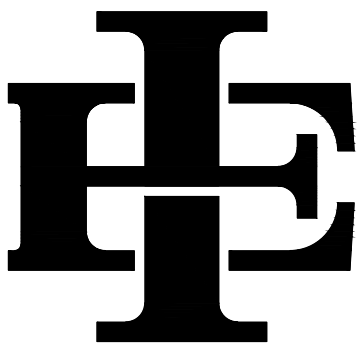




EDWARD & ISAAC
DESIGNS LLC.

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

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OWNER INFORMATION

2329 BENBROOK BLVD.
FORT WORTH, TX 76110
LOT: 18 BLOCK: 16

ADDRESS:

ISSUE DATE
12.02.2022

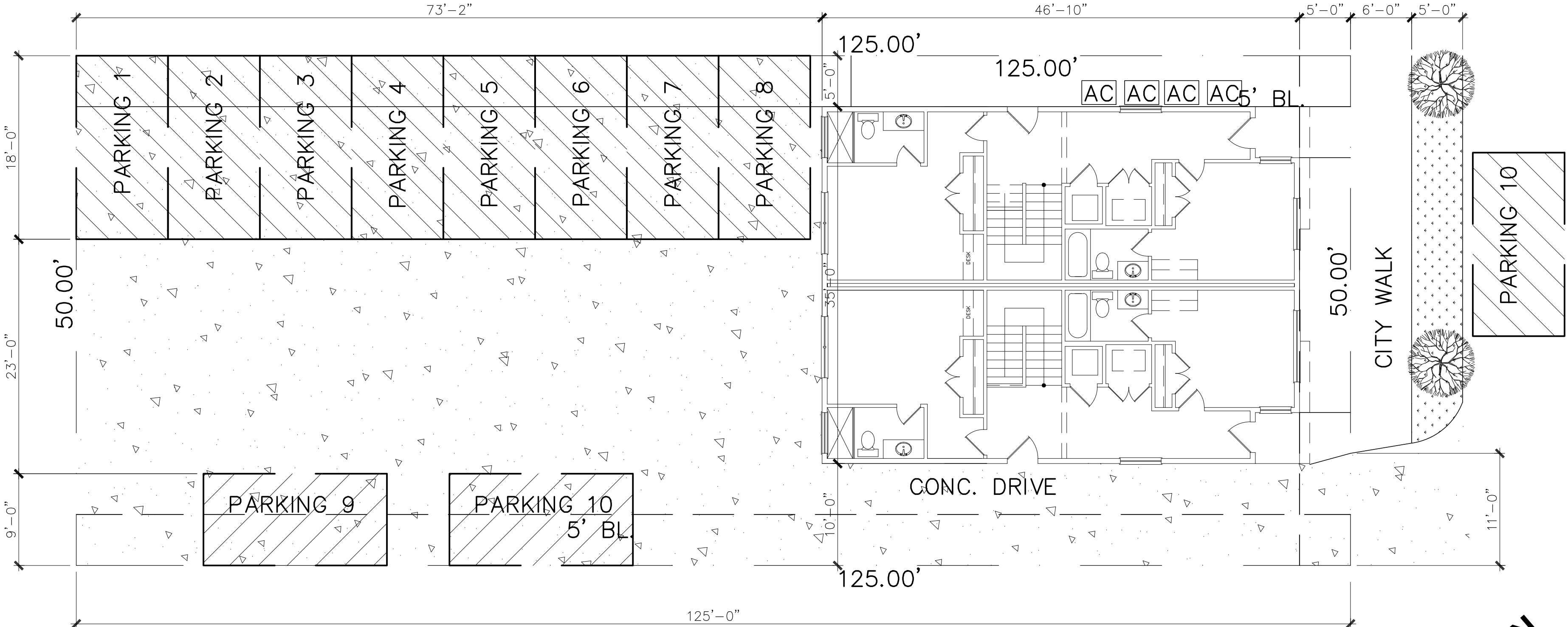
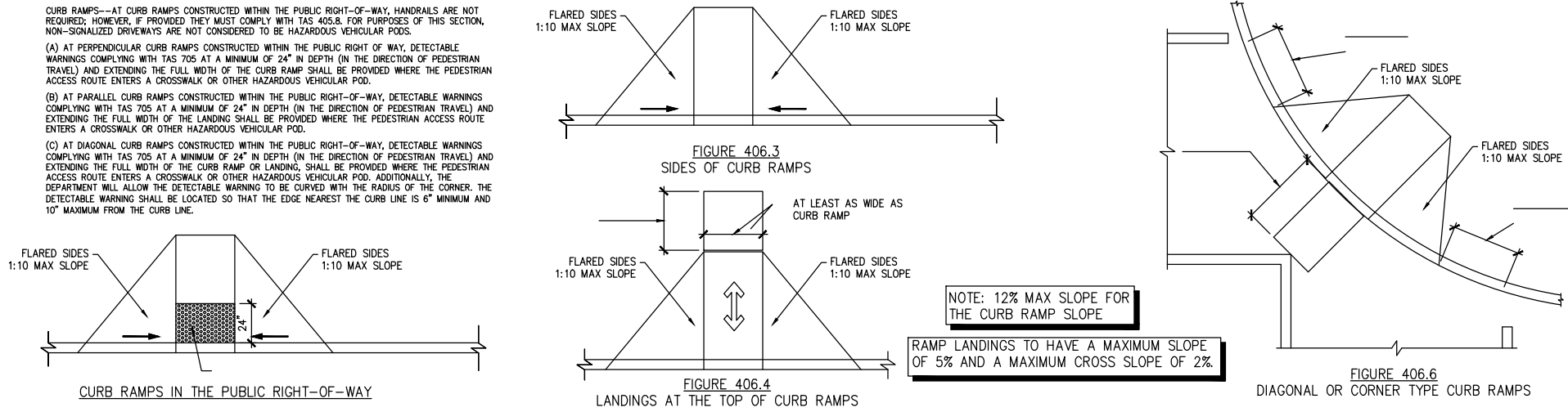
DRAFTSPERSON
MEM

PROJECT NO.
000

PLAN NUMBER
2339

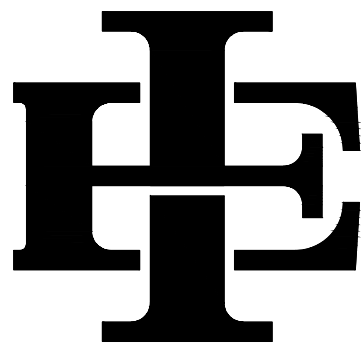
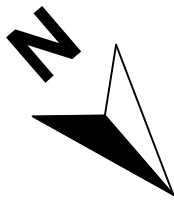
SHEET NUMBER

S-1



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

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



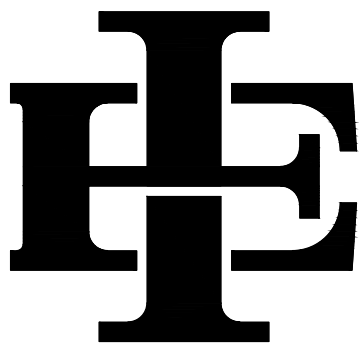
EDWARD & ISAAC
DESIGNS LLC.
5017 NASH LANE
FORT WORTH, 76244
OFFICE: (214)-395-4688

ADDRESS: 2329 BENBROOK BLVD
SUBDIV.
LOT: 18 BLOCK: 16
CITY: FORT WORTH
COUNTY: TARRANT STATE: TEXAS
UNIT 1

BUYER:

DATE: 12.02.2022
LOT SQFT: 6250

FLATWORK (SQ. FT)
CITY WALK: 228
APPROACH: 207
DRIVE: 4008
LEAD WALK: 87



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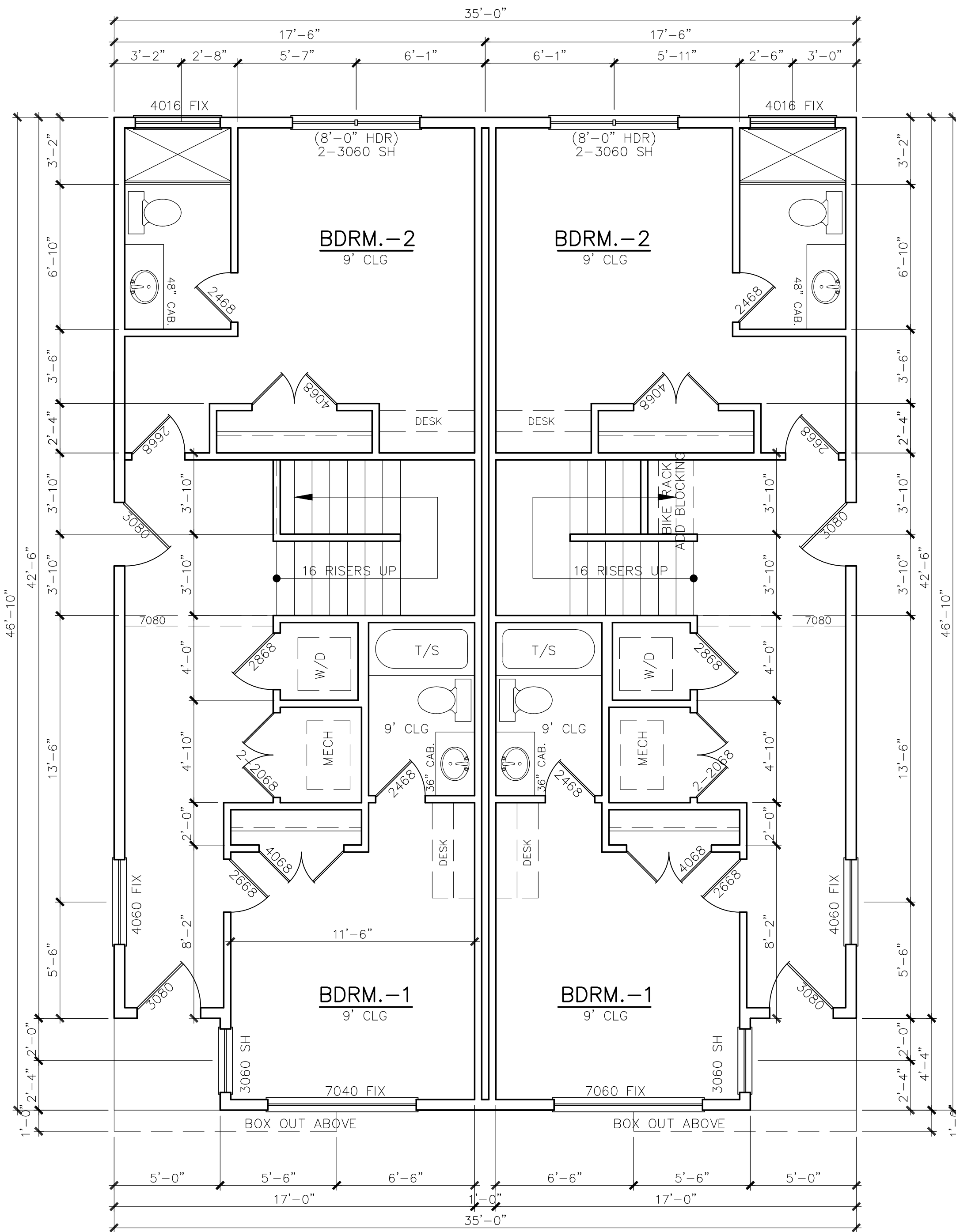
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MEM

PROJECT NO.
000

PLAN NUMBER
2339

SHEET NUMBER

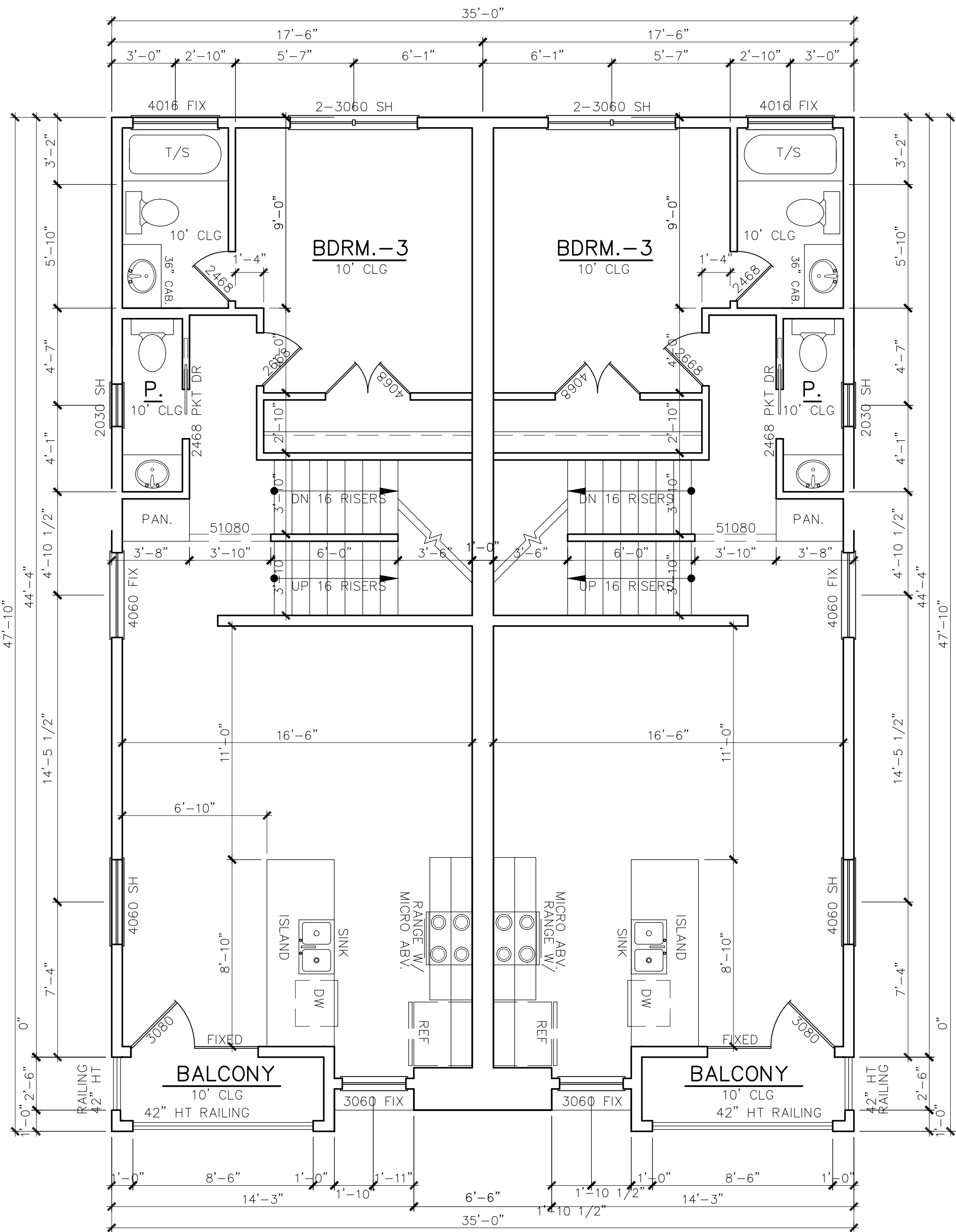
A-1



FIRST FLOOR PLAN

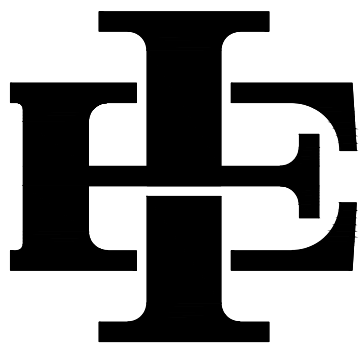
SCALE: 1/4" = 1'-0"

SQ. FOOTAGES — UNIT 1		
First Floor	798	SQ. FT.
Second Floor	693	SQ. FT.
Third Floor	743	SQ. FT.
Total Living Area	2234	SQ. FT.
Total Slab	820	SQ. FT.
Porch & Patio	22	SQ. FT.
2nd Floor Balcony	62	SQ. FT.
Rooftop Decked	392	SQ. FT.
Rooftop Non-Access	277	SQ. FT.
Covered Rooftop Stair	210	SQ. FT.
Total Under Roof	2466	SQ. FT.



