

BUILDING B
ELEVATIONS

DRC CASE #: S180404

PROJECT CONTACT INFORMATION:

OWNER/DEVELOPER:
CARLETON RESIDENTIAL PROPERTIES
5415 BELTLINE RD, #300
DALLAS, TEXAS 75254
V-972-980-9810
CONTACT: JEFF FULENCHEK

PLANS PREPARED BY:
BGO ARCHITECTS
4202 BELTWAY DRIVE
ADDISON, TEXAS 75001
V-214-520-8878 F-214-524-8422
CONTACT: KRISTOFER SPURGIN

3 REAR ELEVATION

SCALE 1/8"=1'-0"

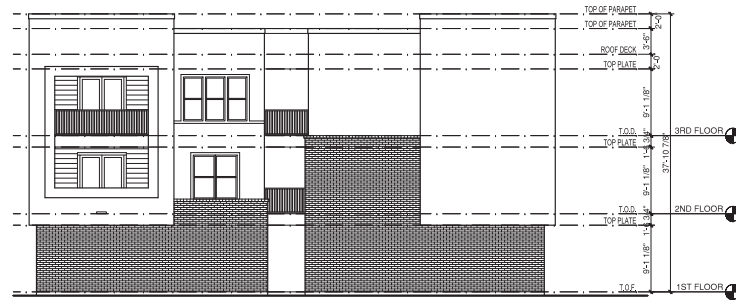


MATERIAL REQUIREMENTS PER PD 294:
 MASONRY: 80% MIN.
 OTHER MATERIALS: 20% MAX
 PER UDC APPENDIX F
 STUCCO: 60% MAX
 (EXCLUSIVE OF MASONRY)

BUILDING MATERIALS:
 BRICK: 620 S.F.- 35%
 STUCCO: 890 S.F.- 57%
 SIDING: 120 S.F.- 7%
 TOTAL: 1,730 S.F.-100%
 GLAZING: 96 S.F.- 5%

2 SIDE ELEVATION

SCALE 1/8"=1'-0"



MATERIAL REQUIREMENTS PER PD 294:
 MASONRY: 80% MIN.
 OTHER MATERIALS: 20% MAX
 PER UDC APPENDIX F
 STUCCO: 60% MAX
 (EXCLUSIVE OF MASONRY)

BUILDING MATERIALS:
 BRICK: 850 S.F.- 40%
 STUCCO: 1,280 S.F.- 60%
 SIDING: 0 S.F.- 0%
 TOTAL: 2,130 S.F.-100%
 GLAZING: 180 S.F.- 8%

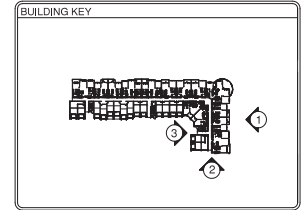
1 SIDE ELEVATION

SCALE 1/8"=1'-0"



MATERIAL REQUIREMENTS PER PD 294:
 MASONRY: 80% MIN.
 OTHER MATERIALS: 20% MAX
 PER UDC APPENDIX F
 STUCCO: 60% MAX
 (EXCLUSIVE OF MASONRY)

BUILDING MATERIALS:
 BRICK: 1,280 S.F.- 39%
 STUCCO: 1,950 S.F.- 59%
 SIDING: 50 S.F.- 2%
 TOTAL: 3,280 S.F.-100%
 GLAZING: 1,280 S.F.- 28%



MATERIALS KEY	
	BRK BRICK
	STC STUCCO
	LPS FIBER CEMENT LAP BOARD

NOTES
 MATERIALS SHALL CONTINUE AROUND CORNERS



REVISIONS	

FORUM CROSSING - PHASE I
 272 APARTMENTS IN GRAND PRAIRIE, TEXAS
 CARLETON RESIDENTIAL PROPERTIES

SITE PLAN SUBMITTAL
 ISSUED 04-27-2018

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 Addison, TX 75001
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 bgoarchitects.com

