

THE TOWN OF
Highland Park
TEXAS

4700 DREXEL DRIVE, HIGHLAND PARK, TEXAS 75205
Telephone 214-521-4161

MAYOR
Margo Goodwin

MAYOR PRO TEM
David Dowler

COUNCIL MEMBERS
Jimmy Grisham
Marc Myers
Lydia Novakov
Craig Penfold

TOWN ATTORNEY
Matthew C.G. Boyle

TOWN JUDGE
Albert D. Hammack

LOCAL HEALTH AUTHORITY
Michael L. McCullough, M.D.

TOWN ADMINISTRATOR
Bill Lindley

DIRECTOR OF PUBLIC SAFETY
Paul Sandman

DIRECTOR OF ADMINISTRATIVE SERVICES
&
CHIEF FINANCIAL OFFICER
Steven J. Alexander, CPA

DIRECTOR OF DEVELOPMENT SERVICES
Hugh Pender, CBO

DIRECTOR OF ENGINEERING
Lori Chapin, P.E.

TOWN SECRETARY
Joanna Mekeal

January 28, 2022

BOARD OF ADJUSTMENT MEMBERS

Chuck Reeder, Chairman
Stacey Furst
Don Snell
Steve Swenson
Joan Clark
Cynthia Beaird, Alternate Member
J. Burton Rhodes, Alternate Member

Dear Board Members,

The Board of Adjustment will conduct a public hearing at 8:30 a.m. on Wednesday, February 9, 2022, to consider three variance requests for a property located at 3606 St John's Avenue to construct a detached accessory pool house located in the rear yard. First, to allow a plate height greater than 12 feet 6 inches located in the rear 40 feet of the lot. Section 8-601(1) prohibits any structure located within 40 feet of the rear property line to have a plate height exceeding twelve feet six inches in all zoning districts. Second, to allow a porch area greater than 30 inches above grade located in the rear 40 feet of the lot. Section 8-601(9) prohibits a deck and/or porch area more than 30 inches above grade in the B through E and F zoning districts. Last, to allow a fence to be constructed in front of the front building line. Section 15-101 prohibits any fence or wall to be erected or placed in front of the required front yard line in A through H and CC zoning districts.

The agenda, application, and meeting details are available on the Town's website www.hptx.org by clicking on the "Board of Adjustment" webpage.

Enclosed is a copy of: (i.) application to the Board, (ii) property survey, (iii) site plan, (iv) floor plan, (v) exterior elevations, (vi.) public hearing notice map, (vii.) location map of the of the property.

Feel free to contact me at your convenience if you have any questions.

Sincerely,
Hugh Pender
Director of Development Services
hpender@hptx.org

cc: Margo Goodwin, Mayor, via e-mail
Bill Lindley, Town Administrator, via e-mail
Steve Alexander, Chief Financial Officer, via-email
Matthew C.G. Boyle, Town Attorney, via e-mail
Joanna Mekeal, Town Secretary, via e-mail

**APPEAL TO THE BOARD OF ADJUSTMENT
TOWN OF HIGHLAND PARK**

(Please Type or Print)

ADDRESS _____ Owner's Name _____

LEGAL DESCRIPTION: Lot(s) _____ Block _____ Addition _____

Mailing Address _____

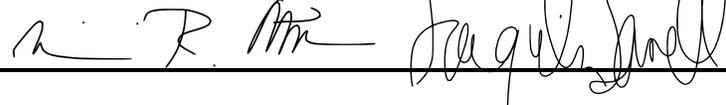
City _____ State _____ Zip Code _____

1. Request:

2. Jurisdiction: [Applicant has reviewed Section 17-200 a,b, and c of the Highland Park Zoning Ordinance (copy attached) and is of the opinion that the Board of Adjustment has jurisdiction for the following reason(s)]

Additional information submitted by applicant _____

Fee Paid _____ Date _____ Phone _____

3. Signature of Owner  _____

(To be completed by Building Inspection Department)

Reason for denial: Section 8-601(1), 8-601(9) and 15-101

Explanation:
8-601(1) - 12'6" maximum plate height and 8-601(9) - patio over 30" above grade; both denied due to the property sloping down toward hackberry creek along west side.

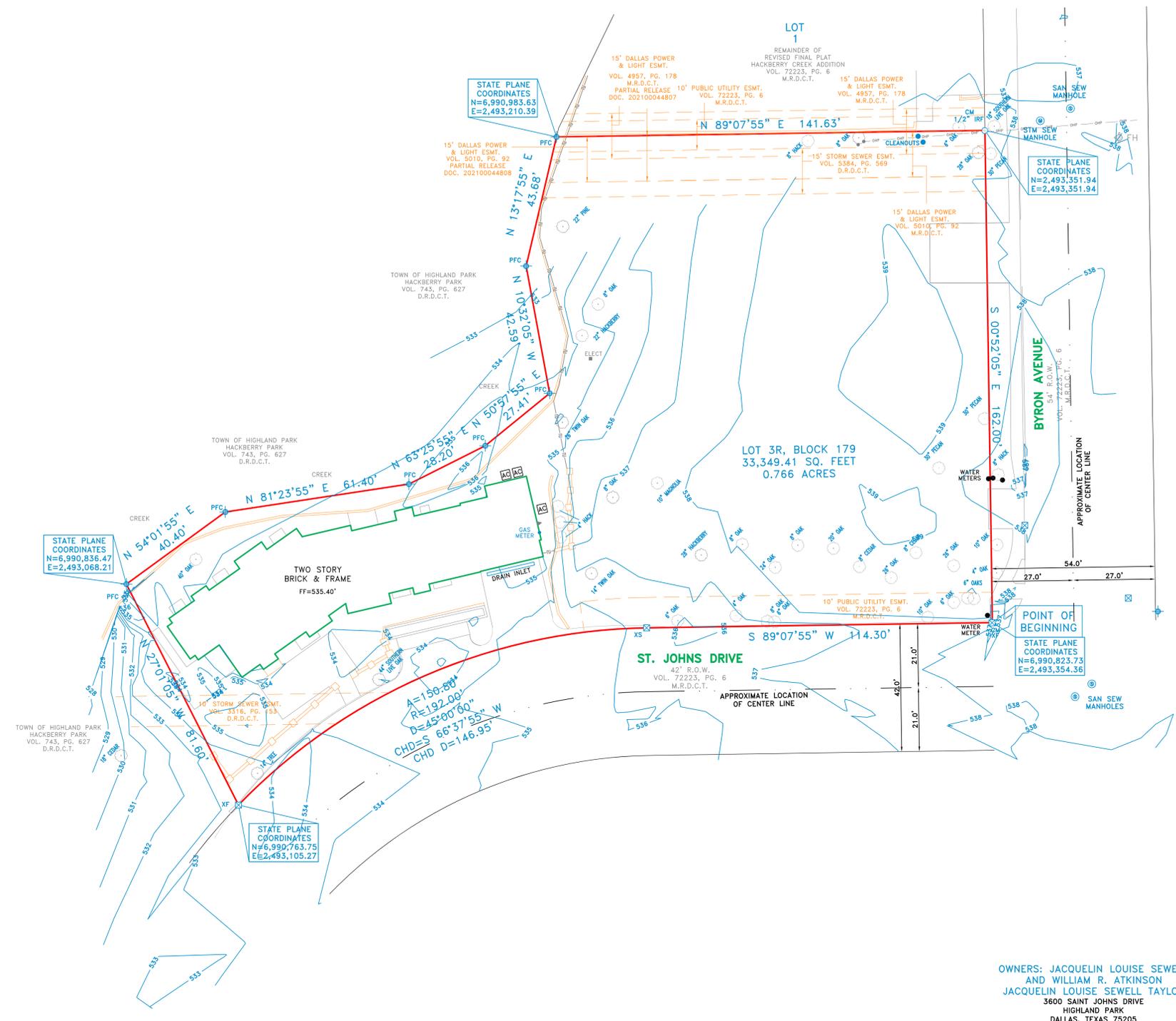
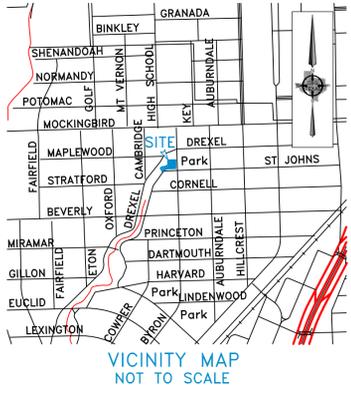
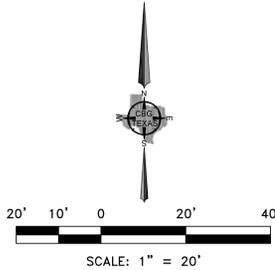
15-101 fence not allowed in front of front setback; denied due to combination of lot in 2020 to include lot previously referred to as 3600 St Johns and its relationship to 5311 Byron. 3600 St Johns had two front yards and now that it is incorporated into 3606 St Johns, this lot now has two front yards (St Johns and Byron).

