

GENERAL NOTES:

APPLICABLE CODES:

- A. These general notes apply to all architectural drawings. This project is designed in accordance with the International Building Code (IBC) 2021 Edition, International Residential Code (IRC) 2021 Edition and the 'Minimum Design Loads for Buildings and Other Structures' (ASCE/SEI 7-16).
- B. All material and workmanship shall be in accordance with applicable provisions of the codes specified above.

COORDINATION:

- A. DO NOT SCALE PLANS. The layout shown is based solely on the field notes taken by personnel of GreenWorks Engineering and/or architectural/design plans provided by the client. Changes affecting the layout shown must be specific and clearly conveyed to GreenWorks Engineering in written form as a change for inclusion into these plans.
- B. Contractor and/or client shall verify all dimensions and layout prior to construction. All dimensions shall be checked against the architectural plans referenced above and any discrepancies shall be brought to the attention of the Architect and Engineer of Record immediately. Refer to mechanical, electrical and architectural plans for openings not shown on the structural plans.
- C. Shop drawings shall be prepared by the fabricator. Copying of these construction documents for use as shop drawings will not be permitted.
- D. All temporary shoring shall be the responsibility of the contractor.
- E. Design is based on the current applicable building codes listed above and shall be void if the building code at the time of construction changes from the codes listed above.

CONCRETE:

- A. Concrete has been designed and shall be constructed in accordance with the American Concrete Institute 'Building Code Requirement Reinforced Concrete' and 'Specifications for Structural Concrete for Buildings'(ACI 318 and ACI 301) latest editions. Section 1.3"Inspection" of ACI 318 is deleted in its entirety, see "Field Observations" paragraph. All concrete shall be of stone aggregate, unless noted otherwise.
- B. Concrete Mixes: See specifications for any additional durability requirements.
- Mix 'A' For Slabs on Grade  
4,000 psi minimum compressive strength at 28 days.  
Type I/II Cement, minimum of 540 pounds per cubic yard.  
Fly Ash not allowed.  
1" maximum aggregate size.  
3% maximum entrained air.  
4" maximum slump (8" with super-plasticizer).  
Water reducing agent (use in accordance with manufacturer's recommendations).
- Mix 'B' For Footings, Grade Beams, and Miscellaneous Concrete  
3,500 psi minimum compressive strength at 28 days.  
Type I/II Cement, minimum of 470 pounds per cubic yard.  
3/4" maximum aggregate size.  
6% maximum entrained air.  
4" maximum slump (8" with super-plasticizer).
- C. Reinforcing shall be new billet steel conform to ASTM A615, grade 60, except ties shall be grade 40. Provide not less than (2) #4 around all sides of all openings in concrete and extend 2'-0" past edges of openings. No splices Of reinforcement are permitted except as detailed or authorized by the Engineer of Record. Where permitted use contact lap splices, (36) bar diameters minimum.
- D. For the proper placement of the reinforcement provide chairs, bolsters, additional reinforcement, and accessories necessary to support the reinforcement at the positions shown on plans. Support of reinforcement on form ties, wood, brick, brickbat or other unacceptable material, will not be permitted.
- E. Grout under base plates and bearing plates shall be high strength, non-shrink, non-metallic grout with a minimum compressive strength, at 28 days, of 7,500 psi.
- F. Reinforcement shall be placed so that the following minimum concrete cover is provided, unless noted otherwise.
- 1) Concrete poured against earth. . . . . 3" Clear
- 2) Formed surfaces exposed to earth or weather.  
a) #6 Bars and larger. . . . . 2" Clear  
b) #5 Bars and smaller. . . . . 1-1/2" Clear
- 3) Concrete not exposed to earth or weather. . . . . 3/4" Clear
- 4) Beams, columns, ties, stirrups or spirals around primary reinforcement, or primary reinforcement with no ties, stirrups or spirals. . . . . 1-1/2" Clear
- 5) Slabs. . . . . Placed at center (U.N.O.)
- G. Welded Wire Fabric (WWF) shall conform to ASTM A185. Provide WWF in flat sheets, rolled sheets are not allowed. Where permitted use contact lap splices, (50) bar diameters minimum.
- H. Grade beam reinforcement at intersections shall extend 9" (minimum) into the intersection.
- I. Foundation walls below grade shall have backfill placed equally on both sides until the required levels are reached. Walls shall be appropriately shored when backfill is placed on one side only.
- J. Additional (2) #4 bars (one each face) with a 2'-0" projection shall be placed diagonally across the corners of all openings and at vertical steps in walls unless otherwise detailed on plans.
- K. The contractor is responsible for determining when it is safe to remove forms and/or shoring. Forms and shoring must not be removed until the walls are strong enough to support their own weight and any superimposed loads. For foundation walls, this typically requires 12 hours of cumulative curing time at a temperature of 50° F or more. Concrete must be adequately covered during cold periods to maintain this surface temperature. Due to varying weather conditions, alternative curing processes, and the use of Type I/II cement, GreenWorks Engineering suggests forms remain in place a minimum of 3 days to assure this performance specification has been met. When forms are stripped there must be no excessive deflection, distortion, discoloration and no evidence of damage to the concrete. Adequate thermal protection of the concrete shall be continued after stripping for a cumulative period of 48 hours at 50° F, or more, after the initial pour. See applicable notes for specifications on when to backfill foundation walls.