SECOND FLOOR PLAN

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



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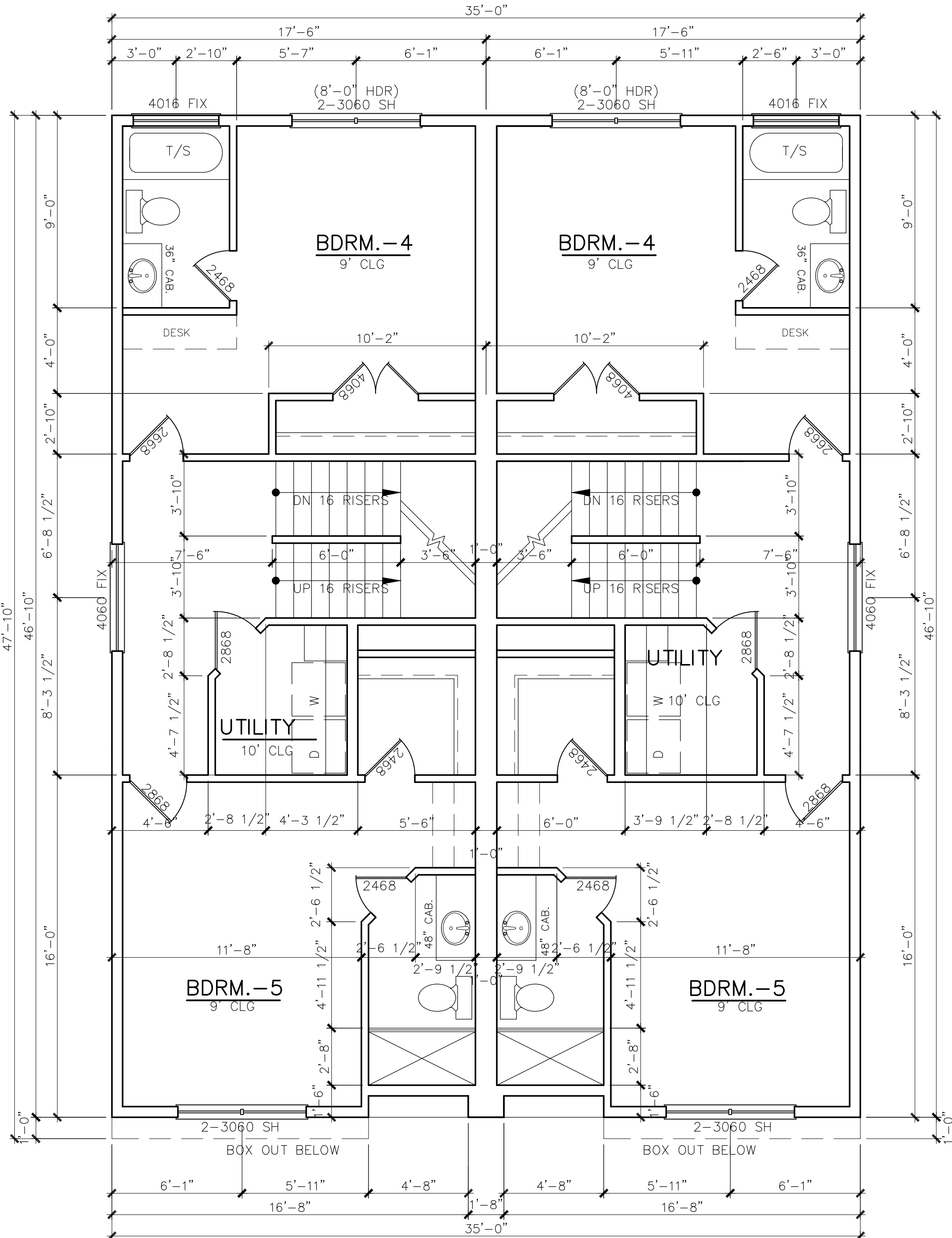
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PROJECT NO.
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PLAN NUMBER
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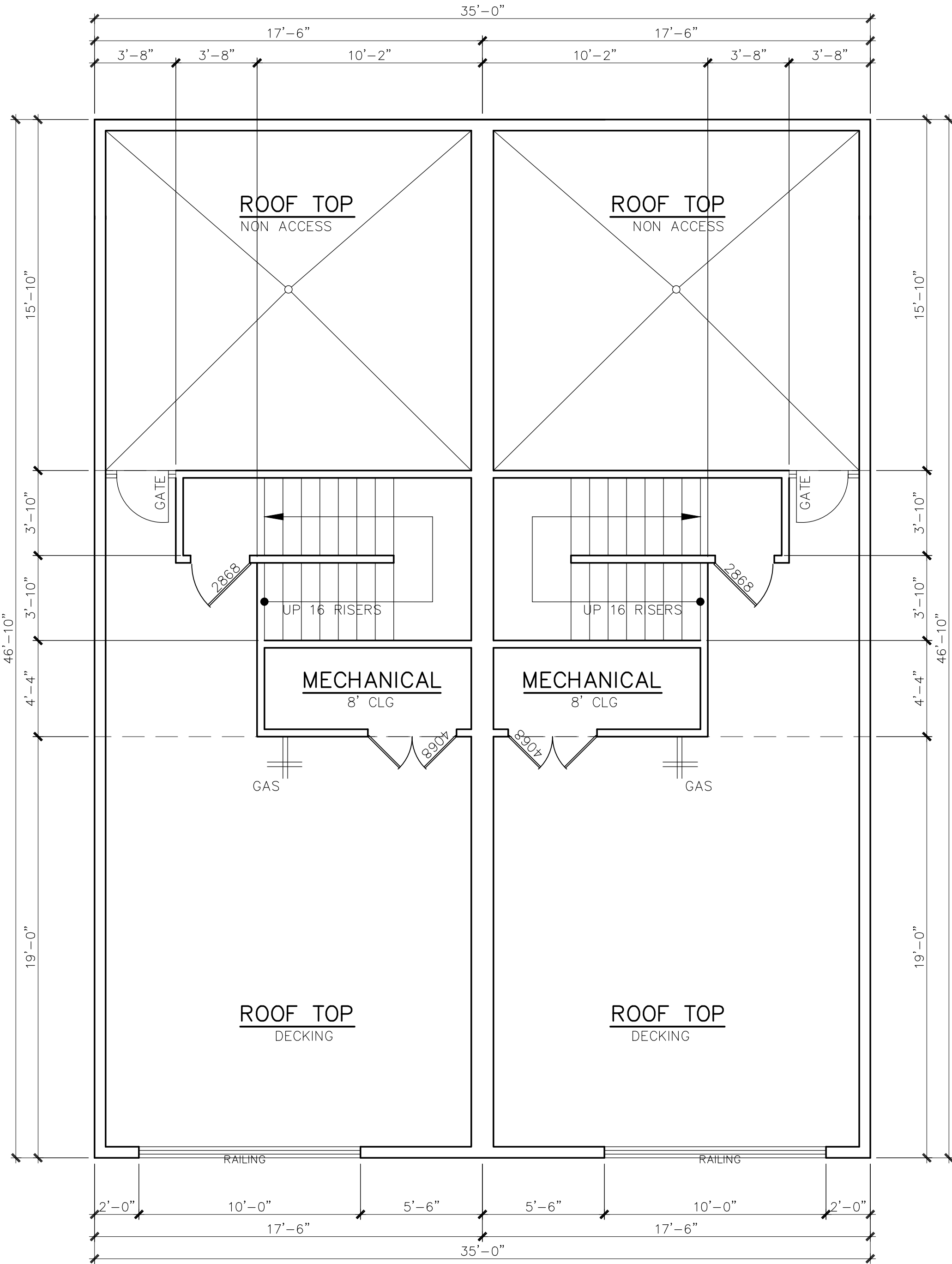
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A-2



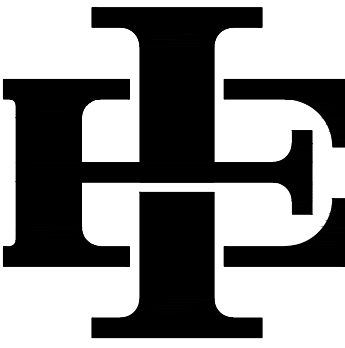
THIRD FLOOR PLAN

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



ROOF TOP

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



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DRAFTSPERSON

MEM

PROJECT NO.

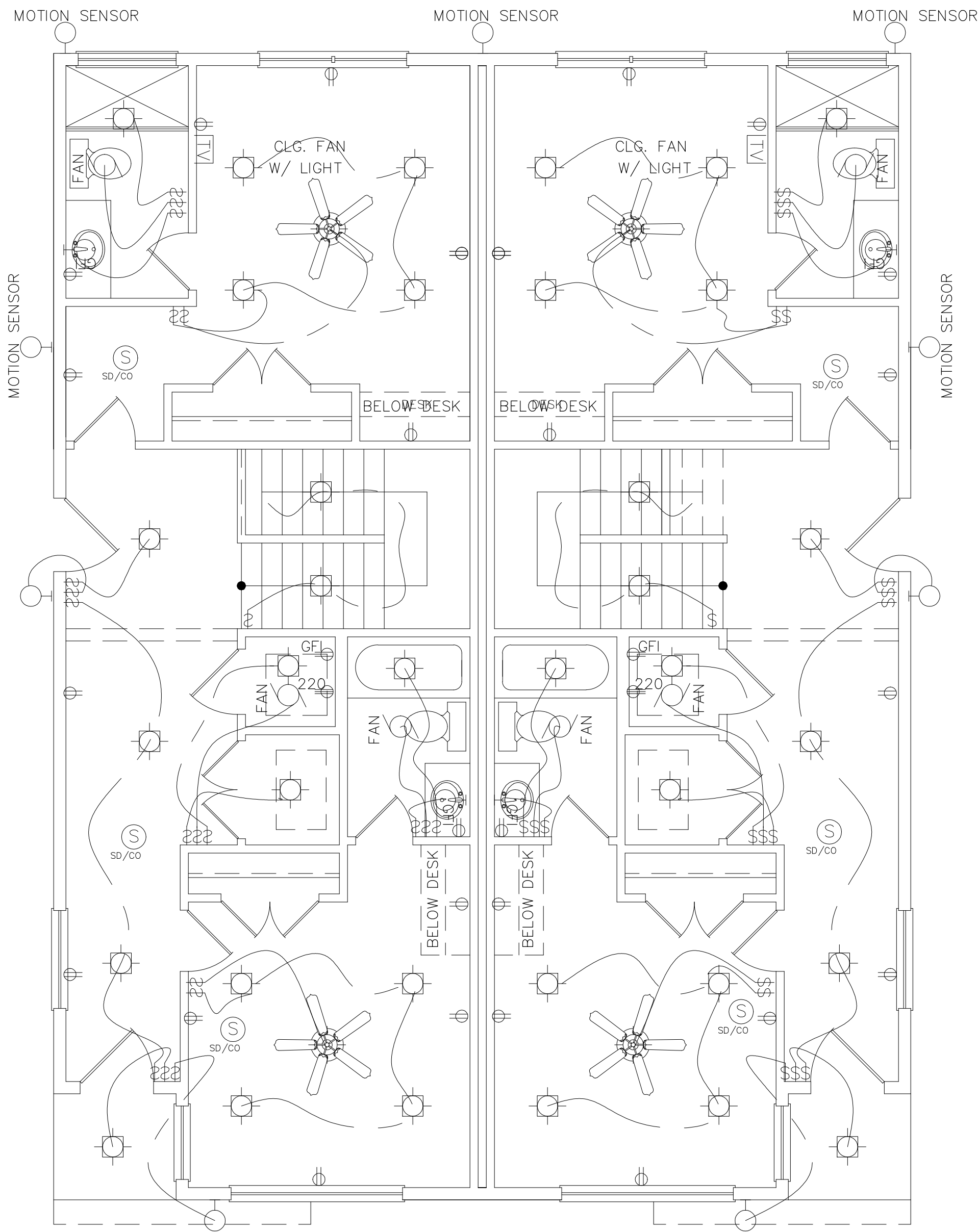
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PLAN NUMBER

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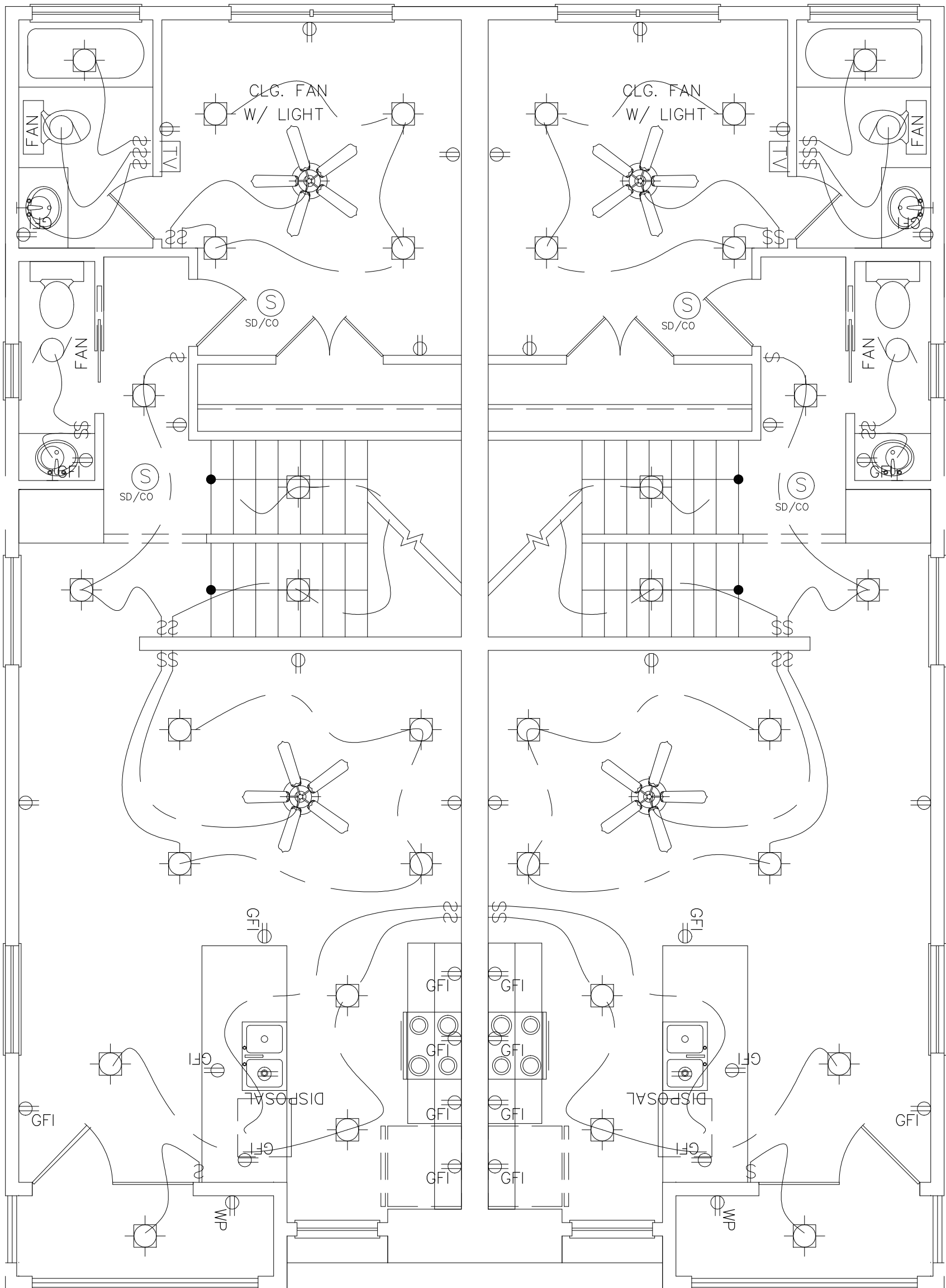
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A-3