Hugh Pender 01/28/2022

Building Inspector Date

PROPERTY DESCRIPTION

BEING LOT 3R, BLOCK 179, HACKBERRY CREEK ADDITION, AN ADDITION TO THE TOWN OF HIGHLAND PARK ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NUMBER 202000360703, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS.



GENERAL NOTES

- 1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
- 2) ALL COORDINATES POSTED HEREON ARE GRID COORDINATES BASED ON TOWN OF HIGHLAND PARK MONUMENT #109. A 3-1/2" ALUMINUM DISC SET IN CONCRETE CURB INLET ON THE WEST SIDE IF HILLCREST AVENUE SOUTH OF POTOMAC AVENUE. (NEAR TOWN LIMIT SIGN)
- 3) NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 4) NO FLOODPLAIN EXISTS ON SITE.

LEGEND

- M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
- C.C.R.D.C.T. = COUNTY CLERK RECORDS, DALLAS COUNTY, TEXAS
- R.P.R.D.C.T. = REAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- INST. NO. = INSTRUMENT NUMBER
- VOL., PG. = VOLUME, PAGE
- CM = CONTROLLING MONUMENT
- R.O.W. = RIGHT-OF-WAY
- SQ. FT. = SQUARE FEET
- 5/8" IRF = 5/8 INCH IRON ROD FOUND
- 1/2" IRF = 1/2 INCH IRON ROD FOUND
- 1/2" IPF = 1/2 INCH IRON PIPE FOUND
- "X" FOUND = "X" STAMPED IN CONCRETE FOUND
- 1/2" IRS = 1/2 INCH IRON ROD SET
- "YC" CBG = YELLOW CAP STAMPED "CBG SURVEYING"



Bryan Connolly

ASBUILT
LOT 3R, BLOCK 179
HACKBERRY CREEK ADDITION
 AN ADDITION TO THE
 TOWN OF HIGHLAND PARK, TEXAS

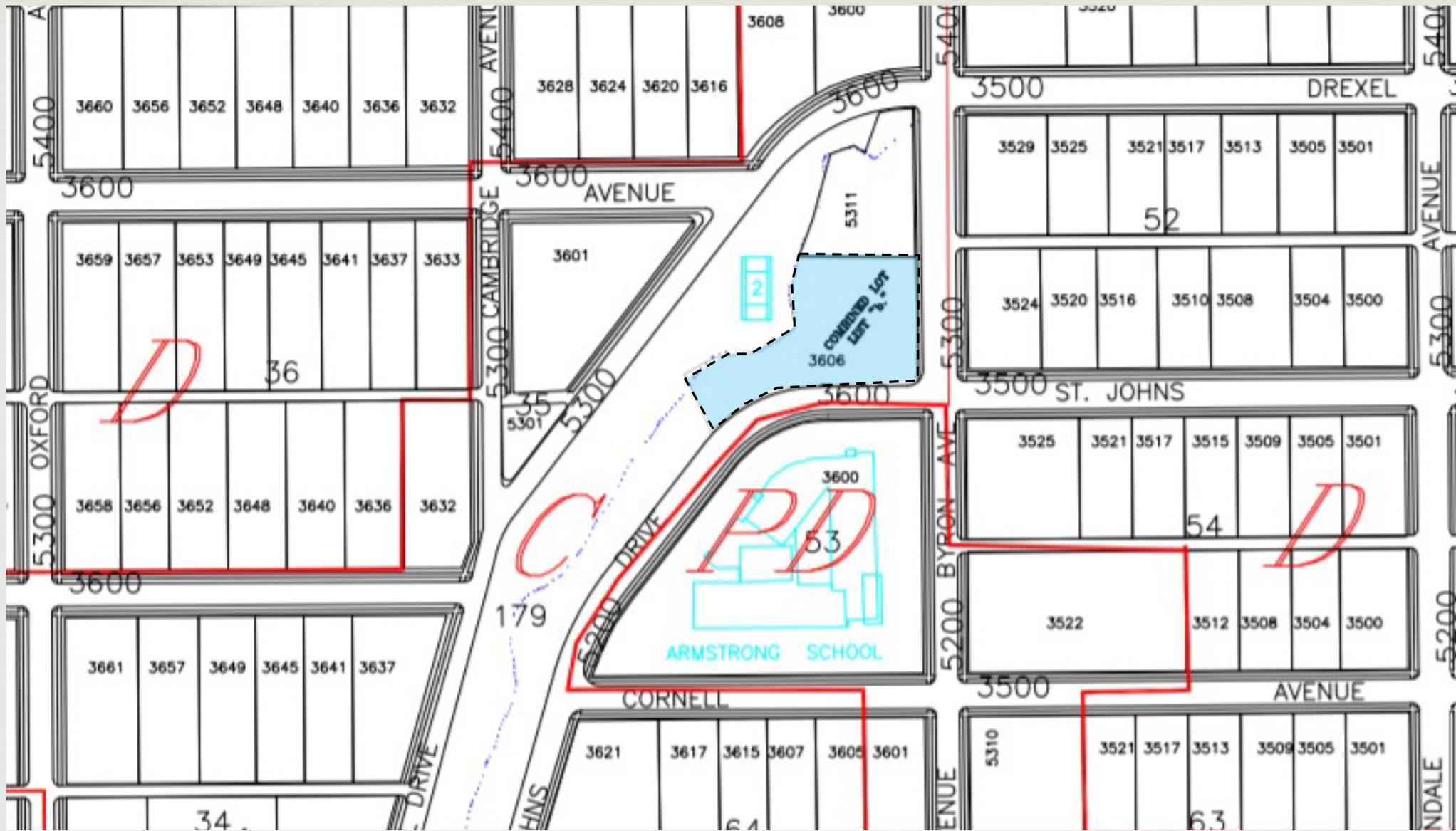
OWNERS: JACQUELIN LOUISE SEWELL
 AND WILLIAM R. ATKINSON
 JACQUELIN LOUISE SEWELL TAYLOR
 3600 SAINT JOHNS DRIVE
 HIGHLAND PARK
 DALLAS, TEXAS 75205

CBG
 SURVEYING TEXAS LLC
 PROFESSIONAL LAND SURVEYORS
 DFW - Houston - East Texas - Austin - San Antonio

PLANNING & SURVEYING
 Main Office
 12025 Shiloh Road, Ste. 230
 Dallas, TX 75228
 P 214.349.9485
 F 214.349.2216
 Firm No. 10168800
 www.cbgtxl.com

ADDRESS: 3606 ST. JOHNS DRIVE
 HIGHLAND PARK, TX 75205





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MAYOR PRO TEM
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January 28, 2022

BOARD OF ADJUSTMENT MEMBERS

Chuck Reeder, Chairman
Stacey Furst
Don Snell
Steve Swenson
Joan Clark
Cynthia Beaird, Alternate Member
J. Burton Rhodes, Alternate Member

Dear Board Members,

The Board of Adjustment will conduct a public hearing at 8:30 a.m. on Wednesday, February 9, 2022, to consider a variance request to Section 8-401 of the Town's Zoning Ordinance to construct a two-story single-family project with a front setback of 26 feet to the back of the sidewalk located at 4508 Edmondson Avenue. Section 8-401 of the Zoning Ordinance states in all zoning districts the minimum required front yard shall be the average front setback for the entire block as determined by measuring the setbacks of the main buildings on one side of the street. The average setback on the north side of the 4500 block of Edmondson Ave is 30.5 feet.

