



# Planning & Development Department

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

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

## APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

OFFICE USE ONLY	
Case no.	_____
Date	_____

Data Relative to Subject Property: \_\_\_\_\_

Location address: 411 N. Marlborough Ave Dallas TX 75208 Zoning District: R-7.5A

Lot No.: <sup>3320 LT 5</sup> \_\_\_\_\_ Block No.: BLK 2 Acreage: 0.174 Census Tract: Rosemont Crest

Street Frontage (in Ft.): 1) 50'-4" 2) \_\_\_\_\_ 3) \_\_\_\_\_ 4) \_\_\_\_\_ (5) \_\_\_\_\_

### To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Michael Assaad

Applicant: Danielle Moore Telephone: 469-378-5488

Mailing Address: 411 N. Marlborough Ave Dallas TX Zip Code: 75208

E-mail Address: massaad337@gmail.com

Represented by: Danielle Moore/ GreenWorks Engineering Telephone: 469-378-5488

Mailing Address: 4848 Lemmon Ave #613 Zip Code: 75219

E-mail Address: permitting@greenworksenineering.com

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

This project plans to use the existing foundation of a storage building to build a 2 car garage on. He will also expand the slab toward his home as needed.

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:

Allow the project to proceed as laid out in plans. Denial results in a hardship for the homeowner.

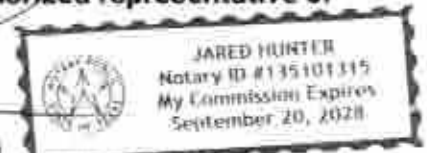
Note to Applicant: If the appeal requested in this application is granted by the Board of Adjustment, a permit must be applied for within 180 days of the date of the final action of the Board, unless the Board specifically grants a longer period.

### Affidavit

Before me, the undersigned on this day personally appeared Michael Assaad  
(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 11<sup>th</sup> day of November, 2025

Notary Public in and for Dallas County, Texas Jared Hunter



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## Posting of Notification Sign

PER SEC 51A-1.106 Notification signs required to be obtained and posted

Address: 411 N Marlborough Ave

Appeal Number: BOA-25-000092

All required notification signs must be posted on the property within fourteen (14) days after an application has been made, prior to the Board of Adjustment Hearing, and not be removed until the hearing ends.

The sign must be posted at a prominent location adjacent to the public street, evenly spaced along each frontage, and easily visible from the street. Failure to properly post the sign(s) may result in either a postponement or denial of the appeal.

All required notification signs have been received. One sign is required for each 500 feet or less of frontage, or every tract of five (5) acres or less, with a maximum of five (5) signs required. The cost of each sign is \$10.00.

Footage of each street frontage: 50

Number of acres: 0.174

Number of signs received: 2

*Peter Donegan*

Signature of applicant or person receiving signs

11/11/25

Date



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Board of Adjustment:  
1500 Marilla Street, SCN  
Dallas Tx75201  
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## AFFIDAVIT

Appeal number: BOA-25-000092

I, Michael Assaad, Owner of the subject property  
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 411 N. Marlborough Ave Dallas TX 75208  
(Address of property as stated on application)

Authorize: Danielle Moore  
(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: This project plans to use the existing foundation of a storage building to build a 2 car garage on. He will also expand the slab toward his home as needed.

Michael Assaad  
Print name of property owner or registered agent

Signature of property owner or registered agent

Date \_\_\_\_\_

Before me, the undersigned, on this day personally appeared Michael Assaad

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 11th day of

November, 2025

Notary Public for Dallas County,  
Texas



Commission expires on 09/20/28



**Planning and Development Department**  
**320 E Jefferson Blvd, Dallas, TX 75203**  
**(214) 948-4480**

DATE: \_\_\_\_\_

**APPLICATION TYPE**

REGULAR  EXPRESS

**PERMIT APPLICATION**

JOB NO: (OFFICE USE ONLY)

PERMIT NO: (OFFICE USE ONLY)

STREET ADDRESS OF PROPOSED PROJECT		SUITE/BLDG/FLOOR NO	USE OF PROPERTY	
APPLICANT	ADDRESS	CITY	STTE	ZIP CODE
DBA (IF APPLICABLE)	PHONE	EMAIL ADDRESS (MAY BE USED FOR OFFICAL COMMUNICATION)		
CONTRACTOR/INDIVIDUAL	CONTRACTOR NUMBER	PIN #	COMPANY NAME	
CURRENT HOME REPAIR LICENSE ON FILE <input type="checkbox"/> YES <input type="checkbox"/> NO	IF YES, LIST NUMBER	PHONE	EMAIL ADDRESS (MAY BE USED FOR OFFICAL COMMUNICATION)	
PROPERTY OWNER (INDIVIDUAL CONTACT)	ADDRESS	CITY	STATE	ZIP CODE
PROPERTY OWNER (COMPANY NAME)	PHONE	EMAIL ADDRESS (MAY BE USED FOR OFFICAL COMMUNICATION)		

DESCRIPTION OF PROPOSED PROJECT	VALUATION (\$) Commercial Only	NEW CONST \$	CONST AREA (sq ft)	NEW CONST
		MFD OTHER \$		MFD OTHER
		REMODEL \$		REMODEL
		TOTAL VALUATION \$		TOTAL AREA

PLEASE INDICATE ALL TYPES OF WORK THAT WILL BE PART OF THIS PROJECT BY CHECKING THE APPROPRIATE BOX

BUILDING     PLUMBING     FENCE     DRIVE APPROACH     BACKFLOW     BARRICADE     ENERGY  
 ELECTRICAL     FIRE SPRKLR     SIGN     SWIMMING POOL     CUSTOMER SVC     GREEN     PAVING/GRADING  
 MECHANICAL     FIRE ALARM     LANDSCAPE     LAWN SPRINKLER     FLAMMABLE LIQUID     OTHER: \_\_\_\_\_

**All** food service establishments **require** a grease interceptor to be installed on site. Is there a grease interceptor on site?  YES  NO

Will Alcohol be sold/served?  YES  NO    Personal Service License Required for the Proposed Use?  YES  NO

Will there be a dance floor?  YES  NO    Are Potentially Hazardous Foods/Open Foods Being Sold?  YES  NO

I HAVE CAREFULLY READ THE COMPLETED APPLICATION AND KNOW THE SAME IS TRUE AND CORRECT AND HEREBY AGREE THAT IF A PERMIT IS ISSUED ALL PROVISIONS OF THE CITY ORDINANCES AND STATE LAWS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT. I AM THE OWNER OF THE PROPERTY OR THE DULY AUTHORIZED AGENT. PERMISSION IS HEREBY GRANTED TO ENTER PREMISES AND MAKE ALL INSPECTIONS.

Signature \_\_\_\_\_ Date \_\_\_\_\_



**Planning and Development Department**  
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**PERMIT APPLICATION**

FOR OFFICE USE ONLY							
ZONING				BUILDING		MISCELLANEOUS	
LAND USE	TYPE OF WORK	BASE ZONING	PD	CONSTRUCTION TYPE	OCCUPANCY	ACTIVITY	OWN
LOT	BLOCK	REQUIRED PARKING	PROPOSED PARKING	SPRINKLER	OCCUPANT LOAD	FLOOD PLAIN	AIRPORT
LOT AREA	BDA	SUP	RAR	STORIES	DWELLING UNITS	SPECIAL INSPECTIONS	HISTORICAL
DIR	EARLY RELEASE	DEED RESTRICTION	PARKING AGREEMENT	NUMBER BEDROOMS	NUMBER BATHROOMS	DRY	LL
ROUTE TO	REVIEWER	DATE	APPLICATION REMARKS			FEE CALCULATIONS (\$)	
PRE-SCREEN						PERMIT FEE	
ZONING						SURCHARGE	
BUILDING						PLAN REVIEW FEE	
ELECTRICAL						PREQUALIFICATION REVIEW FEE	
PLUMBING/MECHANICAL						EXPRESS PLAN REVIEW HOURLY FEE TOTAL	
GREEN BUILDING						HEALTH PERMIT APPLICATION FEE	
HEALTH						HEALTH PLAN REVIEW FEES	
HISTORICAL/CONS DIST						OTHER FEES	
ENGINEERING						OTHER FEES	
WATER							
FIRE							
LANDSCAPING							
AVIATION						<b>TOTAL FEES</b>	
OTHER: _____						<b>\$</b>	

**GENERAL NOTES:**

**APPLICABLE CODES:**

A. These general notes apply to all structural drawings. This project is designed in accordance with the **International Building Code (IBC) 2021 Edition, International Residential Code (IRC) 2021 Edition** and the 'Minimum Design Loads for Buildings and Other Structures' (ASCE/SEI 7-16).

B. All material and workmanship shall be in accordance with applicable provisions of the codes specified above.

**LOADS USED IN DESIGN:**

A. Gravity Loading	
Roof Snow Loads: . . . . .	5 psf
Roof Live Loads: . . . . .	20 psf
Roof Dead Loads: . . . . .	10 psf
Floor Live Loads: . . . . .	40 psf
Floor Dead Loads: . . . . .	10 psf
Ceiling Live Loads: . . . . .	10 psf
Ceiling Dead Loads: . . . . .	5 psf
B. Wind Loading	
Velocity Ultimate (3 sec gust): . . . . .	115 mph
Exposure: . . . . .	B
Risk Factor: . . . . .	II
Internal Pressure Coeff., GCp: . . . . .	-0.18 / 0.18 (Enclosed)

**COORDINATION:**

- A. DO NOT SCALE PLANS. The layout shown is based solely on the field notes taken by personnel of GreenWorks Engineering and/or architectural/design plans provided by the client. Changes affecting the layout shown must be specific and clearly conveyed to GreenWorks Engineering in written form as a change for inclusion into these plans.
- B. Contractor and/or client shall verify all dimensions and layout prior to construction. All dimensions shall be checked against the architectural plans referenced above and any discrepancies shall be brought to the attention of the Architect and Engineer of Record immediately. Refer to mechanical, electrical and architectural plans for openings not shown on the structural plans.
- C. Shop drawings shall be prepared by the fabricator. Copying of these construction documents for use as shop drawings will not be permitted.
- D. All temporary shoring shall be the responsibility of the contractor.
- E. Design is based on the current applicable building codes listed above and shall be void if the building code at the time of construction changes from the codes listed above.

**CONCRETE:**

- A. Concrete has been designed and shall be constructed in accordance with the American Concrete Institute 'Building Code Requirement Reinforced Concrete' and 'Specifications for Structural Concrete for Buildings'(ACI 318 and ACI 301) latest editions. Section 1.3"Inspection" of ACI 318 is deleted in its entirety, see 'Field Observations' paragraph. All concrete shall be of stone aggregate, unless noted otherwise.
- B. Concrete Mixes: See specifications for any additional durability requirements.
  - Mix 'A' For Slabs on Grade
    - 4,000 psi minimum compressive strength at 28 days.
    - Type I/II Cement, minimum of 540 pounds per cubic yard.
    - Fly Ash not allowed.
    - 1" maximum aggregate size.
    - 3% maximum entrained air.
    - 4" maximum slump (8" with super-plasticizer).
    - Water reducing agent (use in accordance with manufacturer's recommendations).
  - Mix 'B' For Footings, Grade Beams, and Miscellaneous Concrete
    - 3,500 psi minimum compressive strength at 28 days.
    - Type I/II Cement, minimum of 470 pounds per cubic yard.
    - 3/4" maximum aggregate size.
    - 6% maximum entrained air.
    - 4" maximum slump (8" with super-plasticizer).
- C. Reinforcing shall be new billet steel conform to ASTM A615, grade 60, except ties shall be grade 40. Provide not less than (2) #4 around all sides of all openings in concrete and extend 2'-0" past edges of openings. No splices of reinforcement are permitted except as detailed or authorized by the Engineer of Record. Where permitted use contact lap splices, (36) bar diameters minimum.
- D. For the proper placement of the reinforcement provide chairs, bolsters, additional reinforcement, and accessories necessary to support the reinforcement at the positions shown on plans. Support of reinforcement on form ties, wood, brick, brickbat or other unacceptable material, will not be permitted.
- E. Grout under base plates and bearing plates shall be high strength, non-shrink, non-metallic grout with a minimum compressive strength, at 28 days, of 7,500 psi.
- F. Reinforcement shall be placed so that the following minimum concrete cover is provided, unless noted otherwise.
  - 1) Concrete poured against earth. . . . . 3" Clear
  - 2) Formed surfaces exposed to earth or weather.
    - a) #6 Bars and larger. . . . . 2" Clear
    - b) #5 Bars and smaller. . . . . 1-1/2" Clear
  - 3) Concrete not exposed to earth or weather. . . . . 3/4" Clear
  - 4) Beams, columns, ties, stirrups or spirals around primary reinforcement, or primary reinforcement with no ties, stirrups or spirals. . . . . 1-1/2" Clear
  - 5) Slabs. . . . . Placed at center (U.N.O.)
- G. Welded Wire Fabric (WWF) shall conform to ASTM A185. Provide WWF in flat sheets, rolled sheets are not allowed. Where permitted use contact lap splices, (50) bar diameters minimum.
- H. Grade beam reinforcement at intersections shall extend 9" (minimum) into the intersection.
- I. Foundation walls below grade shall have backfill placed equally on both sides until the required levels are reached. Walls shall be appropriately shored when backfill is placed on one side only.
- J. Additional (2) #4 bars (one each face) with a 2'-0" projection shall be placed diagonally across the corners of all openings and at vertical steps in walls unless otherwise detailed on plans.
- K. The contractor is responsible for determining when it is safe to remove forms and/or shoring. Forms and shoring must not be removed until the walls are strong enough to support their own weight and any superimposed loads. For foundation walls, this typically requires 12 hours of cumulative curing time at a temperature of 50° F or more. Concrete must be adequately covered during cold periods to maintain this surface temperature. Due to varying weather conditions, alternative curing processes, and the use of Type I/II cement, GreenWorks Engineering suggests forms remain in place a minimum of 3 days to assure this performance specification has been met. When forms are stripped there must be no excessive deflection, distortion, discoloration and no evidence of damage to the concrete. Adequate thermal protection of the concrete shall be continued after stripping for a cumulative period of 48 hours at 50° F, or more, after the initial pour. See applicable notes for specifications on when to backfill foundation walls.

**K. Field Quality Control**

- 1) Reference standard: ACI 301 Chapters 16 and 17, in latest edition.
- 2) Slump tests: The contractor shall provide necessary equipment and shall make test in conformity with ASTM C143. The contractor shall make slump tests on the first concrete truck of each pour and as often as deemed necessary by the contractor to maintain the required slump when directed by the Architect or Engineer of Record.
- 3) Control tests:
  - a) Control tests of concrete work shall be made on every 50 cubic yards or fraction thereof of concrete placed and, in any case, minimum of once during each day's pour.
  - b) Each test shall consist of four standard 6" test cylinders cast and cured in accordance with ASTM C31 and ASTM C172.
  - c) Sample concrete at point of placement.
  - d) One cylinder shall be tested at the end of 7 days after placing, two cylinders shall be tested at 28 days after placing and the remaining cylinder shall be stored until its disposition is determined by the Architect.
  - e) In general, remaining cylinder will be tested only when previous test reports indicated unsatisfactory results.
  - f) Tests on remaining cylinder shall be at the expense of the contractor.
  - g) Architect and /or Engineer of Record reserves the right to stop future concrete work when the 7 or 28 day tests indicate unsatisfactory results until, in the opinion of the Architect and/or Engineer of Record, proper corrective measures have been taken to insure quality concrete in future work and corrections deemed necessary have been made.
  - h) Tests shall be made at time control tests are taken and so stated in reports to determine slump, air content, unit weight and temperature of concrete.
  - i) All tests shall be made in accordance with ASTM C138 or ASTM C231.
- 4) Slab tolerance: Maintain surface flatness with maximum variation of 1/8" in 20 feet.

**WOOD:**

- A. Framing lumber shall be Southern Pine (unless noted otherwise) and as follows or better:
  - 2x4 studs . . . . . Stud Grade
  - 2x6 or larger studs . . . . . #2 Grade
  - Plates . . . . . #3 Grade
  - Joists and Rafters . . . . . #2 Grade
  - 2x and 4x Beams . . . . . #2 Grade
  - 6x or larger Beams . . . . . #1 Grade Beam and Stringer
  - Posts . . . . . #1 Grade Post and Timber
- B. All wood construction shall be in conformance with the provisions of "The National Design Specification for Wood Construction", latest edition.
- C. Laminated Veneer Lumber (LVL) and prefab joists shall be manufactured by 'TrusJoist' or equivalent or shall meet APA Performance Standards, and installed per manufacturers specifications. Supplier shall furnish shop drawings showing all joists, bridging, blocking and miscellaneous accessories for review by the structural engineer prior to fabrication.
- D. Where not otherwise shown on plans, all nailing or screwing shall be as indicated in the current Building Code. All sheathing must be nailed. Adhesives **SHALL NOT** be used in place of nailing.
- E. Metal connectors to be provided by 'Simpson Strong-Tie' or equivalent.
- F. APA rated OSB may be used in lieu of plywood with prior approval from Engineer of Record.
- G. Minimum treatment for pressure treated lumber shall be as follows:
  - 1) Wood not in contact with soil . . . . . 0.25 ACQ
  - 2) Wood in contact with soil . . . . . 0.40 ACQ
- H. Pressure treated lumber that has been cut shall be site treated at each cut.
- I. Bolt holes in lumber shall be drilled as bolt diameter plus 1/16".

**METAL WOOD FRAMING HARDWARE:**

- A. All metal wood framing hardware shall be provided by 'Simpson Strong-Tie' or equivalent.
- B. All metal hardware shall be installed per manufacturer's recommendations.
- C. All metal fasteners and hardware in contact with pressure treated lumber shall be Hot Dipped Galvanized or ZMax coated (G=185).

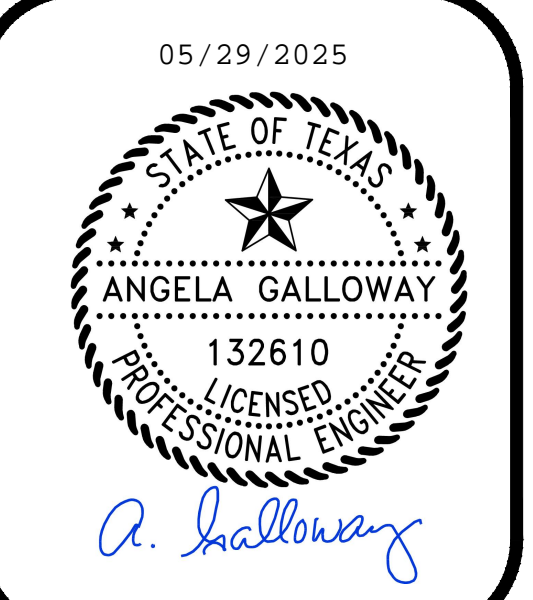
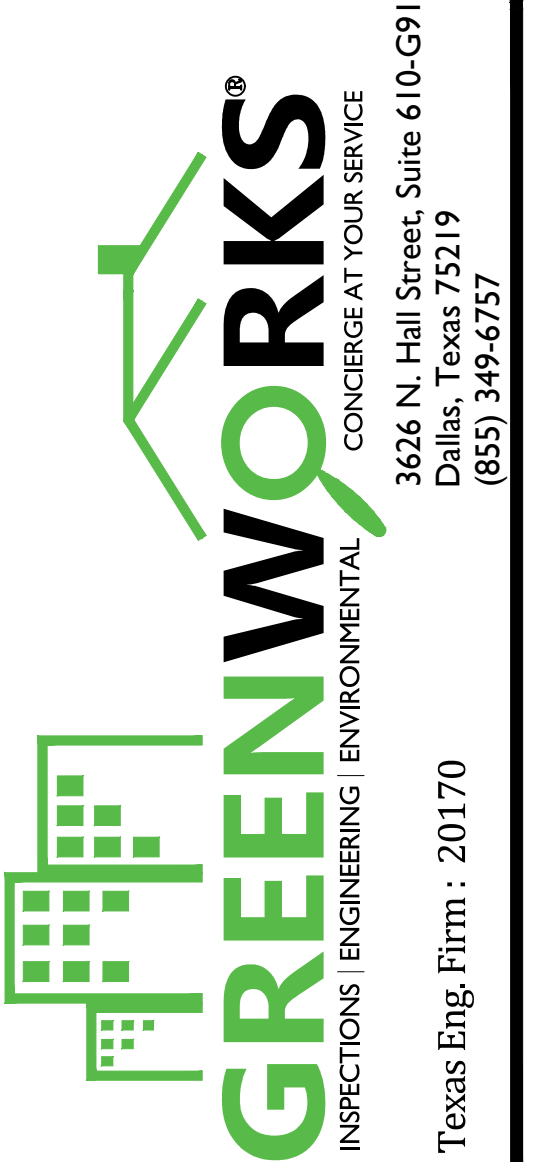
**SHEATHING and DECKING:**

- A. Roof sheathing/decking shall be a minimum of 7/16" thick CDX plywood or APA rated O.S.B. C-D interior grade with exterior glue. Minimum panel span rating of 48/24.
- B. Floor sheathing/decking shall be a minimum of 23/32" thick CDX plywood or APA rated O.S.B. C-D interior grade with exterior glue. Minimum panel span rating of 48/24.
- C. Gypsum sheathing for shear walls shall be a minimum of 1/2" thick and free of imperfections and shall conform to ASTM C79.
- D. Exterior wall sheathing shall be a minimum of 7/16" thick plywood or APA rated O.S.B.

