



LANDMARK COMMISSION

APRIL 6, 2026

FILE NUMBER: COA-26-000034
LOCATION: 3712 Ruskin St.
STRUCTURE: Contributing
COUNCIL DISTRICT: 7
ZONING: PD-595

PLANNER: Rhonda Dunn, Ph.D.
DATE FILED: March 17, 2026
DISTRICT: Wheatley Place (H/100)
MAPSCO: 46-X
CENSUS TRACT: 0037.00

APPLICANT: Jara, Kevin

REPRESENTATIVE: N/A

OWNER: MALDONADO ALEXANDER

REQUEST(S)

A Predesignation Certificate of Appropriateness to restore main building in fenestration, roof form/profile, and cladding -- correction of unauthorized work.

STAFF RECOMMENDATION(S)

That the request to restore main building in fenestration, roof form/profile, and cladding -- correction of unauthorized work be approved in accordance with drawings and specifications dated 03/17/2026 with the following conditions: that pyramidal roof with exposed rafter tails and central masonry chimney stack be restored/reconstructed to the match the original in form, pitch, and detailing -- extended eaves and rafter tails matching in dimensions and number, and central masonry chimney matching in height, mortar color and replacement bricks (color, module size, and texture); that double asymmetrical front doors be restored to their original locations and opening dimensions; that all enclosed/infilled windows be reopened and resized to their original dimensions and locations; that all missing/removed wood trim and wood details (e.g., rafter tails) be replaced with in-kind materials matching in dimensions, composition, and profile; and that replacement siding be all wood horizontal lap-siding millwork pattern #117. Implementation of the recommended conditions would allow the proposed work to meet the standards in City Code Section 51A-4.501(d)(5)(A) for contributing structures, and the Secretary of the Interior's Standards for Rehabilitation.

TASK FORCE RECOMMENDATION(S)

1. No quorum – comments only. Supportive, with the following comments:
2. Restore the house to its original architectural style.
3. Restore all details and ornamentation to its original size.
4. Remove floor plans from drawings.
5. Show clear comparison(s) between existing (unauthorized work) and original historic.

BACKGROUND / HISTORY:

Originally constructed in 1920, the building sited at 3712 Ruskin Street. is a one-story, wood framed bungalow; identified as noncontributing to the proposed Queen City Historic District. According to the Dallas County Appraisal District (DCAD), the effective year built of the main building is 2010. The current property owner performed unauthorized work on the main building including alterations to the fenestration and to the roof profile.

RELEVANT SECRETARY OF THE INTERIOR’S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES:

Standards for Rehabilitation

- 2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.*
- 3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*
- 5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

RELEVANT DALLAS CITY CODE:

Section 51A-4.501(d)(5)

- (B) For noncontributing structures:
the work must be compatible with the historic overlay district.

PROJECT DESCRIPTION & ANALYSIS:

The subject property is sited on an interior lot in the 3700 block of Ruskin Street, in the central portion of the proposed Queen City Neighborhood Historic District. The property is identified as non-contributing to the historic district due to modifications recorded by the appraisal district. Built in 1920 as a family residence, the original architectural style of the building was vernacular bungalow, featuring a pyramidal roof with a central chimney stack and exposed rafter tails.

The current owner proceeded to rehabilitate the property without pursuing a Certificate of Appropriateness or building permits. Accordingly, receiving a stop work order from Code Enforcement. The unauthorized alterations include the removal/resizing of windows; the removal/relocation of the front door(s) (initially there were two); and the alteration of the roof profile/configuration from pyramidal to double gabled.

The work is inconsistent with the Secretary of the Interior's Standards for Rehabilitation; especially, Standard #6 -- *the new feature(s) shall match the old in design, color, texture, and other visual qualities and, where possible, materials.* Accordingly, the general recommendation being that the building be restored to its original state, prior to the unauthorized alterations.

The applicant has submitted the current Certificate of Appropriateness application with updated drawings/plans. The overall effect of the currently proposed work is compatible with the historic overlay district and will not have an adverse effect on the historic district. The property's contributing status could be restored, if the alterations/rehabilitation is completed as proposed.

LOCATION MAP
3712 Ruskin St.



The yellow rectangle demarcates 3712 Ruskin St. The blue shading indicates neighboring Wheatley Place Historic District coverage. *Basemap Source: Google Earth*

PREVIOUS PHOTO(S)
3712 Ruskin St.



Front, southwest elevation prior to unauthorized alterations. Source: Google Maps Streetview. February 2020.

PREVIOUS PHOTO(S)
3712 Ruskin St.



Right, southeast elevation. Source: Google Maps Streetview. February 2020.

PREVIOUS PHOTO(S)
3712 Ruskin St.



Left, northwest elevation. Source: Google Maps Streetview. February 2020.

CONTEXT PHOTO(S)
3712 Ruskin St.



Same blockface as subject property. *Source: Google Maps – Street View. February 2020.*



Same blockface as subject property. *Source: Google Maps – Street View. August 2025.*

ATTACHMENTS:

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

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

DATE: 03/10/2026

TIME: **4:00 pm**

MEETING PLACE: **Preservation Dallas/Videoconference**

Applicant Name: *Kevin-Jara*

Address: *3712 Ruskin* (Wheatley Place/ Tenth St Neighborhood HD / Queen City)

Date of CA/CD/CR Request: 02/23/2026

RECOMMENDATION:

Approve Approve with conditions Deny Deny without prejudice

Recommendation / comments/ basis:

Support

Restore to original structure, show side by side comparison, material used Add rafter tails & front doors trim open hang all original details

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 type="checkbox"/> Shaní Dixon	<input 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:

2nd:

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force: *Barbara Wheeler*

DATE: 03/10/2026

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).

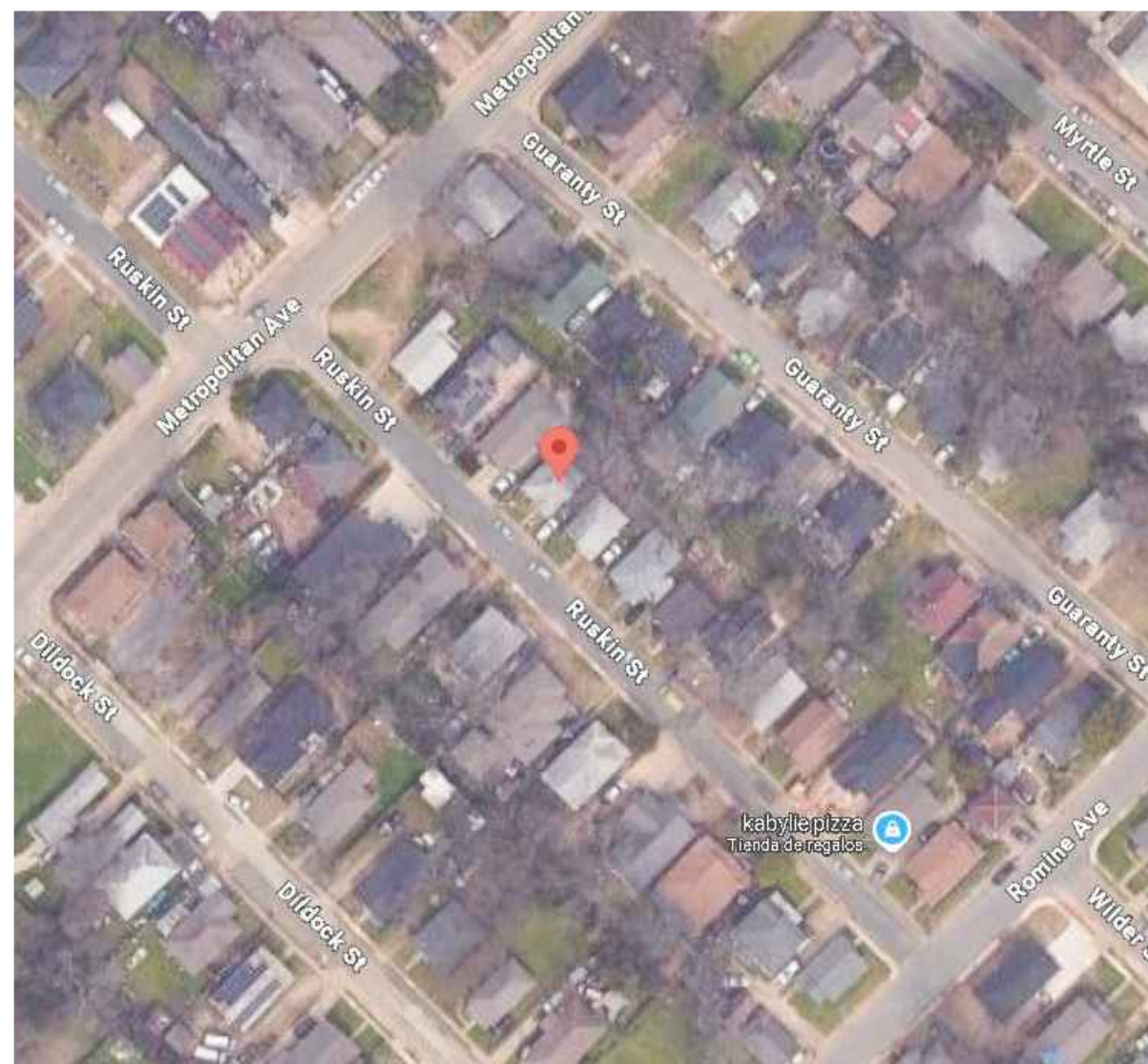
ABBREVIATIONS

- A.D. AREA DRAIN
- A.F.F. ABOVE FINISH FLOOR
- AGGR. AGGREGATE
- C.I. CAST IRON
- Col. CONTROL JOINT
- C.L. CENTER LINE
- D.S. DOWN SPOUT
- DN. DOWN
- E.J. EXPANSION JOINT
- E.W.C. ELECTRIC WATER COOLER
- E.W. EACH WAY
- F.D. FLOOR DRAIN
- F.E.C. FIRE EXTINGUISHER CABINET
- F.F. FIRE EXTINGUISHER
- F.F. FINISH FLOOR
- F.H. FIRE HYDRANT
- F.H.C. FIRE HOSE CABINET
- F.O.B. FACE OF BRICK
- F.O.C. FACE OF CONCRETE
- F.O.S. FACE OF STUD
- G.P. GALVANIZED IRON
- GA. GAUSE
- H.B. HOSE BIBB
- H.C. HOLLOW CORE
- H.M. HOLLOW METAL
- JST. JOIST
- JT. JOINT
- M.O. MASONRY OPENING
- MTL. METAL
- N.I.C. NOT IN CONTRACT
- N.T.S. NOT TO SCALE
- O.C. ON CENTER
- O.H. OVER HEAD
- P.L. PLATE LINE
- R.D. ROOF DRAIN
- R.O. ROUGH OPENING
- S.C. SOLID CORE
- S.S. SANITARY SEWER
- T.O.C. TOP OF CURB
- T.O.S. TOP OF STEEL
- W.C. WATER CLOSET
- W.H. WATER HEATER
- W.W.M. WELDED WIRE MESH
- XFMR. TRANSFORMER

