

January 7, 2026

**SUBJECT TO FIELD INSPECTOR'S
APPROVAL**

MUSTAFA JAWADWALA
MURAI HOMES, LLC
1715 BRETTEMEADOW DR
GRAPEVINE, TX 76051

**RE: COA-25-000586
REVIEW OF YOUR CERTIFICATE OF APPROPRIATENESS APPLICATION
3520 MEADOW ST**

Dear Mustafa Jawadwala:

Enclosed is a copy of the Certificate of Appropriateness (CA) application that you submitted for review on January 7, 2026.

Be aware that you may need to bring your CA and approved drawings and/or blueprints to Building Inspection for a building permit. Before starting any approved work, be sure to post your CA in a front window or other prominent location on the structure so it may be seen by City officials to ensure work is performed as approved. Please see enclosed Certificate of Appropriateness for details.

If you have any questions, please contact me by phone at 214-671-5173 or email at rhonda.dunn@dallascityhall.com.

Rhonda Dunn, Ph.D.

Rhonda Dunn, Ph.D.
Senior Planner

c: Mustafa Jawadwala
Enclosure

Certificate of Appropriateness

January 7, 2026

Routine	January 7, 2026	PLANNER:	Rhonda Dunn, Ph.D.
FILE NUMBER:	COA-25-000586	DATE FILED:	January 7, 2026
LOCATION:	3520 MEADOW ST	DISTRICT:	H/100
COUNCIL DISTRICT:	7	CENSUS TRACT:	481130037001
ZONING:	PD-595		
APPLICANT:	Mustafa Jawadwala Murai Homes, LLC		
REPRESENTATIVE:			
OWNER:	Murai Homes, LLC		

The staff decision is: Routine Maintenance - Approved w/ Conditions

Information regarding requests:

- 1) Windows and Doors We are adding a window on the right elevation.
Approve with Conditions

Approve the alteration in fenestration of accessory structure with the understanding that the new window will match the approved window on the left elevation of the structure in material, dimensions and lite configuration and that only one window is to be added to the accessory structure. Implementation of the recommended conditions would allow the proposed work to be consistent with the Wheatley Place preservation criterion Section 10.2 pertaining to Accessory Buildings.

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Rhonda Dunn, Ph.D.

Office of Historic Preservation

January 7, 2026

Date

Please take any signed drawings to Building Inspection for permits.

COA-25-000586 - WP-3520 MEADOW ST

Menu Reports Help

SUBJECT TO FIELD INSPECTOR'S APPROVAL

File Date: [12/18/2025](#)

Application Status: [Document Received](#)

Assigned To: [Rhonda Dunn](#)

Description of Work: [This is an amendment to the previous CA 223-225.](#)

Application Detail: [Detail](#)

Application Name: [WP-3520 MEADOW ST](#)

Application Type: [Certificate of Appropriateness](#)

Documents:	File Name	Document Group	Category	Description	Type	Docun
	12.18.25_3520 MEADOW S...	PLNG_COA	Plans - Archite...		application/pdf	Upload
	Show all					

Address: [3520 MEADOW ST, Dallas, TX 75215](#)

Owner Name: [JMD HOLDINGS LLC](#)

Owner Address: [1715 BRETTENMEADOW DR, GRAPEVINE, TEXAS 760514479](#)

Parcel No: [00000159364000000](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Mustafa Jawadwala	Murai Homes, LLC	Applicant	Mailing, 1715 BRETTENM...	Active
	Mustafa Jawadwala	Murai Homes, LLC	Property Owner	Mailing, 1715 BRETTENM...	Active

Licensed Professionals Info:	Primary	Registration Number	License Type	Name	Business Name	Business License

Total Fee Assessed: [\\$0.00](#)

Total Fee Invoiced: [\\$0.00](#)

Balance: [\\$0.00](#)

Custom Fields:

General Information	Permit Type
Reason for Proposed Change(s) We are adding a window on the right elevation. Everything else is staying as is.	Certificate of Appropriateness
Did you already have a Courtesy Review? No	
Structure Type -	Building Permit Required?

