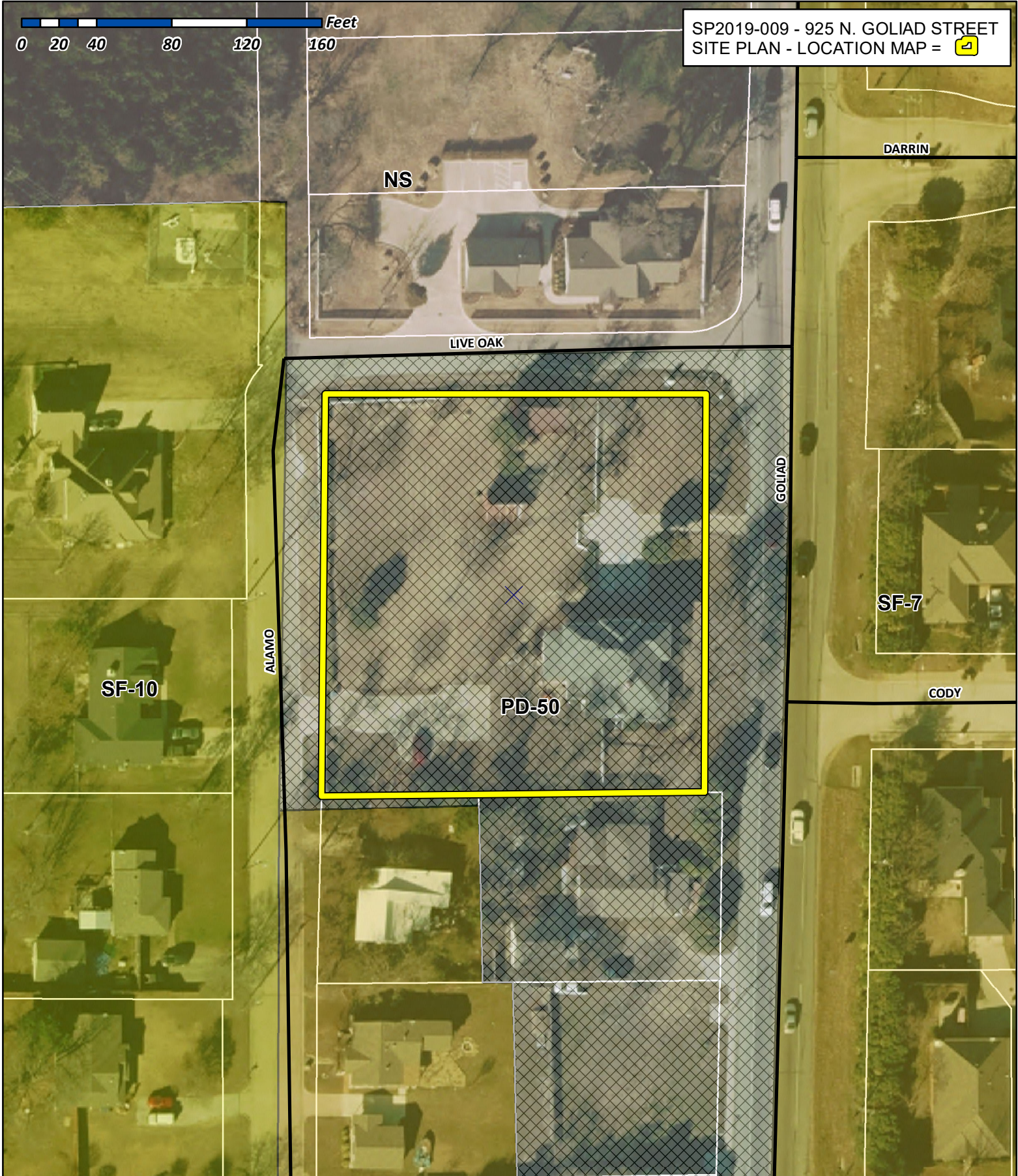


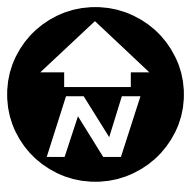
SP2019-009 - 925 N. GOLIAD STREET
SITE PLAN - LOCATION MAP =



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.



