



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

CERTIFICATE OF APPROPRIATENESS (COA)
BUILDING PERMIT FEE WAIVER
SMALL MATCHING GRANT (SMG)

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

HISTORIC PRESERVATION ADVISORY BOARD

CONDITIONS OF APPROVAL

NOTES



HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

STAFF USE ONLY

CASE NUMBER: _____

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR HAS SIGNED BELOW.

DIRECTOR OF PLANNING: _____

DATE RECEIVED: _____

RECEIVED BY: _____

APPLICATION:

- CERTIFICATE OF APPROPRIATENESS (COA)
- LOCAL LANDMARK EVALUATION & DESIGNATION
- BUILDING PERMIT WAIVER & REDUCTION PROGRAM
- SMALL MATCHING GRANT APPLICATION

SPECIAL DISTRICTS (SELECT APPLICABLE):

- OLD TOWN ROCKWALL HISTORIC (OTR) DISTRICT
- PLANNED DEVELOPMENT DISTRICT 50 (PD-50)
- SOUTHSIDE RESIDENTIAL NEIGHBORHOOD OVERLAY (SRO) DISTRICT
- DOWNTOWN (DT) DISTRICT

CONTRIBUTING STATUS (SELECT APPLICABLE):

- LANDMARKED PROPERTY
- HIGH CONTRIBUTING PROPERTY
- MEDIUM CONTRIBUTING PROPERTY
- LOW CONTRIBUTING PROPERTY
- NON-CONTRIBUTING PROPERTY

CURRENT LAND USE OF THE SUBJECT PROPERTY:

- RESIDENTIAL
- COMMERCIAL

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 603 E Rusk Street

SUBDIVISION Property ID: 14470 LOT _____ BLOCK 120E

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

IS THE OWNER OF THE PROPERTY THE PRIMARY CONTACT? YES NO

APPLICANT(S) IS/ARE: OWNER TENANT NON-PROFIT RESIDENT

CHECK THIS BOX IF OWNER AND APPLICANT ARE THE SAME.

OTHER, SPECIFY: _____

OWNER(S) NAME Kelli Walker

APPLICANT(S) NAME _____

ADDRESS 603 E Rusk Street

ADDRESS _____

PHONE (214) 912-6140

PHONE _____

E-MAIL walker.kelli@gmail.com

E-MAIL _____

SCOPE OF WORK/REASON FOR EVALUATION REQUEST [PLEASE PRINT]

CONSTRUCTION TYPE [CHECK ONE]:

EXTERIOR ALTERATION

NEW CONSTRUCTION

ADDITION

DEMOLITION

RELOCATIONS

OTHER, SPECIFY: _____

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (IF APPLICABLE):

\$ 110,000

PROJECT DESCRIPTION. IN THE SPACE PROVIDED BELOW OR ON A SEPARATE SHEET OF PAPER, DESCRIBE IN DETAIL THE WORK THAT WILL BE PERFORMED ON SITE. FOR LOCAL LANDMARK EVALUATION & DESIGNATION REQUESTS INDICATE ANY ADDITIONAL INFORMATION YOU MAY HAVE CONCERNING THE PROPERTY, HISTORY, SIGNIFICANCE, PRESENT CONDITIONS, STATUS, CURRENT OR PAST USE(S), ETC. STAFF RECOMMENDS THAT PHOTOGRAPHS OF THE INTERIOR AND EXTERIOR OF THE PROPERTY ARE SUBMITTED WITH THIS APPLICATION.

Project Description on Separate Sheet

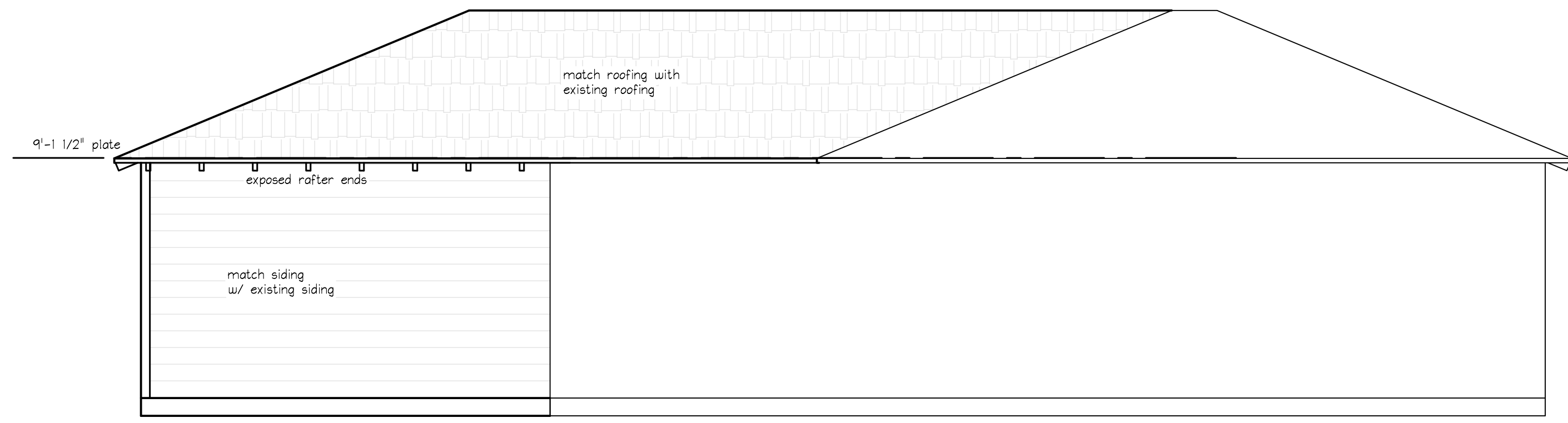
OWNER & APPLICANT STATEMENT [ORIGINAL SIGNATURES REQUIRED]

I ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THAT ALL INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. FURTHERMORE, I UNDERSTAND THAT IT IS NECESSARY FOR ME OR A REPRESENTATIVE TO BE PRESENT AT A PUBLIC HEARING FOR THIS CASE TO BE APPROVED.

OWNER'S SIGNATURE Kelli Walker

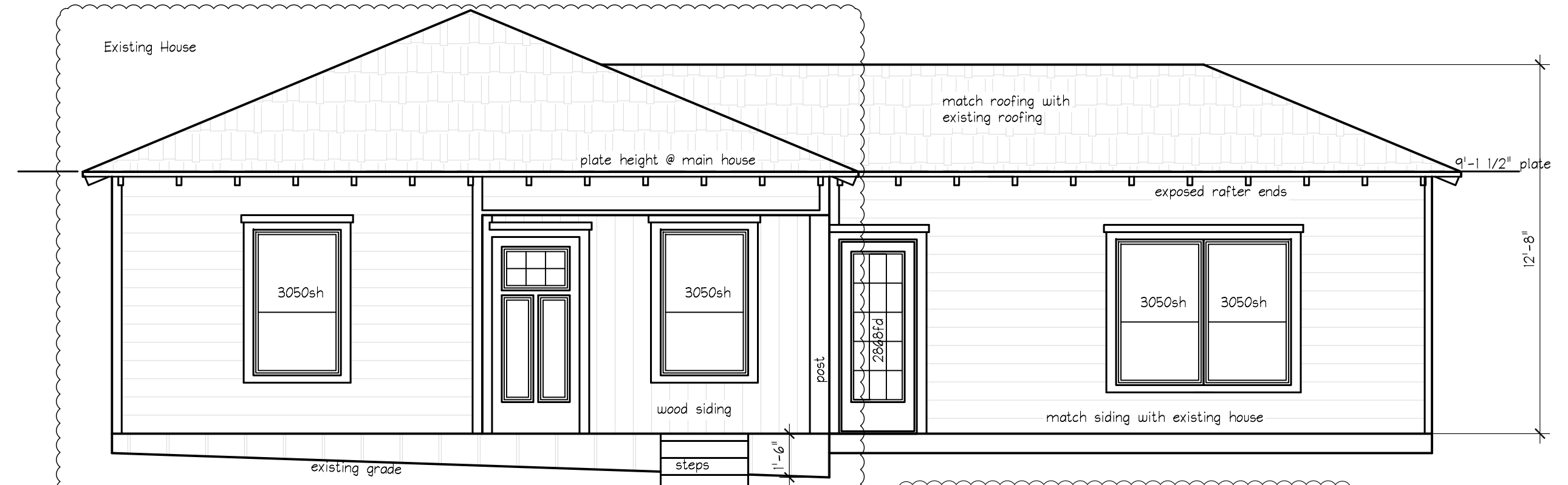
APPLICANT'S SIGNATURE _____

These plans are intended to provide the basic construction information necessary to substantially complete this structure. Like most home designers, this firm, J. Karlovich Home Design, does not provide structural or engineering services. The liability for structural or engineering design integrity, including but not limited to, design, construction, and performance, rests with the contractor. If any error or omission does occur, it is the sole responsibility of the contractor and/or the owner to correct the error and/or omission at his own expense and not the responsibility of J. Karlovich Home Design. These plans are intended to be a one time use for this address ONLY.



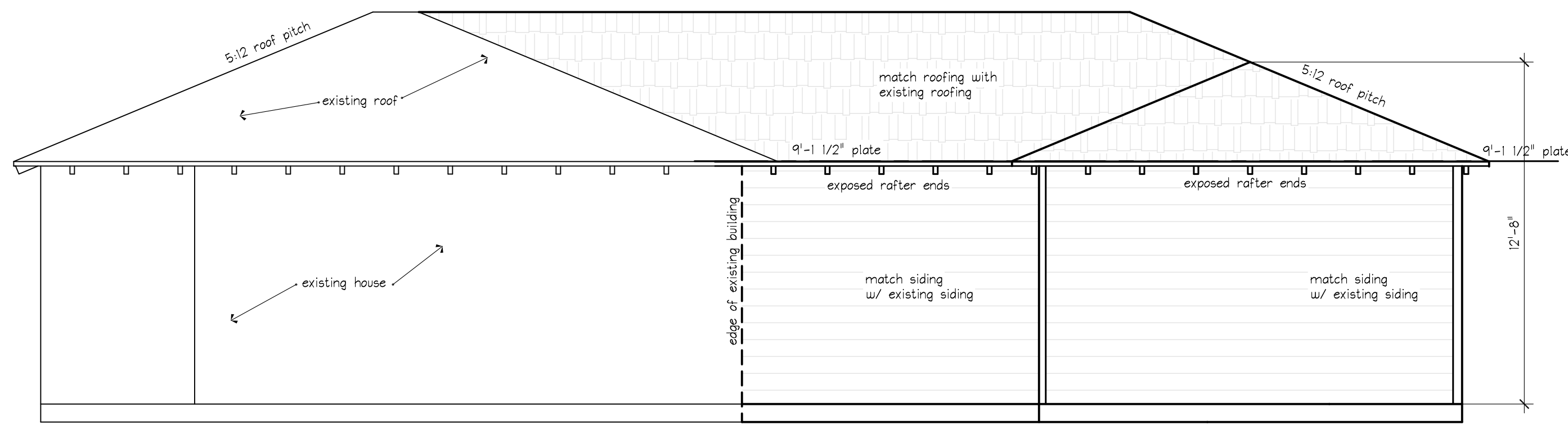
LEFT ELEVATION

SCALE 1/4" = 1'-0"



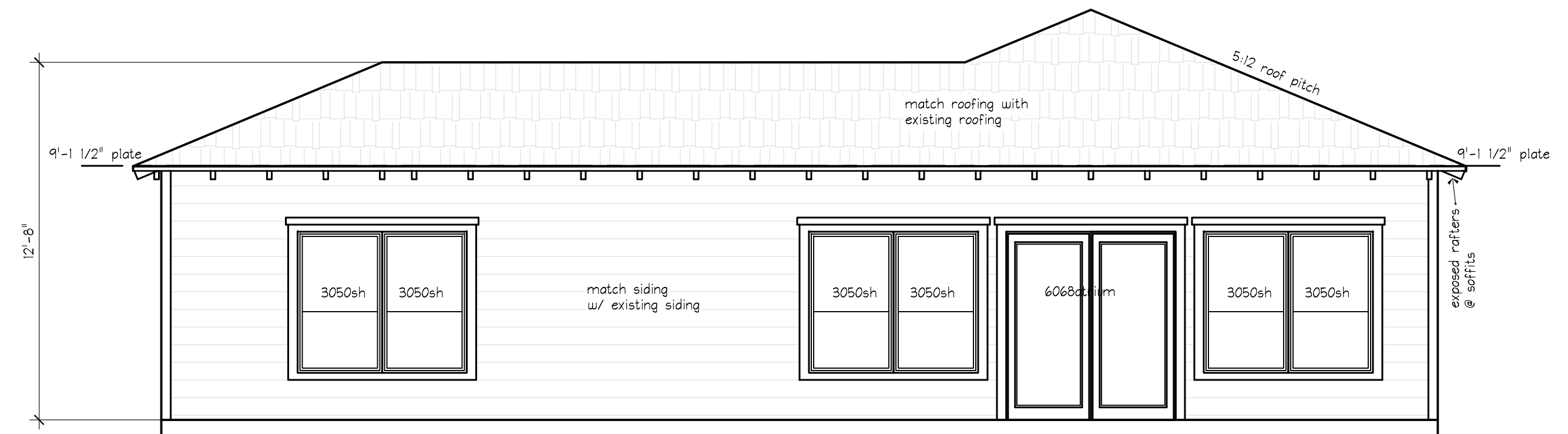
FRONT ELEVATION

SCALE 1/4" = 1'-0"



RIGHT ELEVATION

SCALE 1/4" = 1'-0"

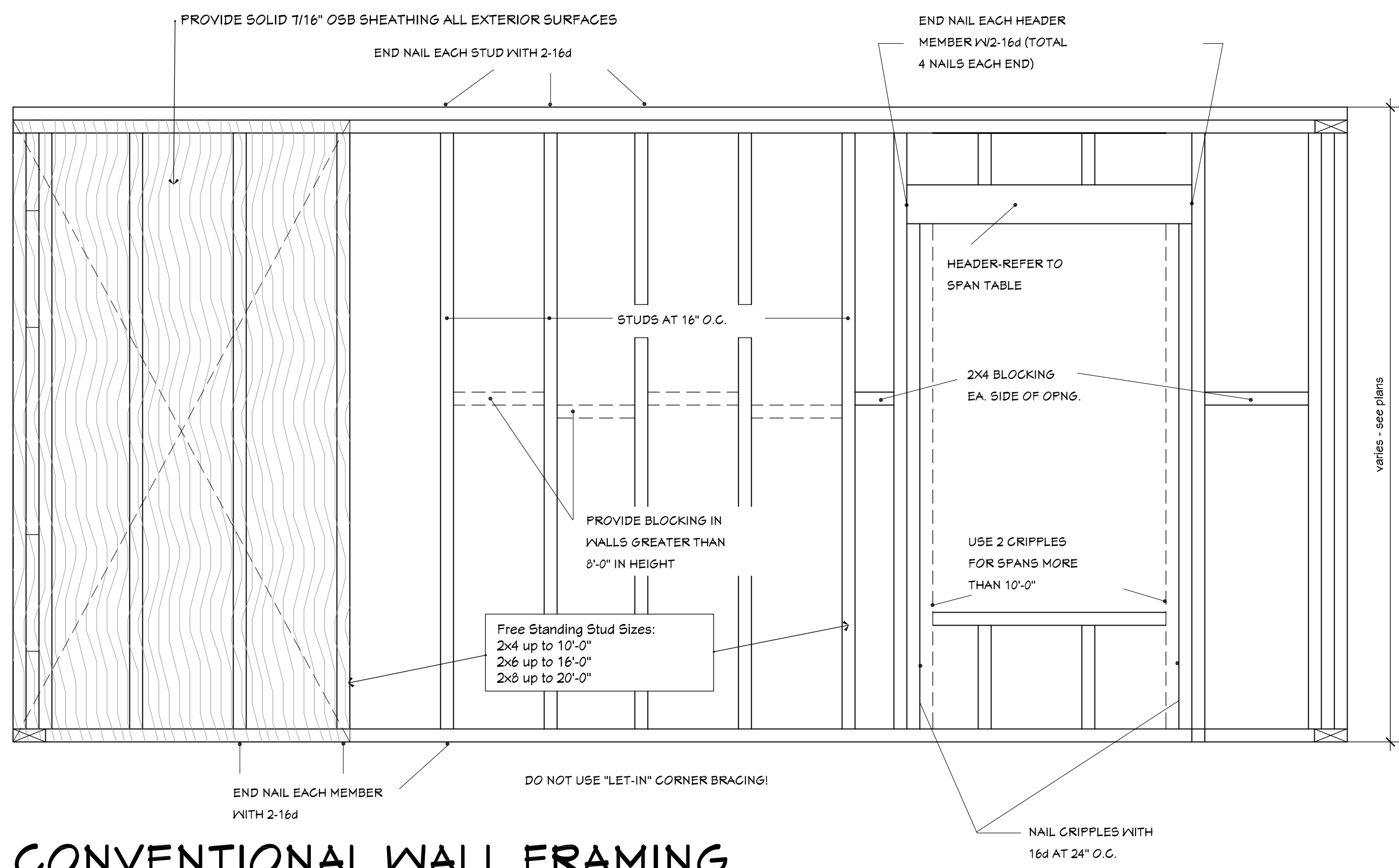


REAR ELEVATION

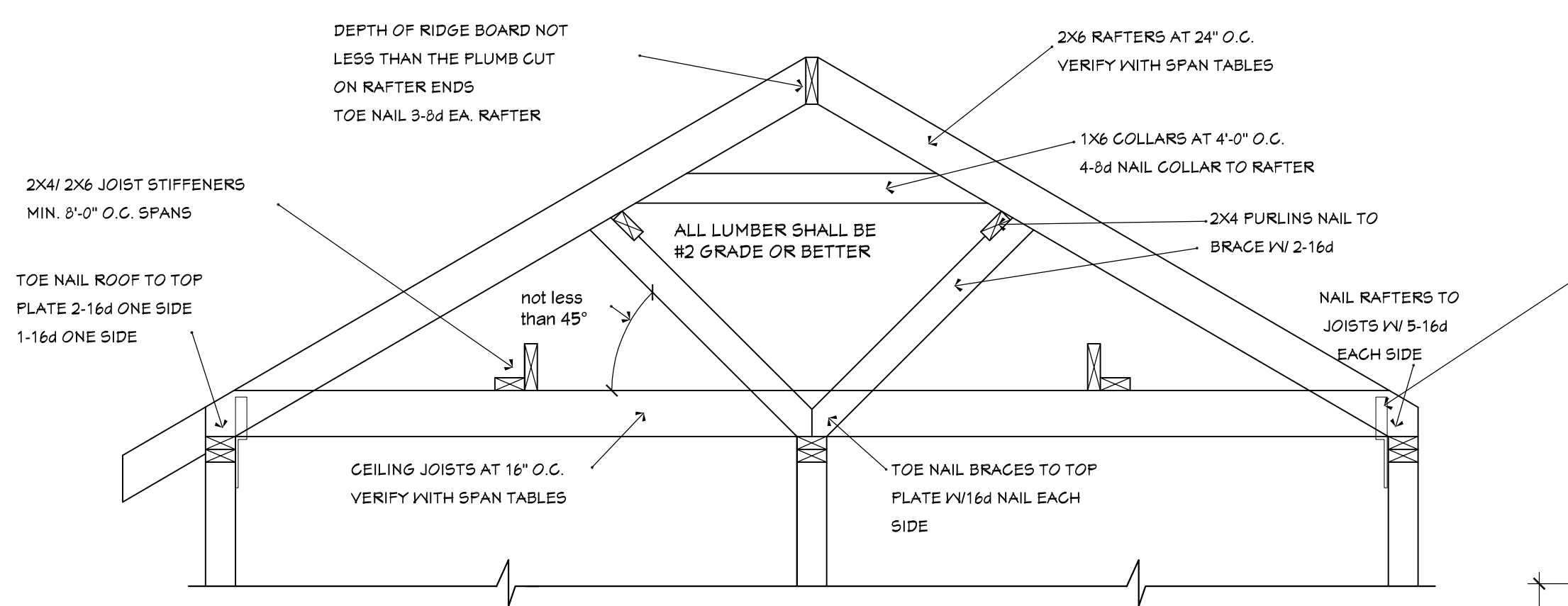
SCALE 1/4" = 1'-0"

M2237 Services
(214) 499-3338

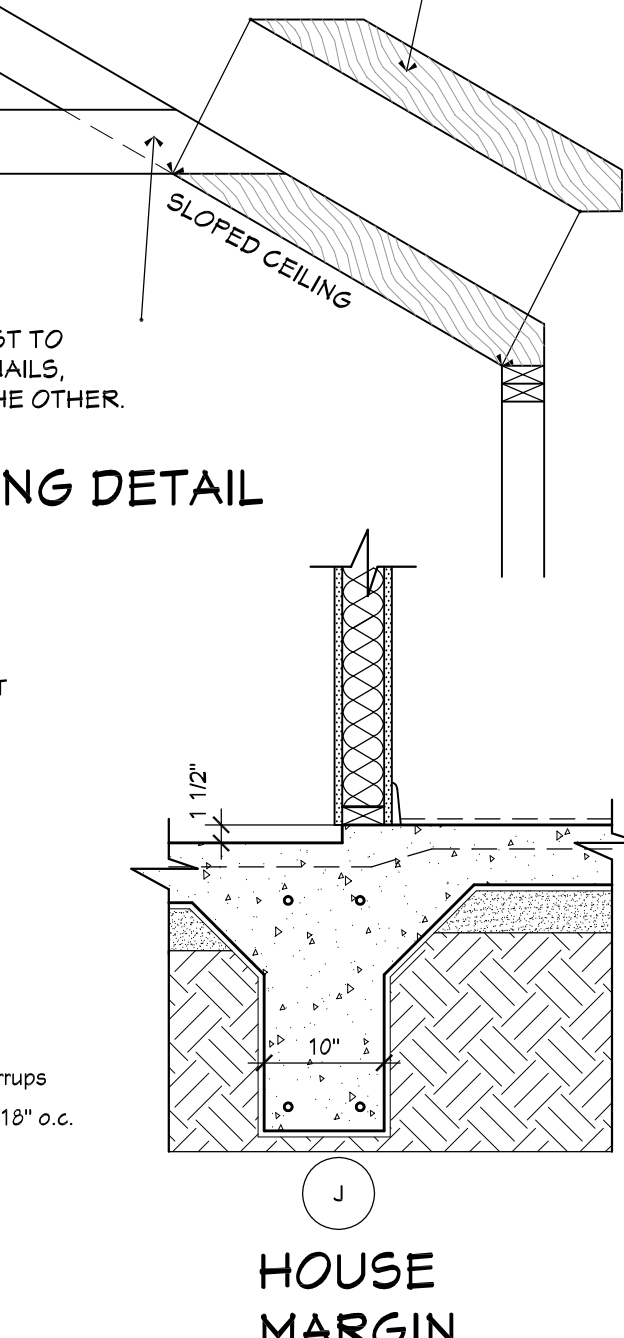
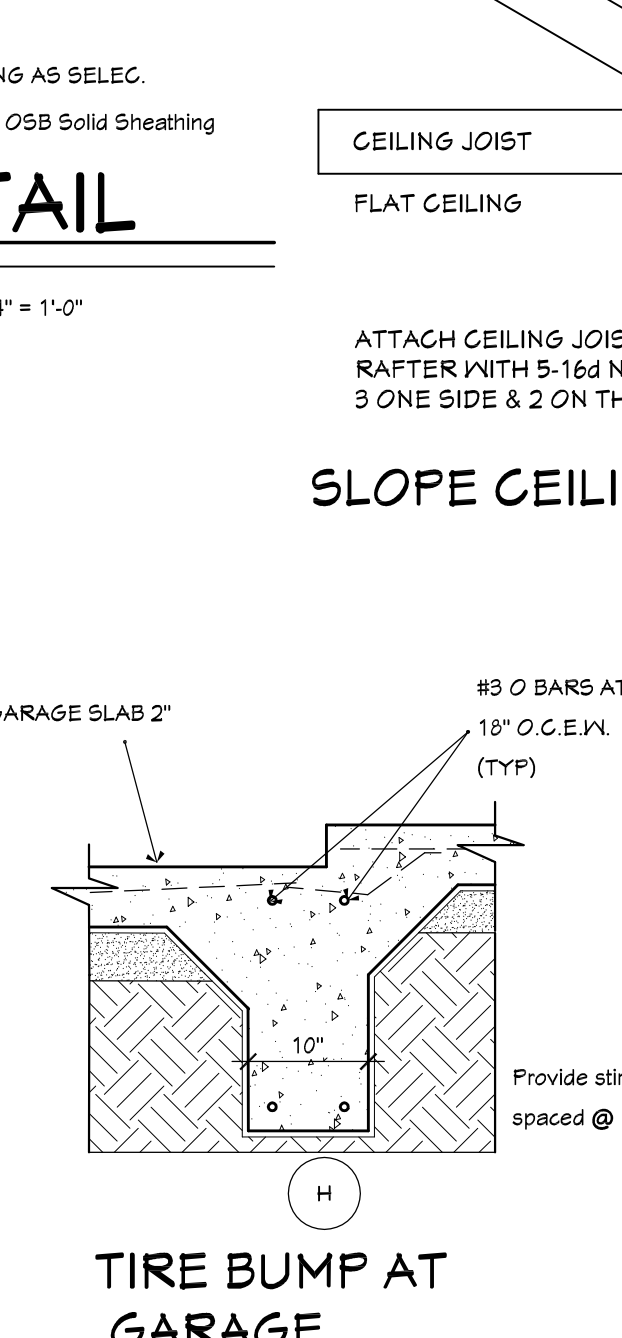
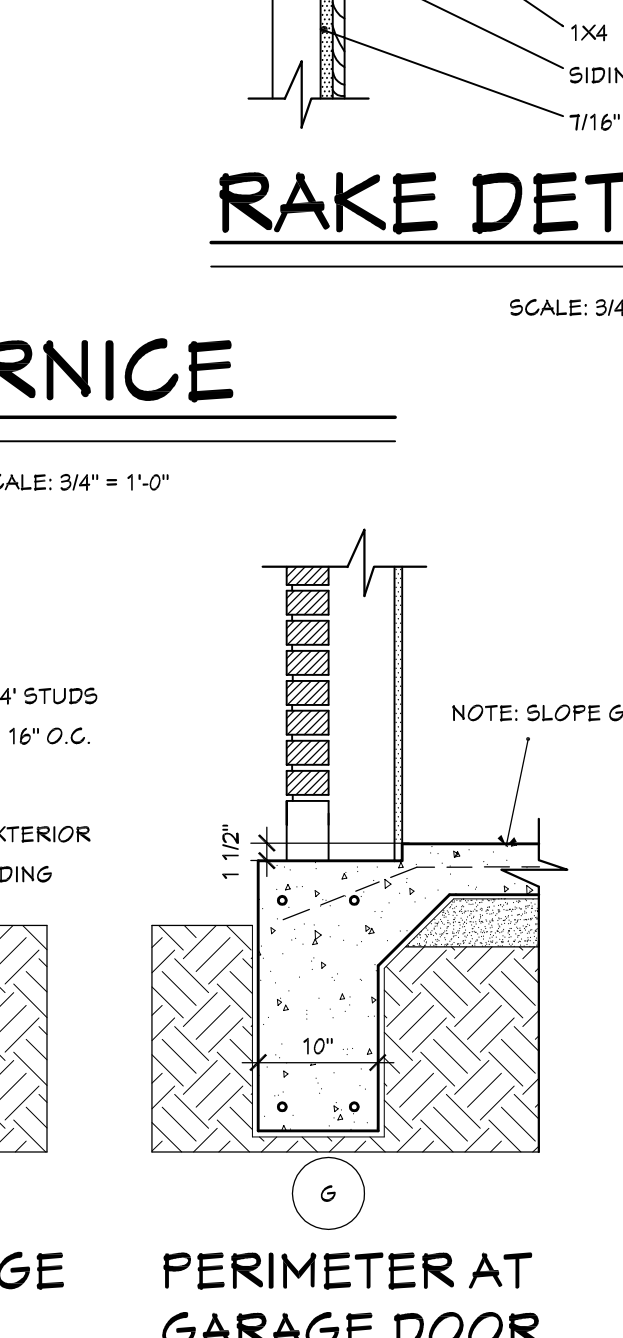
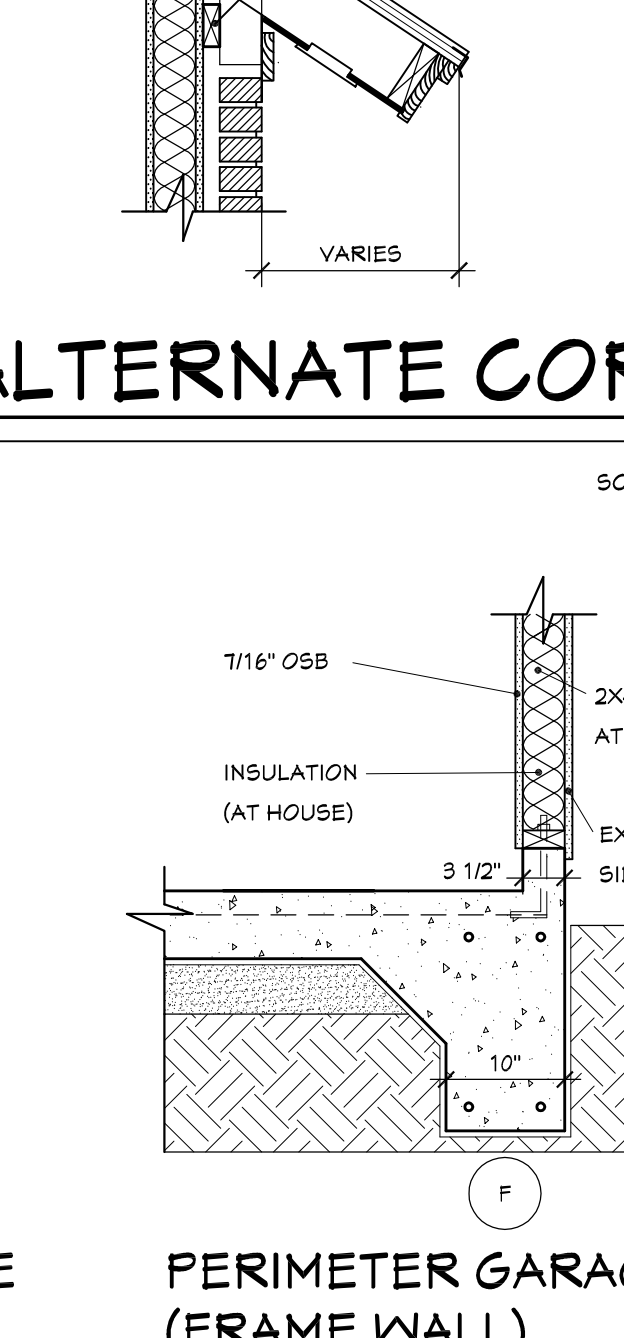
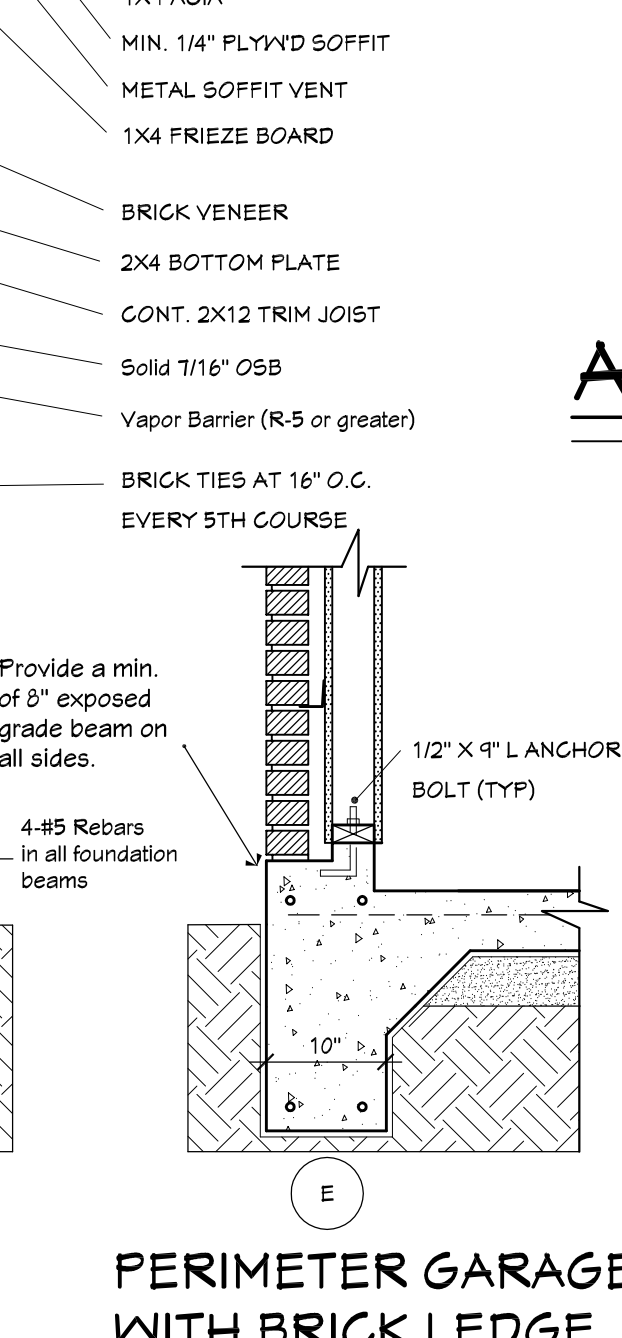
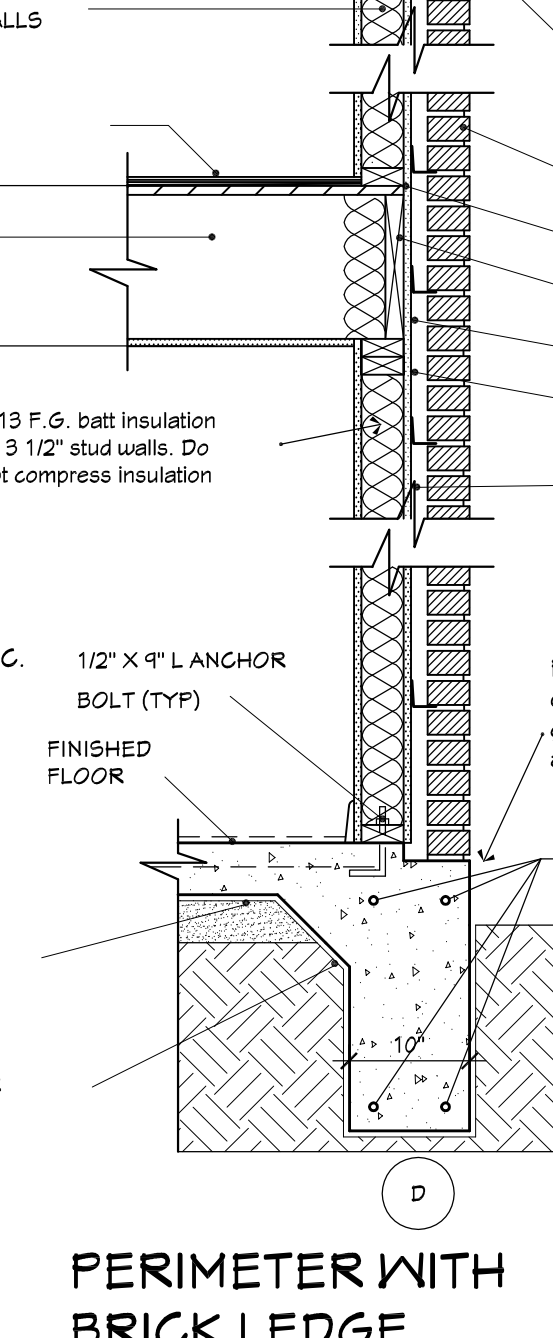
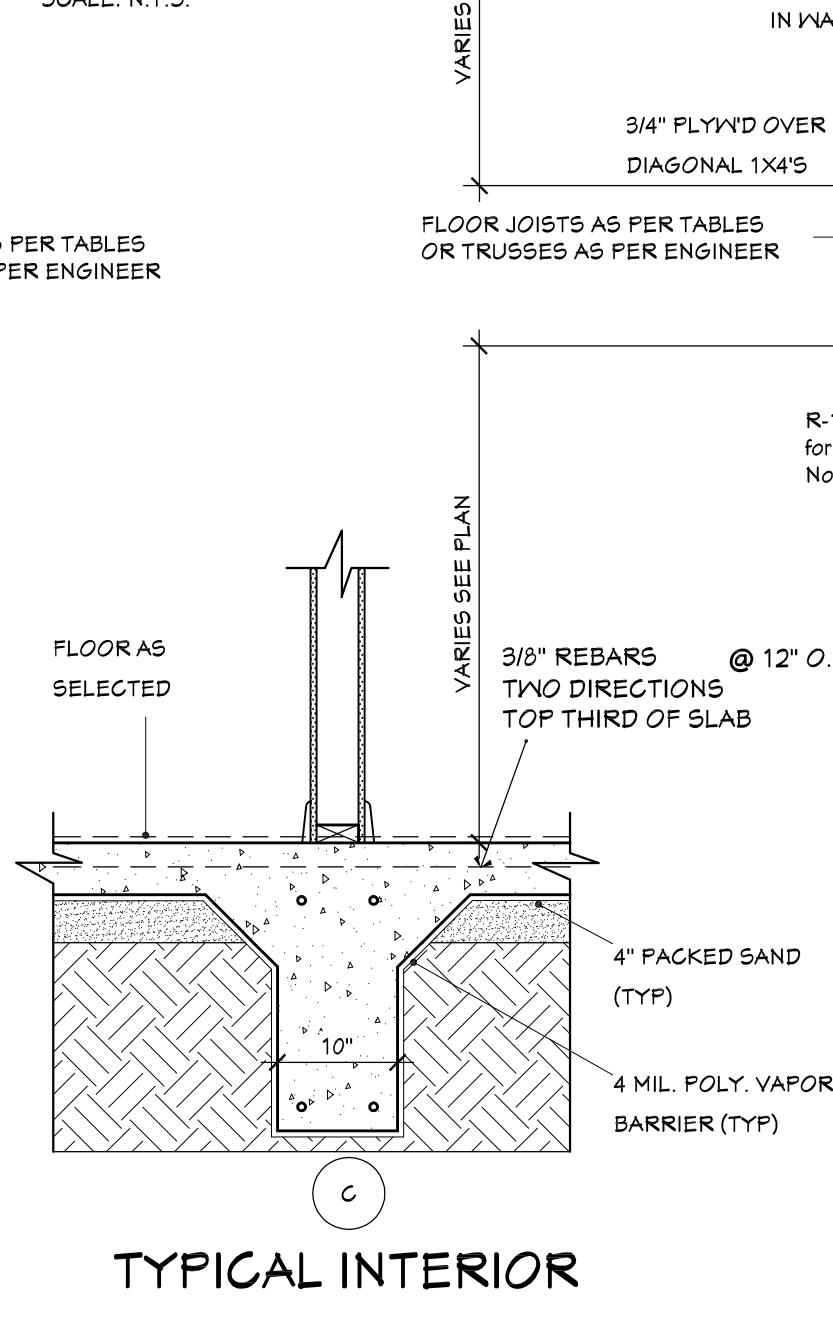
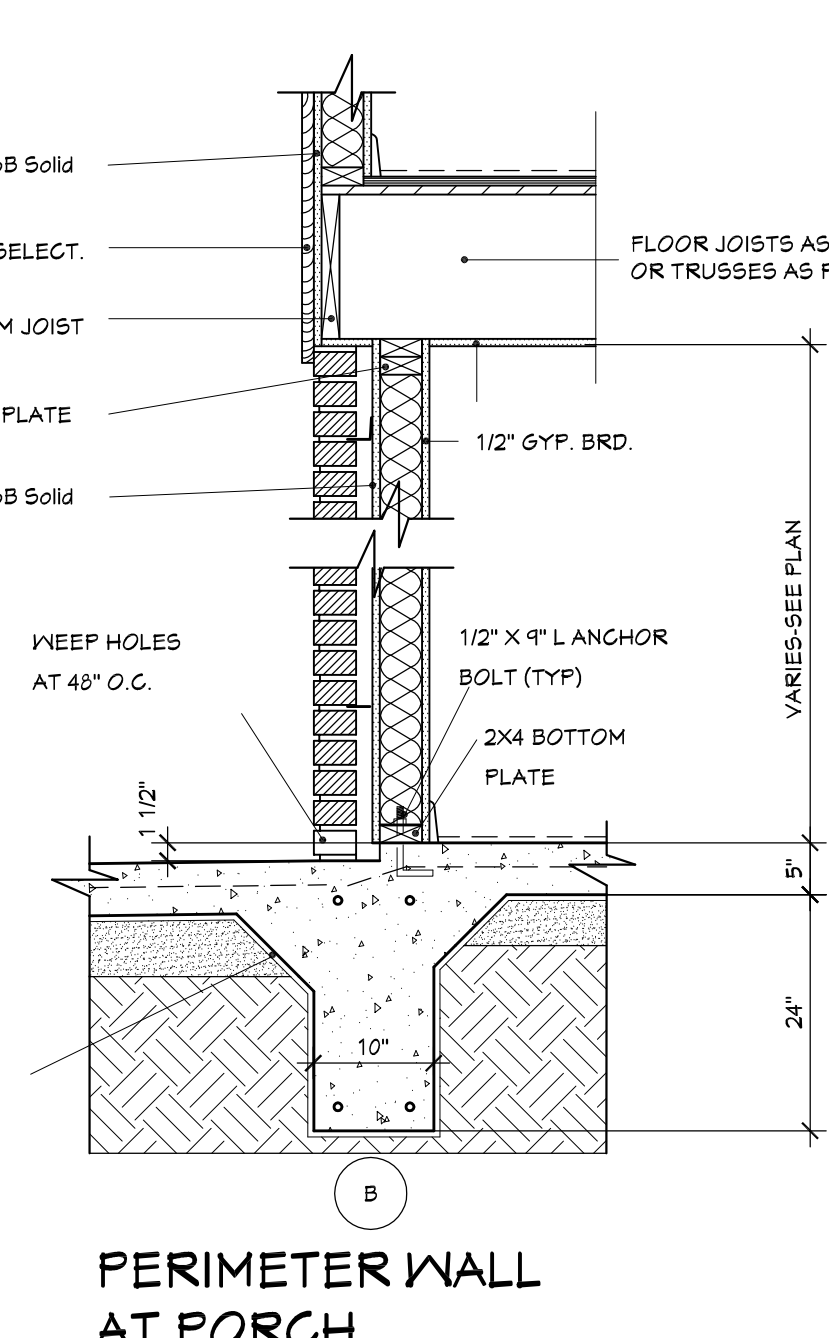
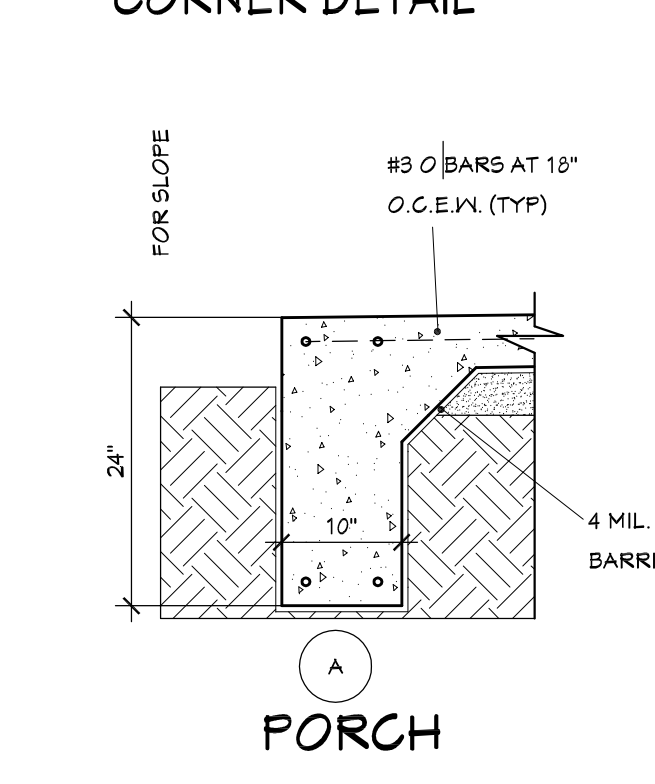
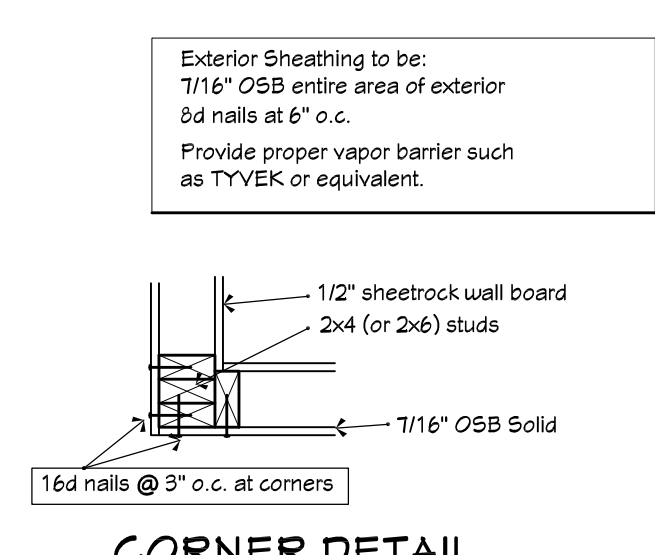
A Custom Addition for:
Walker Residence
603 E Risk Street
Abstract No. 14
B.F. Boydston Survey
City of Rockwall, Rockwall County, Texas



