



CASE COVER SHEET

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

- MASTER PLAT
- PRELIMINARY PLAT
- FINAL PLAT
- REPLAT
- AMENDING OR MINOR PLAT
- PLAT REINSTATEMENT REQUEST

SITE PLAN APPLICATION

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

OTHER APPLICATION

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE)¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE)¹
- REPLAT (\$300.00 + \$20.00 ACRE)¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE)¹ $1.5 \times 20 = \$30$
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **955 SIDES ROAD**

SUBDIVISION **JD McFARLAND TRACT 8-3 ACRES 1.5** LOT _____ BLOCK _____

GENERAL LOCATION **SIDES & STATE HIGHWAY 205**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **COMMERCIAL**

CURRENT USE **OFFICE BUILDING**

PROPOSED ZONING **COMMERCIAL**

PROPOSED USE **OFFICE BUILDING**

ACREAGE **1.5**

LOTS [CURRENT] **1**

LOTS [PROPOSED] **1**

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER **TRI-TEX CONSTRUCTION INC.**

APPLICANT _____

CONTACT PERSON **DAVID LINDSAY**

CONTACT PERSON _____

ADDRESS **797 N GROVE RD**

ADDRESS _____

CITY, STATE & ZIP **RICHARDSON TX 75081**

CITY, STATE & ZIP _____

PHONE **214-460-0051**

PHONE _____

E-MAIL **DAVID@TRI-TEX.COM**

E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

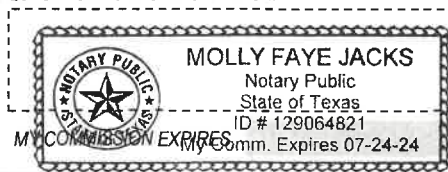
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED David Lindsay [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 280.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14 DAY OF JULY, 2023. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF July, 2023

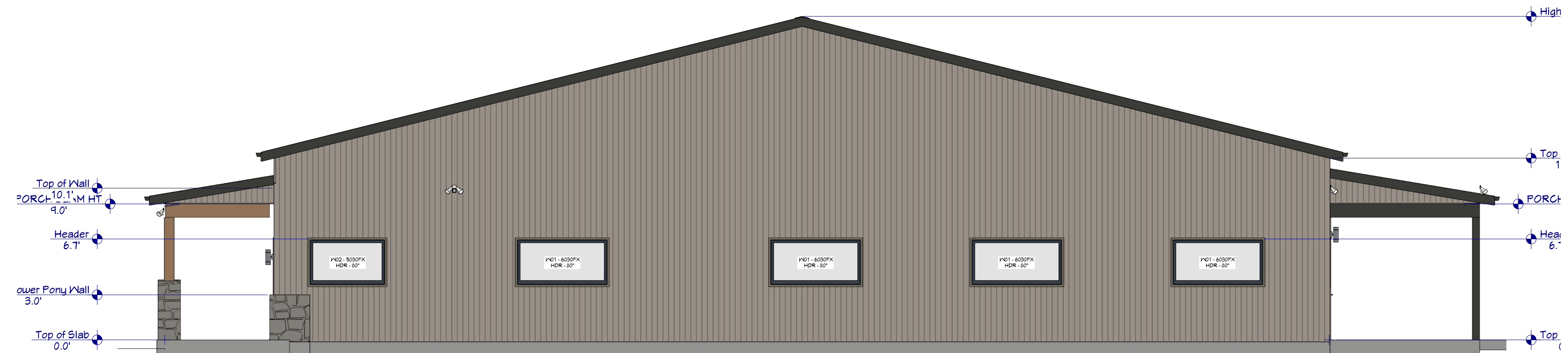
OWNER'S SIGNATURE David Lindsay

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Molly Faye Jacks





Exterior Elevation Front



Exterior Elevation Right

EXTERIOR MATERIALS:	
SOFFIT:	METAL
SIDING:	R PANEL, BEIGE
STONE:	36" PONY WALL, OKLAHOMA STONE
ROOF:	R PANEL, BLACK
PORCH POSTS:	8" CEDAR, ROUGH SAWN
POST BASES (IF APPLICABLE):	18"X18"X48", OKLAHOMA STONE
CORNER TRIM:	YES
GUTTERS:	YES
(SEE STYLE SHEET FOR ADDITIONAL INFO.)	

DATE:

7/14/2023

SCALE:

1/4"=1'

SHEET:

2



Exterior Elevation Back



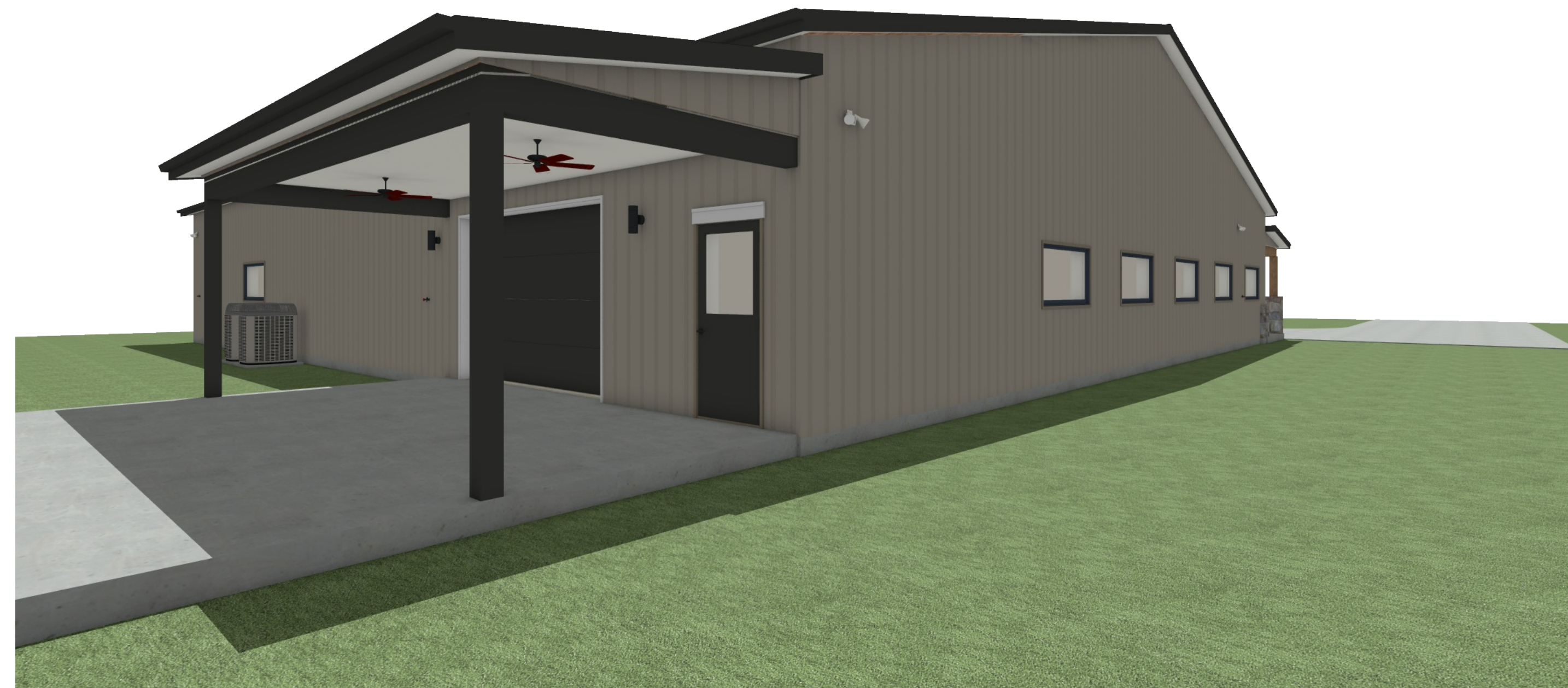
Exterior Elevation Left



FRONT-LEFT



FRONT-RIGHT



BACK-LEFT



BACK-RIGHT

GENERAL NOTES:

THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

BUILDING PERFORMANCE:

HEAT LOSS CALCULATIONS SHALL COMPLY WITH THE REQUIREMENTS OF REGIONAL AND LOCAL CODES. SEE CALCULATIONS. PORCHES, DECKS, FOUNDATION, FIREPLACE ENCLOSURES, AND GARAGE AREAS NOT INCLUDED IN LIVING AREA. ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR. ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.

Layout Page Table

Number	Title
1	PROJECT OVERVIEW
2	ELEVATIONS
3	ELEVATIONS (CONT.)
4	SCHEDULES & STYLE
5	SITE PLAN
6	FOUNDATION/ROUGH-IN PLAN
7	ROOF PLAN - 1F
8	FRAMING PLAN - 1F
9	ELECTRICAL PLAN
10	CABINET PLAN

REV 01

PLANS PREPARED BY:
 AARON HAMILTON
 ABIDE HOME DESIGNS
 ROYSE CITY, TX / 972-593-0959
 AARON@ABIDEHOMEDESIGNS.COM

PROJECT
 OVERVIEW

TRI-TEX CONSTRUCTION
 INC.
 955 SIDS RD
 ROCKWALL, TX 75082



DATE:

7/14/2023

SCALE:

1/4"=1'

SHEET:

1

TOTAL CONDITIONED SF:	5600 SF
TOTAL SLAB SF:	6579 SF
TOTAL PORCHES UNDER ROOF:	970 SF
TOTAL UNDER ROOF SF:	6579 SF

Revision Table			
Label	Date	Revised By	Description
REV 01	4/3/2023	AJH	BID/REVIEW PLANS

-INTERIOR & EXTERIOR 3D MODEL AVAILABLE (AS NEEDED) UPON REQUEST
 -2D ELECTRONIC CAD FILE AVAILABLE (DWG, DXF) UPON REQUEST
 -PLEASE REQUEST EITHER HOMEOWNER OR VIA DESIGNER CONTACT INFO

To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. Hamilton Handcrafted/Abide Home Designs is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

BUILDING CONTRACTOR/HOME OWNER TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS, LOCAL CODE/BUILDER REQUIREMENTS & CONNECTIONS BEFORE CONSTRUCTION BEGINS.

MIN. CODE RECOMMENDATIONS:
 ELECTRICAL SYSTEM CODE: SEC.2701
 MECHANICAL SYSTEM CODE: SEC.2801
 PLUMBING SYSTEM CODE: SEC.2901
 (CONSULT LOCAL/CITY BUILDING REQUIREMENTS)

SITE PLAN



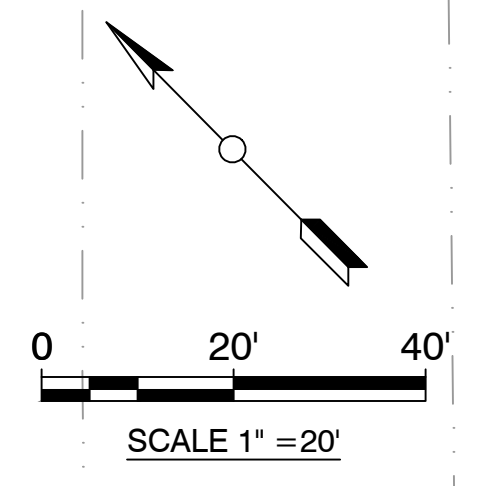
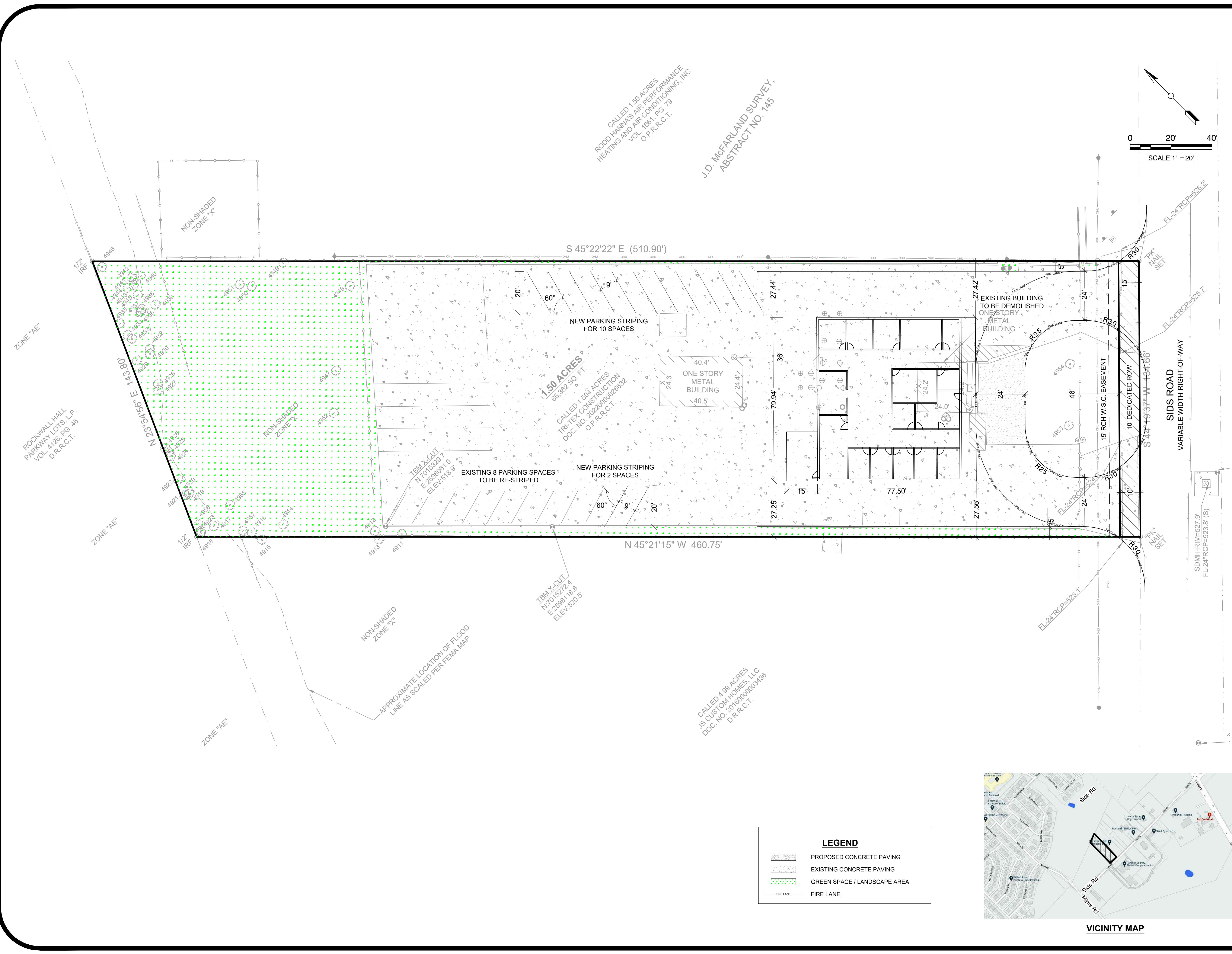
NOT FOR CONSTRUCTION

No.	Revision/Issue	Date

Firm Name and Address
TURNKEY TRACT
 2770 MAIN ST #171
 FRISCO, TX 75033
 F-22283
 nkcivilengineer4@gmail.com
 214-483-1599

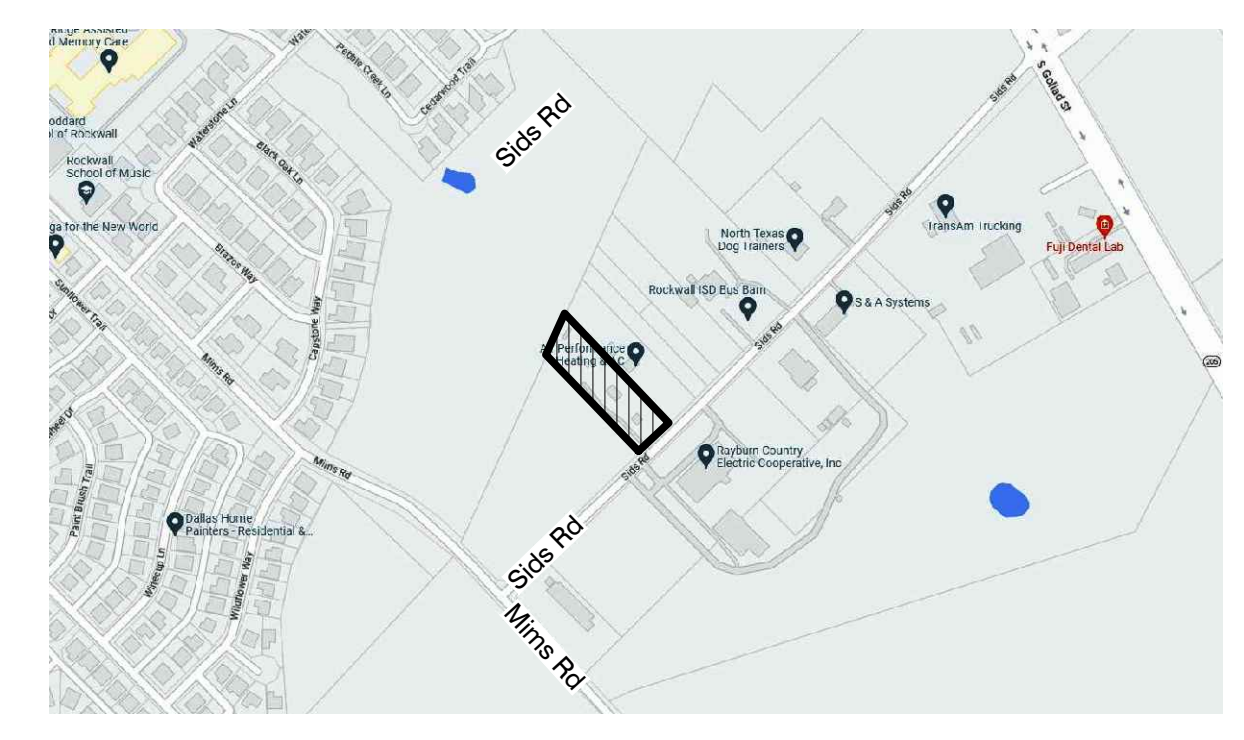
Project Name and Address
OFFICE BUILDING
 955 SIDS ROAD
 ROCKWALL, TEXAS 75032

Project	Sheet
Date	06 / 20 / 2023
Scale	04 / 13



LEGEND

	PROPOSED CONCRETE PAVING
	EXISTING CONCRETE PAVING
	GREEN SPACE / LANDSCAPE AREA
	FIRE LANE



VICINITY MAP

PATH: C:\Turnkey\Tract\Drawings\2023_06_20\85_8202.dwg
 LAYOUT: CONCEPT LAYOUT

CALLED 1.50 ACRES
 RODD HANNAS AIR PERFORMANCE
 HEATING AND AIR CONDITIONING, INC.
 VOL. 1861 PG. 79
 O.P.R.C.T.

J.D. McFARLAND SURVEY,
 ABSTRACT NO. 145

1.50 ACRES
 65,382 SQ. FT.
 CALLED 1.5044 ACRES
 TRITEC CONSTRUCTION
 DOC. NO. 20220000026832
 O.P.R.C.T.

APPROXIMATE LOCATION OF FLOOD
 LINE AS SCALED PER FEMA MAP

CALLED 4.99 ACRES
 JS CUSTOM HOMES LLC
 DOC. NO. 20160000003436
 D.R.R.C.T.

ROCKWALL HALL
 PARKWAY LOTS L.P.
 VOL. 1128 PG. 46
 D.R.R.C.T.

ZONE "AE"

ZONE "AE"

ZONE "AE"

NON-SHADED
ZONE "X"

NON-SHADED
ZONE "X"

NON-SHADED
ZONE "X"

TBM X-CUT
 N7015372.4
 E2568118.6
 ELEV:523.5

TBM X-CUT
 N7015379.1
 E2568061.0
 ELEV:518.9

SDMH-RIM=527.9'
 FL-24'RCP=523.8' (S)

SIDS ROAD
 VARIABLE WIDTH RIGHT-OF-WAY

15' RCH W.S.C. EASEMENT
 10' DEDICATED ROW

S 45°22'22" E (510.90')

N 45°21'15" W 460.75'

1.50 ACRES

EXISTING 8 PARKING SPACES TO BE RE-STRIPED

NEW PARKING STRIPING FOR 2 SPACES

NEW PARKING STRIPING FOR 10 SPACES

EXISTING BUILDING TO BE DEMOLISHED ONE STORY METAL BUILDING

ONE STORY METAL BUILDING
 40.4' x 40.5'

FL-24'RCP=523.1'

FL-24'RCP=524.2'

FL-24'RCP=524.7'

FL-24'RCP=525.2'

FL-24'RCP=525.7'

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FL-24'RCP=619.2'

FL-24'RCP=619.7'

FL-24'RCP=620.2'

FL-24'RCP=620.7'

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FL-24'RCP=622.2'

FL-24'RCP=622.7'

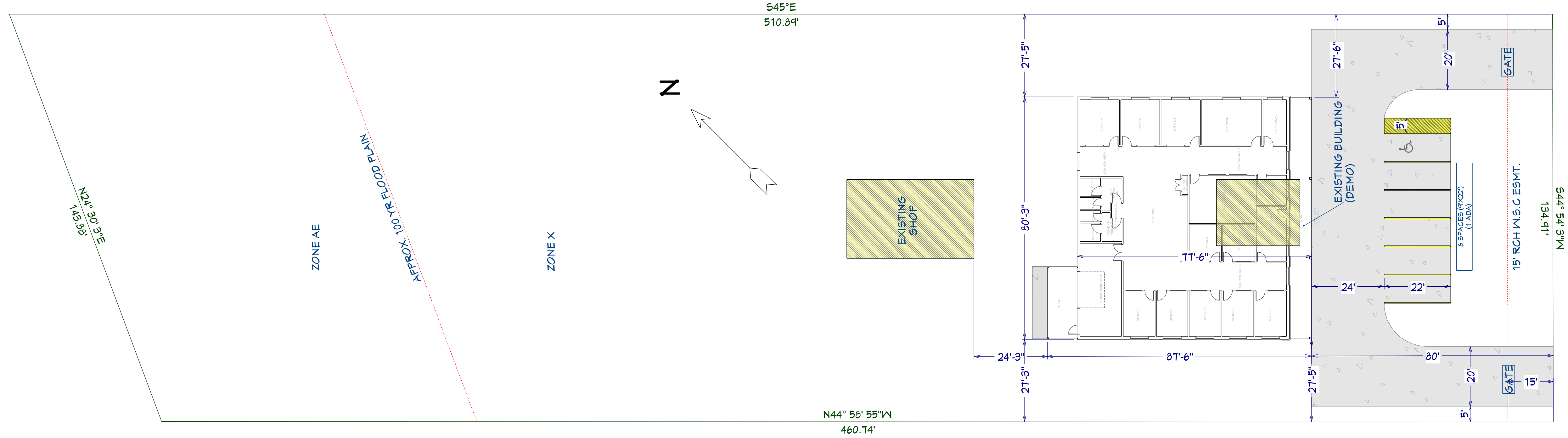
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FL-24'RCP=623.7'

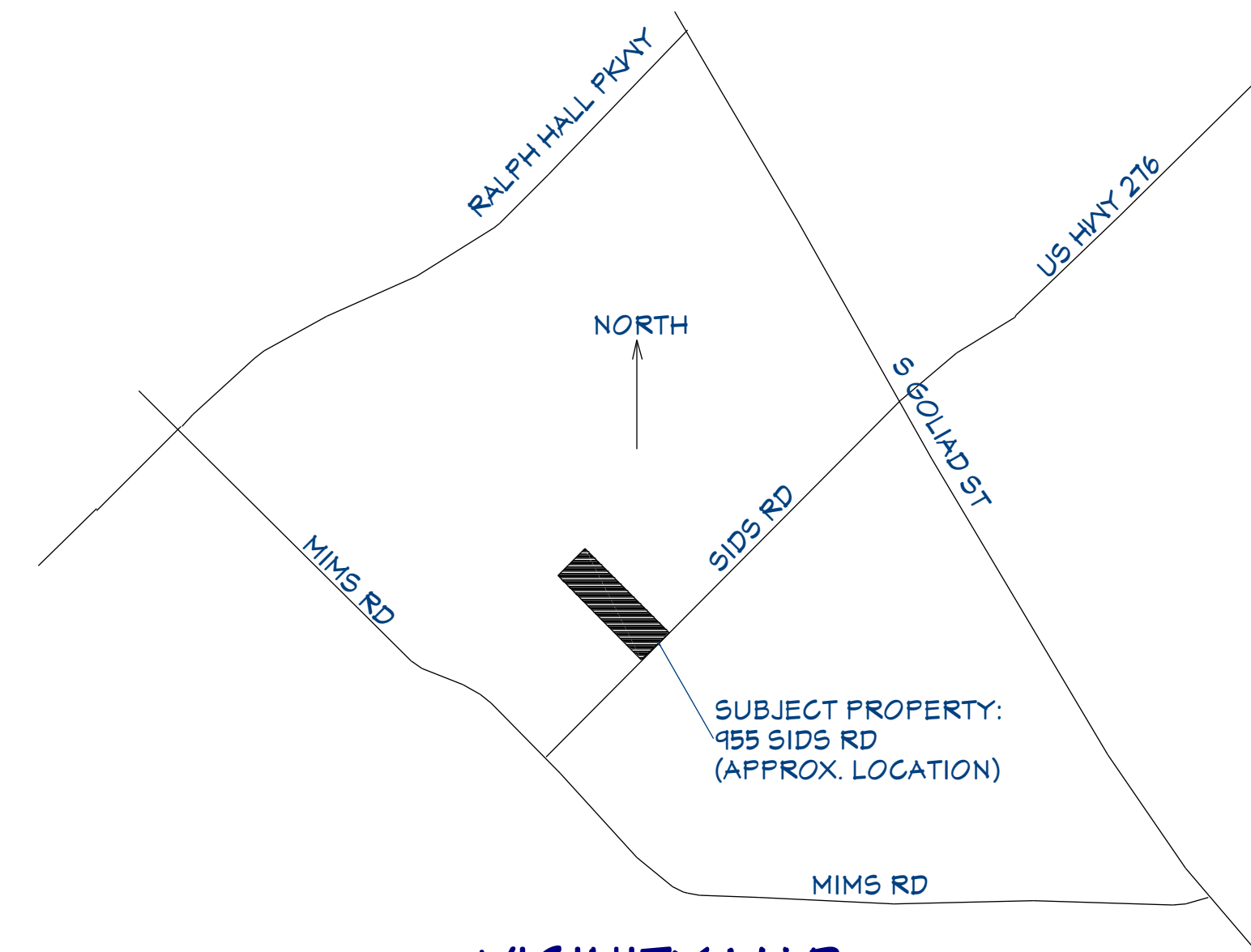
FL-24'RCP=624.2'



SITE PLAN (SAT)
SCALE: 1"=40'



SITE PLAN
1"=20' SCALE



VICINITY MAP
SCALE: 1"=40' (APPROX)

SITE DATA:

PROPERTY WILL REMAIN ZONED AS-IS:
COMMERCIAL, F1

PHOTOMETRICS - EXISTING SITE LIGHTING RETAINED. ALL LIGHTING
SHALL BE DOWNWARD FACING AND FULLY SHIELDED.

DEVELOPER: TRI-TEX CONSTRUCTION INC.

SITE PLAN SIGNATURE BLOCK

APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].

WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ELECTRONIC CAD FILES (.DWG, .DXF) AVAILABLE ON REQUEST

REV 01

PLANS PREPARED BY:
 AARON HAMILTON
 ABIDE HOME DESIGNS
 ROYSE CITY, TX / 972-593-0959
 AARON@ABIDEHOMEDESIGNS.COM

FOUNDATION/
 ROUGH-IN PLAN

TRI-TEX CONSTRUCTION
 INC.
 955 SIDS RD
 ROCKWALL, TX 75082



DATE:

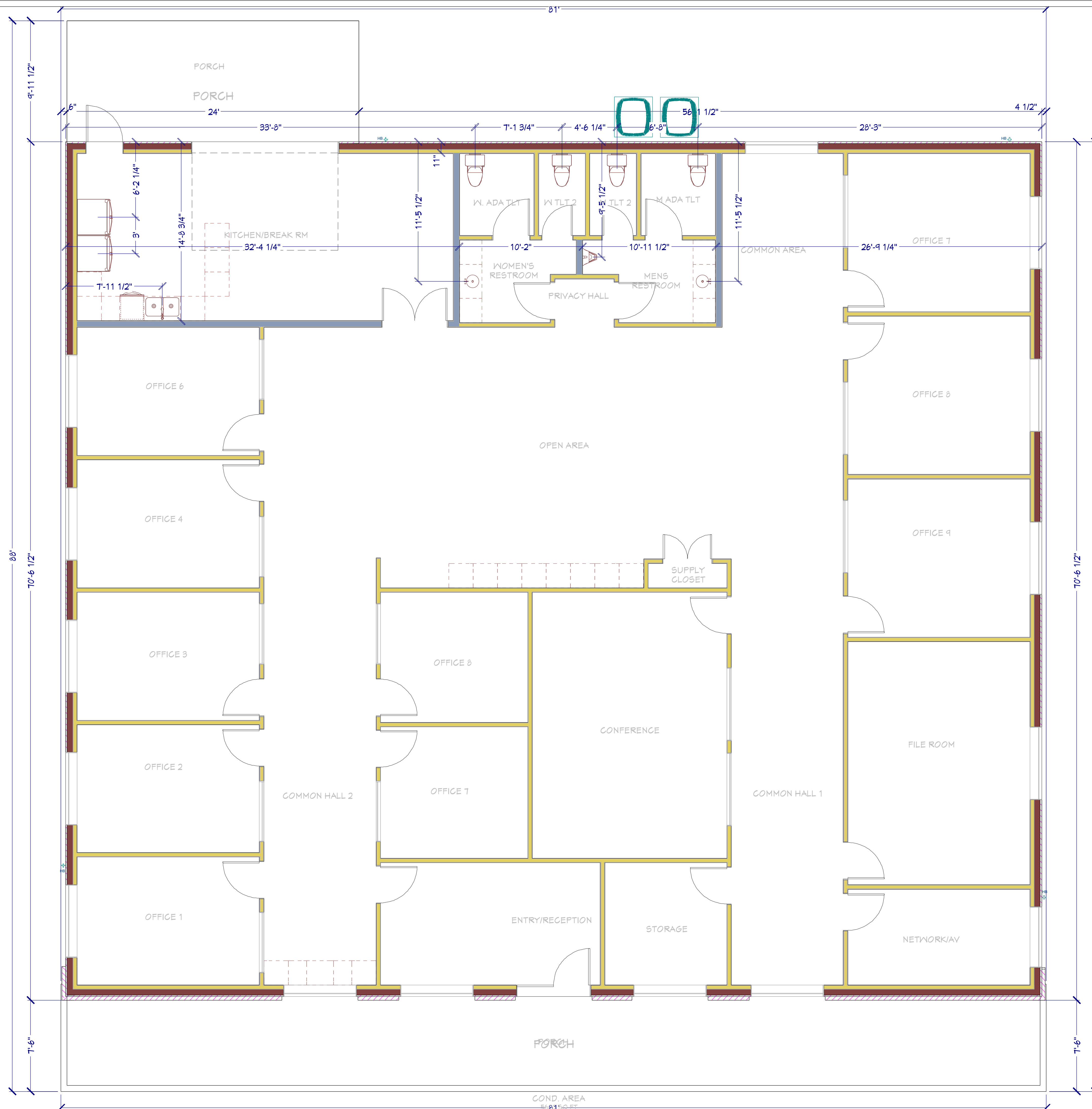
7/14/2023

SCALE:

1/4"=1'

SHEET:

6



FOUNDATION NOTES:

FOUNDATION TO BE ENGINEERED BY LICENSED STRUCTURAL ENGINEER TO DETERMINE BEAM/FOOTING SIZES, PIER LAYOUT, REINFORCEMENT AND POST TENSION REQUIREMENTS.

