

0 1/2 1 2'

# MCCASKELL AFFILIATE

**PROJECT ADDRESS:**

1235 Bonnie View Road  
Dallas, Texas 75203

**ISSUE FOR PERMIT:**

September 30, 2021



**ISSUE FOR  
PERMIT**  
September 30, 2021



09/30/2021

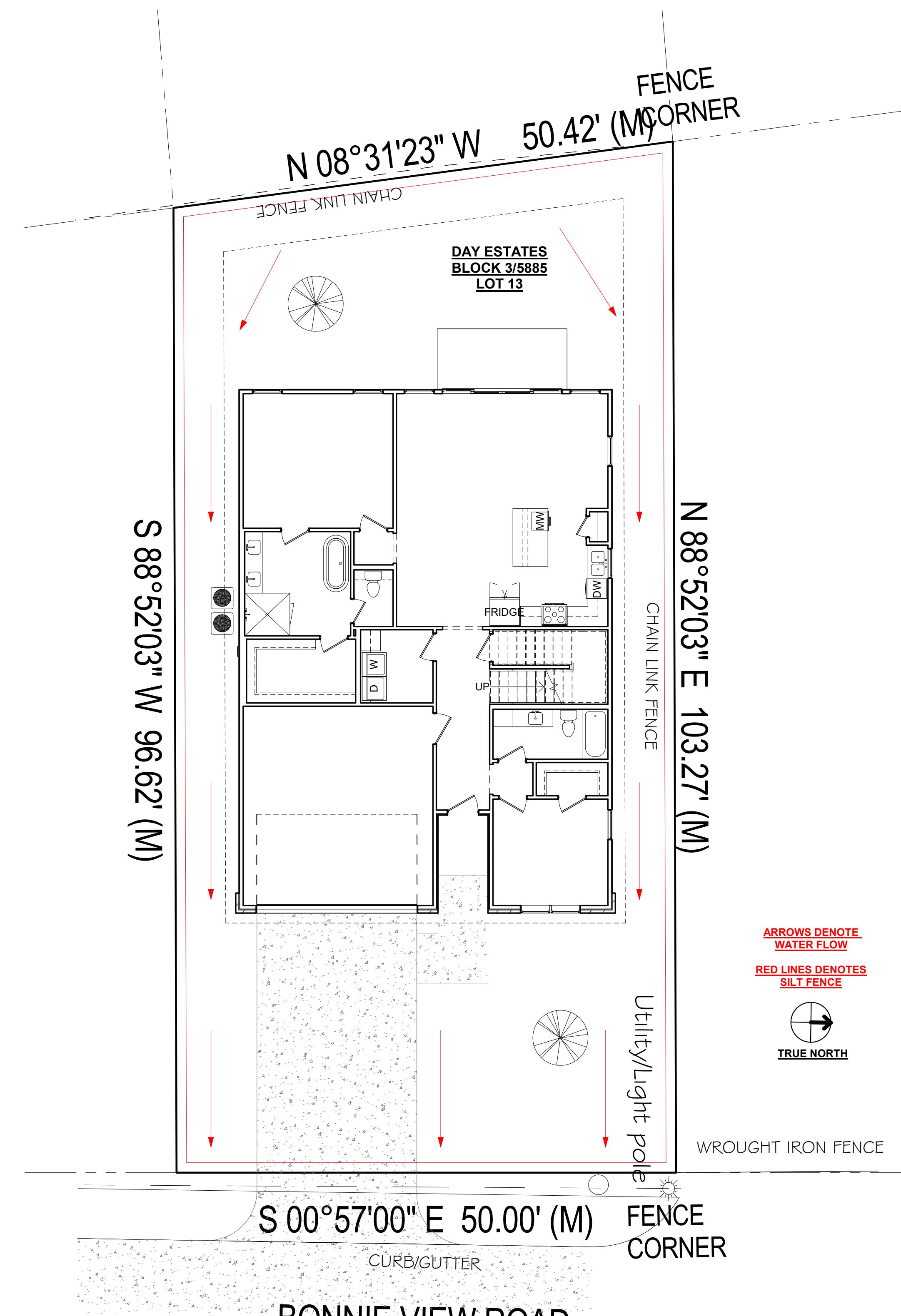
REVISIONS

DATE ISSUE DELTA  
A

Title  
COVER SHEET

Sheet

**A-000**

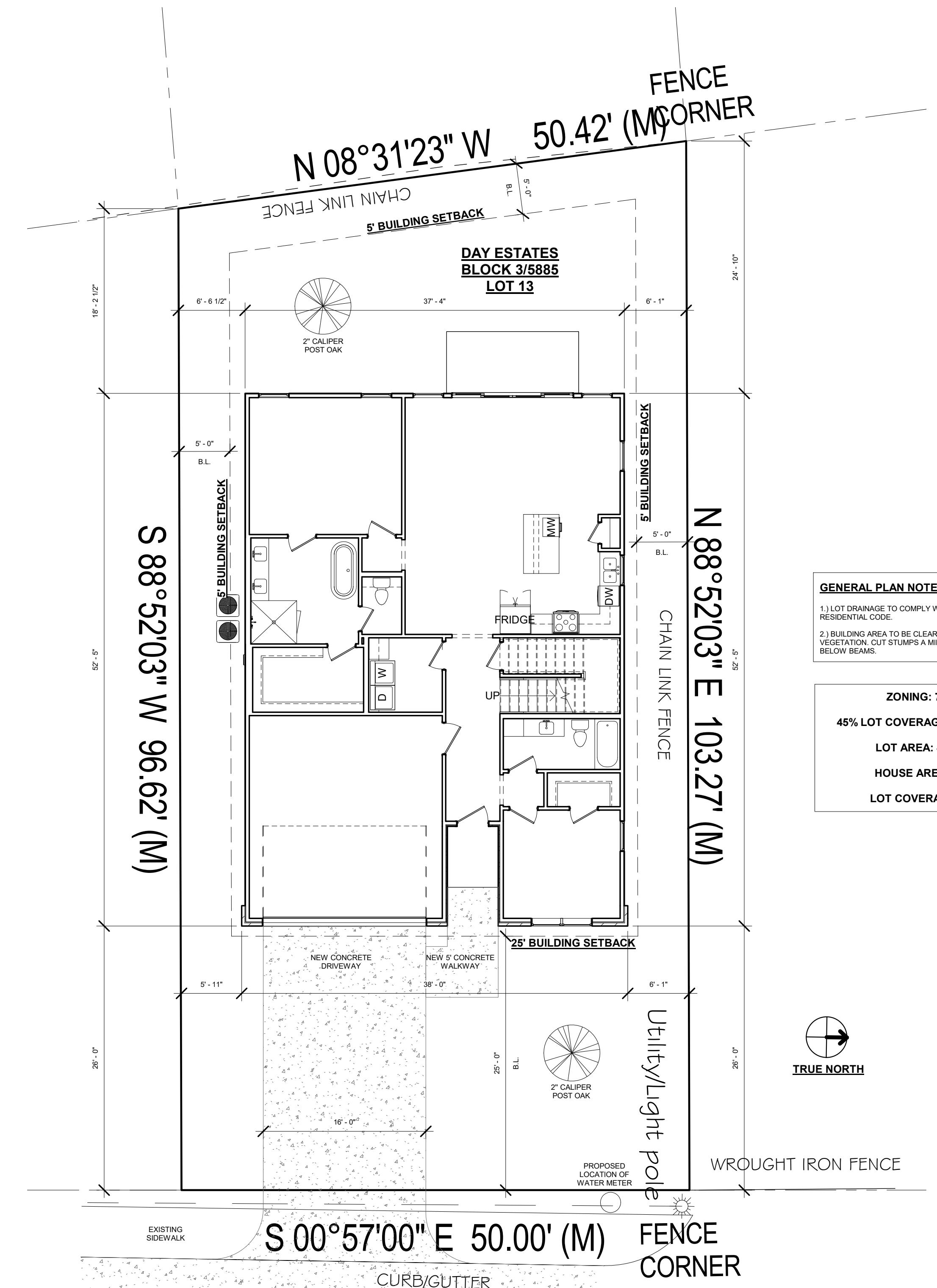


# BONNIE VIEW ROAD a.k.a. BAKER ST. PER PLAT (50' R.O.W.)

**GENERAL NOTES:**

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- 3.) Contractor must verify all dimensions and scale drawings.

