



**LANDMARK COMMISSION**

**MAY 4, 2026**

FILE NUMBER: COA-26-000162  
LOCATION: 3500 Latimer St.  
STRUCTURE: Non-Contributing  
COUNCIL DISTRICT: 7  
ZONING: PD-595

PLANNER: Rhonda Dunn, Ph.D.  
DATE FILED: April 15, 2026  
DISTRICT: Predesignation Moratoriums  
MAPSCO: 46-X  
CENSUS TRACT: 0037.00

**APPLICANT:** Smith, Rick

**REPRESENTATIVE:** N/A

**OWNER:** NINE FOUR ELEVEN LLC

**REQUEST(S)**

To construct a new main residential building (on a vacant corner lot) with an accessory structure -- a rear detached two-car garage.

**STAFF RECOMMENDATION(S)**

That the request for a Predesignation Certificate of Appropriateness to construct a new main residential building (on a vacant corner lot) with an accessory structure – a detached two-car garage be approved in accordance with drawings and specifications dated 4/15/2026 with the following conditions: (1) that the exterior cladding be brick veneer (unpainted); (2) that an exterior (masonry) chimney be added to the front or cornerside elevation; (3) that roof pitch be steeper – minimum 12:12; (4) that windows be all aluminum (no cladding) with lite configuration of one-over-one; (5) that front door be arched or rectangular with heavy timber styling and decorative strap hinges; and (6) that driveway(s), walkway(s) and steps be of brush finished concrete. Implementation of the recommended conditions would allow the proposed work to meet the standards in City Code Section 51A-4.501(d)(5)(B) for noncontributing structures; and the Secretary of the Interior’s Guidelines for Setting (District/Neighborhood).

## **TASK FORCE RECOMMENDATION(S)**

No quorum – Comments only. Non-Supportive, with the following comment(s): the design shown is not what the Landmark Commission recommended. It lacks important architectural features characteristic of the Tudor Revival style.

## **BACKGROUND / HISTORY:**

Presently, 3500 Latimer Street is a vacant corner lot; hence, the planned main building will be identified as non-contributing to the proposed Queen City Historic District.

There are no previous applications for Certificates of Appropriateness (or Demolition) filed for this property that are pertinent to this CA. However, a Demolition Permit for this address was issued on June 11, 1996. Moreover, a Courtesy Review was conducted by the Landmark Commission for this project on Monday, March 2<sup>nd</sup>, 2026. (*Note: Of the two designs presented by the applicant, the commission preferred the Tudor Revival.*)

## **RELEVANT SECRETARY OF THE INTERIOR'S STANDARDS/GUIDELINES FOR THE TREATMENT OF HISTORIC PROPERTIES:**

### Guidelines for Setting (District / Neighborhood)

- **Recommended:** *Identifying, retaining, and preserving building and landscape features that are important in defining the overall historic character of the setting. Such features can include circulation systems, such as roads and streets; furnishings and fixtures, such as light posts or benches; vegetation, gardens and yards; adjacent open space, such as fields, parks, commons, or woodlands; and important views or visual relationships.*
- **Not Recommended:** *Introducing a new building or landscape feature that is visually or otherwise incompatible with the setting's historic character (e.g., replacing low metal fencing with a high wood fence).*

## **RELEVANT DALLAS CITY CODE:**

### **Section 51A-4.501. Historic Overlay District**

#### (d) Predesignation certificate of appropriateness.

(5) Standard for approval. The landmark commission must approve the application if it determines that:

- (B) for noncontributing structures, the proposed work is compatible with the historic overlay district.

## PROJECT DESCRIPTION & ANALYSIS

The subject property is a vacant corner lot at 3500 the intersection of Latimer Street and Lenway Street proposed for construction of a two-story single-family residence with a detached rear garage. The submitted architectural set dated April 13, 2026, provides complete plans, elevations, sections, and schedules for review.

The proposed structure is a two-story massing under a pitched roof with a ridge height of approximately 21 feet. The architectural style is Tudor Revival inspired. The planned house contains approximately 2,343 square feet of conditioned floor area, including 1,366 square feet on the first floor and 977 square feet on the second floor. The design features an open living, kitchen, and dining space, bedrooms, bathrooms, an office, laundry/mudroom, and storage areas.

The site plan confirms a 50 by 100-foot lot with front, rear, and side setbacks of 25 feet, 5 feet, and 5 feet respectively, and a street-side setback of 12 feet 5 inches. A brush-finished concrete driveway leads to the detached garage located at the rear of the property.

The proposed design is compatible with surrounding development patterns along Latimer Street. The massing, form, exterior materials, roof configuration, and window types align with existing residential character and newer infill development in the area.

### Exterior Details & Materials

- Primary Cladding: Brick veneer (Acme Brick Red Mountain Flash – Modular – Heritage), establishing a durable, context-appropriate street presence.
- Roofing: Timberline HDZ “Shakewood” asphalt shingles, with detailed drip edge/roof flashing notes indicated in roof details.
- Windows: Single-hung aluminum frame units (multiple sizes), consistent across elevations for uniformity.
- Trim/Accents: Sherwin-Williams “Roycroft Vellum” (SW-2833) for fascia/frieze and trim; elevations call out frieze/fascia boards at roof eaves and gables.
- Lighting: Signature Hardware Edgehill 2-light (16” tall) outdoor wall fixtures at key entries.

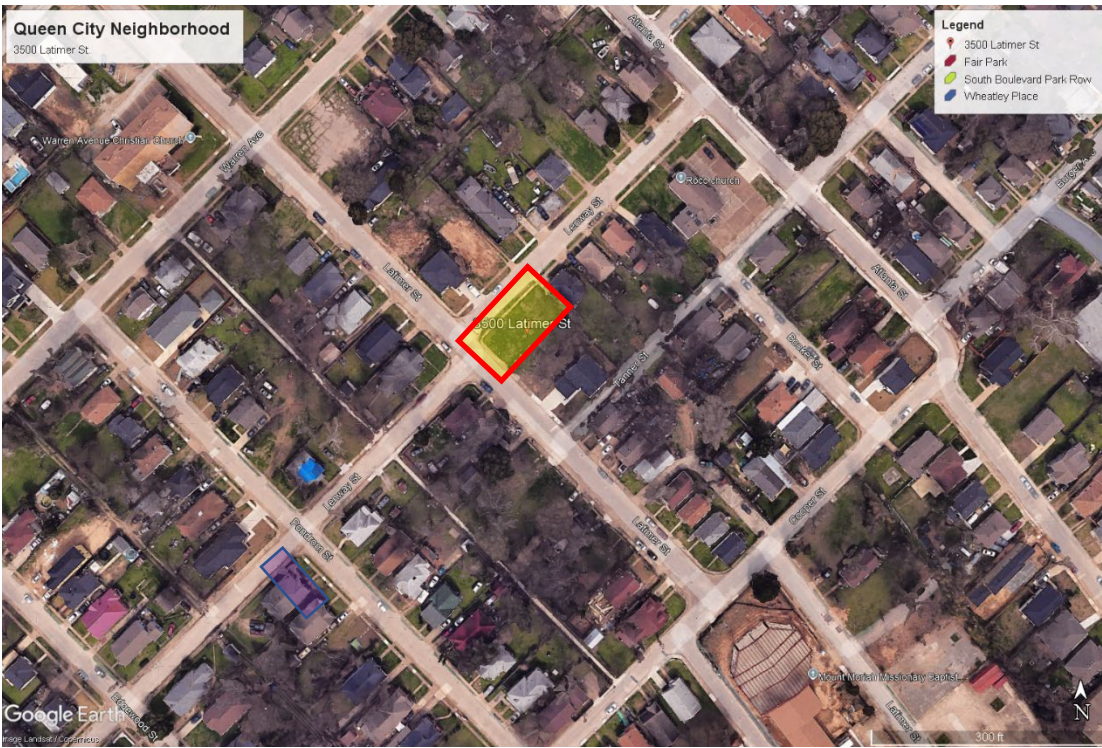
### Accessory Structure (Detached Garage)

A single-story detached two-car garage of ~446 sq. ft. (nominal plan 18' × 22'-6") sits at the rear, accessed via the concrete driveway; elevations detail pitched roof, frieze/fascia, and garage door (a roll-up, sectional door) components coordinated with the main house materials.

Overall, the proposed work is compatible with the surrounding historic district and is in keeping with the Secretary of the Interior’s guidelines generally, regarding compatibility with setting, within the context of a neighborhood or district.

# LOCATION MAP

## 3500 Latimer St.

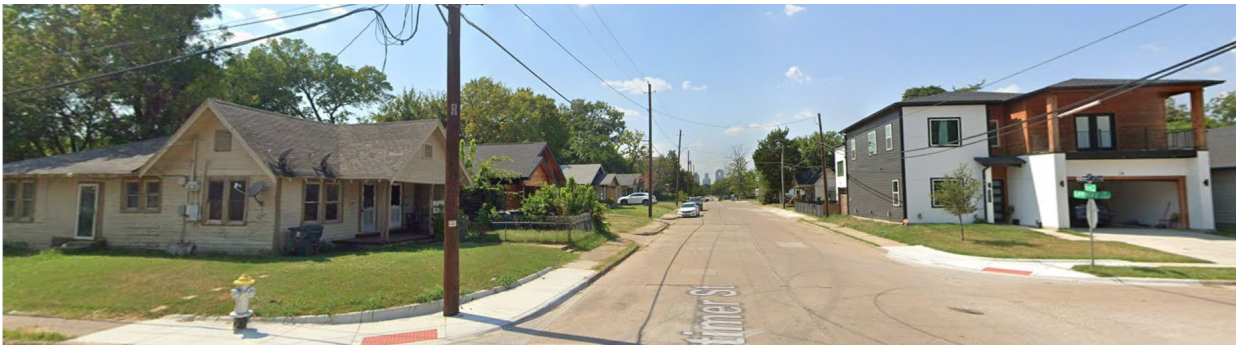


The yellow rectangle highlights 3500 Latimer St. Basemap Source: Google Earth

**CURRENT/CONTEXT PHOTO(S)**  
**3500 Latimer St.**



**Subject property: Front elevation, lot faces southwest. Source: Google Maps – Street View.**



**Across the street (north west) from subject property. Source: Google Maps – Street View.**



**Across the street (south east) from subject property. Source: Google Maps – Street View.**

**ATTACHMENTS:**

- **Courtesy Review Recommendation Form**
- **Task Force Recommendation Form**
- **Certificate of Appropriateness Application**

COURTESY REVIEW RECOMMENDATION FORM

**\*ONLY FOR RECOMMENDATIONS PUBLICALLY SPOKEN AT THE HEARING\***

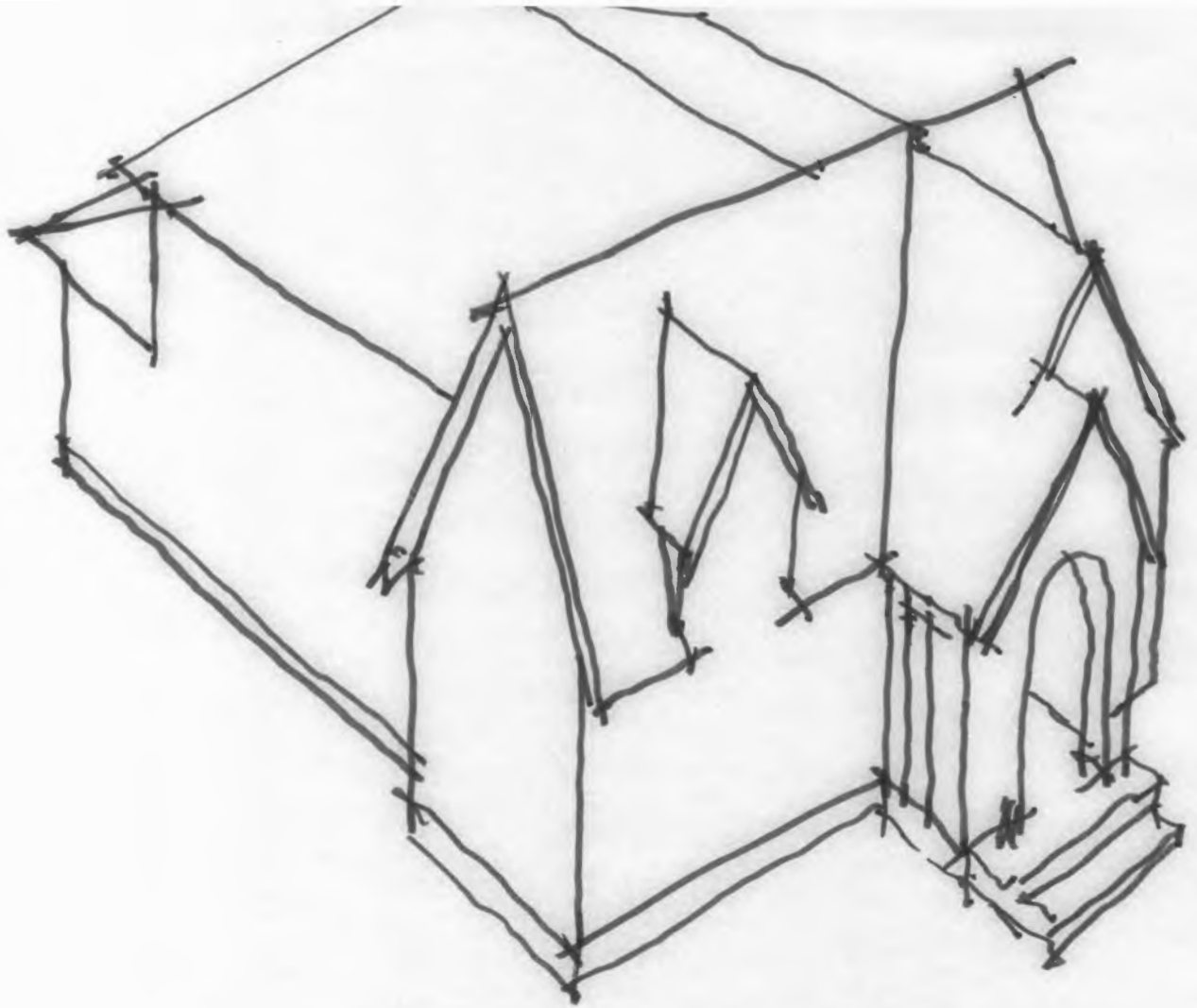
Case # COA-26-98 Date: 3.2.26 Page 1 of 2

Commissioner: RENAUD

Address: 2500 LATIMER ST

Courtesy Review Recommendations:

1. REFER SKETCH ATTACHED TO REDUCE SCALE TO 1 1/2 STORIES FROM THE STREET.
2. ADD WINDOWS ON RIGHT WALL IN THE STAIRWELL
3. ALIGN WINDOWS IN LIVING & BEDROOM ON LEFT WALL.
4. LOWER THE PORCH ROOF
5. ON DORMER, MATCH THE SLOPE OF OTHER GABLE ON FRONT ELEVATION
6. COPY BRICK DETAILS OF TUDOR REVIVALS ON ROMINE AVE.