ALL WALK IN SHOWER PANS TO BE RECESSED 3.5" FROM MAIN SLAB HEIGHT.

BRICK LEDGE TO 5.5" IN WIDTH AND A MINIMUM OF 1.5" IN DEPTH WHERE SHOWN.

SLOPE ALL PORCHES AND GARAGES AWAY FROM HOUSE TO ENSURE PROPER WATER RUNOFF.

MINIMUM 1.5" STEP DOWN FROM MAIN SLAB TO GARAGE SLAB.

FOUNDATION PLAN DEFINES FOOTPRINT AND SLAB PENETRATION DEFINITION ONLY.

INFILTRATION, ALL OPENINGS IN THE EXT. BLDG. ENVELOPE SHALL BE SEALED AGAINST AIR INFILTRATION. THE FOLLOWING AREAS MUST BE SEALED.

- * JOINTS AROUND WINDOW AND DOOR FRAMES
- * JOINTS BETWEEN WALL CAVITY AND WINDOW/DR. FME.
- * JOINTS BETWEEN WALL AND FOUNDATION
- * JOINTS BETWEEN WALL AND ROOF
- * JOINTS BETWEEN WALL PANELS
- * UTILITY PENETRATIONS THROUGH EXTERIOR WALLS

GENERAL PLUMBING NOTES:

1. VERIFY FIXTURE SELECTIONS AND DRAIN LOCATIONS WITH HOMEOWNER PRIOR TO ROUGH-IN.
2. ALL SLAB WATER PENETRATIONS TO BE SLEEVED WITH PVC OR WRAPPED WITH FOAM INSULATION TO PROTECT WATER LINE FROM CHAFFING.
3. UTILIZE TUB BOXES FOR TUB AND SHOWER SLAB DRAIN PENETRATIONS.
4. ALL WATER LINES RUN UNDER SLAB TO BE INSULATED.
5. REFER TO SLAB ENGINEERING PLAN TO DETERMINE IDEAL EXTERIOR CLEANOUT AND SEWER DRAIN CONNECTION LOCATION.
6. ISLAND DRAIN, WATER AND/OR GAS TO BE LOCATED MINIMUM 2" INSIDE THE BACK OF CABINET WHERE APPLIANCE OR SINK IS LOCATED UNLESS OTHERWISE SPECIFIED.
7. ALL GAS LINES SHALL BE SIZED FOR APPLIANCE LOAD. "BLACK" PIPE SHALL BE USED INSIDE THE BUILDING, "GREEN" PIPE WHERE UNDERGROUND OR EXPOSED TO WEATHER. ALL JOINTS SHALL BE TAPED WHERE BURIED OR EXPOSED TO WEATHER.
8. PLUMBER TO ALLocate AN IN-HOME PRIMARY WATER SHUTOFF VALVE IN EASILY ACCESSIBLE WALL. VERIFY VALVE LOCATION WITH BUILDER/HOMEOWNER PRIOR TO ROUGH-IN.
9. MINIMUM 3X, FREEZE PROOF HOSE BIBS IF NOT SPECIFIED ON DRAWING. VERIFY HOSE BIB LOCATIONS WITH BUILDER/HOMEOWNER PRIOR TO ROUGH-IN.
10. PERMISSIBLE TO RUN IN-CEILING WATER DISTRIBUTION, PROVIDED LOCAL CODE REQUIREMENTS AND BUILDER PERMIT.

FOUNDATION ROUGH-IN



DATE:

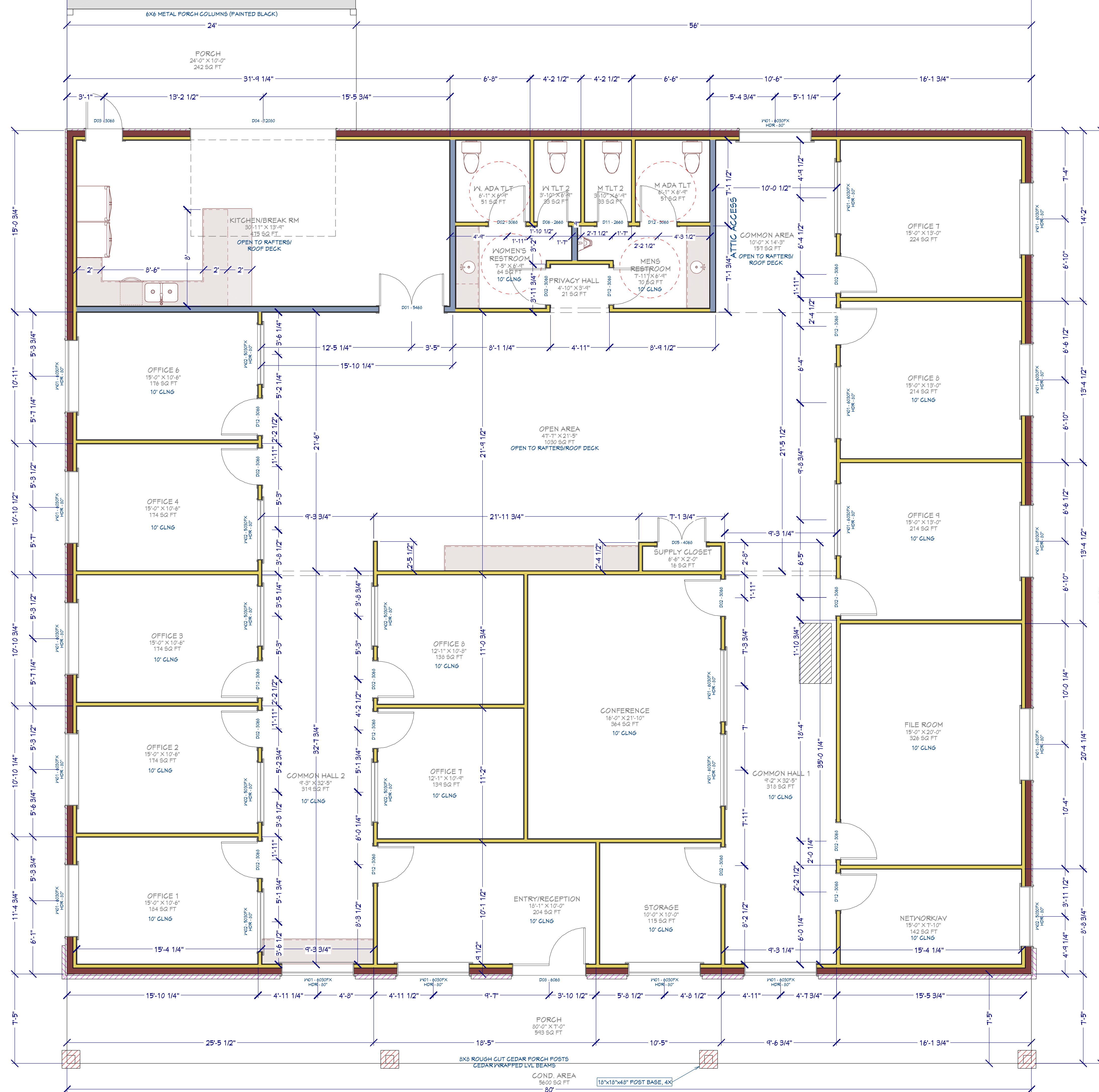
7/14/2023

SCALE:

1/4"=1'

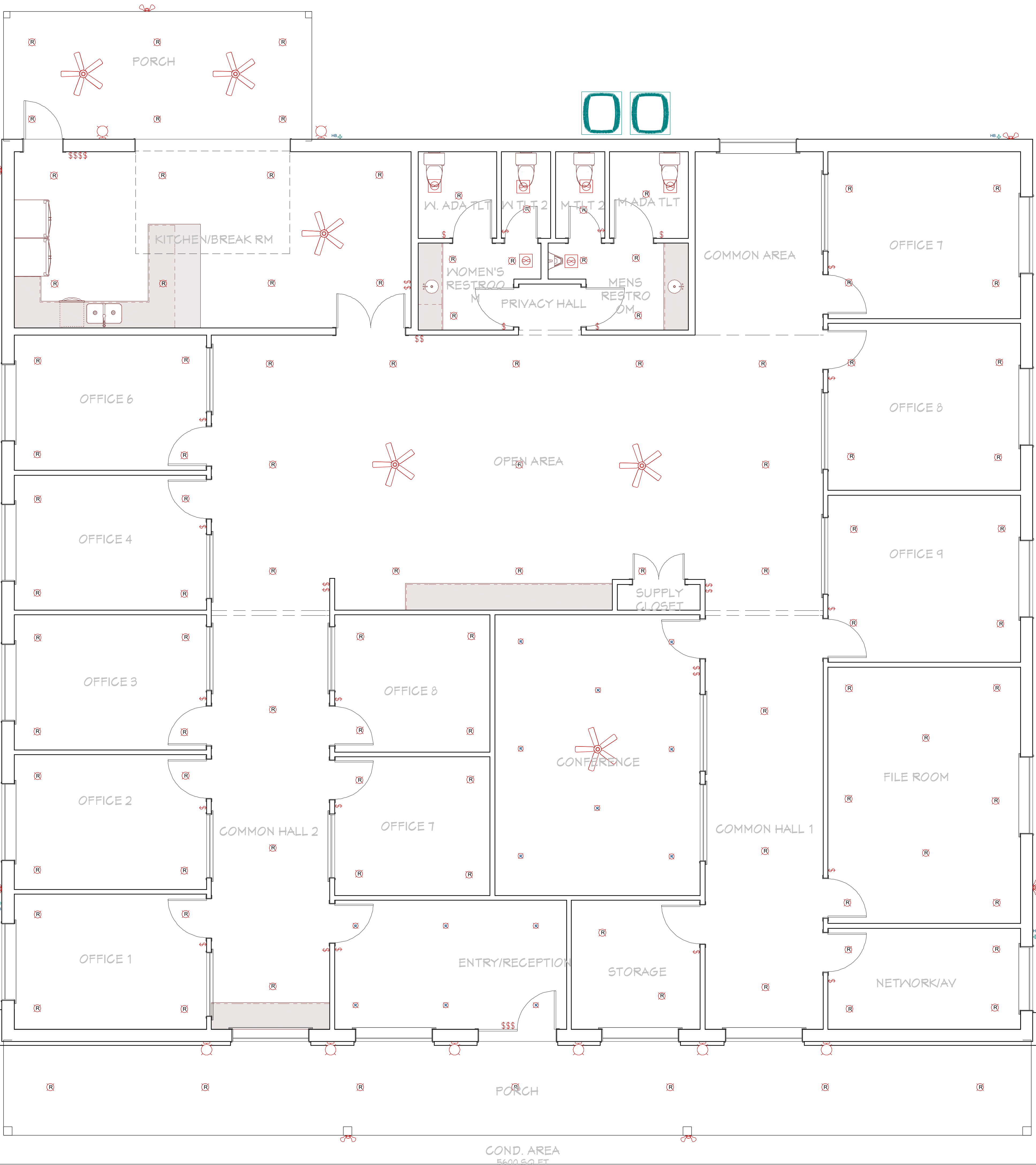
SHEET:

8



ROOM AREA/CEILING SCHEDULE (UNLESS OTHERWISE SPECIFIED)			
FLOOR	ROOM NAME	AREA, INTERIOR (SQ FT)	CEILING HEIGHT
1	OPEN AREA	1007	N/A
1	FILE ROOM	299	121 1/8"
1	ENTRY/RECEPTION	181	121 1/8"
1	KITCHEN/BREAK RM	424	N/A
1	M TLT 2	26	121 1/8"
1	OFFICE 4	157	121 1/8"
1	M ADA TLT	41	121 1/8"
1	W ADA TLT	41	121 1/8"
1	OFFICE 7	195	121 1/8"
1	OFFICE 6	158	121 1/8"
1	NETWORK/AV	118	121 1/8"
1	OFFICE 8	129	121 1/8"
1	PRIVACY HALL	18	121 1/8"
1	MENS RESTROOM	62	121 1/8"
1	PORCH	560	104 1/8"
1	OFFICE 7	131	121 1/8"
1	COMMON AREA	142	N/A
1	COMMON HALL 2	299	121 1/8"
1	CONFERENCE	349	121 1/8"
1	WOMEN'S RESTROOM	57	121 1/8"
1	COMMON HALL 1	298	121 1/8"
1	STORAGE	101	121 1/8"
1	W TLT 2	26	121 1/8"
1	OFFICE 1	157	121 1/8"
1	OFFICE 2	157	121 1/8"
1	OFFICE 3	158	121 1/8"
1	SUPPLY CLOSET	13	121 1/8"
1	OFFICE 9	195	121 1/8"
1	OFFICE 8	195	121 1/8"
1	PORCH	234	104 1/8"
TOTALS:		5933	

FRAMING PLAN



ELECTRICAL - DATA - AUDIO LEGEND

SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel

ELECTRICAL SCHEDULE

NUMBER	FLOOR	QTY	DESCRIPTION	ATTACHED TO
E01	1	104	RECESSED DOWN LIGHT 6	CEILING
E02	1	14	RECESSED DOWN LIGHT 4	CEILING
E03	1	8	SCOPE SCONCE	WALL
E04	1	6	CLASSIC CEILING FAN	CEILING
E05	1	7	SPOTLIGHT 2 MOTION SENSOR	WALL
E06	1	6	EXHAUST	CEILING
E07	1	38	SINGLE POLE	WALL

- ADDITIONAL ELECTRICAL ITEMS/NOTES:**
- SOFFIT PLUGS (FOR CHRISTMAS LIGHTS, ETC.) TO BE INSTALLED ON 4 CORNERS OF HOUSE & BETWEEN CORNERS IF SPACING EXCEEDS 50'.
 - UNDER CABINET AND UPPER GLASS BOX CABINET (IF APPLICABLE) TO BE INSTALLED ON ALL KITCHEN CABINETS.
 - MINIMUM 1X (UNLESS OTHERWISE SHOWN), WATERPROOF OUTLET ON ALL PORCHES, NEAR GARAGE DOOR.
 - IF POOL OR HOT TUB IS TO BE INSTALLED, ELECTRICIAN TO PROVISION THE FOLLOWING:
 - 30A 220V FOR POOL
 - 20A 110V FOR POOL ACCESSORIES
 - 50A 220V FOR ELECTRIC HOT TUB
 - ELECTRICIAN TO VERIFY WITH HOMEOWNER IF 50A/220V BACKUP GENERATOR PLUG IS REQUIRED.
 - ELECTRICIAN TO VERIFY HVAC POWER REQUIREMENTS WITH BUILDER PRIOR TO ELECTRICAL ROUGH-IN.
 - DATA/AUDIO/VIDEO/SECURITY WIRING INFO. MAY NOT BE SHOWN ON ELECTRICAL PLAN, BUILDER TO VERIFY REQUIREMENTS WITH HOMEOWNER.
 - SECURITY LIGHTS (MINIMUM 3X) TO BE INSTALLED AT LOCATIONS TO BE DEFINED BY HOMEOWNER.
 - FLOOR OUTLETS AND ISLAND WIRING CONDUIT (IF APPLICABLE) MUST BE PROVISIONED PRIOR TO SLAB CONSTRUCTION.

- ELECTRICAL, DATA, & AUDIO NOTES:**
 HOME OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ETC.
- ELECTRICAL NOTES:**
- ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. ORG.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
 - PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.
 - CIRCUITS SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE INSTALLATION.
 - FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER.
 - FIXTURES TO BE SELECTED BY HOME OWNER.
- AUDIO:**
- LOCATE SPEAKERS AND AUDIO CONTROLS AS INDICATED IN THE PLAN; RUN CIRCUIT OF SPEAKER WIRING TO AUDIO HOME PANEL SPECIFIED BY FLOOR;
 - AUDIO SPEAKERS TO BE APPROVED BY HOME OWNER;
 - LOCATE JACKS AS INDICATED IN THE PLAN; INSTALL DATA / CABLE PANEL SIMILAR TO "ON Q". SYSTEM TO BE APPROVED BY HOME OWNER.
- DATA / CABLE:**
 LOCATE SECURITY PANELS AS INDICATED IN THE PLAN; SYSTEM TO BE APPROVED BY HOME OWNER.

COND. AREA
 5600 SQ. FT.

ELECTRICAL PLAN

CABINET PLAN

TRI-TEX CONSTRUCTION
 INC.
 955 SIDS RD
 ROCKWALL, TX 75032



DATE:

7/14/2023

SCALE:

1/4"=1'

SHEET:

10



- SEE CABINET ELEVATIONS (NEXT SHEET) FOR CONCEPTUAL DOOR/
 DRAWER STYLE AND/OR CONFIGURATION
 - DOES NOT INCLUDE CLOSET SHELVES/ROD AND FLOATING OR
 DECORATIVE SHELVES

CABINET SCHEDULE								
NUMBER	LABEL	QTY	FLOOR	DESCRIPTION	ROOM NAME	WIDTH	DEPTH	HEIGHT
C05	B24R	2	1	BASE CABINET	KITCHEN/BREAK RM	24"	24"	36"
C06	BCB18R	1	1	BASE CABINET	KITCHEN/BREAK RM	18"	24"	36"
C07	SB36	1	1	BASE CABINET	KITCHEN/BREAK RM	36"	24"	36"
C08	BCB24R	3	1	BASE CABINET	KITCHEN/BREAK RM	24"	24"	36"
C09	B18R	2	1	BASE CABINET	COMMON HALL 2	18"	24"	36"
C10	B24R	2	1	BASE CABINET	COMMON HALL 2	24"	24"	36"
C11	B27	1	1	BASE CABINET	COMMON HALL 2	26 9/16"	24"	36"
C13	B24R	8	1	BASE CABINET	OPEN AREA	24"	24"	36"
C14	B2422L	2	1	BASE CABINET	MENS RESTROOM	24"	22"	36"
C15	SB3322	1	1	BASE CABINET	WOMEN'S RESTROOM	33 7/16"	22"	36"
C16	B2422R	2	1	BASE CABINET	WOMEN'S RESTROOM	24"	22"	36"
C17	SB3322	1	1	BASE CABINET	MENS RESTROOM	33 7/16"	22"	36"

CABINET PLAN

GENERAL NOTES AND SPECIFICATIONS

THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH THE 2006 IBC AND ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS. 2006 IBC AND 2006 IMC SHALL BE USED.

THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, OR REGULATIONS. THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST NOTIFY THIS OFFICE OF ANY VARIATIONS FROM THESE DRAWINGS.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS. THE GENERAL CONTRACTOR SHALL NOTIFY THIS OFFICE WITH ANY PLAN CHANGES REQUIRED FOR DESIGN AND FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS.

THIS OFFICE SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THIS OFFICE BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK. REASONABLE TIME NOT ALLOWED THIS OFFICE TO CORRECT THE DEFECT SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE CONTRACTOR.

WIND/SNOW LOAD DESIGN CRITERIA: 2006 IRC AND IBC

THIS STRUCTURE SHALL BE ADEQUATELY BRACED FOR WIND LOADS UNTIL THE ROOF FLOOR AND WALLS HAVE BEEN PERMANENTLY FRAMED TOGETHER AND SHEATHED.

INSTALL POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.

INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 7' ABOVE SHOWER DRAINS.

INSULATE WASTE LINES FOR SOUND CONTROL.

EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS. PROVIDE 90 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWERS AND IN LAUNDRY ROOMS.

ALL RECESSED LIGHTS IN INSULATED CEILINGS TO HAVE THE I.C. LABEL.

PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO JOISTS AND OTHER BEARING POINTS NOT OTHERWISE PROVIDED WITH SUPPORT.

FLOOR FINISHES:
 1F OFFICES/Common SPACES: VINYL TILE
 1F BATHS: TILE

ROOM AREA/CEILING SCHEDULE			
FLOOR	ROOM NAME	AREA, INTERIOR (SQ FT)	CEILING HEIGHT
1	OPEN AREA	1007	N/A
1	FILE ROOM	299	121 1/8"
1	ENTRY/RECEPTION	181	121 1/8"
1	KITCHEN/BREAK RM	424	N/A
1	M TLT 2	26	121 1/8"
1	OFFICE 4	157	121 1/8"
1	M ADA TLT	41	121 1/8"
1	W ADA TLT	41	121 1/8"
1	OFFICE 7	195	121 1/8"
1	OFFICE 6	155	121 1/8"
1	NETWORK/AV	115	121 1/8"
1	OFFICE 8	129	121 1/8"
1	PRIVACY HALL	18	121 1/8"
1	MENS RESTROOM	62	121 1/8"
1	PORCH	560	109 1/8"
1	OFFICE 7	131	121 1/8"
1	COMMON AREA	142	N/A
1	COMMON HALL 2	299	121 1/8"
1	CONFERENCE	349	121 1/8"
1	WOMEN'S RESTROOM	57	121 1/8"
1	COMMON HALL 1	298	121 1/8"
1	STORAGE	101	121 1/8"
1	W TLT 2	26	121 1/8"
1	OFFICE 1	157	121 1/8"
1	OFFICE 2	157	121 1/8"
1	OFFICE 3	155	121 1/8"
1	SUPPLY CLOSET	13	121 1/8"
1	OFFICE 9	195	121 1/8"
1	OFFICE 8	195	121 1/8"
1	PORCH	239	109 1/8"
TOTALS:		5933	

DOOR SCHEDULE												
NUMBER	FLOOR	QTY	SIZE	EX IN	SWING SIDE	DESCRIPTION	HEIGHT	WIDTH	DIVIDED LITES	DOOR PANELS	JAMB SIZE	3D PERSPECTIVE
D01	1	1	5468 L/R IN	IN	OUT	DOUBLE HINGED- 84 INTERIOR	80 "	64 "		1+1	3/4"x6 1/2"	
D02	1	11	3068 R IN	IN	OUT	HINGED- 84 INTERIOR	80 "	36 "		0+1	3/4"x4 1/2"	
D03	1	1	3068 L EX	EX	OUT	EXT. HINGED-GLASS PANEL	80 "	36 "	1	1+0	3/4"x11 1/2"	
D04	1	1	12080	EX	IN	GARAGE-MODERN STEEL - FLUSH	96 "	144 "		4	3/4"x11 1/2"	
D05	1	1	4068 L/R IN	IN	IN	DOUBLE HINGED- 84 INTERIOR	80 "	48 "		1+1	3/4"x4 1/2"	
D06	1	1	2668 R IN	IN	OUT	HINGED- 84 INTERIOR	80 "	30 "		0+1	3/4"x4 1/2"	
D08	1	1	6068 R EX	EX	IN	EXT. DOUBLE HINGED-GLASS PANEL	80 "	72 "	1	1+1	3/4"x11 1/2"	
D11	1	1	2668 L IN	IN	OUT	HINGED- 84 INTERIOR	80 "	30 "		1+0	3/4"x4 1/2"	
D12	1	8	3068 L IN	IN	OUT	HINGED- 84 INTERIOR	80 "	36 "		1+0	3/4"x4 1/2"	

WINDOW SCHEDULE										
NUMBER	QTY	FLOOR	SIZE	DESCRIPTION	WIDTH	HEIGHT	TOP	DIVIDED LITES	3D PERSPECTIVE	
W01	19	1	6030FX	FIXED GLASS	72 "	36 "	80"	1		
W02	8	1	5030FX	FIXED GLASS	60 "	36 "	80"	1		

PLANS PREPARED BY:
 AARON HAMILTON
 ABIDE HOME DESIGNS
 ROYSE CITY, TX / 972-533-0959
 AARON@ABIDEHOMEDESIGNS.COM

SCHEDULES &
 STYLE

TRI-TEX CONSTRUCTION
 INC.
 955 SIDS RD
 ROCKWALL, TX 75082



DATE:
 7/14/2023

SCALE:
 1/4"=1'

SHEET:
 4



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE)¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE)¹
- REPLAT (\$300.00 + \$20.00 ACRE)¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE)¹ $1.5 \times 20 = \$30$
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **955 SIDES ROAD**

SUBDIVISION **JD McFARLAND TRACT 8-3 ACRES 1.5** LOT _____ BLOCK _____

GENERAL LOCATION **SIDES & STATE HIGHWAY 205**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **COMMERCIAL**

CURRENT USE **OFFICE BUILDING**

PROPOSED ZONING **COMMERCIAL**

PROPOSED USE **OFFICE BUILDING**

ACREAGE **1.5**

LOTS [CURRENT] **1**

LOTS [PROPOSED] **1**

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER **TRI-TEX CONSTRUCTION INC.**

APPLICANT _____

CONTACT PERSON **DAVID LINDSAY**

CONTACT PERSON _____

ADDRESS **797 N GROVE RD**

ADDRESS _____

CITY, STATE & ZIP **RICHARDSON TX 75081**

CITY, STATE & ZIP _____

PHONE **214-460-0051**

PHONE _____

E-MAIL **DAVID@TRI-TEX.COM**

E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

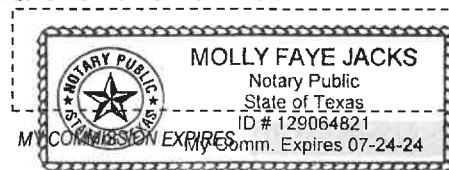
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED David Lindsay [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

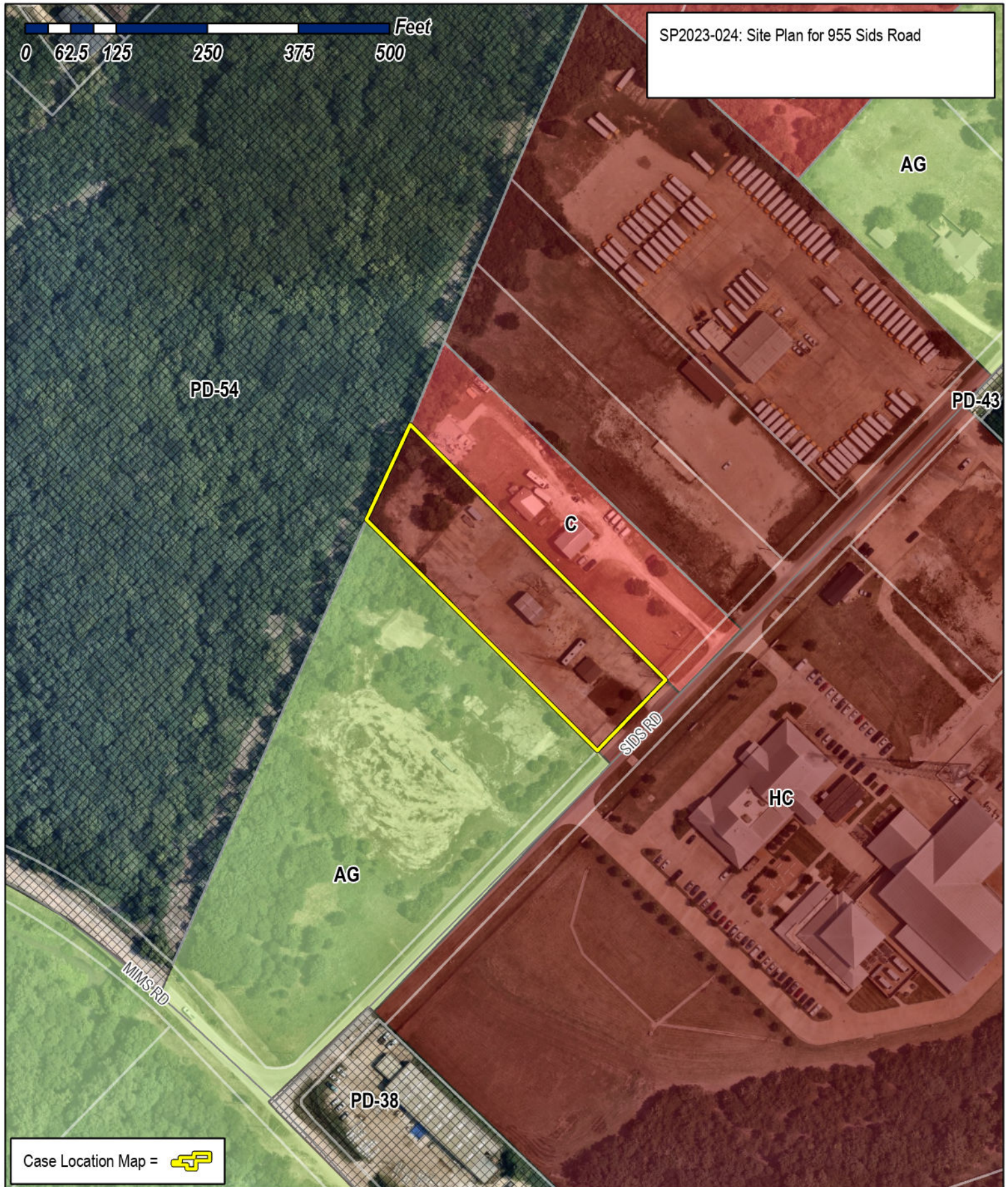
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 280.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14 DAY OF JULY, 2023. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF July, 2023

OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____





SP2023-024: Site Plan for 955 Sids Road

0 62.5 125 250 375 500 Feet

AG

PD-54

PD-43

G

SIDS RD

HC

AG

MIMS RD

PD-38

Case Location Map =



City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): (972) 771-7745
 (W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



ELEVATIONS



DATE:

7/14/2023

SCALE:

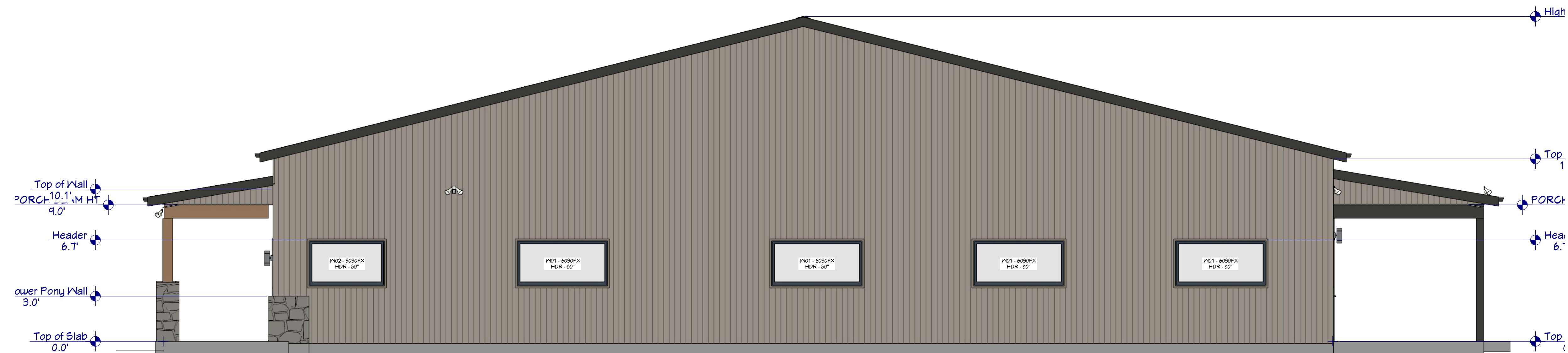
1/4"=1'

SHEET:

2



Exterior Elevation Front



Exterior Elevation Right

EXTERIOR MATERIALS:	
SOFFIT:	METAL
SIDING:	R PANEL, BEIGE
STONE:	36" PONY WALL, OKLAHOMA STONE
ROOF:	R PANEL, BLACK
PORCH POSTS:	8" CEDAR, ROUGH SAWN
POST BASES (IF APPLICABLE):	18"X18"X48", OKLAHOMA STONE
CORNER TRIM:	YES
GUTTERS:	YES
(SEE STYLE SHEET FOR ADDITIONAL INFO.)	