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F: 830-637-7438

203 S. Fannin Street
Rockwall, TX 75087
cfoote@professionalcounseling.us

606 Avenue J
Marble Falls, TX 78654
www.professionalcounseling.us

4-5-19

City of Rockwall
Historical Preservation Advisory Board &
Planning & Zoning Board

Re: 925 N. Goliad, Rockwall, TX 75087

To Whom It May Concern:

I am currently under contract to purchase the Landmark Property known as the Cade House at 925 N. Goliad. It is currently used as residential property. The zoning is Commercial – Residential Office. I plan to convert the use to professional office use.

There will be no changes to the exterior other than –

- Adding a white metal handrail down the middle of the front steps
- Adding a black metal handrail down the middle of both sides of the rear steps
- Removing the concrete drive and parking in front and replacing with sod
- Adding parking in back and widening the back drive as indicated in site plan
- Adding Pampas grass along the south fence line to function as photometric screening grass to match the existing pampas grass at the back gate
- Building a handicap access from back parking with a sidewalk and raised sidewalk as needed due to grading. Sidewalk will enter the side of the front porch and the current side stairs. At the entrance to the stairs the existing architectural features the border the existing stairs will border the ramp and any needed rails along the walkway will be white vinyl rails that look like wood and match the exterior of the building.

There will be no interior changes other than to make the down stairs bath accessible and adding handrails to the stairs and doors to the dining room.

The submitted site plan includes photometric requirements, treescape plan (no changes needed to current trees), and elevations and site plan indicates existing landscaping. There will be no change other than adding sod to the area of removed concrete. Sidewalk along Alamo will be completed. Sidewalks along Live Oak and Goliad will be escrowed.

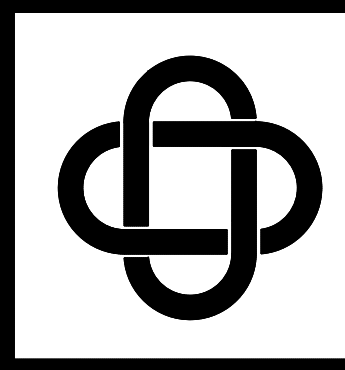
The amount of added paving is:

2000 SF of added drive paving
333 SF of added sidewalk/ramp paving
2333 SF Total Added

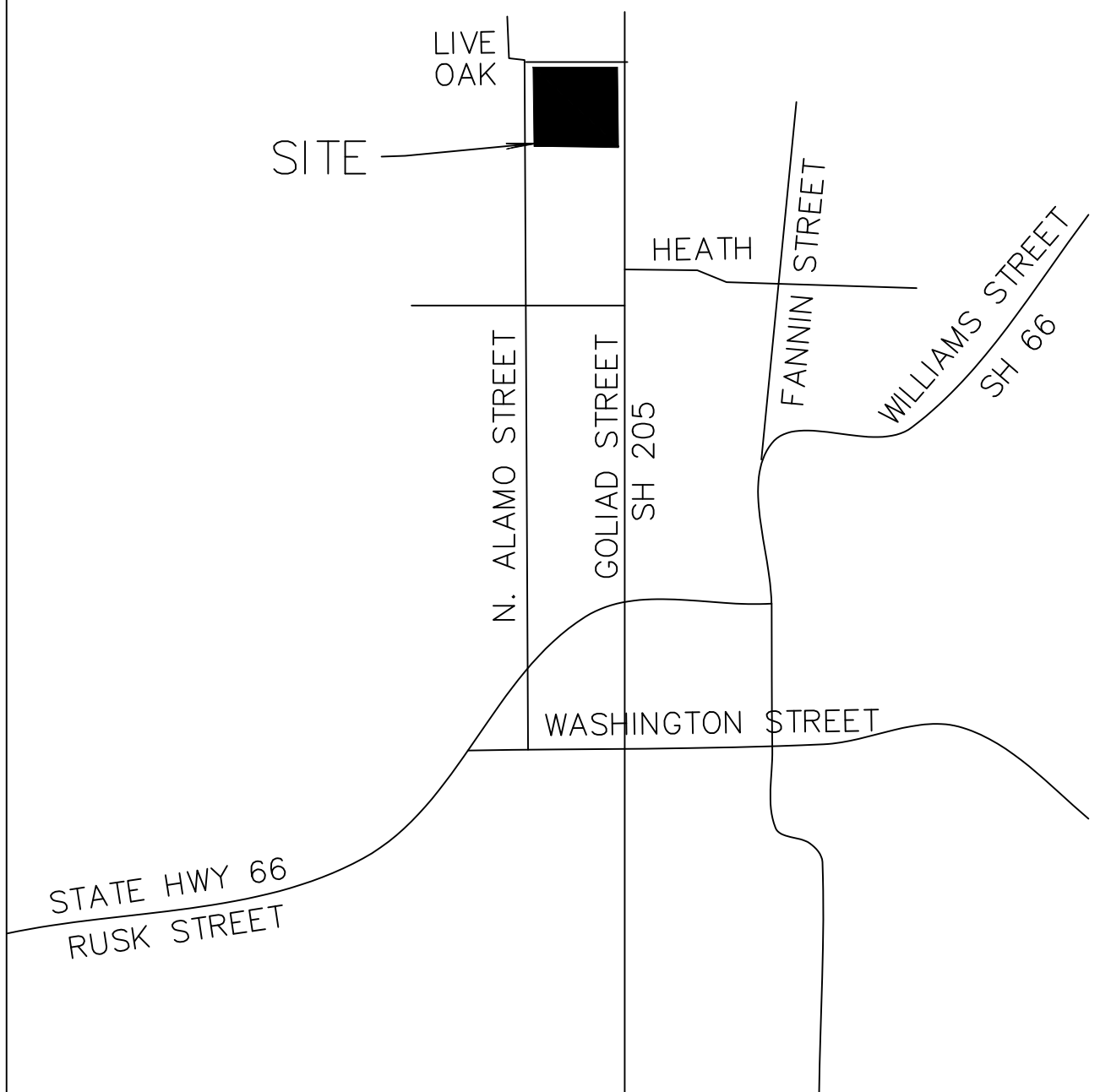
The amount of removed paving is: 2306 SF of removed front paving

Sincerely,

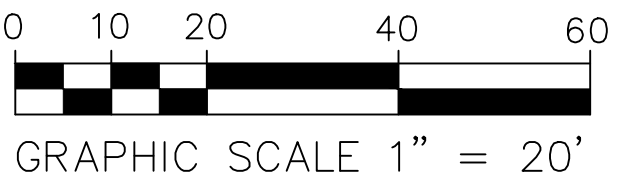
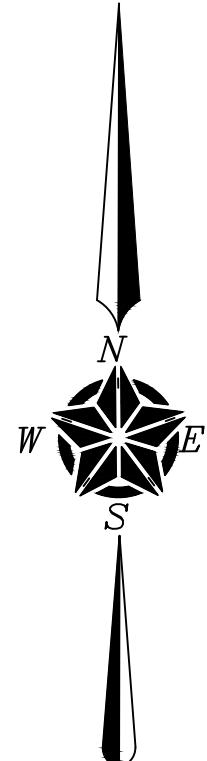
Cari Foote



ERIC L. DAVIS ENGINEERING, INC.
 F-3987
 120 East Main Street
 Forney, Texas 75126
 972/564-0592 Fax 972/564-6523
 E-Mail ericdavis@eldengineering.com