**TASK FORCE RECOMMENDATION REPORT**  
WHEATLEY PLACE / TENTH STREET / QUEEN CITY

DATE: 04/07/2026  
TIME: **4:00 pm**  
MEETING PLACE: **Preservation Dallas/Videoconference**

Applicant Name: Rick Smith  
Address: 3500 Latimer St. (Wheatley Place/ Tenth St Neighborhood HD / **Queen City**)  
Date of **CA**/CD/CR Request: 03/23/2026

**RECOMMENDATION:**

Approve  Approve with conditions  Deny  Deny without prejudice

**Recommendation** / comments/ basis:

*Supported with comments*  
*Site plan official site survey material schedule*  
*Controlled site plan with picture with scope*

Task force members present

<input checked="" type="checkbox"/> Barbara Wheeler (Chair)	<input type="checkbox"/> Alonzo Harris	<input checked="" type="checkbox"/> Benje Feehan
<input type="checkbox"/> Larry Johnson (Vice Chair)	<input checked="" type="checkbox"/> Shaní Dixon	<input checked="" type="checkbox"/> Jarod Fancher
<input type="checkbox"/> VACANT	<input type="checkbox"/> VACANT	

Ex Officio staff members Present:  Dr. Rhonda Dunn

Simple Majority Quorum:  yes  no

Maker:

2<sup>nd</sup>:

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force: *Barbara Wheeler*

DATE: 04/7/2026

The task force recommendation will be reviewed by the landmark commission in Briefing Room 6ES, starting with a Staff briefing. The Landmark Commission public hearing begins at 1:00 pm in Room 6ES, which allows the applicant and citizens the opportunity to provide public comment(s).

## GENERAL NOTES

ZONING

BUILDING

TRADES

## SHEET LIST

SHEET NO.	SHEET NAME	SHEET ISSUE DATE	CURRENT REVISION
A.00	COVER PAGE	04/13/26	
A.01	GENERAL NOTES	04/13/26	
A.02	CONTEXTUAL SITE PLAN & STREET ELEVATION	04/13/26	
A.03	SITE PLAN	04/13/26	
A.04	FIRST FLOOR PLAN	04/13/26	
A.05	SECOND FLOOR PLAN	04/13/26	
A.06	ELEVATIONS	04/13/26	
A.07	ELEVATIONS	04/13/26	
A.08	GARAGE PLAN, ELEVATIONS & SECTION	04/13/26	
A.09	SECTIONS	04/13/26	
A.10	DOOR WINDOW SCHEDULE & ROOF DETAILS	04/13/26	
A.11	MATERIAL SCHEDULE	04/13/26	

# 3500 LATIMER STREET, DALLAS, TX 75215

## BUILDING INFORMATION

### ZONING

PROPOSED

EXISTING UNDEVELOPED LOT. NEW 2 STORY SINGLE-FAMILY HOME WITH DETACHED GARAGE

### AREA CALCULATION

FIRST FLOOR - 1366.00 SQ.FT

SECOND FLOOR - 977.00 SQ.FT

TOTAL - 2343 SQ.FT

DETACHED GARAGE - 446.00 SQ.FT

## GENERAL NOTES

FOLLOW LATEST BUILDING CODE: IRC 2021  
DESIGN LOADS (MIN)

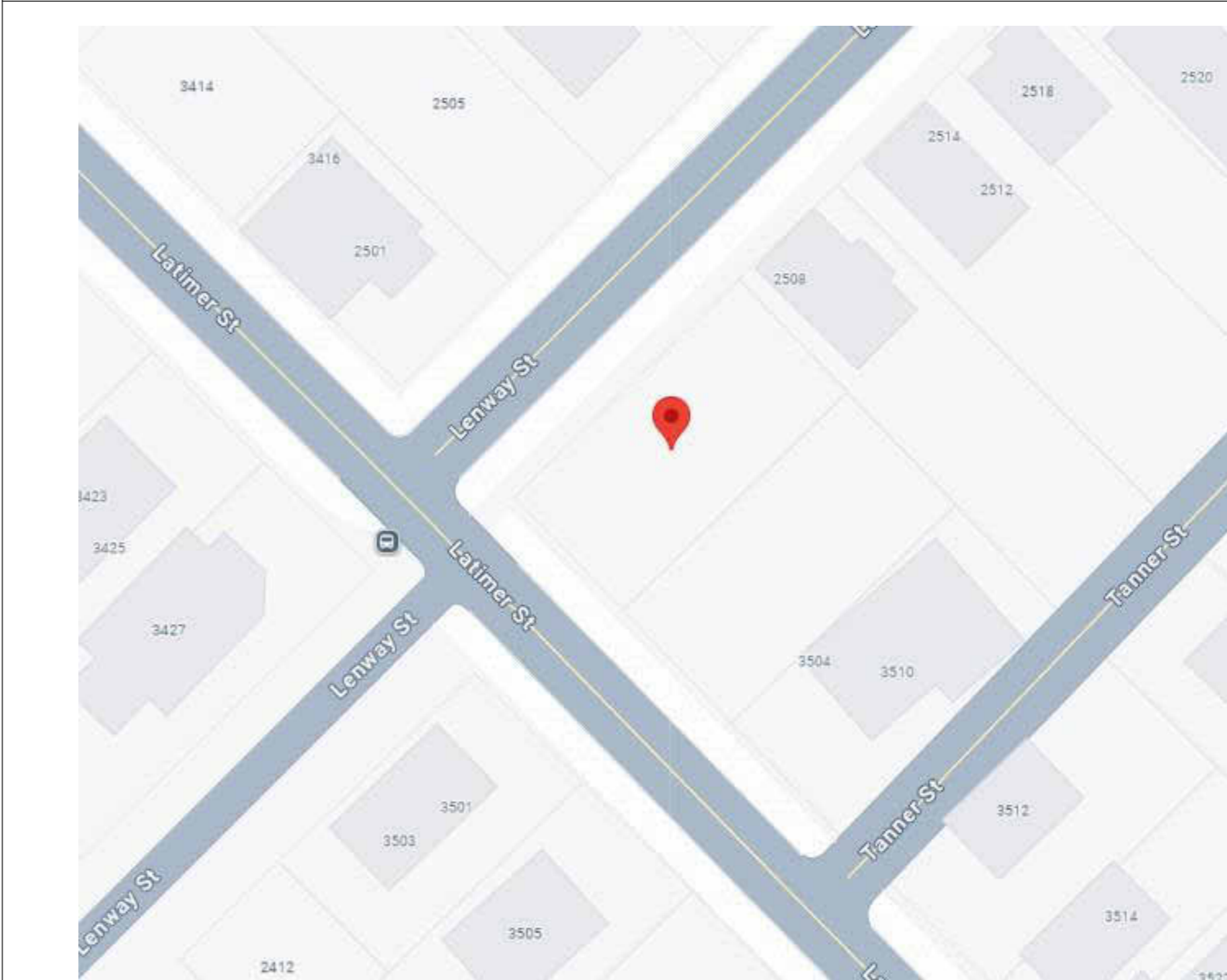
FLOOR: 40 PSF LIVE LOAD      CEILING: 20 PSF LIVE LOAD  
10 PSF DEAD LOAD              10 PSF DEAD LOAD  
ROOF: 20 PSF LIVE LOAD      ROOF DESIGN WIND SPEED: 90MPH  
10 PSF DEAD LOAD (TRUSSES: TC AND BC DEAD LOAD OF 10 PSF EACH)  
SLEEPING AREAS: 30 PSF LIVE LOAD  
SOIL BEARING ASSUMED CAPACITY: ASSUMED 2000 PSF

LIVE LOADS, DEAD LOADS, WIND LOADS, SNOW LOADS, LATERAL LOADS, SEISMIC ZONING AND ANY OTHER SPECIALTY LOADING WILL NEED TO BE CONFIRMED BEFORE CONSTRUCTION AND DEALT WITH ACCORDINGLY.

**FRAMING MEMBERS:**  
UNLESS OTHERWISE NOTED, ALL FRAMING LUMBER TO BE SYP #2 OR BETTER. CONTRACTOR TO CONFIRM THE SIZE, SPACING, AND SPECIES OF ALL FRAMING AND STRUCTURAL MEMBERS. ALL EXTERIOR WALLS AND CEILING/ROOF ARE TO BE INSULATED BY CODE. ENGINEERED WOOD PRODUCTS TO BE ENGINEERED BY MANUFACTURER/SUPPLIER. TRUSSES TO BE ENGINEERED BY TRUSS MANUFACTURER/SUPPLIER. FOLLOW BRACING GUIDELINES SUBMITTED BY TRUSS MANUFACTURER.

**CONCRETE AND FOUNDATIONS:**  
ALL SLABS ON GRADE SHALL BEAR ON 4" COMPACTED GRANULAR FILL WITH 6X6 MIN. WELDED WIRE MESH (WWM) OR FIBER MESH. INTERIOR SLABS SHALL HAVE A 6 MIL. MIN. POLYETHYLENE VAPOR BARRIER UNDERNEATH. PROVIDE PROPER EXPANSION AND CONTROL JOINTS. PROVIDE REINFORCING WHERE NEEDED ACCORDING TO LOCAL CODES, REQUIREMENTS, AND DESIGN. FOUNDATION WALLS ARE NOT TO BE BACKFILLED UNTIL STRUCTURAL FRAMING IS COMPLETE. VERIFY DEPTH OF FOOTING TO MAKE SURE IT IS BELOW FROST LINE.

## VICINITY MAP



PROJECT CONSULTANT :

PROJECT DETAIL :

**3500 LATIMER STREET,  
DALLAS, TX 75215**

SHEET NAME :

COVER PAGE

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

13TH APRIL 2026

**A.00**

# GENERAL NOTES

## I. GENERAL REQUIREMENTS

### A. Project location

- A.1. Legal description: \_\_\_\_\_.  
A.2. General location: \_\_\_\_\_.

### B. Codes

- B.1. Before Final Drawings and Specifications are issued for construction, they shall be submitted to all governing building agencies to insure their compliance with all applicable local and national codes. If code discrepancies in Drawings and/or Specifications appear, the Architect shall be notified of such discrepancies in writing by Builder or building official, and allowed to alter Drawings and Specifications so as to comply with governing codes before construction begins.  
B.2. Upon written receipt of approval from the governing official, approved Final Drawings and Specifications shall be submitted to the Builder by the Architect.  
B.3. IF code discrepancies are discovered during the construction process, Architect shall be notified and allowed ample time to remedy said discrepancies.  
B.4. All work performed shall comply with all applicable local, state and national building codes, ordinances and regulations, and all other authorities having jurisdiction.  
B.5. Following is a partial list of applicable codes.  
a) City of Dallas Building Codes, with Dallas Amendments  
b) Building Code: ICC International Residential Code, 2021 (IRC)  
c) Building Code: ICC International Building Code, 2021 (IBC)  
d) Energy Code: ICC International Energy Conservation Code, 2021.(IEC)  
e) Fire Code: ICC international Fire Code, 2021 (IFC)  
f) Mechanical Code: ICC International Mechanical Code, 2021 (IMC)  
g) Plumbing Code: ICC International Plumbing Code, 2021 (IPC)  
h) Electric Code: NFPA National Electric Code, 2020 (NEC).  
B.6. All contractors, subcontractors, suppliers, and fabricators shall be responsible for the content of Drawings and Specifications and for the supply and design of appropriate materials and work performance.  
C. All manufactured articles, materials and equipment shall be applied, installed, erected, used, cleaned and conditioned in strict accordance with manufacturer's recommendations.  
D. All alternates are at the option of the Builder and shall be at the Builder's request, constructed in addition to or in lieu of the typical construction, as indicated on Drawings.  
E. Design Criteria: See structural drawings (by others) for design loads.

