



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]:

<p>PLATTING APPLICATION FEES:</p> <p><input type="checkbox"/> MASTER PLAT (\$500.00 + \$20.00 ACRE) ¹</p> <p><input type="checkbox"/> PRELIMINARY PLAT (\$500.00 + \$20.00 ACRE) ¹</p> <p><input type="checkbox"/> FINAL PLAT (\$500.00 + \$20.00 ACRE) ¹</p> <p><input type="checkbox"/> REPLAT (\$500.00 + \$20.00 ACRE) ^{1&3}</p> <p><input type="checkbox"/> AMENDING OR MINOR PLAT (\$500.00)</p> <p><input type="checkbox"/> PLAT REINSTATEMENT REQUEST (\$200.00)</p> <p>SITE PLAN APPLICATION FEES:</p> <p><input type="checkbox"/> SITE PLAN (\$1,000.00 + \$20.00 ACRE) ^{1&2}</p> <p><input type="checkbox"/> AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$500.00) ²</p> <p>OTHER APPLICATION FEES:</p> <p><input type="checkbox"/> TREE REMOVAL (\$200.00)</p> <p><input type="checkbox"/> VARIANCE REQUEST/SPECIAL EXCEPTIONS [RESIDENTIAL] (\$200.00) ²</p> <p><input type="checkbox"/> VARIANCE REQUEST/SPECIAL EXCEPTIONS [COMMERCIAL] (\$1,000.00) ²</p>	<p>ZONING APPLICATION FEES:</p> <p><input type="checkbox"/> ZONING CHANGE (\$1,000.00 + \$20.00 ACRE) ^{1&3}</p> <p><input type="checkbox"/> SPECIFIC USE PERMIT [RESIDENTIAL] (\$200.00 + \$20.00 ACRE) ^{1,2&3}</p> <p><input type="checkbox"/> SPECIFIC USE PERMIT [COMMERCIAL] (\$1,000.00 + \$20.00 ACRE) ^{1,2&3}</p> <p><input type="checkbox"/> PLANNED DEVELOPMENT DISTRICT (\$1,500.00 + \$20.00 ACRE) ^{1&3}</p> <p><input type="checkbox"/> PD DEVELOPMENT PLANS (\$1,500.00 + \$20.00 ACRE) ^{1&3}</p> <p>NOTES:</p> <p>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.</p> <p>²: A \$2,500.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.</p> <p>³: AN ADDITIONAL FEE OF \$150.00 WILL BE REQUIRED FOR THE COST OF NOTIFICATIONS.</p>
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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 353 Blanche

SUBDIVISION: Rock wall estate 2 LOT: 884a BLOCK: _____

GENERAL LOCATION: Rockwall

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: Resi CURRENT USE: Residential

PROPOSED ZONING: _____ PROPOSED USE: Residential

ACREAGE: 7200 sq ft LOTS [CURRENT]: 1 LOTS [PROPOSED]: _____

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	Tello's Creations LLC	<input checked="" type="checkbox"/> APPLICANT	Antonio Tello
CONTACT PERSON	Antonio Tello	CONTACT PERSON	[REDACTED]
ADDRESS	[REDACTED]	ADDRESS	[REDACTED]
CITY, STATE & ZIP	[REDACTED]	CITY, STATE & ZIP	[REDACTED]
PHONE	[REDACTED]	PHONE	[REDACTED]
E-MAIL	[REDACTED]	E-MAIL	[REDACTED]

NOTARY VERIFICATION [REQUIRED]

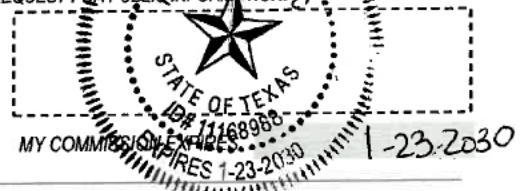
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Antonio Tello [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

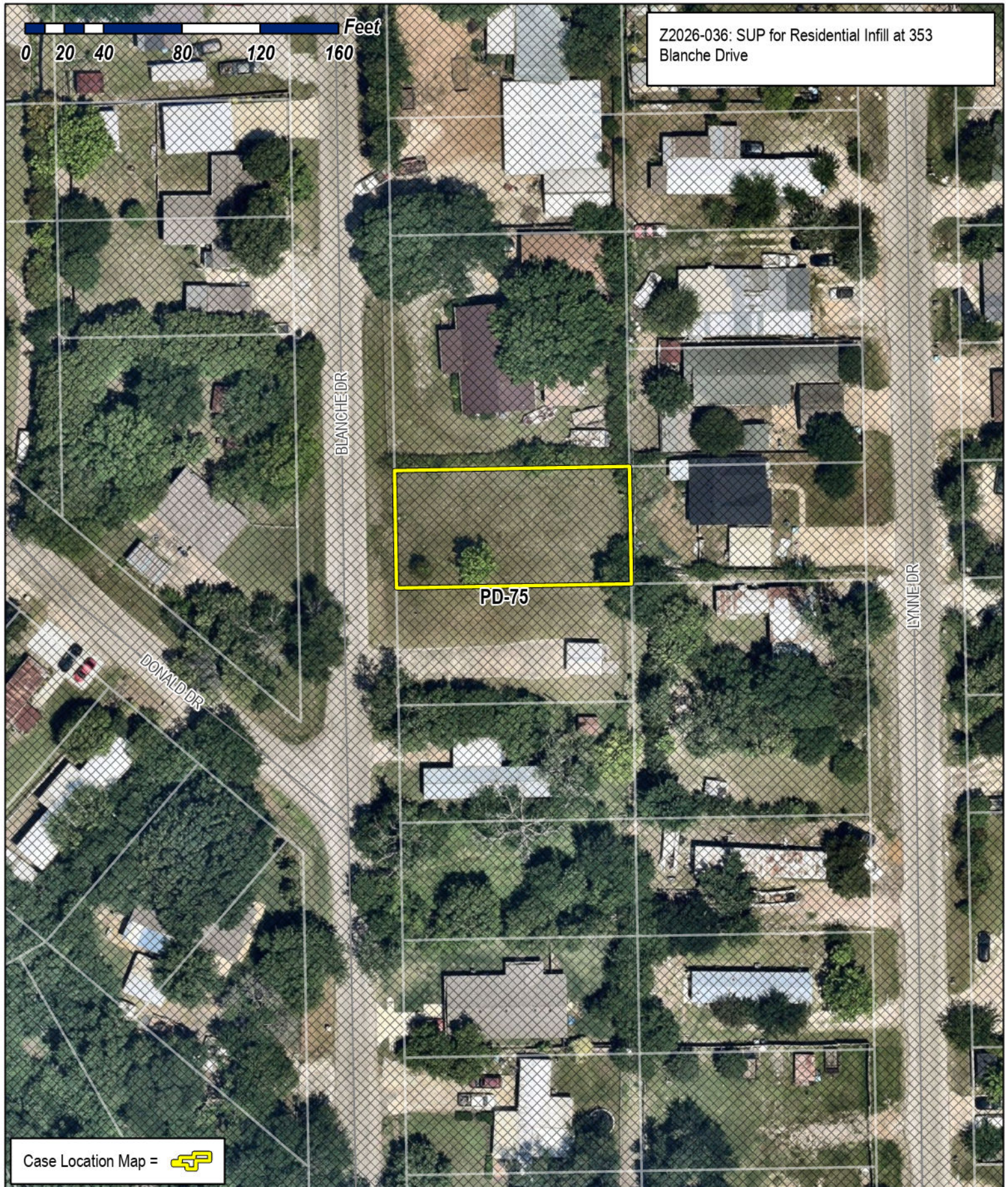
¹ I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS _____ DAY OF _____, 2026 BY SIGNING THIS APPLICATION, 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 OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 DAY OF June, 2026.

OWNER'S SIGNATURE: [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: [Signature]





Z2026-036: SUP for Residential Infill at 353 Blanche Drive

0 20 40 80 120 160 Feet

BLANCHEDR

LYNNE DR

DONALD DR

PD-75

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.