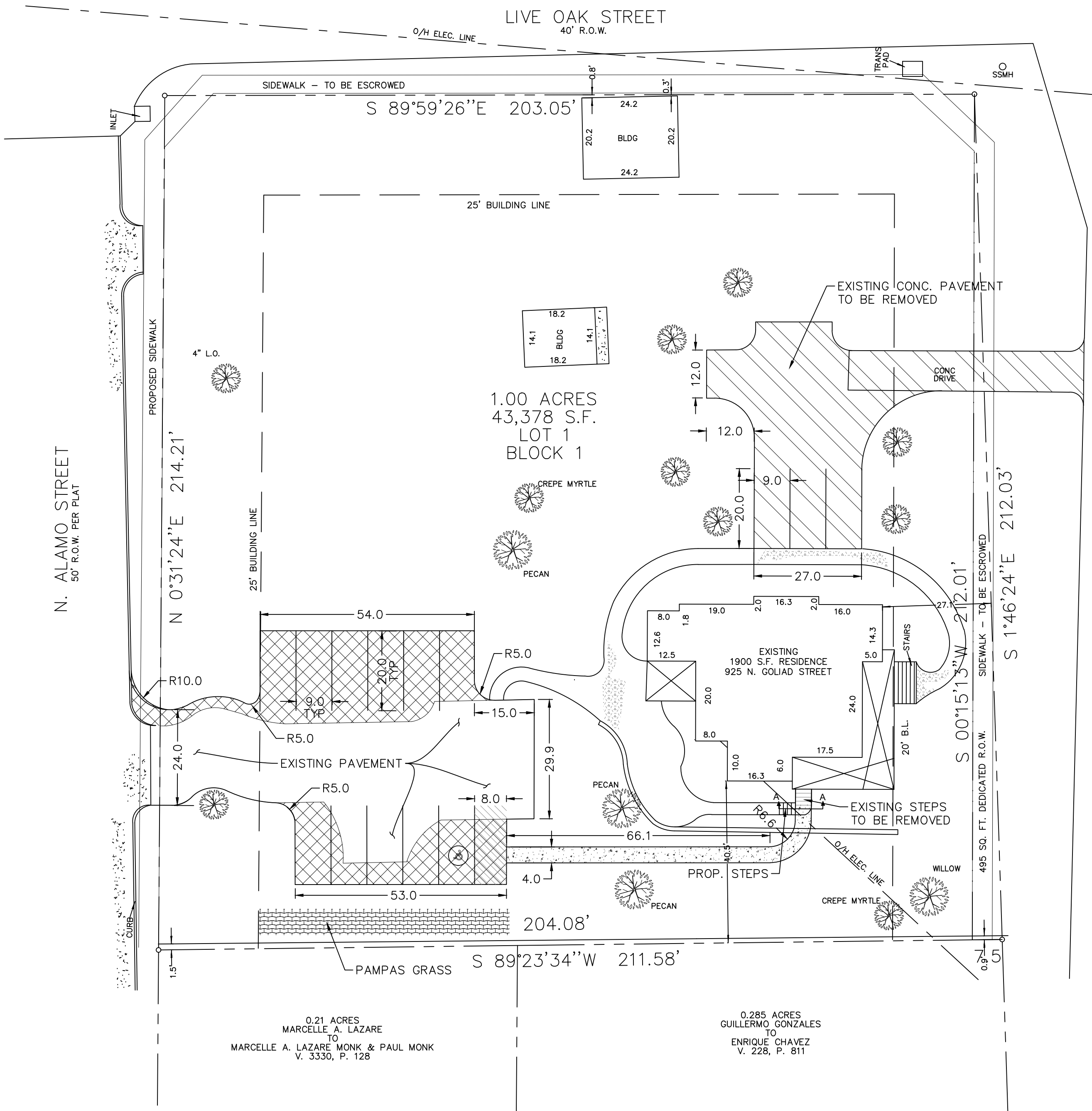
VICINITY MAP
N.T.S.



