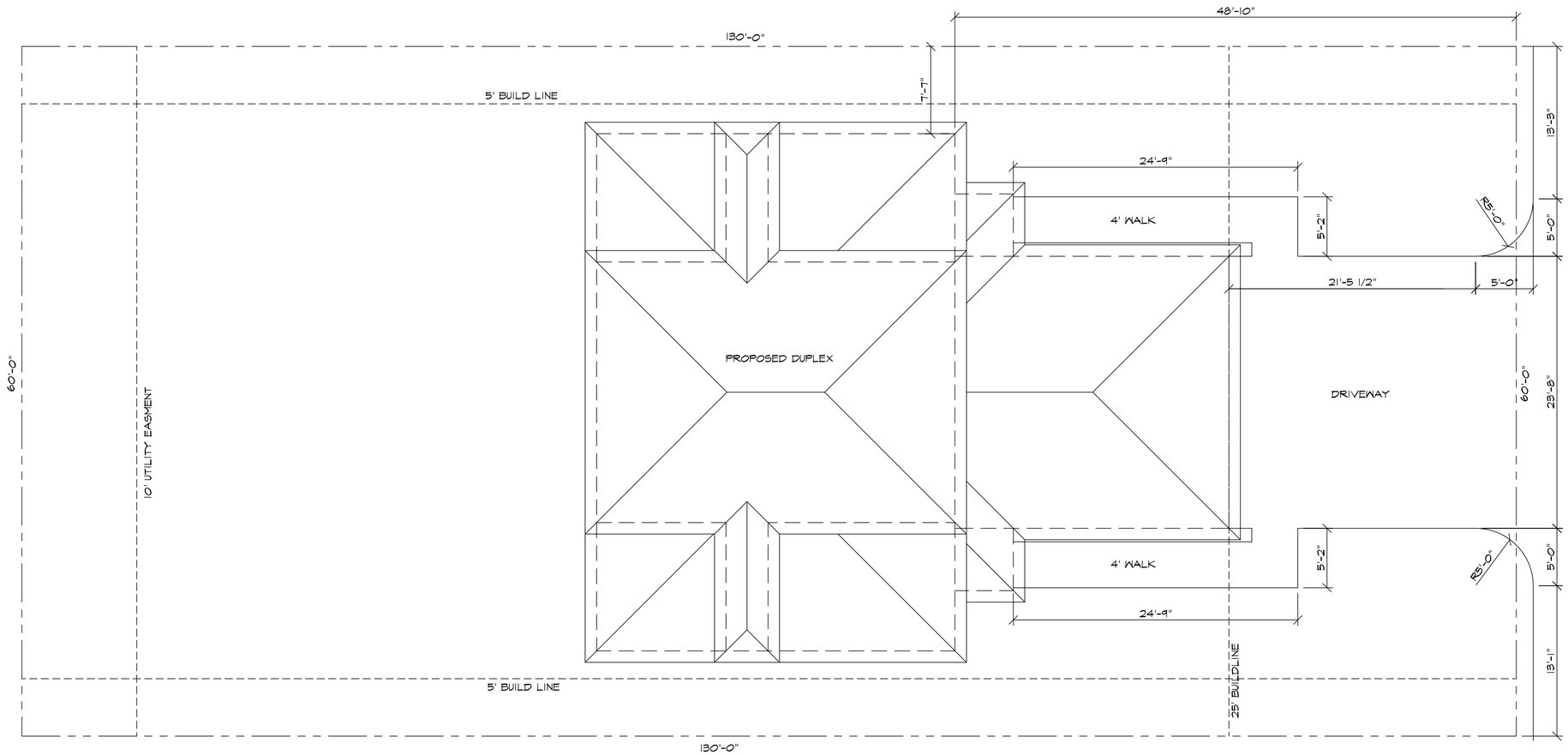



1 SITE PLAN
SCALE: 3/16" = 1'-0"

NORTH

## LEGAL DESCRIPTION

LOT 17, BLOCK 5 BROADMOOR, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-E, PAGE 20, PLAT RECORDS, TARRANT COUNTY, TEXAS.