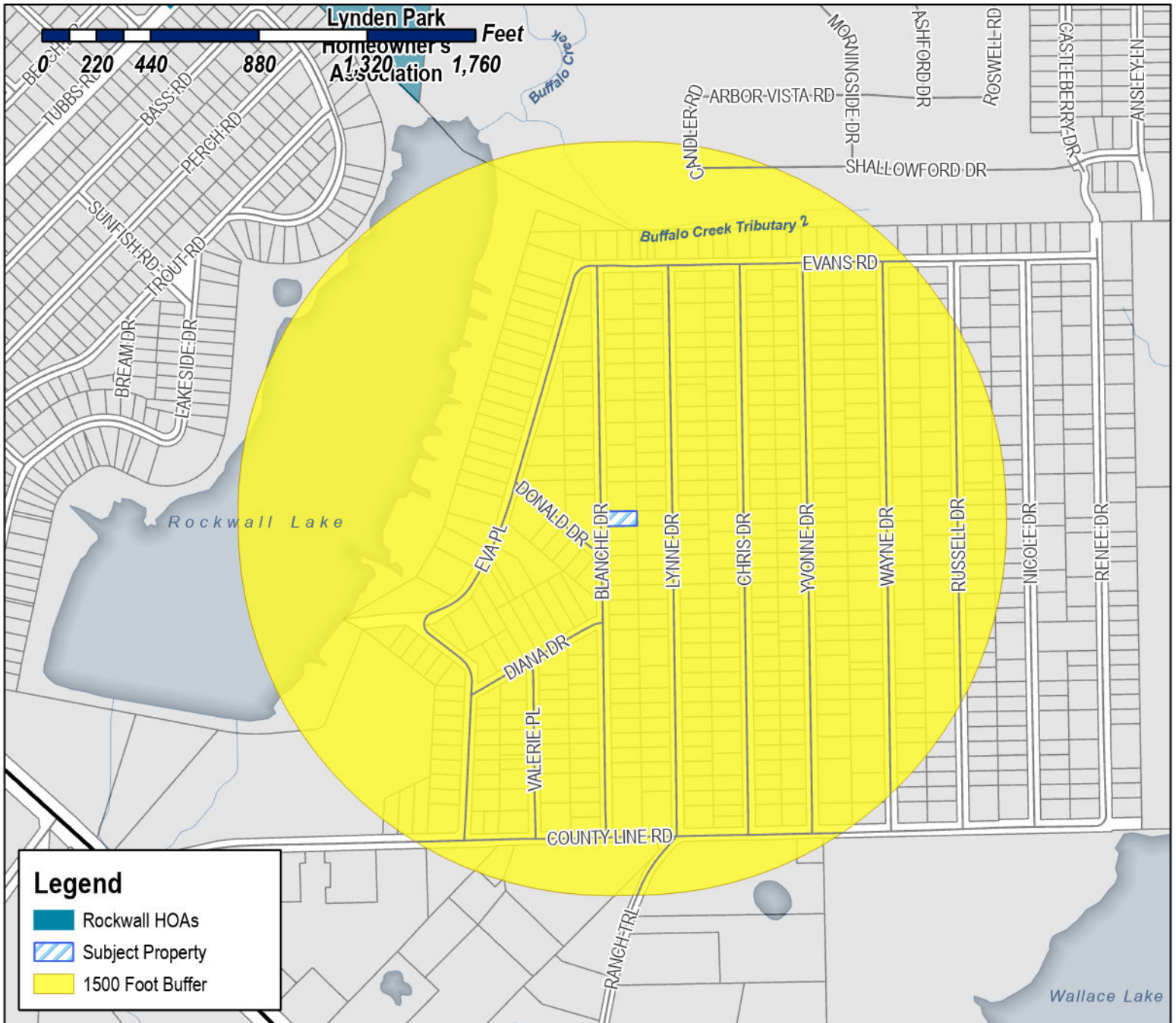




City of Rockwall

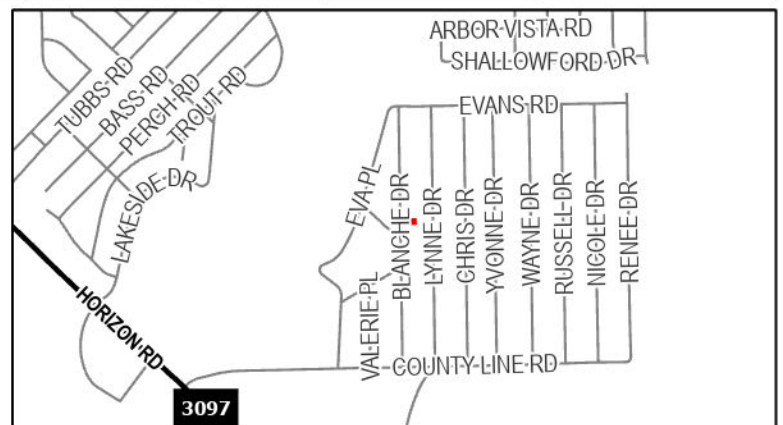
Planning & Zoning Department
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Case Number: Z2026-036
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development District 75 (PD-75)
Case Address: 353 Blanche Drive

Date Saved: 6/12/2026
 For Questions on this Case Call (972) 771-7745

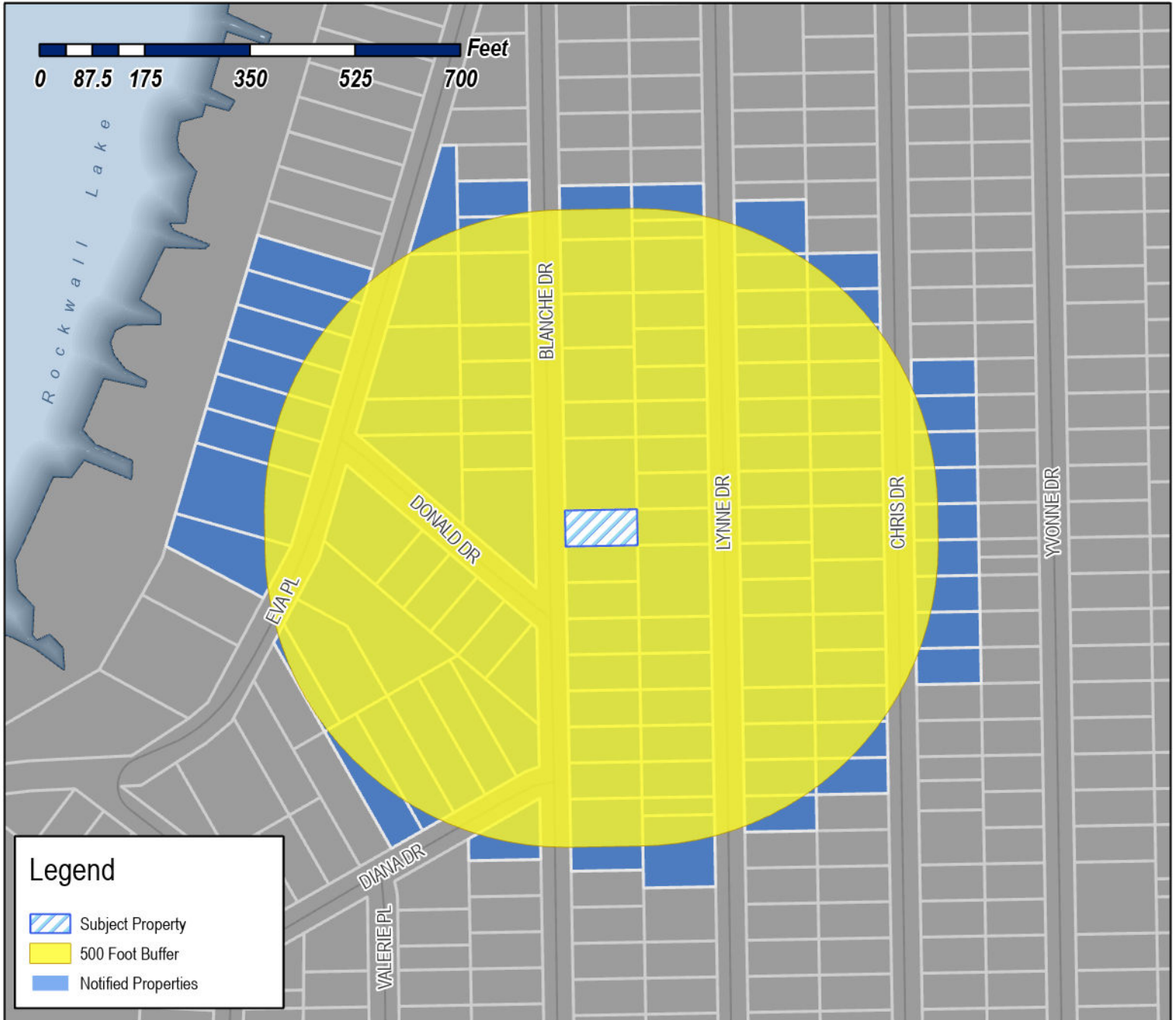




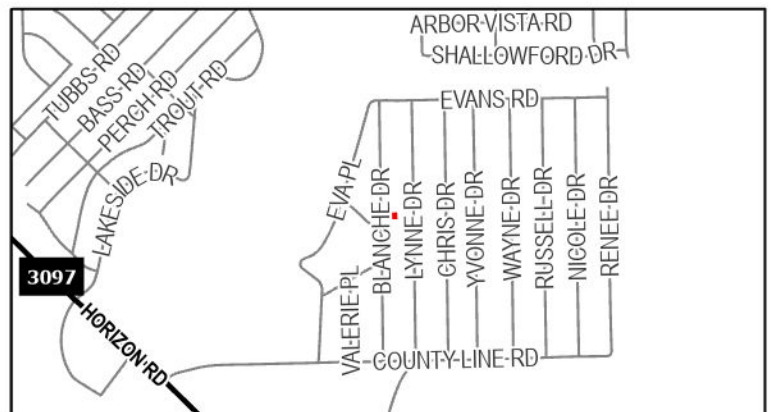
City of Rockwall

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Case Name: SUP for Residential Infill
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Zoning: Planned Development District 75 (PD-75)
Case Address: 353 Blanche Drive



