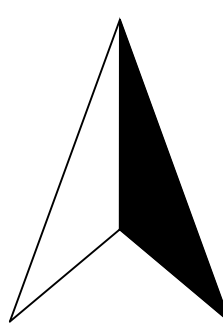
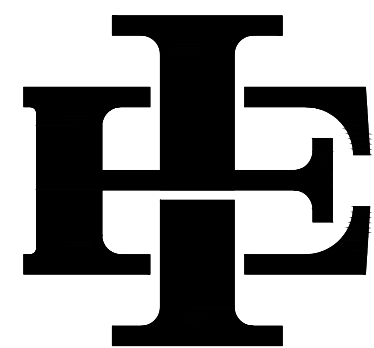
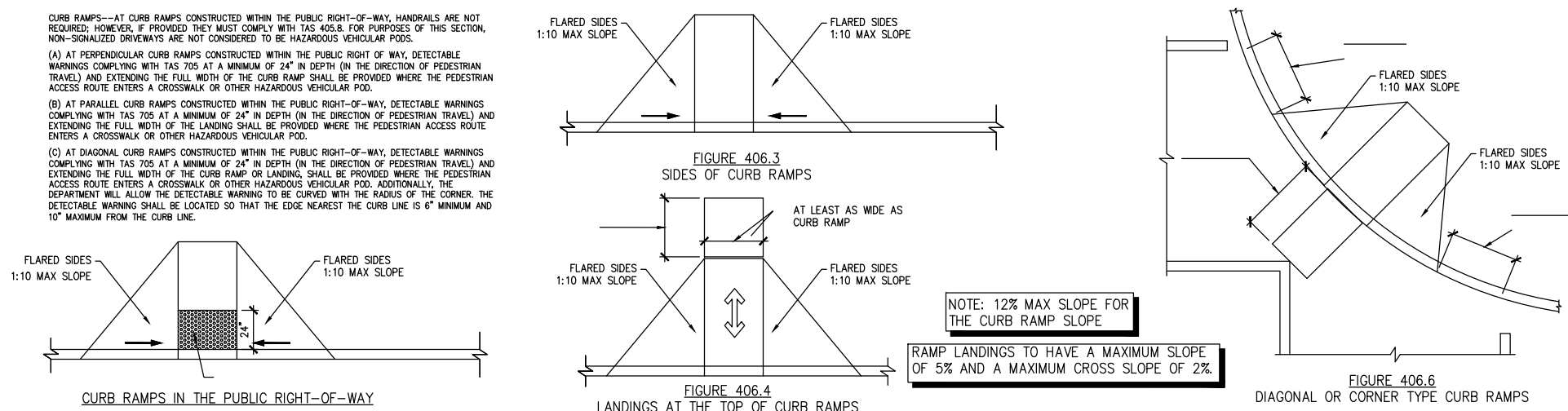
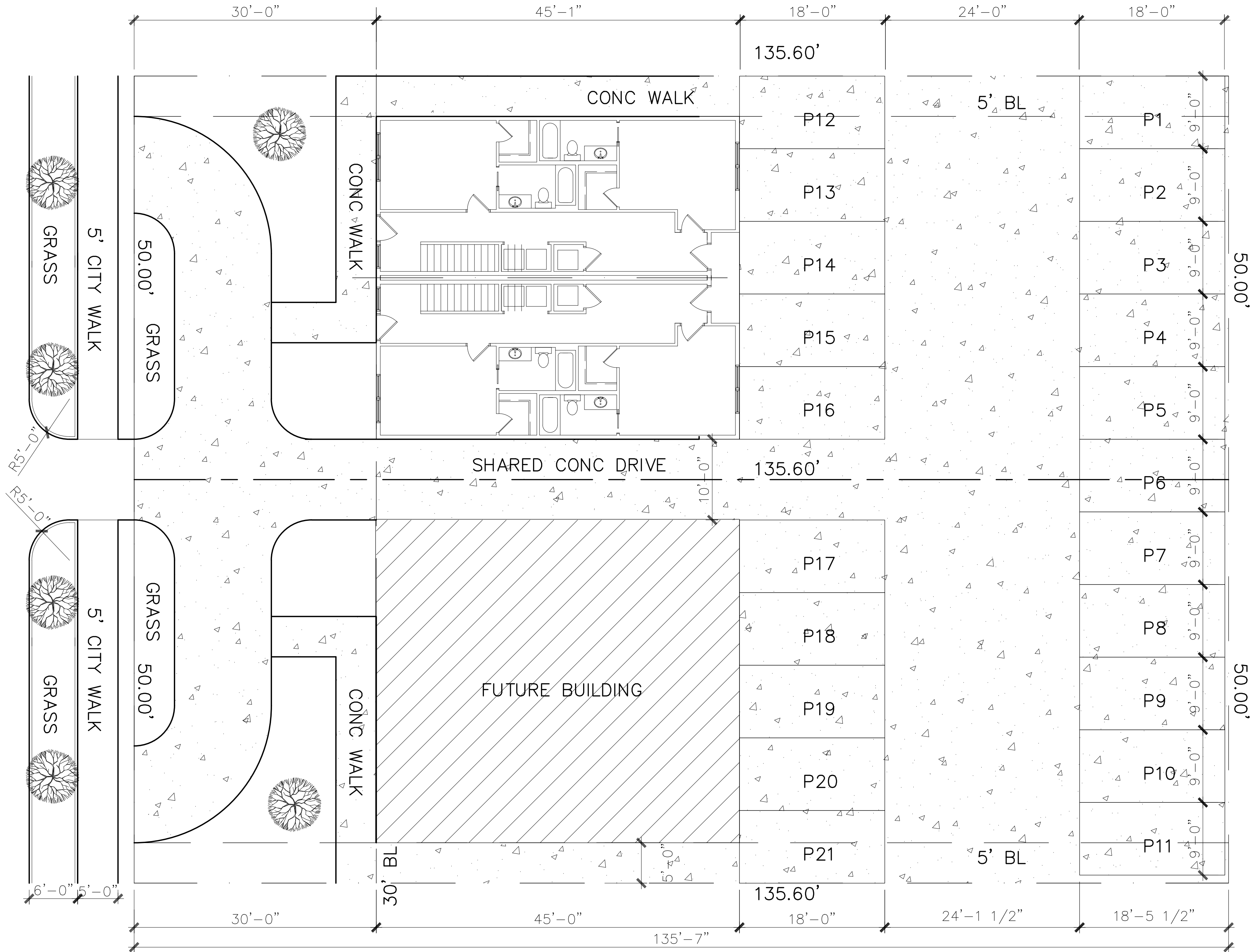


SOUTH UNIVERSITY BLVD



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



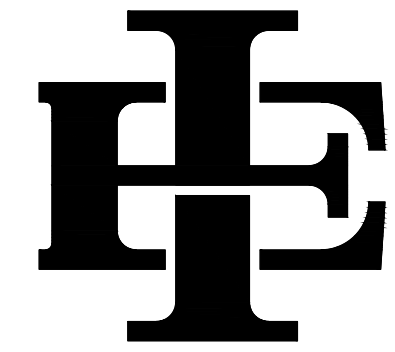
ADDRESS: 3251 UNIVERSITY DRIVE
SUBDIV. BLUEBONNET HILLS
LOT: 7 BLOCK: 5
CITY: FORT WORTH
COUNTY: TARRANT STATE: TEXAS
DUPLX

BUYER:
NOTE: ALL LOT DIMENSIONS, SETBACKS, AND
EASEMENTS TO BE VERIFIED BY CITY FOR
PERMIT PRIOR TO CONSTRUCTION.

DATE: 09.09.2024
LOT SQFT: 6780

FLATWORK (SQ. FT)
CITY WALK: ---
APPROACH: ---
DRIVE: ---
LEAD WALK: ---

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



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

The Edward & Isaac Designs assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a qualified designer, architect, or structural engineer should be permitted to alter these plans, with written release of Edward & Isaac Designs LLC.

OWNER INFORMATION

ADDRESS: 3221 S. UNIVERSITY DR.
FORT WORTH, TX 76110
LOT: 7 BLOCK: 5

ISSUE DATE

09.09.2024

DRAFTSPERSON
MEM

PROJECT NO.
000

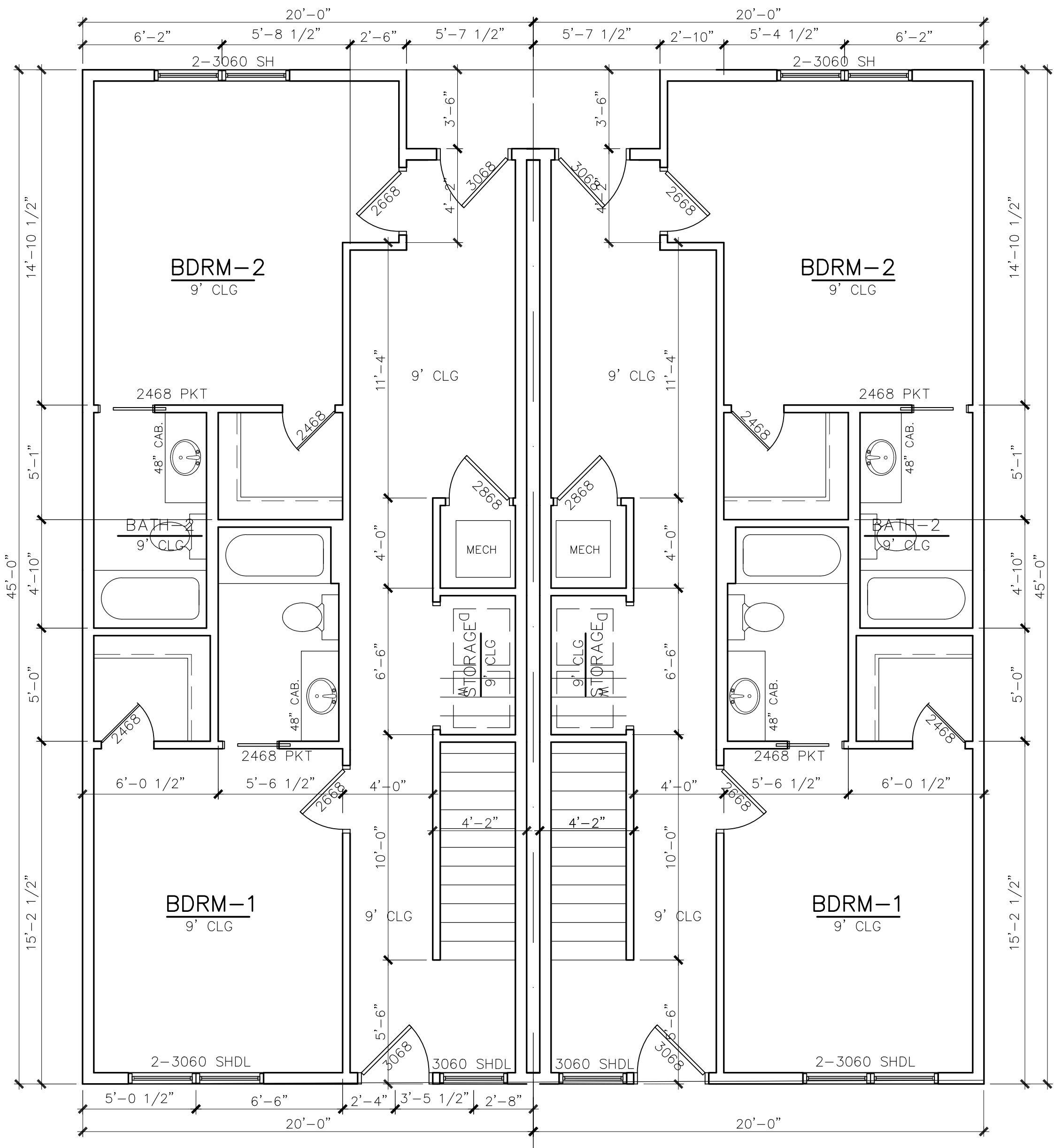
PLAN NUMBER
3200

SHEET NUMBER

S-1

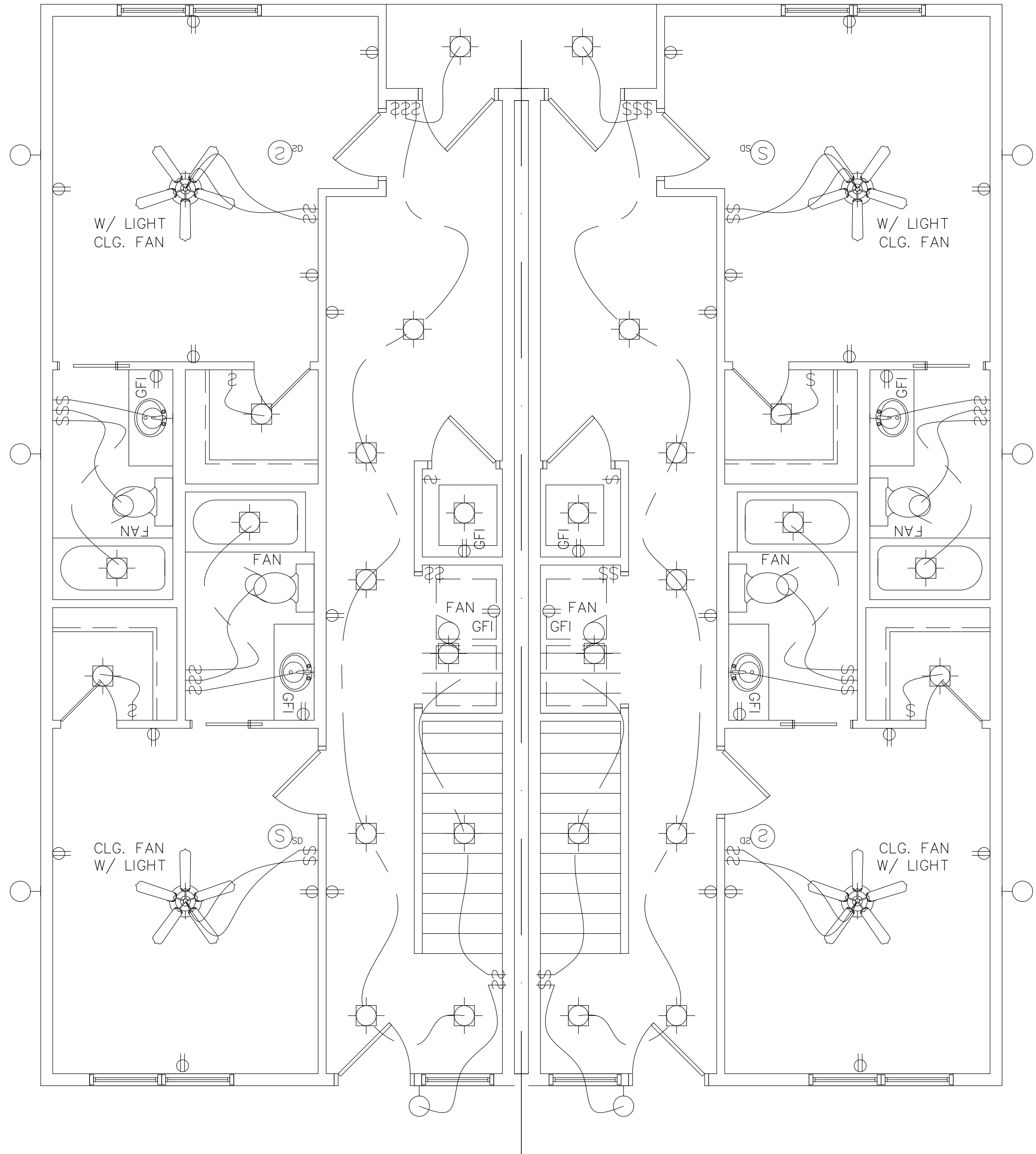
SQ. FOOTAGES – UNIT 1	
First Floor	853 SQ. FT.
Second Floor	797 SQ. FT.
Third Floor	853 SQ. FT.
Total Living Area	2503 SQ. FT.
Balcony	70 SQ. FT.
Total Under Roof	2573 SQ. FT.

SQ. FOOTAGES – UNIT 2	
First Floor	852 SQ. FT.
Second Floor	797 SQ. FT.
Third Floor	853 SQ. FT.
Total Living Area	2503 SQ. FT.
Balcony	70 SQ. FT.
Total Under Roof	2573 SQ. FT.



1ST FLOOR PLAN

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

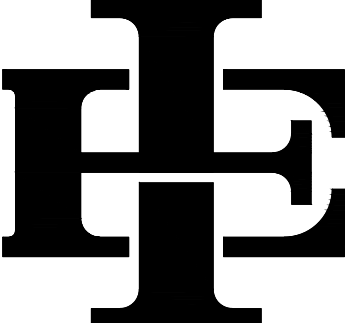


1ST FLOOR ELECTRICAL PLAN

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

NOTE: SECURITY AND LANDSCAPE LIGHTING LOCATIONS PER OWNER.



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

The Edward & Isaac Designs assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a qualified designer, architect, or structural engineer should be permitted to alter these plans, with written release of Edward & Isaac Designs LLC.

OWNER INFORMATION

ADDRESS: 3221 S. UNIVERSITY DR.
FORT WORTH, TX 76110
LOT:5 BLOCK:4

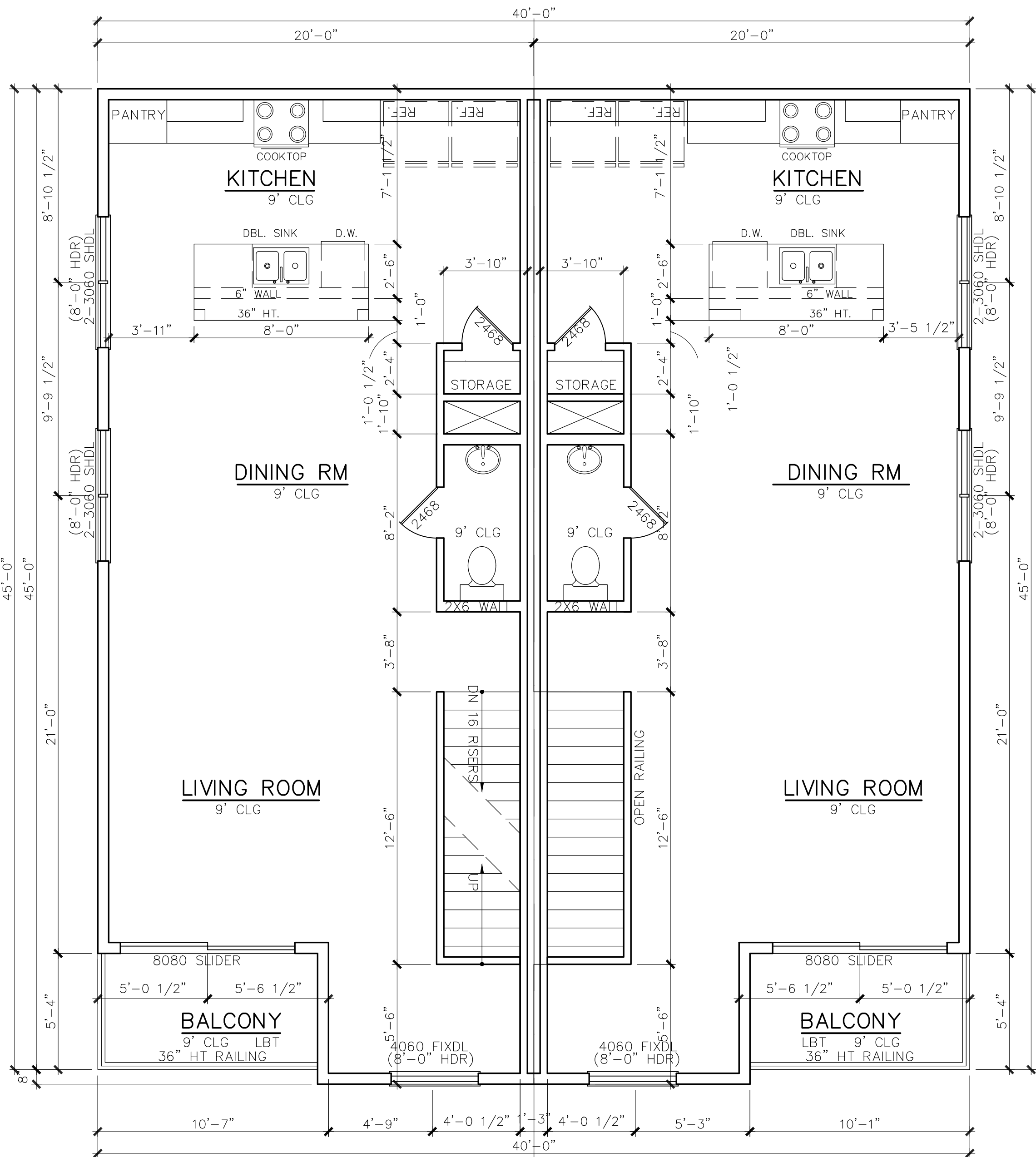
ISSUE DATE
09.09.2024

DRAFTSPERSON
MEM

PROJECT NO.
000

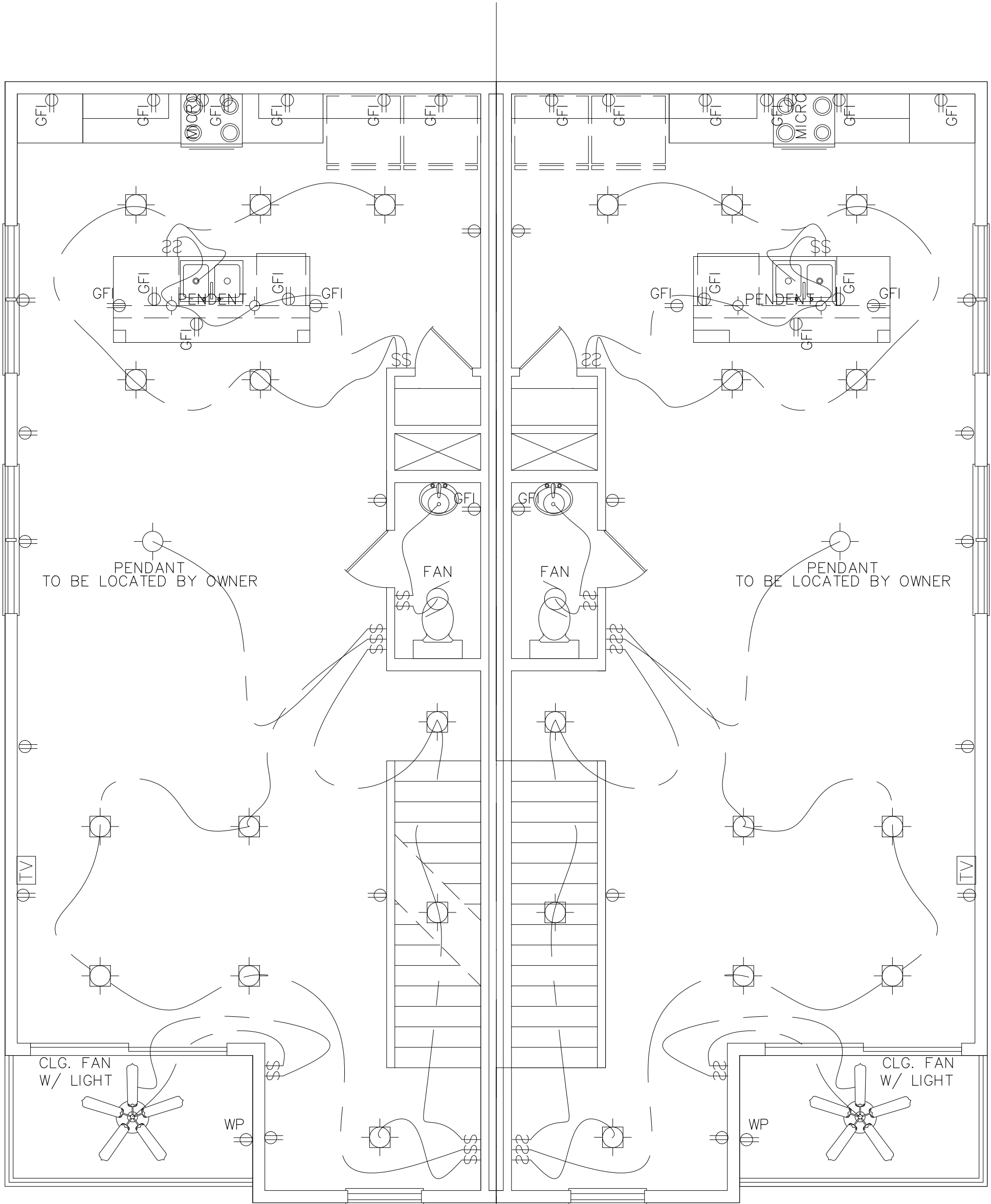
PLAN NUMBER
3200

SHEET NUMBER
A-1



SECOND FLOOR PLAN

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

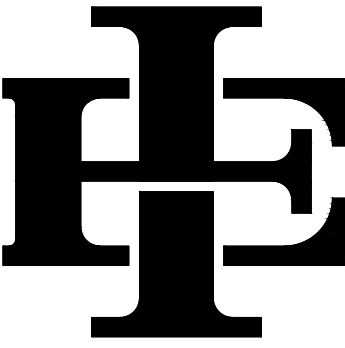


SECOND FLOOR ELECTRICAL PLAN

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

NOTE:
SECURITY AND LANDSCAPE
LIGHTING LOCATIONS PER
OWNER.



