

File Date: 05/22/2026

Application Status: In Review

Assigned To: Diana Barkume

Description of Work: Proposal to build an Accessory Dwelling Unit, in the rear yard with the following details, • 12 ft by 24 ft single story ADU, including 1 bedroom, 1 bathroom, 1 kitchen and 1 living space • Built on pier-beam foundation with style mirroring the main structure o Elevation will be based on existing (flat) grade • ADU will NOT be visible from the street, but will still follow guidelines to match style • ADU Height to be 14 ½ feet (below the 15 ft) • Side yard setback to be 1 ½ feet, Side yard fence height is 6 feet • Rear yard set-back to be 3 feet, Rear yard fence height is 7 feet • Parking space will be created in the rear yard, at the dimensions of 9x18 feet, with access from rear alleyway, and positioned on opposite side of the ADU (see site plan / survey diagram), Parking space will be on a parking pad Two variances: 1.) To permit as a rental. 2.) To exceed 25% of floor area of main structure

Application Detail: Detail

Application Name:

Application Type: Board of Adjustments

Documents:	File Name	Document Group	Category	Description	Type	Document Status	Document Status Date
	5738 Monticello ADU Su...	BLDG_BDA	Plans - Site Plan		application/pdf	Uploaded	05/22/2026
	5738 Monticello Affida...	BLDG_BDA	Affidavit - Pro...		application/pdf	Uploaded	05/22/2026
	5738 Monticello Tax Ce...	BLDG_BDA	Certificate - Tax		application/pdf	Uploaded	05/22/2026
	5738 Monticello Warran...	BLDG_BDA	Certificate - W...		application/pdf	Uploaded	05/22/2026
	5738 Monticello ADU Su...	BLDG_BDA	Legal Descripti...		application/pdf	Uploaded	05/22/2026
	5738 Monticello BlockM...	BLDG_BDA	Maps - Block		application/pdf	Uploaded	05/22/2026
	5738 Monticello Zoning...	BLDG_BDA	Maps - Zoning L...		application/pdf	Uploaded	05/22/2026
	5738 Monticello Certif...	BLDG_BDA	Plat - Certifie...		application/pdf	Uploaded	05/22/2026
	5738 Monticello Stmt L...	BLDG_BDA	Statement - Lien		application/pdf	Uploaded	05/22/2026
	5738 Monticello.pdf	BLDG_BDA	Other Support D...	Latest Diagrams & P...	application/pdf	Uploaded	05/22/2026
	CD11 5738 Monticello N...	BLDG_BDA	Plans - Other	Description of work...	application/pdf	Uploaded	05/22/2026
	BOA-26-000041 Submissi...	BLDG_BDA	Other Support D...		application/pdf	Uploaded	09/03/2026
	BOA-26-000041_report.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	09/03/2026
	BOA26000041z.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	09/03/2026
	BOA26000041n.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	09/03/2026
	BOA-26-000041_labels.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	09/03/2026
	BOA26000041a.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	09/03/2026
	BOA26000041mva.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	09/03/2026

Show all

Address: 5738 MONTICELLO AVE, Dallas, TX 75206

Owner Name: KUGANESAN GAJANAN

Owner Address: 5738 MONTICELLO AVE, DALLAS, TEXAS 752066121

Parcel No: 00000202468000000

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Gajanan Kuganesan		Applicant	Mailing_5738 Monticel...	Active
	Gajanan Kuganesan		Property Owner	Mailing_5738 Monticel...	Active

Licensed Professionals Info:	Primary	Registration Number	License Type	Name	Business Name	Business License #
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Total Fee Assessed: \$725.00

Total Fee Invoiced: \$725.00

Balance: \$0.00

Custom Fields: Property Details

Existing Zoning	Lot Number	Lot Size (Acres)
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CD	22	0.17
Block Number	Lot Size (Sq. Ft)	How many streets abut the property?
1/2146	7150	1
Land Use	Is the property platted?	Status of Project
Residential use	Yes	Proposed
Status of Property	Previous Board of Adjustment case filed on this property	Accommodation for someone with disabilities
Owner Occupied	No	No
File Date	Seleccione si necesitara un interprete	Case Number
05/22/2026		-
Are you applying for a fee waiver?	Have the standards for variance and or special exception been discussed?	Has the Notification Sign Acknowledgement Form been discussed?
No	No	No
Referred by		
Diana Barkume		

Internal Use Only

Source of Request Fee Waiver Granted Number of Parking Spaces

-

Lot Acreage

-

PDOx Information

PDOx Number

-

Board of Adjustment Request

Type of Request	Request Description	Application Type	Other	Affirm that an appeal has been made for	Application is made to BOA to grant the described appeal	Outcome
Special Exception	Accessory dwelling unit- for rent	Single Family/Duplex Variance or Special Exception		Request approval for Accessory Dwelling Unit to be used as a rental.	The unit will add additional space to the property, but also this space will not be utilized at all times. Request ability to rent the unit.	

Street Frontage Information

Street Frontage Linear Feet (Sq. Ft) (Number)

[Front](#) 50.03

Case Information

Full Request Brief Request Zoning Requirements Relevant History BOA History BOA History Details

Board of Adjustment Meeting

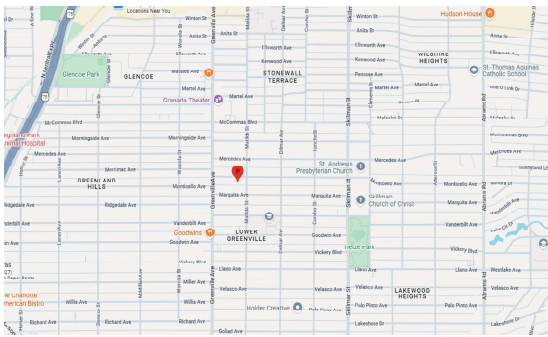
Hearing Type Action Date Time Room Panel Presiding Officer BOA Administrator BOA Secretary BOA Code Specialist Case Assigned to Notes Outcome Filing Date

GIS Information

Parcel Number (Number) Service Layer Attribute Value Census Tract Number (Number) Council District School District Escarpment Floodplain

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application Intake	Diana Barkume	Intake Complete	08/28/2026	Accela Administ...
	GIS AOR Review	Elham Elbadawi	Review Complete	09/03/2026	Elham Elbadawi
	Case Assignment		Case Manager...		
	Site Inspection				
	Plans Distribution			08/28/2026	
	Subdivision Review				
	Q Team Review				
	Arborist Review				
	Building Code Review				
	Zoning Review				
	Electrical Review				
	Eng Water and Wastewat...				

VICINITY MAP
N.T.S.



