



# Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

## APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

*Residential Repair* Case No.: BDA 234-003 **RECEIVED**

Data Relative to Subject Property: Oct. 23, 2023 Date: 11/15/2023 **REC'D**

Location address: 715 W. Red BIRD LN. Zoning District: RBY: 7.5 B

Lot No.: 15 Block No.: 13/10909 Acreage: 0.26 Census Tract: \_\_\_\_\_

Street Frontage (in Feet): 1) 80' 2) \_\_\_\_\_ 3) \_\_\_\_\_ 4) \_\_\_\_\_ 5) \_\_\_\_\_

### To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Gregory G. Dorsey and Leticia E. Dorsey

Applicant: Leticia E. Dorsey Telephone: 469-733-4319

Mailing Address: 715 W. Red BIRD LN. Zip Code: 75232

E-mail Address: ledorsey23@gmail.com

Represented by: \_\_\_\_\_ Telephone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Zip Code: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

Affirm that an appeal has been made for a Variance  or Special Exception  of requesting 3 PD  
of variance to side yard set back ~~22~~ ft.

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:  
I had two contractors working on my home project. The first took \$30,000 did not complete the 2<sup>nd</sup> contractor did not want to help me with the final appeal of home project.

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

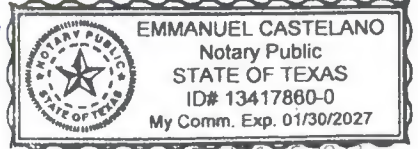
Before me the undersigned on this day personally appeared Leticia E. Dorsey  
 (Affiant/Applicant's name printed)

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: Leticia E. Dorsey  
 (Affiant/Applicant's signature)

Subscribed and sworn to before me this 15<sup>th</sup> day of November, 2023

Emmanuel Castelano  
 Notary Public in and for Dallas County, Texas



MEMORANDUM OF  
ACTION TAKEN BY THE  
BOARD OF ADJUSTMENT

Date of Hearing \_\_\_\_\_

Appeal was--Granted OR Denied

Remarks \_\_\_\_\_

Chairman

**Building Official's Report**

I hereby certify that LETICIA DORSEY

did submit a request for (1) a variance to the side-yard setback regulations  
at 715 W Red Bird Lane

BDA234-003. Application of LETICIA DORSEY for (1) a variance to the side-yard setback regulations at 715 W RED BIRD LN. This property is more fully described as Block 13/6909, Lot 15, and is zoned R-7.5(A), which requires side yard setback of 5-feet . The applicant proposes to construct and/or maintain a single-family residential structure and provide a 2-foot side yard setback, which will require (1) a 3-foot variance to the side yard setback regulations.

Sincerely,

  
Andrew Espinoza, CBO, MCP, CFM, CCEA



Appeal number: BDA 234-003

I, Gregory G. Dorsey, Owner of the subject property  
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 715 W. Red BIRD LN.  
(Address of property as stated on application)

Authorize: Letitia E. Dorsey  
(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: requesting 2-2 ft. of variance to side yard set back

Gregory Dorsey  
Print name of property owner or registered agent

Gregory Dorsey  
Signature of property owner or registered agent

Date 11/8/2023

Before me, the undersigned, on this day personally appeared Gregory Dorsey

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

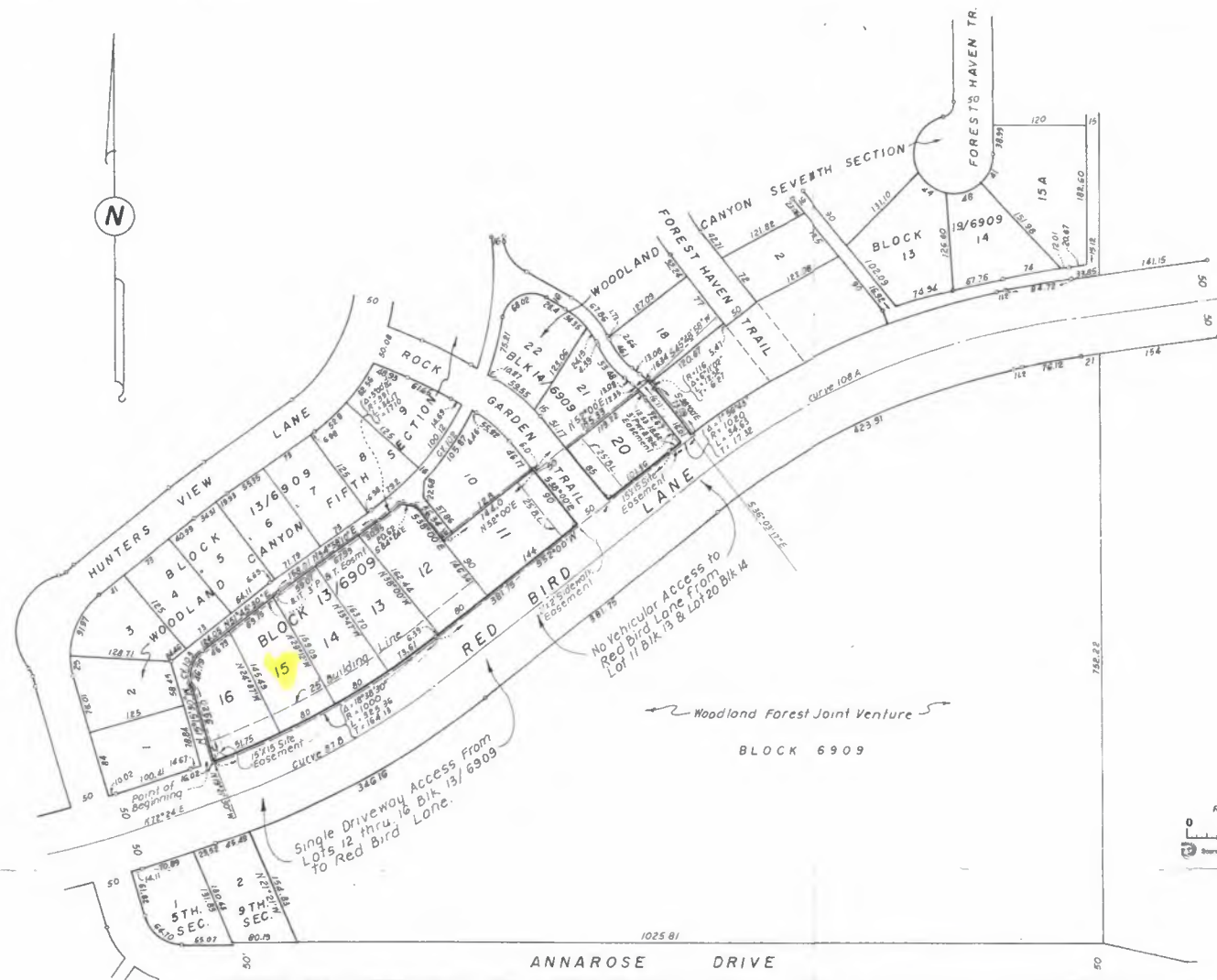
Subscribed and sworn to before me this 8th day of Nov, 2023

[Signature]  
Notary Public for Dallas County, Texas



Commission expires on 01-03-2024





**OWNER'S CERTIFICATE**

STATE OF TEXAS:  
 COUNTY OF DALLAS:  
 WHEREAS, WOODLAND FOREST JOINT VENTURE, is the owner of two tracts of land situated in the David M. Ricketts Survey Abstract No. 1222, and located in City Block 6909, City of Dallas, Dallas County, Texas, and being more particularly described as follows:

Being situated in the David M. Ricketts Survey Abstract No. 1222, and located in City Block 6909, City of Dallas, Dallas County, Texas, and being more particularly described as follows:

Beginning at the intersection of the northwest line of Red Bird Lane and the northeast line of a 16 ft. alley in Block 13/6909, Woodland Canyon Fifth Section, an addition to the City of Dallas, Texas, according to the plat thereof recorded in Vol. 736, at page 0416, of the Deed Records of Dallas County, Texas, said point being 323.18 ft. northeast of the northeast line of Hunters View Lane;  
 Thence N 15°-15'-30" W along the northeast line of the 16 ft. alley 99.20 ft. to beginning point of curve;  
 Thence along a curve to the right having a radius of 40 ft., a central angle of 67°-01' a distance of 46.79 ft. to end of curve;  
 Thence N 51°-45'-30" E 124.05 ft. to angle point;  
 Thence N 54°-58'-10" E 158.01 ft. to beginning point of curve;  
 Thence along a curve to the left having a radius of 391 ft. through a central angle of 5°-00'-26" a distance of 34.17 ft. to corner;  
 Thence S 84°-24' E 20.62 ft. to corner;  
 Thence S 38°-00' E 56.34 ft. to corner;  
 Thence N 52°-00' E along the southeast line of Lot 10, Block 13/6909, 144.0 ft. to corner;  
 Thence S 38°-00' E along the southeast line of Rock Garden Trail 5.0 ft. to corner;  
 Thence N 52°-00' E along the southeast line of Lot 21, Block 14/6909, 185.33 ft. to corner;  
 Thence in a southeasterly direction along a curve to the right whose radius bears S 45°-48'-58" W, said curve having a radius of 116 ft. through a central angle of 6°-11'-02" a distance of 12.52 ft. to end of curve;  
 Thence S 38°-00' E 73.09 ft. to corner;  
 Thence in a southeasterly direction along the northeast line of Red Bird Lane along a curve to the left whose radius bears S 36°-03'-17" E said curve having a radius of 1020 ft. through a central angle of 1°-56'-43" a distance of 34.63 ft. to end of curve;  
 Thence S 52°-00' W 381.75 ft. to beginning point of curve;  
 Thence along a curve to the right having a radius of 1000 ft. through a central angle of 18°-38'-30" a distance of 325.36 ft. to place of beginning.  
 This tract of land contains 2.0130 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WOODLAND FOREST JOINT VENTURE does hereby adopt this plat designating the hereinabove described property as WOODLAND CANYON TENTH SECTION, an addition to the City of Dallas, Texas; The easements shown thereon are hereby reserved for the purposes as indicated.

No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the "Utility Easement" as shown. Said "Utility Easement" is hereby reserved for the actual use and accommodation of all public utilities desiring to use or using same. All and any public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the "Utility Easement" and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said "Utility Easement" for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the City of Dallas, Texas. Sidewalks shall be constructed by the homeowner as required by the City Council Resolution #68-1038 and in accordance with the requirements of the Director of Public Works of the City of Dallas.

EXECUTED at Dallas, Texas, this 19th day of July A.D. 1982.

WOODLAND FOREST JOINT VENTURE  
 M. L. MERRICK  
 M. L. MERRICK, Attorney-in-Fact

THE STATE OF TEXAS:  
 COUNTY OF DALLAS:  
 BEFORE me, the undersigned authority, a Notary Public in and for Dallas County, Texas, personally appeared M. L. MERRICK, Attorney-in-Fact for WOODLAND FOREST JOINT VENTURE, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC in and for DALLAS COUNTY, TEXAS.  
 David A. Quinn

**SURVEYOR'S CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS: THAT I, JAMES A. CAMPBELL, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Acts and Regulations of the City Plan Commission of Dallas County, Dallas, Texas.

JAMES A. CAMPBELL  
 353  
 JAMES A. CAMPBELL  
 Registered Public Surveyor

STATE OF TEXAS:  
 COUNTY OF DALLAS:  
 BEFORE me, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared JAMES A. CAMPBELL, Registered Public Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 14th day of March A.D. 1983.

NOTARY PUBLIC in and for DALLAS COUNTY, TEXAS.

**TENTH SECTION WOODLAND CANYON**

DAVID M. RICKETTS SURVEY ABSTRACT NO. 1222  
 CITY BLOCK 6909 DALLAS, TEXAS

Woodland Forest Joint Venture (431 S. ALEXANDER AVE) OWNER

CAMPBELL ENGINEERING, INC.  
 112 S. MADISON AVE. DALLAS, TEXAS 75208

SCALE: 1" = 100' JULY 19, 1982

CITY PLAN NO. 807-105

78.43	78.43	78.43	78.43	78.43	78.43	78.43
BECKLEY HEIGHTS						
78.43	78.43	78.43	78.43	78.43	78.43	78.43
BLOCK 17/6634						

**CITY OF DALLAS**  
 TRUE AND CORRECT COPY OF RECORD ON FILE IN CITY SURVEYOR'S OFFICE  
 BY: [Signature]  
 DATE: 11/07/2023

CURVE NO.	DESCRIPTION	CENTRAL ANGLE	R	L	T	INNER CURVE
87B	Red Bird Lane	20°24'	1100	391.65	197.92	1000 356.05 179.91
102	Alley Block 13/6909	60°38'20"	391	416.09	230.19	375 399.06 220.77
103		67°01'				40 46.79 26.48
108A	Red Bird Lane	26°24'	1020	469.96	239.84	920 423.91 215.78
126	Alley Block 14/6909	14°15'20"	116	28.86	18.90	100 24.88 16.50



