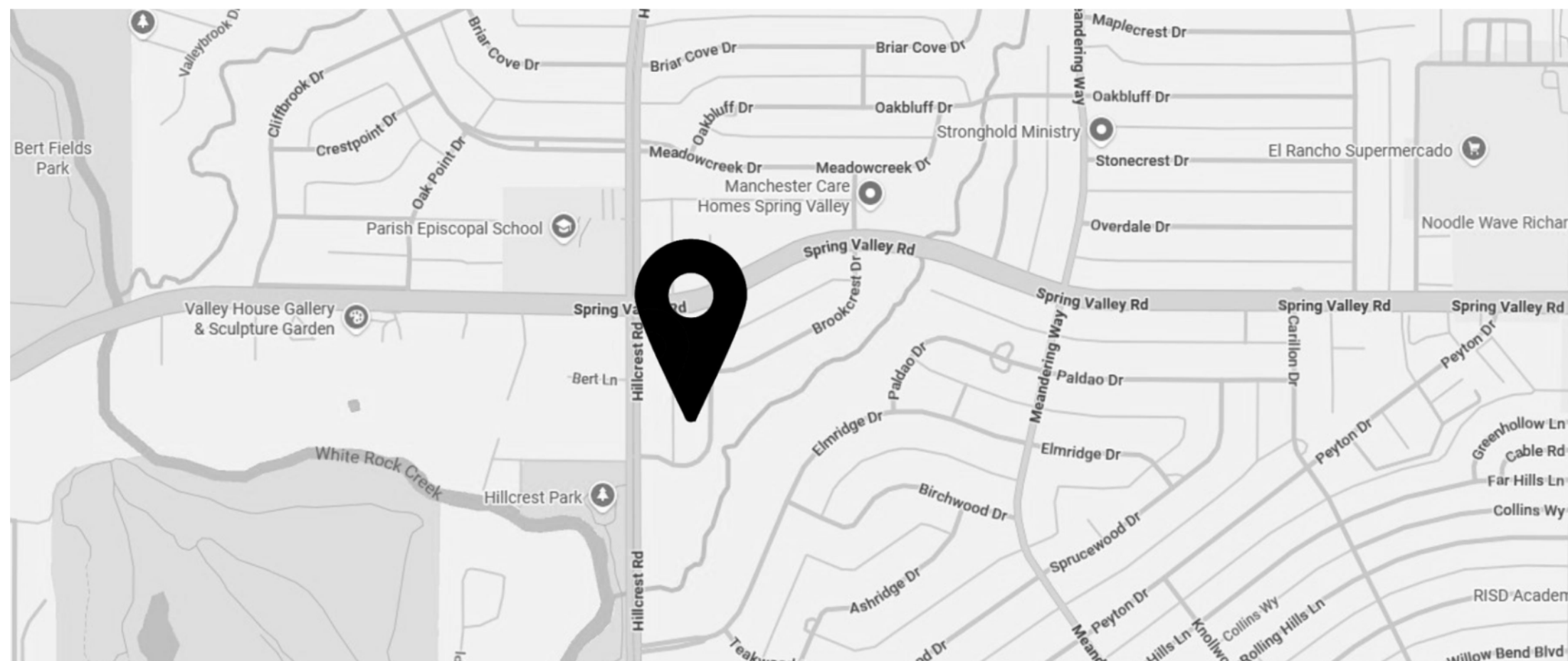


PROJECT NAME : SINGLE FAMILY DWELLING (NEW BUILD)



SITE LOCATION MAP



AI GENERATED CONCEPT RENDERING:



SHEET LIST	
Sheet Number	Sheet Name
A-1	CONSTRUCTION PLAN AT GROUND LEVEL
A-2	LIGHTINGS AND CEILING DETAILS AT GROUND LEVEL
A-3	CONSTRUCTION PLAN AT SECOND LEVEL
A-4	LIGHTING AND CEILING DETAILS AT SECOND LEVEL
A-5	ROOF PLAN
A-6	ELEVATIONS
A-7	ELEVATIONS
A-8	ELEVATIONS
A-9	SO VIEWS
A-10	SO VIEWS
G-00	COVERSHEET
C-01	SITE PLAN
X-1	Unreaded

ZONING GUIDELINES

ZONING = R-1/2AC(A)
USE = SINGLE FAMILY DWELLING

MINIMUM FRONT YARD = 40'-0" (60'-0" PLATTED)
MINIMUM SIDE YARD = 10'-0"

HEIGHT MAXIMUM = 38'-0"
MAXIMUM LOT COVERAGE = 40%

LOT COVERAGE & SQUARE FOOTAGE

+ ALLOWABLE LOT COVERAGE: TOTAL LOT = 21,995 SF * .40 = 8,798 SF
+ TOTAL LOT COVERAGE: 5,938.09 SF = 27%

GROUND LEVEL
+ CONDITIONED SPACE AT GROUND LEVEL = 4,392 SF

+ COVERED PATIO	883 SF
+ GARAGE =	863 SF
TOTAL FOOT PRINT=	5,938 SF

+ CONDITIONED SPACE AT SECOND LEVEL =	1,427 SF
TOTAL:	1,427 SF

** TOTAL CONDITIONED SQUARE FOOTAGE = 5,819 SF
** TOTAL UNDER ROOF = 7,365 SF

GENERAL NOTES

1. VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON PLAN AND EXISTING SITE. NOTIFY THE GENERAL CONTRACTOR AND PROJECT DESIGN TEAM OF CONFLICTS AND/OR VARIATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. NOTIFY THE DESIGN TEAM IN WRITING OF CONFLICTS FOUND DURING CONSTRUCTION FOR ADDITIONAL INSTRUCTIONS AND/OR INCLUSION TO SCOPE OF WORK.
2. DO NOT SCALE DRAWINGS. NOTIFY THE DESIGN TEAM OF MISSING OR OMITTED DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE DESIGN TEAM IS NOT RESPONSIBLE FOR DISCREPANCIES OR CORRECTIONS RESULTING FROM ANY FAILURE TO NOTIFY.
3. ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, AND REGULATIONS SHALL TAKE PRECEDENCE AT ALL TIMES. NOTIFY THE DESIGN TEAM IN WRITING OF ANY DISCREPANCIES THAT MAY RESULT.
4. DRAWINGS ARE TO COMMUNICATE DESIGN INTENT ONLY. THE DESIGN TEAM IS NOT RESPONSIBLE FOR COORDINATING CONSULTANTS INCLUDING, BUT NOT LIMITED TO, STRUCTURAL, CIVIL, ELECTRICAL, MECHANICAL, PLUMBING AND LANDSCAPING. NOTIFY THE DESIGN TEAM IN WRITING FOR ELEMENTS THAT ARE UNRECORDED OR UNLabeled. NOTIFY THE DESIGN TEAM TO ALIGN WITH DESIGN INTENT (I.E. BEAMS, REGISTERS, SMOKE ALARMS, CDS SENSORS, ETC).
5. OWNER IS RESPONSIBLE FOR FINAL MATERIAL, FINISH, AND PRODUCT SELECTIONS.
6. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS OF CONSTRUCTION AND IS RESPONSIBLE TO ENSURE FINAL CONSTRUCTION SYSTEMS ARE INSTALLED PER CODE AND MANUFACTURER'S RECOMMENDATIONS.

PROJECT SURVEY

2701 SUNSET RIDGE DRIVE, STE 303
 ROCKWALL, TEXAS 75087
 FIRM REGISTRATION NO. 10194366

TREE & TOPO SURVEY

BURNS
 SURVEYING

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

This is to certify that I have, this day, made a careful and accurate survey on the ground of property located at 14047 BROOKRIDGE DRIVE, in the City of DALLAS, DALLAS COUNTY, TEXAS.

BEING Lot 11, Block 1, city Block 7424, FIRST SECTION OF NORTHWOOD HILLS ADDITION, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 31, Page 201, Map Records, Dallas County, Texas.

