

EDWARD & ISAAC  
DESIGNS LLC.  
5017 NASH LANE  
FORT WORTH, 76244  
OFFICE: (214)-395-4688

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OWNER INFORMATION

ADDRESS:  
2800 WAYSIDE AVENUE  
FORT WORTH, TX 76110  
LOT:1&2 BLOCK: 17

ISSUE DATE  
01.12.2026

DRAFTSPERSON  
MEM

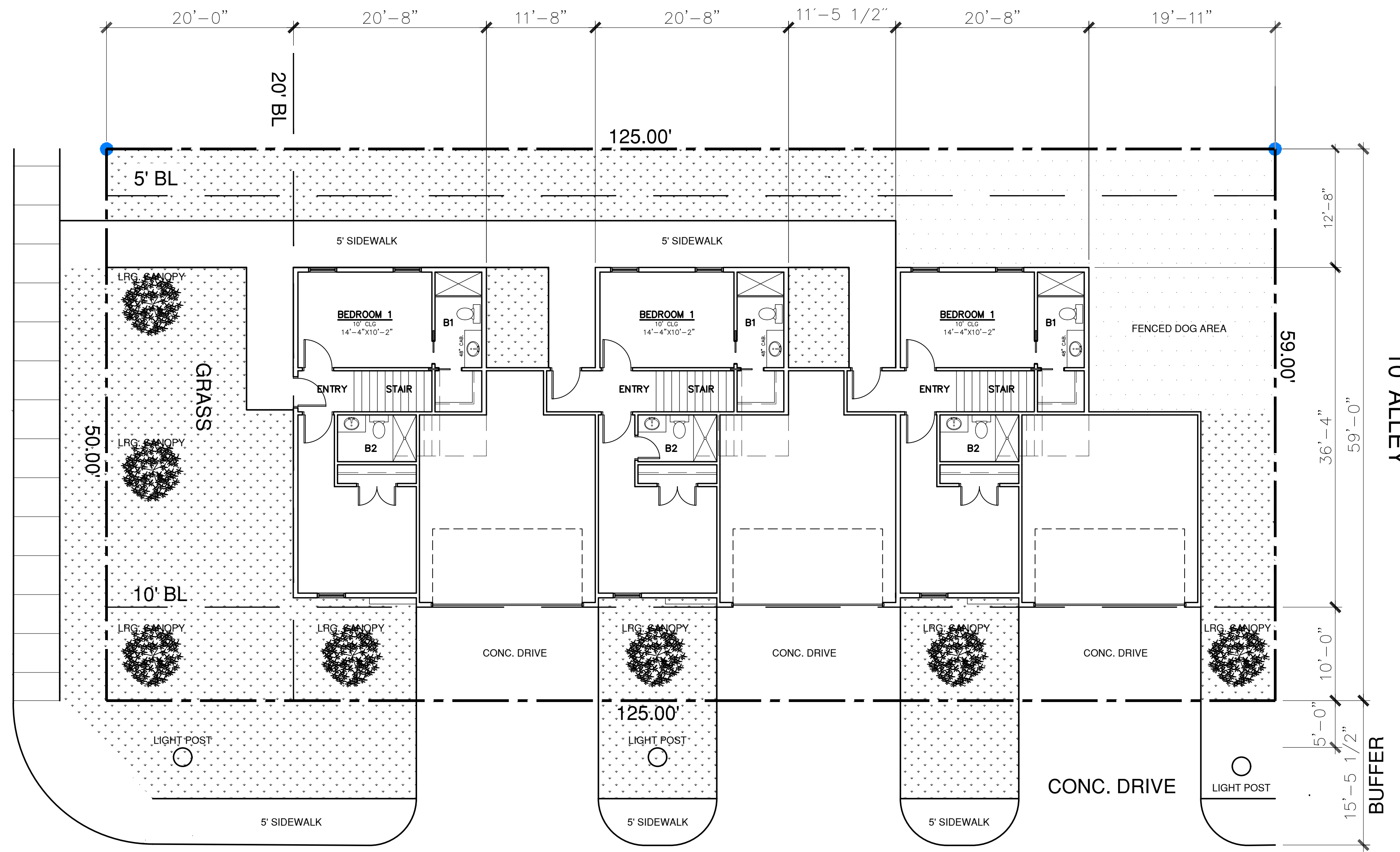
PROJECT NO.  
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PLAN NUMBER  
2339

SHEET NUMBER

A-1

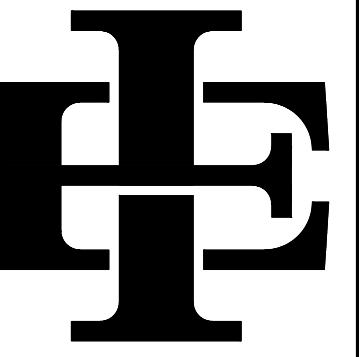
WAYSIDE AVENUE



W. CANTEY STREET

# PLOT PLAN

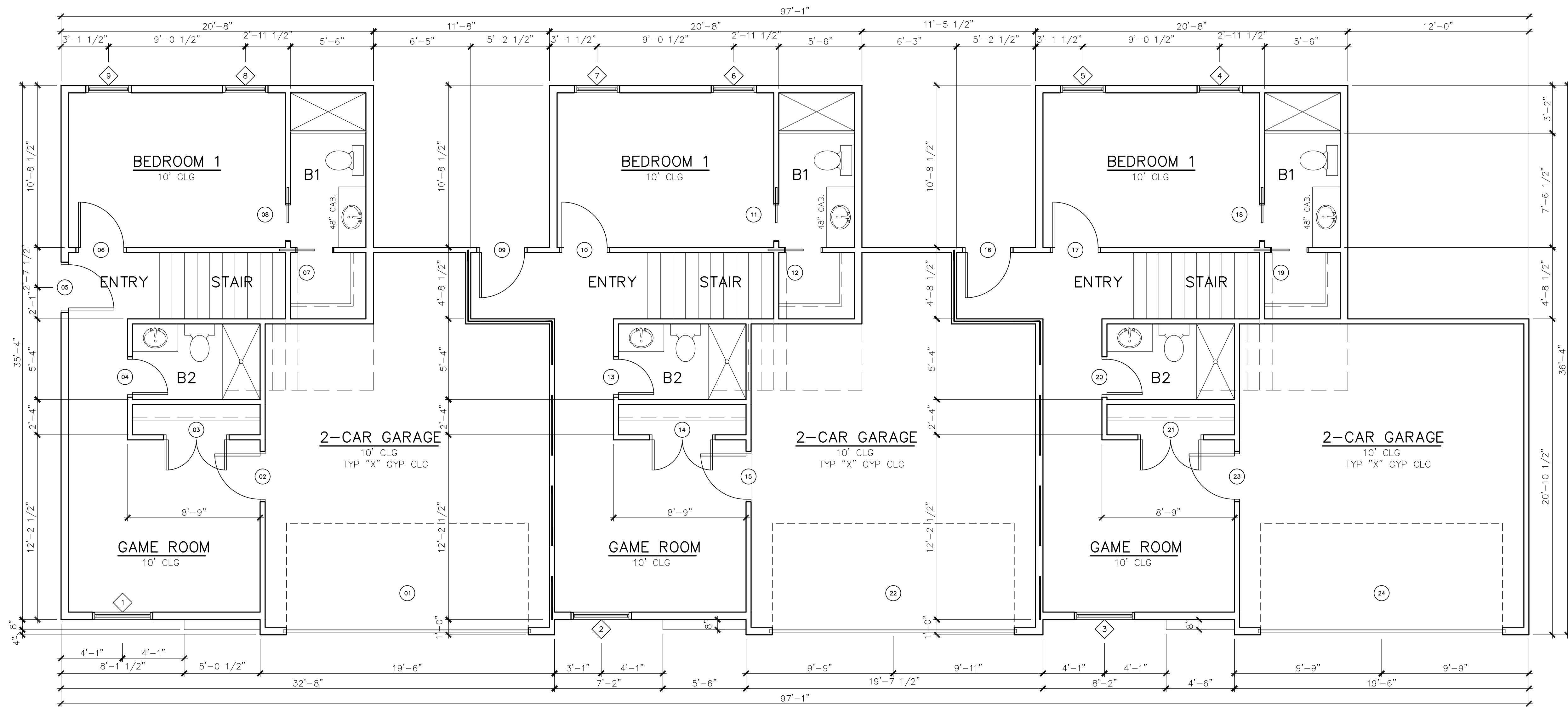
SCALE: 1/4" = 1'-0"



