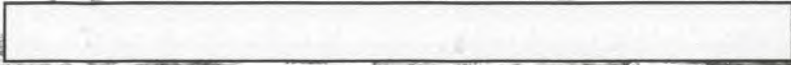


Development Services



Case No.: BDA 245-015 **RECEIVED**
Date: R-7.5 **DEC 02 REC'D**
BY: _____

Data Relative to Subject Property: _____ Date: _____
Location address: 6356 Denham Zoning District: _____
Lot No.: 2 Block No.: 4623 Acreage: 0.17 Census Tract: _____
Street Frontage (in Feet): 1) _____ 2) _____ 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Elsa Gotierrez
Applicant: Blanca Cardenas Telephone: 4699961545
Mailing Address: 1801 N. Hampton Zip Code: 75115
E-mail Address: susancardenas20@gmail.com
Represented by: _____ Telephone: _____
Mailing Address: _____ Zip Code: _____
E-mail Address: _____

Affirm that an appeal has been made for a Variance or Special Exception _____ of requesting a variance
for an ADU Additional Dwelling unit proposal
Not for rent bc

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:
Proposing for an ADU Additional Dwelling Unit

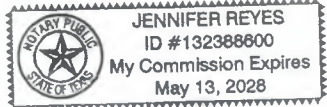
Note to Applicant: If the appeal requested in this application is granted by the Board of Adjustment, a permit must be applied for within 180 days of the date of the final action of the Board, unless the Board specifically grants a longer period.

Affidavit

Before me the undersigned on this day personally appeared Blanca Cardenas
(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

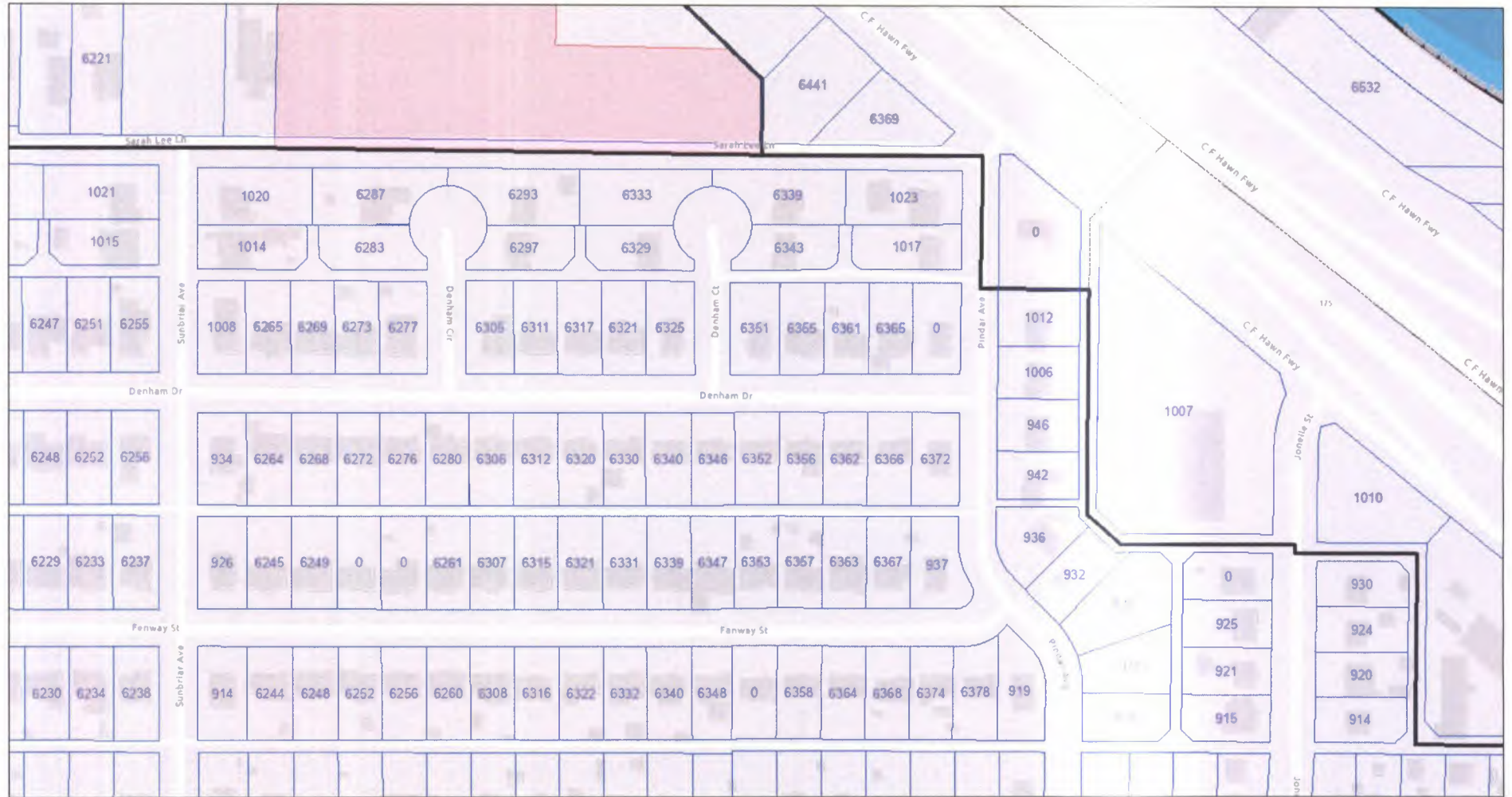
Respectfully submitted: Blanca Cardenas
(Affiant/Applicant's signature)

