



Planning & Development Department

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

Board of Adjustment:
1500 Marilla Street, 5CN
Dallas Tx75201
(214) 948-4480

APPLICATION/APPEAL TO THE BOARD OF ADJUSTMENT

OFFICE USE ONLY

Case no. _____

Date _____

Data Relative to Subject Property: _____

Location address: 5003 Colonial Avenue

Zoning District: PDD 595 - D(A)

Lot No.: 56/57 Block No.: 2247 Acreage: 0.092 Census Tract: 48113020900

Street Frontage (in Ft.): 1) 43.7 2) 99.26 3) _____ 4) _____ (5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): ALAM DANYAL

Applicant: Permitted Development, LLC - Audra Buckley Telephone: 214-686-3635

Mailing Address: 1414 Bellevue Street, Ste 150, Dallas, TX Zip Code: 75215

E-mail Address: permitted.development.dfw@gmail.com

Represented by: same as applicant Telephone: _____

Mailing Address: _____ Zip Code: _____

E-mail Address: _____

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

a 20' variance to the setback along Emery Street (considered a front yard due to continuity of the setback)

and a 10' variance to the front yard setback to align with the established block pattern.

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:

These requests will not adversely impact surrounding properties. Property is restrictive in area and shape and cannot be developed commensurate with properties of the same zoning.

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 Audra Buckley

(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: Audra Buckley

(Affiant/ Applicant's signature)

Subscribed and sworn to before me this 27 day of July, 2025

Notary Public in and for Dallas County, Texas Eugenia R Mathis

Together we are planning and building a better Dallas for all!

4/30/2025





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

AFFIDAVIT

Appeal number: _____

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

at: 5003 Colonial Avenue
(Address of property as stated on application)

Authorize: Permitted Development, LLC - Audra Buckley
(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: a 20' variance to the side yard setback along Emery Street due to the continuity of the setback requirement.

and a 10' variance to the front yard setback to align with the established block pattern.

Alam Danyal

Print name of property owner or registered agent

[Signature]
Signature of property owner or registered agent

Date 7/21/25

Before me, the undersigned, on this day personally appeared Danyal Hassan Alam

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 21st day of

July, 2025

RIZWAN ASGHAR BHATTI
Notary Public, State of New York
Reg. No. 01BH0029170
Qualified in Nassau County
Commission Expires 09/25/2028

[Signature]
Notary Public for Dallas County,
Texas Nassau County, New York
Commission expires on 09/25/2028

SEC. 51A-4.601. CREATION OF A BUILDING SITE

(2) *A parcel was separately owned before September 11, 1929, or before annexation or consolidation and the parcel has contact, through fee simple ownership, with a dedicated street. For purposes of this paragraph, a parcel is considered “separately owned” if it:*

- (A) is described in a different deed than that of adjacent properties; and*
- (B) has remained in the same configuration since September 10, 1929, regardless of whether ownership has changed since that date.*

Documented evidence must be provided by the owner to demonstrate that land has remained in the same configuration during the relevant time period. Under this paragraph, the building official may issue a building permit for only one main building on each building site.

The reason that section of code exists is due to the fact there was a time when you could build across lot lines through a process called Z-barring. That changed in 1929. This property has remained in its current configuration since 1925, according to Dallas County records. The certified plat is correct but incorrect as to ownership because someone sold off the south end of lots 56 and 57 by metes and bounds back in 1925 in order to construct 1614 Emery Street. There was a duplex on 5003 Colonial on the property described in the certified deed that was there in the early 2000's before it was demolished in 2004 – see attached aerial. We have a legal building site and have since 1925 as evidenced by the block map and deed attached to this application. Property configuration has not changed in 100 years.



Being a 0.092 acre tract of land situated in the City of Dallas, Dallas County, Texas and being a portion of Lot 57 and 56, Block 2247, of Europa Place, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 1, Page 443 Map Records, Dallas County, Texas and being that same tract of land described by Texas Quit Claim Deed to "Watts Capital Group, LLC" as recorded in Instrument No. 201700051638, Deed Records, Dallas County, Texas, and being that same tract of land described by deed to Leslie Gamble, as recorded in Volume 72227, Page 1714, Deed Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at a 1/2 inch capped iron rod stamped "Arthur Surveying Company" set (I.R.S.) for the northernmost corner of the herein described tract, same being the northernmost corner of said Lot 57, Watts Capital Group tract and Gamble tract, same being at the intersection of the southwest line of Colonial Avenue (a 60 foot wide right-of-way) and the southeast line of Emery Street (a 30 foot wide right-of-way);

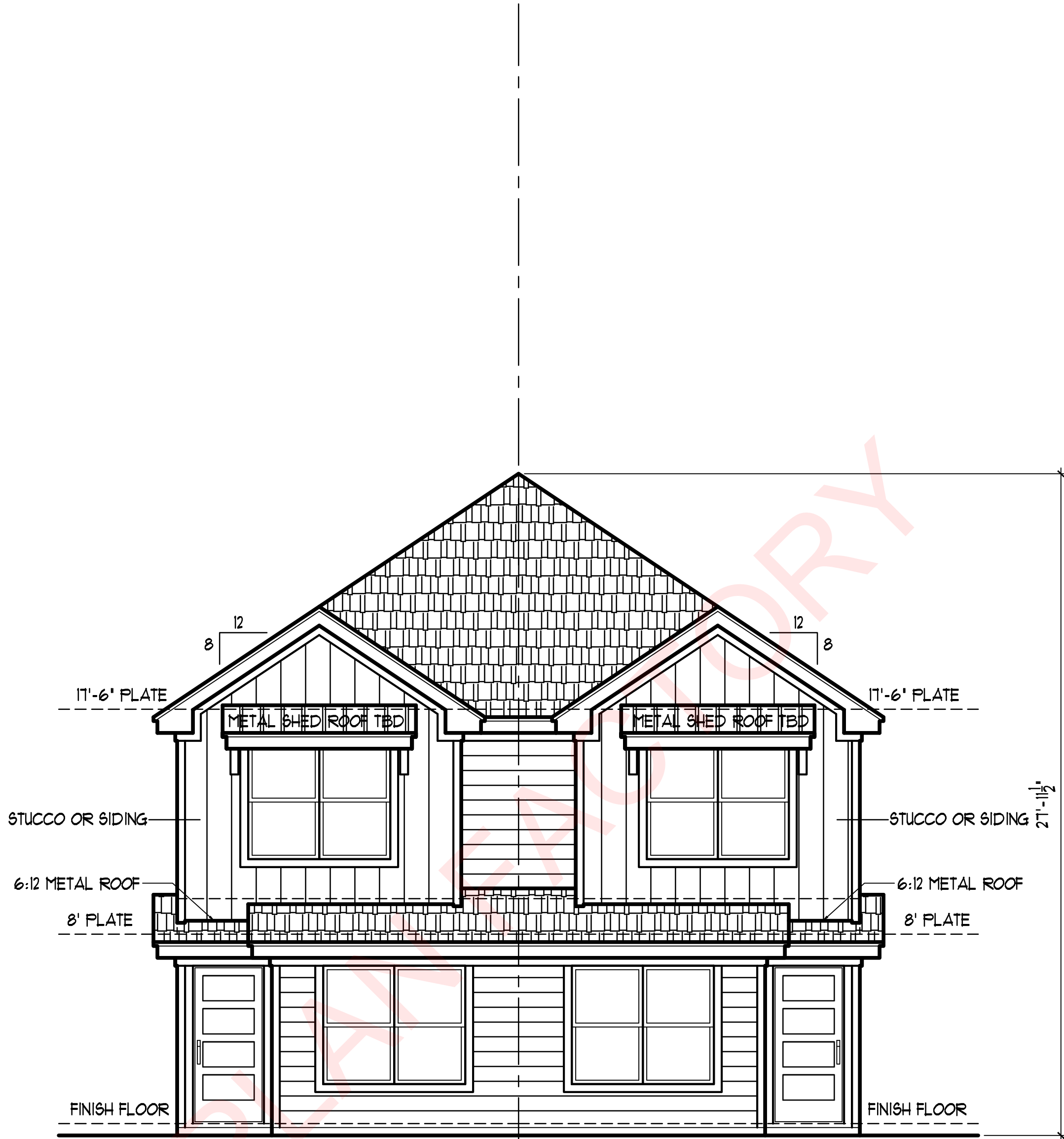
Thence South 39 degrees 39 minutes 36 seconds East, with the southwest line of said Colonial Avenue, passing at 37.70 feet the northernmost corner of said Lot 56, continuing on said course for a total distance of 43.70 feet to an I.R.S. for corner, same being the northernmost corner of that certain tract of land described by Quitclaim Deed to Dallas Sky Fall, LL-Series 5007 Colonial, as recorded in Instrument No. 20170045039, Deed Records, Dallas County, Texas;

Thence South 48 degrees 32 minutes 37 seconds West, with the northwest line of said Dallas Sky Fall, LL tract and traversing over and across said Lot 56, a distance of 81.50 feet to an I.R.S. for corner;

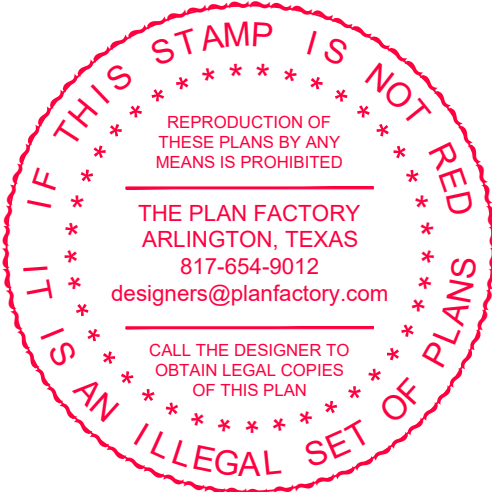
Thence South 50 degrees 29 minutes 33 seconds West, continuing with the northwest line of said Dallas Sky Fall, LL tract, a distance of 17.33 feet to an I.R.S. for corner, same being the easternmost corner of that certain tract of land described by deed to Alvin Ray Jackson, as recorded in Instrument No. 201500158373, Deed Records, Dallas County, Texas;

Thence North 39 degrees 39 minutes 36 seconds West, with the northeast line of said Jackson tract, passing the common line of said Lots 56 and 57, continuing on said course for a total distance of 36.54 feet to an I.R.S. for corner, same being in the southeast line of said Emery Street;

Thence North 44 degrees 45 minutes 00 seconds East (Basis of bearings per Plat Volume 1, Page 443), with the southeast line of said Emery Street, a distance of 99.26 feet to the Point of Beginning and containing a total distance of 0.092 acres of land, more or less.



UNIT 1
UNIT 2
FRONT ELEVATION
1/4"=1'-0"



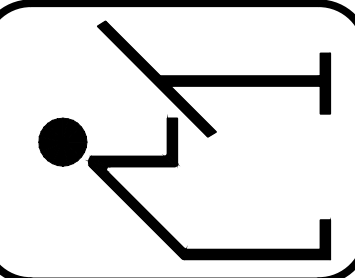
5003 COLONIAL
BLK 2247 PT LTS 56 & 57
ERVAY PLACE
CITY OF DALLAS
DALLAS COUNTY

NOTE: IT IS THE SOLE RESPONSIBILITY
OF THE BUILDER TO VERIFY ALL
ASPECTS OF THIS PLAN AND TO
ENSURE THAT THIS PLAN MEETS ALL
GOVERNING CODES & REQUIREMENTS.

These Plans are the property of
"THE PLAN FACTORY" and are
not to be reproduced, traced
or reused without the written
consent of the Plan Factory.
The Plan Factory shall be the
responsibility of the builder/
owner to verify all Deed
Restrictions, Building Codes &
Dimensions prior to any
construction.

THE PLAN FACTORY

4303 SOUTH BOWEN RD. - SUITE 117 - ARLINGTON, TX 76016
METRO (817) 654-9012



DESCRIPTION	
SQ. FOOTAGE:	
LOWER:	1202
UPPER:	998
TTL. A/C:	2200
ENTRY:	
	30
TTL. AUR:	2230

Drawn AD/GD
Job 10911
Date 5/21/25

PLAN NO.

