

GENERAL NOTES:

1. THESE DRAWINGS AS LISTED IN THE DRAWING INDEX ALONG WITH THE SPECIFICATION & CONTRACT FOR CONSTRUCTION CONSTITUTE THE INSTRUMENTS OF SERVICE AND ARE CONSIDERED A SINGLE ENTITY. THE CONTRACTOR IS THEREFOR BOUND BY ALL INFORMATION INCLUDED.
2. ALL WOOD BLOCKING AND/OR PLYWOOD WITHIN ANY WALL ASSEMBLY SHALL BE F.R.T.
3. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE COMMENCING CONSTRUCTION. NOTIFY ARCHITECT IMMEDIATELY IF A CONFLICT ARISES WITH INTERPRETATION OF THE PLANS.
4. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO BID.
5. IN CASE OF DISCREPANCIES OR CONFLICTS, NOTIFY ARCHITECT BEFORE PROCEEDING WITH ANY WORK.
6. ANY ADDITIONAL USE OF THESE DOCUMENTS FOR ANY REASON MUST BE AUTHORIZED IN WRITING BY TRIUNE ARCHITECTURE PLLC (THE COPYRIGHT HOLDER).
7. SEAL OPENINGS IN EXTERIOR WALL AND ROOF TO AVOID AIR INFILTRATION OF HVAC PLENUM.
8. ALL REQUIREMENTS OF LOCAL, STATE, AND NATIONAL ORDINANCES, REGULATIONS AND CODES OF PUBLIC HEALTH AND SAFETY SHALL BE STRICTLY OBSERVED BY THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS. THE INTERNATIONAL BUILDING CODE (IBC), CURRENT EDITION AND ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES SHALL BECOME PART OF THESE PLANS AS IF BOUND HEREIN.
9. THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PERFORMING ANY WORK, AND SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY CONDITIONS THAT MAY EXIST THAT ARE NOT COVERED ON THESE PLANS.
10. THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL ALSO BECOME FAMILIAR WITH ALL EXISTING CONDITIONS AT PRESENT LOCATION SO AS NOT TO DAMAGE ANY INSTRUMENTS OR EQUIPMENT DURING THE COURSE OF THIS PROJECT. ANY CHANGES, MODIFICATIONS OR DEVIATIONS FROM THESE PLANS SHALL BE SUBMITTED IN WRITING AND APPROVED BY THE ARCHITECT AND OWNER PRIOR TO ANY WORK BEING DONE.
11. THE ARCHITECT DOES NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE HELD RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES OR FOR SAFETY PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR OR ANY OTHER PERSONS PERFORMING ANY OF THEM TO CARRY OUT THE WORK, IN ACCORDANCE W/THE CONTRACT DOCUMENTS.
12. OWNER FURNISHED & INSTALLED ITEMS TO BE COORDINATED WITH GENERAL CONTRACTOR AND VENDOR.
13. REFER TO ADDITIONAL DRAWINGS FOR OTHER SPECIFIC NOTES.
14. DIMENSIONS ARE TO FACE OF FINISHES U.N.O.
15. PENETRATIONS THROUGH FIRE RATED ASSEMBLIES SHALL BE SEALED W/UL FIRE RATED ASSEMBLIES AS REQUIRED FOR TYPE OF PENETRATION & CONSTRUCTION.
17. SUSPENSION OF ALL CEILING AND OVERHEAD FRAMING IS TO BE FROM STRUCTURE ABOVE, (BEAMS AND JOISTS) AND NOT FROM FLOOR DECK.
18. SUSPENDED CEILING SYSTEMS SHALL NOT BE USED AS BRACING.
19. PROVIDE MINIMUM FLAME SPREAD RATE "C" ON INTERIOR FINISHES. INTERIOR FINISH ON WALLS AND CEILINGS AND SHALL BE CLASS 'C'.
20. DRAWINGS ASSUME ANY WALLS NOTED AS DEMOLISHED OR RELOCATED ARE NON-STRUCTURAL-UNLESS NOTED OTHERWISE AND SPECIFICALLY COORDINATED WITH THE STRUCTURAL DRAWINGS HEREIN.
21. ALL WOOD IN CONTACT WITH THE GROUND OR MASONRY OR CONCRETE SHALL BE PRESSURE TREATED.
22. ALL MATERIALS AND PRODUCTS IN DRAWINGS ARE SHOWN FOR DIMENSIONAL AND QUANTITY PURPOSES ONLY-VERIFY PRODUCT SELECTION WITH OWNER. VERIFY INSTALLATION AND PERFORMANCE CHARACTERISTICS WITH ACTUAL PRODUCT SPECIFICATIONS IN ADDITION TO MANUFACTURER'S RECOMMENDATIONS. ARCHITECT NOT RESPONSIBLE FOR FINAL MATERIAL SELECTED OR PERFORMANCE OF PRODUCT. VERIFY PRODUCTS WITH OWNER PRIOR TO PURCHASE.
23. TEXAS ACCESSIBILITY STANDARDS (T.A.S.) NOTE: OWNER IS RESPONSIBLE FOR SUBMITTING PLANS TO THE TEXAS DEPARTMENT OF LICENSING AND REGULATION OR A REGISTERED ACCESSIBILITY SPECIALIST IF THE CONSTRUCTION VALUE OF THE PROJECT EXCEEDS \$50,000. OWNER MUST NOTIFY ARCHITECT IF PLANS WERE SUBMITTED TO EITHER PARTY AND PROVIDE R.A.S. CONTACT INFORMATION.
24. THESE ARE NOT ENGINEERING PLANS, NOR IS TRIUNE ARCHITECTURE PLLC AN ENGINEERING FIRM. ANY DRAWING OR INFORMATION IN THIS SET OR ANY DOCUMENT PRODUCED BY TRIUNE ARCHITECTURE PLLC IS NOT ENGINEERED, AND DOES NOT TAKE THE PLACE OF ANY REQUIRED CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, OR ANY OTHER PRACTICE, DESIGN OR SUBMITTAL TYPICALLY PRODUCED BY OR REQUIRED TO BE PRODUCED BY A PROFESSIONAL ENGINEER OR "P.E." TRIUNE ARCHITECTURE PLLC ASSUMES NO LIABILITY FOR ANY DAMAGE, INJURY, OR LOSS OF WELFARE CAUSED BY CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING DESIGN.
25. THE USE OR INSTALLATION OF ANY PRODUCTS CONTAINING ASBESTOS IS PROHIBITED.

MULTI-FAMILY
ATTACHED
(TOWNHOUSE) RESIDENTIAL
DEVELOPMENT

2509 BENBROOK
FORT WORTH, TX

CITY OF FORT WORTH, TX CODES:

2021 IRC
2021 IBC
2021 MECH. CODE
2021 PLUMBING CODE
2015 IECC
2021 IFC
2020 NEC
(WITH CITY AMENDMENTS)

SCOPE:

DEVELOPING ONE (2) TOTAL SINGLE-FAMILY ATTACHED STRUCTURES HOUSING A TOTAL OF 4 INDIVIDUAL DWELLING UNITS (EACH); AS DEFINED AND APPLICABLE BY THE 2021 IRC / IBC .

