



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. Z2021-009

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

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

PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

Tree Removal (\$75.00)

Variance Request (\$100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

Address 704 Parks Ave

Subdivision Foree Addition Lot 9 Block D

General Location Parks Ave + Heath St

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning SF3 Current Use Residential

Proposed Zoning _____ Proposed Use Residential

Acreage 0.161 Lots [Current] _____ Lots [Proposed] 0.161

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]

| | |
|--------------------------------------------------------------------|---------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Owner <u>Gary Scott Barron</u> | <input checked="" type="checkbox"/> Applicant <u>Michael Morgan</u> |
| Contact Person <u>Gary Scott Barron</u> | Contact Person <u>Michael Morgan</u> |
| Address <u>1385 Tanglevine</u> | Address <u>14 Kestrel Ct</u> |
| City, State & Zip <u>Rockwall, TX 75087</u> | City, State & Zip <u>Heath Tx 75032</u> |
| Phone <u>325-864-4130</u> | Phone <u>469.600.9861</u> |
| E-Mail <u>scottbarron61@gmail.com</u> | E-Mail <u>michael@buildmgn.com</u> |

NOTARY VERIFICATION [REQUIRED]

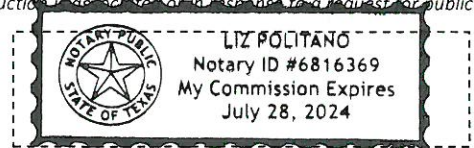
Before me, the undersigned authority, on this day personally appeared Gary Scott Barron [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"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 \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the _____ day of _____, 20 _____. 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 with a request for public information."

Given under my hand and seal of office on this the 5 day of April, 20 21.


Owner's Signature Gary S. B.

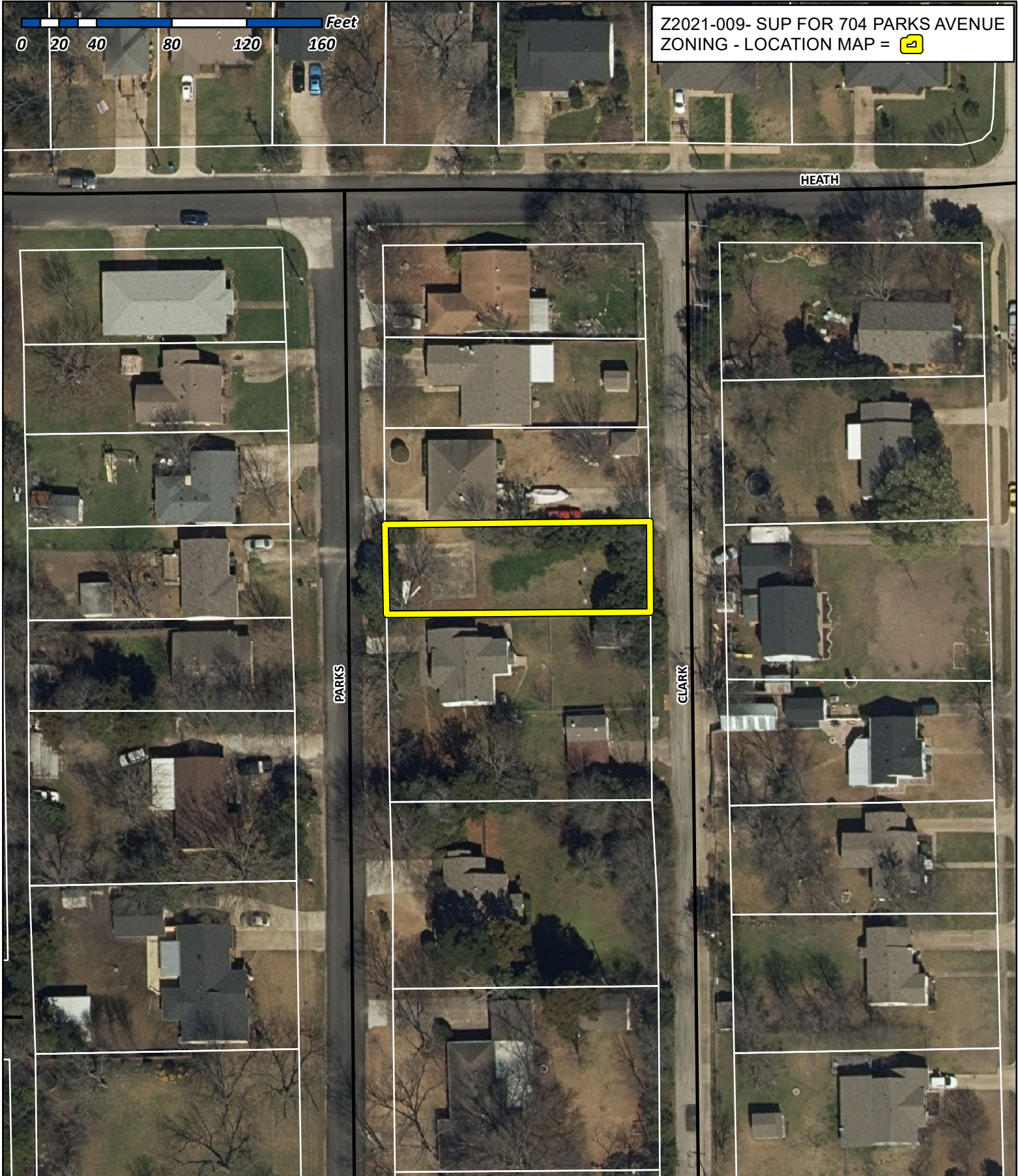
Notary Public in and for the State of Texas Liz Politano



My Commission Expires 7-28-24

0 20 40 80 120 160 Feet

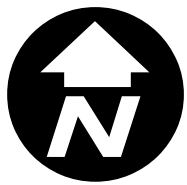
Z2021-009- SUP FOR 704 PARKS AVENUE
ZONING - LOCATION MAP = 



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.





Michael G Morgan, LLC
14 Kestrel Ct.
Heath, TX 75032

Phone 972.771.0925
michael@buildmgm.com

April 5, 2021

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

Attn: Planning & Zoning Department,

We are requesting a Special Use Permit (SUP) for **704 Parks Ave. Rockwall, TX 75087** due to 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 requesting a zoning application.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael G. Morgan', written over a light blue horizontal line.

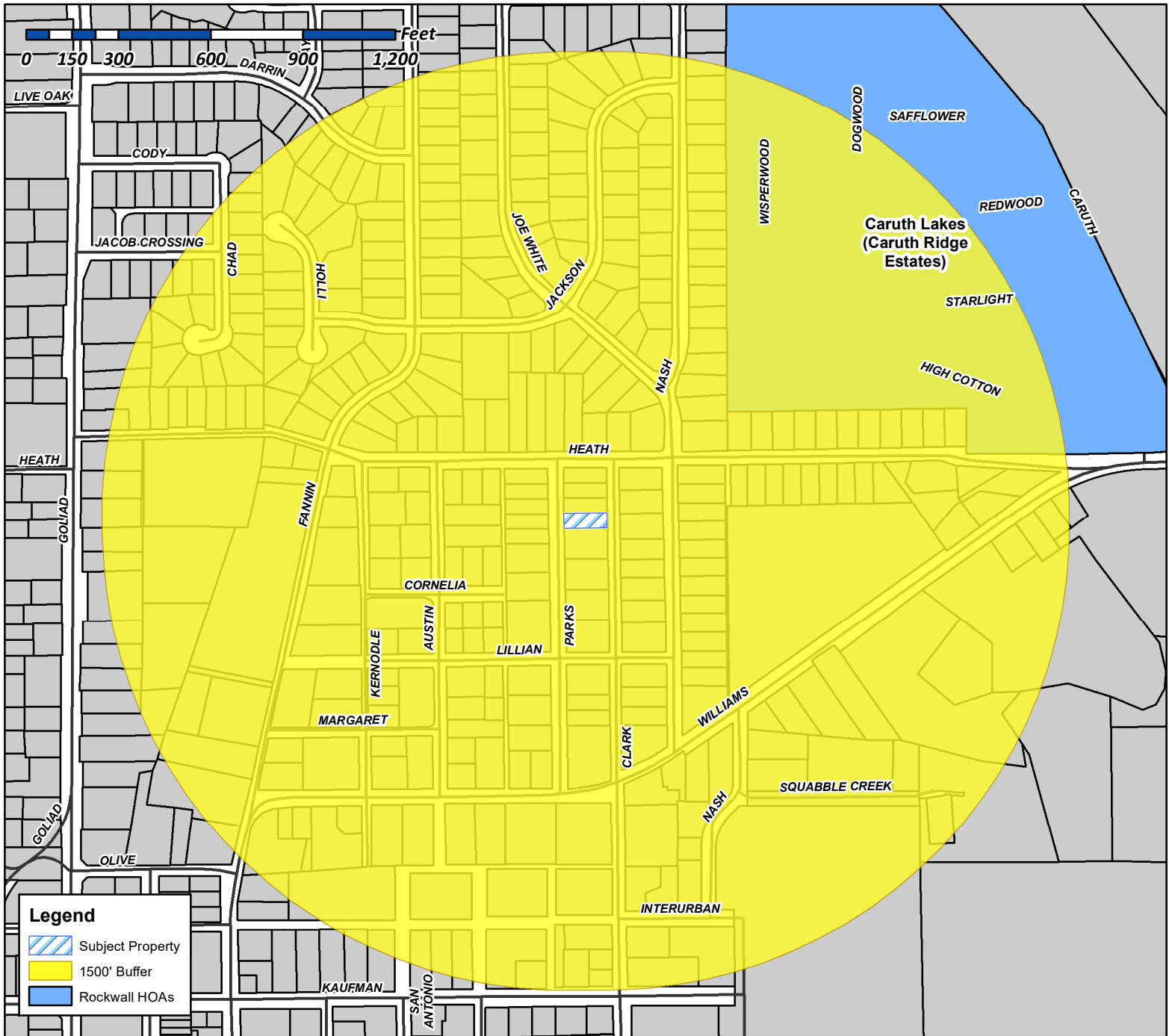
Michael G. Morgan
Member / Manager
469.600.9861