Date Saved: 6/12/2026

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

MARTINEZ FLORENTINO TREJO AND MARIA DEL
ROCIO RUBIO DE TREJO
11540 SINCLAIR AVENUE
DALLAS, TX 75218

ESCOBAR SERGIO & ANABEL
118 ALTHEA RD
ROCKWALL, TX 75032

OLIVARES JAMES B & MARTINA
1209 QUAIL DR
GARLAND, TX 75040

HODGES LEANDRA MARIE
123 VAUGHN LN
QUINLAN, TX 75474

FERNANDEZ URBANO ALVARADOO &
SON ARMADO FERNANDEZ
1235 VZ COUNTY ROAD 3425
WILLS POINT, TX 75169

FERNANDEZ URBANO
1235 VZ CR3425
WILLS POINT, TX 75169

FERNANDEZ URBANO
1235 VZ CR3425
WILLS POINT, TX 75169

RESIDENT
126 DONALD DR
ROCKWALL, TX 75032

MORRIS AUBREY KEITH
133 DONALD DR
ROCKWALL, TX 75032

MARTINEZ PERLA
145 DONALD DR
ROCKWALL, TX 75087

CASTILLO ARTURO & VICTORIA
151 PERCH RD
ROCKWALL, TX 75032

ESTATE OF DOROTHY M GRAY
162 DONALD DR
ROCKWALL, TX 75032

MORENO FABIOLA
163 DONALD
ROCKWALL, TX 75032

RESIDENT
173 DONALD DR
ROCKWALL, TX 75032

TONG VINCENT
174 SUNRAY CREEK DR
KATY, TX 77493

TONG VINCENT HIEU AND
TIFFANY PHU
174 SUNRAY CREEK DR
KATY, TX 77493

RESIDENT
176 DIANA
ROCKWALL, TX 75032

RESIDENT
184 LILLIAN DR
ROCKWALL, TX 75032

RESIDENT
194 DIANA
ROCKWALL, TX 75032

MELENDEZ HOPE
199 DIANA DR
ROCKWALL, TX 75032

BALDERAS JOSE G
2027 MIDLAKE LN
ROCKWALL, TX 75032

RESIDENT
204 DIANA
ROCKWALL, TX 75032

ADAMS JAMES W
208 SUMMIT RIDGE DR
ROCKWALL, TX 75087

ADAMS JAMES & DEBBIE
208 SUMMIT RIDGE DR
ROCKWALL, TX 75087

ADAMS JAMES W
208 SUMMIT RIDGE DR
ROCKWALL, TX 75087

RESIDENT
214 DIANA
ROCKWALL, TX 75032

MEJIA JOEL & EMMA HERRERA & JOEL MEJIA JR
218 LAKESIDE DR
ROCKWALL, TX 75032

CARMONA JOEL
221 NICOLE DR
ROCKWALL, TX 75032

MAZARIEGOS ROMULO
224 YVONNE DR
ROCKWALL, TX 75032

YANEZ MARIA TERESA AND
MARIA DEL ROSARIO YANEZ
230 CHRIS DRIVE
ROCKWALL, TX 75032

CARDENAS HUGO RODOLFO & JOCEYLIN
2313 La Costa Dr
Rowlett, TX 75088

RAMIREZ MARTHA E
235 LYNNE DRIVE
ROCKWALL, TX 75032

MEDINA MARIA VIRGINIA
2383 N SKY MEADOWS DR
CADDO MILLS, TX 75135

RESIDENT
247 BLANCHE DR
ROCKWALL, TX 75032

RESIDENT
254 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
262 CHRIS DR
ROCKWALL, TX 75032

SALAZAR-CARMONA MIRIAM GUADALUPE
263 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
265 BLANCHE DR TIFFANY PHU
ROCKWALL, TX 75032

RESIDENT
266 LYNNE DR ATTN;MARY SMITH
ROCKWALL, TX 75032

RESIDENT
273 LYNNE DR
ROCKWALL, TX 75032

CHAPELA AARON JAIME
274 CHRIS DR
ROCKWALL, TX 75032

MORENO RICARDO
275 CHRIS DR
ROCKWALL, TX 75032

RESIDENT
276 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
281 BLANCHE DR
ROCKWALL, TX 75032

RESIDENT
281 BLANCHE DR
ROCKWALL, TX 75032

RESIDENT
283 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
288 LYNNE DR
ROCKWALL, TX 75032

GONZALEZ DORIS MABEL
288 RENEE DR
ROCKWALL, TX 75032

GONZALEZ DORIS MABEL
288 RENEE DR
ROCKWALL, TX 75032

RESIDENT
292 CHRIS DR MARIA DEL ROSARIO YANEZ
ROCKWALL, TX 75032

GREER RICHARD & MARLENE
299 CHRIS DR
ROCKWALL, TX 75032

RODRIGUEZ ANTONIO & LAURA
301 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
302 LYNNE DR
ROCKWALL, TX 75032

VAZQUEZ JUAN MIGUEL & MARTHA PATRICIA
304 BLANCHE DR
ROCKWALL, TX 75032

VAZQUEZ JUAN MIGUEL & MARTHA PATRICIA
304 BLANCHE DR
ROCKWALL, TX 75032

CONTRERAS JOSE AND CANDELARIA
304 CHRIS DR
ROCKWALL, TX 75032

WESLEY ASHLEY MONIQUE
305 BLANCHE DR
ROCKWALL, TX 75032

ALONSO LUCINA
309 CHRIS DRIVE
ROCKWALL, TX 75032

BARRON INOCENCIO & HILDA AND
MONTSERRAT BARRON
310 LYNNE DR
ROCKWALL, TX 75032

NEXTEL PARTS & SUPPLIES INC
311 E I-30
ROCKWALL, TX 75087

RESIDENT
312 CHRIS DR
ROCKWALL, TX 75032

RESIDENT
315 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
316 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
317 BLANCHE DR
ROCKWALL, TX 75032

222 SWORD LLC
3225 McLeod Dr Ste 777
Las Vegas, NV 89121

RESIDENT
327 CHRIS DR
ROCKWALL, TX 75032

PADRON CELSA
328 CHRIS DR
ROCKWALL, TX 75032

UC F JOSE FAUSTO
329 BLANCHE DR
ROCKWALL, TX 75032

CHAVEZ IGNACIO
333 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
337 CHRIS DR
ROCKWALL, TX 75032

RESIDENT
341 BLANCHE DR
ROCKWALL, TX 75032

DIAZ JUAN AND ANA
347 LYNN DRIVE
ROCKWALL, TX 75032

RESIDENT
348 CHRIS DR
ROCKWALL, TX 75032

MORENO SALVADOR
352 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
353 BLANCHE DR
ROCKWALL, TX 75032

BARNARD DANIEL
353 CHRIS DRIVE
ROCKWALL, TX 75032

RESIDENT
362 LYNNE DR
ROCKWALL, TX 75032

GALLEGOS MAURO & MARIA
362 CHRIS DR
ROCKWALL, TX 75032

RESIDENT
365 CHRIS DR
ROCKWALL, TX 75032

PALACIOS PEDRO
365 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
372 CHRIS DR
ROCKWALL, TX 75032

RODRIGUEZ HERMAN & APRIL
373 BLANCHE DR
ROCKWALL, TX 75032

RESIDENT
375 CHRIS DR
ROCKWALL, TX 75032

RAMIREZ RIGOBERTO AND
MARGARITA ESCOBAR
376 BLANCHE DR
ROCKWALL, TX 75032

RAMIREZ RIGOBERTO AND
MARGARITA ESCOBAR
376 BLANCHE DR
ROCKWALL, TX 75032

RESIDENT
377 LYNNE DR
ROCKWALL, TX 75032

TOSCANO ANTONIA
378 LYNNE DR
ROCKWALL, TX 75032

CRUZ YULY VANESSA
382 EVA PL
ROCKWALL, TX 75032

RESIDENT
383 EVA PL
ROCKWALL, TX 75032

RESIDENT
384 LYNNE DR SON ARMADO FERNANDEZ
ROCKWALL, TX 75032

ESPINOZA ROBERTO & MARIA
385 LYNNE DR
ROCKWALL, TX 75032

CITY OF ROCKWALL
ATTN;MARY SMITH
385 S GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
387 CHRIS DR
ROCKWALL, TX 75032

