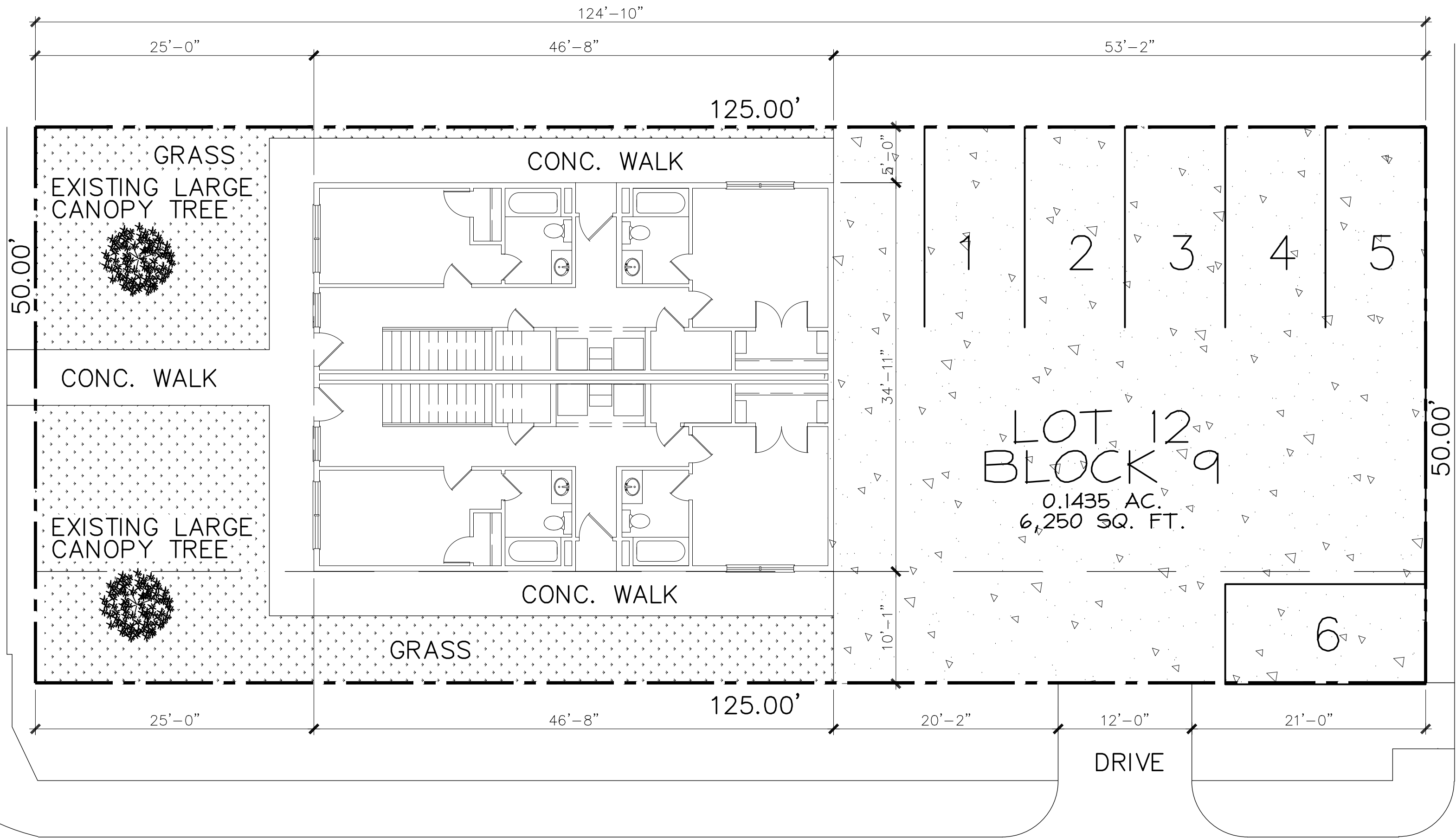


MERIDA AVENUE

(ROBERTS AVENUE PER PLAT)

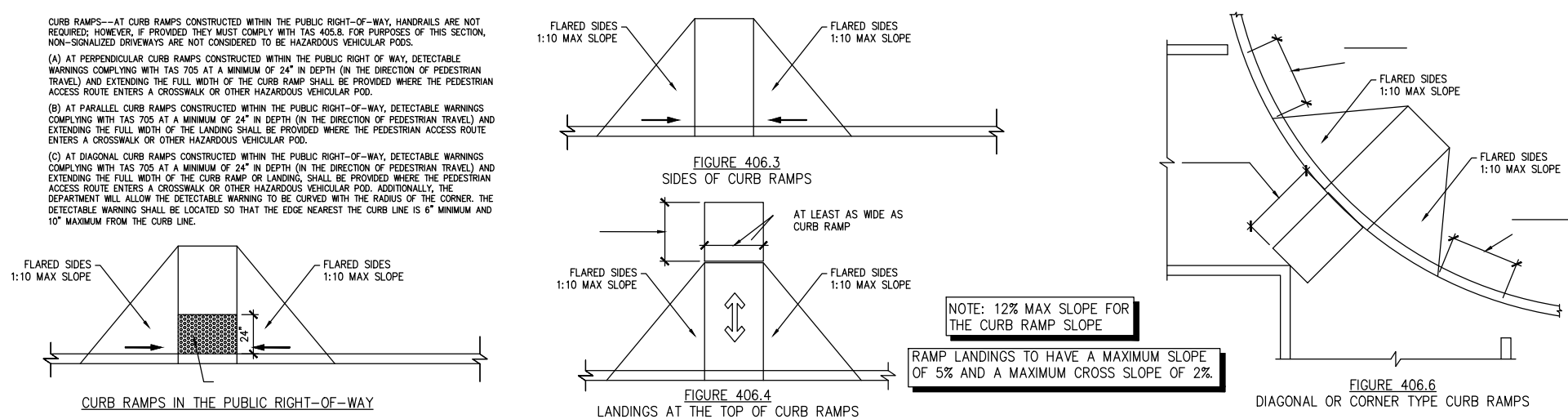
(60' R.O.W.)



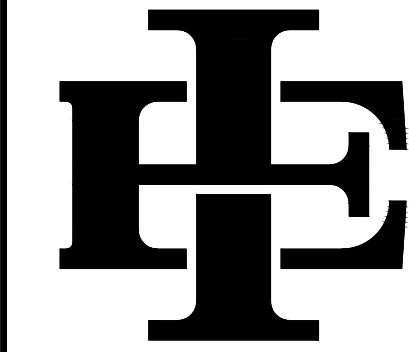
W. DEVITT STREET

(HARVARD STREET PER PLAT)

(60' R.O.W.)



TREE AND PLANT LEGEND		QTY.
	CRAPEMYRTLE/ LAGERSTOEMIA INDICA	2
	TEXAS RED OAK/QUERCUS BUCKLEYI	2
	SIDEWALK	
	GRASS	
	CONCRETE	



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3145 MERIDA AVE
FORT WORTH, TX 76110
LOT: 12 BLOCK: 9

ISSUE DATE
12.11.2024

DRAFTSPERSON
MEM

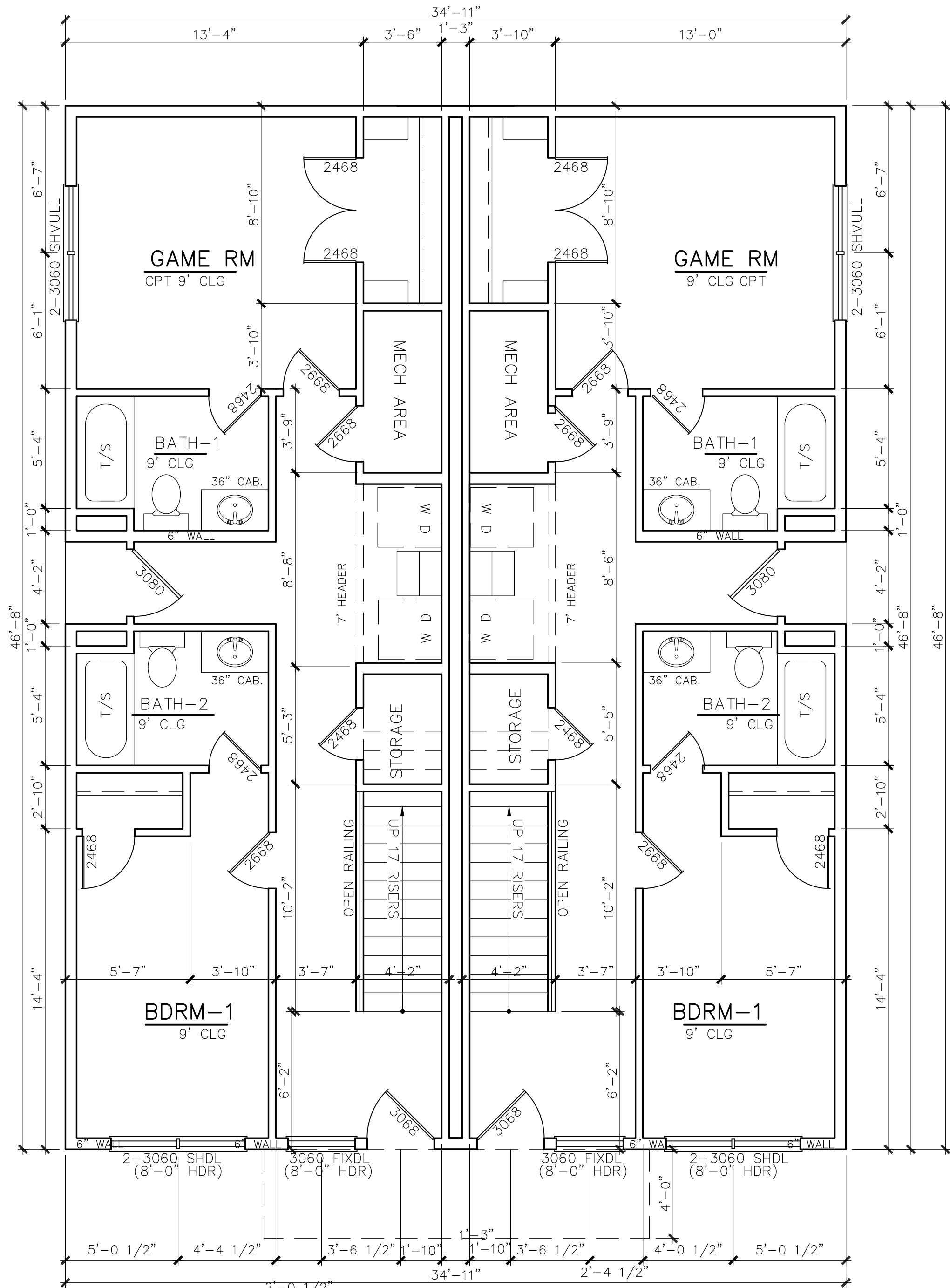
PROJECT NO.
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PLAN NUMBER
2431

