

**NO ENTRY  
RIGHT ONLY SIGN**  
 SCALE  $\frac{3}{4}''=1'-0''$

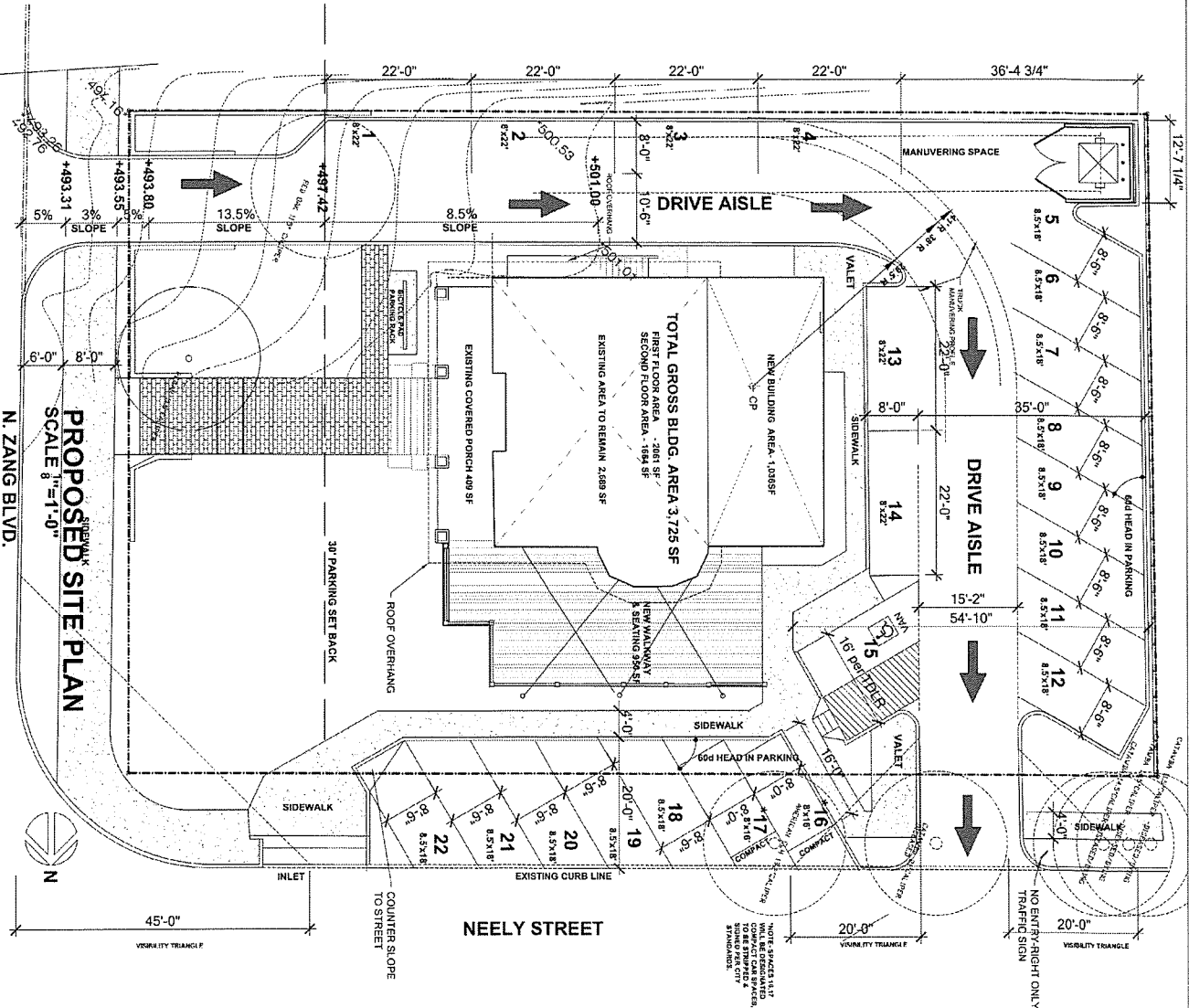
**PROPOSED RE-ZONING PLAN**  
 ZONING PD 468 OAK CLIFF GATEWAY SUB DISTRICT L - WMU-3