City of Rockwall

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385 S. Goliad Street
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Case Number: Z2021-009
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 704 Parks Avenue



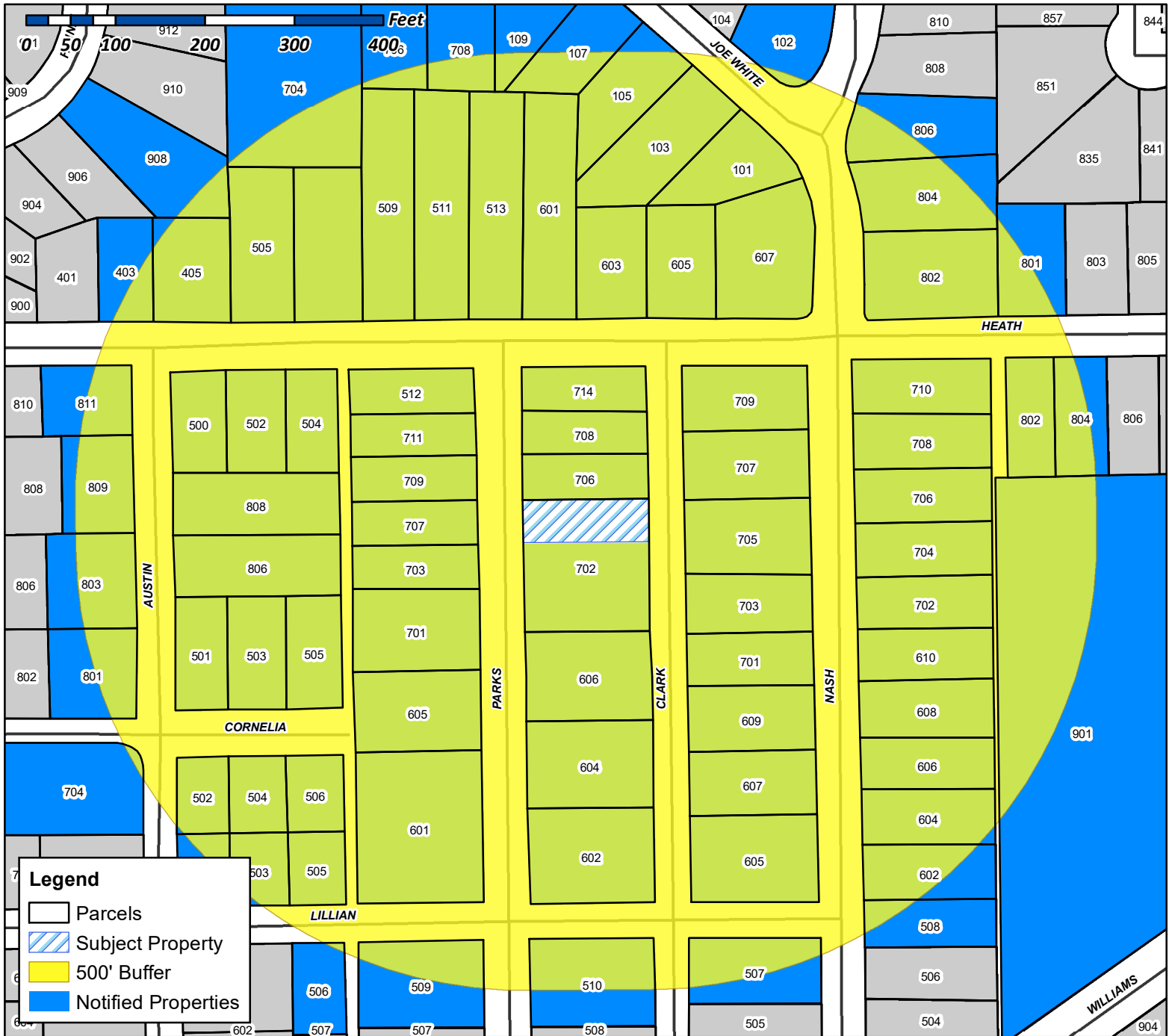
Date Created: 4/15/2021
For Questions on this Case Call (972) 771-7745



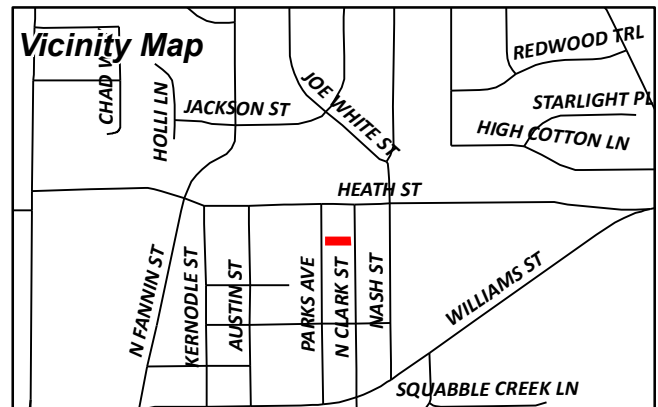
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Date Created: 4/15/2021
For Questions on this Case Call (972) 771-7745

ROLAND RANDY C AND ANDREA B
101 JOE WHITE ST
ROCKWALL, TX 75087

PYLAND KENNETH C & MELANIE M
102 JOE WHITE ST
ROCKWALL, TX 75087

GLASS JERRY R
103 JOE WHITEST
ROCKWALL, TX 75087

SILVA MANUEL
1041 E FM 552
ROCKWALL, TX 75087

WARDELL JOHN P & JULIE C
105 JOE WHITE ST
ROCKWALL, TX 75087

KRIZAN RASTISLAV
107 JOE WHITE
ROCKWALL, TX 75087

PEOPLES JIMMIE DALE
109 JOE WHITE ST
ROCKWALL, TX 75087

SABRSULA MELISSA
1571 ANNA CADE RD
ROCKWALL, TX 75087

KINSEY TARI L AND DONALD H
2 MANOR CT
HEATH, TX 75032

HENRY AMANDA A
205 S CLARK
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
210 GLENN AVENUE
ROCKWALL, TX 75087

REDDEN POLLY PEOPLES
213 SOVEREIGN CT
ROCKWALL, TX 75032

PARK ALLEN
2301 LAFAYETTE DR
HEATH, TX 75032

BLAZEK ALVIN F & DOROTHY H
2614 W 10TH ST
DALLAS, TX 75211

GLASS JERRY R
301 MEADOWDALE DR
ROCKWALL, TX 75087

BREWER SHERI RENEE
30113 TROUTDALE SCENIC DR
EVERGREEN, CO 80439

LASKY KRISTINE ELIZABETH
3021 RIDGE RD STE A-66
ROCKWALL, TX 75032

ZYLKA JOE AND BONNIE
3021 RIDGE RD STE A-66
ROCKWALL, TX 75032

VANHORN PENNI AND
JOE ZYLKA AND BONNIE ZYLKA
3021 RIDGE RD STE A-66
ROCKWALL, TX 75032

WALLS JEFFREY V & NATALIE ANN
3115 CHINESE FIR DR
HEATH, TX 75126

RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
403 E HEATH ST
ROCKWALL, TX 75087

PARK ALLEN
405 E HEATH ST
ROCKWALL, TX 75087

HODGES PATRICK L
481 ARCADIA WAY
ROCKWALL, TX 75087

KIRKPATRICK DAVID S & RHONDA D
500 E HEATH ST
ROCKWALL, TX 75087

HOLZHEIMER THOMAS R AND NICOLE M
501 CORNELIA ST
ROCKWALL, TX 75087

GREENAWALT PATRICK ALAN
501 LILLIAN ST
ROCKWALL, TX 75087

BARNETT GEORGE S
502 CORNELIA ST
ROCKWALL, TX 75087

MCINTIRE J M & ERLINDA
502 E HEATH ST
ROCKWALL, TX 75087

ALSOBROOK HAROLD DAVID JR
503 CORNELIA
ROCKWALL, TX 75087

AWAJA PROPERTIES LLC
503 LILLIANST
ROCKWALL, TX 75087

ALSOBROOK HAROLD DAVID JR
504 CORNELIA
ROCKWALL, TX 75087

TANTON MELVIN V JR
504 E HEATH ST
ROCKWALL, TX 75087

ALSOBROOK HAROLD DAVID JR
505 CARRIAGE TR
ROCKWALL, TX 75087

SCHMIDT JERRY LEE AND BARBARA JEAN
505 CORNELIA
ROCKWALL, TX 75087

BARRON GILDARDO
505 LILLIAN ST
ROCKWALL, TX 75087

VANHORN PENNI AND
JOE ZYLKA AND BONNIE ZYLKA
505 E HEATH ST
ROCKWALL, TX 75087

ALSOBROOK HAROLD DAVID JR
506 CORNELIA
ROCKWALL, TX 75087

UC RUBEN & EDITH CORTE DE
506 LILLIAN ST
ROCKWALL, TX 75087

BUTLER JOSEPH DAVID AND ROSE LOUISE
507 NASH ST
ROCKWALL, TX 75087

CAWTHON RICK
508 NASH ST
ROCKWALL, TX 75087

DOROTIK DAVID W
509 PARKS AVE
ROCKWALL, TX 75087

REDDEN POLLY PEOPLES
509 E HEATH ST
ROCKWALL, TX 75087

RICHARDSON PATRICE
510 COVE RIDGE RD
HEATH, TX 75032

ALLEGRETTO RICHARD JR AND SARAH ANN
510 PARKS AVE
ROCKWALL, TX 75087

RICHARDSON PATRICE
511 E HEATH ST
ROCKWALL, TX 75087

COATS LOIS LOUISE
512 E HEATH ST
ROCKWALL, TX 75087

GREENAWALT PATRICK AND COURTNEY
513 E HEATH ST
ROCKWALL, TX 75087

TROWBRIDGE PATRICK A & ELIZABETH
601 PARKS AVE
ROCKWALL, TX 75087

STEGALL VENTURES LLC
601 SUNSET HILL DRIVE
ROCKWALL, TX 75087

STARK ROBERT C
601 E HEATH ST
ROCKWALL, TX 75087

SIMMONS APRIL R
602 NASH STREET
ROCKWALL, TX 75087

LEAL ROLAND & CAROL
602 PARKS AVENUE
ROCKWALL, TX 75087

SUTTON JUDITH A
603 E HEATH ST
ROCKWALL, TX 75087

HOWARD DEBORAH K
604 NASH ST
ROCKWALL, TX 75087

FUQUA MATTHEW
604 PARKS AVE
ROCKWALL, TX 75087

LINDSAY WILLIAM & JULIA
605 NASH ST
ROCKWALL, TX 75087

DINGWELL MARGUERITE NASH & ADAM
605 PARKS AVE
ROCKWALL, TX 75087

ESTATE OF SUSAN ELAINE BYRD DAVIS
605 STORRS
ROCKWALL, TX 75087

STARK ROBERT S & TINA J
605 E HEATH ST
ROCKWALL, TX 75087

GALASSI TORI D
606 NASH ST
ROCKWALL, TX 75087

WALLS JEFFREY V & NATALIE ANN
606 PARKS AVE
ROCKWALL, TX 75087

SPERLING SANDY
607 E HEATH ST
ROCKWALL, TX 75087

KINSEY TARI L AND DONALD H
607 NASH ST
ROCKWALL, TX 75087

STARK ROBERT S & TINA J
607 SAINT MARY ST
ROCKWALL, TX 75087

OGDEN BRANDON & LIDIA
608 NASH ST
ROCKWALL, TX 75087

TORRES ROSIE
609 NASH ST
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
610 NASH ST
ROCKWALL, TX 75087