State Legislation	SB 840 Development Standards
SB 15 Small Lot Development	
SB 840 Conversion from Office, Retail, or Warehouse to MF/MU-R	

Key Dates - COA	Proposed Landmark Commission Hearing Date
Application Received Date -	-
COD Expiration Date -	

PDox Information
PDox Number -

Work Details

APPROVED BY RD
w/ Conditions per CA
JAN 07 2025
Office of Historic Preservation (OHP)
CERTIFICATE OF APPROPRIATENESS

Proposed Work Type of Work Description Instructions Task Force Name Task Force Status Task Force Reason Task Force Date Staff Status Staff Reas

[Windows and Doors](#) Install We are adding a window on the right elevation. For window repair or replacement upload a completed "Window Survey" form. Illustrate existing condition. Provide a detailed description of repair work needed. For proposed replacement windows/doors include specifications (i.e., dimensions, material, profile and color)/cut-sheet -- supply promotional/advertising copy for clarification.

SUBJECT TO FIELD INSPECTOR'S APPROVAL

GIS Information

Parcel Number (Number) Service Layer Attribute Value Census Tract Number (Number) Council District School District Esd/Armpment/Region/Jan

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Intake	Phoncia Dunn	Additional I...	12/19/2025	Phoncia Dunn
Task Force Review				
Plans Distribution				
Planning Review				
Plans Coordination				
Docket Preparation				
Landmark Commission He...				
Decision Notification				
Appeal Period				
Case Complete				

Condition Status:

Name	Short Comment	Status	Apply Date	Severity	Action By

Application Comments:

View ID	Comments	Date

Initiated by Product:

ACA

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

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 w/ Conditions per CA
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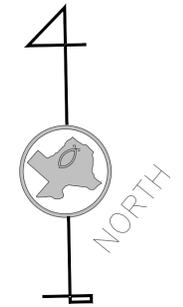
Zoning	PD 595 R-5(A) H100	
Yard, Lot & Space regulations	Minimum	Proposed
Front Yard	20'	
Side Yard	5'	
Rear Yard	5'	
Req Parking	1	
Height	30'	
Lot Coverage	45%	25%
Building Line	NONE	
Easements	NONE	
	ADU 32% OF MAIN USE	

ALL CONSTRUCTION SHALL CONFORM TO ALL CURRENT CITY OF DALLAS CODE

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SMOKE DETECTORS REQUIRED INSIDE & IMMEDIATELY OUTSIDE ALL BEDROOMS & AT ALL LEVELS OF THE DWELLING
 CARBON MONOXIDE DETECTORS REQUIRED IMMEDIATELY OUTSIDE ALL BEDROOMS
 R314 & R315 - 2021 IRC

