Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APPEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 234-037

FOR OFFICE USE ONLY
RECEIVED
JAN 12 2024 REC'D
BY:

Data Relative to Subject Property: Date:

Location address: 6231 Llano Ave Dallas TX Zoning District: R 7.5(A)

Lot No.: 20 Block No.: 2/2158 Acreage: .179 Census Tract:

Street Frontage (in Feet): 1) 50 2) 3) 4) 5)

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Jordan Heetland

Applicant: Jordan Heetland Telephone: 806-382-2235

Mailing Address: 6231 Llano Ave Dallas, TX Zip Code: 75214

E-mail Address: jheetland@gmail.com

Represented by: Jordan Heetland Telephone: 806-382-2235

Mailing Address: 6231 Llano Ave Dallas TX Zip Code: 75214

E-mail Address: jheetland@gmail.com

Affirm that an appeal has been made for a Variance ✓ or Special Exception ✓ of Exceding 25% of main structure to 50%. ADU - Rental approved.

Application is made to the Board of Adjustment, in accordance with the provisions of the Dallas Development Code, to Grant the described appeal for the following reason:

To help housing shortage. Local business get customers. State, local & federal taxes generated. Not negatively impacting neighbors or parking. Prop Values appreciate.

Note to Applicant: If the appeal requested in this application is granted by the Board of Adjustment, a permit must be applied for within 180 days of the date of the final action of the Board, unless the Board specifically grants a longer period.

Affidavit

Before me the undersigned on this day personally appeared Jordan Heetland

(Affiant/Applicant's name printed)

who on (his/her) oath certifies that the above statements are true and correct to his/her best knowledge and that he/she is the owner/or principal/or authorized representative of the subject property

Respectfully submitted: JH

(Affiant/Applicant's signature)

Subscribed and sworn to before me this 12th day of January, 2024

Notary Public in and for Dallas County, Texas

NOTARY PUBLIC STATE OF TEXAS
IVAN JONES
Notary ID #130433388
My Commission Expires
April 6, 2024

City of Dallas
Attn: Zoning
1500 Marilla
Dallas, TX 75201

To Whom It May Concern:

I am applying for an Accessory Dwelling Unit at my Primary Residence at 6231 Llano Ave, Dallas TX 75214. Currently there is a detached garage that I would like to renovate and provide a single bedroom long-term rental ("Conversion Unit" going forward). The design is being submitted with this request and will conform to all of the building codes and regulations. However, due to the square footage of the Conversion Unit being 520 square feet while the main house is 1220 square feet, I am requesting a variance to allow this project. Furthermore, my understanding is that if the Conversion Unit has a kitchen, then a variance is also required.

Variances Requested:

- Over 25% sub structure living dwelling on the lot
- Ability to have a kitchen, bathroom, and bedroom in the sub structure
- Ability to rent the completed Conversion Unit as a single family residence

I believe that this unit will improve my use and enjoyment of my property while also helping alleviate the housing shortage in Dallas. There is ample parking on the lot currently, with space to park 4 vehicles or more with ease, so there should be no street congestion with this approval. I currently have no plans to rent this Conversion Unit through a daily service like AirBNB (currently in court in Dallas to be disallowed) but I will eventually intend to rent this property on a long term basis. Another likely use is I have a disabled brother that will potentially occupy the property in the near-term.

Benefits to Myself, Dallas and neighborhood:

- Increase housing units by one without the need of additional infrastructure
- Local businesses will have another potential buyer of products and services
- Ability to rent the property will earn me income and likely generate additional property taxes and income taxes to the Texas and Dallas state and local governments
- Higher appraisal of the property should help surrounding property values
- No parking congestion created from the allowance

Thank you for your time and help with this matter. Please approve this request.

Sincerely,
Jordan Heetland
6231 Llano Ave
Dallas, TX 75214

BDA234-037

Applicant: Jordan Heetland

Date: 1/12/24

Signature: 

TEXAS NOTARIAL CERTIFICATE

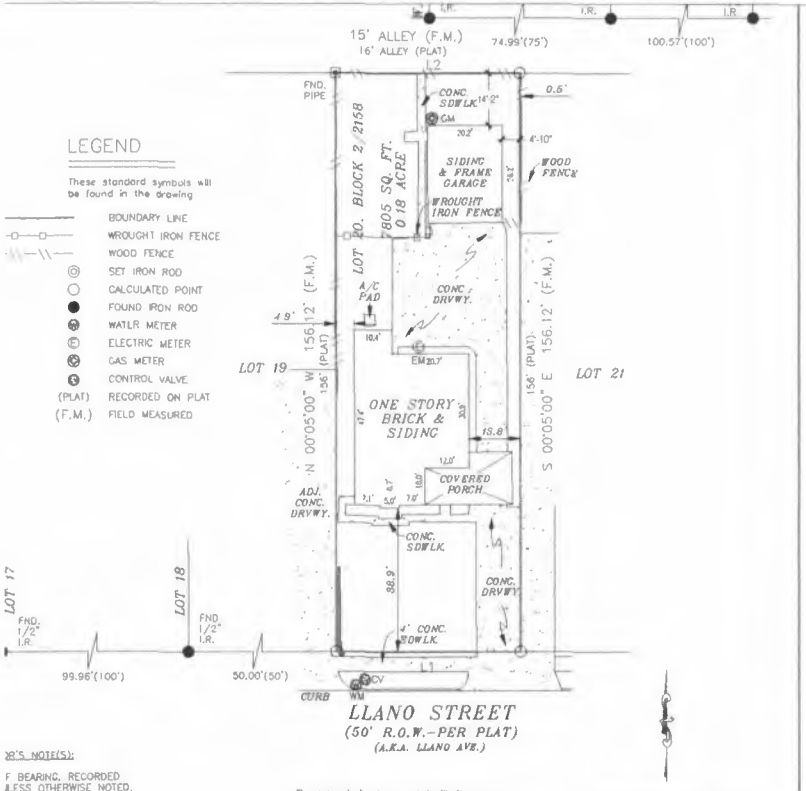
State of Texas
County of _____

Sworn to and subscribed before me on the _____ day of _____, 20_____, by _____ [Name of Principal Signer].

(Seal

_____
Notary Public Signature

BDA234-037



LEGEND

These standard symbols will be found in the drawing

- BOUNDARY LINE
- WROUGHT IRON FENCE
- WOOD FENCE
- SET IRON ROD
- CALCULATED POINT
- FOUND IRON ROD
- WATER METER
- ELECTRIC METER
- GAS METER
- CONTROL VALVE
- (PLAT) RECORDED ON PLAT
- (F.M.) FIELD MEASURED

...'S NOTE(S):

...F BEARING, RECORDED ...LESS OTHERWISE NOTED.

... of this survey, the property is in FEMA designated ...X... Areas determined to be outside the 0.2% ...chance flood plain, as verified by FEMA map Panel No: ...0335 K effective date of JULY 07, 2014 ...esignations can only be determined by a Elevation ...te. This information is subject to change as a ...f future FEMA map revisions and/or amendments.

The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of improvements shown.

