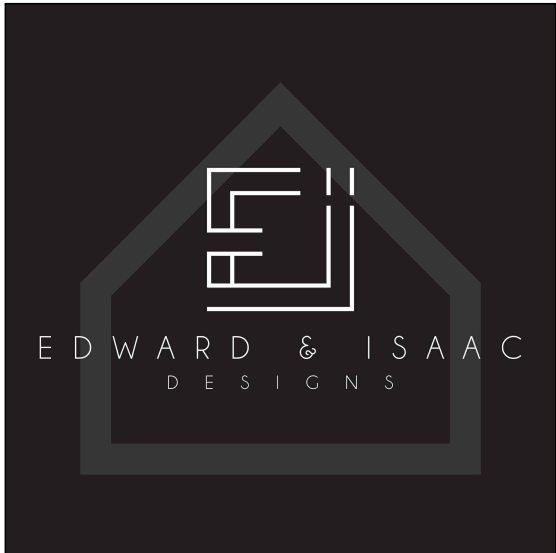


2528 & 2530 UNIVERSITY
STUDENT HOUSING
2528 S UNIVERSITY DR, FORT WORTH, TX 76109, USA

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PROJECT ADMINISTRATION NOTES

1. COMPLETE SETS OF DOCUMENTS SHALL BE USED IN PREPARING BIDS. NEITHER THE OWNER NOR THE DESIGNER ASSUME ANY RESPONSIBILITY FOR ERRORS OR MISINTERPRETATIONS RESULTING FROM THE USE OF INCOMPLETE SETS OF DOCUMENTS.
2. BEFORE SUBMITTING A WORK PROPOSAL, BIDDERS SHALL CAREFULLY EXAMINE THE DRAWINGS, AND ANY PROJECT MANUAL, VISIT THE SITE OF WORK, AND FULLY INFORM THEMSELVES AS TO ALL OF THE EXISTING CONDITIONS AND LIMITATIONS, AND SHALL INCLUDE THOSE RESULTS IN THE CONTRACT, SHALL NOT BE ALLOWED ANY EXTRA COMPENSATION BY REASON OF ANY MATTER OR THING, CONCERNING WHICH SUCH BIDDER MIGHT HAVE FULLY INFORMED HIMSELF OF, PRIOR TO HIS BIDDING.
3. SHOULD A BIDDER FIND ANY AMBIGUITY, INCONSISTENCY OR ERROR IN THE DRAWINGS AND/OR PROJECT MANUAL, OR SHOULD HE BE IN DOUBT AS TO THEIR MEANING, HE SHALL NOTIFY THE designer IN WRITING, IMMEDIATELY. THE designer WILL ISSUE A WRITTEN ADDENDUM. NEITHER OWNER NOR DESIGNER SHALL BE RESPONSIBLE FOR ORAL INSTRUCTIONS, OR INFORMATION. ANY ADDENDA ISSUED BY THE DESIGNER, DURING THE TIME OF BIDDING, ARE TO BE INCLUDED IN THE PROPOSAL, AND IN CLOSING THE CONTRACT, THEY WILL BECOME A PART THEREOF. ACKNOWLEDGE RECEIPT OF THE ADDENDA ON THE PROPOSAL FORM.
4. CONTRACTOR SHALL COMPLY WITH, AND REQUIRE ALL SUBCONTRACTORS TO COMPLY WITH, ALL STATE, CITY AND REGIONAL CONTRACTORS LICENSE LAWS, AND BE DULY REGISTERED AND LICENSED THEREUNDER.
5. THE FOLLOWING SUPPLEMENTS MODIFY, DELETE, AND/OR ADD TO THE A.I.A. GENERAL CONDITIONS, A-201:
 - a. IF THE CONTRACTOR OBSERVES ANY ERRORS, DISCREPANCIES, OR OMISSIONS IN THE CONTRACT DOCUMENTS, HE SHALL PROMPTLY NOTIFY THE ARCHITECT, REQUESTING CLARIFICATION. IF THE CONTRACTOR PROCEEDS WITH WORK AFFECTED BY SUCH ERRORS, DISCREPANCIES, OR OMISSIONS WITHOUT RECEIVING SUCH CLARIFICATION, HE DOES SO AT HIS OWN RISK. ANY ADJUSTMENTS INVOLVING SUCH CIRCUMSTANCES MADE BY THE CONTRACTOR PRIOR TO THE APPROVAL OF THE ARCHITECT, SHALL BE AT THE CONTRACTORS OWN RISK, AND THE SETTLEMENT OF ANY COMPLICATIONS OR DISPUTES ARISING THEREFROM, SHALL BE AT THE CONTRACTORS SOLE EXPENSE.
 - b. IN GENERAL, THE DRAWINGS INDICATE DIMENSIONS, POSITIONS AND DETAILS OF CONSTRUCTION. THE SPECIFICATIONS DESCRIBE QUALITIES OF MATERIALS AND METHODS OF WORKMANSHIP. ALL WORK DESCRIBED IN THE SPECIFICATIONS, SHOWN ON THE DRAWINGS, AND ALL WORK DEPENDANT UPON OR NECESSARY, SHALL BE EXECUTED IN A WORKMANLIKE MANNER AND SHALL BE OF THE MATERIALS BEST ADAPTED TO THE PURPOSE, WHERE SUCH WORK OR MATERIALS ARE NOT SPECIFICALLY MENTIONED.
 - c. ALL WORK AND MATERIALS SHALL BE OF THE BEST OF THE RESPECTIVE KINDS SPECIFIED AS INDICATED. SHOULD ANY WORKMANSHIP OR MATERIALS BE REQUIRED WHICH ARE NOT DIRECTLY OR INDIRECTLY CALLED FOR IN THE SPECIFICATIONS AND/OR SHOWN ON THE DRAWINGS, BUT WHICH ARE NECESSARY FOR PROPER FULFILLMENT OF THE OBVIOUS INTENT THEREOF, SAID WORKMANSHIP OR MATERIALS SHALL BE THE SAME AS SIMILAR PARTS THAT ARE DETAILED, INDICATED OR SPECIFIED, AND THE CONTRACTOR SHALL UNDERSTAND THE SAME TO BE IMPLIED, AND PROVIDE FOR IT IN HIS PROPOSAL AS FULLY AS IF IT WERE PARTICULARLY DESCRIBED OR DELINEATED.
 - d. THE USE OF THE CONTRACT DOCUMENTS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. TITLE TO THE CONTRACT DOCUMENTS REMAINS WITH THE ARCHITECT, WITHOUT PREJUDICE. VISUAL CONTACT WITH THE CONTRACT DOCUMENTS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.
 - e. THE CONTRACTOR SHALL ALSO COMPARE ALL CONDITIONS AT THE SITE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL NOTIFY THE OWNER AND ARCHITECT, IN WRITING, AT OR BEFORE THE TIME OF SUBMITTING HIS PROPOSAL, OF ANY DISCREPANCIES BETWEEN THE CONTRACT DOCUMENTS AND THE EXISTING CONDITIONS AT THE SITE, AND HE SHALL MAKE HIS PROPOSAL CONFORM TO THE INTENT OF THE CONTRACT DOCUMENTS, WITHOUT ADDITIONAL COST TO THE OWNER.)
 - f. MEASUREMENTS: BEFORE ORDERING ANY MATERIALS OR STARTING ANY WORK WHICH MAY BE AFFECTED BY THE ADJACENT OR CONNECTED WORK OF OTHERS, THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT THE BUILDING AND BE RESPONSIBLE FOR THE CORRECTNESS OF THESE MEASUREMENTS.
 - g. PERMITS: THE CONTRACTOR SHALL PROCURE AND PAY FOR ALL NECESSARY PERMITS.
 - h. TAXES: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL SALES, EXCISE AND OTHER TAXES LEVIED ON ALL ITEMS CONCERNED WITH THIS CONTRACT.
 - i. TEMPORARY UTILITIES: THE CONTRACTOR SHALL FURNISH AND PAY FOR ALL TEMPORARY LIGHT, POWER AND WATER CONNECTIONS IF THEY ARE NOT AVAILABLE ON THE SITE.
 - j. CLEAN-UP: DURING THE PROGRESS, AND UPON COMPLETION OF THE WORK, ALL SURPLUS MATERIALS, RUBBISH AND DEBRIS RESULTING FROM THESE OPERATIONS SHALL BE REMOVED AND THE SITE LEFT IN A NEAT, CLEAN AND ACCEPTABLE CONDITION.
 - k. PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURES DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING AND SHORING FOR LOADS IMPOSED DURING CONSTRUCTION, ETC.
 - l. OPTIONS ARE GIVEN FOR THE CONTRACTORS CONVENIENCE. HE SHALL BE RESPONSITLE FOR ALL CHANGES NECESSARY IF HE CHOOSES AN OPTION AND SHALL COORDINATE ALL DETAILS.
6. ANY ENGINEERING DESIGN PROVIDED BY OTHERS AND SUBMITTED FOR REVIEW SHALL BEAR THE SEAL AND SIGNATURE OF AN ENGINEER REGISTERED IN THE STATE OF ARIZONA.
7. DETAILS ON STRUCTURAL DRAWINGS ARE TYPICAL NOTES, AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER ANY GENERAL NOTES AND TYPICAL DETAILS.
8. A HOUSE NUMBER SHALL BE DISPLAYED IN A PROMINENT MANNER SO IT IS REASONABLY VISIBLE TO EMERGENCY VEHICLES TO LOCATE THE PROJECT INSPECTION. PREMISES IDENTIFICATION SHALL BE LEGIBLE FROM THE STREET FURRING AND AFTER CONSTRUCTION.
9. DRAWINGS SHALL NOT BE SCALED. IF THERE IS A QUESTION REGARDING A DIMENSION, THE QUESTION SHOULD BE PUT TO THE ARCHITECT / DESIGNER IMMEDIATELY, AND PRIOR TO ANY WORK THAT WILL BE BASED UPON SUCH DIMENSIONS.
10. MISCELLANEOUS SITE STRUCTURES, FENCES (INCLUDING RETAINING WALLS), GAS STORAGE TANKS, ETC. MAY REQUIRE SEPARATE PERMITS.
11. CONSTRUCTION NOT SPECIFICALLY INDICATED ON THE PLANS SHALL BE IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS AS SET FORTH IN THE CONTROLLING BUILDING CODE (CURRENT ADOPTED EDITION), MOST RECENT REVISIONS AND UPDATES, OR CITY CODE AS APPLICABLE.
12. THE MOST STRINGENT REQUIREMENTS ARE TO BE APPLIED IN THE EVENT OF ANY CONFLICTING ITEMS ON THE DRAWINGS, GENERAL NOTES OR SPECIFICATIONS. THESE NOTES ARE PROVIDED ONLY AS MINIMUM ACCEPTABLE GUIDELINES FOR CODE PURPOSES AND ARE SUBJECT TO MORE STRINGENT REQUIREMENTS AS REQUIRED BY DRAWINGS OR CONTRACTOR.
13. WHERE REFERENCE IS MADE TO VARIOUS TEST STANDARDS FOR ITEMS OR MATERIALS, SUCH STANDARDS SHALL BE THE LATEST EDITIONS AND/OR ADDENDA.
14. ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR ARCHITECTURAL, MECHANICAL, PLUMBING OR ELECTRICAL WITH APPROPRIATE TRADES, DRAWINGS AND SUPPLIERS PRIOR TO CONSTRUCTION.
15. CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED CONSTRUCTION. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT.
16. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT.
17. TYPICAL DETAILS MAY NOT BE NECESSARILY CUT ON PLANS, BUT APPLY UNLESS OTHERWISE NOTED.
18. THE DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. OBSERVATION VISITS TO THE SITE BY THE DESIGNER OR ENGINEER SHALL INCLUDE INSPECTION OF THE ABOVE ITEMS, NOR WILL THEY BE RESPONSIBLE FOR THE CONTRACTORS MEANS, METHODS, TECHNIQUES OR SEQUENCES FOR PROCEDURE OF CONSTRUCTION OR THE SAFETY PRECAUTIONS AND PROGRAMS INCIDENT THERETO

