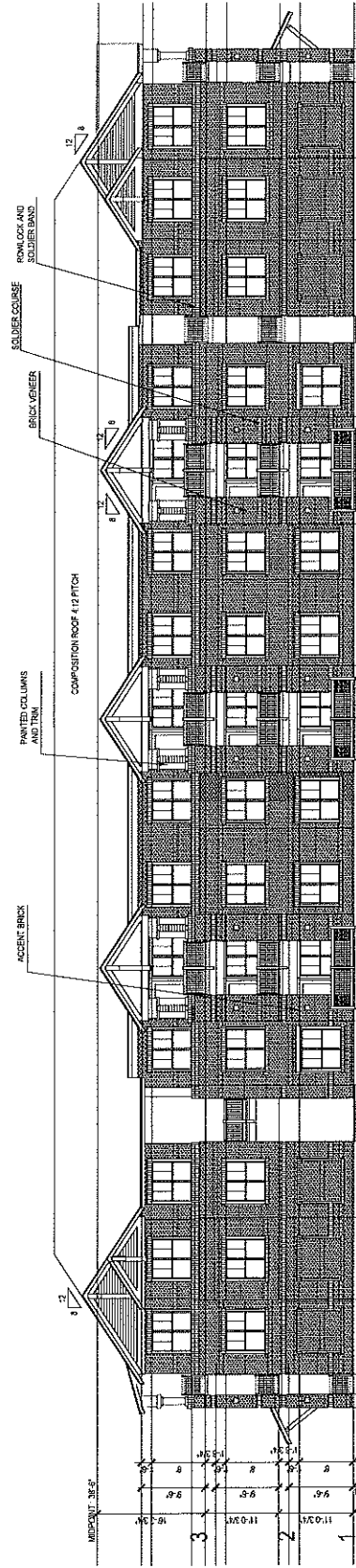
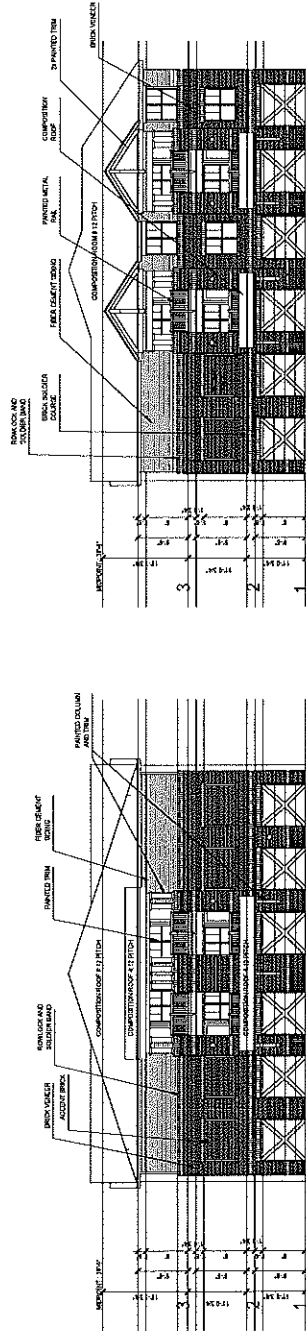




1 BUILDING TYPE 3 - FRONT ELEVATION

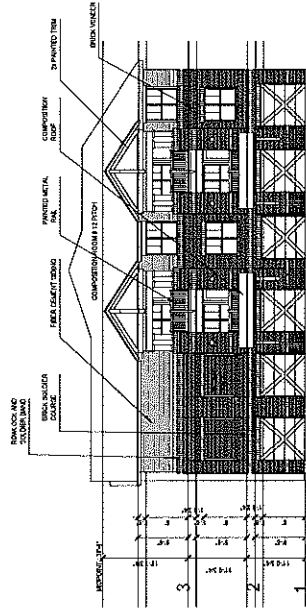
SCALE: 1/8" = 1'-0"

WHEN FACING SARAJEVO PARKWAY



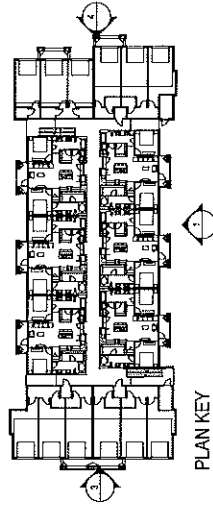
3 BUILDING TYPE 3 - LEFT ELEVATION

SCALE: 3/32" = 1'-0"

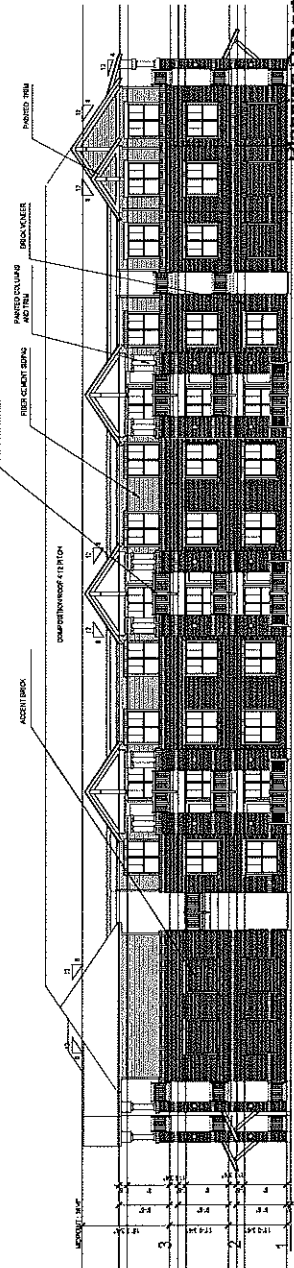


4 BUILDING TYPE 3 - RIGHT ELEVATION

SCALE: 3/32" = 1'-0"