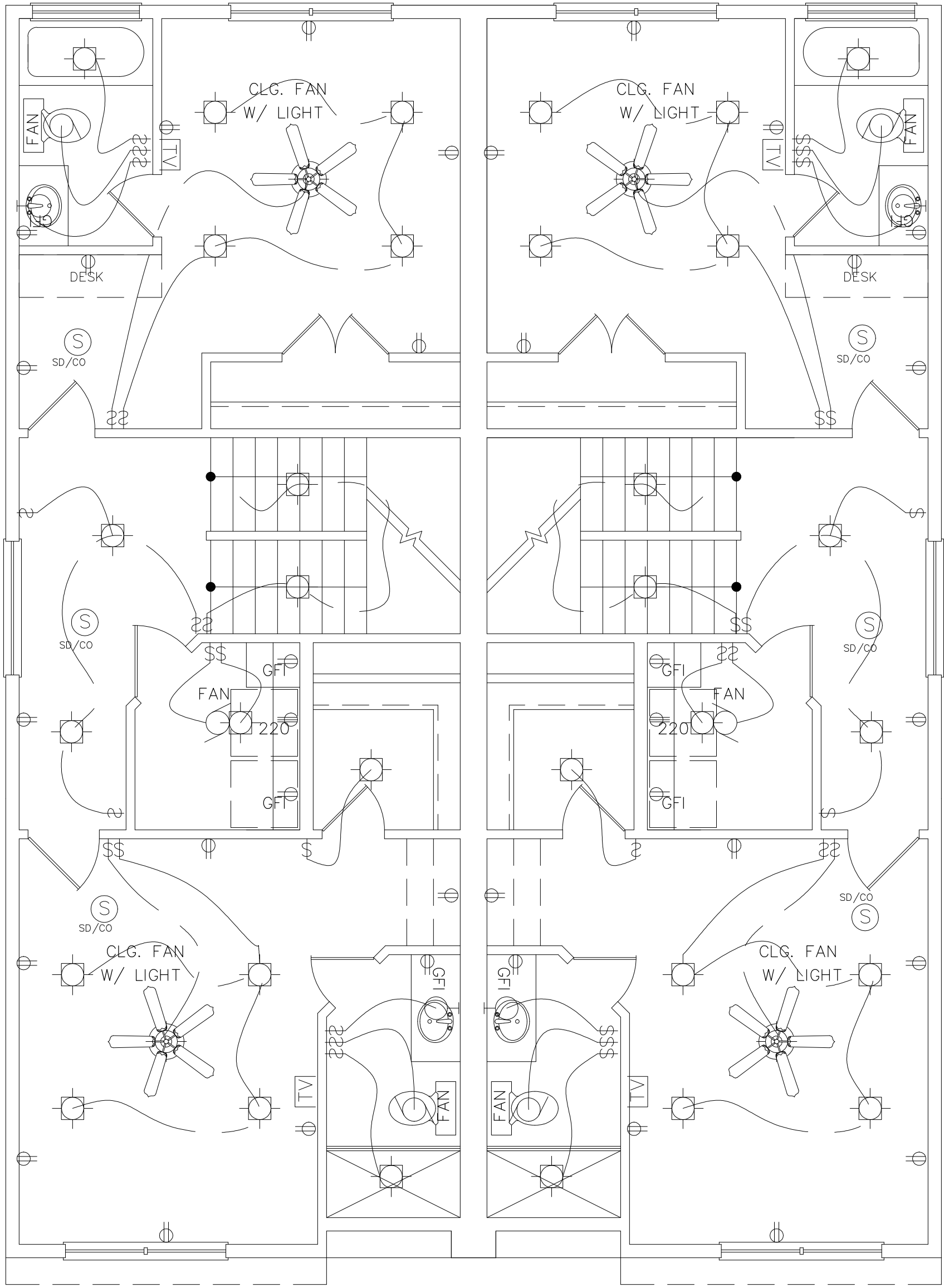
FIRST FLOOR ELECTRICAL PLAN

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

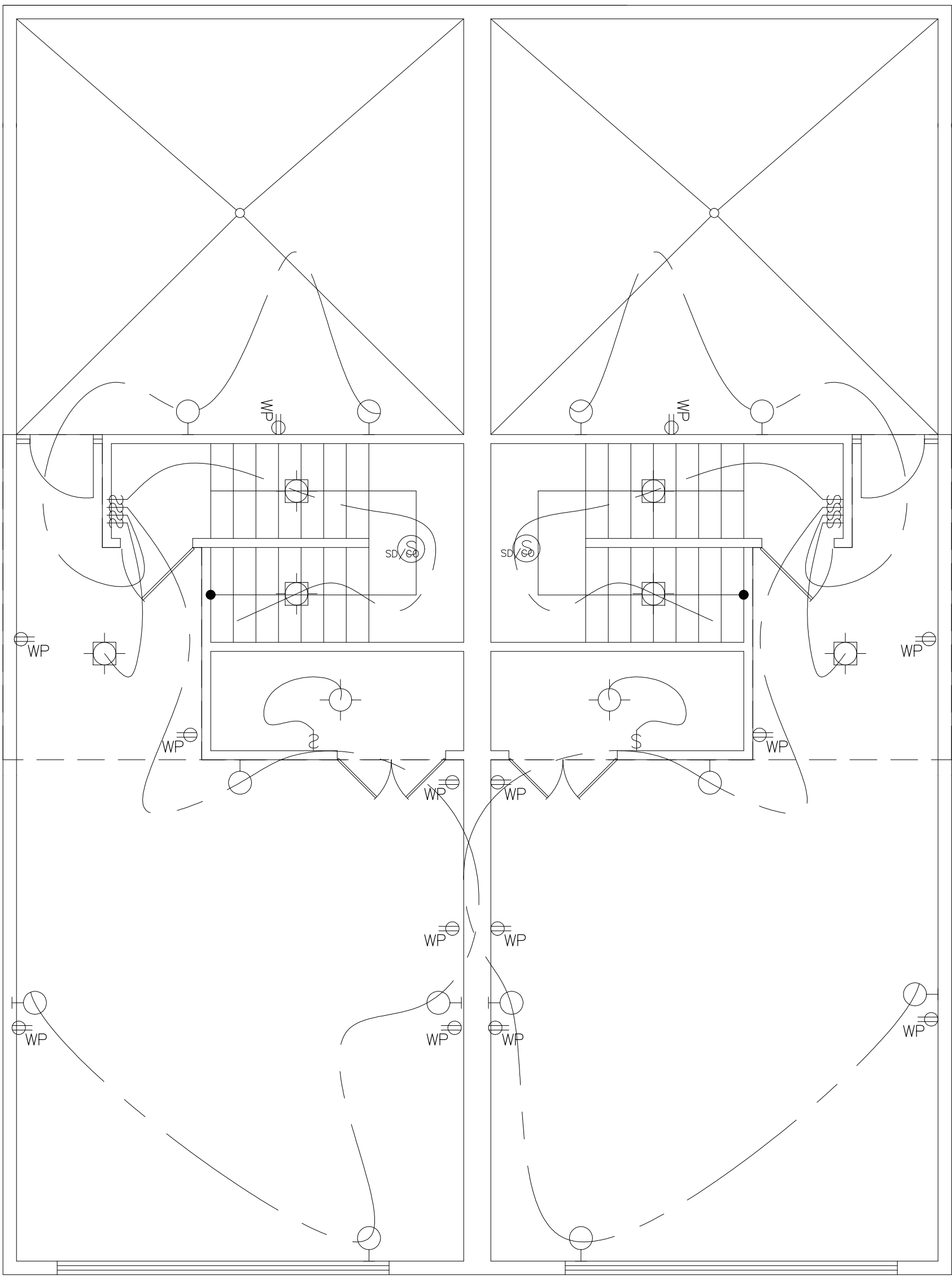


SECOND FLOOR ELECTRICAL PLAN

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



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

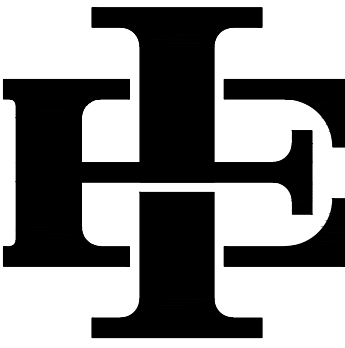


ROOF TOP ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

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.



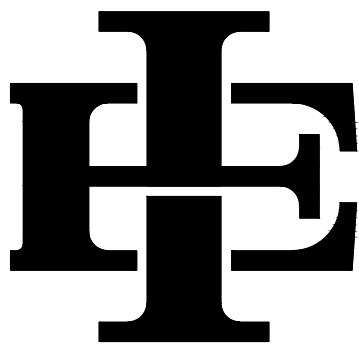
EDWARD & ISAAC
DESIGNS LLC.
5017 NASH LANE
FORT WORTH, 76244
OFFICE: (214)-395-4688

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ADDRESS:
**2329 BENBROOK BLVD. ·
FORT WORTH, TX 76110
LOT: 18 BLOCK: 16:**

ISSUE DATE 12.02.2022
DRAFTSPERSON MEM
PROJECT NO. 000
PLAN NUMBER 2339
SHEET NUMBER A-4



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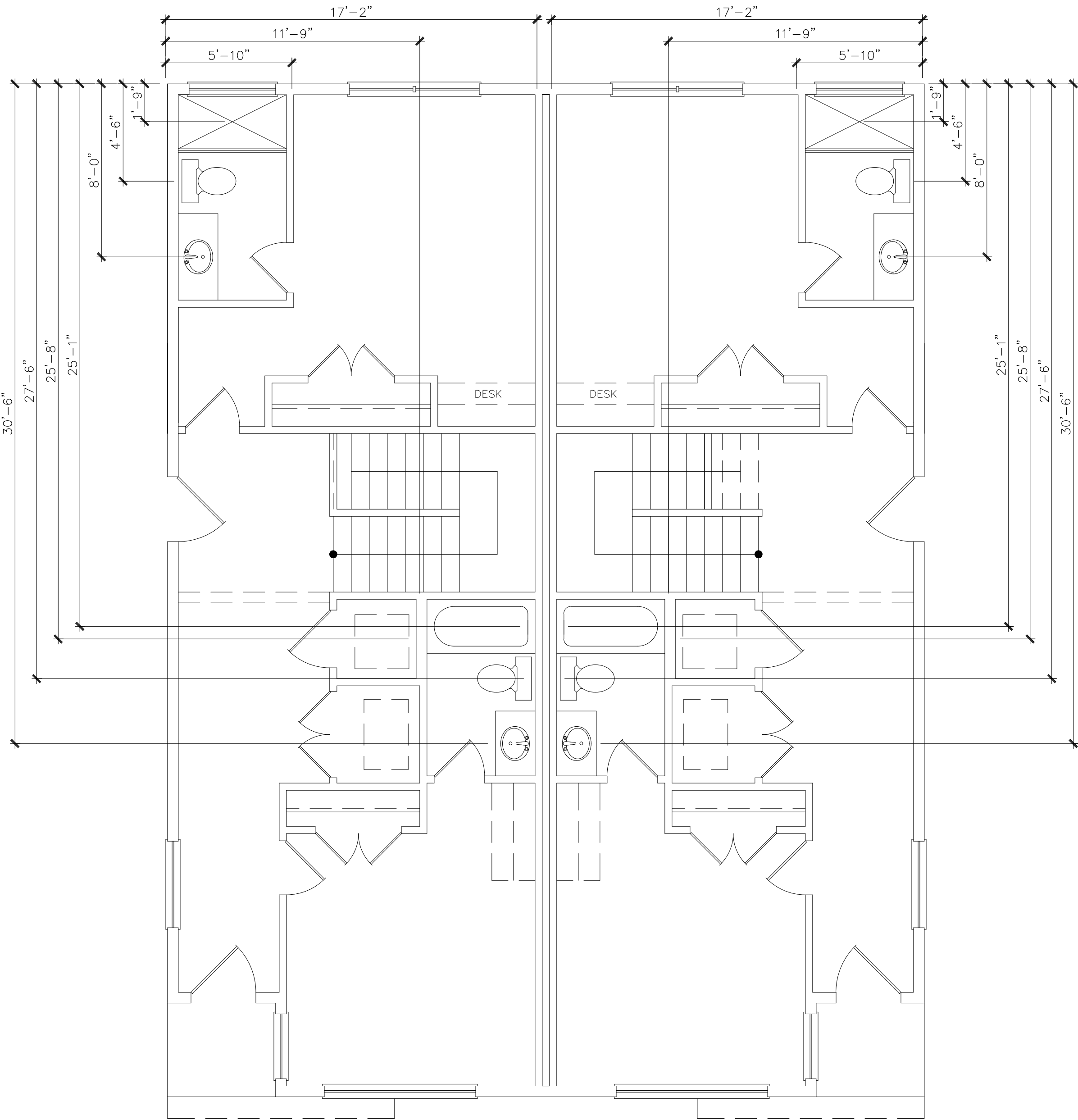
DRAFTSPERSON
MEM

PROJECT NO.
000

PLAN NUMBER
2339

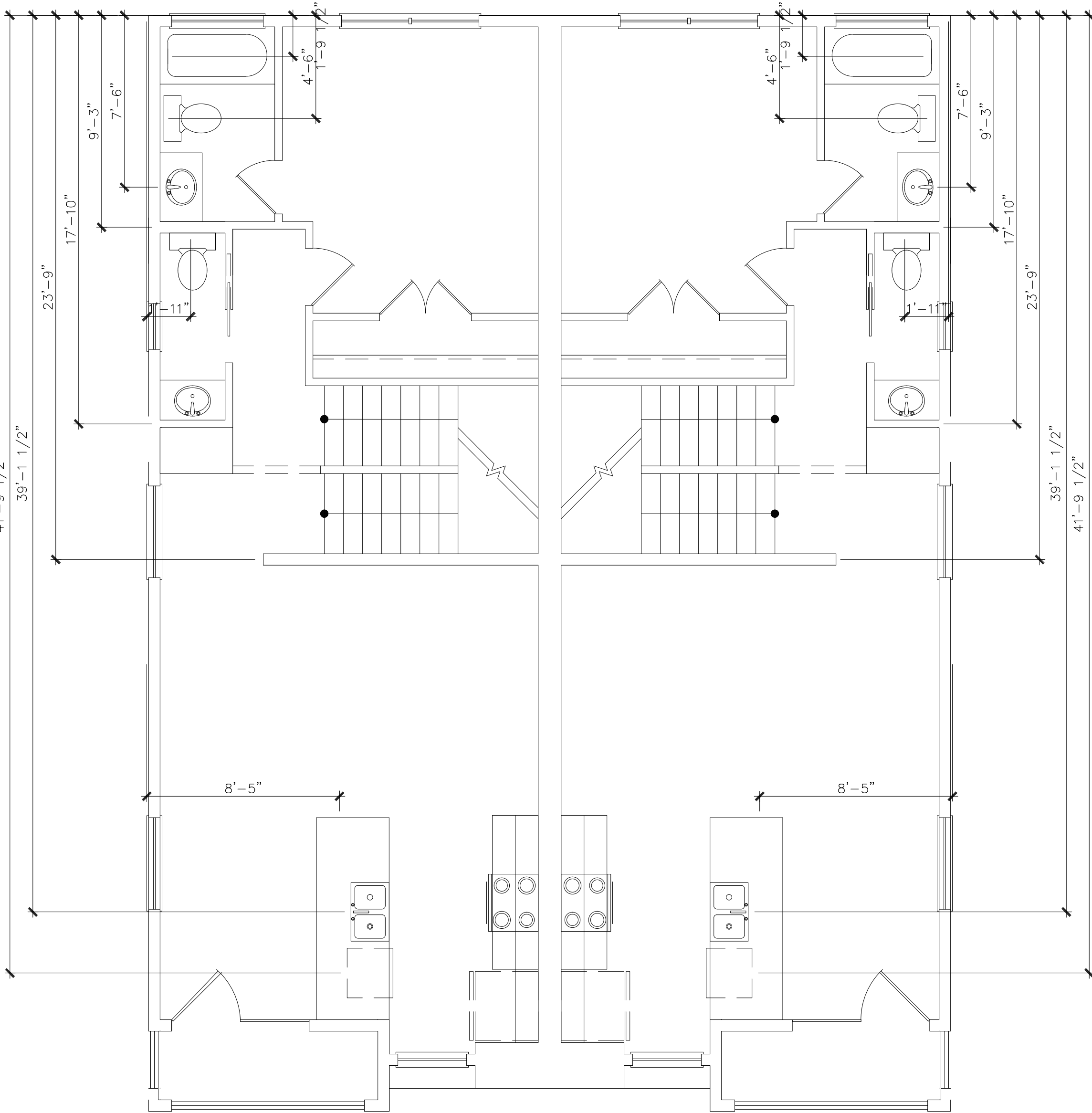
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A-5



