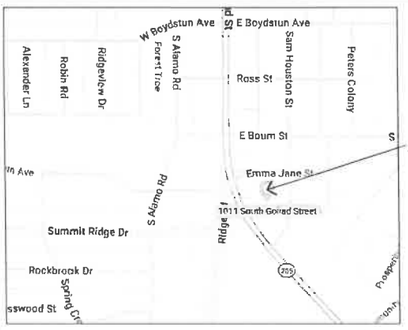
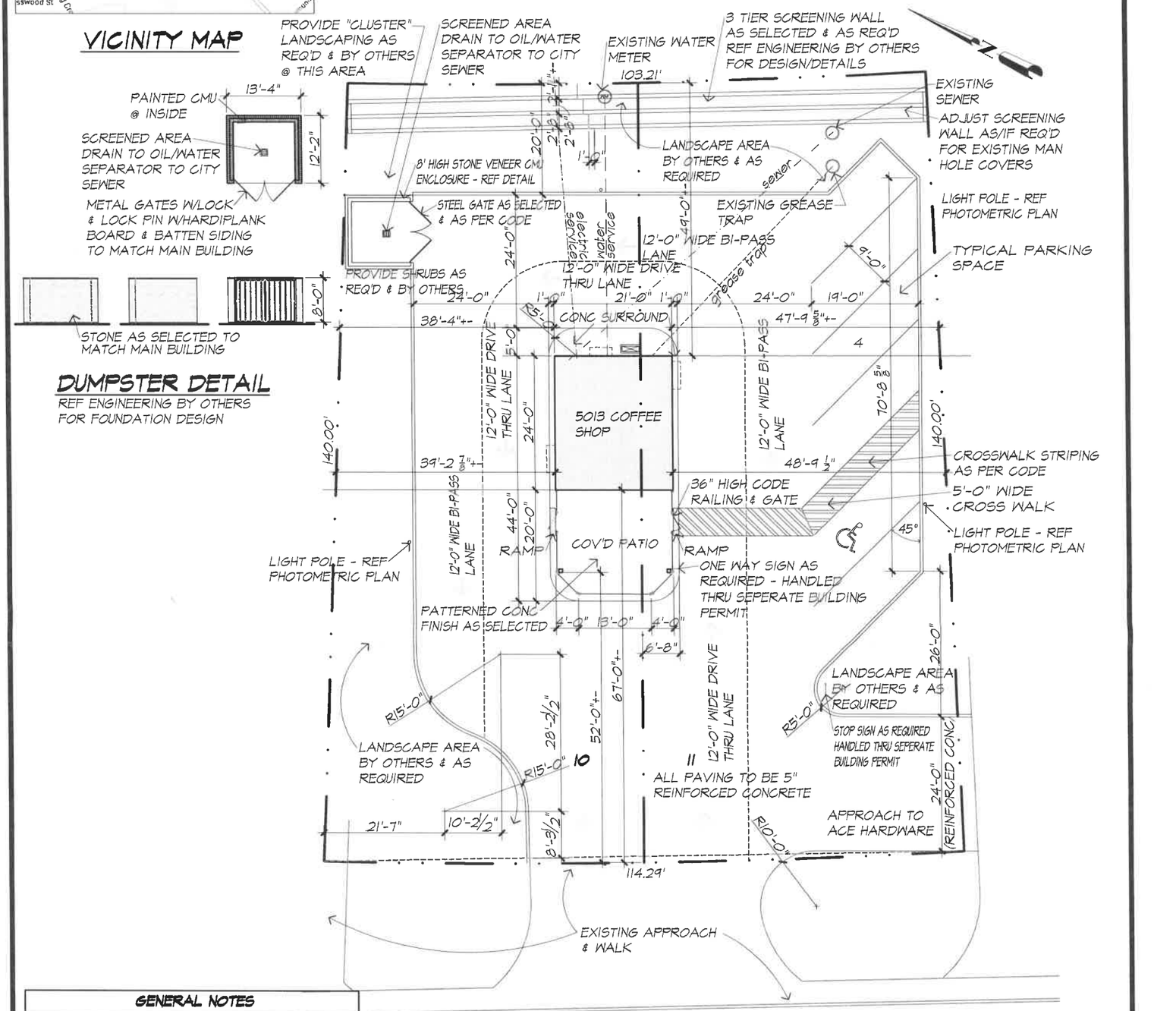