- L. Field Quality Control
- 1) Reference standard: ACI 301 Chapters 16 and 17, in latest edition.
- 2) Slump tests: The contractor shall provide necessary equipment and shall make test in conformity with ASTM C143. The contractor shall make slump tests on the first concrete truck of each pour and as often as deemed necessary by the contractor to maintain the required slump when directed by the Architect or Engineer of Record.
- 3) Control tests:  
a) Control tests of concrete work shall be made on every 50 cubic yards or fraction thereof of concrete placed and, in any case, minimum of once during each day's pour.
- b) Each test shall consist of four standard 6" test cylinders cast and cured in accordance with ASTM C31 and ASTM C172.
- c) Sample concrete at point of placement.
- d) One cylinder shall be tested at the end of 7 days after placing, two cylinders shall be tested at 28 days after placing and the remaining cylinder shall be stored until its disposition is determined by the Architect.
- e) In general, remaining cylinder will be tested only when previous test reports indicated unsatisfactory results.
- f) Tests on remaining cylinder shall be at the expense of the contractor.
- g) Architect and /or Engineer of Record reserves the right to stop future concrete work when the 7 or 28 day tests indicate unsatisfactory results until, in the opinion of the Architect and/or Engineer of Record, proper corrective measures have been taken to insure quality concrete in future work and corrections deemed necessary have been made.
- h) Tests shall be made at time control tests are taken and so stated in reports to determine slump, air content, unit weight and temperature of concrete.
- i) All tests shall be made in accordance with ASTM C138 or ASTM C231.
- 4) Slab tolerance: Maintain surface flatness with maximum variation of 1/8" in 20 feet.

STRUCTURAL STEEL:

- A. Structural steel, including cast in angles, plates or other sections shall be detailed and erected in accordance with the American Institute of Steel Construction (AISC) Specifications and Code of Standard Practice, latest edition.
- B. All wide flange and channel structural steel shall conform to ASTM A992. All HSS members shall conform to ASTM A500, Grade-B. Pipe columns shall conform to ASTM A53, Grade-B. All other structural shapes and miscellaneous steel shall conform to ASTM A36 unless otherwise noted.
- C. Column base plates shall be set on 1 1/2" non-shrink high density grout with a minimum of (4) 3/4"Ø x 1'-0" anchor bolts, unless noted otherwise.
- D. Shop connections shall be welded with E70xx electrodes and ground smooth where exposed. Field connections shall be made with bolts conforming to ASTM A325N unless otherwise noted. Field welds shall be made with E70xx electrodes. All welding shall be in accordance with AWS "Structural Welding Code", latest edition and performed by certified, licensed welder.
- E. All beam connections not detailed on the drawings shall be standard framed beam connections as shown in Table II and III of the AISC "Manual of Steel Construction", latest edition, designed to carry the full capacity of the uniformly loaded member, unless noted otherwise.
- F. Headed stud anchors shall conform to AWS D1.1 and shall be automatically end welded.
- G. Steel stairs to be detailed and designed by others unless noted otherwise. Stair detailer shall provide shop drawings and calculations prepared and stamped by a structural engineer registered in the state of Texas, for review by the Engineer of Record to verify they conform to the requirements of the basic structure. Fabrication shall not proceed until completion of shop drawing review by the Engineer of Record.
- H. All exposed structural steel shall be hot dipped galvanized.
- I. Field Quality Control: Inspect in accordance with AISC specifications. Materials engineer shall visually inspect all field welded connections and visually inspect all bolted connections to ascertain that all welds, bolts, nuts and required washers have been installed and are of proper type and that all facing surfaces have been brought into snug contact.

WOOD:

- A. Framing lumber shall be Southern Pine (unless noted otherwise) and as follows or better:
- 2x4 studs . . . . . Stud Grade  
2x6 or larger studs . . . . . #2 Grade  
Plates . . . . . #3 Grade  
Joists and Rafters . . . . . #2 Grade  
2x and 4x Beams . . . . . #2 Grade  
6x or larger Beams . . . . . #1 Grade Beam and Stringer  
Posts . . . . . #1 Grade Post and Timber
- B. All wood construction shall be in conformance with the provisions of "The National Design Specification for Wood Construction", latest edition.
- C. Laminated Veneer Lumber (LVL) and prefab joists shall be manufactured by 'TrusJoist' or equivalent or shall meet APA Performance Standards, and installed per manufacturers specifications. Supplier shall furnish shop drawings showing all joists, bridging, blocking and miscellaneous accessories for review by the structural engineer prior to fabrication.
- D. Where not otherwise shown on plans, all nailing or screwing shall be as indicated in the current Building Code. All sheathing must be nailed. Adhesives SHALL NOT be used in place of nailing.
- E. Metal connectors to be provided by 'Simpson Strong-Tie' or equivalent.
- F. APA rated OSB may be used in lieu of plywood with prior approval from Engineer of Record.
- G. Minimum treatment for pressure treated lumber shall be as follows:  
1) Wood not in contact with soil . . . . . 0.25 ACQ  
2) Wood in contact with soil . . . . . 0.40 ACQ
- H. Pressure treated lumber that has been cut shall be site treated at each cut.
- I. Bolt holes in lumber shall be drilled as bolt diameter plus 1/16".

METAL WOOD FRAMING HARDWARE:

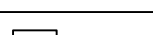
- A. All metal wood framing hardware shall be provided by 'Simpson Strong-Tie' or equivalent.
- B. All metal hardware shall be installed per manufacturer's recommendations.
- C. All metal fasteners and hardware in contact with pressure treated lumber shall be Hot Dipped Galvanized or ZMax coated (G=185).

SHEATHING and DECKING:

- A. Roof sheathing/decking shall be a minimum of 7/16" thick CDX plywood or APA rated O.S.B. C-D interior grade with exterior glue. Minimum panel span rating of 48/24.
- B. Floor sheathing/decking shall be a minimum of 23/32" thick CDX plywood or APA rated O.S.B. C-D interior grade with exterior glue. Minimum panel span rating of 48/24.
- C. Gypsum sheathing for shear walls shall be a minimum of 1/2" thick and free of imperfections and shall conform to ASTM C79.
- D. Exterior wall sheathing shall be a minimum of 7/16" thick plywood or APA rated O.S.B.

