



Planning & Development Department

320 E Jefferson Blvd,
Dallas TX 75203
(214) 948-4480

Board of Adjustment:
1500 Marilla Street, 5CN
Dallas Tx 75201
(214) 948-4480

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

OFFICE USE ONLY

Case no. _____

Date _____

Data Relative to Subject Property: Accessory Dwelling Unit

Location address: 1338 GALLOWAY - DALLAS, TX 75216

Zoning District: R-7.5

Lot No.: 10 Block No.: 3579 Acreage: .163 Census Tract: _____

Street Frontage (in Ft.): 1) 50 2) _____ 3) _____ 4) _____ (5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): OBREGON MARIA ARACELY

Applicant: OBREGON MARIA ARACELY Telephone: [REDACTED]

Mailing Address: 1338 Galloway Ave - Dallas, TX Zip Code: 75216

E-mail Address: [REDACTED]

Represented by: _____ Telephone: _____

Mailing Address: _____ Zip Code: _____

E-mail Address: _____

Affirm that an appeal has been made for a ☒ Variance or ☐ Special Exception, of:

Existing accessory dwelling unit exceeds 25% of main dwelling's total square feet.

Application is made to the Board of Adjustment, in accordance with the provisions of the Dallas Development Code, to Grant the described appeal for the following reason:

The property was transferred through divorce proceedings from ex husband whom built the existing accessory dwelling unit in 2019 without notice to me or involvement as we did not live on this property previously.

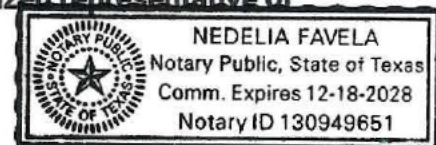
Note to Applicant: If the appeal requested in this application is granted by the Board of Adjustment, a permit must be applied for within 180 days of the date of the final action of the Board, unless the Board specifically grants a longer period.

Affidavit

Before me, the undersigned on this day personally appeared Maria Aracely Obregon
(Affiant/Applicant's name printed)

who on (his/her) oath certifies that the above statements are true and correct to his/her best knowledge and that he/she is the owner/or principal/or authorized representative of the subject property.

Respectfully submitted: Maria Aracely Obregon
(Affiant/ Applicant's signature)



Subscribed and sworn to before me this 8th day of July, 2026

Notary Public in and for Dallas County, Texas Nedelia Favela

Together we are planning and building a better Dallas for all!

4/30/2025



A line drawing of a building facade. The upper portion is a large, empty rectangular area representing a sign. Below this, the building features a door with four horizontal glass panes and a handle on the right side. To the left of the door is a window with a grid of six small panes. The entire structure is supported by several vertical pillars. The ground in front is indicated by a textured horizontal line.

- IRC 2021: INTERNATIONAL RESIDENTIAL CODE
- ASCE 07 - 2021: MINIMUM DESIGN LOADS REQUIRED FOR BUILDINGS AND OTHER STRUCTURES
- ANSI: AMERICAN NATIONAL STANDARD INSTITUTE
- NDS 2018: NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTIONS
- NEC 2023: NATIONAL ELECTRICAL CODE

- ROOF LOADS:
DEAD LOAD: 10 PSF
LIVE LOAD NON REDUCED: 20 PSF
- CEILING LOADS (WITH STORAGE)
DEAD LOAD: 10 PSF
LIVE LOAD NON-REDUCED: 10 PSF
- CEILING LOADS (WITHOUT STORAGE)
DEAD LOAD: 5 PSF
LIVE LOAD NON REDUCED: 10 PSF

1. ASPHALT SHINGLE ROOFING OVER 8 MIL WATERPROOF MEMBRANE, THE ROOF SHEATHING SHALL BE A MINIMUM OF 5/8" THICK ORIENTED STRAND BOARD (OSB), APA RATED SHEATHING (CDX) OR PLYWOOD, EXTERIOR GRADE. USE BLOCKING OR APPROVED "H" CLIPS TO SECURE UNSUPPORTED EDGES. NAIL WITH 8D COMMON NAILS AT 6" O.C. AT EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.
2. ALL PANELS MUST BE ORIENTED WITH THEIR LONG SIDE (FIBER DIRECTION) PERPENDICULAR TO THE JOIST LENGTH. PANELS OF THREE SPACES BETWEEN JOIST.
3. BOLT HOLES IN WOOD OR STEEL SHALL BE 1/32" LARGER THAN BOLT SIZE EXCEPT THAN IN SINGLE BOLT CONNECTIONS THE BOLT HOLE MAY BE 1/16" LARGER THAN THE BOLT SIZE. BOLTS AND NUTS SEATING ON WOOD SHALL HAVE CUT STEEL WASHER UNDER HEADS AND NUTS, THE NUTS MUST BE PULLED TIGHT AND AGAIN CHECKED AND TIGHTENED JUST PRIOR TO ENCLOSING BOLTED COMPONENTS.
4. ALL NUTS SHALL BE TIGHTENED WHEN PLACED AND RE-TIGHTENED AT COMPLETION OF THE JOB.
5. ALL NAILS FOR STRUCTURAL WORKS SHALL USE COMMON WIRE FEDERAL SPECIFICATIONS FF-N-101 NAILS UNLESS NOTED OTHERWISE. LENGTH SHALL BE 2 1/2" TIMES THICKNESS OF PIECE NAILED MINIMUM. ALL NAILS FOR EXPOSED WORK SHALL BE FINISHING OR CASING NAILS WITH HEADS SET. USE ALUMINUM ALLOY OR STAINLESS STEEL NAILS FOR EXTERIOR WORK.
6. NAIL HOLES SHALL BE SUB-DRILLED WHERE NECESSARY TO PREVENT SPLITTING OF WOOD.
7. NAILING SHALL BE IN ACCORDANCE WITH THE BUILDING CODE NOTED ABOVE.
8. ROOF SHEATHING FASTENING TO JOIST, RIM JOIST, AND BLOCKING MUST BE WITH 1 1/2"X16GA, MINIMUM FASTENING PENETRATION 1 INCH IN FRAMING @ 6 INCHES O.C.