074D-9016

BDA234-003

1529 E I-30, STE. 103  
GARLAND, TEXAS 75043

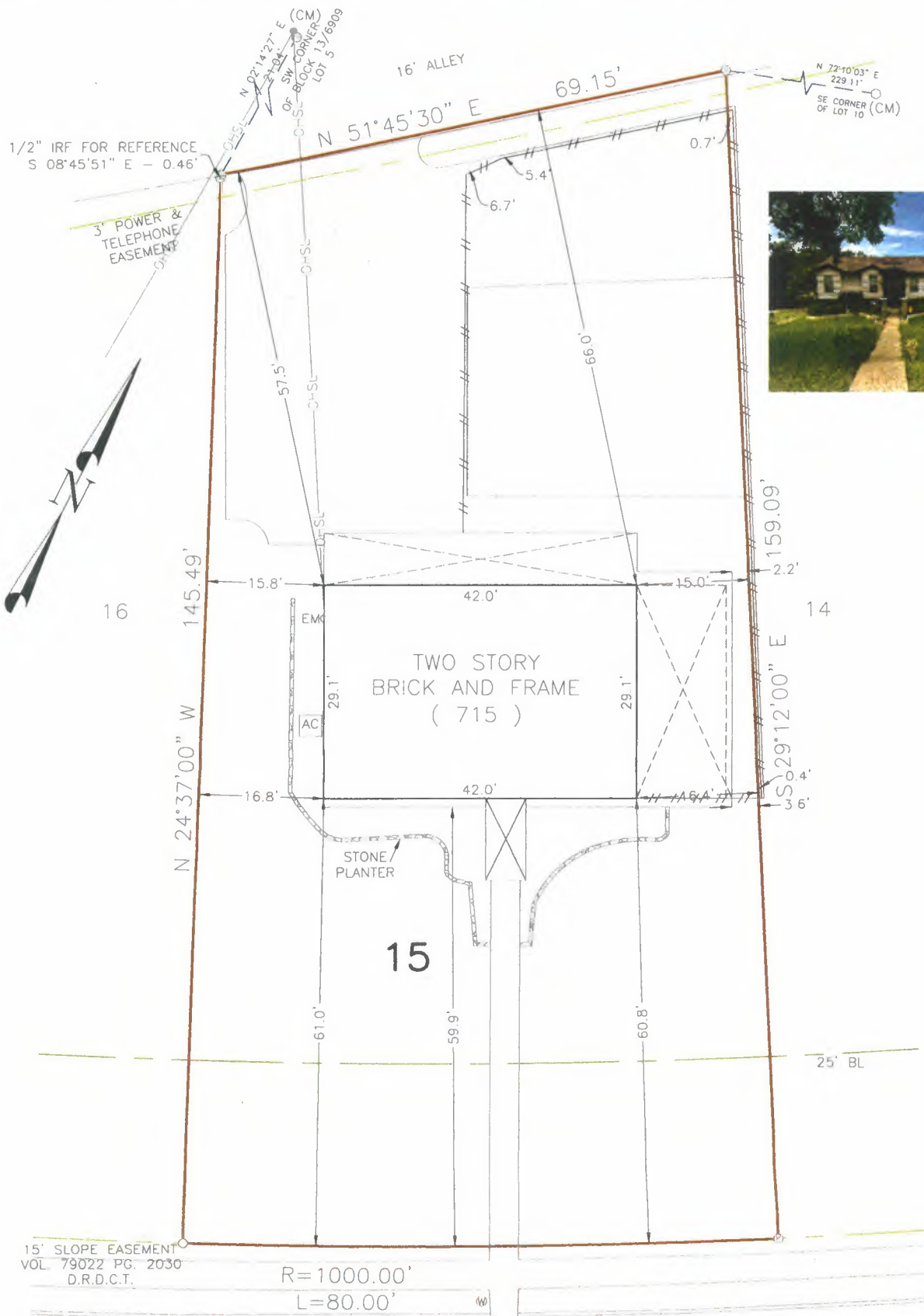
FIRM REGISTRATION NO. 10194366

# FINAL SURVEY



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

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 715 WEST RED BIRD LANE, in the City of DALLAS Texas. BEING LOT 15, BLOCK 13 WOODLAND CANYON ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 83071, PAGE 1923 OF THE PUBLIC RECORDS OF DALLAS COUNTY, TEXAS.



## RED BIRD LANE

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

CM'S SHOWN HEREON ARE BASIS FOR DIRECTIONAL CONTROL

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements. TITLE AND ABSTRACTING WORK FURNISHED BY N/A

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 20'

Date: 10/05/23

G. F. No.: -

Job no.: 202308320

Drawn by: AC

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR LETICIA DORSEY

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



BDA234 003

Nov. 2023

To whom it may concern:

Please accept this as my explanation for the layout of my home. I have provided you with a survey from a surveyor, that shows that my home is not 5 feet from the fence. In the building of this addition, I have gone through 2 contractors and have even taken it upon myself to get permits and schedule inspections to get this project completed. I was not informed when submitting the drawing and layout of the additions the structure of the home had to be 5 feet from the property line.

To find out that this is not within zoning guidelines is disheartening. I had one contractor take off with \$30,000 in cash, to never return and another who was trying to drag his feet to do the job, and never returned, to where I was working with them and the city to build this and before moving forward, I received the okay from the city inspector, to only find out, it really is an issue and something to be of concern.

As a homeowner, this is not something I completely understand, so I have taken the liberty of hiring 2 different contractors, who have both abandoned my project and have had to proceed by completing all the inspections and permits and overseeing everything and then having trades complete the necessary work. It is my hope that my nightmare can come to an end and that City of Dallas can approve the changes made to my home, as it's been a bit of a struggle, but it's finally done and I just need this final phase of it being approved.

Thank you,

Leticia Dorsey

BDA234-003

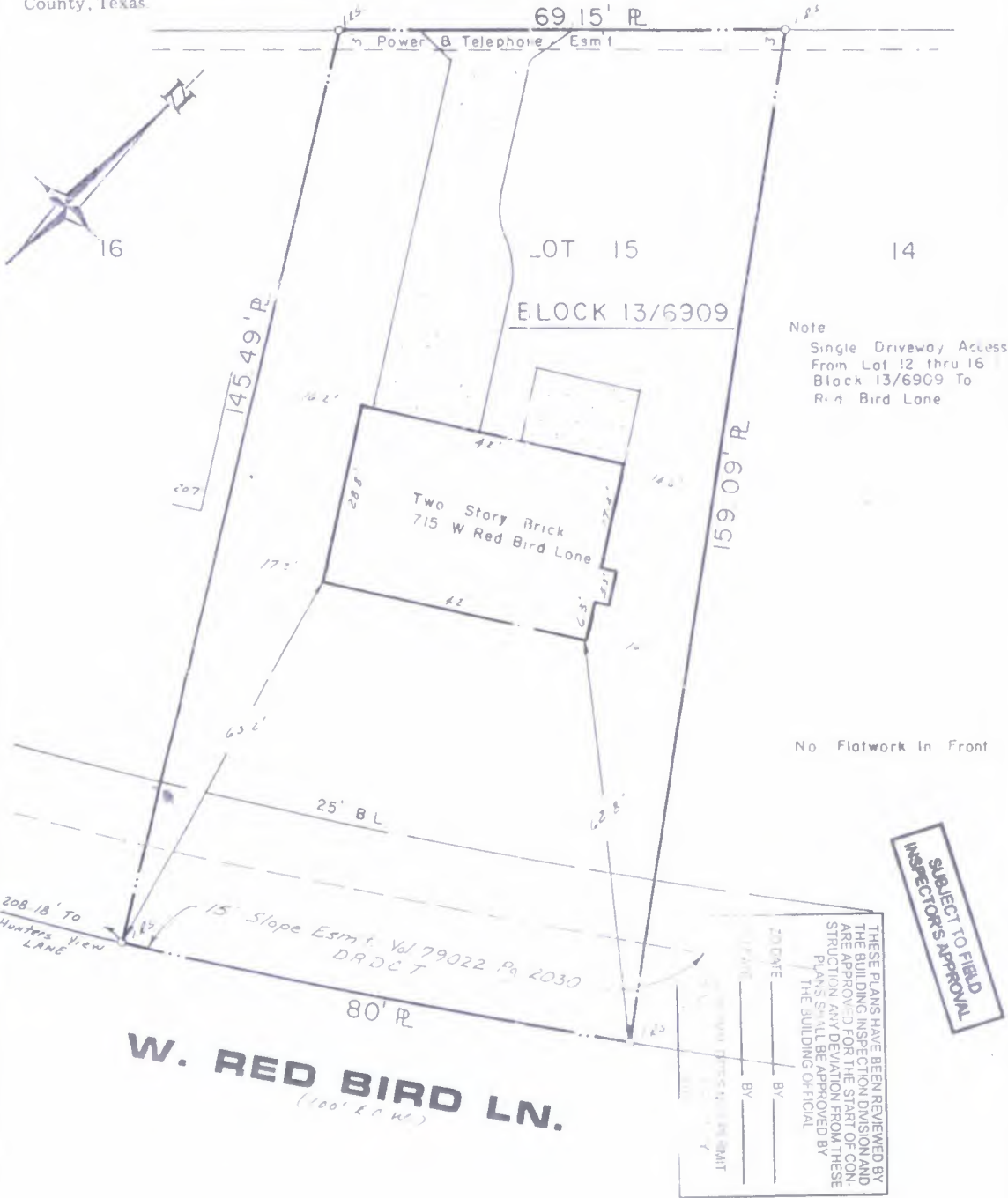




SURVEY PLAT

REFERENCE

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 715 West Red Bird Lane in the city of Dallas Texas Lot No. 15 Block No. 13 City Block No. 6909 of Woodland Canyon Tenth Section Addition, an addition to the City of Dallas Texas, according to the recorded in Volume 83071 at page 1923 of the Map Records of Dallas County, Texas plat,



