

**NOTE: TX HB 2439
Prevents cities from regulating
construction material.**



This plans are specifically designed to comply with City of Fort Worth adopted Building Codes 2021 IRC/IPC/IMC 2020 NEC / 2015 IECC and adopted Amendments



HOMEOWNER & CONTRACTOR:
SHALL VERIFY ALL DIMENSIONS,
STRUCTURAL DETAILS,
APPLICABLE BUILDING CODES
AND GRADE REQUIREMENTS

CONTRACTOR SHALL
VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE
AND NOTIFY CITY CODE HOME DESIGNS
OF ANY DIMENSIONAL ERRORS, OMISSIONS OR
DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY
WORK.

FOR ADDITIONS OR REMODELS
HOMEOWNER WILL TAKE NECESSARY PRECAUTIONS
TO REMOVE OR RELOCATE ITEMS OF VALUE
TO BE REUSED AND/ OR SAVED,
OR IN ANY DANGER OF BEING DAMAGED
DUE TO CONSTRUCTION PROCESS.

To the best of my knowledge these plans are drawn to comply with owner's and/ or builder's specifications and any changes made on them after prints are made will be done at the owner's and / or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. CITY CODE HOME DESIGNS is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

PROJECT DESCRIPTION:

New Single Family Residence:

Square Feet Details:
Garage = 408 sq ft
Front Porch = 142 sq ft
Back Porch = 86 sq ft
Living Space = 1712 sq ft

TOTAL = 2348 sq ft

APPROVED
By Sarah Odle at 3:18 pm, Nov 15, 2022

**NEZ APPROVAL ONLY
PLANS WILL STILL REQUIRE BUILD-
ING AND ZONING PLAN REVIEW.
SJO**

Important:

1. Energy Compliance Report must be combined with onsite construction materials to comply with APPLICABLE IECC.
2. (If Applicable) Contractor must purchase with at least one week in advance STHD10 straps for Portal Framing @ garage door so that they are available and ready to install per P8 Details 3,4,5 at the time of foundation pour.
3. Any Additional changes to this plan set or Energy Compliance Report after plans are finalized and printed are subject to additional service fees by City Code Home Designs. Corrections or changes to this plan set after finalization and final prints are made may require a minimum of 10 business work days after day of notice to City Code Home Designs.



GENERAL NOTES:

THIS PLAN SET, COMBINED WITH THE BUILDING CONTRACT, PROVIDES BUILDING DETAILS FOR THE RESIDENTIAL PROJECT. THE CONTRACTOR SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL AMENDMENTS. CONTRACTOR SHALL BE RESPONSIBLE AND BEAR ANY FINES OR PENALTIES FOR CODE, ORDINANCE, REGULATION OR BUILDING PROCESS VIOLATIONS. INSURANCES SHALL BE IN FORCE THROUGHOUT THE DURATION OF THE BUILDING PROJECT.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS). ALL TRADES SHALL MAINTAIN A CLEAN WORK SITE AT THE END OF EACH WORK DAY.

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

Plan Title

RESIDENTIAL PLANS

TITLE	INDEX OF DRAWINGS	SHEET
PROJECT SUMMARY		1
SITE PLAN		2
MAIN FLOOR PLAN		3
ELEVATIONS		4
MEP'S		5
FRAMING SPAN TABLES		6
FOUNDATION PLAN		7
WIND BRACING		8



PRESENTATION VIEWS
FOR ILLUSTRATION ONLY. NO SCALE

This plans have been specifically design for a one time use at the specific address shown in the address bar. Additional use of this plans for other locations is prohibited without the consents of C.C.H.D