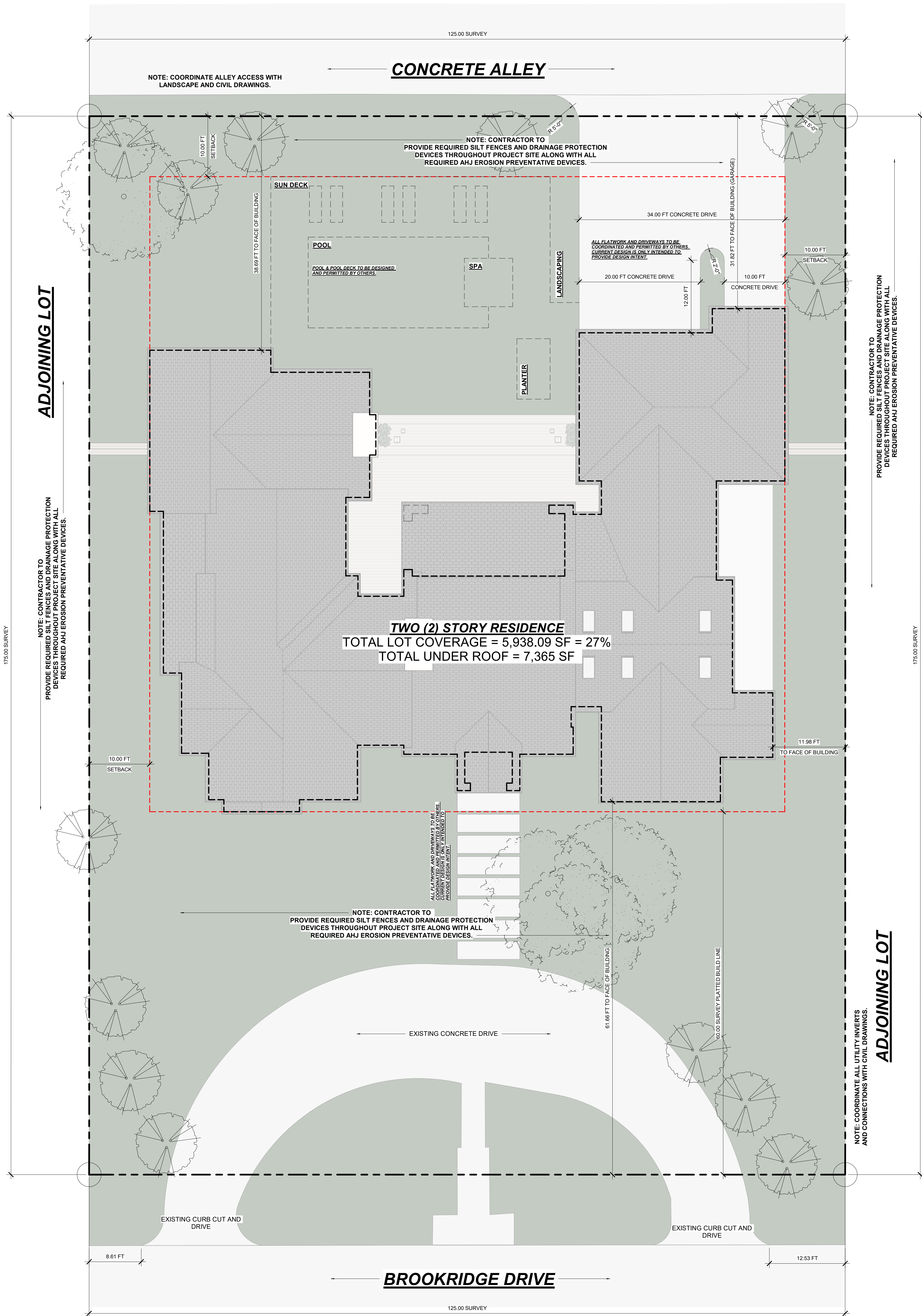
BROOKRIDGE DRIVE

ONE STORY BRICK (14047)
 FF-500.11

11

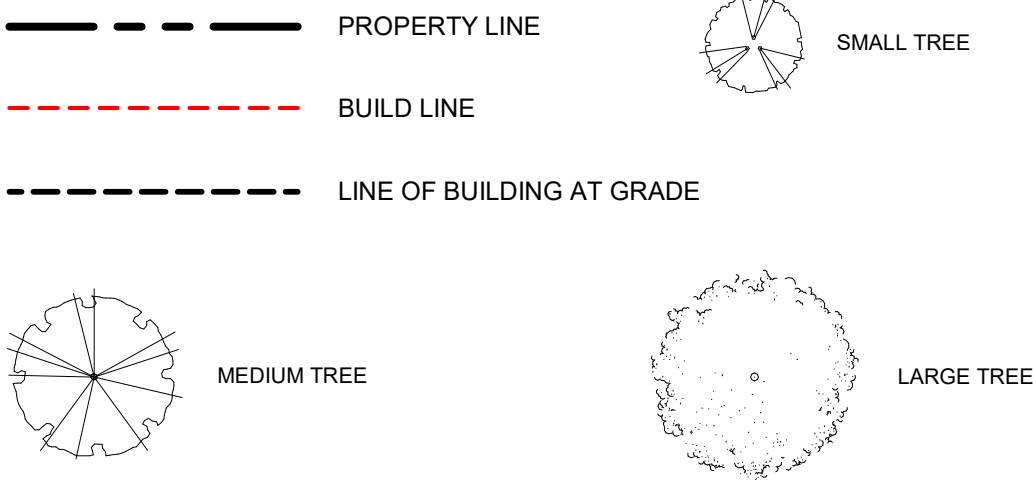
LEGEND

WOOD FENCE	---X---	100' FENCE	---X---
CHAIN LINK	---X---	50' FENCE	---X---
CONCRETE LINE	---	25' FENCE	---X---
ON LOT	---	10' FENCE	---X---
ON LOT	---	5' FENCE	---X---
ON LOT	---	2' FENCE	---X---
ON LOT	---	1' FENCE	---X---
ON LOT	---	0.5' FENCE	---X---
ON LOT	---	0.25' FENCE	---X---
ON LOT	---	0.125' FENCE	---X---
ON LOT	---	0.0625' FENCE	---X---
ON LOT	---	0.03125' FENCE	---X---
ON LOT	---	0.015625' FENCE	---X---
ON LOT	---	0.0078125' FENCE	---X---
ON LOT	---	0.00390625' FENCE	---X---
ON LOT	---	0.001953125' FENCE	---X---
ON LOT	---	0.0009765625' FENCE	---X---
ON LOT	---	0.00048828125' FENCE	---X---
ON LOT	---	0.000244140625' FENCE	---X---
ON LOT	---	0.0001220703125' FENCE	---X---
ON LOT	---	0.00006103515625' FENCE	---X---
ON LOT	---	0.000030517578125' FENCE	---X---
ON LOT	---	0.0000152587890625' FENCE	---X---
ON LOT	---	0.00000762939453125' FENCE	---X---
ON LOT	---	0.000003814697265625' FENCE	---X---
ON LOT	---	0.0000019073486328125' FENCE	---X---
ON LOT	---	0.00000095367431640625' FENCE	---X---
ON LOT	---	0.000000476837158203125' FENCE	---X---
ON LOT	---	0.0000002384185791015625' FENCE	---X---
ON LOT	---	0.00000011920928955078125' FENCE	---X---
ON LOT	---	0.000000059604644775390625' FENCE	---X---
ON LOT	---	0.0000000298023223876953125' FENCE	---X---
ON LOT	---	0.00000001490116119384765625' FENCE	---X---
ON LOT	---	0.000000007450580596923828125' FENCE	---X---
ON LOT	---	0.0000000037252902984619140625' FENCE	---X---
ON LOT	---	0.00000000186264514923095703125' FENCE	---X---
ON LOT	---	0.000000000931322574615478515625' FENCE	---X---
ON LOT	---	0.0000000004656612873077392578125' FENCE	---X---
ON LOT	---	0.00000000023283064365386962890625' FENCE	---X---
ON LOT	---	0.000000000116415321826934814453125' FENCE	---X---
ON LOT	---	0.000000000058207660913467407171875' FENCE	---X---
ON LOT	---	0.0000000000291038304567337035859375' FENCE	---X---
ON LOT	---	0.00000000001455191522836685179296875' FENCE	---X---
ON LOT	---	0.000000000007275957614183425896484375' FENCE	---X---
ON LOT	---	0.0000000000036379788070917129482421875' FENCE	---X---
ON LOT	---	0.00000000000181898940354585647412109375' FENCE	---X---
ON LOT	---	0.000000000000909494701772928237060546875' FENCE	---X---
ON LOT	---	0.0000000000004547473508864119175303234375' FENCE	---X---
ON LOT	---	0.00000000000022737367544320595876617171875' FENCE	---X---
ON LOT	---	0.00000000000011368683772160297938308589375' FENCE	---X---
ON LOT	---	0.000000000000056843418860801496916542946875' FENCE	---X---
ON LOT	---	0.00000000000002842170943040074845827147234375' FENCE	---X---
ON LOT	---	0.000000000000014210854715200374229135736171875' FENCE	---X---
ON LOT	---	0.0000000000000071054273576001871145678869589375' FENCE	---X---
ON LOT	---	0.00000000000000	



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

SITE PLAN GRAPHIC LEGEND



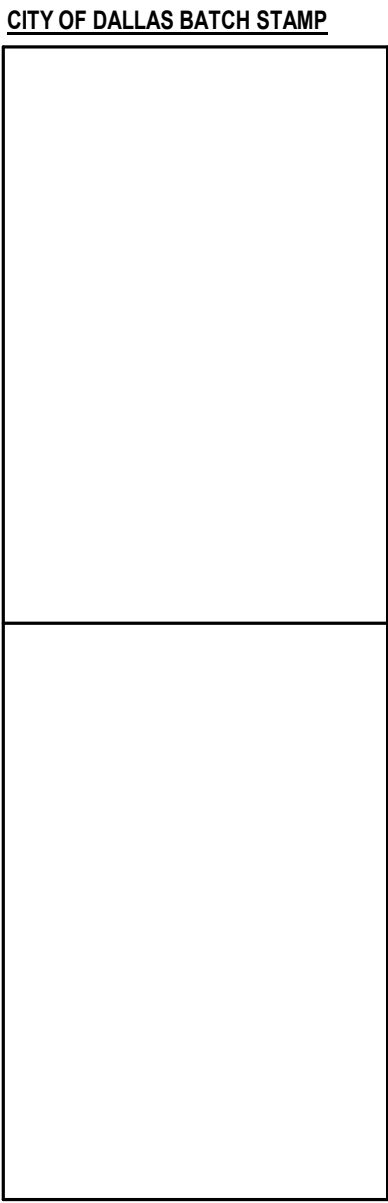
ZONING GUIDELINES

ZONING = R-1/2A(1)
USE = SINGLE FAMILY DWELLING
MINIMUM FRONT YARD = 40'-0" (60'-0" PLATTED)
MINIMUM SIDE YARD = 10'-0"
MINIMUM REAR YARD = 10'-0"
HEIGHT MAXIMUM = 36'-0"
MAXIMUM LOT COVERAGE = 40%

LOT COVERAGE & SQUARE FOOTAGE

+ ALLOWABLE LOT COVERAGE: TOTAL LOT = 21,995 SF * .40 = 8,798 SF	
+ TOTAL LOT COVERAGE: 5,938.09 SF = 27%	
GROUND LEVEL	
+ CONDITIONED SPACE AT GROUND LEVEL =	4,392 SF
+ COVERED PATIO	683 SF
+ GARAGE =	363 SF
TOTAL FOOT PRINT =	5,938 SF
+ CONDITIONED SPACE AT SECOND LEVEL =	
TOTAL:	1,427 SF

** TOTAL CONDITIONED SQUARE FOOTAGE = 5,819 SF
** TOTAL UNDER ROOF = 7,365 SF



WINDOW SCHEDULE					
MARK	NOM WIDTH	NOM HEIGHT	SILL	HEAD	COUNT
ATTIC VENT					
AV1	8 in	24 in	<varies>	<varies>	2
AV2	12 in	36 in	<varies>	<varies>	6
CASEMENT (MULTI-LITE)					
W1	30 in	60 in	36 in	96 in	2
W2	36 in	60 in	36 in	96 in	1
FIXED (MULTI-LITE)					
W3	24 in	120 in	0 in	120 in	1
W4	30 in	60 in	36 in	96 in	6
W5	30 in	96 in	8 in	96 in	1
W6	30 in	96 in	0 in	96 in	4
W7	36 in	28 in	116 in	144 in	4
W8	36 in	60 in	36 in	96 in	2
W9	36 in	64 in	<varies>	<varies>	8

WINDOW SCHEDULE					
MARK	NOM WIDTH	NOM HEIGHT	SILL	HEAD	COUNT
W10	36 in	80 in	16 in	96 in	4
W11	36 in	104 in	16 in	120 in	8
W12	48 in	104 in	16 in	120 in	5
W13	48 in	144 in	90 in	234 in	1
W14	60 in	36 in	222 in	258 in	3
W15	60 in	40 in	128 in	168 in	2
W16	60 in	104 in	16 in	120 in	2
W17	78 in	36 in	60 in	96 in	1
FIXED ARCH (MULTI-LITE)					
W18	30 in	56 in	40 in	96 in	2
W19	72 in	72 in	128 in	200 in	1
W20	72 in	96 in	12 in	108 in	1
SKYLIGHTS					
S1	24 in	60 in			6

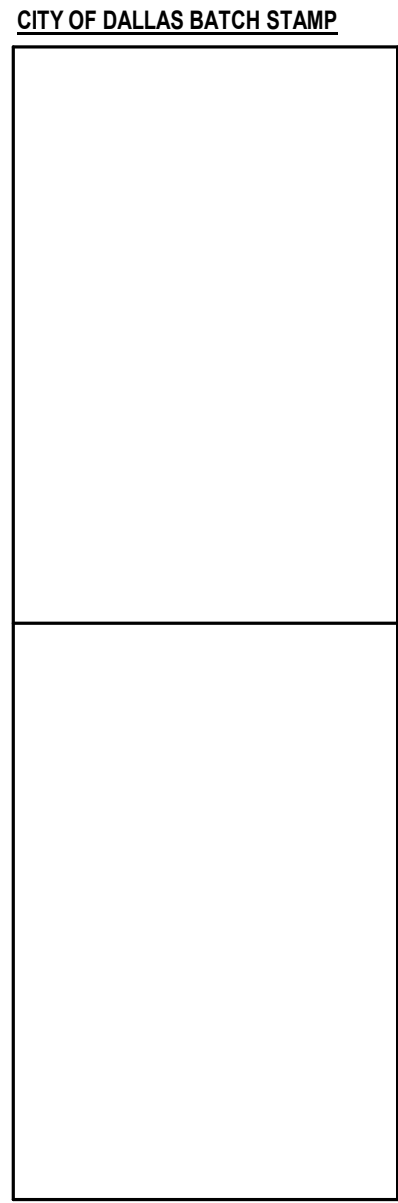
GENERAL PLAN NOTES

- ALL DIMENSIONS ARE TO FINISH FACE OF EXTERIOR WALL OR TO FACE OF GYPSUM BOARD, UNO.
- TYPICAL WALLS NOTES:
 - TYPICAL EXTERIOR GROUND LEVEL WALLS ARE 2X6 FRAMING, UNO.
 - TYPICAL INTERIOR WALLS ARE 2X4 FRAMING, UNO.
 - PLUMBING WALLS ARE 2X6 FRAMING, UNO.
 - ALL WALLS CONTAINING POCKET DOORS AT TO BE 2X6 FRAMING, UNO.
 - ALL BLOCKING TO BE 2X12.
- DOORS HAVE 4" JAMB OR ARE CENTERED IN ROOM / OPENING, UNO.
- CABINETS & APPLIANCES INDICATED ARE REPRESENTATIVE OF WHAT IS TO BE INSTALLED. REFER TO FINAL SELECTIONS FOR EXACT DIMENSIONING AND INSTALLATION REQUIREMENTS. OWNER IS RESPONSIBLE FOR FINAL FINISH & PRODUCT SELECTION.
- COORDINATE AND FIELD VERIFY ROUGH OPENINGS, FRAMING, AND CONNECTIONS FOR CABINETS AND APPLIANCES BEFORE FABRICATION AND INSTALLATION.
- COORDINATE AND FIELD VERIFY LOCATIONS FOR LIGHTING FIXTURES, FANS, ELECTRICAL OUTLETS & SWITCHES, MECHANICAL GRILLES, AND OTHER WALL & CEILING MOUNTED APPARATUS BEFORE INSTALLATION.
- CEILING HEIGHT IS 10'-0" AFF ON GROUND LEVEL, 9'-0" AFF ON L2.
- INTERMEDIATE FLOOR PLATES ARE 1'-0" UNLESS OTHERWISE NOTED.
- LIGHT FIXTURES SHOWN ARE GENERIC. REFER TO FINAL SELECTIONS FOR EXACT DIMENSIONING AND INSTALLATION REQUIREMENTS. OWNER IS RESPONSIBLE FOR FINAL FIXTURE & PRODUCT SELECTION.
- NOT ALL CEILING MOUNTED ELEMENTS ARE SHOWN.
- ALL CLOSETS TO HAVE MOTION SENSOR SWITCHES INSIDE OF CLOSET.
- ALL PATHWAY LIGHTING TO BE CONNECTED TO DAYLIGHT SENSORS.
- DOOR AND WINDOW SIZES ARE REPRESENTED IN NOMINAL INCHES ON TAGS AND SCHEDULES. GENERAL CONTRACTOR AND MANUFACTURER SHALL COORDINATE FINAL SIZES ACCORDINGLY AND NOTIFY DESIGNER IMMEDIATELY OF CONFLICTS.
- GENERAL CONTRACTOR TO COORDINATE WITH ELEVATOR VENDOR AND INSTALLER FOR ALL FRAMING TOLERANCES AND CLEARANCES, AS WELL AS ELECTRICAL REQUIREMENTS FOR POWER AND LIGHTING, TO ENSURE PROPER MANUFACTURE REQUIREMENTS/RECOMMENDATIONS ARE MET PRIOR TO FINAL INSTALL. CORNICE AND TRIM PROFILES ARE DIAGRAMATIC ONLY. TO BE DESIGNED BY CAST STONE MANUFACTURER AND REVIEWED AND APPROVED BY OWNER.
-

WALL TYPE HATCH LEGEND

INTERIOR	
	INTERIOR: 6" STUD WITH STONE MASONRY (REF. ELEVATION FOR MASONRY TYPE)
	INTERIOR: 6" STUD WITH 5/8" GYP (REF. ELEVATIONS FOR MATERIAL TYPE, 5/8" GYP INTERIOR)
	INTERIOR: DOUBLE 4" STUD WITH 5/8" GYP (REF. ELEVATIONS FOR MATERIAL TYPE, 5/8" GYP INTERIOR)
	INTERIOR: 4" STUD WITH 5/8" GYP (REF. ELEVATIONS FOR MATERIAL TYPE, 5/8" GYP INTERIOR)