RESIDENT
388 CHRIS DR
ROCKWALL, TX 75032

RESIDENT
389 BLANCHE DR
ROCKWALL, TX 75032

RESIDENT
390 BLANCHE DR MARGARITA ESCOBAR
ROCKWALL, TX 75032

RESIDENT
391 EVA
ROCKWALL, TX 75032

CARMONA JOSE ROBERTO
397 CHRIS DR
ROCKWALL, TX 75032

RESIDENT
400 EVA
ROCKWALL, TX 75032

SANCHEZ JULIO & MARIA
400 CHRIS DR
ROCKWALL, TX 75032

CONTRERAS-AYALA JORGE
400 LYNNE
ROCKWALL, TX 75032

RESIDENT
401 EVA
ROCKWALL, TX 75032

VARGAS FRANCISCO
401 LYNNE DR
ROCKWALL, TX 75032

VARGAS FRANCISCO
401 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
405 BLANCHE DR
ROCKWALL, TX 75032

CARRILLO OMAR
408 Blanche Dr
Rockwall, TX 75032

RESIDENT
411 LYNNE DR
ROCKWALL, TX 75032

OLGUIN CIRILO
412 CHRIS DR
ROCKWALL, TX 75032

SALAZAR EVELIA CARMONA LOPEZ
412 Lynne Dr
Rockwall, TX 75032

CARRILLO OMAR
ROSALES MARIA M
416 BLANCHE DR
ROCKWALL, TX 75032

BEIT PROPERTIES LLC
4161 FM 550
Royse City, TX 75189

RESIDENT
419 BLANCHE DR
ROCKWALL, TX 75032

RESIDENT
419 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
420 LYNNE DR
ROCKWALL, TX 75032

RAOFPUR DAVID & SAADAT
CHILDREN'S EDUCATION TRUST
4219 ASHMONT CT
DALLAS, TX 75287

RAOFPUR DAVID
4219 ASHMONT CT
DALLAS, TX 75287

RESIDENT
422 EVA
ROCKWALL, TX 75032

CARDENAS RODOLFO
424 CHRIS DR
ROCKWALL, TX 75032

O S O RENT A PLACE LLC
430 RENEE DR
ROCKWALL, TX 75032

AVALOS EDUARDO & CARMEN
432 BLANCHE DR
ROCKWALL, TX 75032

SARABIA SILVESTRE
4322 BOWSER AVE APT 203
DALLAS, TX 75219

HERNANDEZ GREGORIA HERNANDEZ
434 CHRIS
ROCKWALL, TX 75032

RESIDENT
435 BLANCHE DR
ROCKWALL, TX 75032

RESIDENT
438 LYNNE DR
ROCKWALL, TX 75032

TORRES ALONSO & MARIA DEL ROSARIO YANEZ
441 LYNN DR
ROCKWALL, TX 75032

TORRES ALONSO
441 LYNNE DR
ROCKWALL, TX 75032

RONQUILLO ALMA DELIA
444 Eva Pl
Rockwall, TX 75032

RESIDENT
447 LYNNE DR
ROCKWALL, TX 75032

LICEA JOSE & LYTA
448 LYNNE DR
ROCKWALL, TX 75032

LICEA DELFINO
448 LYNNE DR
ROCKWALL, TX 75032

LICEA DELFINO
448 LYNNE DR
ROCKWALL, TX 75032

LICEA JOSE & LYTA
448 LYNNE DR
ROCKWALL, TX 75032

LICEA DELFINO
448 LYNNE DR
ROCKWALL, TX 75032

LICEA JOSE DELFINO
448 LYNNE DR
ROCKWALL, TX 75032

LICEA DELFINO
448 LYNNE DR
ROCKWALL, TX 75032

VAZQUEZ JUAN & MARIA BARBARA MURILLO
452 BLANCHE DR
ROCKWALL, TX 75032

RESIDENT
453 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
455 BLANCHE DR
ROCKWALL, TX 75032

RESIDENT
458 LYNNE DR
ROCKWALL, TX 75032

ESTRADA ERASMO &
CRISTINA GARCIA
458 EVA PL
ROCKWALL, TX 75032

RESIDENT
463 EVA PL
ROCKWALL, TX 75032

RESIDENT
464 BLANCHE DR
ROCKWALL, TX 75032

RESIDENT
468 EVA
ROCKWALL, TX 75032

RESIDENT
472 LYNNE DR
ROCKWALL, TX 75032

GARZA ISAI
482 EVA PL
ROCKWALL, TX 75032

GARZA ISAI
482 EVA PL
ROCKWALL, TX 75032

RESIDENT
485 EVA
ROCKWALL, TX 75032

VILLEGAS RANFERI LUVIANO AND
JAQUELINE ROSALES
494 EVA PLACE
ROCKWALL, TX 75032

RESIDENT
505 EVA PL
ROCKWALL, TX 75032

RESIDENT
506 EVA CHILDREN'S EDUCATION TRUST
ROCKWALL, TX 75032

UC RUBEN A
506 LILLIAN ST
ROCKWALL, TX 75087

RESIDENT
529 EVA
ROCKWALL, TX 75032

CARMONA-SANCHEZ CARLOS & CRISTINA
532 BLANCHE DRIVE
ROCKWALL, TX 75032

ROJAS MARCOS
600 POETRY RD
ROYSE CITY, TX 75189

GUEVARA JOSE
6938 STATE HIGHWAY 50
COMMERCE, TX 75428

GUEVARA JOSE E & MARIS
6938 STATE HIGHWAY 50
COMMERCE, TX 75428

GUEVARA JOSE
6938 STATE HIGHWAY 50
COMMERCE, TX 75428

GUEVARA JOSE
6938 STATE HIGHWAY 50
COMMERCE, TX 75428

GUEVARA JOSE E
6938 STATE HIGHWAY 50
COMMERCE, TX 75428

LAKEPOINTE CHURCH, INC
701 E INTERSTATE 30
ROCKWALL, TX 75087

LAKEPOINTE CHURCH, INC
701 E INTERSTATE 30
ROCKWALL, TX 75087

LAKEPOINTE CHURCH, INC
701 E INTERSTATE 30
ROCKWALL, TX 75087

LAKEPOINTE CHURCH, INC
701 E INTERSTATE 30
ROCKWALL, TX 75087

CARRILLO DIEGO
704 AZALEA DR
FORNEY, TX 75126

GUEVARA CARLOS & MONICA A
802 N ALAMO RD
ROCKWALL, TX 75087

GUEVARA CARLOS & MONICA A
802 N ALAMO RD
ROCKWALL, TX 75087

SILVA ROBERTO
8766 CR 2586
ROYSE CITY, TX 75189

OLIVA ANGEI MELISSA CASTRO
8839 COUNTY ROAD 3602
QUINLAN, TX 75474

MEDRANO JOSE & JUANA
M/R
, TX

HTX INVESTMENTS, LLC
PO BOX 741209
HOUSTON, TX 77274



SANSE INNOVATIONS, LLC
P.O. BOX 472783
Garland, Texas 75047
(469) 686-4360
E-Mail info@sanséinnovations.com

SITE PLAN
ENGINEERED FOR:
353 BLANCHE DR

BUILDER:
ADDRESS: 353 BLANCHE DR
CITY: ROCKWALL, TEXAS 75032
COUNTY: DALLAS

SCALE: 1"=20'-0"