VICINITY MAP



1011 S. GOLIAD STREET

℄ OF GOLIAD STREET

GENERAL NOTES
* REF CIVIL ENGINEERING BY OTHERS FOR ALL FINISH GRADES & REQUIRED DRAINAGE * REF LANDSCAPE DESIGN DRAWINGS BY OTHERS FOR ALL REQUIRED LANDSCAPING * SEE OWNER FOR SIGNAGE OPTIONS & DESIGN
LOT AREA =15,236.62 SF
REF PHOTOELECTRIC PLAN BY OTHERS FOR RELEVANT DESIGN, PLACEMENT & DATA
REF ENGINEERING BY OTHERS FOR TYPE & DEPTH OF ALL PAVING MATERIAL
THERE SHALL BE NO ABOVE GROUND STORAGE TANKS OR OUTSIDE STORAGE. WHICH INCLUDES VECHICLES
* TOTAL STANDARD 9'X20' PARKING = 5 SPACES * TOTAL ADA ACCESSIBLE PARKING = 1 SPACES * TOTAL PARKING = 6 SPACES
TOTAL PAVING AS SHOWN =9440.23 SF
PATIO AREA WITHIN FENCE = 383.00 SF

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 31st day of March 2026

WITNESS OUR HANDS, this _____ day of _____, _____.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

OWNER/DEVELOPER
DEAN CATHEY CUSTOM HOMES
CALEB CATHEY
972-571-5792
3066 ROCHELLE RD.
ROCKWALL, TEXAS 75032

PLAN #C-50130-CS
CASE#SP2026-005
DATE: X/X/2026

SITE PLAN

SCALE: 1" = 20'-0"

LOT 10 & 11
CANUP'S SUBDIVISION
ROCKWALL, TEXAS

MRouse Designs
2307 HIGHRIDGE
SACHSE, TEXAS 75048
(214) 801-9944
mrousedesigns.com
"WHERE DESIGN EXCELLENCE BEGINS"
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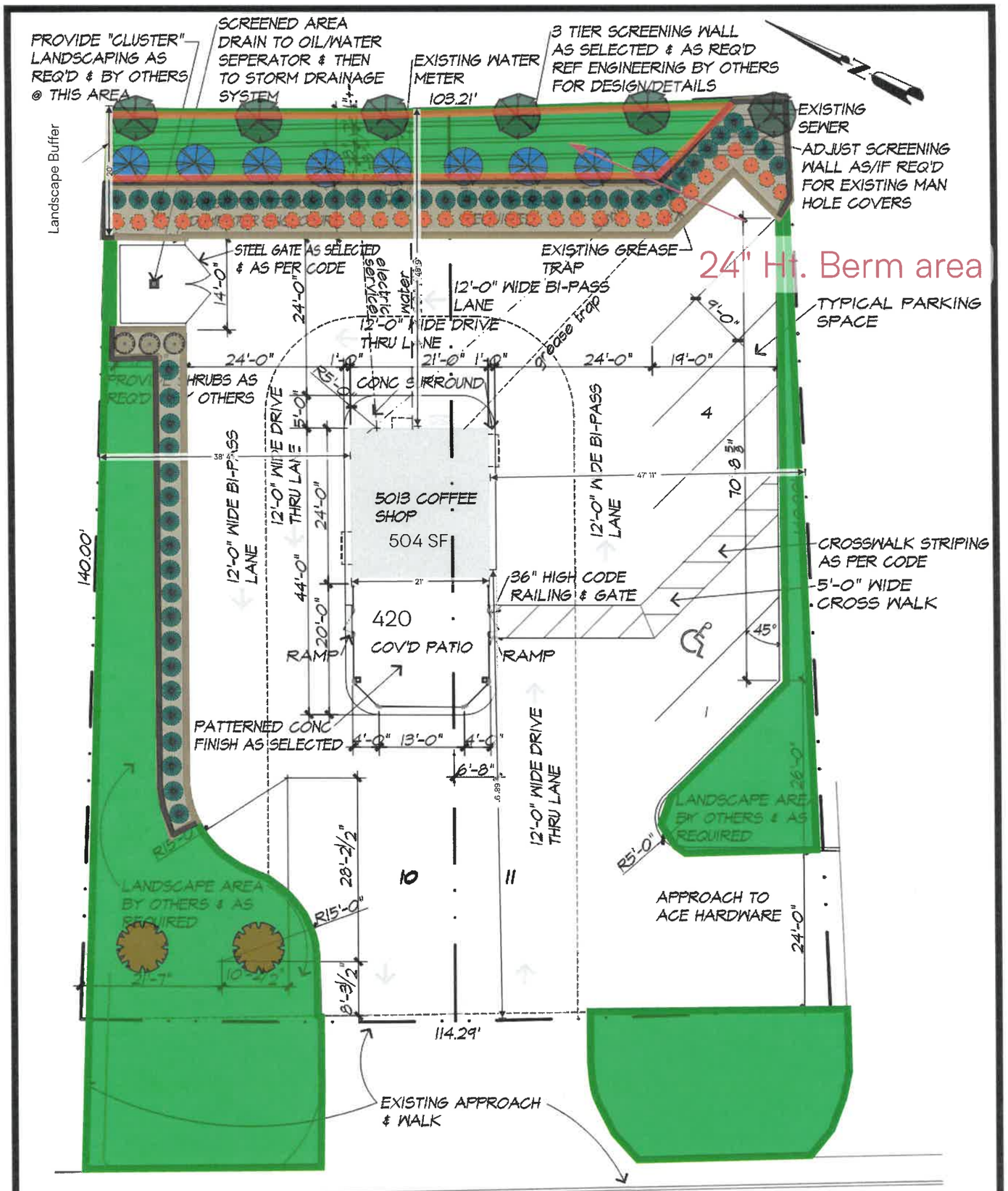
PRIOR TO ANY CONSTRUCTION, BUILDER, CONTRACTORS, & ENGINEERS SHALL CHECK THIS JOB & VERIFY ALL DIMS., PROPERTY LINES, BUILDING LINES, EASEMENTS & UTILITIES, CIVIL & SOIL ENGINEERING, GRADE & DRAINAGE, FENCES & RETAINING WALLS, LANDSCAPE & POOL REQUIREMENTS, TREE LOCATION AND REMOVAL, & DEED RESTRICTIONS TO COMPLY WITH ALL FEDERAL, STATE, & LOCAL CODES, ORDINANCES, & RESTRICTIONS.