X _____

X _____

...ALD EDWARD SMITH SR., a Registered Professional Land Surveyor in the State of Texas, ...by certify to TIAGO TITLE

... above map is true and correct according to an actual field survey, made by me on the ...r under my supervision, of the property shown hereon. I further certify that all easements and ...-way of which I have been advised are shown hereon and that, except as shown, there are no ...ncroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts ...oundary lines, and no visible physical evidence of easements or rights-of-way as of the date ...ield survey. I further certify that this survey meets or exceeds the minimum standards

GRAPHIC SCALE

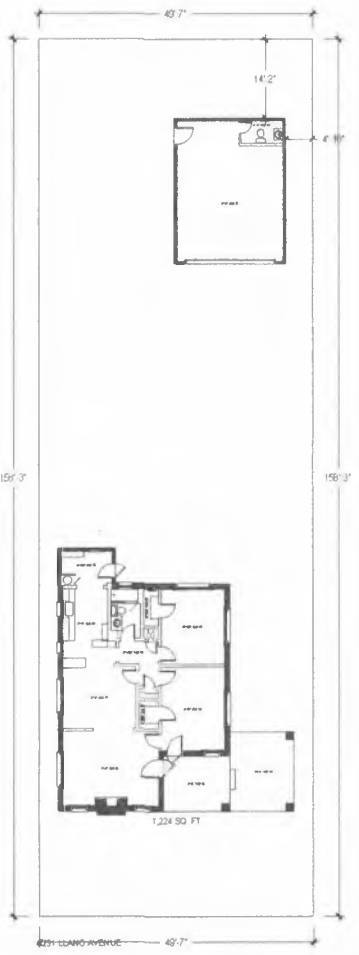
0' 30' 60'

1 Inch = 30 Feet

FINAL "AS-BUILT" SURVEY				
JOB NO.:	2203087507	NO.	REVISION	DATE
DATE:	03/15/22			
DRAWN BY:	MN/KB			
APPROVED BY:	DES			

T MAP

1" = 15'



SITE PLAN

SCALE: 1" = 10'

N W E S

SHEET INDEX

GENERAL CODES

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING BUILDING CODES AND ASSOCIATED COUNTY BY DALLAS AMENDMENTS

CHAPTER 96 2021 INTERNATIONAL RESIDENTIAL CODE, WITH DALLAS AMENDMENTS (EFFECTIVE MAY 12, 2022)

CHAPTER 52 ADMINISTRATIVE PROCEDURES FOR THE CONSTRUCTION CODES OF THE DALLAS CITY CODE

CHAPTER 53 2021 INTERNATIONAL BUILDING CODE WITH DALLAS AMENDMENTS

CHAPTER 54 2021 INTERNATIONAL PLUMBING CODE WITH DALLAS AMENDMENTS

CHAPTER 55 2021 INTERNATIONAL MECHANICAL CODE WITH DALLAS AMENDMENTS

CHAPTER 56 2020 NATIONAL ELECTRICAL CODE WITH DALLAS AMENDMENTS (EFFECTIVE JUNE 12, 2022)

CHAPTER 57 2021 INTERNATIONAL RESIDENTIAL CODE WITH DALLAS AMENDMENTS

CHAPTER 58 2021 INTERNATIONAL EXISTING BUILDING CODE WITH DALLAS AMENDMENTS (EFFECTIVE JUNE 12, 2022)

CHAPTER 59 2021 INTERNATIONAL ENERGY CONSERVATION CODE WITH DALLAS AMENDMENTS

CHAPTER 60 2021 INTERNATIONAL FUEL GAS CODE WITH DALLAS AMENDMENTS

CHAPTER 61 2015 INTERNATIONAL GREEN CONSTRUCTION CODE WITH DALLAS AMENDMENTS

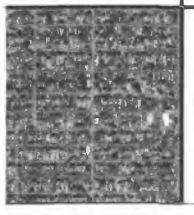
ENERGY EFFICIENCY SPECIAL FEATURES

SPECIFY AS INDICATED IN FORM

- NO SPECIAL FEATURES REQUIRED

REVISIONS

ISSUE DATE

MAP	OWNER INFORMATION	CONTACT INFORMATION	PARCEL INFORMATION / LEGAL DESCRIPTION	PROJECT SCOPE
	NAME JORDAN HREFLANO ADDRESS 3231 LLANO AVENUE DALLAS TX 75214 PHONE EMAIL	NAME ADDRESS PHONE EMAIL	PARCEL ACCOUNT NUMBER 00000203098000000 SITE ADDRESS 3231 LLANO AVENUE DALLAS, TX 75214 BLOCK 2/2158 LT 20 INT20220013752O 00050920220 CO-DC 2158 002 02000 1002158 002	DETACHED GARAGE ADU CONVERSION

PERVIOUS AREA INFORMATION

PERVIOUS SURFACE AREA TABLE

SITE ID	PERVIOUS ITEM	DIMENSIONS	AREA (sf)	NOTES

PERVIOUS ELEMENT MANUFACTURER _____
PERVIOUS ELEMENT SLOPE AND DIRECTION OF SLOPE _____
MAINTENANCE PROGRAM _____
PERVIOUS ELEMENT CROSS SECTION LOCATED IN SHEET _____

CONSTRUCTED PERVIOUS SURFACES SHALL NOT BE SEALED

IMPERVIOUS AREA INFORMATION

IMPERVIOUS SURFACE AREA TABLE

SITE ID	IMPERVIOUS ITEM	DIMENSIONS	NEW OR REPLACED AREA (sf)	EXISTING AREA (sf)
1	ADU + OVERHANGS			
2	SFD			
3	DRIVEWAY			
4				

LAND DISTURBANCE _____ sf

SHEET TITLE

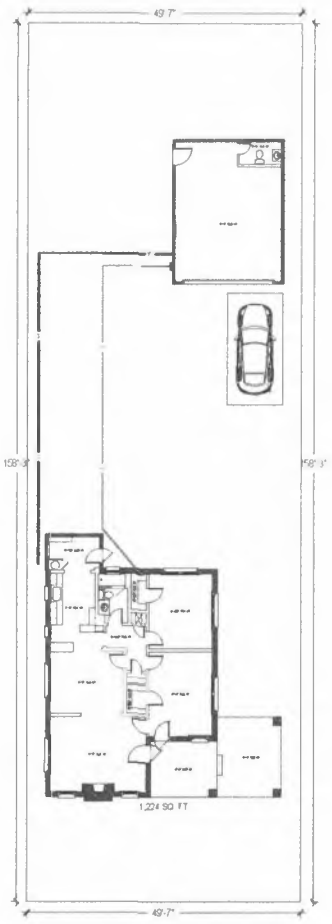
COVER PAGE

SHEET NUMBER

A1.00

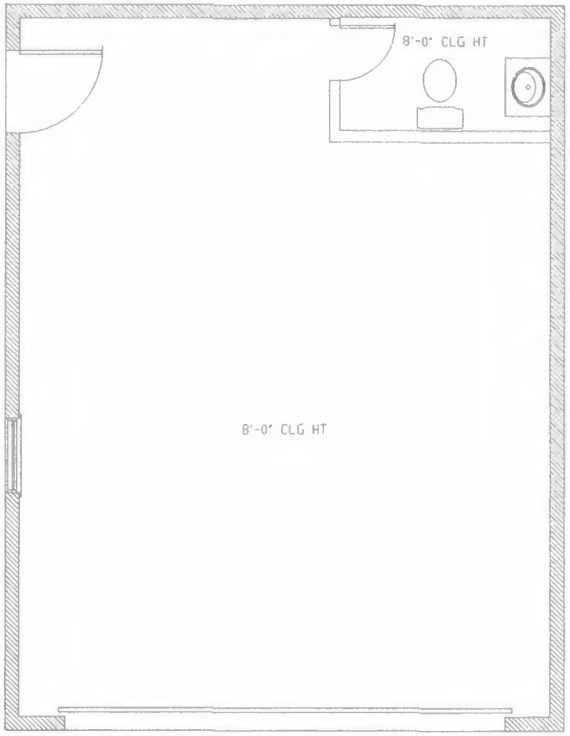
PREPARED BY:

BDA234-037



ELECTRICAL

WATER



Jordan

6321 Llano

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12-18-23

REVISED
MM DD YY

REVISED
MM DD YY

PLOT PLAN/
(E)FLOOR PLAN

A2.00

OT PLAN
1" = 10'

1

EXISTING GARAGE FLOOR PLAN
SCALE: 1/8" = 1'-0"

