

VICINITY PLAN FOR REFERENCE ONLINE

**LEGAL DESCRIPTION:**

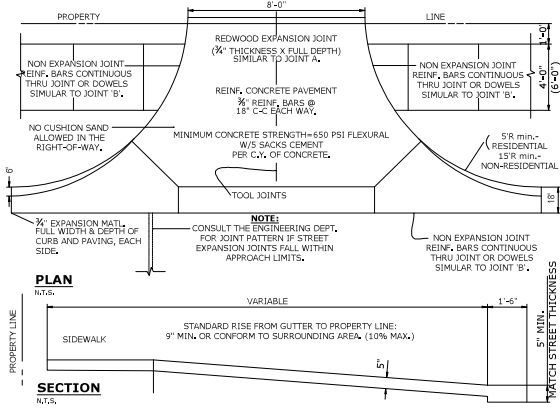
Lot 7, in Block 32/4090, of LIBERTY HEIGHTS, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 2, Page 92, of the Map Records of Dallas County, Texas.

**SQUARE FOOTAGE**

PROP. LIVING AREA	2,353 SQ FT
PROP. GARAGE 2 CAR	445 SQ FT
PROP. FRONT COVERED PORCH	56 SQ FT
PROP. REAR COVERED PORCH	216 SQ FT
<b>LOT SIZE</b>	
LOT SIZE	8,749 SQ FT
TOTAL FOOTPRINT	3,070 SQ FT
% COVERAGE	35 %
<b>FRAMING</b>	
FRAMING	2,897 SQ FT

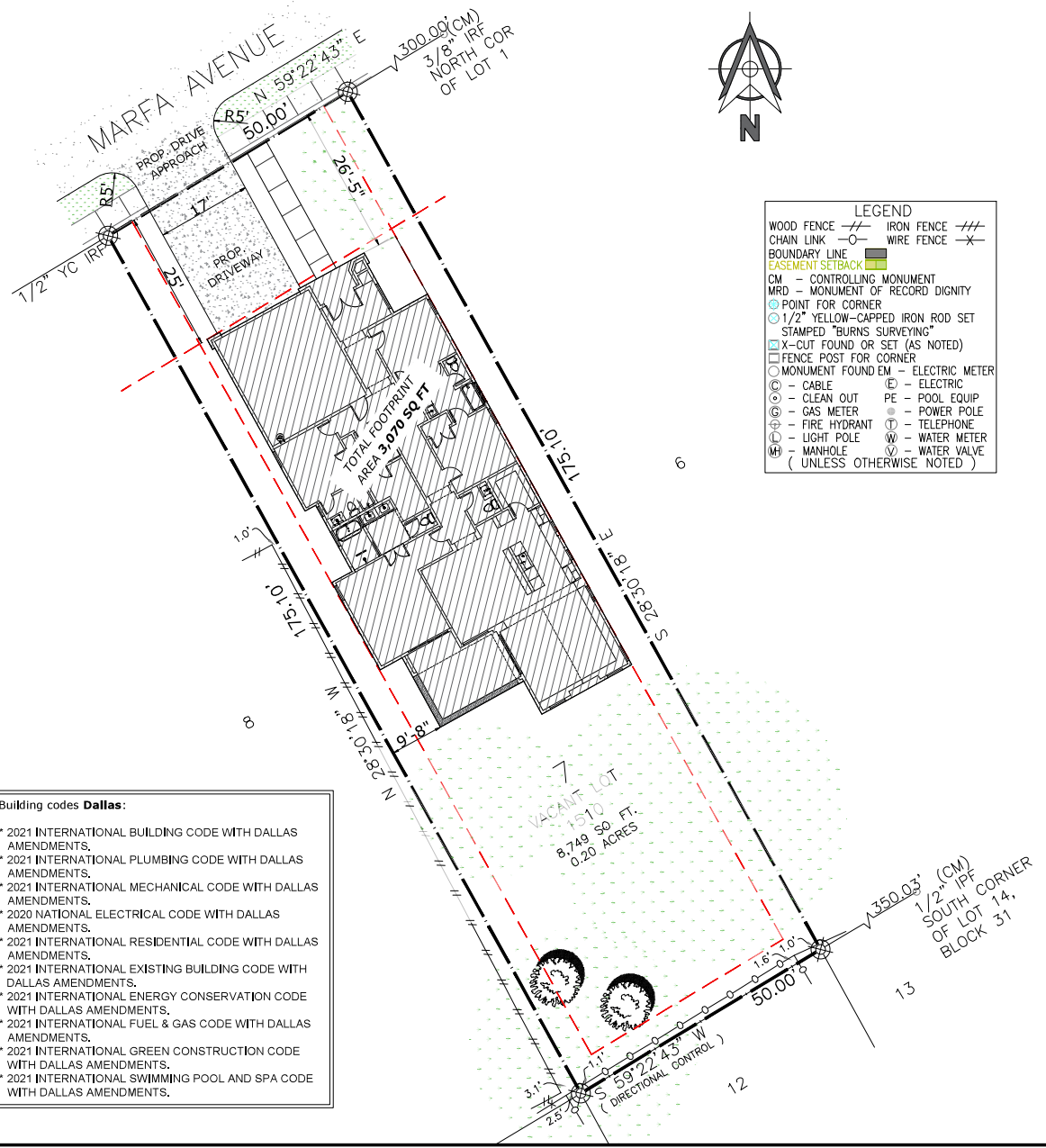
**TYPICAL DRIVEWAY**

ANY CONSTRUCTION WITHIN THE CITY'S RIGHT OF WAY (BETWEEN THE PROPERTY LINE AND EDGE OF PAVEMENT) MUST BE PERFORMED BY A BONDED CONCRETE CONTRACTOR.



