



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

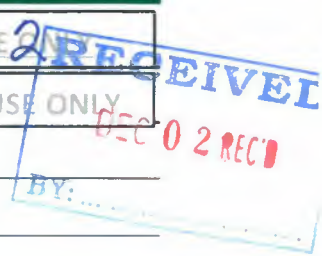
APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

245-1012

Date:

FOR OFFICE USE ONLY



Data Relative to Subject Property:

Location address: 3031 Brooklyndell Ave (f.k.a. 714 S. Barnett) Zoning District: R-7.5(A)

Lot No.: 5 Block No.: F/4519 Acreage: 0.0768 Census Tract: 48113004500

Street Frontage (in Feet): 1) 107.43 2) 29.05 3) 4) 5)

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): D & D Capital, LLC

Applicant: Rob Baldwin, Baldwin Associates Telephone: 214-824-7949

Mailing Address: 3904 Elm Street, Suite B - Dallas Zip Code: 75226

E-mail Address: rob@baldwinplanning.com michele@baldwinplanning.com

Represented by: Rob Baldwin, Baldwin Associates Telephone: 214-824-7949

Mailing Address: 3904 Elm Street, Suite B - Dallas Zip Code: 75226

E-mail Address: rob@baldwinplanning.com michele@baldwinplanning.com

Affirm that an appeal has been made for a Variance or Special Exception of A projected front yard setback.
The request is for a five-foot setback along South Barnett Avenue instead of a projected 25-foot front yard setback. The request is also to allow a garage door within 20-feet of the property line.

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 is a platted lot, but with only 29 feet of lot width making it impossible to comply with two front yards. The lot faces Brooklyndell Avenue and will have a 25-foot setback there.

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

Rob Baldwin

Before me the undersigned on this day personally appeared _____

(Affiant/Applicant's name printed)

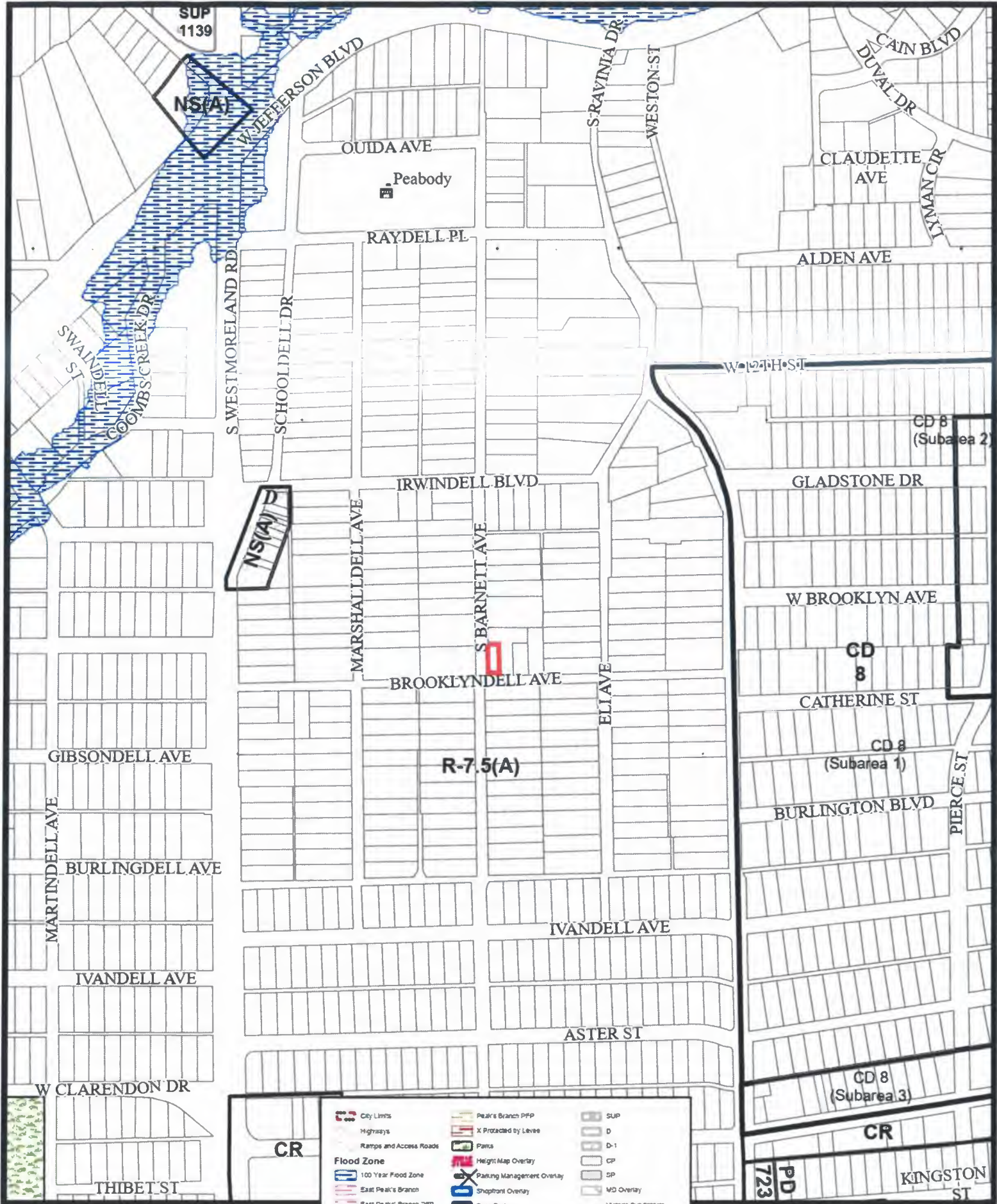
who on (his/her) oath certifies that the above statements are true and correct to his/her best knowledge and that he/she is the owner/or principal/or authorized representative of the subject property