The agenda, application, and meeting details are available on the Town's website www.hptx.org by clicking on the "Board of Adjustment" webpage.

Enclosed is a copy of: (i.) application to the Board, (ii.) site plan, (iii) form survey, (iv) floor plans, (v) exterior elevations, (vi.) public hearing notice map, (vii.) location map of the of the property.

Feel free to contact me at your convenience if you have any questions.

Sincerely,
Hugh Pender
Director of Development Services
hpender@hptx.org

cc: Margo Goodwin, Mayor, via e-mail
Bill Lindley, Town Administrator, via e-mail
Steve Alexander, Chief Financial Officer, via-email
Matthew C.G. Boyle, Town Attorney, via e-mail
Joanna Mekeal, Town Secretary, via e-mail

APPEAL TO THE BOARD OF ADJUSTMENT
TOWN OF HIGHLAND PARK

(Please Type or Print)

ADDRESS 4508 Edmondson Owner's Name Olerio Homes
LEGAL DESCRIPTION: Lot(s) Parts 14&15 Block 140 Addition Highland Park West
Mailing Address 6310 Lemmon Ave. Suite 202
City Dallas State Texas Zip Code 75209

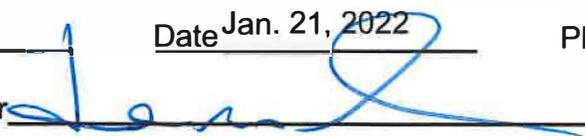
1. Request: See Exhibit B

2. Jurisdiction: [Applicant has reviewed Section 17-200 a,b, and c of the Highland Park Zoning Ordinance (copy attached) and is of the opinion that the Board of Adjustment has jurisdiction for the following reason(s)]

See Exhibit A

Additional information submitted by applicant _____

Fee Paid \$200.00 Date Jan. 21, 2022 Phone 254-327-7632

3. Signature of Owner  _____

(To be completed by Building Inspection Department)

Reason for denial: Section 8-401
Explanation: _____

Section 8-401: In all zoning districts the minimum required front yard shall be the average of the front setback for the entire block as determined by measuring the setbacks on one side of the street.

- The average setback for the north side of the 4500 block of Edmondson Ave is 30.5 feet
- The proposed setback for 4508 Edmondson is 26 feet measured from the back of the sidewalk

Hugh Pender January 28, 2022
Building Inspector Date

Exhibit A

The board has jurisdiction to grant a special exception from the yard requirements of the zoning ordinance. This request is for an exception to the front yard requirements. As such, the board has jurisdiction to hear this request.

Exhibit B

The minimum front yard is determined by the average of front yards along the block face. In this instance, the average setback is very large for a lot of this size. Specifically, 30.5 feet of front yard on a lot that is only 136 feet deep equates to more than 20% of the lot's area that is restricted front yard. The 30.5 average setback results from some of the homes along the block face that were, according to the appraisal district, constructed in the 1920's. Notably, the portion of the home proposed on this lot that is proposed to be set back at 26 feet is the garage, and the homes that create the large setback average were constructed prior to the era when homes were constructed with garages.

Further, it should be noted that one home on the block exists at a front yard setback of 25 feet, and as such, this proposed home would not be unique on the block at its proposed setback of 26 feet.

As such, this lot's shallow depth coupled with an uncommonly large front yard required result in a physical limitation that is consistent with modern home construction.

PROPERTY DESCRIPTION

Address: 4508 Edmondson Avenue, Being Part of Lot 14 and 15 Block 140, of Highland Park West Fourth Installment, an Addition to the Town of Highland Park, Dallas County, Texas, according to the Map/Plat thereof recorded in Volume 3, Page 349, of the Map Records, of Dallas County, Texas.



Roome
Land Surveying

2000 Avenue G, Suite 810
Plano, Texas 75074

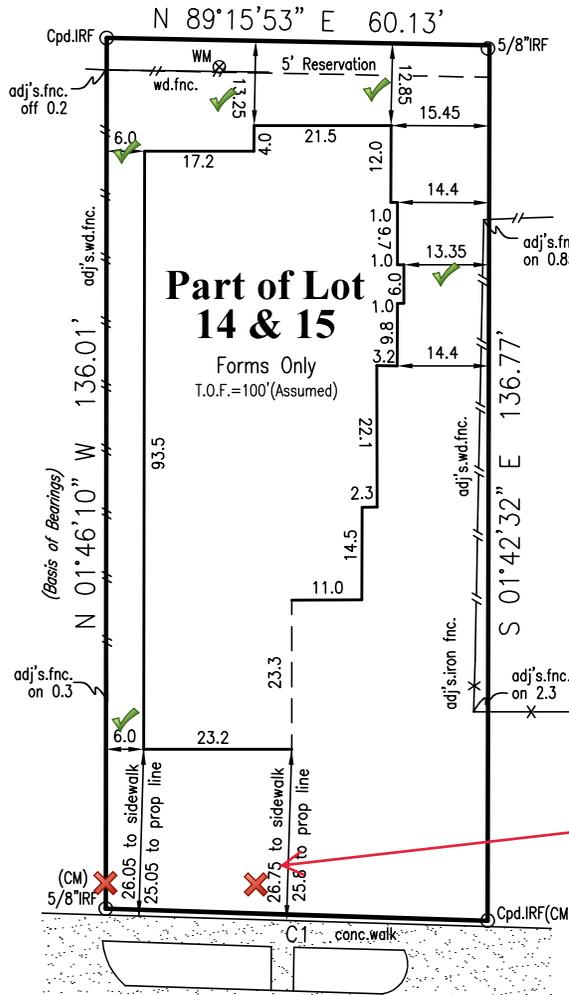
Phone (972) 423-4372 / Fax (972) 423-7523
www.roomesurveying.com / Firm No. 10013100

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	11434.30'	60.00'	60.00'	S 89°59'18" W	0°18'02"

LOT 8 LOT 9 LOT 10

Edvard Dale
Doc.No. 202100071349
D.R.D.C.T.

George McDonald
Doc.No. 201700184863
D.R.D.C.T.



Edmondson Avenue

WM=Water Meter | F.H.=Fire Hydrant | LP=Light Pole | PP=Power Pole | Capped | OH=Overhead Line | IRF=Iron Rod Set | IRF=Iron Rod | B.L.=Building Line | HH=Handhole | Min.F.=Minimum Finished Floor | F.P.=Finished Pod | MH=Manhole | LEGEND

NOTES: (1) Source bearing is based on recorded plat unless otherwise noted. (2) (CM) = Controlling monument. (3) Surveyor's signature will appear in red ink on original copies. (4) Drainage arrows, if shown, were determined by elevations shown hereon. (5) Subject property is affected by any & all notes, details, easements & other matters, that are shown on or as part of the recorded plat. (6) Survey performed without a title commitment. There may be easements, or other matters, not shown.

