

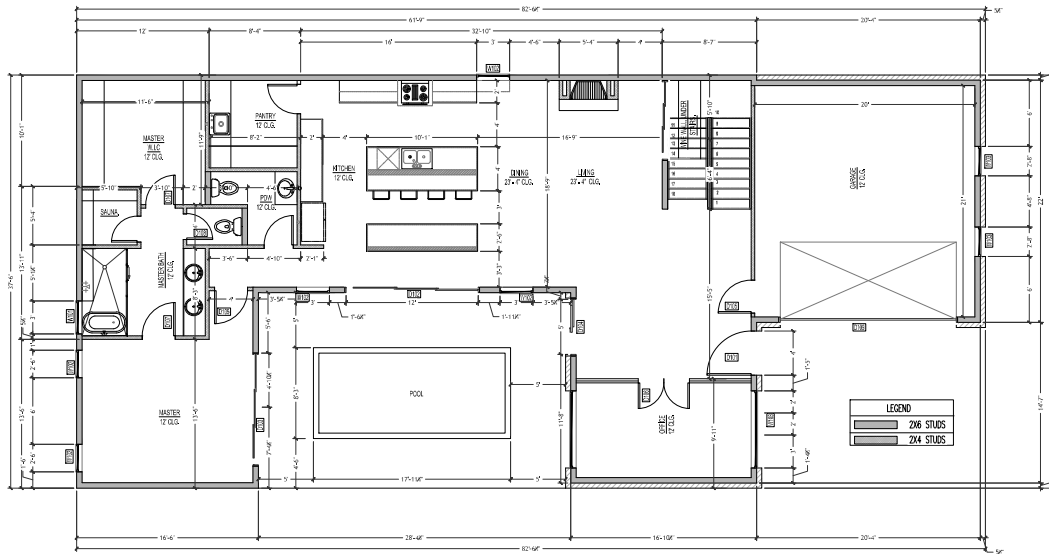
ADDRESS:

5418 MELROSE AVE DALLAS, TX 75206

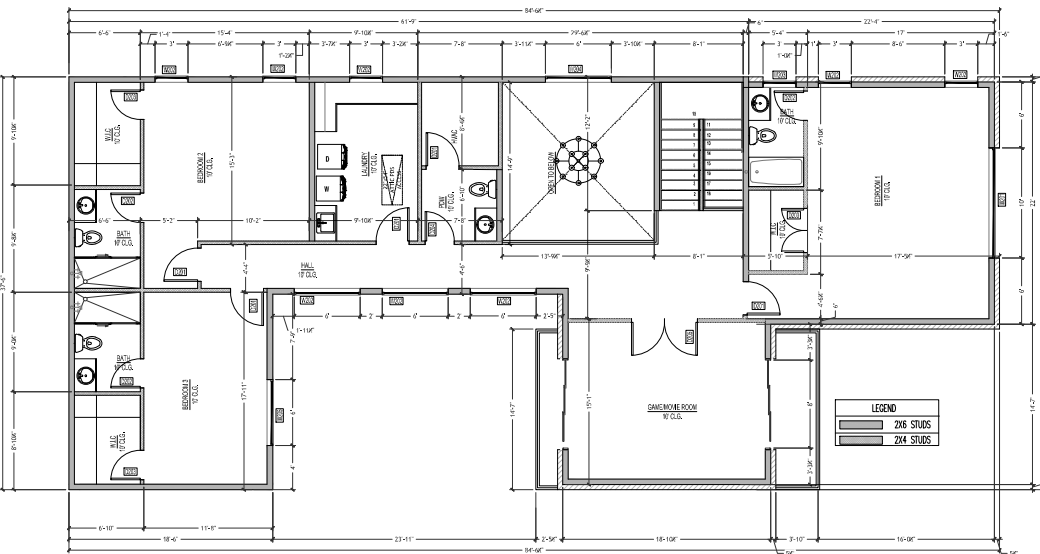
OWNER:

PROJECT:

NEW SINGLE FAMILY HOME



**1**  
A1.00 FIRST FLOOR PLAN  
SCALE: 3/16" = 1'-0"



**2**  
A1.00 SECOND FLOOR PLAN  
SCALE: 3/16" = 1'-0"

SQUARE FOOTAGE		
1ST FLOOR LIVING AREA	APPROX.	1823 S.F.
2ND FLOOR LIVING AREA	APPROX.	2117 S.F.
TOTAL LIVING AREA	APPROX.	3940 S.F.
GARAGE	APPROX.	479 S.F.
DOUBLE HEIGHT CEILING AREA	APPROX.	286 S.F.
BALCONY	APPROX.	87 S.F.
FOUNDATION	APPROX.	2302 S.F.
TOTAL COVERED AREA	APPROX.	2302 S.F.
TOTAL CONSTRUCTION AREA	APPROX.	4356 S.F.
LOT BE	APPROX.	4297 S.F.
% OF COVERED AREA	APPROX.	53 %