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

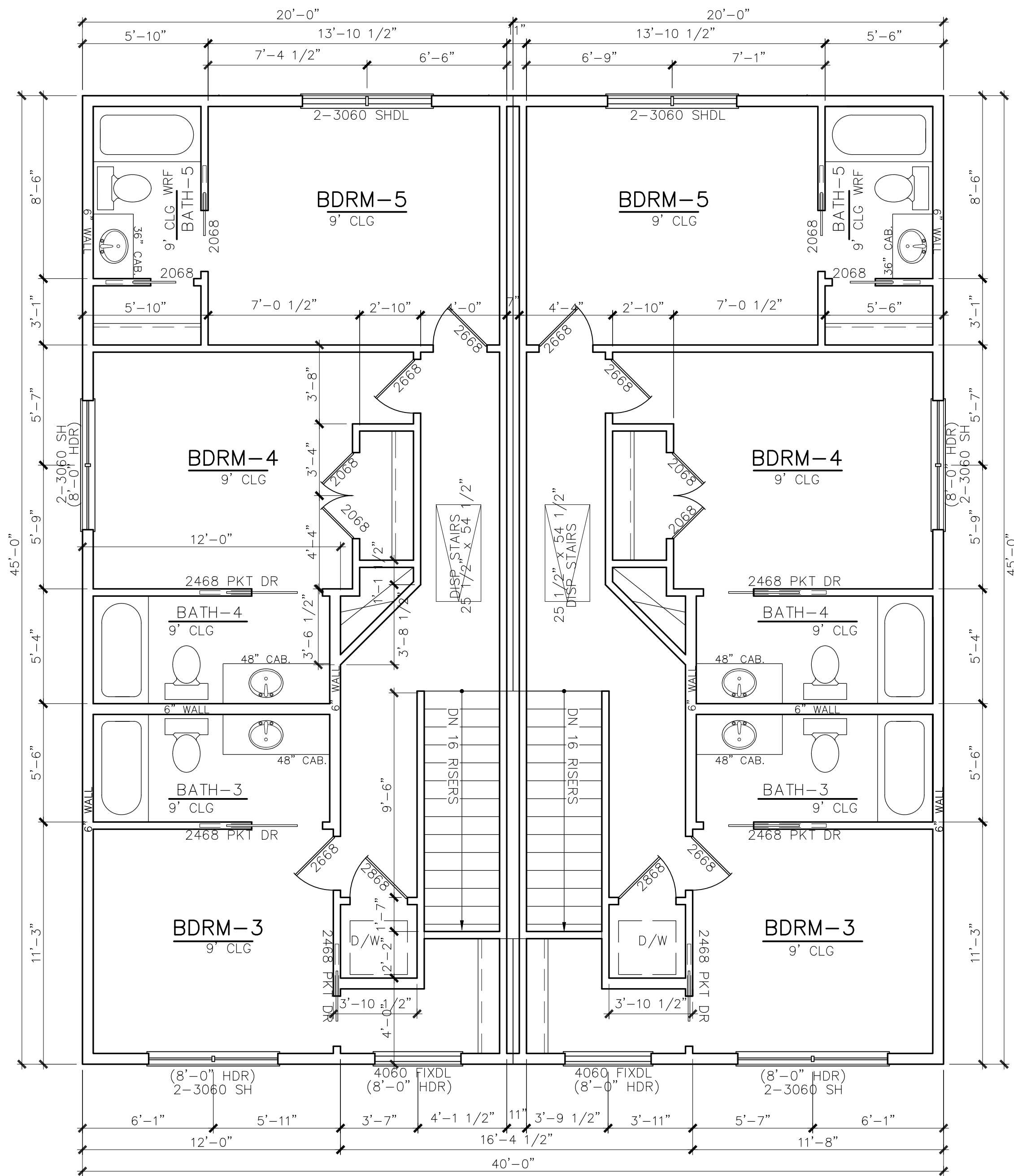
The Edward & Isaac Designs assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a qualified designer, architect, or structural engineer should be permitted to alter these plans, with written release of Edward & Isaac Designs LLC.

OWNER INFORMATION

ADDRESS:

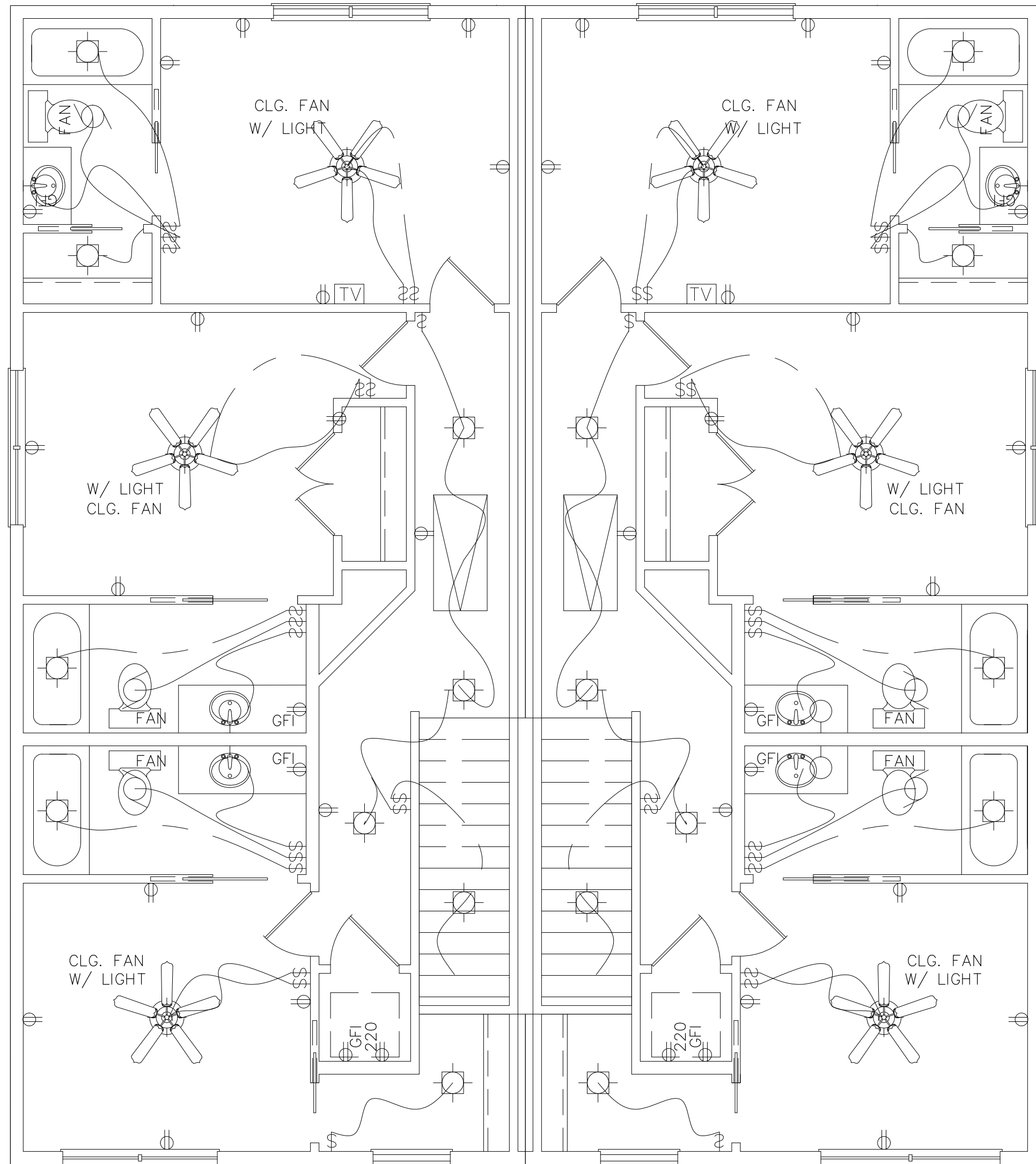
3221 S. UNIVERSITY DR.
FORT WORTH, TX 76110
LOT:5 BLOCK:4

ISSUE DATE	09.09.2024
DRAFTSPERSON	MEM
PROJECT NO.	000
PLAN NUMBER	3200
SHEET NUMBER	A-2



THIRD FLOOR PLAN

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



THIRD FLOOR ELECTRICAL PLAN

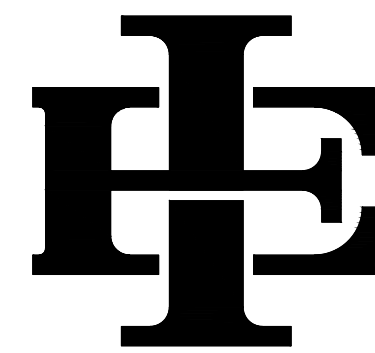
SCALE: 1/4" = 1'-0"

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

NOTE:
SECURITY AND LANDSCAPE
LIGHTING LOCATIONS PER
OWNER.

GENERAL ELECTRICAL NOTES:

- 1.) NOT USED.
- 2.) ALL PLUGS AND SMOKE DETECTORS PER LOCAL CODES AND LOCATED ON PLAN. ALL SMOKE DETECTORS SHOULD BE IN AN AREA ACCESSIBLE BY 16' EXTENSION LADDER OR 6' STEP LADDER.
- 3.) NOT USED.
- 4.) EXTERIOR COLUMN AND PORCH LIGHTS TO BE AT 7'-0" A.F.F.
- 5.) BLOCK AND WIRE FOR CEILING FANS/LIGHTS AT FAMILY ROOM, GAMEROOM, AND ALL BEDROOMS. (SINGLE GANG BOX ONLY IN SECONDARY BEDROOM.)
- 6.) VANITY LIGHTS TO BE PLACE ABOVE ALL BATHROOM MIRRORS.
- 7.) DOORBELL WIRING PER PLAN BY COMMUNITY -- BUTTON TO BE AT 42" A.F.F. WHERE APPLICABLE AND LOCATION DENOTED ON PLAN.
- 8.) DOORBELL CHIMES PER PLAN (AT 6" DOWN FROM CEILING).
- 9.) MICROWAVE/VENTHOOD PLUG TO BE LOCATED AT 86" A.F.F. (IF OVER COOKTOP).
- 10.) VANITY LIGHT BOXES TO BE AT 86" A.F.F. (TO BOTTOM OF BOX).
- 11.) BATH VANITY PLUGS TO BE AT 41-1/2" A.F.F.
- 12.) INSTALL GFCI PLUGS AT ALL SINK VANITIES AND AT KITCHEN COUNTERTOPS.
- 13.) MICROWAVE PLUG TO BE @ 86" A.F.F. (IF OVER CABINETS).
- 14.) KITCHEN COUNTERTOP PLUGS AND SWITCHES TO BE HORIZONTAL AT 37 1/2" A.F.F. (TO BOTTOM OF BOX).
- 15.) SUPPLY TWO (2) LIGHTS IN ATTIC AT DISAPPEARING STAIR AND AT HVAC WORK-PLATFORM AND HW PLATFORM (PER LOCAL CODES) TO BE SWITCHED IN ATTIC, ACCESSIBLE FROM ATTIC LADDER.
- 16.) NOT USED.
- 17.) SECURITY KEYPADS TO BE LOCATED ABOVE SWITCHES, PER PLAN.
- 18.) OPTIONAL INTERCOM SPEAKERS AT 52" A.F.F. TO BOTTOM OF RING.
- 19.) PHONE AND PLUGS FOR PLANNING CENTER TO BE AT 34-1/2" A.F.F TO BOTTOM
- 20.) 110V SERVICE OUTLET IN ATTIC NEAR DISAPPEARING STAIR.
- 21.) NO WIRES TO BE RUN OVER ATTIC CAT WALKS.



EDWARD & ISAAC
DESIGNS LLC.

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

The Edward & Isaac Designs assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a qualified designer, architect, or structural engineer should be permitted to alter these plans, with written release of Edward & Isaac Designs LLC.

OWNER INFORMATION

ADDRESS:

3221 S. UNIVERSITY DR.
FORT WORTH, TX 76110
LOT:5 BLOCK:4

ISSUE DATE
09.09.2024

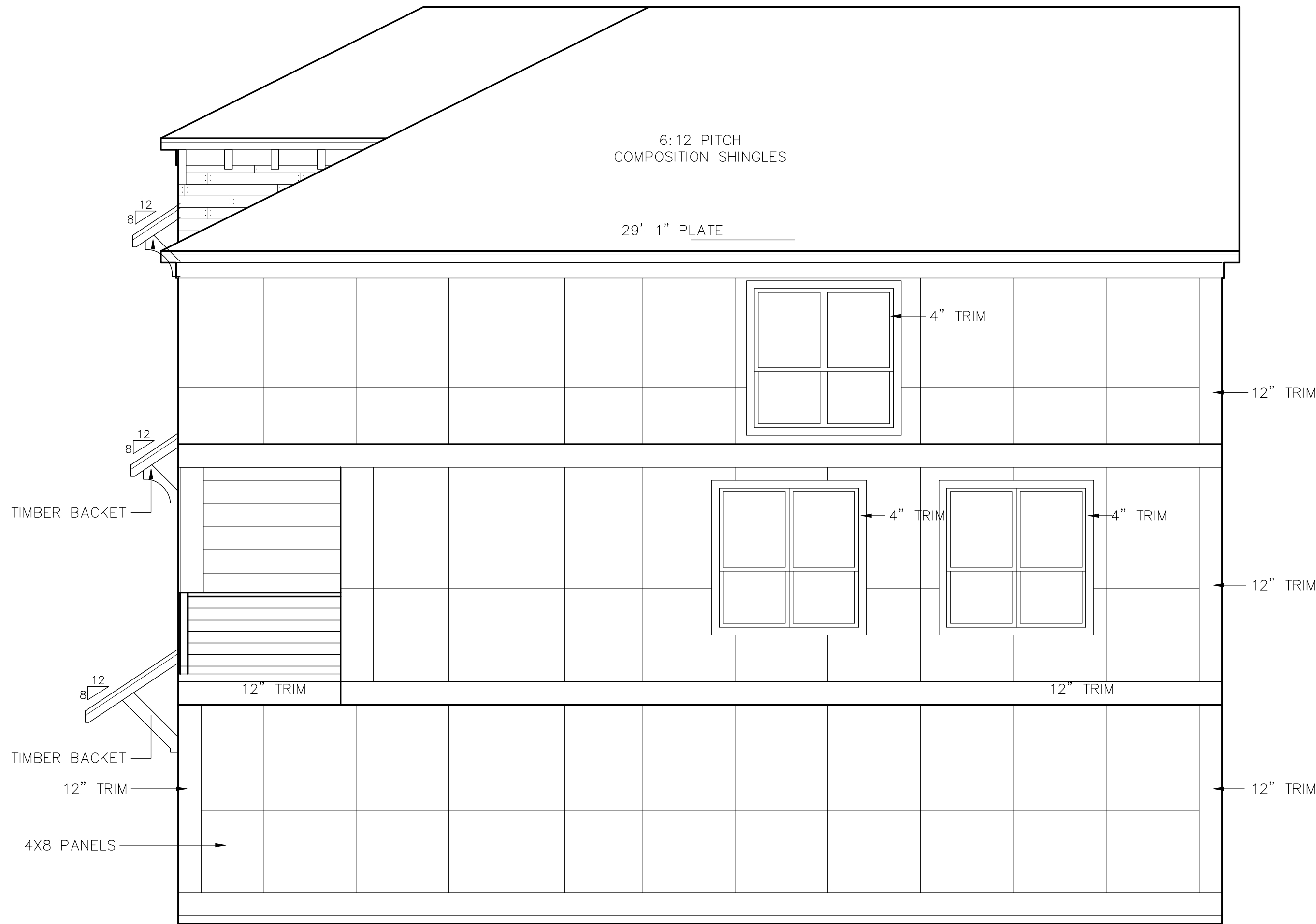
DRAFTSPERSON
MEM

PROJECT NO.
000

PLAN NUMBER
3200

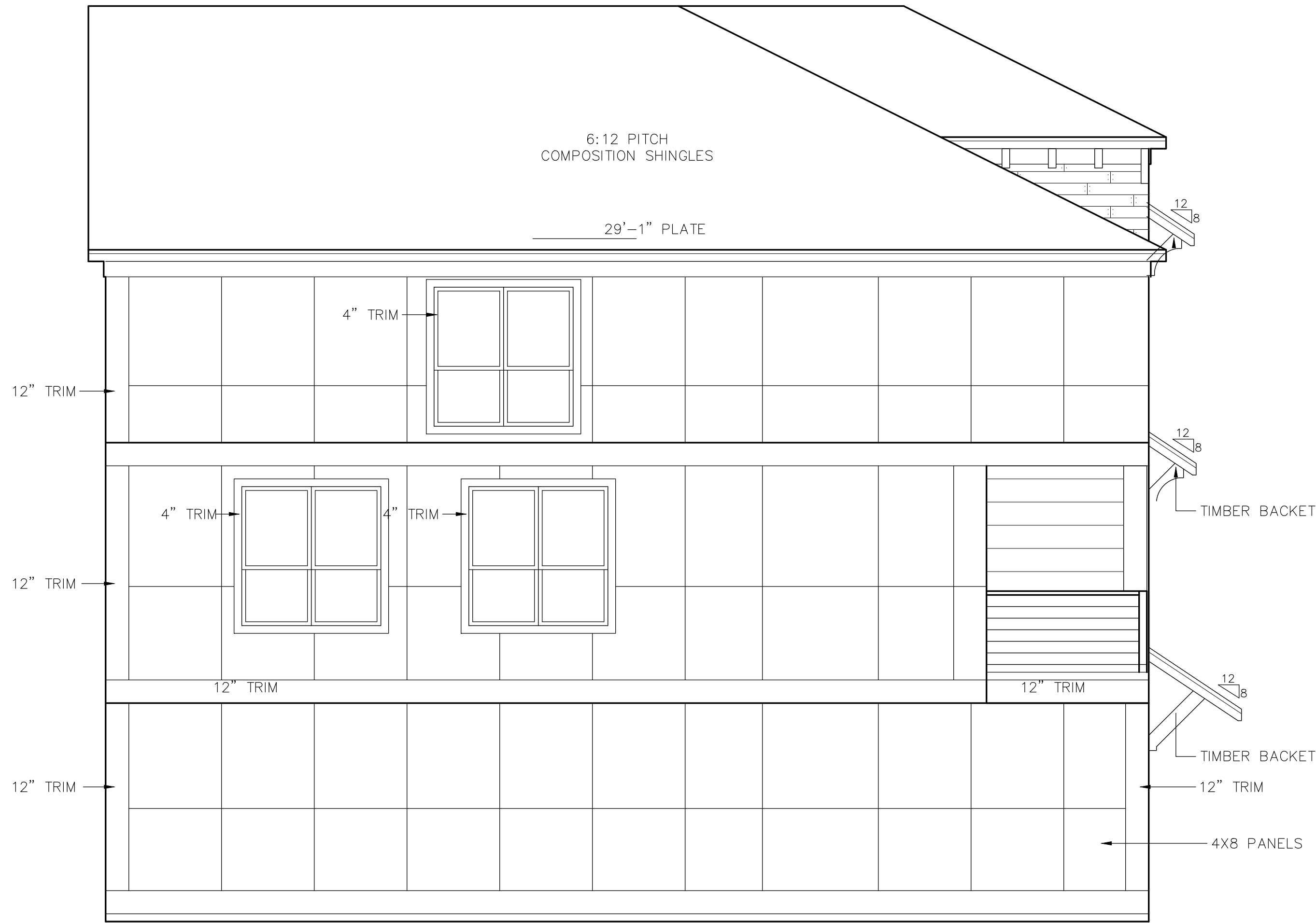
SHEET NUMBER

A-3



RIGHT ELEVATION

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



LEFT ELEVATION

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



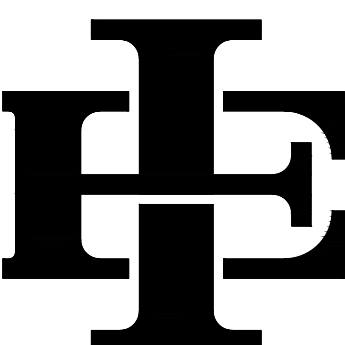
FRONT ELEVATION

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



REAR ELEVATION

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



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

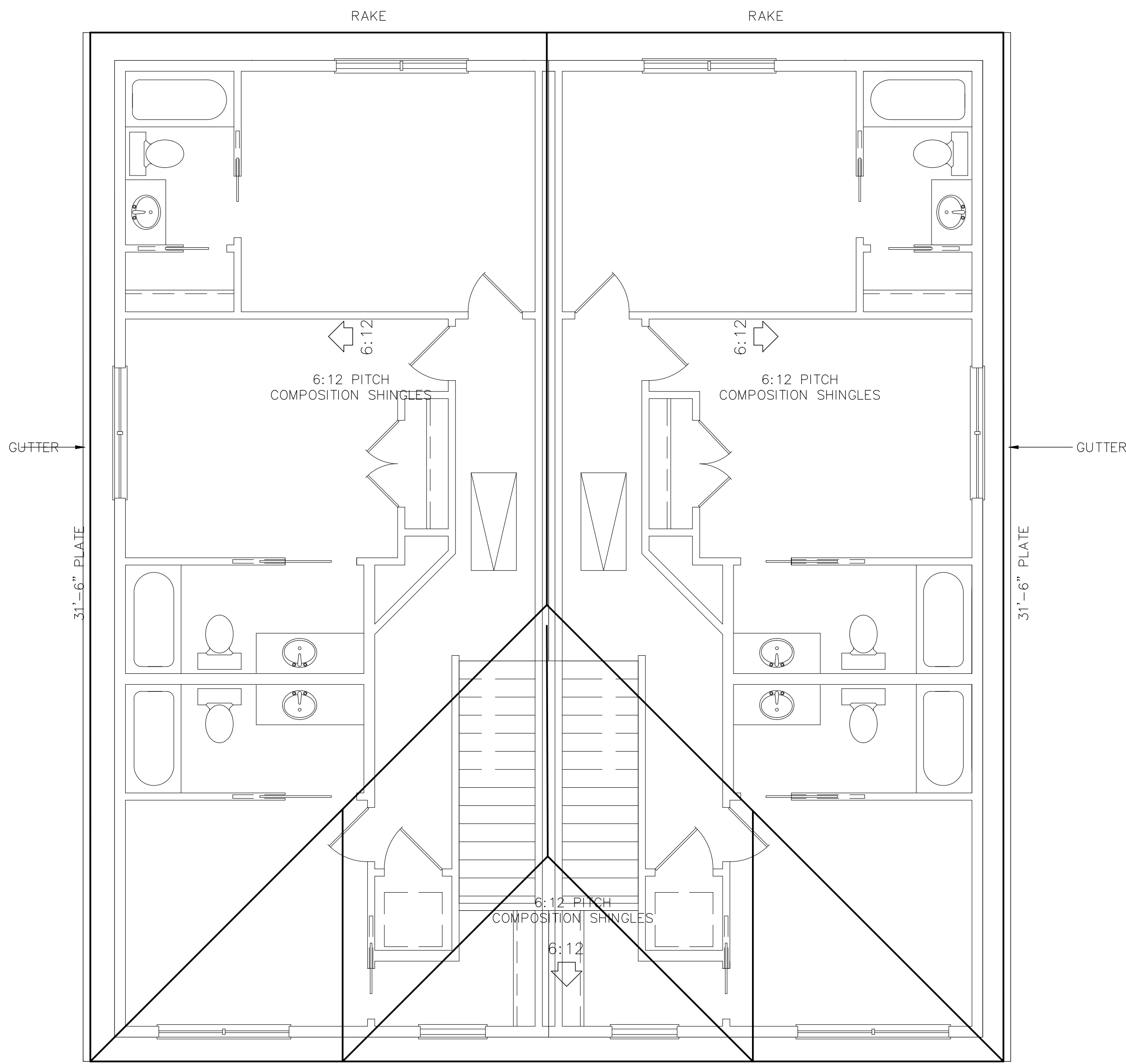
The Edward & Isaac Designs assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a qualified designer, architect, or structural engineer should be permitted to alter these plans, with written release of Edward & Isaac Designs LLC.

OWNER INFORMATION

ADDRESS:

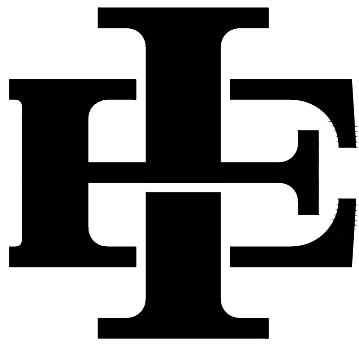
3221 S. UNIVERISTY DR.
FORT WORTH, TX 76110
LOT:5 BLOCK:4

ISSUE DATE	09.16.2022
DRAFTSPERSON	MEM
PROJECT NO.	000
PLAN NUMBER	3200
SHEET NUMBER	A-4



ROOF PLAN

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



EDWARD & ISAAC
DESIGNS LLC.

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

The Edward & Isaac Designs assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a qualified designer, architect, or structural engineer should be permitted to alter these plans, with written release of Edward & Designs LLC.

OWNER INFORMATION

ADDRESS:

3221 S. UNIVERISTY DR.
FORT WORTH, TX 76110
LOT:5 BLOCK:4

ISSUE DATE
09.09.2024

DRAFTSPERSON
MEM

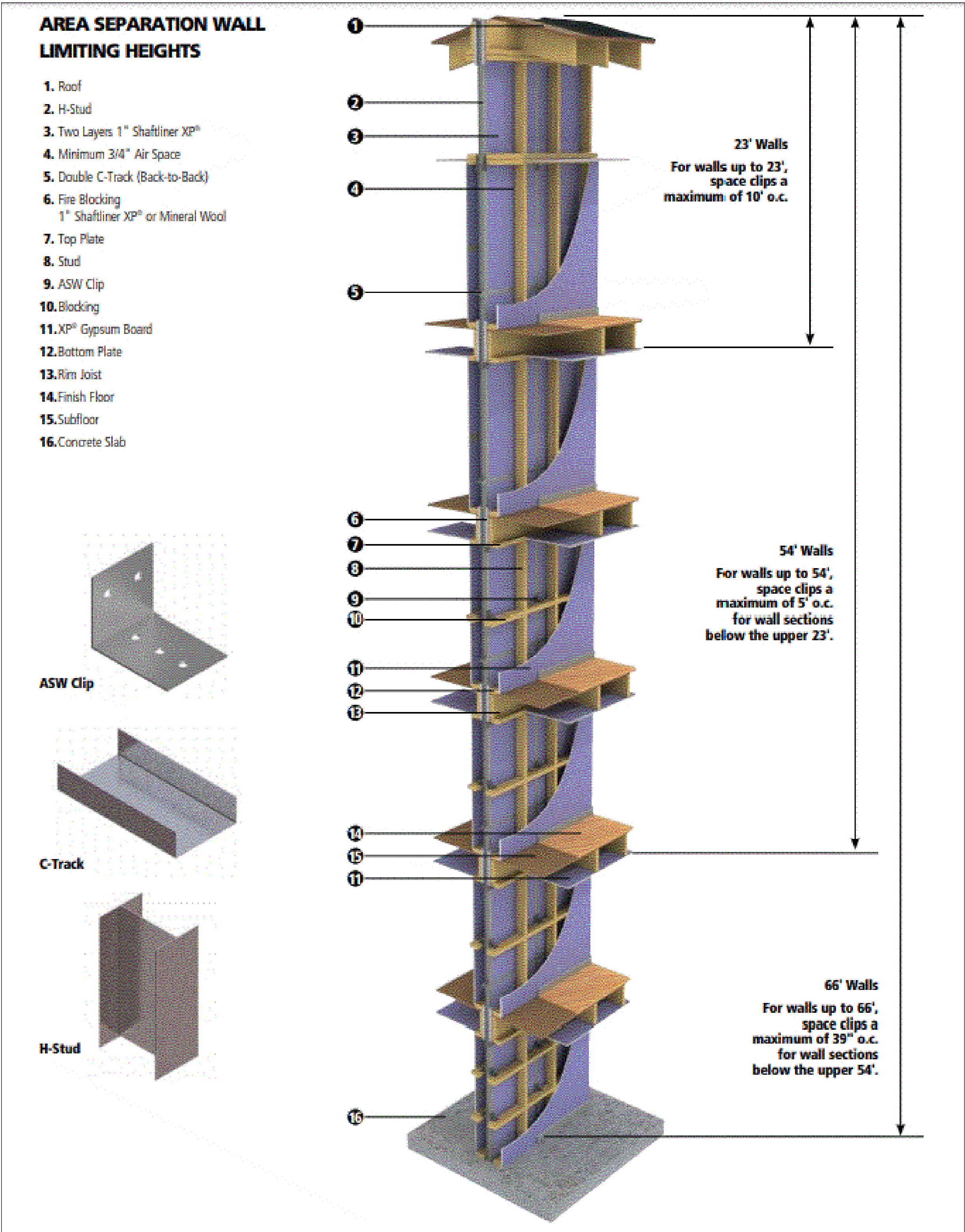
PROJECT NO.
000

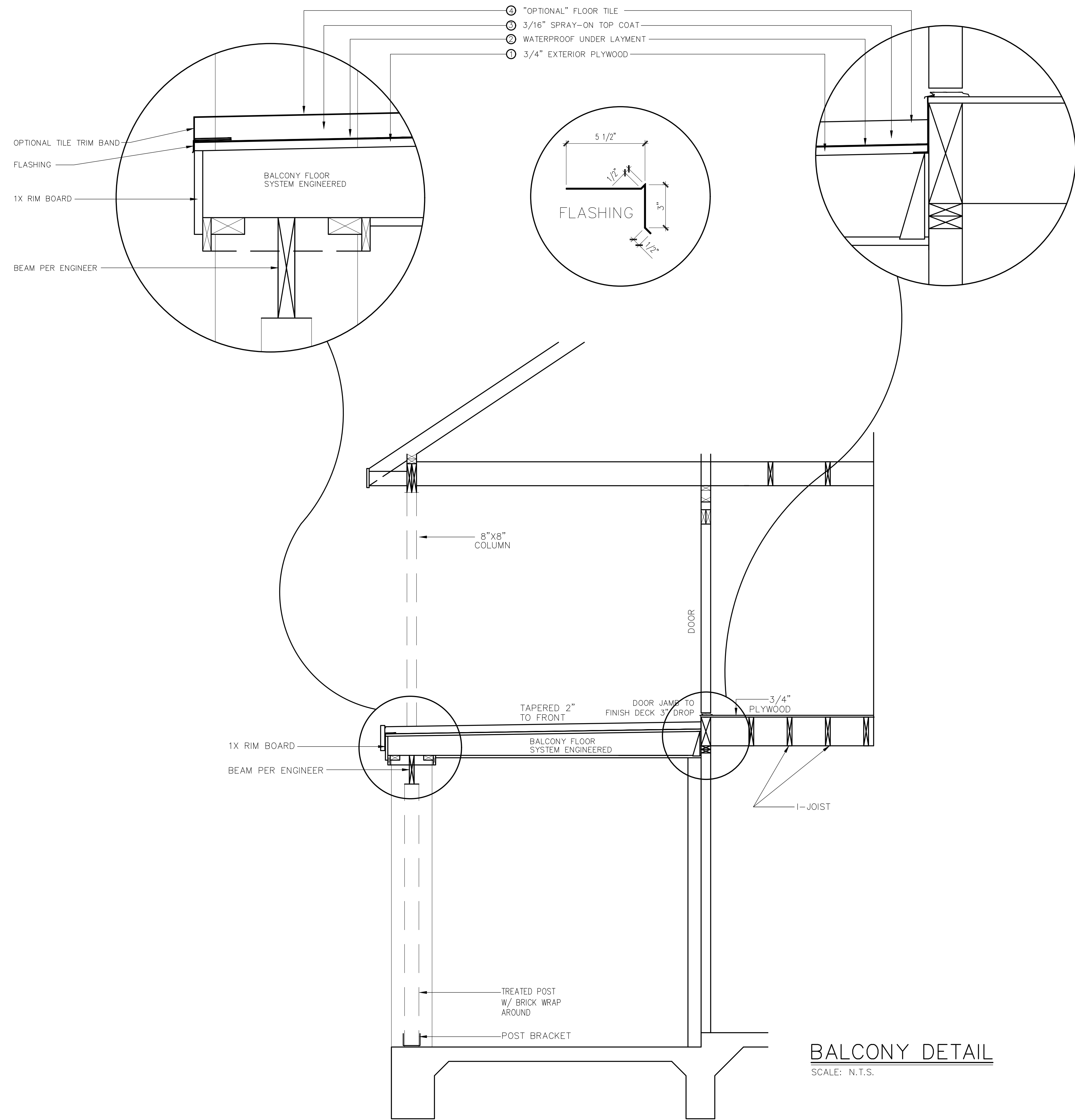
PLAN NUMBER
3200

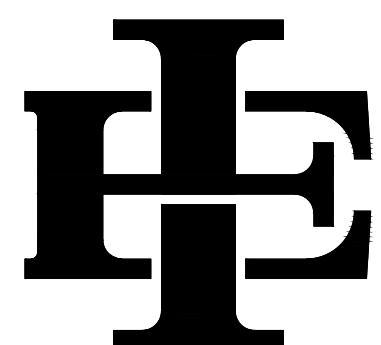
SHEET NUMBER

A-5

Design No. U347 and in the GA-600 Fire Resistance Manual as file numbers ASW 0800, ASW 0981 and ASW 0998







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

The Edward & Isaac Designs assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a qualified designer, architect, or structural engineer should be permitted to alter these plans, with written release of Edward & Isaac LLC.

OWNER INFORMATION

3221 S. UNIVERISTY DR.
FORT WORTH, TX 76110
LOT:5 BLOCK:4

ADDRESS:

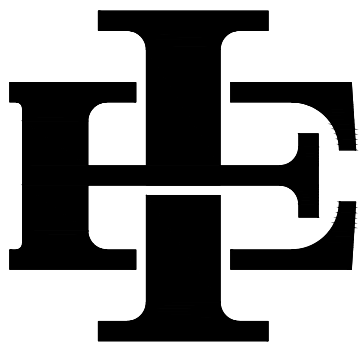
ISSUE DATE
09.09.2024

DRAFTSPERSON
MEM

PROJECT NO.
000

PLAN NUMBER
3200

SHEET NUMBER
A-7



EDWARD & ISAAC
DESIGNS LLC.

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

The Edward & Isaac Designs assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a qualified designer, architect, or structural engineer should be permitted to alter these plans, with written release of Edward & Isaac Designs LLC.

OWNER INFORMATION

ADDRESS:

3221 S. UNIVERISTY DR.
FORT WORTH, TX 76110
LOT:5 BLOCK:4

ISSUE DATE
09.09.2024

DRAFTSPERSON
MEM

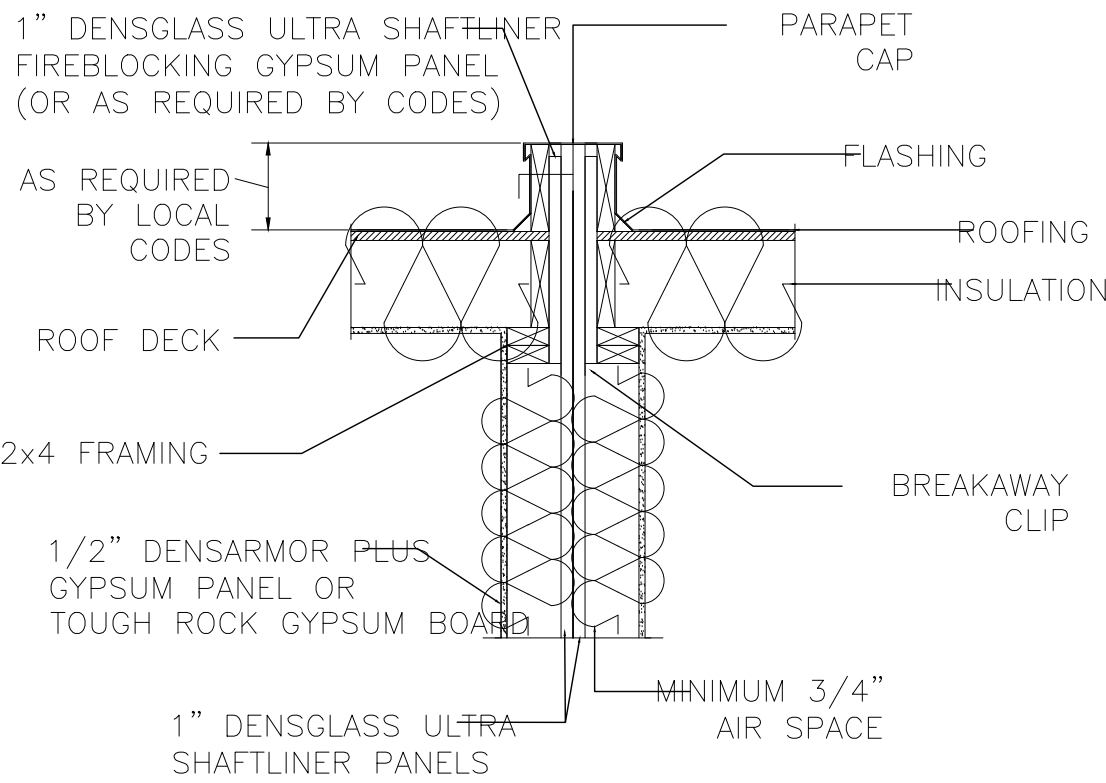
PROJECT NO.
000

PLAN NUMBER
3200

SHEET NUMBER

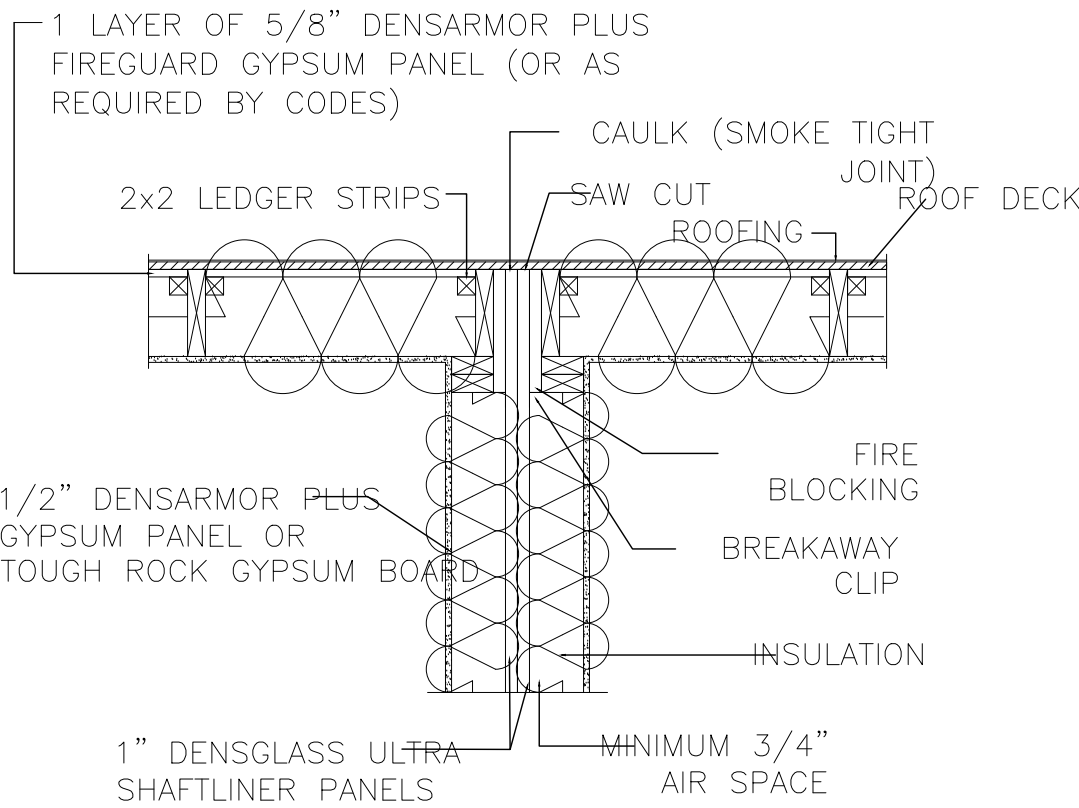
A-8

TYPICAL ROOF PARAPET DETAIL



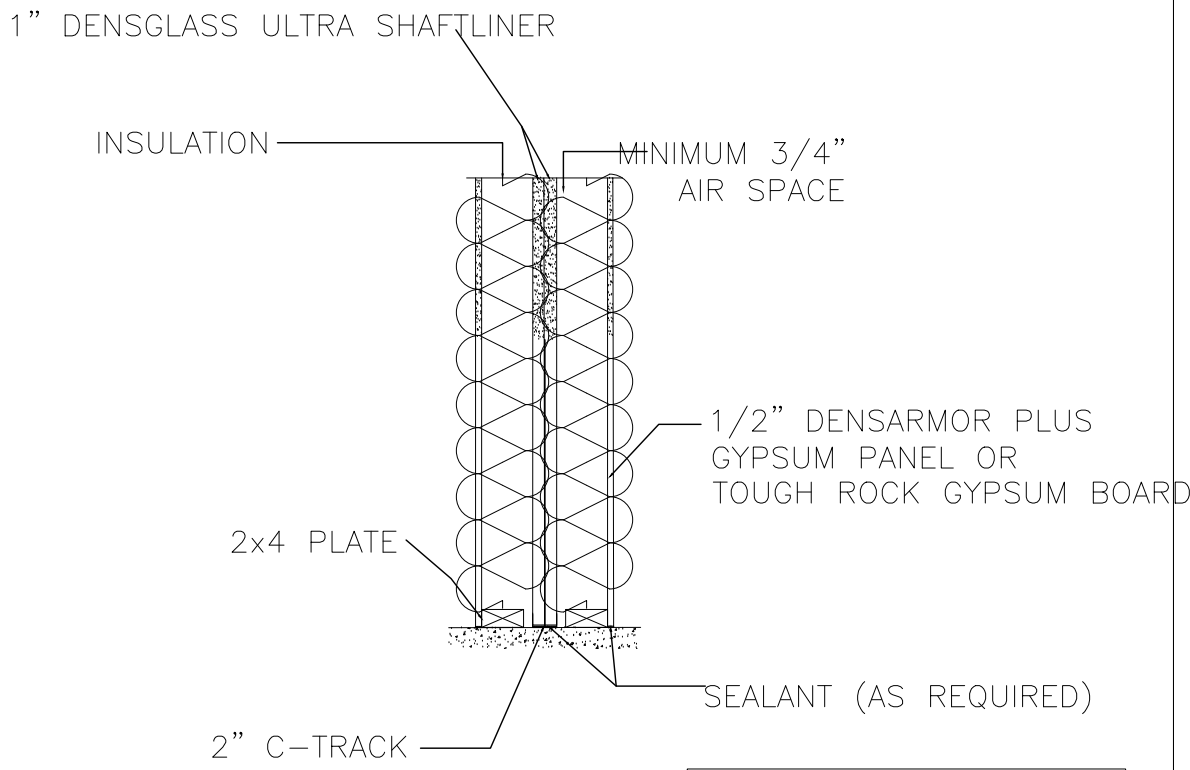
GEORGIA-PACIFIC GYPSUM, LLC IS PROVIDING THIS DETAIL AS A SERVICE TO OUR CUSTOMERS. PLEASE OBTAIN APPROVAL FROM THE PROJECT'S ARCHITECT, ENGINEER OR OTHER DESIGN AUTHORITY AND REVIEW WITH LOCAL BUILDING CODE OFFICIALS BEFORE YOU IMPLEMENT THIS DETAIL.