BUILDING DATA

Address: 3712 RUSKIN ST
 Neighborhood: 1DSA06
 Map Grid: 46 - X (DALLAS)
 Subdivision Name: INGLEWOOD PARK 03
 Zoning: PLANNED DEVELOPMENT DISTRICT
 Account Type: SINGLE FAMILY RESIDENCE
 Legal Description 1: GUARANTY INVESTORS
 Legal Description 2: BL 1718 NW PT LOT 21
 Lot Size: 3,268 Sq Ft

3712 Ruskin St,
 Dallas, TX 75215



REFERENCE MAP

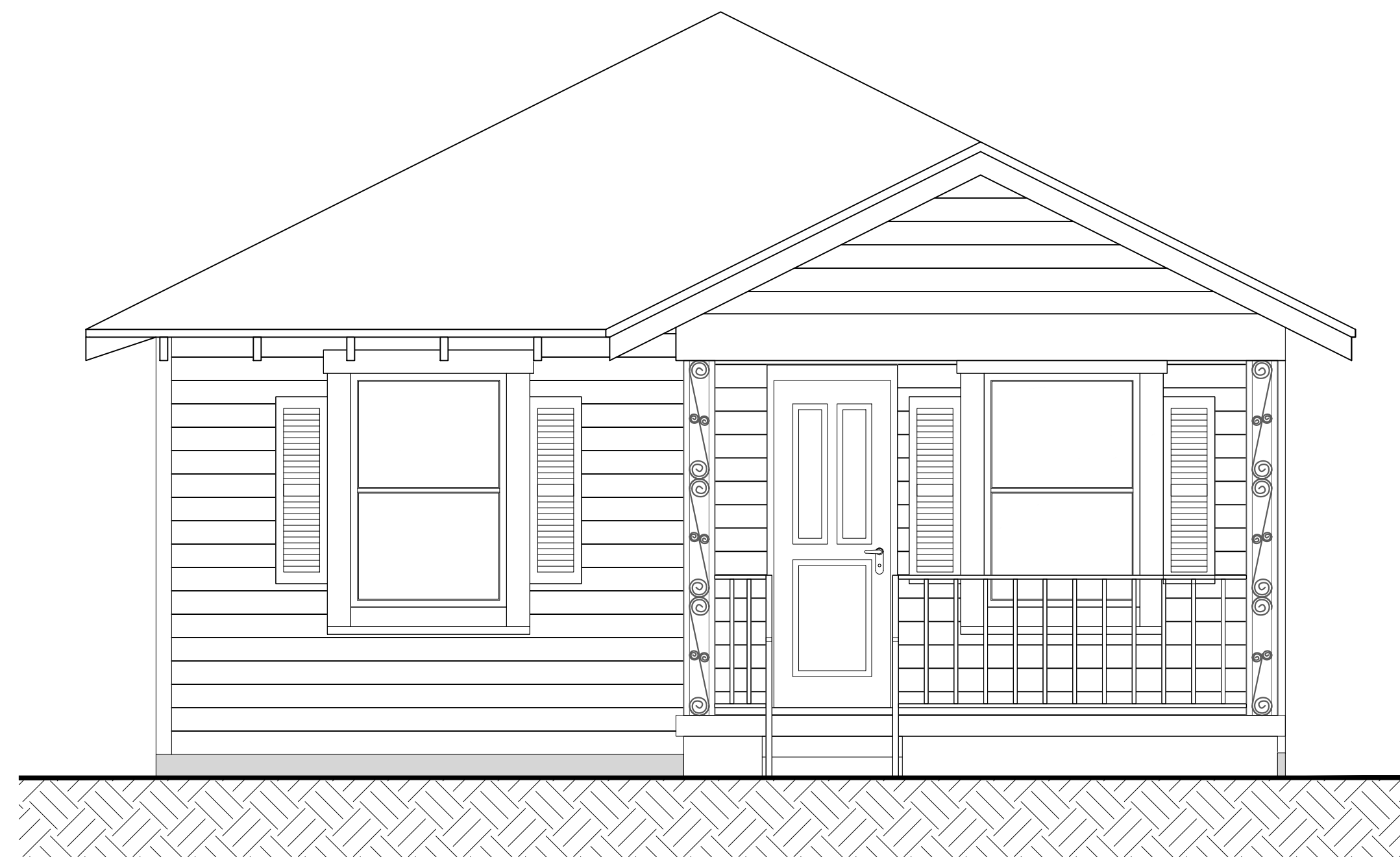
ADOPTED BUILDING CODES

- 2021 International Fire Code, with Dallas amendments
- 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
- 2021 International Residential Code with Dallas Amendments
- 2021 International Existing Building Code with Dallas Amendments
- 2021 International Energy Conservation Code with Dallas Amendments
- 2021 International Fuel & Gas Code with Dallas Amendments
- 2015 International Green Construction Code with Dallas Amendments

PROJECT SHEETS

- CS - COVER SHEET
- A1.0 - SITE PLAN
- A2.0 - EXISTING FLOOR PLAN
- A3.0 - PROPOSED FLOOR PLAN
- A4.0 - ROOF PLAN
- A5.0 - ELEVATIONS
- A5.1 - ELEVATIONS
- A5.2 - ELEVATIONS
- A5.3 - ELEVATIONS

**FULL REMODEL
 ONE STORY RESIDENCE**



SITE REFERENCE

GENERAL NOTES

AS-BUILT PLANS / EXISTING CONDITIONS DISCLAIMER

THESE PLANS ARE BASED ON VISIBLE EXISTING CONDITIONS AND INFORMATION PROVIDED BY THE OWNER. THE STRUCTURE FOR WHICH THESE PLANS ARE BEING SUBMITTED WAS CONSTRUCTED PRIOR TO THE CREATION OF THESE DOCUMENTS AND WITHOUT A BUILDING PERMIT. PERMIT PROS TX LLC, ITS DESIGNERS, ENGINEERS, AND CONSULTANTS DID NOT PROVIDE DESIGN DIRECTION, CONSTRUCTION SUPERVISION, OR INSPECTION SERVICES DURING THE ORIGINAL CONSTRUCTION OF THIS STRUCTURE.

THESE PLANS ARE INTENDED SOLELY TO DOCUMENT THE EXISTING LAYOUT AND TO ASSIST WITH THE PERMITTING PROCESS. THEY DO NOT VERIFY, CERTIFY, OR GUARANTEE THAT THE EXISTING CONSTRUCTION COMPLIES WITH CURRENT BUILDING CODES, STRUCTURAL REQUIREMENTS, OR MUNICIPAL REGULATIONS. ANY DISCREPANCIES BETWEEN THESE PLANS AND THE ACTUAL FIELD CONDITIONS SHALL BE ADDRESSED BY THE CONTRACTOR, THE OWNER, AND/OR THE JURISDICTIONAL AUTHORITY AS REQUIRED.

THE DESIGNER AND/OR ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR DEFICIENCIES, CONCEALED CONDITIONS, CONSTRUCTION METHODS, WORKMANSHIP, STRUCTURAL INTEGRITY, OR CODE VIOLATIONS PRESENT IN THE EXISTING STRUCTURE. ANY CORRECTIONS REQUIRED BY THE BUILDING DEPARTMENT, BUILDING OFFICIALS, OR INSPECTORS ARE THE RESPONSIBILITY OF THE OWNER AND CONTRACTOR.

FIELD VERIFICATION IS REQUIRED. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, AND STRUCTURAL ELEMENTS PRIOR TO ANY CORRECTIVE WORK OR FURTHER

THESE DOCUMENTS DO NOT CONSTITUTE A CERTIFICATION OF SAFETY OR STRUCTURAL ADEQUACY. THE ISSUANCE OF A PERMIT BY THE CITY DOES NOT RETROACTIVELY VALIDATE ANY PRIOR CONSTRUCTION WORK. ANY REPAIRS, REINFORCEMENTS, OR MODIFICATIONS REQUIRED TO BRING THE STRUCTURE INTO COMPLIANCE ARE OUTSIDE THE SCOPE OF THESE PLANS.

LEGAL DESCRIPTION:
 1: GUARANTY INVESTORS
 2: BL 1718 NW PT LOT 21
 3: 38 X 85.7
 4: INT202500126419 DD06132025 CO-DC
 5: 1718 000 02100 1001718 000

SCOPE OF WORK:
 FULL REMODEL
 ONE STORY RESIDENCE

ADDRESS:
 3712 Ruskin St,
 Dallas, TX 75215

CITY OF:

 City of Dallas

TITLE:
 COVER
 PAGE

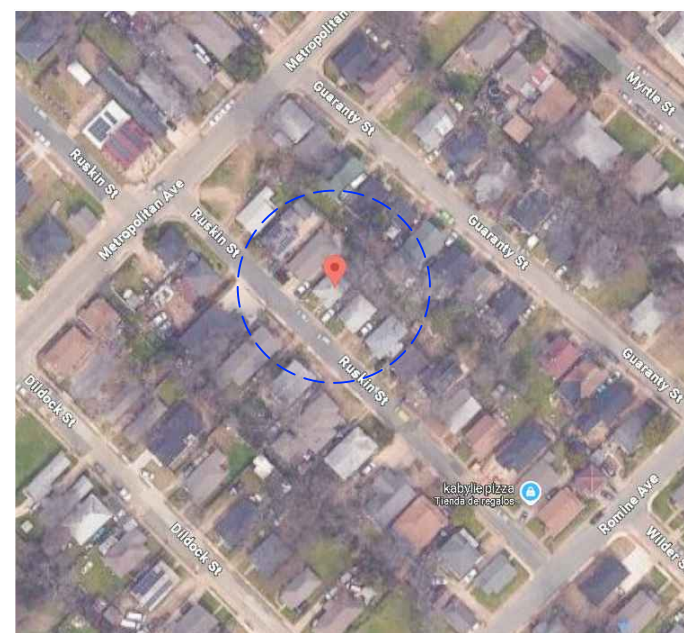
SCALE:
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PAPER SIZE:
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DATE:
 12 / 08 / 25

