



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

FOR OFFICE USE ONLY

Data Relative to Subject Property:

Date:

FOR OFFICE USE ONLY

Location address: 3702 Penelope St, Dallas, TX 75210 Zoning District: PD - 595 R-5(A)

Lot No.: Pt 1 Block No.: C/1825 Acreage: .0859 Census Tract: 48113002703

Street Frontage (in Feet): 1) 50' 2) 87' 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Caliber Community Group LLC Owner - Brichard Humphrey

Applicant: Brichard Humphrey Telephone: (469) 209-1758

Mailing Address: 1910 Pacific Ave Dallas TX 75201 Suite 2000 - 1003 Zip Code: 75201

E-mail Address: CaliberCommunityGroup@Gmail.Com

Represented by: Brichard Humphrey Telephone: (469) 209-1758

Mailing Address: 1910 Pacific Ave Dallas TX 75201 Suite 2000 - 1003 Zip Code: 75201

E-mail Address: CaliberCommunityGroup@Gmail.Com

Affirm that an appeal has been made for a Variance ☒ or Special Exception ☐ of _____
Requesting approval for a 5' front yard setback along the Cross Street frontage, as the property currently maintains a 20' front setback along both Cross Street and Penelope Street.

Application is made to the Board of Adjustment, in accordance with the provisions of the Dallas Development Code, to Grant the described appeal for the following reason:

Requesting a 5' front setback on Cross Street to better match neighboring homes
and enhance the block's overall appearance.

Note to Applicant: If the appeal requested in this application is granted by the Board of Adjustment, a permit must be applied for within 180 days of the date of the final action of the Board, unless the Board specifically grants a longer period.

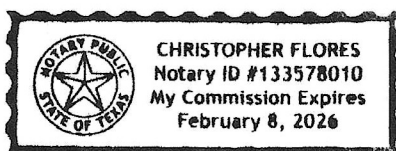
Affidavit

Before me the undersigned on this day personally appeared Brichard Humphrey
(Affiant/Applicant's name printed)

who on (his/her) oath certifies that the above statements are true and correct to his/her best knowledge and that he/she is the owner/or principal/or authorized representative of the subject property

Respectfully submitted: Brichard Humphrey
(Affiant/Applicant's signature)

Subscribed and sworn to before me this 20th day of MAY, 2023



Christopher Flores
Notary Public in and for Dallas County, Texas



CITY OF DALLAS

Development Services Board of Adjustment Referral Form:

Applicant/Representative: Brichard Humphrey

Owner (if applicable): _____

Property address: 3702 Pinelope St.

Lot: _____ City Block: C/1875 Zoning: PD 545 R-3A

Request (check all that apply):

☐ **Variance**

☒ Yard setback

☐ Lot width

☐ Lot Depth

☐ Lot Coverage

☐ Floor area for accessory structures for single family uses

☐ Height

☐ Minimum width of sidewalk

☐ Off-street parking

☐ Off-street loading

☐ Landscape regulations

☐ Other

Referrer

☐ **Special Exception**

☐ Fence height and standards

☐ Visibility triangle obstructions

☐ Parking demand

☐ Landscaping

☐ Additional dwelling unit for a single-family

☐ Carport

☐ Non-conforming use

☐ Other

☐ Physical properties of the land prohibit commensurate development with properties of the same zoning

☐ The land (not the improvements) has restrictive size, shape, or slope.

"A variance may not be granted to relieve a self-created or personal hardship, nor for financial reasons only, nor may a variance be granted to permit any reason privilege in developing a parcel of land permitted by the zoning ordinance to other parcels of the land in districts with the same classification"

Corner lot has two front yards do to blockface continuity
customer looking to use front yard as side yard
(cross st)

SEC. 51A-3.102

Referred by: Ivan Rosales
Printed name

Date: 5/28/25

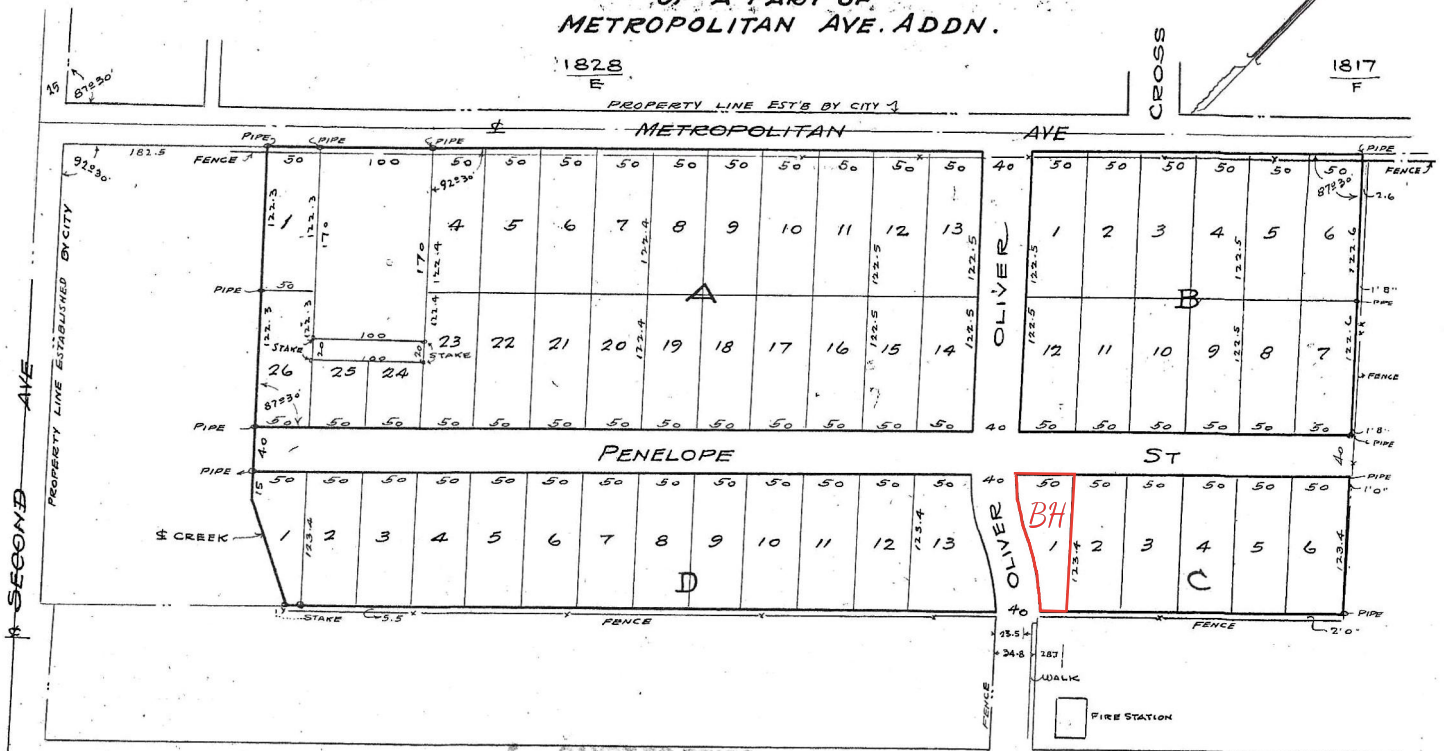
Application forms can be obtained at

<https://dallascityhall.com/government/Boards-and-Commissions/Board-of-Adjustment/Pages/default.aspx> or

320 E. Jefferson Blvd, Rm 118 Dallas TX 75203

Harris & Brown Subdivision

OF A PART OF
METROPOLITAN AVE. ADDN.



