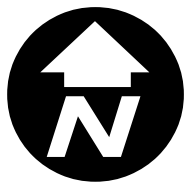


City of Rockwall

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.

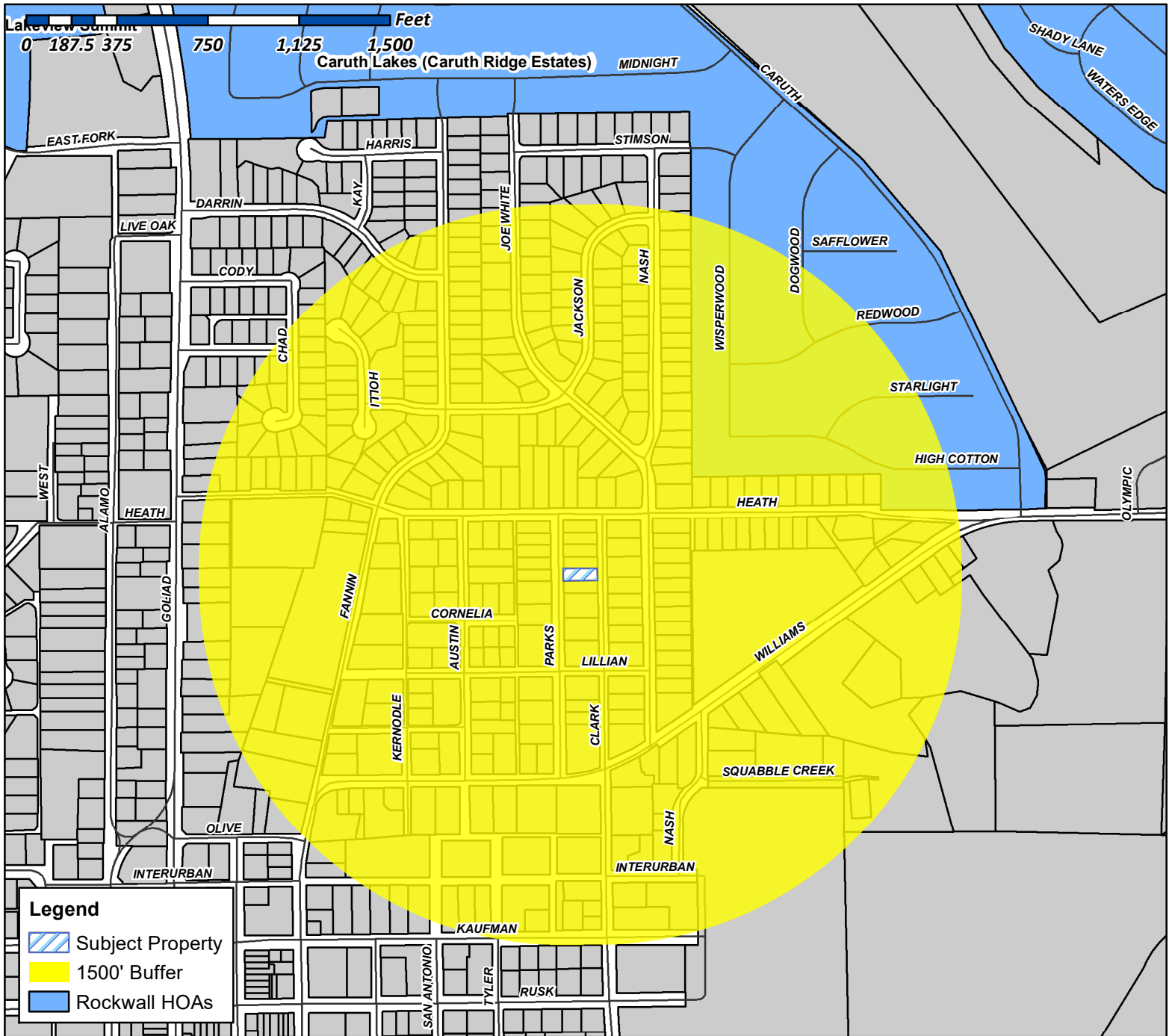




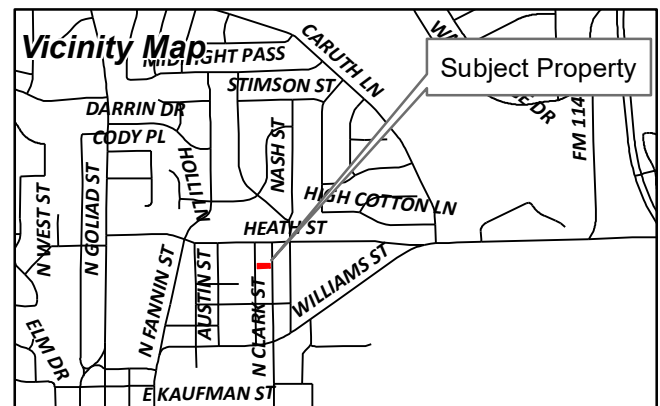
City of Rockwall

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

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Case Number: Z2020-002
Case Name: SUP for 702 Parks Ave
Case Type: Specific Use Permit
Zoning: SF-7
Case Address: 702 Parks Ave.