DATE
 04-27-18

PROJECT
 17222

SHEET NUMBER

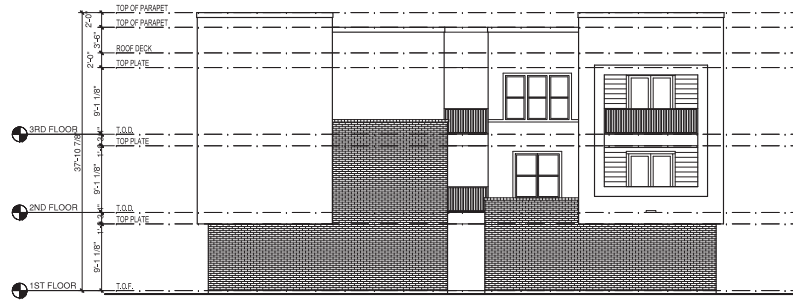
A4-11
 BUILDING B
 ELEVATIONS

DRC CASE #: S180404		
PROJECT CONTACT INFORMATION:		
OWNER/DEVELOPER:	PLANS PREPARED BY:	
CARLETON RESIDENTIAL PROPERTIES	BGO ARCHITECTS	
5485 BELTLINE RD, #300	4202 BELTWAY DRIVE	
DALLAS, TEXAS 75254	ADDISON, TEXAS 75001	
V-972-980-9810	V-214-520-8878 F-214-524-8422	
CONTACT: JEFF FULENCHER	CONTACT: KRISTOFER SPURGIN	

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2 SIDE ELEVATION

SCALE 1/8"=1'-0"



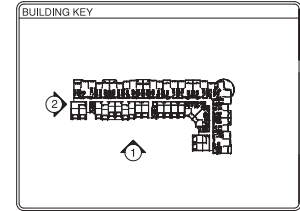
MATERIAL REQUIREMENTS PER PD 294:		BUILDING MATERIALS:	
MASONRY:	80% MIN.	BRICK:	850 S.F.- 40%
OTHER MATERIALS:	20% MAX	STUCCO:	1,280 S.F.- 60%
PER UDC APPENDIX F		SIDING:	0 S.F.- 0%
STUCCO	60% MAX	TOTAL:	2,130 S.F.- 100%
(EXCLUSIVE OF MASONRY)		GLAZING:	180 S.F.- 8%

1 REAR ELEVATION

SCALE 1/8"=1'-0"



MATERIAL REQUIREMENTS PER PD 294:		BUILDING MATERIALS:	
MASONRY:	80% MIN.	BRICK:	2,040 S.F.- 18%
OTHER MATERIALS:	20% MAX	STUCCO:	3,260 S.F.- 59%
PER UDC APPENDIX F		SIDING:	170 S.F.- 3%
STUCCO	60% MAX	TOTAL:	5,470 S.F.- 100%
(EXCLUSIVE OF MASONRY)		GLAZING:	1,060 S.F.- 16%



MATERIALS KEY	
	BRK BRICK
	STC STUCCO
	LPS FIBER CEMENT LAP SIDING
NOTES	
MATERIALS SHALL CONTINUE AROUND CORNERS	

FORUM CROSSING - PHASE I

272 APARTMENTS IN GRAND PRAIRIE, TEXAS
CARLETON RESIDENTIAL PROPERTIES

SITE PLAN SUBMITTAL
ISSUED 04-27-2018

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DATE
04-27-18

PROJECT
17222

SHEET NUMBER

A4-12

BUILDING B
ELEVATIONS

DRC CASE #: S180404

PROJECT CONTACT INFORMATION:

OWNER/DEVELOPER:
CARLETON RESIDENTIAL PROPERTIES
5485 BELTLINE RD, #300
DALLAS, TEXAS 75254
V-972-980-9810
CONTACT: JEFF FULENCHER

PLANS PREPARED BY:
BGO ARCHITECTS
4202 BELTWAY DRIVE
ADDICKS, TEXAS 75001
V-214-520-8878 F-214-524-8422
CONTACT: KRISTOFER SPURGIN