CONVENTIONAL WALL FRAMING

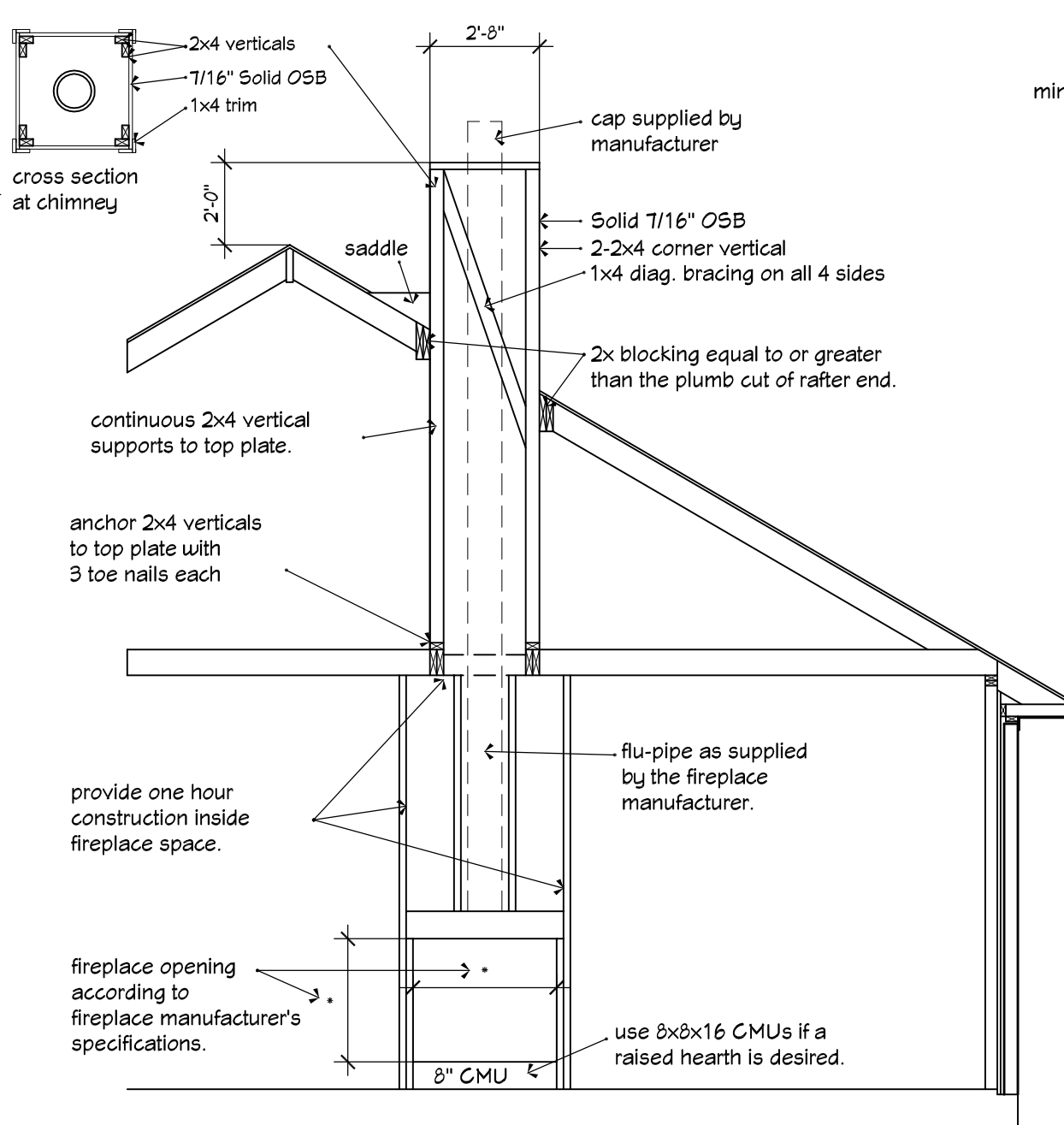


CONVENTIONAL ROOF BRACING

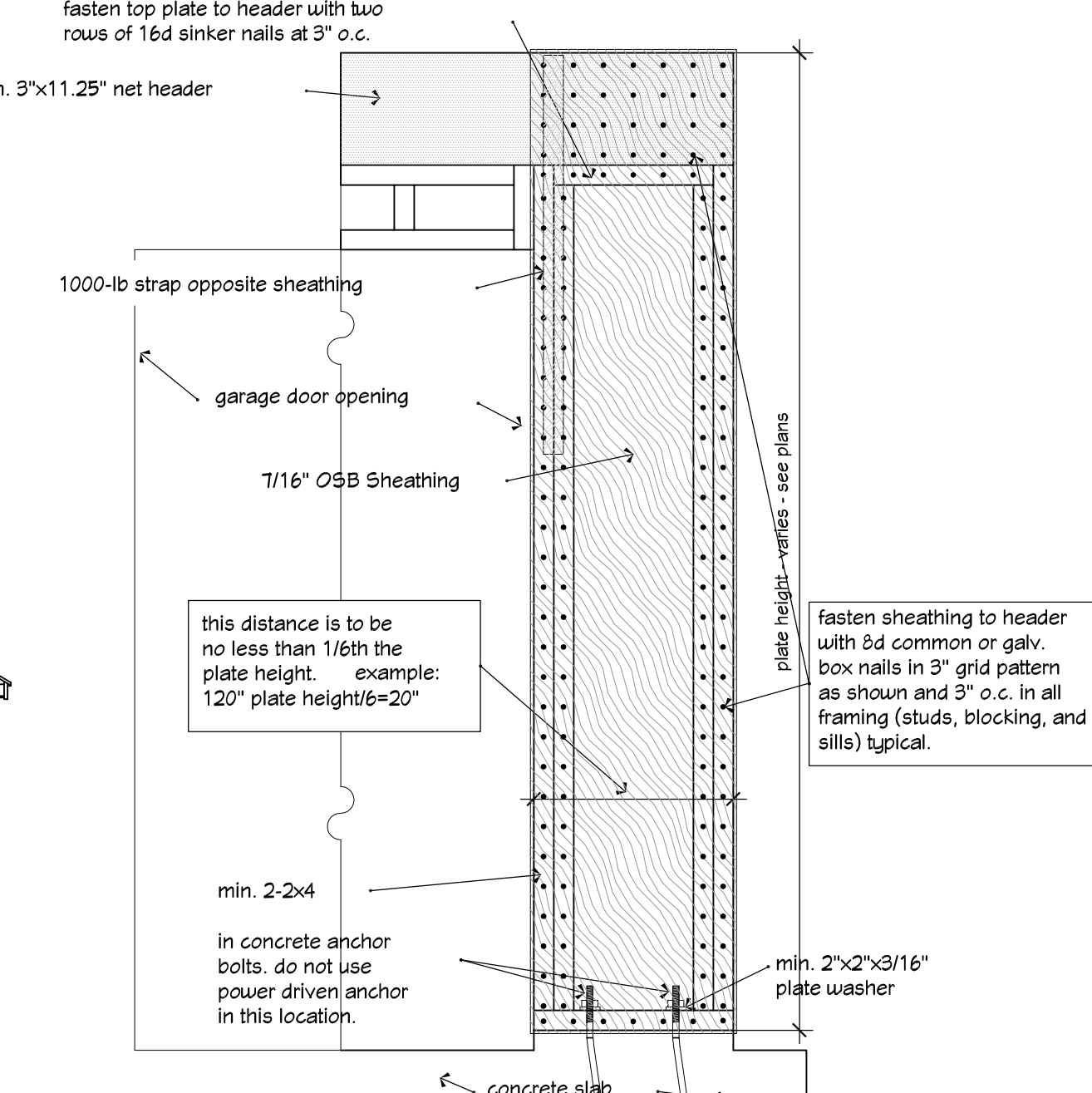


FOUNDATION DETAILS

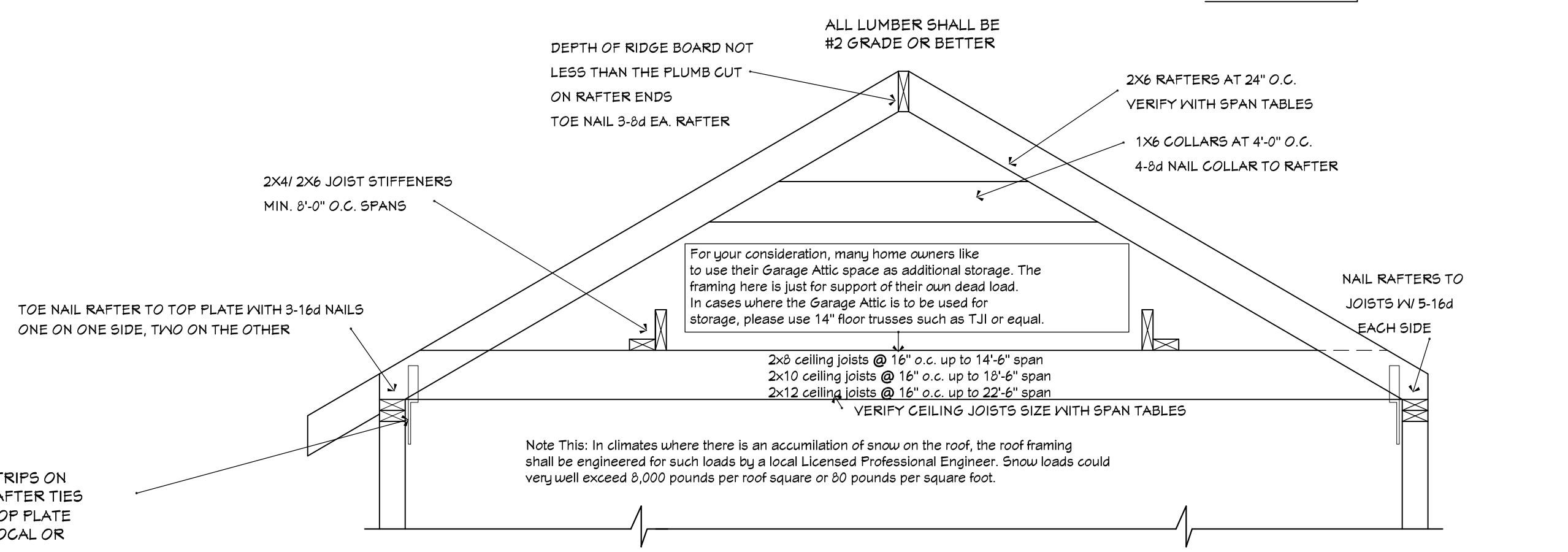
SCALE: 3/4" = 1'-0"
REFER TO ENGINEER'S PLANS AND DETAILS WHEN A POST TENSIONED, BASEMENT OR CRAWL SPACE FOUNDATION IS SPECIFIED.



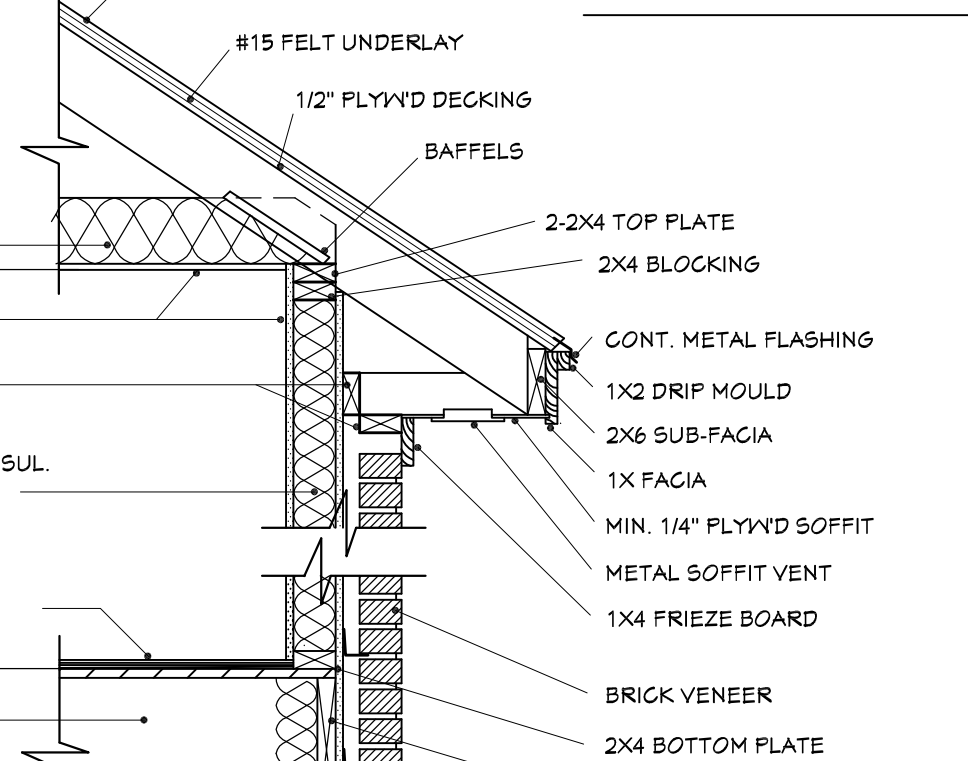
WOOD CHIMNEY DETAIL



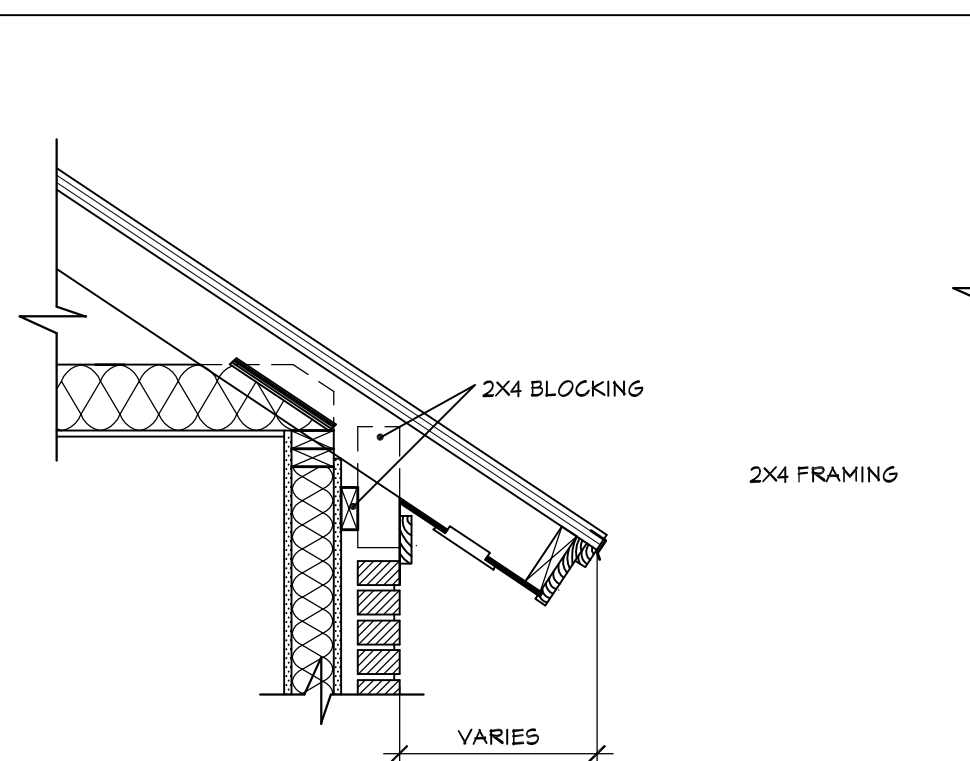
GARAGE CORNER DETAIL



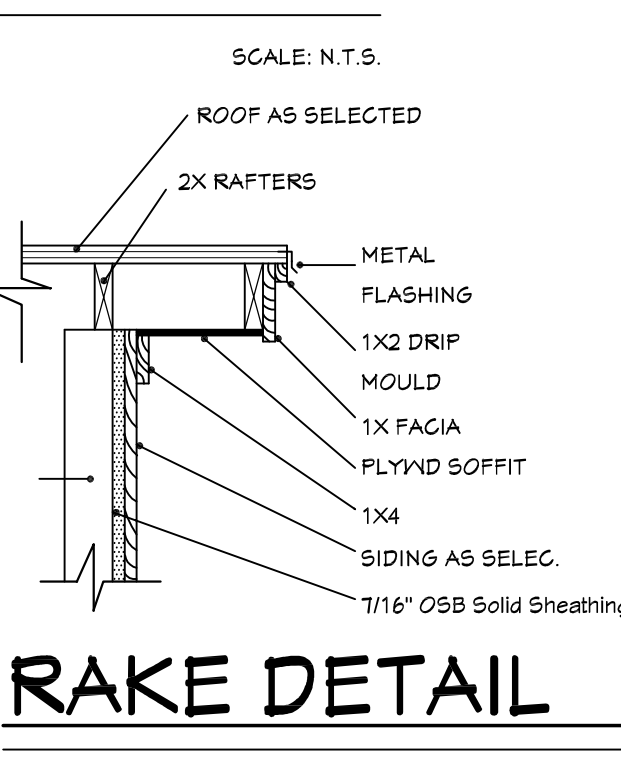
GARAGE ROOF BRACING



RAKE DETAIL



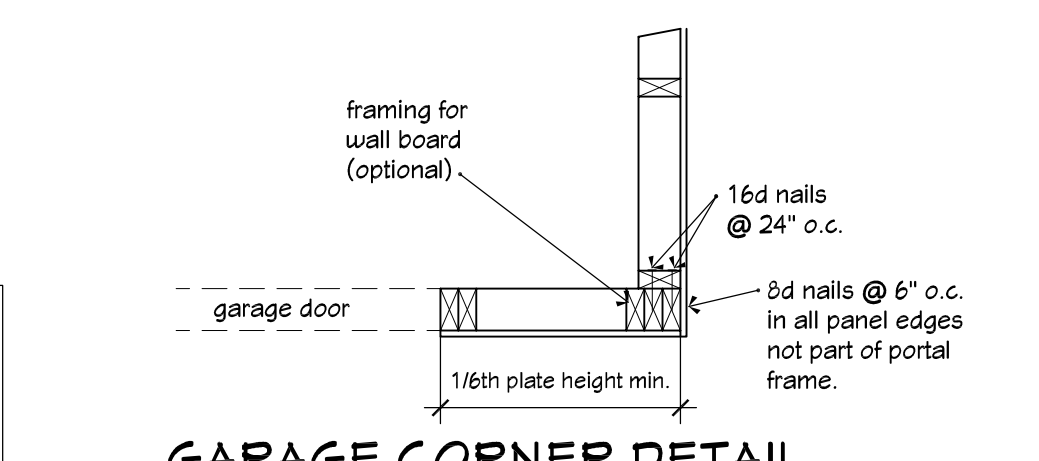
ALTERNATE CORNICE



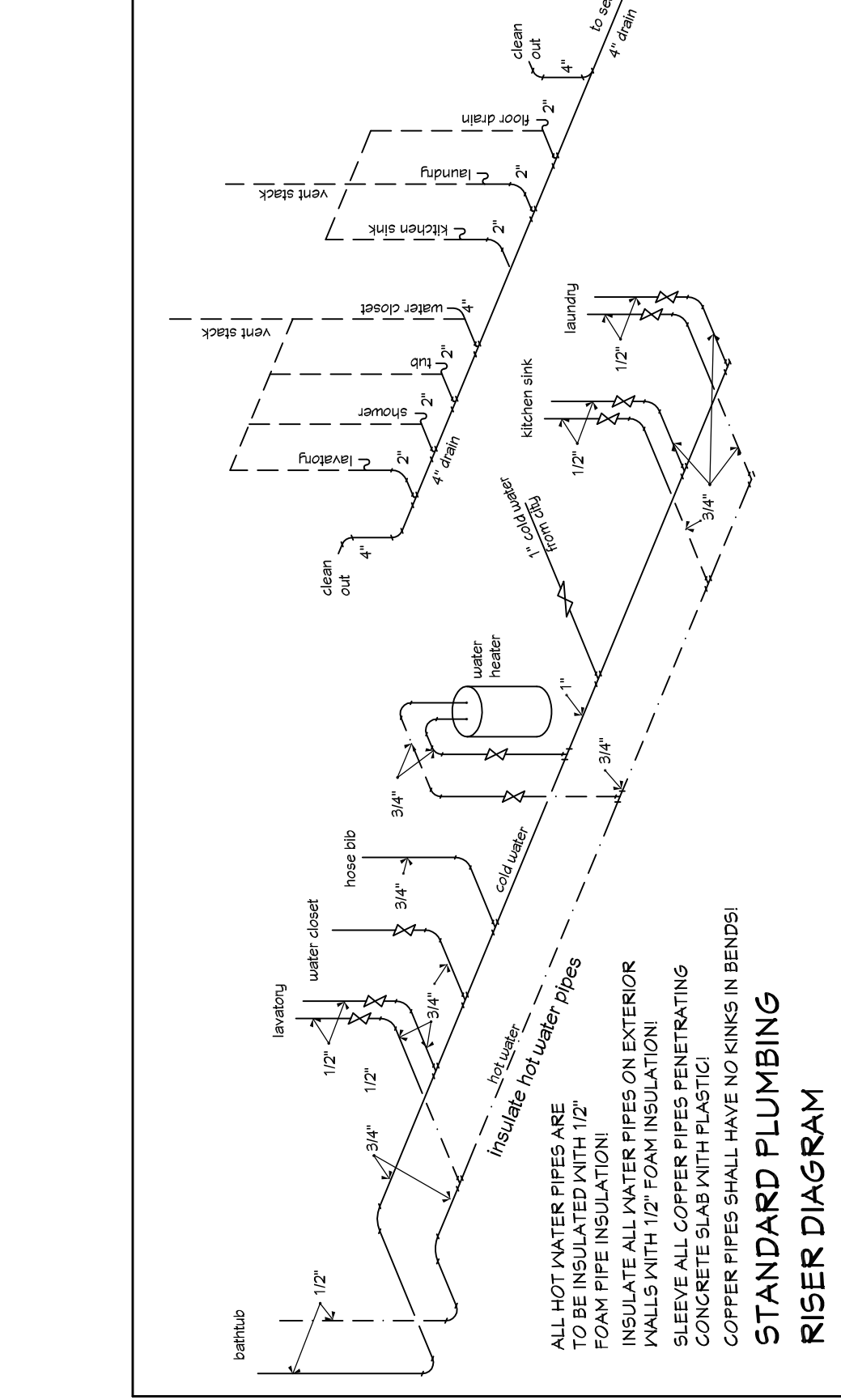
SLOPE CEILING DETAIL

GENERAL FOUNDATION NOTES:

- These foundation notes and details are not applicable when a post tensioned slab is specified. Please refer to the Engineer's notes and details.
- These notes and details were taken from the Dallas, Texas area office of the U.S. Department of Housing and Urban Development, Type "C" Foundation.
- Provide a min. of 4" sand fill except in areas with a high water table. Where a high water table occurs use gravel, crushed stone or comparable material.
- All beams shall penetrate a minimum of 6" into undisturbed soils.
- No dead end beams shall be allowed.
- All beams and slab reinforcement to extend within 1-1/2" of exterior forms.
- All concrete shall have a 28 day ultimate compressive strength of 3,000 p.s.i.
- Reinforcing shall be tied and supported every 48" or less.
- Lap all bar reinforcing 40 diameters. That's 15" with 3/8" rebars.
- This foundation detail sheet is provided for your convenience. Use at your own risk. It is advised that a qualified licensed Professional Engineer review this foundation design and the soil report to assure this foundation design is correct for the site it is to be built on.



GARAGE CORNER DETAIL



STANDARD PLUMBING RISER DIAGRAM

REVISIONS:

J. Karlovich Home Design

(214) 674-0290 : Phone
jkarlovichhomedesign.com

These plans are intended to provide the basic construction information necessary to substantially complete this structure. Like most home designs, this firm, J. Karlovich Home Design, is not being an architectural or engineering firm stands no liability for structural or architectural design integrity. Every effort has been made to ensure all dimensions are correct and governmental regulations have been met. If any error or omission does occur it is the sole responsibility of the contractor and/or the owner to correct the error and/or omission at his own expense and not the responsibility of J. Karlovich Home Design. These plans are intended to be a one time use for this address ONLY.

STANDARD CONSTRUCTION DETAILS

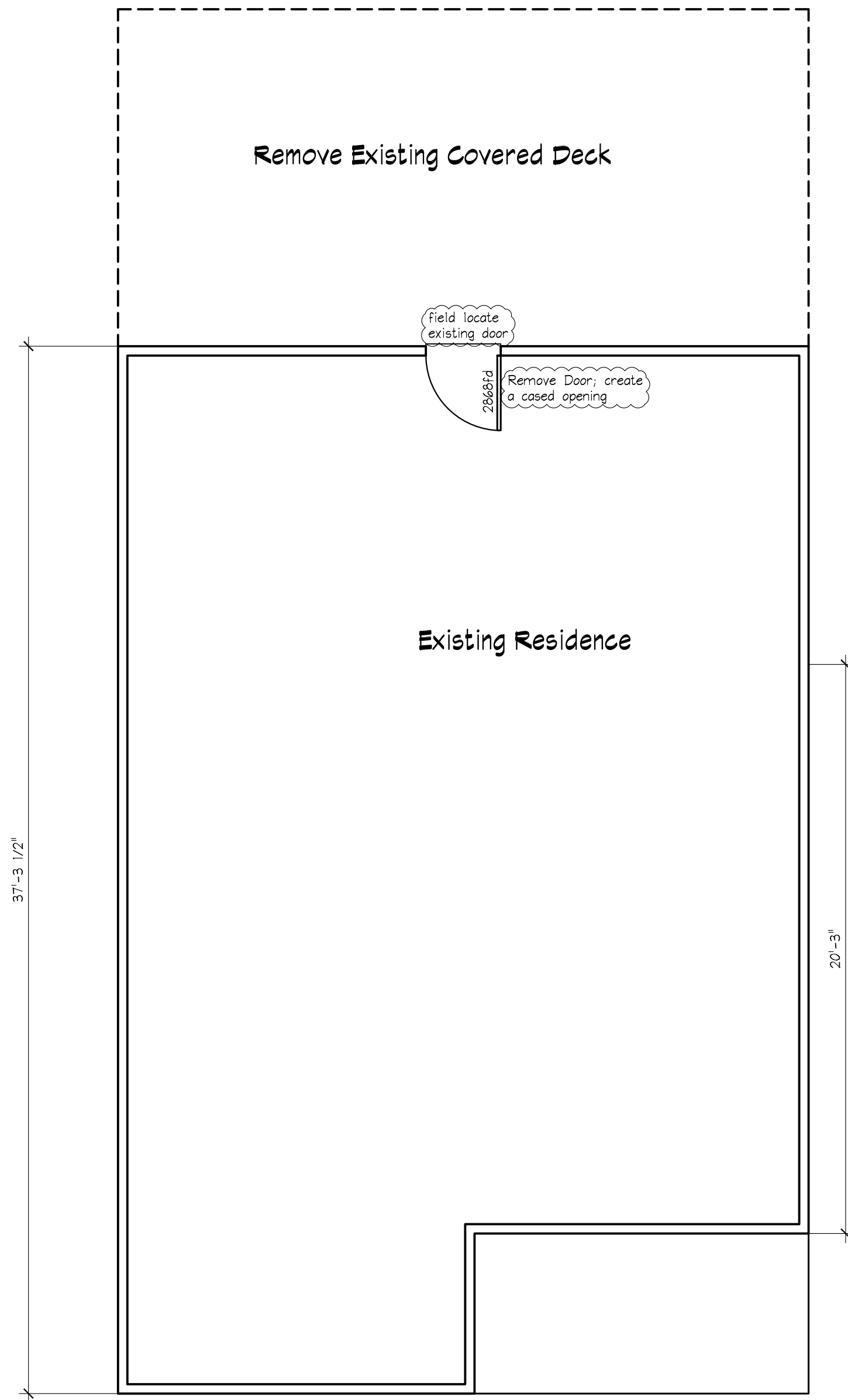
Refer to Engineer Plans for Specific Details

(c) copyright 2020 J. Karlovich Home Design
SHEET NO. DETAILS

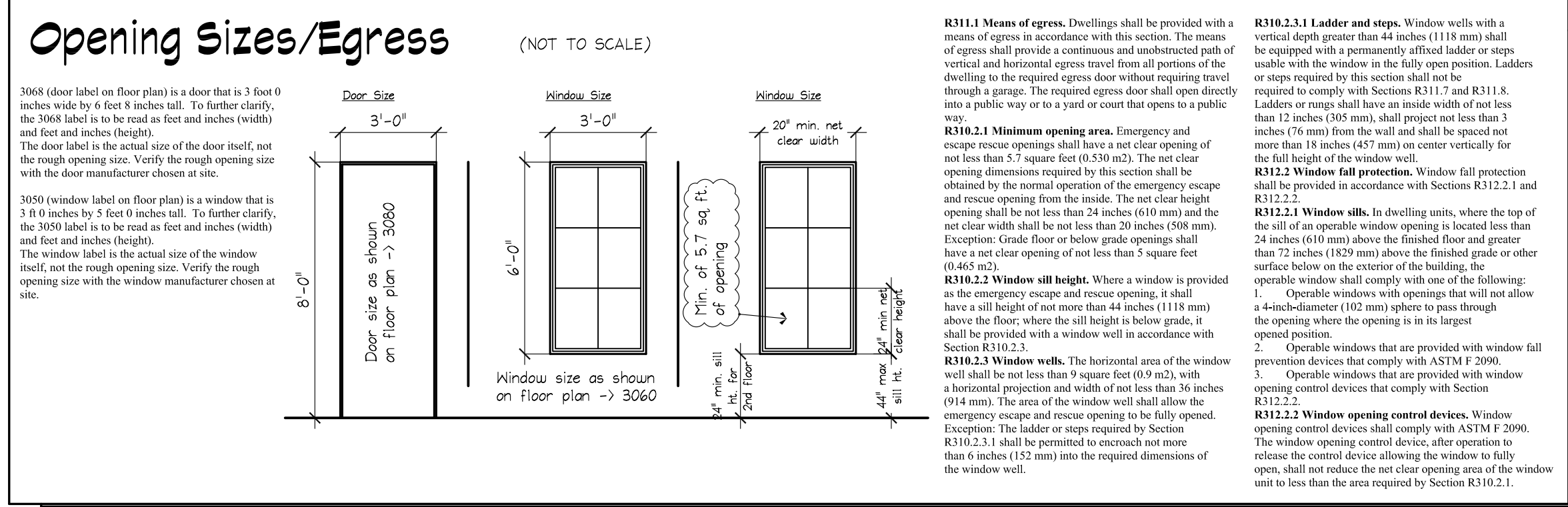
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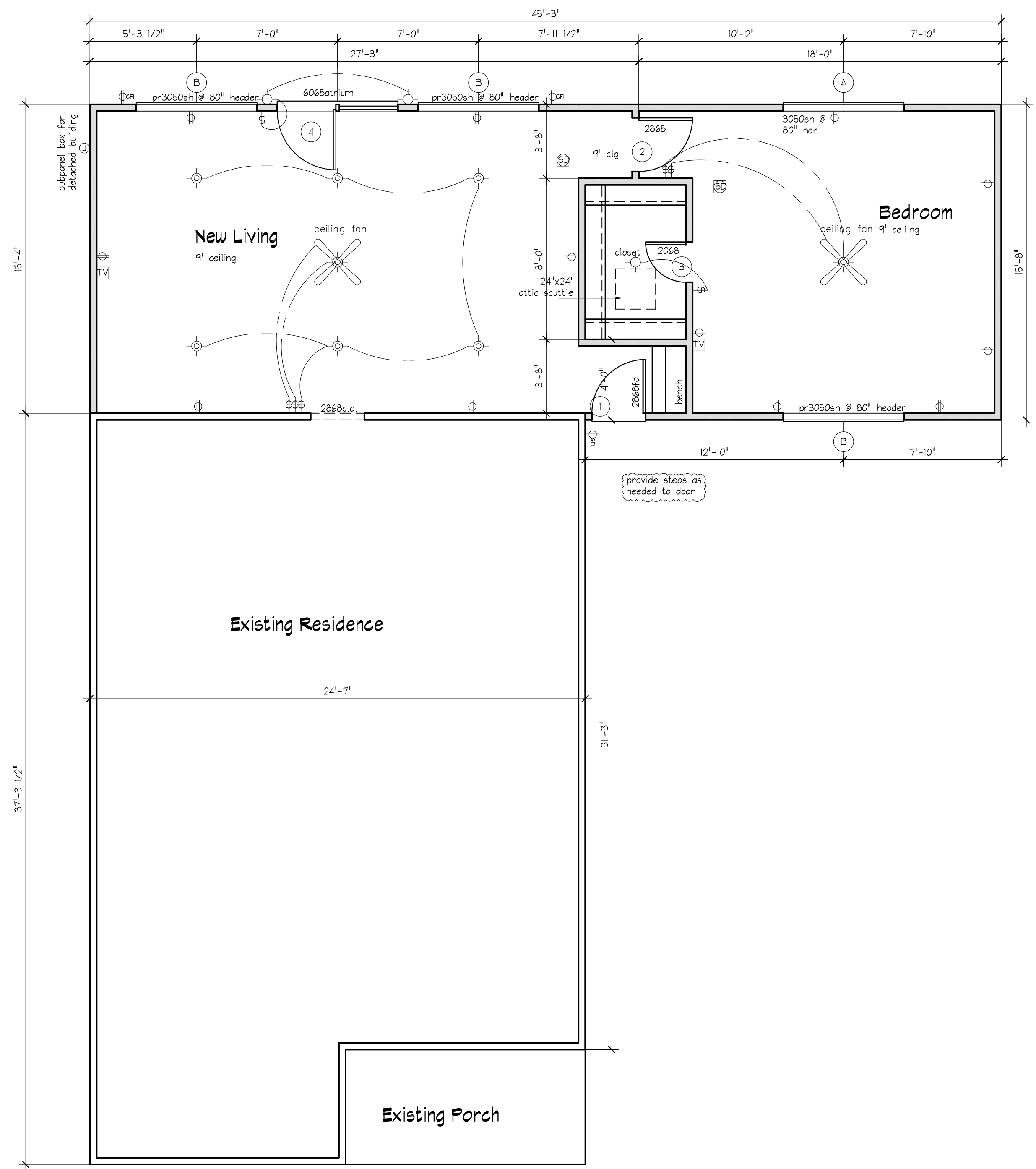
EXISTING + DEMO PLAN
SCALE 1/4" = 1'-0"



ELECTRICAL LEGEND

- ⊕ Surface/Ceiling Mount
- ⊙ Recessed Eyeball Mount
- ⊕ Ground-up Landscape Flood
- ⊕ Wall Mounted
- ⊕ 6" LED Recessed Can Light
- ⊕ 6" Vapor Recessed Can Light
- Single Fluorescent Strip
- ⊕ Double Flood w/ Motion Sensor (exterior)
- ⊕ LED Fluorescent Lighting
- ⊕ Exhaust Fan (minimum 90 cfm)
- ⊕ Ceiling Heater
- ⊕ Carbon Monoxide Detector
- ⊕ Sub Panel
- ⊕ Intercomm System
- ⊕ Telephone Jack
- ⊕ Bundled Cable (2 RG6 Coax, 2 CAT6, 2 Fiber)
- ⊕ Network (CAT6 Only)
- ⊕ Speaker (16/4 Speaker Wiring)
- ⊕ Smoke and Carbon Monoxide Detector
- ⊕ Duplex Outlet (125 volt)
- ⊕ Appliance Outlet (240 volt)
- ⊕ GFI Outlet (UL Approved)
- ⊕ Ceiling Outlet (125 volt)
- ⊕ Floor Outlet (pre-wire before pouring foundation)
- ⊕ Single Light Switch
- ⊕ Three Way Light Switch
- ⊕ Light Switch with Dimmer Control
- ⊕ Ceiling Fan (provide proper ceiling brace)
- ⊕ Electrical Breaker Box (refer to electrician for size)

- Notes:
- All electrical work shall be done in accordance with National Electric Code, Latest Edition.
 - Provide a J-Box below counter for dishwasher, ice machine, compactor and range.
 - Provide waterproof covers on all exterior outlets and ground fault interrupter receptacles in all wet and exterior locations.
 - All fixtures shall be UL Approved.
 - Provide "button" at entry doors and door chimes.
 - Verify water heater and HVAC electrical requirements prior to construction.
 - Verify all outlet, switch, fixture, television and telephone locations with owner prior to construction.
 - Provide light fixtures and outlets in attic as per owners instructions.
 - Verify all light fixtures and plug type and location with owner prior to installation.
 - Center all light fixtures in each room.



