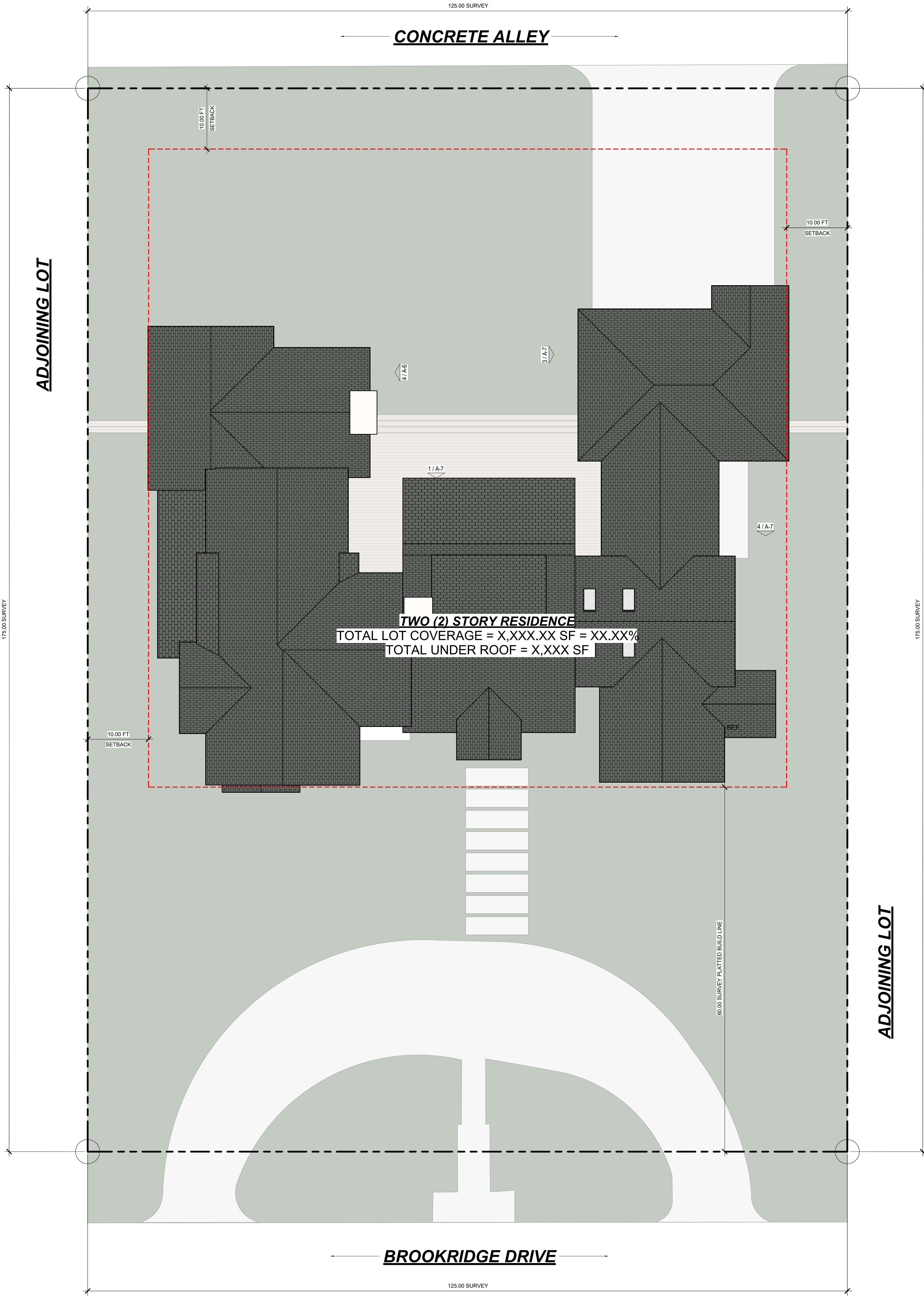


A detailed architectural rendering of a two-story house. The exterior features a combination of light-colored brick and dark brown horizontal siding. The roof is dark grey with multiple gables and a central chimney. The front entrance is highlighted by a white-painted section with a large arched glass door and a transom window, flanked by two small black lantern-style light fixtures. To the left of the entrance, there is a large arched window and a smaller arched window below it. To the right, there are two tall, narrow vertical windows. The house has several other windows, including a large multi-paned window on the upper left and a skylight on the right side of the roof. A white-painted walkway leads to the front steps. The house is set on a green lawn against a plain white background.

A large, two-story house with a mix of brick and white siding, featuring a prominent arched entrance, multiple large windows, and a dark roof. The house is surrounded by a well-manicured lawn and landscaping.

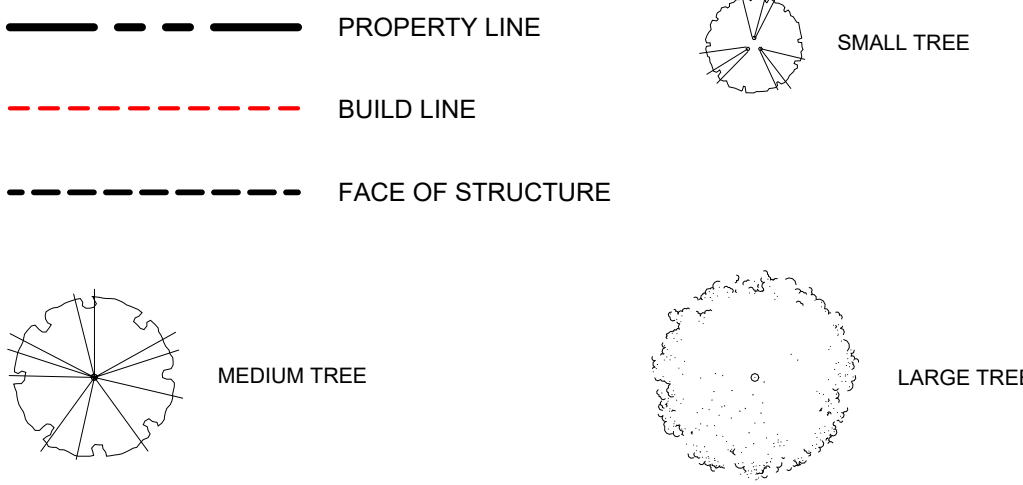
1. VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON PLAN AND EXISTING SITE. NOTIFY THE GENERAL CONTRACTOR AND PROJECT DESIGN TEAM OF CONFLICTS AND OMISSIONS (VARIOUS PRIOR TO COMMENCEMENT OF CONSTRUCTION. NOTIFY THE DESIGN TEAM IN WRITING OF CONFLICTS DURING CONSTRUCTION FOR ADDITIONAL INSTRUCTIONS AND/OR DESIGN 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 NEED BE PLACED STRATEGICALLY TO ALIGN WITH DESIGN INTENT (I.E. BEAMS, REGISTERS, SMOKE ALARMS, CO2 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.