EXTERIOR	
	EXTERIOR: 6" STUD WITH MASONRY BOTH SIDES (REF. ELEVATION FOR MASONRY TYPE)
	EXTERIOR: 6" STUD WITH MASONRY, 5/8" GYP (INTERIOR) (REF. ELEVATIONS FOR MATERIAL TYPE, 5/8" GYP INTERIOR)
	EXTERIOR: 6" STUD WITH STUCCO OR SIDING ABOVE (REF. ELEVATIONS FOR MATERIAL TYPE, 5/8" GYP INTERIOR)
	EXTERIOR: DOUBLE 6" STUD WITH STUCCO FINISH BOTH SIDES (REF. ELEVATIONS FOR MATERIAL TYPE, 5/8" GYP INTERIOR)
	EXTERIOR: DOUBLE 6" STUD WITH STUCCO, 5/8" GYP (INTERIOR) (REF. ELEVATIONS FOR MATERIAL TYPE, 5/8" GYP INTERIOR)
	EXTERIOR: 6" STUD WITH STUCCO, 5/8" GYP (INTERIOR) (REF. ELEVATIONS FOR MATERIAL TYPE, 5/8" GYP INTERIOR)



ANTHONY GARDEN + DESIGN
https://www.acardendesign.com

PRIMARY CONTACT:
ANTHONY GARDEN
305.878.1602
anthony@acardendesign.com

SECONDARY CONTACT:
LANDON BRADSHAW
469.852.1001
landon@acardendesign.com

SEVEN FIFTEEN
CUSTOM HOMES

PROJECT DEVELOPER:
SEVEN FIFTEEN CUSTOM HOMES

PRIMARY CONTACT:
KRISTIAN ROBINSON
214.886.1770
kristian@sevenfifteeninvest.com

DOOR SCHEDULE				
MARK	NOM WIDTH	NOM HEIGHT	COUNT	DESCRIPTION
CASED ARCH				
CA1	32 in	96 in	1	REVIEW ARCH AND CASING DETAILS WITH GC
CA2	32 in	108 in	2	REVIEW ARCH AND CASING DETAILS WITH GC
CA3	36 in	96 in	1	REVIEW ARCH AND CASING DETAILS WITH GC
CA4	42 in	96 in	4	REVIEW ARCH AND CASING DETAILS WITH GC
CA5	42 in	144 in	2	REVIEW ARCH AND CASING DETAILS WITH GC
CA6	72 in	168 in	1	REVIEW ARCH AND CASING DETAILS WITH GC
EXTERIOR				
D1	48 in	120 in	1	SWING STEEL & GLASS ML (ENTRY)
D2	120 in	96 in	1	SLIDER - 2 PANEL
D3	96 in	96 in	1	SLIDER - 2 PANEL
D4	48 in	120 in	1	SWING STEEL & GLASS ML
D5	240 in	120 in	1	SLIDER - 4 PANEL (CENTER PANELS OPERABLE)
D6	36 in	96 in	3	SWING STEEL & GLASS ML
D7	216 in	96 in	1	MTL & GLASS GARAGE DOOR ML
D8	96 in	96 in	1	MTL & GLASS GARAGE DOOR ML
D9	36 in	96 in	1	SOLID CORE SWING (RATED)
EXTERIOR OPENING				
EO1	72 in	216 in	1	
EO2	96 in	120 in	1	
EO3	240 in	96 in	1	
EO4	240 in	120 in	1	
GLASS				
G1	28 in	84 in	5	TEMPERED GLASS
INTERIOR				
ID1	30 in	96 in	1	SOLID CORE SWING
ID2	32 in	96 in	10	SOLID CORE SWING
ID3	34 in	96 in	6	SOLID CORE SWING
ID4	28 in	96 in	2	(JIB) SOLID CORE SWING
ID5	36 in	96 in	1	(DUTCH) SOLID CORE SWING
ID6	48 in	96 in	2	DBL SOLID CORE SWING
ID7	34 in	96 in	1	SWING STEEL & GLASS ML
ID8	60 in	96 in	2	DBL SWING STEEL & GLASS ML
ID9	30 in	96 in	1	SOLID CORE POCKET
ID10	32 in	96 in	1	SOLID CORE POCKET
ID11	36 in	96 in	1	SOLID CORE POCKET
INTERIOR OPENING				
IO1	192 in	144 in	1	REVIEW CASING DETAIL WITH GC

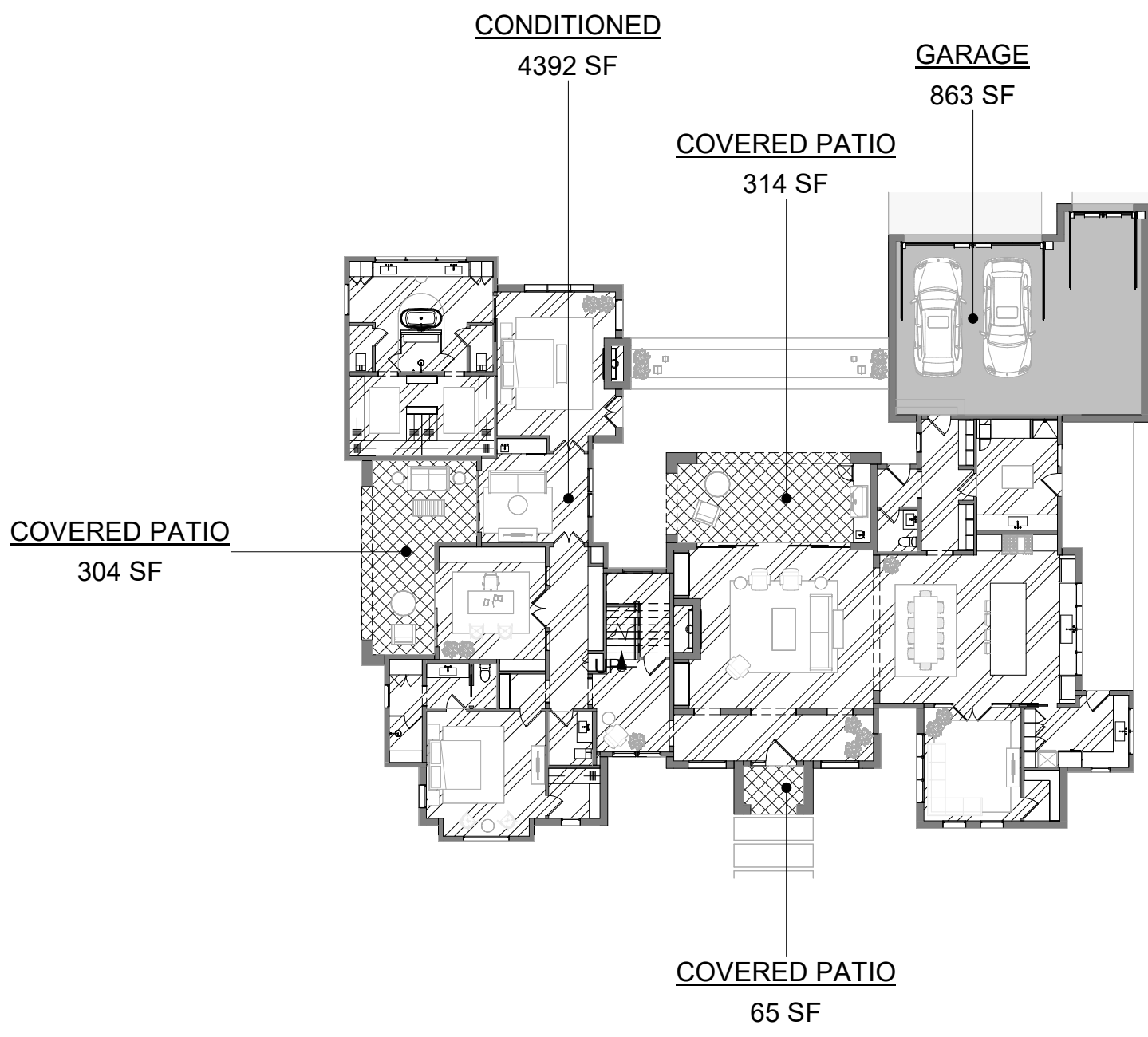
ZONING GUIDELINES

ZONING = R-12(C)(A)
USE = SINGLE FAMILY DWELLING
MINIMUM FRONT YARD = 40'-0" (80'-0" PLATTED)
MINIMUM SIDE YARD = 10'-0"
MINIMUM REAR YARD = 10'-0"
HEIGHT MAXIMUM = 38'-0"
MAXIMUM LOT COVERAGE = 40%

LOT COVERAGE & SQUARE FOOTAGE

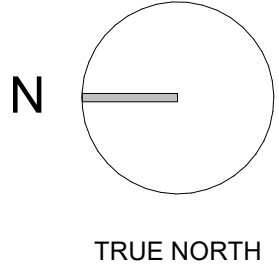
+ ALLOWABLE LOT COVERAGE: TOTAL LOT = 21,965 SF * 40 = 8,786 SF
+ TOTAL LOT COVERAGE: 5,938.08 SF = 27%
GROUND LEVEL
+ CONDITIONED SPACE AT GROUND LEVEL = 4,392 SF
+ COVERED PATIO = 863 SF
+ GARAGE = 863 SF
TOTAL FOOT PRINT = 5,938 SF
+ CONDITIONED SPACE AT SECOND LEVEL = 1,427 SF
TOTAL: 1,427 SF

** TOTAL CONDITIONED SQUARE FOOTAGE = 5,819 SF
** TOTAL UNDER ROOF = 7,165 SF



AREA TYPE

- CONDITIONED
- COVERED PATIO
- GARAGE



1 CONSTRUCTION PLAN AT GROUND LEVEL
1/4" = 1'-0"

2026/08/05 14037 BROOKBRIDGE DRIVE APPROVED DESIGN

NOTIFY PROJECT DESIGN TEAM AND GENERAL CONTRACTOR IN WRITING OF ALL COMMENTS IN DOCUMENTATION PRIOR TO CONTINUING WORK

CONSTRUCTION PLAN AT GROUND LEVEL

A-1

PRINT SCALE: 3/8" X 4/8" PAPER SIZE

GENERAL PLAN NOTES

- ALL DIMENSIONS ARE TO FINISH FACE OF EXTERIOR WALL OR TO FACE OF GYPSUM BOARD, UNO.
- TYPICAL WALLS NOTES:
 - TYPICAL EXTERIOR GROUND LEVEL WALLS ARE 2X6 FRAMING, UNO.
 - TYPICAL INTERIOR WALLS ARE 2X4 FRAMING, UNO.
 - PLUMBING WALLS ARE 2X6 FRAMING, UNO.
 - ALL WALLS CONTAINING POCKET DOORS AT TO BE 2X6 FRAMING, UNO.
 - ALL BLOCKING TO BE 2X12.
- DOORS HAVE 4" JAMB OR ARE CENTERED IN ROOM / OPENING, UNO.
- CABINETRY & APPLIANCES INDICATED ARE REPRESENTATIVE OF WHAT IS TO BE INSTALLED. REFER TO FINAL SELECTIONS FOR EXACT DIMENSIONING AND INSTALLATION REQUIREMENTS. OWNER IS RESPONSIBLE FOR FINAL FINISH & PRODUCT SELECTION.
- COORDINATE AND FIELD VERIFY ROUGH OPENINGS, FRAMING, AND CONNECTIONS FOR CABINETRY AND APPLIANCES BEFORE FABRICATION AND INSTALLATION.
- COORDINATE AND FIELD VERIFY LOCATIONS FOR LIGHTING FIXTURES, FANS, ELECTRICAL OUTLETS & SWITCHES, MECHANICAL GRILLES, AND OTHER WALL & CEILING MOUNTED APPARATUSES BEFORE INSTALLATION.
- CEILING HEIGHT IS 10'-0" AFF ON GROUND LEVEL, 9'-0" AFF ON L2.
- INTERMEDIATE FLOOR PLATES ARE 1'-0" UNLESS OTHERWISE NOTED.
- LIGHT FIXTURES SHOWN ARE GENERIC. REFER TO FINAL SELECTIONS FOR EXACT DIMENSIONING AND INSTALLATION REQUIREMENTS. OWNER IS RESPONSIBLE FOR FINAL FIXTURE & PRODUCT SELECTION.
- NOT ALL CEILING MOUNTED ELEMENTS ARE SHOWN.
- ALL CLOSETS TO HAVE MOTION SENSOR SWITCHES INSIDE OF CLOSET.
- ALL PATHWAY LIGHTING TO BE CONNECTED TO DAYLIGHT SENSORS.
- DOOR AND WINDOW SIZES ARE REPRESENTED IN NOMINAL INCHES ON TAGS AND SCHEDULES. GENERAL CONTRACTOR AND MANUFACTURER SHALL COORDINATE FINAL SIZES ACCORDINGLY AND NOTIFY DESIGNER IMMEDIATELY OF CONFLICTS.
- GENERAL CONTRACTOR TO COORDINATE WITH ELEVATOR VENDOR AND INSTALLER FOR ALL FRAMING TOLERANCES AND CLEARANCES, AS WELL AS ELECTRICAL REQUIREMENTS FOR POWER AND LIGHTING, TO ENSURE PROPER MANUFACTURE REQUIREMENTS/RECOMMENDATIONS ARE MET PRIOR TO FINAL INSTALL. CORNICE AND TRIM PROFILES ARE DIAGRAMMATIC ONLY, TO BE DESIGNED BY CAST STONE MANUFACTURER AND REVIEWED AND APPROVED BY OWNER.