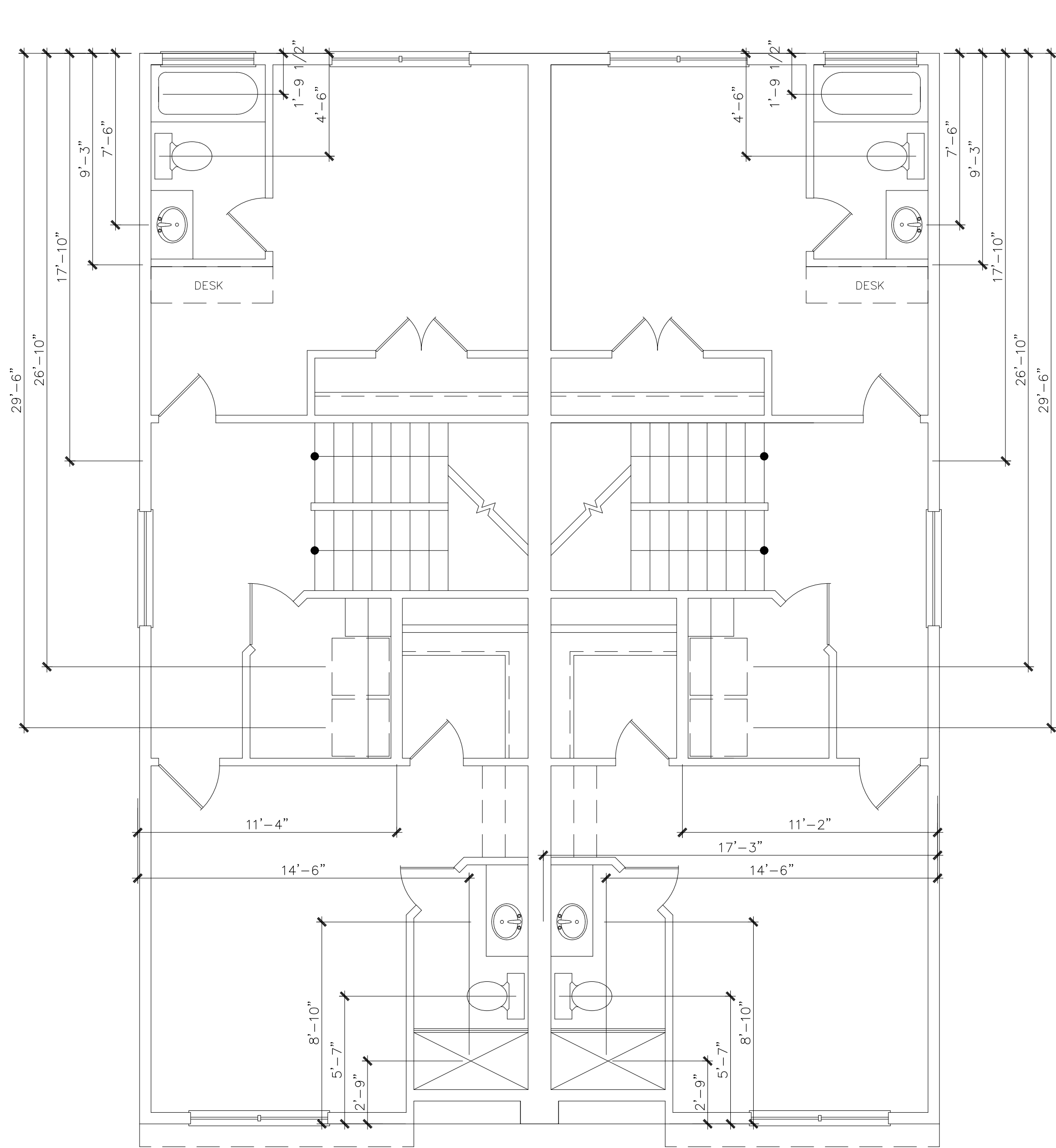
FIRST FLOOR PLUMBING PLAN

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



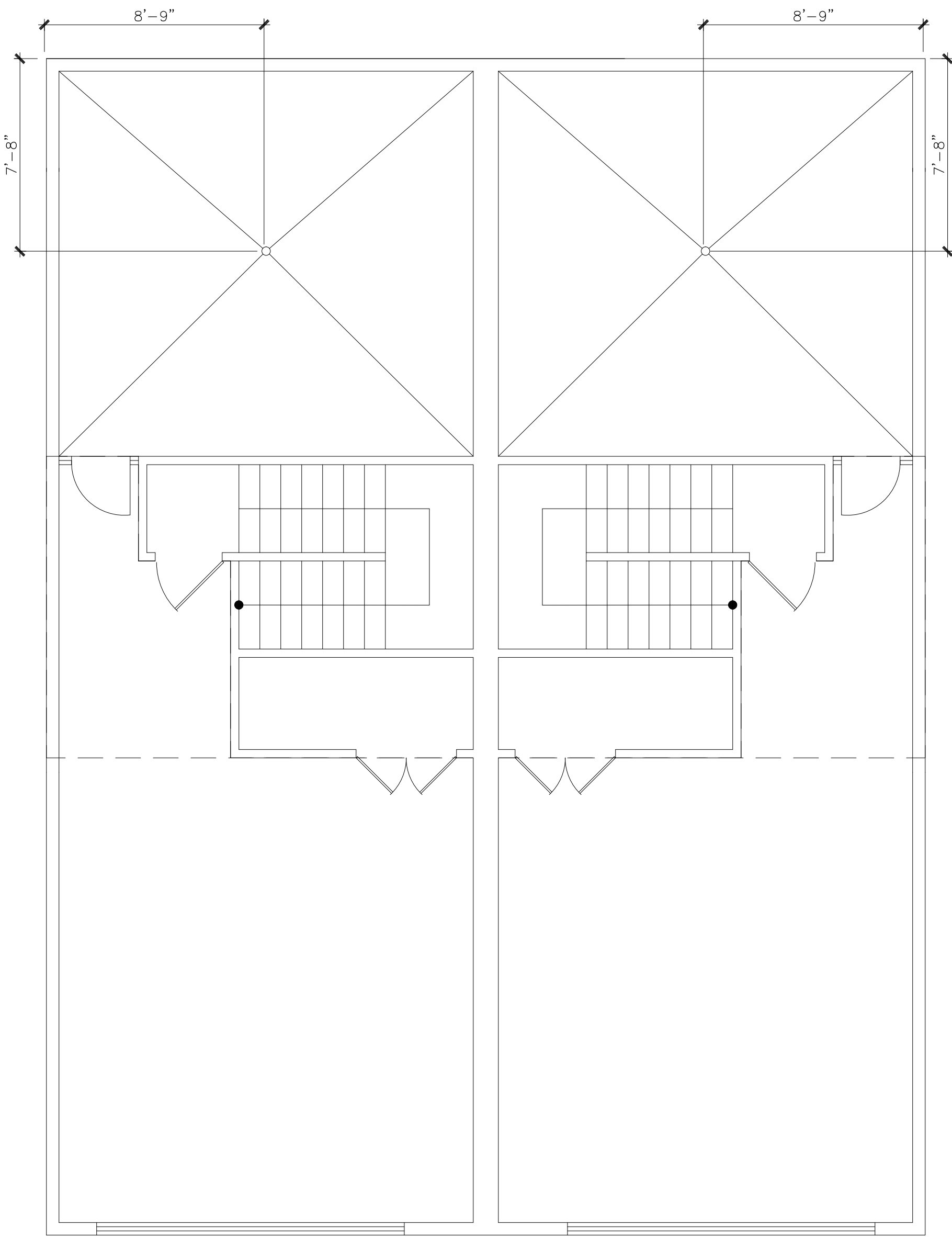
SECOND FLOOR PLUMBING PLAN

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



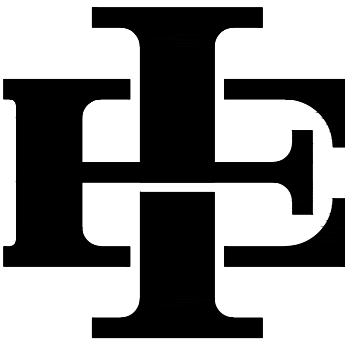
THIRD FLOOR PLUMBING PLAN

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



ROOF TOP PLUMBING PLAN

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



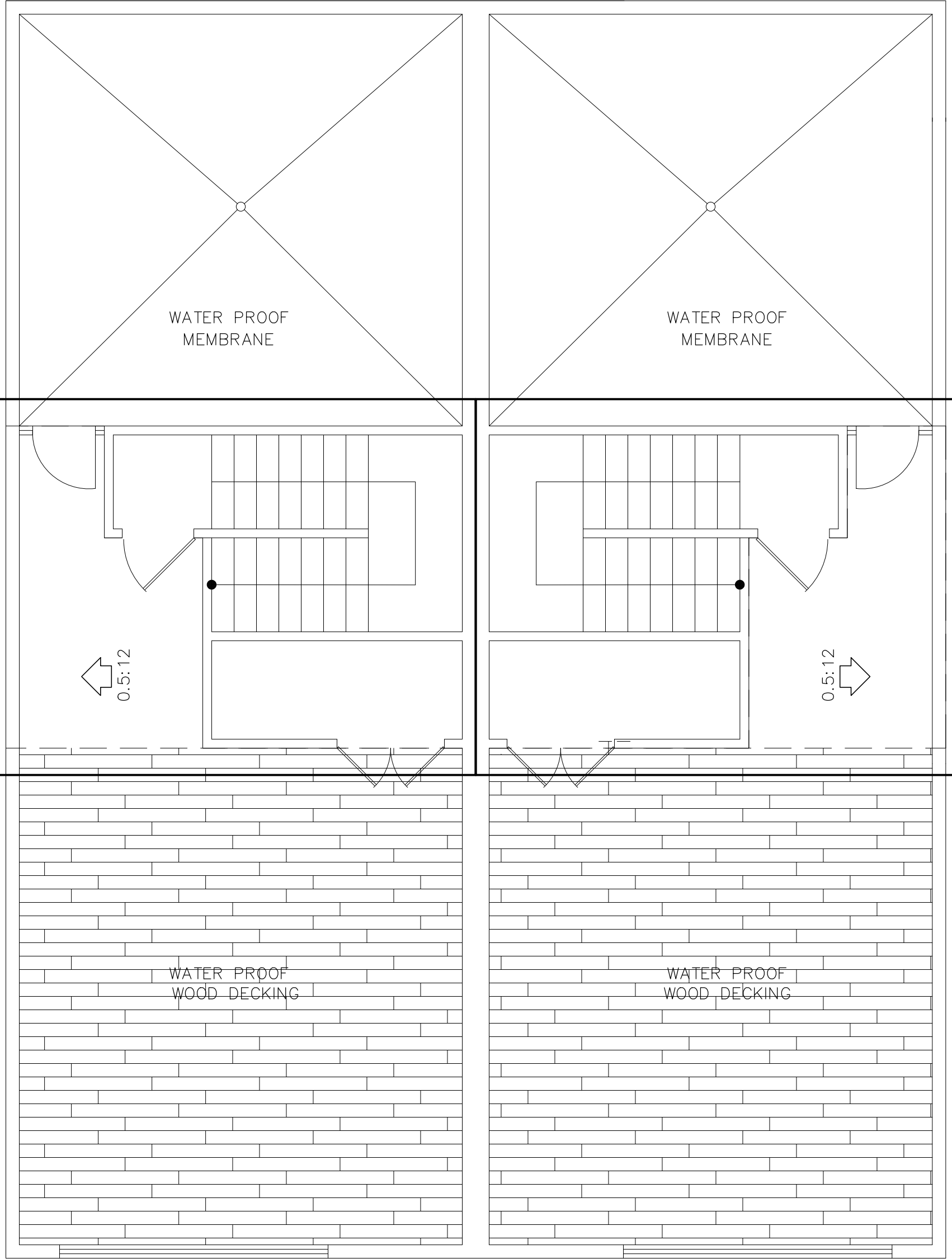
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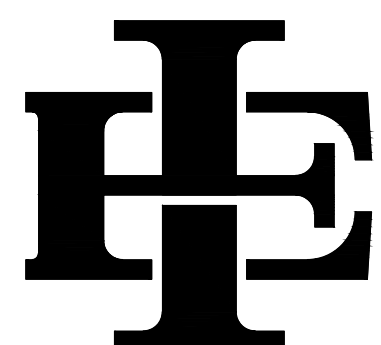
ADDRESS:
**2329 BENBROOK BLVD.,
FORT WORTH, TX 76110
LOT: 18 BLOCK: 16:**

ISSUE DATE	12.02.2022
DRAFTSPERSON	MEM
PROJECT NO.	000
PLAN NUMBER	2339
SHEET NUMBER	A-6



ROOF DRAIN

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



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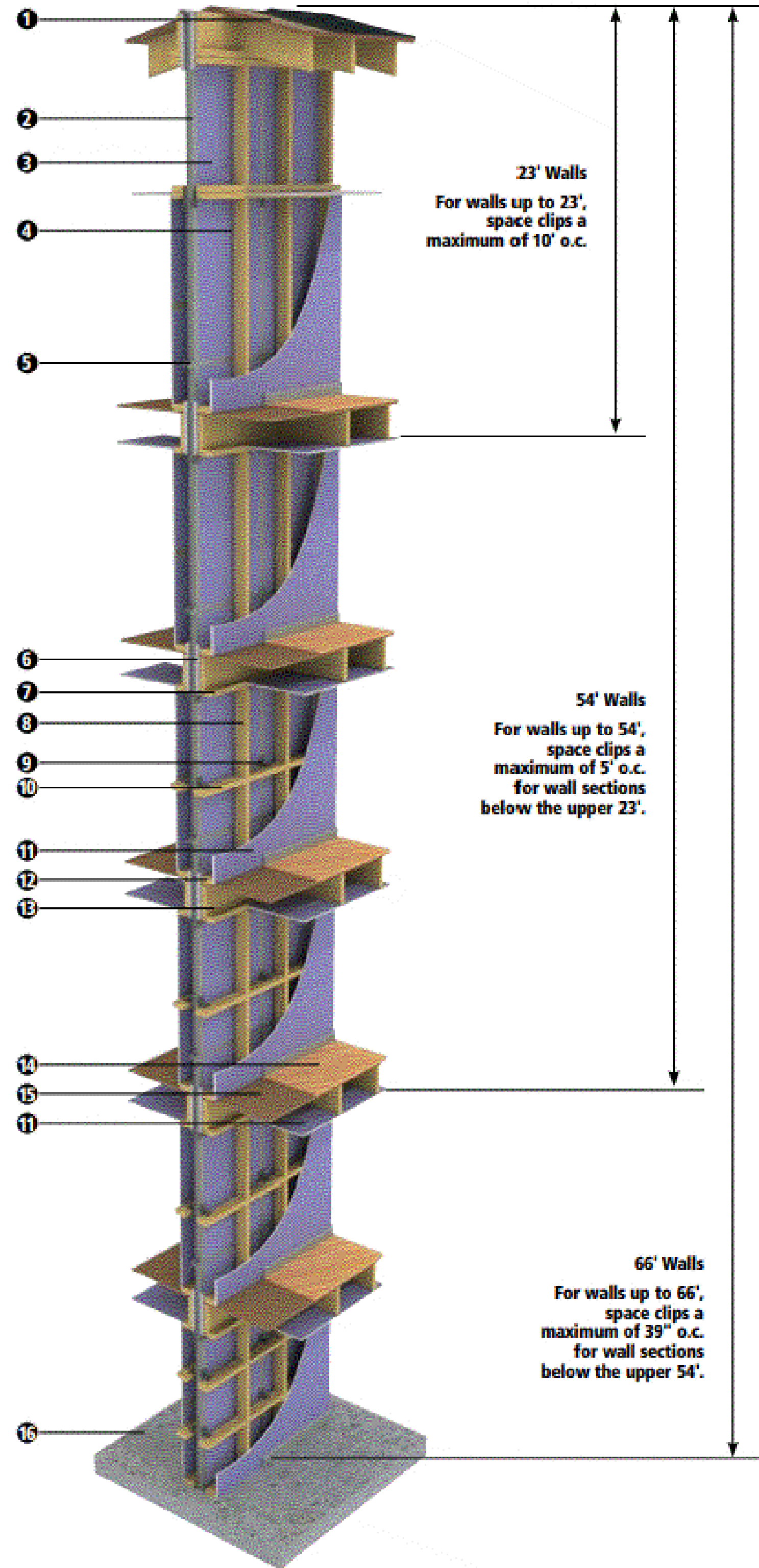
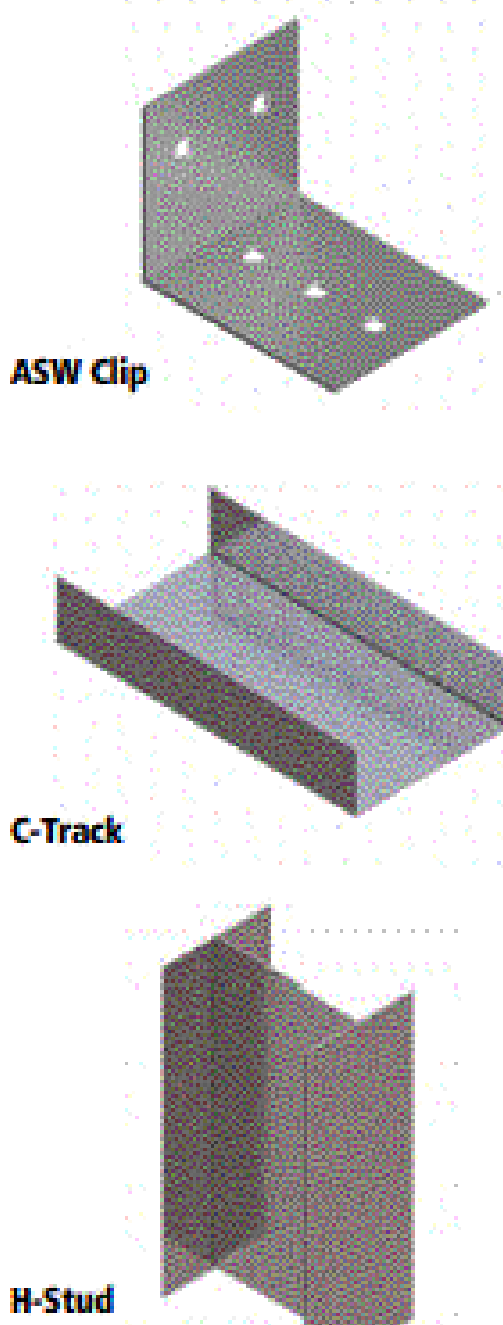
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FORT WORTH, TX 76110
LOT: 18 BLOCK: 16:

ISSUE DATE	12.02.2022
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PLAN NUMBER	2339
SHEET NUMBER	A-7

