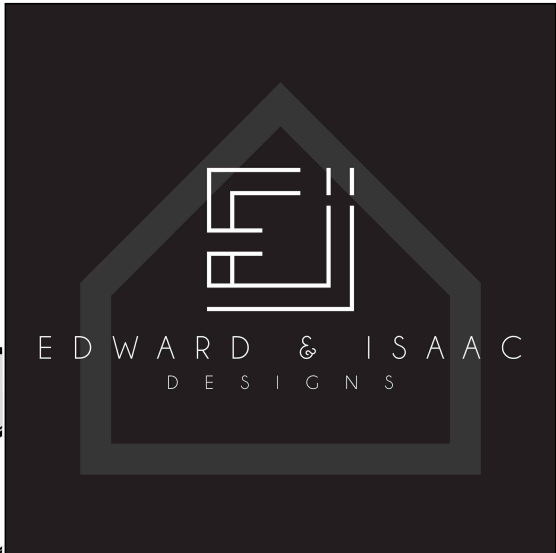


2528 & 2530 UNIVERSITY

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



**EDWARD & ISAAC
DESIGNS**

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING OR ELECTRONIC FILE ARE OWNED BY, AND THE PROPERTY OF, ©EDWARD & ISAAC DESIGNS. AS SUCH, THESE CONCEPTS WERE CREATED, EVOLVED FOR USE ON AND IN CONNECTION WITH THIS PROJECT AND THIS PROJECT ONLY. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS, ELECTRONIC MEDIA OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY ENTITY WHATSOEVER FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF ©EDWARD & ISAAC DESIGNS. THESE DRAWINGS MAY NOT BE REPRODUCED OR CAUSED TO BE REPRODUCED IN ANY FORM WITHOUT SPECIFIC WRITTEN PERMISSION GRANTED BY ©EDWARD & ISAAC DESIGNS.

PROJECT DATA		PROJECT TEAM		CODE NOTES		SHEET LIST		PROJECT No.					
PROJECT NAME: 2528 & 2530 UNIVERSITY		ARCHITECTURAL		1. ALL MATERIALS, PRODUCTS, AND INSTALLATIONS SHALL COMPLY WITH THE CURRENT ADOPTED CODES OF THE CITY OF FORT WORTH, TEXAS, INCLUDING ALL APPLICABLE LOCAL AMENDMENTS. ALL ICC-ES EVALUATION REPORT PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTIONS AND THE APPLICABLE ICC-ES REPORT. 2. SEPARATE PERMITS MAY BE REQUIRED FOR ACCESSORY STRUCTURES, SWIMMING POOLS, SPAS, RETAINING WALLS, FENCES, SITE WALLS, IRRIGATION SYSTEMS, AND GAS SYSTEM INSTALLATIONS, AS APPLICABLE. 3. NOT LESS THAN ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT. EGRESS DOORS SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE IRC. 4. DOORS BETWEEN GARAGE AND RESIDENCE SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF IRC SECTION R302.5. OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. GARAGE DOORS SHALL COMPLY WITH APPLICABLE CODE REQUIREMENTS. 5. EXTERIOR WALL PENETRATIONS FOR PIPES, VENTS, CONDUITS, CABLES, AND DUCTS SHALL BE SEALED TO PROVIDE A WEATHER-RESISTIVE EXTERIOR ENVELOPE. 6. ALL LUMBER SHALL BE GRADE MARKED BY AN APPROVED LUMBER GRADING AGENCY IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF THE IRC. 7. WOOD SILL PLATES IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED OR NATURALLY DURABLE WOOD IN ACCORDANCE WITH IRC SECTION R317. 8. ENGINEERED TRUSS DRAWINGS SHALL BE PROVIDED TO THE BUILDING OFFICIAL PRIOR TO INSTALLATION WHERE REQUIRED BY THE APPLICABLE CODE. 9. FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF THE IRC. 10. MASONRY CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF IRC CHAPTER 6 AND REFERENCED MASONRY STANDARDS. MORTAR JOINTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CODE REQUIREMENTS. 11. WINDOW OPENING CONTROL DEVICES SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF IRC SECTION R312.2 WHERE REQUIRED. 12. GYPSUM BOARD INSTALLED ON CEILINGS SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF IRC TABLE R702.3.5. 13. SHOWER AND TUB/SHOWER VALVES SHALL BE PRESSURE-BALANCE, THERMOSTATIC MIXING, OR COMBINATION PRESSURE-BALANCE/THERMOSTATIC VALVES CONFORMING TO THE APPLICABLE PLUMBING CODE REQUIREMENTS. 14. WALLS IN TUB AND SHOWER AREAS SHALL HAVE A NONABSORBENT FINISH TO THE HEIGHT REQUIRED BY THE APPLICABLE CODE. BACKER MATERIALS SHALL COMPLY WITH IRC SECTION R702.4.2. 15. PLUMBING FIXTURES SHALL COMPLY WITH THE WATER-CONSERVATION REQUIREMENTS OF THE APPLICABLE PLUMBING AND ENERGY CODES. 16. WATER HEATERS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE PLUMBING CODE. STORAGE-TANK WATER HEATERS LOCATED WHERE DAMAGE MAY OCCUR SHALL BE PROVIDED WITH DRAIN PANS WHERE REQUIRED. 17. HOT WATER CIRCULATION SYSTEMS, WHERE PROVIDED, SHALL COMPLY WITH THE APPLICABLE ENERGY AND PLUMBING CODE REQUIREMENTS. 18. ATTIC AND ROOF VENTILATION SHALL COMPLY WITH IRC SECTION R806. 19. ENERGY CODE COMPLIANCE SHALL BE DEMONSTRATED USING AN APPROVED COMPLIANCE METHOD IN ACCORDANCE WITH THE CURRENT ENERGY CODE ADOPTED BY THE CITY OF FORT WORTH. 20. HOT WATER PIPING SHALL BE INSULATED IN ACCORDANCE WITH THE APPLICABLE ENERGY CODE. 21. SUPPLY AND RETURN AIR DUCTS SHALL BE INSULATED IN ACCORDANCE WITH THE APPLICABLE ENERGY CODE. 22. REGISTERS, GRILLES, AND DIFFUSERS SHALL BE SECURELY FASTENED TO THE BUILDING STRUCTURE. 23. DRYER EXHAUST SYSTEMS SHALL COMPLY WITH IRC SECTION M1502. 24. EXHAUST AIR FROM BATHROOMS, TOILET ROOMS, LAUNDRY ROOMS, AND KITCHENS SHALL DISCHARGE DIRECTLY TO THE OUTDOORS IN ACCORDANCE WITH THE APPLICABLE MECHANICAL CODE. 25. LUMINAIRES INSTALLED IN DAMP OR WET LOCATIONS SHALL BE LISTED FOR SUCH LOCATIONS. 26. GFCI PROTECTION SHALL BE PROVIDED IN LOCATIONS REQUIRED BY THE CURRENTLY ADOPTED NEC. 27. AFCI PROTECTION SHALL BE PROVIDED AS REQUIRED BY THE CURRENTLY ADOPTED NEC. 28. SMOKE ALARMS AND CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH IRC SECTIONS R314 AND R315. 29. ALL ELECTRICAL WORK SHALL COMPLY WITH THE CURRENT NATIONAL ELECTRICAL CODE ADOPTED BY THE CITY OF FORT WORTH AND ALL APPLICABLE LOCAL AMENDMENTS. 30. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE CITY OF FORT WORTH DEVELOPMENT SERVICES DEPARTMENT. 31. ALL 120-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES IN AREAS REQUIRED BY CODE SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER (AFCI) IN ACCORDANCE WITH THE CURRENTLY ADOPTED NEC. 32. ALL RECEPTACLES REQUIRED TO BE TAMPER-RESISTANT SHALL COMPLY WITH THE CURRENTLY ADOPTED NEC. 33. SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH IRC SECTION R314. SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS, AND ON EACH STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS WHERE REQUIRED. 34. CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH IRC SECTION R315 IN DWELLINGS WHERE REQUIRED, INCLUDING DWELLINGS WITH FUEL-FIRED APPLIANCES OR ATTACHED GARAGES. 35. INTERIOR STAIRWAYS WITH SIX OR MORE RISERS SHALL HAVE REQUIRED LIGHTING CONTROL IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF THE IRC. 36. RECEPTACLE OUTLETS SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENTLY ADOPTED NEC. 37. A MINIMUM OF TWO 20-AMPERE SMALL-APPLIANCE BRANCH CIRCUITS SHALL BE PROVIDED FOR KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM, AND SIMILAR AREAS WHERE REQUIRED BY THE CURRENTLY ADOPTED NEC. 38. PROVIDE A CONCRETE-ENCASED ELECTRODE (UFER GROUND) WHERE REQUIRED BY THE CURRENTLY ADOPTED NEC AND APPROVED ELECTRICAL DESIGN. 39. METAL WATER PIPING, GAS PIPING, AND OTHER METAL BUILDING SYSTEMS SHALL BE BONDED IN ACCORDANCE WITH THE CURRENTLY ADOPTED NEC. 40. ALL METAL PIPING SYSTEMS, METAL PARTS OF ELECTRICAL EQUIPMENT, AND PUMP MOTORS ASSOCIATED WITH HYDROMASSAGE TUBS SHALL BE BONDED IN ACCORDANCE WITH THE CURRENTLY ADOPTED NEC WHERE APPLICABLE. 41. ALL PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL COMPLY WITH THE CURRENTLY ADOPTED ENERGY CODE. 42. RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE IC-RATED, AIR-TIGHT, AND SEALED BETWEEN THE HOUSING AND INTERIOR FINISH IN ACCORDANCE WITH THE APPLICABLE ENERGY CODE. 43. FACTORY-BUILT OR MASONRY FIREPLACES SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF IRC CHAPTER 10. OUTSIDE COMBUSTION AIR SHALL BE PROVIDED WHERE REQUIRED BY THE MANUFACTURERS INSTALLATION INSTRUCTIONS OR APPLICABLE CODE. 44. DECORATIVE APPLIANCES INSTALLED IN FIREPLACES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS LISTING AND INSTALLATION INSTRUCTIONS AND THE APPLICABLE FUEL GAS CODE. 45. A MINIMUM OF ONE THERMOSTATIC CONTROL DEVICE SHALL BE PROVIDED FOR EACH SEPARATE HEATING AND COOLING SYSTEM IN ACCORDANCE WITH THE APPLICABLE ENERGY CODE. 46. THE BUILDING SHALL BE PROVIDED WITH MECHANICAL VENTILATION IN ACCORDANCE WITH THE APPLICABLE RESIDENTIAL AND MECHANICAL CODE REQUIREMENTS. OUTDOOR AIR INTAKES AND EXHAUST OPENINGS SHALL BE PROVIDED WITH REQUIRED PROTECTION AGAINST BACKDRAFTING AND WEATHER. 47. THE BUILDING THERMAL ENVELOPE SHALL BE TESTED FOR AIR LEAKAGE WHERE REQUIRED BY THE APPLICABLE ENERGY CODE. TEST RESULTS SHALL BE PROVIDED TO THE BUILDING OFFICIAL WHERE REQUIRED. 48. DUCTS, AIR HANDLERS, FILTER BOXES, AND CONNECTIONS SHALL BE SEALED IN ACCORDANCE WITH THE APPLICABLE ENERGY CODE. DUCT TIGHTNESS TESTING SHALL BE PROVIDED WHERE REQUIRED.		CIVIL		STRUCTURAL		MPE		LANDSCAPE	
OWNER:													
A.P.N.:													
PROJECT ADDRESS:													
JURISDICTION:													
ZONING:													
USE REGULATIONS:													
FIRE SPRINKLERS REQUIRED:													
SETBACKS: FRONT - SIDES - REAR -													
NET LOT AREA: S.F.													
SITE WALLS LINEAL FOOTAGE:													
FLOOR AREA RATIO:													
CONSTRUCTION TYPE:													
CITY/ COUNTY NOTES AND/ OR STAMP													
ENERGY CODE													
SYSTEM WINDOWS SKYLIGHTS CEILING WALLS FLOOR		2015 IECC CODE REQUIRED MINIMUMS U-VALUE: 0.30 MAX SHGC 0.25MAX R49 R20 R19		TABLE R402.1.3 (N1102.1.3) FENESTRATION/GLAZING: SHGC: 0.25 MAX U-FACTOR: 0.30 MAX		Grand total		INDEX SHEET					

SHEET LIST	
SHEET NUMBER	SHEET NAME
A000	INDEX SHEET
A001	GENERAL NOTES
A002	CONSTRUCTION NOTES
A100	SITE PLAN - TRUE NORTH
A101	SITE PLAN - PROJECT NORTH
A200	MAIN LEVEL
A201	WALL TYPES MAIN LEVEL
A202	FIRST LEVEL
A203	WALL TYPES FIRST LEVEL
A204	SECOND LEVEL
A205	WALL TYPES SECOND LEVEL
A206	ROOF TOP LEVEL
A207	WALL TYPES ROOF TOP LEVEL
A300	ROOF PLAN
A400	MAIN LEVEL CEILING PLAN
A401	FIRST LEVEL CEILING PLAN
A402	SECOND LEVEL CEILING PLAN
A403	ROOF TOP LEVEL CEILING PLAN
A500	ELEVATIONS
A501	ELEVATIONS
A600	SECTIONS
A601	SECTIONS
A700	WALL SECTIONS
A701	ROOF DETAILS
A702	WALL DETAILS
A703	DOOR AND WINDOW DETAILS
A704	DOOR AND WINDOW DETAILS
A705	FIRE-RATED WALL DETAILS
A802	STAIR DETAILS
A900	3D VIEWS
A901	3D VIEWS
E100	MAIN LEVEL ELECTRICAL PLAN
E101	FIRST LEVEL ELECTRICAL PLAN
E102	SECOND LEVEL ELECTRICAL PLAN
E103	ROOF TOP LEVEL ELECTRICAL PLAN

REVISIONS		
No.	Description	Date

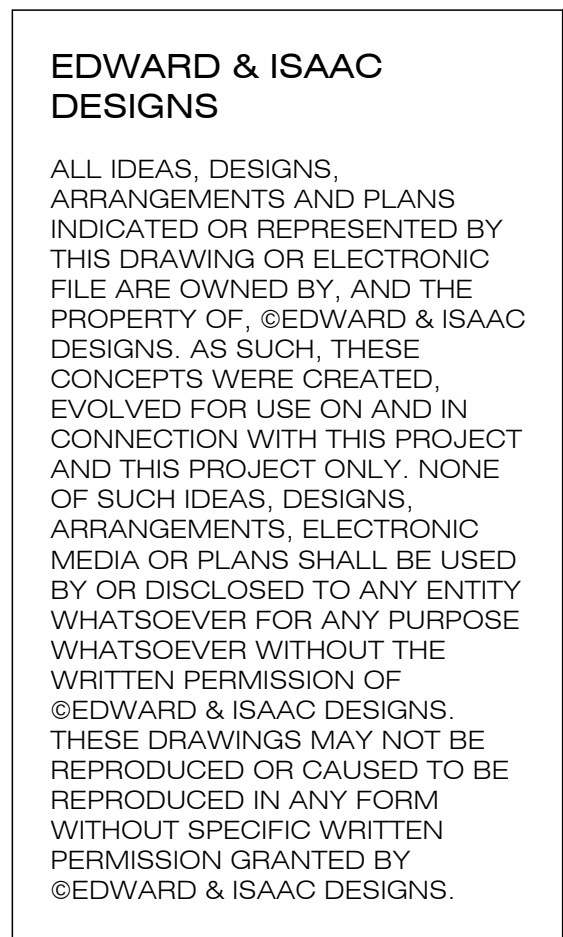
PROJECT ADMINISTRATION NOTES

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 RESPONSIBLE 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 CONTRACTORS 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 CONTRACTORS RESPONSIBILITY AND SHALL BE REPAIRED TO THE OWNERS SATISFACTION AT THE CONTRACTORS 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 CONTRACTORS 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.

LEGENDS			
SYMBOL LEGEND FLOOR PLANS			
	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
SYMBOL LEGEND SITE PLAN			
	EXISTING GRADE		
	PROPOSED GRADE		
	PROPERTY LINE		
	SETBACK 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		
	WATER SERVICE LID		
	(E) ELECTRICAL METER		
	(E) CABLE BOX		
	(E) PHONE UTILITY SERVICE		
	(E) TRANSFORMER		
	AIR CONDITIONING UNIT- SCREENED		
ABBREVIATIONS LEGEND			
A.C.I.	AMERICAN CONCRETE INSTITUTE	O.D.	OUTSIDE DIAMETER
BLDG.	BUILDING	U.N.O.	UNLESS NOTED OTHERWISE
CONC.	CONCRETE	REF.	REFERENCE
C.J.	CONTROL JOINT	R.	RISER
COL.	COLUMN	R.O.	ROUGH OPENING
DET.	DETAIL	RM.	ROOM
DIA.	DIAMETER	S/STL	STAINLESS STEEL
DN.	DOWN	STRUCT.	STRUCTURAL
EL/ELEV.	ELEVATION	SPEC.	SPECIFICATIONS
ELEC.	ELECTRICAL	T.O.	TOP OF (...)
EQ.	EQUAL	T.O.CONC.	TOP OF CONCRETE
FIN.	FINISH	T.O.F.	TOP OF FRAMING
FLR.	FLOOR	T.O.STL.	TOP OF STEEL
GALV.	GALVANIZED	T.O.W.	TOP OF WALL
GYP.	GYPSUM	T.	TREAD
I.D.	INSIDE DIAMETER	TYP.	TYPICAL
JT.	JOINT	@	AT
MECH.	MECHANICAL	+ AND	BOARD
MIN.	MINIMUM	BD.	BOARD
N.T.S.	NOT TO SCALE	A.F.F.	ABOVE FINISHED FLOOR
NO.	NUMBER	U.N.O.	UNLESS OTHERWISE NOTED
O.C.	ON CENTER	V.I.F.	VERIFY IN FIELD
OPG.	OPENING	T.O.F.	TOP OF FOOTING

[illegible]

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

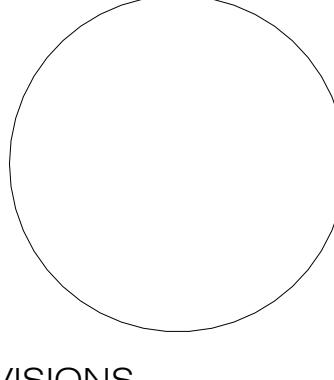
EDWARD & ISAAC
DESIGNS
STUDENT HOUSING
DUPLEXES
2528 S UNIVERSITY DR,
FORT WORTH, TX 76109,
USA

SCALE: $12'' = 1'-0''$

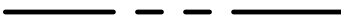
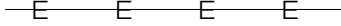
A001

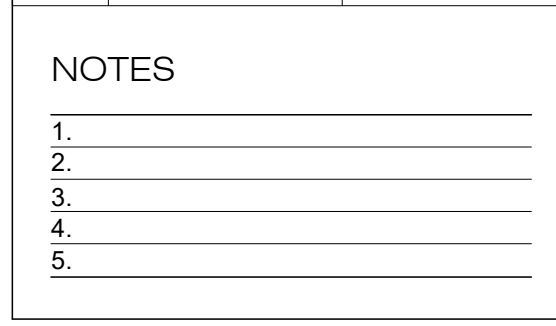
GENERAL NOTES

EDWARD & ISAAC
DESIGNS

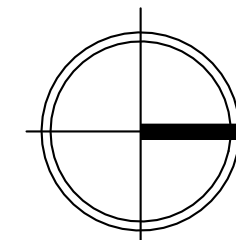
EDWARD & ISAAC DESIGNS		
ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING OR ELECTRONIC FILE ARE OWNED BY, AND THE PROPERTY OF, ©EDWARD & ISAAC DESIGNS. AS SUCH, THESE CONCEPTS WERE CREATED, EVOLVED FOR USE ON AND IN CONNECTION WITH THIS PROJECT AND THIS PROJECT ONLY. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS, ELECTRONIC MEDIA OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY ENTITY WHATSOEVER FOR ANY PURPOSE WITHOUT SPECIFIC WRITTEN PERMISSION GRANTED BY ©EDWARD & ISAAC DESIGNS.		
PROJECT No.		
		