FLOOR + ELECTRICAL PLAN
SCALE 1/4" = 1'-0"

Doors Schedule:

ID#	Size	Description	Quantity
1	2868	Exterior I-Lite Glass Door	1
2	2868	Interior as Selected	1
3	2068	Interior as Selected	1
4	6068	Exterior Atrium Unit	1

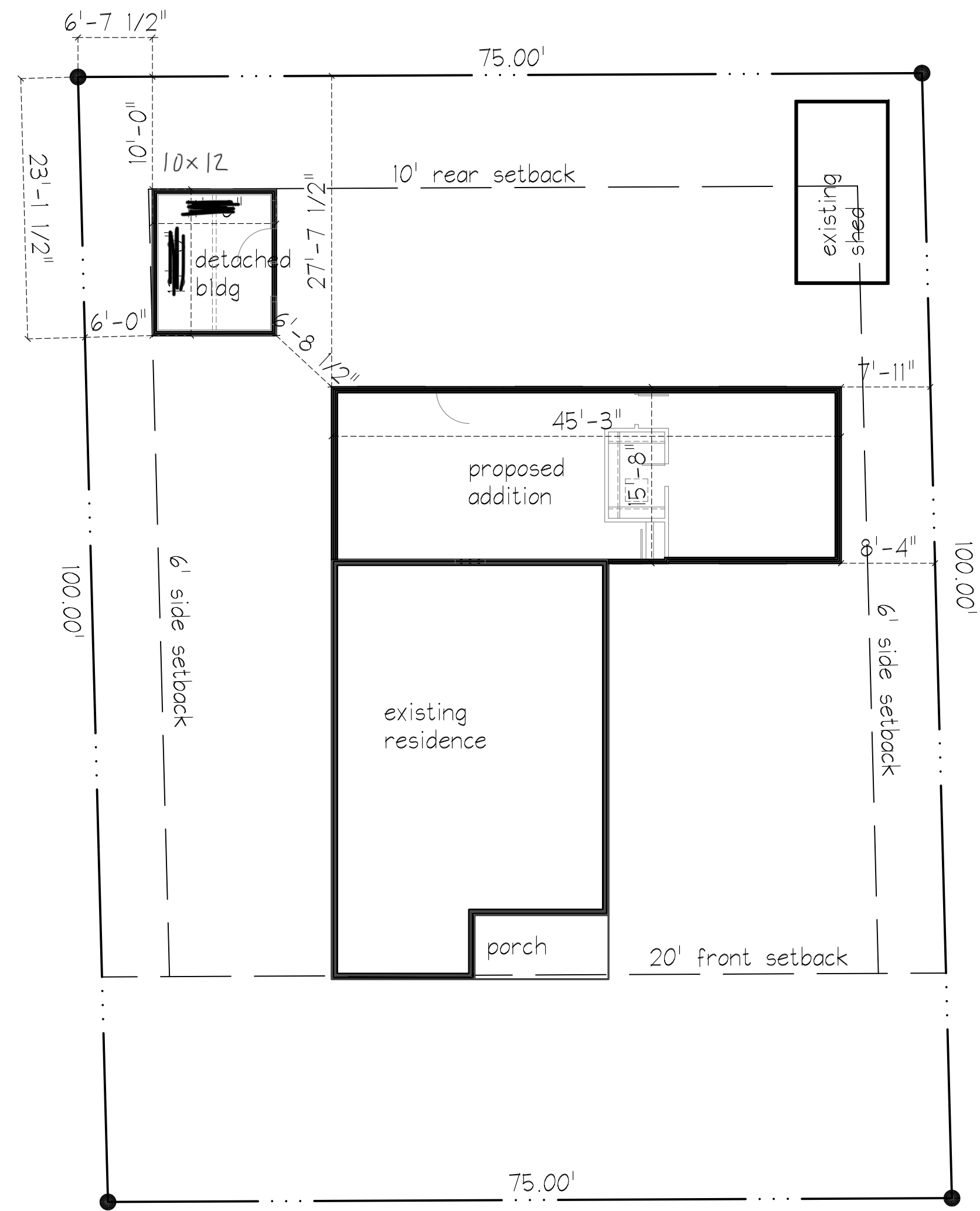
Windows Schedule:

ID#	Size	Description	Quantity
A	Pair 3050	Single Hung	4

All windows in wet areas, in stairwell, and/or closer than 24" to a door to have tempered glass.

Areas:

Existing HVAC Area	850 sq. ft.
New HVAC Area	701 sq. ft.
Total HVAC Area	1,551 sq. ft.



PLOT PLAN
SCALE 1" = 10'-0"

Notes:

- Do not scale drawings, follow dimensions only. All structural information shown for reference purposes only. Contractor shall have licensed structural engineer review and design all structural elements such as all framing walls, beams, connections, headers, joists and rafters.
- All dimensions are from face of stud to face of stud unless otherwise noted.
- Window sizes indicated on plans are noted by approximate rough openings size. Verify window sizes and "owner furnish windows" with owner prior to construction. Refer to plans and exterior elevations for window types.
- All framing shall be done in accordance with IBC latest edition.
- Spread studs at tub ends to accommodate plumbing and provide blocking, top and bottom, at shower to secure plumbing.
- Exterior sheathing shall be 5/8" OSB.
- All interior walls shall be covered with 1/2" gypsum board with metal corner reinforcing. Drywall finish should include taping over joints, applying joint compound and sanding the compound for a smooth finish. Verify with owner the level of drywall texturing.
- All walls and ceilings in garage and garage storage areas to have 5/8" Type-X gypsum board with 1-hour fire rating. All exterior doors in garage and attic access to be metal or solid core with a 20 minute fire rating.
- Provide 1/2" moisture resistant gypsum board at all wet locations.
- All finishes to be chosen and verified by owner.
- Contractor shall field verify all cabinet dimensions before fabrication.
- All millwork to be chosen and verified by owner. Contractor shall submit "shop drawings" at owners request.
- Provide 1/2" cement board for tile backer.
- Provide min. 4 - gang 2x4 studs at glue-lam bearing.
- All work shall be in accordance with National Plumbing Code, Latest Edition.
- Contractor shall provide HVAC "duct layout" for approval prior to fabrication. For coordination with fixtures and diffuser location.
- Verify all column type, size, and material with owner prior to construction.
- Prefabricated fireplace construction shall meet or exceed all applicable codes regarding use of fire separations, clearances, etc. It is the contractor's responsibility to ensure that all items and construction meet or exceed code. Overall flue height shall be coordinated to match height shown on plans and shall not exceed the top of chimney chase as constructed. All fireplace chase walls shall be insulated inside and outside. Provide horizontal "draft stops" at each floor level by packing 6" (R19) insulation between 2x4 joists.
- Provide combustion air vents with screen and back damper for fireplaces, wood stoves and any appliance with an open flame.
- All bath and toilet area walls shall have water resistant gypsum boards.
- All plumbing walls shall be 2x6.
- Bedroom windows shall have a minimum net clear opening of 5.7 square feet, a minimum net clear openable width of 20", a minimum net clear openable height of 24", and have a maximum finish sill height of 42" from finished floor. All glass located within 18" of floor, 24" of a door or located within 60" of floor at bath tubs, whirlpools, showers, saunas, steam rooms, or hot tubs shall be tempered.
- Attic HVAC units shall be located within 20' of its service opening. Return air grills shall not be located within 10' of a gas fired appliance.
- All exposed insulation shall have a flame spread rating of less than 25 and a smoke density rating of less than 450.

MASTER REVISION INDEX

SHEET #	DESCRIPTION	SCALE
1	PLOT PLAN	1"=10'-0"
2	DEMO PLAN & REMODEL PLAN W/ ELECTRICAL	1/4"=1'-0"
3	FOUNDATION LAYOUT & ROOF PLAN	1/4"=1'-0"
4	FRONT, REAR, LEFT, & RIGHT ELEVATION	1/4"=1'-0"
5	DETACHED BUILDING CONSTRUCTION PLANS	1/4"=1'-0"
6	STANDARD DETAILS	N.T.S.

APPLICABLE CODES

2021 INTERNATIONAL FIRE CODE
2021 INTERNATIONAL BUILDING CODE
2021 INTERNATIONAL PLUMBING CODE
2020 NATIONAL ELECTRICAL CODE
2021 INTERNATIONAL RESIDENTIAL CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE
2021 INTERNATIONAL FUEL & GAS CODE
2021 INTERNATIONAL GREEN CONSTRUCTION CODE

REVISIONS:

11/02/2023
01/15/2025

J. Karlovich
Home Design

(214) 674-0290 : Phone
jkarlovichhomedesign.com

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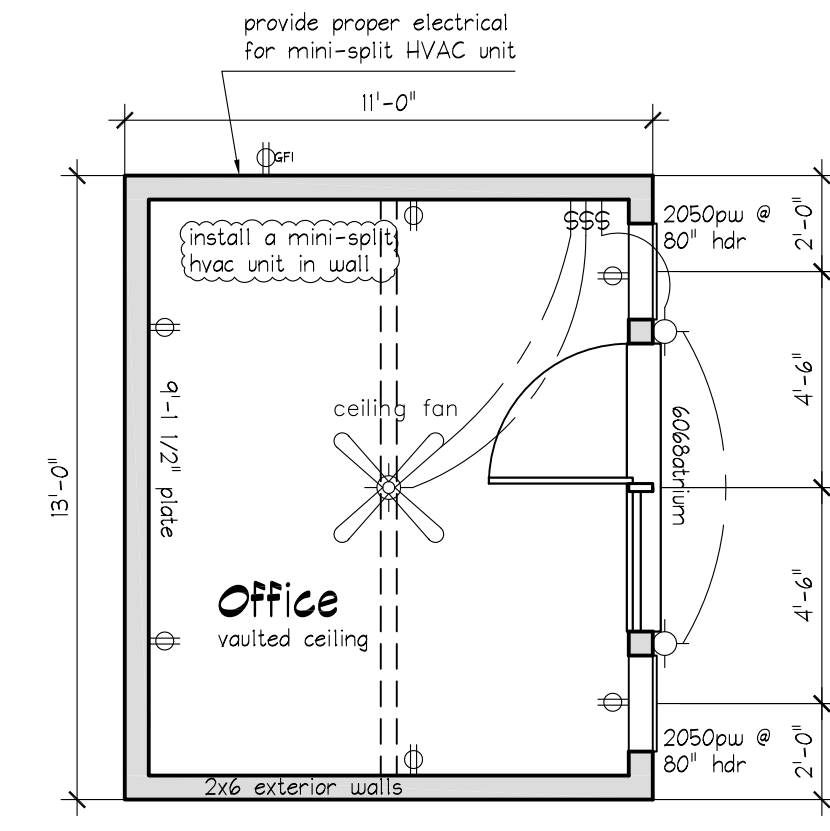
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ELECTRICAL LEGEND

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- ⊕ 6" LED Recessed Can Light
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- ⊕ Ceiling Heater
- ⊕ Carbon Monoxide Detector
- Sub Panel
- ⊕ Intercomm System
- ⊕ Telephone Jack
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- ⊕ Floor Outlet (pre-wire before pouring foundation)
- ⊕ Single Light Switch
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- ⊕ Ceiling Fan (provide proper ceiling brace)
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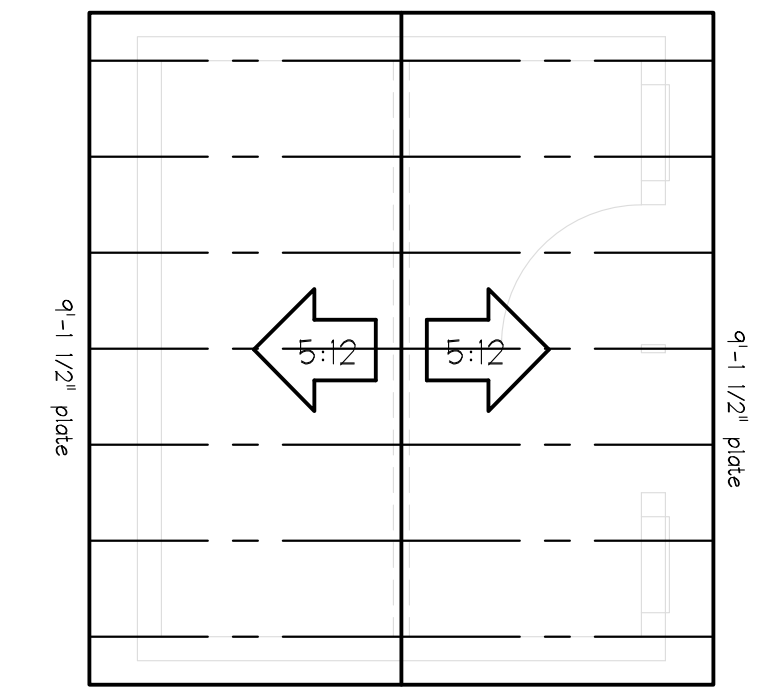
- Notes:**
1. All electrical work shall be done in accordance with National Electric Code, Latest Edition.
 2. Provide a J-Box below counter for dishwasher, ice machine, compactor and range.
 3. Provide waterproof covers on all exterior outlets and ground fault interrupter receptacles in all wet and exterior locations.
 4. All fixtures shall be UL Approved.
 5. Provide "bution" at entry doors and door chimes.
 6. Verify water heater and HVAC electrical requirements prior to construction.
 7. Verify all outlet, switch, fixture, television and telephone locations with owner prior to construction.
 8. Provide light fixtures and outlets in attic as per owners instructions.
 9. Verify all light fixtures and plug type and location with owner prior to installation.
 10. Center all light fixtures in each room.



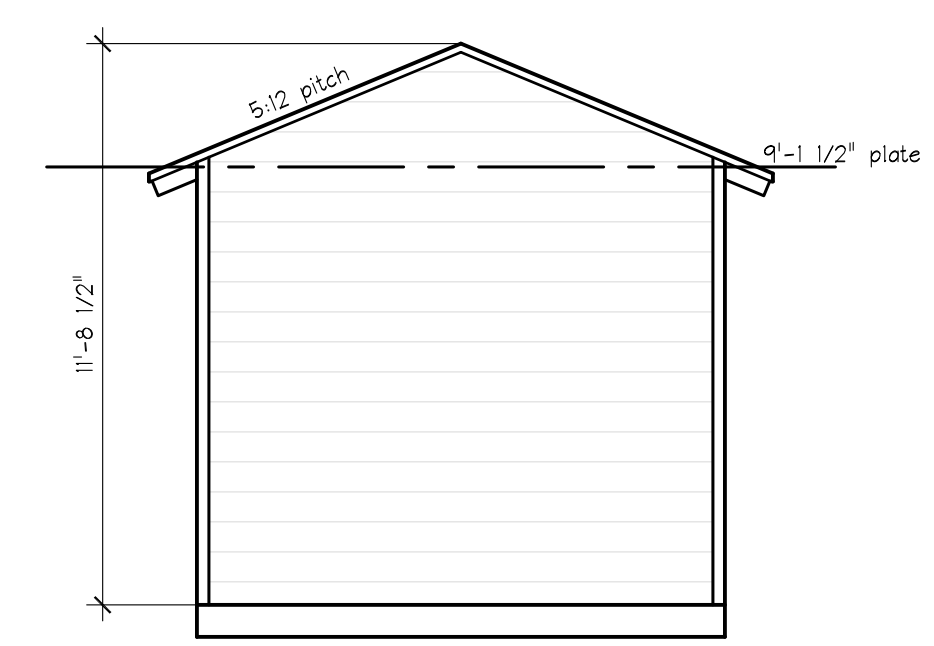
143 sq. ft.
FLOOR PLAN
SCALE 1/4" = 1'-0"

Roofing Notes:

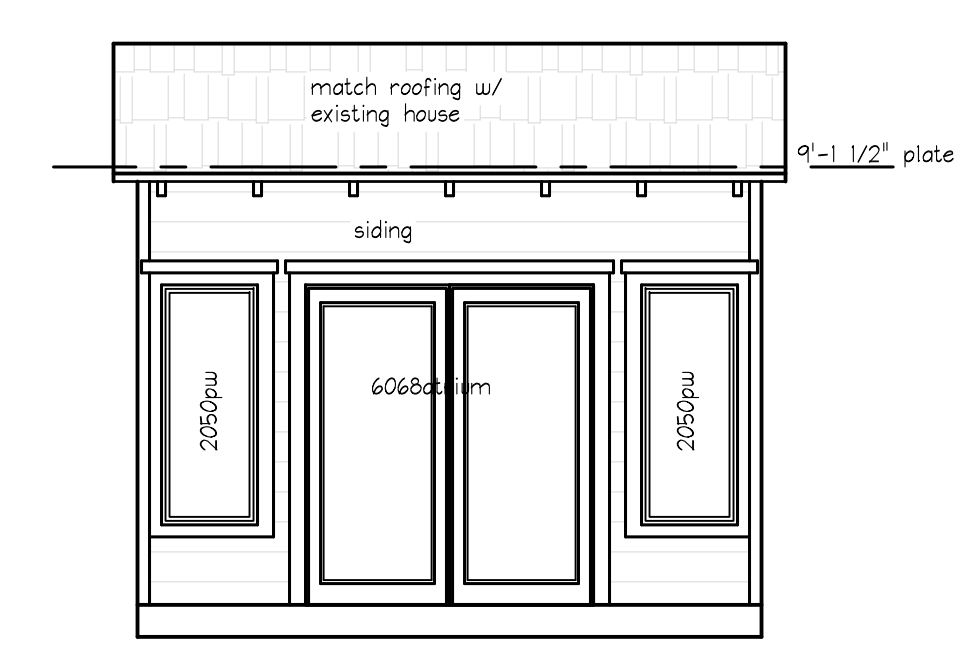
1. All roof rafters shall be 2x6's @ 24" o.c. unless otherwise noted.
2. All ridges and valleys shall be 2x8's unless noted otherwise.
3. Purlins shall be placed to reduce rafter spans to 11'-4" or less.
4. Rafters, ridges, and valleys over 9'-6" spans shall be #2 S.Y. Pine or equal. Spans 9'-6" or less may be #3 S.Y. Pine.
5. Furr down 2x6 rafters with 2x2's in all areas of sloped ceilings. Attach with 3-1/2" screws @ 6" o.c.
6. Beams and purlin loads shall be distributed to walls or double ceiling joists by T columns of 2-2x6's.
7. Collar ties shall be placed @ 48" o.c. max at ridges.
8. Struts shall be 2-2x4's at an angle greater than 46 degrees.
9. All ceiling joists to be 2x6's @ 24" o.c. unless otherwise noted.
10. Ceiling joists span for #2 S.Y. Pine or equal shall not exceed the following:
 - 10.a. 2x6 - 11'-0" @ 24" o.c.
 - 10.b. 2x8 - 14'-2" @ 24" o.c.
 - 10.c. 2x10 - 17'0" @ 24" o.c., 20'-9" @ 16" o.c.
11. Ceiling joists span for #3 S.Y. Pine or equal shall not exceed the following:
 - 11.a. 2x6 - 8'-6" @ 24" o.c.
 - 11.b. 2x8 - 10'-10" @ 24" o.c.
 - 11.c. 2x10 - 21'-10" @ 24" o.c., 15'-8" @ 16" o.c.
12. Vent stacks shall be placed on roof planes not visible from street. All vent stacks and roof vents that are visible from street shall be painted to match roofing material.
13. Provide gutters around entire house. Gutter and downspouts to be installed according to owner preference. Splash blocks shall be installed at all downspouts.
14. Roofing material to be selected by owner.
15. Final roof material to be installed on 30 lbs felt on 5/8" OSB plywood.



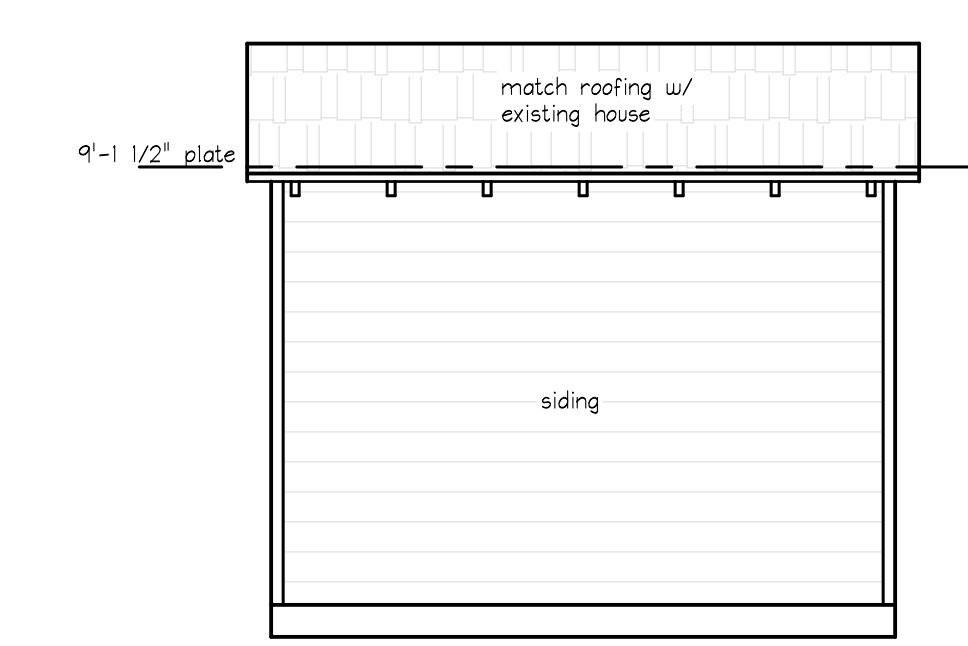
ROOF PLAN
SCALE 1/4" = 1'-0"



FRONT + REAR
SCALE 1/4" = 1'-0"



RIGHT
SCALE 1/4" = 1'-0"



LEFT
SCALE 1/4" = 1'-0"

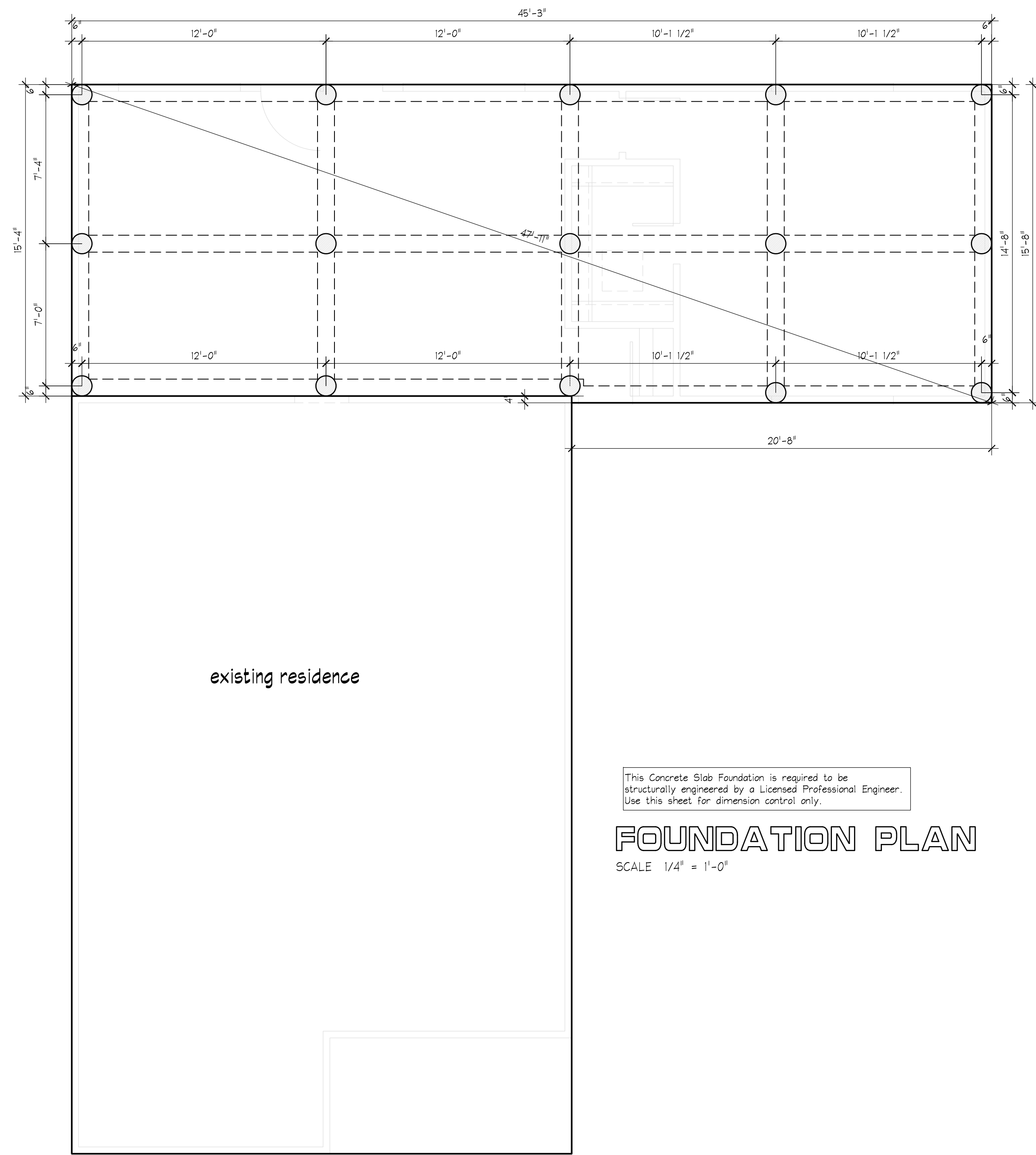
REVISIONS:
11/02/2023
01/15/2025

J. Karlovich
Home Design
(214) 674-0290 : Phone
jkarlovichhomedesign.com

These plans are intended to provide the basic construction information necessary to substantially complete this structure. Like most home designers, this firm, J. Karlovich Home Design, does not provide structural or engineering firm stands no liability for structural or mechanical design integrity. For all structural and mechanical design details, the owner is responsible for obtaining all necessary permits and ensuring that all work is done in accordance with all applicable codes and regulations. If any error or omission does occur it is the sole responsibility of the contractor and/or the owner to correct the error and/or omission at his own expense and not the responsibility of J. Karlovich Home Design. These plans are intended to be a one time use for this address ONLY.

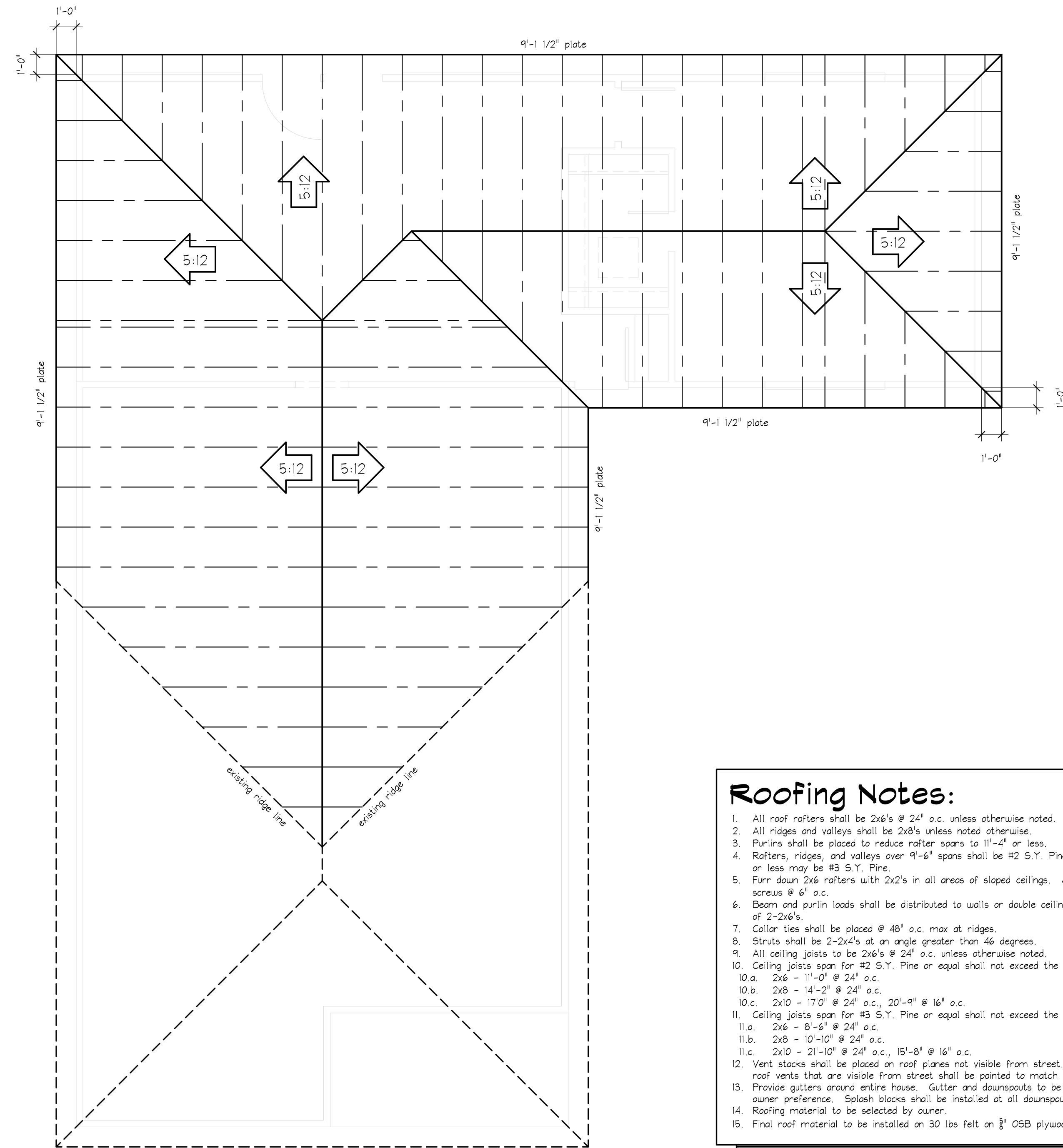
M2237 Services
(214) 499-3338

A Custom Addition for:
Walker Residence
603 E Risk Street
Abstract No. 14
B.F. Boydston Survey
City of Rockwall, Rockwall County, Texas



This Concrete Slab Foundation is required to be structurally engineered by a Licensed Professional Engineer. Use this sheet for dimension control only.

FOUNDATION PLAN
SCALE 1/4" = 1'-0"



- Roofing Notes:**
- All roof rafters shall be 2x6's @ 24" o.c. unless otherwise noted.
 - All ridges and valleys shall be 2x8's unless noted otherwise.
 - Purlins shall be placed to reduce rafter spans to 11'-4" or less.
 - Rafters, ridges, and valleys over 9'-6" spans shall be #2 S.Y. Pine or equal. Spans 9'-6" or less may be #3 S.Y. Pine.
 - Furr down 2x6 rafters with 2x2's in all areas of sloped ceilings. Attach with 3-1/2" screws @ 6" o.c.
 - Beam and purlin loads shall be distributed to walls or double ceiling joists by T columns @ 2-2x6's.
 - Collar ties shall be placed @ 48" o.c. max at ridges.
 - Struts shall be 2-2x4's at an angle greater than 46 degrees.
 - All ceiling joists to be 2x6's @ 24" o.c. unless otherwise noted.
 - Ceiling joists span for #2 S.Y. Pine or equal shall not exceed the following:
 - 2x6 - 11'-0" @ 24" o.c.
 - 2x8 - 14'-2" @ 24" o.c.
 - 2x10 - 17'0" @ 24" o.c., 20'-9" @ 16" o.c.
 - Ceiling joists span for #3 S.Y. Pine or equal shall not exceed the following:
 - 2x6 - 8'-6" @ 24" o.c.
 - 2x8 - 10'-10" @ 24" o.c.
 - 2x10 - 21'-10" @ 24" o.c., 15'-8" @ 16" o.c.
 - Vent stacks shall be placed on roof planes not visible from street. All vent stacks and roof vents that are visible from street shall be painted to match roofing material.
 - Provide gutters around entire house. Gutter and downspouts to be installed according to owner preference. Splash blocks shall be installed at all downspouts.
 - Roofing material to be selected by owner.
 - Final roof material to be installed on 30 lbs felt on 5/8" OSB plywood.

ROOF PLAN
SCALE 1/4" = 1'-0"

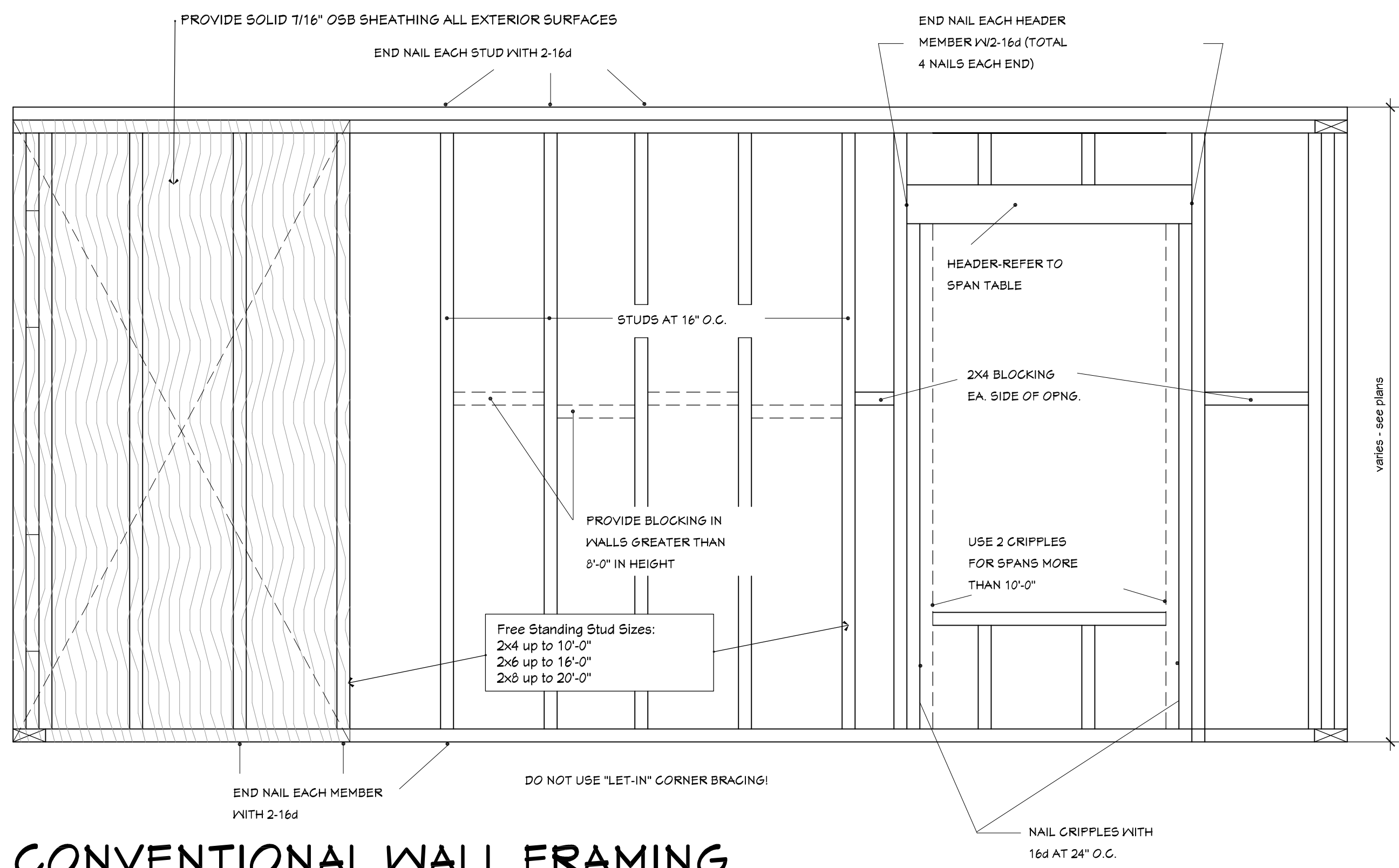
These plans are intended to provide the basic construction information necessary to substantially complete this structure. Like most home designers, this firm, J. Karlovich Home Design, does not provide a structural or engineering firm stands no liability for structural or mechanical design integrity. For all construction, all materials and methods used are correct and governmental regulations have been met. If any error or omission does occur it is the sole responsibility of the contractor and/or the owner to correct the error and/or omission at his own expense and not the responsibility of J. Karlovich Home Design. These plans are intended to be a one time use for this address ONLY.

Project Description:

We are requesting approval for an addition to our primary residence that will improve its functionality while maintaining its original character. Our proposed project includes:

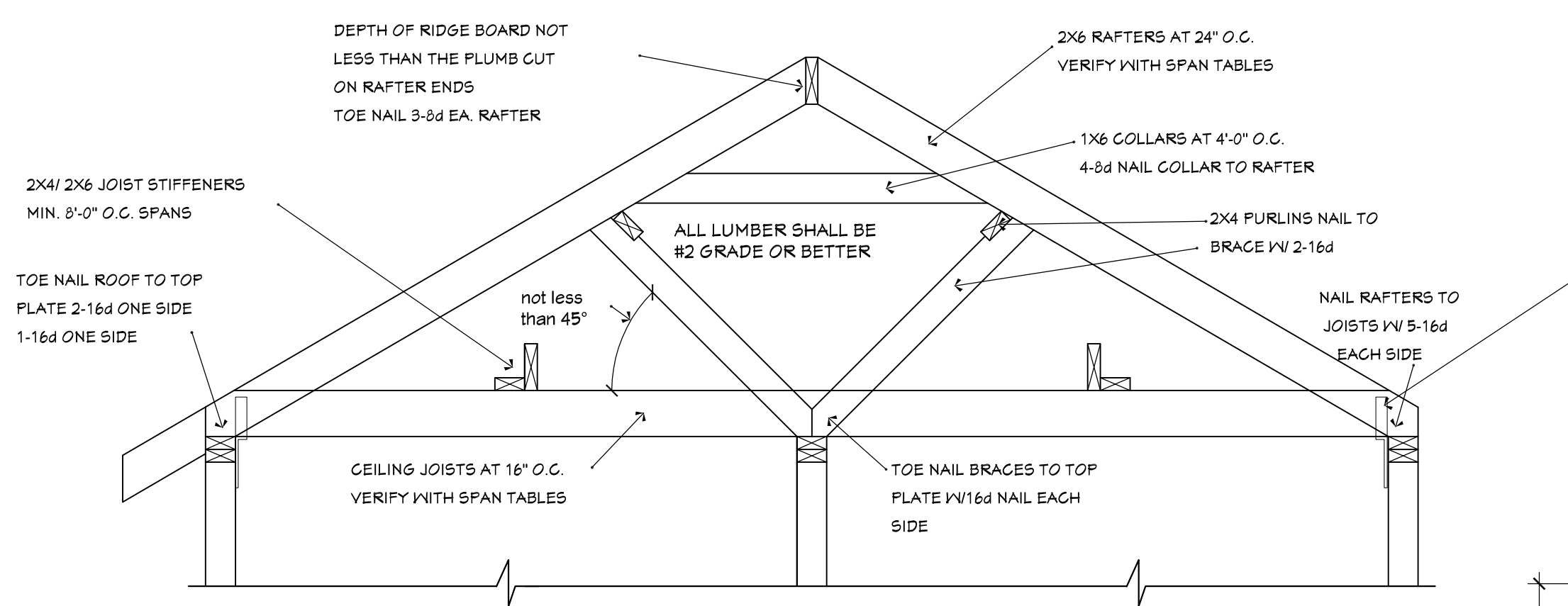
- A 701-square-foot addition, which will add a living room and a bedroom to the home. Our current home currently lacks a dedicated living room space. With this addition, the home will also become a three-bedroom residence that will better fit our family. The total square footage of the home will increase to 1551 square feet.
- A 10x12 detached home office, intended for remote work. This space will serve solely as a private workspace, with no in-person client visits or business-related foot traffic.

We will ensure the front exterior integrates with the existing home by using matching siding, windows, and roofing materials.



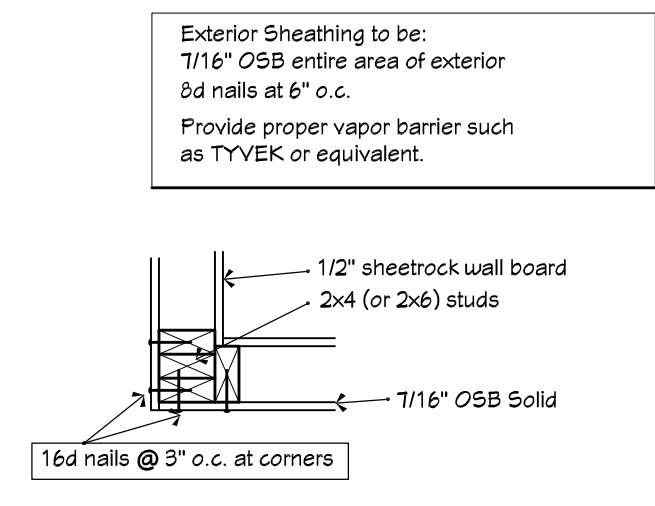
CONVENTIONAL WALL FRAMING

SCALE: 3/4" = 1'-0"

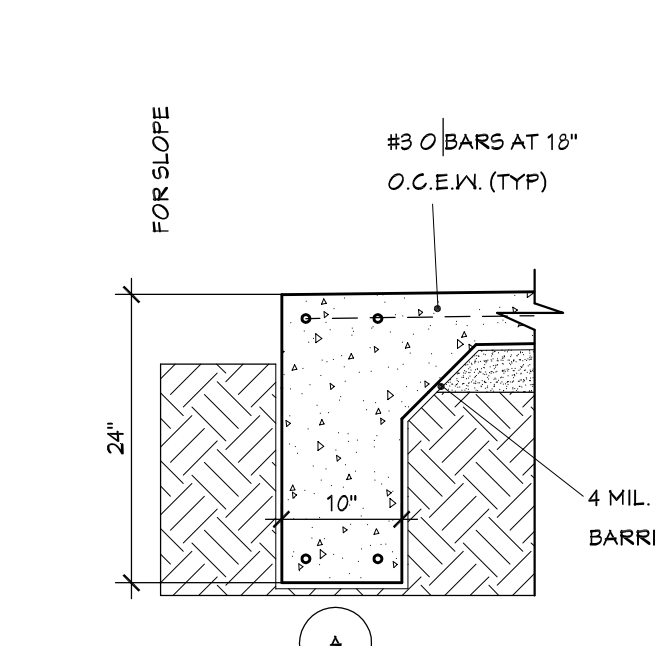


CONVENTIONAL ROOF BRACING

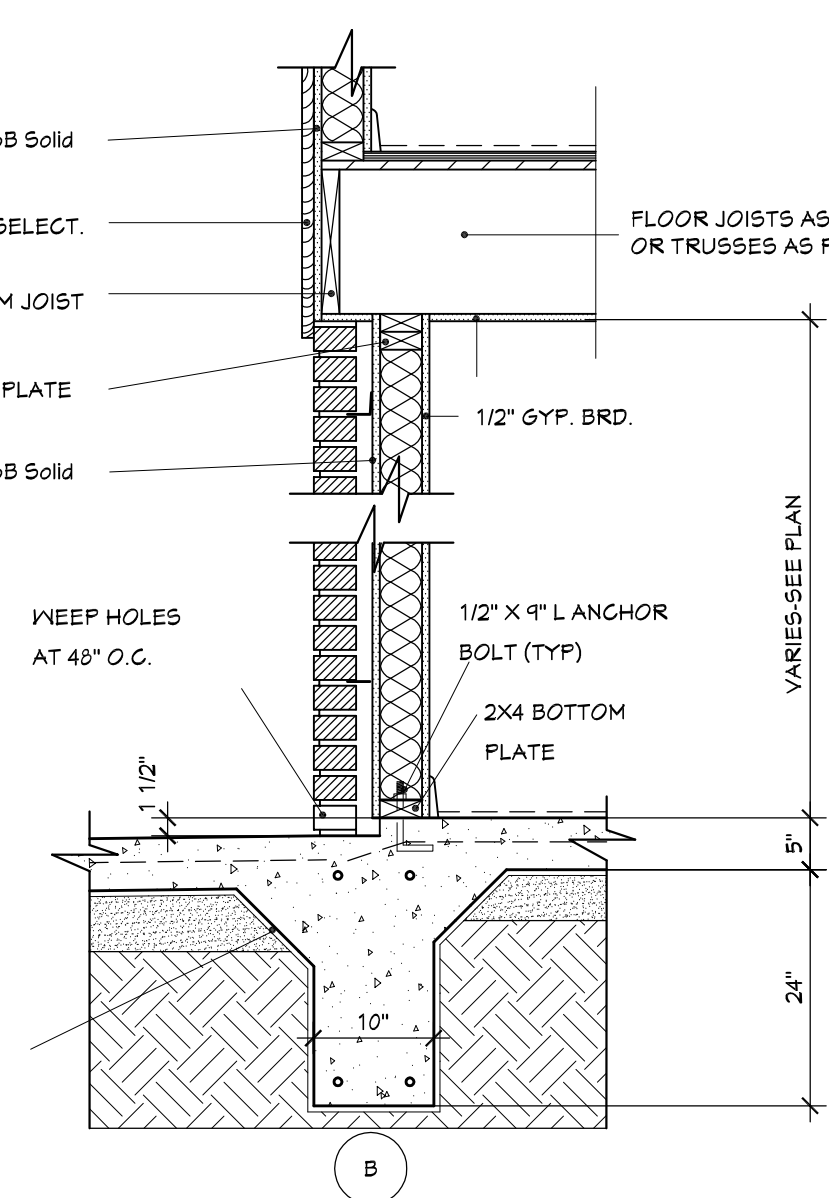
SCALE: N.T.S.



