



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # Z 2022-008 P&Z DATE 03/15/22 CC DATE 03/21/22 APPROVED/DENIED
ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

ZONING APPLICATION

- ☒ SPECIFIC USE PERMIT
- ☐ ZONING CHANGE
- ☐ PD CONCEPT PLAN
- ☐ PD DEVELOPMENT PLAN

SITE PLAN APPLICATION

- ☐ SITE PLAN
- ☐ LANDSCAPE PLAN
- ☐ TREESCAPE PLAN
- ☐ PHOTOMETRIC PLAN
- ☐ BUILDING ELEVATIONS
- ☐ MATERIAL SAMPLES
- ☐ COLOR RENDERING

PLATTING APPLICATION

- ☐ MASTER PLAT
- ☐ PRELIMINARY PLAT
- ☐ FINAL PLAT
- ☐ REPLAT
- ☐ ADMINISTRATIVE/MINOR PLAT
- ☐ VACATION PLAT
- ☐ LANDSCAPE PLAN
- ☐ TREESCAPE PLAN

- ☐ COPY OF ORDINANCE (ORD.# _____)
- ☒ APPLICATIONS
- ☒ RECEIPT
- ☒ LOCATION MAP
- ☒ HOA MAP
- ☒ PON MAP
- ☐ FLU MAP
- ☐ NEWSPAPER PUBLIC NOTICE
- ☐ 500-FT. BUFFER PUBLIC NOTICE
- ☐ PROJECT REVIEW
- ☐ STAFF REPORT
- ☐ CORRESPONDENCE
- ☐ COPY-ALL PLANS REQUIRED
- ☐ COPY-MARK-UPS
- ☐ CITY COUNCIL MINUTES-LASERFICHE
- ☐ MINUTES-LASERFICHE
- ☐ PLAT FILED DATE _____
 - ☐ CABINET # _____
 - ☐ SLIDE # _____

NOTES: _____

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

27022-008

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ REPLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- ☒ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 7106 Odell Avenue

SUBDIVISION Heritage Heights Addition

LOT 7

BLOCK A

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING X

CURRENT USE None

PROPOSED ZONING

PROPOSED USE

ACREAGE 17,102 sf

LOTS [CURRENT]

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]

☒ OWNER Jck Concrete Inc.

☐ APPLICANT Design & Drafting Serv Group

CONTACT PERSON Blanca Canales

CONTACT PERSON Valerie Valdez

ADDRESS P.O. Box 311

ADDRESS 123 W. Main St

CITY, STATE & ZIP Fate TX. 75132

CITY, STATE & ZIP Grand Prairie, TX 75052

PHONE 214 803 9043

PHONE 469 999-0800

E-MAIL blanca@jckcorporate.net

E-MAIL Valerie@ddsg.us

NOTARY VERIFICATION [REQUIRED]

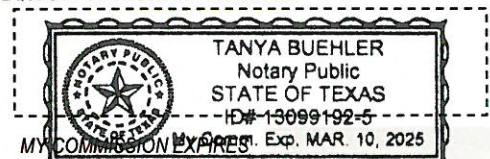
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Blanca Canales [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