Project Address:
2909 ENNIS AVE
FORT WORTH, TEXAS



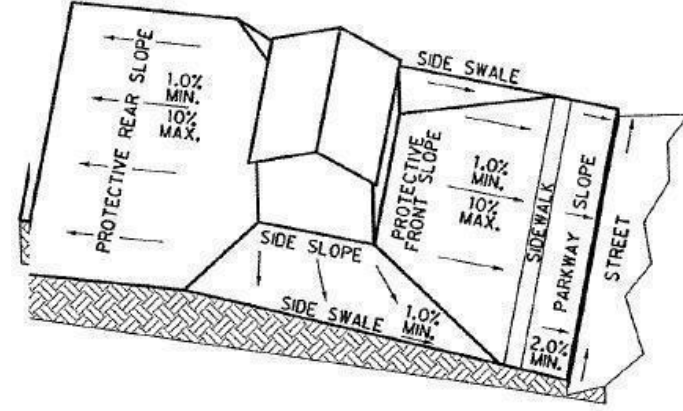
SHEET NUMBER
P-1



Drawn By:
Eddie Santiago
DATE: 8/25/2022

(The front yard setback in residential districts shall be the greatest of: The platted building line; The setback for the applicable zoning district; or the setback of the nearest building on either side that is the closest to the street, up to a maximum setback of 50 feet, provided that said setback is not the result of a variance granted by the Board of Adjustment.)

**LOT GRADING TYPE B
DRAINAGE TO FRONT AND REAR LOT LINE**

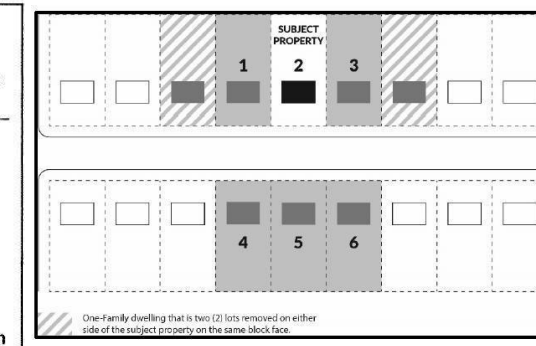
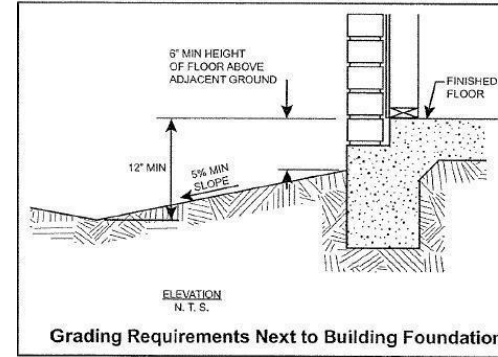


APPROVED
By Sarah Odle at 3:18 pm, Nov 15, 2022

**NEZ APPROVAL ONLY
PLANS WILL STILL REQUIRE BUILDING AND ZONING PLAN REVIEW.
SJO**

Single family lots must be graded in conformance with the grading plan established for the subdivision where applicable, and should normally follow FHA lot grading patterns shown on the right. Types A and B are preferred but Type C (all drainage to rear) but a swale is required at the bottom of the yard to intercept runoff if the rear yard exceeds 2%. Runoff must be picked up in a street right-of-way or drainage easement after crossing more than two neighboring lots. Any exception to these conditions will be subject to special approval and inspections.

The lot must be graded to provide a finished floor elevation 12" above the surrounding land and crown of street, and drain away from the foundation as shown below. Final grading must provide a minimum of four (4) inches of top soil outside of the foundation and other hard surfaces, in order to sustain vegetation after construction is complete.



City of Fort Worth
Planning and Development Department
Residential Monotony Checklist

-This Form Shall Be Submitted With Each Residential Building Permit for a Complete Application-

Final Plat No. FP- Date Recorded at County: _____
(If the plat recordation date is between **October 3, 2016** and **October 3, 2018**, this form is not required however the previous requirement shall apply. The below monotony requirements apply to all other platted properties.)

- For a one-family dwelling unit to be deemed sufficiently differentiated, i.e., different facade elevation, either Subsection a. or b. below must be met:
 - Identify which **ONE** of the following elements is met: (This option only available if exceptions as stated below do not apply.)
 - This permit is for a **custom home**, unique to the block.
 - i. Different number of **full stories**, except where there are two or more dwellings of the same number of stories within the applicable lot pattern in which case the three elements in subsection b. must be satisfied; or
 - ii. **Side-loaded garage**, except where there are two or more dwellings with a side-loaded garage within the applicable lot pattern in which case the three elements in subsection b. must be satisfied.