SHEET INDEX

A-1 TITLE SHEET / SITE PLAN
A-2 ARCHITECTURAL NOTES
A-3 ADU FLOOR PLAN
A-4 ADU ELEVATION PLAN
A-5 ELECTRICAL PLAN
S-1 STRUCTURAL NOTES
S-2 STRUCTURAL PLAN
S-3 STRUCTURAL DETAILS SHEET

CODES & REGULATIONS

ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE FOLLOWING CODES, AS WELL AS ALL APPLICABLE STATE CODES & LOCAL CITY/COUNTY ORDINANCES:

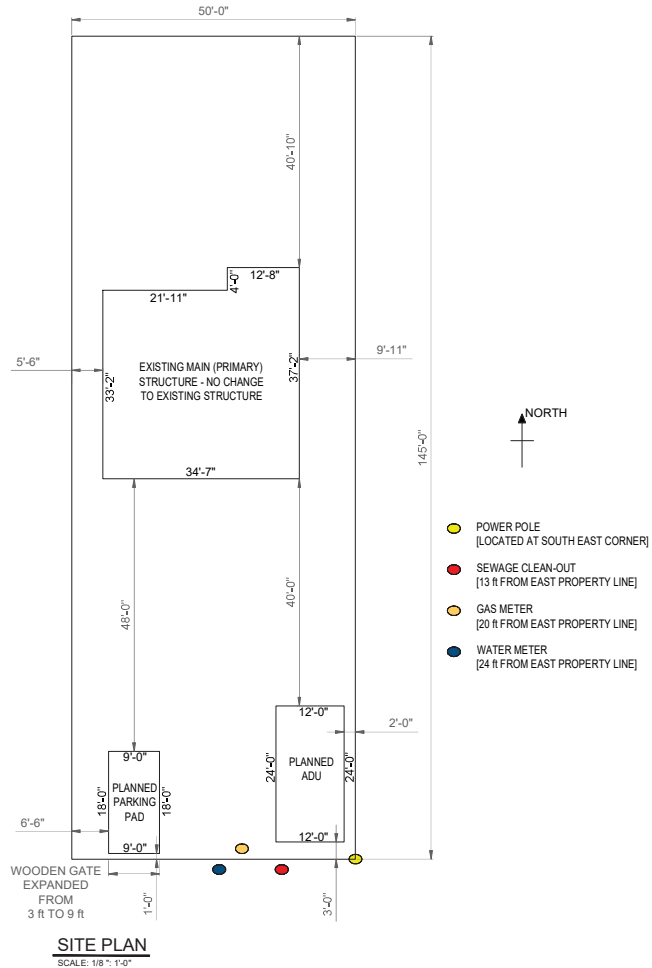
2021 INTERNATIONAL RESIDENTIAL CODE WITH CITY OF DALLAS AMENDMENTS
2021 INTERNATIONAL PLUMBING CODE WITH CITY OF DALLAS AMENDMENTS
2021 INTERNATIONAL ENERGY CONSERVATION CODE WITH CITY OF DALLAS AMENDMENTS
2021 INTERNATIONAL FIRE CODE WITH CITY OF DALLAS AMENDMENTS
2021 INTERNATIONAL ELECTRICAL CODE WITH CITY OF DALLAS AMENDMENTS
2020 NATIONAL ELECTRICAL CODE WITH CITY OF DALLAS AMENDMENTS
CITY OF DALLAS DEVELOPMENT CODE AND ZONING ORDINANCES

SCOPE OF WORK

CONSTRUCTION OF A NEW 12'-0" x 24'-0" DETACHED ACCESSORY DWELLING UNIT (ADU), INCLUDING A BEDROOM, BATHROOM, KITCHEN/LIVING AREA, NON-HABITABLE STORAGE LOFT, EXTERIOR FINISHES, ROOFING, DOORS, WINDOWS AND ASSOCIATED MEP WORK.

PROJECT DATA

PROJECT ADDRESS: 5738 MONTICELLO AVENUE, DALLAS, TEXAS
PROJECT TYPE: NEW DETACHED ACCESSORY DWELLING UNIT (ADU)
OCCUPANCY: RESIDENTIAL
CONSTRUCTION TYPE: LIGHT-FRAME RESIDENTIAL CONSTRUCTION
BUILDING FOOTPRINT: 12'-0" x 24'-0"
GROUND-FLOOR AREA: APPROX. 288 SQ. FT.
NUMBER OF STOREYS: ONE STOREY WITH NON-HABITABLE STORAGE LOFT
PROPOSED SPACES: BEDROOM, BATHROOM, KITCHEN/LIVING AREA AND STORAGE LOFT
ROOF TYPE: GABLE ROOF
ROOF PITCH: 5:12
MAXIMUM BUILDING HEIGHT: APPROX. 14'-6"
EXTERIOR WALL FINISH: COMPOSITE SIDING BOARD
ROOF FINISH: ARCHITECTURAL ASPHALT SHINGLES
WINDOW TYPE: SINGLE-HUNG, LOW-E VINYL WINDOWS WITH GRIDS
FOUNDATION: REFER TO STRUCTURAL DRAWINGS
FIRE-SEPARATION CONDITION: EAST WALL LOCATED APPROX. 2'-0" FROM THE PROPERTY LINE; PROVIDE REQUIRED FIRE-RESISTANCE-RATED CONSTRUCTION AND OPENING PROTECTION
SETBACKS: APPROX. 2'-0" SIDE SETBACK AND 3'-0" REAR SETBACK, SUBJECT TO SURVEY AND CITY APPROVAL
APPLICABLE CODES: CURRENTLY ADOPTED CITY OF DALLAS BUILDING, RESIDENTIAL, ENERGY, FIRE, MECHANICAL, PLUMBING AND ELECTRICAL CODES WITH LOCAL AMENDMENTS



CITY STAMP

ENGINEER STAMP

PROJECT NAME

PROPOSED ADU
ADDITION

5738 MONTICELLO AVE,
DALLAS, TX 75206

PREPARED BY:

PROJECT #:

DRAWN BY:

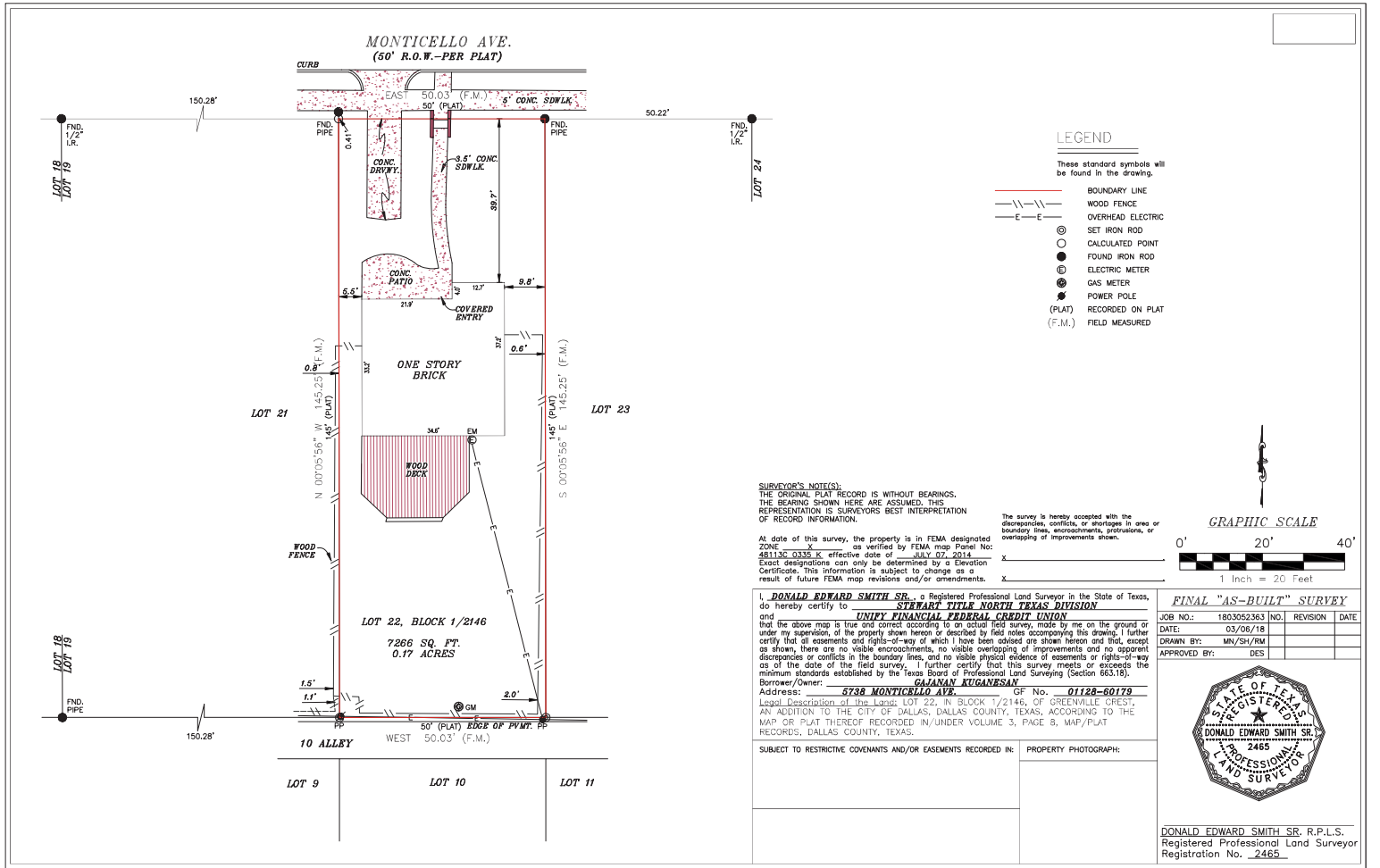
Revision Schedule		
Number	Description	Date
01	PERMIT SET	08/05

SHEET NAME

COVER SHEET &
GENERAL NOTES

SHEET NUMBER

A-1



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ARCHITECTURAL GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH THE CURRENTLY ADOPTED CODES AND ORDINANCES OF THE AUTHORITY HAVING JURISDICTION, INCLUDING THE CITY OF DALLAS AMENDMENTS.
2. APPLICABLE CODES SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO:
- 2021 INTERNATIONAL RESIDENTIAL CODE WITH CITY OF DALLAS AMENDMENTS
2021 INTERNATIONAL ENERGY CONSERVATION CODE WITH CITY OF DALLAS AMENDMENTS
2021 INTERNATIONAL FIRE CODE WITH CITY OF DALLAS AMENDMENTS
2021 INTERNATIONAL PLUMBING CODE WITH CITY OF DALLAS AMENDMENTS
2021 INTERNATIONAL MECHANICAL CODE WITH CITY OF DALLAS AMENDMENTS
2020 NATIONAL ELECTRICAL CODE WITH CITY OF DALLAS AMENDMENTS
CITY OF DALLAS DEVELOPMENT CODE AND ZONING ORDINANCES
- THE CITY OF DALLAS CURRENTLY IDENTIFIES THE 2021 ICC FAMILY OF CODES AS EFFECTIVE FOR CONSTRUCTION WORK.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, EXISTING CONDITIONS, PROPERTY LINES, EASEMENTS, SETBACKS AND UTILITY LOCATIONS PRIOR TO COMMENCING WORK.
4. DO NOT SCALE DRAWINGS; USE WRITTEN DIMENSIONS ONLY. REPORT ANY DISCREPANCIES TO THE DESIGN PROFESSIONAL BEFORE PROCEEDING.
5. DIMENSIONS SHOWN ON FLOOR PLANS ARE TO THE FACE OF STUD, FACE OF MASONRY OR FACE OF FINISHED SURFACE, AS INDICATED.
6. THE CONTRACTOR SHALL COORDINATE ARCHITECTURAL DRAWINGS WITH STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND MANUFACTURER'S DRAWINGS.
7. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND APPROVALS BEFORE COMMENCING CONSTRUCTION.
8. ALL PRODUCTS AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS AND APPLICABLE CODE REQUIREMENTS.
9. ALL MATERIALS SHALL BE NEW AND OF GOOD QUALITY UNLESS SPECIFICALLY NOTED OTHERWISE. PROVIDE COMPLETE WEATHER-TIGHT CONSTRUCTION, INCLUDING FLASHING, SEALANTS, WEATHER-RESISTIVE BARRIERS AND ROOF UNDERLAYMENT.
10. PENETRATIONS THROUGH EXTERIOR WALLS, ROOFS AND FIRE-RESISTANCE-RATED ASSEMBLIES SHALL BE PROPERLY FLASHED, SEALED AND FIRE-STOPPED.
11. EXTERIOR FINISHES, ROOFING, TRIM AND WINDOWS SHALL MATCH OR COMPLEMENT THE EXISTING MAIN DWELLING, AS SHOWN ON THE APPROVED ELEVATIONS.
12. THE CONTRACTOR SHALL PROTECT THE EXISTING DWELLING, FENCES, PAVEMENTS, UTILITIES AND ADJACENT PROPERTY THROUGHOUT CONSTRUCTION.
13. DAMAGE TO EXISTING PROPERTY CAUSED BY THE WORK SHALL BE REPAIRED TO MATCH THE EXISTING CONDITION.
14. MAINTAIN A CLEAN AND SAFE SITE THROUGHOUT CONSTRUCTION. REMOVE CONSTRUCTION DEBRIS FROM THE PROPERTY UPON COMPLETION.

