



# 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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

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

### NOTES:

<sup>1</sup>: 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.

<sup>2</sup>: 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: 223 Russell Dr.  
 SUBDIVISION: Rockwall Lake Est #2 LOT: 1290 BLOCK: \_\_\_\_\_  
 GENERAL LOCATION: " " " "

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: vacant lot CURRENT USE: vacant lot  
 PROPOSED ZONING: residential home PROPOSED USE: residential  
 ACREAGE: .25 LOTS [CURRENT]: .25 LOTS [PROPOSED]: .25

**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	Martha Balleza / Ana Quezada	<input checked="" type="checkbox"/> APPLICANT	Martha Balleza / Ana Quezada
CONTACT PERSON	" "	CONTACT PERSON	" "
ADDRESS	4408 Aiken Trl.	ADDRESS	4408 Aiken Trl.
CITY, STATE & ZIP	Sachse, TX 75048	CITY, STATE & ZIP	Sachse, TX 75048
PHONE	214-984-7232	PHONE	214-984-7232
E-MAIL	marthaballeza@gmail.com	E-MAIL	ana9828@yahoo.com

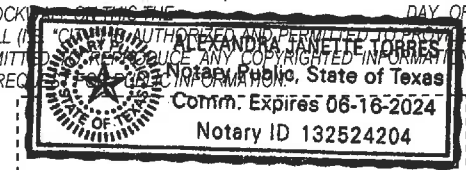
## NOTARY VERIFICATION [REQUIRED]

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

"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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (ITSELF) IS AUTHORIZED AND PERMITTED TO DISSEMINATE ANY 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 INFORMATION FROM THE PUBLIC, STATE OF TEXAS."

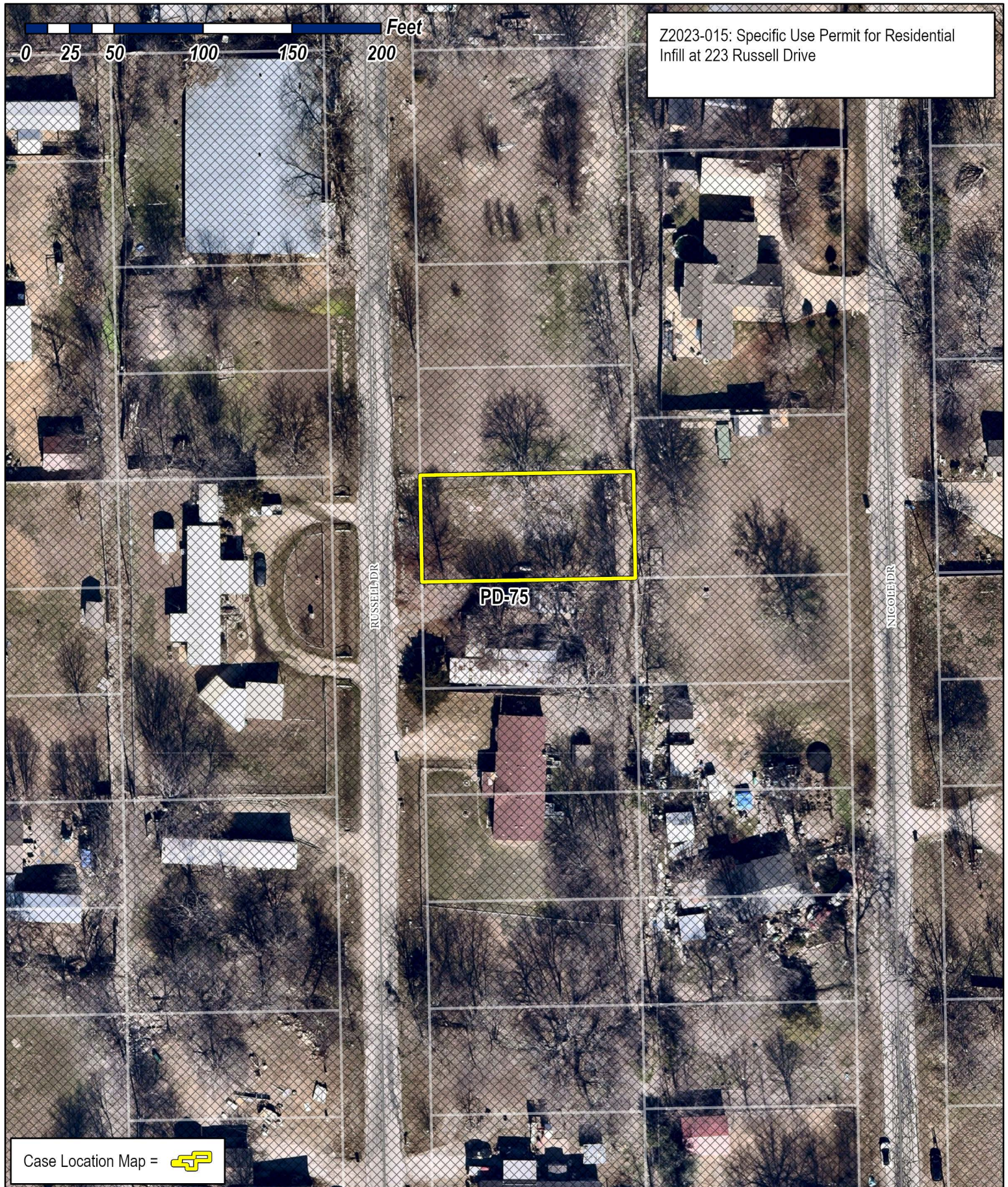
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13<sup>th</sup> DAY OF March, 2023  
OWNER'S SIGNATURE: Martha Balleza / Ana Quezada

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: Alexandra J. Torres



MY COMMISSION EXPIRES 06/16/2024






Z2023-015: Specific Use Permit for Residential Infill at 223 Russell Drive



PD-75

RUSSELL DR

NICOLE DR

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.



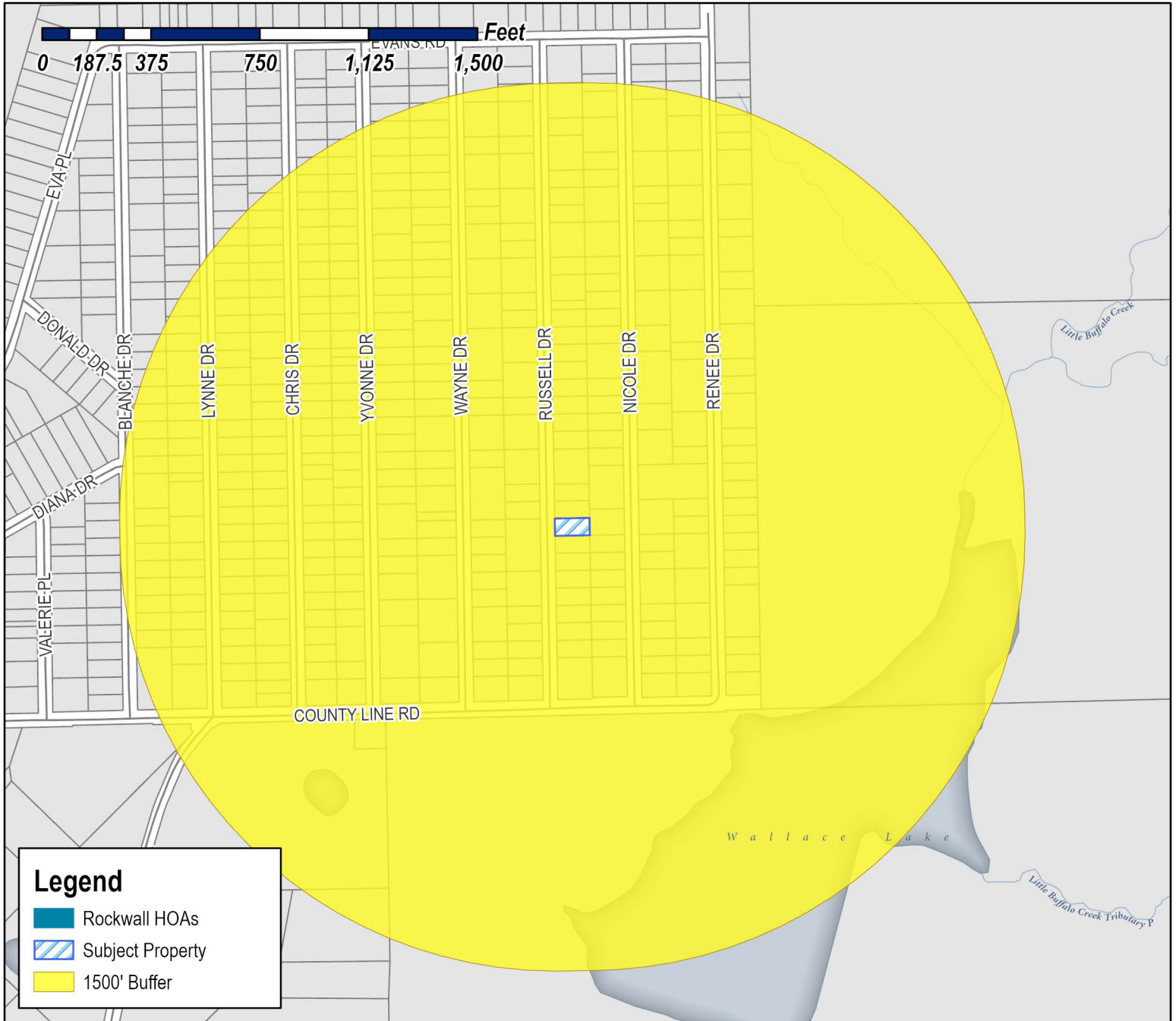




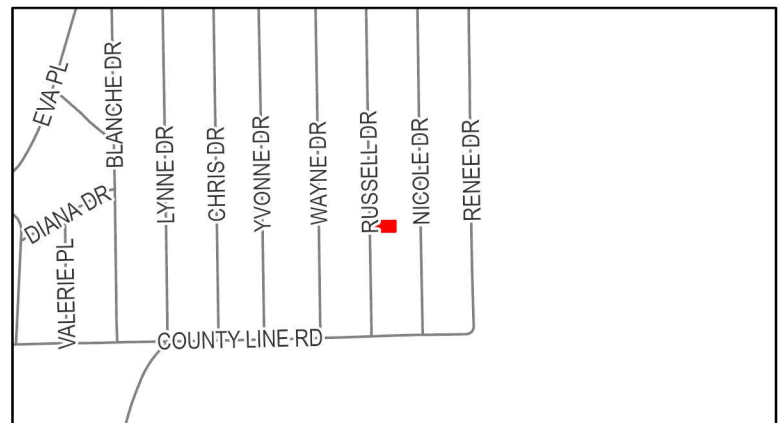
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**Case Number:** Z2023-015  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Planned Development District 75 (PD-75)  
**Case Address:** 223 Russell Drive



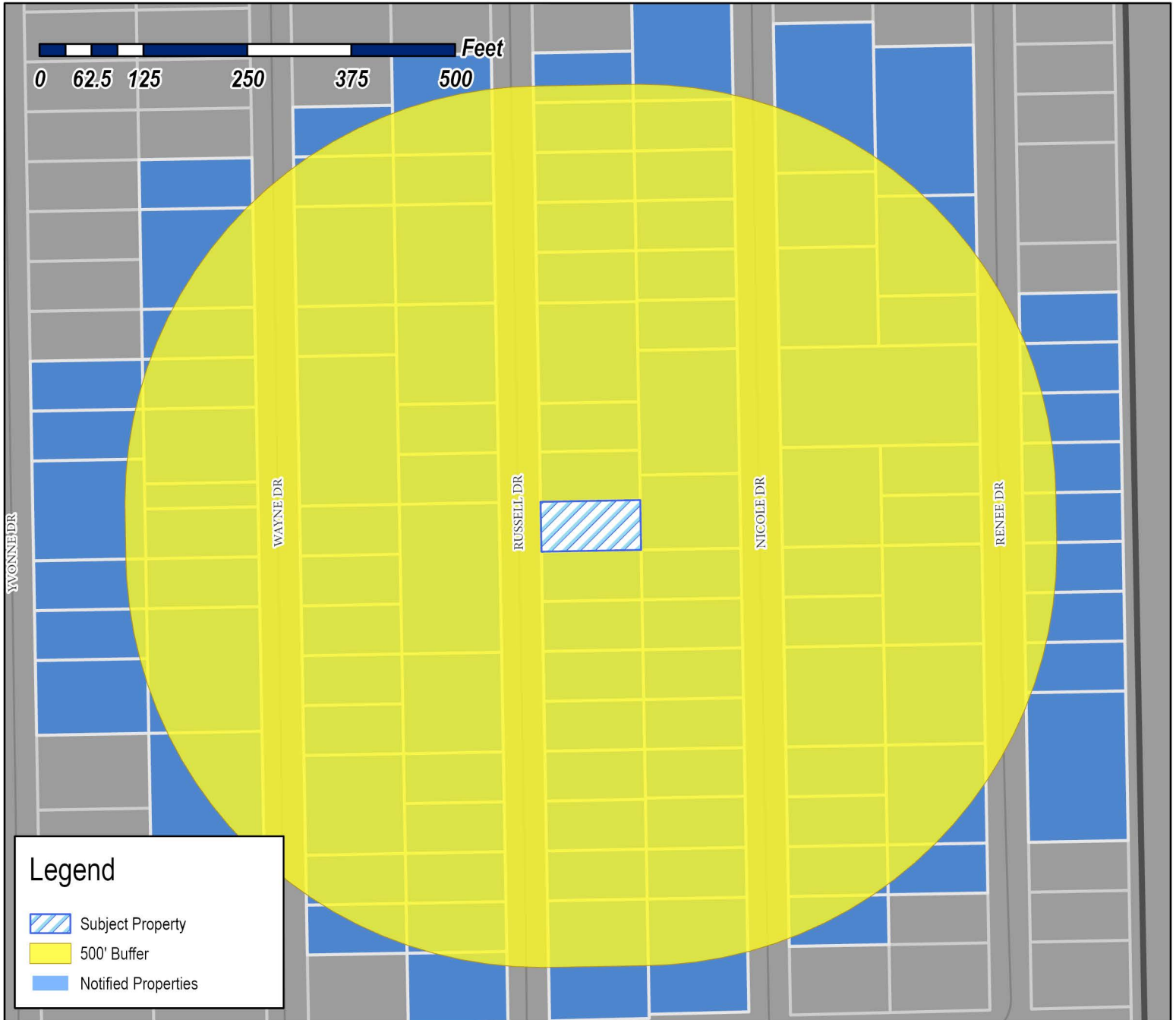
**Date Saved:** 3/14/2023  
 For Questions on this Case Call (972) 771-7745



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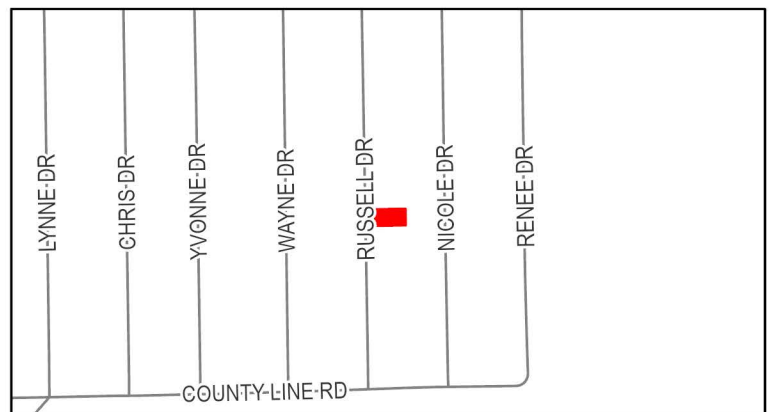
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**Case Number:** Z2023-015  
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**Case Address:** 223 Russell Drive

