

	SHEET INDEX		SHEET INDEX		SHEET
#	SHEET NAME	#	SHEET NAME	#	
A0.1	COVER SHEET/ INDEX	A4.1	FOUNDATION PROFILE	A8.7	DETAILS - PENETRA
A0.2	SCHEDULES/ CODE ANALYSIS	A5.7	WALL ASSEMBLIES	A8.8	DETAILS - ROOF
A0.3	WINDOW/ DOOR SCHEDULE	A6.1	EXTERIOR ELEVATIONS	A8.9	DETAILS
A1.1	SITE PLAN	A6.2	EXTERIOR ELEVATIONS	A8.10	DETAILS
A2.1	FLOOR PLAN	A7.1	INTERIOR ELEVATONS	A8.11	DETAILS - T-BAR
A2.2	FLOOR PLAN	A8.1	BUILDING SECTIONS	A9.1	WALL SECTIONS
A2.3	FLOOR PLAN	A8.2	STAIR DETAILS/ FLOOR ASSEMBLIES	A9.2	WALL SECTIONS
A2.4	ROOF PLAN	A8.3	DETAILS - PLAN	A10.1	DETAILS
A3.1	REFLECTED CEILING PLAN	A8.4	DETAILS - DOOR	A11.1	PERSPECTIVE VIEWS
A3.2	REFLECTED CEILING PLAN	A8.5	DETAILS - WINDOW	Grand t	otal: 31
A3.3	REFLECTED CEILING PLAN	A8.6	DETAILS - WINDOW FLASHING		

WASHINGTON & COLLINS TOWHOMES

PROJECT SCOPE THIS IS A NEW CONSTRUCTION PROJECT

ARCHITECT

4 SIDE STUDIO LLC 10100 N. CENTRAL EXPY. SUITE 325 DALLAS, TX. 75231 CONTACT: JOHNNY LIMONES P:214.515.2106 E: INFO@4SIDESTUDIO.COM

