



**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.



This plans are specifically  
designed to comply with City of Fort  
Worth adopted  
Building Codes  
2021 IRC/IPC/IMC  
2023 NEC / 2015 IECC and adopted  
Amendments

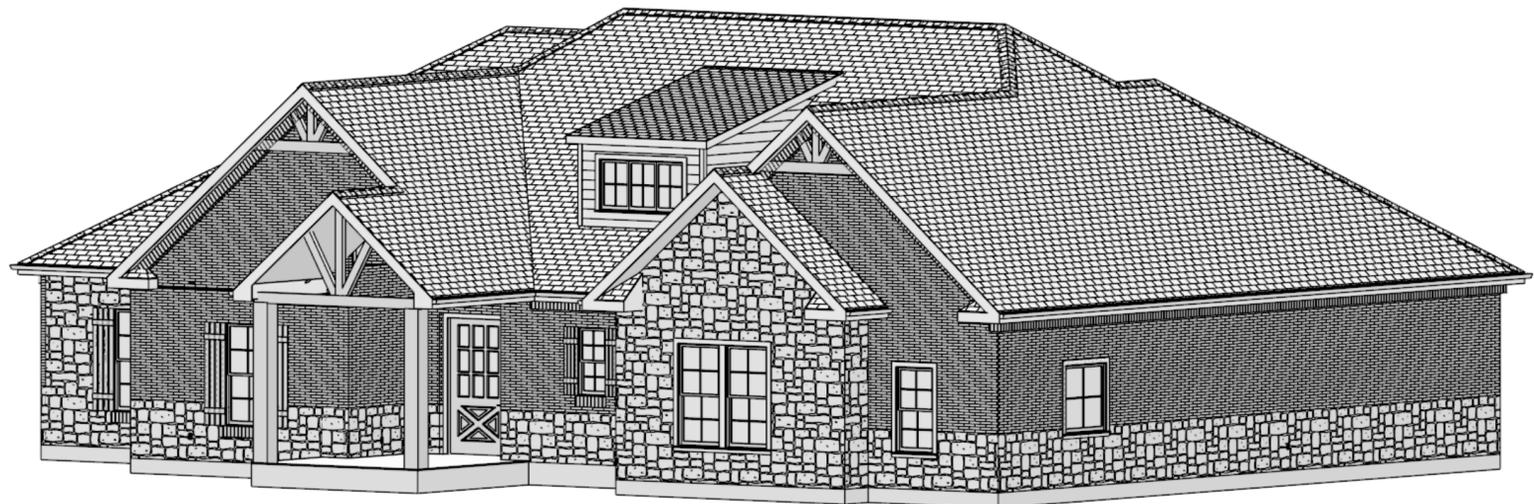
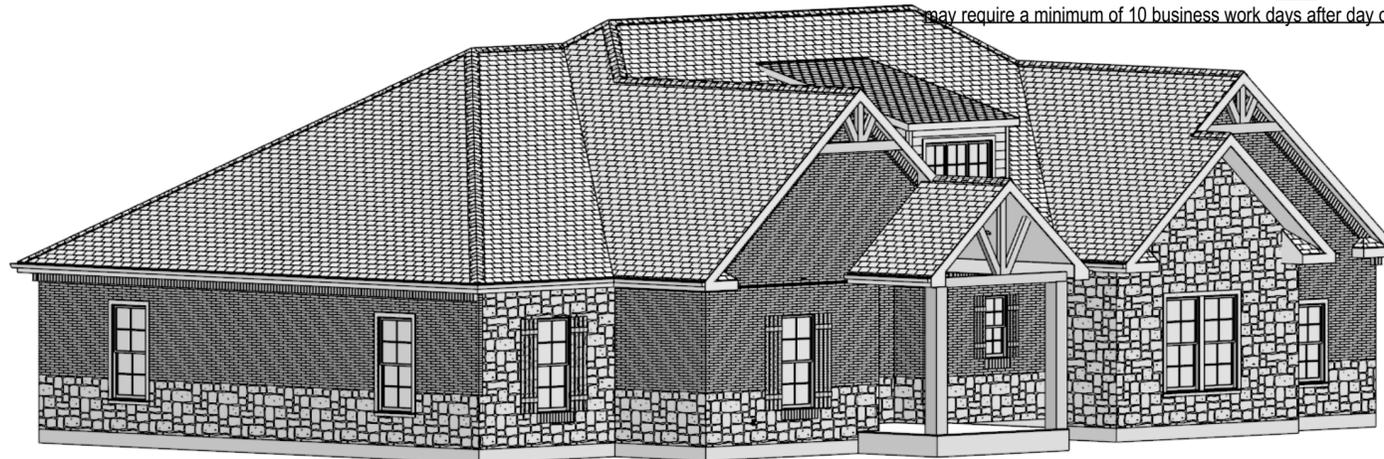
To the best of my knowledge these plans are drawn  
to comply with owner's and/ or builder's  
specifications and any changes made on them after  
prints are made will be done at the owner's and / or  
builder's expense and responsibility. The contractor  
shall verify all dimensions and enclosed drawing.  
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 = 511 sq ft  
Front Porch = 155 sq ft  
Back Porch = 294 sq ft  
Living Space = 2464 sq ft

