



Know what's below.
Call before you dig.

ADDITIONS / 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.

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.

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.

PROJECT STATISTICS:

New Single Family Residence:

Square Feet Details:

Garage = 678 sq ft

Front Porch= 115 sq ft

Back Porch/WC = 401 sq ft

Living Space= 2398sq ft

TOTAL= 3592 sq ft



NEZ APPROVED PLANS

NEZ Approval Only - Plans will still require Zoning Plan review and Building Plan review VRJ

Important:

1. Energy Compliance Report must be combined with onsite construction materials to comply with 2015 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 Ps Details 3,4,5 at the time of foundation pour.
3. Any Additional changes to this plans or Energy Compliance Report by contractor/ owner after City Approval are subject to additional service fees by City Code Home Designs . Corrections or changes to this plans after City Approval may require a minimum of 10 business work days after day of notice to City Code Home Designs.

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

PRESENTATION VIEWS
FOR ILLUSTRATION ONLY. NO SCALE

Plan Title

RESIDENTIAL PLANS

INDEX OF DRAWINGS	
TITLE	SHEET
PROJECT SUMMARY	1
SITE PLAN	2
MAIN FLOOR PLAN	3
ELEVATIONS	4
ELECTRICAL/PLUMBING	5
FRAMING SPAN TABLES/MECHANICAL	6
FOUNDATION PLAN	7
WIND BRACING	8



City-Code
Home Designs

DRAWN BY:
OMAR RUELAS
817-905-4072

SCALE: SEE VIEW
DATE: 11/13/2020
FILE NAME:

APPLIED BUILDING CODE:
2015 IRC/2015 IMC/2015 IPC
NEC 2017/LOCAL
AMENDMENTS

Address:
2132 Miller Ave.
Fort Worth, TX
76105



SHEET NUMBER

P-1

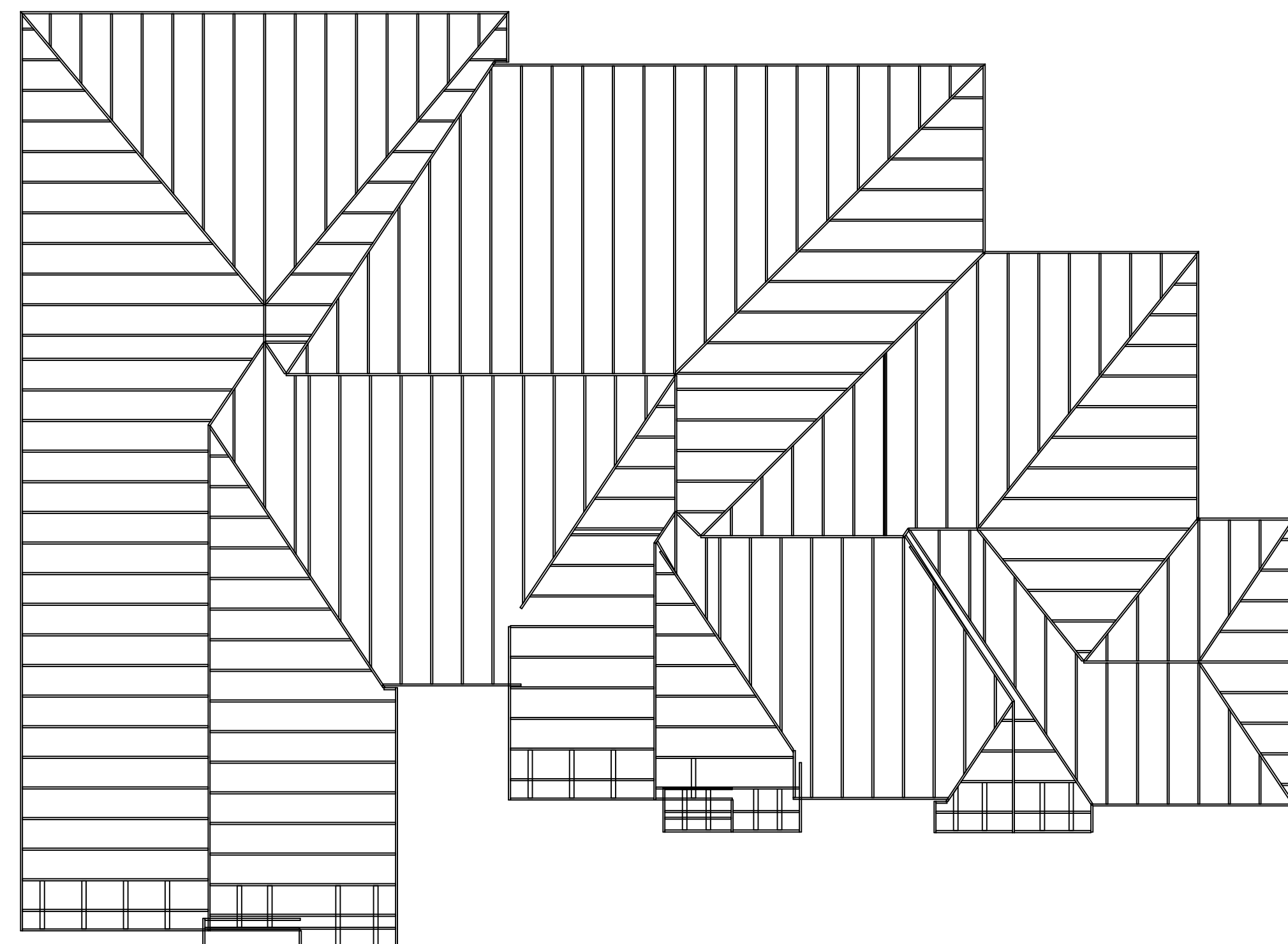
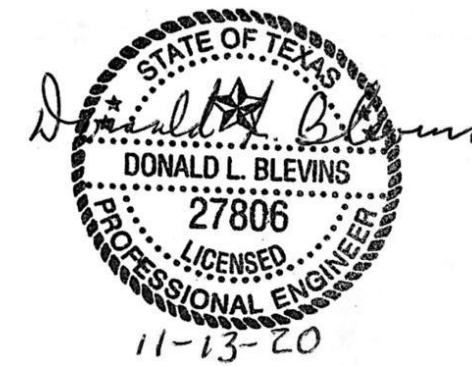
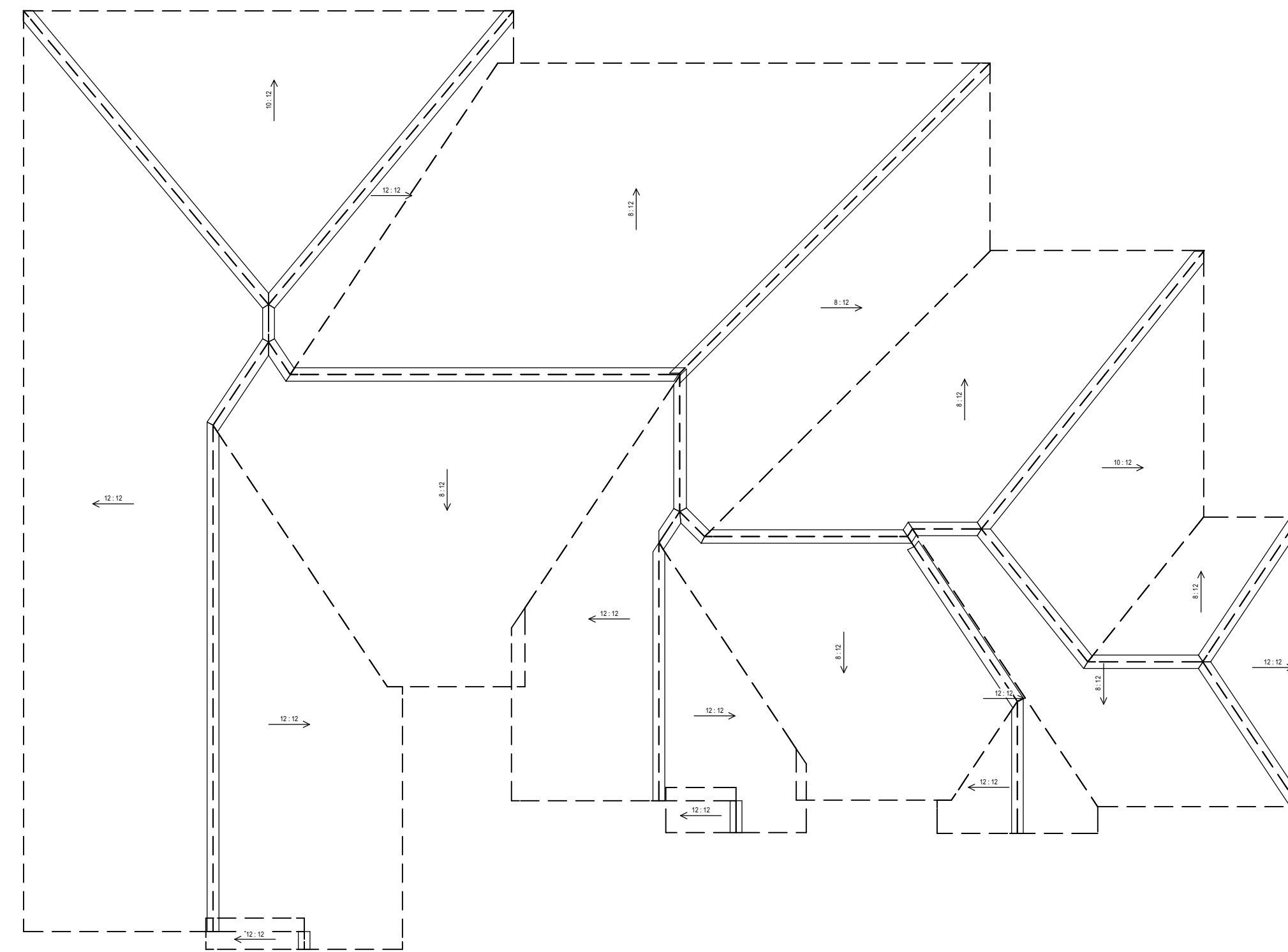