**WIRE NAILS:**

- A. Nail installation and materials shall be in compliance with A.I.T.C., NDS, and all applicable building code requirements.
- B. Gun nails may be used in lieu of hand nailing. Gun nail substitutions shall be as follows:
  - 8d . . . . . 0.113" x 2.5"
  - 10d . . . . . 0.123" x 3.0"
  - 12d . . . . . 0.123" x 3.25"
  - 16d . . . . . 0.133" x 3.5"
- C. Nails shall have a minimum penetration of 10 times the wire diameter unless noted otherwise on the plans.
- D. Edge distance for all nails shall be a minimum of 4 times the wire diameter unless noted otherwise on the plans.
- E. All nails listed /specified on the plans shall be Common unless noted otherwise.

STRUCTURAL LEGEND	
	DETAIL # OR LETTER
	SHEET DETAIL IS ON
	SEE KEYED NOTES
	BEAM/HEADER SCHEDULE
	COL/POST SCHEDULE
	HOLDOWN PER PLAN LEGEND
	SOLID BOX INDICATES LOAD CONTINUES DOWN TO FOUNDATION BELOW
	OPEN BOX INDICATES LOAD CARRIED BY BEAM OR HEADER BELOW
	JOIST SPAN
	RAFTER SPAN
	COMMODITY LUMBER HEADER
	LVL BEAM OR HEADER
	PRE-MANUFACTURED TRUSS
	LEDGER
	JOIST/RAFTER SPAN (BEAR ON BEAM)
	JOIST/RAFTER SPAN (FLUSH FRAME TO BEAM)
	ROOF BRACE & THROW
	BRACED WALL LINE
	EXTERIOR BRACED WALL
	INTERIOR BRACED WALL
	ROOF LINE
	STEEL FRAMING
	FRAMED WALL
	FOUNDATION PERIMETER
	FOUNDATION FOOTING/BEAM
	TYP TYPICAL
	SP SOUTHERN PINE
	O.C. ON CENTER
	K KING/FULL-HEIGHT STUD
	T TRIMMER/JACK STUD
	LVL LAMINATED VENEER LUMBER
	SIM SIMILAR
	O.S.B. ORIENTED STRAND BOARD
	CL CENTER LINE
	G.T. GIRDER TRUSS
	HSS HOLLOW STRUCTURAL SECTION
	GLB GLUE-LAMINATED BEAM
	BWL BRACED WALL LINE
	GALV. GALVANIZED
	MIN./MAX. MINIMUM/MAXIMUM
	U.N.O. UNLESS NOTED OTHERWISE



**NEW RESIDENCE**  
 411 N MARLBOROUGH AVE  
 DALLAS, TEXAS

DESIGN BY:	RH
DRAWN BY:	LA
DATE:	05/29/2025
REVISION:	DATE:

SHEET No.  
**SO**  
 1 OF 9  
 PROJECT No.  
**182248**

**FRAMING NOTES:**

**GENERAL:**

1. All notes on this sheet shall apply to all wood framing except where indicated otherwise.

**TYPICAL WOOD-TO-WOOD MEMBER CONNECTIONS:**

1. Connections between any two wood members shall be according to the following table:

FASTENING SCHEDULE			
BUILDING ELEMENTS	FASTENING OPTIONS	SPACING AND PLACEMENT	
<b>WALL</b>			
1	Sole, sill, or top plate to stud	(3)10d - 16d box nails	End nail
		(2)16d common nails	
		(4)8d - 10d or (3)16d box nails	Toe nail
		(4)8d common nails	
2	Blocking between studs	(2)16d common or box nails	End nail
		(2)8d common nails	Toe nail
		(2)10d box nails	
3	Stud to stud	16d box nails	12" o.c. face nail
		16d common nails	16" o.c. face nail
4	Continuous header to stud	(5)8d or (4)10d box nails	Toe nail
		(4)8d common nails	
5	King stud to header	(4)10d - 16d box nails	End nail
		(3)16d common nails	
6	Double top plate	16d common nails	16" o.c. face nail
		10d box nails	12" o.c. face nail
7	Double top plate splice	(12)10d - 16d box nails	Face nail each side of end joint (min. 24" lap splice length each side of end joint)
		(8)16d common nails	
<b>FLOOR AND CEILING</b>			
8	Rim board to top plate	8d box nails	4" o.c. toe nail
		10d box nails	6" o.c. toe nail
		8d common nails	
9	Joist to sill plate, top plate, or dropped beam	(4)8d or (3)10d box nails	Toe nail
		(3)8d common nails	
10	Rim board to joist	(4)10d box nails	End nail
		(3)16d common nails	
11	Sole plate to joist or rim board	(3)16d box nails	16" o.c. face nail
		(2)16d common nails	
12	Bridging or blocking to joist	(2)10d box nails	Each end, toe nail
		(2)8d common nails	
<b>ROOF</b>			
13	Blocking between rafters to top plate	(4)8d or (3)10d box nails	Toe nail
		(3)8d common nails	
14	Blocking between rafters	(2) 8d common nails	Each end toe nail
		(2) 16d common nails	End nail
15	Ceiling joist to parallel rafter (heel joint) and ceiling joist lap splices	SEE TABLE BELOW	
16	Rafter to top plate	(3)16d or (4)10d box nails	(2) toe nails on one side and (1) toe nail on opposite side
		(3)10d common nails	
17	Every other rafter to top plate	H2.5A clip (Item 16 is not required at locations where clip is used)	
18	Rafters and hip and valley boards to ridge, hip, and valley boards	(4)10d - 16d box nails	Toe nail
		(3)10d common nails	End nail
		(3)10d - 16d box nails	
19	Collar tie to rafter	(2)16d common nails	Face nail
		(4)10d box nails	

\* Other connections per connector schedule or on framing plan

**ITEM 15: HEEL JOINT AND CEILING JOIST LAP NAILING\***

ROOF PITCH	ROOF SPAN (FEET)		
	12	24	36
REQUIRED NUMBER OF 16d COMMON NAILS PER HEEL JOINT OR CEILING JOIST SPLICE			
3:12	5	10	15
4:12	4	8	11
5:12	3	6	9
7:12	3	5	7
9:12	3	4	5
12:12	3	3	4

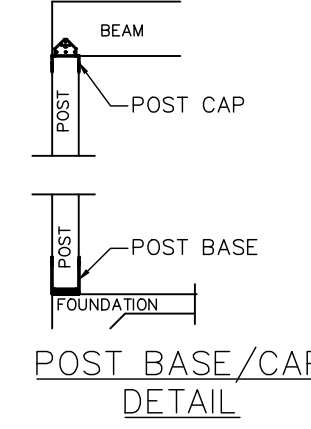
\* Rafters @ 24" o.c. only. For roof pitches between those tabulated, use pitch associated with the larger number of nails. 10d common nails are permitted where the required number of nails is taken as 1.2 times the required number of 16d nails, rounded up to next full nail.

2. Additional connections between wood members (including flush-to-flush, beam-to-post, etc.) shall be accomplished with Simpson Strong-Tie connectors according to the following table:

CONNECTOR SCHEDULE	
MEMBER	SIMPSON CONNECTOR
STRAIGHT HANGERS	
2x6, 2x8	LUS26
2x10	LUS28
2x12	LUS210
(2)2x6, (2)2x8	LUS26-2
(2)2x10	LUS28-2
(2)2x12	LUS210-2
(3)2x6, (3)2x8	LUS26-3
(3)2x10	LUS28-3
(3)2x12	LUS210-3
11-7/8" TJI 110 I-JOIST	IUS1.81/11.88 OR MIU2.1/11 (MIN.)
14" TJI 110 I-JOIST	IUS1.81/14 (MIN.)
16" TJI 110 I-JOIST	IUS1.81/16 (MIN.)
(2)11-7/8" TJI 110 I-JOIST	IUS3.56/11.88
(2)14" TJI 110 I-JOIST	IUS3.56/14 (MIN.)
(2)16" TJI 110 I-JOIST	IUS3.56/16 (MIN.)
SLOPED HANGERS	
2x6, 2x8	LRU26Z
2x10	LRU28Z
2x12	LRU210Z
(2)2x6, (2)2x8	U26-2X SLD/U(PITCH)
SLOPED AND/OR SKEWED HANGERS	
2x6, 2x8	LSSJ26RZ
2x10	LSSJ28RZ
2x12	LSSJ210RZ
(2)2x10, (2)2x12	LSSR210-2Z
POST CAPS	
BEAM TO 4x4 POST	BC4 CAP
BEAM TO 6x6 POST	BC6 CAP
BEAM TO 8x8 POST	BC8 CAP
BEAM TO CORNER 4x4, 6x6 POST	(2)LCE4

**WOOD FRAMING TO CONCRETE FOUNDATION CONNECTIONS:**

- All isolated wood posts (wood posts located without a wood framed wall) shall have a 2x pressure treated bearing plate anchored to the concrete foundation w/ (2) anchor bolts.
- In lieu of pressure treated bearing plate, Simpson Strong-Tie post bases may be used according to the following table and detail:



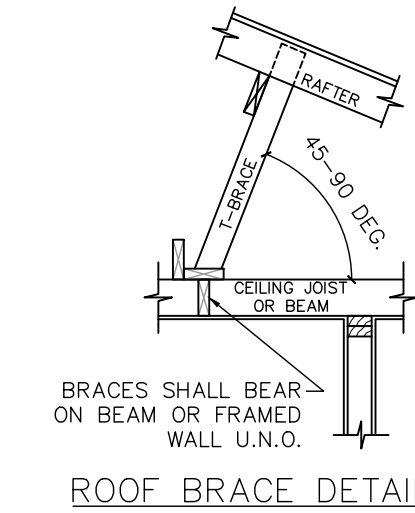
\* Or better. Rough hewn lumber may use equivalent RZ designated post bases

**POST BASE TABLE**

POST SIZE	POST BASE
4x4	ABA44Z
4x6	ABW46Z
6x6	ABA66Z
8x8	ABU88Z
10x10	ABU1010Z
12x12	ABU1212Z

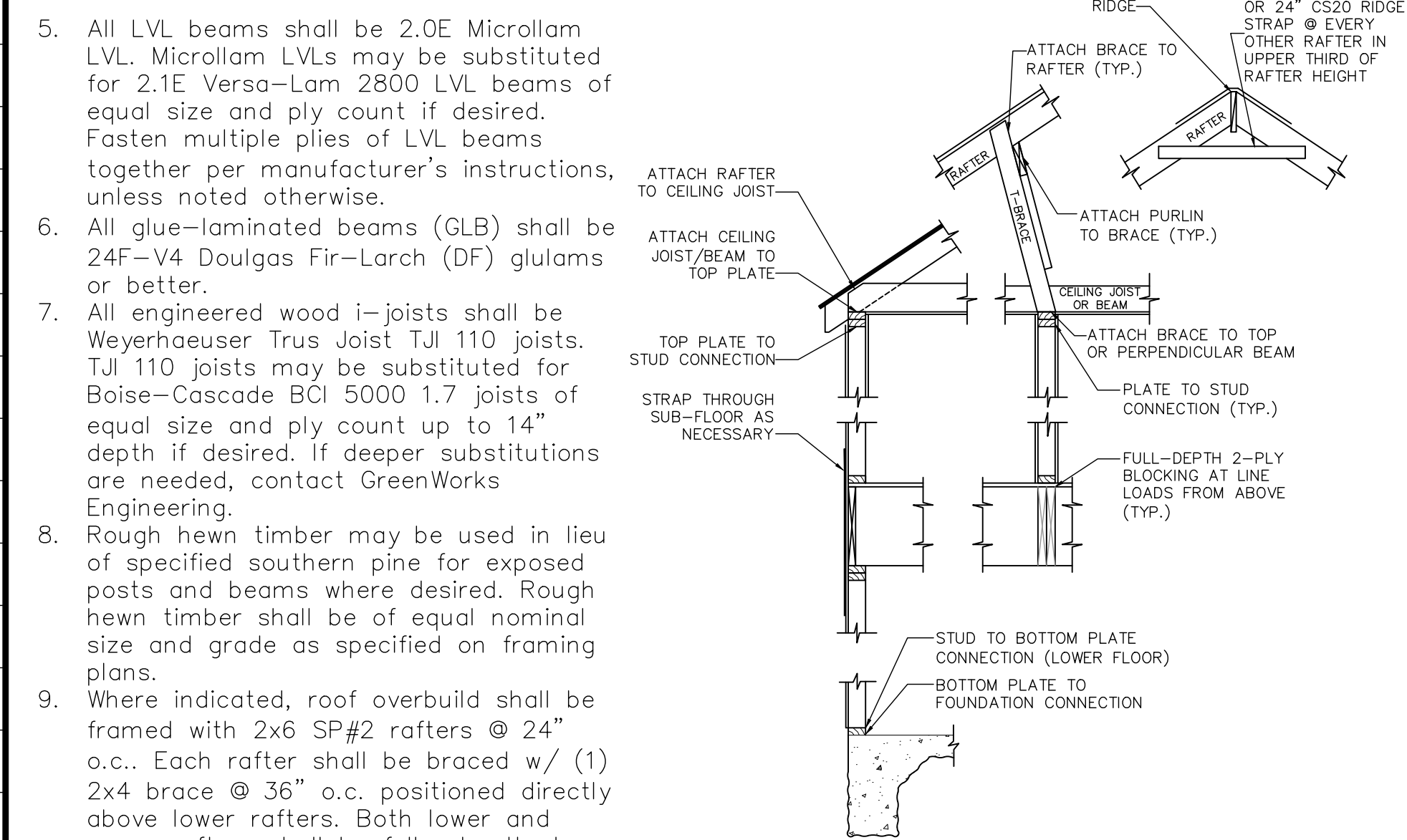
**ADDITIONAL FRAMING NOTES:**

- Provide full-depth (2)-ply blocking at floor joists carrying perpendicular walls.
- All wood framing exposed to weathering shall be pressure-treated against weathering.
- All roof braces shall be positioned according to the following detail:
- All ledgers shall be single ply SP#2 with depth adequate to fit the cut ends of the carried members (e.g., 2x6 ledger for 2x6 flat joists, 2x8 ledger for 2x6 sloped joists, etc.). Carried members shall be connected to the ledger by hangers according to the Connector Schedule. Ledger shall be fastened to main structure rim board, wall studs, or full-height 2x blocking according to the following table:



LEDGER TABLE			
CARRIED MEMBER	LEDGER		
	TYPE	SIZE	FASTENING SPACING (IN.)
Ceiling joists	2x6	2x6	64" o.c.
	2x8	2x8	48" o.c.
	2x10	2x10	36" o.c.
Floor joists	2x8	2x8	16" o.c.
	2x10	2x10	16" o.c.
	2x12	2x12	16" o.c.
Rafters	2x6	2x8	36" o.c.
	2x8	2x10	32" o.c.
	2x10	2x12	24" o.c.

\* Fasteners shall be (2) rows Simpson Strong-Tie SDS25300 screws (or equivalent) and shall have an edge distance of 1.5". Ledgers shall be fastened by no fewer than (4) screws. Floor joist dead load = 10 psf. Ceiling joists spaced @ 24" o.c., floor joists spaced @ 16" o.c., rafters spaced @ 24" o.c.



TYPICAL FRAMING SECTION DETAIL - SEE FASTENING SCHEDULE FOR CONNECTION DETAILS

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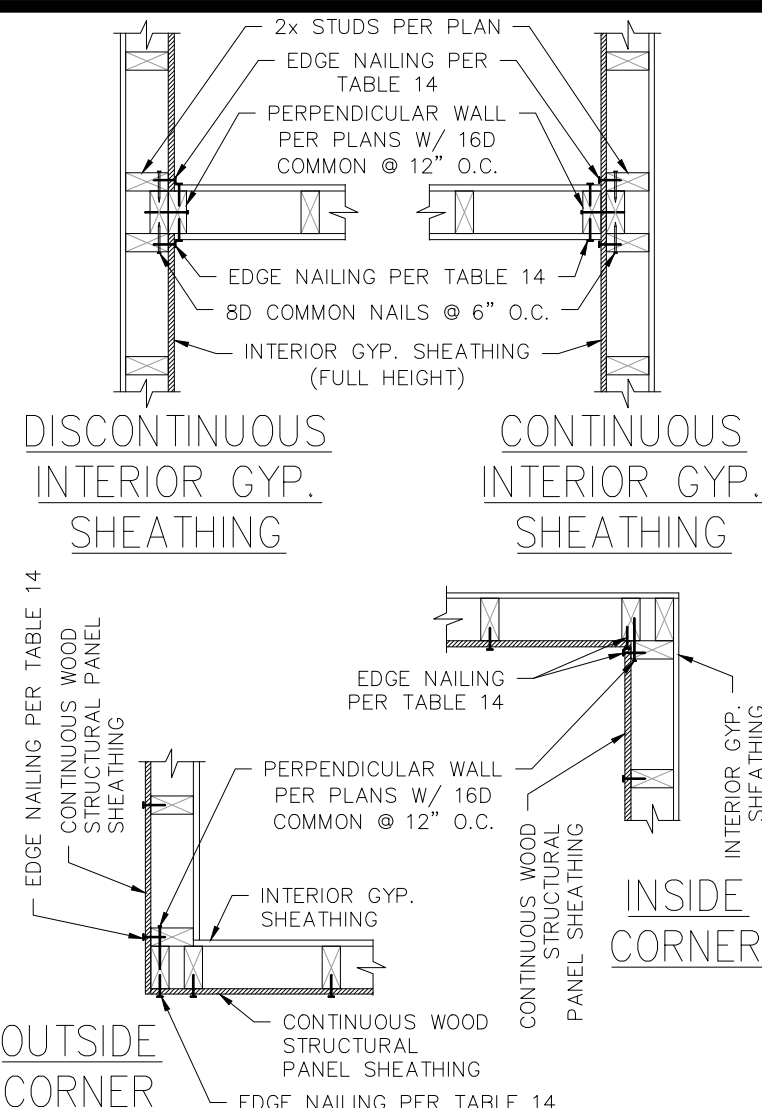
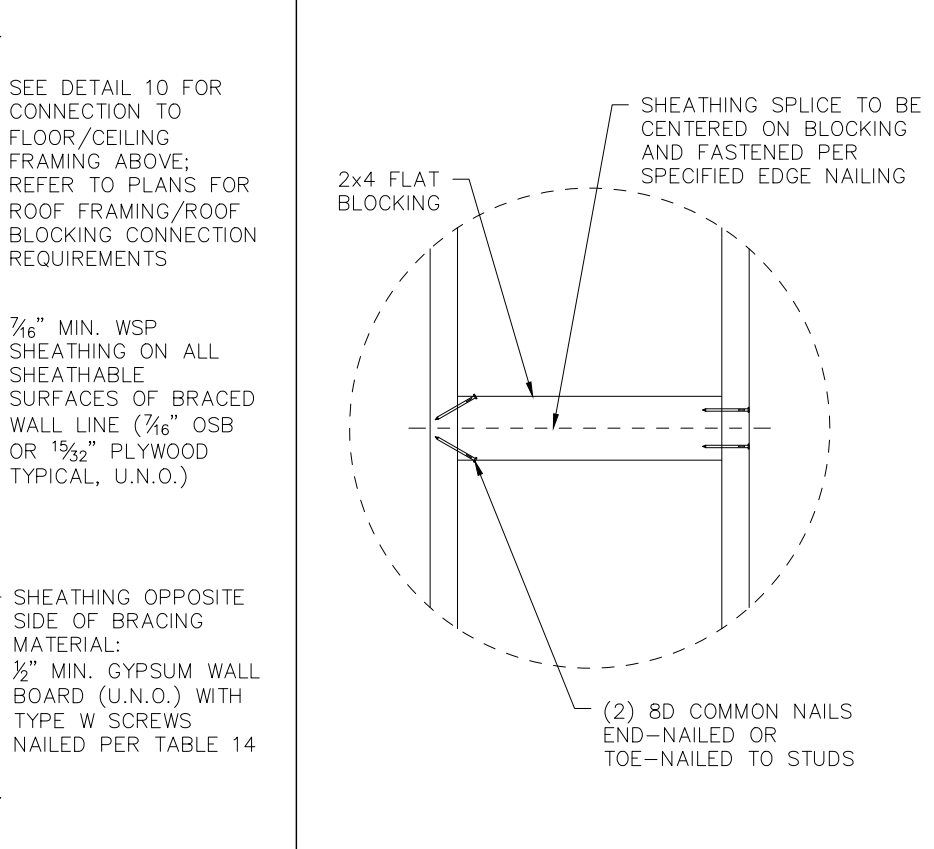
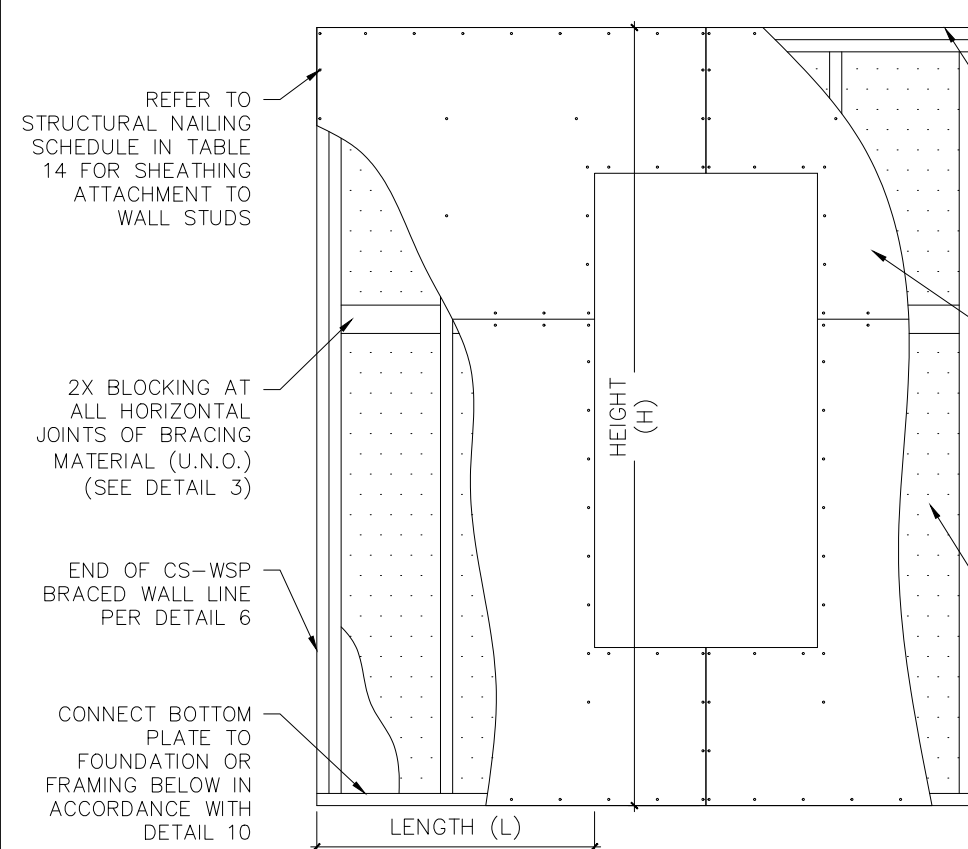
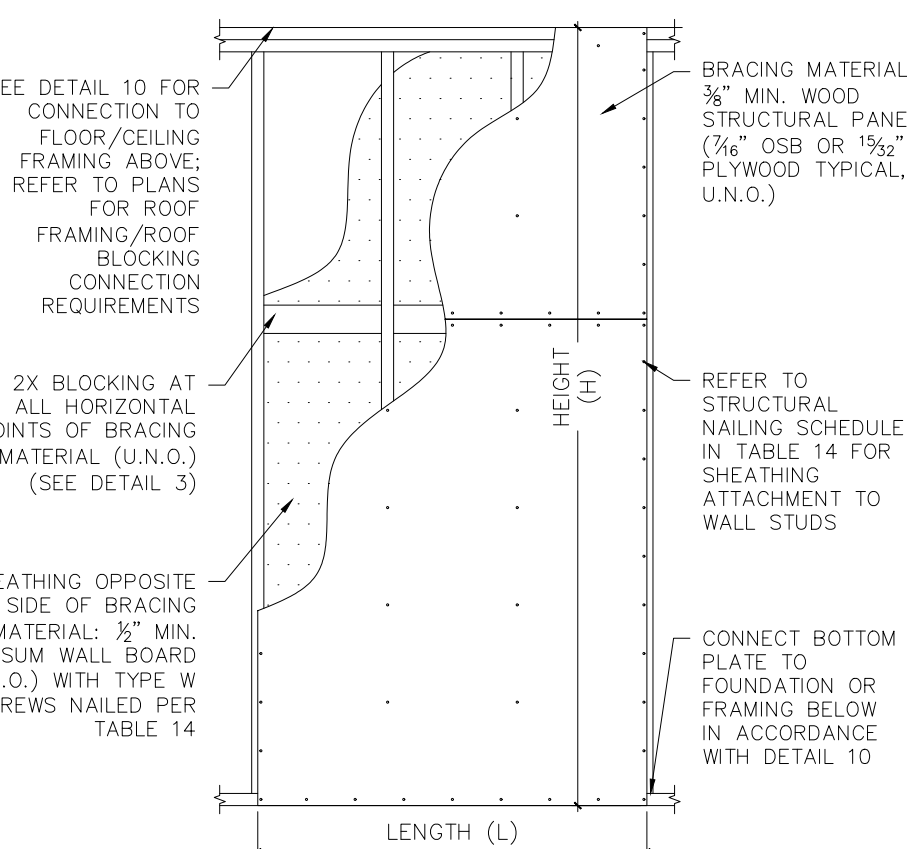
**NEW RESIDENCE**  
 411 N MARLBOROUGH AVE  
 DALLAS, TEXAS