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SQ. FOOTAGES - UNIT 1	
First Floor	545 SQ. FT.
Second Floor	882 SQ. FT.
Third Floor	739 SQ. FT.
Total Living Area	2166 SQ. FT.
Total Slab	545 SQ. FT.
2nd Floor Balcony	62 SQ. FT.
Garage	398 SQ. FT.
Total Under Roof	2626 SQ. FT.

SQ. FOOTAGES - UNIT 2-3	
First Floor	618 SQ. FT.
Second Floor	882 SQ. FT.
Third Floor	739 SQ. FT.
Total Living Area	2239 SQ. FT.
Total Slab	618 SQ. FT.
2nd Floor Balcony	62 SQ. FT.
Garage	398 SQ. FT.
Total Under Roof	2699 SQ. FT.

### FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

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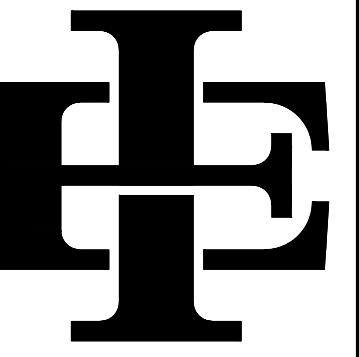
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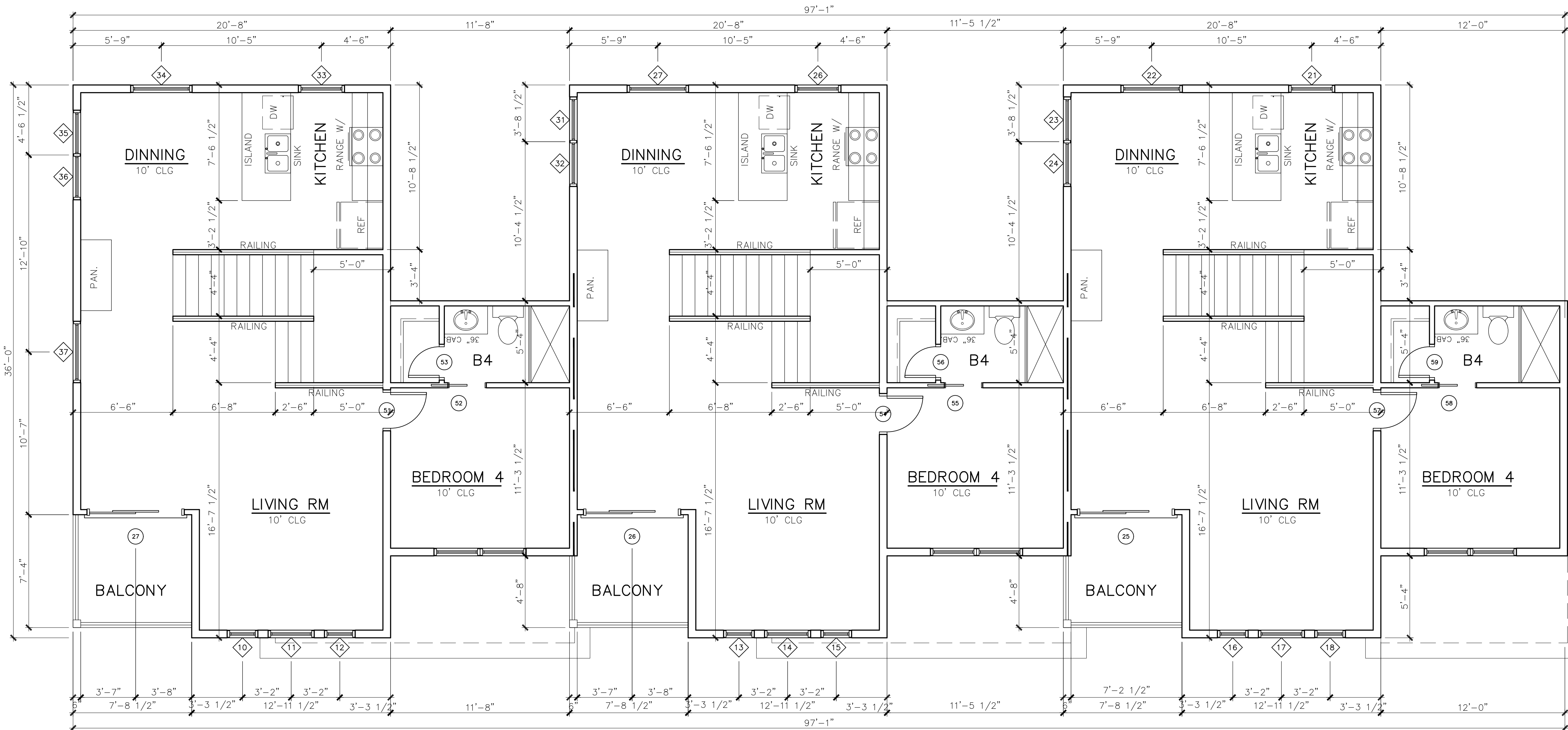
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A-3



**SECOND FLOOR PLAN**

SCALE: 1/4" = 1'-0"

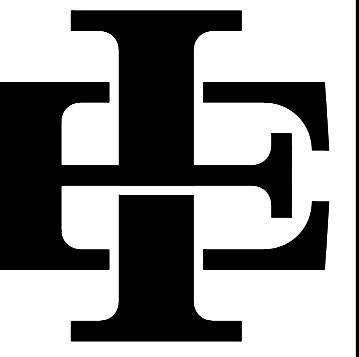
**SECOND FLOOR PLAN**

SCALE: 1/4" = 1'-0"