FLOOR PLAN NOTES

1. PROVIDE COMPLETE FLOOR PLAN DIMENSIONS, ROOM NAMES, DOOR AND WINDOW SIZES, CEILING HEIGHTS, FIXTURES, APPLIANCES AND REQUIRED CLEARANCES.
2. MINIMUM HABITABLE-ROOM CEILING HEIGHTS SHALL COMPLY WITH THE ADOPTED RESIDENTIAL CODE. BATHROOMS, TOILET ROOMS, HALLWAYS AND OTHER SPACES SHALL HAVE CODE-COMPLIANT CEILING HEIGHTS AND CLEARANCES.
3. EACH HABITABLE ROOM SHALL BE PROVIDED WITH CODE-COMPLIANT NATURAL LIGHT AND VENTILATION OR APPROVED MECHANICAL VENTILATION.
4. THE BEDROOM SHALL BE PROVIDED WITH A CODE-COMPLIANT EMERGENCY ESCAPE AND RESCUE OPENING.
5. THE EMERGENCY ESCAPE AND RESCUE WINDOW SHALL COMPLY WITH THE REQUIRED MINIMUM NET CLEAR OPENING, CLEAR WIDTH, CLEAR HEIGHT AND MAXIMUM SILL HEIGHT ABOVE THE FINISHED FLOOR.
6. VERIFY THAT ALL WINDOW OPERATING PANELS PROVIDE THE REQUIRED NET CLEAR OPENING; NOMINAL WINDOW FRAME SIZE SHALL NOT BE USED TO DEMONSTRATE COMPLIANCE.
7. PROVIDE SAFETY GLAZING AT HAZARDOUS LOCATIONS, INCLUDING GLAZING ADJACENT TO DOORS, BATHTUBS, SHOWERS, STAIRWAYS AND WALKING SURFACES, AS REQUIRED BY CODE.
8. INTERIOR DOORS SHALL NOT REDUCE REQUIRED LANDING, FIXTURE OR CIRCULATION CLEARANCES.
9. PROVIDE A MINIMUM 30-INCH-WIDE CLEAR WORK SPACE IN FRONT OF REQUIRED ELECTRICAL EQUIPMENT.
10. PROVIDE ATTIC OR CONCEALED-SPACE ACCESS WHERE REQUIRED. ACCESS OPENINGS SHALL BE LOCATED AND SIZED IN ACCORDANCE WITH THE APPLICABLE CODE.
11. FIRED CABINETRY, APPLIANCES AND PLUMBING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED FLOOR PLAN AND MANUFACTURER'S REQUIREMENTS.

LOFT NOTES

1. PROVIDE A 4'-0" x 8'-0" NON-HABITABLE STORAGE LOFT AT THE LOCATION SHOWN.
2. RETRACTABLE OR PULL-DOWN ACCESS STAIRS SHALL BE PERMITTED ONLY FOR NON-HABITABLE STORAGE ACCESS UNLESS OTHERWISE APPROVED BY THE BUILDING OFFICIAL.
3. THE STORAGE LOFT SHALL NOT BE USED FOR HABITABLE OR SLEEPING PURPOSES WITHOUT APPROVED PERMANENT ACCESS, REQUIRED CEILING HEIGHT, EMERGENCY ESCAPE OPENING, LIGHT, VENTILATION, GUARDS, HANDRAILS AND OTHER CODE-REQUIRED FEATURES.
4. PROVIDE A CODE-COMPLIANT GUARD AT ALL OPEN SIDES OF THE LOFT WHERE REQUIRED.
5. GUARD HEIGHT AND OPENING LIMITATIONS SHALL COMPLY WITH THE ADOPTED RESIDENTIAL CODE.
6. PROVIDE A SECURE HANDHOLD AT THE LOFT-ACCESS OPENING WHERE REQUIRED.
7. RETRACTABLE ACCESS STAIRS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
8. MAINTAIN THE REQUIRED LANDING AND OPERATING CLEARANCE BELOW THE RETRACTABLE STAIR.
9. THE ACCESS STAIR SHALL NOT CONFLICT WITH DOORS, FIXTURES, CABINETS OR REQUIRED EGRESS PATHS WHEN OPEN.

EXTERIOR WALL SPECIFICATIONS

1. EXTERIOR WALL FINISH SHALL BE COMPOSITE SIDING BOARD AS INDICATED ON THE APPROVED ELEVATIONS.
2. COMPOSITE SIDING SHALL BE INSTALLED OVER A CONTINUOUS APPROVED WATER-RESISTIVE BARRIER.
3. PROVIDE APPROVED EXTERIOR SHEATHING, AIR BARRIER AND INSULATION AS REQUIRED BY THE ARCHITECTURAL, ENERGY AND STRUCTURAL DRAWINGS.
4. SIDING PROFILE, COLOUR AND TEXTURE SHALL MATCH OR COMPLEMENT THE EXISTING MAIN DWELLING.
5. PROPOSED MAIN SIDING COLOUR: BENJAMIN MOORE VAN DERBEEK BLUE HC-156 OR APPROVED EQUAL. PROPOSED EXTERIOR TRIM COLOUR: WHITE.
6. PROVIDE MANUFACTURER-APPROVED STARTER STRIPS, JOINT FLASHING, CORNER TRIM, HEAD FLASHING, FASTENERS AND ACCESSORIES.
7. INSTALL SIDING WITH THE MANUFACTURER'S REQUIRED CLEARANCES ABOVE FINISHED GRADE, ROOFING, PAVEMENT, DECKS AND HORIZONTAL SURFACES.
8. FLASHING SHALL BE INSTALLED IN SINGLE FASHION TO DIRECT WATER TO THE EXTERIOR. SEAL ALL EXTERIOR JOINTS AND PENETRATIONS WITH A COMPATIBLE EXTERIOR-GRADE ELASTOMERIC SEALANT.
9. DO NOT SEAL REQUIRED DRAINAGE OR VENTILATION OPENINGS.
10. PROVIDE INSECT SCREENING AT ALL VENTILATION OPENINGS.
11. EXPOSED EXTERIOR FASTENERS SHALL BE CORROSION-RESISTANT AND COMPATIBLE WITH THE MATERIAL BEING FASTENED.