1

BDA234-037

DOOR SCHEDULE

ARK	DIMENSION	TYPE	TEMPERED	NOTES
01	3'-0" x 6'-8"	SWINGING		1-3/8" SOLID CORE
02	5'-0" x 6'-8"	SLIDING	Y	
03	8'-0" x 6'-8"	BI-FOLD		4-PANEL
04	2'-8" x 6'-8"	POCKET		
05	2'-8" x 6'-8"	SWINGING		

TERIOR DOORS SHALL COMPLY WITH ONE OF THE FOLLOWING (SELECT ONE)
EXTERIOR SURFACE OR CLADDING OF NON-COMBUSTIBLE OR
IGNITION-RESISTANT MATERIAL
SOLID CORE WOOD COMPLYING WITH THE FOLLOWING
- STILES AND RAILS MINIMUM 1-3/8 INCHES THICK
- RAISED PANELS MINIMUM 1-1/4 INCHES THICK
EXCEPTION: EXTERIOR PERIMETER OF RAISED PANEL MAY TAPER TO A TONGUE MINIMUM 3/8 INCHES THICK
MINIMUM 20-MIN FIRE RATED WHEN TESTED PER NFPA 252
MEET PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-1

WINDOW SCHEDULE

ARK	DIMENSION	TYPE	TEMPERED	NOTES
01	1'-3" x 6'-8"	SIDELITE	Y	
02	1'-10" x 4'-0"	FIXED	Y	
03	6'-0" x 2'-8"	XOX		
04	2'-0" x 1'-0"	SLIDING		FROSTED
05	2'-8" x 4'-0"	SINGLE HUNG		

ERIOR WINDOWS, EXTERIOR GLAZED DOORS, GLAZED OPENINGS WITHIN ERIOR DOORS, GLAZED OPENINGS WITHIN EXTERIOR GARAGE DOORS, AND ERIOR STRUCTURAL GLASS VENEER SHALL COMPLY WITH ONE OF THE LOWING (SELECT ONE)
MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING, AND WHERE ANY GLAZING FRAMES MADE OF VINYL MATERIALS SHALL HAVE WELDED CORNERS, METAL REINFORCEMENT IN INTERLOCK AREA, AND BE CERTIFIED TO AAMA/WDMA/CSA 101/I.S.2/A440
MINIMUM 20-MIN FIRE-RESISTANCE-RATED
MEET PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2

OOR PLAN NOTES

EXTERIOR WALLS WITHIN 3 FEET OF PROPERTY LINE (SPRINKLERS) OR 5 FEET OF PROPERTY LINE (WITHOUT SPRINKLERS) REQUIRE 1-HOUR FIRE RATING FOR EXPOSURE TO BOTH SIDES

PROJECTIONS
- PROHIBITED WITHIN 2 FEET OF PROPERTY LINE
- 1-HOUR FIRE RATING ON THE UNDERSIDE WITHIN 3FT OF PROPERTY LINE (SPRINKLERS)
- 1-HOUR FIRE RATING ON THE UNDERSIDE WITHIN 5FT OF PROPERTY LINE (WITHOUT SPRINKLERS)

OPENINGS
- PROHIBITED WITHIN 3FT OF PROPERTY LINE
- MAXIMUM 25% OF WALL AREA WITHIN 5 FEET OF PROPERTY LINE (WITHOUT SPRINKLERS)

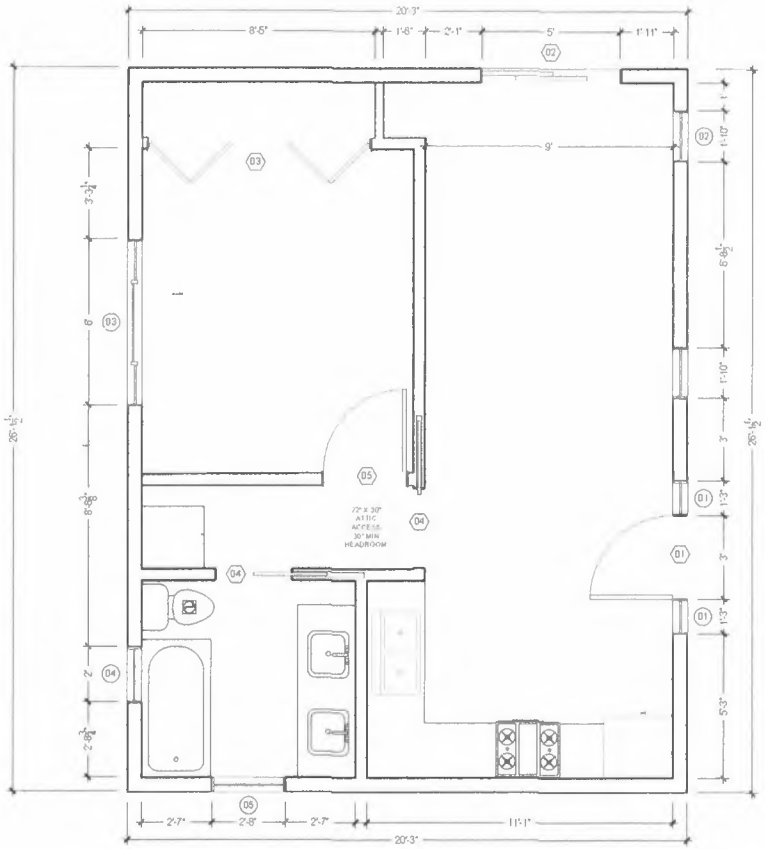
PENETRATIONS
- 1-HOUR FIRE-RATED PENETRATIONS OF WALLS WITHIN 3FT OF PROPERTY LINE (SPRINKLERS)
- 1-HOUR FIRE-RATED PENETRATIONS OF WALLS WITHIN 5FT OF PROPERTY LINE (WITHOUT SPRINKLERS)

CONCRETE LANDING WITH MIN 36" DEPTH AND A MAXIMUM OF 1-1/2" LOWER THAN TOP OF DOOR THRESHOLD

WALL LEGEND

2x4 WALL

2x4 WALL DEMO



OPOSED FLOOR PLAN

1/8" = 1'-0"

CLIENT
Jordan

PROJECT ADDRESS
6321 Llano

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12-18-23

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MM DD YY

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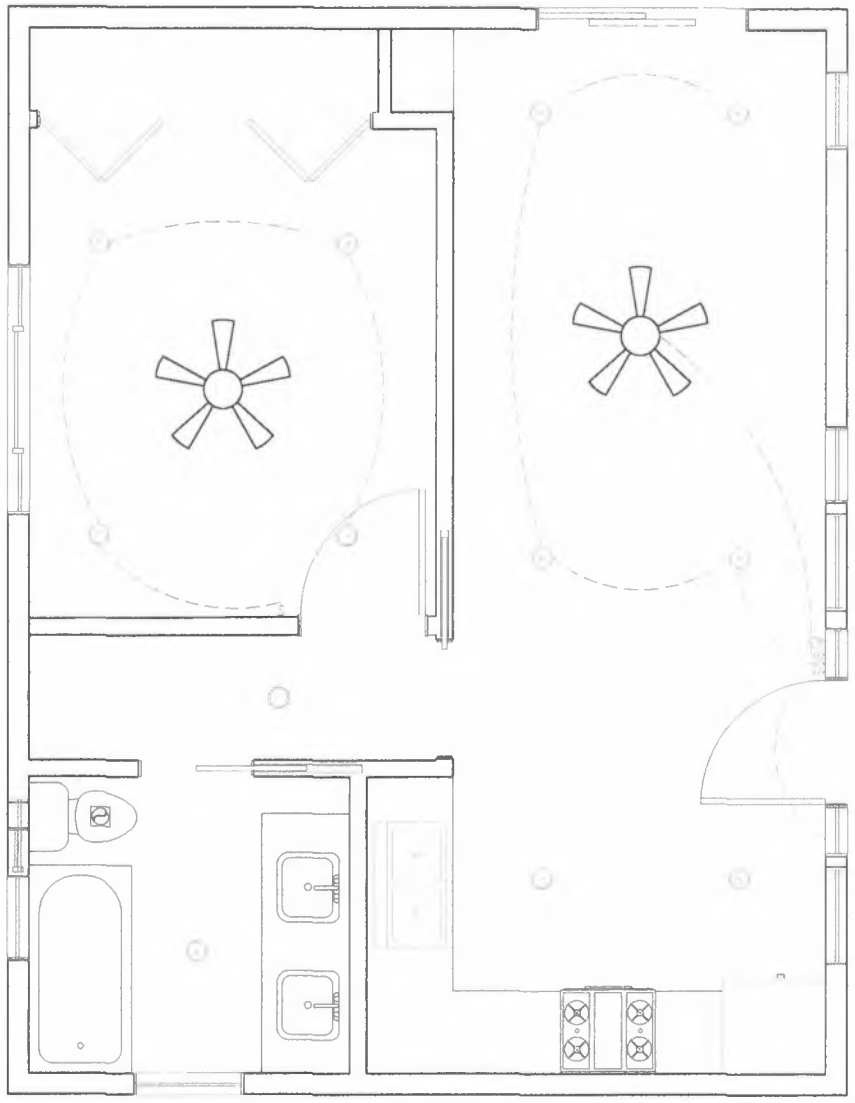
MM DD YY