Note  
Single Driveway Access  
From Lot 12 thru 16  
Block 13/6909 To  
Red Bird Lane

No Flatwork in Front

SUBJECT TO FIELD INSPECTOR'S APPROVAL

THESE PLANS HAVE BEEN REVIEWED BY THE BUILDING INSPECTION DIVISION AND ARE APPROVED FOR THE START OF CONSTRUCTION ANY DEVIATION FROM THESE PLANS SHALL BE APPROVED BY THE BUILDING OFFICIAL

BY	BY
BY	BY
BY	BY

W. RED BIRD LN.  
(100' E.C.W.)

This survey was performed in connection with the transaction described in GE 5111 of Lester Fair Title Company. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM. And the plat hereon is a true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat, the size, location, and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated and that the distance from the nearest intersecting street, or road, is as shown on said plat EXCEPT AS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS APPARENT ON THE GROUND

Scale 1" = 20'  
Date 9-17-82  
Job 71244  
Drawn By PTI



W. R. Lee  
Registered Public Surveyor No. 2038  
1421 Ferndale Ave. - 942-8496

BDA234003



REFERENCE

THIS DESIGN MEETS THE 2018 IRC REQUIREMENTS.

LEGEND	
	48" Braced Wall Panel
	36" Braced Wall Panel
	30" Braced Wall Panel
	24" Braced Wall Panel

Design Specs:  
 1. For winds speeds < 115 mph, one story, 10' wall height  
 2. CS-WSP (continuously sheathed wood structural panel) method to be used.  
 3. Minimum wood structural panel thickness to be 3/8"

• Hold Down Tie location

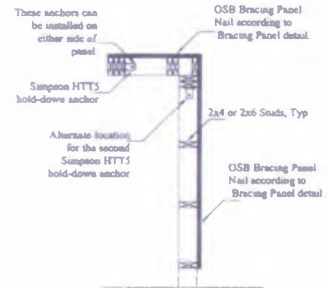
NOTE:  
 1. FOR THE TOP PLATE HEIGHTS EQUAL TO OR LESS THAN 12'-0" PROVIDE 2x4 CONTINUOUS STUDS @ 16" O.C. FOR TOP PLATE HEIGHTS ABOVE 12'-0" TO 17'-0", PROVIDE 2x6 CONTINUOUS STUDS @ 16" O.C.  
 2. PROVIDE 2x6 @ 16" O.C. WALL STUDS SUPPORTING TWO FLOOR AND ROOF WITH MAX. 10' PLATE HEIGHT IN ACCORDANCE WITH TABLE R602.3.5 OF 2018 I.R.C.

GENERAL NOTES	SYMBOL
-BRACED WALL LINE	
-BRACED WALL PANEL DASHED LINE INDICATES STRUCTURAL SHEATHING	
-BRACED WALL PANEL SEE DETAILS A & B	
-LET IN BRACING (I.L.B.)	

MAX. STUD SPACING	FASTENING TYPE	MAXIMUM FASTENER SPACING
16"	8d OR 16d COMMON NAILS	6" - PANEL EDGES 12" - INTERMEDIATES SUPPORTS



WIND BRACING PLAN



ALTERNATE CORNER BRACING  
 Scale: a.t.s.

BRACED WALL PANELS SHALL BE CONNECTED TO FLOOR FRAMING OR FOUNDATIONS AS FOLLOWS:

- WHERE JOISTS ARE PERPENDICULAR TO A BRACED WALL PANEL ABOVE OR BELOW, A RIM JOIST, BAND JOIST OR BLOCKING SHALL BE PROVIDED ALONG THE ENTIRE LENGTH OF THE BRACED WALL PANEL IN ACCORDANCE WITH R602.10.8(1). FASTENING OF TOP AND BOTTOM WALL PLATES TO FRAMING, RIM JOIST, BAND JOIST OR BLOCKING SHALL BE IN ACCORDANCE WITH TABLE R602.3(1) OF IRC.
- WHERE JOISTS ARE PARALLEL TO A BRACED WALL PANEL ABOVE OR BELOW, A RIM JOIST, END JOIST OR OTHER PARALLEL FRAMING MEMBER SHALL BE PROVIDED DIRECTLY ABOVE AND BELOW THE BRACED WALL PANEL IN ACCORDANCE WITH R602.10.8(2). WHERE A PARALLEL FRAMING MEMBER CANNOT BE LOCATED DIRECTLY ABOVE AND BELOW THE PANEL, FULL-DEPTH BLOCKING AT 16-INCH SPACING SHALL BE PROVIDED BETWEEN THE PARALLEL FRAMING MEMBERS TO EACH SIDE OF THE BRACED WALL PANEL IN ACCORDANCE WITH R602.10.8(2). FASTENING OF BLOCKING AND WALL PLATES SHALL BE IN ACCORDANCE WITH TABLE R602.3(1) AND FIGURE R602.10.8(2) OF IRC.
- CONNECTIONS OF BRACED WALL PANELS TO CONCRETE SHALL BE IN ACCORDANCE WITH SECTION R403.1.6 OF IRC.

THESE PLANS HAVE BEEN REVIEWED BY THE BUILDING INSPECTION DIVISION AND ARE APPROVED FOR THE START OF CONSTRUCTION. ANY DEVIATION FROM THESE PLANS SHALL BE APPROVED BY THE BUILDING INSPECTION DIVISION.

11/13/23  
 11/10/23

FOR THE CITY OF DALLAS  
 BUILDING INSPECTION DIVISION

SUBJECT TO FIELD INSPECTOR'S APPROVAL

THE SEAL, APPEARING ON THESE PLANS, IS THE PROPERTY OF MOHAMMAD M. ESTAFANAKI, P.E. IT IS TO BE KEPT WITH THESE PLANS AND NOT TO BE REPRODUCED OR COPIED WITHOUT HIS WRITTEN PERMISSION. ANY VIOLATION OF THIS NOTICE SHALL BE PENALIZED UNDER THE TEXAS PROFESSIONAL ENGINEERING ACT.

