

**APPROVED**  
By Virginia Villalobos at 9:35 am, Apr 08, 2026

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

REFERENCE MAP

LEGAL DESCRIPTION

BLOCK 2, LOT 14, UNIVERSITY HILL ADDITION OF RECORD  
VOL 388, PAGE 28

SQUARE FOOTAGE

LIVING AREA	2,227 SQ FT
GARAGE	420 SQ FT
FRONT PORCH	55 SQ FT
COVERED PATIO	141 SQ FT
TOTAL NOT HEATED	616 SQ FT
TOTAL FOUNDATION	2,843 SQ FT
LOT SIZE	6,750 SQ FT
% LOT COVERAGE	42.1%
MAX COVERAGE	50 %
ZONING	B

DOCUMENT INDEX

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SHEET 11	S-006 FRAME DETAILS
SHEET 12	E-001 ELECTRICAL PLAN
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SHEET 14	P-001 PLUMBING PLAN
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**BUILDING & ENERGY CODES**

2021 INTERNATIONAL RESIDENTIAL CODE W/  
LOCAL AMENDMENTS.

2023 NATIONAL ELECTRICAL CODE (NEC).

2021 INTERNATIONAL PLUMBING CODE.

2021 INTERNATIONAL MECHANICAL CODE.

2015 INTERNATIONAL ENERGY CONSERVATION  
CODE.

ALL CONSTRUCTION SHALL COMPLY WITH THE  
CITY OF FORT WORTH ORDINANCES.

ENGINEER STAMP:

SCALE: 1/8" = 1'-0"  
DATE: 03/24/2026  
SCOPE OF WORK: NEW CONSTRUCTION  
SHEET: A-001  
PAGE: 1

PROJECT: 3540 8TH AVE  
FORT WORTH, TX 76110

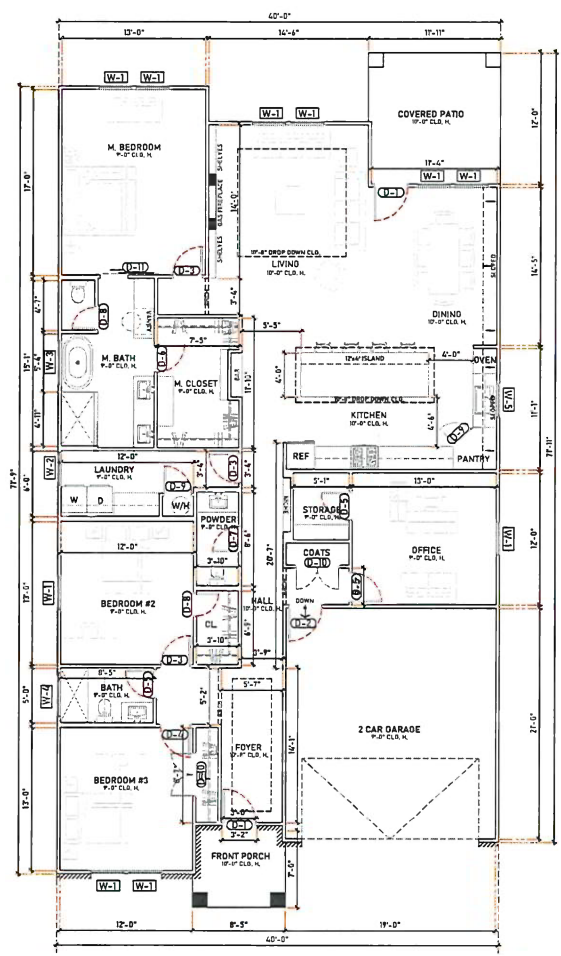
THIS SET OF PLANS HAS BEEN DEVELOPED IN ACCORDANCE WITH THE APPLICABLE CODES AND LEGISLATION OF THE JURISDICTION IN WHICH THE PROJECT IS SUBMITTED FOR REVIEW. THE ENGINEER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE PLANS AND HAS FOUND THEM TO BE IN SUBSTANTIAL ACCORDANCE WITH THE APPLICABLE CODES AND LEGISLATION. THE ENGINEER HAS NOT CONDUCTED A STRUCTURAL ANALYSIS OR OTHER SPECIALIZED ANALYSIS. THE ENGINEER'S REVIEW IS LIMITED TO THE INFORMATION PROVIDED ON THE PLANS AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED. THE ENGINEER'S REVIEW IS LIMITED TO THE INFORMATION PROVIDED ON THE PLANS AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED. THE ENGINEER'S REVIEW IS LIMITED TO THE INFORMATION PROVIDED ON THE PLANS AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED.