PROPERTY LINE FIRE-SEPARATION NOTES

1. THE EAST EXTERIOR WALL IS SHOWN APPROXIMATELY 2'-0" FROM THE SIDE PROPERTY LINE.
2. PROVIDE A MINIMUM ONE-HOUR FIRE-RESISTANCE-RATED EXTERIOR WALL ASSEMBLY ON THE EAST SIDE WHERE REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
3. THE FIRE-RESISTANCE-RATED ASSEMBLY SHALL BE BASED ON AN APPROVED TESTED ASSEMBLY AND SHALL INCLUDE ALL REQUIRED LAYERS, FASTENERS, JOINT TREATMENT AND PENETRATION PROTECTION.
4. IDENTIFY THE APPROVED UL, GA OR OTHER RECOGNISED ASSEMBLY NUMBER ON THE DRAWINGS. THE RATED WALL ASSEMBLY SHALL EXTEND CONTINUOUSLY FROM THE FOUNDATION TO THE UNDERSIDE OF THE ROOF SHEATHING OR AS REQUIRED BY THE APPROVED ASSEMBLY.
5. NO WINDOWS, DOORS, LOUVERS, VENTS OR OTHER UNPROTECTED OPENINGS SHALL BE PROVIDED IN THE EAST WALL WHERE PROHIBITED BY THE REQUIRED FIRE-SEPARATION DISTANCE.
6. DUCTS AND AIR-TRANSFER OPENINGS SHALL NOT PENETRATE THE RATED EXTERIOR WALL UNLESS SPECIFICALLY PERMITTED AND PROTECTED.
7. PENETRATIONS THROUGH THE RATED WALL SHALL BE LIMITED TO THOSE PERMITTED BY CODE AND SHALL BE PROTECTED WITH AN APPROVED FIRESTOP SYSTEM.
8. ELECTRICAL BOXES LOCATED IN THE RATED WALL SHALL COMPLY WITH THE LIMITATIONS OF THE APPROVED WALL ASSEMBLY.
9. BACK-TO-BACK ELECTRICAL BOXES SHALL NOT BE INSTALLED IN THE RATED WALL UNLESS SPECIFICALLY PERMITTED BY THE APPROVED ASSEMBLY.
10. PROJECTIONS, EAVES, RAKES AND ROOF OVERHANGS SHALL COMPLY WITH THE REQUIRED FIRE-SEPARATION DISTANCE.
11. REDUCE OR REMOVE THE EAST-SIDE EAVE WHERE REQUIRED TO COMPLY WITH THE ADOPTED CODE. NO ROOF, EAVE, GUTTER, DOWNSPOUT OR OTHER BUILDING ELEMENT SHALL EXTEND ACROSS THE PROPERTY LINE.
12. ROOF AND ATTIC VENTS SHALL NOT BE LOCATED WITHIN AREAS WHERE PROHIBITED DUE TO FIRE-SEPARATION DISTANCE REQUIREMENTS.
13. FINAL FIRE-RATING AND OPENING PROTECTION REQUIREMENTS SHALL BE CONFIRMED BY THE AUTHORITY HAVING JURISDICTION.

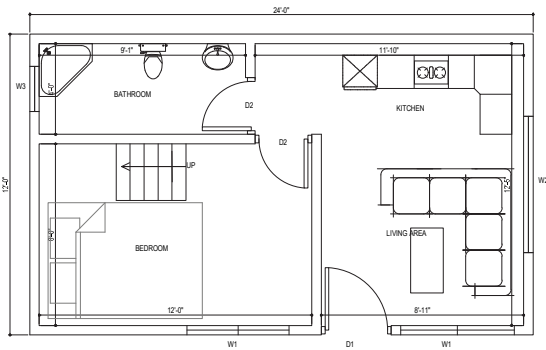
ROOF SPECIFICATIONS

1. PROVIDE A COMPLETE ROOF PLAN SHOWING ALL RIDGES, HIPS, VALLEYS, RAKES, EAVES, OVERHANGS, ROOF PITCHES, DRAINAGE DIRECTIONS AND ROOF PENETRATIONS.
2. ROOF PITCH SHALL BE 5:12 UNLESS NOTED OTHERWISE.
3. ROOF COVERING SHALL BE GAF TIMBERLINE HDZ PENTHER GRAY ALGAE-RESISTANT ARCHITECTURAL ASPHALT SHINGLES OR APPROVED EQUAL.
4. ROOFING COLOUR AND PROFILE SHALL MATCH OR COMPLEMENT THE EXISTING MAIN DWELLING.
5. PROVIDE ASPHALT SHINGLES OVER AN APPROVED ROOF UNDERLAYMENT.
6. INSTALL ROOFING UNDERLAYMENT, STARTER SHINGLES, RIDGE CAPS AND ACCESSORIES IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN REQUIREMENTS.
7. PROVIDE CORROSION-RESISTANT METAL DRIP EDGE AT ALL EAVES AND RAKES.
8. PROVIDE APPROVED FLASHING AT:
A. ROOF-TO-WALL INTERSECTIONS.
B. VALLEYS.
C. ROOF PENETRATIONS.
D. PLUMBING VENTS.
E. MECHANICAL EXHAUST TERMINATIONS.
F. CHANGES IN ROOF SLOPE.
G. OTHER LOCATIONS REQUIRED BY CODE OR THE ROOFING MANUFACTURER.
9. PROVIDE STEP FLASHING AND COUNTERFLASHING AT ROOF-TO-WALL INTERSECTIONS.
10. PROVIDE KICK-OUT FLASHING AT THE LOWER TERMINATION OF ROOF-TO-WALL INTERSECTIONS.
11. PROVIDE APPROVED ROOF VENTILATION UNLESS AN APPROVED UNVENTED ATTIC ASSEMBLY IS SPECIFIED.
12. PROVIDE BALANCED INTAKE AND EXHAUST VENTILATION WHERE A VENTED ATTIC ASSEMBLY IS USED.
13. DO NOT BLOCK REQUIRED VENTILATION PATHS WITH INSULATION.
14. PROVIDE VENT BAFFLES AT EAVES WHERE REQUIRED.
15. ROOF VENTS SHALL NOT BE INSTALLED WHERE PROHIBITED BY PROPERTY LINE FIRE-SEPARATION REQUIREMENTS.
16. PROVIDE GUTTERS AND DOWNSPOUTS WHERE INDICATED OR REQUIRED TO CONTROL ROOF DRAINAGE.
17. DOWNSPOUTS SHALL DISCHARGE AWAY FROM THE BUILDING TO AN APPROVED LOCATION.
18. ALL ROOF PENETRATIONS SHALL BE COORDINATED BEFORE ROOFING INSTALLATION.
19. LOCATE PLUMBING AND MECHANICAL PENETRATIONS AWAY FROM ROOFS, VALLEYS AND PROPERTY LINE-RESTRICTED AREAS WHERE PRACTICABLE.

