

**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: TO VERIFY ALL DIMENSIONS, STRUCTURAL DETAILS, AND BUILDING CODES, AND GRADE REQUIREMENTS.

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

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 STATISTICS:**

New Single Family Residence:

Square Feet Details:  
Garage = 215 sq ft  
Front Porch=22 sq ft  
Back Porch = 415 sq ft  
Living Space= 1561 sq ft

TOTAL= 2213 sq ft

**Important:**

1. Energy Compliance Report must be combined with onsite construction materials to comply with current 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.

Be prepared to make adjustments to the NEZ approval, or request a variance at the time of the building permit.

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.**

NEZ Strategic Plan Area  
Design Guidelines  
**APPROVED**



**PRESENTATION VIEWS**  
FOR ILLUSTRATION ONLY. NO SCALE

**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		
<b>RESIDENTIAL PLANS</b>		
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



DRAWN BY:  
OMAR RUELAS  
817-905-4072

SCALE: SEE VIEW  
DATE: 04/12/2022  
Completed By:  
OMAR RUELAS

THIS PLANS SET SHALL COMPLY WITH APPLICABLE MUNICIPALITY ADOPTED ICC CODES.

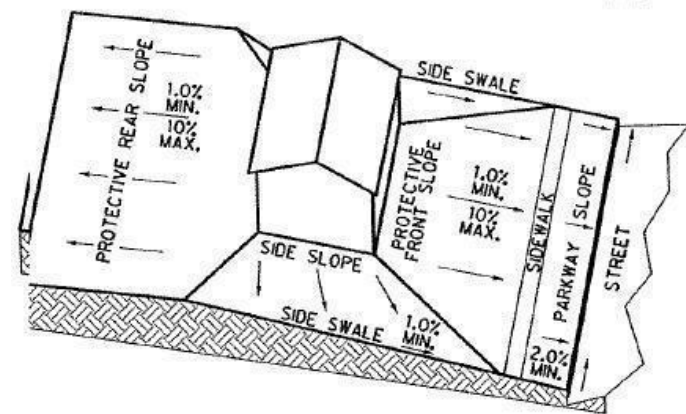
Address:  
3760 Waldorf St  
Fort Worth, Texas



SHEET NUMBER  
**P-1**

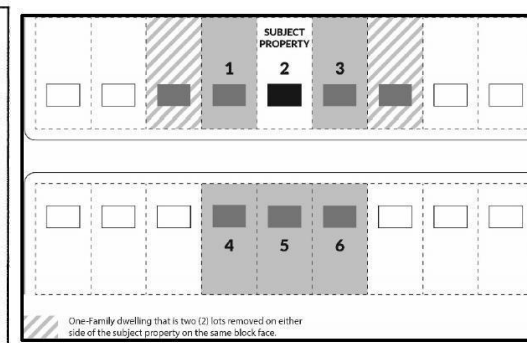
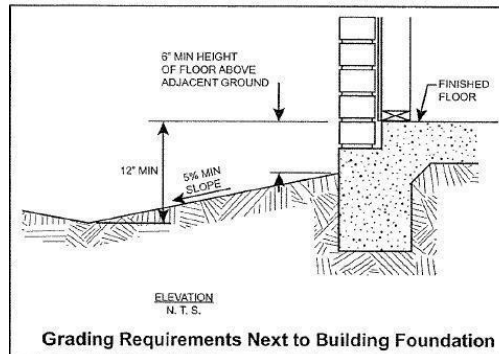
(The front yard setback in residential districts shall be the greatest of: The platted building line; The setback for the applicable zoning district; or the setback of the nearest building on either side that is the closest to the street, up to a maximum setback of 50 feet, provided that said setback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

LOT GRADING TYPE B  
DRAINAGE TO FRONT AND REAR LOT LINE



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.



