

7272 TANGLEGLEN PLACE : SINGLE FAMILY DWELLING (NEW BUILD)



SHEET LIST	
Sheet Number	Sheet Name
G-00	COVERSHEET
G-01	SITE PLAN
A-1	CONSTRUCTION PLAN AT GROUND LEVEL
A-2	LIGHTING PLAN AT GROUND LEVEL
A-3	CONSTRUCTION PLAN AT SECOND LEVEL
A-4	LIGHTING PLAN AT SECOND LEVEL
A-5	ROOF PLAN
A-6	ELEVATIONS
A-7	ELEVATIONS
A-8	3D VIEWS
A-9	3D VIEWS

CITY OF DALLAS BATCH STAMP

AC+D

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

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305.878.1602  
anthony@acarddesign.com

PROJECT DEVELOPER:  
SEVEN FIFTEEN CUSTOM HOMES

PRIMARY CONTACT:  
KHRISTIAN ROBINSON  
214.886.1770  
krob@sevenfifteeninvest.com

SCAN FOR CONCEPT RENDERING

+ BLOCK: B8188  
+ LOT: 15

7272 TANGLEGLEN PLACE

7272 TANGLEGLEN PLACE, DALLAS TEXAS 75248  
DALLAS COUNTY

LOT COVERAGE & SQUARE FOOTAGE

+ ALLOWABLE LOT COVERAGE: TOTAL LOT = 15,919.42 SF \* .45 = **7,163.73 SF**  
+ TOTAL LOT COVERAGE: 5,446.37 SF = 34.21%  
**GROUND LEVEL**  
+ CONDITIONED SPACE AT GROUND LEVEL = +/- 3,796 SF  
+ GARAGE = +/- 797 SF  
+ COVERED PATIO = +/- 352 SF  
TOTAL = +/- 4,945 SF  
**+ CONDITIONED SPACE AT SECOND LEVEL = +/- 1,095 SF**  
TOTAL = +/- 1,095 SF

\*\*TOTAL CONDITIONED SQUARE FOOTAGE = +/- 4,891 SF

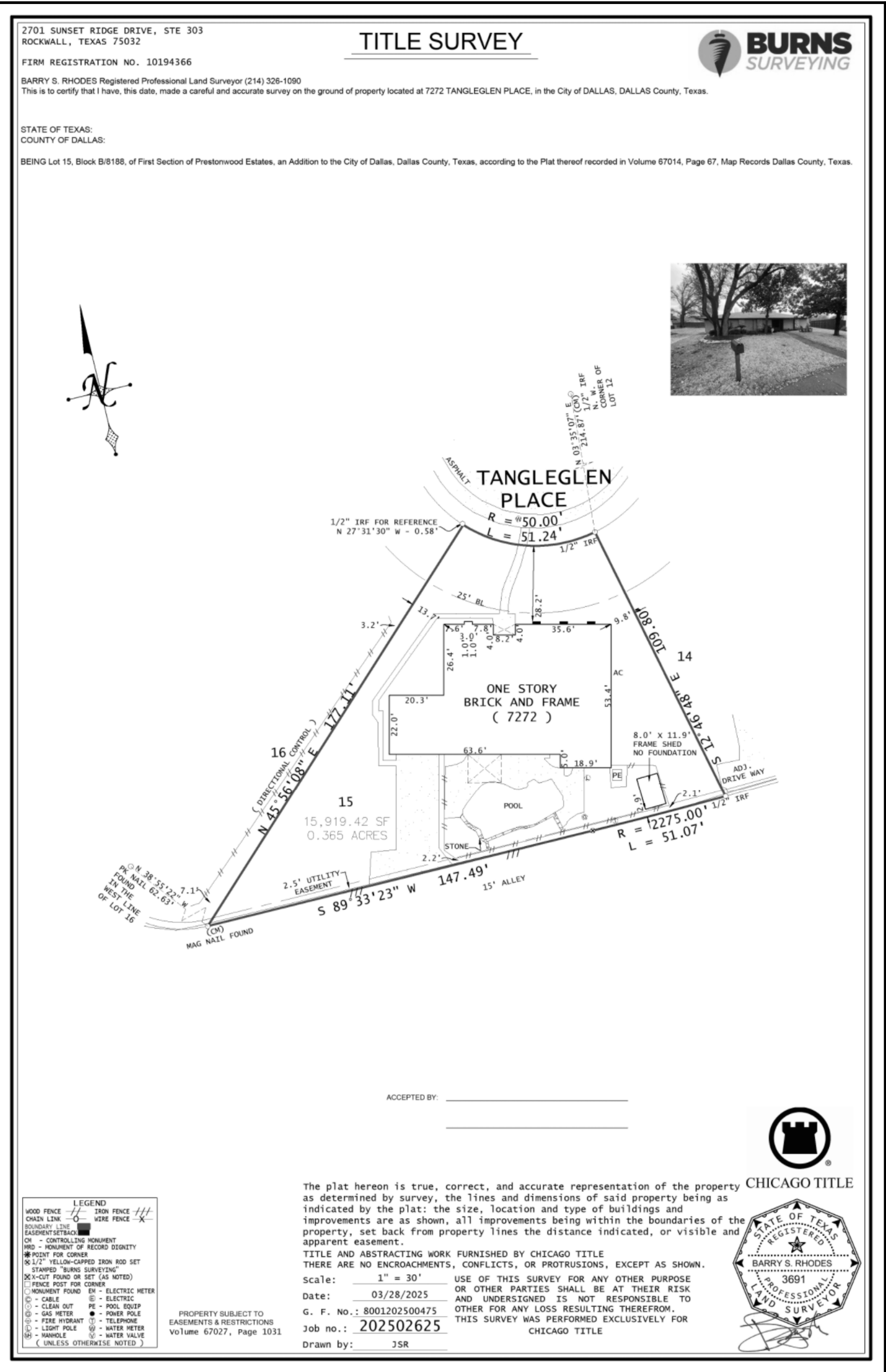
CODE AND ZONING PROJECT GUIDE LINES

ZONING = R10(A)  
USE = SINGLE FAMILY DWELLING  
MINIMUM FRONT YARD = 30'-0"  
MINIMUM REAR YARD = 6'-0"  
MINIMUM SIDE YARD = 6'-0"  
HEIGHT MAXIMUM = 30'-0"  
MAXIMUM LOT COVERAGE = 45%

PROJECT DESCRIPTION:

FULL DEMOLITION OF EXISTING STRUCTURE AND ALL PRE-EXISTING SITE WORK.  
SINGLE FAMILY DWELLING / NEW CONSTRUCTION

PROJECT SURVEY



CITY OF DALLAS CONSTRUCTION CODES:

CHAPTER 16: 2021 International Fire Code, with Dallas Amendments (effective May 12, 2023)  
The Fire Code amendments include adoption of the 2021 Edition of the following Standards: Sprinklers, NFPA 13, 13D, 13R and Fire Alarm, NFPA 72.  
CHAPTER 53: 2021 International Building Code with Dallas Amendments  
Code Update: Ordinance Number 32421 (effective May 12, 2023)  
CHAPTER 54: 2021 International Plumbing Code with Dallas Amendments  
CHAPTER 55: 2021 International Mechanical Code with Dallas Amendments  
CHAPTER 56: 2020 National Electrical Code with Dallas Amendments (effective May 12, 2023)  
CHAPTER 57: 2021 International Residential Code with Dallas Amendments  
Code Update: Ordinance Number 32421 (effective May 12, 2023)  
CHAPTER 58: 2021 International Existing Building Code with Dallas Amendments (effective May 12, 2023)  
CHAPTER 59: 2021 International Energy Conservation Code with Dallas Amendments  
CHAPTER 60: 2021 International Fuel & Gas Code with Dallas Amendments  
CHAPTER 61: 2015 International Green Construction Code with Dallas Amendments  
CHAPTER 62: 2021 International Swimming Pool and Spa Code with Dallas Amendments (effective June 13, 2022)  
CHAPTER 52: Administrative Procedures for the Construction Codes of the Dallas City Code

EXISTING CONDITION



SITE LOCATION MAP



DALLAS GREEN CHECK LIST:

- ALL REQUIREMENTS WILL BE MET.
- ALL AIR-HANDLING EQUIPMENT AND DUCTWORK WILL BE LOCATED OUTSIDE THE FIRE-RATED ENVELOPE OF THE GARAGE.
- SURFACES BETWEEN CONDITIONED SPACE AND THE ATTACHED GARAGE WILL BE TIGHTLY SEALED, CEILING JOINT BAYS WILL BE SEALED, AND THE WALLS AND CEILINGS OF CONDITIONED SPACES ABOVE THE GARAGE WILL BE PAINTED.
- FOR CONDITIONED SPACES NEXT TO THE GARAGE, ALL PENETRATIONS WILL BE SEALED, ALL DOORS WILL BE WEATHERED-STRIPPED, AND ALL CRACKS AT THE BASE OF THE WALL WILL BE SEALED.
- AIR FILTERS WILL BE INSTALLED WITH A MINIMUM REPORTING VALUE (MERV) EQUAL OR GREATER THAN 8.
- AIR HANDLERS INSTALLED WILL BE ABLE TO MAINTAIN ADEQUATE AIR PRESSURE AND AIR FLOW.
- AIR FILTER HOUSING WILL BE AIRTIGHT TO PREVENT BYPASS OR LEAKAGE.