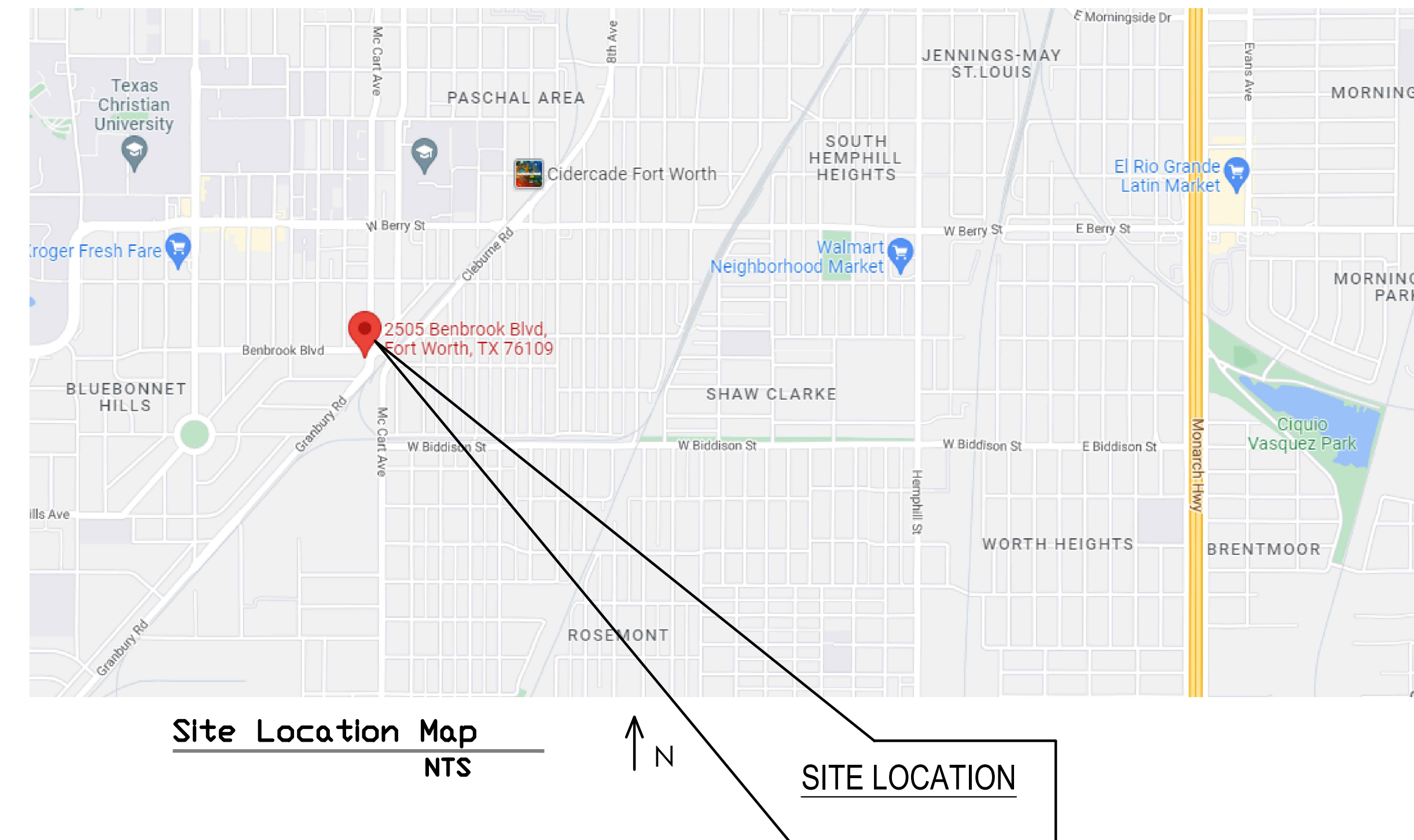
EACH LIVING UNIT IS THREE STORIES HIGH.

ACCESSIBILITY:

PROJECT IS A SINGLE-FAMILY RESIDENTIAL DEVELOPMENT. ACCESSIBLE DESIGN IS ONLY APPLICABLE TO THE PUBLIC IMPORVEMENTS.

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- A2.1 EXTERIOR ELEVATIONS
- A3.1 BLDG. & STAIR SECTIONS
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- A3.3 BLDG. & STAIR SECTIONS

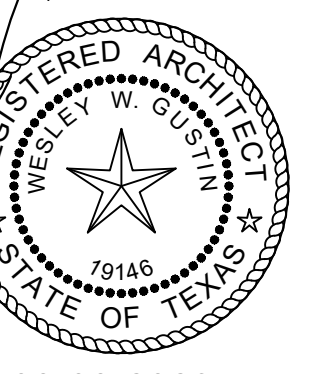


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Residential Development

2509 Benbrook
Fort Worth, TX
76109



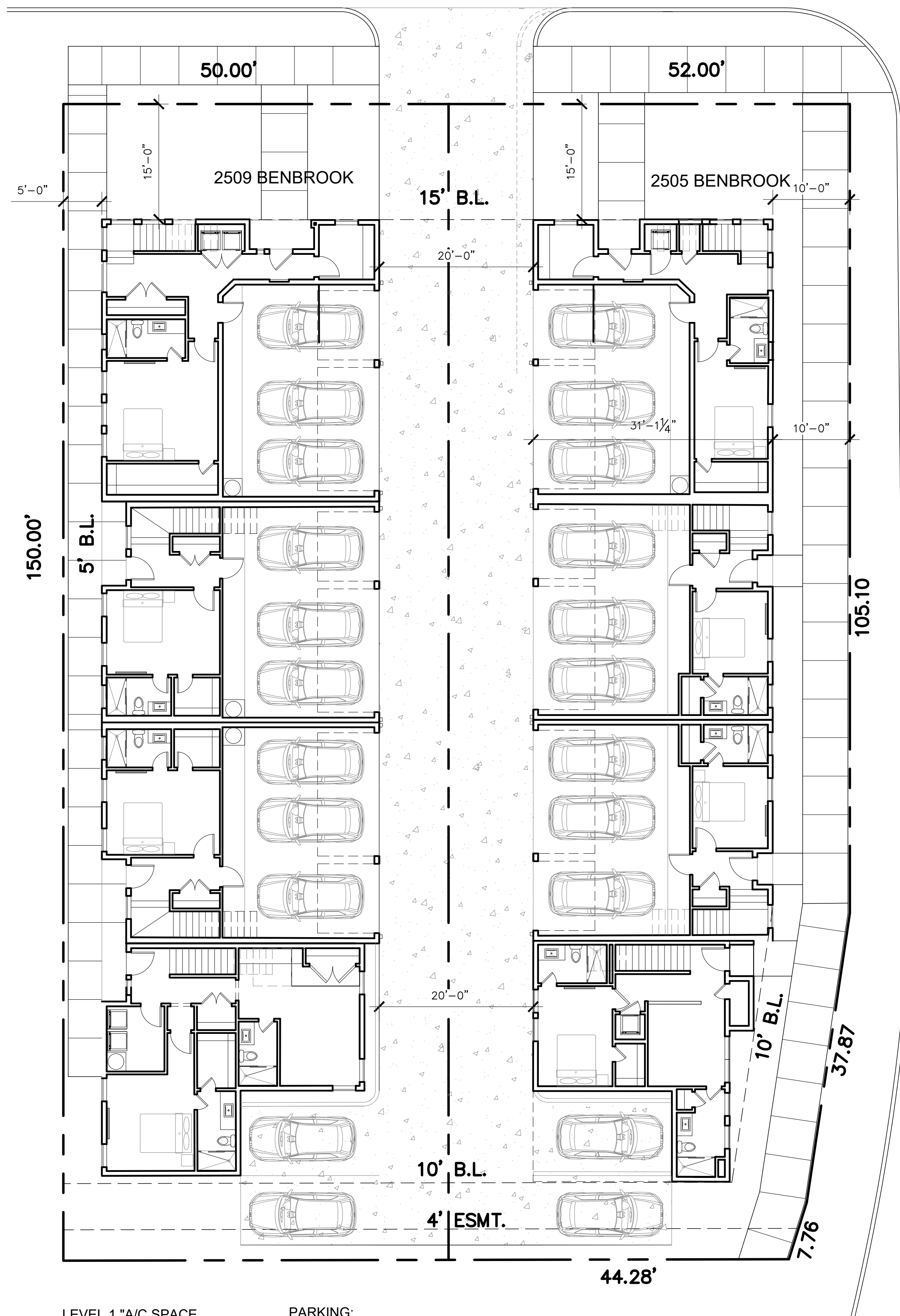
09-09-2023

Project #: 2110

COVER SHEET / INDEX

A0.0

BENBROOK



**GRANDBURY RD.
VARIABLE R.O.W.**

LEVEL 1 "A/C SPACE
REQUIRED" PER U.D.C.:

4,112 LEVEL 1 A/C
REQUIRED

4,135 LEVEL 1 A/C
PROVIDED

PARKING:

6 X THREE-BEDROOM
UNITS = 18 SPACES
REQUIRED.

2 X TWO-BEDROOM
UNITS = 4 SPACES
REQUIRED.

TOTAL SPACES
REQUIRED = 22

TOTAL SPACES
PROVIDED = 22
(18 ATTACHED) +
(4 DETACHED) =
22 TOTAL

REFER TO CIVIL AND
LANDSCAPE DRAWINGS
FOR ADDTL. INFO.