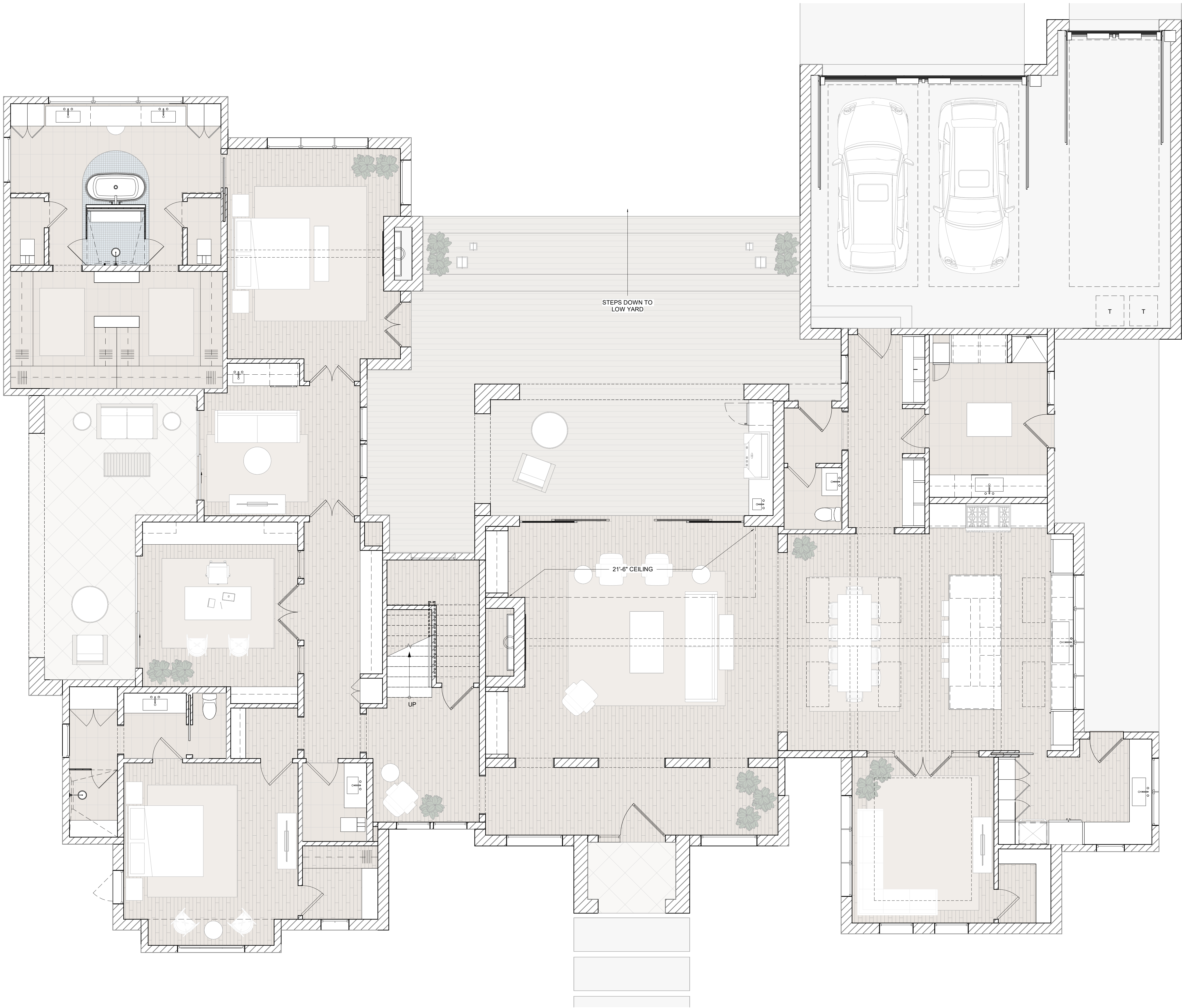
LIGHTING SYMBOL LEGEND

NOTE: ALL EXTERIOR LIGHTING FIXTURES SHALL BE WEATHERPROOF AND RATED FOR OUTDOOR WET CONDITIONS.

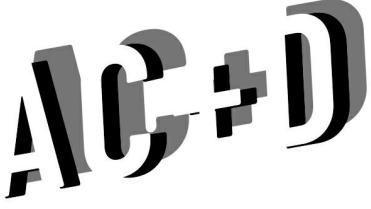
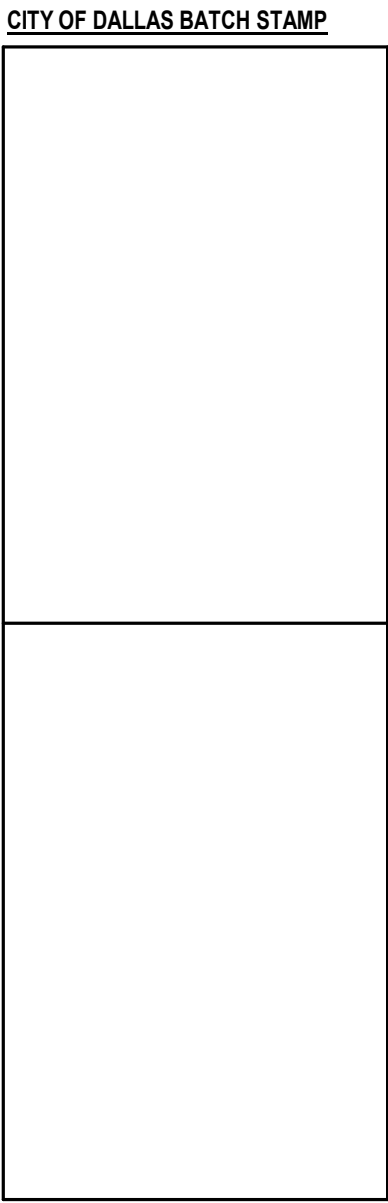
	4" RECESSED CAN		HANGING LIGHT FIXTURE		SURFACE MOUNTED SILO FIXTURE		SMOKE / CARBON MONOXIDE DETECTOR / ALARM		CEILING FAN
	2" RECESSED CAN		WALL MOUNTED LIGHT FIXTURE				STRIP LED		OWNER TO VERIFY LIGHT KIT REQUIRED
	J BOX		PATH WAY LIGHTING		EXHAUST FAN				SURFACE MOUNTED LINEAR FIXTURE
	PENDANT		UP-LIGHTING FIXTURE (WALL MOUNTED)						

ABBREVIATIONS: **MIR** = LED MIRROR **UCL** = UNDER CABINET OR UNDER COUNTER LIGHTING **UL** = UNDER ISLAND LIGHTING **CLQ** = CEILING EMBEDDED 2" CHANNEL LED **WR** = WET RATED **USL** = UNDER SEAT LIGHT
M = MOTION SENSOR **P** = PICTURE LIGHT **RGB** = RED, GREEN BLUE **TOE** = LED AT TOE KICK **DIR** = DIRECTIONAL

A. ALL LIGHTING LAYOUTS ARE CONCEPTUAL AND MAY VARY DUE TO FIXTURE SELECTION. COORDINATE FINAL PLACEMENTS WITH GC, OWNERSHIP, INTERIOR DESIGN TEAM, LIGHTING CONSULTANT OR FIXTURE RECOMMENDATIONS.
B. ALL CEILING DETAILS ARE CONCEPTUAL, REVIEW WITH GC, INTERIOR DESIGN TEAM AND OWNERSHIP PRIOR TO FRAMING.



1 LIGHTING AND CEILING DETAILS AT GROUND LEVEL
1/4" = 1'-0"



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PROJECT DEVELOPER:
SEVEN FIFTEEN CUSTOM HOMES

PRIMARY CONTACT:
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214.886.1770
Kristian.Robinson
krrob@sevenfifteeninvest.com

14047 BROOKRIDGE DRIVE

* BLOCK: 147424
+ LOT: 11

14047 BROOKRIDGE DRIVE, DALLAS TEXAS 75240
DALLAS COUNTY

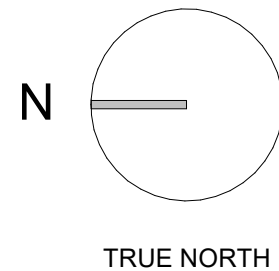
202608/05_14037 BROOKRIDGE DRIVE-APPROVED DESIGN

NOTIFY PROJECT DESIGN TEAM AND GENERAL CONTRACTOR IN WRITING OF ALL CONFLICTS IN DOCUMENTATION PRIOR TO CONTINUING WORK.

LIGHTING AND CEILING DETAILS AT GROUND LEVEL

A-2

PRINT SCALE: 36" X 48" PAPER SIZE



WINDOW SCHEDULE					
MARK	NOM WIDTH	NOM HEIGHT	SILL	HEAD	COUNT
ATTIC VENT					
AV1	8 in	24 in	<varies>	<varies>	2
AV2	12 in	36 in	<varies>	<varies>	6
CASEMENT (MULTI-LITE)					
W1	30 in	60 in	36 in	96 in	2
W2	36 in	60 in	36 in	96 in	1
FIXED (MULTI-LITE)					
W3	24 in	120 in	0 in	120 in	1
W4	30 in	60 in	36 in	96 in	6
W5	30 in	96 in	0 in	96 in	1
W6	30 in	96 in	0 in	96 in	4
W7	36 in	28 in	116 in	144 in	4
W8	36 in	60 in	36 in	96 in	2
W9	36 in	64 in	<varies>	<varies>	8

WINDOW SCHEDULE					
MARK	NOM WIDTH	NOM HEIGHT	SILL	HEAD	COUNT
W10	36 in	80 in	16 in	96 in	4
W11	36 in	104 in	16 in	120 in	8
W12	48 in	104 in	16 in	120 in	5
W13	48 in	144 in	90 in	234 in	1
W14	60 in	36 in	222 in	258 in	3
W15	60 in	40 in	128 in	168 in	2
W16	60 in	104 in	16 in	120 in	2
W17	78 in	36 in	60 in	96 in	1
FIXED ARCH (MULTI-LITE)					
W18	30 in	56 in	40 in	96 in	2
W19	72 in	72 in	128 in	200 in	1
W20	72 in	96 in	12 in	108 in	1
SKYLIGHTS					
S1	24 in	60 in			6

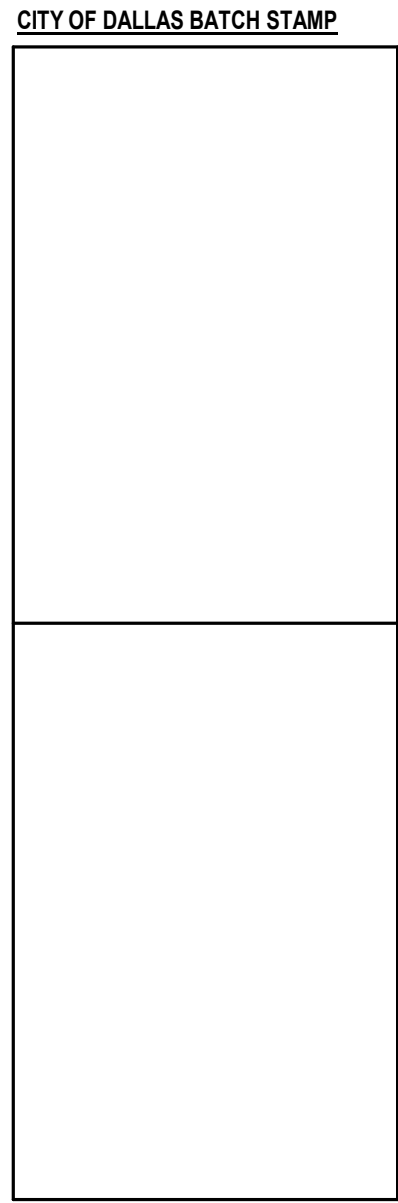
GENERAL PLAN NOTES

- ALL DIMENSIONS ARE TO FINISH FACE OF EXTERIOR WALL OR TO FACE OF GYPSUM BOARD, UNO.
- TYPICAL WALLS NOTES:
 - TYPICAL EXTERIOR GROUND LEVEL WALLS ARE 2X6 FRAMING, UNO.
 - TYPICAL INTERIOR WALLS ARE 2X4 FRAMING, UNO.
 - PLUMBING WALLS ARE 2X6 FRAMING, UNO.
 - ALL WALLS CONTAINING POCKET DOORS AT TO BE 2X6 FRAMING, UNO.
 - ALL BLOCKING TO BE 2X12.
- DOORS HAVE 4" JAMB OR ARE CENTERED IN ROOM / OPENING, UNO.
- CABINETS & APPLIANCES INDICATED ARE REPRESENTATIVE OF WHAT IS TO BE INSTALLED. REFER TO FINAL SELECTIONS FOR EXACT DIMENSIONING AND INSTALLATION REQUIREMENTS. OWNER IS RESPONSIBLE FOR FINAL FINISH & PRODUCT SELECTION.
- COORDINATE AND FIELD VERIFY ROUGH OPENINGS, FRAMING, AND CONNECTIONS FOR CABINETS AND APPLIANCES BEFORE FABRICATION AND INSTALLATION.
- COORDINATE AND FIELD VERIFY LOCATIONS FOR LIGHTING FIXTURES, FANS, ELECTRICAL OUTLETS & SWITCHES, MECHANICAL GRILLES, AND OTHER WALL & CEILING MOUNTED APPARATUS BEFORE INSTALLATION.
- CEILING HEIGHT IS 10'-0" AFF ON GROUND LEVEL, 9'-0" AFF ON L2.
- INTERMEDIATE FLOOR PLATES ARE 1" UNLESS OTHERWISE NOTED.
- LIGHT FIXTURES SHOWN ARE GENERIC. REFER TO FINAL SELECTIONS FOR EXACT DIMENSIONING AND INSTALLATION REQUIREMENTS. OWNER IS RESPONSIBLE FOR FINAL FIXTURE & PRODUCT SELECTION.
- NOT ALL CEILING MOUNTED ELEMENTS ARE SHOWN.
- ALL CLOSETS TO HAVE MOTION SENSOR SWITCHES INSIDE OF CLOSET.
- ALL PATHWAY LIGHTING TO BE CONNECTED TO DAYLIGHT SENSORS.
- DOOR AND WINDOW SIZES ARE REPRESENTED IN NOMINAL INCHES ON TAGS AND SCHEDULES. GENERAL CONTRACTOR AND MANUFACTURER SHALL COORDINATE FINAL SIZES ACCORDINGLY AND NOTIFY DESIGNER IMMEDIATELY OF CONFLICTS.
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-