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 ARCHITECT 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 TO BE PLACED STRATEGICALLY TO ALIGN WITH DESIGN INTENT (I.E. BEAMS, REGISTERS, SMOKE ALARMS, OXYGEN 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 MANUFACTURE RECOMMENDATIONS.

2025/06/23 7272 TANGLEGLEN PLACE PERMIT DRAWING SET

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

COVERSHEET  
G-00

PRINT SCALE: 3/32"=1'-0"



LOT COVERAGE & SQUARE FOOTAGE

+ ALLOWABLE LOT COVERAGE: TOTAL LOT = 15,919.42 SF \* .45 = 7,163.73 SF  
+ TOTAL LOT COVERAGE: 5,446.37 SF = 34.21%

GROUND LEVEL  
+ CONDITIONED SPACE AT GROUND LEVEL = +/- 3,796 SF  
+ GARAGE = +/- 797 SF  
+ COVERED PATIO = +/- 352 SF  
TOTAL = +/- 4,945 SF  
  
+ CONDITIONED SPACE AT SECOND LEVEL = +/- 1,095 SF  
TOTAL = +/- 1,095 SF

**\*\*TOTAL CONDITIONED SQUARE FOOTAGE = +/- 4,891 SF**

SITE PLAN GRAPHIC LEGEND

PROPERTY LINE

BUILD LINE

FACE OF STRUCTURE

MEDIUM TREE

LARGE TREE

SMALL TREE

CITY OF DALLAS BATCH STAMP

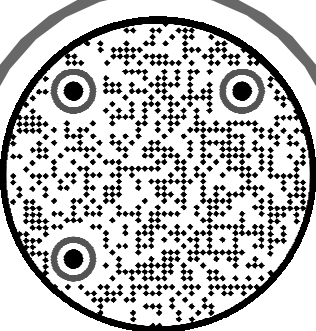
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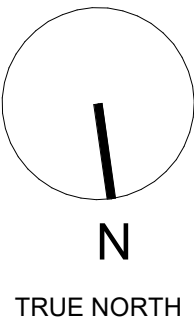
SITE PLAN

G-01

PRINT SCALE: 30x42



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



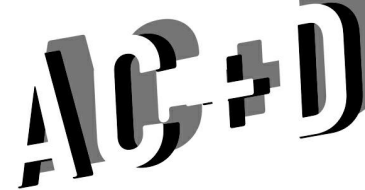
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D2	36 in	96 in	4	SWING (GLASS)
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ID5	48 in	96 in	2	DOUBLE SWING
ID6	64 in	96 in	1	DOUBLE SWING
ID7	60 in	96 in	2	DOUBLE SWING

## 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 2X4 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 APPARATUS BEFORE INSTALLATION.
- CEILING HEIGHT IS 10'-0" AFF ON GROUND LEVEL, 9'-0" AFF ON L2.
- INTERMEDIATE FLOOR PLATES ARE 1'-6" UNLESS OTHERWISE NOTED.
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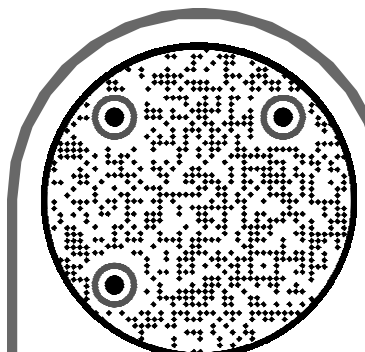


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SCAN FOR CONCEPT RENDERING

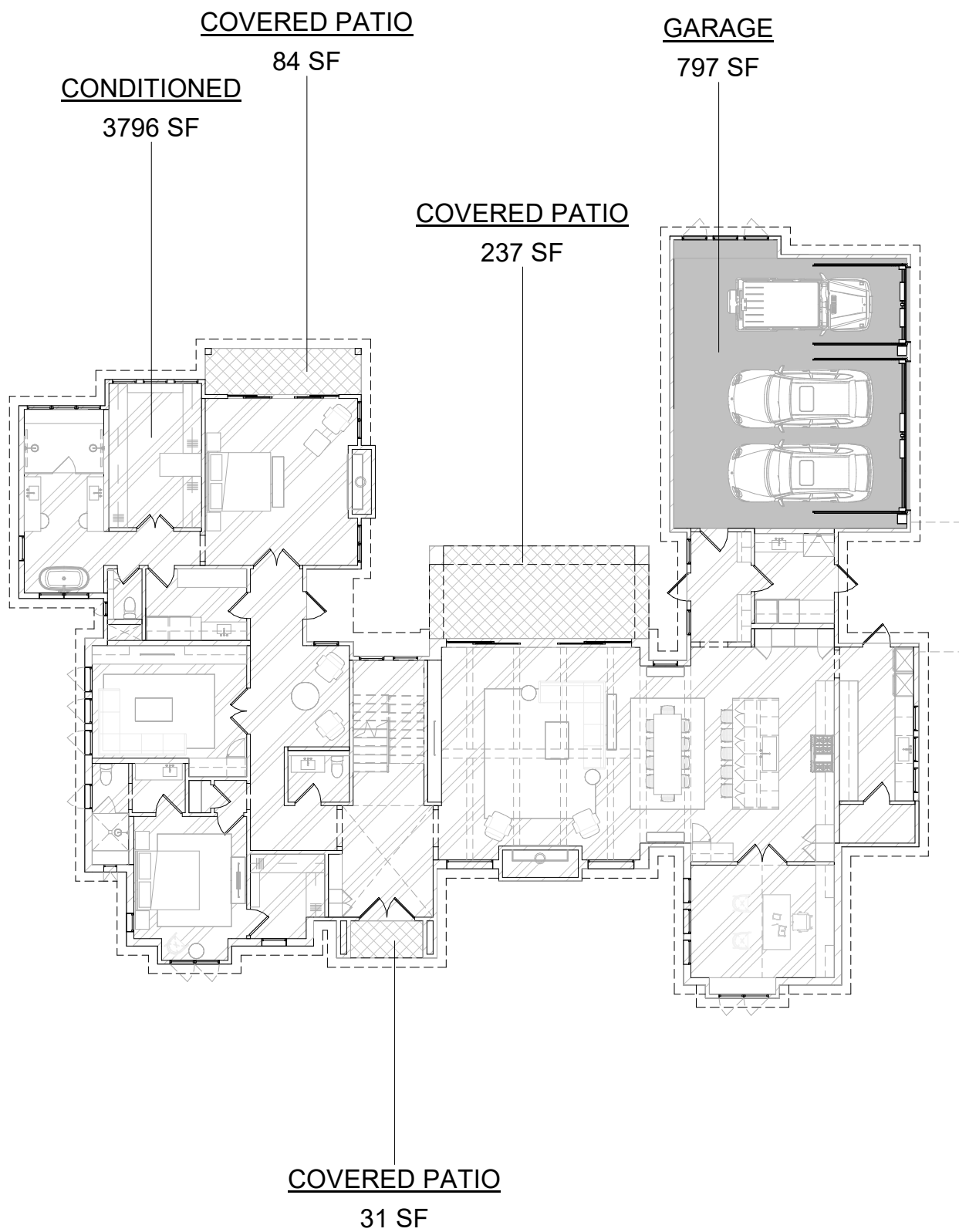
WINDOW SCHEDULE					
MARK	NOM WIDTH	NOM HEIGHT	SILL	HEAD	COUNT
AWNING					
W1	18 in	32 in	64 in	96 in	2
CASEMENT (MULTI-LITE)					
W2	18 in	60 in	40 in	100 in	1
W3	32 in	56 in	40 in	96 in	7
W4	32 in	60 in	36 in	96 in	7
W5	32 in	78 in	<varies>	<varies>	9
FIXED					
W6	32 in	24 in	72 in	96 in	6
W7	60 in	96 in	0 in	96 in	2
FIXED (MULTI-LITE)					
W8	24 in	72 in	24 in	96 in	1
W9	24 in	80 in	16 in	96 in	4
W10	32 in	56 in	40 in	96 in	2
W11	32 in	78 in	18 in	96 in	1
W12	32 in	80 in	<varies>	<varies>	8
W13	32 in	96 in	0 in	96 in	3
W14	36 in	80 in	0 in	80 in	2
W15	60 in	24 in	108 in	132 in	2

## LOT COVERAGE & SQUARE FOOTAGE

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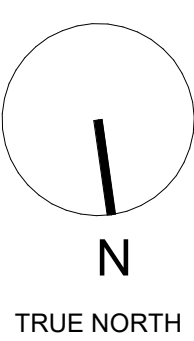
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## AREA TYPE

- CONDITIONED
- COVERED PATIO
- GARAGE



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

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CONSTRUCTION PLAN AT GROUND LEVEL

A-1

PRINT SCALE: 30X42

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LIGHTING SYMBOL LEGEND

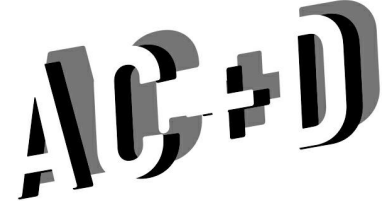
	4" RECESSED CAN		HANGING LIGHT FIXTURE		SURFACE MOUNTED LED FIXTURE		SMOKE / CO2 DETECTOR		CEILING FAN
	2" RECESSED CAN		WALL MOUNTED LIGHT FIXTURE		SURFACE MOUNTED SILO FIXTURE		STRIP LED		
	J BOX		PATH WAY LIGHTING		PENDANT		EXHAUST FAN		SURFACE MOUNTED LINEAR FIXTURE