WIRE NAILS:

- A. Nail installation and materials shall be in compliance with A.I.T.C., NDS, and all applicable building code requirements.
- B. Gun nails may be used in lieu of hand nailing. Gun nail substitutions shall be as follows:
- |               |                |
|---------------|----------------|
| 8d . . . . .  | 0.113" x 2.5"  |
| 10d . . . . . | 0.123" x 3.0"  |
| 12d . . . . . | 0.123" x 3.25" |
| 16d . . . . . | 0.133" x 3.5"  |
- C. Nails shall have a minimum penetration of 10 times the wire diameter unless noted otherwise on the plans.
- D. Edge distance for all nails shall be a minimum of 4 times the wire diameter unless noted otherwise on the plans.
- E. All nails listed /specified on the plans shall be Common unless noted otherwise.

ARCHITECTURAL LEGEND			
DRAWING TITLE & SCALE			FULL WALL
	DETAIL # OR LETTER SHEET DETAIL IS ON		FULL WALL (EXISTING)
	DETAIL # OR LETTER SHEET DETAIL IS ON	-----	OVERHEAD INFORMATION
	CEILING HEIGHT	TYP.	TYPICAL
	FINISH DESIGNATION TRIM ONLY	HVAC	HEATING, VENTILATION, A/C
	ADDENDUM NUMBER REVISION AREA CLOUDED	MECH	MECHANICAL
	REFERENCE POINT ELEVATION HEIGHT	O.C.	ON CENTER
	DOOR NUMBER DESIGNATION	T.O.	TOP OF
	WINDOW NUMBER DESIGNATION	B.O.	BOTTOM OF
	KEYED NOTE DESIGNATION	UP	DIRECTION OF FLOW (STAIRS)
	EQUIPMENT DESIGNATION	DOWN	DIRECTION OF FLOW (STAIRS)
	WALL TYPE DESIGNATION	O.S.B.	ORIENTED STRAND BOARD
-----	PROPERTY LINE	CL	CENTER LINE
-----	BUILDING SETBACK	O/H	OVERHEAD (ELECTRICAL)
-----	UTILITY EASEMENT	MIN./MAX.	MINIMUM/MAXIMUM
	OVERHEAD ELECTRICAL	U.N.O.	UNLESS NOTED OTHERWISE
	FENCING	SPEC	MANUFACTURER SPECIFICATION
		P.U.E.	PUBLIC UTILITY EASEMENT
		B.S.L.	BUILDING SETBACK LINE



GARAGE REMODEL  
411 N. MARLBOROUGH AVE.  
DALLAS, TX, 75208

DESIGN BY: M.ASSAAD	
DRAWN BY: VP	
DATE: 12/30/2025	
REVISION:	DATE:
ORIGINAL ISSUE	03/21/25
R1-COMMENTS	03/29/25
R2-COMMENTS	03/31/25
R3-COMMENTS	04/01/25
R4-COMMENTS	04/28/25
R5-BOA COMMENTS	12/02/25
R6-BOA COMMENTS	12/30/25

SHEET No.

AO

1 OF 3

PROJECT No.  
164075



SITE PLAN: LEGEND

- PROPERTY LINE  
--- B.L.- BUILDING SETBACK  
--- P.U.E. PUBLIC UTILITY EASEMENT (APPROX. LOCATION)  
--- OVERHEAD ELECTRICAL LINE (APPROX. LOCATION)  
--- FENCING (APPROX. LOCATION)  
(X) KEY NOTE DESIGNATION ON APPLICABLE SHEET

LOT INFO:

Parcel ID: 00000262720000000  
Account Number: 00000262720000000  
Neighborhood: 4DSL16  
Site Address: 411 N MARLBOROUGH AVE  
Map Grid: 54-A (DALLAS)  
Account Type: Residential  
Legal Description 1: ROSEMONT CREST  
Legal Description 2: BLK 3/3320 LT 5  
ZONING: R-7.5(A)  
Doing Business As: N/A  
Owner Name: MILLER NANCY J  
Owner Address: 411 N MARLBOROUGH AVE  
Owner City: DALLAS  
Owner State: TX  
Owner Zip: 75208

CITY OF DALLAS TX – ADOPTED CODES

- 2021 INTERNATIONAL BUILDING CODE WITH DALLAS AMENDMENTS
- 2021 INTERNATIONAL PLUMBING CODE WITH DALLAS AMENDMENTS
- 2021 INTERNATIONAL MECHANICAL CODE WITH DALLAS AMENDMENTS
- 2020 NATIONAL ELECTRICAL CODE WITH DALLAS AMENDMENTS (EFFECTIVE JUNE 13, 2022)
- 2021 INTERNATIONAL RESIDENTIAL CODE WITH DALLAS AMENDMENTS
- 2021 INTERNATIONAL EXISTING BUILDING CODE WITH DALLAS AMENDMENTS (EFFECTIVE JUNE 13, 2022)
- 2021 INTERNATIONAL ENERGY CONSERVATION CODE WITH DALLAS AMENDMENTS
- 2021 INTERNATIONAL FUEL & GAS CODE WITH DALLAS AMENDMENTS
- 2015 INTERNATIONAL GREEN CONSTRUCTION CODE WITH DALLAS AMENDMENTS
- 2021 INTERNATIONAL SWIMMING POOL AND SPA CODE WITH DALLAS AMENDMENTS (EFFECTIVE JUNE 13, 2022)

SITE PLAN: KEY NOTES

- ① PROPERTY LINE  
② BUILDING SETBACK  
③ PROPOSED DRIVEWAY  
④ EXISTING RIGHT-OF-WAY (R.O.W.)  
⑤ EXISTING RESIDENCE/GARAGE  
⑥ NOT USED  
⑦ ADJACENT PROPERTY LINES  
⑧ EXISTING TREE/FOLIAGE  
⑨ PROPOSED ADDITION (APPROX. LOCATION)

SITE PLAN: SQUARE FOOTAGES

LOT AREA: 7,589 S.F. / .174 ACRES

EXISTING SLAB: 1,481 S.F.  
PROPOSED SLAB: 996 S.F.

