



NEIGHBORHOOD GROUP NOTICES

A zoning change is requested for the property shown on the attached map. You are listed as an organization within a ½ mile of the proposed change. The purpose of this notice is to provide you with an opportunity for public comment.

You may:

1. Attend the public hearing to present your views and opinions or just merely to observe the proceedings; or
2. Provide a written statement to the Chair of the Commission expressing your support, concerns, or opposition to this case; or
3. Take no further action

Approval or denial of the proposed zoning change by the Zoning Commission is only a recommendation to the City Council. City Council makes the final determination on the outcome of a zoning change.

If you want to comment on this case, please return the form below with any additional written commentary. Letters can be submitted via mail or email as described below. Please submit your response by the Monday before the hearing by 5:00 pm. All letters should reference the relevant case number.

Email: zoninglanduse@fortworthtexas.gov

Mail: Chair of the Zoning Commission
c/o Development Services, City Hall
100 Fort Worth Trail, Fort Worth, TX 76102

To register to speak at the Zoning Commission hearing, please visit fortworthtexas.gov/calendar and select the Zoning Commission meeting date. The deadline for speaker registration is 5:00 p.m. the day before the hearing.

To register to speak at the City Council hearing, please visit fortworthtexas.gov or contact the City Secretary's Office at 817-392-6150.

PUBLIC HEARING DATES	
Zoning Commission	
City Council	
Location: 100 Fort Worth Trail; Council Chambers	
LOCATION MAP	

Case Number:		
Applicant:	Site Address:	Council District:
Current Zoning:	Proposed Zoning:	Proposed Use:

Please complete the section below for your organization, or send a separate letter to the email or mailing address listed above.

Organization Name:	Oppose	Support
Signature of Representative:	Printed Name of Representative:	



ZC-25-061

Aerial Photo Map



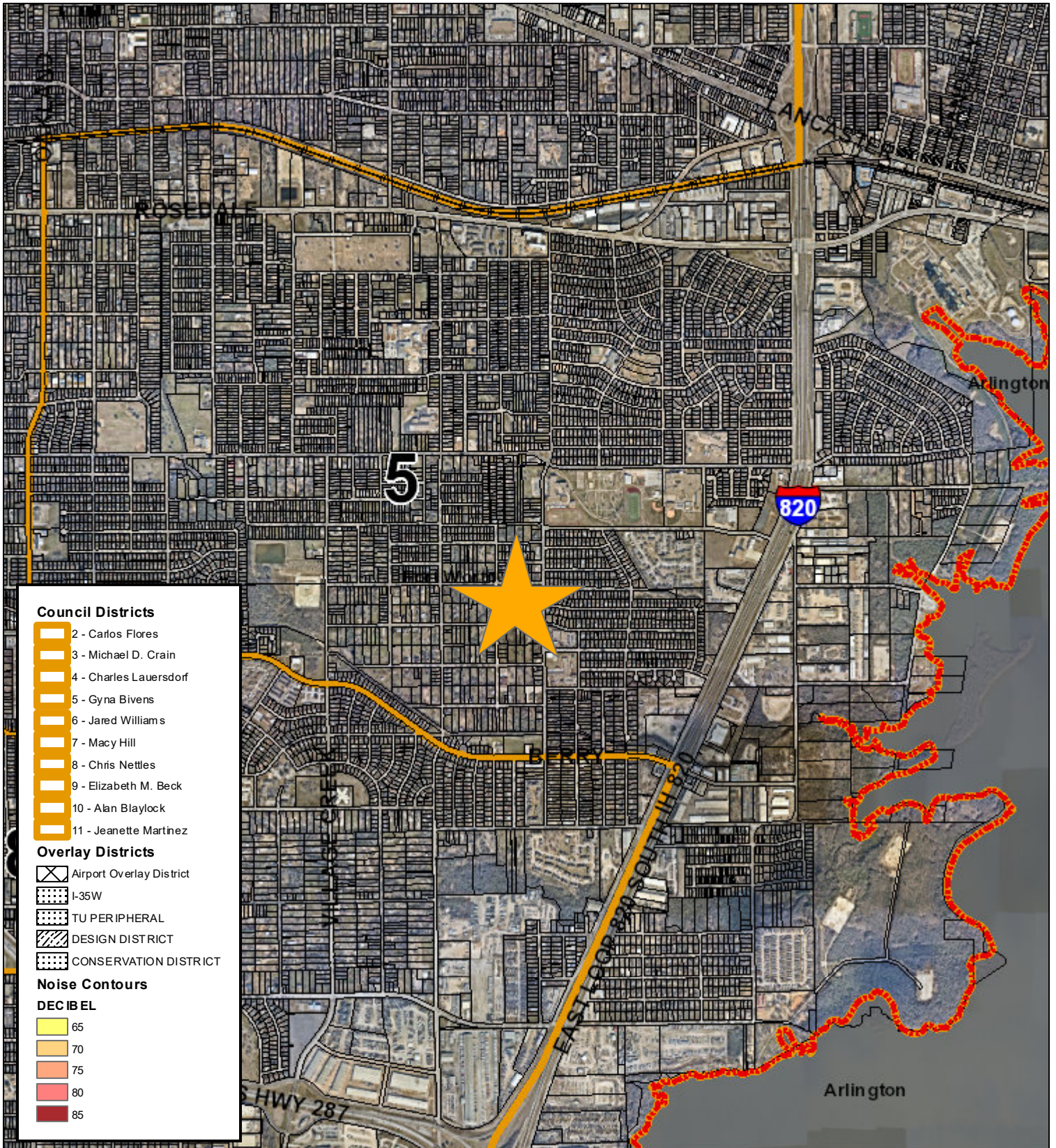
0 37.5 75 150 Feet





ZC-25-061

Area Map



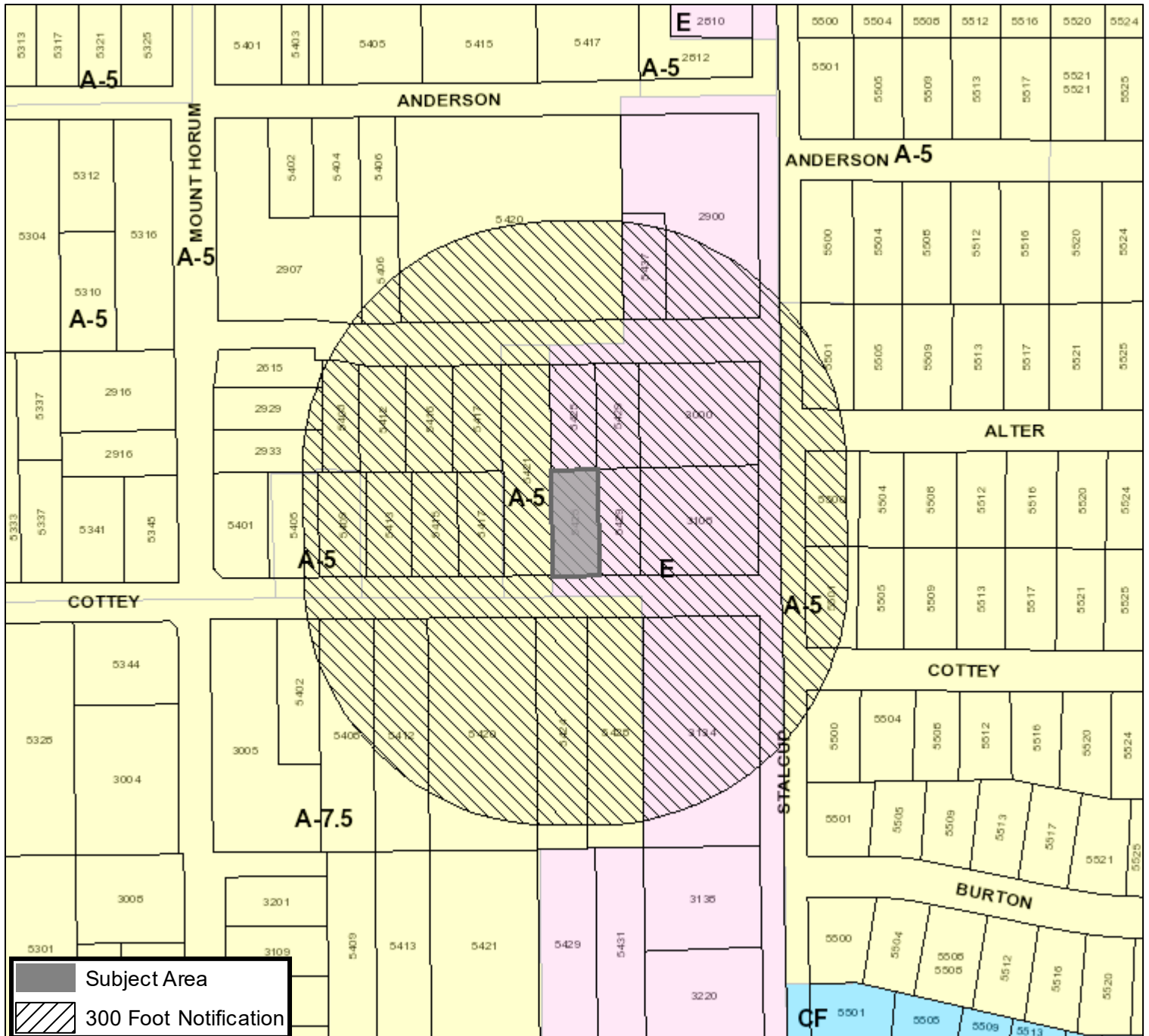
0 1,000 2,000 4,000 Feet



ZC-25-061

Area Zoning Map

Applicant: Smart Solutions Group LLC/Ana Vasquez
Address: 5425 Cottey Street
Zoning From: E
Zoning To: A-5
Acres: 0.16
Mapsc0: Text
Sector/District: Southeast
Commission Date: 6/11/2025
Contact: 817-392-8043