Site Plan
01

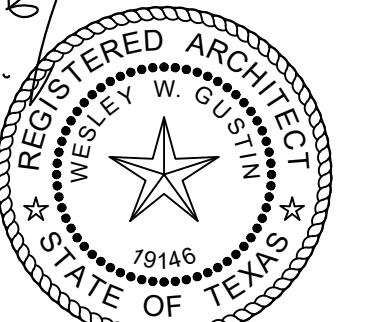
1" = 10'-0"



**Residential
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M.W. Gustin

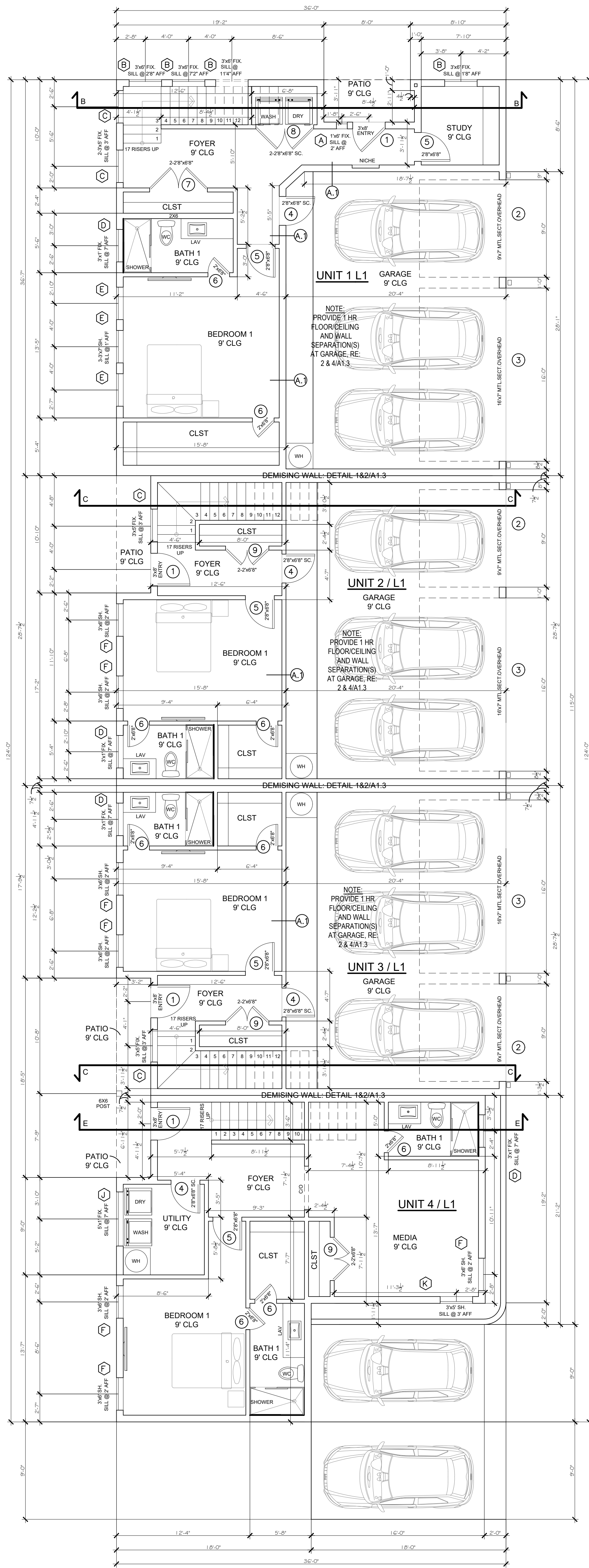


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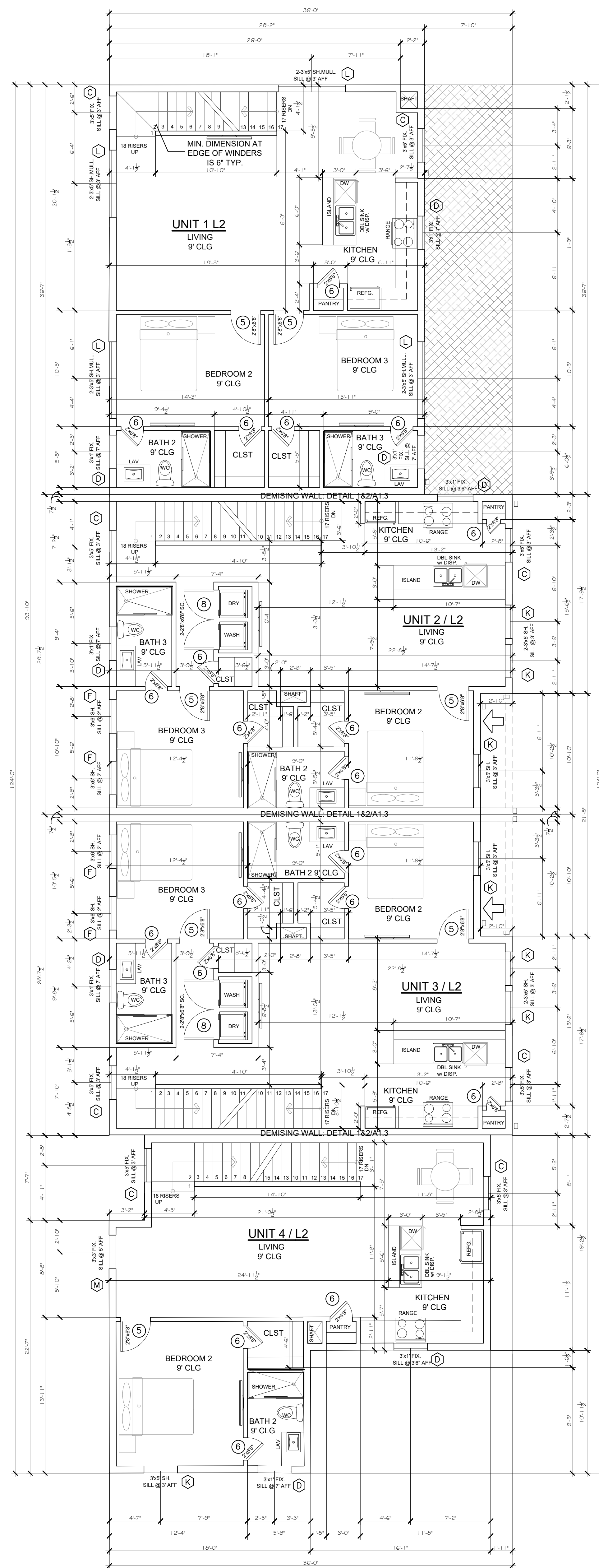
Project #: 2110

SITE
PLAN

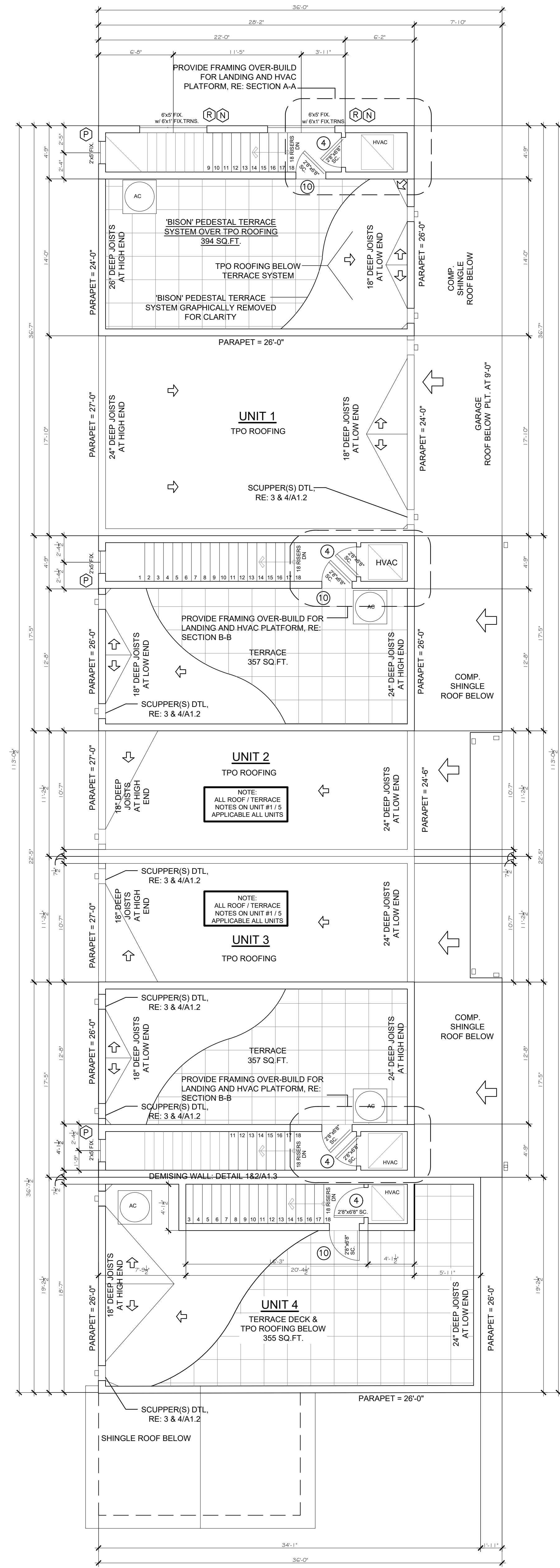
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Level 1 - Floor Plan
01 3/16" = 1'-0" PLAN NORTH