Exterior Elevation Back



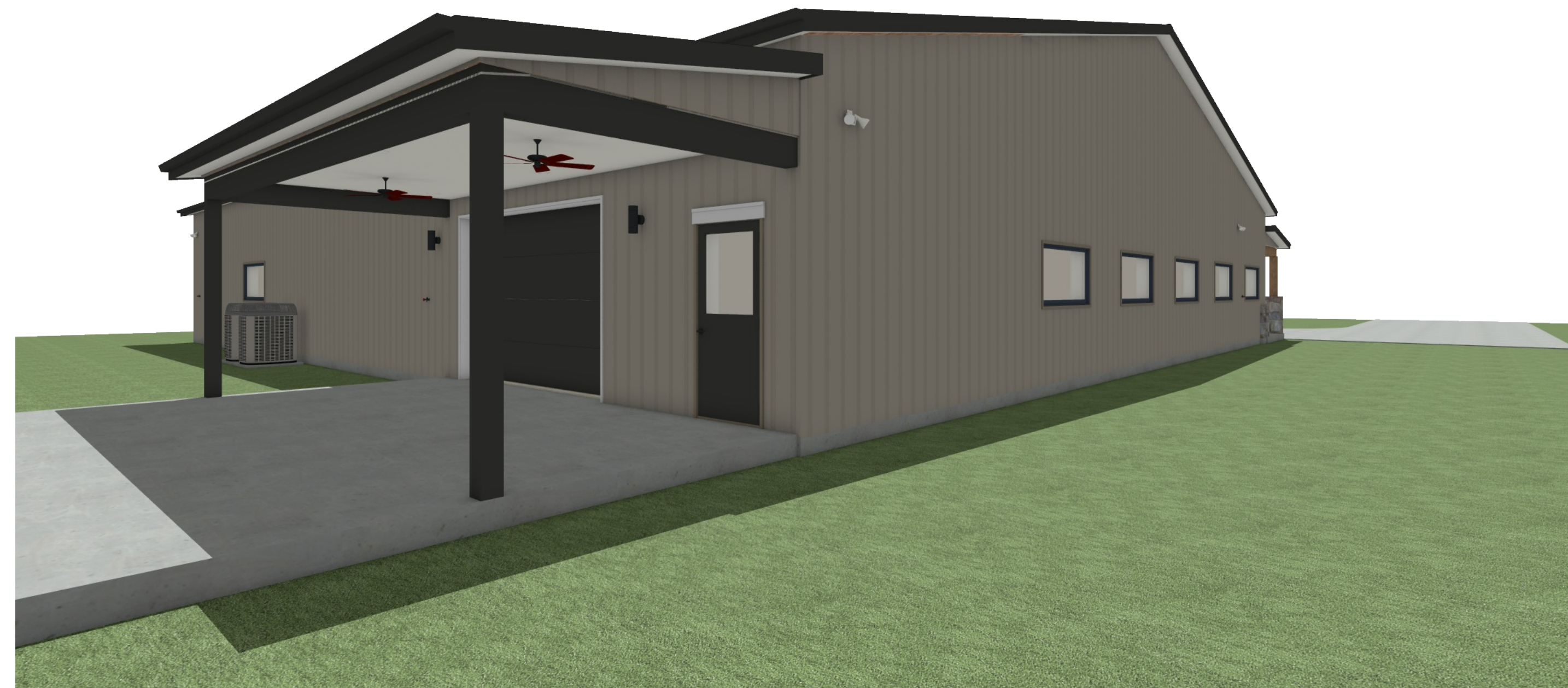
Exterior Elevation Left



FRONT-LEFT



FRONT-RIGHT



BACK-LEFT



BACK-RIGHT

GENERAL NOTES:

THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

BUILDING PERFORMANCE:

HEAT LOSS CALCULATIONS SHALL COMPLY WITH THE REQUIREMENTS OF REGIONAL AND LOCAL CODES. SEE CALCULATIONS. PORCHES, DECKS, FOUNDATION, FIREPLACE ENCLOSURES, AND GARAGE AREAS NOT INCLUDED IN LIVING AREA. ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR. ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.

Layout Page Table

Number	Title
1	PROJECT OVERVIEW
2	ELEVATIONS
3	ELEVATIONS (CONT.)
4	SCHEDULES & STYLE
5	SITE PLAN
6	FOUNDATION/ROUGH-IN PLAN
7	ROOF PLAN - 1F
8	FRAMING PLAN - 1F
9	ELECTRICAL PLAN
10	CABINET PLAN

REV 01

PLANS PREPARED BY:
AARON HAMILTON
ABIDE HOME DESIGNS
ROYSE CITY, TX / 972-593-0959
AARON@ABIDEHOMEDESIGNS.COM

PROJECT OVERVIEW

TRI-TEX CONSTRUCTION INC.
955 SIDS RD
ROCKWALL, TX 75082



DATE:

7/14/2023

SCALE:

1/4"=1'

SHEET:

1

TOTAL CONDITIONED SF:	5600 SF
TOTAL SLAB SF:	6579 SF
TOTAL PORCHES UNDER ROOF:	970 SF
TOTAL UNDER ROOF SF:	6579 SF

Revision Table			
Label	Date	Revised By	Description
REV 01	4/3/2023	AJH	BID/REVIEW PLANS

-INTERIOR & EXTERIOR 3D MODEL AVAILABLE (AS NEEDED) UPON REQUEST
-2D ELECTRONIC CAD FILE AVAILABLE (DWG, DXF) UPON REQUEST
-PLEASE REQUEST EITHER HOMEOWNER OR VIA DESIGNER CONTACT INFO

To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. Hamilton Handcrafted/Abide Home Designs is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

BUILDING CONTRACTOR/HOME OWNER TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS, LOCAL CODE/BUILDER REQUIREMENTS & CONNECTIONS BEFORE CONSTRUCTION BEGINS.

MIN. CODE RECOMMENDATIONS:
ELECTRICAL SYSTEM CODE: SEC.2701
MECHANICAL SYSTEM CODE: SEC.2801
PLUMBING SYSTEM CODE: SEC.2901
(CONSULT LOCAL/CITY BUILDING REQUIREMENTS)

ELECTRONIC CAD FILES (.DWG, .DXF) AVAILABLE ON REQUEST

REV 01

PLANS PREPARED BY:
AARON HAMILTON
ABIDE HOME DESIGNS
ROYSE CITY, TX / 972-593-0959
AARON@ABIDEHOMEDESIGNS.COM

FOUNDATION/
ROUGH-IN PLAN

TRI-TEX CONSTRUCTION
INC.
955 SIDS RD
ROCKWALL, TX 75082



DATE:

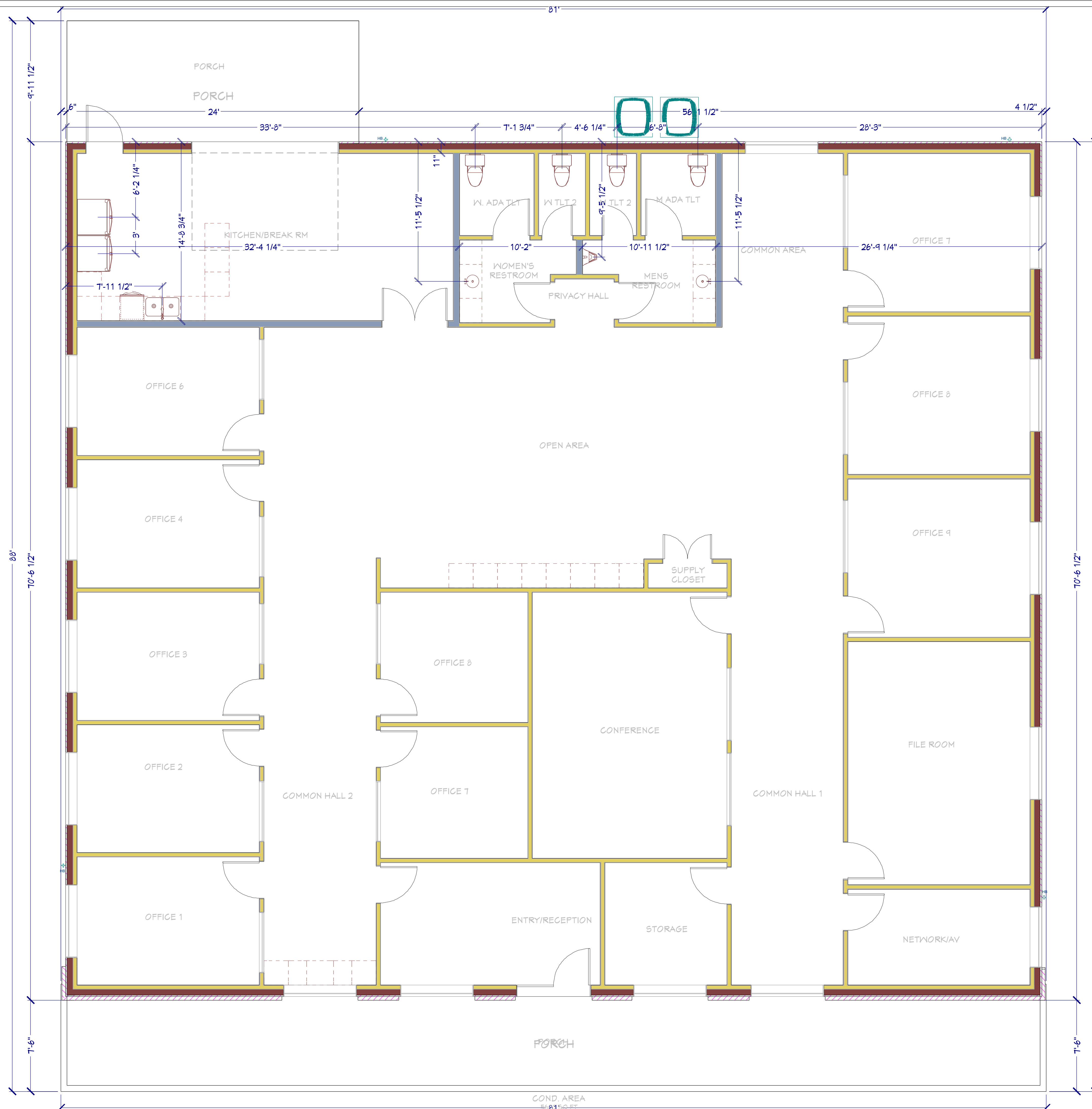
7/14/2023

SCALE:

1/4"=1'

SHEET:

6



FOUNDATION NOTES:

FOUNDATION TO BE ENGINEERED BY LICENSED STRUCTURAL ENGINEER TO DETERMINE BEAM/FOOTING SIZES, PIER LAYOUT, REINFORCEMENT AND POST TENSION REQUIREMENTS.

ALL WALK IN SHOWER PANS TO BE RECESSED 3.5" FROM MAIN SLAB HEIGHT.

BRICK LEDGE TO 5.5" IN WIDTH AND A MINIMUM OF 1.5" IN DEPTH WHERE SHOWN.

SLOPE ALL PORCHES AND GARAGES AWAY FROM HOUSE TO ENSURE PROPER WATER RUNOFF.

MINIMUM 1.5" STEP DOWN FROM MAIN SLAB TO GARAGE SLAB.

FOUNDATION PLAN DEFINES FOOTPRINT AND SLAB PENETRATION DEFINITION ONLY.

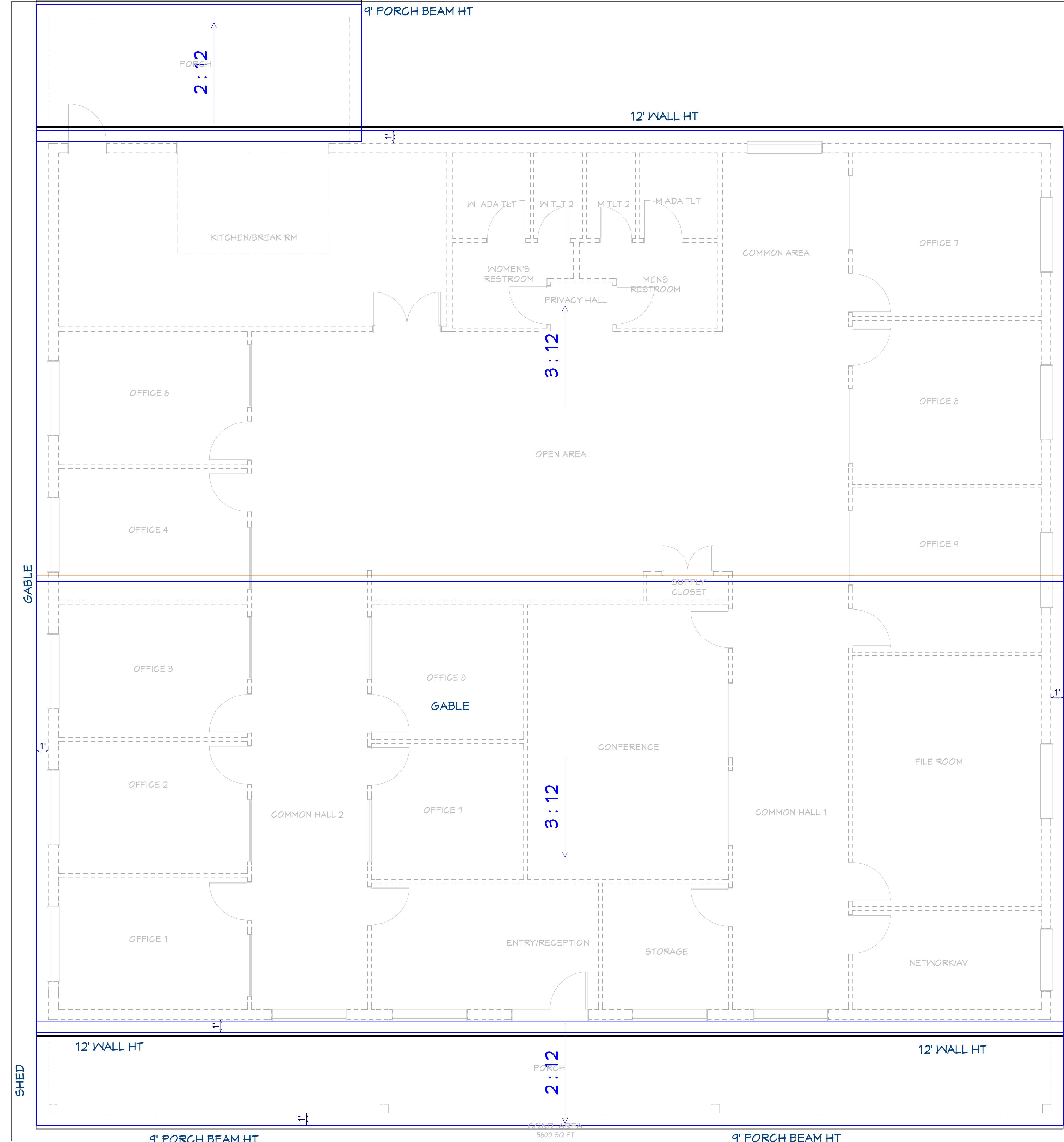
INFILTRATION, ALL OPENINGS IN THE EXT. BLDG. ENVELOPE SHALL BE SEALED AGAINST AIR INFILTRATION. THE FOLLOWING AREAS MUST BE SEALED.

- * JOINTS AROUND WINDOW AND DOOR FRAMES
- * JOINTS BETWEEN WALL CAVITY AND WINDOW/DR. FME.
- * JOINTS BETWEEN WALL AND FOUNDATION
- * JOINTS BETWEEN WALL AND ROOF
- * JOINTS BETWEEN WALL PANELS
- * UTILITY PENETRATIONS THROUGH EXTERIOR WALLS

GENERAL PLUMBING NOTES:

1. VERIFY FIXTURE SELECTIONS AND DRAIN LOCATIONS WITH HOMEOWNER PRIOR TO ROUGH-IN.
2. ALL SLAB WATER PENETRATIONS TO BE SLEEVED WITH PVC OR WRAPPED WITH FOAM INSULATION TO PROTECT WATER LINE FROM CHAFFING.
3. UTILIZE TUB BOXES FOR TUB AND SHOWER SLAB DRAIN PENETRATIONS.
4. ALL WATER LINES RUN UNDER SLAB TO BE INSULATED.
5. REFER TO SLAB ENGINEERING PLAN TO DETERMINE IDEAL EXTERIOR CLEANOUT AND SEWER DRAIN CONNECTION LOCATION.
6. ISLAND DRAIN, WATER AND/OR GAS TO BE LOCATED MINIMUM 2" INSIDE THE BACK OF CABINET WHERE APPLIANCE OR SINK IS LOCATED UNLESS OTHERWISE SPECIFIED.
7. ALL GAS LINES SHALL BE SIZED FOR APPLIANCE LOAD. "BLACK" PIPE SHALL BE USED INSIDE THE BUILDING, "GREEN" PIPE WHERE UNDERGROUND OR EXPOSED TO WEATHER. ALL JOINTS SHALL BE TAPED WHERE BURIED OR EXPOSED TO WEATHER.
8. PLUMBER TO ALLocate AN IN-HOME PRIMARY WATER SHUTOFF VALVE IN EASILY ACCESSIBLE WALL. VERIFY VALVE LOCATION WITH BUILDER/HOMEOWNER PRIOR TO ROUGH-IN.
9. MINIMUM 3X, FREEZE PROOF HOSE BIBS IF NOT SPECIFIED ON DRAWING. VERIFY HOSE BIB LOCATIONS WITH BUILDER/HOMEOWNER PRIOR TO ROUGH-IN.
10. PERMISSIBLE TO RUN IN-CEILING WATER DISTRIBUTION, PROVIDED LOCAL CODE REQUIREMENTS AND BUILDER PERMIT.

FOUNDATION ROUGH-IN



TOTAL ROOF SF:	7063 SF
METAL, R PANEL, RIBBED, BLACK	
PRIMARY PITCH:	3:12
SECONDARY PITCH(ES):	2:12
EAVE STYLE:	RAKE/SCULPTED
GABLE OVERHANG:	12"
EAVE OVERHANG:	12"
EAVE RAFTER/FASCI/RAKE:	PLUMB CUT

ROOF PLAN

REV 01

PLANS PREPARED BY:
 AARON HAMILTON
 ABIDE HOME DESIGNS
 ROYSE CITY, TX / 972-533-0459
 AARON@ABIDEHOMEDESIGNS.COM

ROOF PLAN - 1F

TRI-TEX CONSTRUCTION
 INC.
 955 SIDS RD
 ROCKWALL, TX 75082



DATE:

7/14/2023

SCALE:

1/4"=1'

SHEET:

7



DATE:

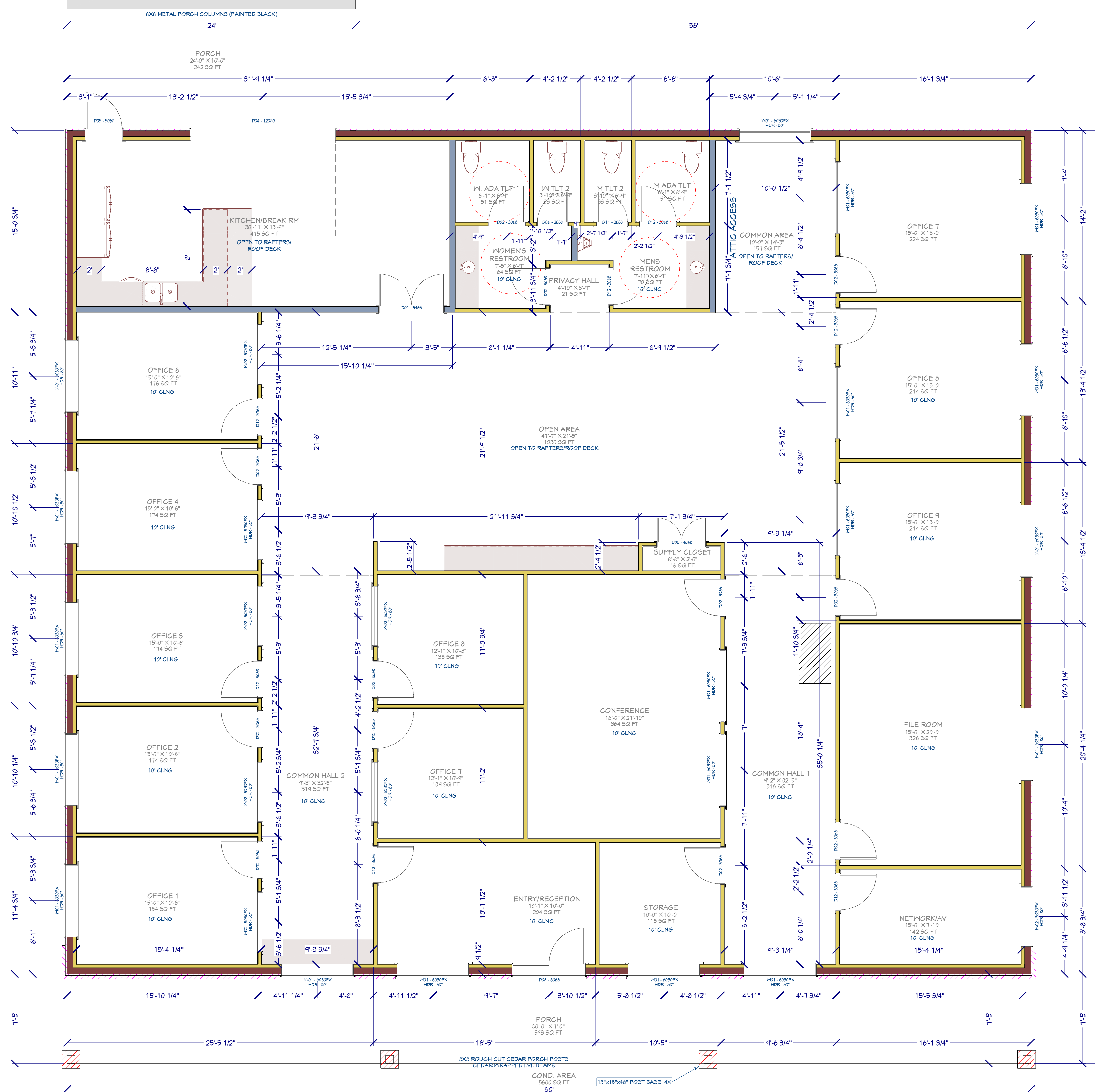
7/14/2023

SCALE:

1/4"=1'

SHEET:

8



ROOM AREA/CEILING SCHEDULE (UNLESS OTHERWISE SPECIFIED)			
FLOOR	ROOM NAME	AREA, INTERIOR (SQ FT)	CEILING HEIGHT
1	OPEN AREA	1007	N/A
1	FILE ROOM	299	121 1/8"
1	ENTRY/RECEPTION	181	121 1/8"
1	KITCHEN/BREAK RM	424	N/A
1	M TLT 2	26	121 1/8"
1	OFFICE 4	157	121 1/8"
1	M ADA TLT	41	121 1/8"
1	W ADA TLT	41	121 1/8"
1	OFFICE 7	195	121 1/8"
1	OFFICE 6	158	121 1/8"
1	NETWORK/AV	118	121 1/8"
1	OFFICE 8	129	121 1/8"
1	PRIVACY HALL	18	121 1/8"
1	MENS RESTROOM	62	121 1/8"
1	PORCH	560	104 1/8"
1	OFFICE 7	131	121 1/8"
1	COMMON AREA	142	N/A
1	COMMON HALL 2	299	121 1/8"
1	CONFERENCE	349	121 1/8"
1	WOMEN'S RESTROOM	57	121 1/8"
1	COMMON HALL 1	298	121 1/8"
1	STORAGE	101	121 1/8"
1	W TLT 2	26	121 1/8"
1	OFFICE 1	157	121 1/8"
1	OFFICE 2	157	121 1/8"
1	OFFICE 3	158	121 1/8"
1	SUPPLY CLOSET	13	121 1/8"
1	OFFICE 9	195	121 1/8"
1	OFFICE 8	195	121 1/8"
1	PORCH	234	104 1/8"
TOTALS:		5933	

FRAMING PLAN

ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel

ELECTRICAL SCHEDULE			
NUMBER	FLOOR	QTY	DESCRIPTION
E01	1	104	RECESSED DOWN LIGHT 6
E02	1	14	RECESSED DOWN LIGHT 4
E03	1	8	SCOPE SCONCE
E04	1	6	CLASSIC CEILING FAN
E05	1	7	SPOTLIGHT 2 MOTION SENSOR
E06	1	6	EXHAUST
E07	1	38	SINGLE POLE

- ADDITIONAL ELECTRICAL ITEMS/NOTES:
- SOFFIT PLUGS (FOR CHRISTMAS LIGHTS, ETC.) TO BE INSTALLED ON 4 CORNERS OF HOUSE & BETWEEN CORNERS IF SPACING EXCEEDS 50'.
 - UNDER CABINET AND UPPER GLASS BOX CABINET (IF APPLICABLE) TO BE INSTALLED ON ALL KITCHEN CABINETS.
 - MINIMUM 1X (UNLESS OTHERWISE SHOWN), WATERPROOF OUTLET ON ALL PORCHES, NEAR GARAGE DOOR.
 - IF POOL OR HOT TUB IS TO BE INSTALLED, ELECTRICIAN TO PROVISION THE FOLLOWING:
 - 30A 220V FOR POOL
 - 20A 110V FOR POOL ACCESSORIES
 - 50A 220V FOR ELECTRIC HOT TUB
 - ELECTRICIAN TO VERIFY WITH HOMEOWNER IF 50A/220V BACKUP GENERATOR PLUG IS REQUIRED.
 - ELECTRICIAN TO VERIFY HVAC POWER REQUIREMENTS WITH BUILDER PRIOR TO ELECTRICAL ROUGH-IN.
 - DATA/AUDIO/VIDEO/SECURITY WIRING INFO. MAY NOT BE SHOWN ON ELECTRICAL PLAN, BUILDER TO VERIFY REQUIREMENTS WITH HOMEOWNER.
 - SECURITY LIGHTS (MINIMUM 3X) TO BE INSTALLED AT LOCATIONS TO BE DEFINED BY HOMEOWNER.
 - FLOOR OUTLETS AND ISLAND WIRING CONDUIT (IF APPLICABLE) MUST BE PROVISIONED PRIOR TO SLAB CONSTRUCTION.

- ELECTRICAL, DATA, & AUDIO NOTES:**
 HOME OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ETC.
- ELECTRICAL NOTES:**
- ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. ORG.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
 - PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.
 - CIRCUITS SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE INSTALLATION.
 - FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER.
 - FIXTURES TO BE SELECTED BY HOME OWNER.
- AUDIO:**
- LOCATE SPEAKERS AND AUDIO CONTROLS AS INDICATED IN THE PLAN; RUN CIRCUIT OF SPEAKER WIRING TO AUDIO HOME PANEL SPECIFIED BY FLOOR;
 - AUDIO SPEAKERS TO BE APPROVED BY HOME OWNER;
 - LOCATE JACKS AS INDICATED IN THE PLAN; INSTALL DATA / CABLE PANEL SIMILAR TO "ON Q". SYSTEM TO BE APPROVED BY HOME OWNER.
- DATA / CABLE:**
- LOCATE SECURITY PANELS AS INDICATED IN THE PLAN; SYSTEM TO BE APPROVED BY HOME OWNER.



ELECTRICAL PLAN

PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 7/21/2023

PROJECT NUMBER: SP2023-024
PROJECT NAME: Site Plan for 955 Sids Road
SITE ADDRESS/LOCATIONS: 955 SIDS RD

CASE CAPTION: Discuss and consider a request by David Lindsay of Tri-Tex Construction Inc. for the approval of a Site Plan for an office building on a 1.50-acre tract of land identified as Tract 8-3 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 955 Sids Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	07/19/2023	Needs Review

07/19/2023: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by David Lindsay of Tri-Tex Construction Inc. for the approval of a Site Plan for an office building on a 1.50-acre tract of land identified as Tract 8-3 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 955 Sids Road.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (SP2023-024) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, Unified Development Code [UDC])

I.4 All signage will be covered by a separate permit (Subsection 06.02. F, of Article 05, UDC). Please remove any signage indicated on the plans.

I.5 The subject property will be required to be Final Plat, to establish new easements necessary for development.

M.6 A Material Sample Board is required to be provided by the August 15, 2023 Architecture Review Board (ARB) meeting (Subsection 03.04. A, of Article 11, UDC).

M.7 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11, UDC)

APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of _____, _____.