ABBREVIATIONS: **MIR** = LED MIRROR      **UCL** = UNDER CABINET OR UNDER COUNTER LIGHTING      **UIL** = UNDER ISLAND LIGHTING      **CLS** = CEILING EMBEDDED 2" CHANNEL LED      **WR** = WET RATED  
**GAS** = GAS TO BE PROVIDED      **OCL** = OVER CABINET LIGHTING      **SLS** = STRIP LED IN SHELF      **TOE** = TOE KICK LIGHTING

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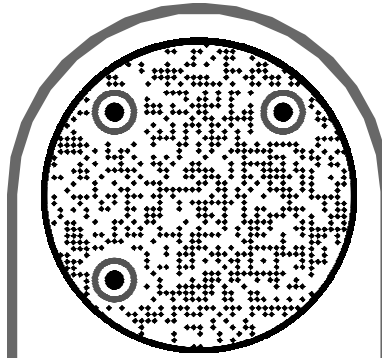


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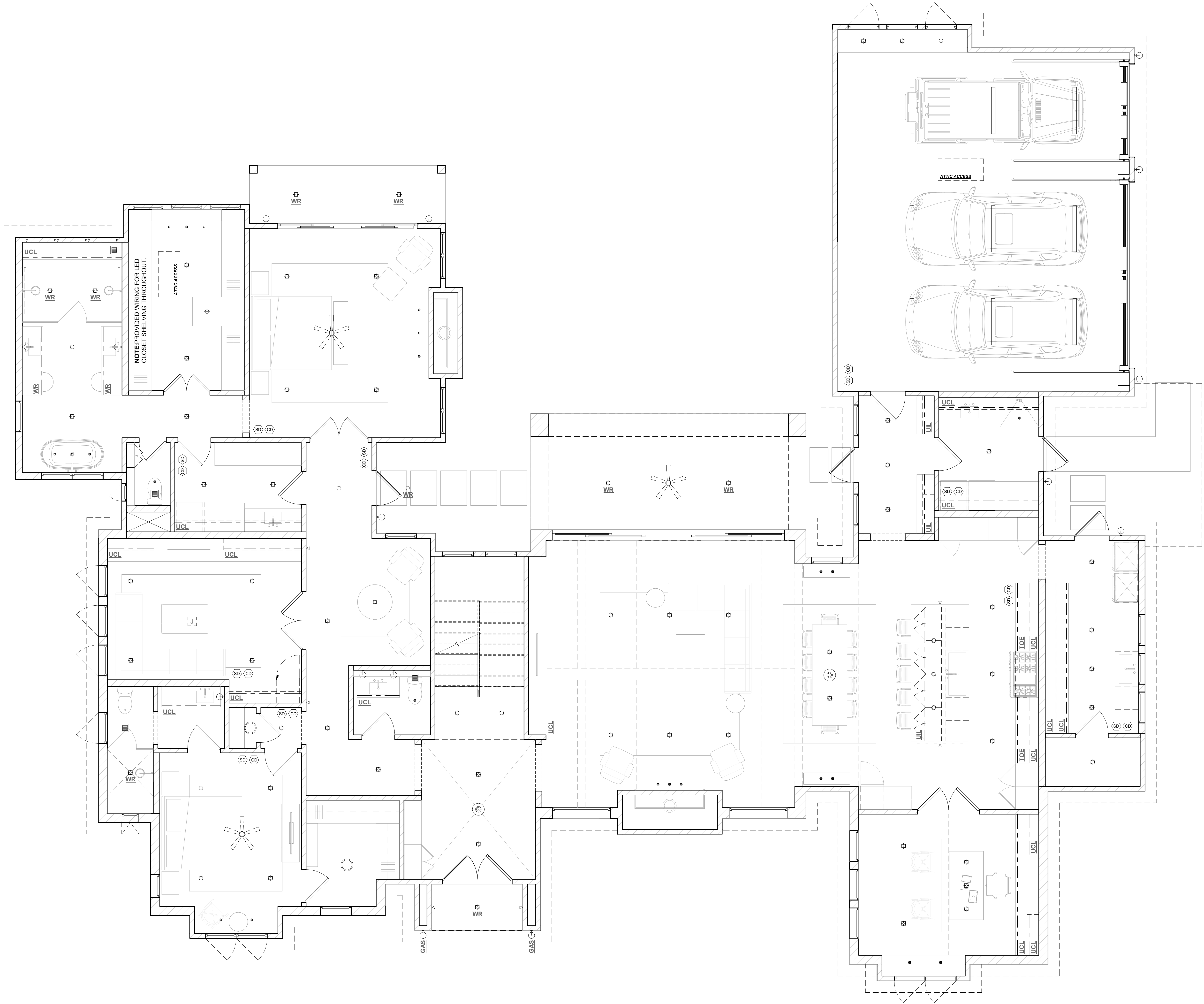
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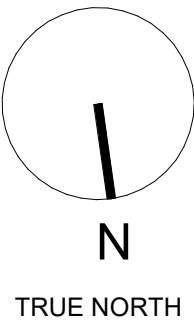
LIGHTING PLAN AT GROUND LEVEL

A-2

PRINT SCALE: 3/32" = 1'-0"



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DOOR SCHEDULE				
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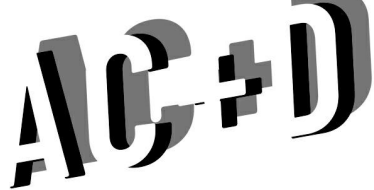
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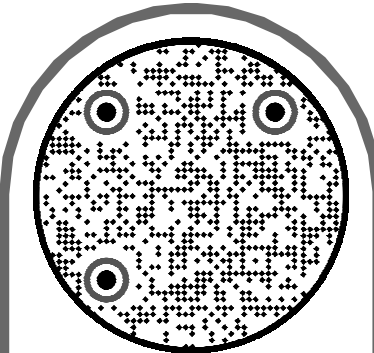


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+ ALLOWABLE LOT COVERAGE: TOTAL LOT = 15,919.42 SF \* .45 = **7,163.73 SF**  
+ TOTAL LOT COVERAGE: 5,446.37 SF = 34.21%

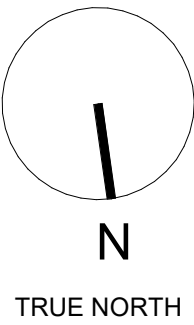
GROUND LEVEL  
+ CONDITIONED SPACE AT GROUND LEVEL = +/- 3,796 SF  
+ GARAGE = +/- 797 SF  
+ COVERED PATIO = +/- 352 SF  
TOTAL = +/- 4,945 SF  
  
+ CONDITIONED SPACE AT SECOND LEVEL = +/- 1,095 SF  
TOTAL = +/- 1,095 SF

**\*\*TOTAL CONDITIONED SQUARE FOOTAGE = +/- 4,891 SF**

CONDITIONED  
1095 SF

AREA TYPE

CONDITIONED



2025/06/23 7272 TANGLEGLEN PLACE PERMIT DRAWING SET

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

CONSTRUCTION  
PLAN AT SECOND  
LEVEL

A-3

PRINT SCALE: 30x42

7272 TANGLEGLEN PLACE

+ BLOCK: B0188  
+ LOT: 15

7272 TANGLEGLEN PLACE, DALLAS TEXAS 75248  
DALLAS COUNTY

1/A-7

2/A-6

4/A-7

5/A-6

3/A-7

4/A-6

3/A-6

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

LIGHTING SYMBOL LEGEND


ABBREVIATIONS: **MIR** = LED MIRROR      **UCL** = UNDER CABINET OR UNDER COUNTER LIGHTING      **UIL** = UNDER ISLAND LIGHTING      **CLS** = CEILING EMBEDDED 2" CHANNEL LED      **WR** = WET RATED  
**GAS** = GAS TO BE PROVIDED      **OCL** = OVER CABINET LIGHTING      **SLS** = STRIP LED IN SHELF      **TOE** = TOE KICK LIGHTING

GENERAL PLAN NOTES

1. ALL DIMENSIONS ARE TO FINISH FACE OF EXTERIOR WALL OR TO FACE OF GYPSUM BOARD, UNO.
2. TYPICAL WALLS NOTES:

A. TYPICAL EXTERIOR GROUND LEVEL WALLS ARE 2X4 FRAMING, UNO.

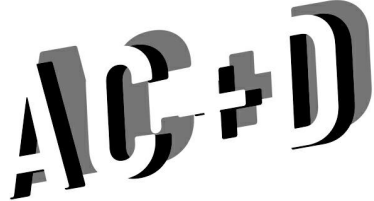
B. TYPICAL INTERIOR WALLS ARE 2X4 FRAMING, UNO.