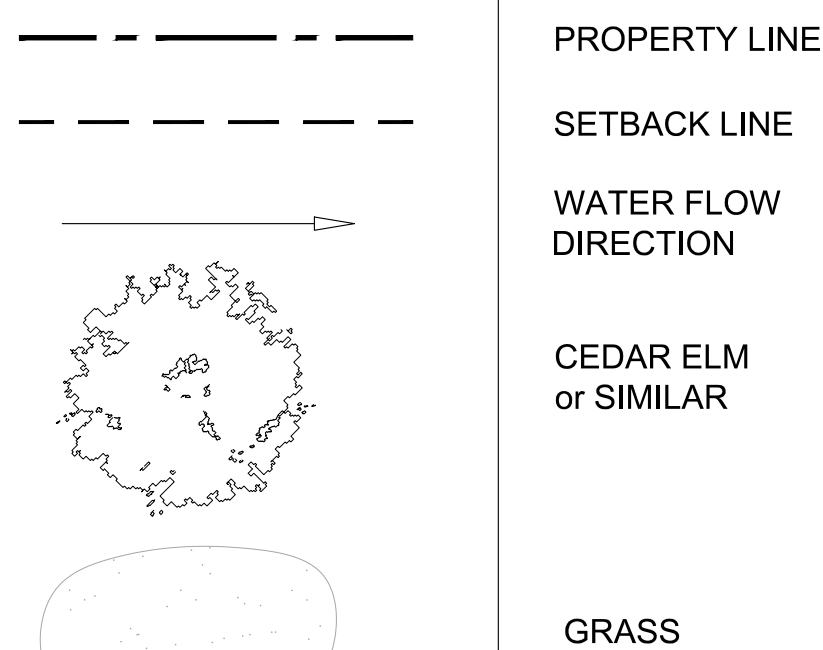
SHEET:
 CS

3712 Ruskin St,
Dallas, TX 75215

REFERENCE MAP



SITE PLAN LEGEND

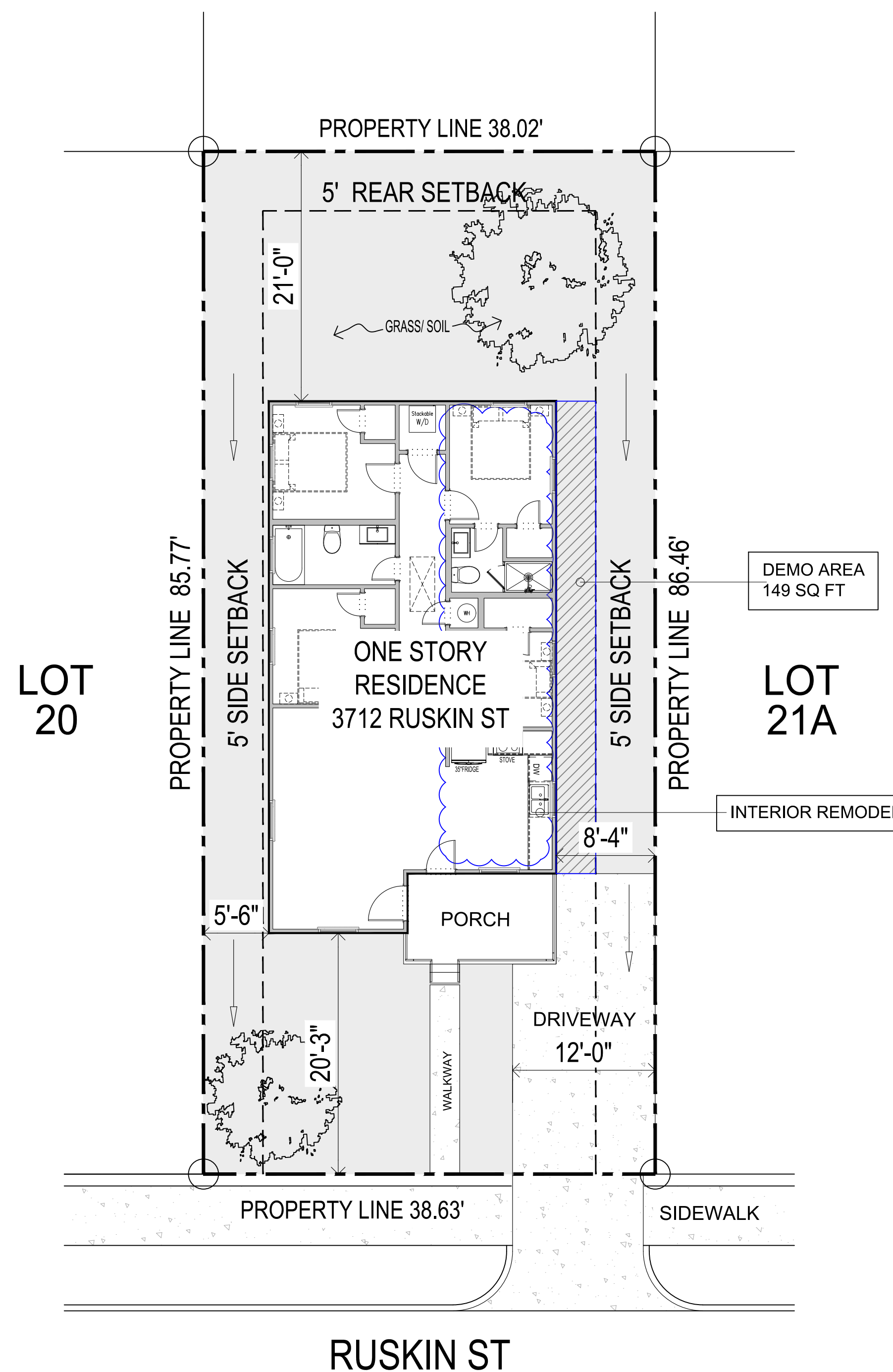
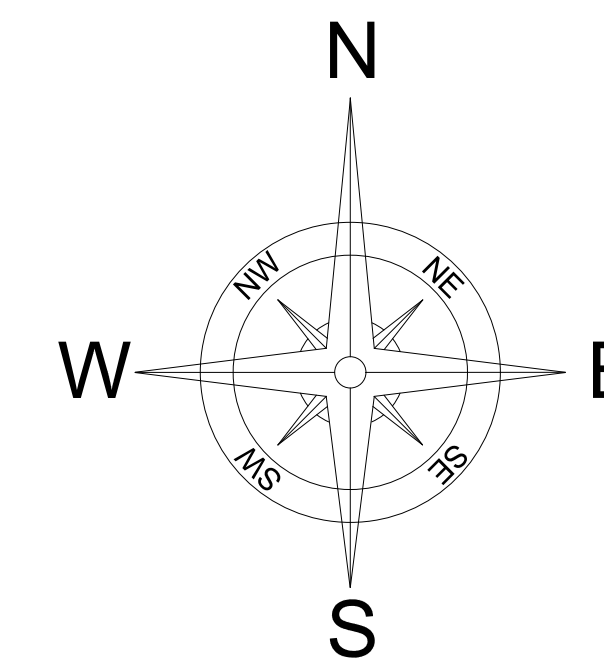


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- 2015 International Green Construction Code with Dallas Amendments

GENERAL NOTES

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8. THE PRECISE DIMENSIONS AND LOCATIONS OF DOORS AND WINDOWS OPENINGS SHALL BE DETERMINED FROM ARCHITECTURAL PLANS AND DETAILS COORDINATED WITH OWNERS SELECTIONS AND MANUFACTURES SPECS OTHER WALL AND FLOOR OPENINGS SHALL BE ALSO REQUIRED BY MECHANICAL, ELECTRICAL OR SIMILAR REQUIREMENTS.



SQUARE FOOTAGE	
LIVING AREA	1,210 SQ FT
DEMO LIVING AREA	149 SQ FT
TOTAL LIVING AREA	1,061 SQ FT
PORCH	96 SQ FT
TOTAL BUILDING AREA	1,157 SQ FT
LOT AREA	3,384 SQ FT
% LOT COVERAGE	34 %

SITE PLAN

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

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SCOPE OF WORK:

- FULL REMODEL
- ONE STORY RESIDENCE

ADDRESS:

3712 Ruskin St,
Dallas, TX 75215

CITY OF:



TITLE:
SITE PLAN

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

PAPER SIZE:
36"x24"

DATE:
12 / 08 / 25

SHEET:
A1.0

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WALL LEGEND

5 1/2" EXTERIOR WALL
2x6's STUDS@16"o.c.
SIDING/STUCCO FINISH

3 1/2" INTERIOR WALL
2x4's STUDS/16"o.c.
Gypsum Panel
2X6's PLUMBING WALLS

DRAWING SYMBOLS

WIDTH x HEIGHT OF DOOR
in. in.
OR - TRIMMED OPENING
WHEN NO SWING IS SHOWN

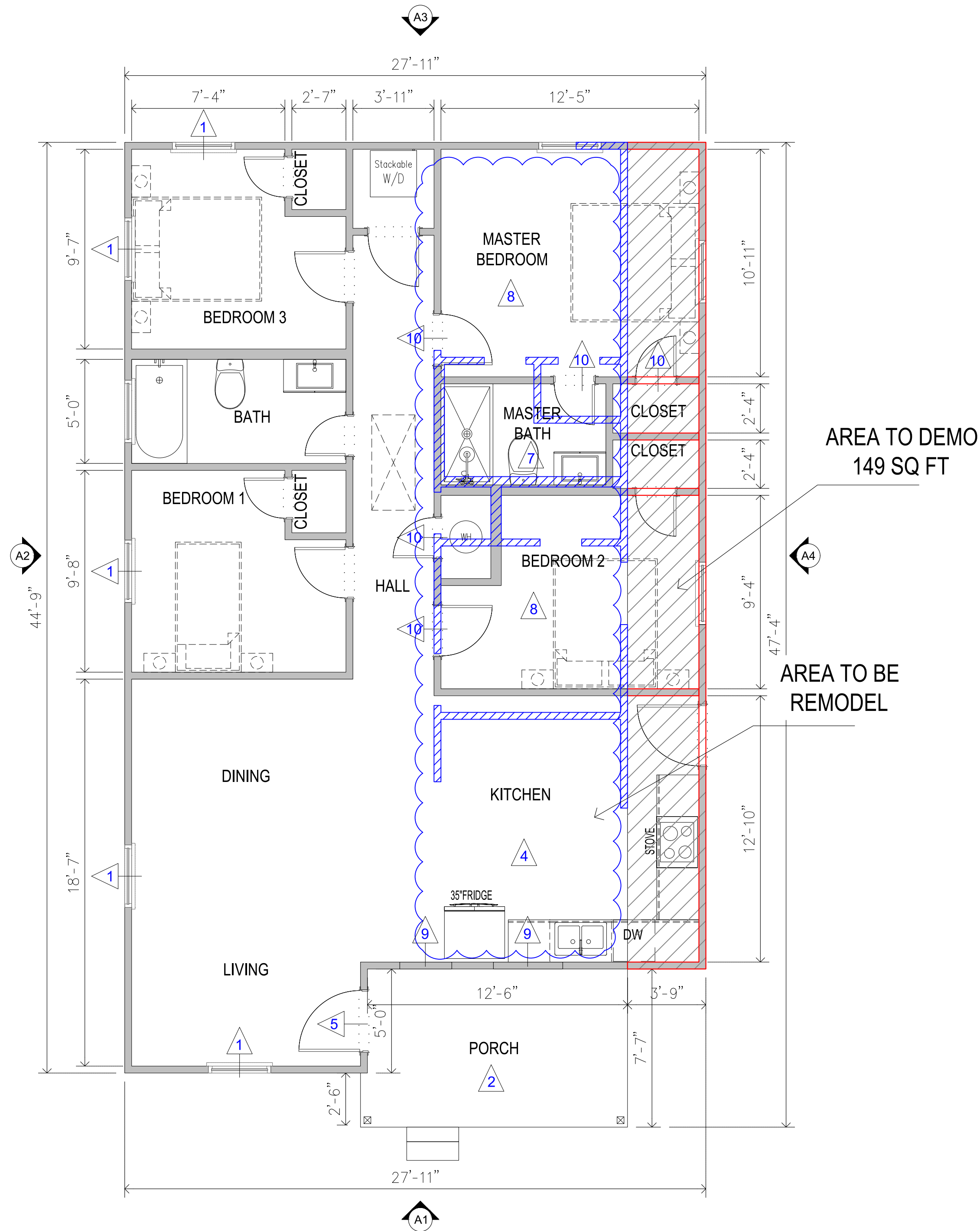
WINDOW SYMBOL
see Sheet Schedule

ELEVATIONS SYMBOL
see Sheet A4

SCOPE OF WORK

1	EXISTING WOOD WINDOW TO REMAIN. REPAIR & REPAINT AS SPECS ON SHEET A2.
2	EXITING PORCH TO REMAIN
3	DEMO EXISTING PARTITION WALLS
4	KITCHEN AREA TO BE REMODEL ACCORDING TO NEW LAYOUT.
5	EXISTING EXTERIOR DOOR TO REMAIN. REPAIR & REPAINT AS SPECS.
6	PROPOSED NEW WALLS - MATCHING INTERIOR & EXTERIOR FINISH - TYP. 2x4's - W/GYPSUM PANEL
7	MASTER BATHROOM AREA TO BE REMODEL ACCORDING TO NEW LAYOUT. WATER PIPES & SEWER LINES - SEE PLUMBING SHEET P-1.
8	BEDROOM 2 & MASTER BEDROOM REMODEL AREA AS INDICATED ON SHEET A2.
9	NEW DOOR & WINDOW AS INDICATED ON SHEET A2. MATCHING WITH EXISTING FRONT ELEVATION ON SHEET A5.0
10	DOORS TO BE RELOCATE ACCORDING TO NEW LAYOUT. SEE SHEET A3.0