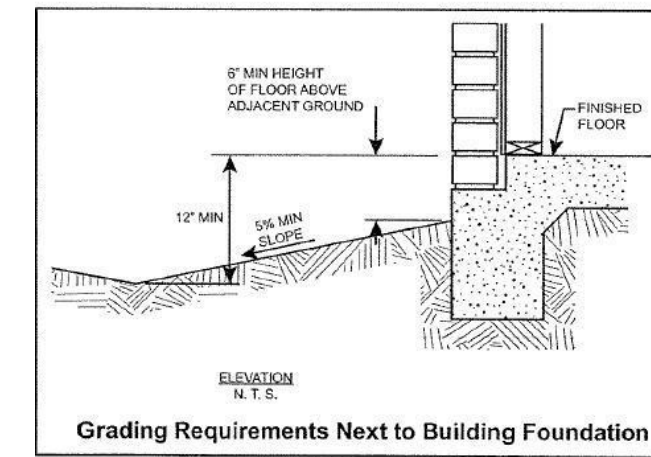
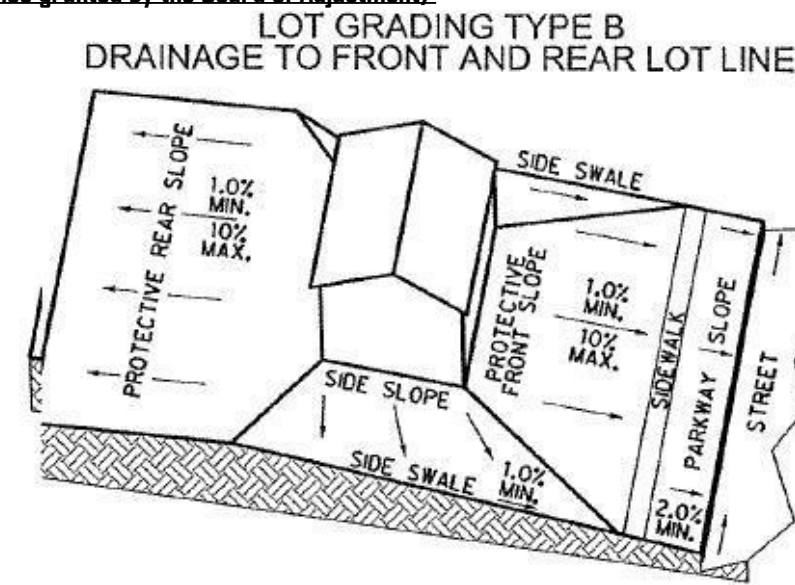
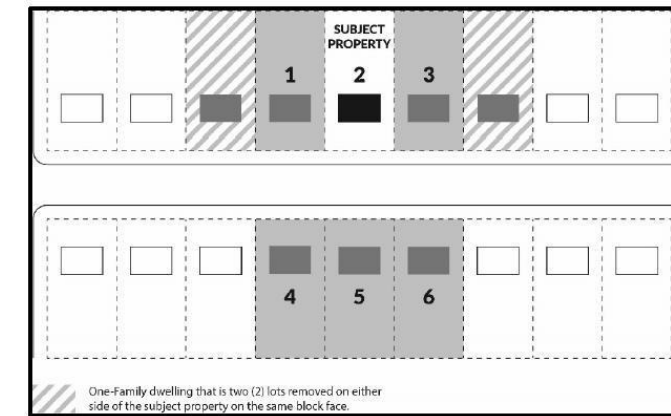
(The front yard setback in residential districts shall be the greatest of: The platted building line; The setback for the applicable zoning district; or the setback of the nearest building on either side that is the closest to the street, up to a maximum setback of 50 feet, provided that said setback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

