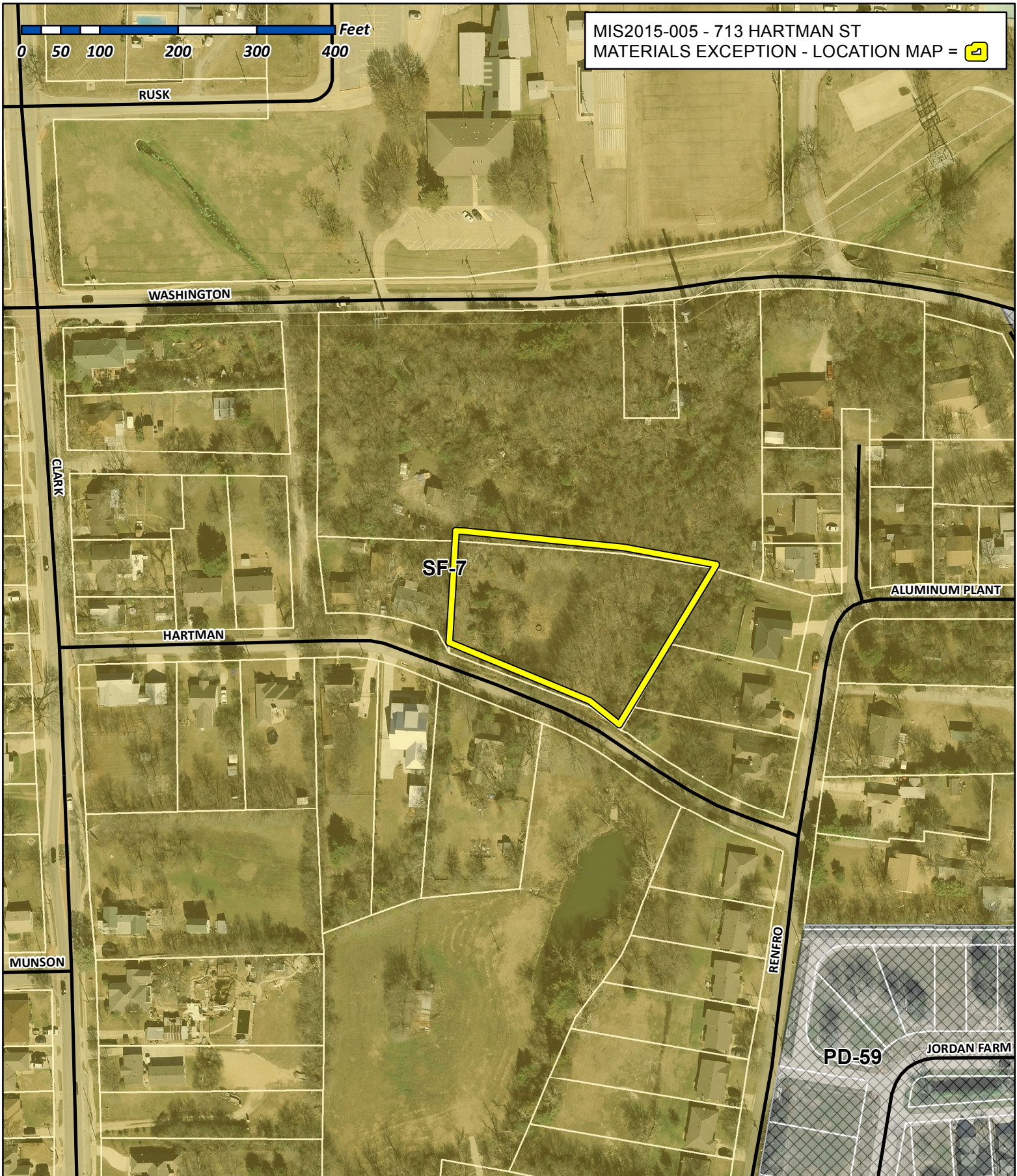




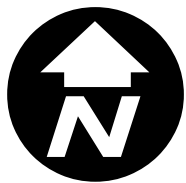
MIS2015-005 - 713 HARTMAN ST
MATERIALS EXCEPTION - LOCATION MAP =



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(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.



Rockwall Variance Request

713 Hartman St.

Duane and Jennifer Piercy are respectfully requesting a variance to the SF7 code requirement for 80% Masonry requirement.

We are building an early century Craftsman style house to be covered in Hardie-board style siding to be painted with early century paint scheme.