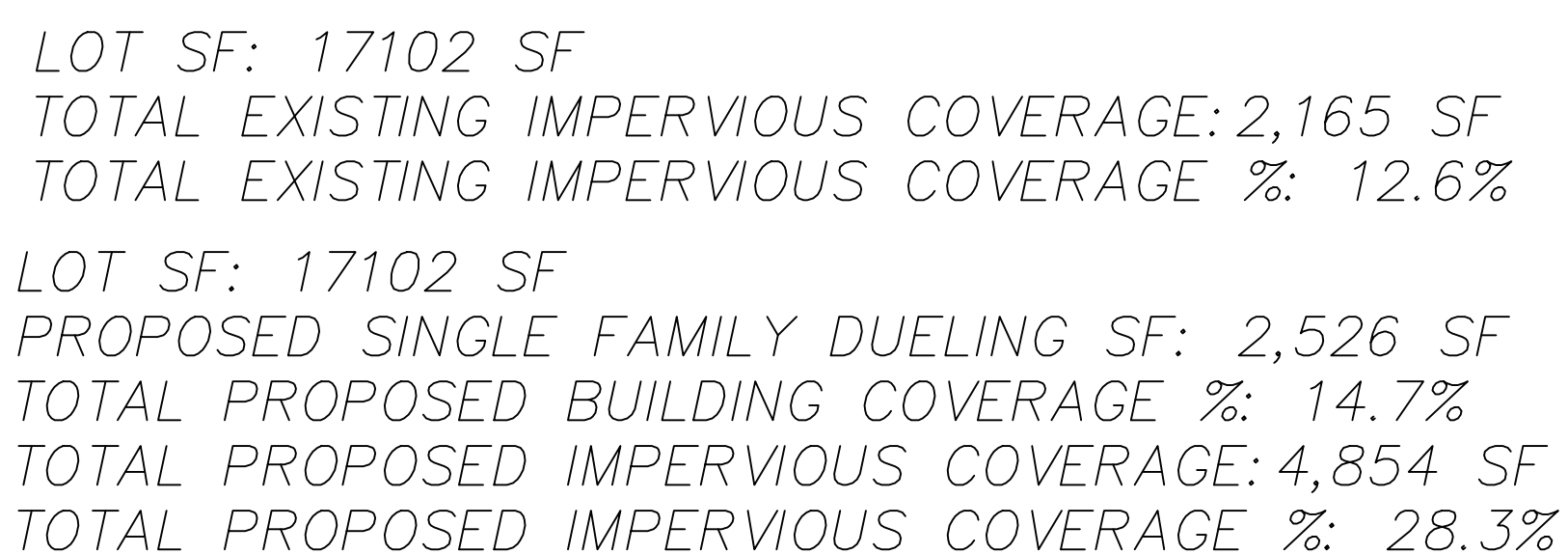
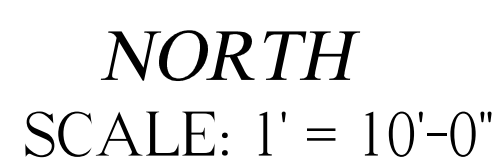
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 215.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF February, 2022. BY SIGNING THIS APPLICATION, 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 17th DAY OF February, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





NOTES:

 - DRAINAGE FLOW
 - PROPOSED FENCE
 - EXISTING FENCE
 - CURLEX
 - RETAINING WALL
 - REQUIRED TREE PLANTING
 - REQUIRED BUSH

B.L. - BUILDING LINE
D.E. - DRAINAGE EASEMENT
P.A.E. - PEDESTRIAN ACCESS EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
T.E. - TRANSFORMER EASEMENT
U.E. - UTILITY EASEMENT
W.M.E. - WALL MAINT. EASEMENT
M.E. - MAINTENANCE EASEMENT
V.E. - VISIBILITY EASEMENT
••••• - EXPOSED AGGREGATE CONCRETE

BUILDER:HOME C & C	DATE: 01-12-2021		
ADDITION:ROCKWALL	DRAWN BY: DDSG-AA		
ADDRESS: 7106 ODELL AVE.	CITY: ROCKWALL		
LOT: 7 BLOCK: A	PLAN: N/A ELEVATION: N/A		
PHASE: N/A	SWING: RIGHT	PLOT PLAN	SP1
OPTION:N/A	NOTE: ARCHITECTURAL PLANS TAKES PRECEDENCE OVER ALL DRAWINGS, ALL FINAL DECISIONS REFER TO PLANS PROVIDE BY DDSG ARCHITECTURAL DEPARTMENT. PLOT PLAN IS APPROPRIATE PLACEMENT ONLY. BUILDER CAN VARY DUE TO ACTUAL BUILDING CONDITIONS. BUILDER IS FULLY RESPONSIBLE FOR ADHERING TO ANY AND ALL BUILDING LINES OR EASEMENTS OF RECORD OR THAT MAY NOT BO NOTED ON THE RECORDED PLAT. BUILDER TO CONFIRM THAT THIS LAYOUT HAS NO CONFLICTS WITH THE INLETS OF UTILITY SERVICES. FINAL SURVEY WILL SHOW PLACEMENT OF HOUSE AND ALL FLATWORK, SUCH AS SIDEWALKS AS PRESCRIBED BY THE BUILDER, FLATWORK IS ONLY A REPRESENTATION.		