WALL TYPE HATCH LEGEND

INTERIOR	
	INTERIOR: 6" STUD WITH STONE MASONRY (REF. ELEVATION FOR MASONRY TYPE) STONE MASONRY WALL ONE SIDE WITH 5/8" GYP FINISH OTHER SIDE (PREPLACE OR SOLID MASONRY FIREPLACE) 6" STUD WITH STONE MASONRY WALL ONE SIDE
	INTERIOR: 6" STUD WITH 5/8" GYP
	INTERIOR: DOUBLE 4" STUD WITH 5/8" GYP
	INTERIOR: 4" STUD WITH 5/8" GYP

EXTERIOR	
	EXTERIOR: 6" STUD WITH MASONRY BOTH SIDES (REF. ELEVATION FOR MASONRY TYPE)
	EXTERIOR: 6" STUD WITH MASONRY, 5/8" GYP (INTERIOR) (REF. TO ELEVATIONS MASONRY TYPE)
	EXTERIOR: 6" STUD WITH MASONRY, STUCCO OR SIDING ABOVE (REF. ELEVATIONS FOR MATERIAL TYPE, 5/8" GYP (INTERIOR) - EXTERIOR 44" MASONRY WAINSCOT, CAST STONE WATER TABLE OR ROWLOCK BRICK OVER MASONRY (REF. ELEVATIONS) - STUCCO OR SIDING ABOVE MASONRY (REF. ELEVATIONS FOR MATERIAL TYPE) - INTERIOR FINISH 5/8" GYP BD
	EXTERIOR: DOUBLE 6" STUD WITH STUCCO FINISH BOTH SIDES
	EXTERIOR: DOUBLE 6" STUD WITH STUCCO, 5/8" GYP (INTERIOR) - EXTERIOR FINISH STUCCO - INTERIOR FINISH 5/8" GYP BD
	EXTERIOR: 6" STUD WITH STUCCO, 5/8" GYP (INTERIOR) - EXTERIOR FINISH STUCCO - INTERIOR FINISH 5/8" GYP BD



DOOR SCHEDULE				
MARK	NOM WIDTH	NOM HEIGHT	COUNT	DESCRIPTION
CASED ARCH				
CA1	32 in	96 in	1	REVIEW ARCH AND CASING DETAILS WITH GC
CA2	32 in	108 in	2	REVIEW ARCH AND CASING DETAILS WITH GC
CA3	36 in	96 in	1	REVIEW ARCH AND CASING DETAILS WITH GC
CA4	42 in	96 in	4	REVIEW ARCH AND CASING DETAILS WITH GC
CA5	42 in	144 in	2	REVIEW ARCH AND CASING DETAILS WITH GC
CA6	72 in	168 in	1	REVIEW ARCH AND CASING DETAILS WITH GC
EXTERIOR				
D1	48 in	120 in	1	SWING STEEL & GLASS ML (ENTRY)
D2	120 in	96 in	1	SLIDER - 2 PANEL
D3	96 in	96 in	1	SLIDER - 2 PANEL
D4	48 in	120 in	1	SWING STEEL & GLASS ML
D5	240 in	120 in	1	SLIDER - 4 PANEL (CENTER PANELS OPERABLE)
D6	36 in	96 in	3	SWING STEEL & GLASS ML
D7	216 in	96 in	1	MTL & GLASS GARAGE DOOR ML
D8	96 in	96 in	1	MTL & GLASS GARAGE DOOR ML
D9	36 in	96 in	1	SOLID CORE SWING (RATED)
EXTERIOR OPENING				
EO1	72 in	216 in	1	
EO2	96 in	120 in	1	
EO3	240 in	96 in	1	
EO4	240 in	120 in	1	
GLASS				
G1	28 in	84 in	5	TEMPERED GLASS
INTERIOR				
ID1	30 in	96 in	1	SOLID CORE SWING
ID2	32 in	96 in	10	SOLID CORE SWING
ID3	34 in	96 in	6	SOLID CORE SWING
ID4	28 in	96 in	2	(JIB) SOLID CORE SWING
ID5	36 in	96 in	1	(DUTCH) SOLID CORE SWING
ID6	48 in	96 in	2	DBL SOLID CORE SWING
ID7	34 in	96 in	1	SWING STEEL & GLASS ML
ID8	60 in	96 in	2	DBL SWING STEEL & GLASS ML
ID9	30 in	96 in	1	SOLID CORE POCKET
ID10	32 in	96 in	1	SOLID CORE POCKET
ID11	36 in	96 in	1	SOLID CORE POCKET
INTERIOR OPENING				
IO1	192 in	144 in	1	REVIEW CASING DETAIL WITH GC

ZONING GUIDELINES

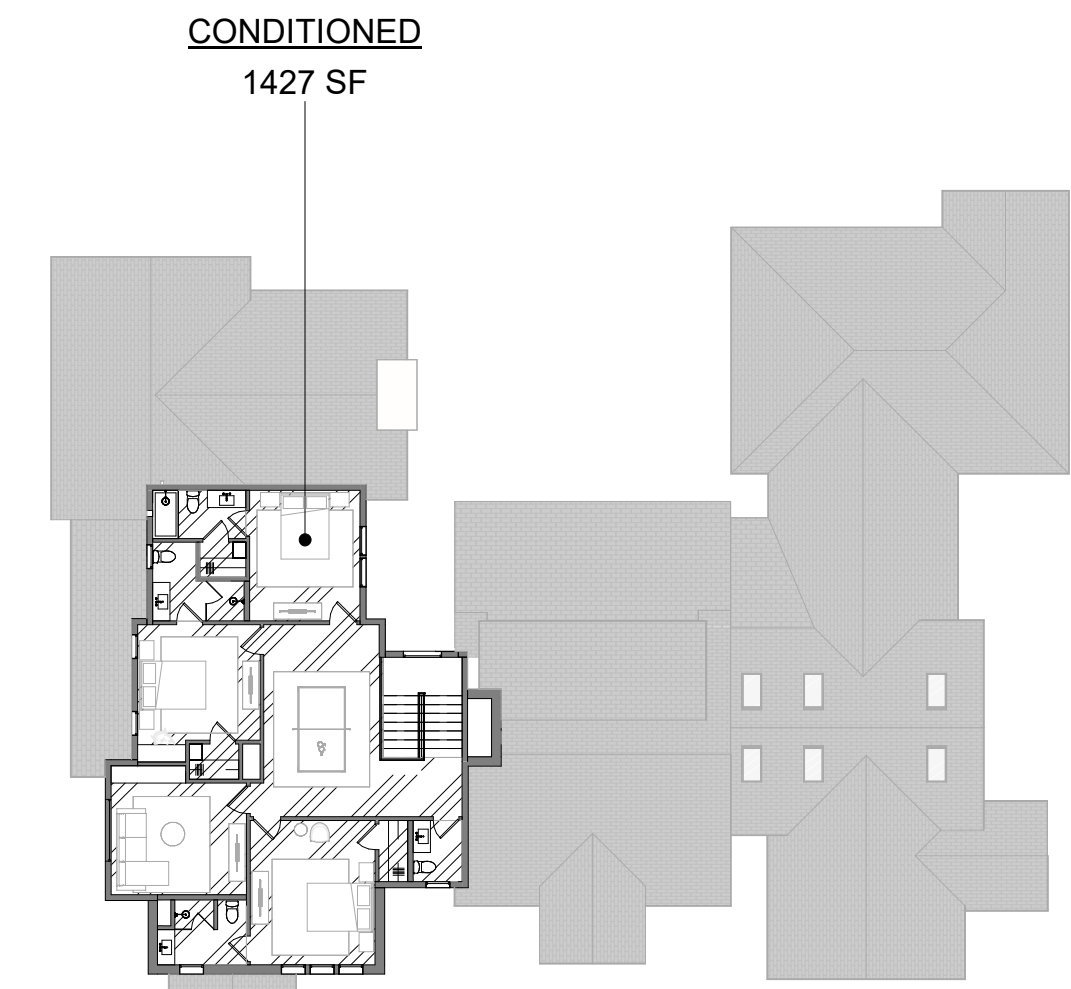
ZONING = R-12C(1A)
USE = SINGLE FAMILY DWELLING
MINIMUM FRONT YARD = 40'-0" (80'-0" PLATTED)
MINIMUM SIDE YARD = 10'-0"
MINIMUM REAR YARD = 10'-0"
HEIGHT MAXIMUM = 38'-0"
MAXIMUM LOT COVERAGE = 40%

LOT COVERAGE & SQUARE FOOTAGE

+ ALLOWABLE LOT COVERAGE: TOTAL LOT = 21,905 SF * 40 = **8,798 SF**
+ TOTAL LOT COVERAGE: 5,938.08 SF = 27%

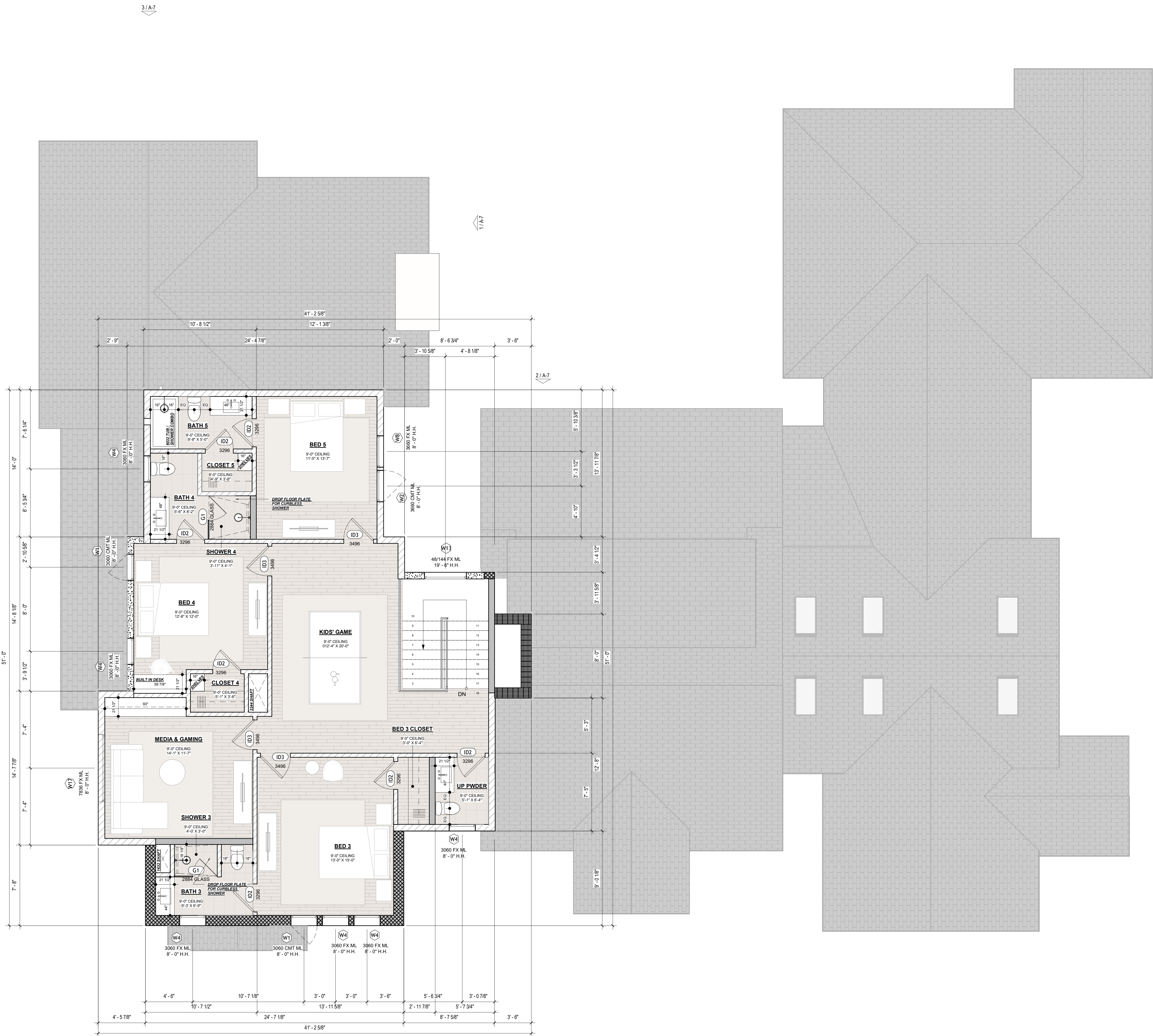
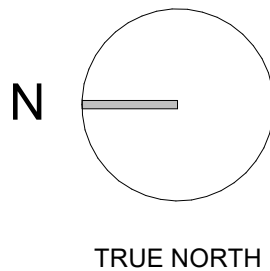
GROUND LEVEL
+ CONDITIONED SPACE AT GROUND LEVEL = 4,392 SF
+ COVERED PATIO = 683 SF
+ GARAGE = 803 SF
TOTAL FOOT PRINT = 5,938 SF
+ CONDITIONED SPACE AT SECOND LEVEL = 1,427 SF
TOTAL = 1,427 SF

** TOTAL CONDITIONED SQUARE FOOTAGE = 5,819 SF
** TOTAL UNDER ROOF = 7,165 SF



AREA TYPE

CONDITIONED



1 CONSTRUCTION PLAN AT SECOND LEVEL
1/4" = 1'-0"

2026/08/05 14037 BROOKBRIDGE DRIVE APPROVED DESIGN

NOTIFY PROJECT DESIGN TEAM AND GENERAL CONTRACTOR IN WRITING OF ALL CONFLICTS IN DOCUMENTATION PRIOR TO CONTINUING WORK.