GENERAL NOTES
* REF CIVIL ENGINEERING BY OTHERS FOR ALL FINISH GRADES & REQUIRED DRAINAGE * REF LANDSCAPE DESIGN DRAWINGS BY OTHERS FOR ALL REQUIRED LANDSCAPING * SEE OWNER FOR SIGNAGE OPTIONS & DESIGN
* TOTAL STANDARD 9'X20' PARKING = 5 SPACES * TOTAL ADA ACCESSIBLE PARKING = 1 SPACES * TOTAL PARKING = 6 SPACES
TOTAL PAVING AS SHOWN =9440.23 SF
PATIO AREA WITHIN FENCE = 383.00 SF

1011 S. GOLIAD STREET

Total Site area 16,000 SF/ 0.37 Acres

City Requirements:

1. Trees must be planted 5' from water, sewer, and storm sewer lines
2. Irrigation system is 100% coverage and will meet the requirements of the UDC.

Please see plant legend on pg. 2

PLAN #C-5013-CS
DATE: X/x/2026

SITE PLAN

LOT 10 & 11
CANUP'S SUBDIVISION
ROCKWALL, TEXAS

SCALE: 1" = 20'-0"

5013 Coffee Shop
1011 So. Goliad St.
Rockwall, TX 75087
Caleb Cathey
972 571-5792

MRouse Designs
2307 HIGHRIDGE
SACHSE, TEXAS 75048
(214) 801-9944
mrousedesigns.com
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Legend

Icon	Name
	Bermuda Grass
	Beds - Mulch 2"
	Black Steel Edging
	Live Oak 4" cal.
	Nellie R. Stevens 4' Tall
	Vitex 4' Ht.
	Dwarf Yaupon Holly 3 gal. 18" Tall
	Needlepoint Holly 5 gal. 24" Tall
	24" Tall Berm Boundary
	Red Oak 4" cal.

Approved:

I hereby certify that the above and foregoing site plan for a development in the city of Rockwall, Texas is approved by the Planning and Zoning Commission of the city of Rockwall on the 31st day of March, 2026.

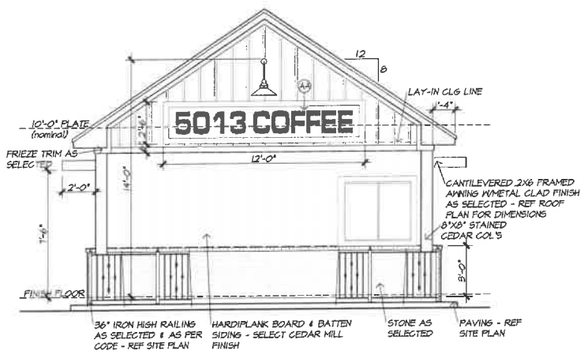
WITNESS OUR HANDS, this _____ of _____, _____

Jean Conway

Planning and Zoning Commission, Chairman Director of Planning and Zoning.