DESIGN BY: RH  
 DRAWN BY: LA  
 DATE: 05/29/2025  
 REVISION: DATE:

SHEET No.  
**S1**  
 2 OF 9  
 PROJECT No.  
 182248

**WALL BRACING GENERAL NOTES**

—REFER TO GENERAL NOTES, PLANS AND APPLICABLE SECTIONS OF INTERNATIONAL RESIDENTIAL CODE IRC (ADOPTED EDITION) FOR ADDITIONAL INFORMATION AND PROVISIONS NOT INCLUDED ON THIS SHEET  
 —INSTALL ALL HARDWARE PER MANUFACTURER RECOMMENDATIONS. IF FASTENER NUMBERS ARE NOT MENTIONED FOR HARDWARE ATTACHMENT, USE MAXIMUM ALLOWED BY MANUFACTURER SPECIFICATION.  
 —ALL HARDWARE SHOWN ARE OF SIMPSON STRONG-TIE COMPANY AND CAN BE REPLACED FOR EQUIVALENT PRODUCTS FROM OTHER MANUFACTURERS PROVIDED THAT SELECTED MANUFACTURER'S RECOMMENDATIONS ARE FOLLOWED.



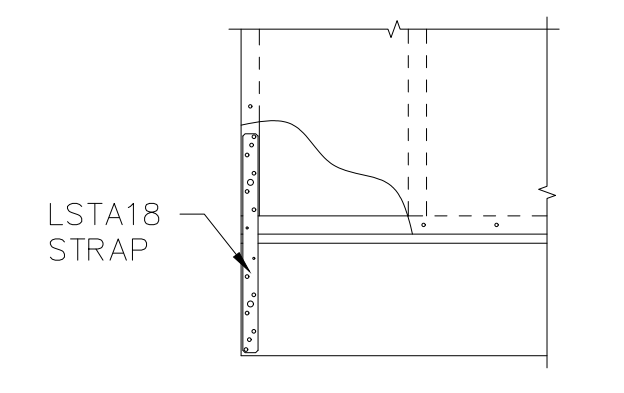
**MINIMUM NUMBER OF FULL-HEIGHT STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS\***

MAXIMUM HEADER SPAN (feet)	ULTIMATE DESIGN WIND SPEED AND EXPOSURE CATEGORY	
	< 140 mph, Exposure B or < 130 mph, Exposure C	≤ 115 mph, Exposure B <sup>b</sup>
4	1	1
6	2	1
8	2	1
10	3	2
12	3	2
14	3	2
16	4	2
18	4	2

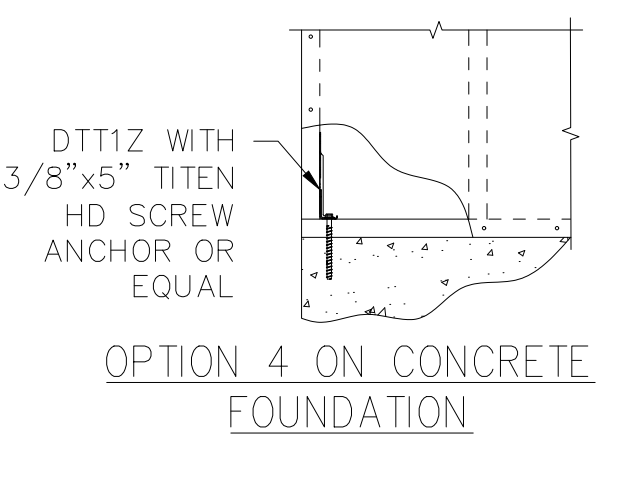
a. For header spans between those given, use the minimum number of full-height studs associated with the larger header span.  
 b. The tabulated minimum number of full-height studs is applicable where jack studs are provided to support the header at each end in accordance with Table R602.7(1). Where a framing anchor is used to support header in lieu of jack stud in accordance with Note d of Table R602.7(1), the minimum number of full-height studs at each end of a header shall be in accordance with requirements for wind speed < 140 mph, Exposure B.  
 King Studs if called out on structural plan exceeds minimum, adopt number called out on plan.  
 Refer to IRC Table R602.7.5

**END OF BRACED WALL LINE OPTIONS:**

1. PROVIDE A BRACED WALL PANEL WITH A LENGTH (L) OF 48" OR MORE AT THE END OF THE WALL LINE.
2. PROVIDE A BRACED WALL PANEL AT THE END OF THE WALL LINE AND PROVIDE AN OSB OR PLYWOOD SHEATHING PANEL ON THE PERPENDICULAR RETURN WALL WITH A MINIMUM LENGTH OF 24".
3. PROVIDE OSB OR PLYWOOD SHEATHING PANELS AT THE END OF THE WALL LINE AND ON THE PERPENDICULAR RETURN WALL, BOTH WITH A MINIMUM LENGTH OF 24".
4. PROVIDE A BRACED WALL PANEL WITHIN 10" FROM THE END OF THE WALL LINE AND AN 800-POUND HOLDOWN FASTENED TO THE EDGE OF THE BWP CLOSEST TO THE CORNER AND ANCHORED TO THE FOUNDATION OR FRAMING BELOW AS SHOWN.



OPTION 4 ON WOOD FLOOR



OPTION 4 ON CONCRETE FOUNDATION

METHOD WOOD STRUCTURAL PANELS (WSP) 1

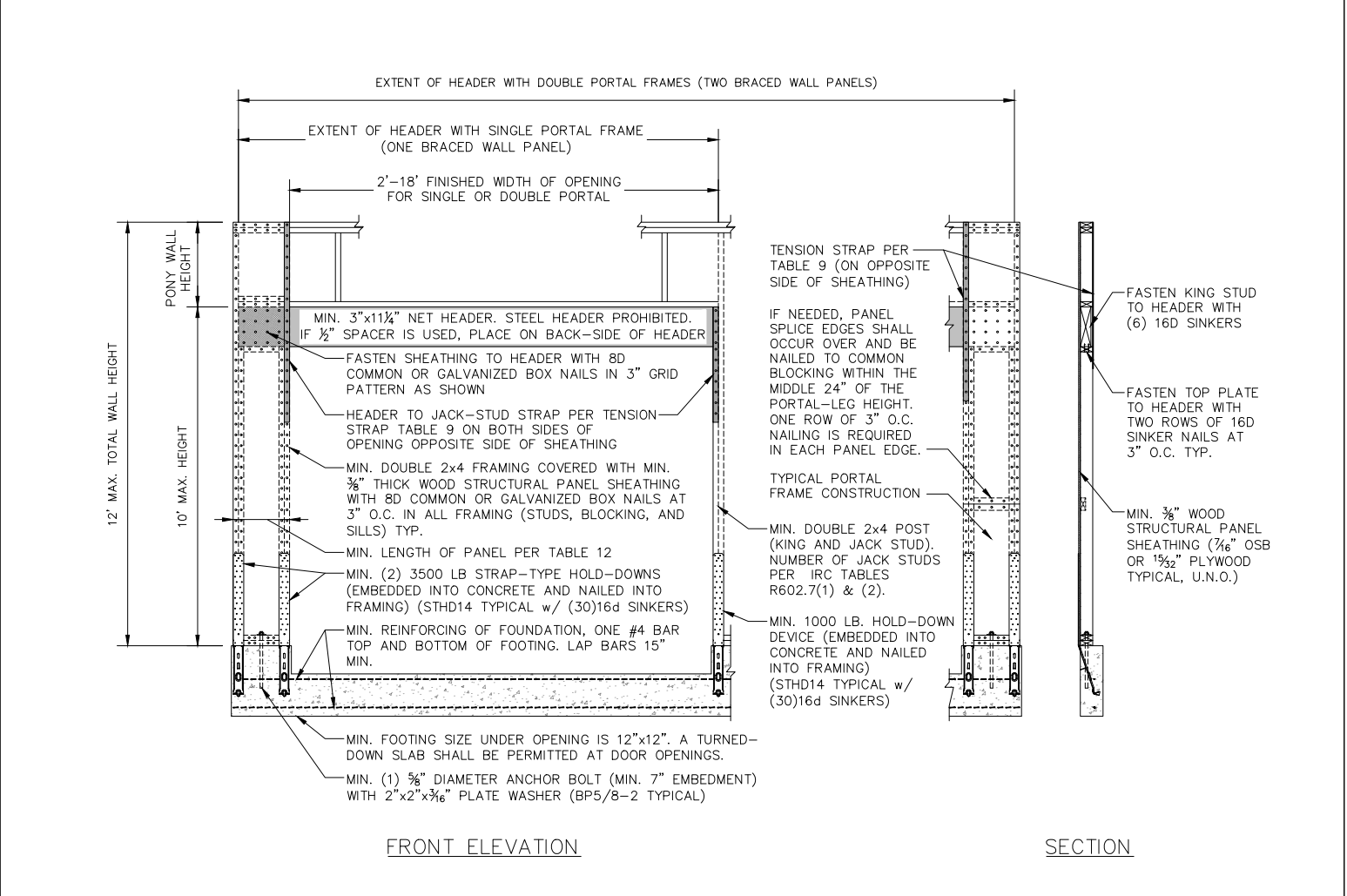
METHOD CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANELS (CS-WSP) 2

SHEATHING SPLICE BLOCKING DETAIL 3

STUD LAYOUT & SHEATHING AT CORNER/ INTERSECTION 4

MINIMUM KING STUDS REQUIRED AT HEADER 5

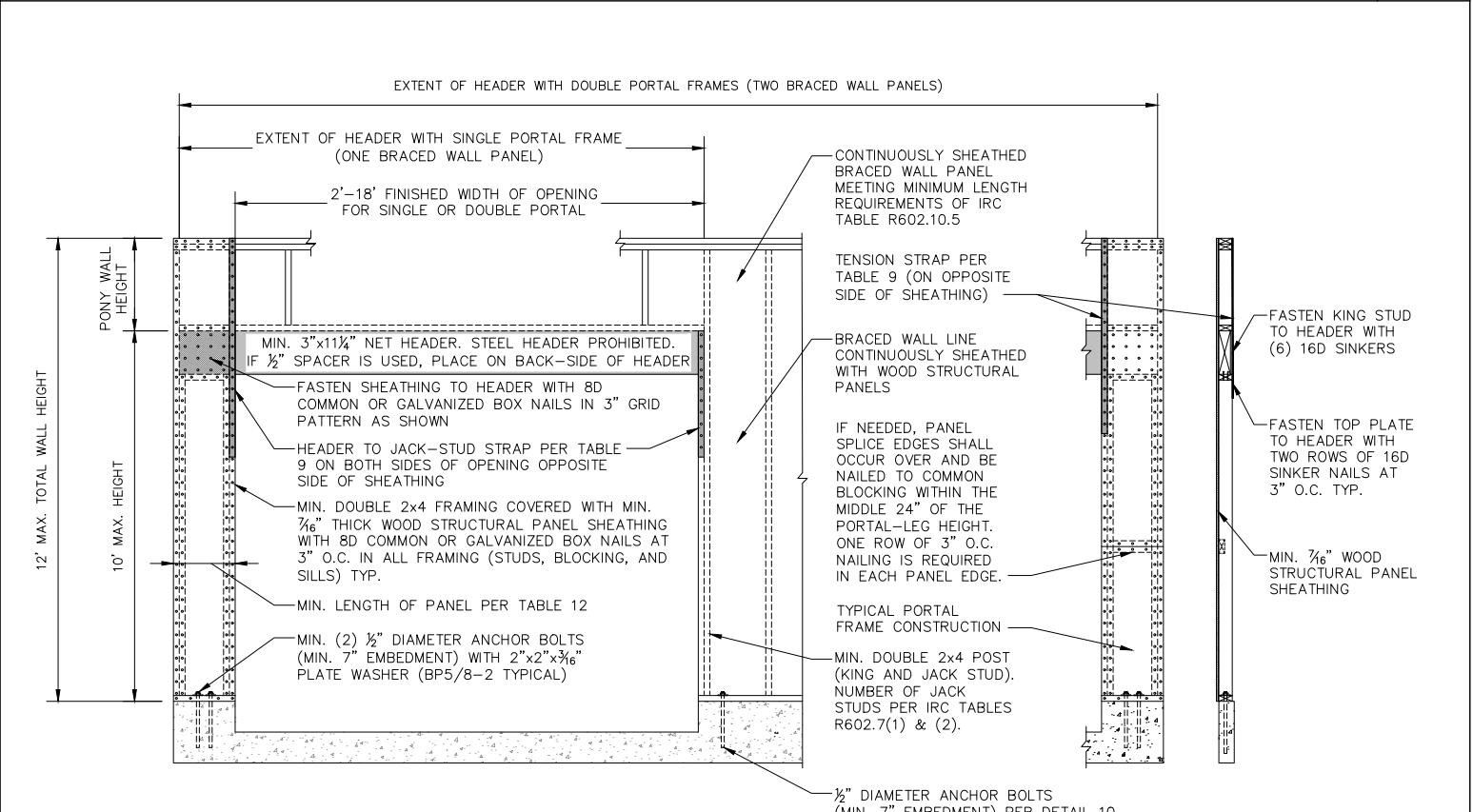
METHOD CS-WSP / CS-PF ENDS OF BRACED WALL LINE 6



METHOD PFH-PORTAL FRAME WITH HOLD DOWNS (SINGLE SIDED AND DOUBLE SIDED) 7

MINIMUM WALL STUD FRAMING NOMINAL SIZE GRADE	MAXIMUM PONY WALL HEIGHT (feet)	MAXIMUM TOTAL WALL HEIGHT (feet)	MAXIMUM OPENING WIDTH (feet)	PORTAL FRAME TENSION STRAP SCHEDULE*					
				TENSION STRAP REQUIRED*					
				Ultimate Design Wind Speed V <sub>ult</sub> (mph)					
		110		115		130			
		Exposure B		Exposure B		Exposure C			
2x4 No. 2 Grade	0	10	18	CS20	CS20	CS20	CS18		
				(14)10d Common	(14)10d Common	(14)10d Common	(16)10d Common		
	1	10	16	CS20	CS20	CS14	CS14		
				(14)10d Common	(14)10d Common	(28)10d Common	(36)10d Common		
		2	10	16	CS20	CS18	CS14	DR	
					(14)10d Common	(16)10d Common	(30)10d Common	(40)10d Common	
2	12	16	CS20	CS20	CS14	DR			
			(14)10d Common	(14)10d Common	(24)10d Common	(28)10d Common			
	4	12	16	CS14	CS14	DR	DR		
				(28)10d Common	(36)10d Common	(48)10d Common	(48)10d Common		
		2	12	16	CS18	CS16	DR	DR	
					(16)10d Common	(24)10d Common	(36)10d Common	(44)10d Common	
2x6 Stud Grade	4	12	12	CS14	CS14	DR	DR		
				(28)10d Common	(36)10d Common	(48)10d Common	(48)10d Common		
	2	12	16	CS14	CS14	DR	DR		
				(28)10d Common	(28)10d Common	(44)10d Common	(48)10d Common		
		4	12	16	CS16	CS16	DR	DR	
					(2) CS16	(2) CS14	(2) CS16	(2) CS14	

DR = Design Required  
 a. Straps shall be installed in accordance with manufacturer's recommendations.  
 Table shows Total number of nails required. Use half of the fasteners into each member being connected.  
 Conditions requiring (2) Straps require Two Jack Studs; One strap per stud.  
 Refer to IRC Table R602.10.6.4 for Tension Capacity required

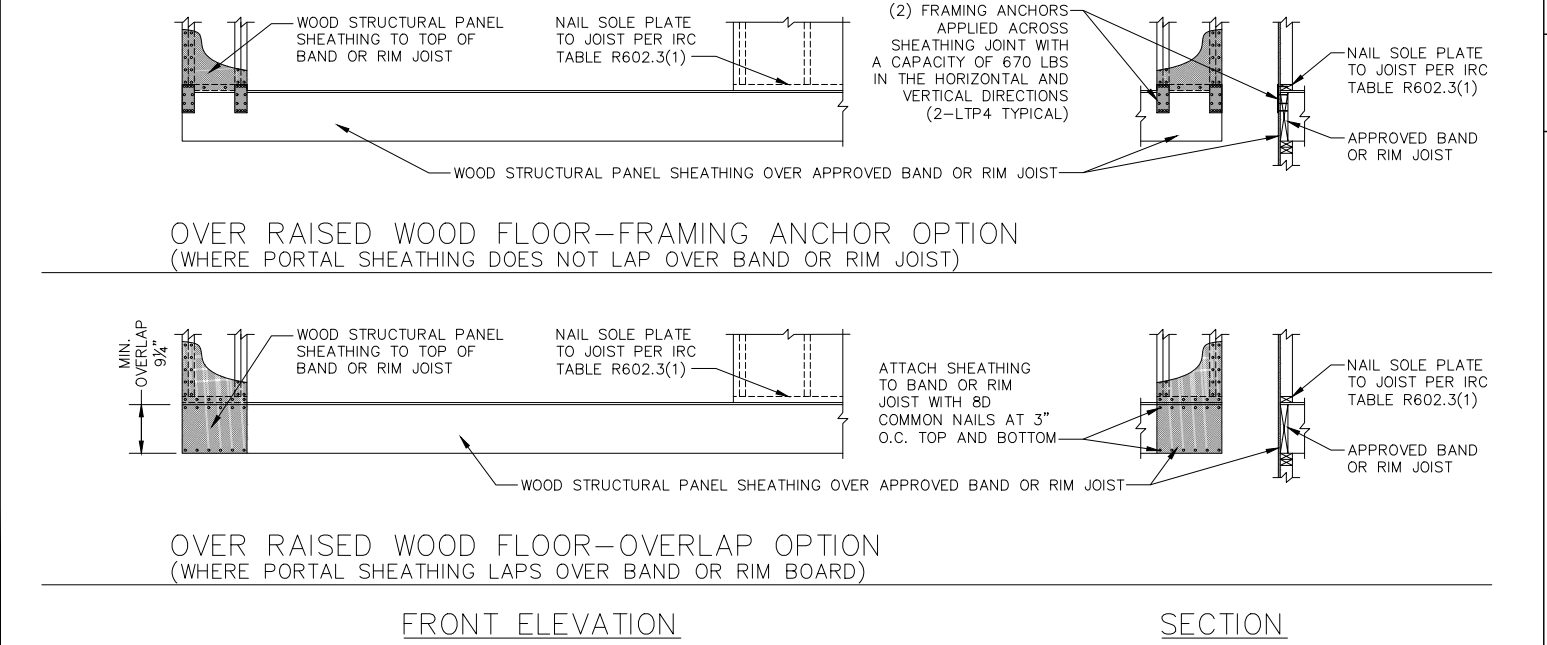


METHOD CS-PF-CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION (SINGLE SIDED AND DOUBLE SIDED) 8

**PORTAL FRAME TENSION STRAP SCHEDULE**

FRAME TYPE	CONDITION	PORTAL HEADER HEIGHT					CONTRIBUTING LENGTH
		8 Feet	9 Feet	10 Feet	11 Feet	12 Feet	
PFH	Supporting roof only	16	16	16	Note b	Note b	48
	Supporting one story and roof	24	24	24	Note b	Note b	
CS-PF	SDC A, B and C	16	18	20	Note c	Note c	1.5 x Actual <sup>a</sup>
	SDC D <sub>0</sub> , D <sub>1</sub> and D <sub>2</sub>	16	18	20	Note c	Note c	

a. Use the actual length where it is greater than or equal to the minimum length.  
 b. Maximum header height for PFH is 10 feet, in accordance with Figure R602.10.6.2, but wall height shall be permitted to be increased to 12 feet with pony wall.  
 c. Maximum header height for CS-PF is 10 feet, in accordance with Figure R602.10.6.4, but wall height shall be permitted to be increased to 12 feet with pony wall.  
 Refer to IRC Table R602.10.5 for Minimum Length of Braced Wall Panels for different bracing methods.