[illegible]



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" (80'-0" PLATTED)
MINIMUM SIDE YARD = 10'-0"
MINIMUM REAR YARD = 10'-0"
HEIGHT MAXIMUM = 36'-0"
MAXIMUM LOT COVERAGE = 40%

LOT COVERAGE & SQUARE FOOTAGE

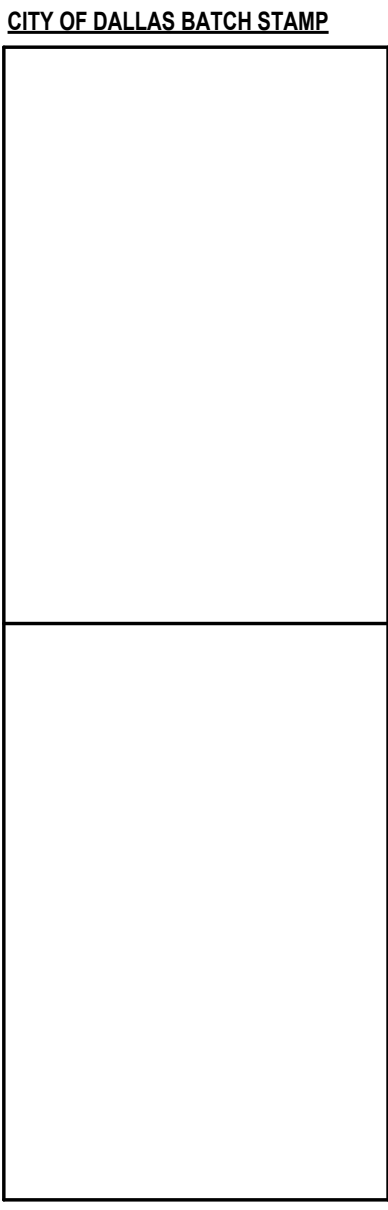
+ ALLOWABLE LOT COVERAGE: TOTAL LOT = 21,995 SF * 40 = **8,798 SF**
+ TOTAL LOT COVERAGE: 7,278 SF = 33.08%
GROUND LEVEL
+ CONDITIONED SPACE AT GROUND LEVEL = 4,259 SF
+ COVERED PATIO/ENTRY = 70 SF
+ GARAGE = 70 SF
TOTAL FOOT PRINT = 4,400 SF
+ CONDITIONED SPACE AT SECOND LEVEL = 3,000 SF
TOTAL: 7,400 SF
OUT OF DATE
+ TOTAL CONDITIONED SQUARE FOOTAGE = **7,400 SF**
+ TOTAL UNDER ROOF = **7,278 SF**

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 1/4" UNLESS OTHERWISE NOTED.
- NOT ALL CEILING MOUNTED ELEMENTS ARE SHOWN.
- NOT 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 DIAGNOSTIC ONLY. TO BE DESIGNED BY CAST STONE MANUFACTURER AND REVIEWED AND APPROVED BY OWNER.
-

WALL TYPE HATCH LEGEND

INTERIOR		EXTERIOR	
	INTERIOR: 6" STUD WITH STONE MASONRY (REF. ELEVATION FOR MASONRY TYPE)		EXTERIOR: 6" STUD WITH MASONRY BOTH SIDES (REF. ELEVATION FOR MASONRY TYPE)
	INTERIOR: 6" STUD WITH 5/8" GYP		EXTERIOR: 6" STUD WITH MASONRY, 5/8" GYP (INTERIOR) (REF. TO ELEVATIONS MASONRY TYPE)
	INTERIOR: DOUBLE 4" STUD WITH 5/8" GYP		EXTERIOR: 6" STUD WITH MASONRY, STUCCO OR SIDING ABOVE (REF. ELEVATIONS FOR MATERIAL TYPE, 5/8" GYP (INTERIOR) FOR MATERIAL TYPE)
	INTERIOR: 4" STUD WITH 5/8" GYP		EXTERIOR: DOUBLE 6" STUD WITH STUCCO FINISH BOTH SIDES
			EXTERIOR: DOUBLE 6" STUD WITH STUCCO, 5/8" GYP (INTERIOR)
			EXTERIOR: 6" STUD WITH STUCCO, 5/8" GYP (INTERIOR)
			EXTERIOR: 6" STUD WITH STUCCO



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

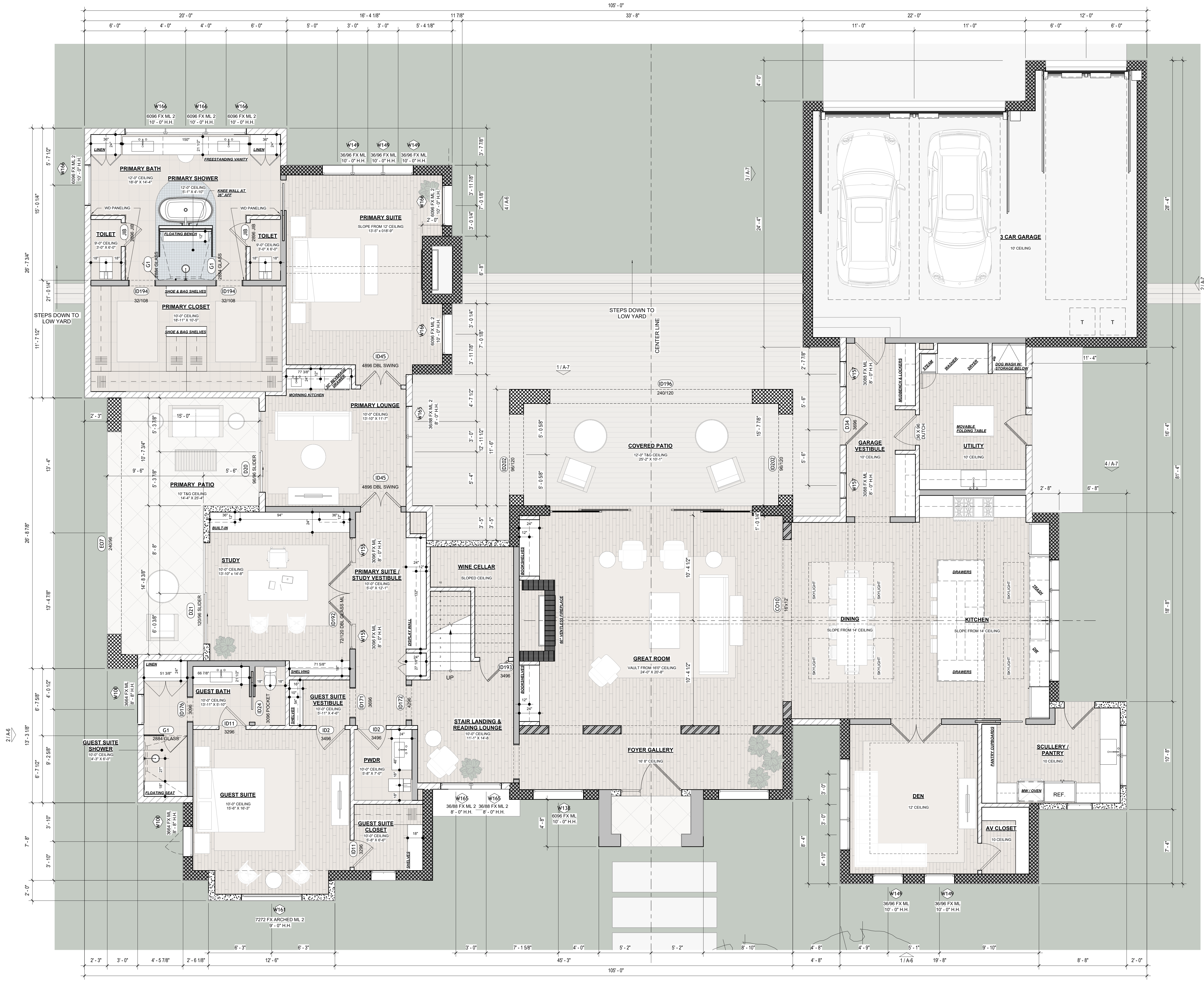
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anthony@acardendesign.com