C. PLUMBING WALLS ARE 2X6 FRAMING, UNO.

D. ALL WALLS CONTAINING POCKET DOORS AT TO BE 2X6 FRAMING, UNO.

E. ALL BLOCKING TO BE 2X12.
3. DOORS HAVE 4" JAMB OR ARE CENTERED IN ROOM / OPENING, UNO.
4. 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.
5. COORDINATE AND FIELD VERIFY ROUGH OPENINGS, FRAMING, AND CONNECTIONS FOR CABINETRY AND APPLIANCES BEFORE FABRICATION AND INSTALLATION.
6. COORDINATE AND FIELD VERIFY LOCATIONS FOR LIGHTING FIXTURES, FANS, ELECTRICAL OUTLETS & SWITCHES, MECHANICAL GRILLES, AND OTHER WALL & CEILING MOUNTED APPARATUSES BEFORE INSTALLATION.
7. CEILING HEIGHT IS 10'-0" AFF ON GROUND LEVEL, 9'-0" AFF ON L2.
8. INTERMEDIATE FLOOR PLATES ARE 1'-0" UNLESS OTHERWISE NOTED.
9. LIGHT FIXTURES SHOWN ARE GENERIC. REFER TO FINAL SELECTIONS FOR EXACT DIMENSIONING AND INSTALLATION REQUIREMENTS. OWNER IS RESPONSIBLE FOR FINAL FIXTURE & PRODUCT SELECTION.
10. NOT ALL CEILING MOUNTED ELEMENTS ARE SHOWN.
11. LOCATION OF ATTIC ACCESS HATCHES TO BE REVIEWED BY CONTRACTOR. ENSURE HEAD HEIGHT REQUIREMENTS ARE AMPLE FOR EASY ACCESS.

CITY OF DALLAS BATCH STAMP

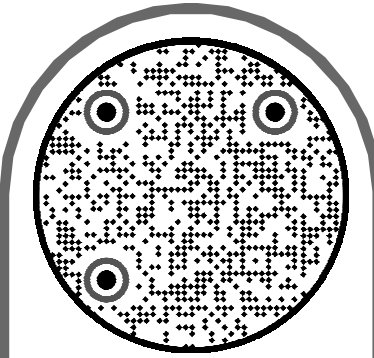


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SCAN FOR CONCEPT  
RENDERING

7272 TANGLEGLEN PLACE

+ BLOCK: B8188  
+ LOT: 15

7272 TANGLEGLEN PLACE, DALLAS TEXAS 75248  
DALLAS COUNTY

2025/06/23 7272 TANGLEGLEN PLACE PERMIT DRAWING SET

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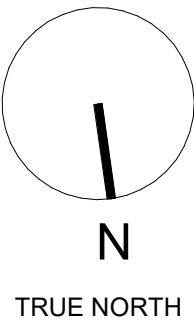
LIGHTING PLAN AT  
SECOND LEVEL

A-4

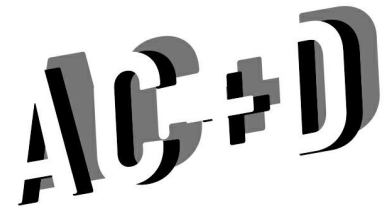
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1 LIGHTING PLAN AT SECOND LEVEL  
1/4" = 1'-0"



CITY OF DALLAS BATCH STAMP

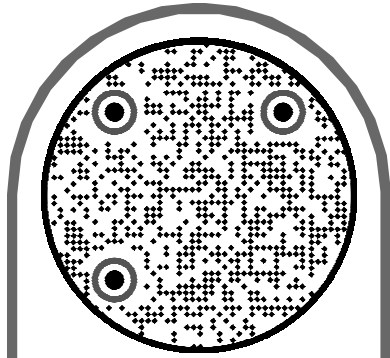


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SCAN FOR CONCEPT  
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+ LOT: 15

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DALLAS COUNTY

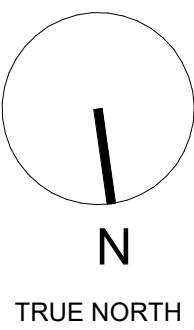
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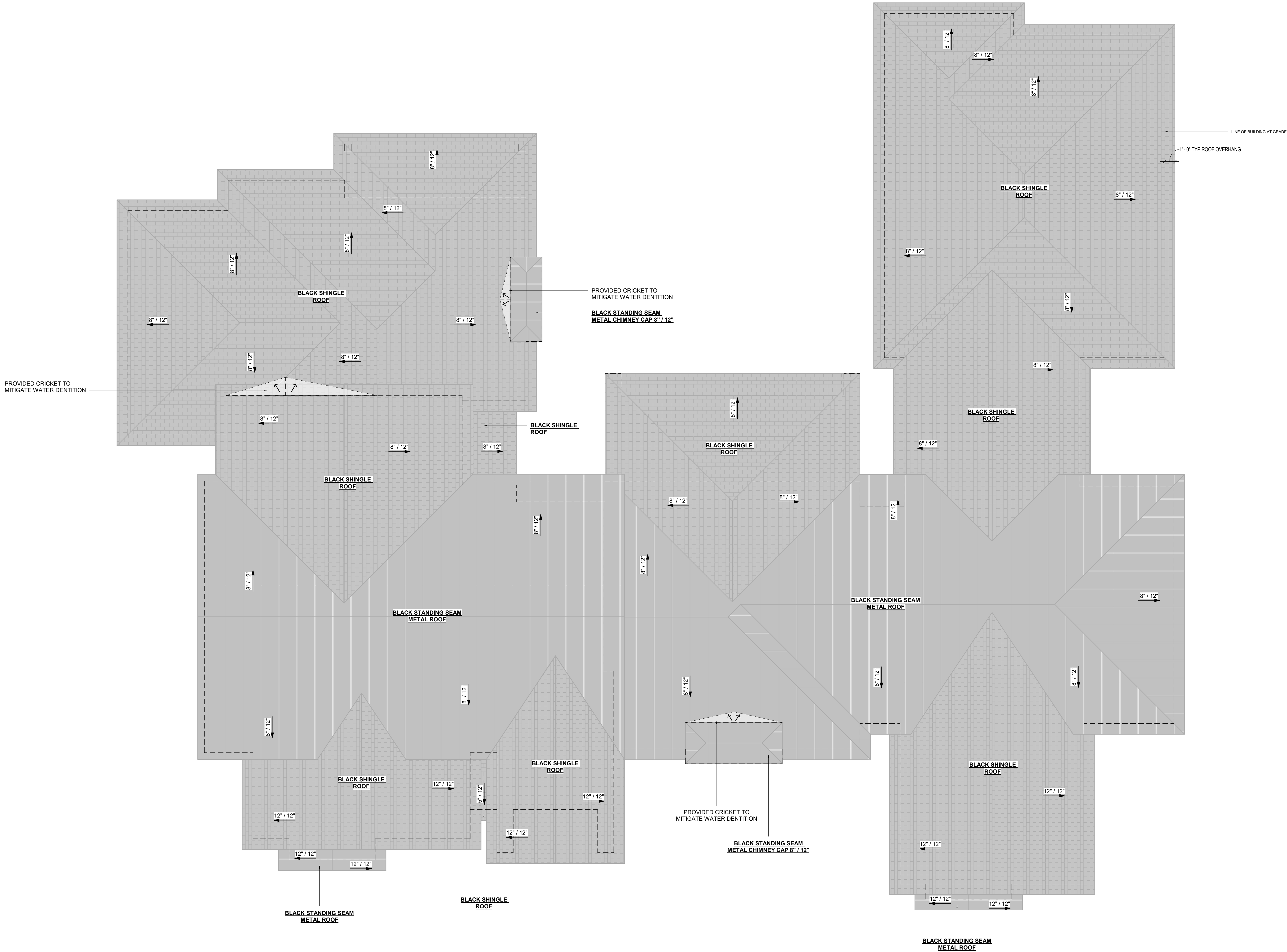
ROOF PLAN