OWNER/ DEVELOPER

SOLOMON'S ROCK LLC CONTACT: TROY KUNKEL P: 817.808.8769 E: TROYTCU@YAHOO.COM

CIVIL ENGINEER

MMA TEXAS CONTACT: REECE FLANAGAN ARLINGTON | BURLESON P: 817.469.1671 E: RFLANAGAN@MMWTEXAS

ET INDEX		SHEET INDEX
SHEET NAME	#	SHEET NAME
RATION		
WS		

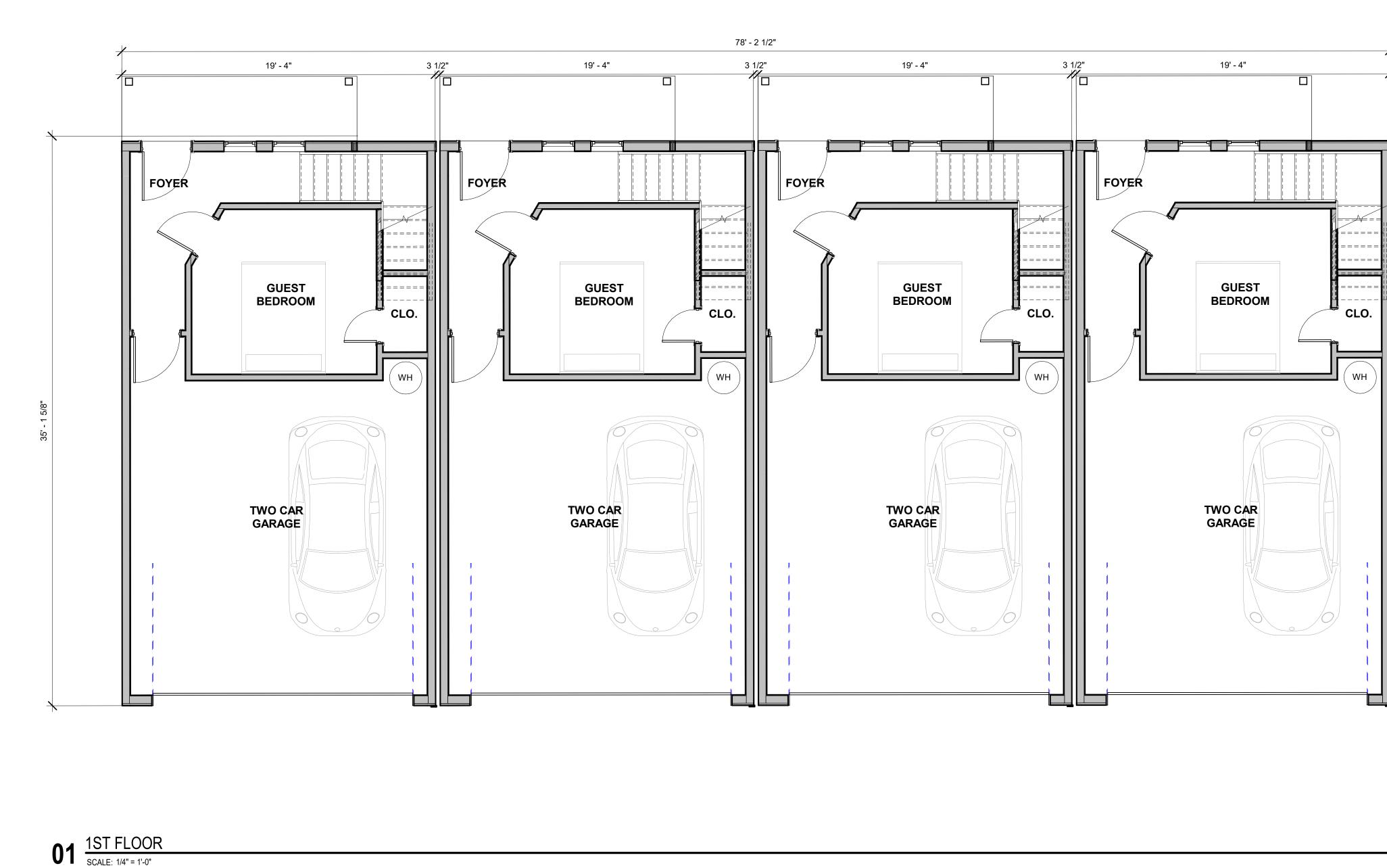


VINCINITY	MAP	
PROJECT	NOTES	
	SITE AREA: xxxx xxx A(
BU	ILDING FOOT PRINT	
	LOT COVERAGE:	xx%
E	LOT COVERAGE: : BUILDING AREA (PEF <u>GROSS SF</u>	
E	BUILDING AREA (PEF	R UNIT) F
E	BUILDING AREA (PEF <u>GROSS SF</u> LEVEL 1: 668 SI LEVEL 2: 728 SI	R UNIT) F
Ε	BUILDING AREA (PEF <u>GROSS SF</u> LEVEL 1: 668 SI LEVEL 2: 728 SI LEVEL 3: 589 TOTAL GROSS: 1,98 <u>NET SF</u> LEVEL 1: 267 S LEVEL 2: 668 SI	R UNIT) F F 84 SF F
E	BUILDING AREA (PEF <u>GROSS SF</u> LEVEL 1: 668 SI LEVEL 2: 728 SI LEVEL 3: 589 TOTAL GROSS: 1,98 <u>NET SF</u> LEVEL 1: 267 S	R UNIT) F F B4 SF F F
	BUILDING AREA (PEF GROSS SF LEVEL 1: 668 SI LEVEL 2: 728 SI LEVEL 3: 589 TOTAL GROSS: 1,98 <u>NET SF</u> LEVEL 1: 267 S LEVEL 2: 668 SI LEVEL 2: 668 SI LEVEL 3: 589 TOTAL NET: 1,523	R UNIT) F F B4 SF F S SF
ROOM NAM	BUILDING AREA (PEF GROSS SF LEVEL 1: 668 SI LEVEL 2: 728 SI LEVEL 3: 589 TOTAL GROSS: 1,98 <u>NET SF</u> LEVEL 1: 267 S LEVEL 2: 668 SI LEVEL 2: 668 SI LEVEL 3: 589 TOTAL NET: 1,523 NET AREAS E LEVEL	R UNIT) F F B4 SF F F SF
ROOM NAM T.O.C. 1ST F	BUILDING AREA (PEF GROSS SF LEVEL 1: 668 SI LEVEL 2: 728 SI LEVEL 3: 589 TOTAL GROSS: 1,98 NET SF LEVEL 1: 267 S LEVEL 2: 668 SI LEVEL 2: 668 SI LEVEL 3: 589 TOTAL NET: 1,523 NET AREAS E LEVEL	R UNIT) F F B4 SF F S SF
	BUILDING AREA (PEF GROSS SF LEVEL 1: 668 SI LEVEL 2: 728 SI LEVEL 3: 589 TOTAL GROSS: 1,98 NET SF LEVEL 1: 267 S LEVEL 2: 668 SI LEVEL 2: 668 SI LEVEL 3: 589 TOTAL NET: 1,523 NET AREAS E LEVEL SLOOR T.O.C. 1ST FLOOR T.O.C. 1ST	R UNIT) F B4 SF F S SF S AREA
ROOM NAM T.O.C. 1ST F GARAGE	BUILDING AREA (PEF GROSS SF LEVEL 1: 668 SI LEVEL 2: 728 SI LEVEL 3: 589 TOTAL GROSS: 1,98 NET SF LEVEL 1: 267 S LEVEL 2: 668 SI LEVEL 2: 668 SI LEVEL 3: 589 TOTAL NET: 1,523 NET AREAS E LEVEL SLOOR T.O.C. 1ST FLOOR	R UNIT) F F B4 SF F S SF AREA 401 SF
