Record Summary for Board of Adjustments

Record

Record #	Status	Opened Date
BOA-25-000082	In Review	11/04/2025

Application Name

Detailed Description

REQUESTING A VARIANCE TO A SPECIAL SETBACK ,TO BUILD A STRUCTURE W/ A 20 FT FRONT YARD

Assigned To Department	Assigned to Staff
Board of Adjustment	Diana Barkume

Record Type

Board of Adjustments

Custom Fields

INTERNAL USE ONLY

Source of Request	-
Fee Waiver Granted	-
Number of Parking Spaces	-
Lot Acreage	-

PDOX INFORMATION

PDox Number	-

PROPERTY INFORMATION

Existing Zoning	PD
Lot Number	11
Lot Size (Acres)	0.138
Block Number	154/3213
Lot Size (Sq. Ft)	6000
How many streets abut the property?	1
Land Use	RESIDENTIAL
Is the property platted?	Yes
Status of Project	Proposed
Status of Property	Vacant Land
Previous Board of Adjustment case filed on this property	No
Accommodation for someone with disabilities	No
File Date	-
Seleccione si necesitara un interprete	UNCHECKED
Case Number	-
Are you applying for a fee waiver?	No

Have the standards for variance and or special exception been discussed?	Yes
Has the Notification Sign Acknowledgement Form been discussed?	No
Referred by	LANITA JACQUES

Custom Lists

Board of Adjustment Request

1

Type of Request	Variance
Request Description	Front-yard
Application Type	Single Family/Duplex Variance or Special Exception
Affirm that an appeal has been made for	SETBACK FOR 20 FT FRONT YARD
Application is made to BOA to grant the described appeal	REQUESTING A FRONT SETBACK OF 20 FT TO BUILD A STRUCTURE

GIS Information

1

Census Tract Number	80.05
Council District	1-Chad West

Street Frontage Information

1

Street Frontage	Front
Linear Feet (Sq. Ft)	60

Contact Information

Name	Organization Name	Contact Type	Phone
CHAD MILLS		Applicant	2143106944
Email: CMILLS@375RESTORATIONS.COM			

Name	Organization Name	Contact Type	Phone
OAKCLIFF COMMUNITY DEVELOPMENT		Property Owner	2143106944
Email: SHEINRICH@375RESTORATIONS.COM			

Address

117 N VAN BUREN AVE, Dallas, TX 75208

Parcel Information

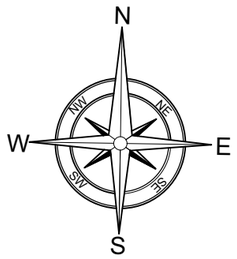
Parcel No:	Land Value	Legal Description	Book	Page	Lot	Block	Subdivision
003213015411A0000							

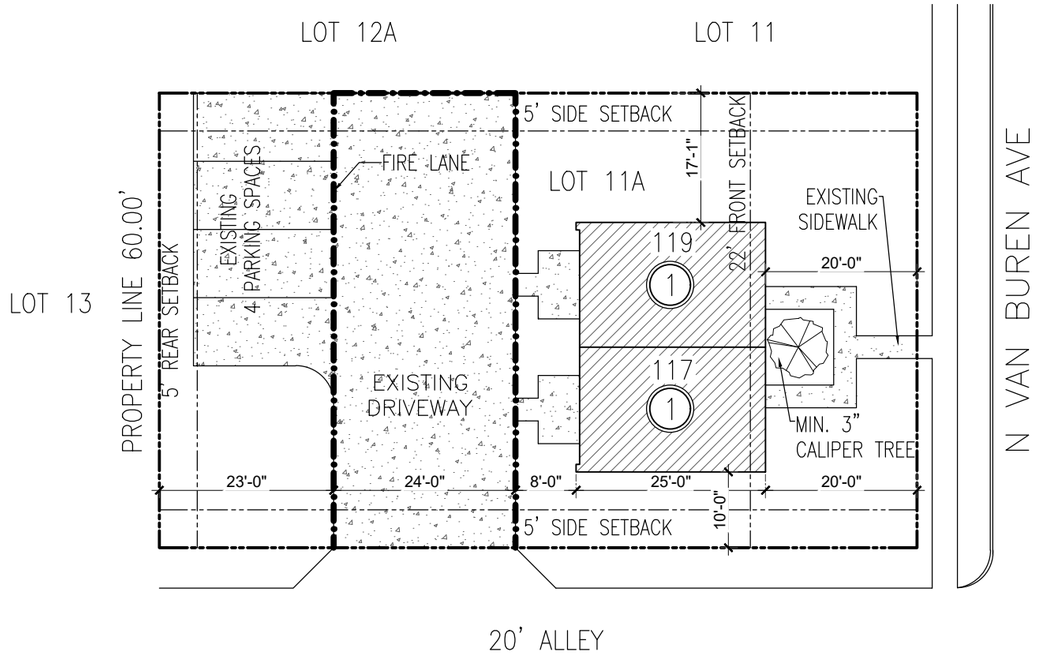
Owner Information

Primary	Owner Name	Owner Address	Owner Phone
Y	NORTH OAK CLIFF COMMUNITY	PO BOX 1850, COPPELL, TEXAS 750191801	

Status History

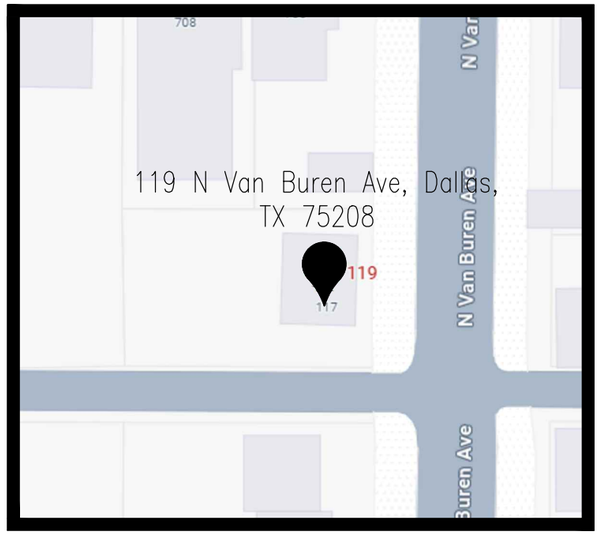
Status	Comment	Assigned Name	Status Date
Application About to Expire	Updated via: BATCH_BUILDING_ABOUT_TO_EXPIRE	Accela Administrator	11/19/2025
In Review		Diana Barkume	11/20/2025
Payment Due		Diana Barkume	12/02/2025
In Review	Updated By Script	Accela Administrator	12/04/2025
In Review		Anna Brickey	12/05/2025





SITE PLAN

SCALE 1" =20'



VICINITY MAP

FOR REFERENCE ONLY

AREA SCHEDULE BY SUITE			
UNIT 1	1	PROPOSED LIVING AREA 1st STORY	405 SQ. FT.
	2	PROPOSED LIVING AREA 2nd STORY	356 SQ. FT.
		TOTAL LIVING AREA	761 SQ. FT.
		TOTAL PROPOSED COVERAGE	405 SQ. FT.
UNIT 2	1	PROPOSED LIVING AREA 1st STORY	405 SQ. FT.
	2	PROPOSED LIVING AREA 2nd STORY	356 SQ. FT.
		TOTAL LIVING AREA	761 SQ. FT.
		TOTAL PROPOSED COVERAGE	405 SQ. FT.
		TOTAL PROPOSED COVERAGE	810 SQ. FT.
		LOT AREA	6,000 SQ. FT.
		% LOT COVERAGE	13.5 %

LEGAL DESCRIPTION
JEFFREY SQUARE BLK 154/3213 LT 11A ACS 0.1377

RC PLANS
DESIGN AND DRAFTING

214-859-4267

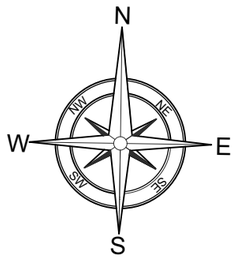
USE:	RESIDENTIAL NEW DUPLEX CONSTRUCTION
PLAN:	SITE PLAN
DRAWN BY:	RC PLANS
DATE:	11/18/2024
SCALE:	1"=20'

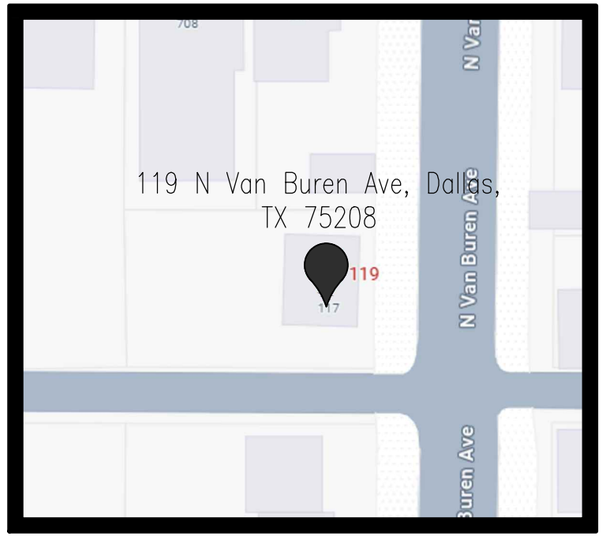
ADDRESS:

117-119 N VAN BUREN AVE, DALLAS, TX 75208

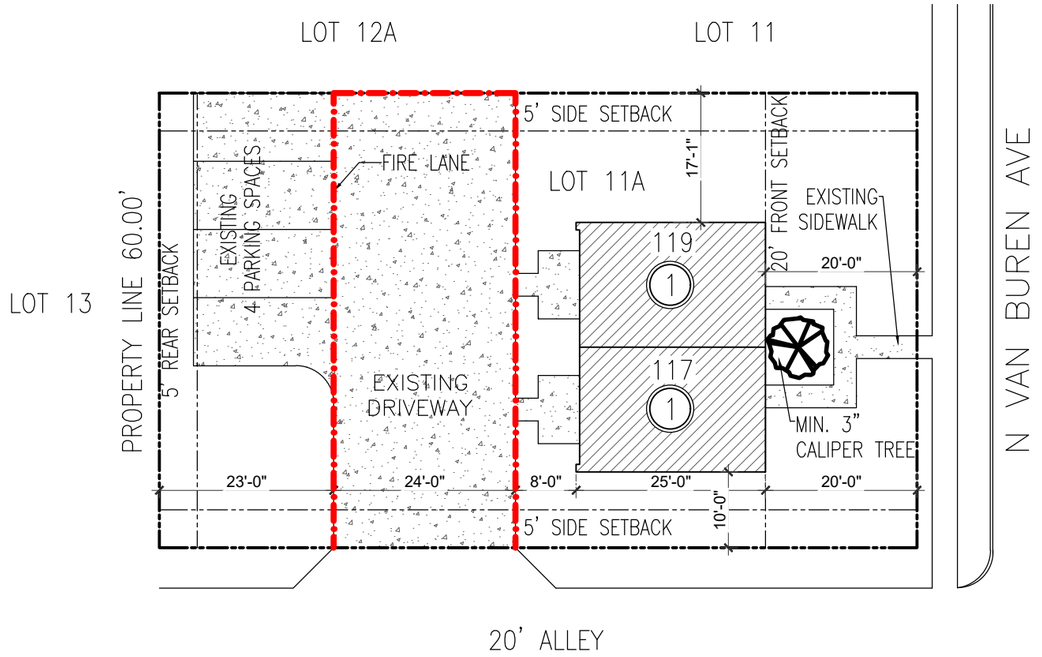
PAGE NUMBER:

01





VICINITY MAP
FOR REFERENCE ONLY



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LEGAL DESCRIPTION			
JEFFREY SQUARE BLK 154/3213 LT 11A ACS 0.1377			

STATE OF TEXAS
XAVIER CHAPA
42335
LICENSED
PROFESSIONAL ENGINEER

Xavier Chapa

Xavier Chapa Engineering/Surveying
Firm Number F-9156

12/16/2024

RC PLANS
DESIGN AND DRAFTING

214-859-4267

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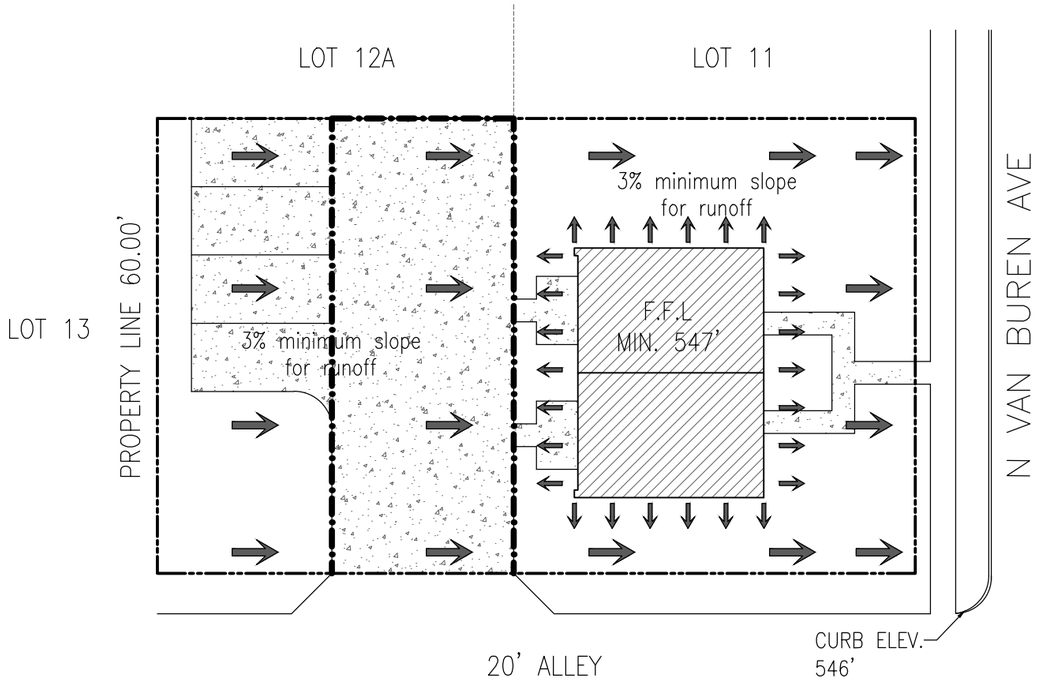
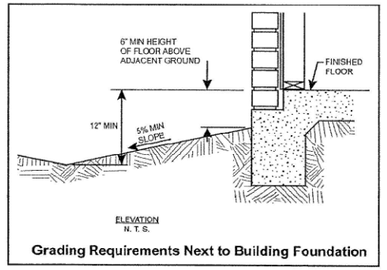