GENERAL NOTES	
1.	DO NOT SCALE DRAWINGS. DIMENSIONS SHALL TAKE PRECEDENT OVER SCALE USED ON CONSTRUCTION DOCUMENTS.
2.	VERIFY DIMENSIONS IN THE FIELD. IF ANY ERRORS OCCUR, SUB CONTRACTOR SHALL NOTIFY ARCHITECT OR GENERAL CONTRACTOR BEFORE ANY MORE WORK OCCURS.
3.	CONTRACTOR SHALL COORDINATE ALL TRADES AND METHODS OF CONSTRUCTION AS REQUIRED FOR COMPLETION OF THE PROJECT IN ACCORDANCE WITHIN THESE DOCUMENTS.
4.	COORDINATION OF ALL WORK UNDER THIS CONTRACT SHALL BE MAINTAINED TO ENSURE QUALITY, SAFETY, AND TIMELY DELIVERY OF THE PROJECT.
5.	NOTES, CALLOUTS, DETAILS AND FINISHES SHALL BE APPLICABLE TO ALL TYPICAL CONDITIONS WHETHER OR NOT REFERENCED AT ALL APPLICABLE PLACES ON THE PLANS.
6.	CONTRACTOR SHALL VERIFY LOCATIONS OF UTILITIES PRIOR TO EXCAVATION, TRENCHING, ETC AND SHALL REPAIR OR REPLACE ANY DAMAGED UTILITIES AS A RESULT OF CONSTRUCTION.
7.	CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY BRACING OR SHORING AS REQUIRED.
8.	THE STARTING OF WORK BY ANY SUB CONTRACTOR SHALL BE CONSIDERED PRIMA FACIE THAT THEY HAVE REVIEWED THE DOCUMENTS AND CONSIDER THEM SATISFACTORY TO BEGIN CONSTRUCTION PER PLANS.
9.	THE GENERAL CONTRACTOR SHALL KEEP THE CONSTRUCTION SITE FREE AND CLEAR OF ALL DEBRIS AND KEEP OUT ALL UNAUTHORIZED PERSONS. UPON COMPLETION OF WORK, THE ENTIRE CONSTRUCTION AREA IS TO BE THOROUGHLY CLEANED AND PREPARED FOR OCCUPANCY BY OWNER. ALL MATERIALS AND DEBRIS RESULTING FROM THE CONTRACTOR'S WORK SHALL BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY. CARE SHALL BE TAKEN DURING CONSTRUCTION THAT NO DEBRIS OR MATERIALS ARE DEPOSITED IN ANY RIGHT OF WAY AREA.
10.	THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING AND NEW CONDITIONS AND MATERIALS ON THE SITE. ANY DAMAGE CAUSED BY OR DURING THE EXECUTION OF THE WORK IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE REPAIRED TO THE OWNERS SATISFACTION AT THE CONTRACTOR'S EXPENSE.
11.	NO CUTTING OR DAMAGE TO BUILDING STRUCTURAL COMPONENTS WILL BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT.
12.	ALL UTILITIES SHALL BE CONNECTED TO PROVIDE GAS, ELECTRIC, AND WATER TO ALL EQUIPMENT WHETHER SAID EQUIPMENT IS IN CONTRACT OR NOT. EQUIPMENT SHALL BE GUARANTEED TO FUNCTION PROPERLY UPON COMPLETION.
13.	MANUFACTURER'S STANDARD SPECIFICATIONS AND MATERIALS APPROVED FOR PROJECT USE ARE HEREBY MADE PART OF THESE NOTES WITH SAME FORCE AND EFFECT AS IF WRITTEN OUT IN FULL HEREIN. ALL APPLIANCES, FIXTURES, EQUIPMENT, HARDWARE, ETC. SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND PROCEDURES.
14.	WRITTEN WORDS TAKE PRECEDENCE OVER DRAWN LINES. LARGE-SCALE DETAILS AND PLANS TAKE PRECEDENCE OVER SMALLER DETAILS AND PLANS. SHOULD A CONFLICT ARRIVE BETWEEN THE SPECIFICATIONS AND DRAWINGS, THE REQUIREMENTS DEEMED MOST STRINGENT SHALL BE USED.
15.	MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED BUT NECESSARY FOR PROPER AND ACCEPTABLE CONSTRUCTION, INSTALLATION, OR OPERATION OF ANY PART OF THE WORK AS DETERMINED BY THE ARCHITECT SHALL BE INCLUDED IN THE WORK AS IF IT WERE SPECIFIED OR INDICATED ON THE DRAWINGS.
16.	ALL ARCHITECTURAL DRAWINGS AND CONSTRUCTION NOTES ARE COMPLIMENTARY. WHAT IS INDICATED AND CALLED FOR BY ONE SHALL BE BINDING AS THOUGH CALLED FOR BY ALL.
17.	NO DEVIATION FROM THE DRAWINGS OR SPECIFICATIONS OR INTENT OF SAME SHALL BE MADE WITHOUT THE ARCHITECT'S WRITTEN AUTHORIZATION.
18.	ALL WORK SHALL BE GUARANTEED FOR ONE YEAR AFTER FINAL APPROVAL. THE GENERAL CONTRACTOR SHALL SIGN THE WRITTEN GUARANTEE AS PROVIDED BY THE OWNER. THE GUARANTEE SHALL COVER ALL GENERAL AND SUBCONTRACTOR WORK. ALL DEFECTS DISCOVERED DURING THIS PERIOD SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
19.	ALL DIMENSIONS ARE TO FACE OF STUD OR CENTERLINE OF STRUCTURE UNLESS NOTED OTHERWISE (U.N.O).
20.	DOOR AND WINDOW DETAILS ARE INDICATED ON THE DOOR AND WINDOW SCHEDULES AND OR THE ARCHITECTURAL DETAIL SHEET.
21.	DOOR AND WINDOW DIMENSIONS ARE TO CENTERLINES OF UNITS U.N.O.
22.	OWNER SIGNATURE ON SHEET G2 INDICATES THE PLAN SET HAS BEEN REVIEWED AND APPROVED FOR CONSTRUCTION PER PLAN.