Respectfully submitted: _____
(Affiant/Applicant's signature)

Subscribed and sworn to before me this 6 day of November, 2024

Michele Stoy
Notary Public in and for Dallas County, Texas





1:4,800

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

Case ID: **BOA246-012**
 Printed: 9/27/2024

ANNEXED APRIL 9, 1930 ORD. NO. _____
SURVEY L. N. COOMBS ABST. 763

CITY OF DALLAS PLAT BOOKS

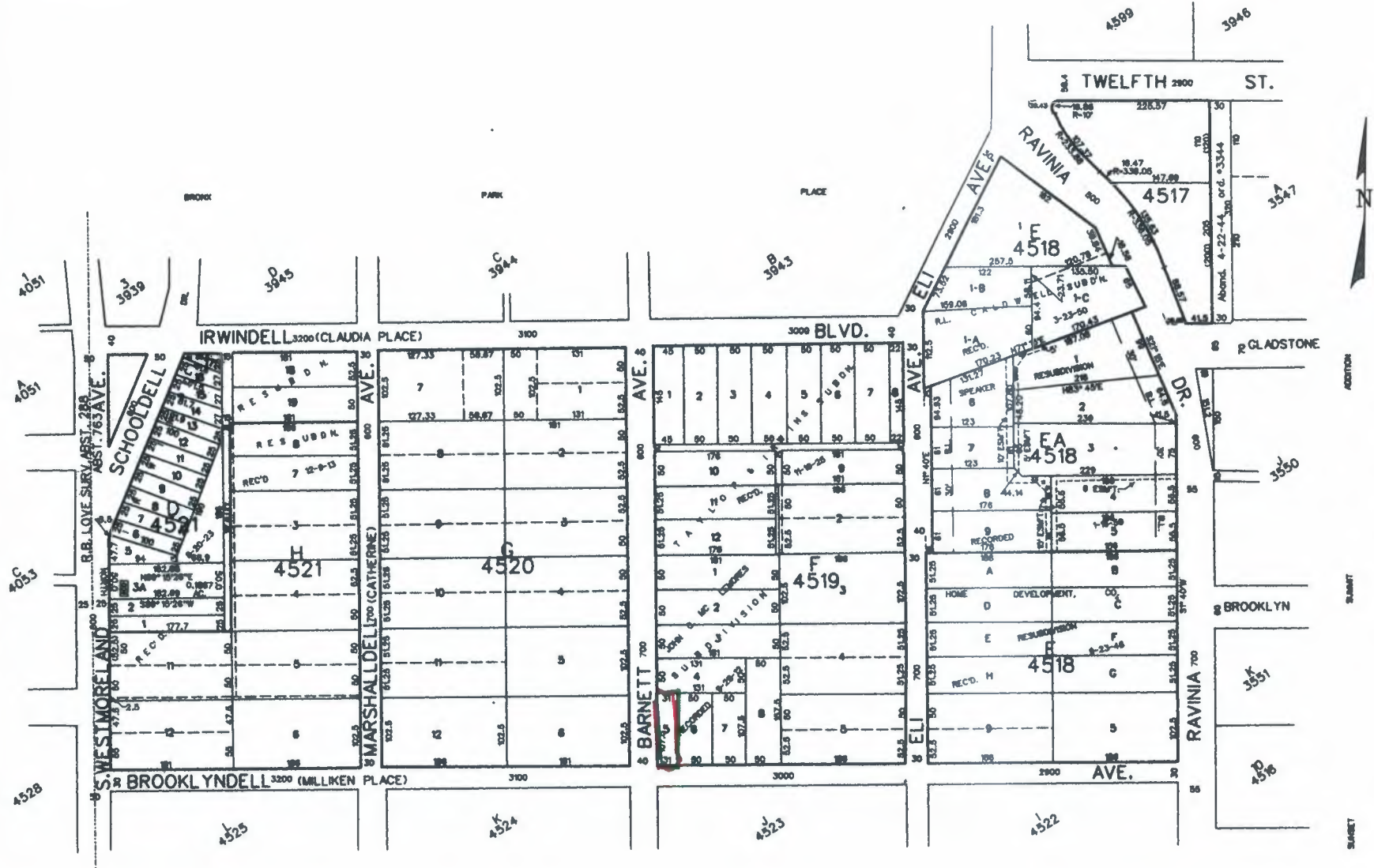
ADDITION BRONX PARK PLACE

SCALE 100 FT. EQUALS 1 INCH

BLOCKS A E F G D,H
4517, 4518, 4519, 4520, 4521
SCHOOL DISTRICT DALLAS

SPS 2-18-96

RECORDED 10-9-1909
FILED 2-12-96 BLK. D/4521 LOT 3A FERNANDO GARCIA



BOA245-012

2701 SUNSET RIDGE DRIVE, STE. 303
ROCKWALL, TEXAS 75032

FIRM REGISTRATION NO. 10194366

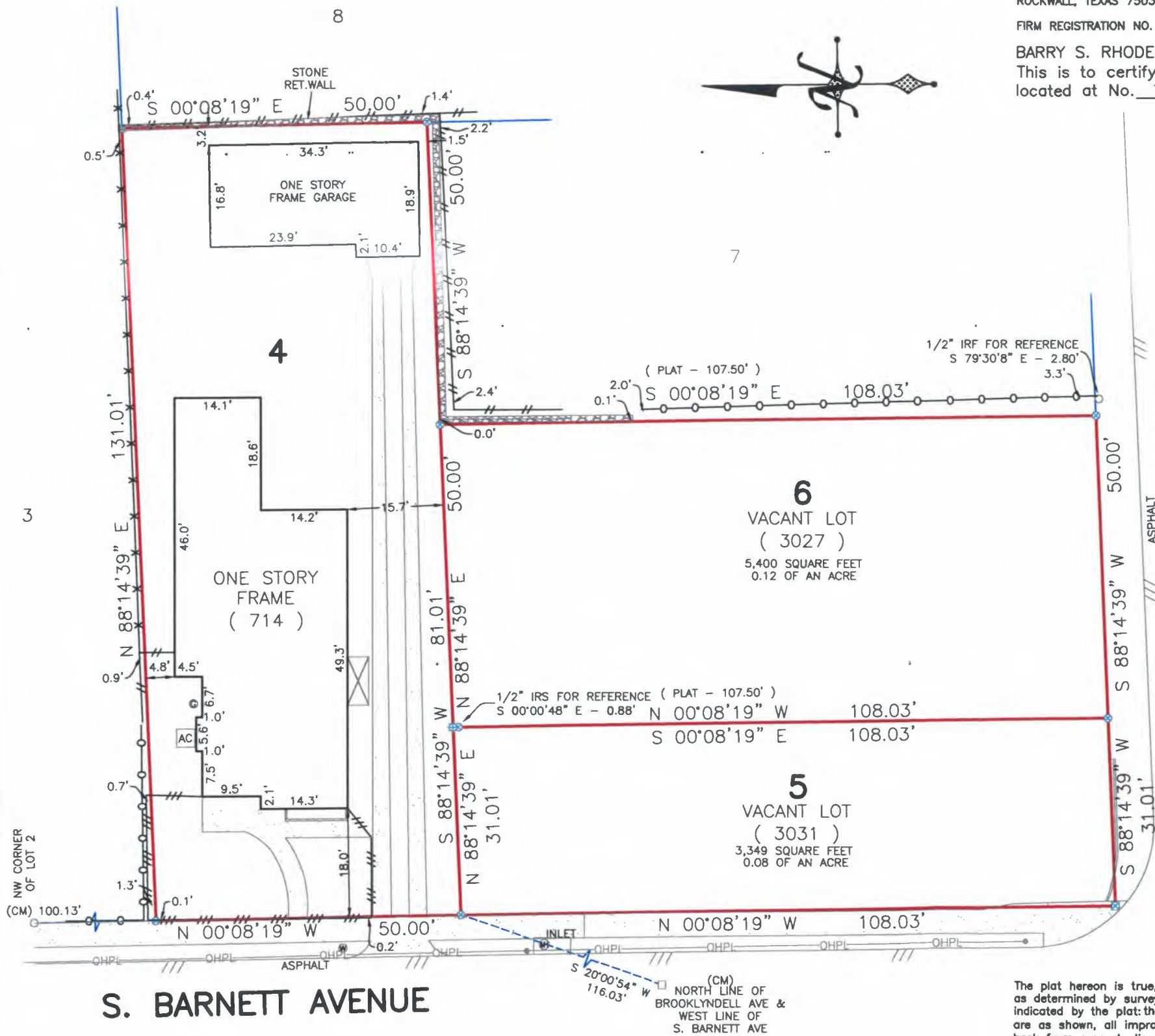
SURVEY PLAT



BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 714-718 S. BARNETT AVE. & 3023 BROOKLYNDELL AVE., in the city of DALLAS Texas.

Lots 4, 5 & 6, of JOHN C MCLEMORE'S SUBDIVISION OF LOTS 7, 8 AND 9 IN BLOCK F/4519 OF BRONX PARKPLACE, an addition to the City of Dallas, Dallas County, Texas, a subdivision in Dallas County, Texas, according to the map or plat thereof, recorded in Volume 1, Page 402, Plat Records, Dallas County, Texas.



BROOKLYNDELL AVENUE
(MILLIKEN PLACE PER PLAT)
ASPHALT

ACCEPTED BY: BDA245-012

S. BARNETT AVENUE

THIS CERTIFICATION DOES NOT TAKE INTO CONSIDERATION ADDITIONAL FACTS THAT AN ACCURATE TITLE SEARCH AND OR EXAMINATION MIGHT DISCLOSE.

Bearings shown hereon are referenced to the Texas Coordinate System of 1983, North Central Zone (4202), and are based upon the North American Datum of 1983 (NAD 83), 2011 Adjustment, Epoch 2010.

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements. TITLE AND ABSTRACTING WORK FURNISHED BY N/A. THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 20'
Date: 01-29-2024
G. F. No.: N/A
Job no.: 202400231
Drawn by: BM
USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR MD CONSTRUCTION SOLUTIONS

LEGEND

WOOD FENCE	---	IRON FENCE	---
CHAIN LINK	---	WIRE FENCE	---
PROPERTY LINE	---		
EASEMENT SETBACK	---		
CM - CONTROLLING MONUMENT		EM - ELECTRIC METER	
MRD - MONUMENTS OF RECORD DIGNITY		⊙ - ELECTRIC	
○ 1/2" IRON ROD FOUND		⊙ - CLEAN OUT	⊙ - PE - POOL EQUIP
⊙ 1/2" YELLOW-CAPPED IRON ROD SET		⊙ - GAS METER	⊙ - POWER POLE
⊙ SET 'X' □ FOUND 'X'		⊙ - FIRE HYDRANT	⊙ - TELEPHONE
⊙ 3/8" IRON ROD FOUND		⊙ - LIGHT POLE	⊙ - WATER METER
⊙ 5/8" IRON ROD FOUND		⊙ - MANHOLE	⊙ - WATER VALVE
⊙ PK NAIL FOUND			
⊙ - CABLE			
⊙ - (UNLESS OTHERWISE NOTED)			