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 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'

LOT 1 BLOCK 1

AVE N

MILLER AVE

167.62'

205.59'

111'-3"

25'-2"

5'

5'

40'

62.76'

38.95'

104.82'

119'

Existing Sidewalk

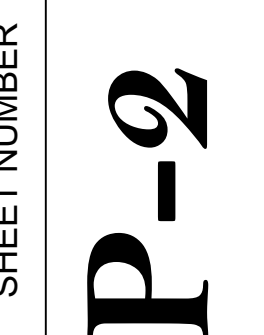
New 18' Approach

Existing Sidewalk

North Arrow

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Site Plan
Scale 1" = 20'





City-Code
Home Designs

DRAWN BY:
OMAR RUELAS
817-905-4072

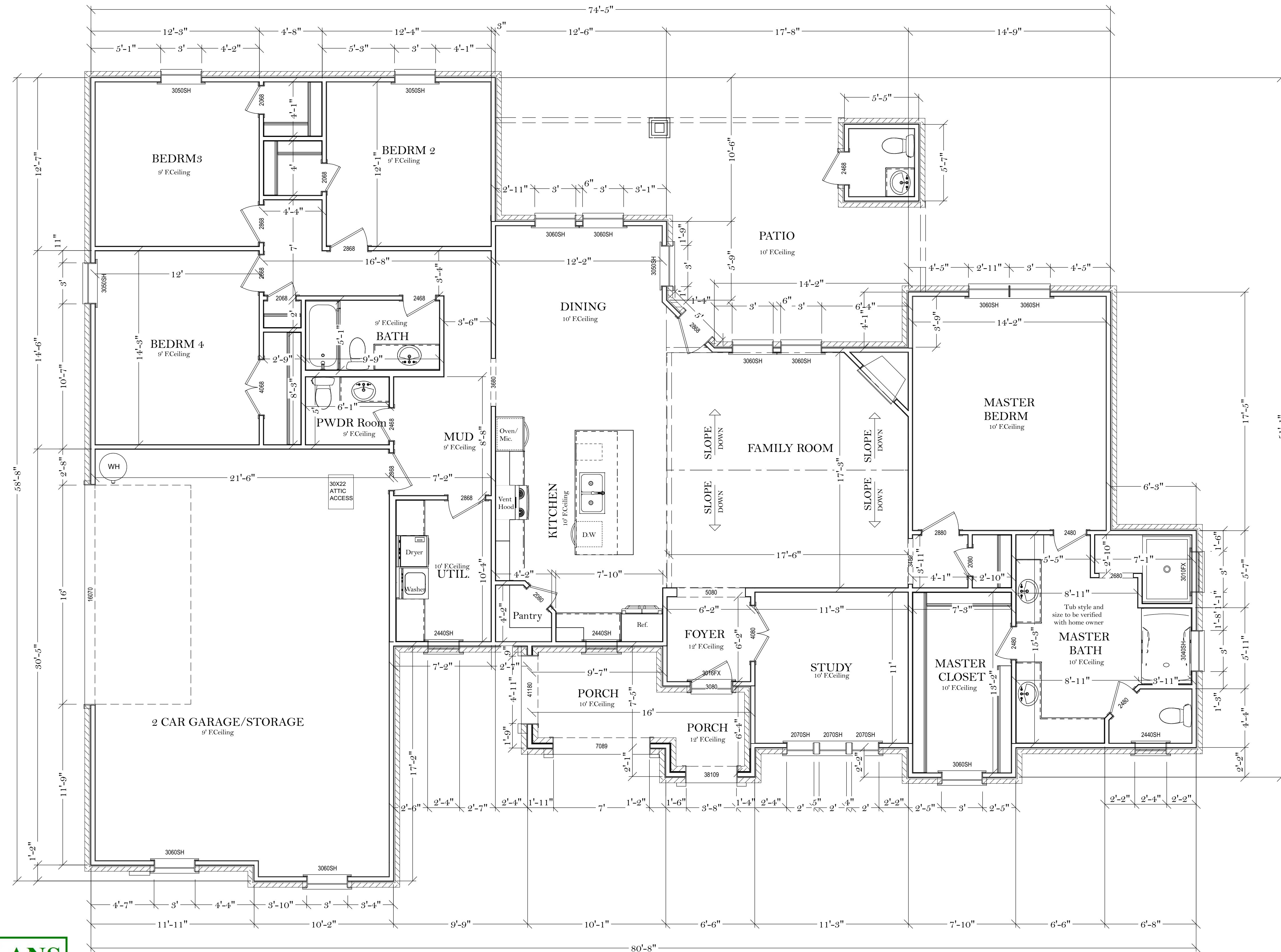
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2015 IRC/2015 IMC/2015 IPC
NEC 2017/LOCAL
AMENDMENTS

Address:
2132 Miller Ave.
Fort Worth, TX
76105

LIKE US ON
facebook
CCODEHD@GMAIL.COM

SHEET NUMBER
P-3

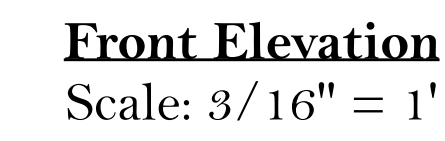


NEZ APPROVED PLANS

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Floor Plan
Scale: 1/4" = 1'

NEZ Approval Only - Plans will still require Zoning Plan review and Building Plan review VRJ



11-13-20

