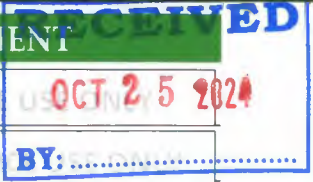




Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT



Case No.: BDA

234-154

Data Relative to Subject Property: _____

Date: _____

Location address: 4119 Menalia dr Zoning District: R-5 (A)

Lot No.: 36 Block No.: D16868 Acreage: 7,347 Census Tract: _____

Street Frontage (in Feet): 1) 65 2) _____ 3) 0.1 4) _____ 5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Ana Lilia Castro Sanchez and Jorge Castro

Applicant: Ana Castro Telephone: 469-329-82-42

Mailing Address: 4119 Menalia dr Zip Code: 75241
annylili.77@icloud.com

E-mail Address: annylili.77@icloud.com

Represented by: _____ Telephone: _____

Mailing Address: 4119 Menalia dr Zip Code: 75241

E-mail Address: annylili.77@icloud.com

Affirm that an appeal has been made for a Variance or Special Exception of accessory
structure exceeding main structure 32%

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:

Not affecting neighboring property

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 Ana Castro

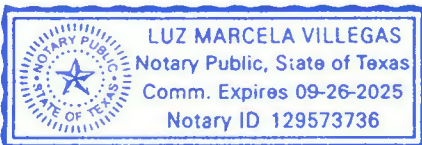
(Affiant/Applicant's name printed)

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: Ana Castro
(Affiant/Applicant's signature)

Subscribed and sworn to before me this 26th day of October, 2024

Notary Public in and for Dallas County, Texas





Appeal number: BDA 234-154

I, ~~Ana Castro~~ Jorge Castro, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 4119 Mehalia dr
(Address of property as stated on application)

Authorize: Ana Castro
(Applicant's name as stated on application)

To pursue an appeal to the City of Dallas Zoning Board of Adjustment for the following request(s)

- Variance (specify below)
- Special Exception (specify below)
- Other Appeal (specify below)

Specify: Submitting variance to approve slightly larger storage/ shed. Please refer to plans for appropriate dimensions. Shed does not exceed current home height.

Ana Castro Ana Castro Jorge Castro
 Print name of property owner or registered agent Signature of property owner or registered agent
 agent Date 10-23-24

Before me, the undersigned, on this day personally appeared Ana Castro

Who on his/her oath certifies that the above statements are true and correct to his/her best knowledge. Subscribed and sworn to before me this 23rd day of October, 2024



[Signature]
Notary Public for Dallas County, Texas

Commission expires on 09-26-25



CITY OF DALLAS

AFFIDAVIT

Appeal number: BDA 234-154

I, ~~Ana Castro~~ Jorge Castro, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 4119 Mehalia Dr. Dallas Texas 75241
(Address of property as stated on application)

Authorize: ~~Ana Castro~~ Ana Castro
(Applicant's name as stated on application)

To pursue an appeal to the City of Dallas Zoning Board of Adjustment for the following request(s)

- Variance (specify below)
- Special Exception (specify below)
- Other Appeal (specify below)

Specify: _____

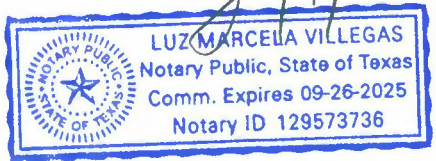
 Ana Castro
 Print name of property owner or registered agent
 agent Date 10-23-2024

~~Ana Castro~~ Jorge Castro
 Signature of property owner or registered

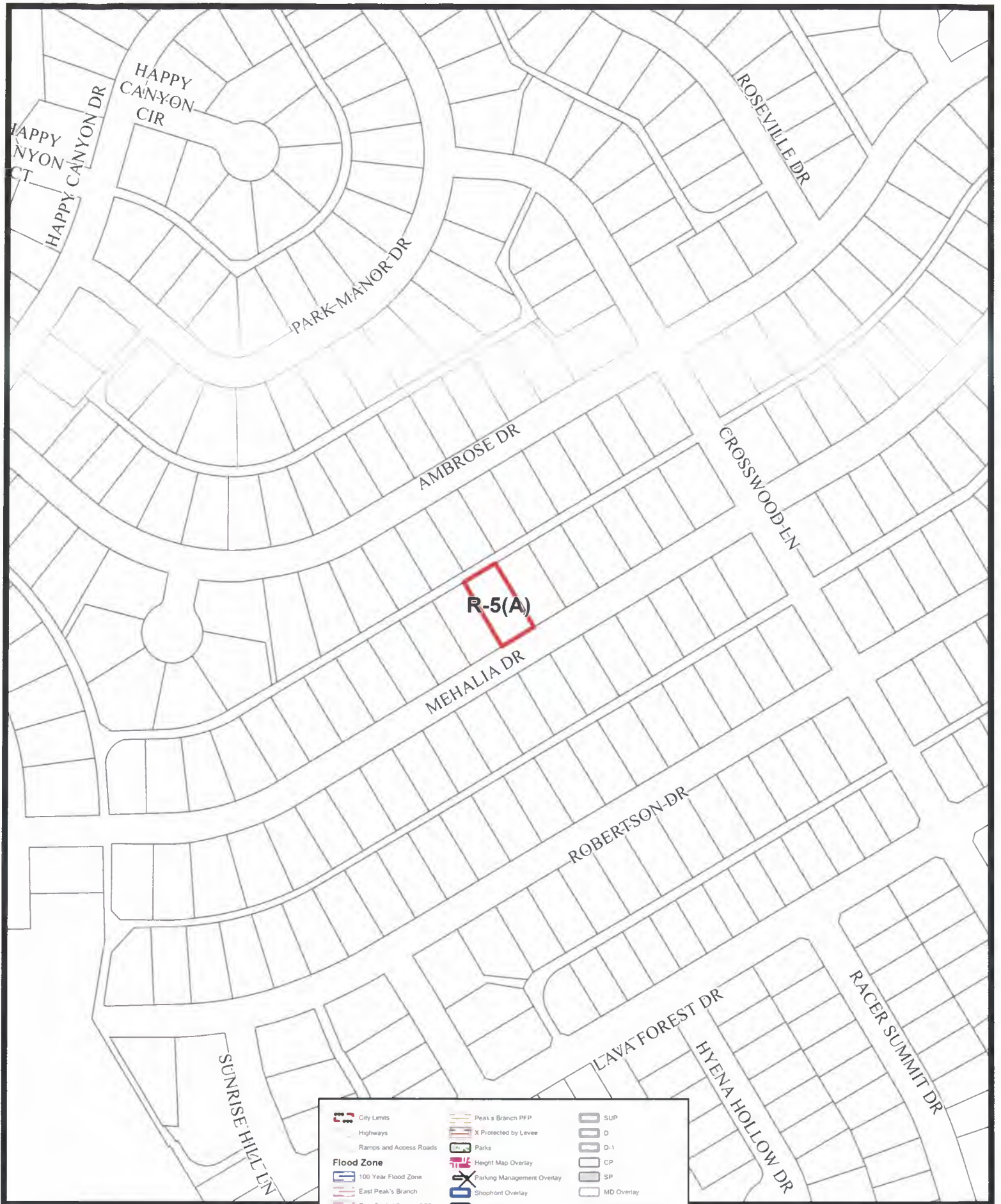
Before me, the undersigned, on this day personally appeared
Ana L. Castro

Who on his/her oath certifies that the above statements are true and correct to his/her best

knowledge. Subscribed and sworn to before me this 10-23-24 day of
Jorge Castro



Commission expires on 09-26-2025



R-5(A)



1:2,400

	City Limits		Peak's Branch PFP		SUP
	Highways		X Protected by Levee		D
	Ramps and Access Roads		Parks		D-1
Flood Zone					CP
	100 Year Flood Zone		Parking Management Overlay		SP
	East Peak's Branch		Shophant Overlay		MD Overlay
	East Peak's Branch PFP		Base Zoning		Historic Subdistricts
	Floodway		PD193 Oak Lawn		Historic Overlay
	Mill Creek		Dallas Environmental Corridors		CD Subdistricts
	Mill Creek PFP		DDO Overlay		PD Subdistricts
	Pewee's Branch		Deed Restrictions		PDS Subdistricts
					NSO Subdistricts

Case ID:
Printed: 10/25/2024

Page	Description	Area	Owner	Area	Owner
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HIGHLAND HILLS NO. 6
 LEVY DIXON SURVEY ABSTRACT NO. 340
 CITY BLOCK 6888 B 6887 DALLAS, TEXAS
 JAMES & VERNON SMITH PARTNERSHIP
 SCALE 1" = 40' GARDNER & SMITH CIVIL ENGINEERS
 CITY PLAN NO. 59-477C DECEMBER 9, 1960

RECEIVED
 CITY PLAN OFFICE
 JAN 5 1961

I, JAMES H. GARDNER, County Clerk of Dallas County, Texas, do hereby certify that the foregoing is a true and correct copy of the original plat as filed in my office on December 9, 1960, and that the same conforms to the provisions of the laws of this State relating to the recording of plats.