TOTAL = 3424 sq ft



### 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.

**APPROVED**

By Virginia Villalobos at 4:32 pm, Oct 28, 2024

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

## 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
		8
WIND BRACING		9



817-905-4072

682-408-9066

Drawn By:  
Eddie Santiago

DATE: 5/2/2024

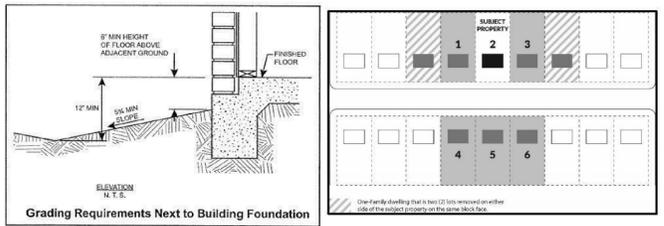
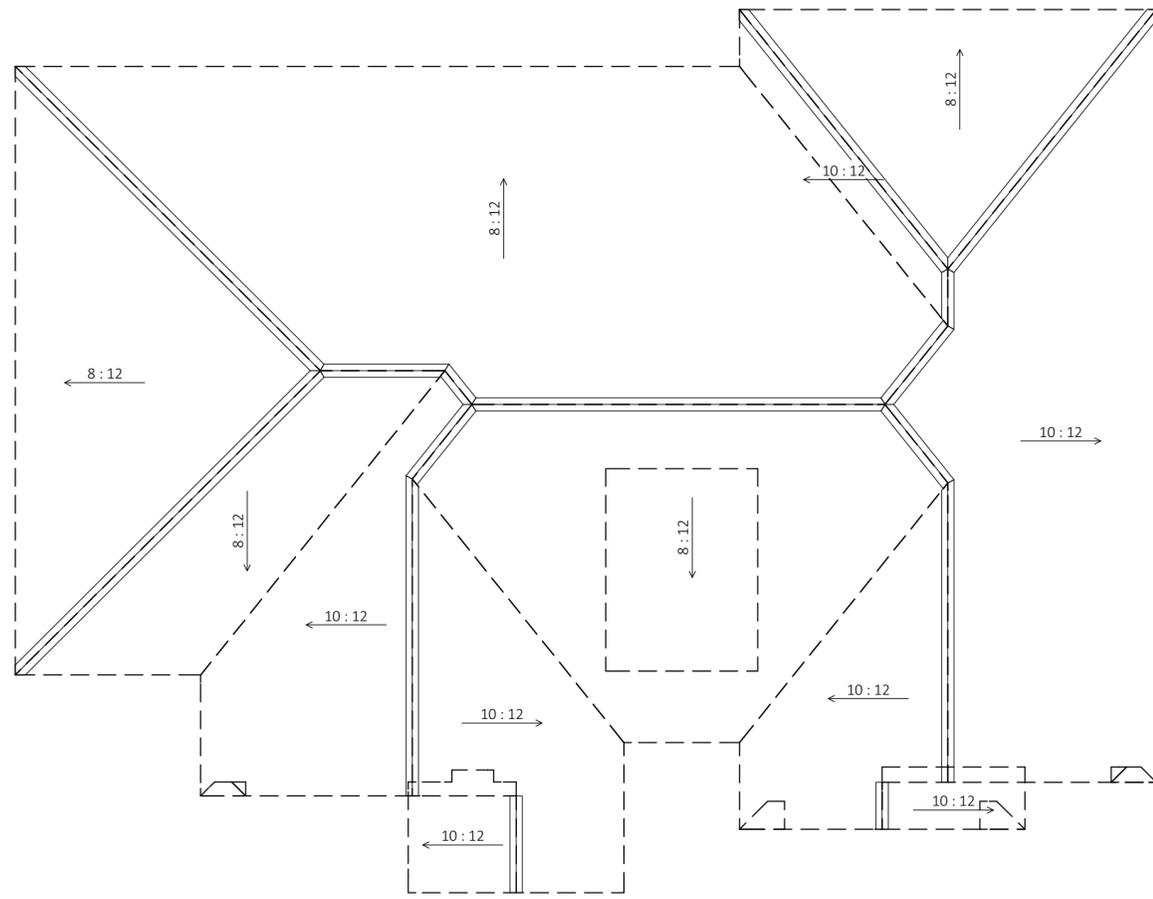
**PRESENTATION VIEWS**  
FOR ILLUSTRATION ONLY. NO SCALE