CERTIFICATION

On the basis of my knowledge, information & belief, I certify to **Olerio Homes** that as a result of a survey made on the ground to the normal standard of care of Registered Professional Land Surveyors practicing in the State of Texas, I find the plat hereon is true, correct & accurate as to the boundaries of the subject property & if shown, location & type of buildings & visible improvements hereon.



Date: 11/22/2021 Revised: _____ Job No. ES685221



ALL WORK TO CONFORM TO TOWN OF HIGHLAND PARK BUILDING ORDINANCES INTERNATIONAL CODES & NATIONAL ELECTRICAL CODE These plans reviewed as per information on permit only, with Exceptions NOTED IN RED. REVIEWED FOR CODE COMPLIANCE

APPROVED
By Kamil Miskowicz at 9:10 am, Aug 24, 2021

Residential Building Permit
Electrical, Plumbing, HVAC, Fire Sprinkler, Alarms, Irrigation, Pool, Fencing, Signage and Concrete Footings are not included in this building permit. Additional work to be applied for under separate permits. Electrician, Plumber, & HVAC Contractors are responsible for obtaining their own permits and requesting inspections online.

Top Plate Height in Rear 40'
Top plate height in the rear 40' of the property limited to 12'5" measured from the existing adjacent grade. Top plate is NOT measured from the grade beam or from the finished floor. Schedule an inspection online prior to installing the roof.

Exterior Sheathing Inspection
The exterior sheathing inspection to be requested online prior to installing the windows.

Crawspace Depth
Crawspace limited to 24" maximum in depth without the need to connect to town storm sewer system. If crawspace is greater than 24", contractor must provide engineer approved drainage system which connects to town storm sewer system. Contact the town engineering department for more information regarding specific requirements.

New Construction Fire Sprinkler Required
All new buildings regardless of type, including accessory structures 300 square feet or more, require an approved fire sprinkler system designed in accordance with NFPA 13D or 13R as approved by the Building Official.

Electrical shall comply with 2015 IRC and 2014 NEC. Electrical contr is responsible for obtaining permit & requesting inspections. Smoke detectors & AFCI's required in all bedrooms by registered Alarm Contractor; and Smoke/Carbon Monoxide detector outside bedrooms by registered Alarm Contractor.

Revision Schedule		
Number	Description	Date

- GENERAL SITE NOTES**
- BUILDER TO RESURFCE TOPOFINISH GRADE TO PROVIDE PROPER DRAINAGE OF SURFACE WATER AWAY FROM BUILDING AS REQ'D.
 - FINAL LOCATION OF PROPOSED RESIDENCE TO BE DETERMINED BY BUILDER.
 - EXPOSED FOUNDATION TO BE MINIMUM OF 8" AND A MAXIMUM OF 24" ABOVE FINISHED GRADE OR PER SUBDIVISION REQUIREMENTS. UNDERPIN ALL EXPOSED FOUNDATIONS.
 - THERE ARE NO STORM SEWER INLETS WITHIN THE LOT FRONTAGE OR 10'-0" BEYOND THE SIDE PROPERTY LINES.
 - UTILITY LINE LOCATIONS ARE APPROXIMATES - GENERAL CONTRACTOR TO FIELD VERIFY FOR EXACT LOCATIONS.
 - VERIFY METER AND UTILITY SERVICE LOCATIONS PRIOR TO INSTALLATION.
 - EROSION CONTROL BARRIERS TO BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - STABILIZED TEMPORARY CONSTRUCTION DRIVEWAY TO BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - CONFIRM ALL DRIVEWAY, WALKWAY AND PVC LAYOUTS LOCATIONS PRIOR TO COMMENCING WORK.
 - PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES, WALKS AND PATIOS.
 - ALL EXTERIOR HVAC EQUIPMENT TO BE SCREENED PER CITY REQUIREMENTS, DEED RESTRICTIONS OF SUBDIVISION OR NEIGHBORHOOD ASSOCIATION.
 - GARBAGE RECEPTACLES TO BE STORED IN GARAGE OR SCREENED FROM VIEW AND ANIMAL ACCESS.
 - LOCATION OF MAILBOX AND EXTERIOR DRIVEWAY LIGHT(S) TO BE VERIFIED PRIOR TO INSTALLATION.
 - ALL CONSTRUCTION MATERIALS AND WASTE TO BE STORED ON SITE DURING CONSTRUCTION.
 - LANDSCAPE PLANS TO BE PROVIDED BY OTHERS AND PERMIT FOR SAME TO BE OBTAINED SEPARATELY FROM THESE PLANS.
 - NO EXISTING TREES TO BE REMOVED OR DISTURBED WITHOUT OWNER APPROVAL.
 - ALL STUMPS AND ROOTS SHALL BE REMOVED FROM THE SOIL TO A DEPTH OF 12" BELOW THE SURFACE OF THE GROUND IN THE AREA OF THE BUILDING.
 - CONTRACTOR SHALL CLEAN UP AREAS AFFECTED BY DAILY WORK AND REMOVE DEBRIS AND MATERIALS FROM THE SITE UPON COMPLETION OF THE WORK.

Door Schedule					
Mark	Count	Width	Height	Type	Mark
1	1	6'-0"	8'-0"	2-3080	
2	1	2'-4"	8'-0"	2480 DL	
3	1	16'-0"	8'-0"	16080 SLIDING DOOR UNIT	
4	1	3'-0"	8'-0"	3080 W/ DOG DOOR	
5	1	3'-0"	8'-0"	3080 SC	

Window Schedule					
Mark	Count	Width	Height	Description	Egress Window
A	2	3'-0"	6'-0"	3060 FXD DL	No
B	3	5'-0"	8'-0"	5080 FXD DL	No
C	4	3'-0"	4'-6"	3046 CSMT DL	Yes
D	2	4'-0"	8'-0"	4080 FXD DL	No
E	1	6'-0"	6'-0"	2W-3060 CSMT DL	Yes
F	2	3'-0"	5'-0"	3050 FXD DL	No
G	2	2'-0"	4'-0"	2040 FXD DL FALSE WINDOW	No
H	1	6'-0"	5'-0"	2W-3050 CSMT DL	Yes
J	1	6'-0"	8'-0"	2W-3060 FXD DL 2W-3020 FXD 1L	Yes
K	1	3'-0"	5'-0"	3050 CSMT DL	Yes
L	1	5'-0"	5'-0"	2W-2650 CSMT DL	Yes
M	2	4'-0"	5'-0"	2W-2050 CSMT DL	Yes
N	3	2'-0"	2'-0"	2020 FXD DL	No
P	1	2'-0"	2'-0"	2020 AWNING DL	No