EXISTING DRIVEWAY: 825 S.F.  
PROPOSED DRIVEWAY: 1,000 S.F.

EXISTING WALKWAYS: 140 S.F.  
PROPOSED WALKWAYS: 150 S.F.

IMPERVIOUS COVER (AFTER REMODEL)

% OF SLAB: 32.64%

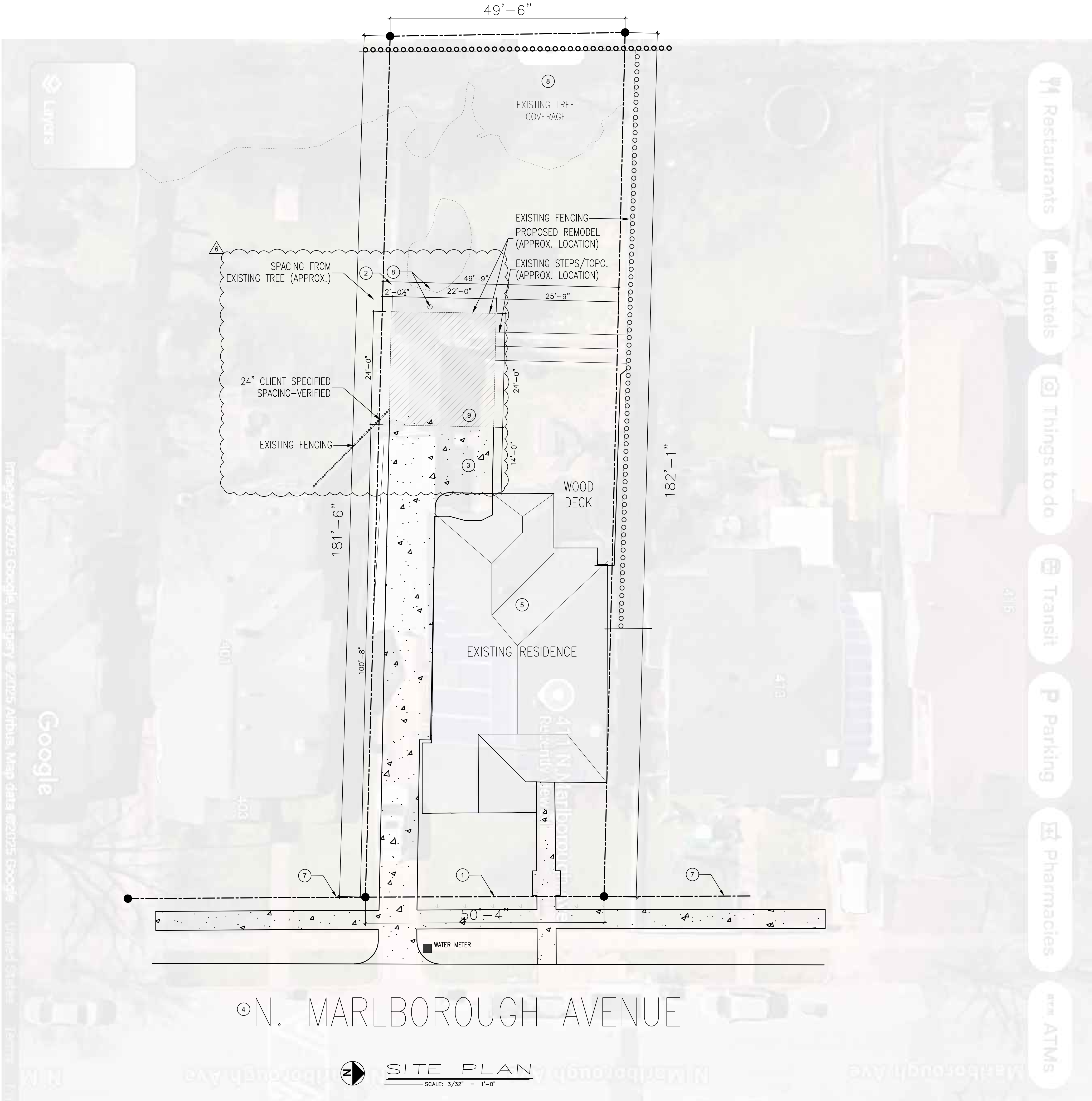
% OF TOTAL CONCRETE: 15.12%

NOTES:

L BEARINGS ARE BASED ON THE RECORDED PLAT UNLESS OTHERWISE NOTED. L EASEMENTS AND BUILDING LINES ARE BASED ON RECORDED PLAT LINES UNLESS OTHERWISE NOTED. SURVEYOR DID NOT ABSTRACT PROPERTY. FLOOD ZONE DETERMINED BY GRAPHIC PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

1) THIS TRACT IS LOCATED WITHIN FLOOD ZONE "X (AREAS OUTSIDE OF THE 500 YR FLOODPLAIN)" ACCORDING TO THE FEDERAL EMERGENCY MGMT. AGENCY (FEMA) AS SHOWN ON COMMUNITY PANEL NO. 480624 0170 G OF THE FLOOD INSURANCE RATE MAP PREPARED FOR CITY OF BY THE FEDERAL INSURANCE ADMINISTRATION DEPT. H.U.D. EFFECTIVE DATE JAN. 19TH, 2000.

2) DRAINAGE WILL NOT ADVERSELY AFFECT IMPACT ADJOINING LOTS & DRAINAGE EXITING THE LOT ONTO AN ADJUTING PROPERTY WILL BE DIRECTED TO A COMMON PROPERTY PIN.