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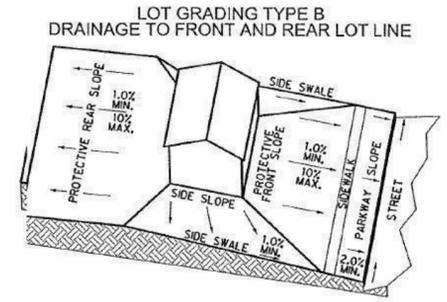
Project Address:  
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FORT WORTH, TEXAS



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.)



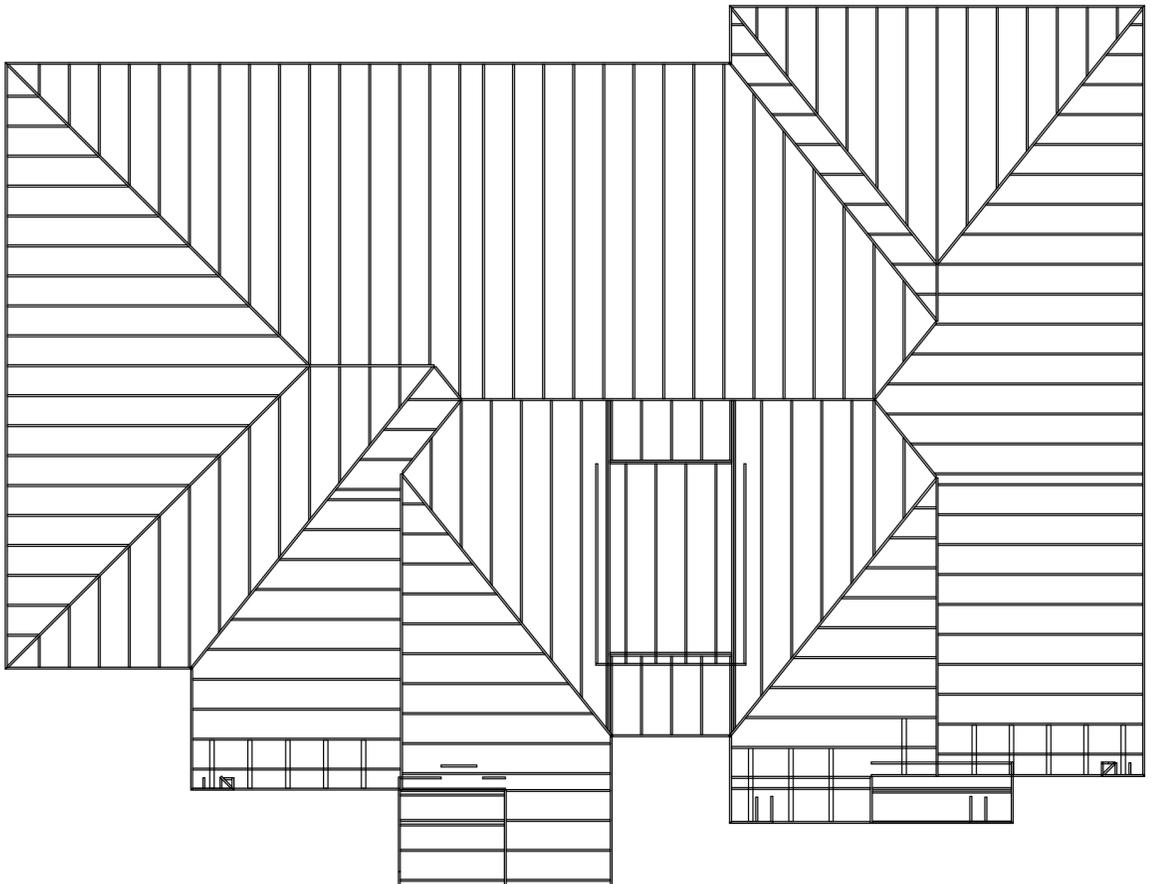
Single family lots must be graded in conformance with the grading plan established for the subdivision where applicable, and should normally follow