TYPICAL ROOF JUNCTION DETAIL



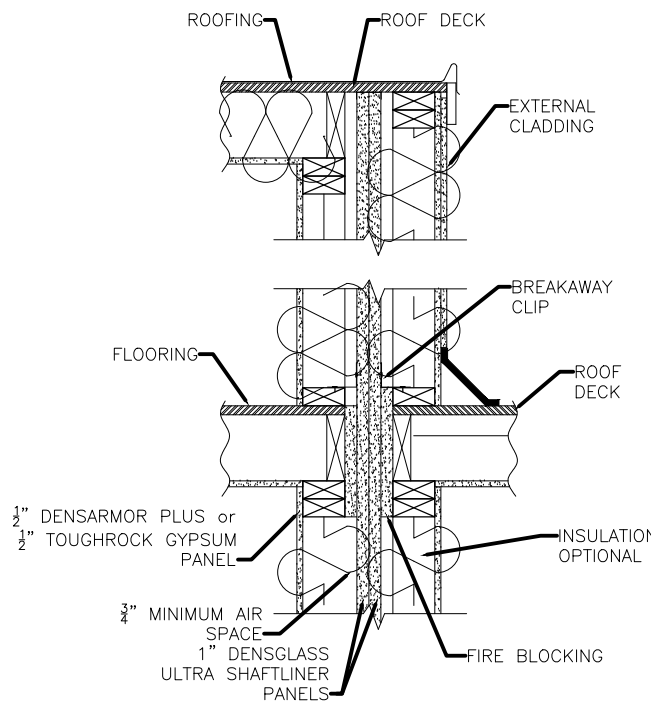
GEORGIA-PACIFIC GYPSUM, LLC IS PROVIDING THIS DETAIL AS A SERVICE TO OUR CUSTOMERS. PLEASE OBTAIN APPROVAL FROM THE PROJECT'S ARCHITECT, ENGINEER OR OTHER DESIGN AUTHORITY AND REVIEW WITH LOCAL BUILDING CODE OFFICIALS BEFORE YOU IMPLEMENT THIS DETAIL.

TYPICAL FOUNDATION DETAIL



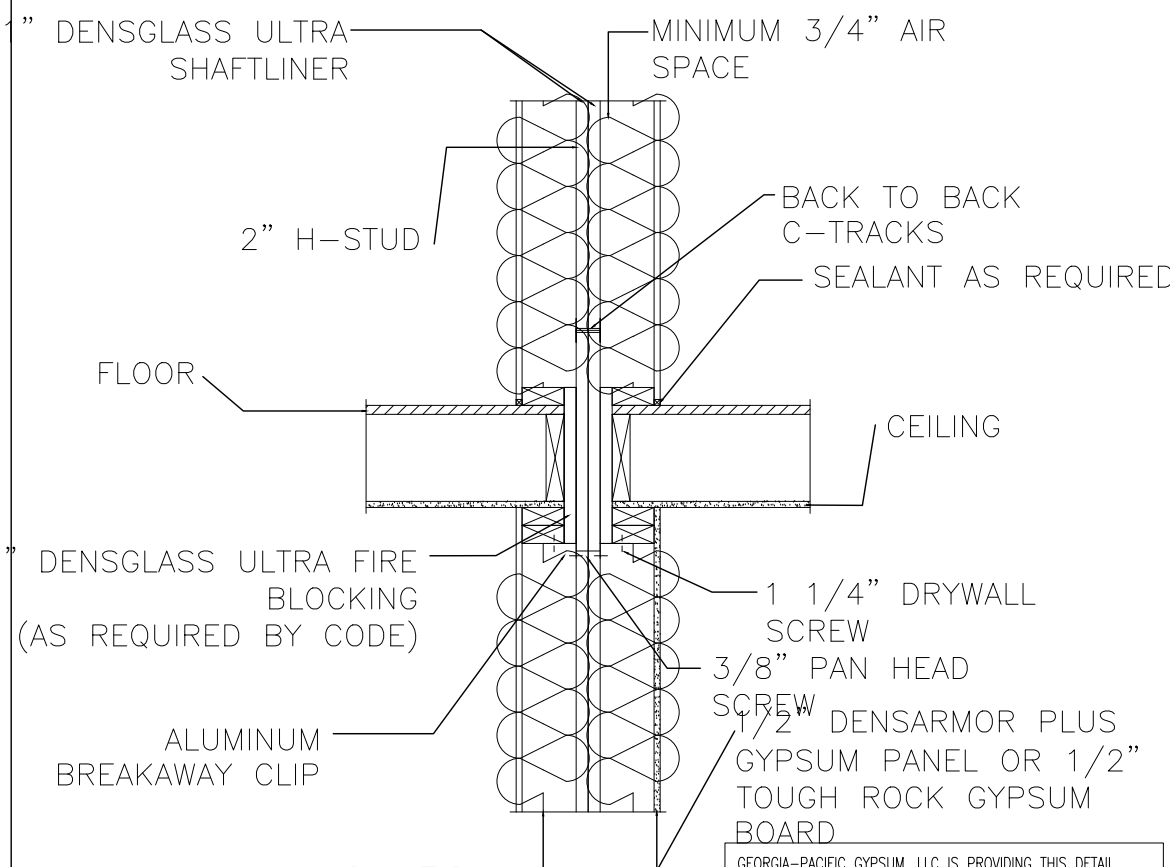
GEORGIA-PACIFIC GYPSUM, LLC IS PROVIDING THIS DETAIL AS A SERVICE TO OUR CUSTOMERS. PLEASE OBTAIN APPROVAL FROM THE PROJECT'S ARCHITECT, ENGINEER OR OTHER DESIGN AUTHORITY AND REVIEW WITH LOCAL BUILDING CODE OFFICIALS BEFORE YOU IMPLEMENT THIS DETAIL.

TYPICAL OFFSET ROOF/WALL DETAIL



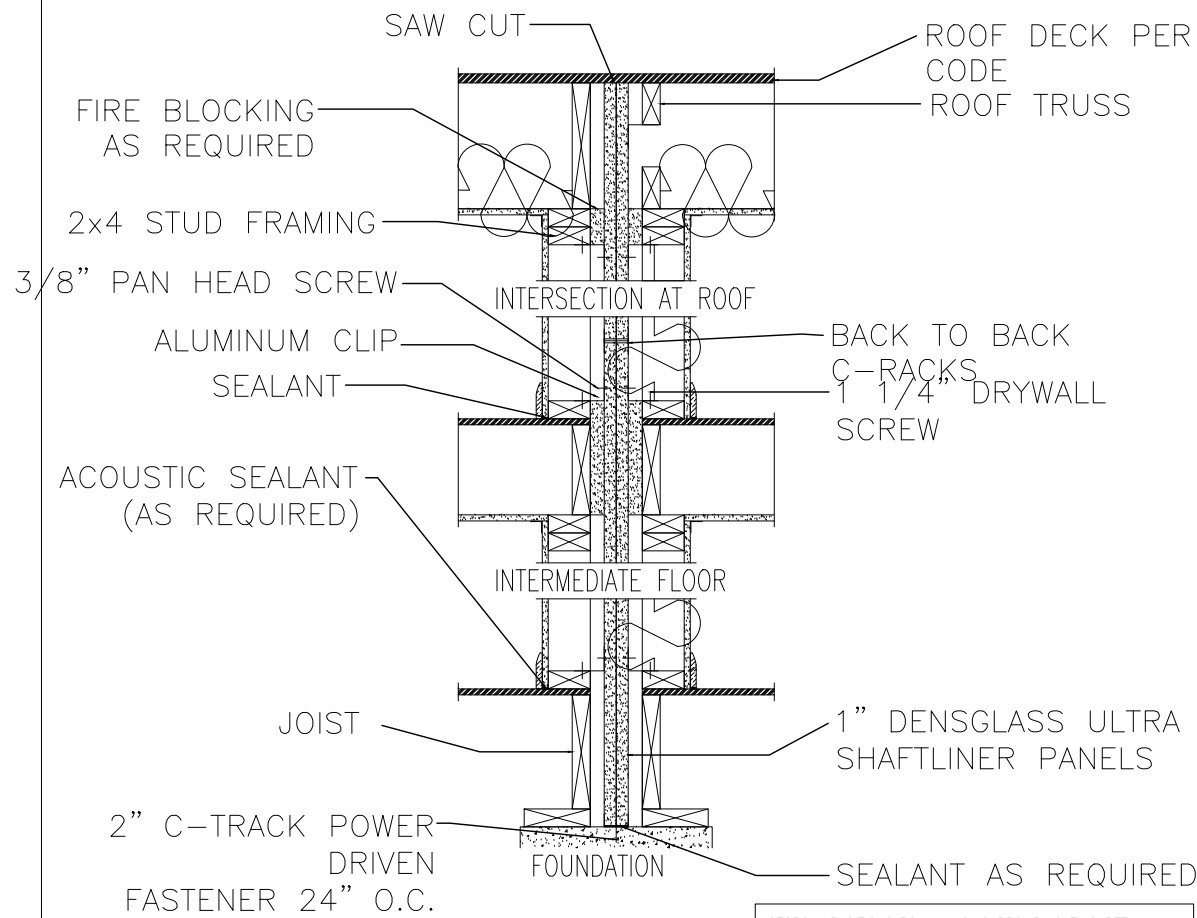
GEORGIA-PACIFIC GYPSUM, LLC IS PROVIDING THIS DETAIL AS A SERVICE TO OUR CUSTOMERS. PLEASE OBTAIN APPROVAL FROM THE PROJECT'S ARCHITECT, ENGINEER OR OTHER DESIGN AUTHORITY AND REVIEW WITH LOCAL BUILDING CODE OFFICIALS BEFORE YOU IMPLEMENT THIS DETAIL.

INTERMEDIATE FLOOR DETAIL



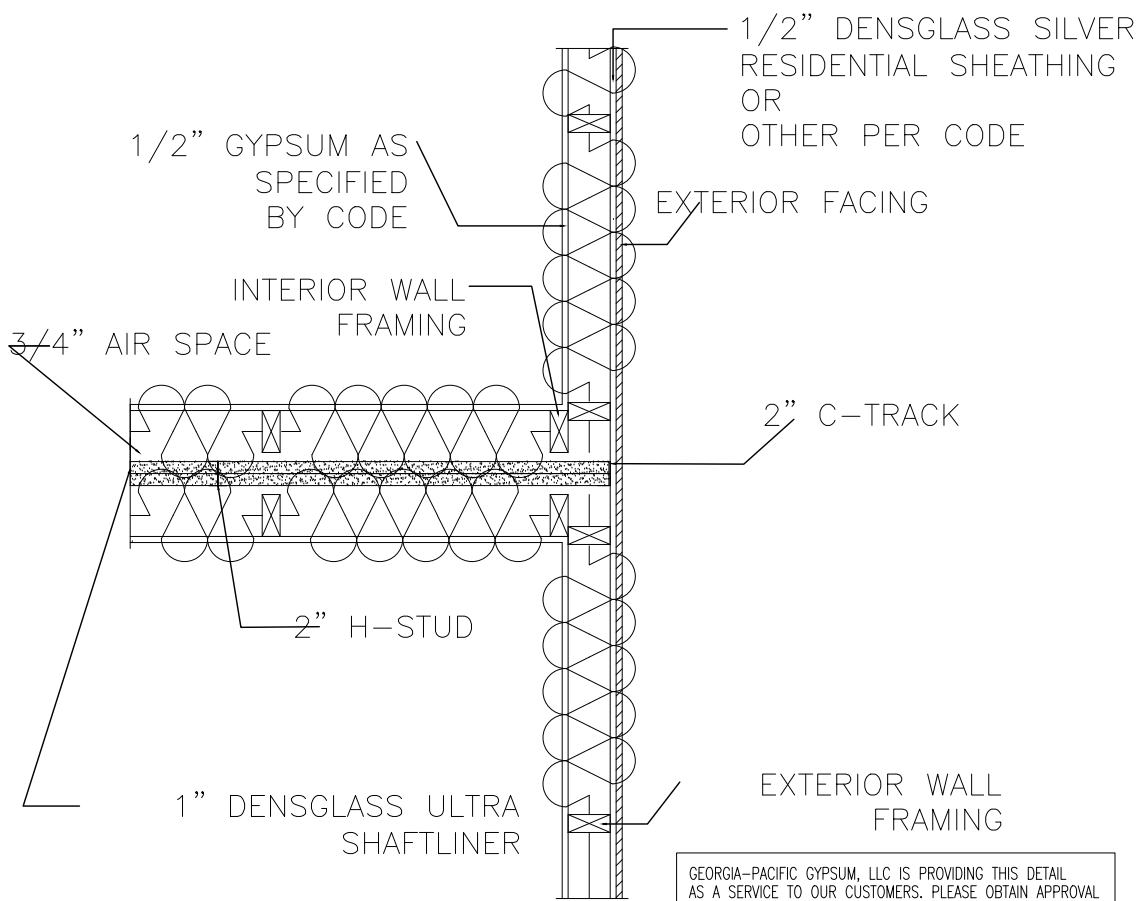
GEORGIA-PACIFIC GYPSUM, LLC IS PROVIDING THIS DETAIL AS A SERVICE TO OUR CUSTOMERS. PLEASE OBTAIN APPROVAL FROM THE PROJECT'S ARCHITECT, ENGINEER OR OTHER DESIGN AUTHORITY AND REVIEW WITH LOCAL BUILDING CODE OFFICIALS BEFORE YOU IMPLEMENT THIS DETAIL.

FULL WALL DETAIL



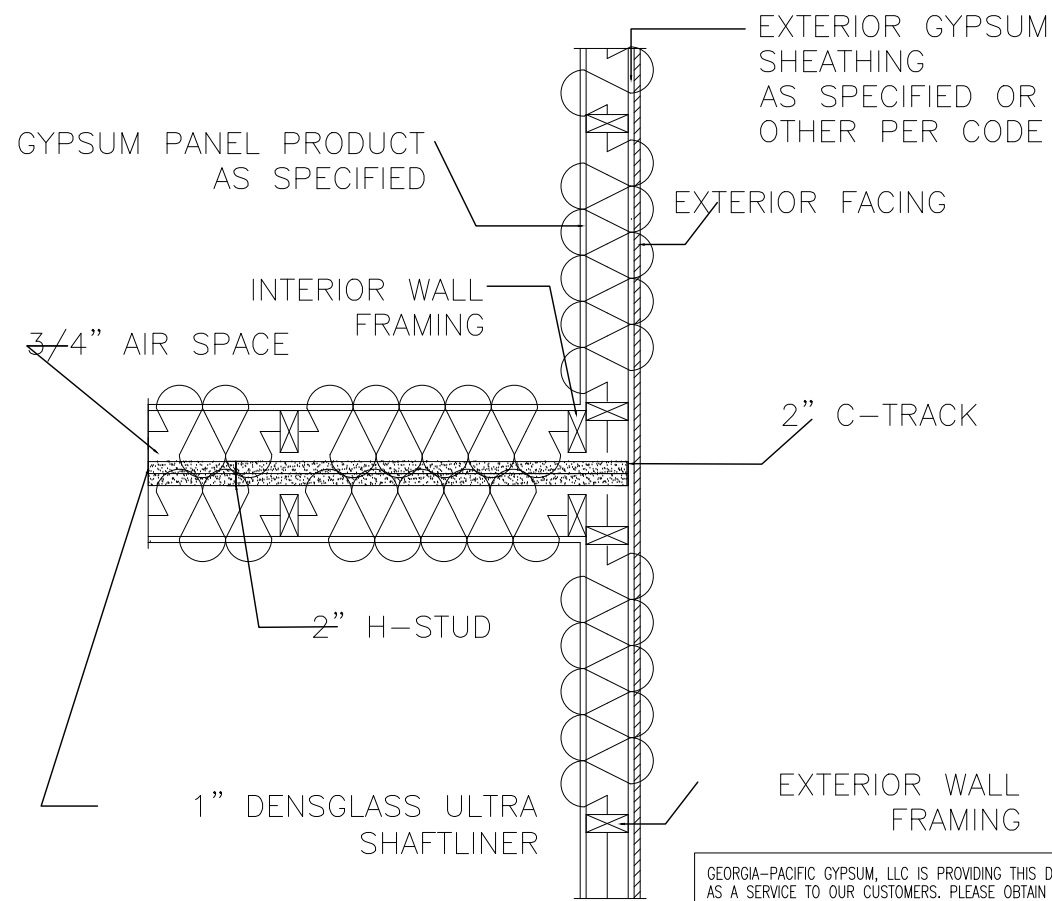
GEORGIA-PACIFIC GYPSUM, LLC IS PROVIDING THIS DETAIL AS A SERVICE TO OUR CUSTOMERS. PLEASE OBTAIN APPROVAL FROM THE PROJECT'S ARCHITECT, ENGINEER OR OTHER DESIGN AUTHORITY AND REVIEW WITH LOCAL BUILDING CODE OFFICIALS BEFORE YOU IMPLEMENT THIS DETAIL.

EXTERIOR WALL DETAIL



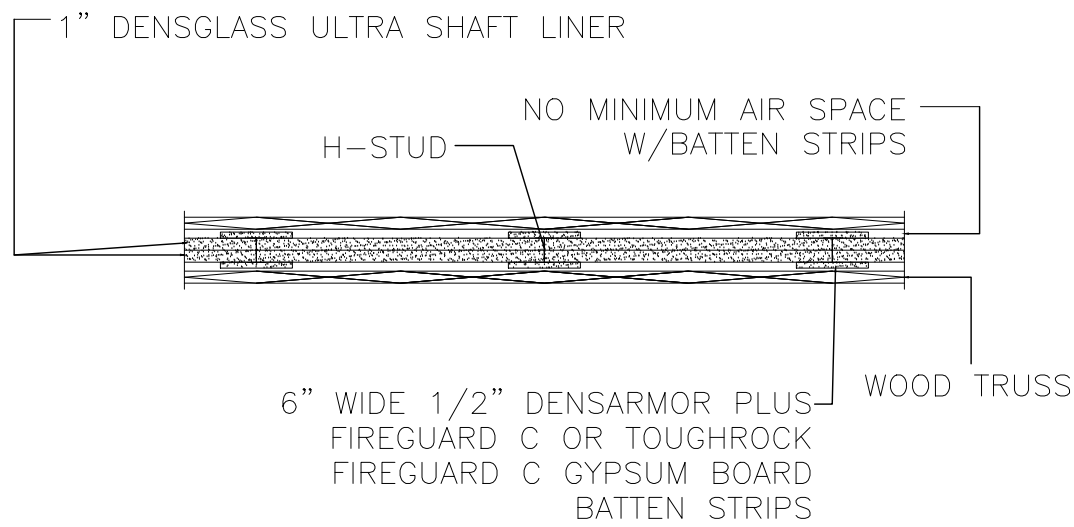
GEORGIA-PACIFIC GYPSUM, LLC IS PROVIDING THIS DETAIL AS A SERVICE TO OUR CUSTOMERS. PLEASE OBTAIN APPROVAL FROM THE PROJECT'S ARCHITECT, ENGINEER OR OTHER DESIGN AUTHORITY AND REVIEW WITH LOCAL BUILDING CODE OFFICIALS BEFORE YOU IMPLEMENT THIS DETAIL.

EXTERIOR WALL DETAIL



GEORGIA-PACIFIC GYPSUM, LLC IS PROVIDING THIS DETAIL AS A SERVICE TO OUR CUSTOMERS. PLEASE OBTAIN APPROVAL FROM THE PROJECT'S ARCHITECT, ENGINEER OR OTHER DESIGN AUTHORITY AND REVIEW WITH LOCAL BUILDING CODE OFFICIALS BEFORE YOU IMPLEMENT THIS DETAIL.