TDUF05272200

PG. 1 OF 8

THE PLAN FACTORY
4303 SOUTH BOWEN RD. - SUITE 117 - ARLINGTON, TX 76016
METRO (817) 654-9012

SQ. FOOTAGE:

LOWER: 1202

UPPER: 998

TTL. A/C: 2200

ENTRY: 30

TTL. AUR: 2230

■ 0 100 200 300 400 500

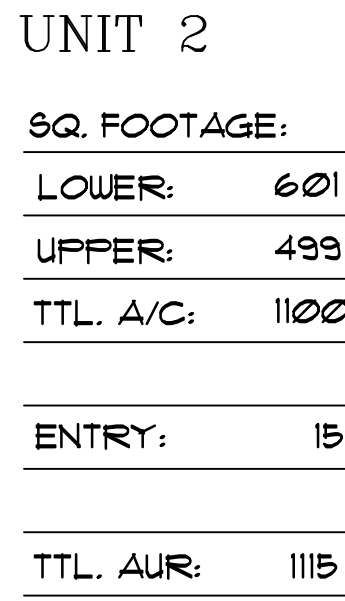
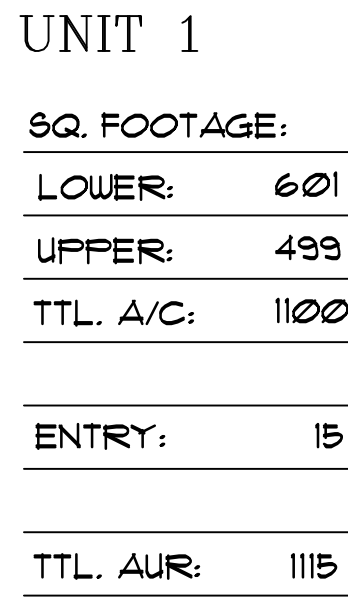
Drawn AD/AD

JOB 10511

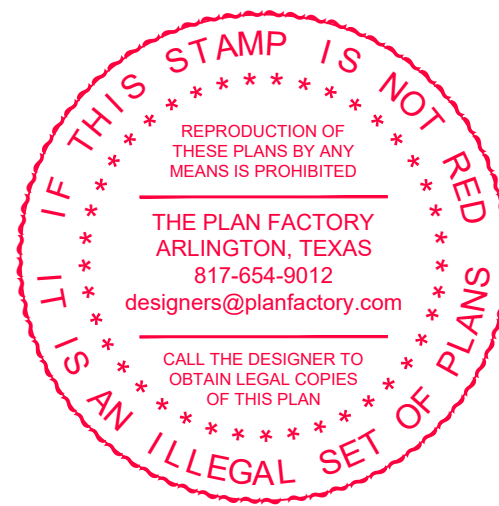
Date 5/21/25

PLAN NO.

DuF052 12200

PG. 2 OF 8

LOWER FLOOR PLAN
1/4" = 1'-0"



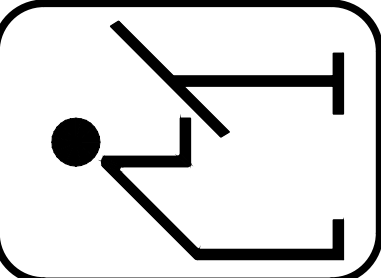
5003 COLONIAL
BLK 2247 PT LTS 56 & 57
ERVAY PLACE
CITY OF DALLAS
DALLAS COUNTY

NOTE: IT IS THE SOLE RESPONSIBILITY
OF THE BUILDER TO VERIFY ALL
ASPECTS OF THIS PLAN AND TO
ENSURE THAT THIS PLAN MEETS ALL
GOVERNING CODES & REQUIREMENTS.

These Plans are the property of "THE PLAN FACTORY" and are not to be reproduced, traced or reused without the written permission of THE PLAN FACTORY. It shall be the responsibility of the builder/owner to verify all Deed Restrictions, Building Codes & Dimensions prior to any construction.

THE PLAN FACTORY

4303 SOUTH BOWEN RD. - SUITE 117 - ARLINGTON, TX 76016
METRO (817) 654-9012



DESCRIPTION	
SQ. FOOTAGE:	
LOWER:	1202
UPPER:	998
TTL. A/C:	2200
ENTRY:	30
TTL. AUR:	2230

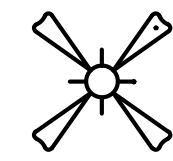
Drawn AD/GD
Job 10911
Date 5/21/25

PLAN NO.

TDUF05272200

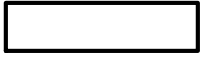
PG. 3 OF 8

ELECTRICAL LEGEND

- 

CEILING FAN WITH LIGHT KIT
VERIFY WITH OWNER
- 

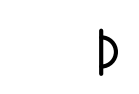
EXHAUST FAN AND LIGHT COMBINATION
- 

EXHAUST FAN
- 

1'X4' FLUORESCENT FIXTURE
SURFACE MOUNT
VERIFY WITH OWNER
- 

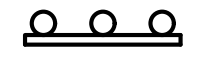
2'X4' FLUORESCENT FIXTURE
SURFACE MOUNT
VERIFY WITH OWNER
- 

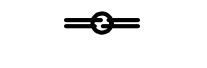
RECESSED LIGHT FIXTURE
- 

RECESSED WALL-WASH FIXTURE
INCANDESCENT FIXTURE
VERIFY WITH OWNER
- 

SCONCE LIGHT
- 

HANGING LIGHT
- 

LIGHT FIXTURE
- 

LIGHT STRIP
- 

TRACK LIGHTING
- 

UNDER UPPER CABINET STRIP LIGHTING
- 

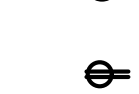
UPLIGHT
- 

DOUBLE-HEAD FLOOD FIXTURE
- 

110 V WATERPROOF 20 AMP GFI. OUTLET
- 

110 V GROUND FAULT INTERRUPTER OUTLET
- 

220 V. OUTLET
VERIFY HEIGHTS
- 

110 V FLOOR OUTLET
SEE OWNER /LOC.
- 

EVE PLUG
- 

110 V AT CEILING
- 

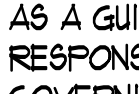
110 V. OUTLET
VERIFY HEIGHTS
- 

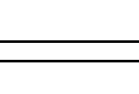
SWITCH
- 

THERMOSTAT
- 

SMOKE DETECTOR
AC/DC
- 

CARBON MONOXIDE DETECTOR
AC/DC
- 

CHIMES
- 

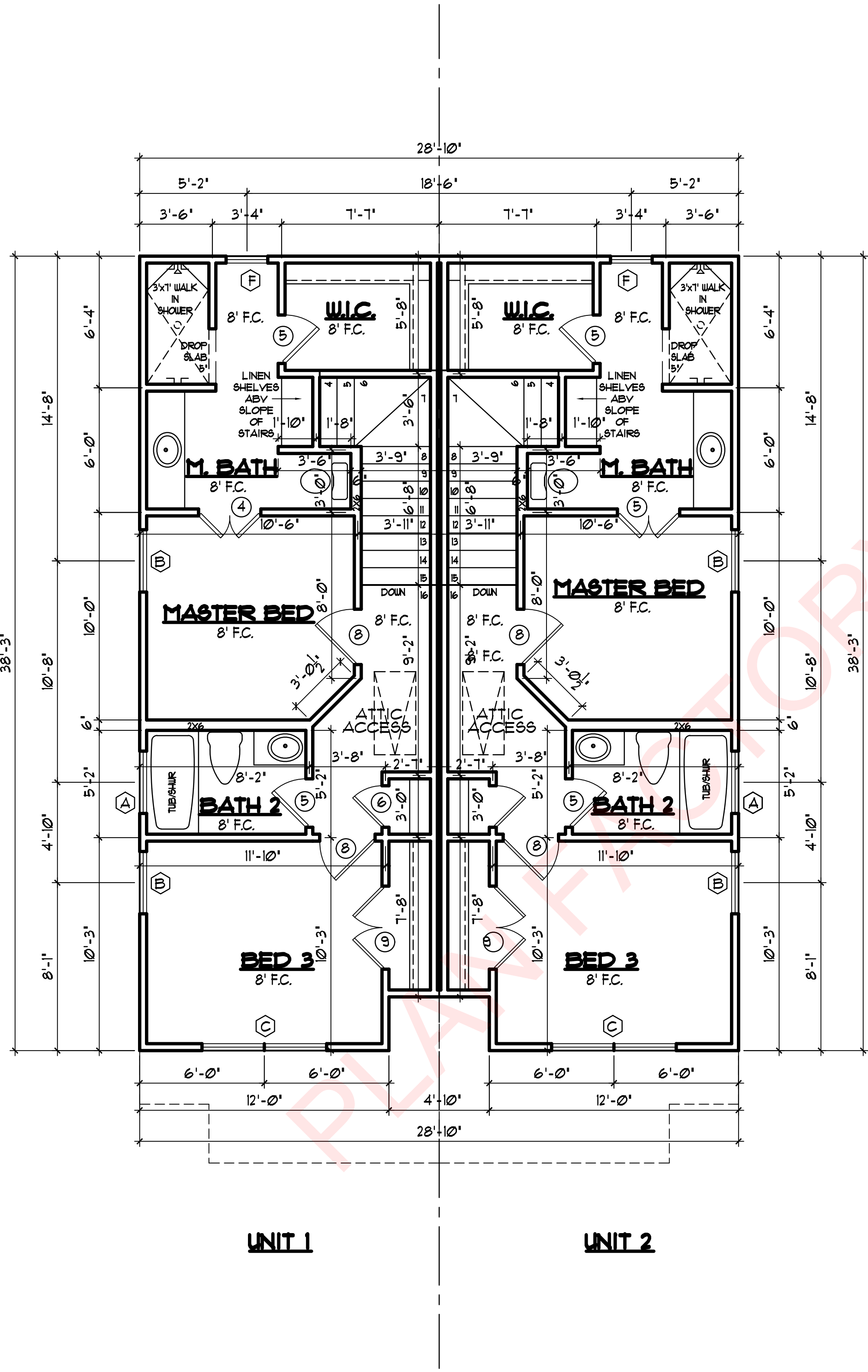
TELEVISION
- 

TELEPHONE

NOTE: ELECTRICAL LAYOUT IS PROVIDED ONLY AS A GUIDELINE FOR BASIC FEATURES. IT IS THE SOLE RESPONSIBILITY OF THE BUILDER TO COMPLY WITH ALL GOVERNING AUTHORITIES.

5003 COLONIAL
BLK 2247 PT LTS 56 & 57
ERVAY PLACE
CITY OF DALLAS
DALLAS COUNTY

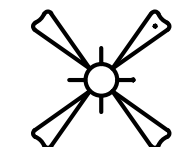
NOTE: IT IS THE SOLE RESPONSIBILITY OF THE BUILDER TO VERIFY ALL ASPECTS OF THIS PLAN AND TO ENSURE THAT THIS PLAN MEETS ALL GOVERNING CODES & REQUIREMENTS.



UPPER FLOOR PLAN

1/4" = 1'-0"