REVISIONS		
No.	Description	Date
NOTES		
1. _____		
2. _____		
3. _____		
4. _____		
5. _____		
STUDENT HOUSING		
EDWARD & ISAAC DESIGNS STUDENT HOUSING DUPLICES 2528 S UNIVERSITY DR, FORT WORTH, TX 76109, USA		
SCALE:		
A002		
CONSTRUCTION NOTES		

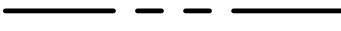
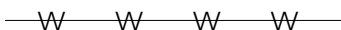


SYMBOL LEGEND	
	SURVEY LINE
	PROPERTY LINE
	DRAINAGE LINE
	BUILDING LINE
	STRAW WATTLE
	GAS LINE
	SANITARY SWEER LINE
	SEWER LATERAL LINE
	ELECTRICAL/POWER LINE
	COMMUNICATIONS LINE
	WATER LINE
	SEWER MANHOLE
	SEWER LATERAL STUB
	GAS METER - SCREENED
	FIRE HYDRANT
	FOUND REBAR W/ CAP
	(E) WATER METER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



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



	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

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

SCALE: As indicated

A101

SITE PLAN - PROJECT
NORTH

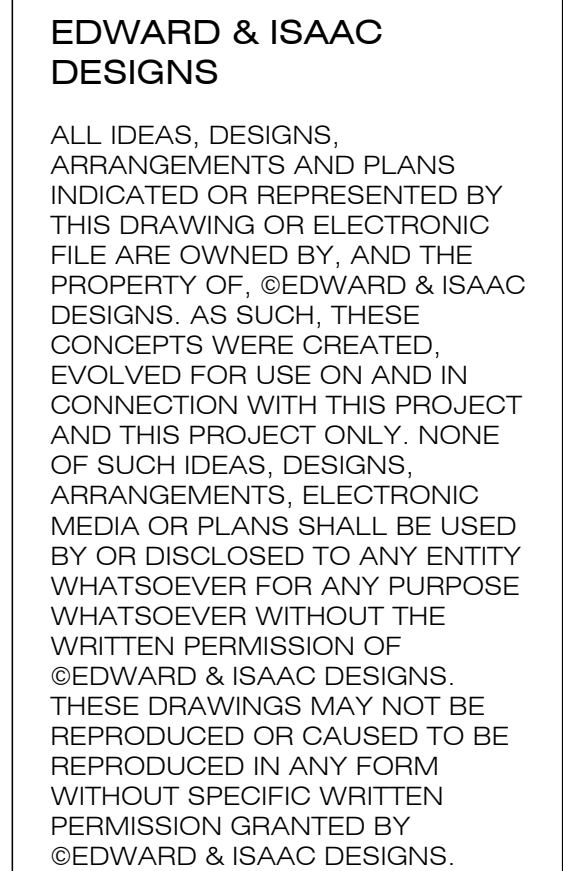


1. UNLESS NOTED OTHERWISE, ALL FLOOR PLAN DIMENSIONS ARE MEASURED FROM:
 - EXTERIOR FACE OF THE PLYWOOD SHEATHING IF WE ARE STARTING A MEASUREMENT FROM AN EXTERIOR WALL.
 - END STUD LAYER ON INTERIOR WALLS OR ON CHAIN DIMENSIONS WHERE THE LAST WALL IS AN EXTERIOR WALL.
 - ALL MASONRY AND WOOD STUDS DIMENSIONS ARE NOMINAL.
 - REFERENCE INTERIOR ELEVATIONS, SYSTEM NOTES & FINISH SCHEDULE FOR INTERIOR FINISHES.
 - TEMPER AND GLAZING 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).
 - A PENETRATION THROUGH FIRE RATED WALLS & CEILING TO BE VERIFIED WITH FIRE RATED MATERIAL TO MAINTAIN FIRE RATING OR PREVENT SMOKE INFILTRATION AS REQUIRED.
 - CONTRACTOR TO PROVIDE FIRE BLOCKING BETWEEN FLOORS, WALLS & UNITS AS REQUIRED. BY THE FIRE DEPARTMENT OFFICIAL.
 - 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 DESIGNER IMMEDIATELY.
 - ADD 15 MIL VAPOR BARRIER UNDER FLOOR SLAP.
 - MAG ONE-COAT STUCCO COMPLIANCE PROGRAM. ALL ONE-COAT STUCCO SYSTEMS SHALL BE APPLIED BY MANUFACTURERS APPROVED INSTALLERS. A WEATHER-RESISTIVE BARRIER SHALL BE INSTALLED OVER ALL FRAMING AND WOOD BASED SHEATHING. (ICC-ES E-2724)
 - FOR FOUNDATION, FRAMING AND SHEAR, SEE STRUCTURAL.
 - ALL INTERIOR WALL, FLOOR AND CEILING FINISHES BY OWNER UNLESS NOTED OTHERWISE.
 - ALL INTERIOR DOORS DESIGN BY OWNERS UNLESS NOTED OTHERWISE.
 - ALL INTERIOR MILLWORK (CLOSET, COUNTER, CABINETS, ETC.) DESIGN BY OWNER UNLESS NOTED OTHERWISE.
 - DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING 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.
 - ON INTERIOR AREAS, ALL DIMENSIONS GOES FROM STUD TO STUD TO EXTERIOR PLYWOOD SHEATHING. IN PHASED PROJECTS, THIS CONDITION MAY BE AFFECTED, SO SOME DIMENSIONS WERE MEASURED FROM STUD TO INTERIOR FACE.

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	CL	CENTERLINE
	DETAIL NUMBER	ROOM XX SF XX CLG XX CEILING HEIGHT	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

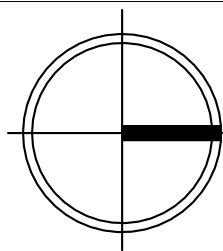
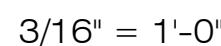
[illegible]

- 1.
- 2.
- 3.
- 4.
- 5.

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

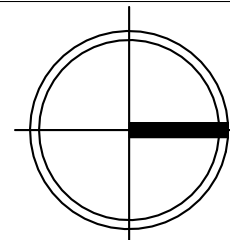
SCALE: As indicated

MAIN LEVEL



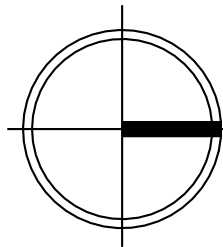
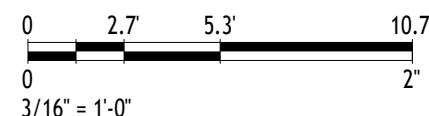
W01 - 2X6 EXT. - STUCCO
W02 - 2X6 EXT. - HORIZONTAL SIDING
W03 - 2X6 EXT. - FIBER CEMENT
W04 - 2X4 INT. - GYPSUM
W05 - 2X6 INT. - GYPSUM
W06 - (2) 2X6 INT. 2 HOUR SEPARATION WALL

WALL TYPES MAIN
LEVEL



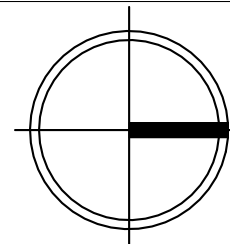
	EXTERIOR WALLS: 2X6 STUDS @ 16" O.C. WITH STUCCO FINISH
	EXTERIOR WALLS: 2X6 STUDS @ 16" O.C. WITH HORIZONTAL SIDING FINISH
	EXTERIOR WALLS: 2X6 STUDS @ 16" O.C. WITH FIBER CEMENT FINISH
	INTERIOR WALLS: 2X4 WOOD STUDS @ 16" O.C. WITH GYPSUM
	INTERIOR WALLS: 2X6 WOOD STUDS @ 16" O.C. WITH GYPSUM
	INTERIOR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



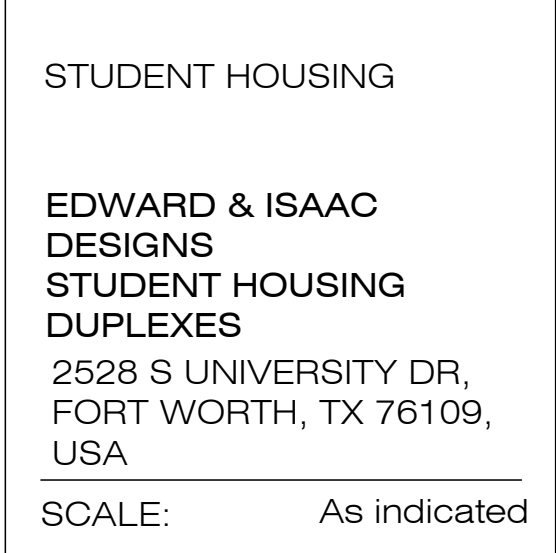


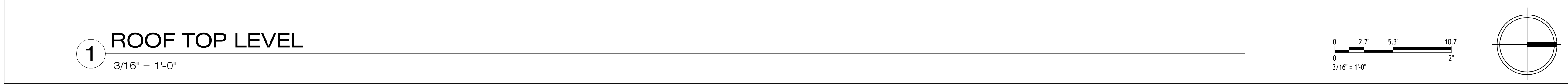
W01 - 2X6 EXT. - STUCCO
W02 - 2X6 EXT. - HORIZONTAL SIDING
W03 - 2X6 EXT. - FIBER CEMENT
W04 - 2X4 INT. - GYPSUM
W05 - 2X6 INT. - GYPSUM
W06 - (2) 2X6 INT. 2 HOUR SEPARATION WALL

WALL TYPES FIRST
LEVEL



SECOND LEVEL



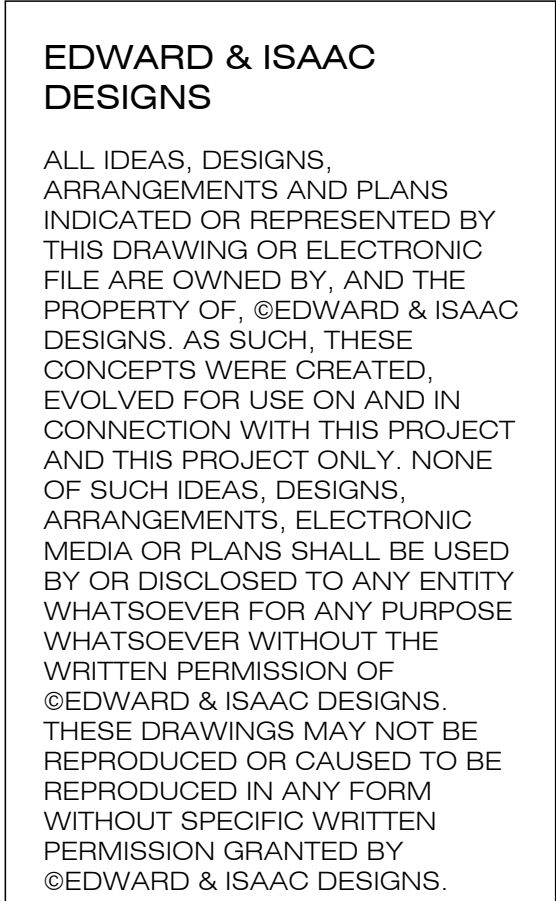


1. UNLESS NOTED OTHERWISE, ALL FLOOR PLAN DIMENSIONS ARE MEASURED FROM:
 - EXTERIOR FACE OF THE PLYWOOD SHEATHING IF WE ARE STARTING A MEASUREMENT FROM AN EXTERIOR WALL.
 - WOOD STUD LAYER ON INTERIOR WALLS OR ON CHAIR DIMENSIONS WHERE THE LAST WALL IS AN EXTERIOR WALL.
2. ALL MASONRY AND WOOD STUDS 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 SH 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 OR COATING THE SHELL 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

[illegible]

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

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

SCALE: As indicated

ROOF TOP LEVEL

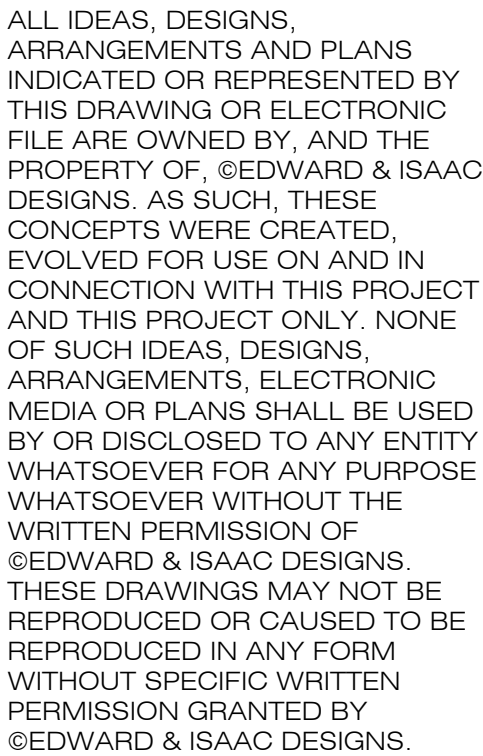


1. UNLESS NOTED OTHERWISE, ALL FLOOR PLAN DIMENSIONS ARE MEASURED FROM:
 - EXTERIOR FACE OF THE PLYWOOD SHEATHING IF WE ARE STARTING A MEASUREMENT FROM AN EXTERIOR WALL.
 - WOOD STUD LAYER ON INTERIOR WALLS OR ON CHAIR DIMENSIONS WHERE THE LAST WALL IS AN EXTERIOR WALL.
 - ALL MASONRY AND WOOD STUDS DIMENSIONS ARE NOMINAL.
2. REFERENCE INTERIOR ELEVATIONS, SYSTEM NOTES & FINISH SCHEDULES FOR INTERIOR FINISHES.
3. 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 BARRIER 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.

	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 XX CEILING HEIGHT	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

W01 - 2X6 EXT. - STUCCO
W02 - 2X6 EXT. - HORIZONTAL SIDING
W03 - 2X6 EXT. - FIBER CEMENT
W04 - 2X4 INT. - GYPSUM
W05 - 2X6 INT. - GYPSUM
W06 - (2) 2X6 INT. 2 HOUR SEPARATION WALL

[illegible]

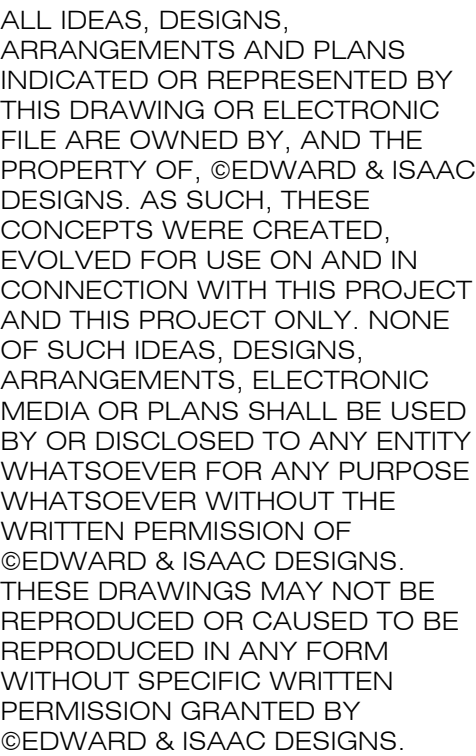
- 1.
- 2.
- 3.
- 4.
- 5.