NOTICE
 CHECK FOR PRIVATE DEED RESTRICTIONS FILE AT COUNTY OFFICE



ADDRESS:
**3520 MEADOW ST,
 DALLAS, TX 75215**

REVISIONS:
 V0 - 08/20

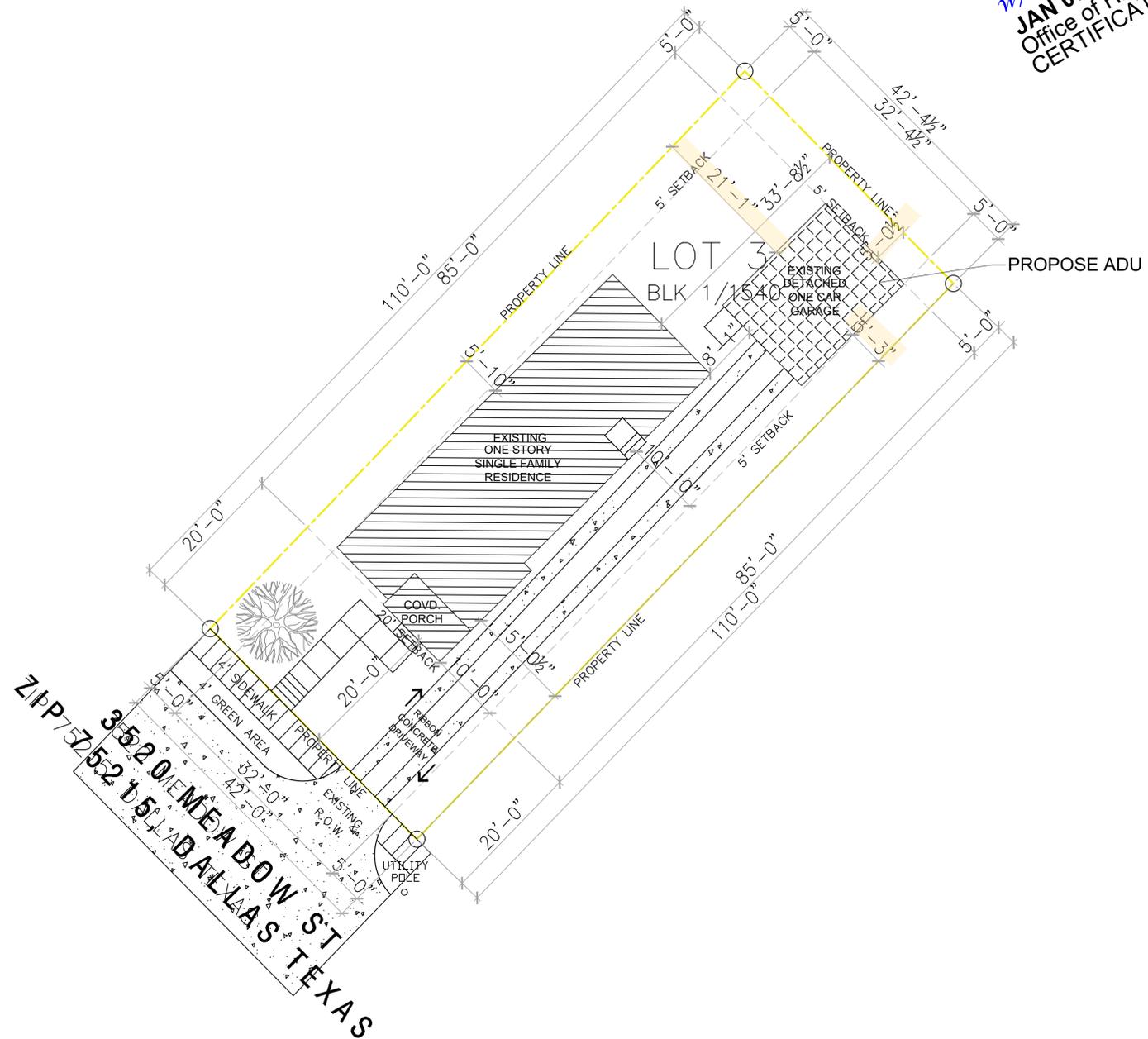
CONSULTANT:
 GORDONS

PROJECT DATA:
 LEGAL DESCRIPTION:
 GORDONS
 BLK 1/1540 LT 3

SCALE:
 AS NOTED
 DATE:
 12/18/25

SHEET DATA:
 SITE PLAN
A1-0

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS.
 GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, THE CREATOR OF THESE PLANS WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO CONSTRUCT THIS HOUSE ONLY. ONCE ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.



NOTE: Every effort has been made to identify code violations. Any oversight by the reviewer shall not be considered as authority to violate, set aside, cancel or alter applicable codes or ordinances. The Plan review and permit issuance shall not be considered a warranty or guarantee. The designer is responsible for following all applicable federal, state and municipal codes and ordinances.

SUBJECT TO FIELD INSPECTOR'S APPROVAL

NSFAA-We are proposing an ADU in an existing one-car garage. The plan is to add a kitchenette and convert it into a living space while the exterior remains the same.

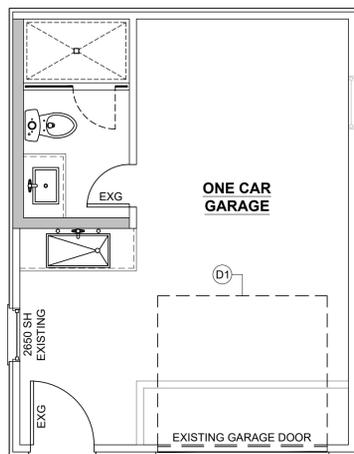


SITE PLAN
 SCALE:
 24X36 SHEET: 1" = 10'-0"
 11X17 SHEET: 1" = 20'-0"