## 2 DRAINAGE PLAN



# BONNIE VIEW ROAD

## a.k.a. BAKER ST. PER PLAT (50' R.O.W.)

**SITE PLAN**

# MCCASKELL AFFILIATE

1235 Bonnie View Road  
Dallas, Texas 75203

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09/30/2021

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DATE	ISSUE	DELT A
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# SITE PLAN & RAINAGE PLAN

Title

Sheet

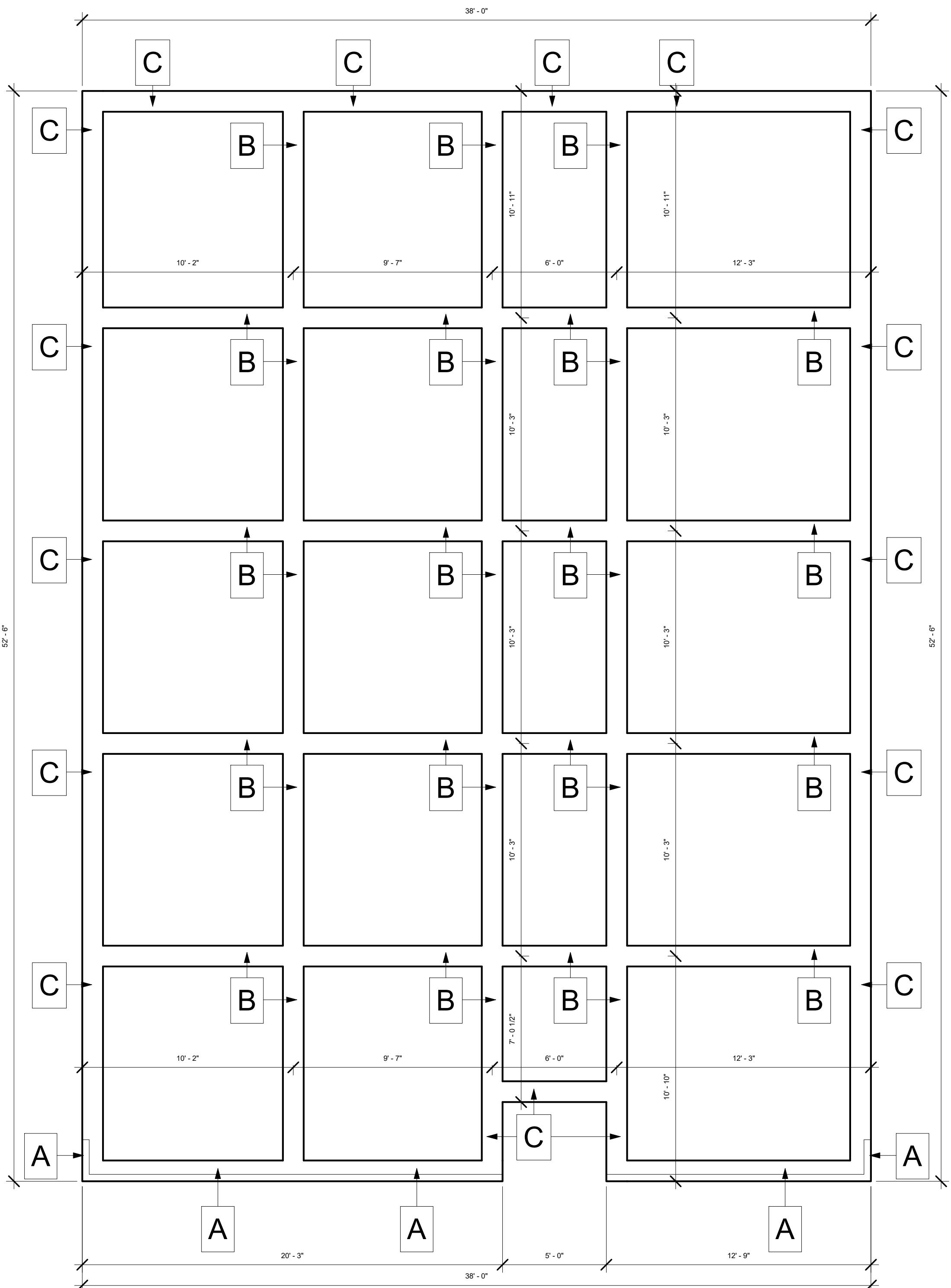
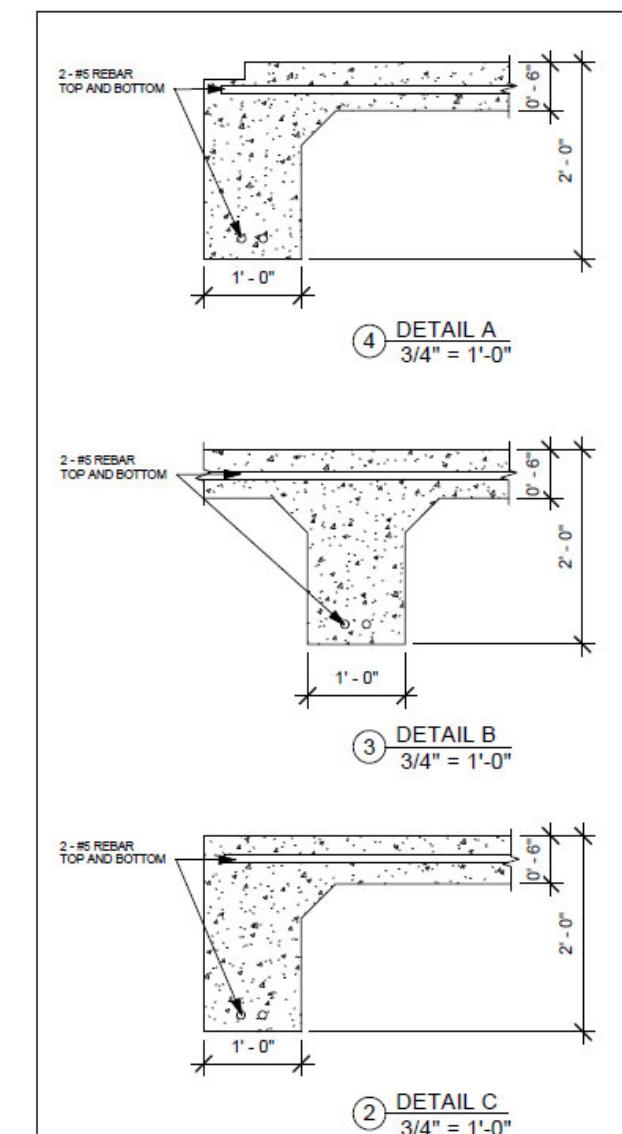
**A-001**

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**GENERAL NOTES:**

- 1.) ALL EXTERIOR BEAMS 12" x 24" W 2#5 R TOP & BOTTOM (INTERIOR 12" x 24").
- 2.) ALL CONCRETE TO BE 3500 P.S.I. MIN.
- 3.) 1/4" CUSHION SAND UNDER SLAB W/6 MIL POLY COVER BETWEEN SAND & CONCRETE.
- 4.) SEE SECTIONS FOR DETAILS.
- 5.) REBAR IN SLAB TO BE #3 @ 16" O.C. EACH WAY.
- 6.) MINIMUM REBAR OVERLAP 30 x DIA.
- 7.) SLAB THICKNESS 6" MINIMUM.
- 8.) ALL BEAMS MUST BE MINIMUM 14' INTO UNDISTURBED SOIL.



## 1 FOUNDATION PLAN



# DC TEXAS

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## ARCHITECTURE

11515 FM 2000, Suite 300  
Waxahachie, TX 75165  
t 214.609.7063  
[www.dctexassearch.com](http://www.dctexassearch.com)

# MCCASKELL AFFILIATE

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Dallas, Texas 75203

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The seal is circular with a rope-like outer border. The words "REGISTERED ARCHITECT" are at the top and "STATE OF TEXAS" are at the bottom, both in a stylized font. The center features a five-pointed star with a smaller star inside it. Below the star is the name "PHILIP M. COLWELL" and the number "27425" at the bottom.