ROOM NAM T.O.C. 1ST F GARAGE LEVEL 1 2ND FLOOR	BUILDING AREA (PEF GROSS SF LEVEL 1: 668 SI LEVEL 2: 728 SI LEVEL 3: 589 TOTAL GROSS: 1,98 NET SF LEVEL 1: 267 S LEVEL 2: 668 SI LEVEL 2: 668 SI LEVEL 3: 589 TOTAL NET: 1,523 NET AREAS E LEVEL SLOOR T.O.C. 1ST FLOOR T.O.C. 1ST FLOOR	R UNIT) F F B4 SF F S SF AREA 401 SF 267 SF 668 SF
ROOM NAM T.O.C. 1ST F GARAGE LEVEL 1 2ND FLOOR	BUILDING AREA (PEF GROSS SF LEVEL 1: 668 SI LEVEL 2: 728 SI LEVEL 3: 589 TOTAL GROSS: 1,98 NET SF LEVEL 1: 267 S LEVEL 2: 668 SI LEVEL 2: 668 SI LEVEL 3: 589 TOTAL NET: 1,523 NET AREAS E LEVEL COOR T.O.C. 1ST FLOOR T.O.C. 1ST FLOOR T.O.C. 1ST FLOOR	R UNIT) F F B4 SF F S S AREA 401 SF 267 SF
ROOM NAM T.O.C. 1ST F GARAGE LEVEL 1 2ND FLOOR BALCONY	BUILDING AREA (PEF GROSS SF LEVEL 1: 668 SI LEVEL 2: 728 SI LEVEL 3: 589 TOTAL GROSS: 1,98 NET SF LEVEL 1: 267 S LEVEL 2: 668 SI LEVEL 2: 668 SI LEVEL 3: 589 TOTAL NET: 1,523 NET AREAS E LEVEL SLOOR T.O.C. 1ST FLOOR T.O.C. 1ST FLOOR	R UNIT) F B4 SF F S SF 401 SF 401 SF 267 SF 668 SF 60 SF
ROOM NAM T.O.C. 1ST F GARAGE LEVEL 1 2ND FLOOR BALCONY LEVEL 2 3RD FLOOR	BUILDING AREA (PEF GROSS SF LEVEL 1: 668 SI LEVEL 2: 728 SI LEVEL 3: 589 TOTAL GROSS: 1,98 NET SF LEVEL 1: 267 S LEVEL 2: 668 SI LEVEL 2: 668 SI LEVEL 3: 589 TOTAL NET: 1,523 NET AREAS E LEVEL COOR T.O.C. 1ST FLOOR T.O.C. 1ST FLOOR T.O.C. 1ST FLOOR 2ND FLOOR	R UNIT) F B4 SF SF SF 401 SF 401 SF 267 SF 668 SF 668 SF 728 SF
ROOM NAM T.O.C. 1ST F GARAGE LEVEL 1 2ND FLOOR BALCONY LEVEL 2	BUILDING AREA (PEF GROSS SF LEVEL 1: 668 SI LEVEL 2: 728 SI LEVEL 3: 589 TOTAL GROSS: 1,98 NET SF LEVEL 1: 267 S LEVEL 2: 668 SI LEVEL 3: 589 TOTAL NET: 1,523 NET AREAS E LEVEL COOR T.O.C. 1ST FLOOR T.O.C. 1ST FLOOR T.O.C. 1ST FLOOR 2ND FLOOR 2ND FLOOR 3RD FLOOR	R UNIT) F = B4 SF F = SF AREA 401 SF 401 SF 267 SF 668 SF 60 SF 60 SF 668 SF

4SIDESTUDIO 4 SIDE STUDIO ARCHITECTURE & VISUALIZATION JOHNNY LIMONES, AIA, NCARB P: 214.515.2106 E: info@4sidestudio.com W: www.4sidestudio.com AES AS ▲S \triangleleft Ш TEX STR < Ζ Ш _ S. L → HEN Ĵ $\boldsymbol{\mathcal{S}}$ _____ 422 STEPI OLLINS \bigcirc ∞ **WASHINGTON** COVER SHEET/ INDEX A0.