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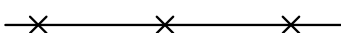
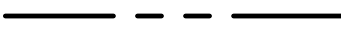
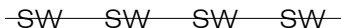
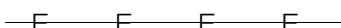
Grand total	519 SF 6693 SF
ZONING SITE COMPLIANCE	
NET LOT AREA	17,500 SF
FRONT SETBACK REQUIRED	20' - 0'
REAR SETBACK REQUIRED	5' - 0'
SIDE SETBACK REQUIRED	5' - 0'
MAX HEIGHT	N/A
MAX HEIGHT ADU	N/A
FLOOR AREA RATIO	N/A
ALLOWABLE PROVIDED	N/A
SITE WALLS LINEAL FOOTAGE	N/A

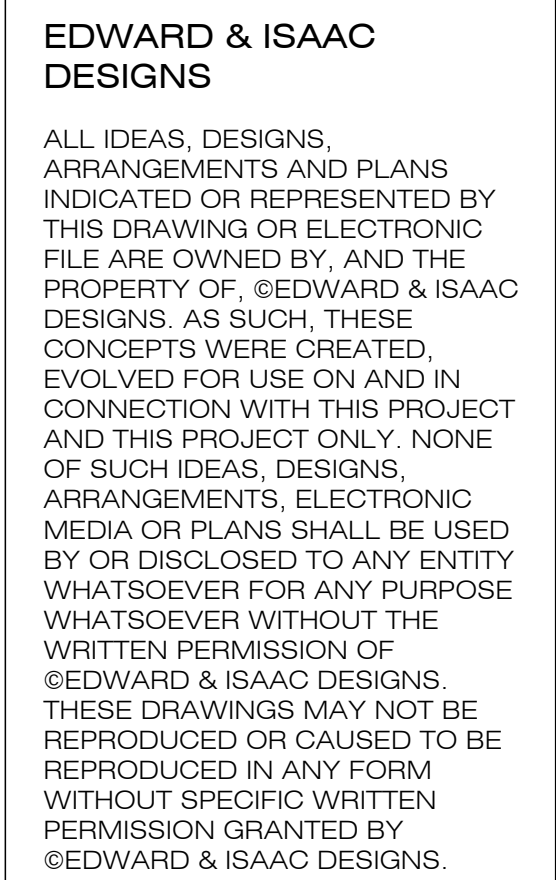
GENERAL SITE UTILITY NOTES

A. ANY CONCEPTUAL ROUTING & CONFIGURATION SHOWN ON THIS SITE PLAN AND THE CIVIL GRADING & DRAINAGE PLAN FOR ON-SITE WATER, SEWER, ELECTRIC, NATURAL GAS (AS WELL AS TELEPHONE, CABLE, ETC.) IS BOTH PRELIMINARY AND SCHEMATIC AND IS SUBJECT TO UTILITY COMPANY, CONTRACTOR AND FIELD VERIFICATION.

B. ANY VERTICAL RISERS (I.E. WATER ENTRY, NATURAL GAS METER & ENTRY, ETC.) SHALL BE SCREENED BEHIND SITE WALLS OR BY PLACEMENT OF LANDSCAPING MATERIAL.

C. PROVIDE APPROPRIATE SLEEVING AND PROTECTION FOR ANY LINES PASSING BELOW DRIVEWAY SURFACES, THROUGH SITE WALL FOOTINGS, ETC.

	SURVEY LINE
	PROPERTY LINE
	DRAINAGE LINE
	BUILDING LINE
	STRAW WATTLE
	GAS LINE
	SANITARY SWEER LINE
	SEWER LATERAL LINE
	ELECTRICAL/POWER LINE
	COMMUNICATIONS LINE
	WATER LINE
	SEWER MANHOLE
	SEWER LATERAL STUB
	GAS METER - SCREENED
	FIRE HYDRANT
	FOUND REBAR W/ CAP
	(E) WATER METER
	(E) ELECTRICAL METER
	(E) CABLE BOX
	(E) PHONE UTILITY SERVICE
	(E) TRANSFORMER
	AIR CONDITIONING UNIT - SCREENED



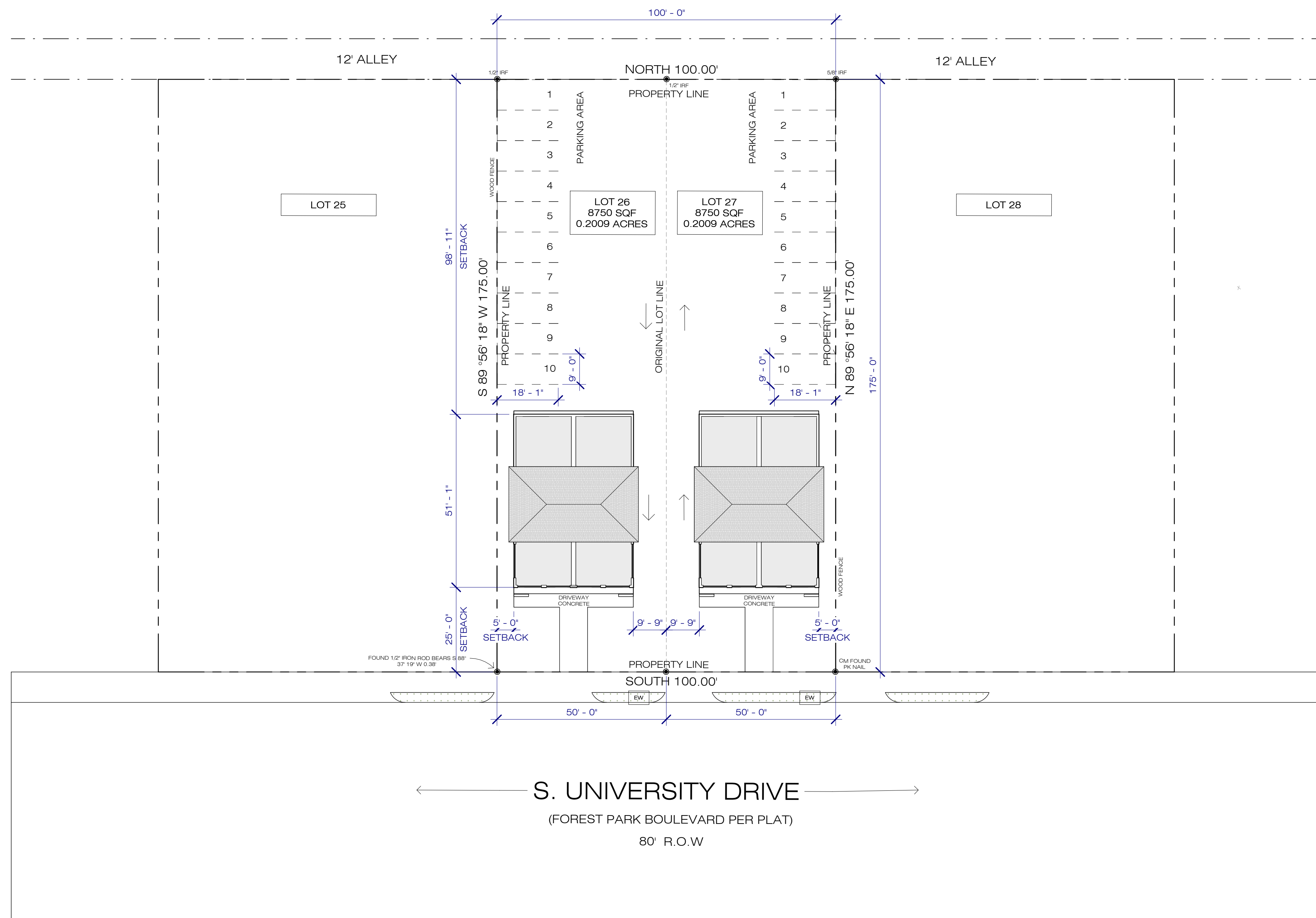
STUDENT HOUSING

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STUDENT HOUSING
DUPLEXES
2528 S UNIVERSITY DR,
FORT WORTH, TX 76109,
USA