09/26/2024

## THE FOUNDATION

**A-003**

0 1/2 1 2

WINDOW SCHEDULE				
WINDOW TYPE	WIDTH	HEIGHT	TYPE	HEAD HEIGHT
A	3'-0"	7'-0"	FIXED	8'-0"
B	3'-0"	7'-0"	FIXED	19'-4"
C	3'-0"	6'-0"	FIXED	19'-4"
D	4'-0"	2'-0"	FIXED	8'-0"
E	4'-0"	1'-0"	FIXED	8'-0"
F	3'-0"	6'-0"	SINGLE-HUNG	19'-4"
G	3'-0"	6'-0"	SINGLE-HUNG	8'-0"
H	3'-0"	6'-0"	SINGLE-HUNG	8'-0"
I	4'-0"	1'-0"	FIXED	19'-4"
J	4'-0"	2'-0"	FIXED	11'-10"
K	3'-0"	4'-0"	SINGLE-HUNG	8'-0"
L	4'-0"	2'-0"	FIXED	19'-4"
M	4'-0"	2'-0"	FIXED	16'-10"
N	4'-0"	2'-0"	FIXED	14'-4"

NOTE:  
ALL WINDOWS ARE VINYL WITH LOW-E GLASS, DOUBLE GLAZED. R-  
VALUE TO MEET CODE.

**GENERAL PLAN NOTES:**

- 1.) GLAZING IN HAZARDOUS LOCATIONS SHALL MEET REQUIREMENT OF IRC CODE SECTION R308.4, WHICH SHALL BE VERIFIED BY INSPECTOR IN FIELD.
- 2.) ALL SLEEPING ROOM EGRESS WINDOWS ARE TO MEET THE REQUIREMENTS OF SECTION R310 AND WILL BE FIELD VERIFIED.
- 3.) CASED DOOR OPENINGS PER BUILDER SPEC.
- 4.) UPPER CABINETS IN KITCHEN PER BUILDER SPEC.
- 5.) UPPER CABINETS IN UTILITY PER BUILDER SPEC.
- 6.) TILE SHOWER WITH GLASS SURROUND UNLESS NOTED OTHERWISE.
- 7.) UPPER CABINETS ABOVE TOILETS PER BUILDER SPEC.
- 8.) CLOSET SHELVES PER BUILDER SPEC.
- 9.) ALL WALLS ARE DIMENSIONED 4" NOMINAL, BRICK 5", NOMINAL.
- 10.) PROVIDE 3/8" WATER LINE TO REFRIGERATOR.
- 11.) ALL WATER HEATERS ARE TO BE 18" A.F.F.
- 12.) AIR CONDITIONER CONDENSER MUST BE 3" ABOVE GRADE.
- 13.) IN ABSENCE OF STRUCTURAL ENGINEER PREPARED BY BUILDER, USE TABLE R602.3 IN THE INTERNATIONAL RESIDENTIAL CODE.
- 14.) REFER TO ENGINEER DRAWINGS FOR ALL FOUNDATIONS.
- 15.) CHECK PLANS FOR LEVEL CHANGES, FLOOR OUTLETS, AND PLUMBING FIXTURE LOCATIONS.

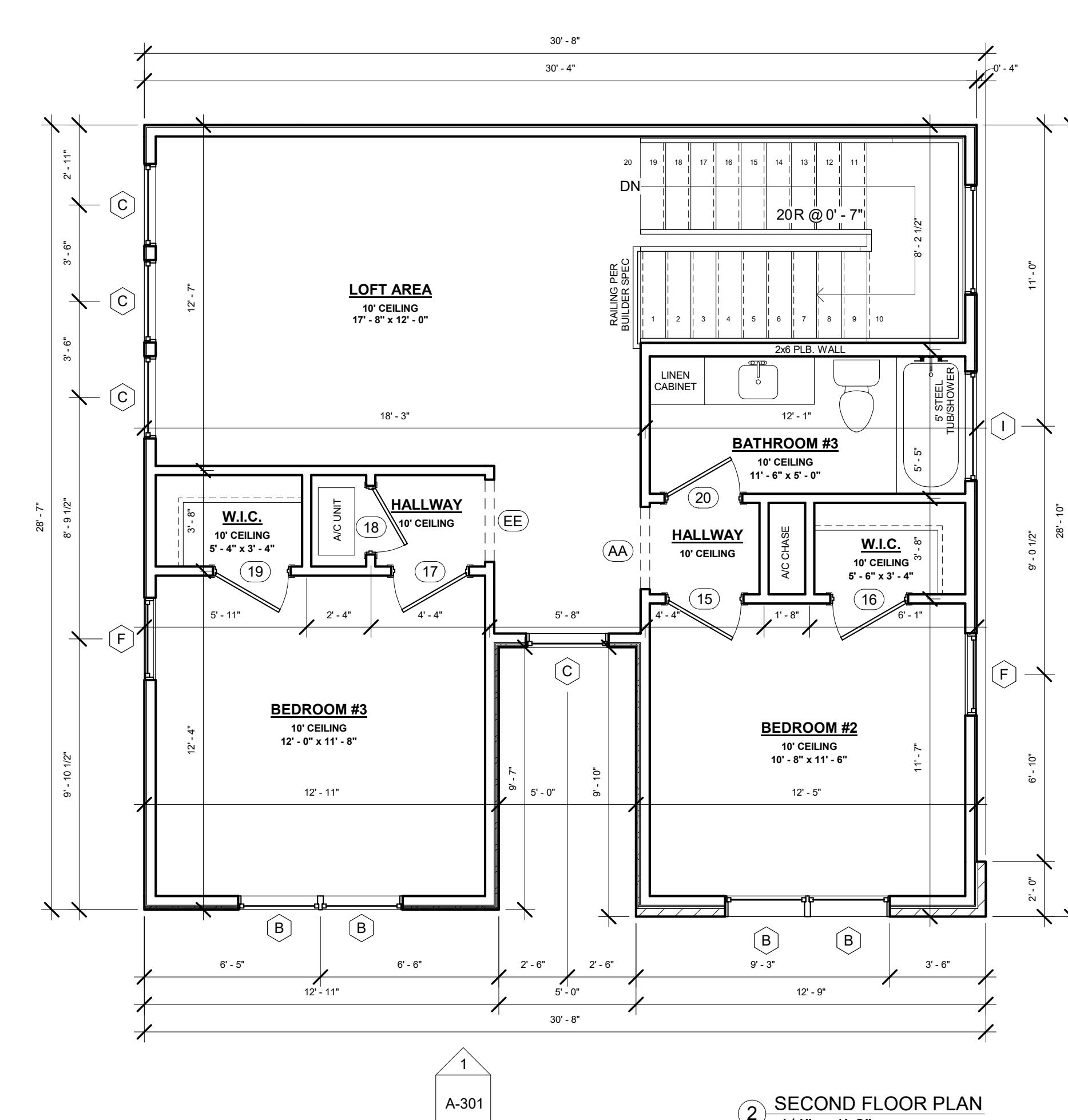
AREA TOTALS	
FIRST FLOOR LIVING	1503 SF
SECOND FLOOR LIVING	674 SF
TOTAL LIVING:	2177 SF
2-CAR GARAGE	418 SF
COVERED FRONT PORCH	30 SF
UNCOVERED PORCH	78 SF
FOUNDATION	1951 SF
<b>TOTAL UNDER ROOF: 2,625 SF</b>	