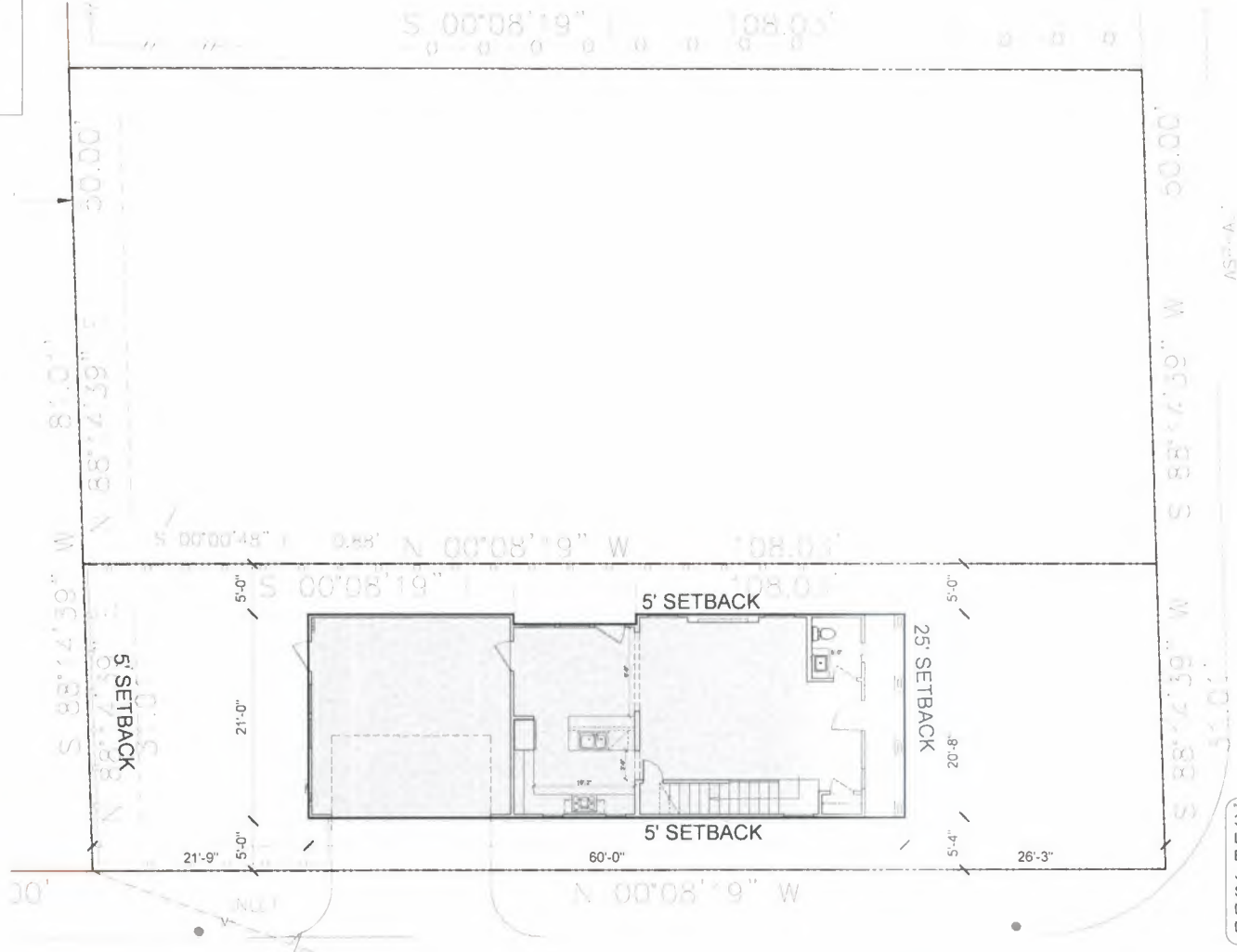


GENERAL SITE NOTES:

- 10 BUILDER TO RESURFACE TOPOFINISH GRADE TO PROVIDE PROPER DRAINAGE OF SURFACE WATER AWAY FROM BUILDING AS REQUIRED
- 20 FINAL LOCATION OF PROPOSED RESIDENCE TO BE DETERMINED BY BUILDER
- 30 EXPOSED FOUNDATION TO BE MINIMUM OF 8" AND A MAXIMUM OF 24" ABOVE FINISHED GRADE OR PER SUBDIVISION REQUIREMENTS UNLESS ALL EXPOSED FOUNDATIONS
- 40 THERE ARE NO STORM SEWER LINES WITHIN THE LOT FRONTAGE OR 10' BEYOND THE SIDE PROPERTY LINES
- 50 UTILITY LINE LOCATIONS ARE APPROXIMATE GENERAL CONTRACTOR TO FIELD VERIFY FOR EXACT LOCATIONS
- 60 VERIFY METER AND UTILITY SERVICE LOCATIONS PRIOR TO INSTALLATION
- 70 ROBBER CONTROL BARRIERS TO BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION
- 80 ESTABLISH TEMPORARY CONSTRUCTION DRIVEWAY TO BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION
- 90 CONFORM ALL DRIVEWAY WALKWAY AND PVC LAYOUT LOCATIONS PRIOR TO COMMENCING WORK
- 100 PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES WALKS AND PATIOS
- 110 ALL EXTERIOR HVAC EQUIPMENT TO BE SCREENED PER CITY REQUIREMENTS DEED RESTRICTIONS OF SUBDIVISION OR NEIGHBORHOOD ASSOCIATION
- 120 DAMAGE RECEPTACLES TO BE STORED IN DAMAGE OR SCREENED FROM VIEW AND GANNA ACCESS
- 130 LOCATION OF MAIL BOX AND EXTERIOR DRIVEWAY LIGHTS TO BE NOTED PRIOR TO INSTALLATION
- 140 ALL CONSTRUCTION MATERIALS AND WASTE TO BE STORED ON SITE DURING CONSTRUCTION
- 150 LANDSCAPE PLANS TO BE PROVIDED BY OTHERS AND PERMIT FOR SAME TO BE OBTAINED SEPARATELY FROM THESE PLANS
- 160 EXISTING TREES TO BE REMOVED OR DISTURBED WITHOUT OWNER APPROVAL
- 170 ALL STUMPS AND ROOTS SHALL BE REMOVED FROM THE SOIL TO A DEPTH OF 12" BELOW THE SURFACE OF THE GROUND IN THE AREA OF THE BUILDING
- 180 CONTRACTOR SHALL CLEAN UP AREAS AFFECTED BY SMOKE WORK AND REMOVE DEBRIS AND MATERIALS FROM THE SITE UPON COMPLETION OF THE WORK

GENERAL NOTES:

- 1. CONTRACTOR TO VERIFY ALL DIMENSIONS AND ADJUST PLANS AS NECESSARY PRIOR TO CONSTRUCTION
- 2. ANY CONFLICTS WITH NEW PLANS AND EXISTING LAYOUT SHALL BE DISCUSSED WITH OWNER PRIOR TO CONSTRUCTION.
- 3. ALL NEW CONSTRUCTION TO BE DONE IN ACCORDANCE WITH ALL CURRENT APPLICABLE BUILDING CODES



BROOKLYNDELL AVENUE
 (MILLIKEN PLACE PER PLAT)

3031 Brooklyndell Ave
 Lot 5 Block F/4519 of
 Bronx Parkplace
 John C Mcvlemores
 Subdivision of Lots
 Dallas, Texas
 Dallas County