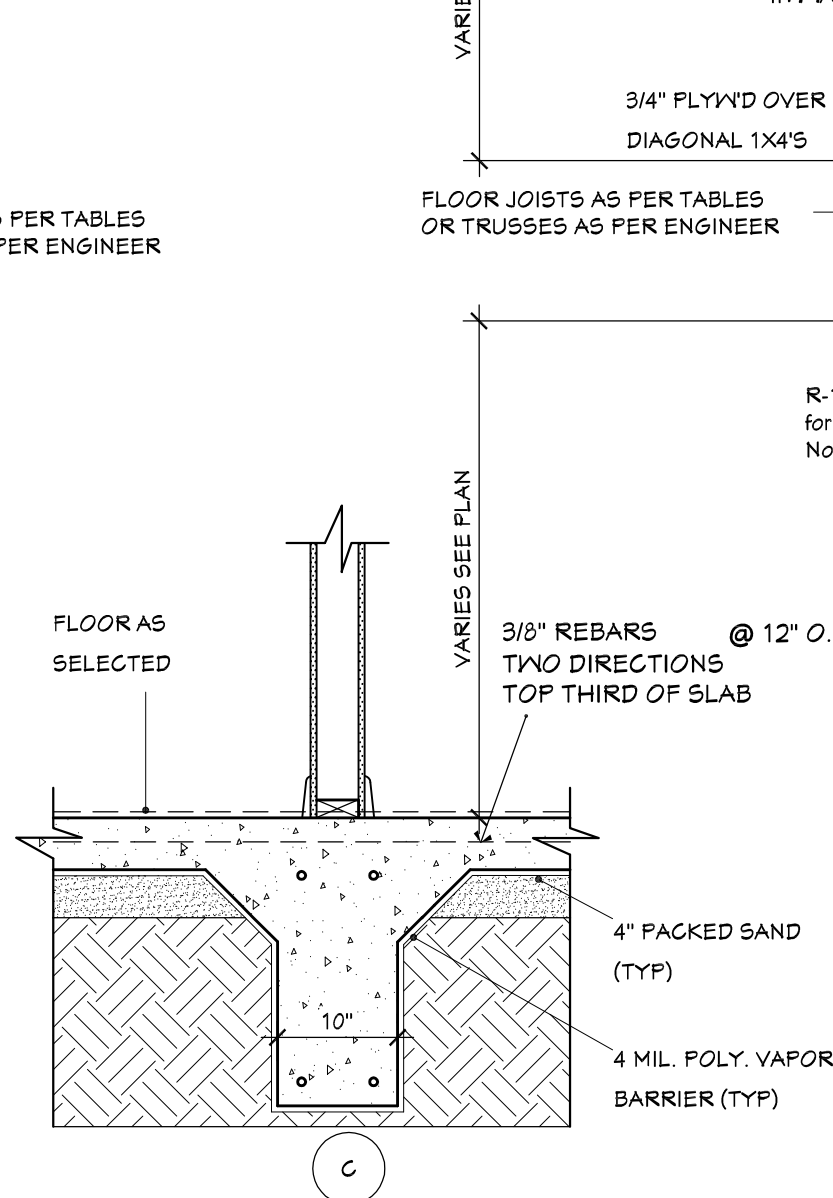
CORNER DETAIL



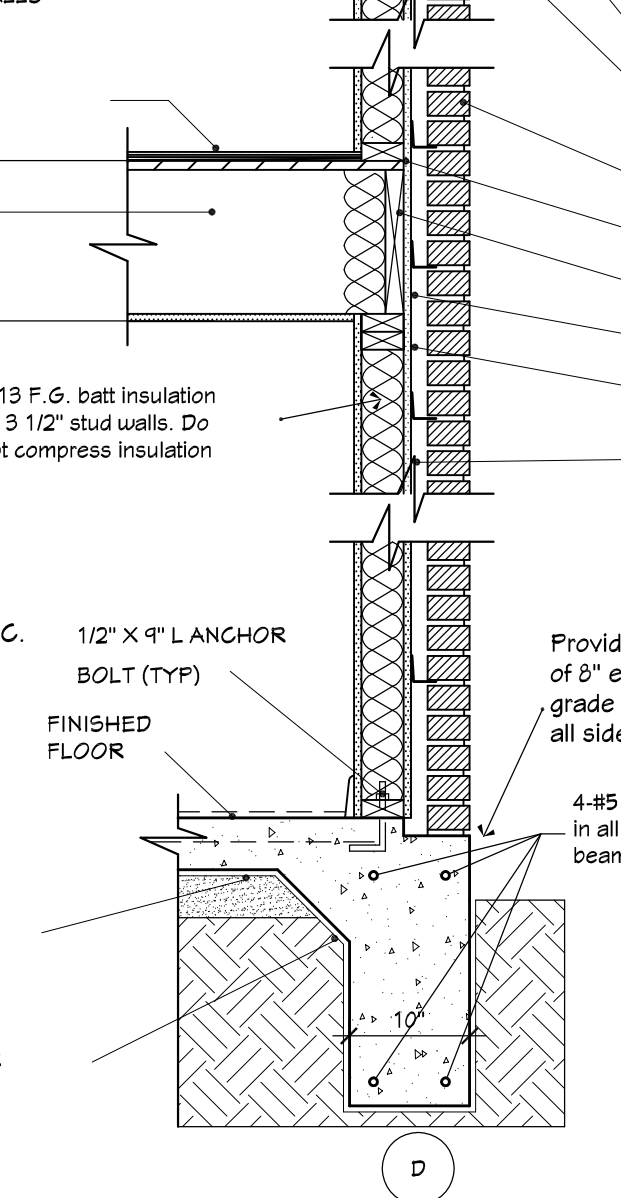
PORCH



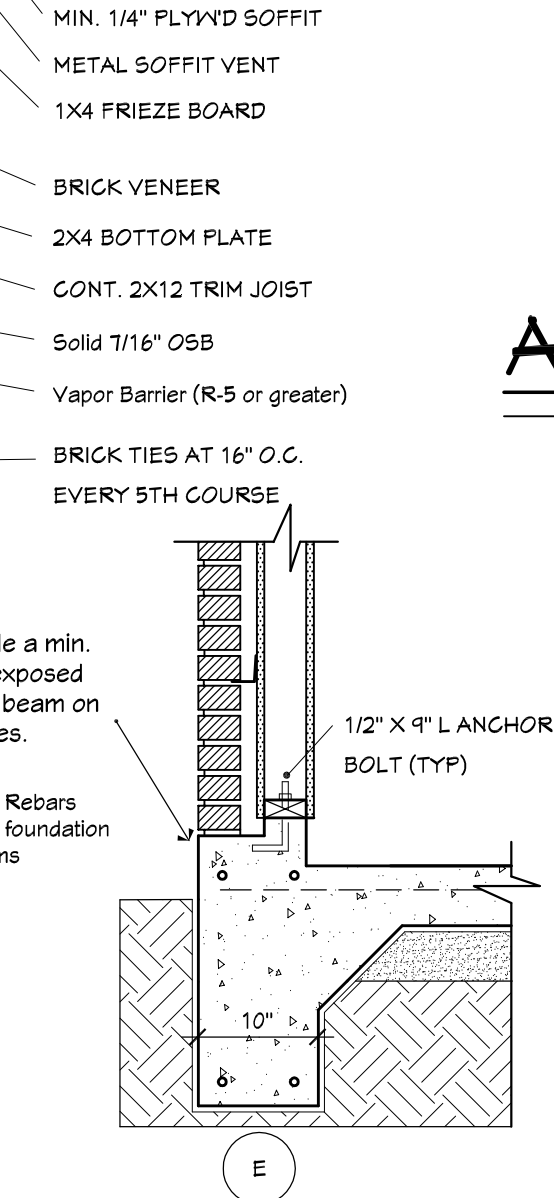
PERIMETER WALL AT PORCH



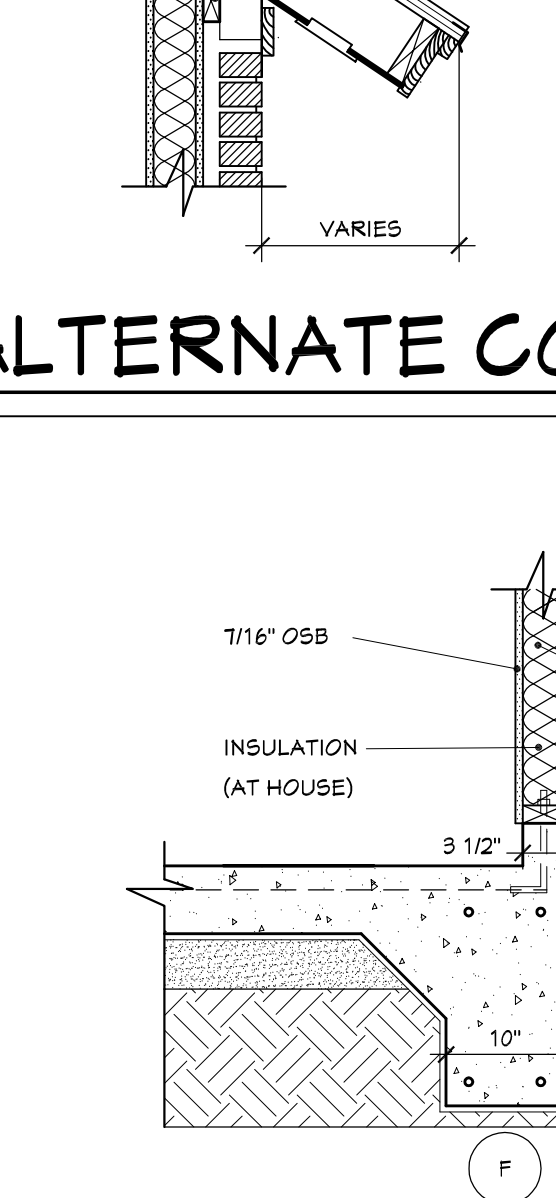
TYPICAL INTERIOR



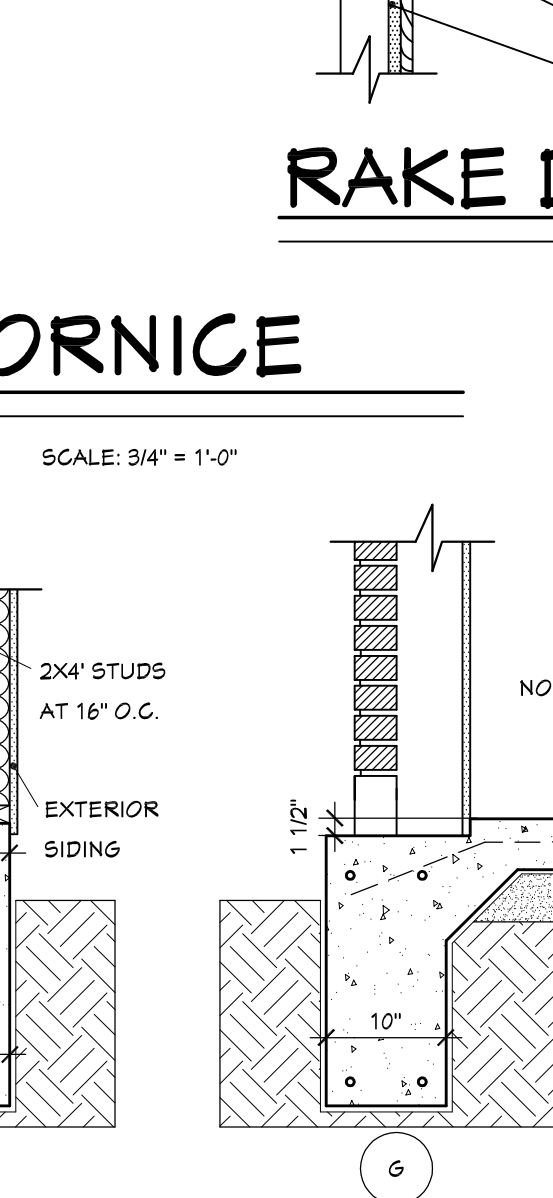
PERIMETER WITH BRICK LEDGE



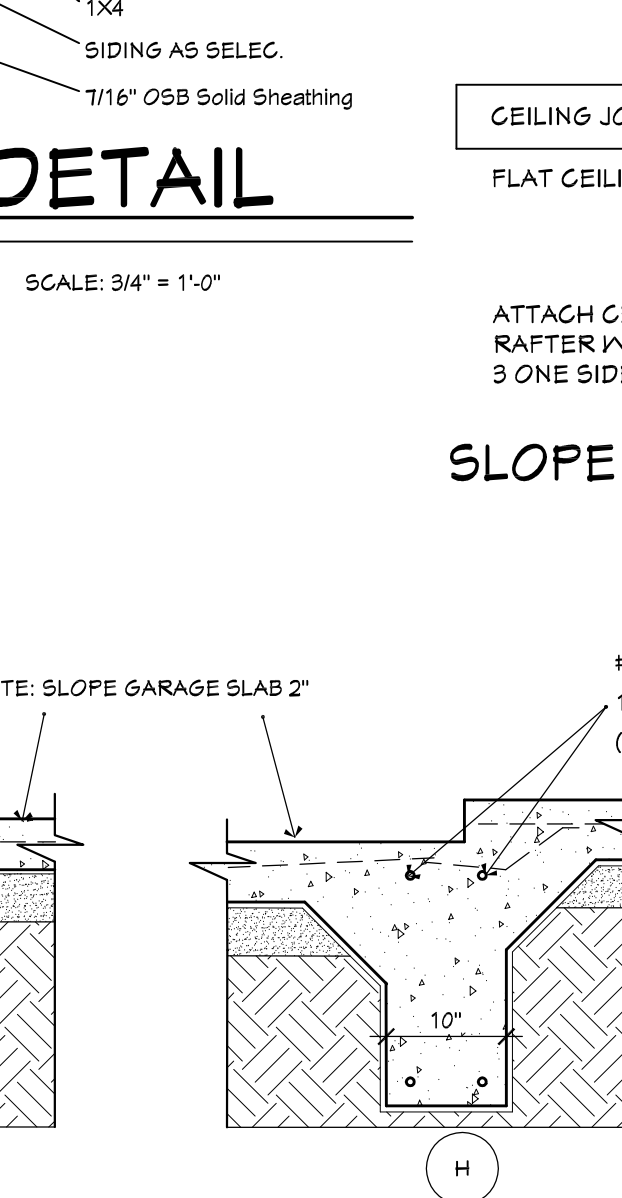
PERIMETER GARAGE WITH BRICK LEDGE



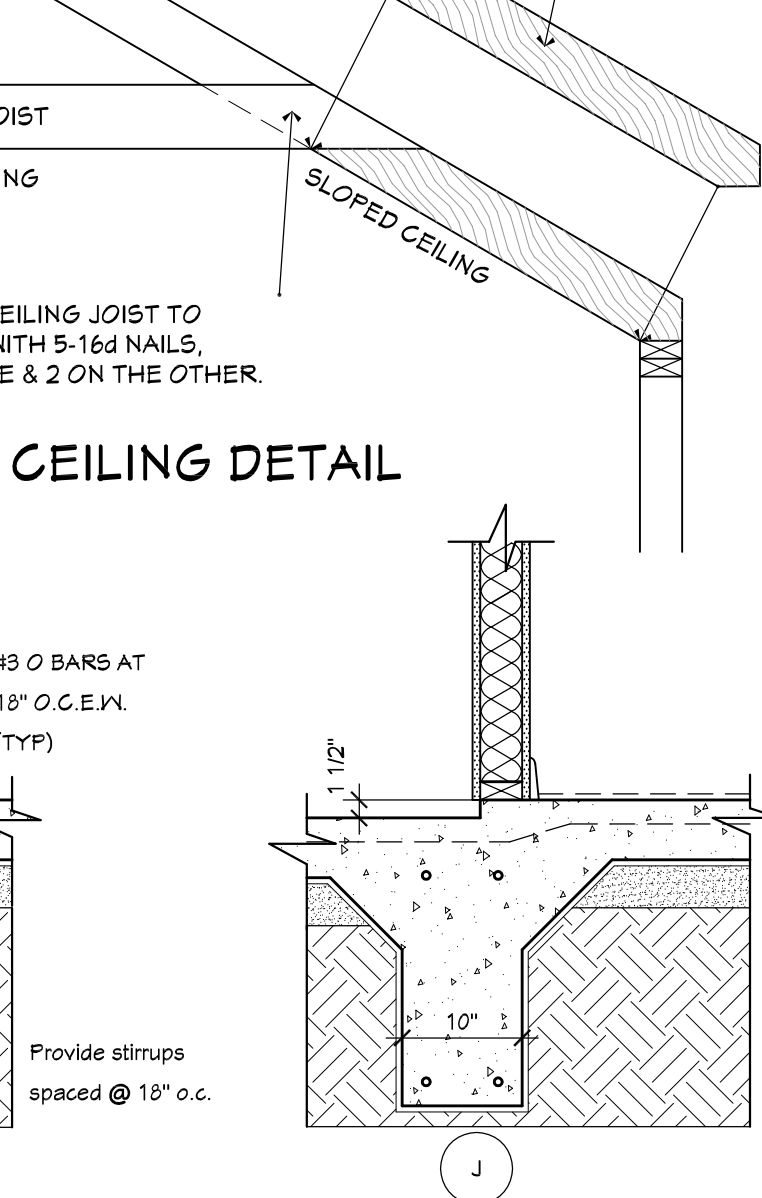
PERIMETER GARAGE (FRAME WALL)



PERIMETER AT GARAGE DOOR



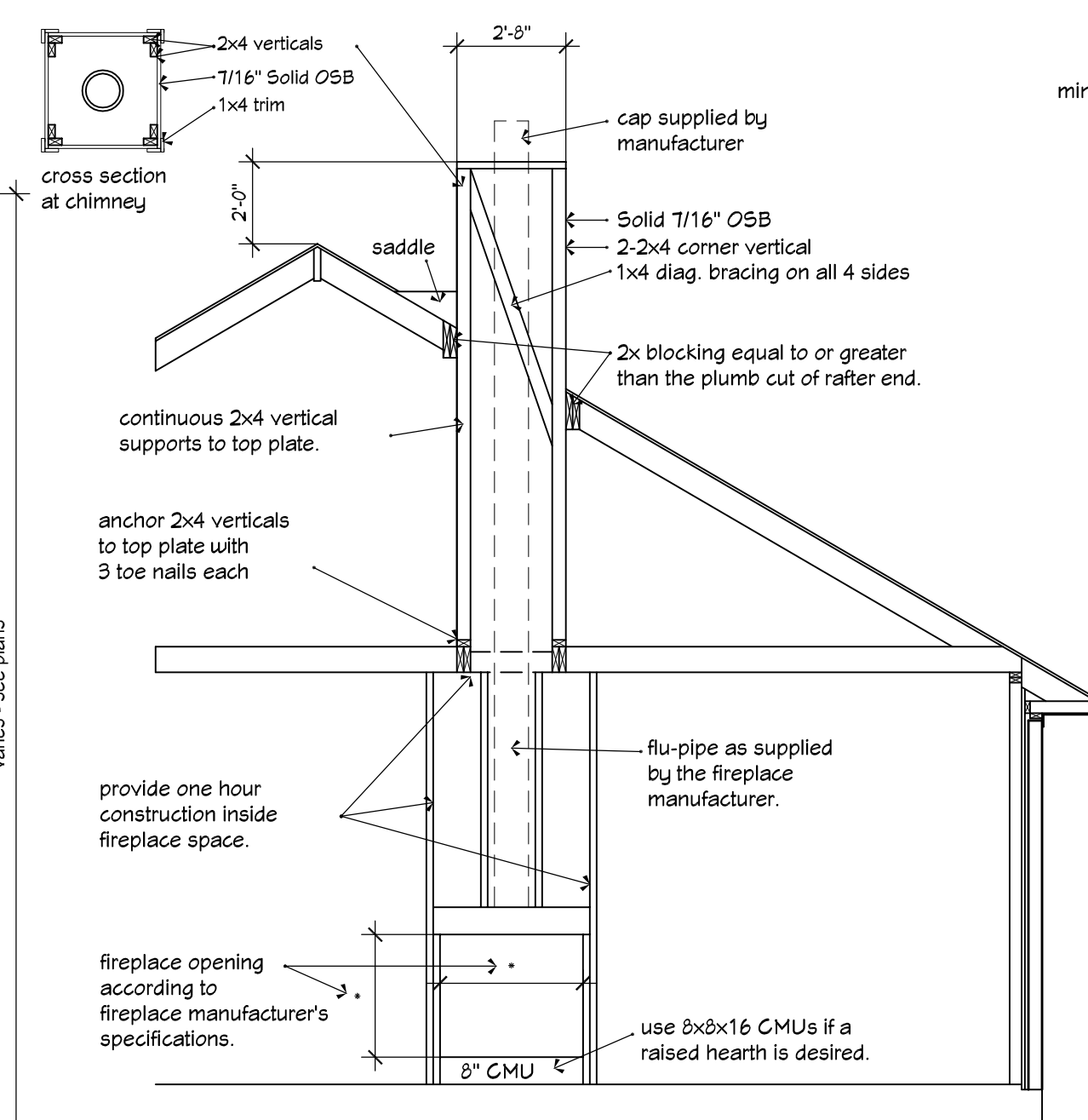
TIRE BUMP AT GARAGE



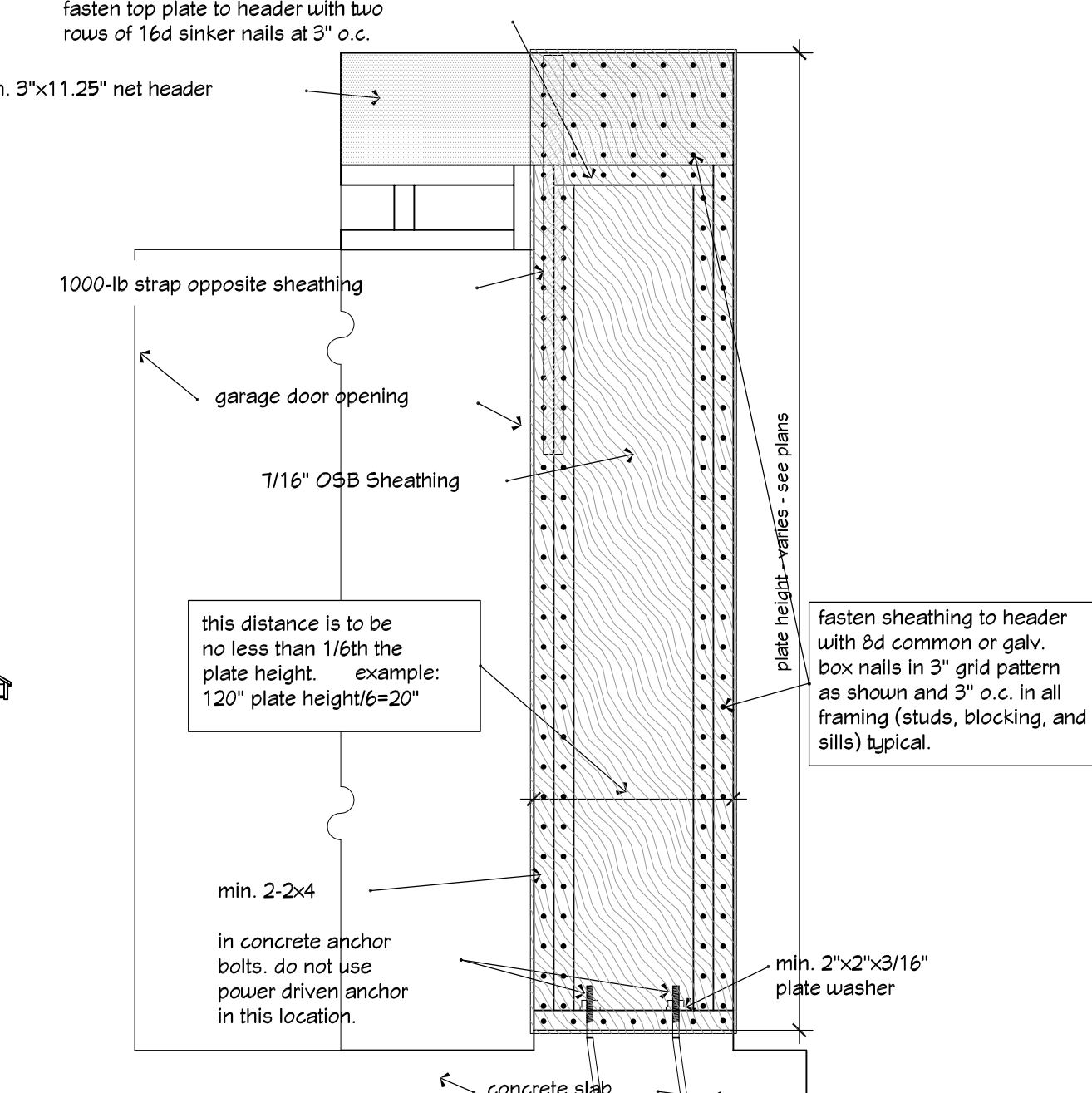
HOUSE MARGIN

FOUNDATION DETAILS

SCALE: 3/4" = 1'-0"
REFER TO ENGINEER'S PLANS AND DETAILS WHEN A POST TENSIONED, BASEMENT OR CRAWL SPACE FOUNDATION IS SPECIFIED.



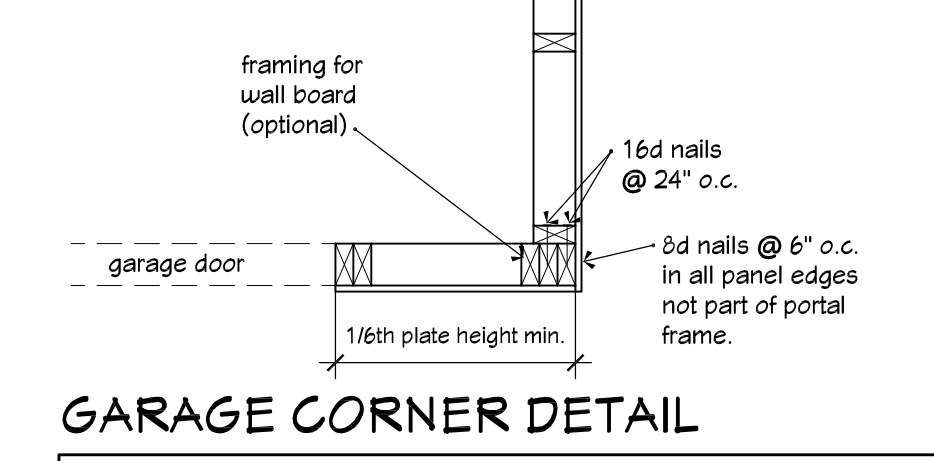
WOOD CHIMNEY DETAIL



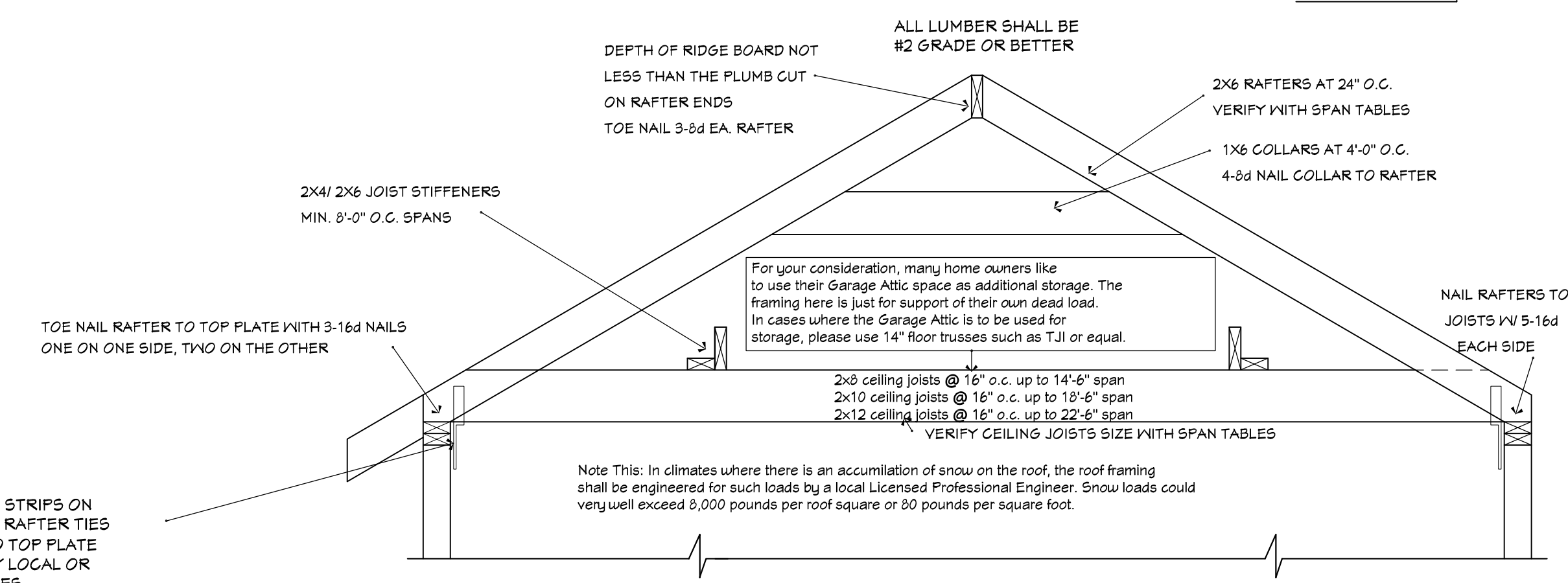
GARAGE CORNER DETAIL

GENERAL FOUNDATION NOTES:

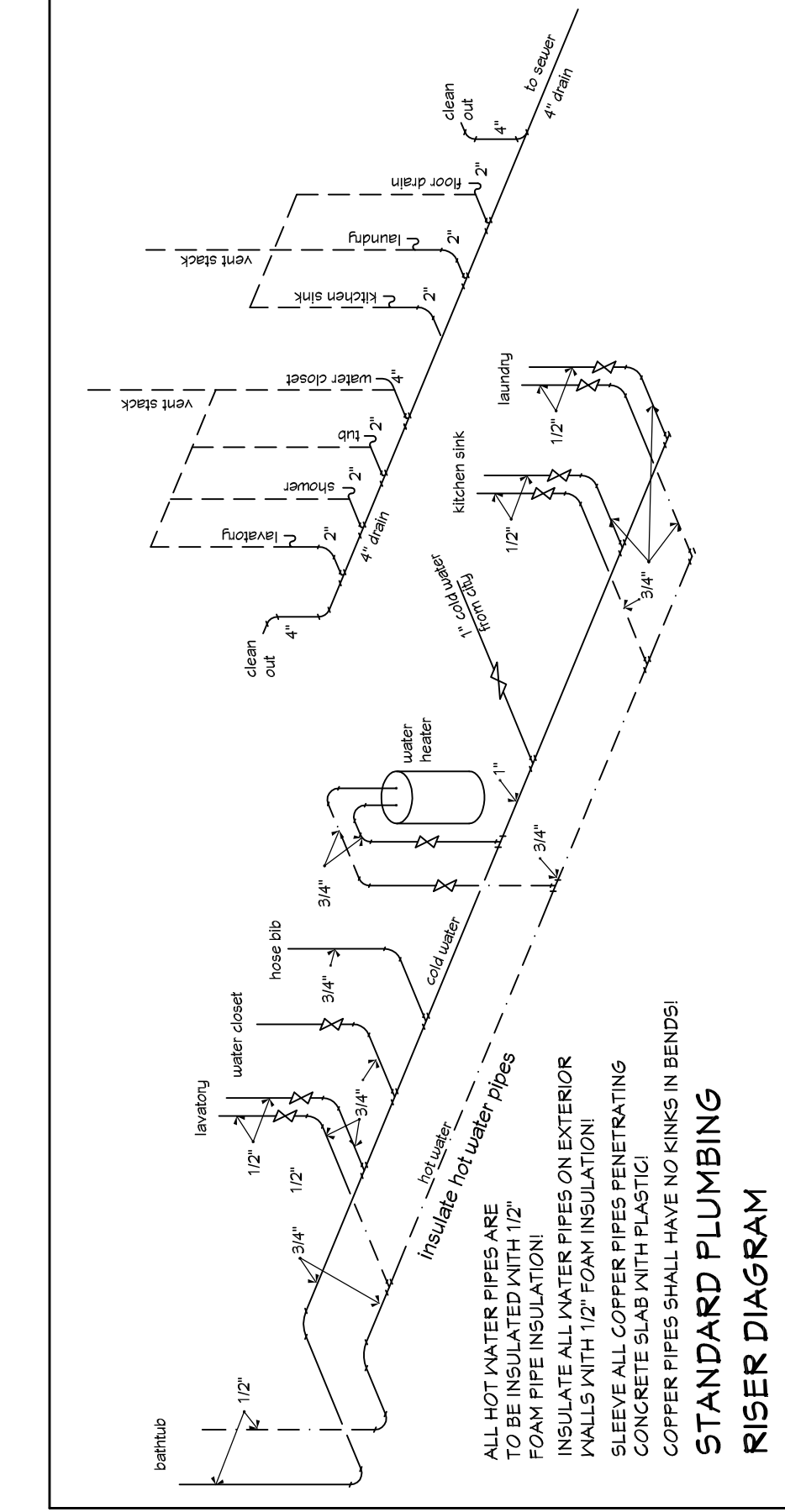
- 1) These foundation notes and details are not applicable when a post tensioned slab is specified. Please refer to the Engineer's notes and details.
- 2) These notes and details were taken from the Dallas, Texas area office of the U.S. Department of Housing and Urban Development, Type "C" Foundation.
- 3) Provide a min. of 4" sand fill except in areas with a high water table. Where a high water table occurs use gravel, crushed stone or comparable material.
- 4) All beams shall penetrate a minimum of 6" into undisturbed soils.
- 5) No "dead end" beams shall be allowed.
- 6) All beams and slab reinforcement to extend within 1-1/2" of exterior forms.
- 7) All concrete shall have a 28 day ultimate compressive strength of 3,000 p.s.i.
- 8) Slab reinforcing shall be tied and supported every 48" or less.
- 9) Lap all bar reinforcing 40 diameters. That's 15" with 3/8" rebars.
- 10) This foundation detail sheet is provided for your convenience. Use at your own risk. It is advised that a qualified licensed Professional Engineer review this foundation design and the soil report to assure this foundation design is correct for the soils it is to be built on.



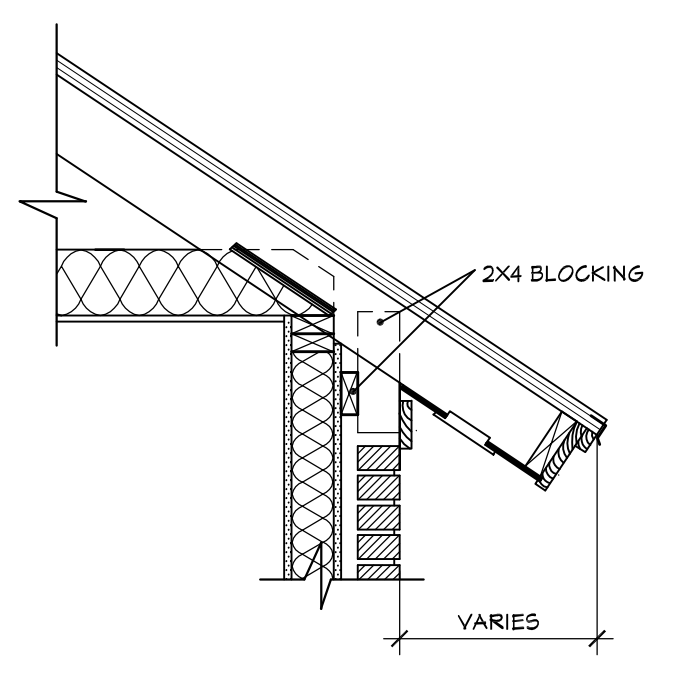
GARAGE CORNER DETAIL



GARAGE ROOF BRACING

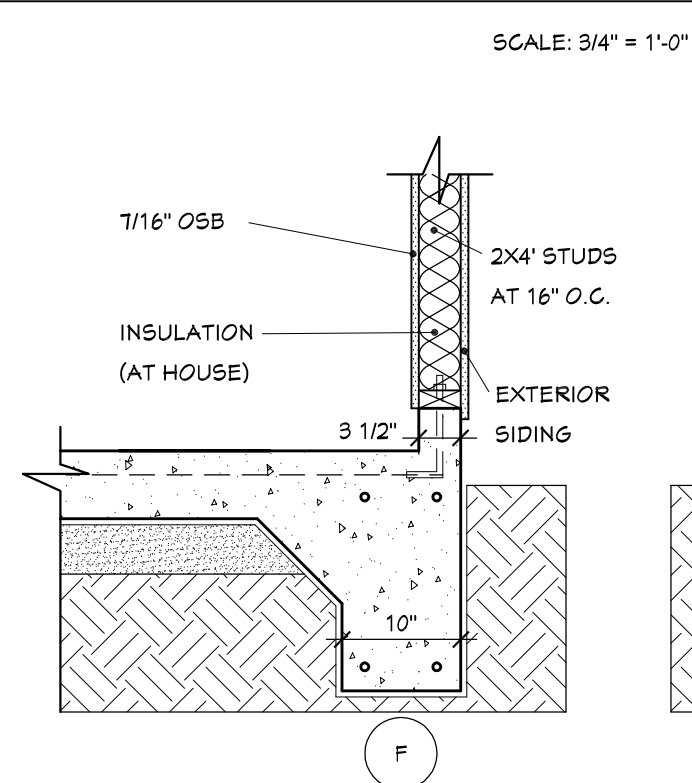


STANDARD PLUMBING RISER DIAGRAM

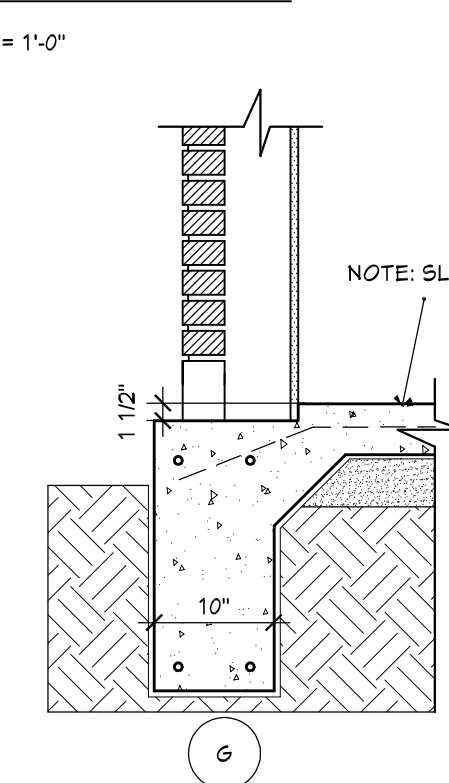


RAKE DETAIL

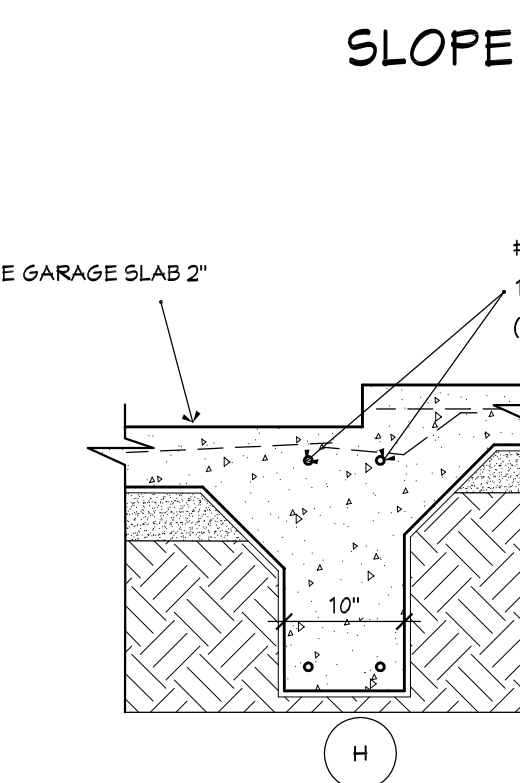
ALTERNATE CORNICE



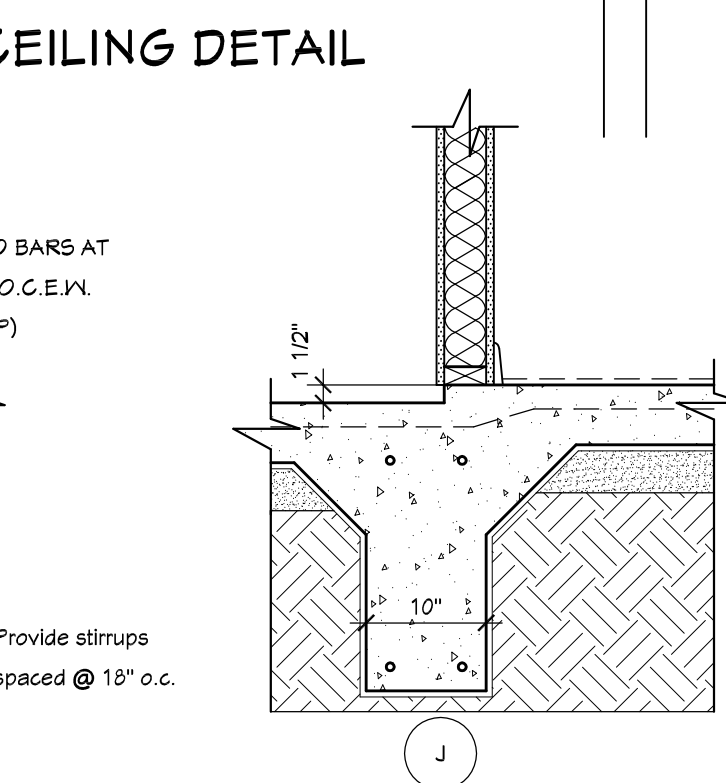
PERIMETER GARAGE (FRAME WALL)



PERIMETER AT GARAGE DOOR



TIRE BUMP AT GARAGE



HOUSE MARGIN

REVISIONS:

J. Karlovich
Home Design

(214) 674-0290 : Phone
jkarlovichhomedesign.com

These plans are intended to provide the basic construction information necessary to substantially complete this structure. Like most home designers, this firm, J. Karlovich Home Design, is not an architectural or engineering firm and stands no liability for structural or architectural design integrity. Every effort has been made to ensure all dimensions are correct and governmental regulations have been met. If any error or omission does occur it is the sole responsibility of the contractor and/or the owner to correct the error and/or omission at his own expense and not the responsibility of J. Karlovich Home Design. These plans are intended to be a one time use for this address ONLY.