City-Code Home Designs
Email: CCODEHD@GMAIL.COM
Contact: Oscar Sanchez (817) 955-4072

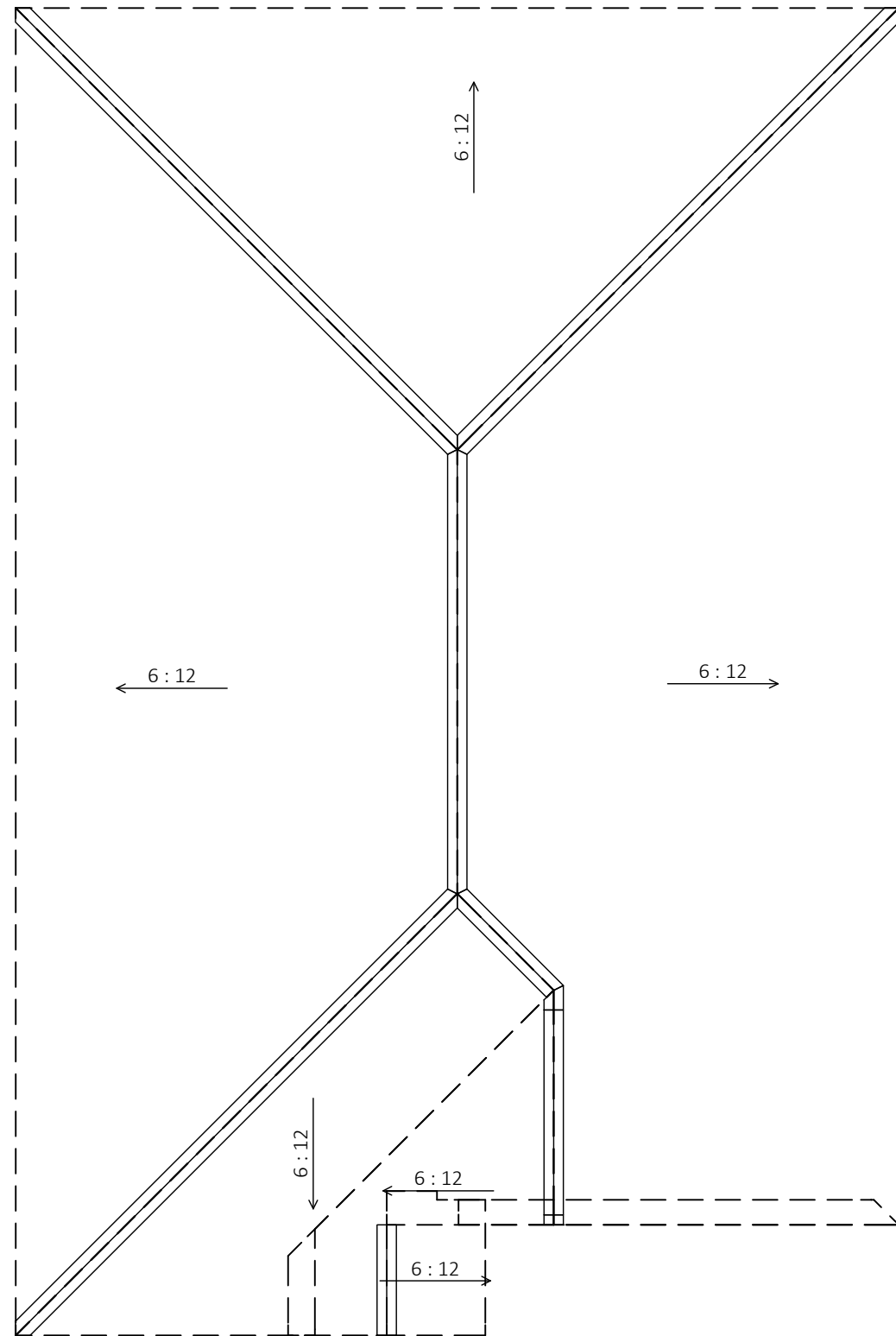
Drawn By: Eddie Santiago
DATE: 8/25/2022