## II. SITEWORK

- A. Builder shall be responsible for grading of site and lots.  
B. Provide site preparation as specified by soils engineer.  
C. Perform excavation according to good common construction practices to the lines, grades and elevations indicated on Drawings.  
D. Provide soil poisoning to control termites as required by governing codes.

## III. CONCRETE

- A. See structural drawings by others.

## IV. MASONRY

- A. See structural drawings by others for load bearing masonry.  
B. Brick and Stone Veneer  
B.1. Provide modular size brick veneer units complying with ASTM C67 and ASTM C216, Grade S14. Brick type shall be specified by Builder.  
B.2. Provide stone veneer units as specified by Builder.  
B.3. Provide mortar type "N" in accordance with ASTM C270.  
B.4. Provide anchorage to supporting wall studs with corrosion-resistant metal veneer ties as follows and as required by governing codes.  
B.4.1. Nominal 1" air space:  
Not less than No. 22 U.S. gage x 1/8" corrugated ties, space 16" oc, vertical and 16" o.c. horizontal.  
B.4.2. Greater than nominal 1" yp to 44" inch air space:  
Not less than No. 4 U.S. gage wire ties with hook embedded in mortar joint, space 16" 0.c. vertical and 16" o.c. horizontal.  
C. Adhered Masonry Veneer (Stone and Brick)  
C.1. Provide units as specified by Builder.  
C.2. Adhered recon Veneer shall, in addition to complying with governing codes, comply with the standards and recommendations for the following applicable references:  
C.2.1. Manufacturer's specifications and instructions.  
C.2.2. National Concrete Masonry Association (NCMA)  
C.2.3. American Concrete Institute (ACI)  
C.2.4. Masonry Standards Joint Committee (MSJC)  
C.2.5. Masonry Veneer Manufacturer's Association (MVMA) Installation Guide For Adhered Concrete Masonry Veneer  
C.3. Provide minimum clearances as follows:  
C.3.1. Four inches (4") above earth.  
C.3.2. Two inches (2") above paved surfaces.  
C.3.3. One-half inch (1/2") above exterior paved surfaces which are supported by the same foundation that supports the exterior wall.  
C.3.4. Two inches (2") above roofing surfaces.  
C.4. Install water resistive barriers, flashing and weep screeds in accordance with manufacturer's instructions and specifications, and in accordance with governing codes.  
D. Reinforcement shall comply with the Following as minimum standards:  
D.1. Bars: ASTM A615, grade 40, deformed bars. Overlap bars 24" minimum.  
D.2. Wire joint reinforcement: ASTM A62, galvanized.

## V. METALS

- A. See structural drawings by others for structural steel.  
B. All metals including metal connectors, fasteners, anchors, hardware, flashing, etc. shall be non-corrosive and compatible with any and all materials which the metal comes in contact with including dissimilar metals, wood (natural, stained and painted), preservative treated wood, fire-retardant treated wood and concrete.

## VI. WOOD AND PLASTICS

- A. See structural drawings by others for structural wood.  
B. Stair construction shall consist of 3-2x12 stringers, 5/4" or 2x thick tread and 3/4" thick risers or shall be fabricated by component manufacturer.  
C. All wood plates bearing on concrete or masonry shall be pressure treated and installed over approved sill sealer.  
D. All exterior framing and decking shall be constructed of decay-resistant lumber.  
E. Interior trim shall be selected by Builder.  
VII. THERMAL AND MOISTURE PROTECTION  
A. Provide thermal building insulation at assemblies adjacent to exterior or unheated spaces meeting the requirements of governing codes and, unless otherwise noted, meeting the Following minimum requirements:  
A.1. Slab on grade: minimum \_\_\_\_ extruded polystyrene, minimum R-0  
A.2. Foundation walls:  
Below grade foundation wall: \_\_\_\_" extruded polystyrene, R-

## THERMAL AND MOISTURE PROTECTION CONTINUED

- Basement foundation wall: glass fiber, vinyl faced, R-\_\_\_\_  
Crawl space foundation wall: glass fiber, unfaced, R-\_\_\_\_  
A.3. Exterior frame wall:  
2x4: glass fiber, batts, R-19  
2x6: glass fiber, batts, R-19

- A.4. Roof/Ceiling: [Select one of the following. Do not include both  
A.4.1. Vented attic and rafter areas  
Attic areas: glass fiber, blown, R-30 minimum  
Vaulted rafter areas: glass fiber, batts, R-30 minimum

- A.4.2. Unvented conditioned attic assemblies (non-ventilated):  
Air-impermeable insulation, R- [Refer to IRC-2021 R806.5 and review with client thoroughly]  
a) Install approved air-impermeable insulation (applied in direct contact to the underside/interior of the structural roof deck) in attic areas and vaulted rafter areas according to manufacturer's recommendations and applicable code requirements.  
b) Note: interior moisture vapor retarders shall not be installed on the ceiling side (attic Floor) of the unvented attic assembly.  
A.1. Framed floor over unheated areas: glass fiber batts, R-\_\_\_\_.  
A.2. Install batts in continuous blankets without holes for electrical boxes, light fixtures or heating ductwork.  
B. Moisture vapor retarder: [Confirm vapor barrier requirements with insulation systems being used. Refer to IRC-2021 R102.1 & R806 ]  
B.1. Exterior wall: Install code approved moisture vapor retarder (as specified by Builder) beneath gypsum panels on warm side of all exterior walls at conditioned spaces and as shown on Drawing  
C. Water-resistive barrier: install code approved water-resistive barrier (as specified by Builder) over exterior wall sheathing of all exterior walls and as shown on Drawings. [refer to IRC-2021 R103.2]  
D. Roofing shall be specified by Builder and as shown on Drawings.  
E. Exterior wall covering:  
E.1. Siding shall be specified by Builder and as shown on Drawings.  
E.2. See Section IV. MASONRY for brick and stone veneer and manufactured stone and thin brick.  
E.3. Stucco shall be approved 3-coat Portland cement exterior plaster applied over metal lath. Materials and installation shall be in compliance with ASTM C 926, ASTM C 1063 and meet all code requirements. Stucco shall be installed with proper weep screeds, water-resistive vapor-permeable barrier and all appropriate flashing materials.

## F. Flashing:

- F.1. Provide and install appropriate sheet metal and membrane flashing at all locations as required to prevent penetration of water through the exterior shell of the building. Provide and install appropriate flashing as shown on the drawings and at the following specific locations.  
F.1.1. Drip edge at all eave and rake edges.  
F.1.2. Roof/wall intersections.  
F.1.3. Roof penetrations such as skylights, roof vents, Flues, etc.  
F.1.4. Roof crickets and saddles.  
F.1.5. Door and window head trim.  
F.1.6. Horizontal band boards.  
F.1.7. Deck to house connections.  
F.1.8. Masonry sills and caps.  
F.1.9. Provide through-wall flashing and weeps at the base of masonry veneer and above masonry lintels.

- F.2. Materials and installations shall comply with governing codes and with pertinent recommendations contained in the current edition of the "Architectural Sheet Metal Manual" published by SMACNA. All metal flashing shall be hot-dip galvanized iron complying with ASTM A653/A653M or other approved corrosion-resistant metal.  
G. Provide gutters and downspouts as specified by Builder. Downspout and splash locations shall be determined by Contractor (and approved by Builder) so as to provide positive roof and site drainage.  
H. Provide attic and roof ventilation as required by governing codes and as shown on Drawings. Provide appropriate soffit and roof vents as specified/approved by Builder.

## I. Foundation water/moisture control:

- I.1. Provide foundation drainage as specified by soils engineer, as shown on Drawings and as specified by Builder.  
I.1.1. Place perforated drainage pipe in washed gravel or crushed stone and cover with same material; and cover with approved filter membrane material. Slope perforated drainage pipe to sump pit and discharge into an approved drainage system.  
I.2. Waterproof foundation walls at excavated basement areas (from footing to Finish grade) with waterproofing compound as specified by Builder. Waterproofing shall be in compliance with code requirements.  
J. Skylights shall be specified by Builder. Install skylights of the size.

## VIII. DOORS AND WINDOWS

### X. SPECIALTIES

- A. Fireplaces shall be as follows:  
A.1. Pre-manufactured \_\_\_\_\_ units with \_\_\_\_" firebox opening.  
A.2. Manufacturer and model shall be specified by Builder.  
A.3. Contractor(s) shall be responsible for proper installation of fireplace unit, venting, hearth, mantle and related components as recommended by manufacturer and as required by governing codes.  
B. Shower, tub and tub/shower enclosures shall be constructed of approved safety glazing as specified by Builder.  
C. Handrails and guards [based on IRC-2021 R311.1.8, R312.1 and IBC-2021 16018]  
C.1. Porches, balconies or raised floor surfaces located more than 30 inches above the floor or grade below shall have guards not less than 36 inches in height. Open sides of stairs with a total rise of more than 30 inches above the floor or grade below shall have guards not less than 34 inches in height measured vertically from the nosing of the treads. Required guards on open sides of stairways, raised floor areas, balconies and porches shall have intermediate rails or ornamental closures that do not allow passage of a sphere 4 inches in diameter. The triangular opens Formed by the riser, tread and bottom rail of a guard at the open side of a stairway are permitted to be of such a size that a sphere 4 inches cannot pass through.  
C.2. Handrail assemblies and guards shall be able to resist the following loads:  
a) 50 pounds per linear foot applied in ar direction at the top and to transfer this load through the supports to the structure.  
b) A single concentrated load of 200 pounds, applied in any direction at any point along the top, and have attachment devices and supporting structure to transfer this loading to appropriate structural elements of the building.  
c) Intermediate rails (all those except the handrail), balusters and panel fillers shall be designed to withstand a horizontally applied normal load of 50 pounds on an area not to exceed | square Toot including openings and space between rails.  
A. Doors:  
A.1. Provide doors as follows and as specified by Builder:  
A.1.1. Entry doors and sidelights: as specified by Builder.  
A.1.2. House/Garage door: Solid wood door not less than 138" thick; solid or honeycomb core steel door not less than 138" thick; or 20-minute fire-rated door. Door shall be self-closing.  
A.1.3. Overhead Garage doors: as specified by Builder.  
A.1.4. Patio doors (hinged): full glass as specified by Builder.  
A.1.5. Sliding glass doors: as specified by Builder.  
A.1.6. Interior doors: as specified by Builder.  
A.2. Glazing in doors and sidelights shall be double-pane insulating glass.  
A.3. Glazing in doors and sidelights shall be tempered glass as required by

### governing codes.

### B. Windows:

- B.1. Provide windows as specified by Builder:  
B.1.1. Provide units of the size, style and quantity shown on Drawings.  
B.1.2. Glazing shall be double-pane insulating glass.  
B.1.3. Provide tempered glass in all windows meeting the requirements of governing codes.  
B.1.4. Provide and install all windows meeting the requirements of governing codes for "Window Fall Protection."  
B.1.5. Provide and install emergency escape and rescue windows meeting the requirements of governing codes.  
B.1.5.1. Basements: Where required, provide and install window wells meeting the requirements of governing codes for emergency escape and rescue.  
C. Finish hardware shall be specified by Builder. Install all hardware required by governing codes.  
IX. FINISHES

- A. Gypsum Panels: Provide doors as follows and as specified by Builder:  
A.1. Gypsum panels, unless otherwise noted shall be provided as follows:  
A.1.1. Exterior walls: (1) layer 1/2" regular panels to interior face.  
A.1.2. Interior partitions: (1) layer 1/2" require panels each side.

### A.1.3. Ceiling:

- a) Supporting members greater than 16" 0.C.: (1) layer 5/8" regular panels or (1) layer 1/2" "sag resistant" panels.  
b) Supporting members 16" oc. or less: (1) layer 1/2" regular panels.  
A.0.1. Garage (verify with Builder):  
a) Where habitable rooms are not located above garage: Provide (1) layer 1/2" regular panels to garage face of walls adjoining house. Continue panels up wall to under side of garage roof sheathing or provide (1) layer 1/2" regular panels to entire garage ceiling.  
b) Where habitable rooms are located above garage: Provide (1) layer 5/8" type "X" panels to entire garage ceiling and provide (1) layer 1/2" regular panels to garage face of all walls  
FINISHES CONTINUED

- A.0.1. Baths: When gypsum board is used as a base for tile in non-wet areas or wall panels behind prefabricated tub and shower surrounds, water-resistant gypsum panels shall be used as a base as required by governing codes. See tile backer board below for tile in wet areas.  
A.0.2. Common wall and common Floor/ceiling between units: See Drawings for construction of assemblies.