ELECTRICAL LEGEND

- 

CEILING FAN WITH
LIGHT KIT
VERIFY WITH OWNER
- 

EXHAUST FAN AND LIGHT
COMBINATION
- 

EXHAUST FAN
- 

1'X4' FLUORESCENT FIXTURE
SURFACE MOUNT
VERIFY WITH OWNER
- 

2'X4' FLUORESCENT FIXTURE
SURFACE MOUNT
VERIFY WITH OWNER
- 

RECESSED LIGHT FIXTURE
- 

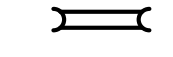
RECESSED WALL-WASH FIXTURE
INCANDESCENT FIXTURE
VERIFY WITH OWNER
- 

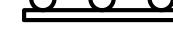
SCONCE LIGHT
- 

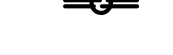
HANGING LIGHT
- 

LIGHT FIXTURE
- 

LIGHT STRIP
- 

TRACK LIGHTING
- 

UNDER UPPER CABINET
STRIP LIGHTING
- 

UPLIGHT
- 

DOUBLE-HEAD FLOOD FIXTURE
- 

110 V WATERPROOF
20 AMP G.F.I. OUTLET
- 

110 V GROUND FAULT
INTERRUPTER OUTLET
- 

220 V. OUTLET
VERIFY HEIGHTS
- 

110 V FLOOR OUTLET
SEE OWNER /LOC.
- 

EVE PLUG
- 

110 V AT CEILING
- 

110 V. OUTLET
VERIFY HEIGHTS
- 

SWITCH
- 

THERMOSTAT
- 

SMOKE DETECTOR/
CARBON MONOXIDE DETECTOR COMBO
AC/DC
- 

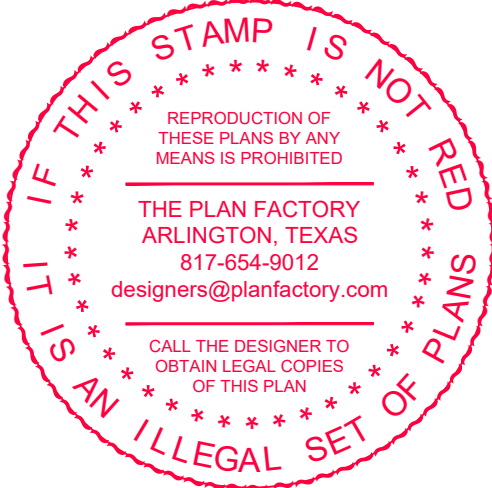
CHIMES
- 

TELEVISION
- 

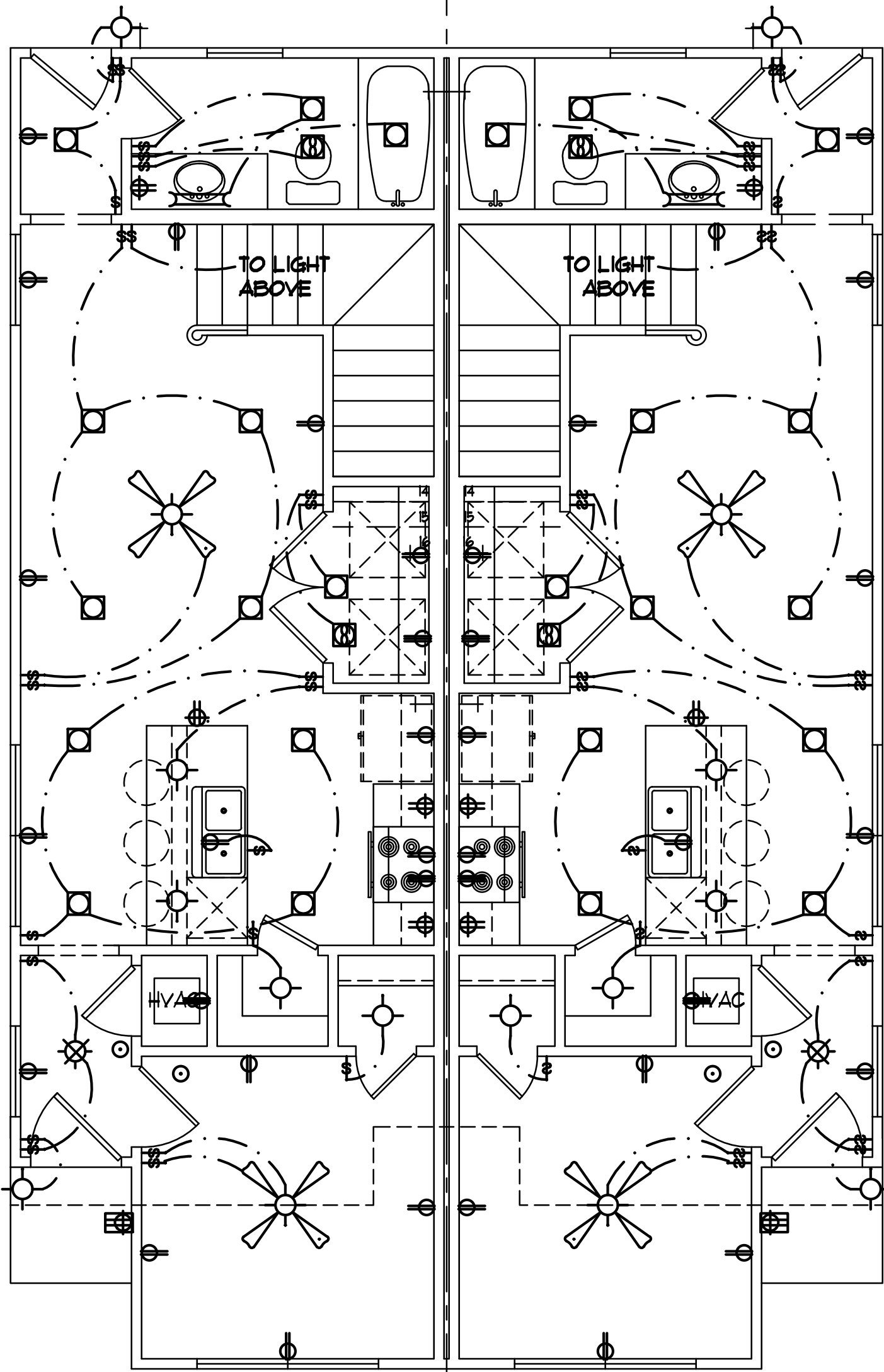
TELEPHONE

NOTE: ELECTRICAL LAYOUT IS PROVIDED ONLY
AS A GUIDELINE FOR BASIC FEATURES. IT IS THE SOLE
RESPONSIBILITY OF THE BUILDER TO COMPLY WITH ALL
GOVERNING AUTHORITIES.

5003 COLONIAL
BLK 2247 PT LTS 56 & 57
ERVAY PLACE
CITY OF DALLAS
DALLAS COUNTY



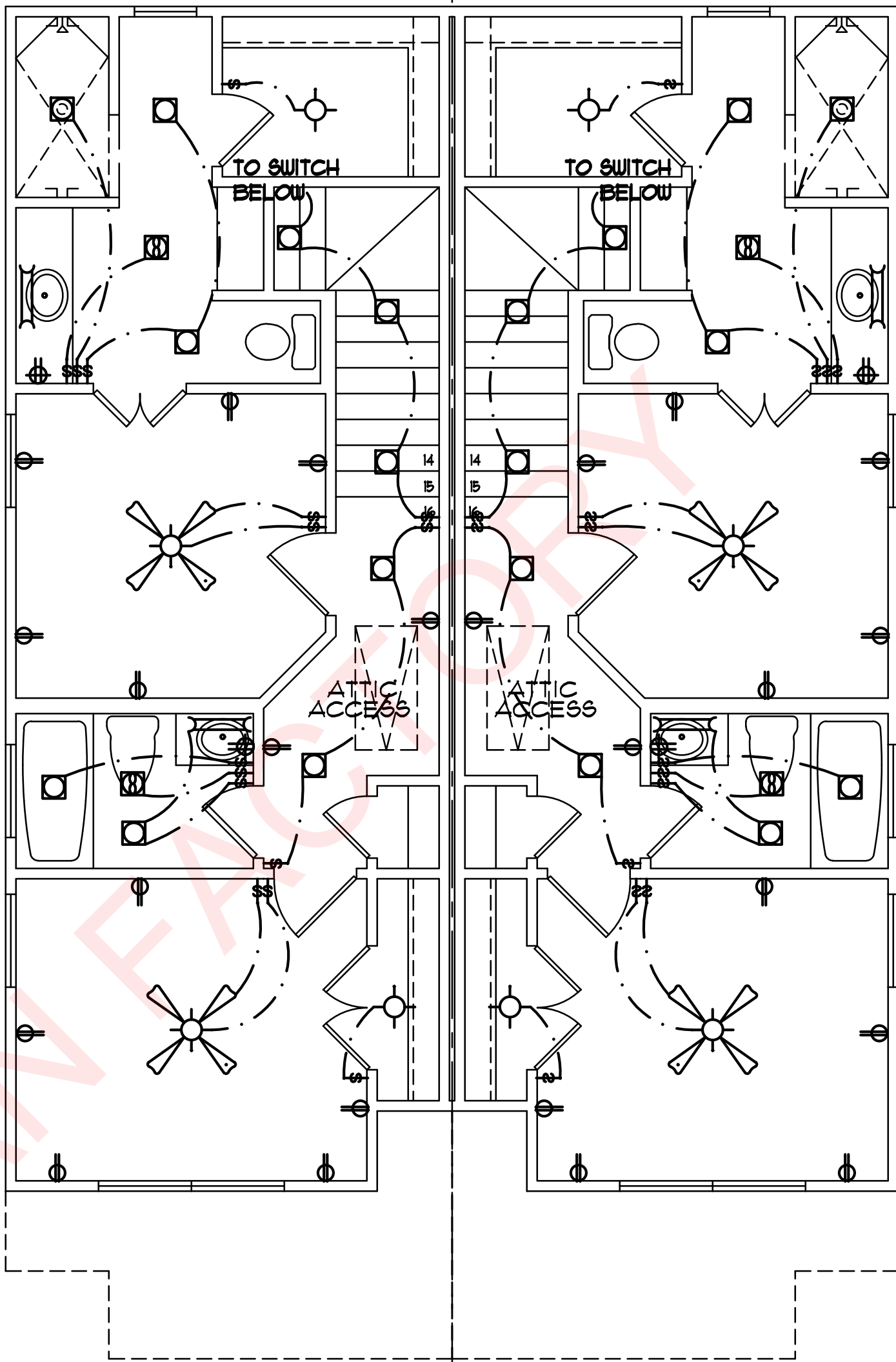
NOTE: IT IS THE SOLE RESPONSIBILITY
OF THE BUILDER TO VERIFY ALL
ASPECTS OF THIS PLAN AND TO
ENSURE THAT THIS PLAN MEETS ALL
GOVERNING CODES & REQUIREMENTS.



UNIT 1

UNIT 2

MAIN LEVEL ELECTRICAL PLAN
1/4"=1'-0"



UNIT 1

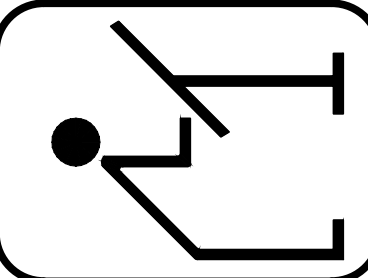
UNIT 2

UPPER LEVEL ELECTRICAL PLAN
1/4"=1'-0"

These Plans are the property of
"THE PLAN FACTORY" and are
not to be reproduced, traced
or reused without the written
consent of the Plan Factory.
The Plan Factory shall be the
responsibility of the builder/
owner to verify all local
Restrictions, Building Codes &
Dimensions prior to any
construction.

THE PLAN FACTORY

4303 SOUTH BOWEN RD. - SUITE 117 - ARLINGTON, TX 76016
METRO (817) 654-9012



DESCRIPTION

SQ. FOOTAGE:	
LOWER:	1202
UPPER:	998
TTL. A/C:	2200
ENTRY:	30
TTL. AUR:	2230

Drawn AD/GD
Job 10911
Date 5/21/25

PLAN NO.

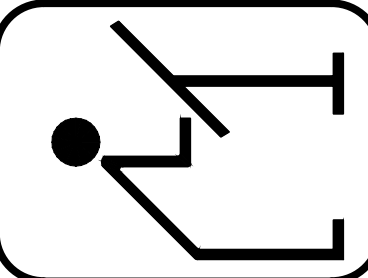
TDUF05272200

PG. 4 OF 8

These Plans are the property of "THE PLAN FACTORY" and are not to be reproduced, traced or reused without the written permission of THE PLAN FACTORY. It shall be the responsibility of the builder/owner to verify all Deed Restrictions, Building Codes & Dimensions prior to any construction.

THE PLAN FACTORY

4303 SOUTH BOWEN RD. - SUITE 117 - ARLINGTON, TX 76016
METRO (817) 654-9012



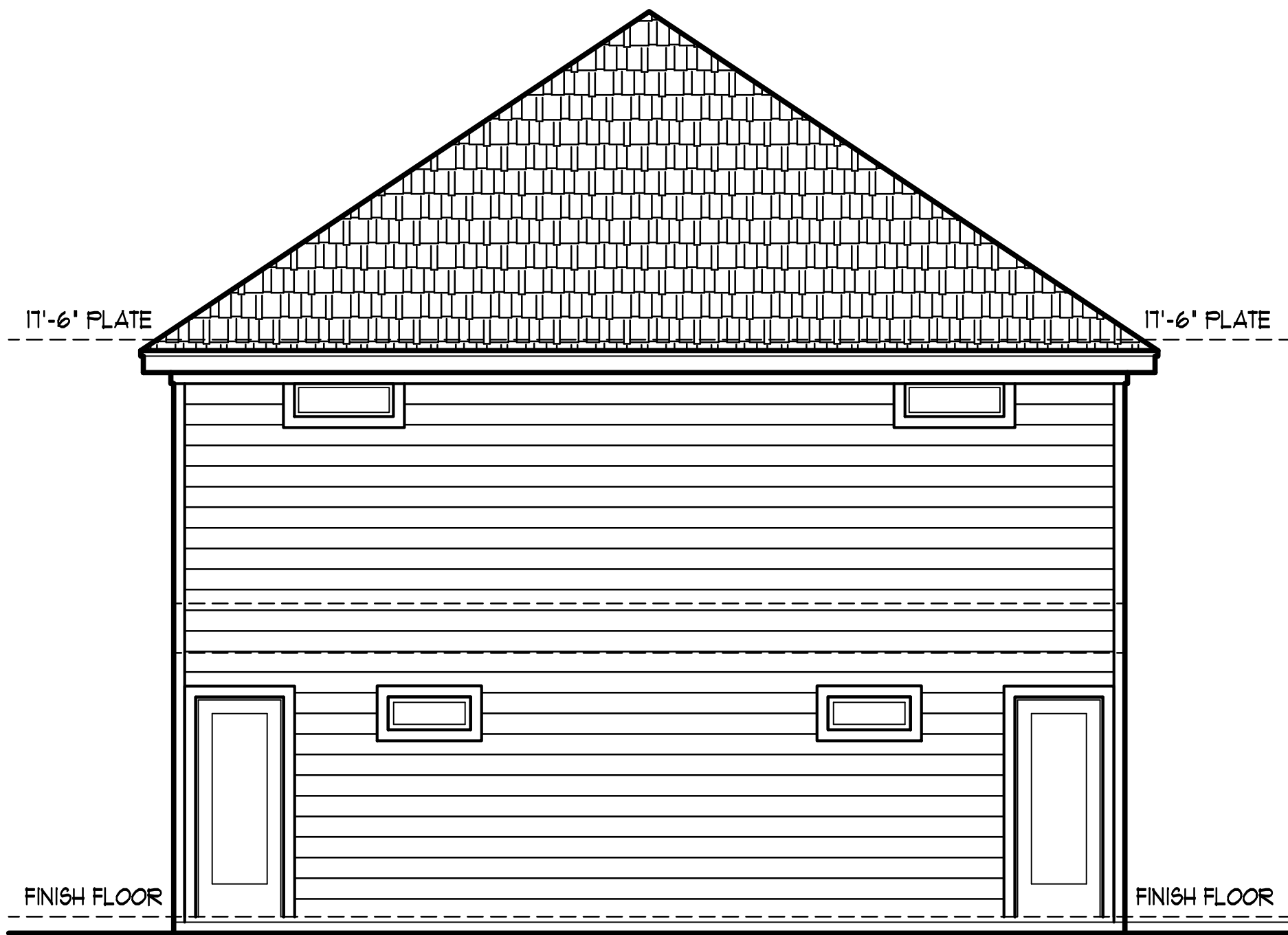
DESCRIPTION	
SQ. FOOTAGE:	
LOWER:	1202
UPPER:	998
TTL. A/C:	2200
ENTRY:	30
TTL. AUR:	2230

Drawn AD/GD
Job 10911
Date 5/21/25

PLAN NO.