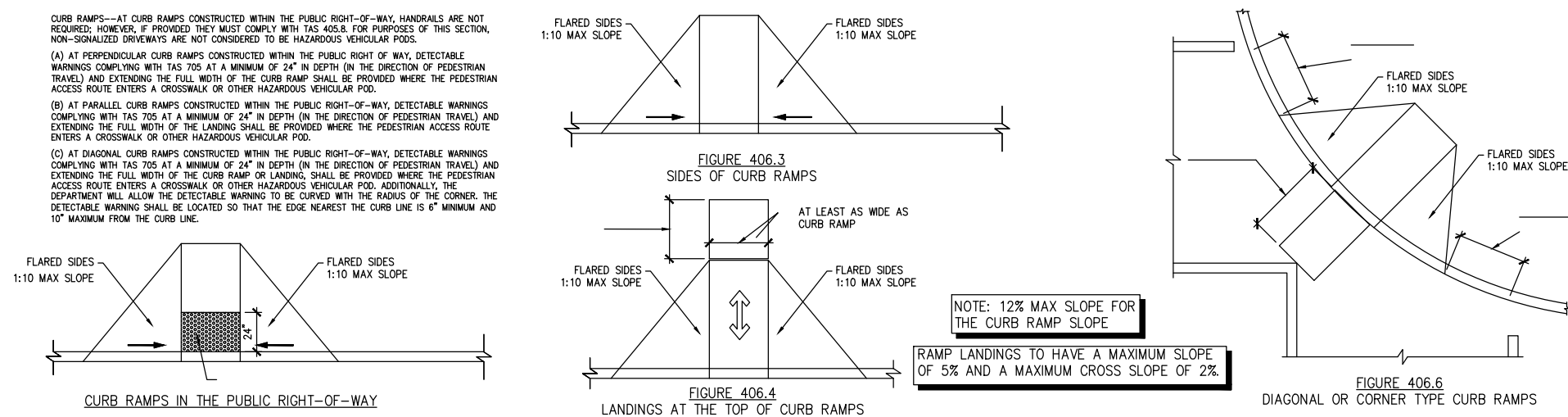
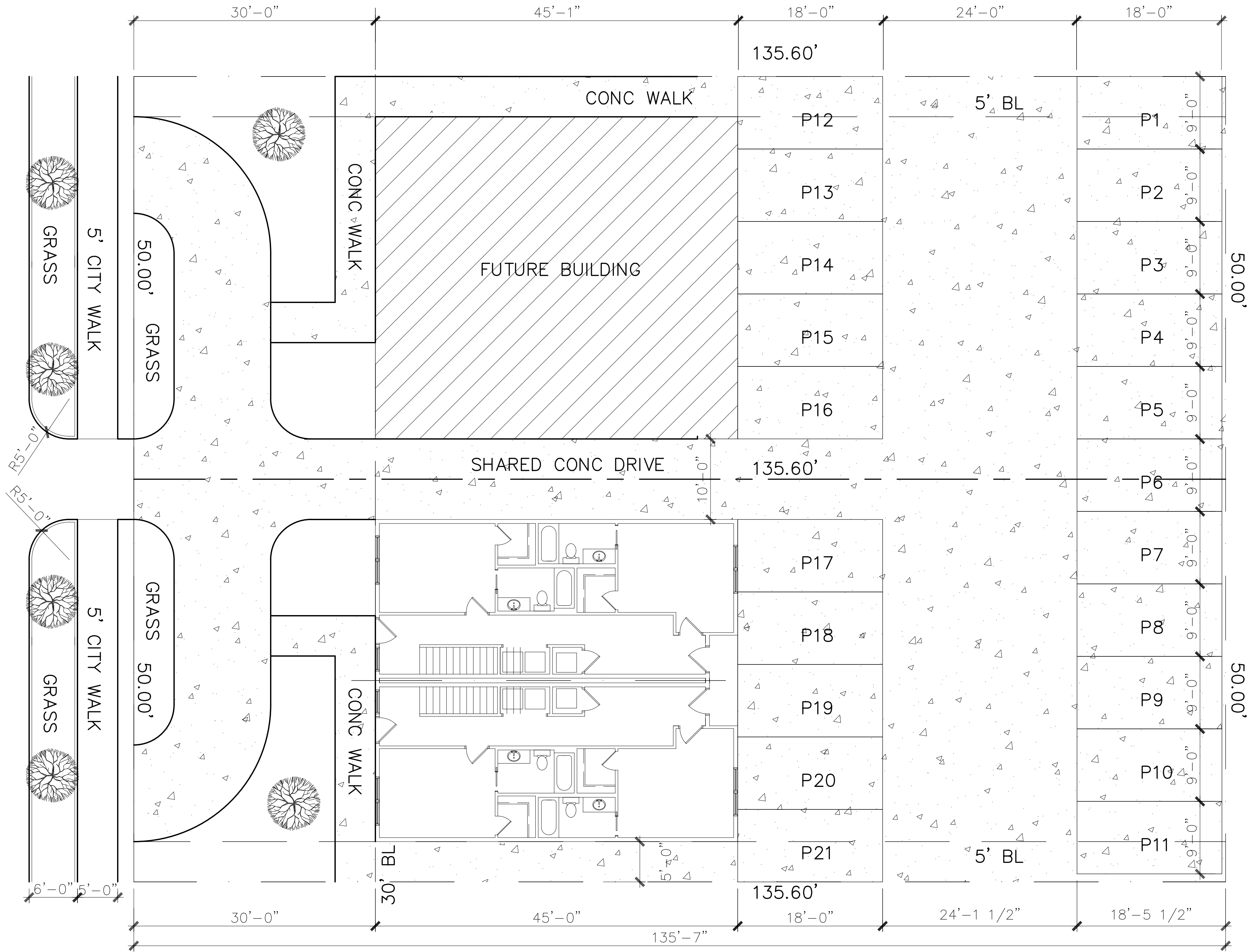
*ATTIC DETAIL-ADJACENT TO TRUSSES



*ONLY APPLIES IF SOLID WALL IS ACCESSIBLE. IF NOT ACCESSIBLE, THE 1/2" TYPE C STRIPS ARE NOT REQUIRED.

GEORGIA-PACIFIC GYPSUM, LLC IS PROVIDING THIS DETAIL AS A SERVICE TO OUR CUSTOMERS. PLEASE OBTAIN APPROVAL FROM THE PROJECT'S ARCHITECT, ENGINEER OR OTHER DESIGN AUTHORITY AND REVIEW WITH LOCAL BUILDING CODE OFFICIALS BEFORE YOU IMPLEMENT THIS DETAIL.

SOUTH UNIVERSITY BLVD



ADDRESS: 3225 UNIVERSITY DRIVE
SUBDIV. BLUEBONNET HILLS
LOT: 6 BLOCK: 4
CITY: FORT WORTH
COUNTY: TARRANT
STATE: TEXAS
DUPLEX

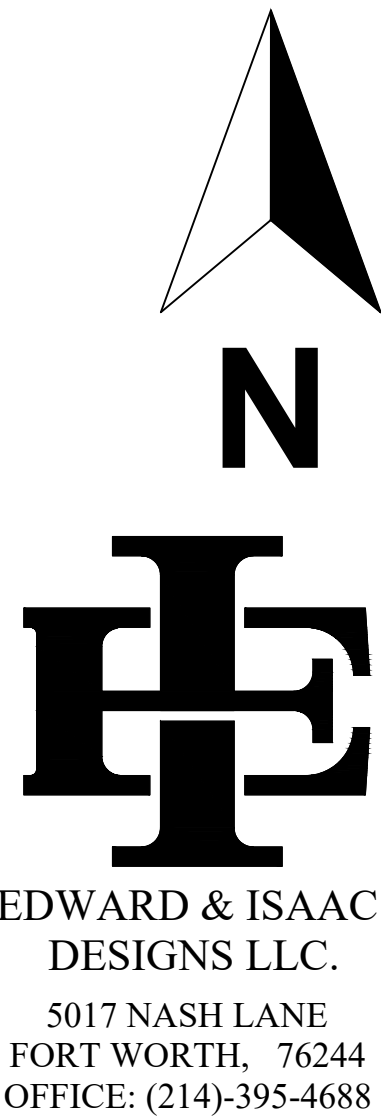
BUYER:

NOTE: ALL LOT DIMENSIONS, SETBACKS, AND
EASEMENTS TO BE VERIFIED BY CITY FOR
PERMIT PRIOR TO CONSTRUCTION.

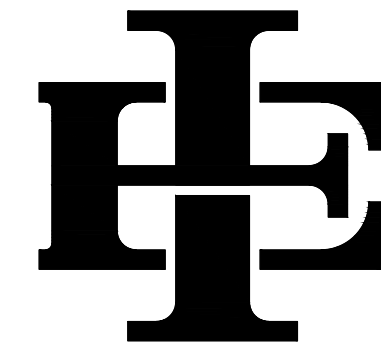
DATE: 09.09.2024
LOT SQFT: 6780

FLATWORK (SQ. FT)
CITY WALK: ---
APPROACH: ---
DRIVE: ---
LEAD WALK: ---

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



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



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

The Edward & Isaac Designs assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a qualified designer, architect, or structural engineer should be permitted to alter these plans, with written release of Edward & Isaac Designs LLC.

OWNER INFORMATION

ADDRESS:
3221 S. UNIV. DR
FORT WORTH, TX 76110
LOT:5 BLOCK:4

ISSUE DATE

09.09.2024

DRAFTSPERSON
MEM

PROJECT NO.
000

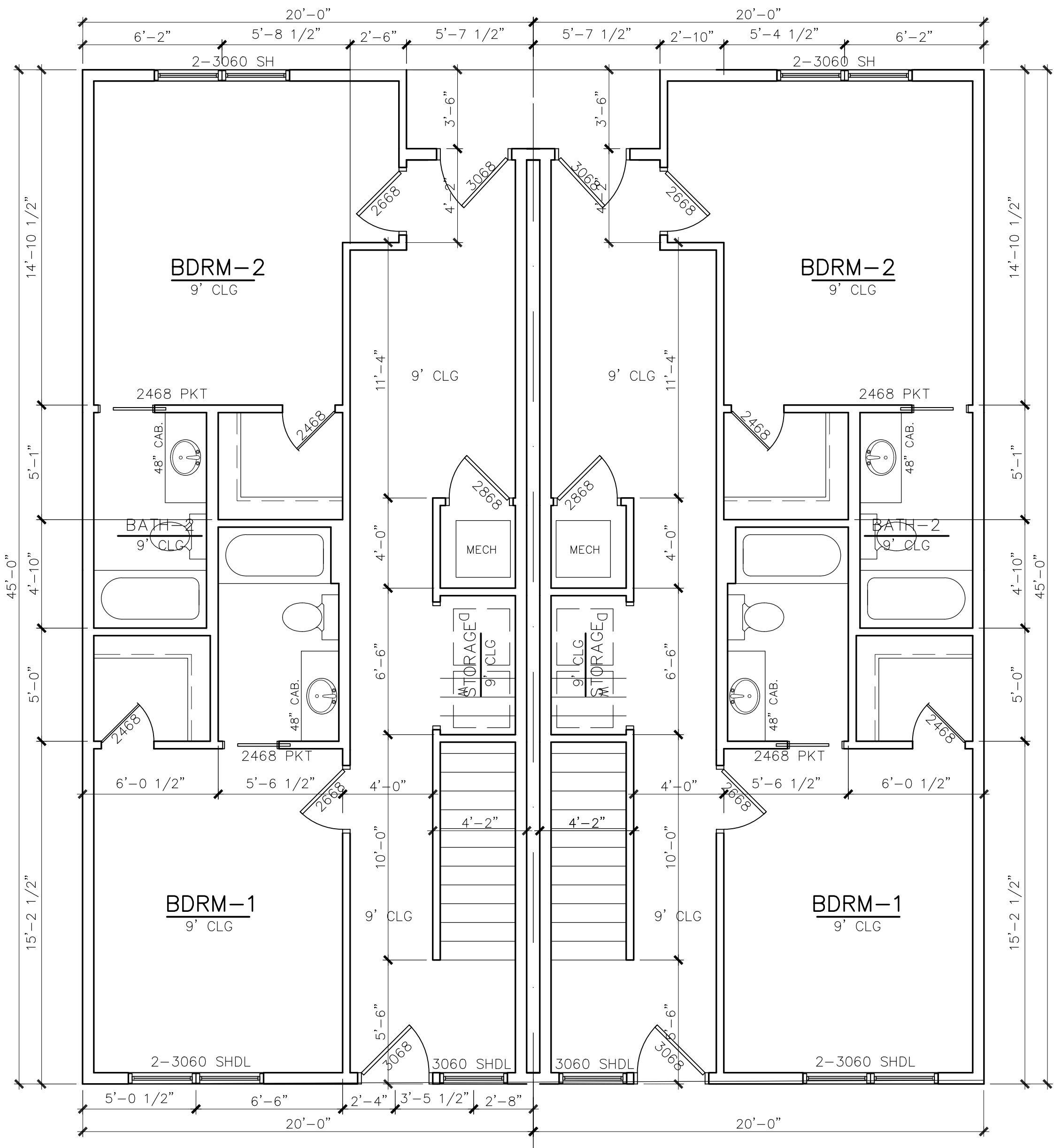
PLAN NUMBER
3200

SHEET NUMBER

S-1

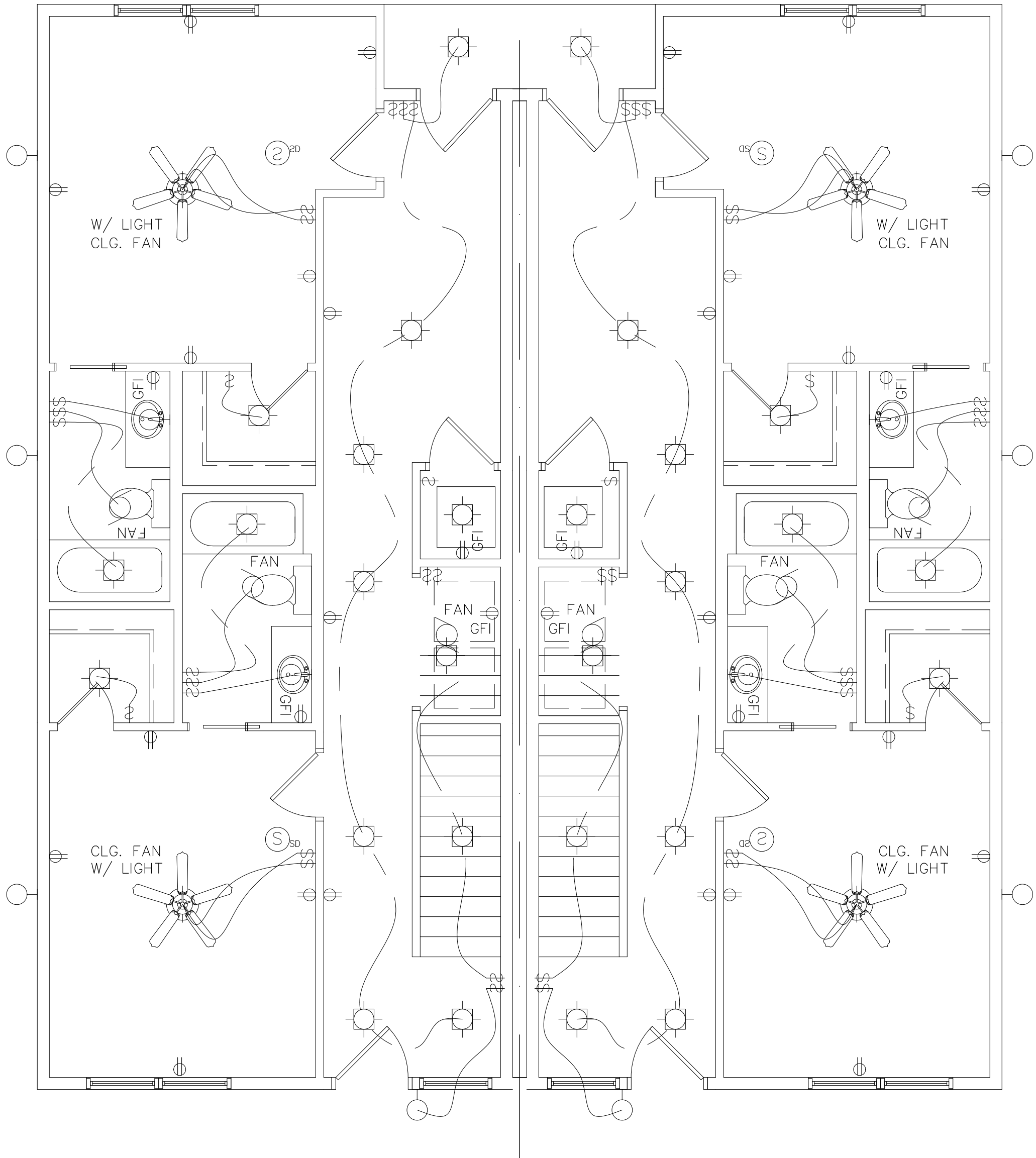
SQ. FOOTAGES – UNIT 1	
First Floor	853 SQ. FT.
Second Floor	797 SQ. FT.
Third Floor	853 SQ. FT.
Total Living Area	2503 SQ. FT.
Balcony	70 SQ. FT.
Total Under Roof	2573 SQ. FT.

SQ. FOOTAGES – UNIT 2	
First Floor	852 SQ. FT.
Second Floor	797 SQ. FT.
Third Floor	853 SQ. FT.
Total Living Area	2503 SQ. FT.
Balcony	70 SQ. FT.
Total Under Roof	2573 SQ. FT.



1ST FLOOR PLAN

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

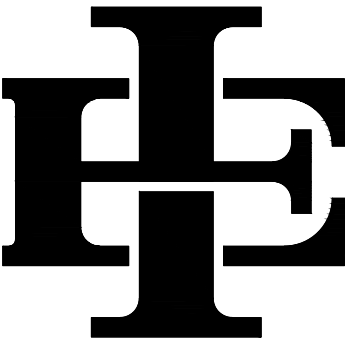


1ST FLOOR ELECTRICAL PLAN

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

NOTE:
SECURITY AND LANDSCAPE
LIGHTING LOCATIONS PER
OWNER.



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

The Edward & Isaac Designs assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a qualified designer, architect, or structural engineer should be permitted to alter these plans, with written release of Edward & Isaac Designs LLC.

OWNER INFORMATION

ADDRESS:

3225 S. UNIV. DR
FORT WORTH, TX 76110
LOT:6 BLOCK:4

ISSUE DATE
09.09.2024

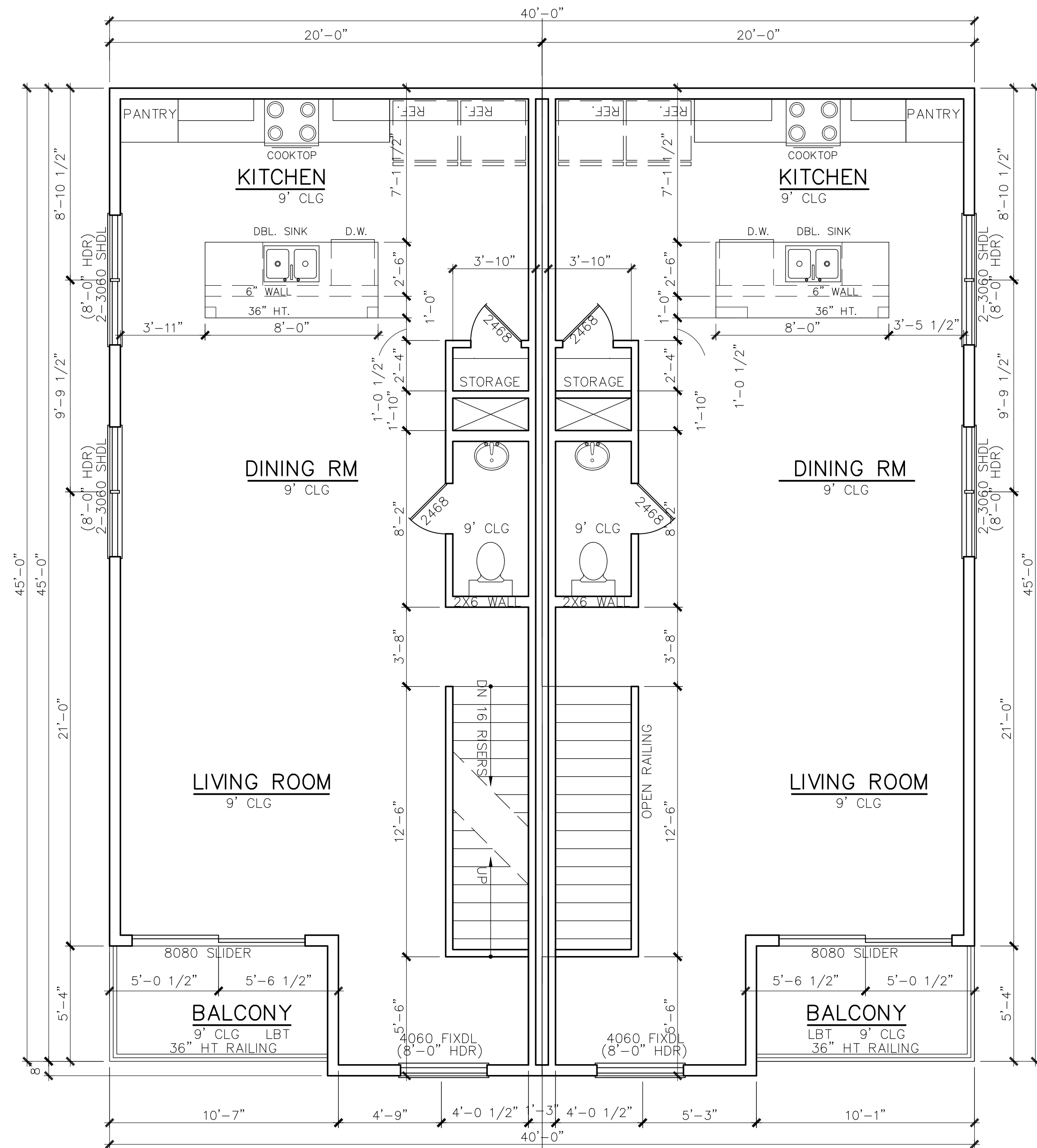
DRAFTSPERSON
MEM

PROJECT NO.
000

PLAN NUMBER
3200

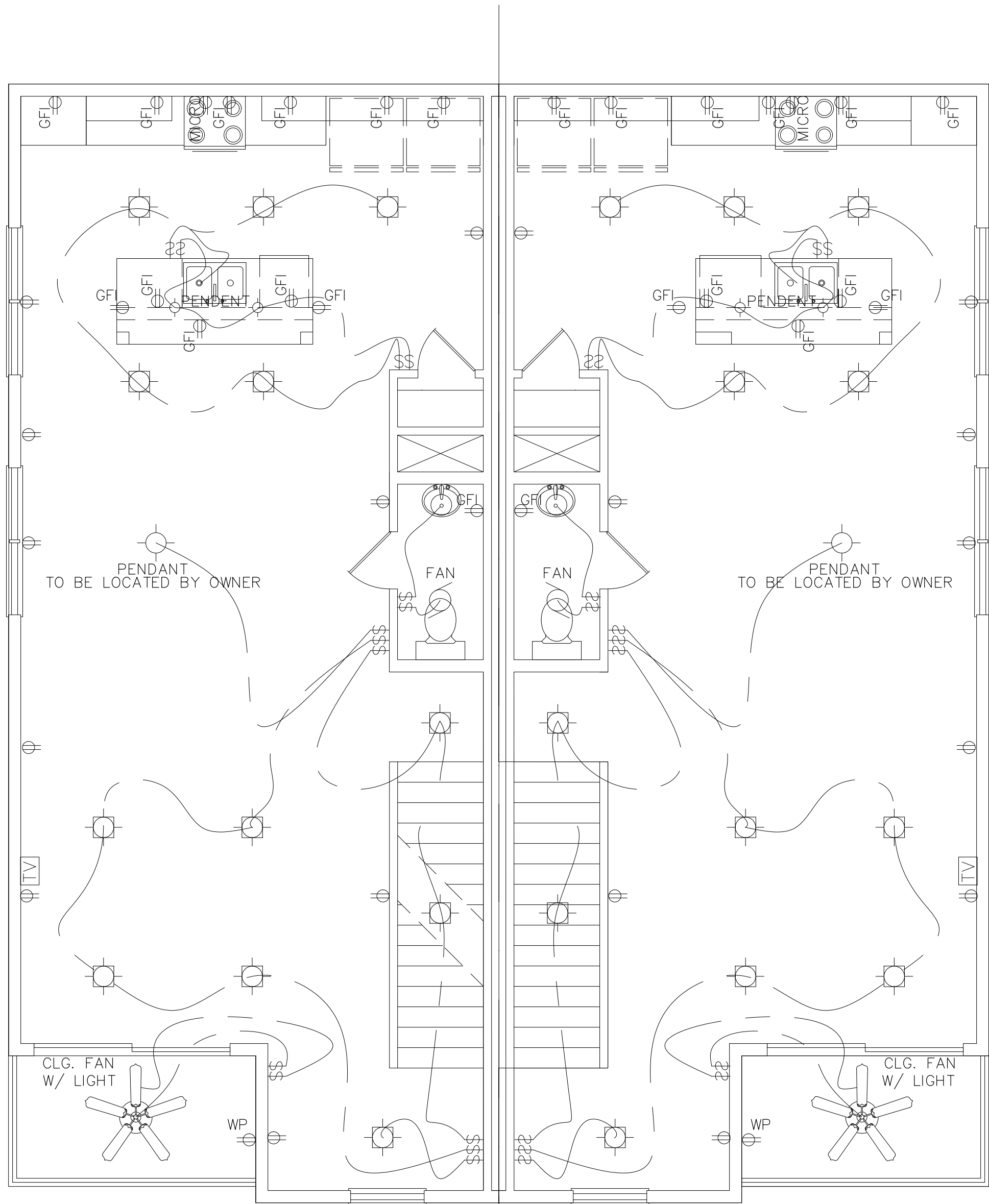
SHEET NUMBER

A-1



SECOND FLOOR PLAN

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

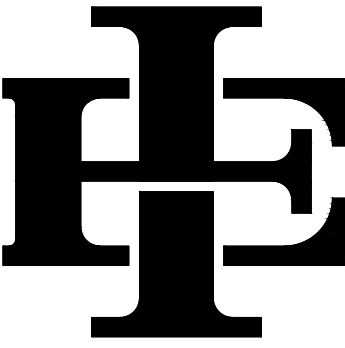


SECOND FLOOR ELECTRICAL PLAN

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

NOTE:
SECURITY AND LANDSCAPE
LIGHTING LOCATIONS PER
OWNER.