CASTRO RENE & BETSY
700 WINDSONG LN
ROCKWALL, TX 75032

BLAZEK ALVIN F & DOROTHY H
701 NASH ST
ROCKWALL, TX 75087

CASTILLO AGAPITO & ESTELA
701 PARKS AVE
ROCKWALL, TX 75087

TEMPLETON LORRAINE BIEGLER
702 NASH ST
ROCKWALL, TX 75087

HENRY AMANDA A
702 PARKS AVE
ROCKWALL, TX 75087

ELLISTON REBECCA S
703 NASH STREET
ROCKWALL, TX 75087

HANSON BRANDON R
703 PARKS AVE
ROCKWALL, TX 75087

FRASIER MICHAEL & MARY GRACE
704 JACKSON ST
ROCKWALL, TX 75087

THOMAS TRACY
704 KERNODLE ST
ROCKWALL, TX 75087

GRIFFIN PATTY JEAN CORNELIUS
704 NASH ST
ROCKWALL, TX 75087

RUSHING BRIAN AND
CHANEL KENTOPP
705 NASH ST
ROCKWALL, TX 75087

ZYLKA PENNI R
706 JACKSON ST
ROCKWALL, TX 75087

ARELLANO JESUS L &
CYNTHIA A HERRERA
706 NASH ST
ROCKWALL, TX 75087

PECINA JOE & LORETHIA ANN
706 PARKS AVE
ROCKWALL, TX 75087

MCCLAIN LOUETTA
707 NASH ST
ROCKWALL, TX 75087

BELANGER CORKY
707 PARKS AVE
ROCKWALL, TX 75087

LASKY KRISTINE ELIZABETH
708 JACKSON ST
ROCKWALL, TX 75087

SABRSULA MELISSA
708 NASH ST
ROCKWALL, TX 75087

KOLWINSKA GERALDINE D
708 PARKS AVE
ROCKWALL, TX 75087

BREWER SHERI RENEE
709 NASH ST
ROCKWALL, TX 75087

BARRON ARMANDO
709 PARKS AVE
ROCKWALL, TX 75087

STARK ROBERT C
710 AGAPE ST
ROCKWALL, TX 75087

KING MISTY
710 NASH STREET
ROCKWALL, TX 75087

NIXON ALBERT
711 PARKS AVE
ROCKWALL, TX 75087

PALMER LINDA C
714 PARKS AVE
ROCKWALL, TX 75087

BEASLEY GEORGE
801 AUSTIN ST
ROCKWALL, TX 75087

WIMPEE TYLER
801 E HEATH STREET
ROCKWALL, TX 75087

COLUNGA MAXIMO & MARGARITA
802 E HEATH ST
ROCKWALL, TX 75087

STEGALL VENTURES LLC
802 NASH ST
ROCKWALL, TX 75087

SILVA MANUEL
803 AUSTIN ST
ROCKWALL, TX 75087

BROWN REBECCA AND THOMAS
804 E HEATH ST
ROCKWALL, TX 75087

ESTATE OF SUSAN ELAINE BYRD DAVIS
804 NASH ST
ROCKWALL, TX 75087

AUSTIN TRENTON C
806 AUSTIN ST
ROCKWALL, TX 75087

HODGES PATRICK L
806 NASH ST
ROCKWALL, TX 75087

CASTRO RENE & BETSY
808 AUSTIN ST
ROCKWALL, TX 75087

KINDRED ROBERT M
809 AUSTIN ST
ROCKWALL, TX 75087

JENNINGS AMANDA L
811 AUSTIN ST
ROCKWALL, TX 75087

MCCLAIN LOUETTA
8309 TURNBERRY ST
ROWLETT, TX 75089

WARDELL JOHN P & JULIE C
880 IVY LN
ROCKWALL, TX 75087

ABEAR HOMES LLC SERIES 3
8916 MEADOW KNOLL
DALLAS, TX 75243

ROCKWALL ASSEMBLY OF GOD
C/O DAVID SPIEGEL
901 WILLIAMS ST
ROCKWALL, TX 75087

ABEAR HOMES LLC SERIES 3
908 N FANNIN ST
ROCKWALL, TX 75087

BELANGER CORKY
921 N ALAMO RD
ROCKWALL, TX 75087

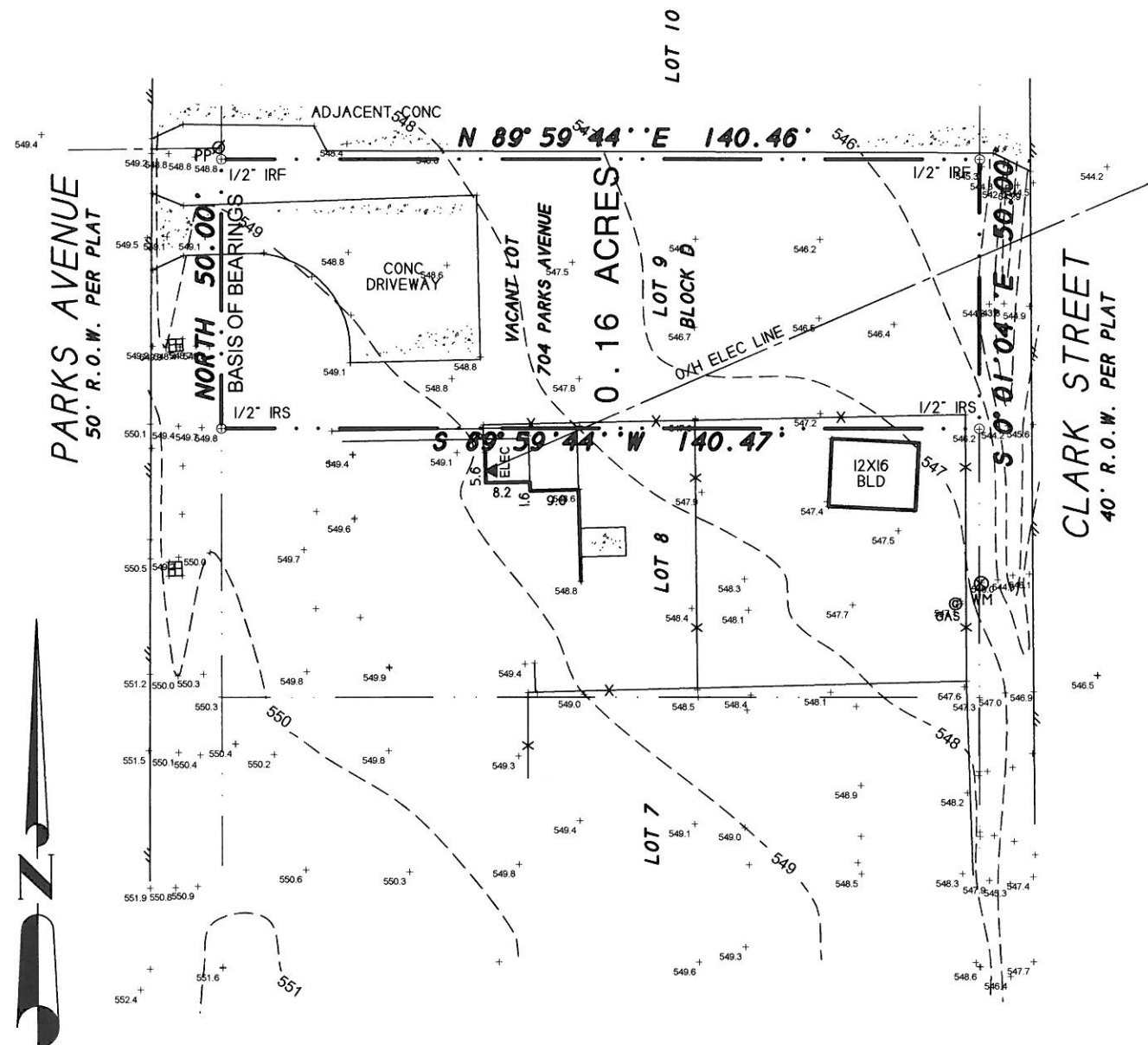
KINDRED ROBERT M
P.O. BOX 261638
PLANO, TX 75026

ROCKWALL ASSEMBLY OF GOD
C/O DAVID SPIEGEL
PO BOX 33
ROCKWALL, TX 75087

GRIFFIN PATTY JEAN CORNELIUS
PO BOX 511
FATE, TX 75087

AWAJA PROPERTIES LLC
PO BOX 811
ROYSE CITY, TX 75189

PLAT OF SURVEY



DESCRIPTION

BEING Lot 9, Block D, Fores Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Map thereof recorded in Volume 12, Page 568, of the Map Records of Rockwall County, Texas.

NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0040 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED PLAT.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for Allegiance Title Company, Old Republic National Title Insurance Company, Inwood National Bank, John P. and Julie Ann C. Wardell at 704 Parks Avenue, Rockwall, Rockwall County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 1st day of October, 2018.

Harold D. Fetty III, R.P.L.S. No. 5034



| SYMBOL LEGEND | | | | |
|------------------------|---------------|----------------|---------------|-----------------------------------|
| ⊙ | ⊗ | ⊕ | ⊖ | ⊚ |
| TELEVISION CABLE RISER | GAS METER | PHONE RISER | FIRE HYDRANT | POWER POLE |
| ⊠ | ⊞ | ⊗ | ⊙ | ⊚ |
| ELECTRIC METER | ELECTRIC BOX | WATER METER | LP LIGHT POLE | 1/2" IRS IRON ROD FOUND IN CORNER |
| ⊗ | ⊞ | ⊗ | ⊞ | ⊞ |
| FENCE | EASEMENT LINE | PROPERTY LINES | A/C UNIT | PROPANE TANK |

SURVEY DATE OCTOBER 1, 2018
 SCALE 1" = 30'
 CLIENT WARDELL FILE # 20180297-9
 GF # 188487-10GH

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 101509-00
 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY ACCEPTED BY:

DATE _____
 DATE _____

BARRON RESIDENCE



PERSPECTIVE VIEW
NTS

GENERAL NOTES:

1. THESE DESIGN DOCUMENTS ARE INTENDED TO BE A REPRESENTATION OF THE DESIGN INTENT AND ARE SUPPLIED TO ILLUSTRATE THE GENERAL TYPE OF CONSTRUCTION DESIRED. THE DRAWINGS ARE INTENDED TO IMPLY A PREMIUM QUALITY OF WORKMANSHIP THROUGHOUT.
2. DISCREPANCIES, ERRORS, OMISSIONS, AND ANY QUESTIONS REGARDING THE INTENT OF THE PLANS, SPECIFICATIONS, OR CONTRACT DOCUMENTS SHALL BE REFERRED TO THE GENERAL CONTRACTOR FOR CLARIFICATION.
3. CONTRACTORS OR SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS OR CLEARANCES AND SHALL BE RESPONSIBLE FOR THE VERIFICATION THEREOF TO INSURE COMPLIANCE WITH THE DRAWINGS, SPECIFICATIONS, AND PERTINENT CODES. DIMENSIONS OF ANY EXISTING CONDITIONS MUST BE VERIFIED AT THE JOB SITE AND ANY DISCREPANCIES REPORTED TO THE GENERAL CONTRACTOR.
4. CONTRACTORS OR SUBCONTRACTORS SHALL IMMEDIATELY NOTIFY THE GENERAL CONTRACTOR'S PROJECT MANAGERS / JOB SITE SUPERVISOR IF FOR ANY REASON THEY CANNOT COMPLY WITH ANY FACET OF THE DRAWINGS, DOCUMENTS, DESIGN INTENT, OR SCHEDULING.
5. ALL WORK AND MATERIAL LISTED OR IMPLIED IN THESE DRAWINGS SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTORS OR SUBCONTRACTORS RESPONSIBLE. ANY WORK ADVERSELY AFFECTING ANOTHER TRADE SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR.
6. CONTRACTORS OR SUBCONTRACTORS SHALL DISPOSE OF CONSTRUCTION DEBRIS IN A TIMELY MANNER IN THE DUMPSTER PROVIDED BY THE GENERAL CONTRACTOR. EVERY EFFORT SHALL BE MADE TO MAINTAIN A CLEAN JOB SITE.
7. CONTRACTORS OR SUBCONTRACTORS SHALL TAKE NOTE THAT ANY COST CAUSED BY INFERIOR WORKMANSHIP OR MATERIALS, IMPROPER SCHEDULING OR DELINQUENT ORDERING, SHALL BE BORNE BY THE PARTY RESPONSIBLE.
8. DURING CONSTRUCTION, CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE RESULTING FROM THEIR CONSTRUCTION ACTIVITIES. ANY CUTTING OR PATCHING OF ANY EXISTING FINISHED WORK SHALL MATCH ADJOINING SURFACES.
9. SAFETY FIRST! CONTRACTORS OR SUBCONTRACTORS SHALL FURNISH ANY EQUIPMENT OR SUPPLIES NECESSARY TO PERFORM THEIR WORK IN A MANNER THAT SHALL MEET OR EXCEED OSHA REQUIREMENTS.
10. CONTRACTORS OR SUBCONTRACTORS SHALL PROVIDE ANY TEMPORARY BARRIERS, LIGHTING, COVERINGS, FIRE PROTECTION, AND ANY OTHER EQUIPMENT TO PROTECT THE SAFETY OF ALL PERSONS AND PROPERTY THROUGHOUT THE ENTIRE PERIOD OF THEIR PORTION OF THE CONSTRUCTION CONTRACT FOR ANY AREA PERTINENT TO THE SUBCONTRACTORS SCOPE OF WORK. SUBCONTRACTORS SHALL COORDINATE WITH THE GENERAL CONTRACTOR FOR ANY EQUIPMENT, PROTECTION, ETC., THAT MUST REMAIN IN PLACE AFTER COMPLETION OF THE SUBCONTRACTORS PORTION OF WORK.

BUILDING CODE ANALYSIS:

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, COUNTY, STATE OR FEDERAL LAWS AND APPLICABLE CONSTRUCTION CODES AS CURRENTLY RECOGNIZED BY THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS.

CONTRACTOR NOTES:

1. ALL EXTERIOR WALLS SHALL BE 2 x 4.
2. ALL INTERIOR WALLS SHALL BE 2 x 4 U.N.O.
3. ALL FINISHED WALLS SHALL BE FIELD VERIFIED PRIOR TO ANY CUSTOM CABINETS.
4. ALL DIMENSIONS TO BE VERIFIED AT JOBSITE.
5. SLIGHT ADJUSTMENT IN WALL LOCATIONS UP TO 1" SHALL BE MADE IN ORDER TO GET PLUMBING IN WALLS, SO LONG AS IT DOES NOT AFFECT THE FUNCTION OF FLOOR OR ROOF TRUSSES. THIS DOES NOT RELIEVE THE PLUMBER OF LIABILITY IF NOT DONE.
6. UNDER NO CIRCUMSTANCES SHALL ANY DIMENSIONS BE SCALED FROM THESE DRAWINGS. ANY CRITICAL DIMENSIONS NOT GIVEN SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDER PRIOR TO CONSTRUCTION.
7. DOOR AND WINDOW ROUGH OPENINGS SHALL BE SUCH THAT OUTSIDE EDGES OF ADJACENT DOOR, WINDOW, AND TRANSOM TRIM IS ALIGNED U.N.O.
8. WINDOW SIZES GIVEN ARE APPROXIMATE UNIT SIZES. VERIFY ACTUAL SIZES AND ROUGH OPENINGS WITH MANUFACTURER.
9. FRAME ALL DOORS 3" FROM CORNERS WHERE POSSIBLE.

Layout Page Table

| Label | Title | Description | Comments |
|-------|---------------------------|-------------|----------|
| A-1 | COVER SHEET | | |
| A-2 | SITE PLAN / ROOF PLAN | | |
| A-3 | FRONT AND REAR ELEVATIONS | | |
| A-4 | LEFT AND RIGHT ELEVATIONS | | |
| A-5 | FLOOR PLAN W/ DIMENSIONS | | |
| A-6 | DOOR & WINDOW SCHEDULE | | |
| A-7 | ELECTRICAL PLAN | | |

PLANS FOR:
BARRON RESIDENCE
SCOTT AND SHEYANN BARRON
704 PARKS AVENUE
ROCKWALL, TEXAS 75087

TITLE:
COVER SHEET

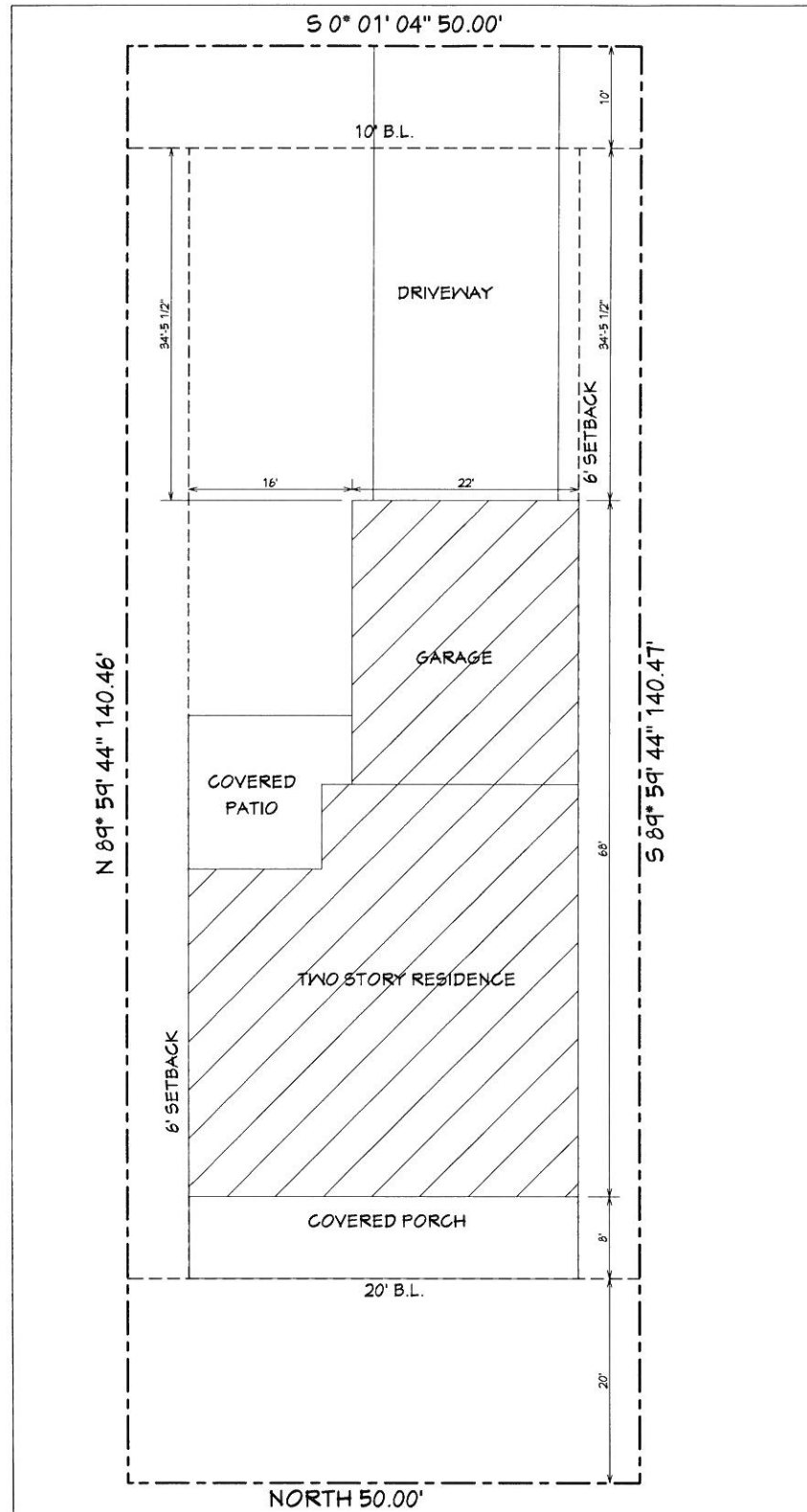
SHANNON NEMSON
MARK NEMSON
GADAZIGN
ROYSE CITY, TEXAS 75189
469-336-4863
DRAWN BY:

DATE:
1/25/2021

SCALE:
AS SHOWN

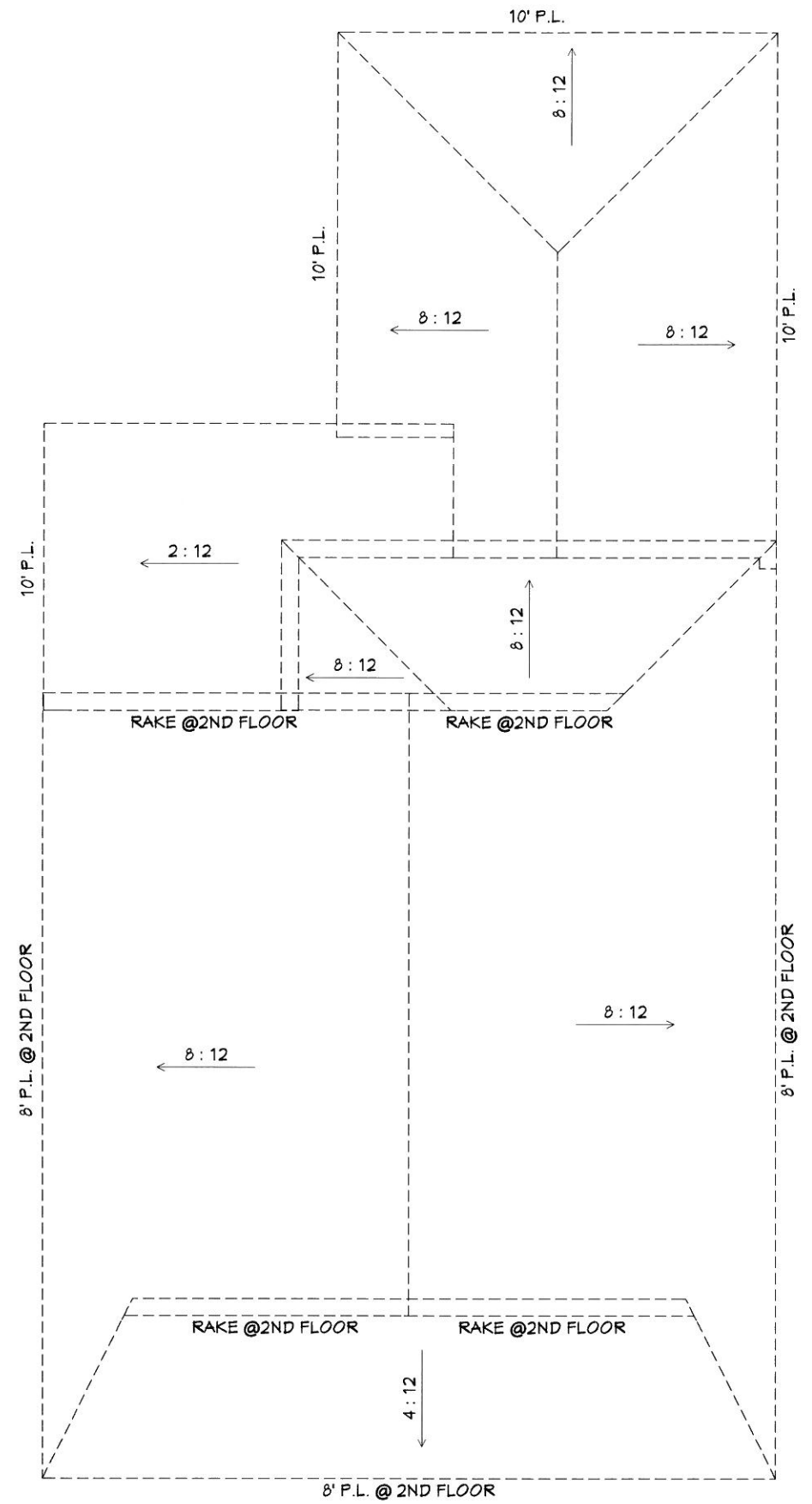
SHEET:

A-1



① SITE PLAN
SCALE: 1/8"=1'

NOTE:
 1. TOPOGRAPHICAL INFORMATION SUPPLIED BY A THIRD PARTY. CADAZIGN IS NOT RESPONSIBLE FOR ANY TOPOGRAPHICAL OR SURVEY INFORMATION. ALL MEASUREMENTS SHOULD BE FIELD VERIFIED. MEASUREMENTS ARE APPROXIMATE AND ARE FOR LAYOUT PURPOSES ONLY.
 2. OWNER AND BUILDER ARE RESPONSIBLE FOR VERIFYING ALL PROPERTY SETBACKS, RESTRICTIONS, AND ELEVATION MEASUREMENTS.
 3. OWNER AND OR BUILDER RESPONSIBLE FOR DETERMINING AND DESIGNING RETAINING WALLS AND STRUCTURAL STEM WALLS



② ROOF PLAN
SCALE: 1/4"=1'

PLANS FOR:
 BARRON RESIDENCE
 SCOTT AND SHEVANN BARRON
 704 PARKS AVENUE
 ROCKWALL, TEXAS 75087

TITLE:
 SITE PLAN / ROOF PLAN

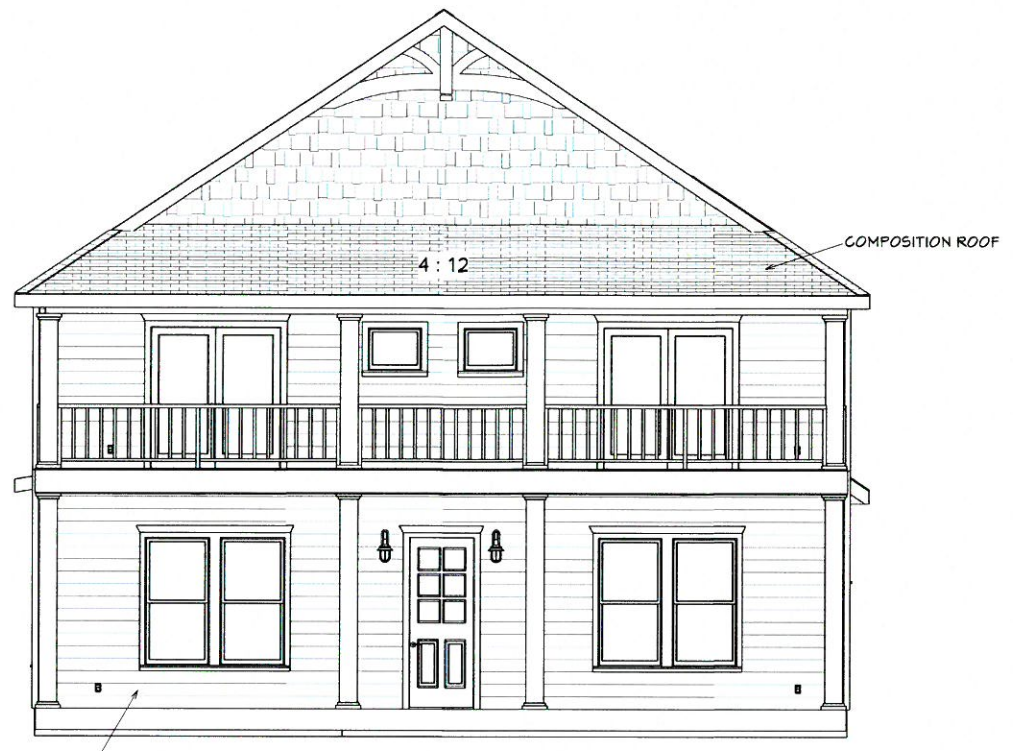
SHANNON NEWBOM MARK NEWBOM
GADAZIGN
 ROYSE CITY, TEXAS 75189
 469-336-4863
 DRAWN BY:

DATE:
 1/25/2021

SCALE:
 AS SHOWN

SHEET:

A-2



① **FRONT ELEVATION**
SCALE: 1/4"=1'



② **REAR ELEVATION**
SCALE: 1/4"=1'