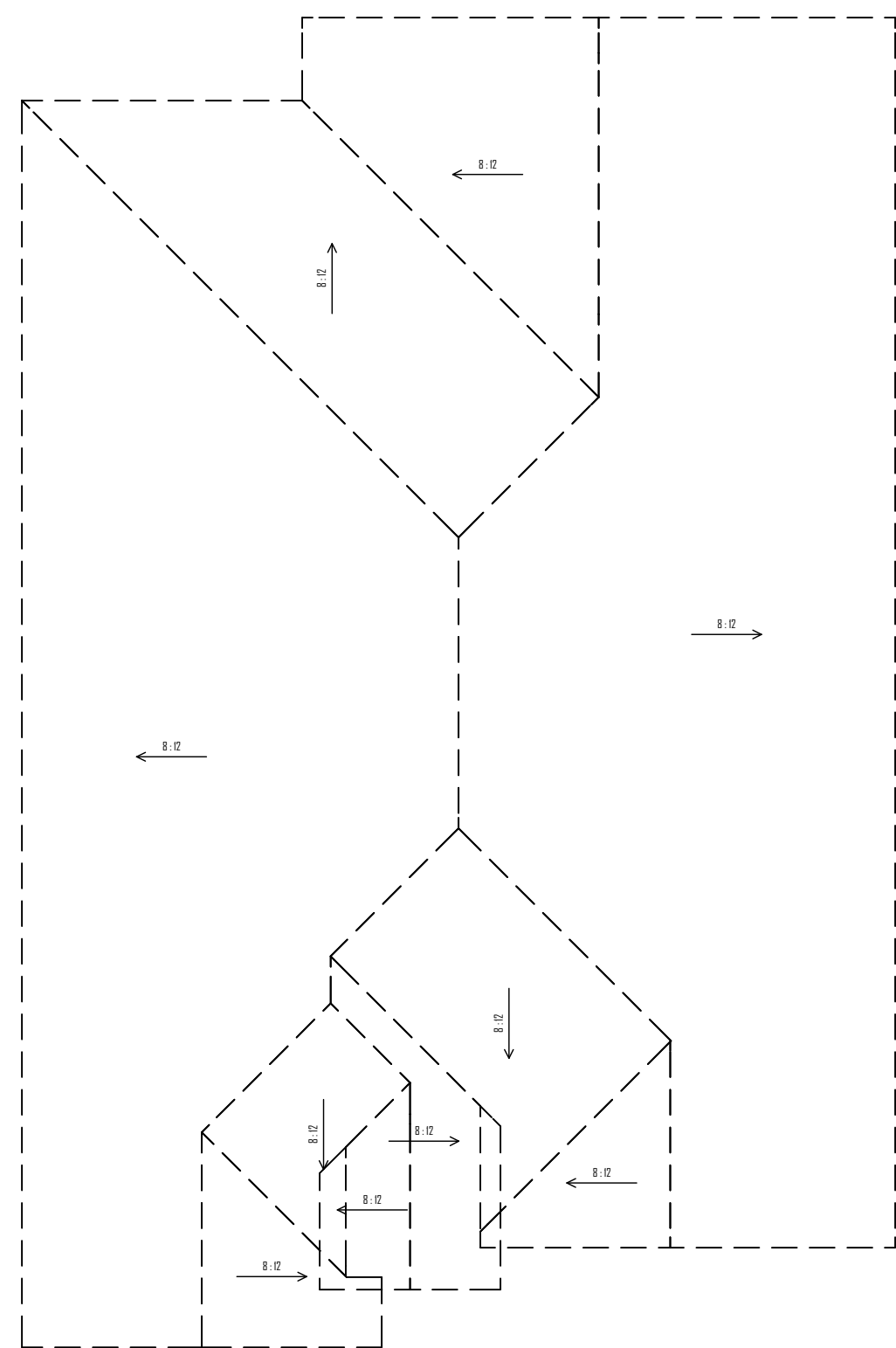
-This Form Shall Be Submitted With Each Residential Building Permit for a Complete Application-

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.)