Subscribed and sworn to before me this 8 day of 10, 2024



JuRC
Notary Public in and for Dallas County, Texas

ArcGIS Web Map



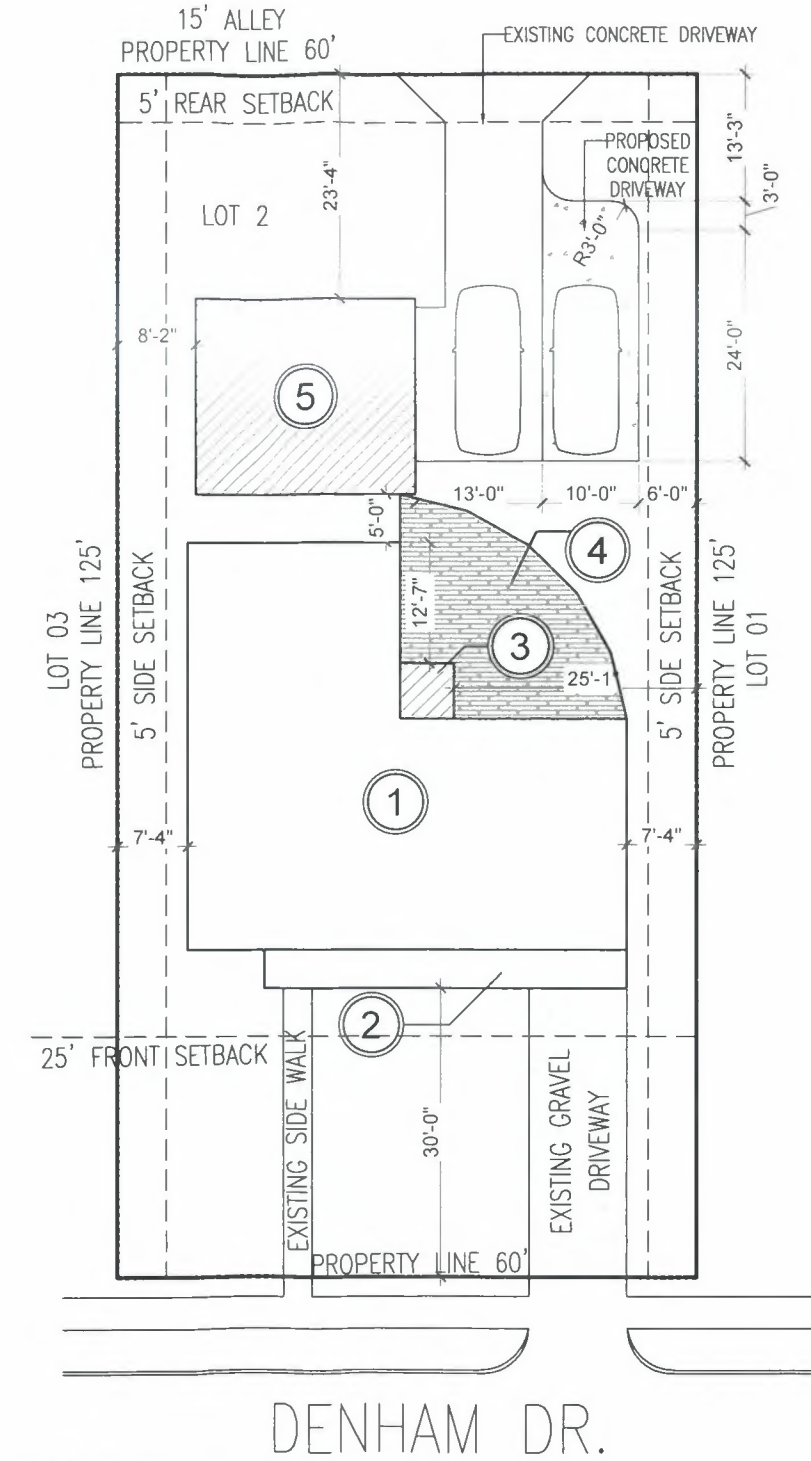
12/2/2024, 4:04:18 PM

1:1,822

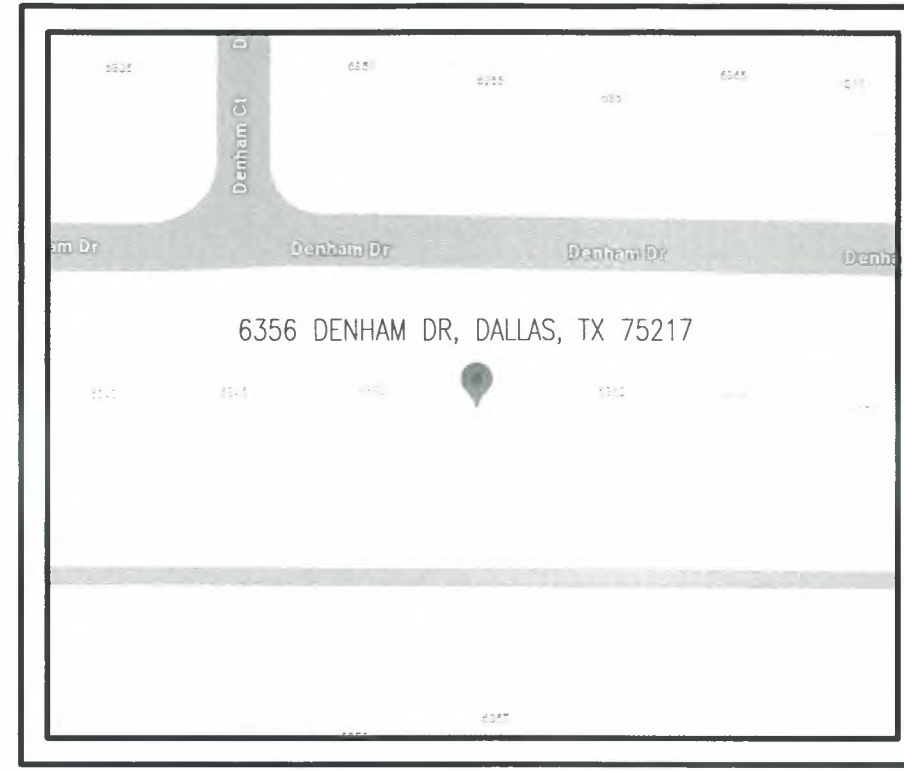
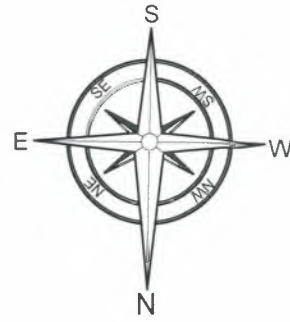


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

BDA245-015



SITE PLAN
SCALE 1" = 20'



VICINITY MAP
FOR REFERENCE ONLY
ZONING SF-6

AREA DISTRIBUTION		
1	EXISTING LIVING AREA	1,496 SQ. FT.
2	EXISTING FRONT PORCH	150 SQ. FT.
3	PROPOSED ADDITION LIVING	32 SQ. FT.
4	PROPOSED DECK	364 SQ. FT.
5	EXISTING GARAGE CONVERTING TO GUEST HOUSE	464 SQ. FT.

TOTAL LIVING AREA	1,992 SQ. FT.
TOTAL PROPOSED COVERAGE	2,506 SQ. FT.
LOT AREA	7,500 SQ. FT.
% LOT COVERAGE	33 %

LEGAL DESCRIPTION	
1:	EVERGREEN ACRES
2:	BLK 6/6253 LT 2
3:	
4:	INT202400037432 DD02192024 CO-DC
5:	6253 006 00200 3006253 006



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RESIDENTIAL ADDITION	SITE PLAN	RC PLANS	08/14/2024	1"=20'
USE:	PLAN:	DRAWN BY:	DATE:	SCALE:

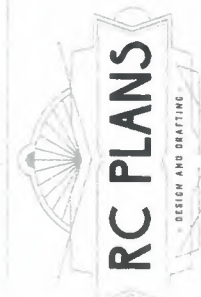
ADDRESS:

6356 DENHAM DR, DALLAS, TX 75217

PAGE NUMBER:

01

BDA245-015



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USE:	RESIDENTIAL ADDITION
PLAN:	PROPOSED FLOOR PLAN
DRAWN BY:	RC PLANS
DATE:	08/14/2024
SCALE:	1/8" = 1'-0"