PROPOSED FLOOR PLAN

SHEET NUMBER
A3.00

BDA237-037



ELECTRICAL LEGEND

DUPLEX OUTLET	HIGH EFFICACY RECESSED LIGHT
WALL SWITCH	GARBAGE DISPOSAL
GARBAGE DISPOSAL SWITCH	
VACANCY SENSOR	
4" DIA DRYER VENT	
SMOKE DETECTOR	FAN & LIGHT COMBO
CARBON MONOXIDE ALARM	
FAN AND LIGHT COMBINATION	
HIGH EFFICACY LIGHT FIXTURE	

UTILITY PLAN NOTES

1. LOCAL EXHAUST FANS TO EXTERIOR TO PROVIDE MINIMUM 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS VENTILATION
2. SMOKE DETECTORS TO BE INTERCONNECTED PER CRC R314.4 AND HARD-WIRED WITH BATTERY BACK-UP PER CRC R314.6
3. CARBON MONOXIDE ALARMS TO BE INTERCONNECTED PER CRC R315.7 AND HARD-WIRED WITH BATTERY BACK-UP PER CRC R315.5
4. 4" Ø DRYER VENT WITH MAXIMUM 14 FOOT COMBINED HORIZONTAL AND VERTICAL LENGTH WITH TWO 90 DEGREE ELBOWS
5. A MECHANICAL EXHAUST VENTILATION SYSTEM, SUPPLY VENTILATION SYSTEM, OR COMBINATION THEREOF SHALL BE INSTALLED FOR EACH DWELLING UNIT TO PROVIDE WHOLE BUILDING VENTILATION WITH OUTDOOR AIR IN COMPLIANCE WITH ASHRAE STANDARD 62.2 AS ADOPTED BY THE CALIFORNIA ENERGY COMMISSION
6. AN INTERMITTENTLY OR CONTINUOUSLY OPERATING LOCAL MECHANICAL EXHAUST VENTILATION SYSTEM SHALL BE INSTALLED IN EACH BATHROOM WITH A BATHTUB, SHOWER, OR SIMILAR MOISTURE SOURCE AND IN EACH KITCHEN IN COMPLIANCE WITH ASHRAE STANDARD 62.2 AS ADOPTED BY THE CALIFORNIA ENERGY COMMISSION. INTERMITTENT LOCAL EXHAUST VENTILATION AIRFLOW RATES SHALL BE 50 CFM IN BATHROOMS AND 100 CFM IN KITCHENS. CONTINUOUS LOCAL EXHAUST VENTILATION AIRFLOW RATES SHALL BE 20 CFM IN BATHROOMS AND 5 AIR CHANGES PER HOUR IN KITCHENS BASED ON KITCHEN VOLUME
7. WATER HEATER OR FURNACE SHALL BE A DIRECT VENT APPLIANCE
8. LISTED GASKETED SELF CLOSING DOOR REQUIRED FOR GAS FAU

SOLAR READY KEY NOTES

1. THE MAIN ELECTRICAL SERVICE PANEL SHALL NOT BE OF A TYPE WITH A CENTER-FED MAIN CIRCUIT BREAKER AND SHALL INCLUDE RESERVED SPACE ALLOWING FOR INSTALLATION OF DOUBLE-POLE CIRCUIT BREAKERS FOR A FUTURE SOLAR PHOTOVOLTAIC SYSTEM. SUCH RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER OR MAIN CIRCUIT BREAKER LOCATION. THE RESERVED SPACE SHALL BE PERMANENTLY AND VISIBLY MARKED AS "FOR FUTURE SOLAR PHOTOVOLTAIC"
2. APPROVED MINIMUM 4-INCH SQUARE ELECTRICAL JUNCTION BOX LOCATED WITHIN 72 INCHES HORIZONTALLY AND 12 INCHES VERTICAL OF MAIN ELECTRICAL SERVICE PANEL
3. MINIMUM 1 INCH DIAMETER LISTED ELECTRICAL METALLIC RACEWAY ORIGINATING AT READILY ACCESSIBLE ATTIC LOCATION WITH PROXIMITY TO SOLAR ZONE AREA AND TERMINATING AT THE REQUIRED ELECTRICAL JUNCTION BOX
4. MINIMUM 1 INCH DIAMETER LISTED ELECTRICAL METALLIC RACEWAY ORIGINATING AT THE REQUIRED ELECTRICAL JUNCTION BOX AND TERMINATING AT THE MAIN ELECTRICAL SERVICE PANEL
6. ELECTRICAL JUNCTION BOX AND SEGMENT OF METALLIC RACEWAY IN THE ATTIC SHALL BE PERMANENTLY AND VISIBLY MARKED AS "FOR FUTURE SOLAR PHOTOVOLTAIC"

LIGHTING PLAN NOTES

1. ALL LUMINAIRES SHALL BE HIGH EFFICACY IN ACCORDANCE WITH CBEES TABLE 150.0-A
2. ALL LED LUMINAIRES AND LAMPS SHALL BE MARKED "JA8-2016" AND LISTED IN THE CALIFORNIA ENERGY COMMISSION DATABASE AT HTTPS://CACERTAPPLIANCES ENERGY.CA.GOV/PAGES/APPLIANCESEARCH.ASPX
3. ALL RECESSED DOWNLIGHT AND ENCLOSED LUMINAIRES SHALL BE MARKED "JA8-2016-E" AND LISTED IN THE CALIFORNIA ENERGY COMMISSION DATABSE AT HTTPS://CACERTAPPLIANCES.ENERGY.CA.GOV/PAGES/APPLIANCESEARCH.ASPX
4. RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS SHALL NOT BE SCREW-BASED
5. BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH SPACE SHALL BE CONTROLLED BY A VACANCY SENSOR
6. ALL LUMINAIRES REQUIRING "JA8-2016" OR "JA8-2016-E" MARKING SHALL BE CONTROLLED BY A DIMMER OR VACANCY SENSOR
   EXCEPTION CLOSETS LESS THAN 70 S.F. & HALLWAYS
7. OUTDOOR LIGHTING PERMANENTLY MOUNTED TO BUILDINGS SHALL BE CONTROLLED BY ONE OF THE FOLLOWING
   PHOTOCONTROL AND MOTION SENSOR
   PHOTOCONTROL AND AUTOMATIC TIME SWITCH CONTROL
   ASTRONOMICAL TIME CLOCK
   ENERGY MANAGEMENT CONTROL SYSTEM PER CBEES 150.0(K)3.H.C