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

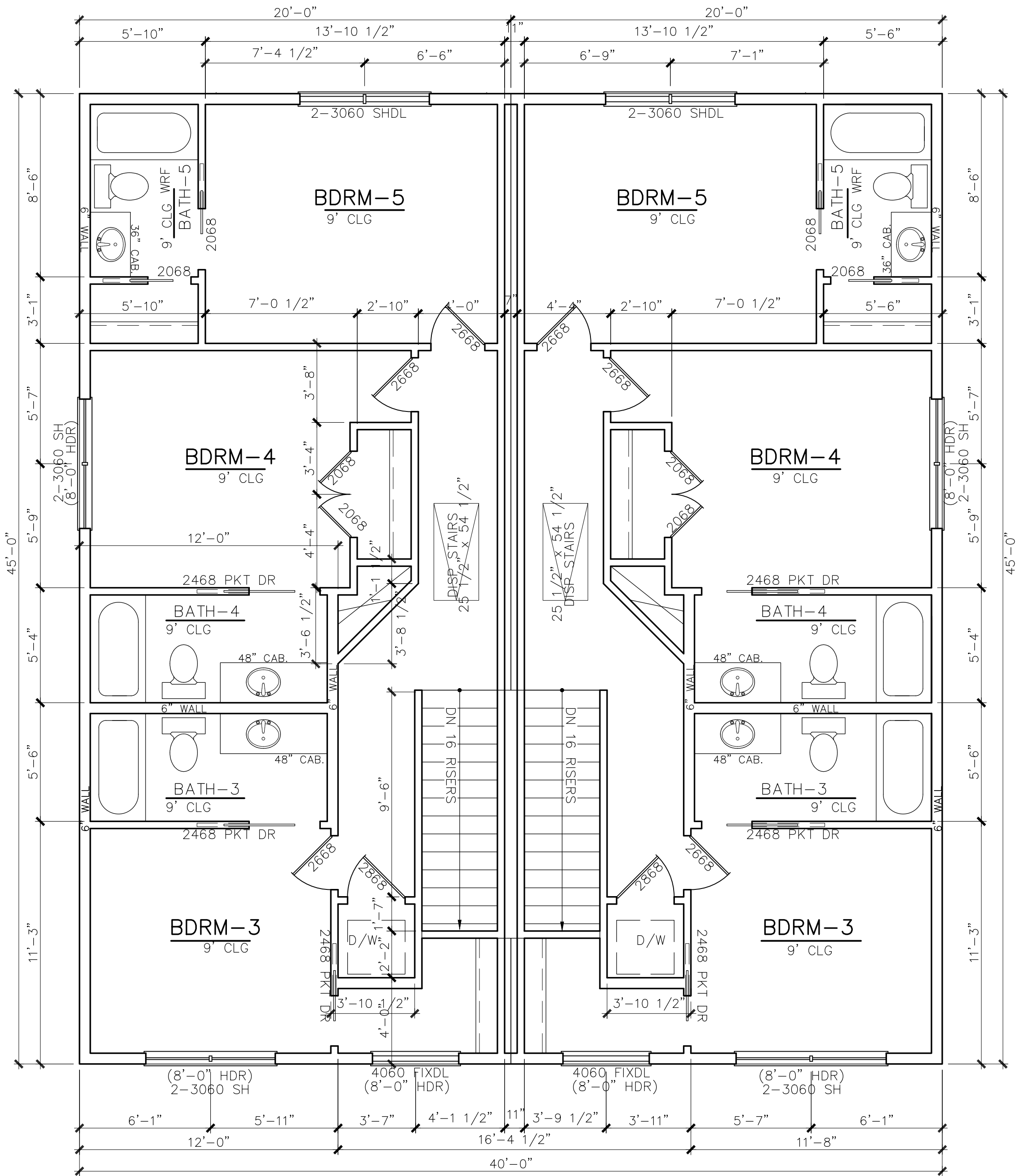
The Edward & Isaac Designs assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a qualified designer, architect, or structural engineer should be permitted to alter these plans, with written release of Edward & Isaac Designs LLC.

OWNER INFORMATION

ADDRESS:

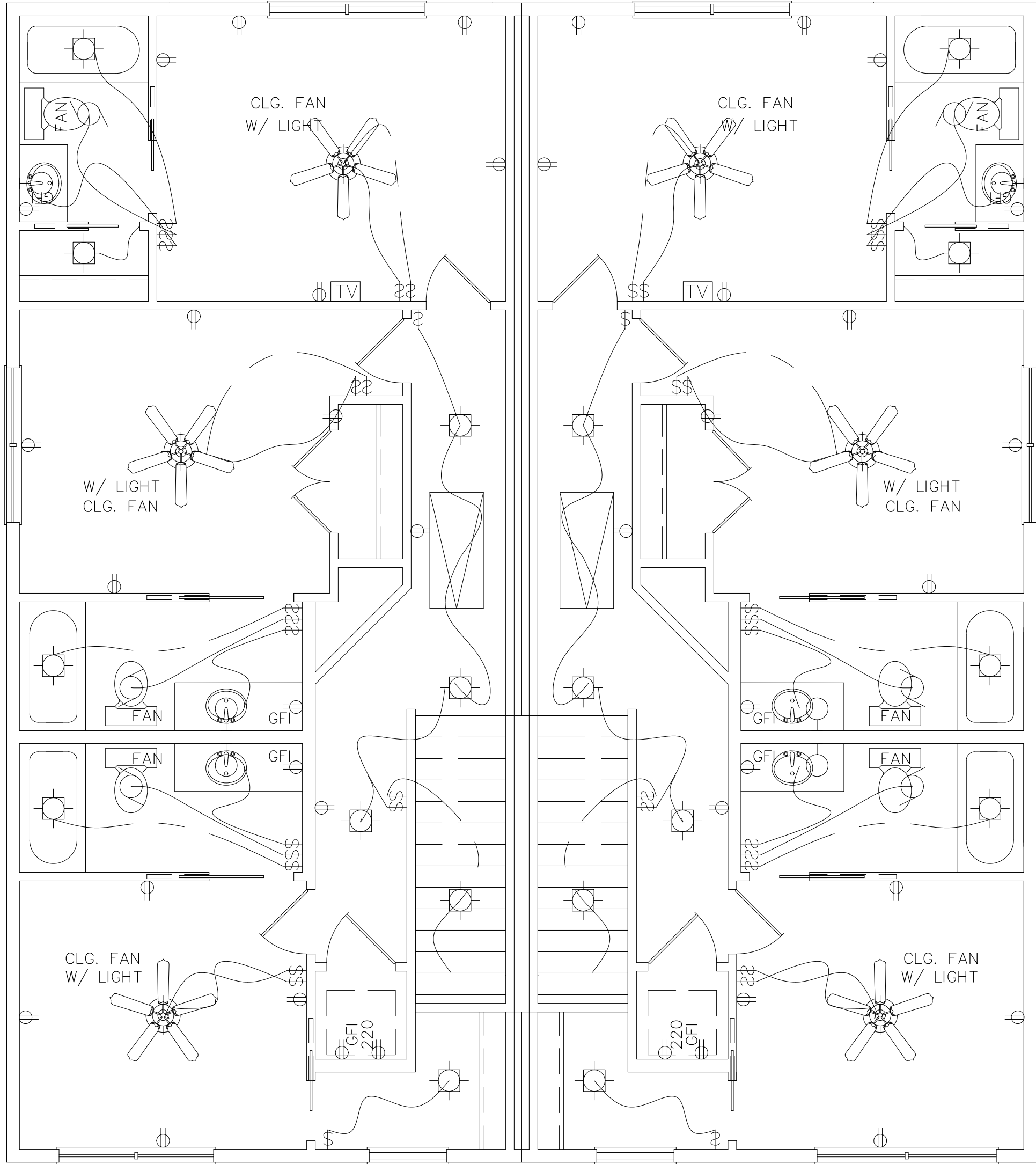
3225 S. UNIV. DR
FORT WORTH, TX 76110
LOT:6 BLOCK:4

ISSUE DATE	09.09.2024
DRAFTSPERSON	MEM
PROJECT NO.	000
PLAN NUMBER	3200
SHEET NUMBER	A-2



THIRD FLOOR PLAN

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



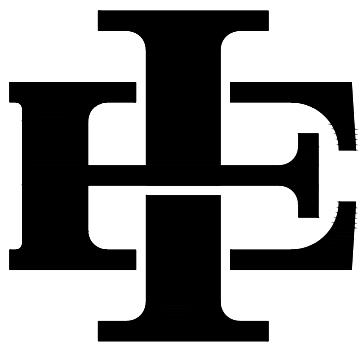
THIRD FLOOR ELECTRICAL PLAN

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
	EXHAUST FAN
	SWITCH
	CABLE OUTLET
	TELEPHONE OUTLET
	DOORBELL CHIMES
	SMOKE DETECTOR

NOTE:
SECURITY AND LANDSCAPE
LIGHTING LOCATIONS PER
OWNER.

- GENERAL ELECTRICAL NOTES:
- 1.) NOT USED.
 - 2.) ALL PLUGS AND SMOKE DETECTORS PER LOCAL CODES AND LOCATED ON PLAN. ALL SMOKE DETECTORS SHOULD BE IN AN AREA ACCESSIBLE BY 16' EXTENSION LADDER OR 6' STEP LADDER.
 - 3.) NOT USED.
 - 4.) EXTERIOR COLUMN AND PORCH LIGHTS TO BE AT 7'-0" A.F.F.
 - 5.) BLOCK AND WIRE FOR CEILING FANS/LIGHTS AT FAMILY ROOM, GAMEROOM, AND ALL BEDROOMS. (SINGLE GANG BOX ONLY IN SECONDARY BEDROOM.)
 - 6.) VANITY LIGHTS TO BE PLACE ABOVE ALL BATHROOM MIRRORS.
 - 7.) DOORBELL WIRING PER PLAN BY COMMUNITY -- BUTTON TO BE AT 42" A.F.F. WHERE APPLICABLE AND LOCATION DENOTED ON PLAN.
 - 8.) DOORBELL CHIMES PER PLAN (AT 6" DOWN FROM CEILING).
 - 9.) MICROWAVE/VENTHOOD PLUG TO BE LOCATED AT 86" A.F.F. (IF OVER COOKTOP).
 - 10.) VANITY LIGHT BOXES TO BE AT 86" A.F.F. (TO BOTTOM OF BOX).
 - 11.) BATH VANITY PLUGS TO BE AT 41-1/2" A.F.F.
 - 12.) INSTALL GFCI PLUGS AT ALL SINK VANITIES AND AT KITCHEN COUNTERTOPS.
 - 13.) MICROWAVE PLUG TO BE @ 86" A.F.F. (IF OVER CABINETS).
 - 14.) KITCHEN COUNTERTOP PLUGS AND SWITCHES TO BE HORIZONTAL AT 37 1/2" A.F.F. (TO BOTTOM OF BOX).
 - 15.) SUPPLY TWO (2) LIGHTS IN ATTIC AT DISAPPEARING STAIR AND AT HVAC WORK PLATFORM AND HW PLATFORM (PER LOCAL CODES) TO BE SWITCHED IN ATTIC, ACCESSIBLE FROM ATTIC LADDER.
 - 16.) NOT USED.
 - 17.) SECURITY KEYPADS TO BE LOCATED ABOVE SWITCHES, PER PLAN.
 - 18.) OPTIONAL INTERCOM SPEAKERS AT 52" A.F.F. TO BOTTOM OF RING.
 - 19.) PHONE AND PLUGS FOR PLANNING CENTER TO BE AT 34-1/2" A.F.F TO BOTTOM
 - 20.) 110V SERVICE OUTLET IN ATTIC NEAR DISAPPEARING STAIR.
 - 21.) NO WIRES TO BE RUN OVER ATTIC CAT WALKS.



EDWARD & ISAAC
DESIGNS LLC.

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

The Edward & Isaac Designs assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a qualified designer, architect, or structural engineer should be permitted to alter these plans, with written release of Edward & Isaac Designs LLC.

OWNER INFORMATION

ADDRESS:

3225 S. UNIV. DR
FORT WORTH, TX 76110
LOT:6 BLOCK:4

ISSUE DATE
09.09.2024

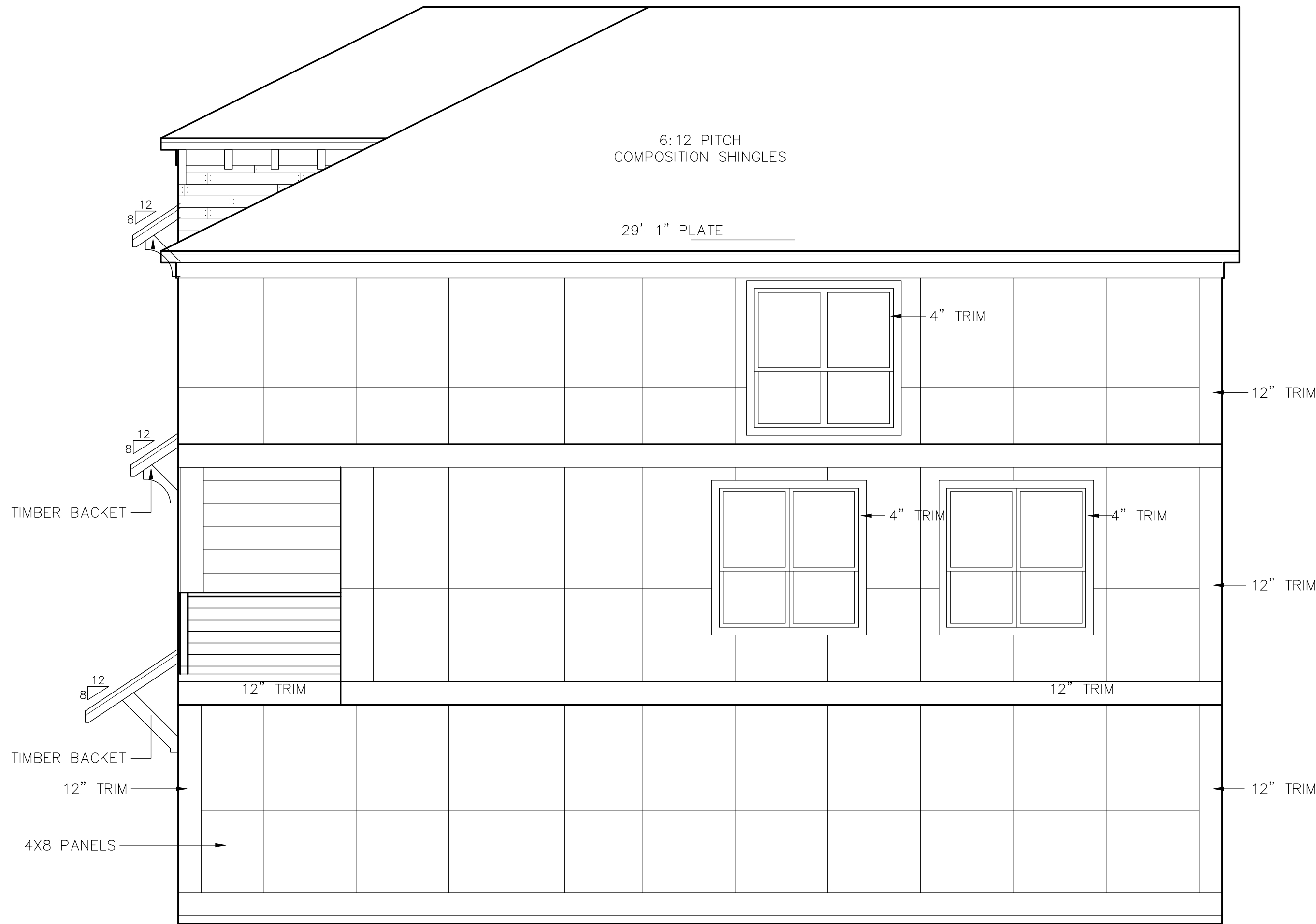
DRAFTSPERSON
MEM

PROJECT NO.
000

PLAN NUMBER
3200

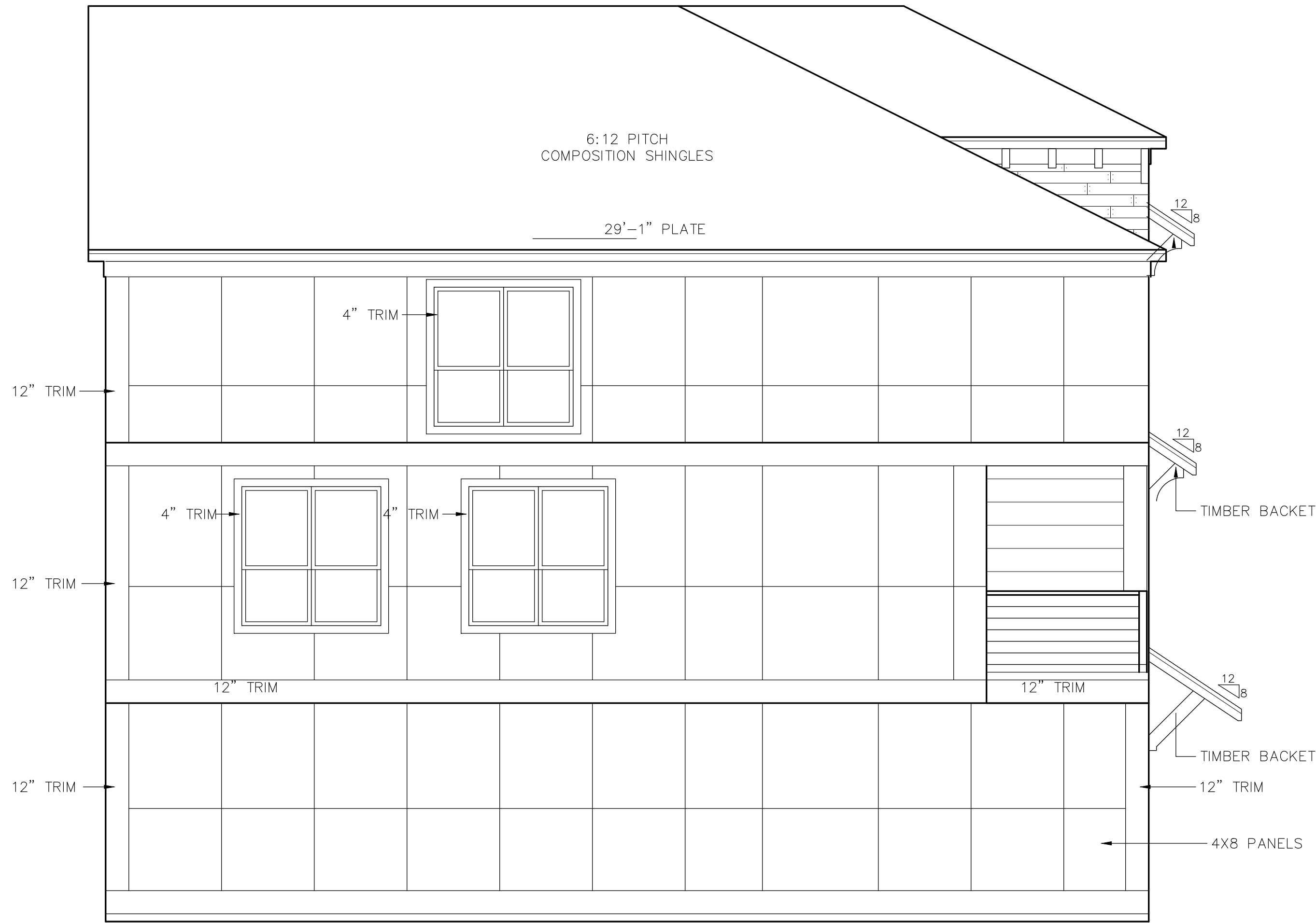
SHEET NUMBER

A-3



RIGHT ELEVATION

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



LEFT ELEVATION

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



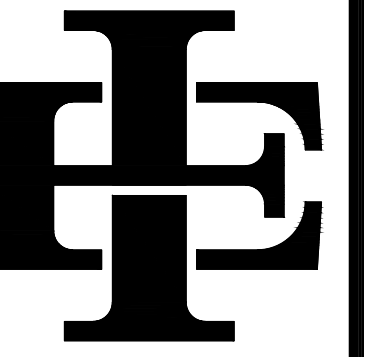
FRONT ELEVATION

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



REAR ELEVATION

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



EDWARD & ISAAC
DESIGNS LLC.