**Date Saved:** 3/14/2023

For Questions on this Case Call: (972) 771-7746





SHEPHERD PLACE HOMES INC  
10527 CHURCH RD # 201  
DALLAS, TX 75238

ROCKWALL HABITAT FOR HUMANITY  
1101 RIDGE RD  
ROCKWALL, TX 75087

DIAZ CARLOS O &  
YOVANA M CHAVEZ  
115 RUSSELL DR  
ROCKWALL, TX 75032

RESIDENT  
116 NICOLE  
ROCKWALL, TX 75032

RESIDENT  
116 RUSSELL DR  
ROCKWALL, TX 75032

OLIVARES JAIME  
1209 QUAIL DR  
GARLAND, TX 75040

RAMIREZ ZACARIAS  
1244 COUNTY RD 2278  
QUINLAN, TX 75474

SIERRA ZACARIAS RAMIREZ  
1244 COUNTY RD 2278  
QUINLAN, TX 75474

RESIDENT  
125 WAYNE DR  
ROCKWALL, TX 75032

VASQUEZ FRANZISCO  
125 NICOLE DR  
ROCKWALL, TX 75032

RESIDENT  
128 RUSSELL DR  
ROCKWALL, TX 75032

RESIDENT  
132 WAYNE DR  
ROCKWALL, TX 75032

RESIDENT  
133 RUSSELL DR  
ROCKWALL, TX 75032

RESIDENT  
137 NICOLE DR  
ROCKWALL, TX 75032

IBARRA MATEO CASTRO  
140 NICOLE DR  
ROCKWALL, TX 75032

RESIDENT  
142 RUSSELL DR  
ROCKWALL, TX 75032

CONTRERAS JOSE A  
142 RENEE DR  
ROCKWALL, TX 75032

RESIDENT  
143 RUSSELL DR  
ROCKWALL, TX 75032

RESIDENT  
143 WAYNE DR  
ROCKWALL, TX 75032

RESIDENT  
149 NICOLE DR  
ROCKWALL, TX 75032

RESIDENT  
152 NICOLE DR  
ROCKWALL, TX 75032

MARQUEZ FELIX C  
154 RUSSELL DR  
ROCKWALL, TX 75032

RESIDENT  
155 RUSSELL DR  
ROCKWALL, TX 75032

RESIDENT  
157 WAYNE DR  
ROCKWALL, TX 75032

RODRIGUEZ YUNIOR ARROYO  
158 WAYNE DR  
ROCKWALL, TX 75032

RESIDENT  
159 NICOLE DR  
ROCKWALL, TX 75032

VASQUEZ JESUS AND ROSA  
162 RENEE DR  
ROCKWALL, TX 75032

RESIDENT  
164 NICOLE DR  
ROCKWALL, TX 75032

RESIDENT  
167 RUSSELL DR  
ROCKWALL, TX 75032

VASQUEZ JESUS  
167 RENEE DR  
ROCKWALL, TX 75032



RESIDENT  
168 RUSSELL DR  
ROCKWALL, TX 75032

RESIDENT  
169 WAYNE DR  
ROCKWALL, TX 75032

RESIDENT  
176 NICOLE DR  
ROCKWALL, TX 75032

MEJIA JULIO & MARIA  
176 RENEE DR  
ROCKWALL, TX 75032

RESIDENT  
181 RUSSELL DR  
ROCKWALL, TX 75032

MEDRANO CESAR AND ANDREA MARTINEZ  
181 RENEE DR  
ROCKWALL, TX 75032

RESIDENT  
182 RUSSELL DR  
ROCKWALL, TX 75032

HERNANDEZ FELICITAS  
183 NICOLE DR  
ROCKWALL, TX 75032

YANEZ FERNANDO AND  
JUAN A YANEZ  
183 YVONNE  
ROCKWALL, TX 75032

UC JOSE LUIS GPE XOOL  
GELLY DELROSARIO  
186 NICOLE DR  
ROCKWALL, TX 75032

UC JOSE LUIS & GELLY DEL R  
186 NICOLE DR  
ROCKWALL, TX 75032

UC JOSE LUIS GPE XOOL  
GELLY DELROSARIO  
186 NICOLE DR  
ROCKWALL, TX 75032

UC JOSE LUIS & GELLY DEL R  
186 NICOLE DR  
ROCKWALL, TX 75032

JON & JOY CO., LLCN  
187 TEJAS TRAIL  
ROYSE CITY, TX 75189

RESIDENT  
191 RENEE DR  
ROCKWALL, TX 75032

AVILA LUZ MARIA  
1924 DEVONSHIRE  
GARLAND, TX 75041

FAST INVESTMENTS LLC  
193 RUSSELL DR  
ROCKWALL, TX 75032

MONTOYA YVONNE  
193 RUSSELL DRIVE  
ROCKWALL, TX 75032

CARMONA JOSE  
194 RENEE DRIVE  
ROCKWALL, TX 75032

RESIDENT  
195 NICOLE DR  
ROCKWALL, TX 75032

RESIDENT  
195 WAYNE DR  
ROCKWALL, TX 75032

RESIDENT  
196 NICOLE DR  
ROCKWALL, TX 75032

RESIDENT  
198 RUSSELL DR  
ROCKWALL, TX 75032

RAMIREZ RUBIN & MARTHA  
200 CHAMBERLAIN DR  
FATE, TX 75189

RUIZ SONIA  
2009 WORCESTER LN  
GARLAND, TX 75040

RUIZ SONIA  
2009 WORCESTER LN  
GARLAND, TX 75040

LEDEZMA J SOCORRO AGUILAR  
201 RENEE DRIVE  
ROCKWALL, TX 75032

LEDEZMA J SOCORRO AGUILAR  
201 RENEE DRIVE  
ROCKWALL, TX 75032

YANEZ JUAN  
201 YVONNE DR  
ROCKWALL, TX 75032

RESIDENT  
204 WAYNE DR  
ROCKWALL, TX 75032



RESIDENT  
207 NICOLE DR  
ROCKWALL, TX 75032

RESIDENT  
208 NICOLE DR  
ROCKWALL, TX 75032

PROCK CHARLES A AND EVELYN  
209 RUSSELL DR  
ROCKWALL, TX 75032

RESIDENT  
211 RENEE DR  
ROCKWALL, TX 75032

RESIDENT  
211 WAYNE DR  
ROCKWALL, TX 75032

RESIDENT  
215 YVONNE DR  
ROCKWALL, TX 75032

RESIDENT  
216 WAYNE DR  
ROCKWALL, TX 75032

PATINO SYLVIA AND  
ZEFERINO BUSTAMANTE  
2168 DOVE DR  
QUINLAN, TX 75474

RENO PATRICIA JEAN  
218 RUSSELL DRIVE  
ROCKWALL, TX 75032

RESIDENT  
221 RENEE DR  
ROCKWALL, TX 75032

CARMONA JOEL  
221 NICOLE DR  
ROCKWALL, TX 75032

RESIDENT  
222 NICOLE DR  
ROCKWALL, TX 75032

RESIDENT  
223 RUSSELL DR  
ROCKWALL, TX 75032

GURRUSQUIETA CELIA  
225 LYNNE DR  
ROCKWALL, TX 75032

RESIDENT  
226 WAYNE DR  
ROCKWALL, TX 75032

RESIDENT  
227 WAYNE DR  
ROCKWALL, TX 75032

KENDALL LEAH T  
227 YVONNE DR  
ROCKWALL, TX 75032

VAZQUEZ JORGE A AND SYLVIA  
230 RENEE DR  
ROCKWALL, TX 75032

VAZQUEZ JORGE A AND SYLVIA  
230 RENEE DR  
ROCKWALL, TX 75032

RESIDENT  
233 RENEE DR  
ROCKWALL, TX 75032

RESIDENT  
235 RUSSELL DR  
ROCKWALL, TX 75032

RESIDENT  
236 WAYNE DR  
ROCKWALL, TX 75032

RESIDENT  
238 RUSSELL DR  
ROCKWALL, TX 75032

MORENO IGNACIO & CRISPIN  
241 TROUT ST  
ROCKWALL, TX 75032

RESIDENT  
245 RENEE DR  
ROCKWALL, TX 75032

RESIDENT  
247 RUSSELL DR  
ROCKWALL, TX 75032

RESIDENT  
248 RUSSELL DR  
ROCKWALL, TX 75032

SANCHEZ PABLO  
248 NICOLE DR  
ROCKWALL, TX 75032

SMITH ROY  
248 WAYNE DR  
ROCKWALL, TX 75032

LINDOP N A JR  
248 WAYNE DR  