THE FOLLOWING DRAWINGS ARE MEANT TO BE TECHNICAL IN NATURE AND BEST REFLECT THE BUILDING REQUIREMENTS OF THE CITY OF THE PROJECT ADDRESSED. COPYING OR TRACING IS NOT PERMITTED. ANY ALTERATIONS OR MODIFICATIONS WITHOUT EXPRESSED PERMISSION WILL VOID THE DRAWINGS AS ORIGINALLY INTENDED. OWNER OR BUILDER IS RESPONSIBLE TO COMPLY WITH LOCAL BUILDING CODES, EVEN IF DRAWINGS MAY SHOW DIFFERENT. NOT RESPONSIBLE FOR OMISSIONS, ERRORS OR DEFICIENCIES OF THE PLANS. PLEASE ALWAYS CONSULT CITY OFFICIAL, OR WITH ASCRIBED ENGINEER WHEN AVAILABLE.

SHEET NUMBER:

**A1.00**

SHEET CONTENT:

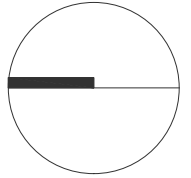
FLOOR PLANS

DATE:

12/26/2025

SCALE:

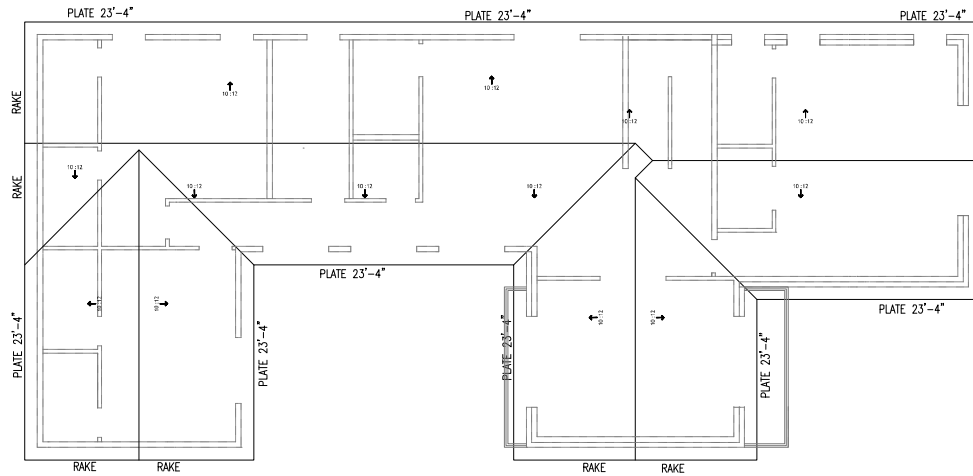
3/16" = 1'-0"



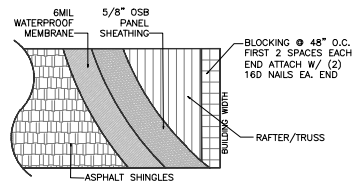
ADDRESS:  
 5418 MELROSE AVE DALLAS, TX  
 75206

OWNER:  
 --

PROJECT:  
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**1** ROOF PLAN  
 A1.01 SCALE: 3/16" = 1'-0"



**3** ROOF COMPOSITE DETAIL  
 A1.01 SCALE: NTS

NOTE:  
 1. MAIN ROOF PITCH TO BE 10/12 UNLESS NOTED.  
 2. MAIN PLATE LINE TO BE 21'-4" & 10'-0" UNLESS NOTED.  
 3. ROOF FINISHING SHALL BE MODIFIED BITUMEN WITH SEAMS SEALED USING A TORCH OR MOPPED TO HEAT THE UNDERSIDE OF THE BITUMINOUS MATERIAL THAT COATS BOTH SIDES.

NOTE:  
 THIS PLAN IS A GRAPHIC REPRESENTATION FOR ESTIMATING PURPOSES ONLY. ACTUAL FIELD CONDITIONS MAY VARY AND MUST BE VERIFIED BEFORE PROCEEDING WITH CONSTRUCTION

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BALCONY	APPROX.	87	S.F.
FOUNDATION	APPROX.	2302	S.F.
TOTAL COVERED AREA	APPROX.	2302	S.F.
TOTAL CONSTRUCTION AREA	APPROX.	4506	S.F.
LOT #	APPROX.	4297	S.F.
% OF COVERED AREA	APPROX.	53	%

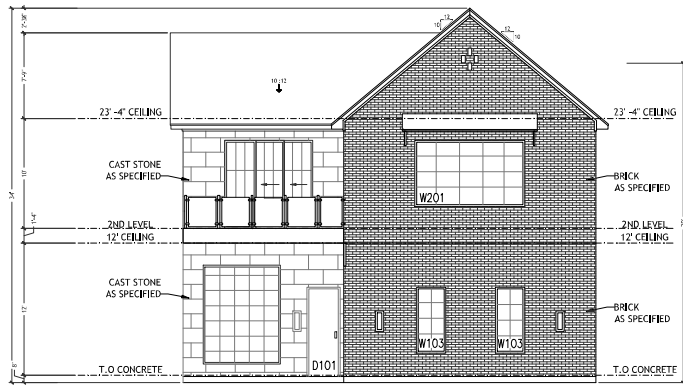
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SHEET NUMBER:  
**A1.01**