FHA lot grading patterns shown on the right. Types A and B are preferred but Type C (all drainage to rear) but a swale is required at the bottom of the yard 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. \_\_\_\_\_ 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 façade 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.



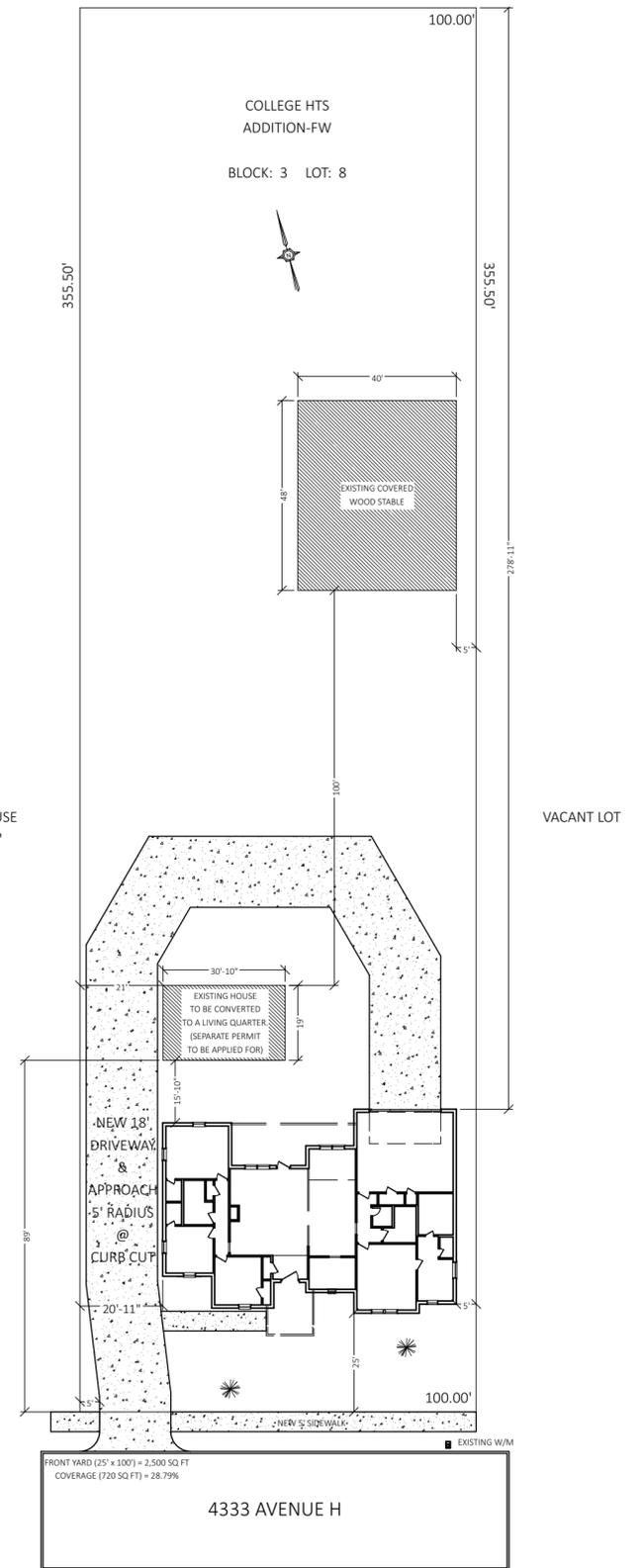
**Roof Layout & Framing**  
Scale: 1/8" = 1'