STANDARD CONSTRUCTION DETAILS
Refer to Engineer Plans for Specific Details



CITY OF ROCKWALL

HISTORIC PRESERVATION ADVISORY BOARD CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Historic Preservation Advisory Board

DATE: February 20, 2025

APPLICANT: Kelli Walker

CASE NUMBER: H2025-005; *Building Permit Fee Waiver for 603 E. Rusk Street*

The applicant -- *Kelli Walker* -- is requesting the approval of a *Building Permit Fee Waiver* for the construction of an addition to an existing single-family home on the subject property. This request is being proposed in tandem with a Certificate of Appropriateness (COA) [Case No. H2025-003] and a *Small Matching Grant* [Case No. H2025-004]. On March 21, 2016, the City Council approved *Resolution No. 16-08* establishing the *Building Permit Fee Waiver Program* to provide an incentive for the rehabilitation or restoration of historic structures and other properties in certain areas of the City. For a residential property to be eligible for the *Building Permit Fee Waiver Program*, the property must be located within the Old Town Rockwall (OTR) Historic District or the Southside Residential Neighborhood Overlay (SRO) District and involve a minimum investment of \$5,000.00 for a rehabilitation or restoration project. Properties classified as Contributing (i.e. *High, Medium, or Low Contributing*) shall be eligible for a full waiver of building permit fees and properties classified as Non-Contributing shall be eligible for a reduction in permit fees of up to 50.00%. The applicant has provided a scope of work and a valuation of \$110,000.00 for the construction of the new addition. Based on the property's designation as Low-Contributing, the applicant would be eligible to request 100.00% reduction of the building permit fee under the *Building Permit Fee Waiver* program. The estimated building permit fees for this project is as follows:

PERMIT	FEE
SINGLE-FAMILY [REMODEL/ADDITION]	\$336.48 [i.e. \$0.48/SF (MINIMUM FEE: \$125.00)]

In addition, the scope of work does not appear to be for the purpose of restoration of the existing home. The property's current Low-Contributing designation does make this project eligible for the building permit fee waiver; however, as recommended in the Certificate of Appropriateness (COA) case memo, staff is recommending that the designation of the property be changed from Low-Contributing to Non-Contributing. If approved, this would change the total eligible building permit fee waiver amount from a maximum of \$336.48 to \$168.24. Staff should note that requests for *Building Permit Fee Waivers* are discretionary decisions for the Historic Preservation Advisory Board (HPAB). Should the Historic Preservation Advisory Board (HPAB) have any questions concerning the applicant's request, staff and the applicant will be present at the February 20, 2025 meeting.



HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

STAFF USE ONLY

CASE NUMBER: _____

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR HAS SIGNED BELOW.

DIRECTOR OF PLANNING: _____

DATE RECEIVED: _____

RECEIVED BY: _____

APPLICATION:

- CERTIFICATE OF APPROPRIATENESS (COA)
- LOCAL LANDMARK EVALUATION & DESIGNATION
- BUILDING PERMIT WAIVER & REDUCTION PROGRAM
- SMALL MATCHING GRANT APPLICATION

SPECIAL DISTRICTS (SELECT APPLICABLE):

- OLD TOWN ROCKWALL HISTORIC (OTR) DISTRICT
- PLANNED DEVELOPMENT DISTRICT 50 (PD-50)
- SOUTHSIDE RESIDENTIAL NEIGHBORHOOD OVERLAY (SRO) DISTRICT
- DOWNTOWN (DT) DISTRICT

CONTRIBUTING STATUS (SELECT APPLICABLE):

- LANDMARKED PROPERTY
- HIGH CONTRIBUTING PROPERTY
- MEDIUM CONTRIBUTING PROPERTY
- LOW CONTRIBUTING PROPERTY
- NON-CONTRIBUTING PROPERTY

CURRENT LAND USE OF THE SUBJECT PROPERTY:

- RESIDENTIAL
- COMMERCIAL

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 603 E Rusk Street

SUBDIVISION Property ID: 14470 LOT _____ BLOCK 120E

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

IS THE OWNER OF THE PROPERTY THE PRIMARY CONTACT? YES NO APPLICANT(S) IS/ARE: OWNER TENANT NON-PROFIT RESIDENT

CHECK THIS BOX IF OWNER AND APPLICANT ARE THE SAME. OTHER, SPECIFY: _____

OWNER(S) NAME Kelli Walker APPLICANT(S) NAME _____

ADDRESS 603 E Rusk Street ADDRESS _____

PHONE (214) 912-6140 PHONE _____

E-MAIL walker.kelli@gmail.com E-MAIL _____

SCOPE OF WORK/REASON FOR EVALUATION REQUEST [PLEASE PRINT]

CONSTRUCTION TYPE [CHECK ONE]: EXTERIOR ALTERATION NEW CONSTRUCTION ADDITION DEMOLITION
 RELOCATIONS OTHER, SPECIFY: _____

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (IF APPLICABLE): \$ 110,000

PROJECT DESCRIPTION. IN THE SPACE PROVIDED BELOW OR ON A SEPARATE SHEET OF PAPER, DESCRIBE IN DETAIL THE WORK THAT WILL BE PERFORMED ON SITE. FOR LOCAL LANDMARK EVALUATION & DESIGNATION REQUESTS INDICATE ANY ADDITIONAL INFORMATION YOU MAY HAVE CONCERNING THE PROPERTY, HISTORY, SIGNIFICANCE, PRESENT CONDITIONS, STATUS, CURRENT OR PAST USE(S), ETC. STAFF RECOMMENDS THAT PHOTOGRAPHS OF THE INTERIOR AND EXTERIOR OF THE PROPERTY ARE SUBMITTED WITH THIS APPLICATION.

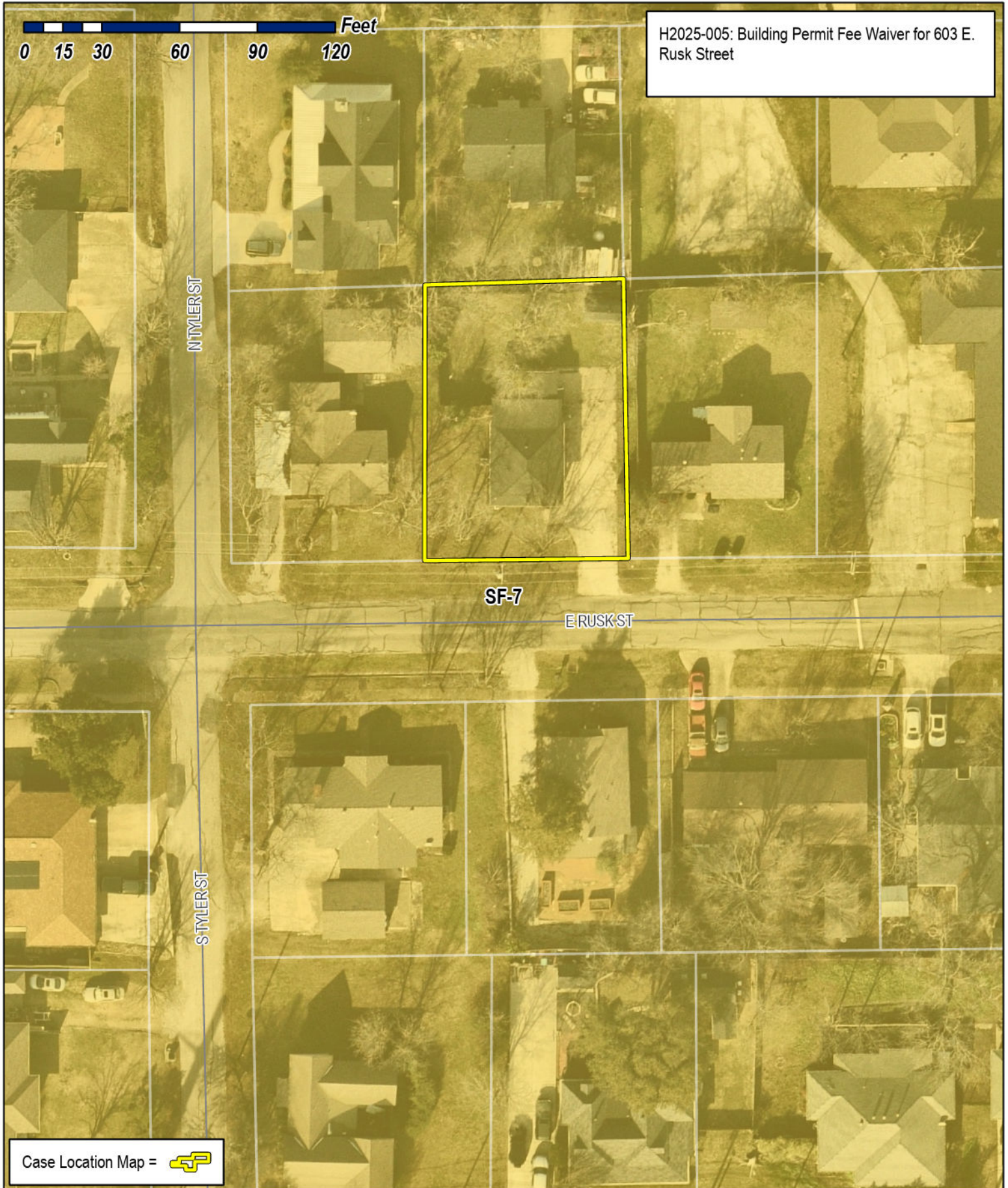
Project Description on Separate Sheet

OWNER & APPLICANT STATEMENT [ORIGINAL SIGNATURES REQUIRED]

I ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THAT ALL INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. FURTHERMORE, I UNDERSTAND THAT IT IS NECESSARY FOR ME OR A REPRESENTATIVE TO BE PRESENT AT A PUBLIC HEARING FOR THIS CASE TO BE APPROVED.

OWNER'S SIGNATURE Kelli Walker

APPLICANT'S SIGNATURE _____



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.

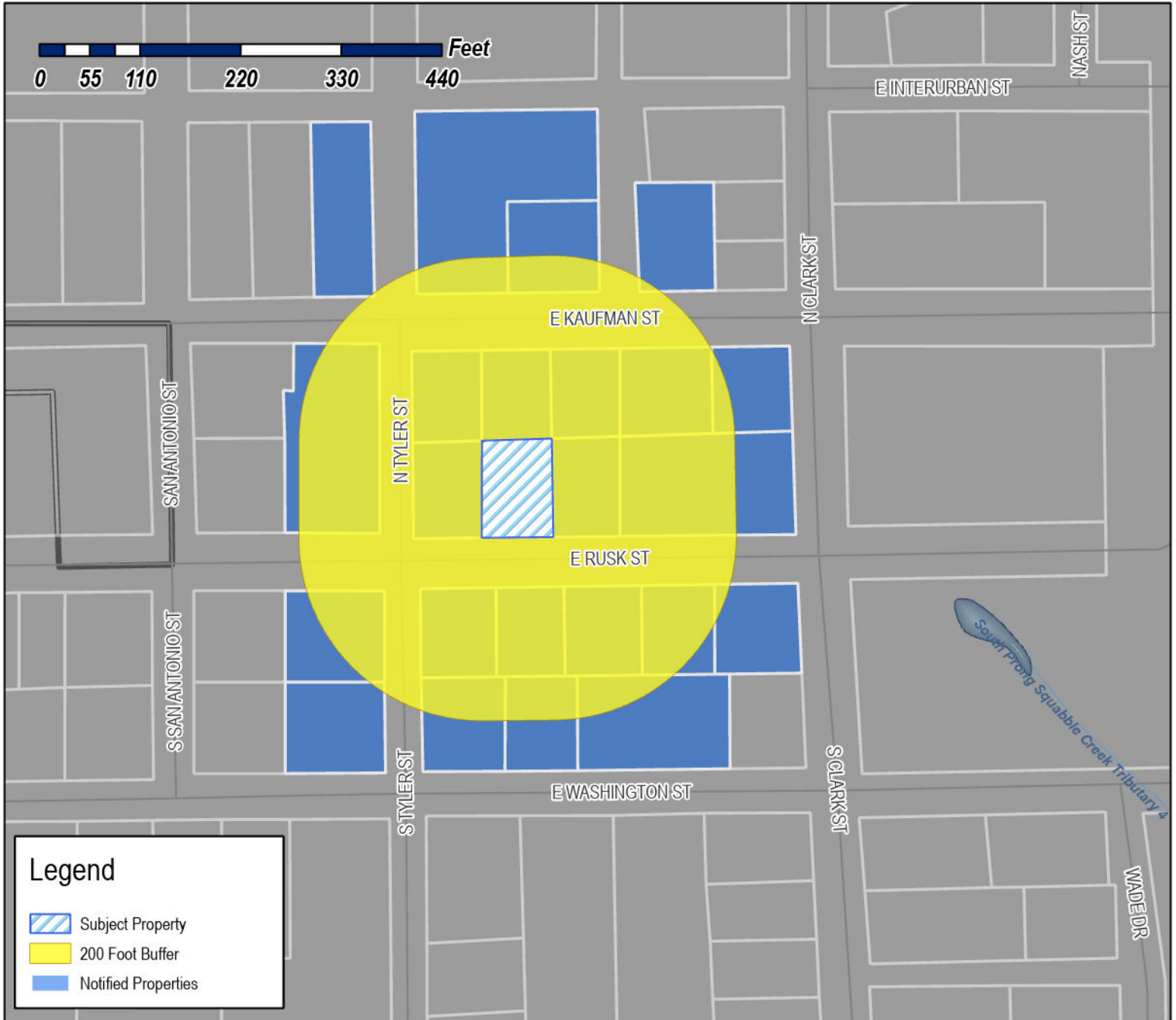




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
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Case Number: H2025-005
Case Name: Building Permit Fee Waiver for a Low Contributing Property
Case Type: Historic
Zoning: Single-Family 7 (SF-7) District
Case Address: 603 E. Rusk Street

Date Saved: 2/3/2025

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



WIMPEE JOE AND
BEAU WIMPEE
1800 DALTON RD
ROCKWALL, TX 75087

SMILEY KAREN APRIL
INDEPENDENT ADMINISTRATOR - ESTATE OF
ROBERT THOMAS WIKTORCH
P.O. BOX 3061
WARMINSTER, PA 18974

DUTT JOHN RICHARD JR ETUX
505 E WASHINGTON ST
ROCKWALL, TX 75087

BIRKENBACK JOSSEPH M & OLGA M
506 E RUSK ST
ROCKWALL, TX 75087

CLARK JENNIFER A
610 E KAUFMAN ST
ROCKWALL, TX 75087

GALVAN CARMAN
604 E KAUFMAN ST
ROCKWALL, TX 75087

RASHELL NICOLE & JAKE
603 E RUSK ST
ROCKWALL, TX 75087

ROCKWALL COMMUNITY PLAYHOUSE
609 E RUSK ST
ROCKWALL, TX 75087

GLASS JERRY
301 MEADOWDALE DR
ROCKWALL, TX 75087

GREEN JAMES KEITH II & HOLLY NICOLE
605 E WASHINGTON STREET
ROCKWALL, TX 75087

ROCKWALL COMMUNITY PLAYHOUSE
609 E RUSK ST
ROCKWALL, TX 75087

REEVES ASHLEY ELLEN & DANIEL GARRET
609 EAST WASHINGTON STREET
ROCKWALL, TX 75087

WEBB RODNEY D AND FRAN W
507 E RUSK ST
ROCKWALL, TX 75087

HARPER VICKI DAWSON
605 E KAUFMAN ST
ROCKWALL, TX 75087

HARPER LYDIA
1200 CLEVELAND STREET APT 327
DENTON, TX 76201

HARPER VICKI DAWSON
605 E KAUFMAN ST
ROCKWALL, TX 75087

WILLIAMS JERRY LANE
608 E RUSK ST
ROCKWALL, TX 75087

SMITH GREGORY P & MARILYN
610 E RUSK ST
ROCKWALL, TX 75087

HORNER ANDREA J
604 E. RUSK ST
ROCKWALL, TX 75087

VANILLA BEAN PROPERTIES SERIES 9 LLC
2 MANOR COURT
HEATH, TX 75032

QUINTON BILLY & AUTUMN
102 N TYLER ST
ROCKWALL, TX 75087

QUINTON BILLY & AUTUMN
102 N TYLER ST
ROCKWALL, TX 75087

RESIDENT
601 E WASHINGTON
ROCKWALL, TX 75087

RESIDENT
601 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
602 E RUSK
ROCKWALL, TX 75087

RESIDENT
102 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
601 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
505 E KAUFMAN
ROCKWALL, TX 75087

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the Historic Preservation Advisory Board will consider the following application:

Case No. H2025-005: Building Permit Fee Waiver for 603 E. Rusk Street

Hold a public hearing to discuss and consider a request by Kelli Walker for the approval of a Building Permit Fee Waiver for an Addition to a Low Contributing Property being a 0.25-acre tract of land identified as Block 120E of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, situated within the Old Town Rockwall (OTR) Historic District, zoned Single-Family 7 (SF-7) District, addressed as 603 E. Rusk Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Historic Preservation Advisory Board will hold a public hearing on Thursday, February 20, 2025 at 6:00 PM. This hearing will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Bethany Ross
Rockwall Planning and Zoning Dept.q1qAZ
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Thursday, February 20, 2025 at 4:00 PM to ensure they are included in the information provided to the Historic Preservation Advisory Board.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

--- PLEASE RETURN THE BELOW FORM ---

Case No. H2025-005: Building Permit Fee Waiver for 603 E. Rusk Street

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

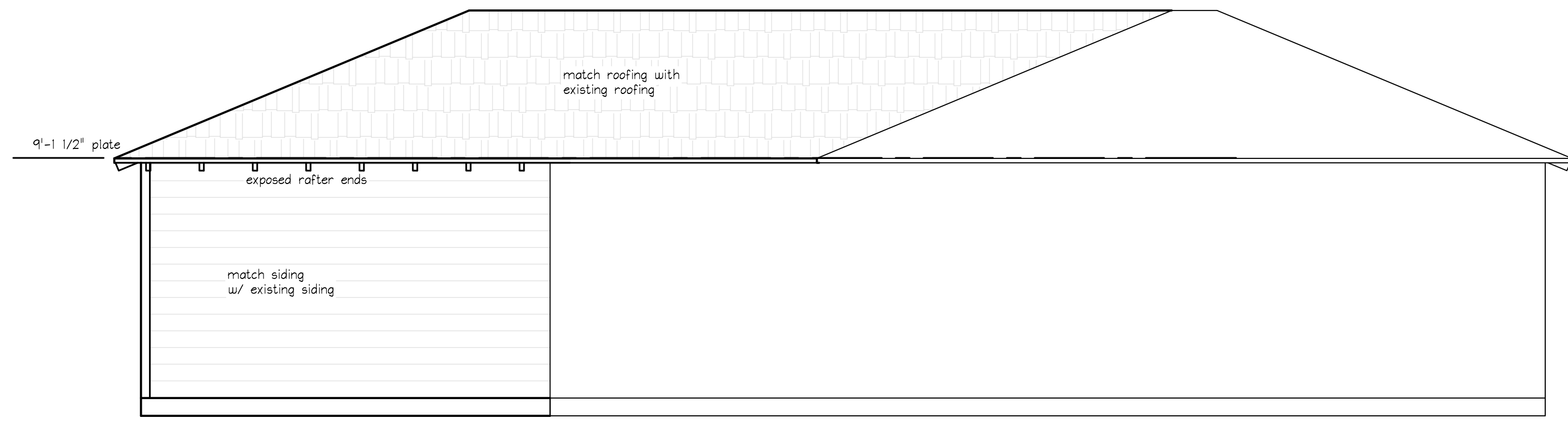
Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

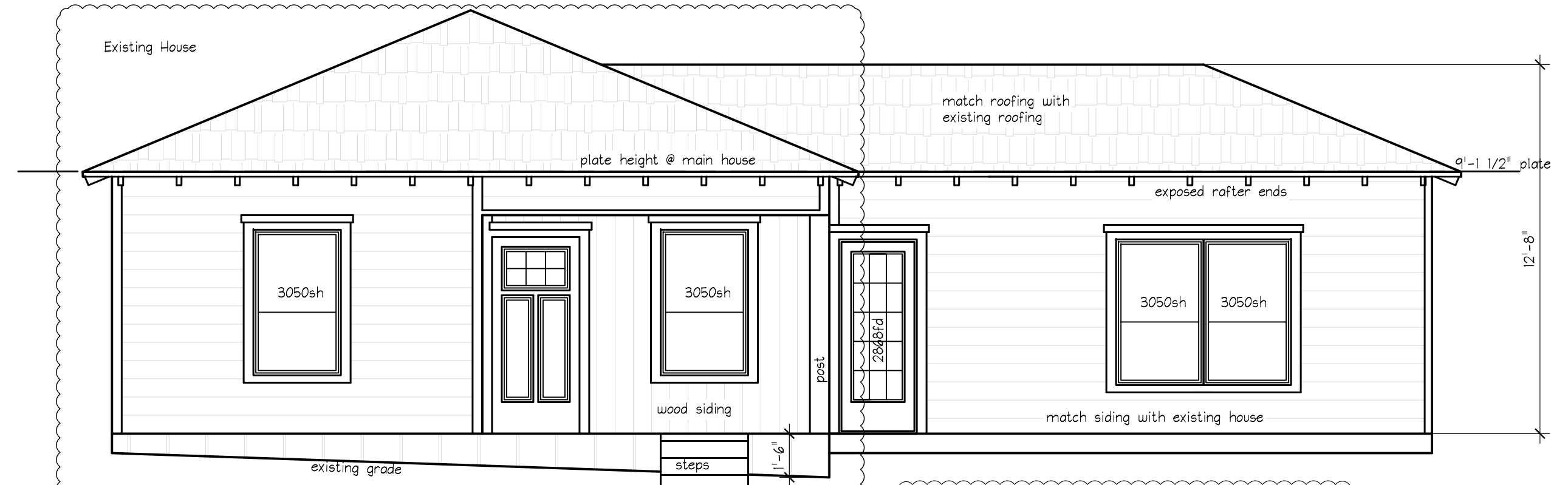
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

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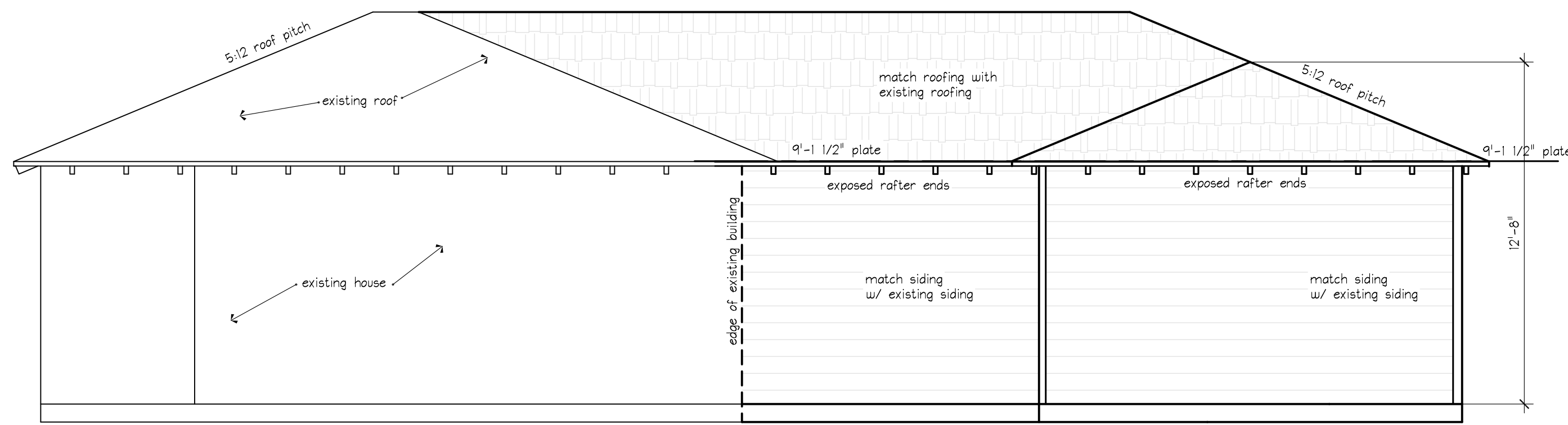
LEFT ELEVATION

SCALE 1/4" = 1'-0"



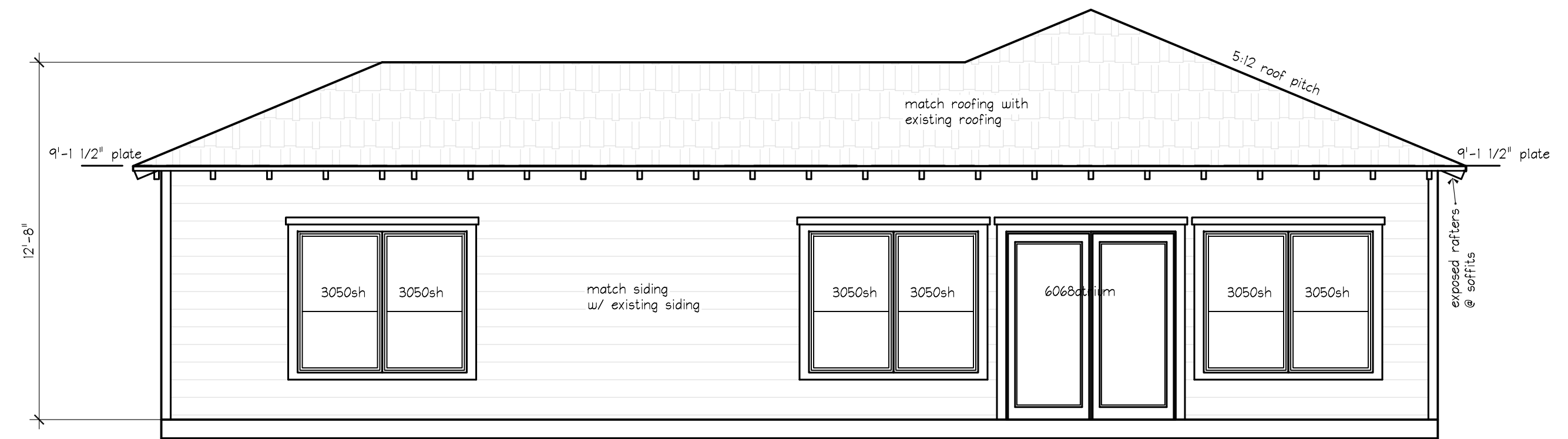
FRONT ELEVATION

SCALE 1/4" = 1'-0"



RIGHT ELEVATION

SCALE 1/4" = 1'-0"

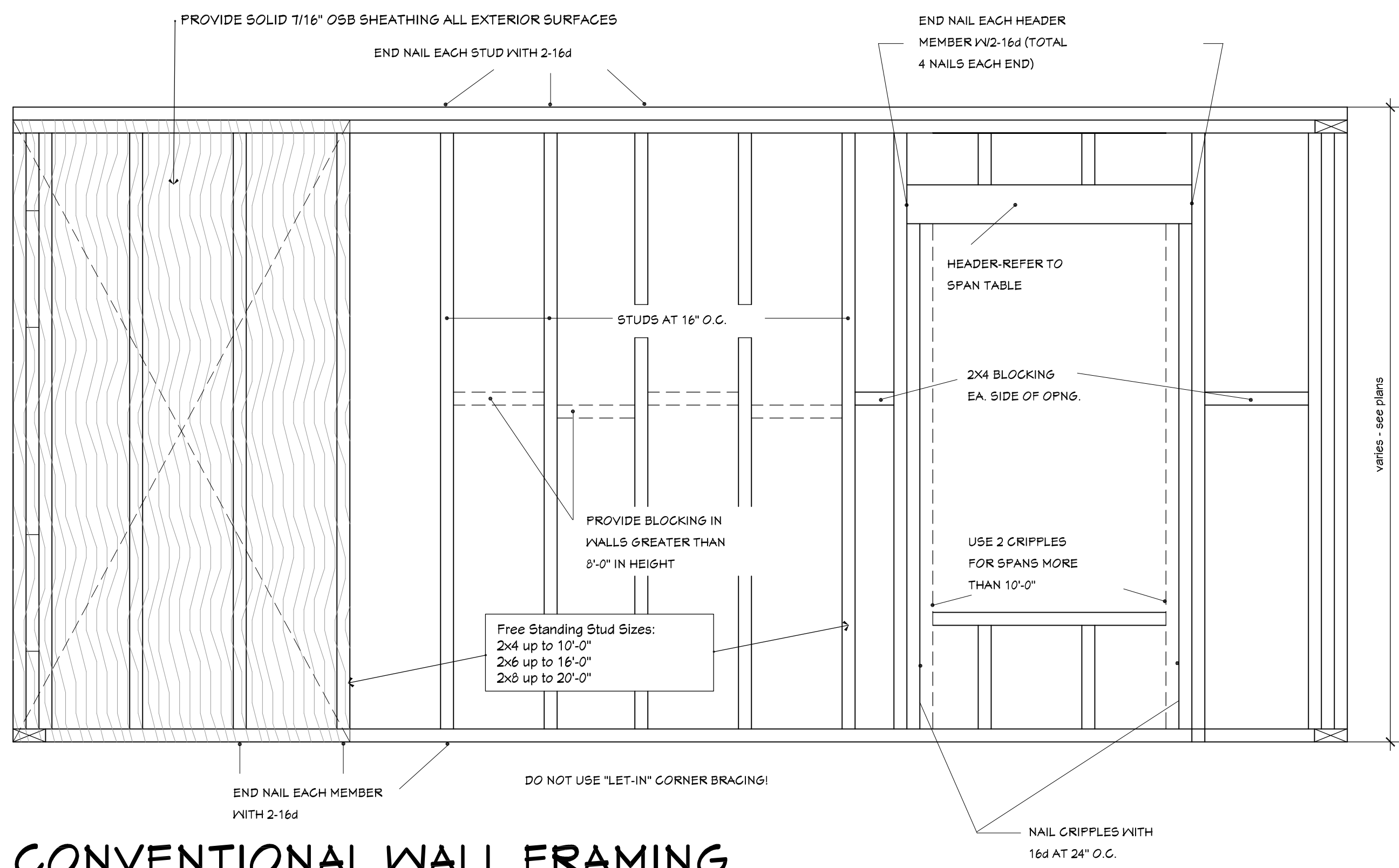


REAR ELEVATION

SCALE 1/4" = 1'-0"

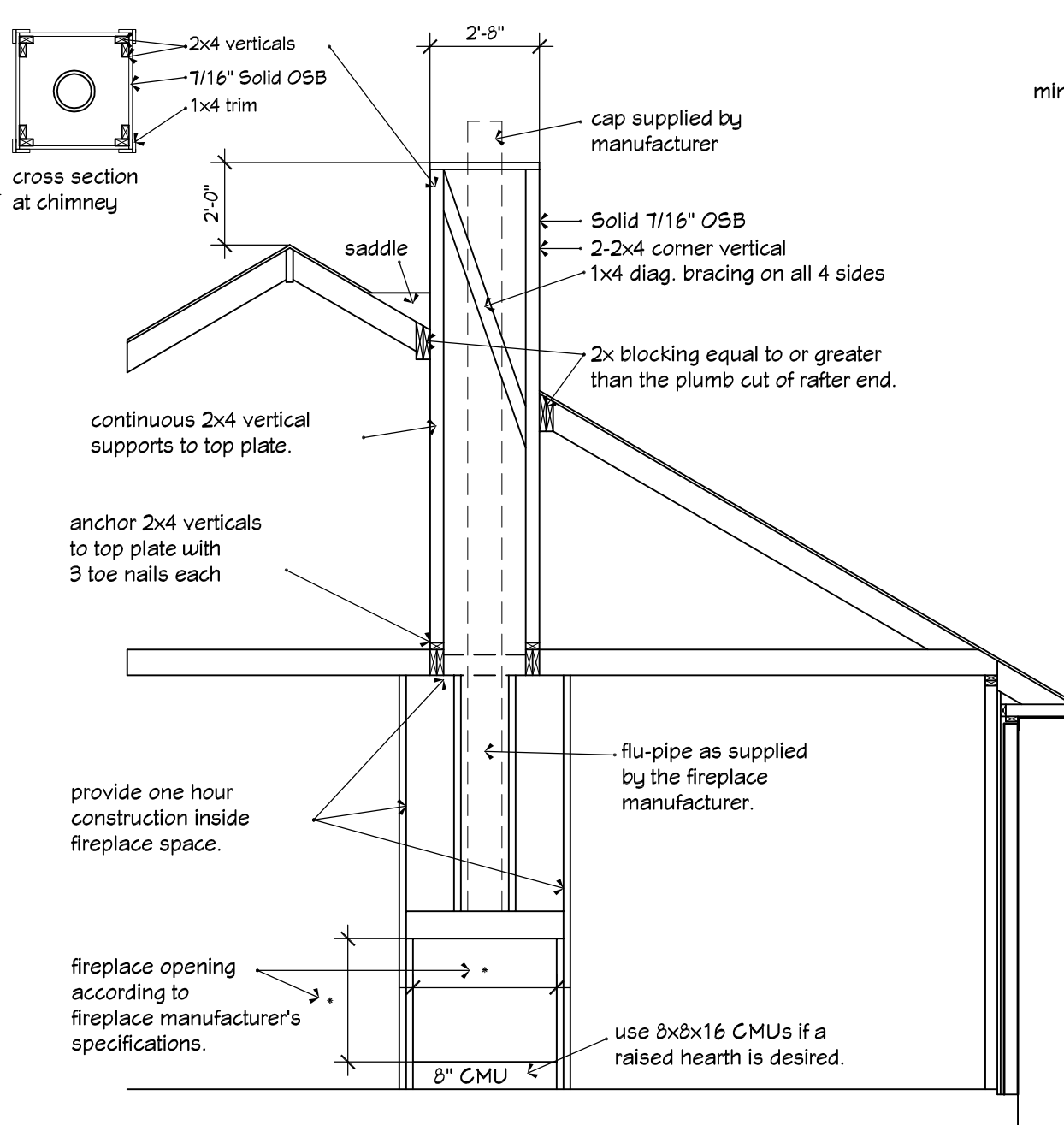
M2237 Services
(214) 499-3338

A Custom Addition for:
Walker Residence
603 E Risk Street
Abstract No. 14
B.F. Boydston Survey
City of Rockwall, Rockwall County, Texas

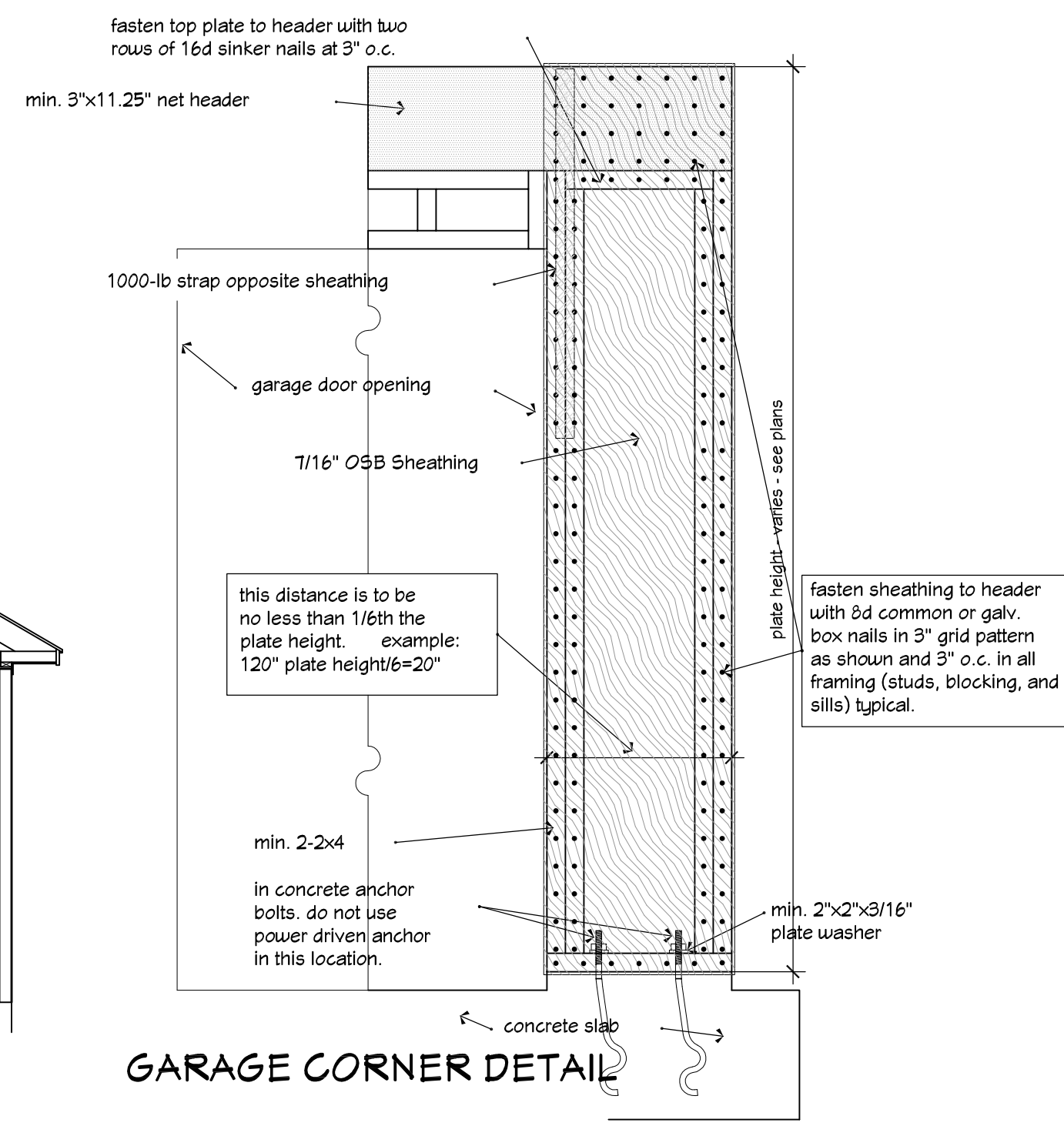


CONVENTIONAL WALL FRAMING

SCALE: 3/4" = 1'-0"



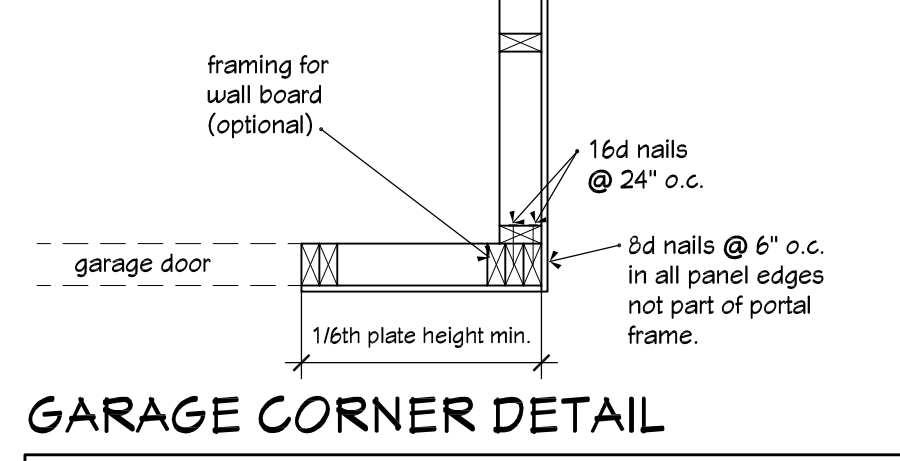
WOOD CHIMNEY DETAIL



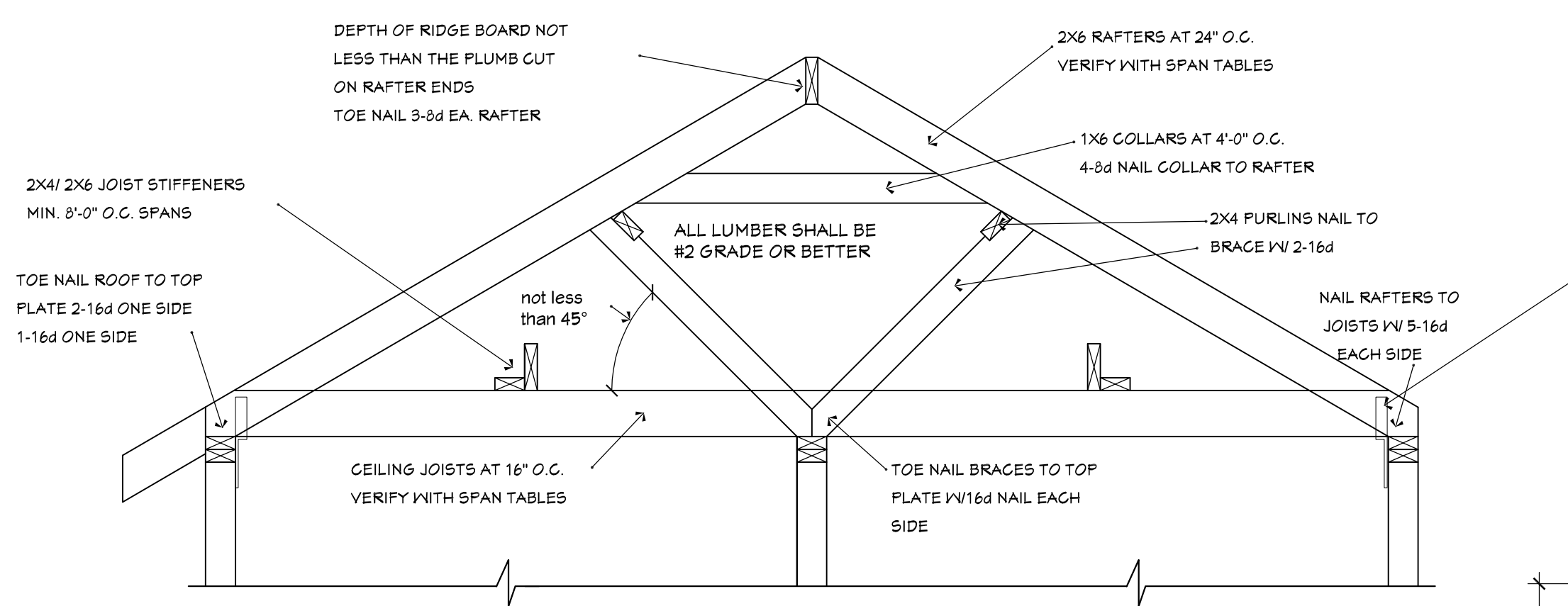
GARAGE CORNER DETAIL

GENERAL FOUNDATION NOTES:

- 1) These foundation notes and details are not applicable when a post tensioned slab is specified. Please refer to the Engineer's notes and details.
- 2) These notes and details were taken from the Dallas, Texas area office of the U.S. Department of Housing and Urban Development, Type "C" Foundation.
- 3) Provide a min. of 4" sand fill except in areas with a high water table. Where a high water table occurs use gravel, crushed stone or comparable material.
- 4) All beams shall penetrate a minimum of 6" into undisturbed soils.
- 5) No "dead end" beams shall be allowed.
- 6) All beam and slab reinforcement to extend within 1-1/2' of exterior forms.
- 7) All concrete shall have a 28 day ultimate compressive strength of 3,000 p.s.i.
- 8) Slab reinforcing shall be tied and supported every 48" or less.
- 9) Lap all bar reinforcing 40 diameters. That's 15" with 3/8" rebars.
- 10) This foundation detail sheet is provided for your convenience. Use at your own risk. It is advised that a qualified licensed Professional Engineer review this foundation design and the soil report to assure this foundation design is correct for the soils it is to be built on.