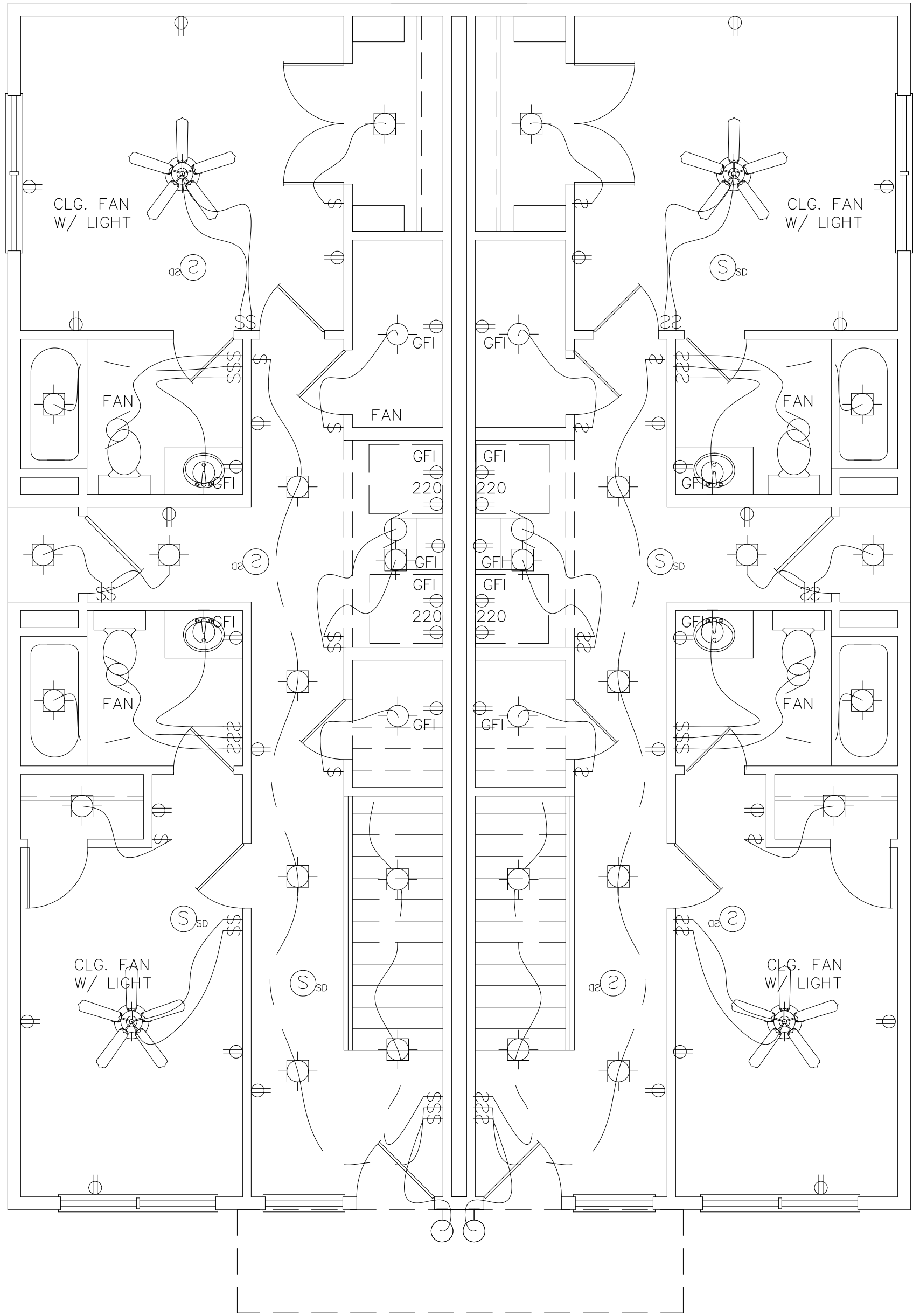
SHEET NUMBER

S-1

SQ. FOOTAGES – UNIT 1			SQ. FOOTAGES – UNIT 2		
First Floor	806	SQ. FT.	First Floor	806	SQ. FT.
Second Floor	675	SQ. FT.	Second Floor	675	SQ. FT.
Third Floor	816	SQ. FT.	Third Floor	816	SQ. FT.
Total Living Area	2297	SQ. FT.	Total Living Area	2297	SQ. FT.
Balcony	65	SQ. FT.	Balcony	65	SQ. FT.
Total Under Roof	2362	SQ. FT.	Total Under Roof	2362	SQ. FT.



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



FIRST FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

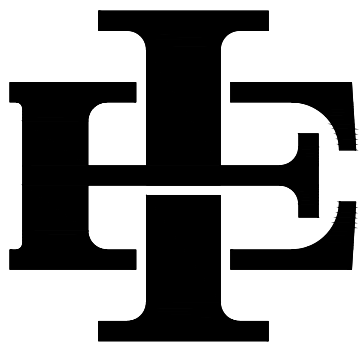
ELECTRICAL LEGEND	
	110 VOLT OUTLET
	220 VOLT OUTLET
	CEILING FAN
	RECESS CAN LIGHT FIXTURE
	CLG. MOUNTED LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE
	EXHAUST FAN
	SWITCH
	CABLE OUTLET
	TELEPHONE OUTLET
	DOORBELL CHIMES
	SMOKE DETECTOR

PRE-WIRE FOR THE FOLLOWING:

CABLE VISION ONE OUTLET PER ROOM MINIMUM
SECURITY SYSTEM – COORDINATE W/OWNER
COORDINATE ELECTRICAL SYSTEM WITH MECHANICAL CONTRACTOR
ALL WIRING TO BE COPPER MIN. 12/2 W/GROUND
VERIFY LOCATION OF FLOOR OUTLETS IN FAMILY ROOM
PROVIDE 110V OUTLET FOR GARBAGE DISPOSAL UNDER KITCHEN SINK
PROVIDE 220V OUTLET FOR CLOTHES DRYER

ELECTRICAL NOTES:

MAIN FEED INTO HOUSE TO BE TRENCHED UNDERGROUND FROM SUPPLY POLE TO METER THEN MAIN DISCONNECT OUTSIDE
ALL SMOKE DETECTORS TO BE ELECTRIC POWERED WITH BATTY BACKUP AND WIRED TO SET ALL ALARMS OFF IF ONE IS TRIPPED.
ALL EXTERIOR KITCHEN AND BATH OUTLETS TO BE GROUND FAULT CIRCUIT INTERRUPT EQUIPPED AND ON A SEPARATE CIRCUIT.
ELECTRICAL DISCONNECTS ARE TO BE AT A/C UNIT, CONDENSING UNIT, AND WATER HEATER
HEAT VENT LIGHTS ARE TO BE ON A SEPARATE CIRCUIT.
OUTLETS, INCLUDING PHONE AND CABLE, MAY BE ADDED OR CHANGED UPON OWNERS REQUEST.
ELECTRICAL CONTRACTOR TO VERIFY EQUIPMENT TYPE AND SIZE.
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ACH FAULT BREAKERS ARE TO BE USED IN ALL BEDROOMS
IF GAS FIRED APPLIANCES ARE USED IN. CARBON MONOXIDE ALARMS ARE NEEDED (IRC R315)
ALL WIRING TO BE DONE AS PER ELECTRICAL PLAN PROVIDED. UP LIGHTING AT FRONT OF CASITA. CAT-6 WIRING LOCATIONS WILL BE NOTED. ALL RECESSED LIGHTING TO BE 4"LED.
ALL SWITCHES TO BE ROCKER STYLE.
CLOSET – CLOSET TO HAVE MOTION LIGHT SWITCH
CHRISTMAS EAVE LIGHTING AS NOTED ON ELECTRICAL PLAN
LOW VOLTAGE
LANDSCAPE LIGHTING –WILL BE COMPLETED BY THE HOMEOWNER
ALARM SYSTEM –WILL BE COMPLETED POST-BUILD BY HOMEOWNER
ALL OUTLETS LOCATED ABOVE COUNTERTOP TO BE HORIZONTAL



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ISSUE DATE
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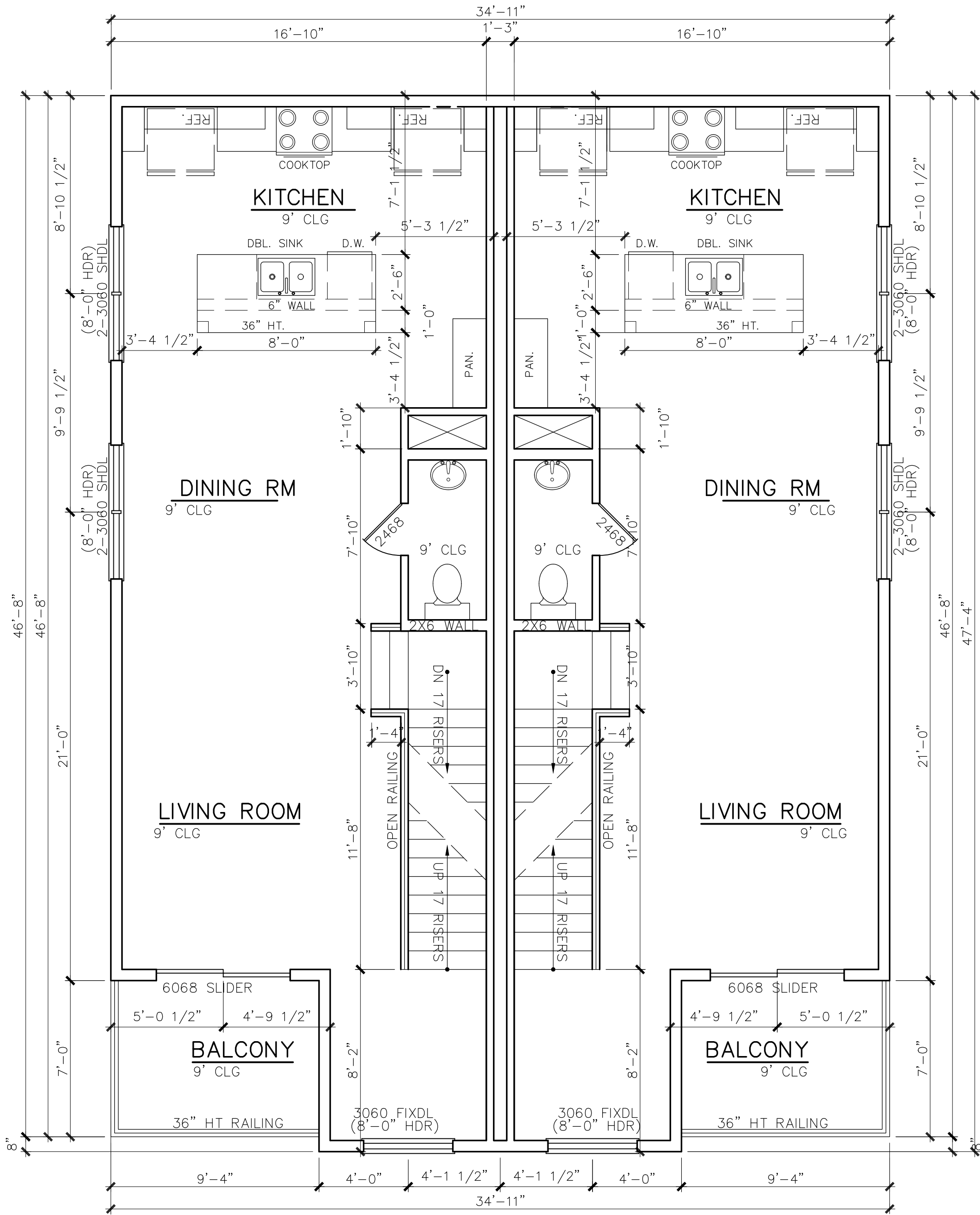
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MEM

PROJECT NO.
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PLAN NUMBER
2431