WITNESS OUR HANDS, this ____ day of _____, _____.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

M.8 Site Plan:

- (1) Please include the owner and developer information in the lower right-hand corner on all sheets (i.e. name, address, and phone number). (Subsection 03.04. B, of Article 11, UDC)
- (2) Please provide the total lot are in acres and square feet. (Subsection 03.04. B, of Article 11, UDC)
- (3) Please indicate the building(s) square footage. (Subsection 03.04. B, of Article 11, UDC)
- (4) Please indicate the building setbacks. The front yard setback is 25-feet and the side yard setback is 15-feet. (Subsection 03.04. B, of Article 11, UDC)
- (5) Please label the fire lane as Fire Lane, Access, and Utility Easement. (Subsection 03.04. B, of Article 11, UDC)
- (6) Please indicate any existing or proposed fire hydrants. (Subsection 03.04. B, of Article 11, UDC)
- (7) A five (5) foot sidewalk is required adjacent to Sids Road. Please indicate the sidewalk. (Subsection 03.04. B, of Article 11, UDC)
- (8) Please provide a parking table that indicates the total number of parking spaces and the number of parking spaces required. The parking requirements for the office land use is one (1) parking space per 300 SF. (Table 5, Article 06)
- (9) Indicate the height and material of all existing and proposed fencing. (Subsection 08.02. F, of Article 08, UDC)
- (10) Please indicate all pad mounted equipment. All pad mounted equipment must be screened with five (5) gallon evergreen shrubs. (Subsection 01.05. C, of Article 05, UDC)
- (11) If there are and RTUs they must be fully screened. (Subsection 01.05. C, of Article 05, UDC)
- (12) Please indicate if there is any outside storage. Outside storage must be delineated on the site plan. In addition, the required screening must be provided. (Subsection 01.05. E, of Article 05, UDC)
- (13) If a dumpster enclosure is being constructed, please indicate it on the site plan and provide a dumpster detail that addresses the dumpster enclosure requirements, which are as follows. Trash/Recycling enclosures shall be four (4) sided. These receptacles shall be screened by a minimum eight (8) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. The enclosure must have five (5) gallon evergreen shrubs planted around it. To avoid doing this staff would suggest poly carts. (Subsection 01.05. B, of Article 05, UDC)

M.9 Landscape Plan:

- (1) The landscape comments may be included on the site plan as long as the plan does not get too cluttered.
- (2) Please indicate the impervious vs. landscaped area. (Subsection 01.01, of Article 08, UDC)
- (3) Provide a landscape table that indicates the size and species of all proposed landscaping. All canopy trees shall be four (4) inch caliper and accent trees shall be at least four (4) feet in height. In this case, within the landscape buffer there must be three (3) canopy and three (3) accent trees. Existing trees can count towards this, but their size and species must be provided. (Subsection 05.03. B, of Article 08, UDC)
- (4) Please delineate the ten (10) foot landscape buffer along Sids Road. (Subsection 05.01, of Article 08, UDC)
- (5) Please indicate the visibility triangles for all driveways. (Subsection 01.08, of Article 05, UDC)
- (6) Please provide a note that all irrigation will meet the UDC requirements. (Subsection 05.04, of Article 08, UDC)

M.10 Treescap Plan & Photometric Plan:

- (1) No trees are being removed, so the Treescap Plan is not required.
- (2) No additional lighting is being proposed, so the Photometric Plan is not required.

M.11 Building Elevations:

- (1) Indicate the surface area for each material on each façade. Windows and doors are not included in that calculation. (Subsection 04.01, of Article 05, UDC)
- (2) If the roof is metal, it needs to be standing seam not R-Panel. (Subsection 04.01. A, of Article 05, UDC)
- (3) The wall length exceeds the articulation requirements on the primary and secondary facades. This will be an exception to the articulation requirements. (Subsection 04.01. C, of Article 05, UDC)

I.12 Staff has identified the following exception(s) and variance(s) associated with the proposed request: [1] primary and secondary articulation. Should you decide to request these items as variance(s)/exception(s), please provide a letter that lists the variance(s)/exception(s), why they are being requested, and the subsequent compensatory measures. For each variance/exception requested the UDC requires two (2) compensatory measures (Subsection 09.01, of Article 11). Examples of compensatory measures include the increased use of masonry material or stone, increased articulation, increased architectural elements, more pedestrian amenity, larger landscape planting sizes, etc.

I.13 Please note that failure to address all comments provided by staff by 3:00 PM on August 8, 2023 will result in the automatic denial of the case on the grounds of an incomplete

submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.14 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on August 8, 2023; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the August 15, 2023 Planning & Zoning Meeting.

I.15 Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session meeting will be held on July 25, 2023.
- 2) Planning & Zoning meeting/public hearing meeting will be held on August 15, 2023.

I.16 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Jonathan Browning	07/19/2023	Needs Review
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	07/20/2023	Approved w/ Comments
07/20/2023: SUGGEST DRIVE GATES BE A MINIMUM OF 20 FEET BACK TO ALLOW VEHICLES TO BE COMPLETELY OFF THE ROAD WHILE GATES ARE BEING OPENED			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Henry Lee	07/20/2023	Needs Review
07/20/2023: An automatic fire sprinkler system is required. Show location of Fire Department Connection (FDC) FDC shall be within 50-feet of, facing, and visible from the fire lane. FDC must be within 100-feet of a fire hydrant. The FDC shall be clear and unobstructed with a minimum of a 5-foot clear all-weather path from fire lane access			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	07/17/2023	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	07/20/2023	N/A
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	07/19/2023	Approved w/ Comments
07/19/2023: Please provide landscape and tree mitigation plans as required.			

SITE PLAN



NOT FOR CONSTRUCTION

No.	Revision/Issue	Date

Firm Name and Address
 TURNKEY TRACT
 2770 MAIN ST #171
 FRISCO, TX 75033
 F-22283
 nkcivilengineer4@gmail.com
 214-483-1599

Project Name and Address
 OFFICE BUILDING
 955 SIDS ROAD
 ROCKWALL, TEXAS 75032

Project	Sheet
Date	04
Scale	13

General Items:

- Must meet City's 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.
- Show dumpster pad and enclosure.
- Need to show proposed/existing water and sewer on site plan
- Site plan on Sheet 5 doesn't match this site plan. Which one are you requesting?

Drainage Items:

- No detention in 100yr flood plain.
- Detention is required. Post-Development C value is by zoning.
- No grate inlets allowed
- Dumpster area to drain to an oil/water separator.

Water and Wastewater Items:

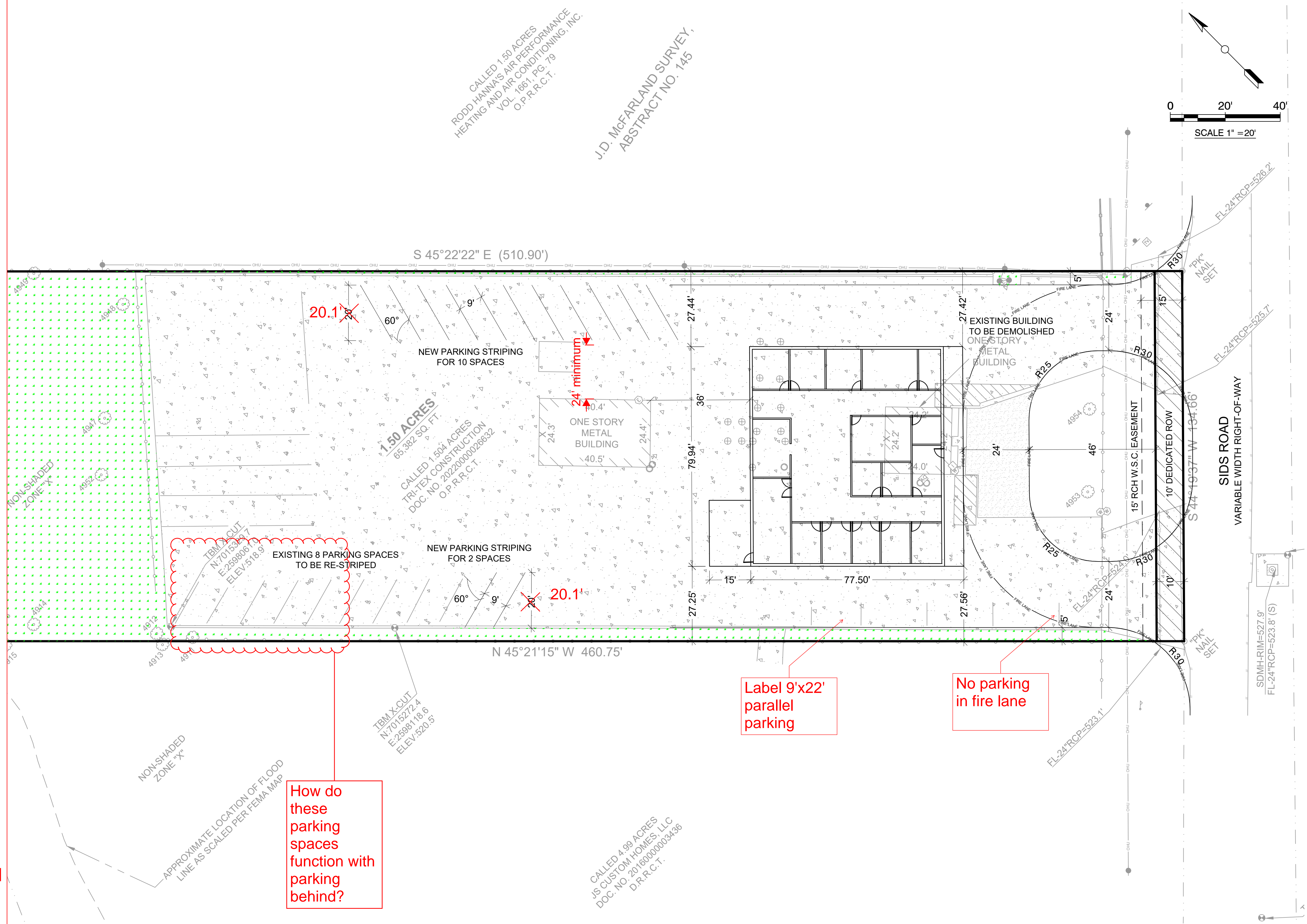
- Public water or sewer to be 8" minimum.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
- Mims Lift Station Pro-rata \$401.89/acre
- May need an on-site fire hydrant

Roadway Paving Items:

- Fire lane to be 24' wide and in a platted easement.
- No dead-end parking.
- Parking to be 20x9' min.
- Must dedicate half of Sids Road 65' total ROW width.
- Install 5' sidewalk along frontage.
- Must pay proportional share of Sids Road for additional building or pave 24' of Sids or pave.
- Gravel not allowed for parking.
- All 90 degree parking to be 9'x20', angled must be 9'x20.1', and parallel must be 9'x22'.

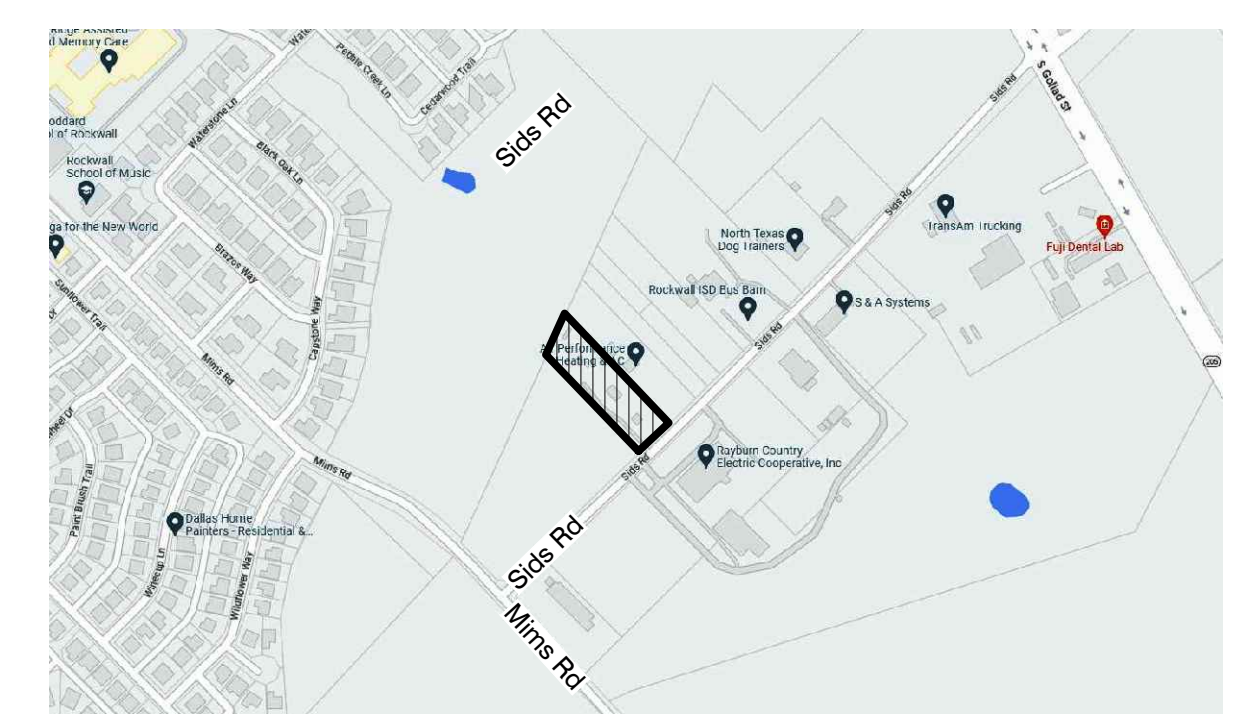
Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".



LEGEND

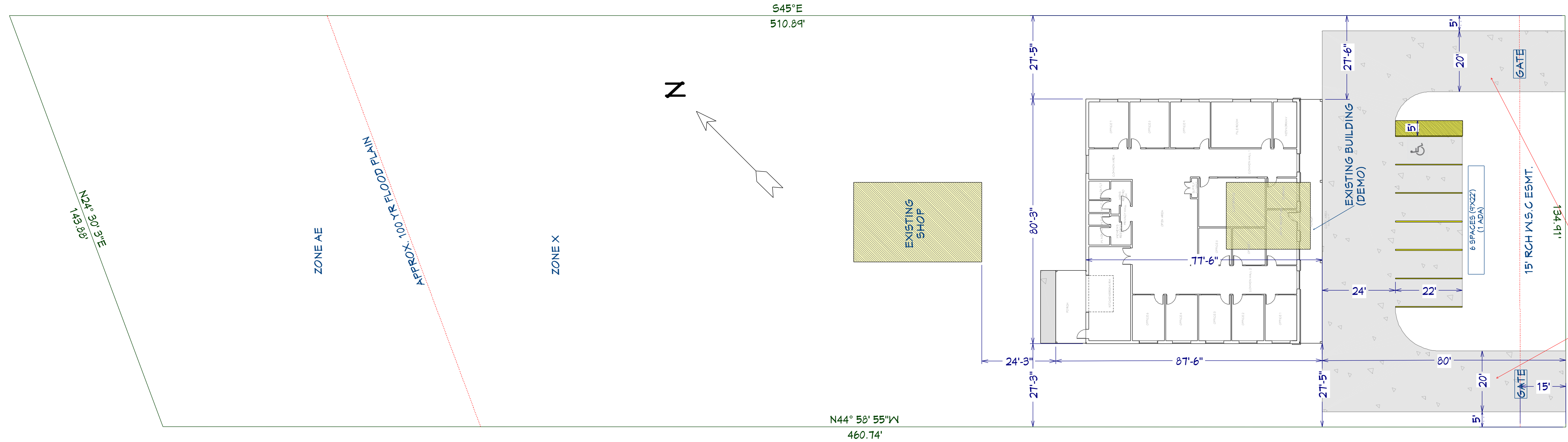
	PROPOSED CONCRETE PAVING
	EXISTING CONCRETE PAVING
	GREEN SPACE / LANDSCAPE AREA
	FIRE LANE



PATH: C:\Turnkey\Tract\Drawings\2023\06\855_8203.dwg



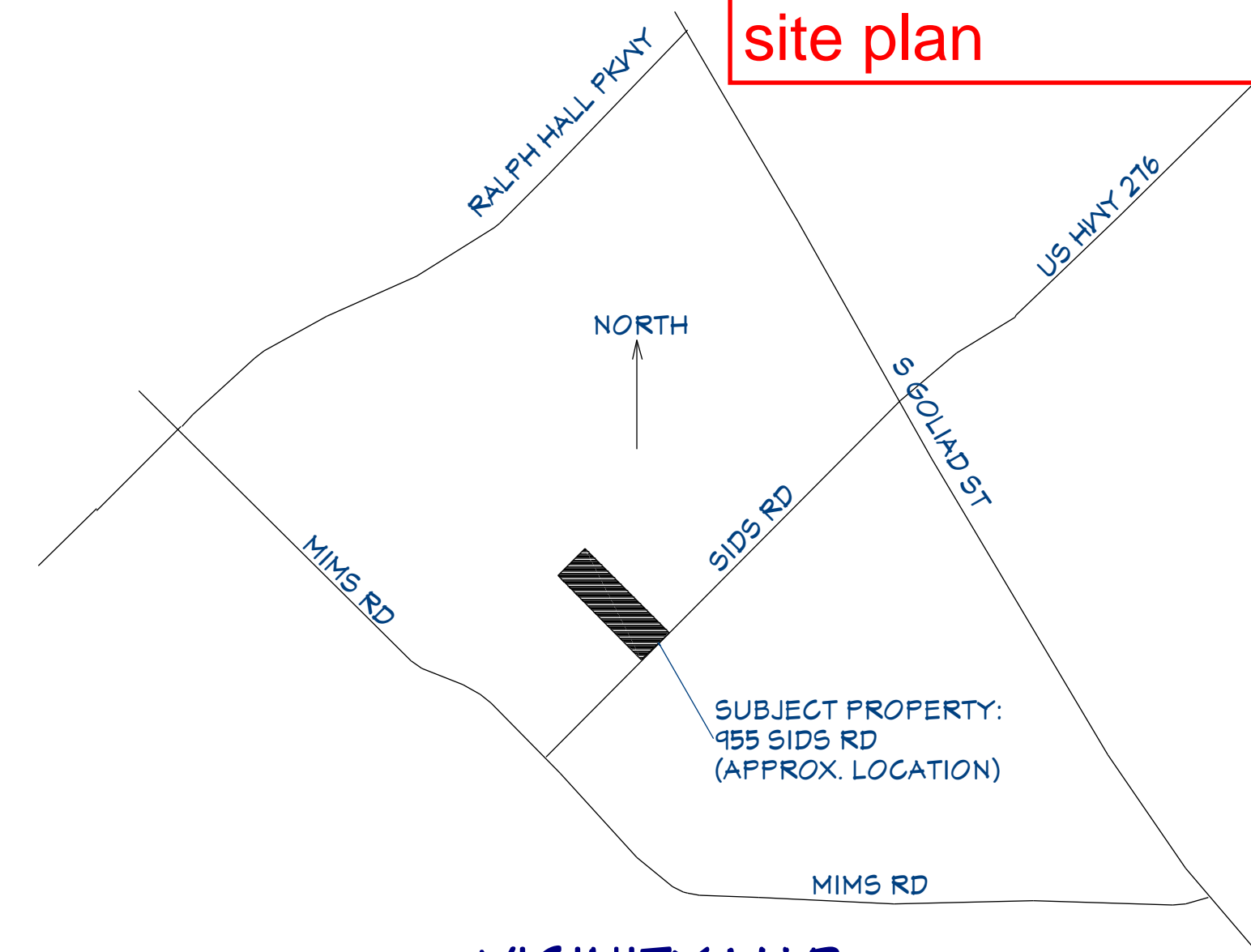
SITE PLAN (SAT)
SCALE: 1"=40'



SITE PLAN
1"=20' SCALE

Driveways and drive aisles to be minimum of 24' wide

This site plan doesn't match the other submitted site plan



VICINITY MAP
SCALE: 1"=40' (APPROX)

SITE DATA:

PROPERTY WILL REMAIN ZONED AS-IS:
COMMERCIAL, F1

PHOTOMETRICS - EXISTING SITE LIGHTING RETAINED. ALL LIGHTING SHALL BE DOWNWARD FACING AND FULLY SHIELDED.

DEVELOPER: TRI-TEX CONSTRUCTION INC.

SITE PLAN SIGNATURE BLOCK

APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].

WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Planning & Zoning Commission, Chairman

Director of Planning and Zoning



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE)¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE)¹
- REPLAT (\$300.00 + \$20.00 ACRE)¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE)¹ $1.5 \times 20 = \$30$
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **955 SIDES ROAD**

SUBDIVISION **JD McFARLAND TRACT 8-3 ACRES 1.5** LOT _____ BLOCK _____

GENERAL LOCATION **SIDES & STATE HIGHWAY 205**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **COMMERCIAL**

CURRENT USE **OFFICE BUILDING**

PROPOSED ZONING **COMMERCIAL**

PROPOSED USE **OFFICE BUILDING**

ACREAGE **1.5**

LOTS [CURRENT] **1**

LOTS [PROPOSED] **1**

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER **TRI-TEX CONSTRUCTION INC.**

APPLICANT _____

CONTACT PERSON **DAVID LINDSAY**

CONTACT PERSON _____

ADDRESS **797 N GROVE RD**

ADDRESS _____

CITY, STATE & ZIP **RICHARDSON TX 75081**

CITY, STATE & ZIP _____

PHONE **214-460-0051**

PHONE _____

E-MAIL **DAVID@TRI-TEX.COM**

E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

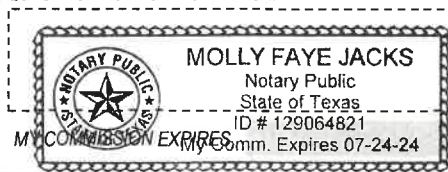
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED David Lindsay [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

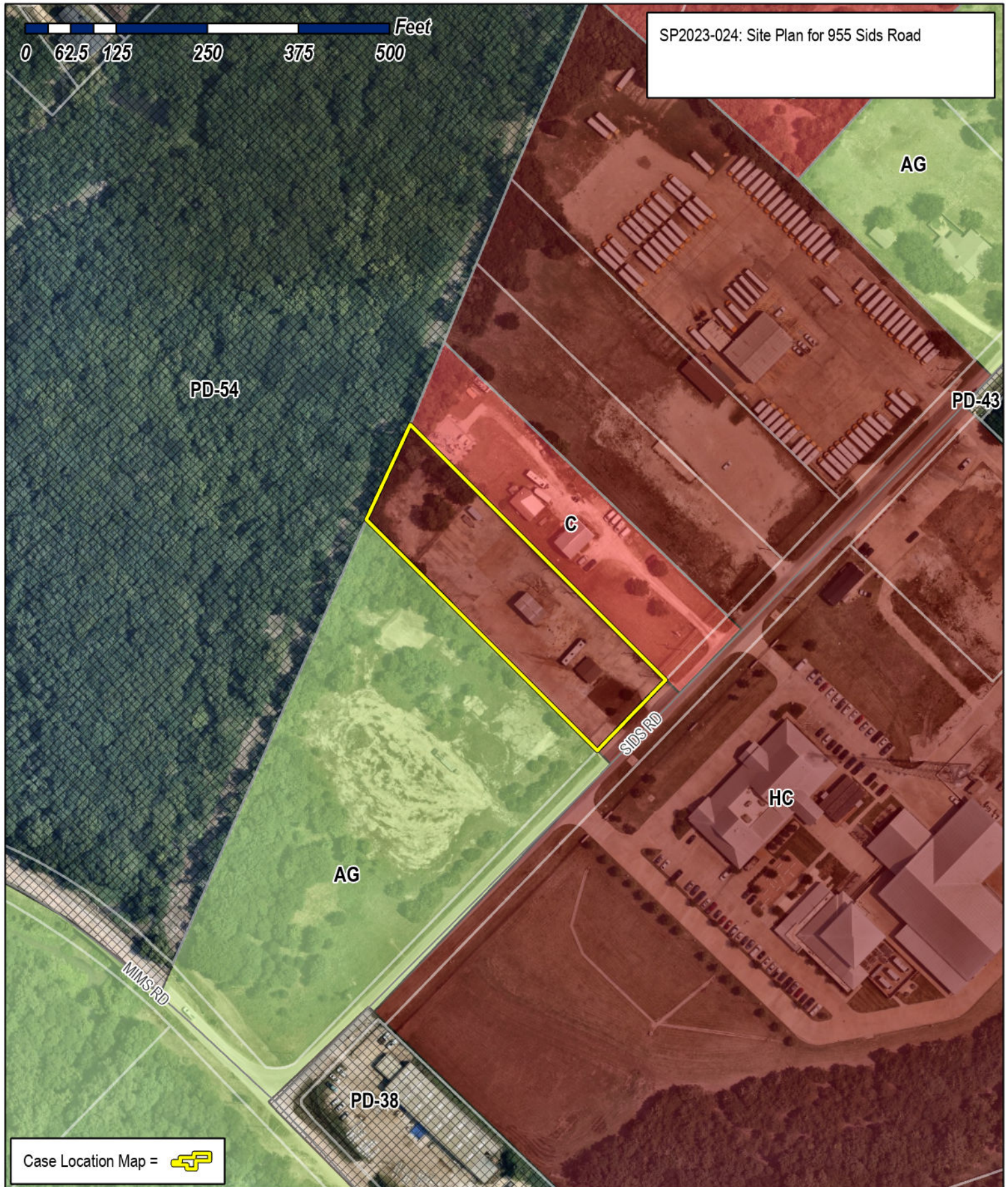
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 280.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14 DAY OF JULY, 2023. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF July, 2023

OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____





SP2023-024: Site Plan for 955 Sids Road

0 62.5 125 250 375 500 Feet

AG

PD-54

PD-43

G

SIDS RD

HC

AG

MIMS RD

PD-38

Case Location Map =



City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): (972) 771-7745
 (W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



ELEVATIONS



DATE:

7/14/2023

SCALE:

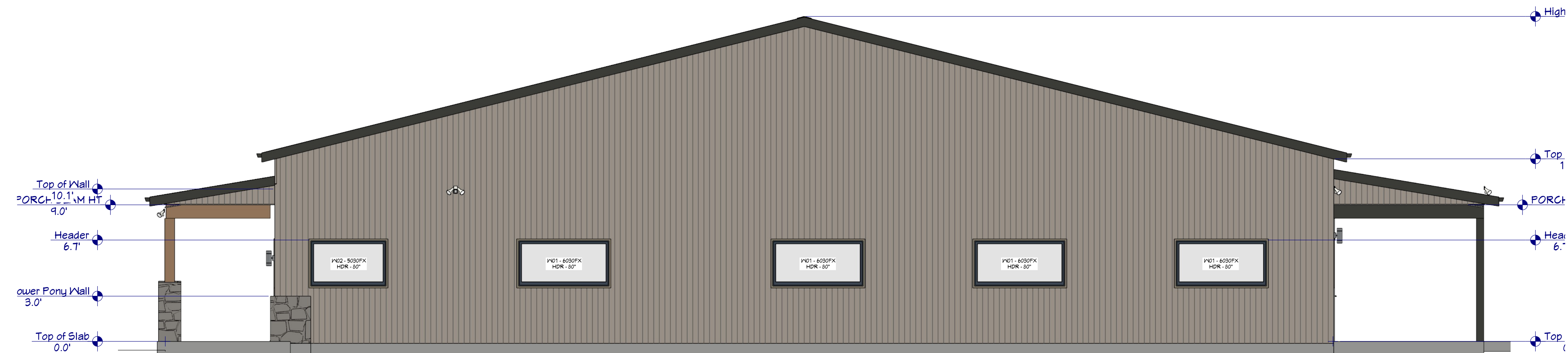
1/4"=1'

SHEET:

2



Exterior Elevation Front



Exterior Elevation Right

EXTERIOR MATERIALS:	
SOFFIT:	METAL
SIDING:	R PANEL, BEIGE
STONE:	36" PONY WALL, OKLAHOMA STONE
ROOF:	R PANEL, BLACK
PORCH POSTS:	8" CEDAR, ROUGH SAWN
POST BASES (IF APPLICABLE):	18"X18"X48", OKLAHOMA STONE
CORNER TRIM:	YES
GUTTERS:	YES
(SEE STYLE SHEET FOR ADDITIONAL INFO.)	



Exterior Elevation Back



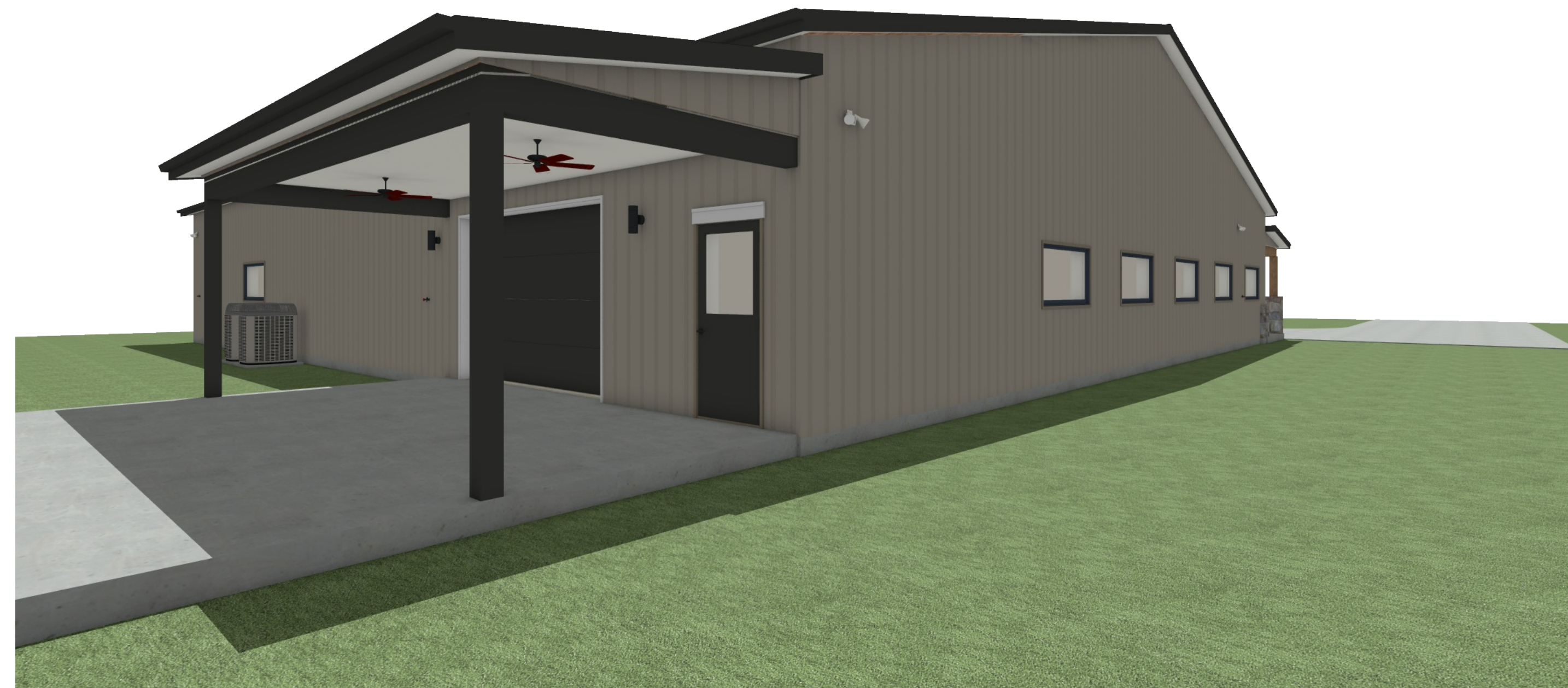
Exterior Elevation Left



FRONT-LEFT



FRONT-RIGHT



BACK-LEFT



BACK-RIGHT

GENERAL NOTES:

THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

BUILDING PERFORMANCE:

HEAT LOSS CALCULATIONS SHALL COMPLY WITH THE REQUIREMENTS OF REGIONAL AND LOCAL CODES. SEE CALCULATIONS, PORCHES, DECKS, FOUNDATION, FIREPLACE ENCLOSURES, AND GARAGE AREAS NOT INCLUDED IN LIVING AREA. ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR. ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.

