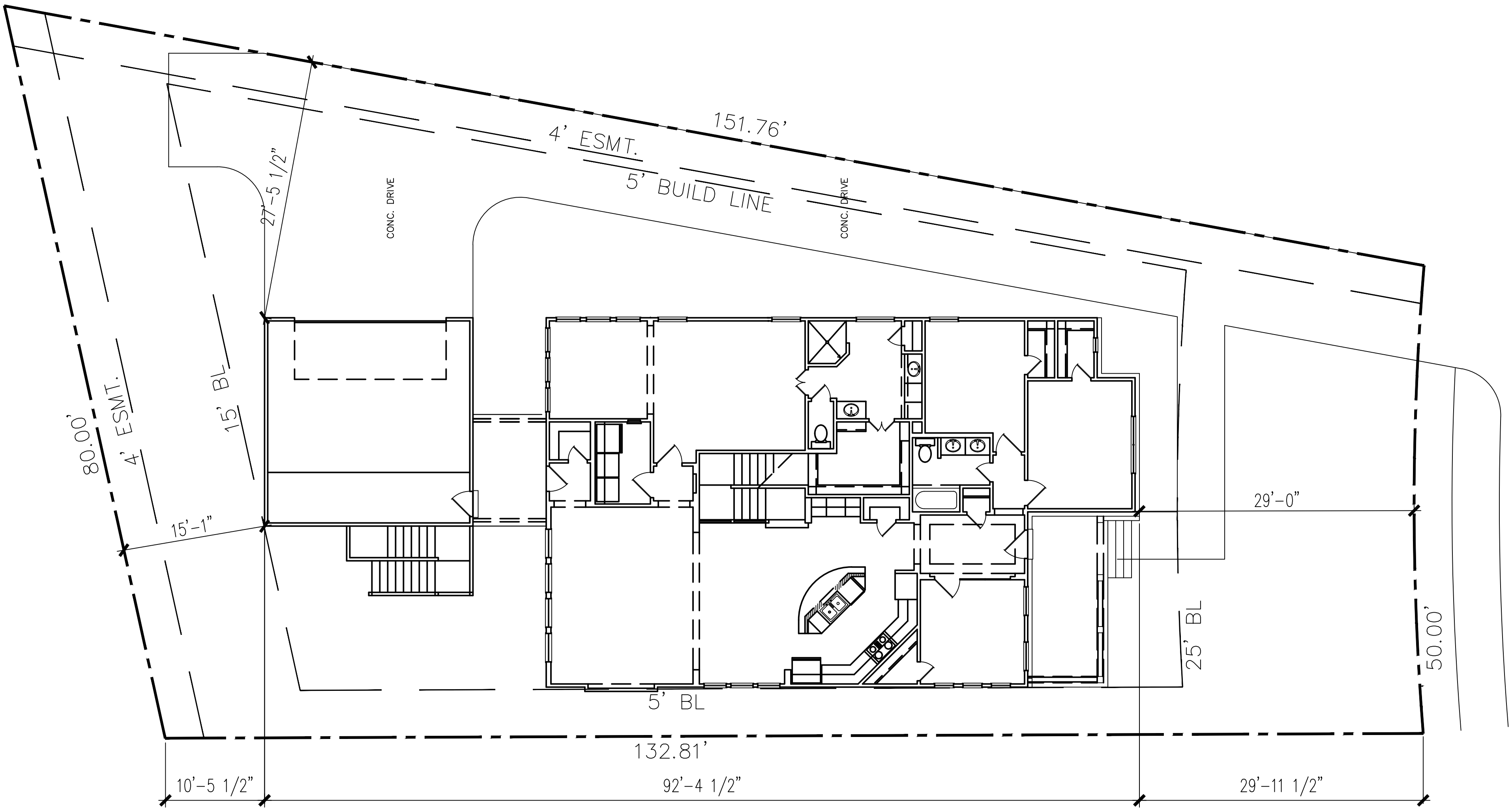
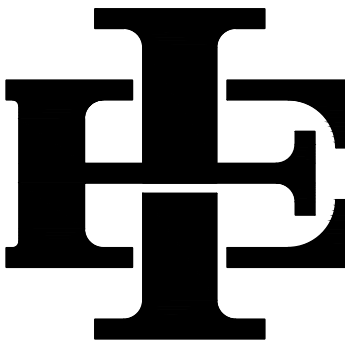




PLOT PLAN

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

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BUILDER:	
 EDWARD & ISAAC DESIGNS LLC. 5017 NASH LANE FORT WORTH, TX 76244 OFFICE: (214-395-4688)	
ISSUE DATE 10.04.2024	
DRAFTSPERSON MEM	
PROJECT NO.	
PLAN NUMBER 1618	
SHEET NUMBER PLOT	

G1 CONSTRUCTION SHALL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES

G2 PASS THRU AND BAR TOPS ARE 42" A.F.F. UNLESS NOTED OTHERWISE.

G3 PROVIDE WOOD BLOCKING BEHIND CEILING FANS.

G4 CLOSETS TO HAVE ONE ROD & ONE SHELF UNLESS NOTED OTHERWISE.

G5 LINEN CLOSETS & PANTRIES TO HAVE FIVE 12" SHELVES UNLESS NOTED OTHERWISE.

G6 WINDOW HDR. HEIGHT TO BE 6'-8" A.F.F. UNLESS NOTED OTHERWISE.

G7 PROVIDE 3/8" COLD WATER LINE TO REFRIGERATOR.

G8 GAS WATER HEATER IN GARAGE TO BE ON AN 18" HIGH PLATFORM UNLESS NOTED OTHERWISE.

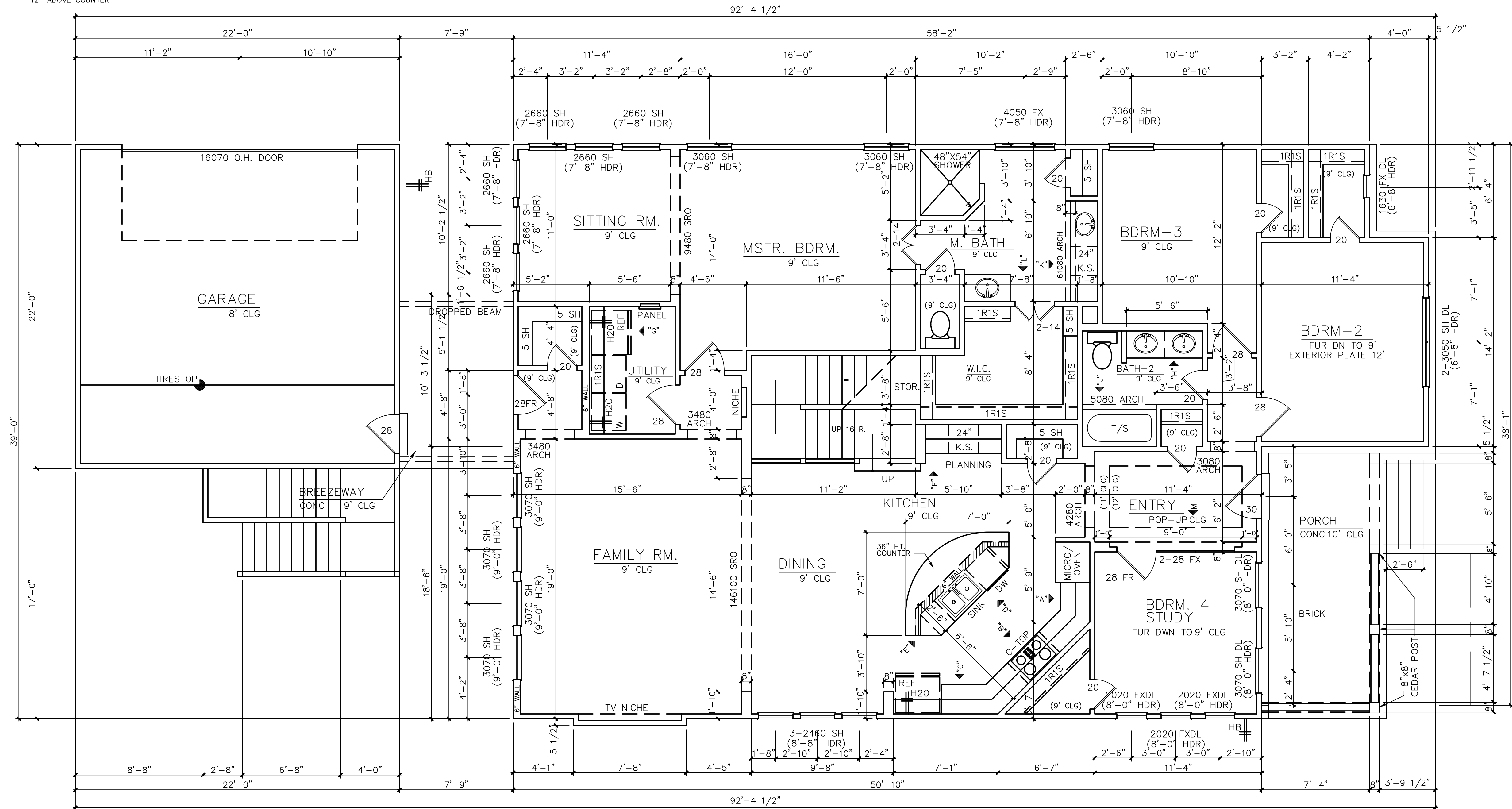
G9 WATER HEATERS IN ATTIC TO HAVE A DRIP PAN.

G10 MAGAZINE RACK TO BE 14 1/2" X 19", 12" A.F.F.

G11 MEDICINE CABINET TO BE 14 1/2" X 19", 12" ABOVE COUNTER

STEEL ANGLE LINTEL SCHEDULE	
CLEAR SPAN	ANGLE SIZE
5'-0" OR LESS	3 1/2" X 3 1/2" X 5/16"
6'-0" OR LESS	4" X 3 1/2" X 5/16"
7'-0" OR LESS	4" X 3 1/2" X 5/16"
8'-0" OR LESS	5" X 3 1/2" X 5/16"
9'-0" OR LESS	5" X 3 1/2" X 3/8"
10'-0" OR LESS	6" X 3 1/2" X 3/8"

NOTE:
REFER TO FRONT ELEVATION SHEETS
FOR FRONT WALL VARIATIONS SUCH
AS WINDOWS, DOORS, PORCHES, ETC.

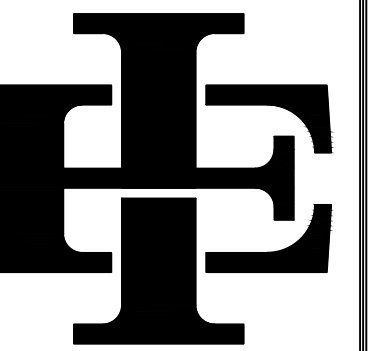


SCALE: 1/4" = 1'-0"

SQUARE FOOTAGES		
First Floor	2306	SQ. FT.
Second Floor	422	SQ. FT.
Total Living Area	2728	SQ. FT.
Garage	525	SQ. FT.
Porch & Patio	156/185	SQ. FT.
Total Under Roof	3594	SQ. FT.
Frame Area	3519	SQ. FT.