TDUF05212200

PG. 5 OF 8



REAR ELEVATION
1/4"=1'-0"



RIGHT SIDE ELEVATION
1/4"=1'-0"



LEFT SIDE ELEVATION
1/4"=1'-0"

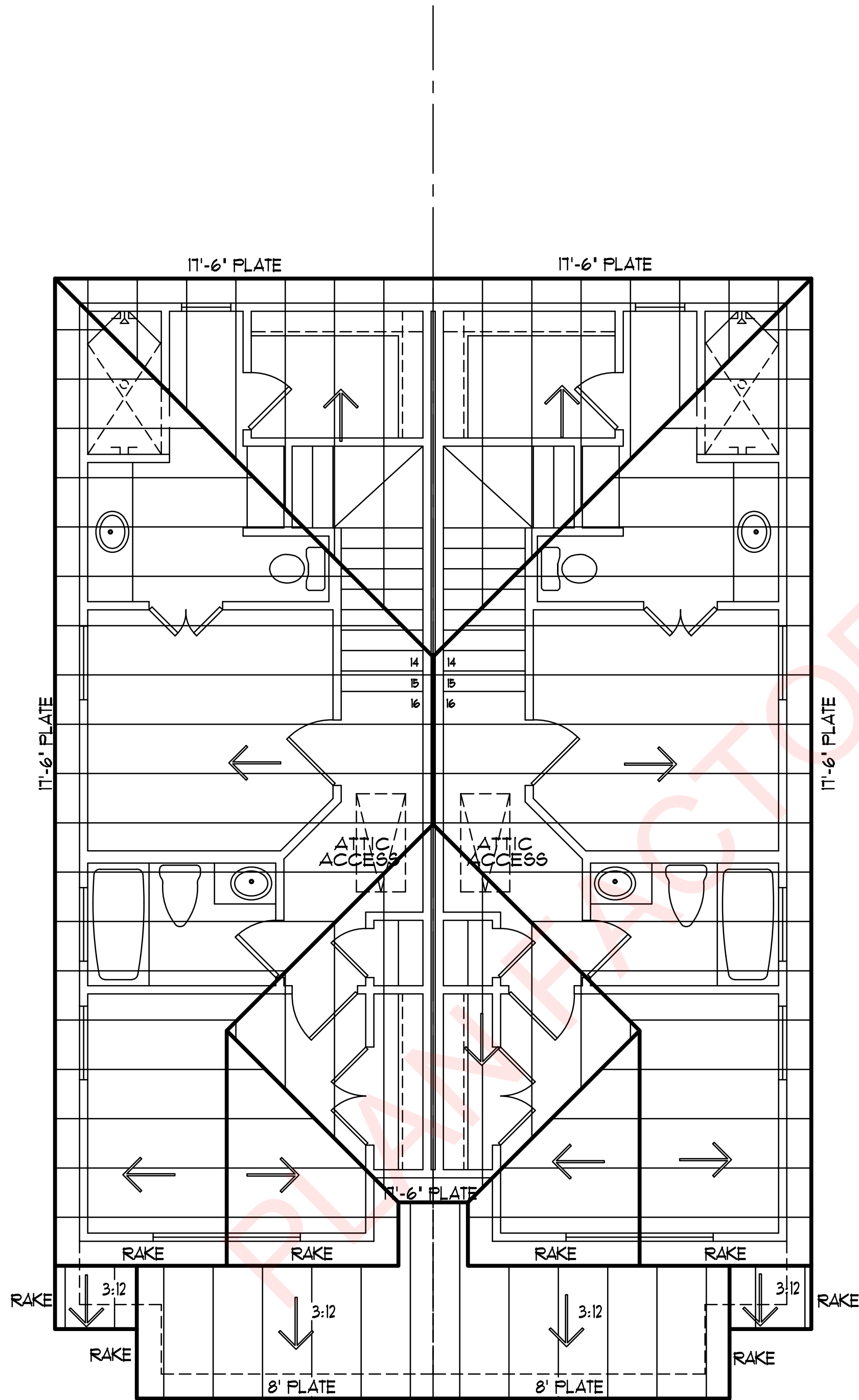


5003 COLONIAL
BLK 2247 PT LTS 56 & 57
ERVAY PLACE
CITY OF DALLAS
DALLAS COUNTY

NOTE: IT IS THE SOLE RESPONSIBILITY OF THE BUILDER TO VERIFY ALL ASPECTS OF THIS PLAN AND TO ENSURE THAT THIS PLAN MEETS ALL GOVERNING CODES & REQUIREMENTS.

- GENERAL RAFTER NOTES (COMPOSITION ROOF ONLY - NOT FOR TILE ROOF):
1. ALL RAFTERS SHALL BE 2x6 @ 24" O.C. EXCEPT WHERE NOTED.
 2. ALL RIDGES, HIPs, AND VALLEYS SHALL BE 2x8 1/2 YP EXCEPT WHERE NOTED.
 3. PURLINS SHALL BE PLACED TO REDUCE RAFTER SPANS TO 12'-3" OR LESS.
 4. FURR DOWN 2x6 RAFTERS WITH YP 2x2's IN ALL AREAS W/ LESS THAN 4' HORIZONTAL SPAN OF SLOPED CEILING UNLESS NOTED OTHERWISE.
 5. BEAM AND FURLIN LOADS SHALL BE DISTRIBUTED TO WALLS, BEAMS, OR DOUBLED CEILING JOISTS BY T COLUMNS OF (2) 2x4's AT AN ANGLE GREATER THAN 45° (USE (1) 2x4 & (1) 2x6 WHEN FURLIN BRACE IS GREATER THAN 10').
 6. 3 2x4 COLLAR TIES SHALL BE PLACED @ 48" O.C. MAX AT RIDGES.
 7. BEAMS TO BE 1/2 YP 2x12's BUILT UP WITH O.S.B. (GLUED & NAILED PER DETAIL)
 8. RAFTER SIZE AND GRADE TO MEET WITH LOCAL ADOPTED BUILDING CODES
 9. RAFTERS WILL BE 1/2 OR 1/2 YP AND SHALL NOT EXCEED THE FOLLOWING HORIZONTAL SPANS:
2x6 - 12'-3" @ 24" O.C.
2x8 - 15'-10" @ 24" O.C.
2x10 - 18'-11" @ 24" O.C.
2x8 - 18'-6" @ 16" O.C.
2x10 - 23'-2" @ 16" O.C.

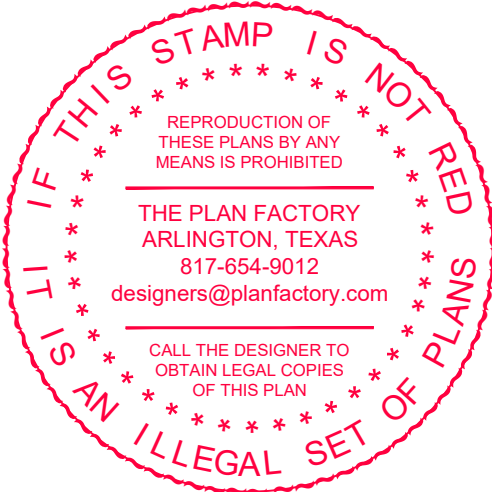
FURLIN SPACING
LONGEST UNBRACED RAFTER SPAN
MEASURED ALONG THE HORIZONTAL
PROJECTION @ 24" O.C.
1/2 YP
2x6's - 12'-3"
2x8's - 15'-10"



ROOF/FRAMING PLAN

1/4" = 1'-0"

- NOTES:
1. ROOF PITCH @ 8:12 U.N.O.
 2. OVERHANG @ 12" FROM EXT. FACE OF FRAME U.N.O.
 3. ARROWS INDICATE DOWNWARD SLOPE OF ROOF



5003 COLONIAL
BLK 2247 PT LTS 56 & 57
ERVAY PLACE
CITY OF DALLAS
DALLAS COUNTY

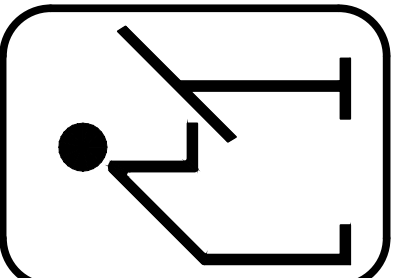
NOTE: IT IS THE SOLE RESPONSIBILITY
OF THE BUILDER TO VERIFY ALL
ASPECTS OF THIS PLAN AND TO
ENSURE THAT THIS PLAN MEETS ALL
GOVERNING CODES & REQUIREMENTS.

These Plans are the property of
"THE PLAN FACTORY" and are
not to be reproduced, traced
or reused without the written
consent of the Plan Factory.
The Plan Factory shall be the
responsibility of the builder/
owner to verify all Deed
Restrictions, Building Codes &
Dimensions prior to any
construction.

THE PLAN FACTORY

4303 SOUTH BOWEN RD. - SUITE 117 - ARLINGTON, TX 76016

METRO (817) 654-9012



DESCRIPTION	
SQ. FOOTAGE:	
LOWER:	1202
UPPER:	998
TTL. A/C:	2200
ENTRY:	30
TTL. AUR:	2230

Drawn AD/GD
Job 10911
Date 5/21/25

PLAN NO.

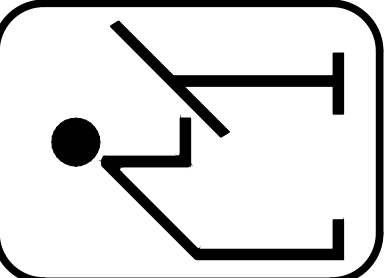
TDUF05272200

PG. 6 OF 8

These Plans are the property of "THE PLAN FACTORY" and are not to be reproduced, traced or reused without the written permission of THE PLAN FACTORY. It shall be the responsibility of the builder/owner to verify all Deed Restrictions, Building Codes & Dimensions prior to any construction.