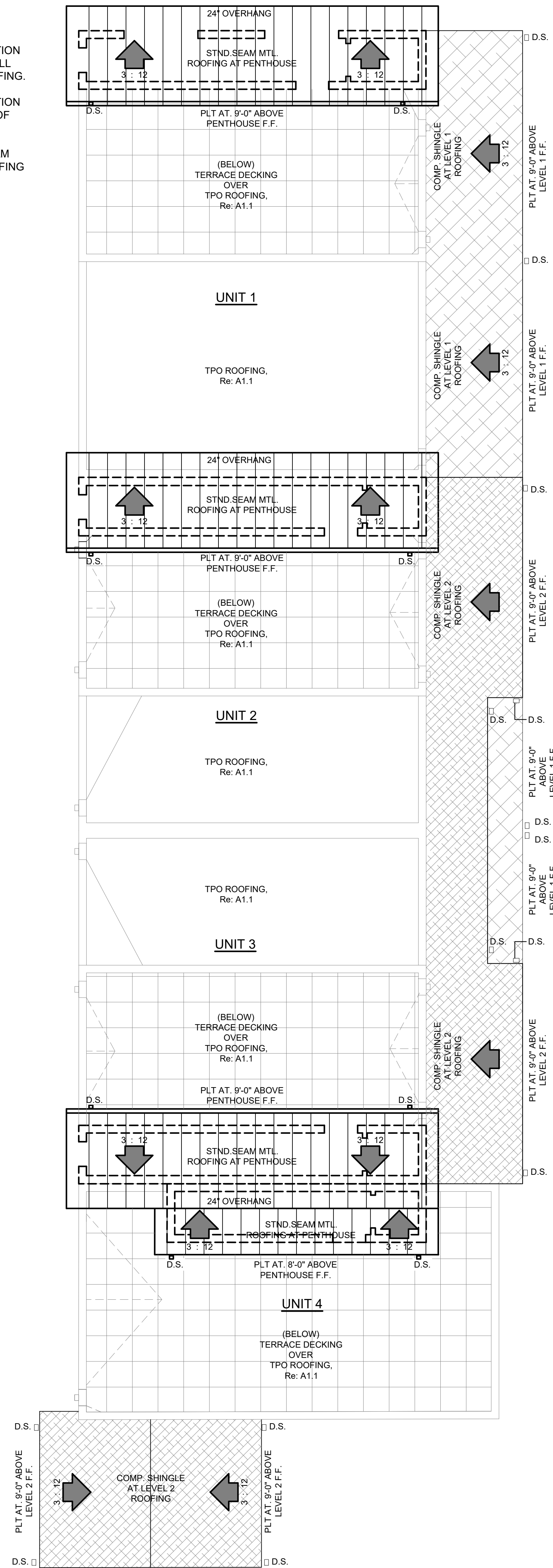
Level 2 - Floor Plan
02 3/16" = 1'-0" PLAN NORTH



Level 3 - Floor Plan
03 3/16" = 1'-0" PLAN NORTH

ROOF NOTES:

- PROVIDE MIN R38 INSULATION IN RAFTERS / CEILING OF ALL ASPHALT AND METAL ROOFING.
- PROVIDE MIN R38 INSULATION IN FLOOR/ROOF CAVITIES OF ALL TERRACE SURFACES.
- ROOFING TO BE STND. SEAM METAL OVER MIN. #15 ROOFING FELT OVER ETR. GRADE SHEATHING (PER ENG.) OVER WOOD JOISTS.



NOTE: DOOR AND WINDOW DESIGNATIONS WITH A "1" ARE TO BE 45 MINUTE RATED.

2509 BENBROOK UNIT 1		
LEVEL 1		715
LEVEL 2		1030
LEVEL 3		134
TOTAL (AC)		1879
GARAGE		570
PATIO		33
TOTAL (non living area)		603
TOTAL (AUR)		2482

DOOR SCHEDULE				
MARK	QTY.	SIZE	TYPE	
1	1	3'x8'	EXT.ENTRY	
2	1	9'x7'	MTL.SECT.OVERHEAD	
3	1	16'x7'	MTL.SECT.OVERHEAD	
4	2	2'8"x6'8"	INT.SC.	
5	3	2'8"x6'8"	INT.HC.	
6	7	2'x6'8"	INT.HC.	
7	1	2'-2"x6'8"	INT.DBL.HC.	
8	1	2'-2"x6'8"	INT.DBL.SC.	
9	0	2'-2"x6'8"	INT.DBL.HC.	
10	1	2'8"x6'8"	EXT.SC.	
11	0	2'4"x6'8"	INT.HC.	
12	0	2'-2"x6'8"	INT.DBL.HC.	

EXT. - EXTERIOR DOOR FR.DR. - FRENCH DOOR
SL. - SLIDING DOOR SC. - SOLID CORE DOOR
INT. - INTERIOR DOOR (HOLLOW CORE)
PKT.DR. - POCKET DOOR

WINDOW SCHEDULE				
MARK	QTY.	SIZE	TYPE	
A	1	1'x6'	FIX.	
B	4	3'x6'	FIX.	
C	1	3'x5'	FIX.	
C.1	3	3'x5'	FIX.	
D	2	3'x1'	FIX.	
D.1	2	3'x1'	FIX.	
E.1	3	3'x7'	SH.	
F	0	3'x6'	SH.	
G	0			
H	0			
J	0			
K	0	2'x3'5"	SH.	
L	2	2'x3'5"	SH.MULL.	
L.1	2	2'x3'5"	SH.MULL.	
M	0	3'x3'	FIX.	
N	0	6'x1'	FIX.TRNS.	
P	1	2'x5'	FIX.	
P.1	0	2'x5'	FIX.	
R	2	2'x3'5"	FIX.MULL.	
S	0	3'x3'	FAUX	

SH. - SINGLE HUNG DL. - DIVIDED LIGHT
FIX. - FIXED WINDOW OBS. - OBSCURED
HLF.RND. - HALF ROUND ARCH. - ARCH-TOP
HRZ.SLDR. - HORIZONTAL SLIDER

NOTE: DOOR AND WINDOW DESIGNATIONS WITH A "1" ARE TO BE 45 MINUTE RATED.

NOTE: DOOR AND WINDOW DESIGNATIONS WITH A "1" ARE TO BE 45 MINUTE RATED.

2509 BENBROOK UNIT 2		
LEVEL 1		414
LEVEL 2		1000
LEVEL 3		134
TOTAL (AC)		1548
GARAGE		582
PATIO		34
TOTAL (non living area)		616
TOTAL (AUR)		2164

DOOR SCHEDULE				
MARK	QTY.	SIZE	TYPE	
1.1	1	3'x8'	EXT.ENTRY	
2	1	9'x7'	MTL.SECT.OVERHEAD	
3	1	16'x7'	MTL.SECT.OVERHEAD	
4	2	2'8"x6'8"	INT.SC.	
5	3	2'8"x6'8"	INT.HC.	
6	8	2'x6'8"	INT.HC.	
7	0	2'-2"x6'8"	INT.DBL.HC.	
8	1	2'-2"x6'8"	INT.DBL.SC.	
9	1	2'-2"x6'8"	INT.DBL.HC.	
10	1	2'8"x6'8"	EXT.SC.	
11	0	2'4"x6'8"	INT.HC.	
12	0	2'-2"x6'8"	INT.DBL.HC.	

EXT. - EXTERIOR DOOR FR.DR. - FRENCH DOOR
SL. - SLIDING DOOR SC. - SOLID CORE DOOR
INT. - INTERIOR DOOR (HOLLOW CORE)
PKT.DR. - POCKET DOOR

WINDOW SCHEDULE				
MARK	QTY.	SIZE	TYPE	
A	0	1'x6'	FIX.	
B	0	3'x6'	FIX.	
C	1	3'x5'	FIX.	
C.1	2	3'x5'	FIX.	
D	3	3'x1'	FIX.	
E	0	3'x7'	SH.	
F.1	4	3'x6'	SH.	
G	0			
H	0	2'x1'	FIX.	
J	0			
K	3	3'x5'	SH.	
L	0	2'x3'5"	SH.MULL.	
M	0	3'x3'	FIX.	
N	0	6'x1'	FIX.TRNS.	
P.1	1	2'x5'	FIX.	
Q	0	2'x5'	FIX.	
R	0	2'x3'5"	FIX.MULL.	
S	0	3'x3'	FAUX	

SH. - SINGLE HUNG DL. - DIVIDED LIGHT
FIX. - FIXED WINDOW OBS. - OBSCURED
HLF.RND. - HALF ROUND ARCH. - ARCH-TOP
HRZ.SLDR. - HORIZONTAL SLIDER

NOTE: DOOR AND WINDOW DESIGNATIONS WITH A "1" ARE TO BE 45 MINUTE RATED.