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

The Edward & Isaac Designs assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a qualified designer, architect, or structural engineer should be permitted to alter these plans, with written release of Edward & Isaac Designs LLC.

OWNER INFORMATION

3225 S. UNIV. DR
FORT WORTH, TX 76110
LOT:6 BLOCK:4

ADDRESS:

ISSUE DATE

09.16.2022

DRAFTSPERSON

MEM

PROJECT NO.

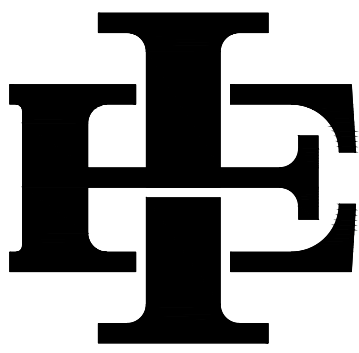
000

PLAN NUMBER

3200

SHEET NUMBER

A-4



EDWARD & ISAAC
DESIGNS LLC.

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

The Edward & Isaac Designs assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a qualified designer, architect, or structural engineer should be permitted to alter these plans, with written release of Edward & Designs LLC.

OWNER INFORMATION

ADDRESS:

33225 S. UNIV. DR
FORT WORTH, TX 76110
LOT:6 BLOCK:4

ISSUE DATE
09.09.2024

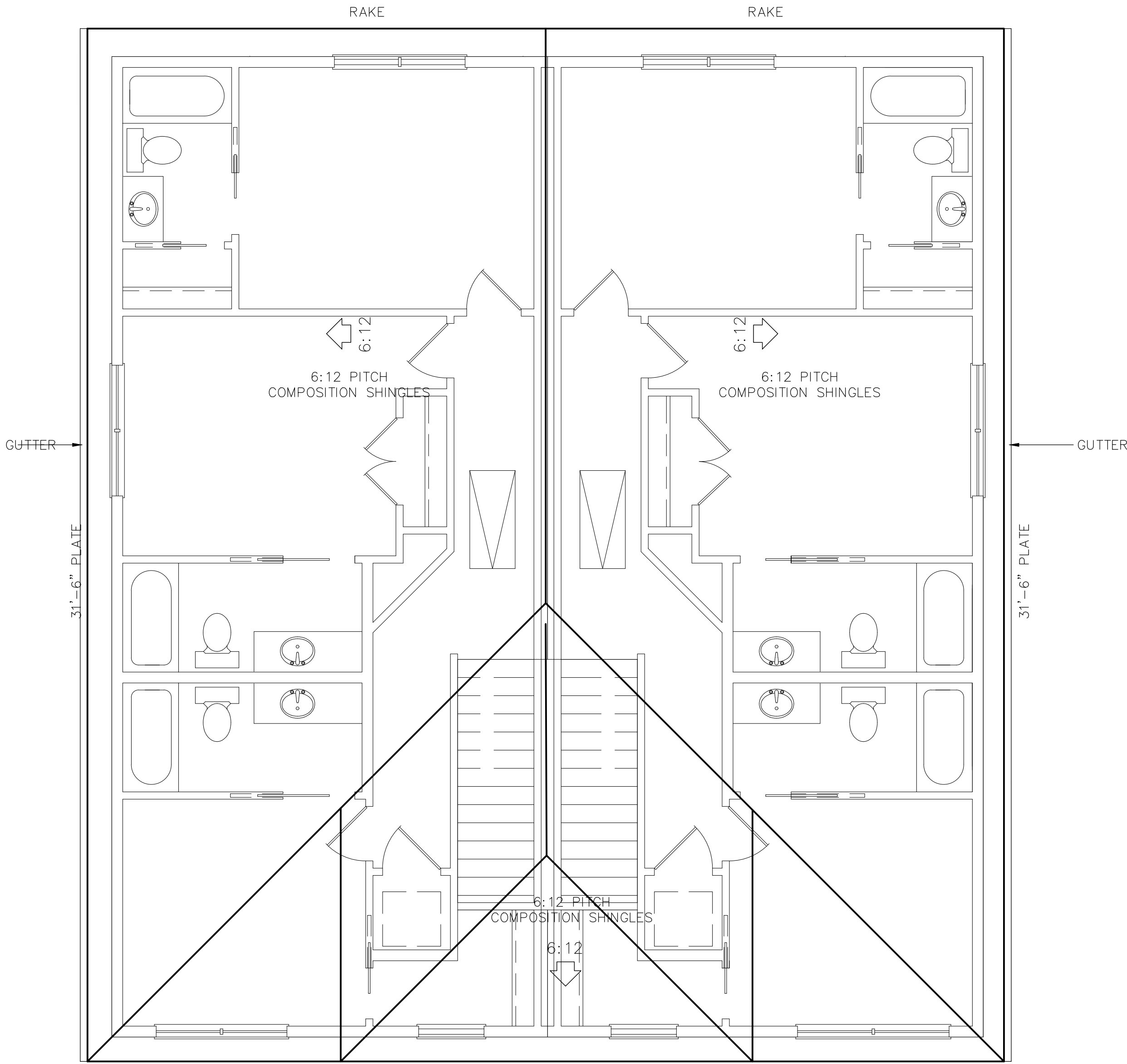
DRAFTSPERSON
MEM

PROJECT NO.
000

PLAN NUMBER
3200

SHEET NUMBER

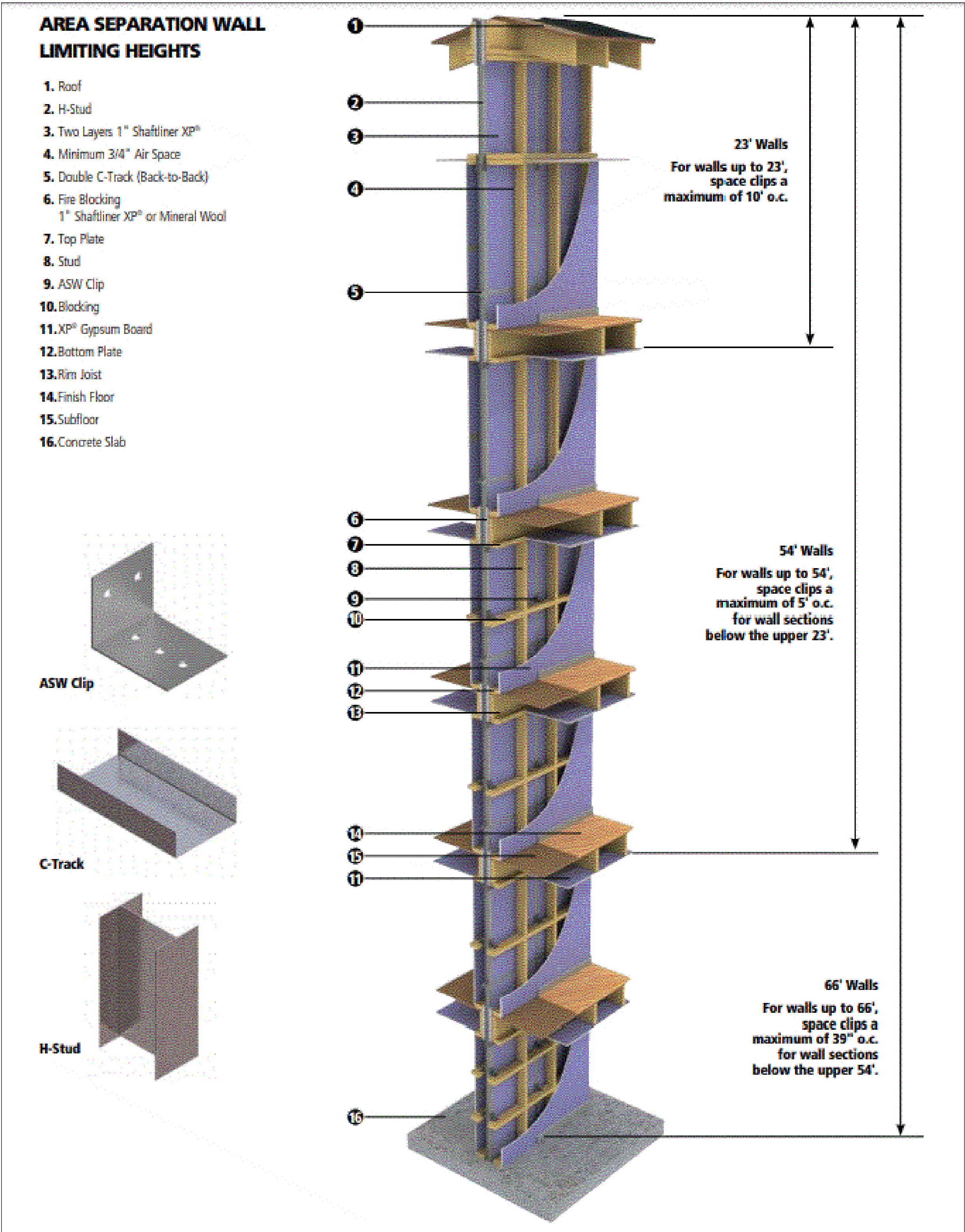
A-5

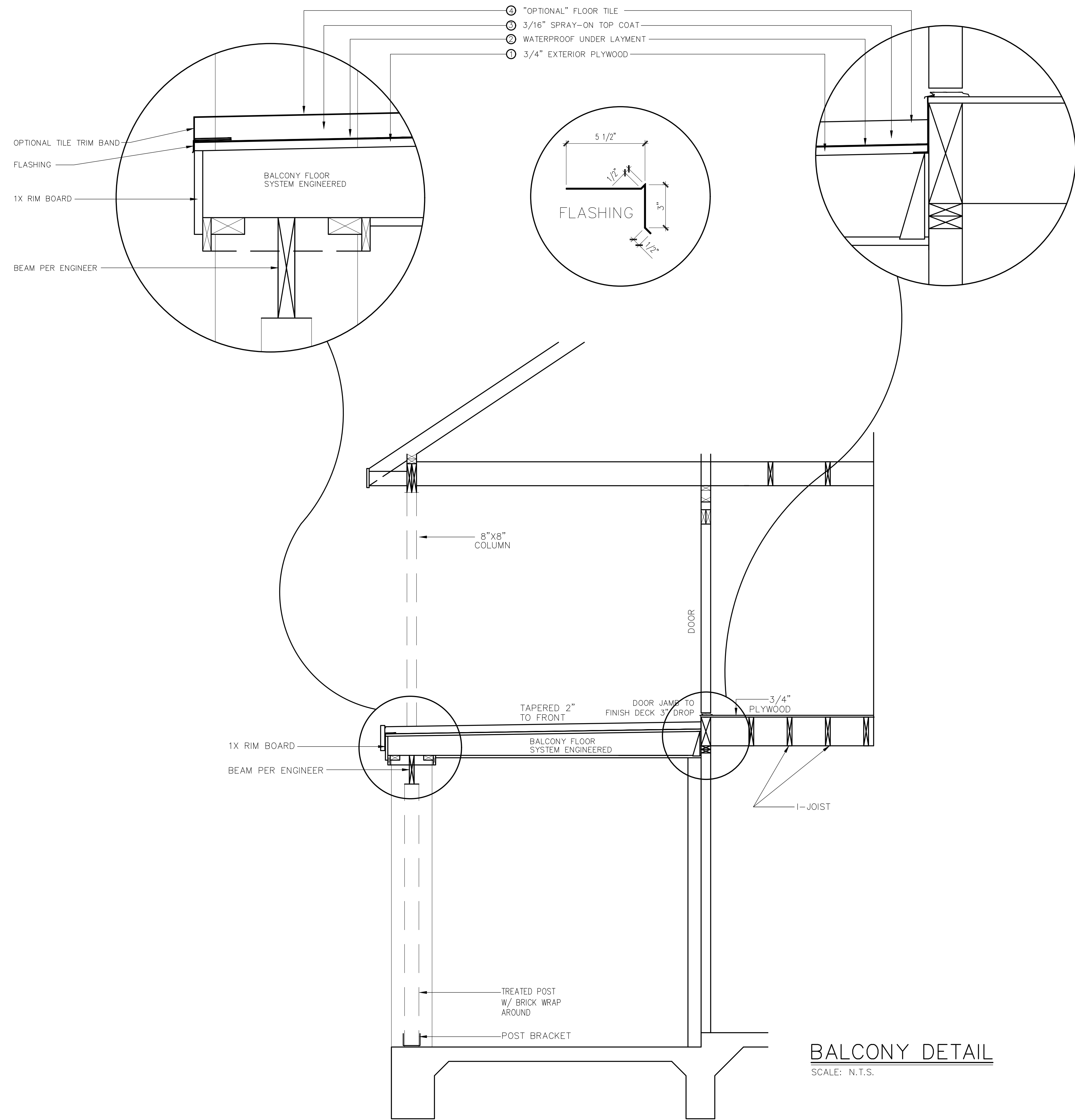


ROOF PLAN

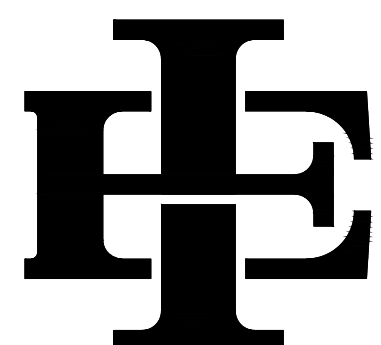
SCALE: 1/4" = 1'-0"

Design No. U347 and in the GA-600 Fire Resistance Manual as file numbers ASW 0800, ASW 0981 and ASW 0998





BALCONY DETAIL
SCALE: N.T.S.



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

The Edward & Isaac Designs assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a qualified designer, architect, or structural engineer should be permitted to alter these plans, with written release of Edward & Isaac LLC.

OWNER INFORMATION

ADDRESS:
3225 S. UNIV. DR
FORT WORTH, TX 76110
LOT:6 BLOCK:4

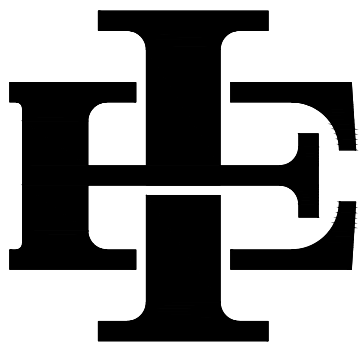
ISSUE DATE
09.09.2024

DRAFTSPERSON
MEM

PROJECT NO.
000

PLAN NUMBER
3200

SHEET NUMBER
A-7



EDWARD & ISAAC
DESIGNS LLC.

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

The Edward & Isaac Designs assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a qualified designer, architect, or structural engineer should be permitted to alter these plans, with written release of Edward & Isaac Designs LLC.

OWNER INFORMATION

ADDRESS:

3225 S. UNIV. DR
FORT WORTH, TX 76110
LOT:6 BLOCK:4

ISSUE DATE
09.09.2024

DRAFTSPERSON
MEM

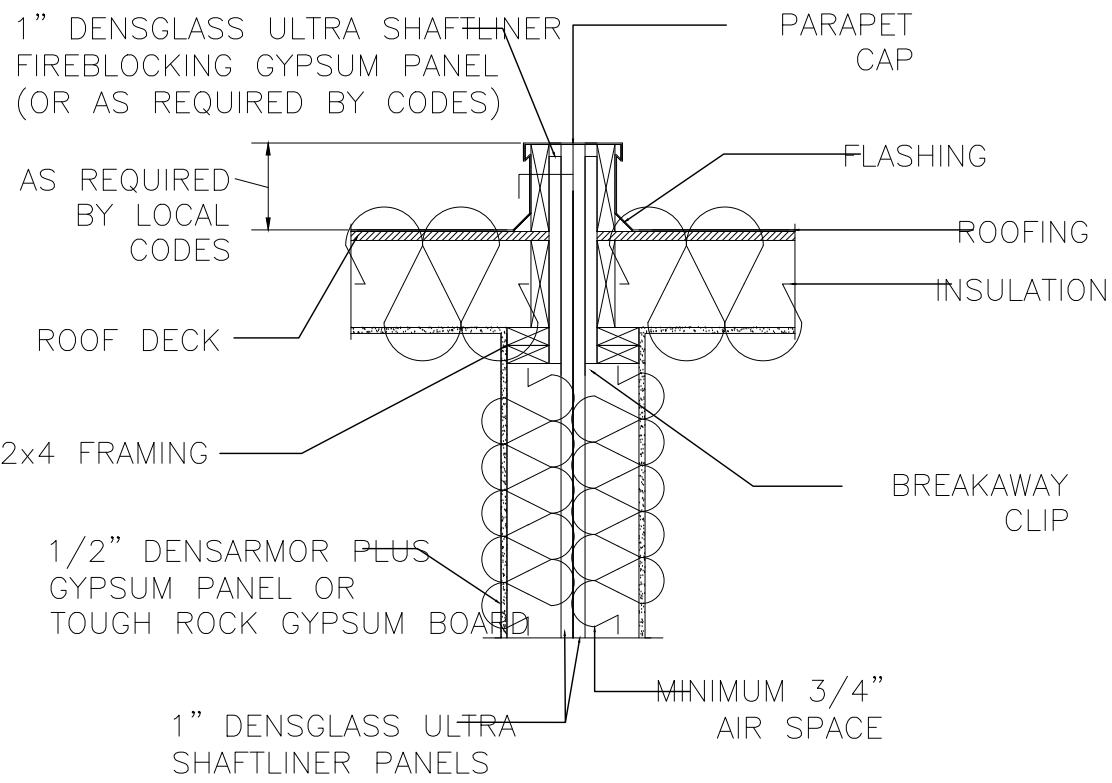
PROJECT NO.
000

PLAN NUMBER
3200

SHEET NUMBER

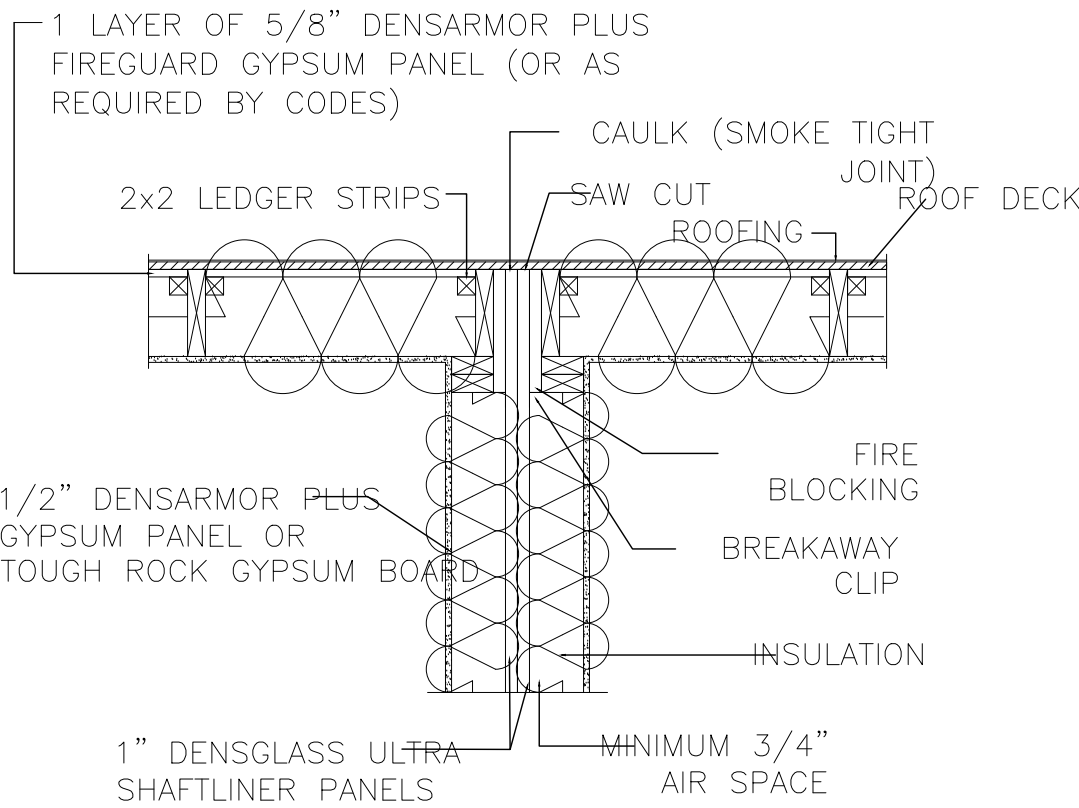
A-8

TYPICAL ROOF PARAPET DETAIL



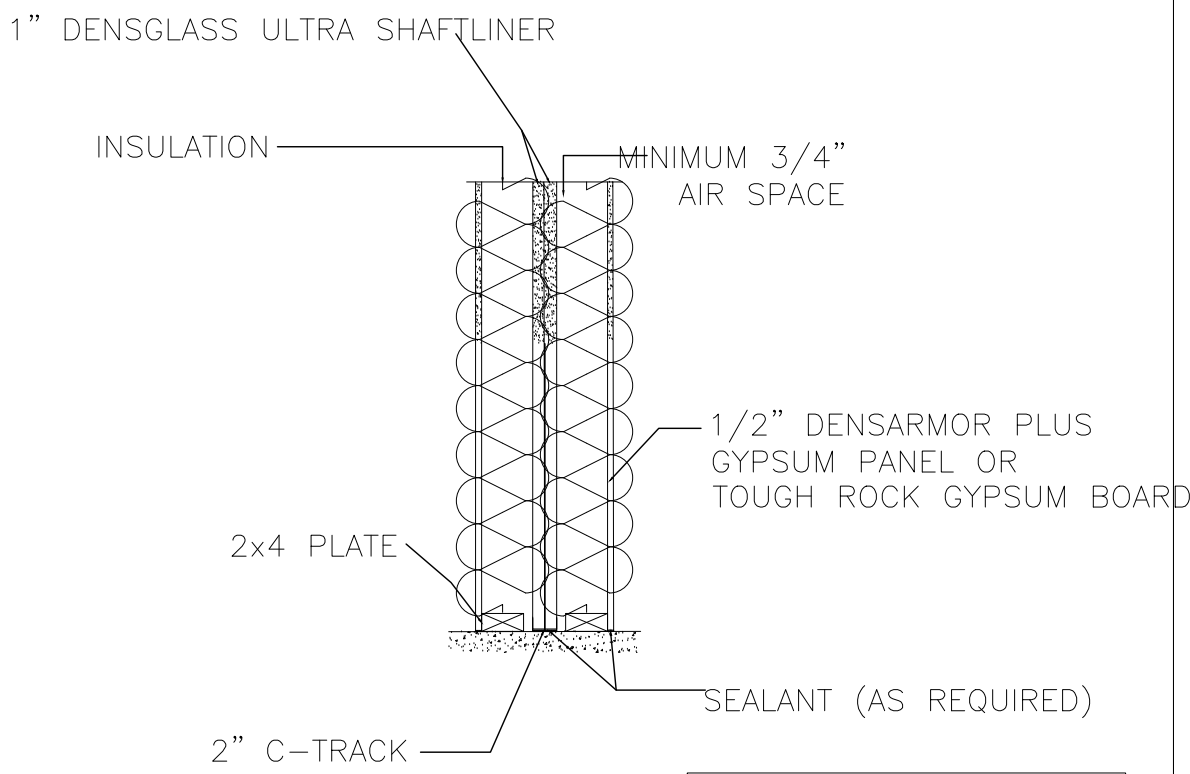
GEORGIA-PACIFIC GYPSUM, LLC IS PROVIDING THIS DETAIL AS A SERVICE TO OUR CUSTOMERS. PLEASE OBTAIN APPROVAL FROM THE PROJECT'S ARCHITECT, ENGINEER OR OTHER DESIGN AUTHORITY AND REVIEW WITH LOCAL BUILDING CODE OFFICIALS BEFORE YOU IMPLEMENT THIS DETAIL.