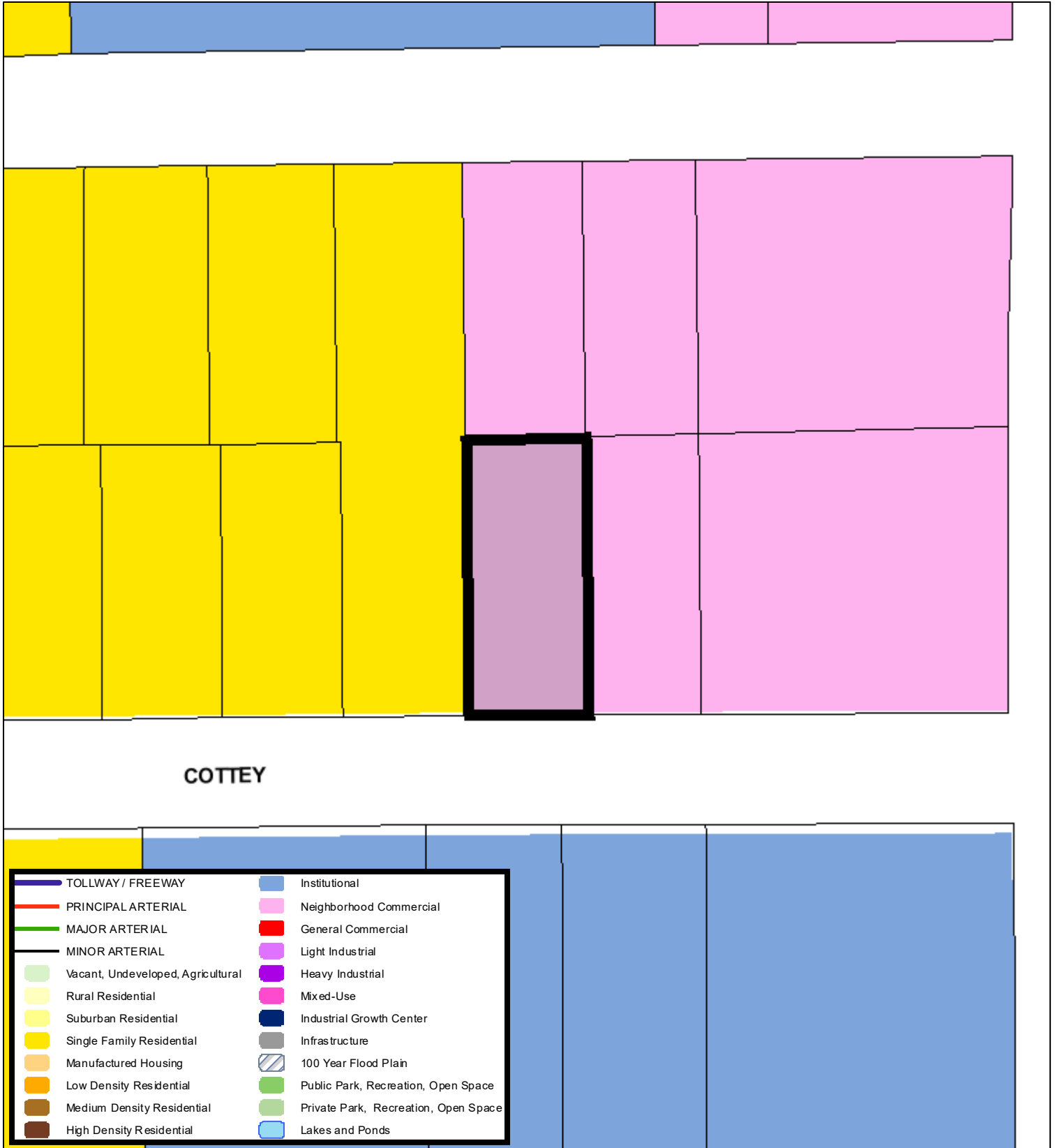
0 85 170 340 Feet

Created: 5/15/2025 9:01:26 PM



ZC-25-061

Future Land Use



60 30 0 60 Feet

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.





ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER SMART SOLUTIONS GROUP LLC

Mailing Address 15900 LA CANTERA PARKWAY STE 20255 City, State, Zip SAN ANTONIO, TX 78256

Phone 708 743 9176 Email anav7499@yahoo.com

APPLICANT ANA VASQUEZ

Mailing Address 9518 County Road 915A City, State, Zip Joshua, TX 76058

Phone 214 289 9314 Email pilar@herack.com

AGENT / OTHER CONTACT LUIS HERNANDEZ

Mailing Address 11551 FOREST CENTRAL DRIVE STE 133 City, State, Zip DALLAS TX 75243

Phone 214 876 8828 Email luis@herack.com

Note: If the property owner is a corporation, partnership, trust, etc., documentation must be provided to demonstrate that the person signing the application is legally authorized to sign on behalf of the organization.

PROPERTY DESCRIPTION

Site Location (Address or Block Range): 5425 COTTEY ST. FORT WORTH TX

Total Rezoning Acreage: 0.16 ☒ I certify that an exhibit map showing the entire area to be rezoned is attached.

If multiple tracts are being rezoned, the exhibit map must clearly label each tract and the current and proposed zoning districts. A platted lot description or certified metes and bounds description is required for each tract, as described below.

Is the property platted?

☒ **YES - PLATTED**

Subdivision, Block, and Lot (list all): SUNRISE ADDITION BLOCK 4 LOT 9C

Is rezoning proposed for the entire platted area? ☒ Yes ☐ No Total Platted Area: 0.16 acres

Any partial or non-platted tract will require a certified metes and bounds description as described below.

☐ **NO - NOT PLATTED**

A Registered Texas Surveyor's certified metes and bounds legal description is required. The boundary description shall bear the surveyor's name, seal, and date. The metes and bounds must begin at a corner platted lot or intersect with a street. All metes and bounds descriptions must close. If the area to be rezoned is entirely encompassed by a recorded deed, a copy of the deed description is acceptable. The certified metes and bounds description must be provided in Microsoft Word format.

Total Area Described by Metes and Bounds: _____ acres

APPLICATION TYPE

Please check the box next to the description that applies to your project. Make sure to select the corresponding application type when submitting your application in Accela (Zoning Change or Site Plan Amendment).

Zoning Change Application	Site Plan Amendment
<input checked="" type="checkbox"/> Rezoning from one standard zoning district to another <input checked="" type="checkbox"/> Rezoning to Planned Development (PD) District <input type="checkbox"/> Adding a Conditional Use Permit (CUP) Overlay <input type="checkbox"/> Modifying development standards, waivers, and/or land uses for an existing PD or CUP	<input type="checkbox"/> Submitting a required site plan for an existing PD <i>(no change to development standards or waivers)</i> <input type="checkbox"/> Amending a previously approved PD or CUP site plan Existing PD or CUP Number: _____ Previous Zoning Case Number: _____

DEVELOPMENT INFORMATION

Current Zoning District(s): E Proposed Zoning District(s): A-5
 Current Use of Property: Neighborhood-commercial
 Proposed Use of Property: Single Family

For Planned Development (PD) Requests Only

First, reference Ordinance Section 4.300 to ensure your project qualifies for PD zoning. If so, complete the following:

Base Zoning District Proposed for PD: _____

Land Uses Being Added or Removed: _____

Are Development Standards or Waivers being requested? ☐ Yes ☐ No If yes, please list below:

☐ Site Plan Included (completed site plan is attached to this application)

☐ Site Plan Required (site plan will be submitted at a future time for approval by Zoning Commission and City Council)

☐ Site Plan Waiver Requested (in the box above, explain why a waiver is needed)

For Conditional Use Permit (CUP) Requests Only

Current Zoning of Property: _____

Additional Use Proposed with CUP: _____

Are Development Standards or Waivers being requested? ☐ Yes ☐ No If yes, please list below:

☐ A site plan meeting requirements of the attached checklist is included with this application (required for all CUP requests)

DETAILED PROJECT DESCRIPTION

Please provide a detailed summary of your proposal below. This should include a detailed description of the proposed use and reason for rezoning, how this use is compatible with surrounding land uses and the City's Comprehensive Plan, and any other details relevant to your request. Feel free to attach additional pages, concept plans, etc. as needed.

For PD or CUP requests, please explain why your proposal cannot be accommodated by standard zoning districts, clarify if any waivers are being requested and why, and detail any changes from previously approved site plans or development standards.

We are requesting a zone change to build a single-family house in our property located on 5425 lot 9C Cottey Street.

The left adjacent property is residential and the next lot to our right is empty. Our property is not located in the main commercial street, that in this case would be Stalcup St, where the childcare facility is located.

In the block there is a church, and all the other lots are residential single-family houses.

ADDITIONAL QUESTIONS

1. Is this property part of a current Code Compliance case? ☐ Yes ☒ No If yes, please explain:

2. Is the purpose of this request to provide a reasonable accommodation for a person(s) with disabilities? ☐ Yes ☒ No

If yes, this application will be directed to the Development Services Director or Zoning Administrator for review pursuant to Ordinance No. 22098-03-2016, "Reasonable Accommodation or Modification for Residential Uses." Applications under a Reasonable Accommodation Ordinance review will not be heard by the Zoning Commission. Please see Ordinance No. 22098-03-2016 (Chapter 17, Division V) for more information. (Note to staff: If yes, send a copy of this application and any attachments to the Zoning Administrator as soon as possible.)

3. Have you contacted the relevant Council Member to discuss your proposal? ☐ Yes ☒ No Click to find your Council District.

4. Have you contacted nearby neighborhood organizations and property owners to discuss your proposal? ☐ Yes ☒ No

The Fort Worth Neighborhood Database includes contact information for each registered organization. To find a list of organizations in close proximity to your site, please use the Online Zoning Map or contact Community Engagement. All registered groups within ½ mile of your site and property owners within 300 feet will be notified of the request.

5. Would you need Translation Services to explain your case and answer questions at either the Zoning Commission and/or at City Council hearing? (at no cost to you)

¿Va usted a necesitar servicios de traducción para explicar y contestar preguntas sobre su caso ante la Comisión de Zonificación y/o frente al Consejo de la Ciudad? (sin coste para usted) ☐ Sí ☒ No

If yes, please explain in which language you need translation/ Si así lo quiere, explique en qué idioma: _____

6. The following items are required with your application. Please confirm submittal by checking each item below.

- ☒ Completed copy of Zoning Change Application with original signatures (pages 2-6)
- ☒ Corporate documents demonstrating signature authority if property owner is a corporation, partnership, trust, etc.
- ☒ A copy of the recorded plat or certified metes and bounds description (page 2)
- ☒ An exhibit map showing the entire area to be rezoned with labels for current and proposed zoning districts
- ☒ If requesting Planned Development (PD) zoning or a Conditional Use Permit (CUP):
 - ☒ Site Plan meeting requirements of attached checklist (pages 7-8)
 - ☒ A list of all waiver requests with specific ordinance references

ACKNOWLEDGEMENTS / LETTER OF AUTHORIZATION FOR ZONING CASE REPRESENTATION

I certify that the above information is correct and complete to the best of my knowledge and ability and that I am now, or will be, fully prepared to present the above proposal before the Zoning Commission and City Council public hearings. I further certify that I have read and understand the information provided, concerning the policies and procedures regarding consideration of my zoning request.

I understand that Planning staff will not conduct a plan review for this development and any and all development / design standards must be adhered to unless otherwise specified through a waiver.

I understand that all recommendations of the Zoning Commission will be forwarded to the City Council for final determination, normally scheduled for the second Tuesday of the following month. I further understand that any actions of the Zoning Commission are considered recommendations to the City Council and that I may be heard by the City Council at the prescribed Council hearing date where a final decision will be made.

I further understand that if I am not present nor duly represented at the Commission's public hearing, the Zoning Commission may dismiss my request, which constitutes a recommendation that the request be denied. I further understand that if I am not present, or duly represented, at the City Council public hearing, the City Council may deny my request.

I reserve the right to withdraw this proposal at any time, within 14 days of the deadline filing date, upon written request filed with the Executive Secretary of the Commission. Such withdrawal shall immediately stop all proceedings thereon; provided, however, case withdrawal, filed any time after the 14 days following the filing deadline, shall constitute a denial by the Commission and City Council. I understand my filing fee is not refundable upon withdrawal of my case application after public notice, nor following denial by the Commission or Council of my case. I / we respectfully request approval and adoption of the proposed zoning / land use of property, within the City of Fort Worth, as identified in this application.

SIGN INSTALLATION AUTHORIZATION

Authority is hereby granted to the City of Fort Worth, or its agent, to install upon the above described property, sign or signs in a conspicuous place, or places, at a point, or points nearest any right-of-way, street, roadway or historic designation, or, special exception or public thoroughfare abutting said property. Such sign or signs indicate that a zoning amendment is proposed and that further information can be acquired by telephoning the number indicated. I shall inform City Staff if the sign is removed, lost, or otherwise ceases to be displayed on my property during the processing of the zoning case.