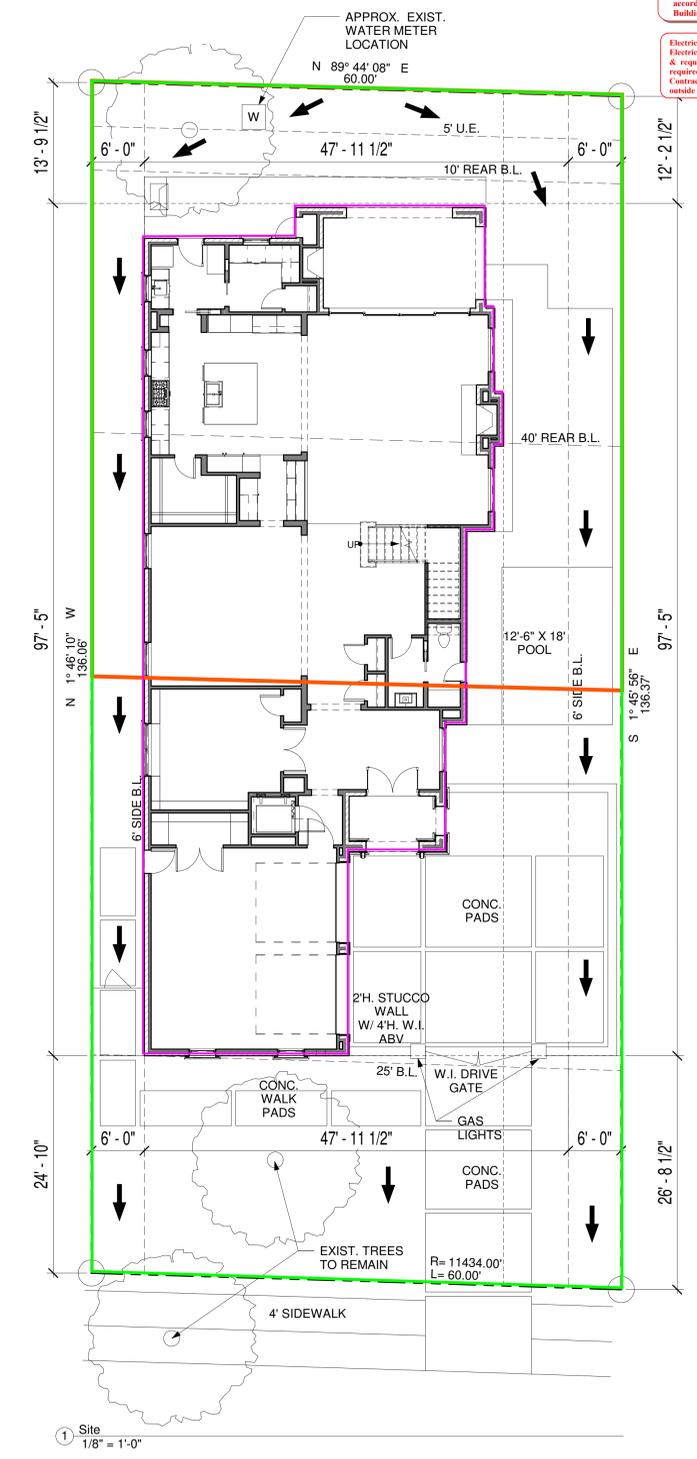
LOT = 8170 SF
LOT ALLOW = 3268 SF
LOT PROPOSE = 3244 SF.. 39.70%
HALF LOT = 4084 SF
HALF LOT ALLOW = 2042 SF
HALF LOT PROPOSE = 2039 SF

CITY OF DALLAS GREEN ORDINANCE

- *LAVATORY FAUCETS TO COMPLY WITH CITY OF DALLAS GREEN ORDINANCE, AVERAGE FLOW RATE 2.0 GPM OR LESS.
- *SHOWERHEADS TO COMPLY WITH CITY OF DALLAS GREEN ORDINANCE, AVERAGE FLOW RATE 2.0 GPM OR LESS.
- *RADIANT BARRIER HEAT ISLAND MITIGATION
- *PENETRATIONS AND CRACKS MUST BE SEALED
- *DISHWASHER ENERGY STAR DISHWASHER USING 6.0 GALLONS OR LESS PER CYCLE.
- *DOORS - WEATHER STRIPPING TO BE INSTALLED.
- *MAXIMUM LAMP WATTAGE FOR INCANDESCENT BULBS IS 100 WATTS; COMPACT FLUORESCENT IS 32 WATTS
- *LANDSCAPE - DRIP IRRIGATION EMITTERS MUST BE USED FOR ALL BIDDINGS AREA OF AN APPROVED LANDSCAPE PLAN.
- *ROOF - ANY ROOF WITH A PITCH GREATER THAN 2:12 MUST HAVE AN ENERGY STAR QUALIFIED ROOF, UNLESS IT IS A VEGETATIVE ROOF WHICH HAS BEEN APPROVED BY THE BUILDING OFFICIAL.
- *HVAC INDOOR AIR QUALITY - ALL AIR-HANDLING EQUIPMENT & DUCTWORK MUST BE OUTSIDE THE FIRE-RATED ENVELOPE OF THE GARAGE. SURFACES BETWEEN CONDITION SPACE & AN ATTACHED GARAGE MUST BE TIGHTLY SEALED. AIR FILTER MUST BE INSTALLED THAT HAVE A MINIMUM REPORTING VALUE (MERV) EQUAL TO OR GREATER THAN 8.
- *70% of the non-roof area must have (will have) vegetative landscape, permeable paving or sloped for water runoff to a permanent filtration feature.

LOT COVERAGE CALCULATIONS	
LOT COVERAGE PERCENT	= 3,245/8,167 (39% COVERAGE)

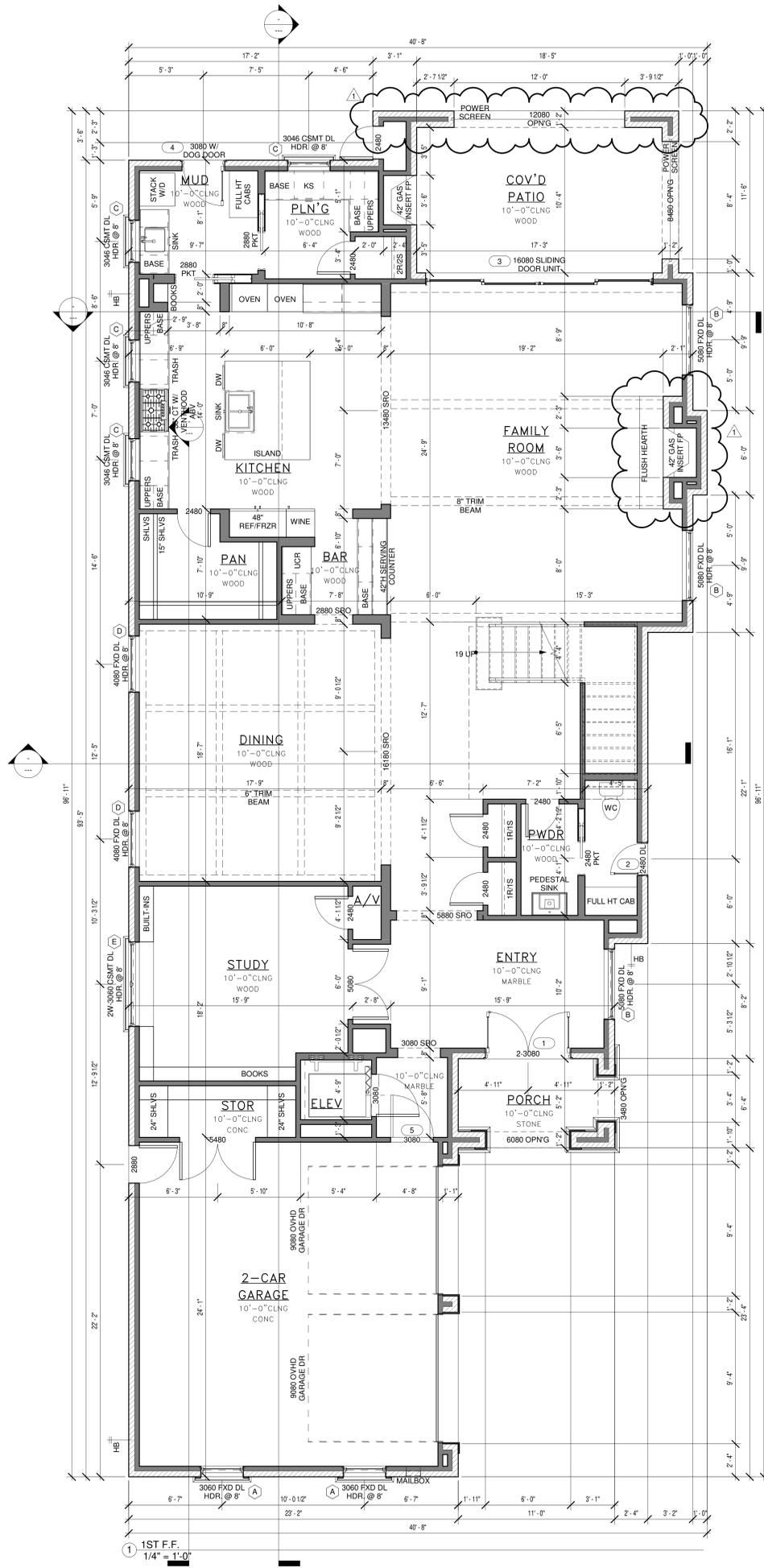
FIRST FLOOR	2,341 SF
SECOND FLOOR	2,365 SF
TOTAL A/C	4,706 SF
GARAGE	597 SF
FRONT PORCH	70 SF
REAR PORCH	237 SF
TOTAL SLAB	3245 SF
TOTAL AREA UNDER ROOF	5,610 SF