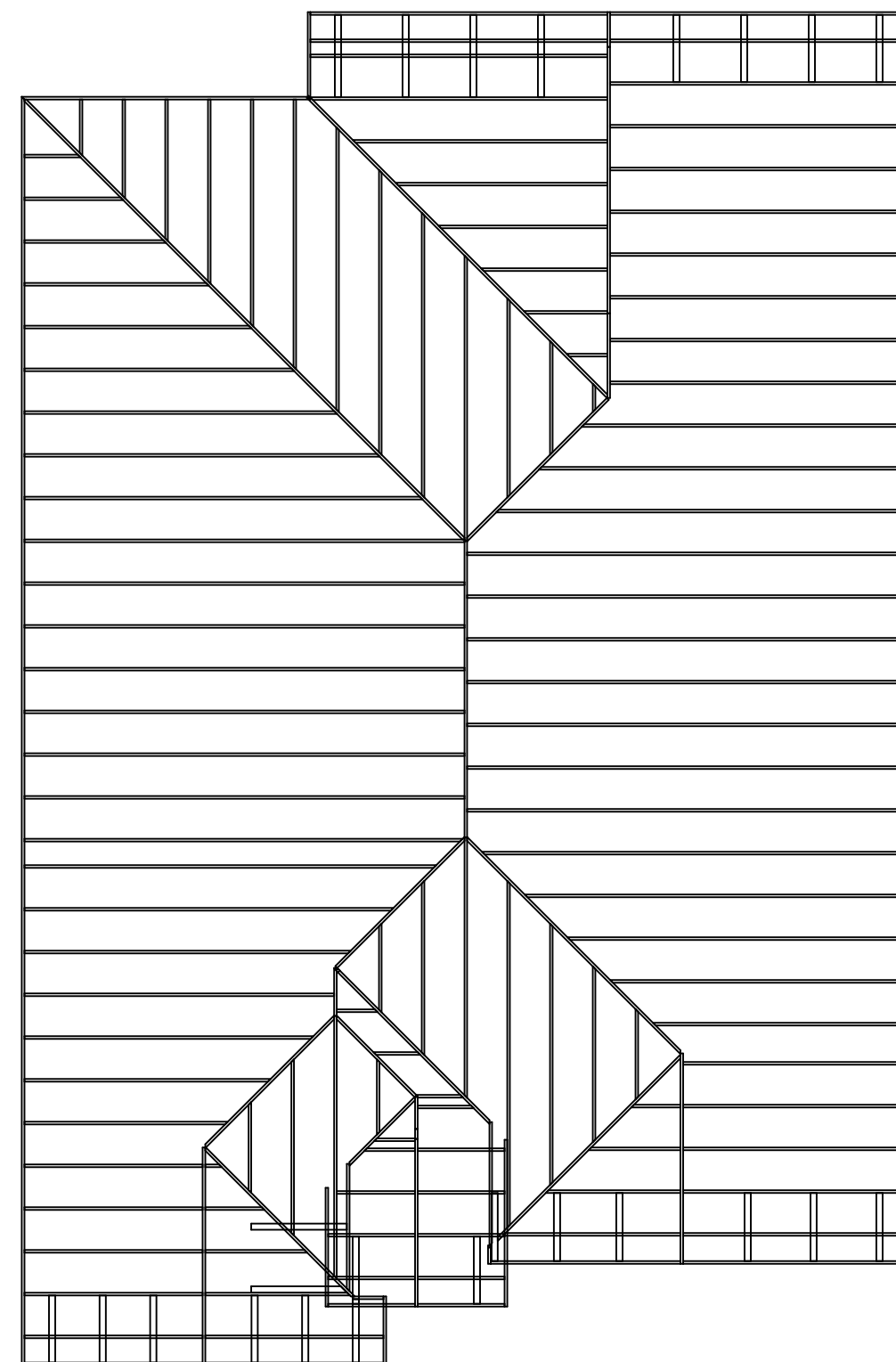
- For a one-family dwelling unit to be deemed sufficiently differentiated, i.e., different facade elevation, either Subsection a. or b. below must be met:
  - Identify which **ONE** of the following elements is met: (This option only available if exceptions as stated below do not apply.)
    - This permit 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.

Be prepared to make adjustments to the NEZ approval, or request a variance at the time of the building permit.

