



Certificate of Appropriateness Urban Design Commission

Joseph
Laws

Digitally signed by
Joseph Laws
Date: 2025.10.24
14:49:46 -05'00'

James Walker and Thomas Oliver (Alpha Family Group) | E.A. Wealth Management, LLC
1101 E Rosedale St (UDC-2025-250)

On **October 24, 2025**, Urban Design Review Staff **APPROVED** a request for a Certificate of Appropriateness to rehabilitate a one-story commercial property in the Near Southside District.

All in accordance with the plans stamped 'APPROVED' on October 24, 2025.

FINDINGS IN ACCORDANCE WITH STANDARDS

Near Southside Development Standards & Guidelines

Section 5 – Development Standards and Guidelines

Section 6 – Permitted Land Uses

The proposed project meets the standards and guidelines for NS-T4R residential construction in the Near Southside District.

No signage is approved as a part of this project. Signage must be submitted via a separate COA.

Applicant will need encroachment agreement for front stairs in order to obtain building permit.

APPROVALS AND PERMITS

The Urban Design Commission or city staff must approve work not included in this Certificate of Appropriateness prior to the issuance of a building permit. Approval of your case does not negate you from any other applicable requirements needed to obtain required permits. If necessary, you must obtain all required variances before a building permit will be issued.

APPEALS AND CERTIFICATE OF APPROPRIATENESS VALIDITY

An appeal to this decision may be submitted to the Board of Adjustment by written request to the City Secretary within 15 days of this decision. No hearing shall be scheduled before the Board of Adjustment until the required filing fee of \$300 has been paid to the Planning Department. Certificates of Appropriateness are valid from two years from the date of issuance.

FURTHER INFORMATION

Questions regarding this case may be forwarded to the Development Services Department at (817) 392-8000.

APPROVED

By Virginia Villalobos at 9:48 am, Nov 07, 2025

NEZ APPROVAL ONLY.
PLANS WILL STILL REQUIRE
BUILDING AND ZONING PLAN
REVIEW. VRV

By Virginia Villalobos at 9:48 am, Nov 07, 2025

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— EXISTING
METAL
STRUCTURE TO
BE
DEMOLISHED

- 14 SEER
- 3 TON
- Condenser
- Bushes

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08:41:54 -05'00'

Must obtain encroachment agreement for building permit because existing stair encroaches into ROW

Bushes must be from approved list in §6.301 Table A

E ROSEDALE STREET

3 WORKING - 1ST FLOOR Copy 1

[illegible]

By Virginia Villalobos at 9:48 am, Nov 07, 2025

[illegible]

① PLAN
1.00" = 1'-0"

$$(1) \frac{1}{1.4} = 0.71$$

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Date: 2025.10.24
08:42:24 -05'00'

6 ROOF PLAN

 $14^{\circ} = 1^{\circ} 50'$

| DOOR SCHEDULE - ARCHITECTURAL | | | | | |
|-------------------------------|------------------------|----------|-----------|-----------------------|----------|
| DOOR NUMBER | DOOR PANEL DESCRIPTION | | DOOR TYPE | DOOR PANEL DETAIL | Comments |
| | TO | FROM | | | |
| 1A | 7.1.7.3E | 7.1.7.3W | SWH | INTERIOR ARCH. EXTER. | |
| 1B | 7.1.7.3E | 7.1.7.3W | SWH | INTERIOR ARCH. EXTER. | |
| 1C | 7.1.7.3E | 7.1.7.3W | SWH | INTERIOR ARCH. EXTER. | |
| 1D | 7.1.7.3E | 7.1.7.3W | SWH | INTERIOR ARCH. EXTER. | |
| 1E | 7.1.7.3E | 7.1.7.3W | SWH | INTERIOR ARCH. EXTER. | |
| 1F | 7.1.7.3E | 7.1.7.3W | SWH | INTERIOR ARCH. EXTER. | |
| 1G | 7.1.7.3E | 7.1.7.3W | SWH | INTERIOR ARCH. EXTER. | |
| 1H | 7.1.7.3E | 7.1.7.3W | SWH | INTERIOR ARCH. EXTER. | |
| 1I | 7.1.7.3E | 7.1.7.3W | SWH | INTERIOR ARCH. EXTER. | |
| 1J | 7.1.7.3E | 7.1.7.3W | SWH | INTERIOR ARCH. EXTER. | |