SCALE: As indicated

WALL TYPES ROOF TOP
LEVEL

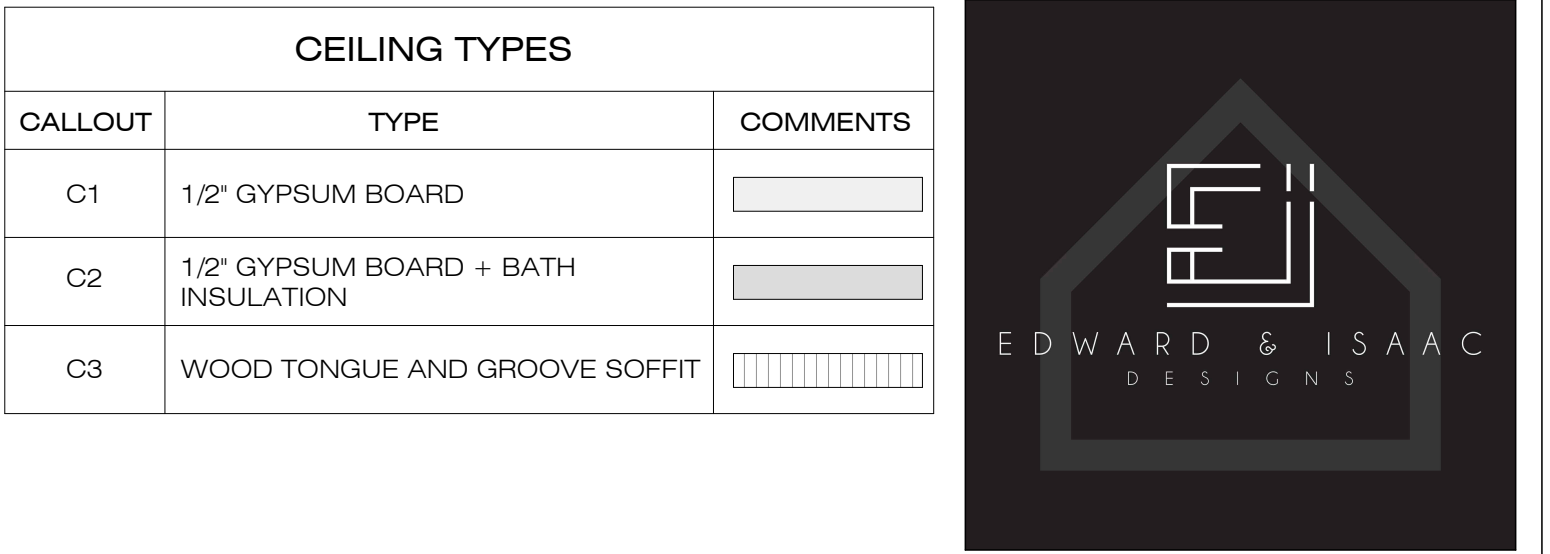


1. ALL DIMENSIONS ARE FROM EXTERIOR FACE OF WALL OR ROOF LIMIT LINE.
2. VERIFY ALL DIMENSIONS IN FIELD
3. DO NOT SCALE DRAWINGS. DIMENSIONS SHALL TAKE PRECEDENT OVER SCALE
4. MINIMUM R-VALUE OF ROOF ASSEMBLY SHALL BE R-49
5. ALL FLASHING AND ROOF DETAILS SHALL BE APPROVED BY ROOFING MANUFACTURER AND 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 REAR ROOF EDGE
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.

[illegible]

- 1.
- 2.
- 3.
- 4.
- 5.

ROOF PLAN



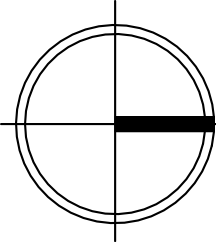
ALL IDEAS, DESIGNS,
ARRANGEMENTS AND PLANS
HEREIN ARE RESERVED BY
THIS DRAWING OR ELECTRONIC
FILE ARE OWNED BY, AND THE
PROPERTY OF, ©EDWARD & ISAAC
DESIGNS. AS SUCH, THESE
DRAWINGS OR ELECTRONIC
FILES ARE NOT TO BE
EVOLVED FOR USE ON AND IN
CONNECTION WITH THIS PROJECT
AND THIS PROJECT ONLY. NONE
OF SUCH IDEAS, DESIGNS,
ARRANGEMENTS OR ELECTRONIC
MEDIA OR PLANS SHALL BE USED
BY OR DISCLOSED TO ANY ENTITY
WHATSOEVER FOR ANY PURPOSE
WHATSOEVER WITHOUT THE
WRITTEN PERMISSION OF
©EDWARD & ISAAC DESIGNS.
THESE DRAWINGS MAY NOT BE
REPRODUCED OR CAUSED TO BE
REPRODUCED IN ANY FORM
WITH OR WITHOUT WRITTEN
PERMISSION GRANTED BY
©EDWARD & ISAAC DESIGNS.

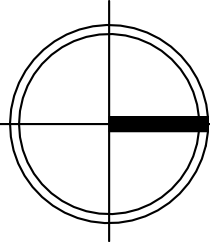
[illegible]

- 1.
- 2.
- 3.
- 4.
- 5.

SCALE: As indicated

MAIN LEVEL CEILING
PLAN

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




EDWARD & ISAAC
DESIGNS

ALL IDEAS, DESIGNS,
ARRANGEMENTS AND PLANS
HEREIN ARE RESERVED BY
THIS DRAWING OR ELECTRONIC
FILE ARE OWNED BY, AND THE
PROPERTY OF, ©EDWARD & ISAAC
DESIGNS. AS SUCH, THESE
DESIGNS AND CONCEPTS
WILL BE INVOLVED FOR USE ON AND
IN CONNECTION WITH THIS PROJECT
AND THIS PROJECT ONLY. NONE
OF SUCH IDEAS, DESIGNS,
CONCEPTS OR ELECTRONIC
MEDIA OR PLANS SHALL BE USED
BY OR DISCLOSED TO ANY ENTITY
WHATSOEVER FOR ANY PURPOSE
WHATSOEVER WITHOUT THE
WRITTEN PERMISSION OF
©EDWARD & ISAAC DESIGNS.
THESE DRAWINGS MAY NOT BE
REPRODUCED OR CAUSED TO BE
REPRODUCED IN ANY FORM
OR BY ANY MEANS WITHOUT
PERMISSION GRANTED BY
©EDWARD & ISAAC DESIGNS.



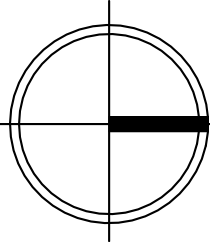
NOTES

- 1.
- 2.
- 3.
- 4.
- 5.

SCALE: As indicated

FIRST LEVEL CEILING
PLAN

1 FIRST LEVEL RE-ELECTED SELLING PLAN



EDWARD & ISAAC
DESIGNS

ALL IDEAS, DESIGNS,
ARRANGEMENTS AND PLANS
HEREIN ARE REPRESENTED BY
THIS DRAWING OR ELECTRONIC
FILE ARE OWNED BY, AND THE
PROPERTY OF, ©EDWARD & ISAAC
DESIGNS. AS SUCH, THESE
DRAWINGS OR ELECTRONIC FILES
EVOLVED FOR USE ON AND IN
CONNECTION WITH THIS PROJECT
AND THIS PROJECT ONLY. NONE
OF SUCH IDEAS, DESIGNS,
ARRANGEMENTS OR PLANS OR
MEDIA OR PLANS SHALL BE USED
BY OR DISCLOSED TO ANY ENTITY
WHATSOEVER FOR ANY PURPOSE
WHATSOEVER WITHOUT THE
WRITTEN PERMISSION OF
©EDWARD & ISAAC DESIGNS.
THESE DRAWINGS MAY NOT BE
REPRODUCED OR CAUSED TO BE
REPRODUCED ANY FORM
WITHOUT SPECIFIC WRITTEN
PERMISSION GRANTED BY
©EDWARD & ISAAC DESIGNS.



NOTES

1.

2.

3.

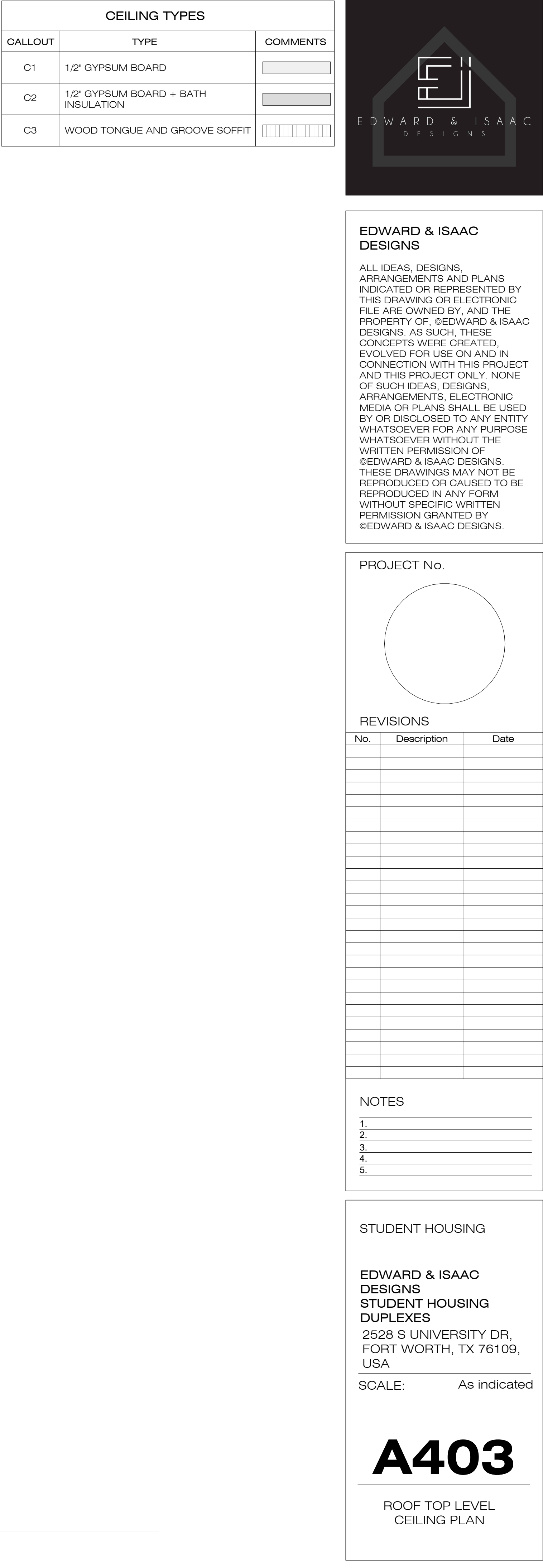
4.

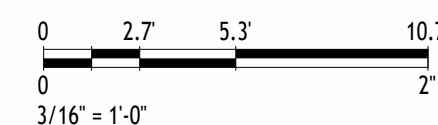
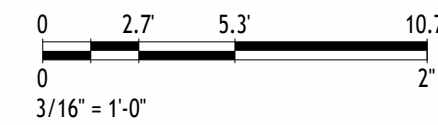
5.

SCALE: As indicated

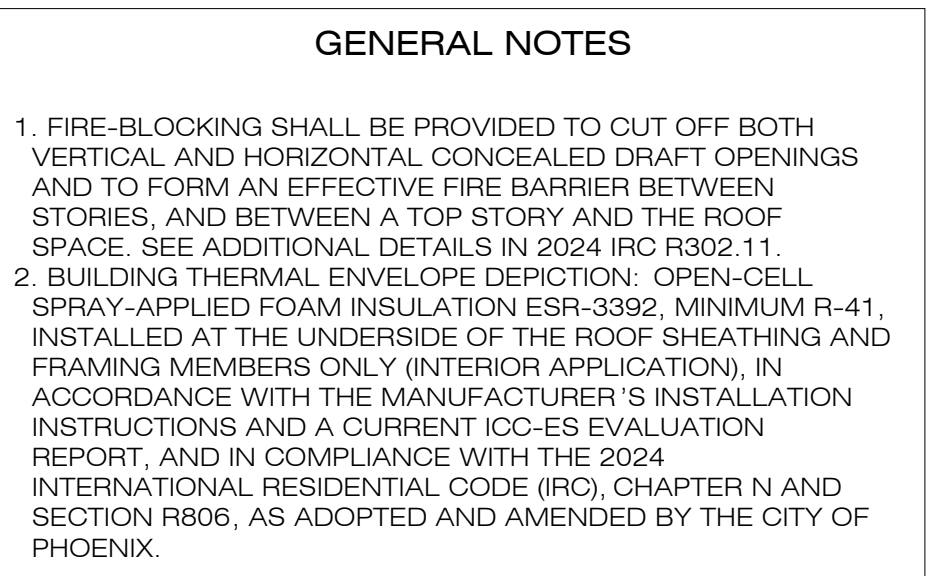
SECOND LEVEL
CEILING PLAN

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





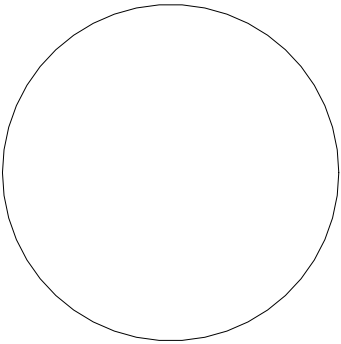
ELEVATIONS



EDWARD & ISAAC
DESIGNS

ALL IDEAS, DESIGNS,
ARRANGEMENTS AND PLANS
INDICATED OR REPRESENTED BY
THE DRAWINGS OR ELECTRONIC
FILE ARE OWNED BY, AND THE
PROPERTY OF, ©EDWARD & ISAAC
DESIGNS. AS SUCH, THESE
CONCEPTS WERE CREATED,
EVOLVED FOR USE ON AND IN
CONNECTION WITH THIS PROJECT
AND THIS PROJECT ONLY. NONE
OF SUCH IDEAS, DESIGNS,
ARRANGEMENTS, ELECTRONIC
MEDIA OR PLANS SHALL BE USED
BY OR DISCLOSED TO ANY ENTITY
WHOSE PROJECT IS NOT THE PURPOSE
WHATEVER WITHOUT THE
WRITTEN PERMISSION OF
©EDWARD & ISAAC DESIGNS.
THESE DRAWINGS MAY NOT BE
REPRODUCED OR CAUSED TO BE
REPRODUCED IN ANY FORM
WITHOUT SPECIFIC WRITTEN
PERMISSION GRANTED BY
©EDWARD & ISAAC DESIGNS.

PROJECT No.



REVISIONS

[illegible]

NOTES

- 1.
- 2.
- 3.
- 4.
- 5.

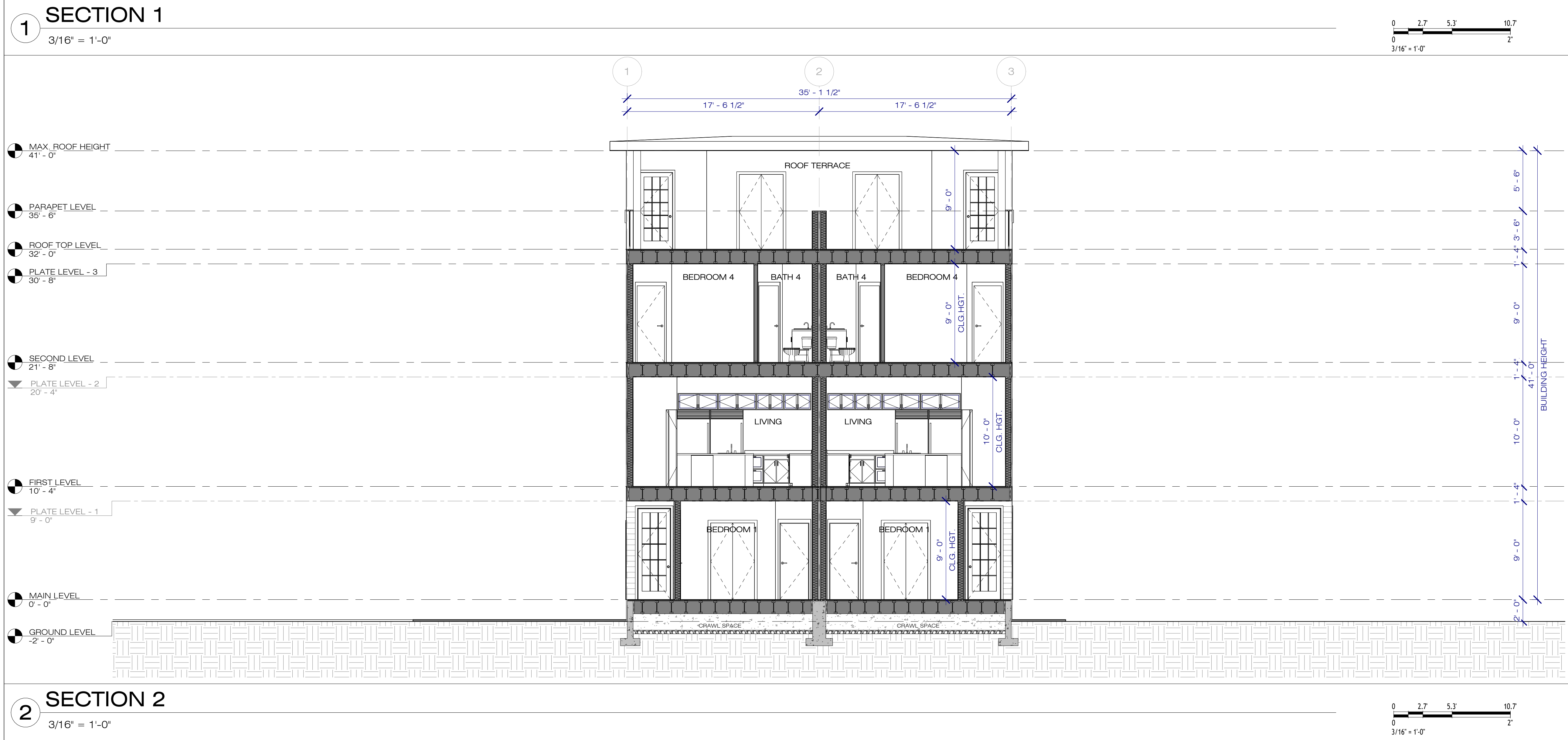
STUDENT HOUSING

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

SCALE: As indicated

A600

SECTIONS



SECTION 3

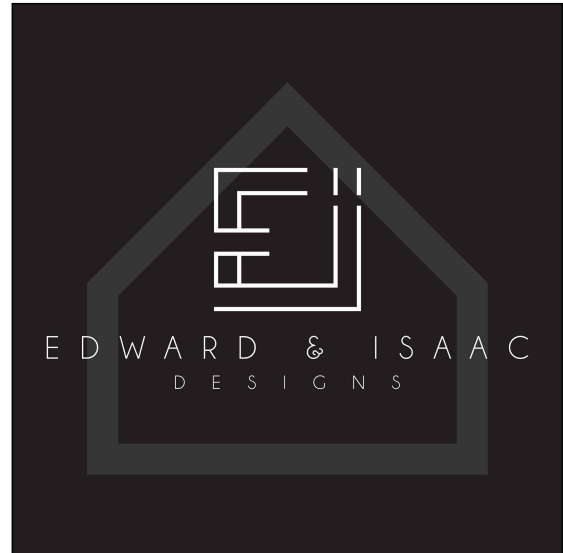
2 SECTION 4

3/16" = 1'-0"



GENERAL NOTES

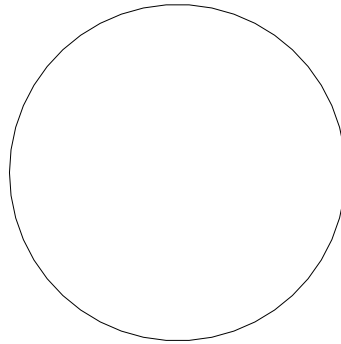
FIRE-BLOCKING SHALL BE PROVIDED TO CUT OFF BOTH THE VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS THROUGH THE ROOF FOR THE ROOF FLASHING OF THE ROOF STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. SEE ADDITIONAL DETAILS IN 2024 IRC R302.11.2, BUILDING THERMAL ENVELOPE DEPICTION: OPEN-CELL SPRAY-APPLIED FOAM INSULATION ESR-3392, MINIMUM R-41 REQUIRED AT THE UNDERSIDE OF THE ROOF SHEATHING AND FRAMING MEMBERS ONLY (INTERIOR APPLICATION), IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND A CURRENT ICC-EVALUATION REPORT, AND IN COMPLIANCE WITH THE 2024 INTERNATIONAL RESIDENTIAL CODE BOOK, CHAPTER N AND SECTION R806, AS ADOPTED AND AMENDED BY THE CITY OF PHOENIX.