NOTE: DOOR AND WINDOW DESIGNATIONS WITH A "1" ARE TO BE 45 MINUTE RATED.

2509 BENBROOK UNIT 3		
LEVEL 1		414
LEVEL 2		1000
LEVEL 3		134
TOTAL (AC)		1548
GARAGE		582
PATIO		34
TOTAL (non living area)		616
TOTAL (AUR)		2164

DOOR SCHEDULE				
MARK	QTY.	SIZE	TYPE	
1.1	1	3'x8'	EXT.ENTRY	
2	1	9'x7'	MTL.SECT.OVERHEAD	
3	1	16'x7'	MTL.SECT.OVERHEAD	
4	2	2'8"x6'8"	INT.SC.	
5	3	2'8"x6'8"	INT.HC.	
6	8	2'x6'8"	INT.HC.	
7	0	2'-2"x6'8"	INT.DBL.HC.	
8	1	2'-2"x6'8"	INT.DBL.SC.	
9	1	2'-2"x6'8"	INT.DBL.HC.	
10	1	2'8"x6'8"	EXT.SC.	
11	0	2'4"x6'8"	INT.HC.	
12	0	2'-2"x6'8"	INT.DBL.HC.	

EXT. - EXTERIOR DOOR FR.DR. - FRENCH DOOR
SL. - SLIDING DOOR SC. - SOLID CORE DOOR
INT. - INTERIOR DOOR (HOLLOW CORE)
PKT.DR. - POCKET DOOR

WINDOW SCHEDULE				
MARK	QTY.	SIZE	TYPE	
A	0	1'x6'	FIX.	
B	0	3'x6'	FIX.	
C	1	3'x5'	FIX.	
C.1	2	3'x5'	FIX.	
D	2	3'x1'	FIX.	
E	0	3'x7'	SH.	
F.1	4	3'x6'	SH.	
G	0			
H	0	2'x1'	FIX.	
J	0			
K	3	3'x5'	SH.	
L	0	2'x3'5"	SH.MULL.	
M	0	3'x3'	FIX.	
N	0	6'x1'	FIX.TRNS.	
P.1	1	2'x5'	FIX.	
Q	0	2'x5'	FIX.	
R	0	2'x3'5"	FIX.MULL.	
S	0	3'x3'	FAUX	

SH. - SINGLE HUNG DL. - DIVIDED LIGHT
FIX. - FIXED WINDOW OBS. - OBSCURED
HLF.RND. - HALF ROUND ARCH. - ARCH-TOP
HRZ.SLDR. - HORIZONTAL SLIDER

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2509 BENBROOK UNIT 4		
LEVEL 1		828
LEVEL 2		828
LEVEL 3		100
TOTAL (AC)		1756
GARAGE		0
PATIO		24
TOTAL (non living area)		24
TOTAL (AUR)		1780

DOOR SCHEDULE				
MARK	QTY.	SIZE	TYPE	
1.1	1	3'x8'	EXT.ENTRY	
2	0	9'x7'	MTL.SECT.OVERHEAD	
3	0	16'x7'	MTL.SECT.OVERHEAD	
4	2	2'8"x6'8"	INT.SC.	
5	2	2'8"x6'8"	INT.HC.	
6	6	2'x6'8"	INT.HC.	
7	0	2'-2"x6'8"	INT.DBL.HC.	
8	0	2'-2"x6'8"	INT.DBL.SC.	
9	1	2'-2"x6'8"	INT.DBL.HC.	
10	1	2'8"x6'8"	EXT.SC.	
11	0	2'4"x6'8"	INT.HC.	
12	0	2'-2"x6'8"	INT.DBL.HC.	

EXT. - EXTERIOR DOOR FR.DR. - FRENCH DOOR
SL. - SLIDING DOOR SC. - SOLID CORE DOOR
INT. - INTERIOR DOOR (HOLLOW CORE)
PKT.DR. - POCKET DOOR

WINDOW SCHEDULE				
MARK	QTY.	SIZE	TYPE	
A	0	1'x6'	FIX.	
B	0	3'x6'	FIX.	
C	1	3'x5'	FIX.	
C.1	1	3'x5'	FIX.	
D	3	3'x1'	FIX.	
E	0	3'x7'	SH.	
F.1	2	3'x6'	SH.	
G	0			
H	0	2'x1'	FIX.	
J.1	1	5'x1'	FIX.	
K	2	3'x5'	SH.	
L	0	2'x3'5"	SH.MULL.	
M	0	3'x3'	FIX.	
N	0	6'x1'	FIX.TRNS.	
P.1	0	6'x1'	FIX.	
Q	0	2'x5'	FIX.	
R	0	2'x3'5"	FIX.MULL.	
S	0	3'x3'	FAUX	

SH. - SINGLE HUNG DL. - DIVIDED LIGHT
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2509 BENBROOK TOTAL		
LEVEL 1		2371
LEVEL 2		3858
LEVEL 3		502
TOTAL (AC)		6731
GARAGE		1734
PATIO		125
TOTAL (non living area)		1859
TOTAL (AUR)		8590

DOOR SCHEDULE				
MARK	QTY.	SIZE	TYPE	
1	1	3'x8'	EXT.ENTRY	
1.1	3	3'x8'	EXT.ENTRY	
2	3	9'x7'	MTL.SECT.OVERHEAD	
3	3	16'x7'	MTL.SECT.OVERHEAD	
4	8	2'8"x6'8"	INT.SC.	
5	11	2'8"x6'8"	INT.HC.	
6	29	2'x6'8"	INT.HC.	
7	1	2'-2"x6'8"	INT.DBL.HC.	
8	3	2'-2"x6'8"	INT.DBL.SC.	
9	3	2'-2"x6'8"	INT.DBL.HC.	
10	4	2'8"x6'8"	EXT.SC.	
11	0	2'4"x6'8"	INT.HC.	
12	0	2'-2"x6'8"	INT.DBL.HC.	