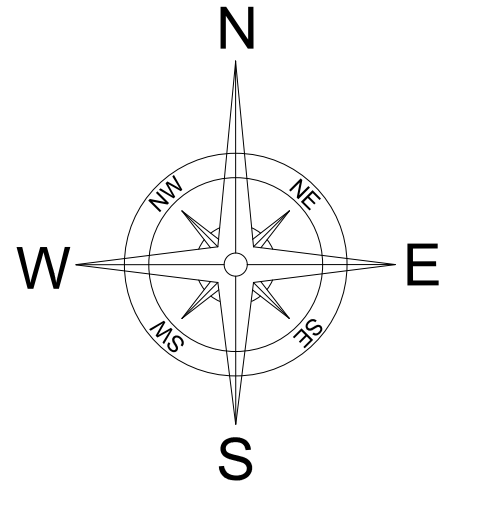
NEW ELECTRICAL, MECHANICAL & PLUMBING IN AREAS OF WORK, ACCORDING TO NEW LAYOUT - SEE SHEETS E1,P1 & M1. OUTLETS, ETC. ARE REMOVED. PATCH MATCH EXISTING WALL TEXTURE. PREPARE WALL TO RECEIVE RELOCATED OUTLETS & NEW FINISHES.
CEILING R-VALUE = 49min. INSULATION



SQUARE FOOTAGE

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EXISTING FLOOR PLAN (DEMO)
SCALE: 1/4"=1'-0"

PERMIT PROS
PLANS & PERMITS

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SHEET:
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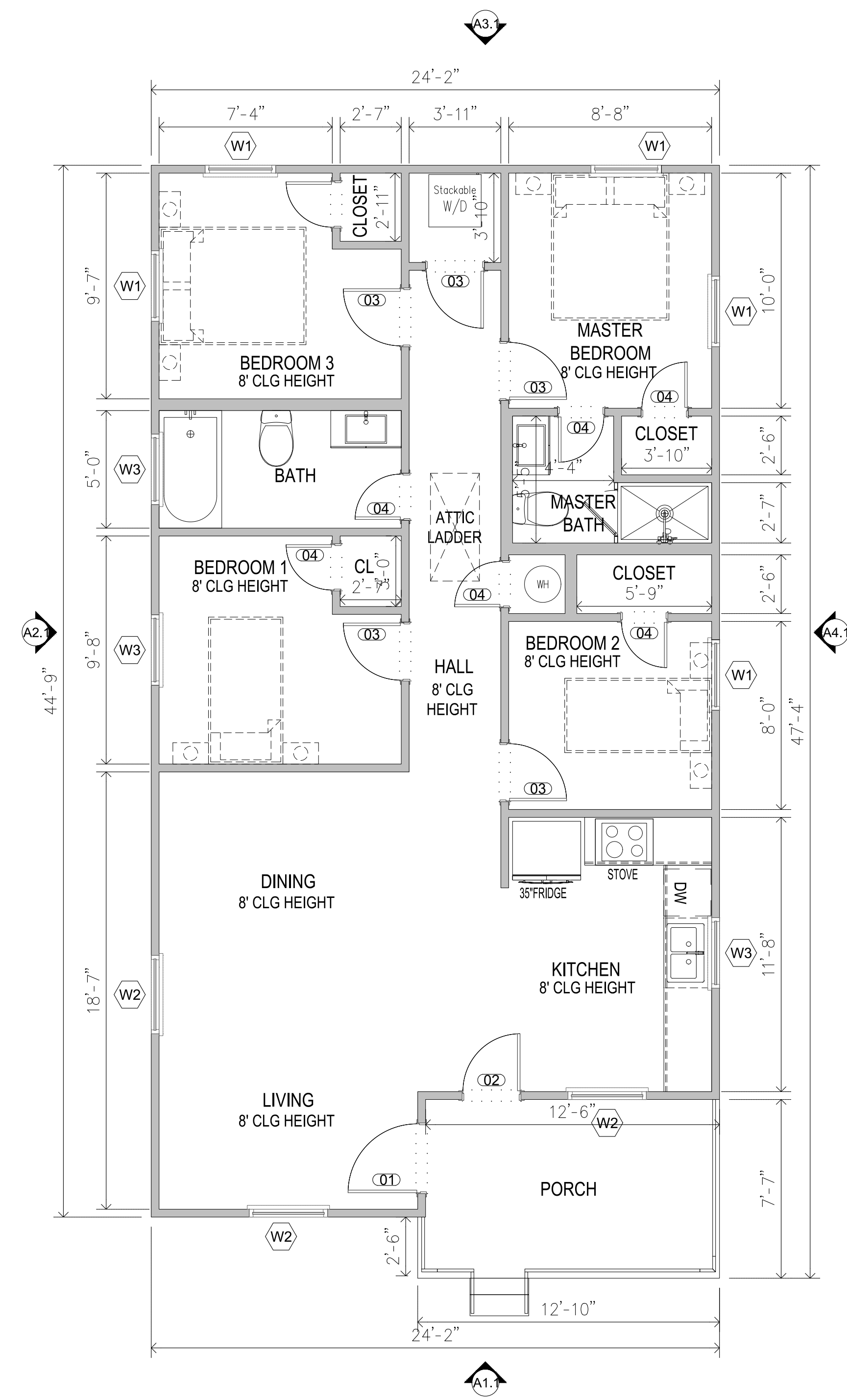
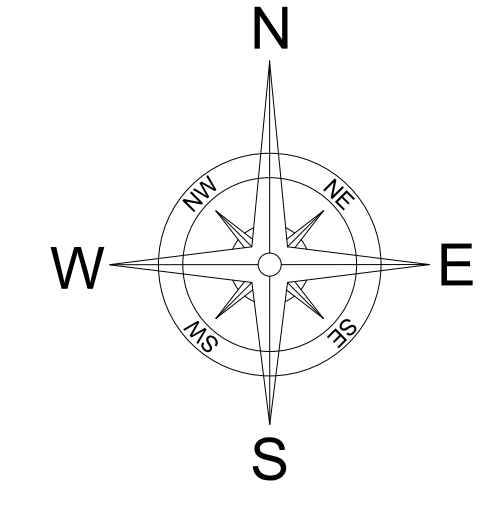
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WINDOW SYMBOL
see Sheet Schedule

ELEVATIONS SYMBOL
see Sheet A4

3712 Ruskin St,
Dallas, TX 75215



WINDOW SCHEDULE

REF.	DIMENSION WxH	DESCRIPTION
W1	36"x60"	3'-0"x5'-0" ALL WOOD MARVIN SIGNATURE ULTIMATE WOOD. SINGLE HUNG WINDOW W/HSPC GLASS. Header Height 80".
W2	40"x60"	3'-4"x5'-0" ALL WOOD MARVIN SIGNATURE ULTIMATE WOOD. SINGLE HUNG WINDOW W/HSPC GLASS. Header Height 80".
W3	36"x48"	3'-0"x4'-0" ALL WOOD MARVIN SIGNATURE ULTIMATE WOOD. SINGLE HUNG WINDOW W/HSPC GLASS. Header Height 80".

DOOR SCHEDULE

REF.	LOCATION	DIMENSION WxH
01	Exterior Front Door. Craftsman/Reversible. Door Hardware: Belleview and cove venetian bronze entry door. Knob handleset and single cylinder deadbolt feat. SmartKey and Micriban. Header Height 80in.	36" x 80"
02	Exterior Door. Craftsman/Reversible. Door Hardware: Belleview and cove venetian bronze entry door. Knob handleset and single cylinder deadbolt feat. SmartKey and Micriban. Header Height 80in.	30" x 80"
03	Primed Composite. Double Prehung Interior Door. Header Height 80in.	30" x 80"
04	Primed Composite. Single Prehung Interior Door. Header Height 80in.	24" x 80"

SQUARE FOOTAGE

LIVING AREA	1,210 SQ. FT.
DEMO LIVING AREA	149 SQ. FT.
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4: INT202500126419 DD06132025 CO-DC
5: 1718 000 02100 1001718 000

SCOPE OF WORK:
FULL REMODEL
ONE STORY RESIDENCE

ADDRESS:
3712 Ruskin St,
Dallas, TX 75215



TITLE:
PROPOSED FLOOR PLAN

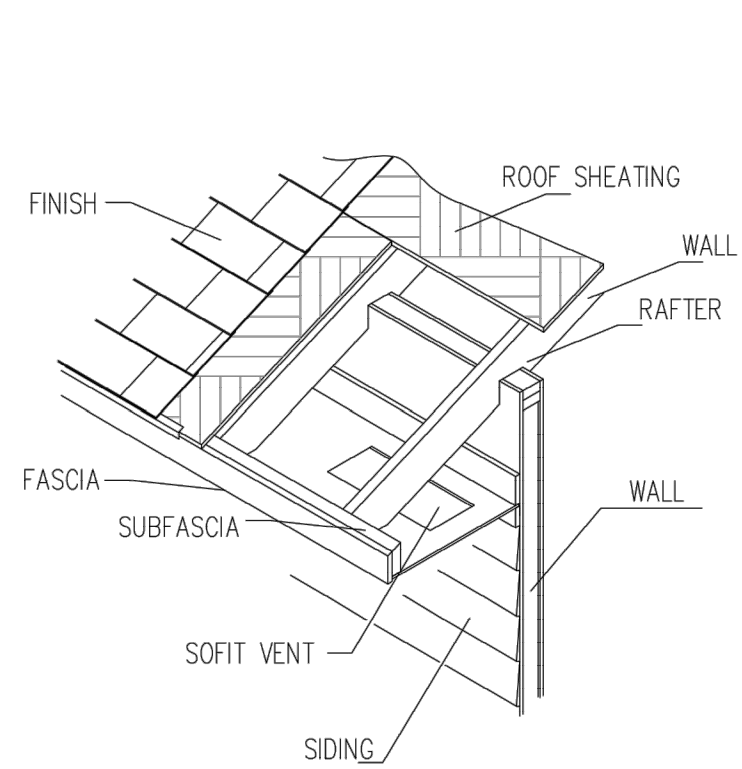
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PAPER SIZE:
36"x24"