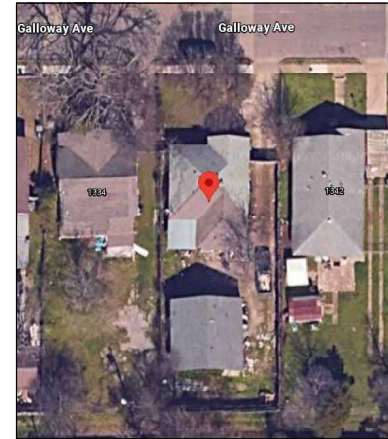
1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE COMMENCING ANY WORK. THE DIMENSIONS REFLECTED IN THESE DRAWINGS ARE APPROXIMATE AND MUST NOT BE RELIED UPON.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL SAFETY PRECAUTIONS AND REGULATIONS DURING THE WORK.
3. COORDINATE WITH ALL DRAWINGS FOR SLEEVES AND PENETRATIONS THROUGH THE ROOF.
4. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY SHORING, GUYING AND/OR BRACING REQUIRED TO ERECT AND HOLD THE STRUCTURE IN PROPER ALIGNMENT UNTIL ALL STRUCTURAL WORK, AND CONNECTIONS HAVE BEEN COMPLETED.
5. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S MEANS, METHODS, TECHNIQUES, SEQUENCES FOR PROCEDURES OF CONSTRUCTION, OR THE SAFETY PRECAUTIONS AND THE PROGRAMS INCIDENT THERE TO (NOR SHALL OBSERVATION VISITS TO THE SITE INCLUDE ANY TYPE OF INSPECTION OF THESE ITEMS).
6. LOADING APPLIED TO THE STRUCTURE DURING THE PROCESS OF CONSTRUCTION MUST NOT EXCEED THE LOAD CAPACITY OF THE STRUCTURAL MEMBERS OR CONNECTIONS. THE LIVE LOADINGS USED IN THE DESIGN OF THIS STRUCTURE ARE INDICATED IN THE DESIGN CRITERIA NOTES. DO NOT APPLY ANY CONSTRUCTION LOADS UNTIL THE ROOF FRAME IS PROPERLY CONNECTED AND SECURED AND UNTIL ALL TEMPORARY BRACING IS IN PLACE.