Owner's Signature (of the above referenced property): _____



Owner's Name (Printed): SMART SOLUTIONS GROUP LLC

If application is being submitted by an applicant or agent other than the property owner, complete the section below:

AUTHORITY IS HEREBY GRANTED TO (NAME) ANA VASQUEZ ACTING ON MY BEHALF AS THE OWNER OF THIS PROPERTY AS INDICATED AT THE APPRAISAL DISTRICT, TO FILE AND PRESENT AN APPLICATION TO THE CITY OF FORT WORTH, TEXAS, TO REQUEST A CHANGE IN ZONING CLASSIFICATION FOR THE FOLLOWING PROPERTY:
5425 COTTEY STREET (CERTIFIED LEGAL DESCRIPTION)

Owner's Signature (of the above referenced property) _____

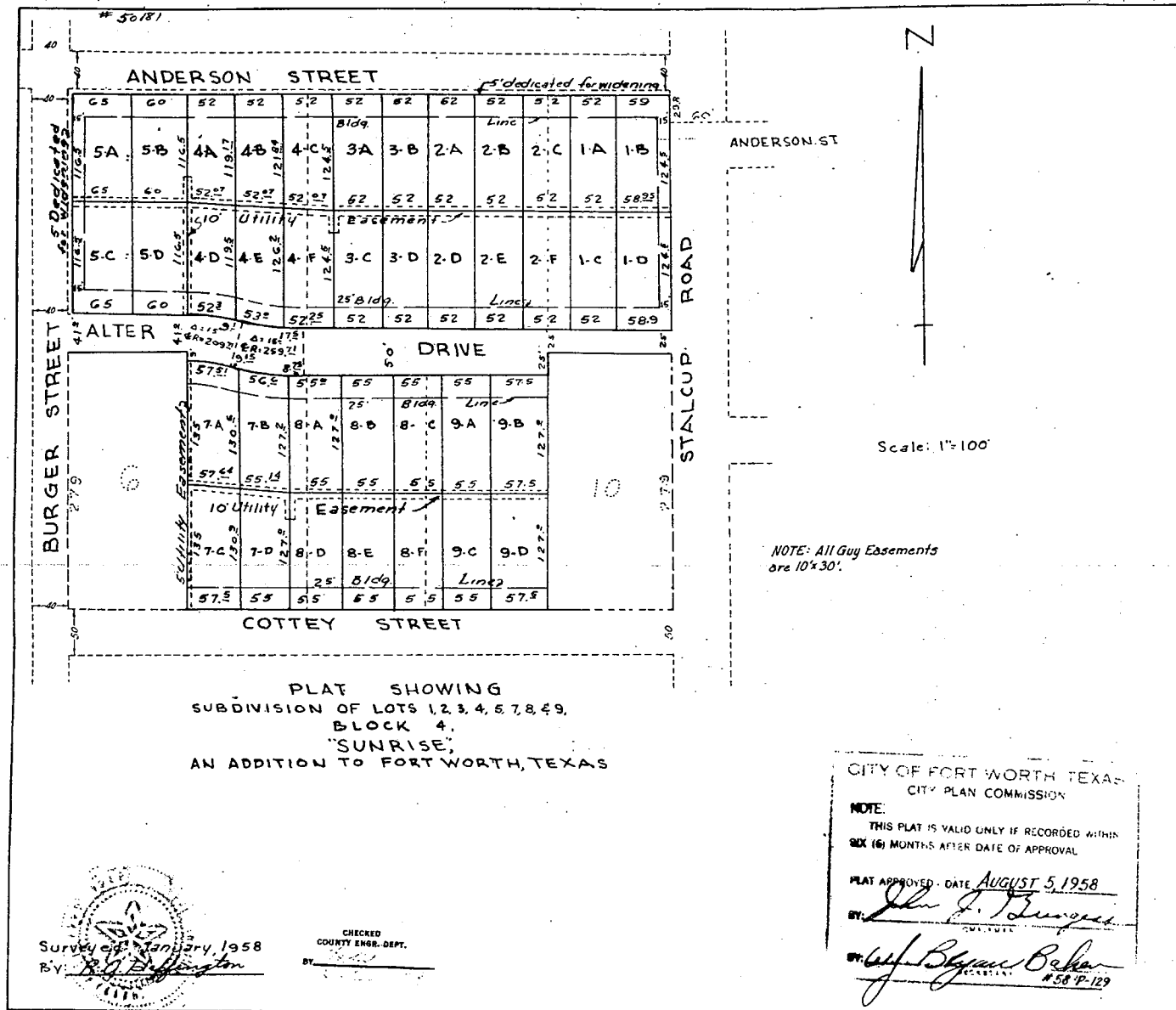
LUIS MARIO JUAREZ ARANDA

Owner's Name (Printed)

Applicant or Agent's Signature _____

ANA VASQUEZ

Applicant or Agent's Name (Printed):



TRUE AND CORRECT COPY OF
 ORIGINAL RECORD FILED IN
 TARRANT COUNTY, TEXAS
 MARY LOUISE NICHOLSON, COUNTY CLERK

151
Old Plat No.

REVISION of a Part of
Land In

DIAMOND HILL Addition
Survey

Block No.

Abstract No.

No. of Acres For PLAT, see preceding page, i.e., Page 150, which is a part hereof.

Plat No.

VOLUME 388-B
Page 151

Scale _____ Feet
Varies to the Inch

Map of a revision of Blocks 31, 33 & 46, and Lots 1, 14 & 15, Block 36; Lots 1, 2, 16 & 17, Block 37; and Lots 1, 18 & 19, Block 38; and showing corrected dimensions on Lot 1, Block 34, Lots 1 & 11, Block 35, and the dimensions of all Lots in Blocks 39, 40, and the south half of Block 41, DIAMOND HILL ADDITION, an Addition to Fort Worth, Texas.

Q/R
FRESHOLD PROPERTY COMPANY
TO : PLAT and DEDICATION
THE PUBLIC

STATE OF TEXAS
COUNTY OF TARRANT

KNOW ALL MEN BY THESE PRESENTS:

That the Freshold Property Company, a corporation, being the owner of blocks 31, 33, and 46; and lots 1, 14, & 15, block 36; lots 1, 2, 16, & 17, block 37; lots 1, 18, & 19, block 38; lot 1, block 34; lots 1 & 14, block 35; blocks 39 and 40, and the south half of block 41, all of Diamond Hill, an Addition to Fort Worth, Tarrant Co., Texas, does hereby adopt the hereon map as correctly representing its plan for revising block 31, and the western portion of blocks 36, 37, and 38, and to show the dimensions of other lots shown hereon.

IN WITNESS WHEREOF the said Corporation has caused these presents to be executed by its president, attested by its secretary, and its corporate seal attached, this ____ day of _____
(SEAL)

Glen Walker, President.

Attest: Ed. K. Collett, Secretary.

STATE OF TEXAS

COUNTY OF TARRANT Before me, the undersigned authority, a notary public in and for Tarrant County, Texas, this day personally _____ W. Glenn Walker, as President of the Freshold Property Company, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein stated, and as the act and deed of said corporation.

Given under my hand and seal of office, this 13th day of March, 1941.

L. S.

Ada M. Witt, Notary Public in and for Tarrant County, Texas.

(COUNTY CLERK'S NOTE:- The PLAT above referred to appears on the preceding page, i.e., Page 150.)

Filed for Record April 3, 1941, at 1:33 P. M.

Recorded May 5, 1941, at 3:30 P. M.

Mrs. Happy Shelton Wood, County Clerk, .

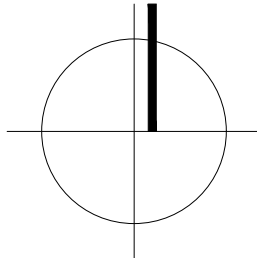
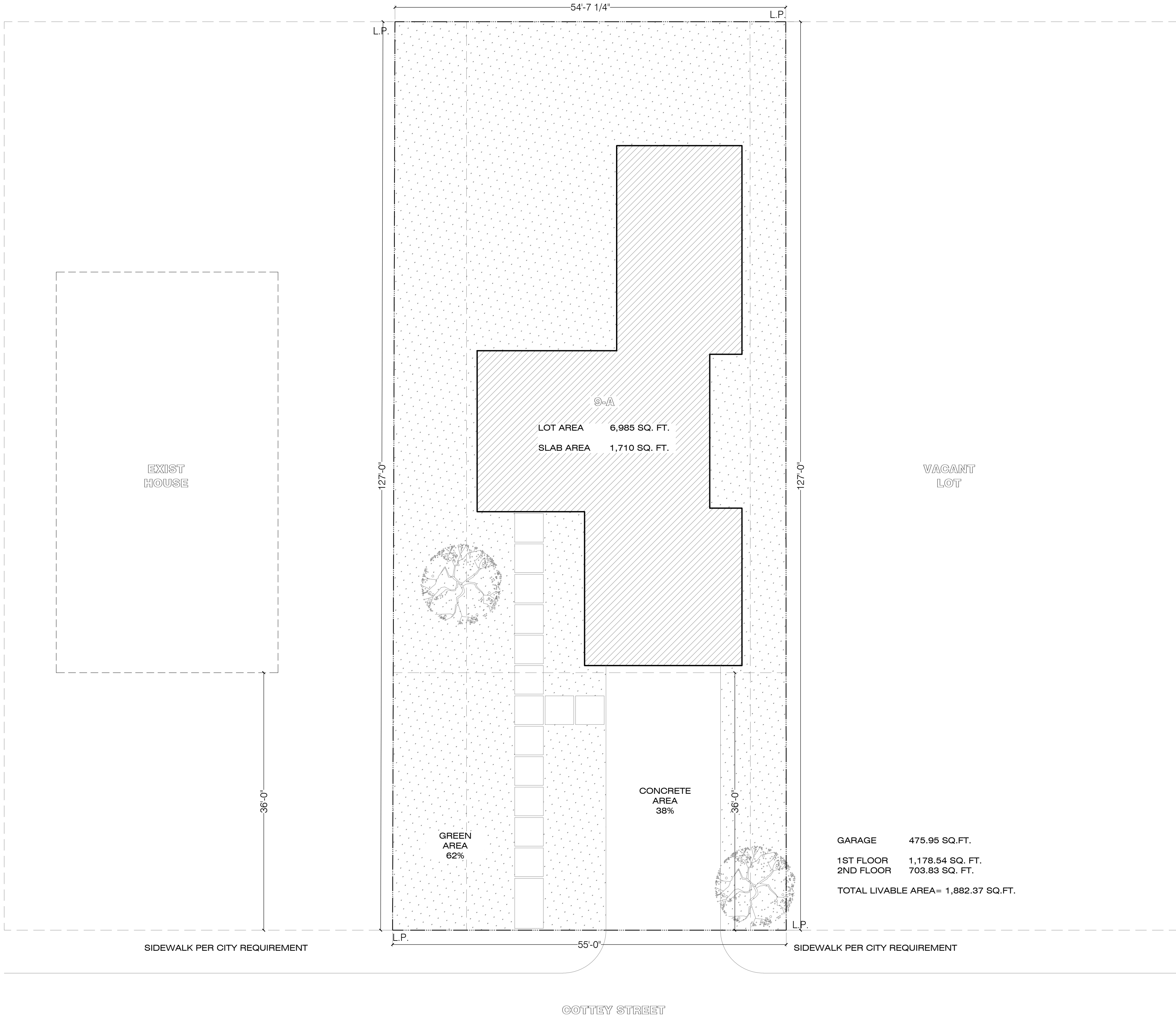
Tarrant County, Texas.