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

ISSUE DATE
0.04.2024

RAFTSPERSON
MEM

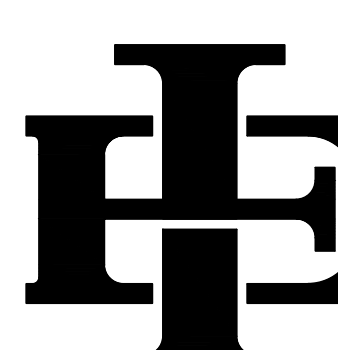
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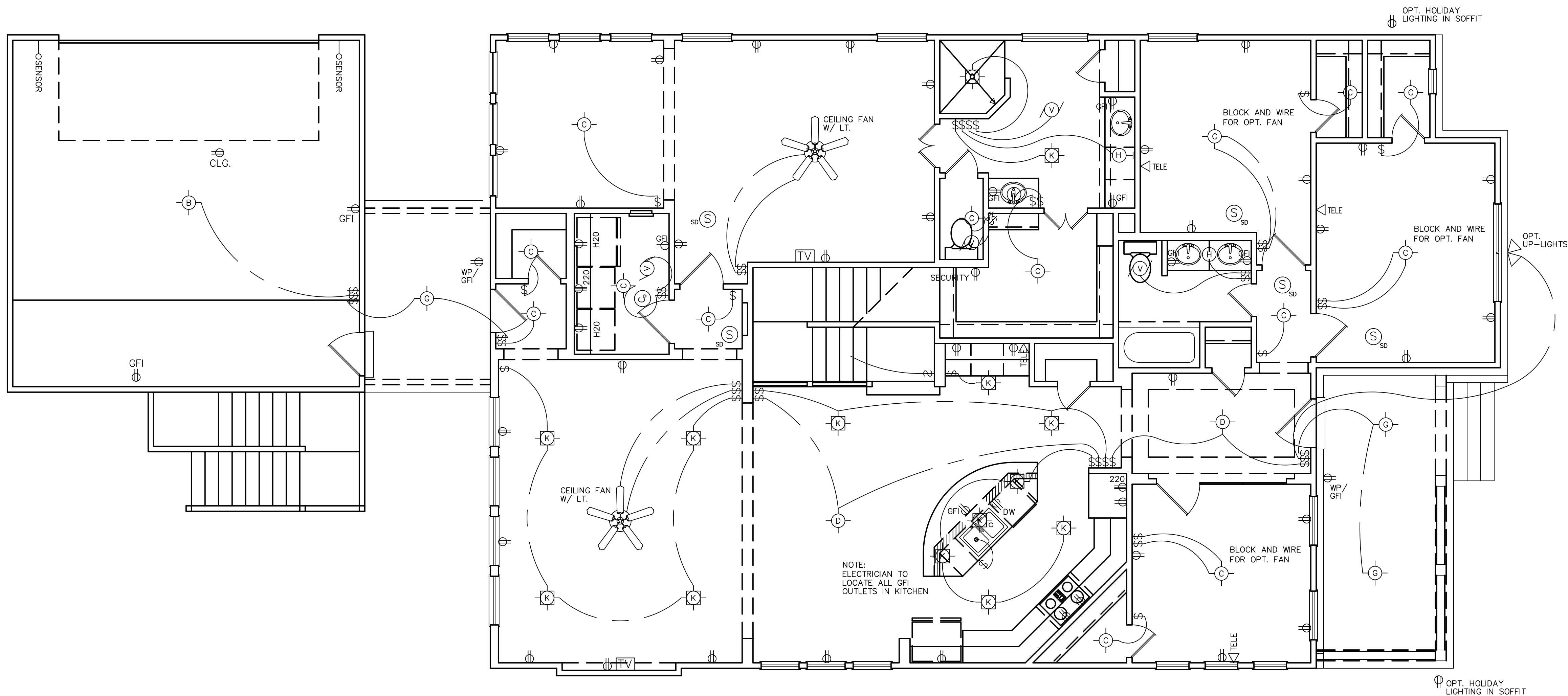
LAN NUMBER
1618

SHEET NUMBER

A-1



REVISIONS	
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ISSUE DATE 10.04.2024	
DRAFTSPERSON MEM	
PROJECT NO.	
PLAN NUMBER 1618	
SHEET NUMBER A-2	



- ELECTRICAL NOTES:
1. ALL INSTALLATIONS TO BE IN ACCORDANCE WITH LOCAL CODES AND THE NATIONAL ELECTRICAL CODE NFPA-70.
 2. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED ELECTRICAL PERMITS AND INSPECTIONS.
 3. CONVENIENCE OUTLETS TO BE MOUNTED @ 12" A.F.F. UNLESS NOTED OTHERWISE.
 4. OUTLETS MOUNTED ABOVE CABINETS TO BE 8" ABOVE THE NOMINAL WORKING SURFACE, SPECIALTY OUTLETS AS NOTED OR ACCORDING TO STANDARD PRACTICE.
 5. REFRIGERATOR AND APPLIANCES OUTLETS TO BE @ 44" A.F.F.
 6. BATHROOM OUTLETS SHALL BE GFI AND MOUNTED @ 44" A.F.F. OR 8" ABOVE COUNTER (IF HIGHER THAN STD. 2'-8").
 7. ALL OUTLETS WITHIN 6' OF WET AREA TO BE GFI.
 8. MICROWAVE OUTLETS SHALL BE 20 AMP. SEPARATE RECEPTACLE @ 78" A.F.F.
 9. SWITCH BOXES TO BE MOUNTED @ 54" A.F.F. TO CENTER LINE OF BOX OR CLUSTER OF BOXES.
 10. ATTIC LIGHT SWITCH BOX MOUNTED @ 84" A.F.F.
 11. ATTIC LIGHT TO BE KEYLESS FIXTURE WITH INTEGRATED CONVENIENCE OUTLET LOCATED CONVENIENT TO ACCESS.
 12. WASHER/DRYER TO HAVE SEPARATE 20 AMP. DUPLEX OUTLET @ 44" A.F.F.
 13. DRYER TO HAVE SEPARATE 220V 30 AMP. SINGLE OUTLET @ 44" A.F.F.
 14. ONE OUTLET IN GARAGE TO BE GFI UNLESS NOTED FOR APPLIANCE.
 15. ALL EXTERIOR OUTLETS TO BE GFI AND WEATHER PROTECTED.
 16. TELEPHONE OUTLETS: PROVIDE BOX (MOUNT TYP. @ 12" A.F.F. OR 8" ABOVE COUNTER UNLESS NOTED OTHERWISE), COVER PLATE, 5/C WIRE, TERMINATE NEAR PANEL.
 17. CABLE OUTLETS: PROVIDE BOX (MOUNT TYP. @ 12" A.F.F. OR 8" ABOVE COUNTER UNLESS NOTED OTHERWISE), COVER PLATE, R6V WIRE, TERMINATE NEAR PANEL.

FIRST FLOOR ELECTRICAL PLAN

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

REVISIONS

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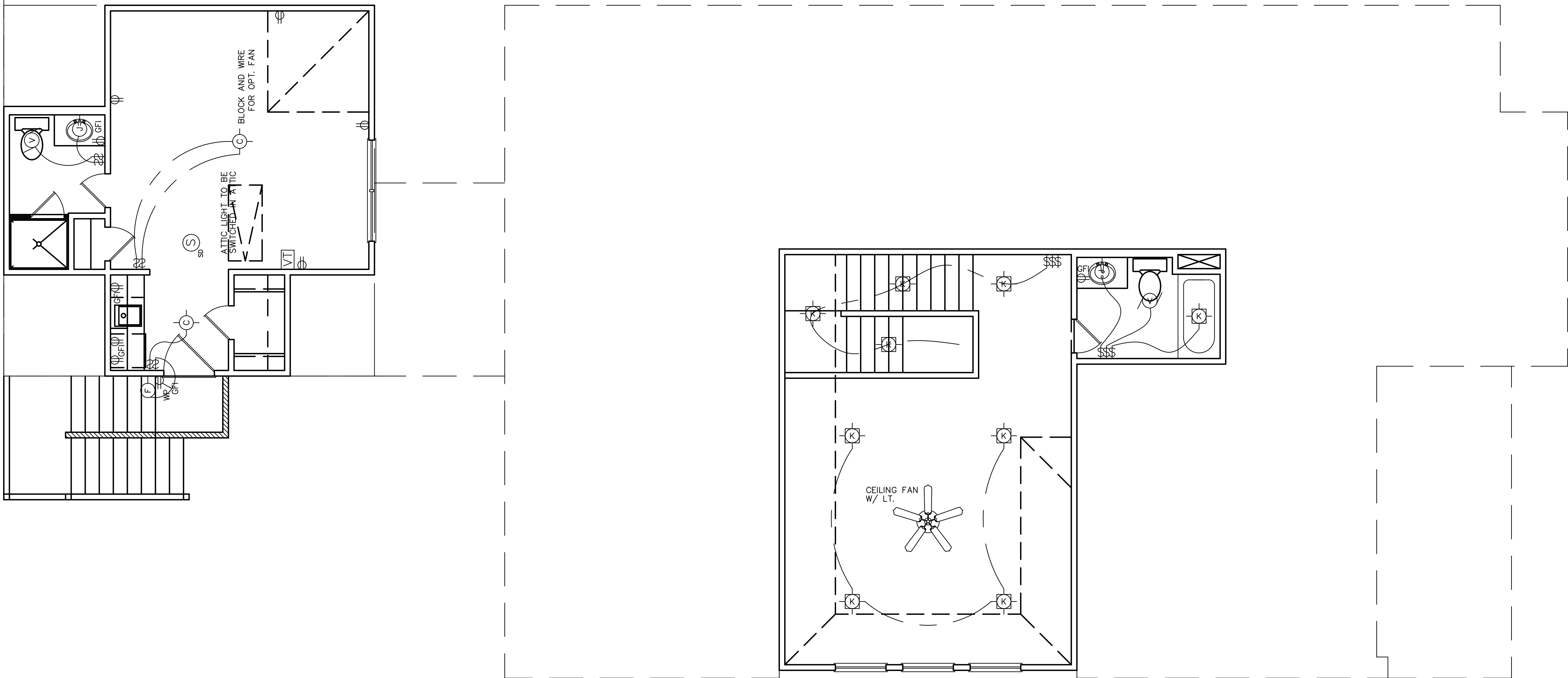
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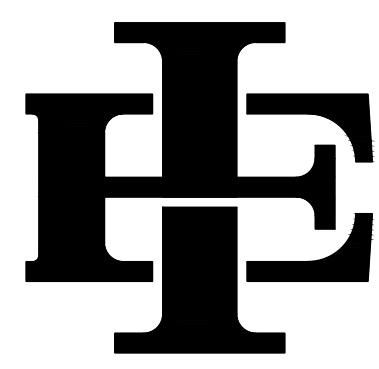
DRAFTSPERSON
MEM

PROJECT NO.
SIX M

PLAN NUMBER
1618

SHEET NUMBER
A-3



REVISIONS	
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ISSUE DATE 10.04.2024	
DRAFTSPERSON MEM	
PROJECT NO.	
PLAN NUMBER 1618	
SHEET NUMBER A-4	