SECONDARY CONTACT:
LANDON BRADFORD
469-855-1001
landon@acardendesign.com

SEVEN FIFTEEN
CUSTOM HOMES

PROJECT DEVELOPER:
SEVEN FIFTEEN CUSTOM HOMES

PRIMARY CONTACT:
KRISTIAN ROBINSON
214-886-1770
krobin@sevenfifteeninvest.com



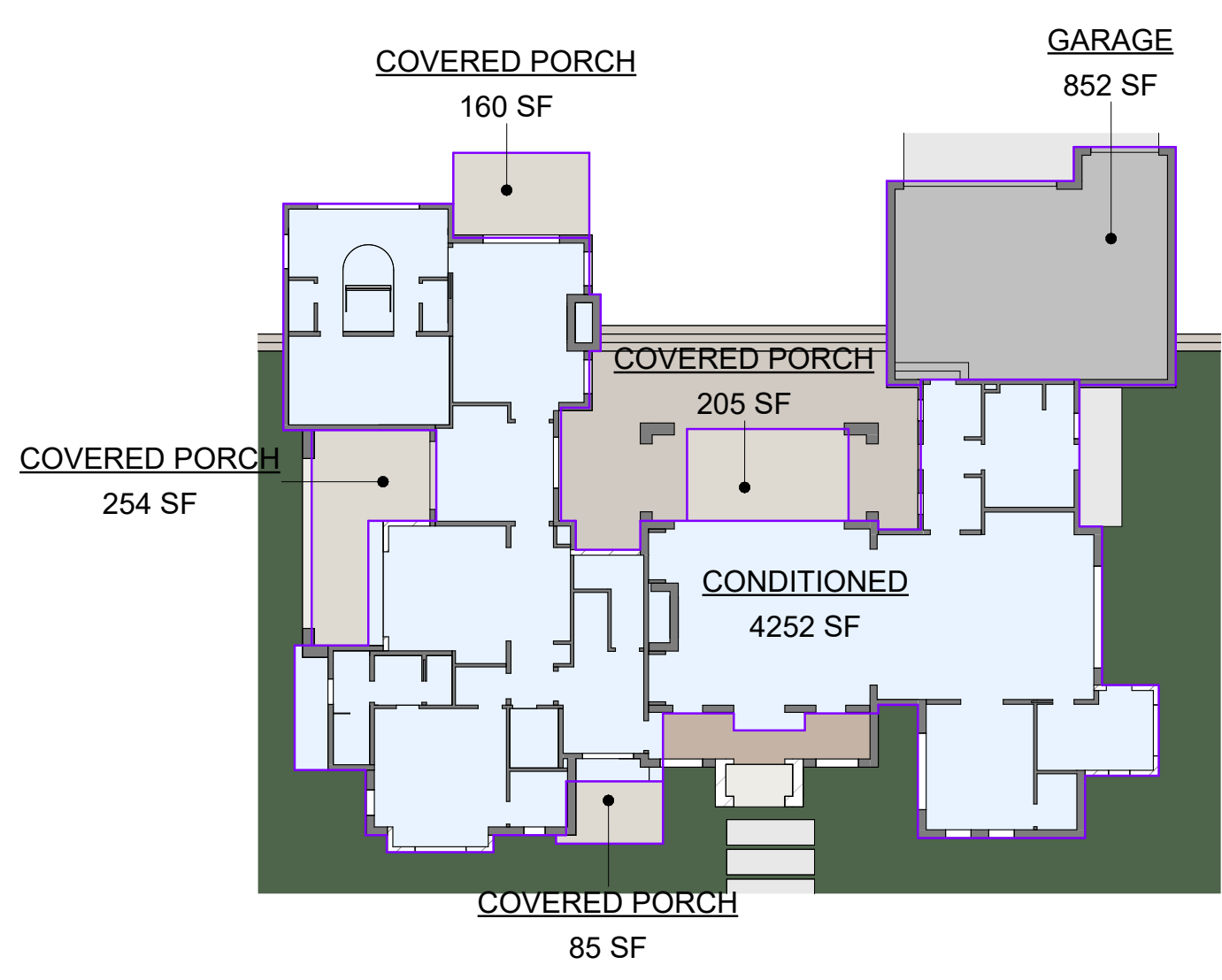
ZONING GUIDELINES

ZONING = R-12A(CA)
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

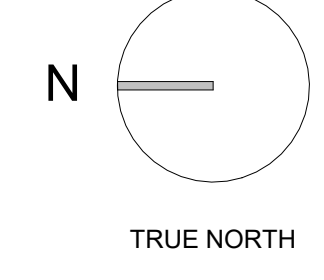
+ ALLOWABLE LOT COVERAGE: TOTAL LOT = 21,995 SF * 40 = **8,798 SF**
+ TOTAL LOT COVERAGE: 7,278 SF = 33.08%
GROUND LEVEL
+ CONDITIONED SPACE AT GROUND LEVEL = 4,252 SF
+ COVERED PATIO/PORCH = 79 SF
+ GARAGE = 852 SF
TOTAL FOOTPRINT = 5,183 SF
+ CONDITIONED SPACE AT SECOND LEVEL = 3,470 SF
TOTAL = 8,653 SF
** TOTAL CONDITIONED SQUARE FOOTAGE = 8,723 SF
** TOTAL UNDER ROOF = 7,278 SF