Project # Scale

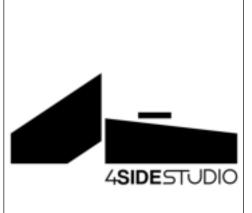
000000 12" = 1'-0"



A6.2 01

(A6.1

(A6.1



RESIDENTIAL DESIGNER 4 SIDE STUDIO, LLC. JOHNNY LIMONES 214.515.2106 info@4sidestudio.com www.4sidestudio.com

 \sim

 \sim

Ш -----

STEP

 \sim

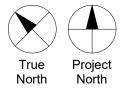
(\land) ت س \sim \sim 7 4 \propto 7 U U SHIN 5



GENERAL NOTES

- 1. ALL WORK TO CONFORM TO APPLICABLE BUILDING CODES REGULATIONS AND ORDINANCES HAVING JURISDICTION.
- 2. DO NOT SCALE DRAWINGS. ANY DISCREPANCY WITHIN THE DRAWINGS TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER.
- 3. THESE DOCUMENTS ARE ABBREVIATED IN CONTENT. THE CONTRACTOR AND SUBCONTRACTORS ARE RESPONSIBLE FOR REVIEWING AND UNDERSTANDING SCOPE, SITE VISITS, AND ANY VERIFICATION OF SCOPE DETAILS, EXISTING CONDITIONS, ETC, PERTAINING TO SCOPE OF WORK SHOWN HERE.
- 4. OBTAIN ALL NECESSARY PERMITS, CERTIFICATES, INSPECTIONS, AS REQUIRED BY THE CITY AND OTHER GOVERNMENTAL AGENCIES HAVING JURISDICTION.
- 5. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR THE WARRANTY OF THE CONSTRUCTION.
- DIMENSIONS ARE GENERALLY TO THE FACE OF STUD. 6.
- 7. ALL WORK MUST BE DONE ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND INDUSTRY STANDARDS.
- 8. THE STRUCTURAL ENGINEER MUST BE CONSULTED FOR ALL CONSTRUCTION DETAILS.
- CONTRACTOR TO FIELD VERIFY BUILDING ELEVATIONS AND EXISITING UTILITIES. 9.
- 10. VERIFY CLEARANCES ARE REQUIRED FOR ALL EQUIPMENT.
- 11. BEFORE PROCEEDING WITH ANY WORK OR ORDERING ANY MATERIAL, THE CONTRACTOR AND/ OR SUBCONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND LOCATIONS OF BUILDING COMPONENTS AND THEIR INTERRELATIONSHIP AT THE BUILING SITE, AND SHALL BE RESPOSIBLE FOR THEIR CORRECTNESS.
- 12. CONTRACTOR AND/ OR SUBCONTRACTOR IS ULTIMATELY RESPONSIBLE FOR VERIFYING AND MAKING ADJUSTMENTS TO ANY DISCREPANCIES BETWEEN THE PLANS AND THE BUILDING SITE.
- 13. ALL STAIRS TO BE MAX RISER HEIGHT OF 7 3/4" AND MIN. TREAD DEPTH OF 10"