This plans have been specifically design for a one time use at the specific address shown in the address bar. Additional use of this plans for other locations is prohibited without the consents of C.C.H.D

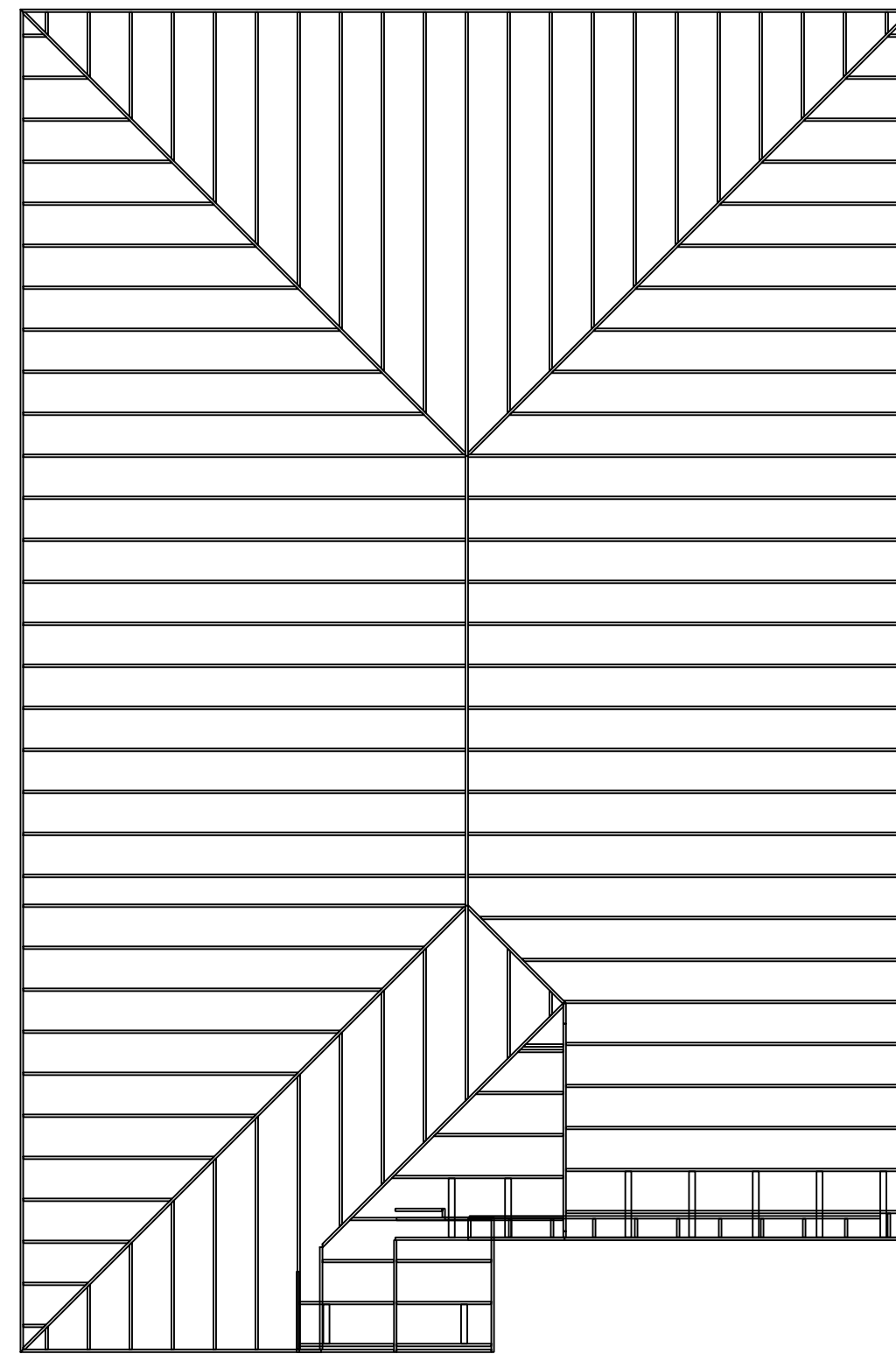
Project Address:
2909 ENNIS AVE
FORT WORTH, TEXAS