- A.1. Provide and install metal corner bead and trim as recommended by gypsum wallboard manufacturer.  
A.2. Tape, float and sand joints and fasteners of gypsum wallboard with 3-coats of joint compound as required obtaining a uniformly smooth surface.  
B. Tile backer board: cement board or other approved tile backing material as specified by Builder shall be used as a base for tile in wet areas at tubs and showers.  
C. Finishes shown on Drawings shall be specified by Builder.  
X. SPECIALTIES

### A. Fireplaces shall be as follows:

- A.1. Pre-manufactured \_\_\_\_\_ units with \_\_\_\_" firebox opening.  
A.2. Manufacturer and model shall be specified by Builder.  
A.3. Contractor(s) shall be responsible for proper installation of fireplace unit, venting, hearth, mantle and related components as recommended by manufacturer and as required by governing codes.  
B. Shower, tub and tub/shower enclosures shall be constructed of approved safety glazing as specified by Builder.  
C. Handrails and guards [based on IRC-2021 R311.1.8, R312.1 and IBC-2021 16018]

- C.1. Porches, balconies or raised floor surfaces located more than 30 inches above the floor or grade below shall have guards not less than 36 inches in height. Open sides of stairs with a total rise of more than 30 inches above the floor or grade below shall have guards not less than 34 inches in height measured vertically from the nosing of the treads. Required guards on open sides of stairways, raised floor areas, balconies and porches shall have intermediate rails or ornamental closures that do not allow passage of a sphere 4 inches in diameter. The triangular opens Formed by the riser, tread and bottom rail of a guard at the open side of a stairway are permitted to be of such a size that a sphere 4 inches cannot pass through.  
C.2. Handrail assemblies and guards shall be able to resist the following loads:

- a) 50 pounds per linear foot applied in ar direction at the top and to transfer this load through the supports to the structure.  
b) A single concentrated load of 200 pounds, applied in any direction at any point along the top, and have attachment devices and supporting structure to transfer this loading to appropriate structural elements of the building.  
c) Intermediate rails (all those except the handrail), balusters and panel fillers shall be designed to withstand a horizontally applied normal load of 50 pounds on an area not to exceed | square Toot including openings and space between rails.  
XI. EQUIPMENT  
A. None in this contract.  
XII. FURNISHINGS  
A. None in this contract.  
XII. SPECIAL CONSTRUCTION  
A. Fire Suppression:  
A.1. Provide automatic sprinkler austen meeting the requirements of applicable codes: NFPA 13 / NFPA 13R / NFPA 13D.  
A.2. Code fire alarm system meeting the requirements of applicable codes.  
A.3. Note: fire suppression systems are by others and are not part of these Drawings.

## XIV. CONVEYING SYSTEMS

### A. None in this contract.

## XV. MECHANICAL

### A. General:

- A.1. Information and layouts shown on Drawings are only schematic in only and shall be reviewed by contractors, suppliers and building officials for compliance with governing codes and good common construction practices.  
A.2. Equipment and fixtures shall be specified by Builder.  
A.3. Design and installation of equipment shall be the responsibility of the appropriate licensed contractors.  
B. Plumbing:  
B.1. Water heater: \_\_\_\_ gallon electric / \_\_\_\_ gallon natural gas fired / tankless gas fired / Tankless electric.  
B.1.1. Water heaters installed in garages: Water heaters having an ignition source shall be elevated such that the ignition source is not less than 18 inches above the garage floor.  
B.2. Provide appropriate supply water and sanitary lines to fixtures shown on Drawings (including clothes washer) and as specified by Builder.  
B.3. Provide gas lines and valves to heating system and water heater as appropriate and to dryer, range and fireplace as specified by Builder.

### C. Heating, Ventilating and Air Conditioning:

- C.1. Heating system: natural gas-fired, forced air as specified by Builder.  
C.2. Air conditioning system: as specified by Builder.  
C.3. All HVAC equipment shall be individually switched.  
C.4. Exhaust ventilation  
C.4.1. Dryer vent shall exhaust to exterior.  
C.4.2. Range exhaust fan shall exhaust to exterior.  
C.4.3. Mechanical exhaust ventilation where indicated in bathrooms, water closet compartments and laundry rooms shall exhaust to exterior and provide a minimum of 5 air changes per hour.  
D. Radon Mitigation: Install radon mitigation systems as required by applicable codes meeting the requirements of ASTM E1465 and E2121  
XVI. ELECTRICAL

### A. General:

- A.1. Information and layouts shown on Drawings are only schematic in only and shall be reviewed by contractors, suppliers and building officials for compliance with governing codes and good common construction practices.  
A.2. Equipment and fixtures shall be specified by Builder.  
A.3. Design and installation of equipment shall be the responsibility of the appropriate licensed contractors.  
B. Service panel shall be minimum \_\_\_\_ amp \_\_\_\_ circuit (Verify with Builder).  
C. Ground-fault and arc-Fault circuit-interruption protection.  
D.1. Provide and install ground-fault circuit-interrupters (GFI/GFCI) devices meeting the requirements of all governing codes. Provide ground-fault circuit-interrupters as shown on the Drawings and at all receptacles installed at the following locations: outdoors, kitchen, bath, ponder room, laundry, garage, unfinished basement.  
C.2. Provide and install arc-fault circuit-interrupter devices meeting the requirements of all governing codes.  
D. Smoke detectors and carbon monoxide detectors.  
D.1. Provide and install certified smoke detectors, carbon monoxide detectors and combination smoke / carbon monoxide detectors meeting the requirements of all governing codes.  
D.2. All detectors shall be interconnected, 110 volt powered, equipped with a battery backup and sound an alarm audible in all sleeping areas.  
D.3. Smoke detectors shall be installed on each floor level; in each bedroom; in the immediate vicinity outside of the bedrooms; and as shown on the Drawings.  
D.4. Carbon monoxide detectors shall be installed in the immediate vicinity outside of the bedrooms and as shown on the Drawings.  
D.5. Combination smoke / carbon monoxide detectors may be installed in lieu of separate detectors.  
E. Recessed incandescent light fixtures located in insulated areas shall be approved for zero-clearance insulation cover (IC).  
PROJECT NUMBER - DATE  
[include project number and date. The date should be the date the General Notes are first issued or last revised but not necessarily the date the sheet is last revised ]

PROJECT CONSULTANT :

PROJECT DETAIL :

3500 LATIMER STREET,  
DALLAS, TX 75215

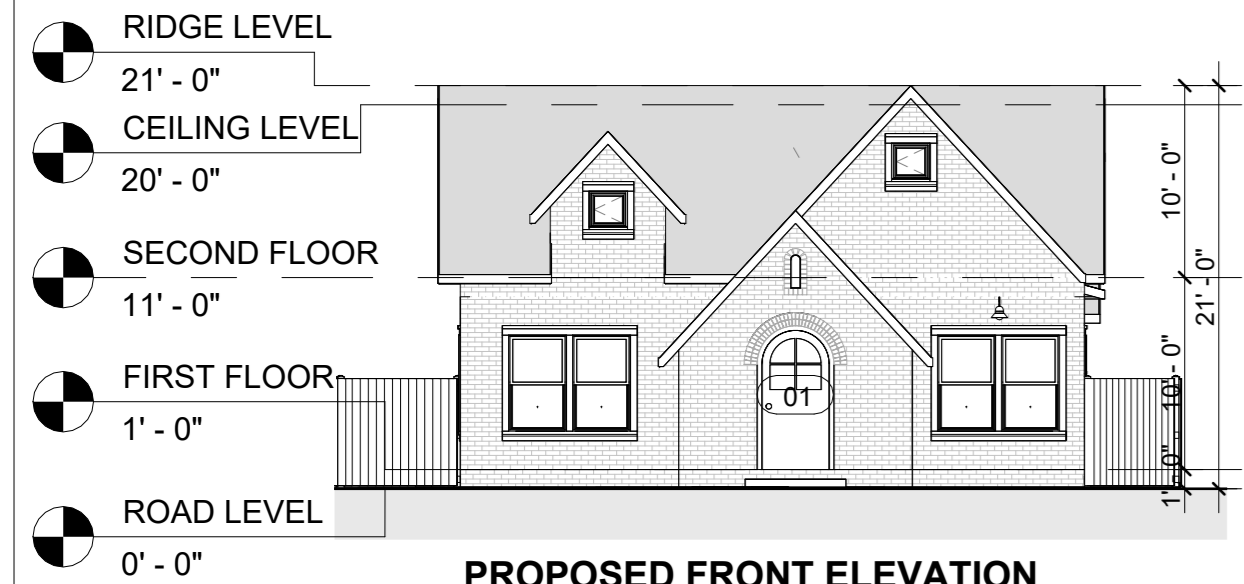
SHEET NAME :

GENERAL NOTES

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

13TH APRIL 2026

A.01



**PROPOSED FRONT ELEVATION  
3500 LATIMER STREET**



**2510**

**2512**

**2518**

**2520**

**2530**



**3510**

**3512**

**3516**

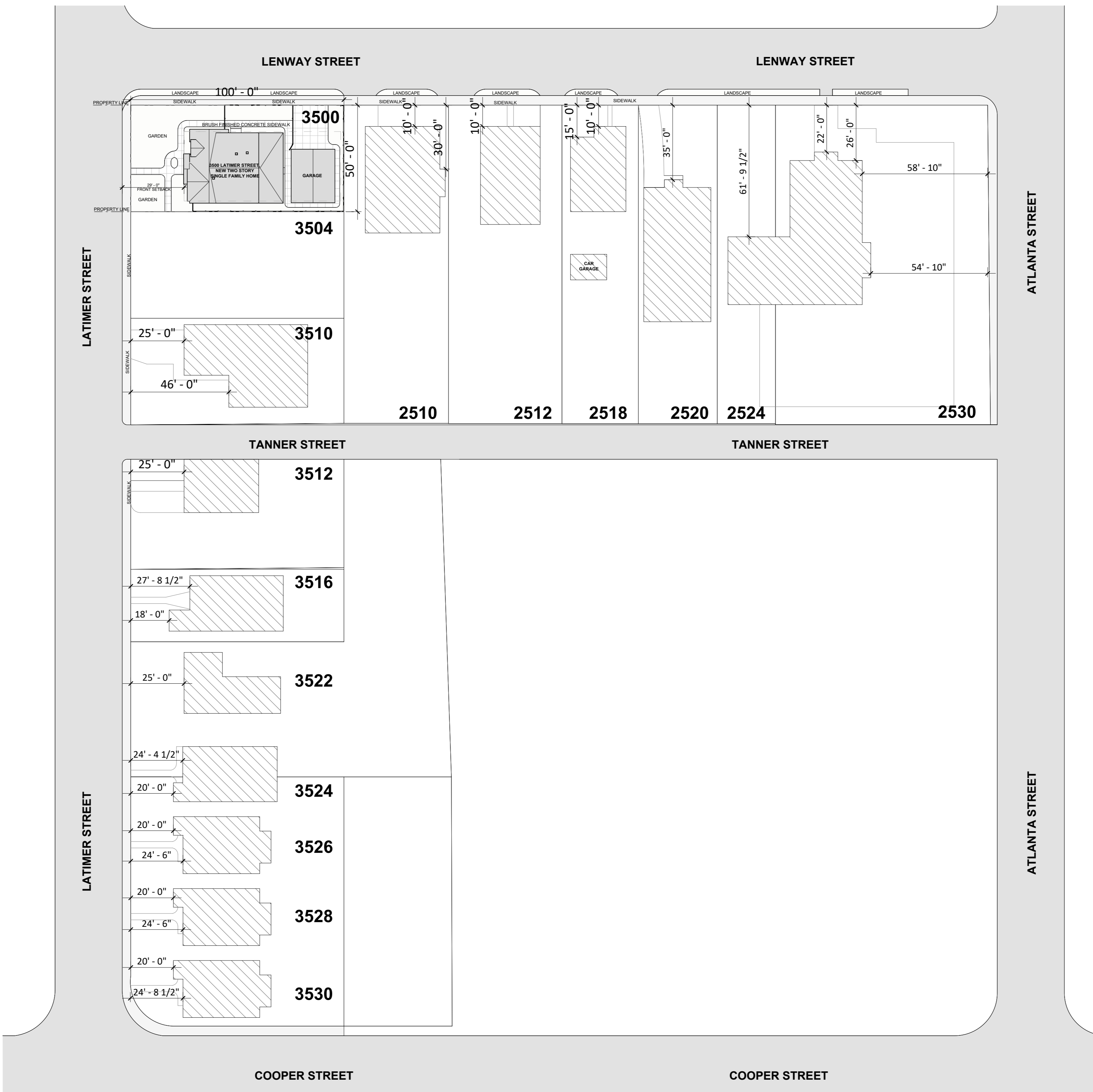
**3522**

**3524**

**3526**

**3528**

**3530**



**1 CONTEXTUAL SITE PLAN  
1" = 30'-0"**

**PROJECT CONSULTANT :**

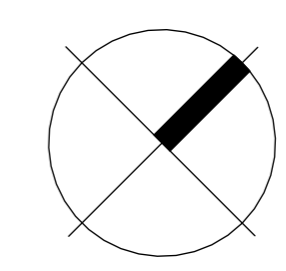
**PROJECT DETAIL :**  
**3500 LATIMER STREET,  
DALLAS, TX 75215**