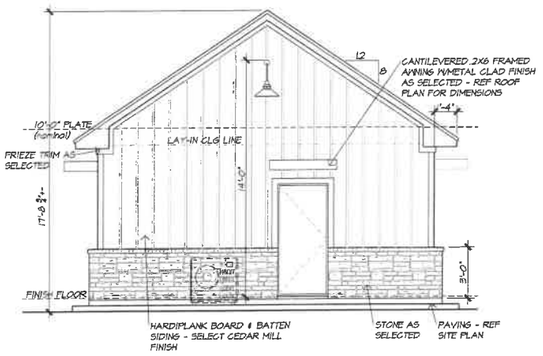
Landscape Overlay by:
NTL LANDSCAPE
PO Box 2140, Rockwall, TX 75087
Contact: Walt Wooten
972 896-8237

Caleb Cathey
5013 Coffee Shop
1011 So. Goliad St.
Rockwall, TX. 75087
972 571-5792



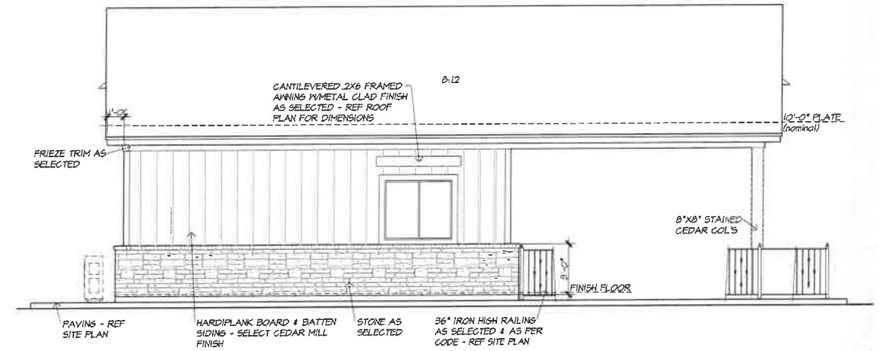
FRONT ELEVATION

SCALE 1/4"=1'-0"
TOTAL WALL SURFACE AREA (LESS WINDOW) = 250.10 SF
TOTAL WALL SURFACE AREA OF STONE = 63.43 SF
25.36% STONE



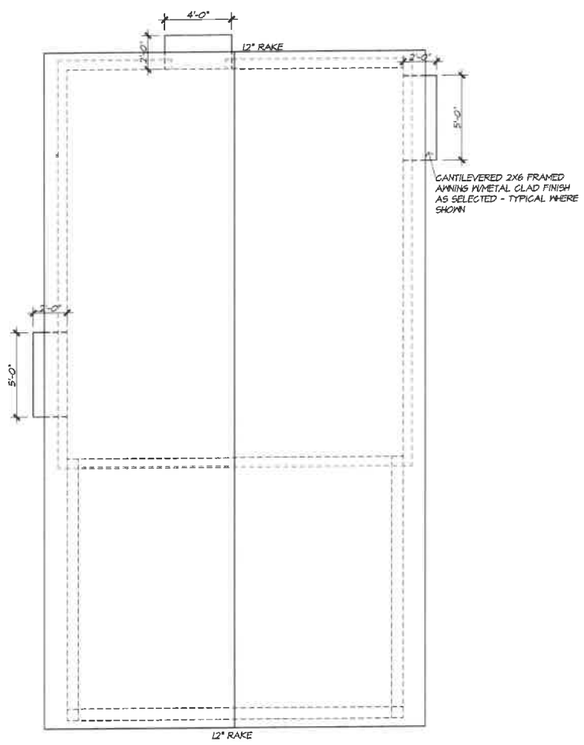
REAR ELEVATION

SCALE 1/4"=1'-0"
TOTAL WALL SURFACE AREA (LESS DOOR) = 244.12 SF
TOTAL WALL SURFACE AREA OF STONE = 54.00 SF
22.12% STONE



LEFT SIDE ELEVATION

SCALE 1/4"=1'-0"
TOTAL WALL SURFACE AREA (LESS WINDOW) = 185.28 SF
TOTAL WALL SURFACE AREA OF STONE = 72.01 SF
38.87% STONE