ALL DOORS NOT LISTED ARE EXISTING TO REMAIN.
NEW DOORS AND HARDWARE TO MATCH EXISTING.

| |
|------------------------------------|
| EXISTING PARTITION TO REMAIN |
| NEW PARTITION, SEE PARTITION TYPES |
| DOOR TAG |
| WINDOW TAG |

| | |
|---|----------------------------|
|  | BASE BUILDING NO CHANGE |
|  | NOT IN SCOPE |

11

☐ KEYED NOTES

- ## PARTITION TYPES

- | | |
|---|---|
| → | TOP WALL S&B 1/2" MIN. FLOOR @ 1" O.C., W/ 1" GYP DR EACH SIDE, INCREASE WALL THICKNESS AS NEEDED TO ACHIEVE PRESCRIBED SOUND RATING. W/ 1" OF WOOD. |
| → | TOP WALL - ONE SIDE S&B 1/2" MIN. FLOOR @ 1" O.C., W/ 1" GYP DR ON FISH SIDE, INCREASE WALL THICKNESS AS NEEDED TO ACHIEVE PRESCRIBED SOUND RATING. |
| → | BATT INSULATION FOR REDUCING SOUND TRANSMISSION S&B 1/2" MIN. STUDS @ 1" O.C., W/ 1" GYP DR EACH SIDE, INCREASE WALL THICKNESS AS NEEDED TO ACHIEVE PRESCRIBED SOUND RATING. BATT INSULATION DEPTH OF STUD FROM FLOOR TO CEILING FOR REDUCING SOUND TRANSMISSION IN BOTH ROOMS. |
| → | TOP WALL - PLUMBING S&B 1/2" MIN. STUDS @ 1" O.C., W/ 1" GYP DR EACH SIDE, INCREASE WALL THICKNESS AS NEEDED TO ACHIEVE PRESCRIBED SOUND RATING. |
| → | TOP EXTERIOR WALL |

FINISHES- ALL WALLS & CEILING TO MATCH EXISTING TO REMAIN. PARTITION DIV. BOARD AND JOIST CEILING.

GENERAL NOTES

1. EXISTING CONDITIONS INDICATED ARE BASED ON INFORMATION FROM PREVIOUS CONSULTING DRAWINGS AND SELECTED FIELD/VIDEO SURVEY DOCUMENTATION TO VERIFY ALL EXISTING CONDITIONS AND NOTIFY DESIGNER OF ANY CHANGES TO EXISTING CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS AND NOTIFY DESIGNER OF ANY CHANGES TO EXISTING CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS AND NOTIFY DESIGNER OF ANY CHANGES TO EXISTING CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS AND NOTIFY DESIGNER OF ANY CHANGES TO EXISTING CONDITIONS.