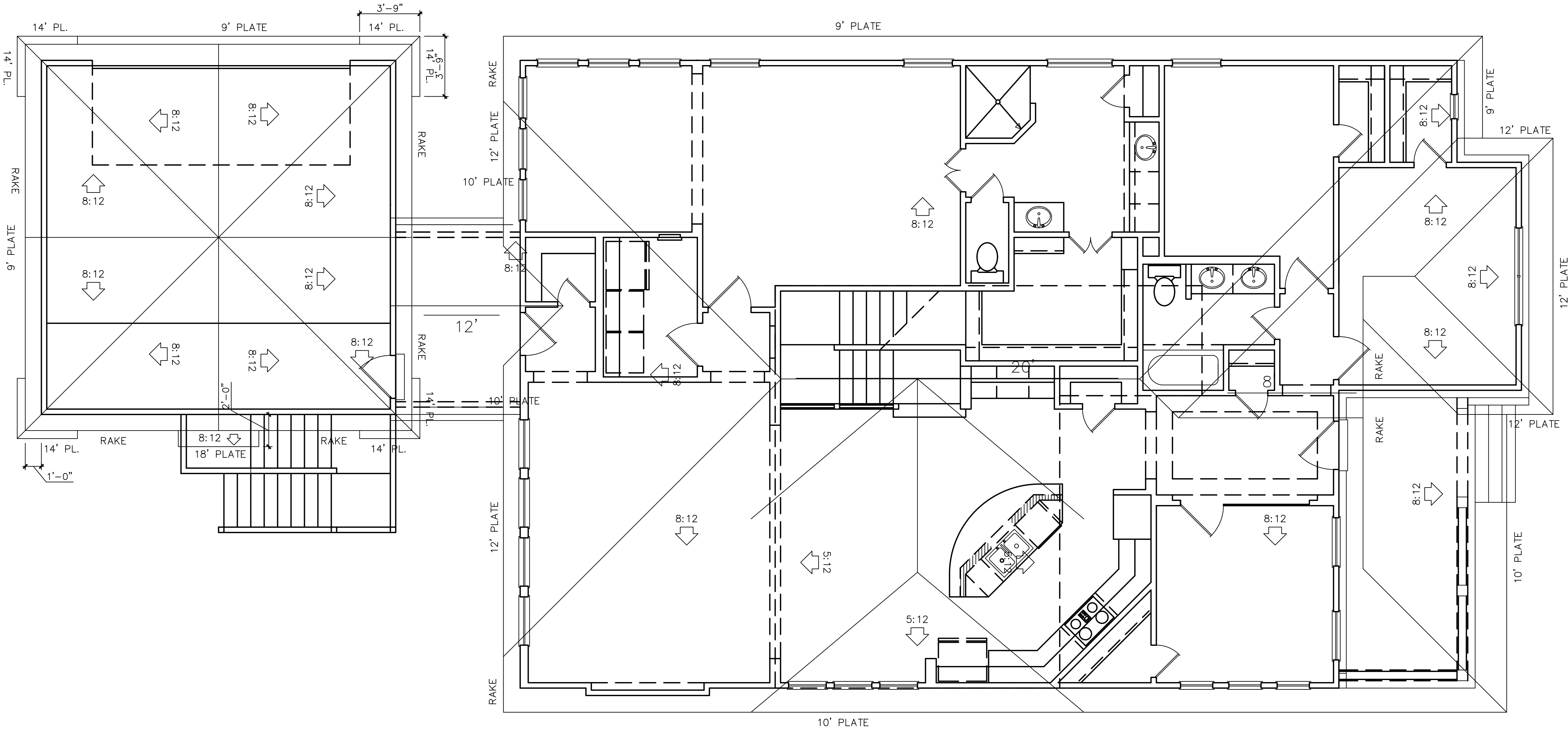
- ROOF NOTES
- 1.) ALL ROOF SLOPES TO BE 8:12 UNLESS NOTED OTHERWISE.

2.) OVERHANG TO BE 1'-6" FROM EXTERIOR FACE OF STUD @ 8:12.

3.) FRONT PORCH SHED ROOF TO BE 2:12 W/AN OVERHANG CUT BACK TO 1'-0" FROM THE EXTERIOR FACE OF POST.

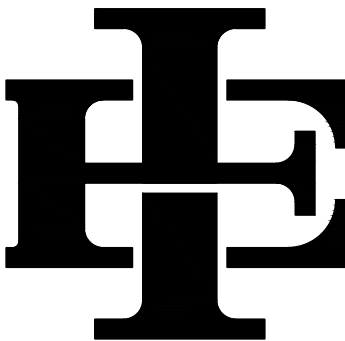
4.) FRONT GABLE RAKES TO BE EXTENDED 2'-0" FROM EXTERIOR FACE OF STUD.

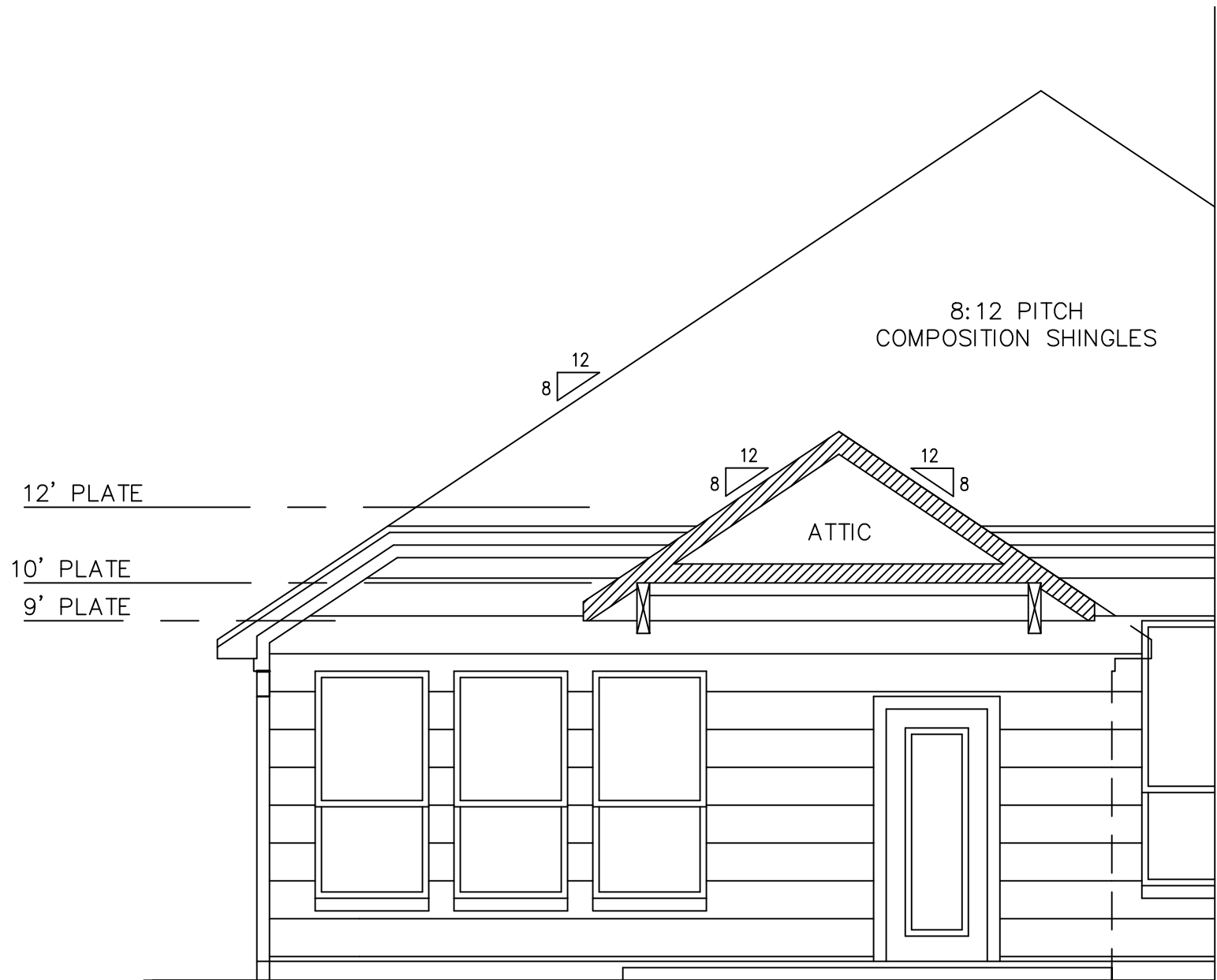
5.) ARROWS INDICATE DRAINAGE.



RAFTER LAYOUT PLAN

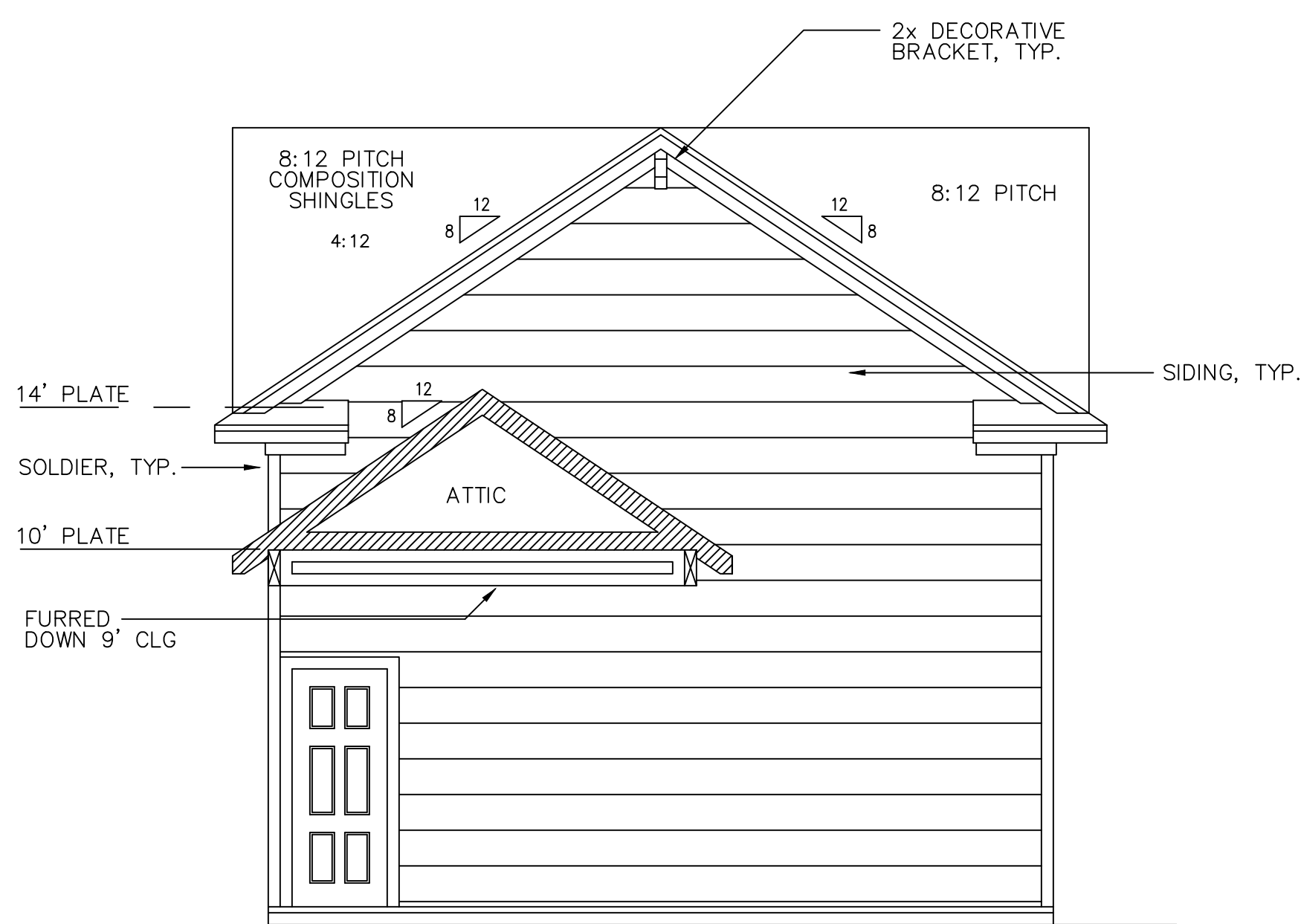
SCALE: 1/4" = 1'-0"