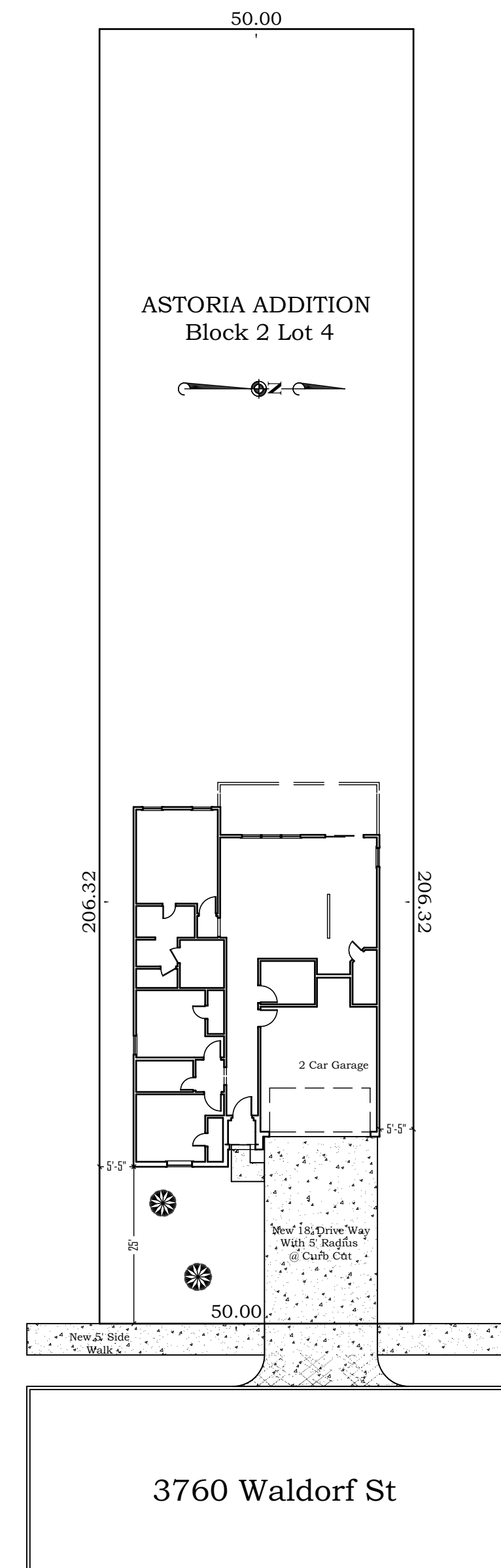
NEZ Strategic Plan Area  
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Roof Layout & Framing  
Scale: 1/8" = 1'



Vacant Lot  
Separate Owner



3760 Waldorf St

Site Plan  
Scale 1" = 20'