LIKE US ON facebook
CCODEHD@GMAIL.COM

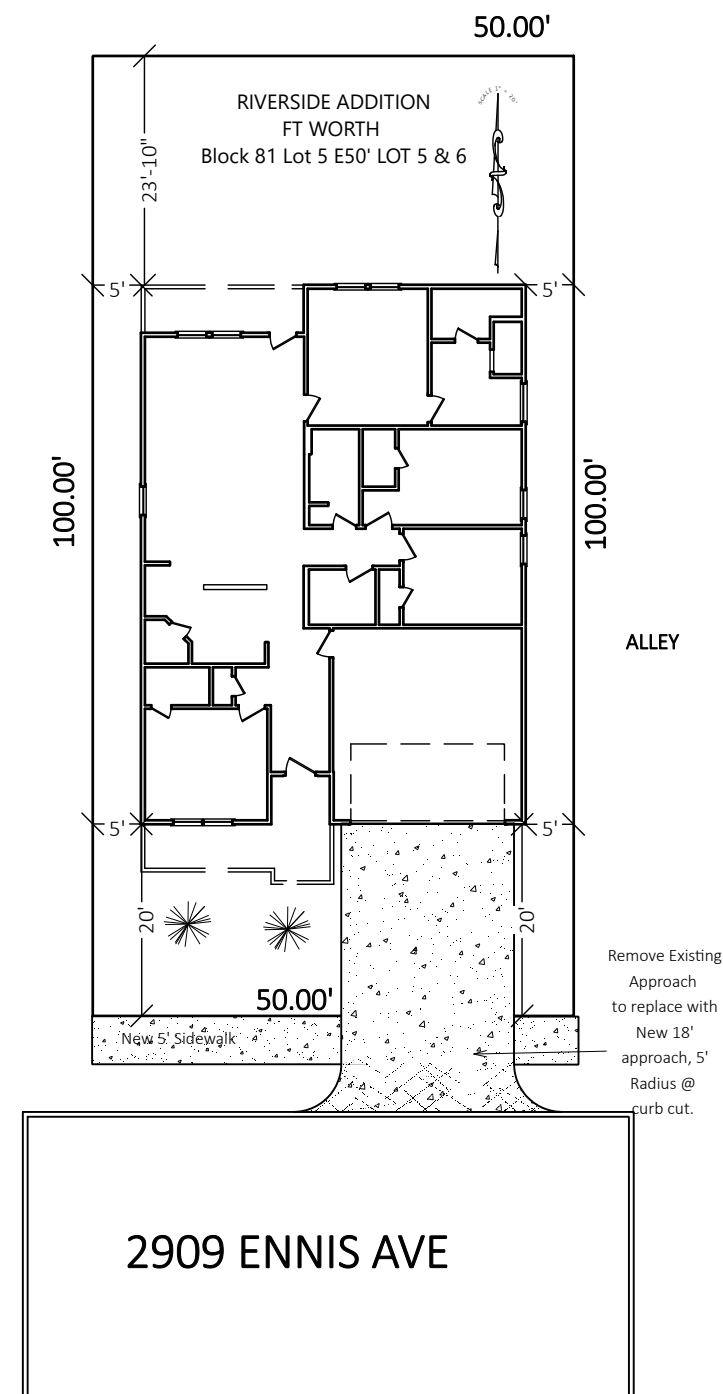
SHEET NUMBER
P-2



Roof Layout & Framing
Scale: 1/8" = 1'