- LOT SIZE: 7,200 S.F.
- 27.8% OF COVERED AREA APPROXIMATE
- 29.5% OF IMPERVIOUS AREA APPROXIMATE

LEGEND

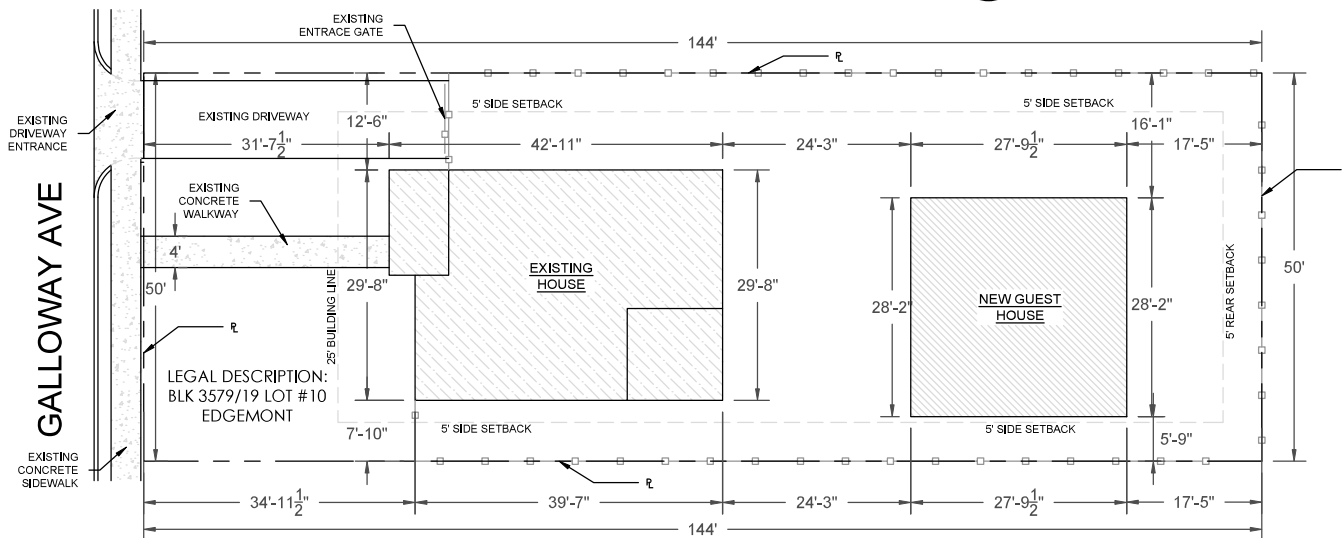
—●—●—●— EXISTING FENCE

----- SETBACK LINE



2 LOCATION MAP

Scale: N.T.S.



1 SITE PLAN

Scale: 1/16" = 1'-0" (11"X17" SHEET)

[illegible]

NEW CONSTRUCTION
CLIENT

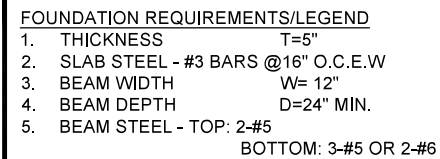
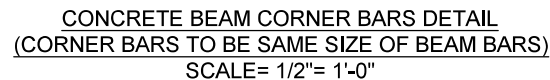
DRAWN BY: JD

CHECKED BY: JD

DATE: 02/23/2026

A3

SHEET NO.



1. ALL CONCRETE SHALL BE NORMAL WEIGHT, WITH MINIMUM STRENGTH OF 3000 PSI AFTER 28 DAYS AND SHALL CONFORM TO ACI 318, ACI 301, AND ASTM C94, MOST CURRENT EDITIONS.
2. **PLUMBING MAY CROSS BEAMS BUT NOT BE PLACED IN BEAMS.**
3. CONCRETE SHALL NOT BE PLACED WITH SLUMP GREATER THAN 3 INCHES. SLAB REINFORCEMENT, BRACES, AND REINFORCEMENT REQUIREMENTS SHALL BE AS SPECIFIED ON PLAN.
4. ALL FORMS SHALL BE STRAIGHT AND WELL SUPPORTED.
5. ALL CONCRETE SHALL BE PROPERLY CONSOLIDATED ESPECIALLY AT ALL CORNERS.
6. ALL GRADE BEAMS AND SLAB AREA SHALL BE FREE OF ANY STANDING WATER AT THE TIME OF CONCRETE PLACEMENT.
7. PROVIDE A 6 MIL POLYETHYLENE MOISTURE RETARDER BENEATH SLAB AREA.
8. BEAM REINFORCING SHALL BE TIED AND SUPPORTED EVERY 4'-0" MINIMUM, STARTING A MAXIMUM OF 12 INCHES FROM THE END OF THE FORM BOARD.
9. PROVIDE CHAIR SUPPORTS FOR SLAB REINFORCING.
10. PLANS CAN BE REVERSED ON LOT AT BUILDERS DISCRETION.
11. PROVIDE THE MINIMUM REQUIRED SPACING AND EXACT LOCATION TO BE DETERMINED BY ARCHITECTURAL PLAN OR AS DIRECTED BY OWNER/CONTRACTOR. DROP MAY VARY FROM 1-1/2" TO 12". SEE STANDARD DROP DETAIL.
12. TO INSURE PROPER DRAINAGE AS STATED BELOW, THE ELEVATION OF THE TOP OF SLAB SHALL BE A MINIMUM OF 6 INCHES ABOVE THE HIGHEST NATURAL GRADE ELEVATION AROUND THE PERIMETER OF THE SLAB, WITHIN A MIN. DROPOFF OF 5'. STAIRS SHALL BE 6 FEET MINIMUM WITHIN 12" OF THE FOUNDATION PERIMETER WILL RESULT IN SOIL EXPANSION WHICH WILL CAUSE FOUNDATION PROBLEMS.
13. IN AREAS WHERE EXPANSIVE OR COLLAPSIBLE SOILS ARE KNOWN TO EXIST, ALL DWELLINGS SHALL HAVE A CONTROLLED METHOD OF WATER DISPOSAL FROM ROOFS THAT WILL COLLECT AND DISCHARGE ROOF DRAINAGE TO THE EXISTING SURFACE AT A MINIMUM OF 12" (304 MM) FROM FOUNDATION WALLS OR TO AN APPROVED DRAINAGE SYSTEM.
14. WOOD SOLE PLATES AT ALL EXTERIOR WALLS ON MONOLITHIC SLABS, WOOD SOLE PLATES OF BRACED WALL PANELS AT BUILDING INTERIORS ON MONOLITHIC SLABS AND ALL WOOD SILL PLATES SHALL BE ANCHORED TO THE FOUNDATION WITH MINIMUM 1/2" INCH DIAMETER (12.7 MM) ANCHOR BOLTS SPACED AT A MAXIMUM OF 6 FEET CENTER TO CENTER. APPROVED FASTENERS OR ANCHOR STRAPS SPACED AS REQUIRED TO PROVIDE EQUIVALENT ANCHORAGE TO 1/2" DIAMETER (12.7 MM) ANCHOR BOLTS. BOLTS SHALL EXTEND A MINIMUM OF 7 INCHES (178MM) INTO CONCRETE OR GROUTED CELLS OF CONCRETE MASONRY UNITS. THE BOLTS SHALL BE LOCATED IN THE MIDDLE THIRD OF THE WIDTH OF THE PLATE. A NUT AND WASHER SHALL BE PROVIDED ON EACH END OF THE ANCHOR. THE ANCHOR SHALL BE MINIMUM OF TWO BOLTS PER PLATE SECTION WITH ONE BOLT LOCATED NOT MORE THAN 12 INCHES (305 MM) OR LESS THAN SEVEN BOLT DIAMETERS FROM EACH END OF THE PLATE SECTION. INTERIOR BEARING WALL SOLE PLATES ON MONOLITHIC SLAB FOUNDATION THAT ARE NOT PART OF A BRACED WALL PANEL SHALL BE POSITIVELY ANCHORED WITH APPROVED FASTENERS. SILL PLATES AND SOLE PLATES SHALL BE ANCHORED AGAINST DECAY AND TERMITES WHERE REQUIRED BY SECTION R317 AND R318.18 "FOUNDATION ANCHORAGE" REQUIREMENT IS AS PER IRC 2015, SECTION R403.1.6