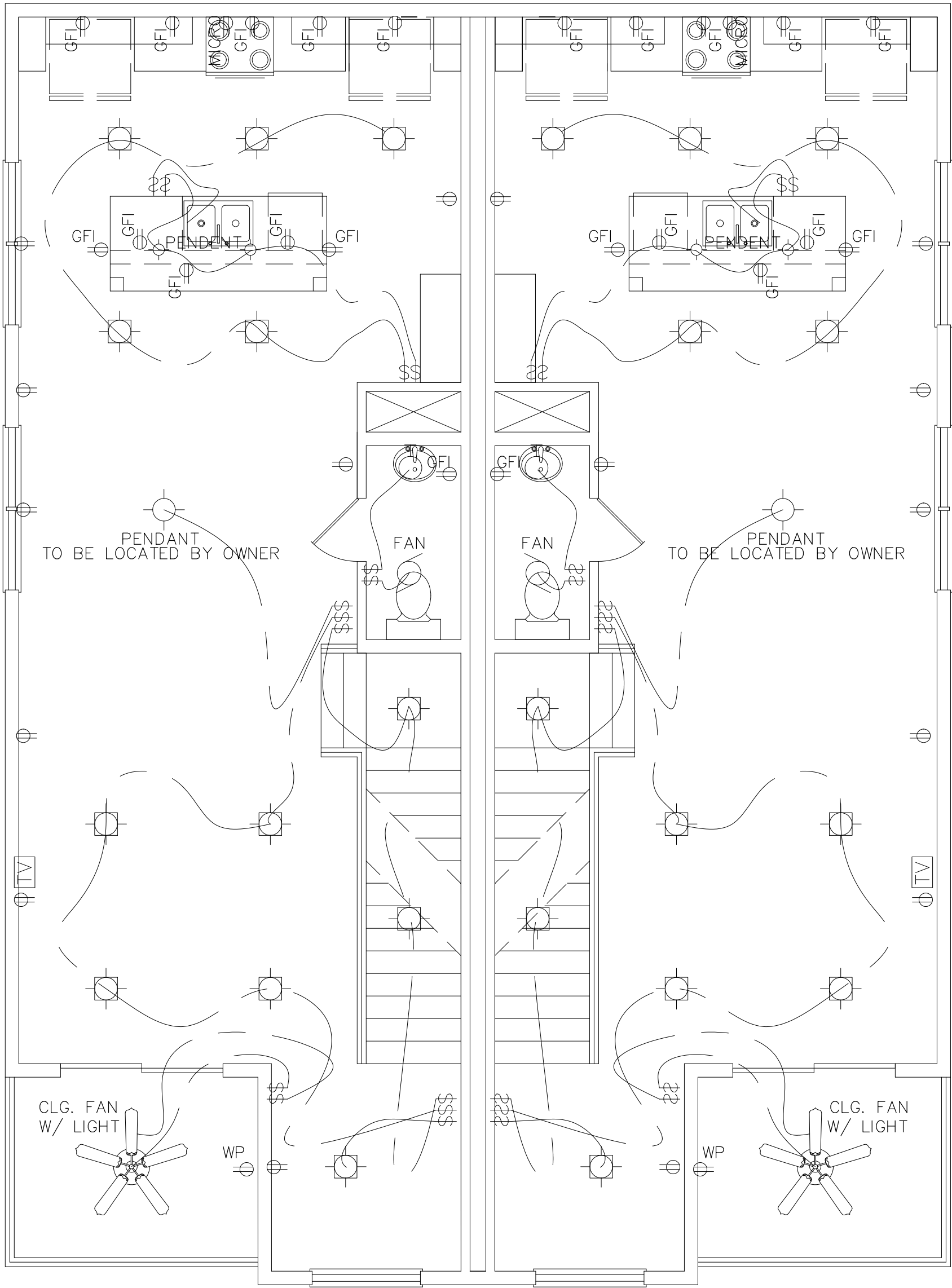
SHEET NUMBER

A-1



SECOND FLOOR PLAN

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



SECOND FLOOR ELECTRICAL PLAN

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

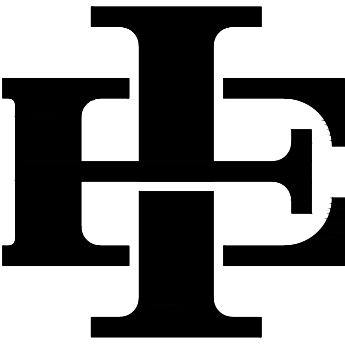
ELECTRICAL LEGEND	
	110 VOLT OUTLET
	220 VOLT OUTLET
	CEILING FAN
	RECESS CAN LIGHT FIXTURE
	CLG. MOUNTED LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE
	EXHAUST FAN
	SWITCH
	CABLE OUTLET
	TELEPHONE OUTLET
	DOORBELL CHIMES
	SMOKE DETECTOR

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CHRISTMAS EAVE LIGHTING AS NOTED ON ELECTRICAL PLAN
LOW VOLTAGE
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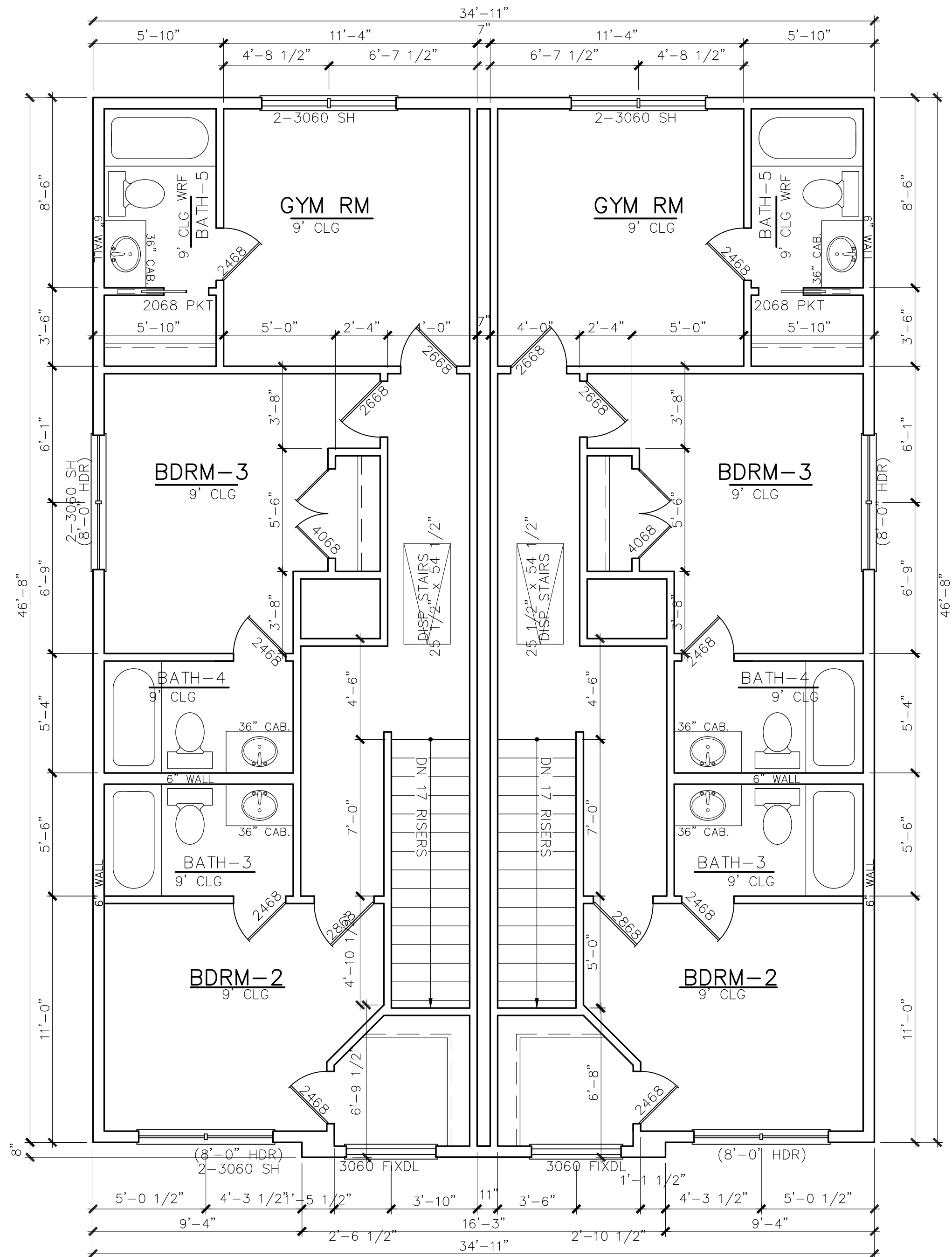
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ADDRESS:

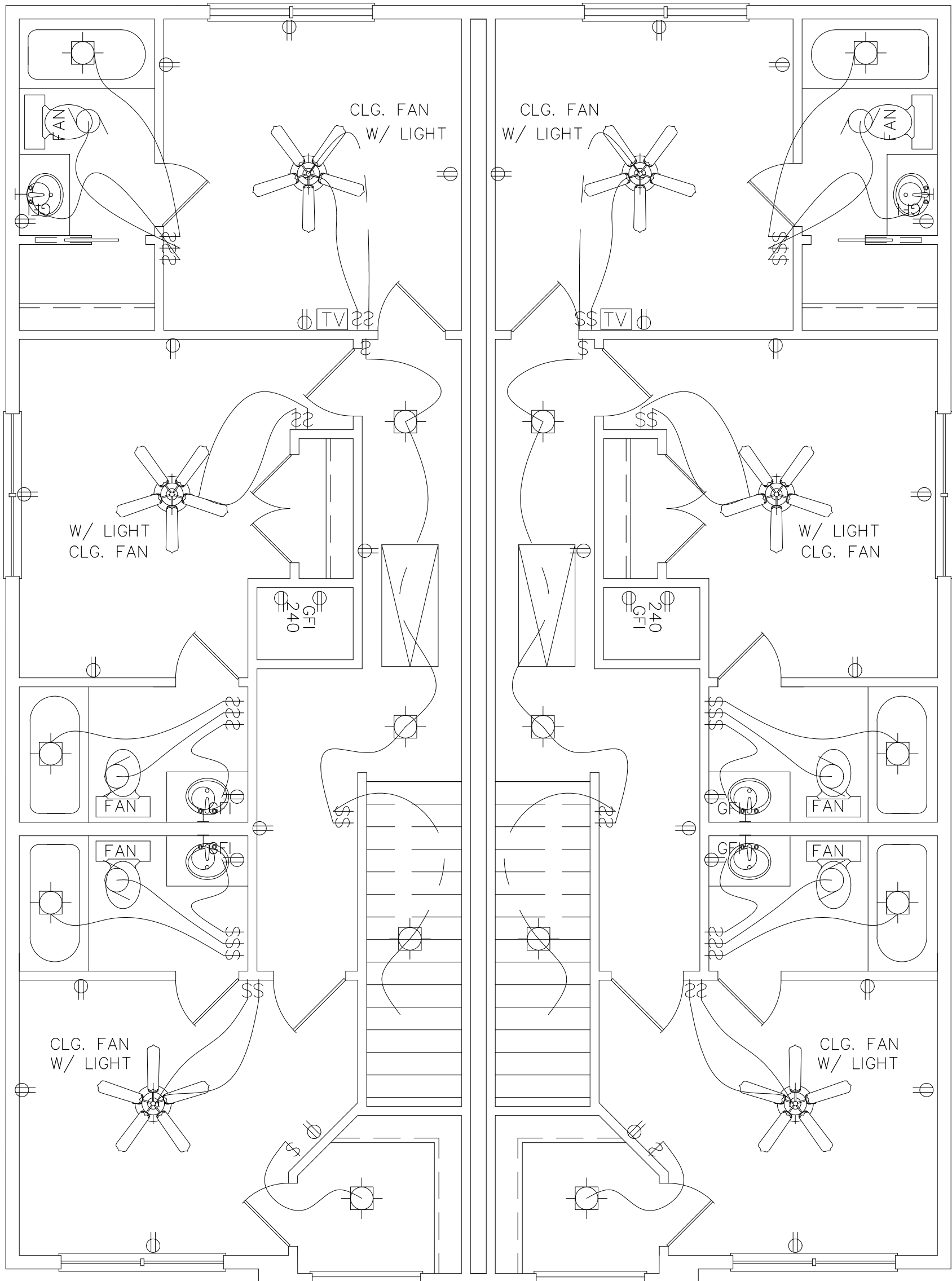
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FORT WORTH, TX 76110
LOT: 12 BLOCK: 9