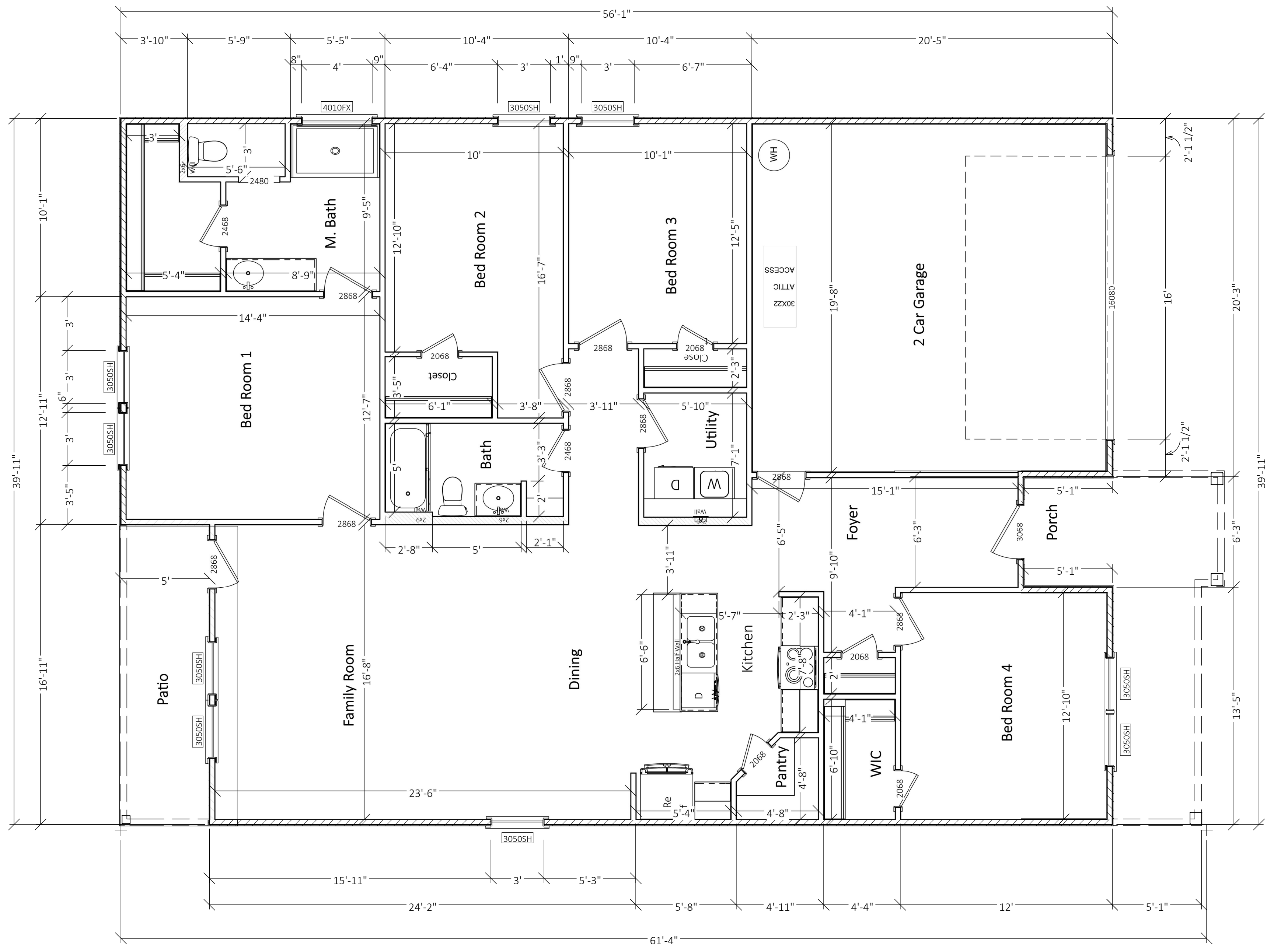
EXISTING HOUSE BUILT @ 20'



Site Plan
Scale 1" = 20'

APPROVED
By Sarah Odle at 3:19 pm, Nov 15, 2022

NEZ APPROVAL ONLY
PLANS WILL STILL REQUIRE BUILDING AND ZONING PLAN REVIEW.
SJO



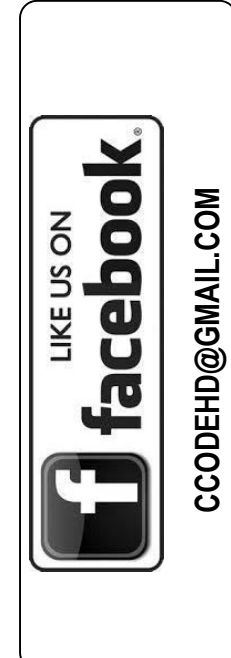
Floor Plan
Scale: 1/4" = 1'