1 SITE PLAN
 SCALE 1/8" = 1'-0"

D&D Capital LLC
 09/20/2024
A1.0

BOA245-012

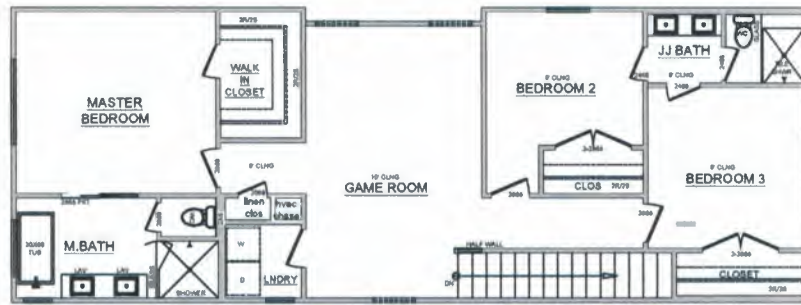


LOT 5

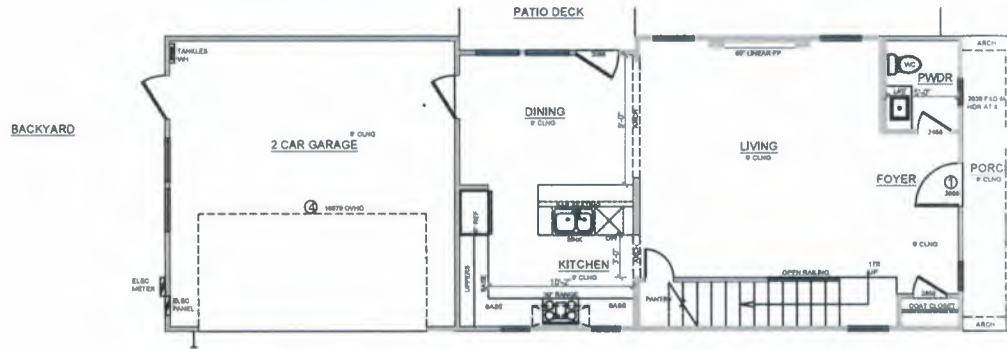
AREA CALCULATIONS	SQ.FT.
FIRST FLOOR LIVING AREA	718 SQ.FT.
SECOND FLOOR LIVING AREA	1,092 SQ.FT.
TOTAL LIVING AREA	1,810 SQ.FT.
2 CAR GARAGE	420 SQ.FT.
FRONT PORCH	83 SQ.FT.
TOTAL LIVING AREA	2,313 SQ.FT.

LOT 5

LOT COVERAGE	
LOT SIZE	3,343 SQ.FT.
BLDNG COVERAGE Max 45% , CURRENT 34%	1,156 SQ.FT.



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

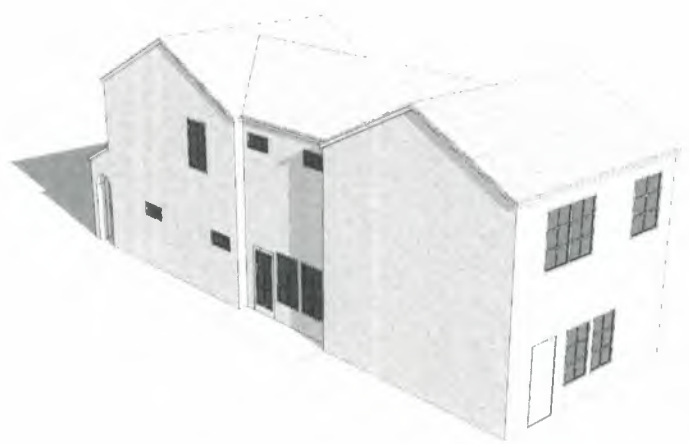


01 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

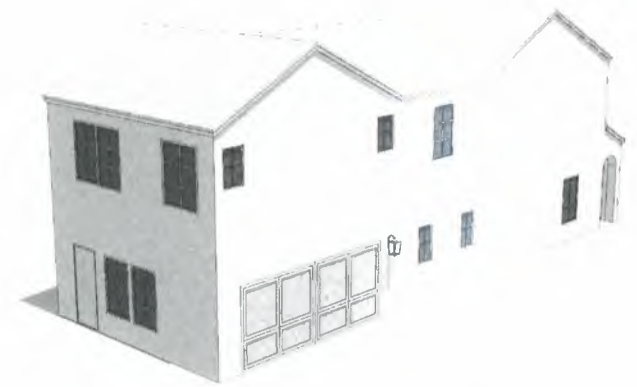
Project Name and Address:
3031 Brooklyndell Ave
Lot 5 Block F/4519 of
Bronx Parkplace
John C Mcvlemores
Subdivision of Lots
Dallas, Texas
Dallas County