C-01

(CM)
1/2" CRF
"RPLS 5034"
N.E. CORNER
LOT 882A

883A

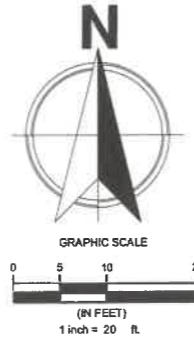
926A

884A

925A

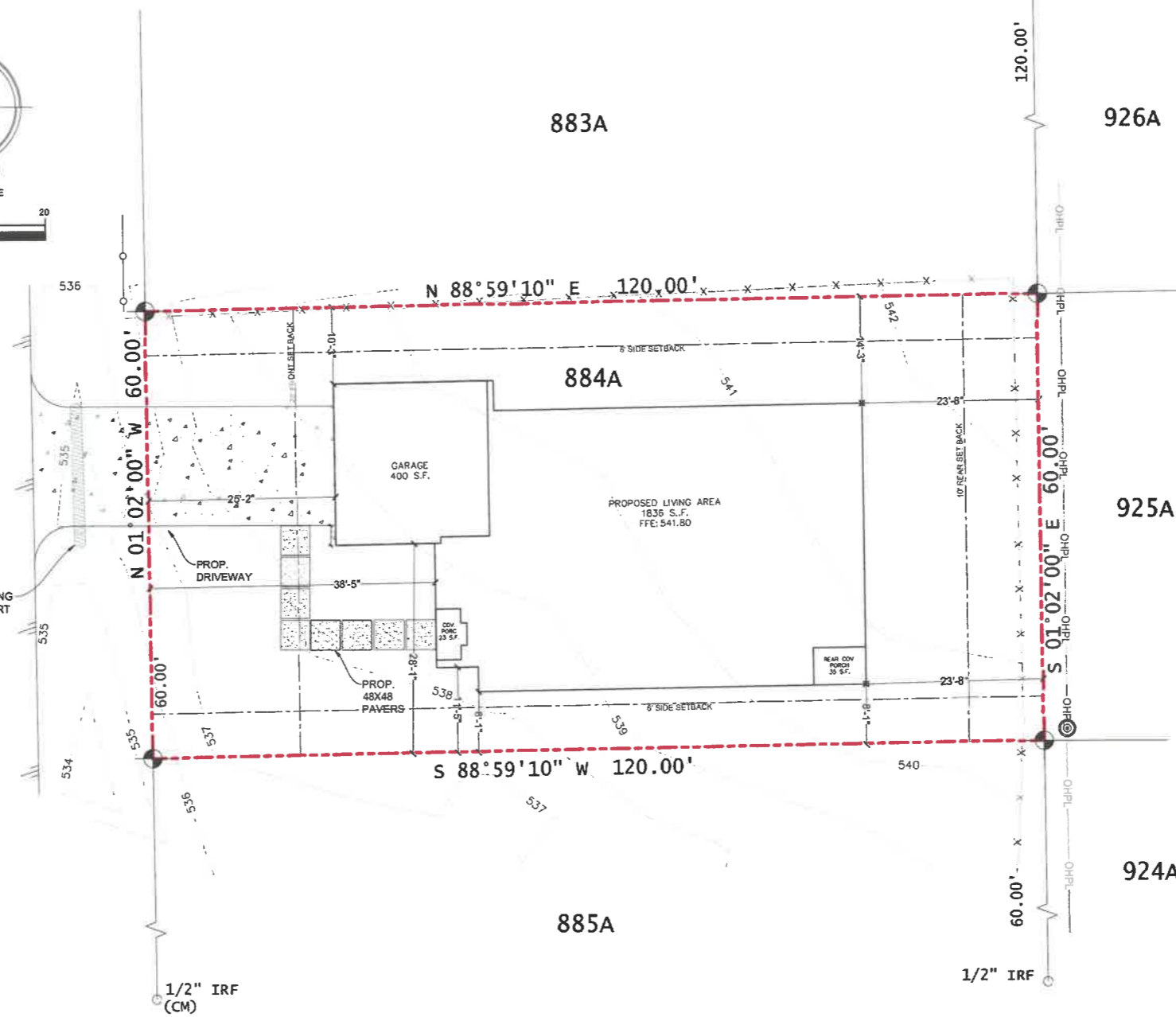
885A

924A



BLANCHE DRIVE
ASPHALT ROAD

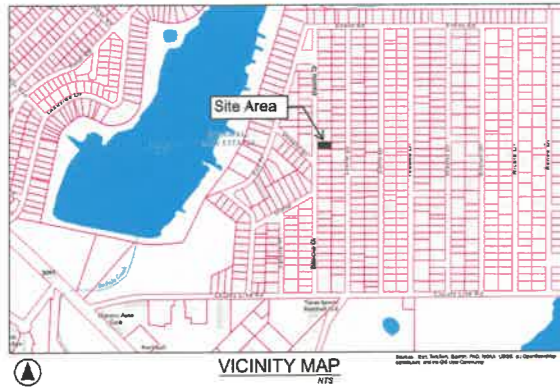
EXISTING
CULVERT



Site Plan

1"=20'-0"

LEGEND	
	PROPERTY LINE
	EX. POWER POLE
	EX. OVERHEAD POWER LINE
	EX. ASPHALT
	EX. WIRE FENCE
	PROP. DRIVEWAY REF. TO SHEET C-02





SANSE INNOVATIONS, LLC
P.O. BOX 472783
Garland, Texas 75047
(469) 371-6130
E-Mail Sanselinnovations@gmail.com

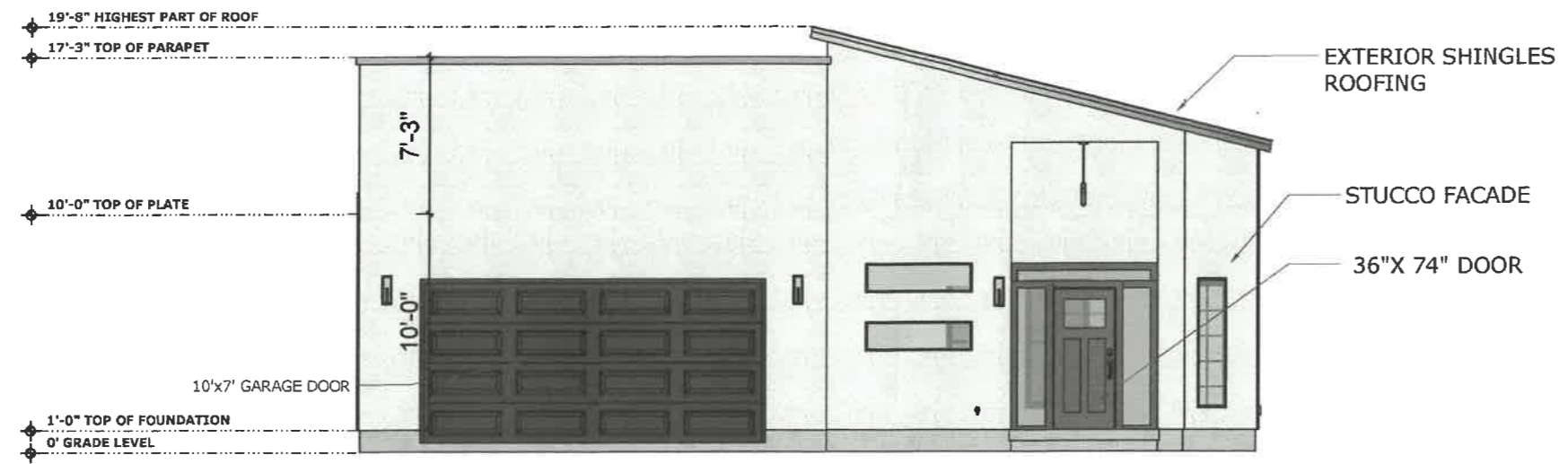
ELEVATIONS
ENGINEERED FOR:
353 BLANCHE DR

BUILDER:
ADDRESS: 353 BLANCHE DR
CITY: ROCKWALL, TX 75082
COUNTY: ROCKWALL

BUILDER:
ADDRESS: 353 BLANCHE DR
CITY: ROCKWALL, TX 75082
COUNTY: ROCKWALL

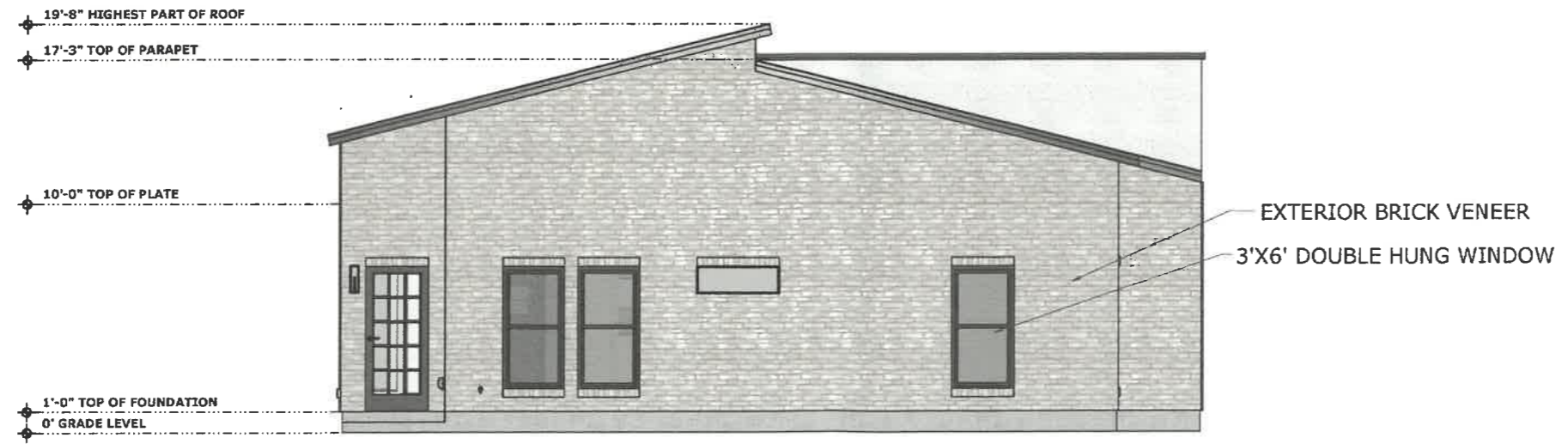
SCALE: 1/8"=1'-0"