DATE:
12 / 08 / 25

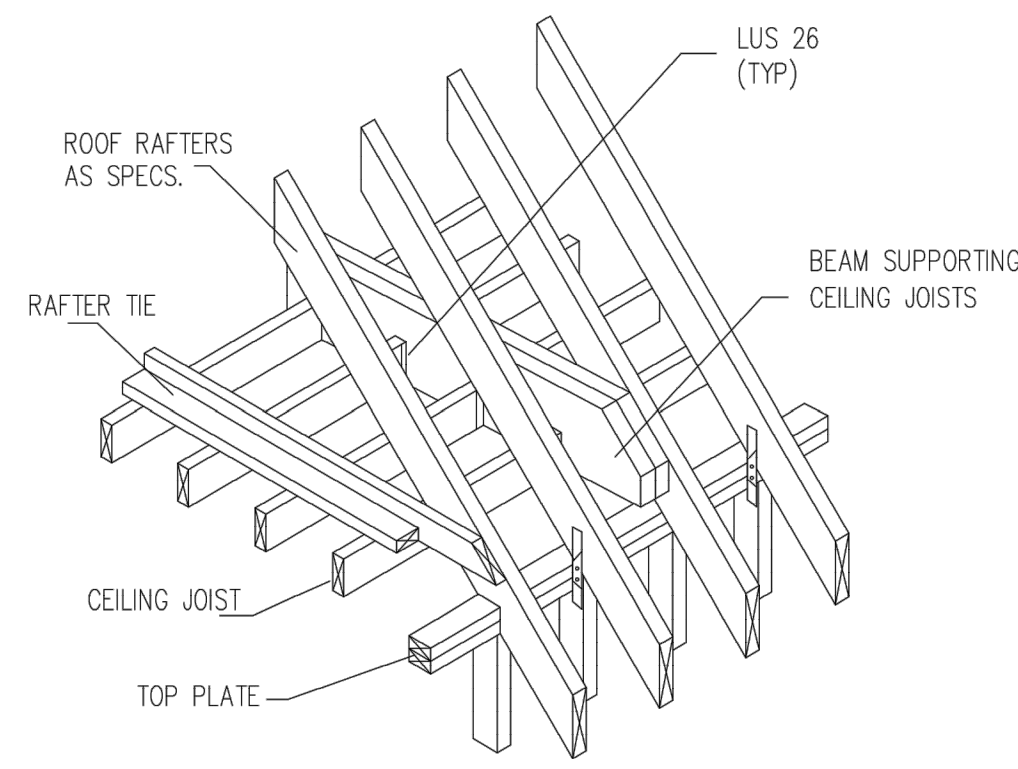
SHEET:
A3.0

PROPOSED FLOOR PLAN

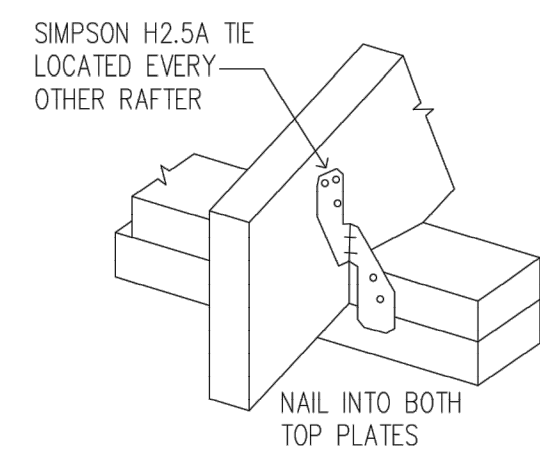
SCALE: 1/4"=1'-0"



ROOF SOFFIT DETAIL
SCALE: NTS



BEAM & RAFTER TIE
SCALE: NTS



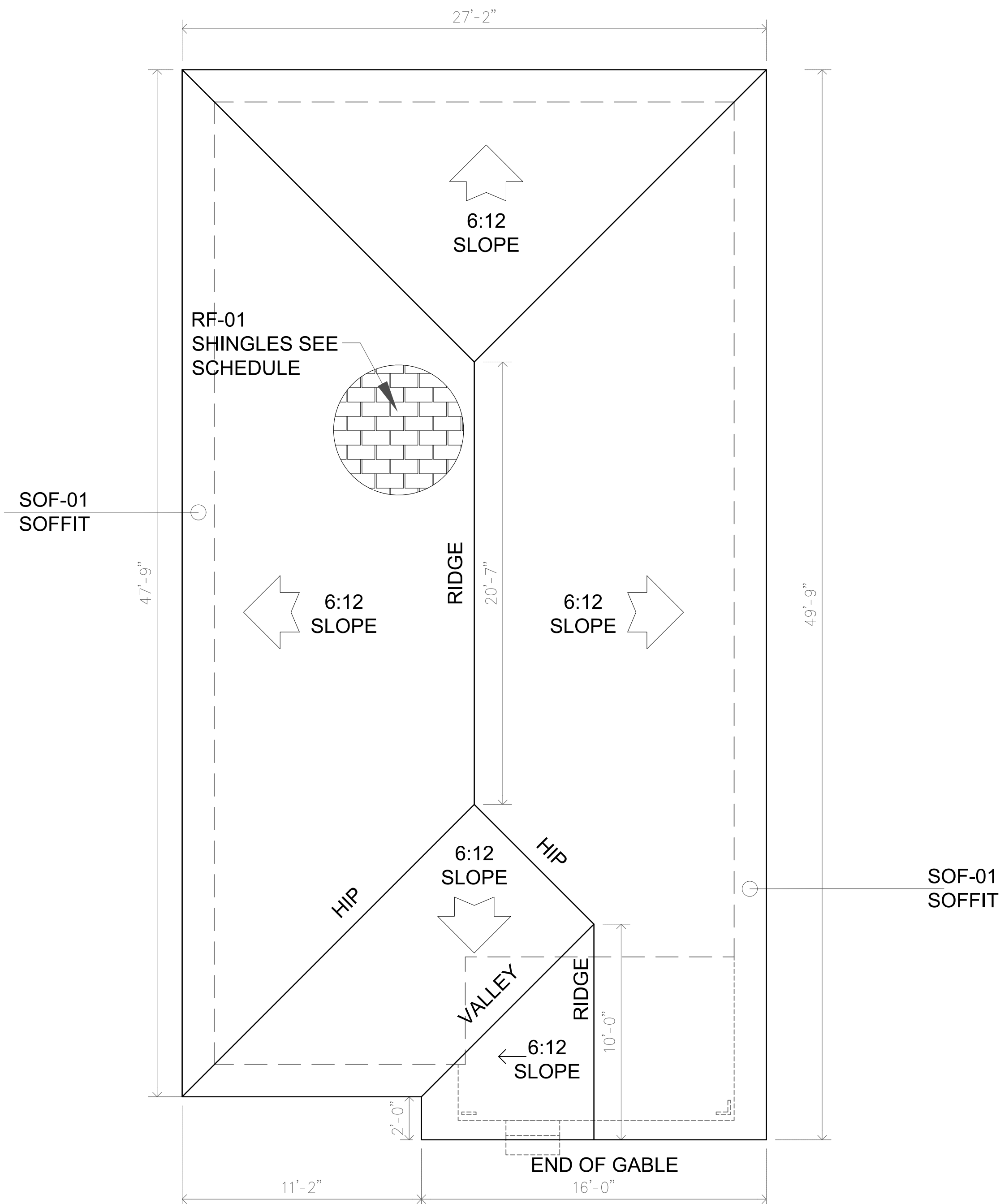
RAFTER PLATE DETAIL
SCALE: NTS

ROOF FRAMING NOTES - TYPICAL

RIDGES	2 X 8
HIP / VALLEY	2 X 8
RAFTERS @24" O.C.	2 X 8
HEADERS	
• UNDER 5'-0" LENGHT	2-2 X 6
• OVER 5'-0" LENGHT	2-2 X 12

ROOF FINISH SCHEDULE

ITEM	DESCRIPTION (SEE SPECS PRODUCTS FOR ADDITIONAL INFO)
ROOF	
RF-01	Shingle: Weathered Wood 3 - Tab Roofing Shingles Color family: brown, Finish color: weathered wood Material: Asphalt, Fire Rating: Class A Roofing Product Type: 3-tab shingle
SOFFIT	
SOF-01	Location: Soffit Description: Hardie Soffit HZ10 12in.x144in. Primed Cedarmill Non- vented fiber Cement Soffit Panel.



PROPOSED ROOF PLAN

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

GENERAL NOTES

- THE CONTRACTOR AND ALL SUB CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND SHALL NOTIFY THE OWNER OF ANY DISCREPANCY; THE CONTRACTOR AND SUBCONTRACTORS SHALL VERIFY DRAWINGS AND DIMENSIONS SHOWN ON THE STRUCTURAL WITH RELATED REQUIREMENTS ON THE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND CIVIL DRAWINGS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES WITHIN 10 DAYS RECEIPT OF DRAWINGS.
- FLOOR AND WALL OPENINGS, SLEEVES, VARIATION IN STRUCTURAL SLAB ELEVATIONS, DEPRESSED AREA SAND ALL OTHER ARCHITECTURAL, MECHANICAL, ELECTRICAL AND CIVIL REQUIREMENTS MUST BE COORDINATED BEFORE CONTRACTOR PROCEEDS.
- IN ALL CASES WHERE A CONFLICT MAY OCCUR SUCH AS BETWEEN ITEMS COVERED BY SPECIFICATIONS AND NOTES ON THE DRAWINGS OR BETWEEN GENERAL NOTES AND SPECIFIC DETAILS THE OWNER SHALL BE NOTIFY AND HE WILL INTERPRET THE INTENT OF THE CONTRACT DOCUMENTS.
- DETAILS NOTED AS TYPICAL SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY SHOWN OR NOTED OTHERWISE.
- WHERE NO SPECIFIC DETAIL IS SHOWN THE FRAMING OR CONSTRUCTION SHALL BE IDENTICAL SIMILAR TO THAT INDICATED FOR LIKE CASES OF CONSTRUCTION ON THIS PROJECT.
- WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF BUILDING CODE.
- IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM PLANS, SECTIONS, OR DETAILS ON DRAWINGS.
- THE PRECISE DIMENSIONS AND LOCATIONS OF DOORS AND WINDOWS OPENINGS SHALL BE DETERMINED FROM ARCHITECTURAL PLANS AND DETAILS COORDINATED WITH OWNERS SELECTIONS AND MANUFACTURES SPECS OTHER WALL AND FLOOR OPENINGS SHALL BE ALSO REQUIRED BY MECHANICAL, ELECTRICAL OR SIMILAR REQUIREMENTS



LEGAL DESCRIPTION:
1: GUARANTY INVESTORS
2: BL 1718 NW PT LOT 21
3: 38 X 85.7
4: INT202500126419 DD06132025 CO-DC
5: 1718 000 02100 1001718 000

SCOPE OF WORK:
FULL REMODEL
ONE STORY RESIDENCE

ADDRESS:
3712 Ruskin St,
Dallas, TX 75215



TITLE:
ROOF PLAN

SCALE:
1/4"=1'-0"
PAPER SIZE:
36"x24"