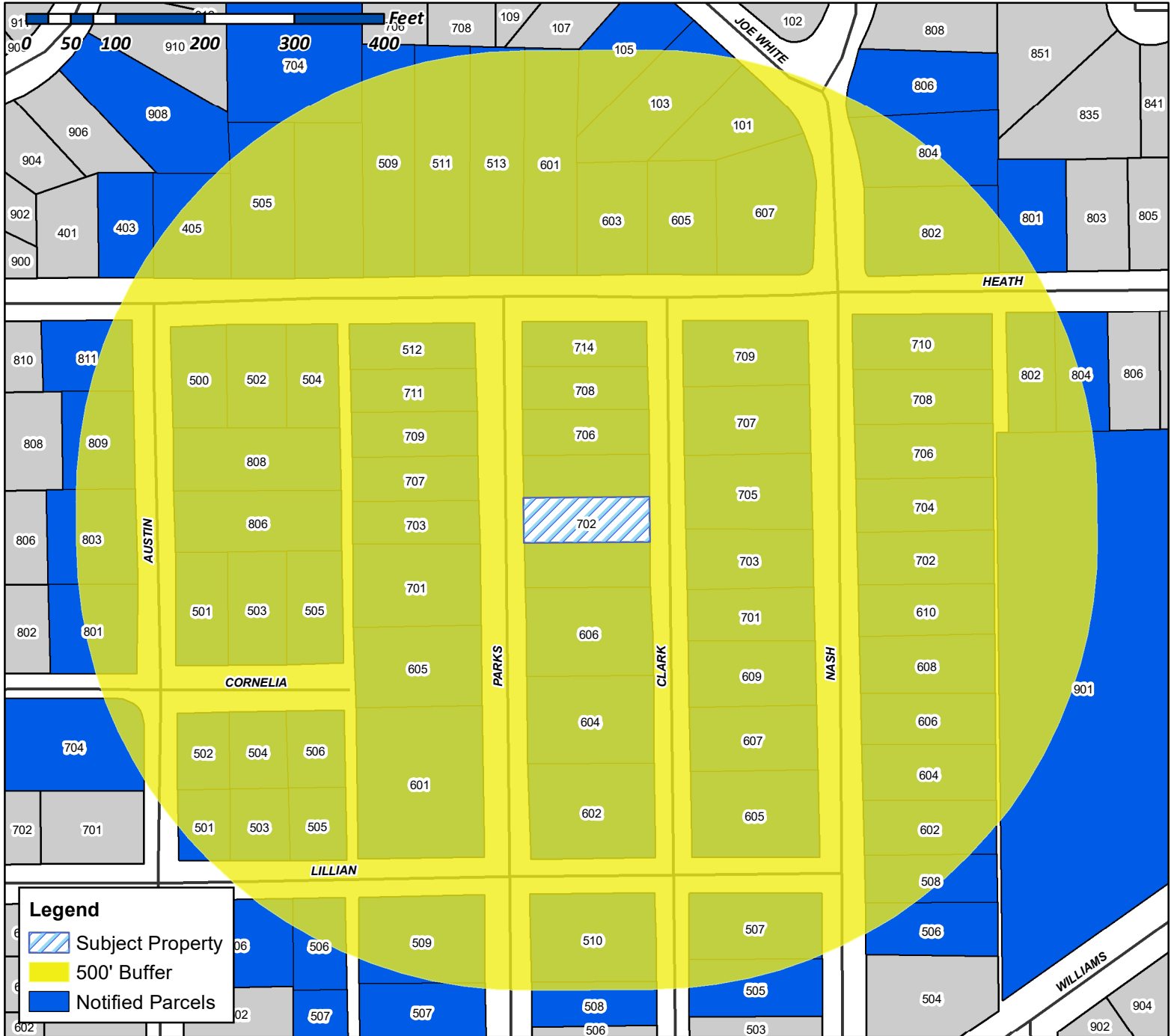
Date Created: 2/19/2020
 For Questions on this Case Call (972) 771-7745



City of Rockwall

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Case Number: Z2020-002
Case Name: SUP for 702 Parks Ave.
Case Type: Specific Use Permit
Zoning: SF-7
Case Address: 702 Parks Ave.



Date Created: 2/19/2020

For Questions on this Case Call (972) 771-7745



February 13, 2020

City of Rockwall
Planning & Zoning Department
385 S. Goliad St.
Rockwall, TX 75087

Dear Planning & Zoning Department,

We are requesting a Special Use Permit (SUP) for **702 Parks Ave. Rockwall, TX 75087** due to the new City ordinance on September 1, 2019 to address the changes imposed by HB2439 to protect existing neighborhoods that don't have the same protections as Planned Development Districts.

Please consider our proposal for requesting a zoning application.

Thank you,

A handwritten signature in black ink, appearing to read "Reese Baez", is written over a horizontal line.

Reese Baez
Triton General Contractor
469-931-2267

Henry House Plans

702 PARKS AVE. • ROCKWALL • TEXAS • 75087



THIS ELEVATION MAY NOT MATCH THE CONSTRUCTION DRAWINGS

COPYRIGHT © 2018 by LATIMER DESIGNS, INC.

THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO THE COPYRIGHT PROTECTION AS AN 'ARCHITECTURAL WORK' UNDER SECTION 102 OF THE COPYRIGHT ACT, 17 U.S.O. AS AMENDED DECEMBER 1990 AND KNOWN AS THE ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990. NO PART OF THIS PLAN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL (INCLUDING PHOTOCOPIING, RECORDING, OR ANY INFORMATION RETRIEVAL SYSTEM), WITHOUT THE WRITTEN APPROVAL OF LATIMER DESIGNS, INC. NO DERIVATIVE WORKS OF THIS PLAN MAY BE MADE WITHOUT PRIOR WRITTEN PERMISSION. THE PURCHASER OF THIS SET OF HOME PLANS ENTITLES THE PURCHASER TO USE THIS SET OF PLANS FOR THE CONSTRUCTION OF ONLY ONE BUILDING.

LIABILITY

LATIMER DESIGNS, INC. ASSUMES NO LIABILITY FOR ANY STRUCTURE CONSTRUCTED FROM THIS SET OF PLANS. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THE PLANS AND/OR CONTRACTOR TO OBTAIN THE FOLLOWING PRIOR TO CONSTRUCTION:

- CONSULT WITH A STRUCTURAL ENGINEER TO VERIFY:
 - DESIGN, SIZE, AND REINFORCEMENT LOADS.
 - ALL SITE CONDITIONS, TO INCLUDE SOIL TESTING FOR BEST LOCATION OF FOUNDATION.
 - FOUNDATION DESIGN
- CONSULT/VERIFY ALL ASPECTS OF PLANS FOR LOCAL CODES AND ORDINANCES FOR THE CONSTRUCTION LOCATION.