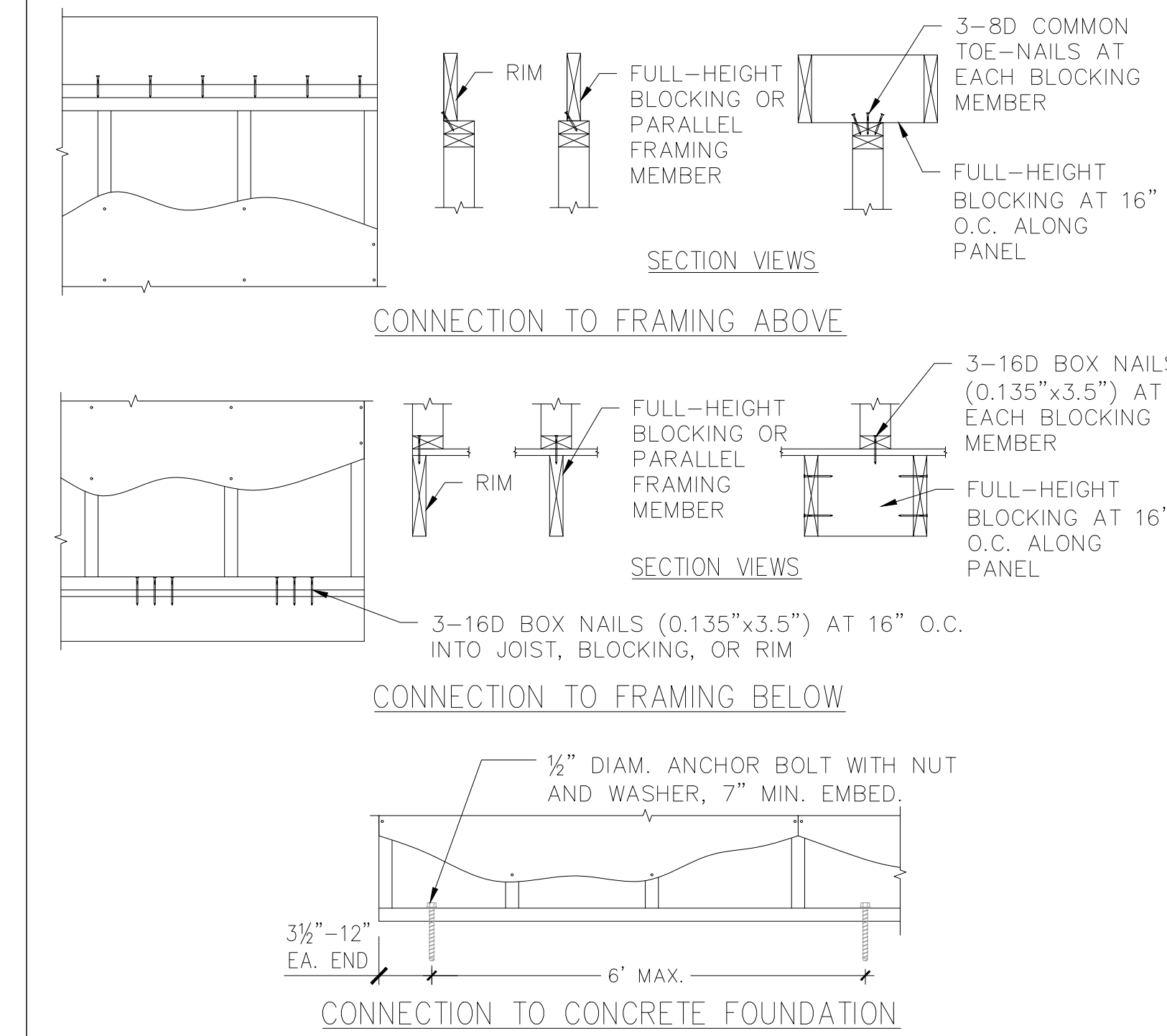
METHOD CS-PF-CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION (SINGLE SIDED AND DOUBLE SIDED) 8

MINIMUM LENGTH OF PORTAL FRAME SIDE WALLS 12

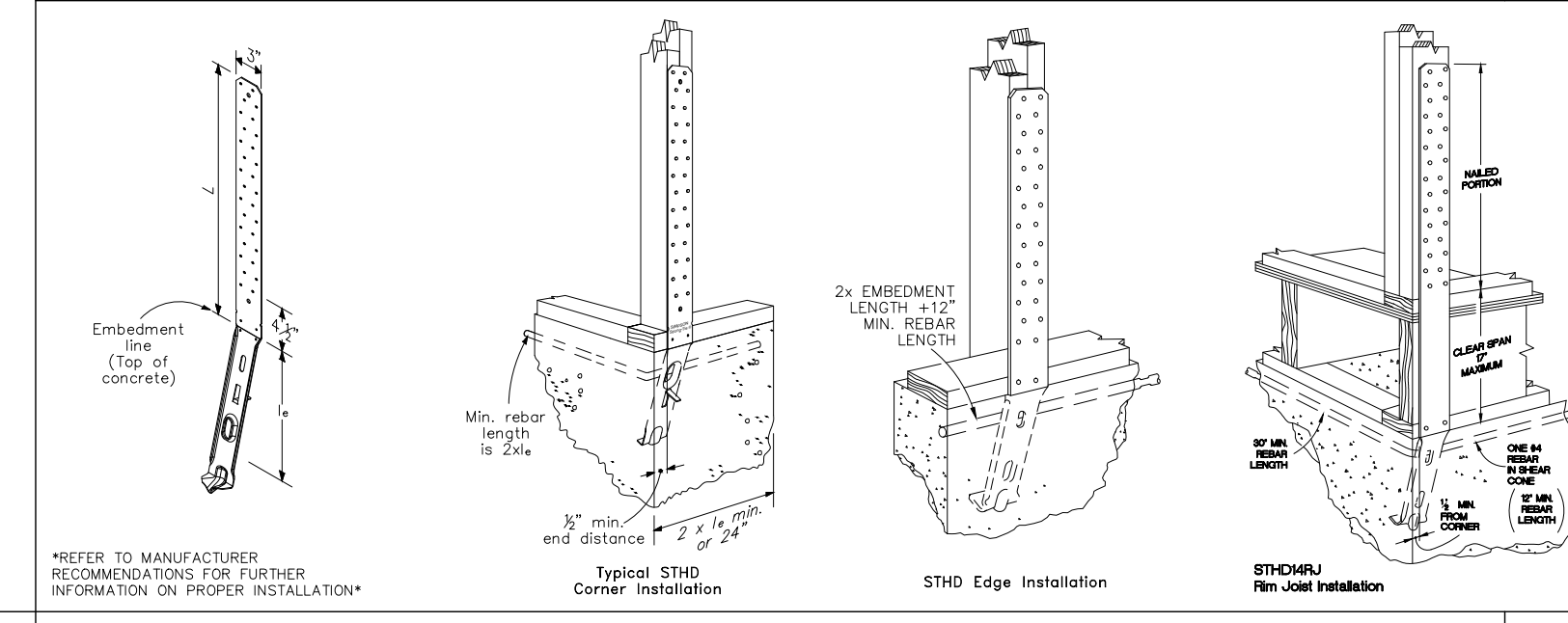
NAIL TYPE	SIZE
16d Common	0.162"ø x 3 1/2"
10d Common	0.148"ø x 3"
8d Common	0.131"ø x 2 1/2"
6d Common	0.113"ø x 2"
16d Sinker	0.148"ø x 3 1/4"
10d Sinker	0.12"ø x 2 3/8"
8d Sinker	0.113"ø x 2 3/8"
6d Sinker	0.092"ø x 1 7/8"

Refer to NDS Table L4 for other nail types.

STANDARD WIRE NAILS 13



**BRACED WALL PANEL CONNECTION TO FLOOR/ CEILING FRAMING OR FOUNDATION**



STHD HOLD-DOWN INSTALLATION 11

SN	WALL	PANEL	FASTENER TYPE	PANEL NAIL SPACING	
				Edge (inches o.c.)	Field (inches o.c.)
1	Exterior (CS-WSP) <sup>a</sup>	7/16" Thick OSB (24/16 Span Rating)	8d Common nail (2.5" x 0.131") w/ 1 3/4" penetration min.	6	12
2	Interior (Structural)	7/16" Thick OSB	6d Common nail (2" x 0.113")	6	12
3	Interior (Structural)	1/2" Thick gypsum sheathing	1 1/4" screws, Type W	7	7
4	Interior (Non Structural)	1/2" Thick gypsum sheathing	Gypsum Board Nail, 0.086"ø, 1 5/8" long, 9/32" head.	8	8

a. CS-WSP: Continuously sheathed wood structural panel

WALL SHEATHING NAILING SCHEDULE 14

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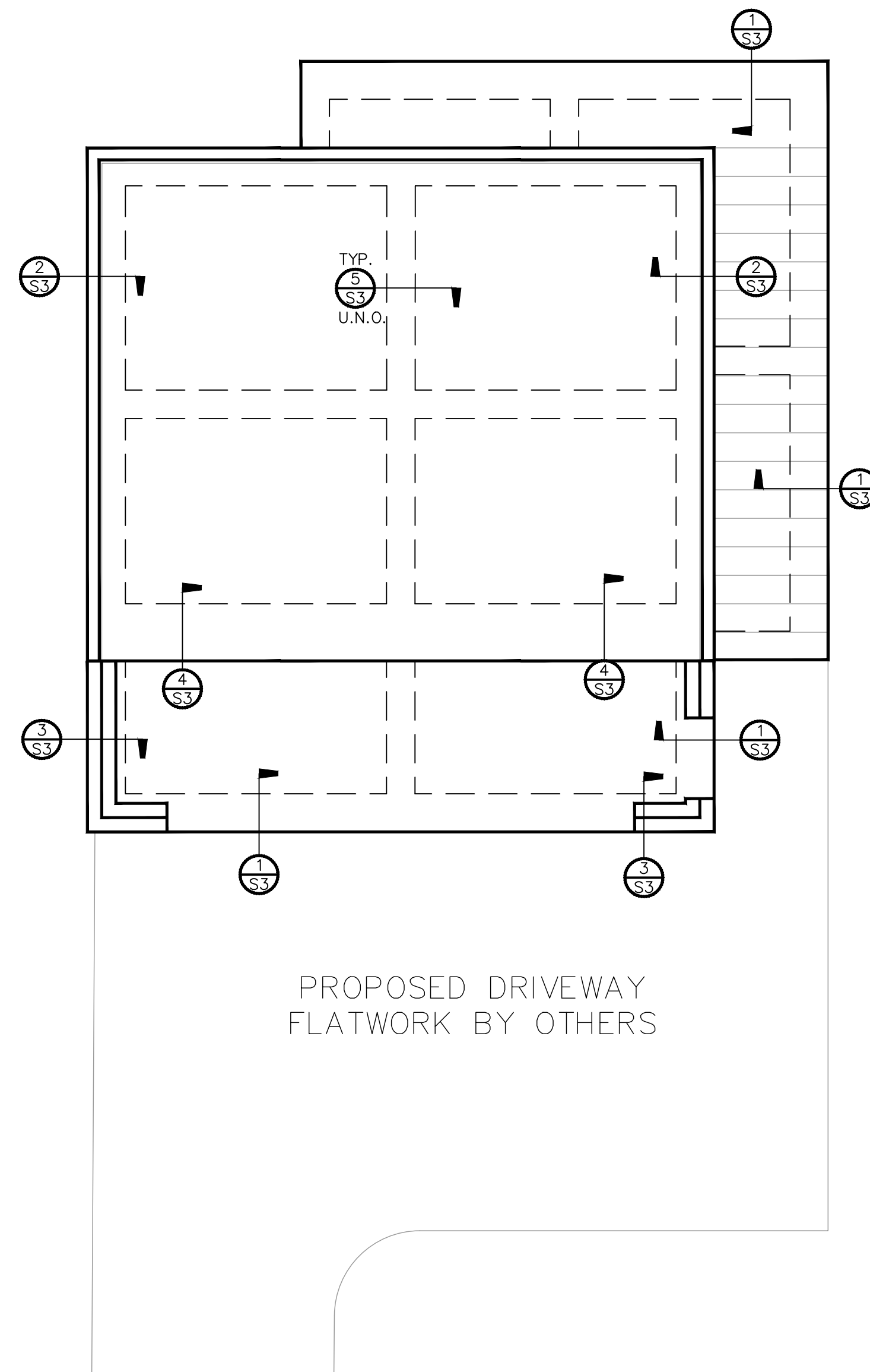
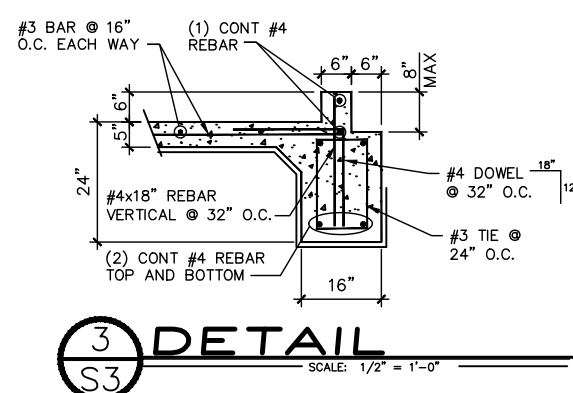
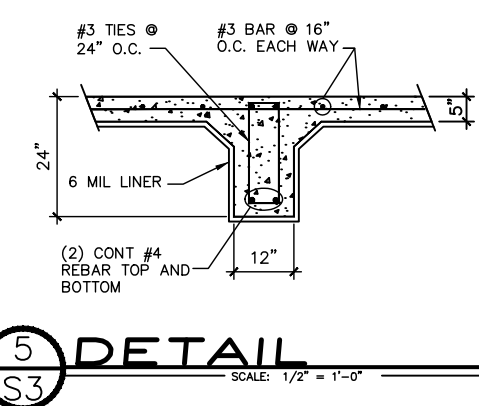
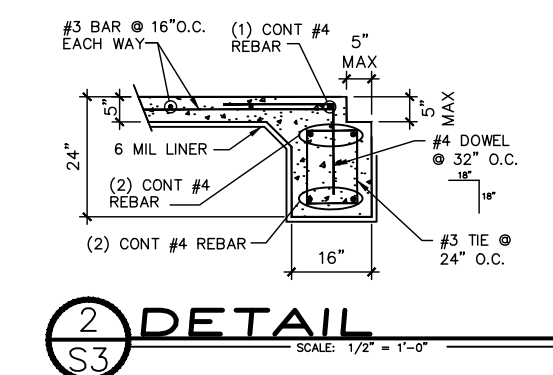
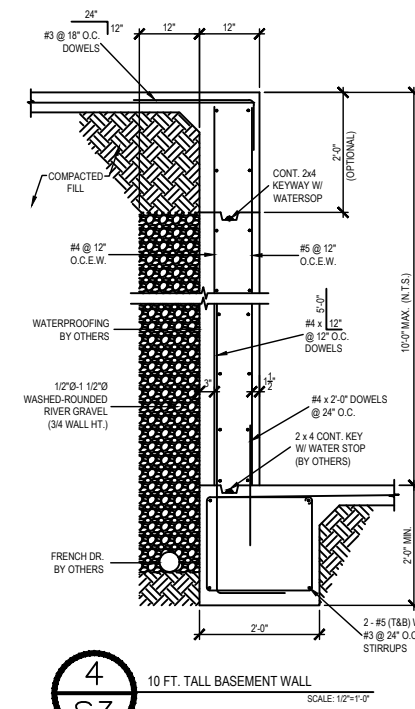
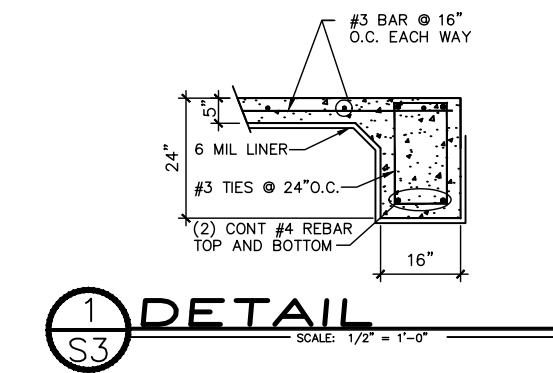
05/29/2025  
 STATE OF TEXAS  
 ANGELA GALLOWAY  
 132610  
 LICENSED PROFESSIONAL ENGINEER  
 A. Galloway

**NEW RESIDENCE**  
 411 N MARLBOROUGH AVE  
 DALLAS, TEXAS

DESIGN BY: RH  
 DRAWN BY: LA  
 DATE: 05/29/2025  
 REVISION: DATE:

SHEET No. **S2**  
 PROJECT No. 182248  
 3 OF 9





**FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"

**PLAN NOTES**

- FOUNDATION DESIGN BASED ON NON-EXPANSIVE SOIL W/ MIN. BEARING CAPACITY 1500 PSF. CONTACT GREENWORKS ENGINEERING IMMEDIATELY IF IN-SITU CONDITIONS DIFFER
- DRAINAGE SHALL BE MAINTAINED AROUND THE FOUNDATION AT ALL TIMES DURING AND AFTER CONSTRUCTION. SURFACE WATER SHALL FLOW RAPIDLY AWAY FROM THE FOUNDATION.
- ANCHOR BOLTS SHALL BE 1/2" GALV. J-BOLTS @ 72" O.C. W/ MIN. EMBEDMENT OF 7"  
-----OR-----  
1/2" GALV. THREADED EMBED 7" AND EPOXY W/ SIMPSON STRONG-TIE EPOXY

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Texas Eng. Firm: 20170

05/29/2025  
STATE OF TEXAS  
ANGELA GALLOWAY  
132610  
LICENSED PROFESSIONAL ENGINEER  
*A. Galloway*



NEW RESIDENCE  
411 N MARLBOROUGH AVE  
DALLAS, TEXAS

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DATE:	05/29/2025
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PROJECT No.  
182248

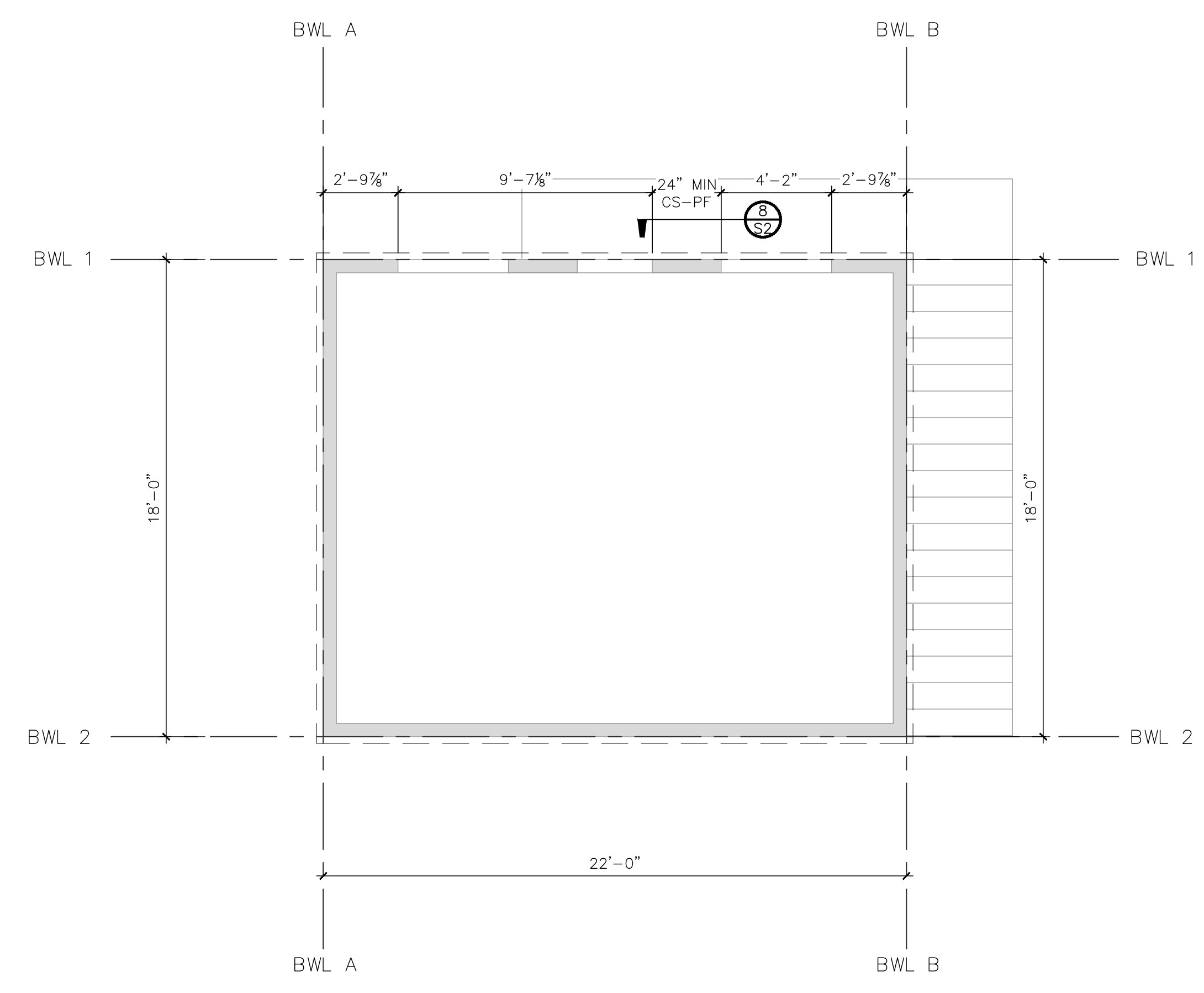
VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION

SEE GENERAL NOTE SHEET S2 FOR BRACING INFORMATION AND DETAILS

PLAN LEGEND	
	CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANELS WITH 7/8" OSB. ATTACHMENTS PER NAILING SCHEDULE.
	BRACED WALL PANEL. ONE FACE SHEATHED WITH 7/8" OSB, OPPOSITE FACE SHEATHED WITH STRUCTURAL 1/2" GYP. BOARD. ATTACHMENTS PER NAILING SCHEDULE.