CONSTRUCTION PLAN AT SECOND LEVEL

A-3

PRINT SCALE: 3/8" X 48" PAPER SIZE

14047 BROOKBRIDGE DRIVE

* BLOCK: 1/17/24
* LOT: 11

14047 BROOKBRIDGE DRIVE, DALLAS TEXAS 75240
DALLAS COUNTY

ACAD
ANTHONY GARDEN + DESIGN
https://www.acardesign.com/
PRIMARY CONTACT:
ANTHONY GARDEN
305.878.1602
anthony@acardesign.com
SECONDARY CONTACT:
LANDON BRADSHAW
469.855.1001
landon@acardesign.com

SEVEN FIFTEEN
CUSTOM HOMES
PROJECT DEVELOPER:
SEVEN FIFTEEN CUSTOM HOMES

PRIMARY CONTACT:
KRISTAVY ROBINSON
214.886.1770
Kristavay.Robinson
krrob@sevenfifteeninvest.com

GENERAL PLAN NOTES

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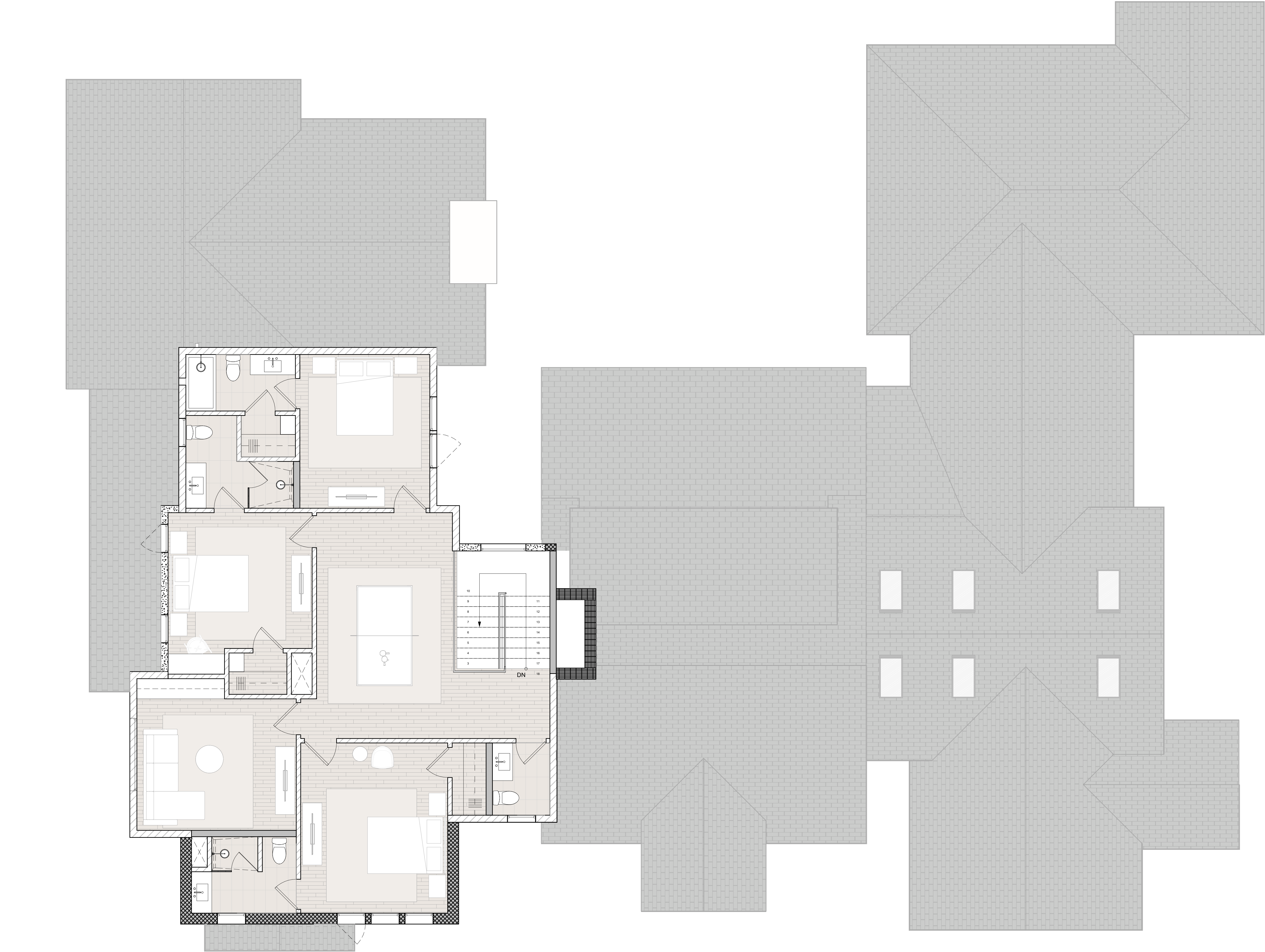
LIGHTING SYMBOL LEGEND

NOTE: ALL EXTERIOR LIGHTING FIXTURES SHALL BE WEATHERPROOF AND RATED FOR OUTDOOR WET CONDITIONS.

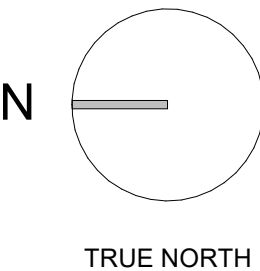
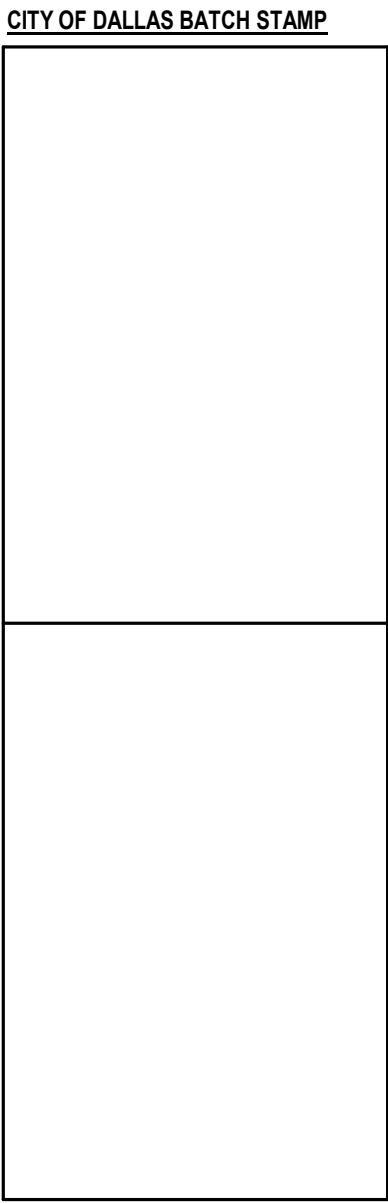
	4" RECESSED CAN		HANGING LIGHT FIXTURE		SURFACE MOUNTED SLD FIXTURE		SMOKE / CARBON MONOXIDE DETECTOR / ALARM		CEILING FAN
	2" RECESSED CAN		WALL MOUNTED LIGHT FIXTURE				STRIP LED		OWNER TO VERIFY LIGHT KIT REQUIRED
	J BOX		PATH WAY LIGHTING		EXHAUST FAN				SURFACE MOUNTED LINEAR FIXTURE
	PENDANT		UP-LIGHTING FIXTURE (WALL MOUNTED)						

ABBREVIATIONS: **MIR** = LED MIRROR **UCL** = UNDER CABINET OR UNDER COUNTER LIGHTING **UL** = UNDER ISLAND LIGHTING **CLQ** = CEILING EMBEDDED 2" CHANNEL LED **WR** = WET RATED **USL** = UNDER SEAT LIGHT
M = MOTION SENSOR **P** = PICTURE LIGHT **RGB** = RED, GREEN BLUE **TOE** = LED AT TOE KICK **DIR** = DIRECTIONAL

A. ALL LIGHTING LAYOUTS ARE CONCEPTUAL AND MAY VARY DUE TO FIXTURE SELECTION. COORDINATE FINAL PLACEMENTS WITH GC, OWNERSHIP, INTERIOR DESIGN TEAM, LIGHTING CONSULTANT OR FIXTURE RECOMMENDATIONS.
B. ALL CEILING DETAILS ARE CONCEPTUAL, REVIEW WITH GC, INTERIOR DESIGN TEAM AND OWNERSHIP PRIOR TO FRAMING.