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DRAFTSPERSON	MEM
PROJECT NO.	000
PLAN NUMBER	2431
SHEET NUMBER	A-2



THIRD FLOOR PLAN

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



THIRD FLOOR ELECTRICAL PLAN

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

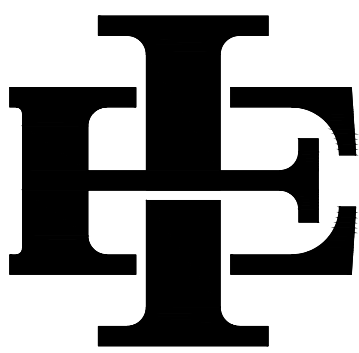
ELECTRICAL LEGEND	
	110 VOLT OUTLET
	220 VOLT OUTLET
	CEILING FAN
	RECESS CAN LIGHT FIXTURE
	CLG. MOUNTED LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE
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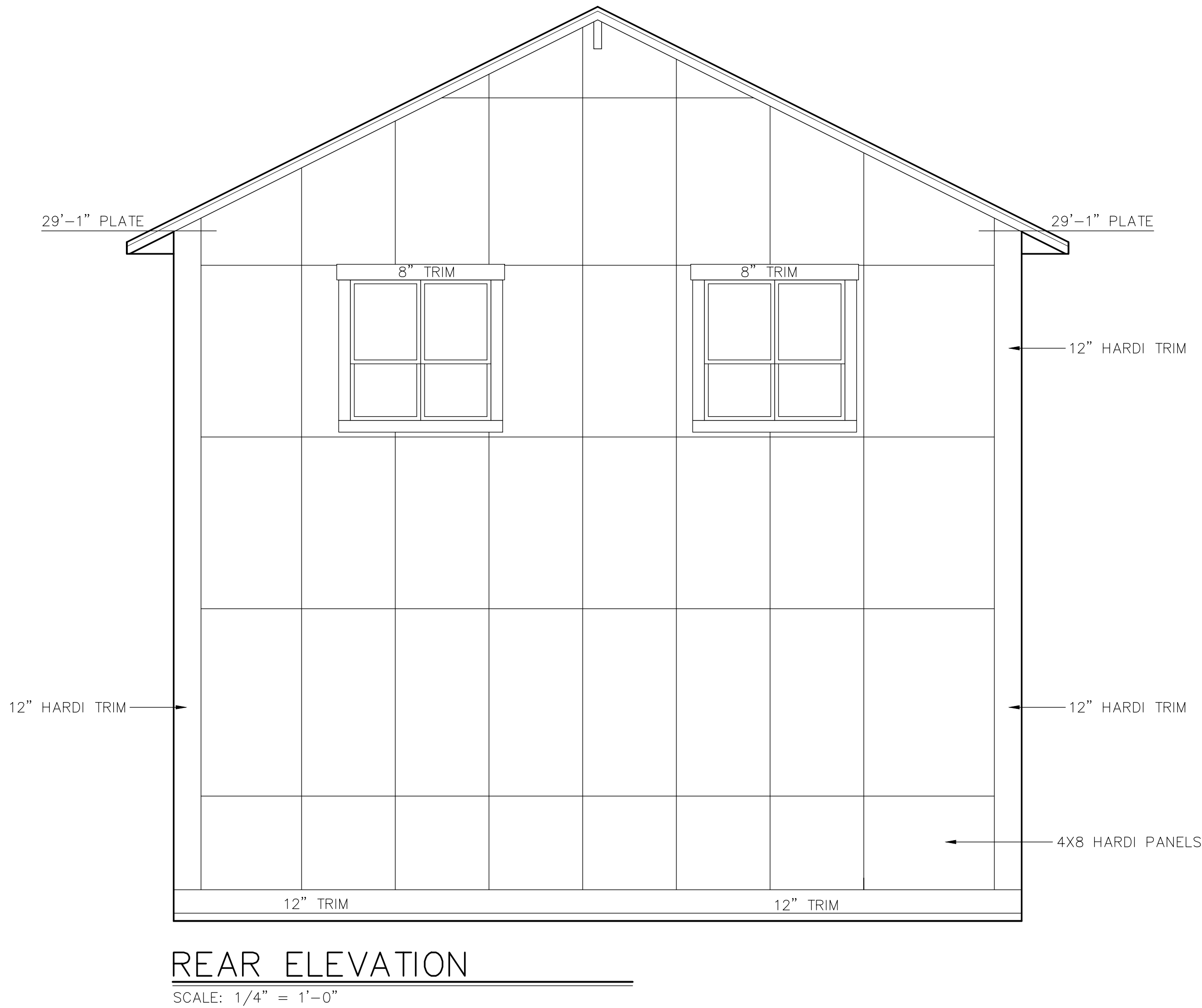
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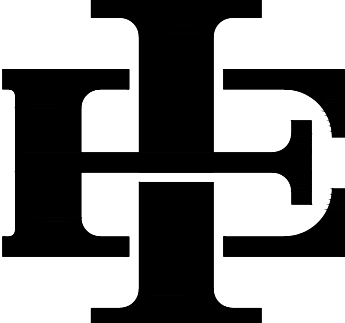
PLAN NUMBER
2431

SHEET NUMBER

A-3

BU-RX PUBLIC REALM TRANSPARENCY ANALYSIS			
	LEVEL 1	LEVEL 2	LEVEL 3
FACADE	317 S.F. TOTAL EXTERIOR FACADE 108 S.F. TOTAL TRANSPARENCY = 34.06%	317 S.F. TOTAL EXTERIOR FACADE 116 S.F. TOTAL TRANSPARENCY = 36.59%	317 S.F. TOTAL EXTERIOR FACADE 148 S.F. TOTAL TRANSPARENCY = 46.70%





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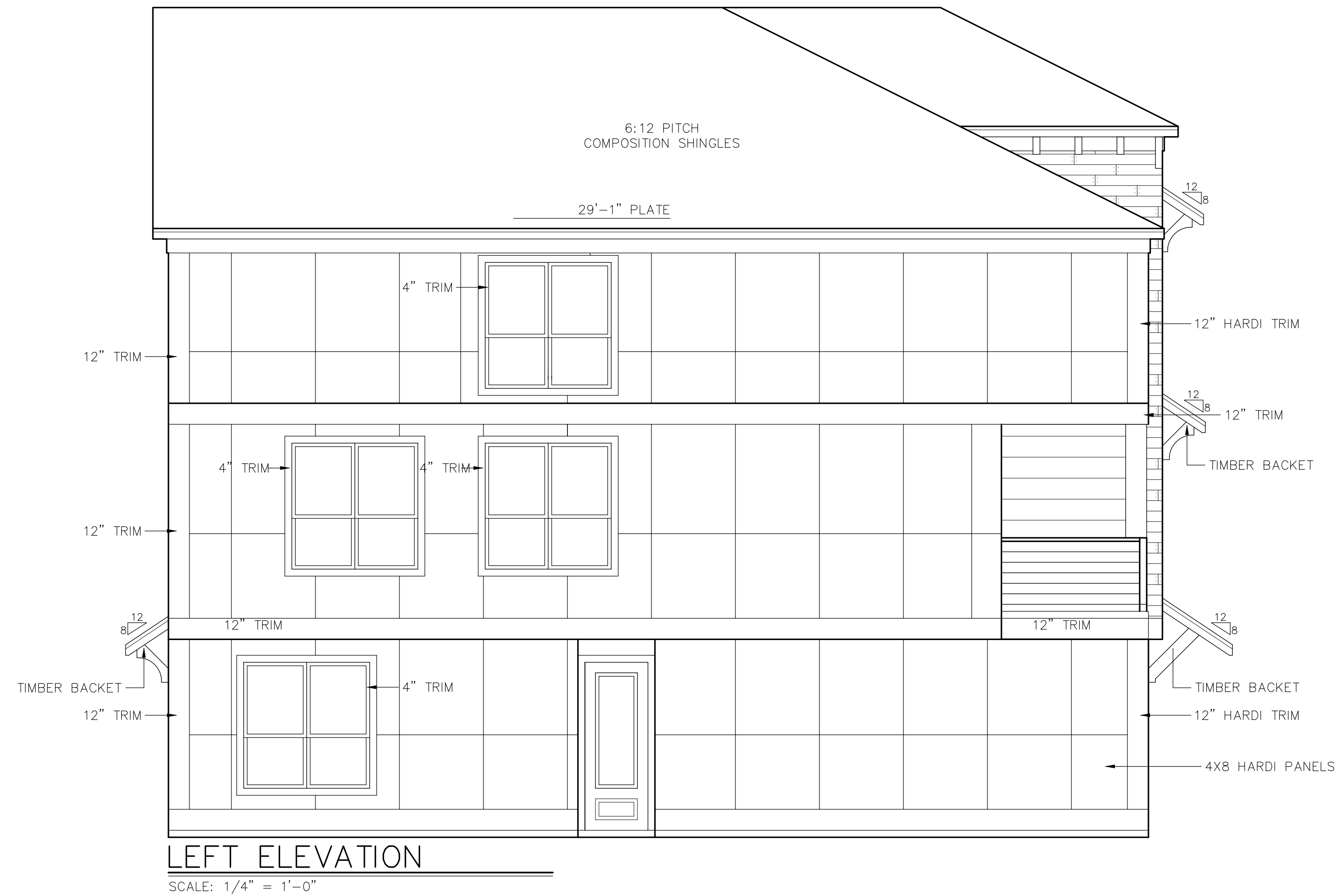
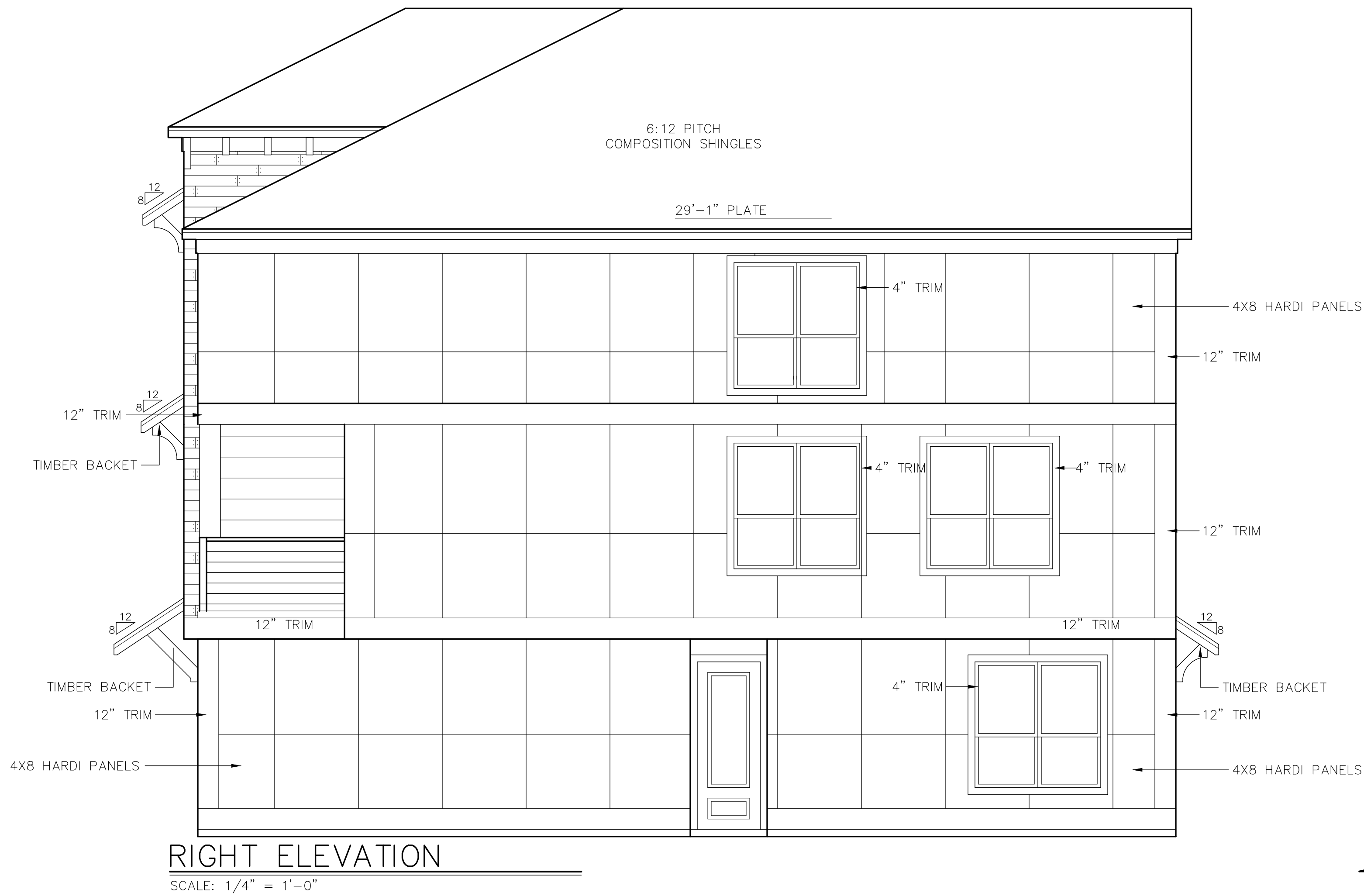
ISSUE DATE
12.11.2024