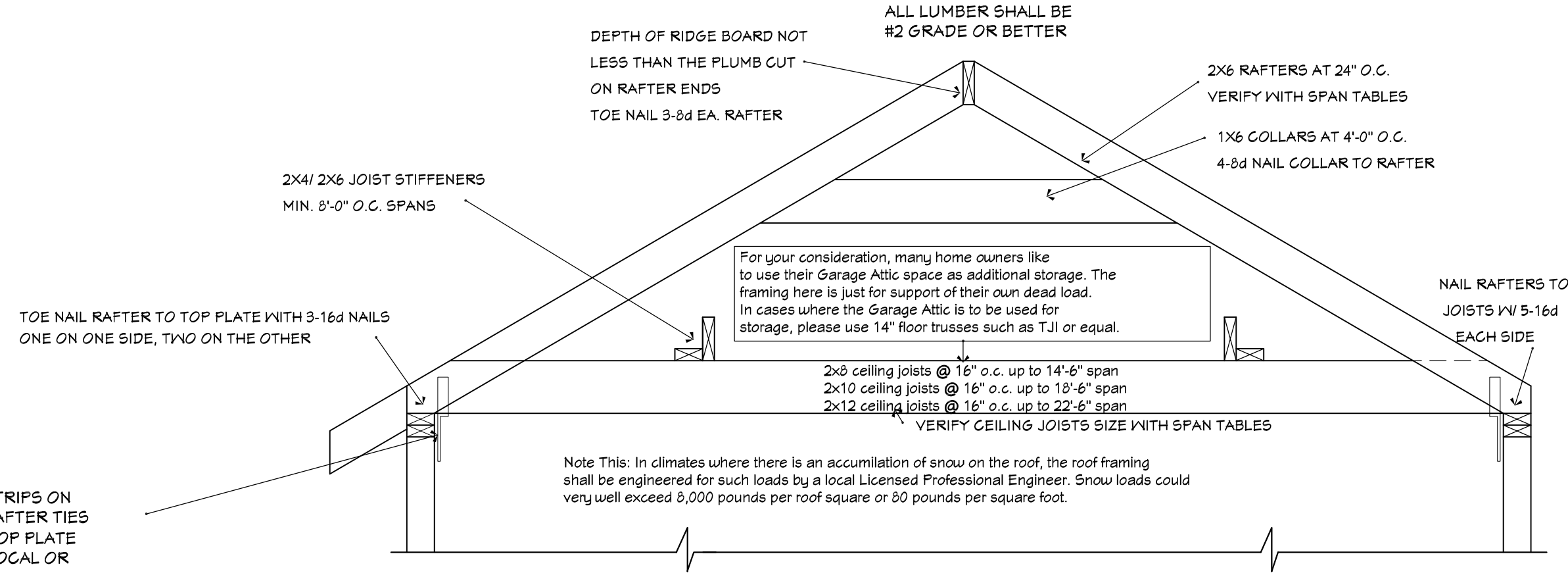


GARAGE CORNER DETAIL

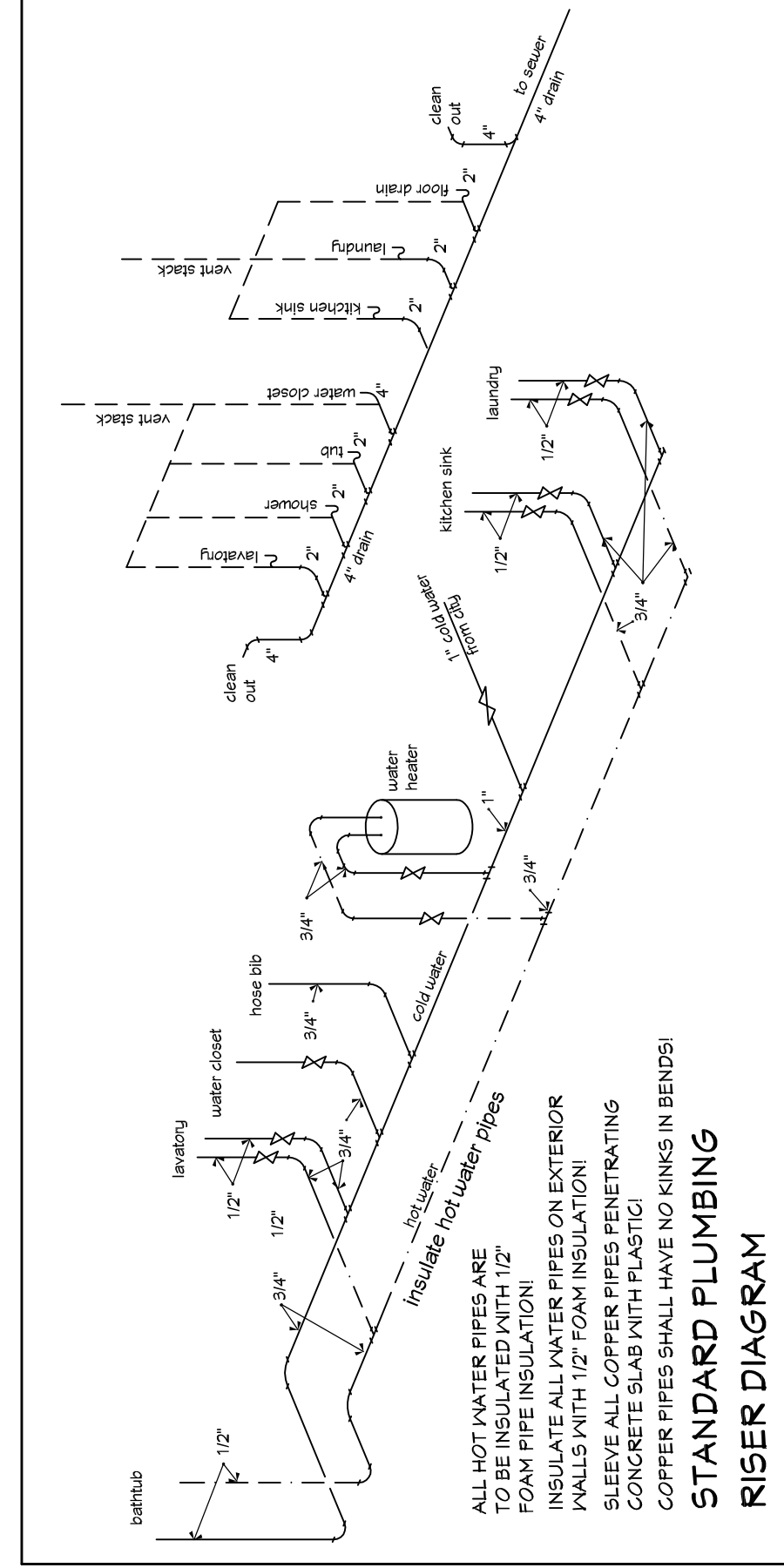


CONVENTIONAL ROOF BRACING

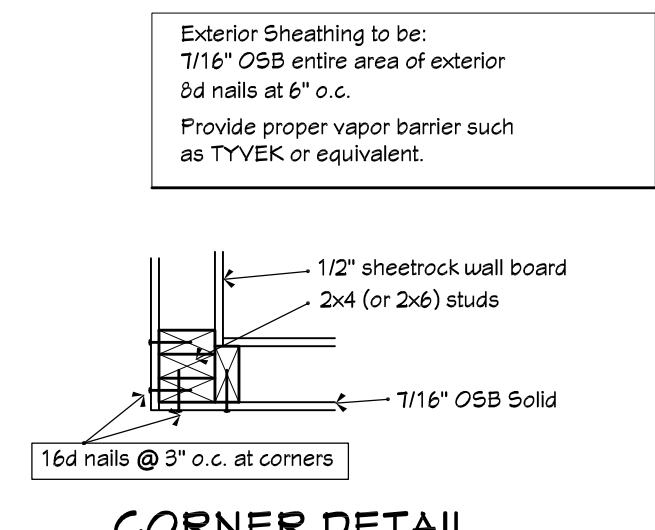
SCALE: N.T.S.



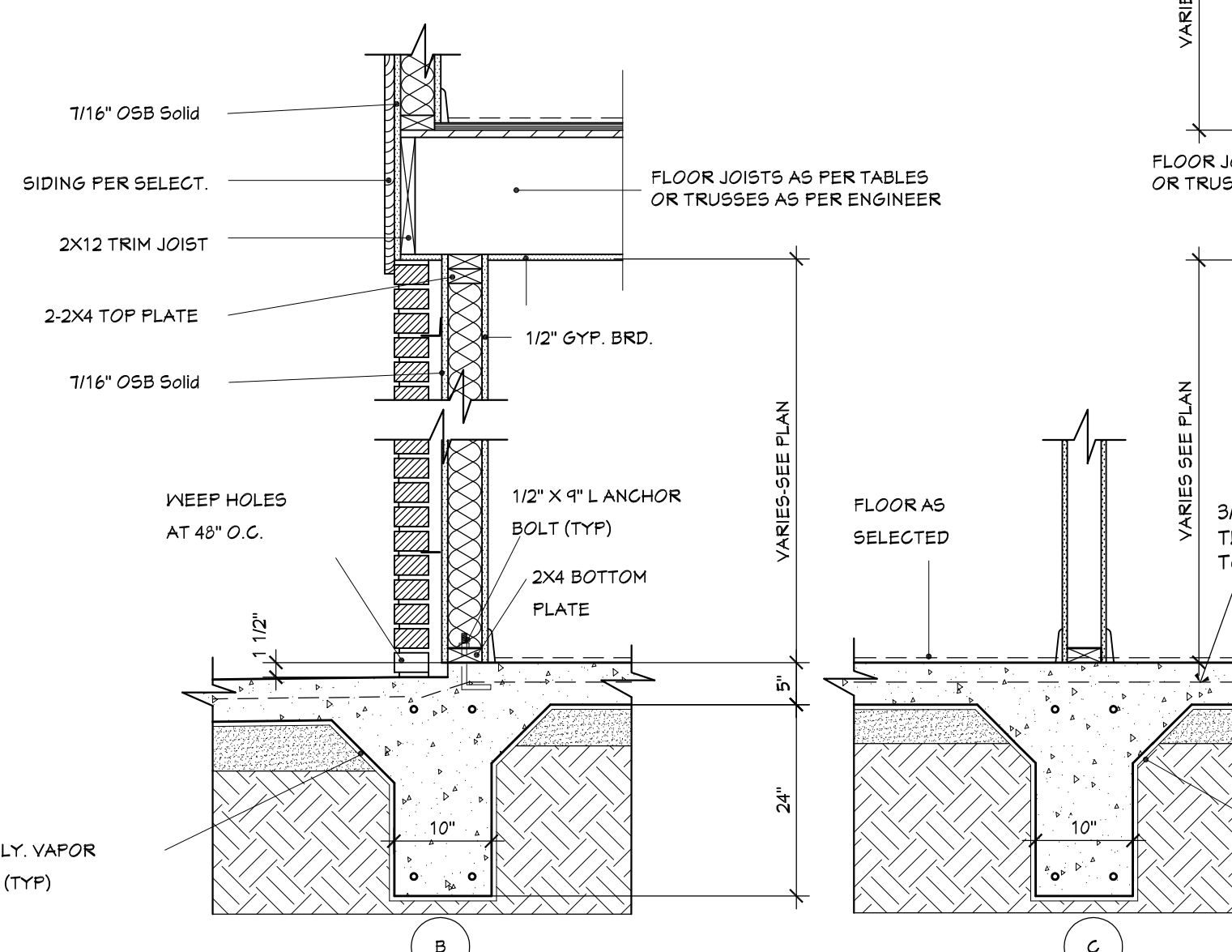
GARAGE ROOF BRACING



STANDARD PLUMBING RISER DIAGRAM



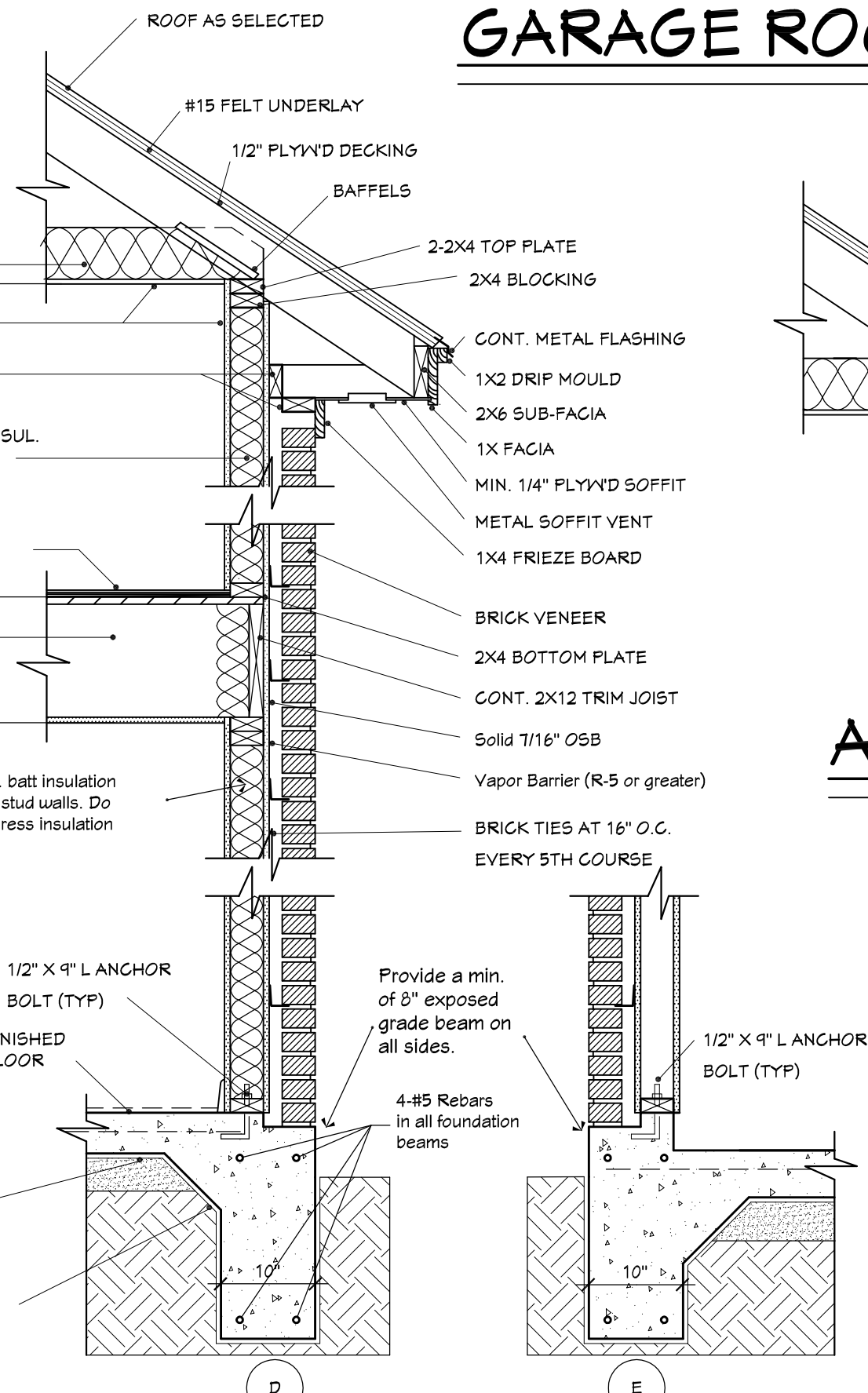
CORNER DETAIL



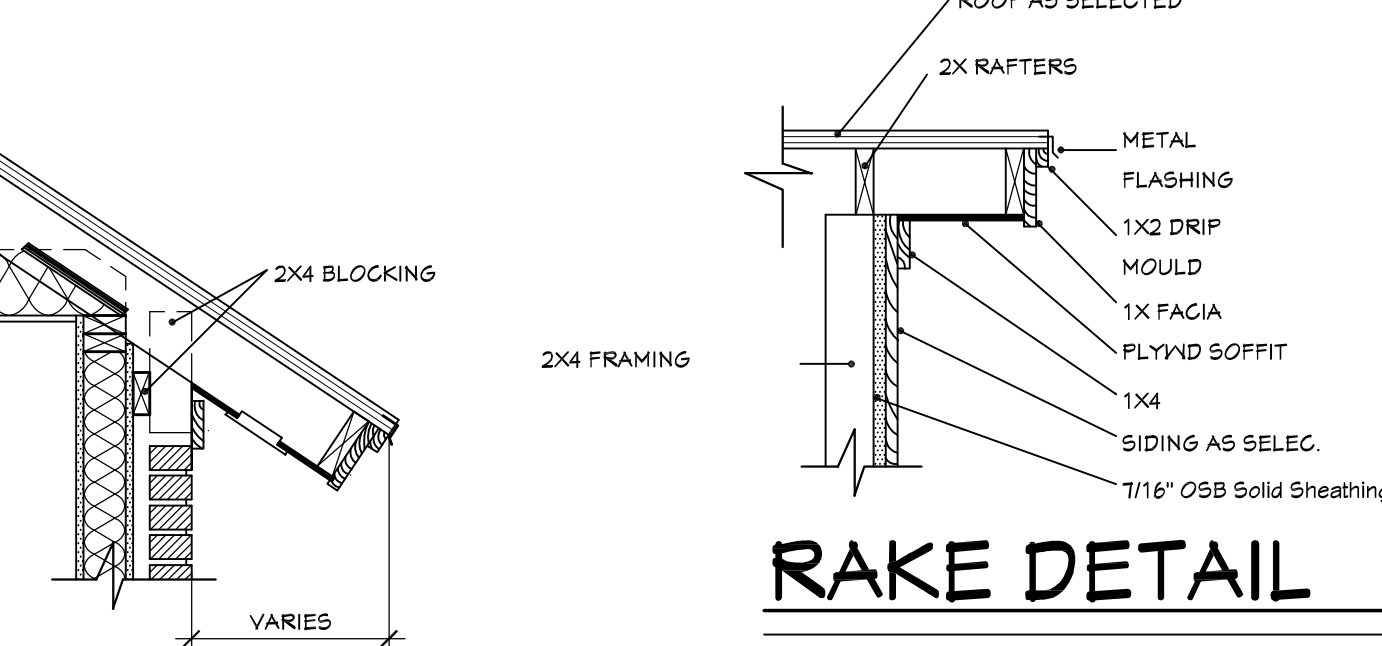
FOUNDATION DETAILS

SCALE: 3/4" = 1'-0"

REFER TO ENGINEER'S PLANS AND DETAILS WHEN A POST TENSIONED, BASEMENT OR CRAWL SPACE FOUNDATION IS SPECIFIED.



PERIMETER WITH BRICK LEDGE PERIMETER GARAGE WITH BRICK LEDGE

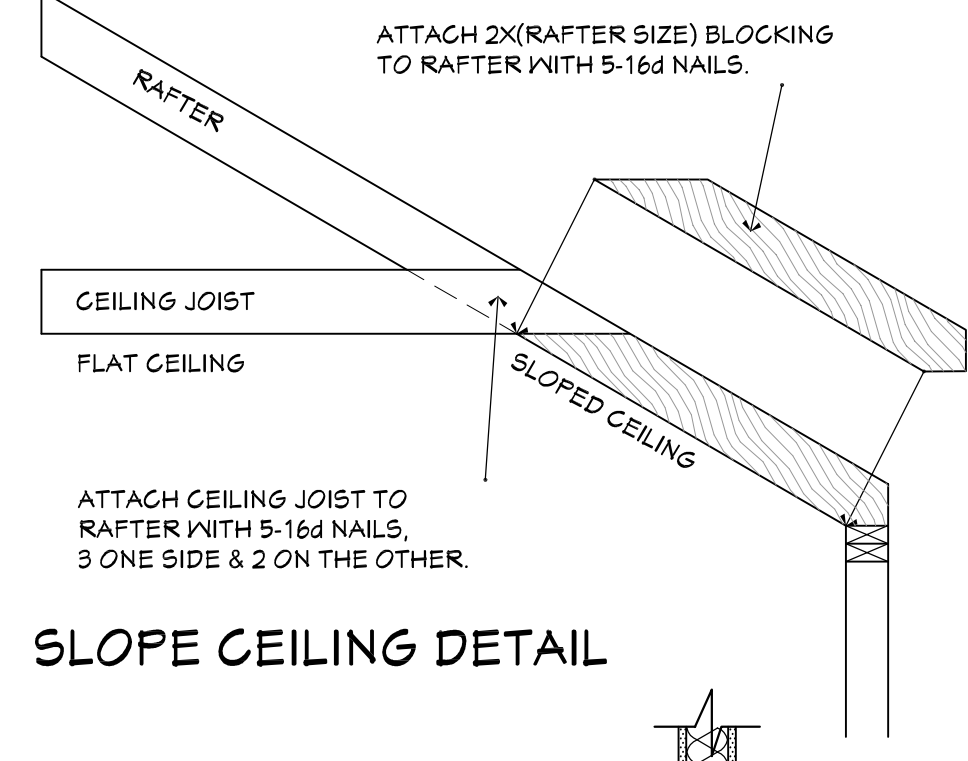


RAKE DETAIL

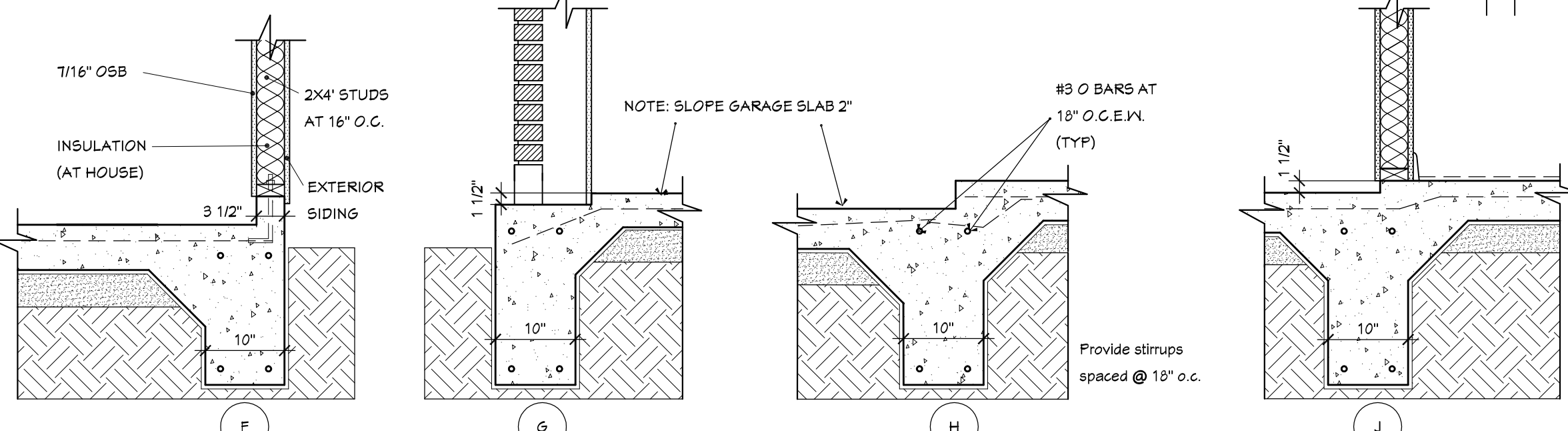
SCALE: 3/4" = 1'-0"

ALTERNATE CORNICE

SCALE: 3/4" = 1'-0"



SLOPE CEILING DETAIL



PERIMETER GARAGE (FRAME WALL) PERIMETER AT GARAGE DOOR TIRE BUMP AT GARAGE HOUSE MARGIN

REVISIONS:

J. Karlovich
Home Design

(214) 674-0290 : Phone
jkarlovichhomedesign.com

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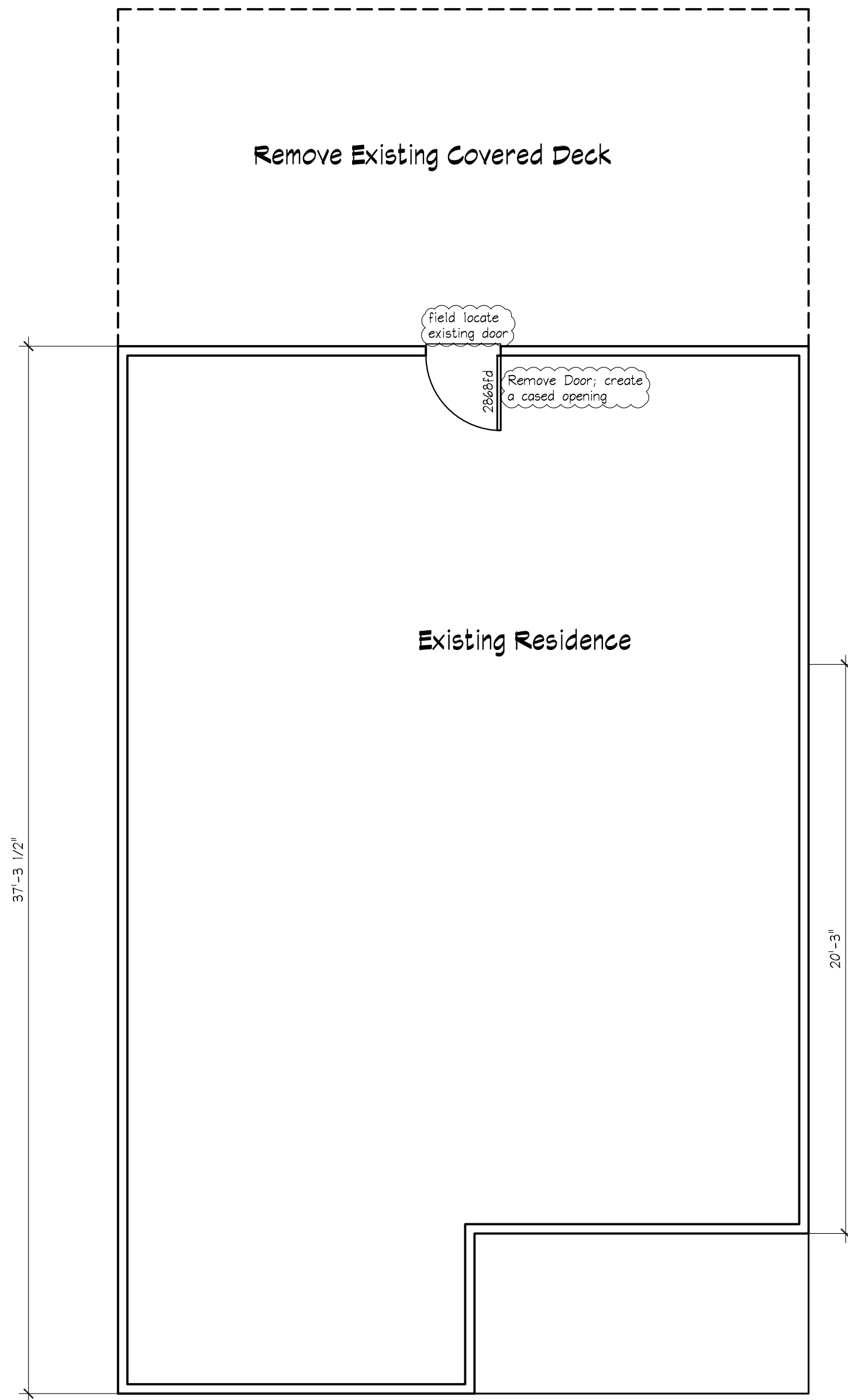
STANDARD CONSTRUCTION DETAILS
Refer to Engineer Plans for Specific Details

(c) copyright 2020 J. Karlovich Home Design
SHEET NO.
DETAILS

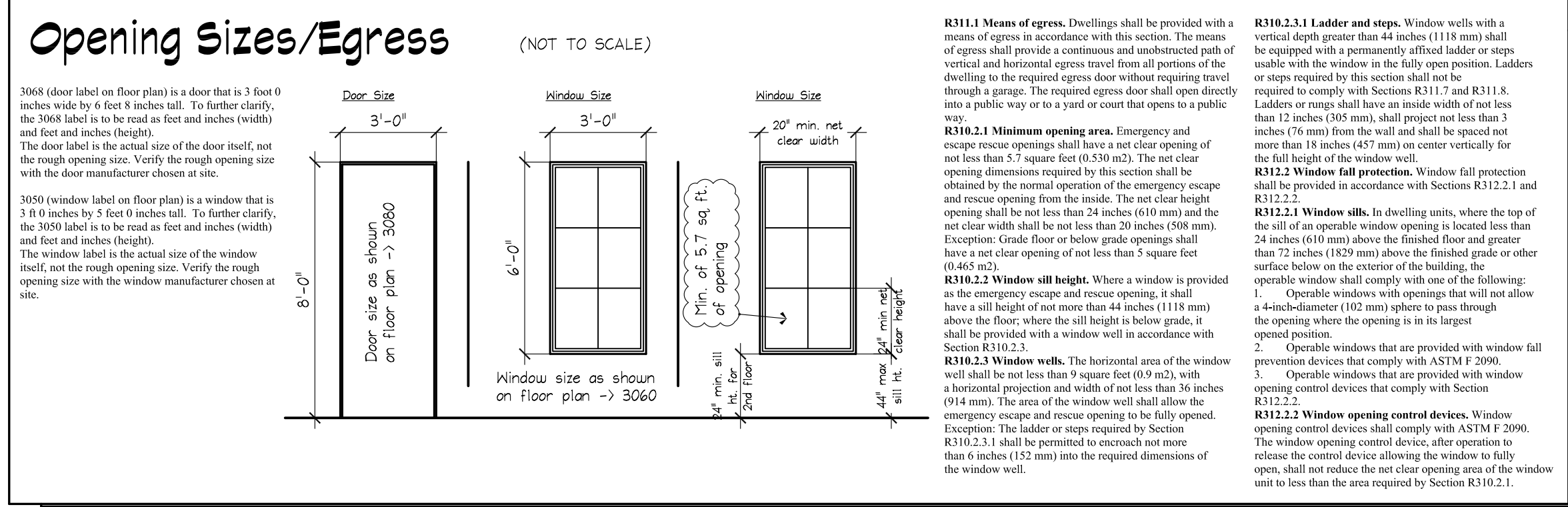
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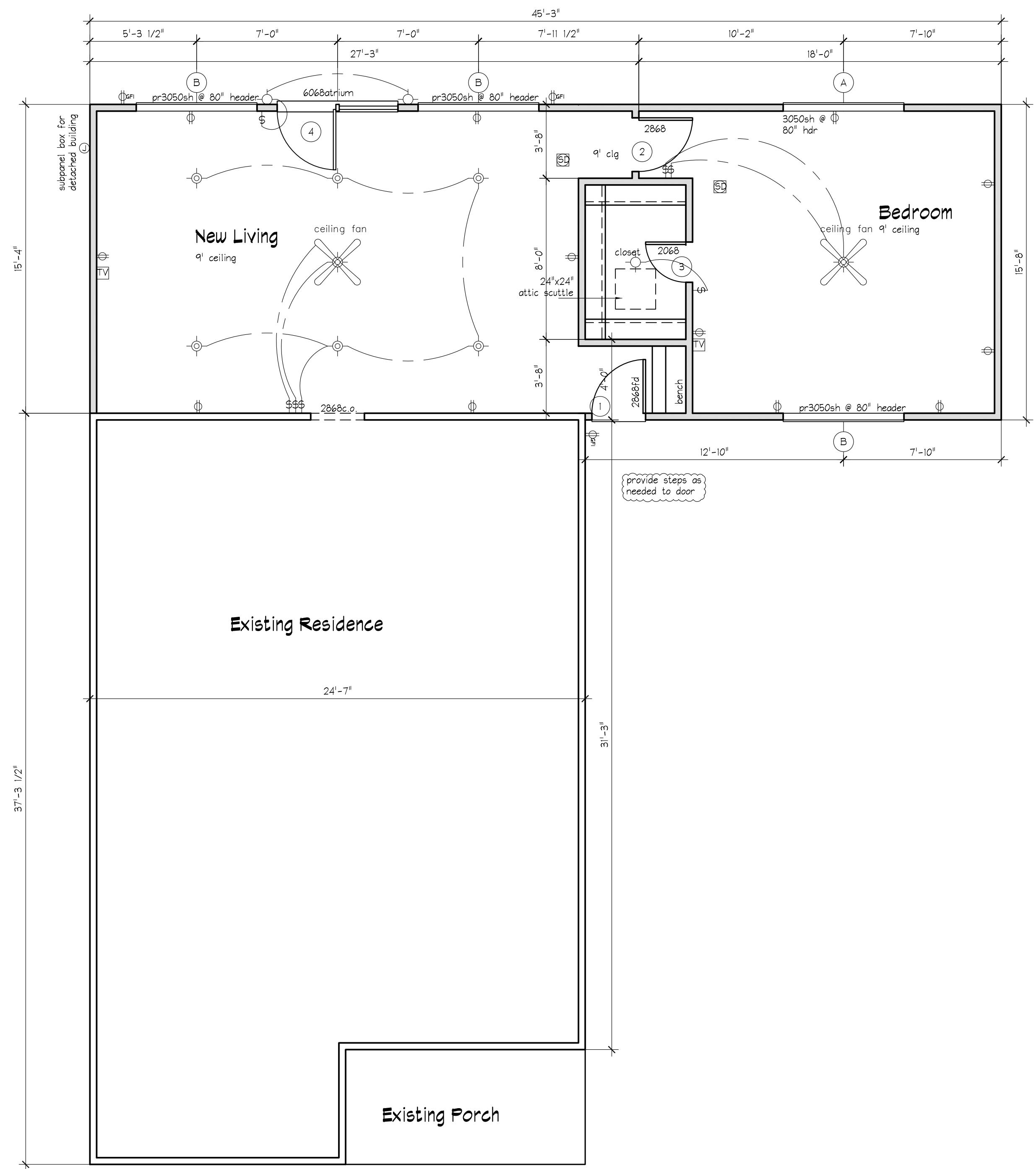
EXISTING + DEMO PLAN
SCALE 1/4" = 1'-0"



ELECTRICAL LEGEND

- ⊕ Surface/Ceiling Mount
- ⊙ Recessed Eyeball Mount
- ⊕ Ground-up Landscape Flood
- ⊕ Wall Mounted
- ⊕ 6" LED Recessed Can Light
- ⊕ 6" Vapor Recessed Can Light
- Single Fluorescent Strip
- ⊕ Double Flood w/ Motion Sensor (exterior)
- ⊕ LED Fluorescent Lighting
- ⊕ Exhaust Fan (minimum 90 cfm)
- ⊕ Ceiling Heater
- ⊕ Carbon Monoxide Detector
- ⊕ Sub Panel
- ⊕ Intercomm System
- ⊕ Telephone Jack
- ⊕ Bundled Cable (2 RG6 Coax, 2 CAT6, 2 Fiber)
- ⊕ Network (CAT6 Only)
- ⊕ Speaker (16/4 Speaker Wiring)
- ⊕ Smoke and Carbon Monoxide Detector
- ⊕ Duplex Outlet (125 volt)
- ⊕ Appliance Outlet (240 volt)
- ⊕ GFI Outlet (UL Approved)
- ⊕ Ceiling Outlet (125 volt)
- ⊕ Floor Outlet (pre-wire before pouring foundation)
- ⊕ Single Light Switch
- ⊕ Three Way Light Switch
- ⊕ Light Switch with Dimmer Control
- ⊕ Ceiling Fan (provide proper ceiling brace)
- ⊕ Electrical Breaker Box (refer to electrician for size)

- Notes:**
- All electrical work shall be done in accordance with National Electric Code, Latest Edition.
 - Provide a J-Box below counter for dishwasher, ice machine, compactor and range.
 - Provide waterproof covers on all exterior outlets and ground fault interrupter receptacles in all wet and exterior locations.
 - All Fixtures shall be UL Approved.
 - Provide "button" at entry doors and door chimes.
 - Verify water heater and HVAC electrical requirements prior to construction.
 - Verify all outlet, switch, television and telephone locations with owner prior to construction.
 - Provide light fixtures and outlets in attic as per owners instructions.
 - Verify all light fixtures and plug type and location with owner prior to installation.
 - Center all light fixtures in each room.



FLOOR + ELECTRICAL PLAN
SCALE 1/4" = 1'-0"

Doors Schedule:

ID#	Size	Description	Quantity
1	2868	Exterior I-Lite Glass Door	1
2	2868	Interior as Selected	1
3	2068	Interior as Selected	1
4	6068	Exterior Atrium Unit	1

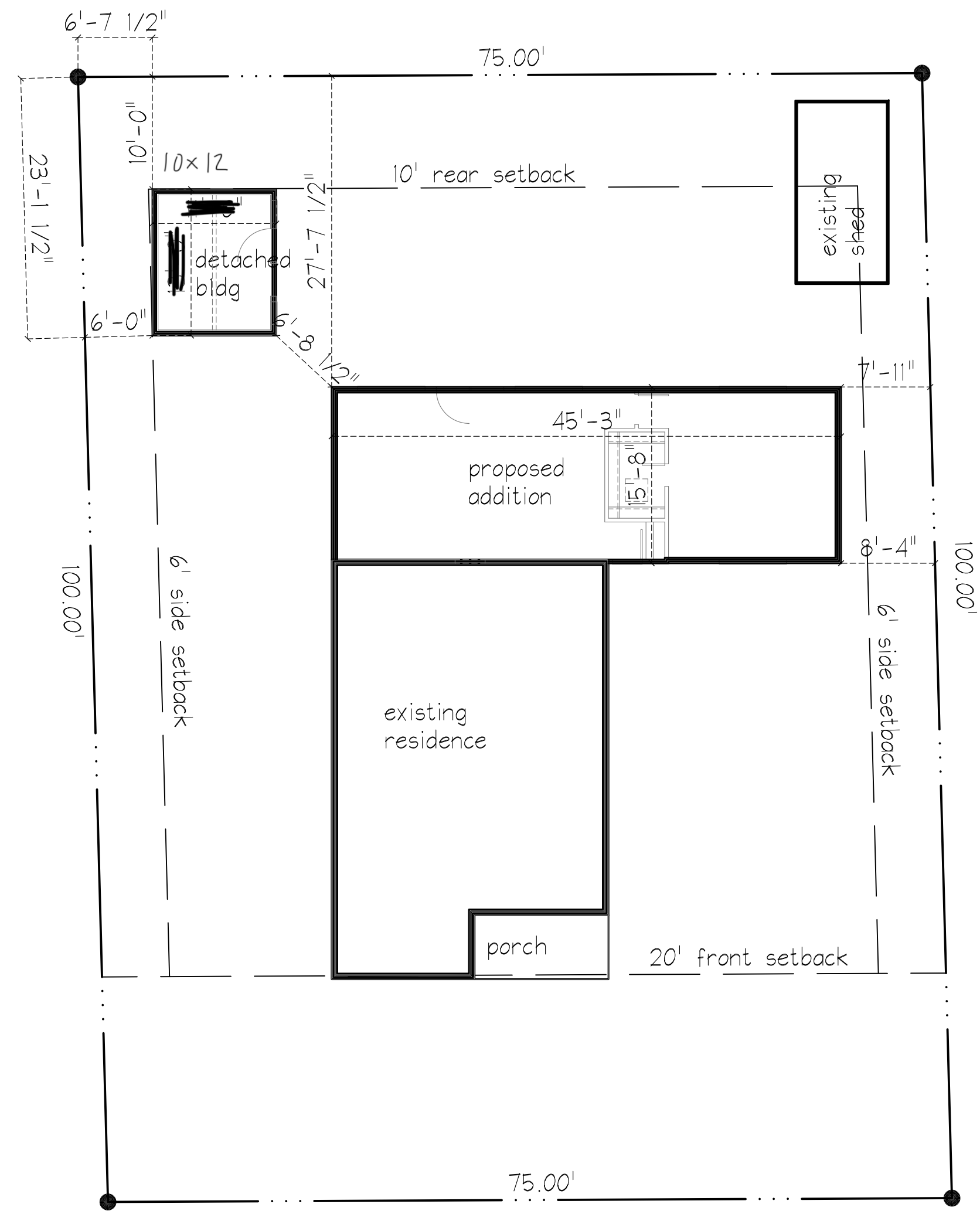
Windows Schedule:

ID#	Size	Description	Quantity
A	Pair 3050	Single Hung	4

****All windows in wet areas, in stairwell, and/or closer than 24" to a door to have tempered glass.****

Areas:

Existing HVAC Area	850 sq. ft.
New HVAC Area	701 sq. ft.
Total HVAC Area	1,551 sq. ft.