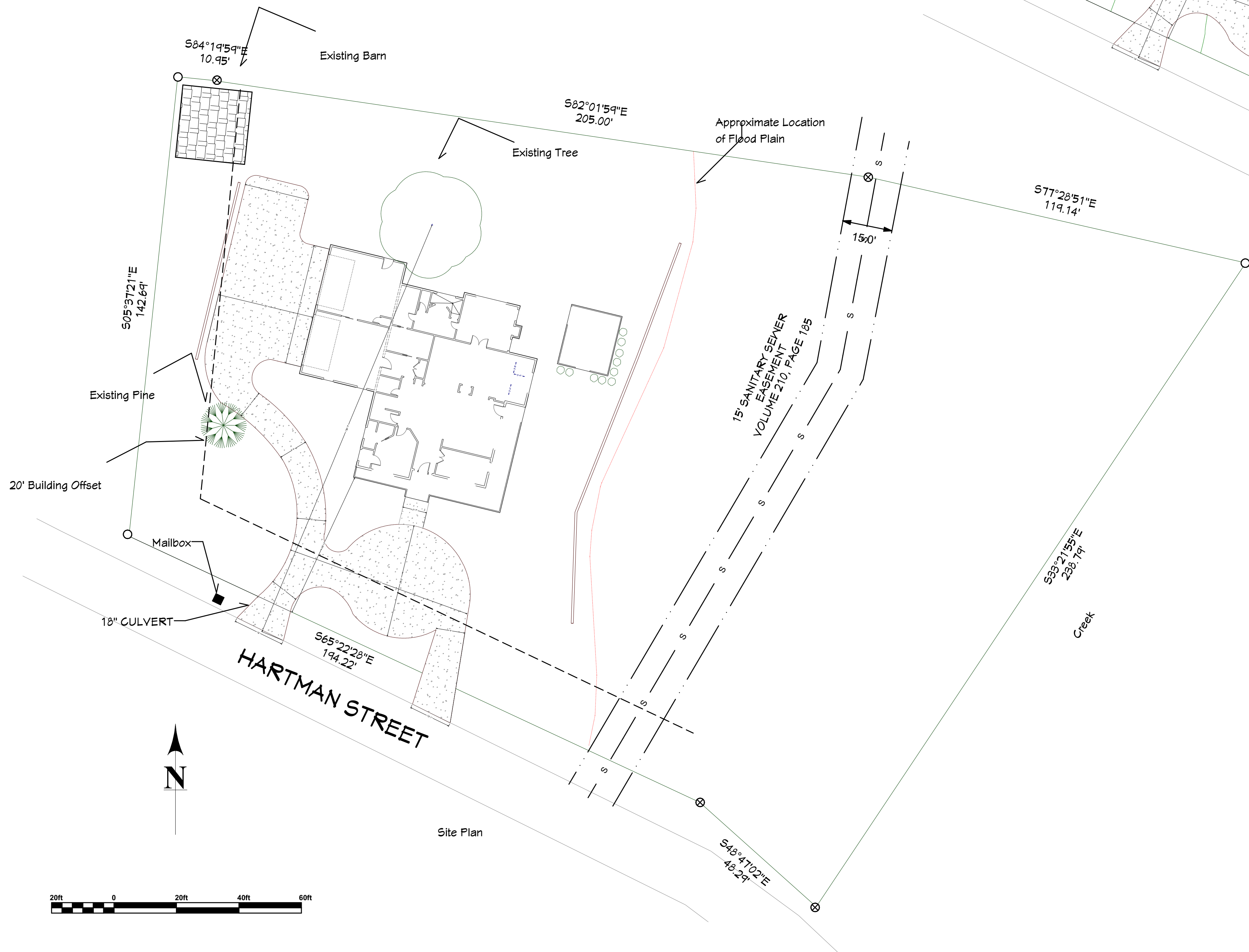
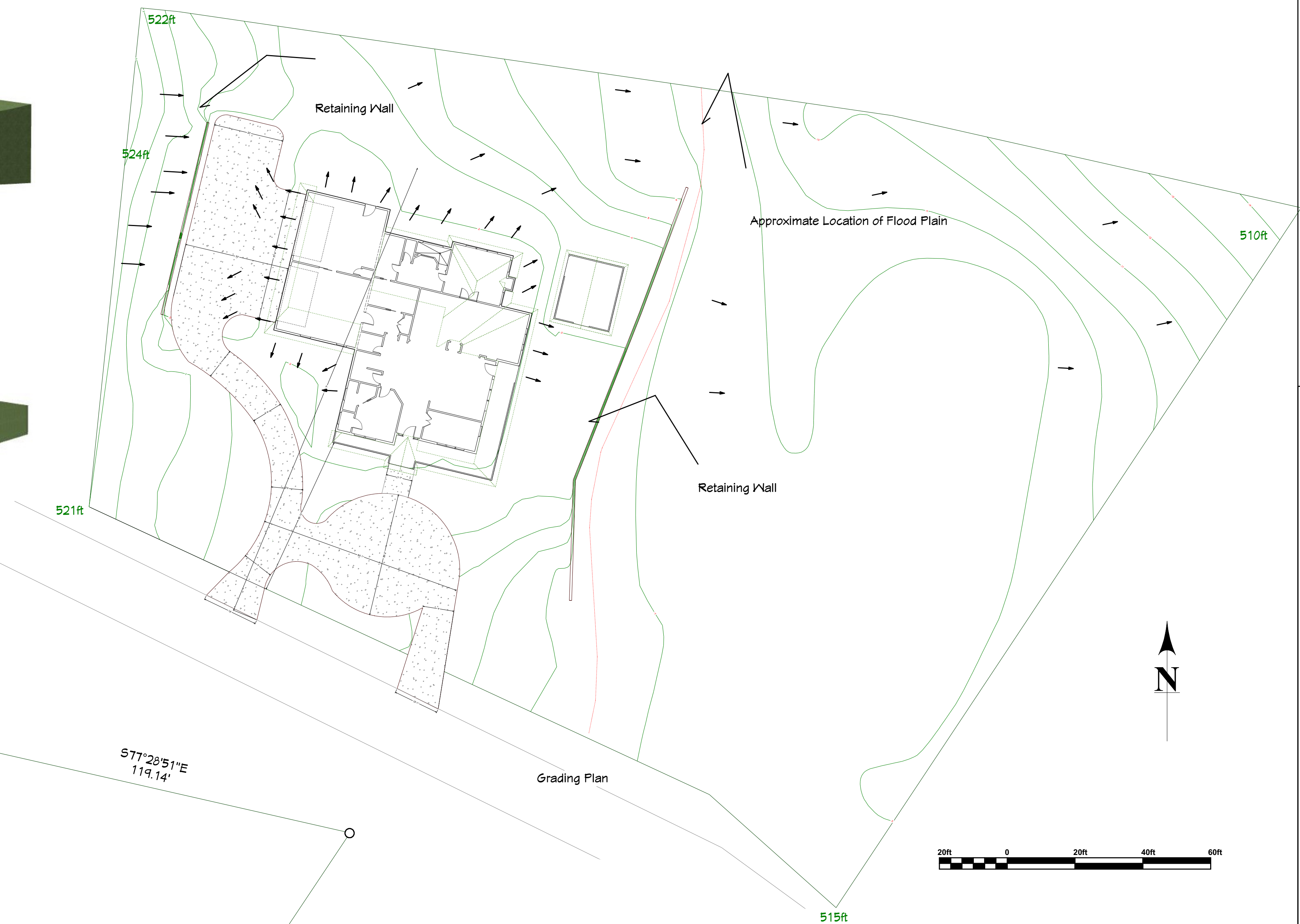
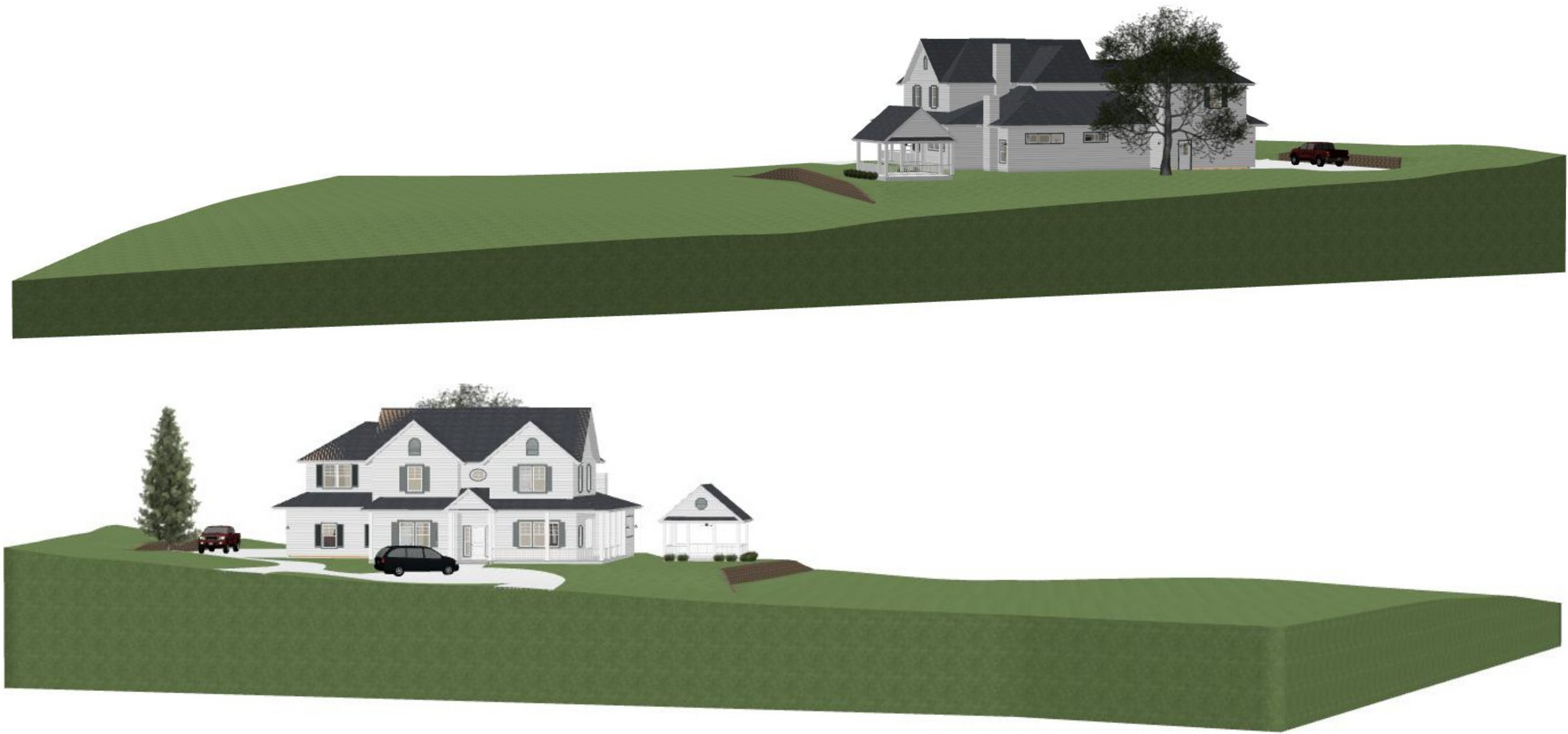
Our intention is to build a house that blends in well with the local architecture already in place. Our lot is Historic District Adjacent, and our house will be located directly across the street from one of the oldest houses in Rockwall. The house next to the aforementioned is located in the historic district and is also sided with Hardie board and is painted with an early century color scheme.