EDWARD & ISAAC
DESIGNS

ALL IDEAS, DESIGNS,
ARRANGEMENTS AND PLANS
INDICATED OR REPRESENTED BY
THIS DRAWING ARE ELECTRONIC
PROPERTY OF ©EDWARD & ISAAC
DESIGNS. AS SUCH, THESE
CONCEPTS WERE CREATED,
EVOLVED FOR USE ON AND IN
CONNECTION WITH THIS PROJECT
AND THIS PROJECT ONLY. NONE
OF SUCH IDEAS, DESIGNS,
CONCEPTS OR ELECTRONIC
MEDIA OR PLANS SHALL BE USED
BY OR DISCLOSED TO ANY ENTITY
WHATSOEVER FOR ANY PURPOSE
WHATSOEVER WITHOUT THE
WRITTEN PERMISSION OF
©EDWARD & ISAAC DESIGNS.
THESE DRAWINGS MAY NOT BE
REPRODUCED OR COPIED TO BE
REPRODUCED IN ANY FORM
WITHOUT SPECIFIC WRITTEN
PERMISSION GRANTED BY
©EDWARD & ISAAC DESIGNS.

PROJECT No.



REVISIONS

[illegible]

NOTES

- 1.
- 2.
- 3.
- 4.
- 5.

STUDENT HOUSING

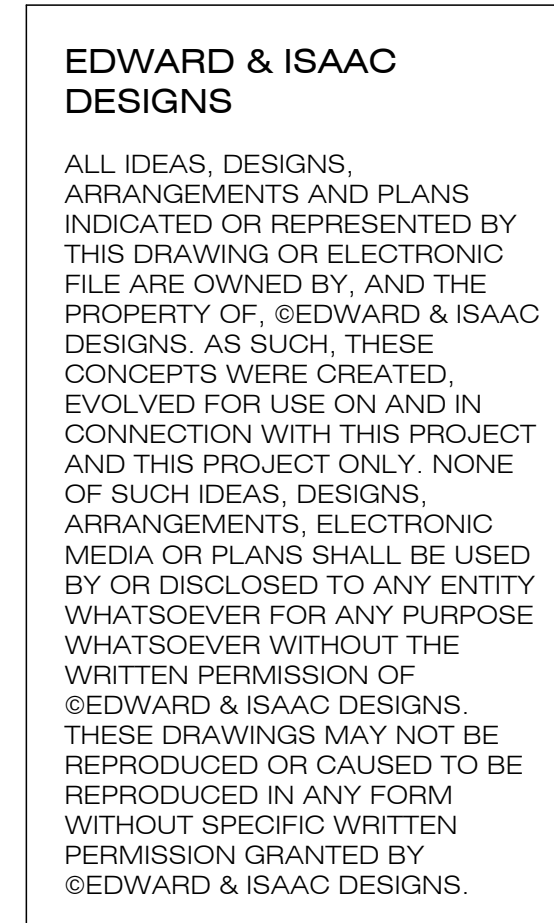
EDWARD & ISAAC
DESIGNS
STUDENT HOUSING
DUPLEXES

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

SCALE: As indicated

A601

SECTIONS

[illegible]

STUDENT HOUSING

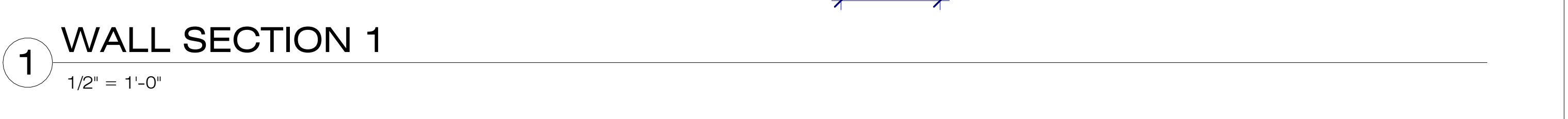
EDWARD & ISAAC
DESIGNS
STUDENT HOUSING
DUPLEXES

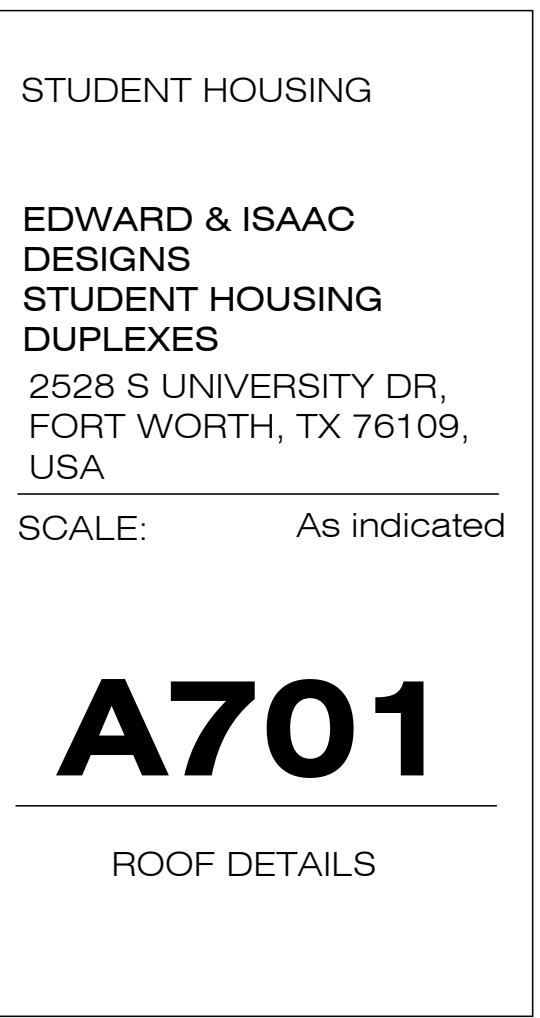
2528 S UNIVERSITY DR.
FORT WORTH, TX 76109,
USA

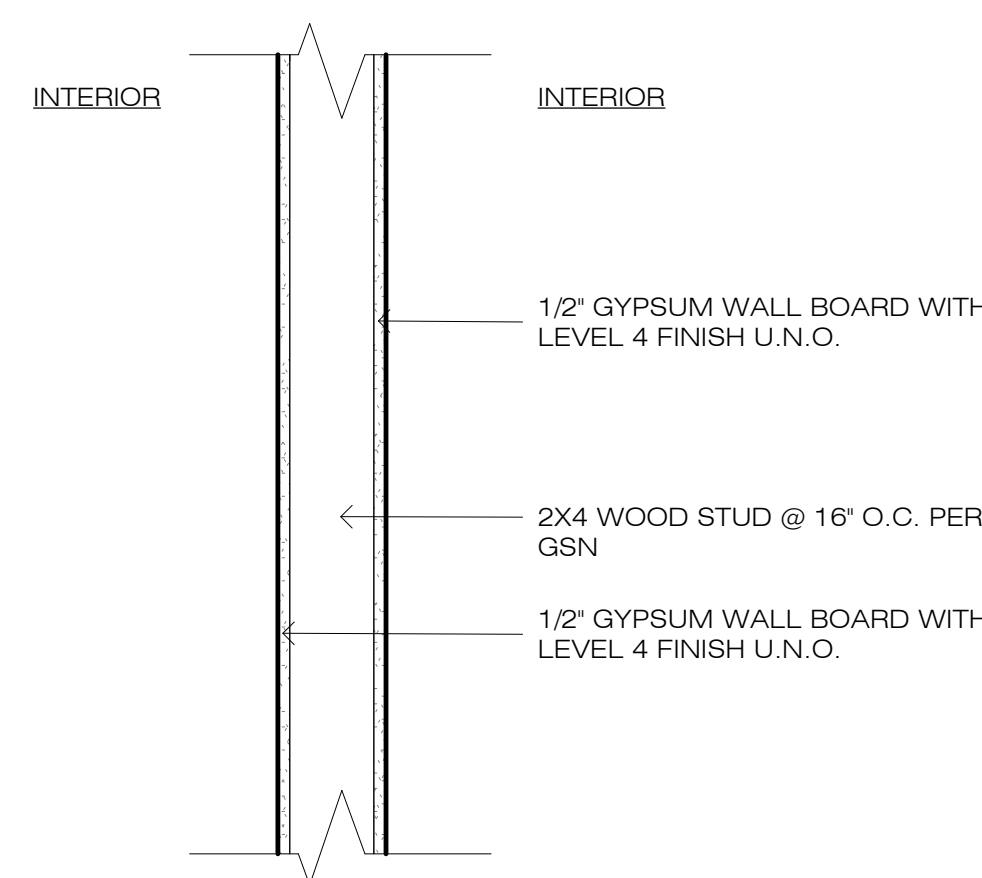
SCALE: $1/2" = 1'-0"$

A700

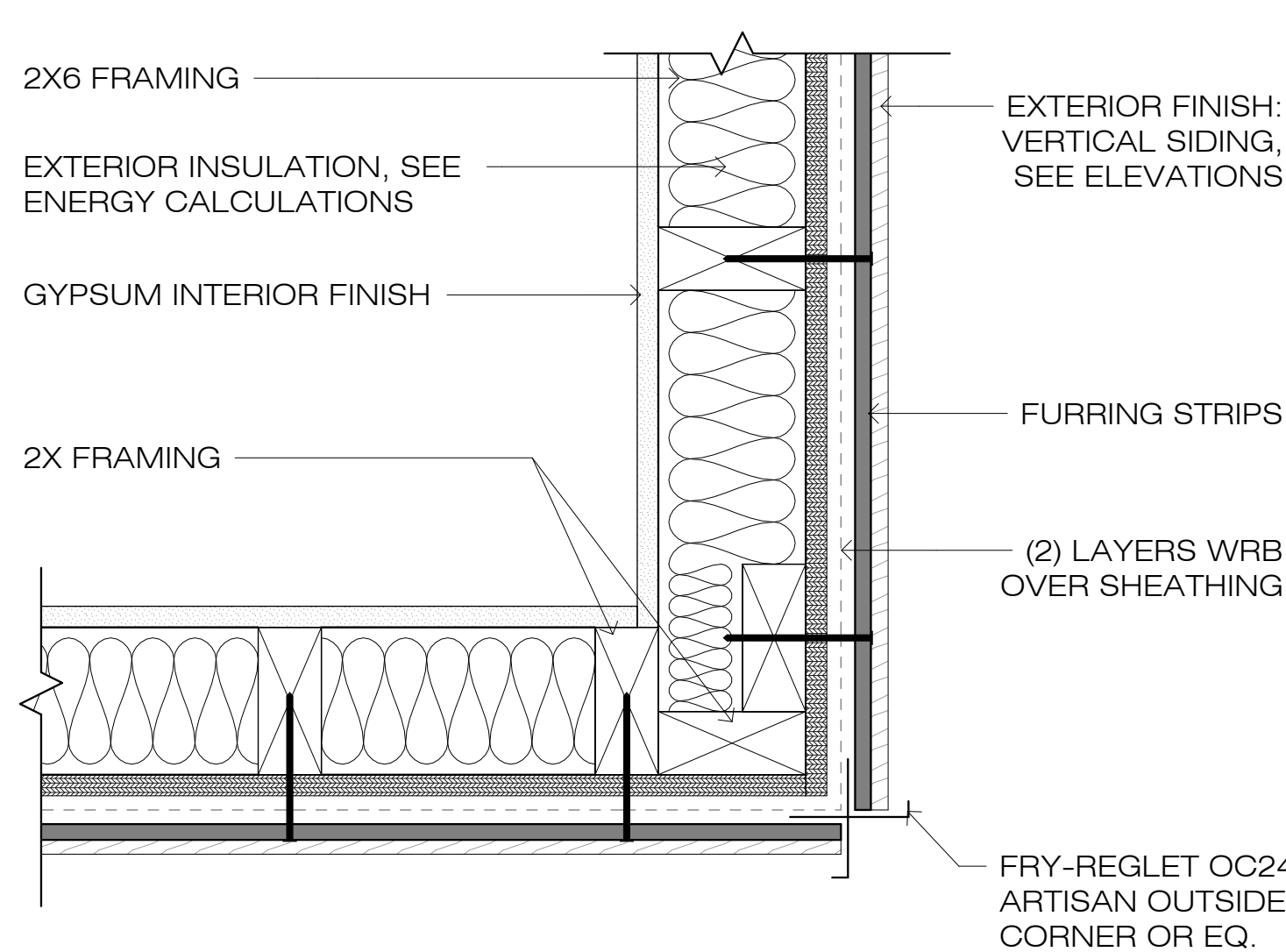
WALL SECTIONS



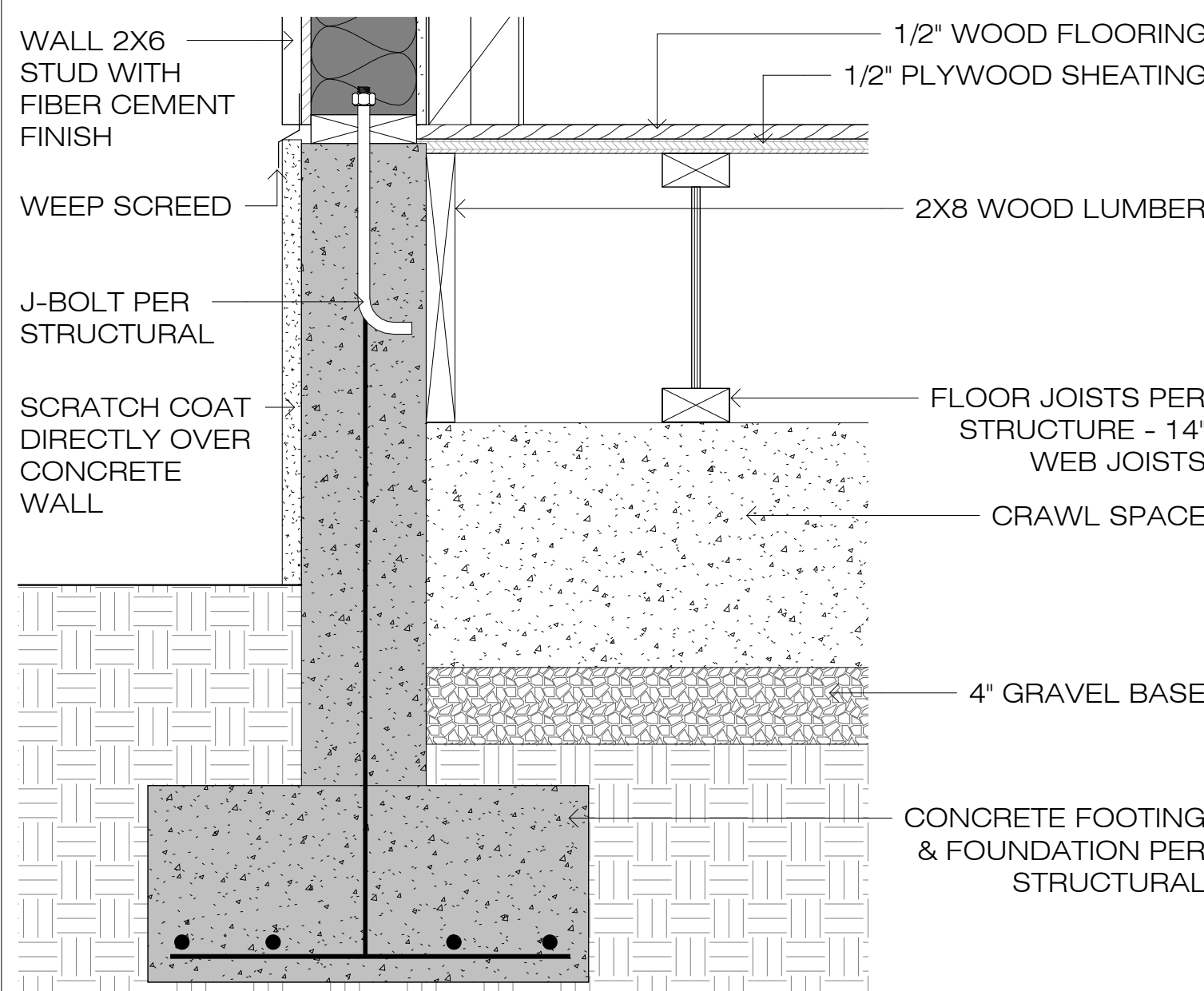




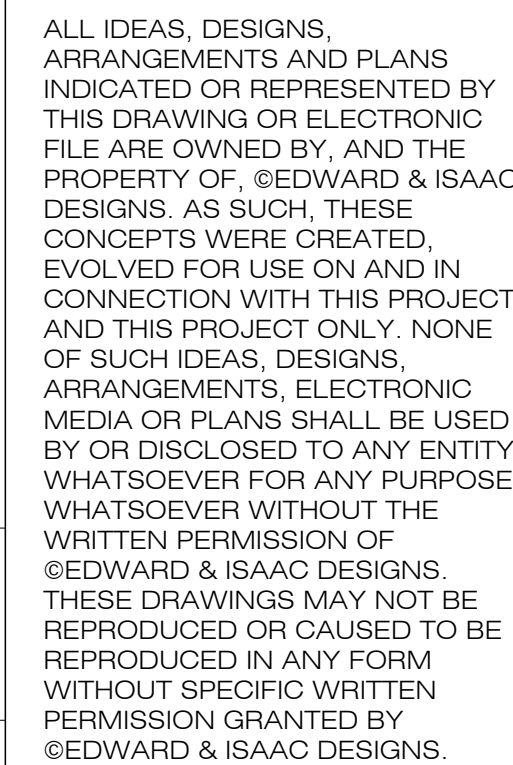
④ WA4 - 2X4 INT. GYP

$$1\frac{1}{2}'' = 1'-0''$$


8 SIDING - CORNER OUTSIDE

$$3^{\text{rd}} = 1^{\text{st}} - 0^{\text{th}}$$


10 CRAWL SPACE FOUNDATION DETAIL

$$1\frac{1}{2}'' = 1'-0''$$


No.	Description	Date
-----	-------------	------

[illegible]

- 1.
- 2.
- 3.
- 4.
- 5.