EXT. - EXTERIOR DOOR FR.DR. - FRENCH DOOR
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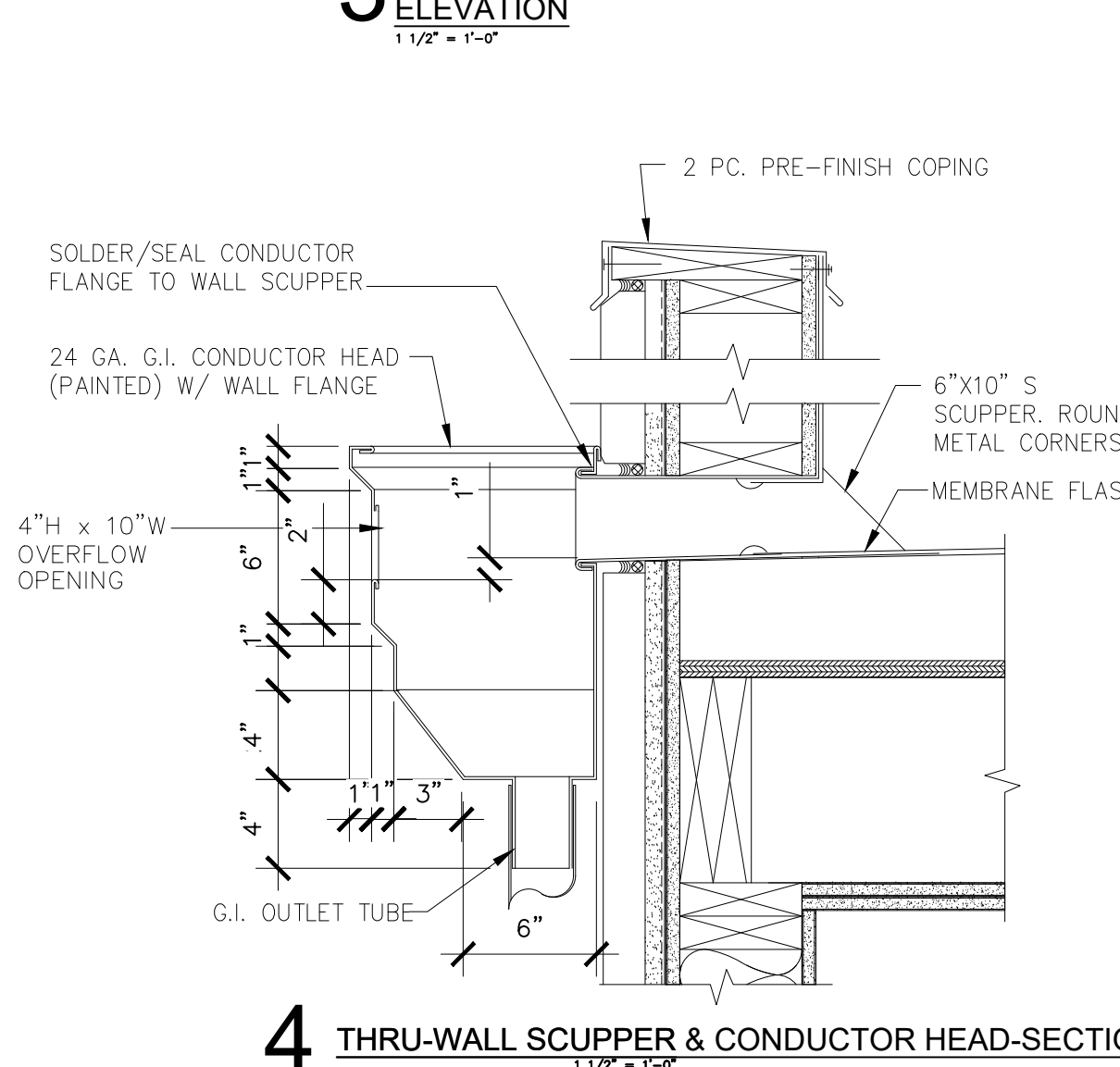
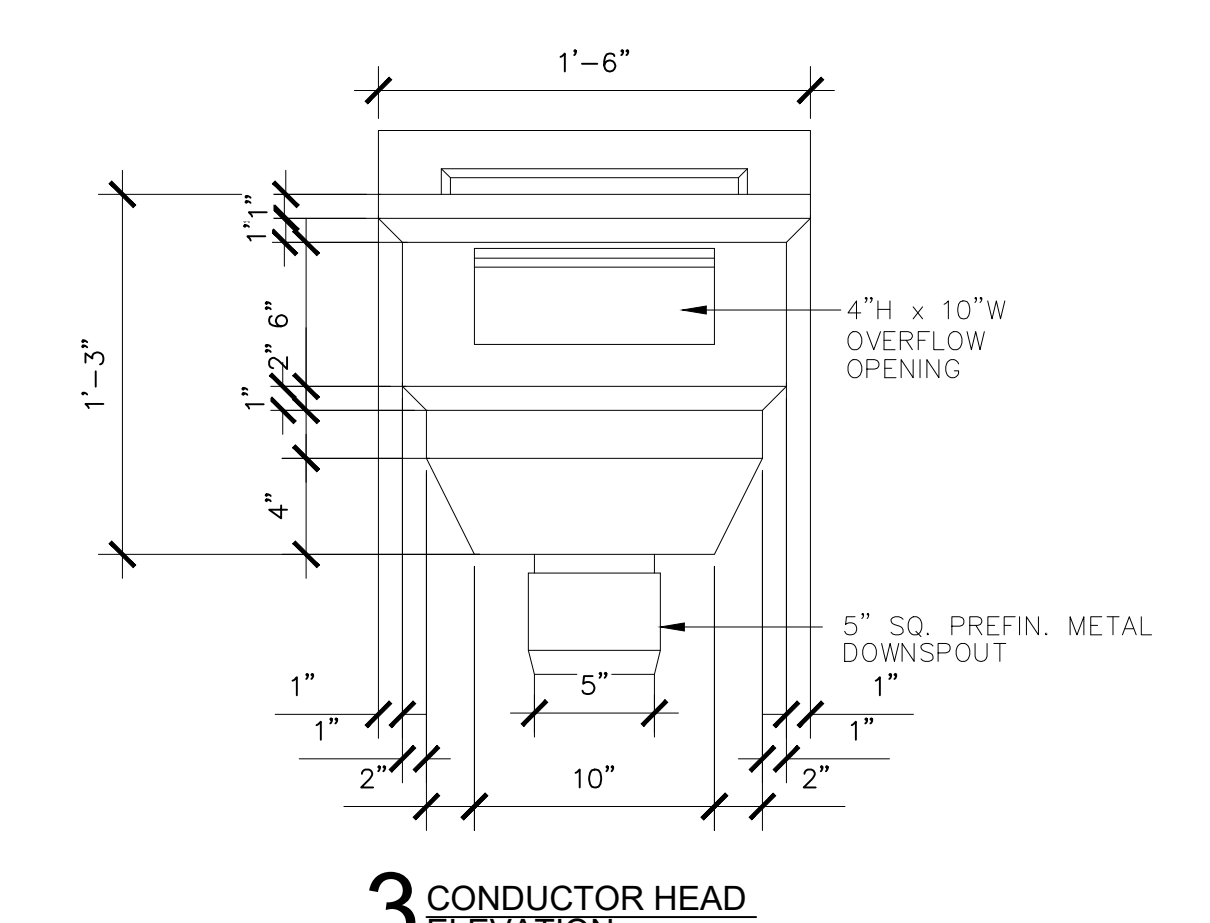
WINDOW SCHEDULE				
MARK	QTY.	SIZE	TYPE	
A	1	1'x6'	FIX.	
B	4	3'x6'	FIX.	
C	4	3'x5'	FIX.	
C.1	8	3'x5'	FIX.	
D	10	3'x1'	FIX.	
D.1	2	3'x1'	FIX.	
E.1	3	3'x7'	SH.	
F	1	3'x6'	SH.	
F.1	10	3'x6'	SH.	
G	0	2'x2'	FIX.	
H	1	2'x1'	FIX.	
J.1	1	5'x1'	FIX.	
K	8	3'x5'	SH.	
L	2	2'x3'5"	SH.MULL.	
L.1	2	2'x3'5"	SH.MULL.	
M	1	3'x3'	FIX.	
N	2	2'x3'5"	FIX.TRNS.	
P.1	3	2'x5'	FIX.	
Q	0	2'x5'	FIX.	
R	2	2'x3'5"	FIX.MULL.	
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NOTE: DOOR AND WINDOW DESIGNATIONS WITH A "1" ARE TO BE 45 MINUTE RATED.

Door & Window Schedule
02 NTS

NOTE: OPTIONAL CONDUCTOR HEAD DESIGNS ARE ACCEPTABLE AS LONG AS:
1. OVERFLOW OPENING SIZES ARE SAME SIZE SHOWN HEREIN (MINIMAL.)
2. PLACEMENT OF OVERFLOW OPENING ACCOMPANYING SECTION.



