

**ZONING BOARD OF ADJUSTMENT
MEETING AGENDA
CITY HALL, 3200 DIANA DRIVE
JULY 1, 2025, at 6:00 PM**

- 1. CALL TO ORDER**
- 2. OATH OF OFFICE**
- 3. EXECUTIVE SESSION**

Executive Session: Pursuant to the Open Meetings Act, Chapter 551, Texas Government Code, Section 551.071. **Executive Session may be held, under these exceptions, at any time during the meeting that a need arises for the Zoning Board of Adjustment to seek advice from the City Attorney as to the posted subject matter of this Zoning Board of Adjustment meeting.**

Reconvene into open session for possible action resulting from any items posted and legally discussed in Executive Session.

4. PUBLIC COMMENTS

This is the public's opportunity to address the Zoning Board of Adjustment about non-agenda items. In compliance with the Texas Open Meetings Act, Zoning Board of Adjustment members and city staff are prevented from discussing non-agenda items and may only respond with statements of information or existing city policy.

REGULAR AGENDA

- 5.** Approve minutes from the May 6, 2025 Zoning Board of Adjustment meeting.
- 6.** Consider **ZBA 2025-0611**, a request for a variance to increase the height requirements of a proposed accessory structure on the property described as Lot 7, Block 10, Richland Hills Addition, City of Richland Hills, Tarrant County, Texas otherwise known as 7148 Dover Lane, Richland Hills, Texas 76118. **PUBLIC HEARING**
- 7. ADJOURNMENT**

CERTIFICATE

I hereby certify that the above agenda was posted on this the 26th day of June 2025, by 5:30 p.m., on the official bulletin board at the Richland Hills City Hall, 3200 Diana Drive, Richland Hills, Texas.

Lindsay Rawlinson
Lindsay Rawlinson
City Secretary



ACCESSIBILITY STATEMENT

The Facility is wheelchair accessible. If you plan to attend this meeting and you have a disability that requires special arrangements at the meeting, please notify the City Secretary 48 hours in advance of the meeting so that reasonable accommodations can be made. City of Richland Hills (817) 616-3810.

Memorandum

To: Richland Hills Zoning Board of Adjustment

From: Lindsay Rawlinson, City Secretary

Date: July 1, 2025

Subject: Minutes from the May 6, 2025 Zoning Board of Adjustment Meeting

Agenda Item:

Approval of May 6, 2025 Zoning Board of Adjustment Meeting Minutes

Background Information:

N/A

Financial Considerations:

N/A

Legal Review:

N/A

Board/Citizen Input:

N/A

Attachments:

May 6, 2025 Draft Minutes

Suggested Motion:

Motion to approve the minutes from the May 6, 2025 Zoning Board of Adjustment meeting

**ZONING BOARD OF ADJUSTMENT
MAY 6, 2025
MINUTES**

Roll Call:

Members present

Jorge Cisneros, Place 1
Edward Lopez, Place 2
Ashly Schilling, Place 3
Melissa Scheuttig, Alternate 2
Mike Witt, Alternate 4

Members absent

Donald Acker, Chair
Joyce Fiaccone, Alternate 1
Rachel Konopka, Alternate 3

Staff present

JP Ducay, Director of Planning and Development Services
Lindsay Rawlinson, City Secretary
Annabelle Ackling, City Attorney

1. CALL TO ORDER

Motion: Motion was made by Member Lopez and seconded by Member Scheuttig to nominate Mike Witt to serve as Chair during the meeting in Chair Acker's absence.

Motion carried by a vote of 5-0.

Chair Witt called the meeting to order at 6:05 p.m.

2. EXECUTIVE SESSION

A. Executive Session: Pursuant to the Open Meetings Act, Chapter 551, Texas Government Code, Section 551.071. Executive Session may be held, under these exceptions, at any time during the meeting that a need arises for the Zoning Board of Adjustment to seek advice from the City Attorney as to the posted subject matter of this Zoning Board of Adjustment meeting.

Motion: Motion was made by Member Lopez and seconded by Member Schilling to convene into Executive Session. Time: 6:07 p.m.

Motion carried by a vote of 5-0.

B. Reconvene: Action necessary on items discussed in Executive Session

Chair Witt reconvened into open session. Time 6:41 p.m.

3. PUBLIC COMMENTS

None.

REGULAR AGENDA

4. Approved minutes from the January 7, 2025 Zoning Board of Adjustment meeting.

Motion: Motion was made by Member Lopez and seconded by Member Cisneros to approve the January 7, 2025 Zoning Board of Adjustment meeting minutes.

Motion carried by a vote of 5-0.

5. Approved ZBA 2024-0366, a request for a zoning variance to decrease the side yard setback requirements for the property described as Lot 9, Block 7, Richland Park Addition, City of Richland Hills, Tarrant County, Texas otherwise known as 7138 Maple Park Dr, Richland Hills, Texas 76118. PUBLIC HEARING

Director of Planning and Development Services JP Ducay presented ZBA 2024-0366, a request for a zoning variance to decrease the side yard setback requirements for the property described as Lot 9, Block 7, Richland Park Addition, City of Richland Hills, Tarrant County, Texas otherwise known as 7138 Maple Park Dr, Richland Hills, Texas 76118. The property is a 6,729 square-foot lot with a 1,226 square-foot foundation for a future single-family residence and a 460 square-foot foundation for a future detached garage located in the SF-7 zoning district. The applicant for this property is Philip Lao.

Mr. Lao previously came before the Zoning Board of Adjustment on January 7, 2025 to request a special exception to decrease the western side yard setback of eight feet to five feet. The City's Nonconforming and Special Exception ordinances allowed for the owner to request a special exception to decrease the side yard setback of eight feet to five feet if the proposed expansion aligned with the existing footprint and not further encroach into any setbacks.

The request was approved by the Zoning Board of Adjustment. Following this approval by the ZBA, residential remodel permits were submitted to the City and approved for the residential remodel and new garage on February 24, 2025. On March 26, 2025, the new garage foundation was poured and passed inspection. On March 31, 2025, City staff was made aware that the existing residential structure had been demolished (without notice). The only thing remaining was the original foundation.

The existing foundation still encroached three feet into the western side yard setback and one foot and four inches into the eastern side-yard setback. However, now that the structure has been demolished/totally destroyed, it has lost its legal-nonconforming designation and may not be rebuilt except to conform to current development standards.

City staff informed Mr. Lao of the options moving forward:

- Option 1 – Demolish remaining foundation and construct new foundation and home in compliance with current standards.
- Option 2 – Build upon the existing foundation, however, the new residences vertical walls shall not encroach into any setbacks. In this case, there should be unused or excess foundation remaining on both side yards as the new vertical construction cannot encroach into the side yard setbacks. Ultimately, the new home would need to be thinner to comply.
- Option 3 – Request a Zoning Variance to allow for the new home to be built upon the existing foundation encroaching into both side yard setbacks.

The applicant is proposing to build a new single-family home upon an existing foundation that encroaches into both side yard setbacks. Mr. Lao is requesting a zoning variance to decrease the western side yard setback of eight feet to five feet and the eastern side yard setback of 15 feet to 13 feet. The proposed building footprint will be completely consistent with the original residence prior to its demolition.

Chair Witt opened the Public Hearing at 6:55 p.m. and asked to hear from any proponents followed by opponents of the case.

Philip Lao, 7138 Maple Park Drive, Richland Hills, informed the Board that he purchased the property 10 years ago with the intention to live in the property in retirement and has been renting the property. He is not a house flipper. After the home was destroyed in a fire, he wanted to rebuild the home and make it nice for the surrounding neighborhood.

The Board asked if the foundation has been inspected following the fire damage.

Mr. Lao confirmed that the foundation will be inspected and will be reinforced if the inspection deems that necessary.

Does the City have minimum residential size requirements.

Mr. Ducay advised that homes must be at 1,400 square feet with certain exceptions.

Discussion ensued regarding the timeline of the demolition, rebuilding the property, and the fire in January 2024. The Board expressed concern that the contractor did not know the local laws concerning permitting and demolition.

Chair Witt closed the Public Hearing at 7:10 p.m.

Further discussion ensued regarding the loss of the nonconforming use.

The Board agreed that the applicant needs to bring forward a different plan for consideration.

Motion: Motion was made by Member Lopez and seconded by Member Scheuttig to deny ZBA 2024-0366, a request for a zoning variance to decrease the side yard setback requirements for the property described as Lot 9, Block 7, Richland Park Addition, City of Richland Hills, Tarrant County, Texas otherwise known as 7138 Maple Park Dr, Richland Hills, Texas 76118.

Motion passed by a vote of 5-0.

6. ADJOURNMENT

Motion: Motion was made by Member Lopez and seconded by Member Scheuttig to adjourn.

Motion carried by a vote of 5-0.

There being no further business to come before the Zoning Board of Adjustment, Chair Acker declared the meeting adjourned at 7:15 p.m.

ATTEST:

APPROVED:

Lindsay Rawlinson, City Secretary

Donald Acker, Chair

Memorandum

To: Richland Hills Zoning Board of Adjustment
From: JP Ducay, Director of Planning & Development Services
Date: July 1, 2025
Subject: Zoning Variance Request for 7148 Dover

Agenda Item:

Consider ZBA 2025-0611, a request for a variance to increase the height requirements of a proposed accessory structure on the property described as Lot 7, Block 10, Richland Hills Addition, City of Richland Hills, Tarrant County, Texas otherwise known as 7148 Dover Lane, Richland Hills, Texas 76118. **PUBLIC HEARING**

Background Information:

The property at 7148 Dover Lane is a 2.6-acre lot with a 3,888 square-foot single-family residence located in the SF-E zoning district. Permits were recently submitted proposing a 2,100sf addition to the primary structure as well as a 2,700sf detached accessory building (garage). The applicant is Jonathan Mercer.

According to **Section 4.02(A) Accessory Structure Standards:**

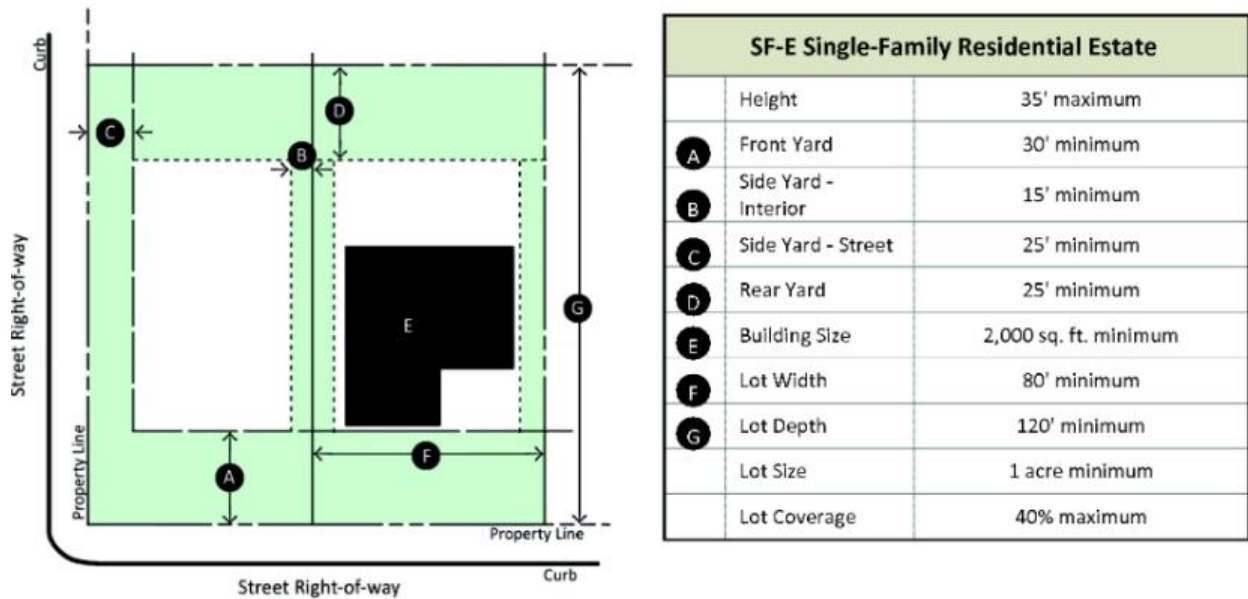
- (1.a.) An accessory structure shall not exceed a height of 15 feet.

In May 2025, the applicant submitted building permits proposing to construct a 2,100sf addition to the primary structure and a 2,700sf accessory garage. With the proposed addition, the primary structure would be roughly 5,988sf. The proposed accessory garage would not exceed 50 percent of the floor area of the principal building. However, during the review, it was noticed that the proposed accessory garage was 29.1 feet tall. According to the Accessory Structure Standards, an accessory structure shall not exceed a height of 15 feet. Accessory structure height regulations are typically established to ensure structural integrity, neighborhood character, and limited visual impact. The applicant was informed that a variance would need to be granted to allow for the structure to exceed 15 feet in height.

The following variance is being requested:

1. Increase the accessory structure height limit of 15' to 29'1".

Zoning Map:



Attachments:

- Application & Narrative
- Property Photos
- Proposed Plans
- Section 6.12 – Zoning Variance

Motion:

Motion to *(approve/deny)* 2025-0611, a request for a variance to increase the height requirements of a proposed accessory structure on the property described as Lot 7, Block 10, Richland Hills Addition, City of Richland Hills, Tarrant County, Texas otherwise known as 7148 Dover Lane, Richland Hills, Texas 76118.

Zoning Board of Adjustment Application

Application Type

- Special Exception - Zoning
 Special Exception - Sign
 Variance

Property Owner Information

Name: Jonathan Mercer
 Address: 7148 Dover Ln
 Phone: 817-343-5995
 Email Address: ja.mercer94@gmail.com

I, the undersigned owner or authorized agent of the following described real property, located in the City of Richland Hills, Texas, hereby make application for a request for a special exception/variance from Section _____ of the Richland Hills Code of Ordinances.

Signature: 
 Date: 6/13/2025

Applicant/Tenant Information

Name: Jonathan Mercer
 Address: 7148 Dover Ln
 Phone: 817-343-5995
 Email Address: ja.mercer94@gmail.com
 Detailed description of request: Asking to approve the height of accessory structure

Acknowledgement

I have read this application form and understand that filing the application does not guarantee an affirmative action by the Zoning Board of Adjustment. I further understand that at least four (4) affirmative votes must be cast in order to receive a special exception or variance.

Signature: 
 Date: 6/13/2025

For Office Use Only

Received by: Wang Fee Paid: \$300.00 Case Number: 20250611
 Approved by: _____ Date: _____
 Comments: _____

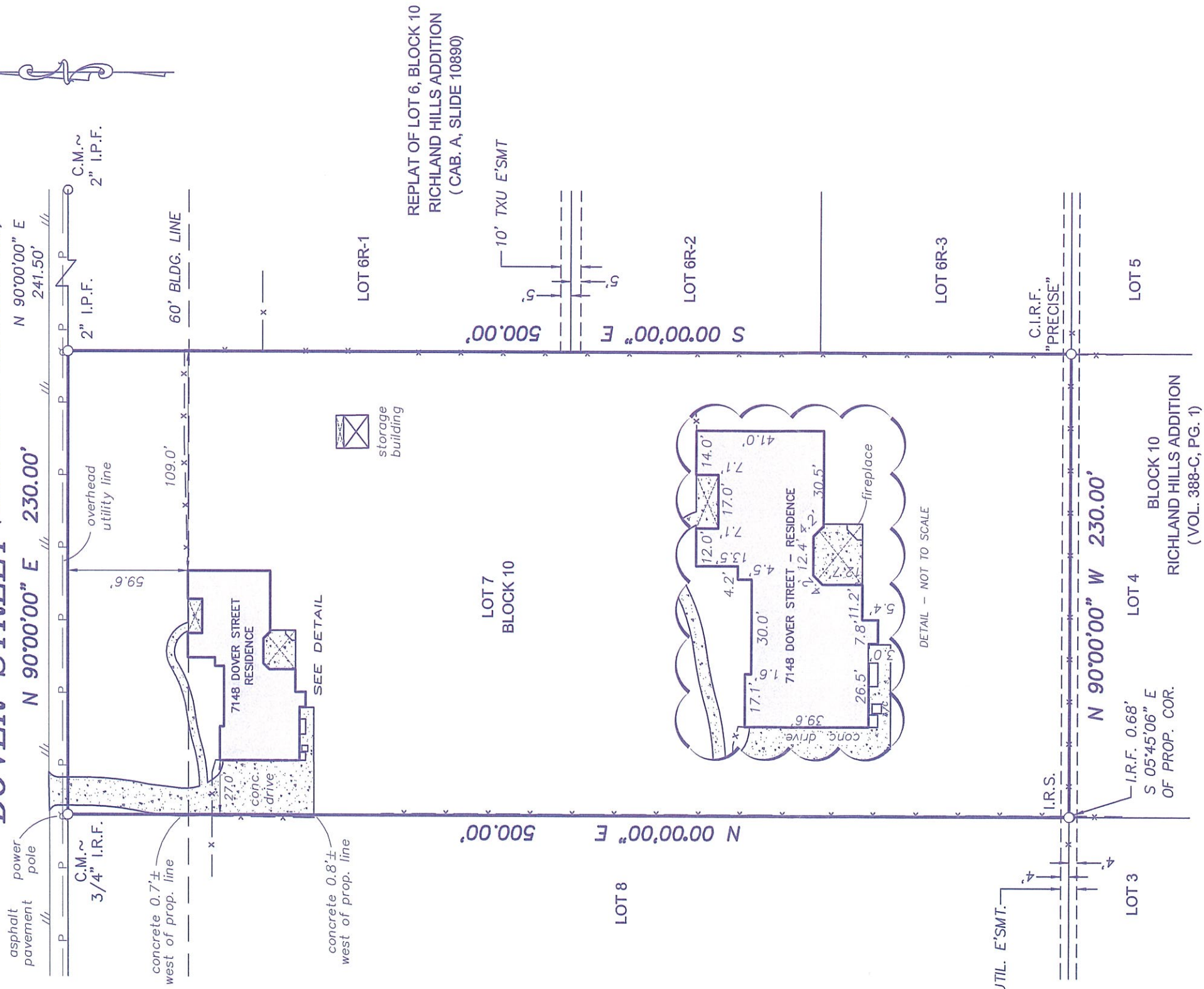
Property Photos 7148 Dover Lane



SURVEY PLAT
7148 DOVER STREET

DESCRIPTION: Lot 7, Block 10 of Richland Hills Addition, an addition to the City of Richland Hills, Tarrant County, Texas, according to the Plat thereof recorded in VOLUME 388-D, Page 149, Plat Records, Tarrant County, Texas.