ELECTRICAL PLAN
1/8" = 1'-0"

1

Jordan

6321 Llano

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12-18-23

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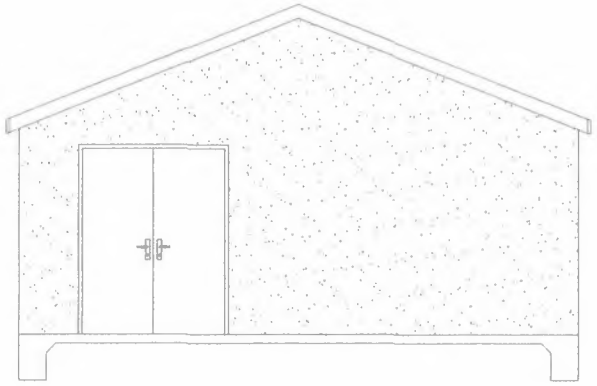
MM DD YY

REVISED
MM DD YY

ELECTRICAL PLAN

A4.00

BDA 23A-037



RTH ELEVATION
1/8" = 1'-0"

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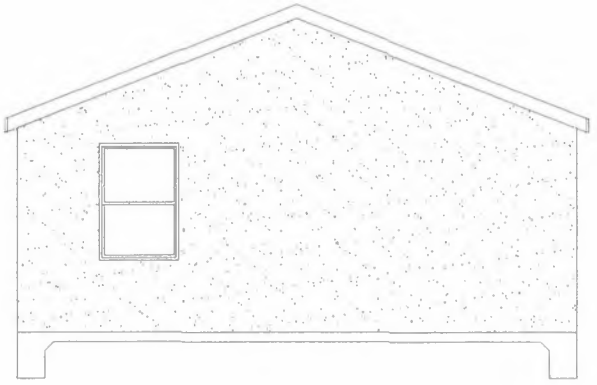

JTH ELEVATION
1/8" = 1'-0"

1

ELEVATION KEY NOTES

1. ROOF: CLASS 'A' FIRE RATING
   ROOF MATERIAL: SHINGLES
   UNDERLAYMENT: ½" PLYWOOD
   LISTING REPORT #: TBD
2. EXTERIOR WALL FINISH: STUCCO
3. ROOF PITCH: 4:12
4. RADIANT BARRIER IS REQUIRED
5. ROOF LOUVER STATIC VENT
   MANUFACTURER: MATTHEWS
   MODEL: SSB60
   NFVA: MIN 161.28 in²

ASSOCIATE(S)

CLIENT
-
Jordan

PROJECT ADDRESS
6321 Llano

ISSUE
12-18-23

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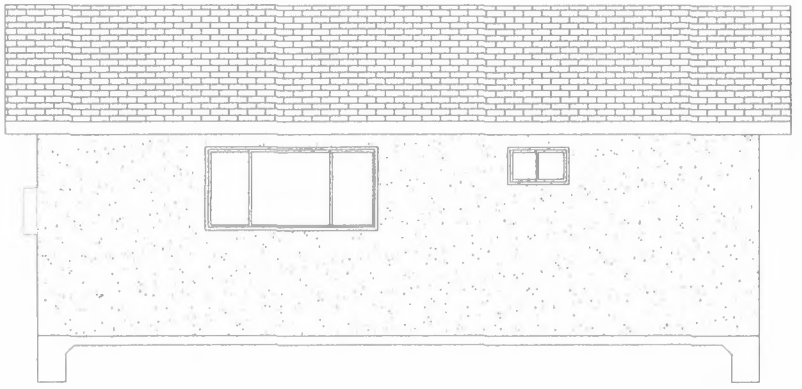
MM.DD.YY

ELEVATIONS

SHEET NUMBER
A5.00

REVIEWED

BDA234-037



RTH ELEVATION
1/8" = 1'-0"

1

JTH ELEVATION
1/8" = 1'-0"

1

ELEVATION KEY NOTES

1. ROOF: CLASS A FIRE RATING
   ROOF MATERIAL: SHINGLES
   UNDERLAYMENT: 7 PLYWOOD
   LISTING REPORT #: TBD
2. EXTERIOR WALL FINISH: STUCCO
3. ROOF PITCH: 4:12
4. RADIANT BARRIER IS REQUIRED
5. ROOF LOUVER STATIC VENT
   MANUFACTURER: MASTER FLOW
   MODEL: 606860
   NFVA: MIN 161.28 in²

ADDRESS(ES)

CLIENT
-
Jordan

PROJECT ADDRESS
6321 Llano

SCALE

ISSUE
12-18-23

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MM.DD.YY

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MM.DD.YY

ELEVATIONS

SHEET NUMBER
A5.01

SHEET NOTES

BOA234-037

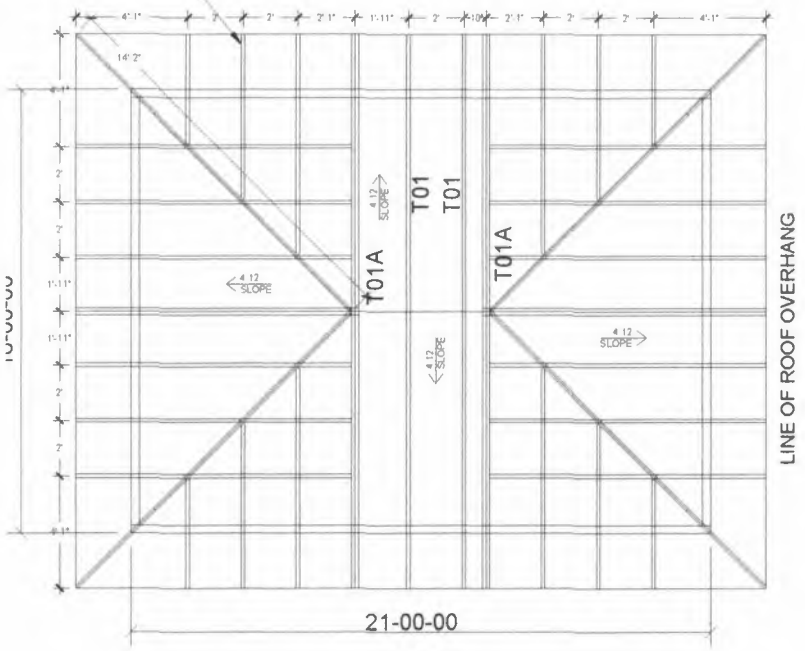
-ALL HANGERS SPECIFIED SIMPSON OR EQUAL
-ALL BEAMS & CONVENTIONAL ROOF FRAMING BY OTHERS
-ALL WALLS AT VAULT/CATHEDRAL AREAS BALLOON FRAME/RAKE TO TRUSS BOTTOM CHORD U N O
-REFER TO TRUSS ENGINEERING FOR LOADING AND REACTION INFORMATION
-ALL TRUSSES ARE CAMBERED FOR DEAD LOAD DEFLECTION

NOTE ABOVE PLACEMENT PLAN PROVIDED FOR TRUSS PLACEMENT ONLY REFER TO TRUSS CALCULATIONS AND ENGINEERED STRUCTURAL DRAWINGS FOR ALL FURTHER INFORMATION BUILDING DESIGNER/ENGINEER OF RECORD IS RESPONSIBLE FOR ALL NON TRUSS TO TRUSS CONNECTIONS BUILDING DESIGNER/ENGINEER OF RECORD TO REVIEW AND APPROVE OF ALL DESIGNS PRIOR TO CONSTRUCTION