FLOOR PLAN

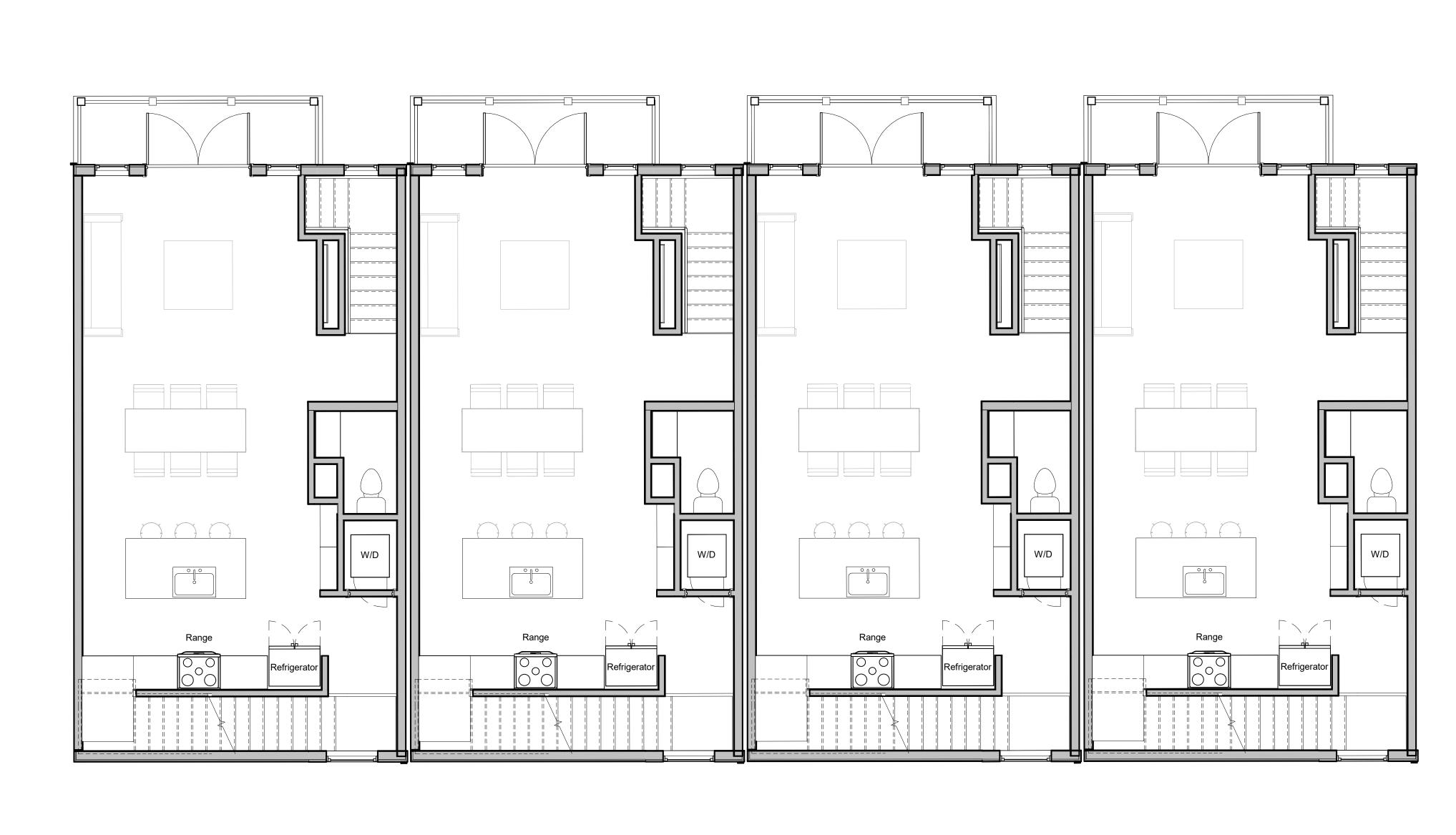




Project #

Scale

000000 As indicated



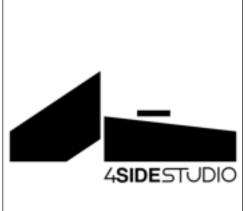
(A6.1)



01 2ND FLOOR SCALE: 1/4" = 1'-0"

 \checkmark (A6.1)

02



RESIDENTIAL DESIGNER 4 SIDE STUDIO, LLC. JOHNNY LIMONES 214.515.2106 info@4sidestudio.com www.4sidestudio.com

\sim \mathbf{S} Ш Ш 4 ХШ $\boldsymbol{<}$ ЦК -----5 Ĺ Т Г Т $\boldsymbol{\mathcal{O}}$ 422 STEPI OLLINS \propto Ζ GTO SHIN 3



02 A6.2

GENERAL NOTES

- 1. ALL WORK TO CONFORM TO APPLICABLE BUILDING CODES REGULATIONS AND ORDINANCES HAVING JURISDICTION.
- 2. DO NOT SCALE DRAWINGS. ANY DISCREPANCY WITHIN THE DRAWINGS TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER.
- 3. THESE DOCUMENTS ARE ABBREVIATED IN CONTENT. THE CONTRACTOR AND SUBCONTRACTORS ARE RESPONSIBLE FOR REVIEWING AND UNDERSTANDING SCOPE, SITE VISITS, AND ANY VERIFICATION OF SCOPE DETAILS, EXISTING CONDITIONS, ETC, PERTAINING TO SCOPE OF WORK SHOWN HERE.
- 4. OBTAIN ALL NECESSARY PERMITS, CERTIFICATES, INSPECTIONS, AS REQUIRED BY THE CITY AND OTHER GOVERNMENTAL AGENCIES HAVING JURISDICTION.
- 5. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR THE WARRANTY OF THE CONSTRUCTION.
- 6. DIMENSIONS ARE GENERALLY TO THE FACE OF STUD.
- 7. ALL WORK MUST BE DONE ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND INDUSTRY STANDARDS.
- 8. THE STRUCTURAL ENGINEER MUST BE CONSULTED FOR ALL CONSTRUCTION DETAILS.
- 9. CONTRACTOR TO FIELD VERIFY BUILDING ELEVATIONS AND EXISITING UTILITIES.
- 10. VERIFY CLEARANCES ARE REQUIRED FOR ALL EQUIPMENT.
- 11. BEFORE PROCEEDING WITH ANY WORK OR ORDERING ANY MATERIAL, THE CONTRACTOR AND/ OR SUBCONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND LOCATIONS OF BUILDING COMPONENTS AND THEIR INTERRELATIONSHIP AT THE BUILING SITE, AND SHALL BE RESPOSIBLE FOR THEIR CORRECTNESS.
- 12. CONTRACTOR AND/ OR SUBCONTRACTOR IS ULTIMATELY RESPONSIBLE FOR VERIFYING AND MAKING ADJUSTMENTS TO ANY DISCREPANCIES BETWEEN THE PLANS AND THE BUILDING SITE.
- 13. ALL STAIRS TO BE MAX RISER HEIGHT OF 7 3/4" AND MIN. TREAD DEPTH OF 10"