**GENERAL NOTES:**

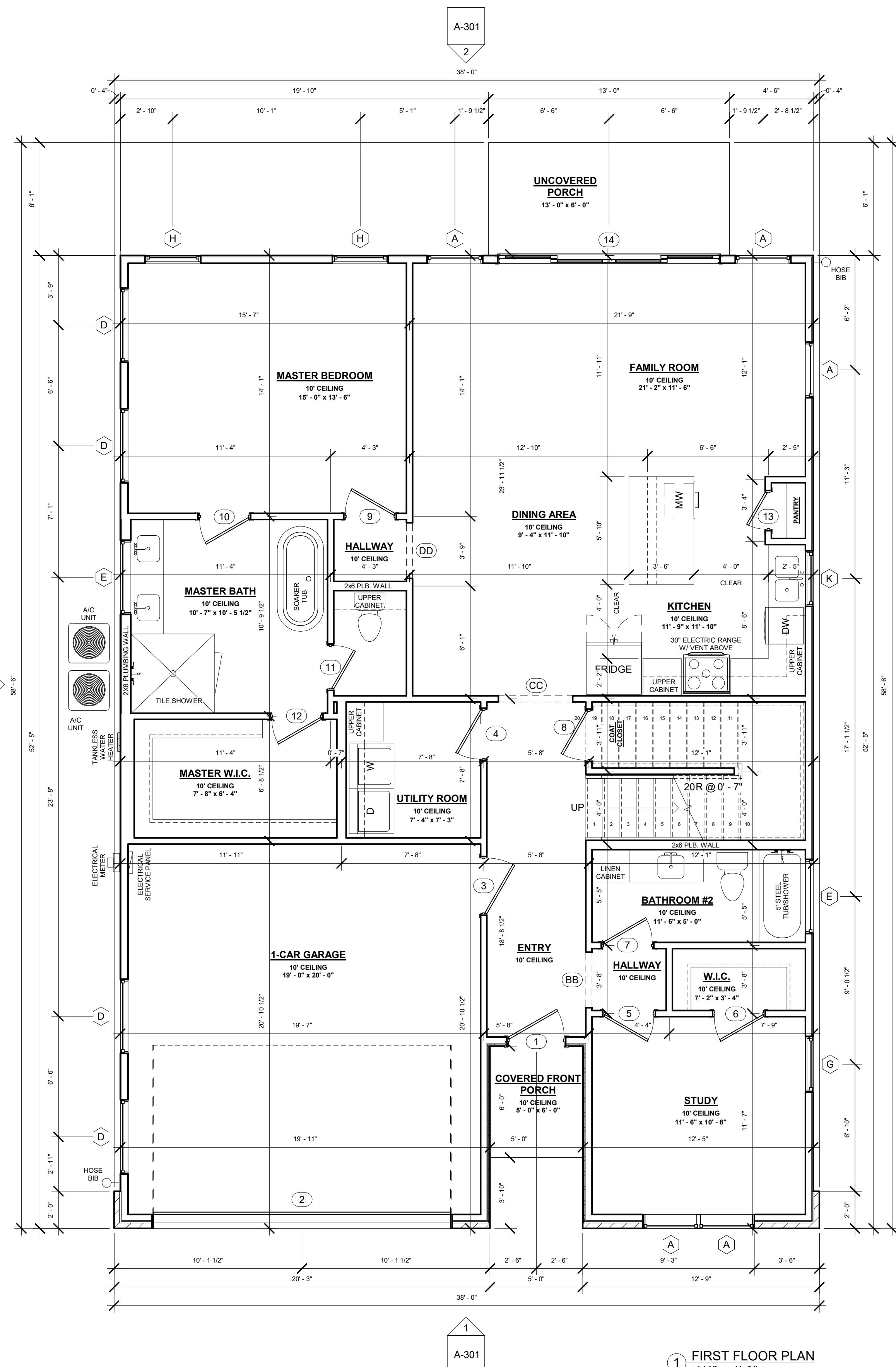
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DOOR SCHEDULE					
NUMBER	WIDTH	HEIGHT	HINGE	TYPE	HEAD HEIGHT
1	3'-0"	8'-0"	LEFT	EXT. FULL LITE	8'-0"
2	16'-0"	8'-0"	OVERHEAD	GARAGE	8'-0"
3	3'-0"	8'-0"	RIGHT	EXT. SOLID CORE	8'-0"
4	2'-8"	8'-0"	RIGHT	HOLLOW CORE	8'-0"
5	2'-8"	8'-0"	RIGHT	HOLLOW CORE	8'-0"
6	2'-8"	8'-0"	LEFT	HOLLOW CORE	8'-0"
7	2'-8"	8'-0"	LEFT	HOLLOW CORE	8'-0"
8	2'-8"	8'-0"	RIGHT	HOLLOW CORE	8'-0"
9	2'-8"	8'-0"	RIGHT	HOLLOW CORE	8'-0"
10	2'-8"	8'-0"	LEFT	HOLLOW CORE	8'-0"
11	2'-4"	8'-0"	RIGHT	HOLLOW CORE	8'-0"
12	2'-8"	8'-0"	LEFT	HOLLOW CORE	8'-0"
13	2'-0"	8'-0"	RIGHT	HOLLOW CORE	8'-0"
14	12'-0"	8'-0"	SLIDER	EXT. FULL LITE	8'-0"
15	2'-8"	8'-0"	RIGHT	HOLLOW CORE	8'-0"
16	2'-8"	8'-0"	LEFT	HOLLOW CORE	8'-0"
17	2'-8"	8'-0"	LEFT	HOLLOW CORE	8'-0"
18	2'-4"	8'-0"	LEFT	HOLLOW CORE	8'-0"
19	2'-8"	8'-0"	RIGHT	HOLLOW CORE	8'-0"
20	2'-8"	8'-0"	LEFT	HOLLOW CORE	8'-0"
AA	3'-0"	8'-0"		DW OPENING	8'-0"
BB	3'-0"	8'-0"		DW OPENING	8'-0"
CC	4'-0"	8'-0"		DW OPENING	8'-0"
DD	3'-0"	8'-0"		DW OPENING	8'-0"
EE	3'-0"	8'-0"		DW OPENING	8'-0"

**ABBREVIATIONS:**  
DW EB ARCH - DRY WALL EYEBROW ARCH.  
EXT - EXTERIOR



1/4" = 1'-0"