SCALE: 24X36, 1/4" = 1'-0" || 11X17, 1/8" = 1'-0"

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Office of Historic Preservation (OHP)
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FLOOR PLAN - AS-BUILT

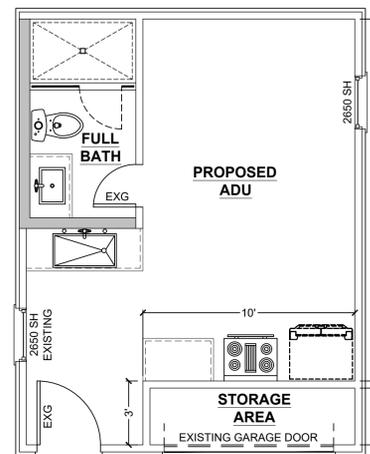
SCALE:
24X36 SHEET: 1/4" = 1'-0"
11X17 SHEET: 1/8" = 1'-0"

DEMOLITION NOTES BY NUMBER

D1. GARAGE DOOR TO REMAIN.

DEMOLITION PLAN LEGEND

	EXISTING PARTITION TO REMAIN.		EXTENT OF DEMOLITION.
	EXISTING PARTITION TO BE REMOVED.		NOT IN CONTRACT.
	PROPOSED WALLS.	(DX)	PLAN NOTE SYMBOL.
(E)	DENOTES EXISTING TO REMAIN.		CMU BLOCK WALL.
(R)	DENOTES EXISTING TO BE RELOCATED.		PARTIAL WALL PARTITION.
(D)	DENOTES EXISTING TO BE DEMOLISHED.		DEMO AREA, RE NOTES FOR ITEMS TO BE DEMOED.



PROPOSED FLOOR PLAN

SCALE:
24X36 SHEET: 1/4" = 1'-0"
11X17 SHEET: 1/8" = 1'-0"

SQUARE FOOTAGE TABULATION

EXISTING GARAGE: 334.11 SF
TOTAL EXISTING: 334.11 SF
REMODELED LIVING AREA: 299.67 SF STORAGE: 34.44 SF
TOTAL REMODELED: 334.11 SF
TOTAL AUR: 334.11 SF

WINDOW AND DOOR SCHEDULE SYMBOL

2068 REPRESENTS A 2'-8" WIDE X 6'-8" HIGH WINDOW AND DOOR

T.O.S. REPRESENTS "TOP OF SILL"

HC REPRESENTS "HOLLOW CORE"

SC REPRESENTS "SOLID CORE"

CS REPRESENTS "CASED OPENING"

BI REPRESENTS "BIFOLD"

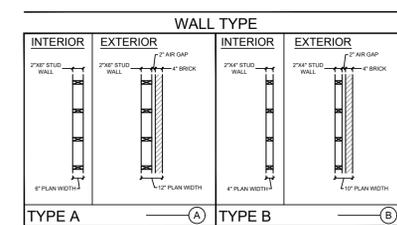
H.H. REPRESENTS HEADER HEIGHT

FX REPRESENTS "FIXED"

EXG REPRESENTS "EXISTING"

HT REPRESENTS "HEIGHT"

VIF REPRESENTS "VERIFY IN FIELD"



PLAN LEGEND

	PARTIAL HEIGHT WALL.		WALL TYPE.
	2"x6" STUD WALL.		REVISION MARK.
	2"x4" STUD WALL.		CABINETS.
(AX)	PLAN NOTE SYMBOL.		WALL NICHE.
	BRICK WALL.		ADDITIONAL INSULATED WALL.
	CEILING HEIGHT		

INNOVA DESIGN GROUP
 1111 W. MOCKINGBIRD IN DALLAS, TX 75247
 F. 214.350.9900
 P. 469.28.8029

ADDRESS:
**3520 MEADOW ST,
 DALLAS, TX 75215**

REVISIONS:
 V0 - 08/20

CONSULTANT:
 GORDONS
 BLK 1/1540 LT 3

PROJECT DATA:
 LEGAL DESCRIPTION:
 GORDONS
 BLK 1/1540 LT 3

SCALE:
 AS NOTED

DATE:
 12/18/25

SHEET DATA:
 FLOOR PLAN
A2-0

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 GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, THE CREATOR OF THESE PLANS WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO CONSTRUCT THIS HOUSE ONLY ONCE. ANY COPYING, TRACKING OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