Drawn By:
Eddie Santiago
DATE: 8/25/2022

This plans have been specifically design for a one time use at the specific address shown in the address bar. Additional use of this plans for other locations is prohibited without the consents of C.C.H.D

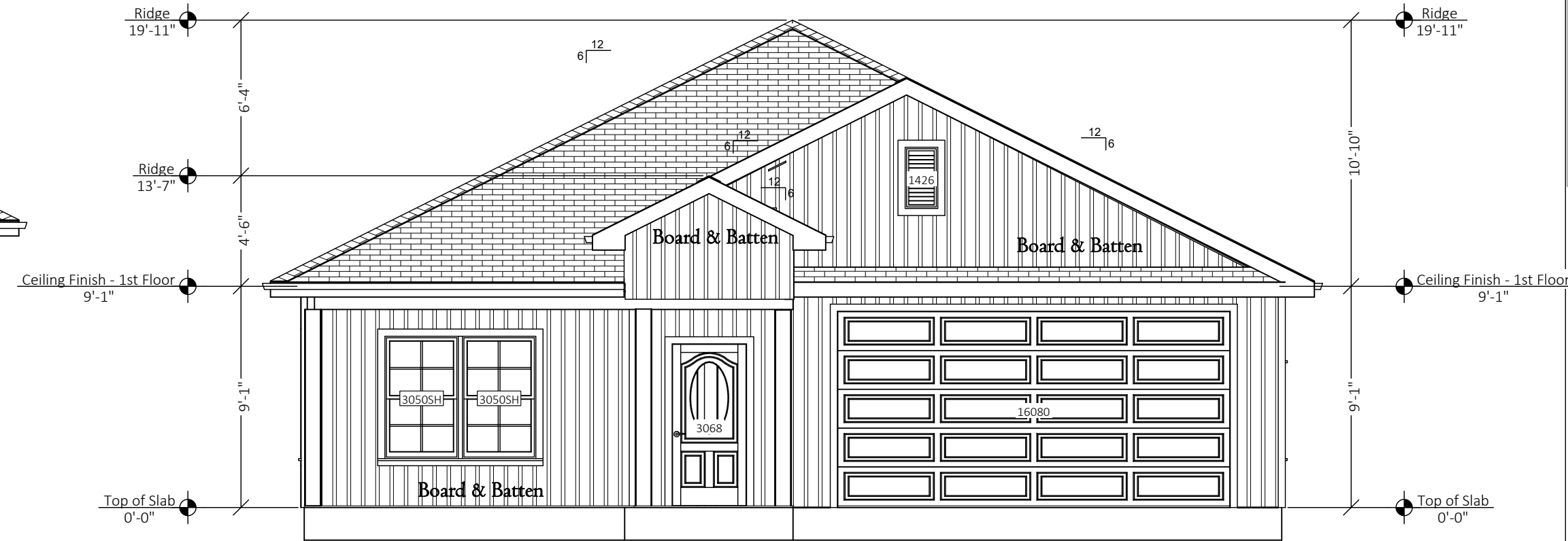
Project Address:
2909 ENNIS AVE
FORT WORTH, TEXAS