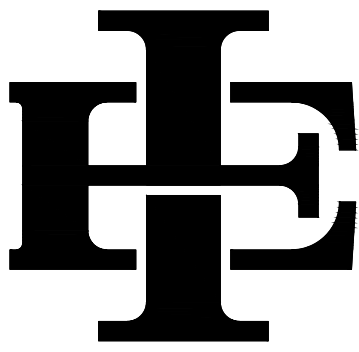
DRAFTSPERSON
MEM

PROJECT NO.
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PLAN NUMBER
2431

SHEET NUMBER
A-4





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LOT: 12 BLOCK: 9

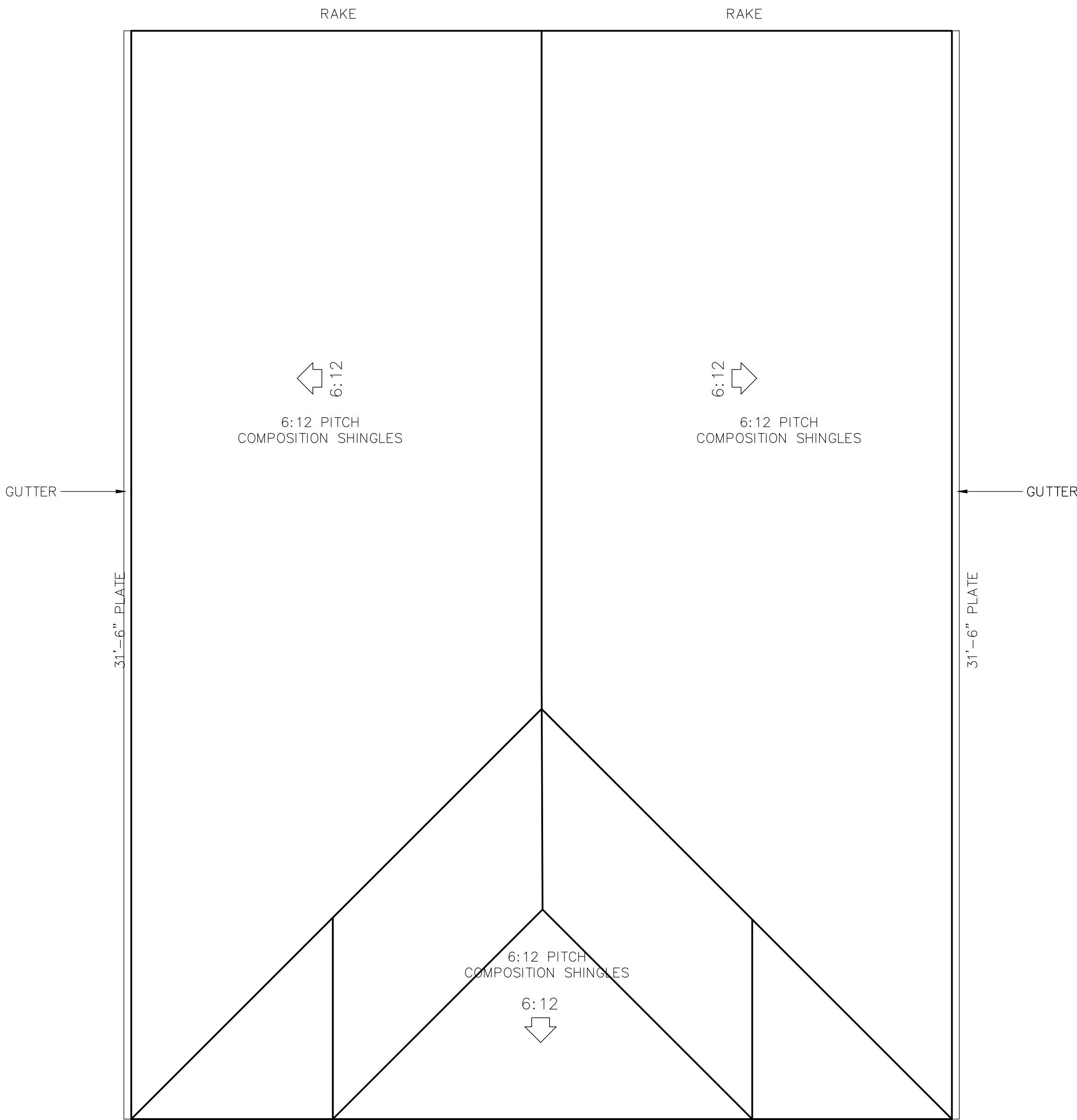
ISSUE DATE
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DRAFTSPERSON
MEM

PROJECT NO.
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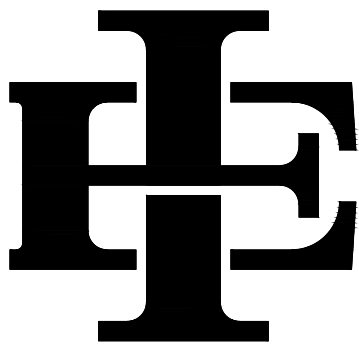
PLAN NUMBER
2431

SHEET NUMBER
A-5



ROOF PLAN

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



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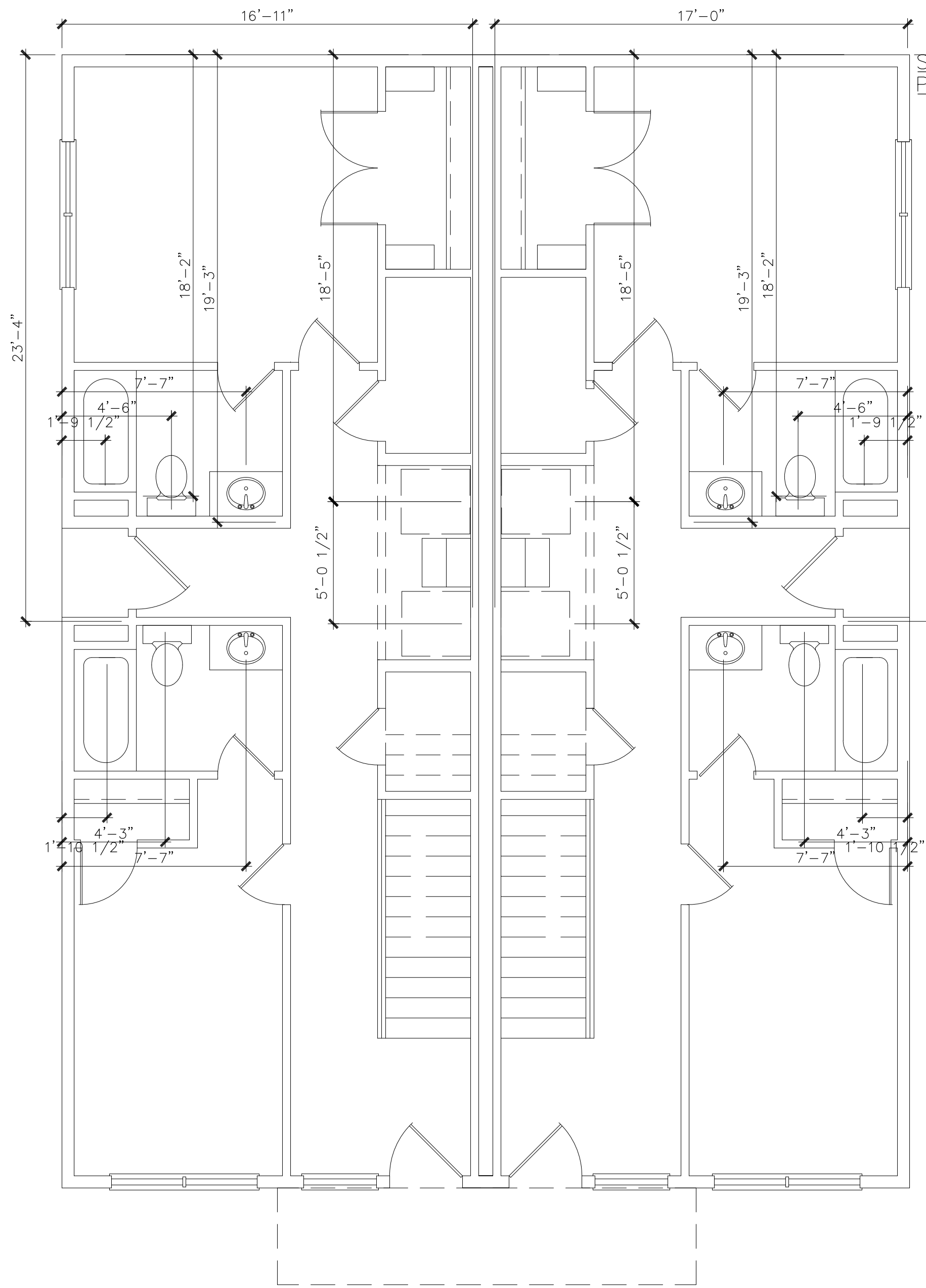
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PROJECT NO.
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PLAN NUMBER
2431

SHEET NUMBER

A-6

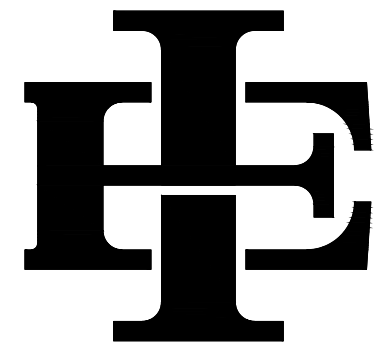


SEWER LAYOUT AND
PLUMBING NOTES:

1. ALL 3" AND 4" PLUMBING AND MECHANICAL VENTS SHALL BE IN 6" WALL
2. PURPLE PRIMER SHALL BE USED WITH GLUE ON ALL SEWER LINE JOINTS CONNECTED UNDER THE SLAB.
3. WATER SUPPLY TO THE HOUSE/BLD. SHALL ENTER UNDER THE SLAB WITH A VALVE BOX EITHER IN THE GROUND OR WALL.
4. THE SEWER TIE-IN SHALL BE COMMUNICATED TO THE SEWER SYSTEM'S OWNER FOR LOCATION AND LEFT OPEN FOR INSPECTION OF THE TIE IN BY THE SYSTEM'S OWNER.
5. SEWER LINE SHALL BE ENTRENCHED AND SUPPORTED BY. CONTINUOUS COMPACTED SOIL, NO ELEVATED PIPING WITH "X" BRACING.
6. LINE OF FALL SHALL BE BETWEEN 1/8" AND 1/4" PER FOOT.
7. PROTECT ALL WATER LINES PASSING THOUGH FOOTINGS WITH MATERIAL OF MINIMUM THICKNESS OF .025". NOTE: DUCT TAPE OR VISQUEEN DOES NOT MEET THIS THICKNESS REQUIREMENT.