OUT OF DATE



AREA TYPE

- CONDITIONED
- COVERED PORCH
- GARAGE



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

2026/07/22 14037 BROOKBRIDGE DRIVE REVIEW PRINT

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

CONSTRUCTION PLAN AT GROUND LEVEL
A-1

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

14047 BROOKBRIDGE DRIVE

14047 BROOKBRIDGE DRIVE DALLAS TEXAS 75240
DALLAS COUNTY

+ BLOCK: 107424
+ LOT: 11

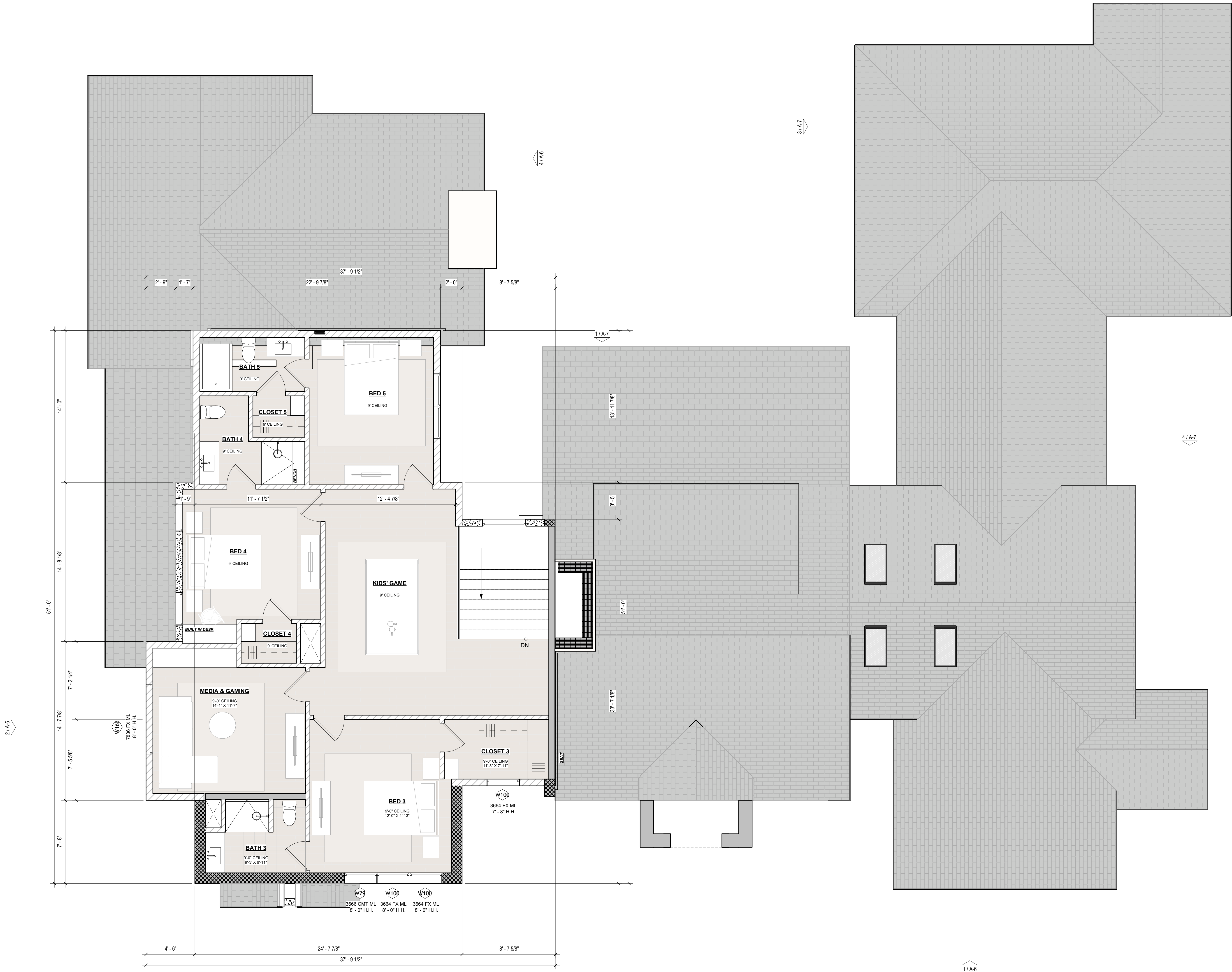
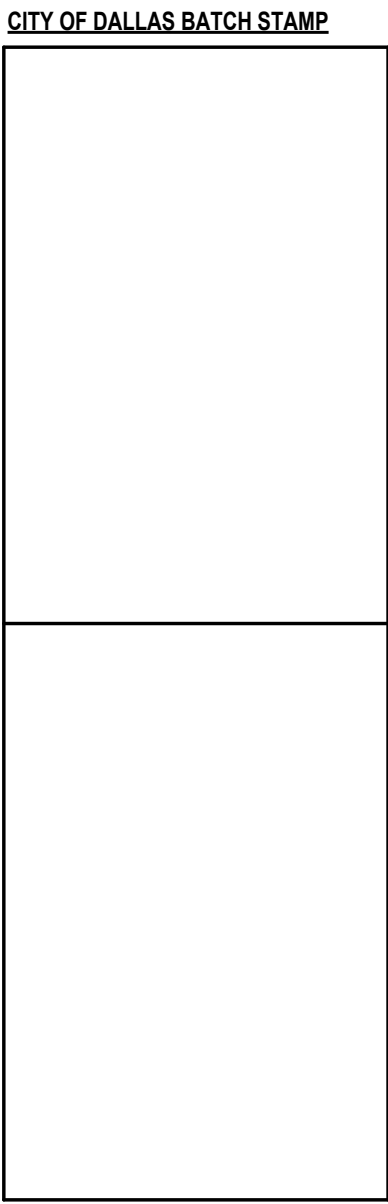
GENERAL PLAN NOTES

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- TYPICAL WALLS NOTES:
 - TYPICAL EXTERIOR GROUND LEVEL WALLS ARE 2X8 FRAMING, UNO.
 - TYPICAL INTERIOR WALLS ARE 2X4 FRAMING, UNO.
 - PLUMBING WALLS ARE 2X6 FRAMING, UNO.
 - ALL WALLS CONTAINING POCKET DOORS AT TO BE 2X8 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.
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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 SING 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 SING 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



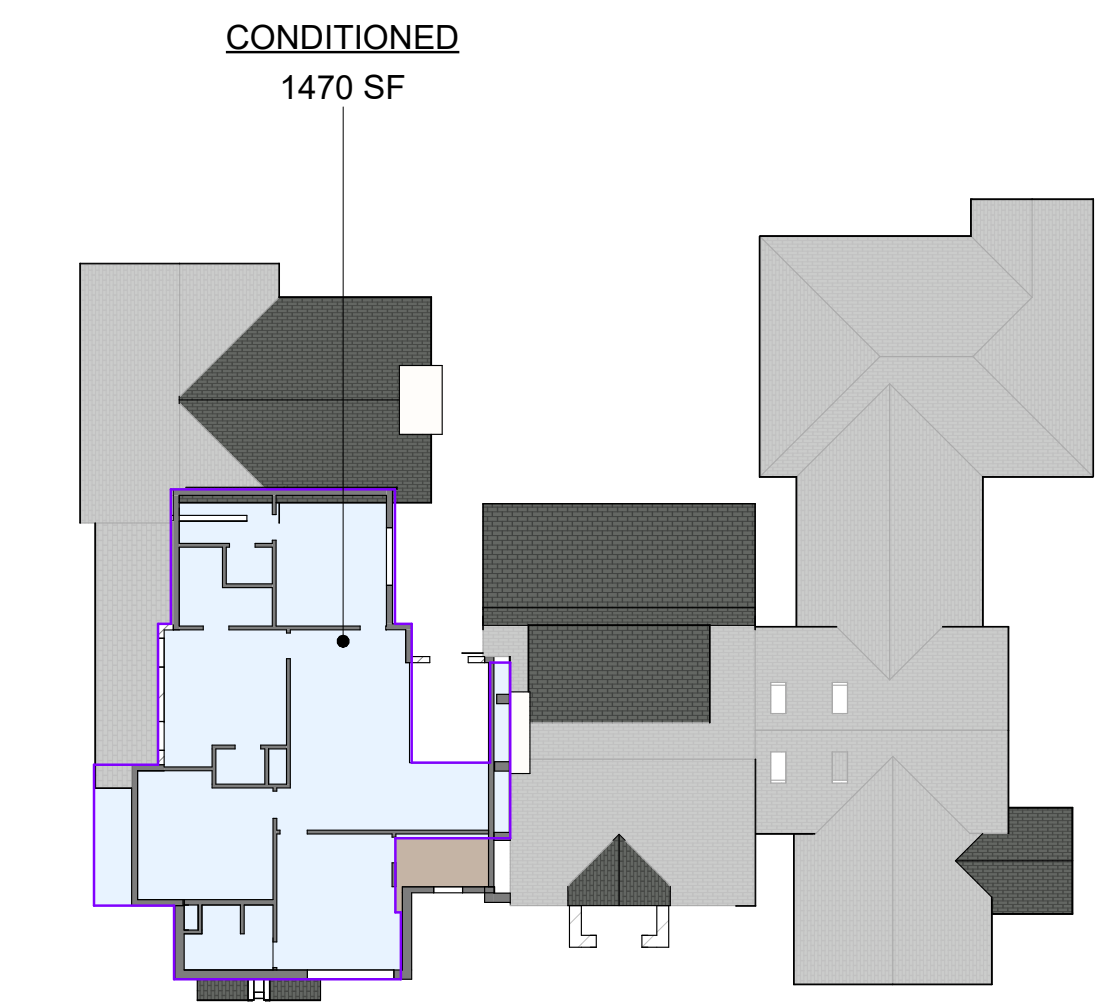
1 CONSTRUCTION PLAN AT SECOND LEVEL
1/4" = 1'-0"

ZONING GUIDELINES

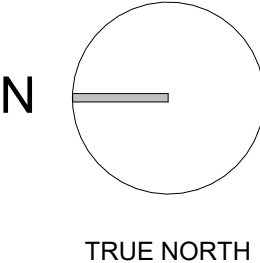
ZONING = R-12AC(A)
USE = SINGLE FAMILY DWELLING
MINIMUM FRONT YARD = 40'-0" (60'-0" PLATTED)
MINIMUM SIDE YARD = 10'-0"
MINIMUM REAR YARD = 10'-0"
HEIGHT MAXIMUM = 36'-0"
MAXIMUM LOT COVERAGE = 40%