Layout Page Table

Number	Title
1	PROJECT OVERVIEW
2	ELEVATIONS
3	ELEVATIONS (CONT.)
4	SCHEDULES & STYLE
5	SITE PLAN
6	FOUNDATION/ROUGH-IN PLAN
7	ROOF PLAN - 1F
8	FRAMING PLAN - 1F
9	ELECTRICAL PLAN
10	CABINET PLAN

REV 01

PLANS PREPARED BY:
AARON HAMILTON
ABIDE HOME DESIGNS
ROYSE CITY, TX / 972-593-0959
AARON@ABIDEHOMEDESIGNS.COM

PROJECT
OVERVIEW

TRI-TEX CONSTRUCTION
INC.
955 SIDS RD
ROCKWALL, TX 75082



DATE:

7/14/2023

SCALE:

1/4"=1'

SHEET:

1

TOTAL CONDITIONED SF:	5600 SF
TOTAL SLAB SF:	6579 SF
TOTAL PORCHES UNDER ROOF:	970 SF
TOTAL UNDER ROOF SF:	6579 SF

Revision Table			
Label	Date	Revised By	Description
REV 01	4/3/2023	AJH	BID/REVIEW PLANS

-INTERIOR & EXTERIOR 3D MODEL AVAILABLE (AS NEEDED) UPON REQUEST
-2D ELECTRONIC CAD FILE AVAILABLE (DWG, DXF) UPON REQUEST
-PLEASE REQUEST EITHER HOMEOWNER OR VIA DESIGNER CONTACT INFO

To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. Hamilton Handcrafted/Abide Home Designs is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

BUILDING CONTRACTOR/HOME OWNER TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS, LOCAL CODE/BUILDER REQUIREMENTS & CONNECTIONS BEFORE CONSTRUCTION BEGINS.

MIN. CODE RECOMMENDATIONS:
ELECTRICAL SYSTEM CODE: SEC.2701
MECHANICAL SYSTEM CODE: SEC.2801
PLUMBING SYSTEM CODE: SEC.2901
(CONSULT LOCAL/CITY BUILDING REQUIREMENTS)

SITE PLAN



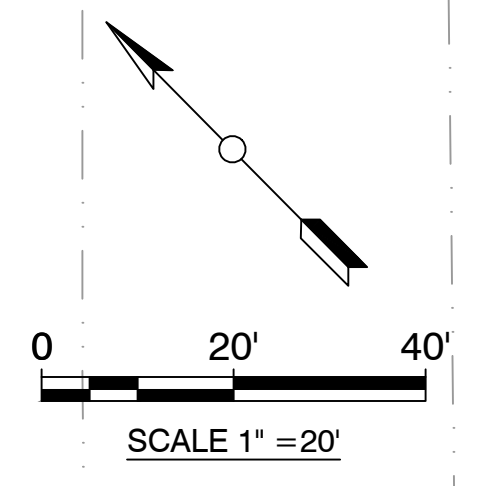
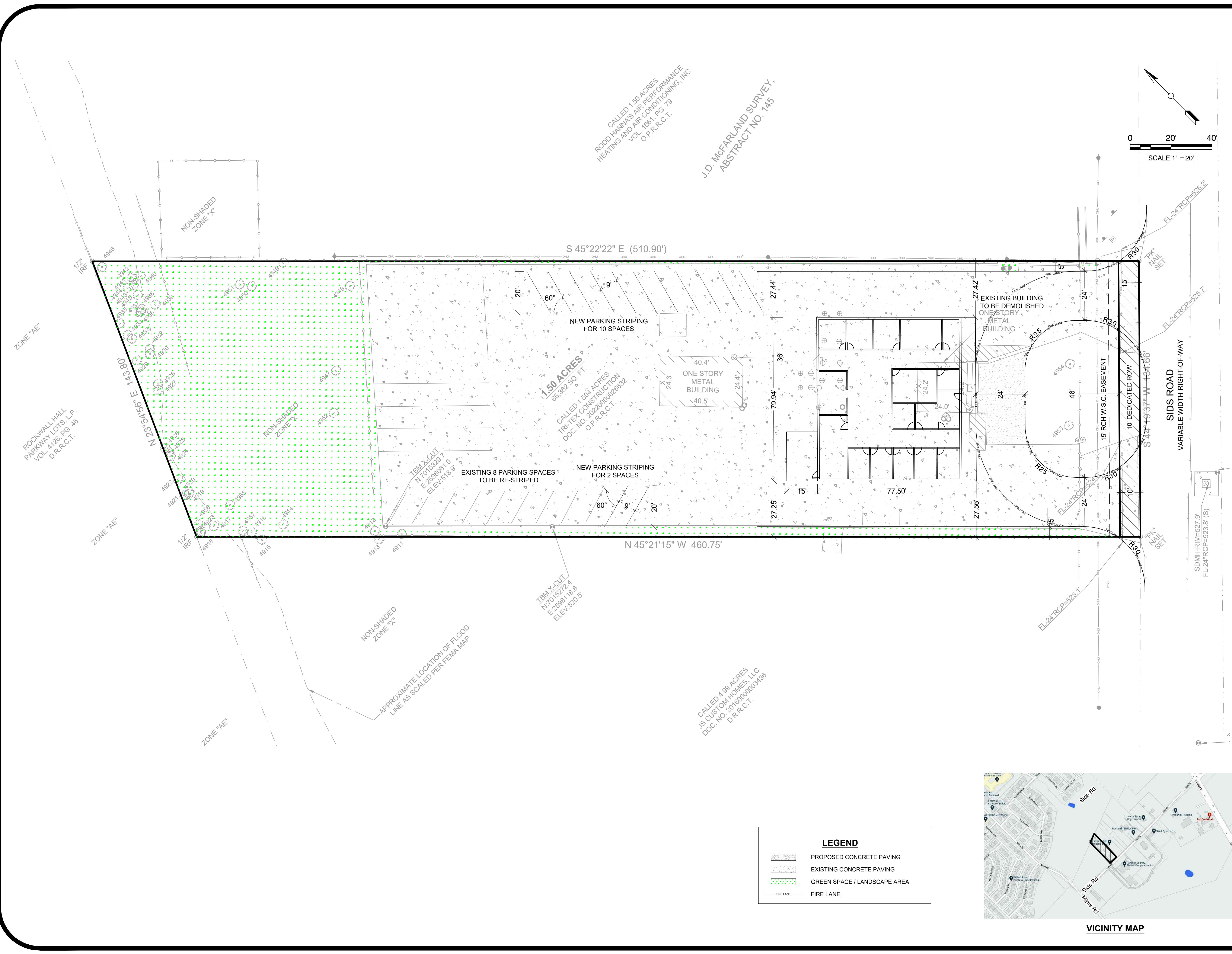
NOT FOR CONSTRUCTION

No.	Revision/Issue	Date

Firm Name and Address
TURNKEY TRACT
 2770 MAIN ST #171
 FRISCO, TX 75033
 F-22283
 nkcivilengineer4@gmail.com
 214-483-1599

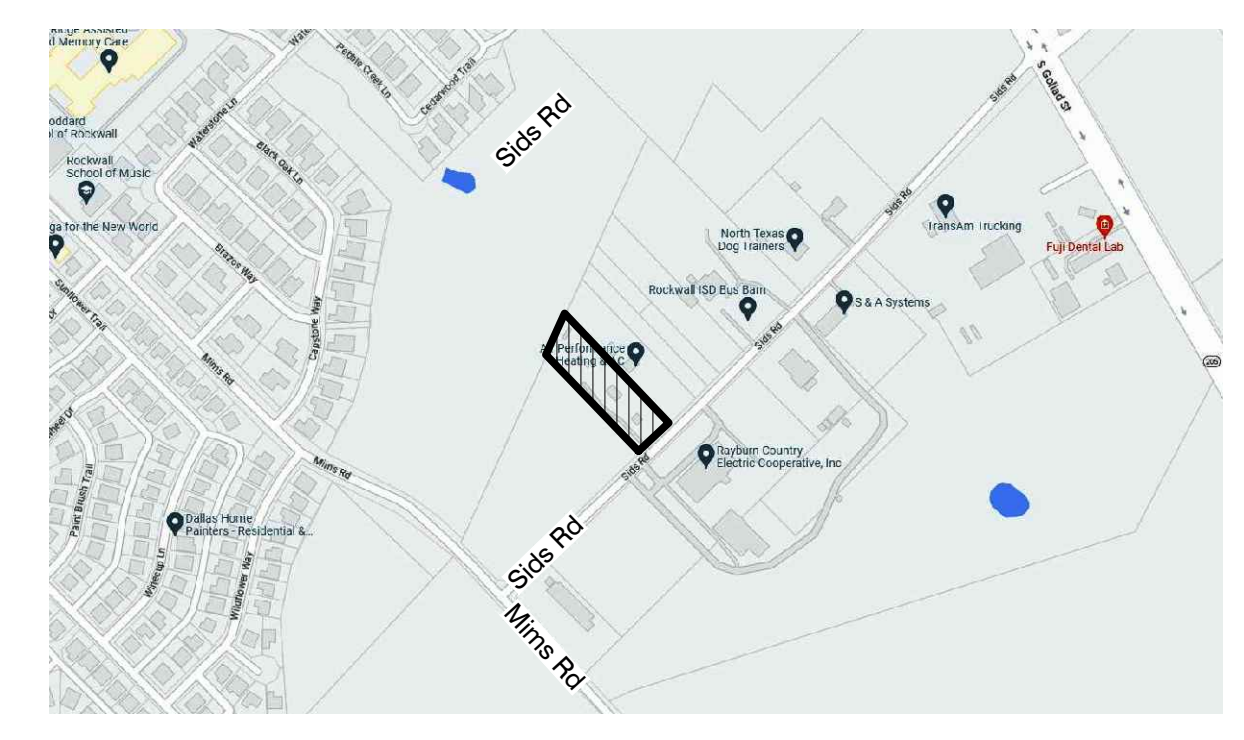
Project Name and Address
OFFICE BUILDING
 955 SIDS ROAD
 ROCKWALL, TEXAS 75032

Project	Sheet
Date	04
Scale	13



LEGEND

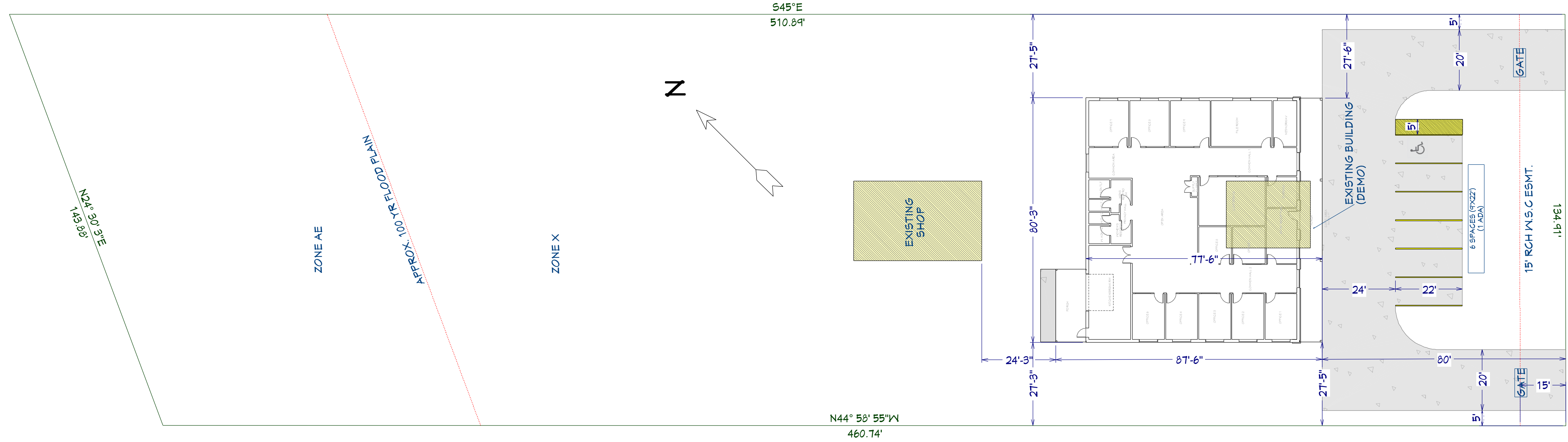
	PROPOSED CONCRETE PAVING
	EXISTING CONCRETE PAVING
	GREEN SPACE / LANDSCAPE AREA
	FIRE LANE



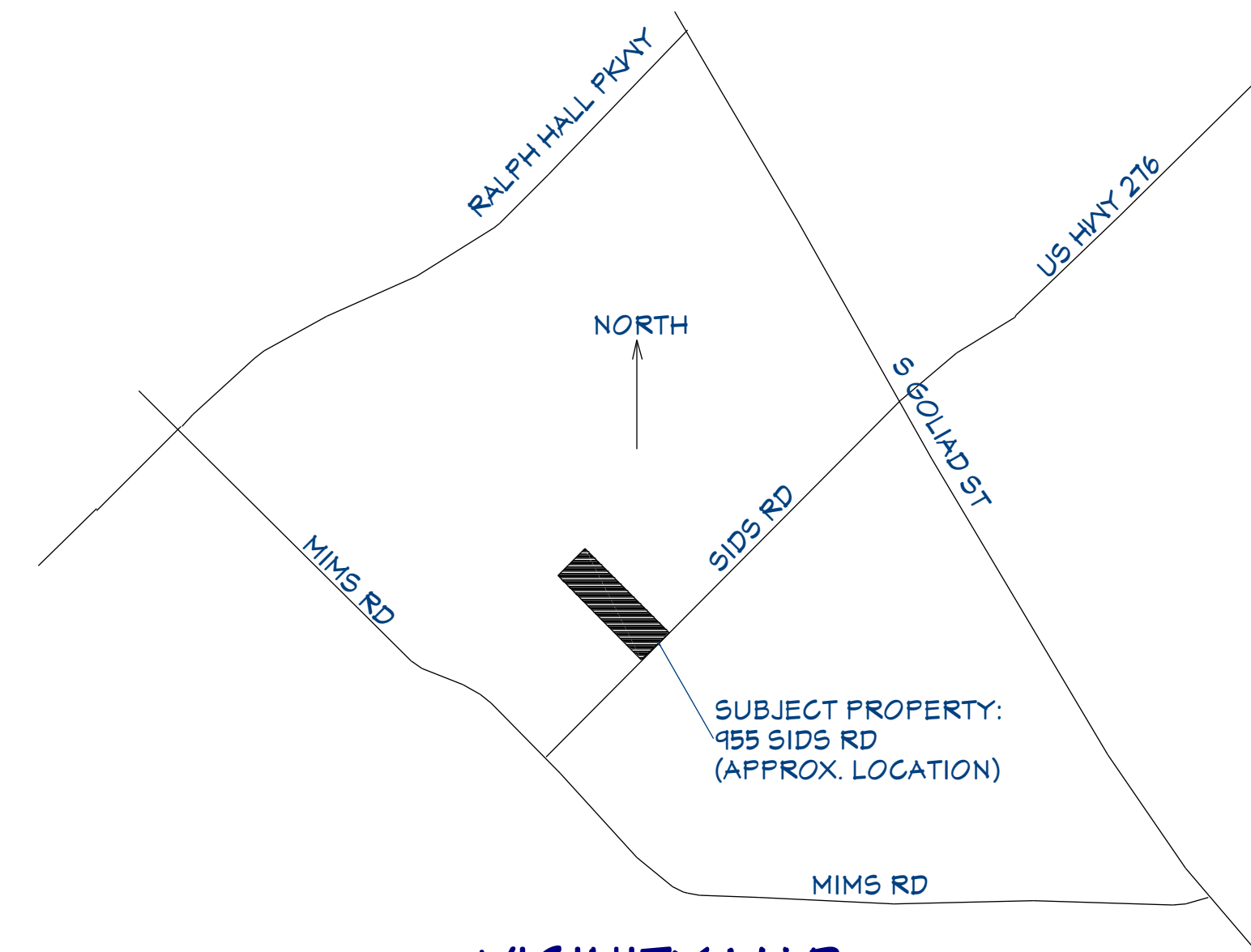
PATH: C:\Turnkey\Tract\Drawings\2023\06\82023\82023.dwg
 LAYOUT: CONCEPT LAYOUT



SITE PLAN (SAT)
SCALE: 1"=40'



SITE PLAN
1"=20' SCALE



VICINITY MAP
SCALE: 1"=40' (APPROX)

SITE DATA:

PROPERTY WILL REMAIN ZONED AS-IS:
COMMERCIAL, F1

PHOTOMETRICS - EXISTING SITE LIGHTING RETAINED. ALL LIGHTING
SHALL BE DOWNWARD FACING AND FULLY SHIELDED.

DEVELOPER: TRI-TEX CONSTRUCTION INC.

SITE PLAN SIGNATURE BLOCK

APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].

WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ELECTRONIC CAD FILES (.DWG, .DXF) AVAILABLE ON REQUEST

REV 01

PLANS PREPARED BY:
 AARON HAMILTON
 ABIDE HOME DESIGNS
 ROYSE CITY, TX / 972-593-0959
 AARON@ABIDEHOMEDESIGNS.COM

FOUNDATION/
 ROUGH-IN PLAN

TRI-TEX CONSTRUCTION
 INC.
 955 SIDS RD
 ROCKWALL, TX 75082



DATE:

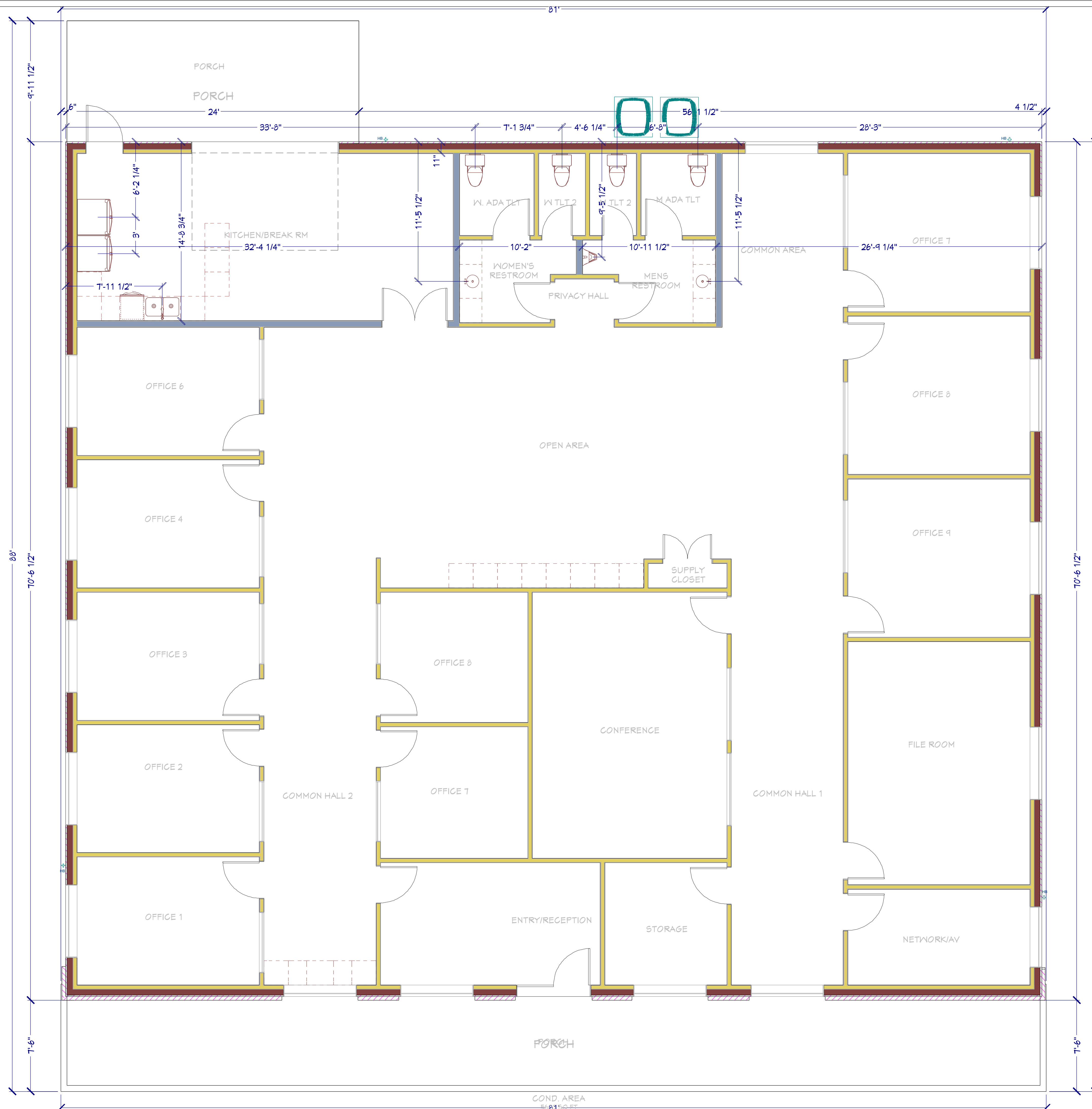
7/14/2023

SCALE:

1/4"=1'

SHEET:

6



FOUNDATION NOTES:

FOUNDATION TO BE ENGINEERED BY LICENSED STRUCTURAL ENGINEER TO DETERMINE BEAM/FOOTING SIZES, PIER LAYOUT, REINFORCEMENT AND POST TENSION REQUIREMENTS.

ALL WALK IN SHOWER PANS TO BE RECESSED 3.5" FROM MAIN SLAB HEIGHT.

BRICK LEDGE TO 5.5" IN WIDTH AND A MINIMUM OF 1.5" IN DEPTH WHERE SHOWN.

SLOPE ALL PORCHES AND GARAGES AWAY FROM HOUSE TO ENSURE PROPER WATER RUNOFF.

MINIMUM 1.5" STEP DOWN FROM MAIN SLAB TO GARAGE SLAB.

FOUNDATION PLAN DEFINES FOOTPRINT AND SLAB PENETRATION DEFINITION ONLY.

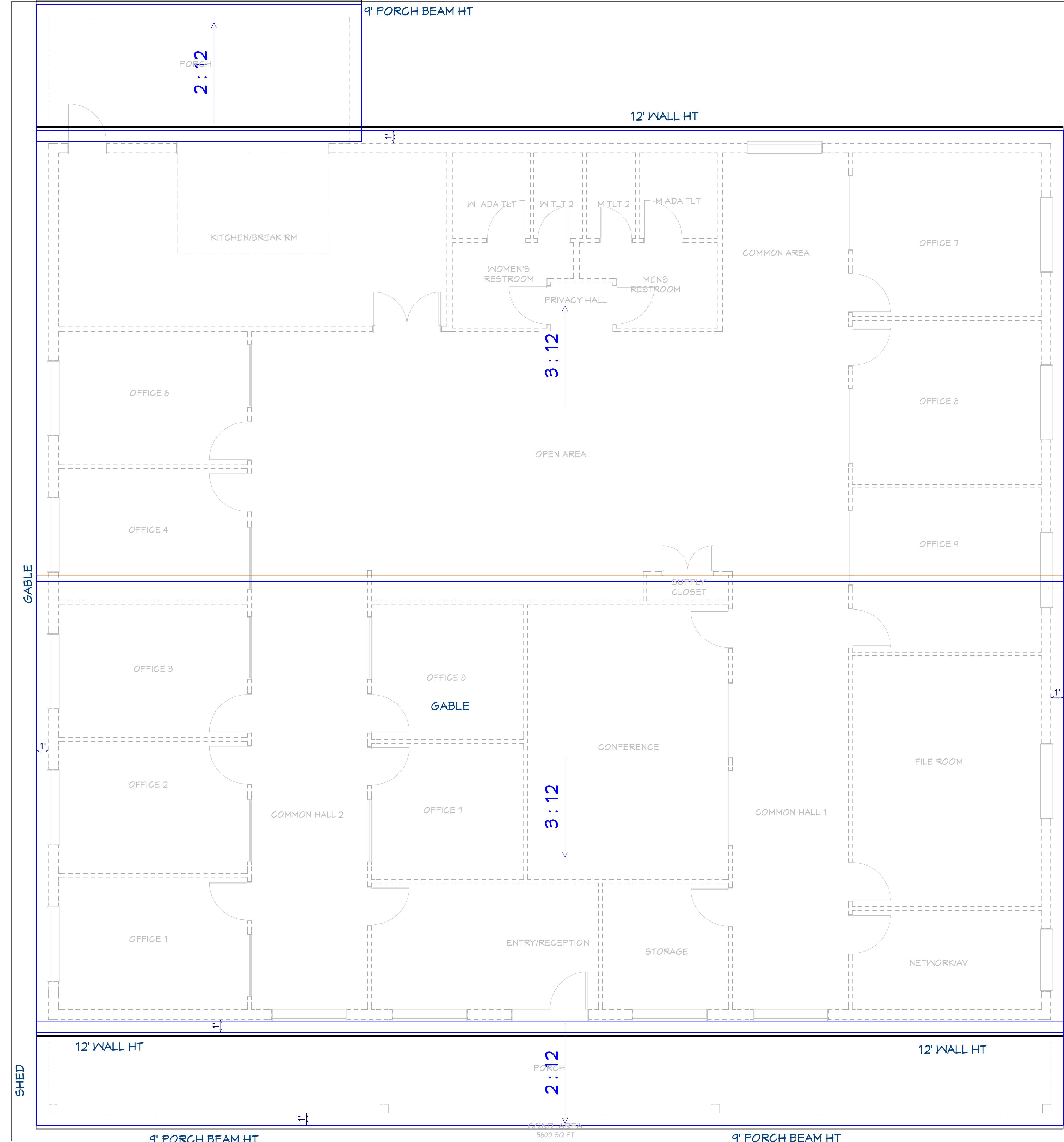
INFILTRATION, ALL OPENINGS IN THE EXT. BLDG. ENVELOPE SHALL BE SEALED AGAINST AIR INFILTRATION. THE FOLLOWING AREAS MUST BE SEALED.

- * JOINTS AROUND WINDOW AND DOOR FRAMES
- * JOINTS BETWEEN WALL CAVITY AND WINDOW/DR. FME.
- * JOINTS BETWEEN WALL AND FOUNDATION
- * JOINTS BETWEEN WALL AND ROOF
- * JOINTS BETWEEN WALL PANELS
- * UTILITY PENETRATIONS THROUGH EXTERIOR WALLS

GENERAL PLUMBING NOTES:

1. VERIFY FIXTURE SELECTIONS AND DRAIN LOCATIONS WITH HOMEOWNER PRIOR TO ROUGH-IN.
2. ALL SLAB WATER PENETRATIONS TO BE SLEEVED WITH PVC OR WRAPPED WITH FOAM INSULATION TO PROTECT WATER LINE FROM CHAFFING.
3. UTILIZE TUB BOXES FOR TUB AND SHOWER SLAB DRAIN PENETRATIONS.
4. ALL WATER LINES RUN UNDER SLAB TO BE INSULATED.
5. REFER TO SLAB ENGINEERING PLAN TO DETERMINE IDEAL EXTERIOR CLEANOUT AND SEWER DRAIN CONNECTION LOCATION.
6. ISLAND DRAIN, WATER AND/OR GAS TO BE LOCATED MINIMUM 2" INSIDE THE BACK OF CABINET WHERE APPLIANCE OR SINK IS LOCATED UNLESS OTHERWISE SPECIFIED.
7. ALL GAS LINES SHALL BE SIZED FOR APPLIANCE LOAD. "BLACK" PIPE SHALL BE USED INSIDE THE BUILDING, "GREEN" PIPE WHERE UNDERGROUND OR EXPOSED TO WEATHER. ALL JOINTS SHALL BE TAPED WHERE BURIED OR EXPOSED TO WEATHER.
8. PLUMBER TO ALLocate AN IN-HOME PRIMARY WATER SHUTOFF VALVE IN EASILY ACCESSIBLE WALL. VERIFY VALVE LOCATION WITH BUILDER/HOMEOWNER PRIOR TO ROUGH-IN.
9. MINIMUM 3X, FREEZE PROOF HOSE BIBS IF NOT SPECIFIED ON DRAWING. VERIFY HOSE BIB LOCATIONS WITH BUILDER/HOMEOWNER PRIOR TO ROUGH-IN.
10. PERMISSIBLE TO RUN IN-CEILING WATER DISTRIBUTION, PROVIDED LOCAL CODE REQUIREMENTS AND BUILDER PERMIT.