**Building codes Dallas:**

- \* 2021 INTERNATIONAL BUILDING CODE WITH DALLAS AMENDMENTS.
- \* 2021 INTERNATIONAL PLUMBING CODE WITH DALLAS AMENDMENTS.
- \* 2021 INTERNATIONAL MECHANICAL CODE WITH DALLAS AMENDMENTS.
- \* 2020 NATIONAL ELECTRICAL CODE WITH DALLAS AMENDMENTS.
- \* 2021 INTERNATIONAL RESIDENTIAL CODE WITH DALLAS AMENDMENTS.
- \* 2021 INTERNATIONAL EXISTING BUILDING CODE WITH DALLAS AMENDMENTS.
- \* 2021 INTERNATIONAL ENERGY CONSERVATION CODE WITH DALLAS AMENDMENTS.
- \* 2021 INTERNATIONAL FUEL & GAS CODE WITH DALLAS AMENDMENTS.
- \* 2021 INTERNATIONAL GREEN CONSTRUCTION CODE WITH DALLAS AMENDMENTS.
- \* 2021 INTERNATIONAL SWIMMING POOL AND SPA CODE WITH DALLAS AMENDMENTS.



**LEGEND**

WOOD FENCE	---//	IRON FENCE	---//
CHAIN LINK	---o---	WIRE FENCE	---x---
BOUNDARY LINE	---		
EASEMENT SETBACK	---		
CM	○	CONTROLLING MONUMENT	
MRD	○	MONUMENT OF RECORD DIGNITY	
POINT FOR CORNER	○		
1/2" YELLOW-CAPPED IRON ROD SET	○		
STAMPED "BURNS SURVEYING"			
X-CUT FOUND OR SET (AS NOTED)	○		
FENCE POST FOR CORNER	○		
MONUMENT FOUND EM - ELECTRIC METER	○		
CABLE	○	ELECTRIC	○
CLEAN OUT	○	PE - POOL EQUIP	○
GAS METER	○	POWER POLE	○
FIRE HYDRANT	○	TELEPHONE	○
LIGHT POLE	○	WATER METER	○
MANHOLE	○	WATER VALVE	○
( UNLESS OTHERWISE NOTED )			

CITY STAMP

ENGINEER STAMP

DATE:	01-16-26	DRAWING No.	01 of 10
START:	01-12-26		
SCALE:	1 TO 20		
SQ.FT:	3,070		

ADDRESS: 1510 Marfa Ave, Dallas, TX 75216

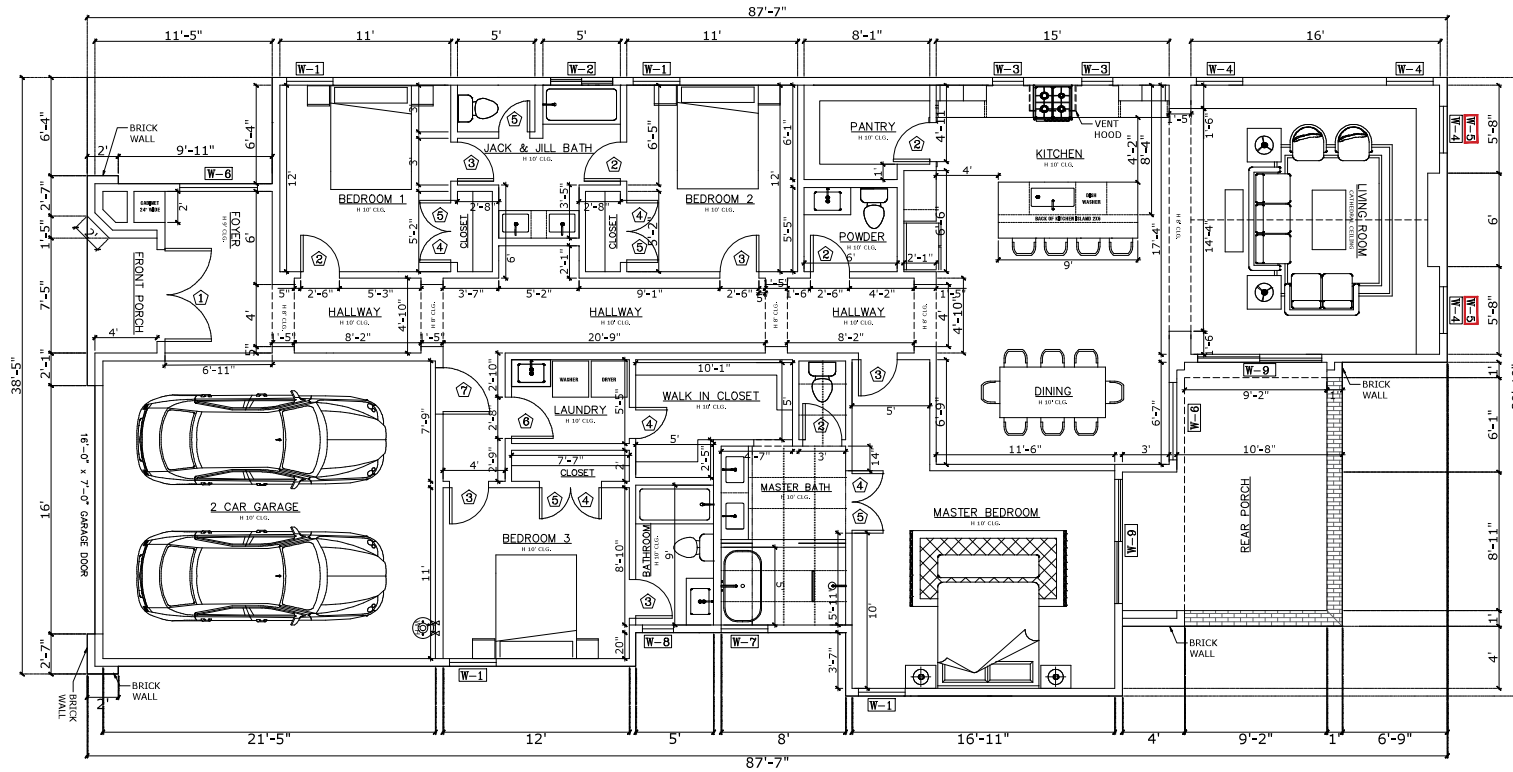
SCOPE OF WORK: NEW CONSTRUCTION

DRAWN: FM

PLAN: SITE PLAN



**\*CREATIVO DESIGNS\***  
8500 N STEMMONS Fwy  
SUITE#2045 DALLAS, TX 75247



**PROP. FLOOR PLAN**

SCALE: 1/8" = 1'-0"