City-Code  
Home Designs

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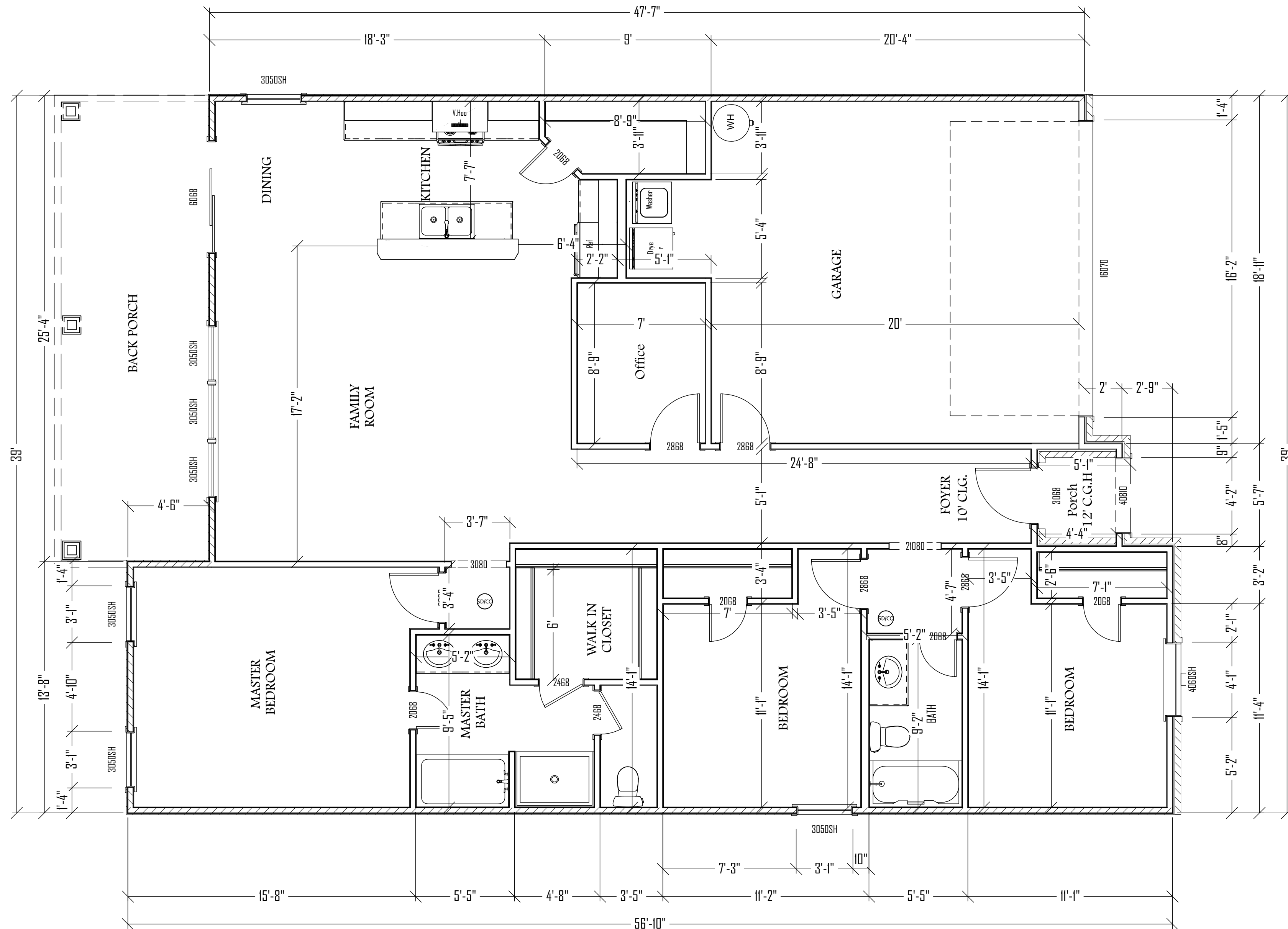
Address:  
3760 Waldorf St  
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SHEET NUMBER  
**P-2**

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**Floor Plan**  
Scale: 1/4" = 1'