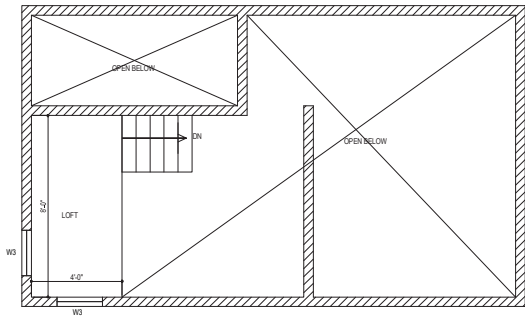
ENERGY CODE NOTES

1. THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH THE CURRENTLY ADOPTED RESIDENTIAL ENERGY CODE AND LOCAL AMENDMENTS. PROVIDE AN APPROVED ENERGY-CODE COMPLIANCE REPORT WITH THE PERMIT DOCUMENTS.
2. THE APPROVED ENERGY DOCUMENTS SHALL IDENTIFY ALL REQUIRED INSULATION R-VALUES, PENETRATION U-FACTORS, SOLAR HEAT-GAIN COEFFICIENTS, AIR-SEALING REQUIREMENTS AND EQUIPMENT EFFICIENCIES.
3. CEILING, ROOF, WALL AND FLOOR INSULATION SHALL COMPLY WITH THE APPROVED ENERGY-CODE COMPLIANCE REPORT. INSULATION SHALL BE INSTALLED CONTINUOUSLY WITHOUT JOINTS, GAPS OR COMPRESSION.
4. PROVIDE INSULATION BAFFLES AT EAVES WHERE REQUIRED TO MAINTAIN ROOF VENTILATION.
5. SEAL ALL JOINTS, GAPS AND PENETRATIONS IN THE BUILDING THERMAL ENVELOPE.
6. SEAL AROUND WINDOWS, DOORS, PLUMBING PENETRATIONS, ELECTRICAL BOXES, EXHAUST DUCTS AND OTHER OPENINGS.
7. WEATHERSTRIP ALL EXTERIOR DOORS AND OPERABLE WINDOWS.
8. RECESSED LIGHT FIXTURES INSTALLED WITHIN THE BUILDING THERMAL ENVELOPE SHALL BE IC-RATED AND AIR-TIGHT.
9. ATTIC ACCESS OPENINGS SHALL BE WEATHERSTRIPPED AND INSULATED TO THE REQUIRED LEVEL.
10. DUCTWORK LOCATED OUTSIDE CONDITIONED SPACE SHALL BE INSULATED AND SEALED AS REQUIRED.
11. DUCT LEAKAGE AND BUILDING AIR-LEAKAGE TESTING SHALL BE PERFORMED WHERE REQUIRED.
12. PROVIDE HIGH-EFFICACY LIGHTING IN THE QUANTITY REQUIRED BY THE ADOPTED ENERGY CODE.
13. WINDOWS AND EXTERIOR DOORS SHALL BE LABELLED WITH THEIR CERTIFIED ENERGY PERFORMANCE VALUES.

CITY STAMP		
ENGINEER STAMP		
PROJECT NAME		
PROPOSED ADU ADDITION		
5738 MONTICELLO AVE, DALLAS, TX 75206		
PREPARED BY		
PROJECT #:		
DRAWN BY:		
Revision Schedule		
Number	Description	Date
01	PERMIT SET	08/05
SHEET NAME		
ARCHITECTURAL NOTES		
SHEET NUMBER		
A-2		



1
A-3
GROUND FLOOR PLAN
Scale: 1/2"=1'-0"

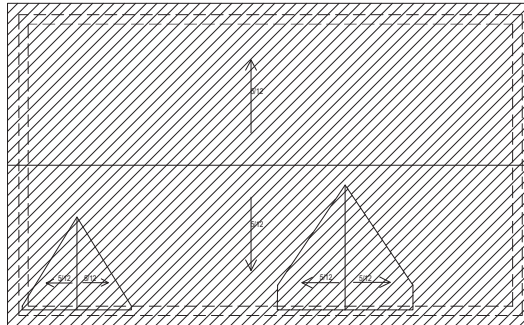


2
A-3
LOFT PLAN
Scale: 1/2"=1'-0"

WINDOW SCHEDULE				
SYM. (000)	SIZE			TYPE
	WIDTH	HGT.	THK.	
W1	5'-0"	4'-0"	1 3/4"	SIDE SLIDER VINYL WINDOW
W2	5'-0"	1'-0"	1 3/4"	FIXED VINYL WINDOW
W3	2'-0"	2'-0"	1 3/4"	FIXED VINYL WINDOW
NOTE: ALL WINDOWS WILL CONTAIN COLONIAL STYLE GRIDS TO MATCH MAIN STRUCTURE				

DOOR SCHEDULE		
SYM. (000)	SIZE	
	WIDTH	HGT.
D1	3'-0"	6'-8"
D2	2'-6"	6'-8"

NOTE
MINIMUM ONE-HOUR FIRE-RESISTANCE-RATED EXTERIOR WALL ASSEMBLY SHALL BE PROVIDED ON THE EAST SIDE WHERE REQUIRED BY THE AUTHORITY HAVING JURISDICTION.



3
A-3
ROOF PLAN
Scale: 1/2"=1'-0"

CITY STAMP		
ENGINEER STAMP		
PROJECT NAME		
PROPOSED ADU ADDITION 5738 MONTICELLO AVE., DALLAS, TX 75206		
PREPARED BY		
PROJECT #:		
DRAWN BY:		
Revision Schedule		
Number 01	Description PERMITS SET	Date 08/05
SHEET NAME		
FLOOR PLAN & ROOF PLAN OF ADU		
SHEET NUMBER		
A-3		

CITY STAMP

ENGINEER STAMP

PROJECT NAME

PROPOSED ADU
ADDITION

5738 MONTICELLO AVE.,
DALLAS, TX 75206

PREPARED BY

PROJECT #:

DRAWN BY:

Revision Schedule		
Number	Description	Date
01	PERMIT SET	08/05

SHEET NAME

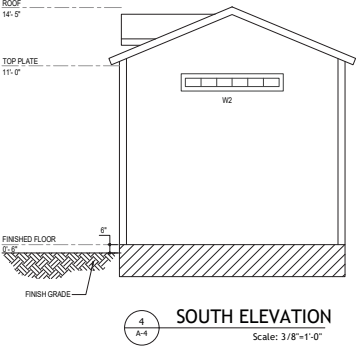
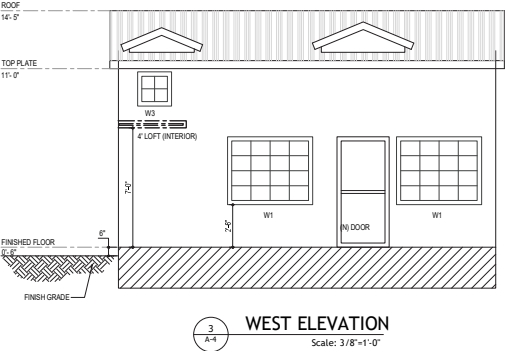
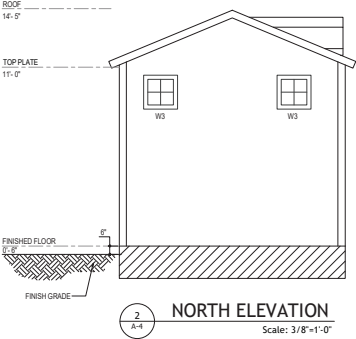
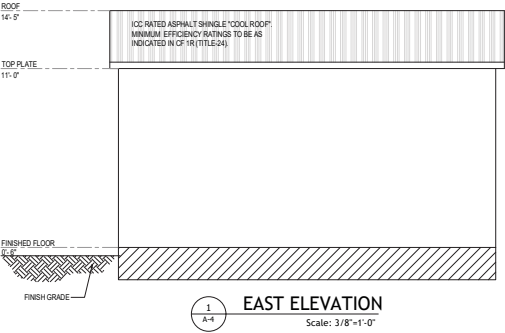
ADU EXTERIOR
ELEVATIONS

SHEET NUMBER

A-4

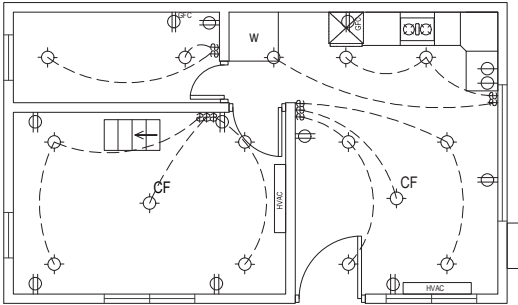
NOTE

MINIMUM ONE-HOUR FIRE-RESISTANCE-RATED EXTERIOR WALL ASSEMBLY SHALL BE PROVIDED ON THE EAST SIDE WHERE REQUIRED BY THE AUTHORITY HAVING JURISDICTION.