By *J. J. G...*
Deputy.

#6978



A CERTIFIED COPY
01-05-2023
ATTEST:
MARY LOUISE NICHOLSON, County Clerk
Tarrant County, Texas
BY: *Sanche Witt* Deputy



SITE PLAN | 01
SCALE: 1/8" = 1'-0"

PROJECT | COTTEY HOUSE

PROPERTY ADDRESS: 3425 COTTEY STREET, FORTH WORTH, TX 76143

Sheet Title:

SITE PLAN

Notes:

Scale:

Design Director: Sara Adel

Sheet:

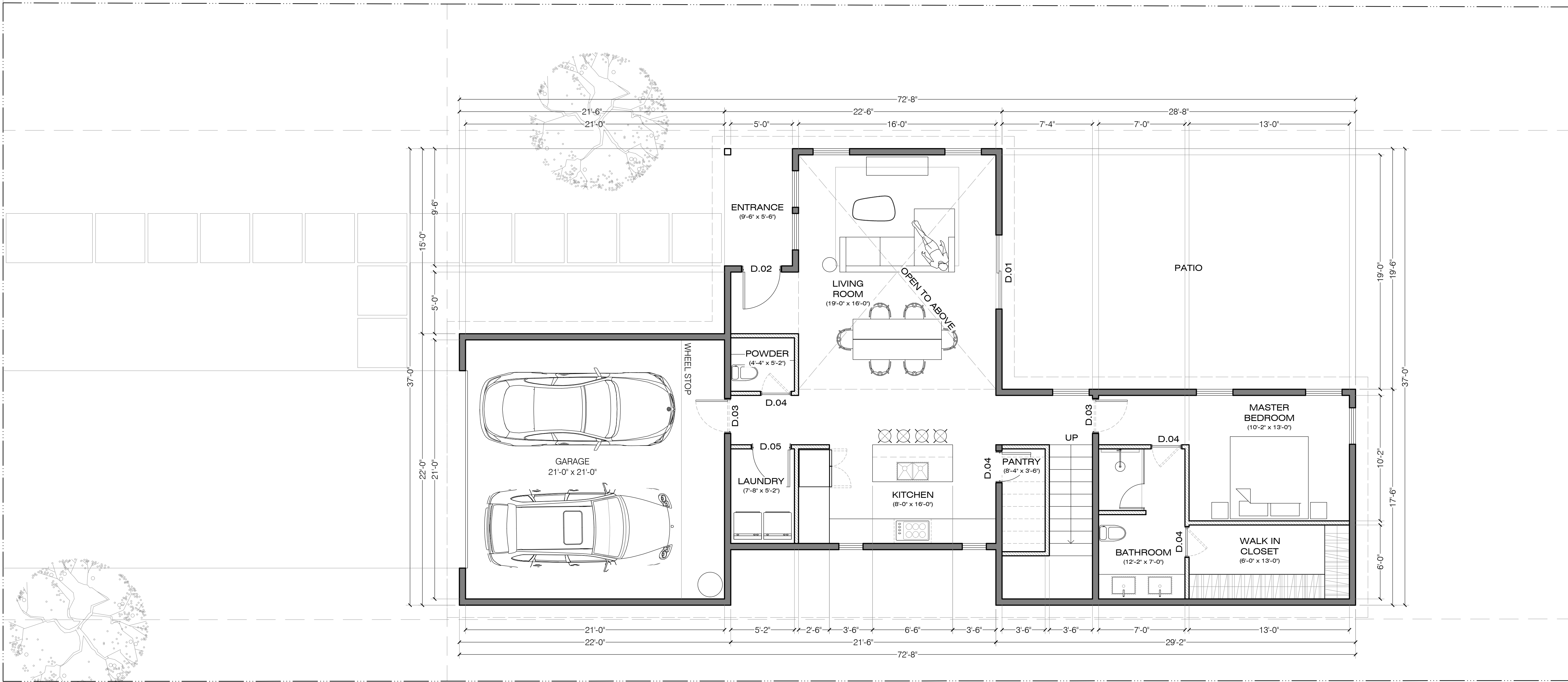
Issue Date:

06 FEB 2025

A101

4402 Camino de la plaza
2138 San Ysidro 92173
Tel. MX: +52 664 130 1365

www.saraackel.com



GARAGE 475.95 SQ. FT.
1ST FLOOR 1,178.54 SQ. FT.
2ND FLOOR 703.83 SQ. FT.
TOTAL LIVABLE AREA= 1,882.37 SQ. FT.

FLOOR PLAN - 1ST FLOOR
SCALE: 1/4" = 1'-0" 02

PROJECT | COTTEY HOUSE

PROPERTY ADDRESS: 3425 COTTEY STREET, FORTH WORTH, TX 76143

Sheet Title: FLOOR PLAN - 1ST FLOOR

Notes:

Scale:

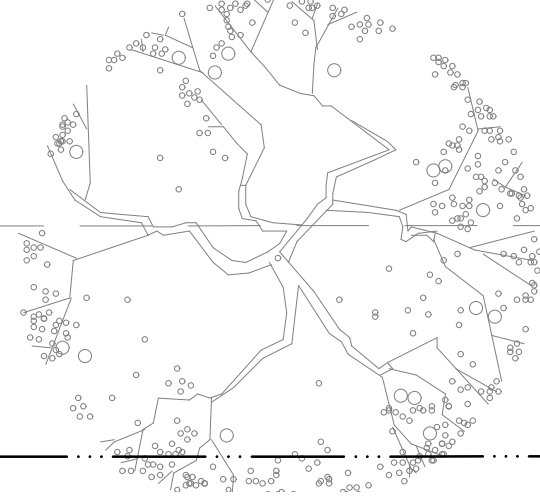
Design Director: Sam Ackel

Sheet:

A102

Issue Date:

06 / FEB / 2025



PROJECT | COTTEY HOUSE

PROPERTY ADDRESS: 5425 COTTEY STREET, FORTH WORTH, TX 75043

Sheet Title:
FLOOR PLAN - 2ND FLOOR

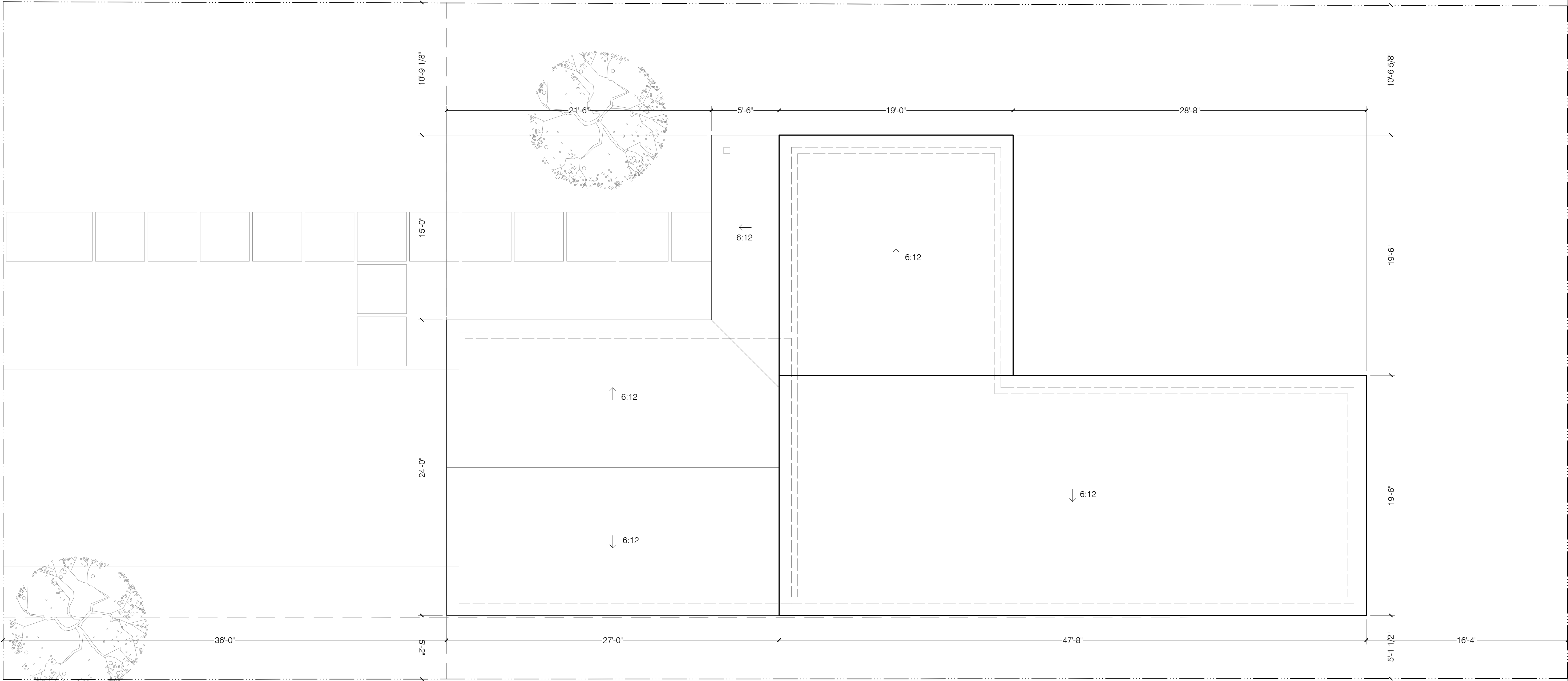
Design Director: Sara Ackel

Issue Date :

06 | FEB | 2025

A103

4492 Camino de la plaza
2139 San Ysidro 92173
Tel MX. +52 664 120 1265
www.saraackel.com



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

04

PROJECT | COTTEY HOUSE

PROPERTY ADDRESS: 3425 COTTEY STREET, FORTH WORTH, TX 76143

Sheet Title:
ROOF PLAN

Notes:

Scale:

Design Director: Sam Adell

Sheet:

Issue Date:

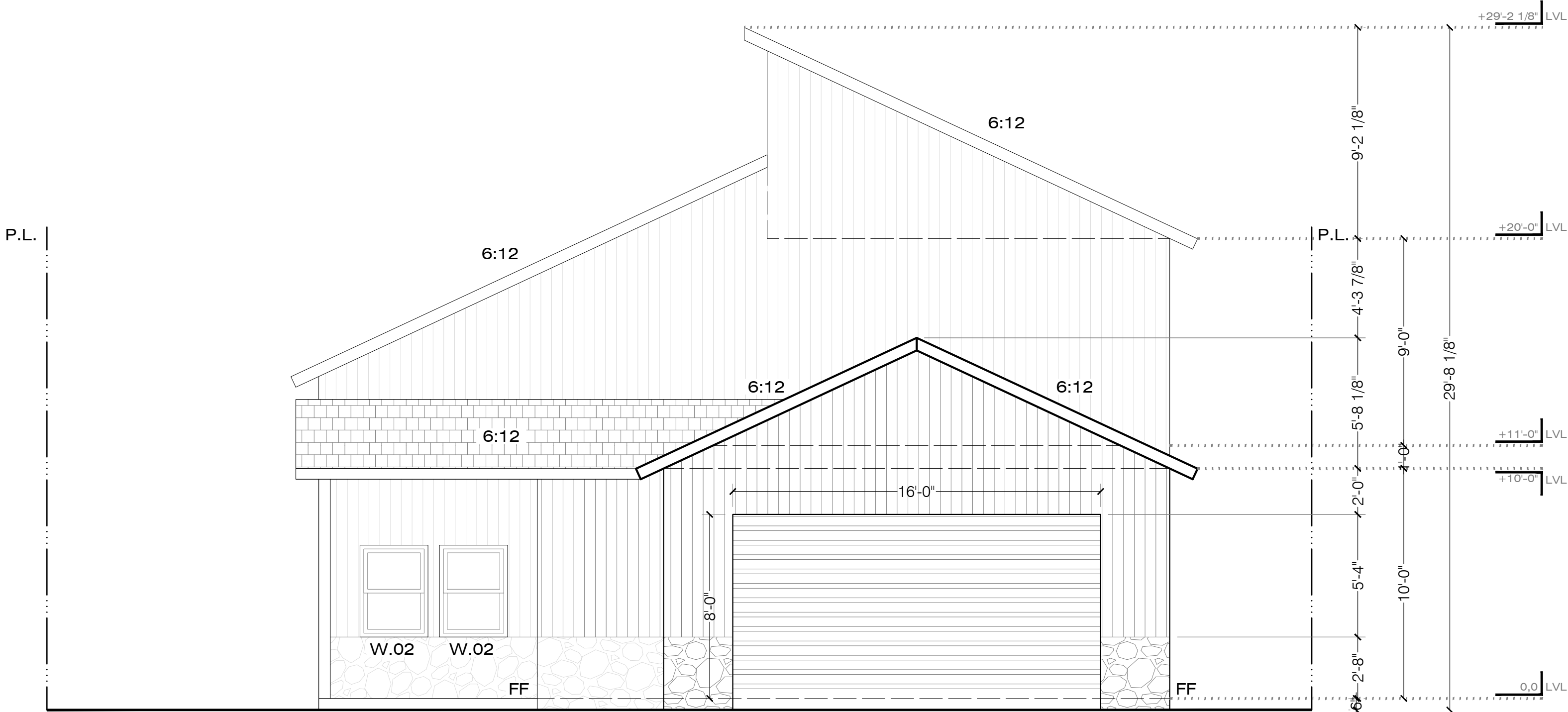
06 / FEB / 2025

A104

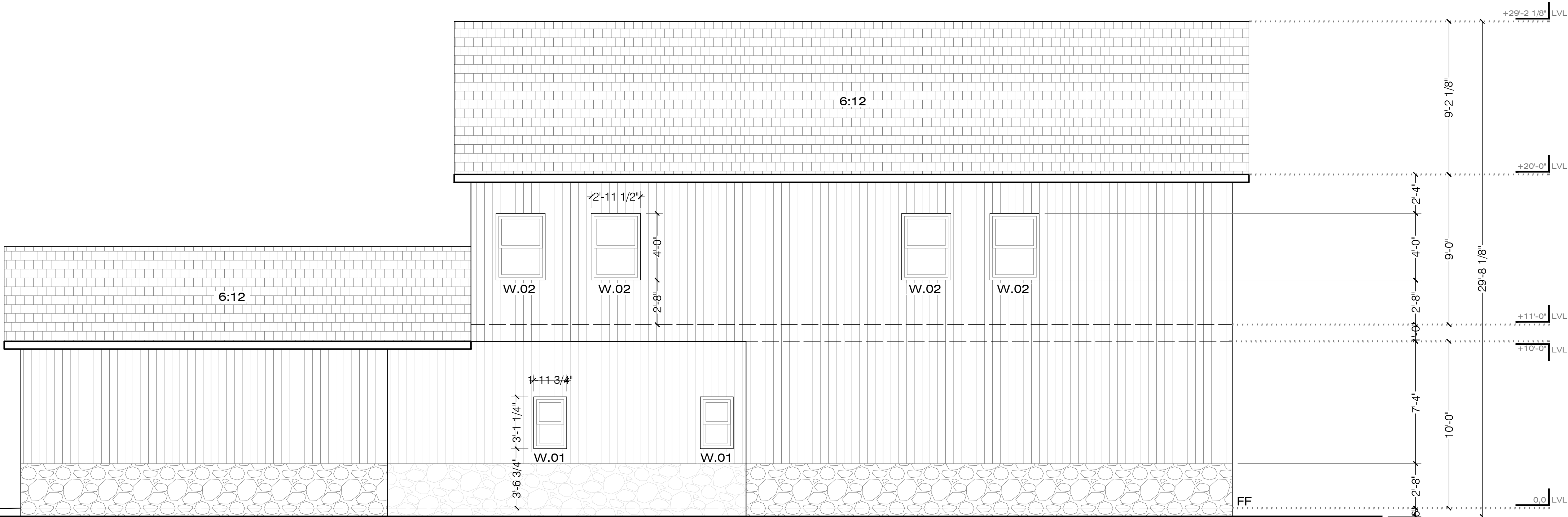
4402 Camino de la plaza
2139 San Ysidro 92173
Tel. MX. +52 664 130 1365
www.saraackel.com

WINDOWS AND DOORS SHEDULE

#	QTY	DESCCRIPTION
W.01	2	WINDOW. AMERICAN CRAFTSMAN 23.75 IN X 37.25 IN PRO SERIES WHITE
W.02	12	WINDOW. AMERICAN CRAFTSMAN 37.75 IN X 56.75 IN SERIES WHITE
D.01	1	PATIO DOOR. PLY GEM 72 IN X 80 IN SERIES WHITE
D.02	1	39 IN X 80 IN EXTERIOR WOOD DOOR
D.03	5	34 IN X 80 IN INTERIOR WOOD DOOR
D.04	8	30 IN X 80 IN INTERIOR WOOD DOOR
D.05	1	39 IN X 80 IN INTERIOR WOOD DOOR



FRONT ELEVATION (SOUTH) 01
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION 02
SCALE: 1/4" = 1'-0"

PROJECT | COTTEY HOUSE

PROPERTY ADDRESS: 3425 COTTEY STREET, FORTH WORTH, TX 76143

Sheet Title:

ELEVATIONS

Notes:

Scale:

Design Director: Sam Ackel

Sheet:

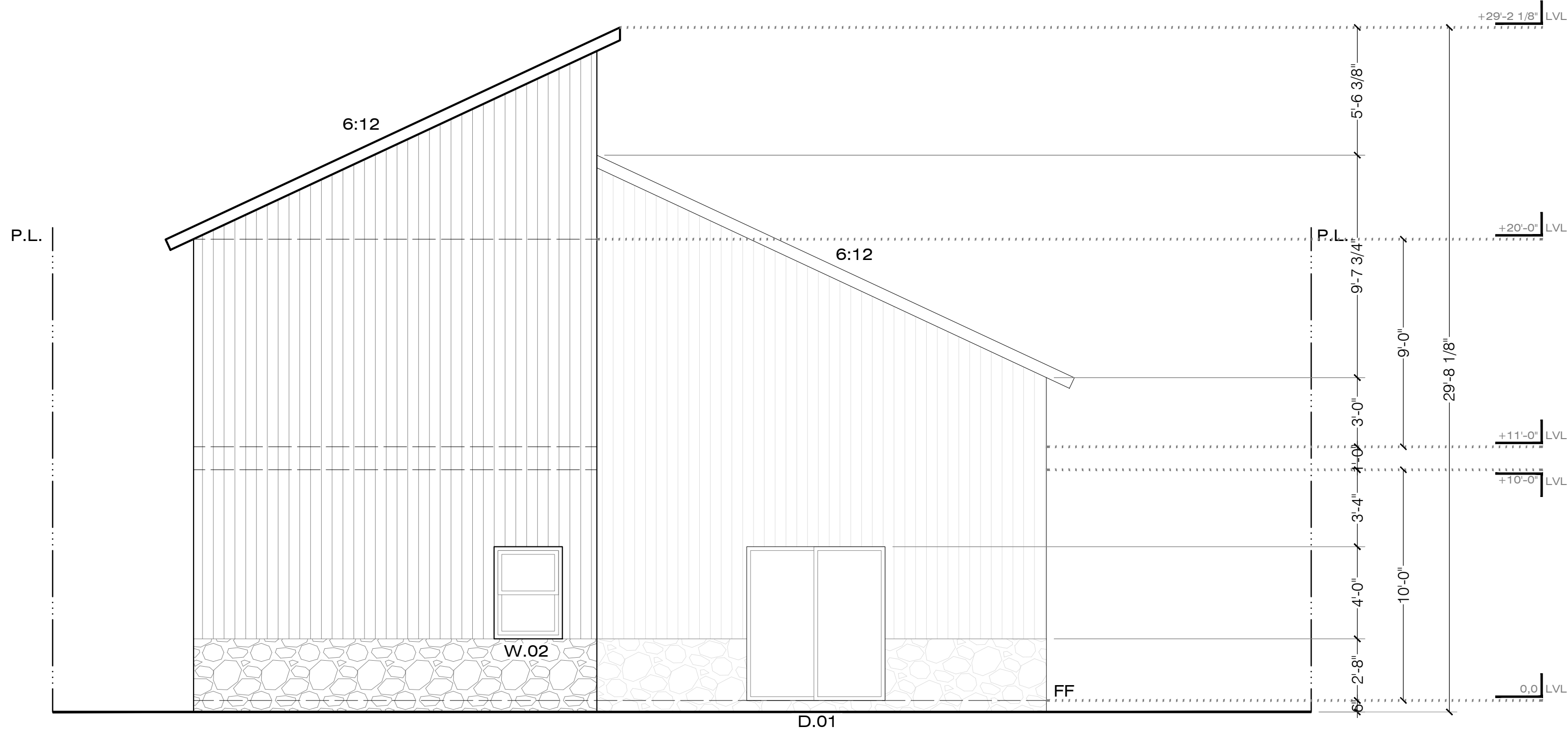
Issue Date:

06 / FEB / 2025

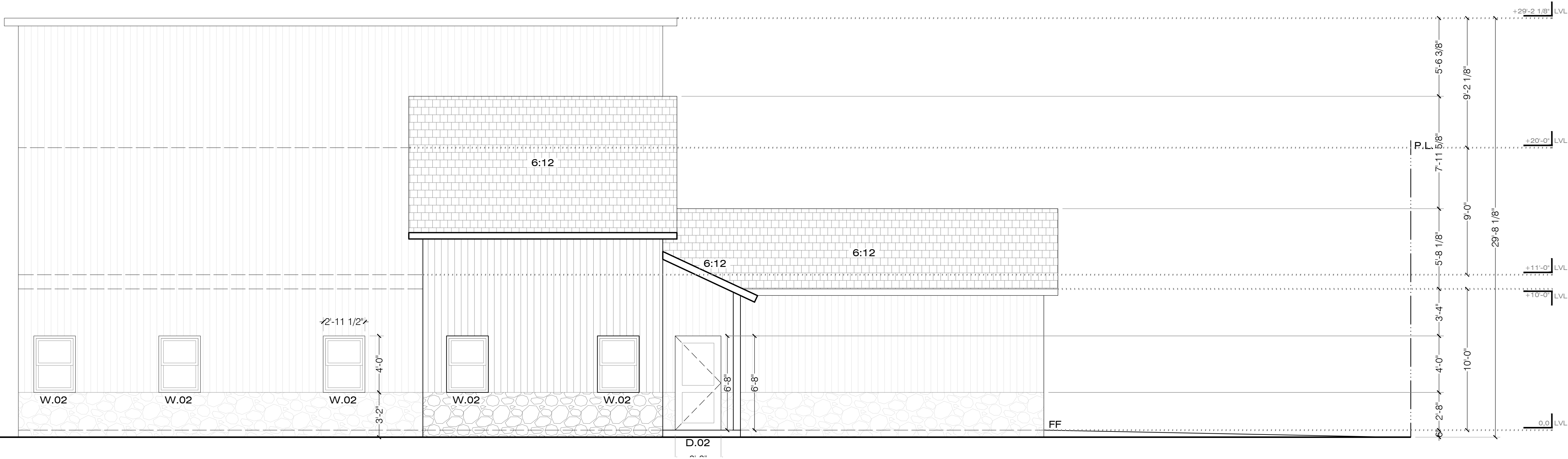
A201

WINDOWS AND DOORS SHEDULE

#	QTY	DESCORPTION
W.01	2	WINDOW. AMERICAN CRAFTSMAN 23.75 IN X 37.25 IN PRO SERIES WHITE
W.02	12	WINDOW. AMERICAN CRAFTSMAN 37.75 IN X 56.75 IN SERIES WHITE
D.01	1	PATIO DOOR. PLY GEM 72 IN X 80 IN SERIES WHITE
D.02	1	39 IN X 80 IN EXTERIOR WOOD DOOR
D.03	5	34 IN X 80 IN INTERIOR WOOD DOOR
D.04	8	30 IN X 80 IN INTERIOR WOOD DOOR
D.05	1	39 IN X 80 IN INTERIOR WOOD DOOR



BACK ELEVATION (NORTH) 03
SCALE: 1/4" = 1'-0"



LEFT ELEVATION 04
SCALE: 1/4" = 1'-0"

PROJECT | COTTEY HOUSE

PROPERTY ADDRESS: 3425 COTTEY STREET, FORTH WORTH, TX 76143

Sheet Title:
ELEVATIONS
Notes:
Scale:

Design Director: Sam Ackel

Sheet:

Issue Date:

06 / FEB / 2025

A202

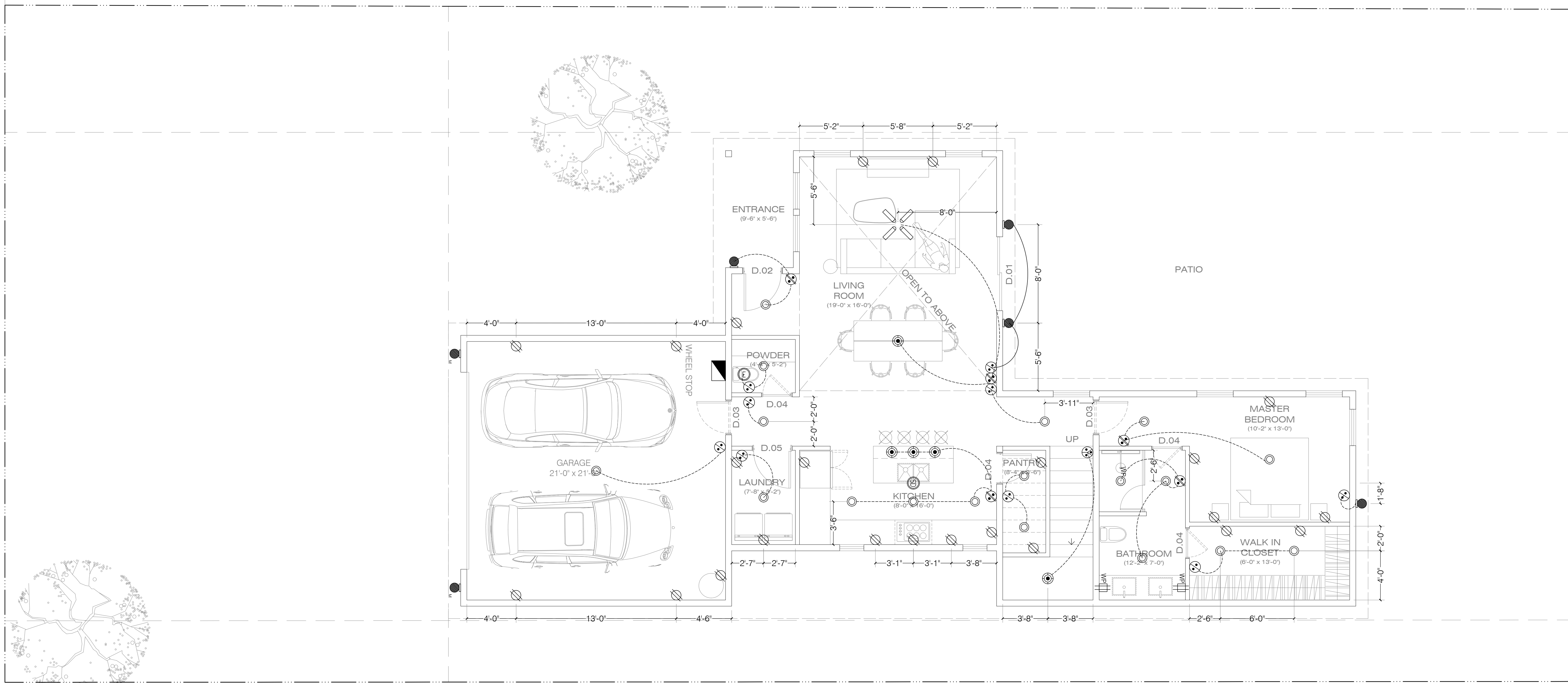
4402 Camino de la plaza
2138 San Ysidro 92173
Tel. MX. +52 664 130 1365
www.saraackel.com

LEGEND

	WALL WIRE		WATERPROOF RECESSED LED LIGHT
	CEILING WIRE		EXTRACTOR
	FLOOR WIRE		EXTERIOR WALL LED LIGHT
	OUTLET		EXTERIOR MOTION WALL LED LIGHT
	WATERPROOF OUTLET		SMOKE DETECTOR
	SWITCH		LED PEND LAMP
	DOUBLE SWITCH		CEILING FAN
	TRIPLE SWITCH		MAIN PANEL
	3-WAY SWITCH		
	RECESSED LED LIGHT		

GENERAL NOTES:

- CONTRACTOR TO VERIFY ALL DIMENSIONS AND ELECTRICAL PLACEMENTS PRIOR TO BEGINNING CONSTRUCTION. NOTIFY ELECTRICAL DESIGNER OF ANY DISCREPANCIES IMMEDIATELY.
- CONTRACTOR TO COMPLY WITH ALL APPLICABLE STATE AND LOCAL ELECTRICAL CODES AND ORDINANCES.
- ALL ELECTRICAL OUTLETS IN WET AREAS (INCLUDING GARAGE) TO BE G.F.I. PROTECTED PER NEC REQUIREMENTS.
- ALL EXTERIOR ELECTRICAL OUTLETS TO BE WEATHERPROOF AND G.F.I. PROTECTED.
- ALL SMOKE DETECTORS TO BE 110V, INTERCONNECTED, WITH BATTERY BACKUP, AND COMPLY WITH LOCAL CODE REQUIREMENTS.
- ENSURE ADEQUATE CLEARANCES AROUND ELECTRICAL PANELS AS PER CODE REQUIREMENTS.
- VERIFY LOCATIONS AND CIRCUIT LOADS OF ALL APPLIANCES AND FIXTURES PRIOR TO INSTALLATION.



ELECTRICAL - 1ST FLOOR
SCALE: 1/4" = 1'-0"

PROJECT | COTTEY HOUSE

PROPERTY ADDRESS: 3425 COTTEY STREET, FORTH WORTH, TX 76143

Design Director: Sam Abdel

Sheet:

Issue Date:

06 / FEB / 2025

Sheet Title:
ELECTRICAL - 1ST FLOOR

Notes:

Scale:

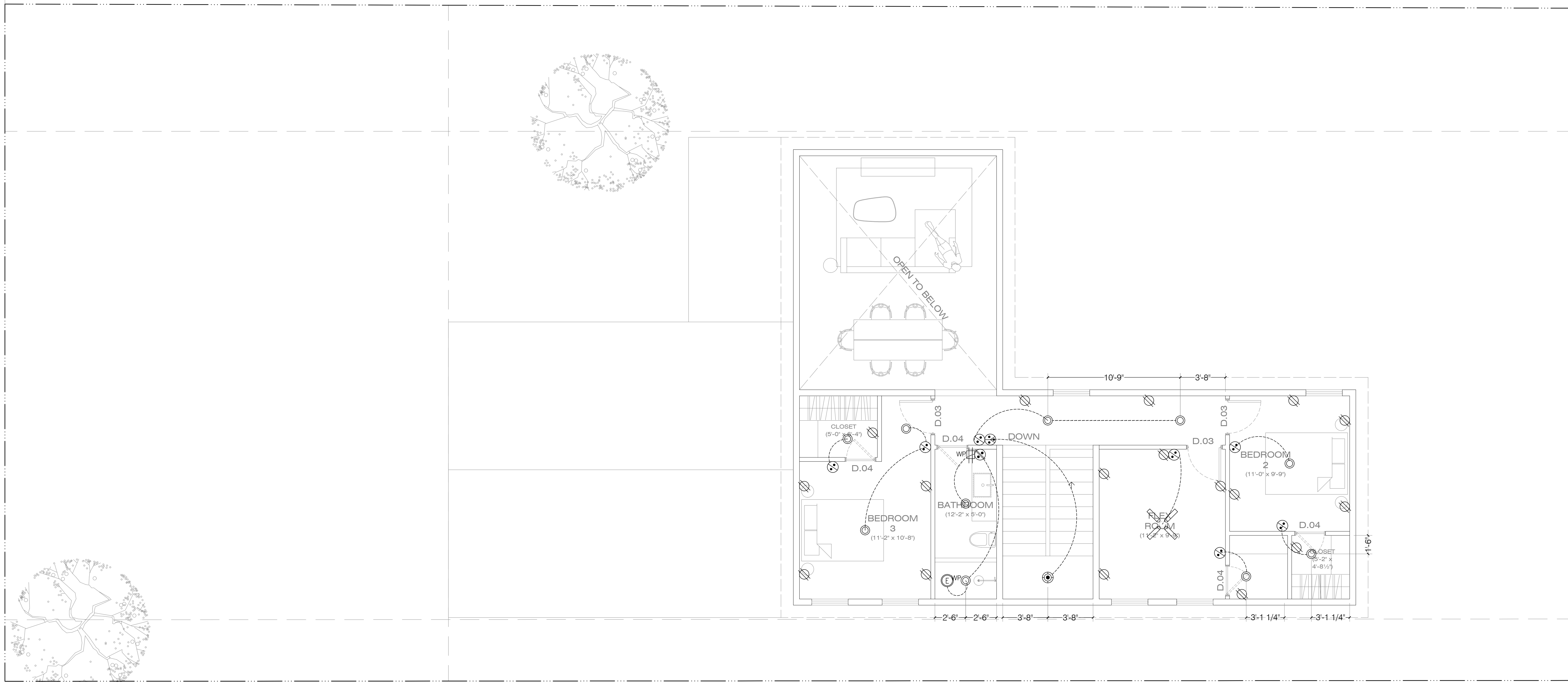
E101

LEGEND

	WALL WIRE		WATERPROOF RECESSED LED LIGHT
	CEILING WIRE		EXTRACTOR
	FLOOR WIRE		EXTERIOR WALL LED LIGHT
	OUTLET		EXTERIOR MOTION WALL LED LIGHT
	WATERPROOF OUTLET		SMOKE DETECTOR
	SWITCH		LED PEND LAMP
	DOUBLE SWITCH		CEILING FAN
	TRIPLE SWITCH		MAIN PANEL
	3-WAY SWITCH		
	RECESSED LED LIGHT		