DOVER STREET ("CALVIN AVENUE" PER PLAT: 50' ROW)



CERTIFICATION: The undersigned does hereby certify to FIDELITY NATIONAL TITLE-G.F. No. FT2M156-95609001952, that this survey was this day made on the ground of the property legally described hereon and is correct and to the best of my knowledge, there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights of way that I have been advised of except as shown hereon. The bearings shown hereon are based on the above referenced recorded Map or Plat.

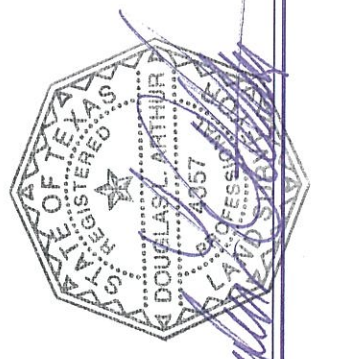
FLOOD NOTE: It is my opinion that the property described hereon IS NOT within the 100-Year Flood Zone Area according to the Federal Emergency Management Agency Flood Insurance Rate Map Community-Panel No. 480608 0303 H, present effective date of map AUG. 2, 1995, herein property situated within Zone X (UNSHADED).

C.M. = CONTROLLING MONUMENT; I.R.F. = IRON ROD FOUND; I.P.F. = IRON PIPE FOUND; F.C.P. = FENCE CORNER POST; I.R.S. = IRON ROD SET-1/2" WITH YELLOW CAP STAMPED "ARTHUR SURVEYING COMPANY". ALL IRON RODS FOUND ARE 1/2" UNLESS OTHERWISE NOTED.

DATE: OCTOBER 22, 2009 SCALE: 1" = 60' ASC NO: 291095 DRAWN BY: SMIM CHECKED BY: ✓

Arthur Surveying Co., Inc.
Professional Land Surveyors

220 Elm Street - Lewisville, Texas 75057
Office: (972) 221-9439 Fax: (972) 221-4675
Established 1986



(Handwritten Signature)



Richland Hills Development Services

3200 Diana Drive | Richland Hills, TX, 76118

817-616-3800 | richlandhills.com

Contractor Registration Application

Contractor Registration: Registration Fee: \$100.00

Plumbing Irrigator Backflow Maintenance / Other
 Sign Electrical Journeyman Mechanical

Company name: Infinity Construction

Company Address: 7433 Park Place Dr.

City, State, Zip: North Richland Hills

Contact Name: Barry Walling

Phone Number: (817) 980 - 2484 Fax Number: (____) _____ - _____ Mobile Number: (817) 980 - 2484

Responsible Master/ Applicant information (if no master):

Full Name: _____

Master License Number: _____ Expiration Date: _____

Email Address: _____

Driver's License Number: _____ Expiration Date: _____

***** Copy of valid Driver License, Trade Licenses (if applicable), and Certificate of Liability Insurance needed to complete registration. *****

I, the above-named person, acknowledge that I will be responsible for all work performed under this registration. I agree to perform all work in accordance with all applicable city codes and state laws. I understand that failure to comply with all applicable city codes and state laws will result in revocation of this registration and/or additional penalties prescribed by laws.

Signature: Barry Walling

Date: 6/6/25

For Official Use

Received by: _____ Registration Number: _____

Issued date: _____ Receipt Number: _____

Expires date: _____ Date: _____



Richland Hills Development Services

3200 Diana Drive | Richland Hills, TX, 76118

817-616-3800 | richlandhills.com

Permit Application

Building

Electrical

Plumbing

Mechanical

Job Address: 7148 Dover Ln.		Date: 6/6/25
Subdivision: Richland Hills Addition	Lot: 7	Block: 10
Owner: Jonathon and Amy Mercer		Phone #: 817-343-5995
Owner Address: 7148 Dover Ln.		
Contractor: Infinity Construction, Barry Walling		Phone #: 817-980-2484
Contractor Email: bgwalling@yahoo.com		
Type of Work: <input type="checkbox"/> New <input checked="" type="checkbox"/> Addition <input type="checkbox"/> Alteration <input type="checkbox"/> Repair <input type="checkbox"/> Demolition		
Description of work to be done (number and type of fixtures, equipment, etc.): Add an in law addition to the existing house and a detached garage. _____ _____ _____		
Area of Building in Square Feet: First Floor: <u>1424</u> Second Floor: _____ Garage: <u>2457</u> Other: _____ Value of work to be performed: \$ <u>500,000.00</u>		
<p style="text-align: center;">NOTICE</p> <p>This permit becomes null and void if work or construction authorized is not commenced with 180 days, or construction on work is suspended or abandoned for a period of 180 days at any time after work is commenced.</p> <p>I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other federal, state or local law regulating construction on the performance of construction.</p> <p style="text-align: right;">_____ 6/6/25</p> <p>Signature of Contractor or Authorized Agent Date</p> <p>Barry Walling</p> <p>_____ Print Name</p>	GRAY AREA FOR OFFICE USE ONLY	
	Permit Fee: _____ Date: _____	
	Receipt #: _____	
	Zoning District: _____ Received by: _____	
	Occupancy Classification: _____	
	Comments: _____	
	NO WORK TO BE PERFORMED UNTIL PERMIT HAS BEEN APPROVED	

RESNET HOME ENERGY RATING

Standard Disclosure

For home(s) located at: **7148 Dover St_ADDITION, RICHLAND HILLS, TX**

Check the applicable disclosure(s):

- The Rater or the Rater's employer is receiving a fee for providing the rating on this home.
- In addition to the rating, the Rater or the Rater's employer has also provided the following consulting services for this home:
 - A. Mechanical system design
 - B. Moisture control or indoor air quality consulting
 - C. Performance testing and/or commissioning other than required for the rating itself
 - D. Training for sales or construction personnel
 - E. Other(specify)
- The Rater or the Rater's employer is:
 - A. The seller of this home or their agent
 - B. The mortgagor for some portion of the financed payments on this home
 - C. An employee, contractor, or consultant of the electric and/or natural gas utility serving this home
- The Rater or Rater's employer is a supplier or installer of products, which may include:

Products	Installed in this home by		OR is in the business of	
HVAC systems	<input type="checkbox"/> Rater	<input type="checkbox"/> Employer	<input type="checkbox"/> Rater	<input type="checkbox"/> Employer
Thermal insulation systems	<input type="checkbox"/> Rater	<input type="checkbox"/> Employer	<input type="checkbox"/> Rater	<input type="checkbox"/> Employer
Air sealing of envelope or duct systems	<input type="checkbox"/> Rater	<input type="checkbox"/> Employer	<input type="checkbox"/> Rater	<input type="checkbox"/> Employer
Energy efficient appliances	<input type="checkbox"/> Rater	<input type="checkbox"/> Employer	<input type="checkbox"/> Rater	<input type="checkbox"/> Employer
Construction (builder, developer, construction contractor, etc)	<input type="checkbox"/> Rater	<input type="checkbox"/> Employer	<input type="checkbox"/> Rater	<input type="checkbox"/> Employer
Other (specify): <input type="text"/>	<input type="checkbox"/> Rater	<input type="checkbox"/> Employer	<input type="checkbox"/> Rater	<input type="checkbox"/> Employer

This home has been verified under the provisions of Chapter 6, Section 603 "Technical Requirements for Sampling" of the Mortgage Industry National Home Energy Rating Standard as set forth by the Residential Energy Services Network (RESNET). Rater Certification #: 7995629

Name: Lacy Merrill - RTIN7995629 ICC8684420 Signature: 
Organization: Texas Home Energy Professionals Digitally signed: 5/29/25 at 12:37 AM

I attest that the above information is true and correct to the best of my knowledge. As a Rater or Rating Provider I abide by the rating quality control provisions of the Mortgage Industry National Home Energy Rating Standard as set forth by the Residential Energy Services Network(RESNET). The national rating quality control provisions of the rating standard are contained in Chapter One 102.1.4.6 of the standard and are posted at <https://standards.resnet.us>

The Home Energy Rating Standard Disclosure for this home is available from the rating provider.

IECC 2015 Building UA Compliance

Property

7148 Dover St_ADDITION
 RICHLAND HILLS, TX 76118
 Model: 1424

Organization

Texas Home Energy Professional
 Lacy Merrill - RTIN7995629 ICC8684420

Inspection Status

Results are projected

Builder

7148 Dover St_ADDITION 1424

WALLING

This report is based on a proposed design and does not confirm field enforcement of design elements.

Building UA

Elements	IECC Reference	As Designed
Ceilings	42.7	62.5
Above-Grade Walls	146.4	95.6
Windows, Doors and Skylights	105.0	85.2
Slab Floor:	100.6	100.6
Framed Floors	0.0	0.0
Foundation Walls	0.0	0.0
Rim Joists	0.0	0.0
Overall UA (Design must be equal or lower):	394.7	343.9

Requirements

✓	R402.1.5	Total UA alternative compliance passes by 12.9%.	The proposed home meets the UA requirement by 12.9%
✓	R402.3.2	Average SHGC: 0.22 Max SHGC: 0.25	Average SHGC of 0.22 is greater than the maximum of 0.25.
i	R402.2.10	Home has been designated as being within a jurisdiction described by the code official as having a very heavy termite infestation probability and slab-edge insulation is not included in the code analysis.	
✓	R402.4.1.2	Air Leakage Testing	Air sealing is 3.00 ACH at 50 Pa. It must not exceed 3.00 ACH at 50 Pa.
✓	R402.5	Area-weighted average fenestration SHGC	Area-weighted average fenestration SHGC is 0.22. The maximum allowed value is 0.5.
✓	R402.5	Area-weighted average fenestration U-Factor	
✓	R404.1	Lighting Equipment	
✓	R403.6.1	Mechanical Ventilation Efficacy	
✓	Mandatory Checklist	Mandatory code requirements that are not checked by Ekotrope must be met.	2015 IECC Mandatory Checklist must be checked as complete.
✓	R403.3.4	Duct Leakage Testing	
✓	R403.5.3	Hot water pipe insulation	Hot water pipes at least 3/4 in diameter must be insulated to R-3 at minimum.

Design exceeds requirements for IECC 2015 Prescriptive compliance by 12.9%

Name: Lacy Merrill - RTIN7995629 ICC8684420
 Organization: Texas Home Energy Professionals

Signature: *Lacy Merrill*
 Digitally signed: 5/29/25 at 12:37 AM

Ekotrope RATER - Version 5.1.0.3639

IECC 2015 Prescriptive compliance results calculated using Ekotrope RATER's energy and code compliance algorithm.
 Ekotrope RATER is a RESNET Accredited HERS Rating Tool. All results are based on data entered by Ekotrope users.
 Ekotrope disclaims all liability for the information shown on this report.

Building Specification Summary

Property

7148 Dover St_ADDITION
RICHLAND HILLS, TX 76118
Model: 1424

Organization

Texas Home Energy Profession
Lacy Merrill - RTIN7995629 I

Inspection Status

Results are projected

7148 Dover St_ADDITION 1424

Builder

WALLING

Building Information

Conditioned Area [ft ²]	1,424.00
Conditioned Volume [ft ³]	18,840.00
Thermal Boundary Area [ft ²]	4,368.00
Number Of Bedrooms	2
Housing Type	Single family detached

Rating

HERS ERI	65
HERS ERI w/o PV	65

Building Shell

Ceiling w/ Attic	None	Windows (largest)	U-Value: 0.29, SHGC: 0.22
Vaulted Ceiling	R-22-Foamed G1-6" ; U-0.044	Window / Wall Ratio	0.18
Above Grade Walls	R-13 Foam G1 w/Brick-Kindred; U-0.078	Window / Floor Ratio	0.20
Found. Walls	None	Infiltration	3 ACH50
Framed Floors	None	Duct Lkg to Outside	42 CFM @ 25Pa (2.95 / 100 ft ²)
Slabs	Uninsulated; R-0	Total Duct Leakage	42 CFM @ 25Pa (Rough-In, with Air Handler)

Mechanical Systems

Heating	Air Source Heat Pump • Electric • 8 HSPF
Cooling	Air Source Heat Pump • Electric • 16 SEER
Water Heating	Residential Water Heater • Electric • 0.95 Energy Factor
Programmable Thermostat	Yes
Ventilation System	300 CFM • 107 Watts • Air Cyclor w/ Supp. Fan (CFIS)
Whole House Fan	N/A

Lights and Appliances

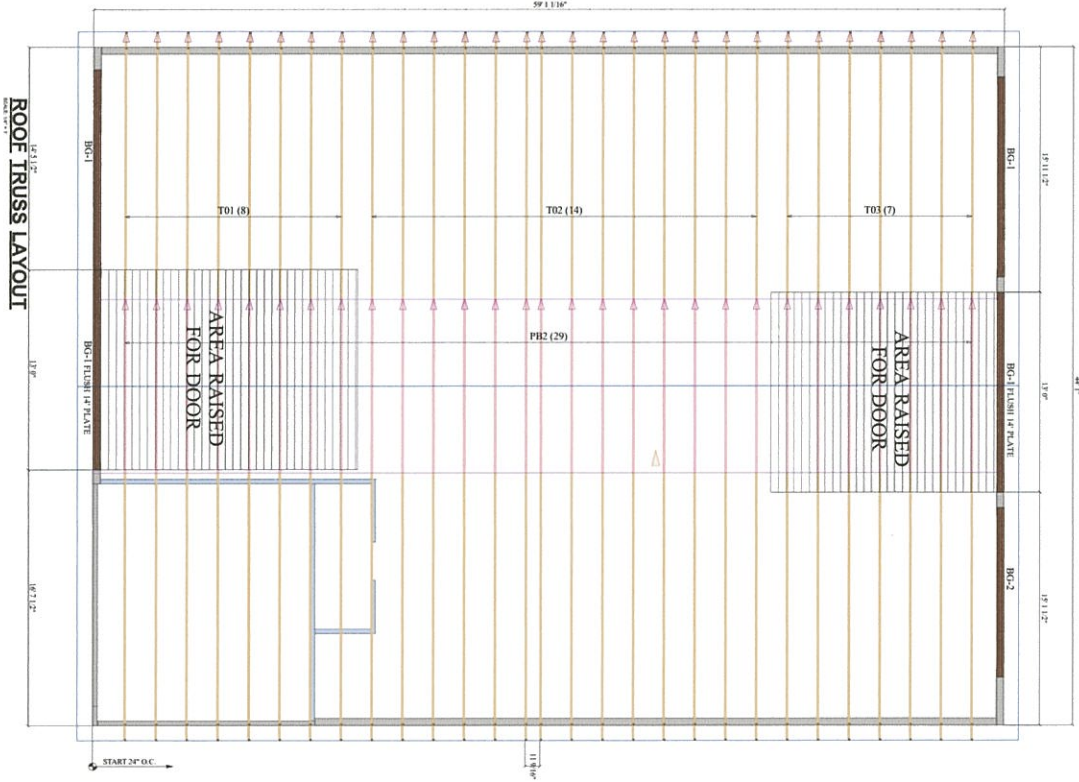
Percent Interior LED	100%	Clothes Dryer Fuel	Natural Gas
Percent Exterior LED	100%	Clothes Dryer CEF	3.0
Refrigerator (kWh/yr)	691.0	Clothes Washer LER (kWh/yr)	400.0
Dishwasher Efficiency	260 kWh	Clothes Washer Capacity	3.0
Ceiling Fan	None	Range/Oven Fuel	Natural Gas

NOTES:

1- WOOD ROOF TRUSSES @ 24" O.A.O
 2- ROOF SLOPE: 8/12
 3- ONLY LISTED BEAMS IN CHART BELOW ARE INCLUDED IN THIS QUOTE.

**** PLEASE VERIFY ITEMS ABOVE PRIOR TO PRODUCTION ****

ProdID	Length	Product	Piles	Net Qty	Fab Type
RG-1	13'-0"	1.34" x 11 7/8" 2.0E Microlam® LVL	3	12	FF
RG-2	11'-0"	1.34" x 11 7/8" 2.0E Microlam® LVL	3	3	FF



- NOTES**
- Customer is responsible to verify that the product Builders First Source is providing is approved for all dimensional and material requirements. Builders First Source does not perform building design, engineering, or other services. Builders First Source is not responsible for determining whether the structure built by means of components and/or engineering services supplied by Builders First Source meets state, county, city, and/or municipality codes, regulations, or ordinances.
 - It is the responsibility of the customer, builder, building designer, architect or EOR to specify any required lighting design, fixtures, and HVAC equipment. Do NOT cut, alter, or modify any lighting, electrical, or HVAC equipment without the written consent of the manufacturer. Builders First Source is not responsible for lighting, electrical, or HVAC equipment. Builders First Source is not responsible for any lighting, electrical, or HVAC equipment installed on the structure. Builders First Source is not responsible for any lighting, electrical, or HVAC equipment installed on the structure.
 - Adjust truss spacing as required to avoid all plumbing, drain, and HVAC ductwork. Do NOT cut, alter, or modify any plumbing, drain, or HVAC ductwork without the written consent of the manufacturer. Builders First Source is not responsible for plumbing, drain, or HVAC ductwork. Builders First Source is not responsible for any plumbing, drain, or HVAC ductwork installed on the structure.
 - Truss and/or beam spacing is designed to support temporary loads only. Truss and/or beam spacing is not designed to support permanent loads. Truss and/or beam spacing is not designed to support permanent loads. Truss and/or beam spacing is not designed to support permanent loads.
 - Do not cut or alter through bolted splice plates of floor trusses.
 - Fill all framing holes in beams with framing type specified in the corresponding hanger table. Refer to Simpson Strong-Tie catalog for tables.