ORDER OF VESTING

**STATE OF TEXAS,
COUNTY OF DALLAS:**

WEDDIE, JAMES & VERNON SMITH, a partnership, are the owners of a tract of land situated in the West Dallas Survey District No. 389, and located in City Blocks 6867 and 6868, City of Dallas, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the North corner of Highland Hills Tr. & old corner being in the SE line of Simpson-Burnett Road 112.0 ft. N 60°-16' E of the SE line of Paul Henry Hyde; Thence N 60°-16' E along the SE line of Simpson-Burnett Road (40 ft. road) a distance of 328.25 ft. to angle point; Thence S 60°-22' E 72.0 ft. to corner; Thence S 29°-38' E along the proposed SE line of J.J. Lomax Road a distance of 202.72 ft. to beginning point of curve; Thence along a curve to the left having a radius of 140 ft. through a central angle of 14°-11', a distance of 112.76 ft. to corner; Thence S 60°-22' E 141.55 ft. to corner; Thence S 29°-38' E 144.55 ft. to beginning point of curve; Thence along a curve to the right having a radius of 133 ft. through a central angle of 50°-31'-10" a distance of 242.13 ft. to end of curve; Thence S 12°-38'-30" E 25.56 ft. to corner; Thence S 12°-38'-30" E 95.0 ft. to corner; Thence S 29°-39'-30" E 190.07 ft. to corner; Thence S 7°-29'-30" E 21.2 ft. to corner; Thence S 29°-38'-30" E 15.0 ft. to corner; Thence S 60°-30'-30" E along the SE line of a 144.64 Acre tract of land conveyed to Vernon S. Smith, James V. Smith, and Ida Smith, as recorded in Vol. 4958, at page 378 of the Book Records of Dallas County, Texas, a distance of 577.99 ft. to corner; Thence S 31°-41'-40" W along the SE line of J.J. Lomax Road a distance of 12.83 ft. to beginning point of curve; Thence along a curve to the right having a radius of 220 ft. through a central angle of 15°-58'-50" a distance of 69.72 ft. to corner; Thence S 7°-34'-40" W 199.85 ft. to corner; Thence S 12°-18' W 21.58 ft. to corner; Thence S 34°-45' W 176.69 ft. to corner; Thence S 15°-21'-10" W 224.32 ft. to corner; Thence S 60°-29'-10" W along the SE line of the said Smith Tract a distance of 193.77 ft. to corner; Thence S 60°-13'-10" W 610.38 ft. to corner; Thence along a curve to the right having a radius of 300.05 ft. through a central angle of 20°-51'-20" a distance of 161.60 ft. to end of curve; Thence S 89°-15' W 61.02 ft. to corner; Thence S 14°-15' W 21.21 ft. to corner; Thence S 89°-15' W 52.0 ft. to corner; Thence S 0°-45' W 80.0 ft. to corner; Thence S 89°-15' E 15.0 ft. to corner; Thence S 0°-45' E 129.51 ft. to beginning point of curve; Thence along a curve to the left having a radius of 534 ft. through a central angle of 9°-52'-40" a distance of 70.43 ft. to corner; Thence S 89°-15' E 19.02 ft. to corner; Thence S 89°-15' E 50.88 ft. to beginning point of curve; Thence along a curve to the left having a radius of 230 ft. through a central angle of 28°-50" a distance of 134.08 ft. to end of curve; Thence S 10°-21' E 88.21 ft. to corner; Thence S 29°-39' W 115.0 ft. to corner; Thence S 0°-10' W 147.0 ft. to corner; Thence is a westerly direction along the South line of Johnson Drive along a curve to the left having a radius of 140 ft. through a central angle of 2°-57'-40" a distance of 20.47 ft. to corner; Thence S 9°-08' E 170.0 ft. to corner; Thence is a westerly direction along the South line of a 1 1/2 ft. alley in Block 6868, Highland Hills Tr. & along a curve to the left having a radius of 200 ft. through a central angle of 20°-31'-20" a distance of 63.37 ft. to end of curve; Thence S 60°-10' E 443.93 ft. to corner; Thence S 29°-39' W 97.92 ft. to corner; Thence S 1°-40' W 28.48 ft. to corner; Thence S 28°-13' E 238.15 ft. to corner; Thence S 34°-05' E 50.0 ft. to corner; Thence is a westerly direction along the SE line of Greenwood Lane along a curve to the left having a radius of 200 ft. through a central angle of 19°-20' a distance of 69.28 ft. to corner; Thence S 9°-48' E 99.20 ft. to corner; Thence S 28°-13' E 115.0 ft. to corner; Thence S 34°-05' W 21.48 ft. to corner; Thence S 15°-41' W 28.28 ft. to corner; Thence S 28°-13' W 71.8 ft. to corner; Thence S 34°-05' W 133.77 ft. to corner; Thence S 29°-39' W 124.43 ft. to corner; Thence S 60°-16' W 40.0 ft. to corner; Thence S 29°-39' W 145.0 ft. to lines at beginning.

This tract of land contains 27.060 Acres of land. THEREFORE, EACH AND EVERY OF THESE PARTIES, JAMES & VERNON SMITH, a partnership, do hereby adopt this plan and vesting the hereinabove described property as HERELAND SHALL BE, & in addition to the City of Dallas, Dallas Co. Texas, and do hereby dedicate to the public use forever the streets and alleys shown thereon, and do hereby reserve the easement strips shown on this plan for the actual use and accommodation of all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or parts of any building, fence, trees, shrubs, or other improvements or growth which in any way may interfere or obstruct with the construction, maintenance or efficiency of its respective system on any of these easement strips; and any public utility shall, at all times, have the full right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, repairing, maintaining, strengthening and adding to or removing all or part of its respective system without the necessity of any time or expense being incurred by the owner of the land, and in accordance with the requirements of the Director of Public Works of the City of Dallas, Texas, as of the date hereof.

WITNESS our hands at Dallas, Texas, this 10th day of June 1961.
James & Vernon Smith
JAMES & VERNON SMITH
James & Vernon Smith
JAMES & VERNON SMITH

THE STATE OF TEXAS,
COUNTY OF DALLAS:
I, _____, the undersigned, a Notary Public, in and for said County of Dallas, Texas, do hereby certify that the foregoing instrument, and the same, were duly executed and acknowledged before me on this 10th day of June 1961, at _____, Dallas, Texas, and that the signatory is the same person as the person named in the instrument.
NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS.



46-53
Highland Hills #6

15.00

10

65573

FILED FOR RECORD
DALLAS CO. TEXAS

1961 MAY 25 AM 11 36

ED. H. STEGER, CLERK
BY *[Signature]*
DEPUTY

James A. Campbell
421 1/2 E Jefferson

To the County Clerk of Dallas County:

Under Ordinance 3558 of the City of Dallas, the approval of this plat by the City Plan Commission is automatically terminated after the 26th day of June, 1961, and unless this plat is presented for filing on or before said date it should not be accepted for filing.

Department of City Planning

by *[Signature]*
Asst Director of Planning

CERTIFICATE OF APPROVAL

L. LOYD SHELBY

Chairman of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the 25 day of August, A.D. 1960 and same was duly approved on the 25 day of August, A.D. 1960 by said Commission.