WINDOW SCHEDULE			
TAG	SIZE	DESC.	QTY.
W-1	3'-0" x 6'-0"	S.H.	4
W-2	4'-0" x 1'-6"	SL	1
W-3	2'-0" x 4'-0"	S.H.	2
W-4	3'-0" x 7'-0"	FX	4
W-5	3'-0" x 1'-6"	FX	2
W-6	5'-0" x 7'-0"	FX	2
W-7	3'-0" x 6'-0"	FX	1
W-8	2'-0" x 6'-0"	S.H.	1
W-9	8'-0" x 8'-0"	SL	2

S.H. = SINGLE HUNG  
 FX = FIXED  
 SL = SLIDING

Windows reference in the elevation plan.

DOOR SCHEDULE						
TAG	SIZE	FUNC.	DESC.	CORE	QTY.	DIR.
1	6'-0" x 8'-0"	H.D.	FD	W&G	1	
2	2'-6" x 8'-0"	H.D.	SSW	H.C.	5	L
3	2'-0" x 8'-0"	H.D.	SSW	H.C.	5	R
4	2'-0" x 8'-0"	H.D.	SSW	H.C.	5	L
5	2'-0" x 8'-0"	H.D.	SSW	H.C.	5	R
6	2'-8" x 8'-0"	H.D.	SSW	H.C.	1	R
7	3'-0" x 8'-0"	BF	EX	S.C.	1	R

H.D. = HINGED DOOR  
 SL = SLIDING  
 BF = BIFOLD

SSW = SINGLE SWING  
 FD = FRENCH DOOR  
 EX = EXTERIOR DOOR  
 RB = RUSTIC BARN  
 PD = POCKET DOOR

H.C. = HOLLOW CORE  
 S.C. = SOLID CORE  
 W&G = WOOD AND GLASS  
 V&G = VINYL AND GLASS  
 M.H. = METALLIC HERMETIC  
 M&G = METALLIC AND GLASS  
 ME = METALLIC  
 W = WOOD  
 I.G. = IRON GLASS

R = RIGHT  
 L = LEFT

CITY STAMP

ENGINEER STAMP

DATE: 01-16-26  
 START: 01-12-26  
 SCALE: 1/8" = 1'-0"  
 SQ.FT.: 3,070  
 DRAWING No. 02 of 10

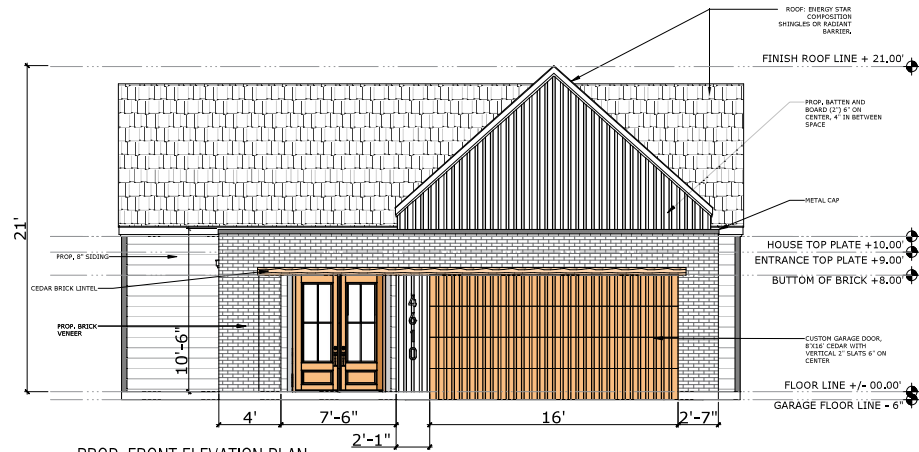
ADDRESS:  
 1510 Marfa Ave, Dallas, TX 75216

SCOPE OF WORK: NEW CONSTRUCTION

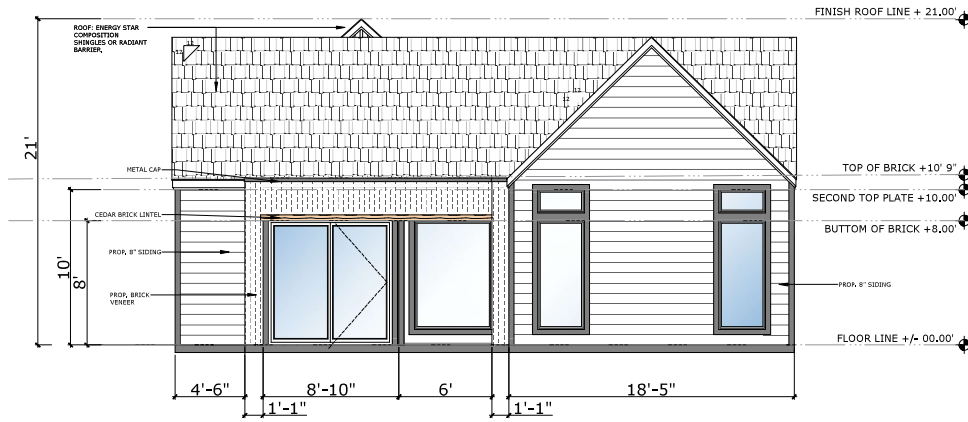
DRAWN: FM

PLAN: PROP. FLOOR PLAN





PROP. FRONT ELEVATION PLAN  
SCALE: 1/8" = 1'-0"