Harris & Brown Developers & Exclusive Agents 1210 S W Life Bldg Phone X6859

Scale 1" = 100' Dec 18th, 1924

Mar. 14th, 1925

39635

HARRIS & BROWN SUBDIVISION : STATE OF TEXAS :
TO MAP : COUNTY OF DALLAS :

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned W P Brown owner of the lands and premises hereinafter described hereby dedicate the plat attached hereto as a true and correct map or plat of said lands and premises to be known as "HARRIS & BROWN SUBDIVISION OF A PART OF METROPOLITAN AVENUE ADDITION to the City of Dallas in Dallas County, Texas, and the streets and alleys as shown on said plat are dedicated to the use of the public forever; said lands and premises being described as follows, to-wit:
All of Lots 5 and 8 in Block 1823, Lots 9 to 23 inclusive in Block 1824; and Lots 28 to 42 inclusive in Block 1825 all in the City of Dallas in Dallas County, Texas

Witness my hand at Corsicana, Tex. this the 23rd day of March A D 1925

W P Brown

THE STATE OF TEXAS :
COUNTY OF NAVARRO :

BEFORE ME the undersigned authority, a Notary Public in and for Navarro County, Texas, on this day personally appeared W P Brown, 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 consideration therein expressed
Given under my hand and seal of office this the 25th day of March A D 1925

W A Townsend

Notary Public, Navarro County, Texas.

L S

Filed for Record April 2, 1925, 4:30 P M .. D C WHITELEY, COUNTY CLERK

BY O L LEWIS, DEPUTY

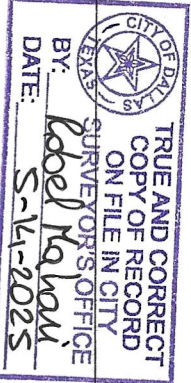
RECORDED APRIL 20, 1925, D C WHITELEY, COUNTY CLERK, DALLAS COUNTY, TEXAS.

BY

DEPUTY

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CITY OF DALLAS PLAT BOOKS

ADDITION.

SURVEY T. LAGOW
ABST 759

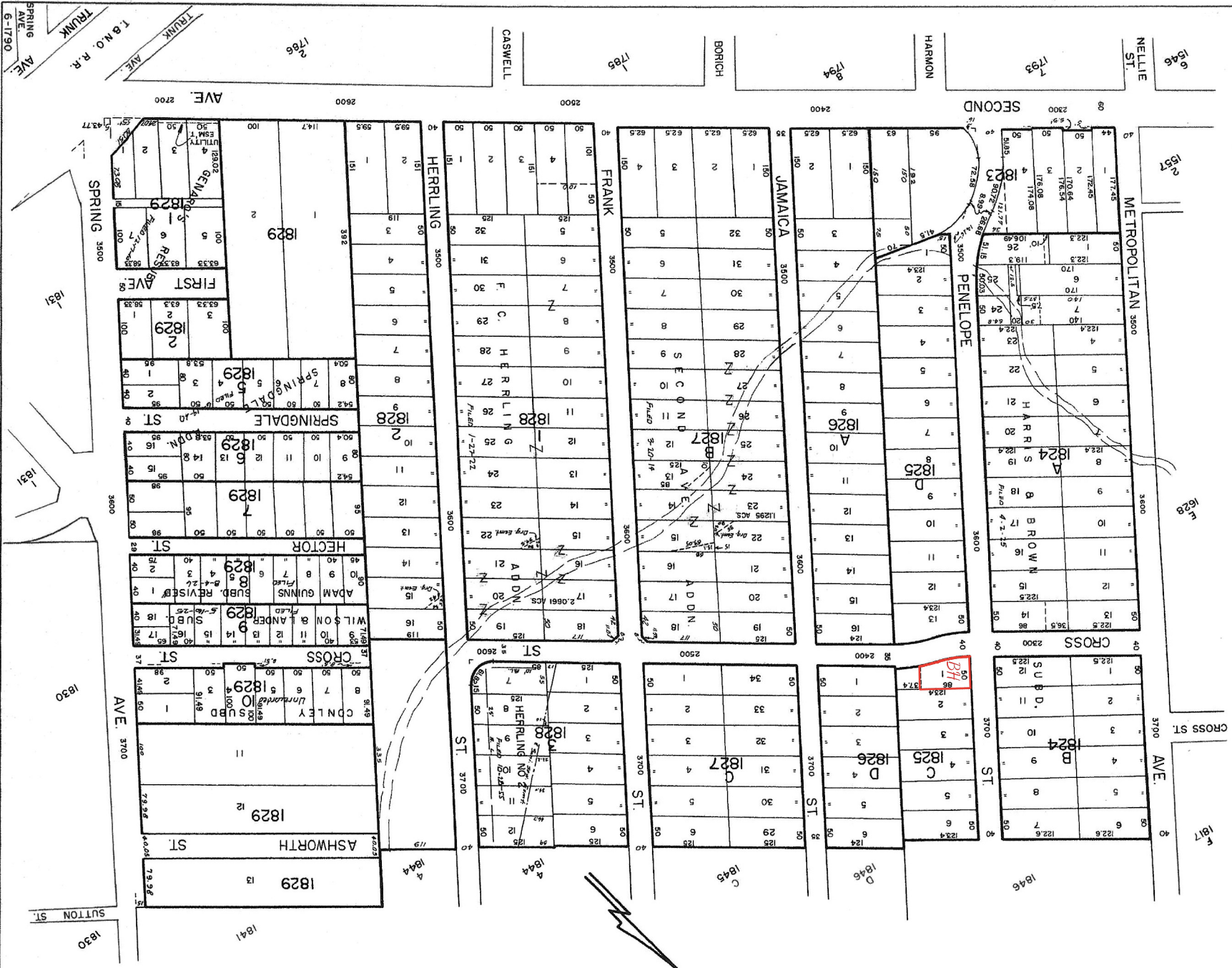
659

SURVEY T. LAGOW

ORD. NO.

ADDITION.

CITY OF DALLAS PLAT BOOKS





3702 PENELOPE ELEVATION RENDITION

- GENERAL PROJECT NOTES
- THESE CONSTRUCTION DOCUMENTS ARE INTENDED TO MEET ALL APPLICABLE CODES AND ORDINANCES. CONTRACTOR TO COMPLY WITH ALL LOCAL CODES, ORDINANCES AND DEED RESTRICTIONS. CONTRACTOR SHALL ALSO REQUIRE ALL SUBCONTRACTORS TO COMPLY WITH THESE REGULATIONS.
 - ANY DISCREPANCIES IN CONSTRUCTION DOCUMENTS OR NONCOMPLIANCE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO ANY WORK BEING PERFORMED OR MATERIALS BEING ORDERED.
 - BUILDER ACCEPTS FULL RESPONSIBILITY FOR CHECKING PLANS TO ASSURE CONFORMITY TO CURRENT LOCAL BUILDING CODES. SHOULD ANY CHANGES BE MADE TO THESE PLANS BY BUILDER OR HIS REPRESENTATIVES WITHOUT CONTACTING THE ARCHITECT, THE BUILDER WILL ACCEPT FULL LIABILITY FOR AMENDED PLANS.
 - ARCHITECTS ARE GOVERNED BY THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS, (512)458-1383.
 - WHILE THESE DRAWINGS ARE INTENDED TO SHOW SAME, THE ARCHITECT IS NOT RESPONSIBLE FOR GOVERNING AUTHORITY INTERPRETATIONS WHERE THOSE INTERPRETATIONS CONFLICT WITH THESE DRAWINGS &/OR SPECS.
 - PORTIONS OF THIS WORK MAY NOT HAVE BEEN DRAWN BY A REGISTERED ARCHITECT.
 - THESE DRAWINGS/SPECS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT IS EXECUTED OR NOT. THESE DRAWINGS SHALL NOT BE USED BY THE CLIENT FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT, OR FOR COMPLETION OF THIS PROJECT BY OTHERS WITHOUT PERMISSION OF THIS ARCHITECT.
 - THESE DOCUMENTS DO NOT SHOW TYPICAL DETAILING &/OR WATERPROOFING.
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 - ALL COMPONENTS, MATERIALS, ASSEMBLIES AND FINISHES TO BE CONSTRUCTED AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS, CODE REQUIREMENTS AND REGULATED BUILDING PRACTICES.
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 - ALL DIMENSIONS TO BE VERIFIED IN THE FIELD. REPORT ANY AND ALL DISCREPANCIES, ERRORS OR OMISSIONS TO THE ARCHITECT PRIOR TO COMMENCING WORK AND/OR ORDERING MATERIALS. MINOR DEVIATIONS, SUBJECT TO CONSTRUCTION REQUIREMENTS AND FIELD CONDITIONS, CAN BE EXPECTED.
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 - CONTRACTOR SHALL CLEAN UP CONSTRUCTION AREAS AFFECTED BY DAILY WORK AND MAINTAIN A CLEAN AND ORDERLY WORK AREA AT ALL TIMES. REMOVE MATERIALS TO APPROVED DUMP SITES ONLY.