S-06



Front Elevation

1/8"=1'-0"



Rear Elevation

1/8"=1'-0"



April 16, 2026
JSB Engineer F-20338



SENSE INNOVATIONS, LLC
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(469) 371-6130
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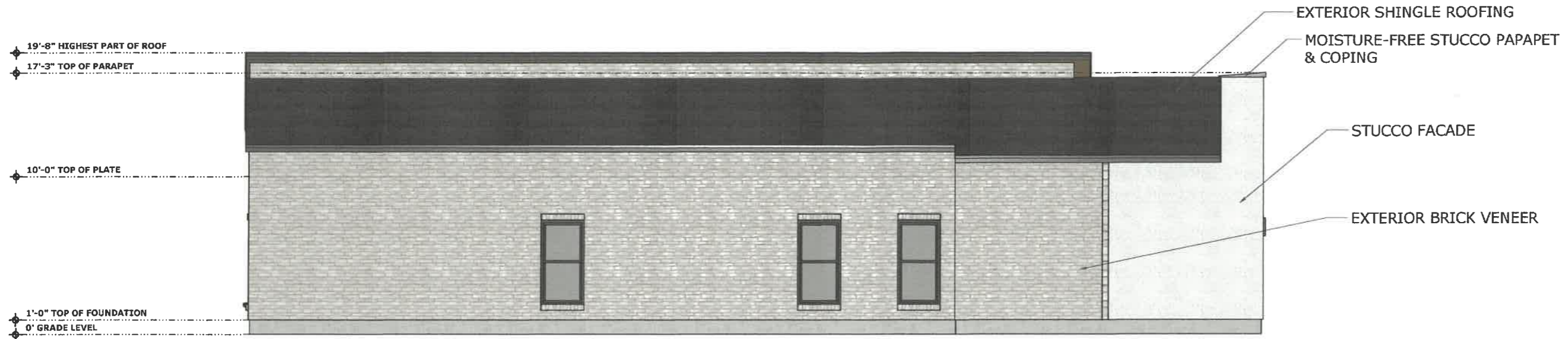
ELEVATIONS
ENGINEERED FOR:

353 BLANCHE DR

BUILDER:
ADDRESS: 353 BLANCHE DR
CITY: ROCKWALL, TX 75032
COUNTY: ROCKWALL

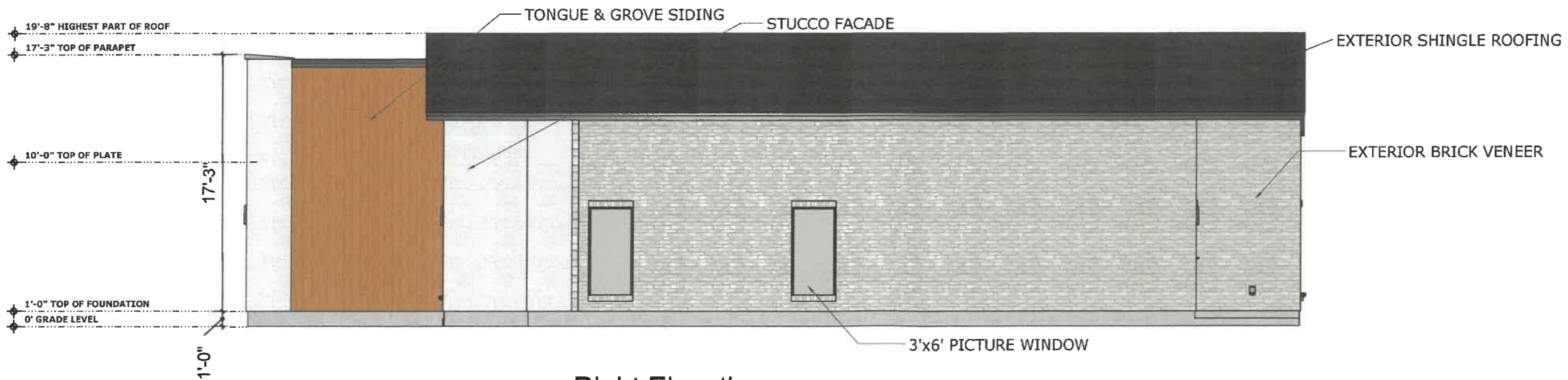
SCALE: 1/8" = 1'-0"

S-06.1



Left Elevation

1/8" = 1'-0"



Right Elevation

1/8" = 1'-0"



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FLOOR PLAN
 ENGINEERED FOR:
353 BLANCHE DR

BUILDER:
 ADDRESS: 353 BLANCHE DR
 CITY: ROCKWALL, TX 75032
 COUNTY: ROCKWALL

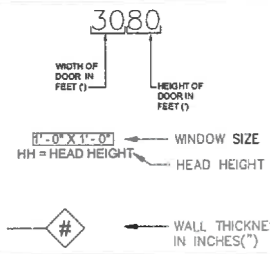
SCALE: 1/8" = 1'-0"

S-03

GENERAL FLOOR PLAN NOTES:

1. CONTRACTOR TO COORDINATE ALL FIXTURES AND FINISHES WITH OWNER.
2. KITCHEN: PROVIDE POWER AND VENTILATION AS REQUIRED. SEE OWNER SUPPLIED CUT SHEET FOR DIMENSIONS.
3. OWNER TO PROVIDE CUT SHEETS FOR ALL APPLIANCES. PROVIDE POWER AS REQUIRED.
4. TRIM ALL WINDOWS AND DOORS TO MATCH EXISTING CASING. COORDINATE WITH OWNER.

TAG LEGEND



SAFETY GLAZING LOCATIONS PER 2021 IRC SECTION R308.4

R308.4.1 GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOORS.

R308.4.2 GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24 INCH ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.

R308.4.3 GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
 1. THE EXPOSED AREA OF AN INDIVIDUAL PANEL IS LARGER THAN 9 SQUARE FEET;
 2. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18" ABOVE THE FLOOR;
 3. THE TOP EDGE OF THE GLAZING IS MORE THAN 36" ABOVE THE FLOOR; AND
 4. ONE OR MORE WALKING SURFACES ARE WITHIN 36" MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING.