PROP. REAR ELEVATION PLAN  
SCALE: 1/8" = 1'-0"

CITY STAMP

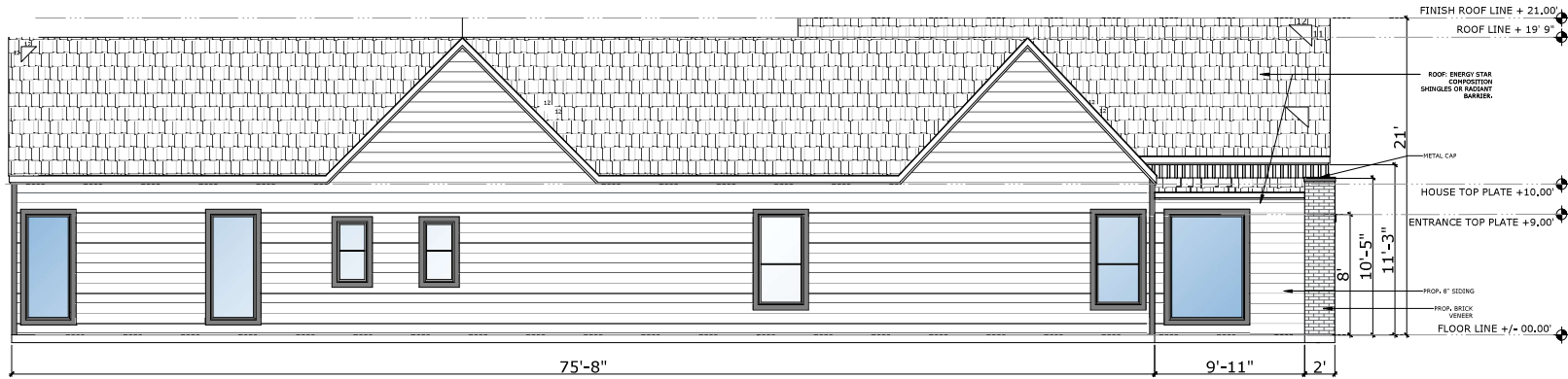
ENGINEER STAMP

DATE:	01-16-26
START:	01-12-26
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DRAWING No.	03 of 10

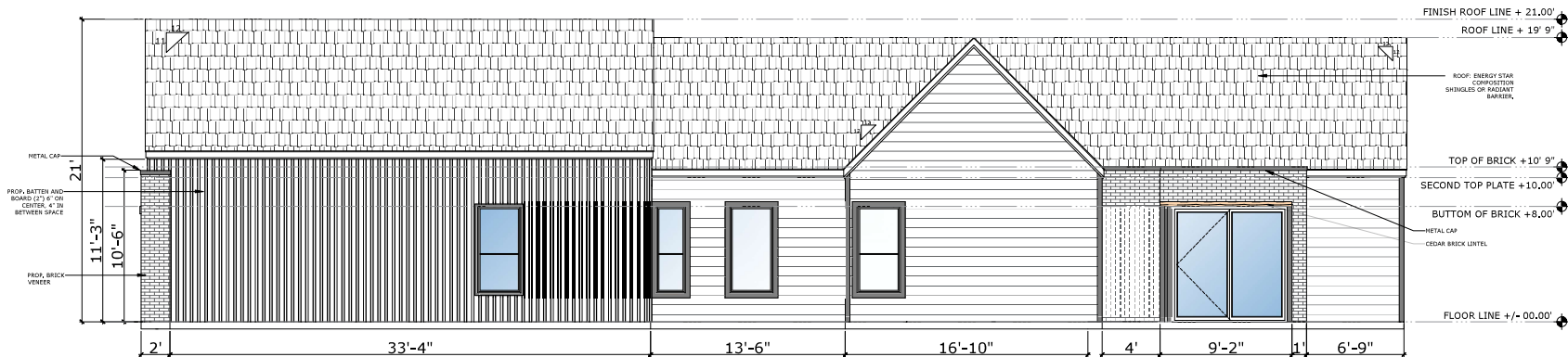
ADDRESS:	1510 Marfa Ave, Dallas, TX 75216
SCOPE OF WORK:	NEW CONSTRUCTION
DRAWN:	FM
PLAN:	ELEVATION PLAN



CREATIVO DESIGNS  
8500 N STEMMONS Fwy  
SUITE#2045 DALLAS, TX 75247



PROP. LEFT ELEVATION PLAN  
SCALE: 1/8" = 1'-0"



PROP. RIGHT ELEVATION PLAN  
SCALE: 1/8" = 1'-0"

CITY STAMP

ENGINEER STAMP

DATE: 01-16-26

START: 01-12-26

SCALE: 1/8" = 1'-0"