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DRAFTSPERSON MEM	
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PLAN NUMBER 1618	
SHEET NUMBER A-5	



REAR ELEVATION – PATIO

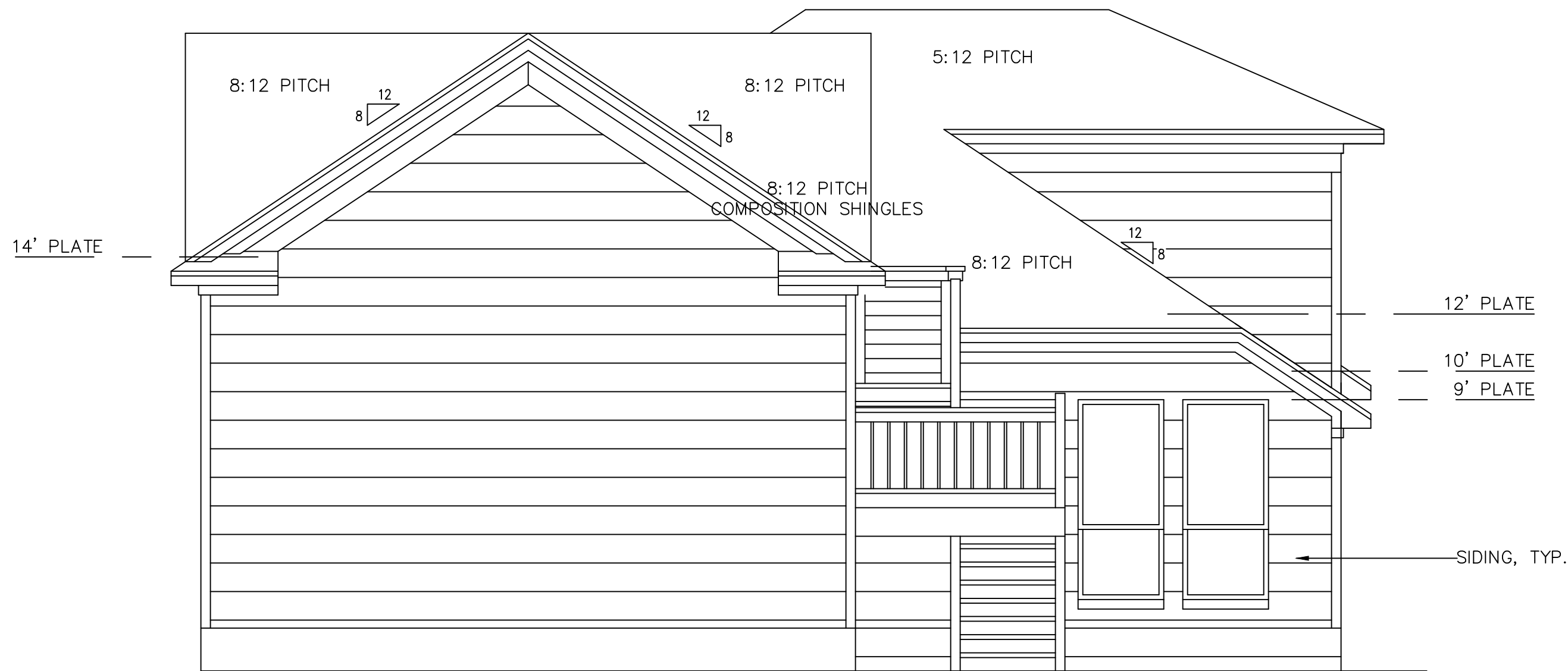
SCALE: 1/4" = 1'-0"



GARAGE ELEVATION – PATIO

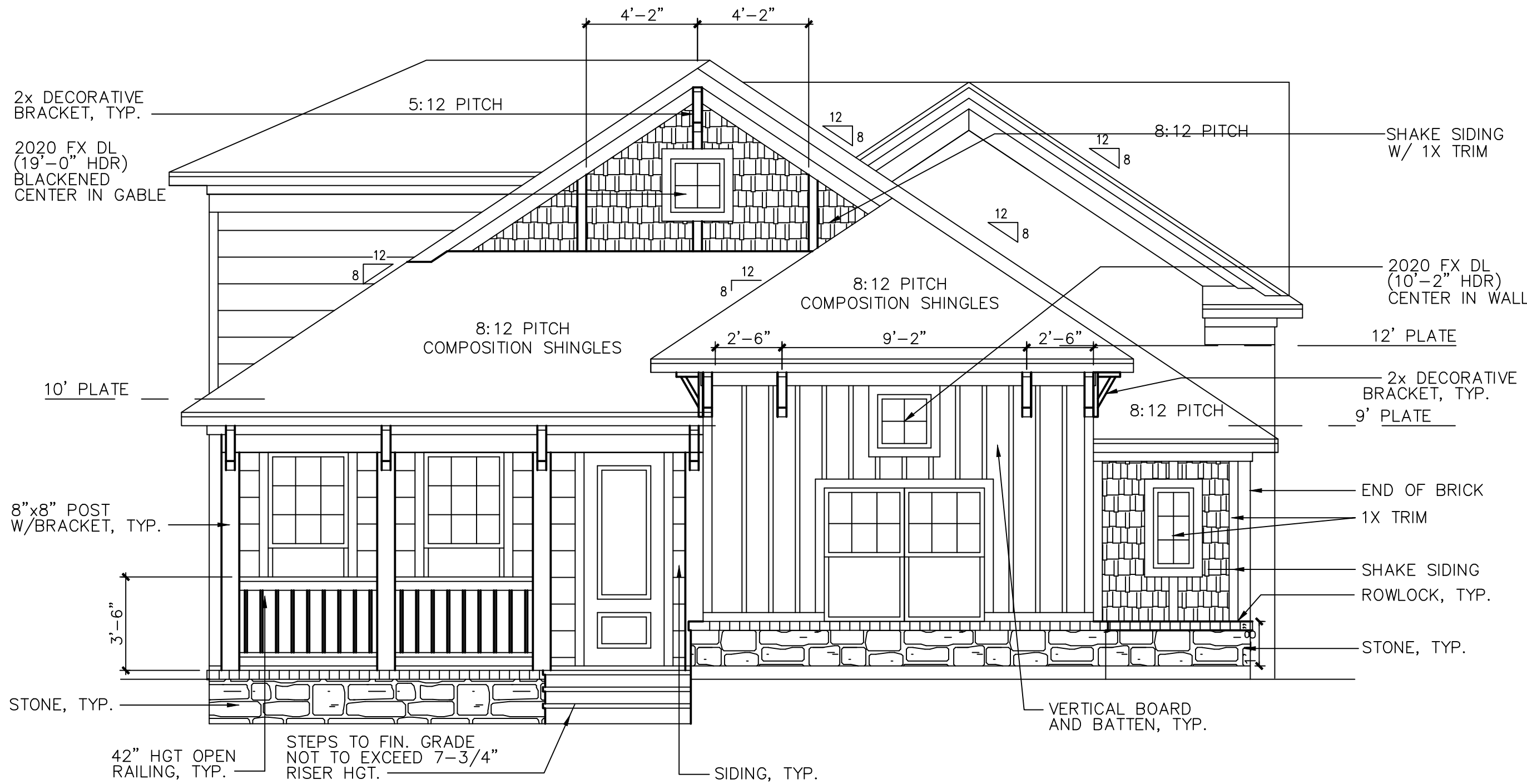
SCALE: 1/4" = 1'-0"

REFER TO SHEET A-10 FOR CONSTRUCTION DETAILS



REAR ELEVATION

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



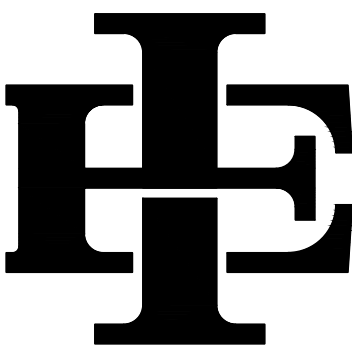
FRONT ELEVATION

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

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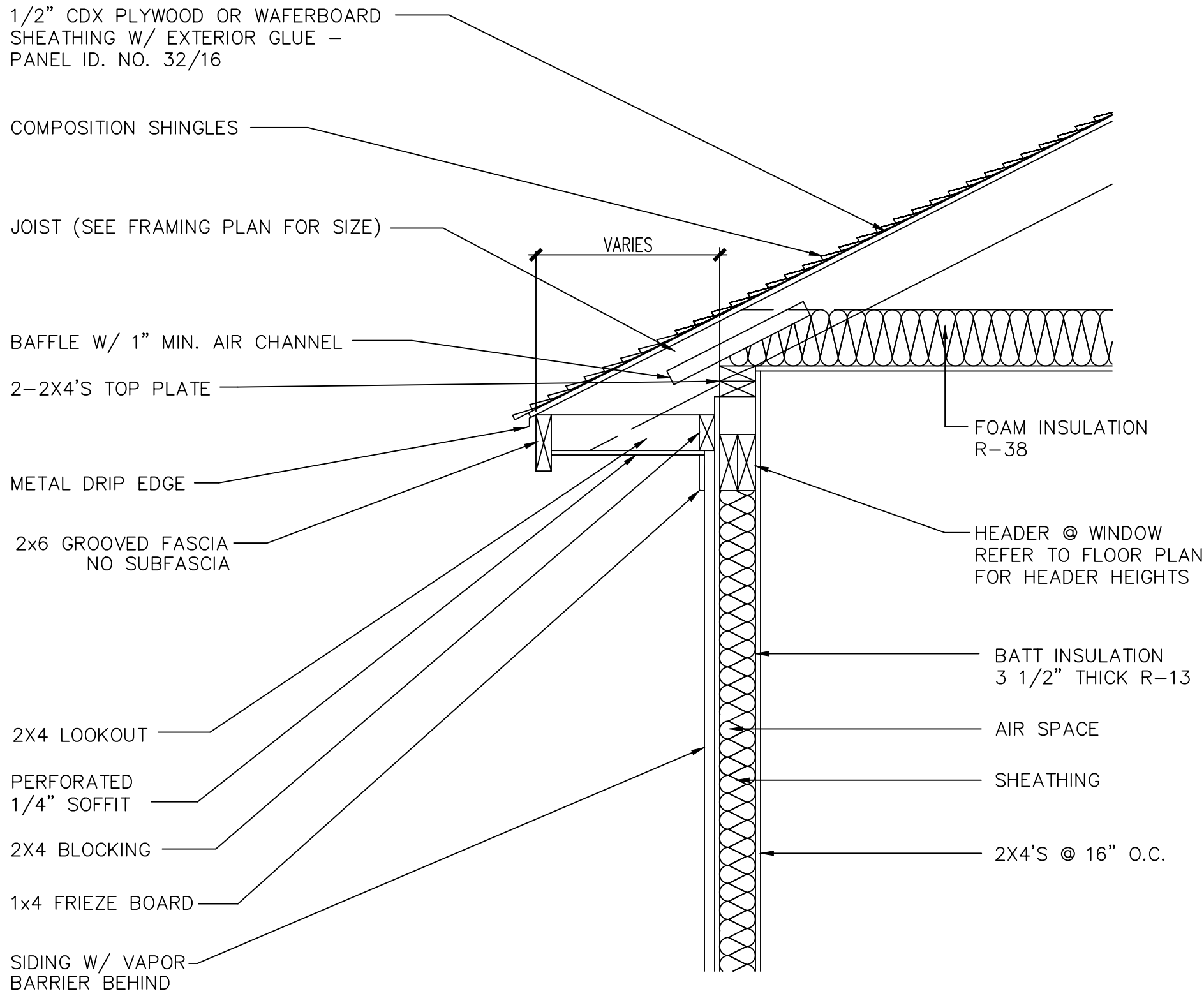
DRAFTSPERSON
MEM