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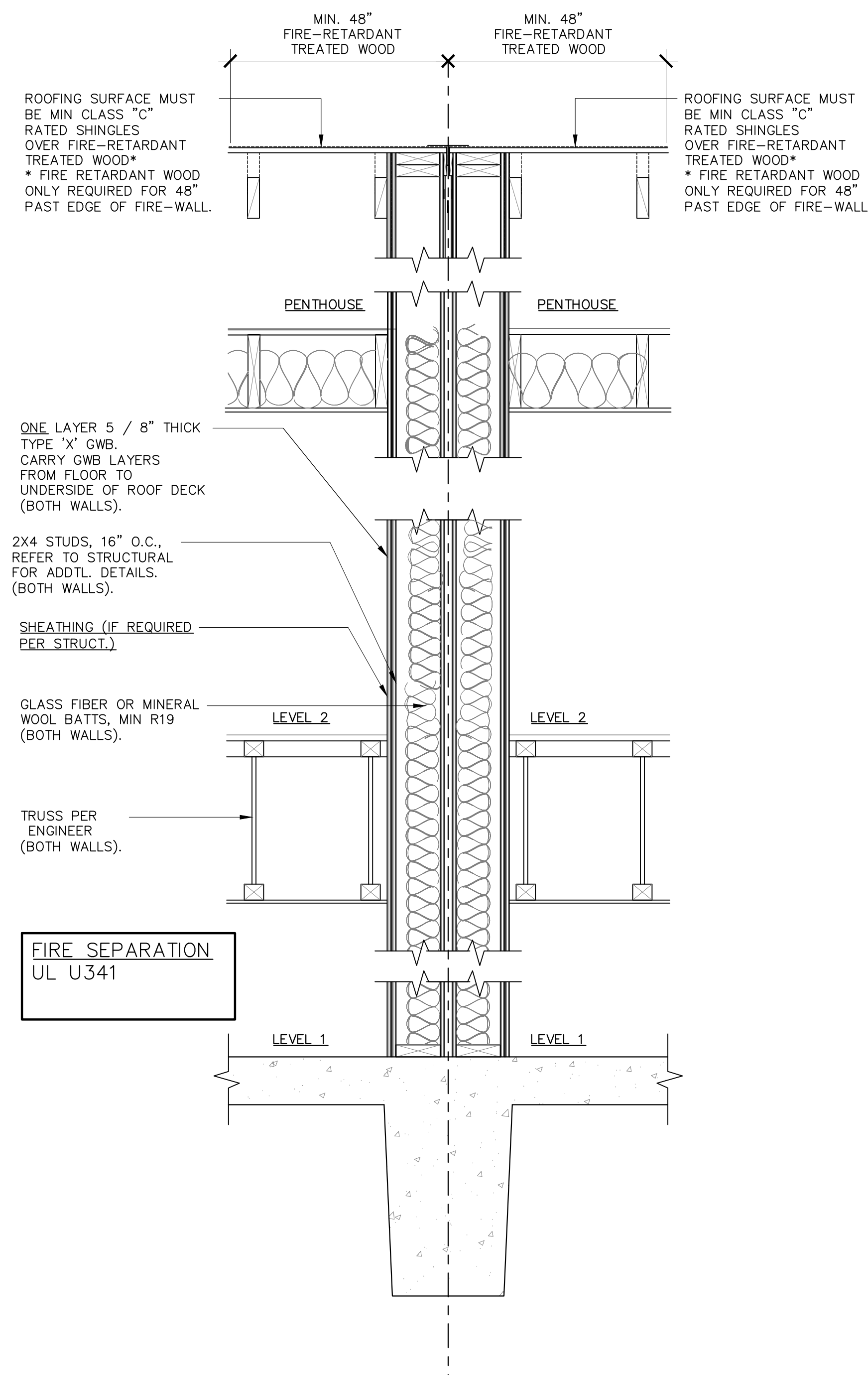
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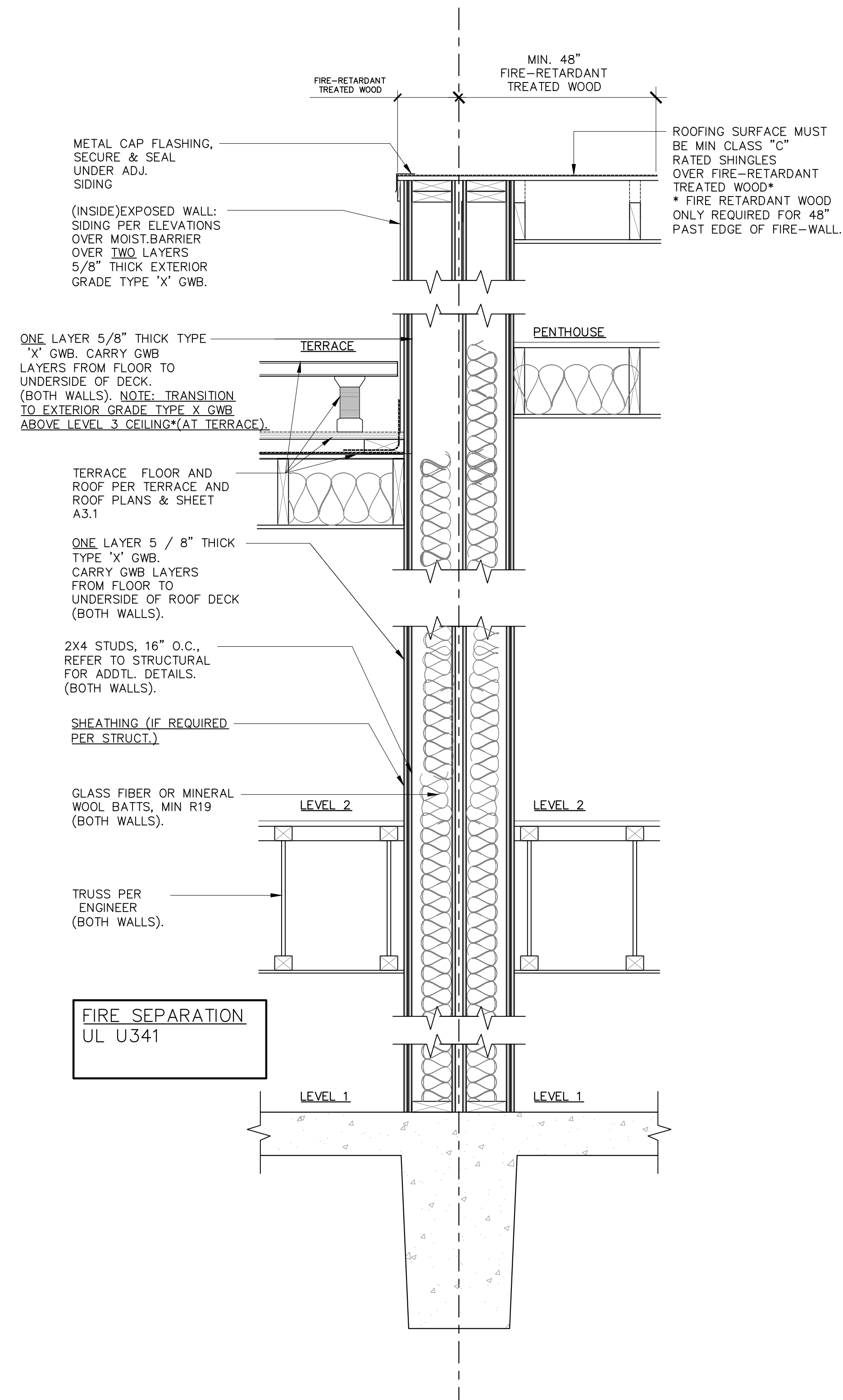
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ROOF PLAN & DOOR / WINDOW SCHEDULES