DATE:
12 / 08 / 25

SHEET:
A4.0

EXTERIOR FINISH SCHEDULE

ITEM	DESCRIPTION (SEE SPECS PRODUCTS FOR ADDITIONAL INFO)
SIDING	
SID-01	Location: Exterior Wall Description: Millwork Pattern #117
EXTERIOR TRIM	
TRIM-01	Location: Exterior Wall Description: 1in.x4in.x8ft Premium kiln dried Square edge whitewood common board
SKIRTING	
SKT-01	Location: Skirting Description: Hardie panzel HZ10 48in.x96in. Primed sierra 8 Fiber cement panel siding
SOFFIT	
SOF-01	Location: Soffit Description: Hardie soffit HZ10, 12in.x144in. Primed cedarmill, fiber cement soffit panel
PAINT	
P-01	Location: Exterior Finish Description: Sherwin Williams - SW70114 Eider White
PORCH LIGHTS	
LGT-01	Location: Exterior Light Porch Description: 8.2in. 1 Light black outdoor wall light lantern sconce

EXTERIOR DOOR & WINDOW SCHEDULE

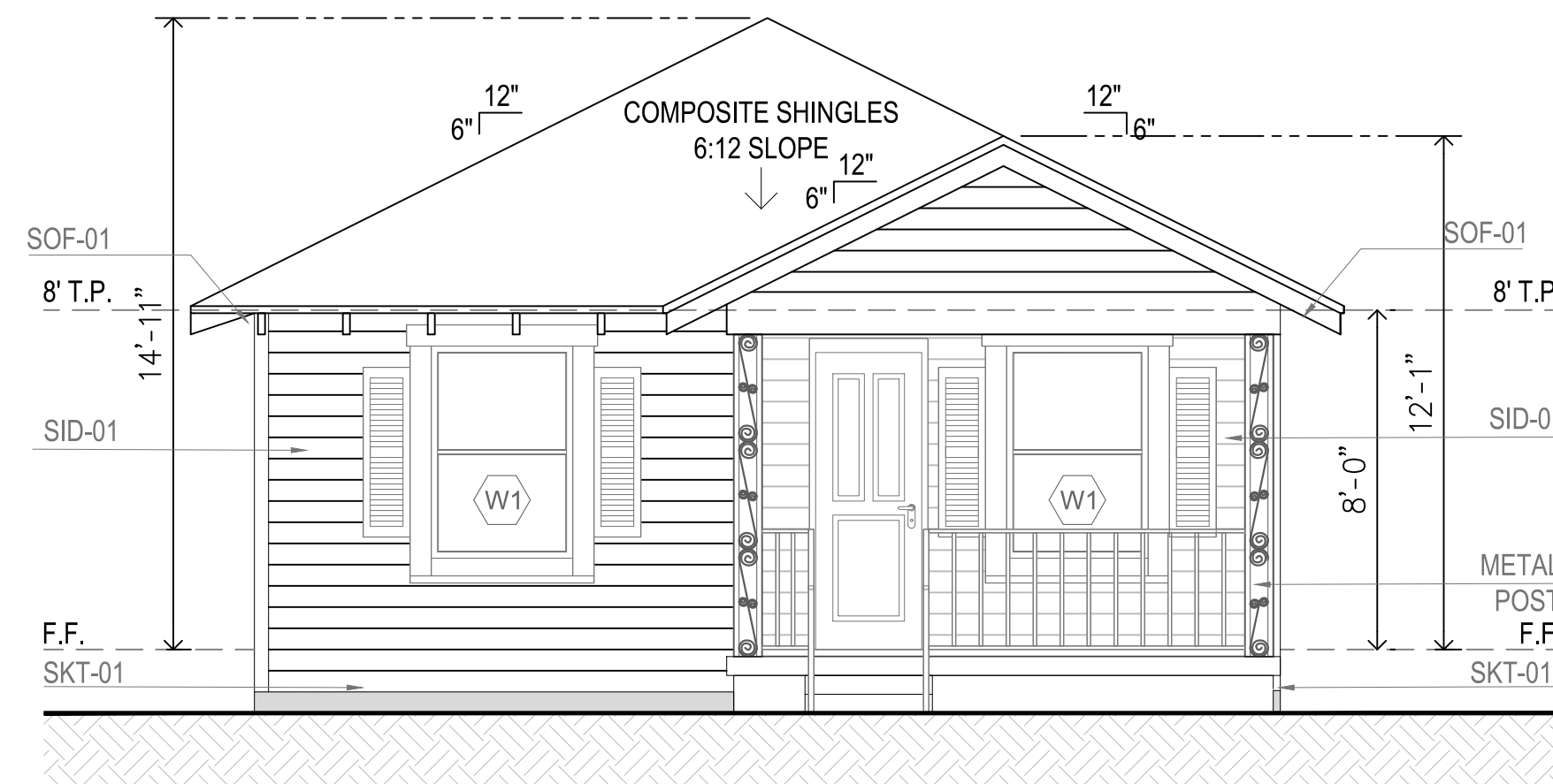
ITEM	DESCRIPTION (SEE SPECS PRODUCTS FOR ADDITIONAL INFO)
FRONT DOOR	
D01	Location: Front Door Description: 36in.x80in. Craftsman Universal/ Reversible Door Hardware: Belleview and cove venetian bronze entry door Knob handleset and single cylinder deadbolt feat. SmartKey and Microban
EXTERIOR DOOR	
D02	Location: Kitchen Door Description: 30in.x80in. Craftsman Universal/ Reversible Door Hardware: Belleview and cove venetian bronze entry door Knob handleset and single cylinder deadbolt feat. SmartKey and Microban
WINDOWS	
W1	Location: Windows Description: 36in.x60in. All wood Marvin signature ultimate wood Single hung window.
W2	Location: Windows Description: 40in.x60in. All wood Marvin signature ultimate wood Single hung window.
W3	Location: Windows Description: 36in.x48in. All wood Marvin signature ultimate wood Single hung window.