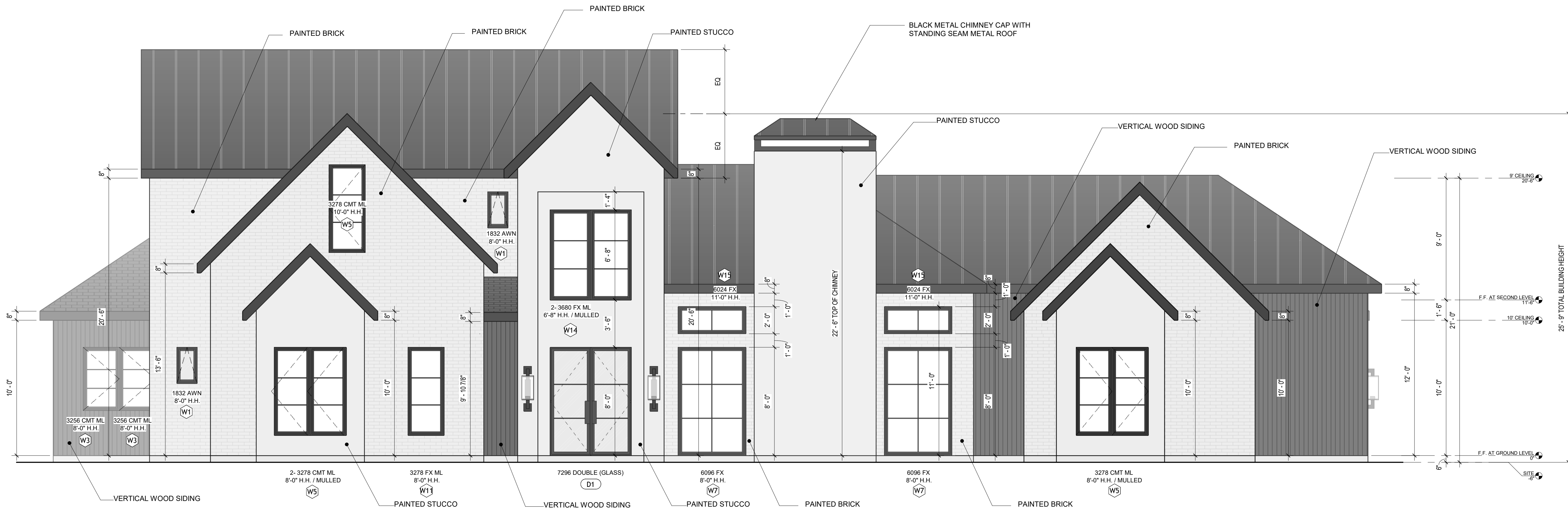
A-5

PRINT SCALE: 30x42

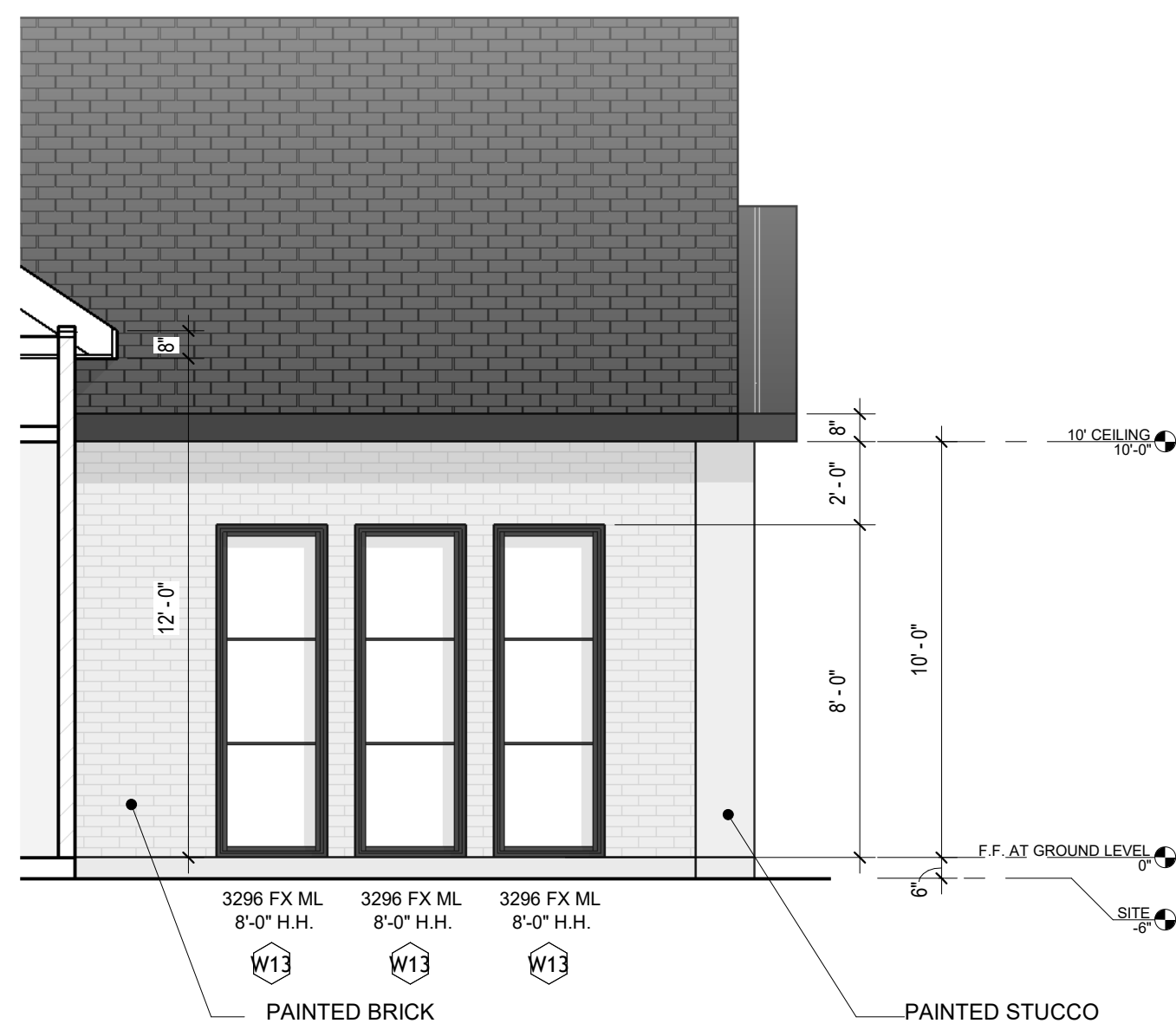


1 ROOF PLAN  
1/4" = 1'-0"

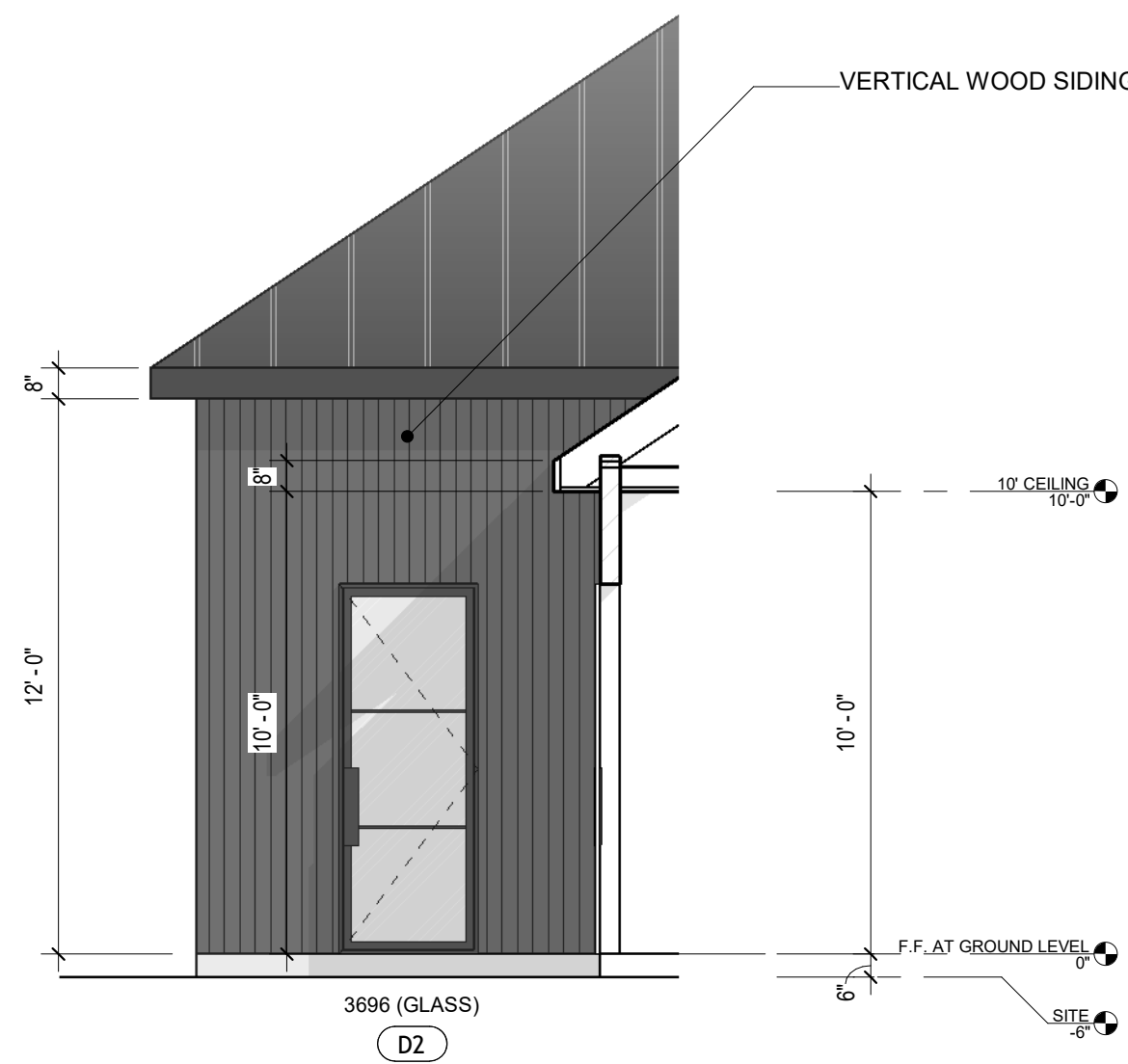




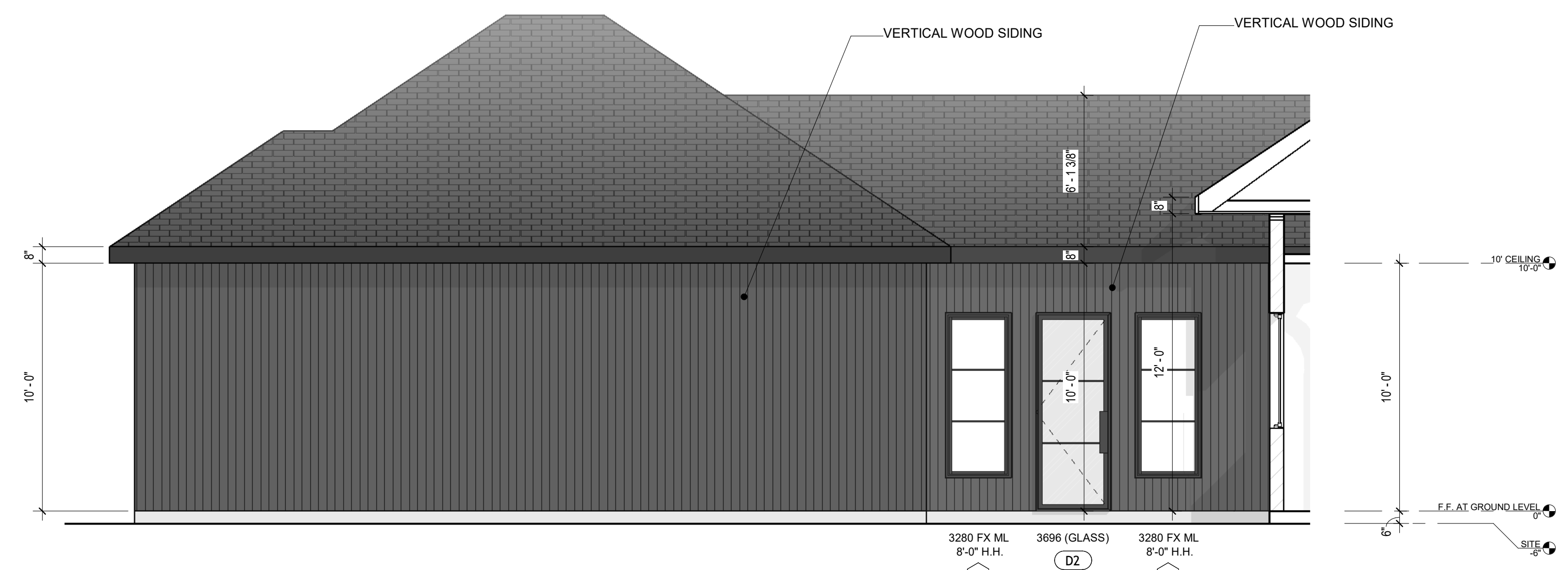
1 OVERALL ELEVATION AT FRONT  
1/4" = 1'-0"



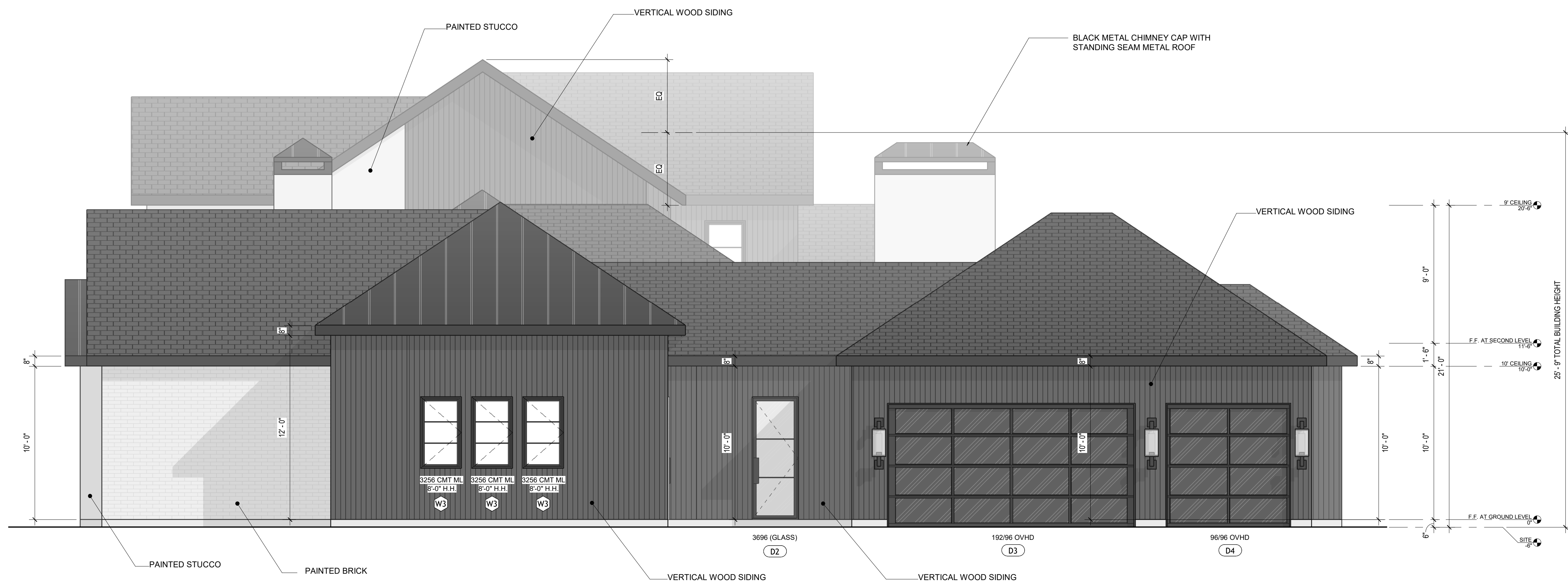
3 ELEVATION AT OFFICE INSET  
1/4" = 1'-0"



4 ELEVATION AT SCULLERY INSET  
1/4" = 1'-0"

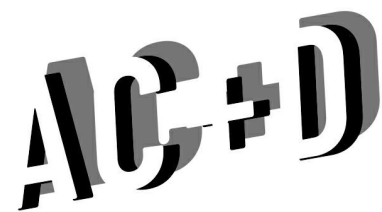
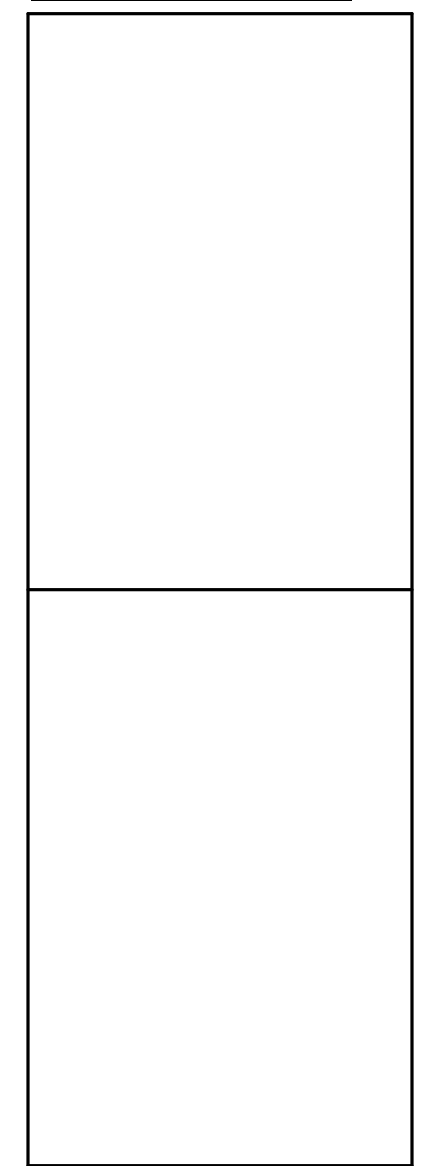


5 ELEVATION AT GRARAGE INSET  