Project Name and Address

New Home Build
3702 Penelope St
Lot 1 / Block C/1825
Harris & Brown Subdivision
of Metropolitan Ave Addition
City of Dallas Texas
Dallas County

Home Owner

Caliber Community Group LLC

Date

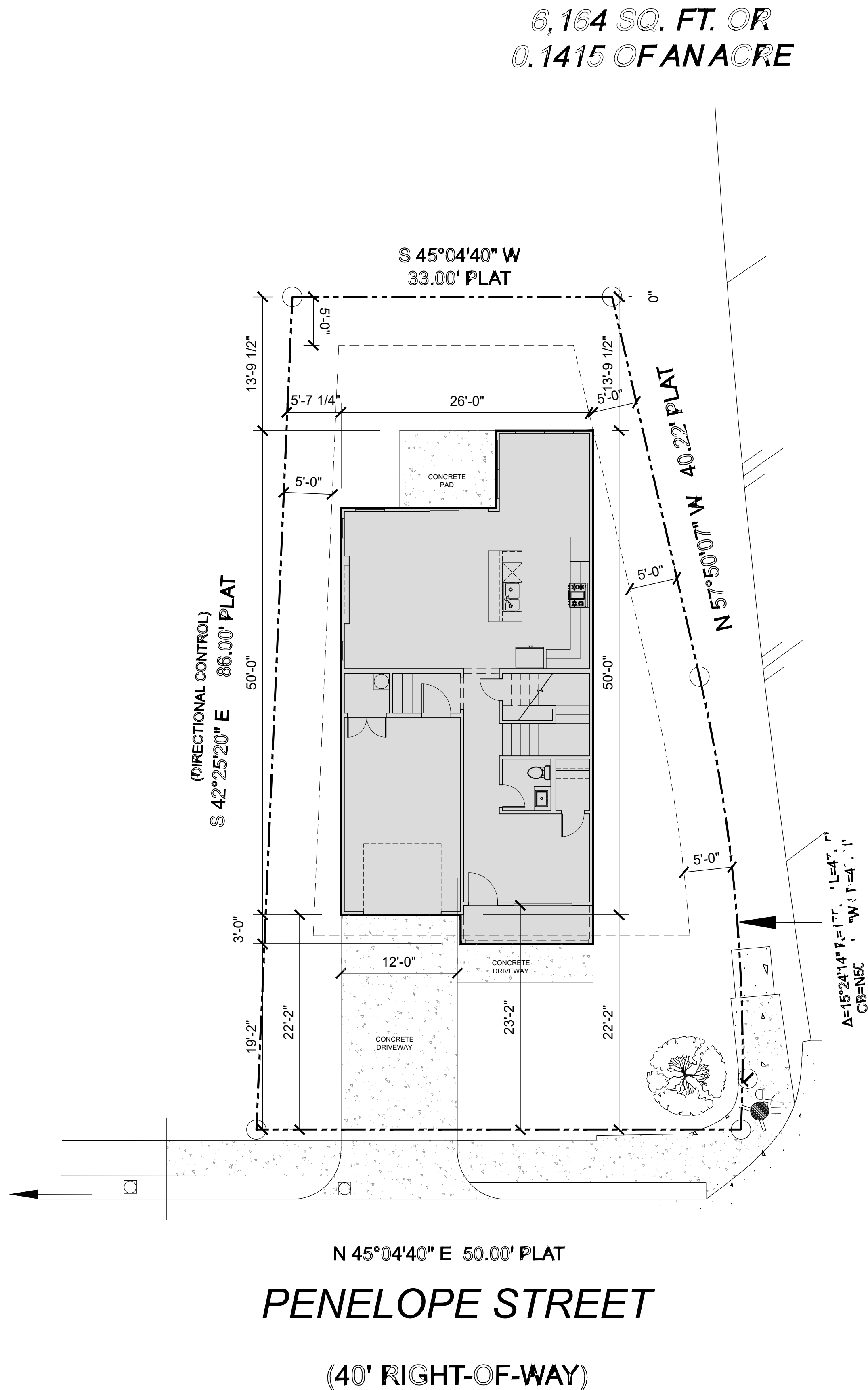
05-19-2025

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GENERAL SITE NOTES:

- | | |
|---|---|
| 1.0 BUILDER TO RESCULPTURE TOPO/FINISH GRADE TO PROVIDE PROPER DRAINAGE OF SURFACE WATER AWAY FROM BUILDING AS REQ'D. | 10.0 PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES, WALKS AND PATIOS. |
| 2.0 FINAL LOCATION OF PROPOSED RESIDENCE TO BE DETERMINED BY BUILDER. | 11.0 ALL EXTERIOR HVAC EQUIPMENT TO BE SCREENED PER CITY REQUIREMENTS, DEED RESTRICTIONS OF SUBDIVISION OR NEIGHBORHOOD ASSOCIATION. |
| 3.0 EXPOSED FOUNDATION TO BE MINIMUM OF 8" AND A MAXIMUM OF 24" ABOVE FINISHED GRADE OR PER SUBDIVISION REQUIREMENTS. UNDERPIN ALL EXPOSED FOUNDATIONS. | 12.0 GARBAGE RECEPTACLES TO BE STORED IN GARAGE OR SCREENED FROM VIEW AND ANIMAL ACCESS. |
| 4.0 THERE ARE NO STORM SEWER INLETS WITHIN THE LOT FRONTAGE OR 10'-0" BEYOND THE SIDE PROPERTY LINES. | 13.0 LOCATION OF MAILBOX AND EXTERIOR DRIVEWAY LIGHT(S) TO BE VERIFIED PRIOR TO INSTALLATION. |
| 5.0 UTILITY LINE LOCATIONS ARE APPROXIMATES- GENERAL CONTRACTOR TO FIELD VERIFY FOR EXACT LOCATIONS. | 14.0 ALL CONSTRUCTION MATERIALS AND WASTE TO BE STORED ON SITE DURING CONSTRUCTION. |
| 6.0 VERIFY METER AND UTILITY SERVICE LOCATIONS PRIOR TO INSTALLATION. | 15.0 LANDSCAPE PLANS TO BE PROVIDED BY OTHERS AND PERMIT FOR SAME TO BE OBTAINED SEPARATELY FROM THESE PLANS. |
| 7.0 EROSION CONTROL BARRIERS TO BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION. | 16.0 NO EXISTING TREES TO BE REMOVED OR DISTURBED WITHOUT OWNER APPROVAL. |
| 8.0 STABILIZED TEMPORARY CONSTRUCTION DRIVEWAY TO BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION. | 17.0 ALL STUMPS AND ROOTS SHALL BE REMOVED FROM THE SOIL TO A DEPTH OF 12" BELOW THE SURFACE OF THE GROUND IN THE AREA OF THE BUILDING. |
| 9.0 CONFIRM ALL DRIVEWAY, WALKWAY AND PVC LAYOUTS/LOCATIONS PRIOR TO COMMENCING WORK. | 18.0 CONTRACTOR SHALL CLEAN UP AREAS AFFECTED BY DAILY WORK AND REMOVE DEBRIS AND MATERIALS FROM THE SITE UPON COMPLETION OF THE WORK. |