*****IMPORTANT*****

Bottom Chord Bracing with Rigid Ceiling
 When a rigid ceiling is applied in lieu of bottom chord bracing, it is still recommended that trusses are braced with a MINIMUM 2x4 brace every 10' (mid-panel) and/or as directed by the EOR or Builder ESPECIALLY over large open areas for ceiling uniformity.
 Bottom chords should be leveled prior to attaching bracing and should be installed during truss erection per BCSI-B1 recommendations.

REVISIONS	DATE	REMARKS

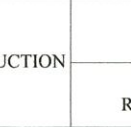
ROOF TRUSS
 DESIGN CRITERIA
 DESIGN BY: JMG
 DATE: 5.8.2015
 SALES/ANALYST: Gena
 TOLL (957) 71
 TEL (957) 15
 BCDL (957) 20
 TEL (957) 10
 TEL (957) 45
 TEL (957) 45
 TL Man. Def. 300

HANGER LEGEND	HATCH LEGEND
(A) JUS24	(01) RWP DIAM. / LEMGER
(B) JUS30	(02) INT. BRACING WALL
(C) HUS35	(03) MECH CHASE
(D) HUS35	(04) OVERBRACING
(E) TUD12x8	(05) GIBBER TRUSS
(F) THUD2x2	(06) STEEL BRAMA

BUILDER: INFINITY CONSTRUCTION

7148 DOVER
 RICHLAND HILLS, TX

THIS IS A TRUSS PLACEMENT DIAGRAM ONLY.
 These trusses are designed as individual building components to be incorporated into the building design at the specification of the building designer. See the individual design sheets for each truss design identified on the placement drawing. The building designer is responsible for temporary and permanent bracing of the roof and floor system and for the overall structure. The design of the truss support structure including headers, beams, walls, and columns is the responsibility of the building designer. For general guidance regarding bracing, consult "Bracing of wood trusses" available from the Truss Plate Institute (TPI).



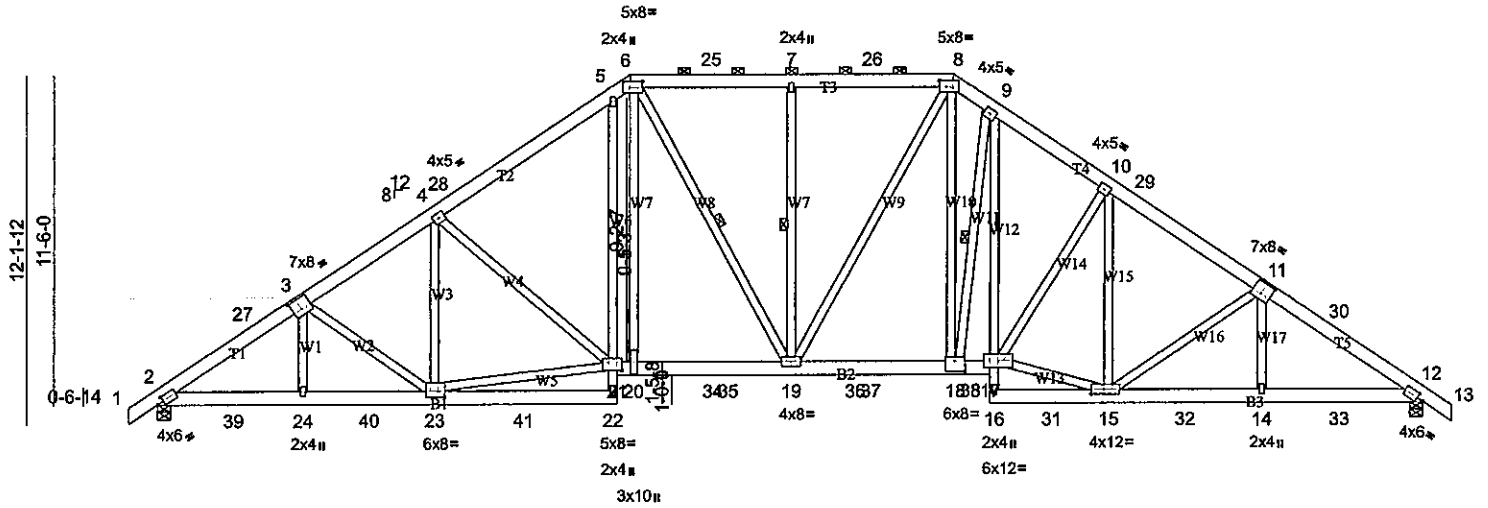
2800 SIMPSON BLVD
 CARROLLTON, TX 75686
 OFFICE: 972.535.8351
 FAX: 972.535.8354

SHEET
RT-1

Job 25-043402T	Truss T03	Truss Type Piggyback Base	Qty 7	Ply 1	Job Reference (optional)
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Run: 8.82 S Sep 25 2024 Print: 8,820 S Sep 25 2024 MiTek Industries, Inc. Thu May 08 11:43:03
 ID:x4slyJfJq3T5VplwG1ABWSzN15-WuUhRVZ3HmsVURwTDJtwUH8nekFYjrTAWSrI0zia?c

-1-0-0	5-0-5	9-7-2	15-9-12	16-4-11	22-0-8	27-8-5	29-1-4	33-1-3	38-5-5	44-1-0	45-1-0
1-0-0	5-0-5	4-6-13	6-2-10	0-6-15	5-7-13	5-7-13	1-4-15	3-11-15	5-4-3	5-7-11	1-0-0



14-0-0	5-0-5	9-7-2	15-11-8	16-6-7	22-0-8	27-7-4	28-11-8	33-1-3	38-5-5	44-1-0
Scale = 1:78.1	5-0-5	4-6-13	6-4-6	0-6-15	5-6-1	5-6-12	1-4-4	4-1-11	5-4-3	5-7-11

Plate Offsets (X, Y): [2:0-2-12,0-2-0], [3:0-4-0,0-4-8], [6:0-5-4,0-2-12], [8:0-3-0,0-2-12], [11:0-4-0,0-4-8], [12:0-2-12,0-2-0], [15:0-5-8,0-2-0], [18:0-4-0,0-4-4], [21:0-5-8,0-3-8], [23:0-2-8,0-2-8]

Loading	(psf)	Spacing	2-0-0	CSI	DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP	
TCLL (roof)	20.0	Plate Grip DOL	1.25	TC	0.22	Vert(LL)	-0.10	17	>999	360	MT20	266/220
TCDL	15.0	Lumber DOL	1.25	BC	0.31	Vert(CT)	-0.20	17	>999	240		
BCLL	0.0*	Rep Stress Incr	YES	WB	0.93	Horz(CT)	0.12	12	n/a	n/a		
BCDL	10.0	Code	IRC2024/TPI2022	Matrix-S		Wind(LL)	0.10	22-23	>999	240	Weight: 429 lb	FT = 20%

LUMBER	BRACING
TOP CHORD 2x6 SP 2400F 2.0E or 2x6 SP DSS or 2x6 SP M 31	TOP CHORD Structural wood sheathing directly applied or 4-7-13 oc purlins, except
BOT CHORD 2x6 SP 2400F 2.0E or 2x6 SP DSS or 2x6 SP M 31	2-0-0 oc purlins (5-6-11 max.): 6-8.
WEBS 2x4 SP No.3	Rigid ceiling directly applied or 8-8-1 oc bracing.
REACTIONS (lb/size)	1 Row at midpt
2=2046/0-5-8, (min. 0-2-3), 12=2046/0-5-8, (min. 0-2-3)	6-19, 7-19, 9-18
Max Horiz 2=312 (LC 9)	
Max Uplift 2=418 (LC 7), 12=419 (LC 6)	
Max Grav 2=2191 (LC 2), 12=2192 (LC 2)	

MiTek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

FORCES	(lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
TOP CHORD	6-25=-2344/1128, 7-25=-2344/1129, 7-26=-2344/1129, 8-26=-2344/1129, 2-27=-3332/1322, 3-27=-3221/1338, 3-4=-3018/1283, 4-28=-2782/1182, 5-28=-2763/1219, 5-6=-2423/1163, 8-9=-2591/1239, 9-10=-2838/1270, 10-29=-2761/1254, 11-29=-2924/1236, 11-30=-3231/1347, 12-30=-3341/1327
BOT CHORD	15-32=-984/2663, 14-32=-984/2663, 14-33=-981/2658, 12-33=-981/2658, 20-21=-662/2217, 20-34=-667/2226, 34-35=-667/2226, 19-35=-667/2226, 19-36=-656/2210, 36-37=-656/2210, 18-37=-656/2210, 18-38=-700/2285, 17-38=-700/2285, 2-39=-976/2645, 24-39=-976/2645, 24-40=-979/2651, 23-40=-979/2651
WEBS	6-20=-316/610, 6-19=-278/386, 7-19=-378/184, 8-19=-259/397, 3-24=67/265, 3-23=-304/147, 21-23=-852/2445, 4-21=-392/263, 8-18=-445/847, 11-14=-93/296, 11-15=-400/222, 5-21=-111/335, 9-17=-302/583, 10-17=-277/244, 15-17=-812/2394, 9-18=-517/282

- NOTES**
- Unbalanced roof live loads have been considered for this design.
 - Wind: ASCE 7-22; Vult=115mph (3-second gust) V(IRC2012)=91mph; TCDL=6.0psf; BCDL=6.0psf; h=30ft; Ke=0.99; Cat. II; Exp C; Enclosed; MWFRS (envelope) exterior (2) zone and C-C Zone3 -1-0-0 to 3-4-14, Zone1 3-4-14 to 10-1-14, Zone2 10-1-14 to 33-11-2, Zone3 33-11-2 to 40-8-2, Zone4 40-8-2 to 45-1-0 zone; cantilever left and right exposed; end vertical left and right exposed; porch left and right exposed; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
 - Provide adequate drainage to prevent water ponding.
 - This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
 - * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-06-00 tall by 2-00-00 wide will fit between the bottom chord and any other members, with BCDL = 10.0psf.
 - Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 419 lb uplift at joint 12 and 418 lb uplift at joint 2.
 - Graphical purlin representation does not depict the size or the orientation of the purlin along the top and/or bottom chord.
 - Install all permanent bracing per project-specific bracing requirements, designed by others, or per industry standard details.

LOAD CASE(S) Standard

Job 25-043402T	Truss T02	Truss Type Piggyback Base	Qty 14	Ply 1	Job Reference (optional)
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-1-0-0	8-4-13	16-4-11	22-0-8	27-8-5	35-8-3	44-1-0	45-1-0
1-0-0	8-4-13	7-11-15	5-7-13	5-7-13	7-11-15	8-4-13	1-0-0

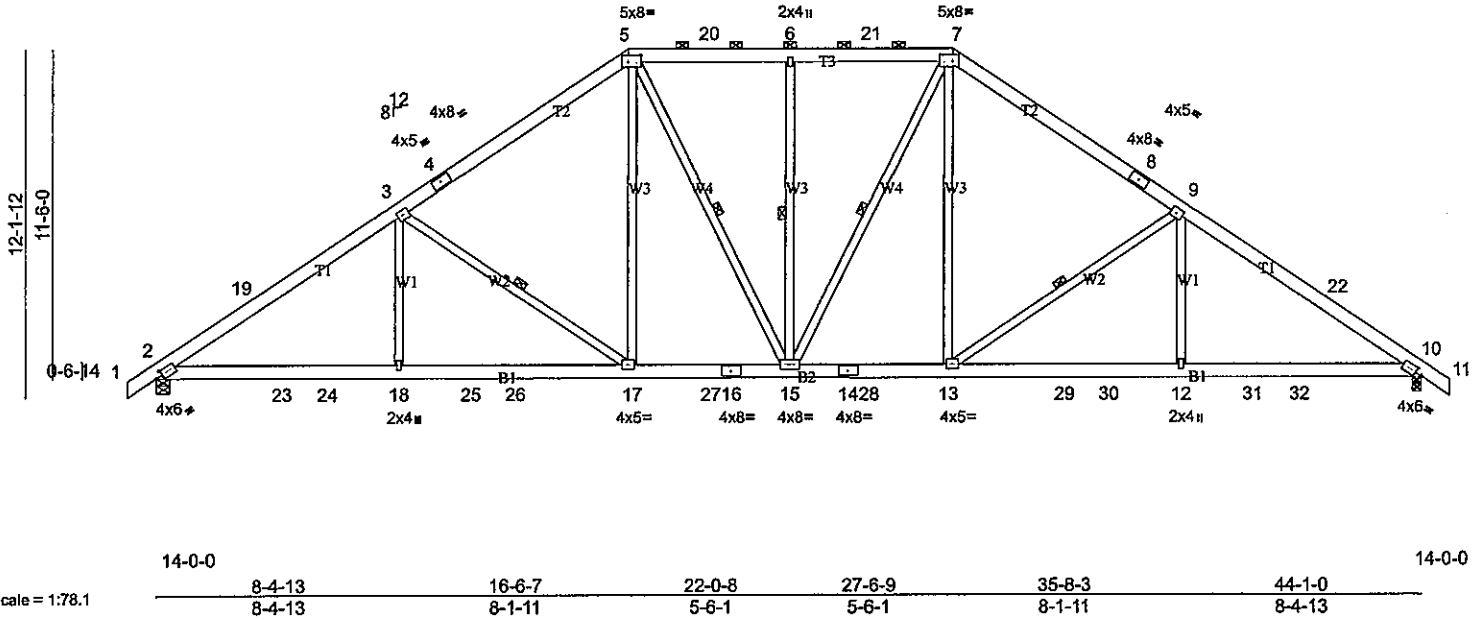


Plate Offsets (X, Y): [2:0-2-12,0-2-0], [5:0-5-4,0-2-12], [7:0-5-4,0-2-12], [10:0-2-12,0-2-0]

Loading	(psf)	Spacing	2-0-0	CSI	DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	20.0	Plate Grip DOL	1.25	TC	0.23	-0.10	17-18	>999	360	MT20	266/220
TCDL	15.0	Lumber DOL	1.25	BC	0.44	Vert(CT)	-0.19	12-13	>999	240	
BCLL	0.0*	Rep Stress Incr	YES	WB	0.69	Horz(CT)	0.09	10	n/a	n/a	
BCDL	10.0	Code	IRC2024/TPI2022	Matrix-S		Wind(LL)	0.09	17-18	>999	240	Weight: 355 lb FT = 20%

LUMBER

TOP CHORD 2x6 SP 2400F 2.0E or 2x6 SP DSS or 2x6 SP M 31
 BOT CHORD 2x6 SP 2400F 2.0E or 2x6 SP DSS or 2x6 SP M 31
 WEBS 2x4 SP No.3

REACTIONS (lb/size) 2=2053/0-5-8, (min. 0-2-5), 10=2047/0-3-8, (min. 0-2-5)
 Max Horiz 2=-311 (LC 8)
 Max Uplift 2=-420 (LC 7), 10=420 (LC 6)
 Max Grav 2=2277 (LC 2), 10=2271 (LC 2)

BRACING

TOP CHORD Structural wood sheathing directly applied or 4-5-11 oc purlins, except
 2-0-0 oc purlins (5-9-2 max.): 5-7.
 BOT CHORD Rigid ceiling directly applied or 9-4-10 oc bracing.
 WEBS 1 Row at midpt 3-17, 5-15, 6-15, 7-15, 9-13

MITek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

FORCES

(lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
 TOP CHORD 2-19=-3416/1132, 3-19=-3297/1166, 3-4=-2637/972, 4-5=-2489/1020, 5-20=-2213/963, 6-20=-2212/963, 6-21=-2212/963, 7-21=-2213/963, 7-8=-2494/1022, 8-9=-2643/974, 9-22=-3314/1173, 10-22=-3433/1139
 BOT CHORD 2-23=-808/2709, 23-24=-808/2709, 18-24=-808/2709, 18-25=-808/2709, 25-26=-808/2709, 17-26=-808/2709, 17-27=-538/2077, 16-27=-538/2077, 15-16=-538/2077, 14-15=-497/2081, 14-28=-497/2081, 13-28=-497/2081, 13-29=-816/2732, 29-30=-816/2732, 12-30=-816/2732, 12-31=-816/2732, 31-32=-816/2732, 10-32=-816/2732
 WEBS 3-18=-111/453, 3-17=-816/385, 5-17=-297/730, 5-15=-261/417, 6-15=-394/187, 7-15=-260/410, 7-13=-301/741, 9-13=-836/394, 9-12=-112/456

NOTES

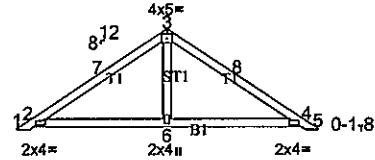
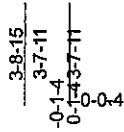
- Unbalanced roof live loads have been considered for this design.
- Wind: ASCE 7-22; Vult=115mph (3-second gust) V(IRC2012)=91mph; TC DL=6.0psf; BCDL=6.0psf; h=30ft; Ke=0.99; Cat. II; Exp C; Enclosed; MWFRS (envelope) exterior (2) zone and C-C Zone3 -1-0-0 to 3-4-14, Zone1 3-4-14 to 10-1-14, Zone2 10-1-14 to 33-11-2, Zone1 33-11-2 to 40-8-2, Zone3 40-8-2 to 45-1-0 zone; cantilever left and right exposed; end vertical left and right exposed; porch left and right exposed; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
- Provide adequate drainage to prevent water ponding.
- This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-06-00 tall by 2-00-00 wide will fit between the bottom chord and any other members, with BCDL = 10.0psf.
- Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 420 lb uplift at joint 2 and 420 lb uplift at joint 10.
- Graphical purlin representation does not depict the size or the orientation of the purlin along the top and/or bottom chord.
- Install all permanent bracing per project-specific bracing requirements, designed by others, or per industry standard details.