[Signature]
Chairman
City Plan Commission
Dallas, Texas

Attest:

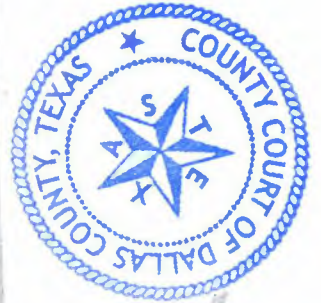
[Signature]
Secretary

CITY OF DALLAS
FILING FEE PAID

5-25-61
As Required By Ordinance 3008

CITY OF DALLAS

1961 and Prior Taxes
PAID 394.26 5-25-61



File #59-477-C

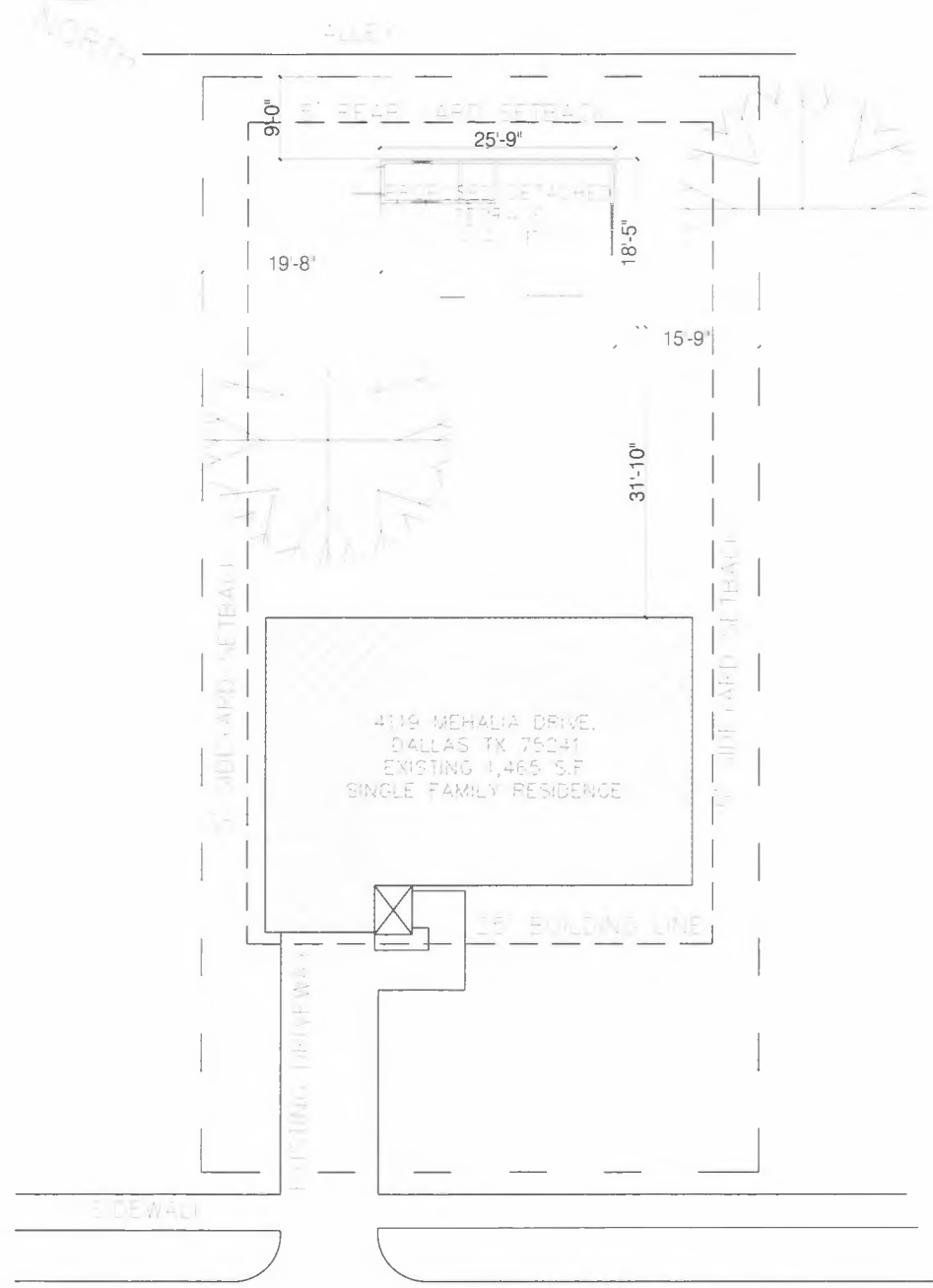
Filed for Record on the 25 day of May, A. D. 1961, at 11:36 o'clock A. M.

Duly Recorded this the 31 day of May, A. D. 1961, at o'clock M.

Instrument No. 102620

ED. H. STEGER, County Clerk
Dallas County, Texas

By *[Signature]* Deputy



VICINITY MAP
for reference only

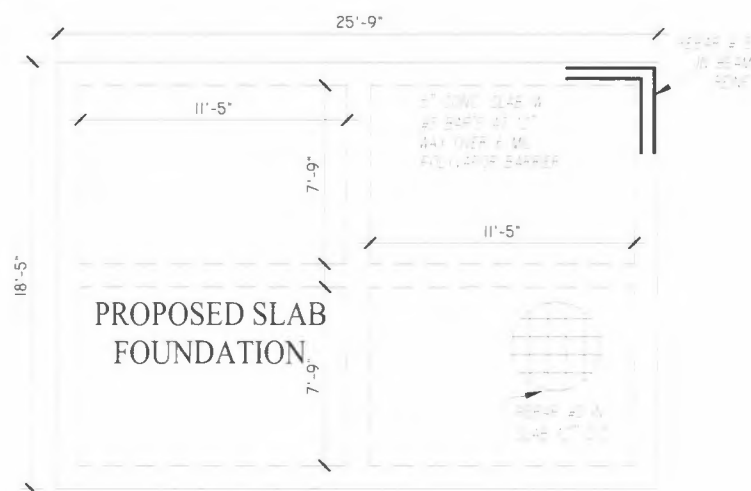
4119 MEHALIA DRIVE DALLAS, TX 75241 SQUARE FOOTAGE	
EXISTING HOUSE	1,190 S.F.
EXISTING GARAGE	275 S.F.
PROPOSED STORAGE	387 S.F.
PROPOSED PORCH	77 S.F.
TOTAL A.C.	1,190 S.F.
TOTAL UNDER ROOF	1,939 S.F.
PROPERTY ZONING	R-5(A)
LOT AREA	7,347 S.F.
LOT COVERAGE	26.39%
LEGAL DESCRIPTION	
1. HIGHLAND HILLS	
2. BLK 2 6893 LOT 36	

Elite Architectural Designs
Imagine. Design. Build
PHONE: 214-794-8568 817-707-1960
MYDESIGNS@ELITEARCHITECTURALDESIGNS.COM

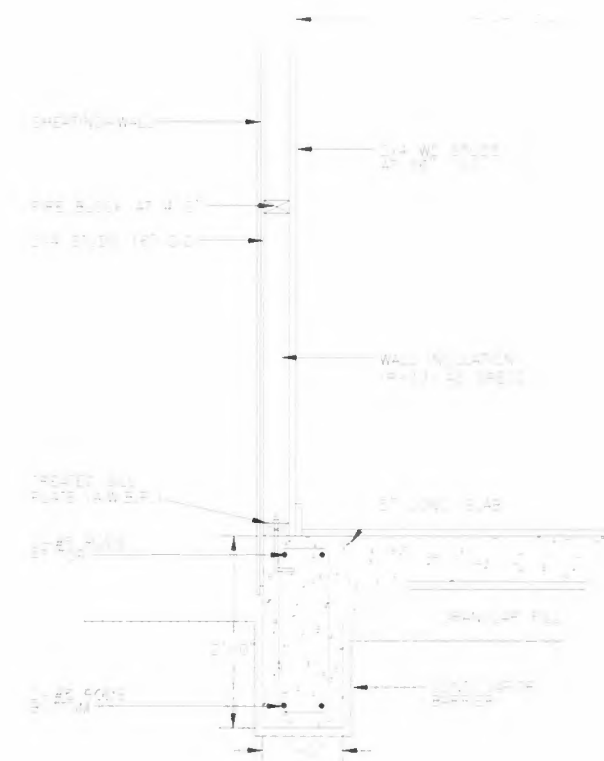
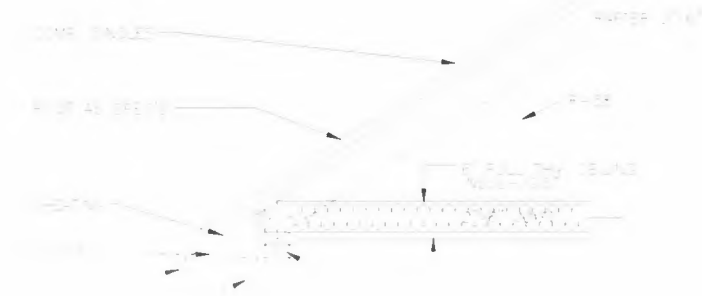
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ADDRESS
**4119 MEHALIA DRIVE
DALLAS TX 75241**