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SHEET NUMBER  
**P-3**



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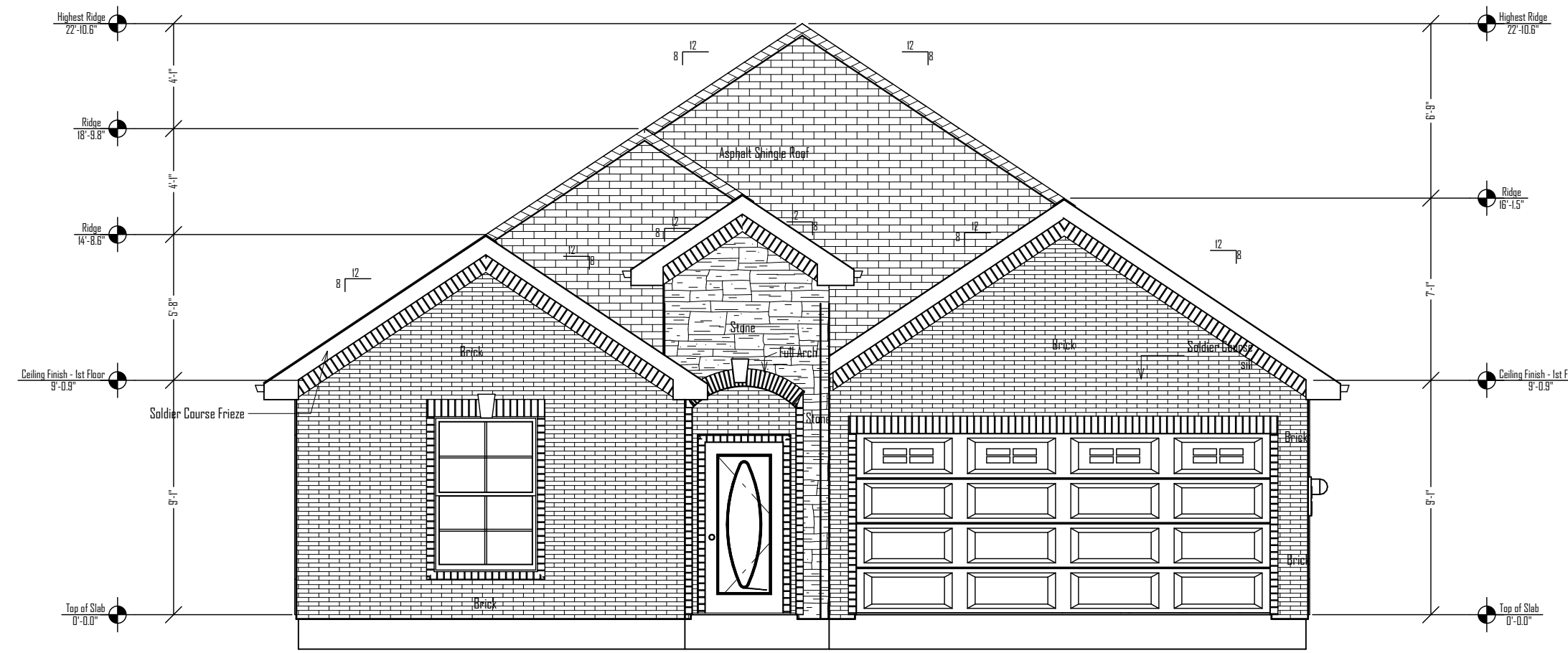
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