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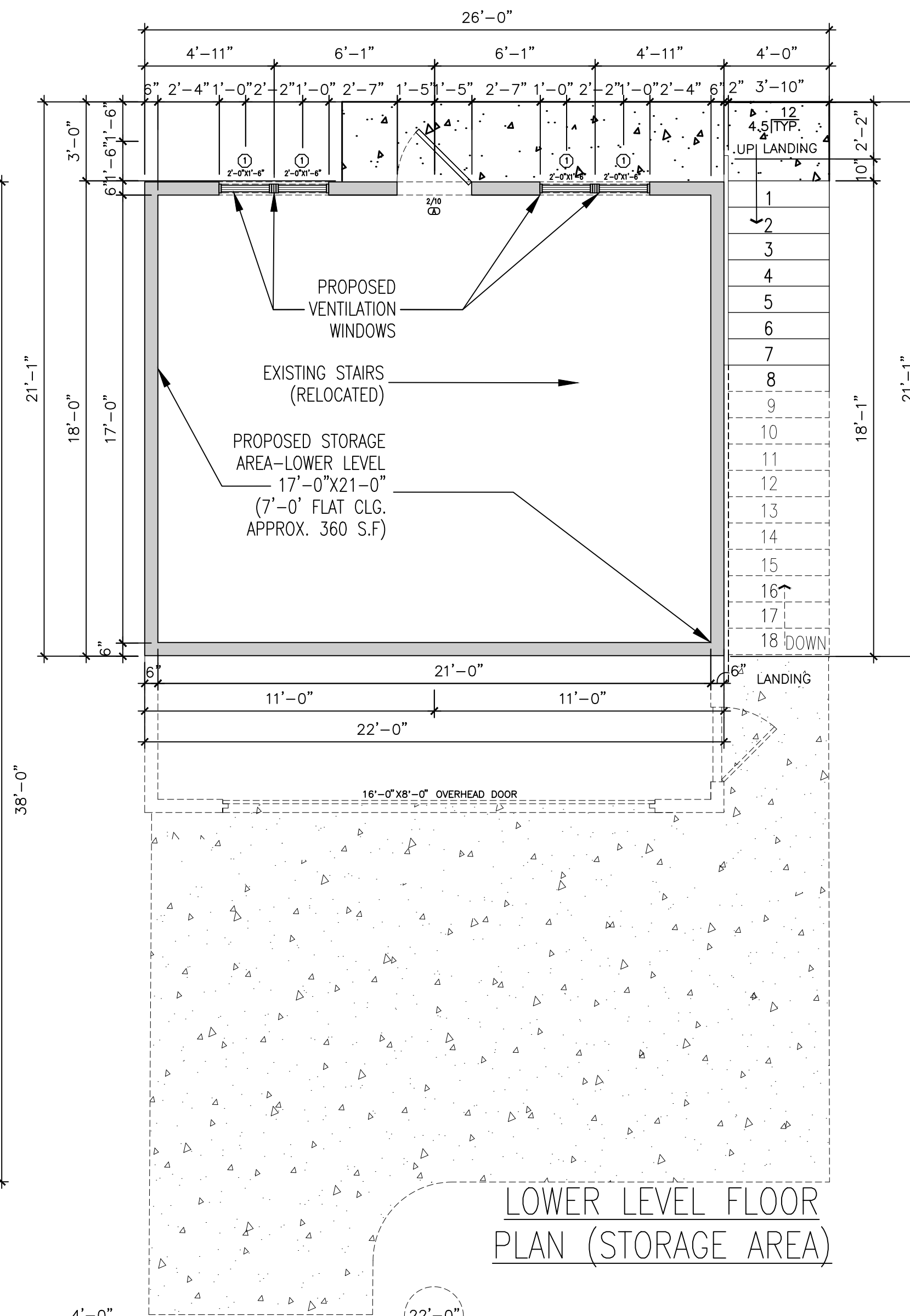