AREA SEPARATION WALL
LIMITING HEIGHTS

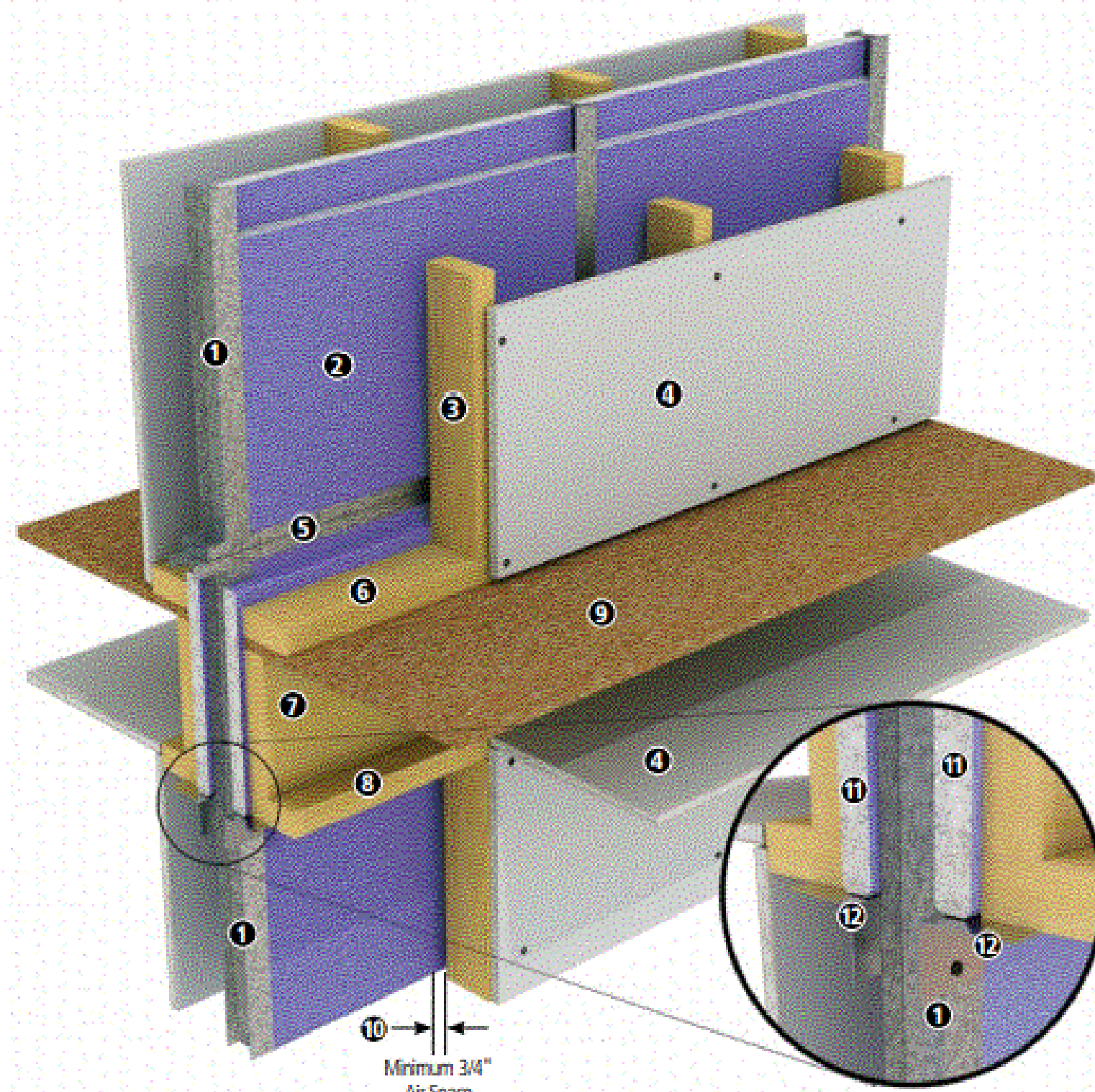
1. Roof
2. H-Stud
3. Two Layers 1" Shaftliner XP®
4. Minimum 3/4" Air Space
5. Double C-Track (Back-to-Back)
6. Fire Blocking
1" Shaftliner XP® or Mineral Wool
7. Top Plate
8. Stud
9. ASW Clip
10. Blocking
11. XP® Gypsum Board
12. Bottom Plate
13. Rim Joist
14. Finish Floor
15. Subfloor
16. Concrete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



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

TYPICAL FLOOR/
CEILING JUNCTURE

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



NATIONAL GYPSUM COMPANY
2-Hour Area Separation Wall System

Description

National Gypsum Company produces three shaftliner products for use in the Area Separation Wall System:

Gold Bond® 1" Fire-Shield® Shaftliner consists of a fire-resistant Type X gypsum core encased in a heavy, moisture-resistant and green paper that is made from 100-percent recycled content.

Gold Bond® 1" XP® Shaftliner consists of a mold-, mildew-, moisture- and fire-resistant Type X gypsum core with a specially designed PURPLE® paper that offers superior resistance to mold and mildew.

Gold Bond® 1" EXP® Shaftliner consists of a fire-resistant Type X gypsum core encased in a coated, specially designed PURPLE® fiberglass mat paper for superior mold, mildew and moisture resistance.

The steel H-Studs are attached on each side to adjacent framing with aluminum ASW break-away clips. The clips melt when exposed to heat and allow the collapse of the fire-exposed unit without failure of the area separation wall.

The H-Studs are secured at the foundation by the flanges of the C-Track. The same track is used back-to-back at intermediate floors to provide a splicing means so that the system can be erected one floor at a time. C-Tracks are also used at the roof line or at the parapet and at the ends of walls.

For a 2-hour, fire-rated assembly without the need for battens, maintain a minimum 3/4 in. (19.1 mm) air space between the H-Stud assembly and any adjacent framing members. When you cannot maintain a minimum 3/4 in. (19.1 mm) air space, cover the H-Studs and C-Tracks by gypsum board battens. In lieu of battens, fasten gypsum board to the H-Studs, and treat joints with tape and joint compound to provide a finished wall surface.

Wood- or steel-stud framing walls on each side of the area separation wall system can be load-bearing and can accommodate mechanical, electrical and plumbing systems. Install mineral wool or glass fiber insulation to provide higher STC ratings.

Technical Data

The Area Separation Wall System has a non-bearing wall rating of 2 hours and is listed in the UL Fire Resistance Directory as Design No. U347 and in the GA-600 Fire Resistance Manual as file numbers ASW 0800, ASW 0981 and ASW 0998.

The Area Separation Wall System has been evaluated for code compliance in UL Evaluation Report UL E8 R3501-01.

The Area Separation Wall System may be built up to a maximum of 66 ft. (20.1 m) high.

Do not use the Area Separation Wall System where exposure to constant dampness and/or water may occur.

Although steel framing and Gold Bond® 1" Fire-Shield® Shaftliner Panels can withstand temporary exposure to moisture during construction, protect the finished wall as soon as possible.

Protect insulation in the Area Separation Wall from getting wet. Do not install until the building is enclosed.

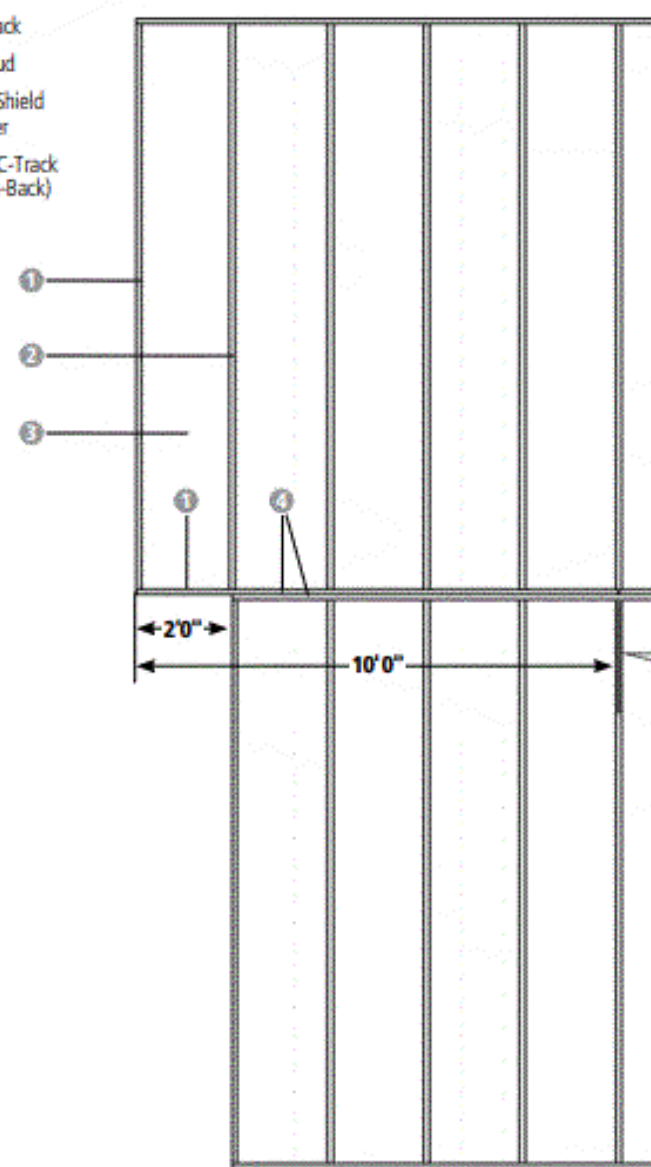
Properly store materials supplied to the jobsite, support off the ground, and protect from inclement weather.

Installation

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

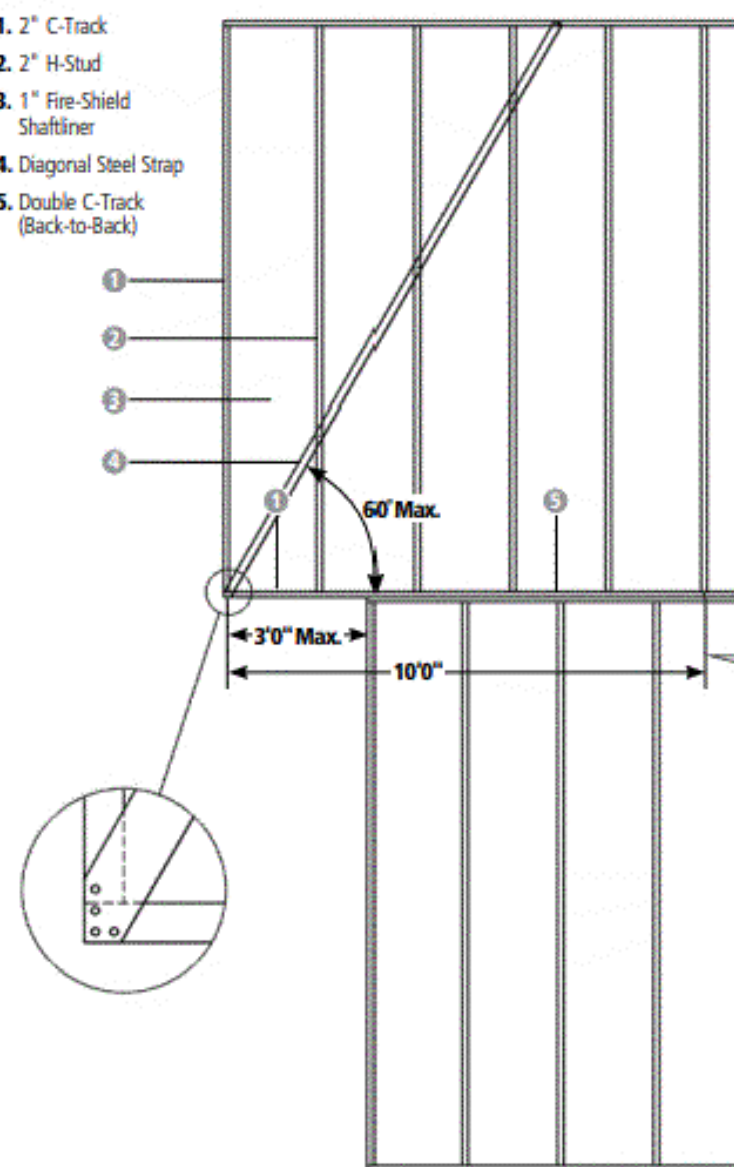
2 FT. CANTILEVER

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



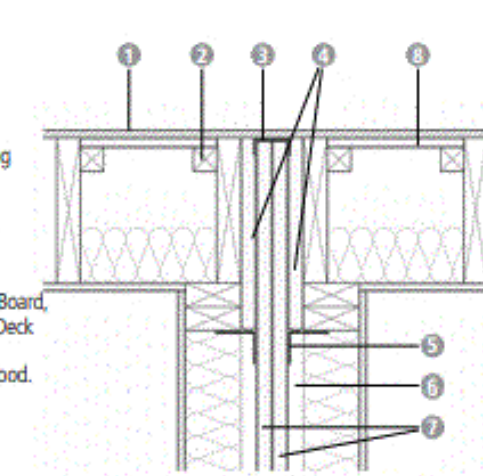
3 FT. CANTILEVER

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



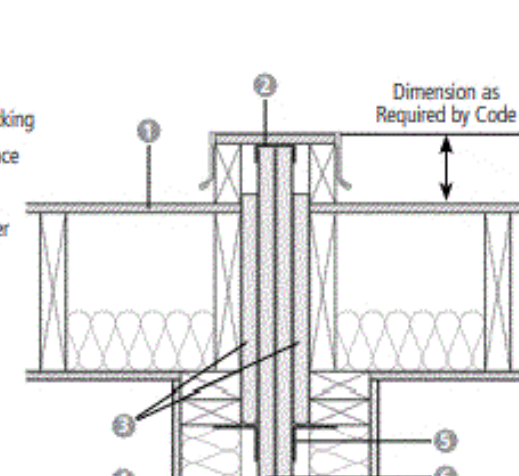
ROOF JUNCTION DETAIL

1. Roof Deck
2. 2x4 Wood Ledger
3. 2" C-Track
4. Gypsum Board or Mineral Wool Fire Blocking
5. ASW Clip
6. Minimum 3/4" Air Space
7. 1" Fire-Shield Shaftliner
8. 5/8" Fire-Shield Gypsum Board, 4" Each Side When Roof Deck is Not Constructed With Fire-Retardant Treated Wood.



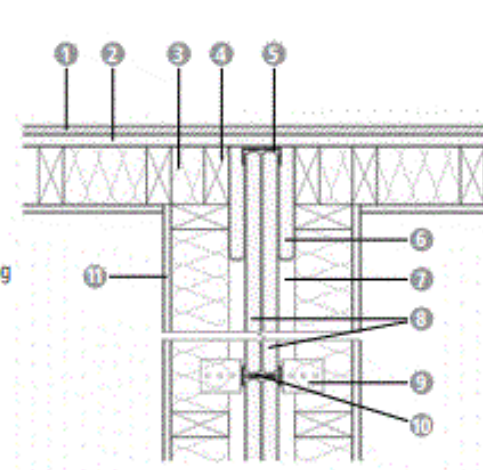
ROOF PARAPET DETAIL

1. Roof Deck
2. 2" C-Track
3. Gypsum Board or Mineral Wool Fire Blocking
4. Minimum 3/4" Air Space
5. ASW Clip
6. 1" Fire-Shield Shaftliner



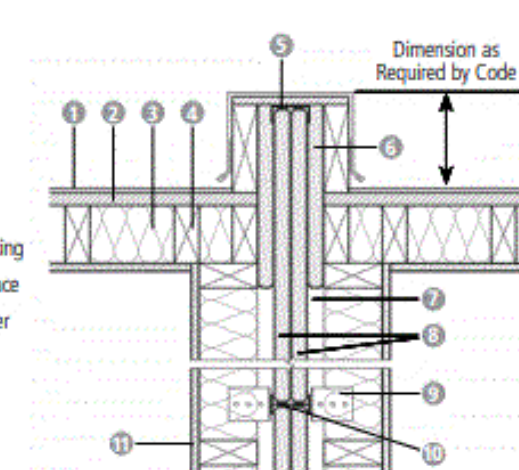
EXTERIOR WALL JUNCTION DETAIL

1. Siding
2. 5/8" Fire-Shield Gypsum Sheathing, 4" Each Side
3. Insulation
4. 2x4 Wood Stud
5. 2" C-Track
6. Gypsum Board or Mineral Wool Fire Blocking
7. Minimum 3/4" Air Space
8. 1" Fire-Shield Shaftliner
9. ASW Clip
10. 2" H-Stud
11. Gypsum Board



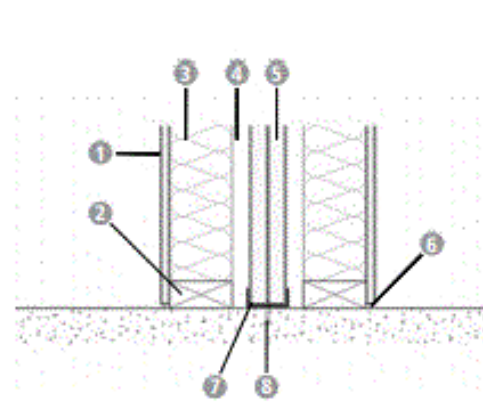
EXTERIOR WALL INTERSECTION DETAIL

1. Siding
2. 5/8" Fire-Shield Gypsum Sheathing
3. Insulation
4. 2x4 Wood Stud
5. 2" C-Track
6. Gypsum Board or Mineral Wool Fire Blocking
7. Minimum 3/4" Air Space
8. 1" Fire-Shield Shaftliner
9. ASW Clip
10. 2" H-Stud
11. Gypsum Board



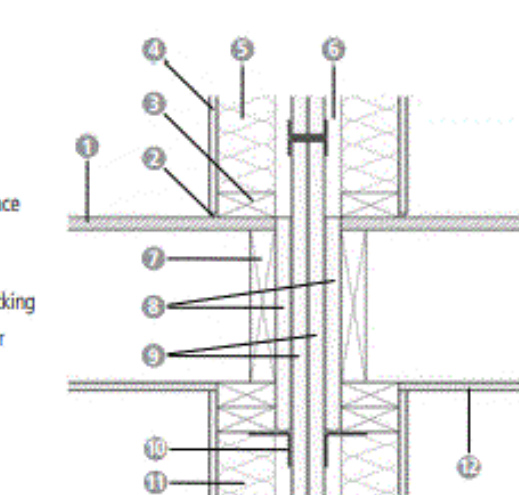
FOUNDATION DETAIL

1. Gypsum Board
2. 2x4 Wood Plate
3. Insulation
4. Minimum 3/4" Air Space
5. 1" Fire-Shield Shaftliner
6. Sealant
7. 2" C-Track
8. Fasteners 24" o.c. Max.