PROJECT NO.
SIX M

PLAN NUMBER
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SHEET NUMBER

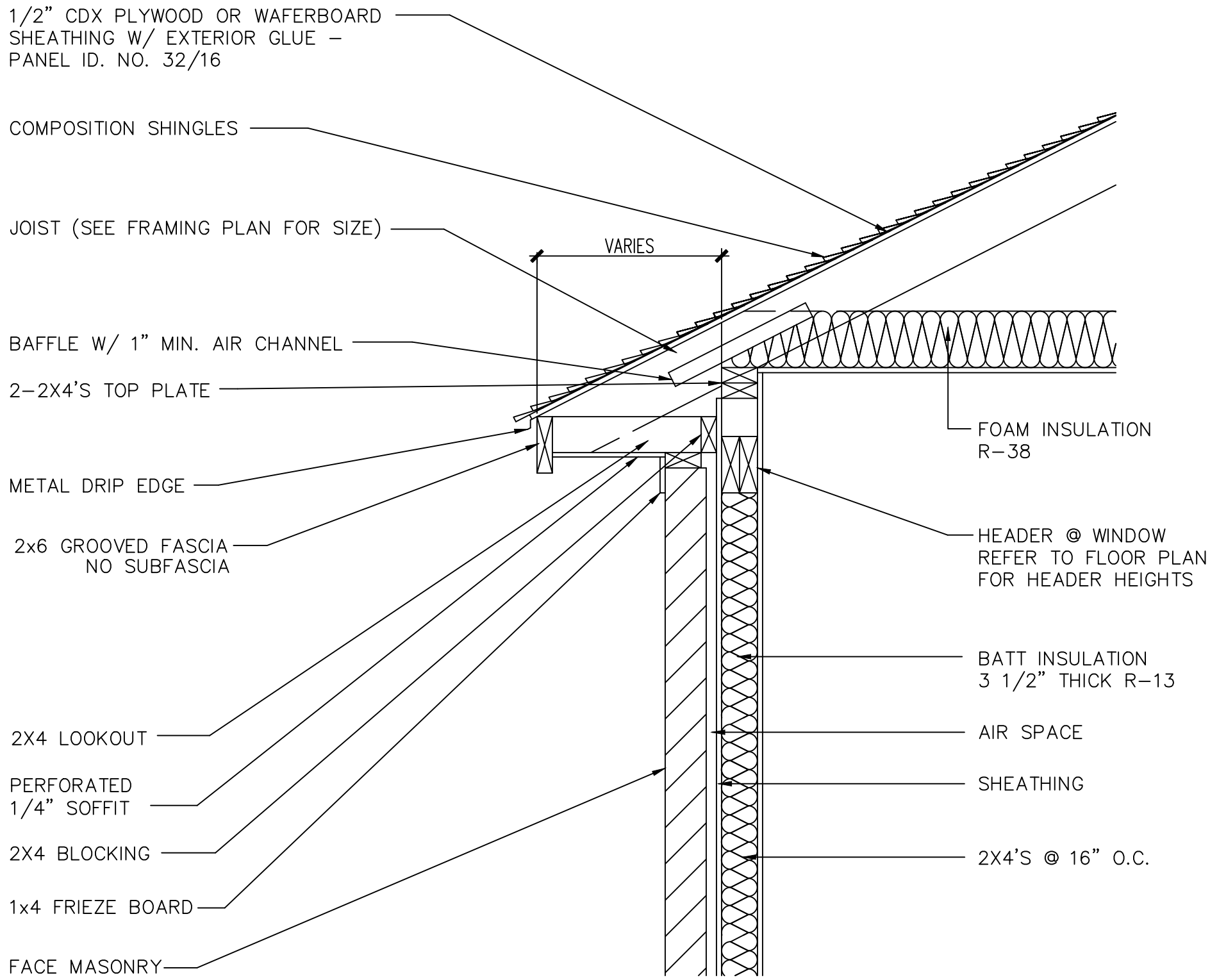
A-6



SOFFIT DETAIL AT SIDING

SCALE: N.T.S.

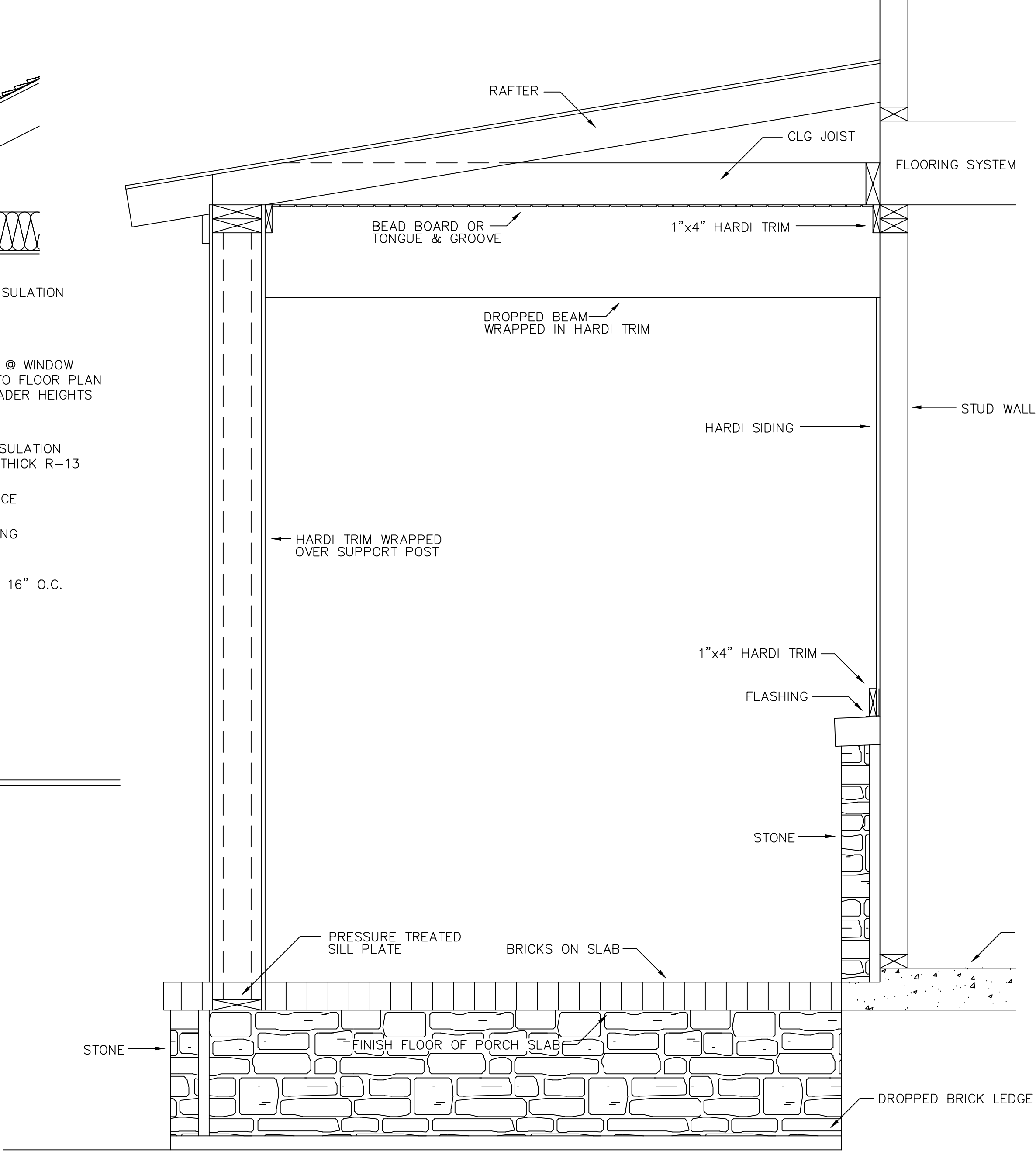
RE: PLANS & ELEV.'S FOR FRAMING & PITCH



SOFFIT DETAIL AT MASONRY

SCALE: N.T.S.