A4

SHEET NO.

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REVISIONS/NOTES	DATE

NEW CONSTRUCTION
CLIENT

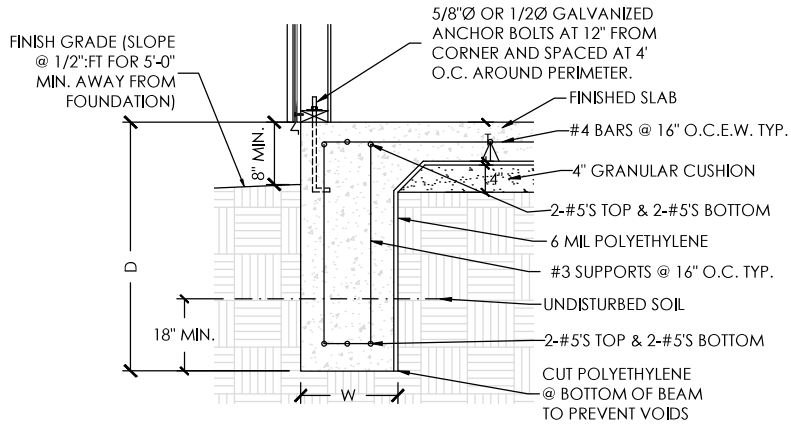
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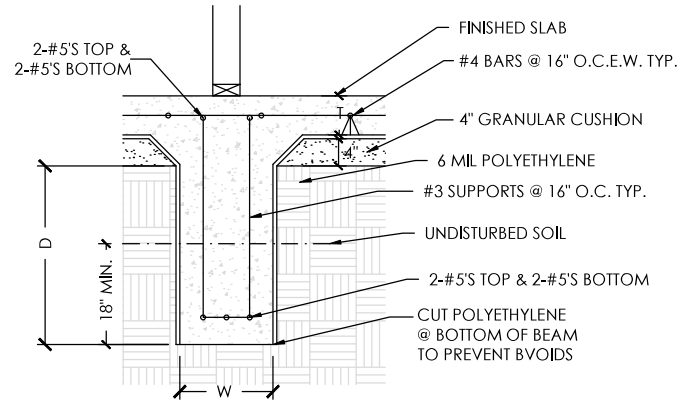
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A5