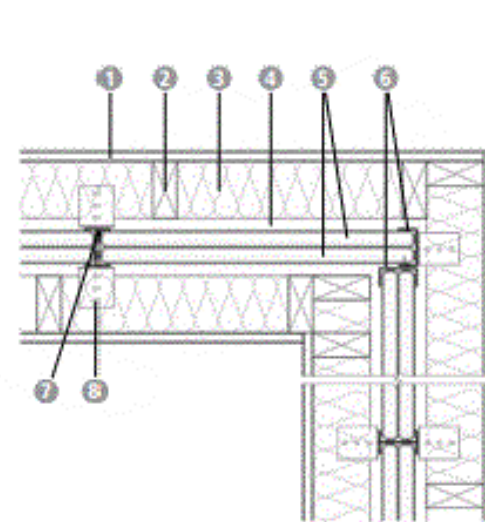
FLOOR INTERSECTION DETAIL

1. Subfloor
2. Sealant
3. 2" Wood Plate
4. Gypsum Board
5. Insulation
6. Minimum 3/4" Air Space
7. Rim Joist
8. Gypsum Board or Mineral Wool Fire Blocking
9. 1" Fire-Shield Shaftliner
10. ASW Clip
11. 2x4 Wood Stud
12. Ceiling



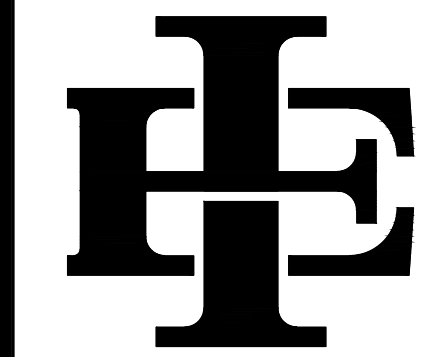
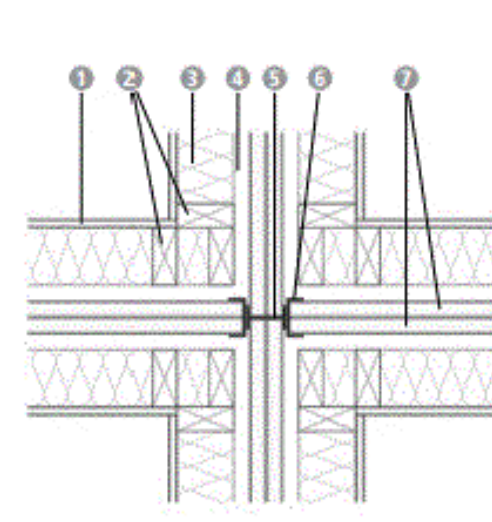
CORNER DETAIL

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



EDWARD & ISAAC
DESIGNS LLC.

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

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OWNER INFORMATION

ADDRESS:

2329 BENBROOK BLVD. •
FORT WORTH, TX 76110
LOT: 18 BLOCK: 16:

ISSUE DATE
12.02.2022

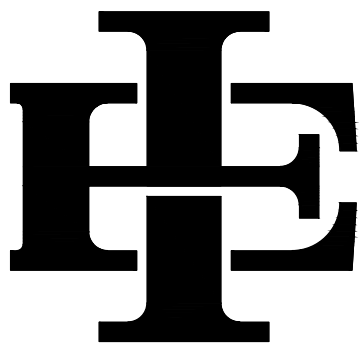
DRAFTSPERSON
MEM

PROJECT NO.
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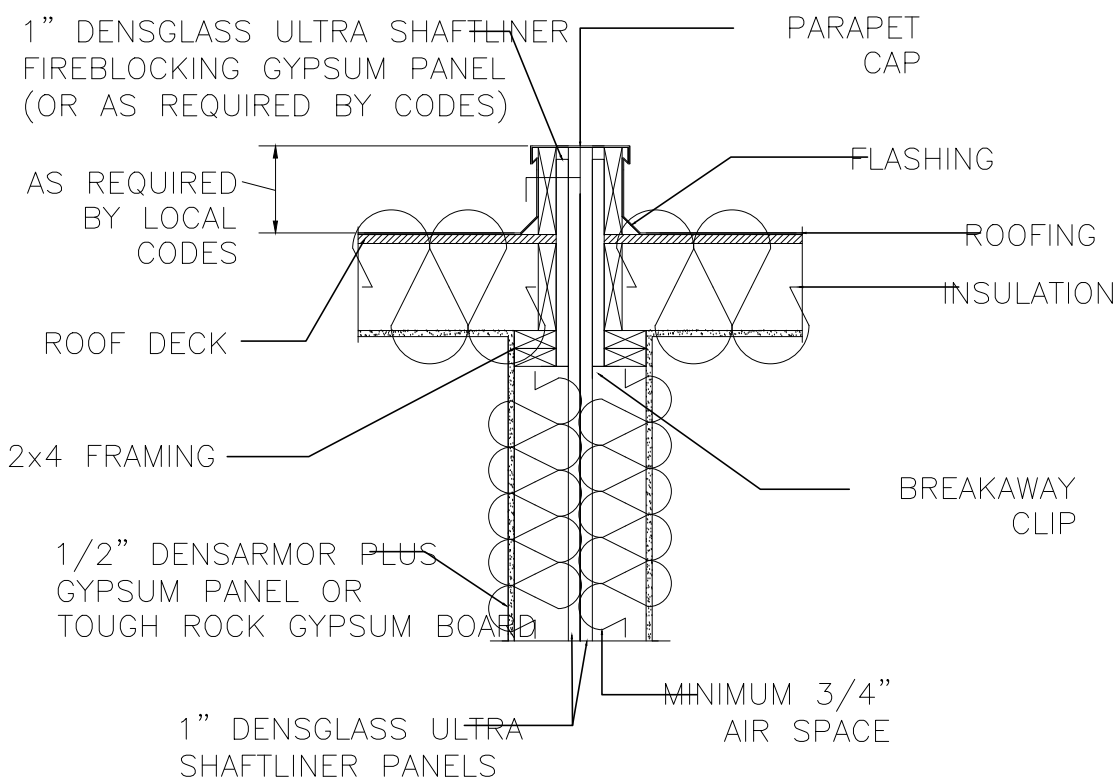
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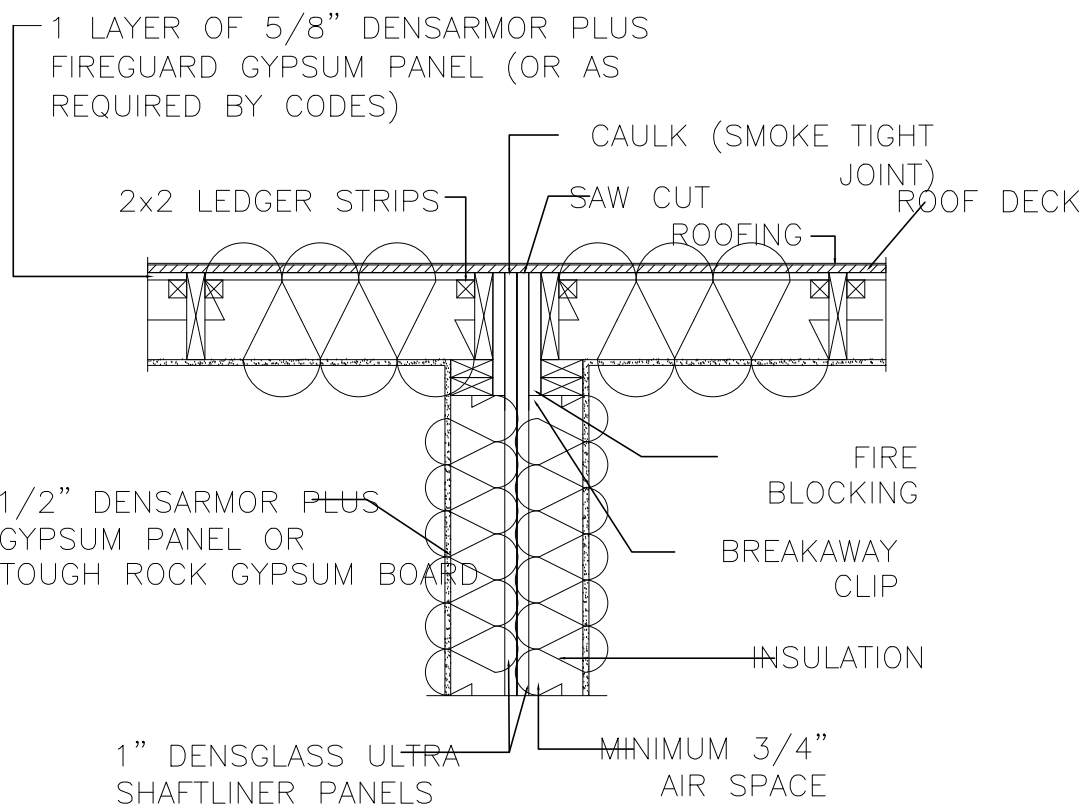
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TYPICAL ROOF PARAPET DETAIL



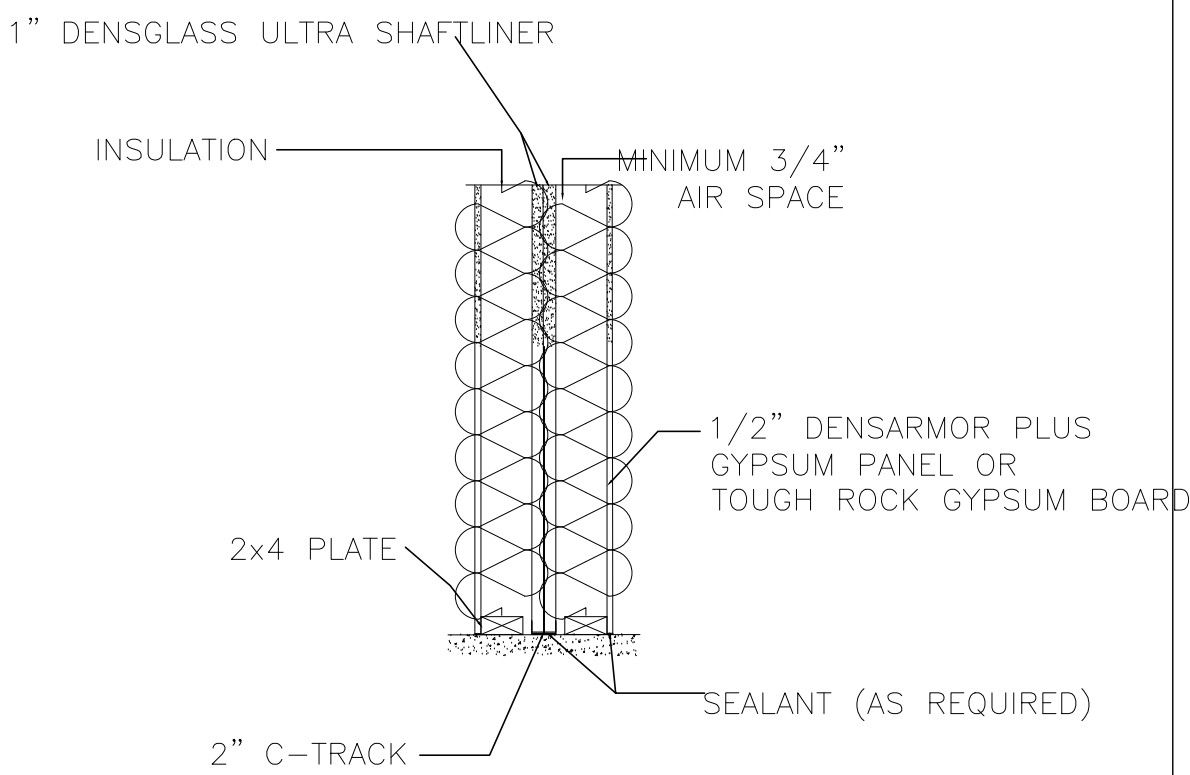
GEORGIN-PACIFIC OPSUM, LLC IS PROVIDING THIS DETAIL AS A SERVICE TO OUR CUSTOMERS. PLEASE OBTAIN APPROVAL FROM THE PROJECT'S ARCHITECT, ENGINEER OR OTHER DESIGN AUTHORITY AND REVIEW WITH LOCAL BUILDING CODE OFFICIALS BEFORE YOU IMPLEMENT THIS DETAIL.

TYPICAL ROOF JUNCTION DETAIL



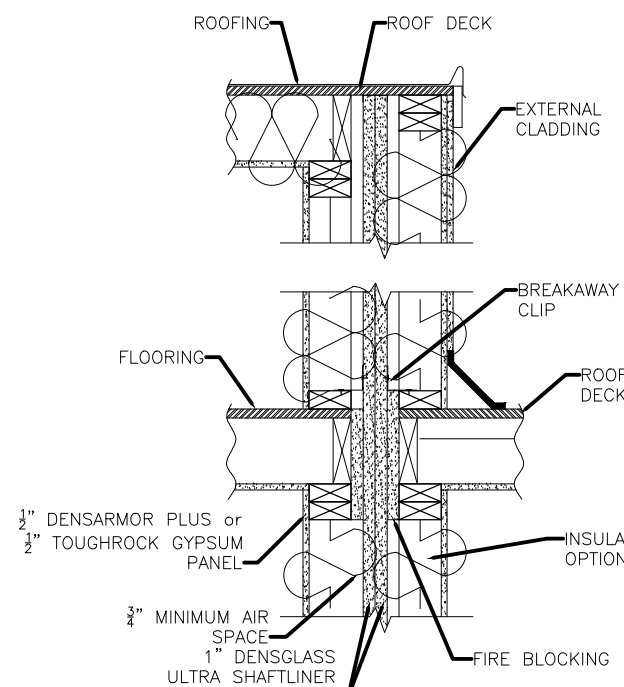
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TYPICAL FOUNDATION DETAIL