ELECTRICAL NOTES >

1. NEW CEILING-MOUNTED LIGHT FIXTURES SHALL BE INSTALLED AT THE PATIO EXTENSION AREA ONLY, AT LOCATIONS GENERALLY CONSISTENT WITH ARCHITECTURAL RENDERINGS.
2. NEW CEILING LIGHTS SHALL BE OUTDOOR-RATED (WET OR DAMP LOCATION AS APPLICABLE) AND RECESSED-TYPE FIXTURES, SIMILAR IN STYLE TO THE EXISTING PATIO LIGHTING.
3. NEW CEILING LIGHTS SHALL BE CONNECTED TO THE EXISTING PATIO LIGHTING CIRCUIT, WHERE LOAD CAPACITY PERMITS, SUBJECT TO VERIFICATION BY THE LICENSED ELECTRICAL CONTRACTOR.
4. EXISTING PATIO LIGHTING CIRCUIT SWITCH IS LOCATED INSIDE THE RESIDENCE; CONTRACTOR TO VERIFY COMPATIBILITY AND CODE COMPLIANCE PRIOR TO CONNECTION.
5. ALL NEW SWITCHES ASSOCIATED WITH THE PATIO EXTENSION LIGHTING AND OUTDOOR KITCHEN APPLIANCES SHALL BE LOCATED WITHIN THE OUTDOOR KITCHEN AREA.
6. NO LIGHT FIXTURES SHALL BE INSTALLED ON STRUCTURAL POSTS.
7. PROVIDE ELECTRICAL CONNECTIONS AND SWITCHING AS REQUIRED FOR OUTDOOR KITCHEN APPLIANCES, PER MANUFACTURER REQUIREMENTS AND NEC.
8. PROVIDE A MINIMUM OF (2) NEW 120V GFCI-PROTECTED RECEPTACLES WITHIN THE PATIO EXTENSION AREA FOR GENERAL USE; LOCATIONS TO BE DETERMINED BY CONTRACTOR FOR ACCESSIBILITY AND CODE COMPLIANCE.
9. ALL EXTERIOR RECEPTACLES SHALL BE GFCI-PROTECTED, WEATHER-RESISTANT (WR) TYPE WITH IN-USE COVERS.
10. ALL EXTERIOR WIRING, CONDUIT, BOXES, AND FITTINGS SHALL BE RATED FOR EXTERIOR USE AND INSTALLED PER NEC AND LOCAL AHJ REQUIREMENTS.
11. CONTRACTOR SHALL VERIFY EXISTING CIRCUIT CAPACITY, GROUNDING, BONDING, AND AFCI/GFCI REQUIREMENTS PRIOR TO INSTALLATION.



1
A-5

PROPOSED ELECTRICAL PLAN

Scale: 1/2"=1'-0"

ELECTRICAL SYMBOLS

ELECTRICAL	SYMBOL
SINGLE POLE SWITCH	S
GROUND FAULT CIRCUIT	GFCI
SINGLE RECEPTACLE OUTLET	R
CEILING LIGHT	L
DUPLEX RECEPTACLE OUTLET	D
CHANDELIER PENDANT LIGHT	P
WALL MOUNTED LIGHT	W
CEILING FAN	CF
CARBON MONOXIDE DETECTOR	CD
SMOKE DETECTOR	SD
HVAC	HVAC

CITY STAMP

ENGINEER STAMP

PROJECT NAME

PROPOSED ADU
ADDITION

5738 MONTICELLO AVE.,
DALLAS, TX 75206

PREPARED BY

PROJECT #:

DRAWN BY:

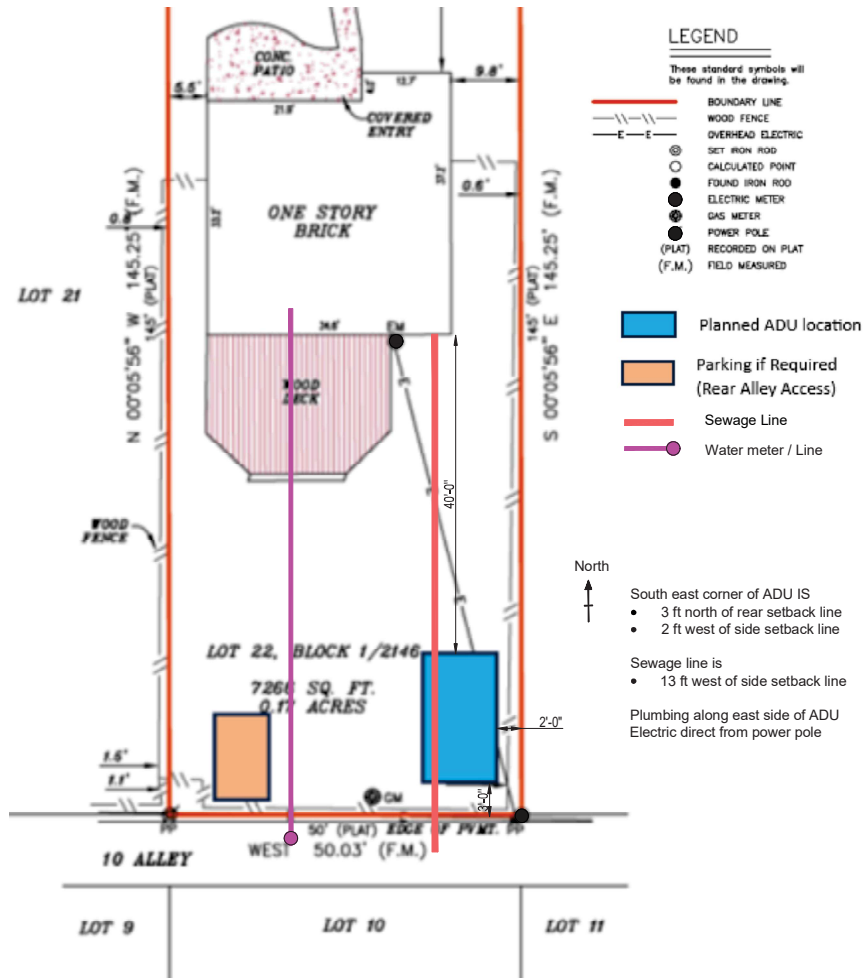
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Number	Description	Date
01	PERMITS SET	08/05