ROOF PLAN

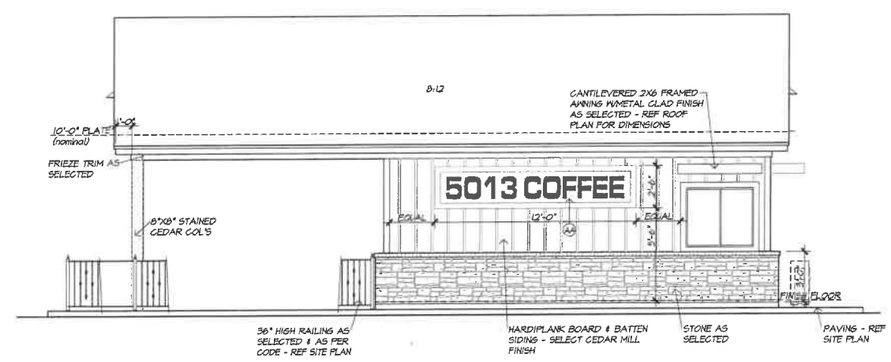
SCALE 1/4"=1'-0"

- ROOF @ 8:12 W/BLACK COMP SHINGLES
- SCREENED CORNICE VENTS AS PER CODE
- ATTIC VENTILATION AS PER CODE & AS SELECTED
- GUTTERS & DOWNSPOUTS STYLE & LOCATIONS, IF ANY, TO BE AS SELECTED
- 10'-0" PLATE (NOMINAL)
- RAFTER & RIDGE FRAMING MEMBER SIZING TO BE AS PER CURRENT GOVERNING CODES

APPROVED:
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission on the 31st day of March, 2026.

Dr. Jean Conaway
Planning & Zoning Commission, Chairman

Director of Planning & Zoning



RIGHT SIDE ELEVATION

SCALE 1/4"=1'-0"
TOTAL WALL SURFACE AREA (LESS WINDOW) = 185.28 SF
TOTAL WALL SURFACE AREA OF STONE = 72.01 SF
38.87% STONE

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of _____, _____.

WITNESS OUR HANDS, this ____ day of _____, _____.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

OWNER/DEVELOPER
DEAN CATHEY CUSTOM HOMES
CALEB CATHEY
972-571-5792
3066 ROCHELLE RD.
ROCKWALL, TEXAS 75032

of these construction documents and shall notify MROUSE DESIGNS of any discrepancies and/or omissions in these construction documents prior to commencement of any work affected by the revision/correction of these construction documents. These construction documents are intended for general construction purposes only and are not exhaustively detailed nor comprehensive in scope. The general contractor is responsible for means and methods of construction and it shall be his/her responsibility to select, verify, resolve, and install all components, equipment, and materials in accordance with the manufacturer's specifications and shall meet or exceed the current edition of the IRC, IBC & ECC and all other applicable codes and local ordinances, codes, and regulations. MROUSE DESIGNS shall be notified immediately of any discrepancies or deviations from these construction documents. The general contractor is responsible for all of the structural of the project. MROUSE DESIGNS does not indicate nor imply any exact structural requirements. The general contractor, owner, developer, recommends that these construction documents be reviewed by a qualified professional engineer.

5013 COFFEE SHOP
1011 S. GOLIAD ST.
ROCKWALL, TX

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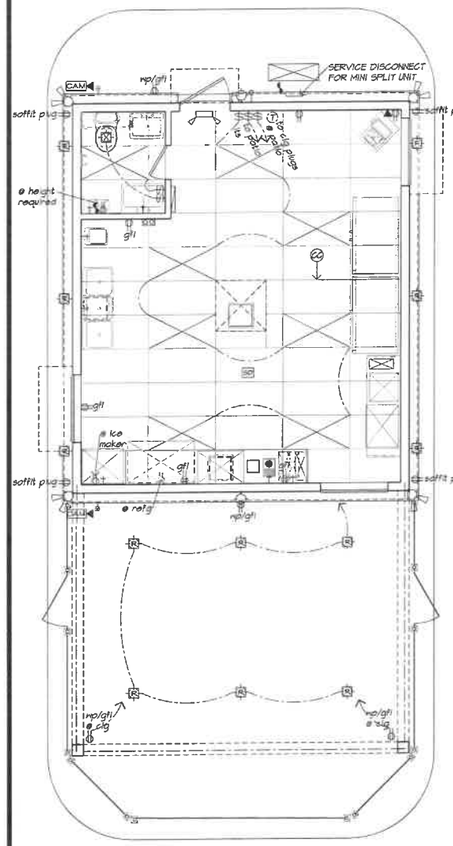
REVISED	DATE