PROJECT TITLE: _____
DATE: _____
DATE: _____
PAGE **1**



- 2021 IBC
- 2021 IRC
- 2021 IFC
- 2021 IPC
- 2021 IFGC
- 2021 IMC
- 2021 IECC
- 2021 IPMC
- 2021 ISPSC
- 2020 NEC



WALL SECTION - SIDING
 not to scale

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 MYDESIGNS@ELITEARCHITECTURALDESIGNS.COM

**4119 MEHALIA DRIVE
 DALLAS TX 75241**



WINDOW SCHEDULE

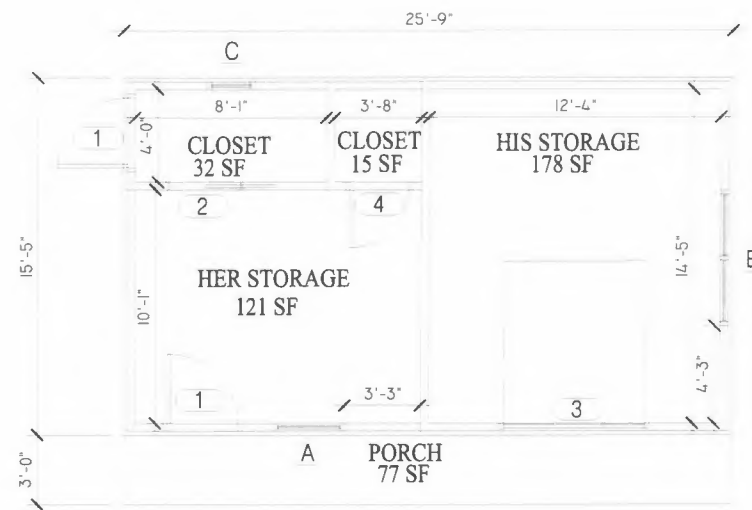
TAG	SIZE	DESC.	QTY.
A	3'-0" X 3'-0"	DBLH	1
B	(2)3'-0" X 4'-0"	DBLH	1
C	2'-0" X 3'-0"	DBLH	1

DBLH = DOUBLE HUNG
CSMNT = CASEMENT

DOOR SCHEDULE

TAG	SIZE	DESC.	QTY.
1	3'-0" X 6'-8"	S.C.	2
2	3'-0" X 6'-8"	P.D.	1
3	6'-0" X 8'-0"	O.D.	1
4	2'-6" X 6'-8"	H.C.	1

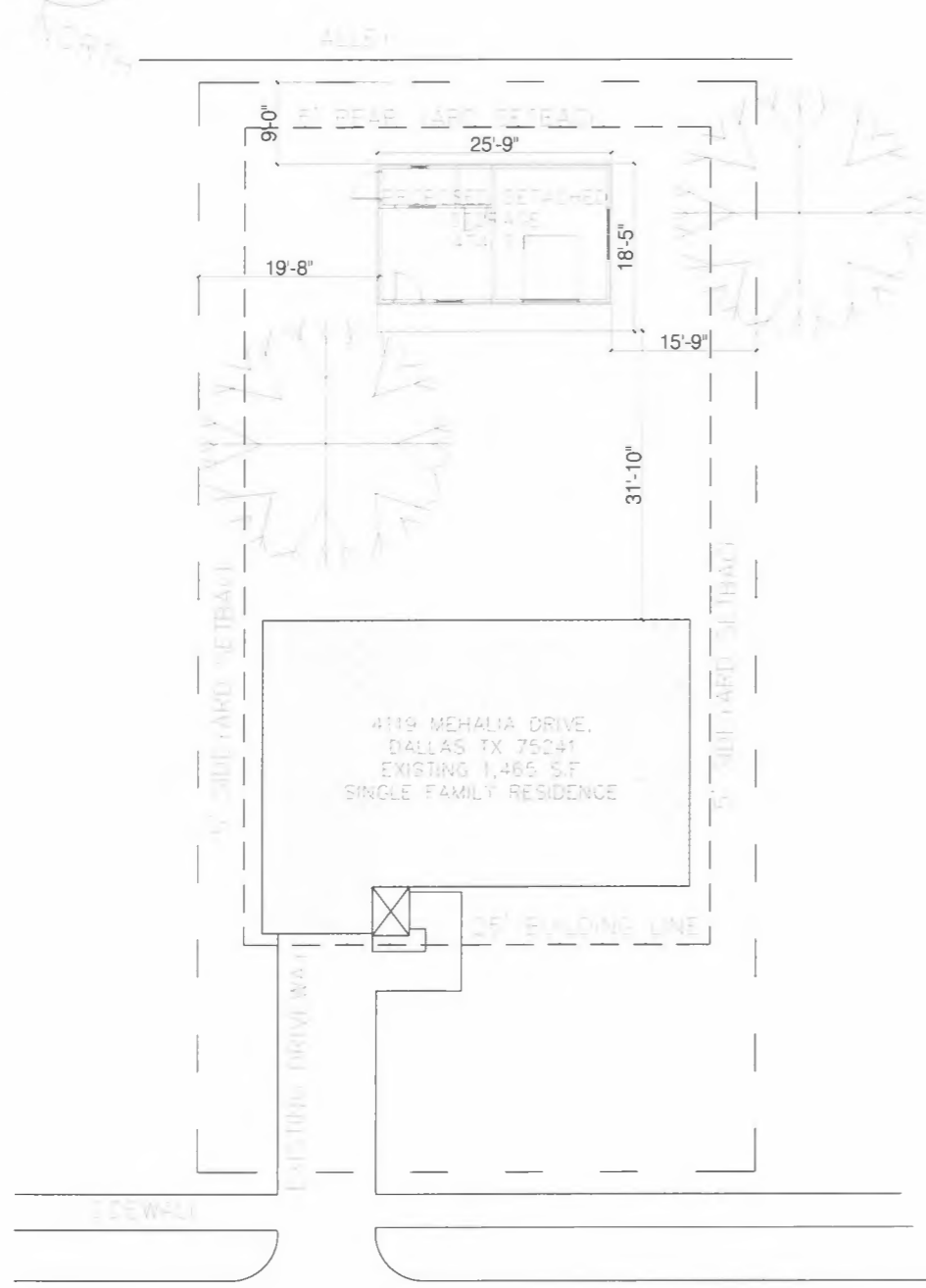
S.F.= STORE FRONT
MTL.= METAL DOOR
H.C.=HOLLOW CORE
P.D. = POCKET DOOR
S.C.= SOLID CORE
S.G.D.= SOLID GLASS DOOR
DBL= DOUBLE DOOR
O.H.=OVERHEAD



4119 MEHALIA DRIVE DALLAS, TX 75241 SQUARE FOOTAGE	
EXISTING HOUSE	1,120 S.F.
EXISTING GARAGE	278 S.F.
PROPOSED STORAGE	397 S.F.
PROPOSED PORCH	77 S.F.
TOTAL A.C.	1,120 S.F.
TOTAL UNDER ROOF	1,408 S.F.
PROPERTY ZONING	R-2000
LOT AREA	13,317 S.F.
LOT COVERAGE	26.33%
LEGAL DESCRIPTION	
HIGHLAND HILLS EDINBURGH ADD'L LOT 2A	

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MYDESIGNS@ELITEARCHITECTURALDESIGNS.COM

**4119 MEHALIA DRIVE
DALLAS TX 75241**



VICINITY MAP
for reference only

4119 MEHALIA DRIVE DALLAS, TX 75241 SQUARE FOOTAGE	
EXISTING HOUSE	1,120 S.F.
EXISTING GARAGE	375 S.F.
PROPOSED STORAGE	397 S.F.
PROPOSED PORCH	77 S.F.
TOTAL A.C.	1,120 S.F.
TOTAL UNDER ROOF	1,979 S.F.
PROPERTY ZONING	R-5(A)
LOT AREA	7,347 S.F.
LOT COVER-AGE	26.39%
LEGAL DESCRIPTION	
HIGHLAND HILLS E. BLD. 6365 LOT 36	