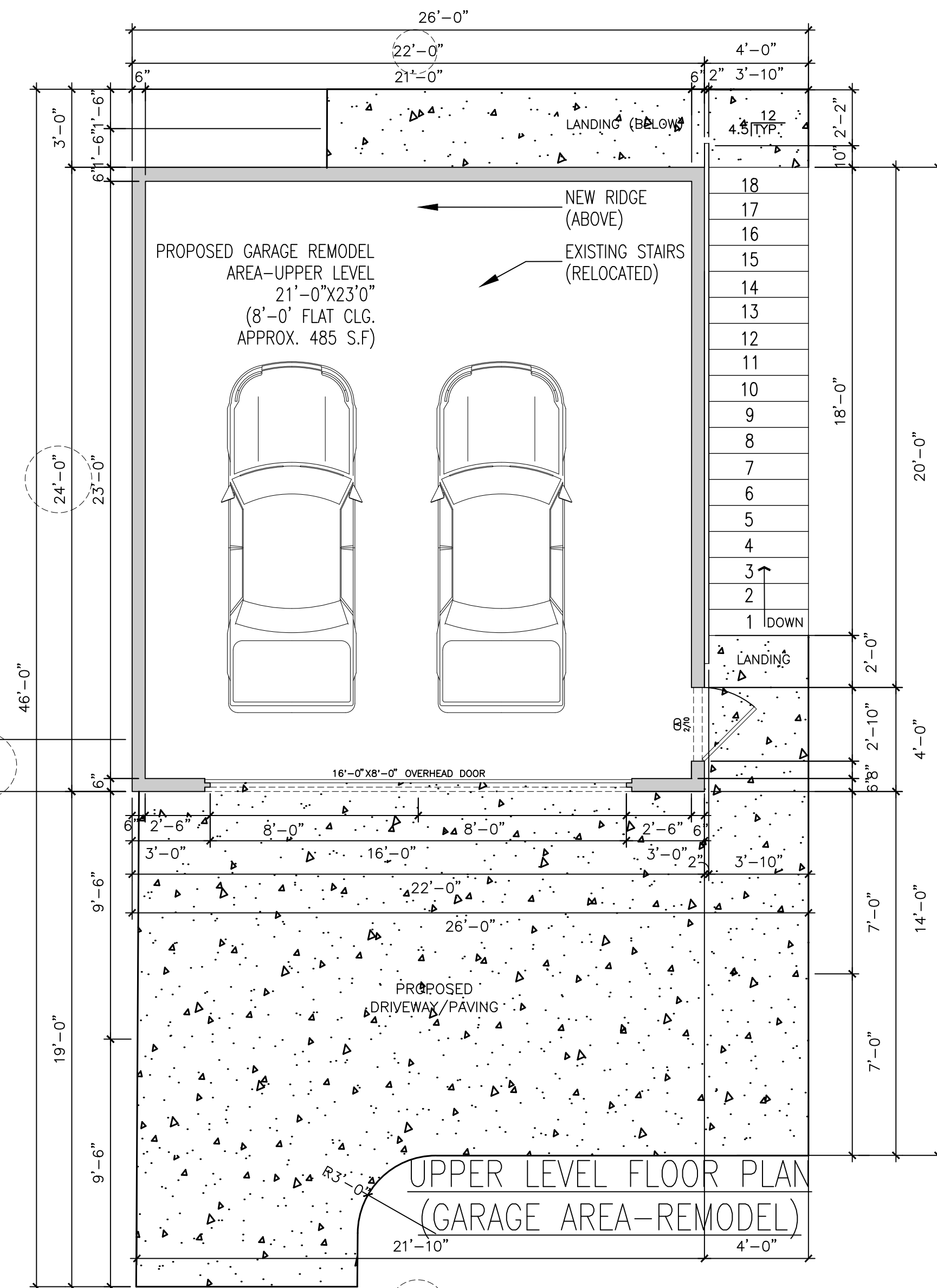
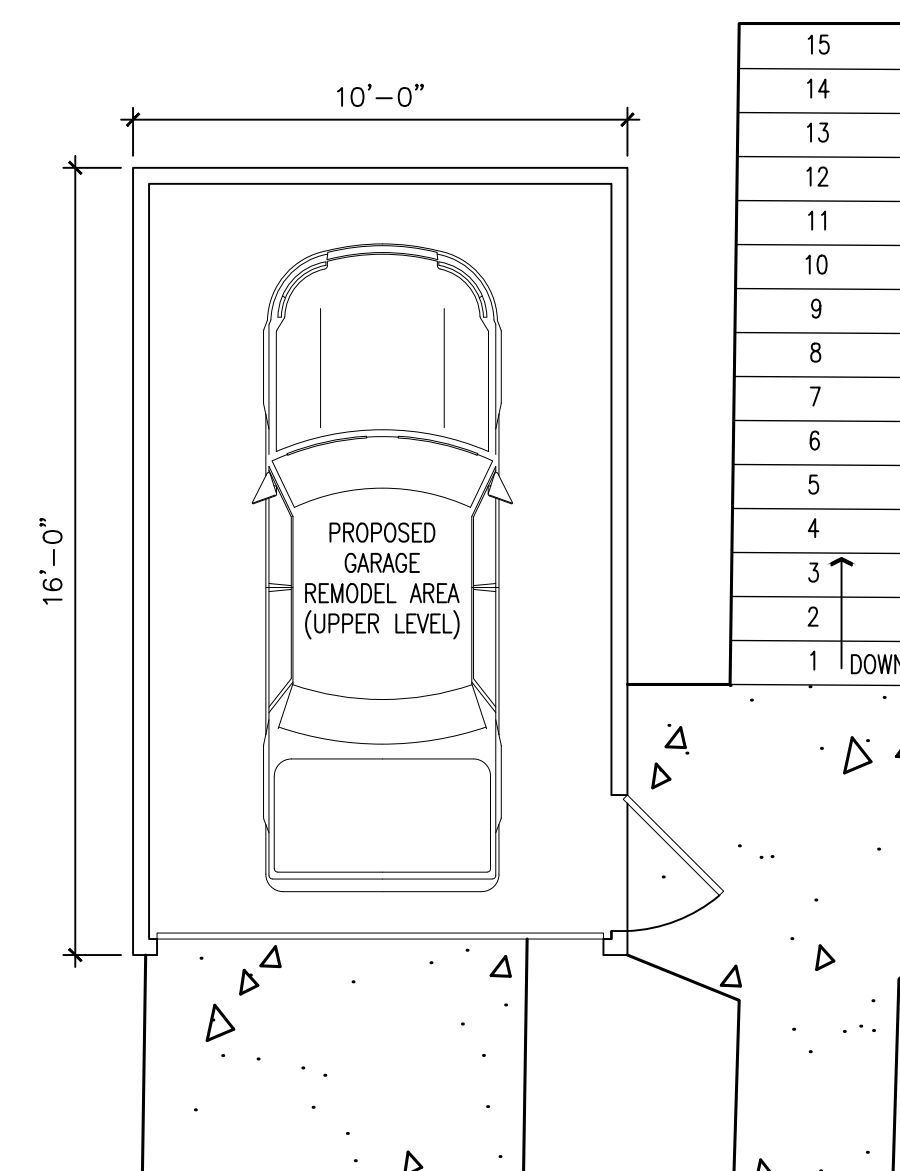
SHEET No.