LOAD CASE(S) Standard

Job 25-043402T	Truss PB2	Truss Type Piggyback	Qty 29	Ply 1	Job Reference (optional)
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5-7-1	11-2-1
5-7-1	5-7-1
5-7-1	11-2-1
5-7-1	5-7-1



Scale = 1:73.8

	25-7-8	
0-8-3	10-5-14	11-2-1
0-8-3	9-9-11	0-8-3

Plate Offsets (X, Y): [2:0-2-1,0-1-0], [4:0-2-1,0-1-0]

Loading	(psf)	Spacing	2-0-0	CSI		DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	20.0	Plate Grip DOL	1.25	TC	0.26	Vert(LL)	n/a	-	n/a	999	MT20	266/220
TCDL	15.0	Lumber DOL	1.25	BC	0.18	Vert(CT)	n/a	-	n/a	999		
BCLL	0.0*	Rep Stress Incr	YES	WB	0.07	Horz(CT)	0.00	4	n/a	n/a		
BCDL	10.0	Code	IRC2024/TPI2022	Matrix-S							Weight: 39 lb	FT = 20%

LUMBER

TOP CHORD 2x4 SP 1650F 1.5E or 2x4 SP No.1 or 2x4 SP SS
 BOT CHORD 2x4 SP 1650F 1.5E or 2x4 SP No.1 or 2x4 SP SS
 OTHERS 2x4 SP No.3

BRACING

TOP CHORD Structural wood sheathing directly applied or 6-0-0 oc purlins.
 BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.

REACTIONS (lb/size) 2=252/9-9-11, (min. 0-1-8), 4=252/9-9-11, (min. 0-1-8),
 6=440/9-9-11, (min. 0-1-8)
 Max Horiz 2=-95 (LC 8)
 Max Uplift 2=-54 (LC 10), 4=-66 (LC 11), 6=-23 (LC 10)

MITek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

FORCES (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
WEBS 3-6=-282/138

NOTES

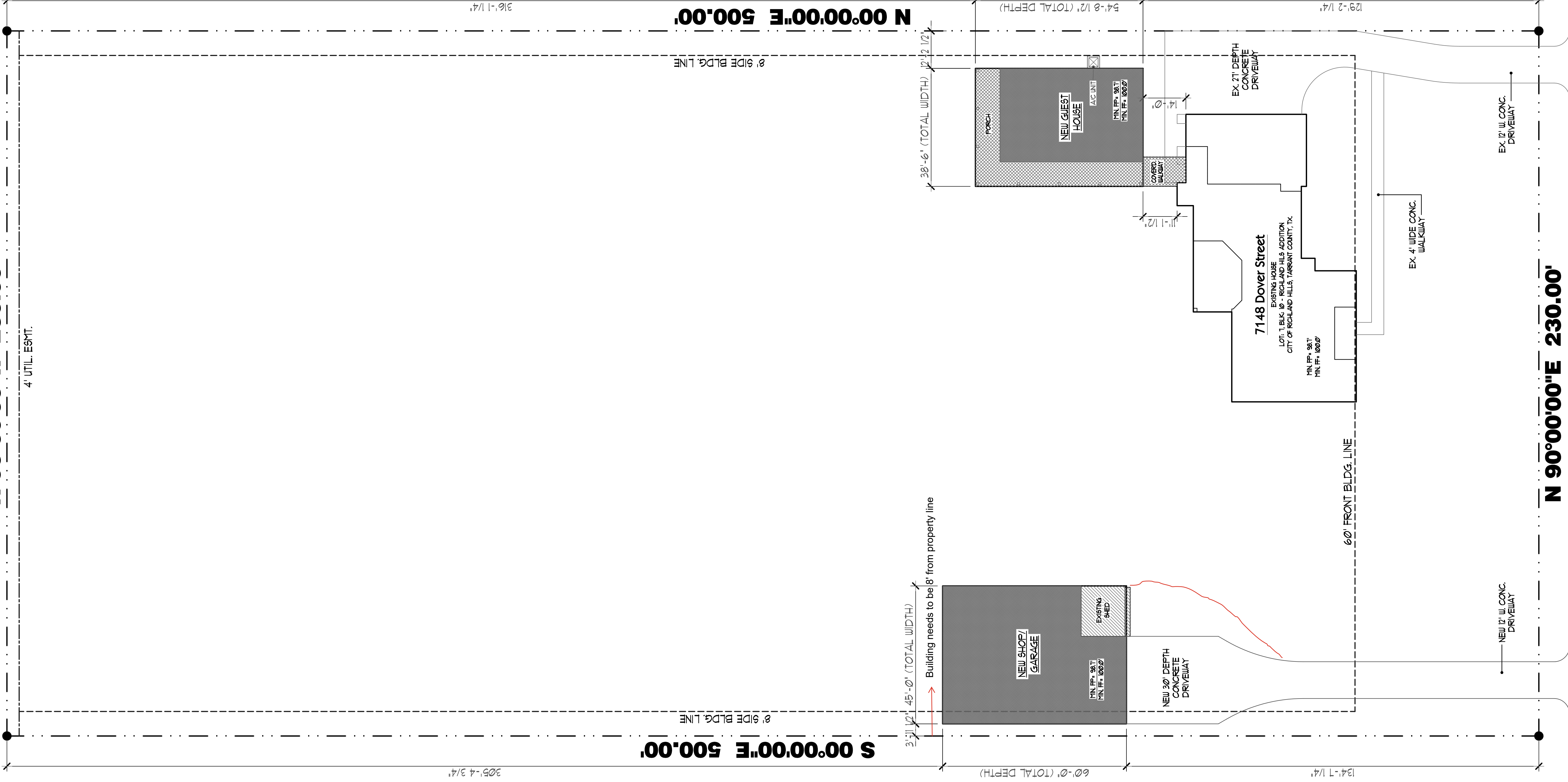
- Unbalanced roof live loads have been considered for this design.
- Wind: ASCE 7-22; Vult=115mph (3-second gust) V(IRC2012)=91mph; TCDL=6.0psf; BCDL=6.0psf; h=30ft; Ke=0.99; Cat. II; Exp C; Enclosed; MWFRS (envelope) exterior (2) zone and C-C Zone3 0-3-11 to 3-3-11, Zone2 3-3-11 to 7-11-14, Zone3 7-11-14 to 10-11-14 zone; cantilever left and right exposed; end vertical left and right exposed; porch left and right exposed; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
- Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see Standard Industry Gable End Details as applicable, or consult qualified building designer as per ANSI/TPI 1.
- Gable requires continuous bottom chord bearing.
- Gable studs spaced at 4-0-0 oc.
- This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-06-00 tall by 2-00-00 wide will fit between the bottom chord and any other members.
- Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 54 lb uplift at joint 2, 66 lb uplift at joint 4 and 23 lb uplift at joint 6.
- See Standard Industry Piggyback Truss Connection Detail for Connection to base truss as applicable, or consult qualified building designer.
- Install all permanent bracing per project-specific bracing requirements, designed by others, or per Industry standard details.

LOAD CASE(S) Standard

WC245T

N 90°00'00"W 230.00'

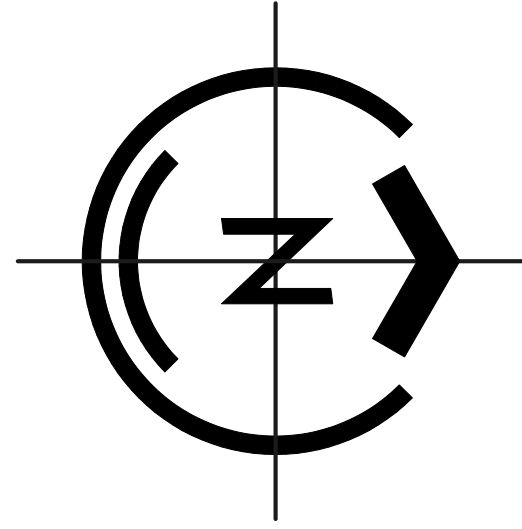
4' UTIL. ESMT.



- PRELIMINARY SITE PLAN -

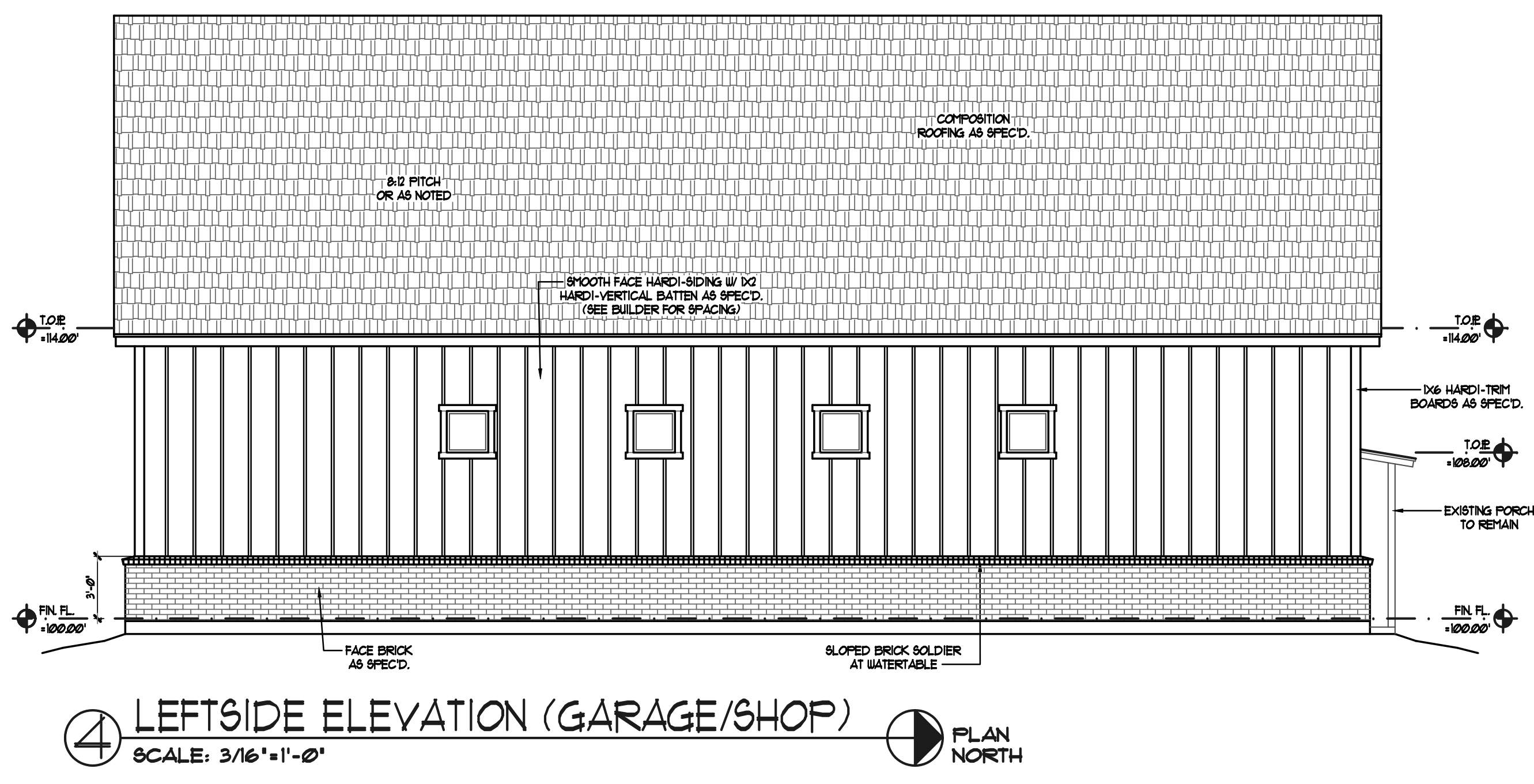
7148 DOVER STREET

LOT: 1, BLOCK: 10 - RICHLAND HILLS ADDITION
AN ADDITION TO THE CITY OF RICHLAND HILLS, TARRANT COUNTY, TX.
WALLING CONSTRUCTION

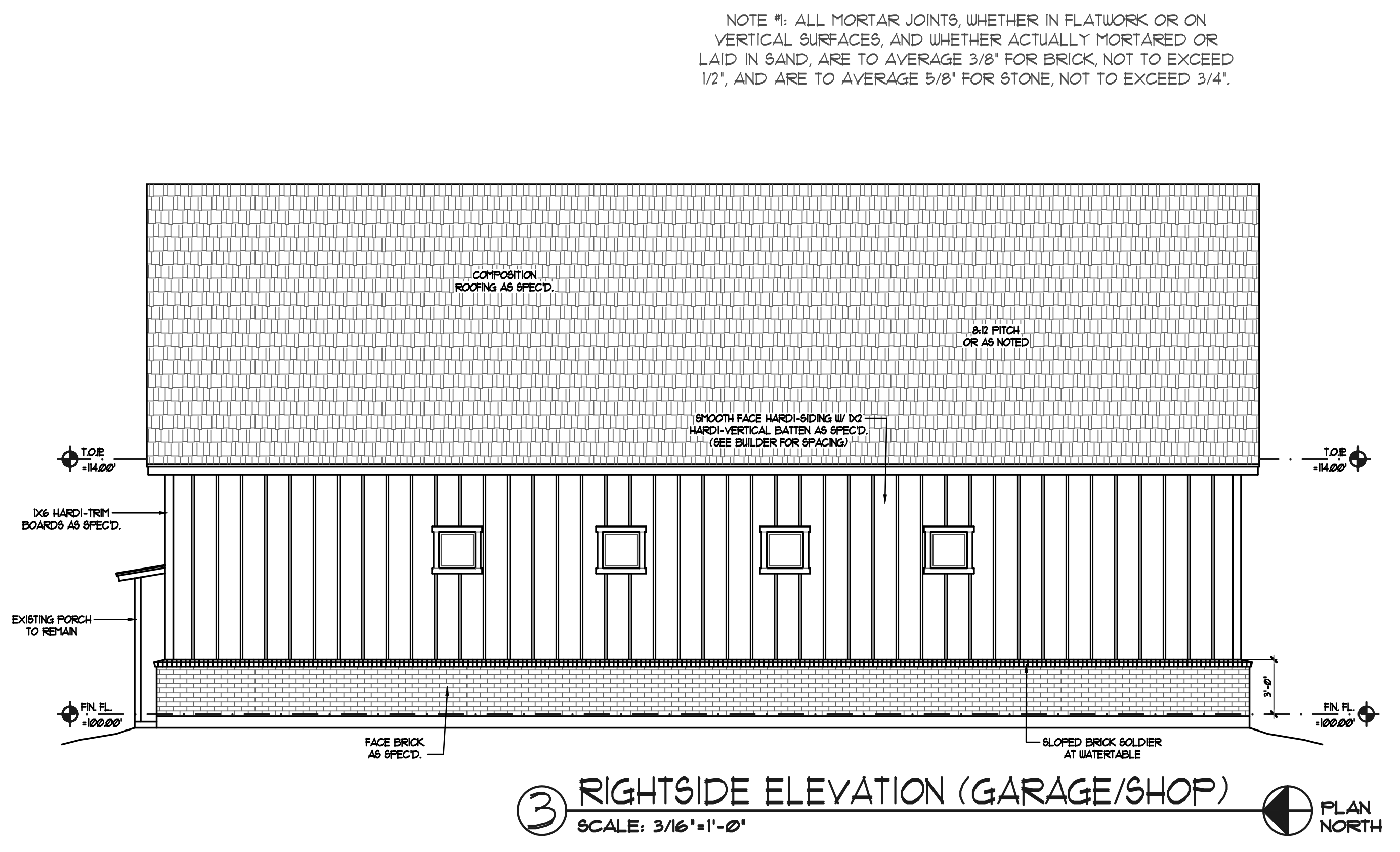


DESIGN CONSULTANTS INC.