There are four other houses on Hartman St. that are sided, and only three that are bricked. Additionally, we are less than a block as the crow flies from Park Place, which is 100% craftsman style.

Renfro St. and Clark St. bookend Hartman St, and those houses are a majority Sided houses.

Please see the pictures below to get an idea of the look of our house:





LEGAL DESCRIPTION:
 PIERCYPLACE ADDITION
 A0029 R BALLARD, TRACT 21, ACRES 1.21

SITE ADDRESS:
 713 HARTMAN ST.
 ROCKWALL, TX 75087

OWNERS: DUANE AND JENNIFER PIERCY

BUILDER: JIM JOYCE HOMES

GENERAL NOTES:

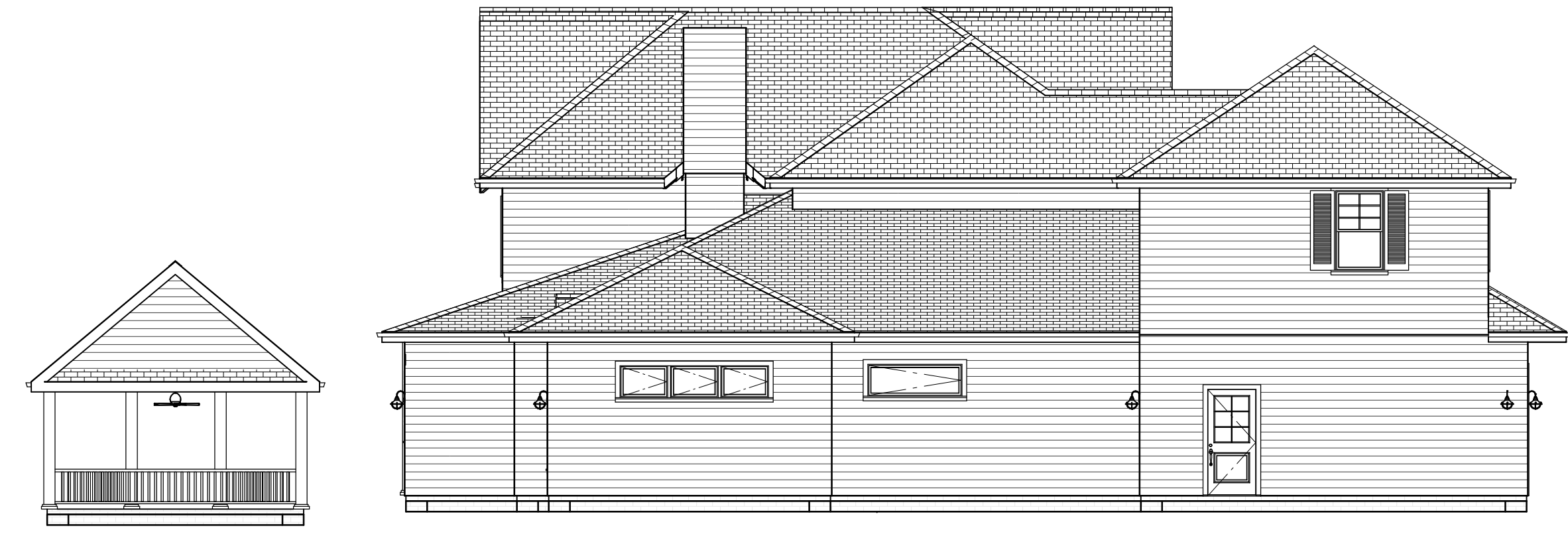
1. FINISHED FLOOR ELEVATIONS INDICATED FOR THIS LOT TO BE 12" ABOVE PAD HEIGHT
2. DRIVEWAYS NOT TO EXCEED A SLOPE OF 14%
3. SLOPE FROM FOUNDATION WILL BE A MINIMUM OF 1.5% OVER 10FT.
4. DRIVEWAY DIRECT FROM GARAGE WILL BE GRADED AND CHANNELLED TO DIRECT WATER TO BOTH SIDES OF THE DRIVEWAY AWAY FROM THE HOUSE

RETAINING WALL NOTES:

MAX 3' ABOVE GRADE HEIGHT, TAPERED AT END TO MEET GRADE
 DESIGNED TO ALLOW PAD TO REMAIN OVER 3' ABOVE FLOOD PLAIN
 MATERIAL TO BE ENGINEERED STACKED BLOCK WITH MESH REINFORCEMENT NEAR TOP COURSE
 BACK FILL WITH SELECT FILL
 DRAINAGE TROUGH WITH DRAINAGE HOLES TO BE INSTALLED EVERY 10 FEET



