

Plan Copyright, Ownership and Liability
These plans are copyrighted and are subject to copyright protection as an "Architectural Work" under section 102 of the Copyright Act, 17 U.S.O. as amended December 1990 and known as Architectural Works Copyright Protection Act of 1990. Reproduction of these home Plans or designs either in whole or in part, including any form and/or preparation of derived works thereof for any reason without prior written permissions is strictly prohibited. The purchase of a set of home plans in now way transfers any copyright or other ownership interest in it to the buyer except for a limited license to use that set of home for the construction of one dwelling unit. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of the design. These plans are the property of Designs Your Way LLC.

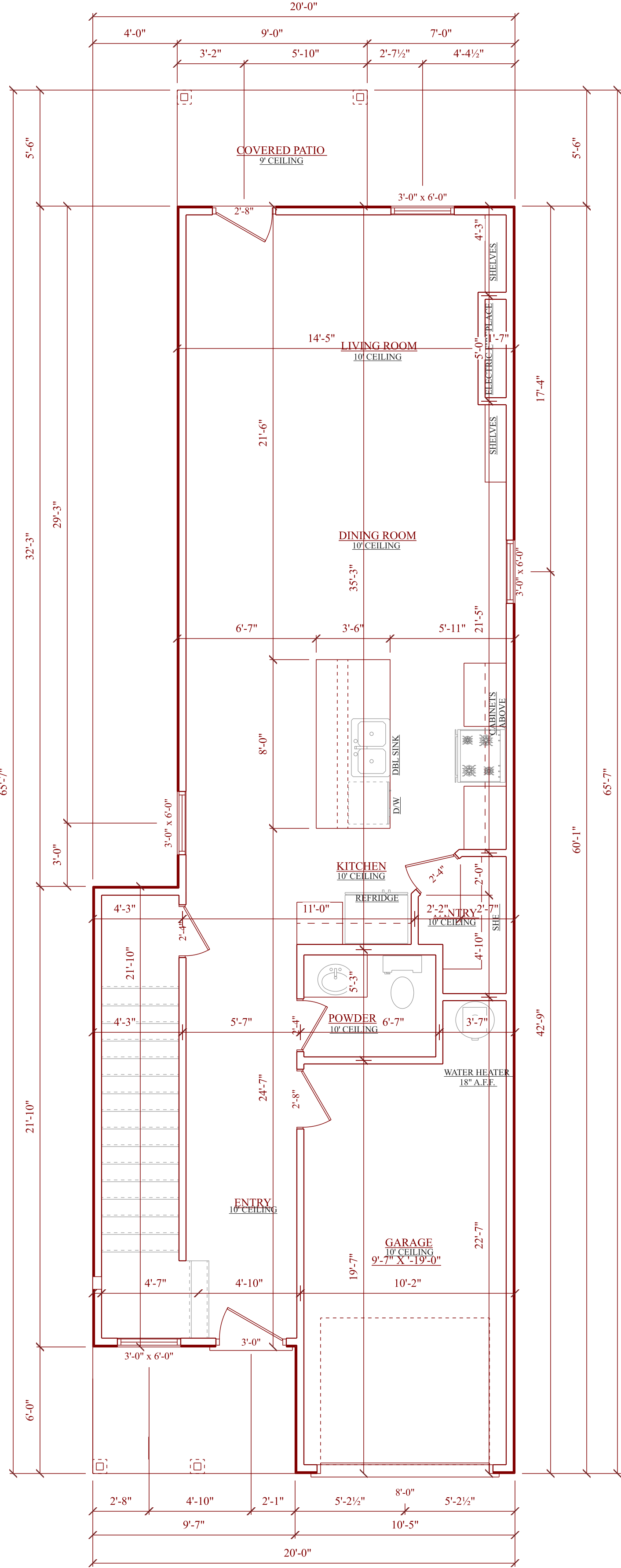
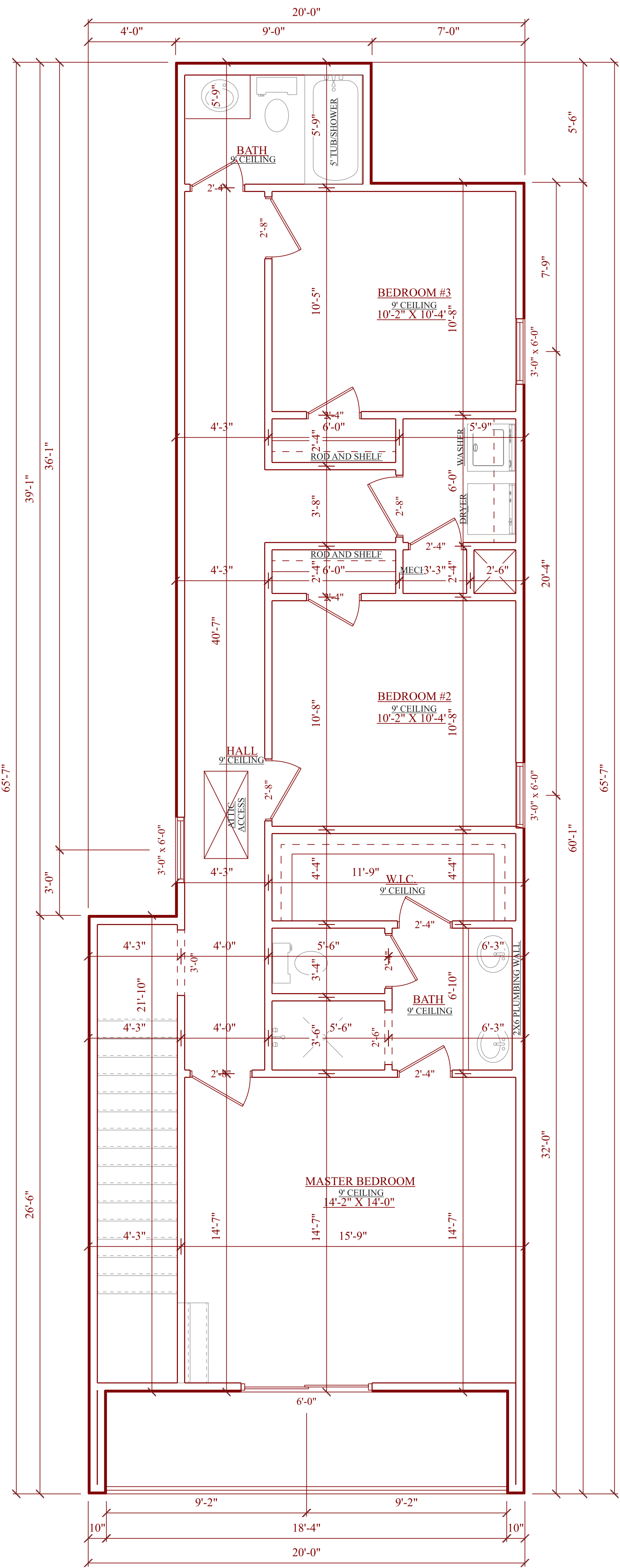
Designs Your Way LLC., assume no liability for any structure constructed from this plan. It is the responsibility of the purchaser of this plan to perform the following before beginning any construction.