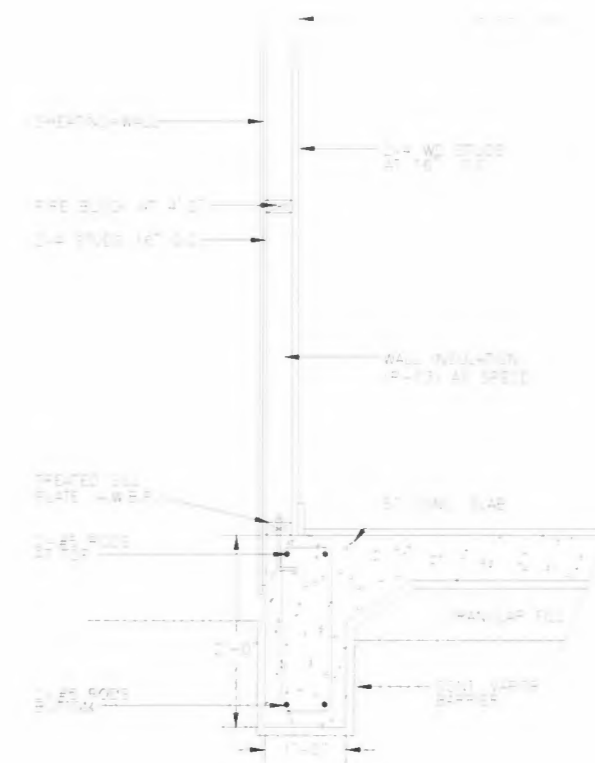
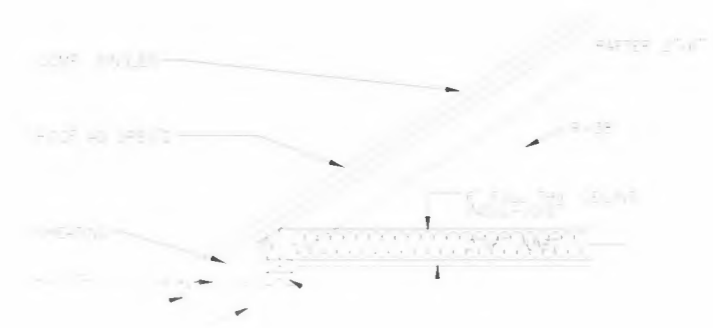
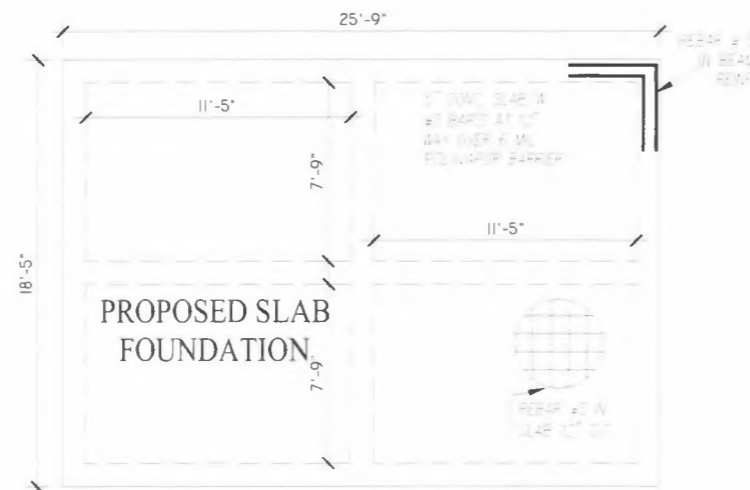
MEHALIA DRIVE

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**4119 MEHALIA DRIVE
DALLAS TX 75241**

PROJECT TITLE SITE
DATE 11-10-2017
PAGE **1**

- 2021 IBC
- 2021 IRC
- 2021 IFC
- 2021 IPC
- 2021 IFGC
- 2021 IMC
- 2021 IECC
- 2021 IPMC
- 2021 ISPC
- 2021 NEC



WALL SECTION - SIDING
not to scale

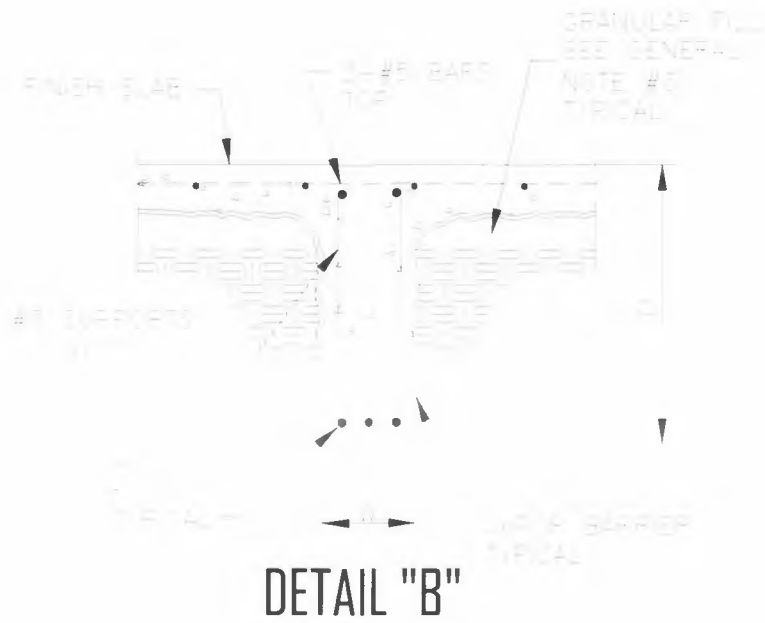
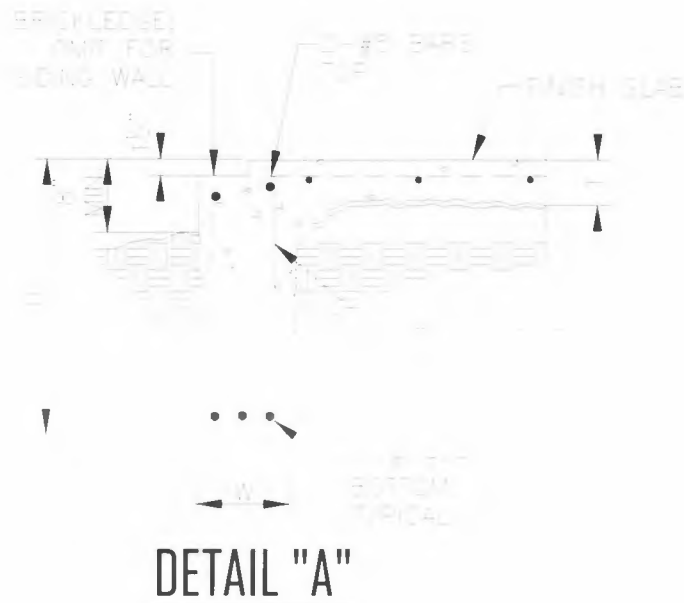
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ADDRESS: **4119 MEHALIA DRIVE**
DALLAS TX 75241