- | PLAN NOTES |  |
|------------|--|
| 1.         | ALL 2x4 WALLS TO BE FRAMED W/ 2x4 STUDS @ 16" O.C. U.N.O. ALL 2x6 WALLS TO BE FRAMED W/ 2x6 WALL STUDS @ 16" O.C. U.N.O.   |
| 2.         | ALL EXTERIOR WALLS AND INTERIOR BRACED WALL PANELS TO BE ANCHORED TO FOUNDATION USING 1/2" ANCHOR BOLTS W/ NUT AND WASHER, SPACED AT 72" o.c. MAX. 7" ANCHOR EMBEDMENT TO CONCRETE MIN. TWO ANCHOR BOLTS PER PLATE SECTION MIN. W/ ONE BOLT LOCATED NOT MORE THAN 12" AND NOT LESS THAN 3 1/2" FROM EACH END OF PLATE SECTION. |
| 3.         | ALL EXTERIOR WALLS TO HAVE GYPSUM BOARD SHEATHING ON INSIDE U.N.O.   |
| 4.         | VERTICAL JOINTS OF PANEL SHEATHING SHALL OCCUR OVER AND BE FASTENED TO COMMON STUDS.   |
| 5.         | ALL HORIZONTAL JOINTS OF PANEL SHEATHING IN EXTERIOR AND BRACED WALL PANELS SHALL OCCUR OVER AND BE FASTENED TO COMMON BLOCKING OF THICKNESS 1 1/2" OR GREATER.  |

Windspeed: 115mph ( $V_{ult}$ )  
 89mph ( $V_{ass}$ )  
 Exposure: B  
 SDC: A




	FRAMING - NEW
	FRAMING - EXISTING

VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION

**LOWER LEVEL WALL BRACING PLAN**  
 SCALE: 1/4" = 1'-0"

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05/29/2025  
  
 A. Galloway

NEW RESIDENCE  
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DATE:	05/29/2025
REVISION:	DATE:

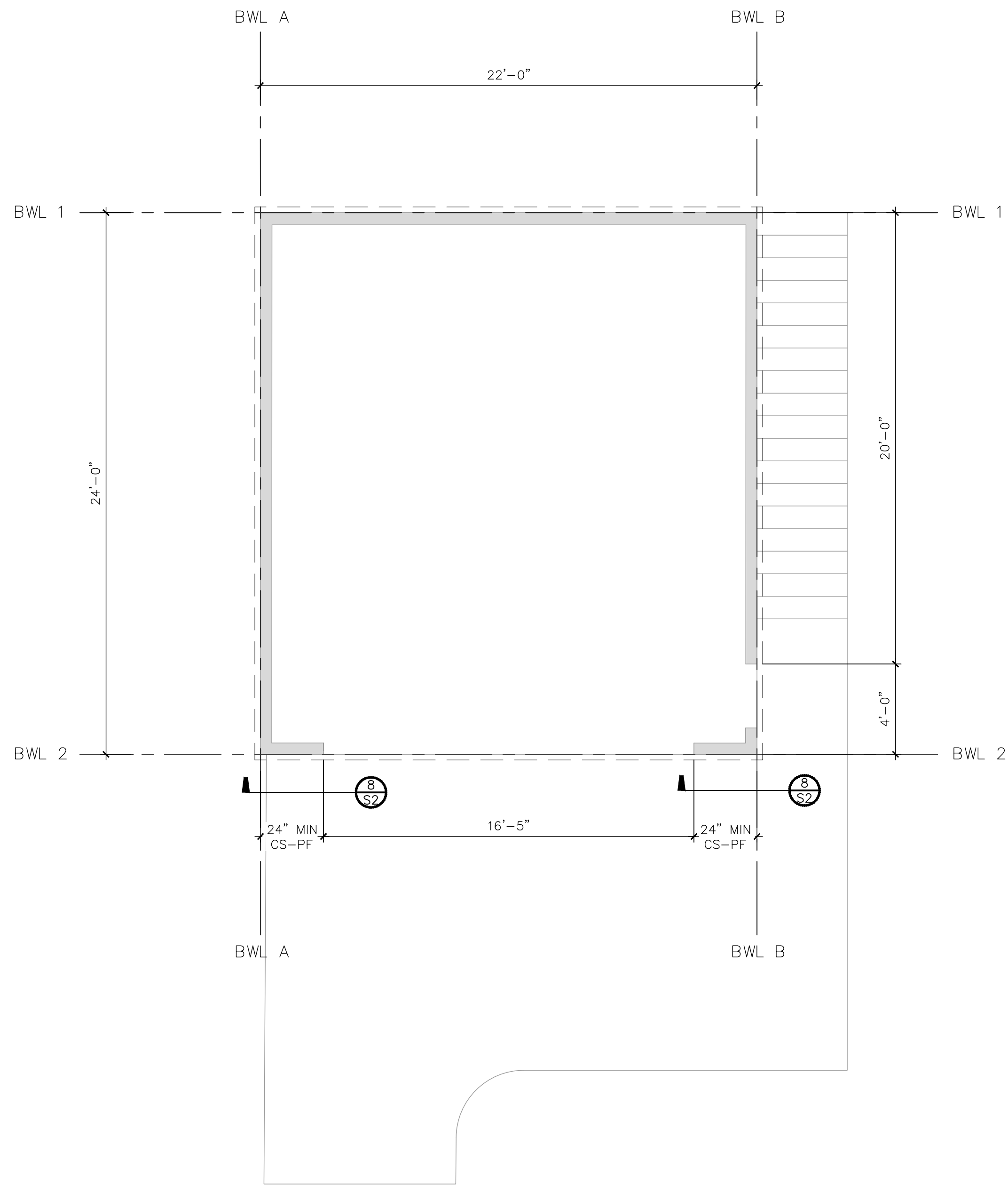
SHEET No.  
**S4**  
 5 OF 9  
 PROJECT No.  
 182248

SEE GENERAL NOTE SHEET S2 FOR BRACING INFORMATION AND DETAILS

PLAN LEGEND	
	CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANELS WITH 7/8" OSB. ATTACHMENTS PER NAILING SCHEDULE.
	BRACED WALL PANEL. ONE FACE SHEATHED WITH 7/8" OSB. OPPOSITE FACE SHEATHED WITH STRUCTURAL 1/2" GYP. BOARD. ATTACHMENTS PER NAILING SCHEDULE.

- | PLAN NOTES |  |
|------------|--|
| 1.         | ALL 2x4 WALLS TO BE FRAMED W/ 2x4 STUDS @ 16" O.C. U.N.O. ALL 2x6 WALLS TO BE FRAMED W/ 2x6 WALL STUDS @ 16" O.C. U.N.O.   |
| 2.         | ALL EXTERIOR WALLS AND INTERIOR BRACED WALL PANELS TO BE ANCHORED TO FOUNDATION USING 1/2" ANCHOR BOLTS W/ NUT AND WASHER, SPACED AT 72" O.C. MAX. 7" ANCHOR EMBEDMENT TO CONCRETE MIN. TWO ANCHOR BOLTS PER PLATE SECTION MIN. W/ ONE BOLT LOCATED NOT MORE THAN 12" AND NOT LESS THAN 3 1/2" FROM EACH END OF PLATE SECTION. |
| 3.         | ALL EXTERIOR WALLS TO HAVE GYPSUM BOARD SHEATHING ON INSIDE U.N.O.   |
| 4.         | VERTICAL JOINTS OF PANEL SHEATHING SHALL OCCUR OVER AND BE FASTENED TO COMMON STUDS.   |
| 5.         | ALL HORIZONTAL JOINTS OF PANEL SHEATHING IN EXTERIOR AND BRACED WALL PANELS SHALL OCCUR OVER AND BE FASTENED TO COMMON BLOCKING OF THICKNESS 1 1/2" OR GREATER.  |

Windspeed: 115mph (V<sub>ult</sub>)  
89mph (V<sub>asd</sub>)  
Exposure: B  
SDC: A



	FRAMING - NEW
	FRAMING - EXISTING

VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION

## UPPER LEVEL WALL BRACING PLAN

SCALE: 1/4" = 1'-0"

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05/29/2025



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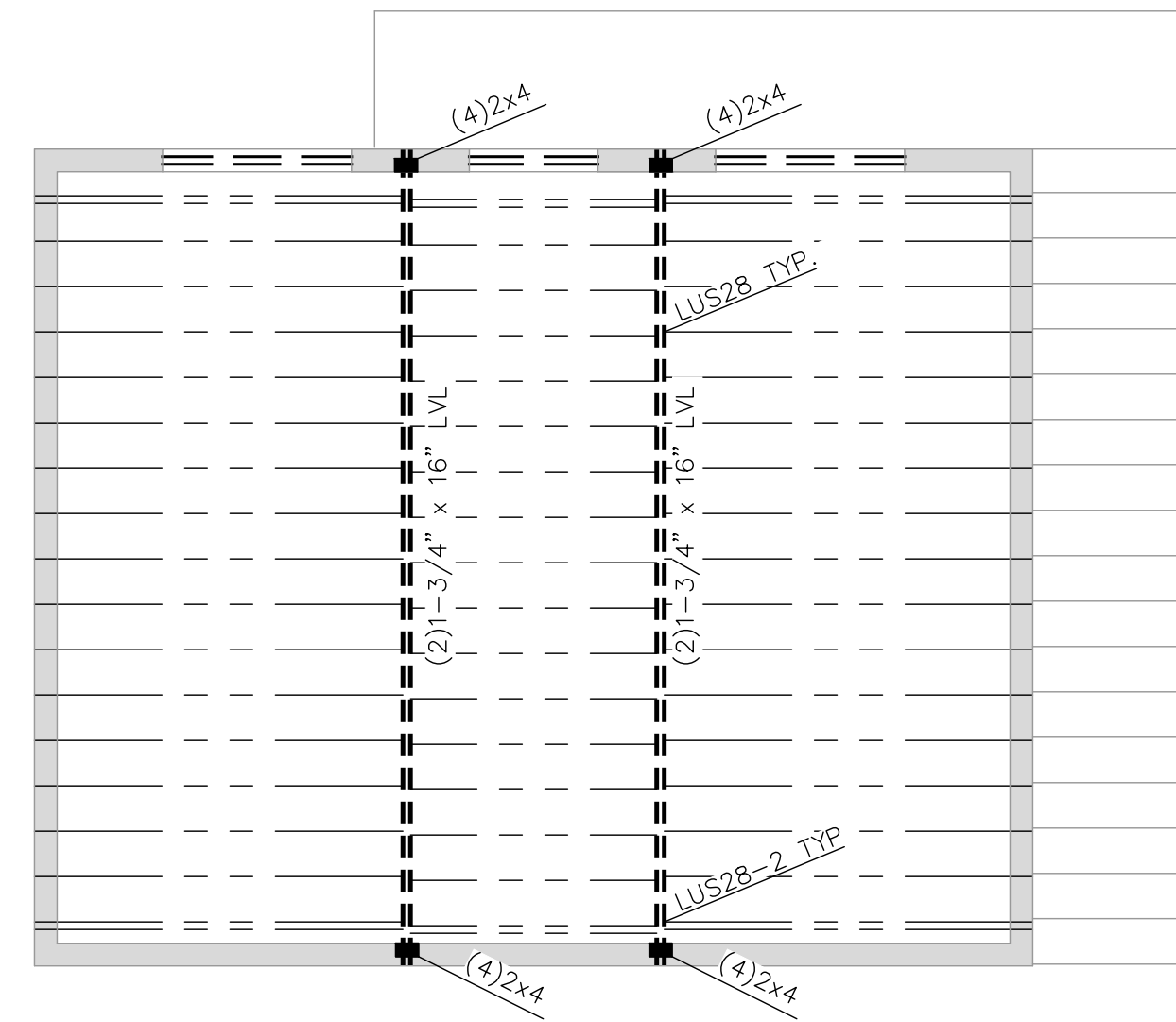
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DESIGN BY:	RH
DRAWN BY:	LA
DATE:	05/29/2025
REVISION:	DATE:

SHEET No.  
**S5**  
6 OF 9  
PROJECT No.  
182248

PLAN NOTES

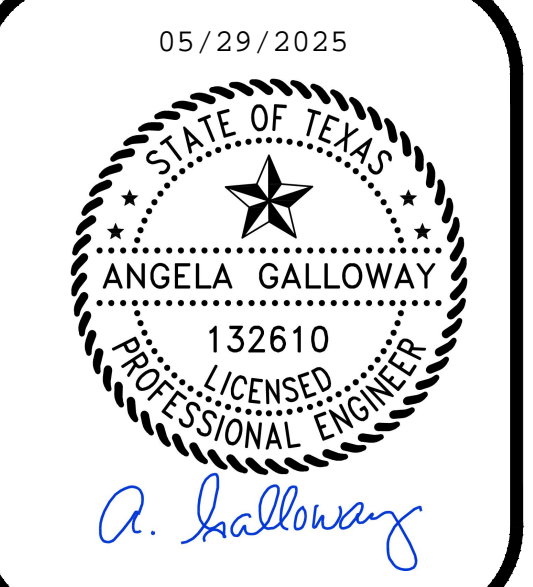
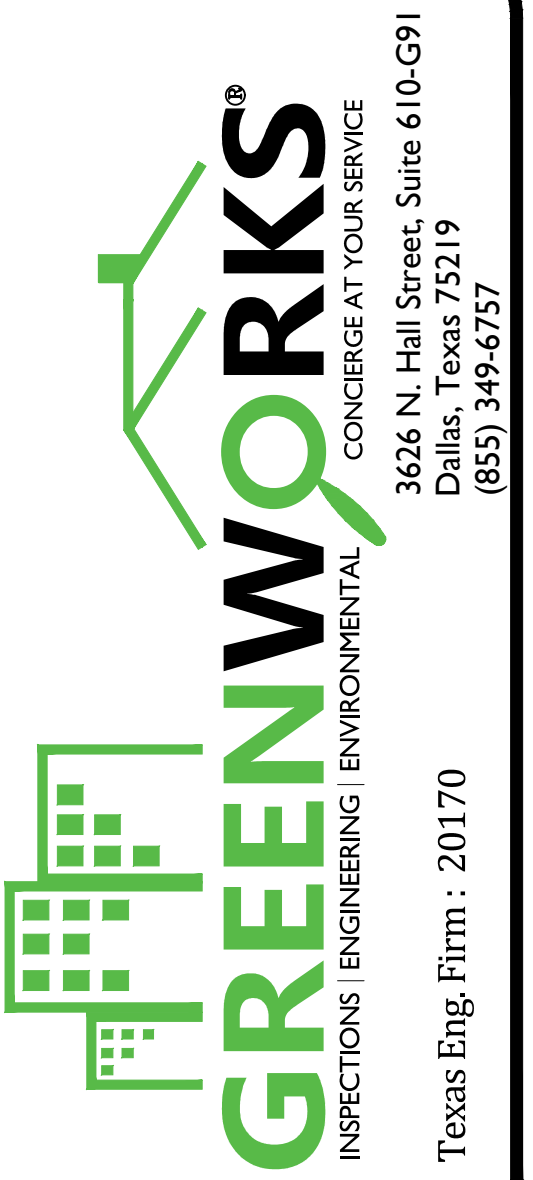
1. FLOOR SYSTEM SHALL BE FRAMED W/ 2x10 SP#2 FLOOR JOISTS 12" O.C.
2. FLOOR SHEATHING SHALL BE 3/4" O.S.B. W/ 104 R.S. NAILS @ 6" O.C. @ SUPPORTED EDGES & @ 12" O.C. IN-FIELD
3. STUD PACKS @ EACH END OF BEAM TO MATCH SUPPORTING BEAM FLIES W/ STUD GRADE JACK STUDS U.N.O.
4. HEADERS ASSUMED TO BE DROPPED U.N.O.
5. DESIGN ASSUMES NO ATTIC STORAGE
6. ALL FRAMED WALLS TO BE 2x4 STUDS @ 16" O.C. U.N.O.
7. ALL HEADERS TO BE (2)2x6 SUPPORTED @ EACH END W/ (1) TR & (1) KS U.N.O.



FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"

VERIFY ALL DIMENSIONS  
PRIOR TO CONSTRUCTION

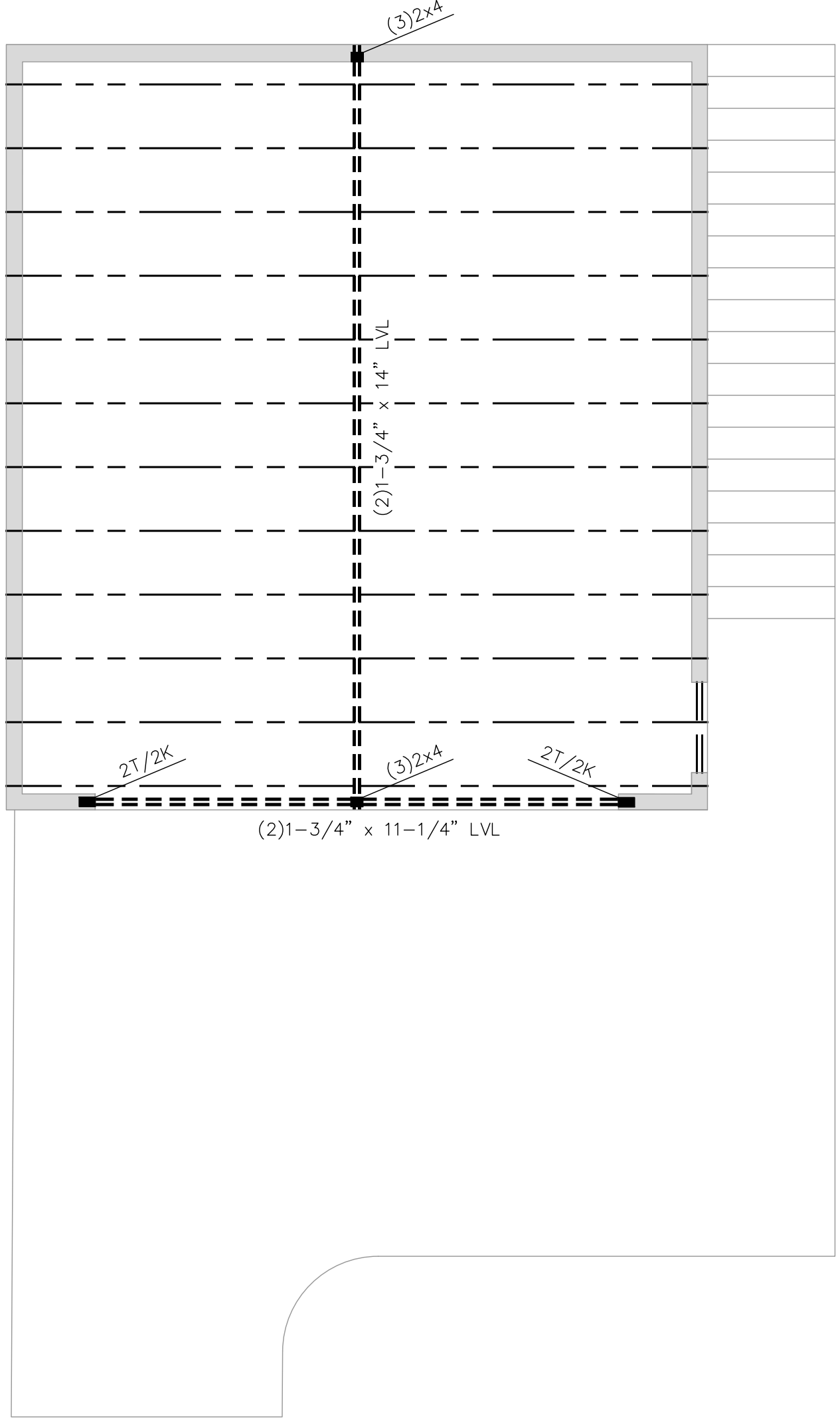


NEW RESIDENCE  
411 N MARLBOROUGH AVE  
DALLAS, TEXAS

DESIGN BY:	RH
DRAWN BY:	LA
DATE:	05/29/2025
REVISION:	DATE:

SHEET No.  
**S6**  
7 OF 9  
PROJECT No.  
182248

- PLAN NOTES**
1. ALL CEILING JOISTS TO BE 2x6 SP#2 @ 24" O.C. U.N.O.
  2. STUD PACKS @ EACH END OF BEAM TO MATCH SUPPORTING BEAM PLIES W/ STUD GRADE JACK STUDS U.N.O.
  3. HEADERS ASSUMED TO BE DROPPED U.N.O.
  4. DESIGN ASSUMES NO ATTIC STORAGE
  5. ALL FRAMED WALLS TO BE 2x4 STUDS @ 16" O.C. U.N.O.
  6. ALL HEADERS TO BE (2)2x6 SUPPORTED @ EACH END W/ (1) TR & (1) KS U.N.O.