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1101 EAST ROSEDALE STREET
EA WEALTH MANAGEMENT

24035

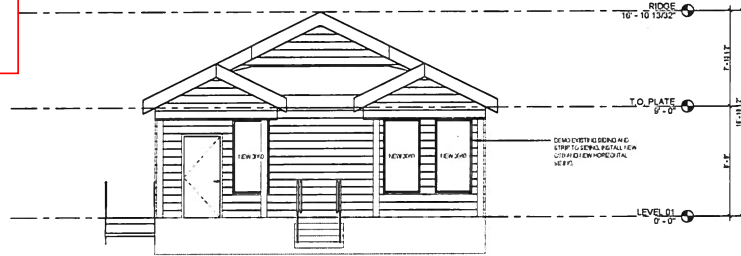
PROPOSED
FLOOR
PLAN

A104

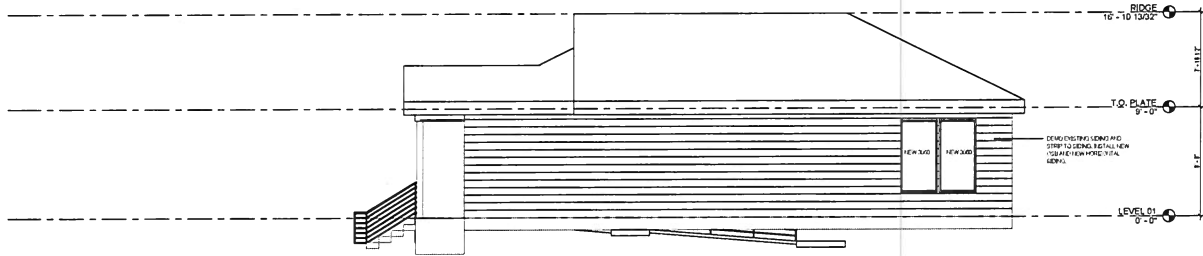
APPROVED

By Virginia Villalobos at 9:48 am, Nov 07, 2025

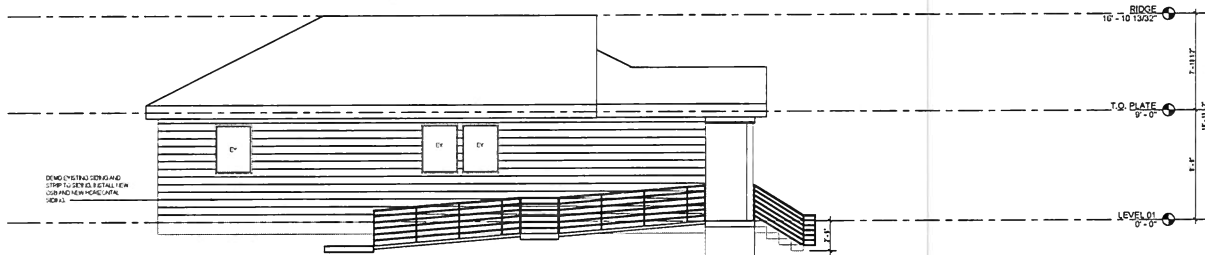
NEZ APPROVAL ONLY.
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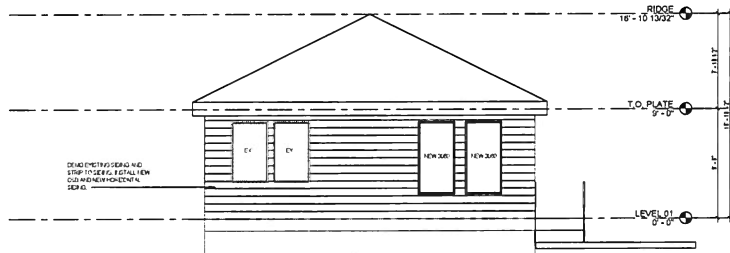
1 SOUTH ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"



3 WEST ELEVATION
1/4" = 1'-0"



4 NORTH ELEVATION
1/4" = 1'-0"

Joseph
Laws

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Date: 2025.10.24
08:42:50 -05'00'

DRAWING LEGEND

| | | | |
|--|---|--|------------------------------------|
| | LIGHT TAG | | BASE BUILDING - NO CHANGE |
| | SUPPLY DIFFUSER | | NOT IN SCOPE |
| | RETURN DIFFUSER | | EXISTING PARTITION TO REMAIN |
| | EXISTING 2IN LIGHT | | NEW PARTITION, SEE PARTITION TYPES |
| | EXISTING 2IN LIGHT | | EXISTING DOWNLIGHT |
| | 2IN ACOUSTIC LAY-IN CEILING TO MATCH EXISTING | | EXISTING FLUORESCENT LIGHT |
| | 2IN ACOUSTIC LAY-IN CEILING TO MATCH EXISTING | | |