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

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Dallas County

Home Owner

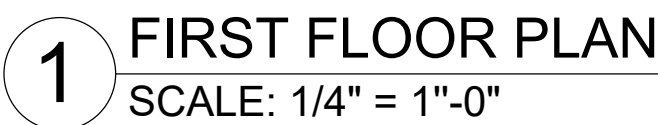
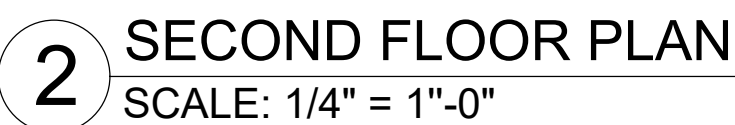
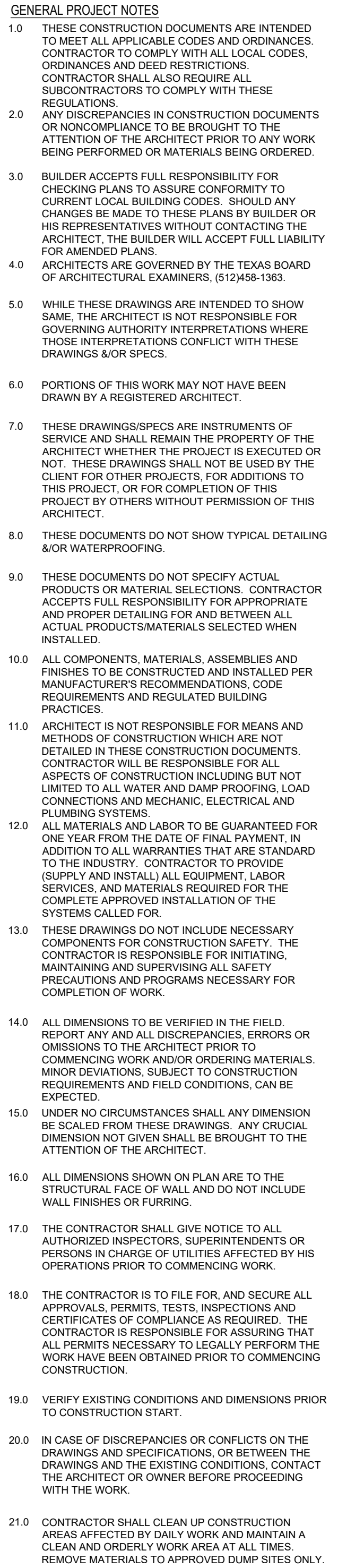
Caliber Community
Group LLC

Date

05-19-2025

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Project Name and Address

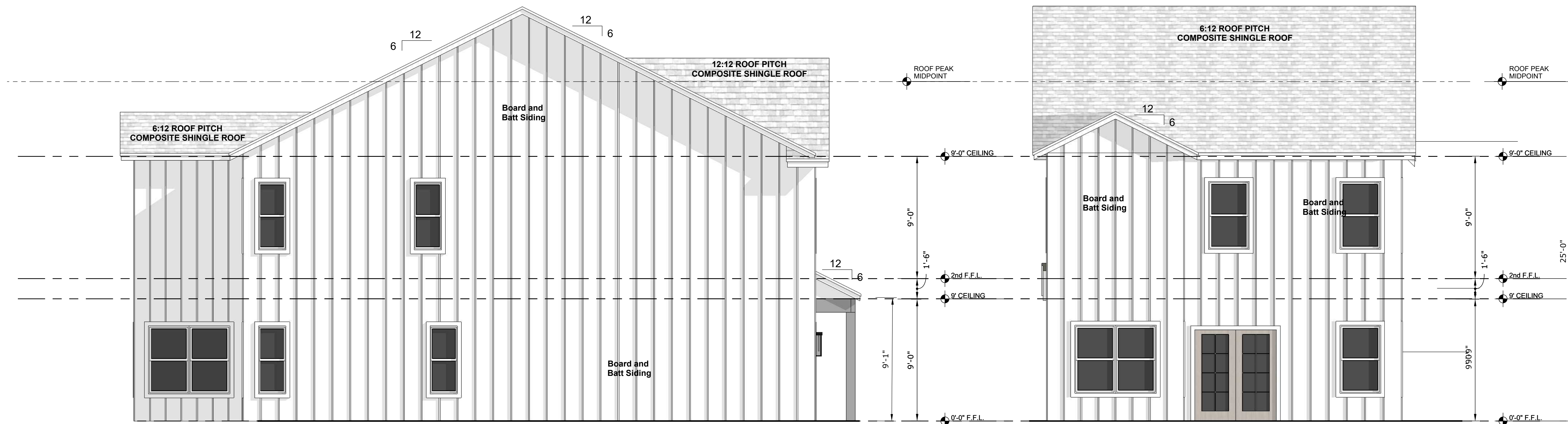
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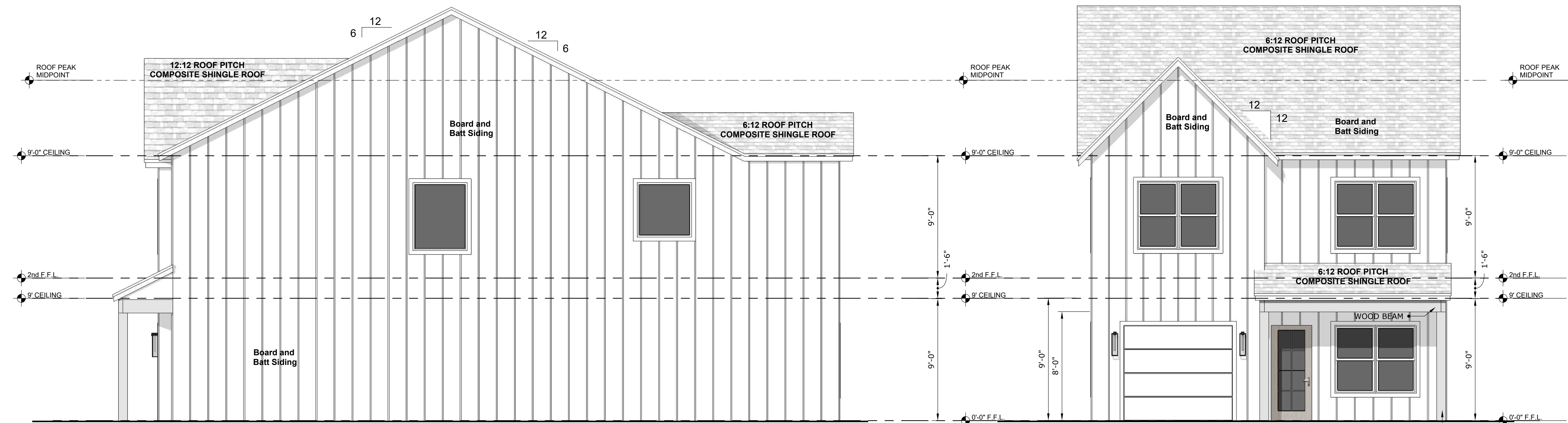
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4 Right Elevation
Scale: 1/4" = 1' -0"

3 Rear Elevation
Scale: 1/4" = 1' -0"



2 Left Elevation
Scale: 1/4" = 1' -0"

1 Front Elevation
Scale: 1/4" = 1' -0"

Project Name and Address

New Home Build
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City of Dallas Texas
Dallas County

Home Owner

Caliber Community Group LLC

Date
05-19-2025

Sheet

A5.0

Residential	Yes	Proposed
Status of Property	Previous Board of Adjustment case filed on this property	Accommodation for someone with disabilities
Vacant Land	No	No
File Date	Seleccione si necesitara un interprete	Case Number
05/20/2025		-
Are you applying for a fee waiver?	Have the standards for variance and or special exception been discussed?	Has the Notification Sign Acknowledgement Form been discussed?
No	Yes	Yes
Referred by		
SELF		

Internal Use Only		
Source of Request	Fee Waiver Granted	Number of Parking Spaces
-		-
Lot Acreage		
-		

PDox Information	
PDox Number	
-	

Board of Adjustment Request						
Type of Request	Request Description	Application Type	Other	Affirm that an appeal has been made for	Application is made to BOA to grant the described appeal	Outcome
Variance	Front-yard	Single Family/Duplex Variance or Special Exception	15-foot variance to the front yard setback	3702 Penelope St, Dallas, TX 75210	We are requesting a variance of 15 feet to the required setback along Cross Street, proposing a reduced setback of 5 feet. This request is due to the conditions of our corner lot.	