SCALE: As indicated

A702

WALL DETAILS

STUDENT HOUSING

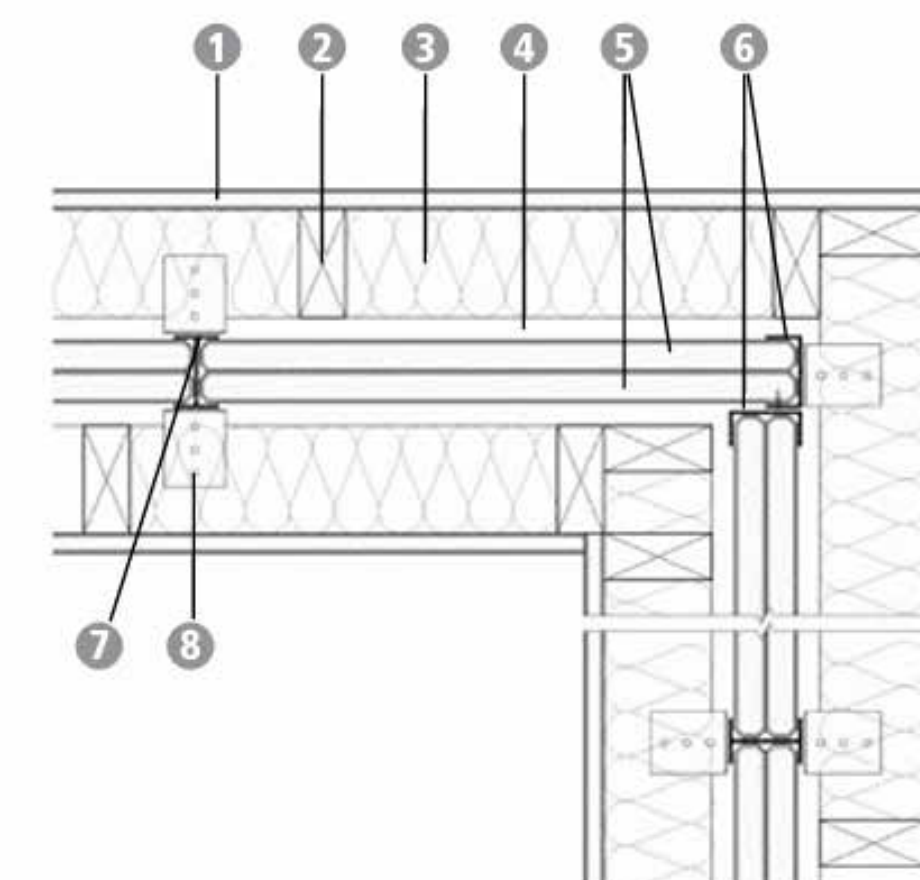
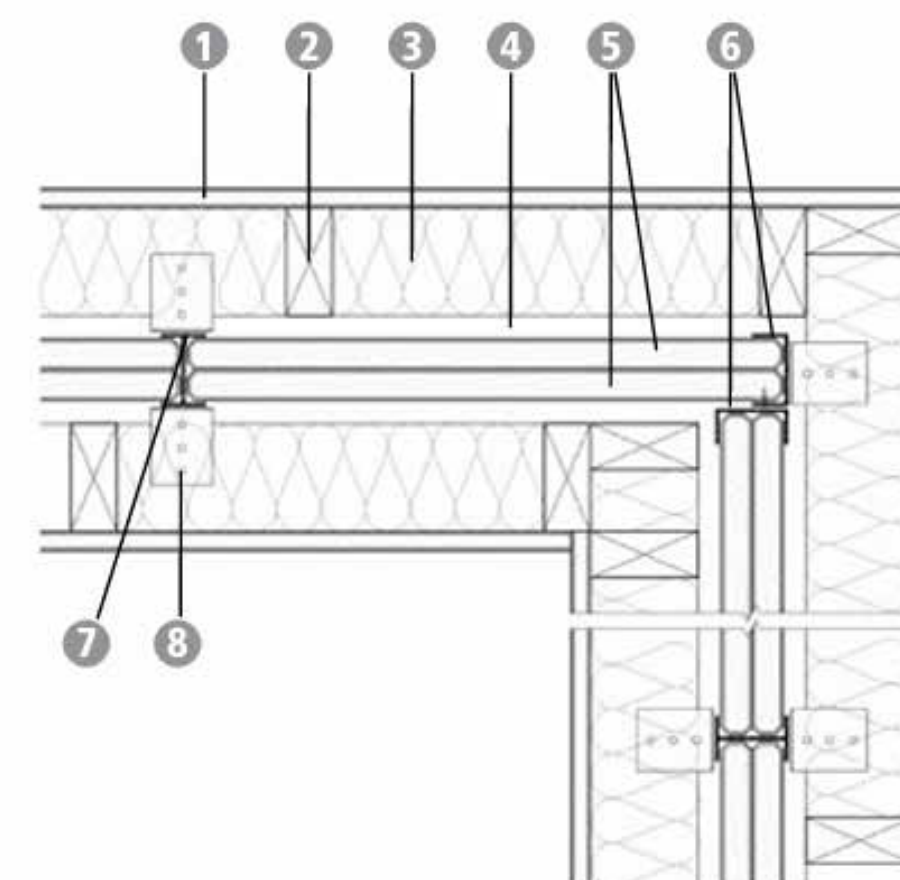
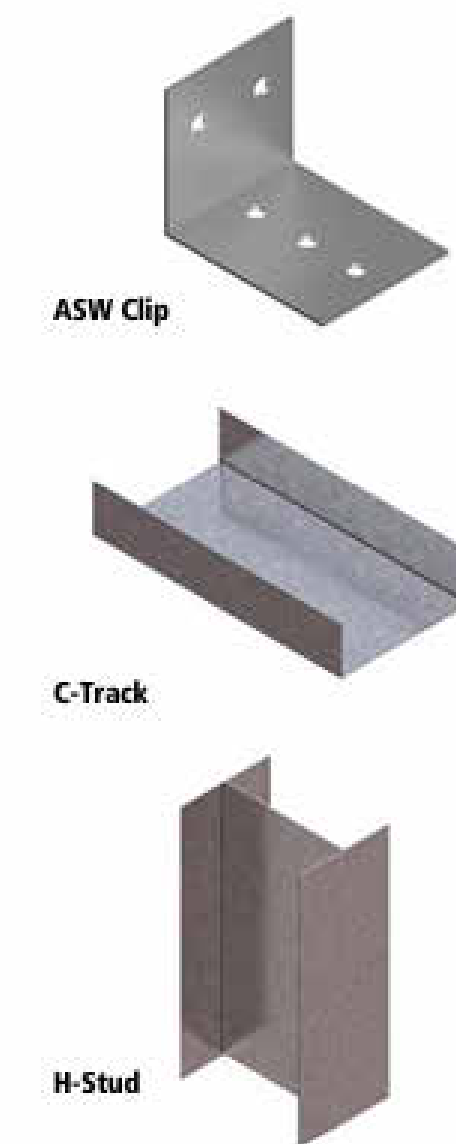
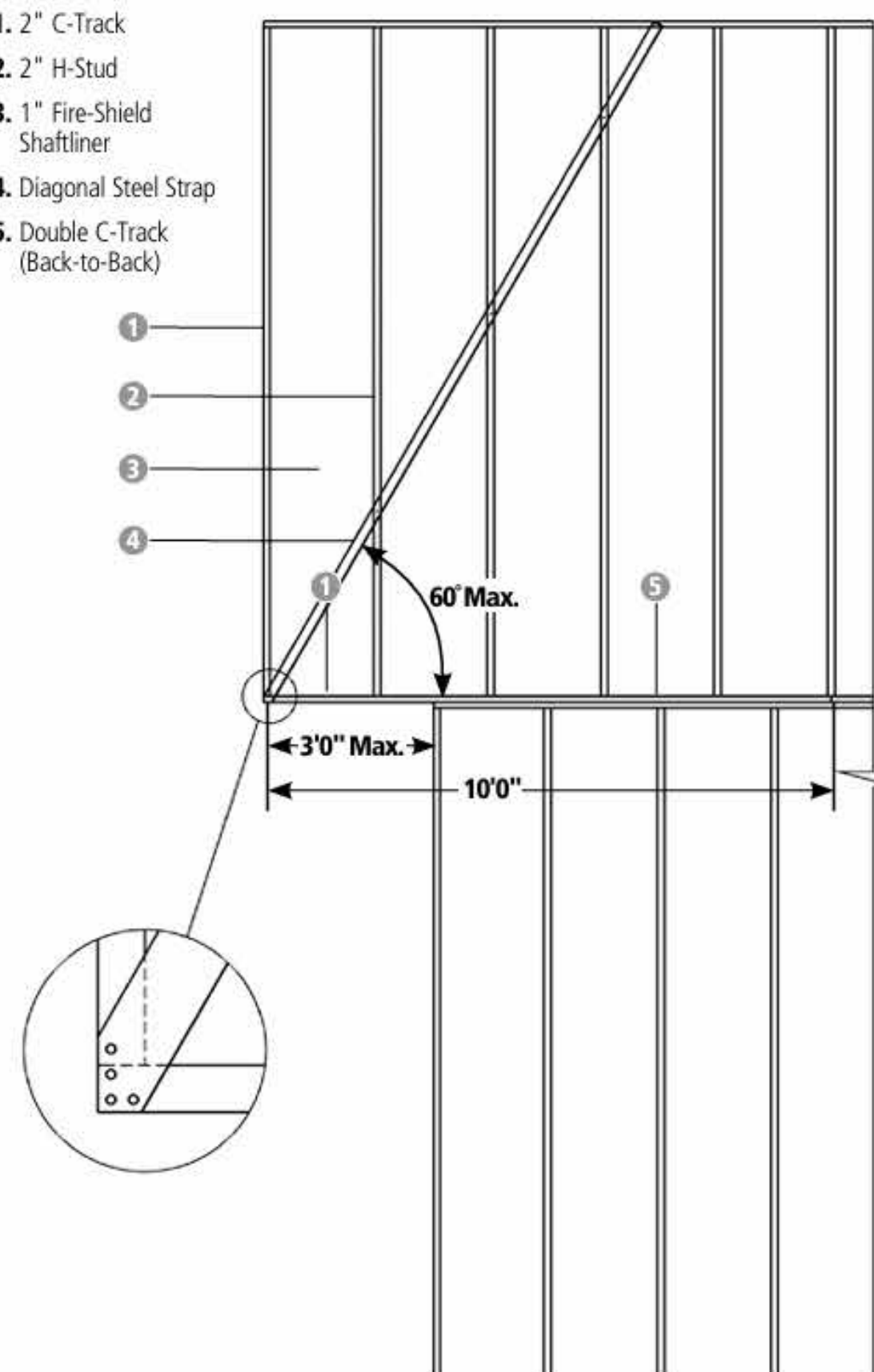
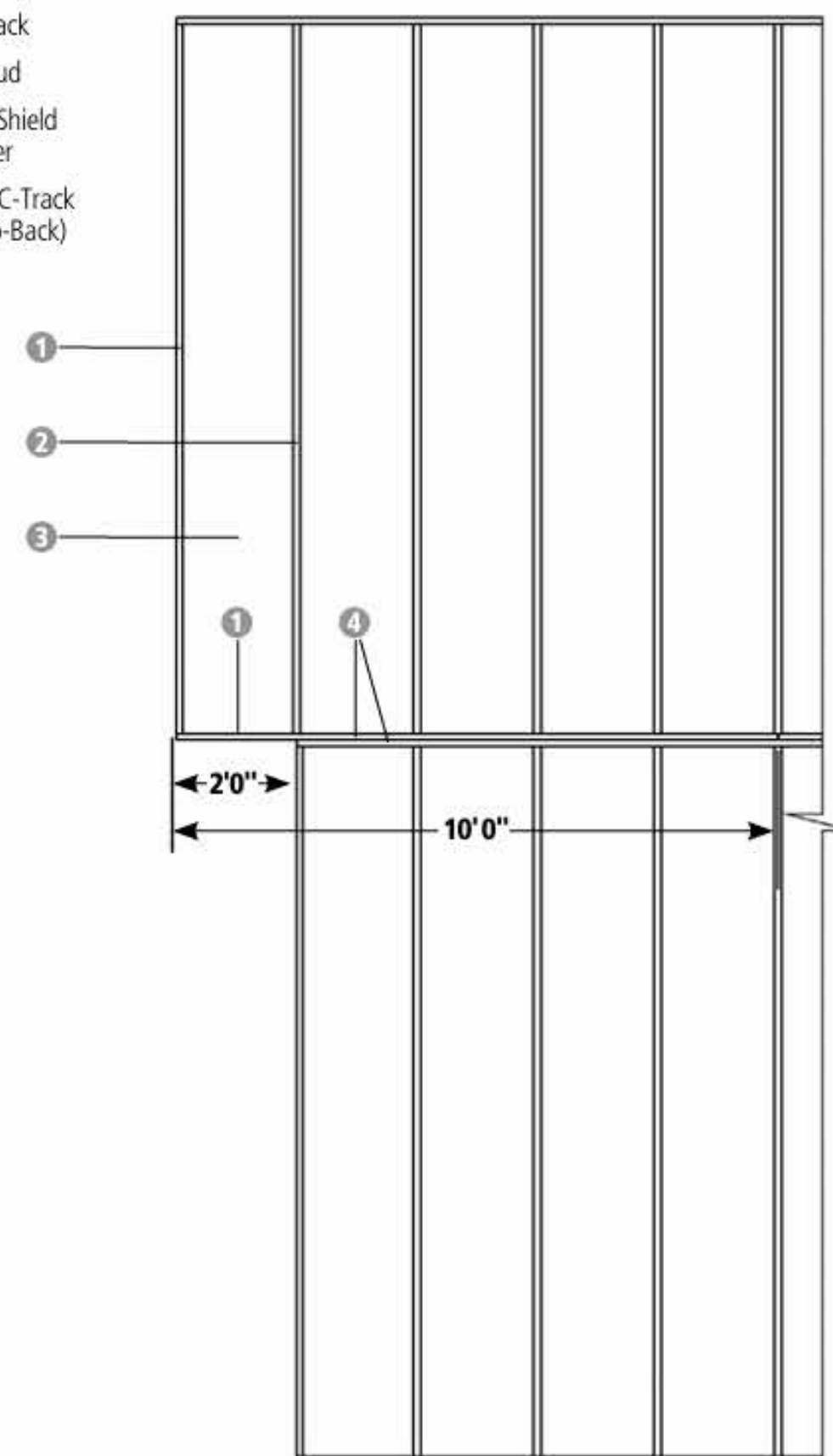
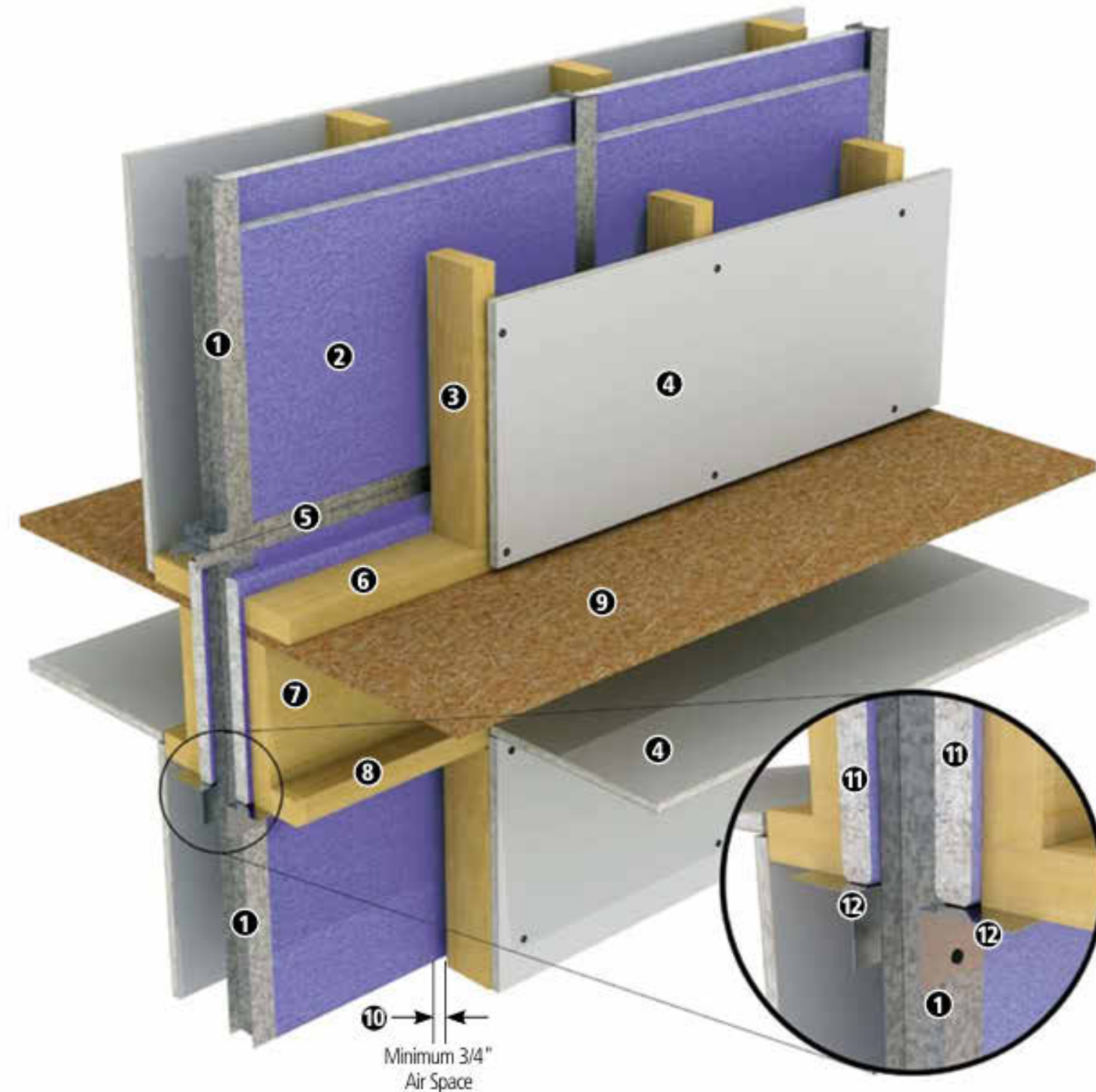
EDWARD & ISAAC
DESIGNS
STUDENT HOUSING
DUPLEXES