Client: D&D Capital LLC	Sheet: A2.1
Date: 09/20/2024	

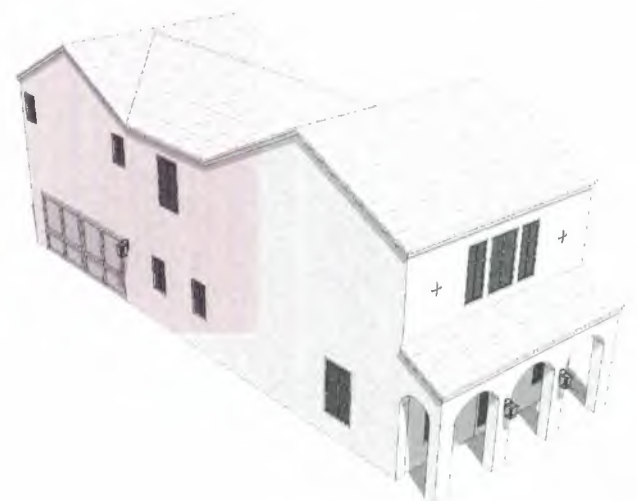
BDA245-012



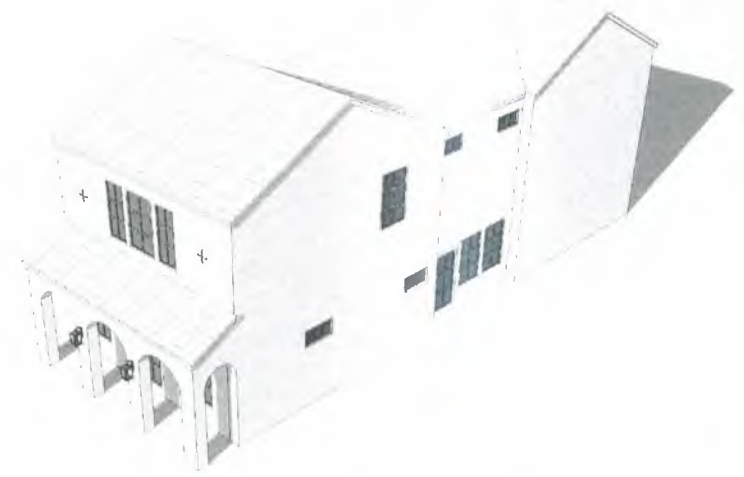
REAR RIGHT PERSPECTIVE VIEW



REAR LEFT PERSPECTIVE VIEW



LEFT PERSPECTIVE VIEW



FRONT PERSPECTIVE VIEW

- GENERAL NOTES
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. FINISHES ARE TO BE AS SHOWN ON THE ARCHITECTURAL DRAWINGS.
 3. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
 5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 6. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO ANY EXCAVATION WORK.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
 8. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 9. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
 10. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AT ALL TIMES.
 12. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO ANY EXCAVATION WORK.
 13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
 14. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 15. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
 16. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
 17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AT ALL TIMES.
 18. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO ANY EXCAVATION WORK.
 19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
 20. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 21. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
 22. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
 23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AT ALL TIMES.
 24. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO ANY EXCAVATION WORK.
 25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
 26. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 27. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
 28. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
 29. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AT ALL TIMES.
 30. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO ANY EXCAVATION WORK.
 31. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
 32. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 33. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
 34. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
 35. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AT ALL TIMES.
 36. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO ANY EXCAVATION WORK.
 37. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
 38. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 39. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
 40. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
 41. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AT ALL TIMES.
 42. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO ANY EXCAVATION WORK.
 43. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
 44. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 45. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
 46. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
 47. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AT ALL TIMES.
 48. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO ANY EXCAVATION WORK.
 49. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
 50. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 51. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
 52. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
 53. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AT ALL TIMES.
 54. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO ANY EXCAVATION WORK.
 55. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
 56. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 57. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
 58. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
 59. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AT ALL TIMES.
 60. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO ANY EXCAVATION WORK.
 61. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
 62. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 63. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
 64. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
 65. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AT ALL TIMES.
 66. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO ANY EXCAVATION WORK.
 67. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
 68. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 69. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
 70. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
 71. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AT ALL TIMES.
 72. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO ANY EXCAVATION WORK.
 73. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
 74. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 75. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
 76. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
 77. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AT ALL TIMES.
 78. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO ANY EXCAVATION WORK.
 79. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
 80. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 81. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
 82. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
 83. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AT ALL TIMES.
 84. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO ANY EXCAVATION WORK.
 85. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
 86. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 87. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
 88. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
 89. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AT ALL TIMES.
 90. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO ANY EXCAVATION WORK.
 91. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
 92. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 93. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
 94. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
 95. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AT ALL TIMES.
 96. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO ANY EXCAVATION WORK.
 97. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
 98. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 99. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
 100. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.

Project Name and Address
 3031 Brooklyndell Ave
 Lot 5 Block 1/4519 of
 Bronx Parkplace
 John C Mcviores
 Subdivision of Lots
 Dallas, Texas
 Dallas County

Project Owner: _____ Sheet: _____
 Date: _____

1918/2024
A4.2

BDA245-012



BDA245-012



BDA245-012



BDA245-012



BOA246-012