Street Frontage Information	
Street Frontage	Linear Feet (Sq. Ft) (Number)
Front	50
Front	87

Case Information					
Full Request	Brief Request	Zoning Requirements	Relevant History	BOA History	BOA History Details
to construct and/or maintain a single-family residential structure and provide a 5-foot front-yard setback, which will require a 15-foot variance to the front-yard setback regulations	for a variance to the front-yard setback regulations	requires a front-yard setback of NA 20-feet		No	

Board of Adjustment Meeting											
Hearing Type	Action Date	Time	Room	Panel	Presiding Officer	BOA Administrator	BOA Secretary	BOA Code Specialist	Case Assigned to	Notes	Outcome
			6ES			Kameka Miller-Hoskins	Mary Williams	Diana Barkume	Diana Barkume		

GIS Information									
Parcel Number (Number)	Service	Layer	Attribute Value	Census Tract Number (Number)	Council District	School District	Escarpment	Floodplain	
				30.24	2		No	No	

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application Intake		Intake Complete	05/22/2025	Accela Administ...
	GIS AOR Review	Ronda Kemp	Review Complete	05/22/2025	Ronda Kemp
	Case Assignment	Diana Barkume	Case Manager...	06/11/2025	Kameka Miller-H...
	Site Inspection				
	Plans Distribution			05/22/2025	
	Subdivision Review				
	Q Team Review				
	Arborist Review				
	Building Code Review				



CITY OF DALLAS

Development Services Board of Adjustment Referral Form:

Applicant/Representative: Brichard Humphrey

Owner (if applicable): _____

Property address: 3702 Pinelope St.

Lot: _____ City Block: C/1875 Zoning: PD 545 R-3A

Request (check all that apply):

☐ **Variance**

- ☒ Yard setback
- ☐ Lot width
- ☐ Lot Depth
- ☐ Lot Coverage
- ☐ Floor area for accessory structures for single family uses
- ☐ Height
- ☐ Minimum width of sidewalk
- ☐ Off-street parking
- ☐ Off-street loading
- ☐ Landscape regulations
- ☐ Other

☐ **Special Exception**

- ☐ Fence height and standards
- ☐ Visibility triangle obstructions
- ☐ Parking demand
- ☐ Landscaping
- ☐ Additional dwelling unit for a single-family
- ☐ Carport
- ☐ Non-conforming use
- ☐ Other

Referrer

- ☐ Physical properties of the land prohibit commensurate development with properties of the same zoning
- ☐ The land (not the improvements) has restrictive size, shape, or slope.

"A variance may not be granted to relieve a self-created or personal hardship, nor for financial reasons only, nor may a variance be granted to permit any reason privilege in developing a parcel of land permitted by the zoning ordinance to other parcels of the land in districts with the same classification"

Corner lot has two front yards do to blockface continuity
customer looking to use front yard as side yard
(Cross St)

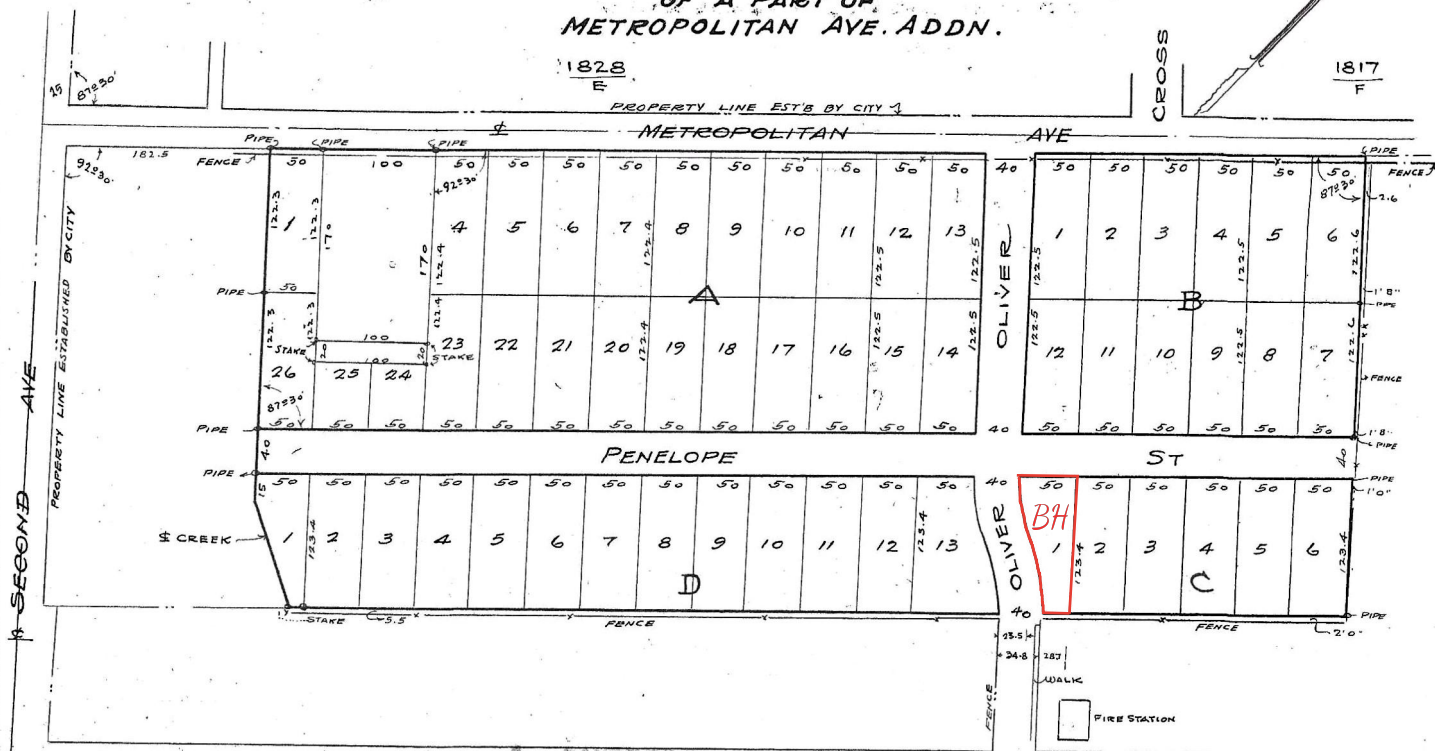
SEC. 51A-3.102

Referred by: Ivan Rosales Date: 5/28/25
Printed name

Application forms can be obtained at
<https://dallascityhall.com/government/Boards-and-Commissions/Board-of-Adjustment/Pages/default.aspx> or
320 E. Jefferson Blvd, Rm 118 Dallas TX 75203

Harris & Brown Subdivision

OF A PART OF
METROPOLITAN AVE. ADDN.



Harris & Brown Developers & Exclusive Agents 1210 S W Life Bldg Phone X6859

Scale 1" = 100' Dec 18th, 1924

Mar. 14th, 1925

39635

HARRIS & BROWN SUBDIVISION : STATE OF TEXAS
TO MAP : COUNTY OF DALLAS

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned W P Brown owner of the lands and premises hereinafter described hereby dedicate the plat attached hereto as a true and correct map or plat of said lands and premises to be known as "HARRIS & BROWN SUBDIVISION OF A PART OF METROPOLITAN AVENUE ADDITION to the City of Dallas in Dallas County, Texas, and the streets and alleys as shown on said plat are dedicated to the use of the public forever; said lands and premises being described as follows, to-wit:
All of Lots 5 and 8 in Block 1823, Lots 9 to 23 inclusive in Block 1824; and Lots 28 to 42 inclusive in Block 1825 all in the City of Dallas in Dallas County, Texas

Witness my hand at Corsicana, Tex. this the 23rd day of March A D 1925

W P Brown

THE STATE OF TEXAS :
COUNTY OF NAVARRO

BEFORE ME the undersigned authority, a Notary Public in and for Navarro County, Texas, on this day personally appeared W P Brown, 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 consideration therein expressed
Given under my hand and seal of office this the 25th day of March A D 1925

W A Townsend

Notary Public, Navarro County, Texas.