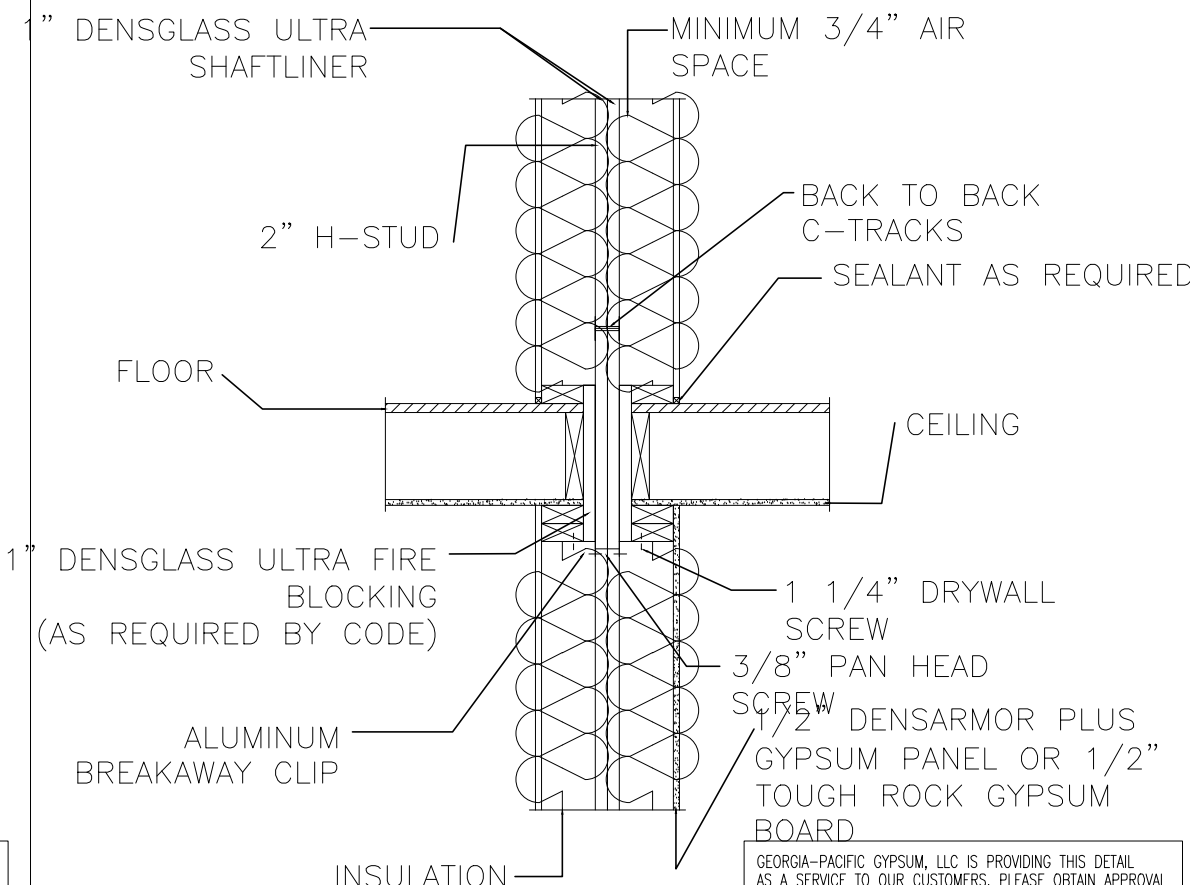
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TYPICAL OFFSET ROOF/WALL DETAIL



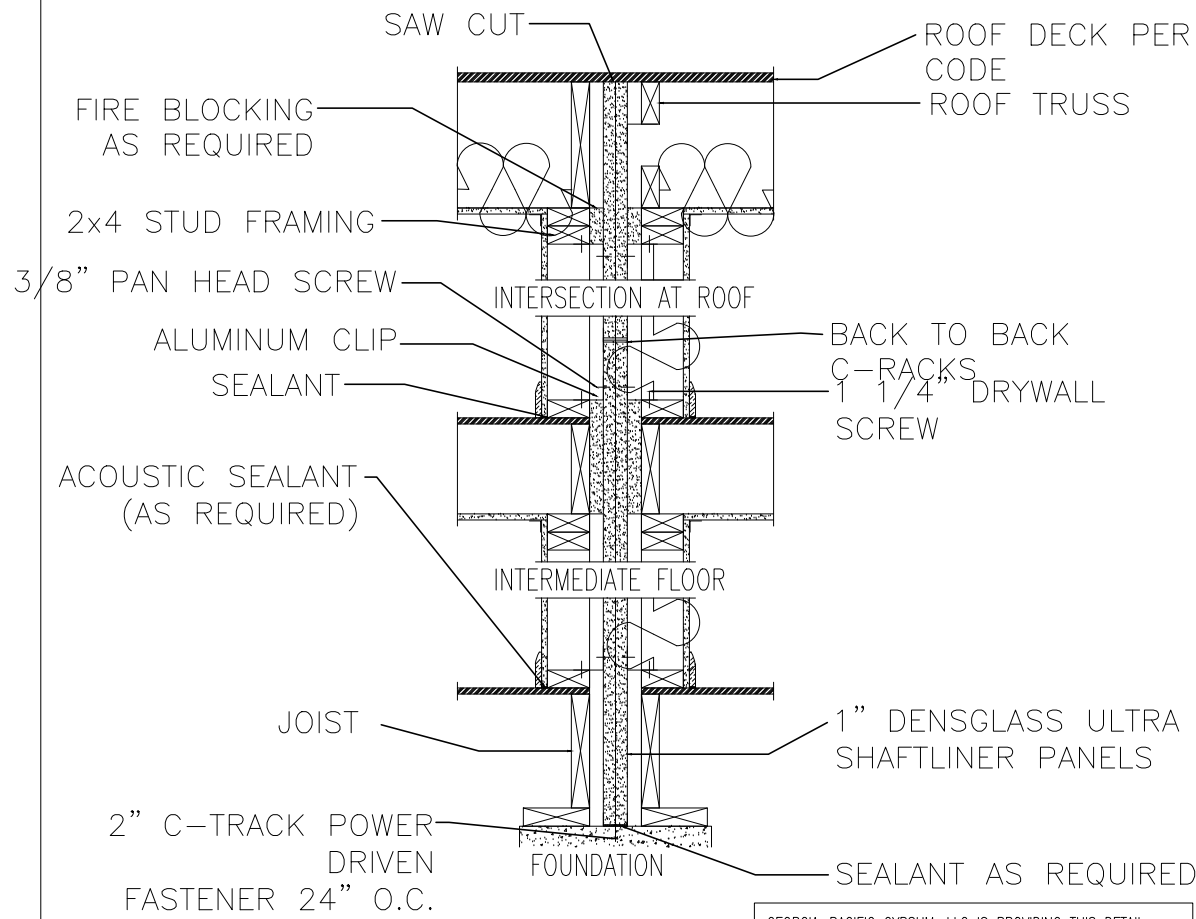
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INTERMEDIATE FLOOR DETAIL



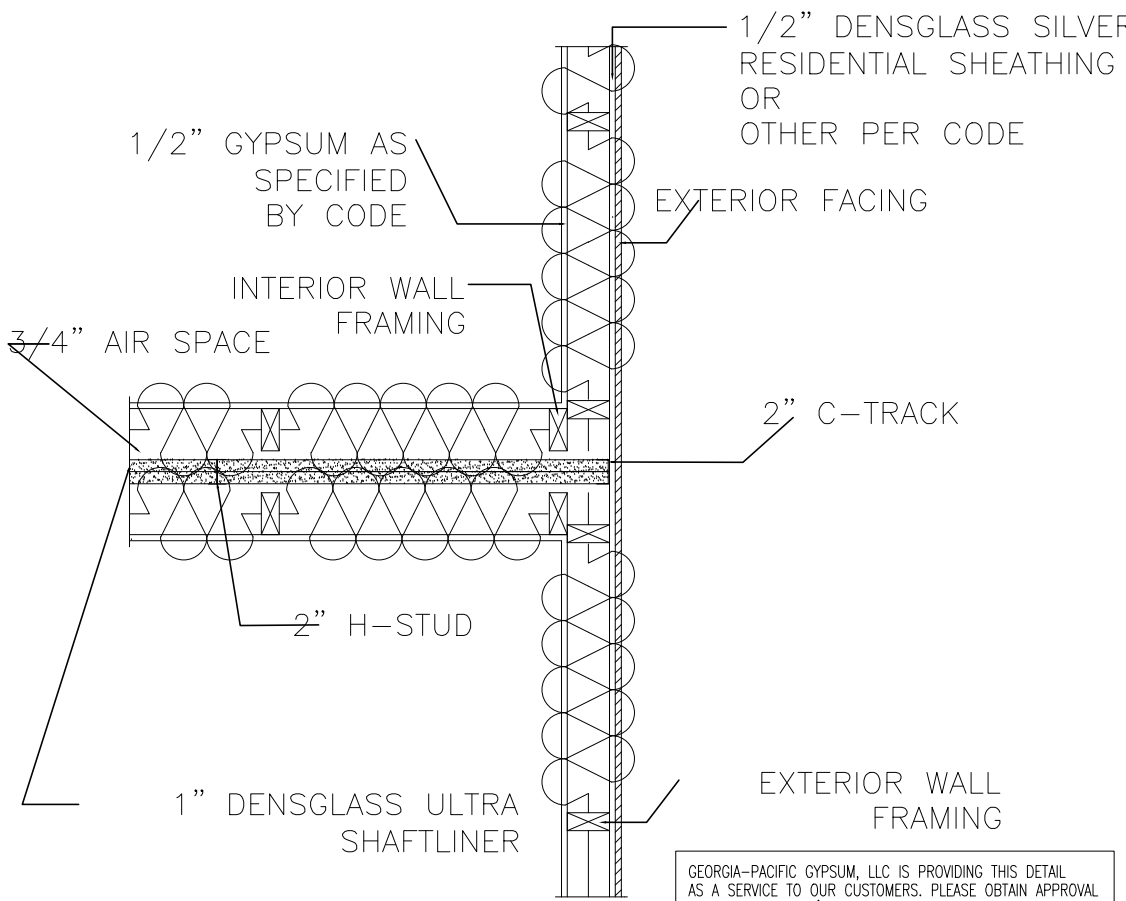
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FULL WALL DETAIL



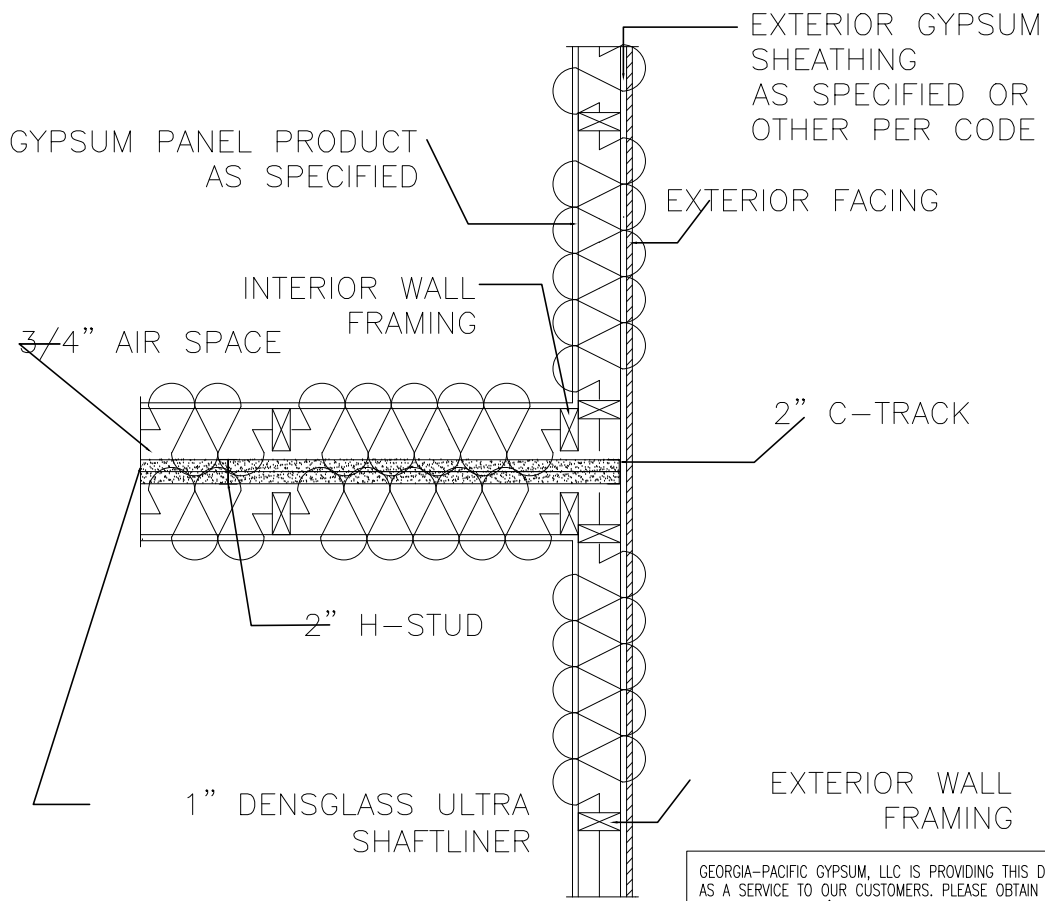
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EXTERIOR WALL DETAIL



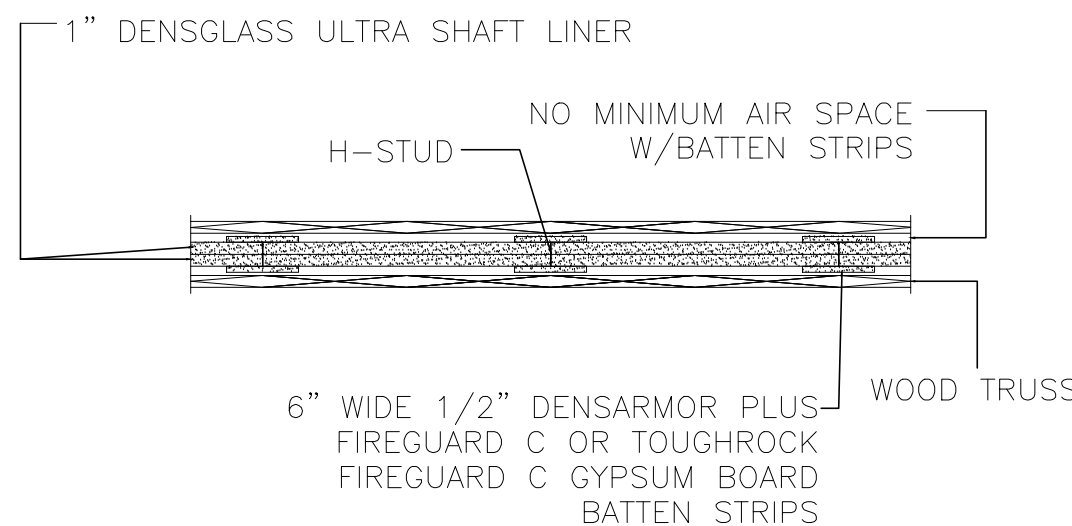
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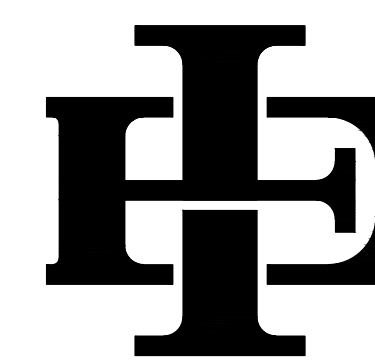
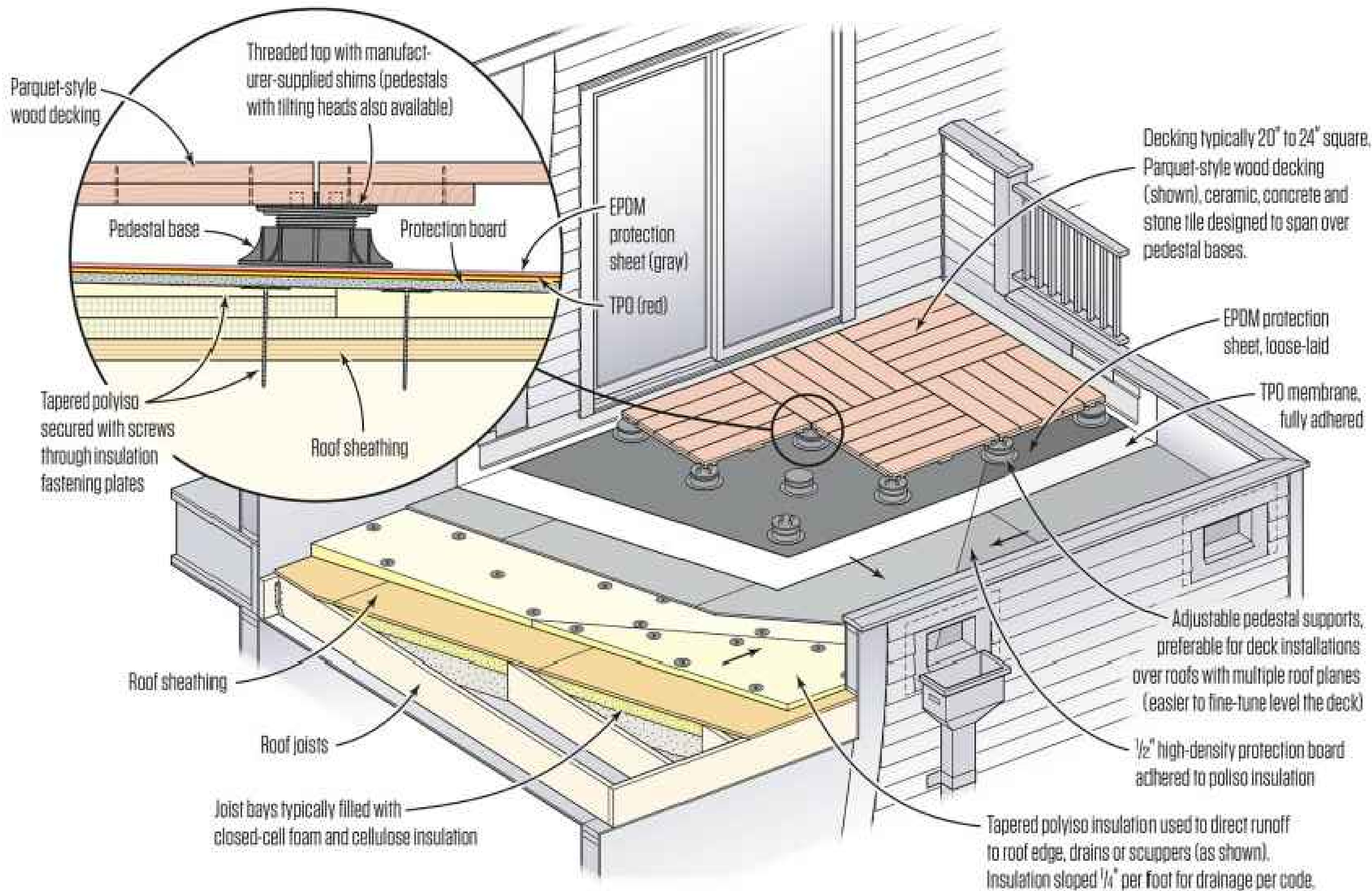
*ATTIC DETAIL-ADJACENT TO TRUSSES