**APPROVED**  
By Virginia Villalobos at 4:32 pm, Oct 28, 2024

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**APPROVED**  
By Meghan Falcon at 4:35 pm, Oct 22, 2024

EXISTING HOUSE  
BUILT @ 25'



**Site Plan**  
Scale 1" = 30'

817-905-4072  
682-408-9066

Drawn By:  
**Eddie Santiago**  
DATE: 5/2/2024

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SHEET NUMBER  
**P-2**



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Drawn By:  
*Eddie Santiago*

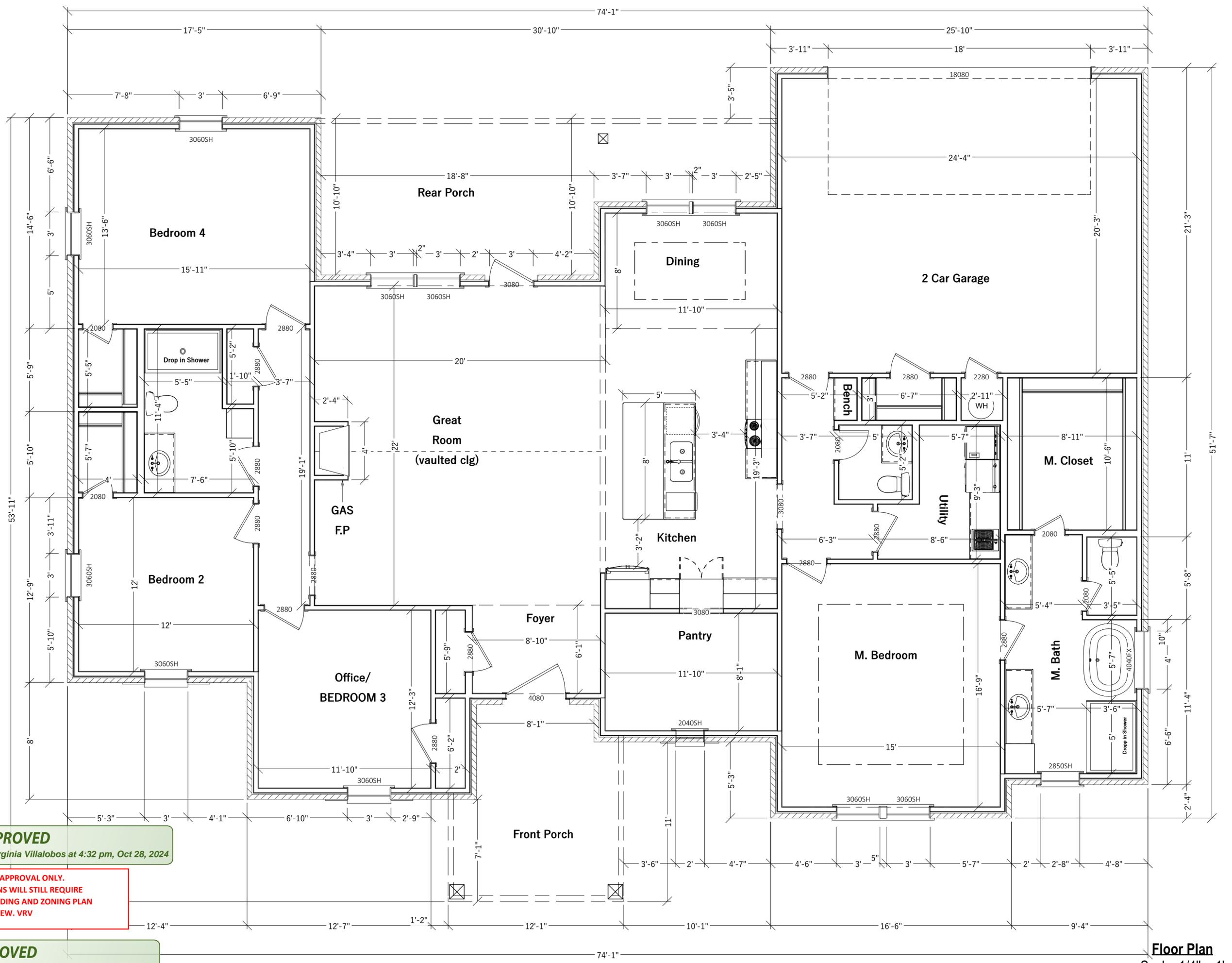
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**P-3**



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**APPROVED**  
By Meghan Falcon at 4:35 pm, Oct 22, 2024

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