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

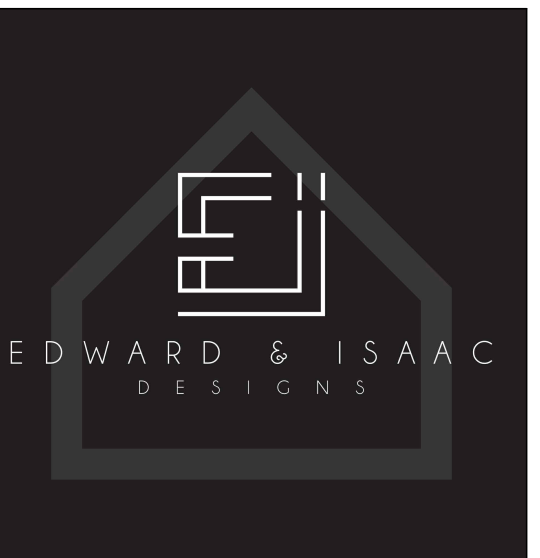
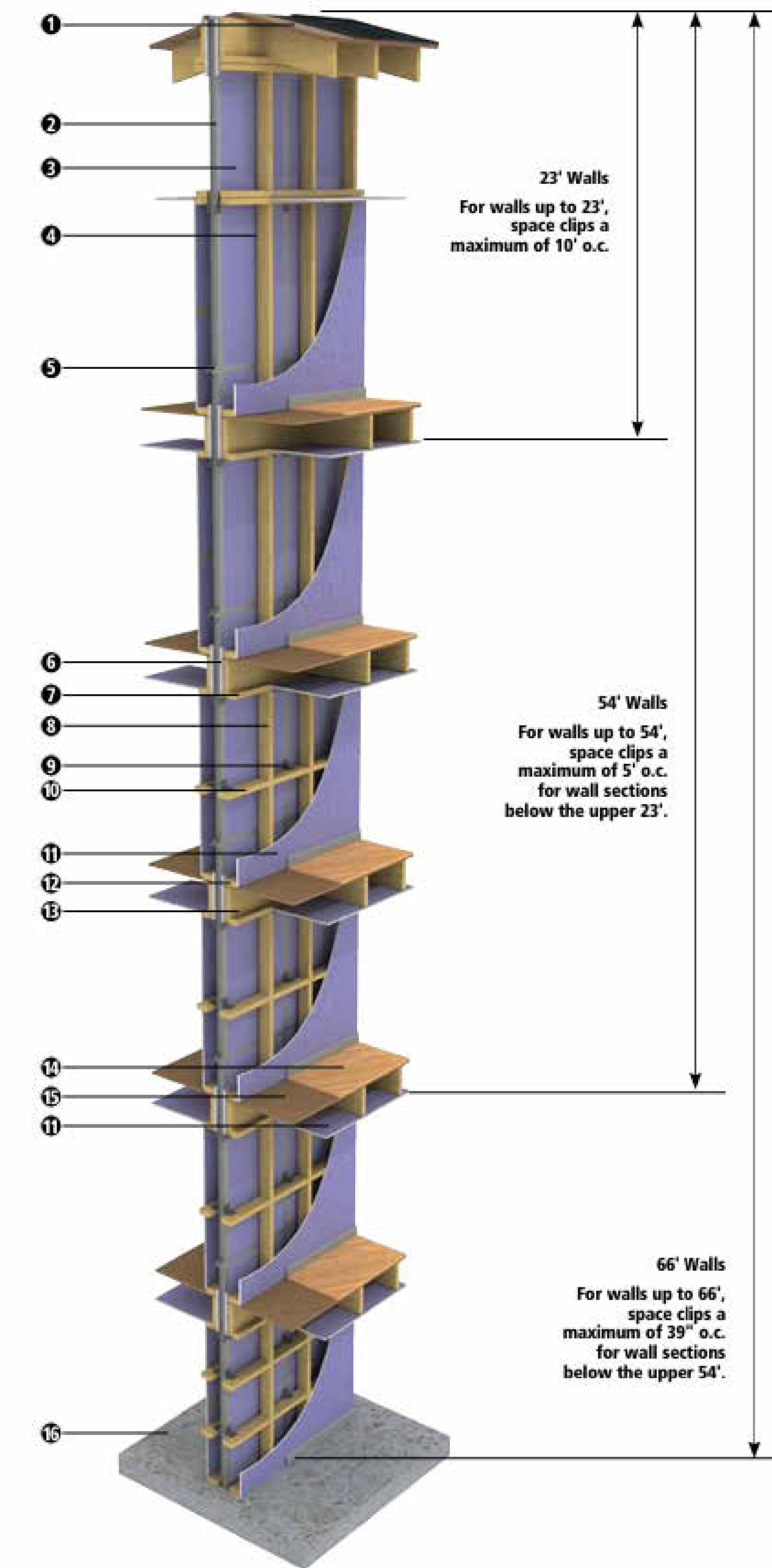
SCALE: $3'' = 1'-0''$

A703

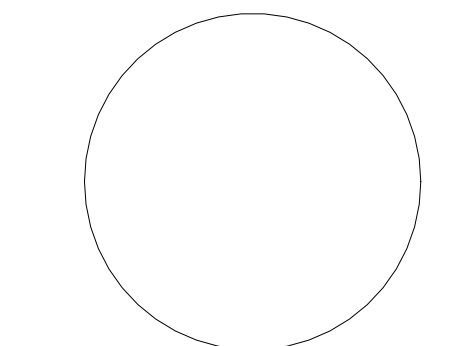
DOOR AND WINDOW
DETAILS



5 $1'' = 1' - 0''$



ALL IDEAS, DESIGNS,
ARRANGEMENTS AND PLANS
INDICATED OR REPRESENTED BY
THIS FILE OR ANY ECONOMIC
FILE ARE OWNED BY, AND THE
PROPERTY OF, ©EDWARD & ISAAC
DESIGNS, AS SUCH, THESE
CONCEPTS WERE CREATED,
EVOLVED OR USE IN AND IN
CONNECTION WITH THIS PROJECT
AND THIS PROJECT ONLY. NONE
OF SUCH IDEAS, DESIGNS,
ARRANGEMENTS OR PLANS, OR
MEDIA OR PLANS, SHALL BE USED
BY OR DISCLOSED TO ANY ENTITY
WHATSOEVER FOR ANY PURPOSE
WHATSOEVER WITHOUT THE
WRITTEN PERMISSION OF
©EDWARD & ISAAC DESIGNS.
THESE DRAWINGS MAY NOT BE
REPRODUCED OR CAUSED TO BE
REPRODUCED IN ANY FORM
WITHOUT THE SPECIFIC WRITTEN
PERMISSION GRANTED BY
©EDWARD & ISAAC DESIGNS.

[illegible]

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

EDWARD & ISAAC
DESIGNS
STUDENT HOUSING
DUPLEXES
2528 S UNIVERSITY DR
FORT WORTH, TX 76105
USA

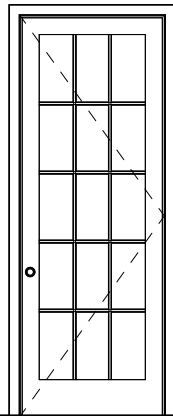
SCALE: As indicated

A705

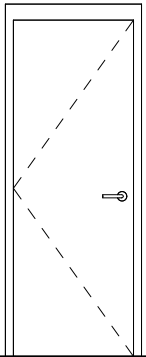
FIRE-RATED WALL DETAILS

DOOR SCHEDULE												
MARK	LEVEL	TYPE	WIDTH	HEIGHT	FROM ROOM	TO ROOM	DOORS		FRAME		DOOR SWING	COMMENTS
							MATERIAL	FINISH	MATERIAL	FINISH		
D100	MAIN LEVEL	A	3' - 0"	8' - 4"		ENTRY 1	WOOD & GLASS		WOOD		LH	
D101	MAIN LEVEL	B	2' - 8"	7' - 0"	ENTRY 1	BEDROOM 1	WOOD PANEL	TBD	WOOD	TBD	LH	
D102	MAIN LEVEL	C	4' - 0"	7' - 0"	CLOSET	BEDROOM 1	WOOD PANEL	TBD	WOOD	TBD	DBL RH	
D103	MAIN LEVEL	B	2' - 8"	7' - 0"	BEDROOM 1	BATH 1	WOOD PANEL	TBD	WOOD	TBD	LH	
D104	MAIN LEVEL	C	4' - 0"	7' - 0"	MECH ROOM	ENTRY 1	WOOD PANEL	TBD	WOOD	TBD	DBL RH	
D105	MAIN LEVEL	A	2' - 8"	7' - 0"	LAUNDRY	ENTRY 1	WOOD PANEL	TBD	WOOD	TBD	LH	
D106	MAIN LEVEL	C	3' - 0"	7' - 0"		ENTRY 2	WOOD & GLASS	TBD	WOOD	TBD	RH	
D107	MAIN LEVEL	C	2' - 6"	7' - 0"	BEDROOM 2	ENTRY 2	WOOD PANEL	TBD	WOOD	TBD	LH	
D108	MAIN LEVEL	C	2' - 6"	7' - 0"		W.I.C 1	WOOD PANEL	TBD	WOOD	TBD	RH	
D109	MAIN LEVEL	C	2' - 6"	7' - 0"	BEDROOM 2	BATH 2	WOOD PANEL	TBD	WOOD	TBD	RH	
D110	MAIN LEVEL	C	2' - 6"	7' - 0"		BEDROOM 2	WOOD PANEL	TBD	WOOD	TBD	RH	
D111	MAIN LEVEL	C	2' - 6"	7' - 0"	BEDROOM 2	W.I.C 1	WOOD PANEL	TBD	WOOD	TBD	RH	
D112	MAIN LEVEL	C	2' - 6"	7' - 0"		ENTRY 2	WOOD PANEL	TBD	WOOD	TBD	LH	
D113	MAIN LEVEL	A	3' - 0"	8' - 4"		ENTRY 2	WOOD & GLASS	TBD	WOOD	TBD	RH	
D114	MAIN LEVEL	C	2' - 8"	7' - 0"	ENTRY 1	LAUNDRY	WOOD PANEL	TBD	WOOD	TBD	LH	
D115	MAIN LEVEL	B	4' - 0"	7' - 0"	ENTRY 1	MECH ROOM	WOOD PANEL	TBD	WOOD	TBD	DBL RH	
D116	MAIN LEVEL	C	2' - 8"	7' - 0"	BATH 1	BEDROOM 1	WOOD PANEL	TBD	WOOD	TBD	LH	
D117	MAIN LEVEL	B	4' - 0"	7' - 0"	BEDROOM 1	CLOSET	WOOD PANEL	TBD	WOOD	TBD	DBL RH	
D118	MAIN LEVEL	C	2' - 8"	7' - 0"	BEDROOM 1	ENTRY 1	WOOD PANEL	TBD	WOOD	TBD	LH	
D119	MAIN LEVEL	A	3' - 0"	8' - 4"		ENTRY 1	WOOD & GLASS	TBD	WOOD	TBD	RH	
D120	MAIN LEVEL		6' - 0"	8' - 0"	ENTRY 2	ENTRY 1						
D121	MAIN LEVEL		6' - 0"	8' - 0"	ENTRY 1	ENTRY 2						
D122	FIRST LEVEL		0' - 0"	0' - 0"	LIVING	LIVING						
D123	FIRST LEVEL		0' - 0"	0' - 0"	LIVING	LIVING						
D200	FIRST LEVEL	D	6' - 0"	7' - 0"	LIVING	BALCONY	GLASS	TBD	WOOD	TBD	DBL SLD	
D201	FIRST LEVEL	D	6' - 0"	7' - 0"	LIVING	BALCONY	GLASS	TBD	WOOD	TBD	DBL SLD	
D202	FIRST LEVEL	E	2' - 6"	6' - 8"	PW	LIVING	WOOD PANEL	TBD	WOOD	TBD	POCKET	
D203	FIRST LEVEL	C	2' - 6"	7' - 0"	BEDROOM 3	LIVING	WOOD PANEL	TBD	WOOD	TBD	LH	
D204	FIRST LEVEL	C	2' - 6"	7' - 0"	BATH 3	BEDROOM 3	WOOD PANEL	TBD	WOOD	TBD	LH	
D205	FIRST LEVEL	B	4' - 0"	7' - 0"	BEDROOM 3	CLOSET	WOOD PANEL	TBD	WOOD	TBD	DBL RH	
D206	FIRST LEVEL	B	4' - 0"	7' - 0"	CLOSET	BEDROOM 3	WOOD PANEL	TBD	WOOD	TBD	DBL RH	
D207	FIRST LEVEL	C	2' - 6"	7' - 0"	BEDROOM 3	BATH 3	WOOD PANEL	TBD	WOOD	TBD	LH	
D208	FIRST LEVEL	C	2' - 6"	7' - 0"	LIVING	BEDROOM 3	WOOD PANEL	TBD	WOOD	TBD	LH	
D209	FIRST LEVEL	E	2' - 6"	7' - 0"	LIVING	PW	WOOD PANEL	TBD	WOOD	TBD	POCKET	
D210	FIRST LEVEL	D	6' - 0"	7' - 0"	BALCONY	LIVING	GLASS	TBD	WOOD	TBD	DBL SLD	
D211	FIRST LEVEL	D	6' - 0"	7' - 0"	BALCONY	LIVING	GLASS	TBD	WOOD	TBD	DBL SLD	
D300	SECOND LEVEL	C	2' - 6"	7' - 0"	HALLWAY	BEDROOM 4	WOOD PANEL	TBD	WOOD	TBD	LH	
D301	SECOND LEVEL	C	2' - 6"	7' - 0"	BEDROOM 5	HALLWAY	WOOD PANEL	TBD	WOOD	TBD	RH	
D302	SECOND LEVEL	C	2' - 6"	7' - 0"	BEDROOM 5	BATH 5	WOOD PANEL	TBD	WOOD	TBD	RH	
D303	SECOND LEVEL	C	2' - 6"	7' - 0"	W.I.C 3	BEDROOM 5	WOOD PANEL	TBD	WOOD	TBD	LH	
D304	SECOND LEVEL	C	2' - 6"	7' - 0"	BATH 5	BEDROOM 5	WOOD PANEL	TBD	WOOD	TBD	LH	
D305	SECOND LEVEL	C	2' - 6"	7' - 0"	BEDROOM 5	W.I.C 3	WOOD PANEL	TBD	WOOD	TBD	RH	
D306	SECOND LEVEL	C	2' - 6"	7' - 0"	HALLWAY	BEDROOM 5	WOOD PANEL	TBD	WOOD	TBD	LH	
D307	SECOND LEVEL	C	2' - 6"	7' - 0"	UTILITY	HALLWAY	WOOD PANEL	TBD	WOOD	TBD	RH	
D308	SECOND LEVEL	C	2' - 6"	7' - 0"	BEDROOM 4	HALLWAY	WOOD PANEL	TBD	WOOD	TBD	LH	
D309	SECOND LEVEL	C	2' - 6"	7' - 0"	W.I.C 2	BEDROOM 4	WOOD PANEL	TBD	WOOD	TBD	RH	
D310	SECOND LEVEL	C	2' - 6"	7' - 0"	BATH 4	BEDROOM 4	WOOD PANEL	TBD	WOOD	TBD	LH	
D311	SECOND LEVEL	C	2' - 6"	7' - 0"	BEDROOM 4	BATH 4	WOOD PANEL	TBD	WOOD	TBD	RH	
D312	SECOND LEVEL	C	2' - 6"	7' - 0"	BEDROOM 4	W.I.C 2	WOOD PANEL	TBD	WOOD	TBD	RH	
D313	SECOND LEVEL	C	2' - 6"	7' - 0"	HALLWAY	UTILITY	WOOD PANEL	TBD	WOOD	TBD	RH	
D400	ROOF TOP LEVEL	A	3' - 0"	7' - 0"	STAIR PENTHOUSE	ROOF TERRACE	WOOD & GLASS	TBD	WOOD	TBD	RH	
D401	ROOF TOP LEVEL	A	3' - 0"	7' - 0"	ROOF TERRACE	STAIR PENTHOUSE	WOOD & GLASS	TBD	WOOD	TBD	LH	
D402	ROOF TOP LEVEL	B	4' - 0"	6' - 10"	MECH ROOM 2	ROOF TERRACE	WOOD PANEL	TBD	WOOD	TBD	DBL RH	
D403	ROOF TOP LEVEL	B	4' - 0"	6' - 10"	ROOF TERRACE	MECH ROOM 2	WOOD PANEL	TBD	WOOD	TBD	DBL RH	

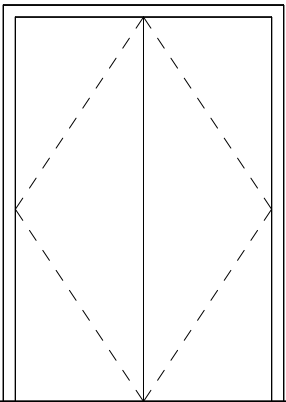
DOOR TYPES



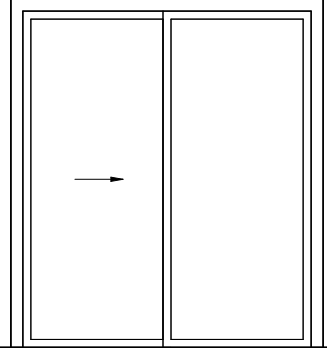
D TYPE A
EXTERIOR DOOR



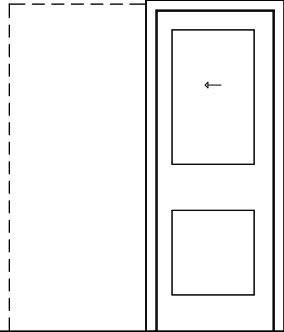
D TYPE B
SWING DOOR



D TYPE C
DOUBLE FLUSH DOOR - WOOD



D TYPE D
SLIDING GLASSED DOOR



D TYPE E
POCKET DOOR

GENERAL NOTES

1. SEE EXTERIOR ELEVATIONS FOR MULLION DESIGN IF APPLICABLE
2. ALL INTERIOR DOORS TO HAVE KEFFED JAMBS U.N.O.
3. ALL DOOR JAMB DEPTS TO BE VERIFIED IN FIELD.
4. ALL FIXED GLUING TO BE 1" O.A. INSULATED LOW E / CLEAR W/ 5/8" BRONZE SPACER U.N.O
5. ALL SLIDER GLASS TO BE 1 - 1/8" O.A. INSULATED LOW E / CLEAR W/ 5/8" BRONZE SPACER U.N.O.
6. SEE ELEVATIONS FOR HEADER HEIGHTS TAKEN FROM ADJACENT INTERIOR FINISH FLOOR. SEE EXTERIOR ELEVATIONS FOR HEIGHT OF TRANSOM.
7. MINIMUM NET OPERABLE WIDTH AT EGRESS WINDOWS SHALL BE 20" WIDTH AND 24" HEIGHT AT BEDROOMS. FINISH SILL HEIGHTS OF ALL WINDOWS USED FOR EMERGENCY EXITS SHALL NOT EXCEED 44" ABOVE FINISH FLOOR. ALL ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR HEIGHT AVAILABLE FOR EGRESS OF 6'6" MIN.
8. SLIDING GLASS DOORS AND ALL WINDOWS SHALL BE PROVIDED WITH OR EQUIPPED WITH A DEVICE SO AS TO PROHIBIT THE RAISING AND REMOVING OF THE MOVING PANEL FROM THE TRACK WHEN IN A CLOSED POSITION

GLASS TYPE SPECIFICATION

PRL FIXED GLASS: TBD

PRL CASEMENT GLASS: TBC

PRL SHOWER GLASS: TBD

PRL SLIDER GLASS: TBD

FULL LITE DOOR GLASS: TBC

T: TEMPERED GLASS

NOTE:

FIXED SHOWER PANELS:

3/8" CLR. TEMPERED PER ORC R324.4.5
FIELD MEASURE FIXED SHOWER PANELS TO VERIFY SIZES
BEFORE FABRICATING.