SYDNEY ALTMET
REGISTERED PROFESSIONAL ARCHITECT
STATE OF TEXAS
LICENSED PROFESSIONAL ARCHITECT
119204

PROJECT TELEPHONE: _____
PHONE: 214-794-8568
DATE: 05/07/2023
PAGE: **2**

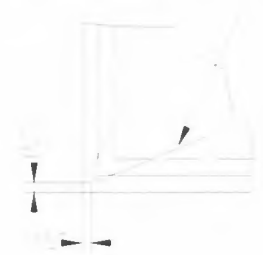


FOUNDATION NOTES

1. THE CONTRACTOR SHALL COORDINATE THE FOUNDATION PLAN WITH ARCHITECTURAL DRAWINGS FOR OPENINGS, DEEPS, INSERTS, AND RELATED ITEMS. CONTRACTOR SHALL ALSO VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD BEFORE CONCRETE IS PLACED.
2. THE CONTRACTOR SHALL VERIFY PRIOR TO CONSTRUCTION THAT THE NEW CONSTRUCTION WILL NOT CONFLICT WITH ANY EXISTING UTILITIES. IF CONFLICTS ARISE, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND SHALL SUBMIT AN APPROPRIATE SOLUTION TO THE CONSULTING ENGINEER.
3. TYPICAL DETAILS AND NOTES SHALL APPLY UNLESS SPECIFICALLY SHOWN OR NOTED OTHERWISE. CONSTRUCTION DETAILS NOT FULLY SHOWN OR NOTED SHALL BE SIMILAR TO DETAILS SHOWN FOR SIMILAR CONSTRUCTION.
4. DUE TO THE INTRUSION OF CONSTRUCTION, IT IS IMPRACTICAL TO PREPARE OR SHOW EVERY DETAIL. IF A DETAIL IS NOT SHOWN, A SIMILAR DETAIL OF THE CURRENT RULES OF GOOD CONSTRUCTION PRACTICE SHALL BE PRACTICED SHALL BE FOLLOWED.
5. SITE PAVING AND DRAINAGE AROUND THE FOUNDATION SHALL BE MAINTAINED AT ALL TIMES IN SUCH A MANNER THAT SURFACE OF GROUND WATER WILL NOT COLLECT UNDER OR ADJACENT TO THE SLAB. MOISTURE CONTENT SHALL BE KEPT CONSISTENT AND PROPER DRAINAGE AWAY FROM SLAB IS REQUIRED.
6. **DRAINAGE DRAINAGE DRAINAGE:** THE FINAL GRADE AROUND THE FOUNDATION SHALL BE 4" BELOW THE TOP OF THE FOUNDATION AND SLOPE AWAY FROM THE FOUNDATION 4" MINIMUM IN 4" IN 4'.
7. AT WALLS: CONTRACTOR'S ORIGINAL BRICK LEDGE MAY BE REUSED OR REMOVED AT EXTERIOR CORNER DRAINAGE.
8. MINIMUM EMBEDMENT LENGTH OF THE BEAM SHALL BE NO LESS THAN 18 INCHES.

9. ALL REINFORCING BARS SHALL BE GRADE 60 AND CONFORM TO ASTM A615-80.
10. BARS SHALL BE CLEAN AND SUPPORTED ON CHAIRS AND TIES AT ALL INTERSECTIONS TO PREVENT VERTICAL AND HORIZONTAL MOVEMENT DURING CONCRETE PLACEMENT. THE 4 FT. MAXIMUM SUPPORT SPACING ALONG EACH BAR OR BAR BUNDLE SHALL BE MAINTAINED. CORNER BARS AT EACH CORNER SHALL BE 30 INCHES (30 INCHES) AND TIES SHALL HAVE 6 INCH HOOK.
11. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (FC) OF 4000 PSI. AT 28 DAYS MAXIMUM SLUMP SHALL BE 4" WITH AT 18" ALL CONCRETE SHALL BE PLACED IN ACCORDANCE WITH APPLICABLE SPECIFICATIONS.
12. MINIMUM CONCRETE PROTECTION FOR REINFORCEMENT.
13. PROVIDE CORNER BARS AT ALL EXTERIOR CORNERS AND ALL DISCONTINUOUS ENDS OF BEAMS.

- FOUNDATION REQUIREMENTS:**
- 1. BEAM WIDTH - 12"
 - 2. BEAM DEPTH - 24"
 - 3. BEAM STEEL - TOP 2#5
 - 4. APPROX 45 DEGREE ANGLE
 - 5. #3 HARPEN BAR CENTERED AT CORNER 18" FROM EDGE



TYPICAL CORNER BAR

DATE: 11/11/2024	PROJECT: 4119 MEHALIA DRIVE
SCALE: AS SHOWN	DESIGNED BY: [Signature]
CHECKED BY: [Signature]	DATE: 11/11/2024
3	

GENERAL NOTES

1. THE CONTRACTOR SHALL COORDINATE THE FOUNDATION PLAN WITH ARCHITECTURAL DRAWINGS FOR OPENINGS, DEEPS, INSERTS, AND RELATED ITEMS. CONTRACTOR SHALL ALSO VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD BEFORE CONCRETE IS PLACED.
2. THE CONTRACTOR SHALL VERIFY PRIOR TO CONSTRUCTION THAT THE NEW CONSTRUCTION WILL NOT CONFLICT WITH ANY EXISTING UTILITIES. IF CONFLICTS ARISE, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND SHALL SUBMIT AN APPROPRIATE SOLUTION TO THE CONSULTING ENGINEER.
3. TYPICAL DETAILS AND NOTES SHALL APPLY UNLESS SPECIFICALLY SHOWN OR NOTED OTHERWISE. CONSTRUCTION DETAILS NOT FULLY SHOWN OR NOTED SHALL BE SIMILAR TO DETAILS SHOWN FOR SIMILAR CONSTRUCTION.
4. DUE TO THE INTRUSION OF CONSTRUCTION, IT IS IMPRACTICAL TO PREPARE OR SHOW EVERY DETAIL. IF A DETAIL IS NOT SHOWN, A SIMILAR DETAIL OF THE CURRENT RULES OF GOOD CONSTRUCTION PRACTICE SHALL BE PRACTICED SHALL BE FOLLOWED.
5. SITE PAVING AND DRAINAGE AROUND THE FOUNDATION SHALL BE MAINTAINED AT ALL TIMES IN SUCH A MANNER THAT SURFACE OF GROUND WATER WILL NOT COLLECT UNDER OR ADJACENT TO THE SLAB. MOISTURE CONTENT SHALL BE KEPT CONSISTENT AND PROPER DRAINAGE AWAY FROM SLAB IS REQUIRED.
6. **DRAINAGE DRAINAGE DRAINAGE:** THE FINAL GRADE AROUND THE FOUNDATION SHALL BE 4" BELOW THE TOP OF THE FOUNDATION AND SLOPE AWAY FROM THE FOUNDATION 4" MINIMUM IN 4" IN 4'.
7. AT WALLS: CONTRACTOR'S ORIGINAL BRICK LEDGE MAY BE REUSED OR REMOVED AT EXTERIOR CORNER DRAINAGE.
8. MINIMUM EMBEDMENT LENGTH OF THE BEAM SHALL BE NO LESS THAN 18 INCHES.

CONCRETE

1. ALL BEAMS BOTTOMS MUST BE FINISHED A MINIMUM OF 2" INTO UNDISTURBED SOIL OR PROPERLY COMPACTED FILL. BEAM BOTTOMS MAY BE SLURED OR STEPPED TO MEET THE FULL POINTS. BEAM SIDES SHALL NOT BE DECREASED WITHOUT WRITTEN APPROVAL OF THE ENGINEER. BEAM HEIGHTS MAY BE INCREASED IF IT IS TO MEET THE REQUIREMENT WITHOUT ADDITIONAL REINFORCING. REINFORCEMENT IN FINAL BEAMS ALL BEAMS SHALL HAVE 4#-11" EXPOSED ABOVE FINISH. BEAM BOTTOMS SHALL BE CLEAN AND FREE OF ALL LOOSE MATERIAL.
2. BRICK LEDGES SHALL BE PLACED AT LEAST 18" FROM CORNER BAR WITH 4#-11" IN EACH.
3. VERIFY ALL DIMENSIONS WITH PROPLET.

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4119 MEHALIA DRIVE
DALLAS, TX 75241

**4119 MEHALIA DRIVE
DALLAS TX 75241**

STATE OF TEXAS
Professional Engineer
11/11/2024

DATE: 11/11/2024
PROJECT: 4119 MEHALIA DRIVE
SCALE: AS SHOWN
DESIGNED BY: [Signature]
CHECKED BY: [Signature]
DATE: 11/11/2024

3

WINDOW SCHEDULE

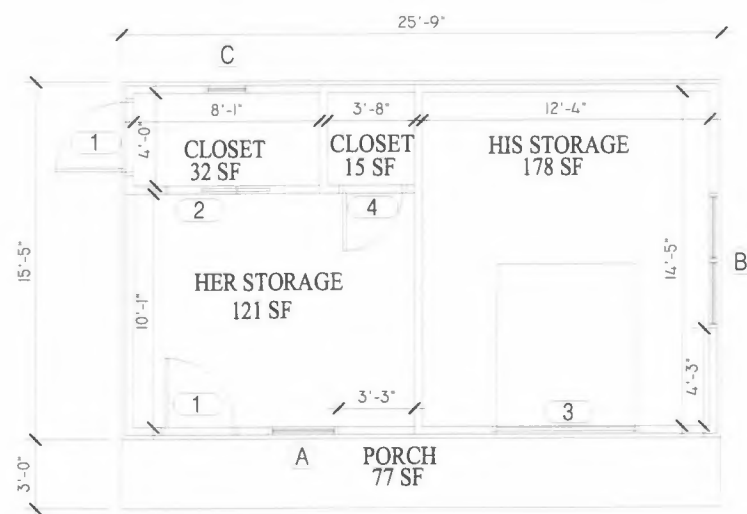
TAG	SIZE	DESC.	QTY.
A	3'-0" X 3'-0"	DBLH	1
B	(2)3'-0" X 4'-0"	DBLH	1
C	2'-0" X 3'-0"	DBLH	1