**CEILING FRAMING PLAN**

SCALE: 1/4" = 1'-0"

VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION

**GREENWORKS**  
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 3626 N. Hall Street, Suite 610-G91  
 Dallas, Texas 75219  
 (855) 349-6751

05/29/2025

*A. Galloway*

NEW RESIDENCE  
 411 N MARLBOROUGH AVE  
 DALLAS, TEXAS

DESIGN BY:	RH
DRAWN BY:	LA
DATE:	05/29/2025
REVISION:	DATE:

SHEET No.  
**S7**  
 8 OF 9  
 PROJECT No.  
 182248

- PLAN NOTES**
1. ALL RAFTERS TO BE 2x6 SP#2 @ 24" O.C. U.N.O.
  2. ALL RIDGE, HIP, & VALLEY BEAMS TO BE 2x8 SP#2 BOARDS
  3. BRACE RIDGE, HIP, & VALLEY BOARDS W/ 2x6 BRACES ONTO FRAMING BELOW AS SHOWN. USE 2x6 W/ 2x4 STIFFBACK FOR ANY BRACE LONGER THAN 6'
  4. ALL ROOF SHEATHING SHALL BE 7/16" O.S.B. W/ 8d R.S. NAILS @ 6" O.C. @ SUPPORTED EDGES & 12" O.C. IN-FIELD



**ROOF FRAMING PLAN**

SCALE: 1/4" = 1'-0"

VERIFY ALL DIMENSIONS  
PRIOR TO CONSTRUCTION

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Dallas, Texas 75219  
(855) 349-6757

05/29/2025

ANGELA GALLOWAY  
132610  
LICENSED PROFESSIONAL ENGINEER  
*A. Galloway*

NEW RESIDENCE  
411 N MARLBOROUGH AVE  
DALLAS, TEXAS

DESIGN BY:	RH
DRAWN BY:	LA
DATE:	05/29/2025
REVISION:	DATE:

SHEET No.  
**S8**  
9 OF 9  
PROJECT No.  
182248

**GENERAL NOTES:**

**APPLICABLE CODES:**

- A. These general notes apply to all architectural drawings. This project is designed in accordance with the International Building Code (IBC) 2021 Edition, International Residential Code (IRC) 2021 Edition and the 'Minimum Design Loads for Buildings and Other Structures' (ASCE/SEI 7-16).
- B. All material and workmanship shall be in accordance with applicable provisions of the codes specified above.

**COORDINATION:**

- A. **DO NOT SCALE PLANS.** The layout shown is based solely on the field notes taken by personnel of GreenWorks Engineering and/or architectural/design plans provided by the client. Changes affecting the layout shown must be specific and clearly conveyed to GreenWorks Engineering in written form as a change for inclusion into these plans.
- B. Contractor and/or client shall verify all dimensions and layout prior to construction. All dimensions shall be checked against the architectural plans referenced above and any discrepancies shall be brought to the attention of the Architect and Engineer of Record immediately. Refer to mechanical, electrical and architectural plans for openings not shown on the structural plans.
- C. Shop drawings shall be prepared by the fabricator. Copying of these construction documents for use as shop drawings will not be permitted.
- D. All temporary shoring shall be the responsibility of the contractor.
- E. Design is based on the current applicable building codes listed above and shall be void if the building code at the time of construction changes from the codes listed above.

**CONCRETE:**

- A. Concrete has been designed and shall be constructed in accordance with the American Concrete Institute 'Building Code Requirement Reinforced Concrete' and 'Specifications for Structural Concrete for Buildings'(ACI 318 and ACI 301) latest editions. Section 1.3"Inspection" of ACI 318 is deleted in its entirety, see "Field Observations" paragraph. All concrete shall be of stone aggregate, unless noted otherwise.
- B. Concrete Mixes: See specifications for any additional durability requirements.
  - Mix 'A' For Slabs on Grade
    - 4,000 psi minimum compressive strength at 28 days.
    - Type I/II Cement, minimum of 540 pounds per cubic yard.
    - Fly Ash not allowed.
    - 1" maximum aggregate size.
    - 3% maximum entrained air.
    - 4" maximum slump (8" with super-plasticizer).
    - Water reducing agent (use in accordance with manufacturer's recommendations).
  - Mix 'B' For Footings, Grade Beams, and Miscellaneous Concrete
    - 3,500 psi minimum compressive strength at 28 days.
    - Type I/II Cement, minimum of 470 pounds per cubic yard.
    - 3/4" maximum aggregate size.
    - 6% maximum entrained air.
    - 4" maximum slump (8" with super-plasticizer).
- C. Reinforcing shall be new billet steel conform to ASTM A615, grade 60, except ties shall be grade 40. Provide not less than (2) #4 around all sides of all openings in concrete and extend 2'-0" past edges of openings. No splices Of reinforcement are permitted except as detailed or authorized by the Engineer of Record. Where permitted use contact lap splices, (36) bar diameters minimum.
- D. For the proper placement of the reinforcement provide chairs, bolsters, additional reinforcement, and accessories necessary to support the reinforcement at the positions shown on plans. Support of reinforcement on form ties, wood, brick, brickbat or other unacceptable material, will not be permitted.
- E. Grout under base plates and bearing plates shall be high strength, non-shrink, non-metallic grout with a minimum compressive strength, at 28 days, of 7,500 psi.
- F. Reinforcement shall be placed so that the following minimum concrete cover is provided, unless noted otherwise.
  - 1) Concrete poured against earth. . . . . 3" Clear
  - 2) Formed surfaces exposed to earth or weather.
    - a) #6 Bars and larger. . . . . 2" Clear
    - b) #5 Bars and smaller. . . . . 1-1/2" Clear
  - 3) Concrete not exposed to earth or weather. . . . . 3/4" Clear
  - 4) Beams, columns, ties, stirrups or spirals around primary reinforcement, or primary reinforcement with no ties, stirrups or spirals. . . . . 1-1/2" Clear
  - 5) Slabs. . . . . Placed at center (U.N.O.)
- G. Welded Wire Fabric (WWF) shall conform to ASTM A185. Provide WWF in flat sheets, rolled sheets are not allowed. Where permitted use contact lap splices, (50) bar diameters minimum.
- H. Grade beam reinforcement at intersections shall extend 9" (minimum) into the intersection.
- I. Foundation walls below grade shall have backfill placed equally on both sides until the required levels are reached. Walls shall be appropriately shored when backfill is placed on one side only.
- J. Additional (2) #4 bars (one each face) with a 2'-0" projection shall be placed diagonally across the corners of all openings and at vertical steps in walls unless otherwise detailed on plans.
- K. The contractor is responsible for determining when it is safe to remove forms and/or shoring. Forms and shoring must not be removed until the walls are strong enough to support their own weight and any superimposed loads. For foundation walls, this typically requires 12 hours of cumulative curing time at a temperature of 50° F or more. Concrete must be adequately covered during cold periods to maintain this surface temperature. Due to varying weather conditions, alternative curing processes, and the use of Type I/II cement, GreenWorks Engineering suggests forms remain in place a minimum of 3 days to assure this performance specification has been met. When forms are stripped there must be no excessive deflection, distortion, discoloration and no evidence of damage to the concrete. Adequate thermal protection of the concrete shall be continued after stripping for a cumulative period of 48 hours at 50° F, or more, after the initial pour. See applicable notes for specifications on when to backfill foundation walls.

- L. Field Quality Control
  - 1) Reference standard: ACI 301 Chapters 16 and 17, in latest edition.
  - 2) Slump tests: The contractor shall provide necessary equipment and shall make test in conformity with ASTM C143. The contractor shall make slump tests on the first concrete truck of each pour and as often as deemed necessary by the contractor to maintain the required slump when directed by the Architect or Engineer of Record.
  - 3) Control tests:
    - a) Control tests of concrete work shall be made on every 50 cubic yards or fraction thereof of concrete placed and, in any case, minimum of once during each day's pour.
- b) Each test shall consist of four standard 6" test cylinders cast and cured in accordance with ASTM C31 and ASTM C172.
- c) Sample concrete at point of placement.
- d) One cylinder shall be tested at the end of 7 days after placing, two cylinders shall be tested at 28 days after placing and the remaining cylinder shall be stored until its disposition is determined by the Architect.
- e) In general, remaining cylinder will be tested only when previous test reports indicated unsatisfactory results.
- f) Tests on remaining cylinder shall be at the expense of the contractor.
- g) Architect and /or Engineer of Record reserves the right to stop future concrete work when the 7 or 28 day tests indicate unsatisfactory results until, in the opinion of the Architect and/or Engineer of Record, proper corrective measures have been taken to insure quality concrete in future work and corrections deemed necessary have been made.
- h) Tests shall be made at time control tests are taken and so stated in reports to determine slump, air content, unit weight and temperature of concrete.
- i) All tests shall be made in accordance with ASTM C138 or ASTM C231.
- 4) Slab tolerance: Maintain surface flatness with maximum variation of 1/8" in 20 feet.

**STRUCTURAL STEEL:**

- A. Structural steel, including cast in angles, plates or other sections shall be detailed and erected in accordance with the American Institute of Steel Construction (AISC) Specifications and Code of Standard Practice, latest edition.
- B. All wide flange and channel structural steel shall conform to ASTM A992. All HSS members shall conform to ASTM A500, Grade-B. Pipe columns shall conform to ASTM A53, Grade-B. All other structural shapes and miscellaneous steel shall conform to ASTM A36 unless otherwise noted.
- C. Column base plates shall be set on 1 1/2" non-shrink high density grout with a minimum of (4) 3/4"Ø x 1'-0" anchor bolts, unless noted otherwise.
- D. Shop connections shall be welded with E70xx electrodes and ground smooth where exposed. Field connections shall be made with bolts conforming to ASTM A325N unless otherwise noted. Field welds shall be made with E70xx electrodes. All welding shall be in accordance with AWS "Structural Welding Code", latest edition and performed by certified, licensed welder.
- E. All beam connections not detailed on the drawings shall be standard framed beam connections as shown in Table II and III of the AISC "Manual of Steel Construction", latest edition, designed to carry the full capacity of the uniformly loaded member, unless noted otherwise.
- F. Headed stud anchors shall conform to AWS D1.1 and shall be automatically end welded.
- G. Steel stairs to be detailed and designed by others unless noted otherwise. Stair detailer shall provide shop drawings and calculations prepared and stamped by a structural engineer registered in the state of Texas, for review by the Engineer of Record to verify they conform to the requirements of the basic structure. Fabrication shall not proceed until completion of shop drawing review by the Engineer of Record.
- H. All exposed structural steel shall be hot dipped galvanized.
- I. Field Quality Control: Inspect in accordance with AISC specifications. Materials engineer shall visually inspect all field welded connections and visually inspect all bolted connections to ascertain that all welds, bolts, nuts and required washers have been installed and are of proper type and that all facing surfaces have been brought into snug contact.

**WOOD:**

- A. Framing lumber shall be Southern Pine (unless noted otherwise) and as follows or better:
  - 2x4 studs . . . . . Stud Grade
  - 2x6 or larger studs . . . . . #2 Grade
  - Plates . . . . . #3 Grade
  - Joists and Rafters . . . . . #2 Grade
  - 2x and 4x Beams . . . . . #2 Grade
  - 6x or larger Beams . . . . . #1 Grade Beam and Stringer
  - Posts . . . . . #1 Grade Post and Timber
- B. All wood construction shall be in conformance with the provisions of "The National Design Specification for Wood Construction", latest edition.
- C. Laminated Veneer Lumber (LVL) and prefab joists shall be manufactured by 'TrusJoist' or equivalent or shall meet APA Performance Standards, and installed per manufacturers specifications. Supplier shall furnish shop drawings showing all joists, bridging, blocking and miscellaneous accessories for review by the structural engineer prior to fabrication.
- D. Where not otherwise shown on plans, all nailing or screwing shall be as indicated in the current Building Code. All sheathing must be nailed. Adhesives **SHALL NOT** be used in place of nailing.
- E. Metal connectors to be provided by 'Simpson Strong-Tie' or equivalent.
- F. APA rated OSB may be used in lieu of plywood with prior approval from Engineer of Record.
- G. Minimum treatment for pressure treated lumber shall be as follows:
  - 1) Wood not in contact with soil . . . . . 0.25 ACQ
  - 2) Wood in contact with soil . . . . . 0.40 ACQ
- H. Pressure treated lumber that has been cut shall be site treated at each cut.
- I. Bolt holes in lumber shall be drilled as bolt diameter plus 1/16".

**METAL WOOD FRAMING HARDWARE:**

- A. All metal wood framing hardware shall be provided by 'Simpson Strong-Tie' or equivalent.
- B. All metal hardware shall be installed per manufacturer's recommendations.
- C. All metal fasteners and hardware in contact with pressure treated lumber shall be Hot Dipped Galvanized or ZMax coated (G=185).

**SHEATHING and DECKING:**

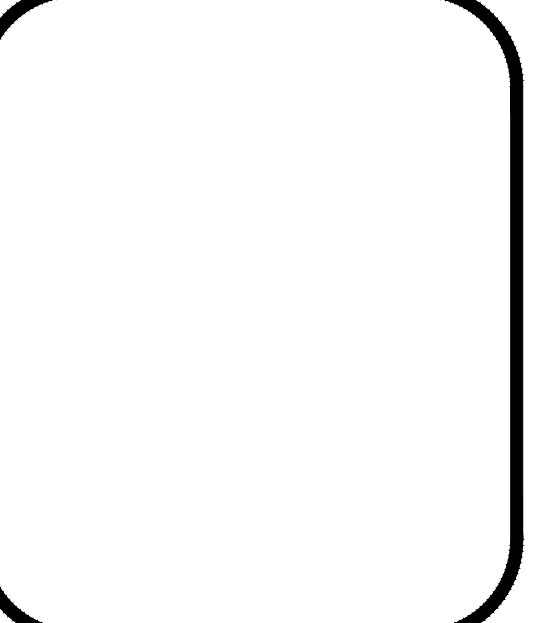
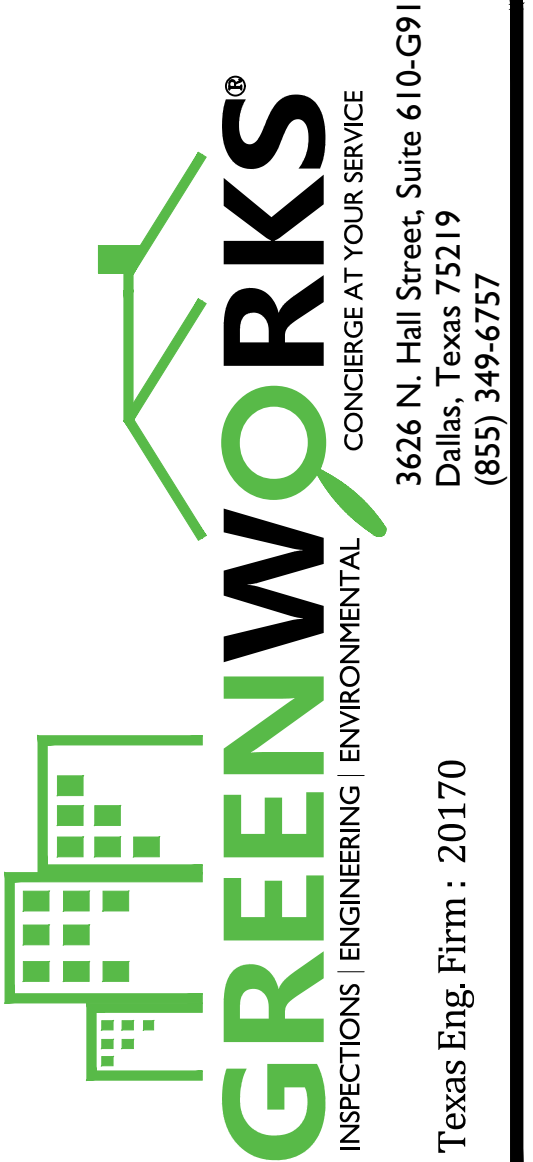
- A. Roof sheathing/decking shall be a minimum of 7/16" thick CDX plywood or APA rated O.S.B. C-D interior grade with exterior glue. Minimum panel span rating of 48/24.
- B. Floor sheathing/decking shall be a minimum of 23/32" thick CDX plywood or APA rated O.S.B. C-D interior grade with exterior glue. Minimum panel span rating of 48/24.
- C. Gypsum sheathing for shear walls shall be a minimum of 1/2" thick and free of imperfections and shall conform to ASTM C79.
- D. Exterior wall sheathing shall be a minimum of 7/16" thick plywood or APA rated O.S.B.

**WIRE NAILS:**

- A. Nail installation and materials shall be in compliance with A.I.T.C., NDS, and all applicable building code requirements.
- B. Gun nails may be used in lieu of hand nailing. Gun nail substitutions shall be as follows:
 

8d . . . . .	0.113" x 2.5"
10d . . . . .	0.123" x 3.0"
12d . . . . .	0.123" x 3.25"
16d . . . . .	0.133" x 3.5"
- C. Nails shall have a minimum penetration of 10 times the wire diameter unless noted otherwise on the plans.
- D. Edge distance for all nails shall be a minimum of 4 times the wire diameter unless noted otherwise on the plans.
- E. All nails listed /specified on the plans shall be Common unless noted otherwise.

ARCHITECTURAL LEGEND	
	DRAWING TITLE & SCALE
	FULL WALL
	FULL WALL (EXISTING)
	OVERHEAD INFORMATION
	TYP. TYPICAL
	HVAC HEATING, VENTILATION, A/C
	MECH MECHANICAL
	O.C. ON CENTER
	T.O. TOP OF
	B.O. BOTTOM OF
	UP DIRECTION OF FLOW (STAIRS)
	DOWN DIRECTION OF FLOW (STAIRS)
	O.S.B. ORIENTED STRAND BOARD
	⊕ CENTER LINE
	O/H OVERHEAD (ELECTRICAL)
	MIN./MAX. MINIMUM/MAXIMUM
	U.N.O. UNLESS NOTED OTHERWISE
	SPEC MANUFACTURER SPECIFICATION
	P.U.E. PUBLIC UTILITY EASEMENT
	B.S.L. BUILDING SETBACK LINE



**GARAGE REMODEL**  
 411 N. MARLBOROUGH AVE.  
 DALLAS, TX, 75208

DESIGN BY: M.ASSAAD	
DRAWN BY: VP	
DATE: 04/28/2025	
REVISION:	DATE:
R1-COMMENTS	03/29/25
R2-COMMENTS	03/31/25
R3-COMMENTS	04/01/25
R4-COMMENTS	04/28/25

SHEET No.  
  