SCALE: As indicated

A100

SITE PLAN - TRUE
NORTH



AREA CALCULATIONS	
NAME	AREA
EXTERIOR COVERED SPACES	
BALCONY	160 SF
COVERED TERRACE	316 SF
PORCH	62 SF
	538 SF
LIVABLE	
FIRST LEVEL	1743 SF
MAIN LEVEL	1740 SF
ROOF TOP	358 SF
SECOND LEVEL	1795 SF
	5636 SF
NON-LIVABLE	
TERRACE	519 SF

ZONING SITE COMPLIANCE

NET LOT AREA	17,500 SF
FRONT SETBACK REQUIRED	20' - 0"
REAR SETBACK REQUIRED	5' - 0"
SIDE SETBACK REQUIRED	5' - 0"
MAX HEIGHT	N/A
MAX HEIGHT ADU	N/A
FLOOR AREA RATIO	N/A
ALLOWABLE	N/A
PROVIDED	N/A
SITE WALLS LINEAL FOOTAGE	N/A

SITE PLAN GENERAL NOTES

- MAINTAIN A MINIMUM DISTURBANCE OF SITE DURING CONSTRUCTION
- EXCESS FILL DIRT (IF ANY) TO BE HAULED AWAY OR DEPOSED ON PER OF THE OWNER'S REQUEST.
- VERIFY WITH THE OWNER & HOA IF DEMOLITION OR RELOCATION OF ALL EXISTING LANDSCAPE MATERIALS AND SITE ITEMS PRIOR TO COMMENCEMENT OF NEW CONSTRUCTION.
- REFER TO SURVEY FOR UTILITY INFORMATION.
- COORDINATE WITH ALL UTILITY COMPANIES FOR FINAL LOCATION OF TIE-INS, DEVICES, AND ROUTING. CONTRACTOR TO PROVIDE ALL REQUIRED LABOR AND MATERIALS FOR INSTALLATION OF ALL REQUIRED UTILITIES.
- MAINTAIN A MINIMUM DISTURBANCE OF SITE DURING CONSTRUCTION.
- CONTRACTOR SHALL FIELD VERIFY ALL SITE ITEMS AND THE COORDINATION OF NEW CONSTRUCTION WITH ZONING SETBACK REQUIREMENTS.
- SUBMIT ELECTRICAL SHEETS FOR SWITCHING OF EXTERIOR ELECTRICAL.
- SUBGRADE TO BE COMPACTED TO 95% OF MAXIMUM DENSITY WITH 4" REINFORCED CONCRETE SLAB OVER 4" ABC.
- SITE WALLS SHALL NOT EXCEED 6' IN HEIGHT

GENERAL SITE UTILITY NOTES

A. ANY CONCEPTUAL ROUTING & CONFIGURATION SHOWN ON THIS SITE PLAN AND THE CIVIL GRADING & DRAINAGE PLAN FOR ON-SITE WATER, SEWER, ELECTRIC, NATURAL GAS (AS WELL AS TELEPHONE, CABLE TV, ETC.) IS BOTH PRELIMINARY AND SCHEMATIC AND IS SUBJECT TO UTILITY COMPANY, CONTRACTOR AND FIELD VERIFICATION.

B. ANY VERTICAL RISERS (I.E. WATER ENTRY, NATURAL GAS METER & ENTRY, ETC.) SHALL BE SCREENED BEHIND SITE WALLS OR BY PLACEMENT OF LANDSCAPING MATERIAL.

C. PROVIDE APPROPRIATE SLEEVING AND PROTECTION FOR ANY LINES PASSING BELOW DRIVEWAY SURFACES, THROUGH SITE WALL FOOTINGS, ETC.

NOTE:

- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.

SYMBOL LEGEND

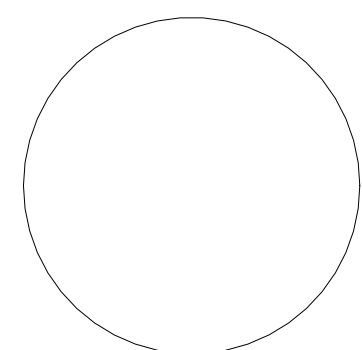
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	WATER LINE
	SEWER MANHOLE
	SEWER LATERAL STUB
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	(E) WATER METER
	(E) ELECTRICAL METER
	(E) CABLE BOX
	(E) PHONE UTILITY SERVICE
	(E) TRANSFORMER
	AIR CONDITIONING UNIT - SCREENED



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PROJECT No.



REVISIONS

[illegible]

NOTES

1. _____
2. _____
3. _____
4. _____
5. _____

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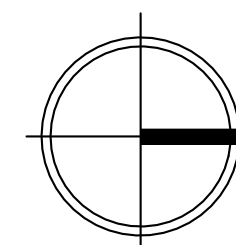
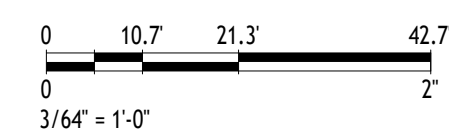
2528 S UNIVERSITY DR,
FORT WORTH, TX 76109,
USA