CASE#SP2026-005

SHEET
A2

DESIGN NUMBER
C-5013-CS

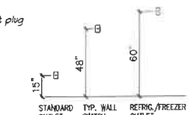
FOR REVIEW ONLY - NOT FOR CONSTRUCTION



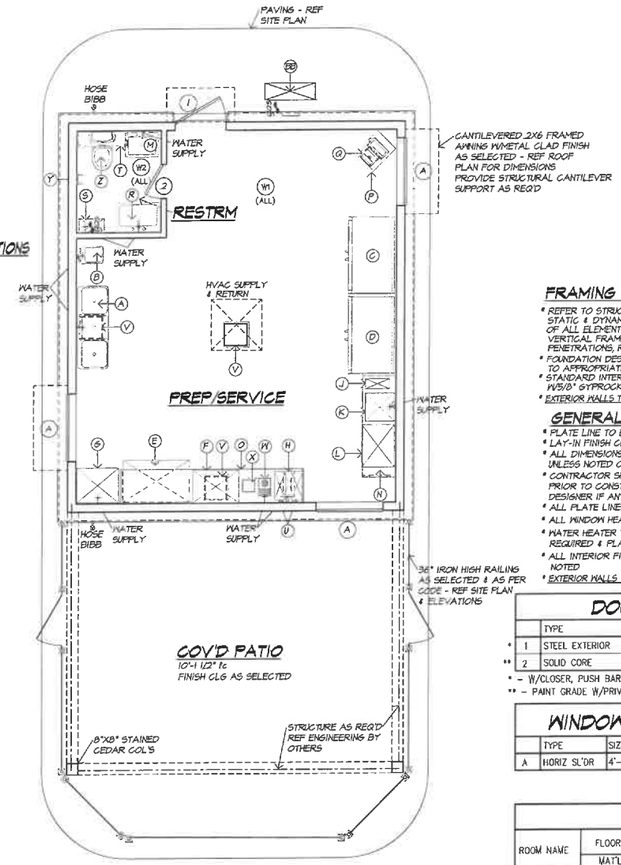
REFLECTIVE CLG/LIGHTING & ELECTRICAL PLAN

SCALE 1/4"=1'-0"

NOTE:
FINAL SELECTION & PLACEMENT OF ALL INTERIOR & EXTERIOR LIGHTING & ELECTRICAL AS PER BUILDER/OWNER AGREEMENT



ELECTRICAL OUTLET LOCATIONS



NOTATION/FIXTURE PLAN

SCALE 1/4"=1'-0"
COFFEE SHOP 504 SF
COVERED PATIO 383 SF

FRAMING NOTES

* REFER TO STRUCTURAL ENGINEERING DRAWINGS BY OTHERS FOR ALL STATIC & DYNAMIC DESIGN SELECTIONS OF MATERIAL USE & ASSEMBLY OF ALL ELEMENTS INCLUDING BUT NOT LIMITED TO ALL HORIZONTAL & VERTICAL FRAMES, GOLUMN PLATES, CONNECTORS, BEAMS, WALLS, PLATES, PENETRATIONS, ROOF FRAMING, WIND BRACING, DRAINAGE & CONNECTIONS
* FOUNDATION DESIGN BY OTHERS TO RECONIZE ALL LOAD TRANSFERS & TO APPROPRIATELY ACCOMODATE THEM
* STANDARD INTERIOR WALLS TO BE 2X4 @ 16" OC, BLOCKED @ MID-SPAN W/5/8" GYPROCK
* EXTERIOR WALLS TO BE 2X6

GENERAL NOTES:

* PLATE LINE TO BE @ 10'-0" NOMINAL
* LAY-IN FINISH CEILING @ 9'-0" AFF
* ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE
* CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION & SHALL NOTIFY DESIGNER IF ANY DISCREPANCIES ARE FOUND
* ALL PLATE LINES AS NOTED ON ELEVATIONS
* ALL WINDOW HEADERS AS NOTED
* WATER HEATER TO BE TANKLESS TYPE AS REQUIRED & PLACED WHERE SHOWN OR BEST SUITED
* ALL INTERIOR FINISHES TO BE AS SELECTED & AS NOTED
* EXTERIOR WALLS TO BE 2X6

DOOR SCHEDULE

		TYPE	SIZE	DESCRIPTION	#
*	1	STEEL EXTERIOR	3'-0" X 6'-8"	NON FIRE RATED	1
**	2	SOLID CORE	2'-0" X 6'-8"	INTERIOR AS SELECTED	1