FIRST FLOOR PLUMBING PLAN

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



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DRAFTSPERSON

MEM

PROJECT NO.

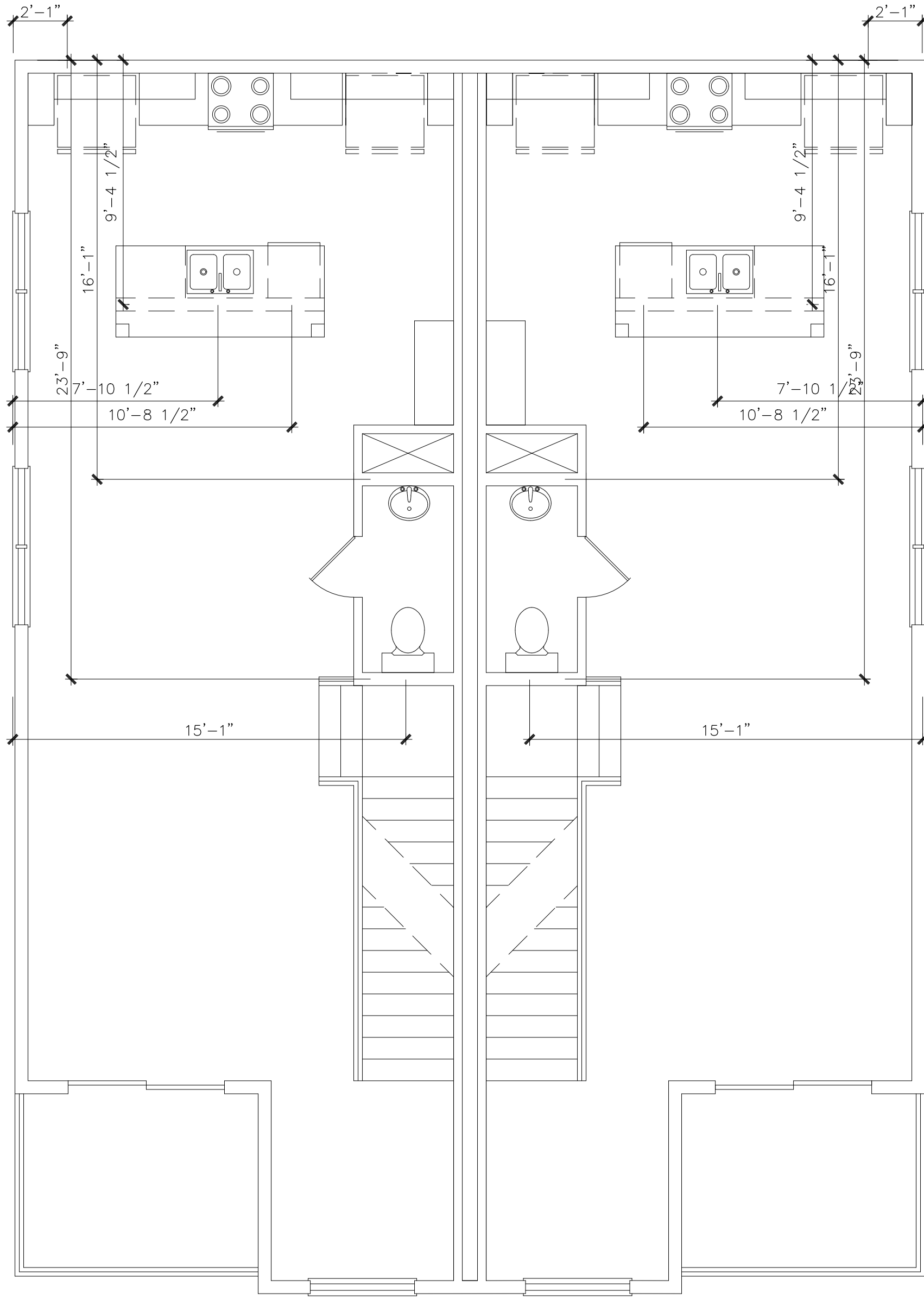
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PLAN NUMBER

2431

SHEET NUMBER

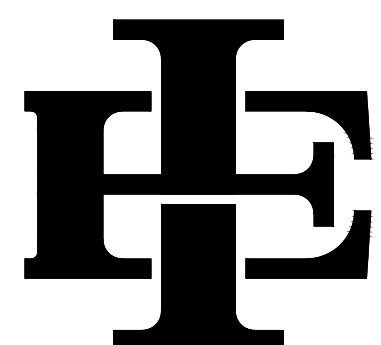
A-7



- SEWER LAYOUT AND PLUMBING NOTES:
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 7. PROTECT ALL WATER LINES PASSING THOUGH FOOTINGS WITH MATERIAL OF MINIMUM THICKNESS OF .025". NOTE: DUCT TAPE OR VISQUEEN DOES NOT MEET THIS THICKNESS REQUIREMENT.

SECOND FLOOR PLUMBING PLAN

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



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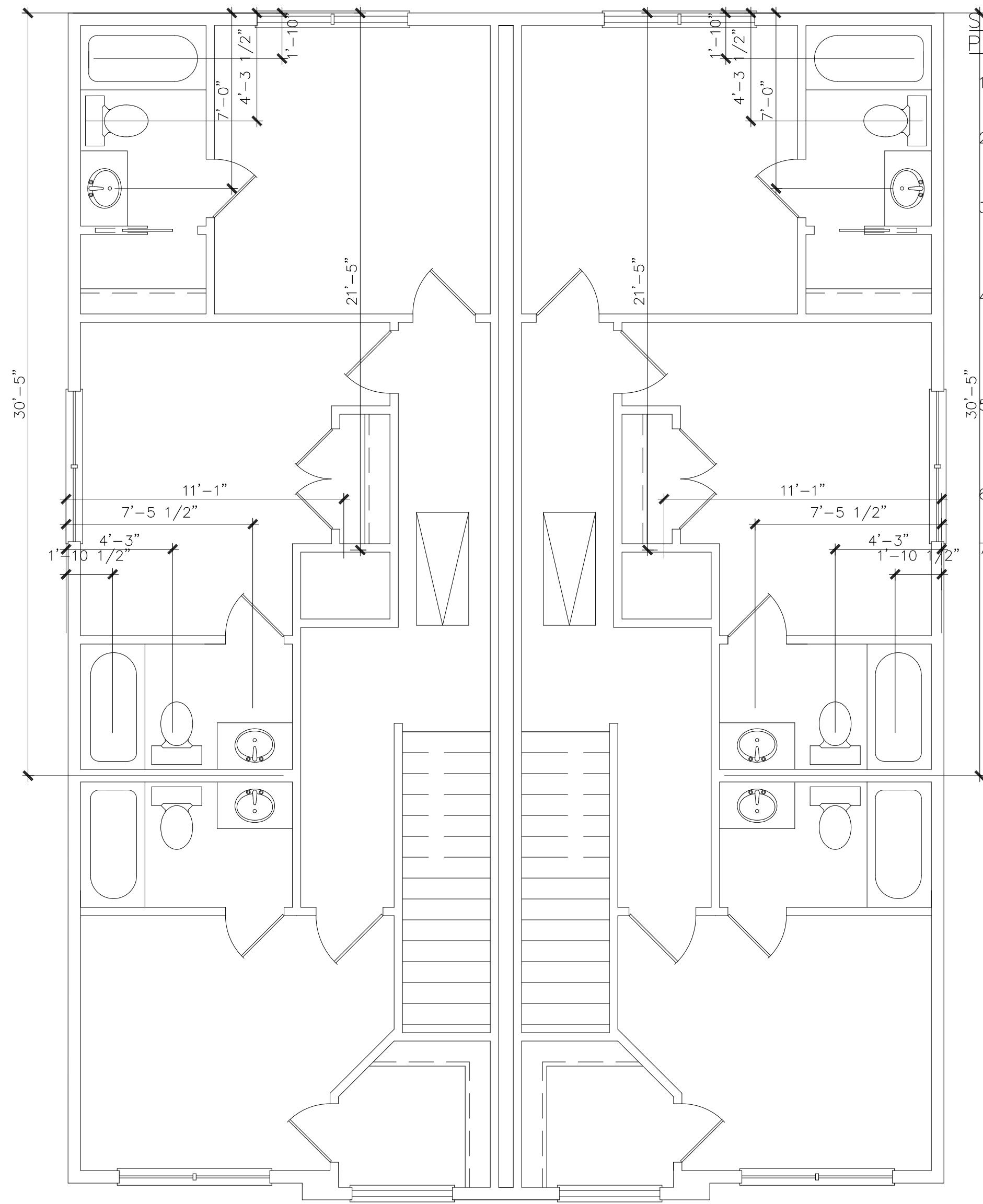
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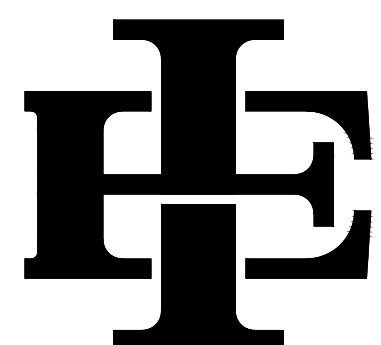
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DRAFTSPERSON	MEM
PROJECT NO.	000
PLAN NUMBER	2431
SHEET NUMBER	A-9



- SEWER LAYOUT AND PLUMBING NOTES:**
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 - PROTECT ALL WATER LINES PASSING THOUGH FOOTINGS WITH MATERIAL OF MINIMUM THICKNESS OF .025". NOTE: DUCT TAPE OR VISQUEEN DOES NOT MEET THIS THICKNESS REQUIREMENT.

THIRD FLOOR PLUMBING PLAN
SCALE: 1/4" = 1'-0"



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OFFICE: (214)-395-4688

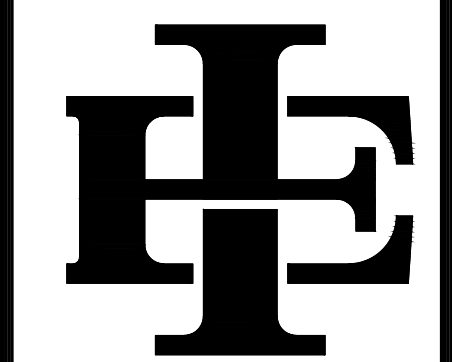
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OWNER INFORMATION

ADDRESS:

3145 MERIDA AVE
FORT WORTH, TX 76110
LOT: 12 BLOCK: 9

ISSUE DATE	12.11.2024
DRAFTSPERSON	MEM
PROJECT NO.	000
PLAN NUMBER	2431
SHEET NUMBER	A-7



EDWARD & ISAAC
DESIGNS LLC.