LIMIT OF DESIGNERS LIABILITY IS NOT TO EXCEED PRICE PAID FOR SET OF PLANS. LATIMER DESIGNS, INC. IS NOT LIABLE FOR ANY CHANGES MADE TO THIS SET OF PLANS NOR ASSUMES ANY LIABILITY FOR WORK/ADVICE PROVIDED BY THE CONTRACTOR OR OTHERS INVOLVED IN THE CONSTRUCTION PROCESS.

LATIMER DESIGNS, INC. IS NOT A REGISTERED ARCHITECT.

DRAWING/SHEET INDEX

A - 1.01	COVER SHEET
A - 1.02	FRONT & LEFT ELEVATION
A - 1.03	BACK & RIGHT ELEVATION
A - 1.04	FLOOR PLAN
A - 1.05	FOUNDATION/PLUMBING PLAN
A - 1.06	ROOF PLAN
A - 1.07	ELECTRICAL PLAN

SQUARE FOOTAGE

LIVING SPACE	2660
GARAGE	500
FRONT PORCH	290
BACK PORCH	186

GENERAL NOTES

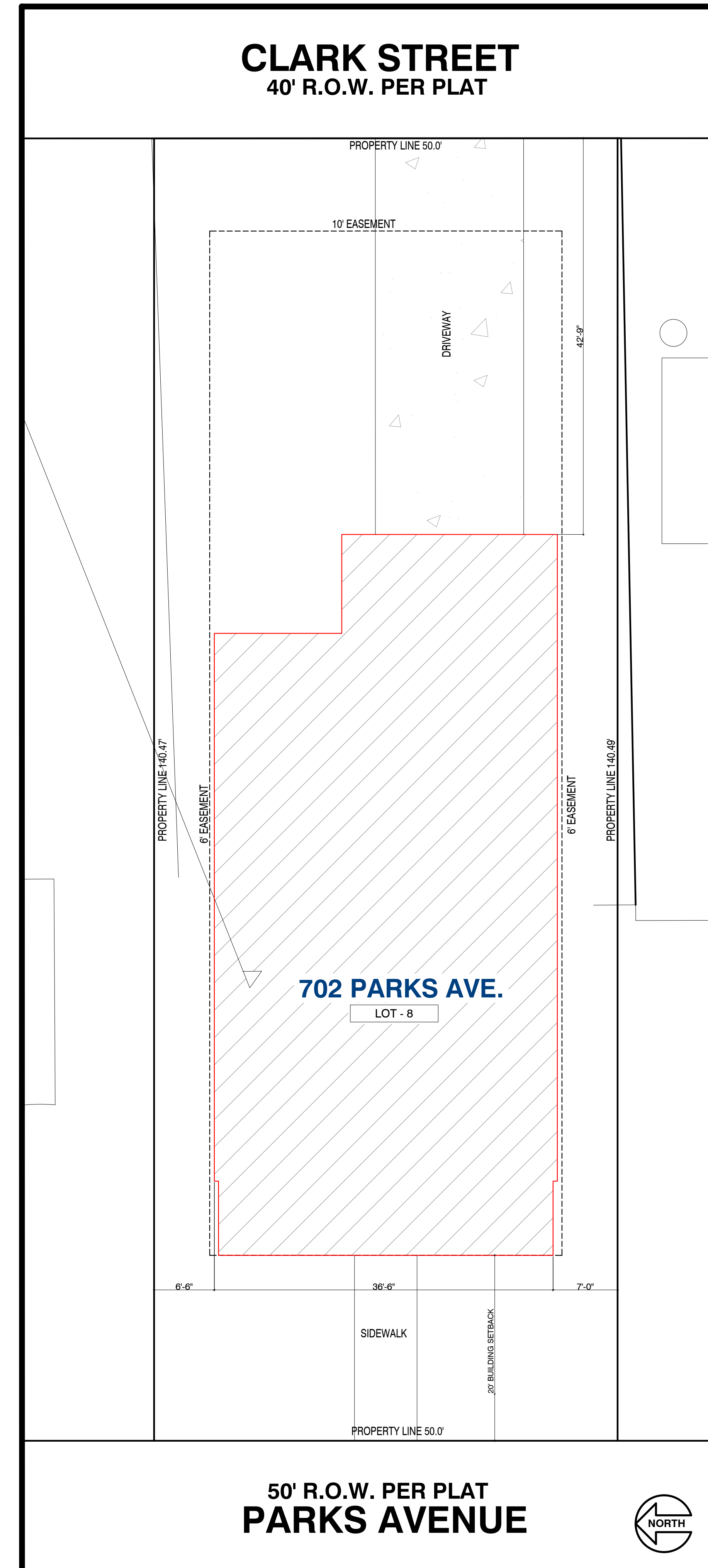
- THIS SET OF CONSTRUCTION PLANS IS INTENDED TO PROVIDE THE NECESSARY INFORMATION TO COMPLETE THE CONSTRUCTION OF THIS PROJECT.
- ALL NECESSARY PERMITS, INSPECTIONS, AND CERTIFICATES OF APPROVAL SHALL BE PAID FOR BY EITHER THE GENERAL CONTRACTOR OR THE HOME OWNER.
- ALL BUILDING CODES (NATIONAL, STATE, AND LOCAL) ARE TO COMPLY WITH THE INTERNATIONAL RESIDENTIAL CODE - LATEST EDITION. THE BUILDING CODES TO SUPERSEDE ANY NOTES OR SPECS ON THESE PLANS. ALL SUBCONTRACTORS ARE RESPONSIBLE FOR APPLYING TO THEIR RESPECTIVE CODES.
- ALL JOBSITE CHANGES AND DECISIONS ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- FIELD VERIFICATIONS FOR ALL MEASUREMENTS ARE TO BE DONE BY EACH SUBCONTRACTOR IN RELATION TO THEIR TRADE FOR VERIFICATION OF MEASUREMENTS, DIMENSIONS, AND EXISTING CONDITIONS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY AND CHECK THE PLANS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES, ERRORS, OR OMISSIONS FOUND WITHIN THE PLANS ARE TO BE BROUGHT TO THE ATTENTION OF LATIMER DESIGNS, INC. PRIOR TO ANY WORK BEING DONE.
- THE GENERAL CONTRACTOR SHALL PROVIDE NECESSARY ENERGY CALCULATIONS TO COMPLY WITH LOCAL ENERGY CODES.
- ALL DIMENSIONS ARE FOR ROUGH FRAMING. ALL STUD WALLS ARE DIMENSIONED AT 4" NOMINAL, BRICK LEDGES AT 5.5" NOMINAL, METAL SIDING LEDGES AT 1.5" NOMINAL, AND THIN WALLS AT 2" NOMINAL.
- ALL DIMENSIONS ARE TO BE FIELD VERIFIED.
- FOUNDATION PLAN, ROOF PLAN, AND FLOOR FRAMING PLANS ARE SCHEMATIC ONLY. REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR NOTES AND SPECS. (IF REQUIRED, TO BE PROVIDED BY GENERAL CONTRACTOR).
- ALL EXTERIOR WINDOW AND DOOR INSTALLATIONS TO BE IN STRICT COMPLIANCE WITH MANUFACTURER'S SPECIFICATIONS.
- ALL CARPENTRY WORK SHALL BE ERRECTED PLUMB AND TRUE, FOLLOWING BEST PRACTICES OF THE TRADE. TRIM WORK SHALL BE NEATLY CUT AND FIT.
- ALL LUMBER SHALL BE S4S UNO
- FRAMER TO PROVIDE BACKING FOR ALL APPROPRIATE FINISH MATERIALS.
- GENERAL CONTRACTOR AND PRODUCT SUPPLIER ARE RESPONSIBLE FOR ALL SAFETY GLASS WHERE REQUIRED BY CODE.
- ALL SHOWER DOORS TO BE CHOSEN BY HOME OWNER.
- ALL OF THE FOLLOWING APPLIANCES TO BE CHOSEN BY THE HOME OWNER. REFRIGERATOR, RANGE, EXHAUST HOOD, MICROWAVE, GARBAGE DISPOSAL, DISHWASHER, WASHER & DRYER.
- PLUMBER TO PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT FOR THE COMPLETE INSTALLATION OF THE PLUMBING SYSTEM, INCLUDING ALL HOT AND COLD WATER DISTRIBUTION AND ALL NECESSARY WASTE SYSTEMS.
- PLUMBER TO PROVIDE A COLD WATER LINE TO THE REFRIGERATOR & FREEZER.
- THE HVAC CONTRACTOR SHALL PROVIDE A LAYOUT SHOWING DUCT AND VENT LOCATION, AS WELL AS EQUIPMENT SPECS. THE HEATING SYSTEM SHALL BE INSTALLED TO ALL CODE REQUIREMENTS.
- CONTRACTOR TO VERIFY HOUSE/SLAB LOCATION WITH OWNER PRIOR TO CONSTRUCTION.