4508 EDMONDSON AVENUE
PARTS OF LOT 14 & 15, BLOCK 140
HIGHLAND PARK WEST
TOWN OF HIGHLAND PARK
DALLAS COUNTY, TEXAS

OLERIO HOMES
4508 EDMONDSON AVENUE
PARTS OF LOT 14 & 15, BLOCK 140
HIGHLAND PARK WEST
TOWN OF HIGHLAND PARK
DALLAS COUNTY, TEXAS

PLAN NUMBER:
01470621
DATE:
8/20/2021 3:23:35 PM
SHEET NUMBER
A1
As indicated



- GENERAL PLAN NOTES**
- ALL WINDOWS WILL BE DIMENSIONS TO CENTER LINE UNLESS OTHERWISE NOTED. GLASS SIZE PER MFR. SPECS.
 - ALL WINDOWS WITHIN 24" OF AN EXTERIOR OR INTERIOR DOOR WILL BE TEMPERED GLASS. WINDOW MANUFACTURER TO VERIFY FOR FULL TEMPERED GLASS LOCATIONS AS PER APPLICABLE CODE.
 - ALL HINGED SHOWER DOORS SHALL WING OUTWARD. GLAZING USED IN DOORS AND PANELS OF BATH/SHOWER ENCLOSURES AND BUILDING WALLS ENCLOSING THESE COMPARTMENTS SHALL BE FULLY TEMPERED OR LAMINATED SAFETY GLASS.
 - WINDOW MANUFACTURER & BUILDER TO VERIFY EGRESSIBLE WINDOWS INSTALLED WHERE REQUIRED BY CODE.
 - THESE DOCUMENTS REFLECT NOMINAL WINDOW SIZES. WINDOW MANUFACTURER TO USE STANDARD SIZES UNLESS NOTED OTHERWISE.
 - PROVIDE BLOCKING FOR CEILING FANS WHERE SPECIFIED.
 - PROVIDE ELECTRIC FOR POOL & SPA EQUIP. & LIGHTS. PROVIDE NECESSARY PLUMBING FOR POOL & SPA. VERIFY LOCATION WITH BUILDER OR OWNER.
 - BUILDER TO VERIFY SIZING AND LOCATION OF ALL APPLIANCES & RELATED COMPONENTS.
 - WEATHERSTRIP ATTIC ACCESS DOORS(S).
 - CONTRACTOR TO PROVIDE A 3/4" PL WOOD CATWALK FROM ATTIC ACCESS TO HANG UNITS (IF APPLICABLE). UNITS TO BE LOCATED WITHIN 20" OF ACCESS.
 - IN VENTED ROOF ASSEMBLIES PROVIDE 1 S.F. NET FREE AREA OF ATTIC VENTILATION PER 150 S.F. OF TOTAL COVERED ROOF AREA AS PER CODE.
 - AT GROUND FLOOD, ALL DOORS AND CASED OPENINGS TO BE 8'-0" HT. UNLESS NOTED OTHERWISE. AT SECOND FLOOR, ALL DOORS AND CASED OPENINGS TO BE 6'-0" HT. UNLESS NOTED OTHERWISE.
 - ALL PLUMBING, APPLIANCE AND GAS VENTS TO BENT TO REAR OF ROOF RIDGE WHEREVER POSSIBLE. ALL VENTS TO BE GANGED TO FEWEST NUMBER POSSIBLE PENETRATING THE ROOF.
 - PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES, WALLS AND PATIOS.
 - PROVIDE WEATHERSEAL AND A 3/2" MASONRY DOOR SILL AT ALL EXTERIOR DOOR THRESHOLDS.
 - UNLESS NOTED OTHERWISE, STANDARD PANTRY SHELVES TO BE AS FOLLOWS:
 LOWEST 2 SHELVES TO BE 16" D. WITH HEIGHT SPACINGS OF 14"
 REMAINING SHELVES TO BE 12" D. WITH HEIGHT SPACINGS OF 12" CLEAR.
 - ALL WALLS OVER 12'-0" IN HEIGHT TO BE FRAMED WITH 2X6 STUDS.
 - THE DROP FROM INTERIOR FINISH FLOOR TO ANY EXTERIOR FINISH FLOOR IS TO BE A MINIMUM OF 1 1/2". CONTRACTOR TO VERIFY MATERIALS USED FOR DECK CONSTRUCTION AND FINISH FLOORING TO MAINTAIN MINIMUM DROP.
 - THE STANDARD MOUNTING HEIGHT FOR SHOWER HEADS IS 7' ABOVE FINISH FLOOR UNLESS NOTED OTHERWISE.
 - PROVIDE BLOCKING FOR HANDRAIL MOUNTING AT STAIRS AS NECESSARY.
 - ALL FIREPLACES TO HAVE 20" DEEP HEARTH & 12" NON-COMBUSTIBLE SURROUND.

ALL WORK TO CONFORM TO:
 TOWN OF HIGHLAND PARK BUILDING ORDINANCES
 INTERNATIONAL CODES & NATIONAL ELECTRICAL CODE
 These plans covered as per information on permit only, with
 Exceptions **NOTED IN RED**.
REVIEWED FOR CODE COMPLIANCE

APPROVED
 By **Kamil Miskowicz** at 9:10 am, Aug 24, 2021

Residential Building Permit
 Electrical, Plumbing, HVAC, Fire Sprinkler, Alarms, Irrigation, Pool, Fencing, Signage and Concrete Footwork are not included in this building permit. Additional work to be applied for under separate permits. Electrician, Plumber, & HVAC Contractors are responsible for obtaining their own permits and requesting inspections online.

Top Plate Height in Rear 40'
 Top plate height in the rear 40' of the property limited to 12'-6" measured from the existing adjacent grade. Top plate is **NOT** measured from the grade beam or from the finished floor. Schedule an inspection online prior to installing the roof.

Exterior Sheathing Inspection
 The exterior sheathing inspection to be requested online prior to installing the windows.

Crawlspace Depth
 Crawlspace limited to 24" maximum in depth without the need to connect to town storm sewer system. If crawlspace is greater than 24", contractor must provide engineer approved drainage system which connects to town storm sewer system. Contact the town engineering department for more information regarding specific requirements.

New Construction Fire Sprinkler Required
 All new buildings regardless of type, including accessory structures 300 square feet or more, require an approved fire sprinkler system designed in accordance with NFPA 13D or 13R as approved by the Building Official.

Electrical shall comply with 2015 IRC and 2014 NEC. Electrical contractor is responsible for obtaining permit & requesting inspections. Smoke detectors & AFCIs required in all bedrooms by registered Alarm Contractor; and Smoke/Carbon Monoxide detector outside bedrooms by registered Alarm Contractor.