PLAN KEY



2 BUILDING TYPE 3 - REAR ELEVATION

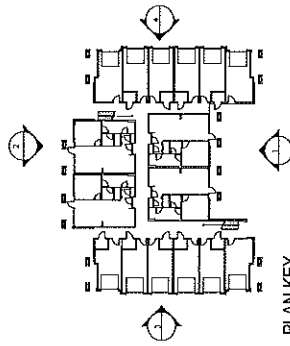
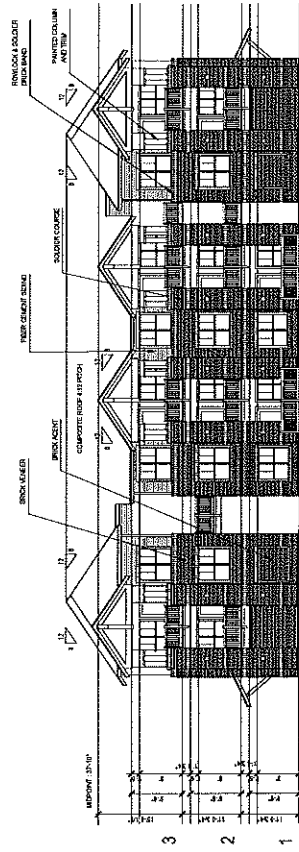
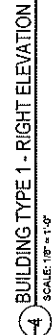
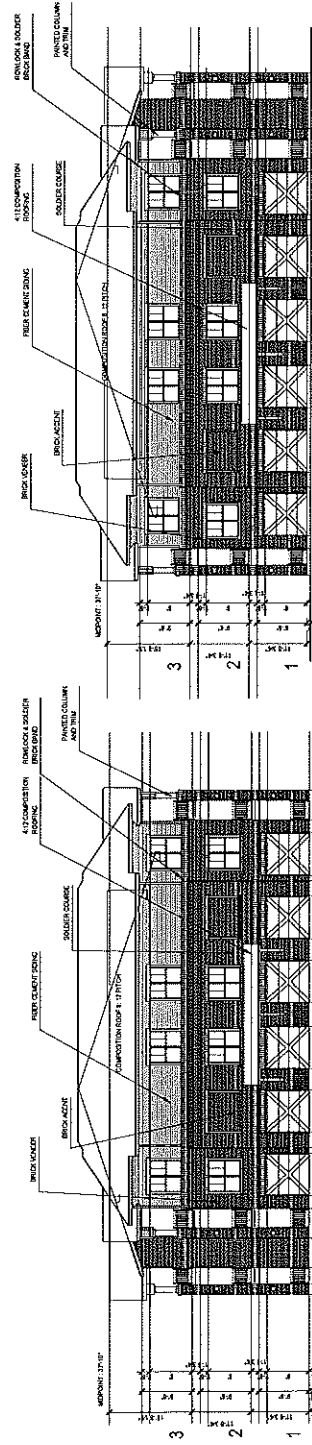
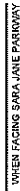
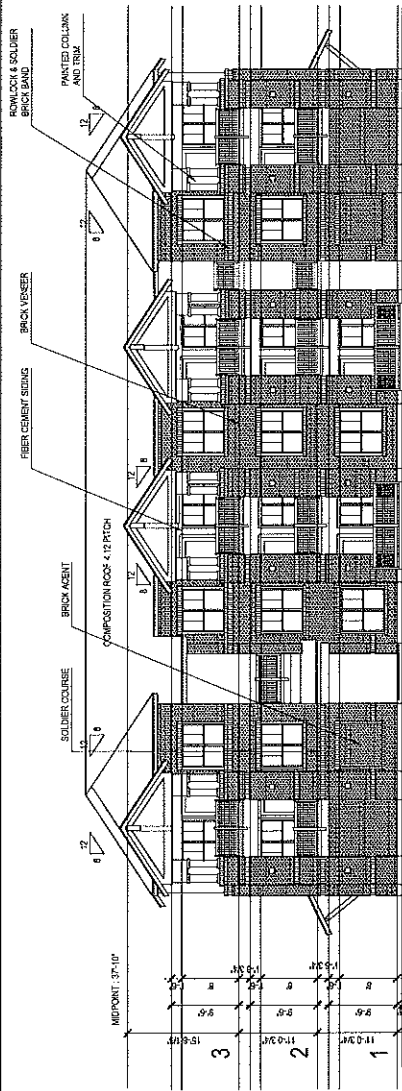
SCALE: 3/32" = 1'-0"

FACADE	AREA	OPENING	TOTAL	PERCENT MASONRY	PERCENT OTHER
FRONT - ELEV #1	6,028	2,842	3,886	100%	0%
REAR - ELEV #2	5,979	1,924	4,055	81%	19%
LEFT - ELEV #3	4,400	1,400	3,000	80%	20%
RIGHT - ELEV #4	2,400	800	1,600	80%	20%

BUILDING ELEVATIONS
WINDING CREEK APARTMENTS
Case No. S160305
Charles D. Ball Survey, Abstract No. 1971699
GRAND PRAIRIE, TARRANT COUNTY, TEXAS
DIBA
OWNER/DEVELOPER
FRAM
BUILDING GROUP
60013 Hwy. 280, Suite 100
Coppell, Texas 75011
DESIGN
DRAWN
DATE
SCALE
FILE
NO.
A425

MAR 02 2016

Received



FAÇADE	AREA	OPENING *	TOTAL	PERCENT MASONRY	PERCENT OTHER
FRONT - ELEV #1	3,842	1,629	2,213	100%	D
REAR - ELEV #2	3,735	1,587	2,149	89%	11%
LEFT - ELEV #3	2,826	819	2,009	80%	20%
RIGHT - ELEV #4	3,047	1,037	2,010	80%	20%

BUILDING ELEVATIONS

WINDING CREEK APARTMENTS

Case No. S160305

Charles D. Ball Survey, Abstract No. 197/1699

GRAND PRAIRIE, TARRANT COUNTY TEXAS



Owner/Developer:

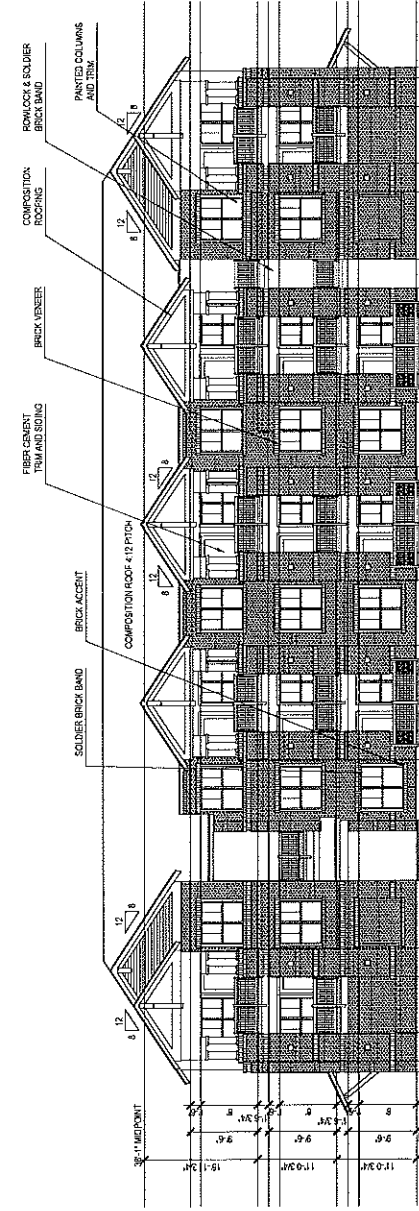


DESIGN	DRAWN	DATE	SCALE	FILE	NO.
DBA		2-25	1/8" = 1'-0"		A405

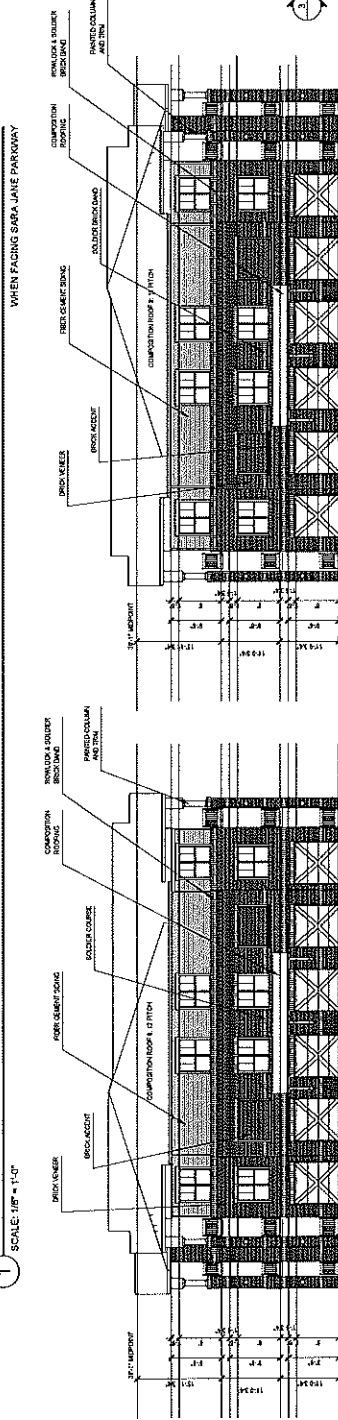
Planning Department

MAR 02 2016

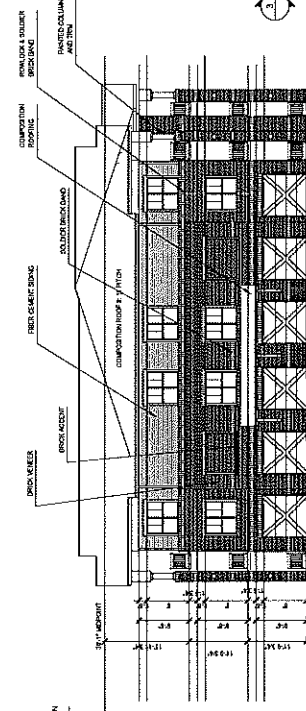
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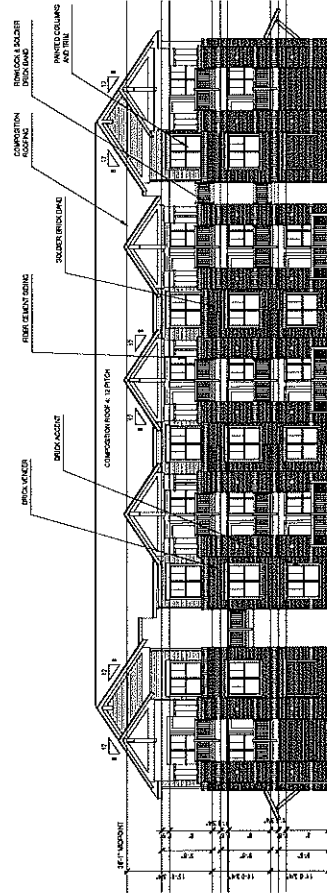
1 BUILDING TYPE 2 - FRONT ELEVATION
SCALE: 1/8" = 1'-0"



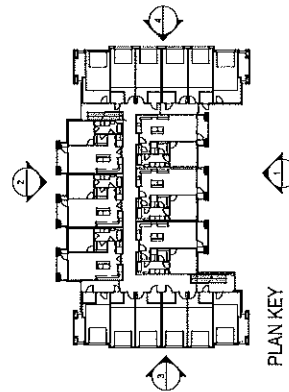
3 BUILDING TYPE 2 - LEFT ELEVATION
SCALE: 3/32" = 1'-0"



4 BUILDING TYPE 2 - RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



2 BUILDING TYPE 2 - REAR ELEVATION
SCALE: 3/32" = 1'-0"



PLAN KEY

FACADE	AREA	OPENING	TOTAL	PERCENT MASONRY	PERCENT OTHER
FRONT - ELEV. #1	4,641	2,254	2,387	100%	0
REAR - ELEV. #2	4,641	2,254	2,387	90%	10%
LEFT - ELEV. #3	4,641	2,254	2,387	81%	19%
RIGHT - ELEV. #4	4,641	2,254	2,387	81%	19%
TOTAL	18,564	9,016	18,564	81%	19%