SCALE: As indicated

A101

SITE PLAN - PROJECT
NORTH

SITE PLAN - PROJECT NORTH

$$1'' = 20'-0''$$


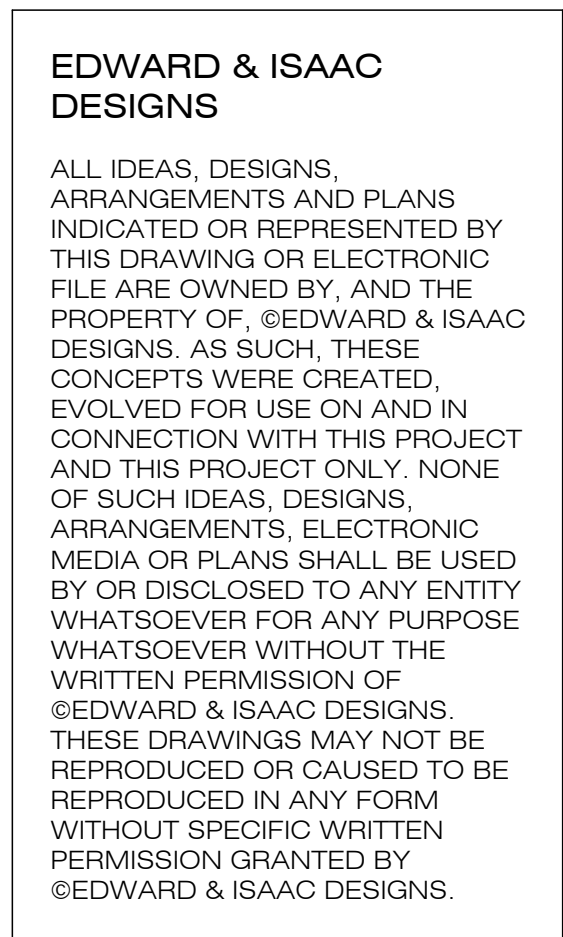


1. UNLESS NOTED OTHERWISE, ALL FLOOR PLAN DIMENSIONS ARE MEASURED FROM:
 - EXTERIOR FACE OF THE PLYWOOD SHEATHING ON CHAIR STARTING A MEASUREMENT FROM AN EXTERIOR WALL.
 - WOOD STUD LAYER ON INTERIOR WALLS OR ON IF WE ARE DIMENSIONS WHERE THE LAST WALL IS AN EXTERIOR WALL.
2. ALL MASONRY AND WOOD STUDS DIMENSIONS ARE NOMINAL.
3. REFERENCE INTERIOR ELEVATIONS, SYSTEM NOTES & FINISH SCHEDULES FOR INTERIOR FINISHES.
4. FOR TEMPERED GLAZING LOCATIONS REFER TO DOOR AND WINDOWS SCHEDULE.
5. LEAVE LABELING ON GLAZING. LABELING MAY BE REMOVED AFTER FINAL INSPECTION (INSPECTOR NEEDS TO SEE THIS INFORMATION TO DETERMINE ENERGY CODE COMPLIANCE).
6. ALL PENETRATIONS THROUGH FIRE RATED WALLS & CEILINGS TO BE SEALED WITH FIRE RATED MATERIAL TO MAINTAIN FIRE RATING & PREVENT SMOKE INFILTRATION AS REQUIRED.
7. CONTRACTOR TO PROVIDE FIRE BLOCKING BETWEEN FLOORS, WALLS & UNITS AS REQUIRED BY THE FIRE RESISTANCE SPECIFIED.
8. ALL BUILDING MATERIALS INTENDED TO REMAIN EXPOSED SHALL BE FREE FROM MARKINGS, UNSIGHTLY BLEMISHES OR OTHER FLAWS - COORDINATE WITH DESIGNER.
9. ALL DIMENSIONS TO BE FILED VERIFIED PRIOR TO ORDER MATERIAL & INSTALLATION. IF ANY DIMENSION DISCREPANCY, CONTACT ARCHITECT IMMEDIATELY.
10. ADD 15 MIL VAPOR BARRIER UNDER FLOOR SLAP.
11. MAG ONE-COAT STUCCO COMPLIANCE PROGRAM. ALL ONE-COAT STUCCO SYSTEMS SHALL BE APPLIED BY MANUFACTURERS APPROVED INSTALLERS. A WEATHER-RESISTIVE BARRIERS SHALL BE INSTALLED UNDER ALL FRAMING AND WOOD BASE SHEATHING. ICC-ESR-2729.
12. FOR FOUNDATION, FRAMING AND SHEAR, SEE STRUCTURAL.
13. ALL INTERIOR WALL, FLOOR AND CEILING FINISHES BY OWNER UNLESS NOTED OTHERWISE.
14. ALL INTERIOR DOORS DESIGN BY OWNERS UNLESS NOTED OTHERWISE.
15. ALL INTERIOR MILLWORK (CLOSET, COUNTER, CABINETS, ETC) DESIGN BY OWNER UNLESS NOTED OTHERWISE.
16. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED WITH A MINIMUM 16 GAUGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL NOT HAVE OPENINGS INTO THE GARAGE. 2024 IRC SECTION R302.3.6.2.
17. ON INTERIOR AREAS, ALL DIMENSIONS GOES FROM STUD TO STUD OR FROM STUD TO INTERIOR FACE. IN PHASED PROJECTS, THIS CONDITION MAY BE AFFECTED, SO SOME DIMENSIONS WERE MEASURED FROM STUD TO INTERIOR FACE.

#	DESCRIPTION
1	DISHWASHER
2	MECHANICAL CLOSET
3	2 HOUR FIRERATED WALL ENSAMBL Y

	WALL TYPE (SEE WALL TYPE SCHEDULE)		ELEVATION
	DOOR TYPE (SEE DOOR SCHEDULE)		INTERIOR ELEVATION MARK
	WINDOW TYPE (SEE WINDOW SCHEDULE)		ELEVATION MARK
	BUILDING SECTION		COLUMN LINE
	WALL SECTION	CL	CENTERLINE
	DETAIL NUMBER	ROOM XX SF XX CLG	ROOM NAME / ROOM AREA / CEILING HEIGHT

	EXTERIOR WALLS: 2X6 STUDS @ 16" O.C. WITH STUCCO FINISH
	EXTERIOR WALLS: 2X6 STUDS @ 16" O.C. WITH HORIZONTAL SIDING FINISH
	EXTERIOR WALLS: 2X6 STUDS @ 16" O.C. WITH FIBER CEMENT FINISH
	INTERIOR WALLS: 2X4 WOOD STUDS @ 16" O.C. WITH GYPSUM
	INTERIOR WALLS: 2X6 WOOD STUDS @ 16" O.C. WITH GYPSUM
	INTERIOR WALLS: (2) 2X6 WOOD STUDS @ 16" O.C. 2 HOUR SEPARATION WALL

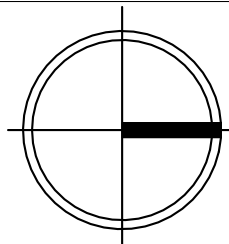
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EDWARD & ISAAC
DESIGNS
STUDENT HOUSING
DUPLEXES
2528 S UNIVERSITY DR,
FORT WORTH, TX 76109,
USA

SCALE: As indicated

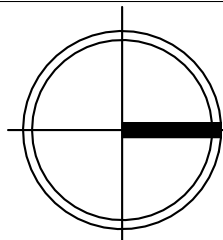
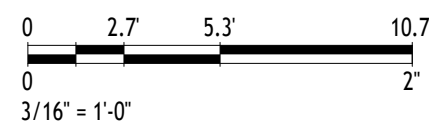
MAIN LEVEL



	EXTERIOR WALLS: 2X6 STUDS @ 16" O.C. WITH STUCCO FINISH
	EXTERIOR WALLS: 2X6 STUDS @ 16" O.C. WITH HORIZONTAL SIDING FINISH
	EXTERIOR WALLS: 2X6 STUDS @ 16" O.C. WITH FIBER CEMENT FINISH
	INTERIOR WALLS: 2X4 WOOD STUDS @ 16" O.C. WITH GYPSUM
	INTERIOR WALLS: 2X6 WOOD STUDS @ 16" O.C. WITH GYPSUM
	INTERIOR WALLS: (2) 2X6 WOOD STUDS @ 16" O.C. 2 HOUR SEPARATION WALL



FIRST LEVEL

$$3/16'' = 1'-0''$$


SHEET NOTES

- UNLESS NOTED OTHERWISE, ALL FLOOR PLAN DIMENSIONS ARE MEASURED FROM:
 - EXTERIOR FACE OF THE PLYWOOD SHEATHING IF WE ARE STARTING A MEASUREMENT FROM AN EXTERIOR WALL.
 - WOOD STUD LAYER ON EXTERIOR WALLS OR ON CHAIN DIMENSIONS WHERE THE LAST WALL IS AN EXTERIOR WALL.
 - ALL MASONRY AND WOOD STUDS DIMENSIONS ARE NOMINAL.
 - REFERENCE INTERIOR ELEVATIONS, SYSTEM NOTES & FINISH SCHEDULE FOR INTERIOR FINISHES.
 - DIMENSIONS LOCATING LOCATIONS REFER TO DOOR AND WINDOWS SCHEDULE.
 - LEAVE LABELING ON GLAZING. LABELING MAY BE REMOVED AFTER FINAL INSPECTION INSPECTOR NEEDS TO SEE THIS INFORMATION TO DETERMINE ENERGY CODE COMPLIANCE.
 - ALL PENETRATIONS THROUGH FIRE RATED WALLS & CEILINGS TO BE SEALED WITH FIRE RATED MATERIAL, TO MAINTAIN FIRE RATING & PREVENT SMOKE INFILTRATION AS REQUIRED.
 - CONTRACTOR TO PROVIDE FIRE BLOCKING BETWEEN FLOORS, WALLS & UNITS AS REQUIRED BY THE FIRE RESISTANCE RATING SPECIFIED.
 - ALL BUILDING MATERIALS INTENDED TO REMAIN EXPOSED SHALL BE FREE FROM MARKINGS, UNSIGHTLY BLEMISHES OR OTHER FLAWS - COORDINATE WITH DESIGNER.
 - ALL DIMENSIONS TO BE FILED VERIFIED PRIOR TO ORDER MATERIAL & INSTALLATION. IF ANY DIMENSION DISCREPANCY, CONTACT ARCHITECT IMMEDIATELY.
 - ADD 15 MIL VAPOR BARRIER UNDER FLOOR SLAP.
 - 1. MAG ONE-COAT STUCCO COMPLIANCE PROGRAM. ALL ONE-COAT STUCCO SYSTEMS SHALL BE APPLIED BY MANUFACTURER'S APPROVED INSTALLERS. A WEATHER-RESISTIVE BARRIER SHALL BE APPLIED OVER ALL FRAMING AND WOOD BASE SHEATHING. (ICC-ES E-2724)
 - 2. FOR FOUNDATION, FRAMING AND SHEAR, SEE STRUCTURAL.
 - 3. ALL INTERIOR WALL, FLOOR AND CEILING FINISHES BY OWNER UNLESS NOTED OTHERWISE.
 - 4. ALL INTERIOR DOORS DESIGN BY OWNERS UNLESS NOTED OTHERWISE.
 - 5. ALL INTERIOR MILLWORK (CLOSET, COUNTER, CABINETS, ETC.) DESIGN BY OWNER UNLESS NOTED OTHERWISE.
 - 6. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE ATTACHMENT SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL NOT HAVE OPENINGS INTO THE GARAGE. 2024 IRC SECTION R302.3.6.2
 - 7. ON EXTERIOR AREAS, ALL DIMENSIONS GOES FROM STUD TO STUD TO EXTERIOR PLYWOOD SHEATHING. IN PHASED PROJECT, THIS CONDITION MAY BE AFFECTED, SO SOME DIMENSIONS WERE MEASURED FROM STUD TO INTERIOR FACE.