TYPICAL ROOF JUNCTION DETAIL



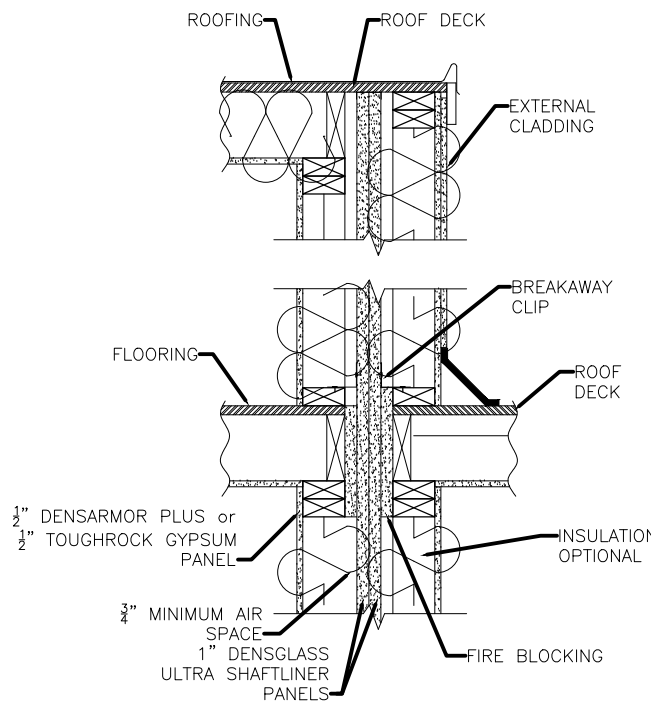
GEORGIA-PACIFIC GYPSUM, LLC IS PROVIDING THIS DETAIL AS A SERVICE TO OUR CUSTOMERS. PLEASE OBTAIN APPROVAL FROM THE PROJECT'S ARCHITECT, ENGINEER OR OTHER DESIGN AUTHORITY AND REVIEW WITH LOCAL BUILDING CODE OFFICIALS BEFORE YOU IMPLEMENT THIS DETAIL.

TYPICAL FOUNDATION DETAIL



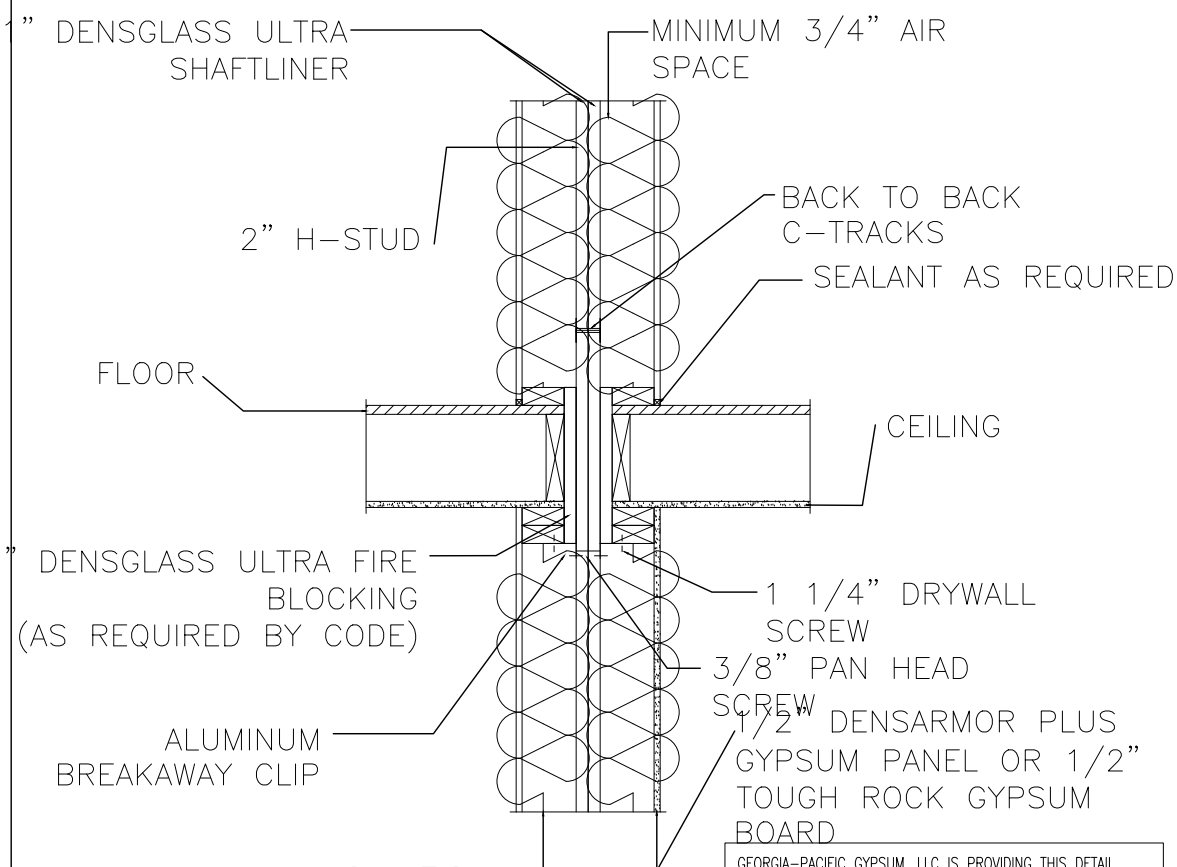
GEORGIA-PACIFIC GYPSUM, LLC IS PROVIDING THIS DETAIL AS A SERVICE TO OUR CUSTOMERS. PLEASE OBTAIN APPROVAL FROM THE PROJECT'S ARCHITECT, ENGINEER OR OTHER DESIGN AUTHORITY AND REVIEW WITH LOCAL BUILDING CODE OFFICIALS BEFORE YOU IMPLEMENT THIS DETAIL.

TYPICAL OFFSET ROOF/WALL DETAIL



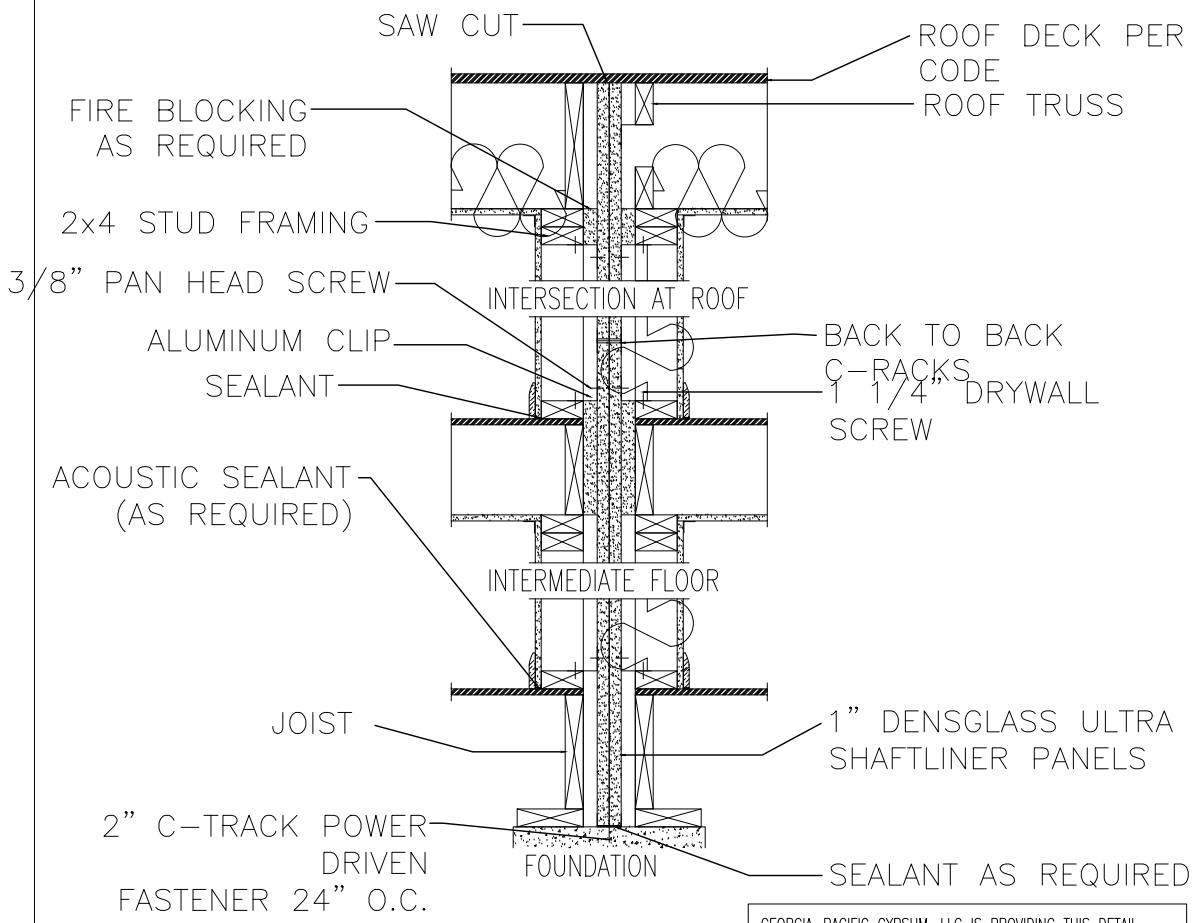
GEORGIA-PACIFIC GYPSUM, LLC IS PROVIDING THIS DETAIL AS A SERVICE TO OUR CUSTOMERS. PLEASE OBTAIN APPROVAL FROM THE PROJECT'S ARCHITECT, ENGINEER OR OTHER DESIGN AUTHORITY AND REVIEW WITH LOCAL BUILDING CODE OFFICIALS BEFORE YOU IMPLEMENT THIS DETAIL.

INTERMEDIATE FLOOR DETAIL



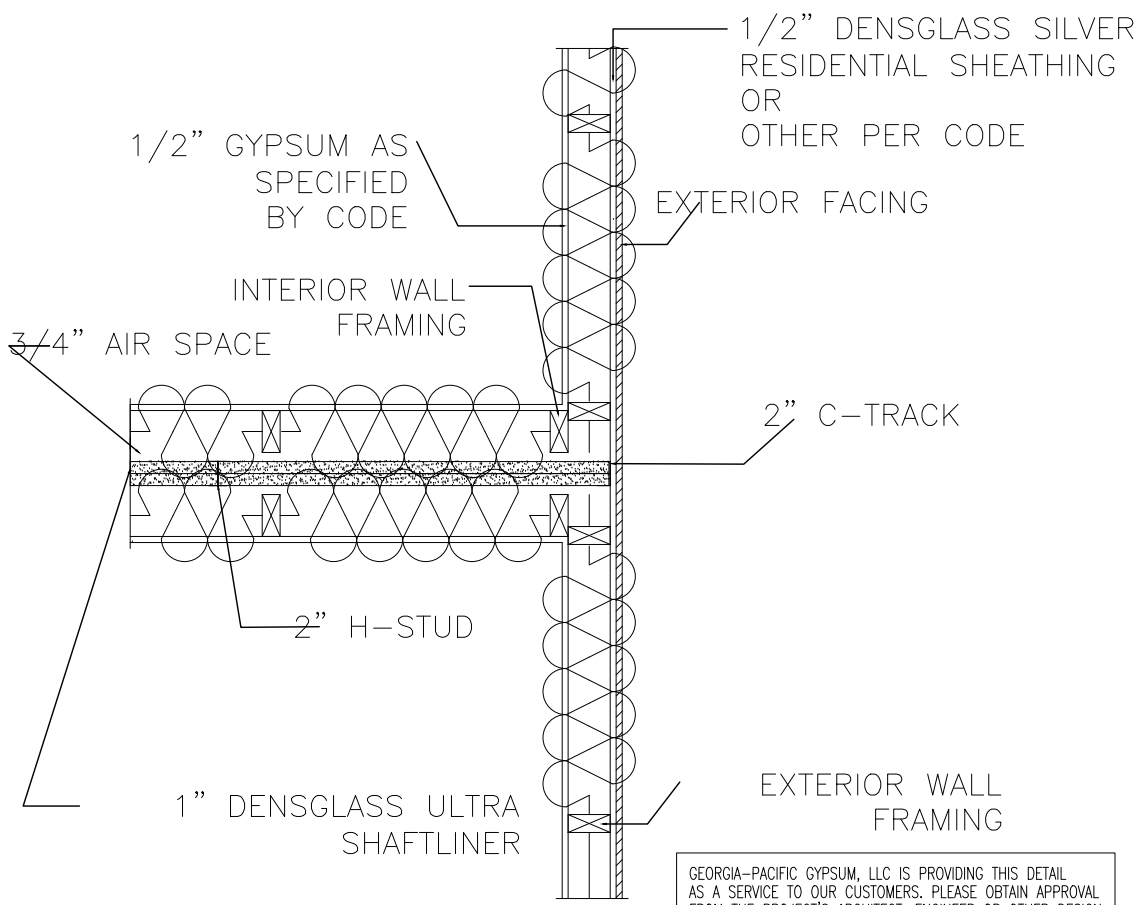
GEORGIA-PACIFIC GYPSUM, LLC IS PROVIDING THIS DETAIL AS A SERVICE TO OUR CUSTOMERS. PLEASE OBTAIN APPROVAL FROM THE PROJECT'S ARCHITECT, ENGINEER OR OTHER DESIGN AUTHORITY AND REVIEW WITH LOCAL BUILDING CODE OFFICIALS BEFORE YOU IMPLEMENT THIS DETAIL.

FULL WALL DETAIL



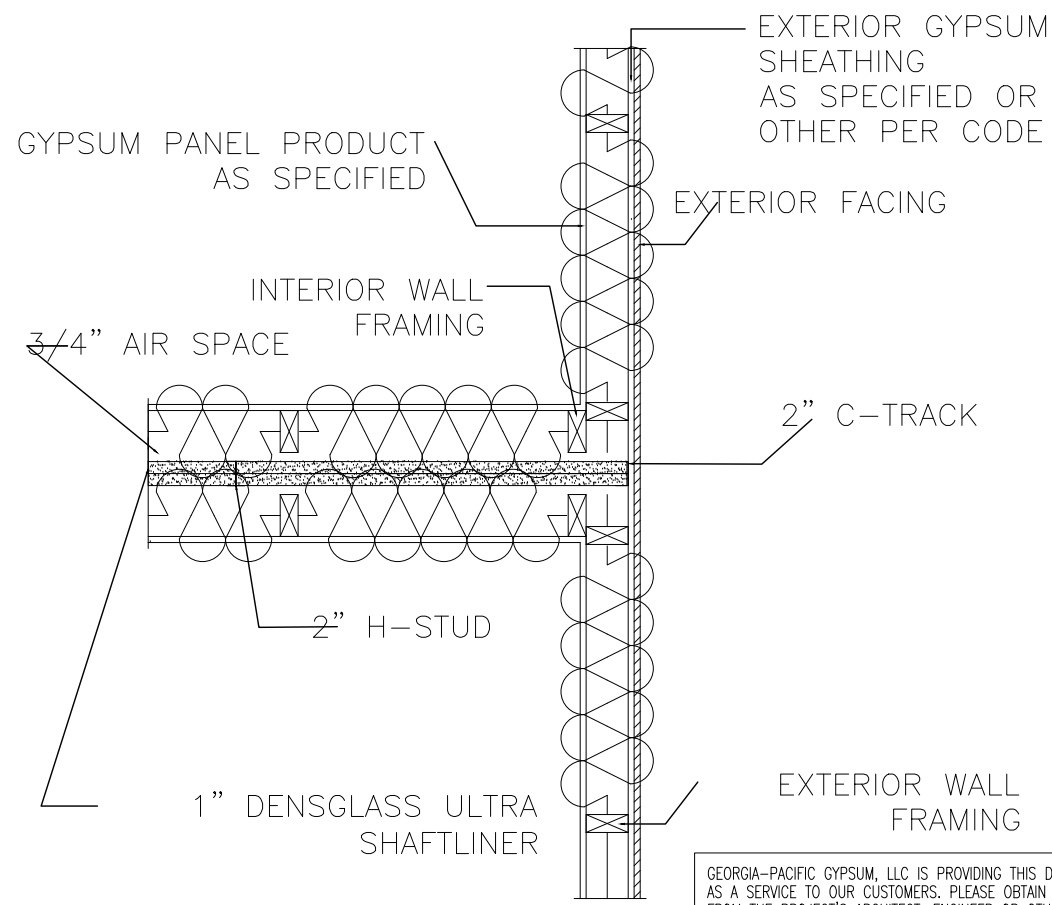
GEORGIA-PACIFIC GYPSUM, LLC IS PROVIDING THIS DETAIL AS A SERVICE TO OUR CUSTOMERS. PLEASE OBTAIN APPROVAL FROM THE PROJECT'S ARCHITECT, ENGINEER OR OTHER DESIGN AUTHORITY AND REVIEW WITH LOCAL BUILDING CODE OFFICIALS BEFORE YOU IMPLEMENT THIS DETAIL.

EXTERIOR WALL DETAIL



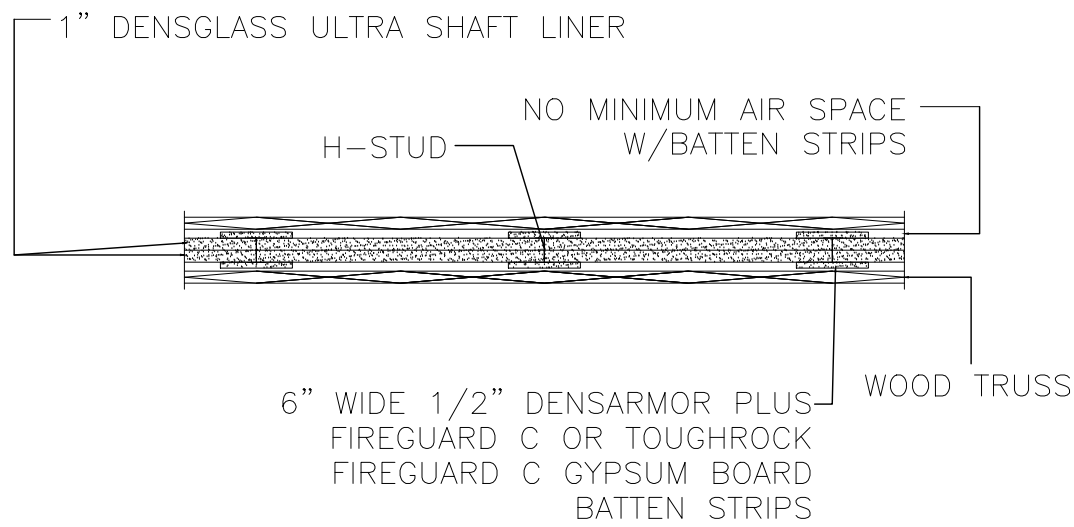
GEORGIA-PACIFIC GYPSUM, LLC IS PROVIDING THIS DETAIL AS A SERVICE TO OUR CUSTOMERS. PLEASE OBTAIN APPROVAL FROM THE PROJECT'S ARCHITECT, ENGINEER OR OTHER DESIGN AUTHORITY AND REVIEW WITH LOCAL BUILDING CODE OFFICIALS BEFORE YOU IMPLEMENT THIS DETAIL.

EXTERIOR WALL DETAIL



GEORGIA-PACIFIC GYPSUM, LLC IS PROVIDING THIS DETAIL AS A SERVICE TO OUR CUSTOMERS. PLEASE OBTAIN APPROVAL FROM THE PROJECT'S ARCHITECT, ENGINEER OR OTHER DESIGN AUTHORITY AND REVIEW WITH LOCAL BUILDING CODE OFFICIALS BEFORE YOU IMPLEMENT THIS DETAIL.

*ATTIC DETAIL-ADJACENT TO TRUSSES



*ONLY APPLIES IF SOLID WALL IS ACCESSIBLE. IF NOT ACCESSIBLE, THE 1/2" TYPE C STRIPS ARE NOT REQUIRED.

GEORGIA-PACIFIC GYPSUM, LLC IS PROVIDING THIS DETAIL AS A SERVICE TO OUR CUSTOMERS. PLEASE OBTAIN APPROVAL FROM THE PROJECT'S ARCHITECT, ENGINEER OR OTHER DESIGN AUTHORITY AND REVIEW WITH LOCAL BUILDING CODE OFFICIALS BEFORE YOU IMPLEMENT THIS DETAIL.