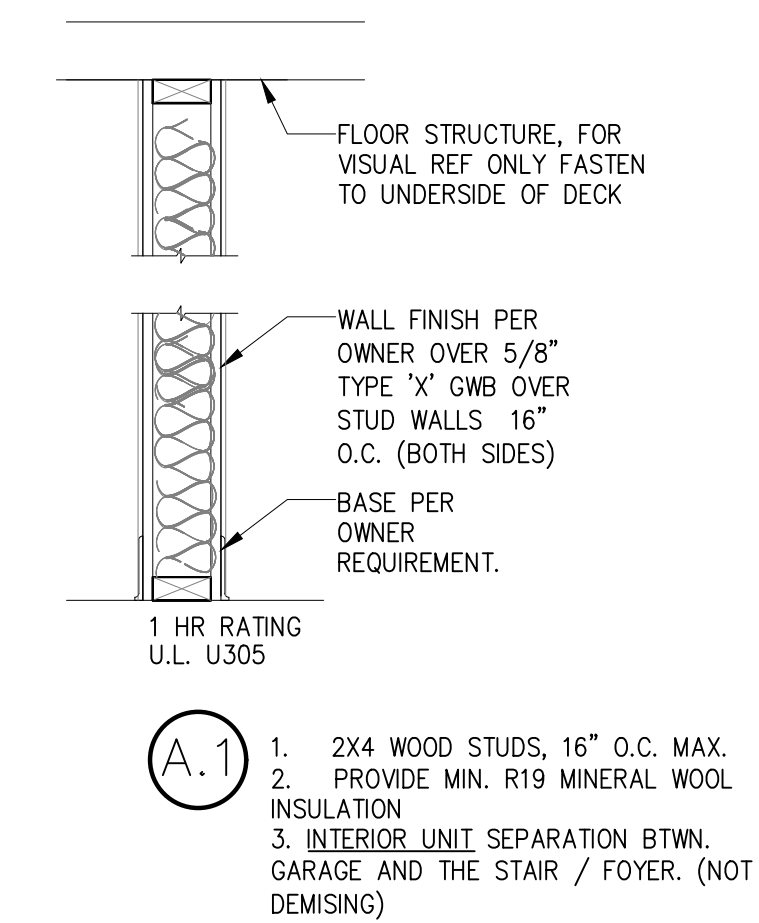
A1.2



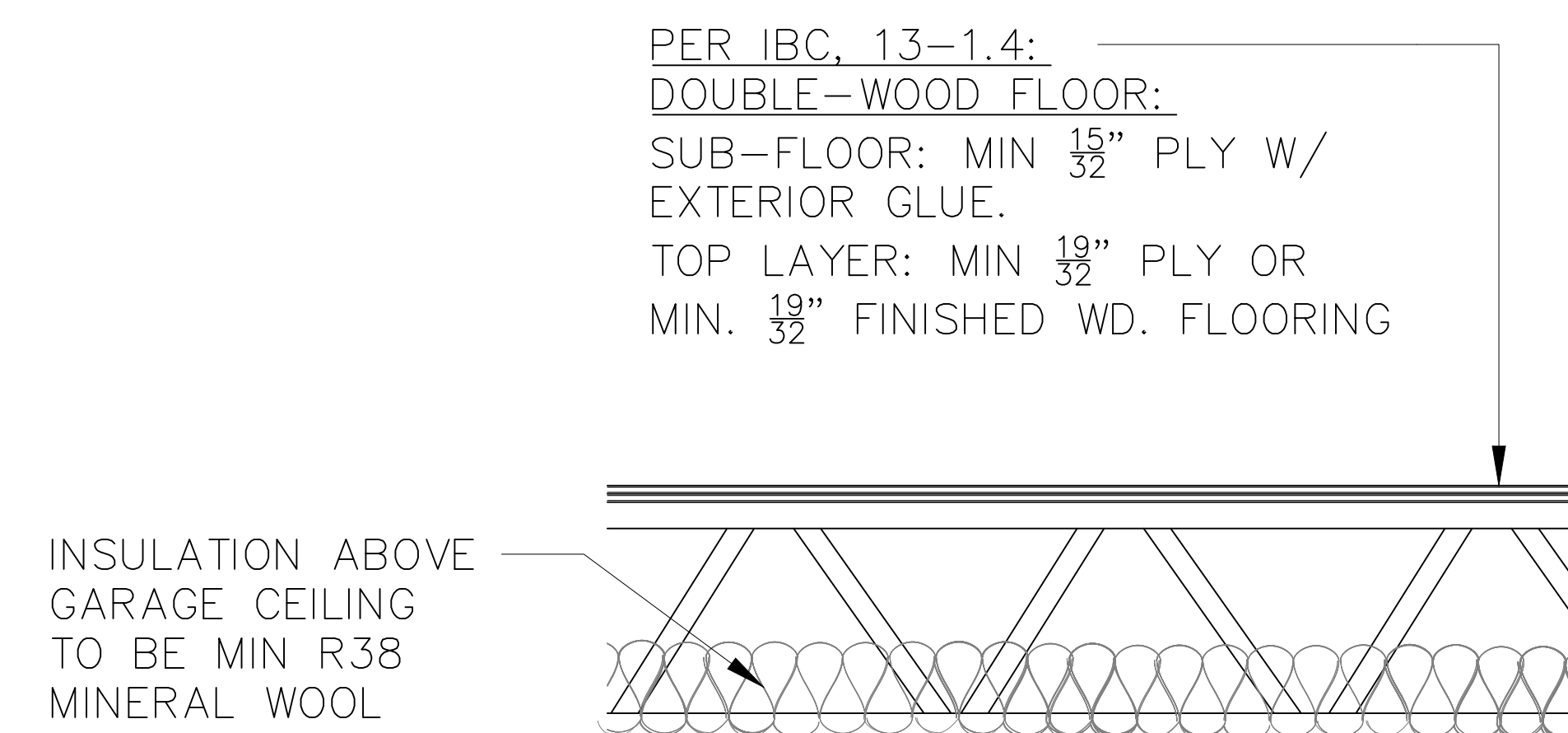
1 HR FIRE WALL (PNTHS TO PNTHS)
01 1' = 1'-0"



1 HR FIRE WALL (TERRACE-TO-PENTHOUSE)
02 1' = 1'-0"



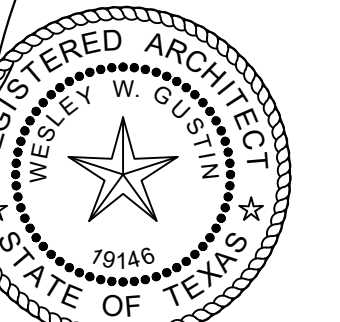
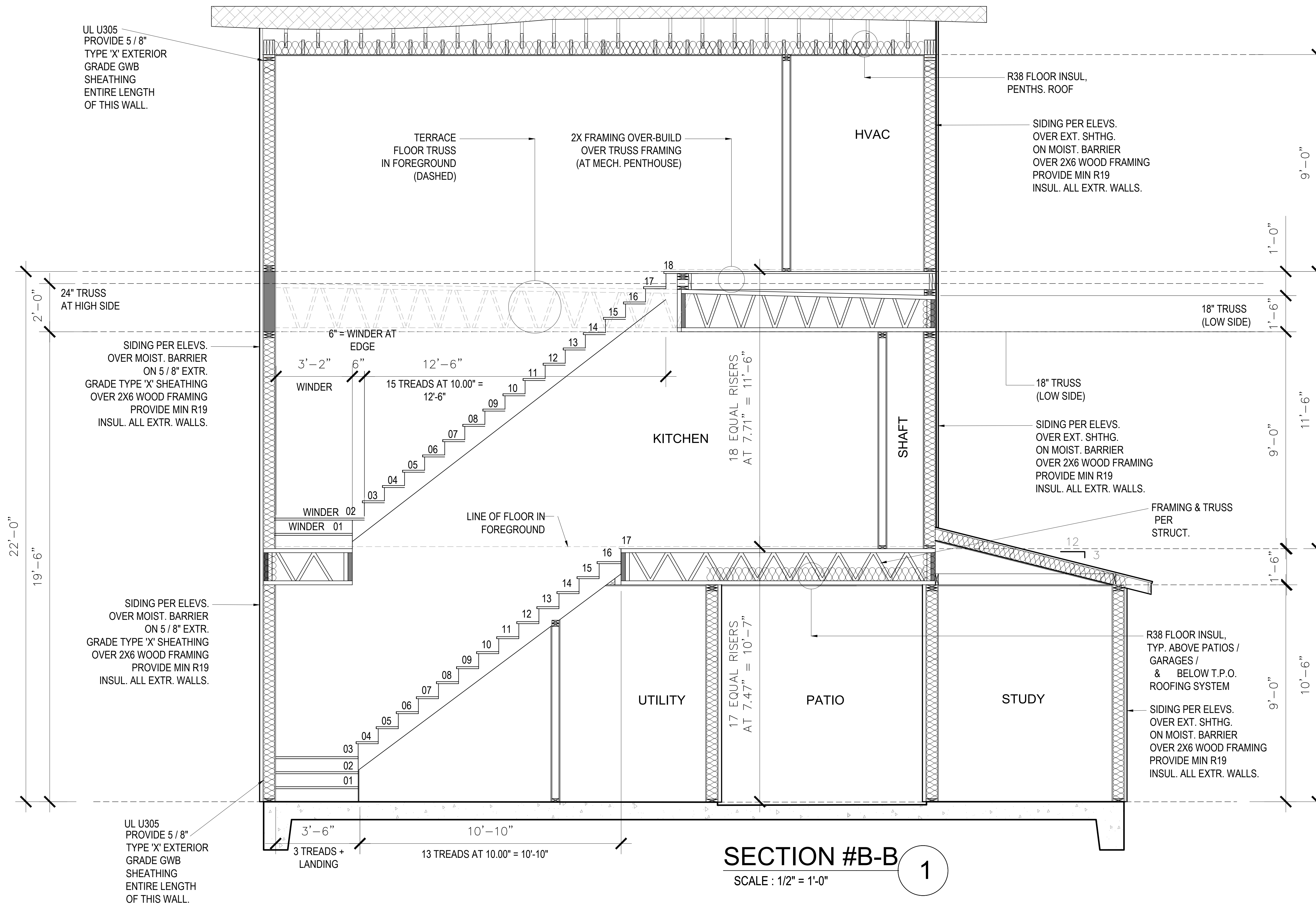
WALL ASSEMBLY AT GARAGE STAIR
03 1' = 1'-0"



PER IBC, 13-1.4:
CEILING: 0.50"
TYPE 'X' GWB NAILED
TO JOIST WITH TYPE 5D WALL-
BOARD NAILS AT 6"O.C.
CENTER THE END
JOINTS OF ON JOISTS.

IBC 2015
SEC 13-1.4:
1 HR FLOOR-CEILING
ASSEMBLY

FLOOR-CEILING ASSEMBLY AT GARAGE
04 1' = 1'-0"



09-09-2023

Project #: 2110

BLDG. / STAIR SECTIONS