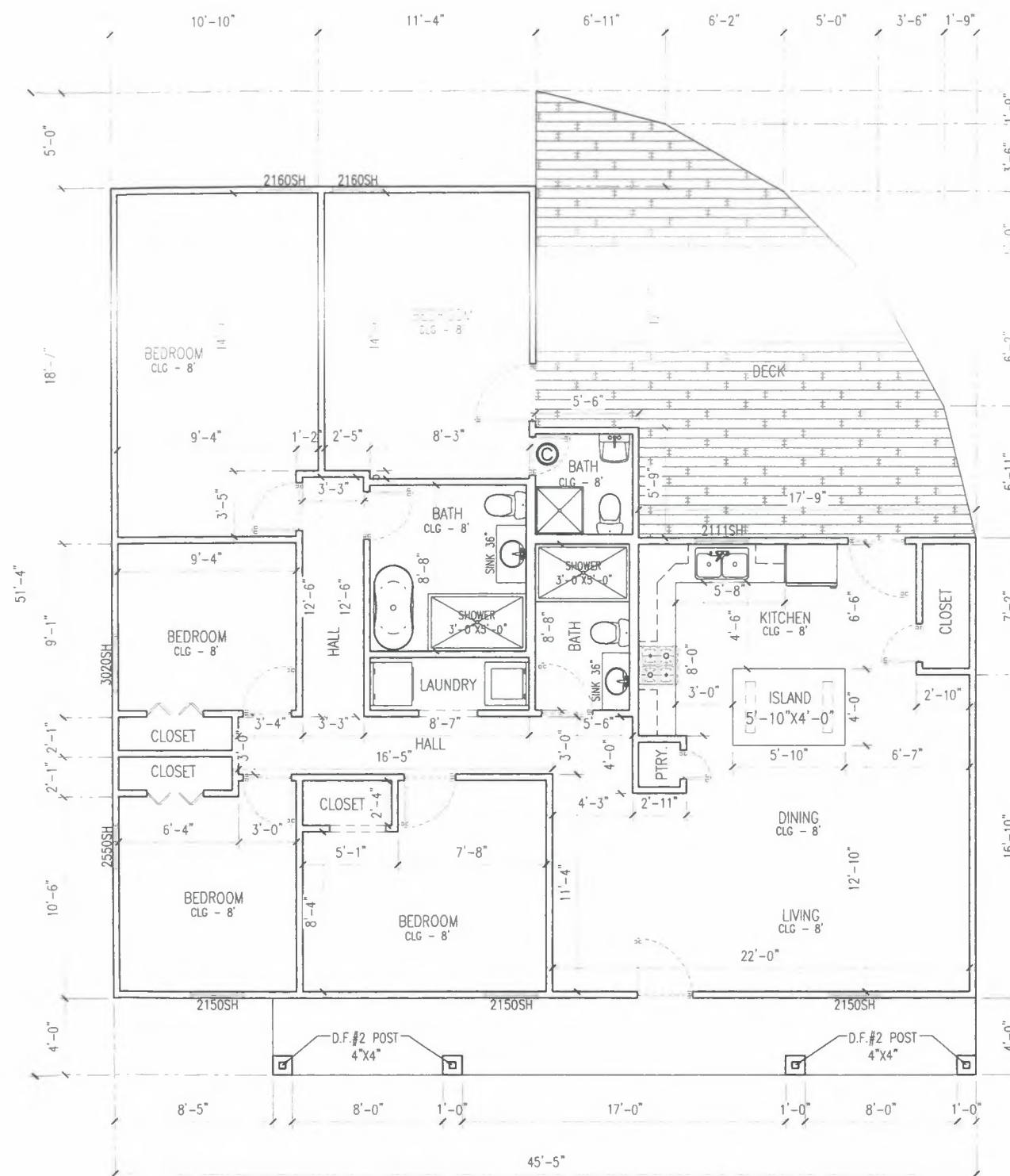
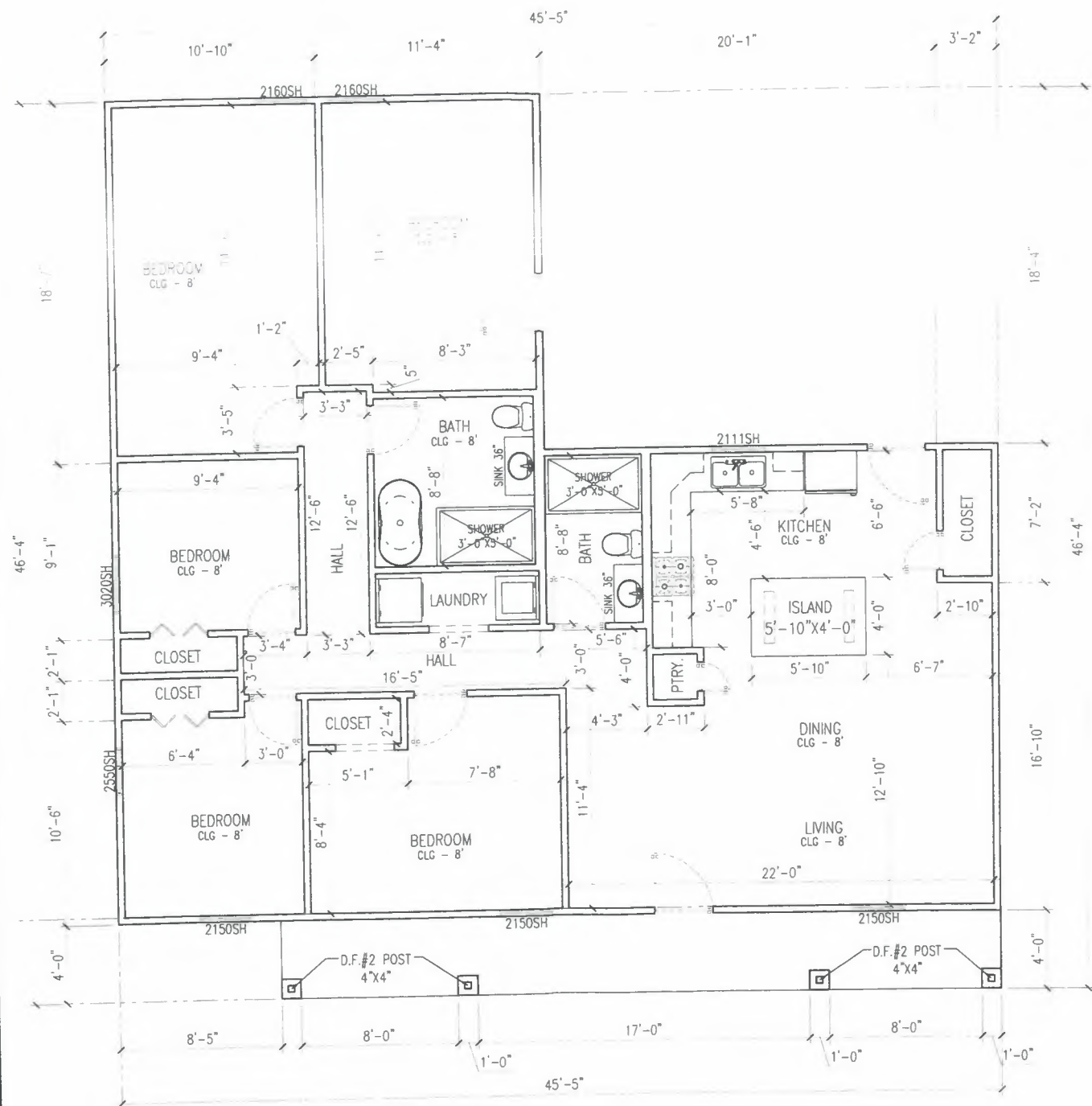
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