ROCKWALL, TX 75032



GARCIA ERIK URBINA AND ISABEL GONZALEZ  
249 YVONNE  
ROCKWALL, TX 75032

RESIDENT  
250 NICOLE DR  
ROCKWALL, TX 75032

RESIDENT  
250 RENEE DR  
ROCKWALL, TX 75032

NGO HA THAI  
2505 WESTBANK TRAIL  
GARLAND, TX 75042

NGO LINH T  
2505 WESTBANK TRAIL  
GARLAND, TX 75042

CERVANTES LUIS & ELSA  
251 WAYNE DR  
ROCKWALL, TX 75032

RESIDENT  
259 YVONNE DR  
ROCKWALL, TX 75032

RESIDENT  
262 RUSSELL DR  
ROCKWALL, TX 75032

CRUZ DEBRA J  
262 RENEE DR  
ROCKWALL, TX 75032

RESIDENT  
264 WAYNE DR  
ROCKWALL, TX 75032

AYALA FRANCISCO & MARIA L  
265 RENEE DR  
ROCKWALL, TX 75032

RESIDENT  
269 RUSSELL DR  
ROCKWALL, TX 75032

RESIDENT  
274 NICOLE DR  
ROCKWALL, TX 75032

LINDOP JOYCE ANN  
274 WAYNE DR  
ROCKWALL, TX 75032

ESPARZA MARCO & ANGELICA  
275 WAYNE DR  
ROCKWALL, TX 75032

RESIDENT  
283 NICOLE DR  
ROCKWALL, TX 75032

RESIDENT  
285 RUSSELL DR  
ROCKWALL, TX 75032

FLORES LISANDRA CONTRERAS  
288 NICOLE DRIVE  
ROCKWALL, TX 75032

RIVERA DORIS MABEL  
288 RENEE DR  
ROCKWALL, TX 75032

SOSA LORENA  
293 NICOLE DR  
ROCKWALL, TX 75032

GALLEGOS JOSE GUADALUPE  
296 RUSSELL DR  
ROCKWALL, TX 75032

GARCIA RICARDO  
298 WAYNE DR  
ROCKWALL, TX 75032

GUERRERO JUAN  
299 RUSSELL DR  
ROCKWALL, TX 75032

GUERRERO JUAN  
299 RUSSELL DR  
ROCKWALL, TX 75032

RESIDENT  
302 NICOLE DR  
ROCKWALL, TX 75032

MACIEL JENNIFER E  
303 WAYNE DR  
ROCKWALL, TX 75032

ARCINIEGA D ODIN A  
310 RUSSELL DR  
ROCKWALL, TX 75032

RESIDENT  
311 RUSSELL DR  
ROCKWALL, TX 75032

RESIDENT  
312 NICOLE DR  
ROCKWALL, TX 75032

ESPARZA MARCO  
312 RENEE  
ROCKWALL, TX 75032

RESIDENT  
313 WAYNE DR  
ROCKWALL, TX 75032

RESIDENT  
314 WAYNE DR  
ROCKWALL, TX 75032

RESIDENT  
321 RUSSELL DR  
ROCKWALL, TX 75032

RESIDENT  
321 WAYNE DR  
ROCKWALL, TX 75032

BENITES ROSA  
322 NICOLE DR  
ROCKWALL, TX 75032

RODARTE PASCUAL AND SARA I  
322 RUSSELL DR  
ROCKWALL, TX 75032

BRAGA GUILHERME CREDIDIO & YASMINI  
RAMOS IZIDORO  
327 NICOLE DRIVE  
ROCKWALL, TX 75032

RESIDENT  
335 RUSSELL DR  
ROCKWALL, TX 75032

ESPARZA ABEL AND MONICA CARMONA  
336 NICOLE DR  
ROCKWALL, TX 75032

MOLINA JAIME  
340 YVONNE DR  
ROCKWALL, TX 75032

DIAZ FRANCISCO & MANUELA  
352 WAYNE DR  
ROCKWALL, TX 75032

CARRENZA ALEJANDRO AND MARIA  
GUADALUPE  
382 PERCH RD  
ROCKWALL, TX 75032

SANCHEZ ARNULFO  
398 NICOLE DR  
ROCKWALL, TX 75032

SANCHEZ ARNULFO  
398 NICOLE DR  
ROCKWALL, TX 75032

SALAS MIGUEL ANGEL LEDEZMA AND  
YAJAIRA GUADALUPE GARCIA FERNANDEZ  
416 BASS RD  
ROCKWALL, TX 75032

CLEM MILFORD  
433 THISTLE DR  
GARLAND, TX 75043

GEMINI VL LLC &  
ROCKWALL LAKE PROP LLC  
5713 SECREST CT  
GOLDEN, CO 80403

GALICIA VANESSA  
5801 LAKE HUBBARD PKWY APT 103  
GARLAND, TX 75043

ACUNA NINFA  
703 T L TOWNSEND DR  
ROCKWALL, TX 75087

ESTRADA NOHEMA  
705 LAKESIDE DR  
ROCKWALL, TX 75032

ROCKWALL HOUSING DEV CORP  
A TEXAS NON-PROFIT CORP OF RW  
787 HAIL DR  
ROCKWALL, TX 75032

JUNFA USA, LLC  
910 MELISSA LN  
GARLAND, TX 75040

EMZ REAL ESTATE LLC  
9110 TAMPAS LANE  
DALLAS, TX 75227

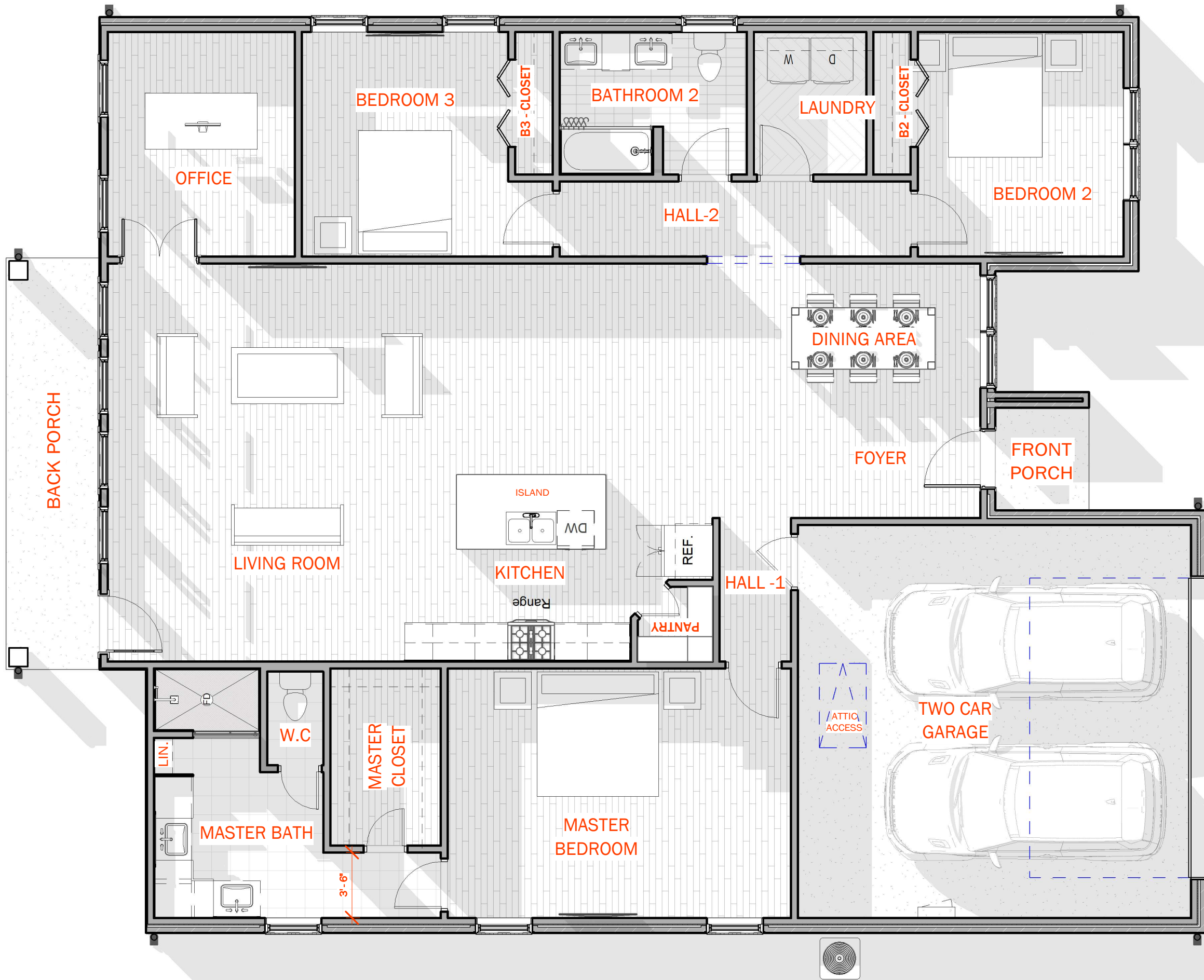
M6 HOME LLC  
SEWDAT PERSAUD  
920 YOSEMITE TRAIL  
MESQUITE, TX 75149

HERNANDEZ FIDEL ESPINO  
9233 WHISKERS RD  
QUINLAN, TX 75474

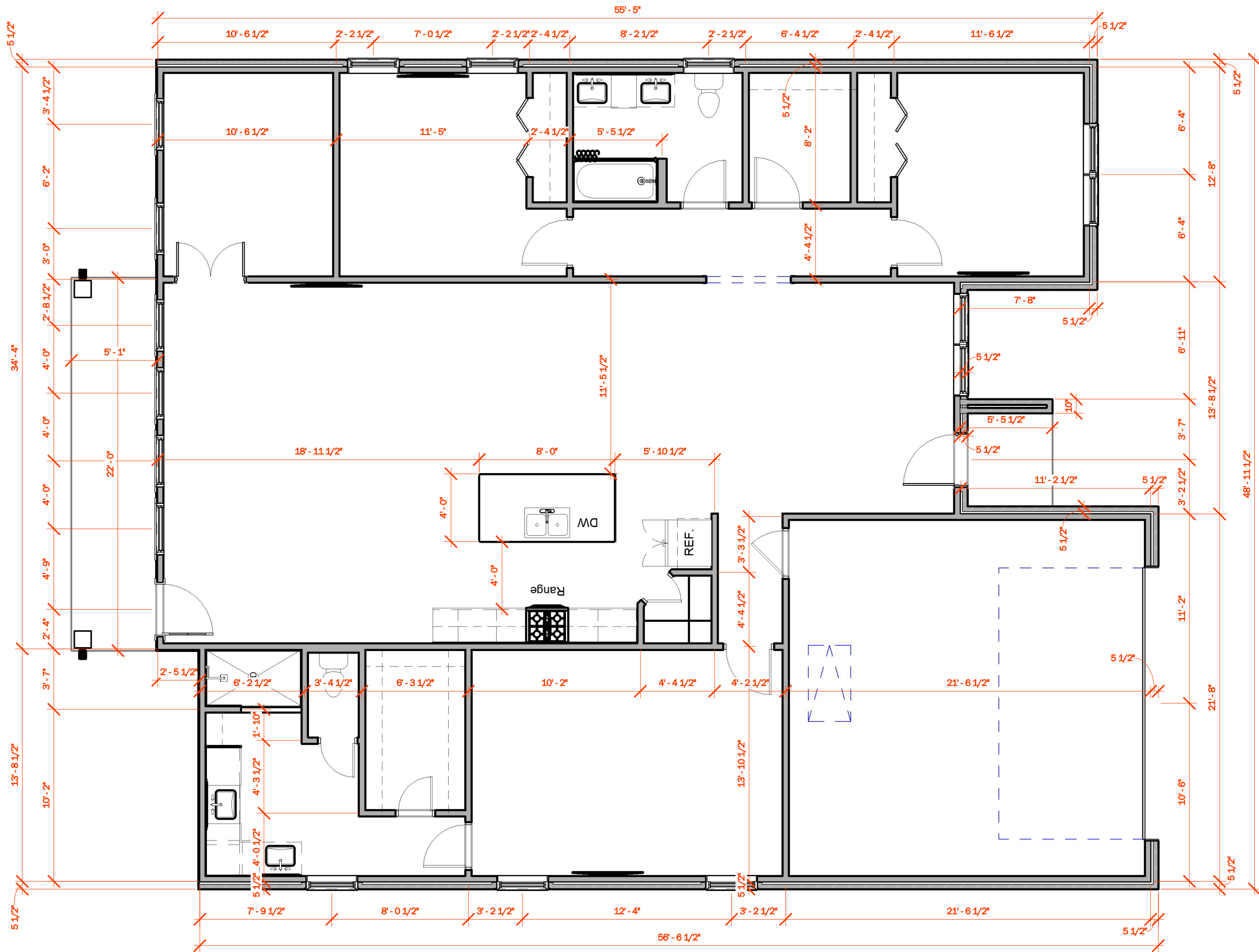
BARRON GILDARDO  
P.O. BOX 2044  
ROCKWALL, TX 75087

GLEASON DIANE  
PO BOX 670041  
DALLAS, TX 75367





**1** Level 1  
 SCALE: 3/16" = 1'-0"



**1** Level 1 Dimensions

SCALE: 3/16" = 1'-0"

Level 1  
Dimensions  
**A101.2**

Drawn By \_\_\_\_\_ KS

©2018



**223 Russell Dr**

223 Russell Dr.  
Rockwall TX, 75032

Project No. CSC - 10348

12-07-2022

Revisions

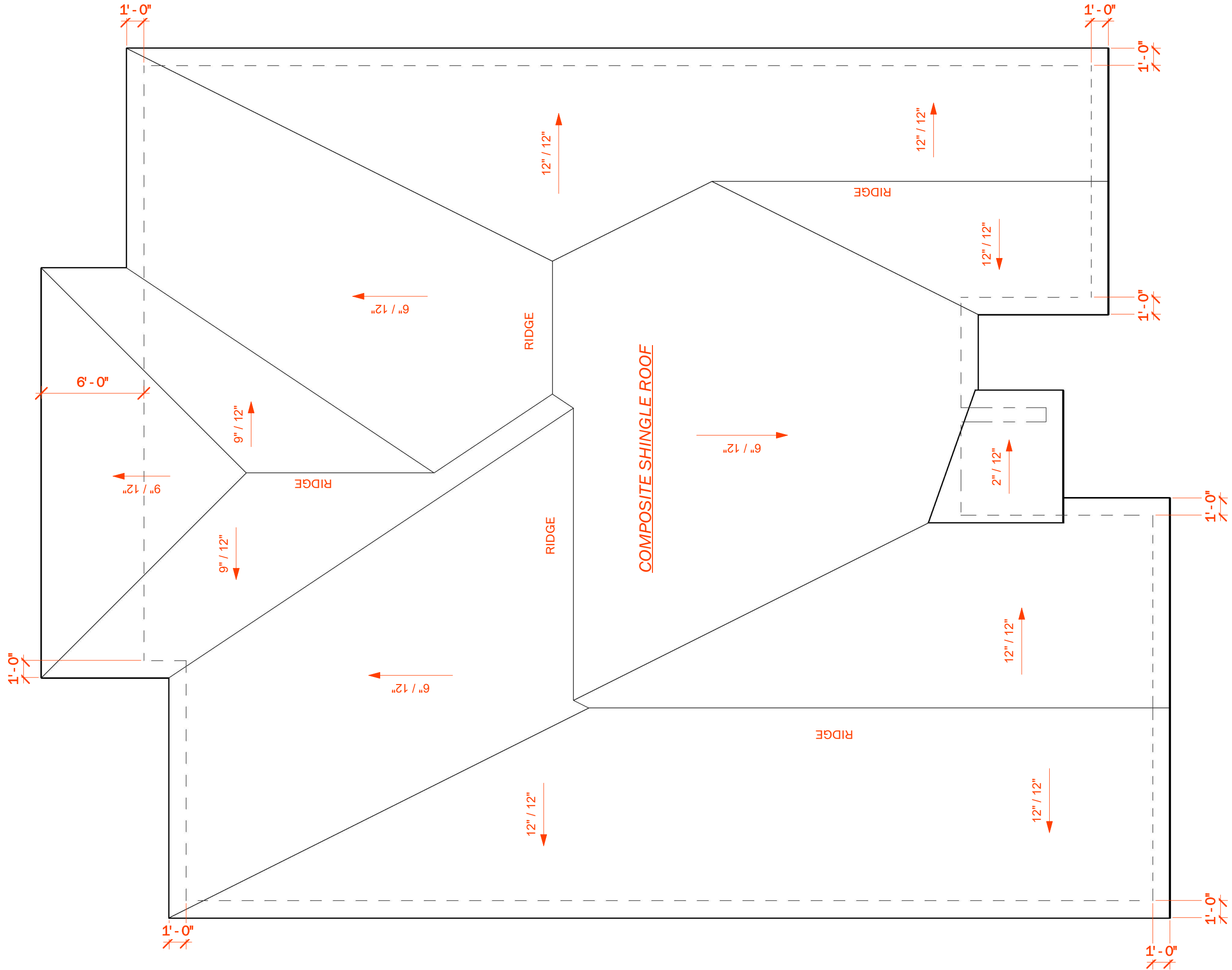
Notes

**NOT FOR CONSTRUCTION**

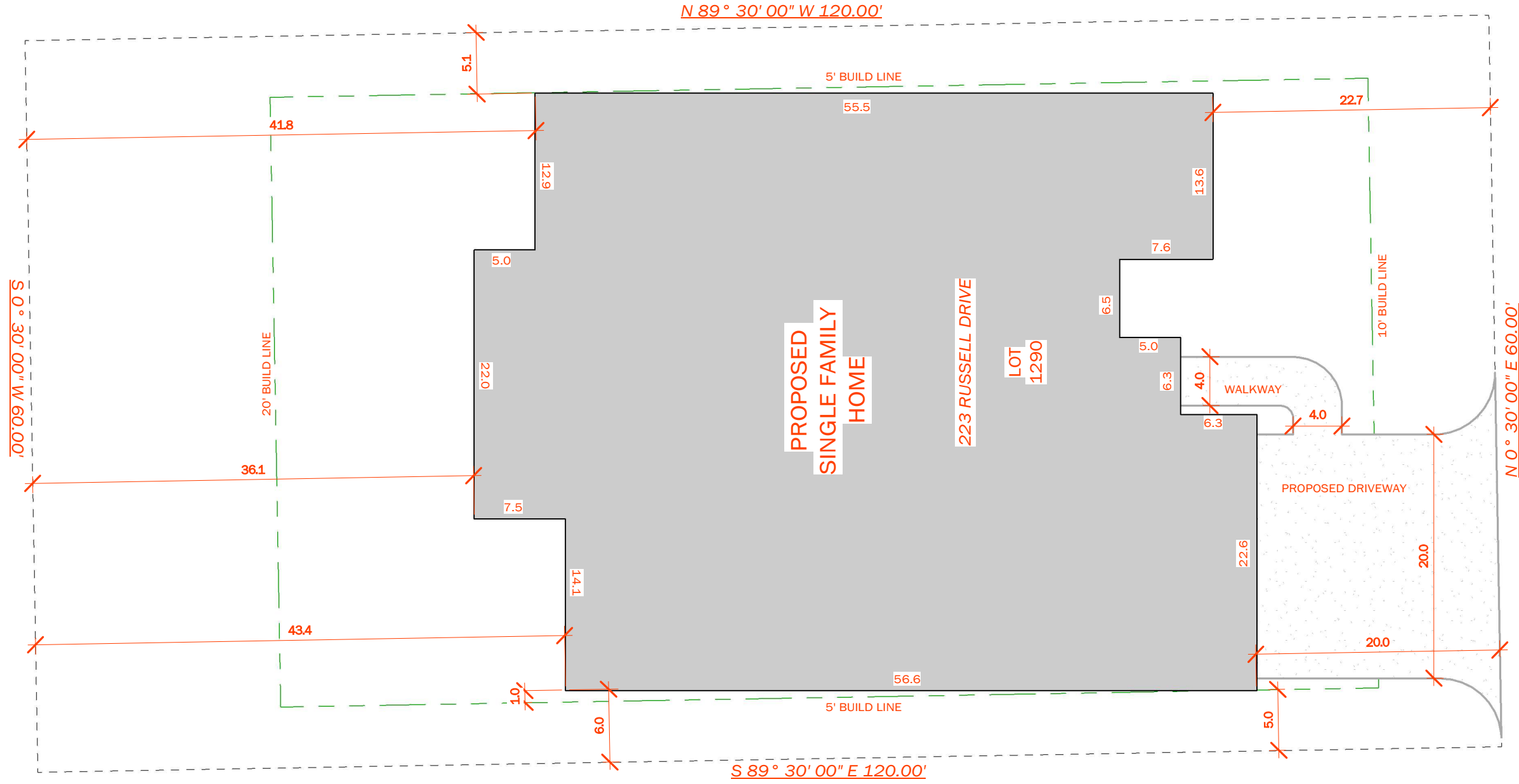
**CHRISTIAN SERRANO DESIGN GROUP**  
 (469) 383-6084  
 WWW.CHRISTIANSERRANOCONSTRUCTION.COM

Scale 3/16" = 1'-0"





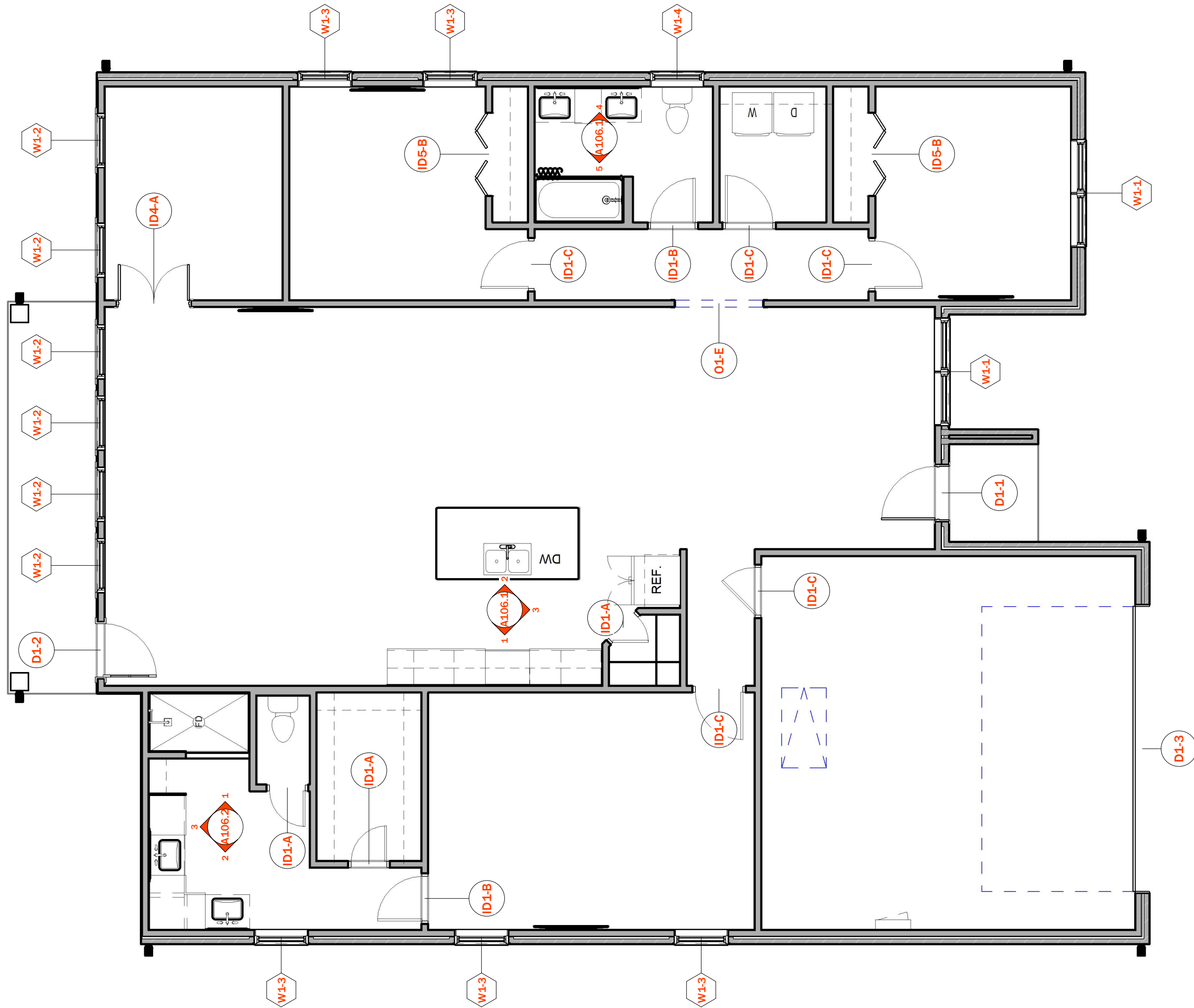
**NOT FOR CONSTRUCTION**



**1**  
**Site Plan**  
**SCALE: 1" = 10'-0"**

**NOT FOR CONSTRUCTION**





**Level 1 Callouts & Tags**

**1**

SCALE: 3/16" = 1'-0"

**223 Russell Dr**

223 Russell Dr.  
Rockwall TX, 75032

Project No. CSC - 10348

12-07-2022

Revisions

Notes

**NOT FOR CONSTRUCTION**

**CHRISTIAN SERRANO**  
DESIGN GROUP

(469) 383-6084  
WWW.CHRISTIANSERRANOCONSTRUCTION.COM



Scale 3/16" = 1'-0"

Level 1 Callouts & Tags

**A104.1**

Drawn By KS

Roof  
+22' - 0 9/16"

10' - T.O.P.  
+10' - 0"

9' - T.O.P.  
+9' - 0"

Level 1  
+0' - 0"

Ground  
-1' - 0"

ELECTRIC METER  
(PEND.LOCATION)

A.C. CONDENSER

BRICK

BRICK

BRICK

10' T.O.P. REF. ROOM SCHED.

9' T.O.P. REF. ROOM SCHED.

# 1 Front Elevation

SCALE: 3/16" = 1'-0"

Roof  
+22' - 0 9/16"

10' - T.O.P.  
+10' - 0"

9' - T.O.P.  
+9' - 0"

Level 1  
+0' - 0"

Ground  
-1' - 0"

12" / 12"

6" / 12"

12" / 9"

9" / 12"

12" / 9"

12" / 12"

10' T.O.P. REF. ROOM SCHED.

9' T.O.P. REF. ROOM SCHED.