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

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Tapered Insulation With Pedestal Supports



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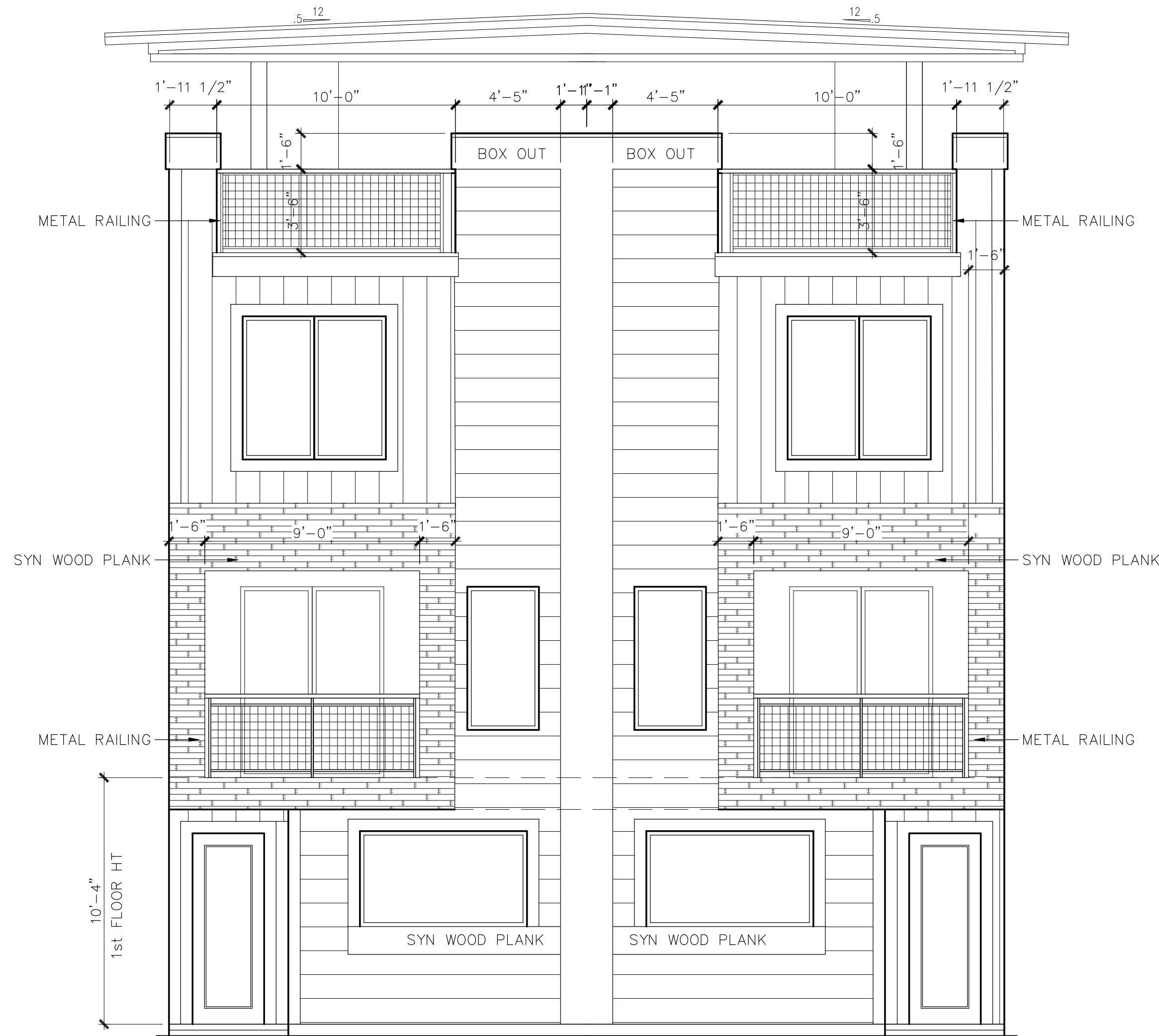
DRAFTSPERSON
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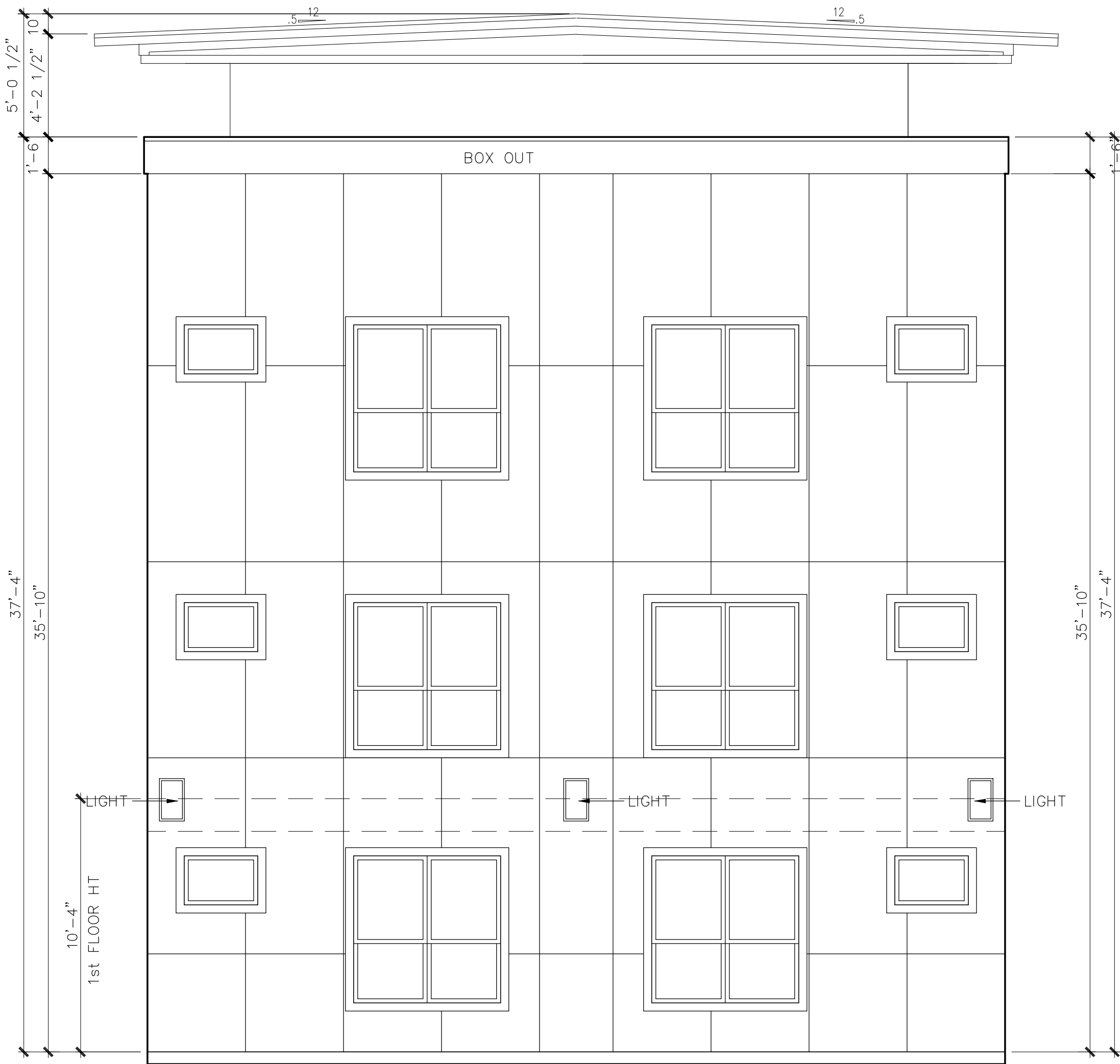
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SHEET NUMBER

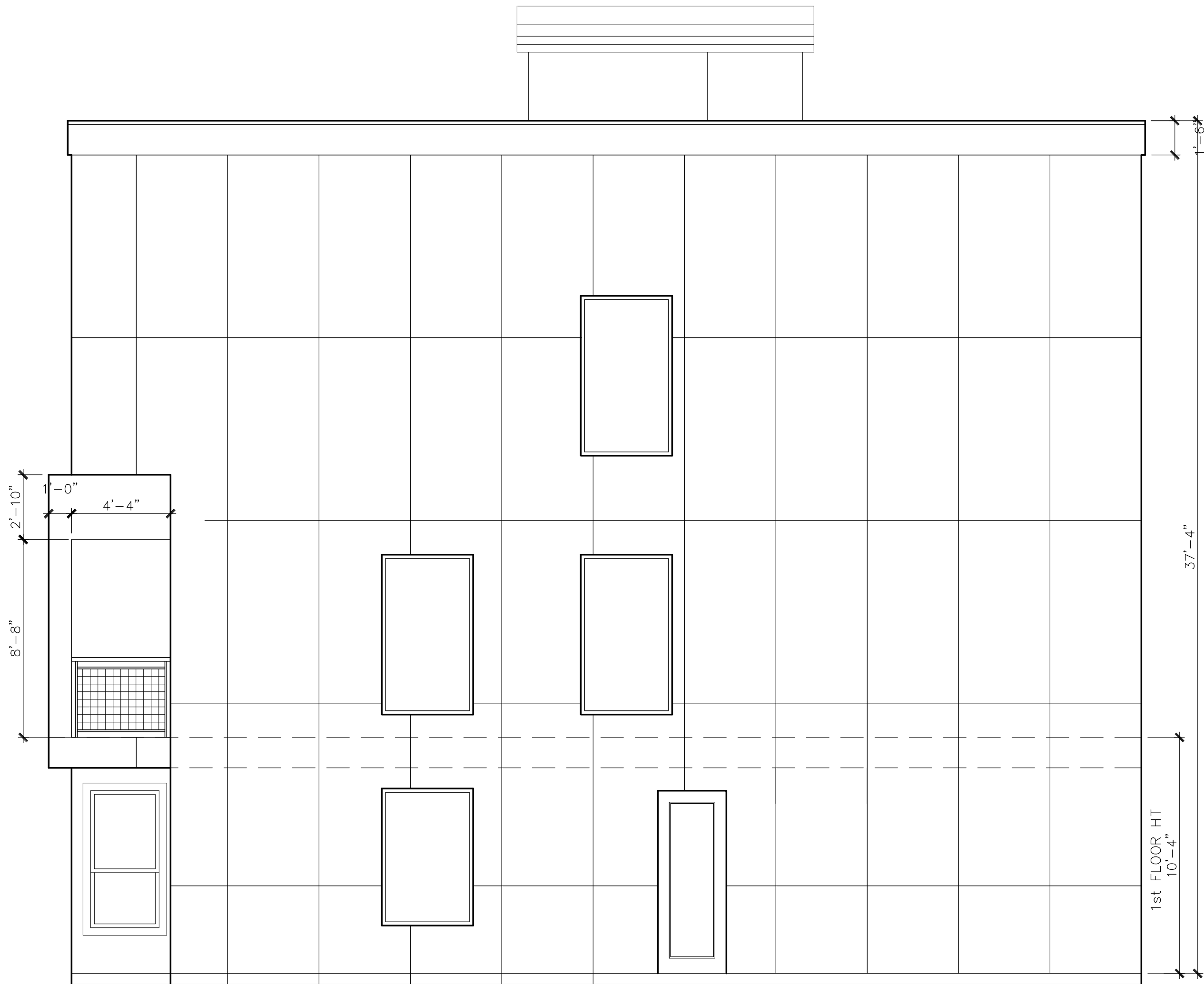
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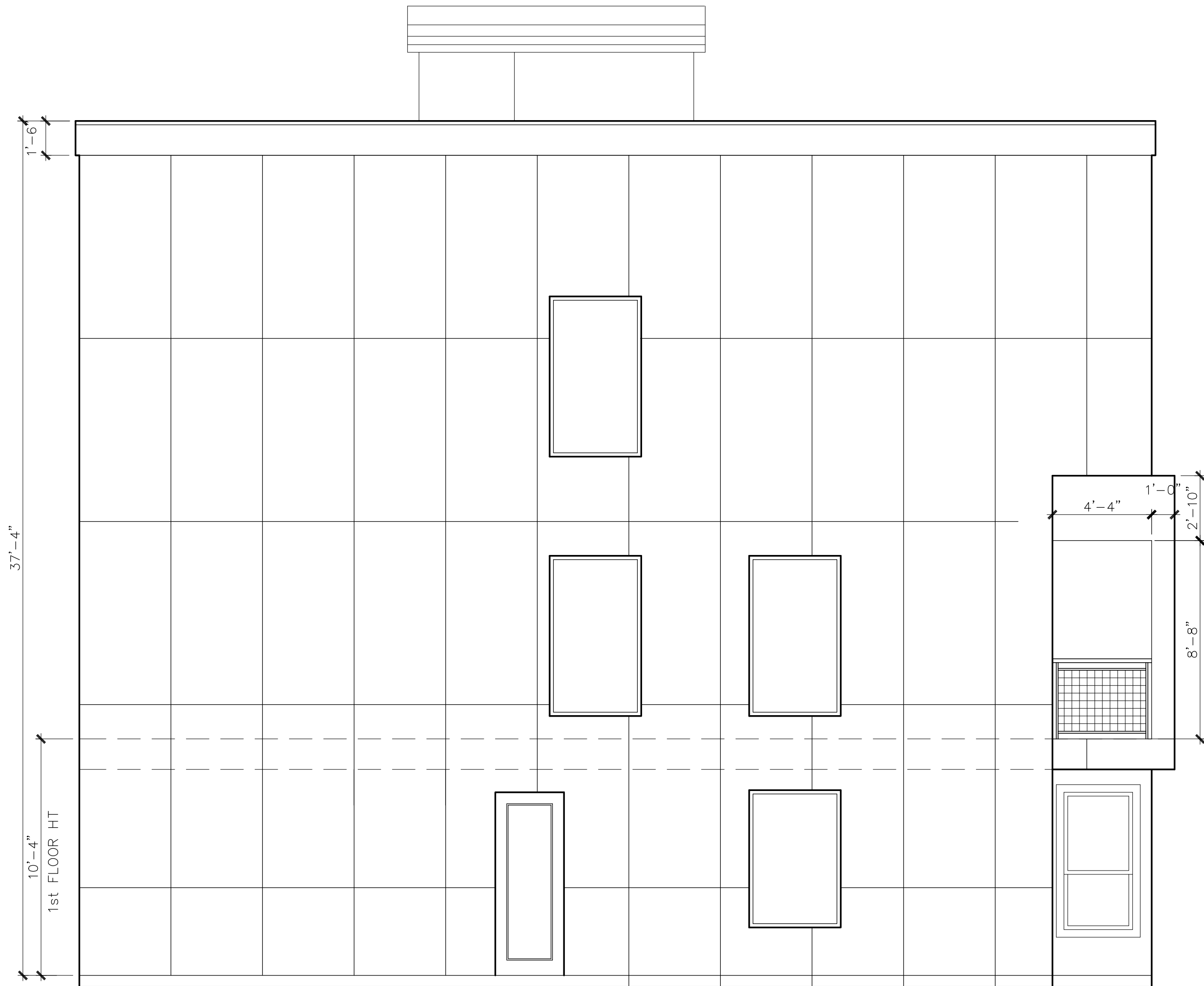
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



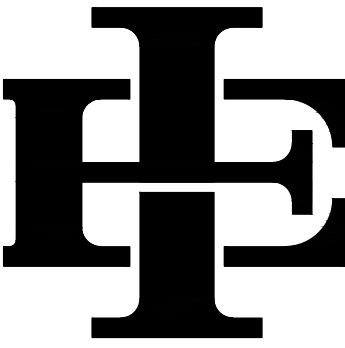
REAR ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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