Exterior Elevation Front



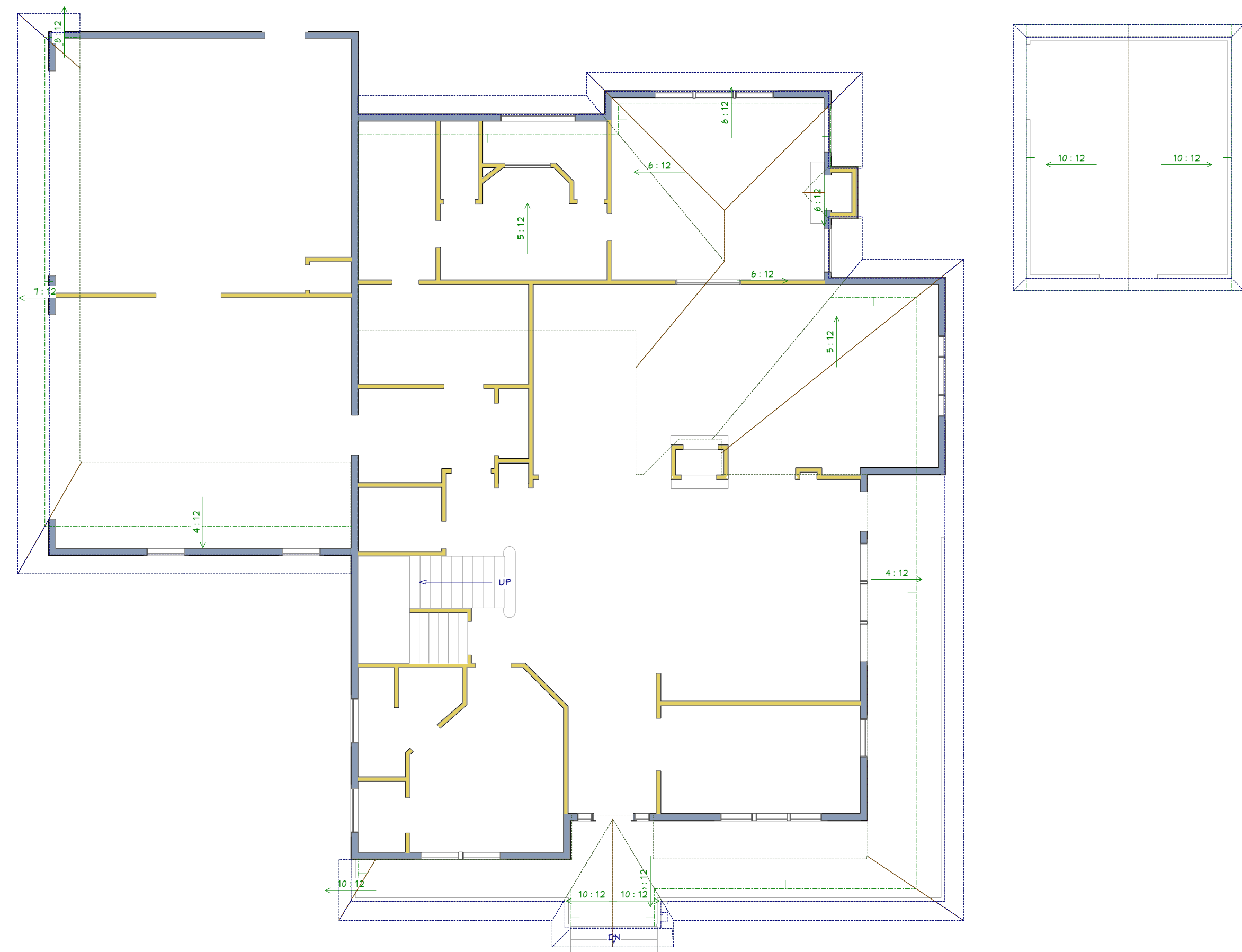
Exterior Elevation Rear



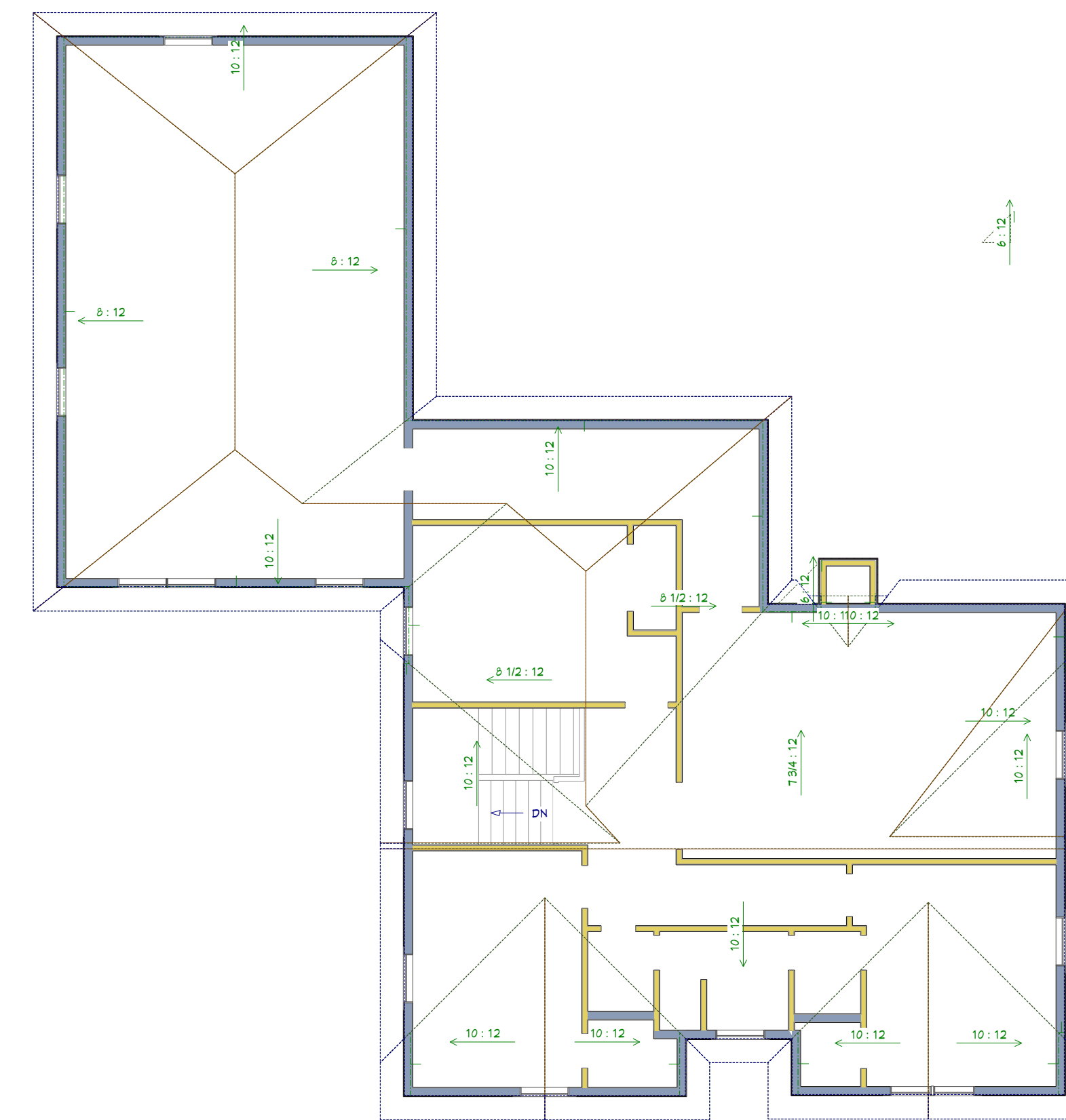
Exterior Elevation Right



Exterior Elevation Left



1st Floor



2nd Floor

PAGE DESCRIPTION:

Elevations and Roof Detail

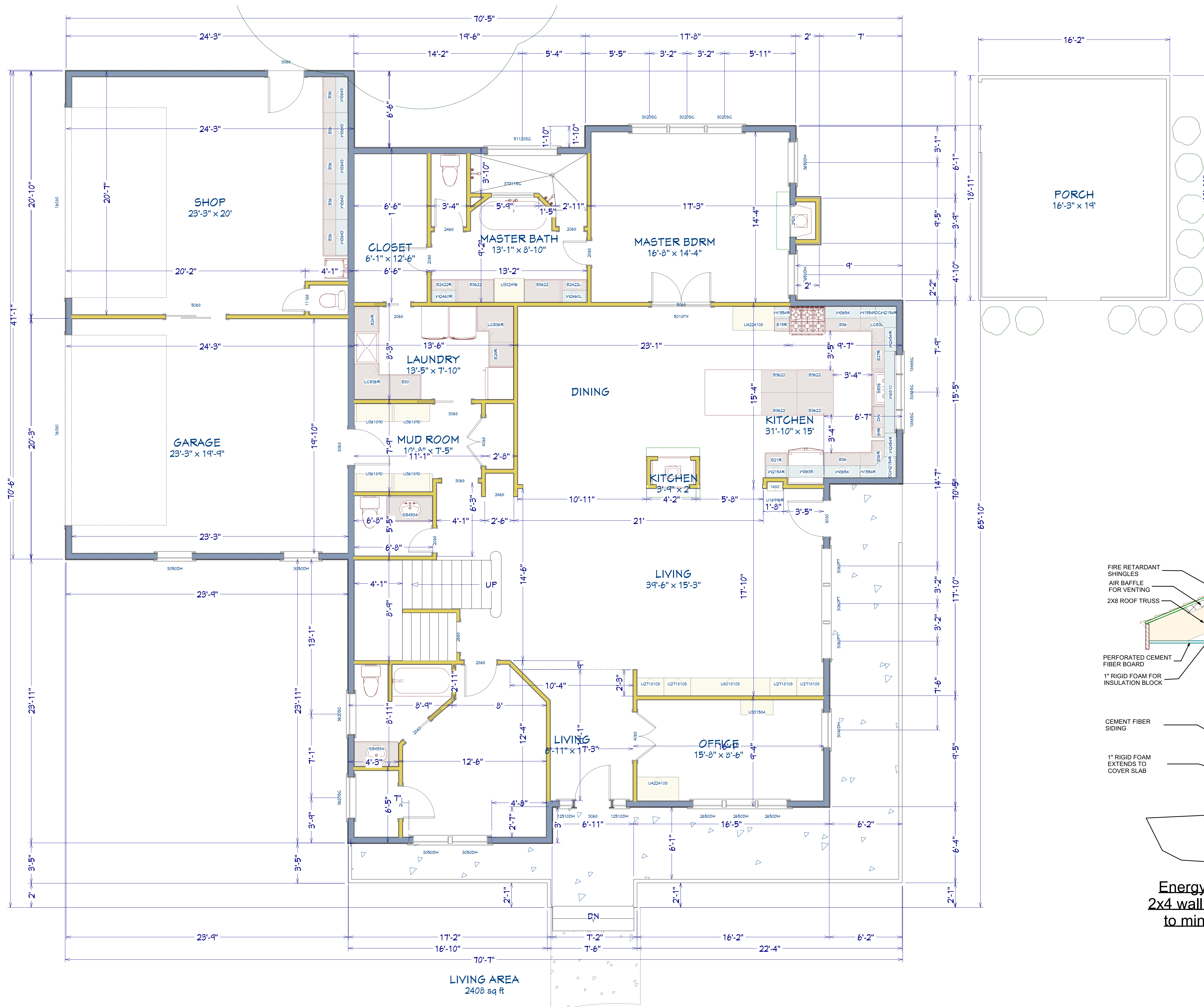
PROJECT DESCRIPTION:

713 Hartman, Rockwall, TX

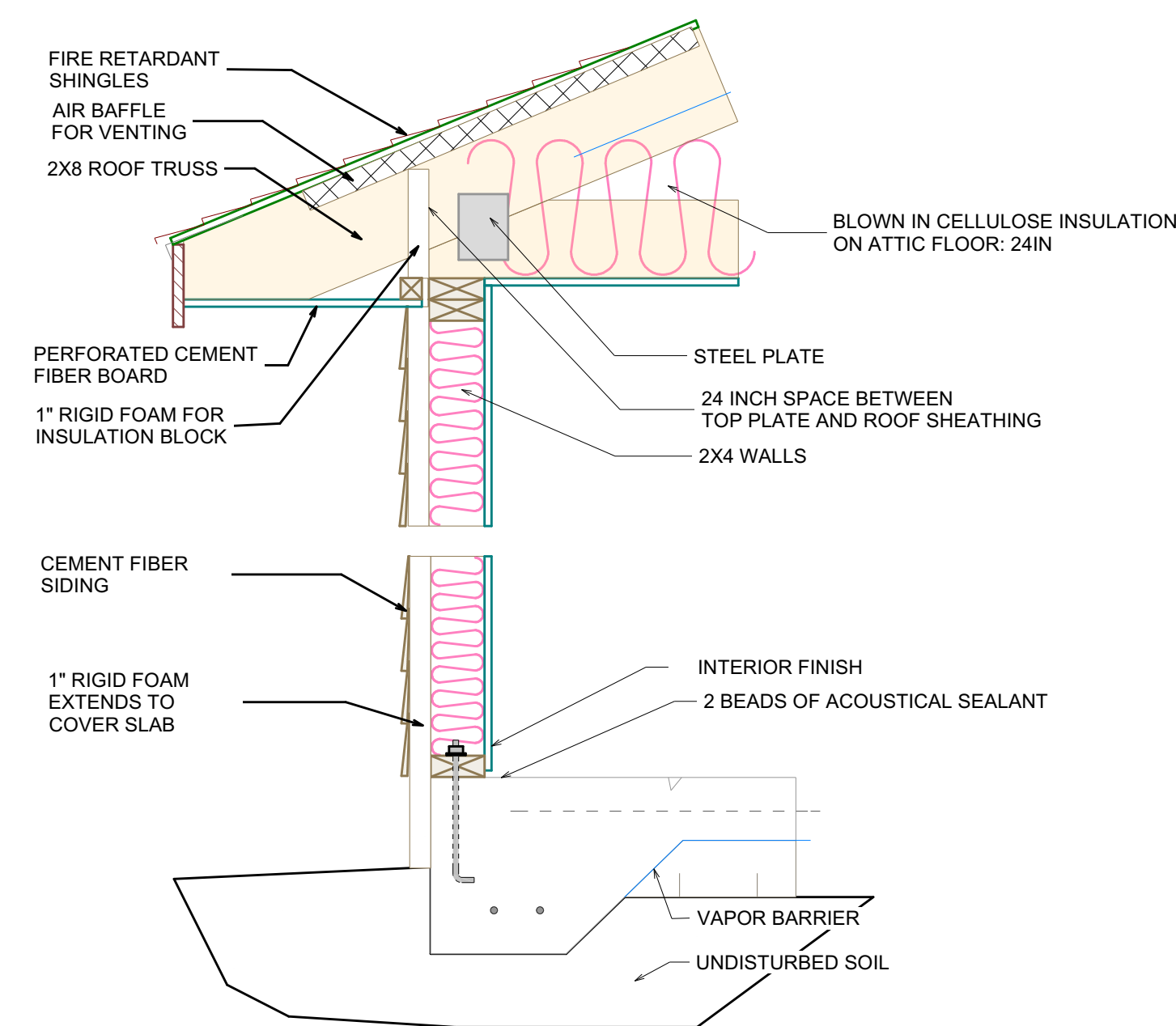


DRAWN BY:
DUKE P.
DATE: 2015/07/02
REV: A
SCALE:

PAGE SIZE: 1 ft
ARCH D (24" x 36")
SHEET:
4 of 6



1st Floor

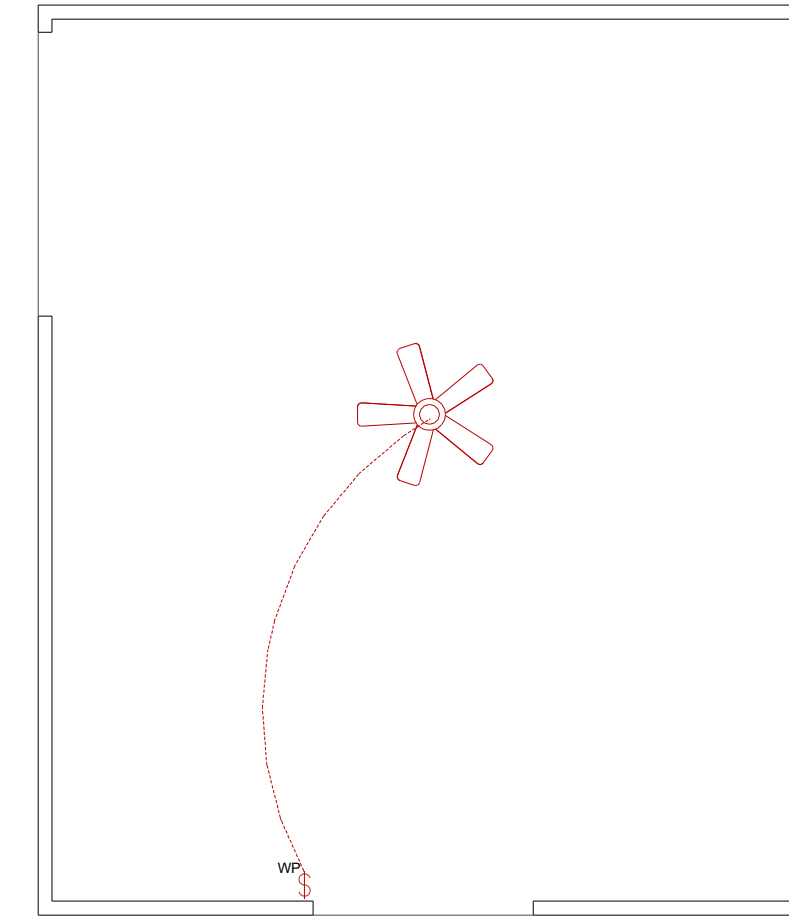
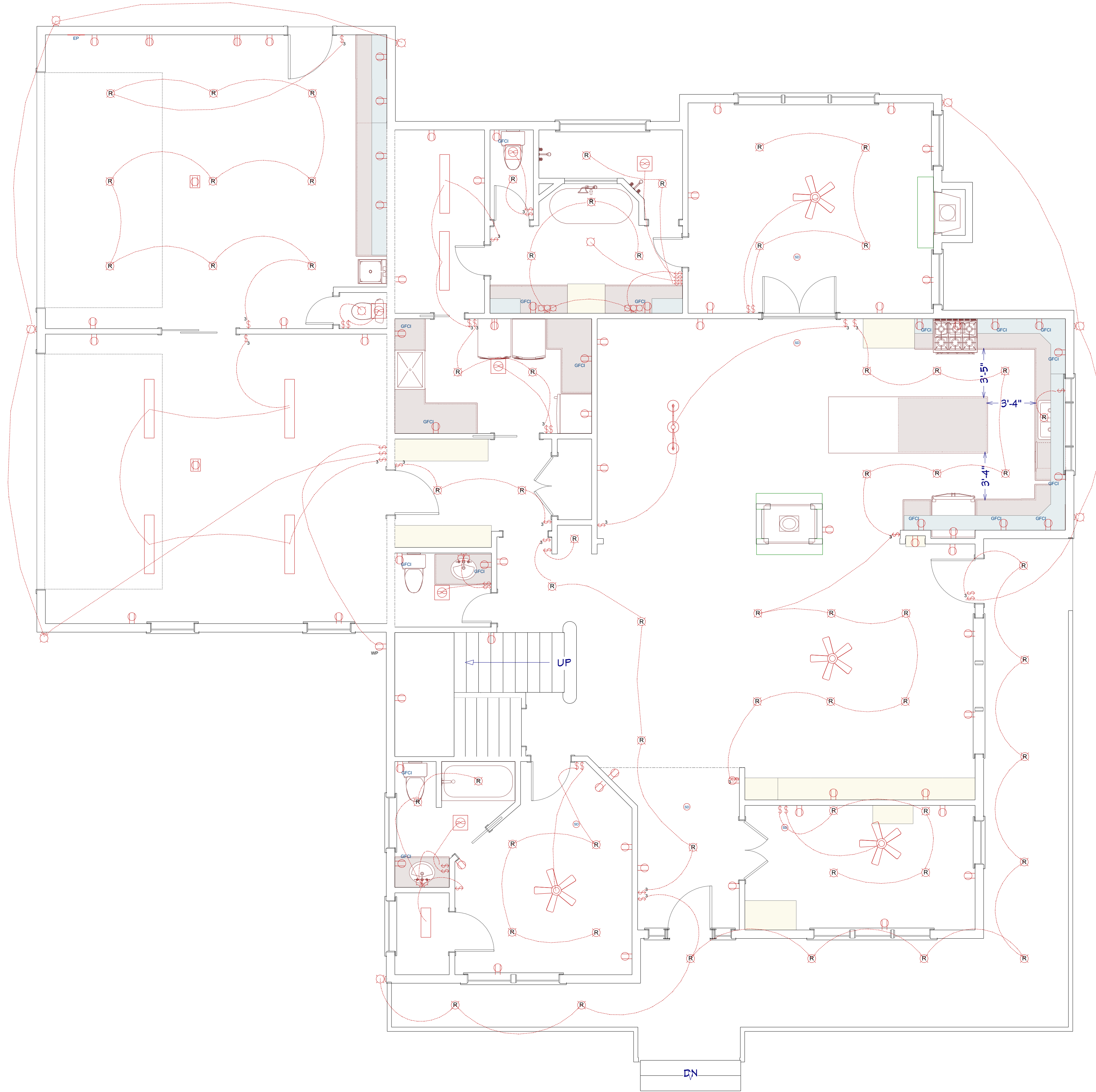