GENERAL NOTES:

- CONTRACTOR TO VERIFY ALL DIMENSIONS AND ELECTRICAL PLACEMENTS PRIOR TO BEGINNING CONSTRUCTION. NOTIFY ELECTRICAL DESIGNER OF ANY DISCREPANCIES IMMEDIATELY.
- CONTRACTOR TO COMPLY WITH ALL APPLICABLE STATE AND LOCAL ELECTRICAL CODES AND ORDINANCES.
- ALL ELECTRICAL OUTLETS IN WET AREAS (INCLUDING GARAGE) TO BE G.F.I. PROTECTED PER NEC REQUIREMENTS.
- ALL EXTERIOR ELECTRICAL OUTLETS TO BE WEATHERPROOF AND G.F.I. PROTECTED.
- ALL SMOKE DETECTORS TO BE 110V, INTERCONNECTED, WITH BATTERY BACKUP, AND COMPLY WITH LOCAL CODE REQUIREMENTS.
- ENSURE ADEQUATE CLEARANCES AROUND ELECTRICAL PANELS AS PER CODE REQUIREMENTS.
- VERIFY LOCATIONS AND CIRCUIT LOADS OF ALL APPLIANCES AND FIXTURES PRIOR TO INSTALLATION.



ELECTRICAL - 2ND FLOOR | 01
SCALE: 1/4" = 1'-0"

PROJECT | COTTEY HOUSE

PROPERTY ADDRESS: 3425 COTTEY STREET, FORTH WORTH, TX 76143

Sheet Title:
ELECTRICAL - 2ND FLOOR

Notes:

Scale:

Design Director: Sam Adell

Sheet:

E102

Issue Date:

06 / FEB / 2025

LEGEND

- ■ ■

Ø

6"

■ ■ ■

Ø

4"

Ø

2"
- DS

DS

⌂

SHOWER HEAD, Matte Black Shower System, Model: Luxury Rain Mixer, Color: Matte Black, 10" wall-mounted rainfall head.

□

BRASS ROUGH-IN VALVE

└─┘

POT FILLER

⊗

GAS DROP

○

SINK DISPOSAL

WH

SHOWN ELEC. AND GAS AT WH; VERIFY BUILDING CODE PER SUBDIV. 18" PLATFORM

GENERAL NOTES:

1.

CONTRACTOR TO VERIFY ALL DIMENSIONS AND ELECTRICAL PLACEMENTS PRIOR TO BEGINNING CONSTRUCTION. NOTIFY ELECTRICAL DESIGNER OF ANY DISCREPANCIES IMMEDIATELY.

2.

CONTRACTOR TO COMPLY WITH ALL APPLICABLE STATE AND LOCAL ELECTRICAL CODES AND ORDINANCES.

3.

ALL ELECTRICAL OUTLETS IN WET AREAS (INCLUDING GARAGE) TO BE G.F.I. PROTECTED PER NEC REQUIREMENTS.

4.

ALL EXTERIOR ELECTRICAL OUTLETS TO BE WEATHERPROOF AND G.F.I. PROTECTED.

5.

ALL SMOKE DETECTORS TO BE 110V, INTERCONNECTED, WITH BATTERY BACKUP, AND COMPLY WITH LOCAL CODE REQUIREMENTS.

6.

ENSURE ADEQUATE CLEARANCES AROUND ELECTRICAL PANELS AS PER CODE REQUIREMENTS.

7.

VERIFY LOCATIONS AND CIRCUIT LOADS OF ALL APPLIANCES AND FIXTURES PRIOR TO INSTALLATION.

ROUGH-IN PLUMBING PLAN NOTES:

1.

PRIOR TO WORK CONTRACTOR SHALL COORDINATE PLUMBING WORK WITH OTHER TRADES.

2.

INSULATE ALL HOT WATER PIPING.

3.

REFER TO ARCHITECTURAL DRAWINGS FOR PLUMBING FIXTURE MOUNTING HEIGHTS IF NOTED.

4.

MAKE ROUGH-IN AND FINAL CONNECTION TO ALL PLUMBING FIXTURES.

5.

WATER SUPPLY TO THE HOUSE/BLDG. SHALL ENTER UNDER THE SLAB WITH A VALVE BOX EITHER IN THE GROUND OR WALL.

6.

CONTRACTOR SHALL PROVIDE A COMPLETE WORKING PLUMBING SYSTEM PER THE SPECIFICATIONS AND PLUMBING CODE.

7.

VERIFY LOCATION OR ALL FLOOR DRAINS WITH THE EQUIPMENT ROUGH-IN LOCATION.

8.

HOSE BIBS TO BE LOCATED PER CITY SPECIFICATIONS OR AS SHOWN.

9.

ALL 3" AND 4" PLUMBING AND MECHANICAL VENTS SHALL BE IN 6" WALLS U.O.N.

10.

PURPLE PRIMER SHALL BE USED WITH GLUE ON ALL SEWER LINE JOINTS CONNECTED UNDER THE SLAB.

11.

WATER HEATER TO BE LOCATED IN GARAGE OR AS INDICATED.

PLUMBING - 1ST FLOOR | 01
SCALE: 1/4" = 1'-0"

PROJECT | COTTEY HOUSE

PROPERTY ADDRESS: 3425 COTTEY STREET, FORTH WORTH, TX 76143

Sheet Title:
PLUMBING - 1ST FLOOR

Notes:

Scale:

Design Director: Sam Abdel

Sheet:

P101

Issue Date:

06 / FEB / 2025

4402 Camino de la plaza
2138 San Ysidro 92173
Tel. MX. +52 664 130 1365
www.saraackel.com

LEGEND

- ■ ■

Ø

6"

■ ■ ■

Ø

4"

Ø

2"
- DS

DS

⌂

SHOWER HEAD, Matte Black Shower System, Model: Luxury Rain Mixer, Color: Matte Black, 10" wall-mounted rainfall head.

□

BRASS ROUGH-IN VALVE

└─┘

POT FILLER

⌘

GAS DROP

○

SINK DISPOSAL

WH

SHOWN ELEC. AND GAS AT WH; VERIFY BUILDING CODE PER SUBDIV. 18" PLATFORM

GENERAL NOTES:

1.

CONTRACTOR TO VERIFY ALL DIMENSIONS AND ELECTRICAL PLACEMENTS PRIOR TO BEGINNING CONSTRUCTION. NOTIFY ELECTRICAL DESIGNER OF ANY DISCREPANCIES IMMEDIATELY.

2.

CONTRACTOR TO COMPLY WITH ALL APPLICABLE STATE AND LOCAL ELECTRICAL CODES AND ORDINANCES.

3.

ALL ELECTRICAL OUTLETS IN WET AREAS (INCLUDING GARAGE) TO BE G.F.I. PROTECTED PER NEC REQUIREMENTS.

4.

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PLUMBING - 2ND FLOOR | 02
SCALE: 1/4" = 1'-0"

PROJECT | COTTEY HOUSE

PROPERTY ADDRESS: 3425 COTTEY STREET, FORTH WORTH, TX 76043

Sheet Title:
PLUMBING - 2ND FLOOR

Notes:

Scale:

Design Director: Sam Abdel

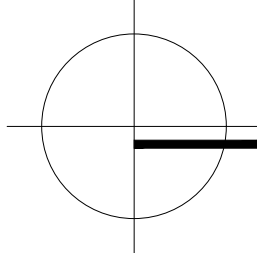
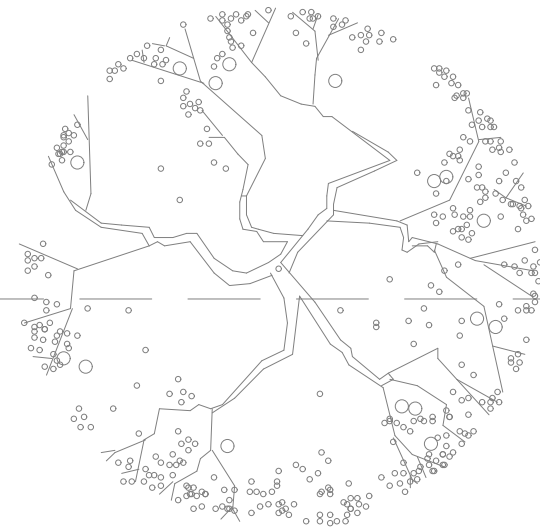
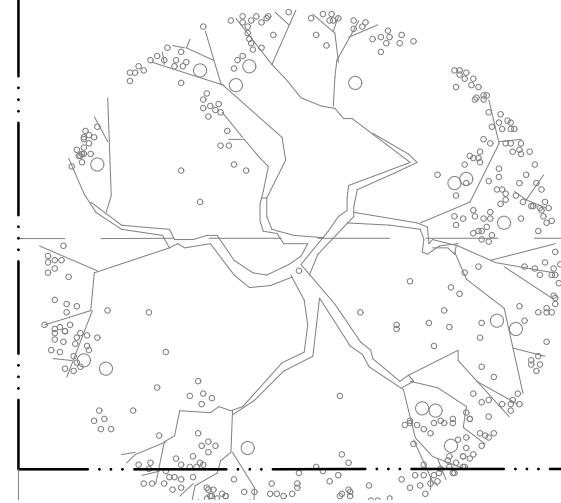
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P102

Issue Date:

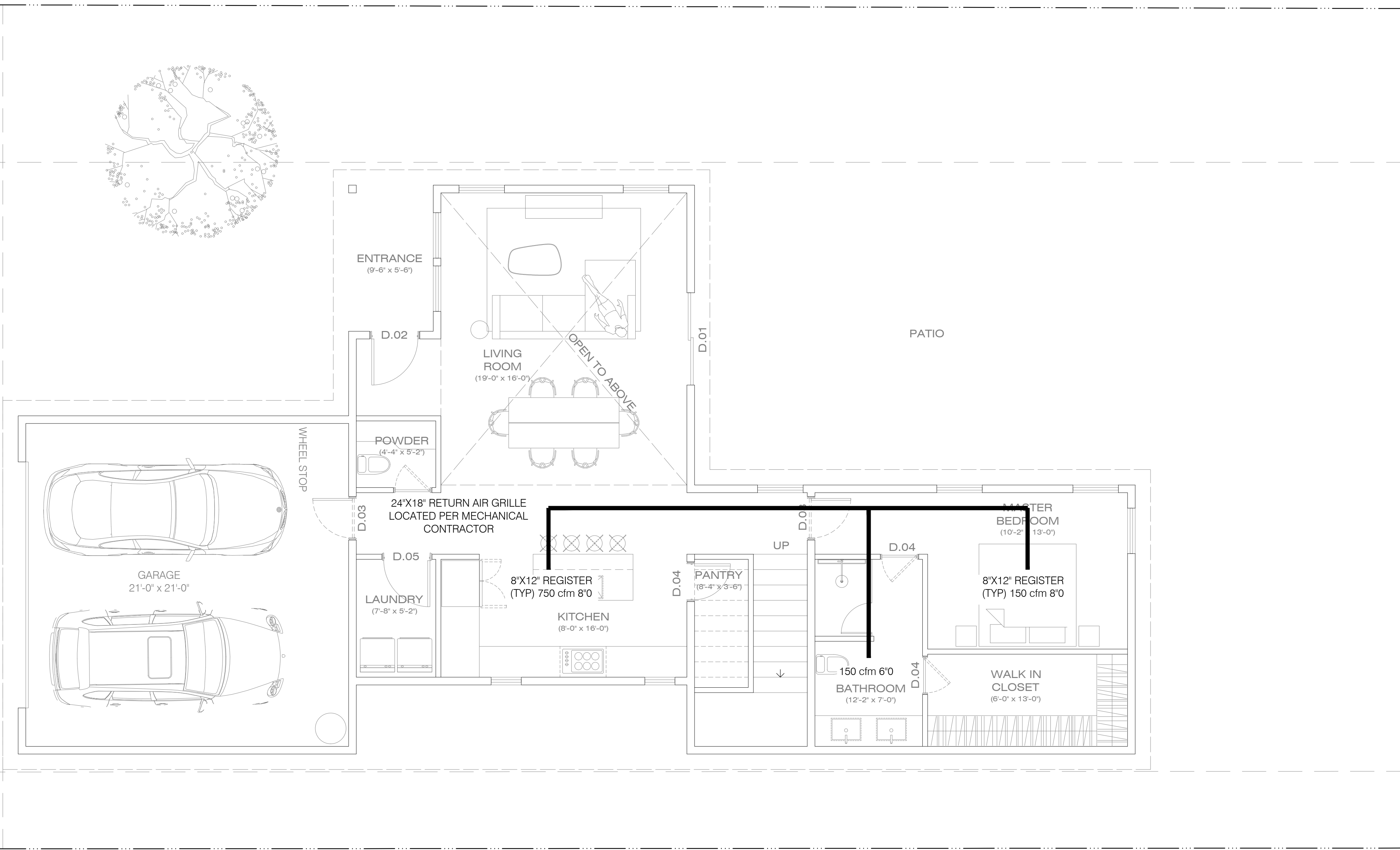
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MECHANICAL - 1ST FLOOR | 01
SCALE: 1/4" = 1'-0"

PROJECT | COTTEY HOUSE

PROPERTY ADDRESS: 3425 COTTEY STREET, FORTH WORTH, TX 76143

Sheet Title:
MECHANICAL - 1ST FLOOR

Notes:

Scale:

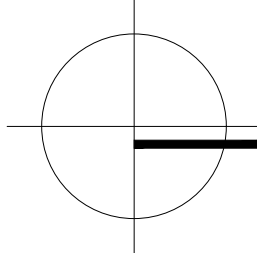
Design Director: Sam Abdel

Sheet:

M101

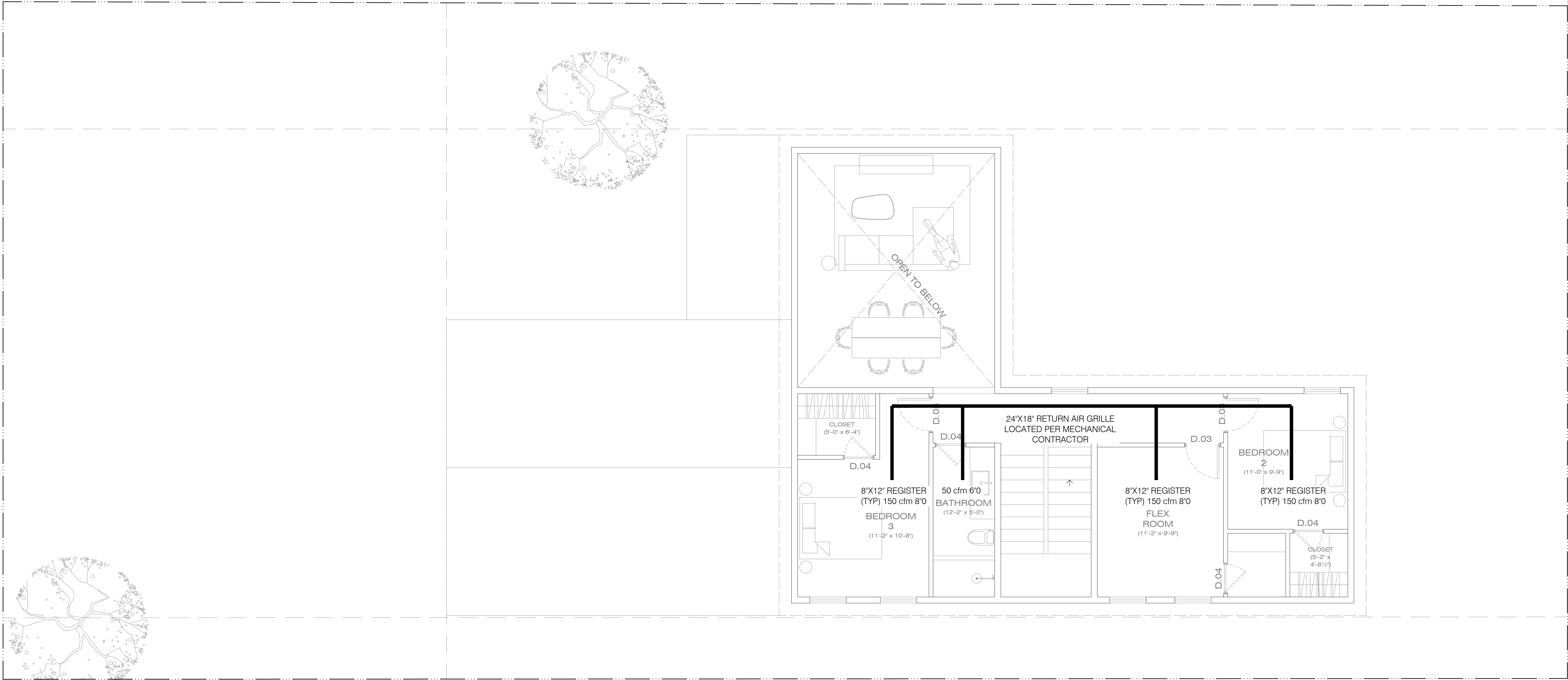
Issue Date:

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MECHANICAL - 2ND FLOOR | 02
SCALE: 1/4" = 1'-0"

PROJECT | COTTEY HOUSE

PROPERTY ADDRESS: 3425 COTTEY STREET, FORTH WORTH, TX 76143

Design Director: Sam Abdel

Issue Date:

06 / FEB / 2025

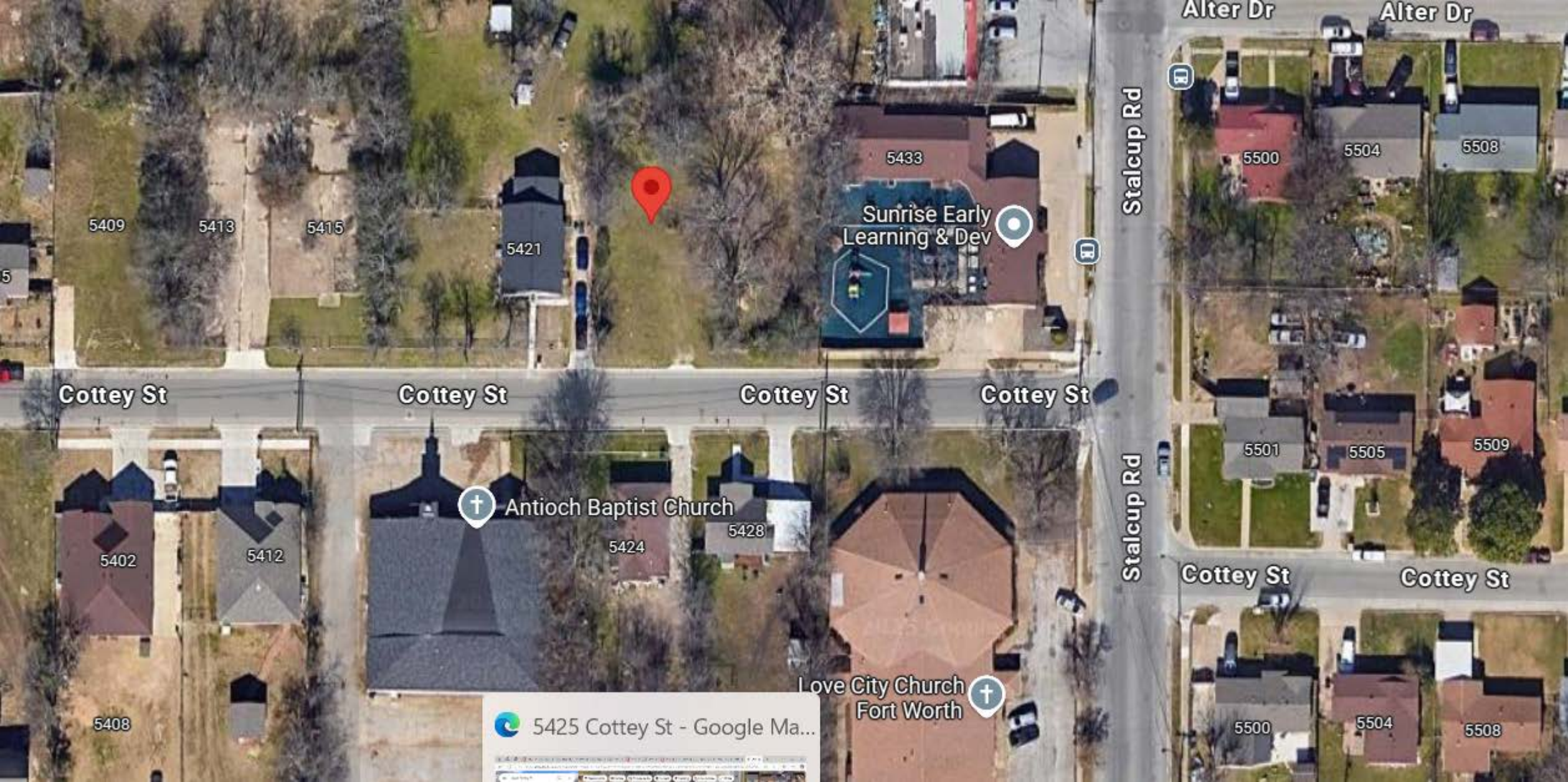
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MECHANICAL - 2ND FLOOR

Notes:

Scale:



Cottey St

Cottey St

Cottey St

Cottey St

Stalcup Rd

Stalcup Rd

Alter Dr

Alter Dr

Cottey St

Cottey St

Sunrise Early Learning & Dev

Antioch Baptist Church

Love City Church Fort Worth

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