KEY NOTES FLOOR PLANS

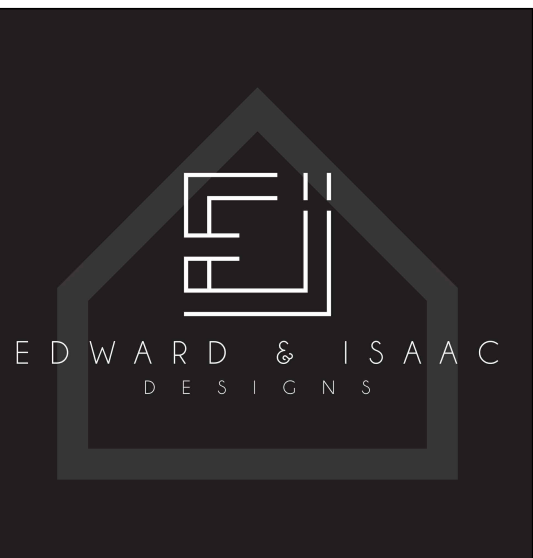
#	DESCRIPTION
1	DRYER
2	WASHER
3	2 HOUR FIRERATED WALL ENSAMBL Y

SYMBOL LEGEND

	WALL TYPE (SEE WALL TYPE SCHEDULE)		ELEVATION
	DOOR TYPE (SEE DOOR SCHEDULE)		INTERIOR ELEVATION MARK
	WINDOW TYPE (SEE WINDOW SCHEDULE)		ELEVATION MARK
	BUILDING SECTION		COLUMN LINE
	WALL SECTION		CENTERLINE
	DETAIL NUMBER	ROOM XX SF XX CLG	ROOM NAME / ROOM AREA / CEILING HEIGHT

WALL LEGEND - GENERIC TYPES

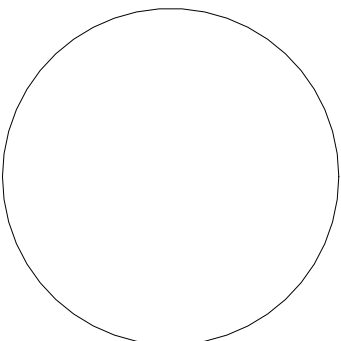
	EXTERIOR WALLS: 2X6 STUDS @ 16" O.C. WITH STUCCO FINISH
	EXTERIOR WALLS: 2X6 STUDS @ 16" O.C. WITH HORIZONTAL SIDING FINISH
	EXTERIOR WALLS: 2X6 STUDS @ 16" O.C. WITH FIBER CEMENT FINISH
	INTERIOR WALLS: 2X4 WOOD STUDS @ 16" O.C. WITH GYPSUM
	INTERIOR WALLS: 2X6 WOOD STUDS @ 16" O.C. WITH GYPSUM
	INTERIOR WALLS: (2) 2X6 WOOD STUDS @ 16" O.C. 2 HOUR SEPARATION WALL



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NOTES

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STUDENT HOUSING

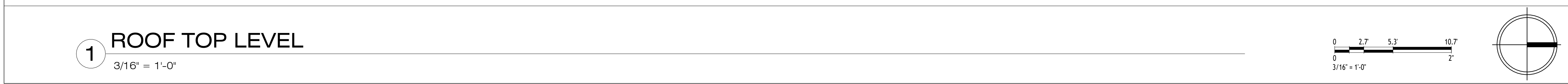
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FORT WORTH, TX 76109
USA

SCALE: As indicated

A202

SECOND LEVEL

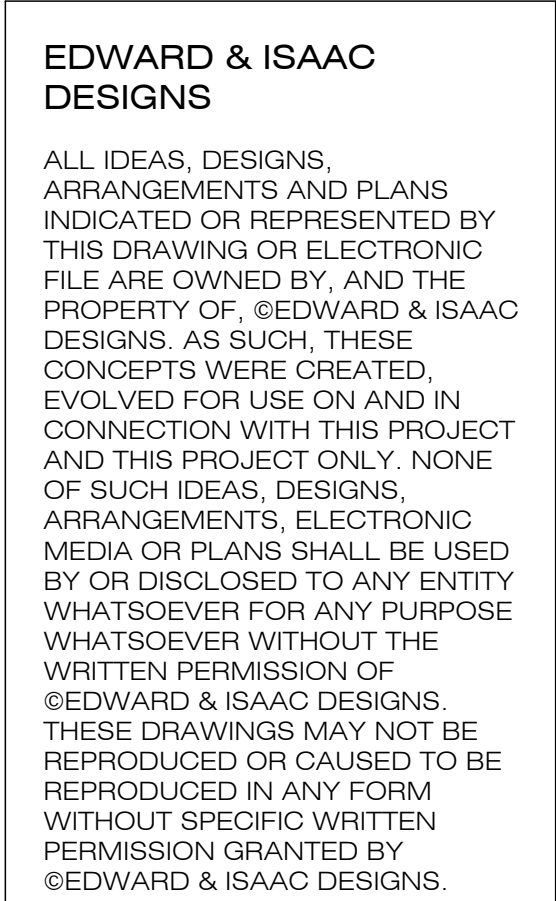


1. UNLESS NOTED OTHERWISE, ALL FLOOR PLAN DIMENSIONS ARE MEASURED FROM:
 - EXTERIOR FACE OF THE PLYWOOD SHEATHING IF WE ARE STARTING A MEASUREMENT FROM AN EXTERIOR WALL.
 - WOOD STUD LAYER ON INTERIOR WALLS OR ON CHAIR DIMENSIONS WHERE THE LAST WALL IS AN EXTERIOR WALL.
 - ALL MASONRY AND WOOD STUDS DIMENSIONS ARE NOMINAL.
2. REFERENCE INTERIOR ELEVATIONS, SYSTEM NOTES & FINISH SCHEDULES FOR INTERIOR FINISHES.
3. 4. FOR TEMPERED GLAZING LOCATIONS REFER TO DOOR AND WINDOWS SCHEDULE.
5. LEAVE LABELING ON GLAZING. LABELING MAY BE REMOVED AFTER FINAL INSPECTION (INSPECTOR NEEDS TO SEE THIS INFORMATION TO DETERMINE ENERGY CODE COMPLIANCE).
6. ALL PENETRATIONS THROUGH HIGH FIRE RATED WALLS & CEILINGS TO BE SEALED WITH FIRE RATED MATERIAL TO MAINTAIN FIRE RATING & PREVENT SMOKE INFILTRATION AS REQUIRED.
7. CONTRACTOR TO PROVIDE FIRE BLOCKING BETWEEN FLOORS, WALLS & UNITS AS REQUIRED BY THE FIRE RESISTANCE SPECIFIED.
8. ALL BUILDING MATERIALS INTENDED TO REMAIN EXPOSED SHALL BE FREE FROM MARKINGS, UNSIGHTLY BLEMISHES OR OTHER FLAWS - COORDINATE WITH DESIGNER.
9. ALL DIMENSIONS TO BE FILED VERIFIED PRIOR TO ORDER MATERIALS & INSTALLATION. IF ANY DIMENSION DISCREPANCY, CONTACT ARCHITECT.
10. ADD 15 MIL VAPOR BARRIER UNDER FLOOR SLAP.
11. MAG ONE-COAT STUCCO COMPLIANCE PROGRAM. ALL ONE-COAT STUCCO SYSTEMS SHALL BE APPLIED BY MANUFACTURERS APPROVED INSTALLERS. A WEATHER-RESISTIVE BARRIER SHALL BE APPLIED OVER ALL FRAMING AND WOOD BASE SHEATHING. ICC-ES E-2729.
12. FOR FOUNDATION, FRAMING AND SHEAR, SEE STRUCTURAL.
13. ALL INTERIOR WALL, FLOOR AND CEILING FINISHES BY OWNER UNLESS NOTED OTHERWISE.
14. ALL INTERIOR DOORS DESIGN BY OWNERS UNLESS NOTED OTHERWISE.
15. ALL INTERIOR MILLWORK (CLOSET, COUNTER, CABINETS, ETC.) DESIGN BY OWNER UNLESS NOTED OTHERWISE.
16. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE GARAGE OR CEILING INTO THE GARAGE FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO.26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL NOT HAVE OPENINGS INTO THE GARAGE. 2024 IRC SECTION R302.3.6.2.
17. ON INTERIOR AREAS, ALL DIMENSIONS GOES FROM STUD TO STUD. ON EXTERIOR AREAS, ALL DIMENSIONS GOES FROM STUD TO EXTERIOR PLYWOOD SHEATHING. IN PHASED PROJECTS, THIS CONDITION MAY BE AFFECTED, SO SOME DIMENSIONS WERE MEASURED FROM STUD TO INTERIOR FACE.