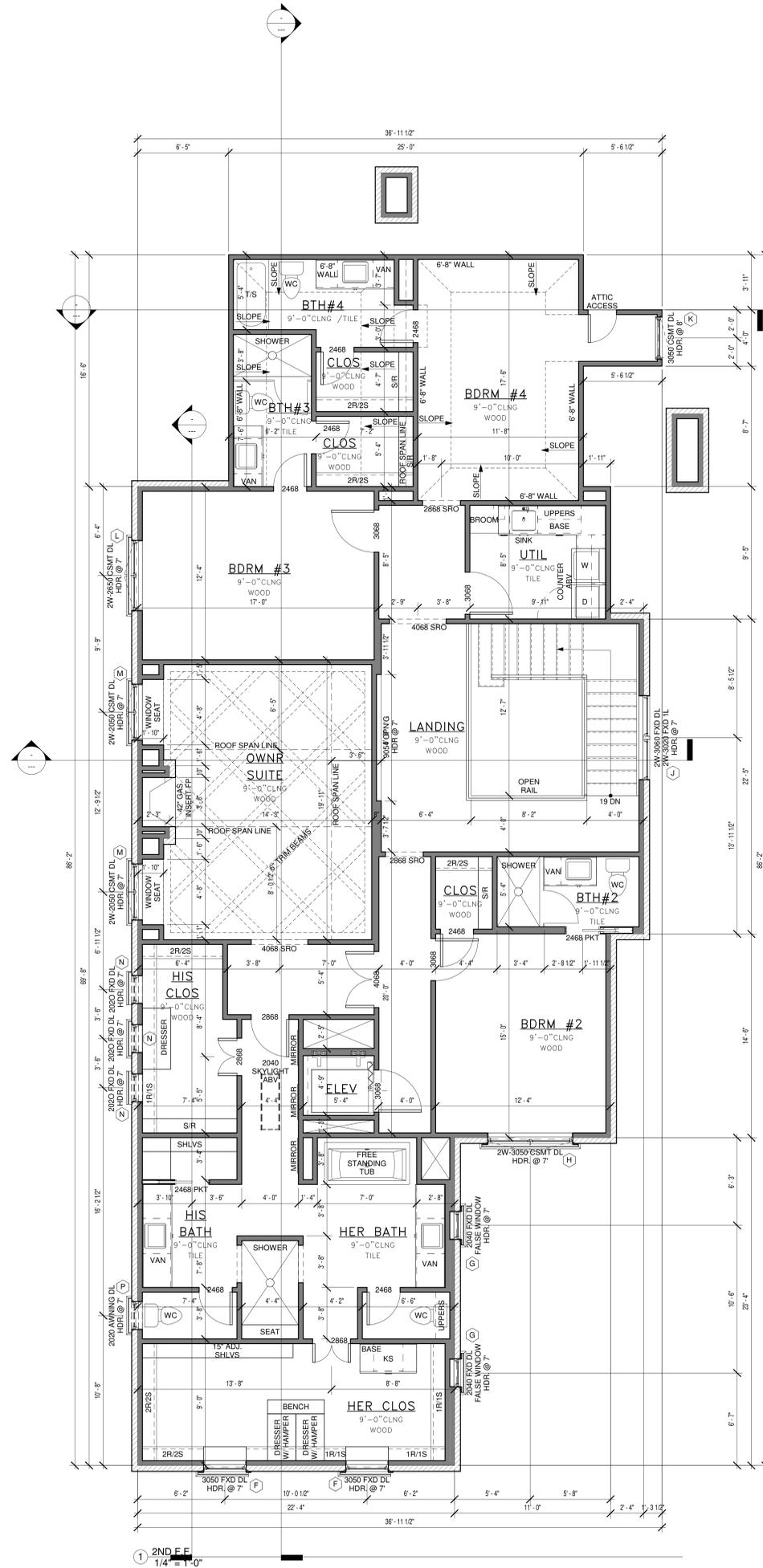
COPY
 These plans submitted to the City of Highland Park for review and approval during the permit process.

Revision Schedule		
Number	Description	Date
1	City Comments	8-5-2021

OLERIO HOMES
 4508 EDMONDSON AVENUE
 PARTS OF LOT 14 & 15, BLOCK 140
 HIGHLAND PARK WEST
 TOWN OF HIGHLAND PARK
 DALLAS COUNTY, TEXAS

PLAN NUMBER:
 01470621
DATE:
 8/20/2021
 3:23:36 PM
SHEET NUMBER

A2
 As indicated



- GENERAL PLAN NOTES**
- ALL WINDOWS WILL BE DIMENSIONS TO CENTER LINE UNLESS OTHERWISE NOTED. GLASS SIZE PER MFR. SPECS.
 - ALL WINDOWS WITHIN 24" OF AN EXTERIOR OR INTERIOR DOOR WILL BE TEMPERED GLASS. WINDOW MANUFACTURER TO VERIFY FOR ALL TEMPERED GLASS LOCATIONS AS PER APPLICABLE CODE.
 - ALL HINGED SHOWER DOORS SHALL WING OUTWARD. GLAZING USED IN DOORS AND PANELS OF BATH/SHOWER ENCLOSURES AND BUILDING WALLS ENCLOSED THESE COMPARTMENTS SHALL BE FULLY TEMPERED OR LAMINATED SAFETY GLASS.
 - WINDOW MANUFACTURER & BUILDER TO VERIFY EGRESSIBLE WINDOWS INSTALLED WHERE REQUIRED BY CODE.
 - THESE DOCUMENTS REFLECT NOMINAL WINDOW SIZES. WINDOW MANUFACTURER TO USE STANDARD SIZES UNLESS NOTED OTHERWISE.
 - PROVIDE BLOCKING FOR CEILING FANS WHERE SPECIFIED.
 - PROVIDE ELECTRIC FOR POOL & OR SPA EQUIP. & LIGHTS. PROVIDE NECESSARY PLUMBING FOR POOL & OR SPA. VERIFY LOCATION WITH BUILDER OR OWNER.
 - BUILDER TO VERIFY SIZING AND LOCATION OF ALL APPLIANCES & RELATED COMPONENTS.
 - WEATHERSTRIP ATTIC ACCESS DOORS(S).
 - CONTRACTOR TO PROVIDE A 3/4" PLYWOOD CATWALK FROM ATTIC ACCESS TO HVAC UNITS (IF APPLICABLE). UNITS TO BE LOCATED WITHIN 20" OF ACCESS.
 - IN VENTED ROOF ASSEMBLIES PROVIDE 1 S.F. NET FREE AREA OF ATTIC VENTILATION PER 150 S.F. OF TOTAL COVERED ROOF AREA AS PER CODE.
 - AT GROUND FLOOD, ALL DOORS AND CASED OPENINGS TO BE 6'-0" HT. UNLESS NOTED OTHERWISE. AT SECOND FLOOR, ALL DOORS AND CASED OPENINGS TO BE 6'-0" HT. UNLESS NOTED OTHERWISE.
 - ALL PLUMBING, APPLIANCE AND GAS VENTS TO BENT TO REAR OF ROOF RIDGE WHEREVER POSSIBLE. ALL VENTS TO BE GANGED TO FEWEST NUMBER POSSIBLE PENETRATING THE ROOF.
 - PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES, WALKS AND PATIOS.
 - PROVIDE WEATHERSEAL AND A 9/16" MASONRY DOOR SILL AT ALL EXTERIOR DOOR THRESHOLDS.
 - UNLESS NOTED OTHERWISE, STANDARD PANTRY SHELVING TO BE AS FOLLOWS:
 LOWEST 2 SHELVES TO BE 16" D. WITH HEIGHT SPACING OF 14" CLEAR.
 REMAINING SHELVES TO BE 12" D. WITH HEIGHT SPACING OF 12" CLEAR.
 - ALL WALLS OVER 12'-0" IN HEIGHT TO BE FRAMED WITH 2X6 STUDS.
 - THE DROP FROM INTERIOR FINISH FLOOR TO ANY EXTERIOR FINISH FLOOR IS TO BE A MINIMUM OF 1-1/2". CONTRACTOR TO VERIFY MATERIALS USED FOR DECK CONSTRUCTION AND FINISH FLOORING TO MAINTAIN MINIMUM DROP.
 - THE STANDARD MOUNTING HEIGHT FOR SHOWER HEADS IS 7'-0" ABOVE FINISH FLOOR UNLESS NOTED OTHERWISE.
 - PROVIDE BLOCKING FOR HANDRAIL MOUNTING AT STAIRS AS NECESSARY.
 - ALL FIREPLACES TO HAVE 20" DEEP HEARTH & 12" NON-COMBUSTIBLE SURROUND.