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Title

FLOOR PLAN

Sheet

A-101

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0 1/2 1 2

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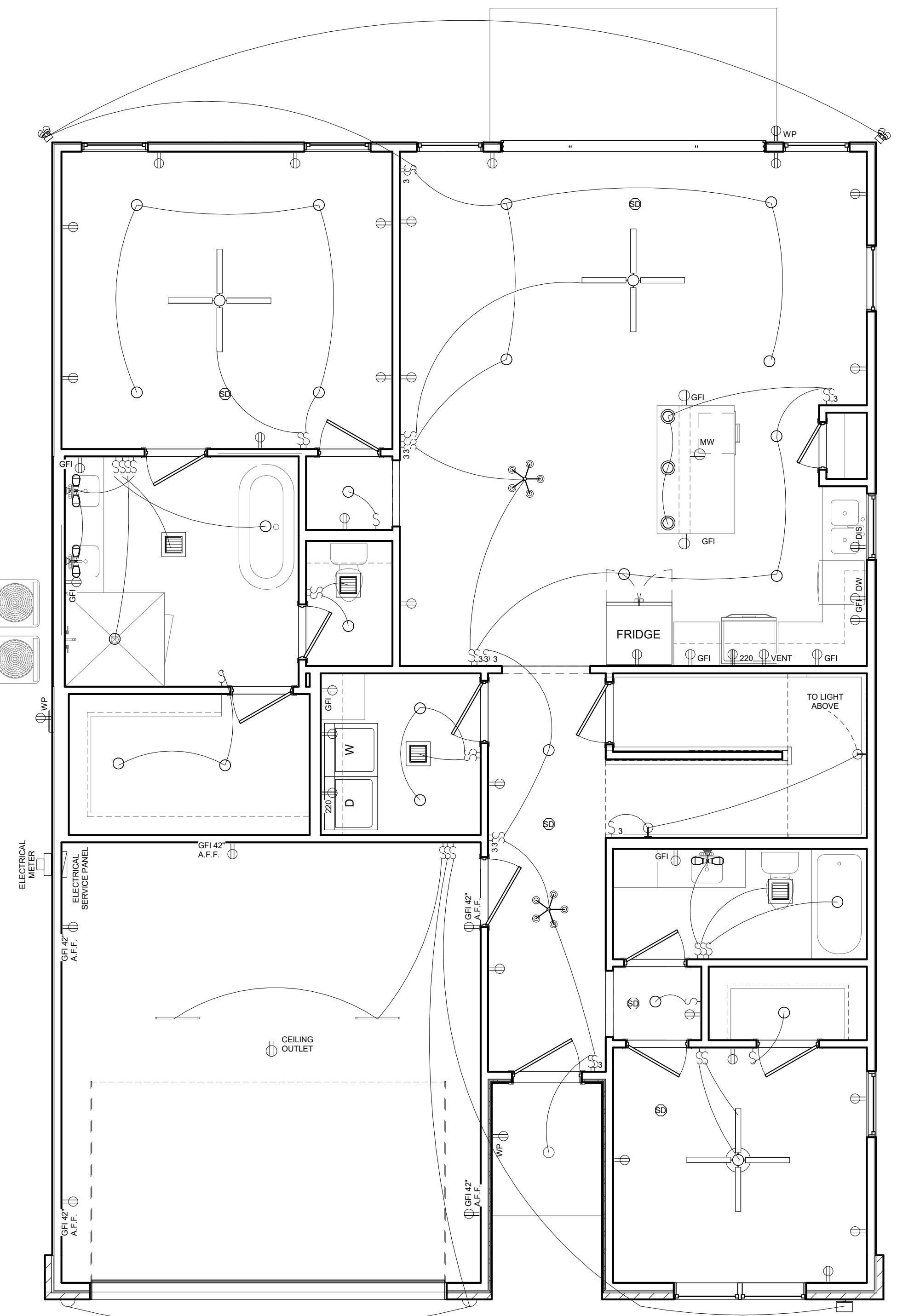
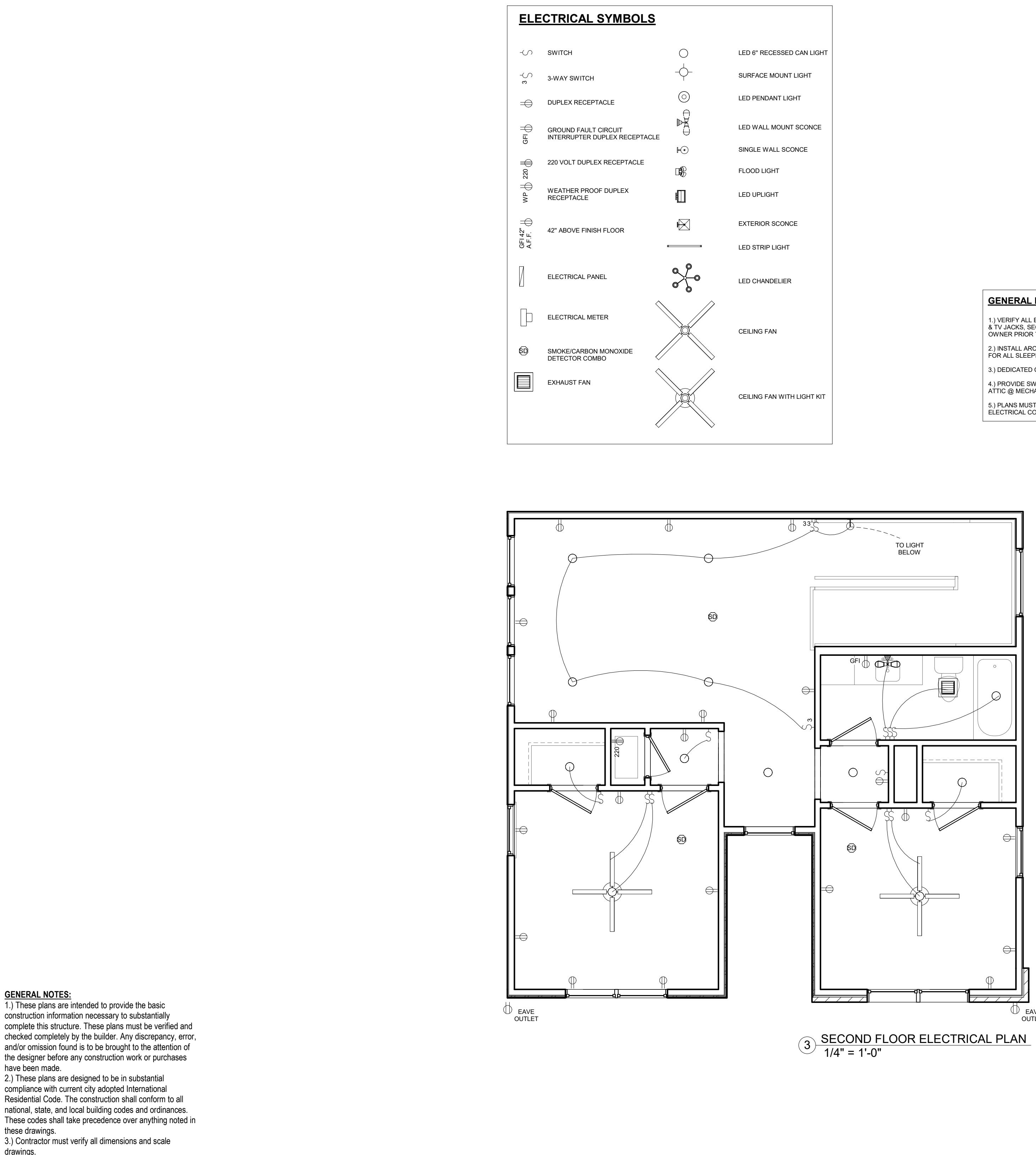
DATE ISSUE DELT A

Title

ELECTRICAL PLAN

Sheet

**A-241**



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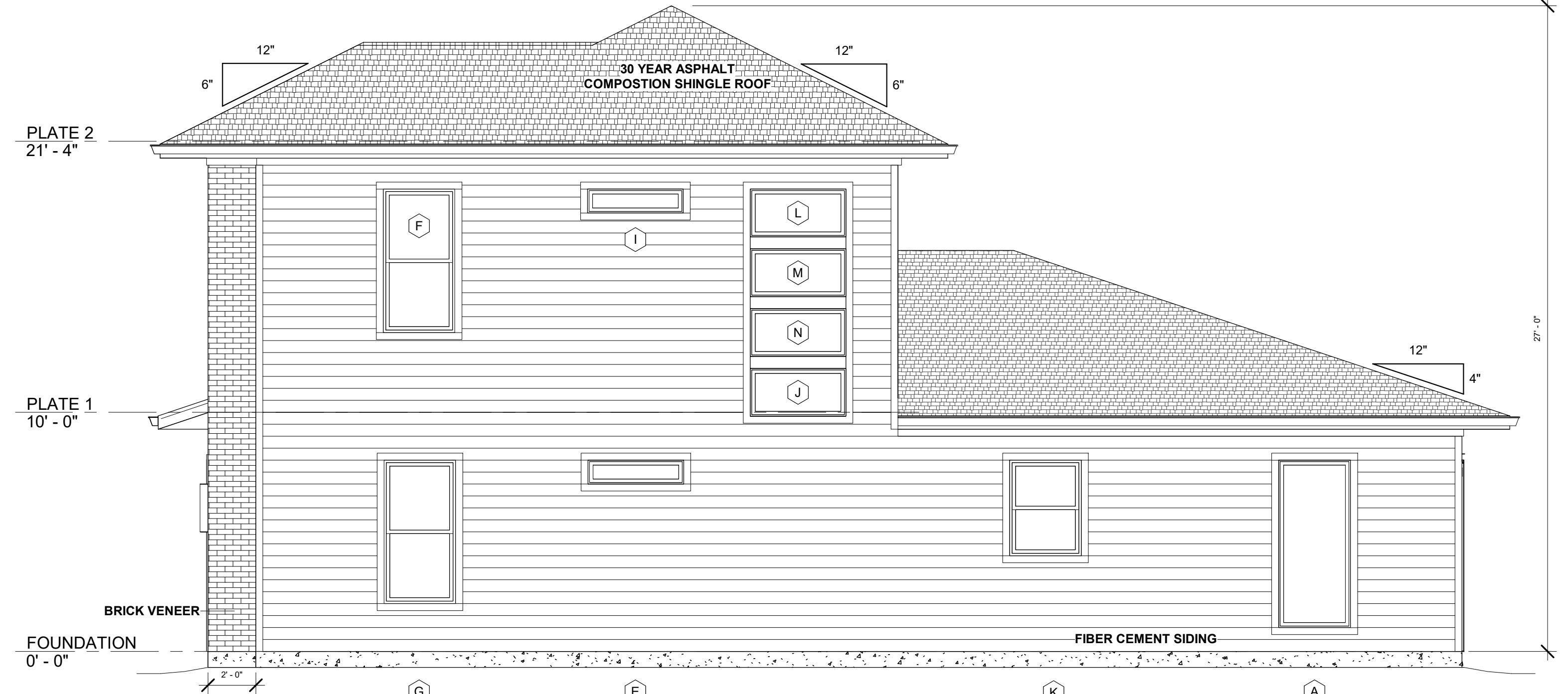
DATE ISSUE DELT A

Title

ELEVATIONS

Sheet

**A-301**



④ RIGHT ELEVATION  
1/4" = 1'-0"  
PLATE 2  
21' - 4"

PLATE 1  
10' - 0"

**GENERAL NOTES:**  
1.) REFER TO DOOR AND WINDOW SCHEDULE ON SHEET A-101.

FOUNDATION  
0' - 0"

PLATE 2  
21' - 4"

PLATE 1  
10' - 0"

PLATE 2  
21' - 4"

PLATE 1  
10' - 0"

PLATE 2  
21' - 4"

PLATE 1  
10' - 0"

② REAR ELEVATION  
1/4" = 1'-0"