#	DESCRIPTION
1	2 HOUR FIRERATED WALL ENSAMBLY
2	METAL RAILING
3	COVERED AREA COLUMN

	WALL TYPE (SEE WALL TYPE SCHEDULE)		ELEVATION
	DOOR TYPE (SEE DOOR SCHEDULE)		INTERIOR ELEVATION MARK
	WINDOW TYPE (SEE WINDOW SCHEDULE)		ELEVATION MARK
	BUILDING SECTION		COLUMN LINE
	WALL SECTION	CL	CENTERLINE
	DETAIL NUMBER	ROOM XX SF XX CLG	ROOM NAME / ROOM AREA / CEILING HEIGHT

	EXTERIOR WALLS: 2X6 STUDS @ 16" O.C. WITH STUCCO FINISH
	EXTERIOR WALLS: 2X6 STUDS @ 16" O.C. WITH HORIZONTAL SIDING FINISH
	EXTERIOR WALLS: 2X6 STUDS @ 16" O.C. WITH FIBER CEMENT FINISH
	INTERIOR WALLS: 2X4 WOOD STUDS @ 16" O.C. WITH GYPSUM
	INTERIOR WALLS: 2X6 WOOD STUDS @ 16" O.C. WITH GYPSUM
	INTERIOR WALLS: (2) 2X6 WOOD STUDS @ 16" O.C. 2 HOUR SEPARATION WALL

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DESIGNS
STUDENT HOUSING
DUPLEXES**

2528 S UNIVERSITY DR,
FORT WORTH, TX 76109,
USA

SCALE: As indicated

A203

ROOF TOP LEVEL



1. ALL DIMENSIONS ARE FROM EXTERIOR FACE OF WALL OR ROOF LIMIT LINE.
2. VERIFY ALL DIMENSIONS IN FIELD
3. DO NOT SCALE DRAWINGS. DIMENSIONS SHALL TAKE PRECEDENT OVER SCALE
4. MINIMUM R-VALUE OF ROOF ASSEMBLY SHALL BE R-49
5. ALL FLASHING AND ROOF DETAILS SHALL BE APPROVED BY ROOFING MANUFACTURER AND BE APART OF THE OVERALL ROOFING WARRANTIES
6. ALL ROOF PENETRATIONS SHALL BE MADE ACCORDING TO THE ROOF SYSTEM MANUFACTURERS RECOMMENDATIONS.
7. PLACE ALL V.T.R.'S NO CLOSER THAN 5'-0" FROM REAR OF ROOF AND NO GREATER THAN 1/4" OF THE ROOF DISTANCE IN FROM FRONT OF ROOF
8. 3" METAL (24 GA.) FASCIA TRIM W/ DRIP EDGE OVER 2X BLOCKING - TYPICAL SEE DET 06 / A6.
9. MINIMUM R-VALUE OF ROOF ASSEMBLY SHALL BE R-49 OR MEET RESOURCES REQUIREMENTS
10. ALL FLASHING AND ROOF DETAILS SHALL BE
11. APPROVED BY ROOFING MANUFACTURER AND BE APART OF THE OVERALL ROOFING WARRANTIES.
12. ALL ROOF PENETRATIONS SHALL BE MADE ACCORDING TO THE ROOF SYSTEM MANUFACTURERS RECOMMENDATIONS
13. PLACE ALL V.T.R.'S NO CLOSER THAN 10'-0"
14. FROM ROOF EDGE.

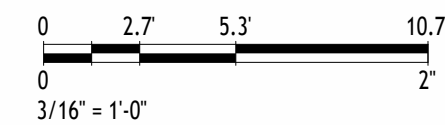
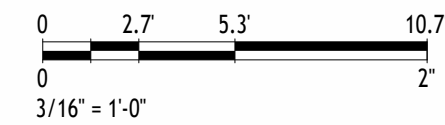
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SCALE: As indicated

ROOF PLAN

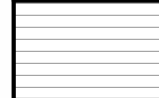
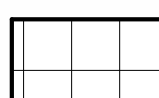


ELEVATIONS



1. ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.
2. METAL PANELS, METAL ROOFING, AND ALL EXTERIOR METAL TO MATCH.
3. ALL EXTERIOR MATERIAL COLOR SAMPLES AND COLOR SELECTIONS SHALL BE APPROVED BY THE ARC PRIOR TO INSTALLATION.
4. EXTERIOR WALLS SHALL MATCH THE MEDIUM COLOR AND VALUES OF THE SITES NATURAL LANDSCAPE AND BE ARC APPROVED.
5. ALL STONE USED ON THIS HOMESITE SHALL BE NATURAL STONE OR NATURAL STONE VENEER.
6. ALL EXTERIOR VENT TERMINATIONS SHALL BE FITTED WITH VENT COVERS COLORED TO MATCH EXTERIOR MATERIAL & APPROVED BY ARC PRIOR TO INSTALLATION.
7. ALL EXTERIOR WALL MOUNTED MEP FIXTURES SHALL MATCH COLOR OF EXTERIOR SIDING

1	16" TRIM BAND
2	16" PARAPET
3	METAL RAILING
M1	FIBER CEMENT FINISH
M2	STUCCO FINISH
M3	SIDING HORIZONTAL FINISH
M4	ASPHALT SHINGLE ROOF

TEXTURE	GRAPHIC SAMPLE	DESCRIPTION
		ASPHALT SHINGLE ROOF
		SIDING HORIZONTAL
		STUCCO FINISH
		FIBER CEMENT FINISH

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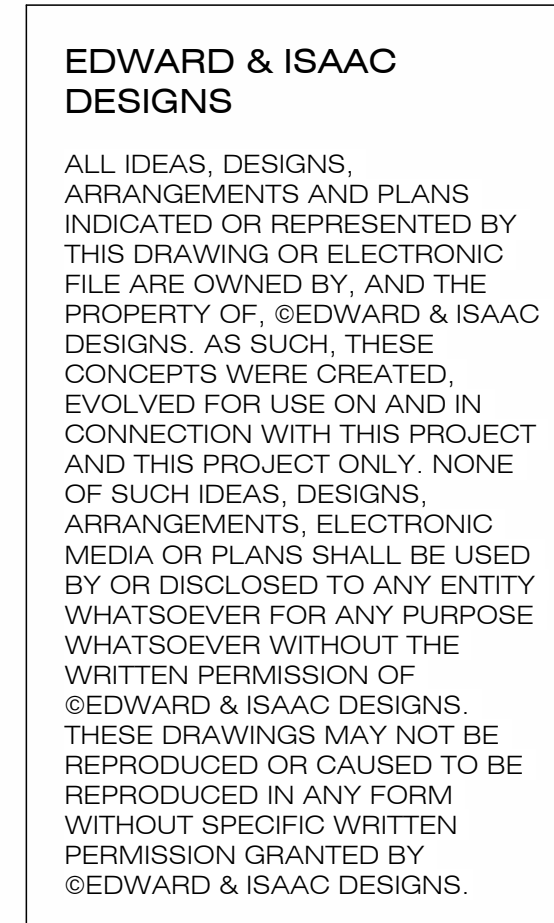
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SCALE: As indicated

A401

ELEVATIONS

[illegible]