**SECOND FLOOR PLAN**

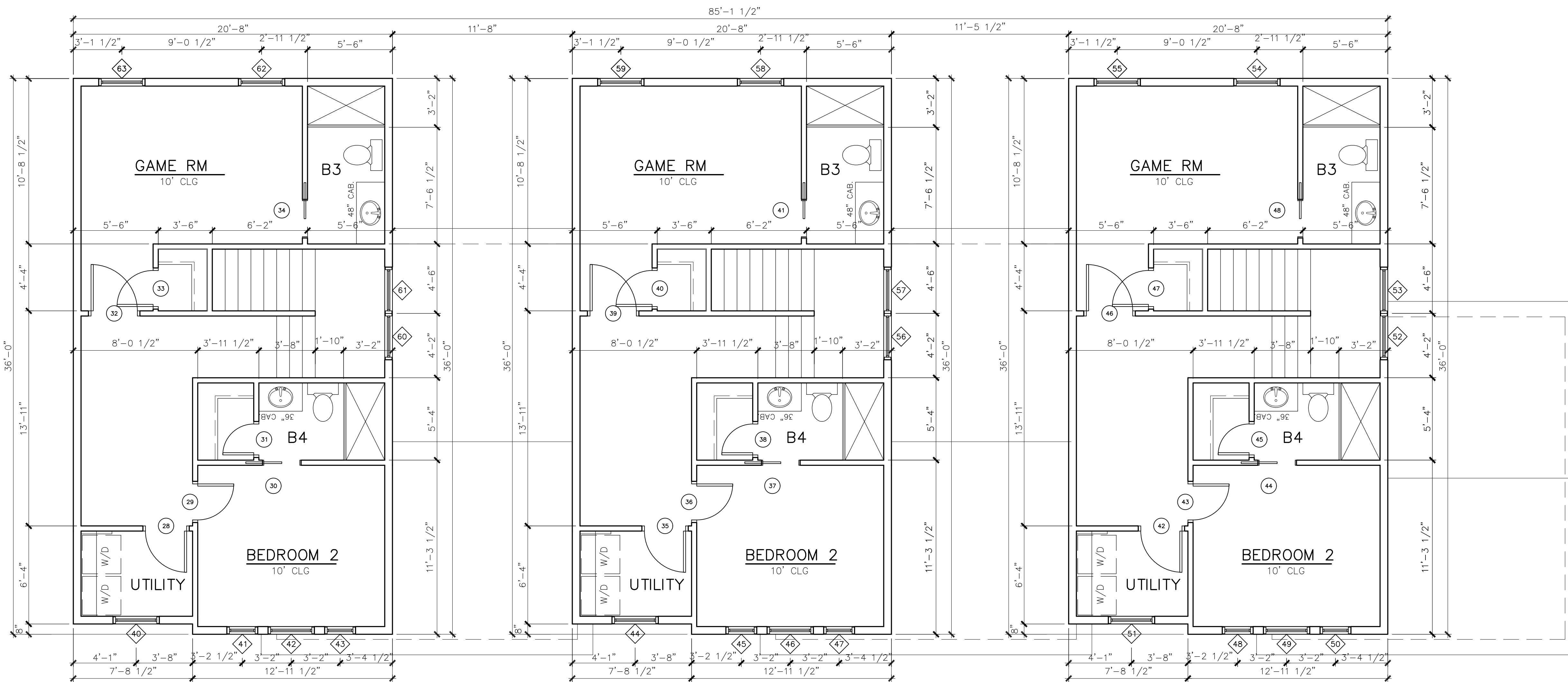
SCALE: 1/4" = 1'-0"

97'-1"



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**THIRD FLOOR PLAN**

SCALE: 1/4" = 1'-0"

**THIRD FLOOR PLAN**

SCALE: 1/4" = 1'-0"

**THIRD FLOOR PLAN**

SCALE: 1/4" = 1'-0"

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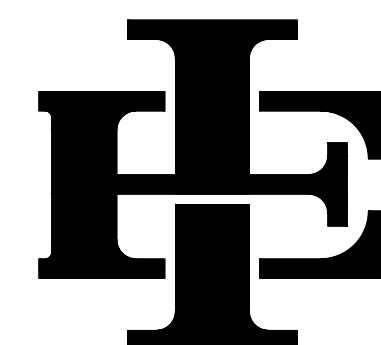
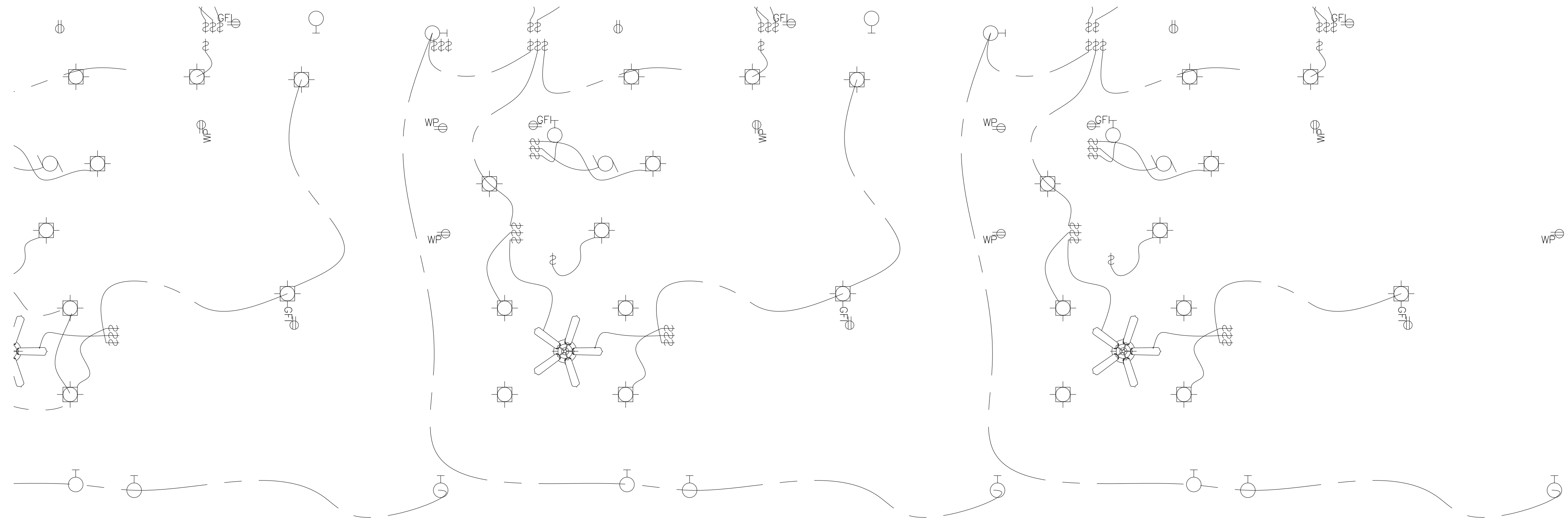
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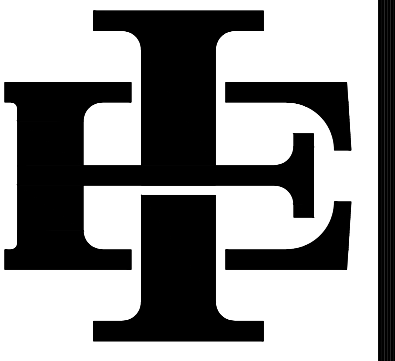
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SHEET NUMBER