SQ.FT: 3,070

DRAWING No. 04 of 10

ADDRESS:  
1510 Marfa Ave, Dallas, TX 75216

SCOPE OF WORK: NEW CONSTRUCTION

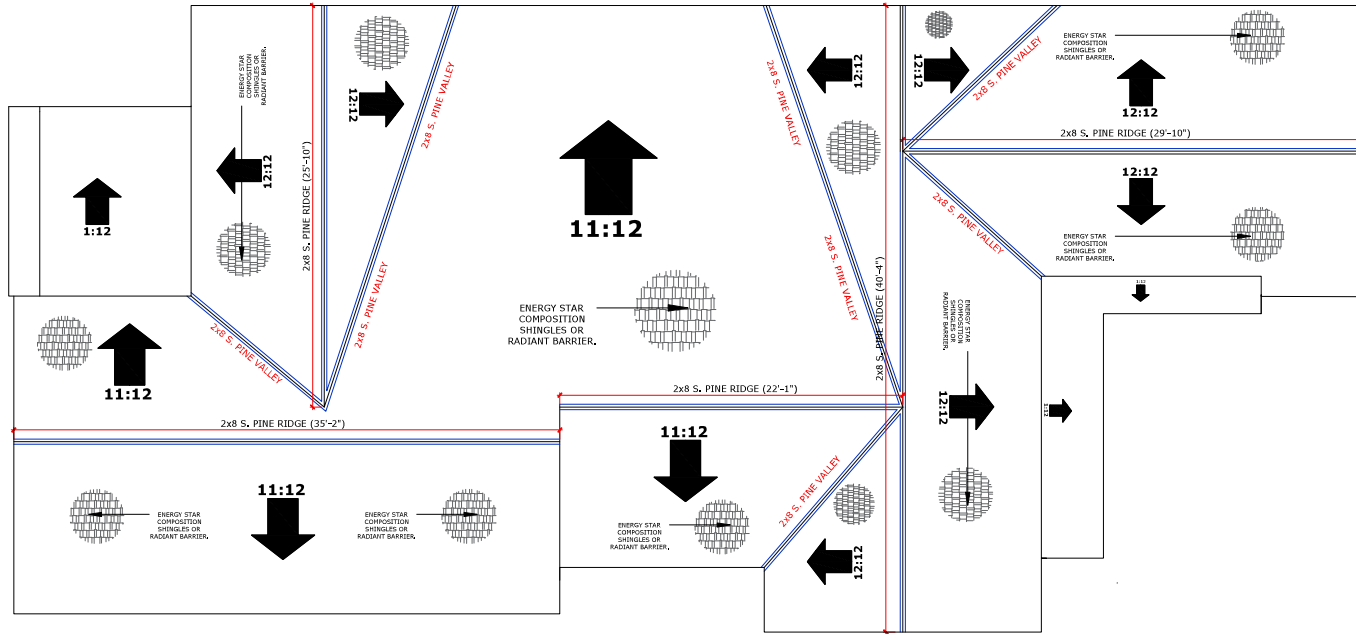
DRAWN: FM

PLAN: ELEVATION PLAN

PROPOSED ELEVATION DRAWING OF 1510 MARFA AVE, DALLAS, TX 75216. THIS DRAWING IS THE PROPERTY OF CREATIVO DESIGNS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CREATIVO DESIGNS, INC.



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8500 N STEMMONS Fwy  
SUITE #2045 DALLAS, TX 75247



**PROP. ROOF PLAN**

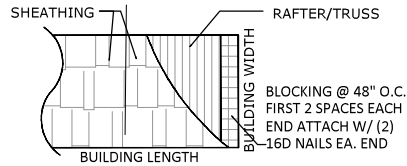
SCALE: 1/8" = 1'-0"

**ROOF VENTING NOTES:**

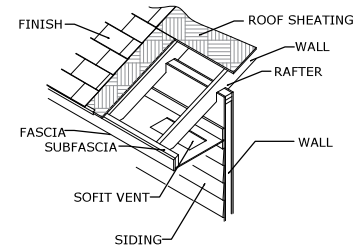
PROVIDE ADEQUATE VENTING FOR ATTIC USING A COMBINATION OF CONTINUOUS SOFFIT VENTING AND EITHER CONTINUOUS RIDGE VENTS AT ALL ROOF RIDGES OR VENT TILES TO COORDINATE WITH ROOF TILES. OWNER TO MAKE FINAL DECISION. IF VENT TILES ARE SELECTED, THEY SHALL BE LOCATED ON THE UPPER 1/3 OF THE ROOF AND INSTALLED ON THE ROOF PLANES NOT VISIBLE FROM THE MAIN ENTRY DRIVE. REFER TO ROOF TILE MANUFACTURER SPECIFICATIONS FOR ANY ADDITIONAL VENTING NOTES OR REQUIREMENTS.

**GENERAL ROOF NOTES:**

1. MAIN ROOF PITCH TO BE **11:12 - 11:12 - 12:12**
2. MIN. MAIN PLATE LINE TO BE 9'-0" UNLESS NOTED.
3. 30 YEARS ASPHALT COMPOSITION SHINGLES ROOF.
4. NO VENTS STACKS AND PENETRATIONS TO BE LOCATED ON THE FRONT OF THE HOUSE AND VISIBLE FROM THE STREET.
5. VENTS STACKS AND PENETRATION TO BE PAINTED TO MATCH ROOF COLOR.
6. GUTTERS TO BE PAINTED TO MATCH EXTERIOR TRIM.



**ROOF SHEATHING LAYOUT**  
N.T.S.



CITY STAMP

ENGINEER STAMP

DATE:	01-16-26
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SCALE:	1/8" = 1'-0"
SQ.FT.:	3,070
DRAWING No.	05 of 10