L S

Filed for Record April 2, 1925, 4:30 P M .. D C WHITELEY, COUNTY CLERK

BY O L LEWIS, DEPUTY

RECORDED APRIL 20, 1925, D C WHITELEY, COUNTY CLERK, DALLAS COUNTY, TEXAS.

BY

DEPUTY





TRUE AND CORRECT
COPY OF RECORD
ON FILE IN CITY
SURVEYOR'S OFFICE
BY: *Robert Mahan*
DATE: *5-11-2025*

CITY OF DALLAS PLAT BOOKS

BLOCKS 1823-1829

SCHOOL DISTRICT DALLAS

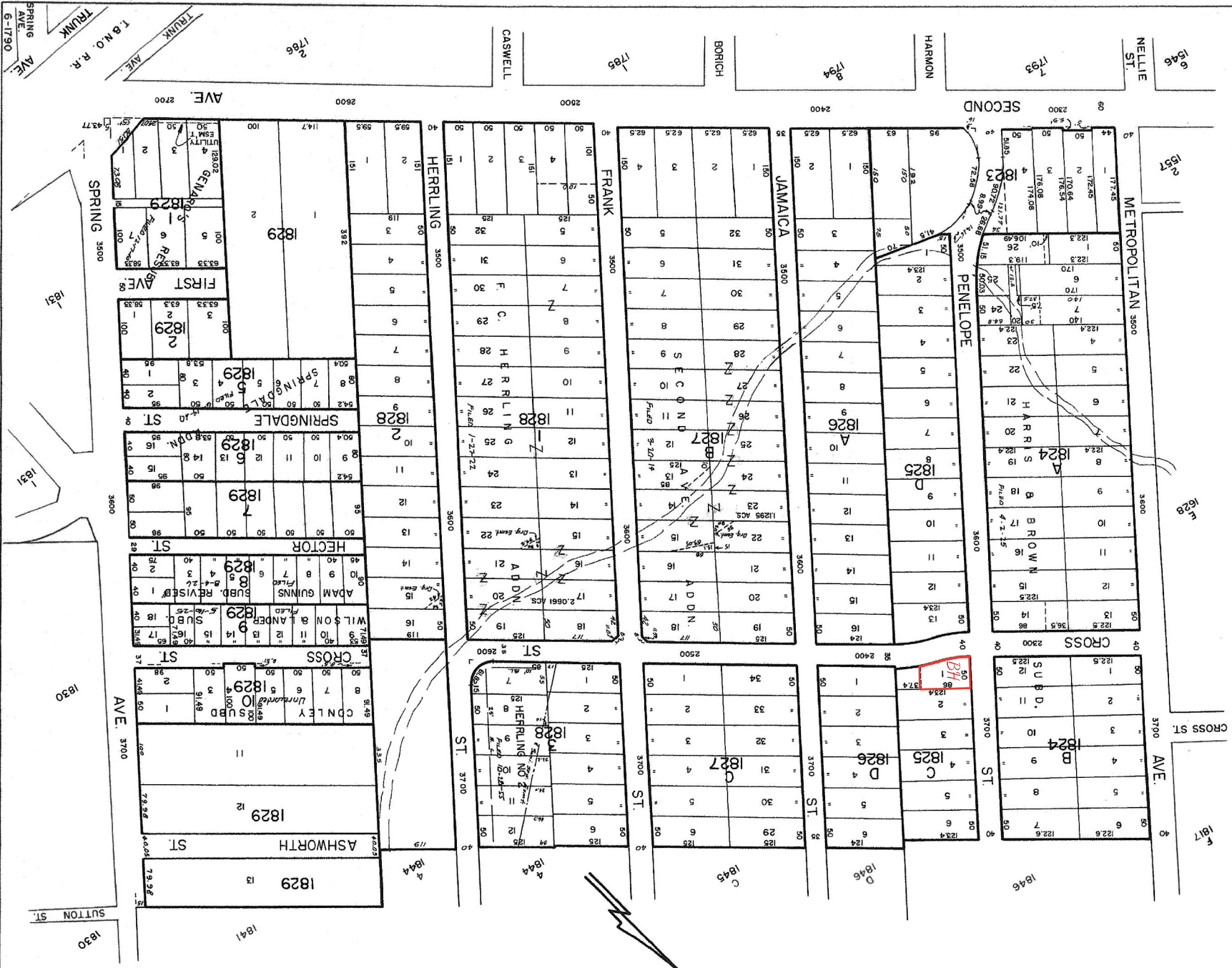
ADDITION

ANNEXED SURVEY T. LAGOW ABST. 759

ORD. NO.

DATE: *5-2-25*
BY: *7-1-25*

SCALE 100 FT. EQUALS 1 INCH





3702 PENELOPE ELEVATION RENDITION

- GENERAL PROJECT NOTES
- THESE CONSTRUCTION DOCUMENTS ARE INTENDED TO MEET ALL APPLICABLE CODES AND ORDINANCES. CONTRACTOR TO COMPLY WITH ALL LOCAL CODES, ORDINANCES AND DEED RESTRICTIONS. CONTRACTOR SHALL ALSO REQUIRE ALL SUBCONTRACTORS TO COMPLY WITH THESE REGULATIONS.
 - ANY DISCREPANCIES IN CONSTRUCTION DOCUMENTS OR NONCOMPLIANCE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO ANY WORK BEING PERFORMED OR MATERIALS BEING ORDERED.
 - BUILDER ACCEPTS FULL RESPONSIBILITY FOR CHECKING PLANS TO ASSURE CONFORMITY TO CURRENT LOCAL BUILDING CODES. SHOULD ANY CHANGES BE MADE TO THESE PLANS BY BUILDER OR HIS REPRESENTATIVES WITHOUT CONTACTING THE ARCHITECT, THE BUILDER WILL ACCEPT FULL LIABILITY FOR AMENDED PLANS.
 - ARCHITECTS ARE GOVERNED BY THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS, (512)458-1383.
 - WHILE THESE DRAWINGS ARE INTENDED TO SHOW SAME, THE ARCHITECT IS NOT RESPONSIBLE FOR GOVERNING AUTHORITY INTERPRETATIONS WHERE THOSE INTERPRETATIONS CONFLICT WITH THESE DRAWINGS &/OR SPECS.
 - PORTIONS OF THIS WORK MAY NOT HAVE BEEN DRAWN BY A REGISTERED ARCHITECT.
 - THESE DRAWINGS/SPECS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT IS EXECUTED OR NOT. THESE DRAWINGS SHALL NOT BE USED BY THE CLIENT FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT, OR FOR COMPLETION OF THIS PROJECT BY OTHERS WITHOUT PERMISSION OF THIS ARCHITECT.
 - THESE DOCUMENTS DO NOT SHOW TYPICAL DETAILING &/OR WATERPROOFING.
 - THESE DOCUMENTS DO NOT SPECIFY ACTUAL PRODUCTS OR MATERIAL SELECTIONS. CONTRACTOR ACCEPTS FULL RESPONSIBILITY FOR APPROPRIATE AND PROPER DETAILING FOR AND BETWEEN ALL ACTUAL PRODUCTS/MATERIALS SELECTED WHEN INSTALLED.
 - ALL COMPONENTS, MATERIALS, ASSEMBLIES AND FINISHES TO BE CONSTRUCTED AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS, CODE REQUIREMENTS AND REGULATED BUILDING PRACTICES.
 - ARCHITECT IS NOT RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION WHICH ARE NOT DETAILED IN THESE CONSTRUCTION DOCUMENTS. CONTRACTOR WILL BE RESPONSIBLE FOR ALL ASPECTS OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO ALL WATER AND DAMP PROOFING, LOAD CONNECTIONS AND MECHANIC, ELECTRICAL AND PLUMBING SYSTEMS.
 - ALL MATERIALS AND LABOR TO BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL PAYMENT, IN ADDITION TO ALL WARRANTIES THAT ARE STANDARD TO THE INDUSTRY. CONTRACTOR TO PROVIDE (SUPPLY AND INSTALL) ALL EQUIPMENT, LABOR SERVICES, AND MATERIALS REQUIRED FOR THE COMPLETE APPROVED INSTALLATION OF THE SYSTEMS CALLED FOR.
 - THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE CONTRACTOR IS RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS NECESSARY FOR COMPLETION OF WORK.
 - ALL DIMENSIONS TO BE VERIFIED IN THE FIELD. REPORT ANY AND ALL DISCREPANCIES, ERRORS OR OMISSIONS TO THE ARCHITECT PRIOR TO COMMENCING WORK AND/OR ORDERING MATERIALS. MINOR DEVIATIONS, SUBJECT TO CONSTRUCTION REQUIREMENTS AND FIELD CONDITIONS, CAN BE EXPECTED.
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 - CONTRACTOR SHALL CLEAN UP CONSTRUCTION AREAS AFFECTED BY DAILY WORK AND MAINTAIN A CLEAN AND ORDERLY WORK AREA AT ALL TIMES. REMOVE MATERIALS TO APPROVED DUMP SITES ONLY.