RE: PLANS & ELEV.'S FOR FRAMING & PITCH



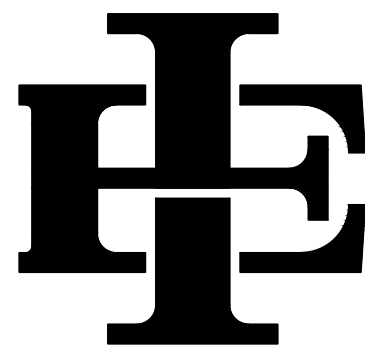
PORCH DETAIL

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

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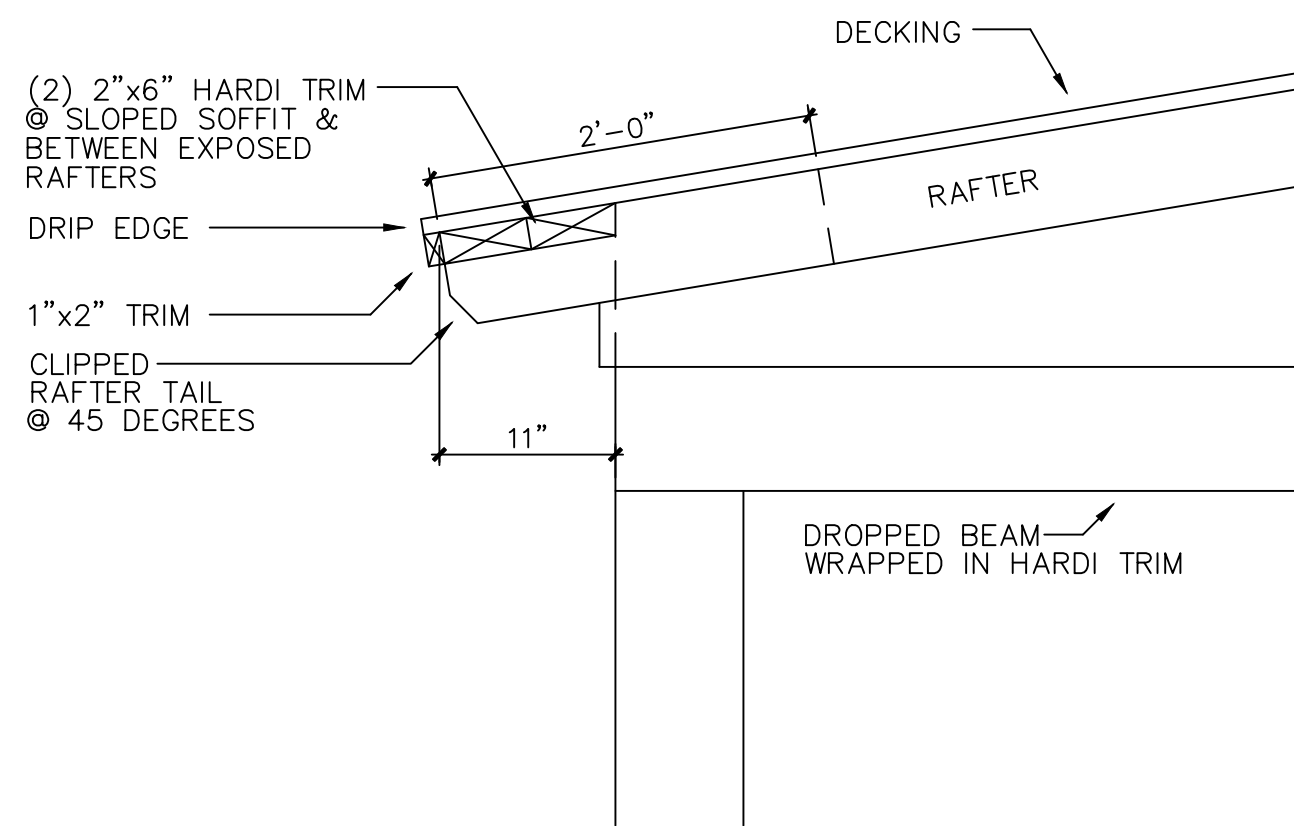
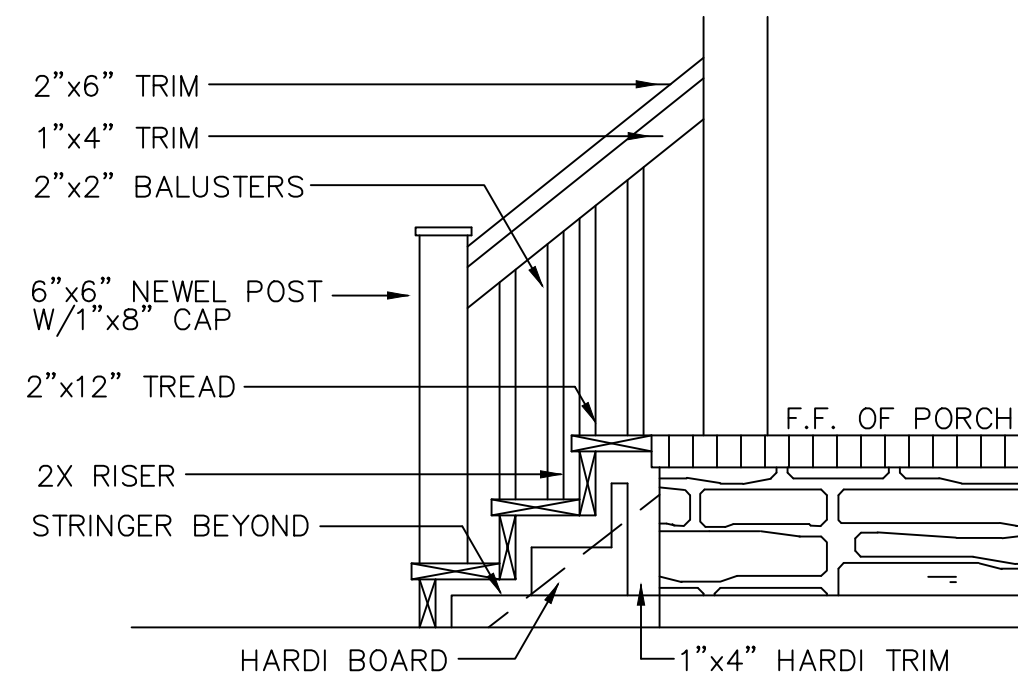
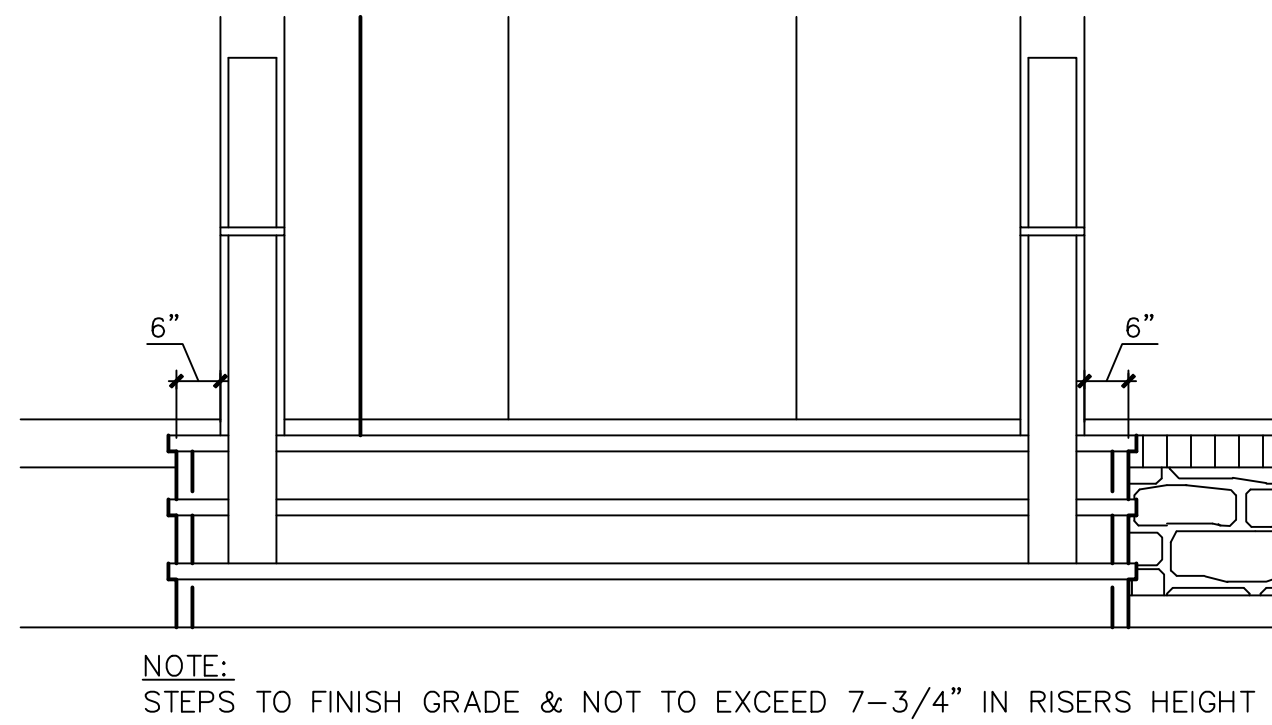
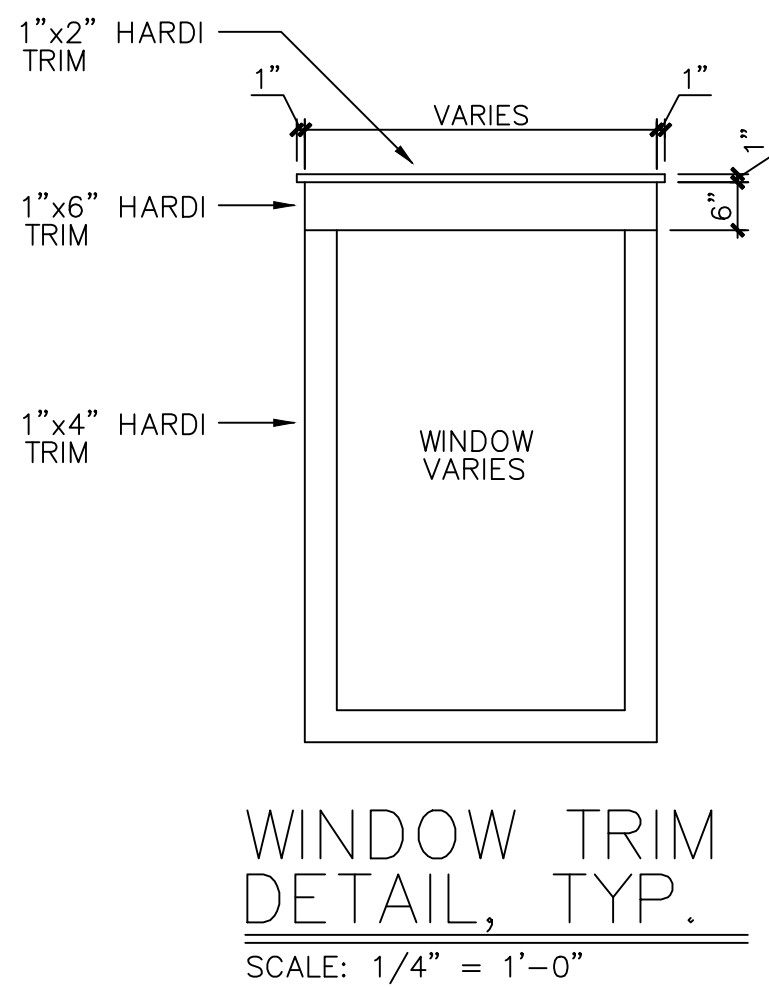