SHEET NAME

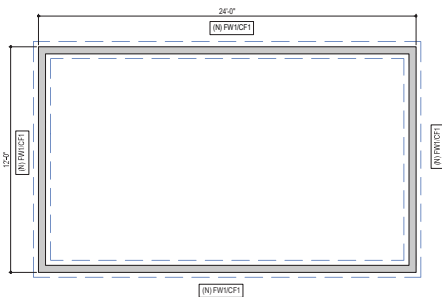
ELECTRICAL PLAN

SHEET NUMBER

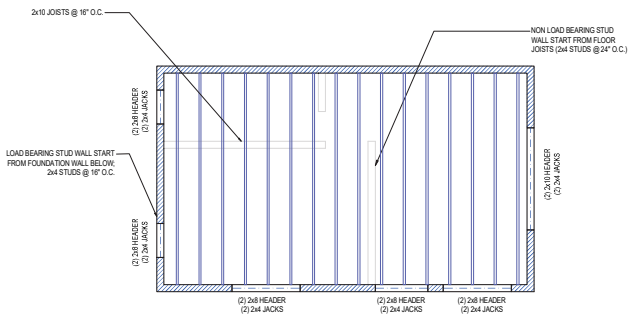
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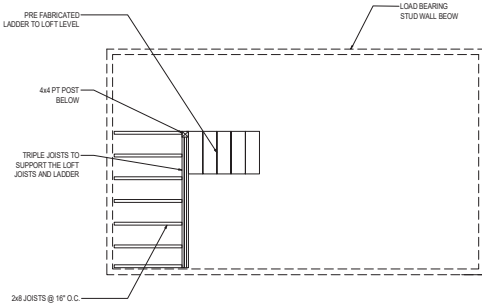
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ENGINEER STAMP																			
PROJECT NAME																			
PROPOSED ADU ADDITION 5738 MONTICELLO AVE, DALLAS, TX 75206																			
PREPARED BY																			
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DRAWN BY:																			
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PLUMBING & ELECTRICAL ACCESS PLAN																			
SHEET NUMBER																			
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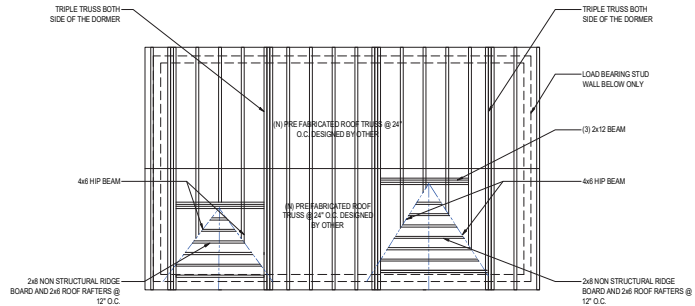
1
5-2
FOUNDATION PLAN
Scale: 3/8"=1'-0"



2
5-2
FRAMING PLAN - LEVEL 1
Scale: 3/8"=1'-0"

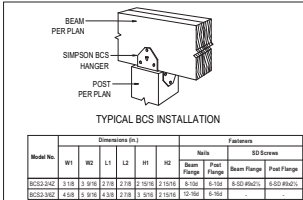


3
5-2
FRAMING PLAN - LOFT LEVEL
Scale: 3/8"=1'-0"

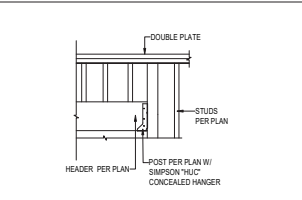


4
5-4
FRAMING PLAN - ROOF
Scale: 3/8"=1'-0"

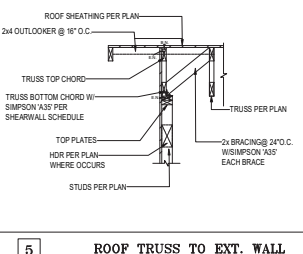
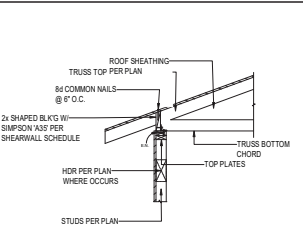
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ENGINEER STAMP		
PROJECT NAME		
PROPOSED ADU ADDITION 5738 MONTICELLO AVE, DALLAS, TX 75206		
PREPARED BY		
PROJECT #:		
DRAWN BY:		
Revision Schedule		
Number	Description	Date
01	PERMITS SET	08/05
SHEET NAME		
STRUCTURAL FRAMING PLAN & FOUNDATION		
SHEET NUMBER		
S-2		



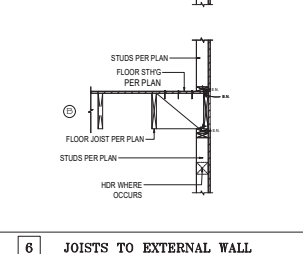
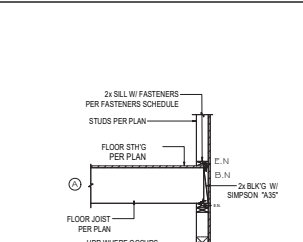
1 POST TO BEAM



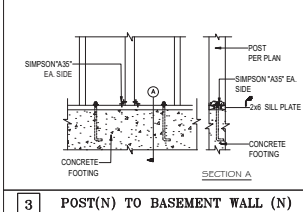
2 TYPICAL HEADER DETAILS



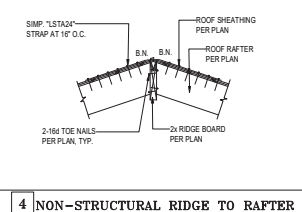
5 ROOF TRUSS TO EXT. WALL



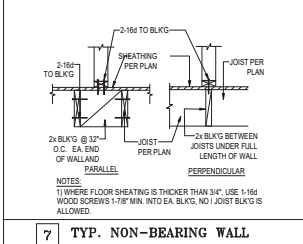
6 JOISTS TO EXTERNAL WALL



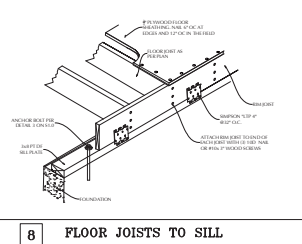
3 POST(N) TO BASEMENT WALL (N)



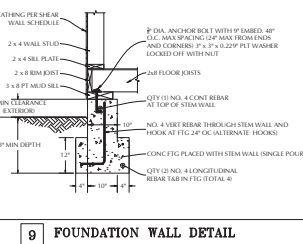
4 NON-STRUCTURAL RIDGE TO RAFTER



7 TYP. NON-BEARING WALL



8 FLOOR JOISTS TO SILL



9 FOUNDATION WALL DETAIL

CITY STAMP																
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