PLOT PLAN
SCALE 1" = 10'-0"

Notes:

- Do not scale drawings, follow dimensions only. All structural information shown for reference purposes only. Contractor shall have licensed structural engineer review and design all structural elements such as all framing walls, beams, connections, headers, joists and rafters.
- All dimensions are from face of stud to face of stud unless otherwise noted.
- Window sizes indicated on plans are noted by approximate rough openings size. Verify window sizes and "owner furnish windows" with owner prior to construction. Refer to plans and exterior elevations for window types.
- All framing shall be done in accordance with IBC latest edition.
- Spread studs at tub ends to accommodate plumbing and provide blocking, top and bottom, at shower to secure plumbing.
- Exterior sheathing shall be 5/8" OSB.
- All interior walls shall be covered with 1/2" gypsum board with metal corner reinforcing. Drywall finish should include taping over joints, applying joint compound and sanding the compound for a smooth finish. Verify with owner the level of drywall texturing.
- All walls and ceilings in garage and garage storage areas to have 5/8" Type-X gypsum board with 1-hour fire rating. All exterior doors in garage and attic access to be metal or solid core with a 20 minute fire rating.
- Provide 1/2" moisture resistant gypsum board at all wet locations.
- All finishes to be chosen and verified by owner.
- Contractor shall field verify all cabinet dimensions before fabrication.
- All millwork to be chosen and verified by owner. Contractor shall submit "shop drawings" at owners request.
- Provide 1/2" cement board for tile backer.
- Provide min. 4 - gang 2x4 studs at glue-lam bearing.
- All work shall be in accordance with National Plumbing Code, Latest Edition.
- Contractor shall provide HVAC "duct layout" for approval prior to fabrication. For coordination with fixtures and diffuser location.
- Verify all column type, size, and material with owner prior to construction.
- Prefabricated fireplace construction shall meet or exceed all applicable codes regarding use of fire separations, clearances, etc. It is the contractor's responsibility to ensure that all items and construction meet or exceed code. Overall flue height shall be coordinated to match height shown on plans and shall not exceed the top of chimney chase as constructed. All fireplace chase walls shall be insulated inside and outside. Provide horizontal "draft stops" at each floor level by packing 6" (R19) insulation between 2x4 joists.
- Provide combustion air vents with screen and back damper for fireplaces, wood stoves and any appliance with an open flame.
- All bath and toilet area walls shall have water resistant gypsum boards.
- All plumbing walls shall be 2x6.
- Bedroom windows shall have a minimum net clear opening of 5.7 square feet, a minimum net clear openable width of 20", a minimum net clear openable height of 24", and have a maximum finish sill height of 42" from finished floor. All glass located within 18" of floor, 24" of a door or located within 60" of floor at bath tubs, whirlpools, showers, saunas, steam rooms, or hot tubs shall be tempered.
- Attic HVAC units shall be located within 20' of its service opening. Return air grills shall not be located within 10' of a gas fired appliance.
- All exposed insulation shall have a flame spread rating of less than 25 and a smoke density rating of less than 450.

MASTER REVISION INDEX

SHEET #	DESCRIPTION	SCALE
1	PLOT PLAN	1"=10'-0"
2	DEMO PLAN & REMODEL PLAN W/ ELECTRICAL	1/4"=1'-0"
3	FOUNDATION LAYOUT & ROOF PLAN	1/4"=1'-0"
4	FRONT, REAR, LEFT, & RIGHT ELEVATION	1/4"=1'-0"
5	DETACHED BUILDING CONSTRUCTION PLANS	1/4"=1'-0"
6	STANDARD DETAILS	N.T.S.

APPLICABLE CODES

2021 INTERNATIONAL FIRE CODE
2021 INTERNATIONAL BUILDING CODE
2021 INTERNATIONAL PLUMBING CODE
2020 NATIONAL ELECTRICAL CODE
2021 INTERNATIONAL RESIDENTIAL CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE
2021 INTERNATIONAL FUEL & GAS CODE
2021 INTERNATIONAL GREEN CONSTRUCTION CODE

REVISIONS:

11/02/2023
01/15/2025

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A Custom Addition for:

Walker Residence

603 E Rusk Street

Abstract No. 14

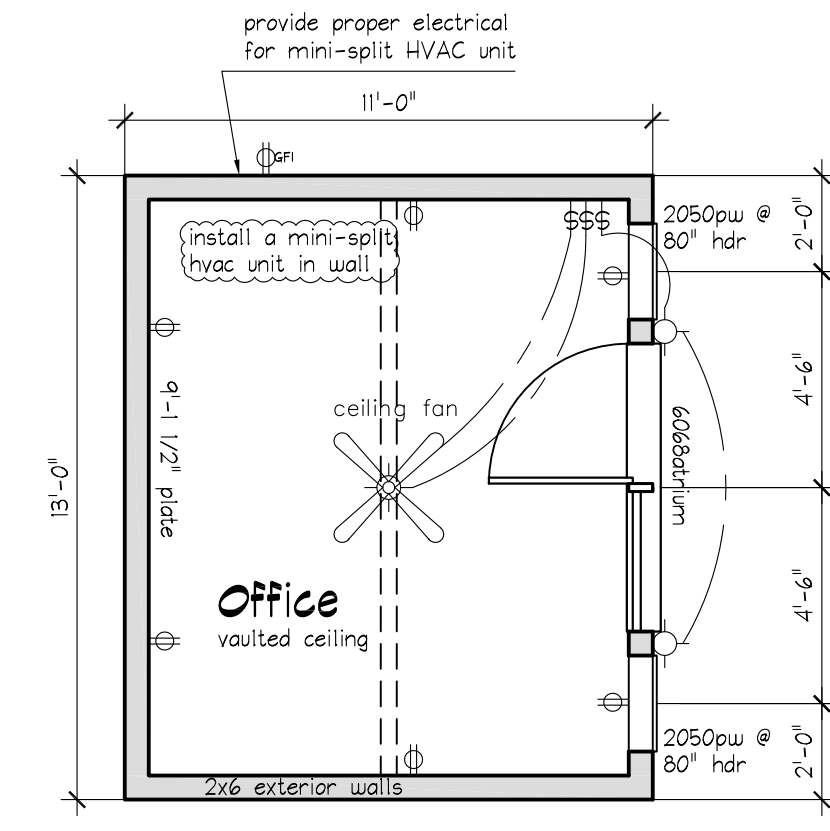
B.F. Boydston Survey

City of Rockwall, Rockwall County, Texas

ELECTRICAL LEGEND

- ◊ Surface/Ceiling Mount
- Recessed Eyeball Mount
- ⊙ Ground-up Landscape Flood
- ◡ Wall Mounted
- ⊕ 6" LED Recessed Can Light
- ⊕ 6" Vapor Recessed Can Light
- ≡ Single Fluorescent Strip
- ⊕ Double Flood w/ Motion Sensor (exterior)
- ⊕ LED Fluorescent Lighting
- ⊕ Exhaust Fan (minimum 90 cfm)
- ⊕ Ceiling Heater
- ⊕ Carbon Monoxide Detector
- Sub Panel
- ⊕ Intercomm System
- ⊕ Telephone Jack
- ⊕ Bundled Cable (2 RG6 Coax, 2 CAT6, 2 Fiber)
- ⊕ Network (CAT6 Only)
- ⊕ Speaker (16/4 Speaker Wiring)
- ⊕ Smoke and Carbon Monoxide Detector
- ⊕ Duplex Outlet (125 volt)
- ⊕ Appliance Outlet (240 volt)
- ⊕ GFI Outlet (UL Approved)
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- ⊕ Three Way Light Switch
- ⊕ Light Switch with Dimmer Control
- ⊕ Ceiling Fan (provide proper ceiling brace)
- ⊕ Electrical Breaker Box (refer to electrician for size)

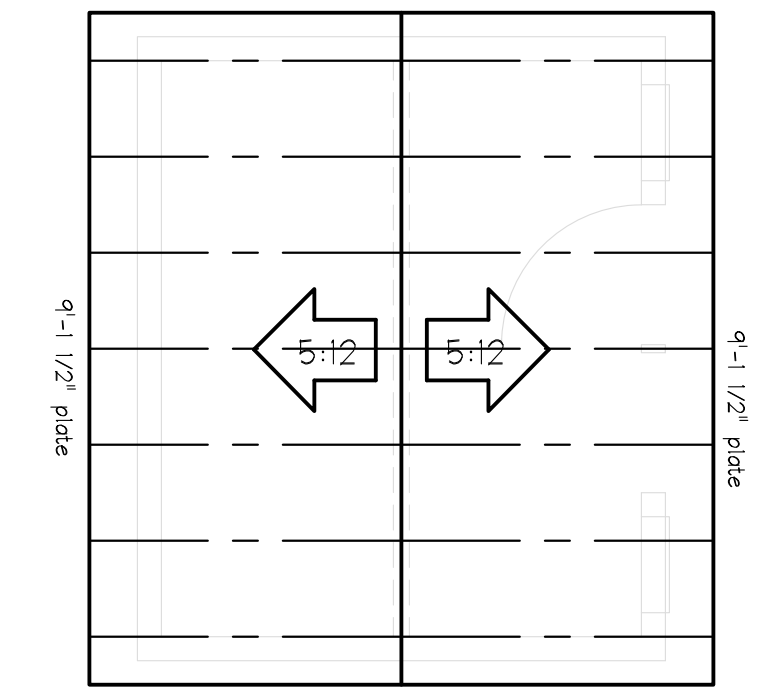
- Notes:**
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 2. Provide a J-Box below counter for dishwasher, ice machine, compactor and range.
 3. Provide waterproof covers on all exterior outlets and ground fault interrupter receptacles in all wet and exterior locations.
 4. All fixtures shall be UL Approved.
 5. Provide "bution" at entry doors and door chimes.
 6. Verify water heater and HVAC electrical requirements prior to construction.
 7. Verify all outlet, switch, fixture, television and telephone locations with owner prior to construction.
 8. Provide light fixtures and outlets in attic as per owners instructions.
 9. Verify all light fixtures and plug type and location with owner prior to installation.
 10. Center all light fixtures in each room.



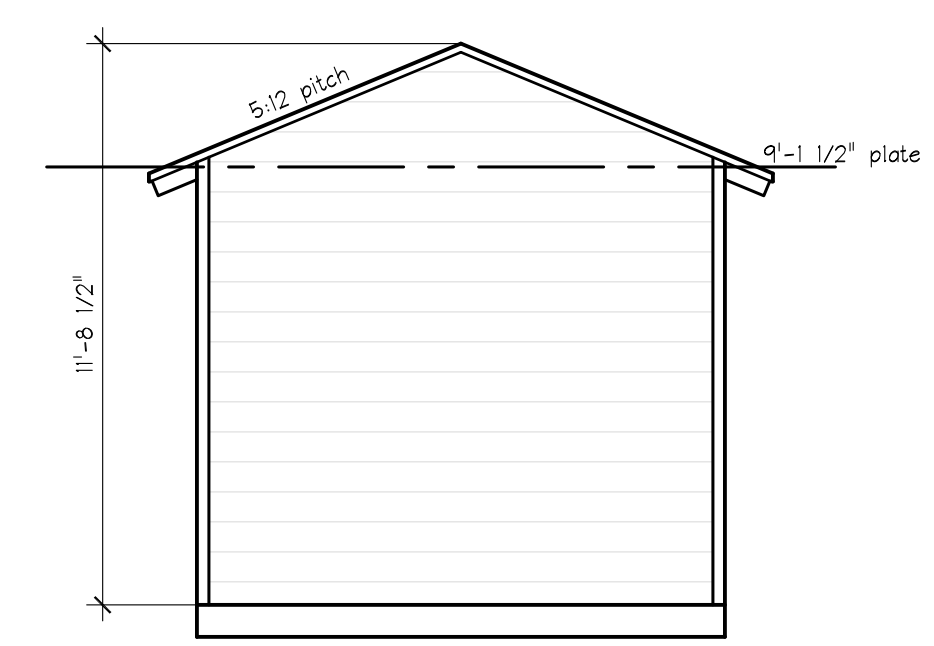
143 sq. ft.
FLOOR PLAN
SCALE 1/4" = 1'-0"

Roofing Notes:

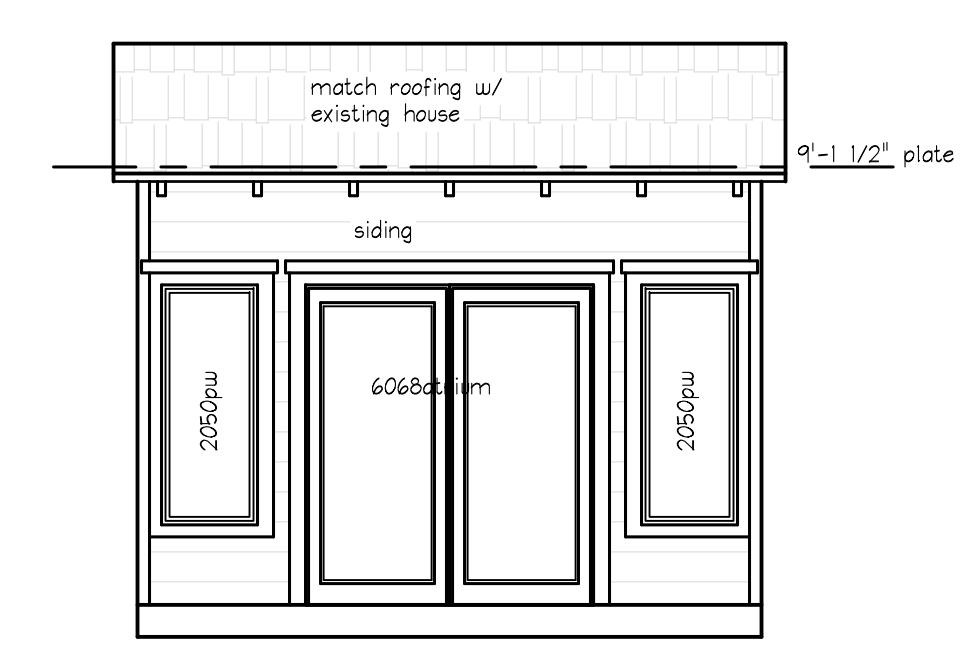
1. All roof rafters shall be 2x6's @ 24" o.c. unless otherwise noted.
2. All ridges and valleys shall be 2x8's unless noted otherwise.
3. Purlins shall be placed to reduce rafter spans to 11'-4" or less.
4. Rafters, ridges, and valleys over 9'-6" spans shall be #2 S.Y. Pine or equal. Spans 9'-6" or less may be #3 S.Y. Pine.
5. Furr down 2x6 rafters with 2x2's in all areas of sloped ceilings. Attach with 3-1/2" screws @ 6" o.c.
6. Beams and purlin loads shall be distributed to walls or double ceiling joists by T columns @ 2-2x6's.
7. Collar ties shall be placed @ 48" o.c. max at ridges.
8. Struts shall be 2-2x4's at an angle greater than 46 degrees.
9. All ceiling joists to be 2x6's @ 24" o.c. unless otherwise noted.
10. Ceiling joists span for #2 S.Y. Pine or equal shall not exceed the following:
 - 10.a. 2x6 - 11'-0" @ 24" o.c.
 - 10.b. 2x8 - 14'-2" @ 24" o.c.
 - 10.c. 2x10 - 17'0" @ 24" o.c., 20'-9" @ 16" o.c.
11. Ceiling joists span for #3 S.Y. Pine or equal shall not exceed the following:
 - 11.a. 2x6 - 8'-6" @ 24" o.c.
 - 11.b. 2x8 - 10'-10" @ 24" o.c.
 - 11.c. 2x10 - 21'-10" @ 24" o.c., 15'-8" @ 16" o.c.
12. Vent stacks shall be placed on roof planes not visible from street. All vent stacks and roof vents that are visible from street shall be painted to match roofing material.
13. Provide gutters around entire house. Gutter and downspouts to be installed according to owner preference. Splash blocks shall be installed at all downspouts.
14. Roofing material to be selected by owner.
15. Final roof material to be installed on 30 lbs felt on 5/8" OSB plywood.



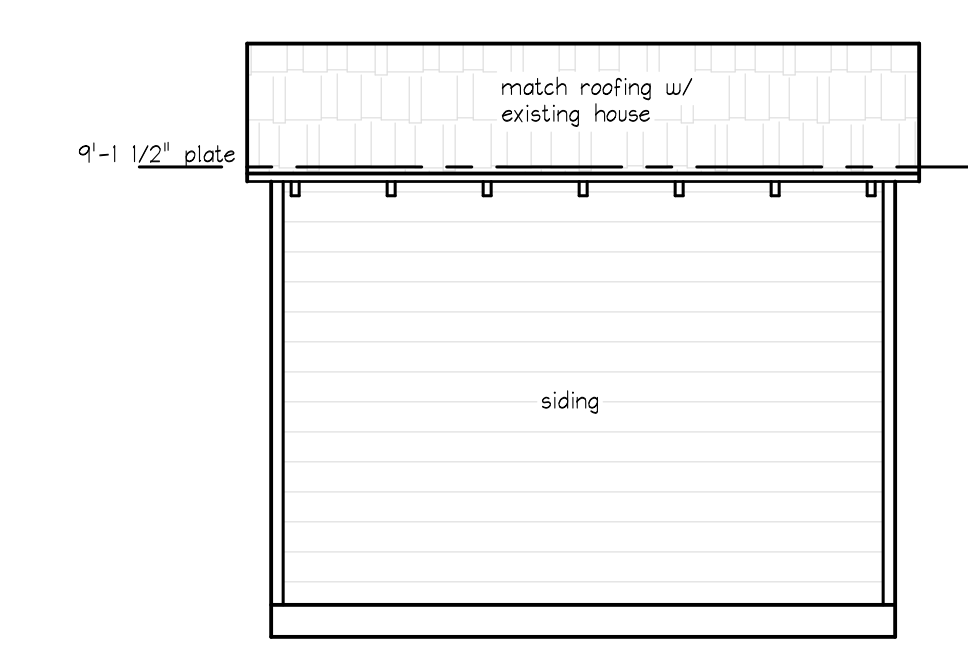
ROOF PLAN
SCALE 1/4" = 1'-0"



FRONT + REAR
SCALE 1/4" = 1'-0"



RIGHT
SCALE 1/4" = 1'-0"



LEFT
SCALE 1/4" = 1'-0"

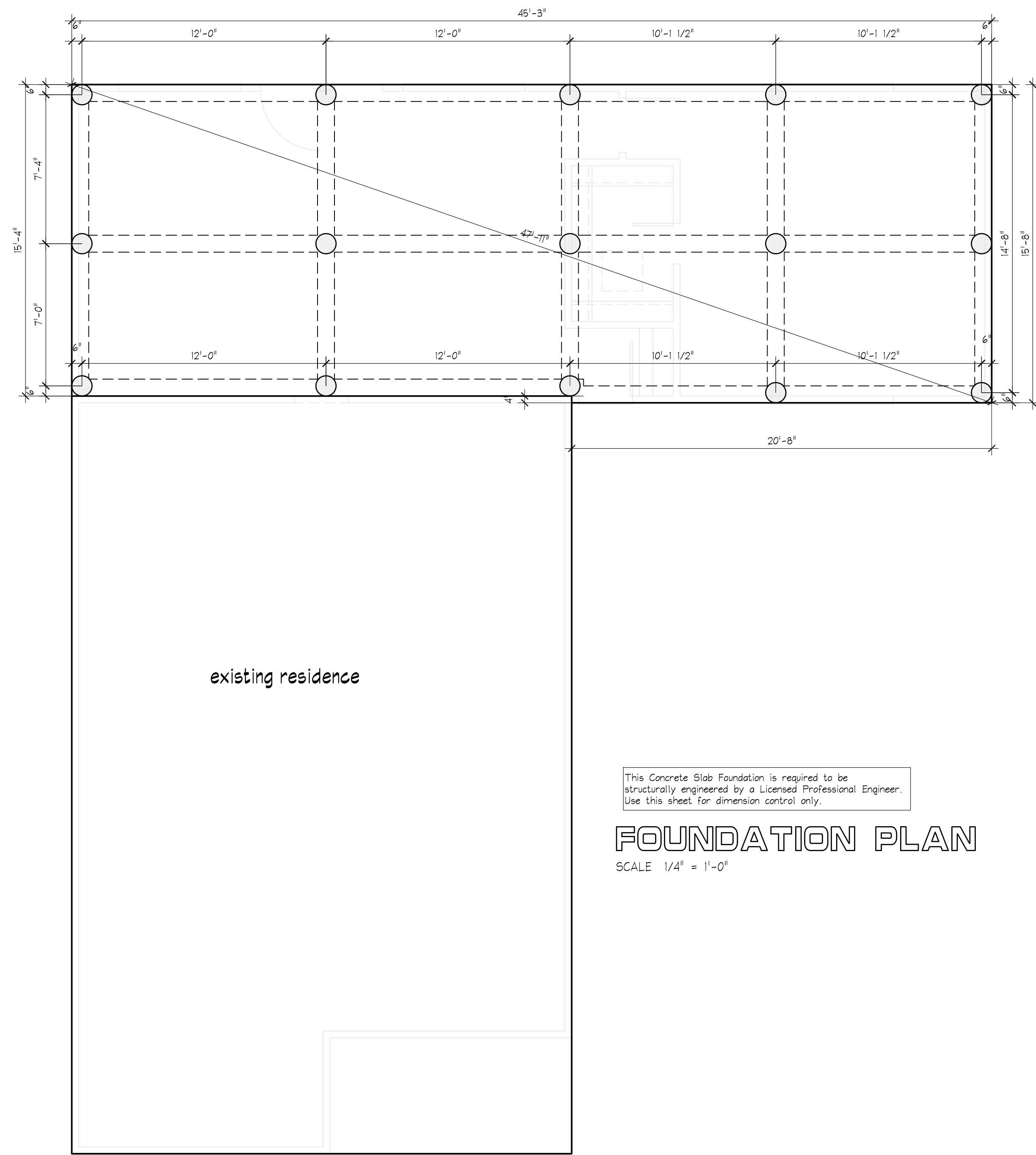
REVISIONS:
11/02/2023
01/15/2025

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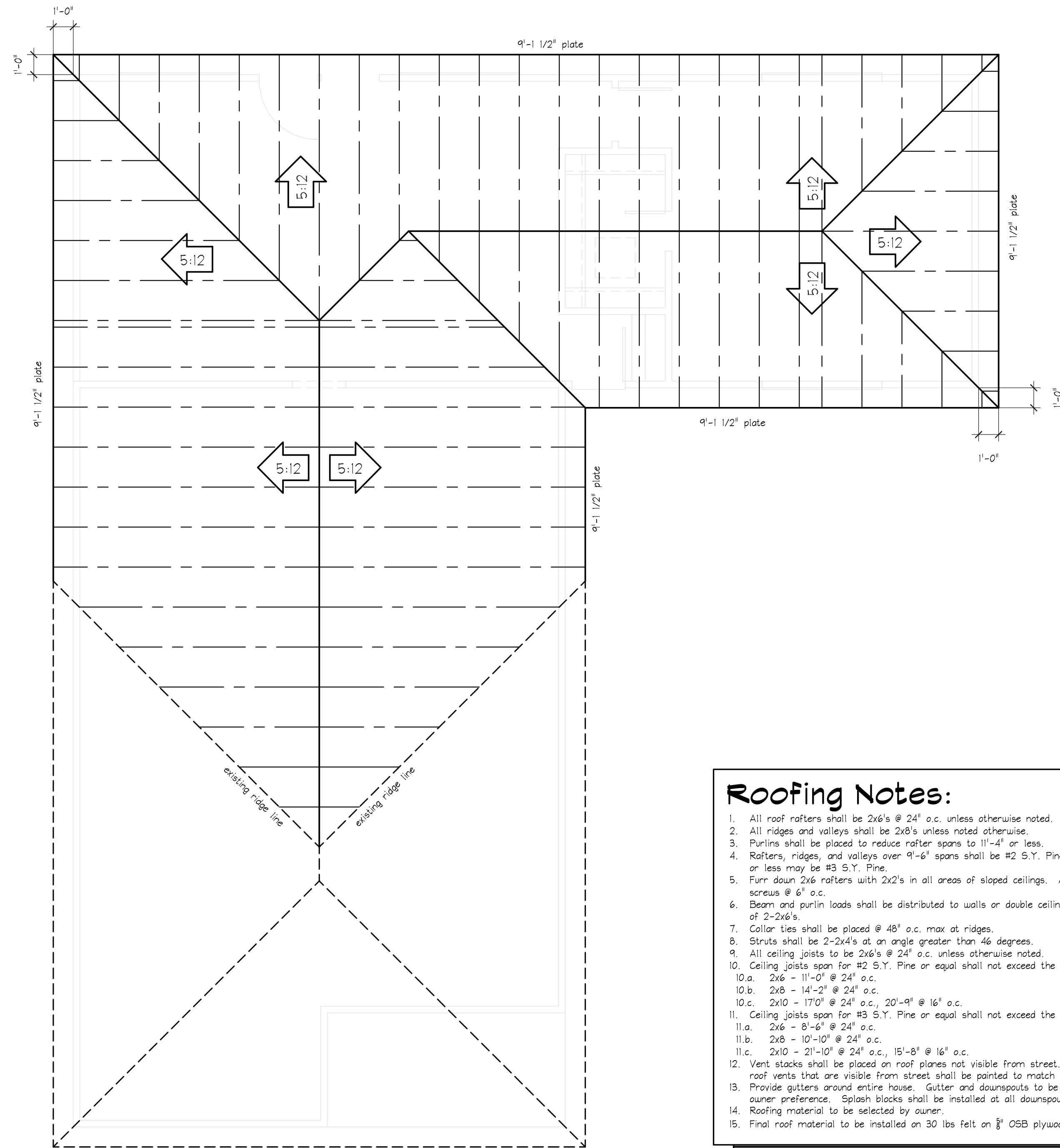
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A Custom Addition for:
Walker Residence
603 E Risk Street
Abstract No. 14
B.F. Boydston Survey
City of Rockwall, Rockwall County, Texas



FOUNDATION PLAN

SCALE 1/4" = 1'-0"



- #### Roofing Notes:
- All roof rafters shall be 2x6's @ 24" o.c. unless otherwise noted.
 - All ridges and valleys shall be 2x8's unless noted otherwise.
 - Purlins shall be placed to reduce rafter spans to 11'-4" or less.
 - Rafters, ridges, and valleys over 9'-6" spans shall be #2 S.Y. Pine or equal. Spans 9'-6" or less may be #3 S.Y. Pine.
 - Furr down 2x6 rafters with 2x2's in all areas of sloped ceilings. Attach with 3-1/2" screws @ 6" o.c.
 - Beam and purlin loads shall be distributed to walls or double ceiling joists by T columns @ 2-2x6's.
 - Collar ties shall be placed @ 48" o.c. max at ridges.
 - Struts shall be 2-2x4's at an angle greater than 46 degrees.
 - All ceiling joists to be 2x6's @ 24" o.c. unless otherwise noted.
 - Ceiling joists span for #2 S.Y. Pine or equal shall not exceed the following:
 - 2x6 - 11'-0" @ 24" o.c.
 - 2x8 - 14'-2" @ 24" o.c.
 - 2x10 - 17'0" @ 24" o.c., 20'-9" @ 16" o.c.
 - Ceiling joists span for #3 S.Y. Pine or equal shall not exceed the following:
 - 2x6 - 8'-6" @ 24" o.c.
 - 2x8 - 10'-10" @ 24" o.c.
 - 2x10 - 21'-10" @ 24" o.c., 15'-8" @ 16" o.c.
 - Vent stacks shall be placed on roof planes not visible from street. All vent stacks and roof vents that are visible from street shall be painted to match roofing material.
 - Provide gutters around entire house. Gutter and downspouts to be installed according to owner preference. Splash blocks shall be installed at all downspouts.
 - Roofing material to be selected by owner.
 - Final roof material to be installed on 3/8" OSB plywood.

ROOF PLAN

SCALE 1/4" = 1'-0"

REVISIONS:
11/02/2023
01/15/2025

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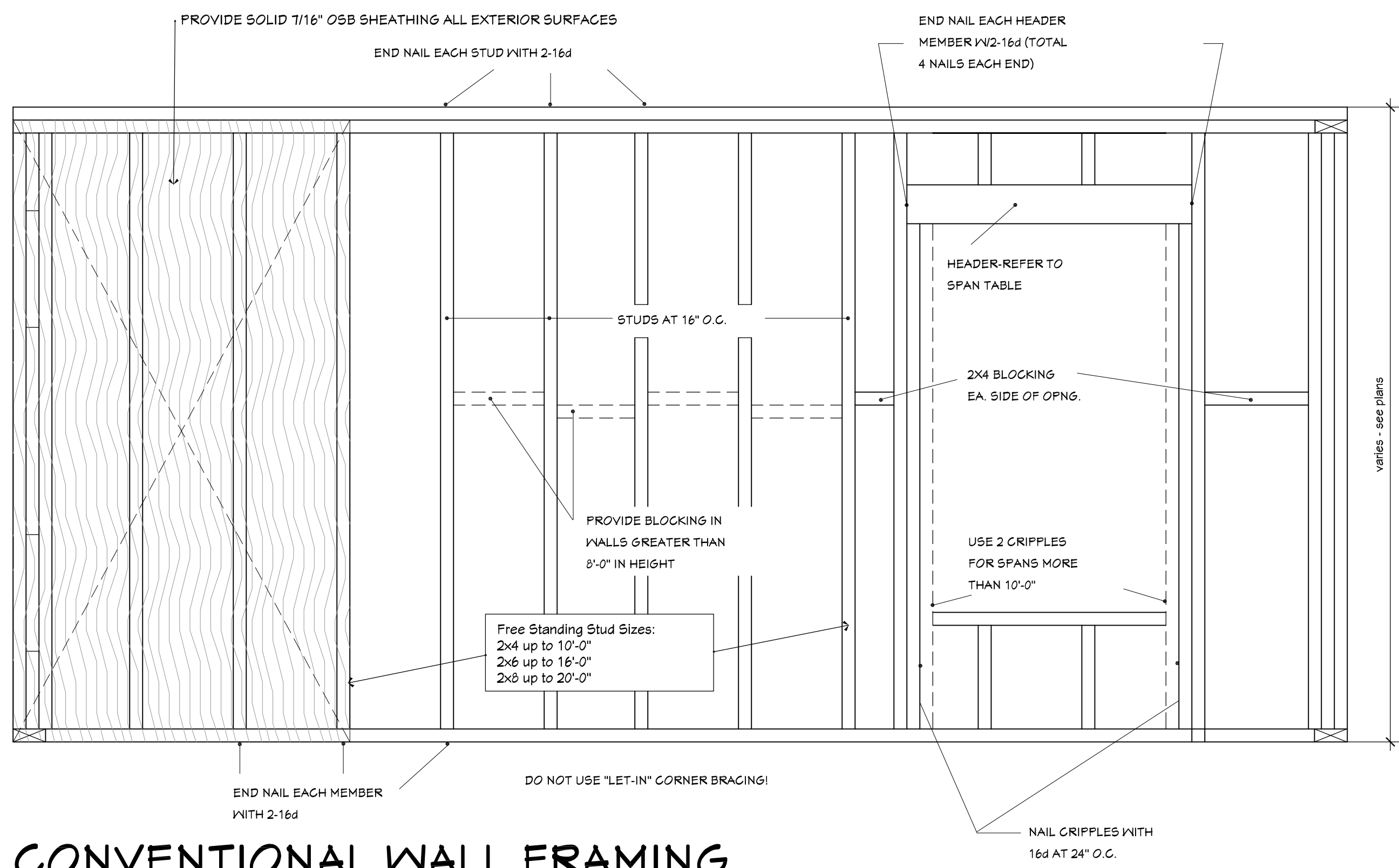
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Project Description:

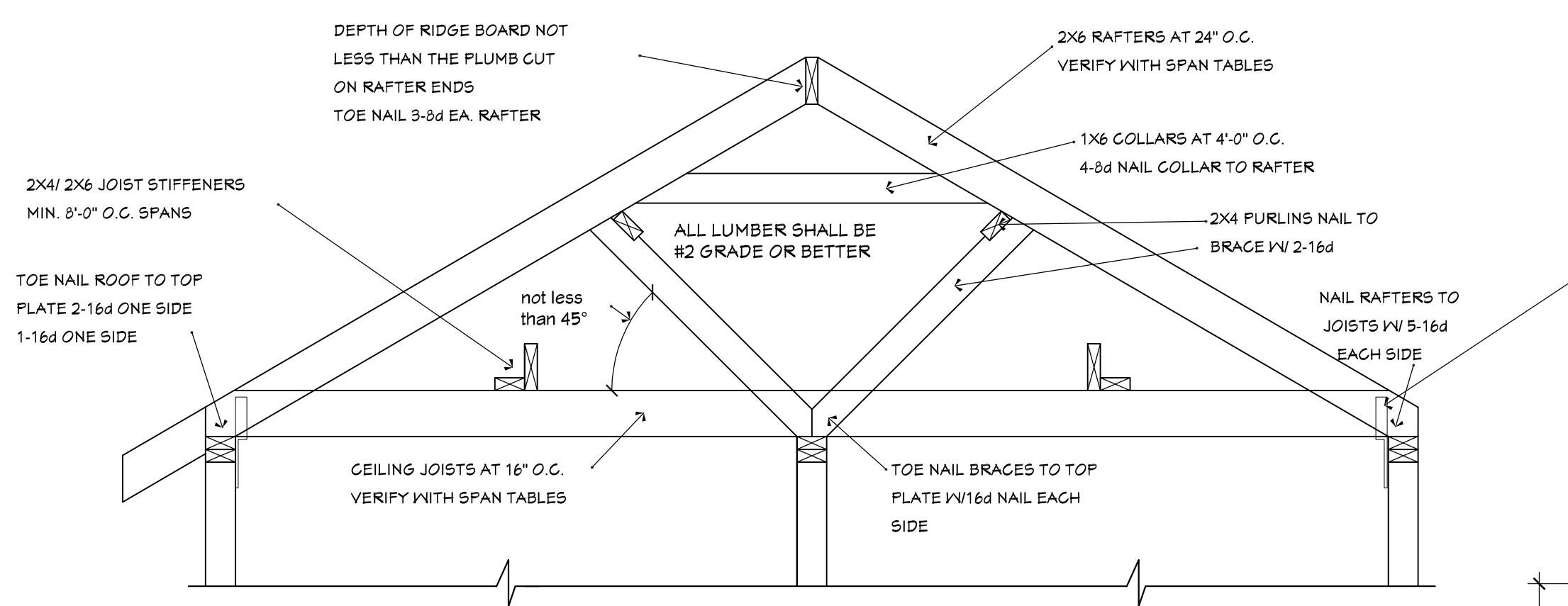
We are requesting approval for an addition to our primary residence that will improve its functionality while maintaining its original character. Our proposed project includes:

- A 701-square-foot addition, which will add a living room and a bedroom to the home. Our current home currently lacks a dedicated living room space. With this addition, the home will also become a three-bedroom residence that will better fit our family. The total square footage of the home will increase to 1551 square feet.
- A 10x12 detached home office, intended for remote work. This space will serve solely as a private workspace, with no in-person client visits or business-related foot traffic.

We will ensure the front exterior integrates with the existing home by using matching siding, windows, and roofing materials.

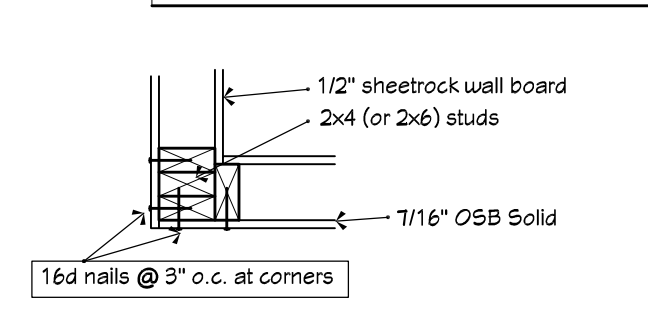


CONVENTIONAL WALL FRAMING

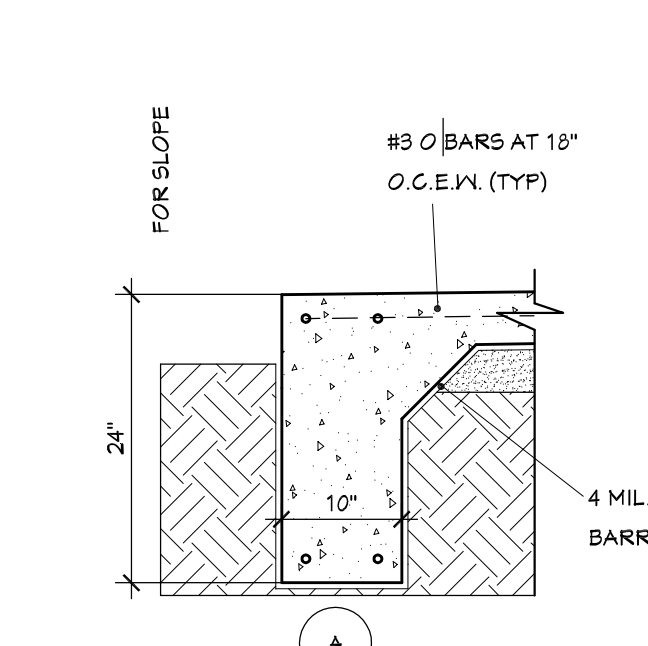


CONVENTIONAL ROOF BRACING

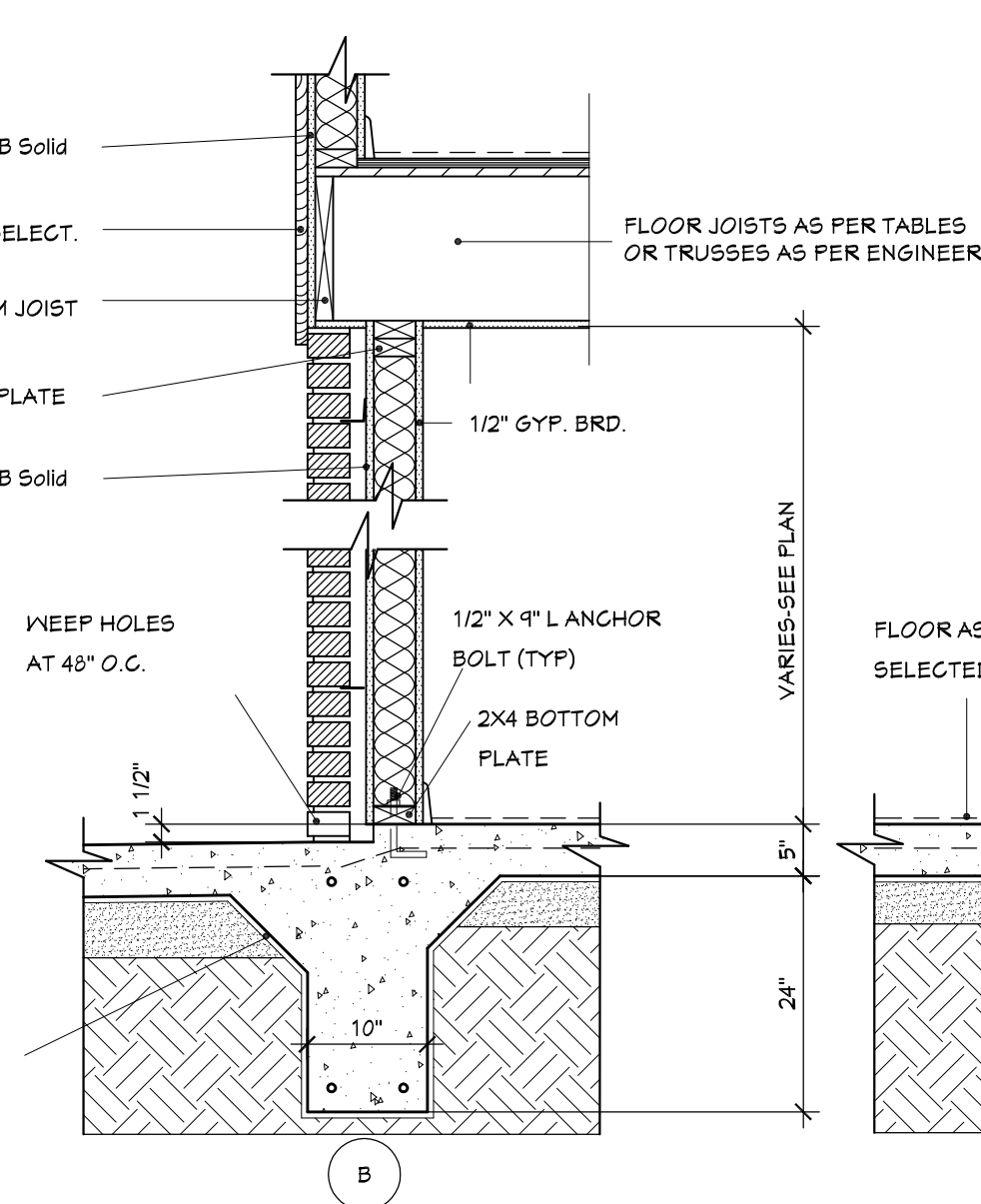
Exterior Sheathing to be:
7/16" OSB entire area of exterior
8d nails at 6" o.c.
Provide proper vapor barrier such as TYVEK or equivalent.