ALL DESIGNS ARE PROPERTY OF MISSION TRUSS
ALL DESIGNS ARE NULL AND VOID IF NOT FABRICATED BY MISSION TRUSS

ROOF PITCH 4:12 U N O	HEEL HEIGHT 3 15/16" U N O	ISSUE DATE 4-18-23	CHAU
CEILING PITCH - U N O	TAIL LENGTH 24" U N O	REVISION 1	ALAN CHAU
	TAIL SIZE 3x4 U N O	REVISION 2	ADDITION
	TRUSS SPACING 24" U N O	REVISION 3	SAN MARCOS
		DESIGNED BY JF	14686-23

L RAFTERS ARE 2" x 4" /–
C UNLESS OTHERWISE
STATED ON SHEET S2



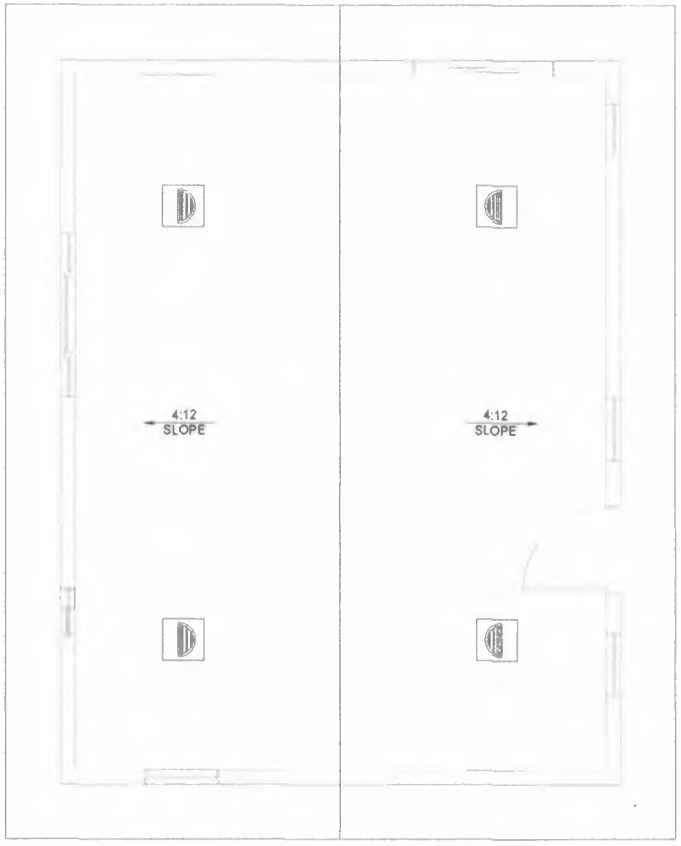
OF PLAN
1/8" = 1'-0"

ATTIC VENTILATION REQUIRED

NET FREE CROSS VENTILATION AREA = $\frac{1}{300}$
VENT AREA REQ'D = 462 in² / 300 = 1.54 ft² x 144 = 221.76 in²

DORMER VENTS
NFVA = 60 in²
QTY = 4 VENTS
VENT AREA PROVIDED = 4 x 60 in² = 240 in²

TOTAL VENT AREA PROVIDED
240 in² > 221.76 in²



PLAN
-
Jordan

PROJECT ADDRESS
6321 Llano

DATED

ISSUE
12-18-23

REVISED
MM DD YY

REVISED
MM DD YY

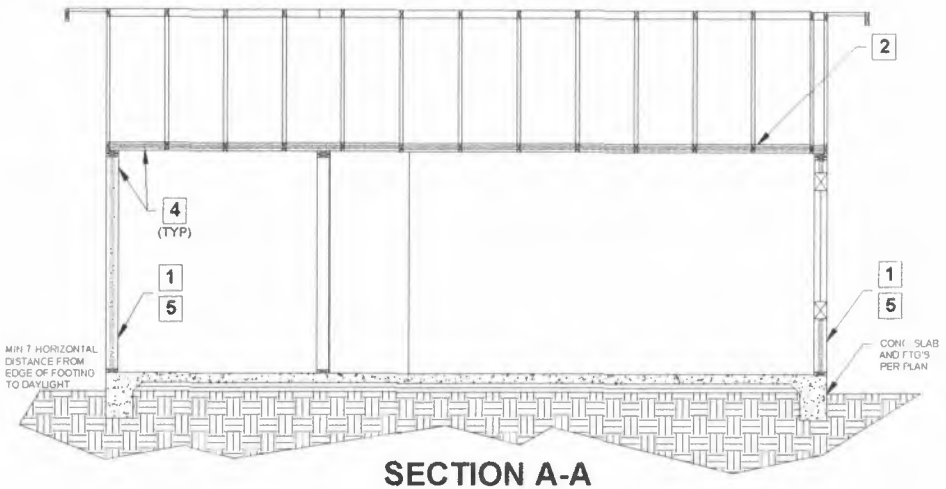
ROOF PLAN

SHEET NUMBER
A6.00

REVISED BY

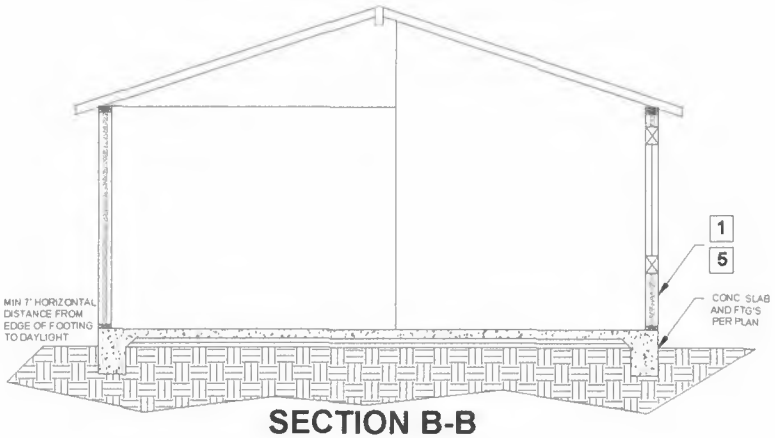
1

BDA234-037



SECTION A-A

TION A-A
1/8" = 1' 0"
1



SECTION B-B

TION B-B
1/8" = 1' 0"
2

SECTION KEY NOTES

1. WALL INSULATION: R15
2. ROOF (TOP CHORD) INSULATION: R38
3. INTERIOR FINISH: ½" GYPSUM BOARD
4. EXTERIOR WALL/PLUMBING WALL: 2X4 STUD WALL
5. INTERIOR WALL: STUD WALL (FOR [illegible])
6. RADIANT BARRIER IS REQUIRED
7. ROOF BEAM

CLIENT
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SECTIONS

SHEET NUMBER
A7.00

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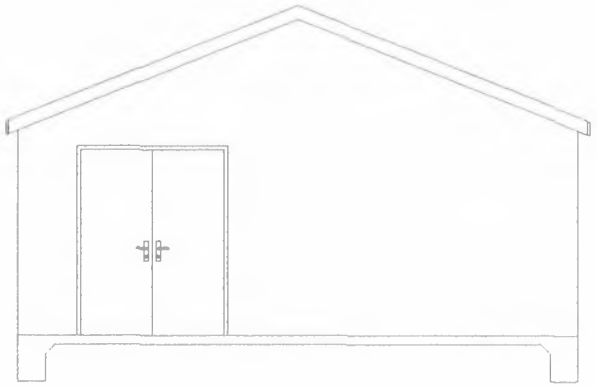
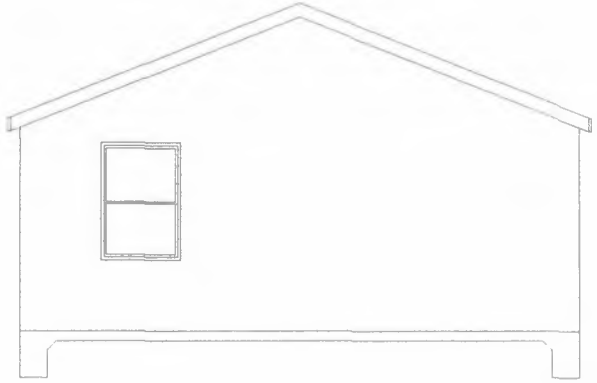