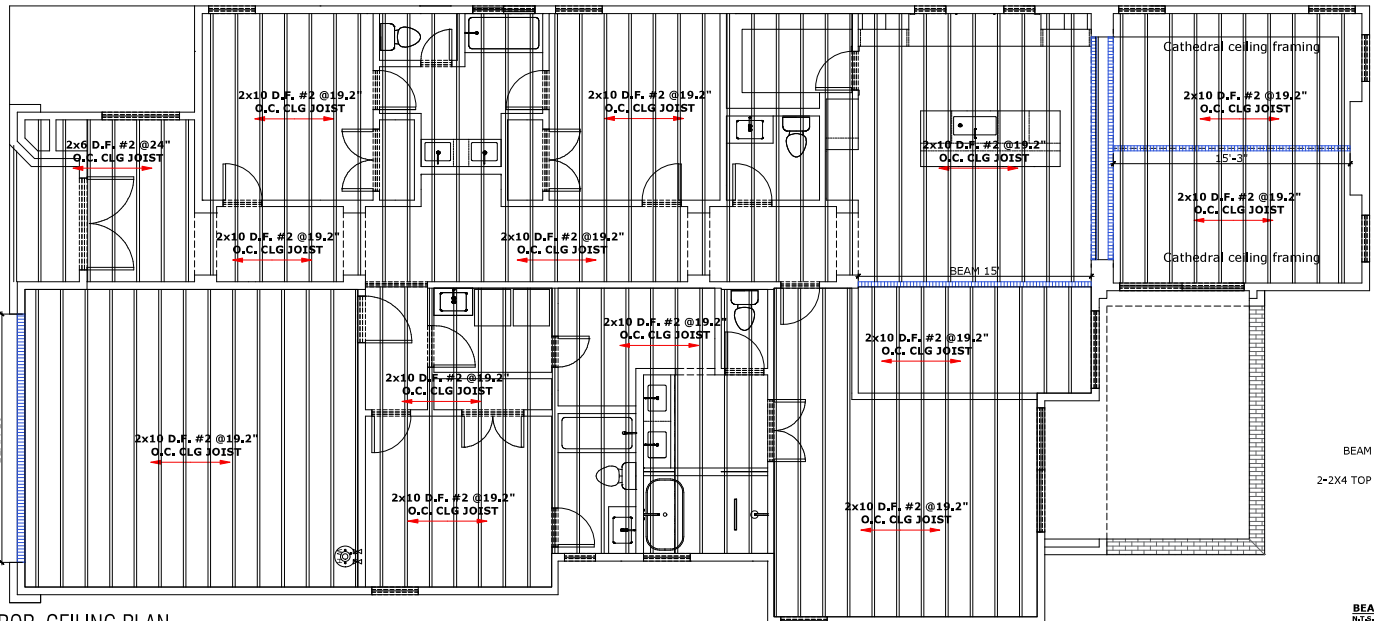
ADDRESS:	1510 Marfa Ave, Dallas, TX 75216
SCOPE OF WORK:	NEW CONSTRUCTION
DRAWN:	FM
PLAN:	ROOF PLAN



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**PROP. CEILING PLAN**  
SCALE: 1/8" = 1'-0"

LEGEND/SYMBOL	
	HEADER
	BEAM
	JOISTS

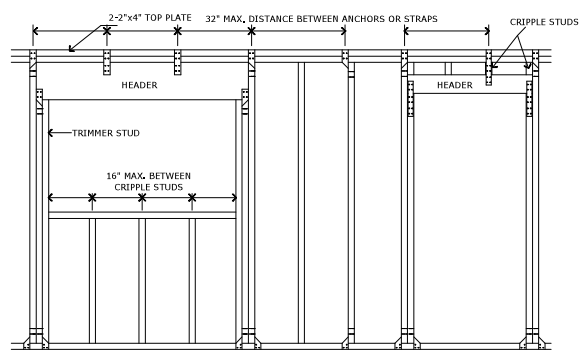
**TYPICAL WALL FRAMING ELEMENTS:**

- \* 2-2x4 TOP PLATE.
- \* 2x4 STUDS.
- \* 2-2x8 HEADERS NOT LONGER THAN 5 FT.
- \* 2-2x10 HEADERS NOT LONGER THAN 8 FT.
- \* 2-2x12 HEADERS NOT LONGER THAN 10 FT.
- \* 4-2x12 HEADERS NOT LONGER THAN 12 FT.
- \* CEILING HEIGHT = 9'

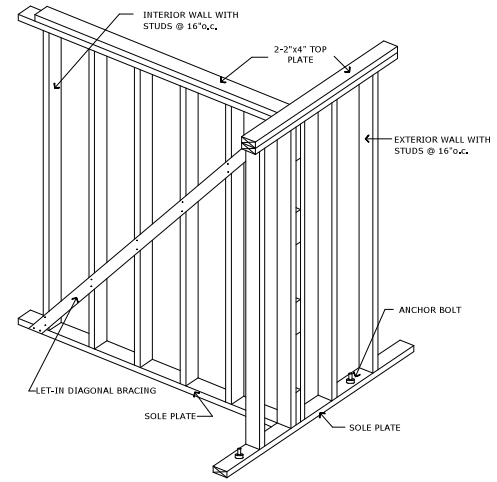
**CEILING NOTES:**

- ALL EXTERIOR AND PARTITION WALLS TO BE LOAD BEARING.
- ALL WOOD BEAMS OVER DOORS AND WINDOW TO BE DROPPED HEADER BEAMS.

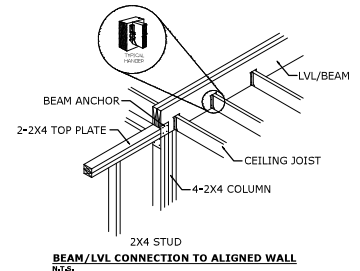
CEILING JOIST:  
 2X10 #2 D.F. CLG JOIST @19.2 O.C.  
 2X6 #2 D.F. CLG JOIST @24 O.C.