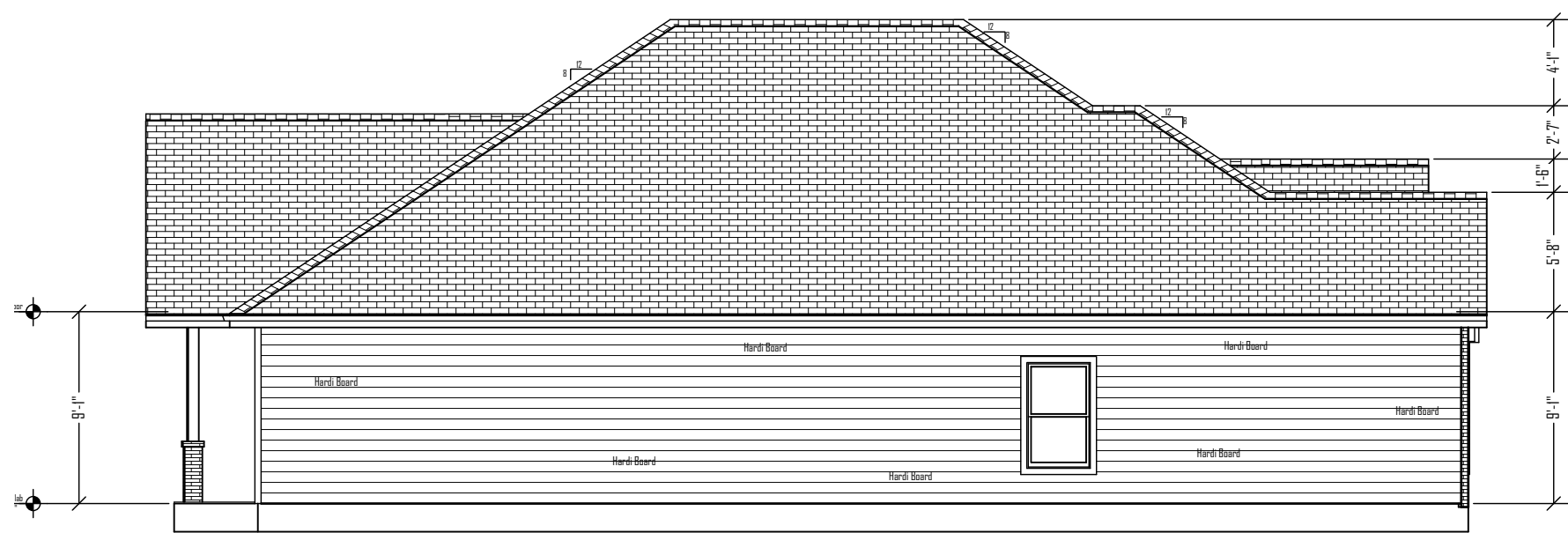
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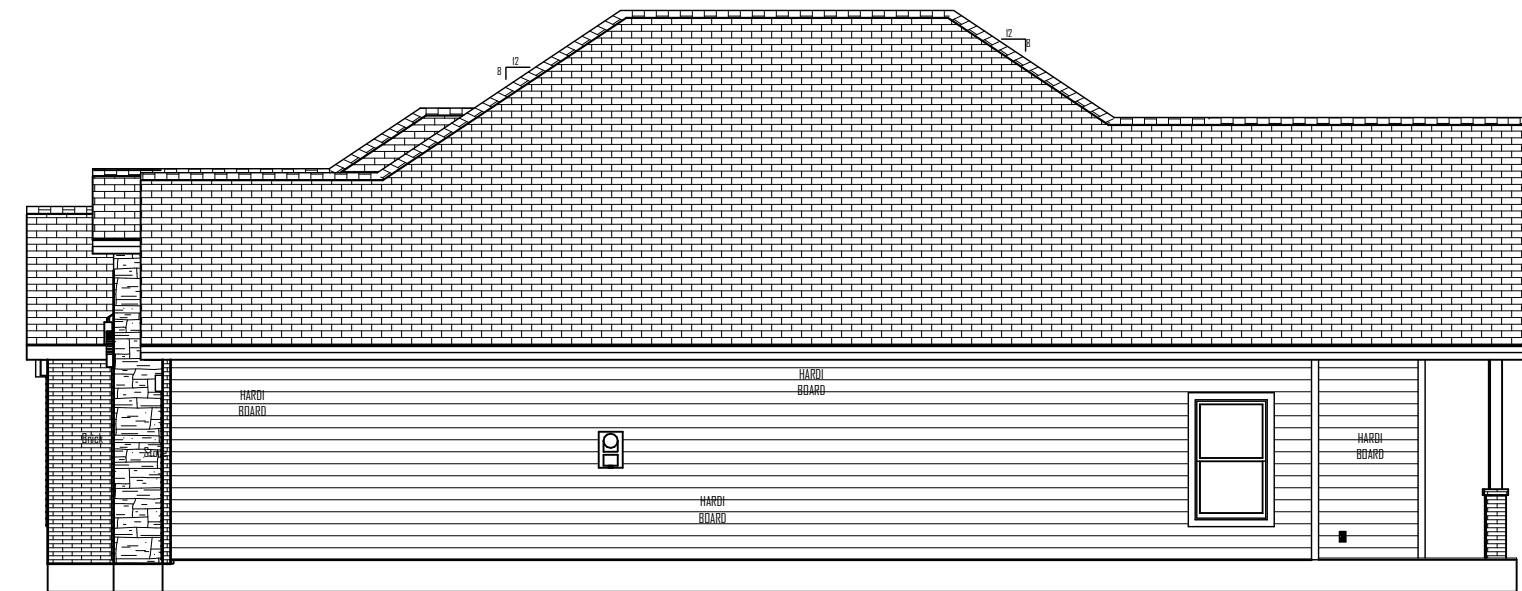
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**P-4**