1 LIGHTING AND CEILING DETAILS AT SECOND LEVEL
1/4" = 1'-0"



202608/05_14037 BROOKRIDGE DRIVE-APPROVED DESIGN

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LIGHTING AND CEILING DETAILS AT SECOND LEVEL

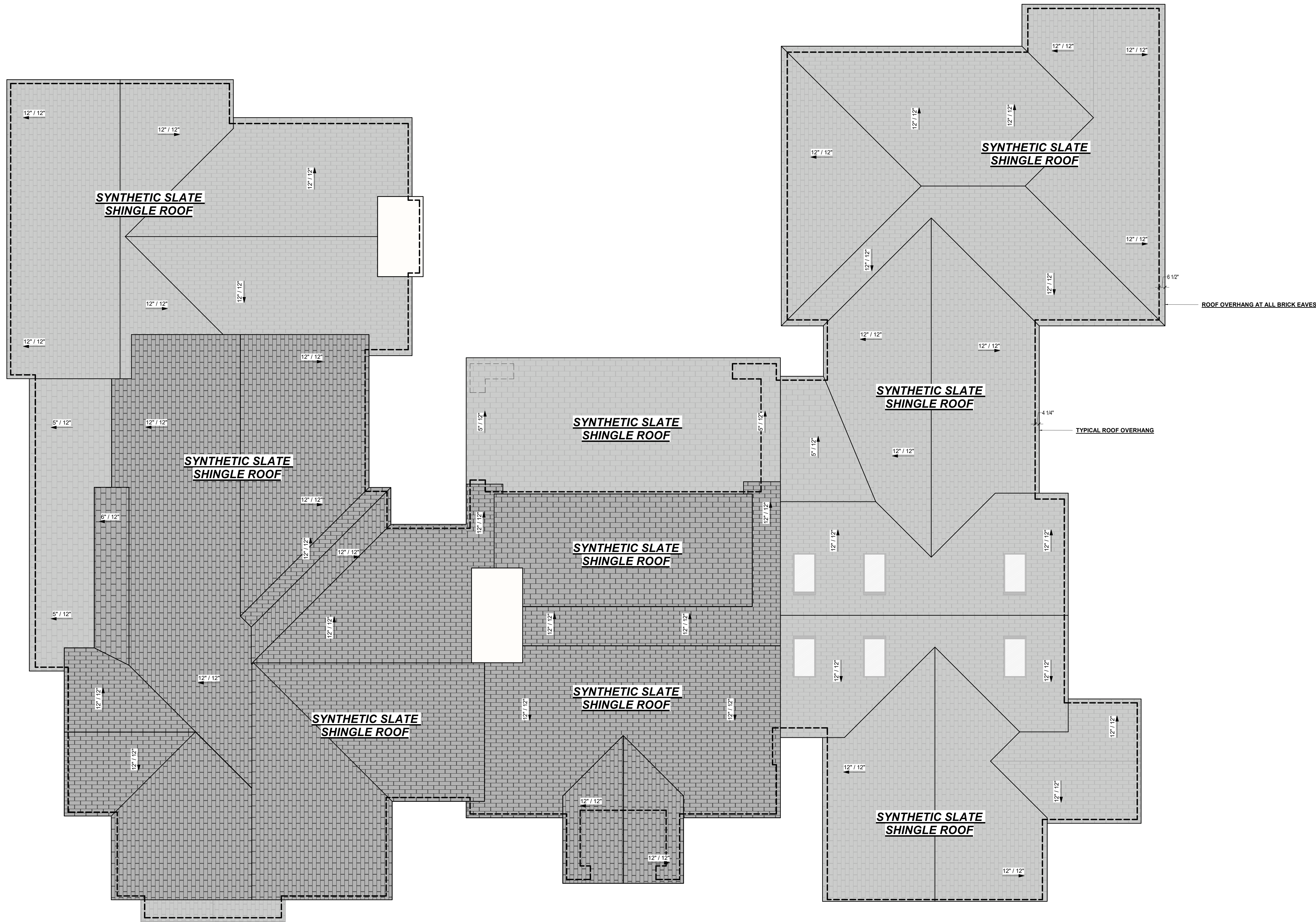
A-4

PRINT SCALE: 36" X 48" PAPER SIZE

14037 BROOKRIDGE DRIVE, DALLAS TEXAS 75240
DALLAS COUNTY

14047 BROOKRIDGE DRIVE

* BLOCK: 147424
+ LOT: 11



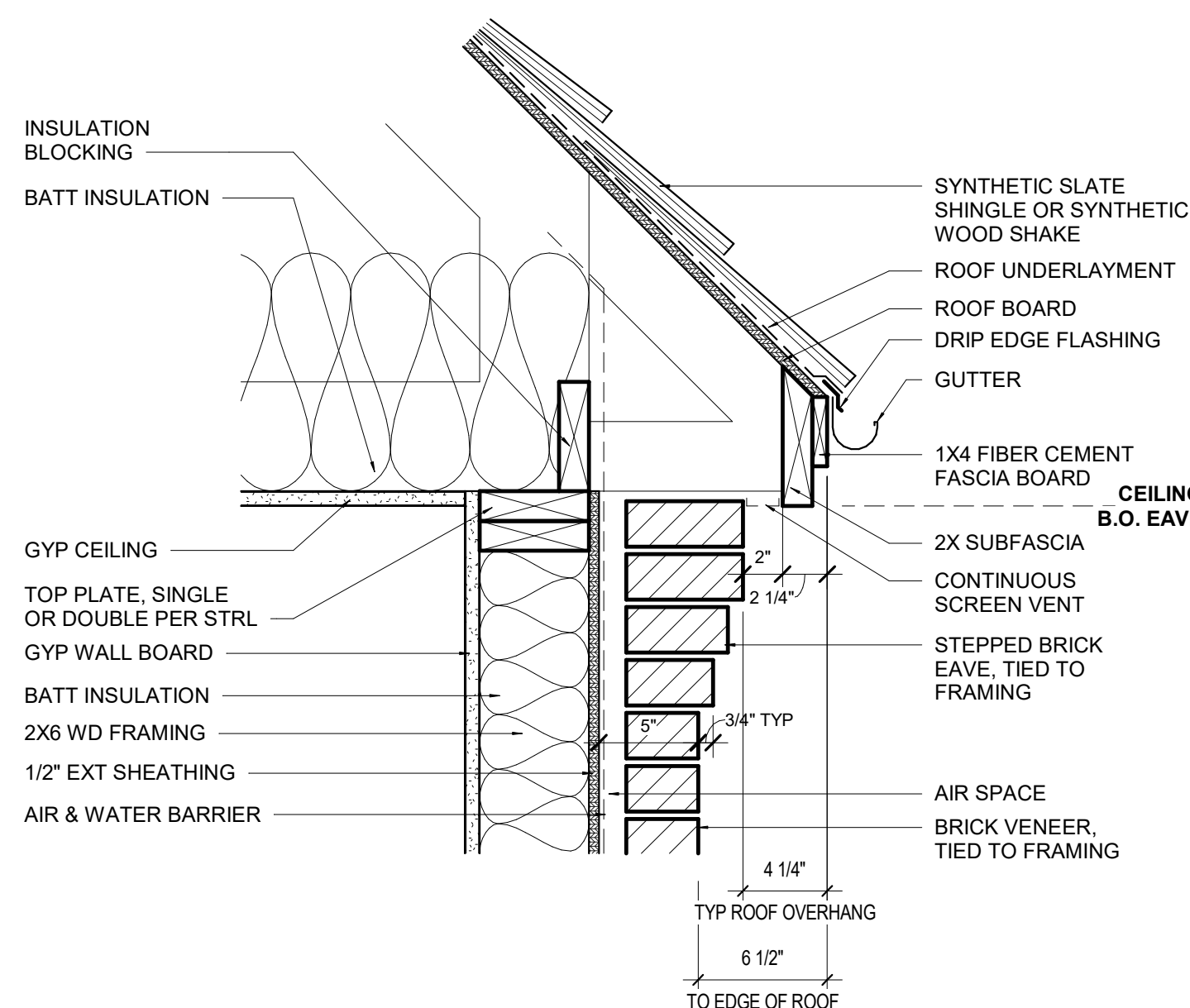
GENERAL PLAN NOTES

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ZONING GUIDELINES

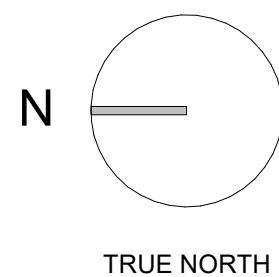
ZONING = R-12(GC/A)
USE = SINGLE FAMILY DWELLINGMINIMUM FRONT YARD = 40'-0" (60'-0" PLATTED)
MINIMUM SIDE YARD = 10'-0"
MINIMUM REAR YARD = 10'-0"
HEIGHT MAXIMUM = 36'-0"
MAXIMUM LOT COVERAGE = 40%

LOT COVERAGE & SQUARE FOOTAGE

+ ALLOWABLE LOT COVERAGE: TOTAL LOT = 21,995 SF * 40 = **8,798 SF**
+ TOTAL LOT COVERAGE: 5,938.09 SF = 27%GROUND LEVEL
+ CONDITIONED SPACE AT GROUND LEVEL = 4,392 SF
+ COVERED PATIO = 683 SF
+ PORCHES = 863 SF
TOTAL FOOT PRINT = 5,938 SF+ CONDITIONED SPACE AT SECOND LEVEL = 1,427 SF
TOTAL = 1,427 SF** TOTAL CONDITIONED SQUARE FOOTAGE = 5,819 SF
TOTAL UNDER ROOF = 1,365 SF2 STEPPED BRICK EAVE DETAIL
1 1/2" = 1'-0"1 ROOF PLAN
1/4" = 1'-0"

NOTES:

- REFERENCE: ENGINEERING DRAWINGS FOR FINAL DESIGN REQUIREMENTS FOR DRAINAGE SYSTEMS. DESIGN OF ROOF IS SHOWN TO DISPLAY DESIGN INTENT ONLY AND GENERAL GUIDE FOR ROOFING DESIGN. CONTRACTOR RESPONSIBLE FOR FINAL DESIGN AND DRAINAGE REQUIREMENTS.
- CRIKETS SHOWN FOR GRAPHICAL PURPOSES ONLY. GOING/ROOF CONTRACTOR TO DETERMINE SIZE AND LOCATIONS FOR FINAL INSTALLATION.
- GRADIENT IN ROOFING MATERIAL IS INTENDED TO PROVIDED VISUAL REPRESENTATION OF PERCEIVED DEPTH FROM ABOVE. DOES NOT INDICATE CHANGE OF MATERIAL AND OR COLOR.
- PROVIDED VENTING AS REQUIRED.

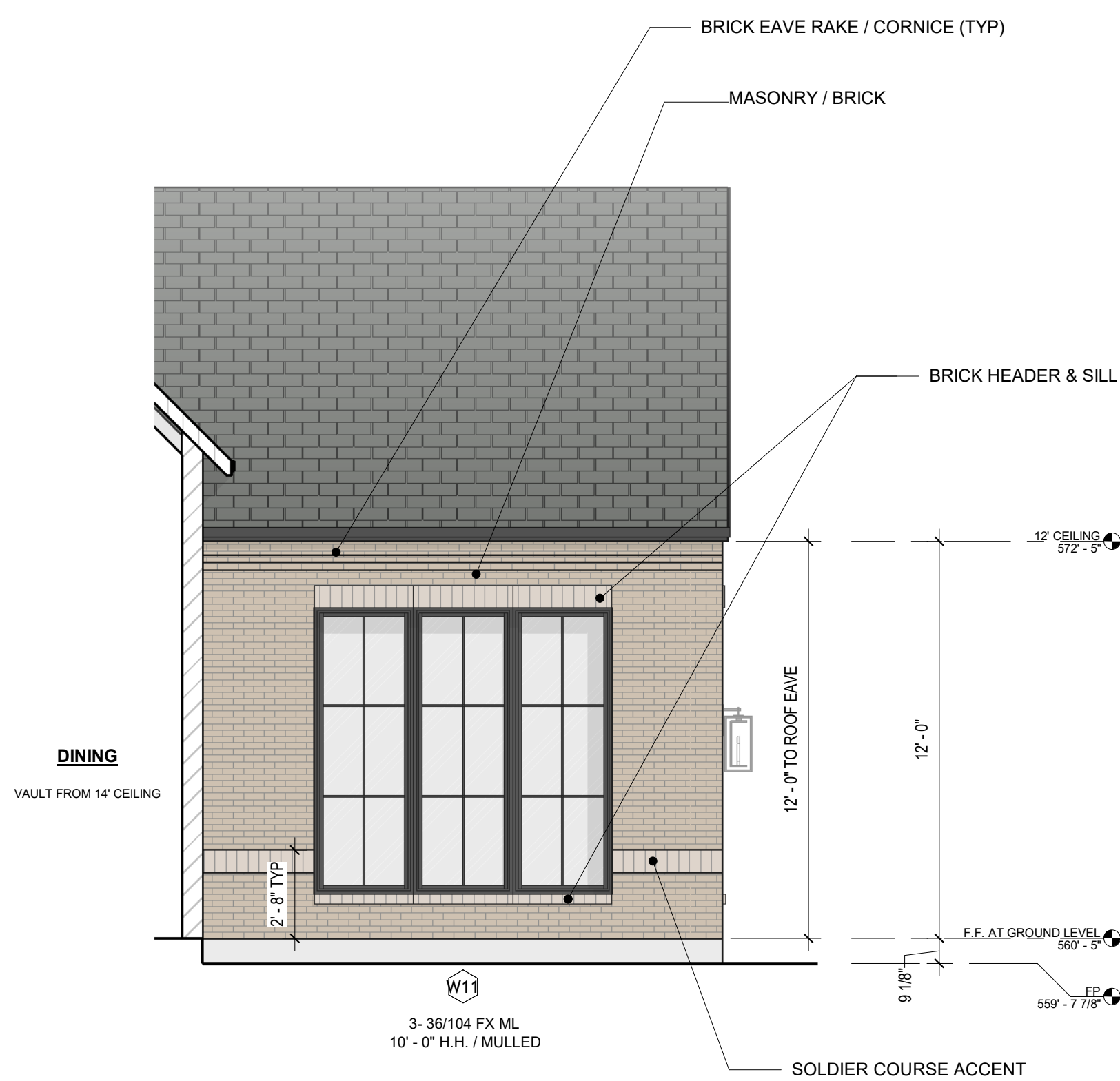




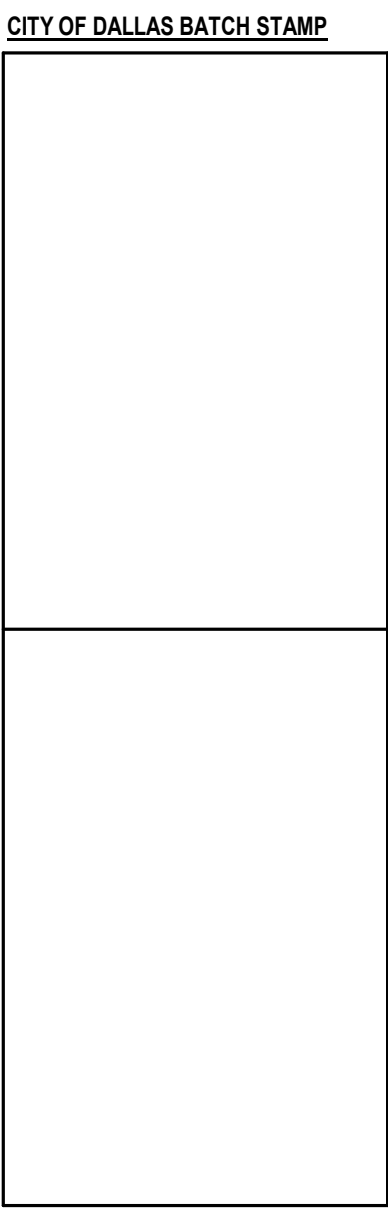
1 OVERALL ELEVATION AT FRONT FACADE
1/4" = 1'-0"



3 OVERALL ELEVATION AT SIDE YARD (PRIMARY SUITE)
1/4" = 1'-0"



2 INSET ELEVATION AT DEN
1/4" = 1'-0"





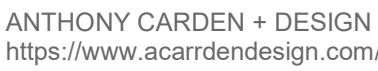
SECONDARY CONTACT:
LONDON BRADSHAW
469.955.1001
london@acarrdendesign.com

PROJECT DEVELOPER:
SEVEN FIFTEEN CUSTOM
HOMES

4047 E

A-7





PRIMARY CONTACT:
ANTHONY CARDEN
305.878.1602
anthony@acarrendesign.com

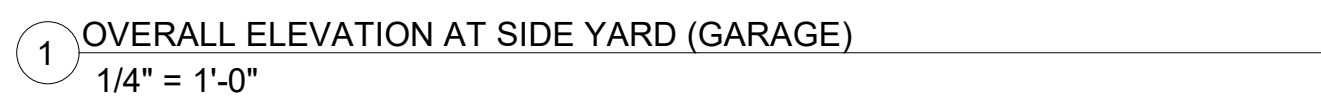
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SEVEN FIFTEEN
CUSTOM HOMES

PROJECT DEVELOPER:
SEVEN FIFTEEN CUSTOM
HOMES

PRIMARY CONTACT:
KHRISTIAN ROBINSON
214.886.1770
Khristian Robinson
krob@sevenfifteeninvest.com



WINDOW SCHEDULE						
MARK	NOM WIDTH	NOM HEIGHT	SILL	HEAD	COUNT	
ATTIC VENT						
AV1	8 in	24 in	<varies>	<varies>	2	
AV2	12 in	36 in	<varies>	<varies>	6	
CASEMENT (MULTI-LITE)						
W1	30 in	60 in	36 in	96 in	2	
W2	36 in	60 in	36 in	96 in	1	
FIXED (MULTI-LITE)						
W3	24 in	120 in	0 in	120 in	1	
W4	30 in	60 in	36 in	96 in	6	
W5	30 in	88 in	8 in	96 in	1	
W6	30 in	96 in	0 in	96 in	4	
W7	36 in	28 in	116 in	144 in	4	
W8	36 in	60 in	36 in	96 in	2	
W9	36 in	64 in	<varies>	<varies>	8	
W10	36 in	80 in	16 in	96 in	4	
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SKYLIGHTS						
S1	24 in	60 in			6	