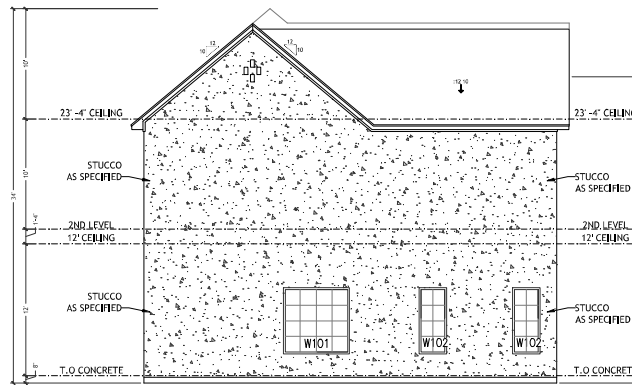
SHEET CONTENT:  
 ROOF PLAN

DATE:  
 12/26/25

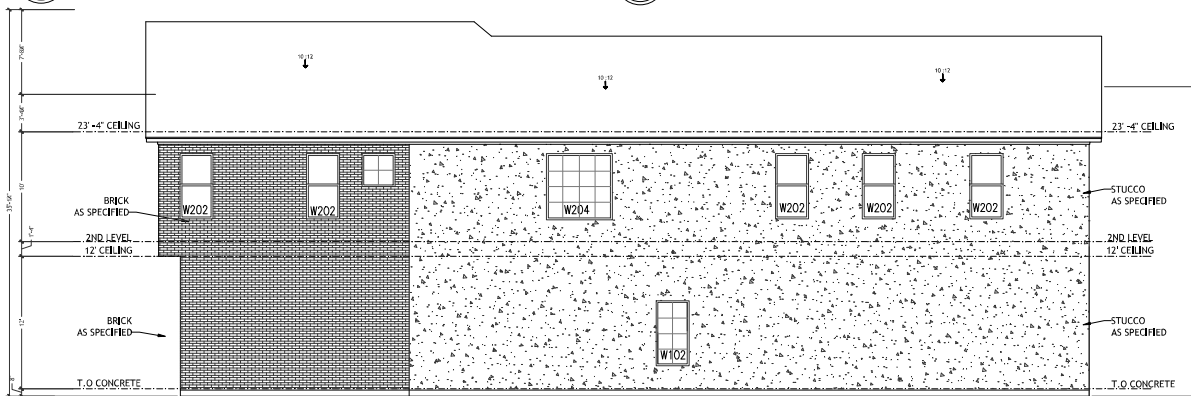
SCALE: 3/16" = 1'-0"



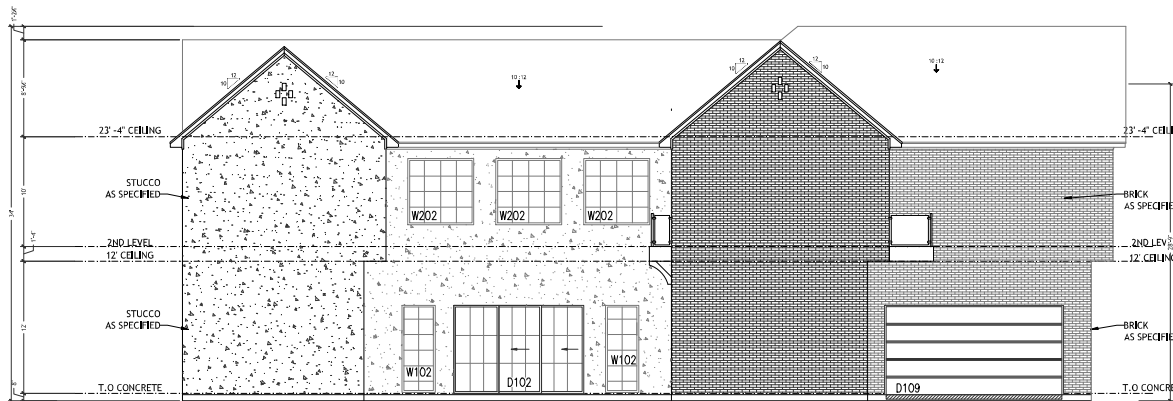
1 FRONT ELEVATION  
SCALE: 3/16" = 1'-0"



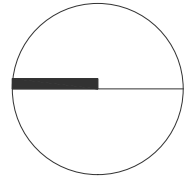
2 REAR ELEVATION  
SCALE: 3/16" = 1'-0"



3 RIGHT SIDE ELEVATION  
SCALE: 3/16" = 1'-0"



4 LEFT SIDE ELEVATION  
SCALE: 3/16" = 1'-0"



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SHEET NUMBER:

**A2.00**

SHEET CONTENT:

ELEVATIONS

DATE:

12/26/25

SCALE: 3/16" = 1'-0"