ALL WORK TO CONFORM TO:
 TOWN OF HIGHLAND PARK BUILDING ORDINANCES
 INTERNATIONAL CODES & NATIONAL ELECTRICAL CODE
 These prints released as per information on permit only, with
 Exceptions NOTED BY RLD.
REVIEWED FOR CODE COMPLIANCE

APPROVED
 By Kamil Miskowicz at 9:10 am, Aug 24, 2021

Residential Building Permit
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Exterior Sheathing Inspection
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Revision Schedule

Number	Description	Date

OLERIO HOMES
 4508 EDMONDSON AVENUE
 PARTS OF LOT 14 & 15 - BLOCK 140
 HIGHLAND PARK WEST
 TOWN OF HIGHLAND PARK
 DALLAS COUNTY, TEXAS

PLAN NUMBER:
 01470621
DATE:
 8/20/2021
 3:23:36 PM
SHEET NUMBER

A3
 As indicated

APPROVED

By Kamil Miskowicz at 9:10 am, Aug 24, 2021

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COPY
 These plans are to be used for the construction of the project. No part of these plans may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect.

Revision Schedule

Number	Description	Date
1	City Comments	8-5-2021
2	City Comments	8-20-2021



OLERIO HOMES
 4508 EDMONDSON AVENUE
 PARTS OF LOT 14 & 15, BLOCK 140
 HIGHLAND PARK WEST
 TOWN OF HIGHLAND PARK
 DALLAS COUNTY, TEXAS

PLAN NUMBER:

01470621

DATE:

8/20/2021
 3:23:40 PM

SHEET NUMBER

A4
 1/4" = 1'-0"

APPROVED
 By Kamil Miskowicz at 9:10 am, Aug 24, 2021

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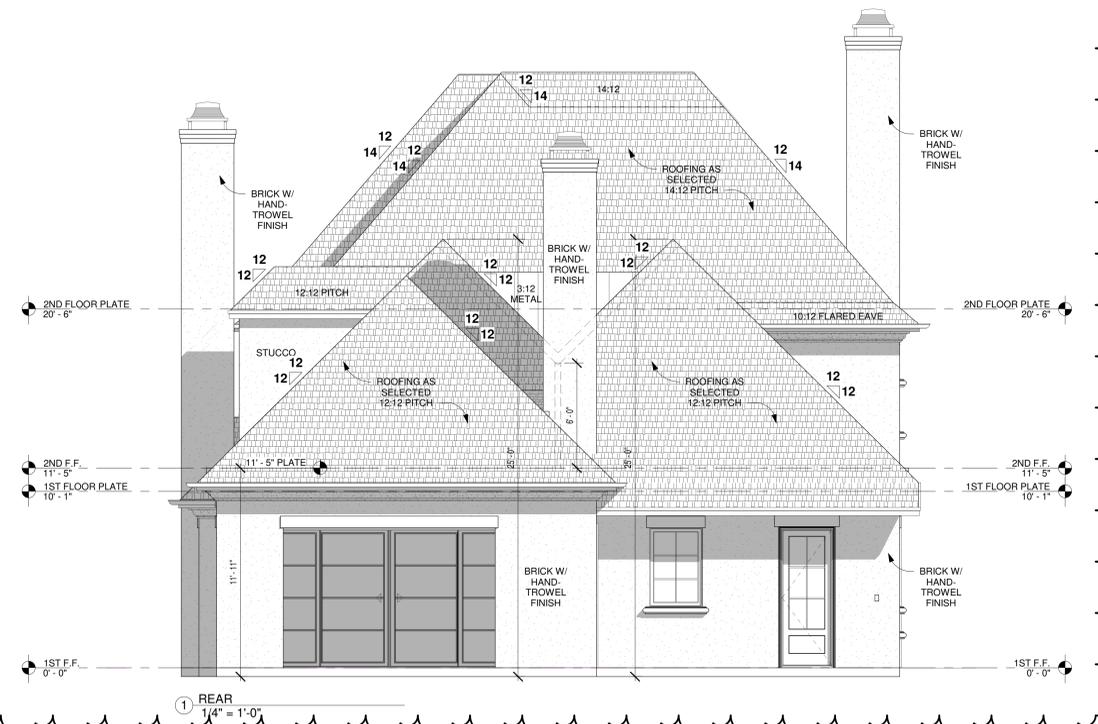
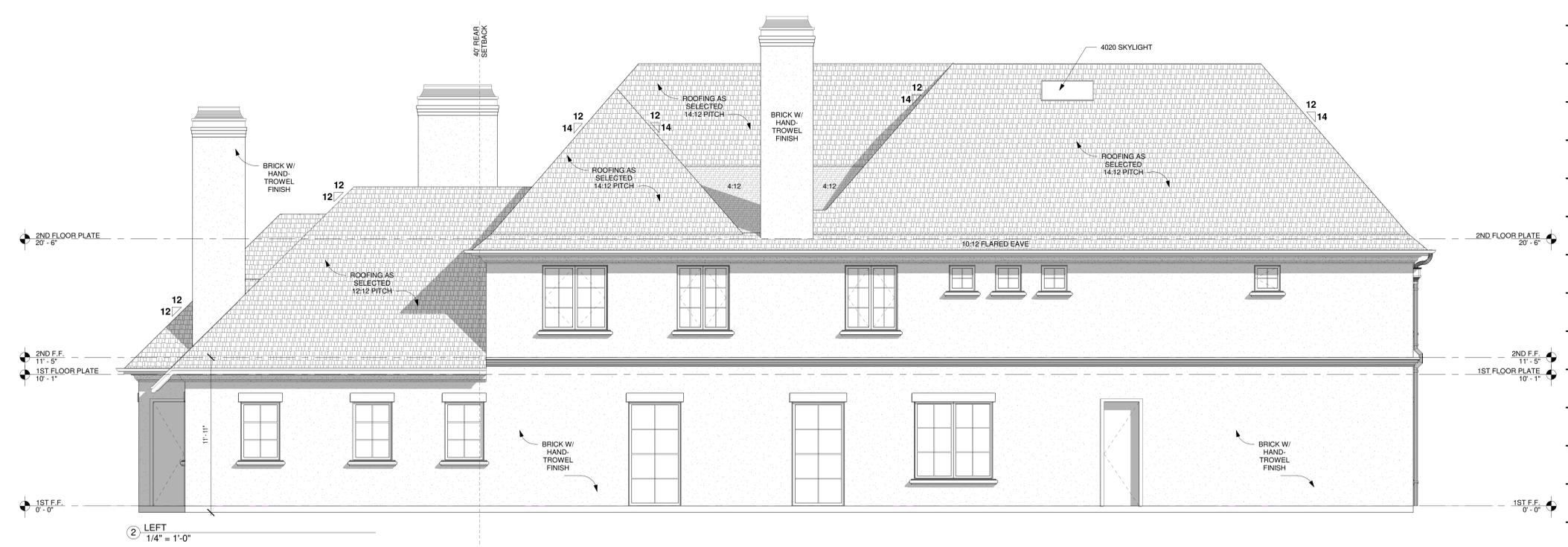
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COMP: These sheets of the permit shall be kept on the job site during construction.

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OLERIO HOMES
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 DALLAS COUNTY, TEXAS

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 3:23:43 PM
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A5
 1/4" = 1'-0"