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE DONE IN STRICT CONFORMANCE OF THESE PLANS AND ALL APPLICABLE MUNICIPAL CODES AND STANDARDS.
2. ALL SITE PAVING TO BE DONE IN ACCORDANCE WITH THE APPROVED PAVING PLAN BY THE CITY FOR THE PROJECT.
3. ALL SITE GRADING AND SUBGRADE PREPARATION SHALL BE DONE IN ACCORDANCE TO THE RECOMMENDATIONS AS OUTLINED IN THE SOILS REPORT FOR THE SITE.
4. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF PERMITTING. AT THE REQUEST OF THE CLIENT, GRADING PLAN WAS ASKED TO BE PREPARED BASED ON PUBLIC TOPOGRAPHIC INFORMATION OBTAINED FROM NCTCOG MAP. OKM ENGINEERING, INC. CANNOT BE HELD LIABLE FOR ANY INCONSISTANCIES ASSOCIATED WITH THE USAGE OF SUCH TOPOGRAPHIC MAP. CONTRACTOR SHALL ENGAGE THE SERVICES OF A REGISTERED PROFFESIONAL SURVEYOR TO VERIFY ALL SPOT ELEVATIONS REFLECTED ON THIS DRAWING, INCLUDING THE TOP OF CURB, TOP OF ASPHALT OR PAVEMENT AND EXISTING GRADES. DESIGN ENGINEER SHALL BE CONTACTED IF THERE IS ANY INFORMATION OBTAINED FROM THE ABOVE MENTIONED SURVEY THAT IN THE OPINION OF THE CONTRACTOR WOULD AFFECT THE RECOMMENDED DESIGN ON THIS PLAN FOR CLARIFICATION, PRIOR TO THE BEGINNING OF ANY CONSTRUCTION.
5. THE CONTRACTOR SHALL MEET OSHA STANDARDS FOR TRENCH SAFETY.
6. THE CONTRACTOR SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF ANY CONSTRUCTION. IN THE EVENT OF ANY CONFLICT, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY. MINOR ADJUSTMENTS OF FINISHED GRADES TO ACCOMPLISH SPOT DRAINAGE ARE ACCEPTABLE IF NECESSARY, UPON PRIOR APPROVAL OF THE ENGINEER.
7. PRIOR TO PLACING FILL, THE SUBGRADE SHALL BE SCARIFIED TO A DEPTH OF SIX INCHES AND RECOMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR AT OR SLIGHTLY ABOVE THE MOISTURE CONTENT AS DETERMINED BY ASTM D-698. FILL MATERIAL SHALL BE PLACED IN SIX TO NINE INCH LIFTS AND COMPACTED IN A SIMILAR MANNER.
8. COLLECT ROOF STORMWATER AND DISCHARGE WITH ROOF PERIMETER DRAIN AND DOWN SPROUT THROUGH THE EAST SIDE OF THE BLDG.
9. MAXIMUM EARTH GRADE = 25%. MINIMUM EARTH GRADE = 1%.
10. NO TREE SHALL BE PLANTED WITHIN 20 FEET OF THE BUILDING FOUNDATION.
11. SERVICES OF STRUCTURAL ENGINEER MUST BE ENGAGED FOR DESIGN OF RETAINING WALL WITH OVER FOUR FEET IN HEIGHT, BASED ON ALL HEIGHT AS MEASURED FROM BOTTOM OF WALL (B.W.) TO TOP OF WALL (T.W.).

EXISTING UTILITY NOTES:

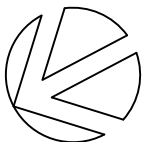
1. THE LOCATION OF ALL UNDERGROUND FACILITIES AS INDICATED ON THE PLANS ARE TAKEN FROM PUBLIC RECORDS. OKM ENGINEERING, INC. (OKM) ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SUCH RECORDS AND DOES NOT GUARANTEE THAT ALL UNDERGROUND UTILITIES ARE SHOWN OR ARE LOCATED PRECISELY AS INDICATED.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.
3. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND FACILITIES FOUND.
4. NOTIFY IF ANY UNDERGROUND UTILITIES ARE NOT IN THE LOCATIONS INDICATED ON THESE PLANS (HORIZONTALLY AND VERTICALLY) OR CONFLICT WITH ANY PROPOSED IMPROVEMENTS ASSOCIATED WITH THESE PLANS.
5. ANY EXISTING UTILITY APPURTENANCES (MH, VALVES, METER BOXES, ETC.) TO BE ADJUSTED TO MATCH THE PROPOSED FINISHED GRADES AS INDICATED ON THESE PLANS. NOTIFY IF THERE IS A PROBLEM MAKING SAID ADJUSTMENTS.