* - W/CLOSER, PUSH BAR EXIT DEVISE & DEAD BOLT LOCK SET
** - PAINT GRADE W/PRIVACY LOCK

WINDOW SCHEDULE

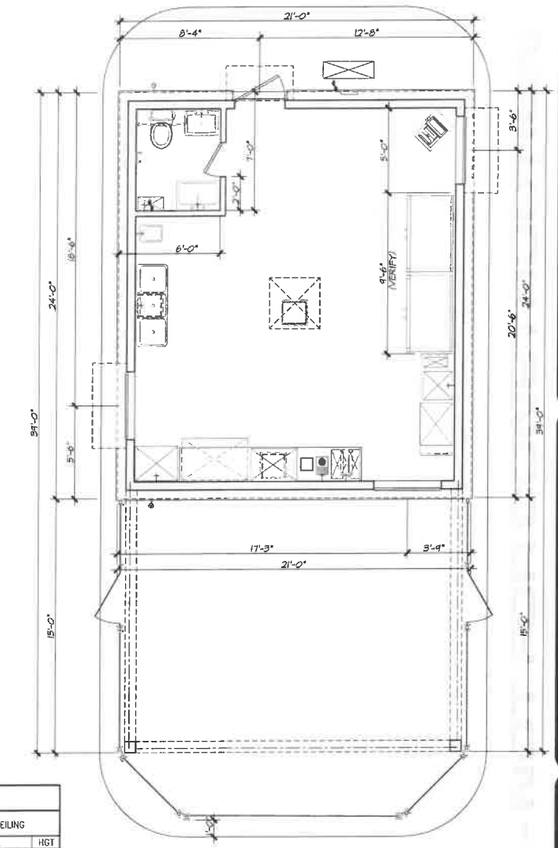
	TYPE	SIZE	DESCRIPTION	#
A	HORIZ SL'DR	4'-0" X 3'-6"	@ 6'-8" HDR	3

ROOM FINISH SCHEDULE

ROOM NAME	FLOORS	BASE	WALLS				CEILING	
			WALL 1/ALL		WALL 2/ALL			
	MA'L	MA'L	MA'L	FIN.	MA'L	FIN.	MA'L	HGT
PREP/SERVICE	STAINED CONC.	RUBBER	GYP BD	F.R.P. BOARD			LAY-IN/2X4 GRID	9'-0"
RESTROOM	STAINED CONC.	RUBBER			GYP BD	PAINT	LAY-IN/2X4 GRID	9'-0"

FIXTURE SCHEDULE

	ITEM	QTY	DESCRIPTION
A	3 COMP FREESTANDING SINK	1	STAINLESS STEEL
B	FREESTANDING HAND WASH SINK	1	STAINLESS STEEL
C	REFRIGERATOR	1	AS SELECTED
D	FREEZER	1	AS SELECTED
E	UNDER COUNTER REFRIGERATOR	1	AS SELECTED
F	3 GROUP ESPRESSO	1	AS SELECTED
G	ICE MAKER	1	AS SELECTED
H	REVERSE OSMOSIS WATER FILTER	1	AS SELECTED
J	BULK GRINDER	1	AS SELECTED
K	DOUBLE BATCH BREWER	1	AS SELECTED
L	COUNTERTOP 30" MICROWAVE	1	AS SELECTED
M	FREESTANDING MOP SINK	1	AS SELECTED
N	PRE-FAB COUNTER/TABLE	1	AS SELECTED//12"LX24"WX36"H
O	JOB-BUILT COUNTER	1	AS SELECTED/162 L(verify)X24"WX36"H
P	CASH REGISTER TABLE	1	AS SELECTED
Q	CASH REGISTER	1	AS SELECTED
R	WALL MOUNT SINK	1	AS SELECTED
S	TANKLESS WATER HEATER	1	AS SELECTED
T	WALL MOUNT CABINET	1	SIZE & TYPE AS SELECTED
U	COFFEE GRINDER	2	AS SELECTED
V	FLOOR SINK	3	AS SELECTED
W	CUP/GLASS RINSER	1	AS SELECTED
X	COUNTERTOP TRASH DROP	1	AS SELECTED
Y	TOILET PAPER HOLDER	1	AS SELECTED
Z	TOILET	1	FLOOR MOUNT AS SELECTED
AA	PRE-FAB SIGN AS SELECTED	2	NO MORE THAN 60 SF OR 75% OF BUILDING WIDTH
BB	MINI SPLIT HVAC UNIT	1	AS REQUIRED/AS SELECTED
CC	24 X48" LAY-IN CEILING		AS SELECTED @ 9'-0" AFF



DIMENSION PLAN

SCALE 1/4"=1'-0"