**A-5**

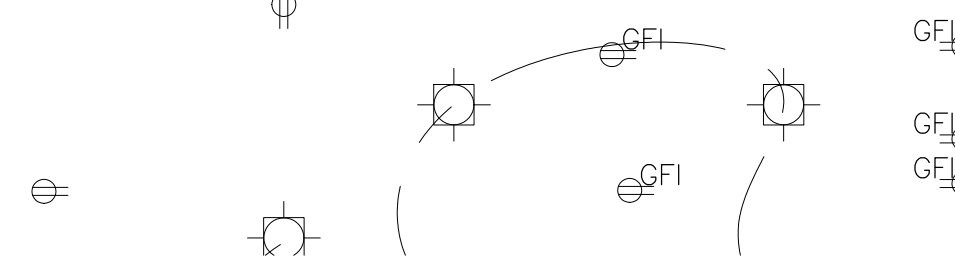
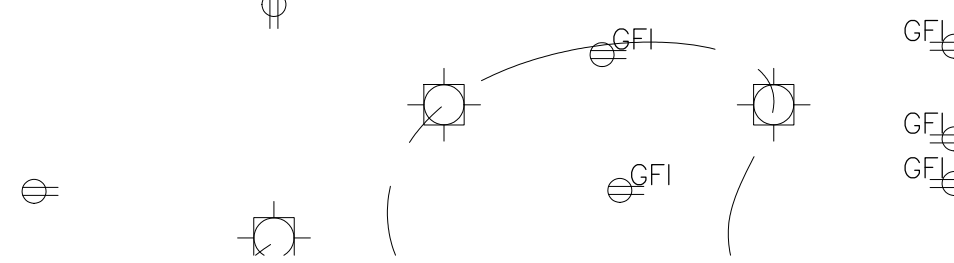
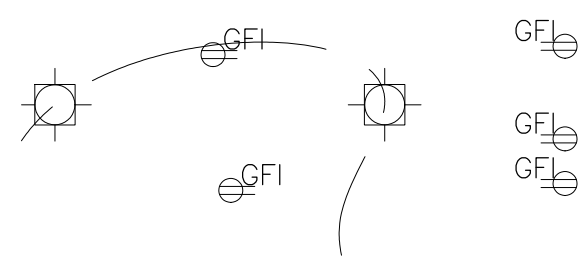