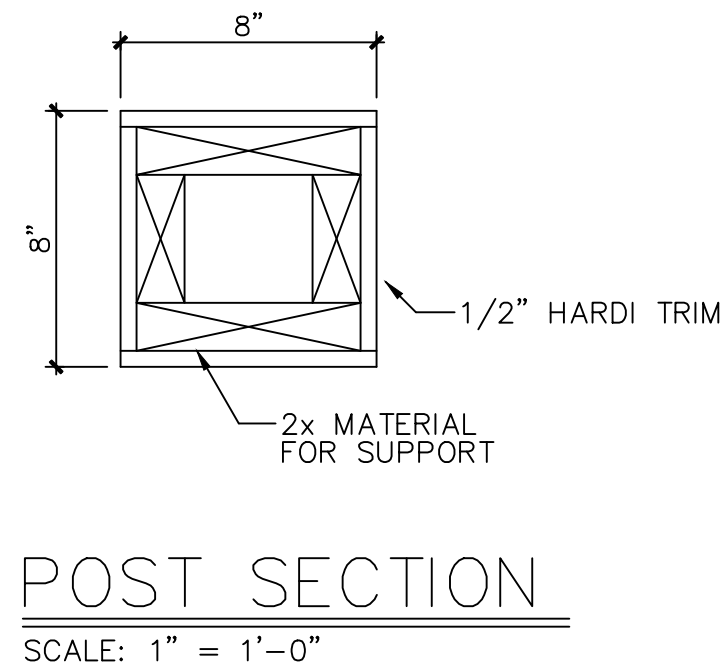
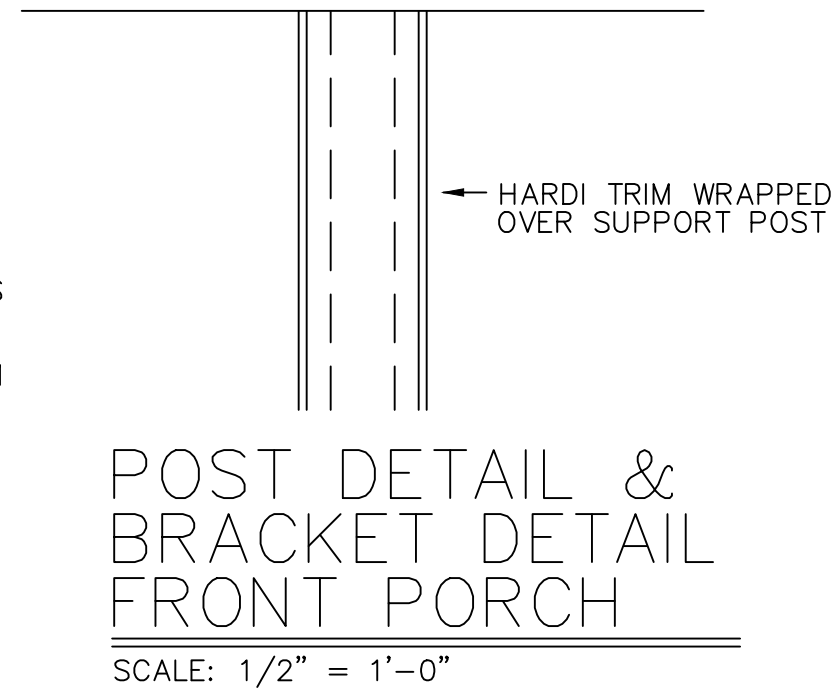
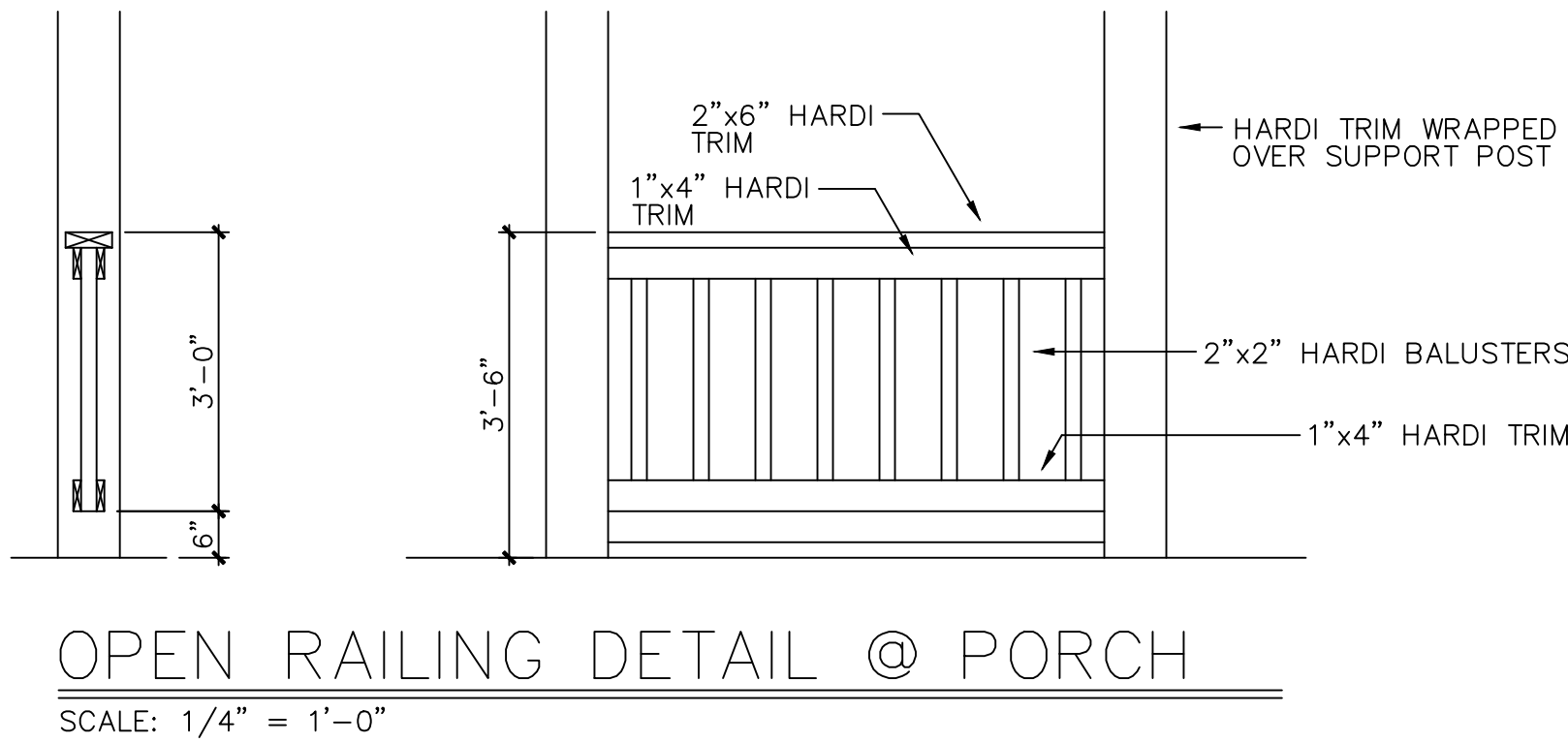
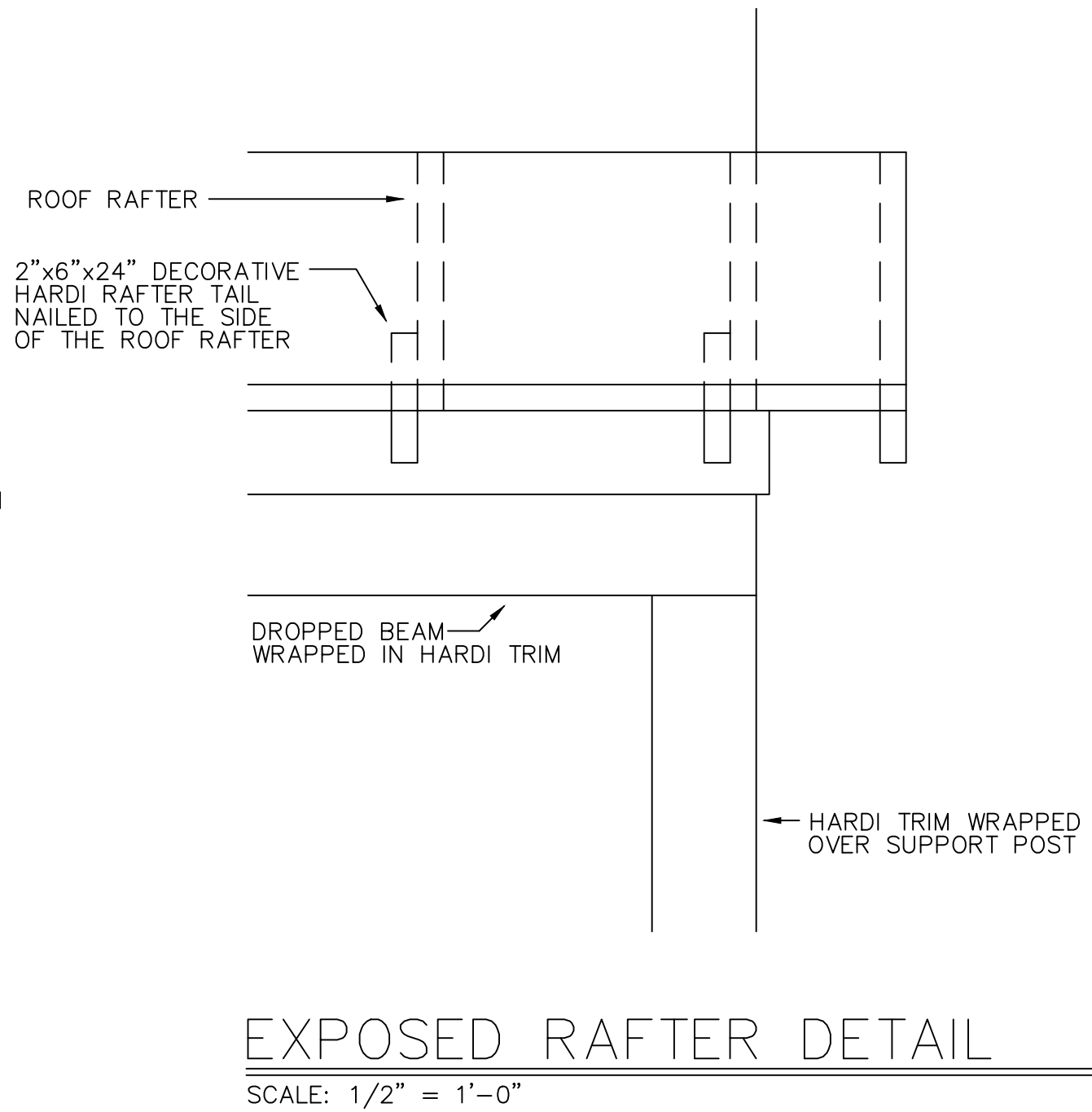
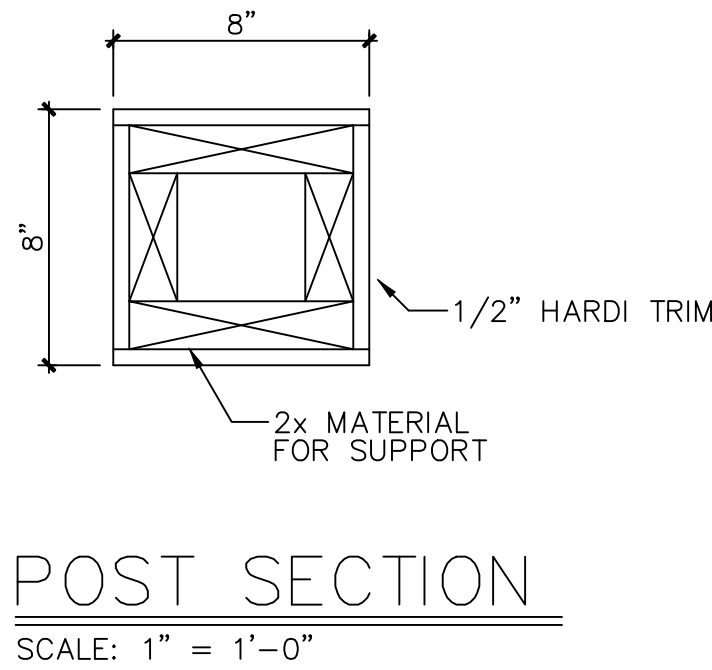
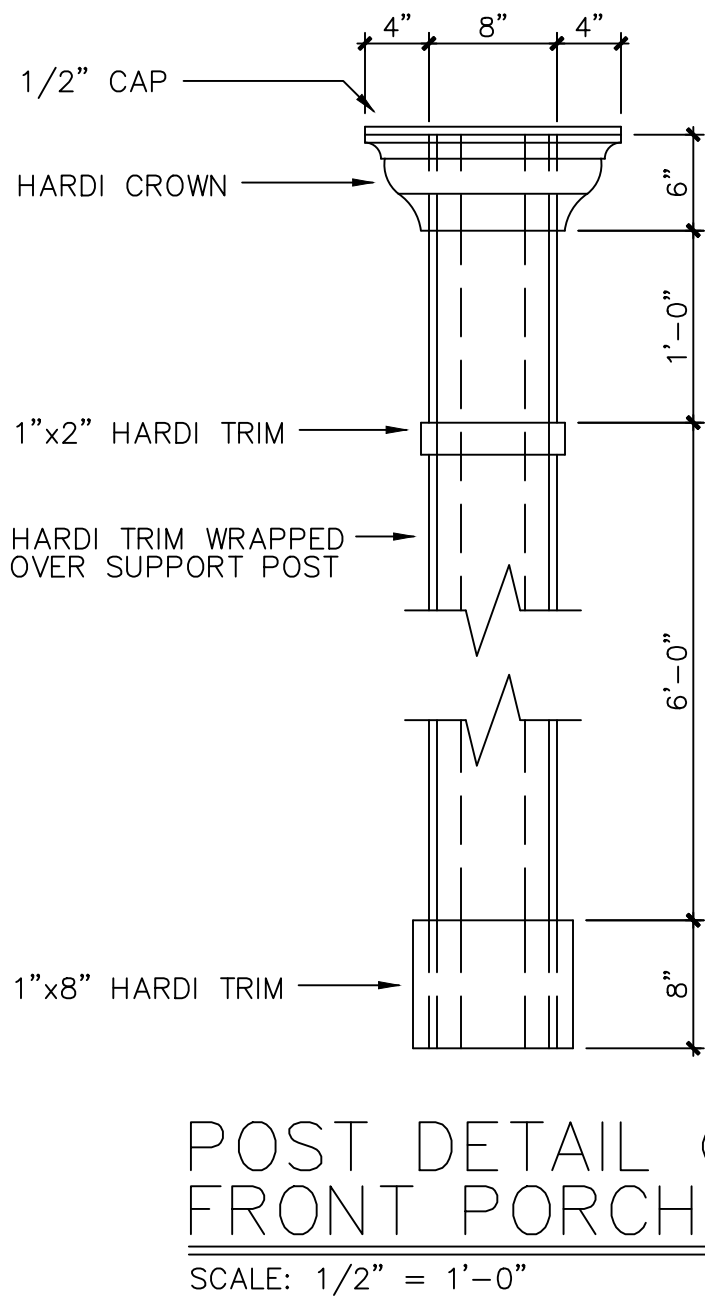
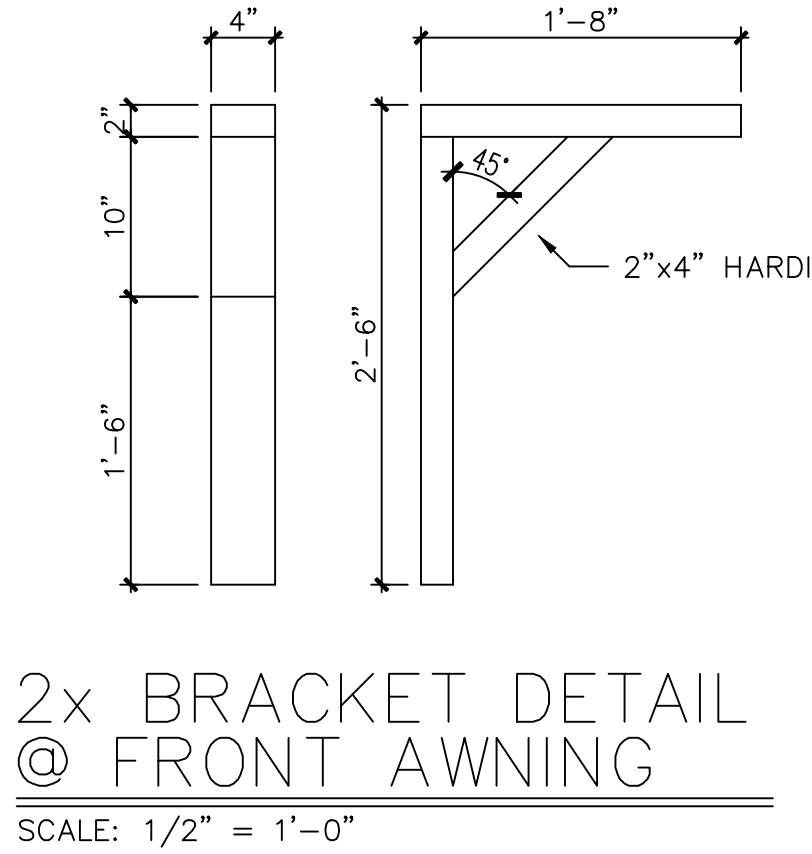
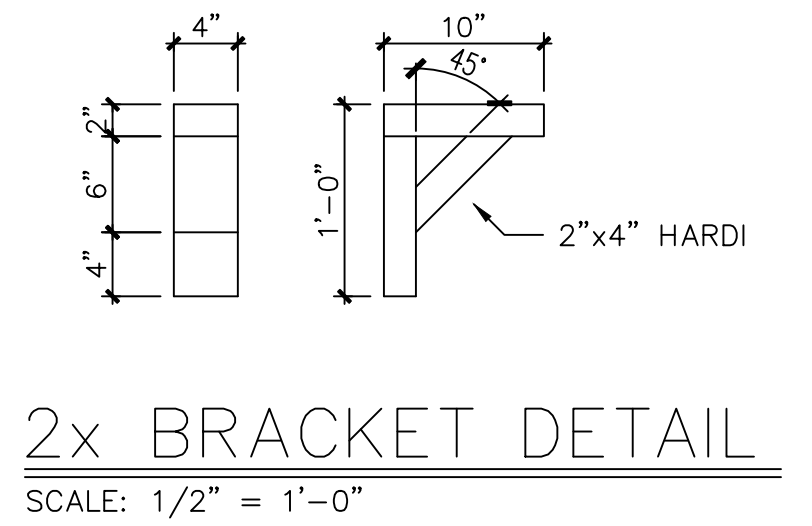
DRAFTSPERSON
MEM