726 GRAPEVINE HWY., STE 141 - HURST, TEXAS - OFFICE: 817-905-1374 - FAX: 682-323-3090

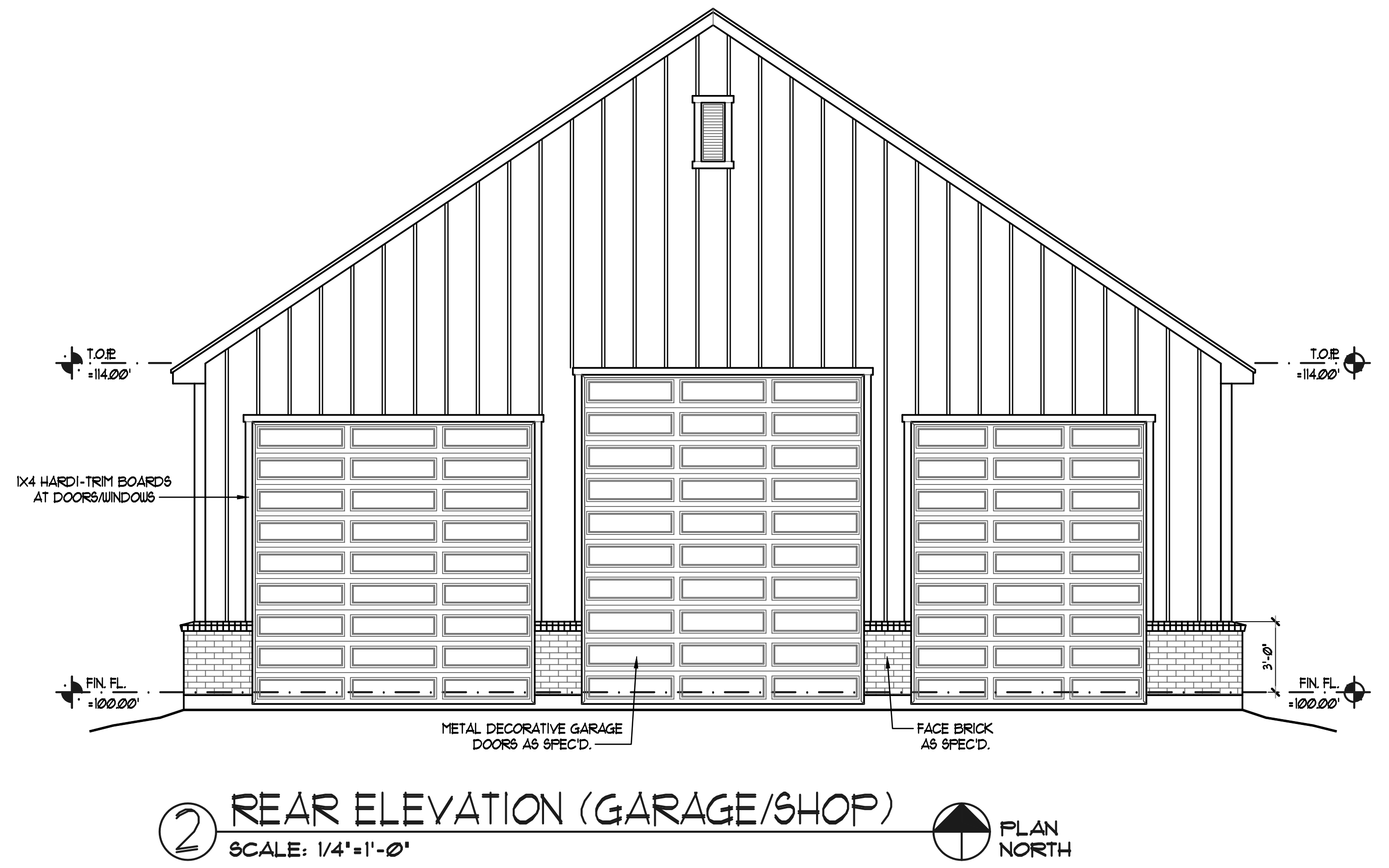


④ LEFTSIDE ELEVATION (GARAGE/SHOP)
SCALE: 3/16"=1'-0"
PLAN NORTH

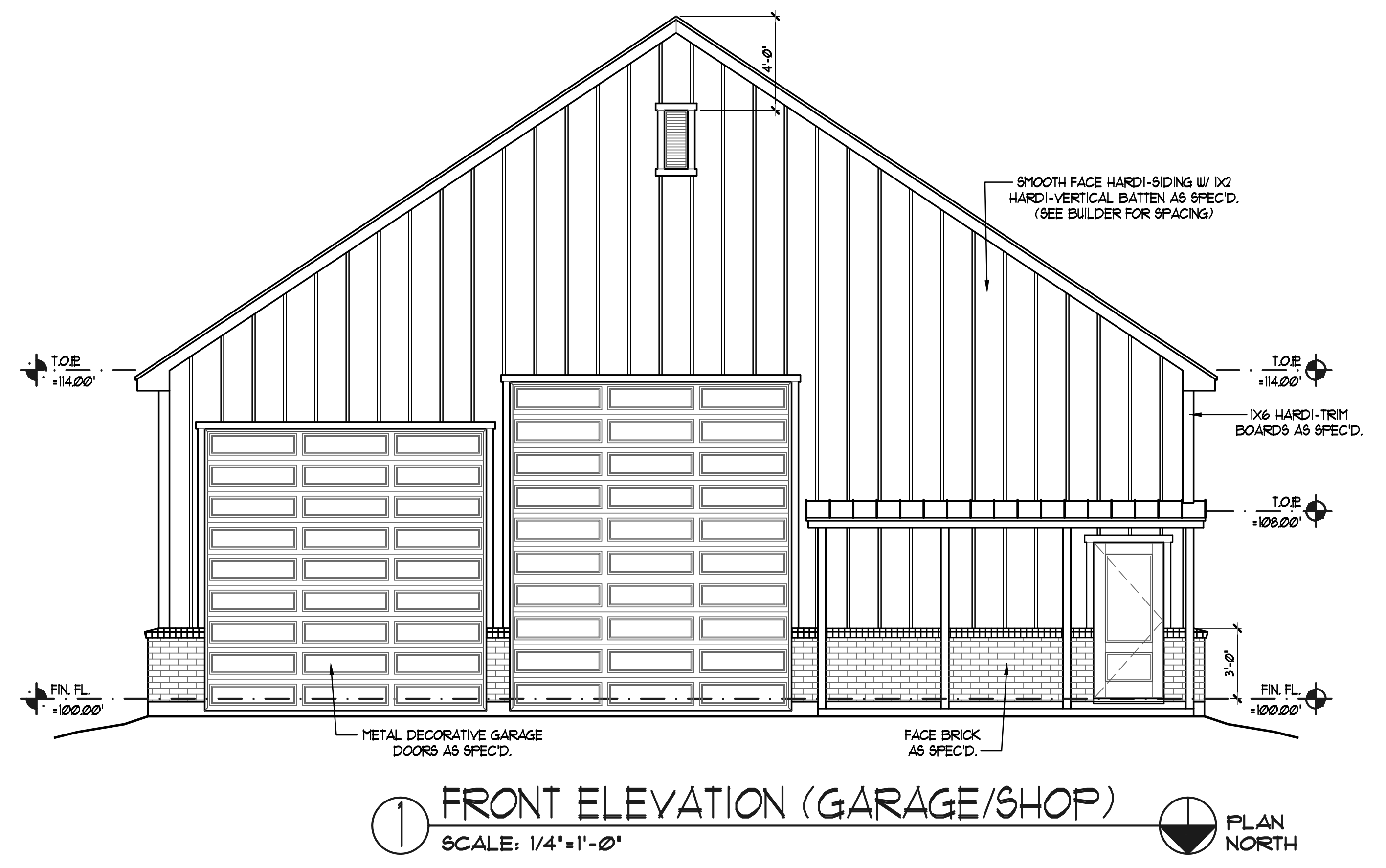


③ RIGHTSIDE ELEVATION (GARAGE/SHOP)
SCALE: 3/16"=1'-0"
PLAN NORTH

NOTE #1: ALL MORTAR JOINTS, WHETHER IN FLATWORK OR ON VERTICAL SURFACES, AND WHETHER ACTUALLY MORTARED OR LAID IN SAND, ARE TO AVERAGE 3/8" FOR BRICK, NOT TO EXCEED 1/2", AND ARE TO AVERAGE 5/8" FOR STONE, NOT TO EXCEED 3/4".



② REAR ELEVATION (GARAGE/SHOP)
SCALE: 1/4"=1'-0"
PLAN NORTH



① FRONT ELEVATION (GARAGE/SHOP)
SCALE: 1/4"=1'-0"
PLAN NORTH

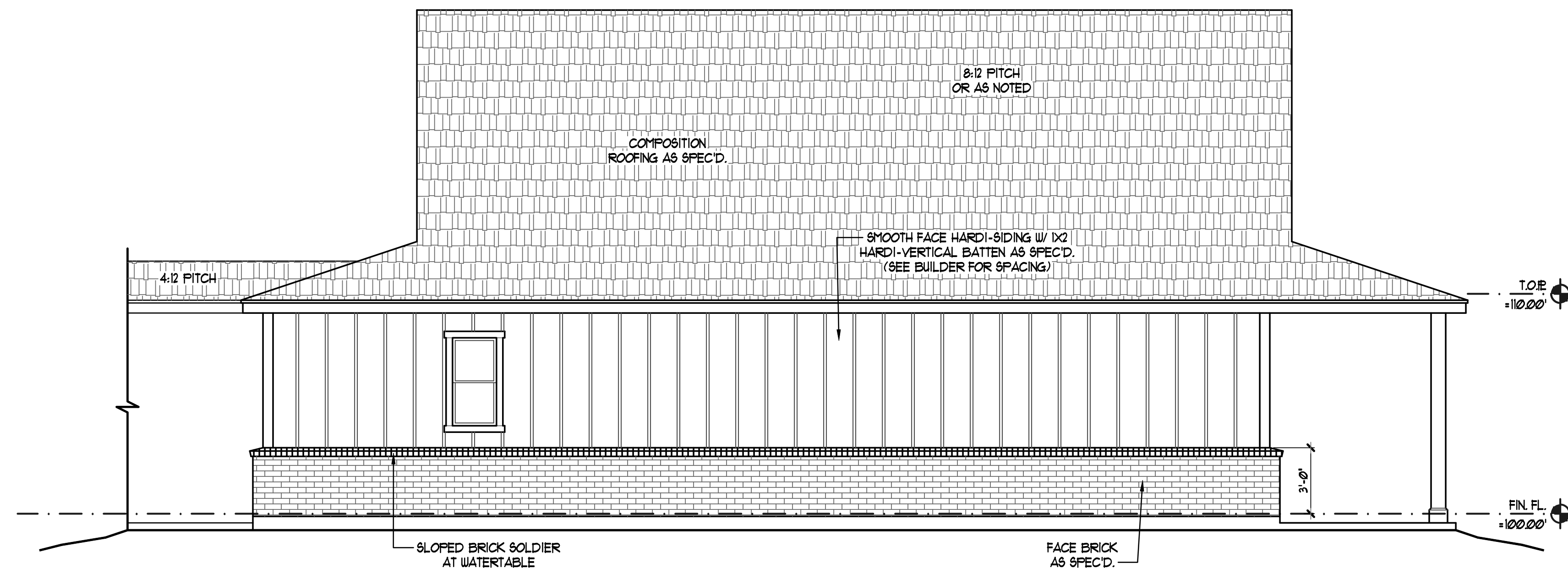
7148 DOVER STREET - ADDITION
LOT: 7 - BLOCK: 10 - RICHLAND HILLS ADDITION
AN ADDITION TO RICHLAND HILLS, TARRANT COUNTY, TEXAS

WALLING CONSTRUCTION

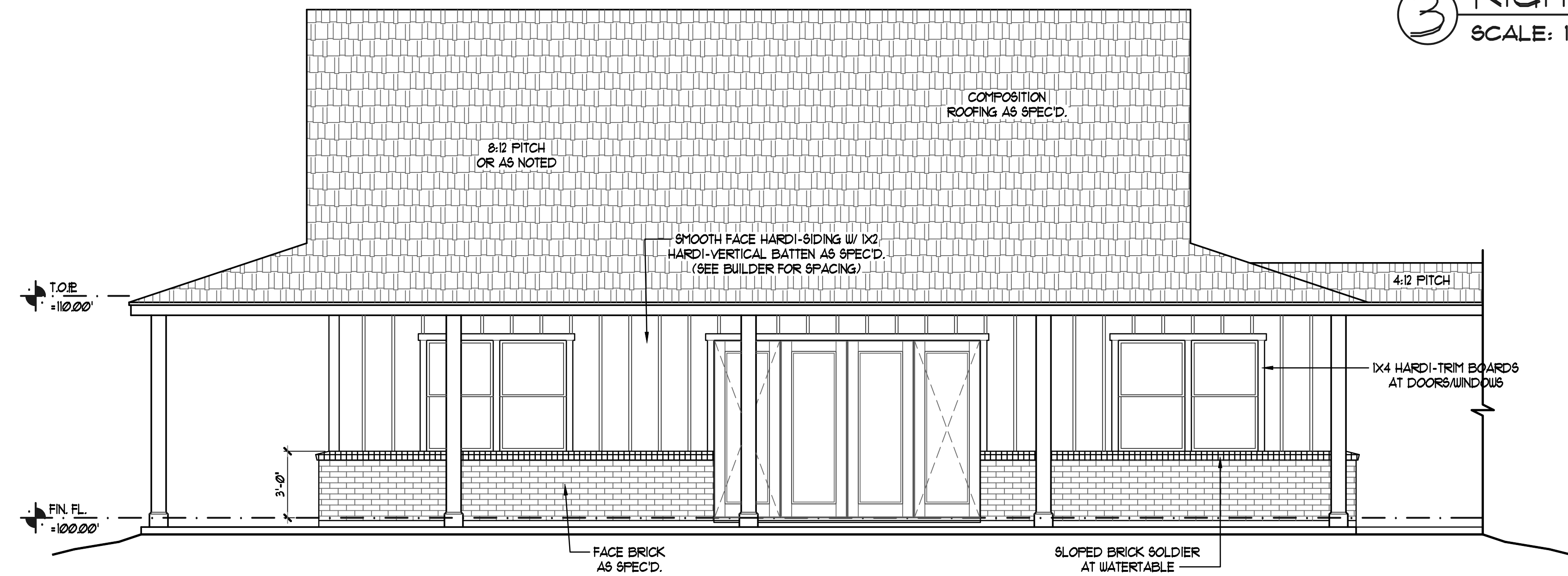
PROJECT:

Design Consultants Inc.
RESIDENTIAL & COMMERCIAL DESIGNERS - SPACE PLANNING
729 GRAPEVINE HWY. STE 141 - HURST, TEXAS
VOICE (817) 905-7374 - FAX (689) 323-3090

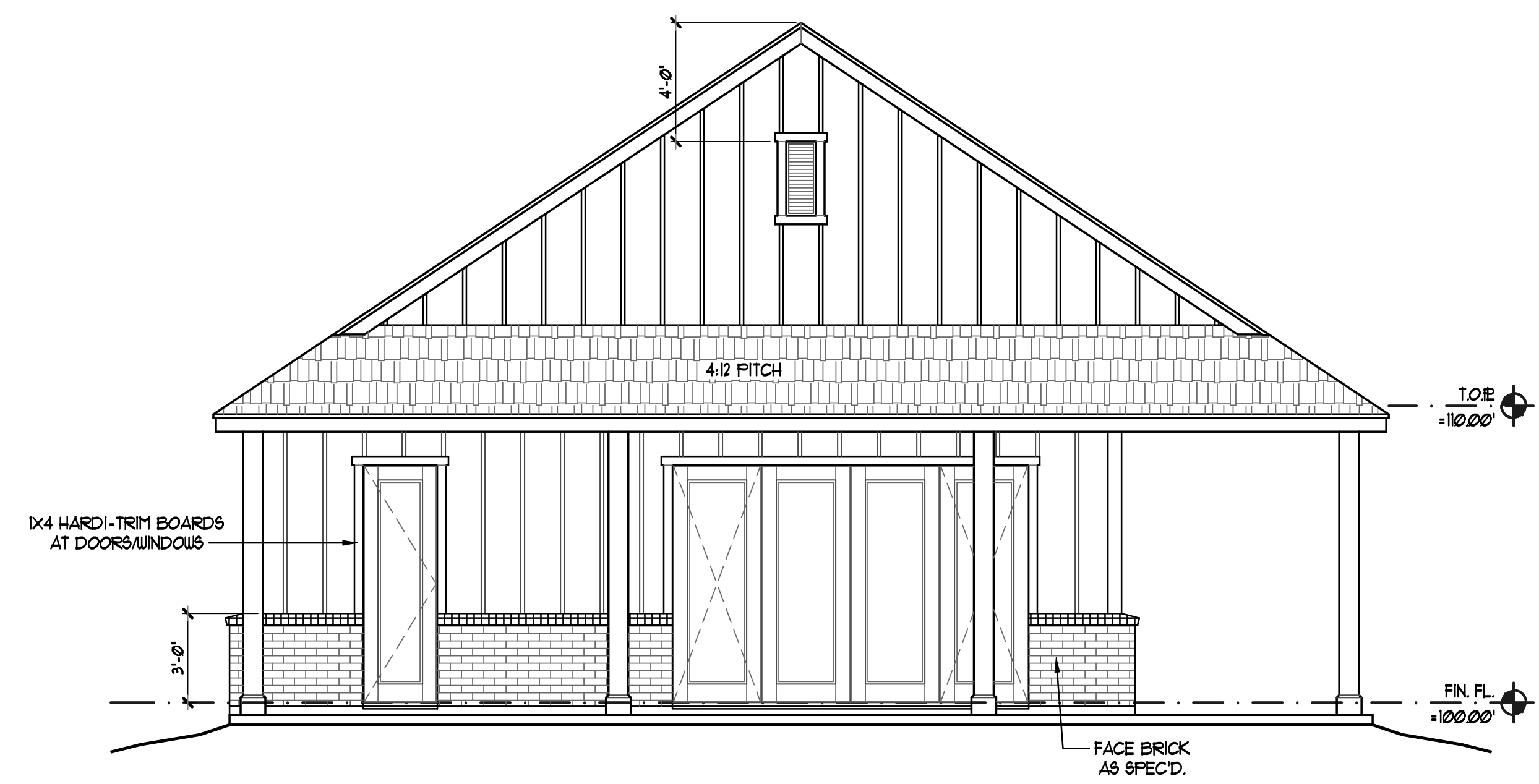
SHEET
A2.1



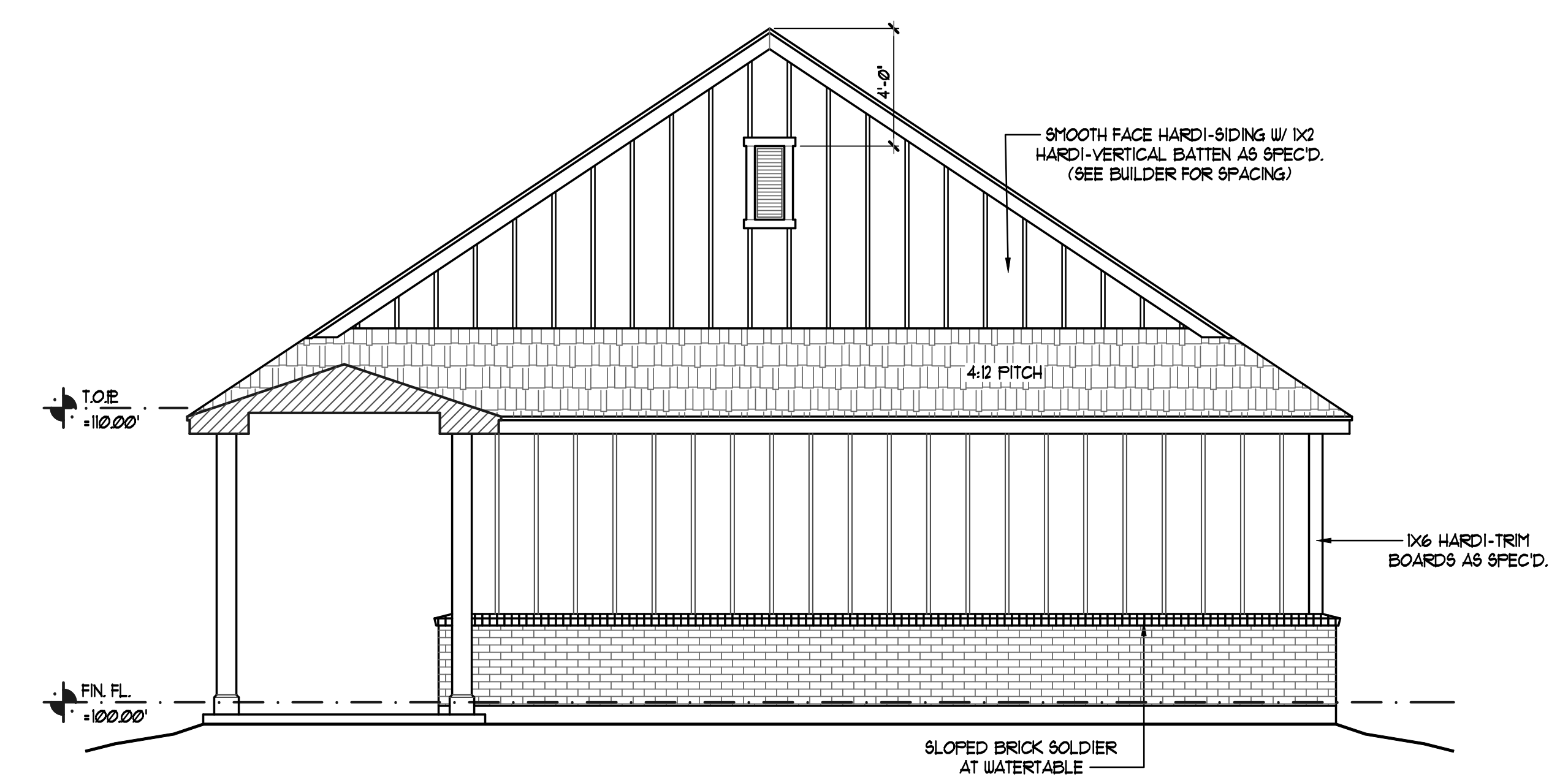
3 RIGHTSIDE ELEVATION (GUEST HOUSE)
SCALE: 1/4" = 1'-0"
PLAN NORTH



4 LEFTSIDE ELEVATION (GUEST HOUSE)
SCALE: 1/4" = 1'-0"
PLAN NORTH



2 REAR ELEVATION (GUEST HOUSE)
SCALE: 1/4" = 1'-0"
PLAN NORTH



1 FRONT ELEVATION (GUEST HOUSE)
SCALE: 1/4" = 1'-0"
PLAN NORTH

7148 DOVER STREET - ADDITION
LOT: 7, BLOCK: 10 - RICHLAND HILLS ADDITION
AN ADDITION TO RICHLAND HILLS, TARRANT COUNTY, TEXAS