DBLH = DOUBLE HUNG
CSMNT = CASEMENT

DOOR SCHEDULE

TAG	SIZE	DESC.	QTY.
1	3'-0" X 6'-8"	S.C.	2
2	3'-0" X 6'-8"	P.D.	1
3	6'-0" X 8'-0"	O.D.	1
4	2'-6" X 6'-8"	H.C.	1

S.F. = STORE FRONT
MTL. = METAL DOOR
H.C. = HOLLOW CORE
P.D. = POCKET DOOR
S.C. = SOLID CORE
S.G.D. = SOLID GLASS DOOR
DBL = DOUBLE DOOR
O.H. = OVERHEAD



4119 MEHALIA DRIVE DALLAS, TX 75241 SQUARE FOOTAGE	
EXISTING HOUSE	1,190 S.F.
EXISTING GARAGE	275 S.F.
PROPOSED STORAGE	397 S.F.
PROPOSED PORCH	77 S.F.
TOTAL A.C.	1,190 S.F.
TOTAL UNDER ROOF	1,939 S.F.
PROPERTY ZONING	P-5(4)
LOT AREA	7,347 S.F.
LOT COVERAGE	26.34%
LEGAL DESCRIPTION	
HIGHLAND HILLS SUBD. 16868 LOT 38	

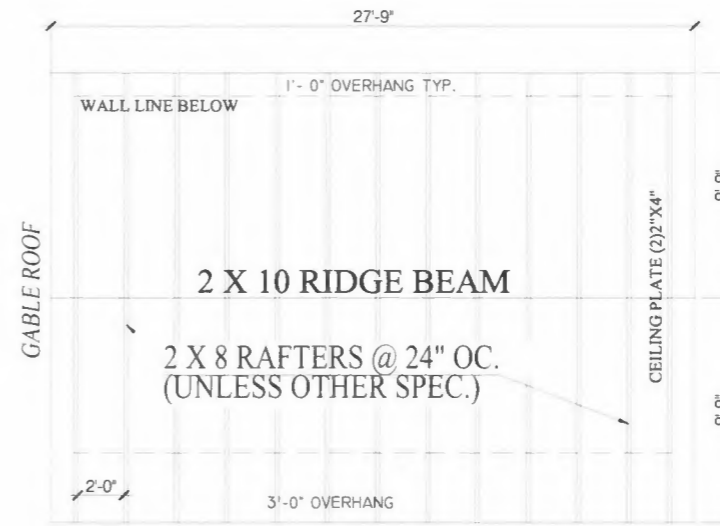
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PROPERTY FILE #
DATE OF SALE
4



ROOF PLAN



RAFTER PLAN

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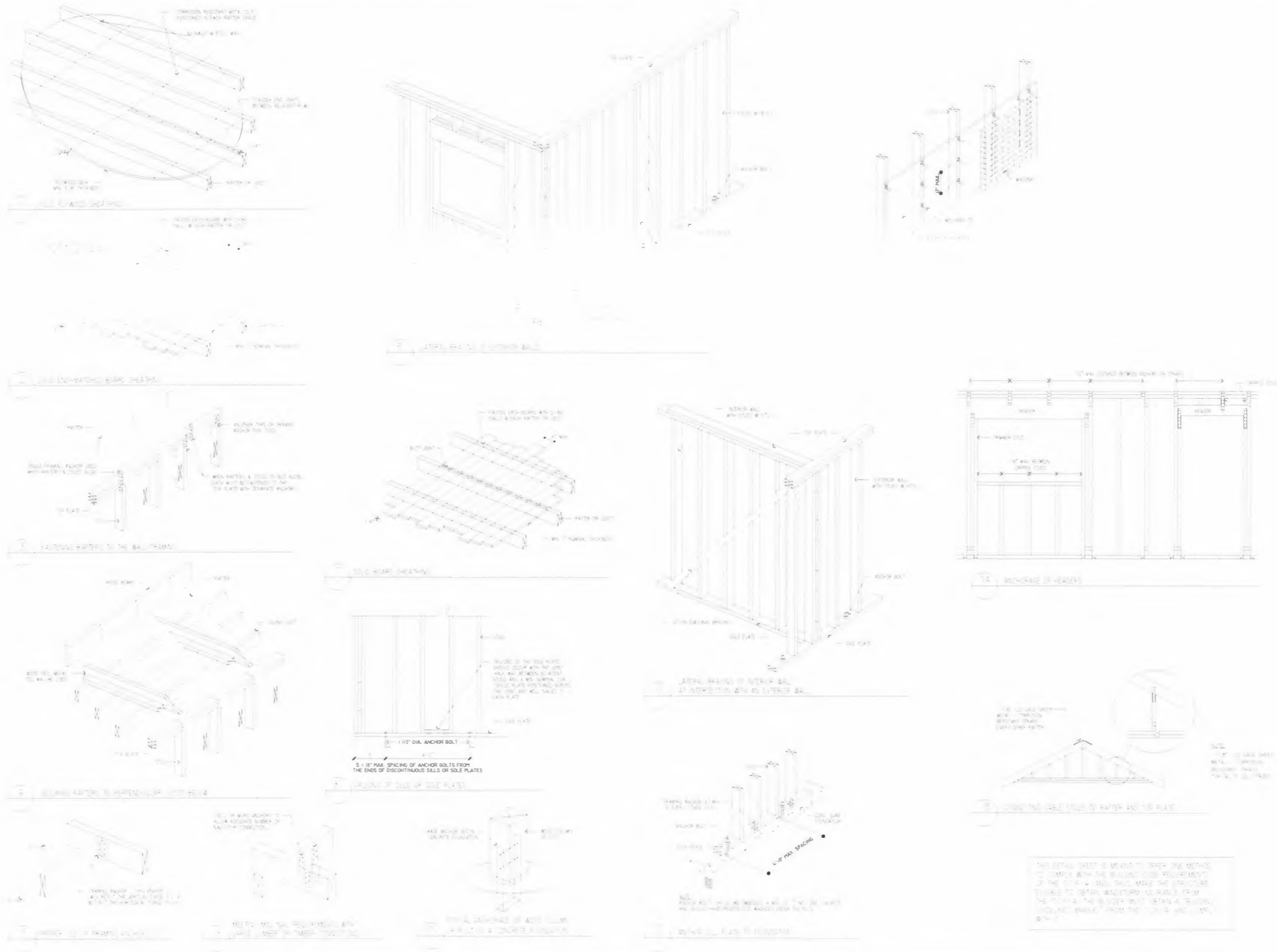
PROJECT TITLE: ROOF & RAFTER PLAN
DATE: 11/11/2024
SCALE: AS SHOWN

ADDRESS: **4119 MEHALIA DRIVE DALLAS TX 75241**

Syed A. Ahmed
11/18/2024
LICENSED PROFESSIONAL ENGINEER

PROJECT TITLE: ROOF & RAFTER PLAN
DATE: 11/11/2024
SCALE: AS SHOWN

5



THE DETAIL SHOWN IS MEANT TO BE USED TO VERIFY THE METHOD TO COMPLY WITH THE BUILDING CODE REQUIREMENT OF THE IBC 1604.4.5. THIS SHALL MAKE THE STRUCTURE SUITABLE TO WITHSTAND WINDSTORM SURFACES FROM THE TOP OF THE SLIDER-BOLT STRAP TO THE BOTTOM OF THE SLIDER-BOLT FROM THE TOP OF THE SLIDER-BOLT TO THE BOTTOM OF THE SLIDER-BOLT.