5017 NASH LANE
FORT WORTH, 76244
OFFICE: (214)-395-4688

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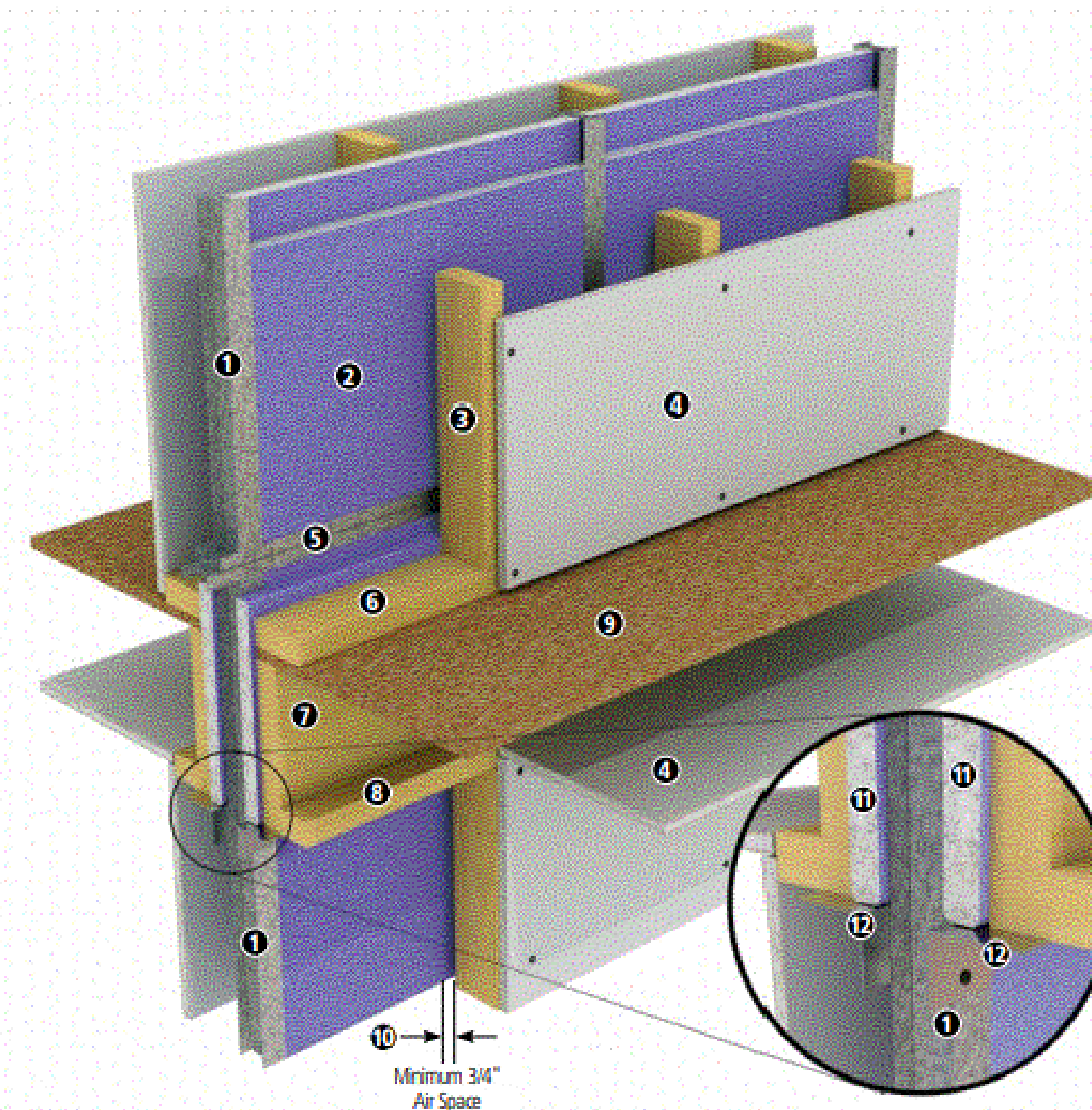
SHEET NUMBER

A-10

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.

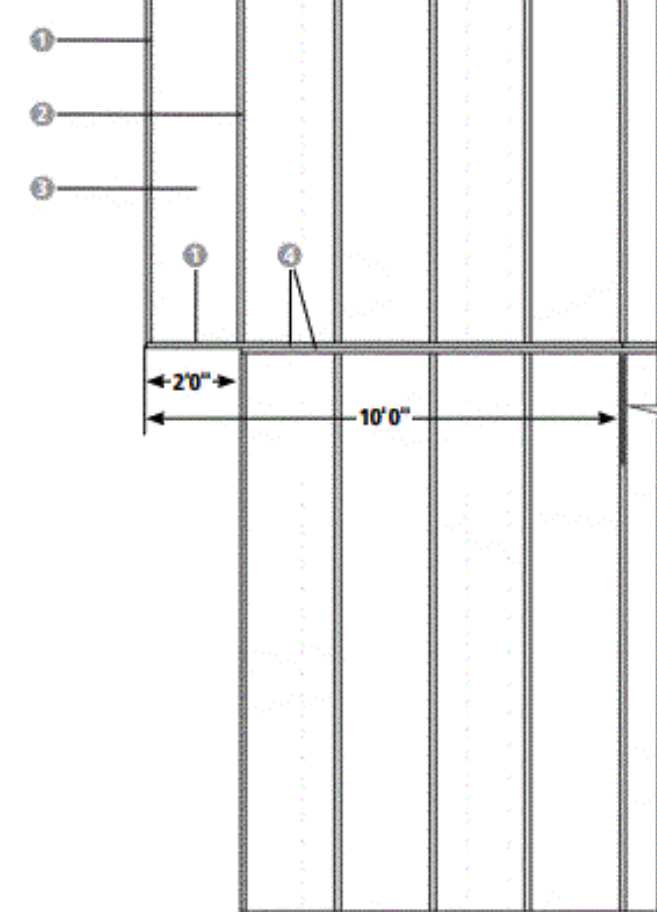
TYPICAL FLOOR/ CEILING JUNCTURE

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



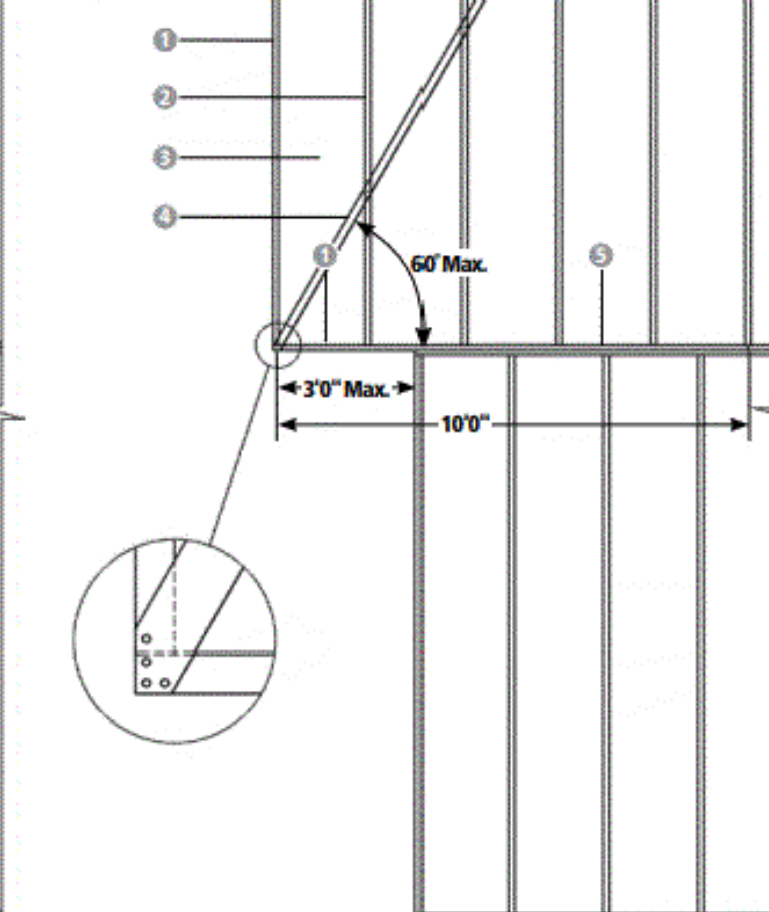
2 FT. CANTILEVER

1. 2" C-Track
2. 2" H-Stud
3. 1" Fire-Shield Shaftliner
4. Double C-Track (Back-to-Back)



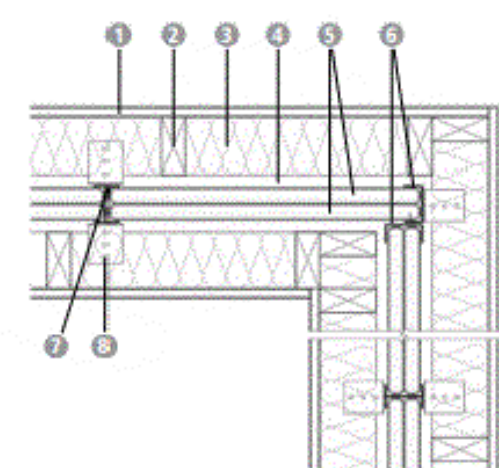
3 FT. CANTILEVER

1. 2" C-Track
2. 2" H-Stud
3. 1" Fire-Shield Shaftliner
4. Diagonal Steel Strap
5. Double C-Track (Back-to-Back)



