



ADDRESS:
5418 MELROSE AVE DALLAS, TX 75206

OWNER:
-

PROJECT:
NEW SINGLE FAMILY HOME

SQUARE FOOTAGE			
1ST FLOOR FINISH AREA	APPROX.	1776	S.F.
2ND FLOOR FINISH AREA	APPROX.	2117	S.F.
TOTAL FINISH AREA	APPROX.	3893	S.F.
CONCRETE	APPROX.	430	S.F.
POURABLE FLOOR COVER AREA	APPROX.	296	S.F.
BALCONY	APPROX.	87	S.F.
POURABLE	APPROX.	2264	S.F.
TOTAL COVERED AREA	APPROX.	2264	S.F.
TOTAL CONSTRUCTION AREA	APPROX.	2850	S.F.
F.T.B.E.	APPROX.	4257	S.F.
S.F.P. COVER AREA	APPROX.	33	%

THE FOLLOWING DRAWINGS ARE MEANT TO BE TECHNICAL IN NATURE AND BEST REFLECT THE BUILDING REQUIREMENTS OF THE CITY OF THE PROJECT. PERMISSION, 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. EACH OF DRAWINGS MAY SHOW DIFFERENT, NOT RESPONSIBLE FOR OMISSIONS, ERRORS OR DEFICIENCIES OF THE PLANS. PLEASE ALWAYS CONSULT CITY OFFICIAL, OR WITH ASSIGNED ENGINEER WHEN AVAILABLE.

SHEET NUMBER:
A1.01

SHEET CONTENT:
SECOND FLOOR PLAN

DATE:
7/24/2026

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

NOTE:
REFER DETAIL TO PAGE A3.00

NOTE:
WEST SIDE FIRE-WALL SQFT= 1,873.5 SQFT
WEST SIDE WALL WINDOW AREA OPENING= 72 SQFT
WEST SIDE WALL OPENING PERCENTAGE= 3.84%

SECOND DOOR SCHEDULE							
TAG	SIZE	MATERIAL	DESCRIPTION	TYPE	HT. PANEL	HEADER HEIGHT	QTY.
0201	3'-0" X 8'-0"	SC	INTERIOR DOOR	SWING DOOR	01	8'-0"	03
0202	3'-0" X 8'-0"	SC	INTERIOR DOOR	SWING DOOR	01	8'-0"	08
0203	4'-0" X 8'-0"	SC	INTERIOR DOOR	SWING DOOR	02	8'-0"	01
H.C.	HOLLOW CORE						
S.C.	SOLID CORE						
G.L.	GLASS DOOR						
C.M.	CUSTOM MAKE						

SECOND WINDOW SCHEDULE				
TAG	SIZE	HEADER HEIGHT	DESCRIPTION	QTY.
W001	10'-0" X 8'-0"	8'-0"	H.A.	CUSTOM/HX
W002	8'-0" X 10'-0"	8'-0"	H.A.	CUSTOM/HX
W003	3'-0" X 8'-0"	8'-0"	H.A.	CUSTOM/HX
W004	3'-0" X 8'-0"	8'-0"	H.A.	CUSTOM/GS
W005	8'-0" X 8'-0"	8'-0"	H.A.	CUSTOM/CS
S.S.	SLIDING SCREEN GLASS			
F.W.	FIXED WINDOW			
C.S.	CASCADING WINDOW			

ARCHITECTURAL PLAN NOTES	
1.	NOT INFORMATION
2.	WALL WINDOW VIEW COMING IN
3.	DRINK SINK 42"
4.	DISHWASHER
5.	WOOD
6.	ELECTRICAL FIRE PLAZ

NOTE: KITCHEN ACCESS LOCATED AT THIS POINT. A FOLD-DOWN REAR KITCHEN ACCESS (APPROX. 25.5 IN. - 54 IN.) WILL BE INSTALLED.

FLOOR PLAN NOTES:

- ALL DIMENSIONS INFORMATION SHOWN FOR REFERENCE PURPOSES ONLY. CONTRACTOR SHALL HAVE A LICENSED STRUCTURAL ENGINEER REVIEW AND CORRECTED. HEADERS, JOISTS AND RAFTERS SHALL BE PROTECTED FROM ALL EXPOSURE ELEMENTS SUCH AS ALL FINISH WALLS, ROOF, ETC.
- ALL DIMENSIONS ARE FROM FACE OF STUDY UNLESS NOTED OTHERWISE.
- FINISH SIZES REQUIRED TO PLANS ARE NOTED BY APPROXIMATE ROUGH OPENING SIZE. REFER TO PLANS AND EXTERIOR ELEVATIONS FOR WINDOW TYPES.
- COORDINATE LOCATION OF UTILITY METERS WITH SIDE PLAN AND LOCATE AWAY FROM FINISH WALL. YOUR IMPACT SHALL BE MINIMAL. IT MUST BE LOW AND NEARBY.
- CONTRACTOR SHALL COORDINATE ALL CLOSET SIZING REQUIREMENTS.
- CONTRACTOR SHALL FIELD VERIFY ALL CABINET DIMENSIONS BEFORE FABRICATION.
- ALL CLOSET LOCATED WITHIN 10" OF FLOOR, 12" OF A DOOR OR LOCATED WITHIN 10" OF CLOSET IF INTERIOR. INTERIOR, SPACERS, SHIMS, SHIM RINGS OR HOT TUBS SHALL BE TYPICAL.
- ALL EXTERIOR INSULATION SHALL HAVE A FLAME SPREAD RATING OF LESS THAN 20 AND A SMOKE DEVELOP RATING OF LESS THAN 40.
- PROVIDE COMBUSTION AIR VENTS, WITH SCREENS AND BACK DAMPER, FOR PREPARED, MUST BE OPEN AND AIR APPEARANCE WITH AN OPEN FLAME. INTERIORS AND EXTERIOR ROADS SHALL BE VENTED TO THE OUTSIDE WITH A MINIMUM OF 4 IN. DIA. DIA. VENT ROADS SHALL ALSO BE VENTED TO OUTSIDE.
- ALL INTERIOR WALLS SHALL BE COVERED WITH 1/2" GYPSUM BOARD, WITH METAL CORNER REINFORCING. TAPE PLANT AND BAND. (3 COATS) USE 5/8" GYPSUM BOARD ON CEILING AREA SUPPORTING BEAMS ARE 24" DIA. OR GREATER USE 1/2" DIA. BOARD ON CEILING MEMBERS LESS THAN 24" DIA. ALL BATH AND TOILET AREA WALLS AND CEILING SHALL HAVE MOIST RESISTANT GYPSUM BOARD.