* OPENING INCLUDES EXTERIOR DOOR, BREEZEWAY AND BALCONY AREAS

BUILDING ELEVATIONS		
WINDING CREEK APARTMENTS		
Case No. S160305		
Charles D. Ball Survey, Abstract No. 1971/699		
GRAND PRAIRIE, TARRANT COUNTY, TEXAS		
IDIBA		
DESIGN	DRAWN	DATE
DBA	2-25	1/18" = 1'-0"
NO.	A416	

Grand Prairie, Texas

 03-25-2016

 Overlaid Developer:

 FRAM

 BUILDING GROUP

 400 E. Hwy. 288, Suite 100

 Grand Prairie, Texas 75048

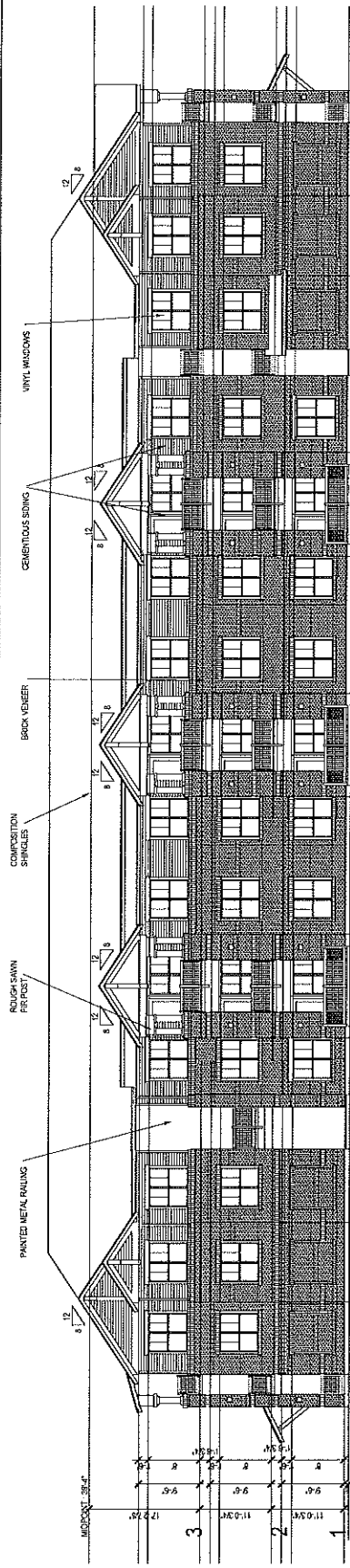
 Contact: Luciana Smith

 214.999.1001

Planning Department

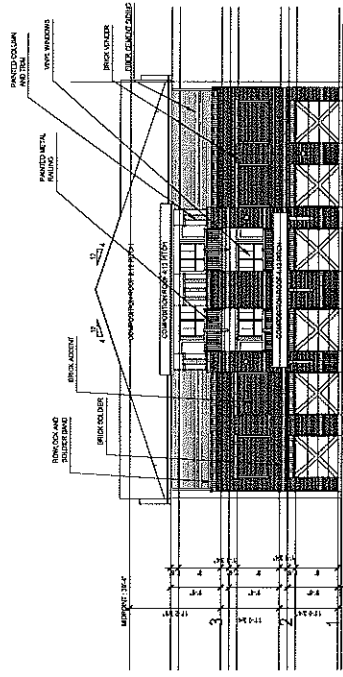
MAR 02 2016

Received

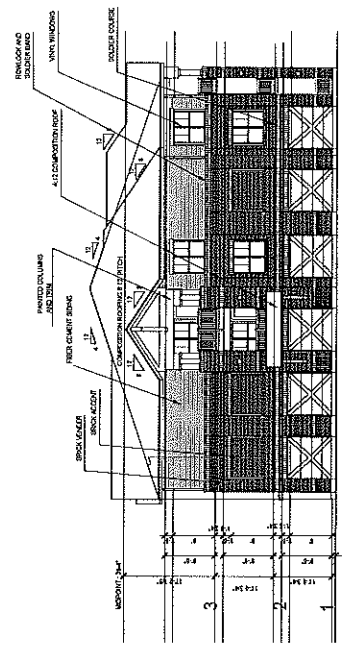


1 TYPE 3a - FRONT ELEVATION
SCALE: 1/8" = 1'-0"

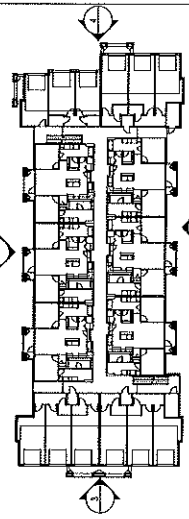
DOES NOT FRONT SARAJANE PARKWAY



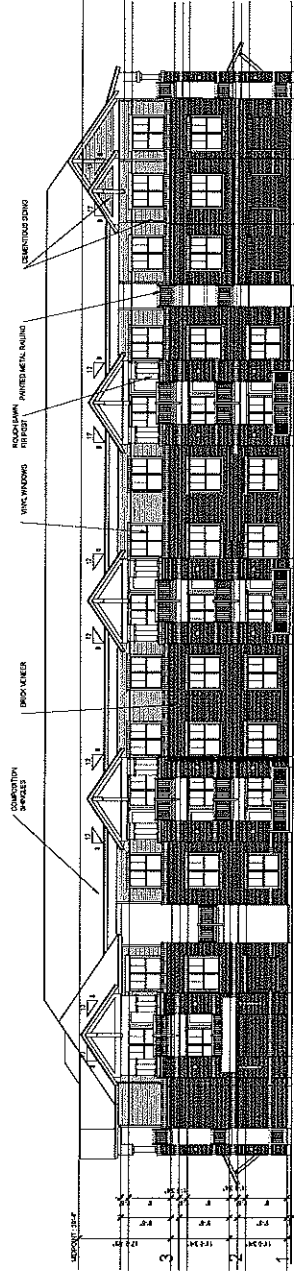
3 TYPE 3a - LEFT ELEVATION
SCALE: 3/32" = 1'-0"