THE PLAN FACTORY

4303 SOUTH BOWEN RD. - SUITE 117 - ARLINGTON, TX 76016
METRO (817) 654-9012



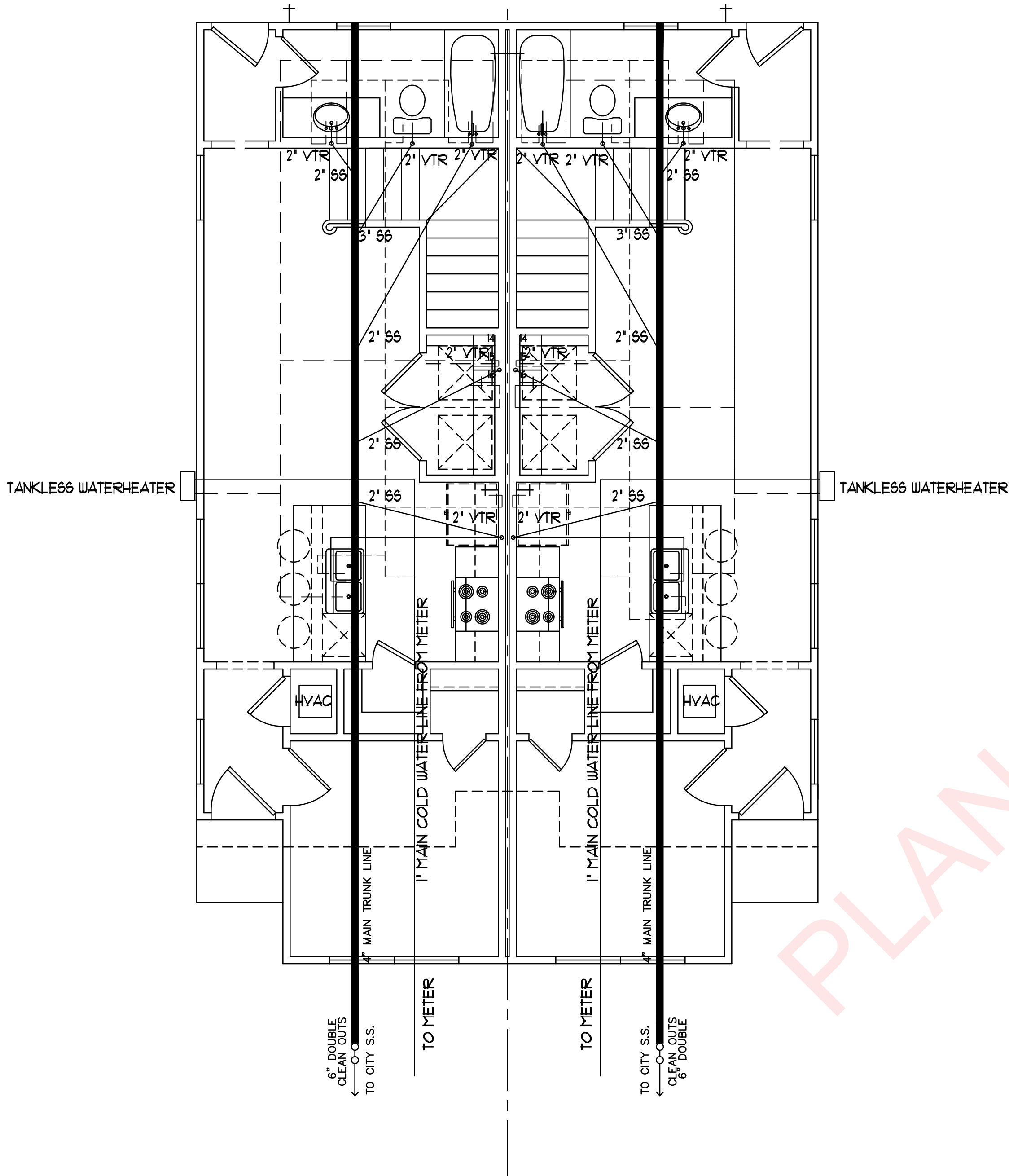
DESCRIPTION	
SQ. FOOTAGE:	
LOWER:	1202
UPPER:	998
TTL. A/C:	2200
ENTRY:	30
TTL. AUR:	2230

Drawn AD/GD
Job 10911
Date 5/21/25

PLAN NO.

TDUP05272200

PG. 1 OF 8



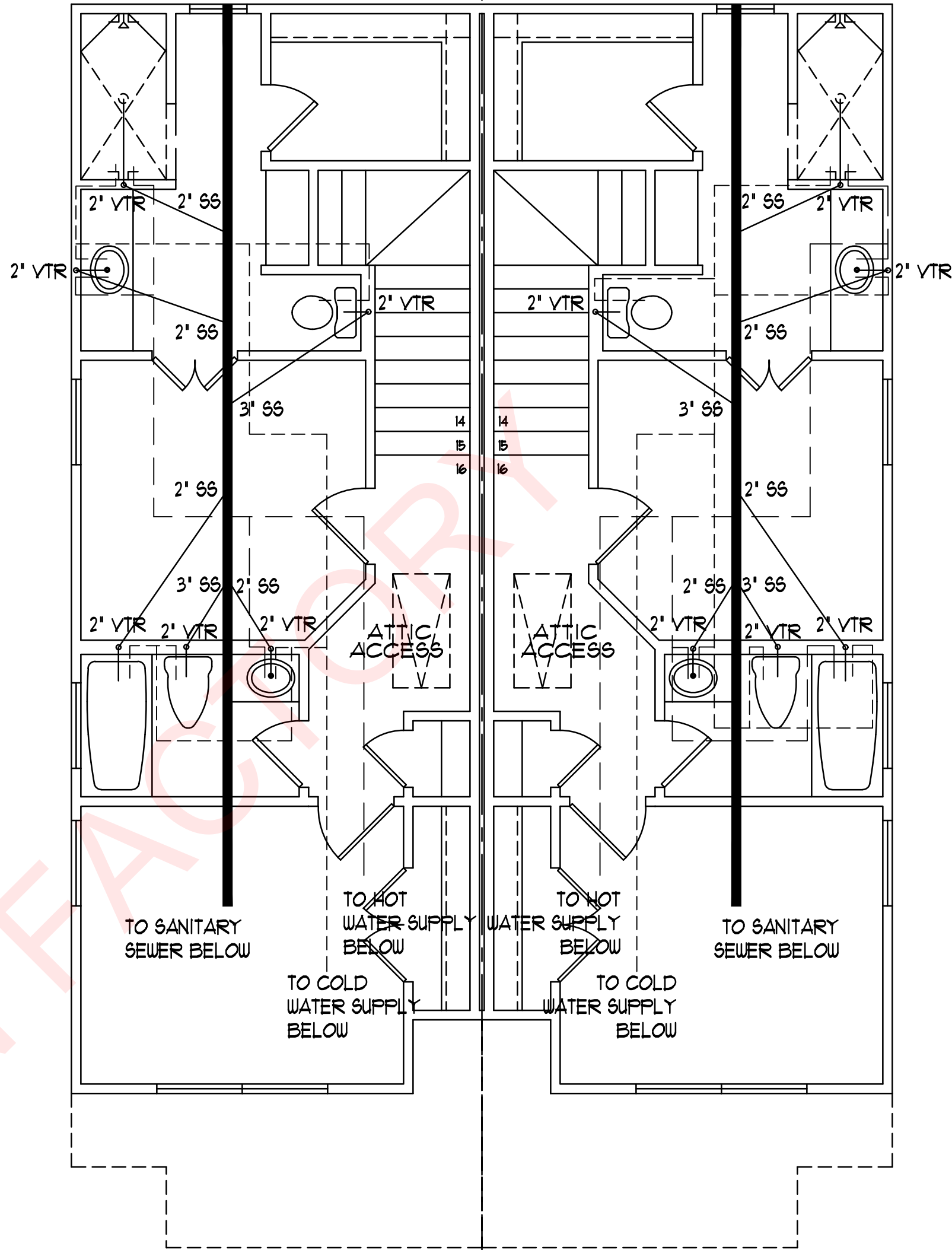
5/8" DIA. PIPE TO FIXTURES

LEGEND	
WH	WH
SS	SANITARY SEWER
VTR	VENT TO ROOF

MAIN LEVEL PLUMBING PLAN

1/4" = 1'-0"

- ALL ELECTRICAL, PLUMBING AND MECHANICAL WORK DONE ACCORDING TO 2020 NEC 2021 PLUMBING CODE 2021 MECHANICAL 2021 IRC
- GC HAS THE OPTION TO REROUTE SEWER LINE OR WATER LINE OR MECHANICAL DUCT IN ORDER TO SAVE ON COST. THESE PLANS ARE A GENERAL LAYOUT
- MAIN WATER LINE ENTERING BLDG. IS A 1" LINE THEN BRACHES TO 3/4"
- ALL SANITARY SEWER LINES TO BE PVC
- PEX MANIFOLD LOCATED TO BE LOCATED PER PLUMBING CONTRACTOR



5/8" DIA. PIPE TO FIXTURES

UPPER LEVEL PLUMBING PLAN

1/4" = 1'-0"



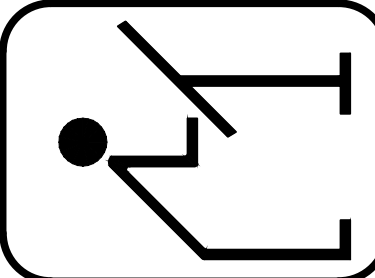
5003 COLONIAL
BLK 2247 PT LTS 56 & 57
ERVAY PLACE
CITY OF DALLAS
DALLAS COUNTY

NOTE: IT IS THE SOLE RESPONSIBILITY OF THE BUILDER TO VERIFY ALL ASPECTS OF THIS PLAN AND TO ENSURE THAT THIS PLAN MEETS ALL GOVERNING CODES & REQUIREMENTS.

These Plans are the property of "THE PLAN FACTORY" and are not to be reproduced, traced or reused without the written permission of THE PLAN FACTORY. It shall be the responsibility of the builder/owner to verify all Deed Restrictions, Building Codes & Dimensions prior to any construction.

THE PLAN FACTORY

4303 SOUTH BOWEN RD. - SUITE 117 - ARLINGTON, TX 76016
METRO (817) 654-9012



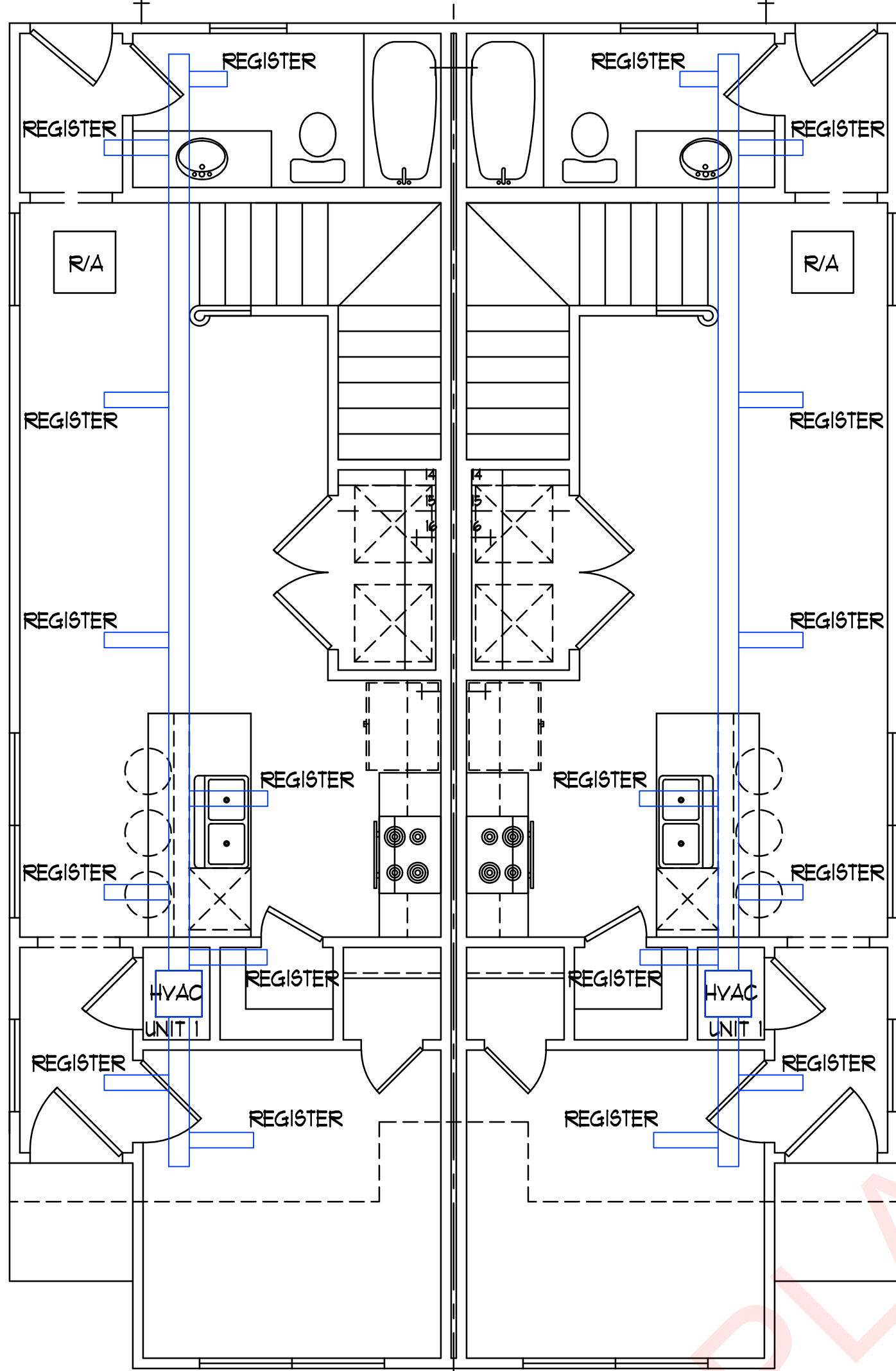
DESCRIPTION	
SQ. FOOTAGE:	
LOWER:	1202
UPPER:	998
TTL. A/C:	2200
ENTRY:	30
TTL. AUR:	2230

Drawn AD/GD
Job 10911
Date 5/21/25

PLAN NO.