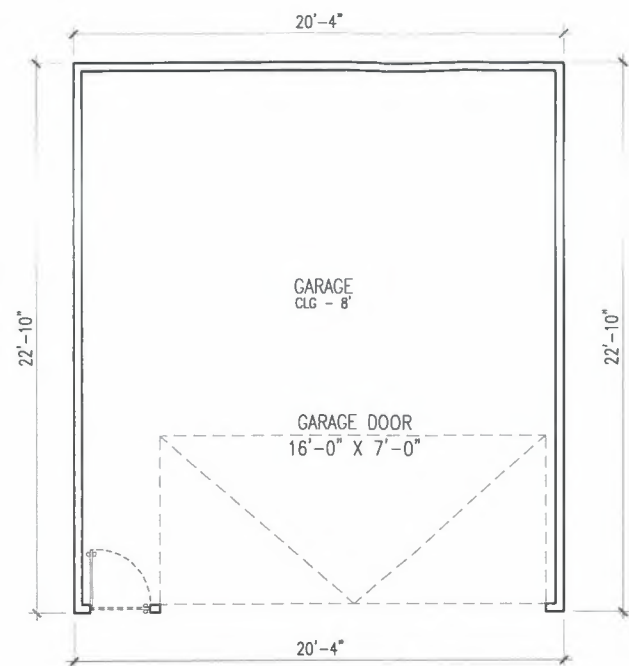
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DR, DALLAS,
TX 75217