ENGINEER STAMP:

SCALE: 3/16" = 1'-0"	SCOPE OF WORK: <b>NEW CONSTRUCTION</b>	SHEET: <b>A-101</b>	PAGE: <b>2</b>
DATE: 03/24/2026			

PROJECT: **3540 8TH AVE  
FORT WORTH, TX 76110**

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

DOOR SCHEDULE						
TAG	DIMENSIONS	CORE	FUNC.	HAND	DESC.	QTY.
D-1	3'-0" X 8'-0"	SOLID W/ GLASS	INSWING	L	SINGLE DOOR	2
D-2	3'-0" X 8'-0"	SOLID	OUTSWING	L (REV)	SINGLE DOOR	1
D-3	2'-8" X 8'-0"	HOLLOW	INSWING	R	SINGLE DOOR	3
D-4	2'-8" X 8'-0"	HOLLOW	INSWING	L	SINGLE DOOR	1
D-5	2'-6" X 8'-0"	HOLLOW	INSWING	R	SINGLE DOOR	3
D-6	2'-6" X 8'-0"	HOLLOW	INSWING	L	SINGLE DOOR	1
D-7	2'-6" X 8'-0"	HOLLOW	INSWING	L	SINGLE DOOR	1
D-8	2'-6" X 8'-0"	HOLLOW	INSWING	L	SINGLE DOOR	2
D-9	2'-6" X 8'-0"	HOLLOW	OUTSWING	R (REV)	SINGLE DOOR	2
D-10	4'-0" X 8'-0"	HOLLOW	OUTSWING	L/R (REV)	DOUBLE DOOR	2
D-11	4'-0" X 8'-0"	HOLLOW	OUTSWING	L-SLIDE	SLIDING DOOR	1

WINDOW SCHEDULE						
TAG	DIMENSIONS	SILL H.	U FACTOR	SHGC	FUNC.	QTY.
W-1	3'-0" X 6'-0"	2'-0"	0.30	0.25	SINGLE HUNG	10
W-2	3'-0" X 5'-0"	3'-0"	0.30	0.25	SINGLE HUNG	1
W-3	5'-0" X 4'-0"	3'-0"	0.30	0.25	FIXED	1
W-4	4'-0" X 1'-6"	5'-6"	0.30	0.25	FIXED / TEMPERED GLASS	1
W-5	3'-0" X 4'-0"	4'-0"	0.30	0.25	SINGLE HUNG	1

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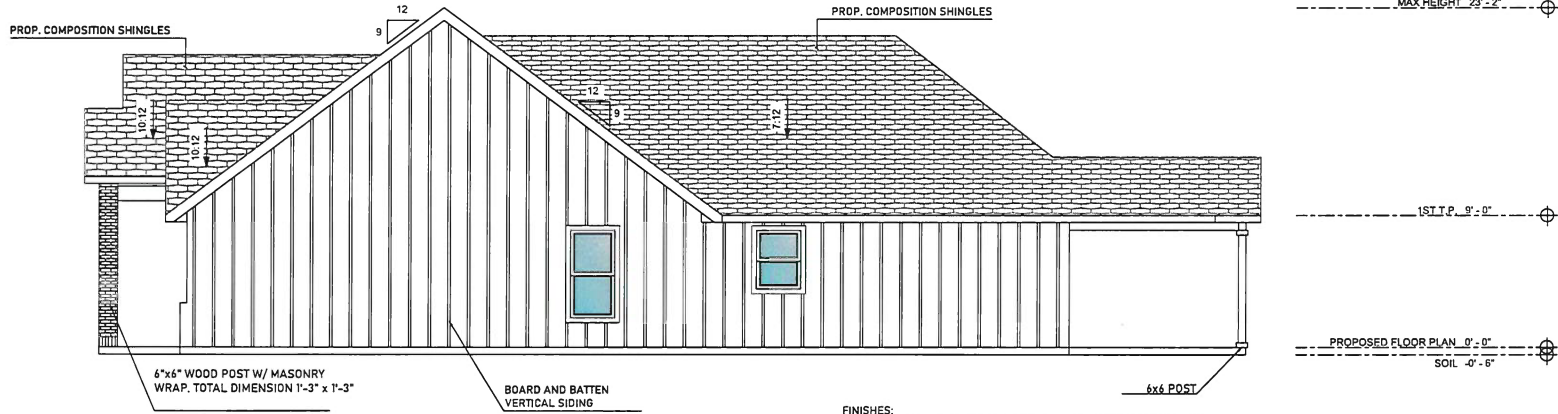
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6"x6" WOOD POST W/ MASONRY WRAP. TOTAL DIMENSION 1'-3" x 1'-3"