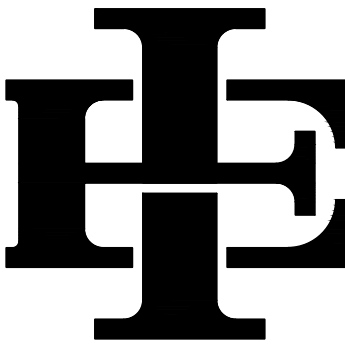
PROJECT NO.
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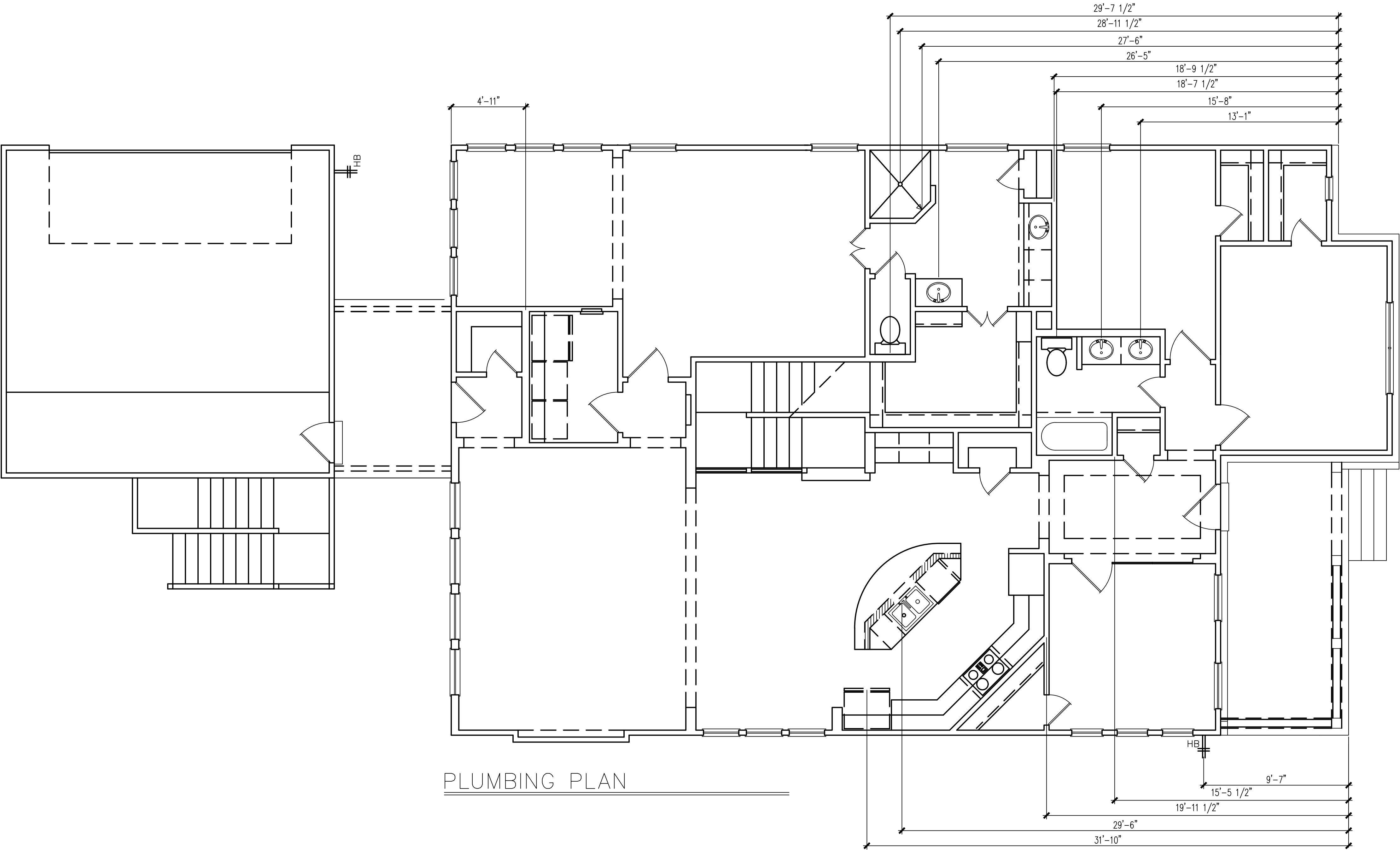
PLAN NUMBER
1618

SHEET NUMBER

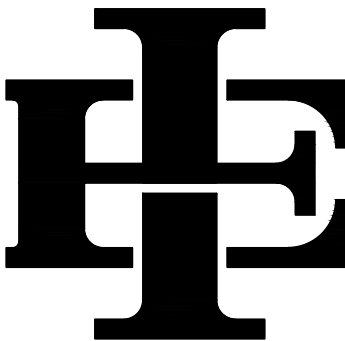
A-8



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DRAFTSPERSON MEM	
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PLAN NUMBER 1618	
SHEET NUMBER A-9	



PLUMBING PLAN

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SHEET NUMBER A-10	