**SHEET NAME :**  
**CONTEXTUAL SITE PLAN  
&  
STREET ELEVATION**

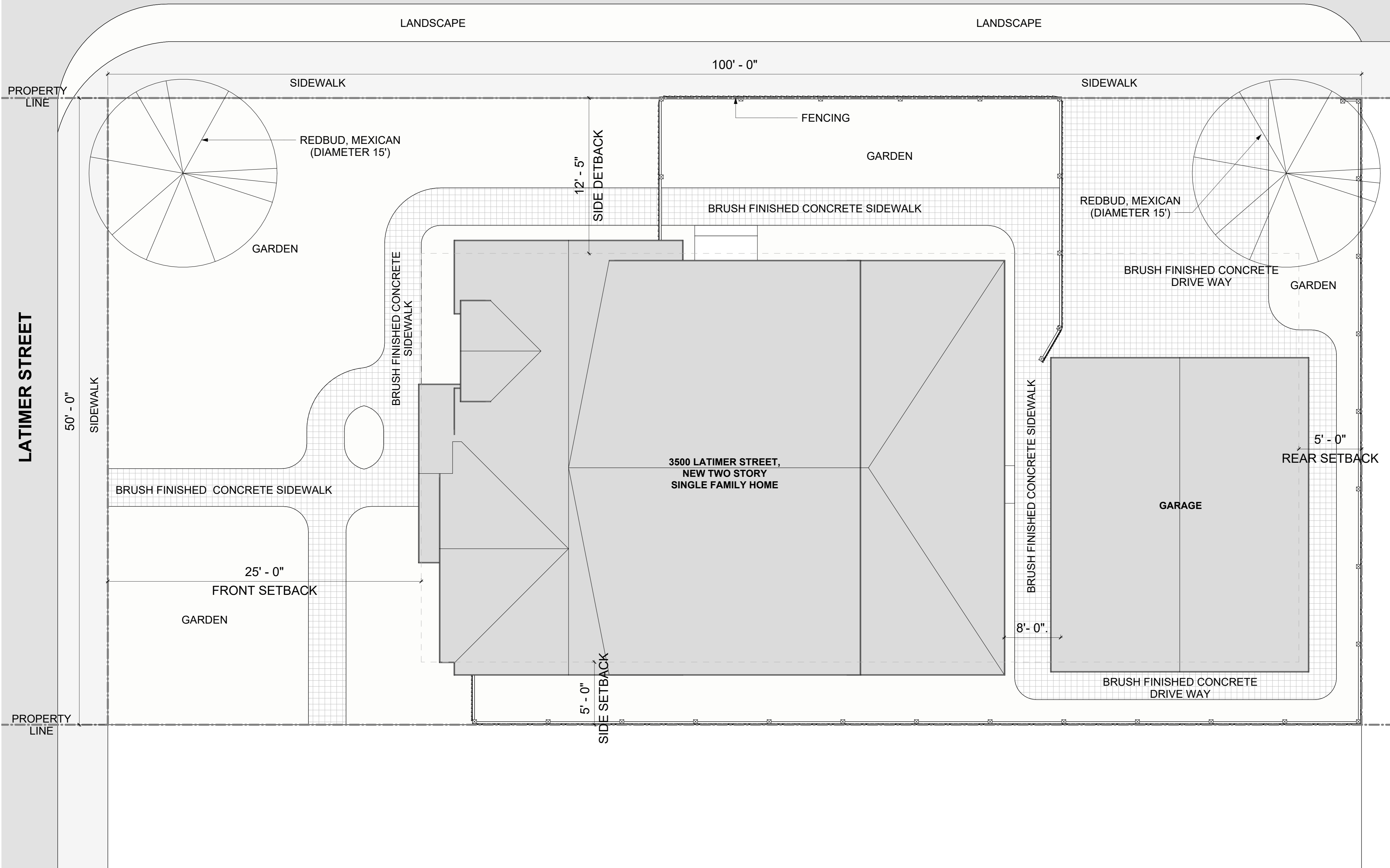
**SCALE :** As indicated

**13TH APRIL 2026**

**A.02**



LENWAY STREET



PROJECT CONSULTANT :

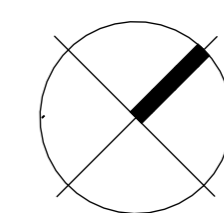
PROJECT DETAIL :  
3500 LATIMER STREET,  
DALLAS, TX 75215

SHEET NAME :  
SITE PLAN

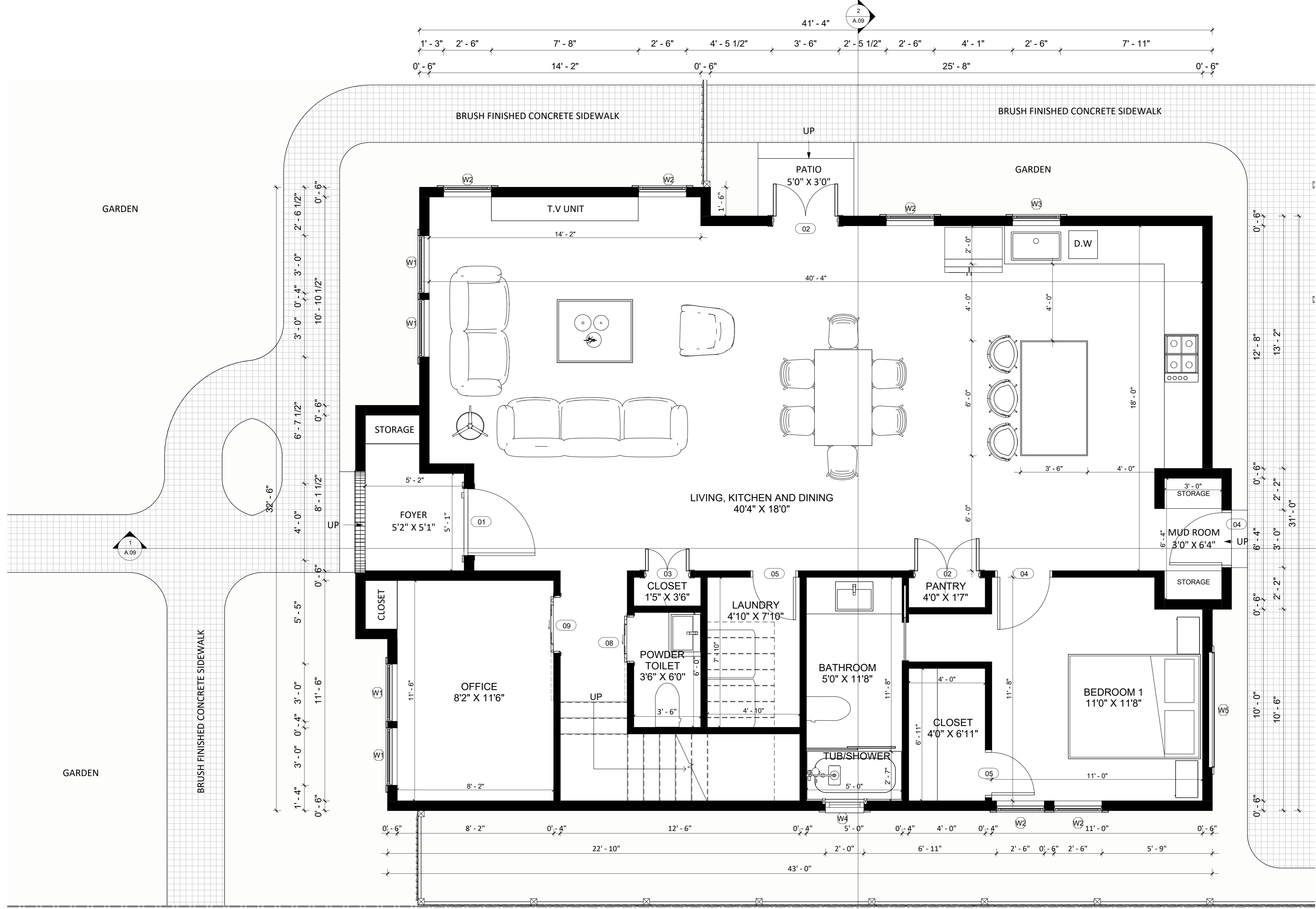
SCALE : 1/4" = 1'-0"

13TH APRIL 2026

A.03

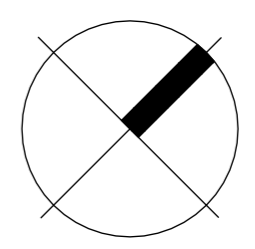


1 SITE PLAN  
1/4" = 1'-0"



**1 FIRST FLOOR PLAN**  
3/8" = 1'-0"

AREA CALCULATION	
AIR CONDITIONED AREA FIRST FLOOR	1366.00 SQ.FT
GARAGE AREA	446.00 SQ.FT
SITE AREA	5000 SQ.FT



**PROJECT CONSULTANT :**

**PROJECT DETAIL :**  
**3500 LATIMER STREET,**  
**DALLAS, TX 75215**

**SHEET NAME :**  
**FIRST FLOOR PLAN**

**SCALE :** 3/8" = 1'-0"

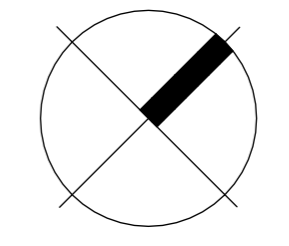
**13TH APRIL 2026**

**A.04**



**1 SECOND FLOOR PLAN**  
3/8" = 1'-0"

AREA CALCULATION	
AIR CONDITIONED AREA SECOND FLOOR	977.00 SQ.FT



**PROJECT CONSULTANT :**

**PROJECT DETAIL :**  
3500 LATIMER STREET,  
DALLAS, TX 75215

**SHEET NAME :**  
SECOND FLOOR PLAN

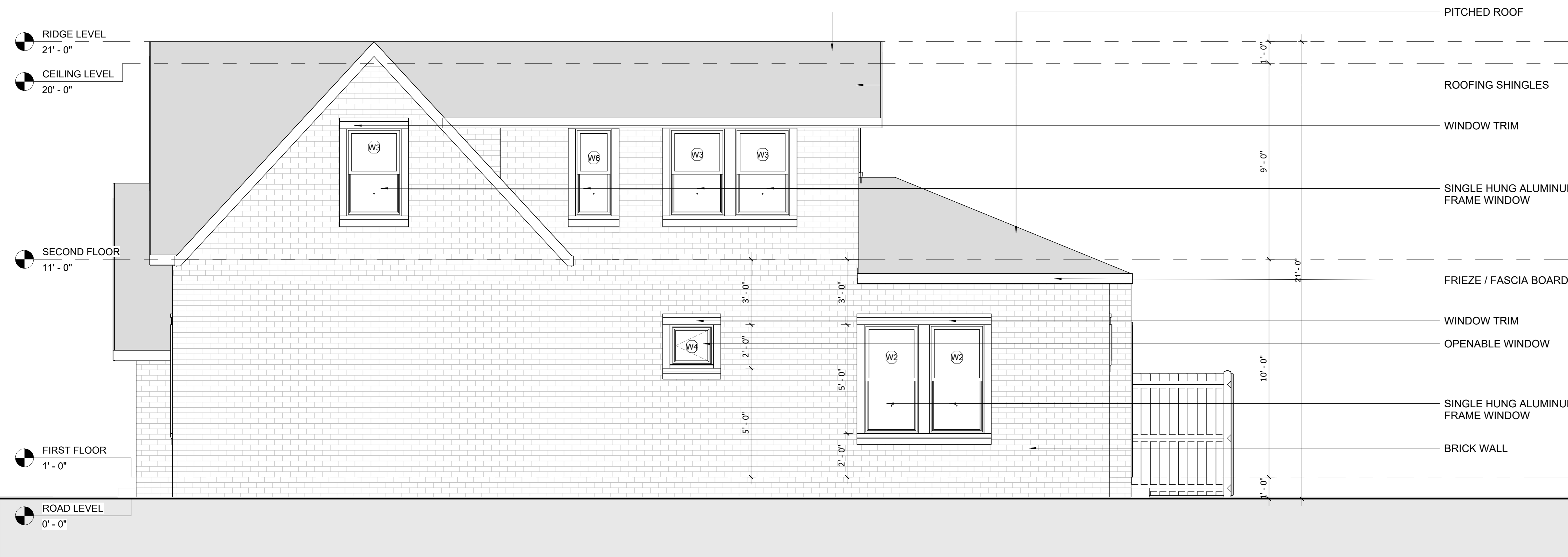
SCALE : 3/8" = 1'-0"