 1 OF 3  
 PROJECT No.  
 164075

**SITE PLAN: LEGEND**

- PROPERTY LINE
- - - - B.L. - BUILDING SETBACK
- P.U.E. PUBLIC UTILITY EASEMENT (APPROX. LOCATION)
- OVERHEAD ELECTRICAL LINE (APPROX. LOCATION)
- FENCING (APPROX. LOCATION)
- (X) KEY NOTE DESIGNATION ON APPLICABLE SHEET

**LOT INFO:**

Parcel ID: 00000262720000000  
 Account Number: 00000262720000000  
 Neighborhood: 4DSL16  
 Site Address: 406 N MARLBOROUGH AVE  
 Map Grid: 54-A (DALLAS)  
 Account Type: Residential  
 Legal Description 1: ROSEMONT CREST  
 Legal Description 2: BLK 3/3320 LT 5  
 ZONING: R-7.5(A)  
 Doing Business As: N/A  
 Owner Name: MILLER NANCY J  
 Owner Address: 406 N MARLBOROUGH AVE  
 Owner City: DALLAS  
 Owner State: TX  
 Owner Zip: 75208

**CITY OF DALLAS TX - ADOPTED CODES**

- 2021 INTERNATIONAL BUILDING CODE WITH DALLAS AMENDMENTS
- 2021 INTERNATIONAL PLUMBING CODE WITH DALLAS AMENDMENTS
- 2021 INTERNATIONAL MECHANICAL CODE WITH DALLAS AMENDMENTS
- 2020 NATIONAL ELECTRICAL CODE WITH DALLAS AMENDMENTS (EFFECTIVE JUNE 13, 2022)
- 2021 INTERNATIONAL RESIDENTIAL CODE WITH DALLAS AMENDMENTS
- 2021 INTERNATIONAL EXISTING BUILDING CODE WITH DALLAS AMENDMENTS (EFFECTIVE JUNE 13, 2022)
- 2021 INTERNATIONAL ENERGY CONSERVATION CODE WITH DALLAS AMENDMENTS
- 2021 INTERNATIONAL FUEL & GAS CODE WITH DALLAS AMENDMENTS
- 2015 INTERNATIONAL GREEN CONSTRUCTION CODE WITH DALLAS AMENDMENTS
- 2021 INTERNATIONAL SWIMMING POOL AND SPA CODE WITH DALLAS AMENDMENTS (EFFECTIVE JUNE 13, 2022)

**SITE PLAN: KEY NOTES**

- ① PROPERTY LINE
- ② BUILDING SETBACK LINE
- ③ PROPOSED DRIVEWAY
- ④ EXISTING RIGHT-OF-WAY (R.O.W.)
- ⑤ EXISTING RESIDENCE/GARAGE
- ⑥ NEIGHBORING RESIDENCE/STRUCTURE
- ⑦ ADJACENT PROPERTY LINES
- ⑧ EXISTING TREE/FOLIAGE
- ⑨ PROPOSED ADDITION (APPROX. LOCATION)

**SITE PLAN: SQUARE FOOTAGES**

LOT AREA: 7,589 S.F. / .174 ACRES  
 EXISTING SLAB: 1,481 S.F.  
 PROPOSED SLAB: 996 S.F.  
 EXISTING DRIVEWAY: 825 S.F.  
 PROPOSED DRIVEWAY: 1,000 S.F.  
 EXISTING WALKWAYS: 140 S.F.  
 PROPOSED WALKWAYS: 150 S.F.  
**IMPERVIOUS COVER (AFTER REMODEL)**  
 % OF SLAB: 32.64%  
 % OF TOTAL CONCRETE: 15.12%

**NOTES:**

L BEARINGS ARE BASED ON THE RECORDED PLAT UNLESS OTHERWISE NOTED. L EASEMENTS AND BUILDING LINES ARE BASED ON RECORDED PLAT LINES UNLESS OTHERWISE NOTED. SURVEYOR DID NOT ABSTRACT PROPERTY. FLOOD ZONE DETERMINED BY GRAPHIC PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

- 1) THIS TRACT IS LOCATED WITHIN FLOOD ZONE "X (AREAS OUTSIDE OF THE 500 YR FLOODPLAIN)" ACCORDING TO THE FEDERAL EMERGENCY MGMT. AGENCY (FEMA) AS SHOWN ON COMMUNITY PANEL NO. 480624 0170 G OF THE FLOOD INSURANCE RATE MAP PREPARED FOR CITY OF BY THE FEDERAL INSURANCE ADMINISTRATION DEPT. H.U.D. EFFECTIVE DATE JAN. 19TH, 2000.
- 2) DRAINAGE WILL NOT ADVERSELY AFFECT IMPACT ADJOINING LOTS & DRAINAGE EXITING THE LOT ONTO AN ADJUTING PROPERTY WILL BE DIRECTED TO A COMMON PROPERTY PIN.



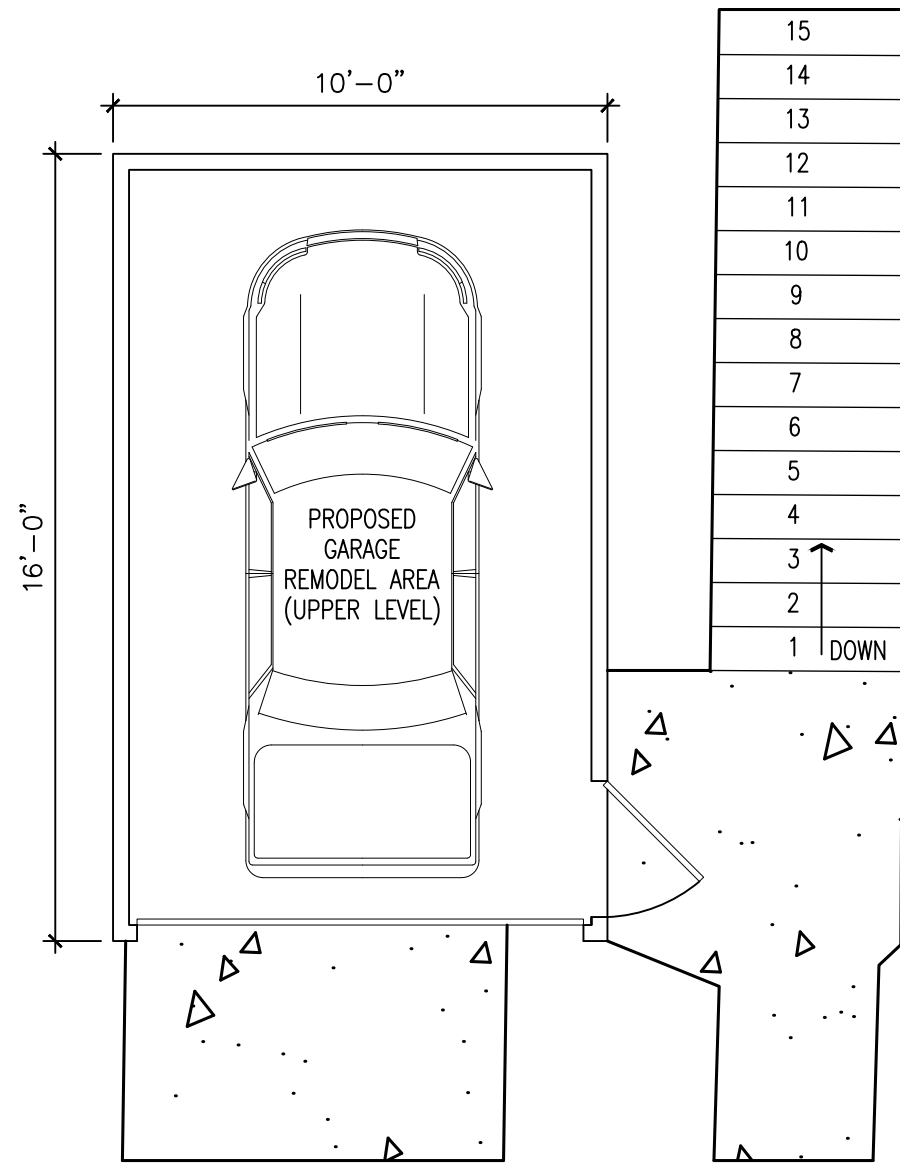
**GREENWORKS**  
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 3626 N. Hall Street, Suite 610-G91  
 Dallas, Texas 75219  
 (855) 349-6757  
 Texas Eng. Firm : 20170

**GARAGE REMODEL**  
 411 N. MARLBOROUGH AVE.  
 DALLAS, TX, 75208

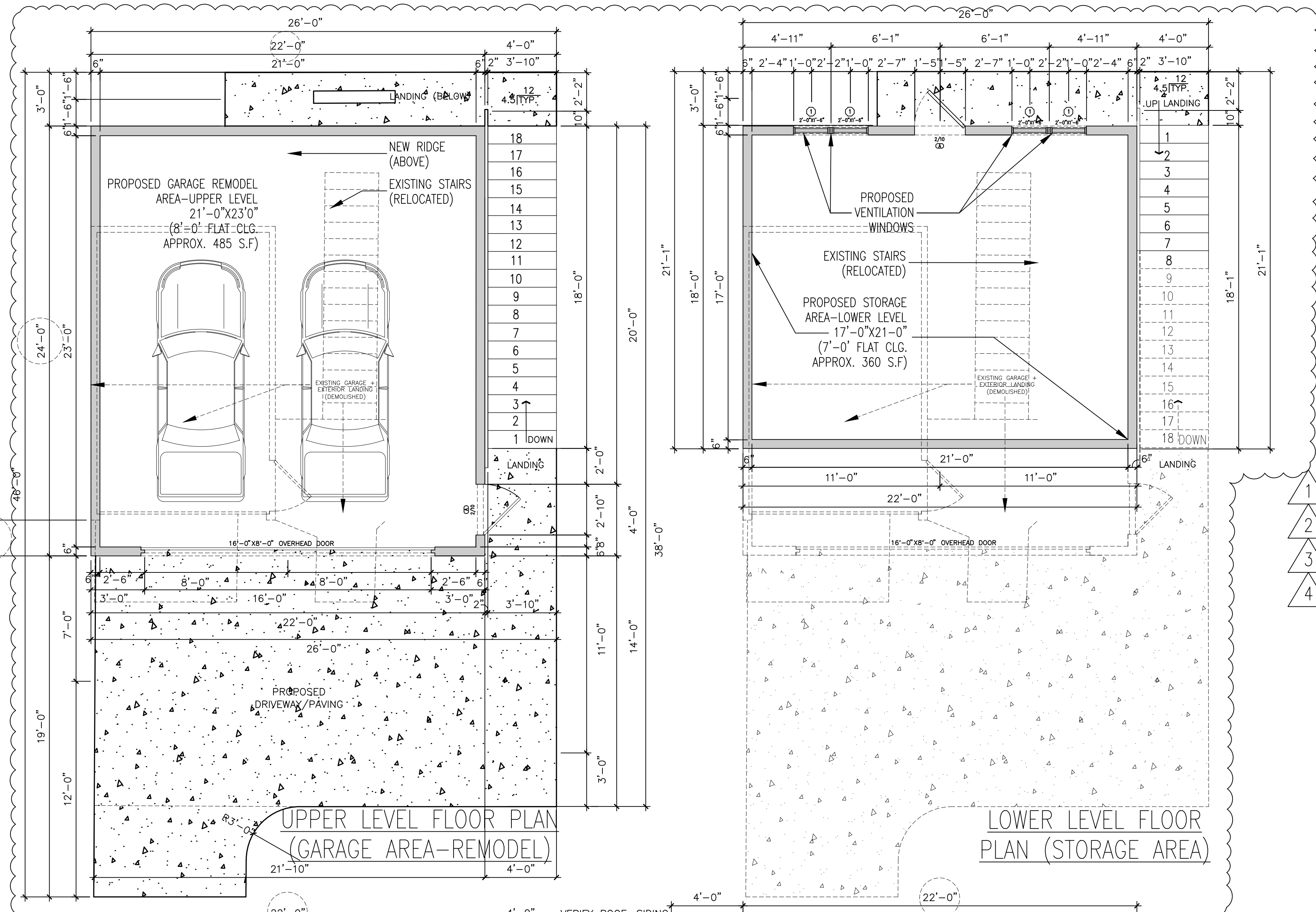
DESIGN BY: M.ASSAAD	
DRAWN BY: VP	
DATE: 04/28/2025	
REVISION:	DATE:
R1-COMMENTS	03/29/25
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R3-COMMENTS	04/01/25
R4-COMMENTS	04/28/25

SHEET No.  
**A1**  
 2 OF 3  
 PROJECT No.  
 164075





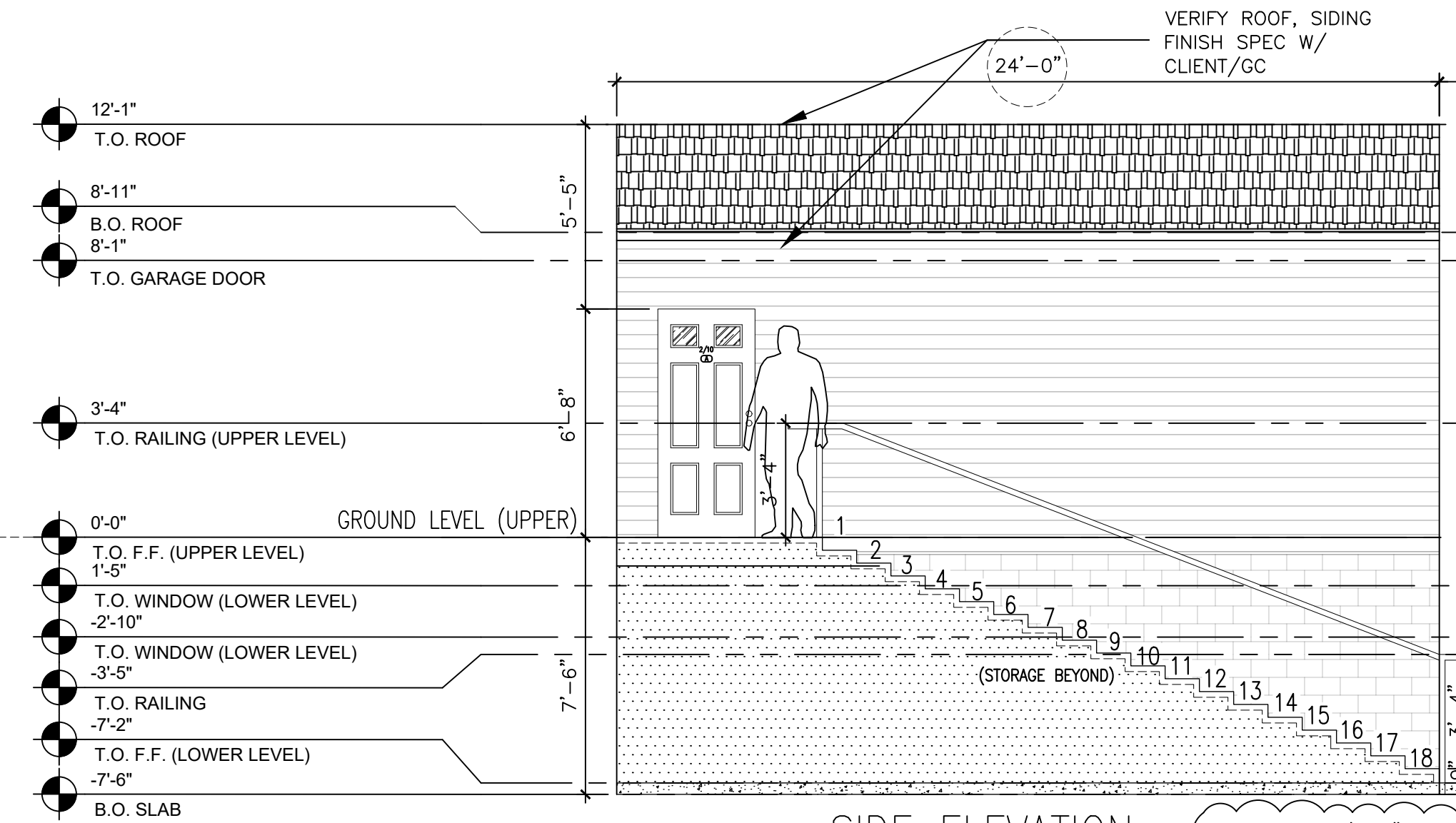
CLIENT SPECIFIED SPACING-VERIFIED



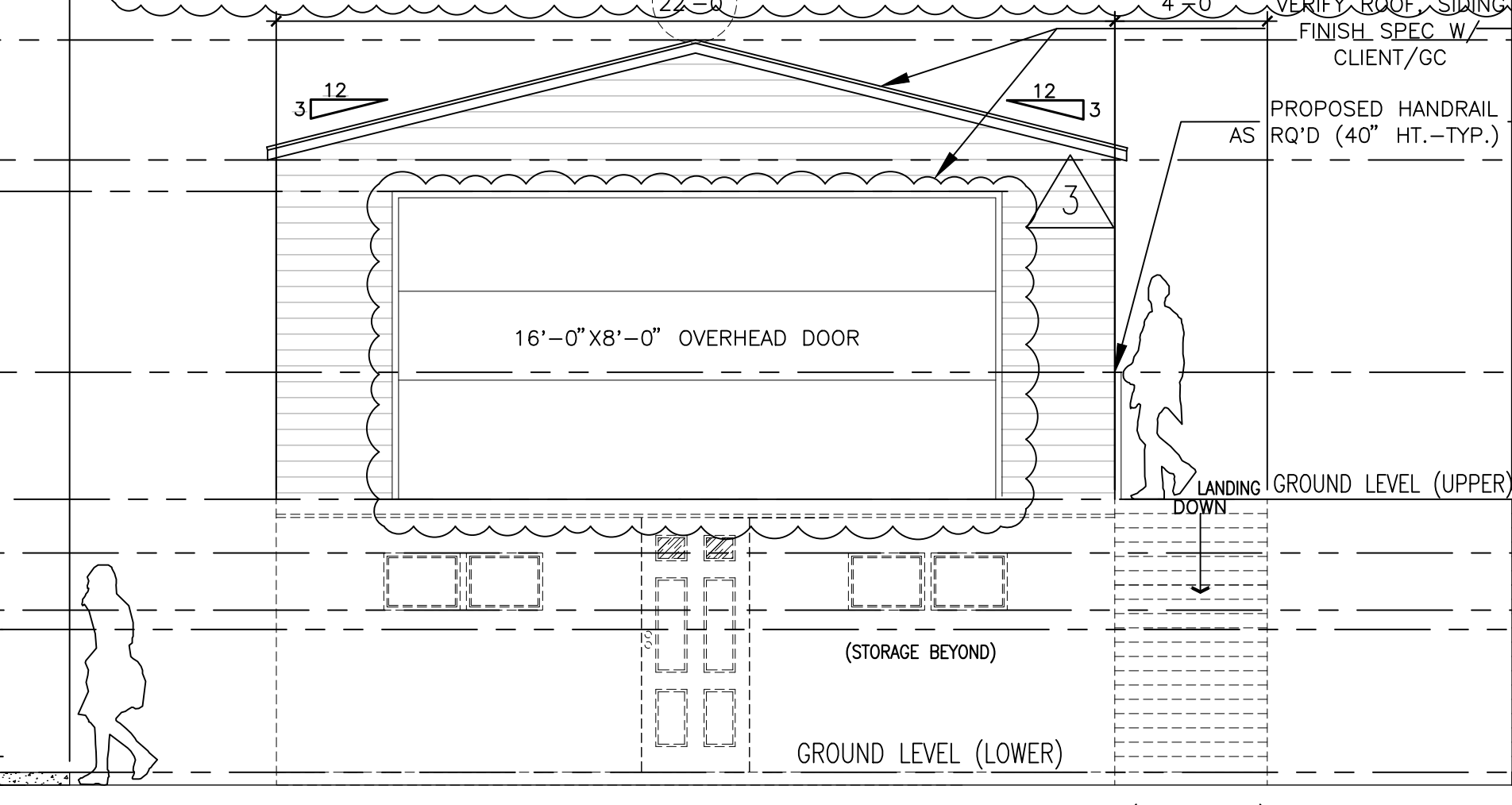
UPPER LEVEL FLOOR PLAN (GARAGE AREA-EXISTING)

UPPER LEVEL FLOOR PLAN (GARAGE AREA-REMODEL)

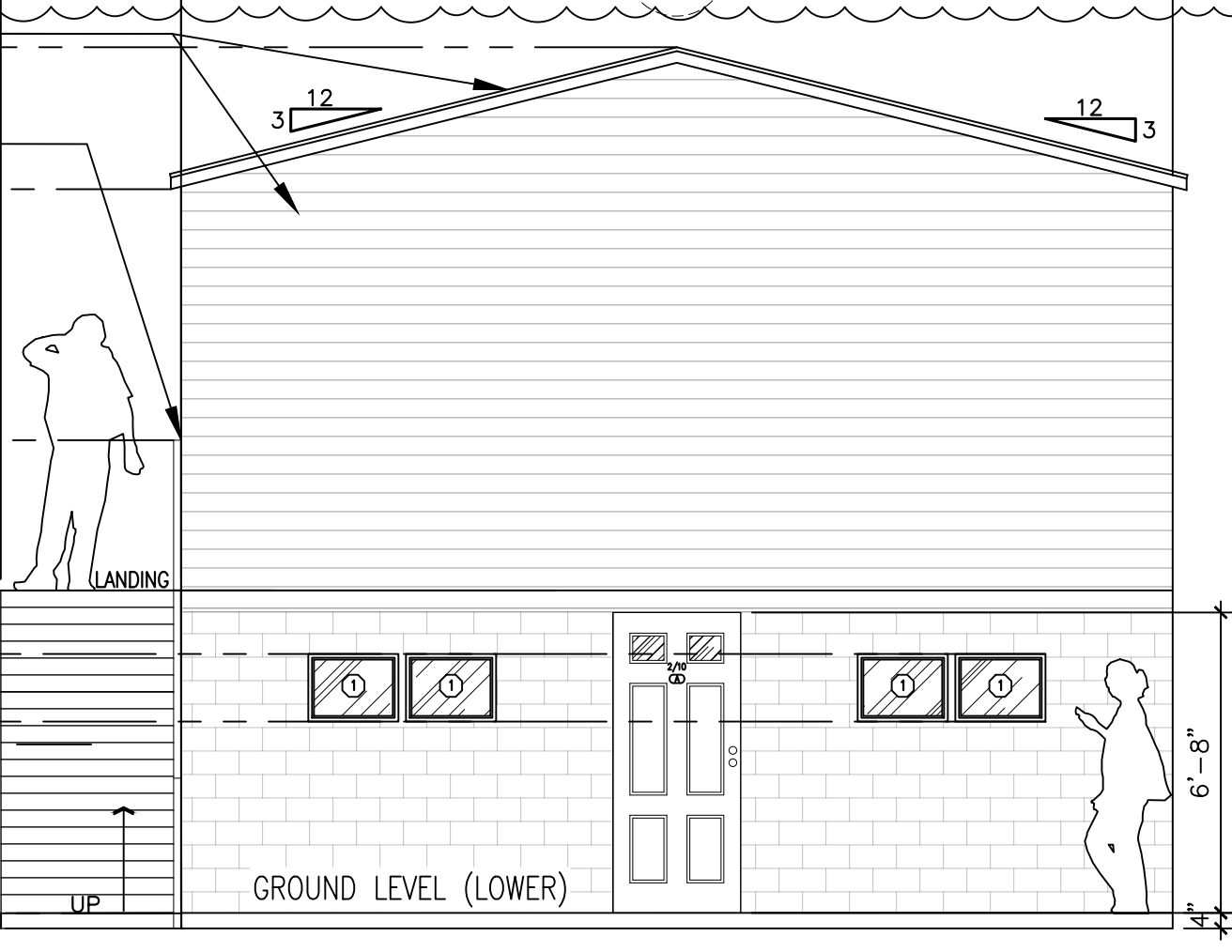
LOWER LEVEL FLOOR PLAN (STORAGE AREA)