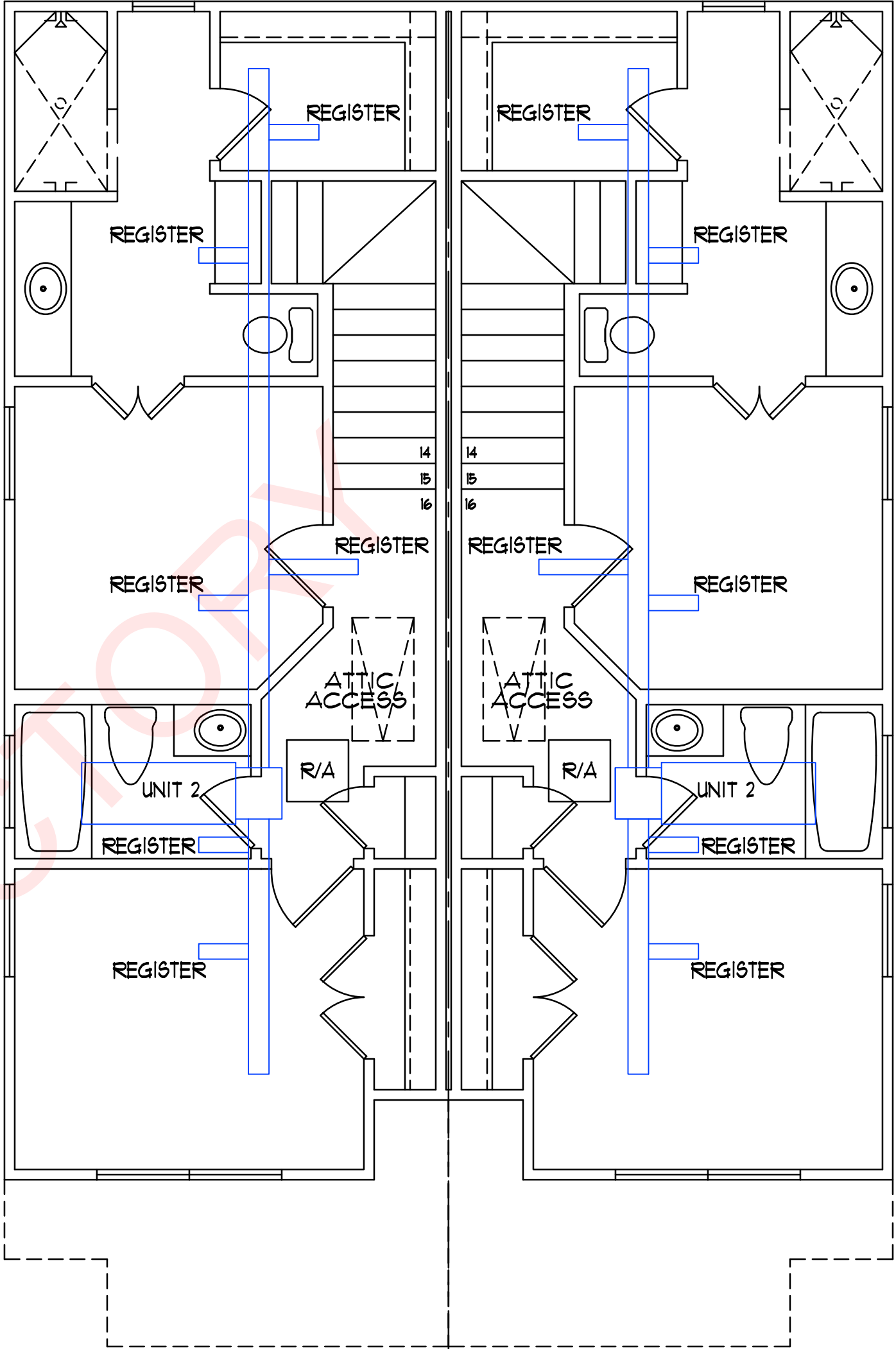
TDUP05272200

PG. 8 OF 8



MAIN LEVEL HVAC
1/4" = 1'-0"

1. ALL ELECTRICAL, PLUMBING AND MECHANICAL WORK DONE ACCORDING TO 2020 NEC 2021 PLUMBING CODE 2021 MECHANICAL 2021 IRC
2. GC HAS THE OPTION TO REROUTE SEWER LINE OR WATER LINE OR MECHANICAL DUCT IN ORDER TO SAVE ON COST. THESE PLANS ARE A GENERAL LAYOUT
3. VERIFY ALL DUCT SIZING WITH HVAC CONTRACTOR

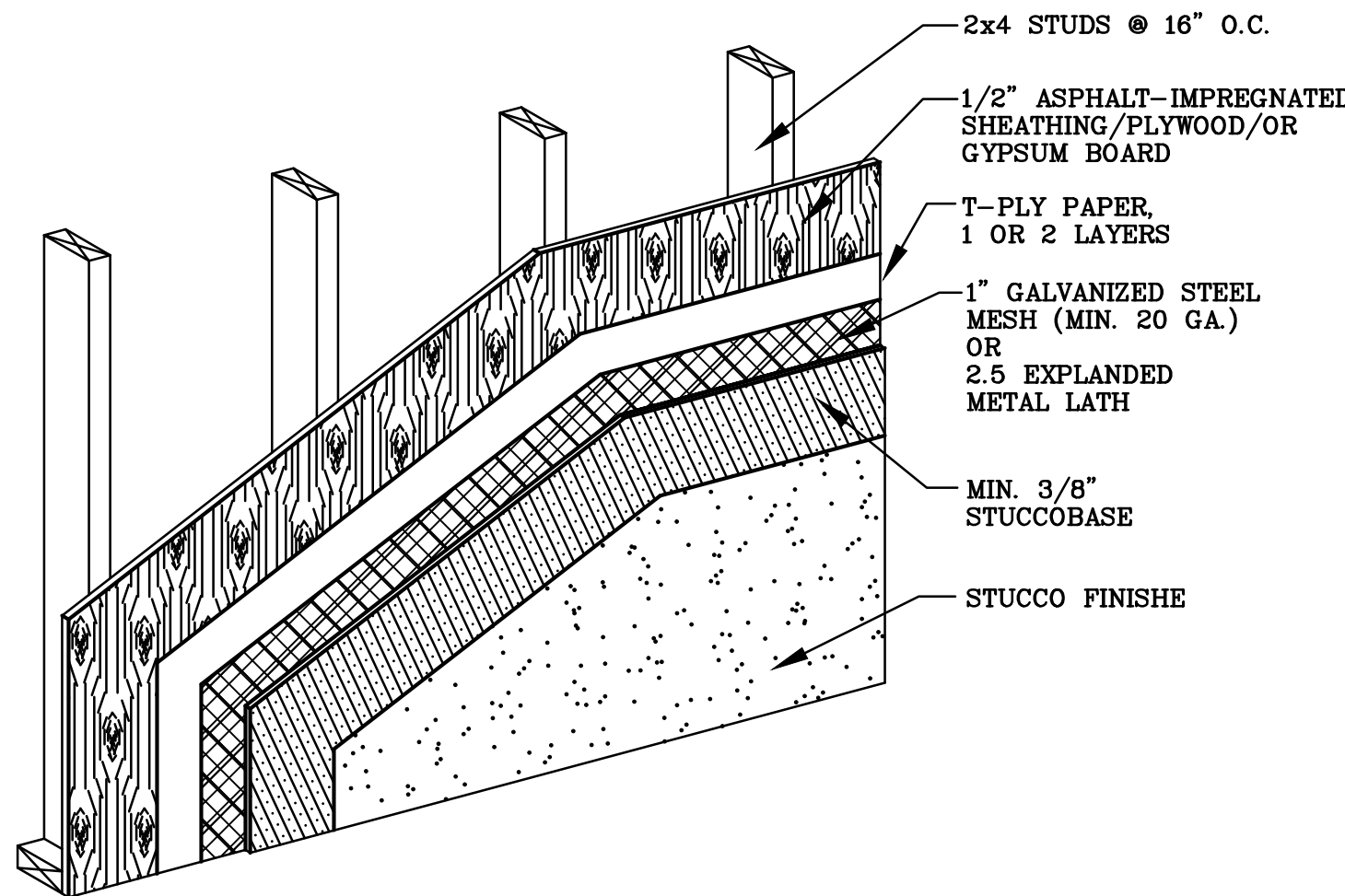
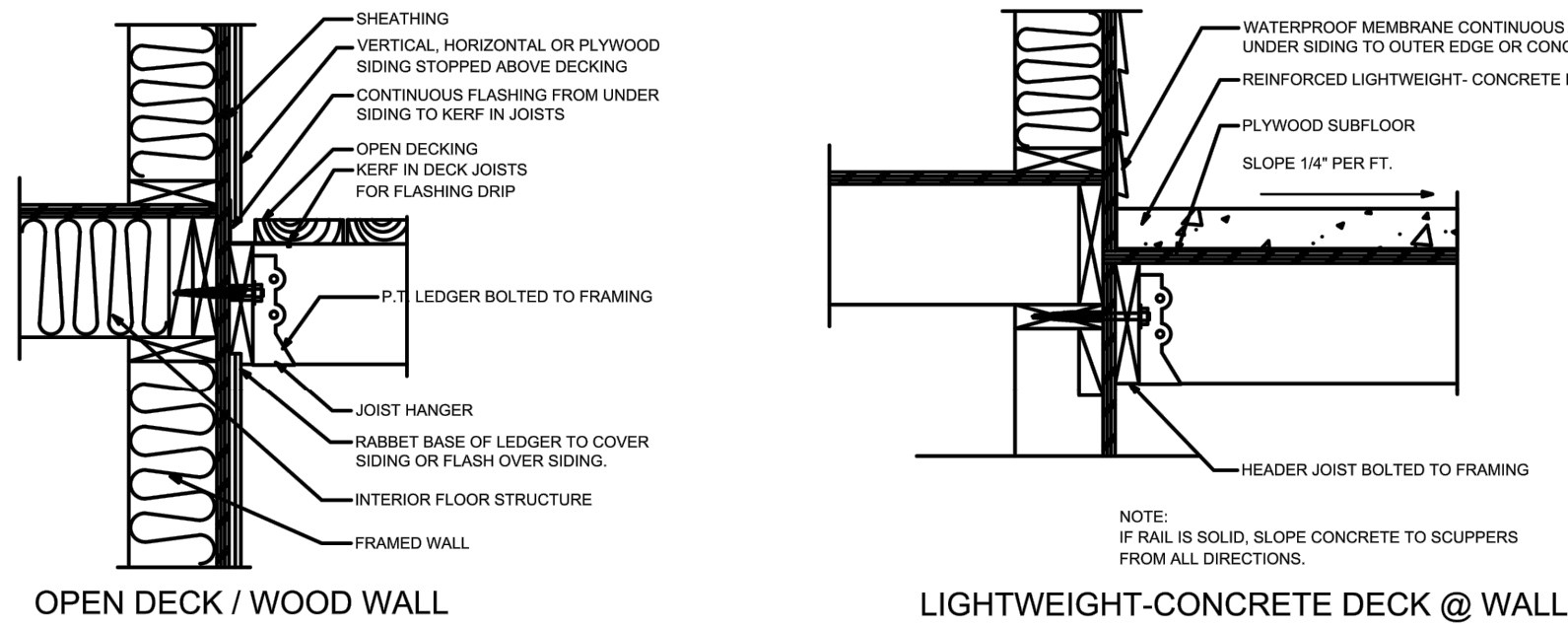


UPPER LEVEL HVAC
1/4" = 1'-0"