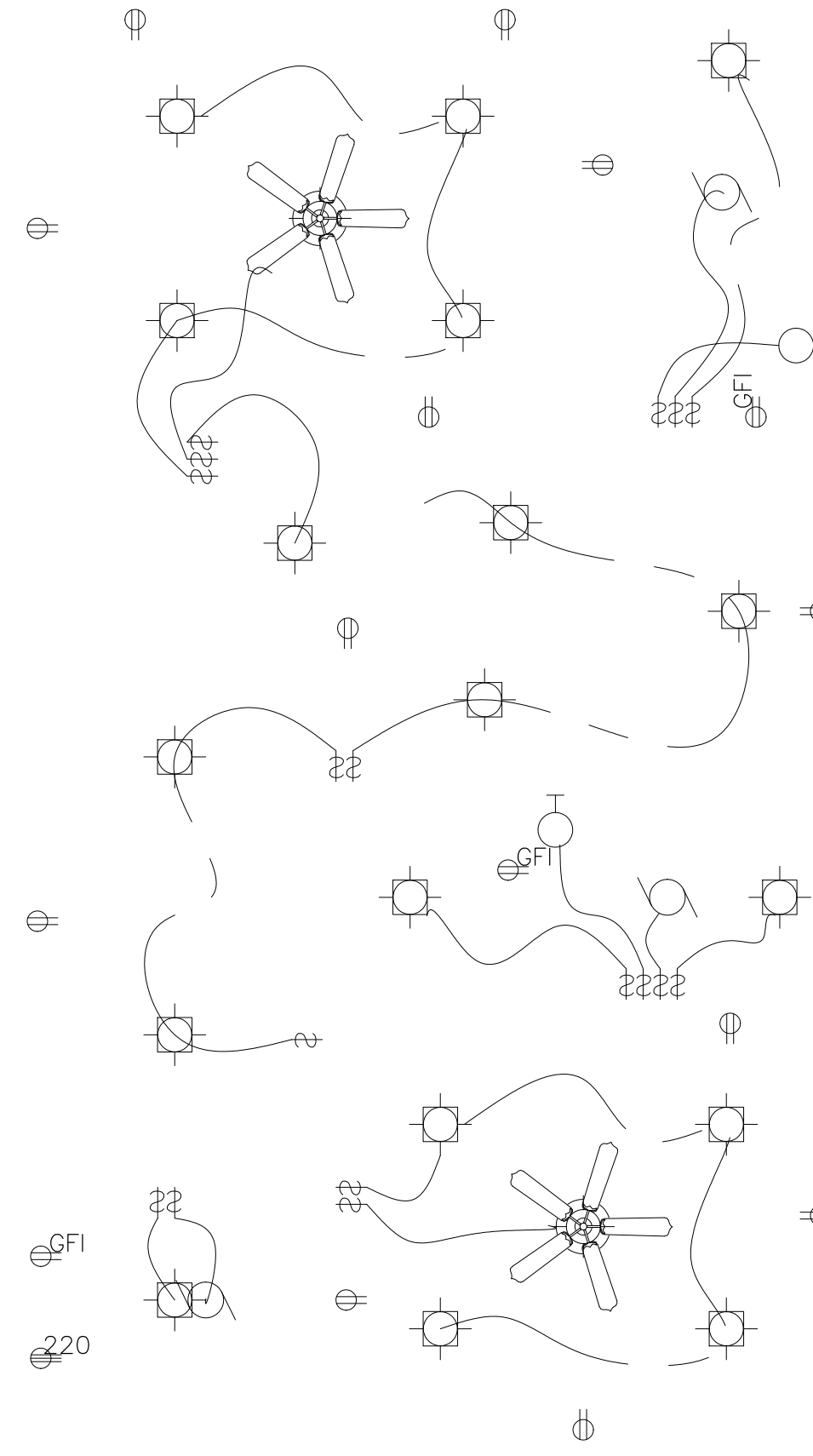
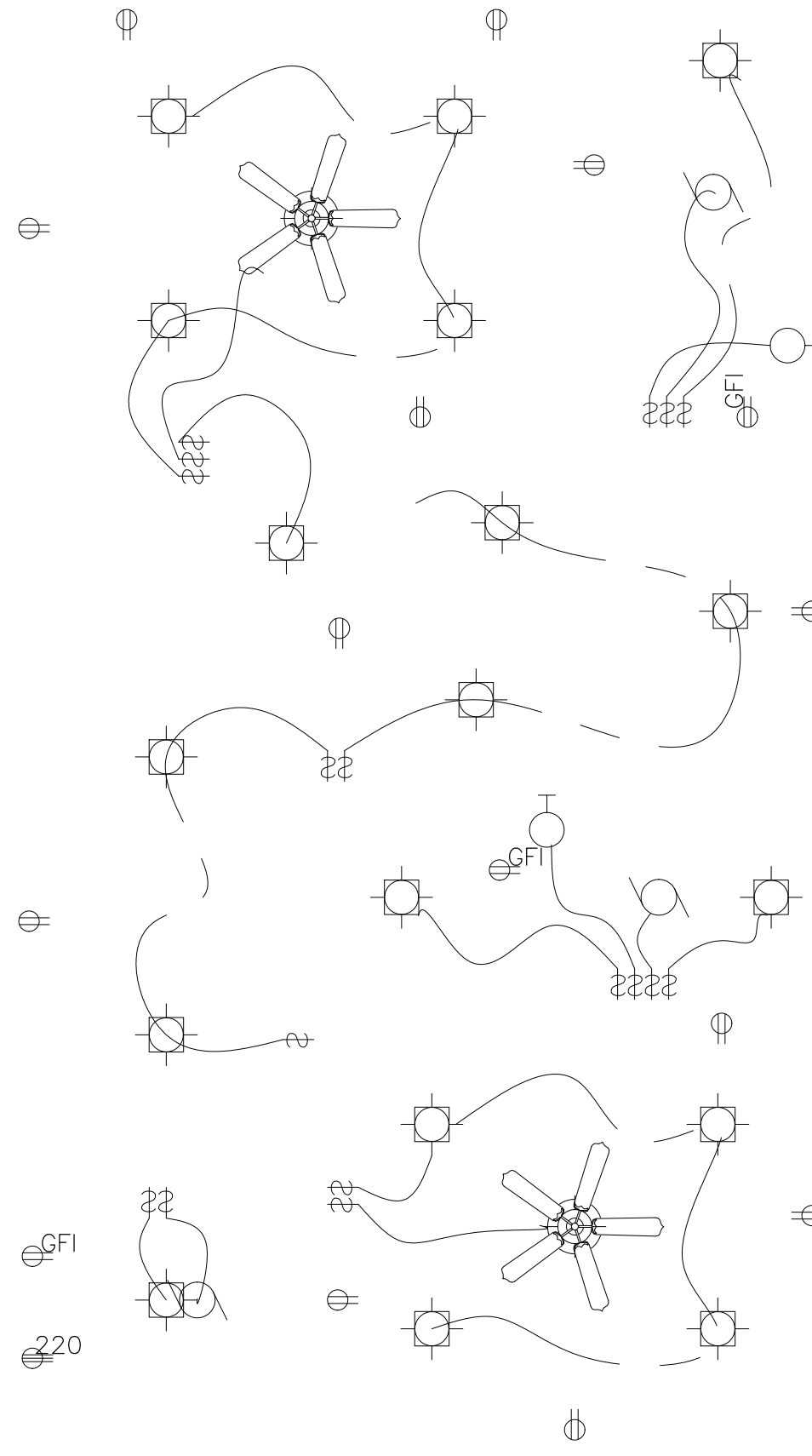
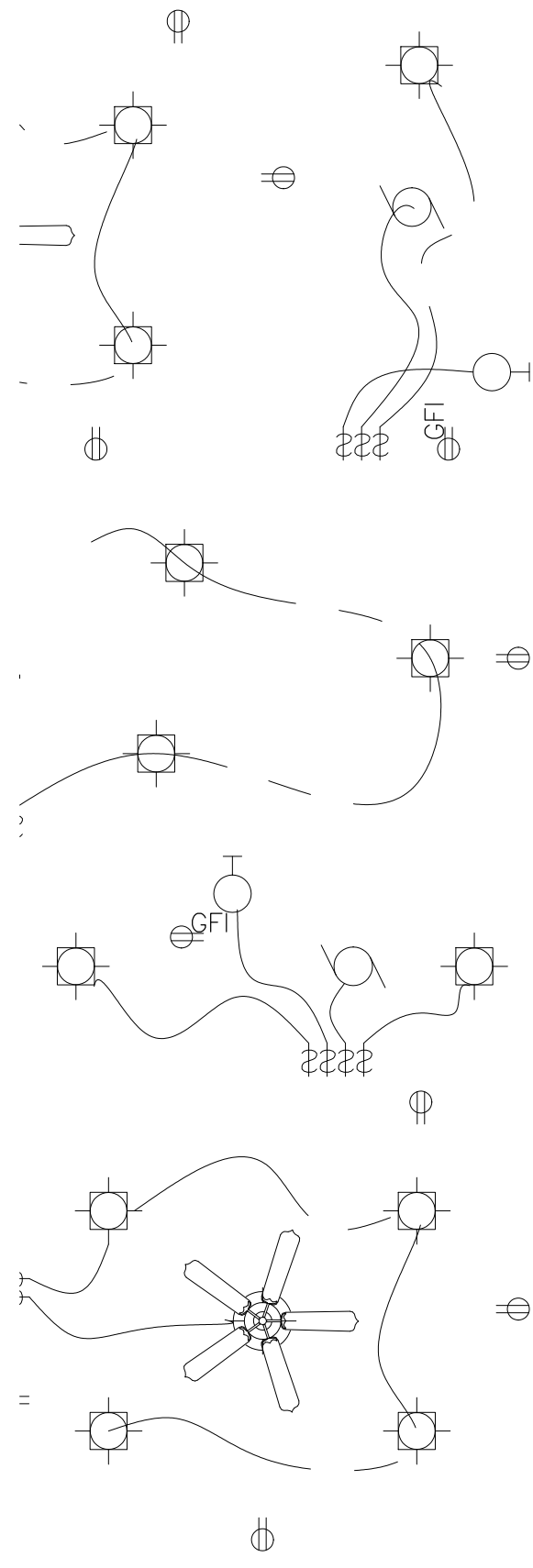