LIGHTING/ELECTRICAL LEGEND

SYMBOL	DESCRIPTION	NO.	NOTES:
	ELECTRIC PANEL	1	AS REQUIRED BY CODE
	4" RECESSED SOFFIT LIGHT	12	AS SELECTED & ON TIMER
	DOUBLE FLOOD LIGHT	4	AS SELECTED & ON MOTION SENSOR
	WALL MOUNT BARN LIGHT	2	AS SELECTED & ON TIMER/REF ELEVATIONS
CAM	C.C.CAMERA	2	AS SELECTED
	2'X4' RECESSED FLUORESCENT FIXTURE	7	2'x4' RECESSED FLUORESCENT FIXTURE, 3-T8 LAMPS, 32 WATTS - SAFETY WIRES REQUIRED ON DIAGONALLY OPPOSING CORNERS OF 2X4 LAY-IN FIXTURES. WIRES MUST BE INDEPENDENT OF CEILING GRID
	STANDARD TELE/DATA OUTLET	1	AS SELECTED & AS REQUIRED BY CODE
	STD QUADRUPLEX OUTLET	3	AS SELECTED & AS REQUIRED BY CODE
	STD 220/240 OUTLET	1	AS SELECTED & AS REQUIRED BY CODE
WP/GFI	STANDARD WEATHERPROOF/GFI DUPLEX OUTLET	4	AS SELECTED & AS REQUIRED BY CODE
	STD DUPLEX OUTLET	10	AS SELECTED & AS REQUIRED BY CODE
GFI	STANDARD GFI DUPLEX OUTLET	2	AS SELECTED & AS REQUIRED BY CODE
	STANDARD SWITCH	4	AS SELECTED & AS REQUIRED BY CODE
	RECESSED EXHAUST FAN	1	AS SELECTED & AS REQUIRED BY CODE
T	THERMOSTAT	1	AS SELECTED & AS REQUIRED BY CODE
SD	SMOKE DETECTOR	1	AS SELECTED & AS REQUIRED BY CODE
	EMERGENCY LIGHTING/EXIT	1	EXTERIOR EXIT LIGHTS SHALL HAVE A MINIMUM 90 MINUTE BATTERY BACK-UP POWER FOR EMERGENCY USE

APPROVED:
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission on the 31st day of March, 2026.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

Planning & Zoning Commission, Chairman Director of Planning and Zoning

OWNER/DEVELOPER
DEAN CATHEY CUSTOM HOMES
CALEB CATHEY
972-571-5792
3066 ROCHELLE RD.
ROCKWALL, TEXAS 75032

The general contractor shall examine and verify the accuracy of all dimensions and conditions on the job prior to the start of construction. MKROUSE DESIGNS of any discrepancies and/or omissions prior to the start of construction. MKROUSE DESIGNS shall not be responsible for the revision/correction of these construction documents. These construction documents are intended to be a complete and accurate set of plans. Any omission of a detail or fully specified, the general contractor (or his/her representative) shall be an detailed or otherwise construction and it shall be his/her responsibility to select, verify, reason, and install all equipment, fixtures, and finishes in a workmanship like manner. The general contractor shall be responsible for the entire project. The general contractor shall meet or exceed the current edition of the IRC, IBC & ECC Codes and all applicable state and local ordinances, codes and regulations. MKROUSE DESIGNS shall be notified immediately of any discrepancies between the construction documents and the actual site conditions. It is the responsibility of the general contractor to provide any engineering necessary to the stability of the structure(s) at the project. MKROUSE DESIGNS does not indicate nor imply any exact structural engineering. The general contractor shall, if he deems it necessary, recommend that these construction documents be reviewed by a qualified professional engineer.

5013 COFFEE SHOP
1011 S. GOLIAD ST.
ROCKWALL, TX

mKrouse Designs
2307 HIGHRIDGE
SACHSE, TEXAS 75048
(214) 801-9944
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VISED DATE X/X/2026

CASE#SP2026-005

SHEET
A1

DESIGN NUMBER
C-5013-CS

DESCRIPTION

SYMBOL	LABEL	QTY	MANUFACTURER	CATALOG NUMBER	FILENAME	LUMENS	LLF	WATTAGE
	A	3	SIGNIFY CANADA LTD	OPF-S-A01-840-BLC	OPF-S-A01-840-BLC.ies	4595	1	41.88

STATISTICS

DESCRIPTION	SYMBOL	AVG	MAX	MIN	MAX / MIN	AVG / MIN	GRID Z
OVERALL SITE	+	0.8 fc	2.2 fc	0.0 fc	N/A	N/A	0
PARKING & DRIVE LANES ONLY	✖	1.3 fc	2.2 fc	0.4 fc	5.5:1	3.3:1	0
PROPERTY LINE (ASSUMED)	+	0.1 fc	0.4 fc	0.0 fc	N/A	N/A	0

Plan View

APPROVED:
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission on the 31st day of March, 2026.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

SESCO LIGHTING

5013 COFFEE
1011 S GOLIAD ST.
ROCKWALL, TX 75087

Designer
C. JONES
Date
04/03/2026
Scale
1' = 10'
Drawing No.
4
SALES REP:
E. ASBURY