A1

2 OF 3

PROJECT No.  
164075

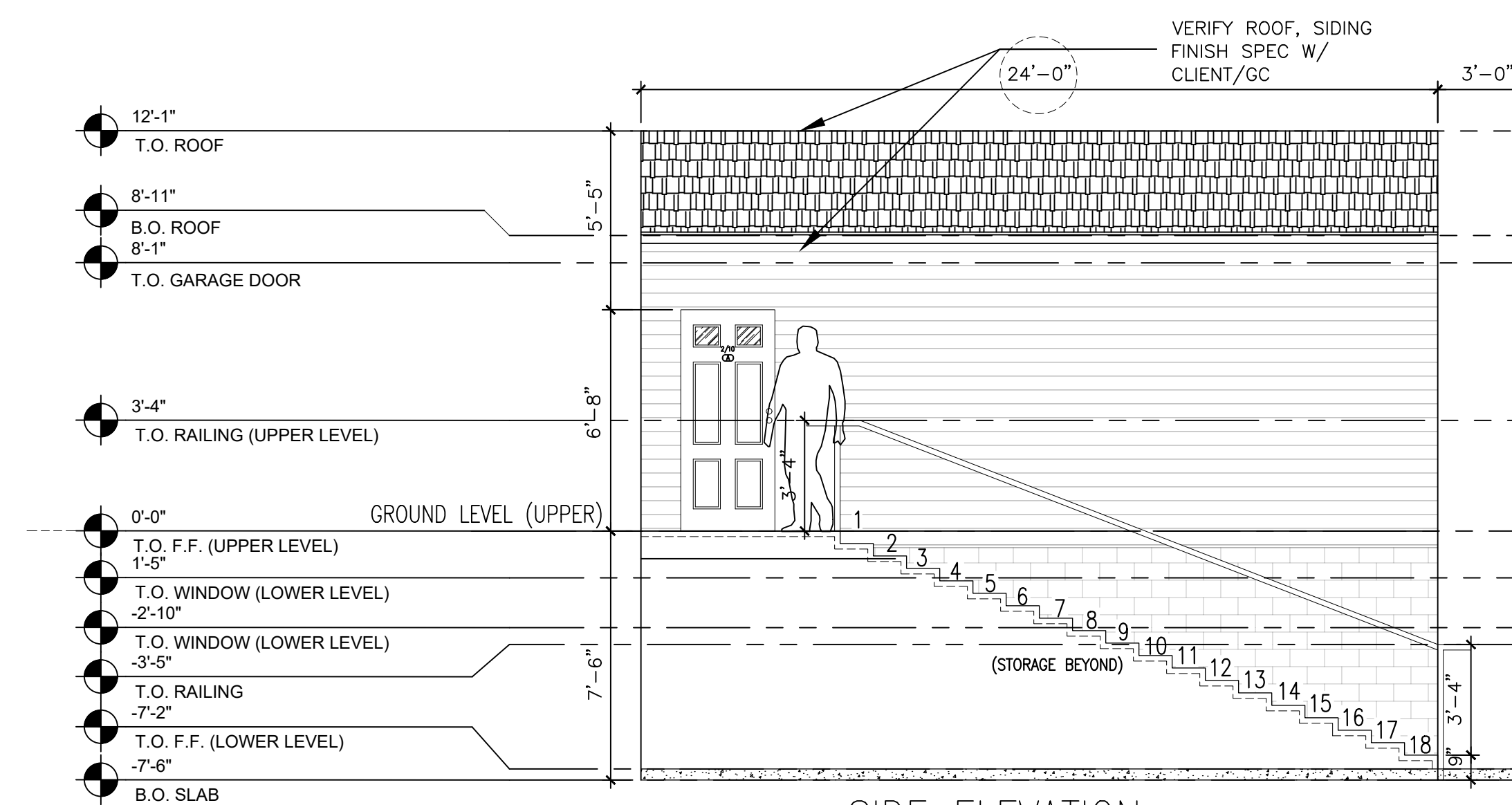




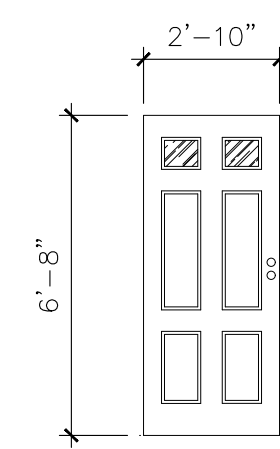
UPPER LEVEL FLOOR PLAN  
(GARAGE AREA-EXISTING)

UPPER LEVEL FLOOR PLAN  
(GARAGE AREA-REMODEL)

LOWER LEVEL FLOOR  
PLAN (STORAGE AREA)