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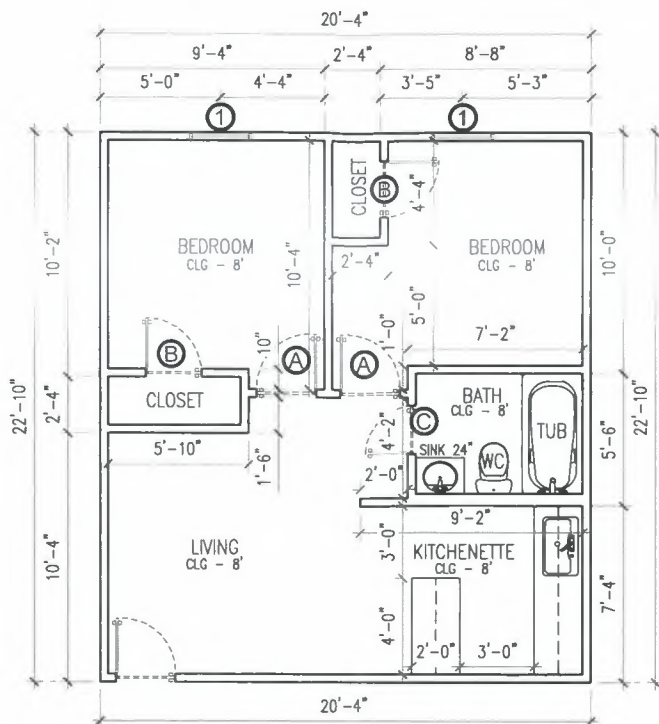
02

BOA245-015





EXISTING GARAGE FLOOR PLAN SCALE 1/8" = 1'-0"



PROPOSED GUEST ROOM FLOOR PLAN SCALE 1/8" = 1'-0"

WINDOWS SCHEDULE			
ITEM	SIZE	QUANTITY	TYPE
1	3'-0" X 5'-0"	2	SH

SH = SINGLE HUNG

DOORS SCHEDULE			
ITEM	SIZE	QUANTITY	TYPE
A	2'-6" X 6'-8"	2	SHS
B	2'-4" X 6'-8"	2	SHH
C	2'-0" X 6'-8"	2	SHH

SHS = SINGLE HINGED SOLID CORE
SHH = SINGLE HINGED HOLLOW CORE

IECC 2021 GREEN/ENERGY CODE COMPLIANCE FOR HOME

ALL GREEN/ENERGY SYSTEMS MUST MEET THE REQUIREMENTS FROM THE CHAPTER 4 OF THE INTERNATIONAL ENERGY CONSERVATION CODE, REFERRED TO RESIDENTIAL ENERGY EFFICIENCY. IF ANY ITEM IS NOT LISTED BELOW REFER TO THE MENTIONED CHAPTER.

1. STORMWATER
1.1 70% OF NON-ROOF AREA HAS VEGETATIVE LANDSCAPE, PERMEABLE PAVING OR SLOPED FOR RUNOFF TO A PERMANENT FILTRATION FEATURE.