SPOT ELEVATION KEY:

102'-000.0
X - SPOT ELEVATION
TP - TOP OF SWALE
TW - TOP OF WALL
BW - BOTTOM OF WALL



J.S.B Engineer
E-20338



NORTH

SCALE: 1" = 20'-0"

CALL BEFORE YOU DIG
TEXAS ONE CALL SYSTEM (800-245-4545) MUST BE CONTACTED PRIOR TO ANY EXCAVATION OPERATION BEING PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE TEXAS ONE CALL SYSTEM.

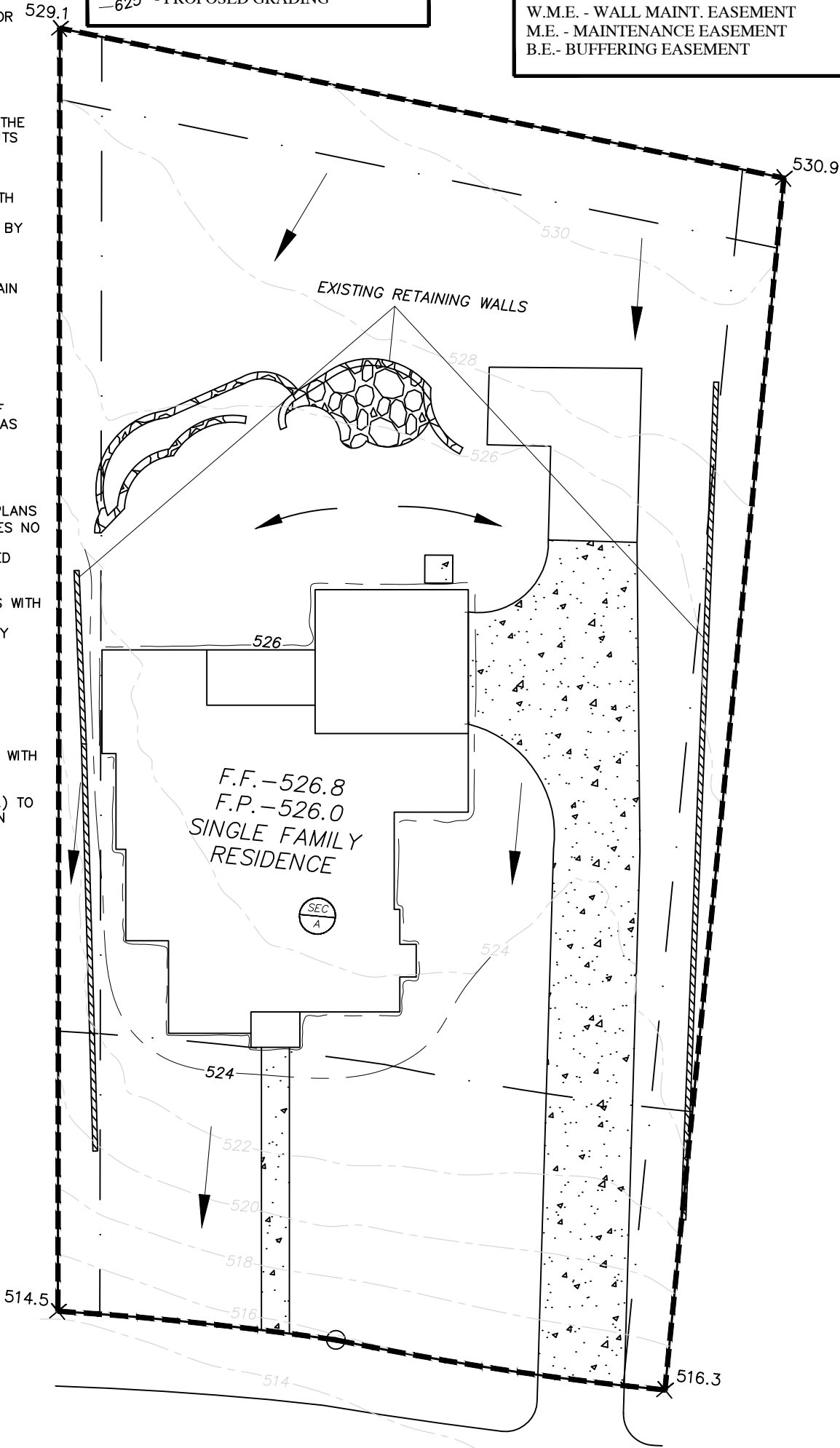
LEGEND

- PROPOSED DRAINAGE
- PROPOSED FENCE
- EXISTING FENCE
- CURLEX
- RETAINING WALL
- 625'- EXISTING GRADING
- 625'- PROPOSED GRADING