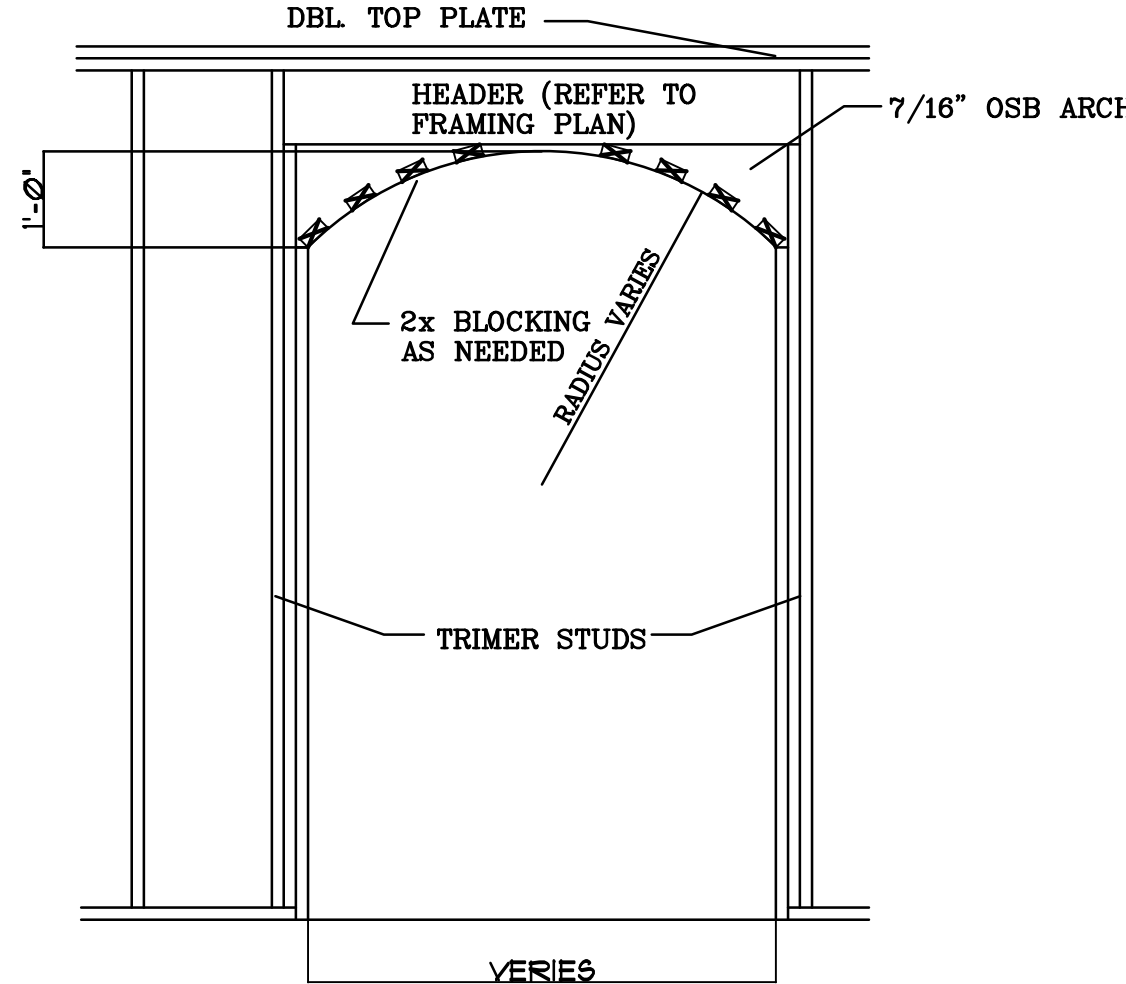
5003 COLONIAL
BLK 2247 PT LTS 56 & 57
ERVAY PLACE
CITY OF DALLAS
DALLAS COUNTY

NOTE: IT IS THE SOLE RESPONSIBILITY OF THE BUILDER TO VERIFY ALL ASPECTS OF THIS PLAN AND TO ENSURE THAT THIS PLAN MEETS ALL GOVERNING CODES & REQUIREMENTS.



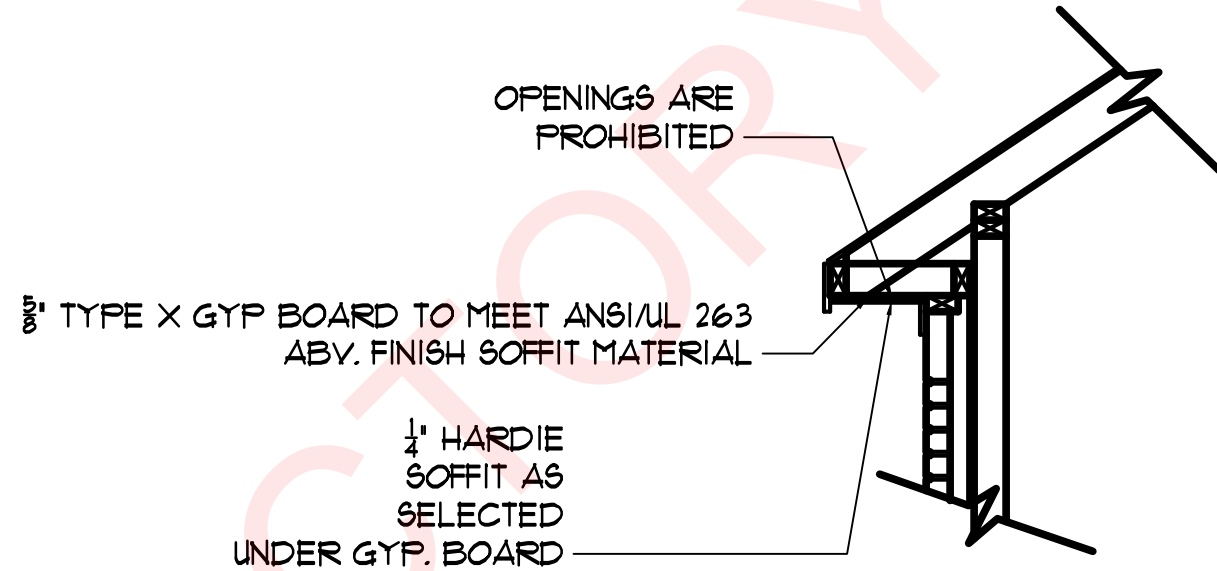
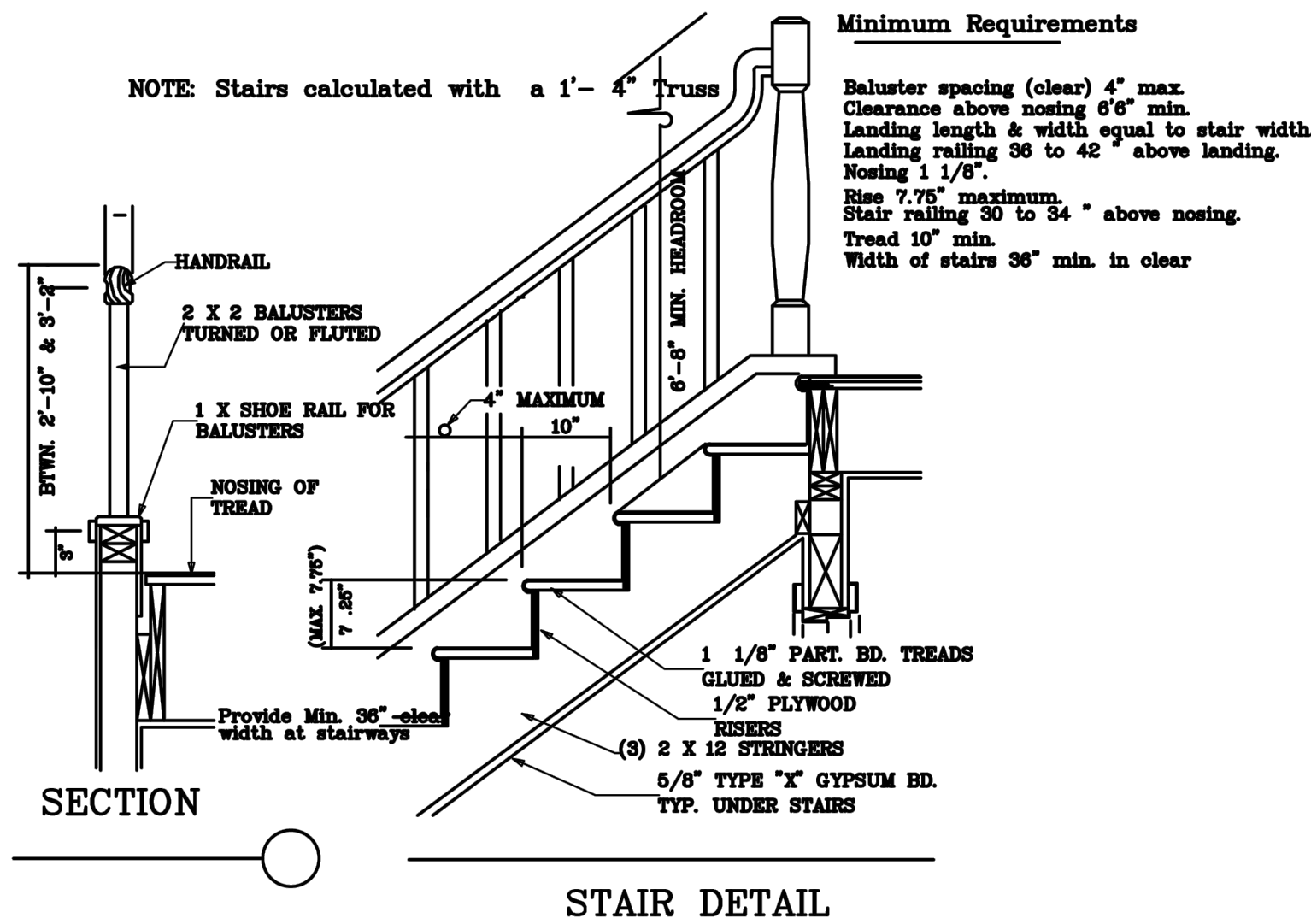
STUCCO WALL SECTION

SCALE: 1/2" = 1'-0"



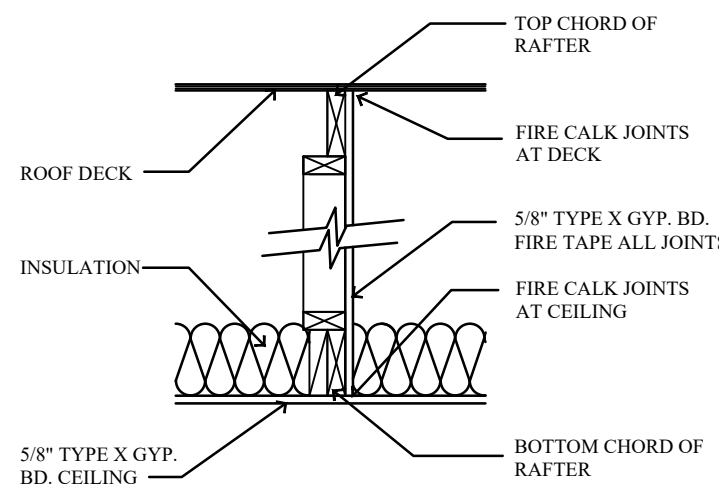
TYP. ARCH DETAIL

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



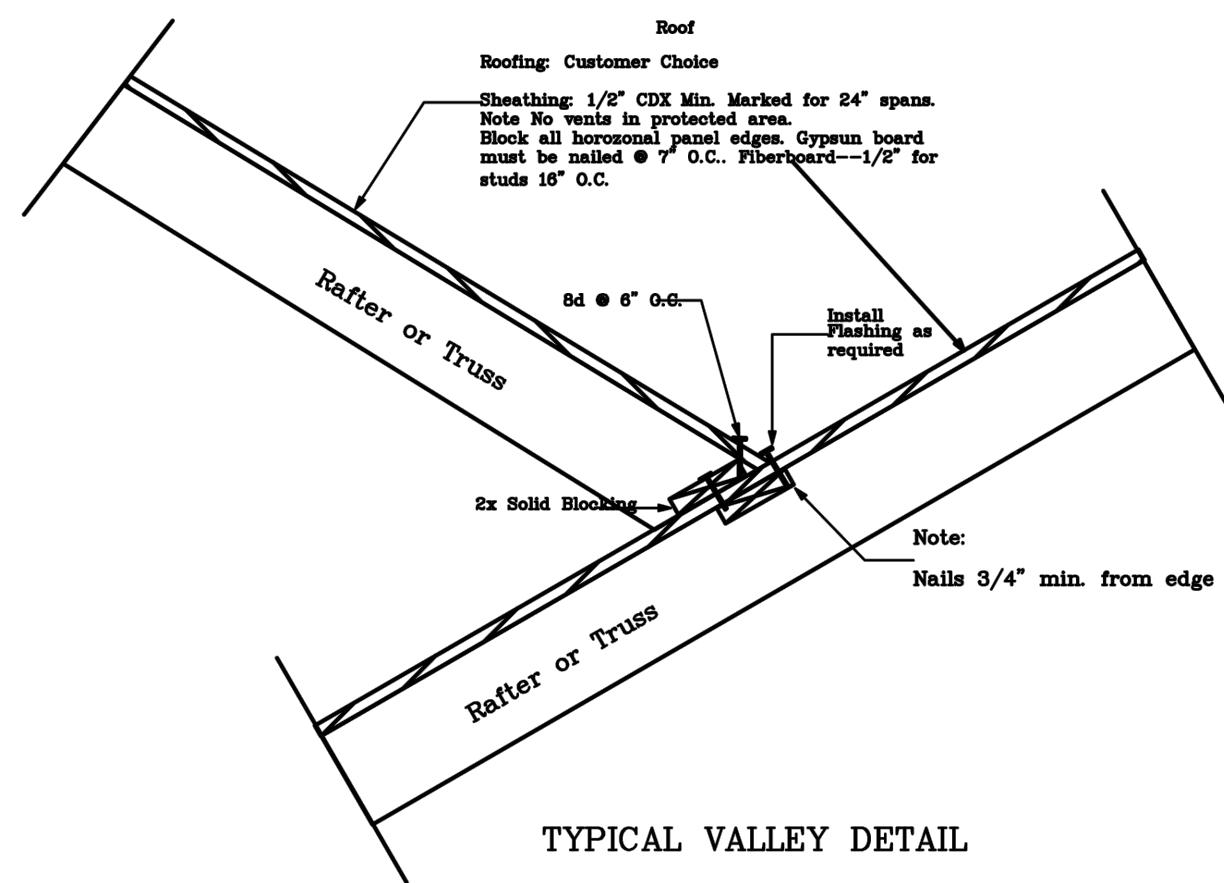
1 HOUR FIRE RATED OVERHANG DETAIL

1/2" = 1'-0"