ENGINEERING FRACTURE, A.C.T.  
 ENR@ENRFRAC.COM  
 469-651-9000  
 Email: enr@enrfract.com

ISSUE RECORD

NO.	DATE	DESCRIPTION

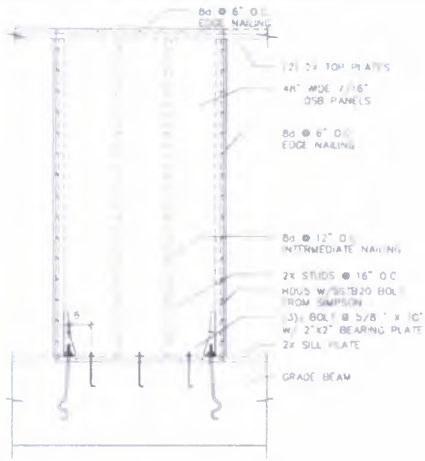
DESIGNED BY: M.M. ESTAFANAKI, P.E.  
 CHECKED BY: M.M. ESTAFANAKI, P.E.  
 DRAWN BY: M.M. ESTAFANAKI, P.E.  
 DATE: 11/13/23

SHEET CONTENTS  
 WIND BRACING PLAN  
 DATE: 11/17/2022

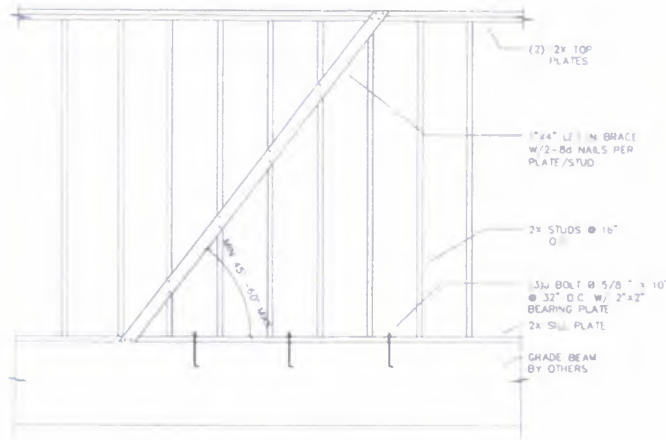
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BDA23A-003

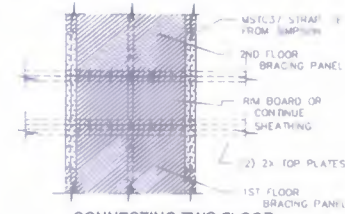
# REFERENCE



**1 OSB BRACING PANEL**  
SCALE: NTS

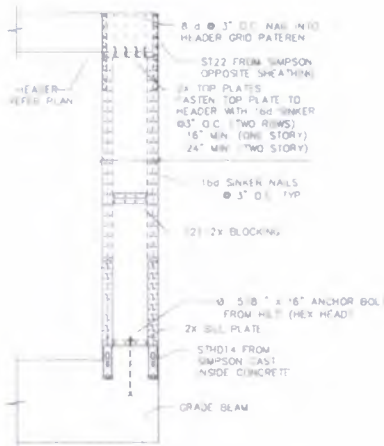


**2 LET IN BRACING (LIB) PANEL**  
SCALE: NTS

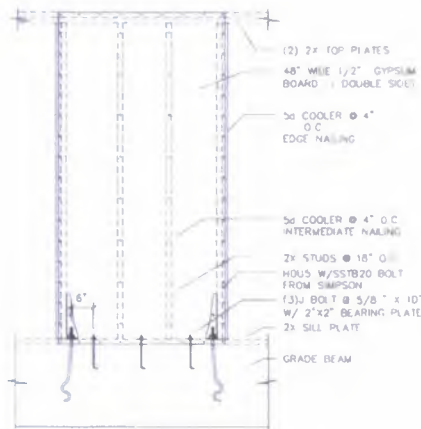


**6 CONNECTING TWO FLOOR BRACING WALLS**  
SCALE: NTS

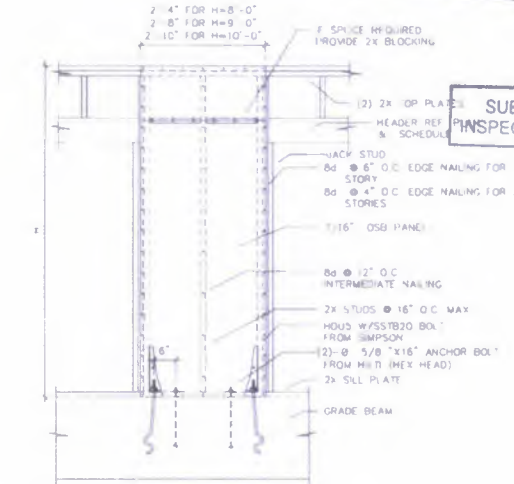
THESE PLANS HAVE BEEN REVIEWED BY THE BUILDING INSPECTOR AND ARE APPROVED FOR THE STRUCTURE. ANY DEVIATION FROM THESE PLANS SHALL BE APPROVED BY THE BUILDING OFFICE.  
 ZO DATE 4-12-23 BY [Signature]  
 BU DATE 4-12-23 BY [Signature]  
 THIS APPROVAL DOES NOT CONSTITUTE THE VIOLATION OF ANY ORDINANCE OR STATE



**3 BRACING PANEL @ GARAGE (PFH)**  
SCALE: NTS



**4 INTERIOR GYPSUM BOARD BRACING PANEL**  
SCALE: NTS



**5 ALTERNATE BRACING WALL ABW**  
SCALE: NTS

**SUBJECT TO FIELD INSPECTOR'S APPROVAL**

<p><b>ISSUE RECORD</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>DATE</th> <th>ISSUED FOR</th> </tr> <tr> <td> </td> <td> </td> </tr> </table>	DATE	ISSUED FOR			<p><small>THE DESIGN OF THIS DOCUMENT HAS BEEN REVIEWED AND APPROVED BY THE BUILDING INSPECTOR AND IS SUBJECT TO HIS REVIEW. ANY DEVIATION FROM THESE PLANS SHALL BE APPROVED BY THE BUILDING OFFICE.</small></p> <p><small>THESE PLANS HAVE BEEN REVIEWED BY THE BUILDING INSPECTOR AND ARE APPROVED FOR THE STRUCTURE. ANY DEVIATION FROM THESE PLANS SHALL BE APPROVED BY THE BUILDING OFFICE.</small></p> <p><small>THIS APPROVAL DOES NOT CONSTITUTE THE VIOLATION OF ANY ORDINANCE OR STATE</small></p>
DATE	ISSUED FOR				
<p><b>THESE PLANS HAVE BEEN REVIEWED BY THE BUILDING INSPECTOR AND ARE APPROVED FOR THE STRUCTURE. ANY DEVIATION FROM THESE PLANS SHALL BE APPROVED BY THE BUILDING OFFICE.</b></p>	<p><b>715 W Red Bird Ln,</b> <b>Dallas, TX 75232</b></p>				
<p><b>SHEET CONTENTS</b></p> <p>WHOLE BRACING DETAILS</p> <p>DATE 12-17-2022</p>	<p><b>53</b></p>				