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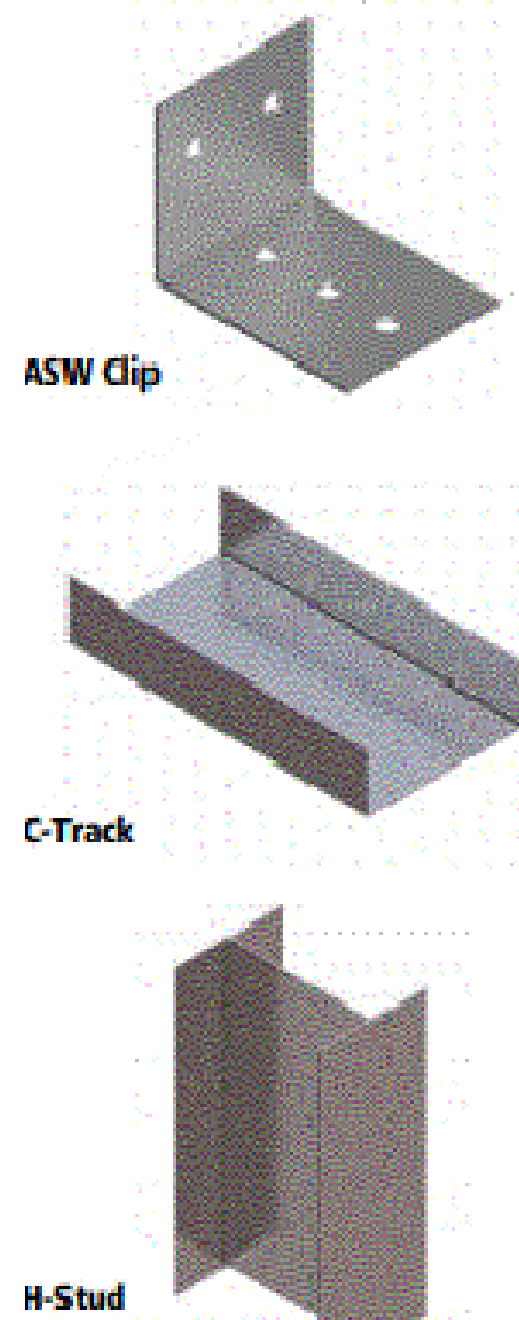
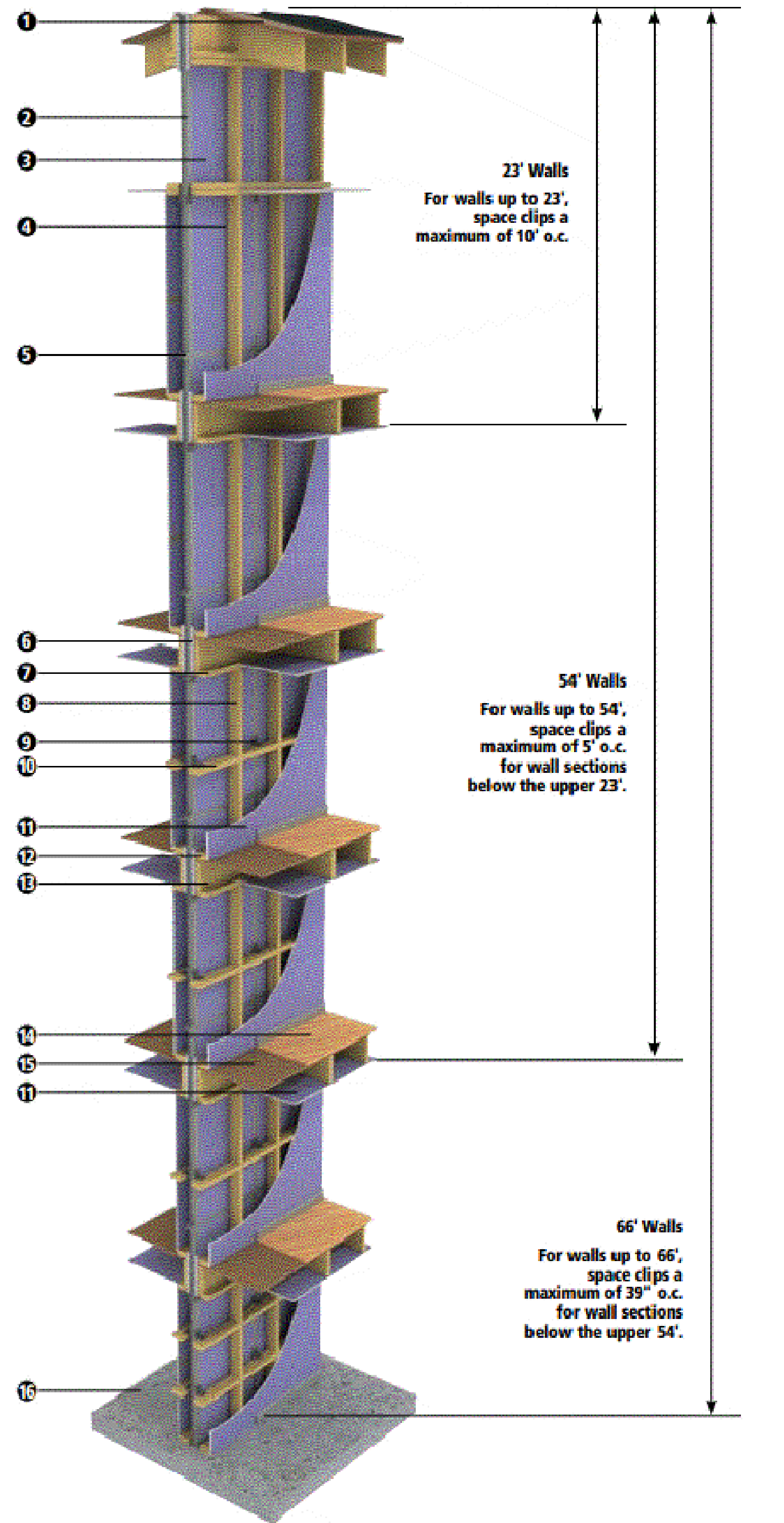
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A-7