FLOOR PLAN



Project # Scale

True Project North North



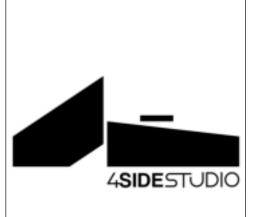




01 3RD FLOOR SCALE: 1/4" = 1'-0"

(A6.1)

(A6.1



4 SIDE STUDIO ARCHITECTURE & VISUALIZATION JOHNNY LIMONES, AIA P: 214.515.2106 E: info@4sidestudio.com W: www.4sidestudio.com

 \sim

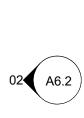
 \mathcal{O}

Ш

STEP

 \mathcal{O}

Ш



GENERAL NOTES

- 1. ALL WORK TO CONFORM TO APPLICABLE BUILDING CODES REGULATIONS AND ORDINANCES HAVING JURISDICTION.
- 2. DO NOT SCALE DRAWINGS. ANY DISCREPANCY WITHIN THE DRAWINGS TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER.
- 3. THESE DOCUMENTS ARE ABBREVIATED IN CONTENT. THE CONTRACTOR AND SUBCONTRACTORS ARE RESPONSIBLE FOR REVIEWING AND UNDERSTANDING SCOPE, SITE VISITS, AND ANY VERIFICATION OF SCOPE DETAILS, EXISTING CONDITIONS, ETC, PERTAINING TO SCOPE OF WORK SHOWN HERE.
- 4. OBTAIN ALL NECESSARY PERMITS, CERTIFICATES, INSPECTIONS, AS REQUIRED BY THE CITY AND OTHER GOVERNMENTAL AGENCIES HAVING JURISDICTION.
- 5. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR THE WARRANTY OF THE CONSTRUCTION.
- 6. DIMENSIONS ARE GENERALLY TO THE FACE OF STUD.
- 7. ALL WORK MUST BE DONE ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND INDUSTRY STANDARDS.
- 8. THE STRUCTURAL ENGINEER MUST BE CONSULTED FOR ALL CONSTRUCTION DETAILS.
- 9. CONTRACTOR TO FIELD VERIFY BUILDING ELEVATIONS AND EXISITING UTILITIES.
- 10. VERIFY CLEARANCES ARE REQUIRED FOR ALL EQUIPMENT.
- 11. BEFORE PROCEEDING WITH ANY WORK OR ORDERING ANY MATERIAL, THE CONTRACTOR AND/ OR SUBCONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND LOCATIONS OF BUILDING COMPONENTS AND THEIR INTERRELATIONSHIP AT THE BUILING SITE, AND SHALL BE RESPOSIBLE FOR THEIR CORRECTNESS.
- 12. CONTRACTOR AND/ OR SUBCONTRACTOR IS ULTIMATELY RESPONSIBLE FOR VERIFYING AND MAKING ADJUSTMENTS TO ANY DISCREPANCIES BETWEEN THE PLANS AND THE BUILDING SITE.
- 13. ALL STAIRS TO BE MAX RISER HEIGHT OF 7 3/4" AND MIN. TREAD DEPTH OF 10"

 \sim N 7 4 \propto 7 GTO SHIN < 3

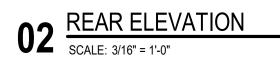




Project # Scale

000000 As indicated









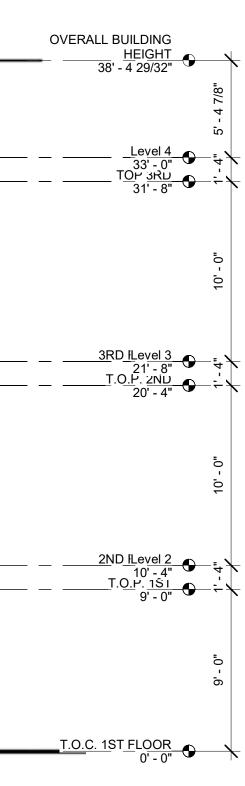


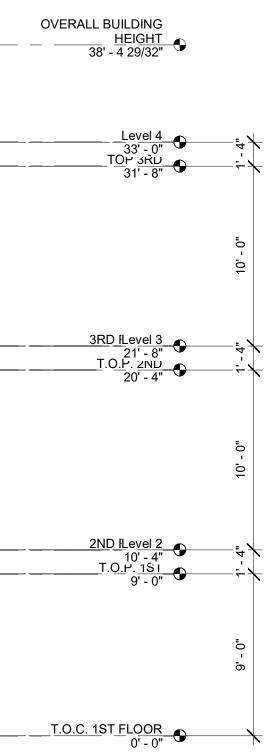
RESIDENTIAL DESIGNER 4 SIDE STUDIO, LLC. JOHNNY LIMONES 214.515.2106 info@4sidestudio.com www.4sidestudio.com