**ANCHORAGE OF HEADERS**  
N.T.S.



**LATERAL BRACING OF INTERIOR WALL AT INTERSECTION WITH AN EXTERIOR WALL**  
N.T.S.



**BEAM/LVL CONNECTION TO ALIGNED WALL**  
N.T.S.

CITY STAMP

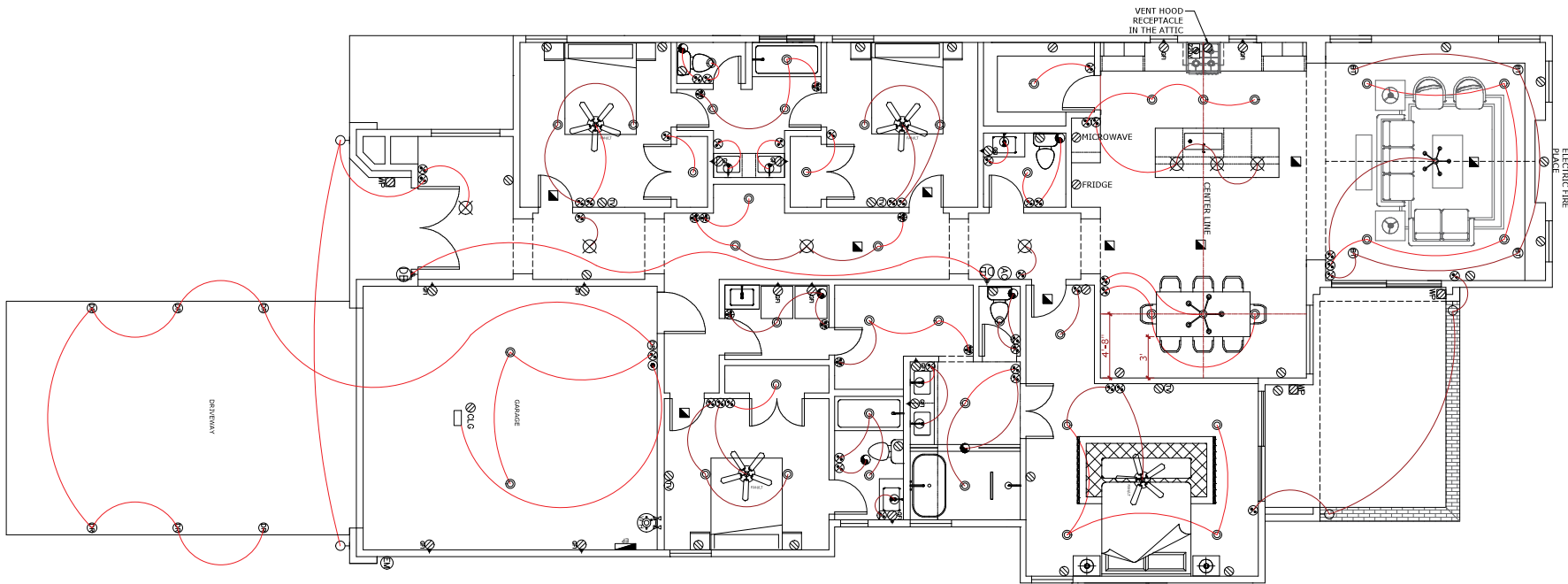
ENGINEER STAMP

DATE: 01-15-26	DRAWING No. 08 of 10
START: 01-12-26	
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SQ.FT: 3,070	

ADDRESS: 1510 Marfa Ave, Dallas, TX 75216  
 SCOPE OF WORK: NEW CONSTRUCTION  
 DRAWN: FM  
 PLAN: CEILING PLAN



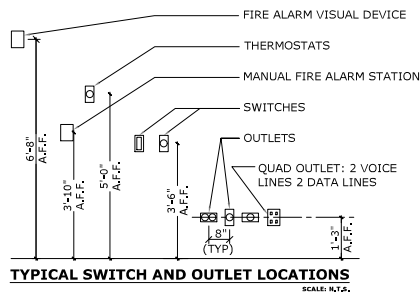
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 8500 N STEMMONS Fwy  
 SUITE#2045 DALLAS, TX 75247



**PROP. ELECTRICAL PLAN**  
SCALE: 1/8" = 1'-0"

**ELECTRICAL PLAN GENERAL NOTES:**

1. COORDINATE EXACT LOCATIONS AND MOUNTING HEIGHT OF ALL ELECTRICAL DEVICES WITH ARCHITECT PRIOR TO BEGINNING CONSTRUCTION.
2. ALL RECEPTACLES WITHIN WET AREAS SHALL BE GFI PROTECTED.
3. PROVIDE # 10 AWG NEUTRAL CONDUCTOR FOR MULTI-CONDUCTOR HOME RUNS.
4. FIRE ALARM SYSTEM AND FIRE PROTECTION SYSTEM IS NOT IN SCOPE OF THE ELECTRICAL DESIGN WORK AND SHALL BE DESIGNED BY CERTIFIED FIRE ALARM CONTRACTOR/ENGINEER. PROVIDE NEW FIRE ALARM PANEL AND DEVICES PER NFPA AND LOCAL CODES.



**ELECTRICAL LEGEND**

	RECEPTACLE OUTLET		RECESSED, ADJUSTABLE CAN LIGHT
	WATERPROOF RECEPTACLE		GARAGE DOOR OPENER
	110 VOLT IN CEILING		WALL MOUNTED LIGHT
	110 VOLT with GROUND FAULT INTERRUPTER		TRACK LIGHTING (LENGTH PER PLAN)
	220 VOLT RECEPTACLE		CEILING FAN W/OPT. LIGHT
	SMOKE DETECTOR W/ CARBON MONOXIDE DETECTION (HARD WIRE WITH BATTERY BACKUP)		EXHAUST FAN (50 cfm MIN.)
	ELEC. PANEL		SWITCH
	ELECTRICITY METER		TV ANTENNA/CABLE/SATELITE/ETC. (VERIFY WITH OWNER)
	FLUORESCENT FIXTURE		HANGING LIGHT
	CHANDELIER		AC CONTROLLER
	BLUE TOOTH SPEAKERS		DOOR BELL
	DRIVEWAY LIGHTS		