**AREA SEPARATION WALL LIMITING HEIGHTS**

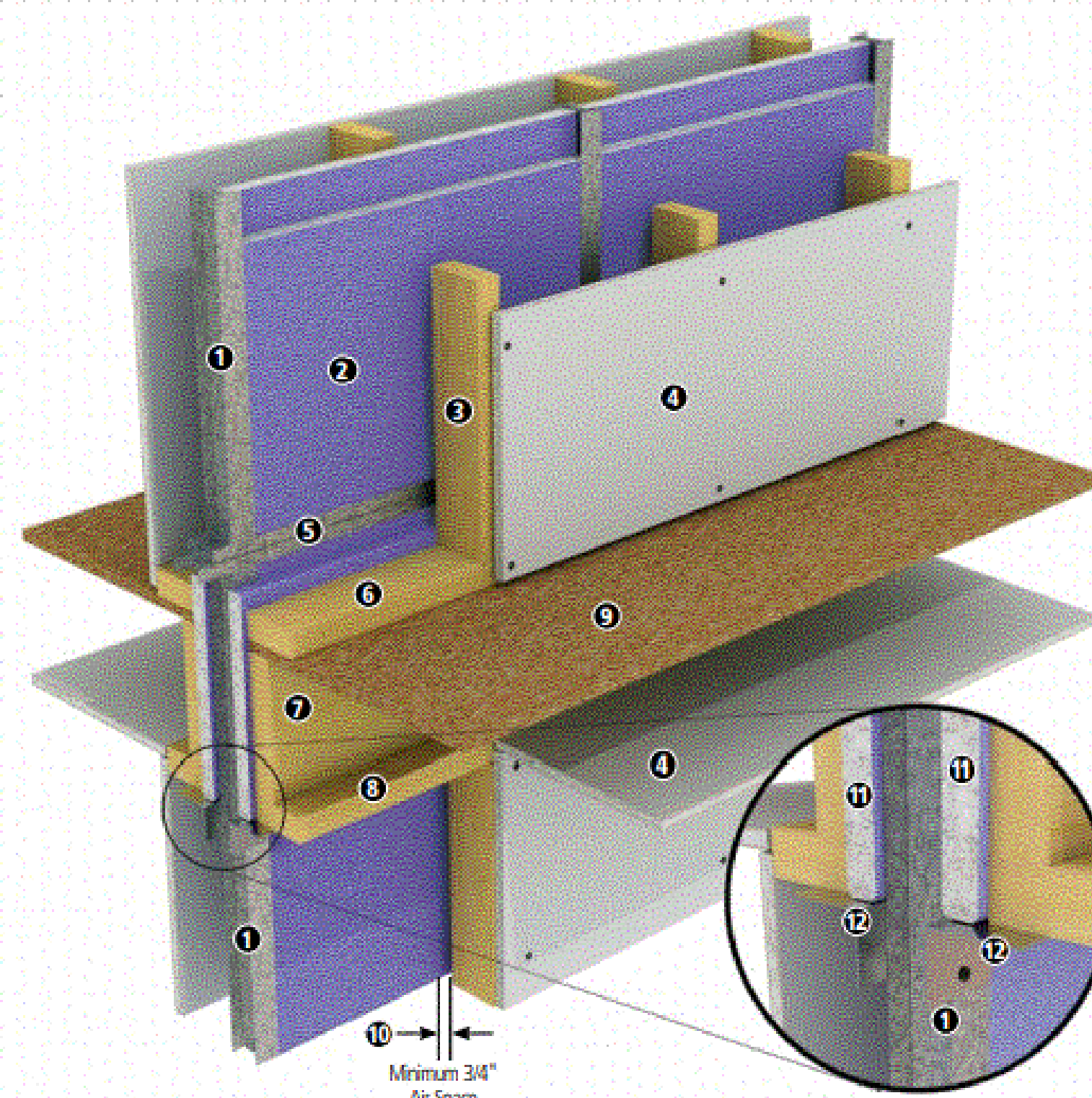
1. Roof
2. H-Stud
3. Two Layers 1" Shaftliner XP®
4. Minimum 3/4" Air Space
5. Double C-Track (Back-to-Back)
6. Fire Blocking 1" Fire-Shield® Shaftliner or Mineral Wool
7. Top Plate
8. Stud
9. ASW Clip
10. Blocking
11. XP® Gypsum Board
12. Bottom Plate
13. Rim Joist
14. Finish Floor
15. Subfloor
16. Concrete Slab



The 2-Hour Area Separation Wall System is a 2-hour fire wall consisting of 2 in. (50.8 mm) light-gauge steel H-Studs that secure two layers of 1 in. (25.4 mm) shaftliner panels friction-fit between studs and a minimum 3/4 in. (19.1 mm) air space on each side.

**TYPICAL FLOOR/CEILING JUNCTURE**

1. H-Stud
2. Two Layers 1" Shaftliner XP®
3. Stud
4. Gypsum Board
5. Double C-Track (Back to Back)
6. Bottom Plate
7. Rim Joist
8. Top Plate
9. Subfloor
10. Minimum 3/4" Air Space
11. Fire Blocking 1" Fire-Shield® Shaftliner or Mineral Wool
12. ASW Clip



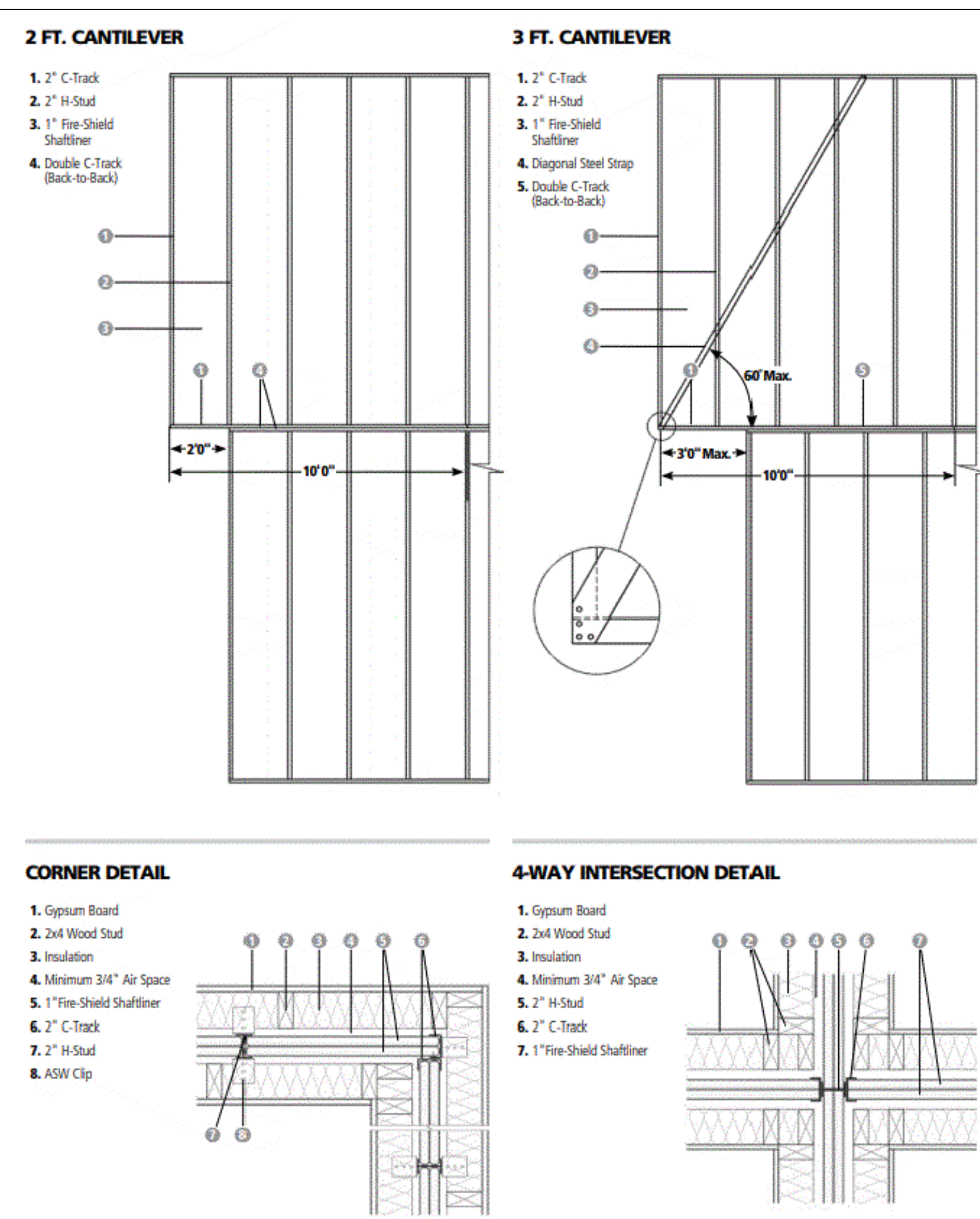
**NATIONAL GYPSUM COMPANY**  
**2-Hour Area Separation Wall System**

**Description**  
National Gypsum Company produces three shaftliner products for use in the Area Separation Wall System:  
**Gold Bond® 1" Fire-Shield® Shaftliner** consists of a fire-resistant Type X gypsum core encased in a heavy, moisture-resistant and green paper that is made from 100-percent recycled content.  
**Gold Bond® 1" XP® Shaftliner** consists of a mold-, mildew-, moisture- and fire-resistant Type X gypsum core with a specially designed PURPLE® fiberglass mat facer for superior resistance to mold and mildew.  
**Gold Bond® 1" EXP® Shaftliner** consists of a fire-resistant Type X gypsum core encased in a coated, specially designed PURPLE® fiberglass mat facer for superior mold, mildew and moisture resistance.