DOOR SCHEDULE				
MARK	NOM WIDTH	NOM HEIGHT	COUNT	DESCRIPTION
CASIED ARCH				
C A1	32 in	96 in	1	REVIEW ARCH AND CASING DETAILS WITH GC
C A2	32 in	108 in	2	REVIEW ARCH AND CASING DETAILS WITH GC
C A3	36 in	96 in	1	REVIEW ARCH AND CASING DETAILS WITH GC
C A4	42 in	96 in	4	REVIEW ARCH AND CASING DETAILS WITH GC
C A5	42 in	144 in	2	REVIEW ARCH AND CASING DETAILS WITH GC
C A6	72 in	168 in	1	REVIEW ARCH AND CASING DETAILS WITH GC
EXTERIOR				
D1	48 in	120 in	1	SWING STEEL & GLASS ML (ENTRY)
D2	120 in	96 in	1	SLIDER - 2 PANEL
D3	96 in	96 in	1	SLIDER - 2 PANEL
D4	48 in	120 in	1	SWING STEEL & GLASS ML
D5	240 in	120 in	1	SLIDER 4 PANEL (CENTER PANELS OPERABLE)
D6	36 in	96 in	3	SWING STEEL & GLASS ML
D7	216 in	96 in	1	MTL & GLASS GARAGE DOOR ML
D8	96 in	96 in	1	MTL & GLASS GARAGE DOOR ML
D9	36 in	96 in	1	SOLID CORE SWING (RATED)
EXTERIOR OPENING				
E01	72 in	216 in	1	
E02	96 in	120 in	1	
E03	240 in	96 in	1	
E04	240 in	120 in	1	
GLASS				
G1	28 in	84 in	5	TEMPERED GLASS
INTERIOR				
ID1	30 in	96 in	1	SOLID CORE SWING
ID2	32 in	96 in	1	SOLID CORE SWING
ID3	34 in	96 in	6	SOLID CORE SWING
ID4	28 in	96 in	2	(JIB) SOLID CORE SWING
ID5	36 in	96 in	1	(DUTCH) SOLID CORE SWING
ID6	48 in	96 in	2	DBL SOLID CORE SWING
ID7	34 in	96 in	1	SWING STEEL & GLASS ML
ID8	60 in	96 in	2	DBL SWING STEEL & GLASS ML
ID9	30 in	96 in	1	SOLID CORE POCKET
ID10	32 in	96 in	1	SOLID CORE POCKET
ID11	36 in	96 in	1	SOLID CORE POCKET
INTERIOR OPENING				
IO1	192 in	144 in	1	REVIEW CASING DETAIL WITH GC

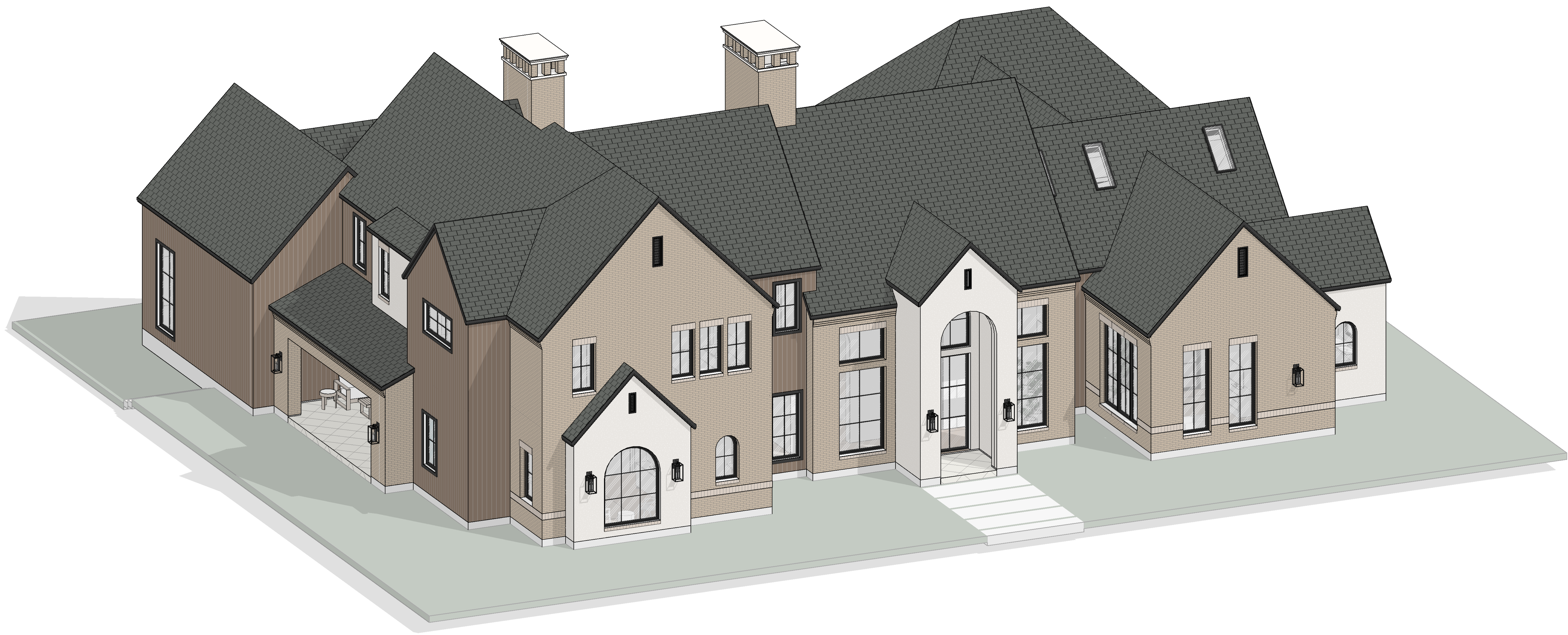
2026/08/05_14037 BROOKRIDGE DRIVE_APPROVED DESIGN

NOTIFY PROJECT DESIGN TEAM AND GENERAL CONTRACTOR IN WRITING OF ALL CONFLICTS IN DOCUMENTATION PRIOR TO CONTINUING WORK.

ELEVATIONS

A-8

PRINT SCALE: 36" X 48" PAPER SIZE



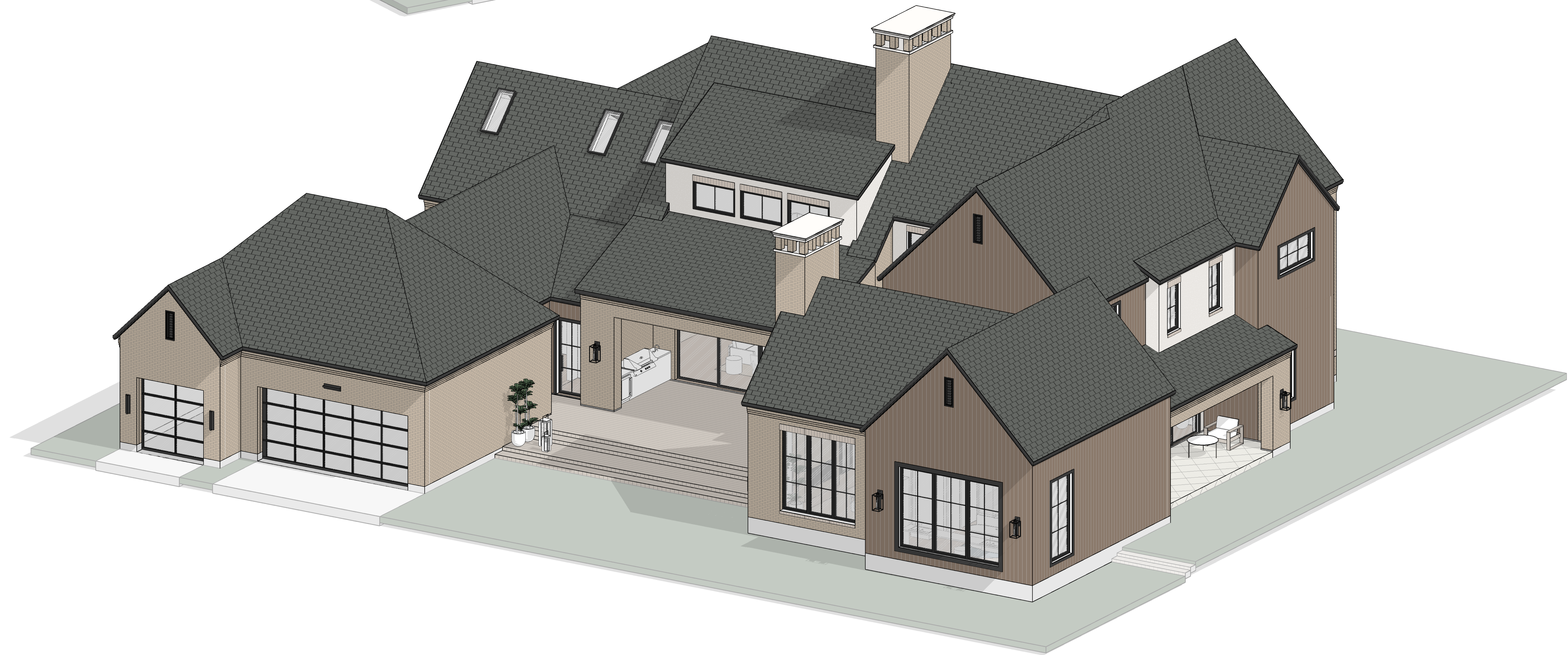
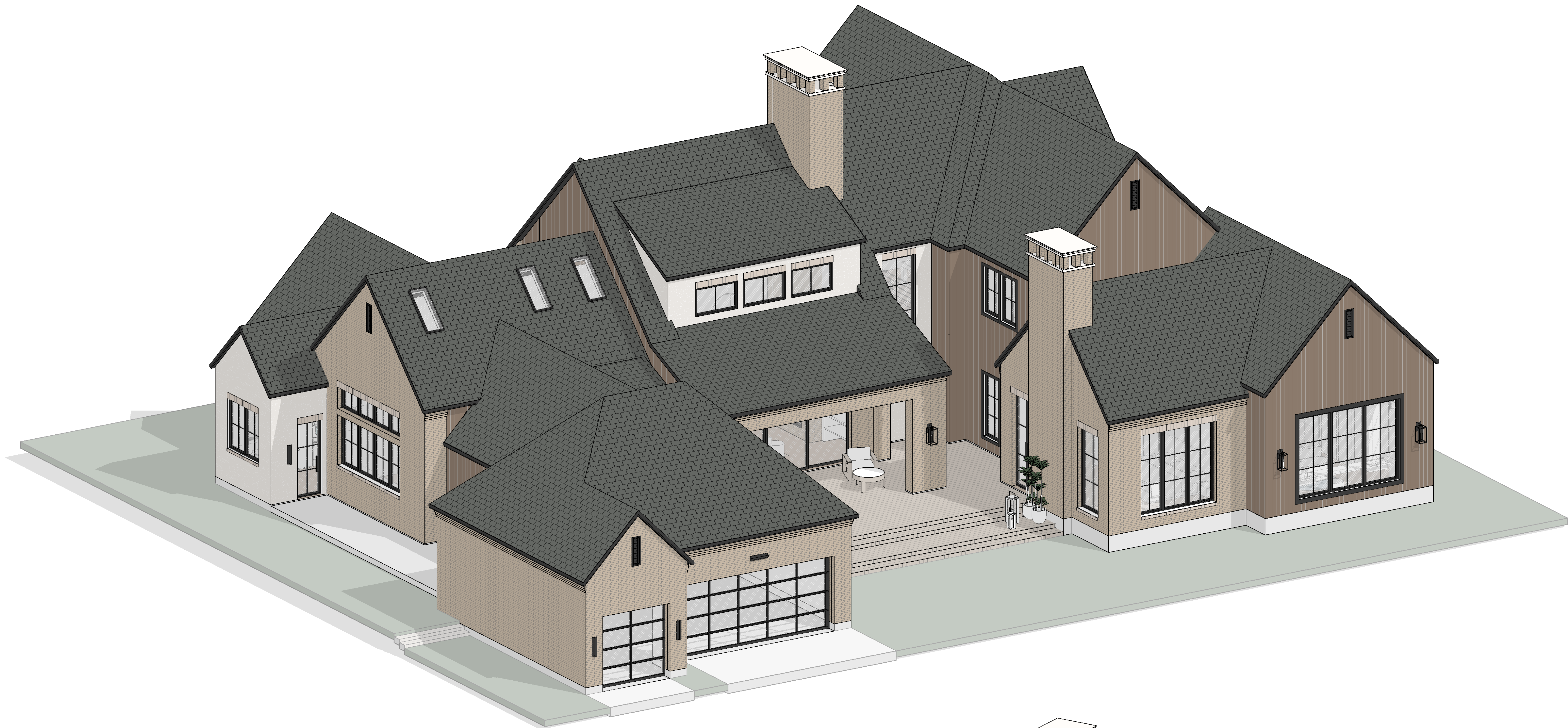
CITY OF DALLAS BATCH STAMP

AC+D
ANTHONY GARDEN + DESIGN
https://www.acardendesign.com/
PRIMARY CONTACT:
ANTHONY GARDEN
305.878.1652
anthony@acardendesign.com
SECONDARY CONTACT:
LANDON BRADSHAW
469.955.1001
london@acardendesign.com

SEVEN FIFTEEN
CUSTOM HOMES
PROJECT DEVELOPER:
SEVEN FIFTEEN CUSTOM
HOMES
PRIMARY CONTACT:
KRISTAVY ROBINSON
214.886.1770
Kristavay.Robinson
krrob@sevenfifteeninvest.com

14047 BROOKRIDGE DRIVE
+ BLOCK: 147424
+ LOT: 11
14047 BROOKRIDGE DRIVE, DALLAS TEXAS 75240
DALLAS COUNTY

202608/05_14037 BROOKRIDGE DRIVE_APPROVED DESIGN
NOTIFY PROJECT DESIGN TEAM AND GENERAL CONTRACTOR IN
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CONTINUING WORK.
3D VIEWS
A-9
PRINT SCALE: 3/8" = 4' PAPER SIZE



CITY OF DALLAS BATCH STAMP

14047 BROOKRIDGE DRIVE

* BLOCK: 147424
* LOT: 11

14047 BROOKRIDGE DRIVE, DALLAS TEXAS 75240
DALLAS COUNTY

202608/05_14037 BROOKRIDGE DRIVE_APPROVED DESIGN

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3D VIEWS

A-10

PRINT SCALE: 3/8" = 4' PAPER SIZE