ORIGINAL FRONT ELEVATION

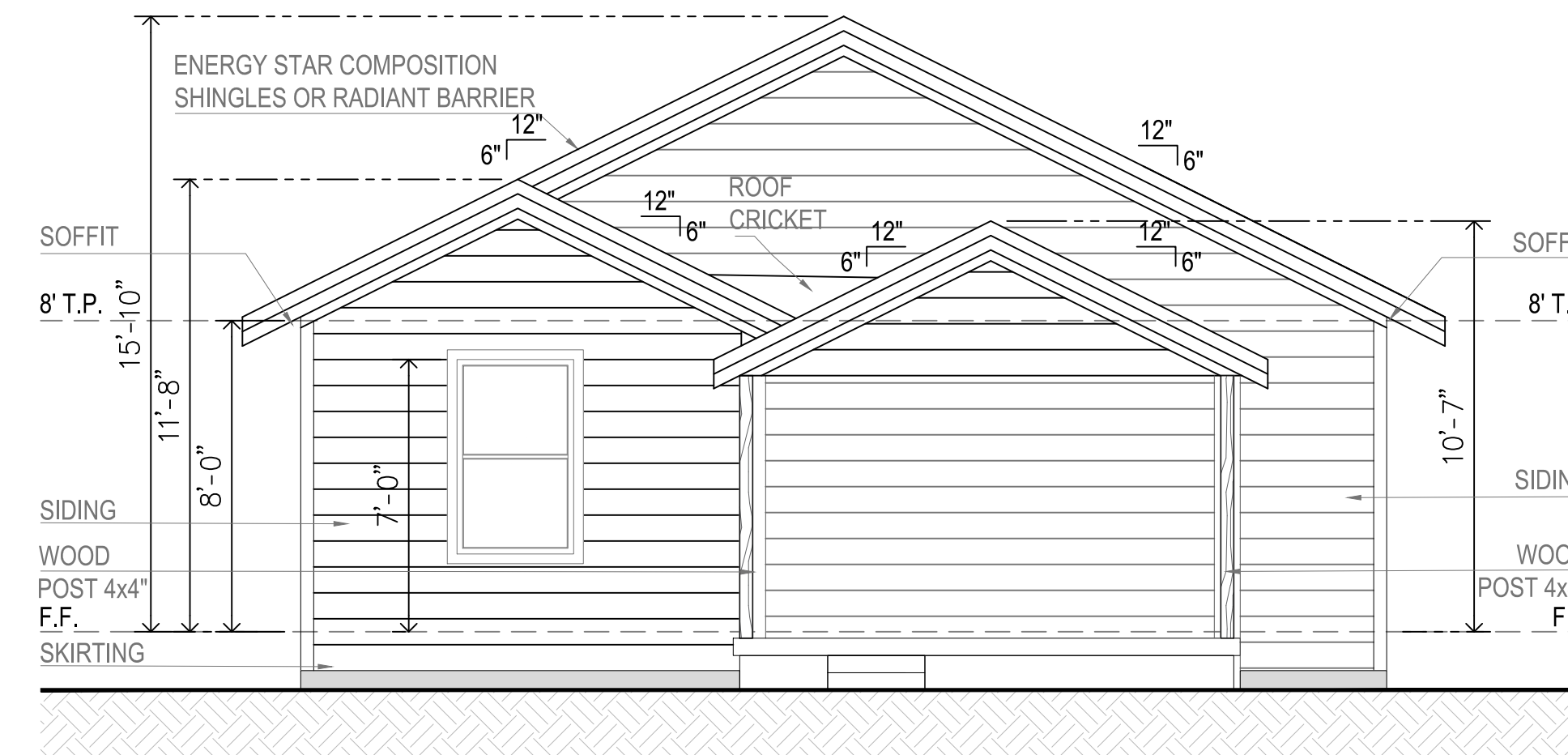


CURRENT FRONT ELEVATION



A1.1 PROPOSED FRONT ELEVATION

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



A1 EXISTING FRONT ELEVATION

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

EXTERIOR FINISH SCHEDULE

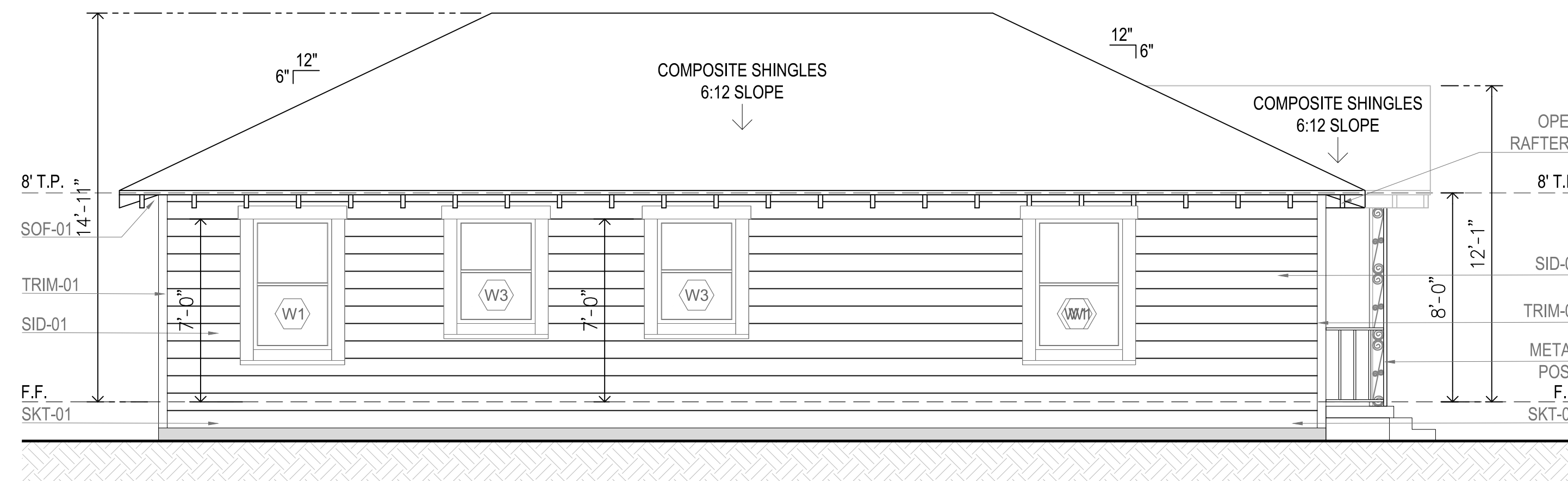
ITEM	DESCRIPTION (SEE SPECS PRODUCTS FOR ADDITIONAL INFO)
SIDING	
SID-01	Location: Exterior Wall Description: Millwork Pattern #117
EXTERIOR TRIM	
TRIM-01	Location: Exterior Wall Description: 1in.x4in.x8ft Premium kiln dried Square edge whitewood common board
SKIRTING	
SKT-01	Location: Skirting Description: Hardie panzel HZ10 48in.x96in. Primed sierra 8 Fiber cement panel siding
SOFFIT	
SOF-01	Location: Soffit Description: Hardie soffit HZ10, 12in.x144in. Primed cedarmill, fiber cement soffit panel
PAINT	
P-01	Location: Exterior Finish Description: Sherwin Williams - SW70114 Eider White
PORCH LIGHTS	
LGT-01	Location: Exterior Light Porch Description: 8.2in. 1 Light black outdoor wall light lantern sconce

EXTERIOR DOOR & WINDOW SCHEDULE

ITEM	DESCRIPTION (SEE SPECS PRODUCTS FOR ADDITIONAL INFO)
FRONT DOOR	
D01	Location: Front Door Description: 36in.x80in. Craftsman Universal/ Reversible Door Hardware: Belleview and cove venetian bronze entry door Knob handleset and single cylinder deadbolt feat. SmartKey and Microban
EXTERIOR DOOR	
D02	Location: Kitchen Door Description: 30in.x80in. Craftsman Universal/ Reversible Door Hardware: Belleview and cove venetian bronze entry door Knob handleset and single cylinder deadbolt feat. SmartKey and Microban
WINDOWS	
W1	Location: Windows Description: 36in.x60in. All wood Marvin signature ultimate wood Single hung window.
W2	Location: Windows Description: 40in.x60in. All wood Marvin signature ultimate wood Single hung window.
W3	Location: Windows Description: 36in.x48in. All wood Marvin signature ultimate wood Single hung window.

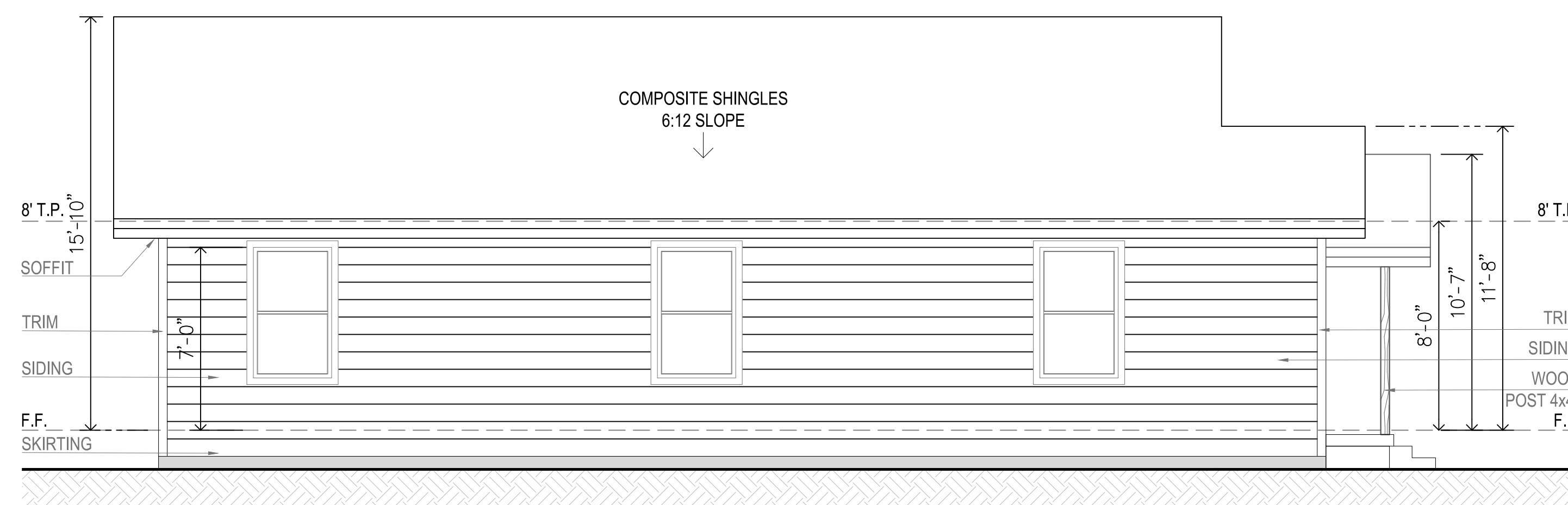


CURRENT LEFT ELEVATION



A2.1 PROPOSED LEFT ELEVATION

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



A2 EXISTING LEFT ELEVATION

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

EXTERIOR FINISH SCHEDULE

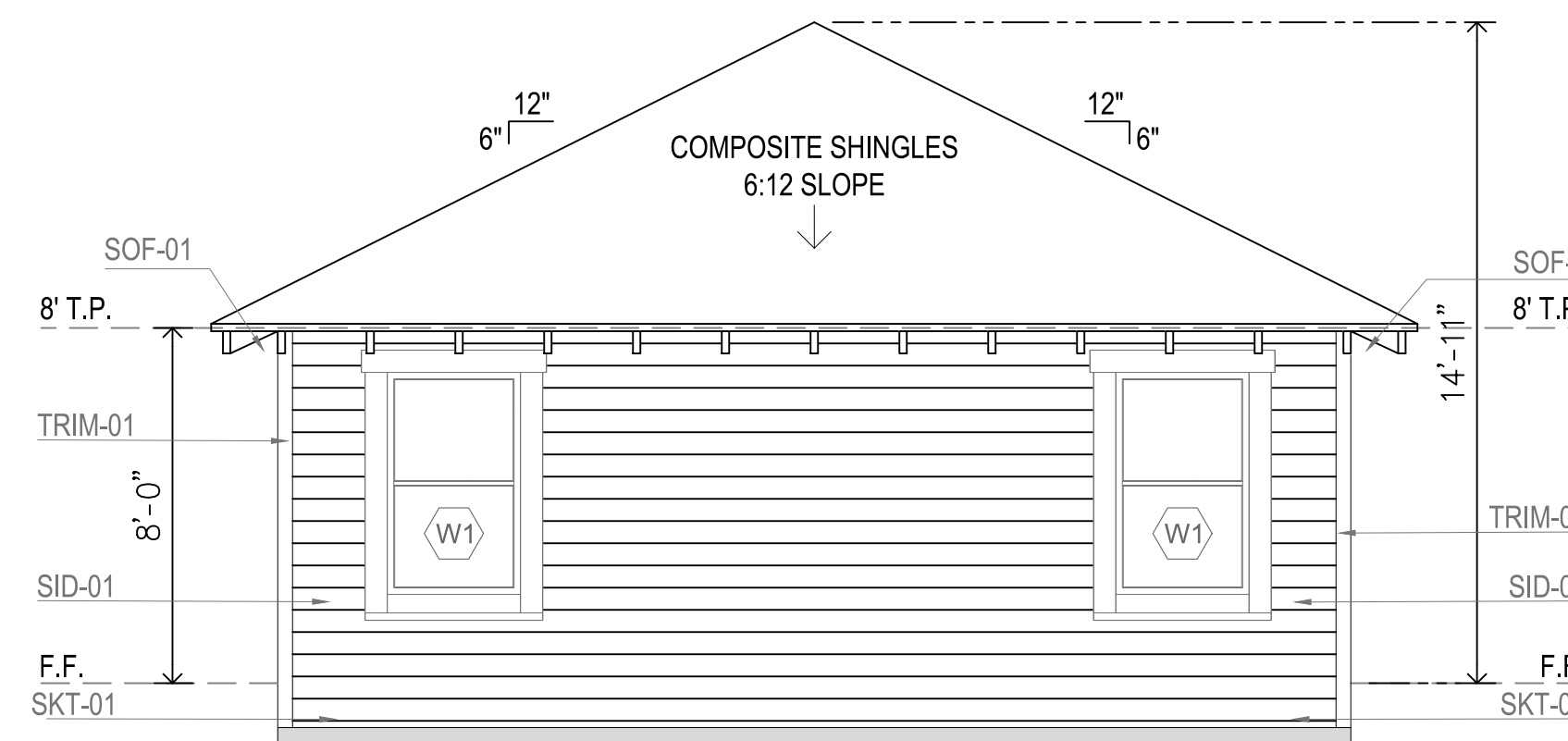
ITEM	DESCRIPTION (SEE SPECS PRODUCTS FOR ADDITIONAL INFO)
SIDING	
SID-01	Location: Exterior Wall Description: Millwork Pattern #117
EXTERIOR TRIM	
TRIM-01	Location: Exterior Wall Description: 1in.x4in.x8ft Premium kiln dried Square edge whitewood common board
SKIRTING	
SKT-01	Location: Skirting Description: Hardie panzel HZ10 48in.x96in. Primed sierra 8 Fiber cement panel siding
SOFFIT	
SOF-01	Location: Soffit Description: Hardie soffit HZ10, 12in.x144in. Primed cedarmill, fiber cement soffit panel
PAINT	
P-01	Location: Exterior Finish Description: Sherwin Williams - SW70114 Eider White
PORCH LIGHTS	
LGT-01	Location: Exterior Light Porch Description: 8.2in. 1 Light black outdoor wall light lantern sconce

EXTERIOR DOOR & WINDOW SCHEDULE

ITEM	DESCRIPTION (SEE SPECS PRODUCTS FOR ADDITIONAL INFO)
FRONT DOOR	
D01	Location: Front Door Description: 36in.x80in. Craftsman Universal/ Reversible Door Hardware: Belleview and cove venetian bronze entry door Knob handleset and single cylinder deadbolt feat. SmartKey and Microban
EXTERIOR DOOR	
D02	Location: Kitchen Door Description: 30in.x80in. Craftsman Universal/ Reversible Door Hardware: Belleview and cove venetian bronze entry door Knob handleset and single cylinder deadbolt feat. SmartKey and Microban
WINDOWS	
W1	Location: Windows Description: 36in.x60in. All wood Marvin signature ultimate wood Single hung window.
W2	Location: Windows Description: 40in.x60in. All wood Marvin signature ultimate wood Single hung window.
W3	Location: Windows Description: 36in.x48in. All wood Marvin signature ultimate wood Single hung window.