TABLE T. N1102.1.2

FENESTRATION/GLAZING:
SHGC: 0.25 MAX U-FACTOR 0.40 MAX

GENERAL NOTES – DOORS

1. UNLESS SHOWN OTHERWISE, REFER TO THE FLOOR PLANS & EXTERIOR ELEVATIONS FOR DOOR SWING DIRECTION OR ACTIVE/INACTIVE PANELS.
2. FOR SECURITY, EXTERIOR OUTSWINGING DOORS SHALL BE EQUIPPED WITH HINGES WITH NON-REMOVABLE HINGE PINS OR STUD BOLT.
3. ALL DOOR FRAMES SHALL HAVE AN ACTUAL THICKNESS OF 1" MIN.
4. THE SIM SPACE BETWEEN THE DOOR BUCK AND DOOR FRAME SHALL HAVE A SOLID WOOD FILLER 12 INCHES ABOVE AND BELOW THE STRIKE PLATE AREA TO RESIST BREAKING BY FORCE APPLIED TO THE DOOR FRAME.
5. FOR REVENTILATION, GARAGE DOOR SHALL BE CAPABLE OF BEING OPENED AT ALL TIMES FROM THE INSIDE WITHOUT THE USE OF A KEY OR ELECTRICAL POWER.
6. EVERY RESIDENTIAL GARAGE DOOR SHALL BE EQUIP WITH A SENSOR CAUSING THE DOOR TO OPEN IF AN OBSTACLE IS DETECTED WHILE CLOSING.
7. PROVIDE SHOP DRAWINGS FOR THE ARCHITECTS REVIEW AND FOR THE MANUFACTURER TO OBTAIN FABRICATION ORDER. SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT WITH LEAD TIME AS SPECIFIED. NO FABRICATION SHALL BE DONE WITHOUT APPROVED SHOP DRAWINGS.

DOOR SWING CLASSIFICATION:

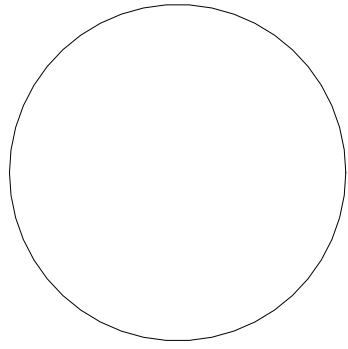
RH: RIGHT HAND
LH: LEFT HAND
RHR: RIGHT HAND REAR
LHR: LEFT HAND REAR
SLD: SLIDING
DBL SLD: DOUBLE SLIDING
DBL RH: DOUBLE RIGHT HAND
DBL LH: DOUBLE LEFT HAND
DBL RHR: DOUBLE RIGHT HAND REAR
DBL LHR: DOUBLE LEFT HAND REAR
S.B.O: SELECTED BY OWNER

NOTE: SEE DOOR SCHEDULE AND PLANS FOR DOOR HINGE SIDE

EDWARD & ISAAC
DESIGNS

ALL IDEAS, DESIGNS,
ARRANGEMENTS AND PLANS
INDICATED OR REPRESENTED BY
THIS DRAWING OR ELECTRONIC
FILE ARE OWNED BY, AND THE
PROPERTY OF, ©EDWARD &
ISAAC DESIGNS. AS SUCH, THESE
CONCEPTS WERE CREATED,
EVOLVED FOR USE IN AND IN
CONNECTION WITH THIS PROJECT
AND THIS PROJECT ONLY. NONE
OF SUCH IDEAS, DESIGNS,
ARRANGEMENTS OR ELECTRONIC
MEDIA OR PLANS SHALL BE USED
BY OR DISCLOSED TO ANY ENTITY
WHATSOEVER FOR ANY PURPOSE
WHATSOEVER WITHOUT THE
WRITTEN PERMISSION GRANTED BY
©EDWARD & ISAAC DESIGNS.
THESE DRAWINGS MAY NOT BE
REPRODUCED OR CAUSED TO BE
REPRODUCED IN ANY FORM
WITH OR WITHOUT WRITTEN
PERMISSION GRANTED BY
©EDWARD & ISAAC DESIGNS.

PROJECT No.



REVISIONS

[illegible]

NOTES

- 1.
- 2.
- 3.
- 4.
- 5.

STUDENT HOUSING

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

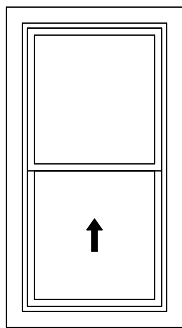
SCALE: As indicated

A800

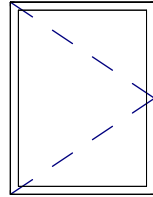
DOOR SCHEDULE

WINDOW SCHEDULE											
MARK	LEVEL	TYPE	WIDTH	HEIGHT	SILL HEIGHT	OPERATION	FRAME		GLASS TYPE	COMMENTS	
							MATERIAL	FINISH			
WA1	MAIN LEVEL	A	3' - 0"	6' - 0"	2' - 0"	SINGLE HUNG	WOOD	TBD	TEMPERED GLASS		
WA2	MAIN LEVEL	A	3' - 0"	6' - 0"	2' - 0"	SINGLE HUNG	WOOD	TBD	TEMPERED GLASS		
WA3	MAIN LEVEL	B	4' - 0"	6' - 0"	2' - 0"	CASEMENT	WOOD	TBD	TEMPERED GLASS		
WA4	MAIN LEVEL	B	4' - 0"	6' - 0"	2' - 0"	CASEMENT	WOOD	TBD	TEMPERED GLASS		
WA5	MAIN LEVEL	B	4' - 0"	6' - 0"	2' - 0"	CASEMENT	WOOD	TBD	TEMPERED GLASS		
WA6	MAIN LEVEL	B	4' - 0"	6' - 0"	2' - 0"	CASEMENT	WOOD	TBD	TEMPERED GLASS		
WA7	MAIN LEVEL	A	3' - 0"	6' - 0"	2' - 0"	SINGLE HUNG	WOOD	TBD	TEMPERED GLASS		
WA8	MAIN LEVEL	A	3' - 0"	6' - 0"	2' - 0"	SINGLE HUNG	WOOD	TBD	TEMPERED GLASS		
WA9	MAIN LEVEL	A	3' - 0"	6' - 0"	2' - 0"	SINGLE HUNG	WOOD	TBD	TEMPERED GLASS		
WA10	MAIN LEVEL	A	3' - 0"	6' - 0"	2' - 0"	SINGLE HUNG	WOOD	TBD	TEMPERED GLASS		
WA11	MAIN LEVEL	B	4' - 0"	6' - 0"	2' - 0"	CASEMENT	WOOD	TBD	TEMPERED GLASS		
WA12	MAIN LEVEL	B	4' - 0"	6' - 0"	2' - 0"	CASEMENT	WOOD	TBD	TEMPERED GLASS		
WA13	MAIN LEVEL	B	4' - 0"	6' - 0"	2' - 0"	CASEMENT	WOOD	TBD	TEMPERED GLASS		
WA14	MAIN LEVEL	B	4' - 0"	6' - 0"	2' - 0"	CASEMENT	WOOD	TBD	TEMPERED GLASS		
WA15	MAIN LEVEL	A	3' - 0"	6' - 0"	2' - 0"	SINGLE HUNG	WOOD	TBD	TEMPERED GLASS		
WA16	MAIN LEVEL	A	3' - 0"	6' - 0"	2' - 0"	SINGLE HUNG	WOOD	TBD	TEMPERED GLASS		
WB1	FIRST LEVEL	B	4' - 0"	6' - 0"	2' - 0"	CASEMENT	WOOD	TBD	TEMPERED GLASS		
WB2	FIRST LEVEL	B	3' - 0"	4' - 0"	4' - 0"	CASEMENT	WOOD	TBD	TEMPERED GLASS		
WB3	FIRST LEVEL	C	3' - 0"	1' - 6"	7' - 0"	AWNING	WOOD	TBD	TEMPERED GLASS		
WB4	FIRST LEVEL	A	3' - 0"	6' - 0"	2' - 0"	SINGLE HUNG	WOOD	TBD	TEMPERED GLASS		
WB5	FIRST LEVEL	A	3' - 0"	6' - 0"	2' - 0"	SINGLE HUNG	WOOD	TBD	TEMPERED GLASS		
WB6	FIRST LEVEL	A	3' - 0"	6' - 0"	2' - 0"	SINGLE HUNG	WOOD	TBD	TEMPERED GLASS		
WB7	FIRST LEVEL	A	3' - 0"	6' - 0"	2' - 0"	SINGLE HUNG	WOOD	TBD	TEMPERED GLASS		
WB8	FIRST LEVEL	C	3' - 0"	1' - 6"	7' - 0"	AWNING	WOOD	TBD	TEMPERED GLASS		
WB9	FIRST LEVEL	B	3' - 0"	4' - 0"	4' - 0"	CASEMENT	WOOD	TBD	TEMPERED GLASS		
WB10	FIRST LEVEL	B	4' - 0"	6' - 0"	2' - 0"	CASEMENT	WOOD	TBD	TEMPERED GLASS		
WC1	SECOND LEVEL	C	3' - 0"	1' - 6"	6' - 10"	AWNING	WOOD	TBD	TEMPERED GLASS		
WC2	SECOND LEVEL	A	3' - 0"	6' - 0"	2' - 0"	SINGLE HUNG	WOOD	TBD	TEMPERED GLASS		
WC3	SECOND LEVEL	A	3' - 0"	6' - 0"	2' - 0"	SINGLE HUNG	WOOD	TBD	TEMPERED GLASS		
WC4	SECOND LEVEL	B	4' - 0"	6' - 0"	2' - 0"	CASEMENT	WOOD	TBD	TEMPERED GLASS		
WC5	SECOND LEVEL	A	3' - 0"	6' - 0"	2' - 0"	SINGLE HUNG	WOOD	TBD	TEMPERED GLASS		
WC6	SECOND LEVEL	A	3' - 0"	6' - 0"	2' - 0"	SINGLE HUNG	WOOD	TBD	TEMPERED GLASS		
WC7	SECOND LEVEL	C	3' - 0"	1' - 6"	7' - 0"	AWNING	WOOD	TBD	TEMPERED GLASS		
WC8	SECOND LEVEL	C	3' - 0"	1' - 6"	7' - 0"	AWNING	WOOD	TBD	TEMPERED GLASS		
WC9	SECOND LEVEL	A	3' - 0"	6' - 0"	2' - 0"	SINGLE HUNG	WOOD	TBD	TEMPERED GLASS		
WC10	SECOND LEVEL	A	3' - 0"	6' - 0"	2' - 0"	SINGLE HUNG	WOOD	TBD	TEMPERED GLASS		
WC11	SECOND LEVEL	B	4' - 0"	6' - 0"	2' - 0"	CASEMENT	WOOD	TBD	TEMPERED GLASS		
WC12	SECOND LEVEL	A	3' - 0"	6' - 0"	2' - 0"	SINGLE HUNG	WOOD	TBD	TEMPERED GLASS		
WC13	SECOND LEVEL	A	3' - 0"	6' - 0"	2' - 0"	SINGLE HUNG	WOOD	TBD	TEMPERED GLASS		
WC14	SECOND LEVEL	C	3' - 0"	1' - 6"	6' - 10"	AWNING	WOOD	TBD	TEMPERED GLASS		

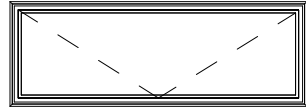
WINDOW TYPES



W TYPE A
SINGLE HUNG WINDOW



W TYPE B
CASEMENT WINDOW



W TYPE C
AWNING WINDOW

GENERAL NOTES

1. SEE EXTERIOR ELEVATIONS FOR MULLION DESIGN IF APPLICABLE
2. ALL INTERIOR DOORS SHALL HAVE REVERSED JAMBS U.N.O.
3. ALL DOOR JAMB DEPTHS TO BE VERIFIED IN U.N.O.
4. ALL FIXED GLAZING TO BE 1" O.A. INSULATED LOW E / CLEAR W/ 5/8" BRONZE SPACER U.N.O
5. ALL SLIDER GLAZING TO BE 1-1/8" O.A. INSULATED LOW E / CLEAR W/ 5/8" BRONZE SPACER U.N.O.
6. SEE ELEVATIONS FOR HEADER HEIGHTS TAKEN FROM ADJACENT INTERIOR FINISH FLOOR. SEE EXTERIOR ELEVATIONS FOR FINITION INFORMATION.
7. MINIMUM NET OPERABLE WIDTH AT EGRESS WINDOWS SHALL BE 20" WIDTH AND 24" HEIGHT AT BEDROOMS. FINISH SLIT HEIGHTS OF ALL WINDOWS USED FOR EMERGENCY EXITS SHALL NOT EXCEED 44" ABOVE FINISH FLOOR. ALL ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR HEIGHT OF 20" ABOVE FINISH FLOOR.
8. SLIDING GLASS DOORS AND ALL WINDOWS SHALL BE PROVIDED WITH OR EQUIPPED WITH A DEVICE SO AS TO PROHIBIT THE RAISING AND REMOVING OF THE MOVING PANEL FROM THE TRACK WHEN IN A CLOSED POSITION

GLASS TYPE SPECIFICATION

PRL FIXED GLASS: TBD

PRL CASEMENT GLASS: TBD

PRL SHOWER GLASS: TBD

PRL SLIDER GLASS: TBD

FULL LITE DOOR GLASS: TBD

T: TEMPERED GLASS

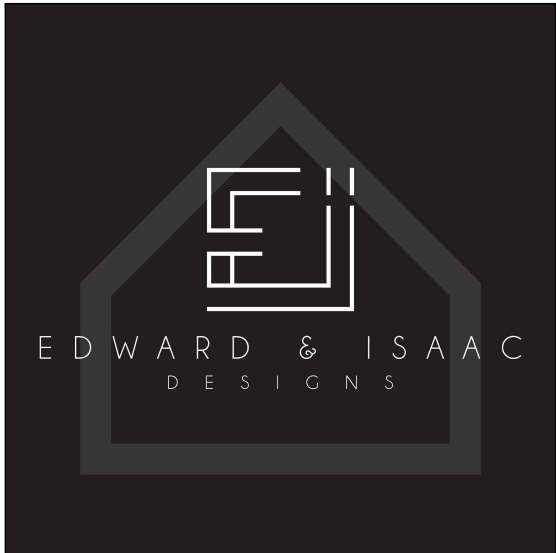
NOTE:

FIXED SHOWER PANELS:

3/8" CLR. TEMPERED PER ORC R324.4.5
FIELD MEASURE FIXED SHOWER PANELS TO VERIFY SIZES
BEFORE FABRICATING.

TABLE T. N1102.1.2

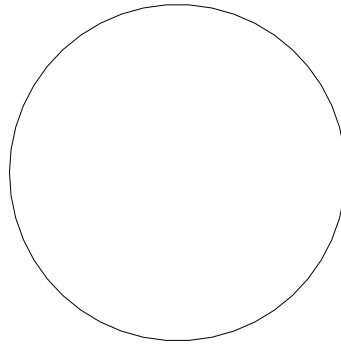
FENESTRATION/GLAZING:
SHGC: 0.25 MAX U-FACTOR 0.40 MAX



EDWARD & ISAAC
DESIGNS

ALL IDEAS, DESIGNS,
ARRANGEMENTS AND PLANS
HEREIN ARE RESERVED BY
THIS DRAWING OR ELECTRONIC
FILE ARE OWNED BY, AND THE
PROPERTY OF, ©EDWARD & ISAAC
DESIGNS. AS SUCH, THESE
DESIGNS AND CONCEPTS
ARE NOT TO BE REPRODUCED,
REPRODUCED FOR USE ON AND
IN CONNECTION WITH THIS PROJECT
AND THIS PROJECT ONLY. NONE
OF SUCH IDEAS, DESIGNS,
CONCEPTS OR ELECTRONIC
MEDIA OR PLANS SHALL BE USED
BY OR DISCLOSED TO ANY ENTITY
WHATSOEVER FOR ANY PURPOSE
WHATSOEVER WITHOUT THE
WRITTEN PERMISSION OF
©EDWARD & ISAAC DESIGNS.
THESE DRAWINGS MAY NOT BE
REPRODUCED OR CAUSED TO BE
REPRODUCED IN ANY FORM
OR BY ANY MEANS WITHOUT THE
PERMISSION GRANTED BY
©EDWARD & ISAAC DESIGNS.