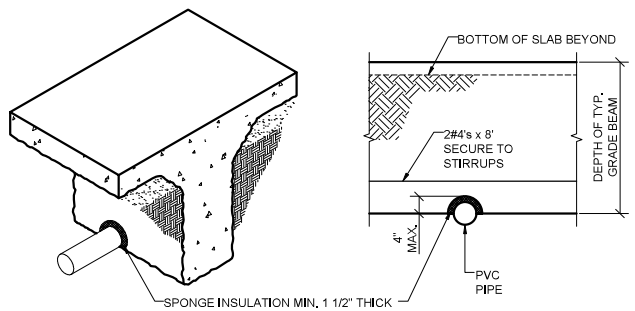
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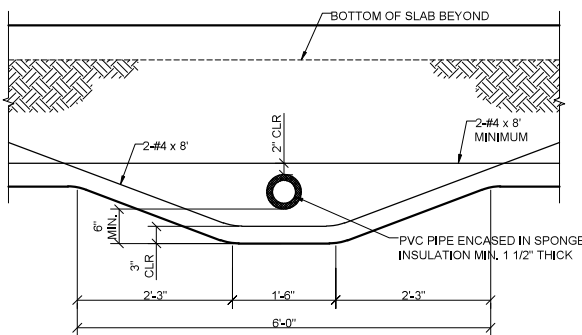
1 SECTION @ EXTERIOR BEAM
Scale: 3/4" = 1'-0"



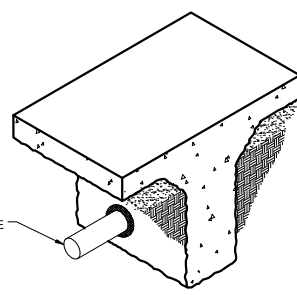
2 SECTION @ INTERIOR BEAM
Scale: 3/4" = 1'-0"



PARTIAL PLUMBING PENETRATION
N.T.S.



FULL PLUMBING PENETRATION
N.T.S.



FOUNDATION REQUIREMENTS/LEGEND	
1. THICKNESS	T=5"
2. SLAB STEEL - #3 BARS @16" O.C.E.W	
3. BEAM WIDTH	W= 12"
4. BEAM DEPTH	D=24" MIN.
5. BEAM STEEL - TOP: 2-#5	
	BOTTOM: 3-#5 OR 2-#6

DOOR SCHEDULE @ NEW GUEST HOUSE						
TAG	SIZE	DESCRIPTION	DOOR TYPE	No. PANEL	HEADER HEIGHT	QTY.
D01	3'-0" X 6'-6"	EXTERIOR SOLID CORE	SWING DOOR	01	6'-6"	1
D02	3'-0" X 6'-0"	HOLLOW CORE	SWING DOOR	02	6'-0"	3
D03	2'-6" X 6'-0"	HOLLOW CORE	SWING DOOR	02	6'-0"	1
D04	2'-0" X 6'-6"	HOLLOW CORE	SWING DOOR	02	6'-6"	2

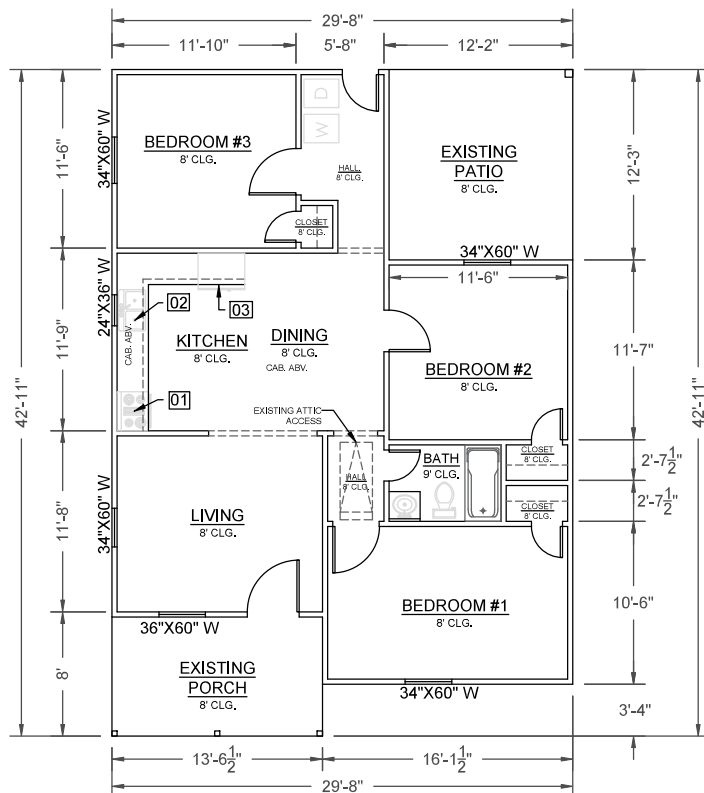
PLAN NOTES	
TAG	DESCRIPTION
01	COOKTOP/MICRO VENT COMBO ABV.
02	DBL. SINK 36"
03	36" REFRIGERATOR
06	VANITY

WINDOW SCHEDULE @ NEW GUEST HOUSE					
TAG	SIZE	HEADER HEIGHT	DESCRIPTION	STATUS	QTY
W01	3'-0" X 6'-0"	@ 7'-0" H.H.	SINGLE HUNG	NEW	3