**FINISHES**  
WALLS: \* FIBER CEMENT BOARD AND BATTEN VERTICAL SIDING ABOVE BRICK WAINSCOT.  
BRICK VENEER WALLS AND WAINSCOT (COLOR/STYLE PER OWNER).  
TRIM: 1x4 FIBER CEMENT TRIM AT CORNERS, WINDOWS, AND DOORS.  
ROOF: 30-YEAR ARCHITECTURAL COMPOSITION SHINGLES.  
COLUMNS: 6x6 PT WOOD POST W/ MASONRY WRAP (1'-3" x 1'-3" TOTAL O.D.).  
GARAGE DOOR: SECTIONAL OVERHEAD GARAGE DOOR

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



6"x6" WOOD POST W/ MASONRY WRAP. TOTAL DIMENSION 1'-3" x 1'-3"

BOARD AND BATTEN VERTICAL SIDING

6x6 POST

**FINISHES:**  
WALLS: 100% FIBER CEMENT BOARD AND BATTEN VERTICAL SIDING.  
TRIM: 1x4 FIBER CEMENT TRIM AT CORNERS, WINDOWS, AND DOORS.  
ROOF: 30-YEAR ARCHITECTURAL COMPOSITION SHINGLES.  
COLUMNS: 6x6 PT WOOD POSTS (PAINT TO MATCH TRIM) AND 6x6 PT WOOD POST W/ MASONRY WRAP (1'-3" x 1'-3" TOTAL O.D.).

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

ENGINEER STAMP:

SCALE: 1/4" = 1'-0"	DATE: 03/24/2026	SCOPE OF WORK: NEW CONSTRUCTION	SHEET: A-102	PAGE: 3
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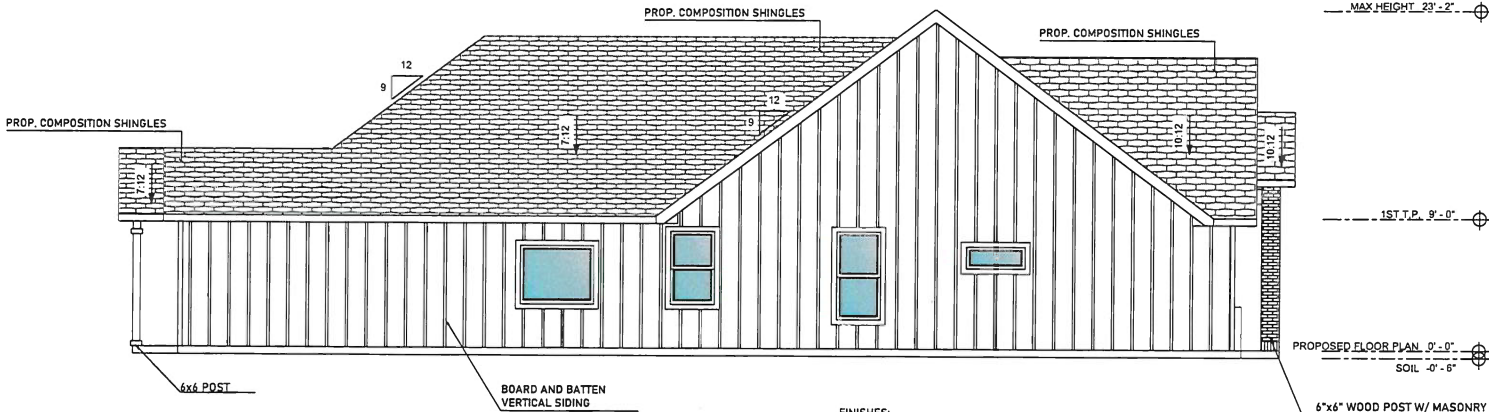
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**REAR ELEVATION**

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

FINISHES:  
WALLS: 100% FIBER CEMENT BOARD AND BATTEN VERTICAL SIDING.  
TRIM: 1x4 FIBER CEMENT TRIM AT CORNERS, WINDOWS, AND DOORS.  
ROOF: 30-YEAR ARCHITECTURAL COMPOSITION SHINGLES.  
COLUMNS: 6x6 PT WOOD POSTS (PAINT TO MATCH TRIM).



**LEFT ELEVATION**

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

FINISHES:  
WALLS: 100% FIBER CEMENT BOARD AND BATTEN VERTICAL SIDING.  
TRIM: 1x4 FIBER CEMENT TRIM AT CORNERS, WINDOWS, AND DOORS.  
ROOF: 30-YEAR ARCHITECTURAL COMPOSITION SHINGLES.  
COLUMNS: 6x6 PT WOOD POSTS (PAINT TO MATCH TRIM) AND 6x6 PT WOOD POST W/ MASONRY WRAP (1'-3" x 1'-3" TOTAL O.D.).

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