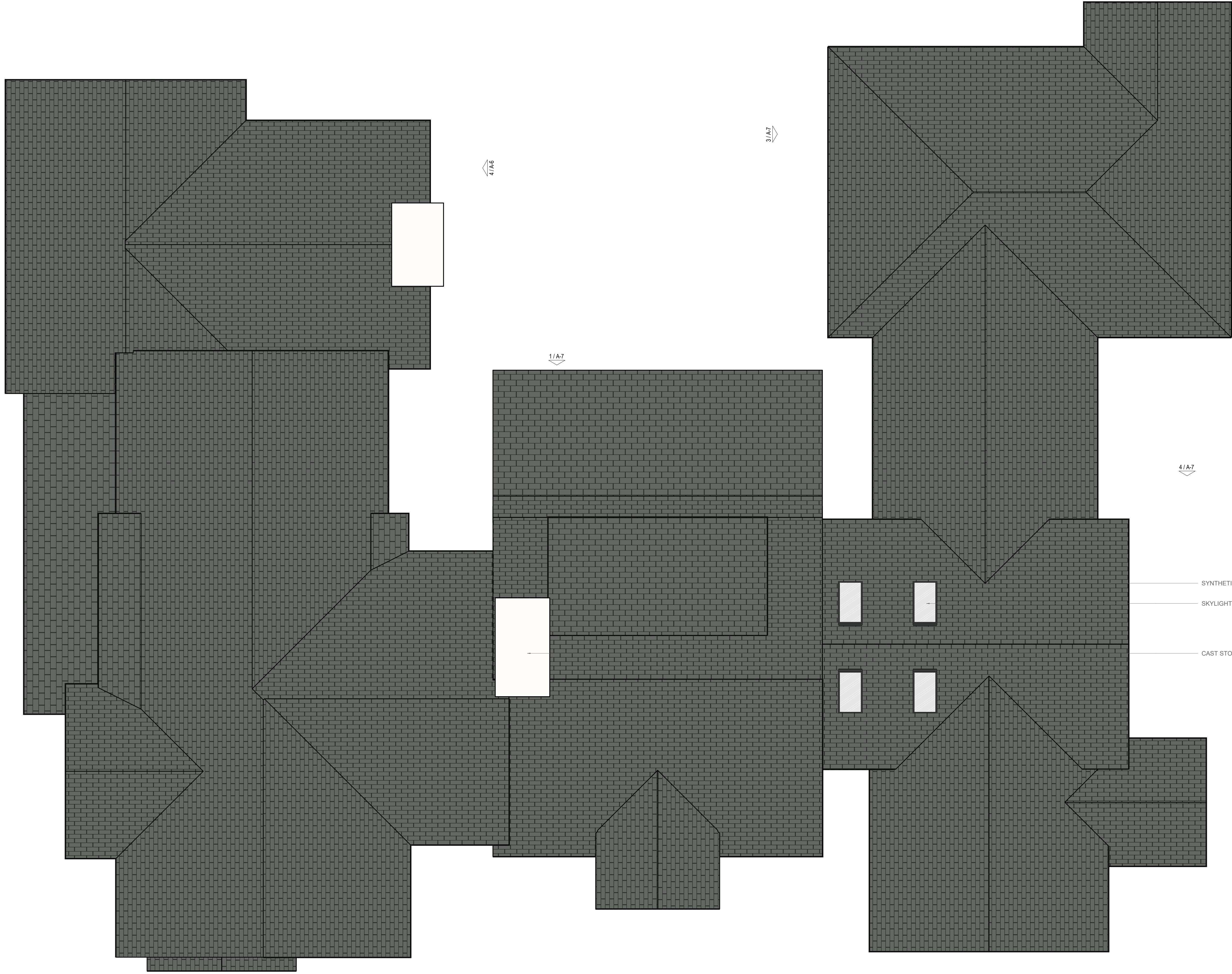
LOT COVERAGE & SQUARE FOOTAGE

+ ALLOWABLE LOT COVERAGE: TOTAL LOT = 21,995 SF * .40 = **8,798 SF**
+ TOTAL LOT COVERAGE: 7,278 SF = 33.08%
GROUND LEVEL
+ CONDITIONED SPACE AT GROUND LEVEL = 4,252 SF
+ COVERED PATIO/ENTRY = 709 SF
+ GARAGE = 709 SF
TOTAL FOOT PRINT= 5,670 SF
+ CONDITIONED SPACE AT SECOND LEVEL = 1,470 SF
TOTAL = 7,140 SF
** TOTAL CONDITIONED SQUARE FOOTAGE = **7,140 SF**
** TOTAL UNDER ROOF = **7,478 SF**



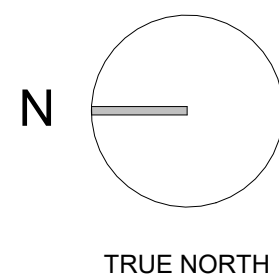
AREA TYPE
CONDITIONED





SYNTHETIC SLATE SHINGLE ROOF
SKYLIGHT
CAST STONE CHIMNEY CAP

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



CITY OF DALLAS BATCH STAMP

2026/07/22, 14037 BROOKRIDGE DRIVE, REVIEW PRINT

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

ROOF PLAN
A-5

14047 BROOKRIDGE DRIVE, DALLAS TEXAS 75240
DALLAS COUNTY

+ BLOCK 187424
+ LOT 11

14047 BROOKRIDGE DRIVE

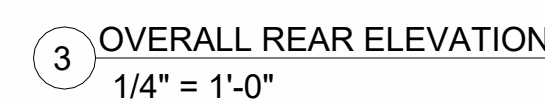
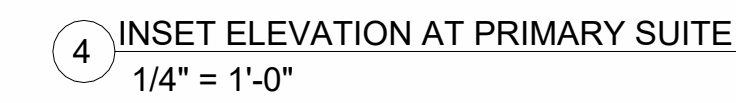
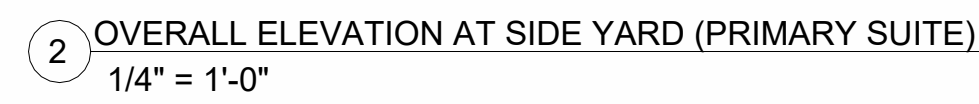
AC+D
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355-878-1652
anthony@acardendesign.com
SECONDARY CONTACT:
LANDON BRADSHAW
469-955-1001
landon@acardendesign.com

SEVEN FIFTEEN
CUSTOM HOMES

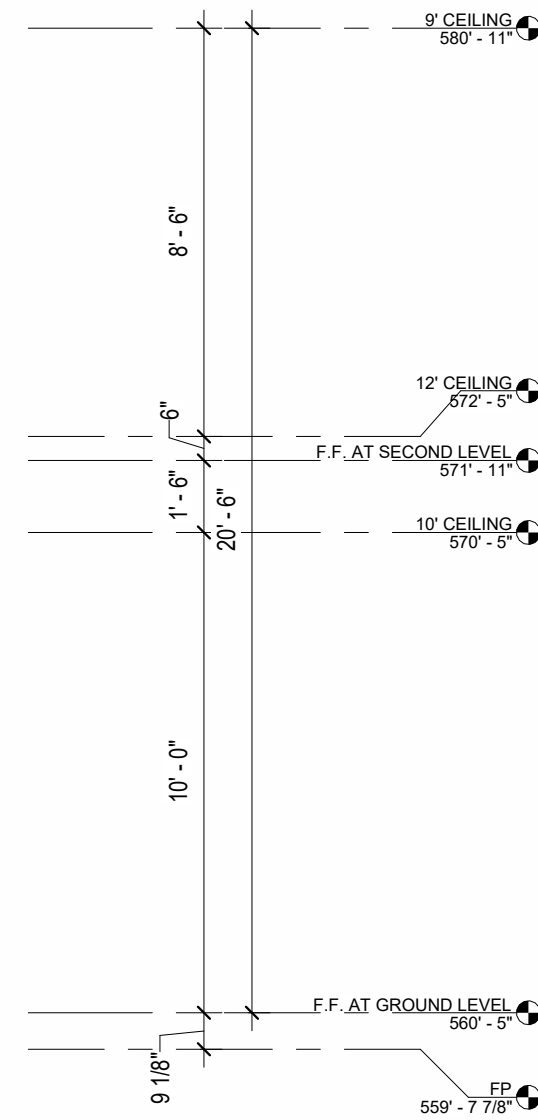
PROJECT DEVELOPER:
SEVEN FIFTEEN CUSTOM HOMES