FOUNDATION ROUGH-IN



TOTAL ROOF SF:	7063 SF
METAL, R PANEL, RIBBED, BLACK	
PRIMARY PITCH:	3:12
SECONDARY PITCH(ES):	2:12
EAVE STYLE:	RAKE/SCULPTED
GABLE OVERHANG:	12"
EAVE OVERHANG:	12"
EAVE RAFTER/FASCI/RAKE:	PLUMB CUT

ROOF PLAN

REV 01

PLANS PREPARED BY:
 AARON HAMILTON
 ABIDE HOME DESIGNS
 ROYSE CITY, TX / 972-533-0459
 AARON@ABIDEHOMEDESIGNS.COM

ROOF PLAN - 1F

TRI-TEX CONSTRUCTION
 INC.
 955 SIDS RD
 ROCKWALL, TX 75082



DATE:

7/14/2023

SCALE:

1/4"=1'

SHEET:

7



DATE:

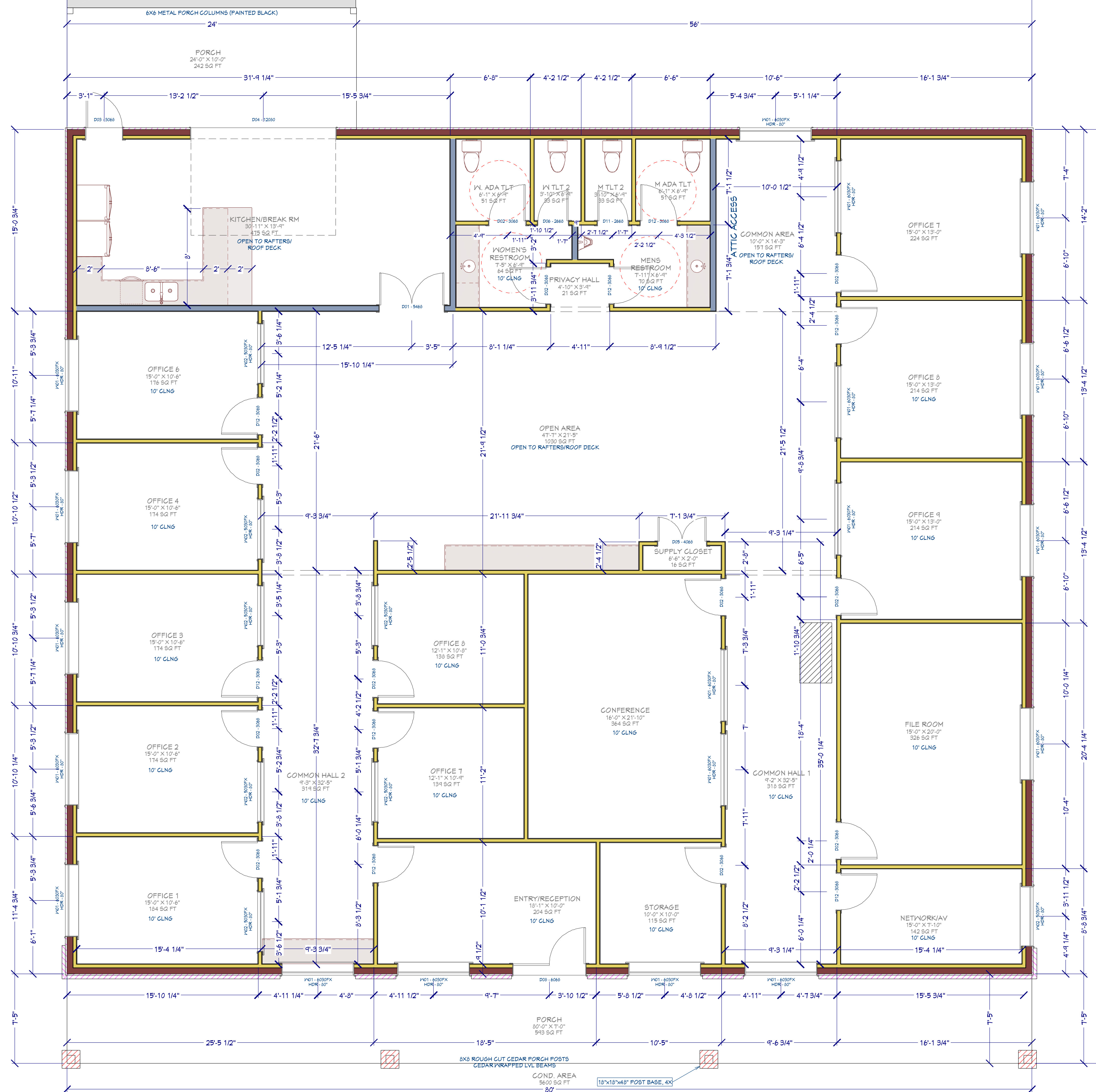
7/14/2023

SCALE:

1/4"=1'

SHEET:

8



ROOM AREA/CEILING SCHEDULE (UNLESS OTHERWISE SPECIFIED)			
FLOOR	ROOM NAME	AREA, INTERIOR (SQ FT)	CEILING HEIGHT
1	OPEN AREA	1007	N/A
1	FILE ROOM	299	121 1/8"
1	ENTRY/RECEPTION	181	121 1/8"
1	KITCHEN/BREAK RM	424	N/A
1	M TLT 2	26	121 1/8"
1	OFFICE 4	157	121 1/8"
1	M ADA TLT	41	121 1/8"
1	W ADA TLT	41	121 1/8"
1	OFFICE 7	195	121 1/8"
1	OFFICE 6	158	121 1/8"
1	NETWORK/AV	118	121 1/8"
1	OFFICE 8	129	121 1/8"
1	PRIVACY HALL	18	121 1/8"
1	MENS RESTROOM	62	121 1/8"
1	PORCH	560	104 1/8"
1	OFFICE 7	131	121 1/8"
1	COMMON AREA	142	N/A
1	COMMON HALL 2	299	121 1/8"
1	CONFERENCE	349	121 1/8"
1	WOMEN'S RESTROOM	57	121 1/8"
1	COMMON HALL 1	298	121 1/8"
1	STORAGE	101	121 1/8"
1	W TLT 2	26	121 1/8"
1	OFFICE 1	157	121 1/8"
1	OFFICE 2	157	121 1/8"
1	OFFICE 3	158	121 1/8"
1	SUPPLY CLOSET	13	121 1/8"
1	OFFICE 9	195	121 1/8"
1	OFFICE 8	195	121 1/8"
1	PORCH	234	104 1/8"
TOTALS:		5933	

FRAMING PLAN



ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel

ELECTRICAL SCHEDULE			
NUMBER	FLOOR	QTY	DESCRIPTION
E01	1	104	RECESSED DOWN LIGHT 6
E02	1	14	RECESSED DOWN LIGHT 4
E03	1	8	SCOPE SCONCE
E04	1	6	CLASSIC CEILING FAN
E05	1	7	SPOTLIGHT 2 MOTION SENSOR
E06	1	6	EXHAUST
E07	1	38	SINGLE POLE

- ADDITIONAL ELECTRICAL ITEMS/NOTES:
- SOFFIT PLUGS (FOR CHRISTMAS LIGHTS, ETC.) TO BE INSTALLED ON 4 CORNERS OF HOUSE & BETWEEN CORNERS IF SPACING EXCEEDS 50'.
 - UNDER CABINET AND UPPER GLASS BOX CABINET (IF APPLICABLE) TO BE INSTALLED ON ALL KITCHEN CABINETS.
 - MINIMUM 1X (UNLESS OTHERWISE SHOWN), WATERPROOF OUTLET ON ALL PORCHES, NEAR GARAGE DOOR.
 - IF POOL OR HOT TUB IS TO BE INSTALLED, ELECTRICIAN TO PROVISION THE FOLLOWING:
 - 30A 220V FOR POOL
 - 20A 110V FOR POOL ACCESSORIES
 - 50A 220V FOR ELECTRIC HOT TUB
 - ELECTRICIAN TO VERIFY WITH HOMEOWNER IF 50A/220V BACKUP GENERATOR PLUG IS REQUIRED.
 - ELECTRICIAN TO VERIFY HVAC POWER REQUIREMENTS WITH BUILDER PRIOR TO ELECTRICAL ROUGH-IN.
 - DATA/AUDIO/VIDEO/SECURITY WIRING INFO. MAY NOT BE SHOWN ON ELECTRICAL PLAN, BUILDER TO VERIFY REQUIREMENTS WITH HOMEOWNER.
 - SECURITY LIGHTS (MINIMUM 3X) TO BE INSTALLED AT LOCATIONS TO BE DEFINED BY HOMEOWNER.
 - FLOOR OUTLETS AND ISLAND WIRING CONDUIT (IF APPLICABLE) MUST BE PROVISIONED PRIOR TO SLAB CONSTRUCTION.

- ELECTRICAL, DATA, & AUDIO NOTES:**
 HOME OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ETC.
- ELECTRICAL NOTES:**
- ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. ORG.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
 - PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.
 - CIRCUITS SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE INSTALLATION.
 - FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER.
 - FIXTURES TO BE SELECTED BY HOME OWNER.
- AUDIO:**
- LOCATE SPEAKERS AND AUDIO CONTROLS AS INDICATED IN THE PLAN; RUN CIRCUIT OF SPEAKER WIRING TO AUDIO HOME PANEL SPECIFIED BY FLOOR;
 - AUDIO SPEAKERS TO BE APPROVED BY HOME OWNER;
 - LOCATE JACKS AS INDICATED IN THE PLAN; INSTALL DATA / CABLE PANEL SIMILAR TO "ON Q". SYSTEM TO BE APPROVED BY HOME OWNER.
- DATA / CABLE:**
 LOCATE SECURITY PANELS AS INDICATED IN THE PLAN; SYSTEM TO BE APPROVED BY HOME OWNER.

COND. AREA
5600 SQ. FT.

ELECTRICAL PLAN

CABINET PLAN

TRI-TEX CONSTRUCTION
 INC.
 955 SIDS RD
 ROCKWALL, TX 75032



DATE:

7/14/2023

SCALE:

1/4"=1'

SHEET:

10



- SEE CABINET ELEVATIONS (NEXT SHEET) FOR CONCEPTUAL DOOR/ DRAWER STYLE AND/OR CONFIGURATION
 - DOES NOT INCLUDE CLOSET SHELVES/ROD AND FLOATING OR DECORATIVE SHELVES

CABINET SCHEDULE								
NUMBER	LABEL	QTY	FLOOR	DESCRIPTION	ROOM NAME	WIDTH	DEPTH	HEIGHT
C05	B24R	2	1	BASE CABINET	KITCHEN/BREAK RM	24"	24"	36"
C06	BCB18R	1	1	BASE CABINET	KITCHEN/BREAK RM	18"	24"	36"
C07	SB36	1	1	BASE CABINET	KITCHEN/BREAK RM	36"	24"	36"
C08	BCB24R	3	1	BASE CABINET	KITCHEN/BREAK RM	24"	24"	36"
C09	B18R	2	1	BASE CABINET	COMMON HALL 2	18"	24"	36"
C10	B24R	2	1	BASE CABINET	COMMON HALL 2	24"	24"	36"
C11	B27	1	1	BASE CABINET	COMMON HALL 2	26 9/16"	24"	36"
C13	B24R	8	1	BASE CABINET	OPEN AREA	24"	24"	36"
C14	B2422L	2	1	BASE CABINET	MENS RESTROOM	24"	22"	36"
C15	SB3322	1	1	BASE CABINET	WOMEN'S RESTROOM	33 7/16"	22"	36"
C16	B2422R	2	1	BASE CABINET	WOMEN'S RESTROOM	24"	22"	36"
C17	SB3322	1	1	BASE CABINET	MENS RESTROOM	33 7/16"	22"	36"

CABINET PLAN



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission
DATE: August 15, 2023
APPLICANT: David Lindsey; *Tri-Tex Construction, Inc.*
CASE NUMBER: SP2023-024; *Site Plan for 955 Sids Road*

SUMMARY

Discuss and consider a request by David Lindsay of Tri-Tex Construction Inc. for the approval of a Site Plan for an office building on a 1.50-acre tract of land identified as Tract 8-3 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 955 Sids Road, and take any action necessary.

BACKGROUND

According to the Rockwall Central Appraisal District (RCAD), existing on the subject property is a 576 SF office building and a 960 SF storage building, both of which were constructed in 1985. The subject property was annexed into the City of Rockwall on May 19, 1986 by Ordinance No. 86-37 [Case No. A1986-005]. According to the December 7, 1993 zoning map the subject property was zoned Agricultural (AG) District. On April 1, 2013, the City Council approved a zoning change [Case No. Z2013-007] changing the designation from an Agricultural (AG) District to Heavy Commercial (HC) District.

PURPOSE

On July 14, 2023, the applicant -- David Lindsey of Tri-Tex Construction, Inc. -- submitted an application requesting the approval of a Site Plan for the purpose of constructing an office building on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 955 Sids Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 1.50-acre tract of land (i.e. 960 Sids Road) developed with an office building that is zoned Commercial (C) District. Beyond this are three (3) tracts of land (i.e. 965, 967, & 981 Sids Road) that serve as bus storage for the Rockwall Independent School District (RISD), and are zoned Heavy Commercial (HC) District.

South: Directly south of the subject property is a vacant five (5) acre tract of land (i.e. Tract 8-1 of the J. D. McFarland Survey, Abstract No. 145) zoned Agricultural (AG) District. Beyond this is Sids Road, which is identified as a Minor Collector on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this is an 18.87-acre parcel of land (i.e. Lot 9, Block A, Rayburn Country Addition) developed with office buildings that is zoned Heavy Commercial (HC) District.

East: Directly east of the subject property is Sids Road, which is identified as a Minor Collector on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is an 18.87-acre parcel of land (i.e. Lot 9, Block A, Rayburn Country Addition) developed with office buildings, which is followed by a vacant 11.4699-acre parcel of land (i.e. Lot 6, Block A, Rayburn Country Addition). All of these properties are zoned Heavy Commercial (HC) District.

West: Directly west of the subject property is a vacant 20.562-acre parcel of land that serves as open space for the Flagstone Estates Subdivision. Beyond this the Flagstone Estates Subdivision, which consists of 81 single-family residential homes and is zoned Planned Development District 54 (PD-54) for Single-Family 10 (SF-10) District land uses. Following this is Mims Road, which is identified as a M4U (*i.e. major collector, four [4] land, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), an *Office Building* is a permitted *by-right* land use in a Heavy Commercial (HC) District. The submitted site plan, landscape plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a Heavy Commercial (HC) District with the exception of the items noted in the *VariANCES and Exceptions Requested by the Applicant* section of this case memo. A summary of the density and dimensional requirements for the subject property are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	12,500 SF	X=1.50-acres; In Conformance
<i>Minimum Lot Frontage</i>	100-Feet	X= 134.66-feet; In Conformance
<i>Minimum Lot Depth</i>	125-Feet	X=460.75-feet; In Conformance
<i>Minimum Front Yard Setback</i>	25-Feet	X>25-feet; In Conformance
<i>Minimum Rear Yard Setback</i>	20-Feet	X>20-feet; In Conformance
<i>Minimum Side Yard Setback</i>	15-Feet	X>15-feet; In Conformance
<i>Maximum Building Height</i>	60-Feet	X=21.5-feet; In Conformance
<i>Max Building/Lot Coverage</i>	60%	X=09.48%; In Conformance
<i>Minimum Number of Parking Spaces</i>	1 Parking Space/300SF (21 Required)	X=24; In Conformance
<i>Minimum Landscaping Percentage</i>	15%	X>15.00%; In Conformance
<i>Maximum Impervious Coverage</i>	90-95%	X<90%; In Conformance

TREESCAPE PLAN

The applicant is not proposing to remove any trees from the subject property; therefore, a *Treescape Plan* is not required.

CONFORMANCE WITH THE CITY’S CODES

According to Subsection 02.02(D)(2), *Office Building*, of Article 13, *Definitions*, of the Unified Development Code (UDC), an *Office* is defined as “...facility that provides executive, management, administrative, or professional services ... but not involving the sale of merchandise except as incidental to a permitted use.” In this case, the applicant’s request for an *Office Building* is permitted by right according to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

According to Subsection 05.01, *Landscape Buffers*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “(a) minimum of a ten (10) foot wide landscape buffer shall be required along the entire length of any non-residential lot that abuts a public right-of-way ...” and all buffers shall incorporate a berm, and one (1) canopy tree and one (1) accent tree per 50-linear feet of frontage. In this case, the applicant is incorporating the required the landscaping and berm to satisfy the landscape buffer requirements for a non-residential property abutting a public right-of-way. In addition, the proposed site plan also generally conforms to the requirements of the *General Commercial District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), with the exception of the exception being requested as outlined in the *VariANCES and Exceptions Requested by the Applicant* section of this case memo.

VARIANCES AND EXCEPTIONS BY THE APPLICANT

As stated above, the applicant’s request conforms to the majority of the City’s codes; however, staff has identified the following exceptions:

- (1) *Building Articulation.*

- (a) Primary and Secondary Building Facades. According to Subsection 04.01 (C), *General Commercial District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), for primary and secondary building facades a "... wall length shall not exceed three (3) times the wall height." In this case, the new building the applicant is proposing does not meet the wall length requirement. This will require an exception from the Planning and Zoning Commission.

According to Subsection 09, *Exceptions and Variances*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), an applicant may request the Planning and Zoning Commission grant variances and exceptions to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code would create an undue hardship. In addition, the code requires that the applicant provide compensatory measures that directly offset the requested variances and exceptions. At this time the applicant is not proposing any compensatory measures; however, they are wrapping the stone wainscot around three (3) sides of the building as the Architecture Review Board (ARB) requested. That being said, requests for exceptions and variances to the *General Standards* and *Engineering Standards of Design and Construction* are discretionary decisions for the Planning and Zoning Commission. Staff should note that a supermajority vote (e.g. six [6] out of the seven [7] commissioners) -- with a minimum of four (4) votes in the affirmative -- is required for the approval of a variance or exception.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan identifies the subject property as being situated in the Southwest Residential District. The Southwest Residential District "...contains a mixture of land uses that include existing medium and low density residential, heavy commercial/retail land uses (i.e. National Drive, Sids Road, and Mims Road) and commercial land uses." Strategy #2 in the Southwest Residential District indicates that the properties surrounding Sids Road and Mims Road contain some of the only land in the City for *Commercial/Industrial* land uses and that "...these areas should be protected from the encroachment of incompatible land uses." In this case, the applicant is proposing an *Office Building* without outside storage, which brings the property closer into conformance with the Heavy Commercial (HC) District standards and maintains the existing *Office* land use on subject property. Based on this the applicant's proposal appears to conform with the goals and policies of the Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

On July 25, 2023, the Architectural Review Board (ARB) reviewed the proposed building elevations. The ARB made the recommendation to the applicant to wrap the stone wainscot around the sides of the building, except for the rear of the building. Before the ARB takes action, they want to see the revised building elevations at the August 15, 2023 ARB meeting.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's Site Plan for the construction of an *office building* on the *subject property*, then staff would propose the following conditions of approval:

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans; and,
- (2) At this time a photometric plan has not been provided as the applicant has indicated no new lighting is to be added. That being said, if lighting is proposed at later date then a photometric plan and lighting cutsheets that meet the requirements of the Unified Development Code (UDC) must be provided; and,
- (3) Any construction resulting from the approval of this Site Plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE)¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE)¹
- REPLAT (\$300.00 + \$20.00 ACRE)¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE)¹ $1.5 \times 20 = \$30$
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **955 SIDES ROAD**

SUBDIVISION **JD McFARLAND TRACT 8-3 ACRES 1.5** LOT _____ BLOCK _____

GENERAL LOCATION **SIDES & STATE HIGHWAY 205**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **COMMERCIAL**

CURRENT USE **OFFICE BUILDING**

PROPOSED ZONING **COMMERCIAL**

PROPOSED USE **OFFICE BUILDING**

ACREAGE **1.5**

LOTS [CURRENT] **1**

LOTS [PROPOSED] **1**

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER **TRI-TEX CONSTRUCTION INC.**

APPLICANT _____

CONTACT PERSON **DAVID LINDSAY**

CONTACT PERSON _____

ADDRESS **797 N GROVE RD**

ADDRESS _____

CITY, STATE & ZIP **RICHARDSON TX 75081**

CITY, STATE & ZIP _____

PHONE **214-460-0051**

PHONE _____

E-MAIL **DAVID@TRI-TEX.COM**

E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

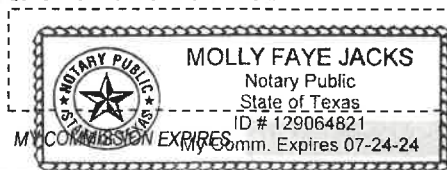
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED David Lindsay [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

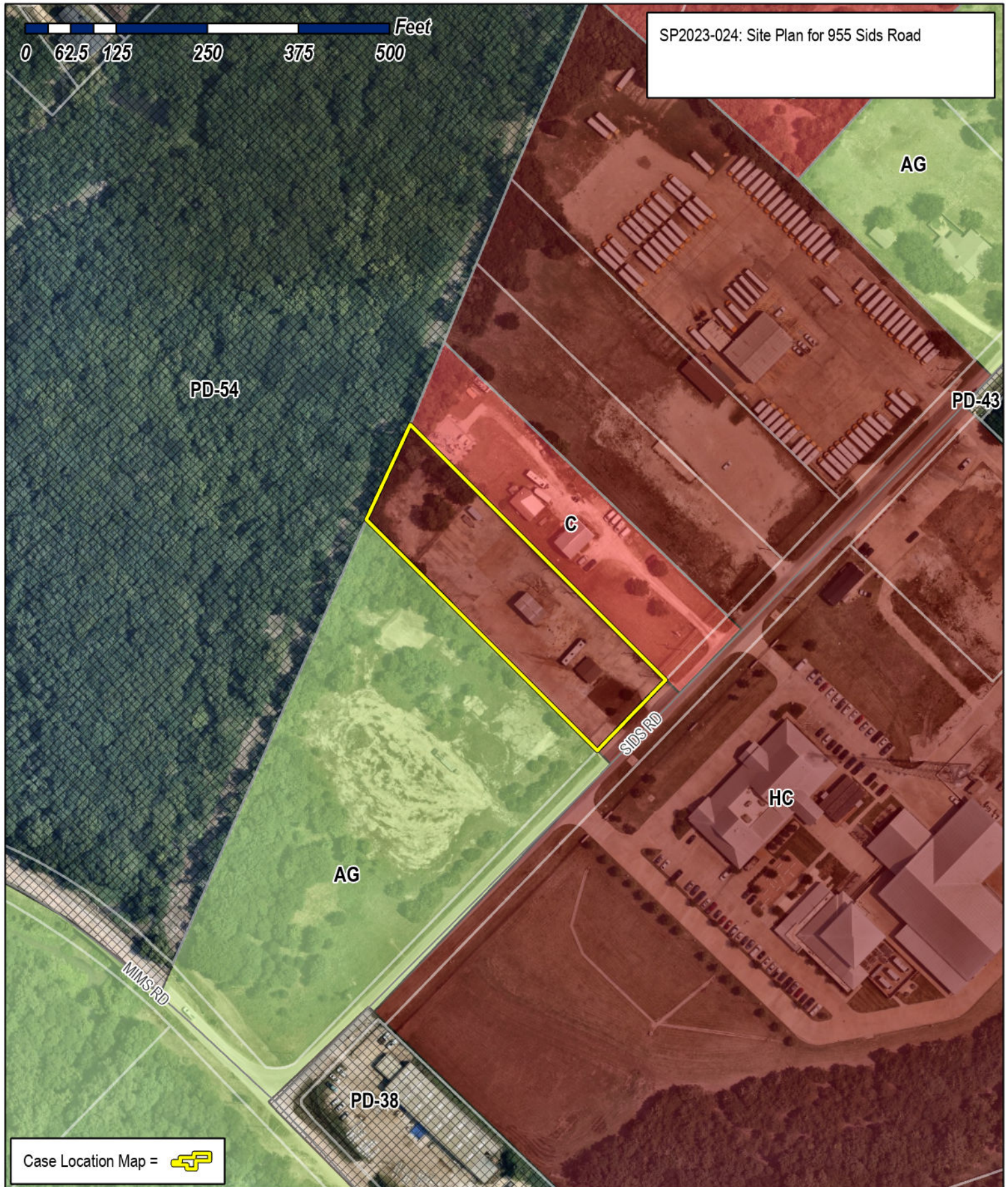
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 280.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14 DAY OF JULY, 2023. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF July, 2023

OWNER'S SIGNATURE David Lindsay

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Molly Faye Jacks





SP2023-024: Site Plan for 955 Sids Road

0 62.5 125 250 375 500 Feet

AG

PD-54

PD-43

G

SIDS RD

HC

AG

MIMS RD

PD-38

Case Location Map =



City of Rockwall

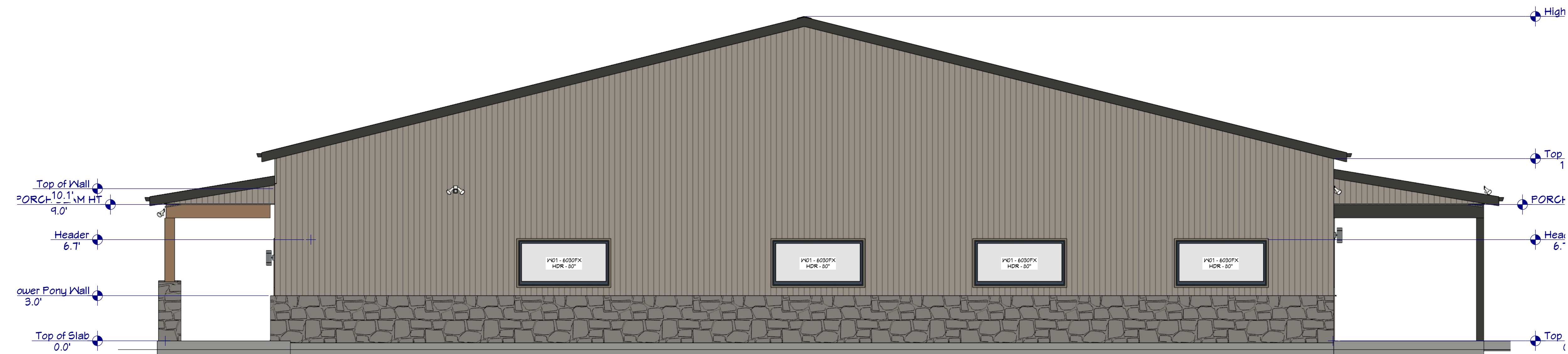
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): (972) 771-7745
 (W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





Exterior Elevation Front
 MATERIALS (EXCLUDES DOORS/WINDOWS & ROOF):
 R PANEL: 429 SF
 STONE PONY WALL: 245 SF

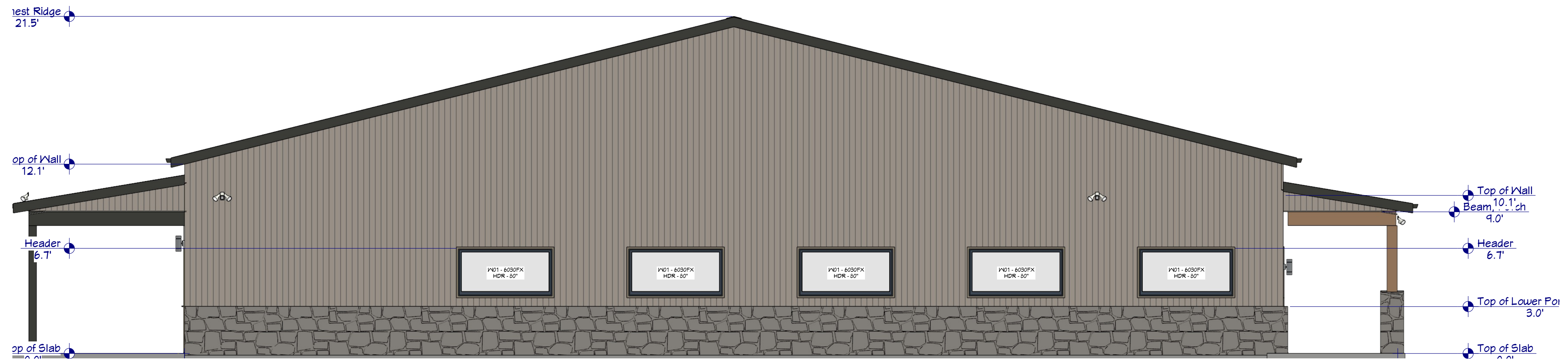


Exterior Elevation Right
 MATERIALS (EXCLUDES DOORS/WINDOWS & ROOF):
 R PANEL: 884 SF
 STONE PONY WALL: 212 SF

EXTERIOR MATERIALS:	
SOFFIT:	METAL
SIDING:	R PANEL, BEIGE
STONE:	36" PONY WALL, OKLAHOMA STONE
ROOF:	STANDING SEAM, BLACK
PORCH POSTS:	8" CEDAR, ROUGH SAWN
POST BASES (IF APPLICABLE):	18"X18"X48", OKLAHOMA STONE
CORNER TRIM:	YES
GUTTERS:	YES
(SEE STYLE SHEET FOR ADDITIONAL INFO.)	



Exterior Elevation Back
 MATERIALS (EXCLUDES DOORS/WINDOWS & ROOF):
 R PANEL: 1017 SF



Exterior Elevation Left
 MATERIALS (EXCLUDES DOORS/WINDOWS & ROOF):
 R PANEL: 866 SF
 STONE PONY WALL: 212 SF



FRONT-LEFT



FRONT-RIGHT



BACK-LEFT



BACK-RIGHT

GENERAL NOTES:

THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

BUILDING PERFORMANCE:

HEAT LOSS CALCULATIONS SHALL COMPLY WITH THE REQUIREMENTS OF REGIONAL AND LOCAL CODES. SEE CALCULATIONS. PORCHES, DECKS, FOUNDATION, FIREPLACE ENCLOSURES, AND GARAGE AREAS NOT INCLUDED IN LIVING AREA. ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR. ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.

Layout Page Table

Number	Title
1	PROJECT OVERVIEW
2	ELEVATIONS
3	ELEVATIONS (CONT.)
4	SCHEDULES & STYLE
5	SITE PLAN
6	FOUNDATION/ROUGH-IN PLAN
7	ROOF PLAN - 1F
8	FRAMING PLAN - 1F
9	ELECTRICAL PLAN
10	CABINET PLAN

REV 02

PLANS PREPARED BY:
 AARON HAMILTON
 ABIDE HOME DESIGNS
 ROYSE CITY, TX / 972-593-0959
 AARON@ABIDEHOMEDESIGNS.COM

PROJECT OVERVIEW

TRI-TEX CONSTRUCTION INC.
 955 SIDS RD
 ROCKWALL, TX 75082



DATE:

8/8/2023

SCALE:

1/4"=1'

SHEET:

1

TOTAL CONDITIONED SF:	5600 SF
TOTAL SLAB SF:	6618 SF
TOTAL PORCHES UNDER ROOF:	970 SF
TOTAL UNDER ROOF SF:	6618 SF

Revision Table			
Label	Date	Revised By	Description
REV 01	4/3/2023	AJH	BID/REVIEW PLANS
REV 02	8/8/2023	AJH	EXTENDED MAINSCOT, GENERAL NOTE UPDATES, SITE PLAN/LANDSCAPE UPDATES

-INTERIOR & EXTERIOR 3D MODEL AVAILABLE (AS NEEDED) UPON REQUEST
 -2D ELECTRONIC CAD FILE AVAILABLE (DWG, DXF) UPON REQUEST
 -PLEASE REQUEST EITHER HOMEOWNER OR VIA DESIGNER CONTACT INFO

To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. Hamilton Handcrafted/Abide Home Designs is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

BUILDING CONTRACTOR/HOME OWNER TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS, LOCAL CODE/BUILDER REQUIREMENTS & CONNECTIONS BEFORE CONSTRUCTION BEGINS.