## SITE COVERAGE

BUILDING FOOT PRINT: 2022 SQFT
SITE: 7855 SQFT

PERCENTAGE OF COVERAGE: 25.75%
(LESS THAN 50% MAX. REQUIRED BY CODE)

# VGI PROPERTIES

7100 WILLIS - FORT WORTH, TX 76116
METRO (817) 680-5921

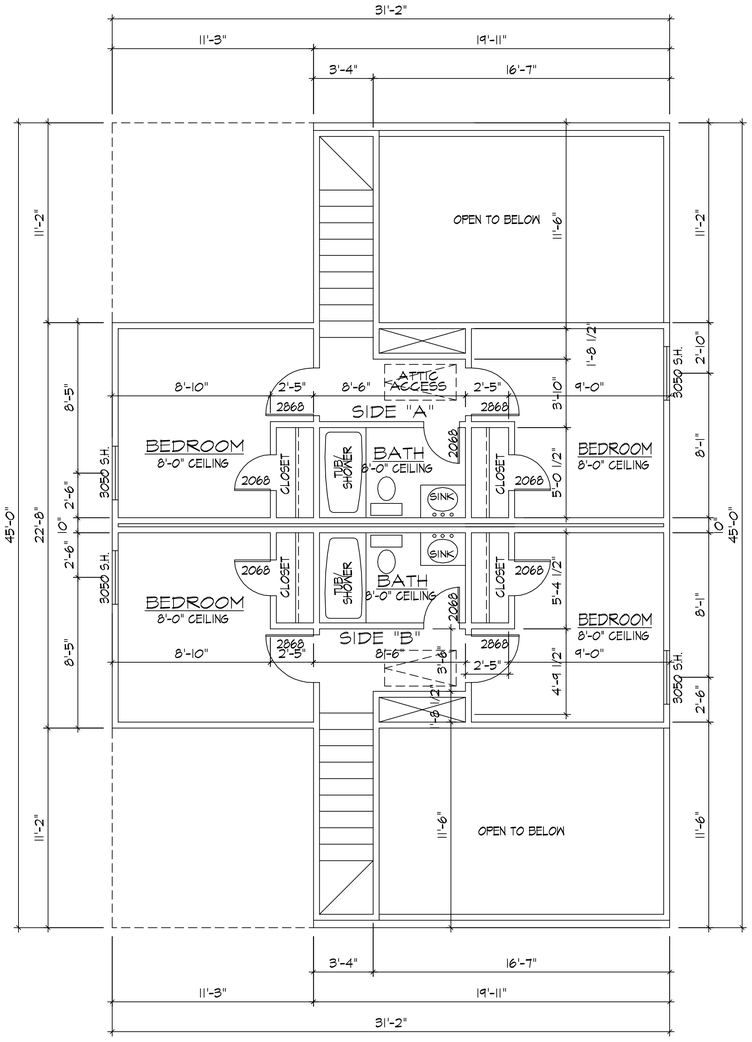
8028 W. ELIZABETH
FORT WORTH, TX

DESCRIPTION

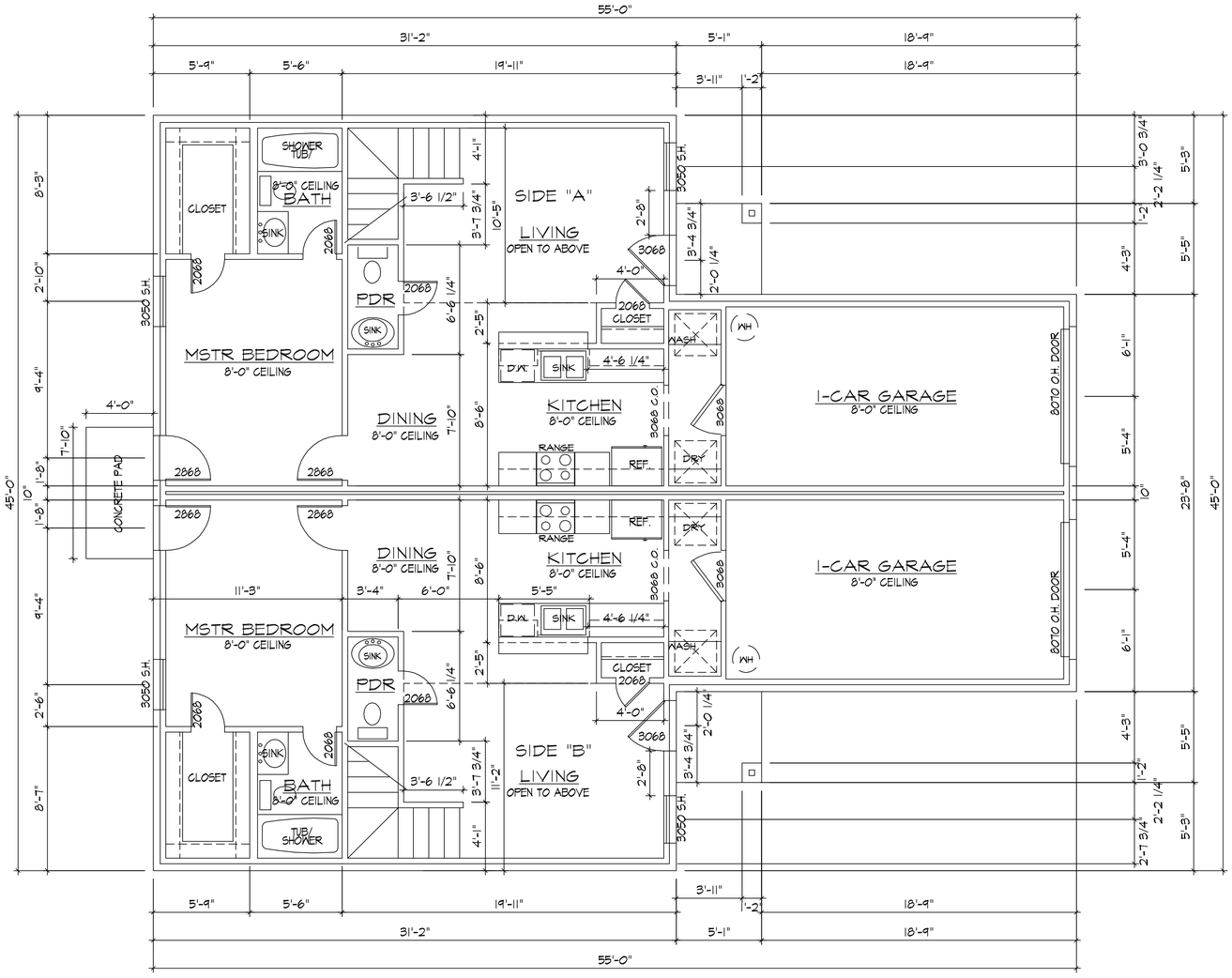
PLAN NO.

2 STORY DUPLEX

PG 1 OF 5




2 SECOND FLOOR PLAN
1/4" = 1'-0"
2 STORY DUPLEX-PLN




1 FIRST FLOOR PLAN
1/4" = 1'-0"
2 STORY DUPLEX-PLN

AC SPACE SIDE "A":
FIRST FLOOR: 736 SQFT
SECOND FLOOR: 345 SQFT
TOTAL AC SPACE SIDE "A": 1097 SQFT
AC SPACE SIDE "B":
FIRST FLOOR: 736 SQFT
SECOND FLOOR 345 SQFT
TOTAL AC SPACE SIDE "B": 1097 SQFT