Energy-Efficient Wall Section:
2x4 wall with 1" EPS Rigid Foam
to minimize thermal bridging

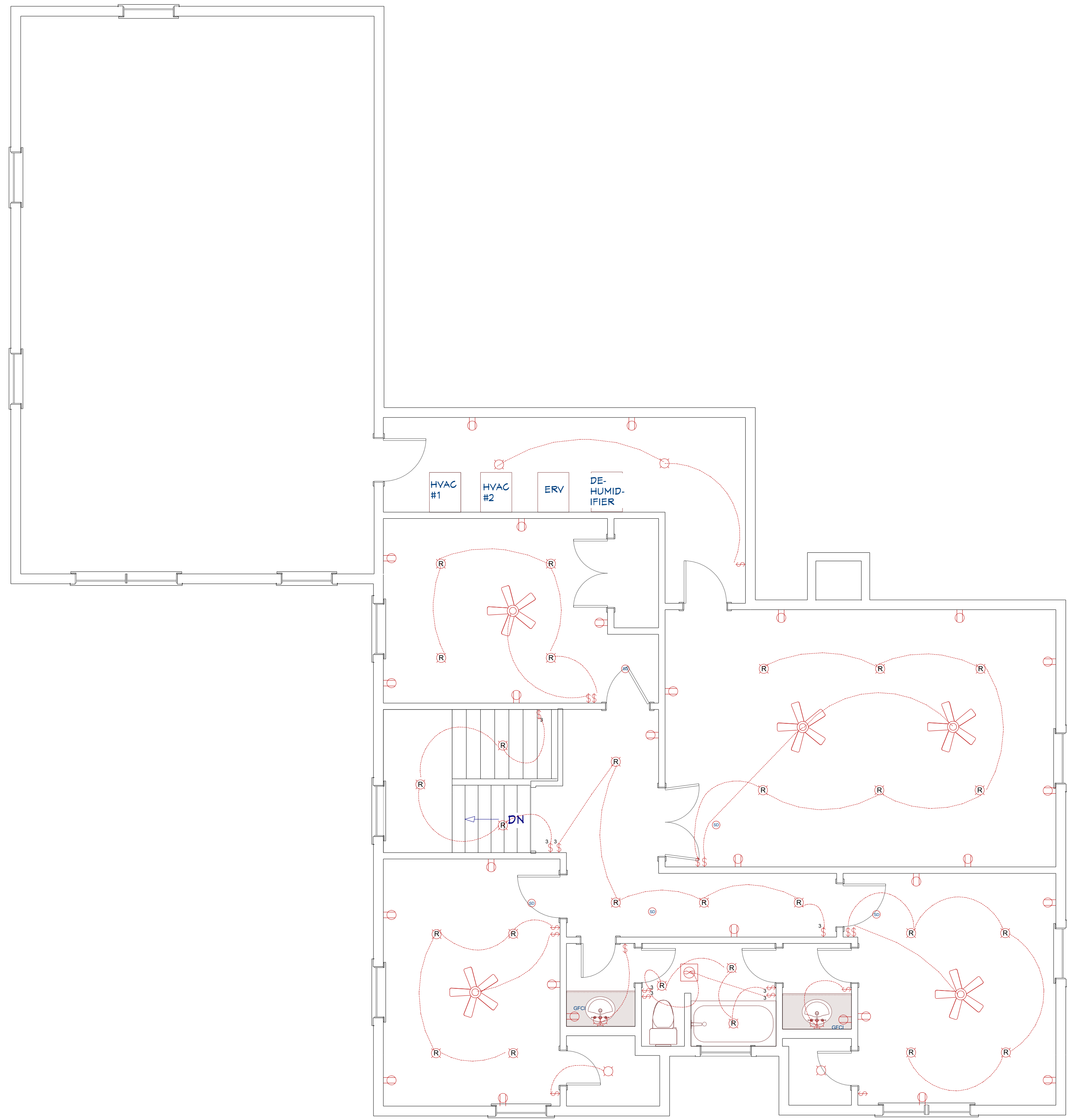


LIVING AREA
1209 sq ft

2nd Floor



1st Floor



2nd Floor



DRAWN BY:
DUKE P.
DATE: 2015/07/02
REV: A
SCALE:

PAGE SIZE:
ARCH D (24" x 36")
SHEET:
6 of 6

PROJECT DESCRIPTION:
713 Hartman, Rockwall, TX

PAGE DESCRIPTION:
Electrical Layout - 2nd Floor