13TH APRIL 2026

**A.05**



**1 NORTH ELEVATION**  
3/8" = 1'-0"



**2 SOUTH ELEVATION**  
3/8" = 1'-0"

**PROJECT CONSULTANT :**

**PROJECT DETAIL :**

**3500 LATIMER STREET,  
DALLAS, TX 75215**

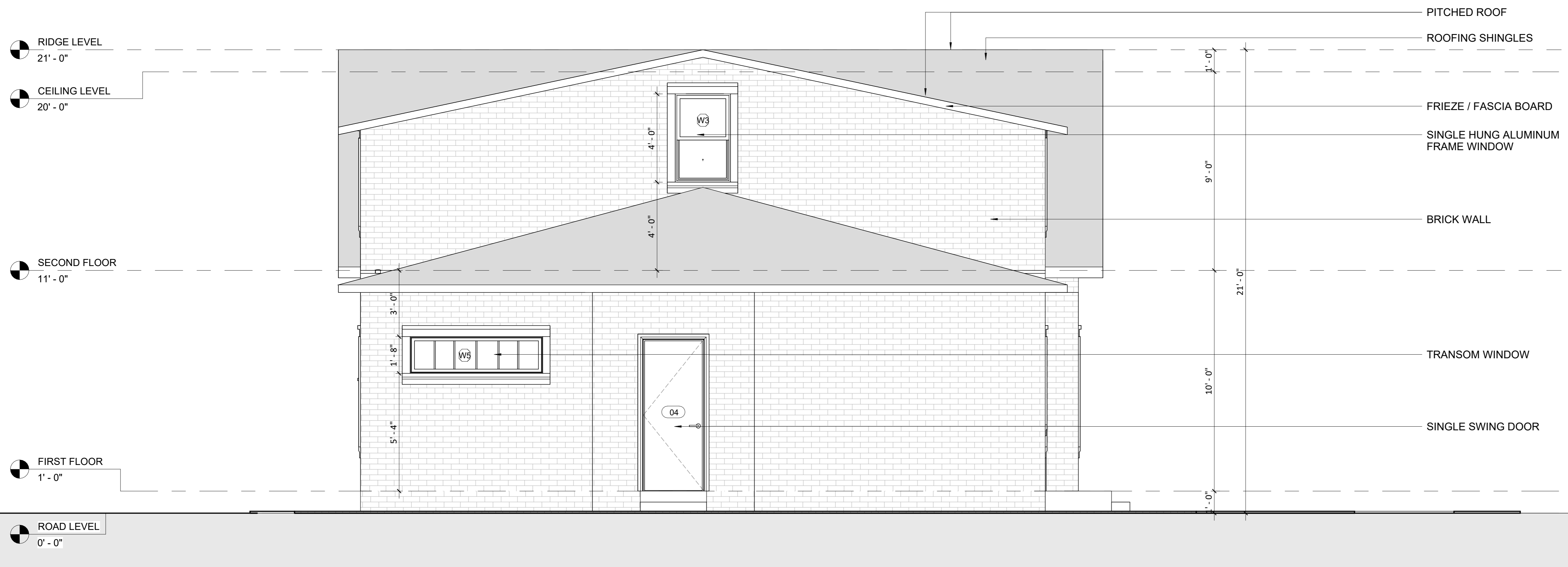
**SHEET NAME :**

**ELEVATIONS**

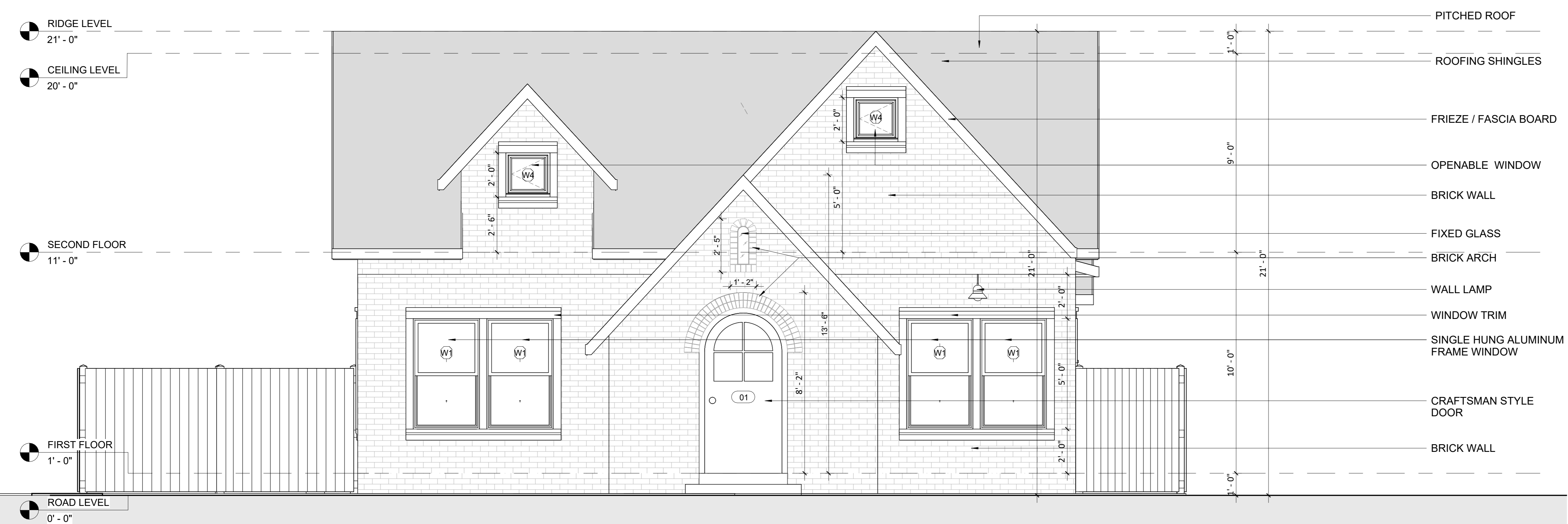
**SCALE : 3/8" = 1'-0"**

**13TH APRIL 2026**

**A.06**



**1 EAST ELEVATION**  
3/8" = 1'-0"



**2 WEST ELEVATION - (FRONT)**  
3/8" = 1'-0"

- PITCHED ROOF
- ROOFING SHINGLES
- FRIEZE / FASCIA BOARD
- SINGLE HUNG ALUMINUM FRAME WINDOW
- BRICK WALL
- TRANSOM WINDOW
- SINGLE SWING DOOR

- PITCHED ROOF
- ROOFING SHINGLES
- FRIEZE / FASCIA BOARD
- OPENABLE WINDOW
- BRICK WALL
- FIXED GLASS
- BRICK ARCH
- WALL LAMP
- WINDOW TRIM
- SINGLE HUNG ALUMINUM FRAME WINDOW
- CRAFTSMAN STYLE DOOR
- BRICK WALL

**PROJECT CONSULTANT :**

**PROJECT DETAIL :**  
**3500 LATIMER STREET,**  
**DALLAS, TX 75215**

**SHEET NAME :**  
**ELEVATIONS**

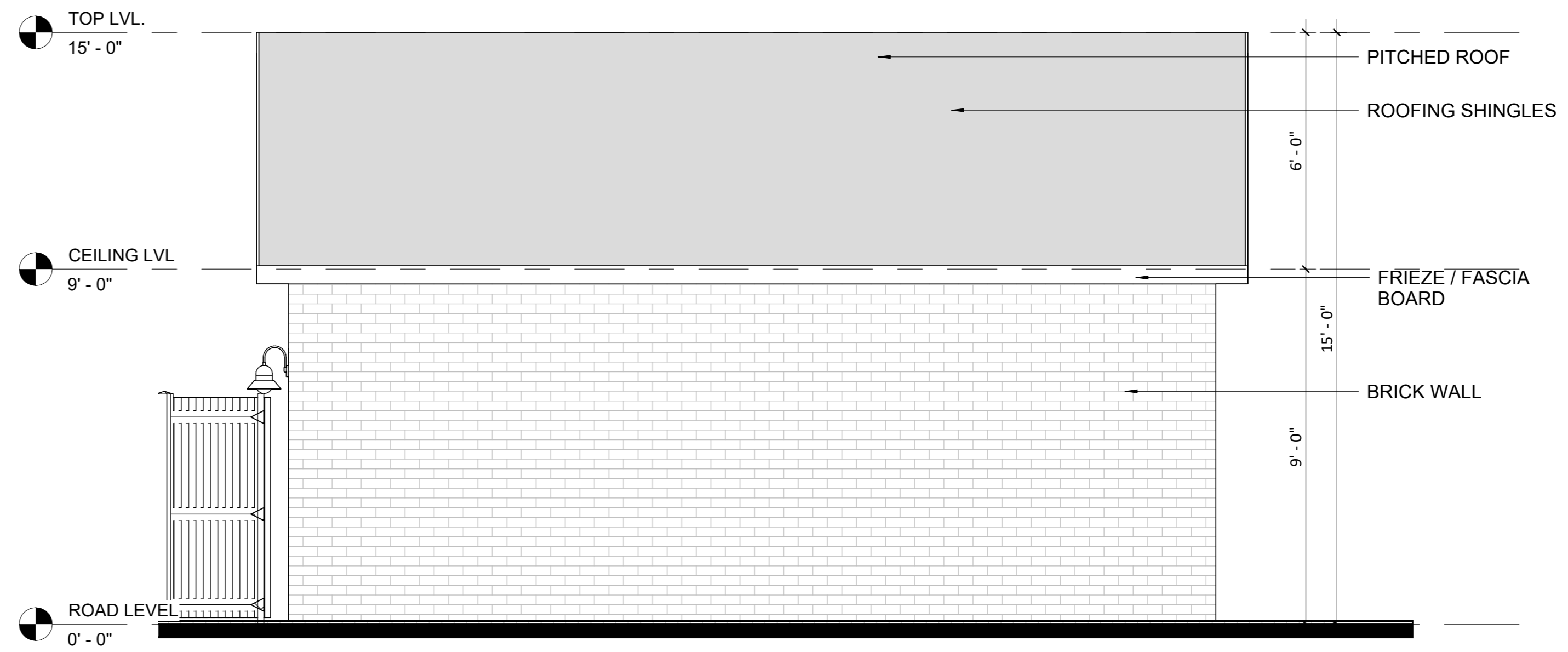
**SCALE :** 3/8" = 1'-0"