ABBREVIATIONS

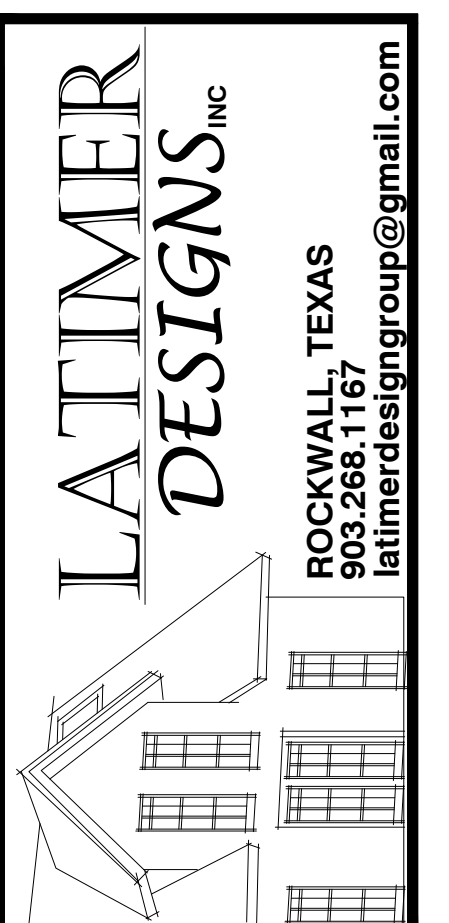
AB	ANCHOR BOLT	H	HIGH
ADJ	ADJUSTABLE	LC	LAUNDRY CHUTE
AFF	ABOVE FINISH FLOOR	LG	LONG
BLDG	BUILDING	ML	MICROLAM
BLK	BLOCK	MTL	METAL
BM	BEAM	OC	ON CENTER
CAB	CABINET	PT	PRESSURE TREATED
CLG	CEILING	PTB	PARTICLE BOARD
CLR	CLEAR	R	RADIUS
CONC	CONCRETE	R&S	ROD & SHELF
DBL	DOUBLE	SH	SHELF(S)
DIA	DIAMETER	SHWR	SHOWER
DN	DOWN	SIM	SIMILAR
DWG	DRAWING	SQ	SQUARE
EA	EACH	STL	STEEL
EQ	EQUAL	TBD	TO BE DETERMINED
FD	FLOOR DRAIN	TOJ	TOP OF JOIST
FDN	FOUNDATION	TOS	TOP OF SLAB
FF	FINISH FLOOR	TR	TRANSOM
FLR	FLOOR	TYP	TYPICAL
FT	FEET	UNO	UNLESS NOTED OTHERWISE
FTG	FOOTING	V	VERTICAL
GL	GLASS	WD	WOOD

PROPERTY DESCRIPTION

LOCATION	702 PARKS AVE. ROCKWALL, TX 75087 BLK D - LT 8
NEIGHBORHOOD	N3600-3-19
PROPERTY ID	16619
LEGAL DESCRIPTION	FOREE, BLOCK D, LOT 7,8,9
ZONING	SF3
GEOGRAPHIC ID	3710-000D-0008-00-0R