4 TYPE 3a - RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



PLAN KEY



2 TYPE 3a - REAR ELEVATION
SCALE: 3/32" = 1'-0"

FACADE	AREA	OPENING	TOTAL	PERCENT MASONRY	PERCENT OTHER
FRONT - ELEV #1	5,028	2,042	3,986	83%	7%
REAR - ELEV #2	5,390	2,084	3,306	83%	7%
LEFT - ELEV #3	2,490	602	1,888	80%	20%
RIGHT - ELEV #4	2,490	602	1,888	80%	20%
* OPENINGS INCLUDE EXTERIOR WINDOW, DOOR, BREASTING, AND BALCONY AREA					100%

BUILDING ELEVATIONS
WINDING CREEK APARTMENTS
 Case No. 1160305
 Charles D. Ball Survey, Abstract No. 1971699
 GRAND PRAIRIE, TARRANT COUNTY, TEXAS



Overall Developer:
FRAM
 12111 N. Loop East, Suite 100
 Dallas, Texas 75244
 Contact: 214.696.8818
 2/14/16

DESIGN	DRAWN	DATE	SCALE	PER	NO.
DBA		2-25		A435	

Planning Department

MAR 02 2016

Received

SITE DEVELOPMENT DATA

Zoning: C-106 (Community Center) - Medium Density Residential Zone
Density: 31421 / 98 = 14 units per acre

Required masonry content: "100% when adjacent to and facing Sara Jane Parkway, 80% masonry 20% other materials"

Percentage of landscape maximum building height: 40' (three-story)

Zoning board information: Front yard building less: 40' to building

SITE DEVELOPMENT CALCULATIONS	
Site area: 25.28 acres (1,001,038 sq. ft.)	3.3 acres in flood plain (4.4 %)
2.84 acres (113,850 sq. ft.)	1.04 acres (41,688 sq. ft.) buildable
Buildable coverage ratio	14%
Foot print ratio	41%
BUILDING SQUARE FOOTAGE AND DATA	
4 - town 1 buildings @ 25,507 sq. ft. each building	102,108 sq. ft.
6 - town 2 buildings @ 31,204 sq. ft. each building	187,236 sq. ft.
2 - town 3 buildings @ 40,688 sq. ft. each building	81,380 sq. ft.
1 - town 4 buildings @ 41,267 sq. ft. each building	40,267 sq. ft.
1 - clubhouse building	5,727 sq. ft.
14 buildings totaling	410,798 sq. ft.

[illegible]

52-A11 (1 bedroom, 1 bath) @ \$51.5¢ ea. =	35,154.5¢
104-A12 (1 bedroom, 1 bath) @ 72¢ ea. =	73,644.0¢
82-B11 (2 bedroom, 2 bath) @ \$90.0¢ ea. =	75,760.0¢
58-B12 (2 bedroom, 2 bath) @ 1,070.0¢ ea. =	58,160.0¢
18-C11 (3 bedroom, 2 bath) @ 1,257.0¢ ea. =	27,525.0¢
314-C1 (Total apartments) =	213,179.5¢
155 - 200 (garages @ 247.0¢ ea. =	46,352.0¢
IMPERVIOUS COVERAGE	

Parking 220,883 sq Horsepower, sidewalks, etc.* 220,108 sq	REQUIRED PARKING BREAKDOWN 1.28 spaces per 1 bedroom apartment (156 x 1.28) = 95 spaces 2 spaces per 2 and 3 bedroom apartment (159 x 2) = 315 spaces Total parking spaces required by ordinance 511 spaces
TYPE OF PARKING Direct access garages 308,154 sq 155	Required Provided 308,154 sq 155

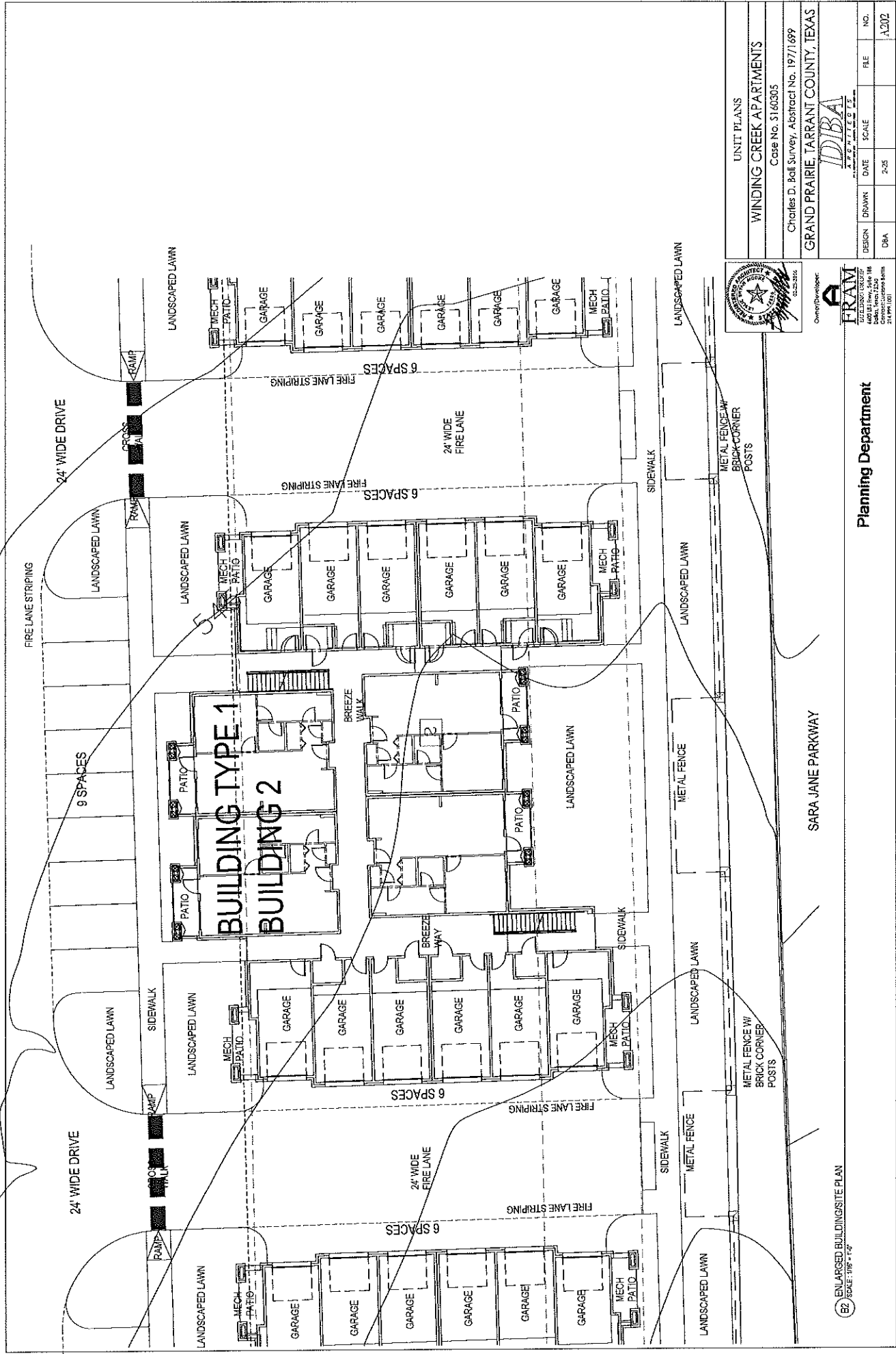
Accessible parking spaces	3
Accessible service parking @ 2% (156 x 102)	3
Accessible loading @ 2% (10 x 102)	1
Accessible unloading @ 2% (10 x 102)	1
Total accessible parking	14
* REFER TO LANDSCAPE ARCHITECT'S PLAN FOR PLANT AREA AND LANDSCAPE INFORMATION. ** REFER TO CIVIL ENGINEER DOCUMENTS FOR PAVING DETAILS, COVERAGE RATIO, PROPERTY METES BOUNDS, AND OTHER INFORMATION.	