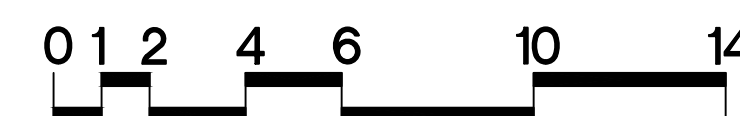
SIDE ELEVATION



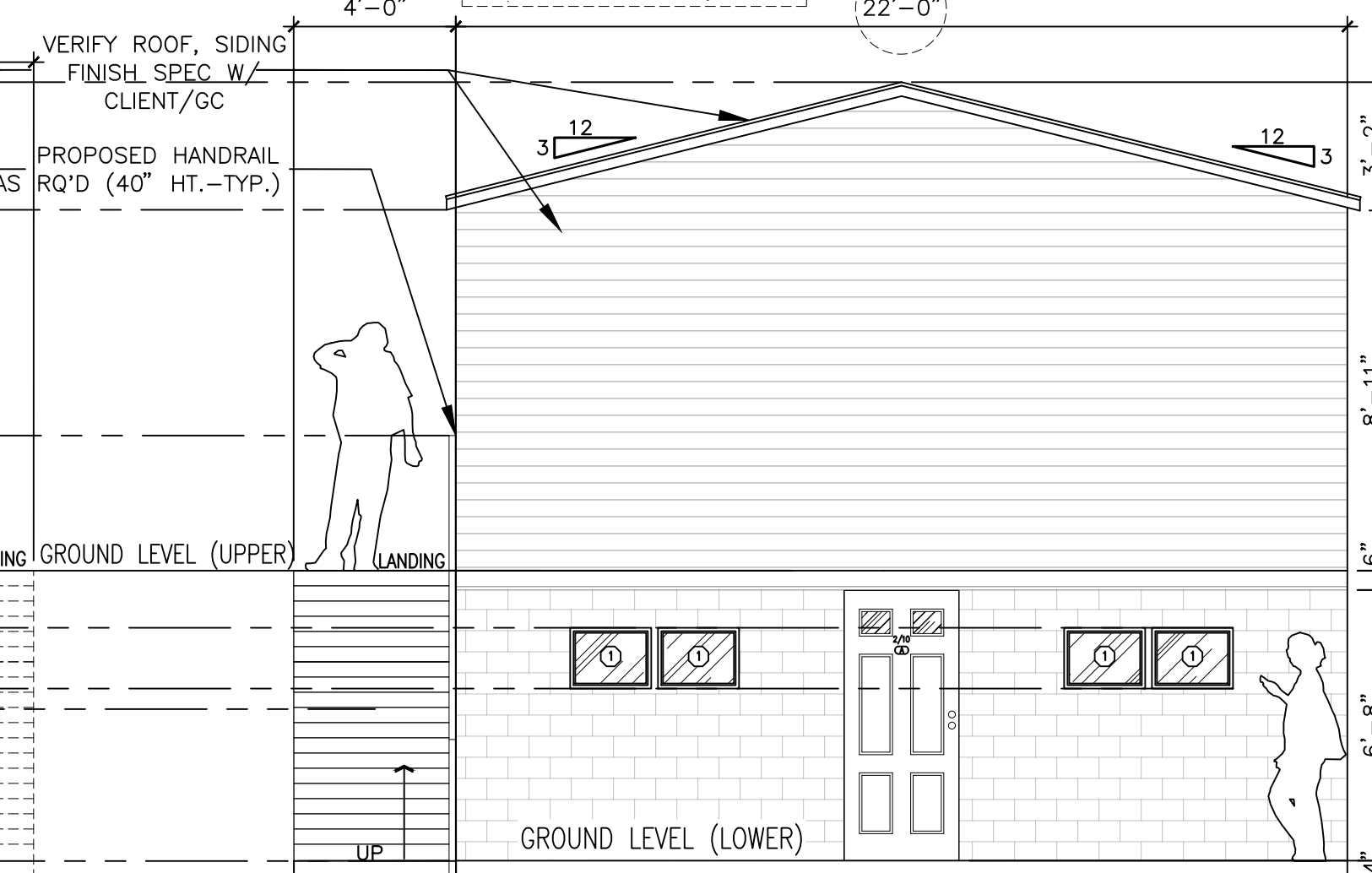
A- MMI DOOR - 34"x80" CLASSIC LEFT-HAND INSWING  
2-LITE CLEAR 4-PANEL GLASS PRIMED STEEL PREHUNG  
FRONT DOOR - VERIFY FRAMING W/ ENGINEER/GC



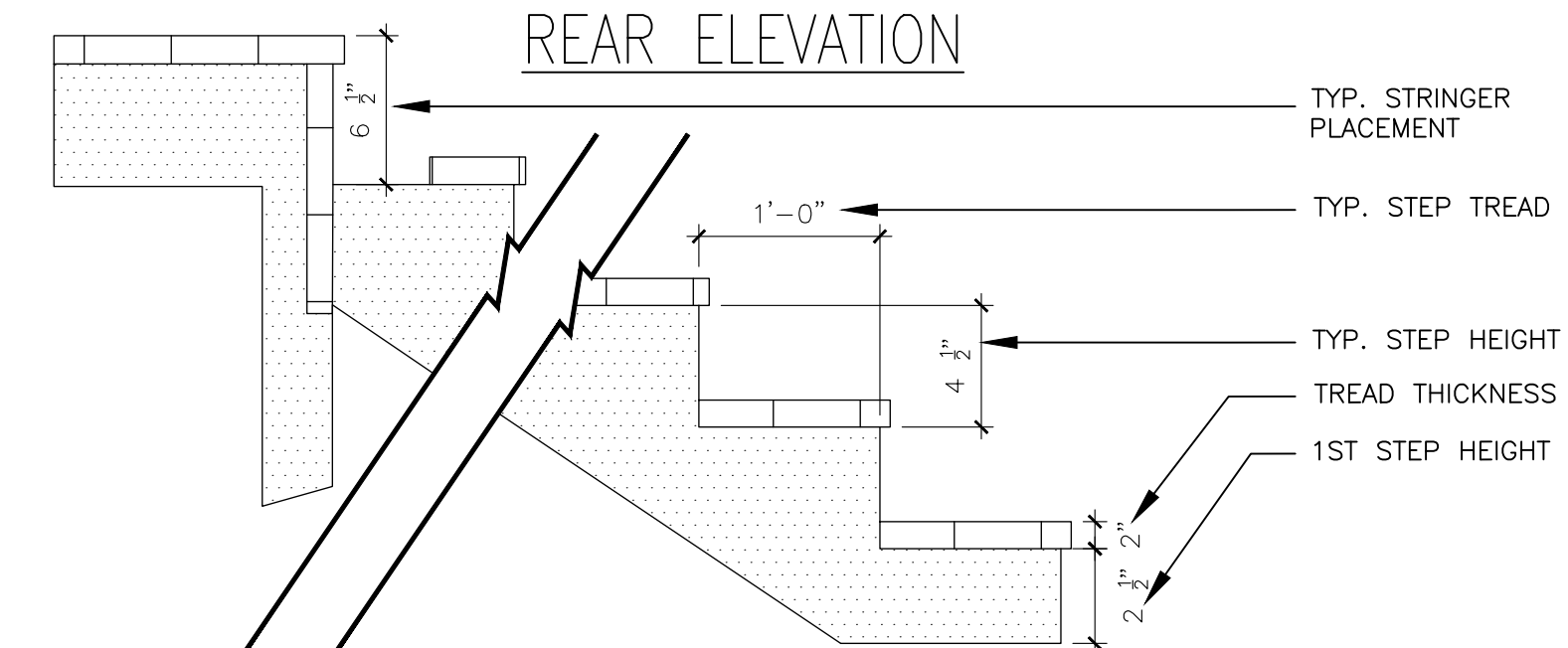
# PLANS & ELEVATIONS



— SCALE:  $1/4" = 1'-0"$



FRONT ELEVATION



ENLARGED STAIR DETAIL—N.T.S.