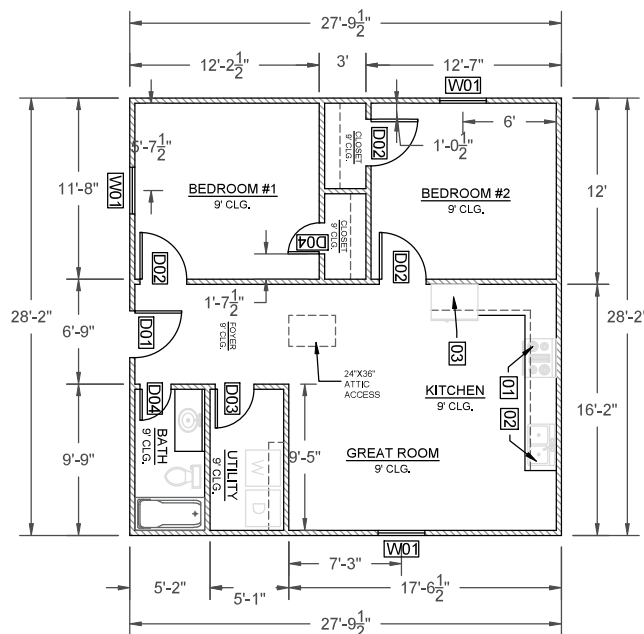
LEGEND

== EXISTING WALLS

 NEW WALLS



1 EXISTING HOME FLOOR PLAN
Scale: 1/8" = 1'-0" (11"x17" SHEET)



2 NEW GUEST HOUSE
Scale: 1/8" = 1'-0" (11"X17" SHEET)

FLOOR PLAN NOTES FOR NEW GUEST HOUSE:

1. ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUDS UNLESS NOTED OTHERWISE.
2. COORDINATE LOCATION OF UTILITY METER WITH SITE PLAN AND LOCATE AWAY FROM PUBLIC VIEW. VISUAL IMPACT MINIMIZED, MOUNT AS LOW AS POSSIBLE.
3. CONTRACTOR SHALL COORDINATE ALL CLOSET SHELVING REQUIREMENTS.
4. CONTRACTOR MUST FIELD VERIFY ALL CABINET DIMENSIONS PRIOR TO FABRICATION.
5. ALL GLASS LOCATED WITHIN 18" OF FLOOR, 12" OF A DOOR OR LOCATED WITHIN 60" OF FLOOR AT BATHTUBS, WHIRLPools, SHOWERS, SAUNAS, STEAM ROOMS OR HOT TUBS MUST BE TEMPERED TO COMPLY WITH IRC SECTION R308.4.8.
6. ALL EXPOSED INSULATION MUST HAVE A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450.
7. BATHROOMS, RANGE HOODS AND UTILITY ROOMS TO BE VENTED TO THE OUTSIDE WITH A MINIMUM OF A 90 CFM FAN.
8. ALL INTERIOR WALLS TO BE SHEATHED WITH $\frac{1}{2}$ " GYPSUM BOARD, WITH METAL CORNER REINFORCING, TAPE FLOAT AND SAND, (3 COATS) USE $\frac{5}{8}$ " GYPSUM BOARD ON CEILING WHEN SUPPORTED MEMBERS ARE 24" O.C. OR GREATER USE $\frac{1}{2}$ " GYPSUM BOARD ON CEILING MEMBERS LESS THAN 24" O.C.

FLOOR PLAN NOTES:

1. **EXISTING HOUSE REMAINS AS IS WITH NO CHANGES.**
2. ALL CEILINGS TO BE 9-0" MINIMUM UNLESS NOTED OTHERWISE @ GUEST HOUSE.
3. VERIFY ALL PLANS W/LOCAL BUILDING CODES.
4. GUEST HOUSE WILL HAVE WINDOW UNITS NO HVAC.

JRD #
**TEXAS DESIGN &
CONSTRUCTION LLC.**
FLOOR PLANS - CONSTRUCTION
409-800-9714

1338 GALLOWAY
DALLAS, TX 75216

PROJECT

197 Teo Teo Design's Contribution LLC, its OFFICERS, OWNERS, & EMPLOYEES ARE NOT AFFECTED BY THE TERMS AND CONDITIONS FROM THESE PAGES SHALL NOT BE INTERFERED WITHOUT THE ACQUAINTANCE OF A COUNTERSIGNED PROFESSIONAL, THE PURCHASER AND THE BUYER OF THE APARTMENTS. 197 Teo Teo Design's Contribution LLC, its OFFICERS, OWNERS, & EMPLOYEES FROM ANY CLAIMS OR LAWSuits THAT MAY ARISE OUT OF THE CONTRIBUTION OF THE SECURITIES OF AN IN THE HEREIN, AND FULLY ACCEPTED BY THE BUYER FOR THE ACQUISITION OF CAPITAL INTEREST OF THESE OWNERS. HOWEVER, THE BUYER MUST CAREFULLY REVIEW ALL THE TERMS AND CONDITIONS OF THESE DOCUMENTS AND POSSIBLE REVISIONS, IF ANY, BEFORE THE SELLING.