TOTAL AC (SIDE "A" AND "B"): 2194 SQFT

PORCH SIDE "A": 28
PORCH SIDE "B" 28
GARAGE SIDE "A": 248
GARAGE SIDE "B": 248

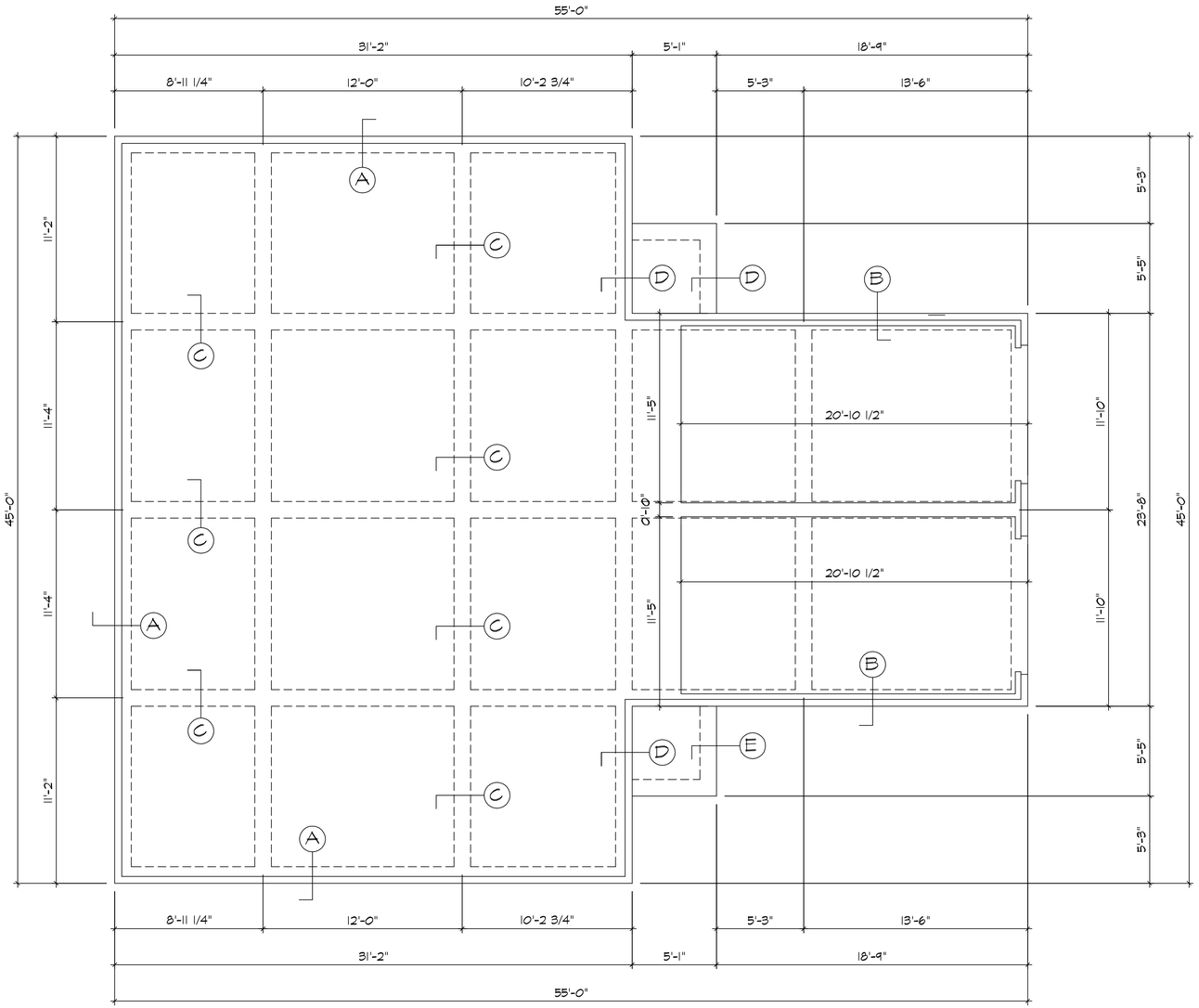
TOTAL UNDER ROOF (SIDE "A" AND "B"): 2746 SQFT