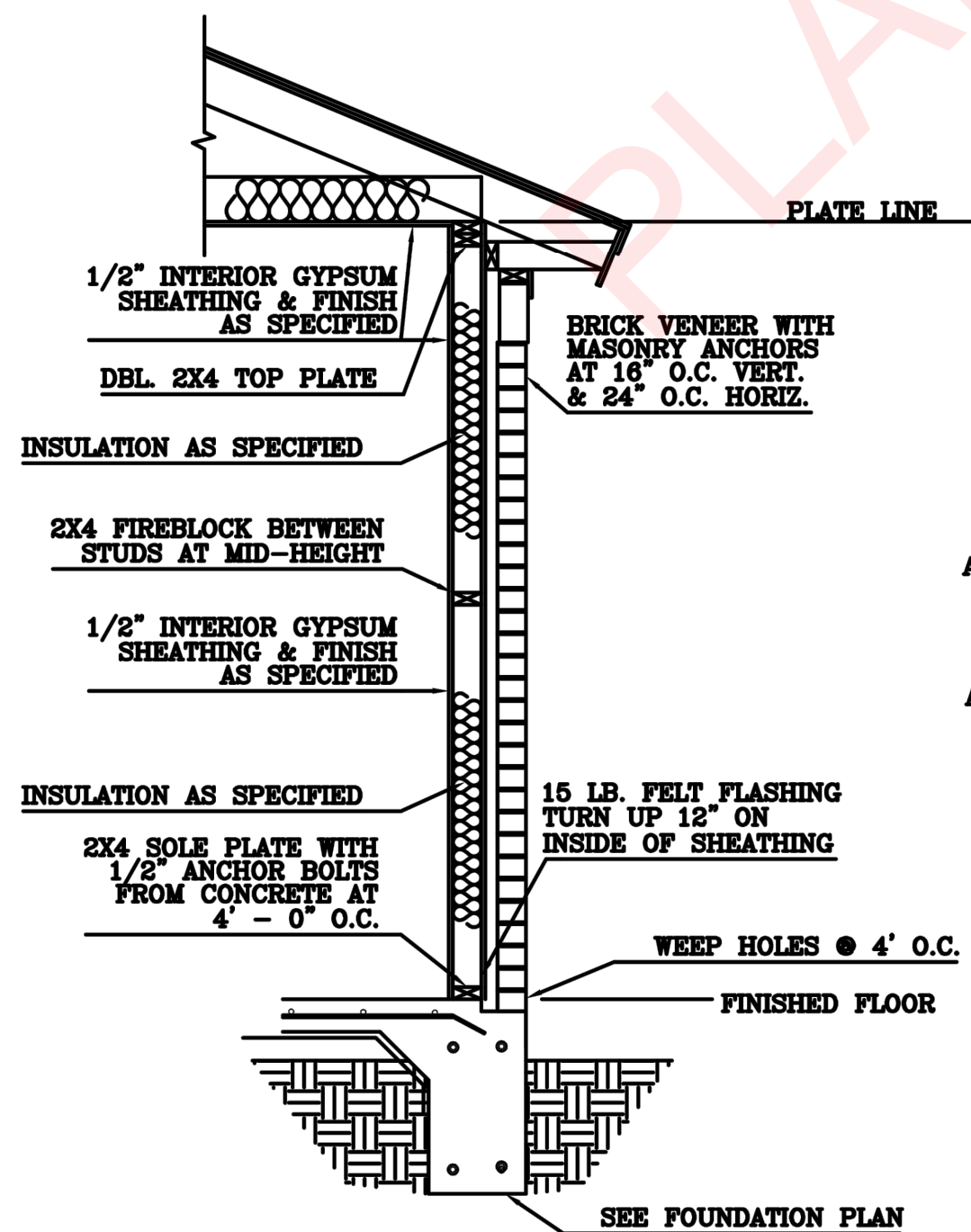


ATTIC SMOKE PARTITION

1/2" = 1'-0"

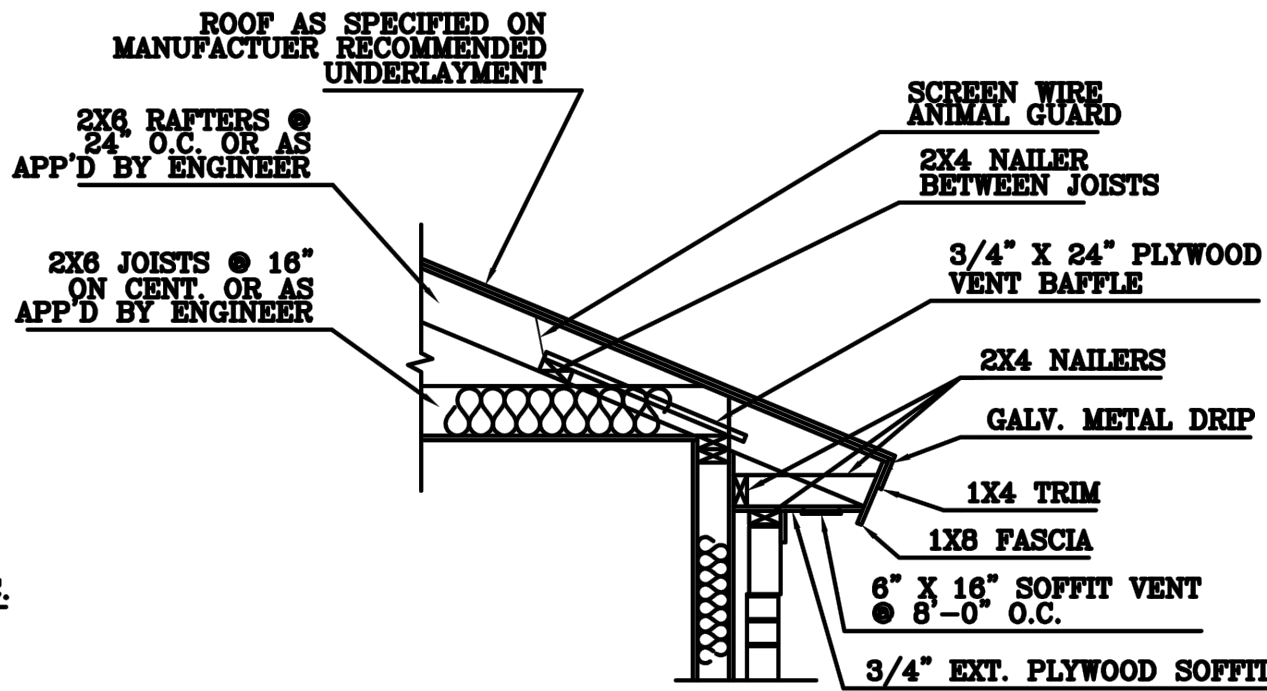


TYPICAL VALLEY DETAIL



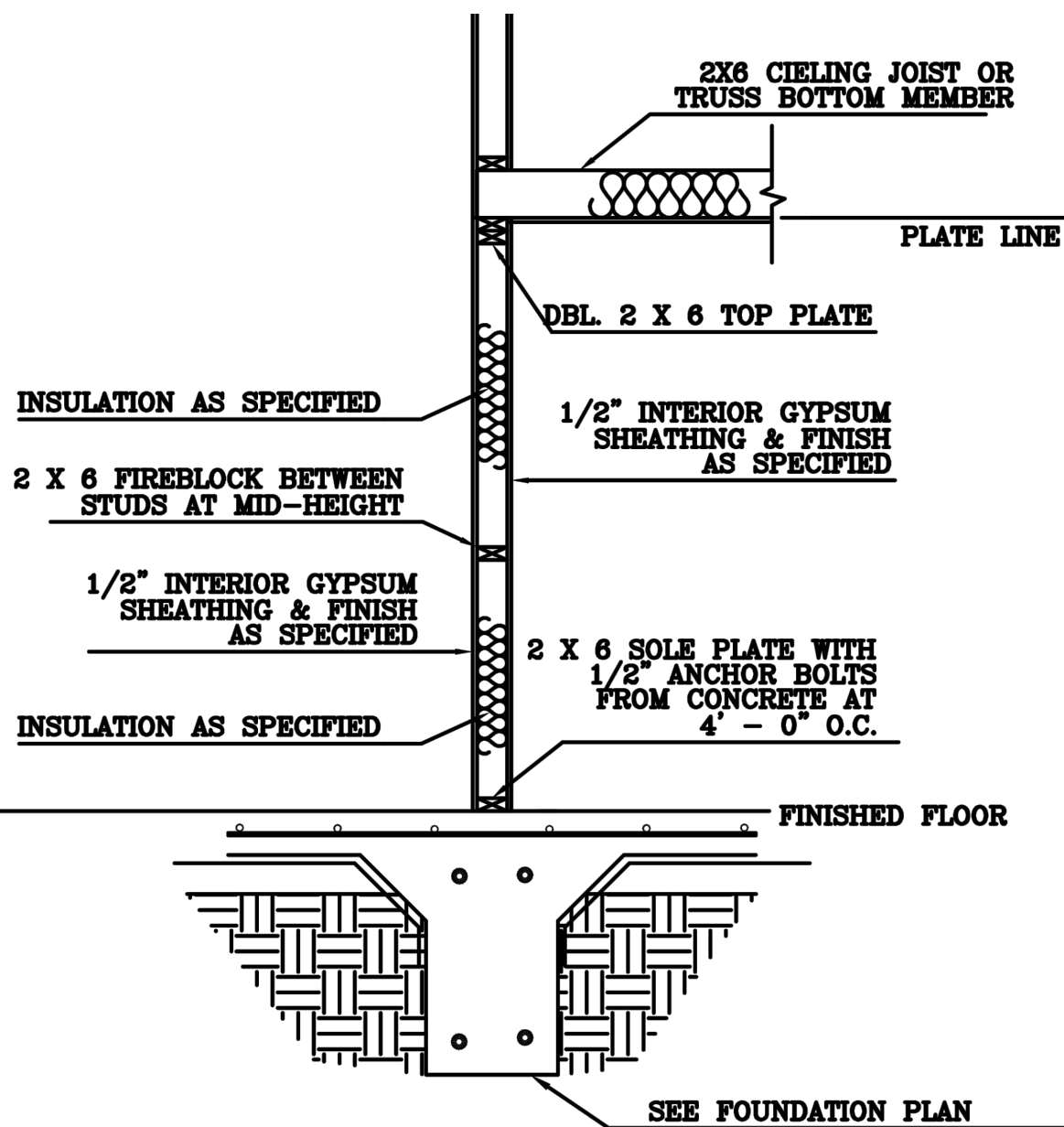
TYPICAL WALL SECTION (ONE STORY)

N.T.S.



HIP CORNICE

N.T.S.



TYPICAL WALL SECTION (TWO STORY)

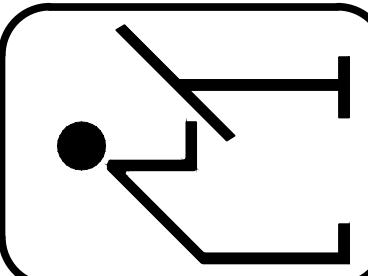
N.T.S.

NOTE: IT IS THE SOLE RESPONSIBILITY OF THE BUILDER TO VERIFY ALL ASPECTS OF THIS PLAN AND TO ENSURE THAT THIS PLAN MEETS ALL GOVERNING CODES & REQUIREMENTS.

These Plans are the property of THE PLAN FACTORY and are not to be reproduced, traced or reused without the written permission of THE PLAN FACTORY. It shall be the responsibility of the builder/owner to verify all Deck & Railing Details and Dimensions prior to any construction.

THE PLAN FACTORY

4303 SOUTH BOWEN RD. - SUITE 117 - ARLINGTON, TX 76016
METRO (817) 654-9012



DESCRIPTION

Drawn _____
Job _____
Date _____

PLAN NO.

DETAIL

PG. 1 OF 1