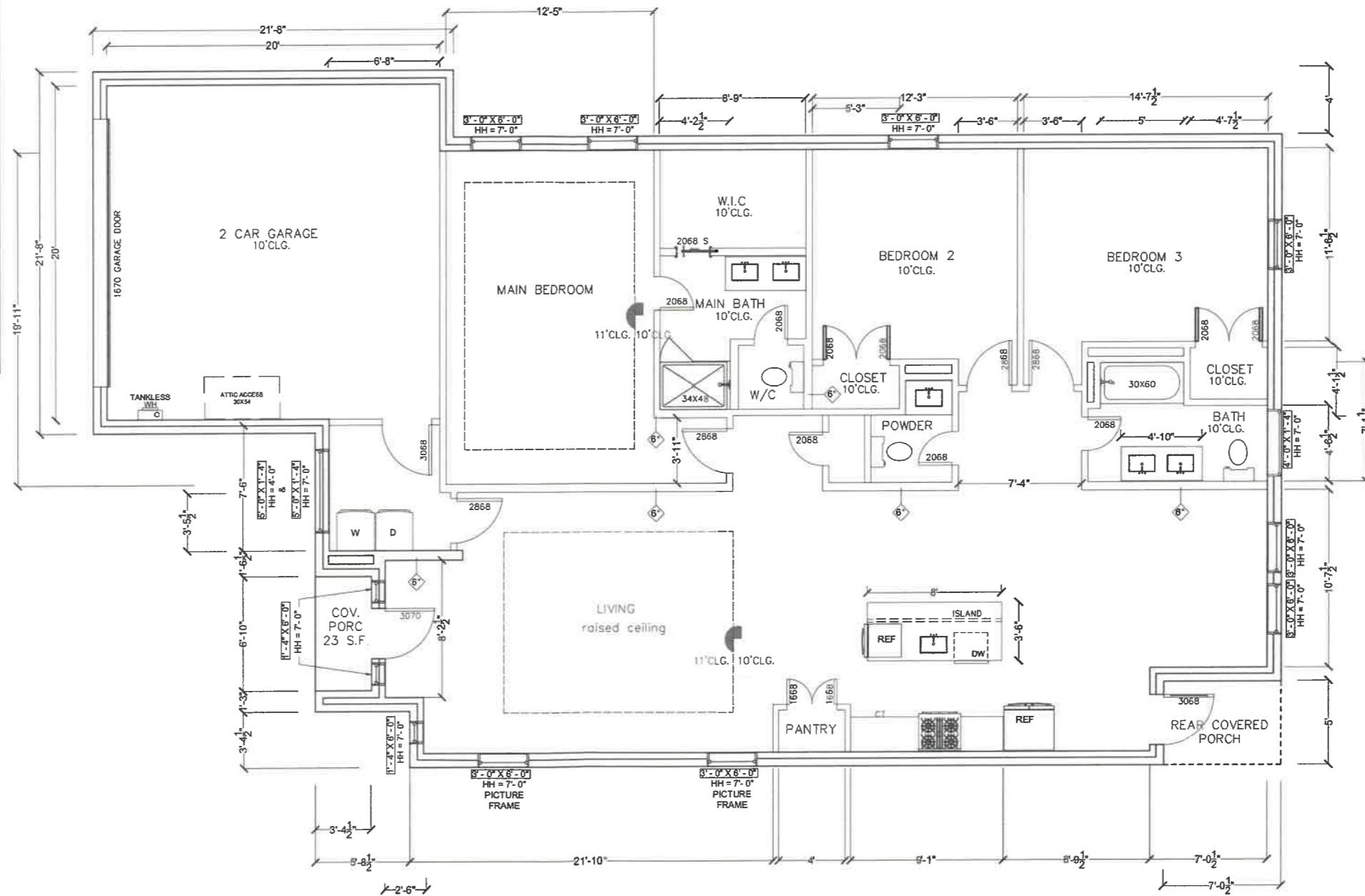
R308.4.4 GLAZING IN GUARDS AND RAILINGS, INCLUDING STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS, REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE.

R308.4.5 GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.

R308.4.6 GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 38 INCHES (914 MM) ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMP.

R308.4.7 GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 38 INCHES ABOVE THE LANDING AND WITHIN 60 INCHES (1524 MM) HORIZONTALLY OF THE BOTTOM TREAD.

FOR EXCEPTIONS SEE IRC SECTION R308.4



Floor Plan - Proposed

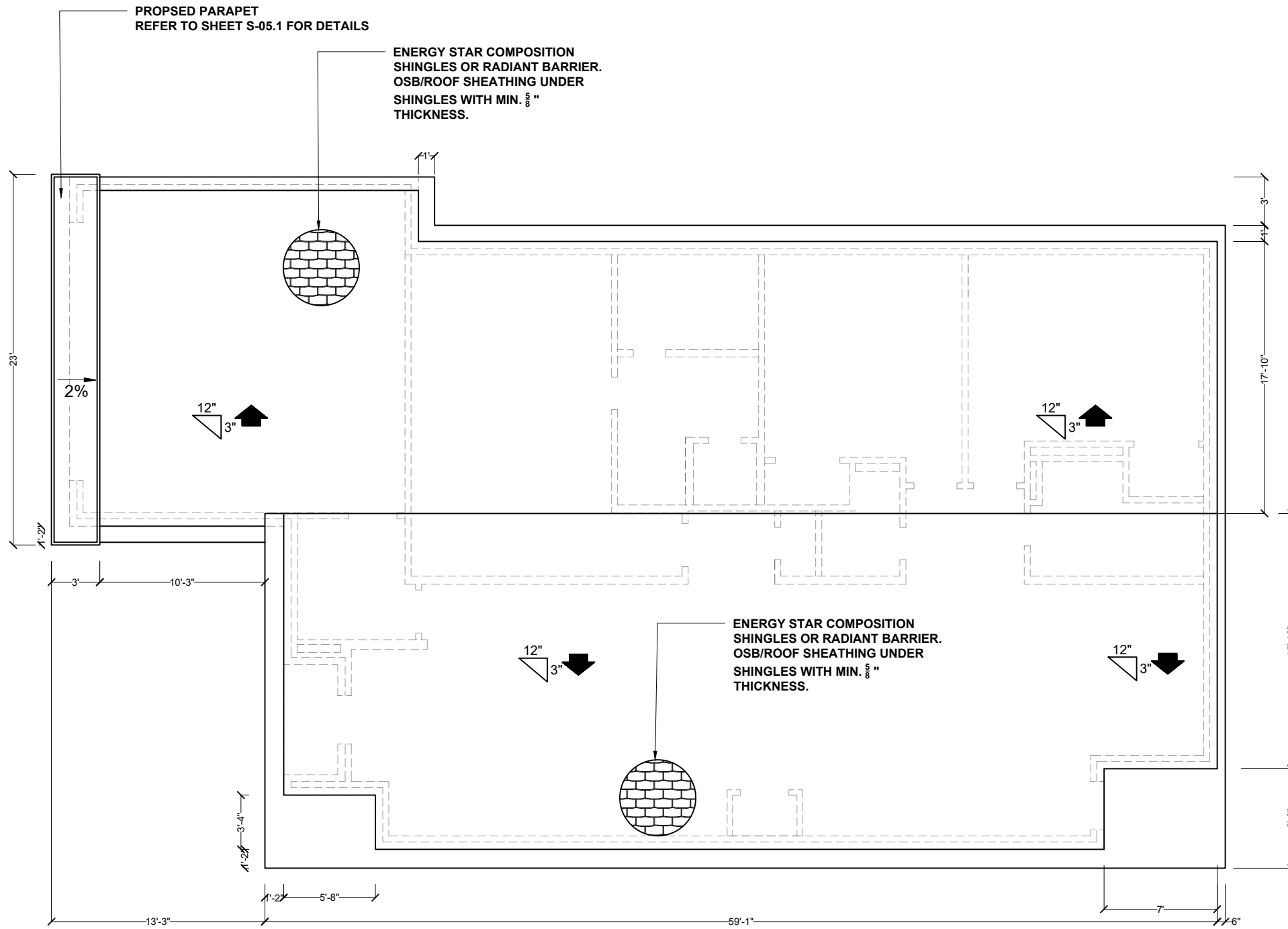
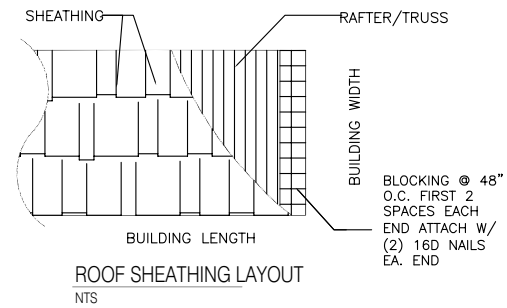
1/8" = 1'-0"



ROOF FRAMING NOTES

- 1. REFER TO S-5.2 FOR DETAILS
- 2. GC TO VERIFY CALCUALTIONS IN ACCORDANCE TO 2021 INTERNATIONAL RESIDENTIAL CODE W/ CITY AMENDMENTS

- ROOF FRAMING NOTES:**
1. DESIGN LOADS
 - a. ROOF LIVE LOAD: 20 PSF
 - b. ROOF DEAD LOAD: 10 PSF
 2. ALL ROOF RAFTERS SHALL BE 2X6's @ 24" O.C. UNLESS NOTED OTHERWISE.
 3. ALL RIDGES AND VALLEYS SHALL BE 2X8's UNLES NOTED OTHERWISE.
 4. ALL RAFTER SPLICES SHALL BE BRACED W/PLYWOOD GUSSETS BOTH SIDES
 5. PURLINS ARE TO BE THE SAME DEPTH AS THOSE RAFTERS THEY SUPPORT.
 6. ALL HIP, RIDGES AND VALLEYS TO BE AT LEAST ONE MILL SIZE LARGER THAN THE RAFTERS THEY ARE SUPPORTING
 7. PROVIDE COLLAR TIES AT 4'-0" O.C. ON ALL RIDGES
 8. ROOF SYSTEM SHALL BE COMPOSITE SHINGLES OVER 30# ROOFING FELT OVER 1/2" CDX PLYWOOD OR OSB STRUCTURAL PANELS, EXPOSURE 1.
 9. CONTRACTOR SHALL VERIFY ALL ARCHITECTURAL FEATURES AND IS RESPONSIBLE FOR FIT AND FINISH.