PRIMARY CONTACT:
CHRISTIAN ROBINSON
214-886-1770
Christian.Robinson
krob@sevenfifteeninvest.com

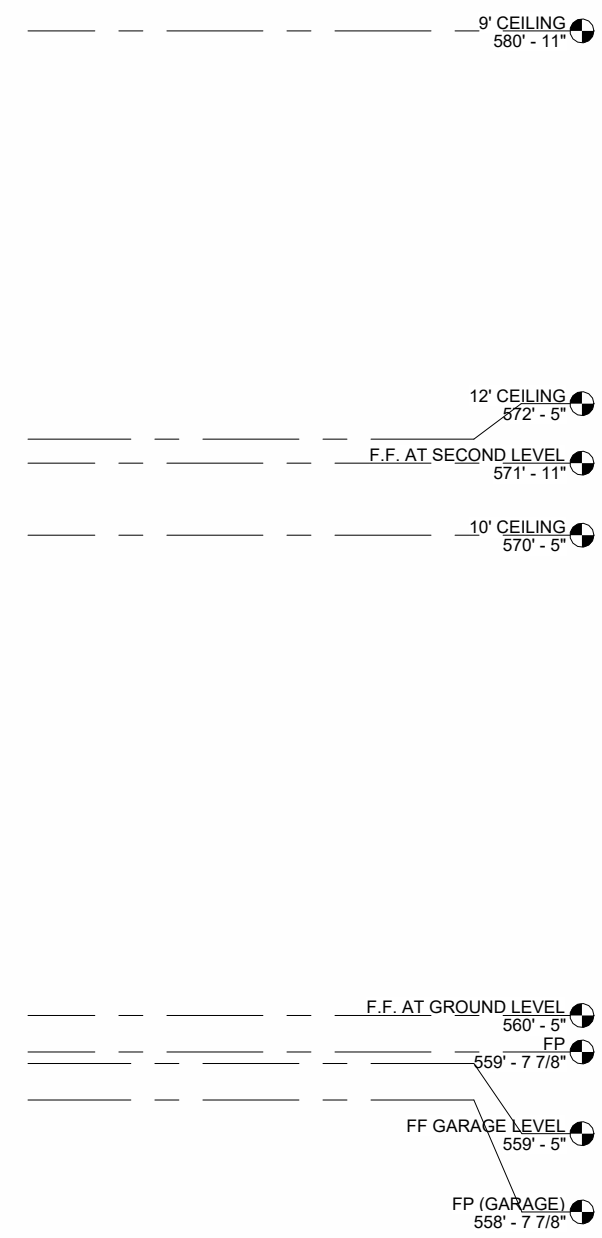
PRINT SCALE: 38" X 48" PAPER SIZE



PRINT SCALE: 36" X 48" PAPER SIZE



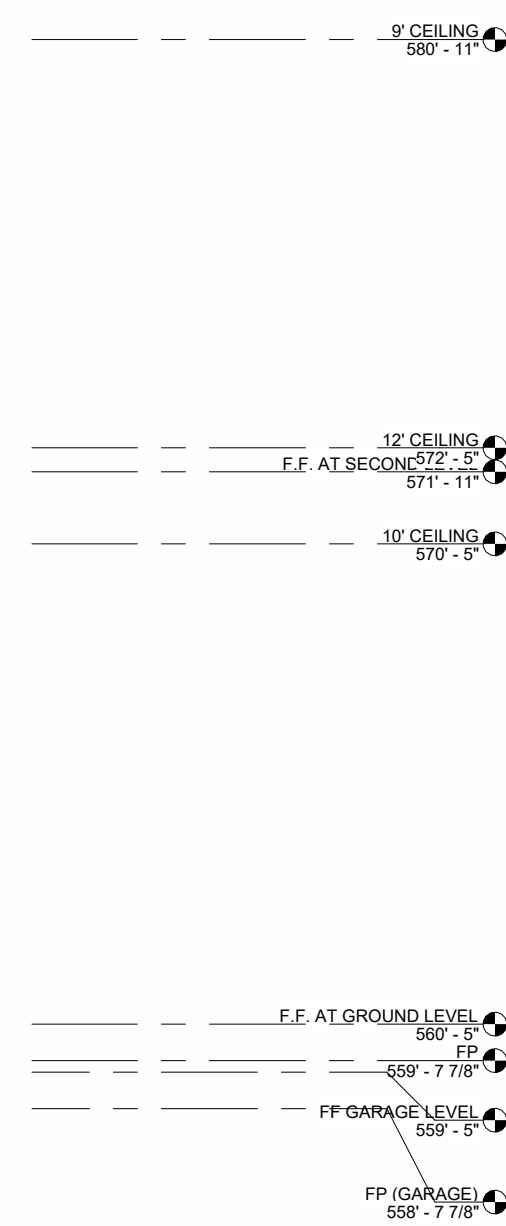
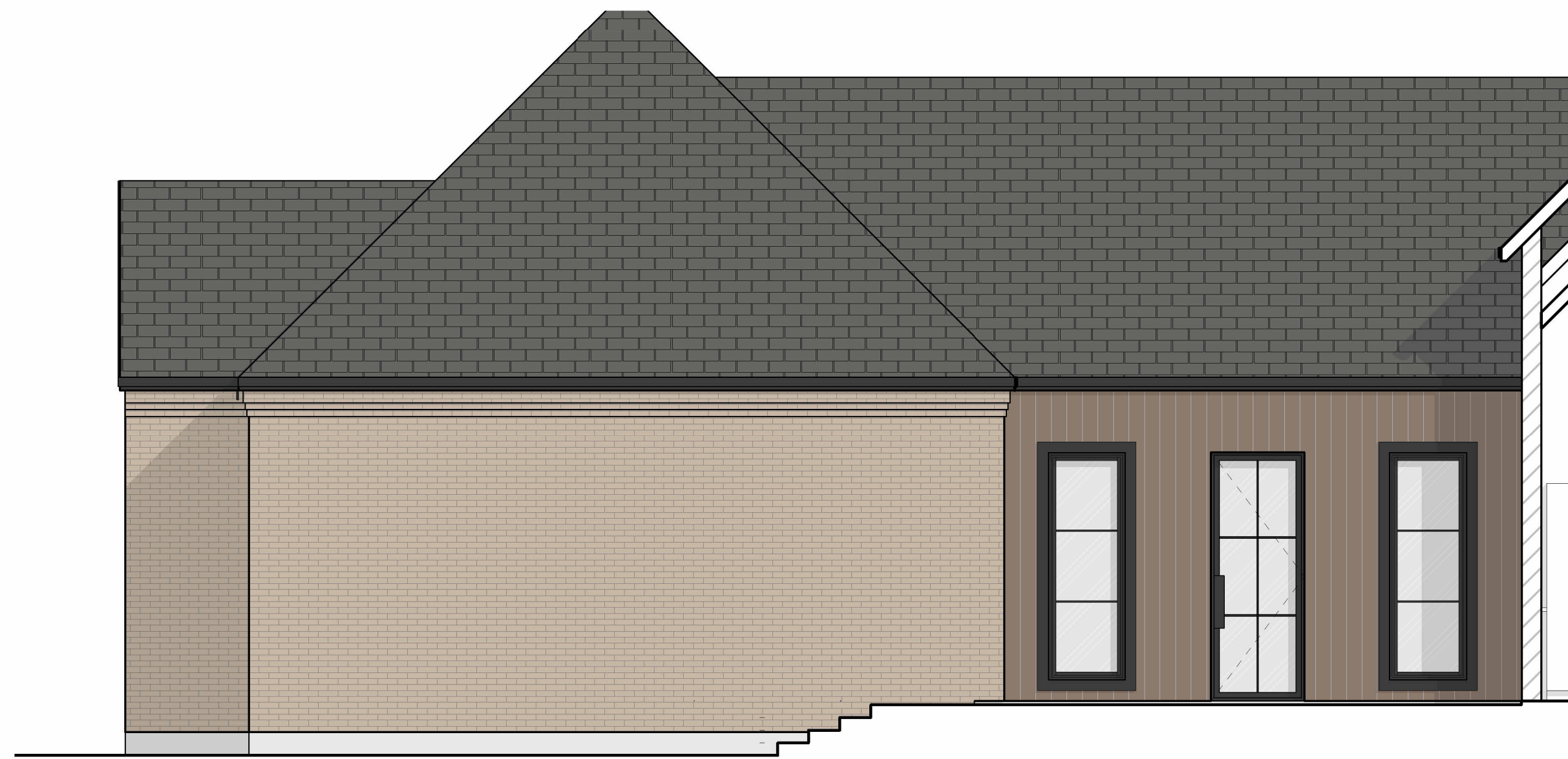
1 INSET ELEVATION AT REAR PATIO
1/4" = 1'-0"