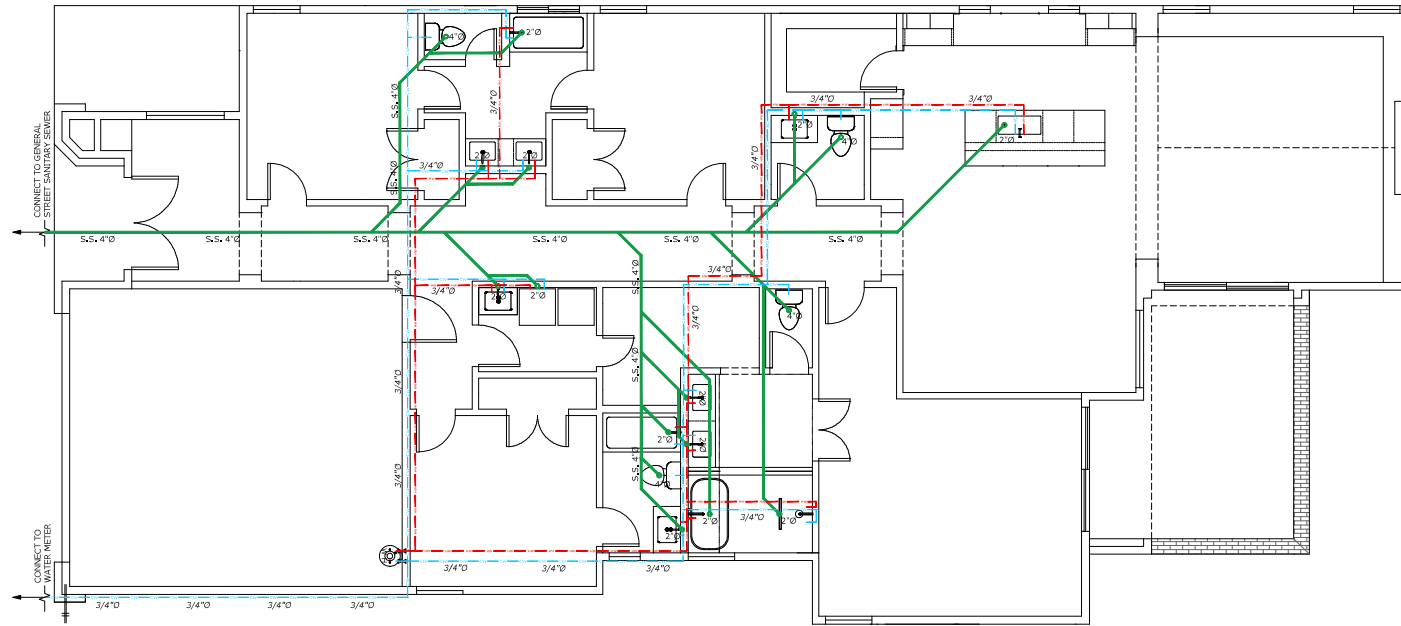
CITY STAMP

ENGINEER STAMP

DATE: 01-16-26  
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SQ.FT.: 3,070  
DRAWING No. 09 of 10

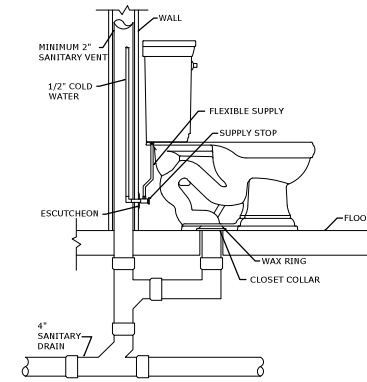
ADDRESS: 1510 Marfa Ave, Dallas, TX 75216  
SCOPE OF WORK: NEW CONSTRUCTION  
DRAWN: FM  
PLAN: ELECTRICAL PLAN



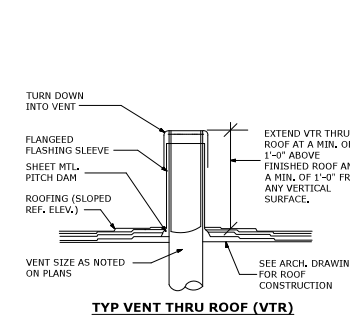
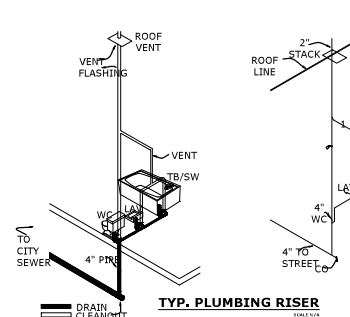
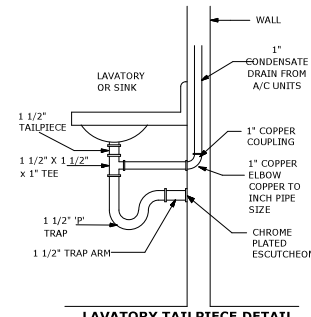
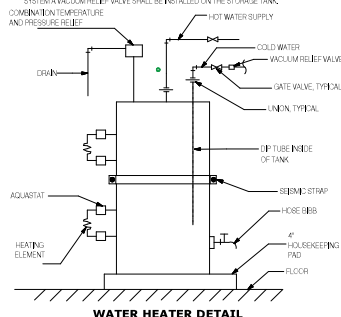
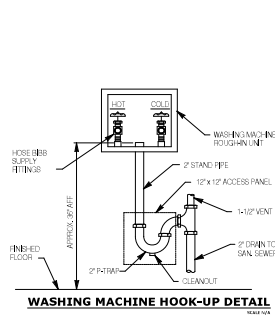


**PROP. PLUMBING PLAN**  
SCALE: 1/8" = 1'-0"

PLUMBING LEGEND	
SYMBOL	ITEM DESCRIPTION
	SANITARY SEWER
	HOT WATER
	COLD WATER
	HOSE BIB



NOTE TO CONTRACTOR: AS PER 1611.1.7 REQUIRED, WHERE A HOT WATER STORAGE TANK OR INDIRECT WATER HEATER IS LOCATED AT AN ELEVATION ABOVE THE FIXTURE OUTLETS IN THE SYSTEM A VACUUM RELIEF VALVE SHALL BE INSTALLED ON THE STORAGE TANK. CONSULT WITH MANUFACTURER AND PRESSURE RELIEF.



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ADDRESS: 1510 Marfa Ave, Dallas, TX 75216	
SCOPE OF WORK: NEW CONSTRUCTION	
DRAWN: FM	
PLAN: PLUMBING PLAN	
8500 N STEMMONS Fwy SUITE#2045 DALLAS, TX 75247	