BDA234-003



# REFERENCE

## STRUCTURAL NOTES

### GENERAL NOTES:

- NOTES SHOWN ON THIS SHEET SHALL GOVERN IN THE EVENT OF CONFLICTS FOR MATERIALS, WORKMANSHIP, AND GENERAL CONSTRUCTION PRACTICES UNLESS NOTED OTHERWISE BY SPECIFICATIONS OR IN DRAWINGS.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO OBTAIN AND DISTRIBUTE ALL CURRENT PERMITS, DOCUMENTS AND ADDENDA TO SUPPLIERS AND SUB-CONTRACTORS FOR THE USE OF SHOP DRAWINGS, PRODUCTION AND FABRICATION PRIOR TO CONSTRUCTION.
- IT IS THE RESPONSIBILITY OF THE SUB-CONTRACTOR TO VERIFY ALL DIMENSIONS TO ALL AREAS OF WORK AS SHOWN ON THE DRAWINGS.
- STRUCTURAL DRAWINGS INDICATE TYPICAL AND INDIVIDUAL MEMBER CONDITIONS ONLY. IT IS THE RESPONSIBILITY OF THE SUB-CONTRACTOR TO PREPARE SHOP DRAWINGS DETAILING CONDITIONS IN ACCORDANCE WITH SPECIFIED STANDARDS AND SPECIFIC REQUIREMENTS OF THIS PROJECT AS INDICATED ON DRAWINGS.
- THE USE OF THESE STRUCTURAL DRAWINGS BY ANY SUB-CONTRACTOR, MATERIAL SUPPLIER, FABRICATOR, OR INSTALLER WITHOUT THE PREPARATION OF SHOP DRAWINGS REPRESENTS HIS ACCEPTANCE OF THESE DRAWINGS AS COMPLETE AND CORRECT. AS A RESULT, ANY EXPENSE INCURRED AS A RESULT OF ERRORS (INCLUDING OR OTHERWISE) IS THE RESPONSIBILITY OF SUCH INDIVIDUAL PARTY.
- SHOP DRAWINGS MAY BE SUBMITTED TO ENGINEER FOR REVIEW FOR CORRECTNESS OF STRUCTURAL INTENT. SUB-CONTRACTOR, MATERIAL SUPPLIER, FABRICATOR, OR INSTALLER SHOULD ANTICIPATE A MINIMUM TEN (10) DAY REVIEW PERIOD BY ENGINEER.
- THE DESIGN AND PROVISION FOR ALL TEMPORARY SUPPORTS OR FRAMING, AND NON-STRUCTURAL FRAMING IS THE RESPONSIBILITY OF THE RESPECTIVE SUB-CONTRACTOR. TEMPORARY SUPPORTS SHALL NOT BE STRESS OR CAUSE DAMAGE TO THE PERMANENT STRUCTURAL ELEMENTS. REFER TO ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR ALL NON-STRUCTURAL FRAMING REQUIREMENTS.
- IF THE STRUCTURAL DRAWINGS AND ITEMS SHOWN HEREIN REPRESENT THE FINISHED STRUCTURE AND DO NOT NECESSARILY REPRESENT THE MEANS OR METHODS OF CONSTRUCTION, THE GENERAL CONTRACTOR AND THE RESPECTIVE SUB-CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SUPERVISING THE WORK, AND THE MEANS, METHODS, PROCEDURES, TECHNIQUES, AND SEQUENCES OF CONSTRUCTION.
- IF STRUCTURES SHOWN HEREIN IS STRUCTURALLY SOUND WHEN ALL HORIZONTAL AND LATERAL PERMANENT BRACING INDICATED ON DRAWINGS ARE INSTALLED ON THEIR ENTIRETY, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, FABRICATION AND Erection OF TEMPORARY SUPPORTS TO MAINTAIN UPRIGHTNESS, STABILITY, AND CONSTRUCTION LOADS DURING CONSTRUCTION.
- ALL WORK SHOULD BE SUPERVISED BY A CERTIFIED STRUCTURAL ENGINEER.
- THE DESIGN ENGINEER'S AND DESIGN COMPANY'S LIABILITY IS STRICTLY LIMITED TO THE ACTUAL AMOUNT RECEIVED FROM THE CLIENTS AS COMPENSATION FOR THE DESIGN WORK. ANY LIABILITY OR RESPONSIBILITY BEYOND SUCH AMOUNT IS HEREBY DECLINED AND ASSURED CLIENTS ACKNOWLEDGE AND ACCEPT SUCH LIABILITY DECLARATION THROUGH THEIR RECEIPT OF OR PAYMENT FOR DESIGN/CONSTRUCTION WORK.

### CODE AND DESIGN SPECIFICATIONS:

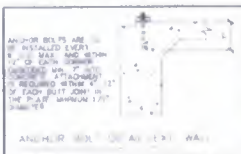
- BUILDING CODE: 2018 EDITION INTERNATIONAL BUILDING CODE.
- FUNDAMENTAL CODES AND REFERENCES TO BE USED FOR DESIGN, DETAILING, AND CONSTRUCTION:
  - "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI 318-19)
  - "SPECIFICATION FOR STRUCTURAL CONCRETE FOR BUILDINGS" (ACI 308)
  - "SPECIFICATION FOR DESIGN, FABRICATION AND Erection OF STRUCTURAL STEEL FOR BUILDINGS" (AISC 360-16)
  - "STEEL ERECTORS' HANDBOOK" (13th EDITION)
  - "WOOD JOIST AND LATHING AND ALLIED PRODUCTS" (2019 EDITION)
  - "WOOD JOIST AND LATHING AND ALLIED PRODUCTS" (2019 EDITION)
  - "WOOD JOIST AND LATHING AND ALLIED PRODUCTS" (2019 EDITION)
- ANY OTHER CODES AS SPECIFIED BY THE DESIGN ENGINEER AND/OR THE DESIGN COMPANY.

### CONCRETE MIX DESIGNS:

PROVIDE CONCRETE HAVING THE FOLLOWING GENERAL CHARACTERISTICS:

GRADE	3 DAY COMP STRENGTH (PSI)	MAX. SLUMP (IN)	AGG. TYPE	MAX. SIZE
SLAB-IN GRADE	4000	3	HARDPACK	1/4"
GRADE BEAMS	4000	3	HARDPACK	1/4"
FOOTINGS	4000	3	HARDPACK	1/4"

- WORKABILITY ADJUSTMENTS MAY BE UTILIZED PROVIDED THAT EACH PROPORTION ARE DETERMINED IN THE MANNER DESCRIBED IN THE SPECIFICATIONS.
- PROVIDE THREE PERCENT (3%) AIR ENTRAINMENT BY CONCRETE PERMANENTLY EXPOSED TO THE WEATHER AND ELSEWHERE AT THE CONTRACTOR'S OPTION. USE OF AIR ENTRAINMENT AND AIR ENTRAINING REDUCTION OF THE W/C RATIO MUST BE NOTED ON THE MIX DESIGN.
- USE OF ALL ALTERNATE OR SET-AS-APPROXIMATE ADJUSTMENTS REQUIRES PRIOR APPROVAL FROM THE ARCHITECT. IN GENERAL, USE OF CALCIUM CHLORIDE WILL NOT BE PERMITTED.
- ALL CONCRETE SHALL CONTAIN A MINIMUM OF FIVE (5) BAGS OF TYPE I PORTLAND CEMENT PER CUBIC YARD.
- WHERE REQUIRED, IT IS CALLED FOR, USE A NON-SHINK, NON-STANDING PRECAST GROUT.
- ALL CONCRETE TO BE PLACED FROM DELIVERY TRUCK. HAND MIXING IS UNACCEPTABLE.



**NOTE:**  
CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO ANY CONSTRUCTION.  
**NOTE:**  
ALL FILL MUST BE COMPACTED AND TESTED.