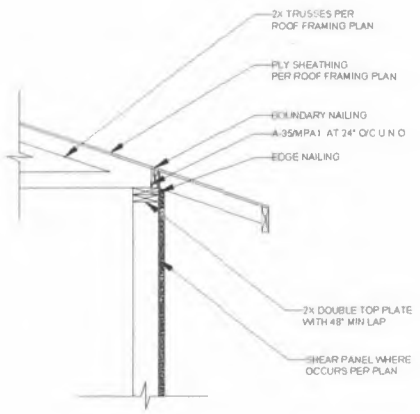
RTH SHEAR WALL
1/8" = 1'-0"

1



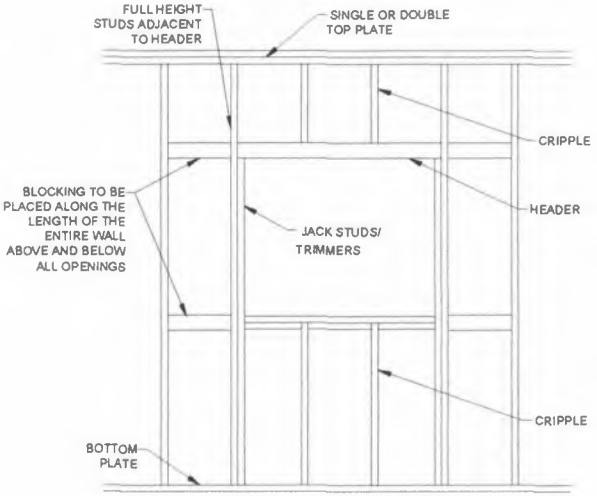
JTH SHEAR WALL
1/8" = 1'-0"

2



Eave Framing

DETAIL 1
(NTS)



Framing Around Openings

DETAIL 2
(NTS)

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SHEAR WALLS

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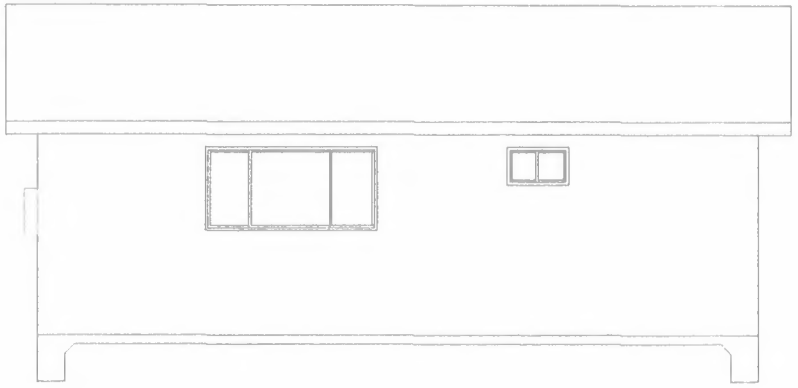

ST SHEAR WALL
1/8" = 1'-0"

1

ST SHEAR WALL
1/8" = 1'-0"

2

EXTERIOR WALLS

GA FILE NO. WP 8130 **PROPRIETARY*** **1 HOUR FIRE**

GYPSUM WALLBOARD, GLASS MAT GYPSUM SUBSTRATE
WOOD STUDS

EXTERIOR SIDE: One layer 5/8" proprietary type X glass mat gypsum substrate (sheathing) applied parallel or at right angles to 2 x 4 wood studs 16" o.c. with galvanized roofing nails, 13/4" long, 0.128" shank, 7/16" head, 7" o.c. Exterior surface covered with weather exposed cladding or finish system.

INTERIOR SIDE: One layer 5/8" proprietary type X glass mat gypsum substrate, glass mat water-resistant gypsum backing board, gypsum wallboard, water-resistant gypsum backing board, or gypsum veneer base applied parallel or at right angles to studs with 6d coated nails, 17/8" long, 0.0915" shank, 1/4" heads, 7" o.c.

Joints staggered on opposite sides. (LOAD-BEARING.)

Thickness 43/4"
Approx. Weight 7.5 psf
Fire Test WHI-495-0702, 8-7-85; WHI-495-0703, 8-8-85; UL R2717, 89NK3415, 8-29-89; UL P2901, 07NK17992, 12-12-07; UL P6937, 08NK17692, 7-15-08; UL P15187, 02NK31412, 7-17-02; UL Design U337 & U305

PROPRIETARY GYPSUM PANEL PRODUCTS

American Gypsum Company LLC	-	5/8" FireBloc® Type X
CertainTeed Gypsum Inc	-	5/8" ProRoc® Type X Gypsum Panels
	-	5/8" GlasRoc® Sheathing Type X Gypsum Panels
Georgia-Pacific Gypsum LLC	-	5/8" DensGlass Gold® Fireguard®
	-	5/8" DensArmor Plus® Fireguard® Interior Guard
Lafarge North America Inc	-	5/8" Firecheck® Type X
Temple-Inland	-	5/8" Type X
National Gypsum Company	-	5/8" n3x® FIRE-SHIELD® Gypsum Sheathing
	-	5/8" Gold Bond® Brand FIRE-SHIELD® Gypsum Board
Temple-Inland	-	5/8" GreenGlass Type X
	-	5/8" Type X

ASSOCIATES

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SHEAR WALLS

SHEET NUMBER
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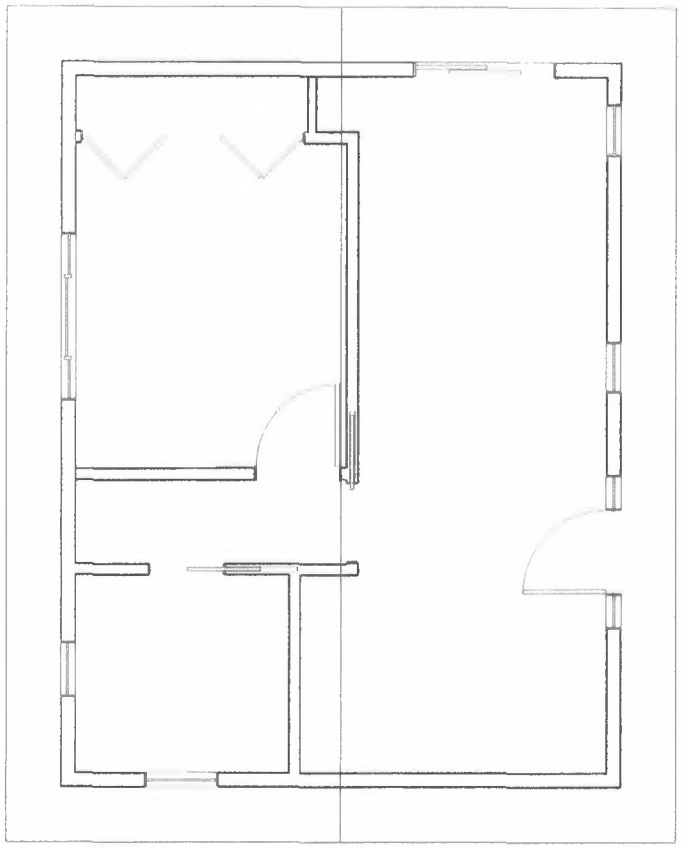
GEND

BRACED WALL LINE



UNDATION PLAN

1/8" = 1'-0"

1

WOOD STRUCTURAL PANEL SHEATHING

MARK	MINIMUM NAIL		MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM NOMUNAL PANEL THICKNESS (In)	MAXIMUM WALL STUD SPACING (In)	PANEL NAIL SPACING	
	SIZE	PENETRATION (In)				EDGES (inches o/c)	FIELD (inches o/c)
1	6D COMMON	1.5	24:0	3/8"	16	6	12
	8D COMMON	1.75	24:16	7/16"	16	6	12