EROSION PLAN

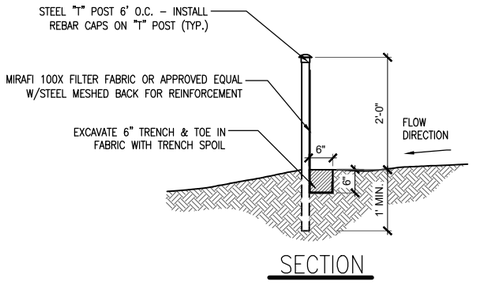
SCALE 1" = 20'



Grading Requirements Next to Building Foundation

Xavier Chapa Engineering/Surveying
Firm Number F-9156

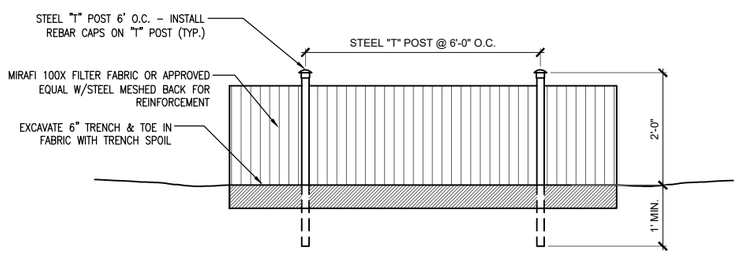
12/16/2024



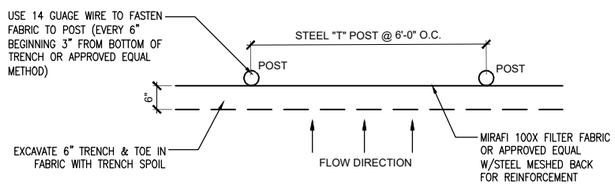
SECTION

SILT FENCE NOTES:

1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWN SLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.
3. THE TRENCH SHOULD BE A MINIMUM OF SIX INCHES DEEP AND SIX INCHES WIDE TO ALLOW FOR THE SILT FENCE TO BE LAID IN THE GROUND AND BACKFILLED.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SUPPORT POST.
5. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN IT HAS SERVED IS USEFULNESS, SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. SEDIMENT TRAPPED BY THIS PRACTICE SHALL BE DISPOSED OF IN AN APPROVED SITE IN A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.
8. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF SIX INCHES AND DISPOSED OF IN AN APPROVED SPOIL SITE OR AS IN No. 7 ABOVE.
9. FILTER FABRIC IS TO BE MIRAFI 100X OR APPROVED EQUAL.
10. CONTRACTOR TO REMOVE SILT FENCE UPON COMPLETION OF PROJECT. DAMAGED AREAS TO BE REPAIRED INCLUDING RE-GRADING AND RE-GRASSING AS NECESSARY.
11. ALL EROSION CONTROL DEVICES AND REQUIREMENTS TO BE IN ACCORDANCE WITH NCTCOG BMP EROSION CONTROL MANUAL AND PLANS AND SPECIFICATIONS.
12. UNLESS APPROVED BY OWNER, EROSION CONTROL FENCING SHALL BE USED IN AREAS WITH NO TREES ONLY.



ELEVATION



PLAN

SILT FENCE

N.T.S.

RC PLANS
DESIGN AND DRAFTING

214-859-4267

USE:	RESIDENTIAL NEW DUPLEX CONSTRUCTION
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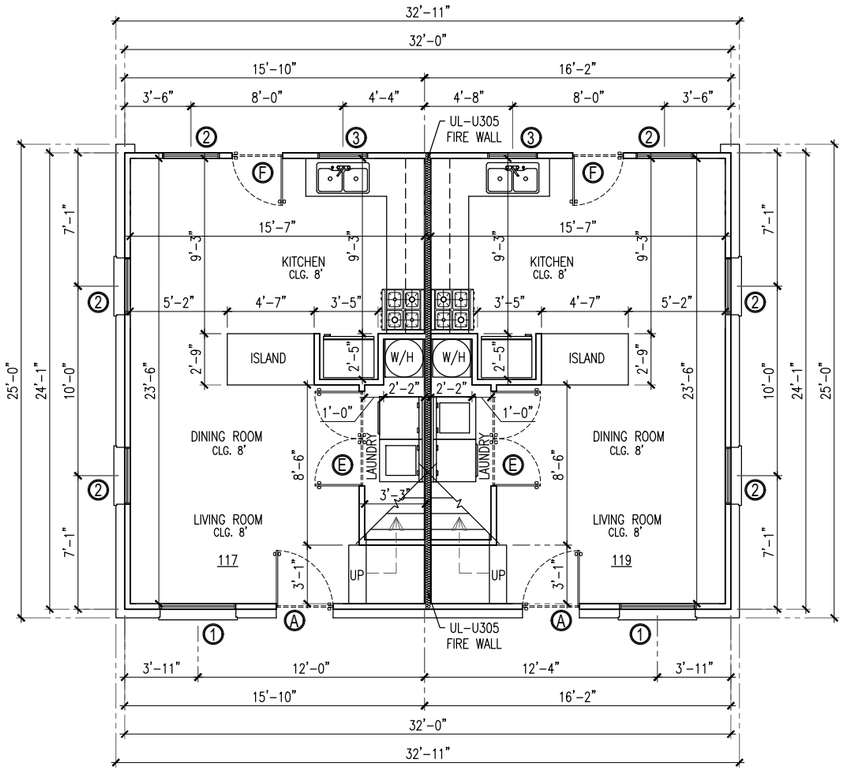


FLOOR PLAN
1st STORY

SCALE 1/8" = 1'-0"

WINDOWS SCHEDULE

ITEM	SIZE	QUANTITY	TYPE
1	4'-0" X 5'-0"	4	SH
2	3'-0" X 5'-0"	12	SH
3	3'-0" X 3'-0"	2	SH

SH = SINGLE HUNG

DOORS SCHEDULE

ITEM	SIZE	QUANTITY	TYPE
A	3'-0" X 7'-0"	2	SHS
B	2'-8" X 6'-8"	2	SHH
C	2'-6" X 6'-8"	4	SHH
D	2'-0"X 6'-8"	4	SHH
E	5'-0" X 6'-8"	2	FR
F	2'-8" X 6'-8"	2	SHS

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

NOTE: Quantities inches both units

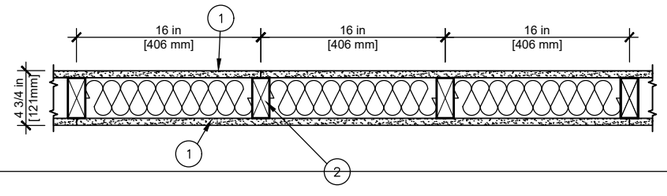
IECC 2021 GREEN/ENERGY CODE COMPLIANCE FOR HOME

ALL GREEN/ENERGY SYSTEMS MUST MEET THE REQUIREMENTS FROM THE CHAPTER 4 OF THE INTERNATIONAL ENERGY CONSERVATION CODE, REFERED 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 112.19.14.
      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 (OR 3 CFM IF AIR HANDLER IS NOT INSTALLED), EXCEPT WHERE AIR HANDLER AND ALL DUCTS ARE LOCATED INSIDE CONDITIONED SPACE. AIR HANDLERS AND FILTER BOXES MUST ALSO BE PROPERLY SEALED.
   4.2. HVAC AND DUCTWORK LOCATED OUTSIDE OF FIRE RATED ENVELOPE OF GARAGE.
   4.3. THE BUILDING ENVELOPE IS REQUIRED TO BE PROPERLY SEALED AND TESTED, AND VERIFIED AS HAVING AN AIR LEAKEAGE RATE NO HIGHER THAN 3 ACH AT 0.20 INCH W.G. (50 PASCALS).
   4.4. SUPPLY AND RETURN DUCTS IN ATTICS SHALL BE SEALD AND INSULATED WITH R-8 WHEN DUCTS IS 3" OR GREATER, R-6 WHEN 3" OR LESS AND EXEMPT WHEN COMPLETELY INSIDE CONDITIONED SPACE.
5. INSULATION:
   5.1. ALL WINDOWS FENESTRATION U-FACTOR FOR CITY MUST BE 0.35, SKYLIGHT U-FACTOR 0.55 AND GLAZED FENESTRATION SHGC 0.25.
   5.2. CEILINGS MUST BE INSULATED WITH R-38, 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 CANITY OR R-13 CANITY WITH R-5 CONTINIOUS INSULATION OR HIGHER.
   5.5. CRAWL SPACE WALLS MUST BE INSULATED WITH T-5 CONTINIOUS OR R-13 CAVITY INSULATION, WITH VAPOR BARRIER OVER EXPOSED EARTH.
   5.6. PIER 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 AOD COOLING SYSTEM.
   MECHANICAL SYSTEM PIPING MUST BE INSULATED TO A MINIMUM OF R-3. HOT WATER PIPING ¾" IN DIAMETER OR LARGER AND ALL HOT WATER PIPING IN CERTAIN APPLICATIONS MUST BE INSULATED TO R-3.
   6.2. PIPES CARRYING FLUID OVER 104° OR BELOW 55° MUST BE INSULATED WITH R-13.
   6.3. LIGHTNING:
   6.4. A MINIMUM OF 75% OF LAMPS IN PERMANENTLY INSTALLED FIXTURES MUST BE HIGH-EFFICACY AS DEFINED IN THE IECC.

UL U305

U305	1 HOUR			920553
LOAD-BEARING	WOOD STUDS	INTERIOR PARTITION	STC=33	TEST: RAL-TL11-172



1. ONE LAYERS 5/8" SHEETROCK BRAND FIRECODE CORE GYPSUM PANELS OR 5/8" SHEETROCK BRAND WATER RESISTANT FIRECODE CORE GYPSUM PANELS EACH SIDE.
2. 2" x 4" WOOD STUD AT 16" ON CENTER.

NOTES:

A. BASE LAYER ATTACHED WITH 1 7/8" NAILS AT 6" ON CENTER.
B. FACE LAYER ATTACHED WITH 2 3/8" NAILS AT 8" ON CENTER.
C. JOINTS FINISHED.

FIRE WALL DETAIL

NTS.

ADOPTED CITY CODES:

- 2021 International Building Code
- 2021 International Residential Code
- 2021 International Energy Conversational Code
- 2021 International Fuel Gas Code
- 2021 International Mechanical Code
- 2021 International Plumbing Code
- 2021 International Existing Building Code
- 2021 International Fire Code
- 2020 National Electrical Code

STATE OF TEXAS
XAVIER CHAPA
42335
LICENSED
PROFESSIONAL ENGINEER

Xavier Chapa Engineering/Surveying
Firm Number F-9156

12/16/2024

RC PLANS
DESIGN AND DRAFTING

214-859-4267

USE:	RESIDENTIAL NEW DUPLEX CONSTRUCTION
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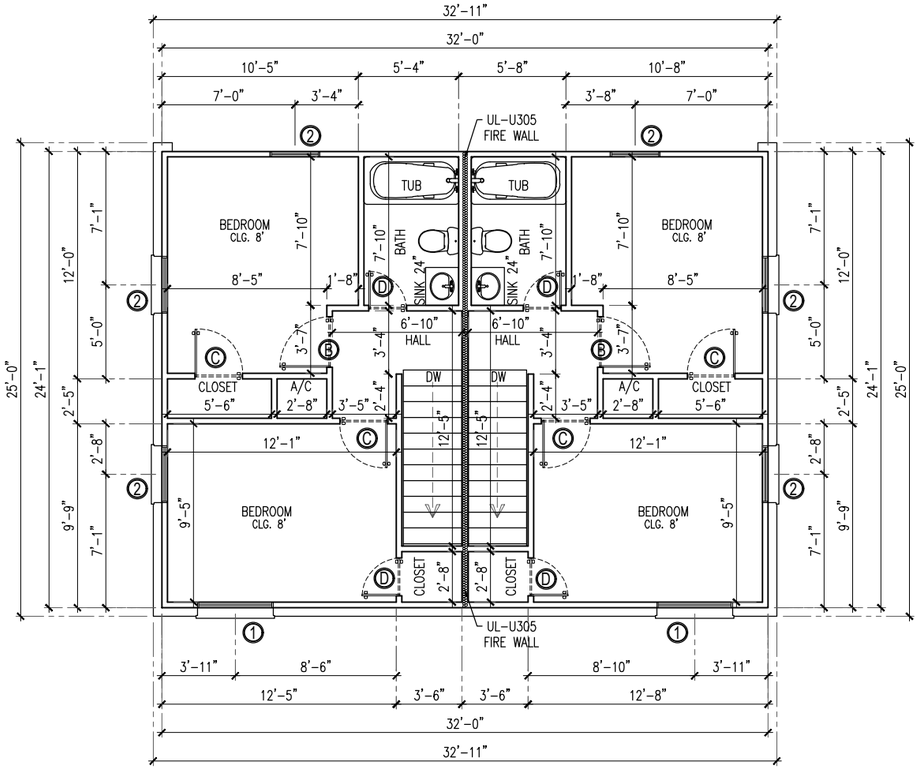

FLOOR PLAN
2nd STORY

SCALE 1/8" = 1'-0"

WINDOWS SCHEDULE

ITEM	SIZE	QUANTITY	TYPE
1	4'-0" X 5'-0"	4	SH
2	3'-0" X 5'-0"	12	SH
3	3'-0" X 3'-0"	2	SH

SH = SINGLE HUNG

DOORS SCHEDULE

ITEM	SIZE	QUANTITY	TYPE
A	3'-0" X 7'-0"	2	SHS
B	2'-8" X 6'-8"	2	SHH
C	2'-6" X 6'-8"	4	SHH
D	2'-0"X 6'-8"	4	SHH
E	5'-0" X 6'-8"	2	FR
F	2'-8" X 6'-8"	2	SHS

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   2.3. TOILETS MUST HAVE AN AVERAGE FLOW RATE OF:
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      2.3.2. DUAL FLUSH COMPLYING WITH ASME A 112.19.14.
      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.
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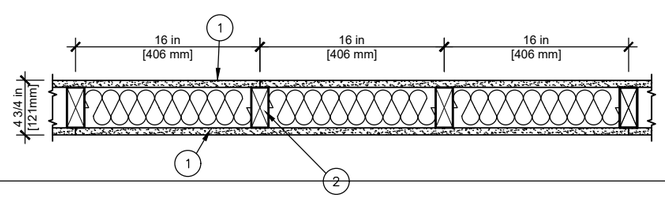
   6.2. PIPES CARRYING FLUID OVER 104° OR BELOW 55° MUST BE INSULATED WITH R-13.
   6.3. LIGHTNING:
   6.4. A MINIMUM OF 75% OF LAMPS IN PERMANENTLY INSTALLED FIXTURES MUST BE HIGH-EFFICACY AS DEFINED IN THE IECC.

UL U305

U305 | 1 HOUR | 920553
LOAD-BEARING | WOOD STUDS | INTERIOR PARTITION | STC=33 | TEST: RAL-TL11-172



1. ONE LAYERS 5/8" SHEETROCK BRAND FIRECODE CORE GYPSUM PANELS OR 5/8" SHEETROCK BRAND WATER RESISTANT FIRECODE CORE GYPSUM PANELS EACH SIDE.
2. 2" x 4" WOOD STUD AT 16" ON CENTER.