1/4" = 1'-0"



2 OVERALL ELEVATION AT GARAGE  
1/4" = 1'-0"

CITY OF DALLAS BATCH STAMP

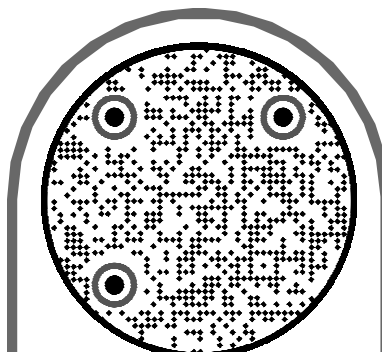


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SCAN FOR CONCEPT  
RENDERING

7272 TANGLELEN PLACE

+ BLOCK: B8188  
+ LOT: 15

7272 TANGLELEN PLACE, DALLAS TEXAS 75248  
DALLAS COUNTY

2025/06/23 7272 TANGLELEN PLACE PERMIT DRAWING SET

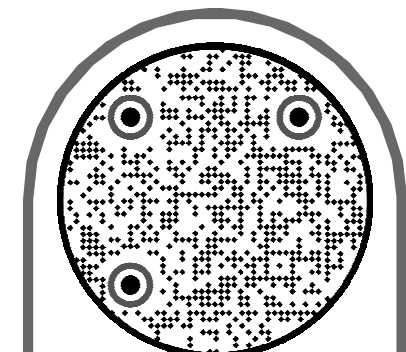
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ELEVATIONS

A-6

PRINT SCALE: 3/32" = 1'-0"