SCALE: 24X36: 1/4" = 1'-0" || 11X17: 1/8" = 1'-0"

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NOTE:

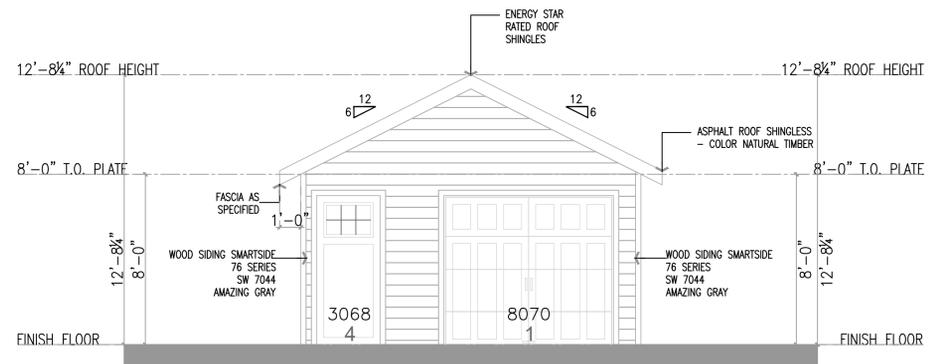
- ALL CEILINGS TO BE 8'-0" HIGH UNLESS NOTED.
- BUILDER TO APPROVE & VERIFY ALL PLANS BEFORE CONSTRUCTION.
- VERIFY ALL PLANS W/ LOCAL BUILDING CODES.
- HVAC TO BE IN ATTIC UNLESS OTHERWISE NOTED.
- W.H. IN MECH CLOSET.
- PROVIDE SHUT-OFF VALVE FOR ALL GAS APPLIANCES REFERENCE IRC SECTION G2419.
- ALL GLASS LOCATED WITHIN 18" OF FLOOR, 12" OF A DOOR OR LOCATED WITHIN 60" OF FLOOR AT BATHTUBS, WHIRLPOOLS, SHOWERS, SAUNAS, STEAM ROOM OR HOT TUBS SHALL BE TEMPERED. TO COMELY W/ IRC SECTION R308.4.8.

FLOOR PLAN NOTES:

- ALL STRUCTURAL INFORMATION SHOWN FOR REFERENCE PURPOSES ONLY. CONTRACTOR SHALL HAVE LICENSED STRUCTURAL ENGINEER REVIEW AND DESIGN ALL STRUCTURAL ELEMENTS SUCH AS ALL FRAMING WALLS, BEAMS, CONNECTION. HEADERS, JOIST AND RAFTERS.
- ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUDS UNLESS NOTED OTHERWISE.
- WINDOW SIZES INDICATED ON PLANS ARE NOTED BY APPROXIMATE ROUGH OPENING SIZE, REFER TO PLANS AND EXTERIOR ELEVATIONS FOR WINDOW TYPES.
- COORDINATE LOCATION OF UTILITY METERS WITH SITE PLAN AND LOCATE AWAY FROM PUBLIC VIEW. VISUAL IMPACT SHALL BE MINIMIZED, I.E. MOUNT AS LOW AS POSSIBLE.
- CONTRACTOR SHALL COORDINATE ALL CLOSET SHELVING REQUIREMENTS.
- DO NOT SCALE DRAWINGS, FOLLOW DIMENSIONS ONLY.
- CONTRACTOR SHALL FIELD VERIFY ALL CABINET DIMENSIONS BEFORE FABRICATION.
- BEDROOM WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ.FT. A MINIMUM NET CLEAR OPENABLE WIDTH OF 20", A MINIMUM NET CLEAR OPENABLE HEIGHT OF 24" AND HAVE A MAXIMUM FINISH SILL HEIGHT OF 43" FROM FINISH FLOOR.
- ALL GLASS LOCATED WITHIN 18" OF FLOOR, 12" OF A DOOR OR LOCATED WITHIN 60" OF FLOOR AT BATHTUBS, WHIRLPOOLS, SHOWERS, SAUNAS, STEAM ROOMS OR HOT TUBS SHALL BE TEMPERED.
- ALL EXPOSED INSULATION SHALL HAVE A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450.
- PROVIDE COMBUSTION AIR VENTS, WITH SCREEN AND BACK DAMPER, FOR FIREPLACES, WOOD STOVES AND ANY APPLIANCE WITH AN OPEN FLAME.
- BATHROOMS AND UTILITY ROOMS SHALL BE VENTED TO THE OUTSIDE WITH A MINIMUM OF A 90 CFM FAN. RANGE HOODS SHALL ALSO BE VENTED TO OUTSIDE.
- ATTIC HVAC UNITS SHALL BE LOCATED WITHIN 20' OF ITS SERVICE OPENING. RETURN AIR GRILLES SHALL NOT BE LOCATED WITHIN 10 FEET OF A GAS FIRED APPLIANCE.
- ALL WALLS AND CEILINGS IN GARAGE AND GARAGE STORAGE AREAS TO HAVE 5/8" TYPE-X GYP. BOARD W/ 1-HOUR FIRE RATING. ALL EXT. DOORS IN GARAGE TO BE METAL OR SOLID CORE DOORS INCLUDING DOORS ENTERING HEAT/COOLED PORTION OF RESIDENCE.
- ALL FIREPLACE CHASE WALLS SHALL BE INSULATED INSIDE AND OUTSIDE. PROVIDE HORIZONTAL 'DRAFT STOPS' AT EACH FLOOR LEVEL BY PACKING 6" (R-19) INSULATION BETWEEN 2x4 JOISTS.
- ALL INTERIOR WALLS SHALL BE COVERED WITH 1/2" GYPSUM BOARD, WITH METAL CORNER REINFORCING, TAPE FLOAT AND SAND. (3 COATS) USE 5/8" GYPSUM BOARD ON CEILING WHEN SUPPORTING MEMBERS ARE 24" O.C. OR GREATER USE 1/2" GYP. BOARD ON CEILING MEMBERS LESS THAN 24" O.C.
- ALL BATH AND TOILET AREA WALLS AND CEILINGS SHALL HAVE WATER RESISTANT GYPSUM BOARD.

	
<small>© 1111 W MOCKINGBIRD IN DALLAS, TX 75247 F: 469.319.9000 P: 469.319.9000</small>	
ADDRESS:	3520 MEADOW ST, DALLAS, TX 75215
REVISIONS:	V0 - 08/20
CONSULTANT:	
PROJECT DATA:	LEGAL DESCRIPTION: GORDONS BLK 1/1540 LT 3
SHEET DATA:	SCALE: AS NOTED
	DATE: 12/18/25
	FLOOR PLAN NOTES
	A2-1
<small>THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS.</small>	
<small>GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, THE CREATOR OF THESE PLANS WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO CONSTRUCT THIS HOUSE ONLY ONCE. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.</small>	
<small>SCALE: 24X36, 1/4" = 1'-0" 11X17, 1/8" = 1'-0"</small>	