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



DRAWN BY:	
CHECKED BY:	
DATE:	
ISSUED FOR PERMIT:	
ISSUED FOR CONSTRUCTION:	
REVISIONS:	
11.17.2019:	KITCHEN - FLIP SINK & RANGE. ADDED WINDOW
12.04.2019:	LAUNDRY ROOM LAYOUT PLUMBING ELECT.: DIM. SWITCHES & ADDED RCL'S

PROJECT/CLIENT:	MANDY HENRY
LOCATION:	702 PARKS AVE. • ROCKWALL • TX • 75087
DATE:	06.06.2019

HOUSE PLANS

COVER SHEET

SHEET NO.:
A - 1.01

DRAWN BY:

CHECKED BY:

DATE:

ISSUED FOR PERMIT:

ISSUED FOR CONSTRUCTION:

REVISIONS:

PROJECT/CLIENT:
MANDY HENRY

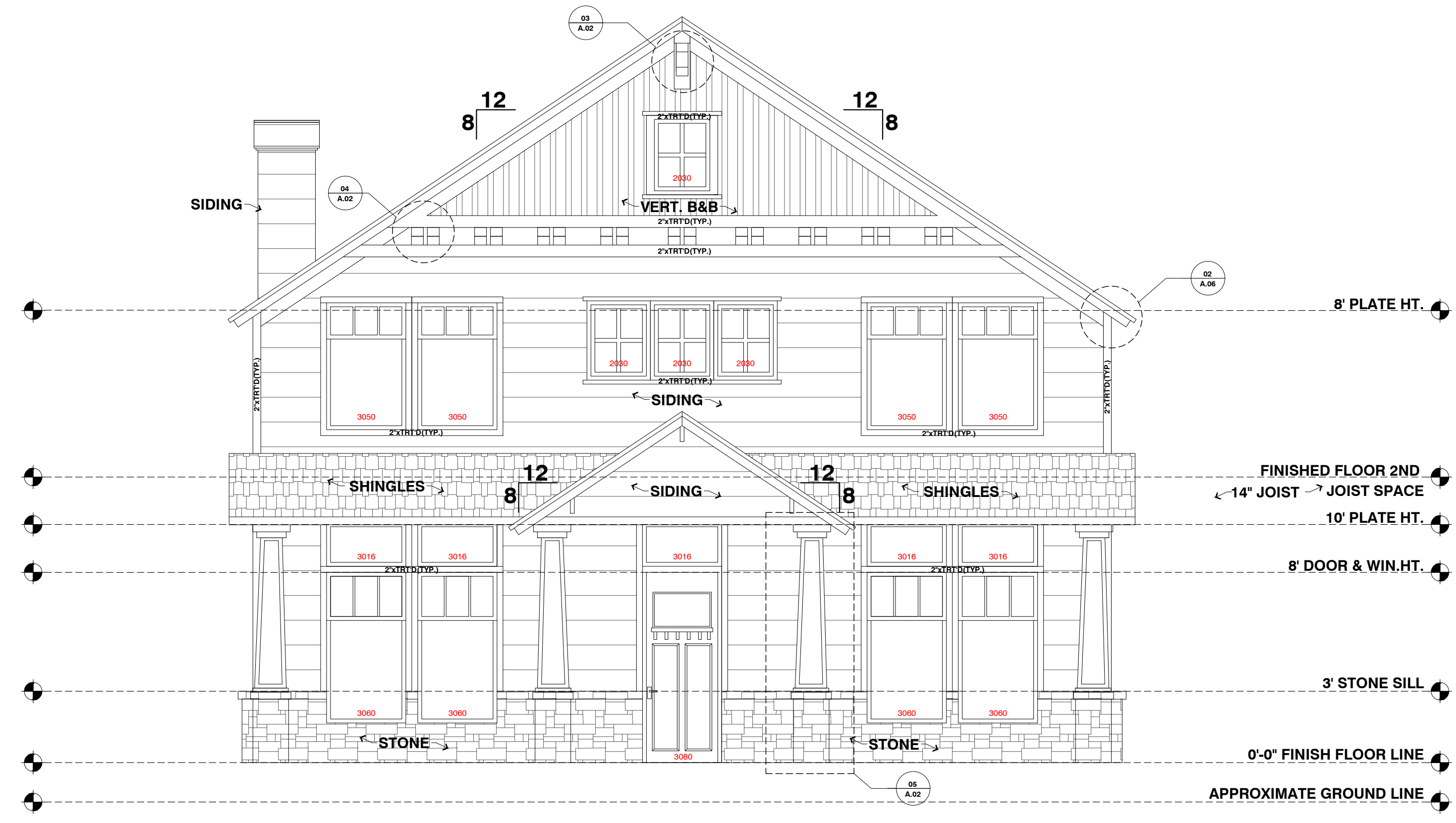
LOCATION:
702 PARKS AVE. • ROCKWALL • TX • 75087