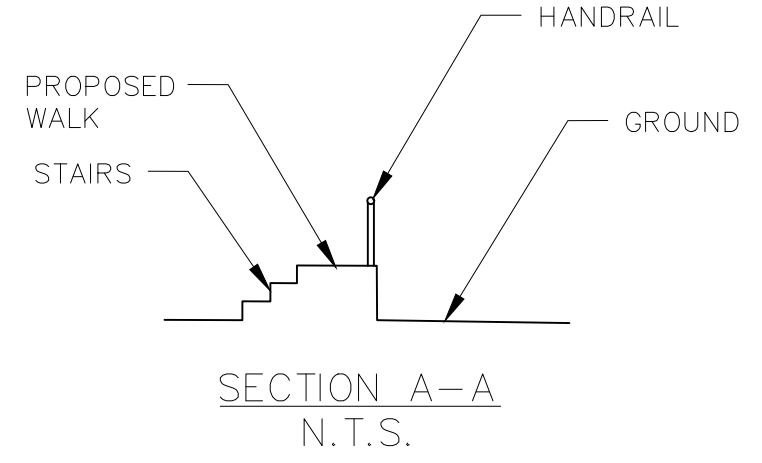
DEVELOPMENT SYNOPSIS

ZONING: PD 50
 PROPOSED USE: OFFICE
 PROPERTY AREA: 43,378 SF, 1.00 AC
 BUILDING AREA: 1,900 SF
 EX. PAVEMENT AREA: 4935 SF
 PR. PAVEMENT AREA: 4962 SF
 PARKING REQUIRED: 4 (1 ADA)
 PARKING PROVIDED: 11 (1 ADA)

- DRIVE PAVEMENT ADDITION
2000 SF
- SIDEWALK PAVEMENT ADDITION
333 SF
- PAVEMENT REMOVAL
2306 SF



N. GOLIAD STREET
STATE HIGHWAY 205
R.O.W. VARIES



SITE PLAN
DESIGNED FOR:

CARI FOOTE

BUILDER: CARI FOOTE	PLAN: SITE PLAN
ADDITION: ISAAC PENA ADDITION	ELD JOB NO.: 2069
ADDRESS: 925 N. GOLIAD ST.	DRAWN BY: BW
LOT: 1 BLOCK: 1	FIRM REGISTRATION #: 3987
CITY: ROCKWALL, TX	

SCALE: 1"=20'

SHEET 01



**FRONT ELEVATION
FACING EAST**



SOUTHEAST ELEVATION



SOUTHWEST ELEVATION



NORTH ELEVATION



NORTHWEST ELEVATION

CHR

Continuous Handrail
ALUMINUM



Railings for exterior front and back stairs - will be white



See Assembly 1-2-3 Below



1-3/8" Handrail



Internal Connector



Collar Ring (to cover splice)



180° Elbow



Wall Return



Adjustable Elbow



Elbows (5°, 31°, 34°, and 36°)



90° Elbow



Inside Corner Mount (attaches to post)