GENERAL NOTES

- EXISTING CONDITIONS INDICATED ARE BASED ON INFORMATION FROM PREVIOUS CONSTRUCTION DOCUMENTS AND SELECT FIELD VERIFICATION. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND NOTIFY DESIGN BUILDER PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- THIS DOCUMENT DESCRIBES DESIGN INTENT OF WORK AND DOES NOT REPRESENT AS-BUILT OR EXISTING CONDITIONS. AS-BUILT CONDITIONS SHALL BE REPRESENTED AS SUCH IN THE CONTRACT DOCUMENTS AND WILL NOT ASSUME OR ACCEPT LIABILITY FOR ANY DISCREPANCIES BETWEEN PROJECT DOCUMENT AND EXISTING CONDITIONS.
- IDENTIFY AND NOTIFY THE ARCHITECT OF ANY CONFLICTS BETWEEN THE WORK OF DIFFERENT PARTIES AT THE EARLIEST POSSIBLE DATE SO AS TO ALLOW REASONABLE AND ADEQUATE TIME FOR THE CONFLICT TO BE RESOLVED WITHOUT DELAYING THE WORK. ALL DEVIATIONS FROM THAT WHICH IS REQUIRED BY THE CONTRACT DOCUMENTS MUST BE APPROVED AND ENDORSED BY THE ARCHITECT, ENGINEER AND OWNER.
- REVIEW AND COORDINATE THE WORK OF ALL SUBCONTRACTORS, TRADERS AND SUPPLIERS WITH THE REQUIREMENTS OF THE CONTRACT BEFORE COMMENCED CONSTRUCTION AND ASSURE THAT ALL PARTIES ARE AWARE OF ALL REQUIREMENTS REGARDLESS OF WHERE THE REQUIREMENTS OCCUR IN THE CONTRACT DOCUMENTS. SPECIFICALLY, CONTRACTOR TO COORDINATE WITH MECHANICAL, PLUMBING AND ELECTRICAL CONTRACTORS FOR NEW WORK TO BE DONE. ADDITIONAL PERMITS REQUIRED FOR WORK TO BE PULLED BY APPLICABLE DISCIPLINE. ALL WORK SHALL BE DONE IN ACCORDANCE WITH STATE AND LOCAL CODES AND REGULATIONS.
- PIPE EXCHANGES SHALL BE LOCATED SUCH THAT A MAXIMUM TRAVEL DISTANCE OF 10' SHALL NOT BE EXCEEDED WHERE REQUIRED BY CODE.
- WHERE EXISTING PARTITIONS, COLUMN ENCLOSURES AND/OR CEILING WERE AFFECTED BY DEMOLITION, PREPARE SURFACES TO RECEIVE SCHEDULED FINISH.
- WHERE ELECTRICAL AND/OR COMMUNICATIONS DEVICES WERE REMOVED FROM EXISTING PARTITIONS AND/OR FLOORS, PATCHES ARE REQUIRED.
- PATCH AND REPAIR ALL ELEMENTS THAT ARE TO REMAIN WHICH ARE DAMAGED FROM THE DEMOLITION WORK WITH CONSTRUCTION TEAM WITH EXISTING CONDITIONS.
- REPLACE ANY ACOUSTIC LAY-IN CEILING TILE WHEN IT IS DAMAGED, DISCOLORED, OR IMPACTED. TILE WHICH DISPLAY WATER DAMAGE SHOULD BE REMOVED FOR SOURCE OF WATER AND REMOVED IF POSSIBLE.



1101 EAST ROSEDALE STREET
EA WEALTH MANAGEMENT

24035
PROPOSED
ELEVATIONS

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URBAN NEST DEVELOPMENT, LLC 2025

24035

PROPOSED
ELEVATIONS

A105