DATE:
06.06.2019

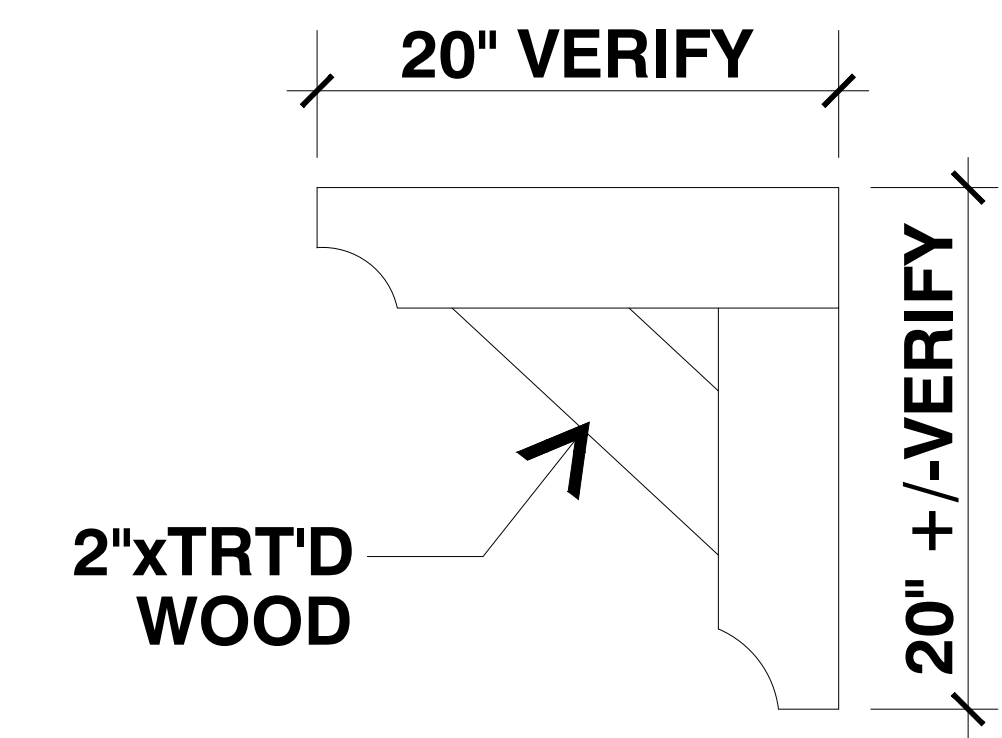
HOUSE PLANS

SHEET TITLE:
ELEVATIONS

SHEET NO.:
A - 1.02

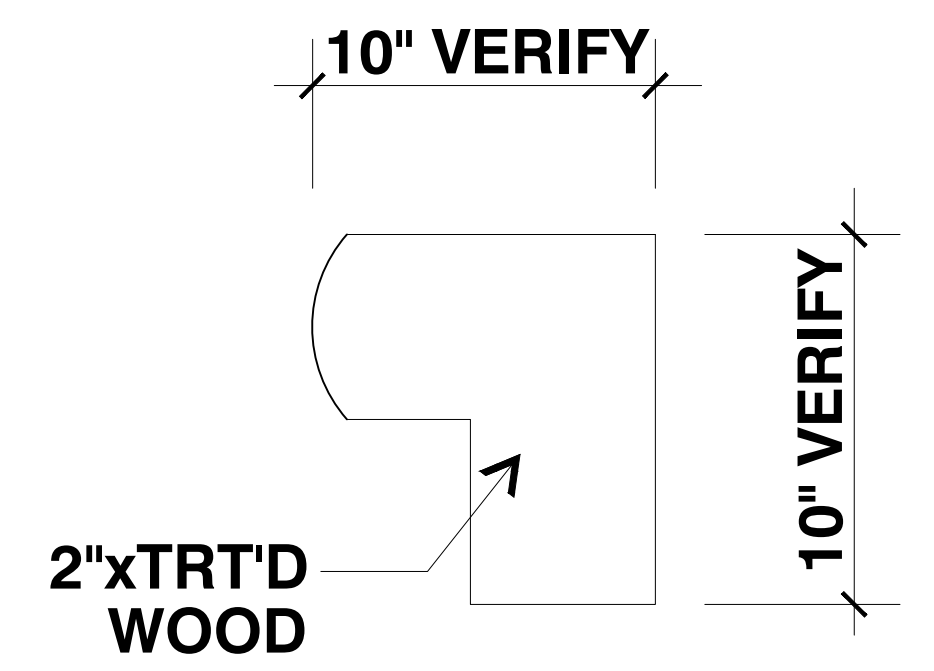


02 FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



NOTE:
 VERIFY PROFILE DETAIL WITH OWNER.

03 BRACKET 1 DETAIL
 NOT TO SCALE

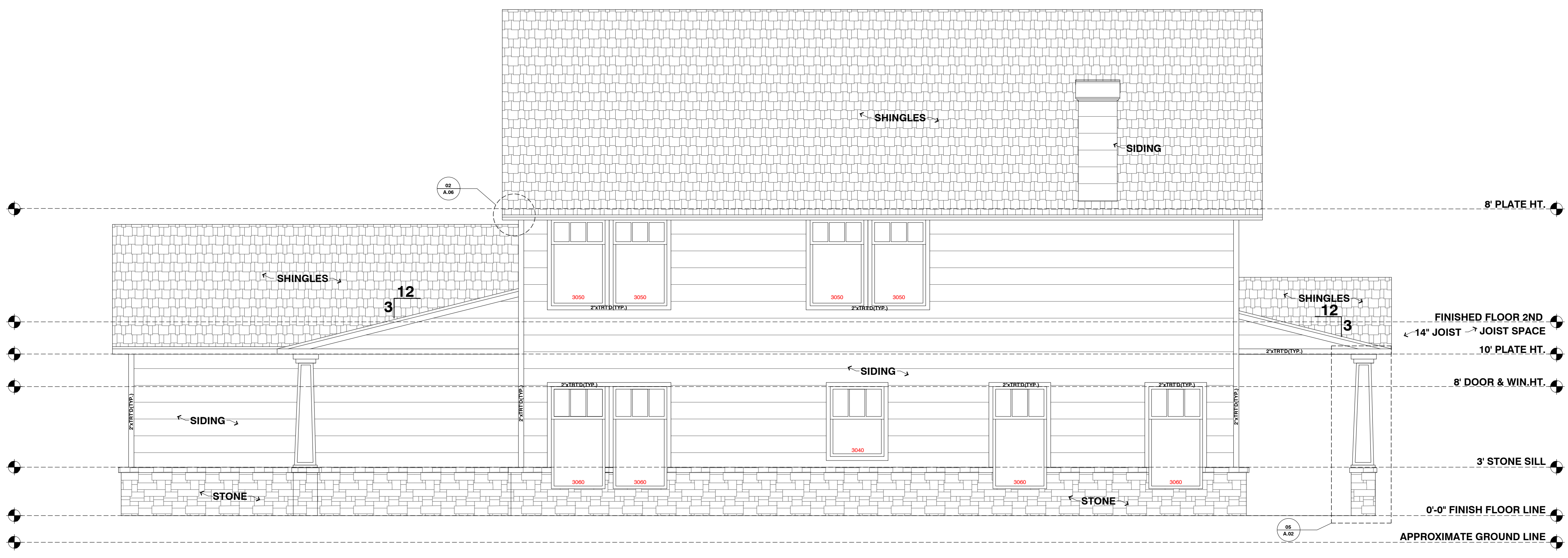


NOTE:
 VERIFY PROFILE DETAIL WITH OWNER.