WOOD STRUCTURAL PANELS SHALL CONFORM TO DOC PS 1, DOC PS 2 OR ANSI/APA PRP 210, CSA O437 OR CSA O325
PANELS SHALL BE IDENTIFIED BY A GRADE MARK OR CERTIFICATE OF INSPECTION ISSUED BY AN APPROVED AGENCY

VERTICAL JOINTS OF PANEL SHEATHING SHALL OCCUR OVER AND BE FASTENED TO COMMON STUDS
HORIZONTAL JOINTS IN BRACED WALL PANELS SHALL OCCUR OVER AND BE FASTENED TO COMMON BLOCKING OF A MINIMUM 1 1/2 INCH THICKNESS

FOUNDATION PLAN NOTES

1 ALL ANCHORS BOLTS SHALL BE 5/8" DIAMETER AND HAVE A MINIMUM EMBEDMENT OF 7 INCHES INTO CONCRETE (UNO) AND NOT SPACED MORE THAN 6 FEET APART. ANCHOR BOLTS TO BE WITHIN 12" OF EACH END MINIMUM OF 2 BOLTS PER WALL

2 3"X3"X0.229" PLATE WASHERS SHALL BE USED ON EACH SILL PLATE ANCHOR BOLT

3 FOR STANDARD CUT WASHERS PLACED BETWEEN PLATE WASHER AND NUT, HOLE IN PLATE WASHER MAY BE DIAGONALLY SLOTTED WITH MAXIMUM 3/16" LARGER WIDTH THAN BOLT DIAMETER AND MAXIMUM 1-3/4" SLOT LENGTH

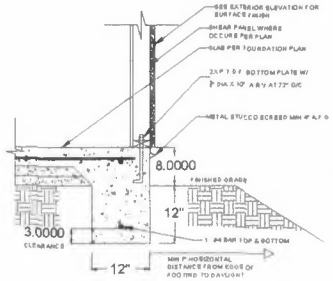
4 PROVIDE A MINIMUM OF TWO ANCHOR BOLTS PER SILL PLATE WITH ONE BOLT LOCATED MAXIMUM 12" AND MINIMUM 7 BOLT DIAMETERS FROM EACH END OF EACH SECTION

5 BOLTS LOCATED IN THE MIDDLE THIRD OF THE SILL PLATE WIDTH

6 FASTENERS FOR PRESSURE-PRESERVATIVE TREATED AND FIRE RETARDANT TREATED WOOD SHALL BE HOT-DIPPED ZINC COATED GALVANIZED, STAINLESS STEEL OR COPPER

7 NO LPG PIPING ASSEMBLIES ALLOWED IN OR BENEATH SLABS WITHIN THE STRUCTURE

DETAIL 1
(NTS)



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FOUNDATION PLAN

S1.00

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BDA234-037

MiTek USA, Inc.
MiTek USA, Inc.
400 Sunrise Avenue, Suite 270
Roseville, CA 95661
Telephone 916-755-3571

Re: 14685-23

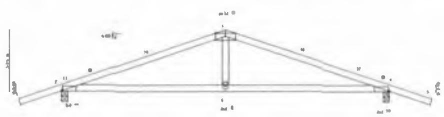
The truss drawing(s) referenced below have been prepared by MiTek USA, Inc. under my direct supervision based on the parameters provided by Mason Truss Company.

Pages or sheets covered by this seal: R73816980 thru R73816981

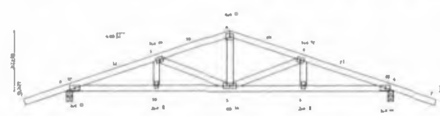
My license renewal date for the state of California is June 30, 2024.

April 18,2023

Baxter, David



April 18,2023



April 18,2023

Symbols

PLATE LOCATION AND ORIENTATION

Center plate on joint unless x, y offsets are indicated. Dimensions are in ft-in-sixteenths. Apply plates to both sides of truss and fully embed teeth.

For 4 x 2 orientation, locate plates 0- 1/16" from outside edge of truss.

This symbol indicates the required direction of slots in connector plates.

* Plate location details available in MiTek 20/20 software or upon request.

PLATE SIZE

4 x 4 — The first dimension is the plate width measured perpendicular to slots. Second dimension is the length parallel to slots.

LATERAL BRACING LOCATION

Indicated by symbol shown and/or by text in the bracing section of the output. Use T or I bracing if indicated.

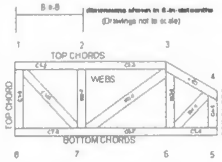
BEARING

Indicates location where bearings (supports) occur. Icons vary but reaction section indicates joint number where bearings occur. Min size shown is for crushing only.

Industry Standards:

ANSI/TPI1: National Design Specification for Metal Plate Connected Wood Truss Construction.
DSB-89: Design Standard for Bracing.
BCSI: Building Component Safety Information, Guide to Good Practice for Handling, Installing & Bracing of Metal Plate Connected Wood Trusses.

Numbering System



JOINTS ARE GENERALLY NUMBERED/LETTERED CLOCKWISE AROUND THE TRUSS STARTING AT THE JOINT FARTHEST TO THE LEFT.

CHORDS AND WEBS ARE IDENTIFIED BY END JOINT NUMBERS/LETTERS.

PRODUCT CODE APPROVALS

ICC-ES Reports:

ESR-1311, ESR-1352, ESR1988
ER-3907, ESR-2362, ESR-1397, ESR-3282

Trusses are designed for wind loads in the plane of the truss unless otherwise shown.

Lumber design values are in accordance with ANSI/TPI 1 section 6.3. These truss designs rely on lumber values established by others.

MiTek Engineering Reference Sheet: MII-7473 rev. 5/19/2020

General Safety Notes

Failure to Follow Could Cause Property Damage or Personal Injury

1. Additional stability bracing for truss system, e.g. diagonal or X-bracing, is always required. See BCSI.
2. Truss bracing must be designed by an engineer. For wide truss spacing, individual lateral braces themselves may require bracing, or alternative T or I bracing should be considered.
3. Never exceed the design loading shown and never stack materials on inadequately braced trusses.
4. Provide copies of this truss design to the building designer, erection supervisor, property owner and all other interested parties.
5. Cut members to bear tightly against each other.
6. Place plates on each face of truss at each joint and embed fully. Knots and wane at joint locations are regulated by ANSI/TPI 1.
7. Design assumes trusses will be suitably protected from the environment in accord with ANSI/TPI 1.
8. Unless otherwise noted, moisture content of lumber shall not exceed 19% at time of fabrication.
9. Unless expressly noted, this design is not applicable for use with fire retardant, preservative treated, or green lumber.
10. Camber is a non-structural consideration and is the responsibility of truss fabricator. General practice is to camber for dead load deflection.
11. Plate type, size, orientation and location dimensions indicated are minimum plating requirements.
12. Lumber used shall be of the species and size, and in all respects, equal to or better than that specified.
13. Top chords must be sheathed or purlins provided at spacing indicated on design.
14. Bottom chords require lateral bracing at 10 ft. spacing, or less, if no ceiling is installed, unless otherwise noted.
15. Connections not shown are the responsibility of others.
16. Do not cut or alter truss member or plate without prior approval of an engineer.
17. Install and load vertically unless indicated otherwise.
18. Use of green or treated lumber may pose unacceptable environmental, health or performance risks. Consult with project engineer before use.
19. Review all portions of this design (front, back, words and pictures) before use. Reviewing pictures alone is not sufficient.
20. Design assumes manufacture in accordance with ANSI/TPI 1 Quality Criteria.
21. The design does not take into account any dynamic or other loads other than those expressly stated.

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TRUSS CALCULATIONS

S2.00

USS CALCULATIONS
1/8" = 1'-0"

1

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