VGI PROPERTIES
7100 WILLIS - FORT WORTH, TX 76116
METRO (817) 680-5921

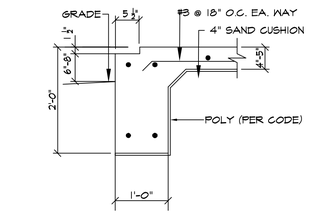
8028 W. ELIZABETH LANE
FORT WORTH, TX

DESCRIPTION

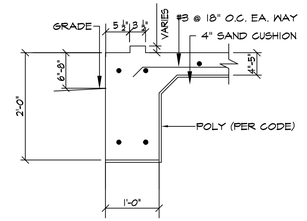
PLAN NO.
2 STORY DUPLEX



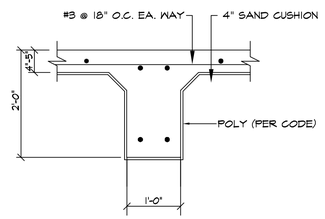

1 FIRST FLOOR PLAN
1/4" = 1'-0" 2 STORY DUPLEX-PLN



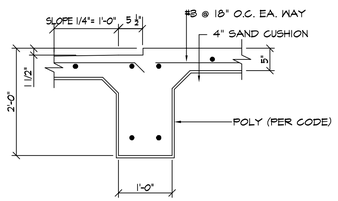

A DETAIL - (TYP.)
EXTERIOR BEAM SCALE: 3/4" = 1'-0"



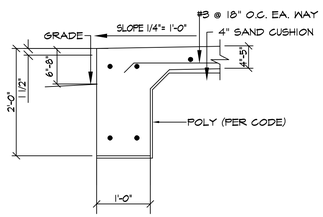

B DETAIL - (TYP.)
EXTERIOR BEAM SCALE: 3/4" = 1'-0"




C DETAIL - (TYP.)
INTERIOR BEAM SCALE: 3/4" = 1'-0"




D DETAIL - (TYP.)
INTERIOR BEAM SCALE: 3/4" = 1'-0"




E DETAIL - (TYP.)
EXTERIOR BEAM SCALE: 3/4" = 1'-0"

VGI PROPERTIES
7100 WILLIS - FORT WORTH, TX 76116
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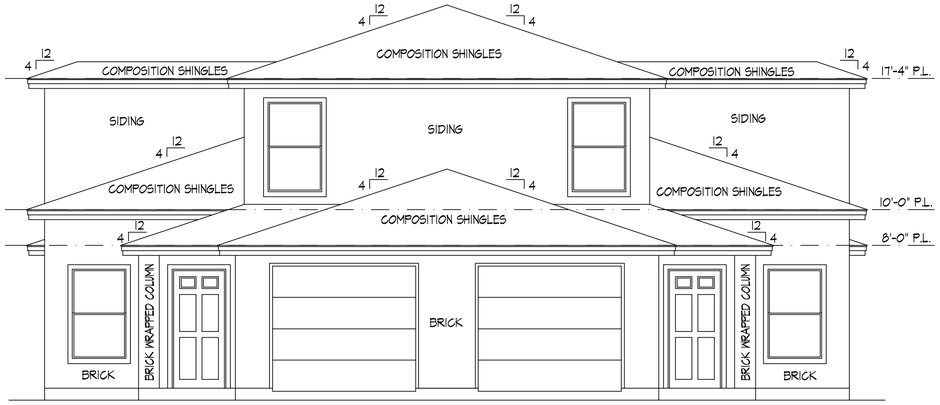
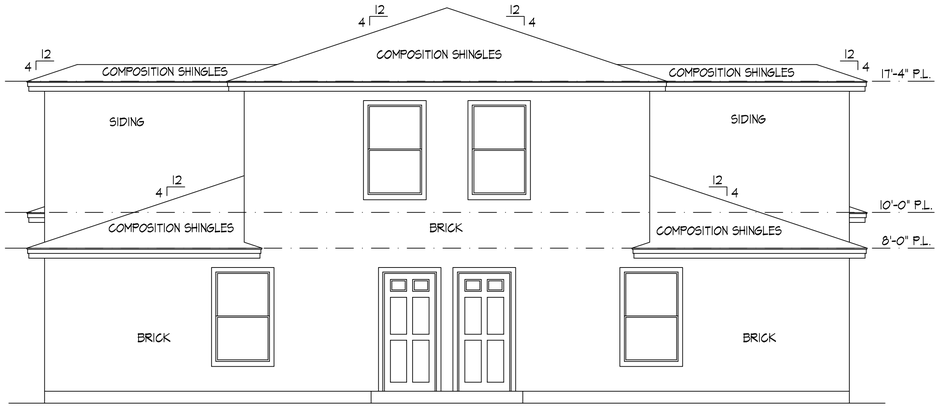
8028 W. ELIZABETH LANE
FORT WORTH, TX