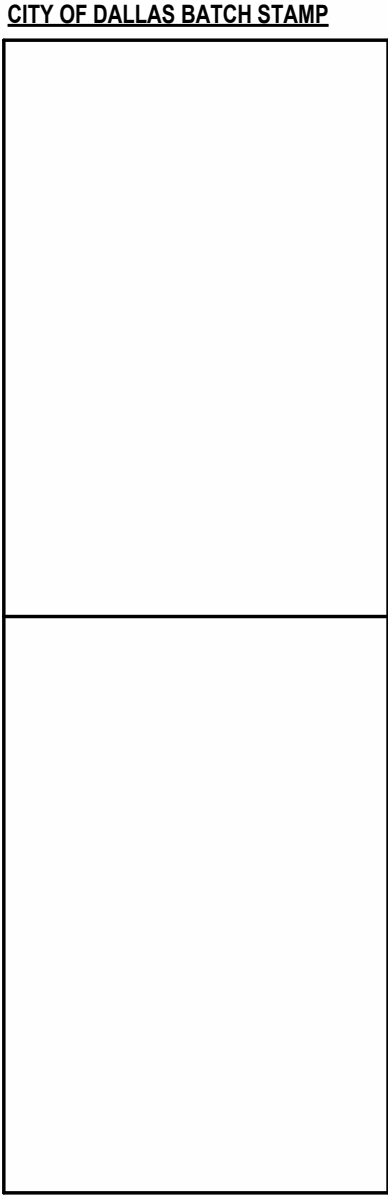
2 OVERALL ELEVATION AT SIDE YARD (GARAGE)
1/4" = 1'-0"