ELECTRIC METER  
(PEND.LOCATION)

A.C. CONDENSER

BOARD & BATTEN  
SIDING

HARDI  
SIDING

BOARD & BATTEN  
SIDING

HARDI  
SIDING

BOARD & BATTEN  
SIDING

# 2 Back Elevation

SCALE: 3/16" = 1'-0"

## 223 Russell Dr

223 Russell Dr.  
Rockwall TX, 75032

Project No. CSC - 10348

12-07-2022

Revisions

Notes

NOT FOR CONSTRUCTION

CHRISTIAN SERRANO  
DESIGN GROUP

(469) 383 - 6084

WWW.CHRISTIANSERRANOCONSTRUCTION.COM

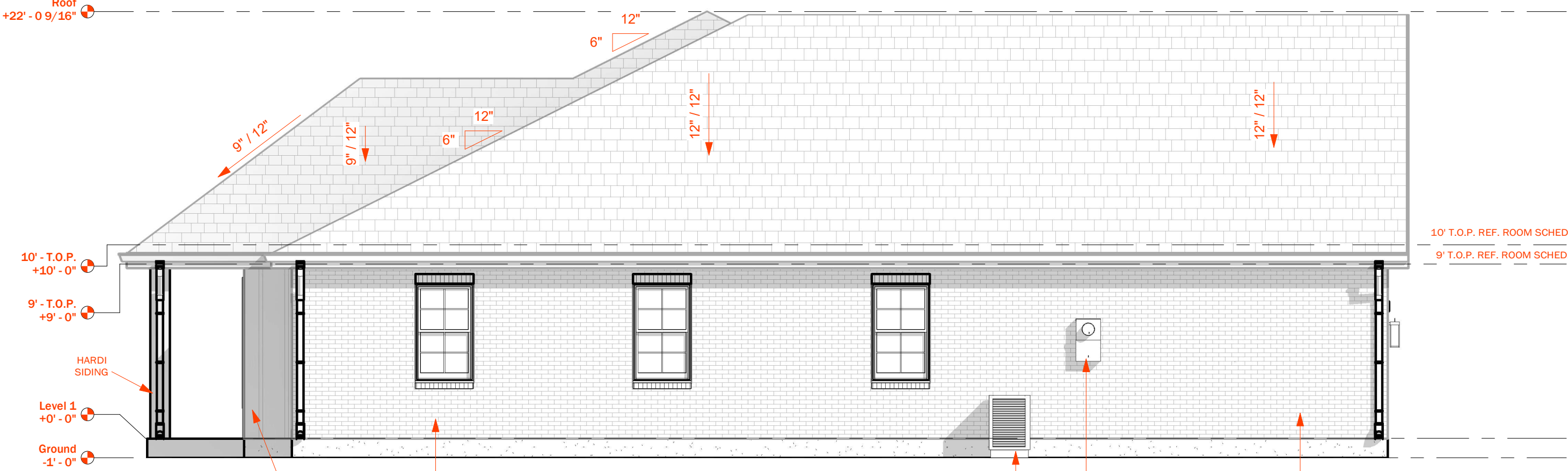


Scale 3/16" = 1'-0"

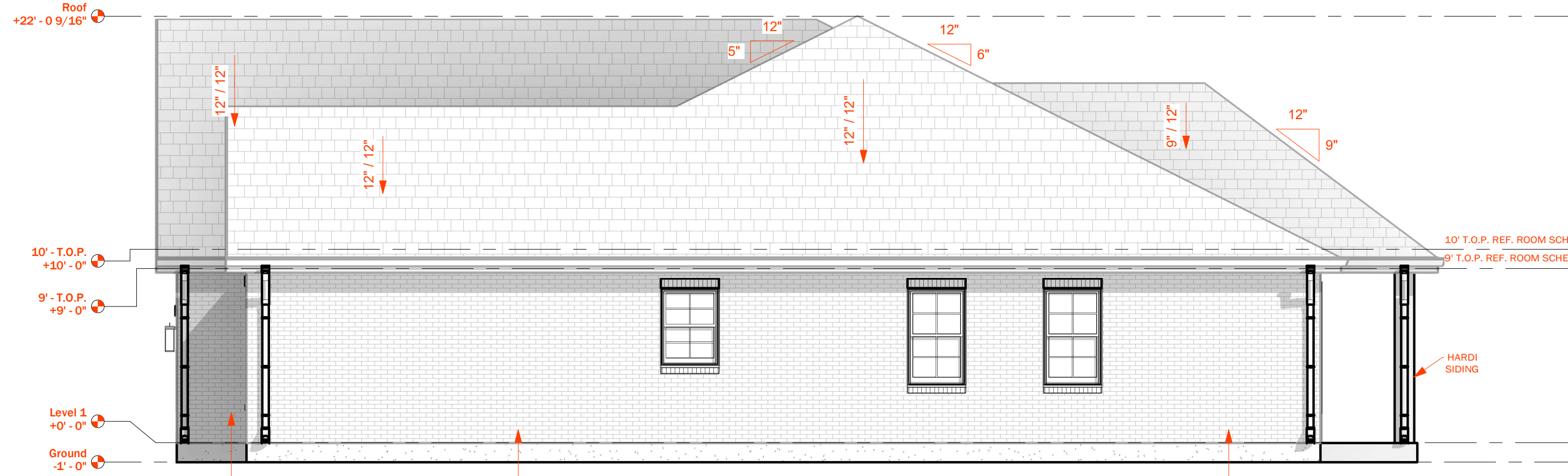
### Front & Rear Elevations

# A105.1

Drawn By KS



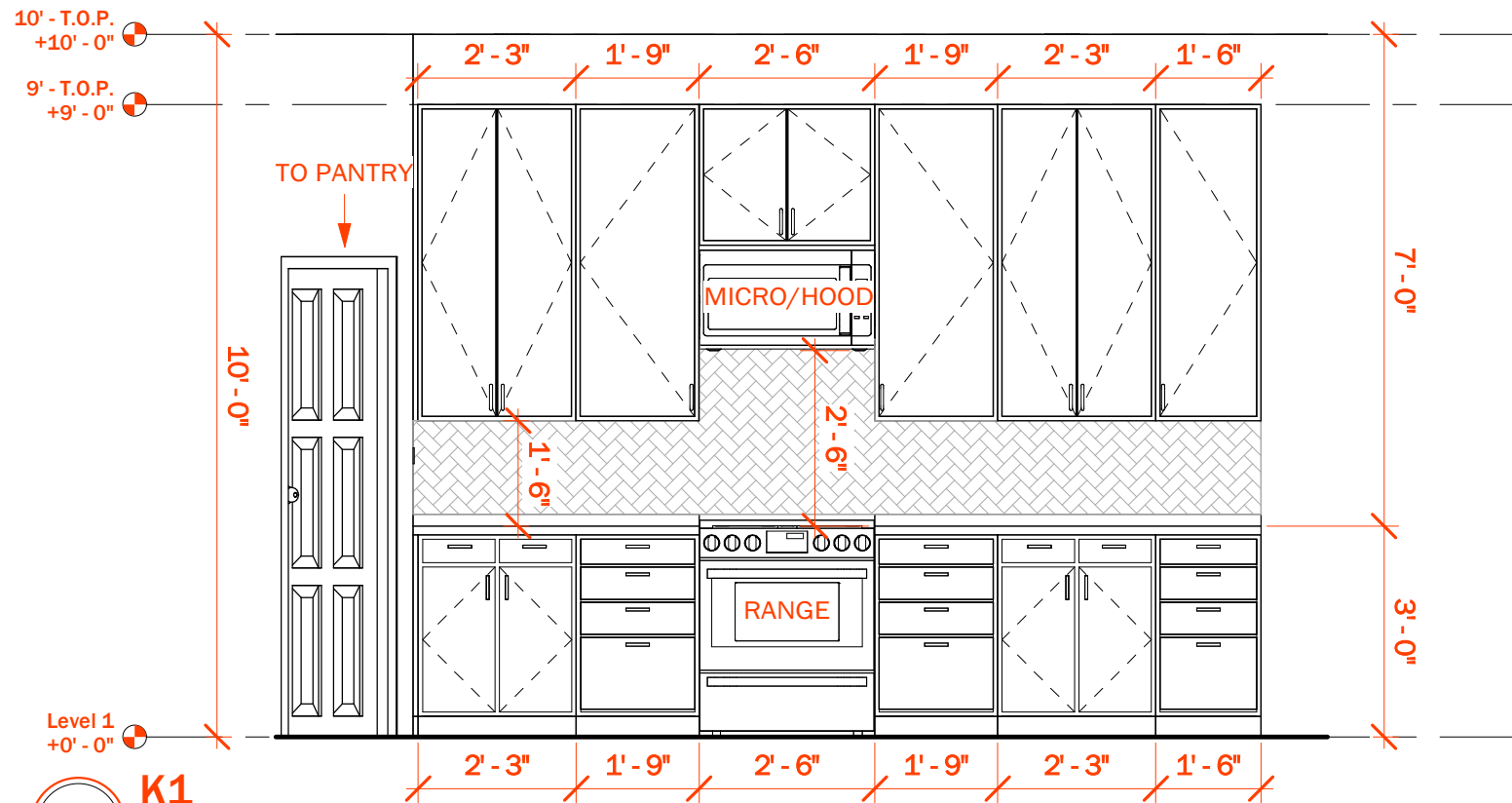
**1** Left Elevation  
SCALE: 3/16" = 1'-0"



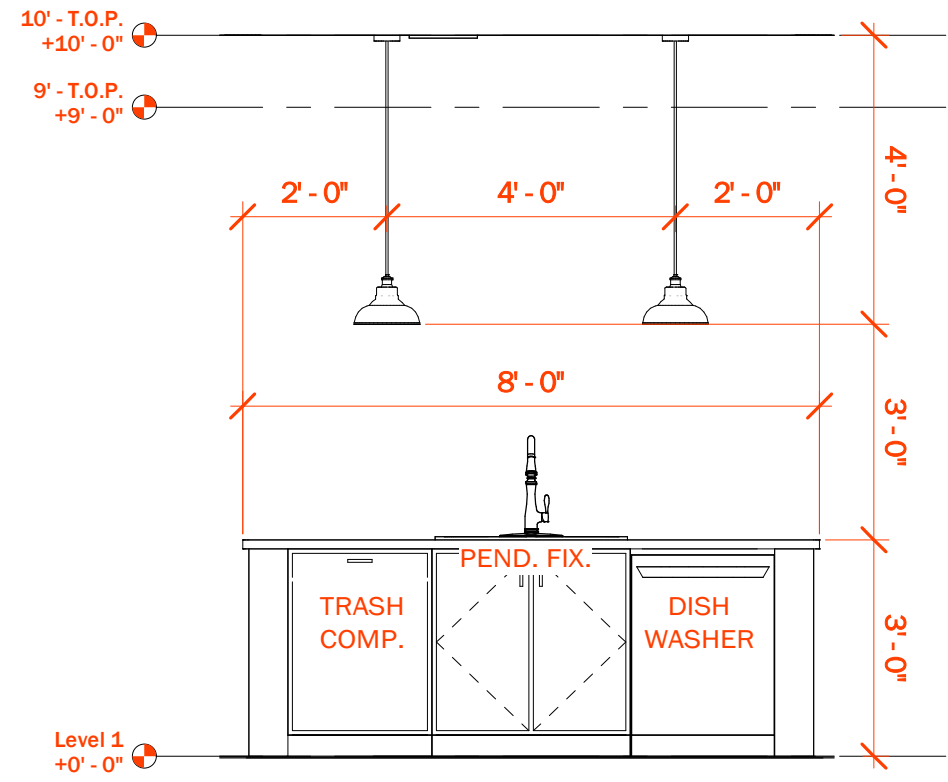
**2** Right Elevation  
SCALE: 3/16" = 1'-0"

NOT FOR CONSTRUCTION

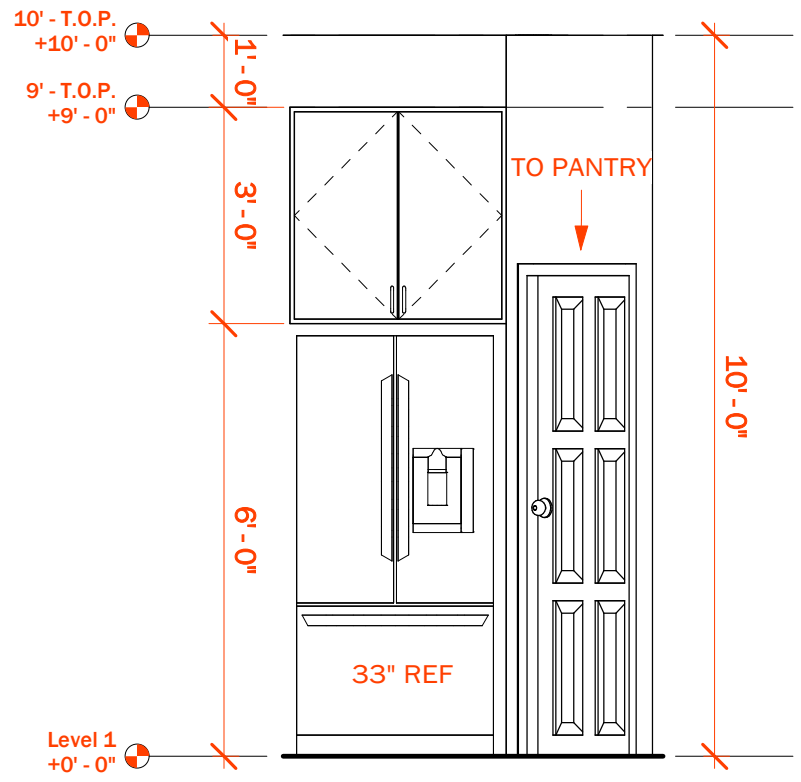




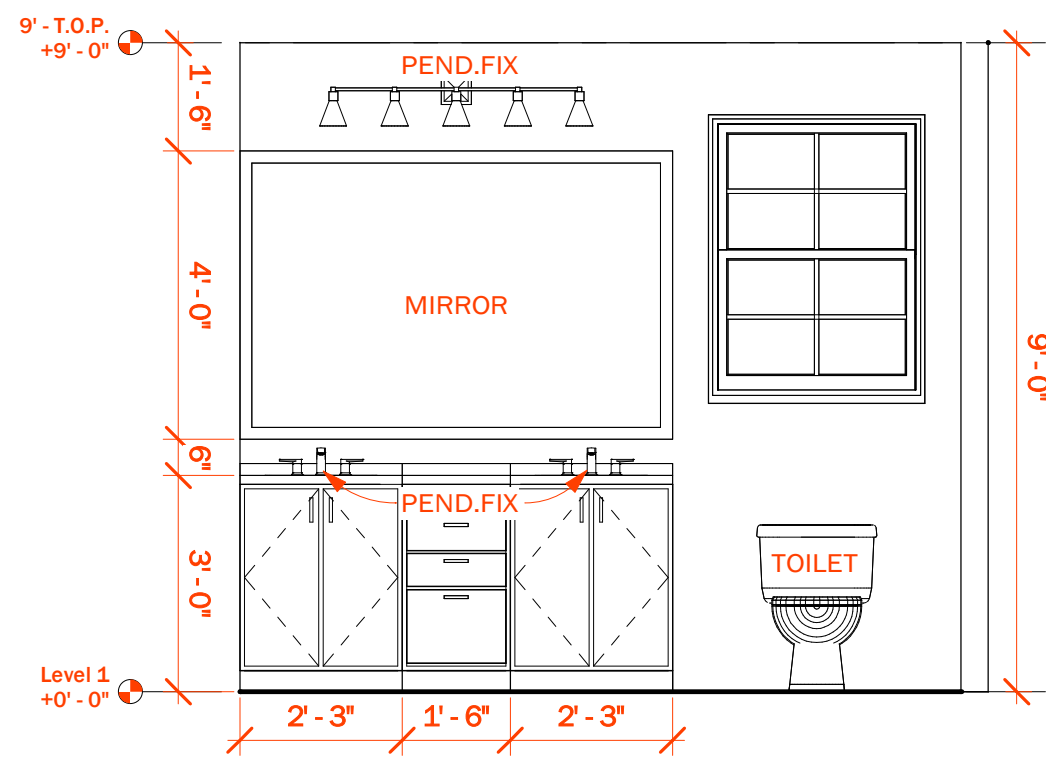
**1** K1  
SCALE: 3/8" = 1'-0"



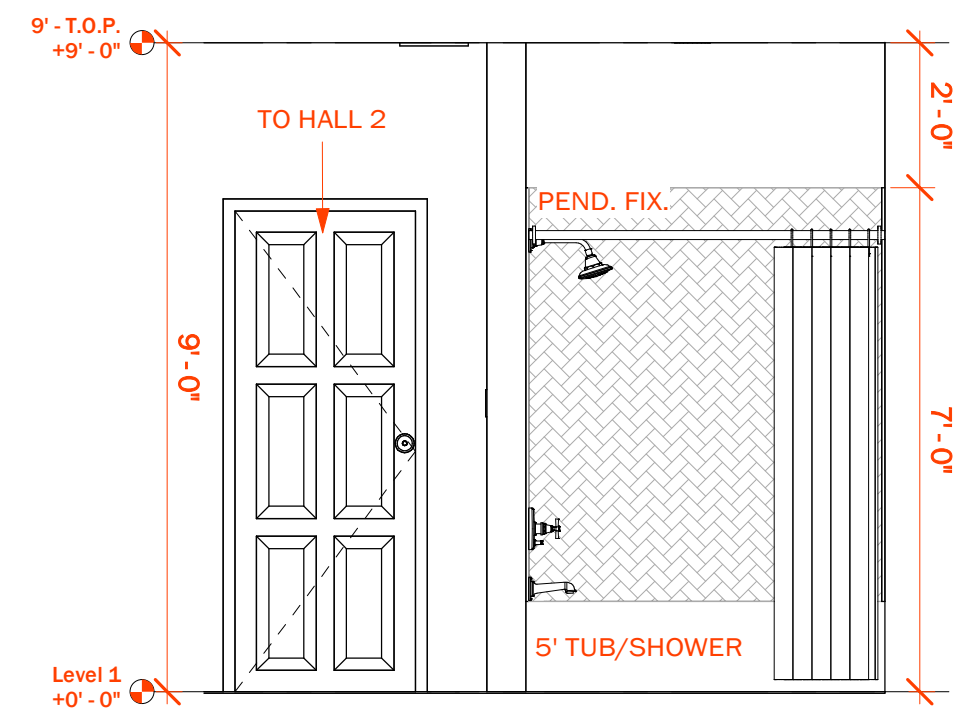
**2** K2  
SCALE: 3/8" = 1'-0"