AS AES Ш TEX STR < HENVILLE \bigcirc \sim 422 STEPI COLLINS \propto WASHINGTON

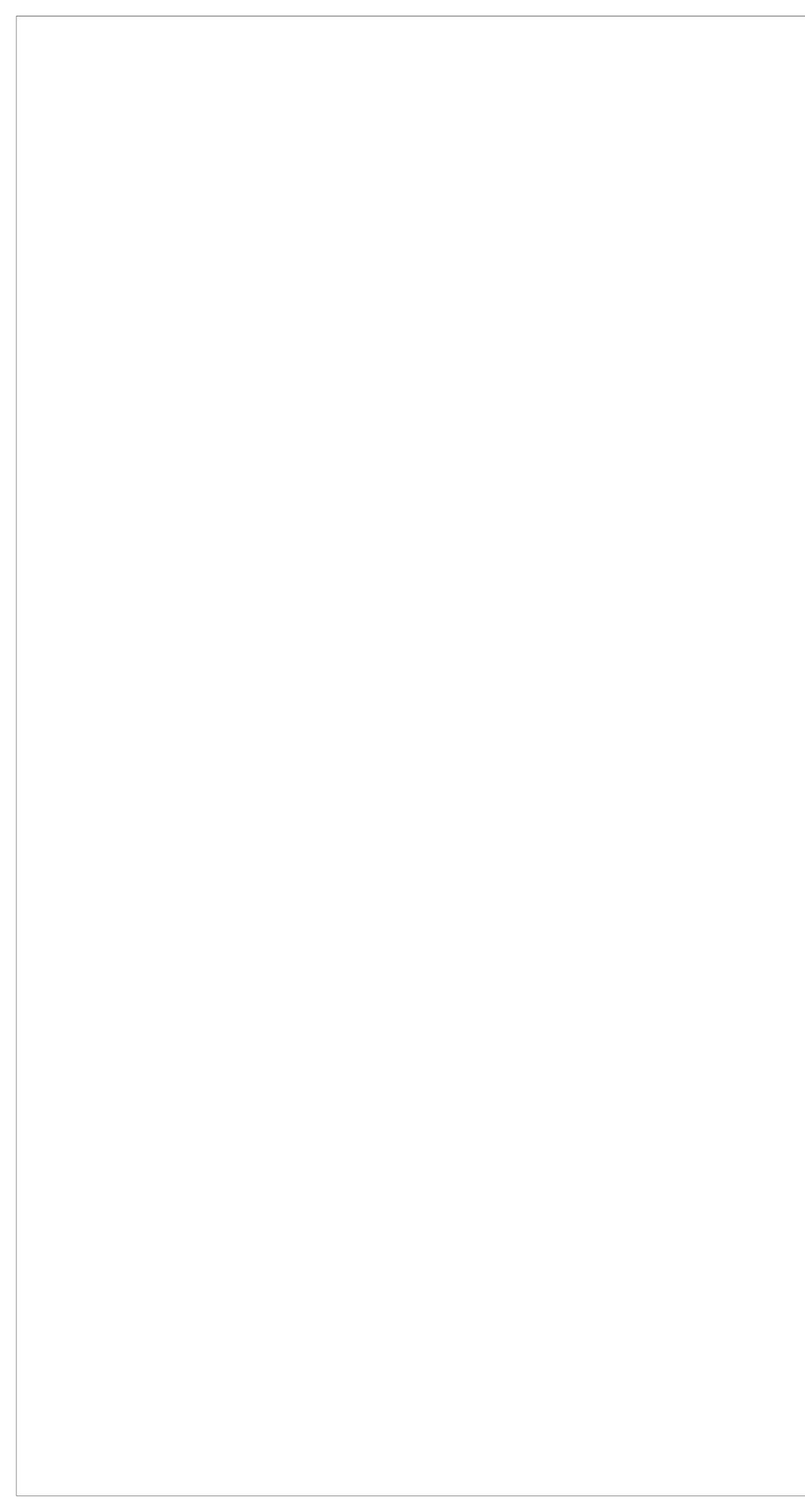


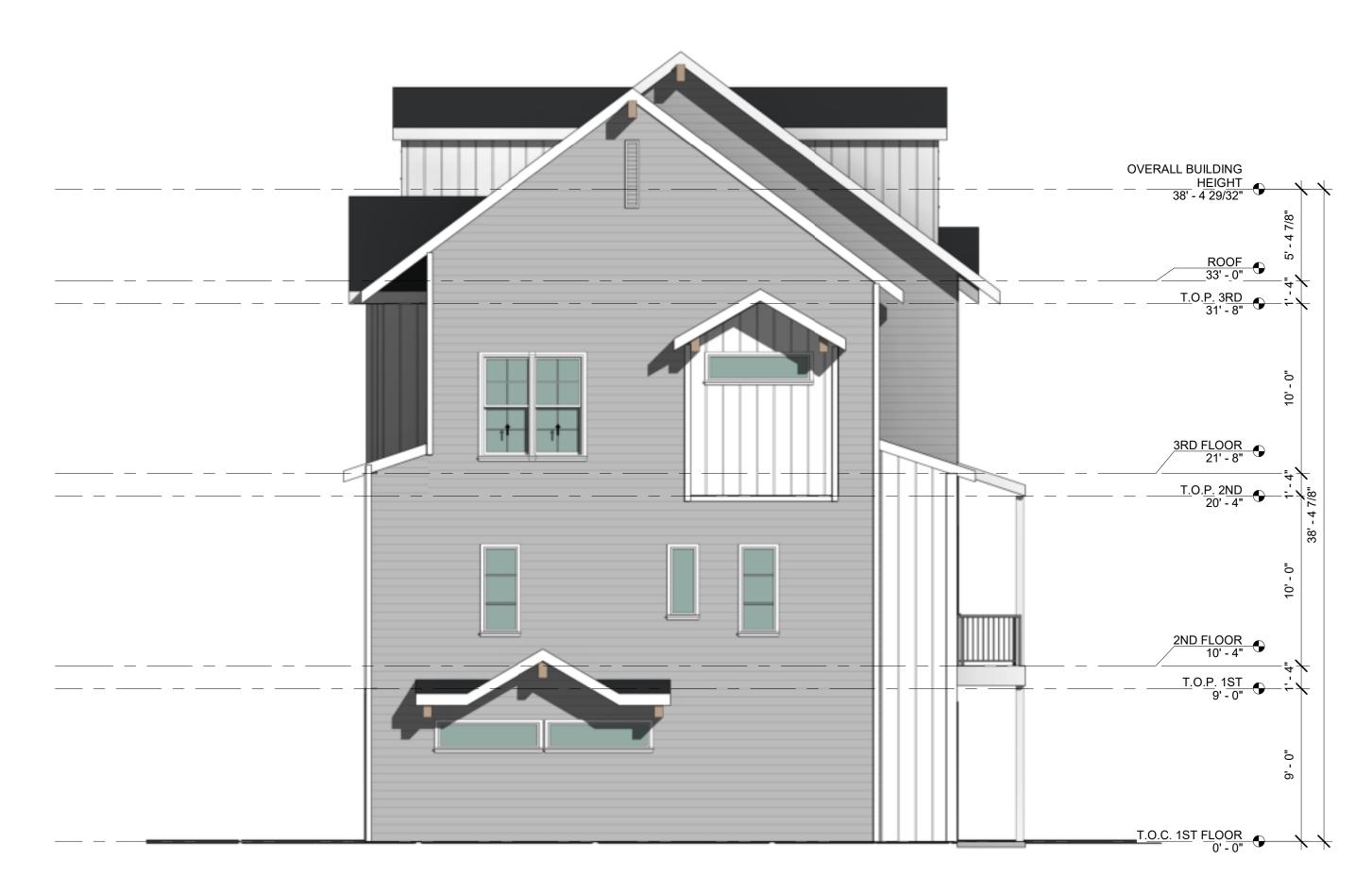
A6.





Project # Scale 000000 3/16" = 1'-0"





02 RIGHT ELEVATION SCALE: 3/16" = 1'-0"



01 <u>LEFT ELEVATION</u> SCALE: 3/16" = 1'-0"