WINDING CREEK APARTMENTS
Case No. S160305
Charles D. Ball Survey, Abstract No. 19711699
GRAND PRAIRIE, TARRANT COUNTY, TEXAS

ARCHITECTS				
BY: PROJECT MANAGER OR QUALITY MANAGER DATE: 08/01/2018				
DESIGN	DRAWN	DATE	SCALE	FILE NO.
D&A		2-25		A201W



Received

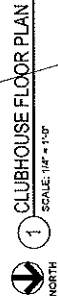
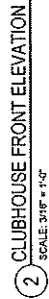


UNIT PLANS			
WINDING CREEK APARTMENTS			
Case No. S160305			
Charles D. Ball Survey, Abstract No. 19771699			
GRAND PRAIRIE, TARRANT COUNTY, TEXAS			
IDIBA			
DESIGN	DATE	SCALE	FILE NO.
DBA	2-25		A302

Planning Department

MAR 02 2016

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1 CLUBHOUSE FLOOR PLAN
SCALE: 1/4" = 1'-0"

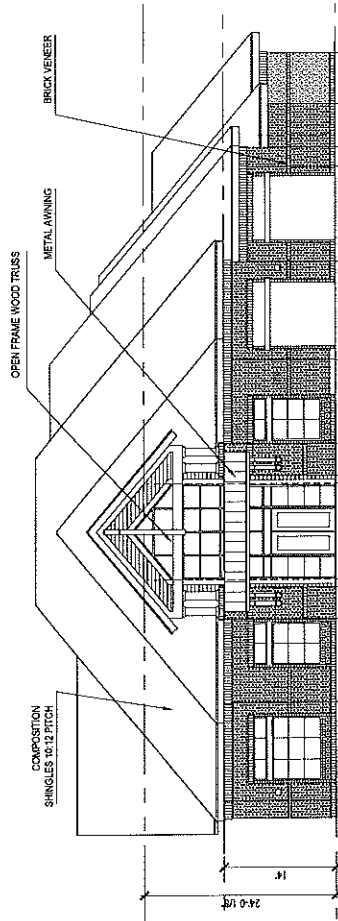
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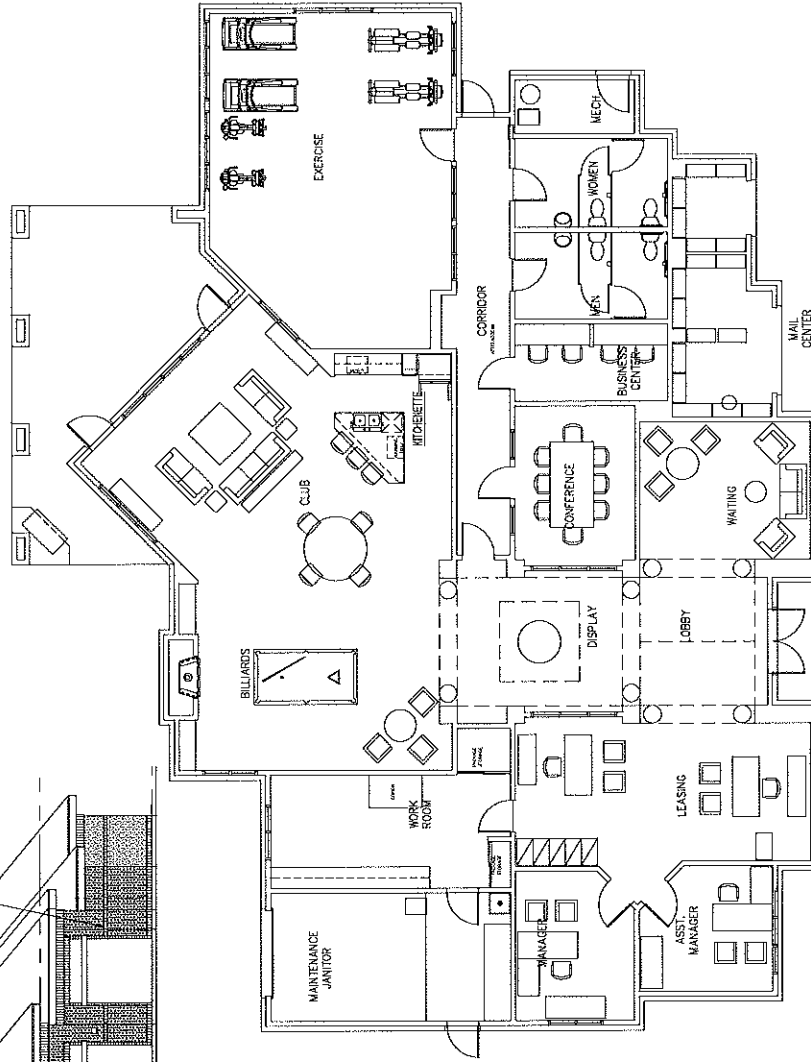
Planning Department