**3** K3  
SCALE: 3/8" = 1'-0"

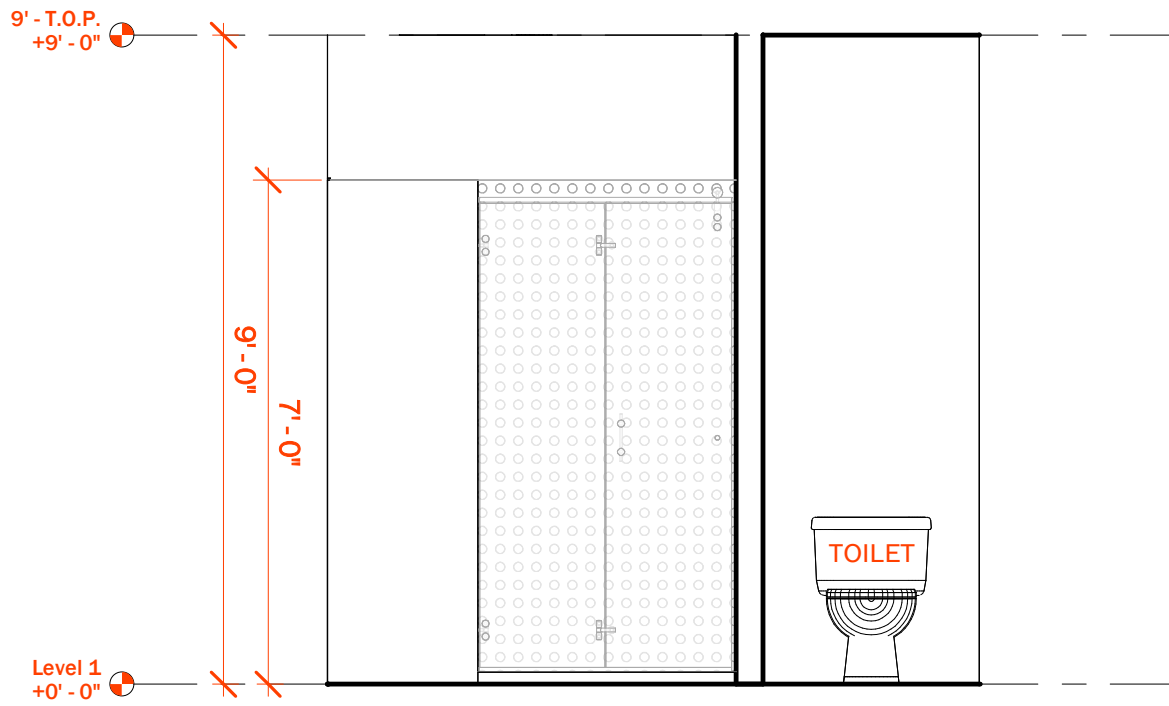


**4** B2-1  
SCALE: 3/8" = 1'-0"

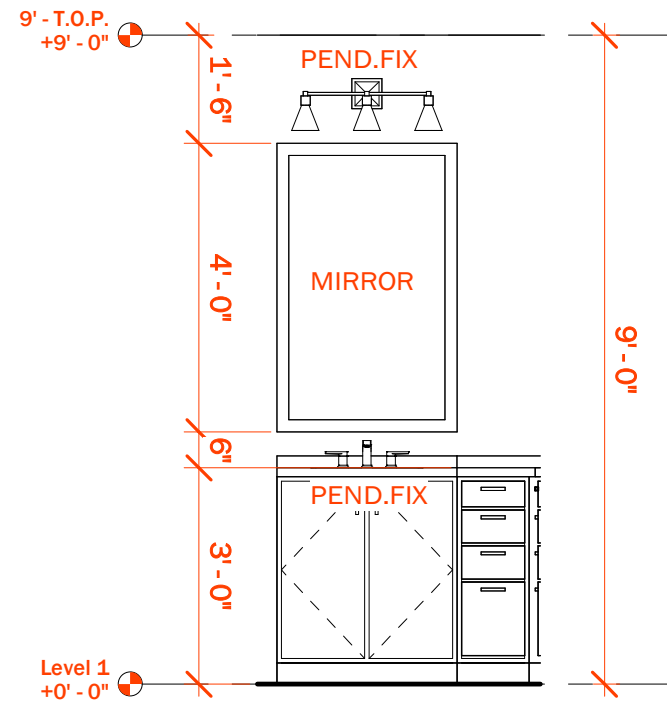


**5** B2-2  
SCALE: 3/8" = 1'-0"

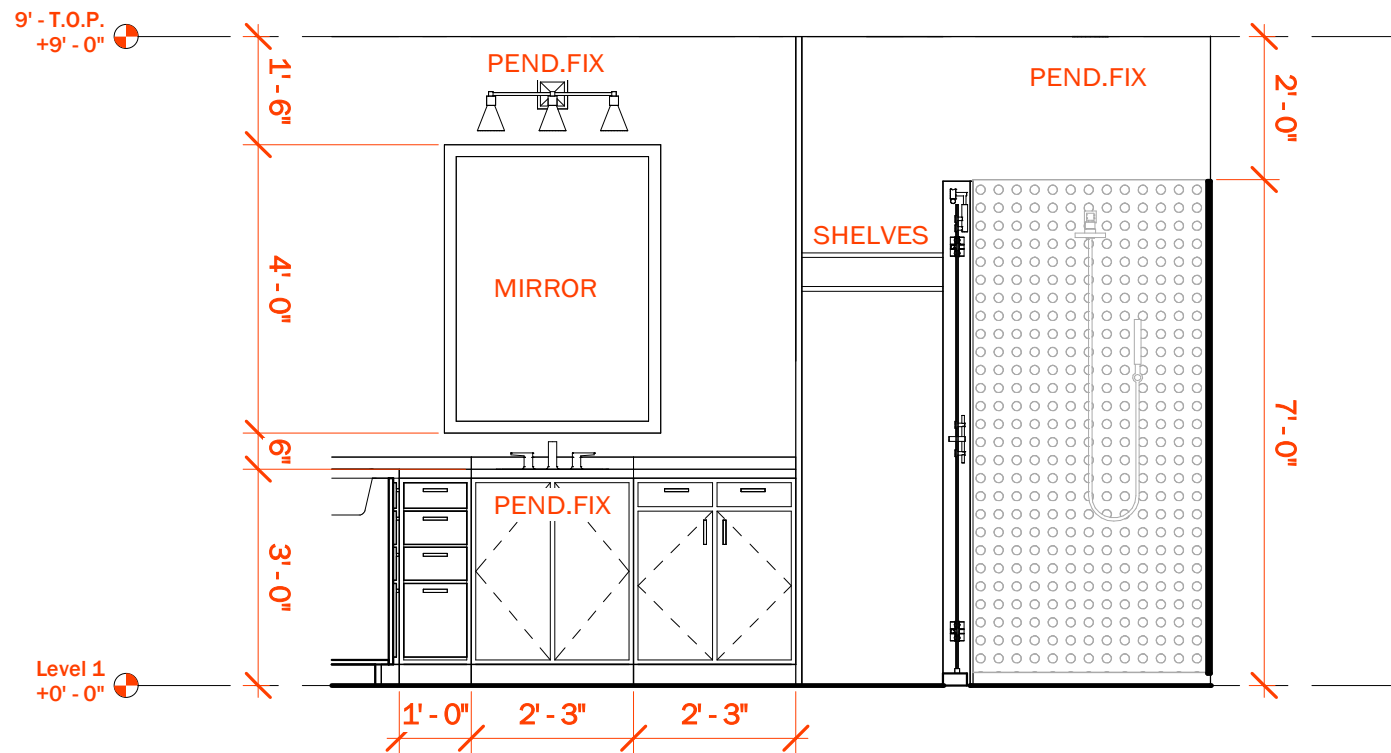
NOT FOR CONSTRUCTION



**1** MB 3  
SCALE: 3/8" = 1'-0"



**2** MB 1  
SCALE: 3/8" = 1'-0"



**3** MB 2  
SCALE: 3/8" = 1'-0"



223 Russell Dr

223 Russell Dr.  
Rockwall TX, 75032

Project No. CSC - 10348

12-07-2022

Revisions

Notes

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Scale

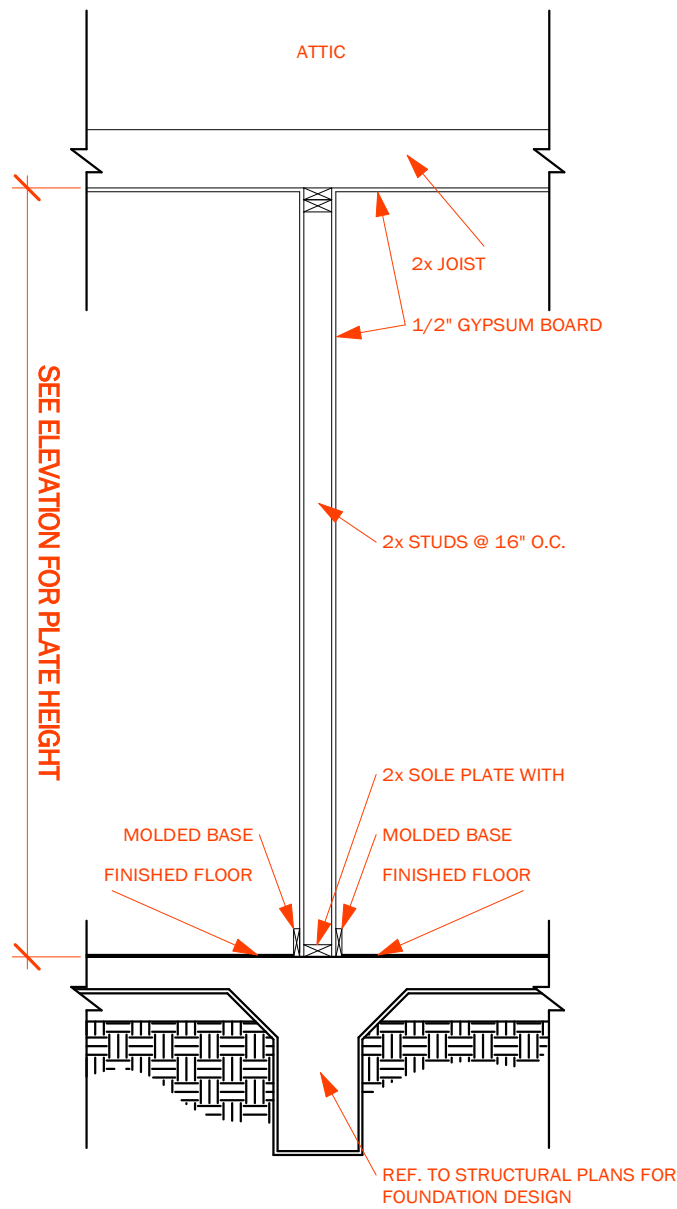
Door/Window Schedule  
**A107.1**

Drawn By KS

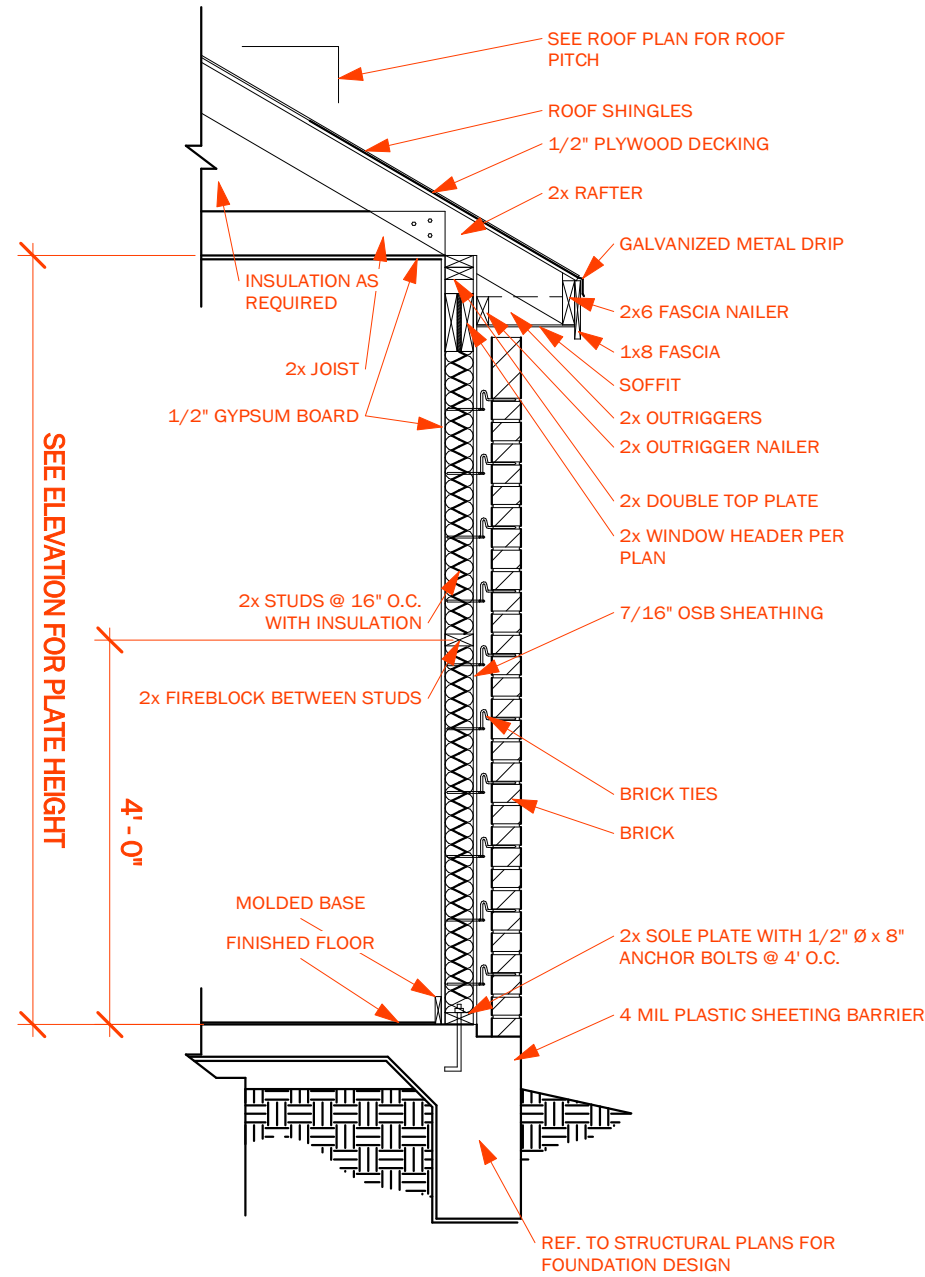
Door Schedule				
Type Mark	Count	Width	Height	Description
D1-1	1	3' - 0"	8' - 0"	EXTERIOR DOOR - SINGLE SWING - OWNER SELECT
D1-2	1	3' - 0"	8' - 0"	EXTERIOR DOOR - SINGLE SWING - OWNER SELECT
D1-3	1	16' - 0"	7' - 0"	GARAGE DOOR - OWNER SELECT
ID1-A	3	2' - 0"	6' - 8"	INTERIOR DOOR - SINGLE SWING - OWNER SELECT
ID1-B	2	2' - 6"	6' - 8"	INTERIOR DOOR - SINGLE SWING - OWNER SELECT
ID1-C	5	2' - 8"	6' - 8"	INTERIOR DOOR - SINGLE SWING - OWNER SELECT
ID4-A	1	4' - 0"	6' - 8"	INTERIOR DOUBLE DOOR - SINGLE SWING - OWNER SELECT
ID5-B	2	4' - 8"	6' - 8"	INTERIOR BIFOLDING DOOR - OWNER SELECT
O1-E	1	5' - 0"	8' - 0"	DOOR OPENING
O1-F	1	2' - 1 1/2"	4' - 6 1/2"	ATTIC ACCESS DOOR - OWNER SELECT

Window Schedule								
Type Mark	Count	Width	Height	Description	Head Height	Exterior Finish Color	Interior Finish Color	Grids
W1-1	2	6' - 0"	6' - 0"	DOUBLE - SINGLE HUNG WINDOW - OWNER SELECT	8' - 0"	T.B.D. BY OWNER	T.B.D. BY OWNER	Yes
W1-2	6	3' - 0"	6' - 0"	SINGLE HUNG WINDOW - OWNER SELECT	8' - 0"	T.B.D. BY OWNER	T.B.D. BY OWNER	Yes
W1-3	5	3' - 0"	5' - 0"	SINGLE HUNG WINDOW - OWNER SELECT	8' - 0"	T.B.D. BY OWNER	T.B.D. BY OWNER	Yes
W1-4	1	3' - 0"	4' - 0"	SINGLE HUNG WINDOW - OWNER SELECT	8' - 0"	T.B.D. BY OWNER	T.B.D. BY OWNER	Yes
W5-F	2	0' - 8"	2' - 8"	LOUVER - OWNER SELECT	<varies>	T.B.D. BY OWNER	T.B.D. BY OWNER	Yes