STUDENT HOUSING

EDWARD & ISAAC
DESIGNS
STUDENT HOUSING
DUPLEXES

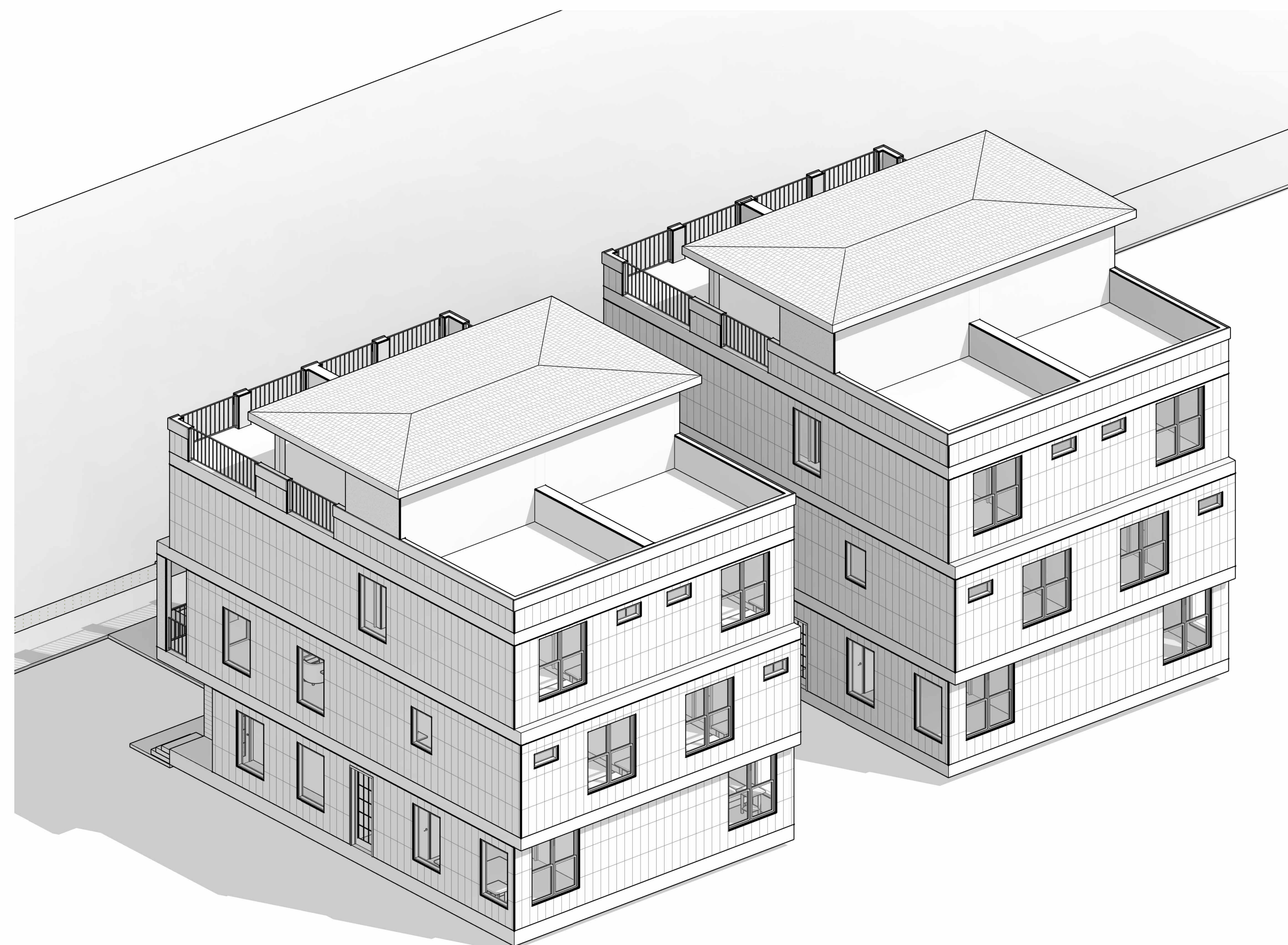
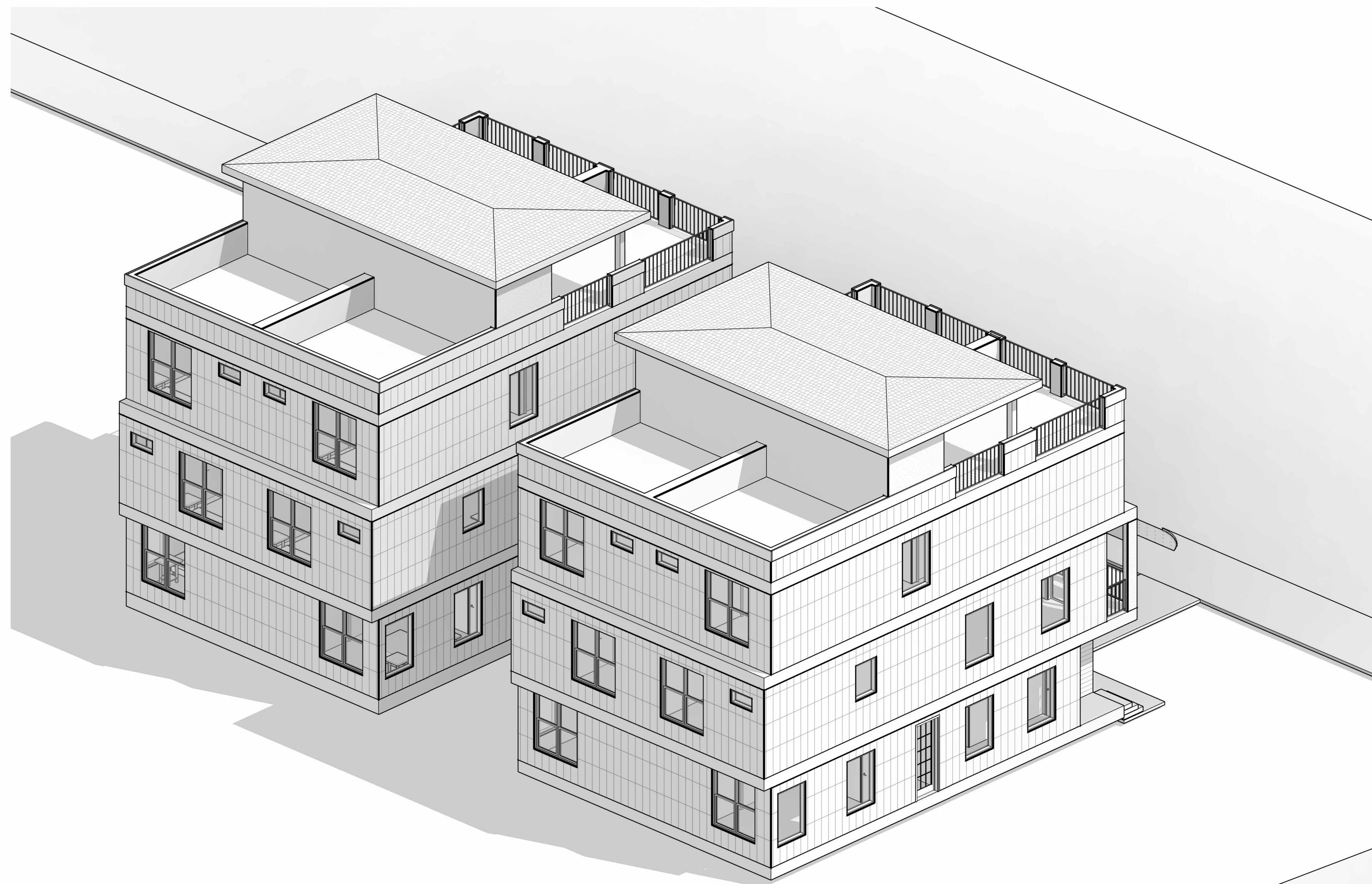
2528 S UNIVERSITY DR,
FORT WORTH, TX 76109,
USA

SCALE:

A500

3D VIEWS

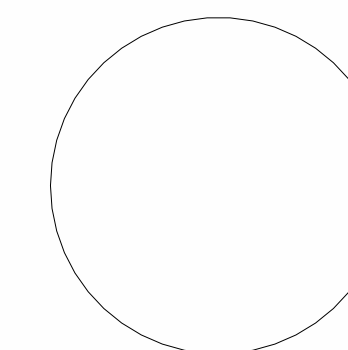




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- 1.
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- 3.
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STUDENT HOUSING

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STUDENT HOUSING
DUPLEXES**

2528 S UNIVERSITY DR,
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USA

SCALE:

A501

3D VIEWS