Roof Plan

1/8" = 1'-0"



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FRAMING PLAN
ENGINEERED FOR

353 BLANCHE DR

BUILDER: 353 BLANCHE DR
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COUNTY: ROCKWALL

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



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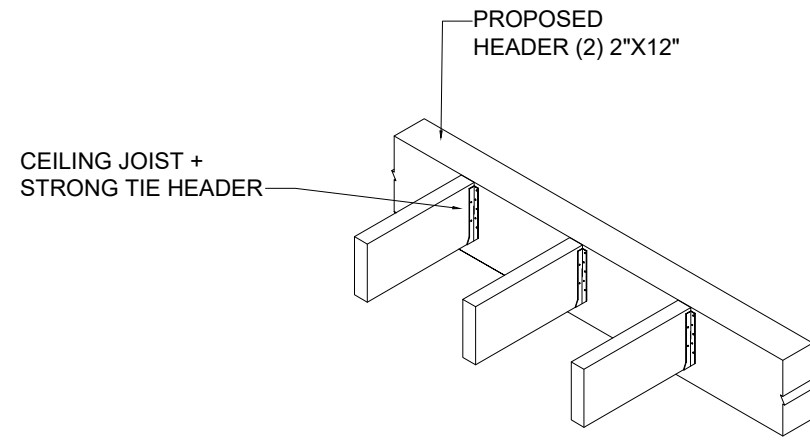
CEILING/FRAMING DETAILS
ENGINEERED FOR

353 BLANCHE DR

BUILDER: 353 BLANCHE DR
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COUNTY: ROCKWALL

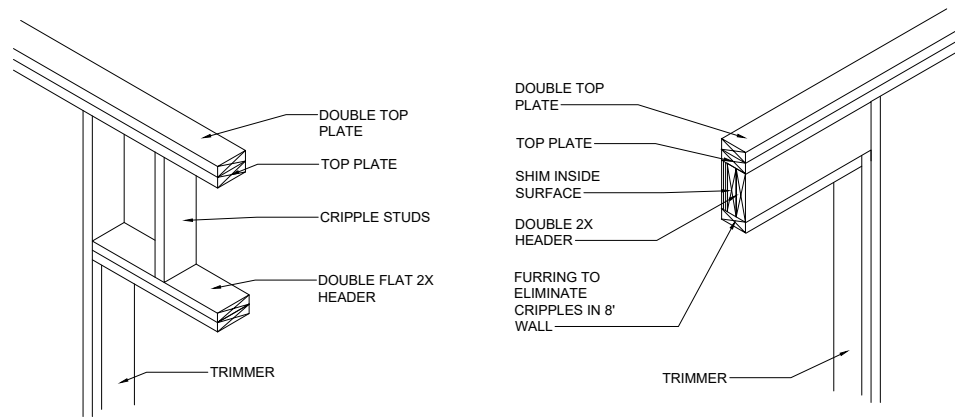
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S-04.1



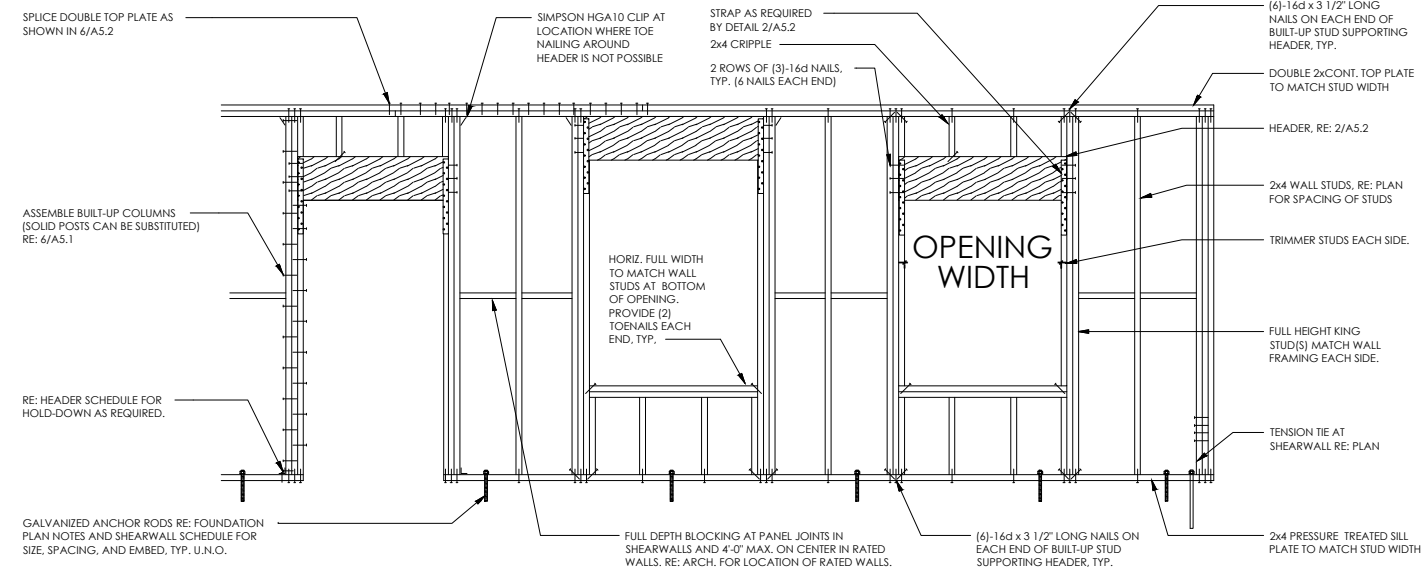
JOIST/HEADER ASSEMBLY

N.T.S



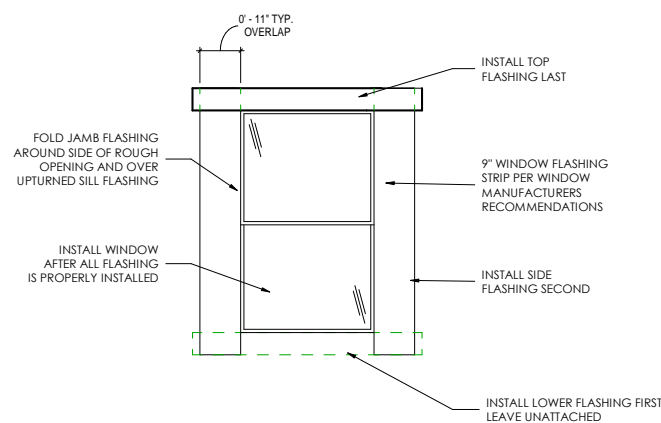
HEADER FRAMING DET.

N.T.S



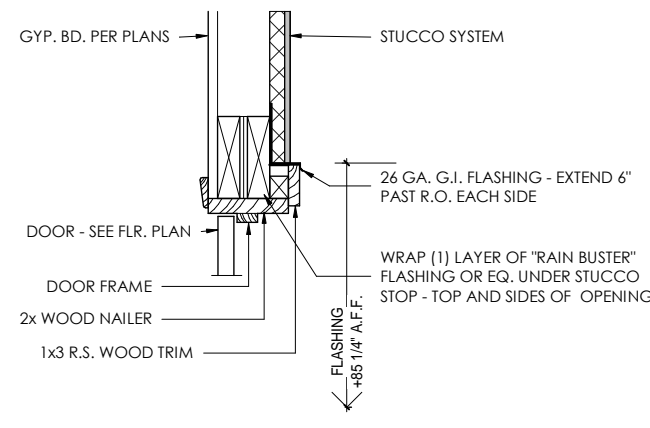
WALL FRAMING DET.

N.T.S



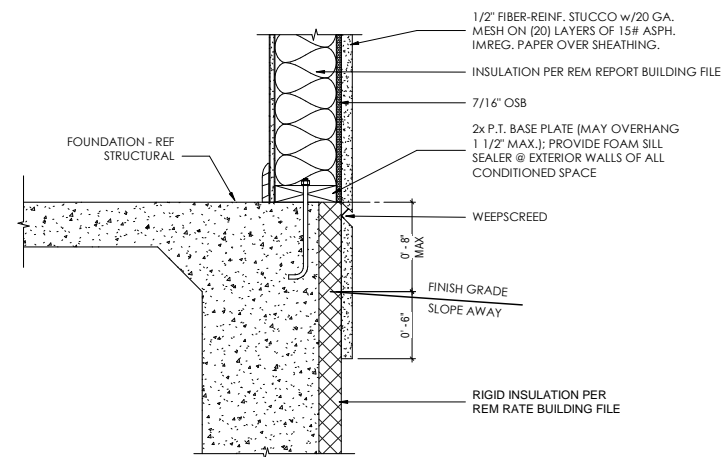
T.Y.P. WINDOW FLASHING

N.T.S



T.Y.P. EXTERIOR DOOR FLASHING

N.T.S



STUCCO SCREED

SCALE: NTS



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