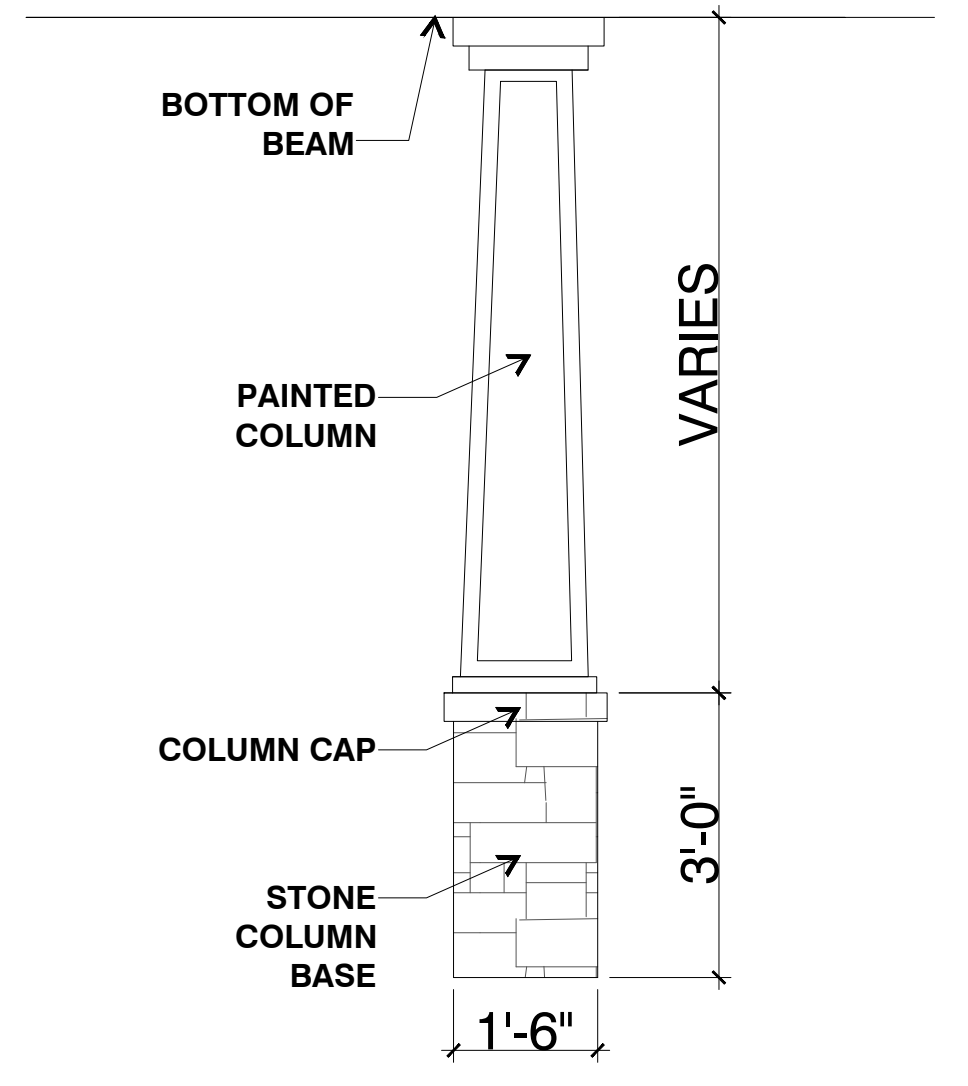
04 BRACKET 2 DETAIL
 NOT TO SCALE

NOTES

1. OWNER TO SELECT ALL WINDOW & DOOR STYLES.
2. ALL GROUND LINES ARE APPROXIMATE.
3. VERIFY ALL EXTERIOR MATERIALS WITH OWNER PRIOR TO CONSTRUCTION.
4. VERIFY WINDOW SURROUND MATERIAL & STYLE WITH OWNER.