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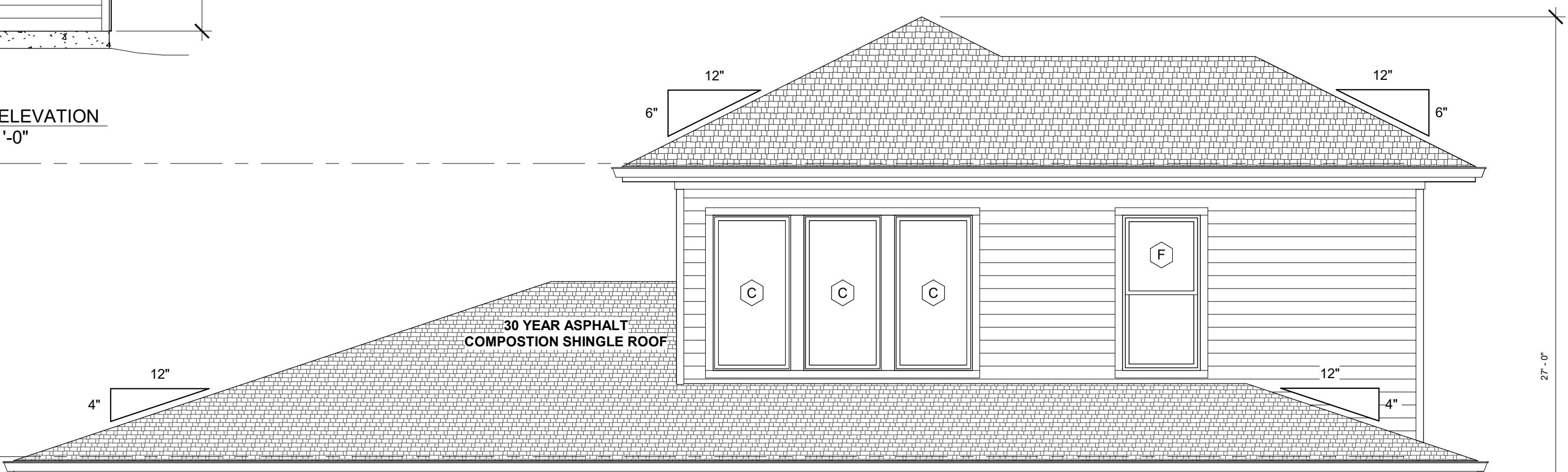


PLATE 1  
10' - 0"

FOUNDATION  
0' - 0"

PLATE 2  
21' - 4"

PLATE 1  
10' - 0"

PLATE 2  
21' - 4"

PLATE 1  
10' - 0"

PLATE 2  
21' - 4"

PLATE 1  
10' - 0"

③ LEFT ELEVATION  
1/4" = 1'-0"

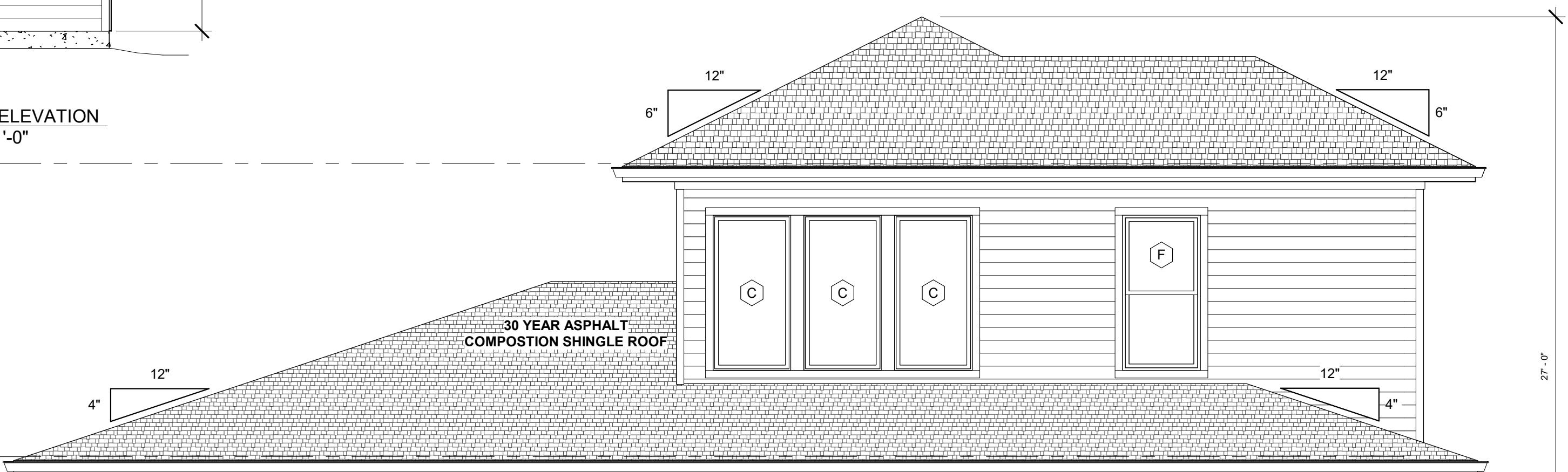


PLATE 1  
10' - 0"

FOUNDATION  
0' - 0"

PLATE 2  
21' - 4"

PLATE 1  
10' - 0"

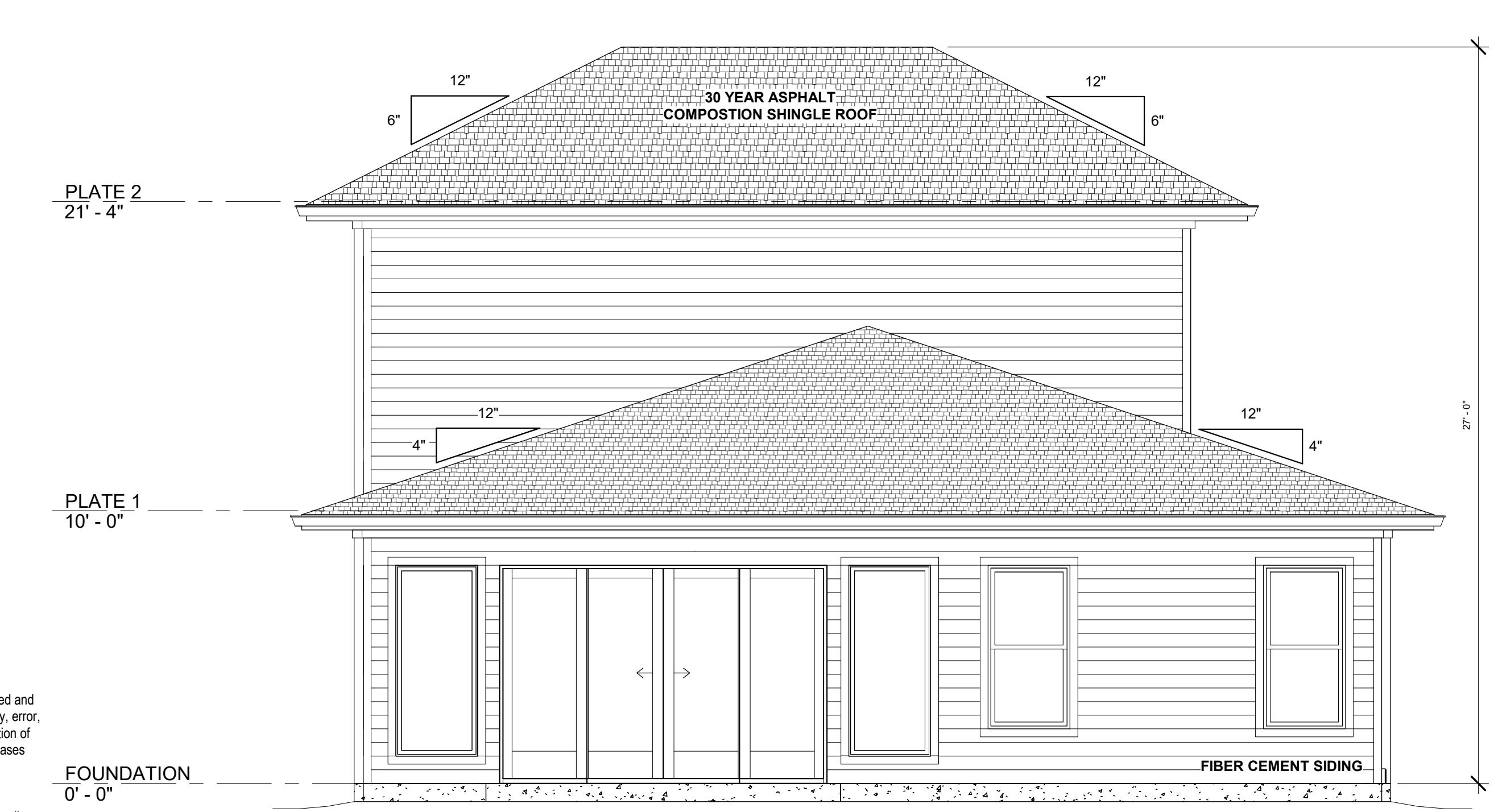
PLATE 2  
21' - 4"