**BUILDING AREAS- (INCL PORCHES)** 3,725 SF  
**TOTAL GROSS BUILDING AREA**

**COVERAGE - (INCL. PORCHES)** 15,839 SF  
**SITE AREA** 3,085 SF (19.4%)

**PARKING REQUIREMENTS**  
**GROSS AREA** 3,725 sf. @ 1space=125sf = 30 spaces

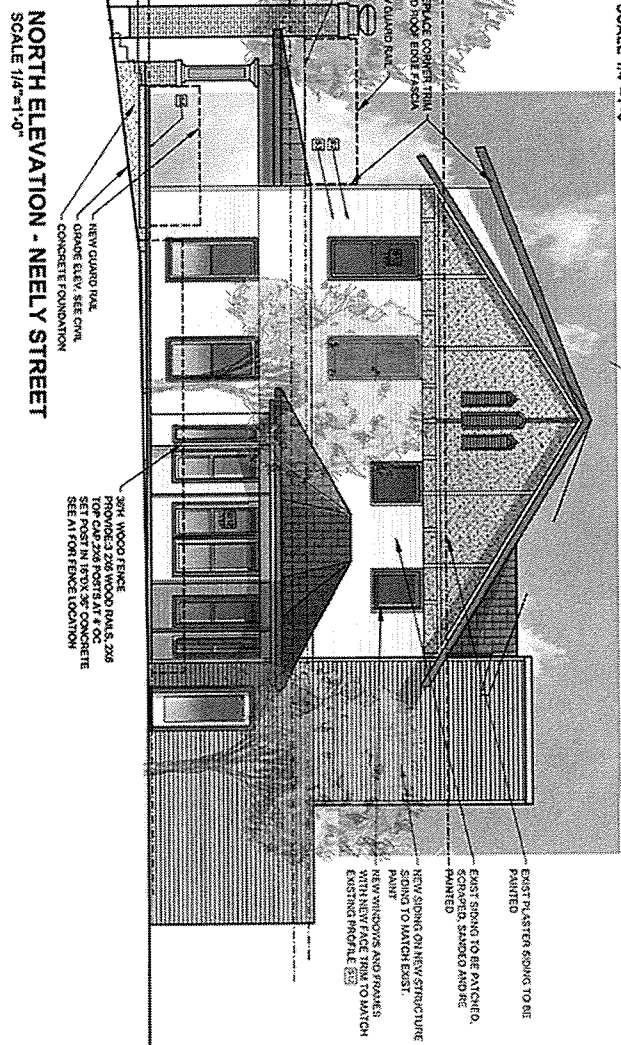
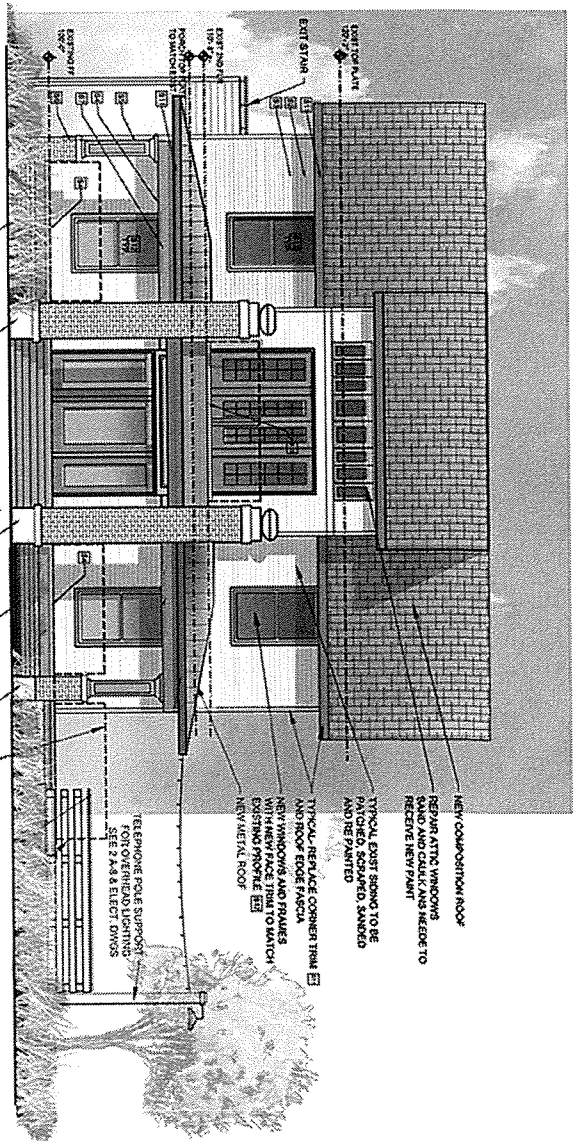
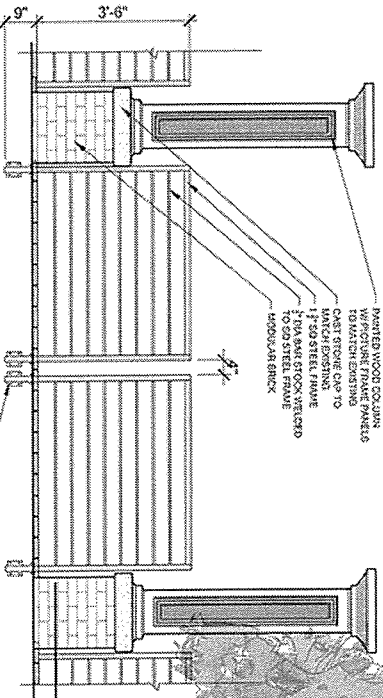
**ZONING DATA**