NOTES:

A. BASE LAYER ATTACHED WITH 1 7/8" NAILS AT 6" ON CENTER.
B. FACE LAYER ATTACHED WITH 2 3/8" NAILS AT 8" ON CENTER.
C. JOINTS FINISHED.

FIRE WALL DETAIL

NTS.

ADOPTED CITY CODES:

- 2021 International Building Code
- 2021 International Residential Code
- 2021 International Energy Conversational Code
- 2021 International Fuel Gas Code
- 2021 International Mechanical Code
- 2021 International Plumbing Code
- 2021 International Existing Building Code
- 2021 International Fire Code
- 2020 National Electrical Code

STATE OF TEXAS
XAVIER CHAPA
42335
LICENSED
PROFESSIONAL ENGINEER

Xavier Chapa Engineering/Surveying
Firm Number F-9156

12/16/2024

RC PLANS
DESIGN AND DRAFTING

214-859-4267

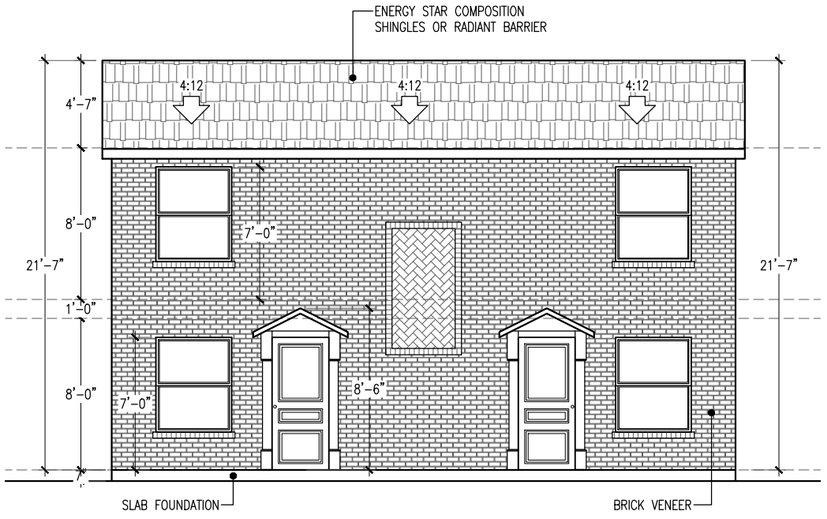
USE:	RESIDENTIAL NEW DUPLEX CONSTRUCTION
PLAN:	FLOOR PLAN
DRAWN BY:	RC PLANS
DATE:	11/18/2024
SCALE:	1/8" = 1'-0"

ADDRESS:

117 N VAN BUREN AVE, DALLAS, TX 75208

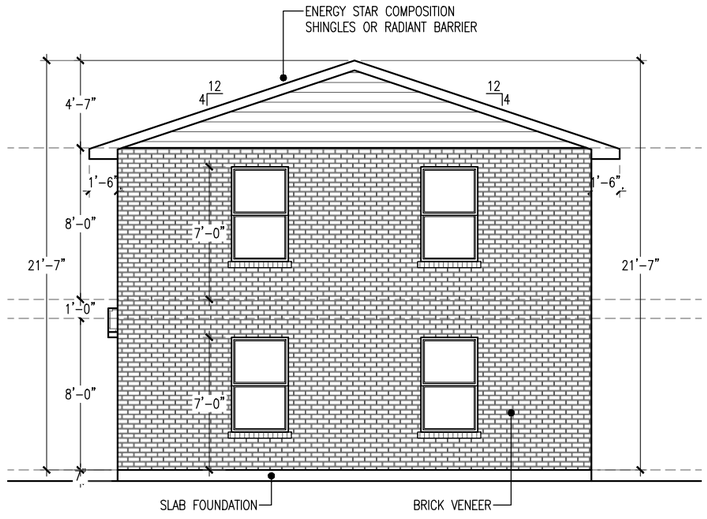
PAGE NUMBER:

04



PROPOSED FRONT ELEVATION

SCALE 1/8" = 1'-0"



PROPOSED RIGHT ELEVATION

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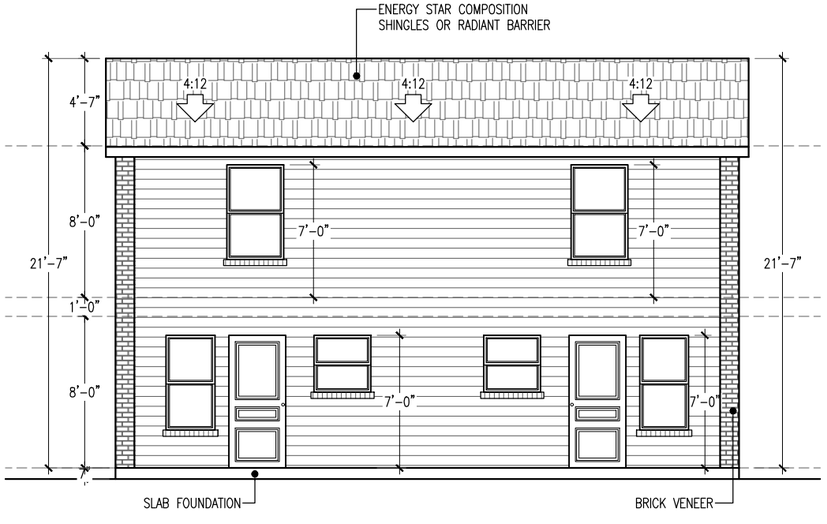

PROPOSED REAR ELEVATION

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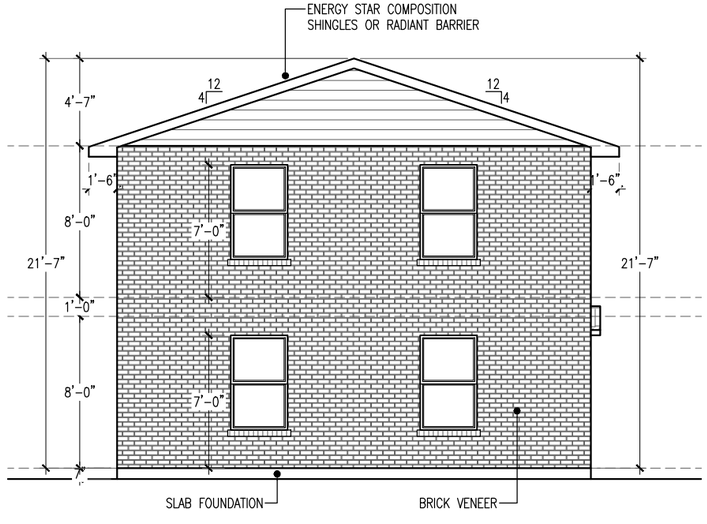


PROPOSED LEFT ELEVATION

SCALE 1/8" = 1'-0"

RC PLANS
DESIGN AND DRAFTING

214-859-4267

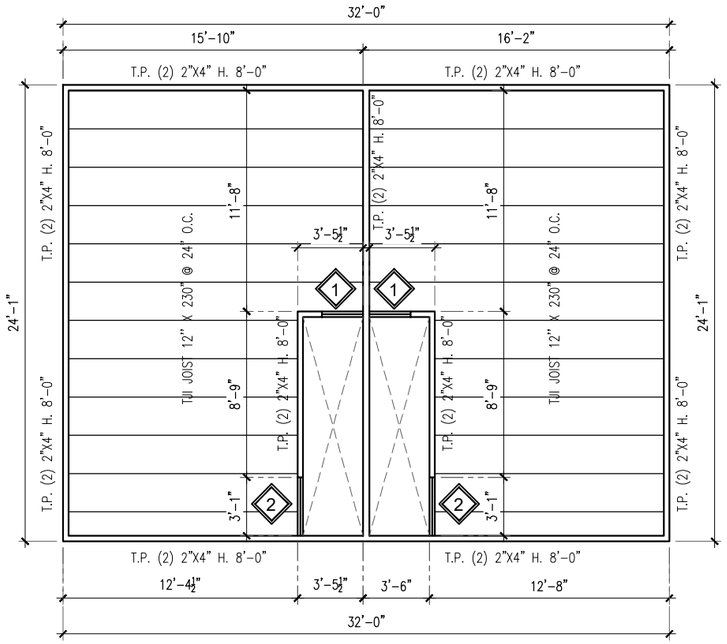
USE:	RESIDENTIAL NEW DUPLEX CONSTRUCTION
PLAN:	ELEVATION
DRAWN BY:	RC PLANS
DATE:	11/18/2024
SCALE:	1/8" = 1'-0"

ADDRESS:

117 N VAN BUREN AVE, DALLAS, TX 75208

PAGE NUMBER:

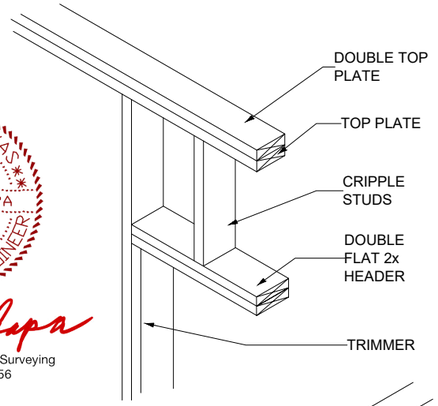
05



CEILING FRAME PLAN 1st STORY

SCALE 1/8" = 1'-0"

BEAM CHART				
ITEM	QTY	SIZE	TYPE	CLEAR SPAN
1	2	(2) 1¾"X12"	D.F. #2	2'-2"
2	2	(2) 1¾"X12"	D.F. #2	3'-1"
3	2	(2) 1¾"X12"	D.F. #2	3'-2"
CONSIDER 3" FOR EACH END AT BEARING POINTS.				



STATE OF TEXAS
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Xavier Chapa

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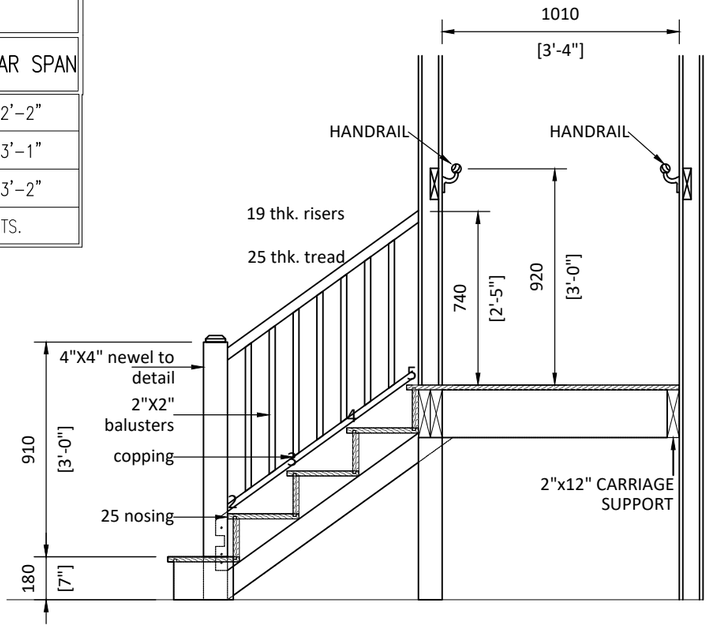
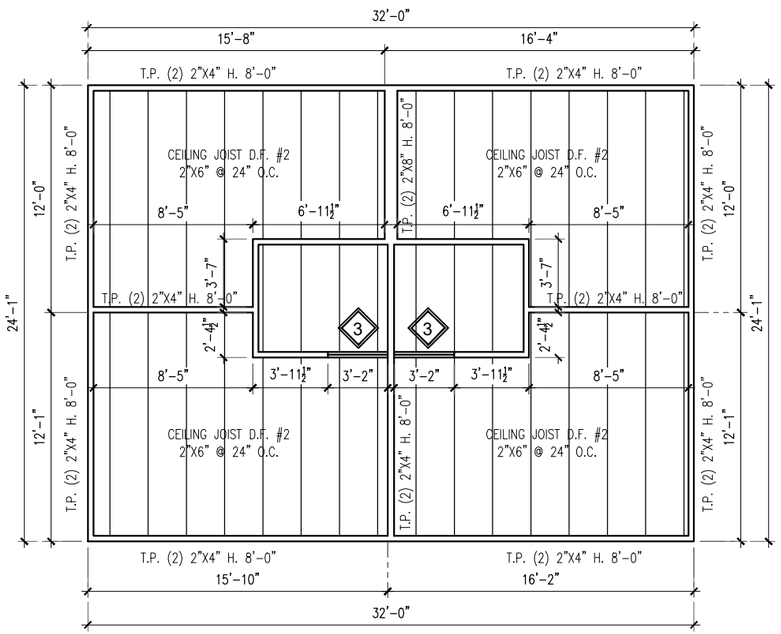
12/16/2024



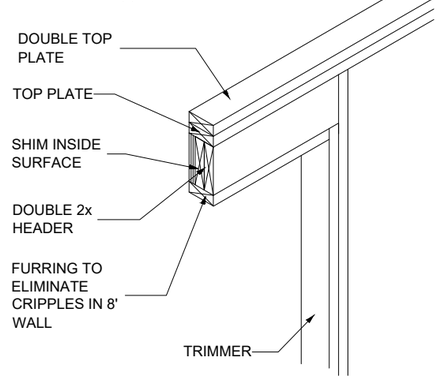
STAIRS FRAMING DET.

N.T.S.



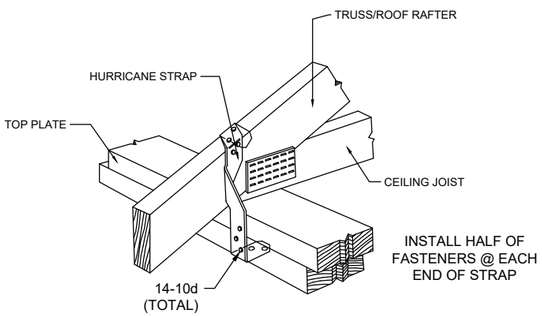
CEILING FRAME PLAN 2nd STORY

SCALE 1/8" = 1'-0"



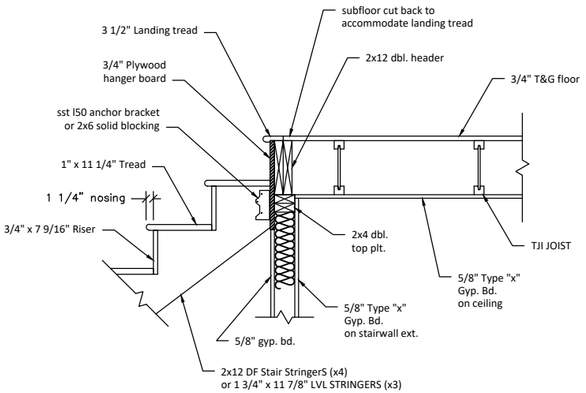
HEADER FRAMING DET.