SCAN FOR CONCEPT RENDERING

# 7272 TANGLEGLEN PLACE

+ BLOCK: B8188  
+ LOT: 15

7272 TANGLEGLEN PLACE, DALLAS TEXAS 75248  
DALLAS COUNTY

2025/06/23 7272 TANGLEGLEN PLACE PERMIT DRAWING SET

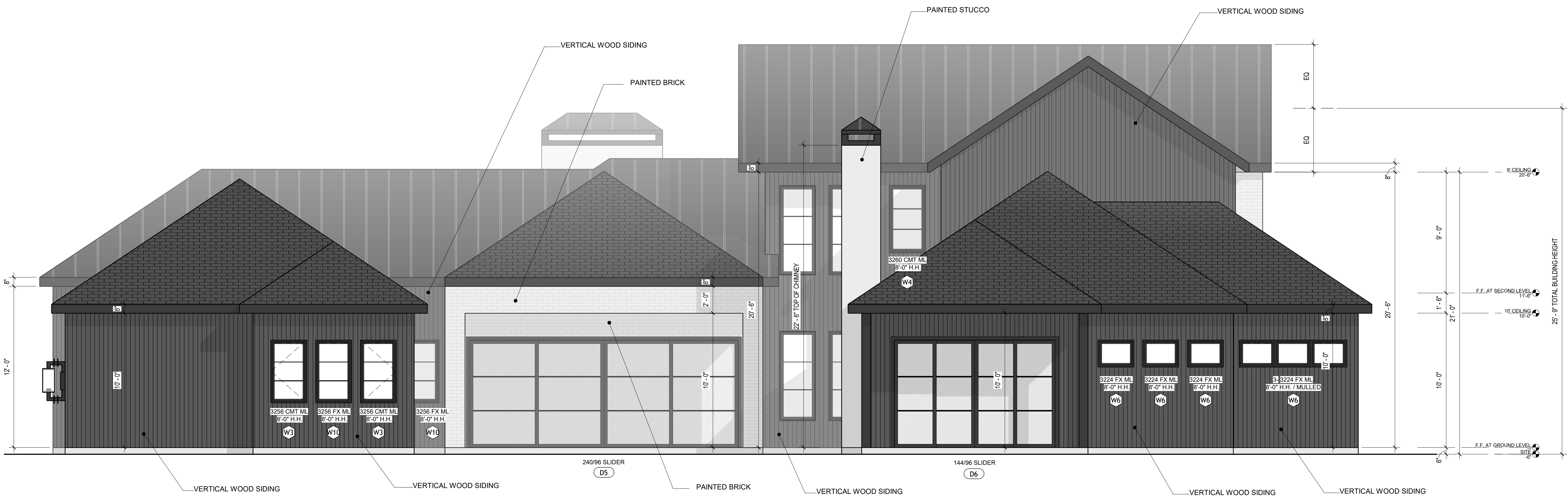
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ELEVATIONS

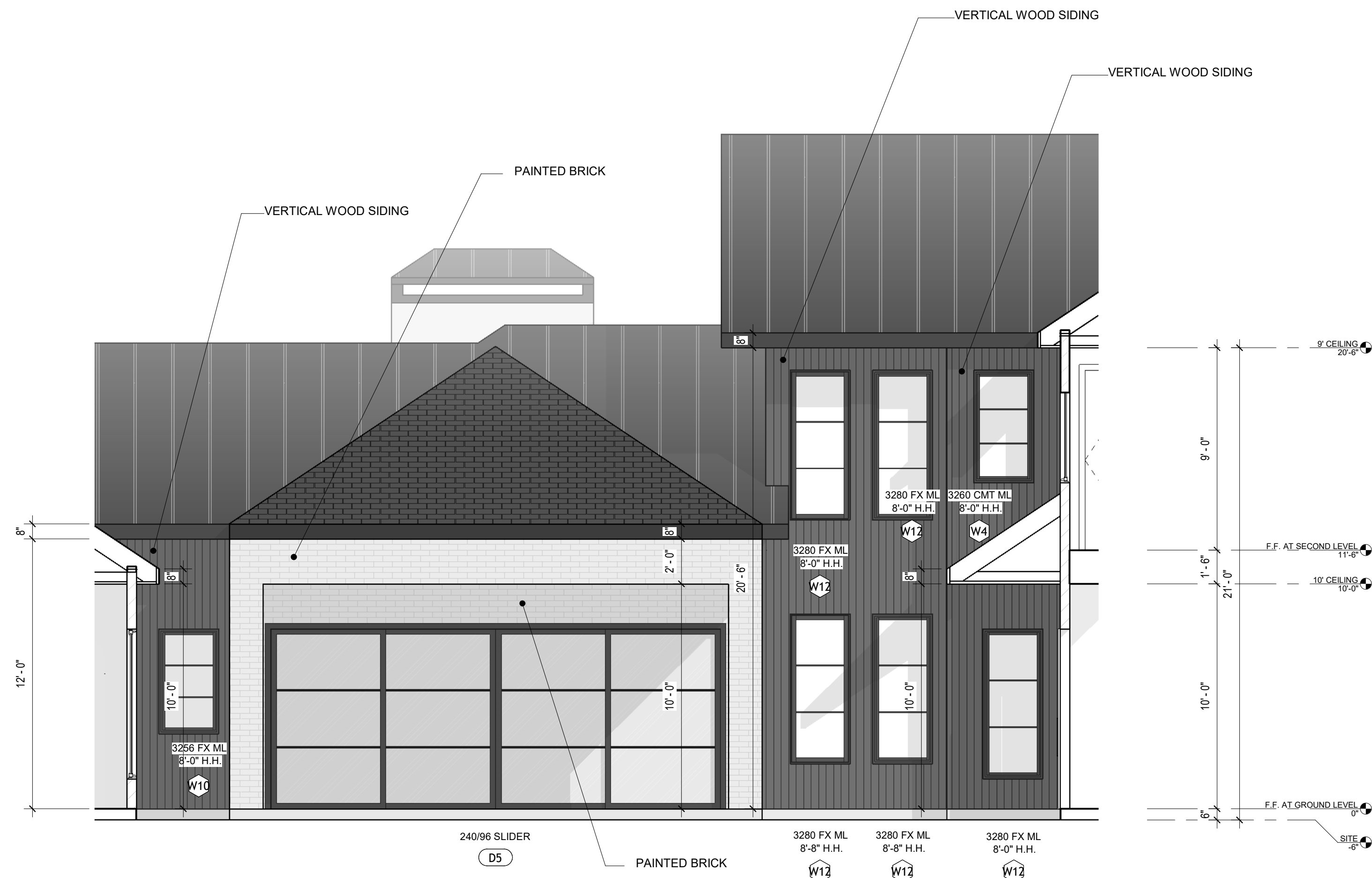
A-7

PRINT SCALE: 3/32" = 1'-0"