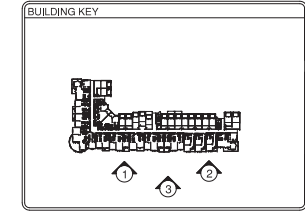
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3 PRIMARY ELEVATION - OVERALL
SCALE 1/16"=1'-0"

MATERIAL REQUIREMENTS PER PD 294:
MASONRY: 80% MIN.
OTHER MATERIALS: 20% MAX
STUCCO: (EXCLUSIVE OF MASONRY) 60% MAX

BUILDING MATERIALS:
BRICK: 3,930 S.F.- 40%
STUCCO: 5,640 S.F.- 58%
SIDING: 180 S.F.- 2%
TOTAL: 9,730 S.F.- 100%
GLAZING: 3,618 S.F.- 27%



MATERIALS KEY	
	BRK BRICK
	STC STUCCO
	LPS LIPS CEMENT LIP SIDING
NOTES	
MATERIALS SHALL CONTINUE AROUND CORNERS	



2 PRIMARY ELEVATION
SCALE 1/8"=1'-0"



1 PRIMARY ELEVATION
SCALE 1/8"=1'-0"



REVISIONS	
1	
2	
3	

FORUM CROSSING - PHASE I
272 APARTMENTS IN GRAND PRAIRIE, TEXAS
CARLETON RESIDENTIAL PROPERTIES

SITE PLAN SUBMITTAL
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DATE
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PROJECT
17222

SHEET NUMBER
A4-20

BUILDING C
ELEVATIONS

DRC CASE #: S180404
PROJECT CONTACT INFORMATION:
OWNER/DEVELOPER:
CARLETON RESIDENTIAL PROPERTIES
5415 BELTLINE RD, #300
DALLAS, TEXAS 75254
V-972-980-9810
CONTACT: JEFF FULENCHEK
PLANS PREPARED BY:
BGO ARCHITECTS
4202 BELTWAY DRIVE
ADDISON, TEXAS 75001
V-214-520-8878 F-214-524-8422
CONTACT: KRISTOFER SPURGIN

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

MATERIAL REQUIREMENTS PER PD 294:
MASONRY: 80% MIN.
OTHER MATERIALS: 20% MAX
PER UDC APPENDIX F
STUCCO: 60% MAX
(EXCLUSIVE OF MASONRY)

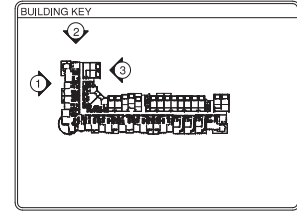
BUILDING MATERIALS:
BRICK: 700 S.F.- 32%
STUCCO: 1,320 S.F.- 58%
SIDING: 200 S.F.- 9%
TOTAL: 2,220 S.F.-100%
GLAZING: 136 S.F.- 6%



2 SIDE ELEVATION
SCALE 1/8"=1'-0"

MATERIAL REQUIREMENTS PER PD 294:
MASONRY: 80% MIN.
OTHER MATERIALS: 20% MAX
PER UDC APPENDIX F
STUCCO: 60% MAX
(EXCLUSIVE OF MASONRY)

BUILDING MATERIALS:
BRICK: 1,000 S.F.- 47%
STUCCO: 1,140 S.F.- 53%
SIDING: 0 S.F.- 0%
TOTAL: 2,140 S.F.-100%
GLAZING: 630 S.F.- 23%



MATERIALS KEY	
	BRK BRICK
	STC STUCCO
	LPS FIBER CEMENT LAP BOARD
NOTES	
MATERIALS SHALL CONTINUE AROUND CORNERS	



1 SIDE ELEVATION
SCALE 1/8"=1'-0"

MATERIAL REQUIREMENTS PER PD 294:
MASONRY: 80% MIN.
OTHER MATERIALS: 20% MAX
PER UDC APPENDIX F
STUCCO: 60% MAX
(EXCLUSIVE OF MASONRY)