N.T.S.



RAFTER HURRICANE TIE DET.

N.T.S.



STAIRS LANDING DET.

N.T.S.

NOTE		
R.B.	=	RIDGE BOARD
V.R.	=	VALLEY RAFTER
H.R.	=	HIP RAFTER
L.B.	=	LEDGER BOARD
R.	=	COMMON RAFTER
C.J.	=	CEILING JOIST
T.P.	=	TOP PLATE
HDR.	=	HEADER
H.	=	HEIGHT

RC PLANS
DESIGN AND DRAFTING

214-859-4267

USE:	PLAN:	DRAWN BY:	DATE:	SCALE:
RESIDENTIAL NEW DUPLEX CONSTRUCTION	FRAMING PLAN	RC PLANS	11/18/2024	1/8" = 1'-0"

ADDRESS:

117 N VAN BUREN AVE, DALLAS, TX 75208

PAGE NUMBER:

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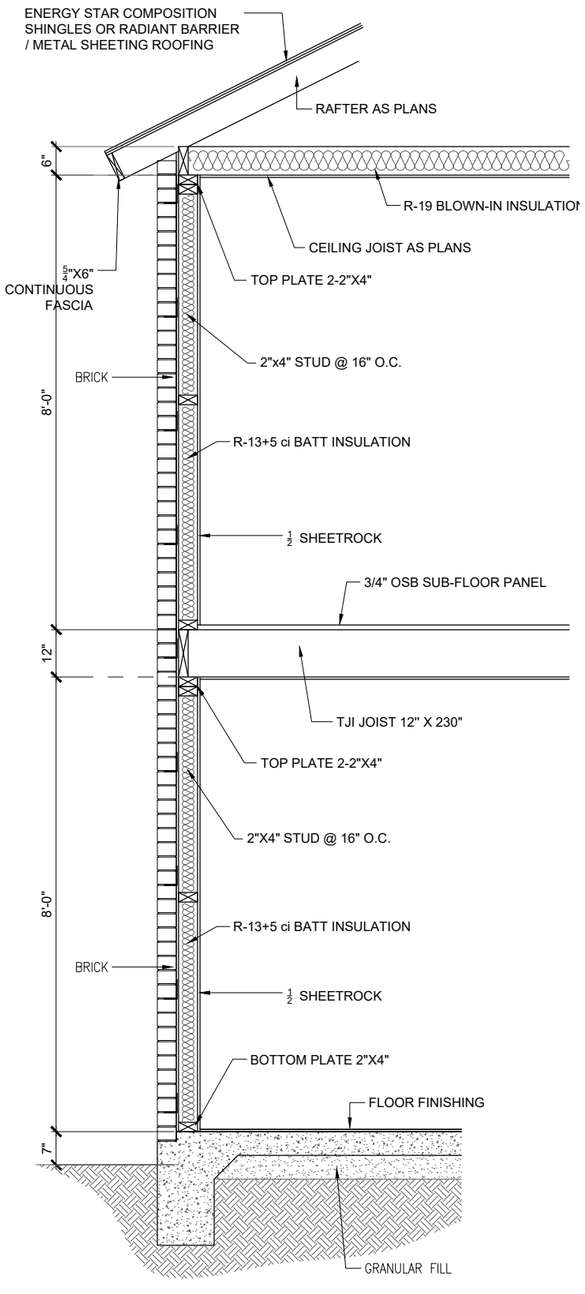
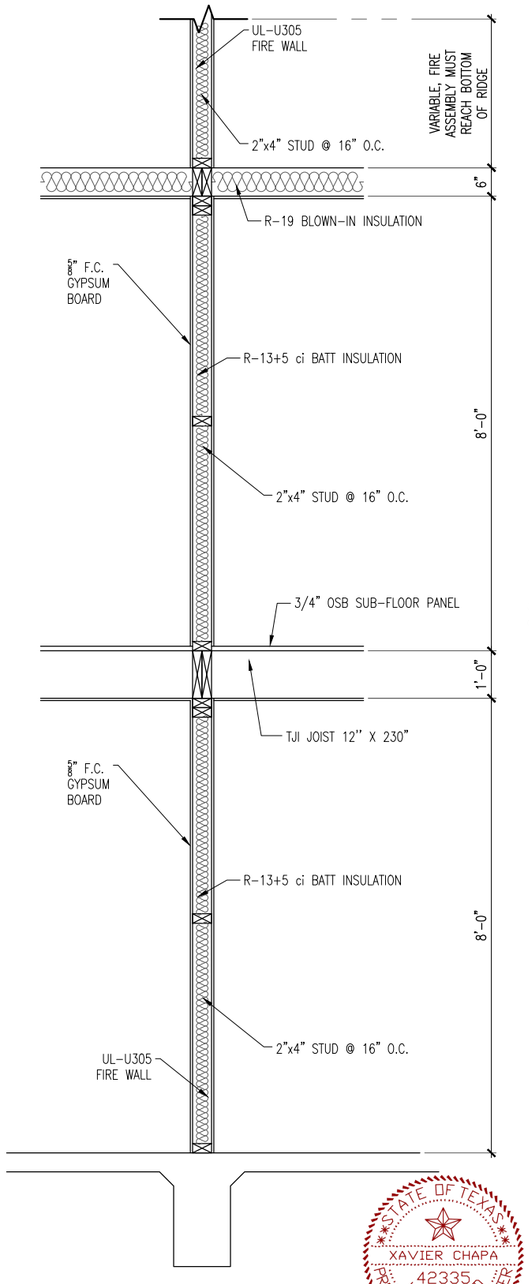


TYP. WALL SECTION

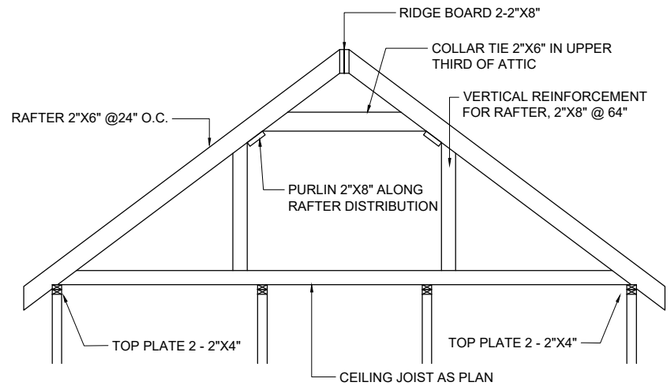
SCALE 3/8" = 1'-0"



FIRE WALL SECTION

SCALE 3/8" = 1'-0"

NOTE		
R.B.	=	RIDGE BOARD
V.R.	=	VALLEY RAFTER
H.R.	=	HIP RAFTER
L.B.	=	LEDGER BOARD
R.	=	COMMON RAFTER
C.J.	=	CEILING JOIST
T.P.	=	TOP PLATE
HDR.	=	HEADER
H.	=	HEIGHT

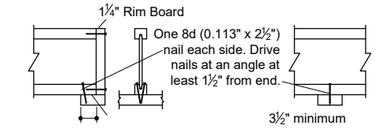


TYP. WALL FRAMING DET.

N.T.S.

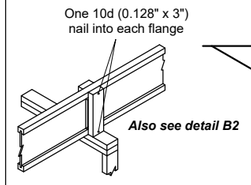
NAILING AT BEARING (FLOOR)

TJI® Joist to Bearing Plate



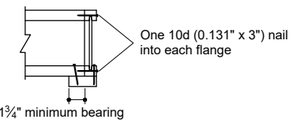
Shear transfer nailing: Connections equivalent to floor panel nailing schedule

Squash Blocks to Joist ***(Load bearing wall above)***

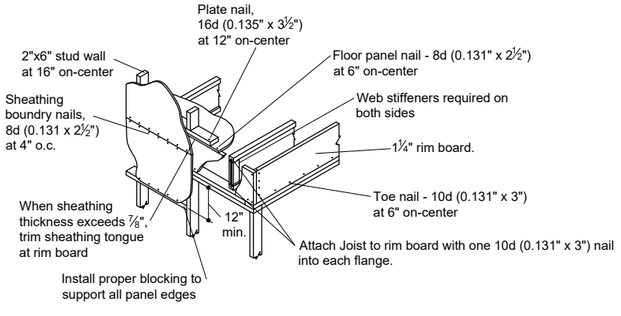


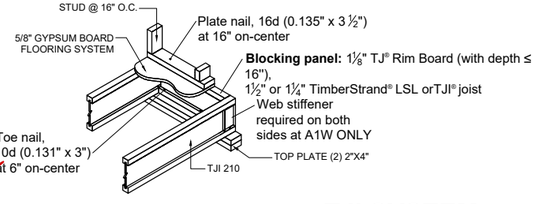
Also see detail B2

Rim to Joist



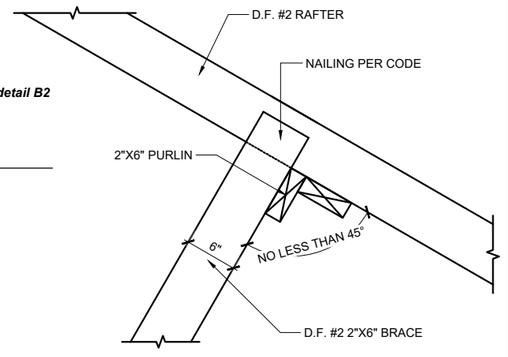
Locate rim board joint between joists.





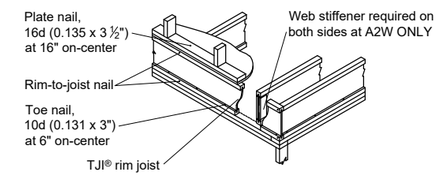
TJI SYSTEM

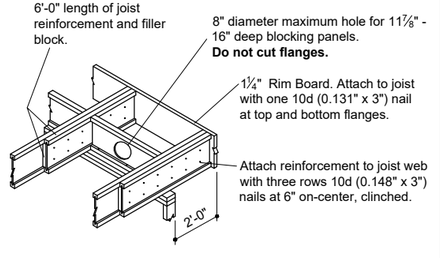
N.T.S.



RAFTER REINF. DET.

N.T.S.





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RC PLANS
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214-859-4267

USE:	PLAN:	DRAWN BY:	DATE:	SCALE:
RESIDENTIAL NEW DUPLEX CONSTRUCTION	FRAMING PLAN	RC PLANS	11/18/2024	1/8" = 1'-0"

ADDRESS:

117 N VAN BUREN AVE, DALLAS, TX 75208

PAGE NUMBER:

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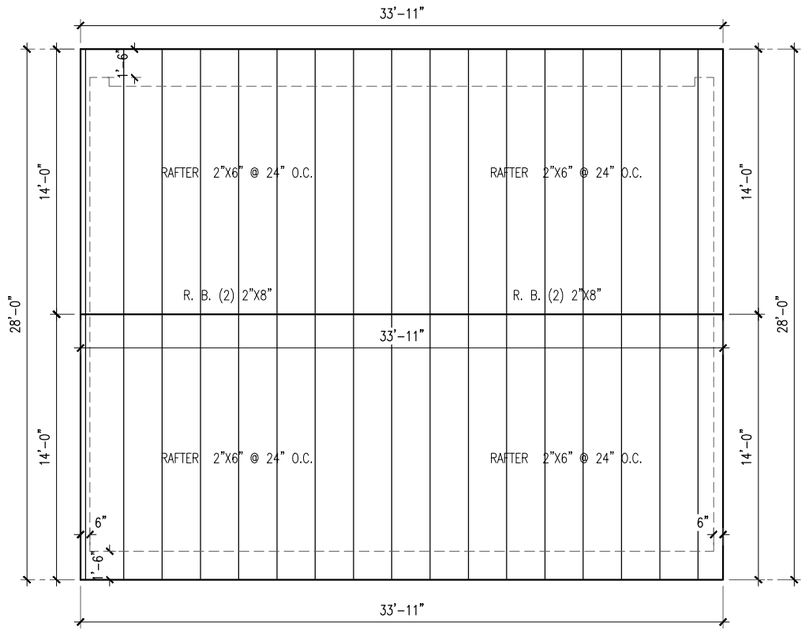
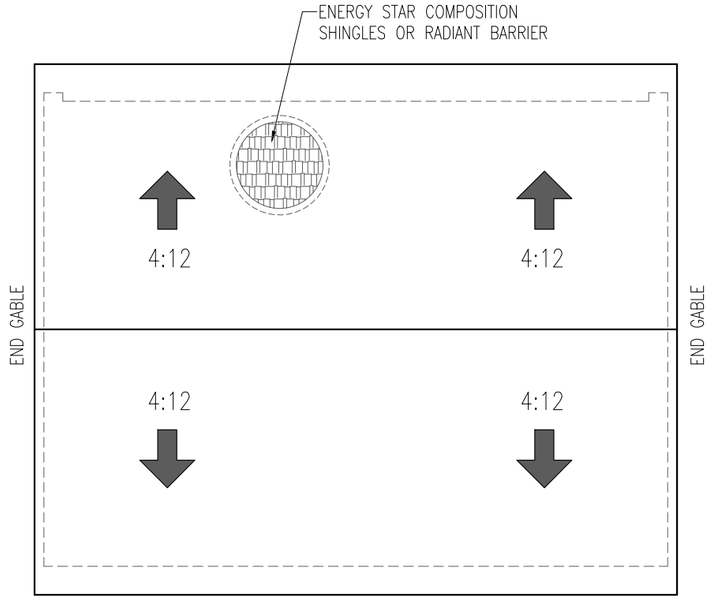


ROOF FRAMING PLAN

SCALE 1/8" = 1'-0"



ROOF PLAN

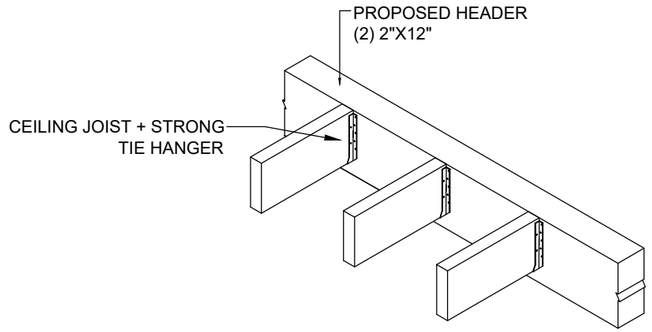
N.T.S.