2. WATER EFFICIENCY
2.1 LAVATORY FAUCETS MUST HAVE AN AVERAGE FLOW RATE OF 2.0 GALLONS PER MINUTE OR LESS.
2.2 SHOWERS HEADS MUST HAVE AN AVERAGE FLOW RATE OF 2.0 GALLONS PER MINUTE OR LESS.
2.3 TOILETS MUST HAVE AN AVERAGE FLOW RATE OF:
2.3.1 LESS THAN OR EQUAL TO 1.3 GALLONS PER FLUSH.
2.3.2 DUAL FLUSH COMPLYING WITH ASME A 112.18.14.
2.3.3 COMPLY WITH US EPA WATER SENSE.
2.4 ENERGY STAR DISHWASHER.
2.5 ENERGY STAR CLOTHES WASHER.

3. HEAT ISLAND MITIGATION
3.1 ENERGY STAR QUALIFIED ROOF SYSTEM FOR ROOF WITH SLOPE OF 2:12 OR GREATER.
3.2 RADIANT BARRIER IN ATTIC WITH CONVENTIONAL SHINGLES.
3.3 ENCAPSULATED FOAM INSULATION BETWEEN THE ROOF RAFTERS (R-22 OR GREATER).
3.4 WINDOWS AND DOORS MUST BE SEALED WITH FOAM OR CAULK.
3.5 SILL PLATE MUST BE SEALED ON THE INSIDE WITH FOAM OR CAULK.
3.6 ALL WALL PENETRATIONS TO THE EXTERIOR MUST BE SEALED WITH FOAM OR CAULK.
3.7 BLOWER DOOR TESTING IS MANDATORY. NOT TO EXCEED 4 AIR CHANGES PER HOUR AT 50 PASCALS.

4. DUCTS AND AIR SEALING
4.1 DUCTS MUST BE TESTED AND VERIFIED TO HAVE TOTAL LEAKAGE OF NO MORE THAN 4 FT³ MIN PER 100 SQUARE FOOT FOR 30 CM F AIR HANDLER IS NOT INSTALLED. EXCEPT WHEAT AIR HANDLER AND ALL DUCTS ARE LOCATED INSIDE UNFINISHED SPACE OR UNHABITABLE SPACE.
4.2 ALL EXTERIOR WALLS MUST BE SEALED WITH R-20 CONTINUOUS INSULATION OR HIGHER.
4.3 ALL ATTIC ACCESS LADDERS AND OR HATCHES, MUST BE INSULATED THE SAME AS THE ATTIC AND HAVE A WEATHER SEAL.
4.4 ALL EXTERIOR WALLS MUST BE INSULATED WITH R-20 CAVITY OR R-13 CAVITY WITH R-5 CONTINUOUS INSULATION OR HIGHER.
4.5 CRAWL SPACE WALLS MUST BE INSULATED WITH T-5 CONTINUOUS OR R-19 CAVITY INSULATION WITH VAPOR BARRIER OVER EXPOSED EARTH.
4.6 PER AND BEAM OR ANY OTHER RAISED FLOOR SYSTEM MUST BE INSULATED WITH R-19 INSULATION OR HIGHER.

5. INSULATION
5.1 ALL WINDOWS FENESTRATION U-FACTOR MUST BE 0.32. SKYLIGHT U-FACTOR 0.55 AND GLAZED FENESTRATION SHGC 0.25 MAX.
5.2 CEILINGS MUST BE INSULATED WITH R-49. IF NO ATTIC SPACE R-30. THIS REDUCTION IS LIMITED TO 500 SQUARE FEET (46 M²) OR 20% OF THE TOTAL INSULATED CEILING AREA, WHICHEVER IS LESS.
5.3 ATTIC ACCESS LADDERS AND OR HATCHES, MUST BE INSULATED THE SAME AS THE ATTIC AND HAVE A WEATHER SEAL.
5.4 ALL EXTERIOR WALLS MUST BE INSULATED WITH R-20 CAVITY OR R-13 CAVITY WITH R-5 CONTINUOUS INSULATION OR HIGHER.
5.5 CRAWL SPACE WALLS MUST BE INSULATED WITH T-5 CONTINUOUS OR R-19 CAVITY INSULATION WITH VAPOR BARRIER OVER EXPOSED EARTH.
5.6 PER AND BEAM OR ANY OTHER RAISED FLOOR SYSTEM MUST BE INSULATED WITH R-19 INSULATION OR HIGHER.

6. HVAC SYSTEMS
6.1 TEMPERATURE CONTROLS MUST BE INSTALLED INCLUDING A PROGRAMMABLE THERMOSTAT CONTROLLING THE PRIMARY HEATING AND COOLING SYSTEM.
6.2 MECHANICAL SYSTEM PIPING MUST BE INSULATED TO A MINIMUM OF R-3. HOT WATER PIPING 3/4" IN DIAMETER OR LARGER AND ALL HOT WATER PIPING IN CERTAIN APPLICATIONS MUST BE INSULATED TO R-3.
6.3 PIPES CARRYING FLUID OVER 104° OR BELOW 55° MUST BE INSULATED WITH R-13.
6.4 LIGHTNING.
6.5 A MINIMUM OF 75% OF LAMPS IN PERMANENTLY INSTALLED FIXTURES MUST BE HIGH-EFFICACY AS DEFINED IN THE IECC.