REVISIONS/NOTES	DATE
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NEW CONSTRUCTION
CLIENT

DRAWN BY: JD

CHECKED BY: JD

DATE: 02/22/2026

A6

SHEET NO.

NOTES @ GUEST HOUSE:

1. MAIN ROOF PITCH TO BE 7:12 UNLESS NOTED.
2. MAIN PLATE TO BE 9'-1" UNLESS NOTED
3. ROOF COMPOSITION TO BE ASPHALT SHINGLES.

FRAMING NOTES @ GUEST HOUSE:

1. RAFTERS TO BE SUPPORTED BY CONT. BRACING FOR HORIZONTAL SPANS OF 10'-0" OR GREATER.
2. SUPPORT ALL HIP, VALLEYS AND RIDGES @ 8'-0" O.C. MAX.
3. RAFTERS MAY BE SPLICED ONLY @ CONT. BRACING.
4. 7/16" THICK OSB PANEL SHEATHINGS.
5. FASCIA OVERHANG TO BE 1'-4" UNLESS NOTED ON ROOF PLAN AND ELEVATIONS.

2X8 MIN. RIDGE, HIP,
VALLEYS, INCREASE ONE
SIZE LARGER THAN RAFTERS

CONT. PURLIN W/2X4
CLEAT @ 48" O.C. MAX. TO
BEARING WALLS OR
BEAMS SAME SIZE AS
SUPPORTED RAFTERS.

2X4 & 2X6 STRONGBACK
W/SPANS OF 10'-0" OR
GREATER

2X4 STUDS @ 16" O.C.

2X4 COLLAR TIES @ 48"
- O.C. @ UPPER 1/3 OF
RAFTERS

TYPICAL ROOF BRACING

Scale: 3/8" = 1'-0" (11x17 SHEET)

ATTACH BLOCKING
RAFTER WITH TWO
(0.131" X 3 $\frac{3}{4}$ ")

LATERAL BLC
REV. 0000

NAIL JOIST TO TOP PLATE WITH
TWO 16D (0.131" X 3 $\frac{1}{4}$ ") NAILS

HEEL CONNECTION LAP

Scale: N.T.S.

EXISTING ROOF FRAMING

ROOF FRAMING PLAN @ EXISTING HOUSE

Scale: 1/8" = 1'-0" (11"X17" SHEET)

ROOF FRAMING PLAN @ NEW GUEST HOUSE

Scale: 1/8" = 1'-0" (11"X17" SHEET)

LEGEND:

 ROOF BRACING POINT

RIDGE, HIP/VALLEY & POST CONNECTION

Scale: N.T.S

[illegible]

11.20.25

POWDER RELOCATION

NEW CONSTRUCTION
CLIENT

DRAWN BY: JD

CHECKED BY: JD

DATE: 02/23/2026

A8

SHEET NO.

DATE _____

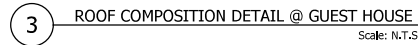
REVISIONS/NOTES

1. PROVIDE APPROPRIATE VENTING FOR ATTIC USING A COMBINATION OF CONTINUOUS SOFFIT VENTING OR EITHER CONTINUOUS RIDGE VENTS AT ALL ROOF RIDGES OR VENT TILES TO COORDINATE WITH ROOF TILES. OWNER TO MAKE THE FINAL DECISION. SHOULD VENT TILES BE USED, THEY SHALL BE LOCATED ON THE UPPER $\frac{1}{3}$ OF THE ROOF AND INSTALLED ON THE ROOF PLANES NOT VISIBLE FROM THE MAIN ENTRANCE. REFER TO VENTING MANUFACTURER SPECIFICATIONS FOR ANY ADDITIONAL NOTES OR REQUIREMENTS.

1. MAIN ROOF PITCH AT NEW GUEST HOUSE TO BE 7:12 UNLESS NOTED.
2. MAIN PLATE TO BE 9'-1" UNLESS NOTED
3. ROOF COMPOSITION TO BE ASPHALT SHINGLES.



Scale: 1/8" = 1'-0" (11"X17" SHEET)



Scale: N.T.S

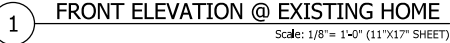


Scale: 1/8" = 1'-0" (11"X17" SHEET)

DATE _____

REVISIONS/NOTES

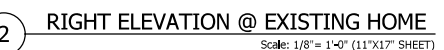
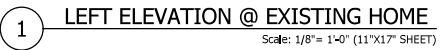
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DIMENSIONS ADDED FOR HEIGHTS 4.24.25