WALLING CONSTRUCTION

PROJECT:

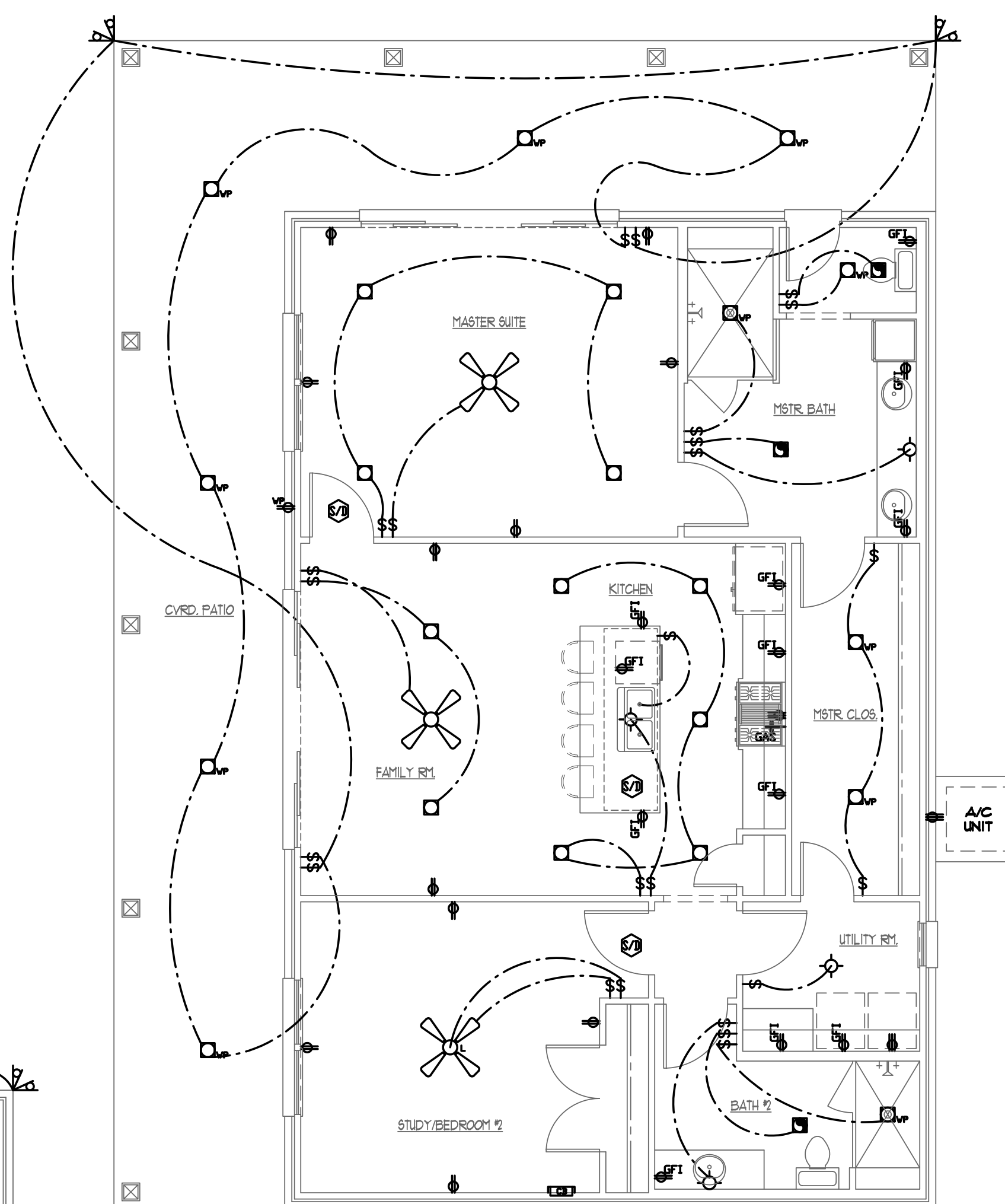
Design Consultants Inc.
RESIDENTIAL & COMMERCIAL DESIGNERS - SPACE PLANNING
729 GRAPEVINE HWY. STE 141 - HURST, TEXAS
VOICE (817) 905-7374 - FAX (682) 323-3090

ELECTRIC SYMBOL LEGEND

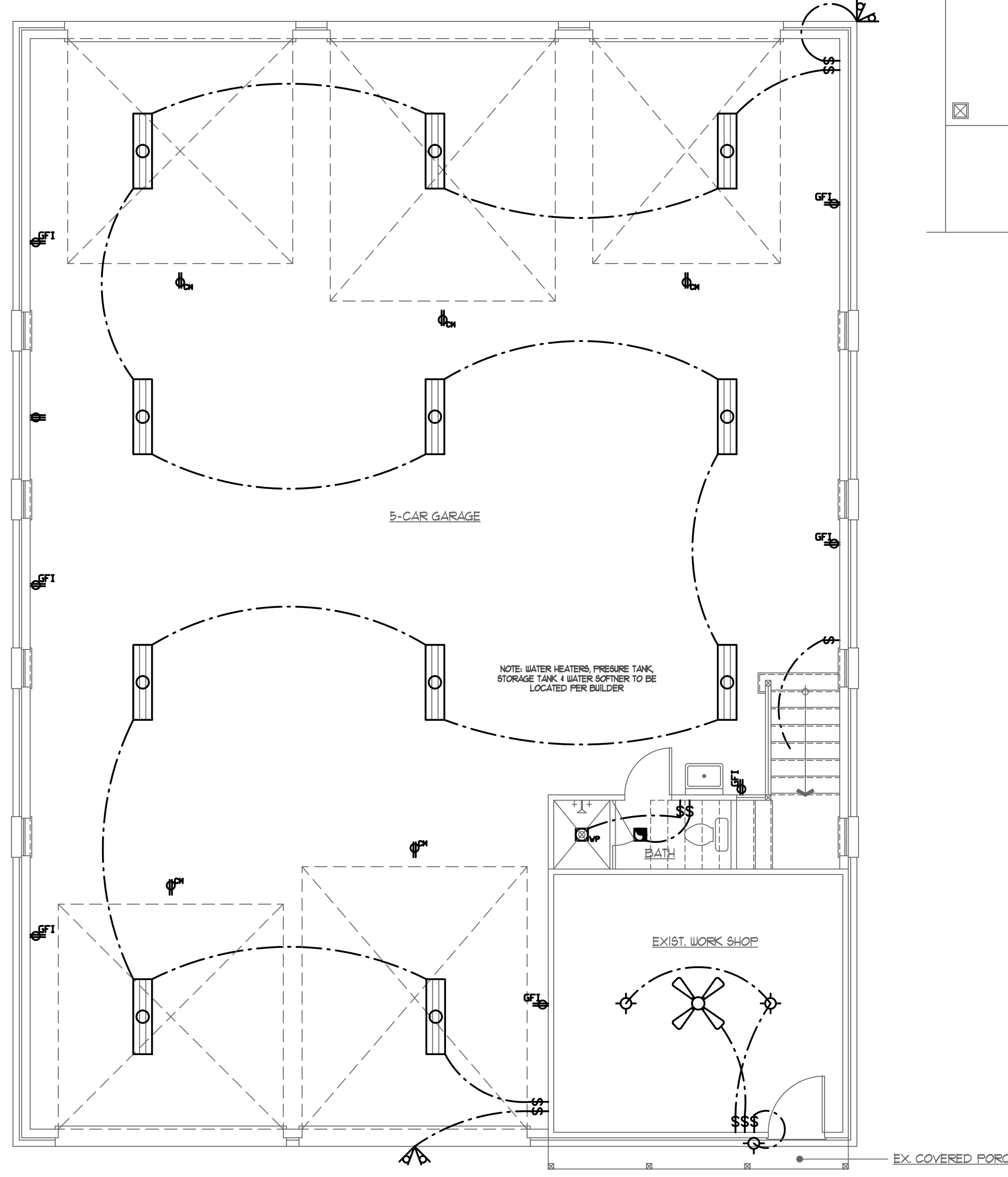
- 110V DUPLEX OUTLET • 12" AFF.
- 110V DUPLEX OUTLET • 44" AFF.
- 110V DUPLEX OUTLET • WATERPROOF
- 110V DUPLEX OUTLET • GROUND FAULT INTERRUPT
- 110V DUPLEX OUTLET • FLOOR PLUG
- 110V DUPLEX OUTLET • CEILING MOUNT
- 220V THREE PRONG OUTLET
- SINGLE POLE SWITCH
- THREE POLE SWITCH
- SINGLE POLE SWITCH W/ DIMMER FEATURE
- RECESSED INCANDESCENT
- RECESSED INCANDESCENT - EYEBALL SPOT
- RECESSED INCANDESCENT - LOW VOLTAGE
- RECESSED INCANDESCENT - WATERPROOF
- RECESSED INCANDESCENT - HEAT LAMP
- EXHAUST FAN THRU ROOF
- WALL MOUNT INCANDESCENT
- SURFACE MOUNT INCANDESCENT
- PENDANT FIXTURE
- SURFACE MOUNT 2 TUBE (4'-0") FLUORESCENT
- SURFACE MOUNT CEILING FAN (L+LIGHT KIT)
- SMOKE DETECTOR - HARDWARE (LOCATE PER CODES)
- SURFACE MOUNT TRACK LIGHT
- UNDER/ABOVE CABINET SURFACE MOUNT FLUORESCENT
- WALL MOUNT FLOOD (WATERPROOF, SHIELDED)
- TELEVISION (CABLE) CONNECTION
- TELEPHONE OUTLET
- DOOR BELL (MOUNTED 44" AFF.)
- DOOR CHIME (MOUNTED TO WALL)
- CIRCUIT BOX (MOUNTED TO WALL)

NOTE #1: ALL CEILING HEIGHTS TO BE A MIN. OF 10'-0" UNLESS OTHERWISE NOTED.

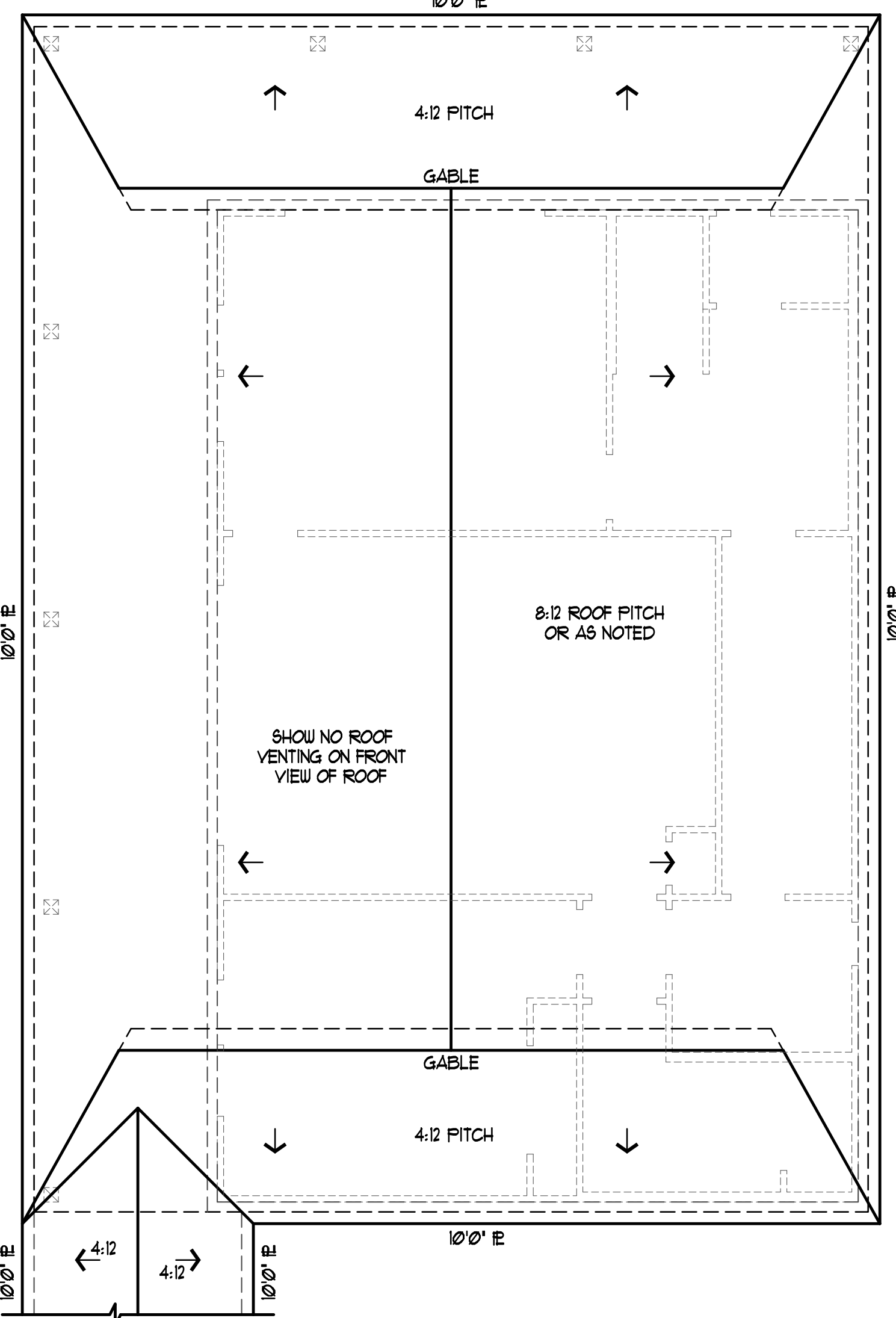
NOTE #2: THIS ELECTRICAL PLAN IS FOR REFERENCE ONLY. SEE BUILDERS SPECS. FOR ACTUAL LOCATION & COUNT OF FIXTURES.



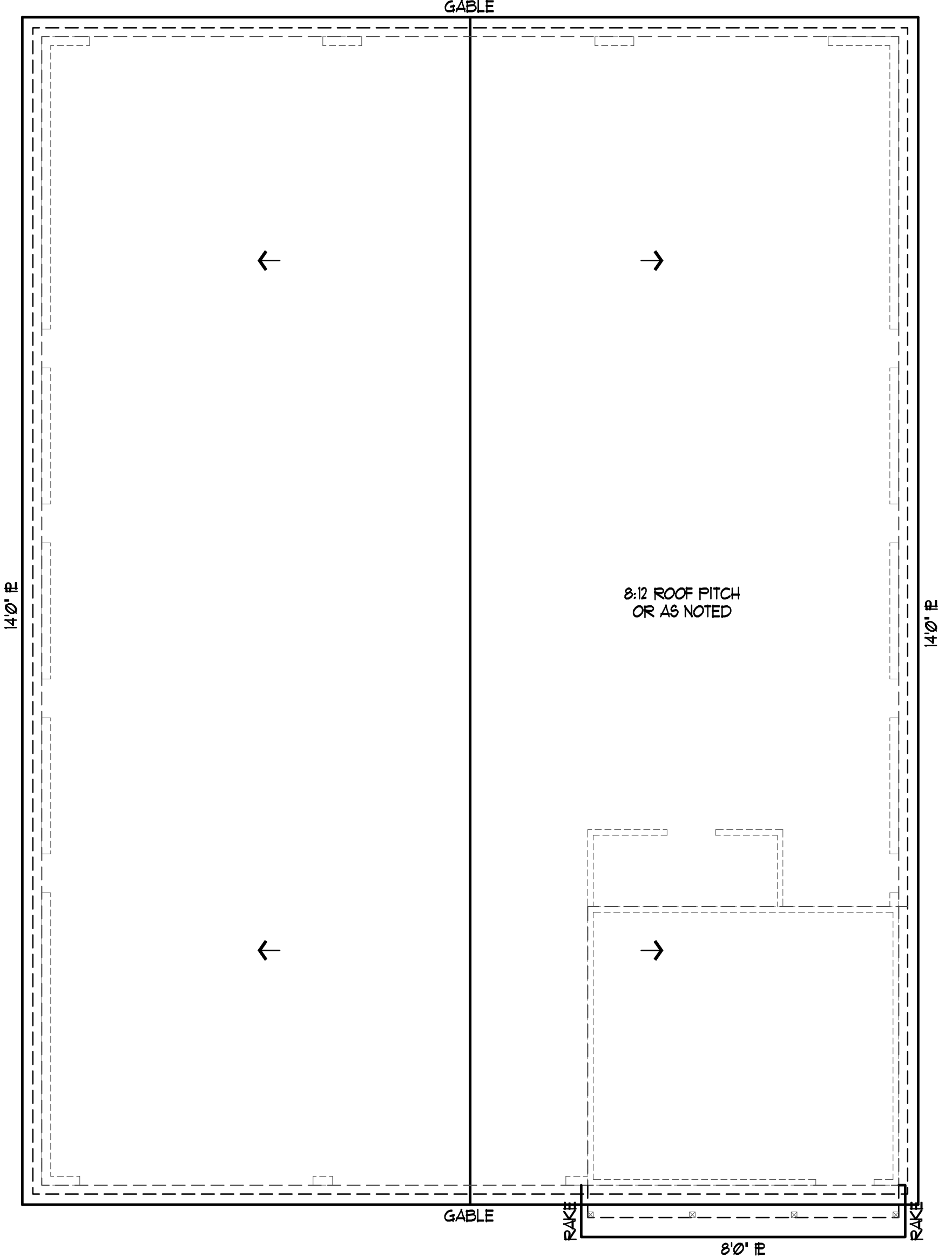
1 ELECTRICAL PLAN (GARAGE/SHOP)
SCALE: 3/16"=1'-0"
PLAN NORTH



2 ELECTRICAL PLAN (GARAGE/SHOP)
SCALE: 3/16"=1'-0"
PLAN NORTH



1 ROOF PLAN (GUEST HOUSE)
SCALE: 3/16"=1'-0"
PLAN NORTH



2 ROOF PLAN (GARAGE/SHOP)
SCALE: 3/16"=1'-0"
PLAN NORTH

ROOFING NOTES

- NOTE #1: ROOFING MATERIAL AS SPECIFIED BY BUILDER OR OWNER/BUYER.
- NOTE #2: FRAME ROOF OFF MASONRY CORNERS & FLASH AS REQUIRED (TYP) WHERE APPLICABLE.
- NOTE #3: ALL ROOF OVERHANGS AS FOLLOWS: 12" AT ALL DORMERS & 12" AT GABLE FRONTS AND 18" AT ALL EXTENDED EAVES, AND 12" AT ALL OTHER LOCATIONS
- NOTE #4: DESIGNERS PLATE HEIGHTS AND STAIR RISERS ARE BASED ON 1'-6" JOIST BETWEEN 1ST & 2ND FLOORS, UNLESS SPECIFIED BY BUILDER/BUYER. FLOOR JOIST HEIGHT: _____ WHERE APPLICABLE.