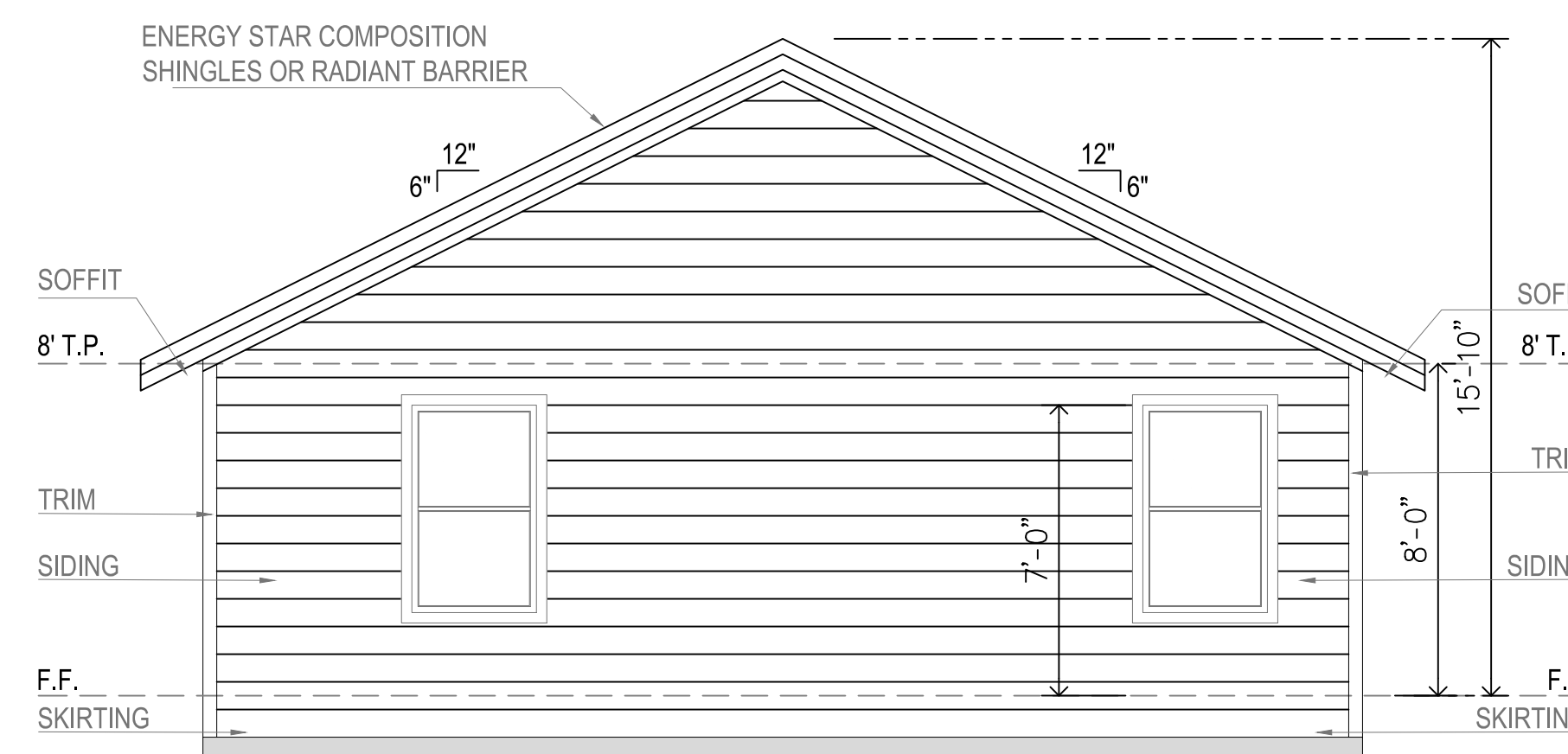


CURRENT REAR ELEVATION



A3.1 PROPOSED REAR ELEVATION

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



A3 EXISTING REAR ELEVATION

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

LEGAL DESCRIPTION:
 1: GUARANTY INVESTORS
 2: BL 1718 NW PT LOT 21
 3: 38 X 85.7
 4: INT2020500126419 DD06132025 CO-DC
 5: 1718 000 02100 1001718 000

SCOPE OF WORK:
 FULL REMODEL
 ONE STORY RESIDENCE

ADDRESS:
 3712 Ruskin St,
 Dallas, TX 75215

CITY OF:

 City of Dallas

TITLE:
 ELEVATIONS
 PLAN

SCALE:
 1/4"=1'-0"
PAPER SIZE:
 36"x24"

DATE:
 12 / 08 / 25

SHEET:
 A5.2

LEGAL DESCRIPTION:

- 1: GUARANTY INVESTORS
- 2: BL 1718 NW PT LOT 21
- 3: 38 X 85.7
- 4: INT2020500126419 DD06132025 CO-DC
- 5: 1718 000 02100 1001718 000

SCOPE OF WORK:

FULL REMODEL
ONE STORY RESIDENCE

ADDRESS:

3712 Ruskin St,
Dallas, TX 75215

CITY OF:



TITLE:
ELEVATIONS
PLAN

SCALE:
1/4"=1'-0"
PAPER SIZE:
36"x24"

DATE:
12 / 08 / 25

SHEET:
A5.3

EXTERIOR FINISH SCHEDULE

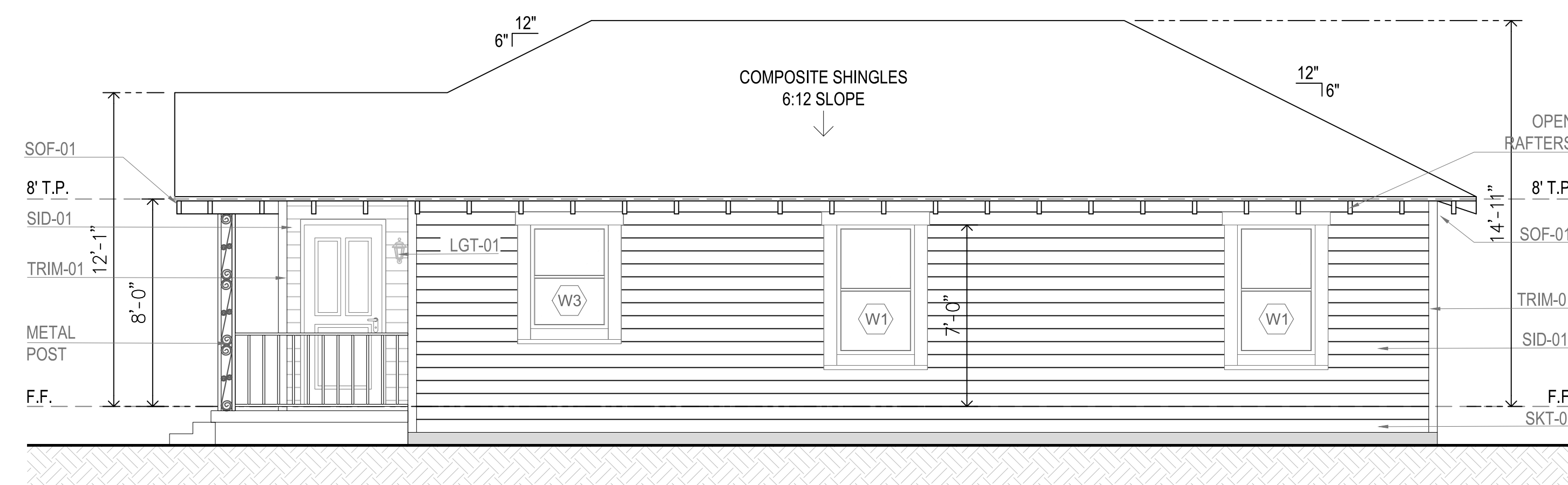
ITEM	DESCRIPTION (SEE SPECS PRODUCTS FOR ADDITIONAL INFO)
SIDING	
SID-01	Location: Exterior Wall Description: Millwork Pattern #117
EXTERIOR TRIM	
TRIM-01	Location: Exterior Wall Description: 1in.x4in.x8ft Premium kiln dried Square edge whitewood common board
SKIRTING	
SKT-01	Location: Skirting Description: Hardie panzel HZ10 48in.x96in. Primed sierra 8 Fiber cement panel siding
SOFFIT	
SOF-01	Location: Soffit Description: Hardie soffit HZ10, 12in.x144in. Primed cedarmill, fiber cement soffit panel
PAINT	
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PORCH LIGHTS	
LGT-01	Location: Exterior Light Porch Description: 8.2in. 1 Light black outdoor wall light lantern sconce

EXTERIOR DOOR & WINDOW SCHEDULE

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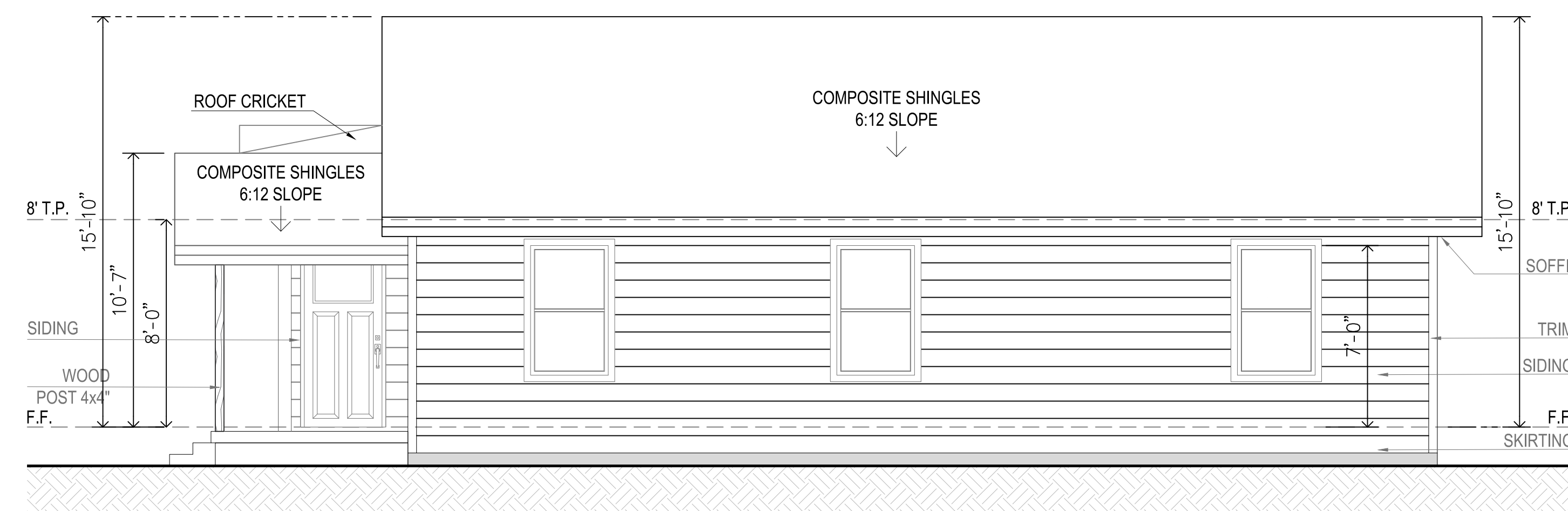


CURRENT RIGHT ELEVATION



A4.1 PROPOSED RIGHT ELEVATION

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



A4 EXISTING RIGHT ELEVATION

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