DRAWN BY: JD
CHECKED BY: JD
DATE: 04/22/2026

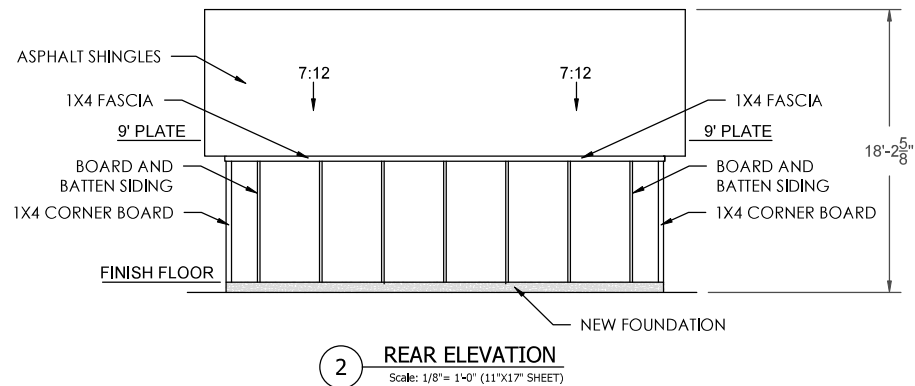
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DIMENSIONS ADDED FOR HEIGHTS 4.24.25

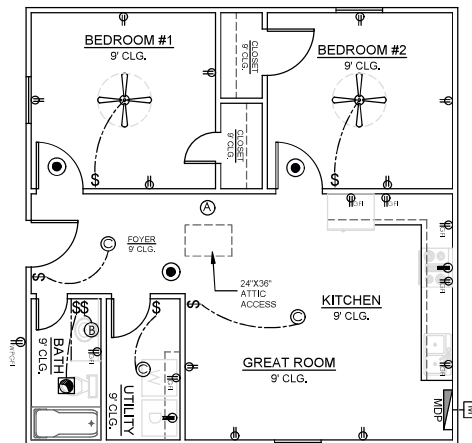
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DATE: 02/24/2026

SHEET NO.



\$	SINGLE SWITCH		EXHAUST FAN
\$3	3-POLE SWITCH		EXHAUST FAN W/LIGHT
\$4	4-POLE SWITCH		HOSE
	LIGHT FIXTURE RE: FIXTURE SCHEDULE		SWITCH TOP POLE ONLY
	SMOKE DETECTOR 120V		20 AMP, 120V, 3PG TAMPER RESISTANT DUPLEX RECEPTACLE
	GROUND FAULT INTERRUPTOR		30 AMP, 220V RECEPTACLE
	WEATHER PROOF W/ GROUND FAULT INTERRUPTOR		(MDP) MAIN DISTRIBUTION ELECTRICAL PANEL
	SUSPENDED MOUNTED FAN/LIGHT		ELECTRICAL SUB PANEL (CONNECTED TO MAIN SERVICE HOUSE)

1. ALL WORK TO BE IN ACCORDANCE WITH LOCAL CODES AND THE NATIONAL ELECTRICAL CODE NEC-2023.
2. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED ELECTRICAL PERMITS & INSPECTIONS.
3. CONVENIENCE OUTLETS TO BE MOUNTED @ 12" A.F.F.
3. OUTLETS ABOVE CABINETS TO BE 8" ABOVE THE NOMINAL WORKING SURFACE, SPECIALTY OUTLETS AS NOTED.
4. REFRIGERATOR AND APPLIANCE OUTLETS TO BE @ 44" A.F.F.
5. ALL OUTLETS WITHIN 6'-0" OF WET AREA TO BE GFI.
7. BATHROOM OUTLETS SHALL BE GFI AND MOUNTED @ 44" A.F.F.
8. MICROWAVE OUTLETS SHALL BE 20 AMP SEPARATE RECEPTABLE @ 78" A.F.F.
9. SWITCH BOXES MOUNTED @ 54" A.F.F. TO CENTER LINE OF BOX.
6. ATTIC LIGHT SWITCH BOX MOUNTED @ 84" A.F.F.
7. WASHER TO HAVE SEPARATE 20 AMP. DUPLEX OUTLET @ 44" A.F.F.
8. DRYER TO HAVE SEPARATE 220V 30 AMP. SINGLE OUTLET @ 44" A.F.F.
9. WATER HEATER TO HAVE SEPARATE 220V, 30 AMP SINGLE OUTLET.
10. ALL EXTERIOR OUTLETS TO BE GFI AND WEATHER PROTECTED.
11. TELEPHONE OUTLETS: PROVIDE BOX; MOUNT TYPICAL @ 12" A.F.F. OR 8" ABOVE COUNTER UNLESS NOTED OTHERWISE.



LIGHTING FIXTURE SCHEDULE				
SYMBOL	FIXTURE	QTY.	MT. HT.	REMARKS
A	DIFFUSED ATTIC LIGHT	1		
B	BATHROOM THREE BULB STRIP FIXTURE	5	7'-0"	4-60 W BULB
C	CEILING MOUNTED FIXTURE	1	9'-0"	

1 ELECTRICAL-POWER PLAN @ GUEST HOUSE