PROJECT No.



REVISIONS

[illegible]

NOTES

- 1.
- 2.
- 3.
- 4.
- 5.

STUDENT HOUSING

EDWARD & ISAAC
DESIGNS
STUDENT HOUSING
DUPLEXES

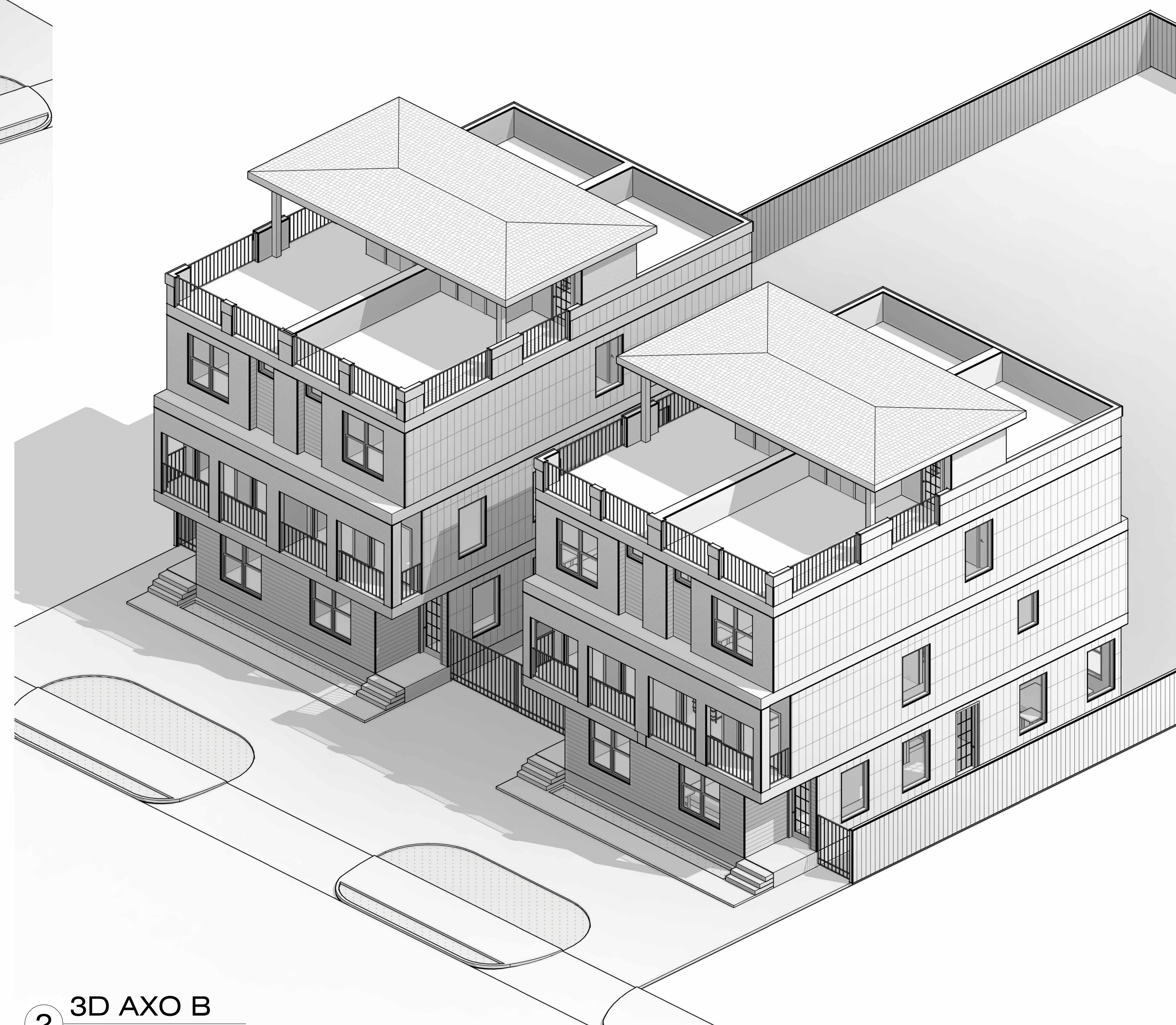
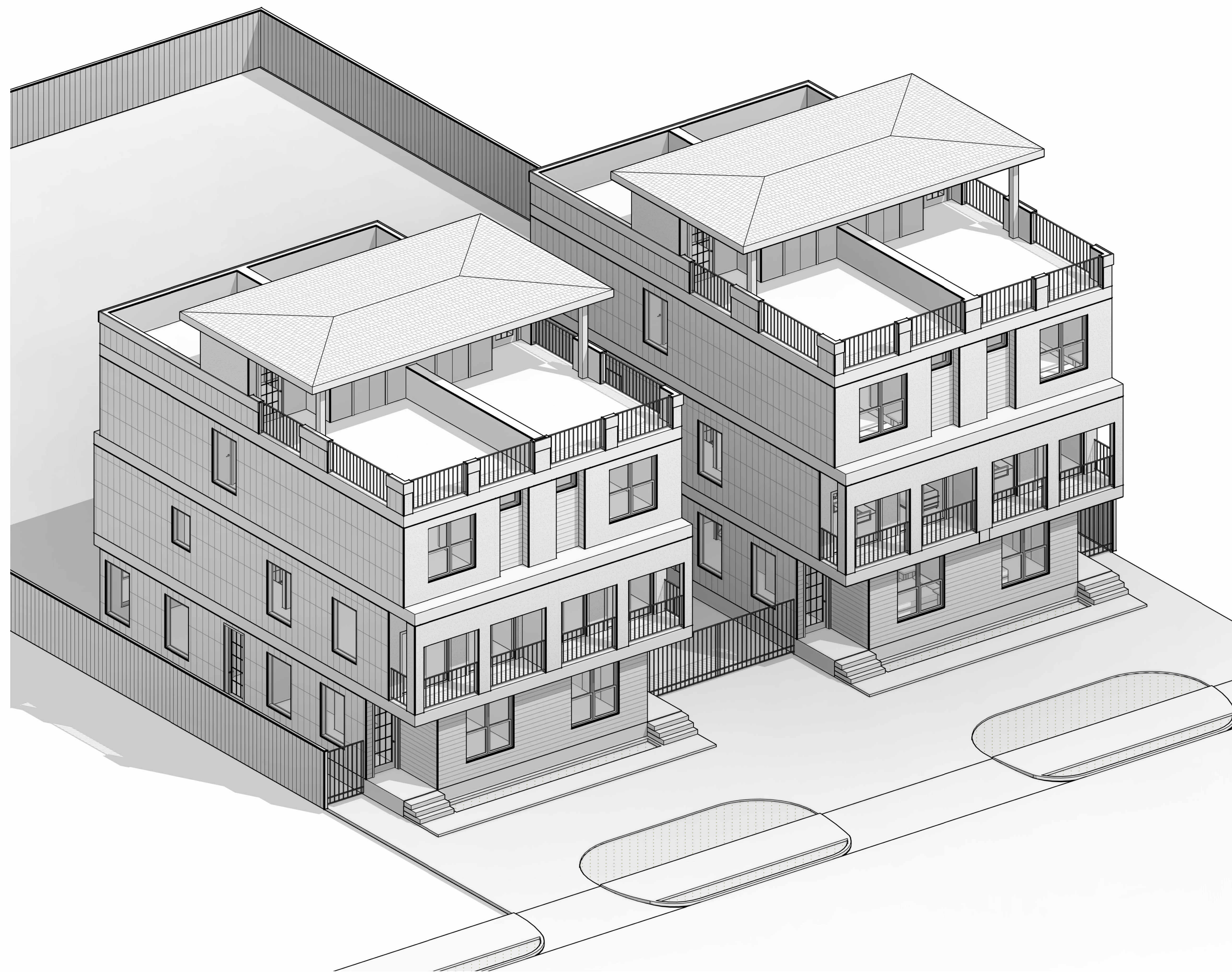
2528 S UNIVERSITY DR,
FORT WORTH, TX 76109
USA

SCALE: As indicated

A801

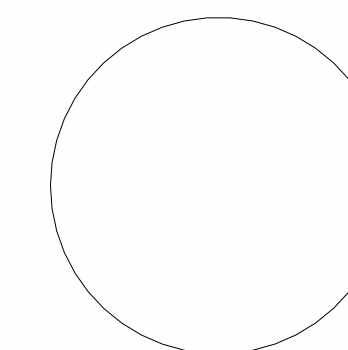
WINDOW SCHEDULE



EDWARD & ISAAC
DESIGNS

ALL IDEAS, DESIGNS,
ARRANGEMENTS AND PLANS
INDICATED OR REPRESENTED BY
THIS DRAWING OR ELECTRONIC
FILE ARE OWNED BY THE
PROPERTY OF, ©EDWARD & ISAAC
DESIGNS. AS SUCH, THESE
CONCEPTS WERE CREATED
EVOLVED FOR USE ON AND IN
CONNECTION WITH THIS PROJECT
AND THIS PROJECT ONLY. NONE
OF SUCH IDEAS, DESIGNS,
ARRANGEMENTS, ELECTRONIC
FILES OR PLANS ARE TO BE USED
BY OR DISCLOSED TO ANY ENTITY
WHATSOEVER FOR ANY PURPOSE
WHATSOEVER WITHOUT THE
WRITTEN PERMISSION OF
©EDWARD & ISAAC DESIGNS.
THESE DRAWINGS MAY NOT BE
REPRODUCED OR CAUSED TO BE
REPRODUCED IN ANY FORM
WITHOUT SPECIFIC WRITTEN
PERMISSION GRANTED BY
©EDWARD & ISAAC DESIGNS.

PROJECT No.

[illegible]

NOTES

- 1.
- 2.
- 3.
- 4.
- 5.

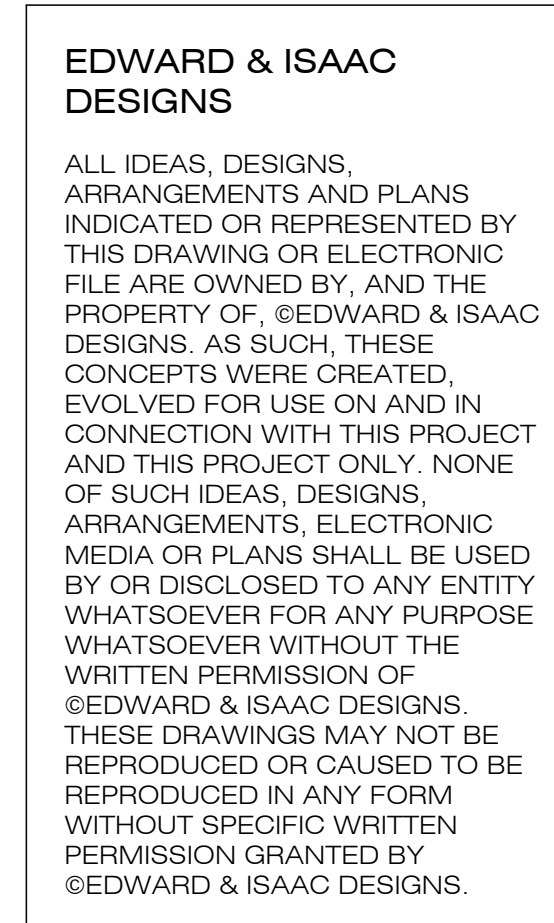
STUDENT HOUSING

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

SCALE:

A900

3D VIEWS



STUDENT HOUSING

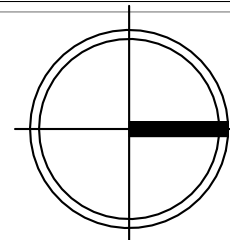
EDWARD & ISAAC
DESIGNS
STUDENT HOUSING
DUPLEXES

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

SCALE:

A901

3D VIEWS



- ELECTRICAL PLAN NOTES
- RECEPTACLE OUTLETS SHALL BE INSTALLED IN ACCORDANCE WITH NEC ARTICLE 210. NO POINT ALONG ANY WALL SPACE SHALL BE MORE THAN 6 FEET FROM A RECEPTACLE OUTLET.
- ALL 125-VOLT, SINGLE-PHASE, 15- AND 20-AMP RECEPTACLES IN DWELLING UNITS SHALL BE TAMPER-RESISTANT TYPE.
- GFCI PROTECTION SHALL BE PROVIDED AT KITCHENS, BATHROOMS, GARAGES, TERRIOR LOCATIONS, LAUNDRY AREAS, AND OTHER LOCATIONS REQUIRED BY NEC 210.8
- AFCI PROTECTION SHALL BE PROVIDED AS REQUIRED BY NEC 210.12.
- TYPICAL MOUNTING HEIGHTS:
 - STANDARD RECEPTACLES: 12"-18" AFF
 - KITCHEN COUNTERTOP RECEPTACLES: 44"-48" AFF
- SMOKE ALARMS SHALL BE INSTALLED: IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS, ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS, AT THE TOP OF STAIRWAYS AND IN HABITABLE ATTICS
- CARBON MONOXIDE ALARM REQUIREMENTS (2021 IRC SECTION R315): CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS AND IN DWELLING UNITS CONTAINING FUEL-BURNING APPLIANCES AND/OR ATTACHED GARAGES

EDWARD & ISAAC
DESIGNS

ALL IDEAS, DESIGNS,
ARRANGEMENTS AND PLANS
INCORPORATED OR REPRESENTED BY
THIS DRAWING OR ELECTRONIC
FILE ARE OWNED BY, AND THE
PROPERTY OF, EDWARD & ISAAC
DESIGNS. AS SUCH, THESE
CONCEPTS ARE PROTECTED,
EVOLVED FOR USE ON AND IN
CONNECTION WITH THIS PROJECT
AND THIS PROJECT ONLY. NONE
OF SUCH IDEAS, DESIGNS,
ARRANGEMENTS, OR ELECTRONIC
MEDIA OR PLANS SHALL BE USED
BY OR DISCLOSED TO ANY ENTITY
WHATSOEVER FOR ANY PURPOSE
WHATSOEVER WITHOUT THE
WRITTEN PERMISSION OF
EDWARD & ISAAC DESIGNS.
THESE DRAWINGS MAY NOT BE
REPRODUCED OR CAUSED TO BE
REPRODUCED IN ANY FORM
WITHOUT SPECIFIC WRITTEN
PERMISSION GRANTED BY
EDWARD & ISAAC DESIGNS.

[illegible]

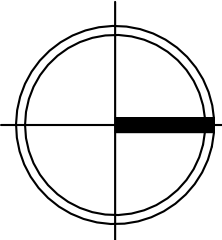
- 1.
- 2.
- 3.
- 4.
- 5.

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

SCALE: As indicated

E1 00

MAIN LEVEL ELECTRICAL PLAN


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


- 
- EDWARD & ISAAC
DESIGNS

NOTES

- 1.
- 2.
- 3.
- 4.
- 5.

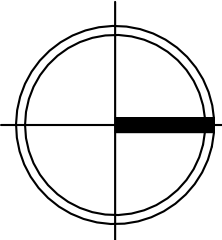
STUDENT HOUSING

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

SCALE: As indicated

E101

FIRST LEVEL
ELECTRICAL PLAN



- ELECTRICAL PLAN NOTES
- RECEPTACLE OUTLETS SHALL BE INSTALLED IN ACCORDANCE WITH NEC ARTICLE 210. NO POINT ALONG ANY WALL SPACE SHALL BE MORE THAN 6 FEET FROM A RECEPTACLE OUTLET
- ALL 125-VOLT, SINGLE-PHASE, 15- AND 20-AMP RECEPTACLES IN DWELLING UNITS SHALL BE TAMPER-RESISTANT TYPE
- GFCI PROTECTION SHALL BE PROVIDED AT KITCHENS, BATHROOMS, GARAGES, EXTERIOR LOCATIONS, LAUNDRY AREAS, AND OTHER LOCATIONS REQUIRED BY NEC 210.8
- AFCI PROTECTION SHALL BE PROVIDED AS REQUIRED BY NEC 210.12
- TYPICAL MOUNTING HEIGHTS:
 - STANDARD RECEPTACLES "12"-18" AFF
 - KITCHEN COUNTERTOP RECEPTACLES "48"-48" AFF
- SMOKE ALARMS SHALL BE INSTALLED: IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS, ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS, AT THE TOP OF STAIRWAYS AND IN HABITABLE ATTICS
- CARBON MONOXIDE ALARM REQUIREMENTS (2021 IRC SECTION R315): CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS AND IN DWELLING UNITS CONTAINING FUEL-BURNING APPLIANCES AND/OR ATTACHED GARAGES

EDWARD & ISAAC
DESIGNS

ALL IDEAS, DESIGNS,
ARRANGEMENTS AND PLANS
INDICATED OR REPRESENTED BY
THIS DRAWING OR ELECTRONIC
FILE ARE OWNED BY, AND THE
PROPERTY OF, ©EDWARD & ISAAC
DESIGNS. AS SUCH, THESE
CONCEPTS WERE CREATED,
EVOLVED AND DEVELOPED IN
CONNECTION WITH THIS PROJECT
AND THIS PROJECT ONLY. NONE
OF SUCH IDEAS, DESIGNS,
ARRANGEMENTS, ELECTRONIC
MEDIA OR PLANS SHALL BE USED
BY OR DISCLOSED TO ANY ENTITY
WHATSOEVER FOR ANY PURPOSE
WHATSOEVER WITHOUT THE
WRITTEN PERMISSION OF
©EDWARD & ISAAC DESIGNS.
THESE DRAWINGS MAY NOT BE
REPRODUCED OR CAUSED TO BE
REPRODUCED IN ANY FORM
WITHOUT SPECIFIC WRITTEN
PERMISSION GRANTED BY
©EDWARD & ISAAC DESIGNS.

[illegible]

- 1.
- 2.
- 3.
- 4.
- 5.

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

SCALE: As indicated

E1 03

ROOF TOP LEVEL
ELECTRICAL PLAN