**13TH APRIL 2026**

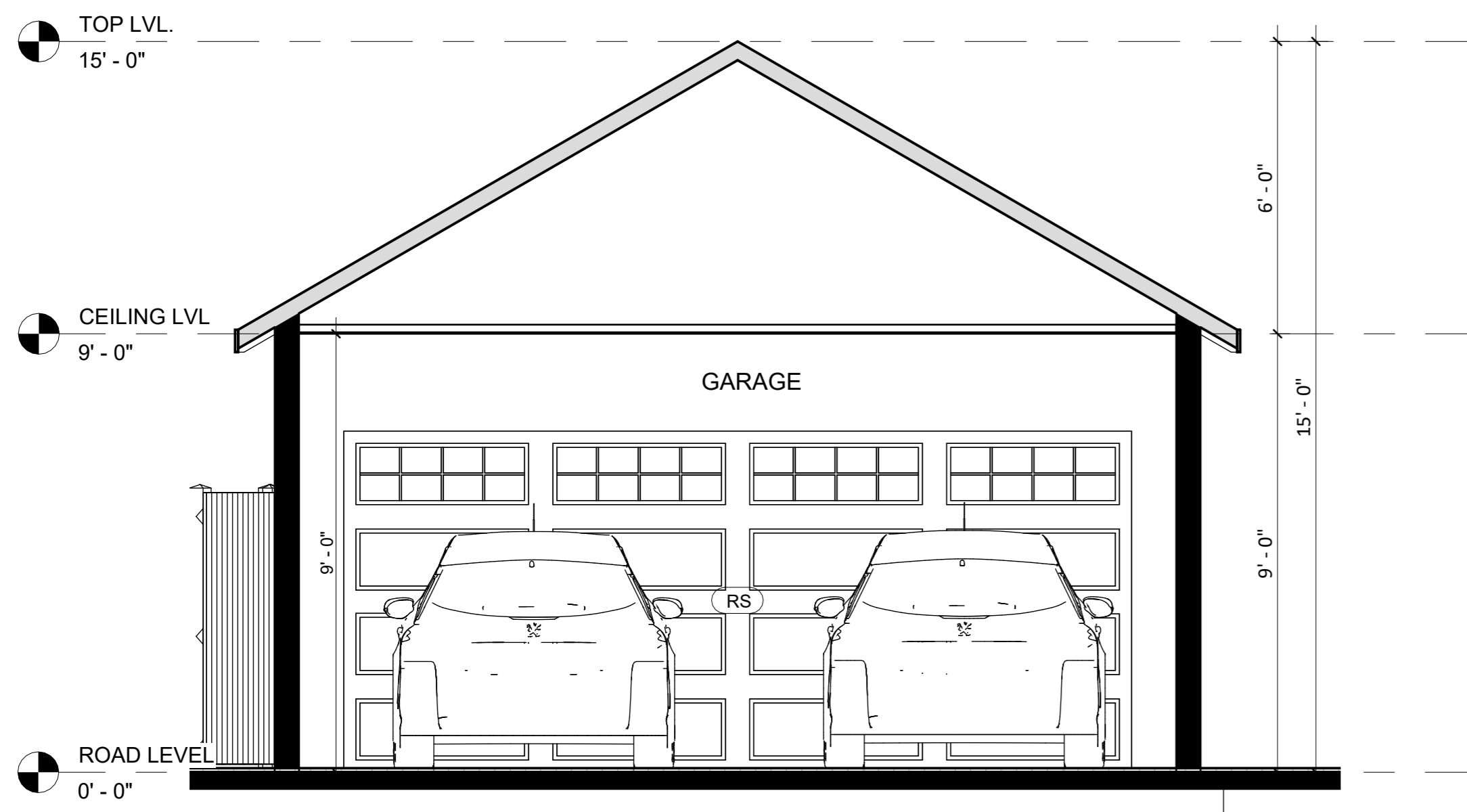
**A.07**



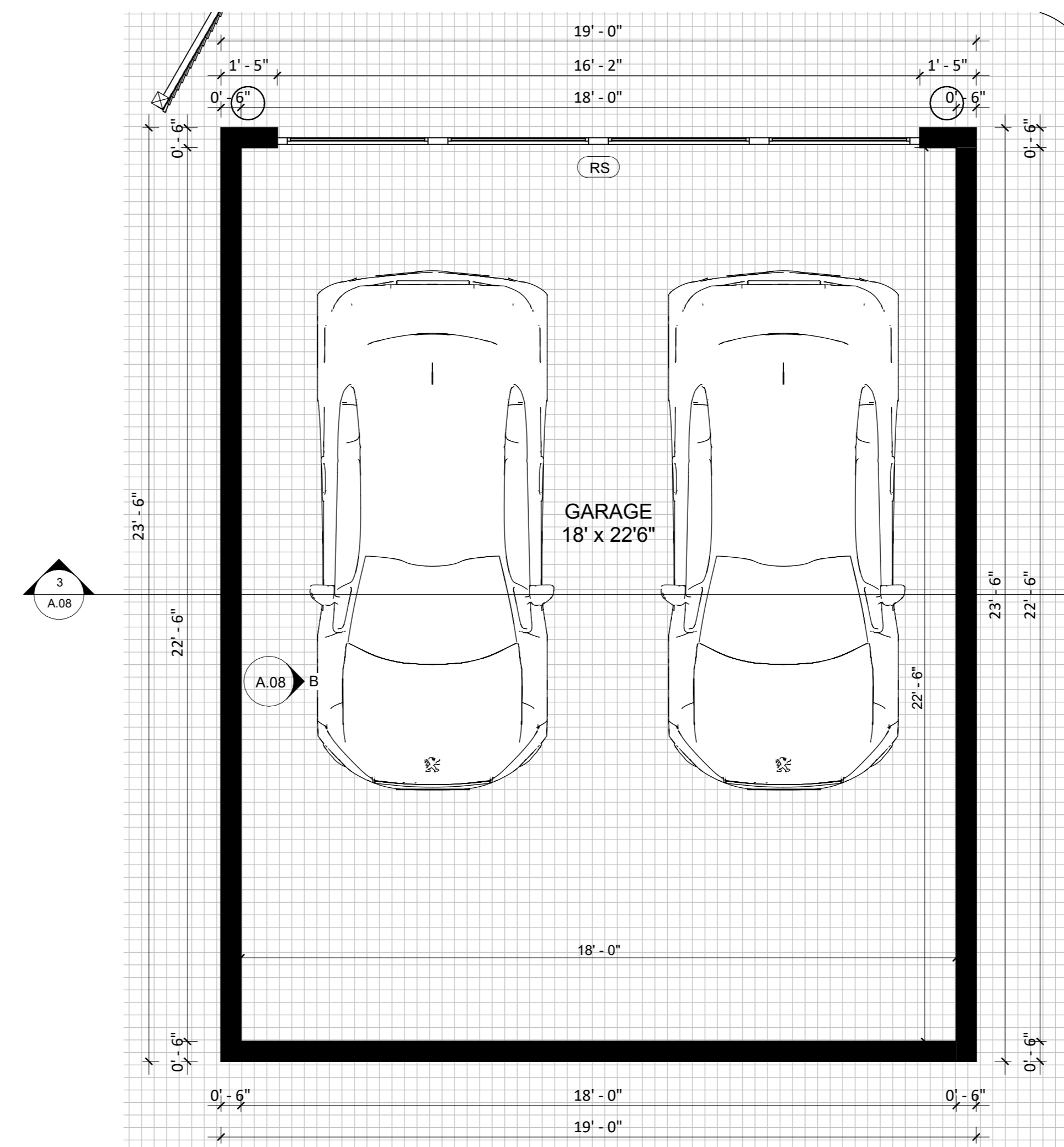
**A ELEVATION - A**  
3/8" = 1'-0"