BUILDING MATERIALS:
BRICK: 1,570 S.F.- 42%
STUCCO: 2,150 S.F.- 57%
SIDING: 50 S.F.- 1%
TOTAL: 3,770 S.F.-100%
GLAZING: 1,278 S.F.- 25%

DRC CASE #: S180404

PROJECT CONTACT INFORMATION:

OWNER/DEVELOPER:
CARLETON RESIDENTIAL PROPERTIES
5485 BELTLINE RD, #300
DALLAS, TEXAS 75254
V-972-980-9810
CONTACT: JEFF FULENCHER

PLANS PREPARED BY:
BGO ARCHITECTS
4202 BELTWAY DRIVE
ADDISON, TEXAS 75001
V-214-520-8878 F-214-524-8422
CONTACT: KRISTOFER SPURGIN



REVISIONS	

FORUM CROSSING - PHASE I
272 APARTMENTS IN GRAND PRAIRIE, TEXAS
CARLETON RESIDENTIAL PROPERTIES

SITE PLAN SUBMITTAL
ISSUED 04-27-2018



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DATE
04-27-18

PROJECT
17222

SHEET NUMBER

A4-21

BUILDING C
ELEVATIONS

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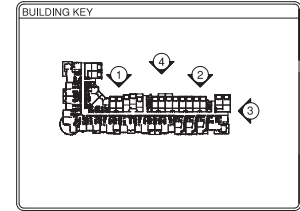


4 REAR ELEVATION - OVERALL
SCALE 1/16"=1'-0"

MATCHLINE
MATCHLINE

MATERIAL REQUIREMENTS PER PD 294:
MASONRY: 80% MIN.
OTHER MATERIALS: 20% MAX
PER UDC APPENDIX F
STUCCO: 60% MAX
(EXCLUSIVE OF MASONRY)

BUILDING MATERIALS:
BRICK: 3,350 S.F.- 41%
STUCCO: 4,530 S.F.- 53%
SIDING: 370 S.F.- 4%
TOTAL: 8,250 S.F.-100%
GLAZING: 1,660 S.F.- 17%



MATERIALS KEY	
	BRK BRICK
	STC STUCCO
	SPS SIDING
	GLZ GLAZING
NOTES	
MATERIALS SHALL CONTINUE AROUND CORNERS	



3 SIDE ELEVATION
SCALE 1/8"=1'-0"

MATERIAL REQUIREMENTS PER PD 294:
MASONRY: 80% MIN.
OTHER MATERIALS: 20% MAX
PER UDC APPENDIX F
STUCCO: 60% MAX
(EXCLUSIVE OF MASONRY)

BUILDING MATERIALS:
BRICK: 1,000 S.F.- 47%
STUCCO: 1,140 S.F.- 53%
SIDING: 0 S.F.- 0%
TOTAL: 2,140 S.F.-100%
GLAZING: 630 S.F.- 23%



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

MATCHLINE
MATCHLINE



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

MATCHLINE
MATCHLINE

DRC CASE #: S180404	
PROJECT CONTACT INFORMATION:	
OWNER/DEVELOPER: CARLETON RESIDENTIAL PROPERTIES 5485 BELTLINE RD, #300 DALLAS, TEXAS 75254 V-972-980-9810 CONTACT: JEFF FULENCEK	PLANS PREPARED BY: BGO ARCHITECTS 4202 BELTWAY DRIVE ADDISON, TEXAS 75001 V-214-520-8878 F-214-524-8422 CONTACT: KRISTOFER SPURGIN



REVISIONS

FORUM CROSSING - PHASE I
272 APARTMENTS IN GRAND PRairie, TEXAS
CARLETON RESIDENTIAL PROPERTIES

SITE PLAN SUBMITTAL
ISSUED 04-27-2018

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DATE
04-27-18

PROJECT
17222

SHEET NUMBER

A4-22
BUILDING C
ELEVATIONS

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