PLATE 1  
10' - 0"

PLATE 2  
21' - 4"

PLATE 1  
10' - 0"

② REAR ELEVATION  
1/4" = 1'-0"



② REAR ELEVATION  
1/4" = 1'-0"



① FRONT ELEVATION  
1/4" = 1'-0"

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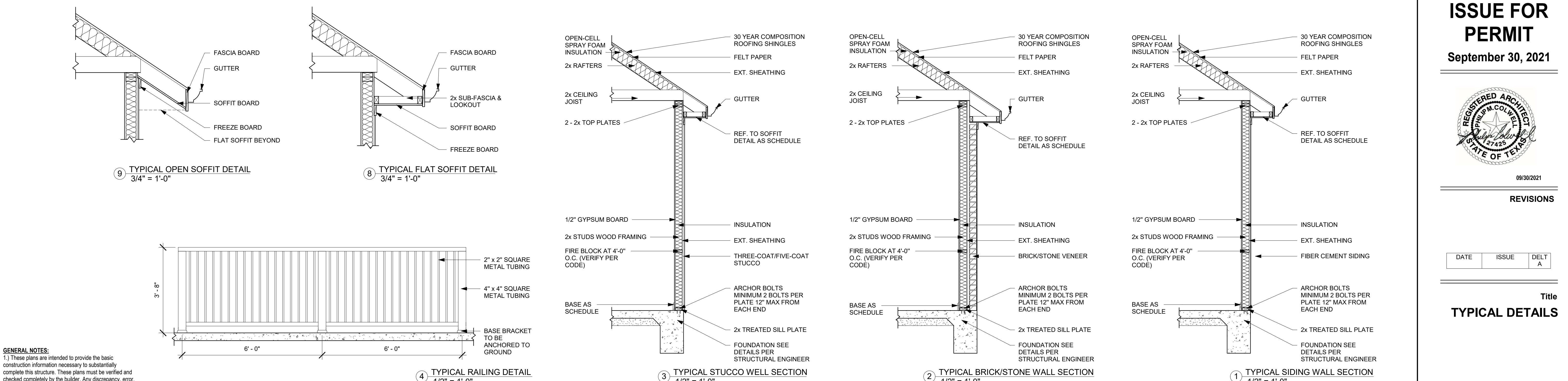
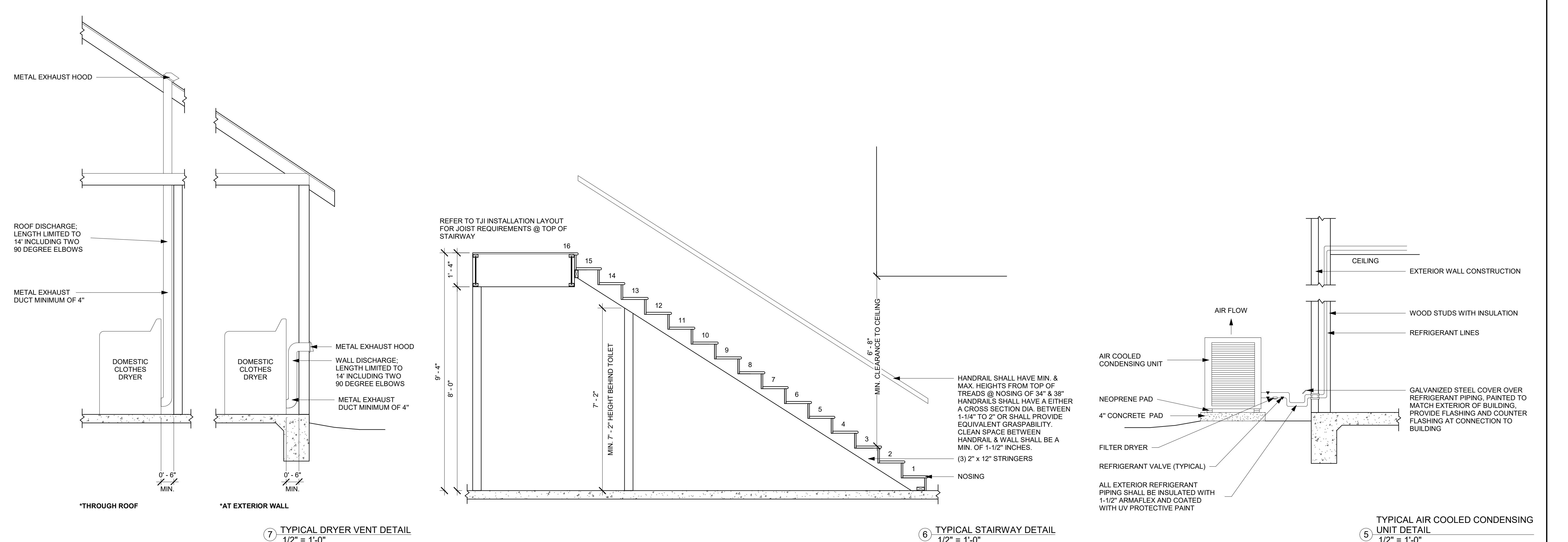
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Title