DESCRIPTION

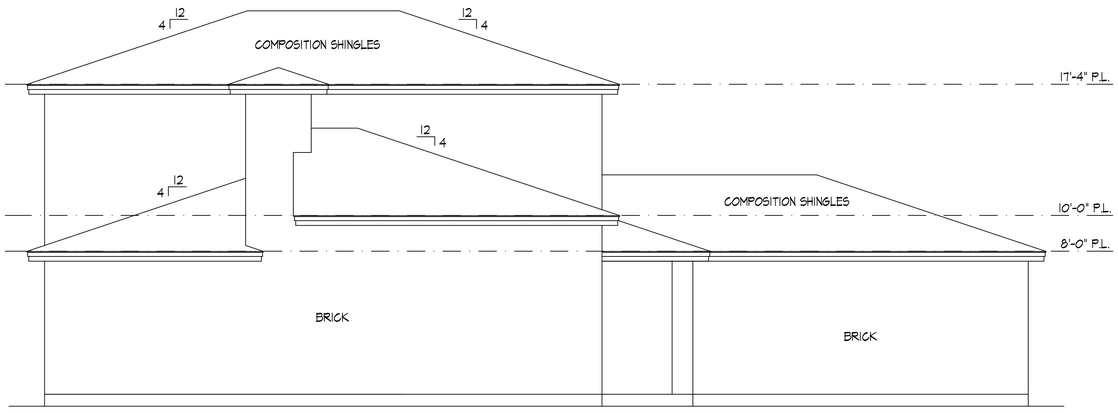
PLAN NO.
2 STORY DUPLEX



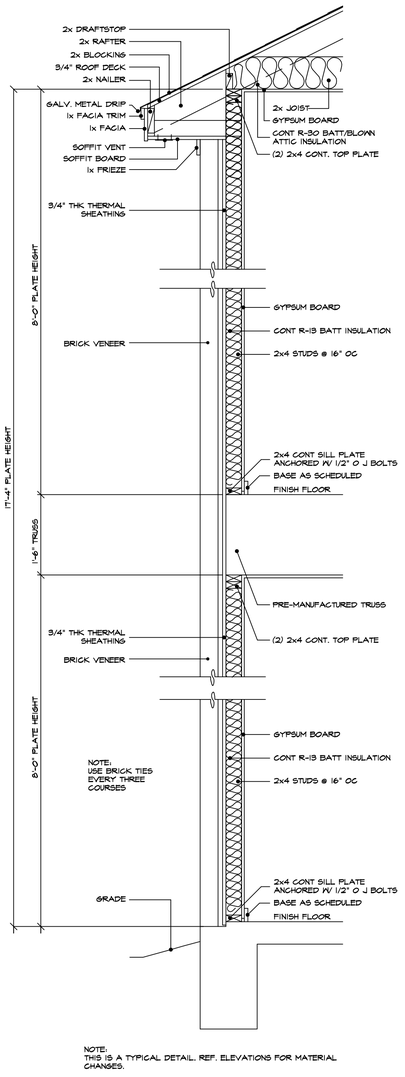

1 FRONT ELEVATION
1/4" = 1'-0" 2 STORY DUPLEX-PLN




2 REAR ELEVATION
1/4" = 1'-0" 2 STORY DUPLEX-PLN

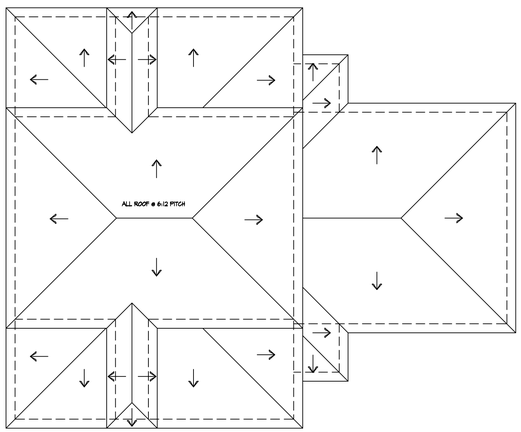



3 LEFT & RIGHT ELEVATION
1/4" = 1'-0" (OPPSITE SIMULAR) 2 STORY DUPLEX-PLN




NOTE:
THIS IS A TYPICAL DETAIL, REF. ELEVATIONS FOR MATERIAL CHANGES.