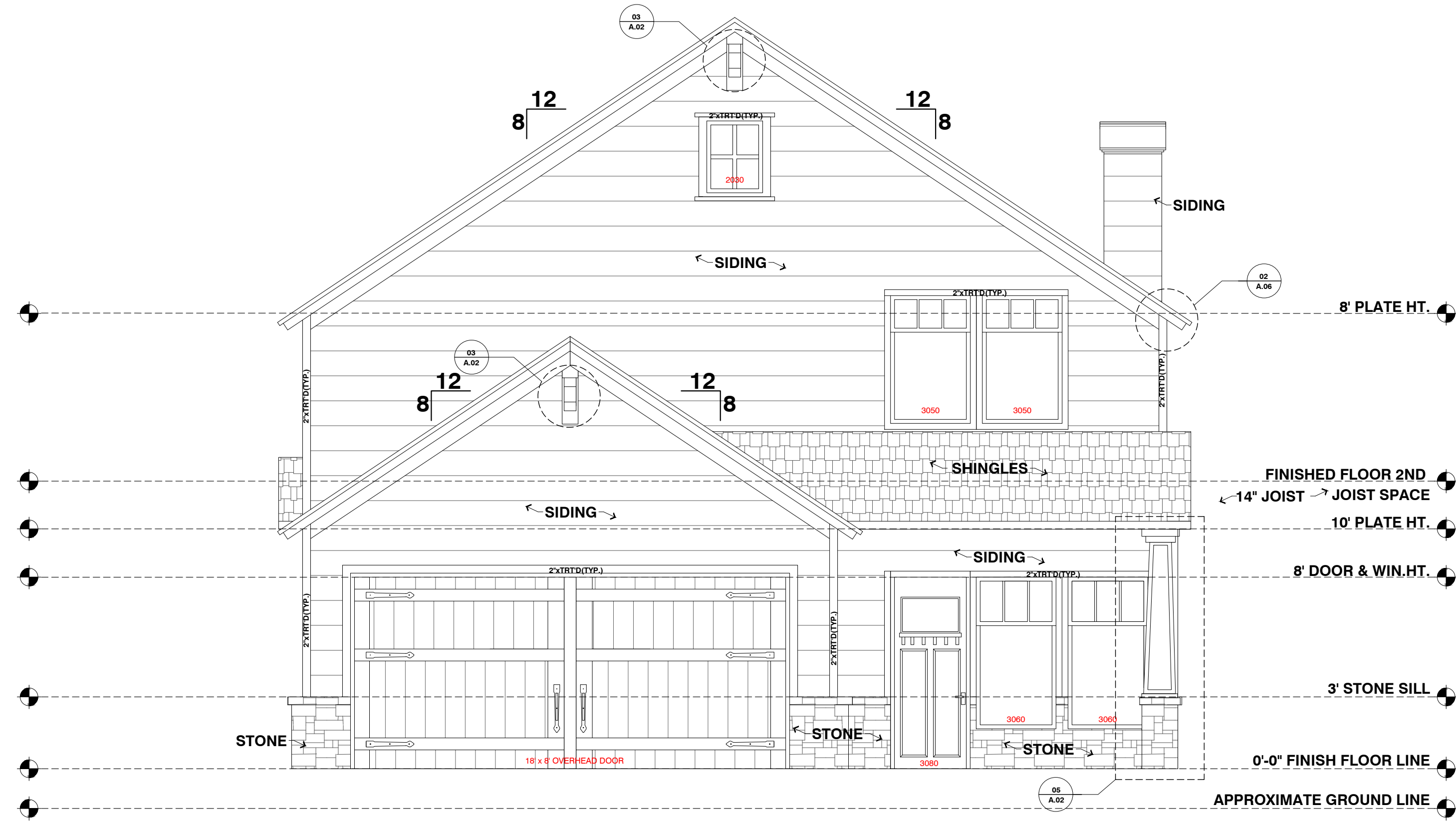


01 LEFT ELEVATION
 SCALE: 1/4" = 1'-0"

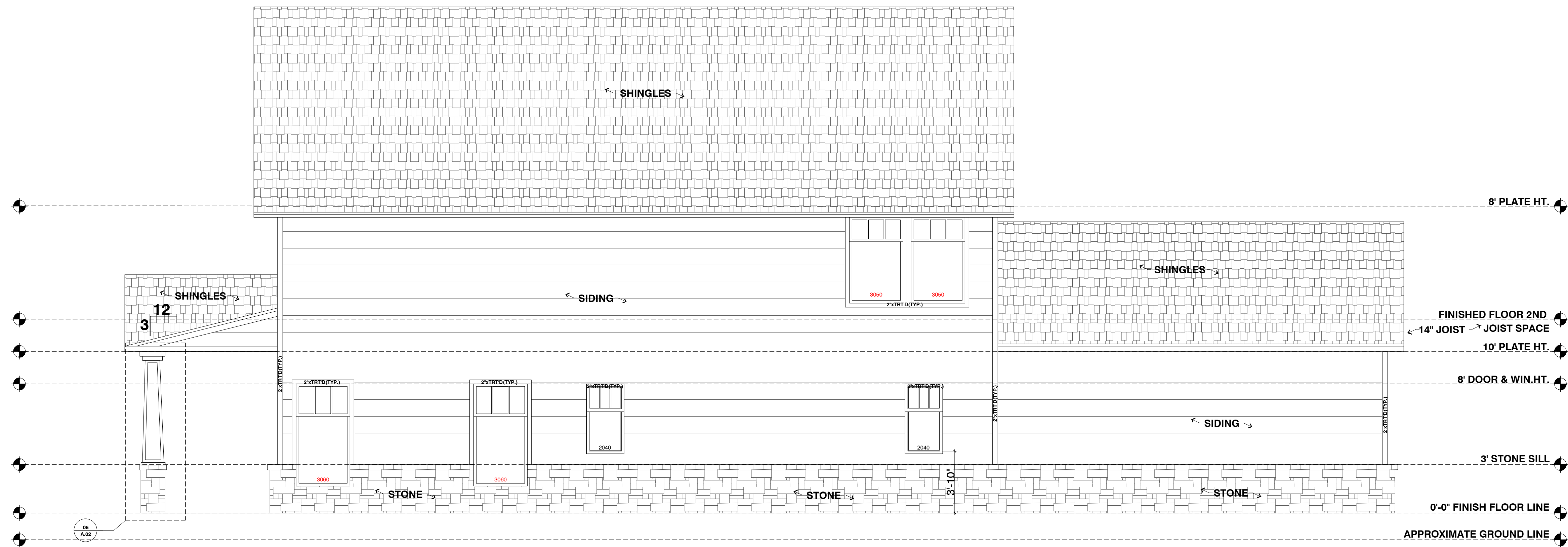


NOTE:
 VERIFY PROFILE DETAIL WITH OWNER.

05 COLUMN DETAIL
 SCALE: 1/2" = 1'-0"



02 BACK ELEVATION
SCALE: 1/4" = 1' - 0"



01 RIGHT ELEVATION
SCALE: 1/4" = 1' - 0"

DRAWN BY:

CHECKED BY:

DATE:

ISSUED FOR PERMIT:

ISSUED FOR CONSTRUCTION:

REVISIONS:

PROJECT/CLIENT:
MANDY HENRY

LOCATION:
702 PARKS AVE. • ROCKWALL • TX • 75087

DATE:
06.06.2019

HOUSE PLANS

SHEET TITLE:
ELEVATIONS

SHEET NO.:
A - 1.03