4 Elevation 3 - a
1/4" = 1'-0"



3 Elevation 2 - a
1/4" = 1'-0"



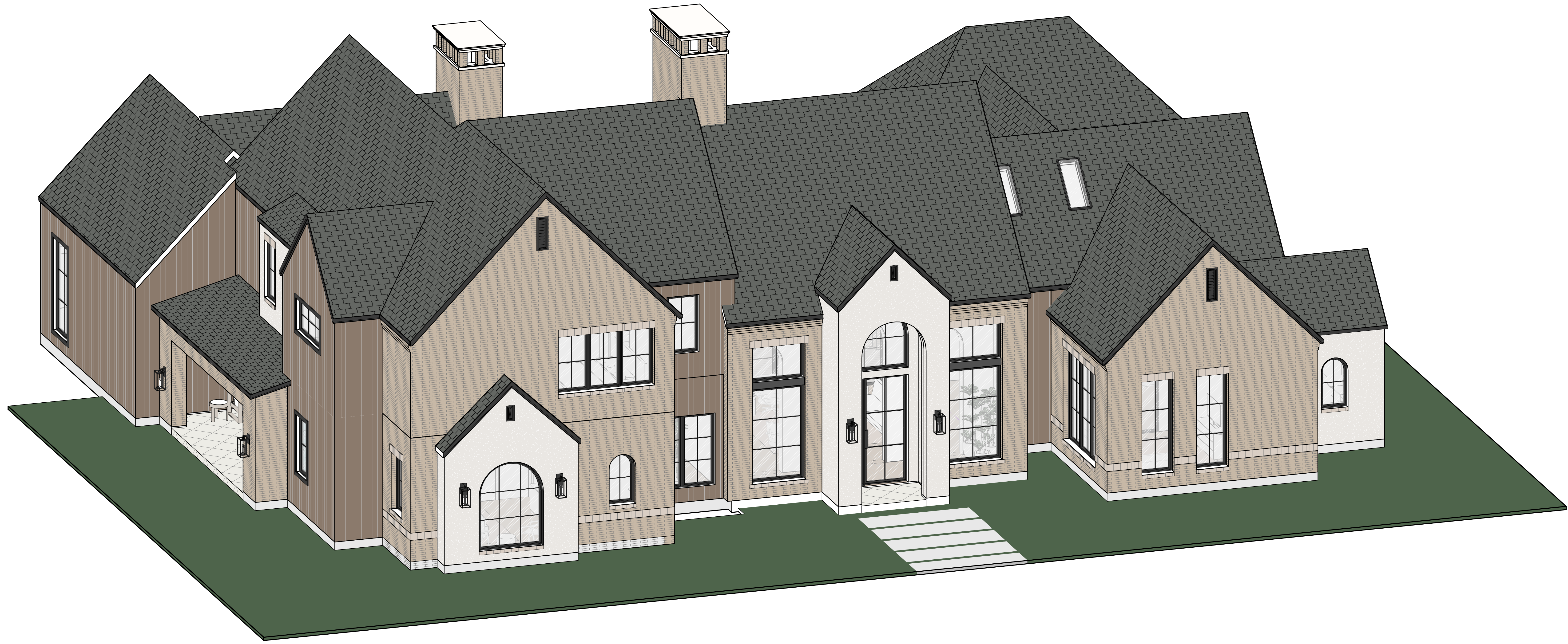
CITY OF DALLAS BATCH STAMP

14047 BROOKRIDGE DRIVE

14047 BROOKRIDGE DRIVE DALLAS TEXAS 75240
DALLAS COUNTY

+ BLOCK 117424
+ LOT 11

NOTIFY PROJECT DESIGN TEAM AND GENERAL CONTRACTOR IN
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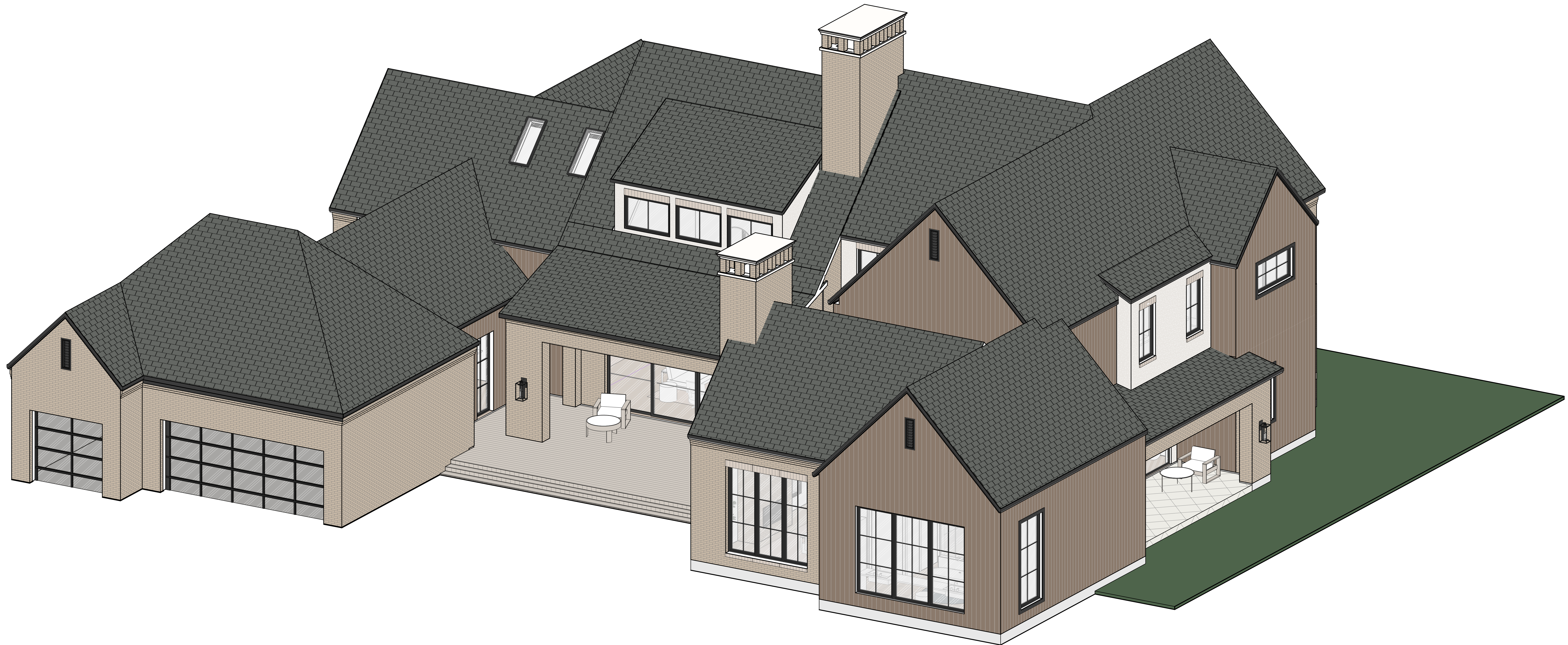
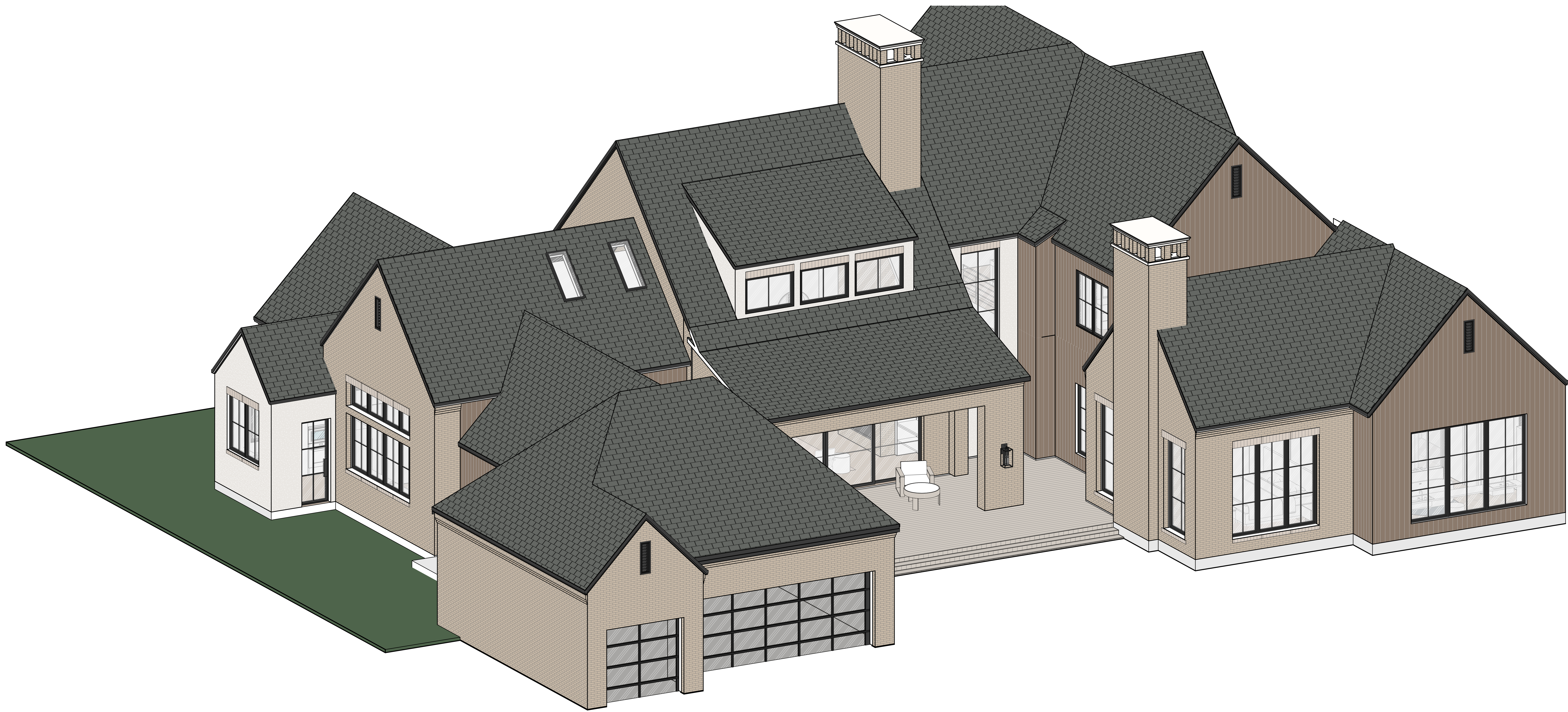
CITY OF DALLAS BATCH STAMP

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SEVEN FIFTEEN
CUSTOM HOMES
PROJECT DEVELOPER:
SEVEN FIFTEEN CUSTOM
HOMES
PRIMARY CONTACT:
KRISTIAN ROBINSON
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Kristian.Robinson
krob@sevenfifteeninvest.com

14047 BROOKRIDGE DRIVE
+ BLOCK 117424
+ LOT 11
14047 BROOKRIDGE DRIVE, DALLAS TEXAS 75240
DALLAS COUNTY

2026/07/22 14037 BROOKRIDGE DRIVE REVIEW PRINT
NOTIFY PROJECT DESIGN TEAM AND GENERAL CONTRACTOR IN
WRITING OF ALL COMPLETES IN DOCUMENTATION PRIOR TO
CONTINUING WORK
3D VIEWS
A-9
PRINT SCALE: 3/8" X 4 1/2" PAPER SIZE



CITY OF DALLAS BATCH STAMP

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+ BLOCK 117424
+ LOT 11
14047 BROOKRIDGE DRIVE, DALLAS TEXAS 75240
DALLAS COUNTY

2026/07/22 14037 BROOKRIDGE DRIVE REVIEW PRINT

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CONTINUING WORK

3D VIEWS

A-10

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