SCALE: AS NOTED

PROJECT NO. WC2451

DATE: 3/29/2025

DESIGNER: MITT

REVISION: 1-x/12/2020

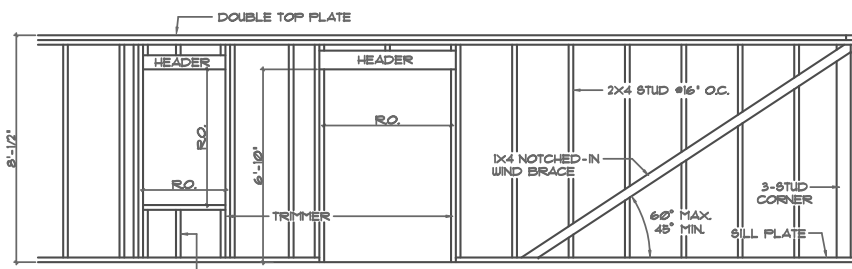
7148 DOVER STREET - ADDITION
LOT: 7, BLOCK: 10 - RICHLAND HILLS ADDITION
AN ADDITION TO RICHLAND HILLS, TARRANT COUNTY, TEXAS

WALLING CONSTRUCTION

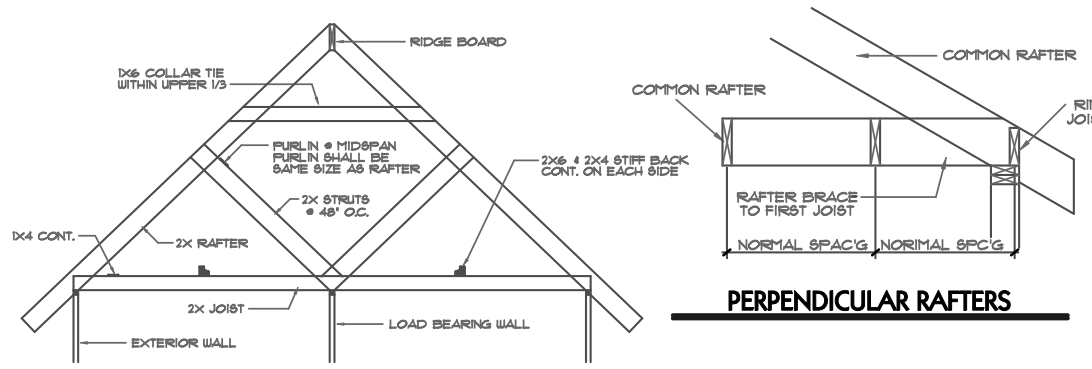
PROJECT:

Design Consultants Inc.
RESIDENTIAL & COMMERCIAL DESIGNERS - SPACE PLANNING
729 GRAPEVINE HWY. STE 141 - HURST, TEXAS
VOICE (817) 905-7374 - FAX (682) 323-3090

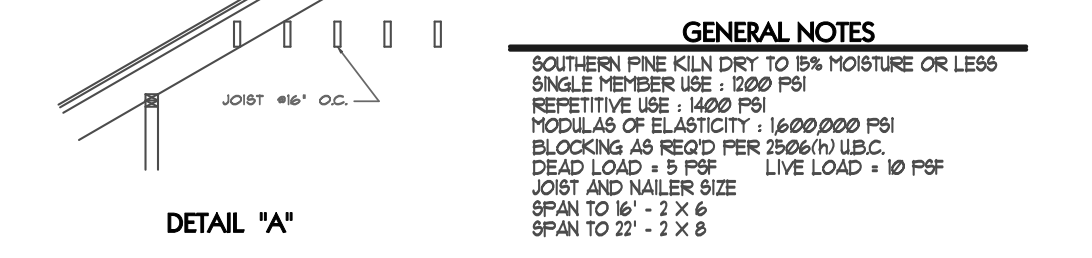
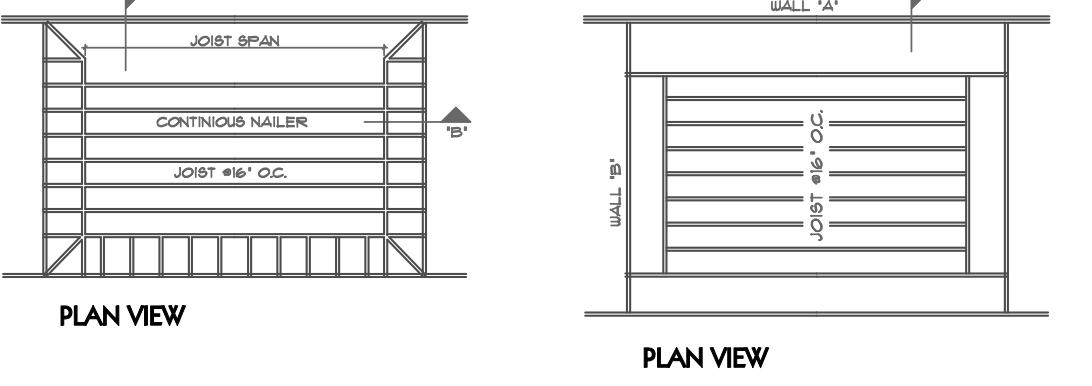
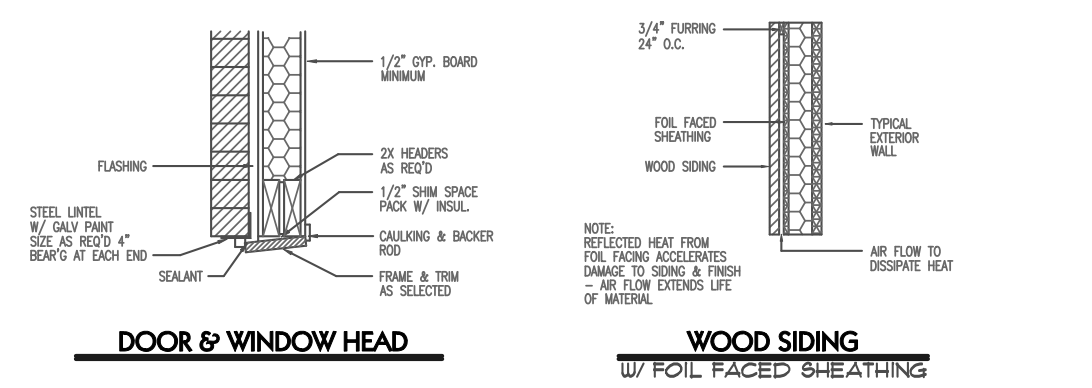
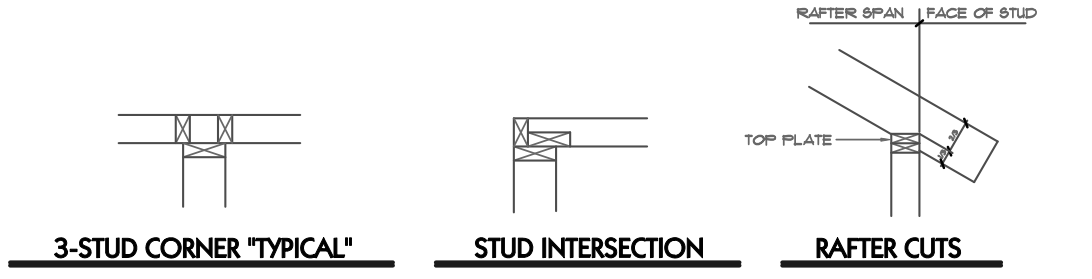
SHEET A3.0



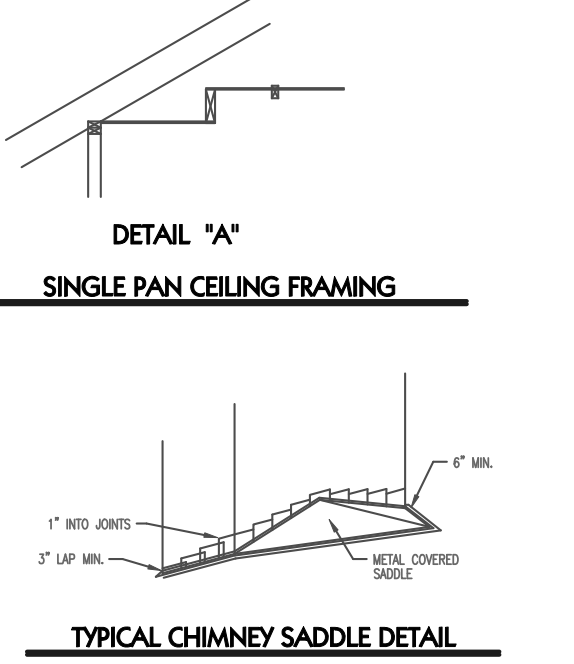
TYPICAL WALL SECTION DETAIL



TYPICAL ROOF FRAMING DETAIL



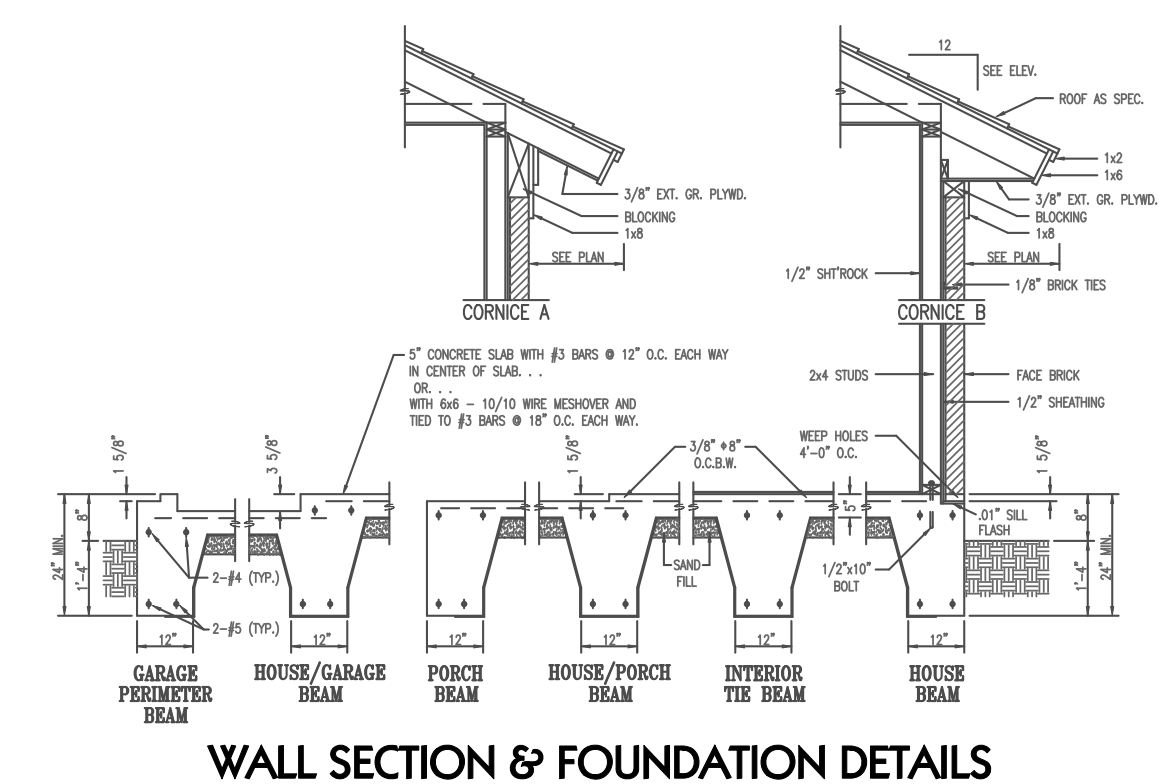
GENERAL NOTES
 SOUTHERN PINE KILN DRY TO 24% MOISTURE OR LESS
 SINGLE MEMBER USE: 5000 PSI
 REPEITIVE USE: 1400 PSI
 MODULUS OF ELASTICITY: 1,600,000 PSI
 BLOCKING AS REQ'D PER 2506(1) IBC.
 DEAD LOAD = 2 PSF LIVE LOAD = 10 PSF
 JOIST AND NAILER SIZE
 SPAN TO 16" = 2 X 6
 SPAN TO 22" = 2 X 8



GENERAL NOTES
 1. DIMENSIONAL LUMBER USED SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: (2" x 4" TO 12" x 12")
 E = 1,200,000 PSI (MINIMUM)
 F_b = 1,100 PSI (PARALLEL MEMBER)
 F_v = 800 PSI (PARALLEL MEMBER)
 F_c = 65 PSI
 F_c = 1,150 PSI (PARALLEL)
 F_c = 550 PSI (PERPENDICULAR)
 E = 1,800,000 PSI
 2. ALL DIMENSIONAL LUMBERS SHALL HAVE A MAXIMUM MOISTURE CONTENT OF 15%.
 PLYWOOD SHEATHING SHALL BE 3/4" EXTERIOR GRADE AND SHALL BE NAILED TO SUPPORTING MEMBERS WITH 20 COMMON WIRE NAILS @ 12" O.C.
 3. PROVIDE PLYWOOD CLIPS AT MIDSPAN OF UNSUPPORTED SPANS OVER 24" LONG.
 4. PROVIDE PLYWOOD CLIPS AT MIDSPAN OF UNSUPPORTED SPANS OVER 24" LONG.