### CAST-IN-PLACE CONCRETE:

- ALL CONCRETE WORK SHOULD BE PERFORMED IN ACCORDANCE WITH THE A.C.I. "STANDARD BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (A.C.I. 318-19) AND THE LATEST EDITION OF THE ASTM CODE, WHICHEVER IS MORE RESTRICTIVE.
- SHLAR KEYS IN HORIZONTAL CONSTRUCTION JOINTS IN BEAMS AND WALLS SHALL BE DISCONTINUOUS, FORMED OF THREE INCH BY FOUR INCH BY ONE FOOT (3" x 4" x 1') KEYS SPACED AT TWO FEET (2'-0") ON CENTER.
- SEE ARCHITECTURAL AND MECHANICAL PLANS FOR VERTICAL AND LOCATION OF CAST-IN-PLACE CONCRETE, INSERTS, ANCHORS, ETC. AND FOR SLAB LEAVES-OUTS, SLOPES, DEPRESSIONS, ETC.

### CONCRETE REINFORCEMENT:

- REINFORCING STEEL SHALL BE NEW DOMESTIC DEFORMED BUILT STEEL CONFORMING TO A 3 T.M. A-615 GRADE III.
- REINFORCING BARS SHALL BE DETAILED IN ACCORDANCE WITH THE A.C.I. DETAILING MANUAL. PROVIDE BAR SUPPORTS AND SPACERS AS REQUIRED.
- PROVIDE CORNER BARS AT ALL INTERSECTING REINFORCING BARS IN WALLS AND BEAMS. CORNER BARS SHALL BE THE SAME SIZE AS THE LARGER INTERSECTING BAR AND SHALL PROVIDE A MINIMUM LAP OF THREE (3) BAR DIAMETERS.
- THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT:
 

A. SLAB-ON-GRADE	2 1/2" CLEAR
B. GRADE BEAMS	3" CLEAR
C. PILES	3" CLEAR
- DETAILING OF REINFORCING BARS IN GRADE SLABS AND GRADE BEAMS SHALL BE AS FOLLOWS:
  - TOP AND BOTTOM BARS TO BE CONTINUOUS OVER BEARING SUPPORTS.
  - TOP BARS AT THE ENDS OF BEAMS TO HAVE STANDARD NINETY DEGREE (90°) HOOKS.
  - SLICE TOP BARS AT THE MIDSPAN BETWEEN SUPPORTS (U+V).
  - SLICE BOTTOM BARS DIRECTLY OVER SUPPORTS (U+V).
  - ALTERNATE SPICES IN MIDDLE BARS BETWEEN SUPPORTS AND MIDSPANS WITH NO MORE THAN ONE HALF (1/2) OF THE BARS SPICED AT ANY ONE LOCATION.
  - ALL BAR SPICES SHALL BE THIRTY (30) BAR DIAMETERS MINIMUM.

### WOOD FRAMING:

- ALL FLOOR AND ROOF FRAMING MEMBERS SHALL BE #2 SOUTHERN PINE OR STANDARD GRADE DOUGLAS FIR HAVING AN ALLOWABLE EXTREME FIBER STRESS IN BENDING OF 975 TO 1380 PSI (241 TO 324 KSI) UNLESS NOTED OTHERWISE ON PLANS. ALL FLOOR FRAMING MEMBERS SHALL HAVE ALLOWABLE BENDING STRESS OF 1330 TO 1530 PSI (241 TO 324 KSI).
- PLACE A SINGLE PLATE AT THE BOTTOM AND A DOUBLE PLATE AT THE TOP OF ALL STUD WALLS. SILL PLATES SHALL BE BOLTED OR SHOT TO THE FOUNDATION BEAM AT A MAXIMUM OF 4'-0" O.C. FOR BOLTS AND 16" O.C. FOR POWER DRIVEN NAILS.
- ALL STUDS SHALL BE #2 DOUGLAS FIR OR PINE OR JOINTED #2 SOUTHERN YELLOW PINE WITH AN ALLOWABLE FLEXURAL STRESS OF 720 PSI FOR BEARING WALLS. INSTALL 2x4 STUDS AT A SPACING OF 16" O.C. AND STUDS SHALL BE DOUBLED AT ALL ANGLES, CORNERS, AND AROUND OPENINGS.
- INSTALL TWO OR MORE JOISTS BELOW ALL WALLS RUNNING PARALLEL TO SPAN. FOUR OR MORE JOISTS SHALL BE INSTALLED AT ALL LOCATIONS SUPPORTING SIGNIFICANT UPPER FLOOR OR ROOF LOADS.
- WOOD LATHES (HEADS) LOADED OVER OPENINGS 7'-0" AND LESS SHALL BE DOUBLE 2x2 HEADS, 13'x11' 3/4" PARALLALS FOR OPENINGS UP TO 9'-0" AND HAVE NOT LESS THAN 3" BEARING AT EACH END OF LATHES.
- FLOOR AND ROOF JOIST CONNECTIONS TO SUPPORTING BEAMS (PLUSH TYPE CONNECTIONS) USE TYPE "LIP" JOIST HANGERS AS MANUFACTURED BY THE SIMPSON CO. OR TYPE "TRUCK-CLIP" JOIST HANGERS AS MANUFACTURED BY THE THOMAS ENGINEERING CO. THE HANGERS USED SHALL BE AS RECOMMENDED BY THE MANUFACTURER FOR JOIST SIZE.
- PROVIDE 1x4 BRIDGING IN ALL SPANS OVER 2'-0" MAXIMUM DISTANCE BETWEEN BRIDGING AND BEARING WALL SHALL BE 4'-0".
- ALL EXTERIOR WALLS AND INTERIOR BEARING WALLS SHALL BE BRACED AT EACH END AND AT 30'-0" O.C. WITH A DIAGONAL 1/4 LFT INTO OUTSIDE EDGE.
- ALL OUTSIDE AND INSIDE CORNERS OF EXTERIOR WALLS SHALL BE BRACED WITH A MINIMUM OF THREE (3) SHEETS OF EXTENSIVE GRADE ORB CORNERS FROM FOUNDATION TO ROOF. INSTALL ON EXTERIOR FACE OF EACH CORNER.
- PLACE SIMPSON HOLD-DOWN ANCHORS TYPE "HOLD" OR EQUAL, AT ALL CORNERS OF ALL EXTERIOR WALLS AND AT THE ENDS OF ALL BRACED OR SHEAR WALLS. SECURELY NAIL ANCHORS TO 2x4 OR 2x6 END STUDS.
- WHERE MULTIPLE TRUSSES OR JOISTS OCCUR, A STRIP SHALL SUPPORT EACH MEMBER OF THE BEAM CONTINUOUS TO FOUNDATION.
- ALL WALL SHEATHING SHALL BE 1/2" EXTERIOR PLYWOOD SHEATHING ATTACHED DIRECTLY TO THE EXTERIOR FACE OF THE STUD WALL WITH 6 GALVANIZED NAIL HEADS 4" O.C. ALONG PANEL EDGES AND 12" O.C. @ INTERMEDIATE BEARING MEMBERS.
- CELLULOSE, MICROSLIMS, AND PARALLALS SHALL HAVE ALLOWABLE EXTREME FIBER STRESS IN BENDING OF 1400 PSI, 1000 PSI, AND 1100 PSI, RESPECTIVELY.
- INSTALL SOLID BLOCKING BELOW LOAD BEARING JAMBS. INSTALL 1x4x4" STEEL STRIPS IN PLANE OF PLYWOOD AT HEAD AND LOADED JAMBS.
- ROOF DECK SHALL BE 1/2" EXTERIOR PLYWOOD SHEATHING WITH PANELS CLIP SUPPORTS BETWEEN RAFTER SUPPORTS NAIL WITH 6x NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.
- FLOOR DECK SHALL BE 1" PLYWOOD (STURD-FLOOR, A.P.A.) WITH TONGUE AND GROOVE EDGE SUPPORTS. NAIL WITH 6x DEFORMED GRATED NAILS @ 6" O.C. AT DIAPHRAGM BRIDGES AND 12" O.C. AT ALL OTHER PANEL EDGES AND INTERIOR BRACING MEMBERS. A BRACK OF GUE SHALL BE PLACED ON THE FRAMING MEMBERS PRIOR TO APPLYING THE PLYWOOD DECK. ADHESIVE SHALL CONFORM WITH A P.A. SPECIFICATION "A-081" (ALTERNATIVE); PLYWOOD SUBFLOOR WITH HARDWOOD, FRESH FLOOR.
- ALL PLYWOOD SHEATHING SHALL BE INSTALLED WITH FACE GRAIN ACROSS FRAMING MEMBERS AND CUT SUCH THAT BIRN OF SHEETS ARE CENTERED OVER BRACING MEMBERS. OFFSET HORIZONTAL JOINTS BETWEEN ADJACENT SHEETS.
- SECOND FLOOR JOISTS SHALL BE 2x12 @ 16" O.C., UNLESS NOTED OTHERWISE.
- ROOF RAFTERS SHALL BE 2x12 @ 24" O.C. CHORDS JOISTS SHALL BE 2x12 @ 36" O.C. BRACE AND SUPPORT RAFTERS WITH 2x4 LEGBARS AND 2x4 BRACES IN ACCORDANCE WITH RECOMMENDATIONS FOR MAX. SPAN OF RAFTERS. INST ALL 2x4 BRACING DIAGONAL JOISTS TO SUPPORT WALL, VALLEY, AND BEAMS TO LIMIT SPANS TO 8'-0" WHERE POSSIBLE.
- TOP VALLEY AND RIDGE RAFTERS SHALL BE 2x12 AND SHALL BE BRACED IN ACCORDANCE WITH CITY REQUIREMENTS.