4 TYP. WALL SECTION
3/4" = 1'-0" 2 STORY DUPLEX-PLN




5 ROOF PLAN
1/8" = 1'-0" 2 STORY DUPLEX-PLN

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FORT WORTH, TX

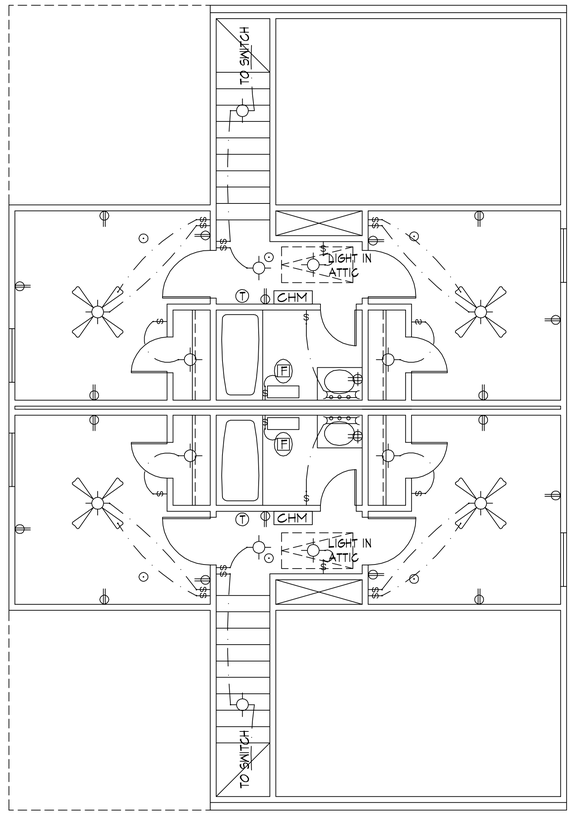
DESCRIPTION

PLAN NO.
2 STORY DUPLEX

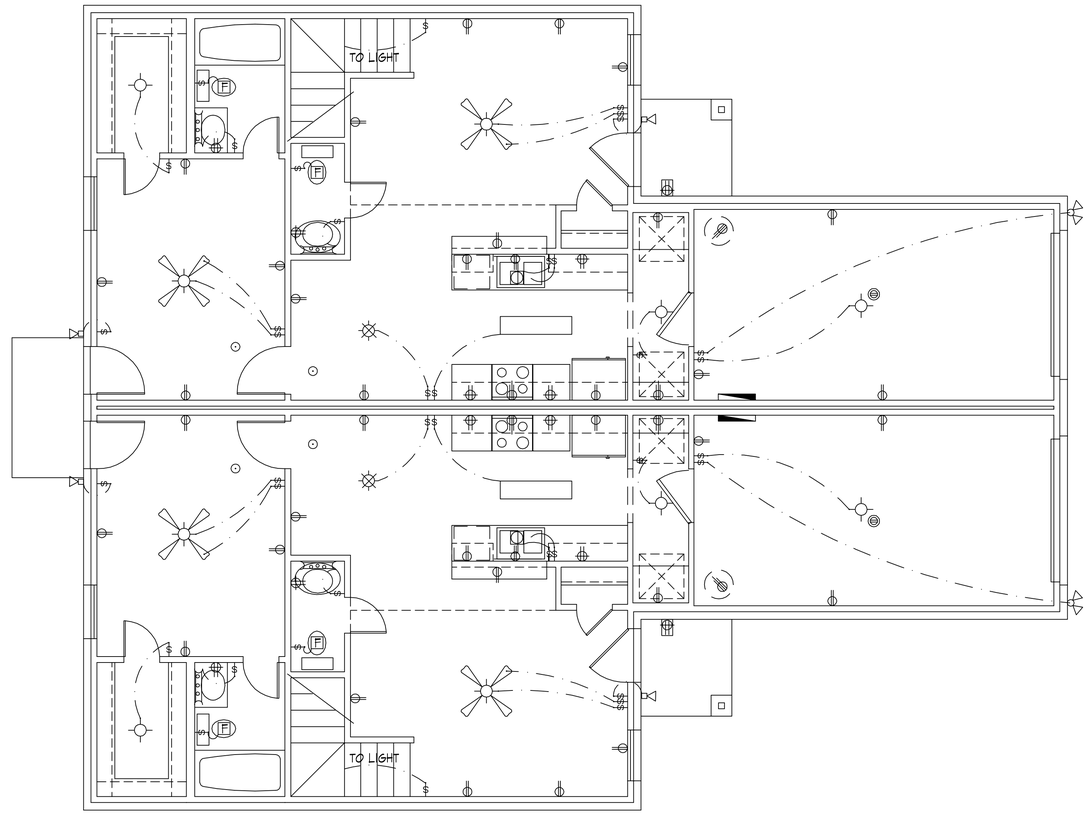
PG. 4 OF 5

## ELECTRICAL LEGEND

- CEILING FAN WITH LIGHT KIT VERIFY WITH OWNER
- FO — EXHAUST FAN AND LIGHT COMBINATION
- F — EXHAUST FAN
- 1'X4' FLUORESCENT FIXTURE SURFACE MOUNT VERIFY WITH OWNER
- 2'X4' FLUORESCENT FIXTURE SURFACE MOUNT VERIFY WITH OWNER
- RECESSED LIGHT FIXTURE
- RECESSED WALL-WASH FIXTURE INCANDESCENT FIXTURE VERIFY WITH OWNER
- SCONCE LIGHT
- HANGING LIGHT
- LIGHT FIXTURE
- LIGHT STRIP
- TRACK LIGHTING
- UNDER UPPER CABINET STRIP LIGHTING
- UPLIGHT
- H — HANGING HALOGEN LIGHT FIXTURE
- G — GAS OUTLET
- OUTDOOR WALL FIXTURE
- PHONE JACK
- T — TV / CABLE
- DOUBLE-HEAD FLOOD FIXTURE
- 110 v WATERPROOF 20 AMP G.F.I. OUTLET
- 110 v GROUND FAULT INTERRUPTER OUTLET
- 220 V. OUTLET VERIFY HEIGHTS
- 110 v FLOOR OUTLET SEE OWNER /LOC.
- EVE PLUG
- 110 v AT CEILING
- 110 V. OUTLET VERIFY HEIGHTS
- $ — SWITCH
- T — THERMOSTAT
- SMOKE DETECTOR AC/DC
- C — CARBON MONOXIDE DETECTOR AC/DC
- CHM — CHIMES
- 220 V. WATERPROOF VERIFY HEIGHTS
- PANEL BOX




2 SECOND FLOOR ELECTRICAL PLAN
1/4" = 1'-0" 2 STORY DUPLEX-PLN




1 FIRST FLOOR ELECTRICAL PLAN
1/4" = 1'-0" 2 STORY DUPLEX-PLN

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PLAN NO.
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PG. 5 OF 5