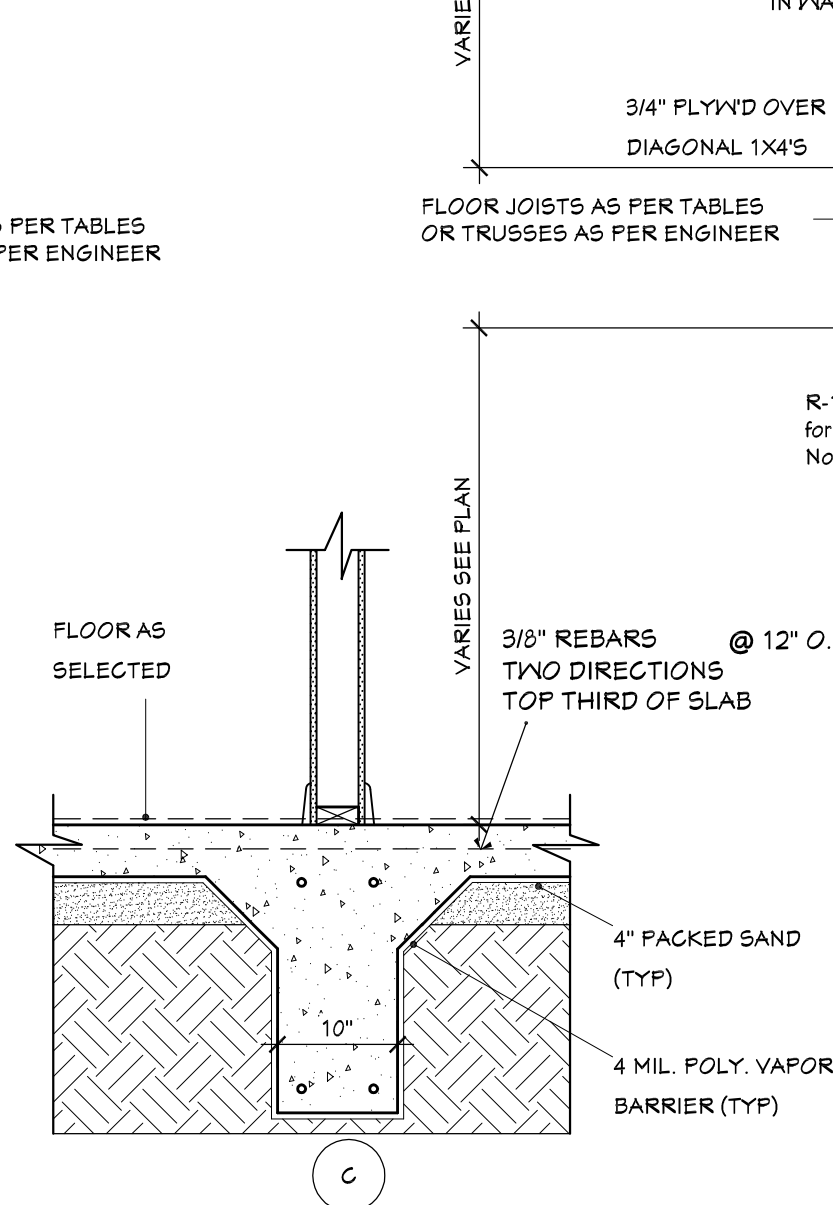
CORNER DETAIL



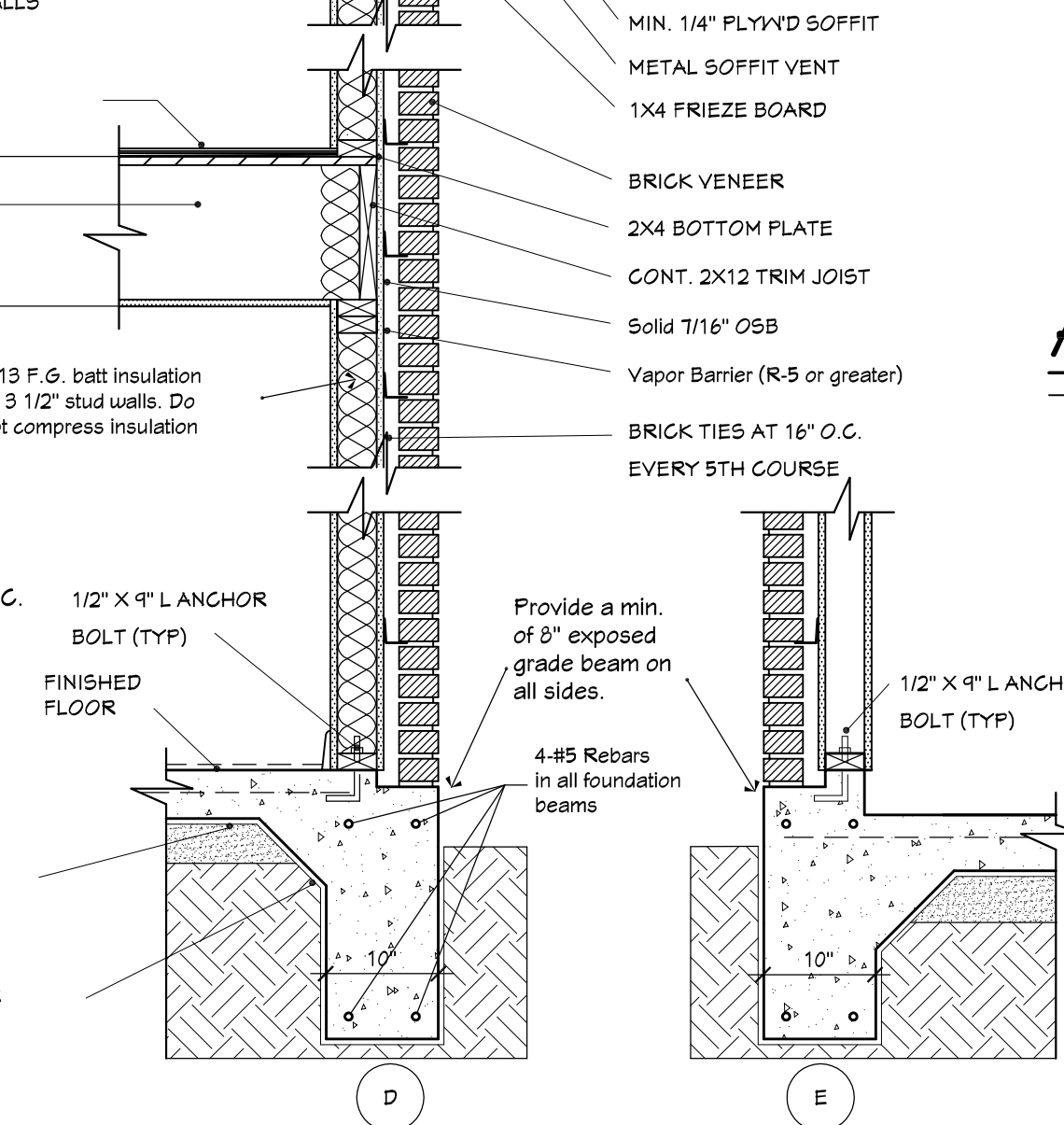
PORCH



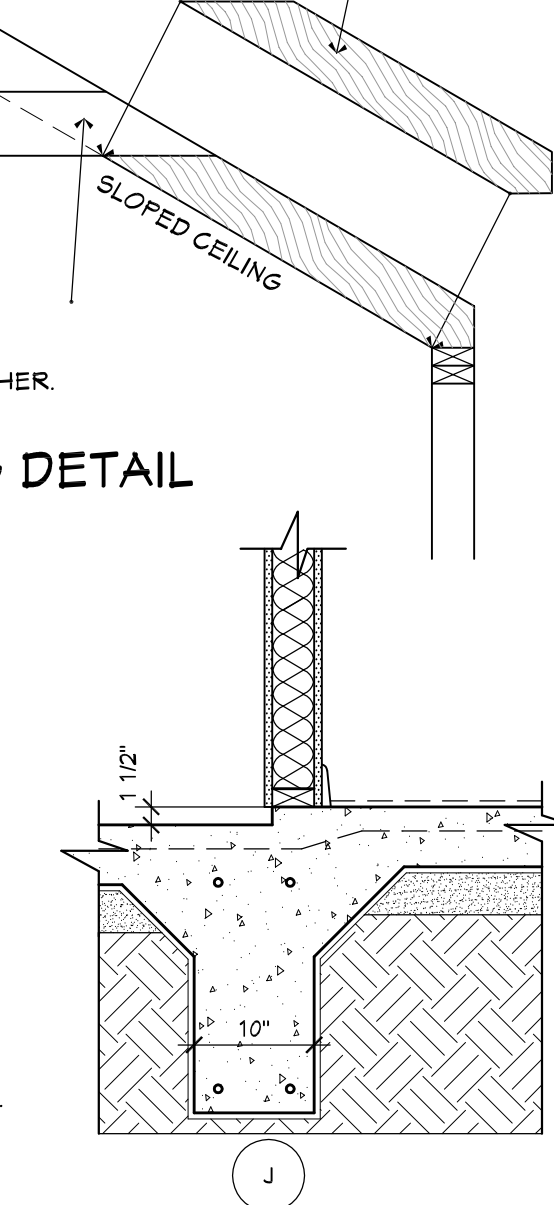
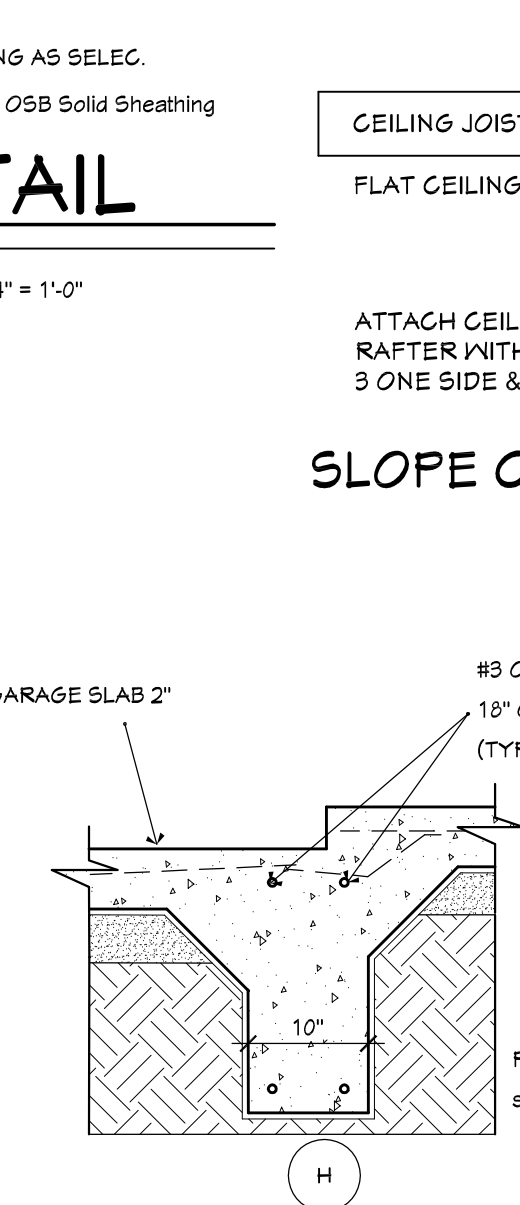
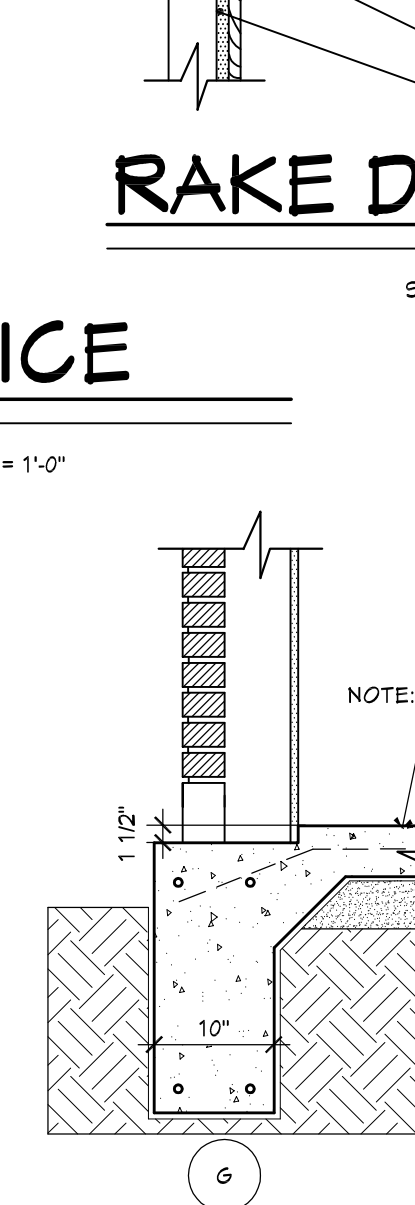
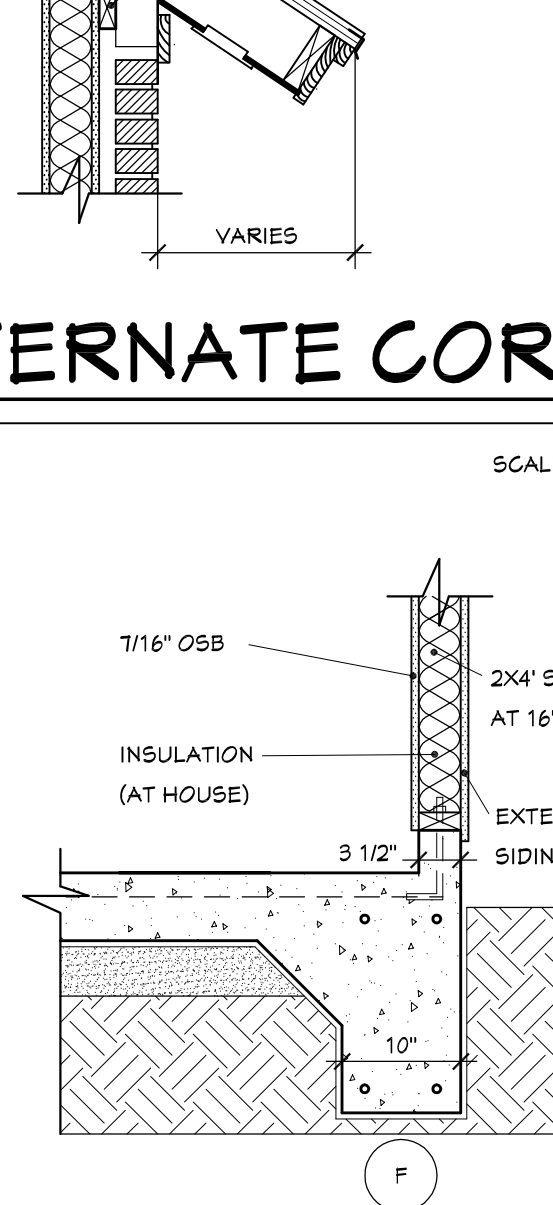
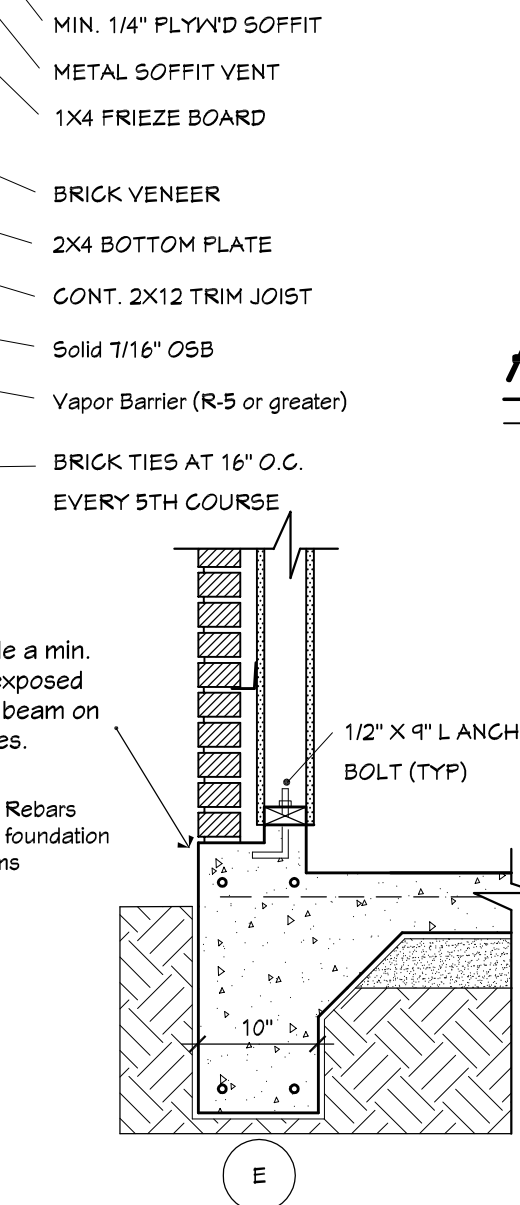
PERIMETER WALL AT PORCH



TYPICAL INTERIOR

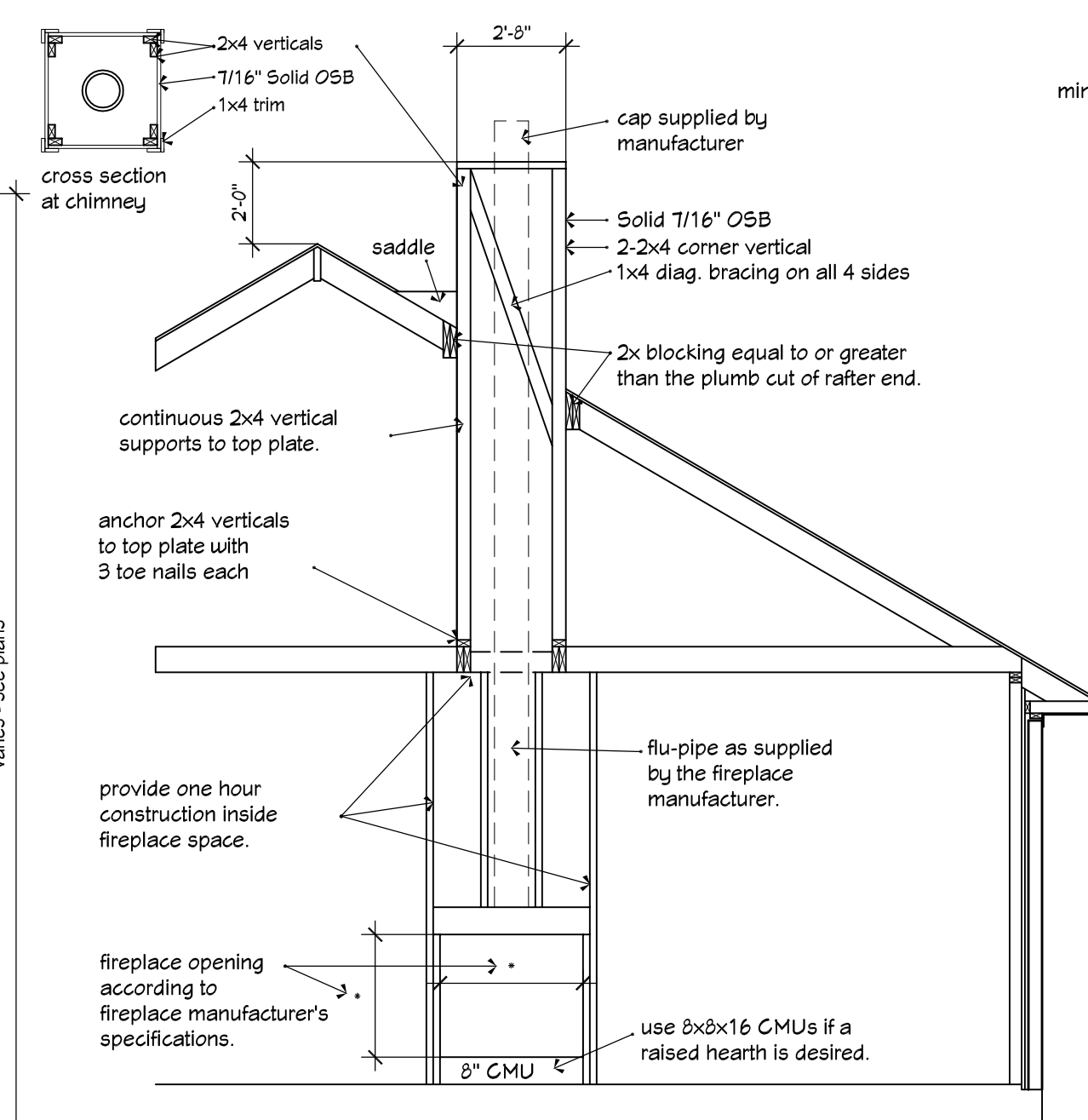


PERIMETER WITH BRICK LEDGE

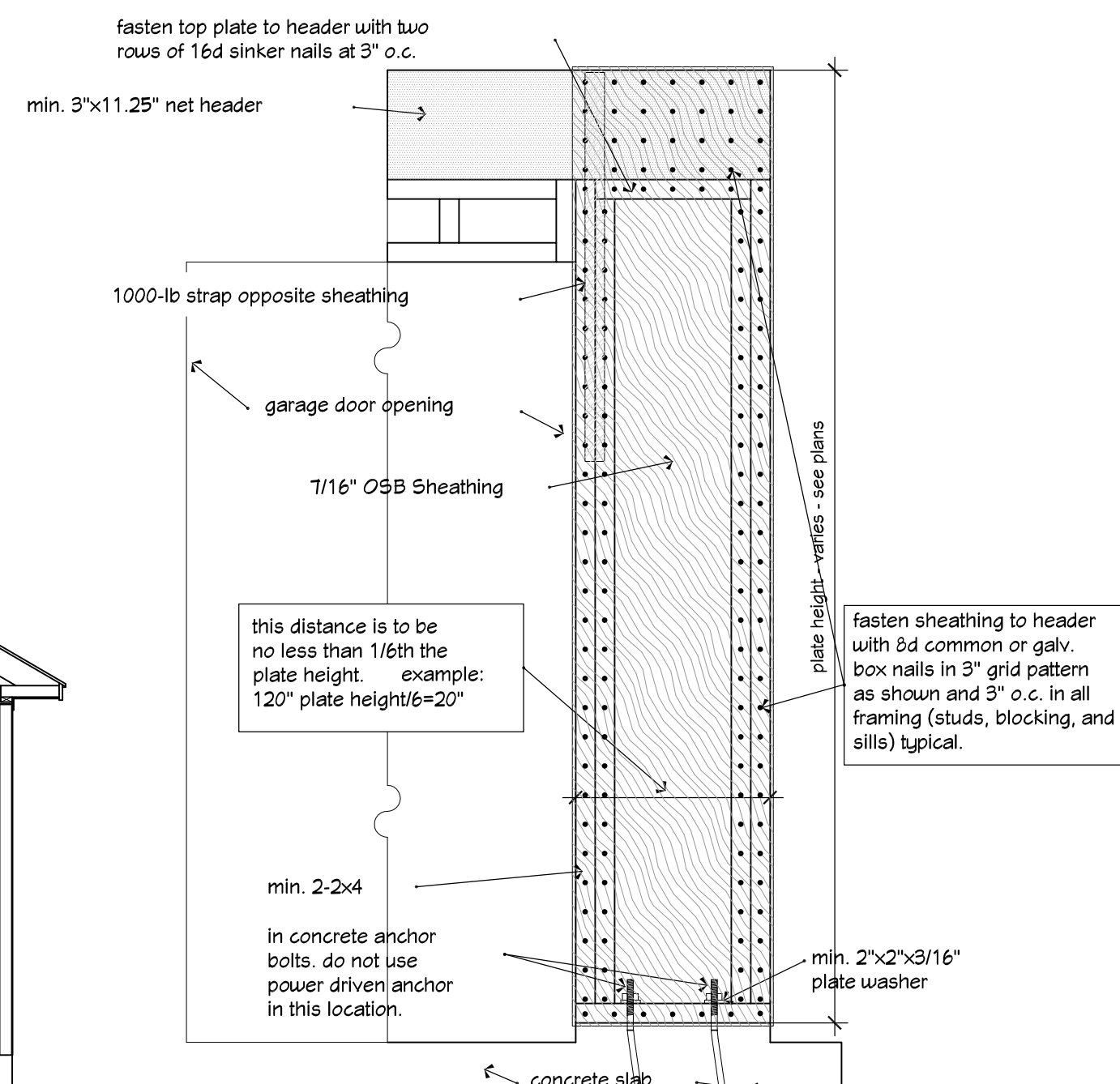


FOUNDATION DETAILS

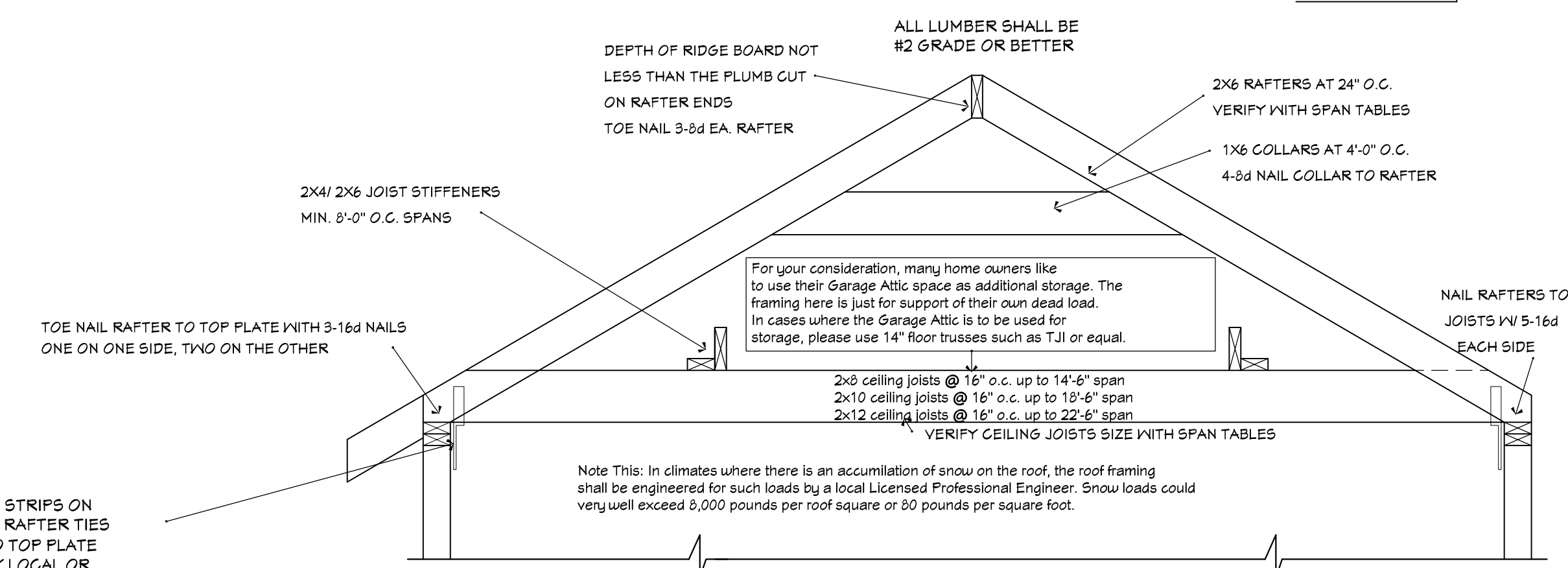
SCALE: 3/4" = 1'-0"
REFER TO ENGINEER'S PLANS AND DETAILS WHEN A POST TENSIONED, BASEMENT OR CRAWL SPACE FOUNDATION IS SPECIFIED.



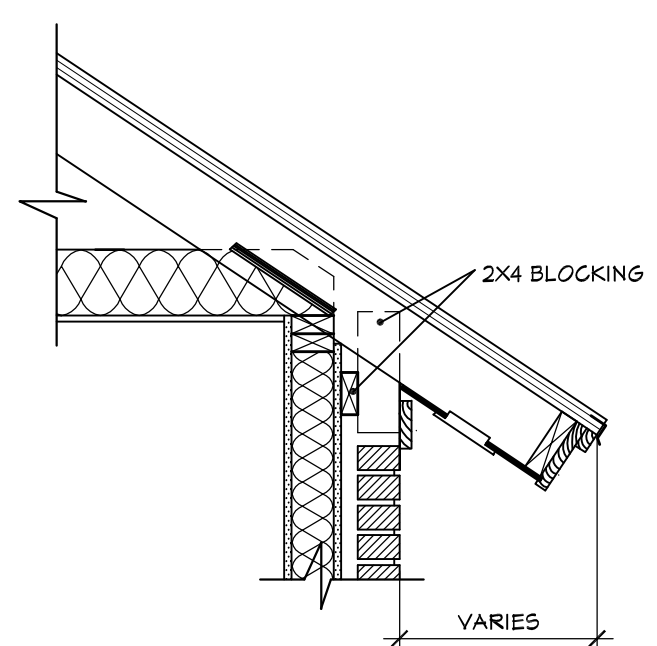
WOOD CHIMNEY DETAIL



GARAGE CORNER DETAIL

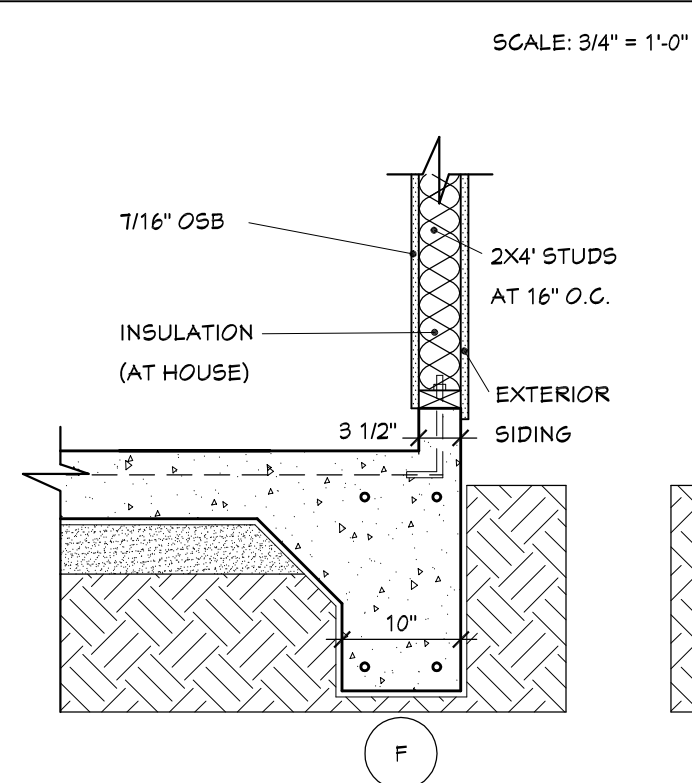


GARAGE ROOF BRACING

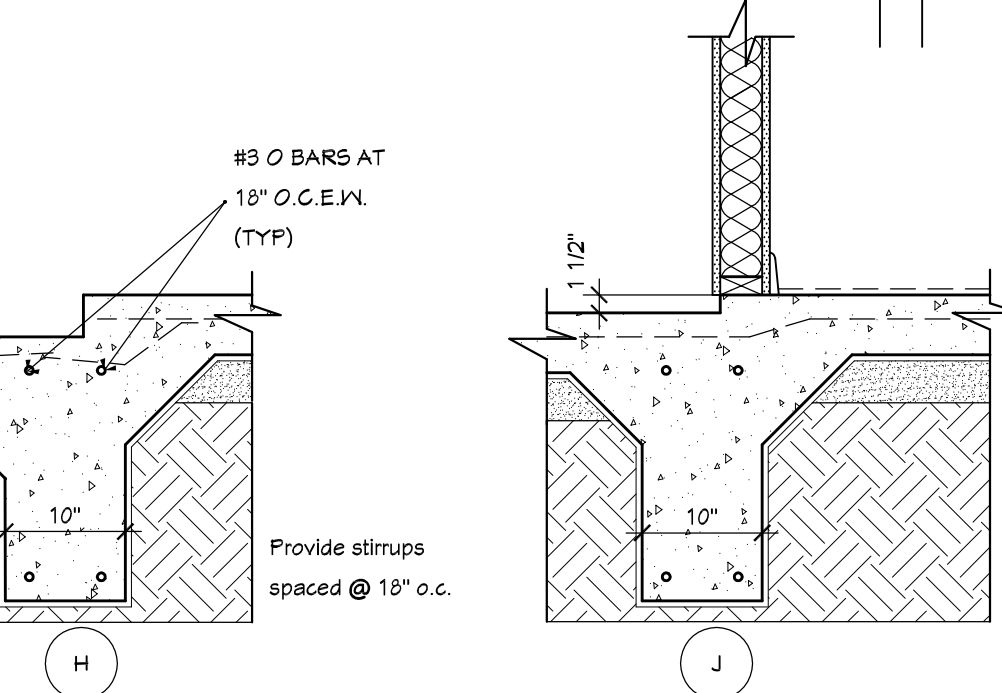


RAKE DETAIL

ALTERNATE CORNICE

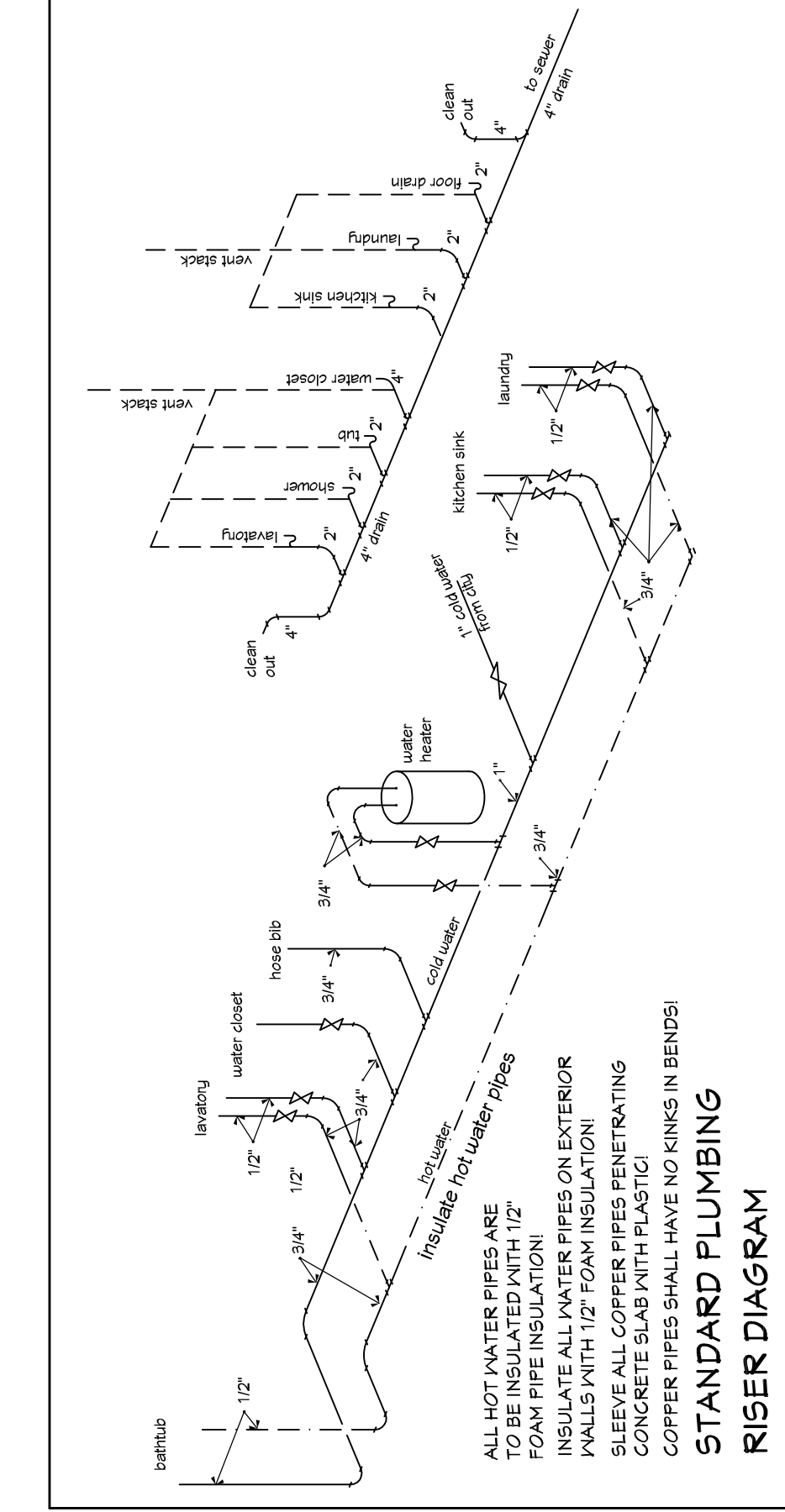
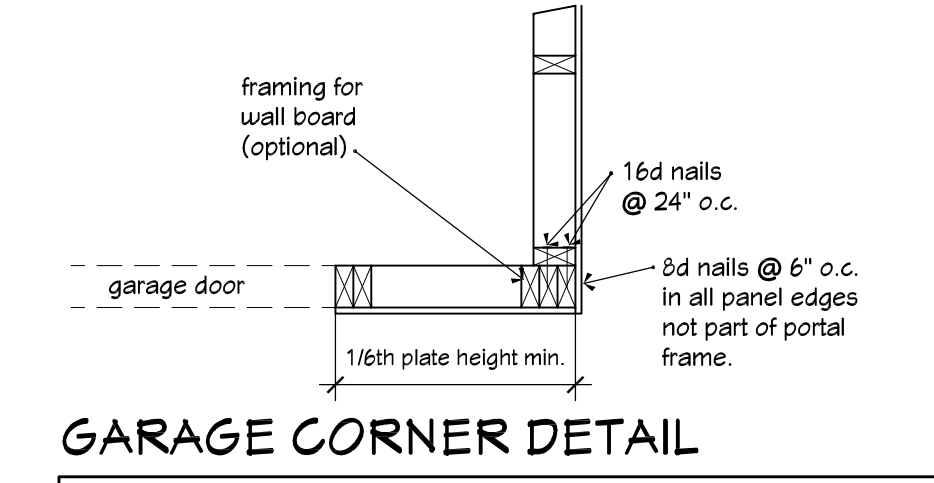


SLOPE CEILING DETAIL



GENERAL FOUNDATION NOTES:

- 1) These foundation notes and details are not applicable when a post tensioned slab is specified. Please refer to the Engineer's notes and details.
- 2) These notes and details were taken from the Dallas, Texas area office of the U.S. Department of Housing and Urban Development, Type "C" Foundation.
- 3) Provide a min. of 4" sand fill except in areas with a high water table. Where a high water table occurs use gravel, crushed stone or comparable material.
- 4) All beams shall penetrate a minimum of 6" into undisturbed soils.
- 5) No "dead end" beams shall be allowed.
- 6) All beams and slab reinforcement to extend within 1-1/2" of exterior forms.
- 7) All concrete shall have a 28 day ultimate compressive strength of 3,000 p.s.i.
- 8) Slabs reinforcing shall be tied and supported every 48" or less.
- 9) Lap all bar reinforcing 40 diameters. That's 15" with 3/8" rebars.
- 10) This foundation detail sheet is provided for your convenience. Use at your own risk. It is advised that a qualified licensed Professional Engineer review this foundation design and the soil report to assure this foundation design is correct for the site it is to be built on.



REVISIONS:

J. Karlovich
Home Design

(214) 674-0290 : Phone
jkarlovichhomedesign.com

These plans are intended to provide the basic construction information necessary to substantially complete this structure. Like most home designs, this firm, J. Karlovich Home Design, is not being an architectural or engineering firm stands no liability for structural or architectural design integrity. Every effort has been made to ensure all dimensions are correct and governmental regulations have been met. If any error or omission does occur it is the sole responsibility of the contractor and/or the owner to correct the error and/or omission at his own expense and not the responsibility of J. Karlovich Home Design. These plans are intended to be a one time use for this address ONLY.

STANDARD CONSTRUCTION DETAILS

Refer to Engineer Plans for Specific Details

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SHEET NO.
DETAILS



February 21, 2025

TO: Kelli Walker
603 E Rusk Street
Rockwall, Texas 75087

FROM: Bethany Ross
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: H2025-005: Building Permit Fee Waiver for 603 E. Rusk Street

Kelli:

This letter serves to notify you that the above referenced case, that you submitted for consideration by the City of Rockwall, was approved by the Historic Preservation Advisory Board (HPAB) on February 20, 2025. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

Staff made the following recommendations concerning the applicant's request:

- (1) Any construction resulting from the approval of this request shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Historic Preservation Advisory Board

On January 2, 2025, the Historic Preservation Advisory Board approved a motion to approve a Building Permit Fee Waiver of \$168.24, by a vote of 4-3, with Board Members Gaskin, Miller, and Freed dissenting.

Should you have any questions or concerns regarding your case, please feel free to contact me a (972) 772-6488.

Sincerely,

Bethany Ross, Planner
City of Rockwall Planning and Zoning Department