MIN. CODE RECOMMENDATIONS:
 ELECTRICAL SYSTEM CODE: SEC.2701
 MECHANICAL SYSTEM CODE: SEC.2801
 PLUMBING SYSTEM CODE: SEC.2901
 (CONSULT LOCAL/CITY BUILDING REQUIREMENTS)

SITE PLAN



NOT FOR CONSTRUCTION

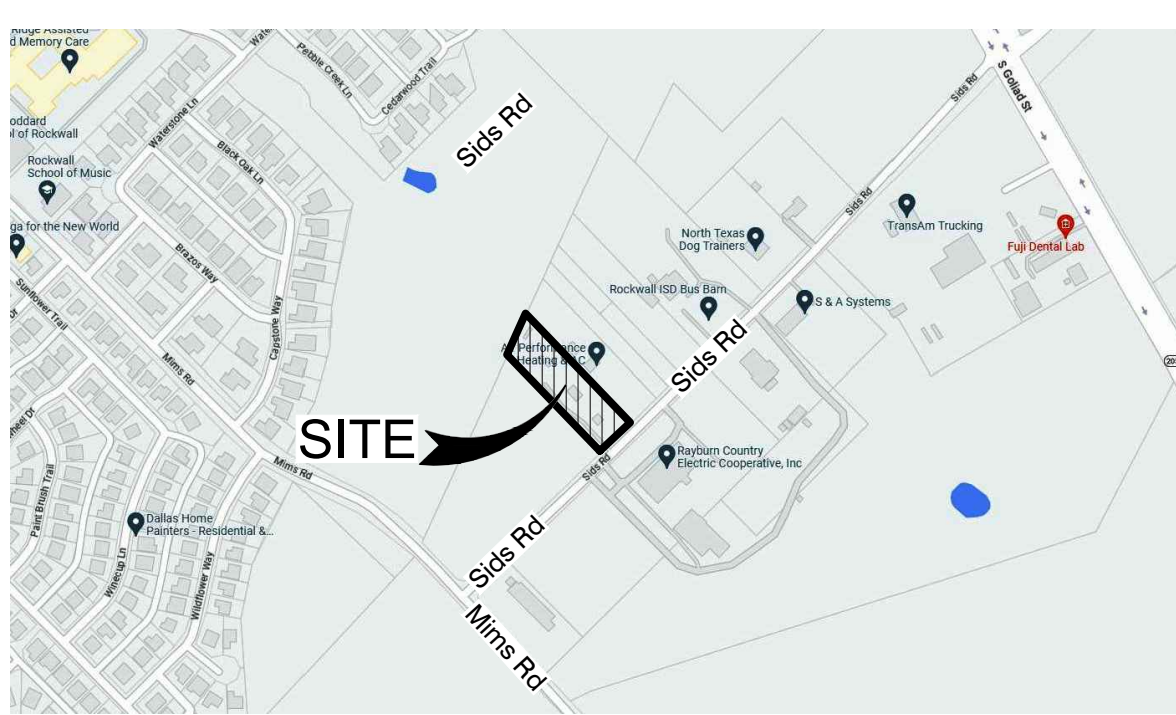
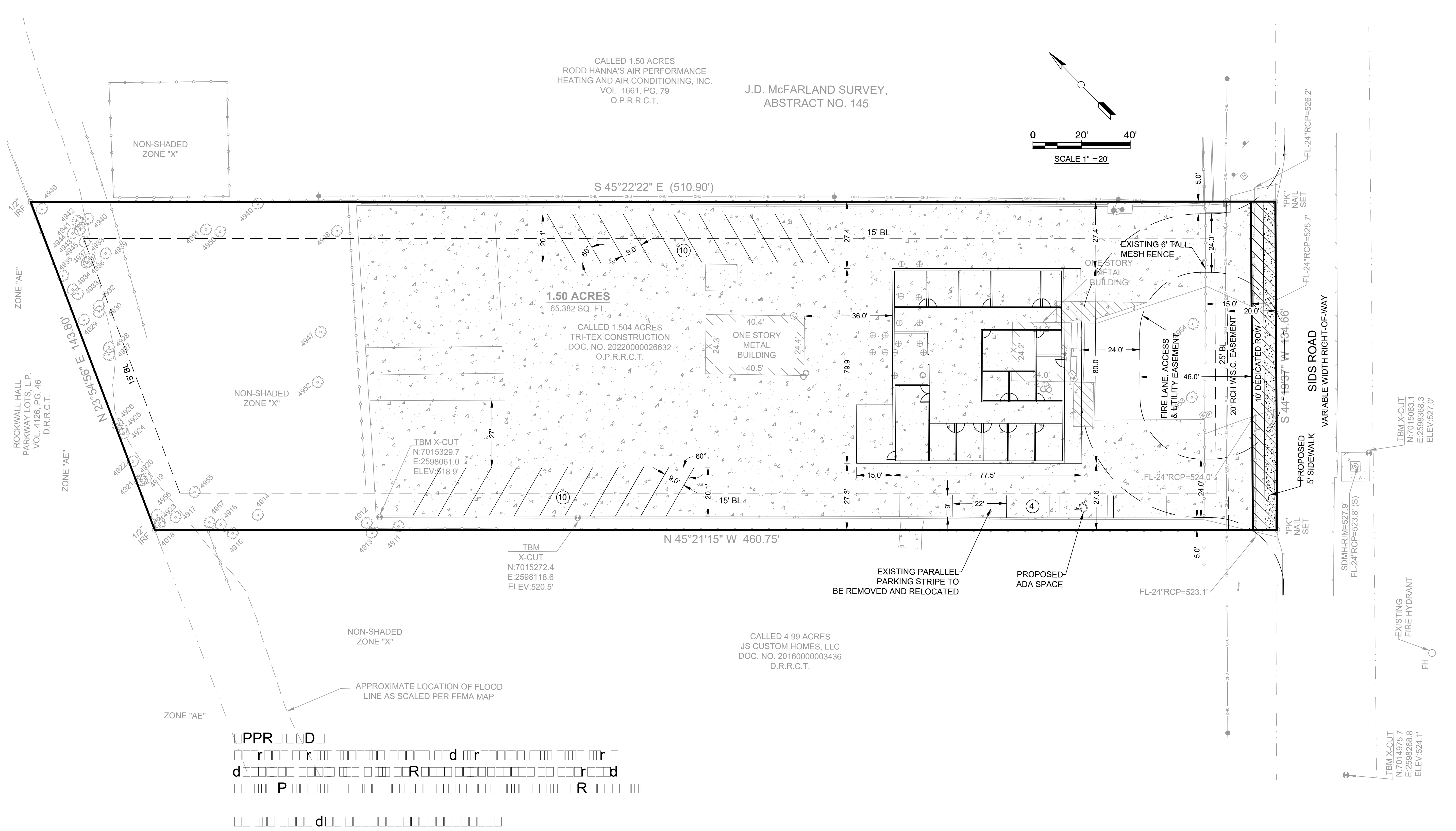
No.	Revision/Issue	Date

Firm Name and Address
TURNKEY TRACT
 2770 MAIN ST #171
 FRISCO, TX 75033
 F-22283
 nkcivilengineer4@gmail.com
 214-483-1599

Project Name and Address
OFFICE BUILDING
 955 SIDS ROAD
 ROCKWALL, TEXAS 75032
 SP2023-024

Project	Sheet
Date 08 / 04 / 2023	04
Scale	13

OWNER
 TRI-TEX CONSTRUCTION INC
 797 N GROVE RD
 RICHARDSON, TEXAS 75081



VICINITY MAP

LOT AREA 1.50 ACRES
BUILDING COVERAGE: 65,382 SF / 5,600 SF

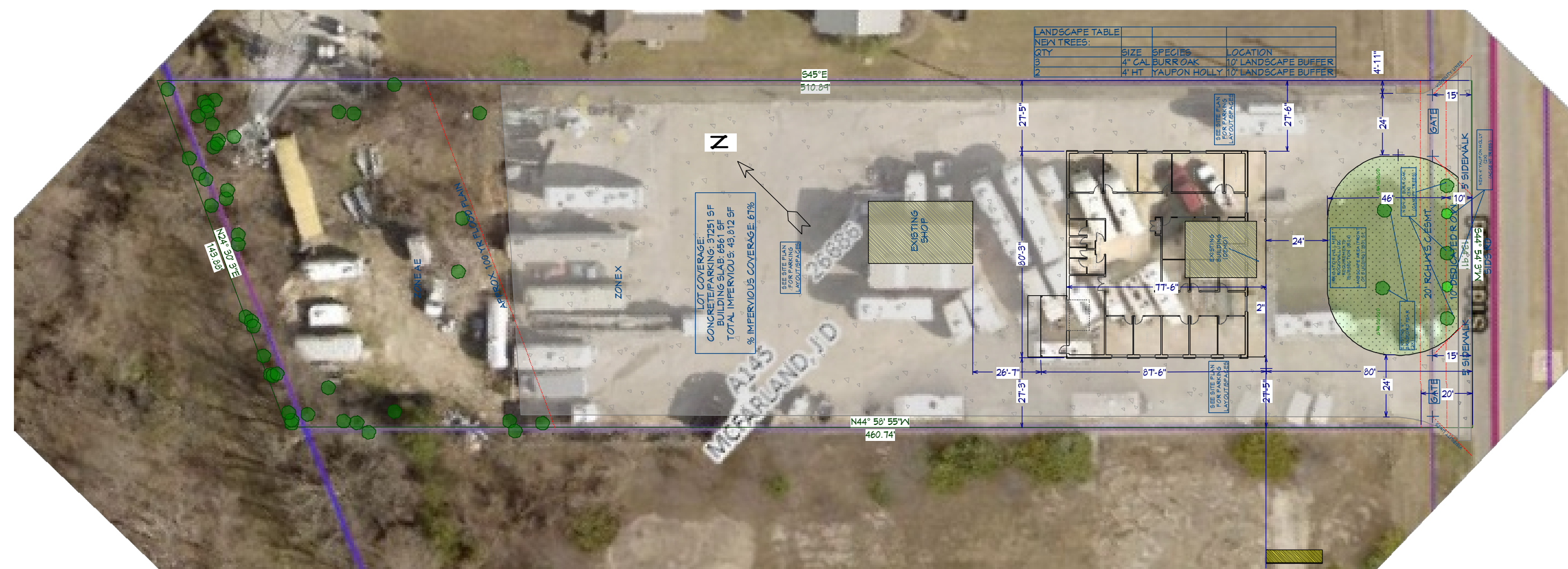
NOTE:
 NO OUTSIDE STORAGE PROPOSED IN THIS PROJECT
 POLY CARTS WILL BE USED FOR GARBAGE.

NOTE:
 ALL EXISTING WATER AND SANITARY SEWER CONNECTIONS TO THE
 EXISTING BUILDING WILL BE USED FOR THE PROPOSED BUILDING.

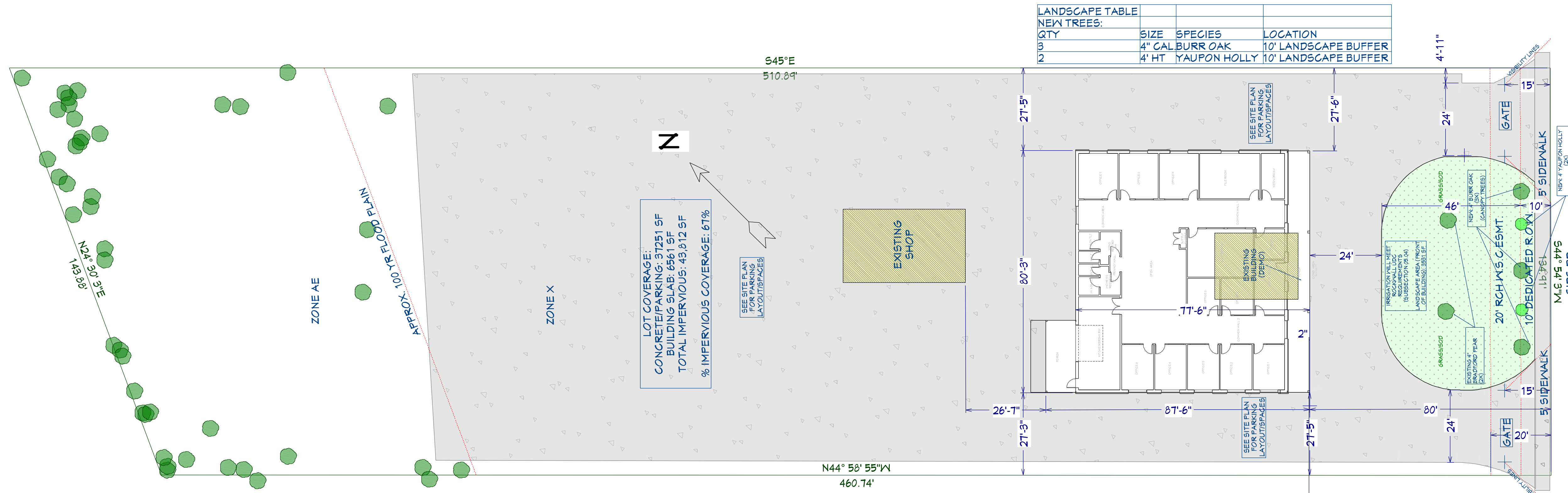
SITE DATA:
 SITE AREA = 65,382 SF / 1.50 ACRE
 PARKING REQUIRED = OFFICE: 1 PER 300 SF = 19 SPACES
 PARKING PROVIDED = 24 SPACES
 ADA SPACES PROVIDED = 1 SPACE

LAYOUT: CONCEPT LAYOUT

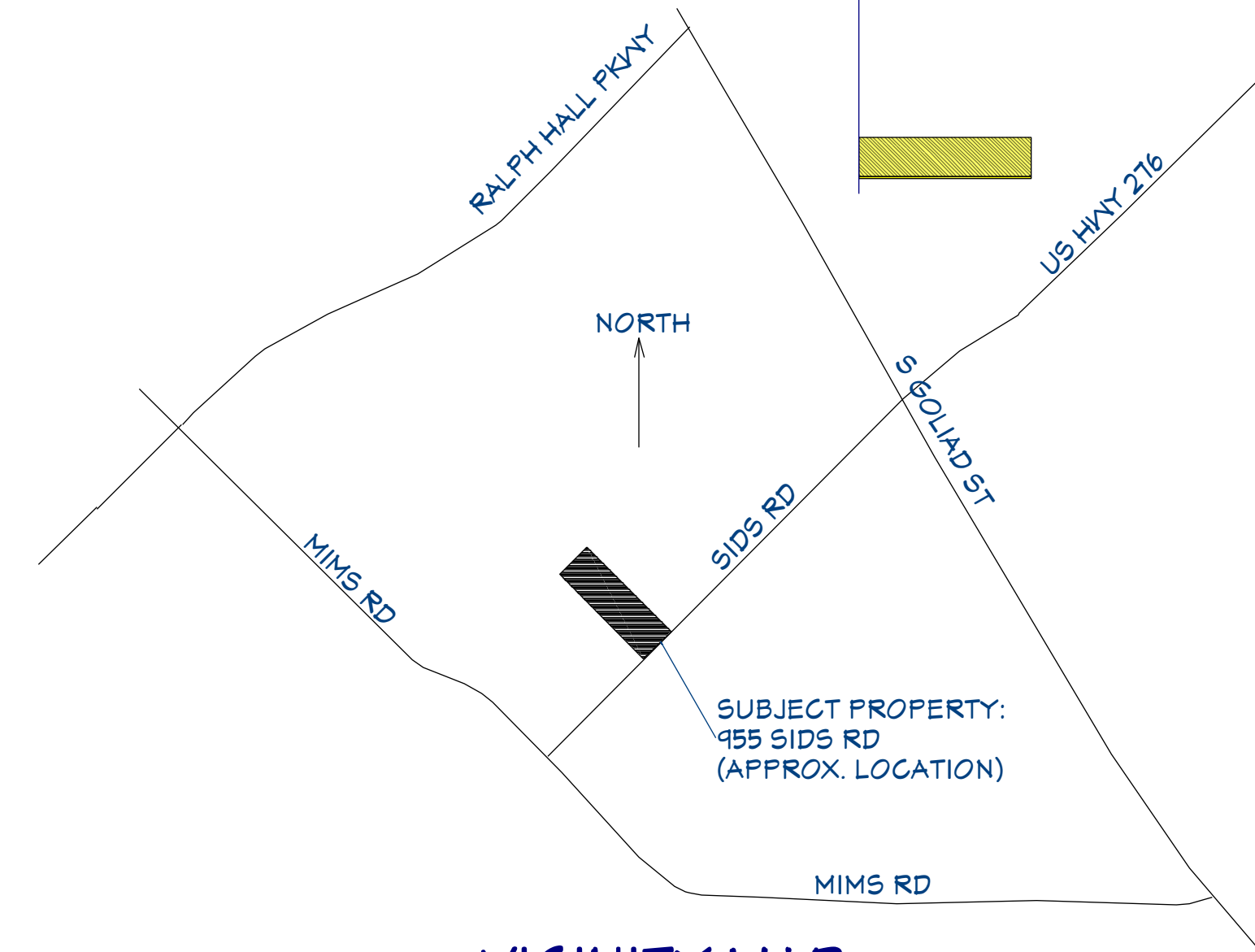
PATH: C:\Users\TT\Engineer\Drawings\2023_08\955 SIDS OF Rockwall\DRAWING\BASE DRAWINGS



SITE PLAN (SAT)
 SCALE: 1"=40'



SITE PLAN
 1/4"=20' SCALE



VICINITY MAP
 SCALE: 1"=40' (APPROX)

SITE DATA:

PROPERTY WILL REMAIN ZONED AS-IS:
 COMMERCIAL, F1

PHOTOMETRICS - EXISTING SITE LIGHTING RETAINED. ALL LIGHTING SHALL BE DOWNWARD FACING AND FULLY SHIELDED.

DEVELOPER: TRI-TEX CONSTRUCTION INC.

SITE PLAN SIGNATURE BLOCK

APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].

WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ELECTRONIC CAD FILES (.DWG, .DXF) AVAILABLE ON REQUEST

REV 02

PLANS PREPARED BY:
 AARON HAMILTON
 ABIDE HOME DESIGNS
 ROYSE CITY, TX / 972-593-0959
 AARON@ABIDEHOMEDESIGNS.COM

FOUNDATION/
 ROUGH-IN PLAN

TRI-TEX CONSTRUCTION
 INC.
 9155 SIDS RD
 ROCKWALL, TX 75082



DATE:

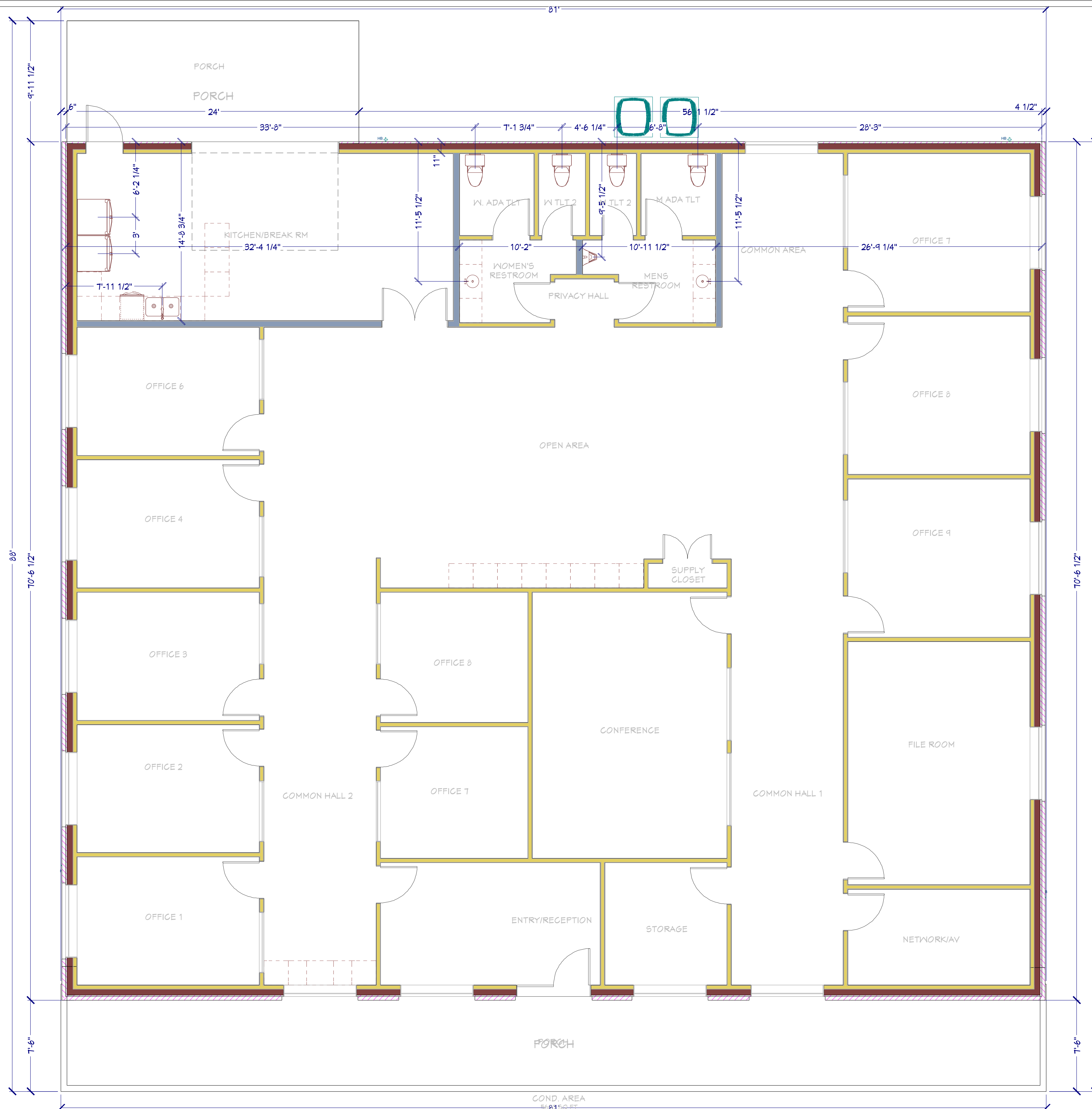
8/8/2023

SCALE:

1/4"=1'

SHEET:

6



FOUNDATION NOTES:

FOUNDATION TO BE ENGINEERED BY LICENSED STRUCTURAL ENGINEER TO DETERMINE BEAM/FOOTING SIZES, PIER LAYOUT, REINFORCEMENT AND POST TENSION REQUIREMENTS.

ALL WALK IN SHOWER PANS TO BE RECESSED 3.5" FROM MAIN SLAB HEIGHT.

BRICK LEDGE TO 5.5" IN WIDTH AND A MINIMUM OF 1.5" IN DEPTH WHERE SHOWN.

SLOPE ALL PORCHES AND GARAGES AWAY FROM HOUSE TO ENSURE PROPER WATER RUNOFF.

MINIMUM 1.5" STEP DOWN FROM MAIN SLAB TO GARAGE SLAB.

FOUNDATION PLAN DEFINES FOOTPRINT AND SLAB PENETRATION DEFINITION ONLY.

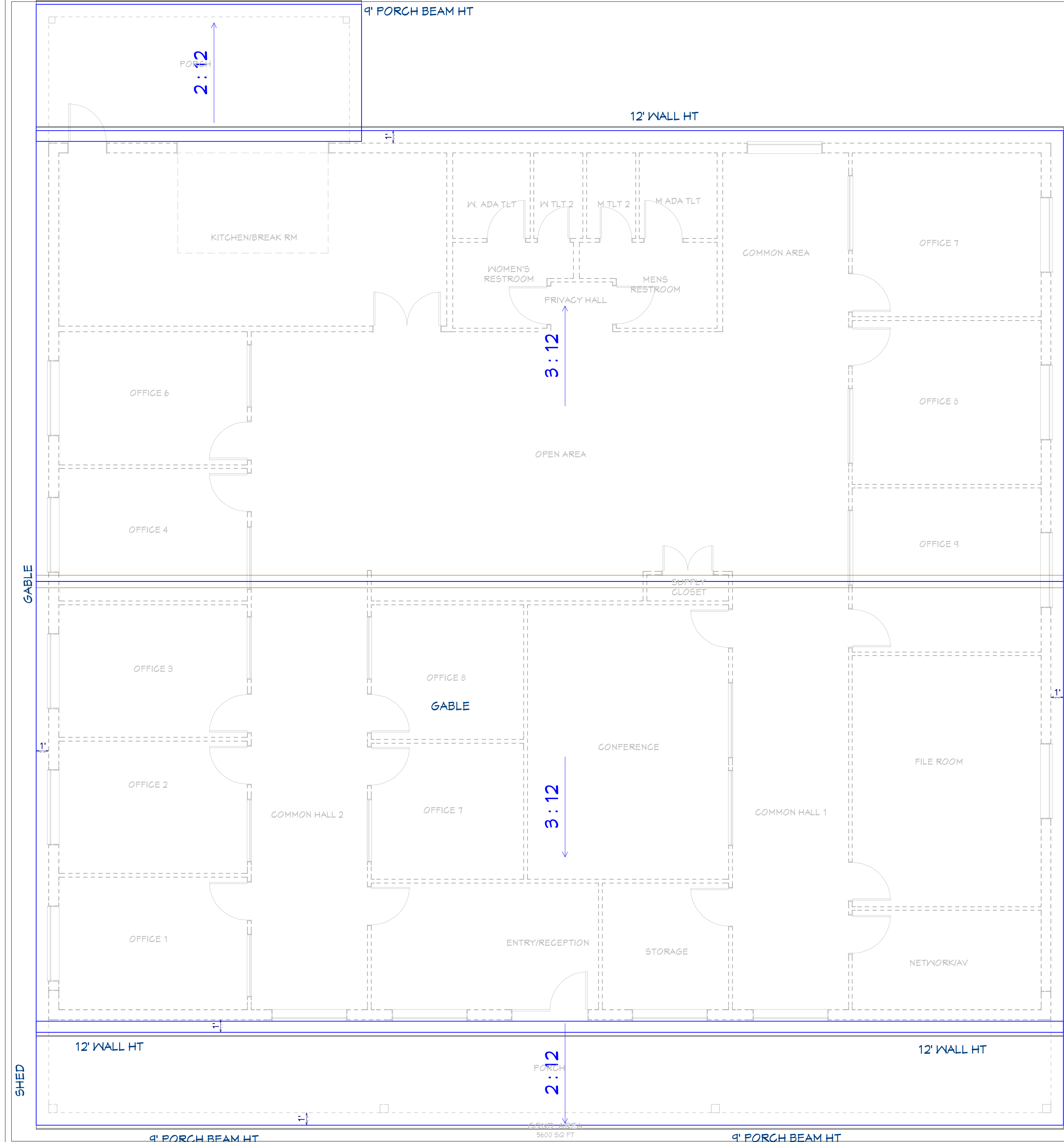
INFILTRATION, ALL OPENINGS IN THE EXT. BLDG. ENVELOPE SHALL BE SEALED AGAINST AIR INFILTRATION. THE FOLLOWING AREAS MUST BE SEALED.

- * JOINTS AROUND WINDOW AND DOOR FRAMES
- * JOINTS BETWEEN WALL CAVITY AND WINDOW/DR. FME.
- * JOINTS BETWEEN WALL AND FOUNDATION
- * JOINTS BETWEEN WALL AND ROOF
- * JOINTS BETWEEN WALL PANELS
- * UTILITY PENETRATIONS THROUGH EXTERIOR WALLS

GENERAL PLUMBING NOTES:

1. VERIFY FIXTURE SELECTIONS AND DRAIN LOCATIONS WITH HOMEOWNER PRIOR TO ROUGH-IN.
2. ALL SLAB WATER PENETRATIONS TO BE SLEEVED WITH PVC OR WRAPPED WITH FOAM INSULATION TO PROTECT WATER LINE FROM CHAFFING.
3. UTILIZE TUB BOXES FOR TUB AND SHOWER SLAB DRAIN PENETRATIONS.
4. ALL WATER LINES RUN UNDER SLAB TO BE INSULATED.
5. REFER TO SLAB ENGINEERING PLAN TO DETERMINE IDEAL EXTERIOR CLEANOUT AND SEWER DRAIN CONNECTION LOCATION.
6. ISLAND DRAIN, WATER AND/OR GAS TO BE LOCATED MINIMUM 2" INSIDE THE BACK OF CABINET WHERE APPLIANCE OR SINK IS LOCATED UNLESS OTHERWISE SPECIFIED.
7. ALL GAS LINES SHALL BE SIZED FOR APPLIANCE LOAD. "BLACK" PIPE SHALL BE USED INSIDE THE BUILDING, "GREEN" PIPE WHERE UNDERGROUND OR EXPOSED TO WEATHER. ALL JOINTS SHALL BE TAPED WHERE BURIED OR EXPOSED TO WEATHER.
8. PLUMBER TO ALLocate AN IN-HOME PRIMARY WATER SHUTOFF VALVE IN EASILY ACCESSIBLE WALL. VERIFY VALVE LOCATION WITH BUILDER/HOMEOWNER PRIOR TO ROUGH-IN.
9. MINIMUM 3X. FREEZE PROOF HOSE BIBS IF NOT SPECIFIED ON DRAWING. VERIFY HOSE BIB LOCATIONS WITH BUILDER/HOMEOWNER PRIOR TO ROUGH-IN.
10. PERMISSIBLE TO RUN IN-CEILING WATER DISTRIBUTION, PROVIDED LOCAL CODE REQUIREMENTS AND BUILDER PERMIT.