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PROJECT NO. 14-000000-0000
 SHEET NO. 5.1
 DATE: 11/11/2014
 DRAWN BY: J. H. HARRIS
 CHECKED BY: J. H. HARRIS
 APPROVED BY: J. H. HARRIS

ADDRESS: **4119 MEHALIA DRIVE DALLAS TX 75241**

STATE OF TEXAS
 State Architect
 License No. 115204
 J. H. HARRIS
 Licensed Professional Engineer

PROJECT FILE FOLDER: 14-000000-0000

DATE: 11/11/2014

5.1

ELECTRICAL LEGEND

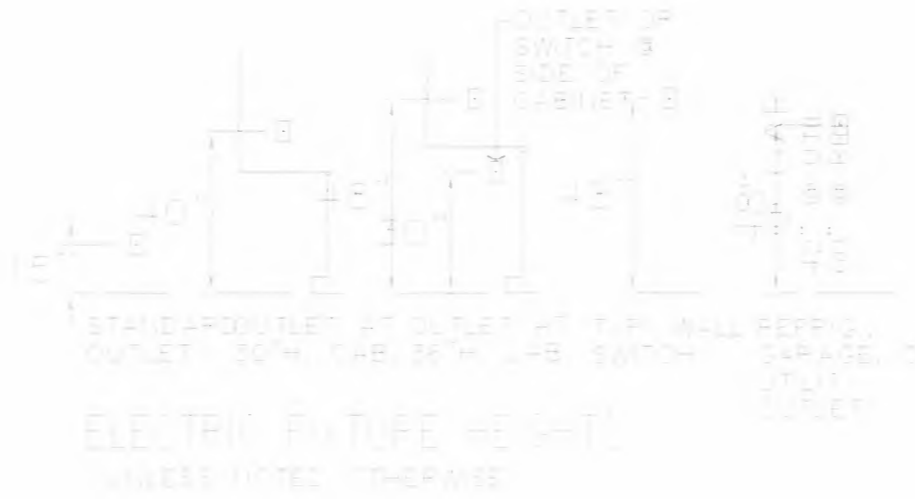
- R 120 VOLT RECEPTACLE
- RW WATERPROOF RECEPTACLE
- RCL 120 VOLT & CEILING
- RWF 120 VOLT W/ WAFING FAULT INTERRUPTER
- RWF 120 VOLT W/ FLUOR
- R240 240 VOLT RECEPTACLE
- R 120 VOLT DRYER HARD WIRE
- R 120 VOLT DRYER HARD WIRE
- S 20 AMP FUSE SWITCH
- S1 THREE WAY SWITCH
- S4 FOUR WAY SWITCH
- SWM DIMMER SWITCH
- SWHD DIMMER SWITCH
- TL 120V MOLDED LIGHT
- HL HANGING LIGHT
- PLA PRESSED AIRPLANE VAN LIGHT
- RF 120V FLOOR LIGHT



- 4 GARAGE DOOR OPENER
- SMOKE DETECTOR (HARD WIRE W/ BATTERY BACKUP)
- FC FLOOR COVERING
- CHMS (FOR DOOR BELLS)
- THERMISTAT
- ELEC. PANEL
- WALL FAX
- Hand Lighting Grid Top
- FLUORESCENT LIGHT (LENGTH PER BAR)
- EXHAUST FAN (20" OR 16")
- EXHAUST FAN (20" OR 16") W/ LIGHT
- 24 FLUORESCENT THROU
- 12 FLUORESCENT THROU
- 120V FLOOR LIGHT

GENERAL ELECTRICAL NOTES

1. ALL ELECTRICAL DEVICES AND WORK SHALL COMPLY WITH THE HIGHEST STANDARD OF THE GOVERNING ELECTRICAL CODE.
2. PERFORMANCE STANDARDS SHALL CONFORM TO ALL APPLICABLE CODES AND REGULATIONS AS ESTABLISHED BY GOVERNMENT AND APPLICABLE AGENCIES.
3. ALL DEVICES SHALL BE UL APPROVED AND BEAR ALL LABELS.
4. UNLESS NOTED OTHERWISE, ALL SWITCHES AND OUTLET HEIGHTS SHALL BE AS NOTED ON THESE DRAWINGS.
5. SWITCH AND OUTLET HEIGHTS OF MULTIPLE SWITCHES OR TO (4) FOUR WHEN SHOWN ADJACENT TO EACH OTHER (IN PLAYS) SHALL BE GROUPED UNDER (1) ONE PLATE.
6. VERIFY SERVICES AND LOCATION REQUIREMENTS FOR ALL APPLIANCES AND MECHANICAL EQUIPMENT PRIOR TO INSTALLATION.
7. PROVIDE A MAXIMUM OF TWO SEPARATE 20 AMP CIRCUITS TO KITCHEN APPLIANCES.
8. PROVIDE A MAXIMUM OF TWO SEPARATE 20 AMP CIRCUITS TO BATHROOM APPLIANCES.



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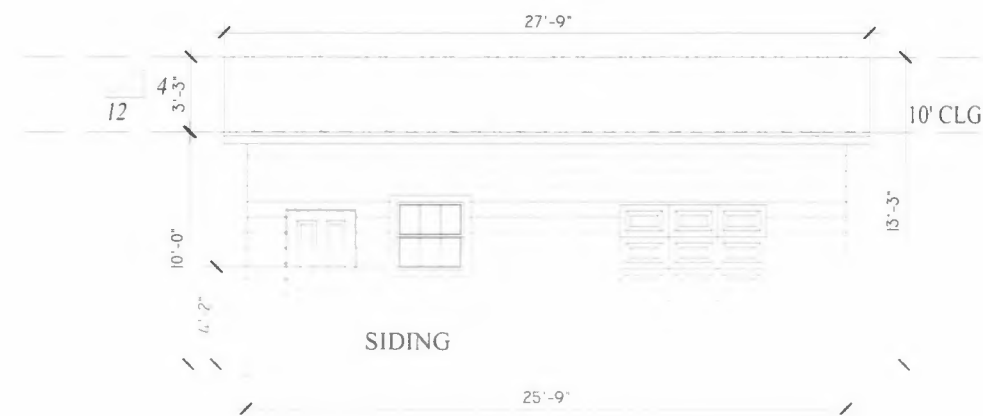
THIS PLAN AND SPECIFICATIONS ARE THE PROPERTY OF ELITE ARCHITECTURAL DESIGNS. NO PART OF THIS PLAN OR SPECIFICATIONS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ELITE ARCHITECTURAL DESIGNS.

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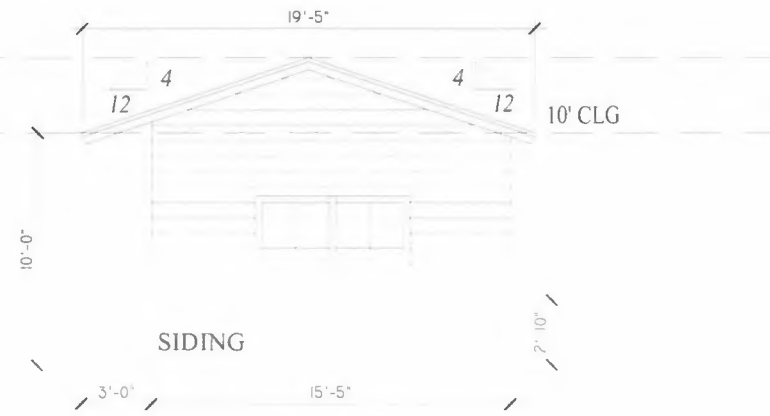
PROJECT TITLE: ELECTRICAL

DATE: 11/11/2011

FILE: **6**



FRONT ELEVATION



RIGHT ELEVATION

The main structure our house is 14 feet 10 inches high
Ana Castro

PROPOSED DETACHED STORAGE TO BE CONSTRUCTED AT REAR OF RESIDENCE WITH WOOD AND FRAME, AND A ROOF PITCH OF 4:12. BUILDING MATERIALS TO BE APPROVED BY INSPECTOR, CONTRACTOR AND HOMEOWNER.



LEFT ELEVATION



REAR ELEVATION

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PROPOSED DETACHED STORAGE TO BE CONSTRUCTED AT REAR OF RESIDENCE WITH WOOD AND FRAME, AND A ROOF PITCH OF 4:12. BUILDING MATERIALS TO BE APPROVED BY INSPECTOR, CONTRACTOR AND HOMEOWNER.

ADDRESS: **4119 MEHALIA DRIVE DALLAS TX 75241**

PROJECT TITLE	
DATE	
SCALE	
7	