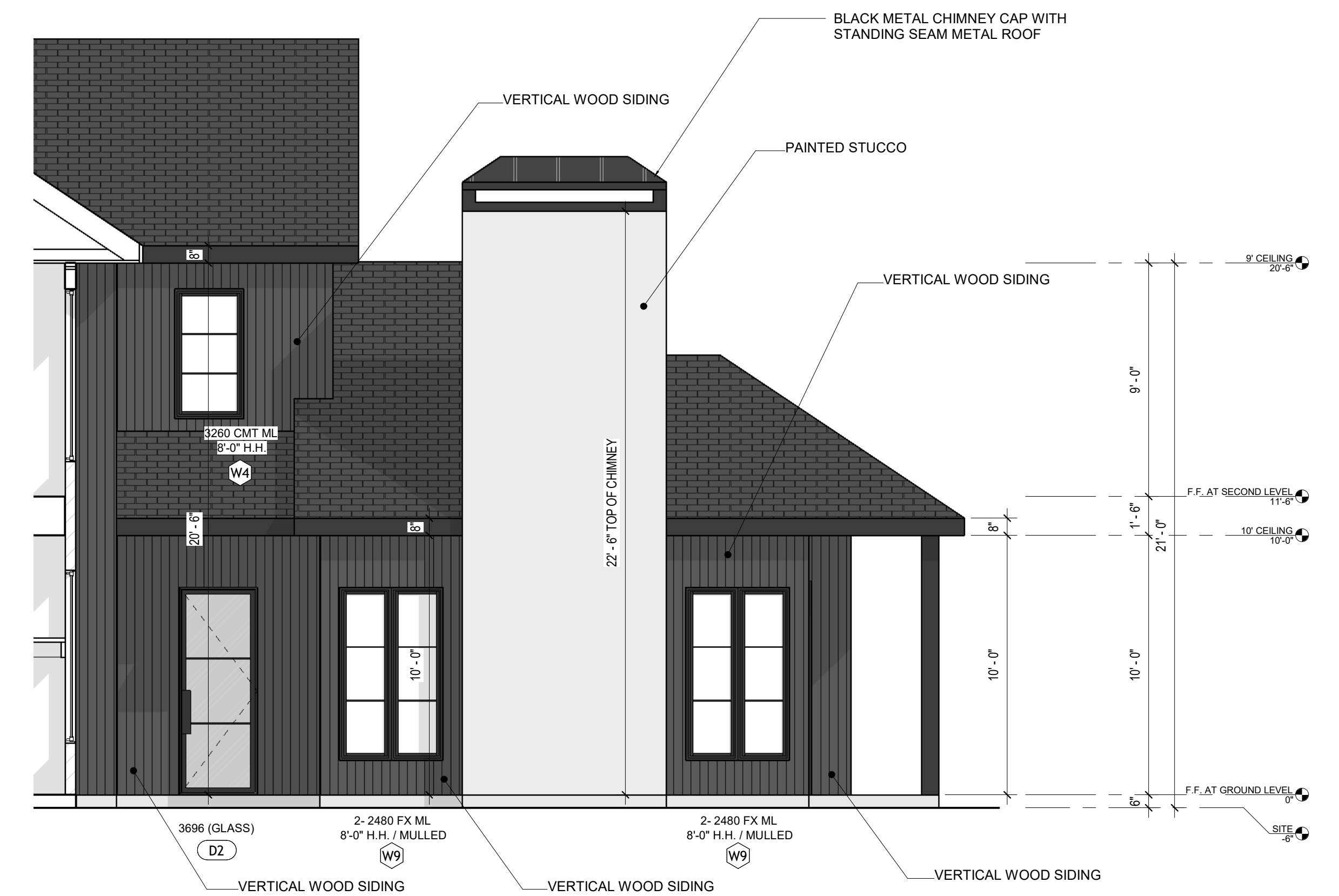
CITY OF DALLAS BATCH STAMP



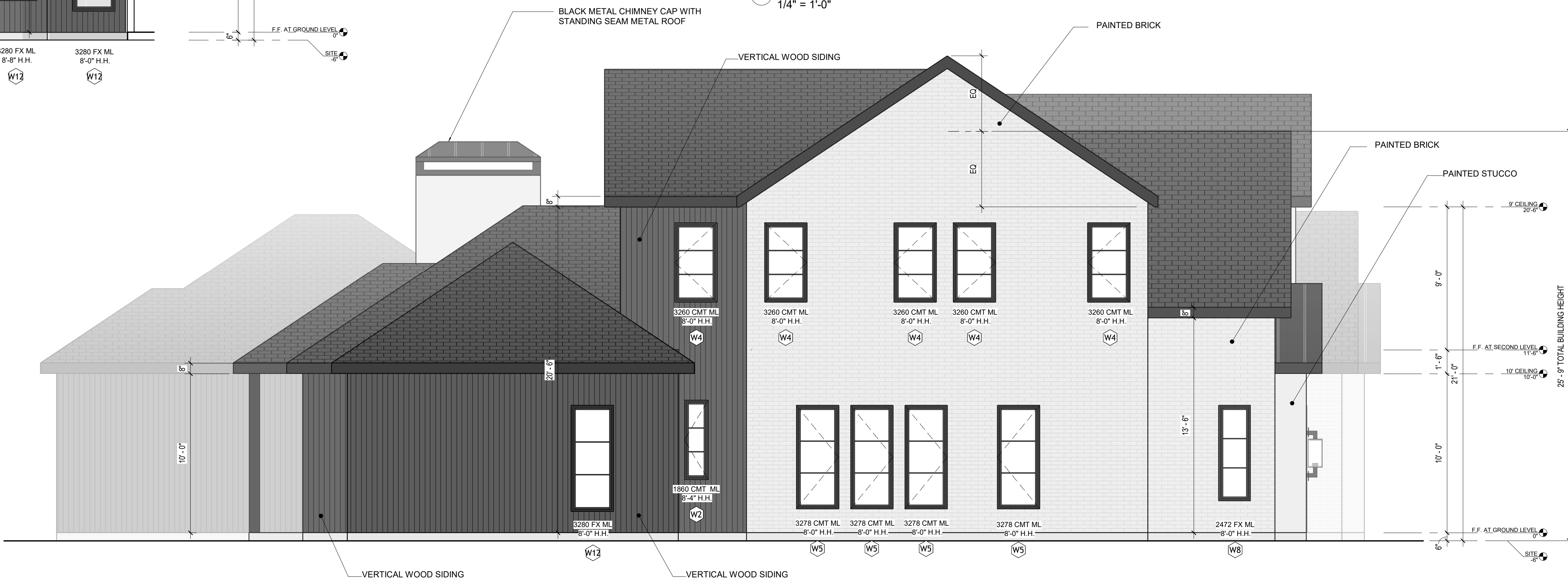
1 OVERALL ELEVATION AT REAR  
1/4" = 1'-0"



3 ELEVATION AT OUTDOOR LIVING  
1/4" = 1'-0"



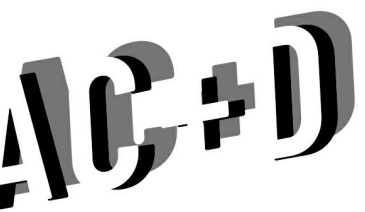
4 ELEVATION AT PRIMARY SUITE INSET  
1/4" = 1'-0"



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



CITY OF DALLAS BATCH STAMP

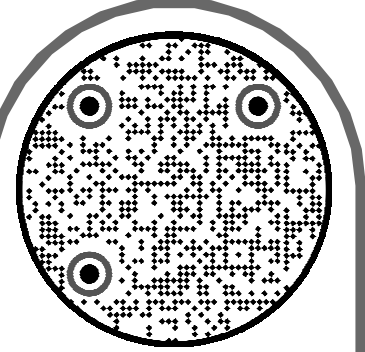


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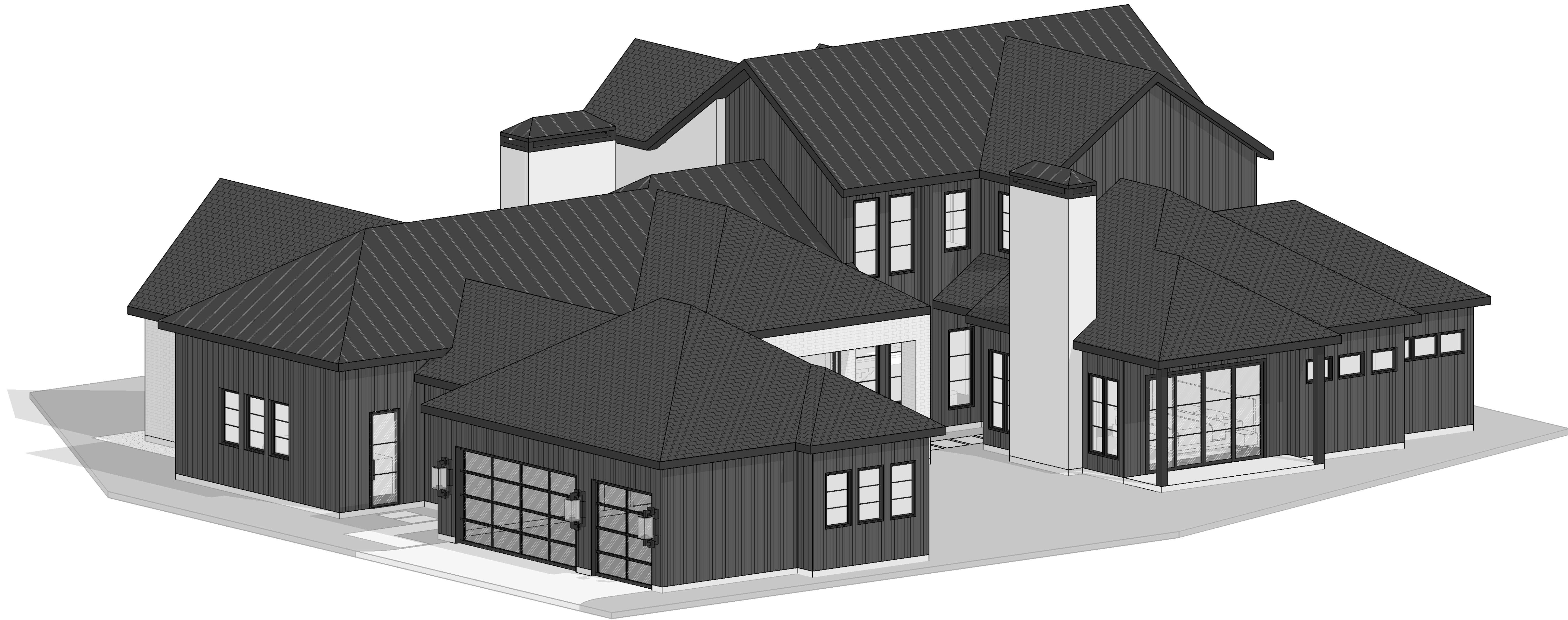
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3D VIEWS

A-8

PRINT SCALE: 3/32" = 1'-0"





CITY OF DALLAS BATCH STAMP

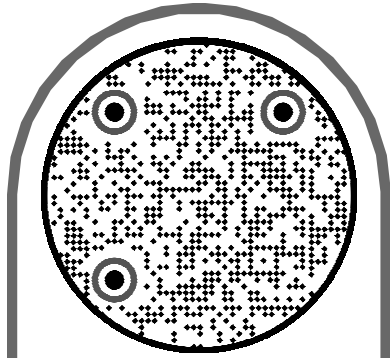



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SCAN FOR CONCEPT  
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## 7272 TANGLEGLEN PLACE

+ BLOCK: B0188  
+ LOT: 15

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3D VIEWS

A-9

PRINT SCALE: 3/32" = 1'-0"