**B ELEVATION - B**  
3/8" = 1'-0"



**3 SECTION - 3**  
3/8" = 1'-0"



**4 PLAN - GARAGE**  
3/8" = 1'-0"

**PROJECT CONSULTANT :**

**PROJECT DETAIL :**

**3500 LATIMER STREET,  
DALLAS, TX 75215**

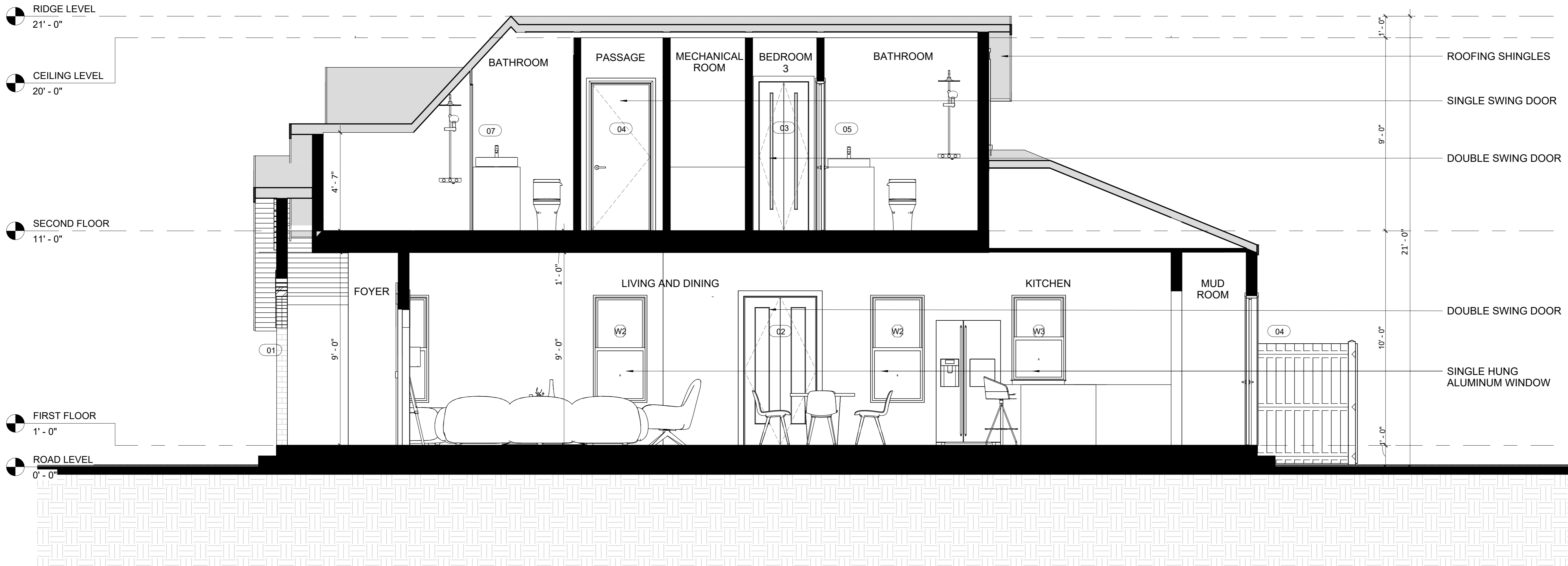
**SHEET NAME :**

**GARAGE PLAN, ELEVATIONS  
&  
SECTION**

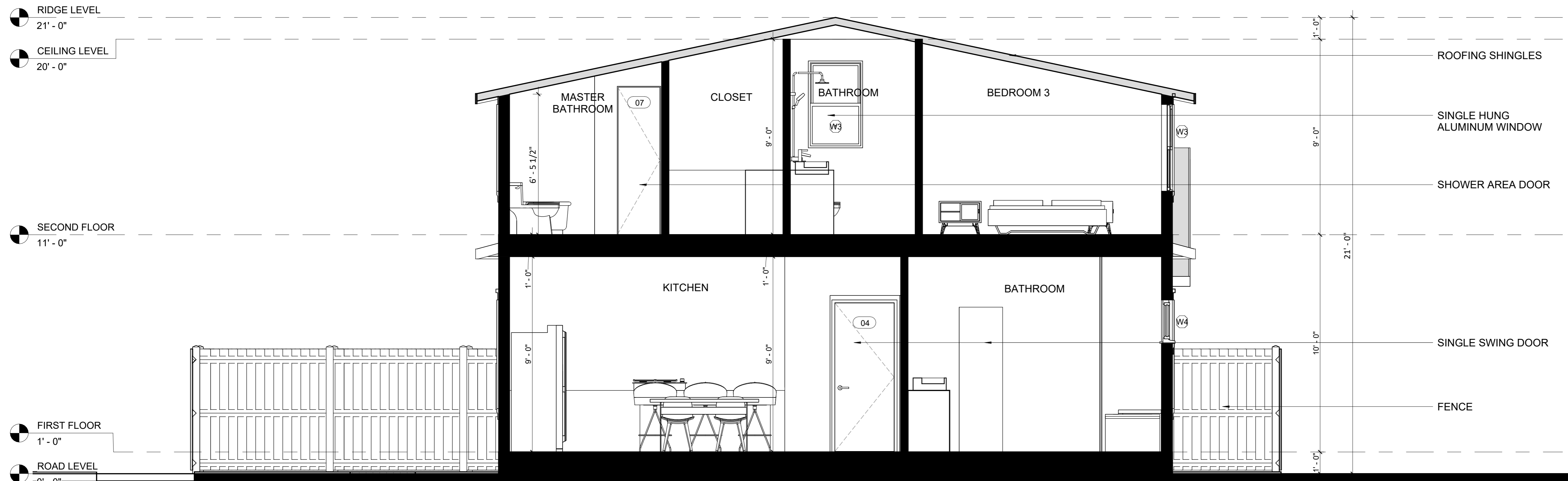
**SCALE : 3/8" = 1'-0"**

**13TH APRIL 2026**

**A.08**



**1 SECTION 1**  
3/8" = 1'-0"



**2 SECTION 2**  
3/8" = 1'-0"

**PROJECT CONSULTANT :**

**PROJECT DETAIL :**  
**3500 LATIMER STREET,**  
**DALLAS, TX 75215**

**SHEET NAME :**  
**SECTIONS**

**SCALE :** 3/8" = 1'-0"

**13TH APRIL 2026**

**A.09**

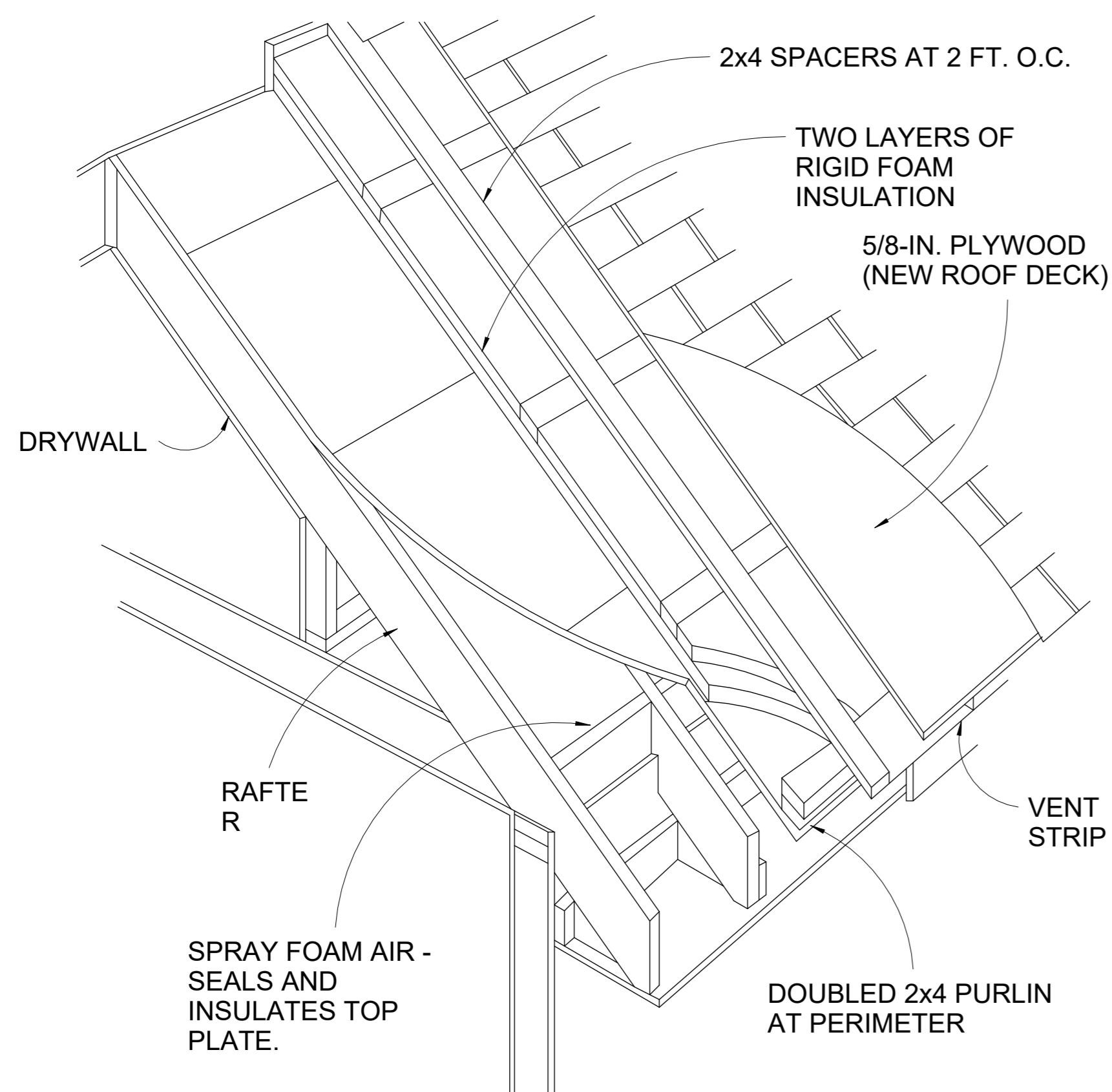
DOOR + WINDOW SCHEDULE

DOOR SCHEDULE

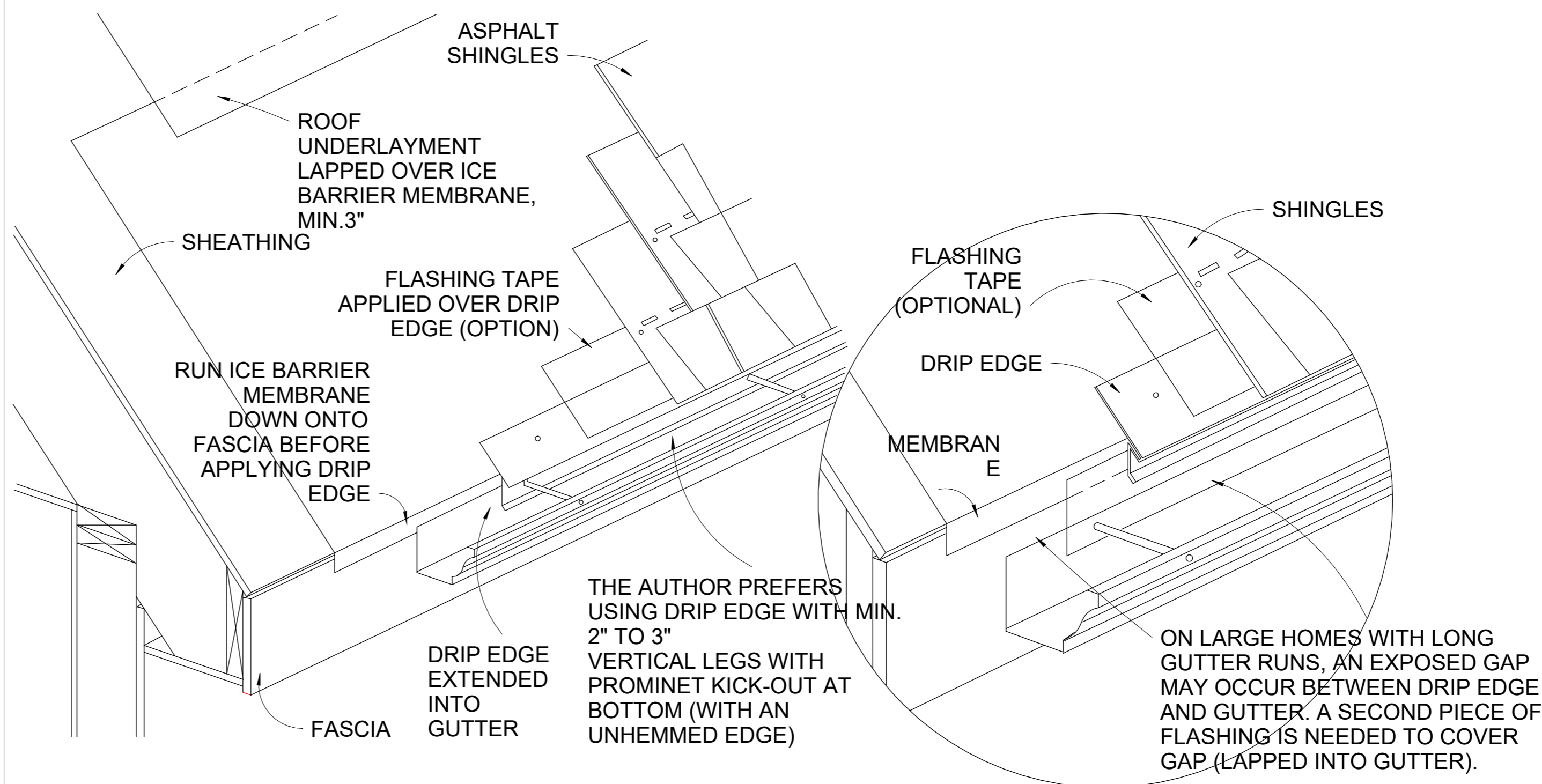
MARK	WIDTH	HEIGHT	DESCRIPTION	COMMENTS
01	3' - 6"	7' - 0"		
02	3' - 6"	7' - 0"	Exterior Double Swing door	
03	2' - 5"	7' - 0"	Exterior Double Swing door	
04	3' - 0"	7' - 0"	Interior Double Swing door	
05	2' - 6"	7' - 0"	Single Swing Closet Door	
06	2' - 0"	6' - 8"	Interior Pocket Door	
07	2' - 0"	6' - 10"	Interior Single Panel Glass Door	
08	2' - 6"	7' - 0"	Sliding Door	
09	3' - 0"	7' - 0"	Sliding Door	
10	2' - 0"	6' - 8"	Interior Pocket Door	
RS	16' - 2"	7' - 0"	Garage Door	

WINDOW SCHEDULE

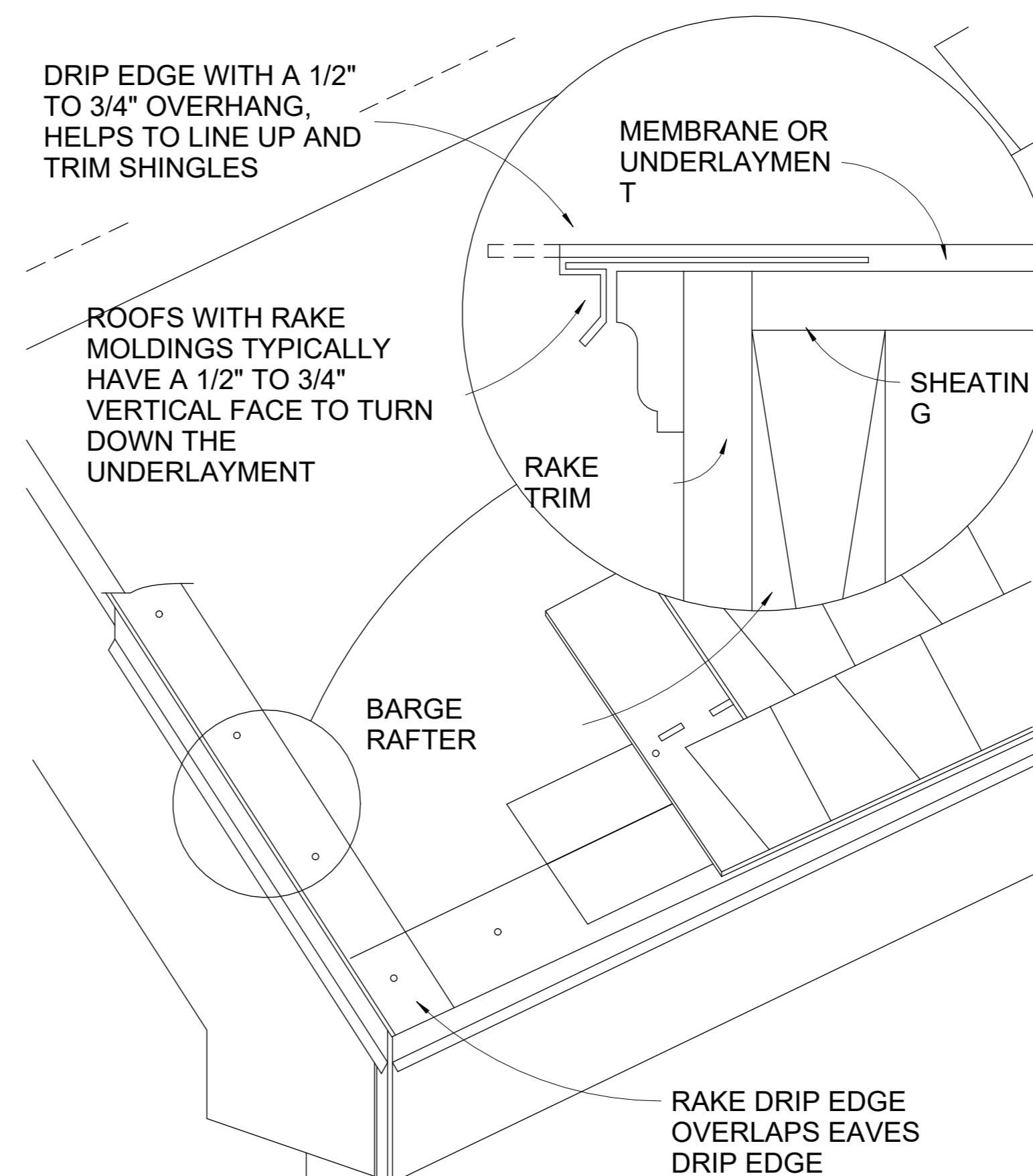
MARK	WIDTH	HEIGHT	DESCRIPTION	COMMENTS
W1	3' - 0"	5' - 0"	Single Hung Window	
W2	2' - 6"	5' - 0"	Single Hung Window	
W3	2' - 6"	4' - 0"	Single Hung Window	
W4	2' - 0"	2' - 0"	Openable window	
W5	6' - 0"	1' - 8"	Transom Window	
W6	1' - 8"	4' - 0"	Single Hung Window	
W7	1' - 0"	1' - 8"	Single Hung Window	



**2 ROOF DETAIL 1**  
1/4" = 1'-0"



**4 ROOF DETAIL 3**  
1/4" = 1'-0"



**3 ROOF DETAIL 2**  
1/4" = 1'-0"

PROJECT CONSULTANT :

PROJECT DETAIL :

3500 LATIMER STREET,  
DALLAS, TX 75215

SHEET NAME :

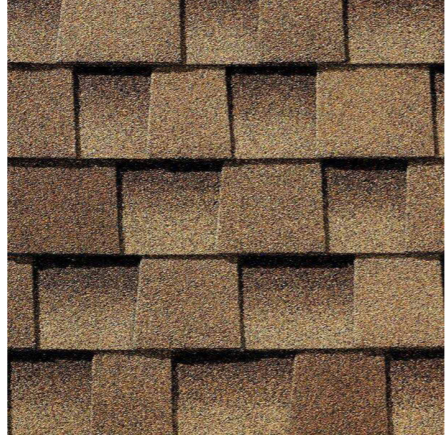

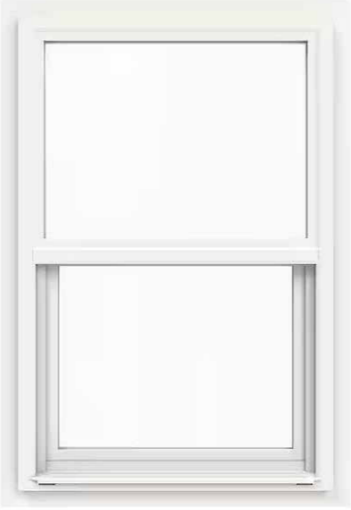
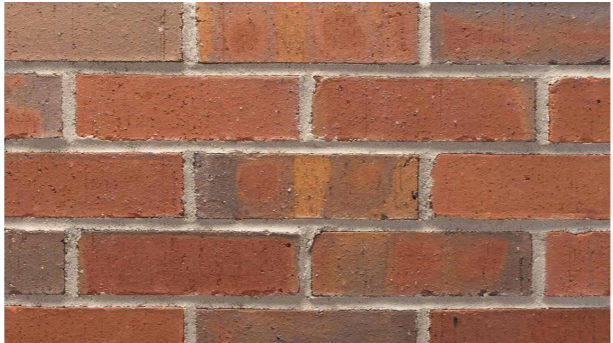


DOOR WINDOW SCHEDULE  
&  
ROOF DETAILS

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

13TH APRIL 2026

A.10

**MATERIAL SCHEDULE**

MATERIAL OR PRODUCT LOCATION	DESCRIPTION	PICTURE REFERENCE
ROOF COATING	TIMBERLINE HDZ SHAKWOOD ALGAE RESISTANT LAMINATED HIGH " DEFINITION SHINGLES	
ACCESS DOOR	CHIRON ROUND TOP DOORS	
WINDOW	SINGLE HUNG ALUMINUM FRAME WINDOW	
EXTERIOR WALL	RED MOUNTAIN FLASH – MODULAR – HERITAGE ACME BRICK	
TRIM AND ACCENT	SHERWIN WILLIAMS ROYCROFT VELLUM SW-2833	
EXTERIOR LIGHTING	SIGNATURE HARDWARE EDGEHILL 2 LIGHT 16" TALL OUTDOOR WALL	

**PROJECT CONSULTANT :**

**PROJECT DETAIL :**  
**3500 LATIMER STREET,**  
**DALLAS, TX 75215**

**SHEET NAME :**  
 MATERIAL SCHEDULE

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

**13TH APRIL 2026**

**A.11**