Project Name and Address

New Home Build
3702 Penelope St
Lot 1 / Block C/1825
Harris & Brown Subdivision
of Metropolitan Ave Addition
City of Dallas Texas
Dallas County

Home Owner

Caliber Community Group LLC

Date

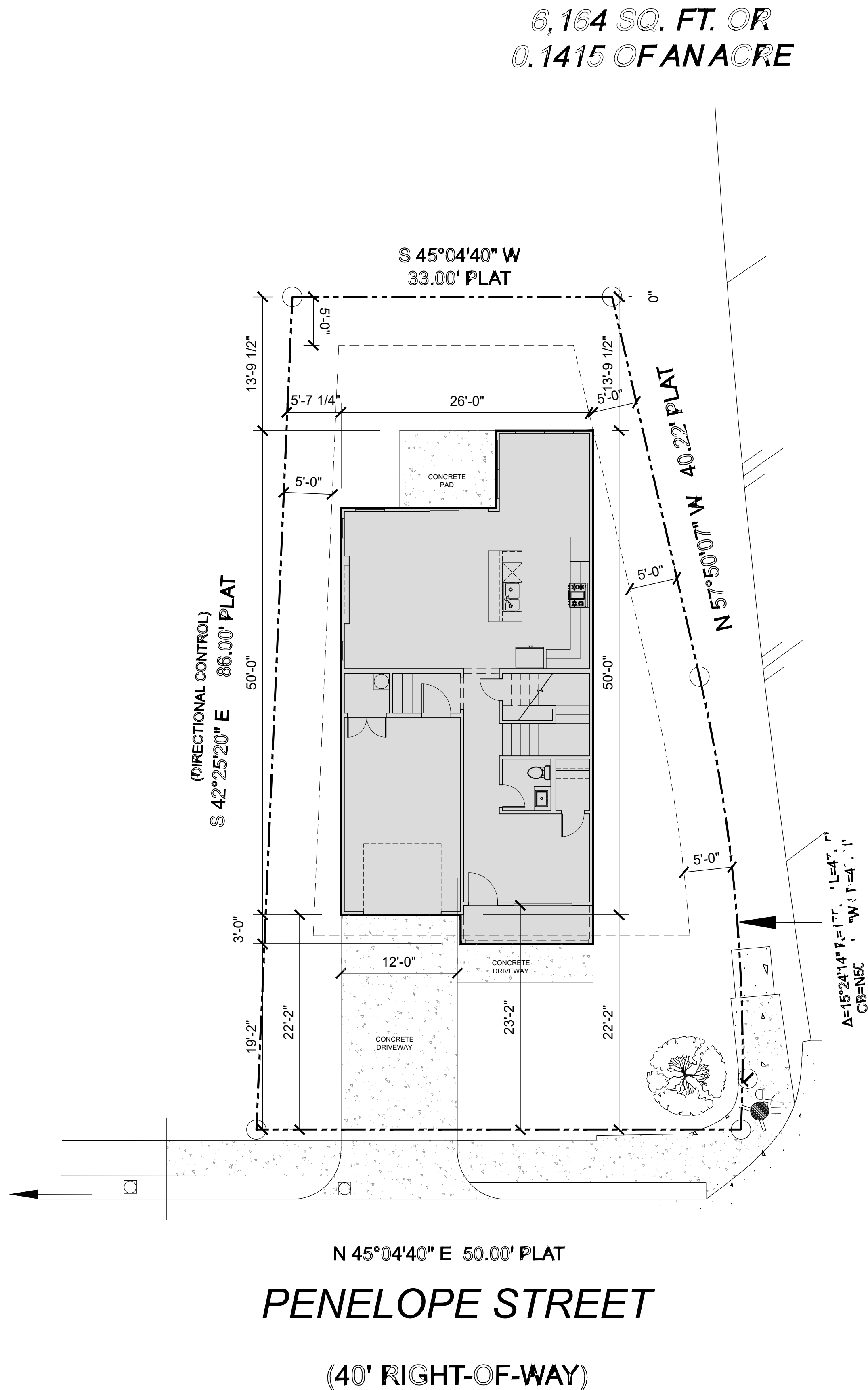
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GENERAL SITE NOTES:

- | | |
|---|---|
| 1.0 BUILDER TO RESCULPTURE TOPO/FINISH GRADE TO PROVIDE PROPER DRAINAGE OF SURFACE WATER AWAY FROM BUILDING AS REQ'D. | 10.0 PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES, WALKS AND PATIOS. |
| 2.0 FINAL LOCATION OF PROPOSED RESIDENCE TO BE DETERMINED BY BUILDER. | 11.0 ALL EXTERIOR HVAC EQUIPMENT TO BE SCREENED PER CITY REQUIREMENTS, DEED RESTRICTIONS OF SUBDIVISION OR NEIGHBORHOOD ASSOCIATION. |
| 3.0 EXPOSED FOUNDATION TO BE MINIMUM OF 8" AND A MAXIMUM OF 24" ABOVE FINISHED GRADE OR PER SUBDIVISION REQUIREMENTS. UNDERPIN ALL EXPOSED FOUNDATIONS. | 12.0 GARBAGE RECEPTACLES TO BE STORED IN GARAGE OR SCREENED FROM VIEW AND ANIMAL ACCESS. |
| 4.0 THERE ARE NO STORM SEWER INLETS WITHIN THE LOT FRONTAGE OR 10'-0" BEYOND THE SIDE PROPERTY LINES. | 13.0 LOCATION OF MAILBOX AND EXTERIOR DRIVEWAY LIGHT(S) TO BE VERIFIED PRIOR TO INSTALLATION. |
| 5.0 UTILITY LINE LOCATIONS ARE APPROXIMATES- GENERAL CONTRACTOR TO FIELD VERIFY FOR EXACT LOCATIONS. | 14.0 ALL CONSTRUCTION MATERIALS AND WASTE TO BE STORED ON SITE DURING CONSTRUCTION. |
| 6.0 VERIFY METER AND UTILITY SERVICE LOCATIONS PRIOR TO INSTALLATION. | 15.0 LANDSCAPE PLANS TO BE PROVIDED BY OTHERS AND PERMIT FOR SAME TO BE OBTAINED SEPARATELY FROM THESE PLANS. |
| 7.0 EROSION CONTROL BARRIERS TO BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION. | 16.0 NO EXISTING TREES TO BE REMOVED OR DISTURBED WITHOUT OWNER APPROVAL. |
| 8.0 STABILIZED TEMPORARY CONSTRUCTION DRIVEWAY TO BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION. | 17.0 ALL STUMPS AND ROOTS SHALL BE REMOVED FROM THE SOIL TO A DEPTH OF 12" BELOW THE SURFACE OF THE GROUND IN THE AREA OF THE BUILDING. |
| 9.0 CONFIRM ALL DRIVEWAY, WALKWAY AND PVC LAYOUTS/LOCATIONS PRIOR TO COMMENCING WORK. | 18.0 CONTRACTOR SHALL CLEAN UP AREAS AFFECTED BY DAILY WORK AND REMOVE DEBRIS AND MATERIALS FROM THE SITE UPON COMPLETION OF THE WORK. |