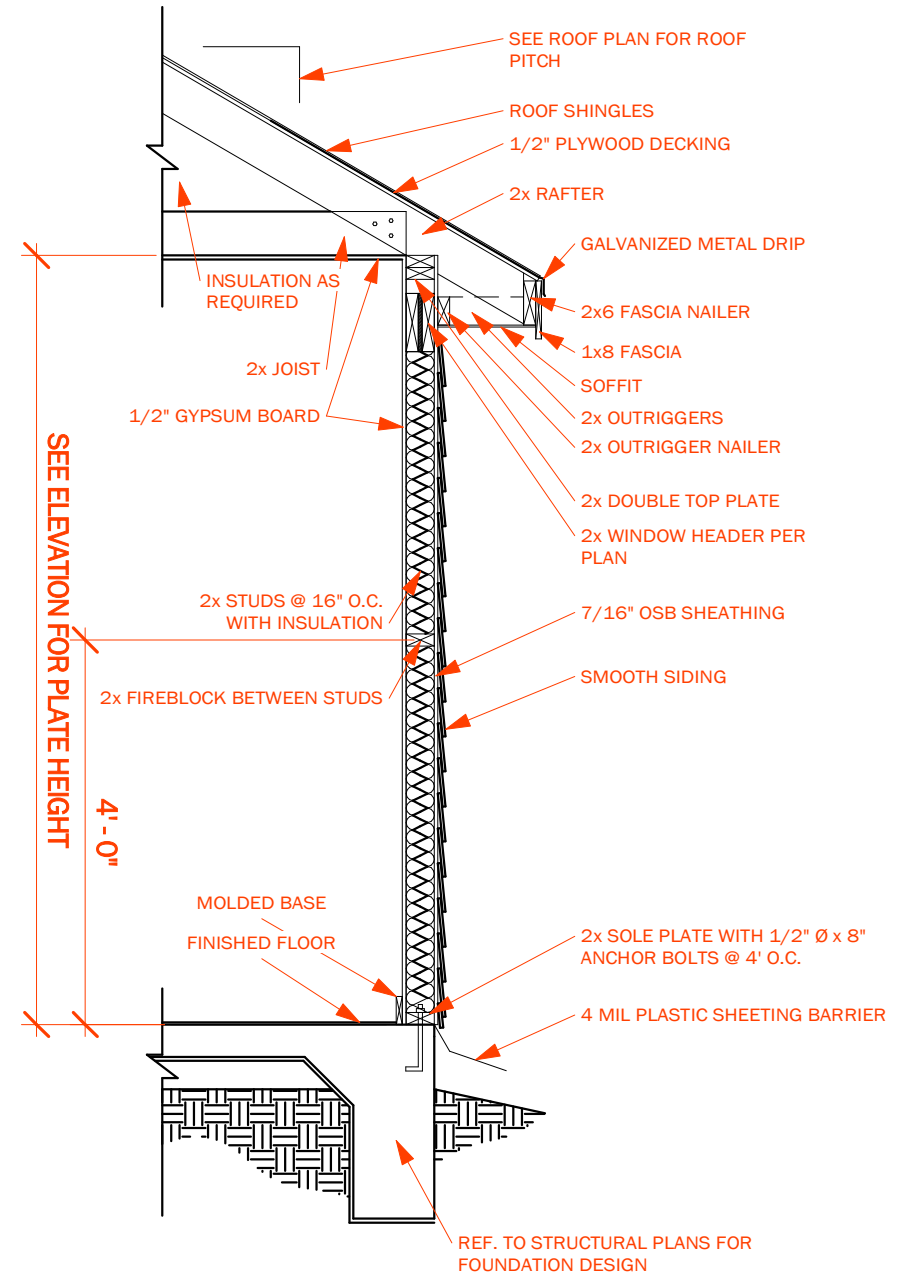




**1** Typical Wall Details - Interior  
SCALE: 1/2" = 1'-0"



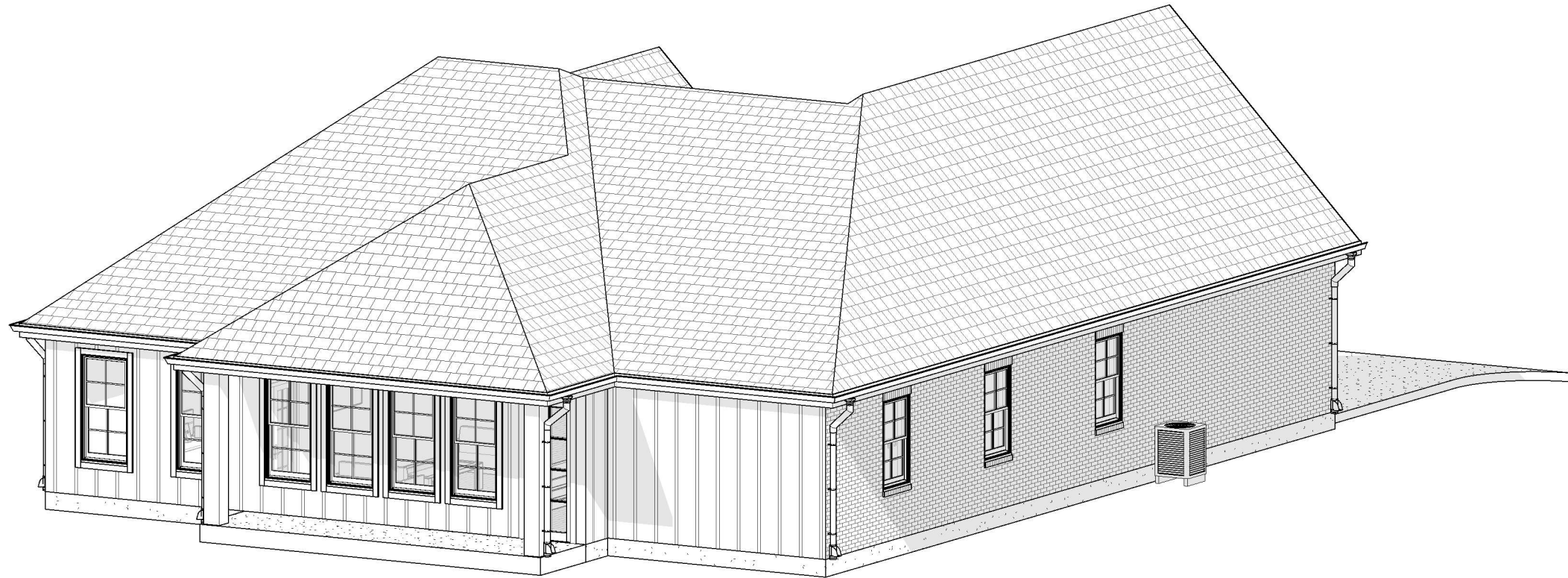
**2** Typical Wall Details -Brick  
SCALE: 1/2" = 1'-0"



**3** Typical Wall Details -Siding  
SCALE: 1/2" = 1'-0"



**1** 3D View - 1  
SCALE:



**2** 3D View - 2  
SCALE:

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12-07-2022

Revisions

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Scale

3D View

**A109**





# 223 Russell Dr

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Rockwall TX, 75032

Project No. CSC - 10348

12-07-2022

Revisions

Notes

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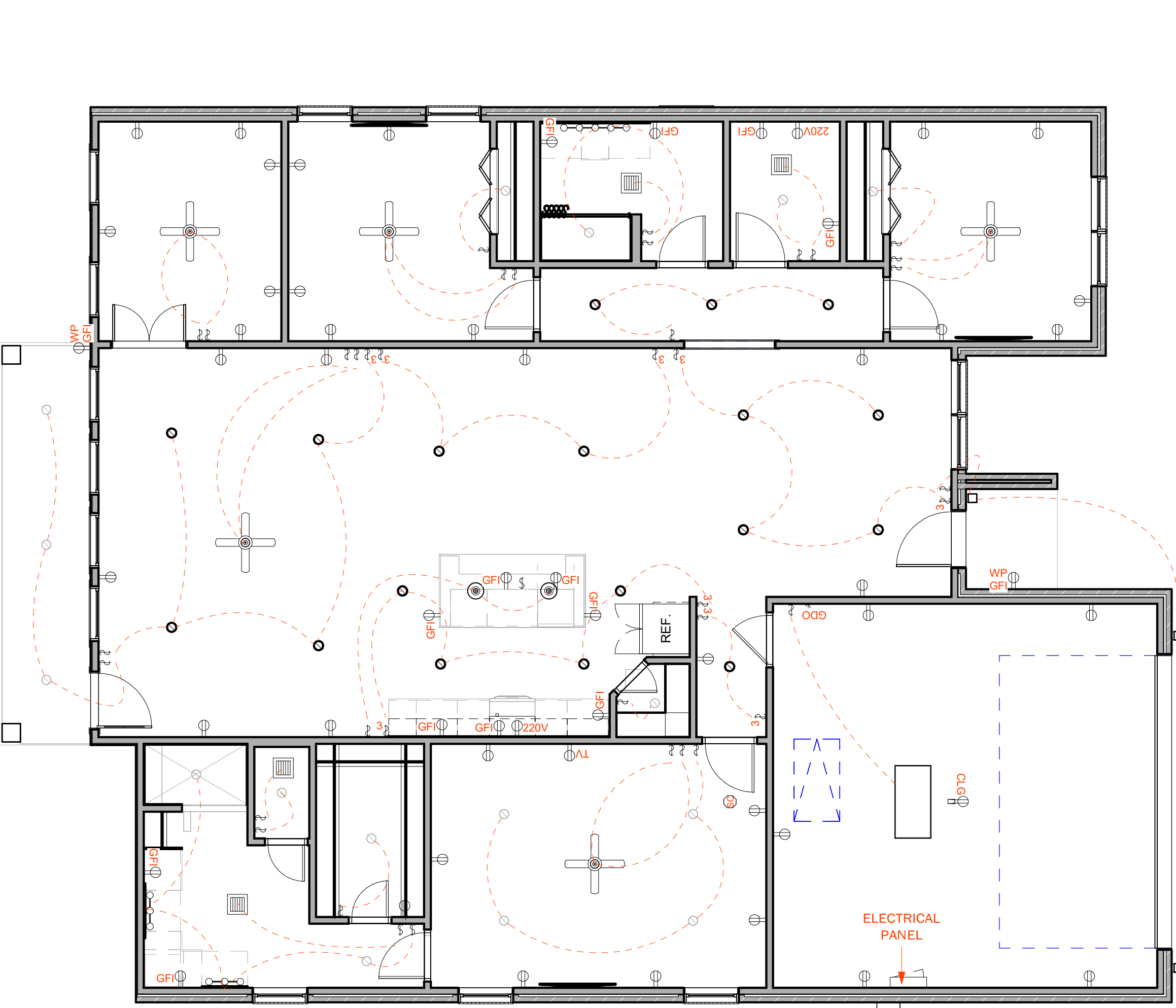
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NAHB National Association of Home Builders  
 Dallas Builders Association

Scale As indicated

Level 1 Electrical Plan

# E101.1



	2' X 4' LINEAR BOX		-SINGLE DUPLEX OUTLET
	-CEILING FAN W/LIGHT KIT		-GFI DUPLEX OUTLET
	-CHANDELIER		-WEATHERPROOF GFI DUPLEX OUTLET
	-EXHAUST FAN		-CEILING DUPLEX OUTLET
	-RECESSED CAN LIGHT		-FLOOR DUPLEX OUTLET
	-EXTERIOR WALL LIGHT		-TOP OF COUNTER DUPLEX OUTLET
	-EXTERIOR GOOSENECK LIGHT		-TV DUPLEX OUTLET
	-EMERGENCY/FLOOD LIGHT		-SPRINKLER OUTLET
	-EXTERIOR SPOT LIGHT		-220 VOLT DUPLEX OUTLET
	-PENDANT LIGHT		-SINGLE WALL SWITCH
	-SINGLE BULB VANITY LIGHT		-3 WAY WALL SWITCH
	-3 BULB VANITY LIGHT FIXTURE		-DIMMER WALL SWITCH
	-5 BULB VANITY LIGHT FIXTURE		-GARAGE DOOR WALL SWITCH
	-SIDE VANITY LIGHT		-SMOKE/CO2 DETECTOR
	-ELECTRIC METER		-THERMOSTAT
	-ELECTRIC PANEL		-INTERNET/TELEPHONE JACK

**1** Level 1 Electrical Plan  
 SCALE: 3/16" = 1'-0"

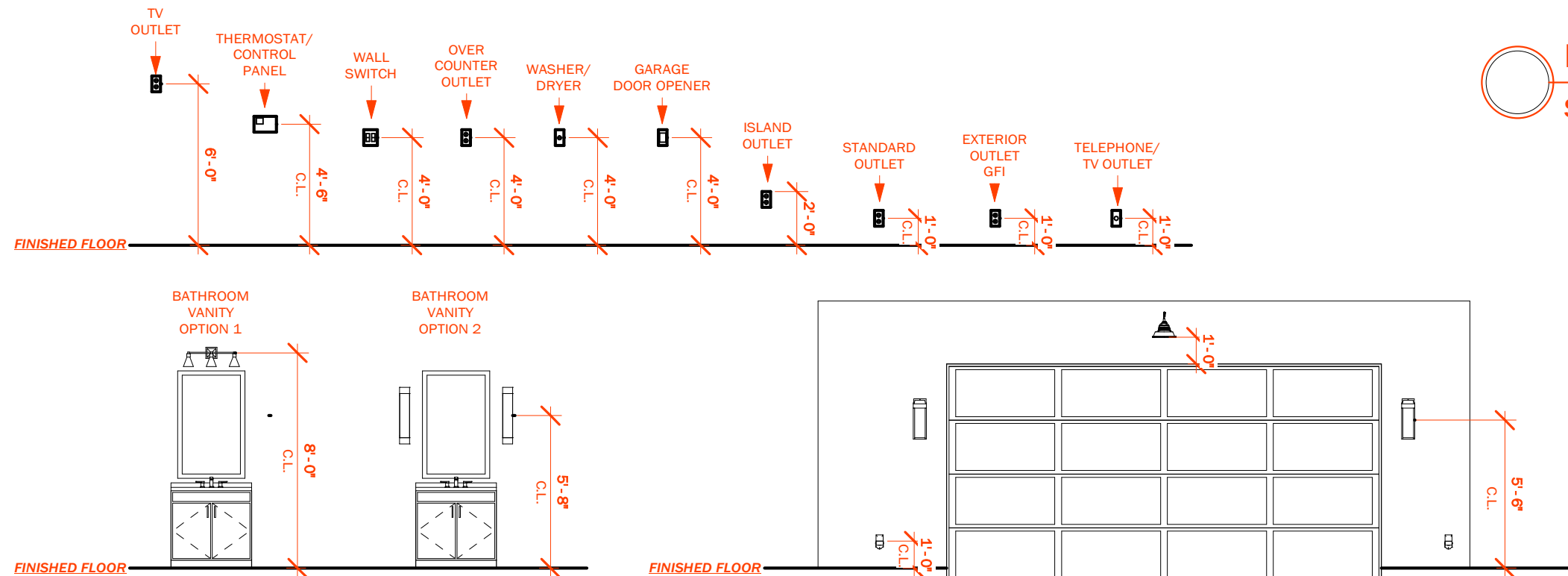
**ELECTRICAL SPECIFICATIONS**

1. ALL TELEPHONE LINES ARE TO BE CONCEALED & OUTLETS RECESSED. ALL TELEPHONE SERVICE TO BE CAPABLE OF CARRYING LINES IN MAIN HOUSE.
2. INSTALL SWITCHES 48" ABOVE FLOOR HEIGHT, INSTALL RECEPTACLE OUTLETS, CABLE, AND TELEPHONE 18" ABOVE FLOOR HEIGHT. INSTALL SWITCHES LOCATED IN BATHROOM 42" ABOVE FLOOR HEIGHT.
3. SWITCHES, OUTLETS, AND COVER PLATES ARE TO BE WHITE. INSTALL DIMMERS AS SHOWN.
4. ALL DIMMERS ARE TO BE TOGGLE TYPE. ALL OUTLETS ARE TO BE RECESSED. ALL WIRING TO BE CONCEALED.
5. ALL SMOKE DETECTORS TO BE NEW & BATTERY OPERATED.
6. VERIFY FIXTURE AND OUTLET LOCATIONS WITH OWNER PRIOR TO RUNNING ELECTRICAL FEEDS.
7. VERIFY OVERHEAD GARAGE DOOR OPENER SPECIFICATIONS AND SELECTION WITH OWNER.