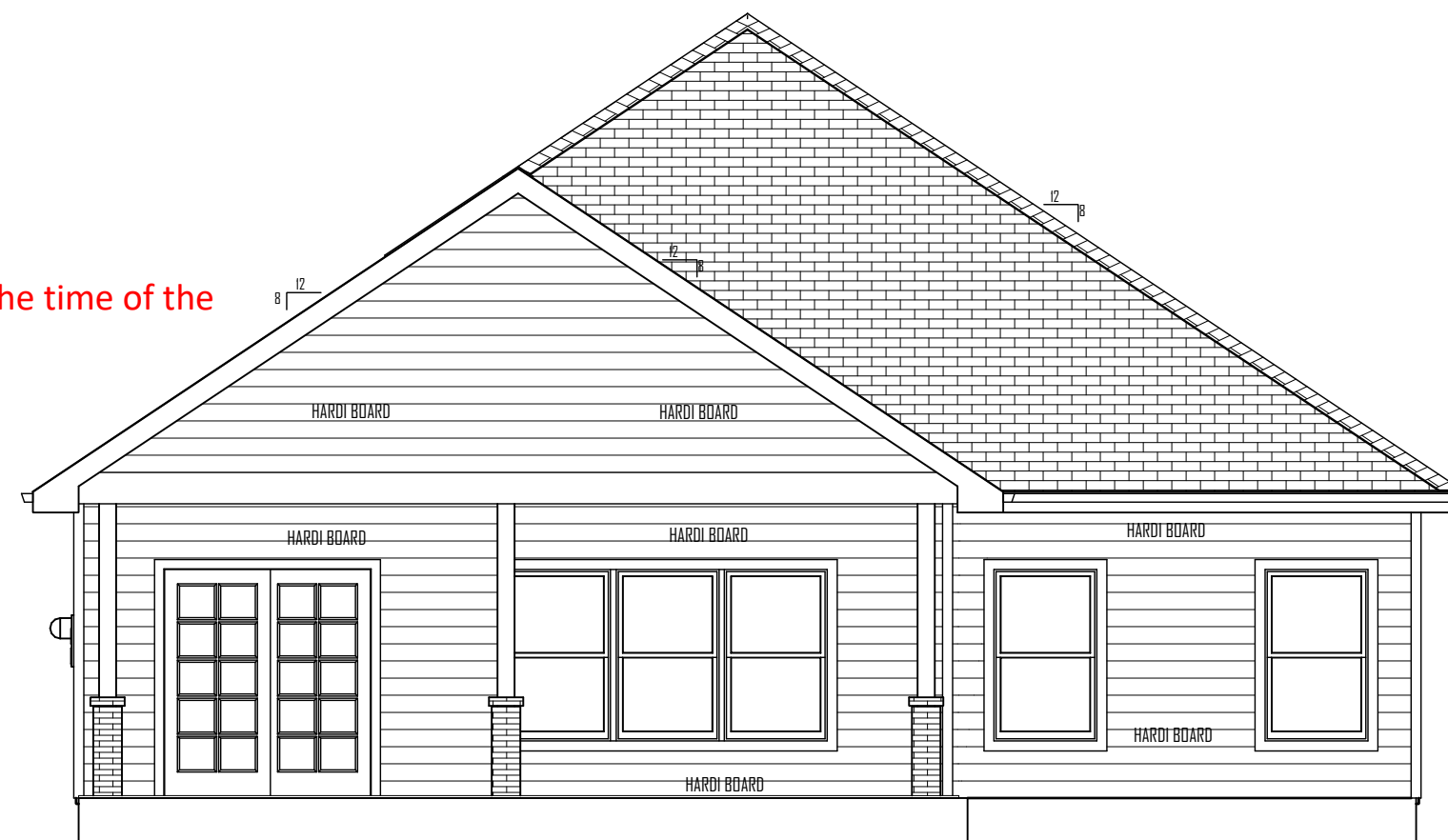
**Front Elevation**  
Scale: 3/16" = 1'



**Left Elevation**  
Scale: 1/8" = 1'



**Right Elevation**  
Scale: 1/8" = 1'



**Back Elevation**  
Scale: 3/16" = 1'

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