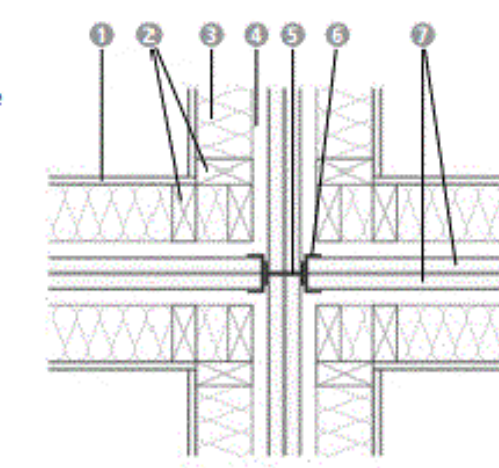
CORNER DETAIL

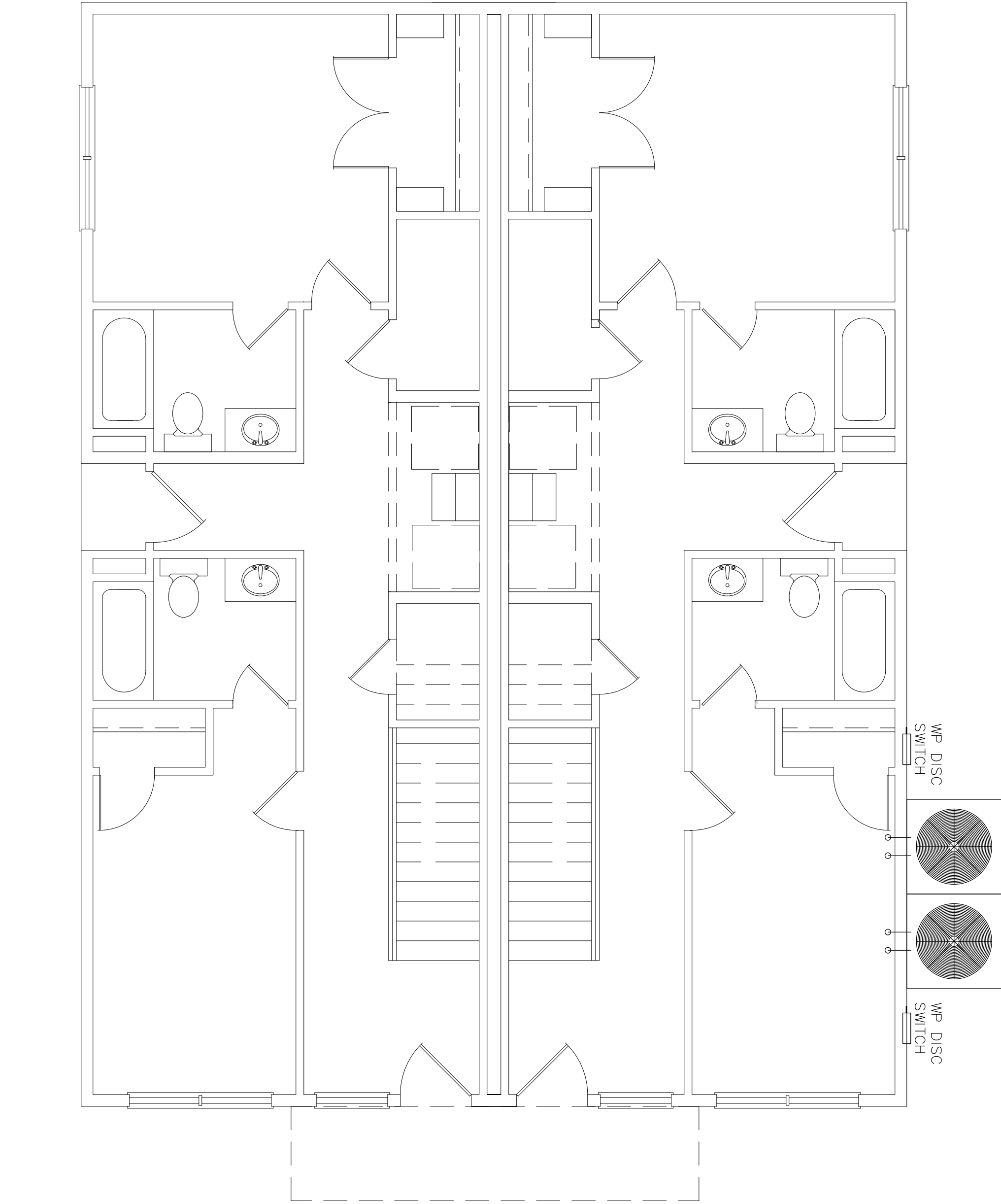
1. Gypsum Board
2. 2x4 Wood Stud
3. Insulation
4. Minimum 3/4" Air Space
5. 1" Fire-Shield Shaftliner
6. 2" C-Track
7. 2" H-Stud
8. ASW Clip



4-WAY INTERSECTION DETAIL

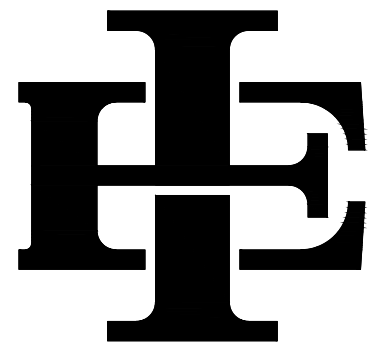
1. Gypsum Board
2. 2x4 Wood Stud
3. Insulation
4. Minimum 3/4" Air Space
5. 2" H-Stud
6. 2" C-Track
7. 1" Fire-Shield Shaftliner





FIRST FLOOR MECHANICAL PLAN

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



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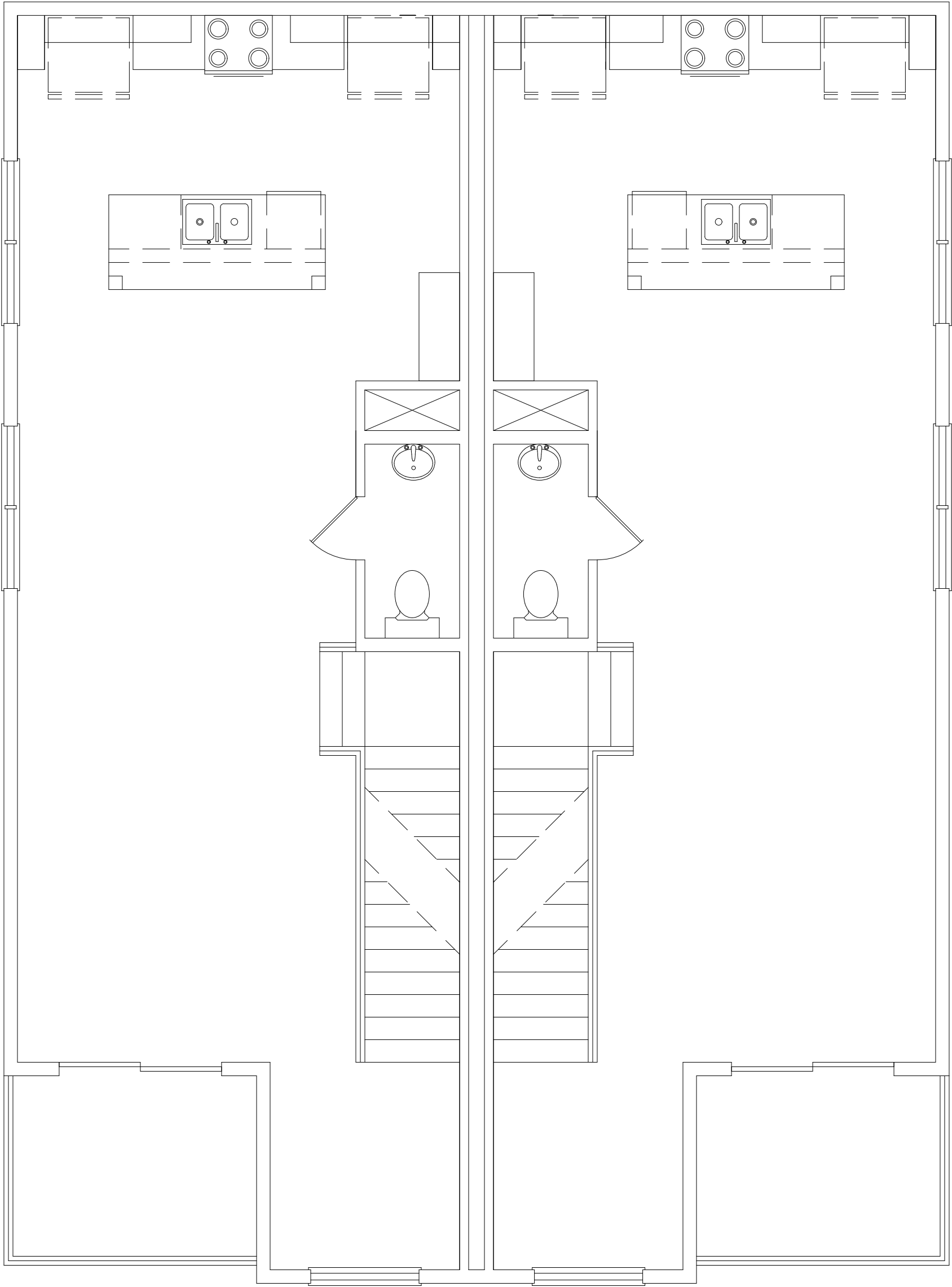
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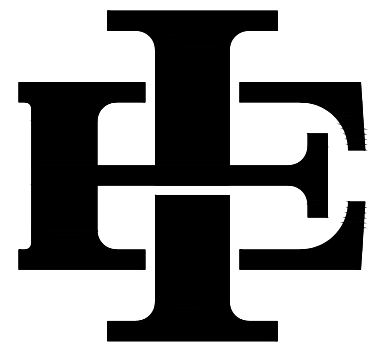
SHEET NUMBER

A-11



SECOND FLOOR MECHANICAL PLAN

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



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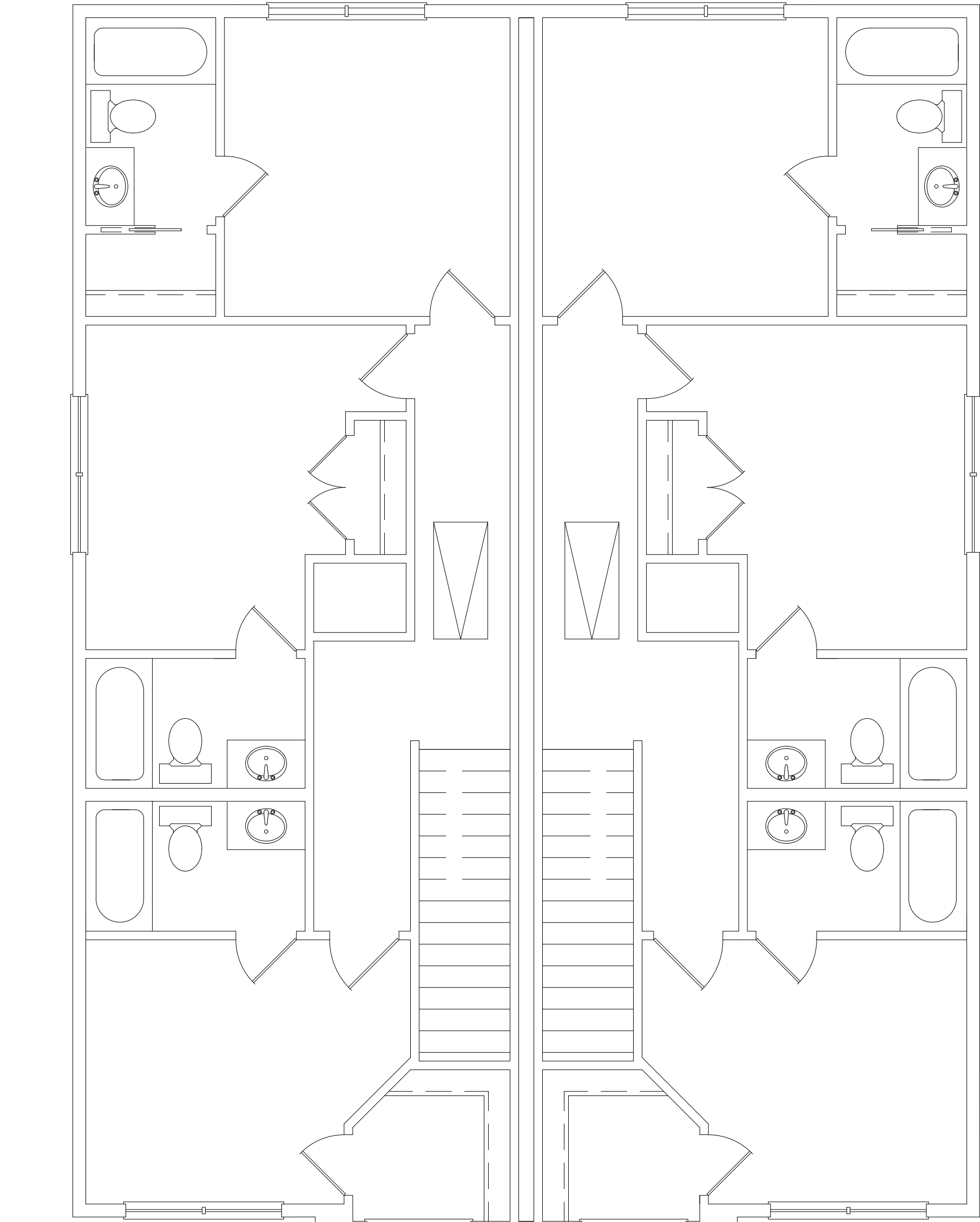
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PLAN NUMBER

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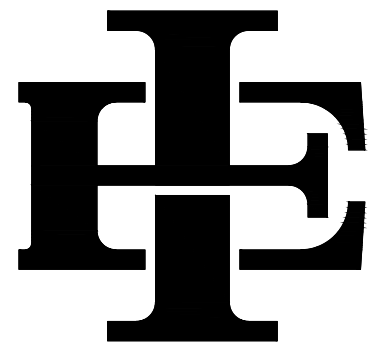
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THIRD FLOOR MECHANICAL PLAN

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



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SHEET NUMBER

A-13