SCOPE OF WORK	
ITEM	DESCRIPTION
A	AREA OF ADDITION CONTEMPLATES 32 SQ. FT. AREA OF REMODELING CONTEMPLATES 464 SQ. FT. THE REMODELING SHOULD BE BUILT IN ACCORDANCE WITH 2021 IRC REQUIREMENTS.
B	PROPOSED REMODELING, TILES, DRYWALL, FLOORS, AND ANY OTHER STRUCTURES WHICH ARE PROVIDED BY REMODELING MUST BE REBUILT TO MEET EXISTING CODE AND CONDITIONS.
C	WALL FINISH, FLOOR FINISH AND FOUNDATION TO BE REPAIRED AS NECESSARY. ALL WORK MUST COMPLY WITH CURRENT CITY BUILDING CODE.
D	THE ELECTRICAL WIRING AND ACCESSORIES TO BE REPLACED IN THEIR ENTIRETY MUST COMPLY WITH THE CURRENT CITY CODES.

CURRENT CITY CODES:

- 2021 International Building Code with local amendments
- 2021 International Energy Conservation Code with local Amendments
- 2021 International Fuel & Gas Code with local Amendments
- 2021 International Mechanical Code with local amendments
- 2021 International Plumbing Code with local amendments
- 2021 International Residential Code with local amendments
- 2020 National Electrical Code with local Amendments
- 2021 International Green Construction Code with local Amendments



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RESIDENTIAL ADDITION	PROPOSED FLOOR PLAN	RC PLANS	08/14/2024	1/8" = 1'-0"
USE:	PLAN:	DRAWN BY:	DATE:	SCALE:

ADDRESS:

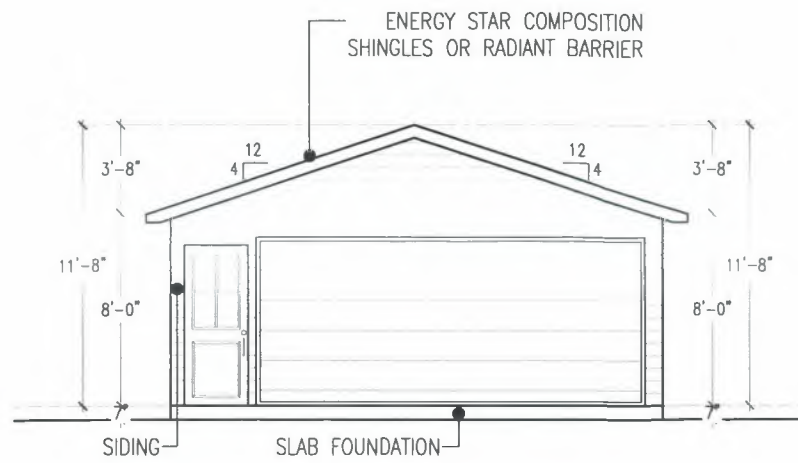
6356 DENHAM DR, DALLAS, TX 75217

PAGE NUMBER:

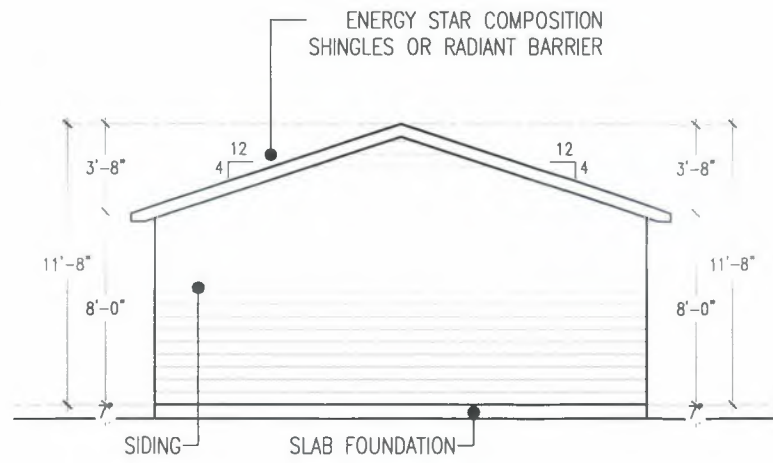
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BDA245-015