**LIGHTING AND POWER GENERAL NOTES**

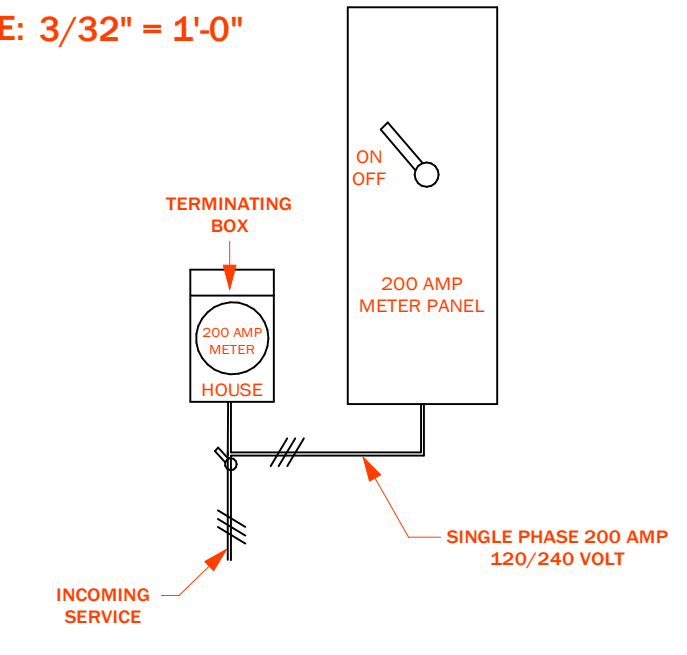
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL ELECTRICAL CODES.
2. THE PROVISION OF THE CODE SHALL APPLY TO THE ERECTION, INSTALLATION, ALTERATION, REPAIRS, HEALTH, PROPERTY, & PUBLIC WELFARE REGULATING, AND CONTROLLING THE DESIGN, CONSTRUCTION, INSTALLATION, QUALITY OF MATERIALS, LOCATION, OPERATION, & MAINTENANCE OR USE OF ELECTRICAL EQUIPMENT & SYSTEMS.
3. CONTRACTOR SHALL VERIFY ALL CEILING TYPES & COORDINATE TRIMS PRIOR TO PURCHASE OF LIGHTING FIXTURES. FURNISH ALL LIGHTING FIXTURES COMPLETE WITH MOUNTING ACCESSORIES TO MEET JOB REQUIREMENTS. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FIXTURES ARRIVING ON SITE WITH INCORRECT MOUNTING.
4. COORDINATE ALL LIGHTING TYPES AND LOCATIONS WITH DESIGNER AND OWNER PRIOR TO INSTALLATION. MOUNTING HEIGHTS OF ALL WALL MOUNTED & PENDANT MOUNTED LIGHTING FIXTURES SHALL BE DETERMINED BY DESIGNER. REFER TO ARCHITECTURAL SECTIONS & ELEVATIONS.
5. LOCATION & GROUPING ARRANGEMENT/ORIENTATION OF ALL SWITCHES SHALL BE COORDINATED WITH THE DESIGNER PRIOR TO INSTALLATION.
6. COORDINATE LOCATION OF ALL LIGHTING FIXTURES WITH THE MECHANICAL & PLUMBING PRIOR TO ELECTRICAL ROUGH-IN.
7. FINAL INSPECTION SHALL BE MADE AFTER THE WORK IS COMPLETE, ALL ELECTRICAL FIXTURES WILL BE INSPECTED TO VERIFY CORRECT PLACEMENT, CONNECTION, AND IF STRUCTURE IS READY FOR OCCUPANCY. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE SCHEDULING OF SUCH INSPECTION.
8. SMOKE DETECTOR DEVICE TO BE SELECTED BY OWNER. LOCATIONS SHOWN ARE PRELIMINARY-COORDINATE FINAL LOCATIONS WITH FIRE MARSHALL.
9. CARBON MONOXIDE DEVICE TO BE SELECTED BY OWNER.
10. COORDINATE TELEPHONE, CABLE, FIBER OPTIC, WIFI, DATA, SPEAKER LOCATIONS, AND SECURITY ALARM WITH AUDIO VISUAL/TECHNOLOGY CONTRACTOR AND DESIGNER..
11. ALL LIGHTING LOCATED IN DAMP OR WET LOCATIONS TO BE RATED FOR SUCH.
12. LIGHTING IN SHOWER STALLS TO BE VAPOR TIGHT FIXTURES.
13. LIGHTING IN SMALL CLOSET TO HAVE DOOR ACTIVATED SWITCH.
14. COORDINATE LOCATION OF MAIN AND SUB ELECTRICAL PANELS WITH DESIGNER AND OWNER.
15. COORDINATE POWER FOR ALL FIXTURES.
16. COORDINATE ADDITIONAL POWER REQUIREMENTS FOR EQUIPMENT, LIGHTING, AND INTERIOR SPEAKERS.
17. INDICATES FIXTURE SHALL BE CONNECTED TO "CONSTANT-ON" EMERGENCY (LIFE-SAFETY) CIRCUIT, PROVIDE "LOCK-ON" EMERGENCY BREAKER AT PANELBOARD.
18. CUTTING OF FLOORS, WALLS, & CEILINGS SHALL BE REQUIRED FOR THE INSTALLATION OF PIPES, CONDUITS, DUCTS, WIRING, SLEEVES, & SEAL AS REQUIRED BY THE DESIGNER.

	-2' X 4' LINEAR BOX		-SINGLE DUPLEX OUTLET
	-CEILING FAN W/LIGHT KIT		-GFI DUPLEX OUTLET
	-CHANDELIER		-WEATHERPROOF GFI DUPLEX OUTLET
	-EXHAUST FAN		-CEILING DUPLEX OUTLET
	-RECESSED CAN LIGHT		-FLOOR DUPLEX OUTLET
	-EXTERIOR WALL LIGHT		-TOP OF COUNTER DUPLEX OUTLET
	-EXTERIOR GOOSENECK LIGHT		-TV DUPLEX OUTLET
	-EMERGENCY/FLOOD LIGHT		-SPRINKLER OUTLET
	-EXTERIOR SPOT LIGHT		-220 VOLT DUPLEX OUTLET
	-PENDANT LIGHT		-SINGLE WALL SWITCH
	-SINGLE BULB VANITY LIGHT		-3 WAY WALL SWITCH
	-3 BULB VANITY LIGHT FIXTURE		-DIMMER WALL SWITCH
	-5 BULB VANITY LIGHT FIXTURE		-GARAGE DOOR WALL SWITCH
	-SIDE VANITY LIGHT		-SMOKE/CO2 DETECTOR
	-ELECTRIC METER		-THERMOSTAT
	-ELECTRIC PANEL		-INTERNET/TELEPHONE JACK



**2 Electrical Device Heights**  
SCALE: 3/16" = 1'-0"

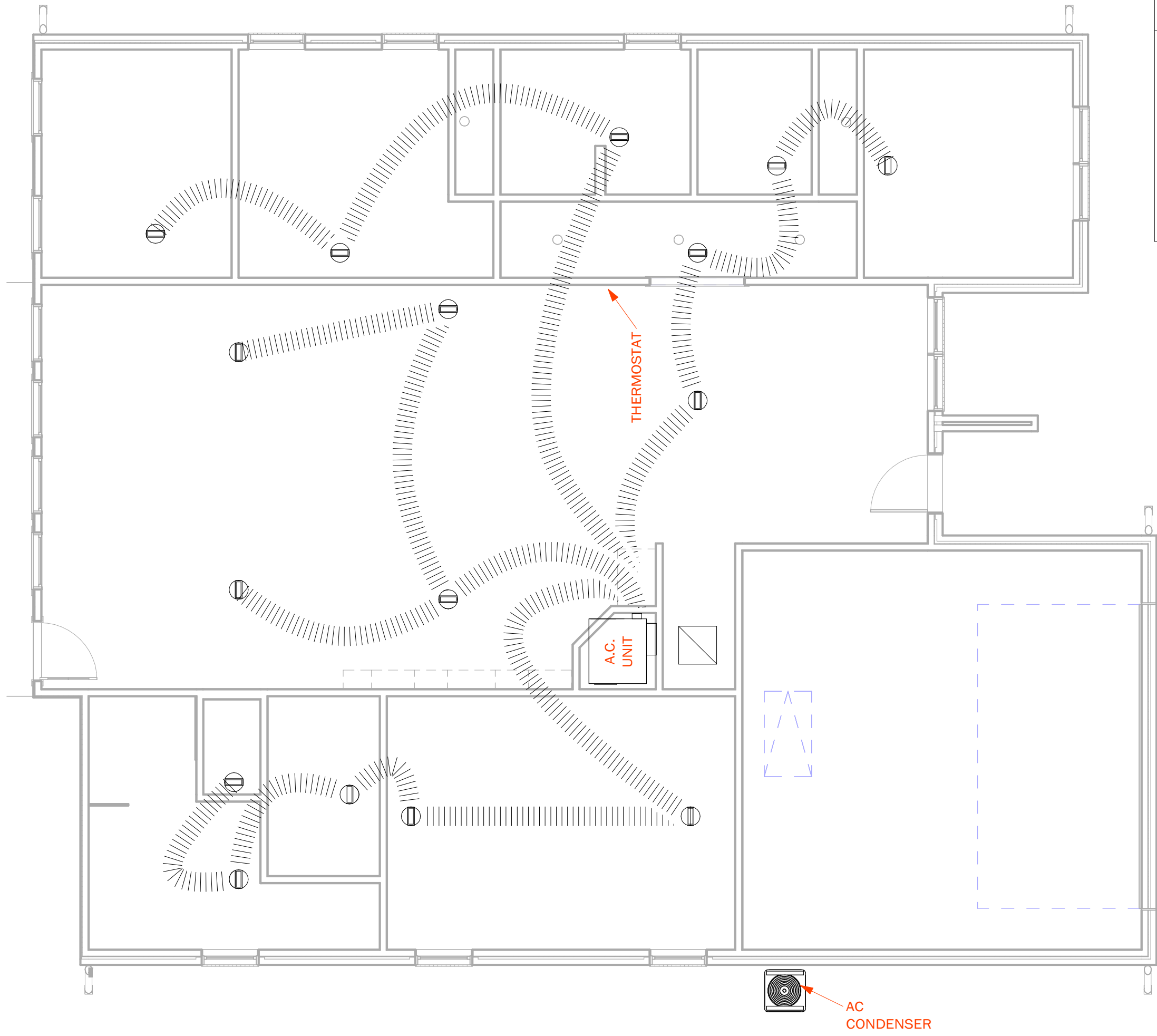
**Lighting Fixtures Legend**  
SCALE: 3/32" = 1'-0"



**1 Power Riser Details**  
SCALE: 3/16" = 1'-0"

**NOT FOR CONSTRUCTION**





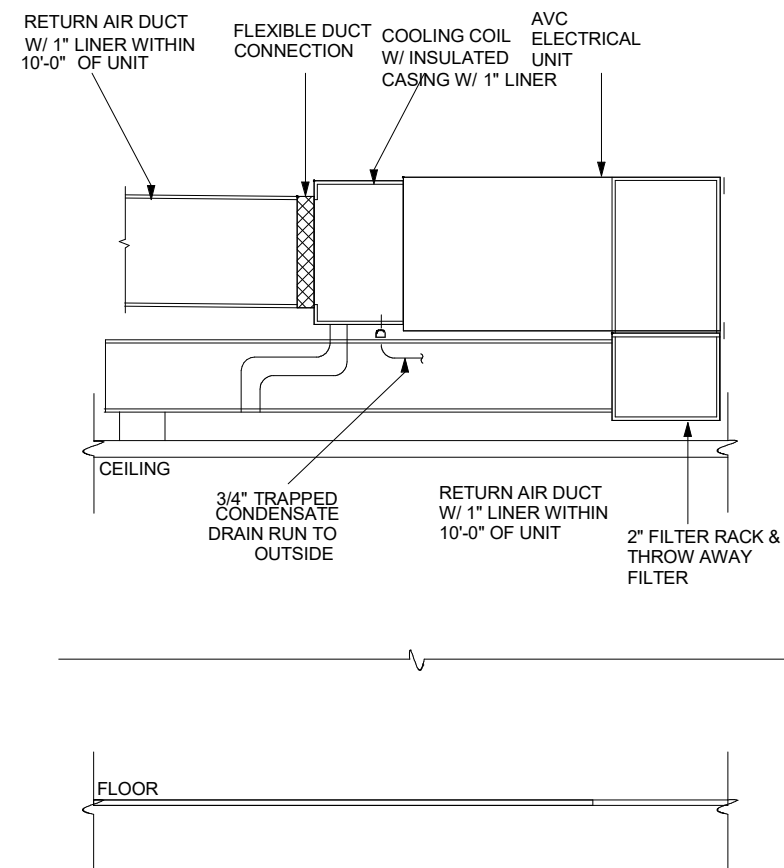
LEGEND	
	VENTS
	FLEXIBLE DUCT
	RETURN

**1** Level 1 HVAC Plan  
 SCALE: 3/16" = 1'-0"

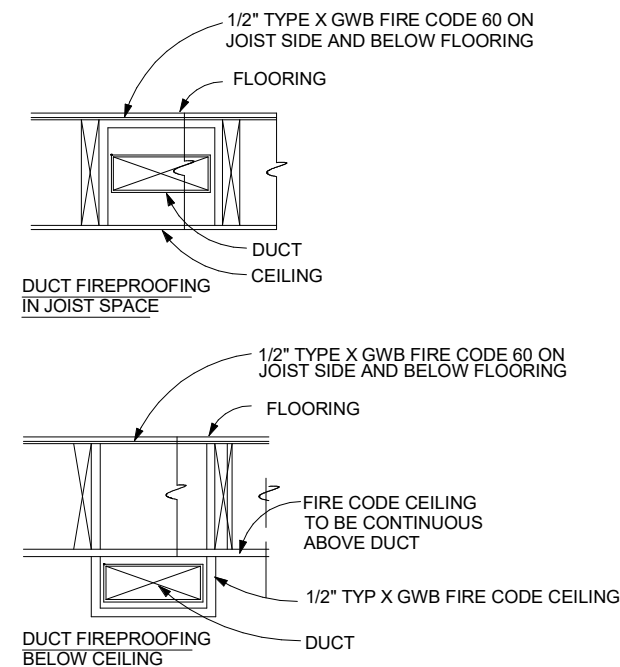
**NOT FOR CONSTRUCTION**

## MECHANICAL GENERAL NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL ELECTRICAL CODES.
2. FURNISH ALL LABOR, MATERIALS, FIXTURES, EQUIPMENT, & SERVICES NECESSARY FOR THE INSTALLATION OF A COMPLETE & FUNCTIONAL H.V.A.C SYSTEM, PLUMBING SYSTEM, & ELECTRICAL SYSTEM
3. CONTRACTOR SHALL APPLY & PAY FOR ALL PERMITS & CONNECTION FEES REQUIRED FOR WORK.
4. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE WORK TO BE DONE & SHALL EXAMINE SITE & CONSIDER THE CONDITIONS UNDER WHICH HE WILL BE OBLIGATED TO OPERATE IN THE PERFORMANCE OF THE CONTRACTED WORK. NO ALLOWANCES SHALL BE MADE SUBSEQUENTLY IN THIS CONNECTION, FOR ANY ERRORS, THROUGH NEGLIGENCE ON HIS PART. THE CONTRACTOR IS HERE BY ADVISED THAT HE WILL BE REQUIRED TO OBSERVE NECESSARY PRACTICES FOR FIRE & SAFETY PRECAUTIONS FOR THE PROTECTION OF THE FACILITY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LOCATIONS, & CLEARANCES & COORDINATE WORK WITH ALL OTHER TRADES PRIOR TO START OF WORK.
5. ALL DUCTWORK SHALL BE FABRICATED FROM FILED TAKEN DIMENSIONS AND NOT FROM DRAWINGS, PRIOR TO DUCT FABRICATION, CEILING CLEARANCES SHALL BE VERIFIED WITH ALL ELECTRICAL, PLUMBING, & ARCHITECTURAL DRAWINGS.
6. SUBMIT 6 COPIES OF EACH SHOP DRAWINGS FOR THE FOLLOWING: HIGH-ENERGY EFFICIENCY EQUIPMENT, SPLIT SYSTEM COOLING COILS, AIR COOLED CONDENSING UNIT, THERMOSTAT, GRILLES, REGISTERS, DUCTS, TRIMS, PIPES, JOINING METHODS, WATER HEATER, GUY GRAY UNITS, FLOOR DRAINS, BREAKER PANEL, CIRCUIT BREAKERS, SWITCHES, LUMINARIES, MOTION DETECTORS, DISCONNECT SWITCHES, & OUTLETS.
7. ELECTRICAL CONTRACTOR SHALL FURNISH ALL MOTOR CONTROLLERS, PILOT OTHER DEVICES, & SHALL IMPLEMENT ALL ALL REQUIRED WIRING EXCEPT A.T.C. WIRING.
8. ALL SUPPLY & RETURN DUCTS IN UNCONDITIONED SPACES SHALL BE INSULATED WITH 1/2 FIBERGLASS WITH A.S.I. VAPOR BARRIER OR EQUAL.
9. GRILLES, REGISTERS, & DIFFUSER SHALL BE OF CAPACITIES & INDICATED SIZES IN ACCORDANCE WITH MANUFACTURERS PRINTED LITERATURE FOR RESIDENTIAL SOUND LEVELS & THROWS. MOUNT TIGHT TO CONSTRUCTION USING GASKETS TO PREVENT AIR LEAKAGE & STREAKING. BRANCHES FROM MAIN TO OUTLETS SHALL BE MADE USING ADJUSTABLE DEFLECTORS POSITIONED & SECURED TO PROVIDE SPECIFIED AIR QUANTITIES. , REGISTERS & GRILLES SHALL BE PROVIDED BY LIMA OR EQUAL.AND SHALL MATCH COLOR OF ADJACENT CEILING OF WALL. COORDINATE ALL REGISTERS IN CEILINGS WITH LIGHT FIXTURES.