### STRAIGHT SHAFT PIERS:

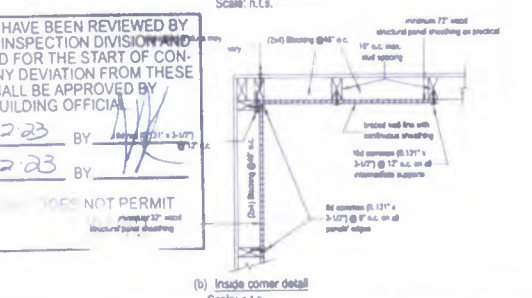
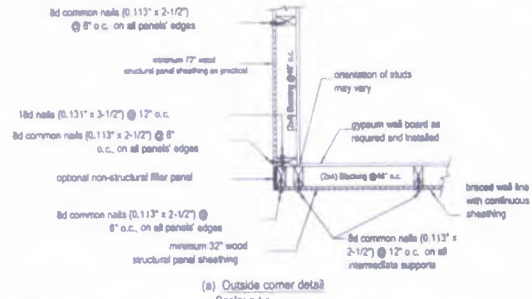
- STRAIGHT SHAFT PIER DESIGN IS BASED ON AN ALLOWABLE Y-VALUE OF THREE THOUSAND FIVE HUNDRED (3,500) P.S.F. END BEARING.
- STRAIGHT SHAFT PIERS SHALL BE FOUNDED BY THE HARD ROCK BEARING STRATA AS DIRECTED BY THE SOIL ENGINEER.
- BOTTOM OF THE PIER HOLES SHALL BE SMOOTH, DRY, AND FREE OF ALL LOOSE MATERIAL BEFORE PLACING CONCRETE.
- THE CONTRACTOR SHALL VERIFY THE DEPTH OF THE PIER PRIOR TO CUTTING PIER REINFORCING CAGES. THIS STEEL SHALL BE OBSERVED TO THE JOB SITE IN STANDARD LENGTHS AND CUT AS REQUIRED. THIRTY (30) BAR DIAMETER LAPS WILL BE ALLOWED IN THIS PIER STEEL. IF NO MORE THAN FIFTY PERCENT (50%) OF THE BARS ARE LAPPED IN ANY EIGHT FOOT (8'-0") LENGTH OF THE PIER.
- REINFORCING STEEL SHOP DRAWINGS SHALL INDICATE PLACING DRAWINGS FOR TEMPLATES TO SET CORNERS AND ANCHOR BOLTS. REINFORCING CAGES SHALL BE ADEQUATELY SUPPORTED TO PROVIDE CLEARANCES INDICATED ON THE DRAWINGS.
- PIER HOLES SHALL BE CONCRETE WITHIN EIGHT (8) HOURS OF DRILLING.

### WALL BRACING NOTES:

- ALL WALL BRACING TO COMPLY WITH 2018 IBC USE NEEDED BUILDING CODE IS HEREBY ADOPTED BY THE CITY. INSTALL BRACING PANELS AS NOTED ON ATTACHED SKETCH ACCORDING TO DETAILS SHOWN ON THIS PAGE.
- NAIL "TEE" THERMALLY WITH 1-1/4" GALVANIZED ROOFING NAILS OR 16 OUNCE 3/16" MIN. CROWN STAPLES SPACED 12" O.C. ON ALL PANEL EDGES AND 6" O.C. IN THE FIELD.

### ALTERNATE TIE DOWN ANCHORS:

- (USE THESE ANCHORS AFTER THE SLAB IS CURED)
- LOCATE TIE DOWN ANCHORS AT CORNERS OF THE 'A' WALL BRACING PANELS AS NOTED ON WALL BRACING PLANS.
  - DRILL INTO SLAB WITH 3/4" DIA. HOLE. BIT HOLES SHOULD BE DRILLED 4" DEEP AND
  - HOLES SHOULD BE CLEANED WITH COMPRESSED AIR AND BRUSH IN EACH HOUR. ALL CONCRETE DUST MUST BE REMOVED FROM HOLES.
  - IN EACH HOLE, INSERT SIMPSON ACRYLIC TIE ADHESIVE PER MANUFACTURER'S INSTRUCTIONS.
  - INSTALL 1/4" x 12" TIE DOWN ROD INTO EACH HOLE (SIMPSON HTS12). DO NOT DISTURB UNTIL THE TIE DOWN ROD HAS BEEN AT LEAST TWO HOURS TO ALLOW GEL TO CURE.
  - AFTER WAITING FOR GEL TO CURE, INSTALL SIMPSON HTS12 TIE AND NAIL TO STUDS WITH 12, 140 NAILS.



THESE PLANS HAVE BEEN REVIEWED BY THE BUILDING INSPECTION DIVISION AND ARE APPROVED FOR THE START OF CONSTRUCTION. ANY DEVIATION FROM THESE PLANS SHALL BE APPROVED BY THE BUILDING OFFICIAL.

DATE: 4/12/23 BY: [Signature]

DATE: 4/12/23 BY: [Signature]

NOT PERMITTED WITHOUT APPROVAL

SUBJECT TO FIELD INSPECTOR'S APPROVAL

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 NO. DATE BY  
 1. 4/12/23 [Signature]  
 2. 4/12/23 [Signature]

DESIGN BY: M.H.E.  
 CHECK BY: M. [Signature]  
 DATE: 4/12/23  
 DRAWN BY: [Signature]  
 DATE: 4/12/23

SHEET CONTENTS:  
 NOTES  
 DATE: 12.17.2022

715 W Red Bird Ln,  
 Dallas, TX 75232

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