FOUNDATION ROUGH-IN



TOTAL ROOF SF: 7063 SF
 METAL, STANDING SEAM, RIBBED, BLACK

PRIMARY PITCH: 3:12
 SECONDARY PITCH(ES): 2:12
 EAVE STYLE: RAKE/SCULPTED
 GABLE OVERHANG: 12"
 EAVE OVERHANG: 12"
 EAVE RAFTER/FASCI/RAKE: PLUMB CUT

REV 02

PLANS PREPARED BY:
 AARON HAMILTON
 ABIDE HOME DESIGNS
 ROYSE CITY, TX / 972-533-0459
 AARON@ABIDEHOMEDESIGNS.COM

ROOF PLAN - 1F

TRI-TEX CONSTRUCTION
 INC.
 955 SIDS RD
 ROCKWALL, TX 75082



DATE:

8/8/2023

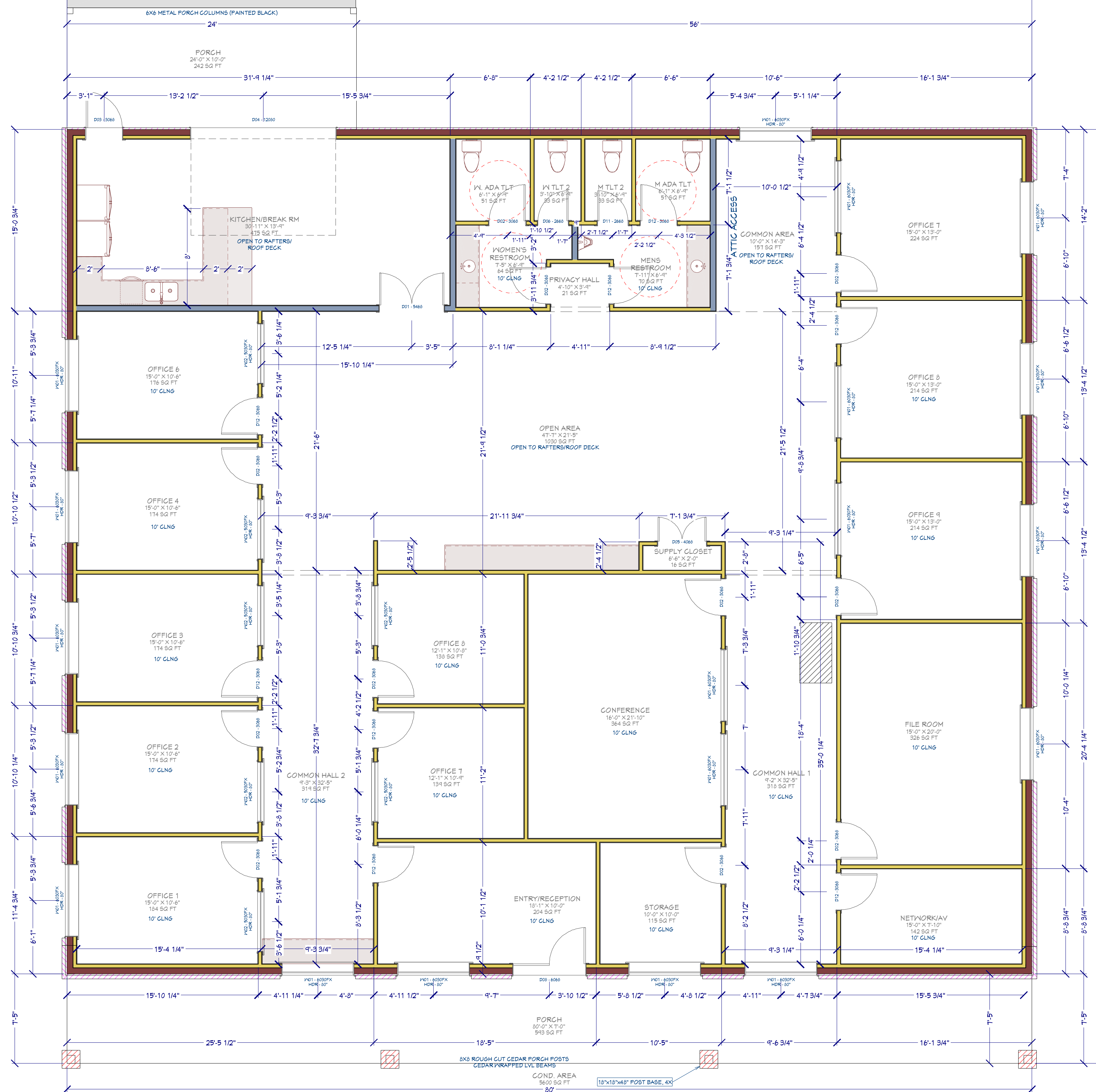
SCALE:

1/4"=1'

SHEET:

7

ROOF PLAN



ROOM AREA/CEILING SCHEDULE (UNLESS OTHERWISE SPECIFIED)			
FLOOR	ROOM NAME	AREA, INTERIOR (SQ FT)	CEILING HEIGHT
1	OPEN AREA	1007	N/A
1	FILE ROOM	299	121 1/8"
1	ENTRY/RECEPTION	181	121 1/8"
1	KITCHEN/BREAK RM	424	N/A
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1	PORCH	234	104 1/8"
TOTALS:		5933	

FRAMING PLAN



COND. AREA
5600 SQ. FT.

ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel

ELECTRICAL SCHEDULE			
NUMBER	FLOOR	QTY	DESCRIPTION
E01	1	104	RECESSED DOWN LIGHT 6
E02	1	14	RECESSED DOWN LIGHT 4
E03	1	8	SCOPE SCONCE
E04	1	6	CLASSIC CEILING FAN
E05	1	7	SPOTLIGHT 2 MOTION SENSOR
E06	1	6	EXHAUST
E07	1	38	SINGLE POLE

- ADDITIONAL ELECTRICAL ITEMS/NOTES:
- SOFFIT PLUGS (FOR CHRISTMAS LIGHTS, ETC.) TO BE INSTALLED ON 4 CORNERS OF HOUSE & BETWEEN CORNERS IF SPACING EXCEEDS 50'.
 - UNDER CABINET AND UPPER GLASS BOX CABINET (IF APPLICABLE) TO BE INSTALLED ON ALL KITCHEN CABINETS.
 - MINIMUM 1X (UNLESS OTHERWISE SHOWN), WATERPROOF OUTLET ON ALL PORCHES, NEAR GARAGE DOOR.
 - IF POOL OR HOT TUB IS TO BE INSTALLED, ELECTRICIAN TO PROVISION THE FOLLOWING:
 - 30A 220V FOR POOL
 - 20A 110V FOR POOL ACCESSORIES
 - 50A 220V FOR ELECTRIC HOT TUB
 - ELECTRICIAN TO VERIFY WITH HOMEOWNER IF 50A/220V BACKUP GENERATOR PLUG IS REQUIRED.
 - ELECTRICIAN TO VERIFY HVAC POWER REQUIREMENTS WITH BUILDER PRIOR TO ELECTRICAL ROUGH-IN.
 - DATA/AUDIO/VIDEO/SECURITY WIRING INFO. MAY NOT BE SHOWN ON ELECTRICAL PLAN, BUILDER TO VERIFY REQUIREMENTS WITH HOMEOWNER.
 - SECURITY LIGHTS (MINIMUM 3X) TO BE INSTALLED AT LOCATIONS TO BE DEFINED BY HOMEOWNER.
 - FLOOR OUTLETS AND ISLAND WIRING CONDUIT (IF APPLICABLE) MUST BE PROVISIONED PRIOR TO SLAB CONSTRUCTION.

ELECTRICAL, DATA, & AUDIO NOTES:
 HOME OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ETC.

- ELECTRICAL NOTES:**
- ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. ORG.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
 - PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.
 - CIRCUITS SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE INSTALLATION.
 - FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER.
 - FIXTURES TO BE SELECTED BY HOME OWNER.

- AUDIO:**
- LOCATE SPEAKERS AND AUDIO CONTROLS AS INDICATED IN THE PLAN; RUN CIRCUIT OF SPEAKER WIRING TO AUDIO HOME PANEL SPECIFIED BY FLOOR;
 - AUDIO SPEAKERS TO BE APPROVED BY HOME OWNER;
 - LOCATE JACKS AS INDICATED IN THE PLAN; INSTALL DATA / CABLE PANEL SIMILAR TO "ON Q". SYSTEM TO BE APPROVED BY HOME OWNER.

- DATA / CABLE:**
- LOCATE SECURITY PANELS AS INDICATED IN THE PLAN; SYSTEM TO BE APPROVED BY HOME OWNER.

CABINET PLAN

TRI-TEX CONSTRUCTION
 INC.
 955 SIDS RD
 ROCKWALL, TX 75082



DATE:

8/8/2023

SCALE:

1/4"=1'

SHEET:

10



- SEE CABINET ELEVATIONS (NEXT SHEET) FOR CONCEPTUAL DOOR/
 DRAWER STYLE AND/OR CONFIGURATION
 - DOES NOT INCLUDE CLOSET SHELVES/ROD AND FLOATING OR
 DECORATIVE SHELVES

CABINET SCHEDULE								
NUMBER	LABEL	QTY	FLOOR	DESCRIPTION	ROOM NAME	WIDTH	DEPTH	HEIGHT
C05	B24R	2	1	BASE CABINET	KITCHEN/BREAK RM	24"	24"	36"
C06	BCB18R	1	1	BASE CABINET	KITCHEN/BREAK RM	18"	24"	36"
C07	SB36	1	1	BASE CABINET	KITCHEN/BREAK RM	36"	24"	36"
C08	BCB24R	3	1	BASE CABINET	KITCHEN/BREAK RM	24"	24"	36"
C09	B18R	2	1	BASE CABINET	COMMON HALL 2	18"	24"	36"
C10	B24R	2	1	BASE CABINET	COMMON HALL 2	24"	24"	36"
C11	B27	1	1	BASE CABINET	COMMON HALL 2	26 9/16"	24"	36"
C13	B24R	8	1	BASE CABINET	OPEN AREA	24"	24"	36"
C14	B2422L	2	1	BASE CABINET	MENS RESTROOM	24"	22"	36"
C15	SB3322	1	1	BASE CABINET	WOMEN'S RESTROOM	33 7/16"	22"	36"
C16	B2422R	2	1	BASE CABINET	WOMEN'S RESTROOM	24"	22"	36"
C17	SB3322	1	1	BASE CABINET	MENS RESTROOM	33 7/16"	22"	36"

CABINET PLAN

ELECTRONIC CAD FILES (.DWG, .DXF) AVAILABLE ON REQUEST

REV 01

PLANS PREPARED BY:
 AARON HAMILTON
 ABIDE HOME DESIGNS
 ROYSE CITY, TX / 972-593-0959
 AARON@ABIDEHOMEDESIGNS.COM

FOUNDATION/
 ROUGH-IN PLAN

TRI-TEX CONSTRUCTION
 INC.
 955 SIDS RD
 ROCKWALL, TX 75082



DATE:

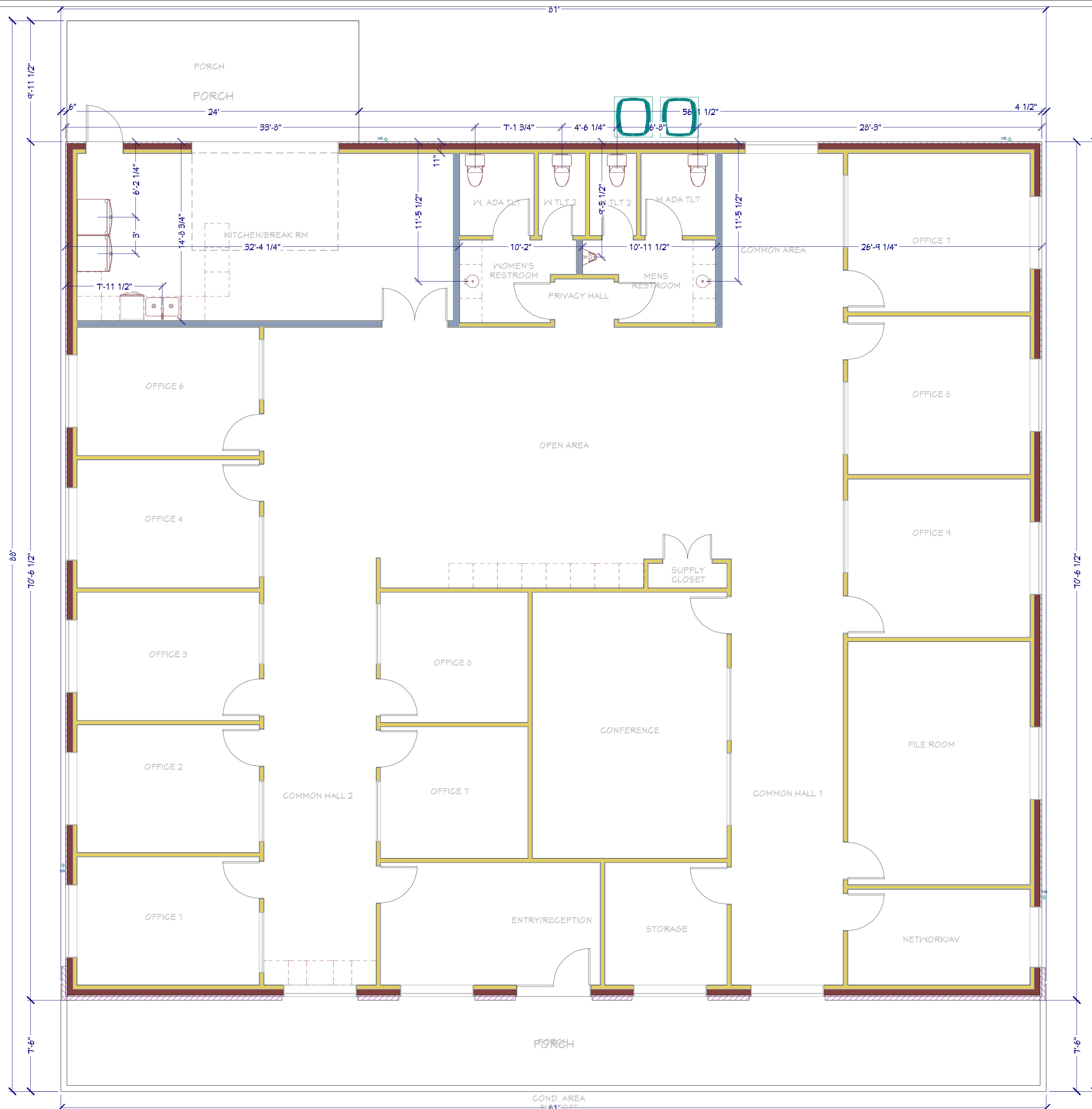
7/14/2023

SCALE:

1/4"=1'

SHEET:

6



FOUNDATION NOTES:

FOUNDATION TO BE ENGINEERED BY LICENSED STRUCTURAL ENGINEER TO DETERMINE BEAM/FOOTING SIZES, PIER LAYOUT, REINFORCEMENT AND POST TENSION REQUIREMENTS.

ALL WALK IN SHOWER PANS TO BE RECESSED 3.5" FROM MAIN SLAB HEIGHT.

BRICK LEDGE TO 5.5" IN WIDTH AND A MINIMUM OF 1.5" IN DEPTH WHERE SHOWN.

SLOPE ALL PORCHES AND GARAGES AWAY FROM HOUSE TO ENSURE PROPER WATER RUNOFF.

MINIMUM 1.5" STEP DOWN FROM MAIN SLAB TO GARAGE SLAB.

FOUNDATION PLAN DEFINES FOOTPRINT AND SLAB PENETRATION DEFINITION ONLY.

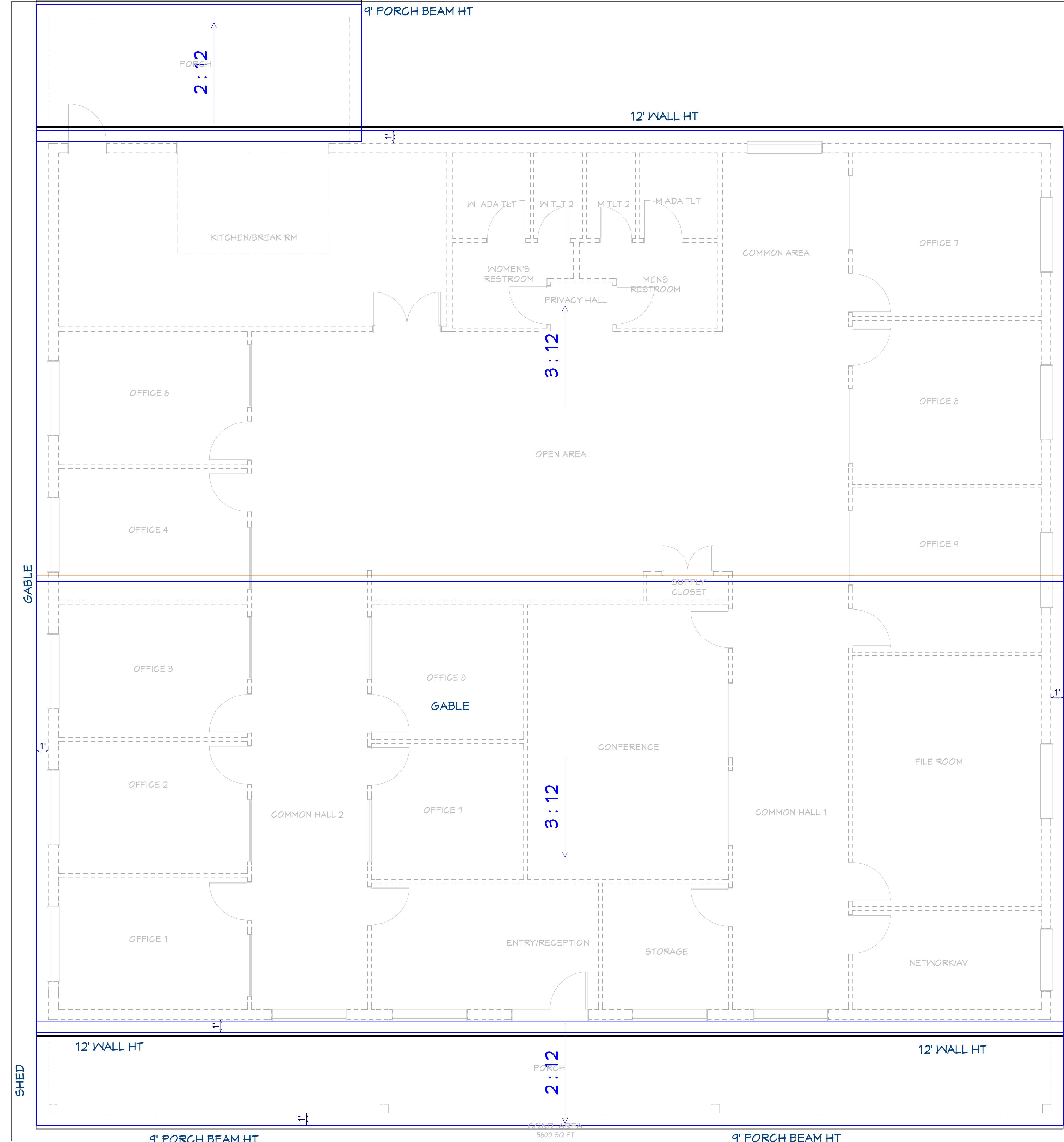
INFILTRATION, ALL OPENINGS IN THE EXT. BLDG. ENVELOPE SHALL BE SEALED AGAINST AIR INFILTRATION. THE FOLLOWING AREAS MUST BE SEALED.

- * JOINTS AROUND WINDOW AND DOOR FRAMES
- * JOINTS BETWEEN WALL CAVITY AND WINDOW/DR. FME.
- * JOINTS BETWEEN WALL AND FOUNDATION
- * JOINTS BETWEEN WALL AND ROOF
- * JOINTS BETWEEN WALL PANELS
- * UTILITY PENETRATIONS THROUGH EXTERIOR WALLS

GENERAL PLUMBING NOTES:

1. VERIFY FIXTURE SELECTIONS AND DRAIN LOCATIONS WITH HOMEOWNER PRIOR TO ROUGH-IN.
2. ALL SLAB WATER PENETRATIONS TO BE SLEEVED WITH PVC OR WRAPPED WITH FOAM INSULATION TO PROTECT WATER LINE FROM CHAFFING.
3. UTILIZE TUB BOXES FOR TUB AND SHOWER SLAB DRAIN PENETRATIONS.
4. ALL WATER LINES RUN UNDER SLAB TO BE INSULATED.
5. REFER TO SLAB ENGINEERING PLAN TO DETERMINE IDEAL EXTERIOR CLEANOUT AND SEWER DRAIN CONNECTION LOCATION.
6. ISLAND DRAIN, WATER AND/OR GAS TO BE LOCATED MINIMUM 2" INSIDE THE BACK OF CABINET WHERE APPLIANCE OR SINK IS LOCATED UNLESS OTHERWISE SPECIFIED.
7. ALL GAS LINES SHALL BE SIZED FOR APPLIANCE LOAD. "BLACK" PIPE SHALL BE USED INSIDE THE BUILDING, "GREEN" PIPE WHERE UNDERGROUND OR EXPOSED TO WEATHER. ALL JOINTS SHALL BE TAPED WHERE BURIED OR EXPOSED TO WEATHER.
8. PLUMBER TO ALLOCATE AN IN-HOME PRIMARY WATER SHUTOFF VALVE IN EASILY ACCESSIBLE WALL. VERIFY VALVE LOCATION WITH BUILDER/HOMEOWNER PRIOR TO ROUGH-IN.
9. MINIMUM 3X, FREEZE PROOF HOSE BIBS IF NOT SPECIFIED ON DRAWING. VERIFY HOSE BIB LOCATIONS WITH BUILDER/HOMEOWNER PRIOR TO ROUGH-IN.
10. PERMISSIBLE TO RUN IN-CEILING WATER DISTRIBUTION, PROVIDED LOCAL CODE REQUIREMENTS AND BUILDER PERMIT.

FOUNDATION ROUGH-IN



TOTAL ROOF SF:	7063 SF
METAL, R PANEL, RIBBED, BLACK	
PRIMARY PITCH:	3:12
SECONDARY PITCH(ES):	2:12
EAVE STYLE:	RAKE/SCULPTED
GABLE OVERHANG:	12"
EAVE OVERHANG:	12"
EAVE RAFTER/FASCI/RAKE:	PLUMB CUT

ROOF PLAN

REV 01

PLANS PREPARED BY:
 AARON HAMILTON
 ABIDE HOME DESIGNS
 ROYSE CITY, TX / 972-533-0459
 AARON@ABIDEHOMEDESIGNS.COM

ROOF PLAN - 1F

TRI-TEX CONSTRUCTION
 INC.
 955 SIDS RD
 ROCKWALL, TX 75082



DATE:

7/14/2023

SCALE:

1/4"=1'

SHEET:

7



DATE:

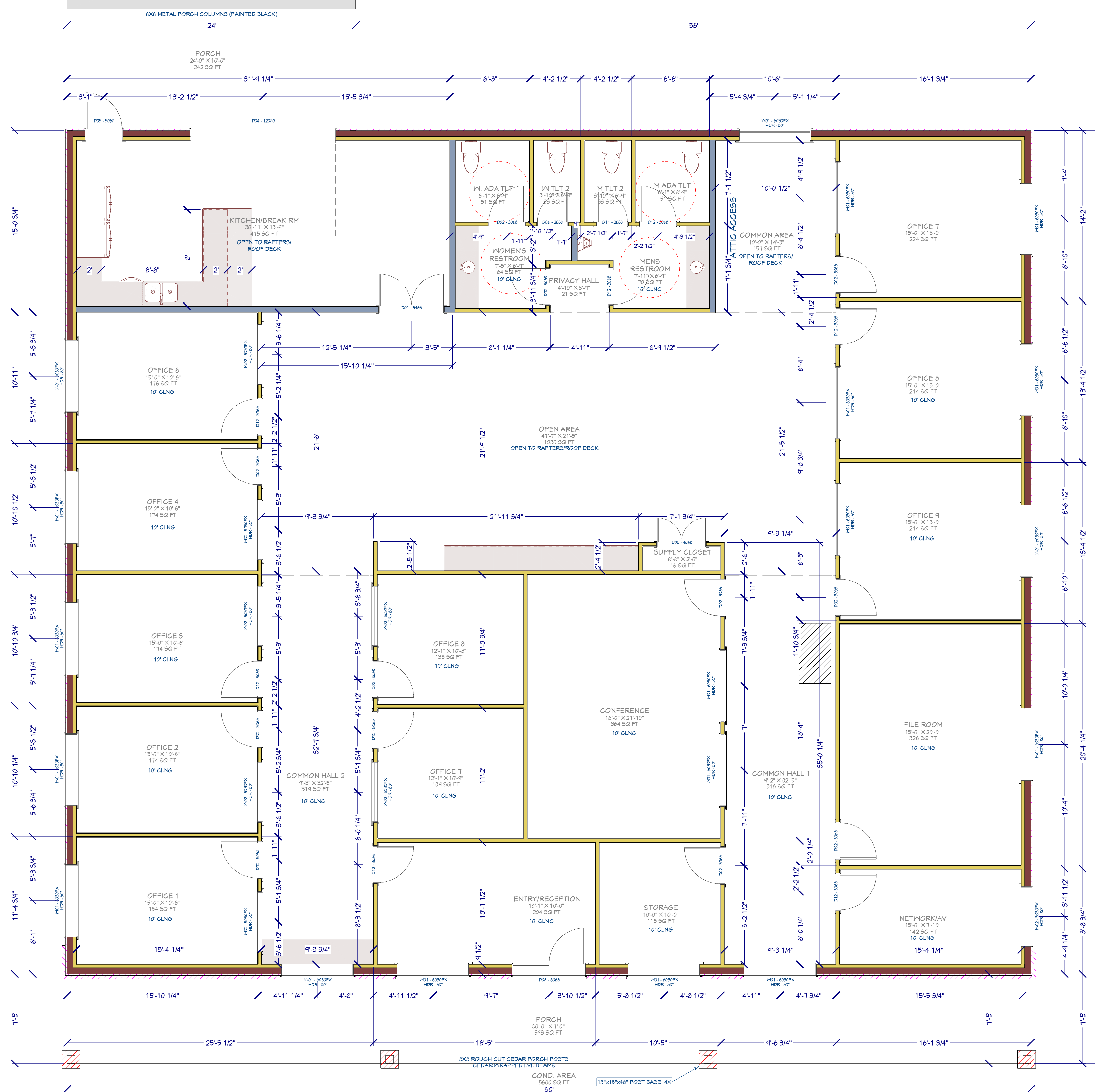
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SCALE:

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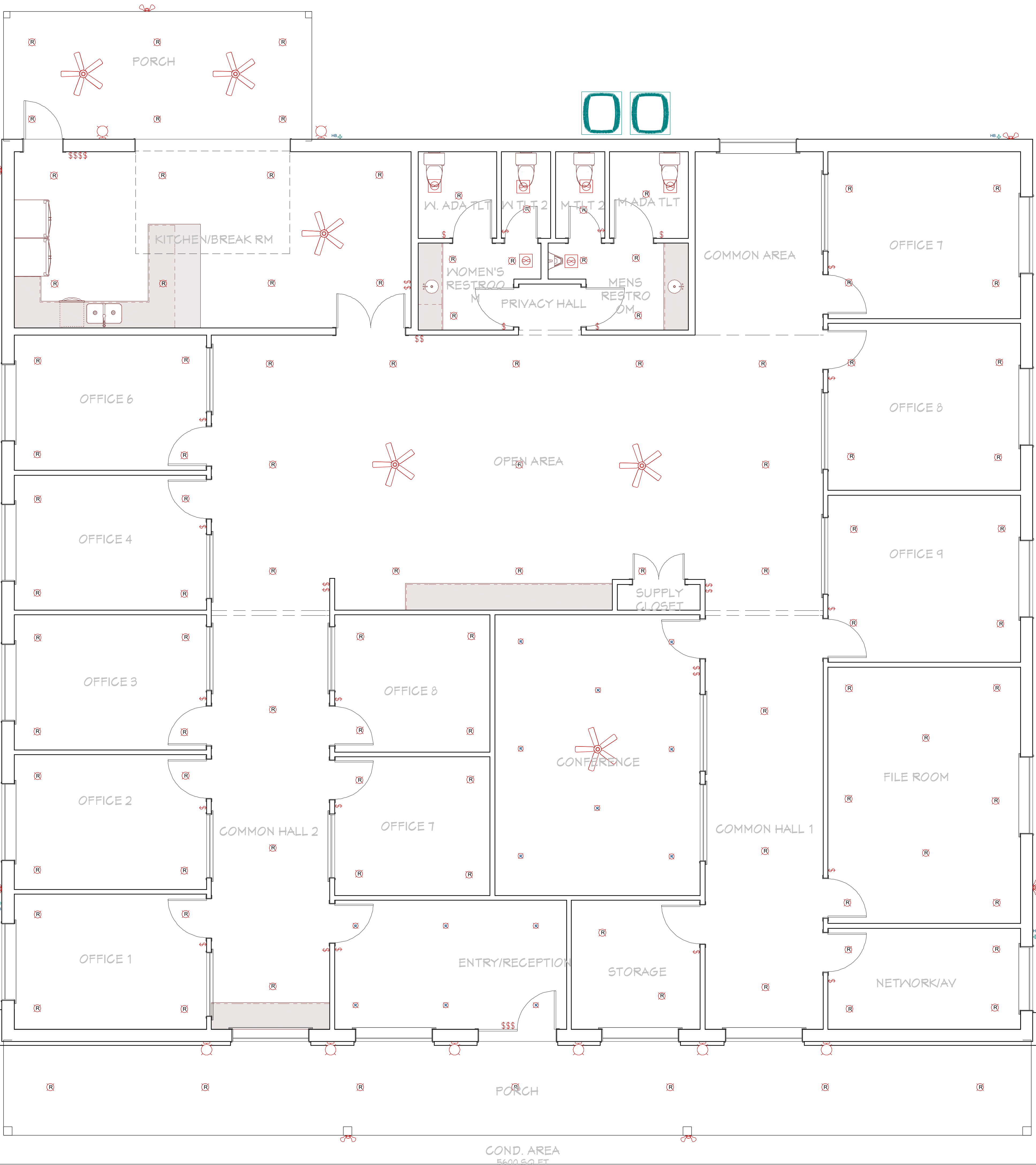
SHEET:

8



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COND. AREA
 5600 SQ. FT.

ELECTRICAL PLAN



August 16, 2023

TO: David Lindsay
Tri-Tex Construction Inc.
797 N. Grove Road
Richardson, TX 75081

FROM: Henry Lee, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: SP2023-024; *Site Plan for 955 Sids Road*

David Lindsay:

This letter serves to notify you that the above referenced case (*i.e. Site Plan*) that you submitted for consideration by the City of Rockwall was approved by the Planning and Zoning Commission on August 15, 2023. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans; and,
- (2) At this time a photometric plan has not been provided as the applicant has indicated no new lighting is to be added. That being said, if lighting is proposed at later date then a photometric plan and lighting cutsheets that meet the requirements of the Unified Development Code (UDC) must be provided; and,
- (3) Any construction resulting from the approval of this Site Plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On August 15, 2023, the Planning and Zoning Commission approved a motion to approve the site plan by a vote of 5-0, with Commissioner Hustings absent.

Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 772-6434.

Sincerely,

A handwritten signature in black ink, appearing to read 'Henry Lee', is written over a faint, larger signature.

Henry Lee, AICP, Senior Planner
City of Rockwall Planning and Zoning Department