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2 CLUBHOUSE FRONT ELEVATION
SCALE: 3/16" = 1'-0"



1 CLUBHOUSE FLOOR PLAN
SCALE: 1/4" = 1'-0"

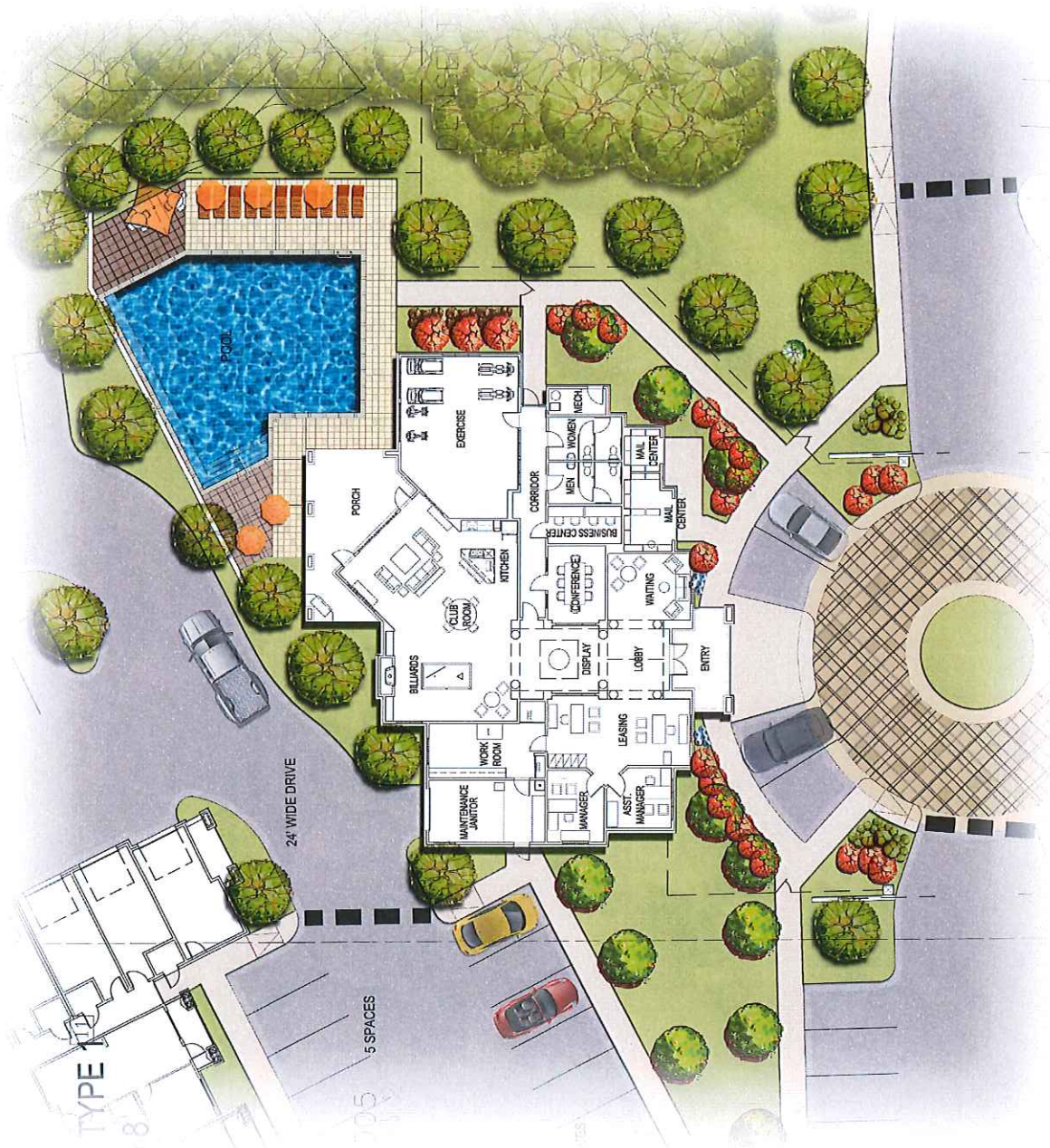
CLUBHOUSE PLAN			
WINDING CREEK APARTMENTS			
Case No. S160305			
Charles D. Ball Survey, Abstract No. 19771699			
GRAND PRAIRIE, TARRANT COUNTY, TEXAS			
IDIBA			
DESIGN	DBA	DATE	2-25
DRAWN		SCALE	
FILE			
NO.			A901



Planning Department

MAR 02 2016

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WINDING CREEK APARTMENTS | CLUBHOUSE PLAN