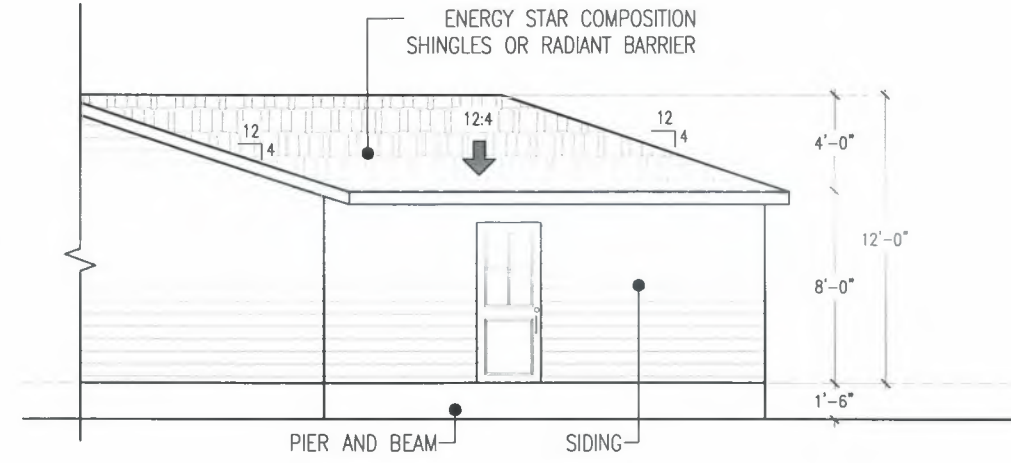
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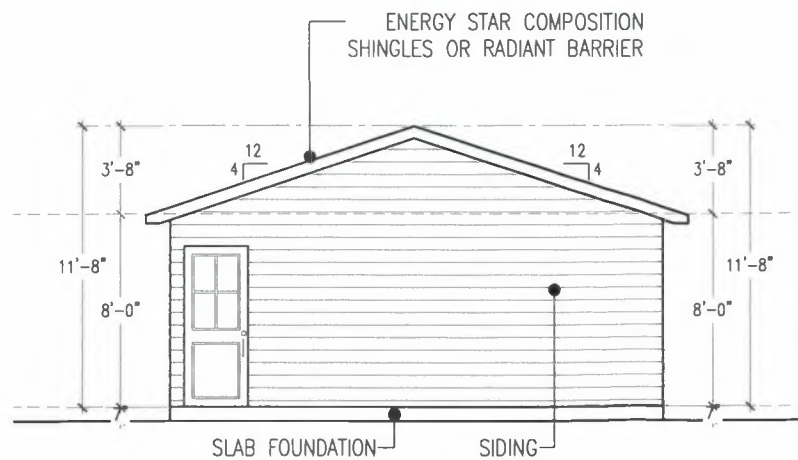
EXISTING WEST GUEST HOUSE ELEVATION
SCALE 1/8" = 1'-0"



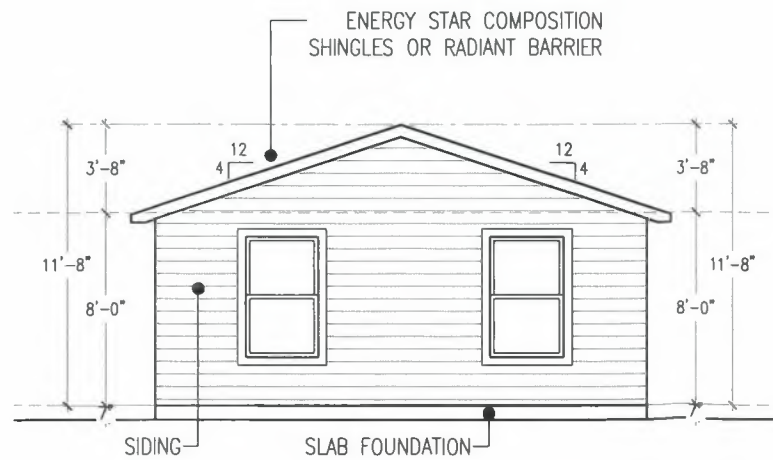
EXISTING EAST GUEST HOUSE ELEVATION
SCALE 1/8" = 1'-0"



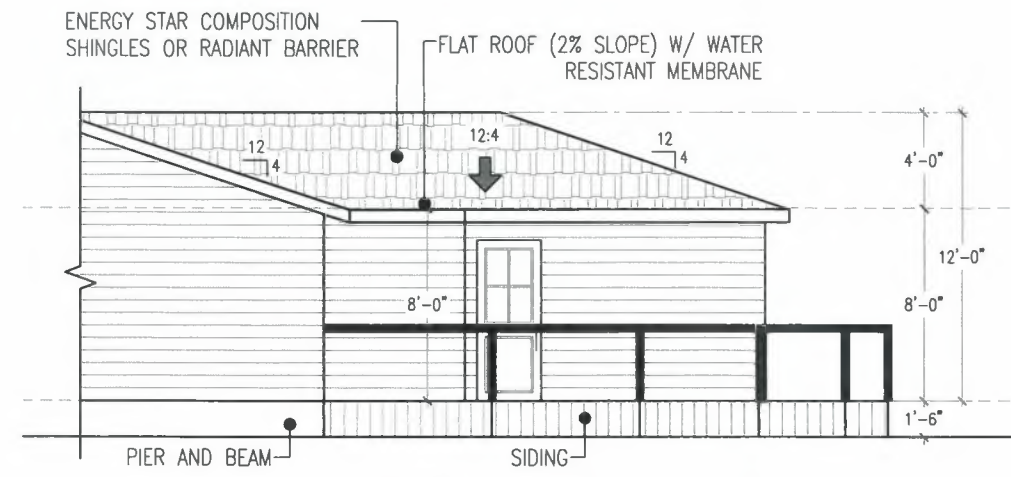
EXISTING WEST ELEVATION
SCALE 1/8" = 1'-0"



PROPOSED WEST GUEST HOUSE ELEVATION
SCALE 1/8" = 1'-0"



PROPOSED EAST GUEST HOUSE ELEVATION
SCALE 1/8" = 1'-0"



PROPOSED WEST ELEVATION
SCALE 1/8" = 1'-0"

RESIDENTIAL ADDITION	ELEVATIONS	RC PLANS	08/14/2024	1/8" = 1'-0"
USE:	PLAN:	DRAWN BY:	DATE:	SCALE:

ADDRESS:

6356 DENHAM DR, DALLAS, TX 75217

PAGE NUMBER:

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