SHEET NUMBER
P-3



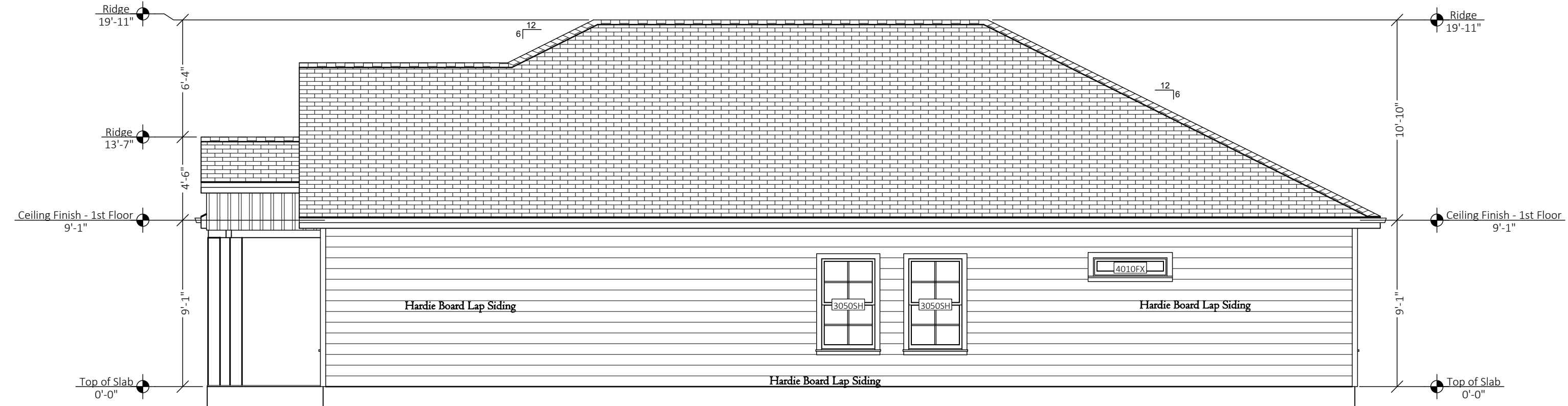
Back Elevation
Scale: 3/16" = 1'



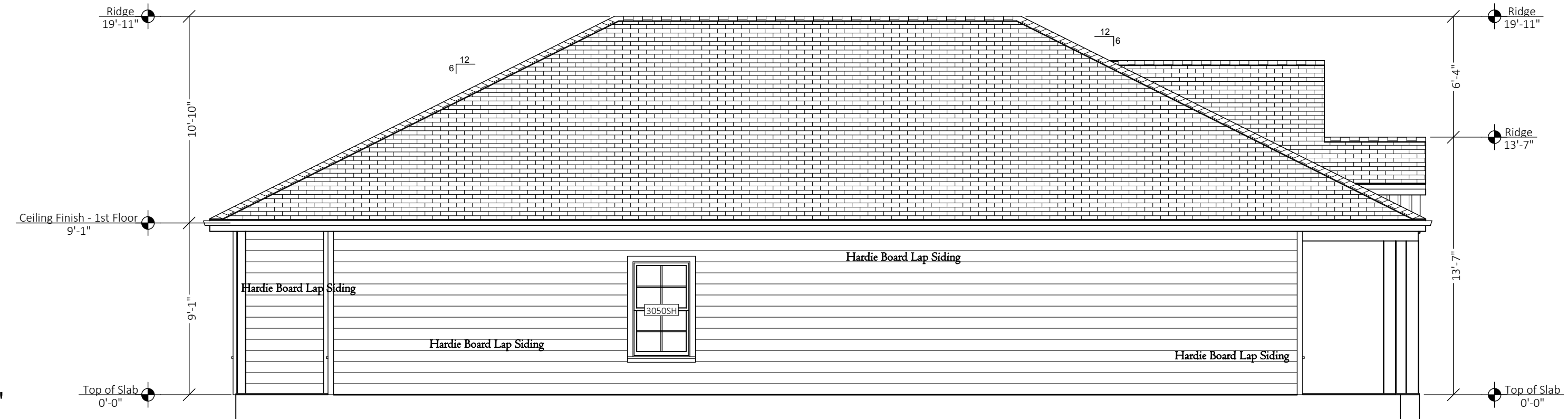
Front Elevation
Scale: 3/16" = 1'

APPROVED
By Sarah Odle at 3:19 pm, Nov 15, 2022

**NEZ APPROVAL ONLY
PLANS WILL STILL REQUIRE BUILD-
ING AND ZONING PLAN REVIEW.
SJO**



Right Elevation
Scale: 3/16" = 1'



Left Elevation
Scale: 3/16" = 1'