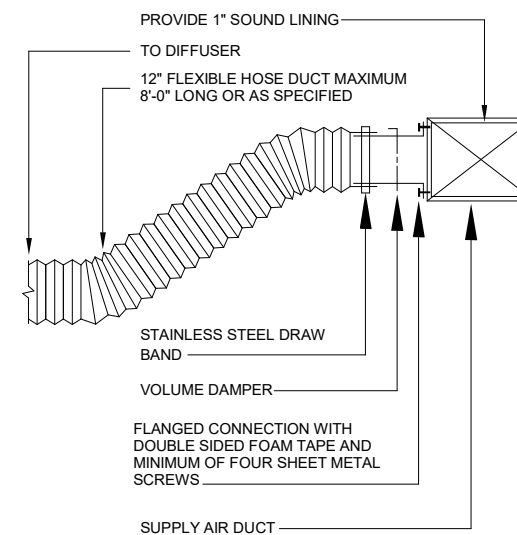


**AVC ELECTRICAL UNIT DETAIL**  
SCALE: N.T.S



UNIT, DUCT SIZING, AND CFMs SHOWN ON DRAWINGS ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR DESIGNING BALANCING SYSTEM FOR EVEN EFFICIENT HEATING AND COOLING

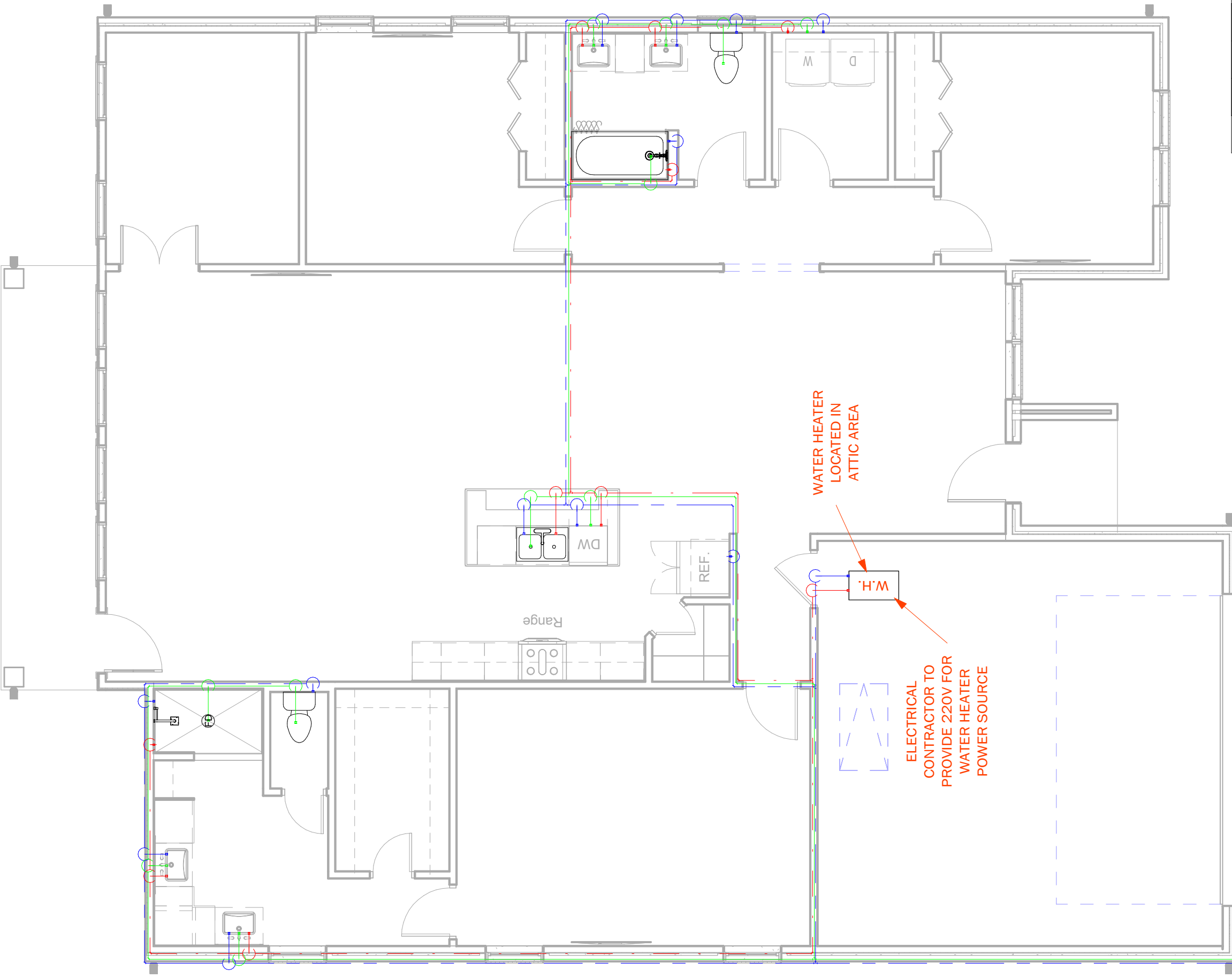
**DUCT DETAIL**  
SCALE: N.T.S



**DIFFUSER TO FLEXIBLE DUCT CONNECTION DETAIL**  
NOT TO SCALE

NOT FOR CONSTRUCTION

PLUMBING LEGEND	
	SANITARY SEWER
	COLD WATER
	HOT WATER
	PROPANE GAS LINE

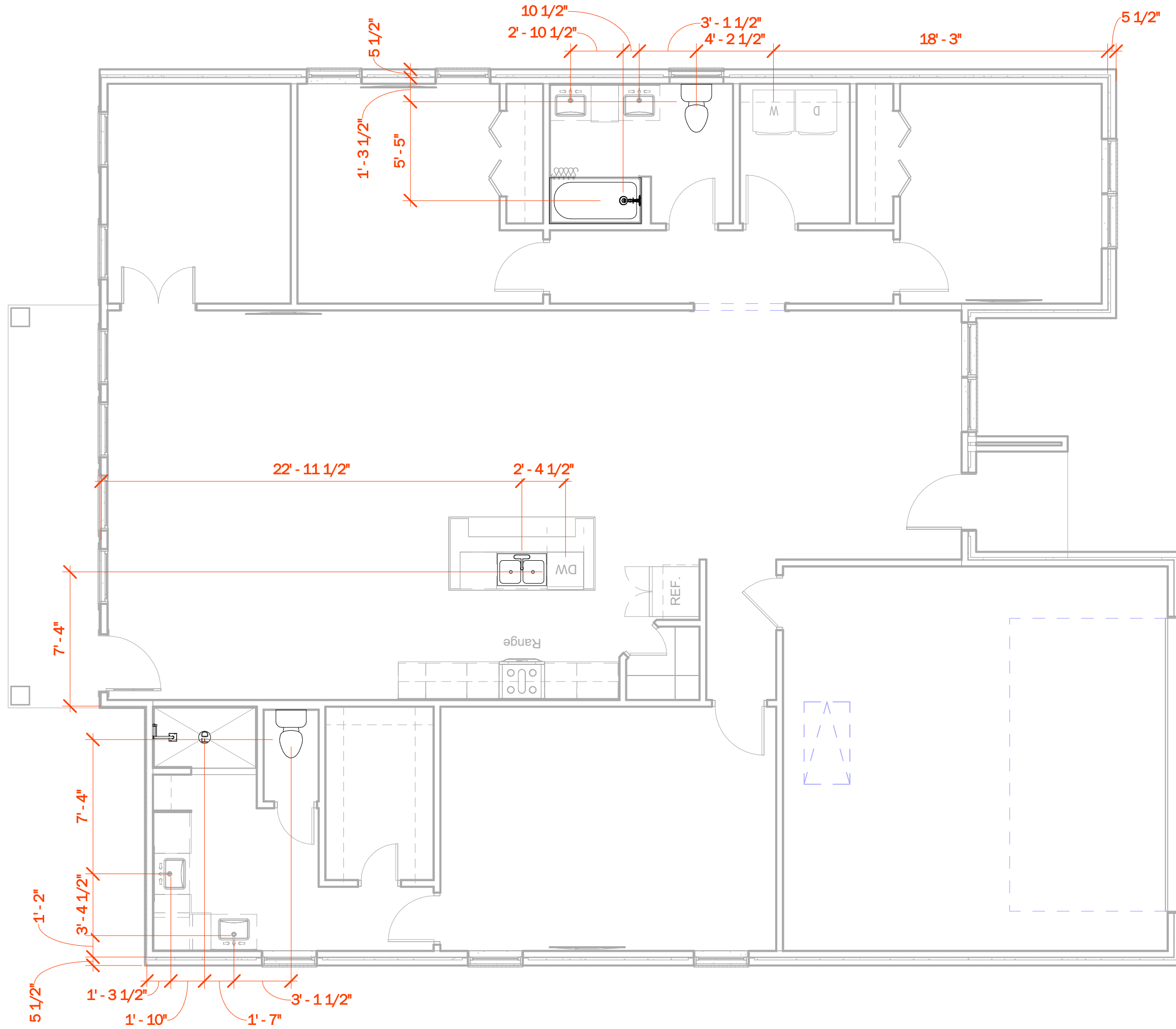


WATER HEATER LOCATED IN ATTIC AREA

ELECTRICAL CONTRACTOR TO PROVIDE 220V FOR WATER HEATER POWER SOURCE

PENDING UTILITY LINE LOCATION  
SEWAGE & WATER LINES TO BE SET BEFORE POURING CONCRETE

1 Level 1 Plumbing  
SCALE: 3/16" = 1'-0"



**1** Level 1 Forming Plan

SCALE: 3/16" = 1'-0"

**NOT FOR CONSTRUCTION**



**GENERAL PLUMBING NOTES**

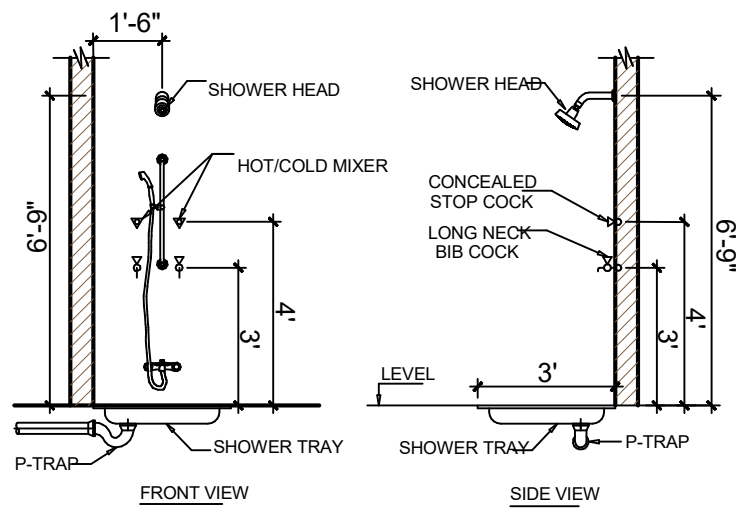
1 - ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL PLUMBING CODES.

2 - THE PROVISIONS OF THE CODE SHALL APPLY TO THE ERECTION, INSTALLATION, ALTERATION, HEALTH, PROPERTY AND PUBLIC WELFARE REGULATING AND CONTROLLING THE DESIGN, CONSTRUCTION, INSTALLATION, QUALITY OF MATERIALS, LOCATION, OPERATION OR USE OF PLUMBING EQUIPMENT.

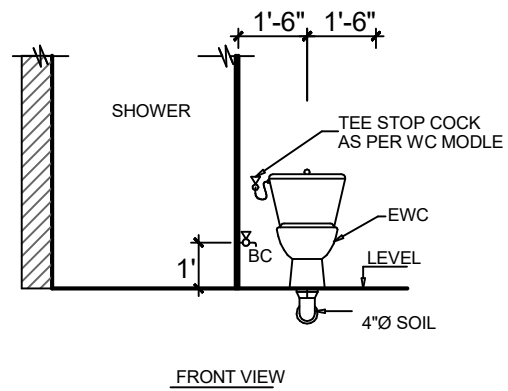
3. ALL PLUMBING SYSTEMS, MATERIALS APPURTENANCES SHALL BE MAINTAINED IN PROPER CONDITION IN ACCORDANCE WITH THE ORIGINAL DESIGN IN A SAFE AND SANITARY CONDITION. ALL DEVICES OR SAFEGUARDS REQUIRED BY CODE SHALL BE MAINTAINED IN COMPLIANCE WITH THE CODE EDITION UNDER WHICH INSTALLED. THE OWNER OR OWNERS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PLUMBING SYSTEMS. TO DETERMINE COMPLIANCE WITH THIS PROVISION, THE CODE OFFICIAL SHALL HAVE THE AUTHORITY TO REQUIRE ANY PLUMBING SYSTEMS TO BE RE-INSPECTED.

4. FINAL INSPECTION SHALL BE MADE AFTER THE BUILDING IS COMPLETE, ALL PLUMBING FIXTURES ARE IN PLACE AND PROPERLY CONNECTED, AND THE STRUCTURE IS READY FOR OCCUPANCY. THE HOLDER OF THE PLUMBING SHALL BE RESPONSIBLE FOR THE SCHEDULING OF SUCH INSPECTIONS.

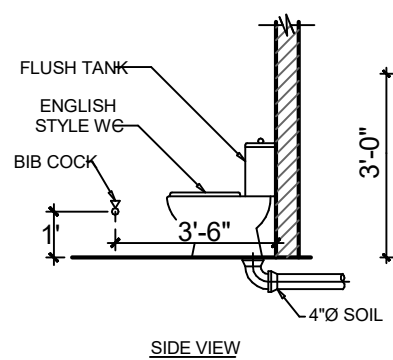
5. PROVIDE AND INSTALL NEW PLUMBING FIXTURES. CONNECT TO EXISTING WASTE, COLD WATER AND HOT WATER LINES AS SHOWN.



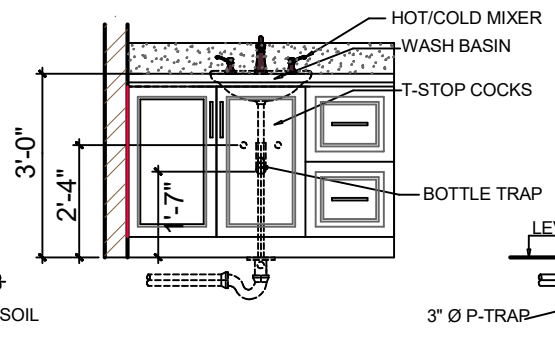
STANDARD FIXING DIMENSIONS OF SHOWER WITH FLOOR TRAP



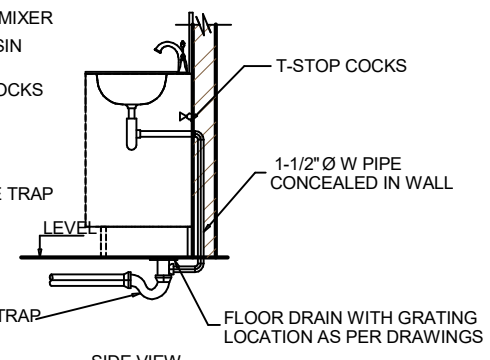
STANDARD FIXING DIMENSIONS OF ENGLISH STYLE WATER CLOSET, (IWC)



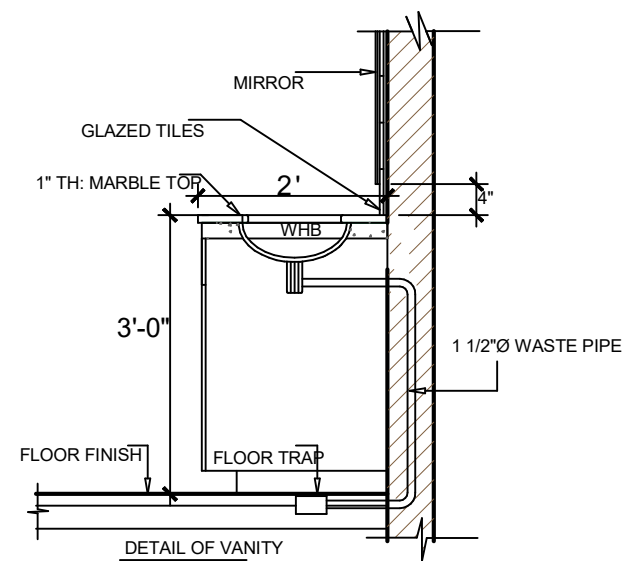
SIDE VIEW



STANDARD FIXING DIMENSION OF WASH BASIN WITH BOTTLE TRAP



SIDE VIEW



DETAIL OF VANITY

**NOT FOR CONSTRUCTION**