**Technical Data**  
The Area Separation Wall System has a non-bearing wall rating of 2 hours and is listed in the UL Fire Resistance Directory as Design No. U347 and in the GA-600 Fire Resistance Manual as file numbers ASW 0800, ASW 0961 and ASW 0996.  
The Area Separation Wall System has been evaluated for code compliance in UL Evaluation Report UL E83501-01.  
The Area Separation Wall System may be built up to a maximum of 66 ft. (20.1 m) high.  
Do not use the Area Separation Wall System where exposure to constant dampness and/or water may occur.  
Although steel framing and Gold Bond® 1" XP® Gypsum Panels can withstand temporary exposure to moisture during construction, protect the finished wall as soon as possible.  
Protect insulation in the Area Separation Wall from getting wet. Do not install until the building is enclosed.  
Properly store materials supplied to the jobsite, support off the ground, and protect from inclement weather.

**Installation**

1. Attach 2 in. (50.8 mm) C-Tracks to the top of the foundation 3/4 in. (19.1 mm) from the adjacent framed wall with fasteners spaced 24 in. (610 mm) o.c. Apply acoustical sealant along edges of track to minimize sound transmission.
2. Install C-Track on the ends of stepped foundation walls aligned with the Area Separation Wall end, if applicable, with fasteners 24 in. (610 mm) o.c. Caulk edges as with the floor track.
3. At the intersection of foundation and the exterior wall, begin erecting Area Separation Wall by inserting first layer of 1 in. (25.4 mm) shaftliner into C-Track. Insert second layer back-to-back with first layer and seat into C-Track. Shaftliner and studs may be set into position from the basement floor or fed down through the space provided between the wood framing from the floor above. Cap the terminating edge of the shaftliner panels with a vertical C-Track at the end of the foundation and fasten to the floor track with 3/8 in. (9.5 mm) Type 5 pan-head screws.



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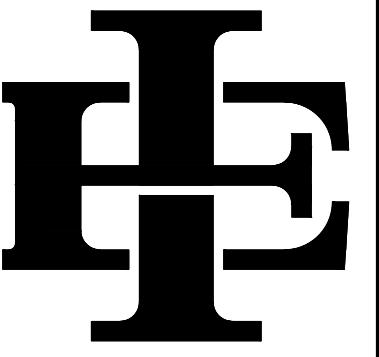
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**A-9**



**FRONT ELEVATIONS**

SCALE: 1/4" = 1'-0"



**REAR ELEVATIONS**

SCALE: 1/4" = 1'-0"



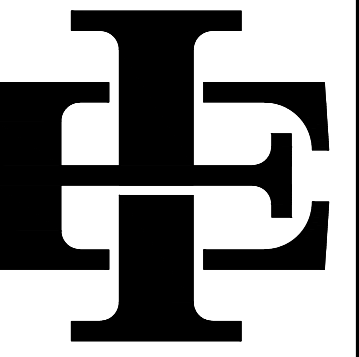
**LEFT ELEVATIONS**

SCALE: 1/4" = 1'-0"



**RIGHT ELEVATIONS**

SCALE: 1/4" = 1'-0"



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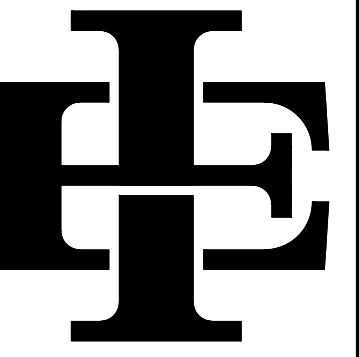
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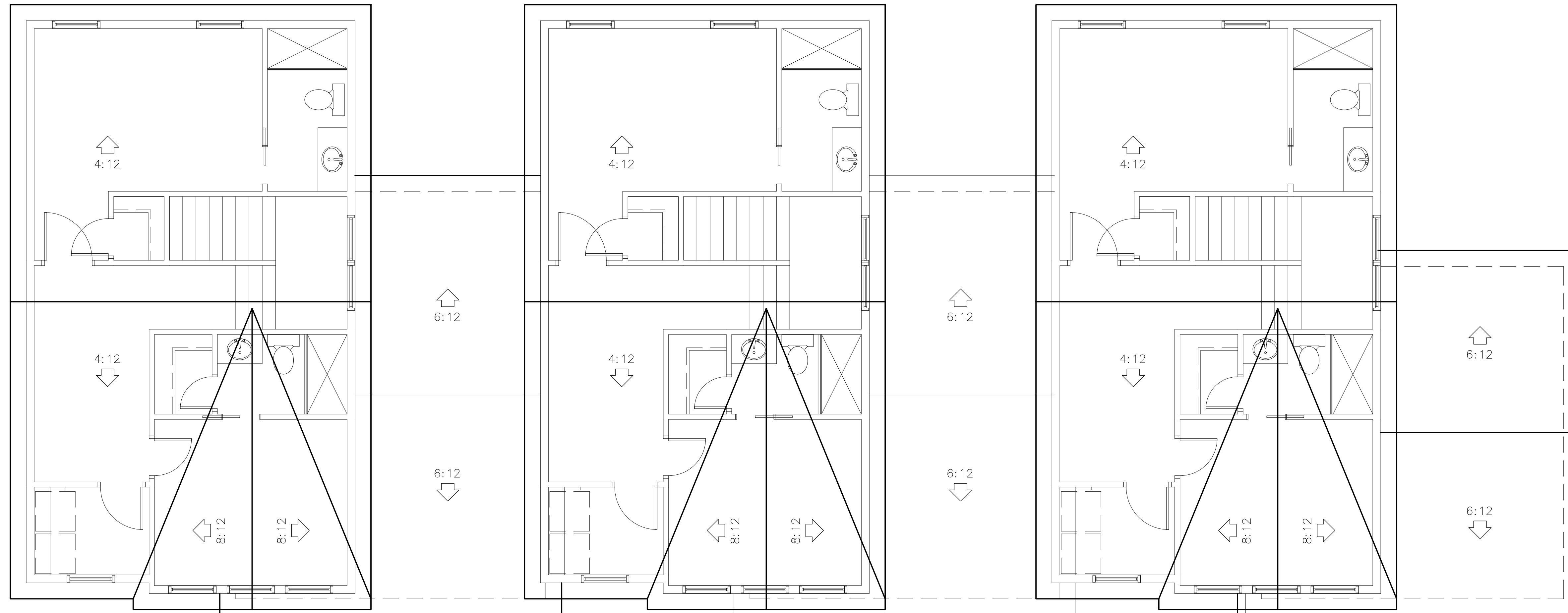
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ROOF PLAN

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