RESIDENTIAL DESIGNER 4 SIDE STUDIO, LLC. JOHNNY LIMONES 214.515.2106 info@4sidestudio.com www.4sidestudio.com

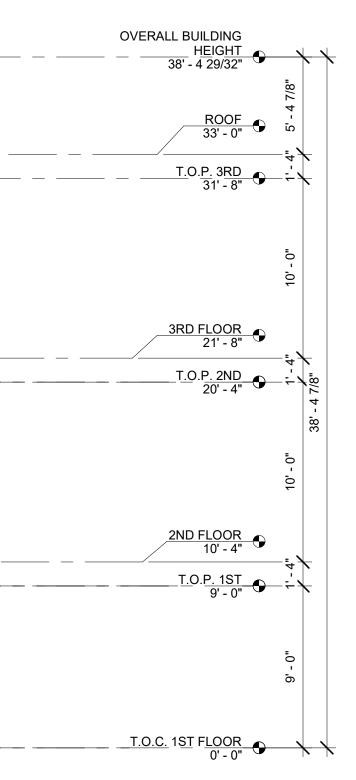
AS С Ш TEX $\boldsymbol{<}$ T N N 5 Ш HENVILL STEPI \mathcal{O} \sim OLLIN 4 \mathbf{C} \propto WASHINGTON



A6.2

000000 3/16" = 1'-0"

Project # Scale







PERSPECTIVE VIEWS

A11.1

000000

Project # Scale