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



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



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

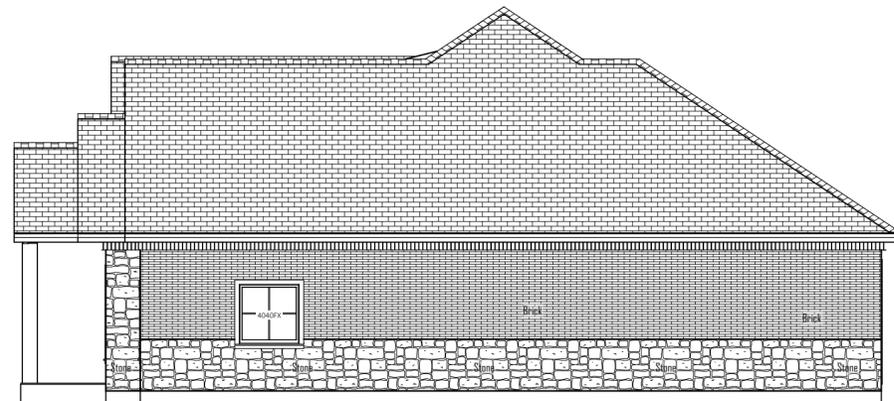


**APPROVED**  
By Meghan Falcon at 4:35 pm, Oct 22, 2024

**APPROVED**  
By Virginia Villalobos at 4:32 pm, Oct 28, 2024

**NEZ APPROVAL ONLY.**  
**PLANS WILL STILL REQUIRE**  
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**REVIEW. VRV**

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



City-Code  
Home Designs

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Drawn By:  
Eddie Santiago

DATE: 5/2/2024

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SHEET NUMBER  
**P-4**