PLANS FOR:
BARRON RESIDENCE
SCOTT AND SHEVANN BARRON
704 PARKS AVENUE
ROCKWALL, TEXAS 75087

TITLE:
FRONT AND REAR ELEVATIONS

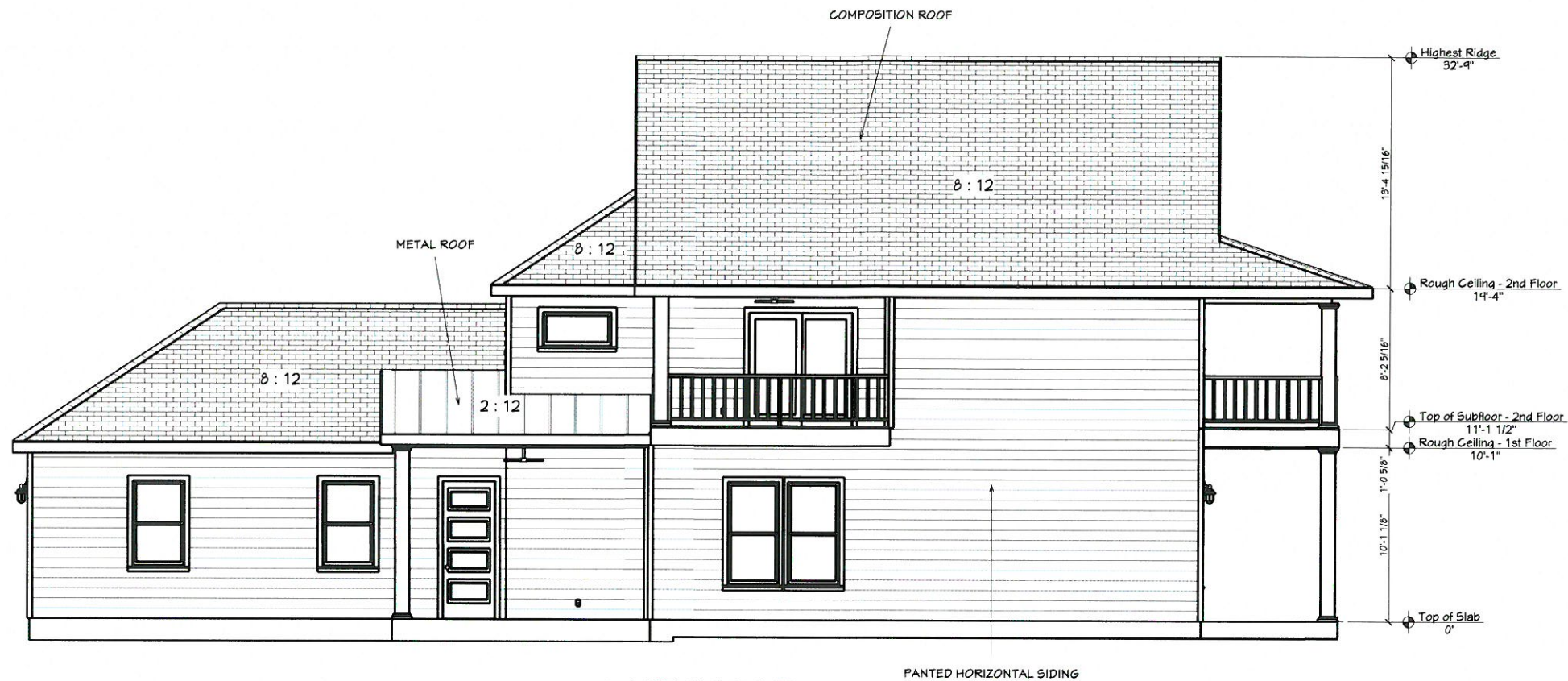
SHANNON NEWBOM MARK NEWBOM
GADAZIGN
ROYSE CITY, TEXAS 75189
469-338-9863
DRAWN BY:

DATE:
1/25/2021

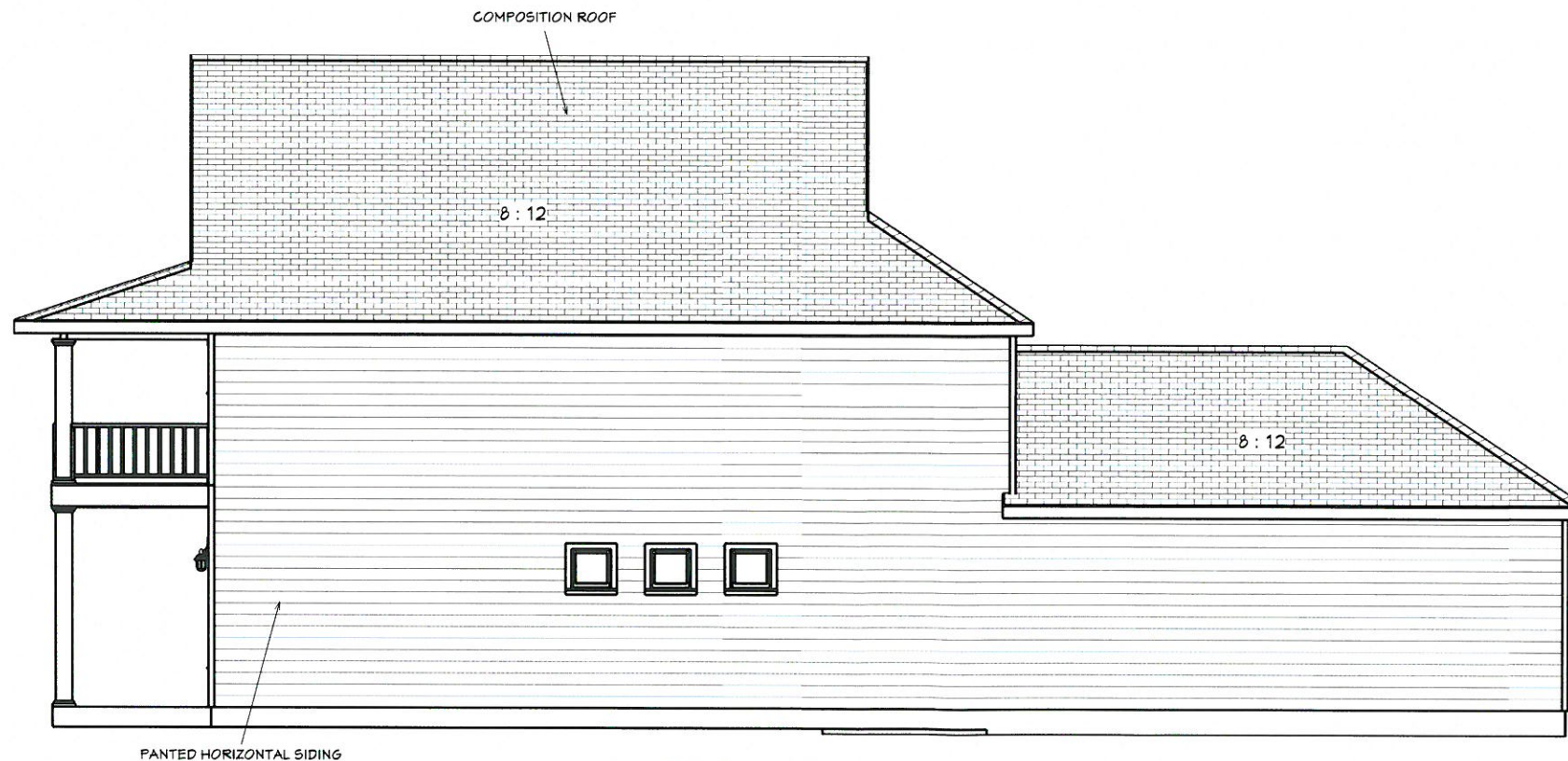
SCALE:
AS SHOWN

SHEET:

A-3



① LEFT ELEVATION
SCALE: 1/4"=1'



② RIGHT ELEVATION
SCALE: 1/4"=1'

PLANS FOR:
BARRON RESIDENCE
SCOTT AND SHEVANN BARRON
704 PARKS AVENUE
ROCKWALL, TEXAS 75087

TITLE:
LEFT AND RIGHT ELEVATIONS

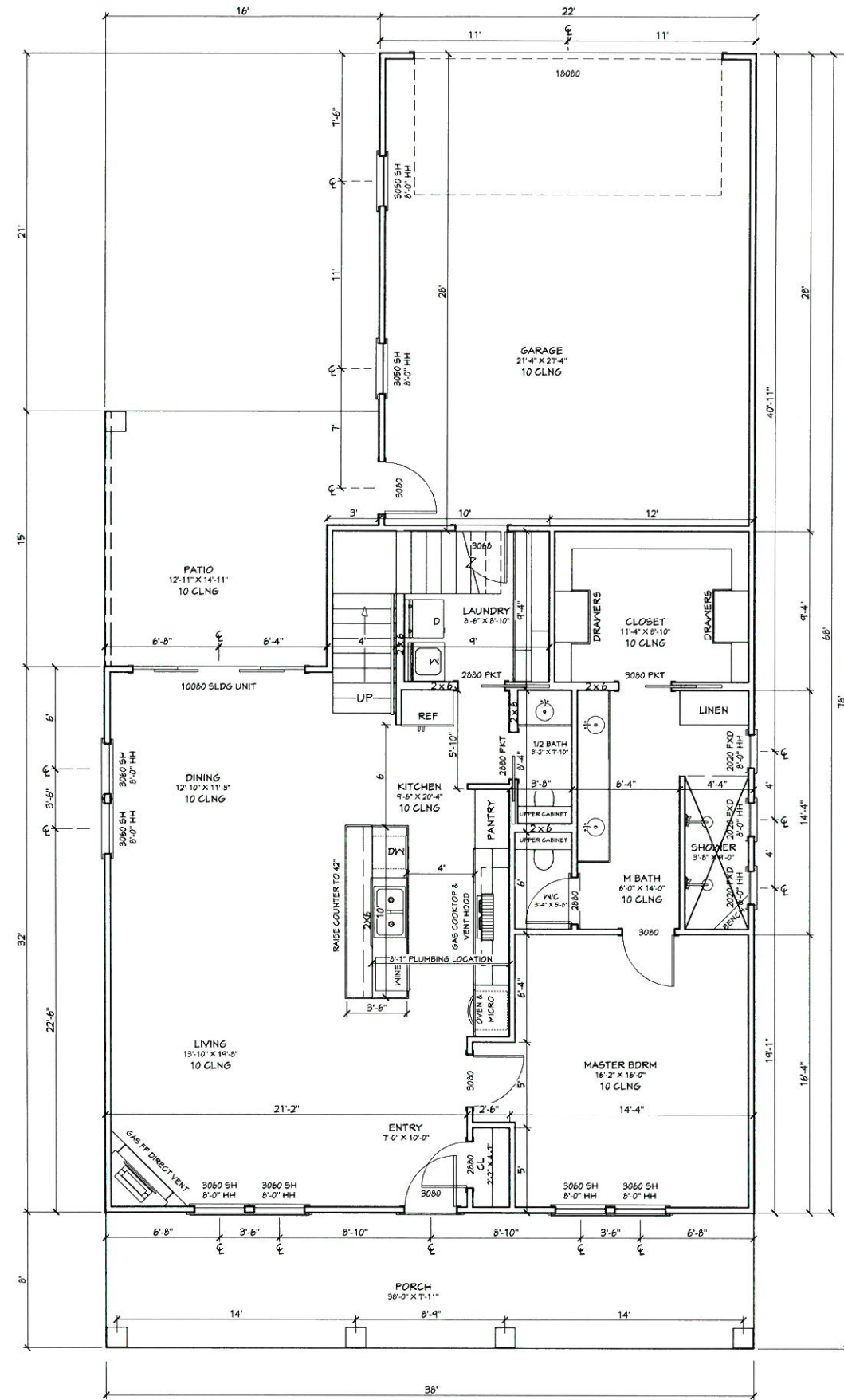
SHANNON NEWBOM MARK NEWBOM
CADAZIGN
ROYSE CITY, TEXAS 75189
469-338-9863
DRAWN BY:

DATE:
1/25/2021

SCALE:
AS SHOWN

SHEET:

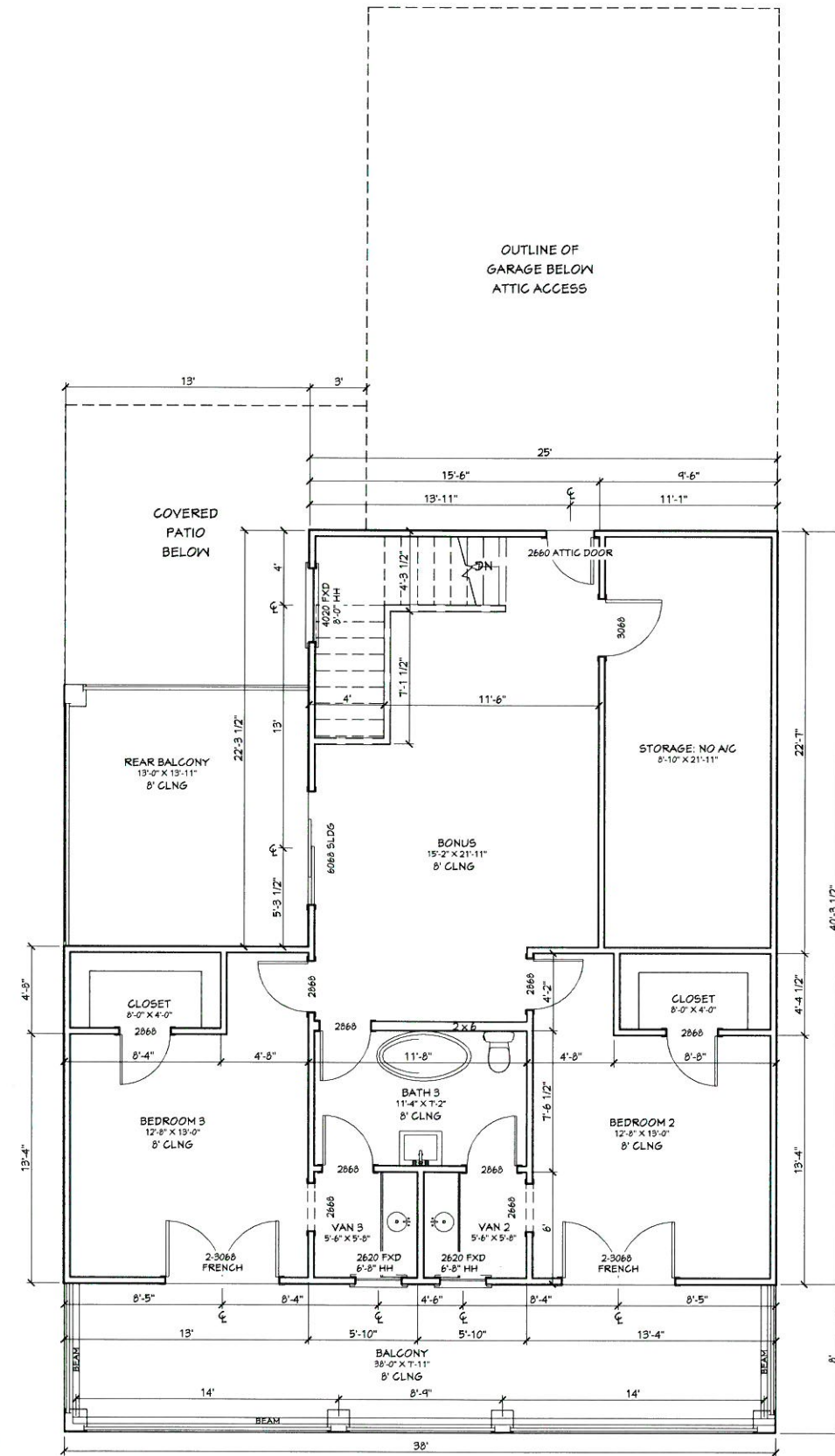
A-4



1 1ST FLOOR DIMENSION PLAN
SCALE: 1/4"=1'

| AREAS | |
|---------------------|--------------|
| FIRST FLOOR LIVING | 1423 SQ. FT. |
| SECOND FLOOR LIVING | 967 SQ. FT. |
| TOTAL LIVING AREA | 2390 SQ. FT. |
| GARAGE | 610 SQ. FT. |
| COVERED PORCH | 304 SQ. FT. |
| COVERED BALCONY | 304 SQ. FT. |
| COVERED PATIO | 214 SQ. FT. |
| COV. REAR BALCONY | 182 SQ. FT. |
| TOTAL SQ FT | 4004 SQ. FT. |

LIVING AREA
1423 SQ FT



2 2ND FLOOR DIMENSION PLAN
SCALE: 1/4"=1'

LIVING AREA
967 SQ FT

PLANS FOR:
BARRON RESIDENCE
SCOTT AND SHEVANN BARRON
704 PARKS AVENUE
ROCKWALL, TEXAS 75087

TITLE:
FIRST AND SECOND FLOOR
DIMENSION PLAN

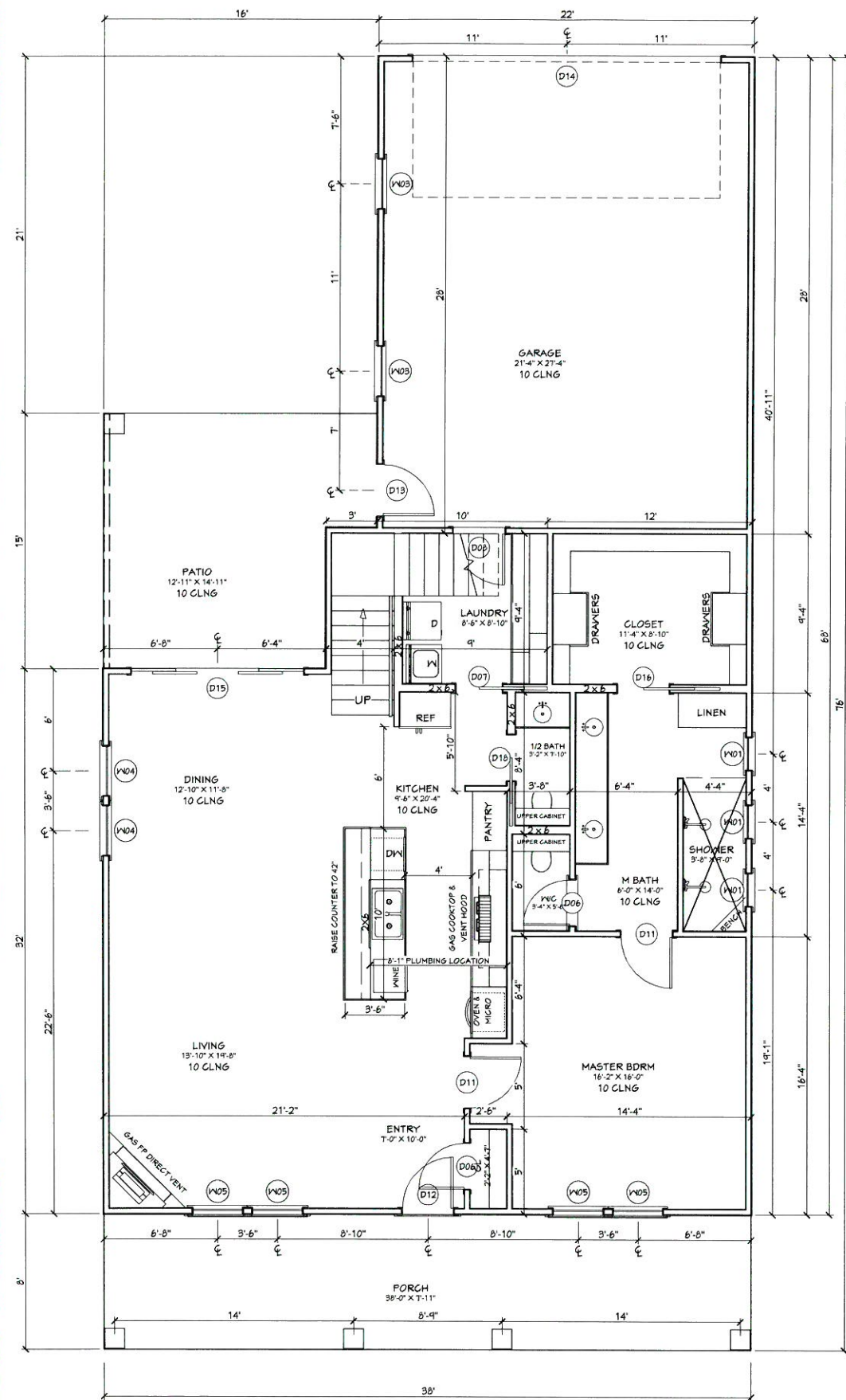
SHANNON NEASOM MARK NEASOM
GADAZIGN
ROYSE CITY, TEXAS 75189
469-336-0863
DRAWN BY:

DATE:
1/25/2021

SCALE:
AS SHOWN

SHEET:

A-5



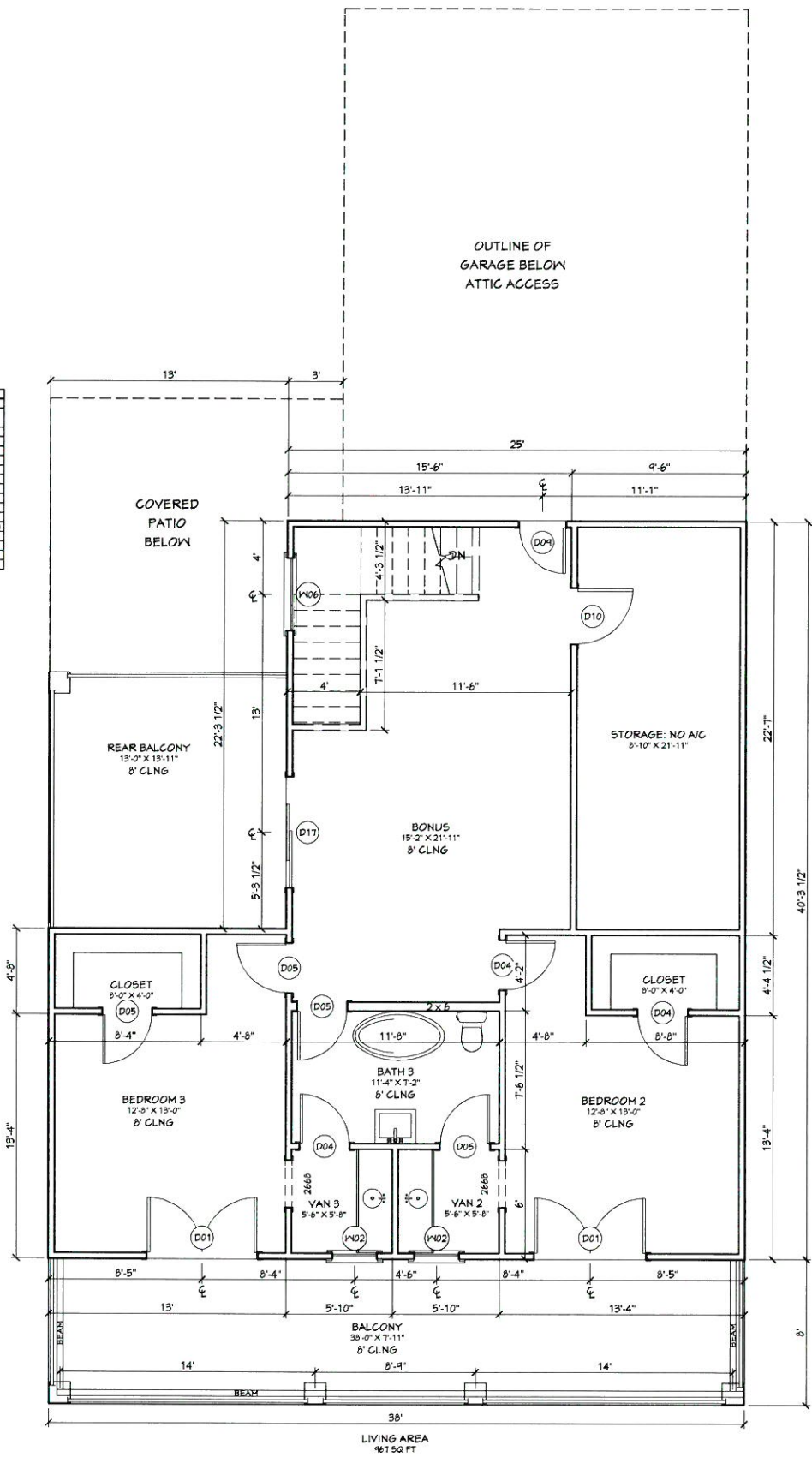
1 1ST FLOOR DIMENSION PLAN
SCALE: 1/4"=1'

| NUMBER | | LABEL | | QTY | FLOOR | SIZE | DOOR SCHEDULE | | | DESCRIPTION | HEADER |
|--------|-----------------|-------|-----|--------------|-------|------|---------------|--------|-----|--------------------------------|--------------|
| NO | SYM | NO | SYM | | | | WIDTH | HEIGHT | R/O | | |
| D01 | 2-3088 | 2 | 2 | 6065 L/R EX | 12" | 80" | 14"x85" | | | EXT. DOUBLE HINGED DOOR F01 | 2X8X11" (2) |
| D04 | 2868 | 3 | 2 | 2868 L IN | 32" | 80" | 34"x82 1/2" | | | HINGED DOOR F10 | 2X8X11" (2) |
| D05 | 2868 | 4 | 2 | 2868 R IN | 32" | 80" | 34"x82 1/2" | | | HINGED DOOR F10 | 2X8X11" (2) |
| D08 | 2880 | 2 | 1 | 2880 L IN | 32" | 80" | 34"x82 1/2" | | | HINGED DOOR F10 | 2X8X11" (2) |
| D07 | 2880 PKT | 1 | 1 | 2880 R | 32" | 80" | 34"x82 1/2" | | | POCKET DOOR F04 | 2X8X11" (2) |
| D09 | 3088 | 1 | 1 | 3088 L EX | 36" | 80" | 30"x82" | | | EXT. HINGED DOOR L07 | 2X8X11" (2) |
| D04 | 2880 ATTIC DOWR | 1 | 2 | 2880 L EX | 30" | 72" | 32"x78" | | | EXT. HINGED DOOR L07 | 2X8X11" (2) |
| D10 | 3088 | 1 | 2 | 3088 L IN | 36" | 80" | 30"x82 1/2" | | | HINGED DOOR F10 | 2X8X11" (2) |
| D11 | 3088 | 2 | 1 | 3088 L IN | 36" | 80" | 30"x82 1/2" | | | HINGED DOOR F10 | 2X8X11" (2) |
| D12 | 3088 | 1 | 1 | 3088 R EX | 36" | 80" | 30"x82 1/2" | | | EXT. HINGED DOOR E05 | 2X8X11" (2) |
| D13 | 3088 | 1 | 1 | 3088 R IN | 36" | 80" | 30"x82 1/2" | | | HINGED DOOR F10 | 2X8X11" (2) |
| D14 | 18080 | 1 | 1 | 18080 | 216" | 96" | 218"x94" | | | GARAGE B01 - PRAIRIE DEGRATRIM | 2X12X24" (2) |
| D19 | 10200 BLDG UNIT | 1 | 1 | 10200 L/R EX | 120" | 36" | 122"x36" | | | EXT. QUAD SLIDER GLASS PANEL | 2X8X12" (2) |
| D16 | 3080 PKT | 1 | 1 | 3080 R | 36" | 80" | 14"x82 1/2" | | | POCKET DOOR F04 | 2X8X11" (2) |
| D17 | 6088 SLDR | 1 | 2 | 6088 L EX | 12" | 80" | 14"x82" | | | EXT. SLIDER GLASS PANEL | 2X8X11" (2) |
| D18 | 2880 PKT | 1 | 1 | 2880 L | 32" | 80" | 66"x82 1/2" | | | POCKET DOOR F04 | 2X8X11" (2) |

| NUMBER | | LABEL | | QTY | FLOOR | SIZE | WINDOW SCHEDULE | | | EGRESS | DESCRIPTION | HEADER |
|--------|----------|-------|-----|---------|-------|------|-----------------|--------|-----|--------|-------------|-------------|
| NO | SYM | NO | SYM | | | | WIDTH | HEIGHT | R/O | | | |
| W01 | 2020 FXD | 3 | 1 | 2020 FX | 24" | 24" | 25"x25" | | | | FIXED GLASS | 2X8X28" (2) |
| W02 | 2620 FXD | 2 | 2 | 2620 FX | 30" | 24" | 31"x25" | | | | FIXED GLASS | 2X8X34" (2) |
| W03 | 3050 SH | 2 | 1 | 3050 SH | 36" | 60" | 37"x61" | | | | SINGLE HUNG | 2X8X40" (2) |
| W04 | 3080 SH | 2 | 1 | 3080 SH | 36" | 72" | 37"x73" | | | | SINGLE HUNG | 2X8X40" (2) |
| W05 | 3080 SH | 4 | 1 | 3080 SH | 36" | 72" | 37"x73" | | | | SINGLE HUNG | 2X8X40" (2) |
| W06 | 4020 FXD | 1 | 2 | 4020 FX | 48" | 24" | 44"x25" | | | | FIXED GLASS | 2X8X52" (2) |

| AREAS | |
|---------------------|---------------------|
| FIRST FLOOR LIVING | 1423 SQ. FT. |
| SECOND FLOOR LIVING | 967 SQ. FT. |
| TOTAL LIVING AREA | 2390 SQ. FT. |
| GARAGE | 610 SQ. FT. |
| COVERED PORCH | 304 SQ. FT. |
| COVERED BALCONY | 304 SQ. FT. |
| COVERED PATIO | 214 SQ. FT. |
| COV. REAR BALCONY | 182 SQ. FT. |
| TOTAL SQ FT | 4004 SQ. FT. |

LIVING AREA
1423 SQ FT



2 2ND FLOOR DIMENSION PLAN
SCALE: 1/4"=1'

PLANS FOR:
 BARRON RESIDENCE
 SCOTT AND SHEVANN BARRON
 704 PARKS AVENUE
 ROCKWALL, TEXAS 75087

TITLE:
DOOR & WINDOW SCHEDULE

SHANNON NENSON
 MARK NENSON
CADAZIGN
 ROYSE CITY, TEXAS 75189
 469-388-9863
 DRAWN BY:

DATE:
 1/25/2021

SCALE:
 AS SHOWN

SHEET:
A-6