RE-ZONE	SHEET NUMBER <b>A2</b>	DATE: 100817	<b>MAYORS HOUSE 635 ZANG BLVD.</b>	<b>JIM LAKE COMPANY</b>	<b>Fa</b> FARRELL ARCHITECTS 5000 UNIVERSITY AVENUE
		CHECKED BY:			
		DRAWN BY:			
		PLAN NUMBER:			

SHELL CONSTRUCTION NOTES (SN)

- 51- FIRE PROTECTION: THE BUILDING SHALL BE SPRINKLED WITH A TYPE NFPA 13 SYSTEM.
- 52- INSULATION: EXTERIOR WALLS TO BE INSULATED TO A VALUE OF R-13, ATTIC AND ROOFS TO BE INSULATED TO A VALUE OF R-30. CRAWL SPACE TO BE INSULATED TO A VALUE OF R-11.
- 53- WEATHERPROOFING MEASURE: EXISTING WALLS TO RECEIVE A SYNTHETIC "HOUSE WRAP" PRODUCT EQUAL TO TYVEK BEHIND WOOD SIDING MATERIALS. CONTRACTOR TO INSPECT EXISTING SIDING AND DETERMINE IF A WATER PROOFING MEMBRANE IS PRESENT. SHOULD WATERPROOFING MEMBRANE NOT BE PRESENT THEN SIDING WILL NEED TO BE REMOVED AND NEW WEATHERPROOFING SYSTEM INSTALLED FOLLOWED BY INSTALLATION OF NEW SIDING.
- 54- EXISTING PORCH DECKING: REMOVE EXISTING WOOD DECKING. REPAIR FLOOR FRAMING STRUCTURE AS NEEDED. INSTALL NEW 2X6 WEATHER TREATED DECKING. NEW DECKING TO BE DOUBLE SCREWED AT JOIST SPACING. SLOPE OF NEW DECKING SHOULD BE NO GREATER THAN 5%.
- 55- WOOD COLUMNS: EXISTING WOOD COLUMNS, TOP CAPS, TRIM AND BASES TO REMAIN. PATCH AND REPAIR DECAYED WOOD. PROVIDE NEW WOOD TRIM AND PROFILES TO MATCH EXISTING AS NEEDED. SCRAPE PAINT, CAULK JOINTS AND PAINT- 2 COLORS.
- 56- BRICK BASES AT WOOD COLUMNS: TUCKPOINT MORTAR AND SECURE LOOSE BRICKS IN NEW MORTAR. PAINT BRICK.
- 57- PORCH SILLIT AND HEADER BEAMS: REPAIR EXISTING WOOD TRIM AND BOARD SILLIT MATERIAL. REPLACE BROKEN OR SPLIT BOARDS. SCRAPE PAINT, CAULK JOINTS AND PAINT- 1 COLOR.
- 58- CONCRETE WALL AT PORCH STEPS: REMOVE LOOSE PLASTER, PATCH AS REQUIRED WITH PLASTER TO MATCH EXISTING FINISH AND PROFILE. PAINT.
- 59- GRASS SPACE SURVE: REMOVE EXISTING SIDING MATERIALS AND SKIRT FRAMING. PROVIDE NEW 2X4 WEATHER TREATED BRACING SECURED TO EXISTING STRUCTURAL WOOD BRACING. PROVIDE NEW WEATHER TREATED BRACING MATERIAL TO MATCH EXISTING SIDING TO WITHIN 12" OF GRADE. BOTTOM 12" OF SIDING MATERIAL TO BE CERETICIOUS SIDING EQUAL TO HARDIE BOARD SIDING. PAINT SKIRT.
- 60- SECOND FLOOR ROOF DECK: REMOVE EXISTING PORCH DECKING AND WATERPROOFING MATERIALS. INSPECT EXISTING DECK STRUCTURE FOR SOUNDNESS, ROT AND DECAY. REPAIR AND INSTALL PANELIZED ACCESSIBLE WOOD DECK (4" X 5 1/2" ON WOOD STEEPS).
- 61- ROOF EYES, FASCIA AND SOFFITS: REPLACE MISSING, SPLIT, OR ROTTEN MATERIAL WITH NEW WEATHER TREATED WOOD MATCHING EXISTING PROFILES. SCRAPE PAINT, CAULK JOINTS AND PAINT.
- 62- NEW DOOR AND WINDOW TRIM TO MATCH EXISTING PROFILES.



JIM LAKE COMPANY

MAYORS HOUSE  
635 ZANG BLVD.

DATE:	08/17/17
DRAWN BY:	
CHECKED BY:	
PLAN NUMBER:	
RE-ZONE:	