Internal End Cap



Wall Mount



Extended Wall Mount



Wall-End Mount



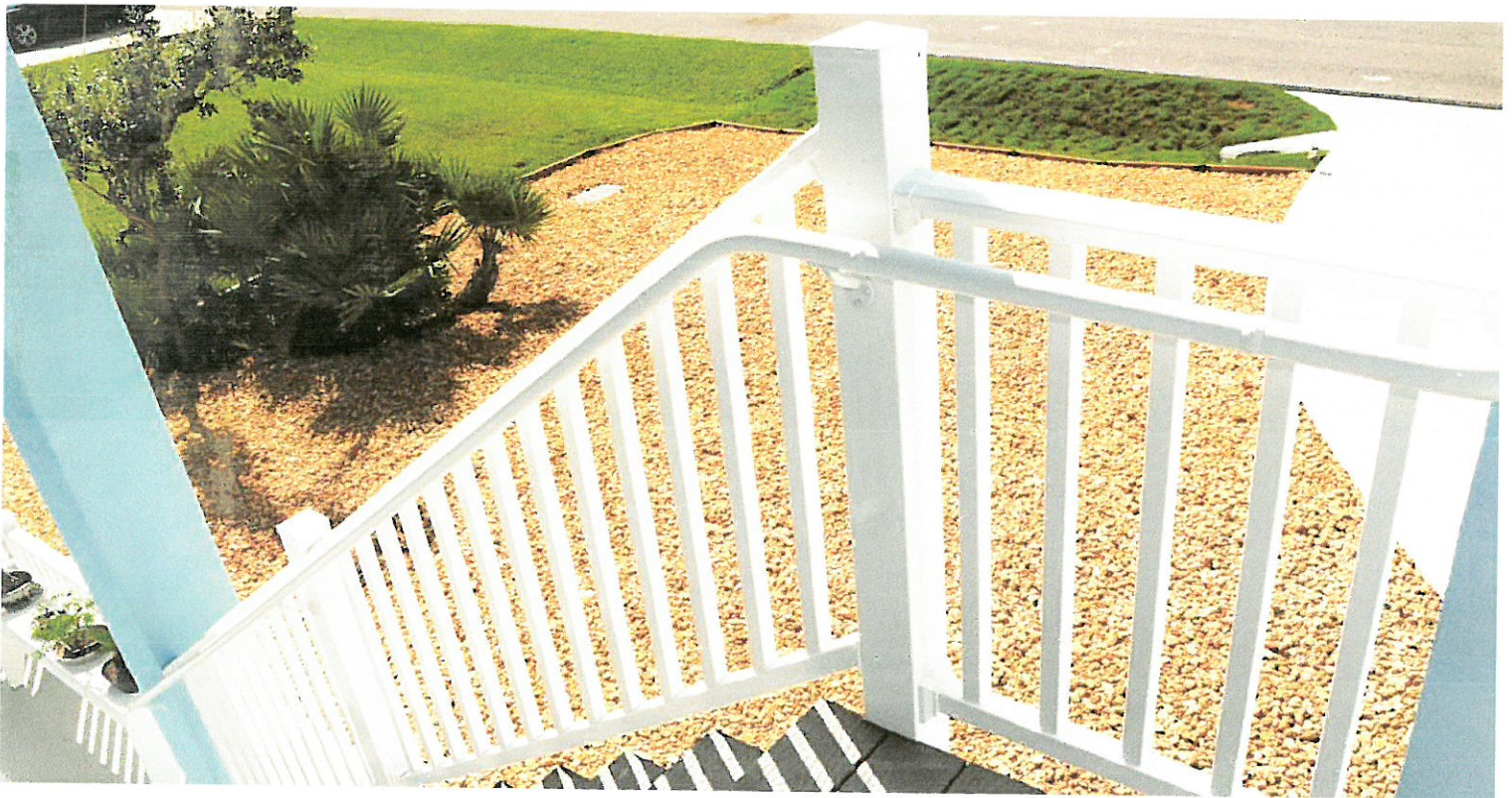
90° Welded Elbow



diggerspecialties.com

Advantages:

- ADA Complaint
- Easy to install on any surface including existing railing and walls
- A variety of handrail lengths and accessories allow for a customized handrail
- Available in 12 Standard AAMA 2604 Powder Coated Colors
- Custom colors and AAMA 2605 Colors available
- Lifetime Limited Warranty



Aluminum Continuous Handrail Colors



Satin Black



Black Fine Texture



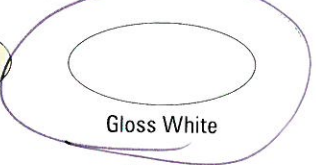
Ninety Bronze



Bronze Fine Texture



Gloss Beige



Gloss White



White Fine Texture



Clay



Speckled Walnut



Sandy Shore



Chocolate




Silver

AAMA 2605 and Custom AAMA 2604 colors are available.

Colors shown are a close representation of the true color. Please consult actual samples for accurate powder coating colors.



**RAILING FOR HANDICAP
RAILING IF NEEDED**

A photograph of a clump of Pampas grass. The grass has long, thin, green blades that arch outwards. Several tall, upright stems rise from the clump, each topped with a large, fluffy, yellow flower head. The background is a dense, dark green hedge or wall of shrubs.

**Pampas Grass for Photometric
Screening Along South Fence
at Parking**

© American Meadows