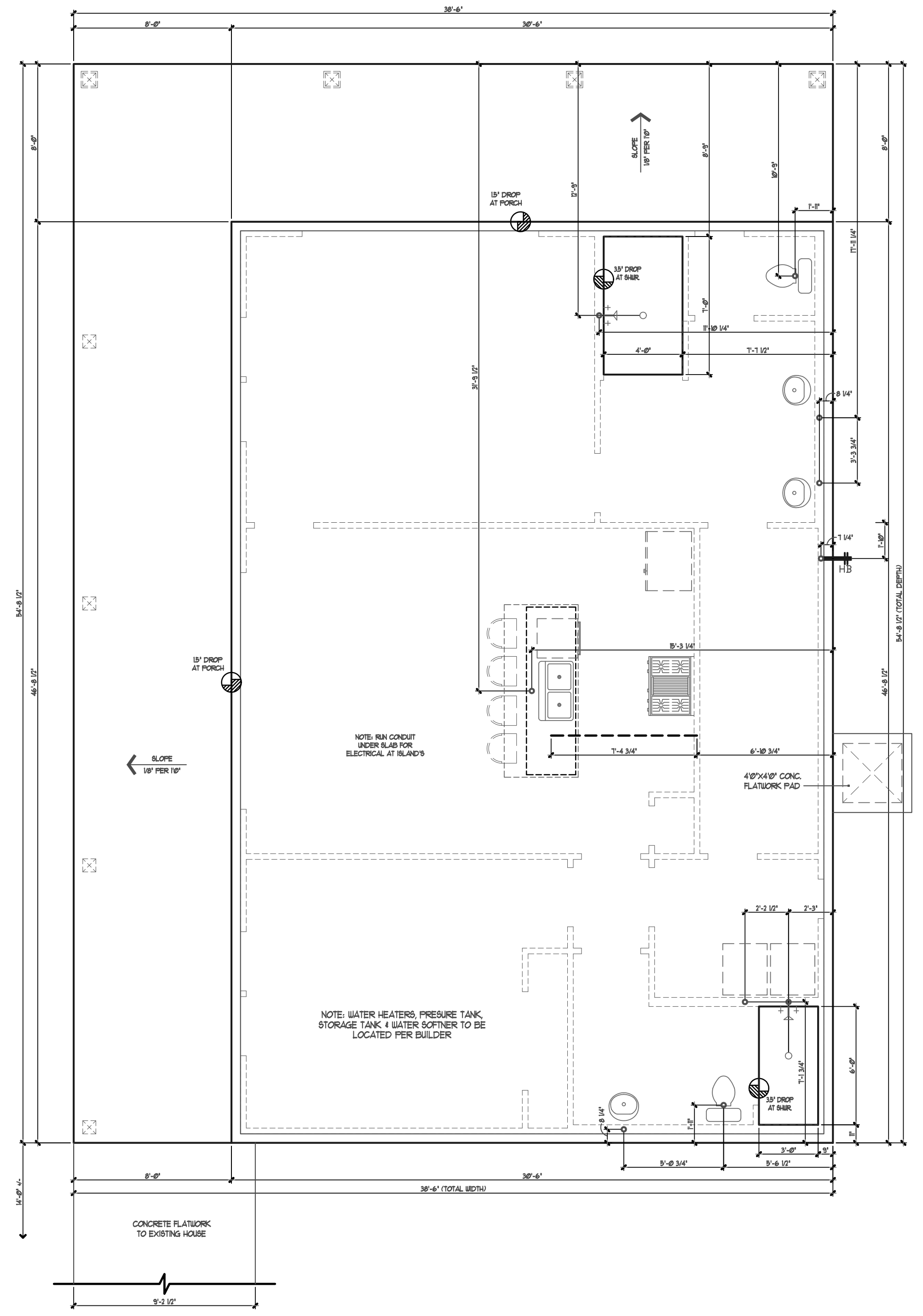
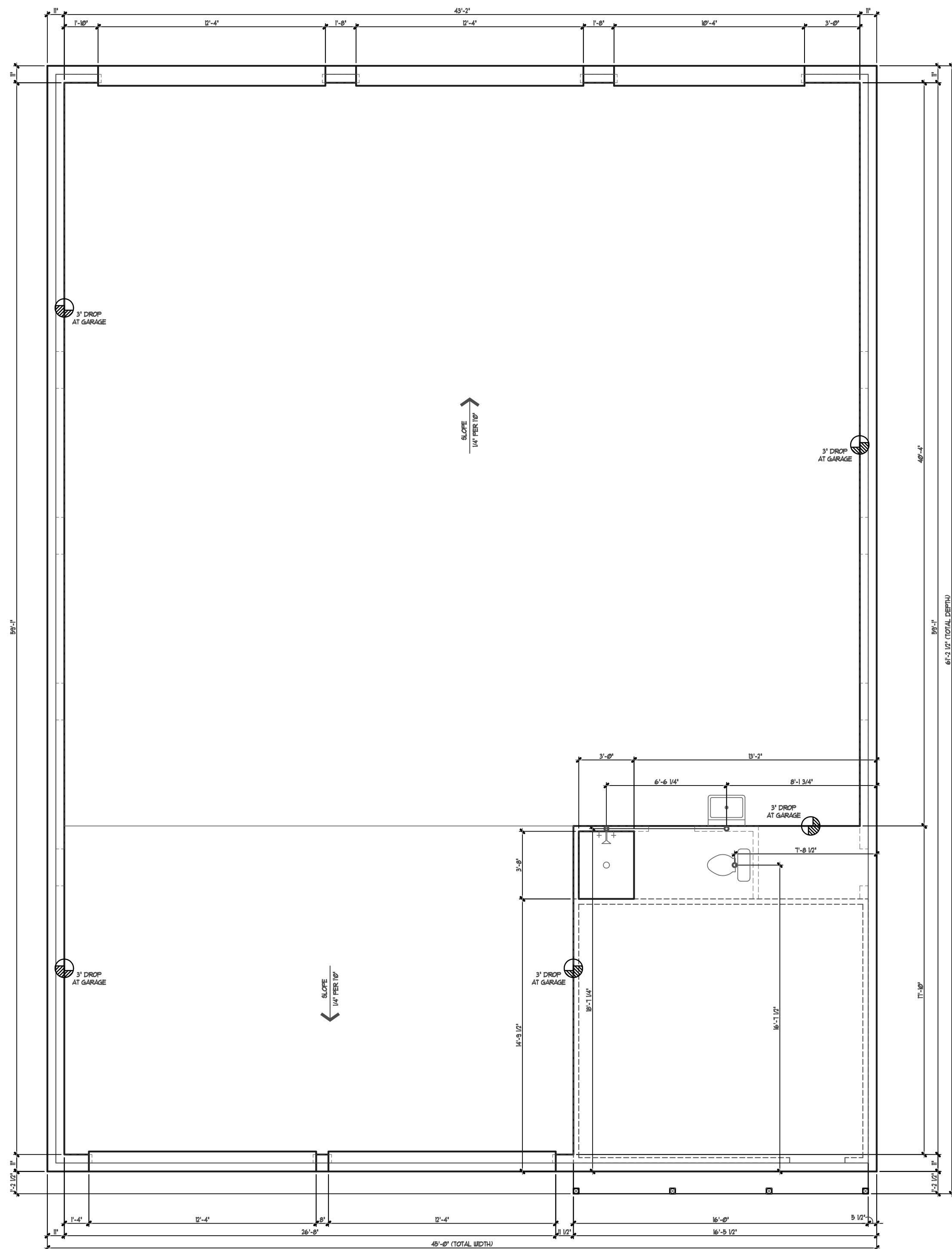
GENERAL NOTES FOR BUILT-UP BEAMS & COLUMNS
 1. MAKE PLYWOOD TO 2" x 8" WITH 60 COMMON WIRE NAILS @ 12" O.C.
 2. PROVIDE FULL BED OF CONSTRUCTION ADHESIVE BETWEEN EACH 2x AND PLYWOOD.
 3. MAKE 2x'S TOGETHER WITH 3-20 COMMON WIRE NAILS @ 12" O.C.
 4. PROVIDE 3-20 COMMON WIRE NAILS @ 12" O.C. BETWEEN EACH 2x

SPACING	MEMBER	MINIMUM	MAXIMUM	MINIMUM	MAXIMUM
16"	2x4	3-1/2"	4-1/2"	1-1/2"	2-1/2"
16"	2x6	4-1/2"	5-1/2"	1-1/2"	2-1/2"
16"	2x8	5-1/2"	6-1/2"	1-1/2"	2-1/2"
16"	2x10	6-1/2"	7-1/2"	1-1/2"	2-1/2"
16"	2x12	7-1/2"	8-1/2"	1-1/2"	2-1/2"
24"	2x4	4-1/2"	5-1/2"	1-1/2"	2-1/2"
24"	2x6	5-1/2"	6-1/2"	1-1/2"	2-1/2"
24"	2x8	6-1/2"	7-1/2"	1-1/2"	2-1/2"
24"	2x10	7-1/2"	8-1/2"	1-1/2"	2-1/2"
24"	2x12	8-1/2"	9-1/2"	1-1/2"	2-1/2"



WALL SECTION & FOUNDATION DETAILS

1 FOUNDATION PROFILE & PLUMBING PLAN (GUEST HOUSE)
 SCALE: 1/4" = 1'-0"



FOUNDATION NOTES

- NOTE #1: ALL BRICK LEDGES ARE 5 1/2" X 1 1/2" UNLESS OTHERWISE NOTED.
- NOTE #2: THIS FOUNDATION PLAN IS FOR DIMENSIONAL PURPOSES ONLY. A SEALED STRUCTURAL FOUNDATION PLAN SHOWING ALL NECESSARY REINFORCEMENT, SIZES, LOCATION, AND STRENGTH OF MATERIALS BY A STRUCTURAL ENGINEER SHALL BE ACQUIRED PRIOR TO CONSTRUCTION.
- NOTE #3: SLOPE CONCRETE OF ALL EXTERIOR PORCHES AND GARAGES AWAY FROM THE MAIN HOUSE AT A MINIMUM OF 1/4" PER FOOT.

2 FOUNDATION PROFILE & PLUMBING PLAN (GARAGE/SHOP)
 SCALE: 1/4" = 1'-0"

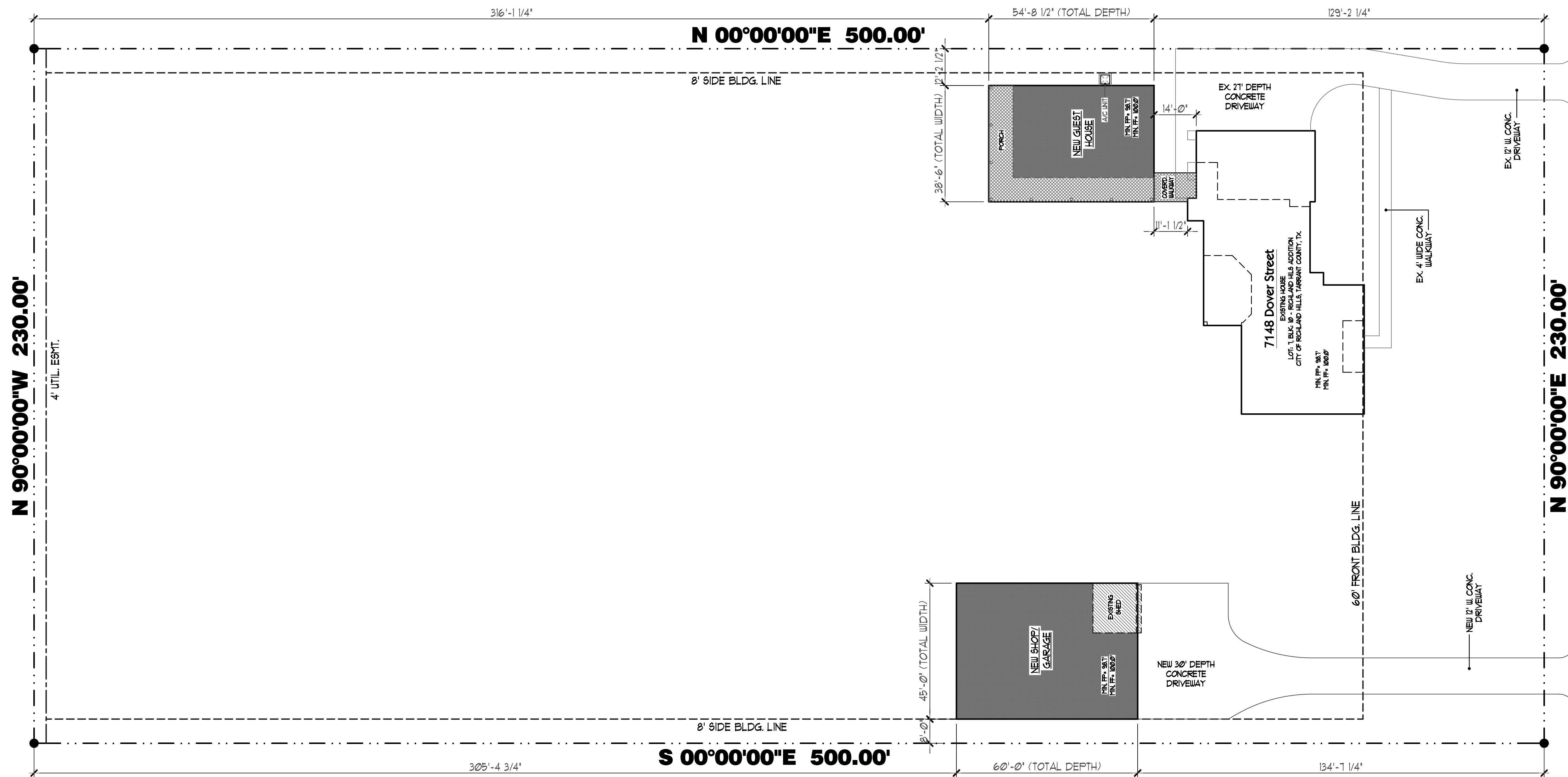


SCALE: A6 NOTED
 PROJECT NO. WC2451
 DATE: 3/29/2025
 DESIGNER: MITT
 REVISION: 1-X/1/2020

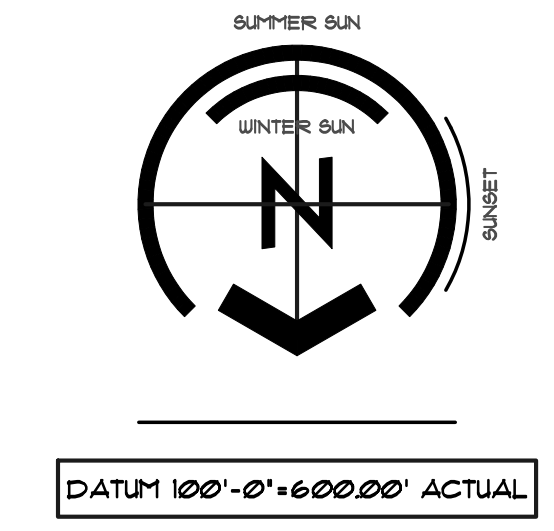
7148 DOVER STREET - ADDITION
 LOT: 7 - BLOCK: 10 - RICHLAND HILLS ADDITION
 AN ADDITION TO RICHLAND HILLS, TARRANT COUNTY, TEXAS
WALLING CONSTRUCTION

PROJECT:
Design Consultants Inc.
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 729 GRAPEVINE HWY. STE 141 - HURST, TEXAS
 VOICE (817) 905-7374 - FAX (682) 323-3090

SHEET
 11/0



① SITE PLAN
SCALE: 1"=20'-0"



- SITE PLAN NOTES**
- NOTE #1: ALL PLANS ARE DRAIN IN ACCORDANCE WITH THE 2021 IRC.
 - NOTE #2: NOTIFY THE ARCHITECT IN THE EVENT OF INCONSISTENCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE CONSTRUCTION DOCUMENTS.
 - NOTE #3: ALL CONSTRUCTION TO COMPLY WITH APPLICABLE BUILDING CODES, DEED RESTRICTIONS, AND RELATED REGULATIONS.
 - NOTE #4: VERIFY LOCATION OF ALL UTILITIES SERVING THE SITE.
 - NOTE #5: ALL EXTERIOR YARD LIGHTING TO BE ON A PHOTO-CELL SYSTEM.
 - NOTE #6: ALL FENCING TO BE PERMITTED SEPARATELY FROM BUILDING PERMIT.
 - NOTE #7: ALL PERIMETER DRAIN SYSTEMS ARE TO BE TIED TO A PUMP PUMP UNLESS THE NATURAL GRADE PERMITS A SLOPED DRAIN TO DAYLIGHT.
 - NOTE #8: DRAINAGE WILL NOT ADVERSELY IMPACT THE ADJOINING LOTS.

SCALE:	A6 NOTED
PROJECT NO.:	WC2451
DATE:	3/29/2025
DESIGNER:	MTT
REVISION:	#1-X/12/2020

7148 DOVER STREET - ADDITION
 LOT 7, BLOCK 10 - RICHLAND HILLS ADDITION
 AN ADDITION TO RICHLAND HILLS, TARRANT COUNTY, TEXAS
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Section 6.12 - Zoning Variance

6.12.01. Purpose and Applicability

- (A) *Cases for which a zoning variance may be granted.* The zoning board of adjustment may authorize a variance from the development regulations in this Zoning Ordinance such as the height (including number of stories), yard (including setbacks), lot area, lot coverage, structures (including size, density and location), parking requirements, performance standards and other development regulations contained herein.
- (B) *Variance criteria.* No zoning variance shall be granted without first having given public notice and having held a public hearing on the zoning variance request in accordance with section 6.03.02. Public Hearings and Notification Requirements for Zoning Related Applications, and unless the board of adjustment finds all the following criteria are met:
- (1) *Unique circumstances.* That there are special circumstances or conditions affecting the land involved such that the application of the Zoning Ordinance's provisions would deprive the applicant of the reasonable use of his/her land.
 - (2) *Minimum necessary relief required to alleviate the undue hardship.* The zoning variance, if granted, would be the minimum necessary relief required to alleviate the undue hardship.
 - (3) *Preservation of property rights.* That the zoning variance is necessary for the preservation and enjoyment of a substantial property right of the applicant.
 - (4) *No substantial detriment to the public good.* That the granting of the zoning variance will not be detrimental to the public health, safety or welfare, impair the purposes and intent of this Zoning Ordinance and the comprehensive plan or be injurious to other property within the area.
 - (5) *Orderly use of land.* That the granting of the zoning variance will not have the effect of preventing the orderly use of other land within the area in accordance with the provisions of this Zoning Ordinance.
 - (6) *Precedent.* The granting of an individual zoning variance will not set a precedent.
 - (7) *Finding of undue hardship.* In order to grant a zoning variance, the board of adjustment must make findings that an undue hardship exists, using the following criteria:
 - (a) That literal enforcement of the controls will create an undue hardship or practical difficulty in the development of the affected property; and
 - (b) That the situation causing the hardship or difficulty is neither self-imposed nor generally affecting all or most properties in the same zoning district; and

- (c) That the relief sought will not injure the permitted use of adjacent conforming property; and
- (d) That the granting of a zoning variance will be in harmony with the spirit and purpose of these regulations.
- (e) Financial hardship alone is not an "undue hardship" if the property can be used, meeting the requirements of the zoning district in which the property is located.

(C) *Variance limitations*

- (1) *Completed action required before a variance.* An application or request for a variance shall not be heard or granted with regard to any parcel of property or portion thereof upon which a site plan, preliminary plat, or final plat, when required by the Zoning Ordinance or the subdivision ordinance for any parcel of property or portion thereof, has not been finally acted upon by both the planning and zoning commission and, where required, by the city council.
- (2) *Exhausted all other options.* The administrative procedures and requirements of the Zoning Ordinance, and any amendments thereto, with regard to both the planning and zoning commission and city council consideration and action on site plans, preliminary plats, and final plats, must be exhausted prior to requesting a variance.

(D) *Public hearing required*

- (1) The board of adjustment shall hold a public hearing for each variance applicant and shall provide the notice and public hearing required by this Ordinance.
- (2) At the public hearing, the board of adjustment shall consider public comments, the zoning administrator's recommendation, and other applicable information and shall approve, approve with conditions, or deny the variance application.

(E) *Concurring vote of 75 percent required.* Pursuant to V.T.C.A., Local Government Code § 211.009(c), the concurring vote of 75 percent of the members of the board of adjustment is necessary to grant a zoning variance.

(Ord. No. 1273-14, § 1(Exh. A), 5-6-2014; Ord. No. 1296-15, § 2(Exh. A), 8-18-2015)