SCALE IN FEET
0 10 20 30

DBA
ARCHITECTS
111 S. WINDYBAY BLVD. #200
HOUSTON, TEXAS 77058
(281) 444-4400

Planning Department

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CLUBHOUSE FRONT ELEVATION

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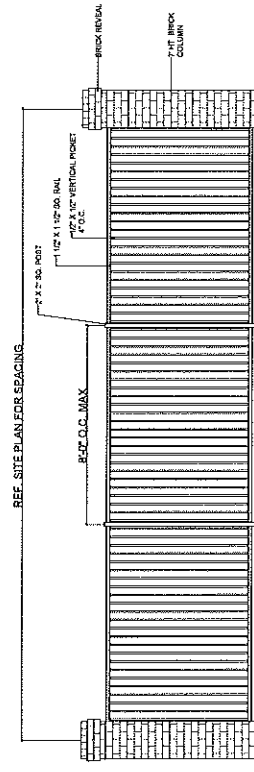
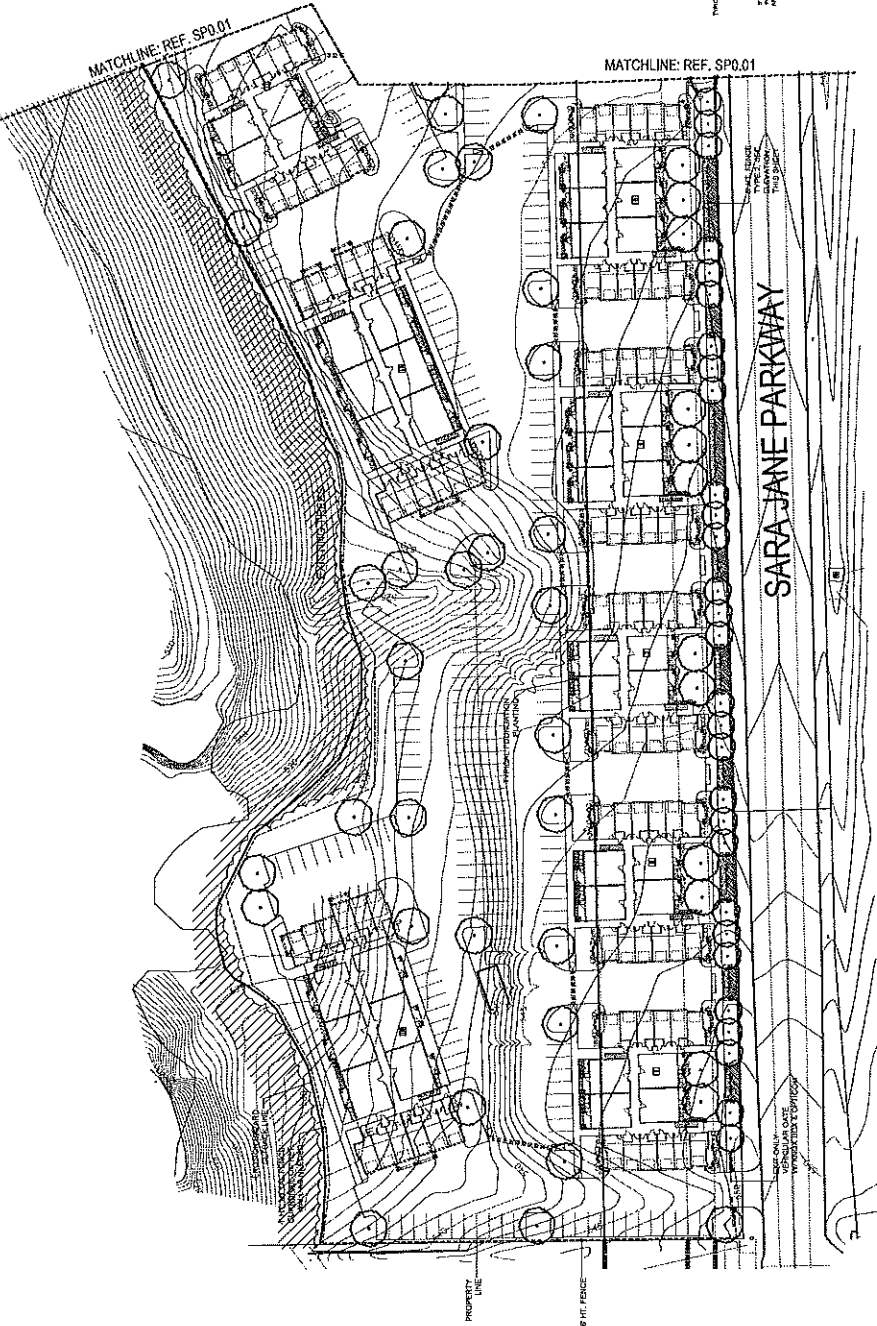
DBA
ARCHITECTS
111 S. KENNEDY BLVD. #200 AMARICO, TEXAS 75009 800-500-4025

WINDING CREEK APARTMENTS | CLUBHOUSE ELEVATION

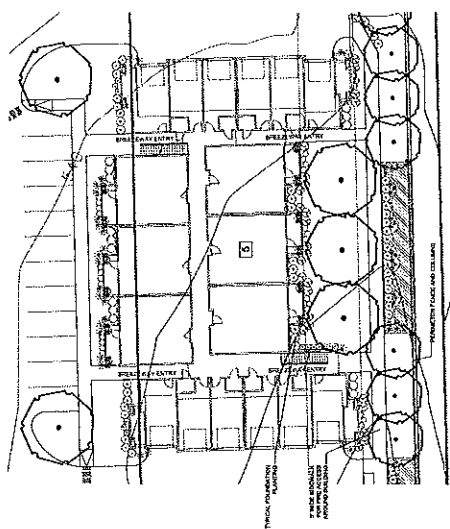


PLANT LEGEND	COMMON NAME	SIZE	REMARKS
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1. 5'-0" HT. METAL PERIMETER FENCE ELEVATION (TYPE 2)



2. TYPICAL BUILDING ELEVATION SCALE 1/4" = 1'-0"



WINDING CREEK APARTMENTS
Case No. S1 60305
Charles D. Ball Survey, Abstract No. 19771699
GRAND PRAIRIE, TARRANT COUNTY, TEXAS



DESIGN	DRAWN	DATE	SCALE	REV	NO.
ADG		03-02-16	SCALE 1/4"=1'-0"		UPR2

Planning Department

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