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

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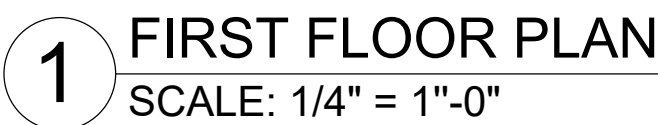
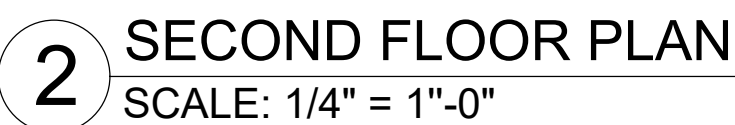
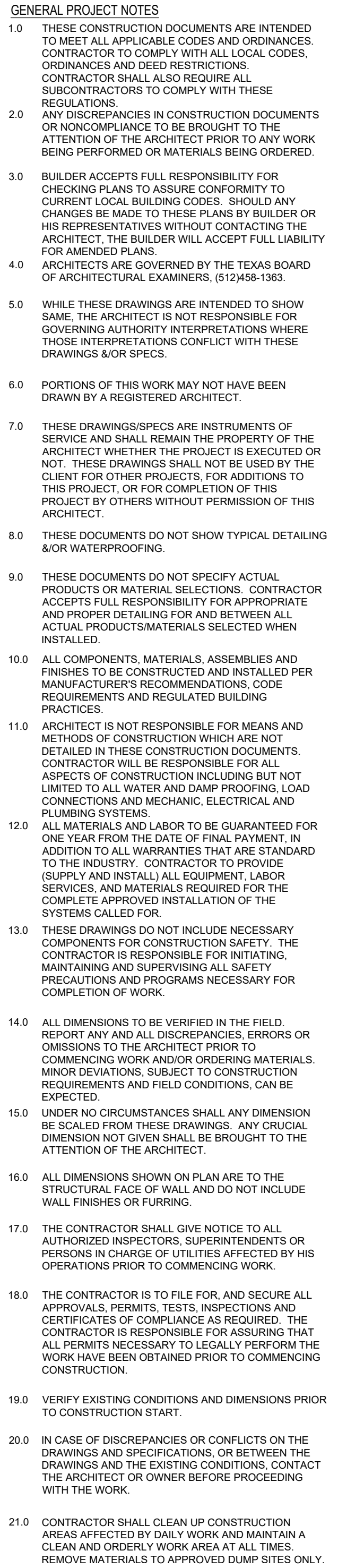
Caliber Community
Group LLC

Date

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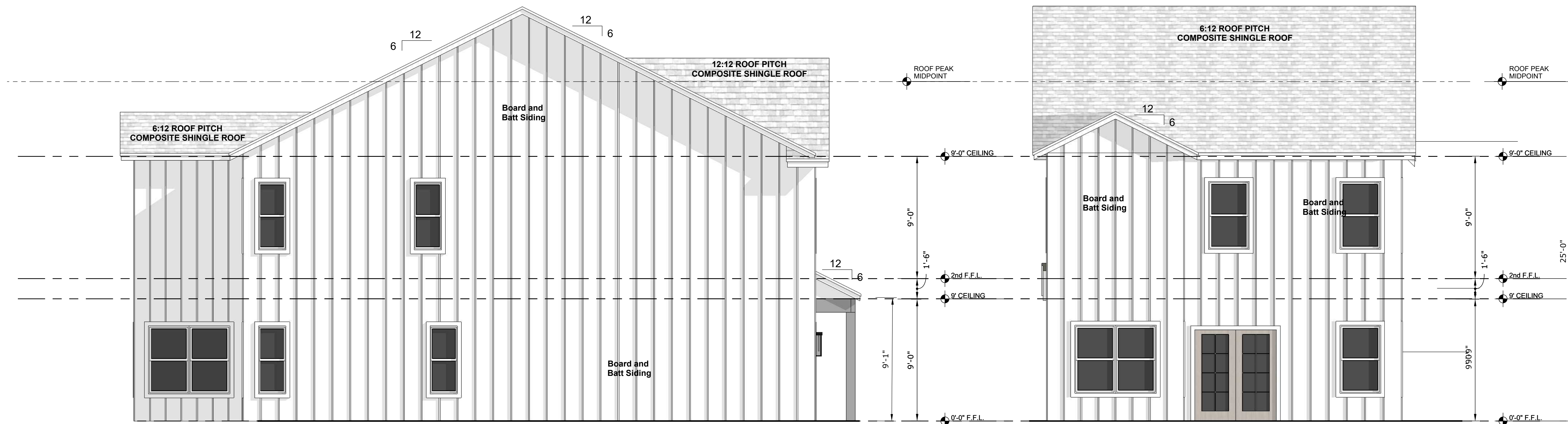
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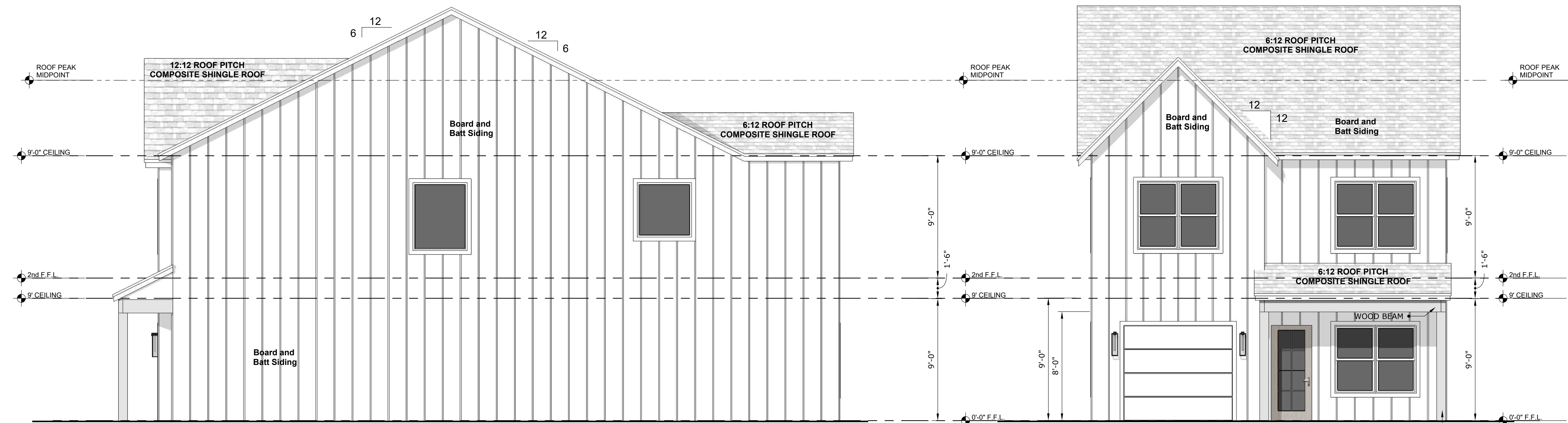
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4 Right Elevation
Scale: 1/4" = 1' -0"

3 Rear Elevation
Scale: 1/4" = 1' -0"



2 Left Elevation
Scale: 1/4" = 1' -0"

1 Front Elevation
Scale: 1/4" = 1' -0"

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