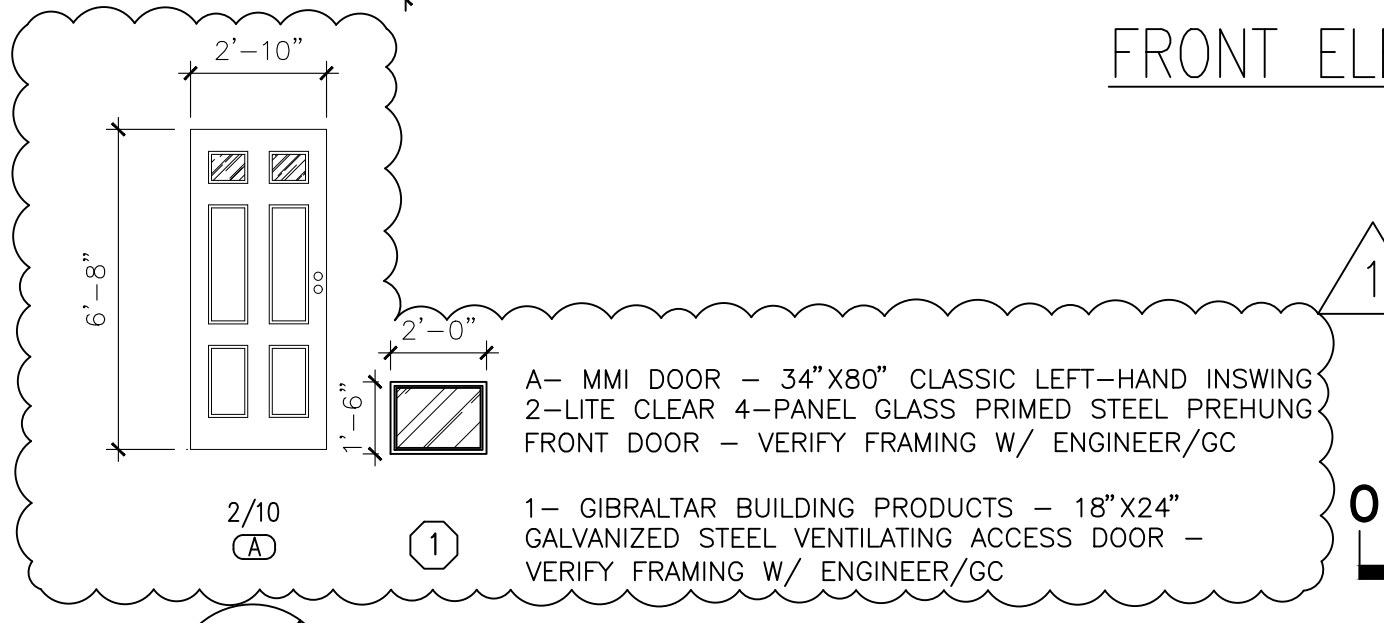
SIDE ELEVATION



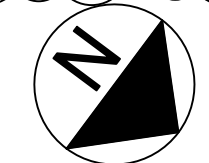
FRONT ELEVATION



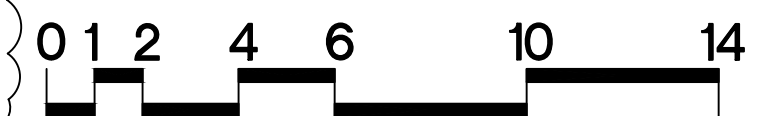
REAR ELEVATION



ENLARGED STAIR DETAIL-N.T.S.



PLANS & ELEVATIONS



SCALE: 1/4" = 1'-0"

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 Texas Eng. Firm: 20170

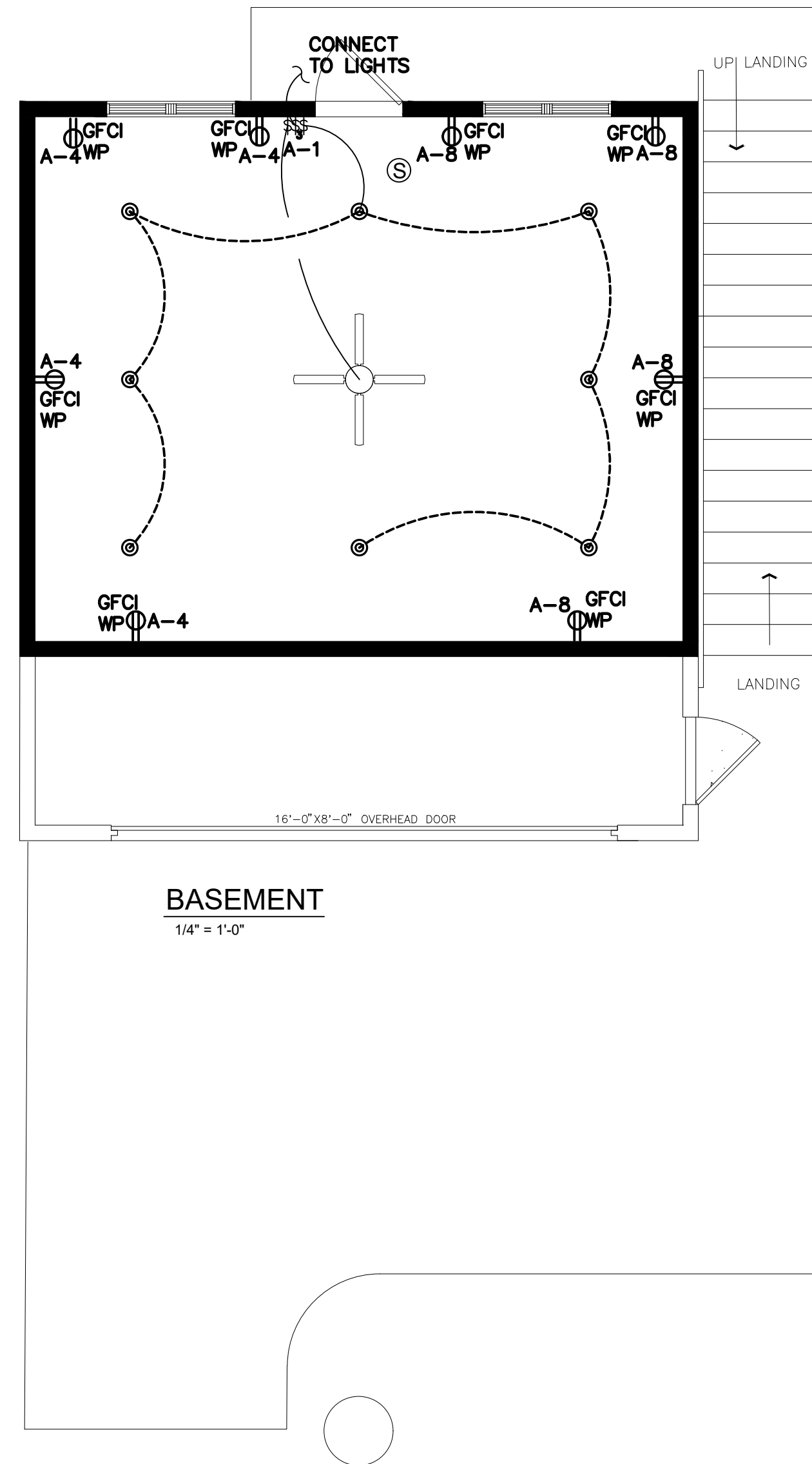
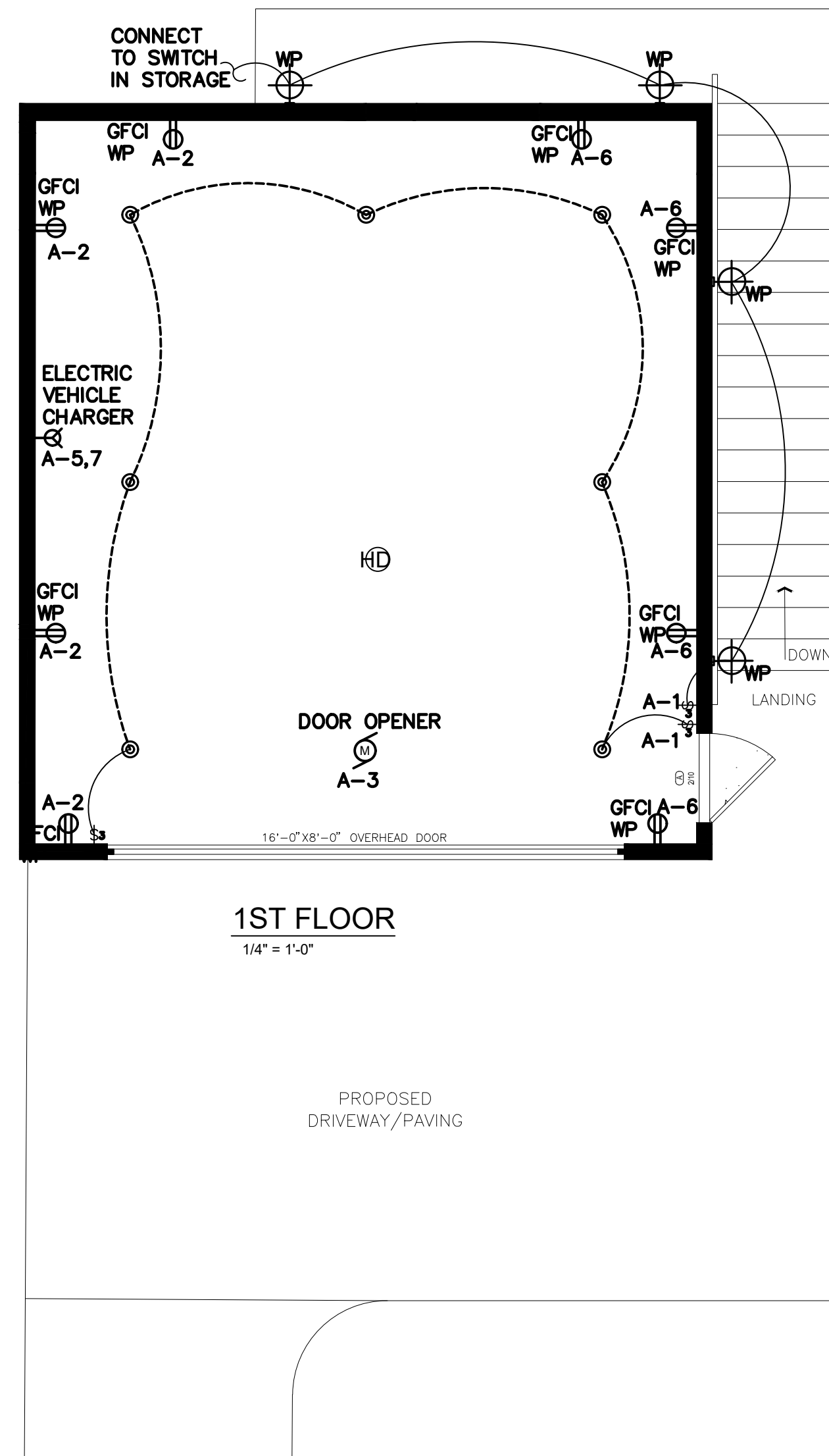
**GARAGE REMODEL**  
 411 N. MARLBOROUGH AVE.  
 DALLAS, TX, 75208

DESIGN BY: M.ASSAAD  
 DRAWN BY: VP  
 DATE: 04/28/2025

REVISION:	DATE:
ORIGINAL ISSUE	03/21/25
R1-COMMENTS	03/29/25
R2-COMMENTS	03/31/25
R3-COMMENTS	04/01/25
R4-COMMENTS	04/28/25

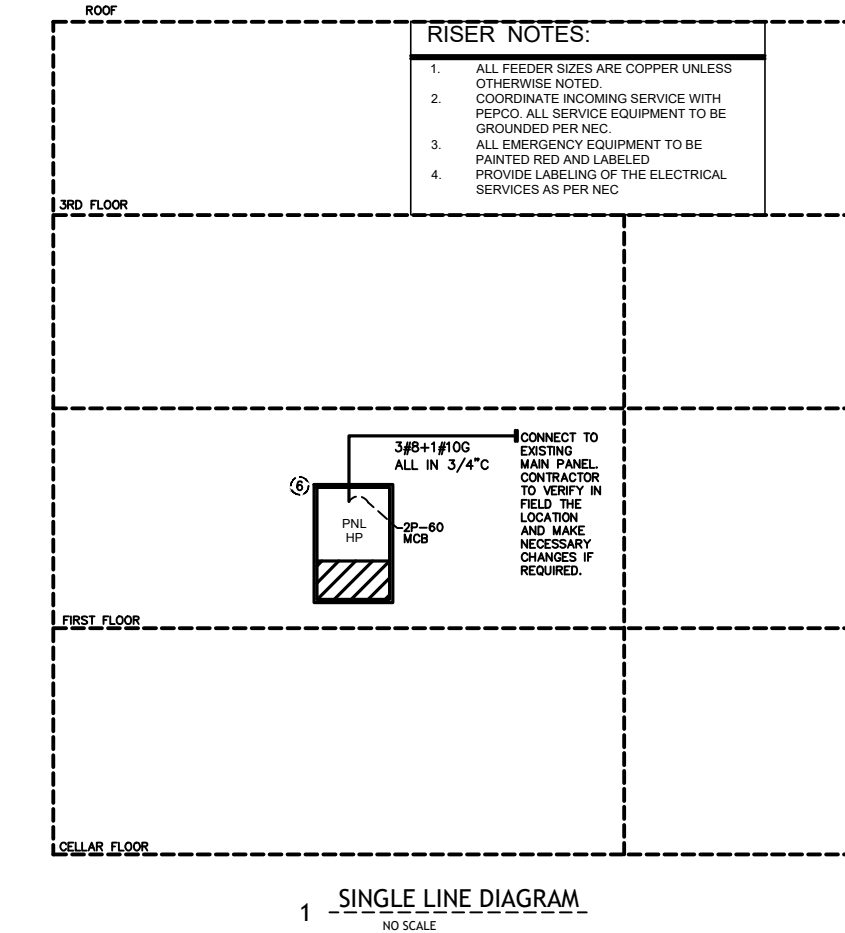
SHEET No.  
**A2**  
 3 OF 3  
 PROJECT No.  
 164075





Panel Tag: SUB PANEL "S" DETACHED GARAGE

Panel Location	Panel 1	Panel 2	Panel 3	Panel 4	Panel 5	Panel 6	Panel 7	Panel 8	Panel 9	Panel 10	Panel 11	Panel 12
Voltage (Phase-Ground/Phase-Phase)	120	240										
Wiring Method	WMC	WMC	WMC	WMC	WMC	WMC	WMC	WMC	WMC	WMC	WMC	WMC
Rated Amps	60	60	60	60	60	60	60	60	60	60	60	60
Wiring Method	WMC	WMC	WMC	WMC	WMC	WMC	WMC	WMC	WMC	WMC	WMC	WMC
Circuit	Description	Notes	Breaker	Wire Size	A	B	C	D	E	F	G	H
1	LIGHTING		20	20	20	20	20	20	20	20	20	20
2	GARAGE DOOR OPENER		20	20	20	20	20	20	20	20	20	20
3	EVAC		20	20	20	20	20	20	20	20	20	20
4	SPACE		20	20	20	20	20	20	20	20	20	20
5	SPACE		20	20	20	20	20	20	20	20	20	20
6	SPACE		20	20	20	20	20	20	20	20	20	20
7	SPACE		20	20	20	20	20	20	20	20	20	20
8	SPACE		20	20	20	20	20	20	20	20	20	20
9	SPACE		20	20	20	20	20	20	20	20	20	20
10	SPACE		20	20	20	20	20	20	20	20	20	20
11	SPACE		20	20	20	20	20	20	20	20	20	20
12	SPACE		20	20	20	20	20	20	20	20	20	20
Connected Load				4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Connected Amps				33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33



ALL ELECTRICAL WIRING, BOXES, CONDUITS, RACEWAYS, CATV AND TELEPHONE WIRING PENETRATING FIRE RESISTANCE RATED MEMBRANCES MUST BE PROPERLY SEALED TO ASSURE THAT THE REQUIRED FIRE RATED RATING IS NOT REDUCE.

UL 263 FIRE TESTS OF BUILDING CONSTRUCTION AND MATERIAL. SIMILAR TO ASTM E119

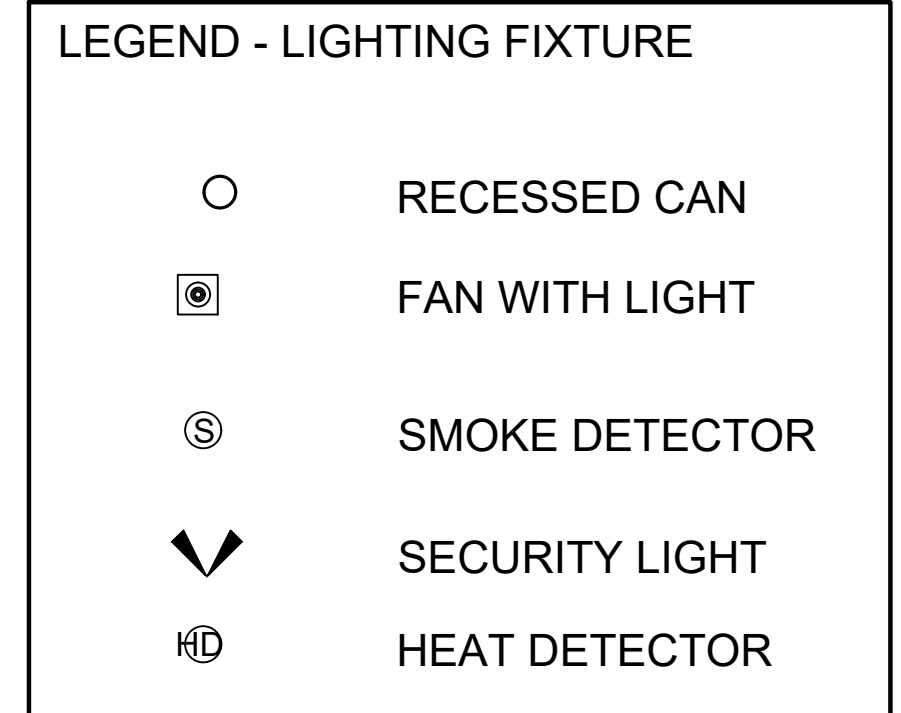
UL 1479 FIRE TESTS OF THROUGH-PENETRATION FIRESTOPS. COMPLEMENTARY TO UL 263. SIMILAR TO ASTM E 814

**SPECIAL NOTES:**

ALL 120 VOLT SINGLE PHASE, 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSET, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT PER NEC 210.12. PROVIDE TAMPER RECEPTACLES AT ALL LOCATIONS WHERE THEY ARE MOUNTED NO HIGHER THAN 5-1/2 FEET AFF OR IN A SPACE DEDICATED TO A SPECIFIC APPLIANCE.

**SPECIAL NOTE:**

1. ELECTRICAL CONTRACTOR TO VERIFY IN FIELD THE LOCATION OF EXISTING ELECTRICAL PANEL AND CONNECT NEW SUB PANEL, MAKE NECESSARY CHANGES IF REQUIRED.



**NEW WORK GENERAL NOTES:**

- REFER TO COVER SHEET DRAWING FOR ELECTRICAL LEGENDS & ADDITIONAL INFORMATION
- COORDINATE WITH ARCHITECT FOR EXACT LOCATION OF ALL ELECTRICAL DEVICES SUCH AS SWITCHES, POWER/TELE/DATA OUTLETS, EQUIPMENT, ETC. PRIOR INSTALLATION.
- CONTRACTOR SHALL COORDINATE ACTUAL CIRCUIT NUMBERS AT THE TIME OF INSTALLATION AND SHALL PROVIDE AN ACCURATE, TYPED PANEL ABOARD DIRECTORY FOR PANEL BOARD. ANY UNUSED BREAKER SHALL BE USED FOR THE LIGHTING OTHERWISE PROVIDE SLOT FOR NEW LIGHTING.

**NEW WORK LIGHTING NOTES:**

- CONTRACTOR SHALL CONNECT TO PANEL RUN 2#12-1#12G. CONTRACTOR SHALL CONNECT NO MORE THAN 1800 WATTS PER 1-1P-20A-120V C/A.

- INSTALL A LISTED, TRADE SIZE 1 (NOMINAL 1 INCH INSIDE DIAMETER) RACEWAY AND A DEDICATED 240-VOLT BRANCH CIRCUIT FROM THE SUBPANEL TO A LISTED CABINET, BOX OR ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF AN EV CHARGER.
- THE RACEWAY SHALL ORIGINATE AT THE SUBPANEL AND SHALL TERMINATE INTO A LISTED ATTACHMENT PLUG IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF AN EV CHARGER. RACEWAYS ARE REQUIRED TO BE CONTINUOUS AT ENCLOSED, INACCESSIBLE OR CONCEALED AREAS AND SPACES.
- THE SUBPANEL SHALL PROVIDE A 40A MINIMUM DEDICATED CIRCUIT. THE OVER-CURRENT PROTECTIVE DEVICE SPACE ON THE PANEL AND THE RACEWAY TERMINATION SHALL BE VISIBLY MARKED 'EV CAPABLE'.