**TYPICAL DETAILS**

Sheet

**A-401**



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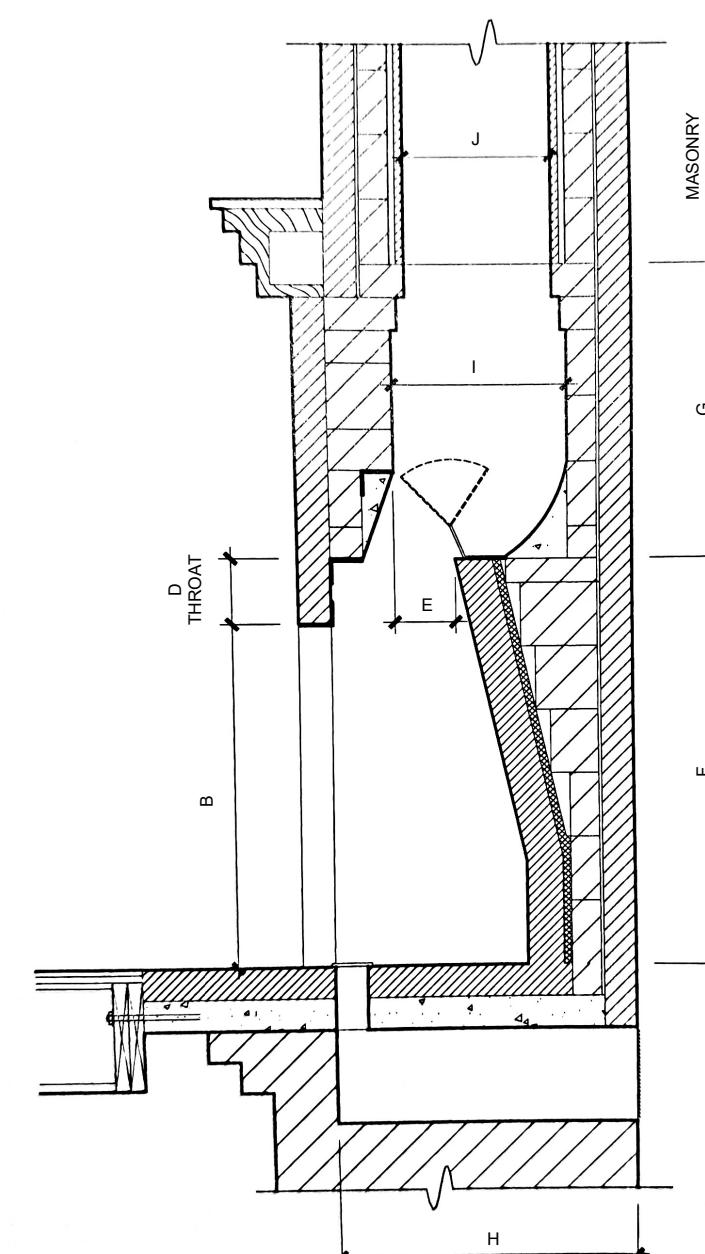
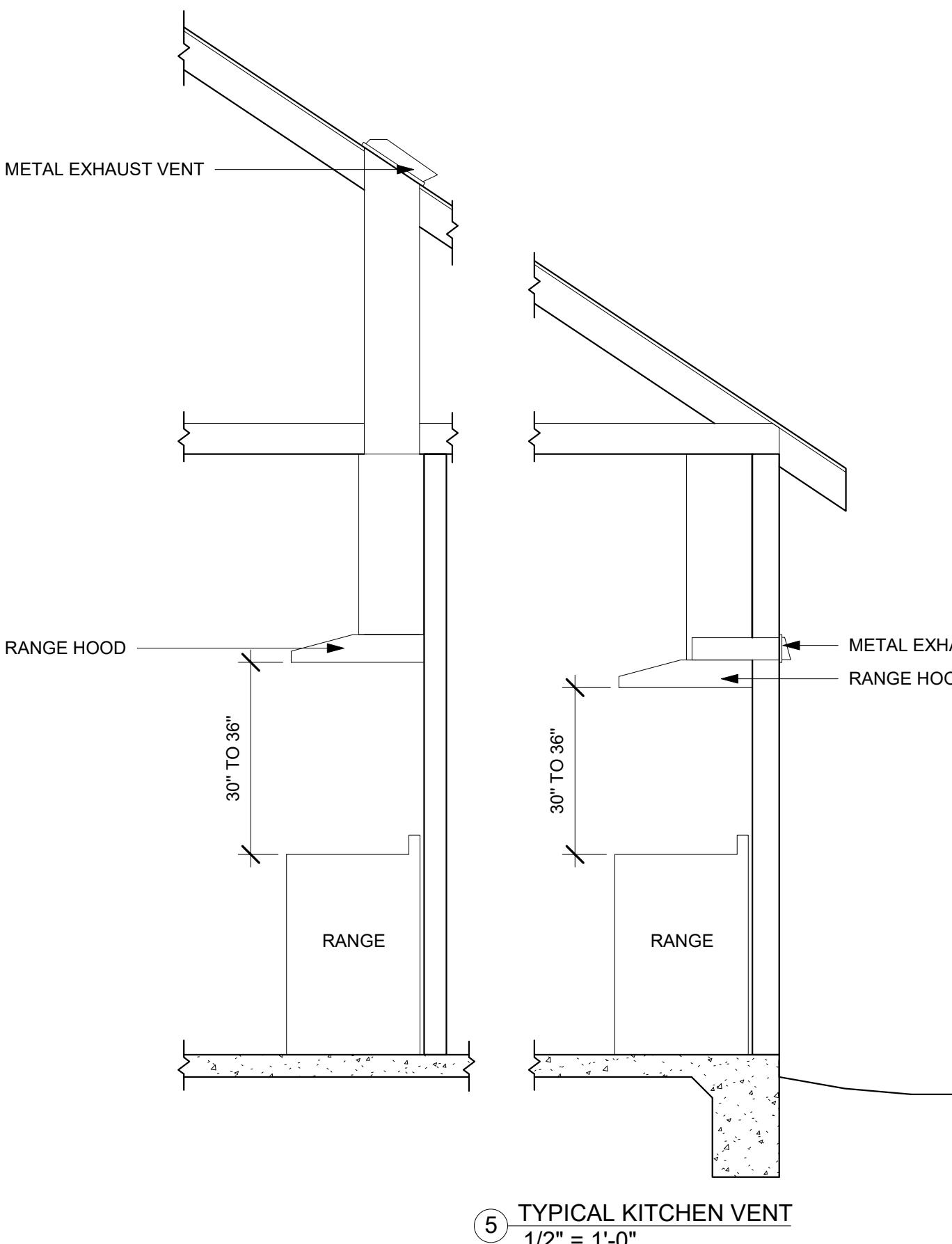
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## TYPICAL DETAILS

Sheet

**A-402**

0 1/2 1 2



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\*ARCHITECTURAL GRAPHIC STANDARDS  
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TWELFTH EDITION

4 TYPICAL MASONRY FIREPLACE  
SECTION  
1/2" = 1'-0"

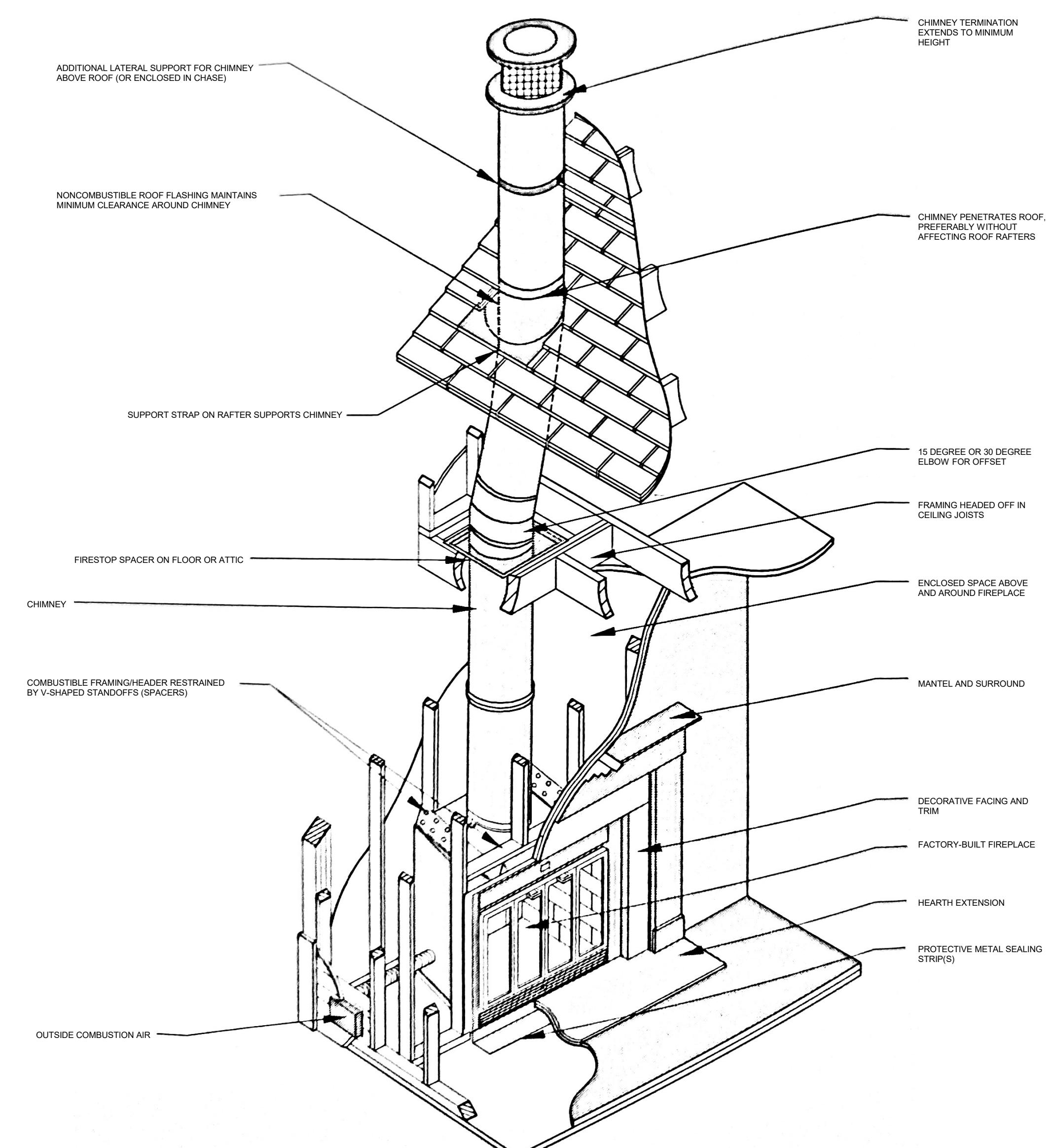
\*ARCHITECTURAL GRAPHIC STANDARDS  
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TWELFTH EDITION

3 TYPICAL GAS FIREPLACE HORIZONTAL  
1/2" = 1'-0"

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TWELFTH EDITION

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TWELFTH EDITION

2 TYPICAL GAS VERTICAL FIREPLACE  
1/2" = 1'-0"



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1 TYPICAL WOOD FIREPLACE  
1/2" = 1'-0"