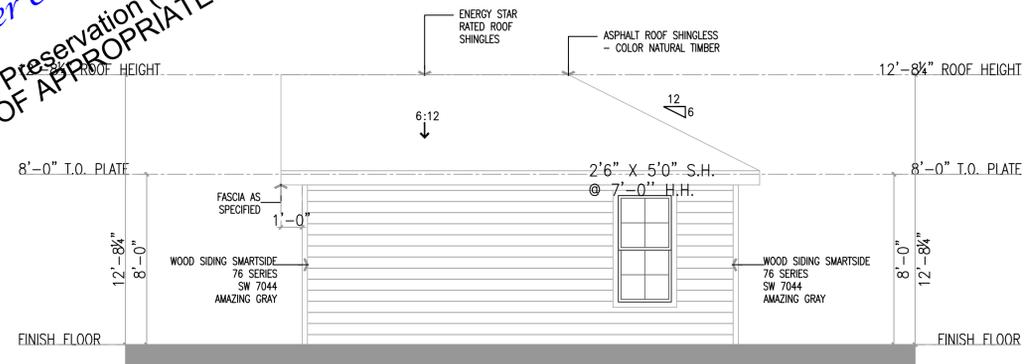
SUBJECT TO FIELD INSPECTOR'S APPROVAL



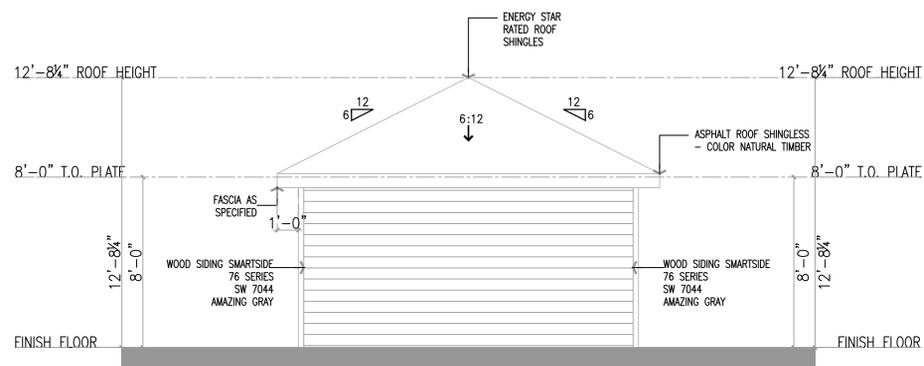
A EXISTING FRONT ELEVATION
SCALE:
24X36 SHEET: 1/4" = 1'-0"
11X17 SHEET: 1/8" = 1'-0"

APPROVED BY RD
w/ Conditions per CA
JAN 07 2025
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CERTIFICATE OF APPROPRIATENESS

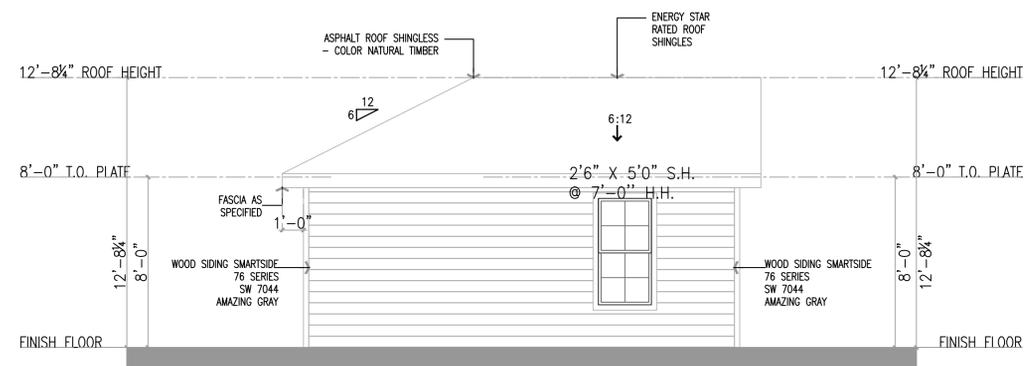
Conditions: that the new window will match the approved window on the left elevation of the structure in material, dimensions and lite configuration and that only one window is to be added to the accessory structure.



B PROPOSED RIGHT ELEVATION
SCALE:
24X36 SHEET: 1/4" = 1'-0"
11X17 SHEET: 1/8" = 1'-0"



C EXISTING REAR ELEVATION
SCALE:
24X36 SHEET: 1/4" = 1'-0"
11X17 SHEET: 1/8" = 1'-0"



D EXISTING LEFT ELEVATION
SCALE:
24X36 SHEET: 1/4" = 1'-0"
11X17 SHEET: 1/8" = 1'-0"

 1111 W. WOODINGARD LN DALLAS, TX 75247 F: 214.351.9999 P: 469.299.8059	
ADDRESS:	3520 MEADOW ST, DALLAS, TX 75215
REVISIONS:	V0 - 08/20
CONSULTANT:	GORDONS BLK 1/1540 LT 3
PROJECT DATA:	LEGAL DESCRIPTION: GORDONS BLK 1/1540 LT 3
SCALE:	AS NOTED
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SHEET DATA:	ELEVATIONS A3-0
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