1. Verify all structural for design, size and reinforcement with local engineer and building officials.
2. Verify all dimensions and all aspects of plans for compliance with all local codes and ordinances where house is to be constructed.
3. Plans indication locations only: engineering aspects should incorporate actual size and soil conditions.

Limit of Designers liability is not to exceed the actual price paid for the plans. Designs Your Way assumes no liability for any changes made to the plans nor does Designs Your Way assume any liability for advice given or methods used by the builder, contractor or other professionals involved in the construction of a house from the plans. Designs Your Way is not a registered Architect.

NOTES:

1. These plans are intended to provide the basic construction information necessary to substantially complete this structure. These plans must be verified and checked completely by the builder. Any discrepancy, error and/or omission if found needs to be brought to the attention of the designer before any construction work or purchases have been made.
2. These plans are designed to be in substantial compliance with the 2024 International Residential Code and the 2023 National Electrical Code (NEC). The construction shall conform to all national, state and local building codes and ordinances. These codes shall take precedence over anything noted in these drawings.
3. Contractor must verify all dimensions and scale drawings.
4. All stud walls are dimensioned 4" nominal, brick 5" nominal and thin walls 2" nominal.
5. Linen closets and pantries to have 5 shelves unless other wise noted.
6. Provide 3/8 inch water line to refrigerator.
7. Gas water heaters in the garage are to be on a 18" platform.
8. Air conditioner condenser must be 3" above grade.
9. In absence of nailing schedule prepared by designer or engineer, and accepted by building office use Table R602.3 in the International Residential Code.
10. Refer to engineer drawings for all foundations.
11. Lot drainage to comply with the International Residential Code.
12. Building area to be cleared of all humus roots and vegetation. Cut stumps to a minimum of 8" below grade and 4" below beams
13. Check plans for level changes, floor outlets and plumbing fixture locations.



OPENING SCHEDULE		
SIZE	COUNT	LIBRARY NAME
2'-8"	1	Exterior Door\Colonial
3'-0"	1	Exterior Door\Colonial
6'-0"	1	Exterior Door\Patio
8'-0"	1	Garage
2'-4"	9	Interior Door\Colonial
2'-8"	5	Interior Door\Colonial
3'-0" x 6'-0"	1	Window\Single Hung
2'-4"	1	Interior Door\Colonial

AREA TOTALS	
LOWER LIVING	859
UPPER LIVING	936
TOTAL LIVING	1,795
COVERED PORCH	58
COVERED PATIO	40
1 CAR GARAGE	213
COVERED BALCONY	49
TOTAL FOUNDATION	1,170
TOTAL UNDER ROOF	2,155

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

Residential Home Designs

(214) 399-0663

DesignsYourWay.RC@gmail.com

East Marvin Avenue

Waxahatchie, Texas 75165



BY RACHEL CARTER

APRIL 21st, 2026

PLAN ID

1795

TB HOME BUILDERS
4605 VILLAGE GAIR
DALLAS, TEXAS 75224

A NEW SINGLE FAMILY HOME
TO BE CONSTRUCTED @
1204 REVEREND CBT SMITH ST
LOT 5 BLOCK 49/3030
ORIGINAL TOWN OF OAK CLIFF
DALLAS, TEXAS - DALLAS COUNTY