HEADER SPAN TABLE

SPAN	SINGLE STORY	TWO STORY
0' TO 4'	4"X4"	6"X6"
4' TO 6'	4"X6"	6"X8"
6' TO 8'	4"X8"	6"X10"
8' TO 10'	4"X10"	6"X12"
10' TO 12'	4"X12"	6"X14"

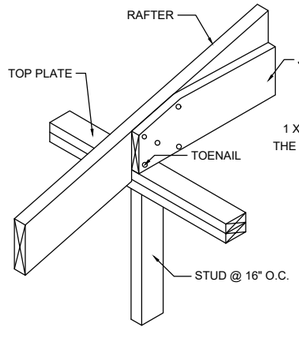
MAXIMUM STUD HEIGHT TABLE

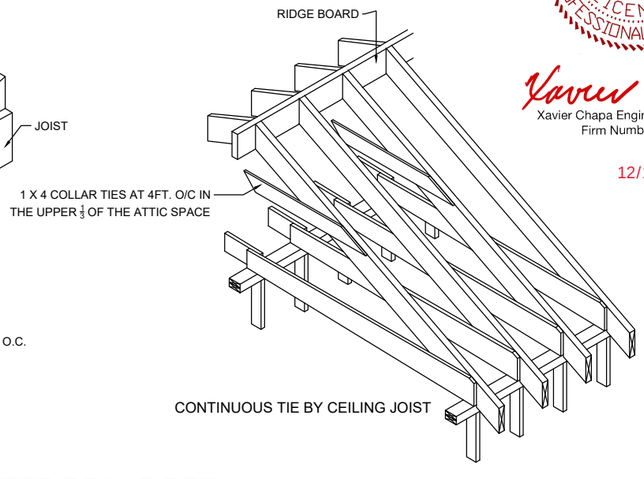
STUD HEIGHT	BEARING WALL	NON-BEARING WALL
0' TO 10'	2"X6"	2"X4"



HEADER FRAMING DET.

N.T.S.





RAFTER BRACE DET.

N.T.S.

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RC PLANS
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214-859-4267

USE:	RESIDENTIAL NEW DUPLEX CONSTRUCTION
PLAN:	FRAMING PLAN
DRAWN BY:	RC PLANS
DATE:	11/18/2024
SCALE:	1/8" = 1'-0"

ADDRESS:

117 N VAN BUREN AVE, DALLAS, TX 75208

PAGE NUMBER:

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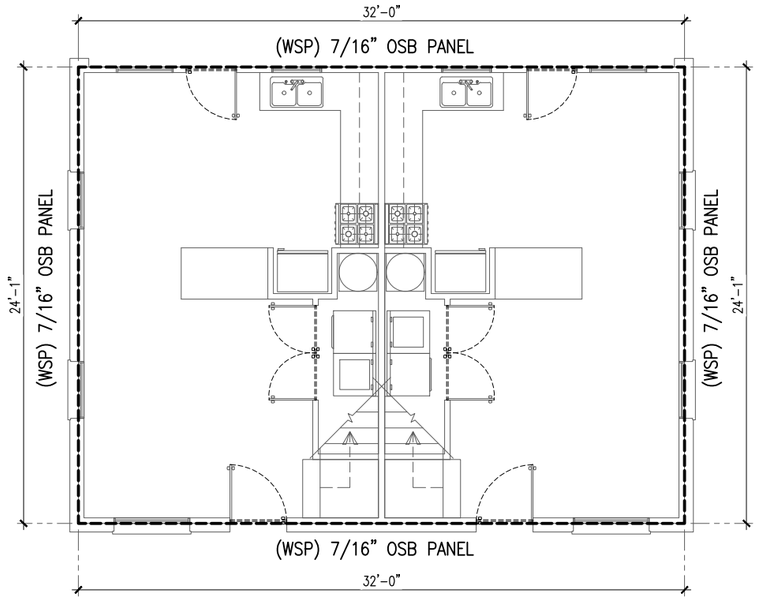
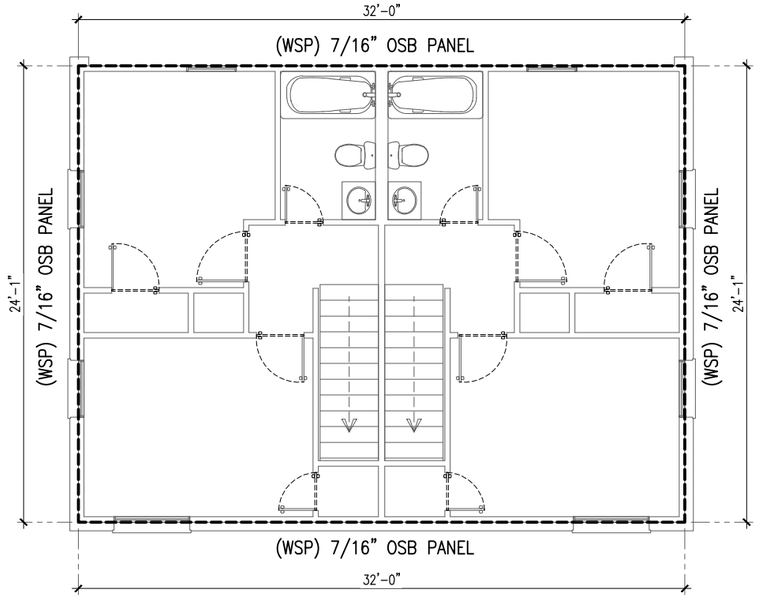


WALL BRACING PLAN
1st. STORY

SCALE 1/8" = 1'-0"



WALL BRACING PLAN
2nd. STORY

SCALE 1/8" = 1'-0"

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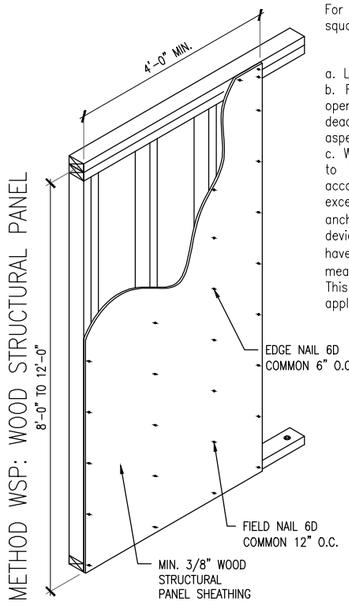


SECTION R403.1.6:

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 a maximum of 6 feet (1829 mm) on center or approved anchors or anchor straps spaced as required to provide equivalent anchorage to 1/2–inch–diameter (12.7 mm) anchor bolts. Bolts shall extend a minimum of 7 inches (178 mm) 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 tightened on each anchor bolt. There shall be a 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 protected against decay and termites where required by Sections R317 and R318.

SECTION R602.10.5

Continuous Wood Structural Panel Sheathing
When continuous wood structural panel sheathing is provided in accordance with Method 3 of Section R602.10.3 on all sheathable areas of all exterior walls, and interior braced wall lines, where required, including areas above and below openings, bracing wall panel lengths shall be in accordance with Table R602.10.5. Wood structural panel sheathing shall be installed at corners in accordance with Figure R602.10.5. The bracing amounts in Table R602.10.1 for Method 3 shall be permitted to be multiplied by a factor of 0.9 for wall with a maximum opening height that does not exceed 85 percent of the wall height or a factor of 0.8 for walls with a maximum opening height that does not exceed 67 percent of the wall height.

LENGTH REQUIREMENTS FOR BRACED WALL PANELS IN A CONTINUOUSLY SHEATHED WALLa, b, c			
MINIMUM LENGTH OF BRACED WALL PANEL (inches)			MAXIMUM OPENING HEIGHT NEXT TO THE BRACED WALL PANEL (% of wall height)
8–foot wall	9–foot wall	10–foot wall	
48	54	60	100
32	36	40	85
24	27	30	65

For SI: 1 inch = 25.4 mm, 1 foot = 305 mm, 1 pound per square foot = 0.0479 kPa.

a. Linear interpolation shall be permitted.
b. Full–height sheathed wall segments to either side of garage openings that support light frame roofs only, with roof covering dead loads of 3 psf or less shall be permitted to have a 4:1 aspect ratio.
c. Walls on either or both sides of openings in garages attached to fully sheathed dwellings shall be permitted to be built in accordance with Section R602.10.6.2 and Figure R602.10.6.2 except that a single bottom plate shall be permitted and two anchor bolts shall be placed at 1/3 points. In addition, tie–down devices shall not be required and the vertical wall segment shall have a maximum 6:1 height–to–width ratio (with height being measured from top of header to the bottom of the sill plate). This option shall be permitted for the first story of two–story applications in Seismic Design Categories A through C.

R602.10.6.1 Alternate Braced Wall Panels

Alternate braced wall lines constructed in accordance with one of the following provisions shall be permitted to replace each 4 feet (1219 mm) of braced wall panel as required by Section R602.10.4. The maximum height and minimum width of each panel shall be in accordance with Table R602.10.6:
In one–story buildings, each panel shall be sheathed on one face with 3/8–inch minimum–thickness (10 mm) wood structural panel sheathing nailed with 8d common or galvanized box nails in accordance with Table R602.3(1) and blocked at all wood structural panel sheathing edges. Two anchor bolts installed in accordance with Figure R403.1(1) shall be provided in each panel. Anchor bolts shall be placed at panel quarter points. Each panel end stud shall have a tie–down device fastened to the foundation, capable of providing an uplift capacity in accordance with Table R602.10.6. The tie down device shall be installed in accordance with the manufacturer's recommendations. The panels shall be supported directly on a foundation or on floor framing supported directly on a foundation which is continuous across the entire length of the braced wall line. This foundation shall be reinforced with not less than one No. 4 bar top and bottom. When the continuous foundation is required to have a depth greater than 12 inches (305 mm), a minimum 12–inch by 12–inch (305 mm by 305 mm) continuous footing or turned down slab edge is permitted at door openings in the braced wall line. This continuous footing or turned down slab edge shall be reinforced with not less than one No. 4 bar top and bottom. This reinforcement shall be lapped 15 inches (381 mm) with the reinforcement required in the continuous foundation located directly under the braced wall line.
In the first story of two–story buildings, each braced wall panel shall be in accordance with Item 1 above, except that the wood structural panel sheathing shall be installed on both faces, sheathing edge nailing spacing shall not exceed 4 inches (102 mm) on center, at least three anchor bolts shall be placed at one–fifth points.

R602.10.6.2 Alternate Braced Wall Panel Adjacent to a Door or Window Opening
Alternate braced wall panels constructed in accordance with one of the following provisions are also permitted to replace each 4 feet (1219 mm) of braced wall panel as required by Section R602.10.4 for use adjacent to a window or door opening with a full–length header:
In one–story buildings, each panel shall have a length of not less than 16 inches (406 mm) and a height of not more than 10 feet (3048 mm). Each panel shall be sheathed on one face with a single layer of 3/8–inch minimum–thickness (10 mm) wood structural panel sheathing nailed with 8d common or galvanized box nails in accordance with Figure R602.10.6.2. The wood structural panel sheathing shall extend up over the solid sawn or glued–laminated header and shall be nailed in accordance with Figure R602.10.6.2. Use of a built–up header consisting of at least two 2 × 12s and fastened in accordance with Table R602.3(1) shall be permitted. A spacer, if used, shall be placed on the side of the built–up beam opposite the wood structural panel sheathing. The header shall extend between the inside faces of the first full–length outer studs of each panel. The clear span of the header between the inner studs of each panel shall be not less than 6 feet (1829 mm) and not more than 18 feet (5486 mm) in length. A strap with an uplift capacity of not less than 1000 pounds (4448 N) shall fasten the header to the side of the inner studs opposite the sheathing. One anchor bolt not less than 5/8–inch diameter (16 mm) and installed in accordance with Section R403.1.6 shall be installed in the center of each sill plate. The studs at each end of the panel shall have a tie–down device fastened to the foundation with an uplift capacity of not less than 4,200 pounds (18 683 N).

Where a panel is located on one side of the opening, the header shall extend between the inside face of the first full–length stud of the panel and the bearing studs at the other end of the opening. A strap with an uplift capacity of not less than 1000 pounds (4448 N) shall fasten the header to the bearing studs. The bearing studs shall also have a tie–down device fastened to the foundation with an uplift capacity of not less than 1000 pounds (4448 N).

The tie–down devices shall be an embedded–strap type, installed in accordance with the manufacturer's recommendations. The panels shall be supported directly on a foundation which is continuous across the entire length of the braced wall line. The foundation shall be reinforced with not less than one No. 4 bar top and bottom.

Where the continuous foundation is required to have a depth greater than 12 inches (305 mm), a minimum 12–inch by 12–inch (305 mm by 305 mm) continuous footing or turned down slab edge is permitted at door openings in the braced wall line. This continuous footing or turned down slab edge shall be reinforced with not less than one No. 4 bar top and bottom. This reinforcement shall be lapped not less than 15 inches (381 mm) with the reinforcement required in the continuous foundation located directly under the braced wall line.
In the first story of two–story buildings, each wall panel shall be braced in accordance with Item 1 above, except that each panel shall have a length of not less than 24 inches (610 mm).

REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURES

MINIMUM NAIL		MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS (INCHES)	MAXIMUM WALL STUD SPACING (INCHES)	PANEL NAIL SPACING		ULTIMATE DESIGN WIND SPEED (mph)		
SIZE	PENETRATION (INCHES)				EDGES (INCHES O.C.)	FIELD (INCHES O.C.)	WIND EXPOSURE CATEGORY		
							B	C	D
6d Common (2.0" x 0.113")	1.5	24/0	3/8	16	6	12	140	115	110
8d Common (2.5" x 0.131")	1.75	24/16	7/16	16	6	12	170	140	135
				16	6	12	140	115	110

RC PLANS
DESIGN AND DRAFTING

214-859-4267

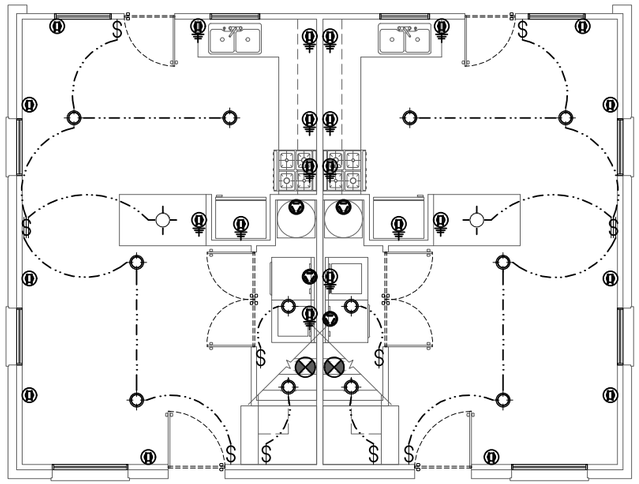
USE:	RESIDENTIAL NEW DUPLEX CONSTRUCTION
PLAN:	WALL BRACING PLAN
DRAWN BY:	RC PLANS
DATE:	11/18/2024
SCALE:	1/8" = 1'-0"

ADDRESS:

117 N VAN BUREN AVE, DALLAS, TX 75208

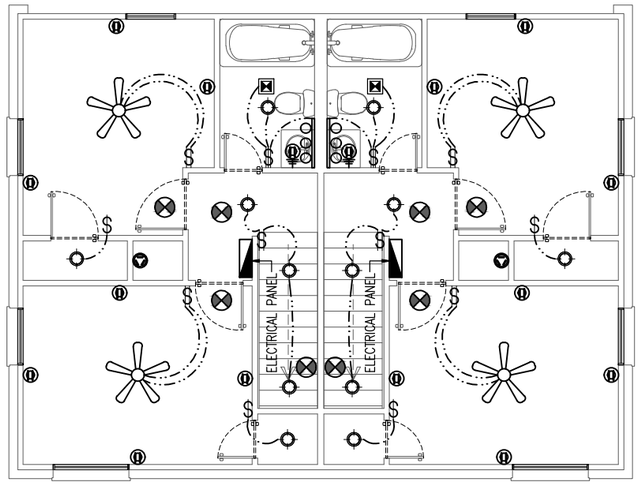
PAGE NUMBER:

09



ELECTRICAL PLAN 1st STORY

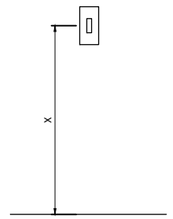
SCALE 1/8" = 1'-0"



ELECTRICAL PLAN 2nd STORY

SCALE 1/8" = 1'-0"

ELECTRICAL FIXTURES HEIGHT	
FIXTURE	HEIGHT
STANDARD OUTLET	15"
OUTLET AT 30" CAB.	30"
OUTLET AT 36" CAB.	48"
TYPICAL WALL SWITCH	48"
FRIDGE OUTLET	60"
GARAGE OUTLET	48"
UTILITY OUTLET	42"



ELECTRICAL LEGEND	
BREAKERS PANEL	
CEILING MOUNTED LIGHT	
110 VOLT RECEPTACLE	
220 VOLT RECEPTACLE	
EXHAUST FAN (50 cfm MIN.)	
SMOKE DETECTOR W/ CARBON MONOXIDE DETECTION (HARD WIRE WITH BATTERY BACKUP)	
SINGLE SWITCH	$
DOUBLE SWITCH	$
3 WAY SWITCH	$3way
WALL MOUNTED LIGHT	
ELECTRICAL WIRE	
110 VOLT RECEPTACLE GROUND FAULT INTERRUPTER	
GARAGE DOOR OPENER	
INCANDESCENT LIGHT TUBE	
CEILING FAN W/OPT. LIGHT	
CEILING PENDANT LIGHT	
OUTDOOR WALL LIGHT	
VANITY LIGHTS	
110 VOLT EXTERIOR RECEPTACLE GROUND FAULT INTERRUPTER	

RC PLANS
DESIGN AND DRAFTING

214-859-4267

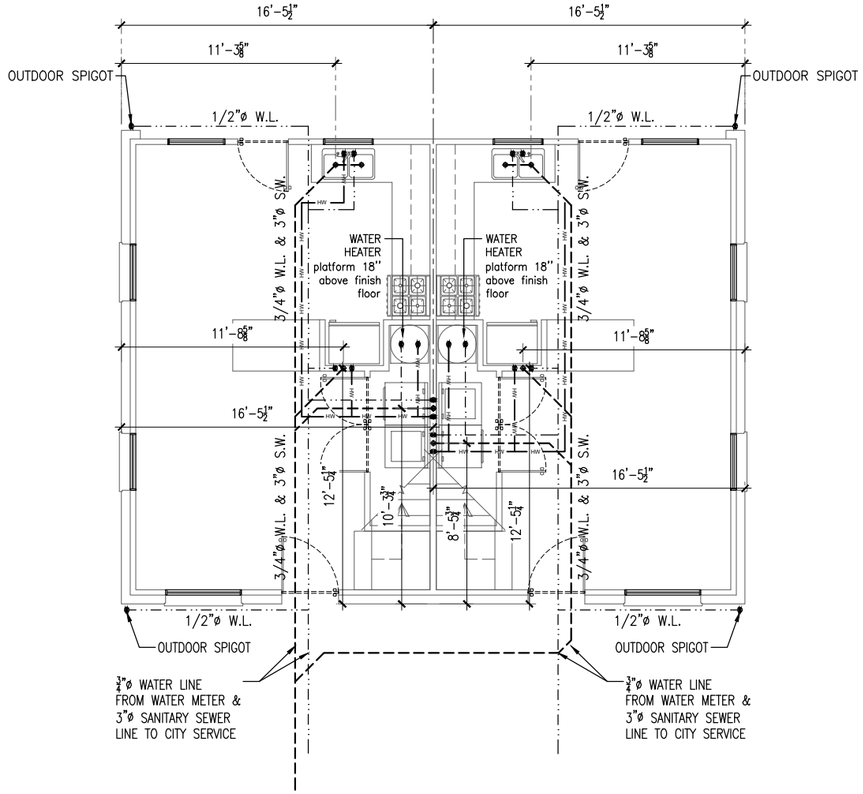
USE:	RESIDENTIAL NEW DUPLEX CONSTRUCTION
PLAN:	ELECTRICAL PLAN
DRAWN BY:	RC PLANS
DATE:	11/18/2024
SCALE:	1/8" = 1'-0"

ADDRESS:

117 N VAN BUREN AVE, DALLAS, TX 75208

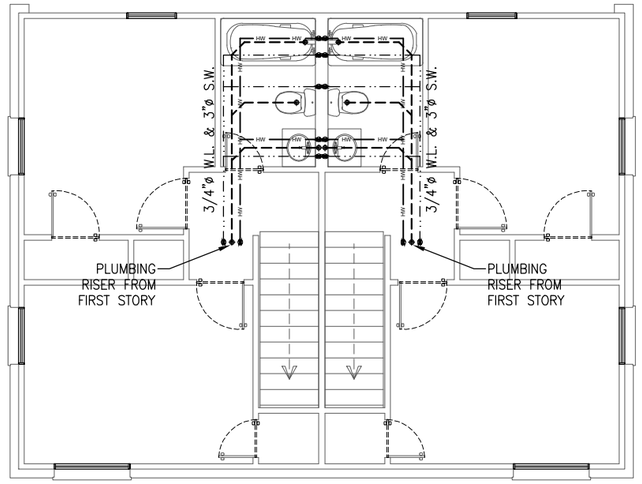
PAGE NUMBER:

10



PLUMBING PLAN 1st STORY

SCALE 1/8" = 1'-0"



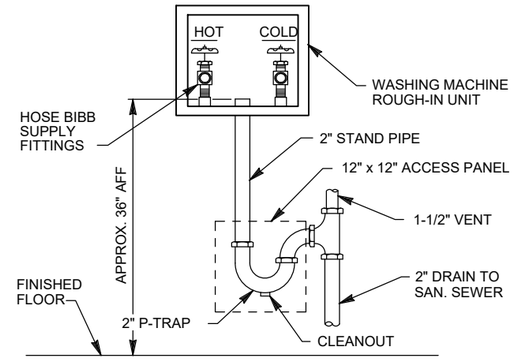
PLUMBING PLAN 2nd STORY

SCALE 1/8" = 1'-0"

FIXTURE CONNECTIONS

FIXTURE	PIPE DIAMETER			
	WASTE	VENT	COLD WATER	HOT WATER
HAND SINK	2"	2"	1/2"	1/2"
WATER CLOSET	4"	2"	3/4"	N/A
FLOOR DRAIN	3"	2"	N/A	N/A
WATER HEATER	N/A	N/A	3/4"	3/4"
WASH MACHINE	2"	N/A	3/4"	3/4"
HOSE	N/A	N/A	1/2"	1/2"
SINK	2"	2"	1/2"	1/2"

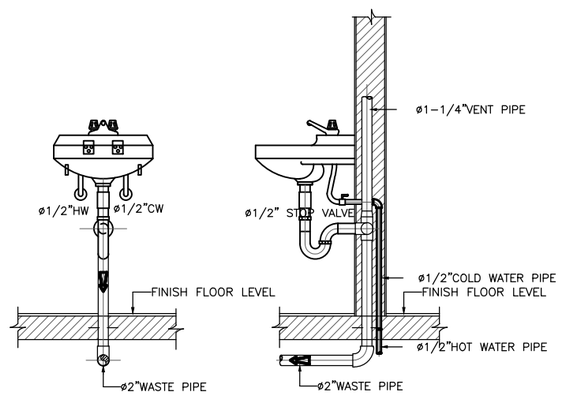
NOTES:
1. SIZES SHOWN ARE MINIMUM UNIFORM PLUMBING CODE REQUIREMENTS FOR TRAPS, TRAP ARM & ROUGH-IN CONNECTION.
2. IF CAST IRON NO-HUB PIPE IS USED, WASTE AND VENT PIPE SHALL BE 2" MINIMUM.



LAUNDRY DETAIL

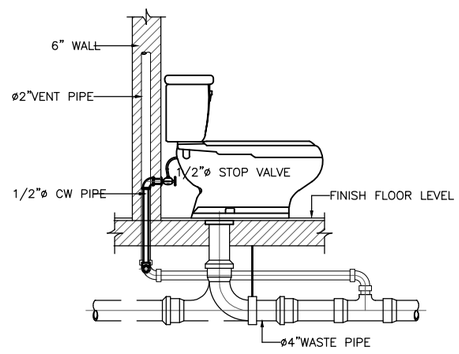
PLUMBING LEGEND	
ABBREVIATION	DESCRIPTION
P.W.	PLUMBING WALL
S.W.	SANITARY SEWER LINE
W.L.	WATER LINE

PLUMBING LEGEND	
SYMBOL	DESCRIPTION
	COLD WATER LINE
	HOT WATER LINE
	SANITARY SEWER LINE
	FIXTURE
WH	WATER HEATER
VP	VENT. PIPE
	SANITARY CONNECTION



HAND SINK DETAIL

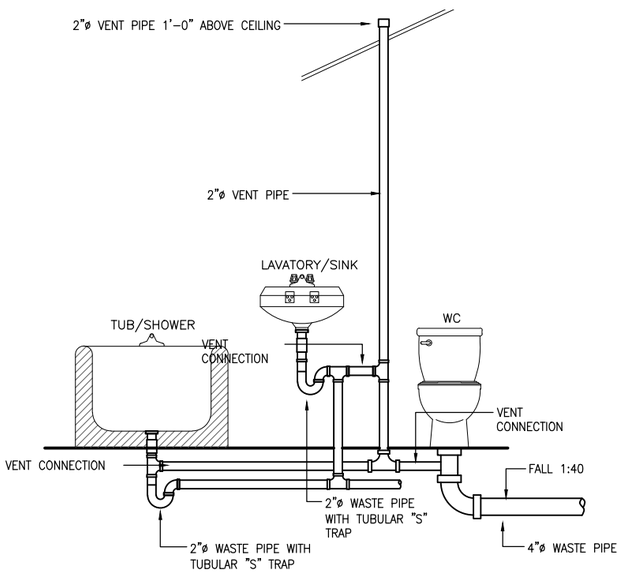
SCALE 3/8" = 1'-0"



WATER CLOSET DETAIL

SCALE 3/8" = 1'-0"

N.T.S.



PLUMBING RAISER DETAIL

SCALE 3/8" = 1'-0"

RC PLANS
DESIGN AND DRAFTING

214-859-4267

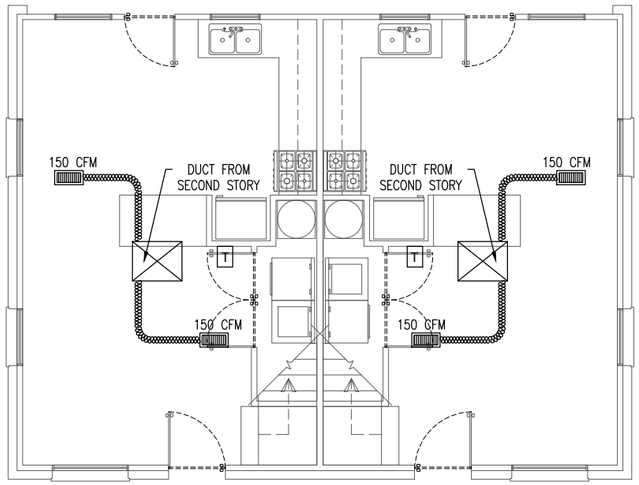
USE:	RESIDENTIAL NEW DUPLEX CONSTRUCTION	DRAWN BY:	RC PLANS	
PLAN:	PLUMBING PLAN	DATE:	1/18/2024	
		SCALE:	1/8" = 1'-0"	

ADDRESS:

117 N VAN BUREN AVE, DALLAS, TX 75208

PAGE NUMBER:

11



MECHANICAL PLAN
1st. STORY

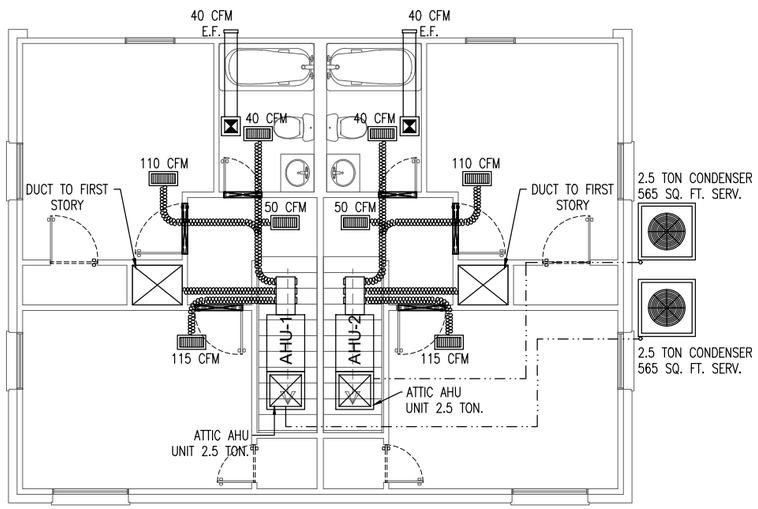
SCALE 1/8" = 1'-0"

MECHANICAL LEGEND	
SYMBOL	DESCRIPTION
	GAS LINE
	FLEXIBLE R-8 INSULATED DUCT
	UNDERCUT DOOR
	BATHROOM EXHAUST
	NEW SUPPLY DIFFUSER
T	THERMOSTAT
	NEW RETURN ON CEILING

DUCTWORK	
DIAMETER	AIR FLOW CFM
4	20
5	50
6	80
7	120
8	170
9	230
10	300
12	500
14	740
16	1050
18	1400
20	1875

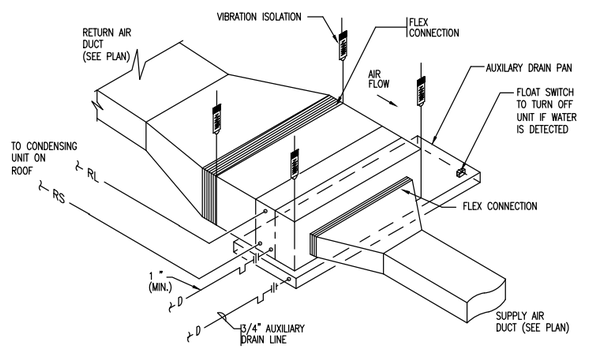
GENERAL MECHANICAL NOTES:

- CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE LABOR AND MATERIALS NECESSARY TO PROVIDE A COMPLETE AND WORKING HVAC SYSTEM IN COMPLIANCE WITH THE CURRENT CITY CODES.
- DUCTWORKS SHALL BE CONSTRUCTED AND INSTALLED WITH ASHRAE AND SMACNA STANDARDS AND STATE MECHANICAL CODE. THIS INCLUDES (BUT IS NOT LIMITED TO) SEALING ALL DUCTS, SPLITTERS (OR SIMILAR BALANCING DEVICES) AT MAJOR DUCTWORK BRANCHES, EXTRACTORS AT MINOR DUCTWORKS BRANCHES, DOUBLE WALLED ACOUSTIC TURNING VANES IN ELBOWS, SPLITTERS AND TURNING VANES IN TEES.
- ALL DUCTWORK SHALL BE GALVANIZED SHEETMETAL, RECTANGULAR DUCT SHALL BE INTERNALLY LINED WITH 1", 1-1/2" DUCT LINER, ROUND DUCT SHALL BE WRAPPED WITH 1-1/2" INSULATION (EXCEPT WHERE EXPOSED), FLEX DUCT SHALL BE INSULATED TYPE.
- THE MECHANICAL SYSTEMS SHALL BE TESTED, ADJUSTED, AND BALANCED BY A BALACING FIRM SPECIALIZING IN THIS TYPE OF WORK. TESTS SHALL DETERMINE QUANTITATIVE PERFORMANCE OF EQUIPMENT; BALANCING PROPORTION FLOWS WITHIN THE DISTRIBUTION SYSTEM ACCORDING TO SPECIFIED DESIGN QUANTITIES. ALL WORK SHALL MEET LOCAL CODES AND STANDARDS, NEBB AND ASHRAE TESTING, ADJUSTING AND BALANCING PROCEDURES, SUBMIT THE BUILDING OWNER FOR REVIEW, APPROVAL AND RECORD TWO COPIES OF THE BALANCING REPORTS ON THE STANDARD REPORT FORMS.
- DRAWINGS ARE DIAGRAMMATIC AND INDICATE GENERAL ARRANGEMENT OF WORK AND EQUIPMENT.
- ALL ROOF MODIFICATIONS, REPAIRS, CUTTING, FLASHING, COUNTERFLASHING, PENETRATION, AND CURB INSTALLATIONS SHALL BE ENGINEERED AND INSTALLATION TO BE PERFORMED BY ROOFING CONTRACTOR.
- ALL ROOF CAPS SHALL BE COMPLETE WITH BIRDSCREEN
- SEAL ALL PENETRATIONS THRU WALLS, FLOORS AND CEILINGS.
- COORDINATE ROUTING OF DUCTWORK WITH STRUCTURAL.
- ALL DUCTWORK TO BE FLEXIBLE, DIAMETER ACCORDING TO CFM DEMAND.



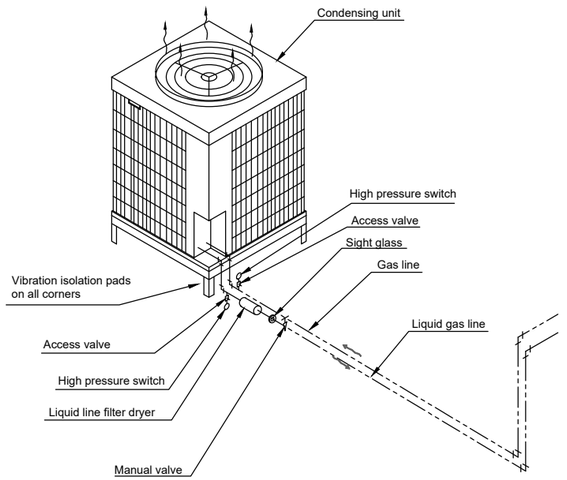
MECHANICAL PLAN
2d. STORY

SCALE 1/8" = 1'-0"



HORIZONTAL AIR HANDLING UNIT WITH DUCTED DISCHARGE AND RETURN

NOT TO SCALE



CONDENSING UNIT INSTALLATION

NOT TO SCALE

RC PLANS
DESIGN AND DRAFTING

214-859-4267

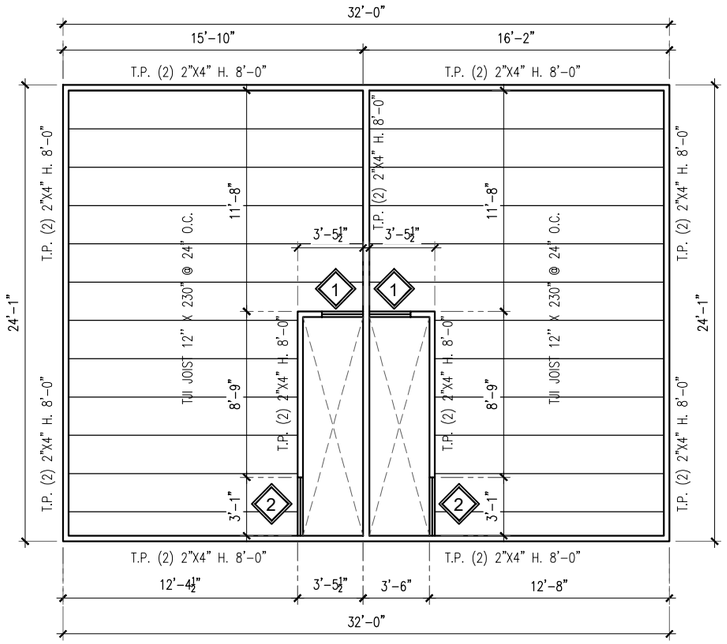
USE:	RESIDENTIAL NEW DUPLEX CONSTRUCTION
PLAN:	MECHANICAL PLAN
DRAWN BY:	RC PLANS
DATE:	11/18/2024
SCALE:	1/8" = 1'-0"

ADDRESS:

117 N VAN BUREN AVE, DALLAS, TX 75208

PAGE NUMBER:

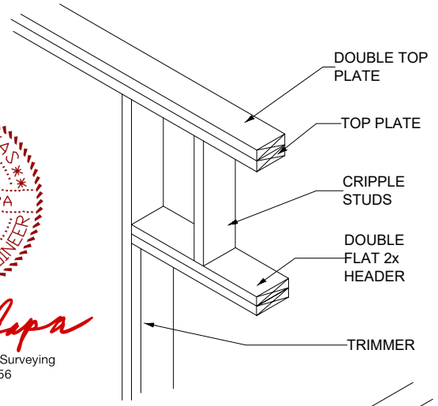
12



CEILING FRAME PLAN 1st STORY

SCALE 1/8" = 1'-0"

BEAM CHART				
ITEM	QTY	SIZE	TYPE	CLEAR SPAN
1	2	(2) 1¾"X12"	D.F. #2	2'-2"
2	2	(2) 1¾"X12"	D.F. #2	3'-1"
3	2	(2) 1¾"X12"	D.F. #2	3'-2"
CONSIDER 3" FOR EACH END AT BEARING POINTS.				

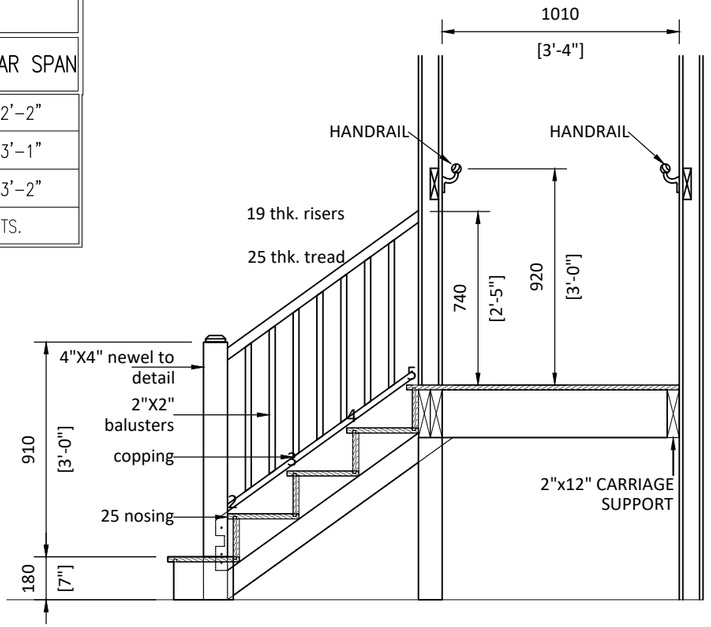


STATE OF TEXAS
XAVIER CHAPA
42335
LICENSED
PROFESSIONAL ENGINEER

Xavier Chapa

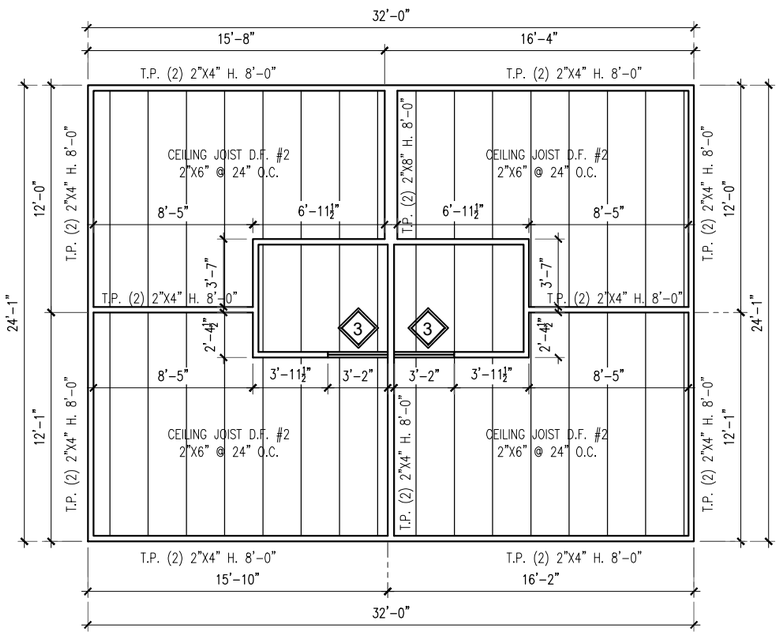
Xavier Chapa Engineering/Surveying
Firm Number F-9156

12/16/2024



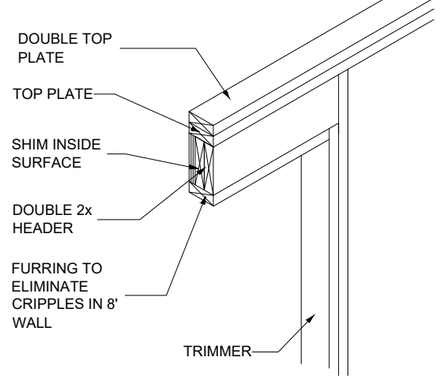
STAIRS FRAMING DET.

N.T.S.



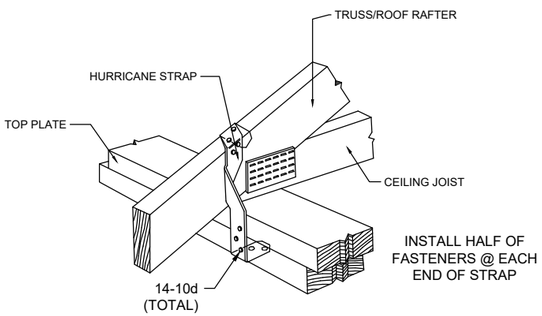
CEILING FRAME PLAN 2nd STORY

SCALE 1/8" = 1'-0"



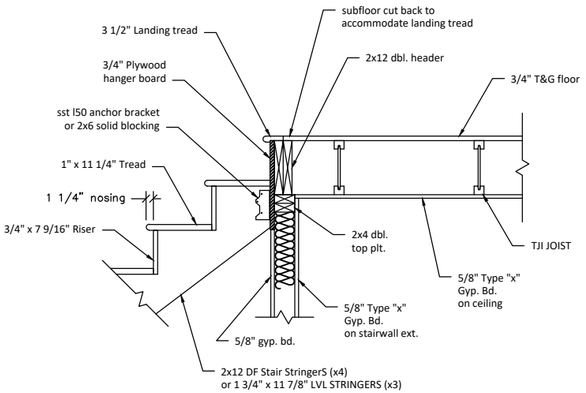
HEADER FRAMING DET.

N.T.S.



RAFTER HURRICANE TIE DET.

N.T.S.



STAIRS LANDING DET.

N.T.S.

NOTE		
R.B.	=	RIDGE BOARD
V.R.	=	VALLEY RAFTER
H.R.	=	HIP RAFTER
L.B.	=	LEDGER BOARD
R.	=	COMMON RAFTER
C.J.	=	CEILING JOIST
T.P.	=	TOP PLATE
HDR.	=	HEADER
H.	=	HEIGHT

RC PLANS
DESIGN AND DRAFTING

214-859-4267

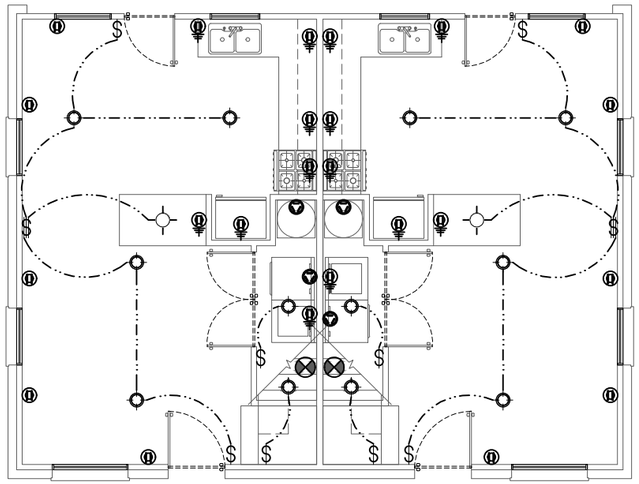
USE:	PLAN:	DRAWN BY:	DATE:	SCALE:
RESIDENTIAL NEW DUPLEX CONSTRUCTION	FRAMING PLAN	RC PLANS	11/18/2024	1/8" = 1'-0"

ADDRESS:

117 N VAN BUREN AVE, DALLAS, TX 75208

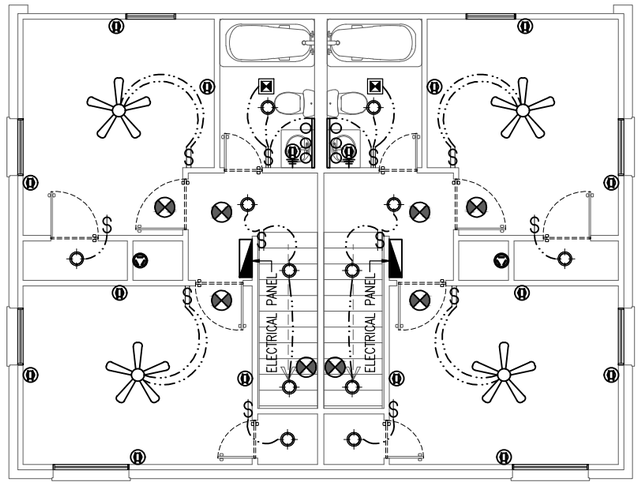
PAGE NUMBER:

06



ELECTRICAL PLAN 1st STORY

SCALE 1/8" = 1'-0"



ELECTRICAL PLAN 2nd STORY

SCALE 1/8" = 1'-0"

ELECTRICAL FIXTURES HEIGHT	
FIXTURE	HEIGHT
STANDARD OUTLET	15"
OUTLET AT 30" CAB.	30"
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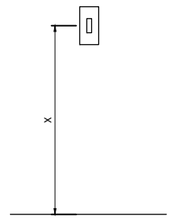


ELECTRICAL LEGEND	
BREAKERS PANEL	
CEILING MOUNTED LIGHT	
110 VOLT RECEPTACLE	
220 VOLT RECEPTACLE	
EXHAUST FAN (50 cfm MIN.)	
SMOKE DETECTOR W/ CARBON MONOXIDE DETECTION (HARD WIRE WITH BATTERY BACKUP)	
SINGLE SWITCH	$
DOUBLE SWITCH	$
3 WAY SWITCH	$3way
WALL MOUNTED LIGHT	
ELECTRICAL WIRE	
110 VOLT RECEPTACLE GROUND FAULT INTERRUPTER	
GARAGE DOOR OPENER	
INCANDESCENT LIGHT TUBE	
CEILING FAN W/OPT. LIGHT	
CEILING PENDANT LIGHT	
OUTDOOR WALL LIGHT	
VANITY LIGHTS	
110 VOLT EXTERIOR RECEPTACLE GROUND FAULT INTERRUPTER	

RC PLANS
DESIGN AND DRAFTING

214-859-4267

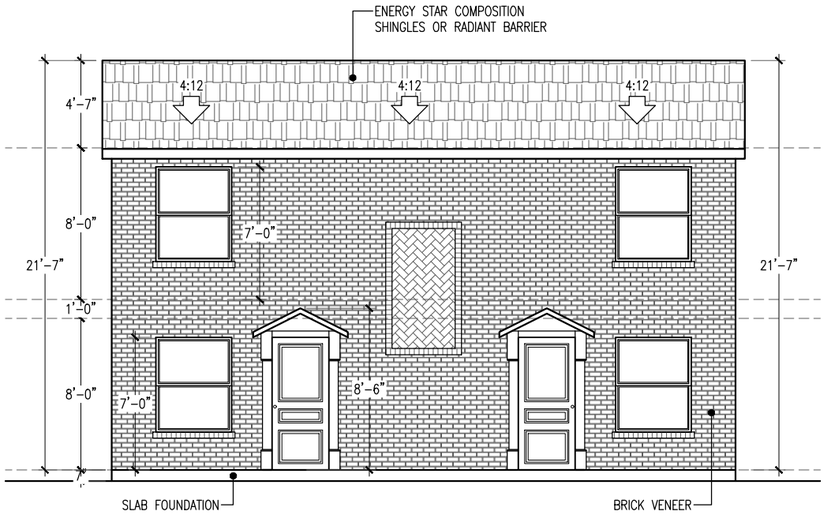
USE:	RESIDENTIAL NEW DUPLEX CONSTRUCTION
PLAN:	ELECTRICAL PLAN
DRAWN BY:	RC PLANS
DATE:	11/18/2024
SCALE:	1/8" = 1'-0"

ADDRESS:

117 N VAN BUREN AVE, DALLAS, TX 75208

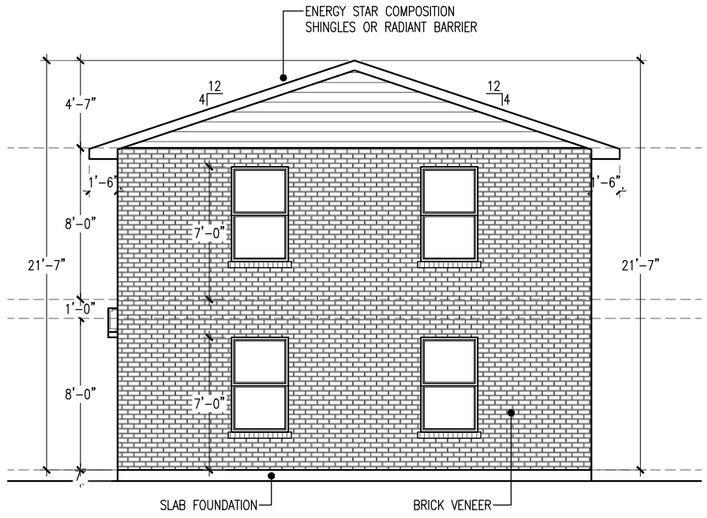
PAGE NUMBER:

10



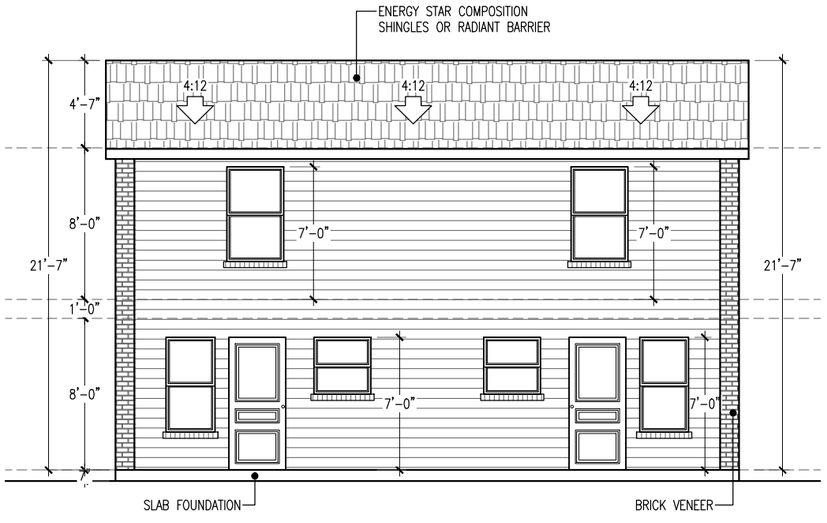
PROPOSED FRONT ELEVATION

SCALE 1/8" = 1'-0"



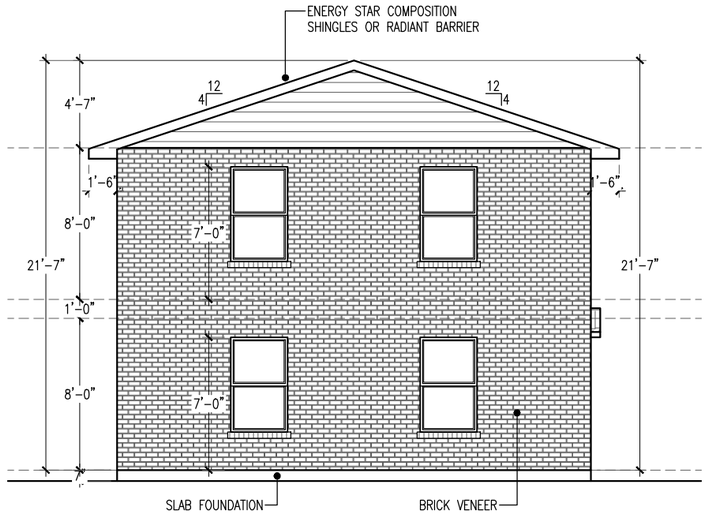
PROPOSED RIGHT ELEVATION

SCALE 1/8" = 1'-0"



PROPOSED REAR ELEVATION

SCALE 1/8" = 1'-0"



PROPOSED LEFT ELEVATION

SCALE 1/8" = 1'-0"

RC PLANS
DESIGN AND DRAFTING

214-859-4267

USE:	RESIDENTIAL NEW DUPLEX CONSTRUCTION
PLAN:	ELEVATION
DRAWN BY:	RC PLANS
DATE:	11/18/2024
SCALE:	1/8" = 1'-0"

ADDRESS:

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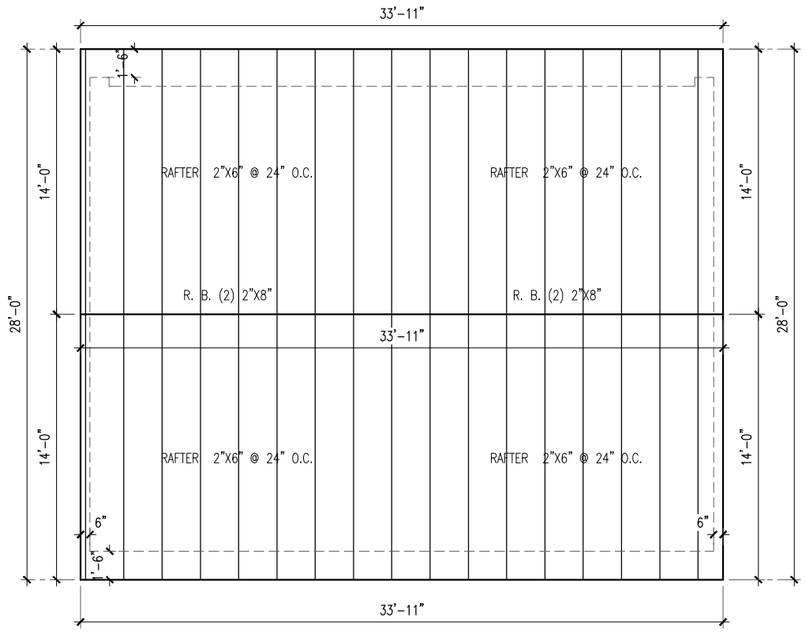
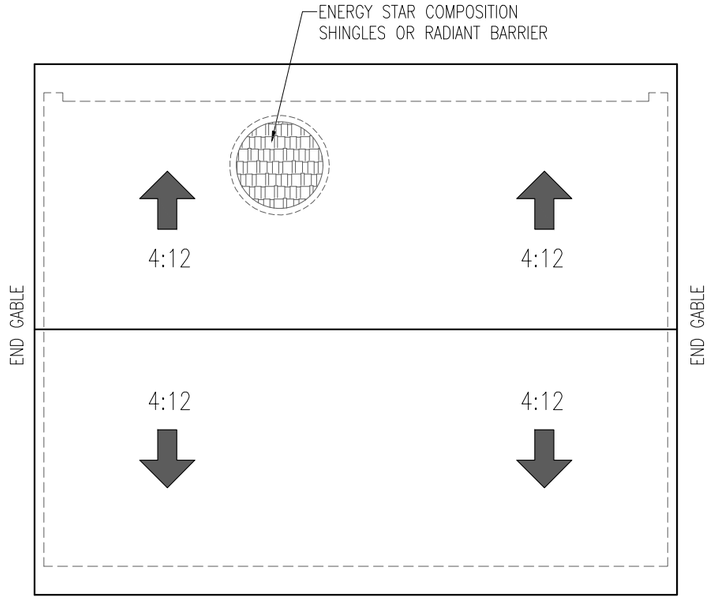
PAGE NUMBER:

05



ROOF FRAMING PLAN

SCALE 1/8" = 1'-0"



ROOF PLAN

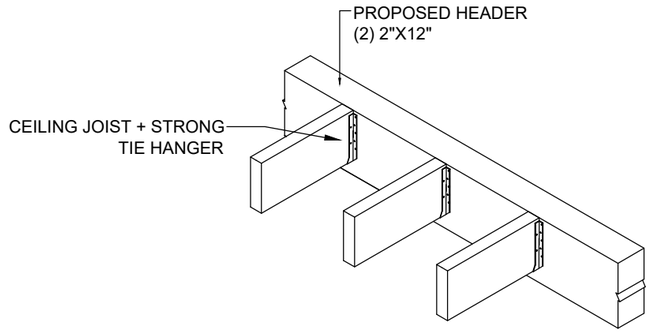
N.T.S.

HEADER SPAN TABLE

SPAN	SINGLE STORY	TWO STORY
0' TO 4'	4"X4"	6"X6"
4' TO 6'	4"X6"	6"X8"
6' TO 8'	4"X8"	6"X10"
8' TO 10'	4"X10"	6"X12"
10' TO 12'	4"X12"	6"X14"

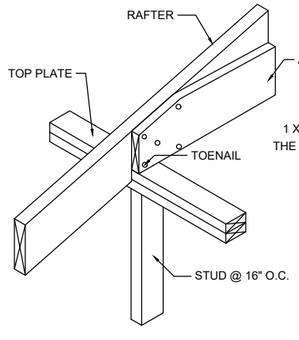
MAXIMUM STUD HEIGHT TABLE

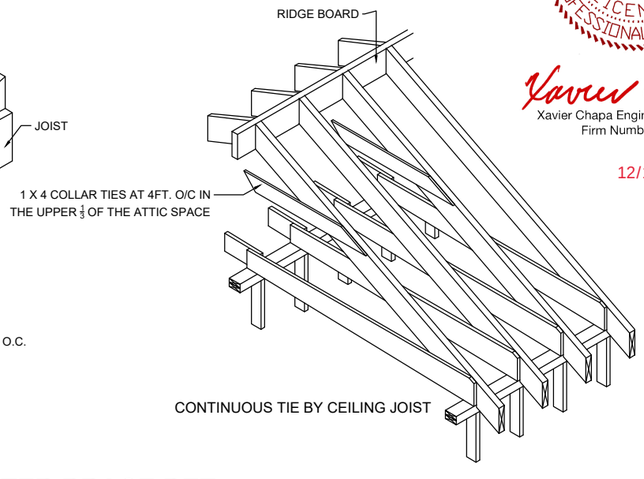
STUD HEIGHT	BEARING WALL	NON-BEARING WALL
0' TO 10'	2"X6"	2"X4"



HEADER FRAMING DET.

N.T.S.





RAFTER BRACE DET.

N.T.S.

STATE OF TEXAS
XAVIER CHAPA
42335
LICENSED
PROFESSIONAL ENGINEER

Xavier Chapa

Xavier Chapa Engineering/Surveying
Firm Number F-9156

12/16/2024

RC PLANS
DESIGN AND DRAFTING

214-859-4267

USE:	RESIDENTIAL NEW DUPLEX CONSTRUCTION
PLAN:	FRAMING PLAN
DRAWN BY:	RC PLANS
DATE:	11/18/2024
SCALE:	1/8" = 1'-0"

ADDRESS:

117 N VAN BUREN AVE, DALLAS, TX 75208

PAGE NUMBER:

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