CAUTION - CONTRACTOR'S NOTE

THE CONTRACTOR SHALL LOCATE THE VERTICAL AND HORIZONTAL LOCATIONS OF ALL EXISTING UTILITIES IN THE AREA OF CONSTRUCTION. THE LOCATION OF EXISTING UTILITIES ARE SHOWN BASED ON BEST AVAILABLE INFORMATION AND SHALL NOT BE TAKEN AS EXACT OF COMPLETE. THE CONTRACTOR SHALL NOTIFY THE APPLICABLE UTILITY COMPANY AT LEAST 48 HOURS PRIOR TO BEGINNING EXCAVATION NEAR THE FACILITY.

L.E. - LANDSCAPE EASEMENT
D.E. - DRAINAGE EASEMENT
P.A.E. - PEDESTRIAN ACCESS EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
T.E. - TRANSFORMER EASEMENT
U.E. - UTILITY EASEMENT
W.M.E. - WALL MAINT. EASEMENT
M.E. - MAINTENANCE EASEMENT
B.E. - BUFFERING EASEMENT



ODELL AVE
GRADING TYPE "A"

STORM WATER CALCS

SECTION	HARD SURFACE	RAINFALL INTENSITY	CONTRIBUTING AREA	CFS
A	0.500	9.800	0.392	1.920800

ADDRESS: 7106 ODELL AVE.

ROCKWALL, TX.

DRAWN BY: DDSG

DATE: 01-13-2022

DDS GROUP

GRADING PLAN

GENERAL NOTES

- REPORT ANY AND ALL DISCREPANCIES, ERRORS OR OMISSIONS IN THE DOCUMENTS TO THE BUILDER/ARCHITECT PRIOR TO THE ORDERING OF ANY MATERIALS AND/OR THE COMMENCEMENT OF CONSTRUCTION.
- ALL DIMENSIONS TO BE VERIFIED AT JOBSITE.
- SLIGHT ADJUSTMENT IN WALL LOCATIONS, UP TO 1", SHALL BE MADE IN ORDER TO GET PLUMBING IN WALLS SO LONG AS IT DOES NOT EFFECT THE FUNCTION OF FLOOR, OR ROOF TRUSSES. THIS DOES NOT RELIEF THE PLUMBER OF LIABILITY IF NOT DONE.
- UNDER NO CIRCUMSTANCES SHALL ANY DIMENSION BE SCALED FROM THESE DRAWINGS. ANY CRITICAL DIMENSIONS NOT GIVEN SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDER/ARCHITECT PRIOR TO CONSTRUCTION.
- DOOR AND WINDOW ROUGH OPENINGS SHALL BE SUCH THAT OUTSIDE EDGES OF ADJACENT DOOR, WINDOW, AND TRANSOM TRIM IS ALIGNED, UNLESS OTHERWISE NOTED.
- WINDOW SIZES GIVEN ARE APPROXIMATE UNIT SIZES. VERIFY ACTUAL SIZES AND ROUGH OPENING REQUIREMENTS WITH MANUFACTURER.
- U.N.O. ALL DOORS TO BE 6'-8."
- U.N.O. ALL ANGLED WALLS TO BE AT 45' DEGREES.
- FRAME ALL DOORS 3" FROM CORNERS WHERE POSSIBLE U.N.O.
- ALL WALLS AT OPEN SIDES ON STAIRS (NO 1/2 WALL NOTED) TO BE UNDER TREADS (WATERFALL STYLE).
- U.N.O. HEADER HEIGHTS SHALL BE AS FOLLOWS: 8' PLATE: 6'-10", 9' PLATE: 7'-10", 10' PLATE: 8'-10"
- "CORNERS" AND "T'S" SHALL BE TRUE, NOT CALIFORNIA STYLE.
- ALL INTERIOR AND EXTERIOR CORNERS SHALL HAVE MOIST-STOP RAN VERTICALLY UNDER THE SHEATHING.
- PROVIDE ATTIC VENTING AT REAR OR SIDE OF ROOF AS REQUIRED PER PLANS AND CODE.
- ALL BATHROOM MIRRORS TO BE INSERTED 1" FROM EDGE OF COUNTERTOPS.
- PROVIDE FIRE-RATED SHEETROCK AT UTILITY/ GARAGE COMMON WALLS AND CEILINGS AS REQUIRED BY CODE.
- SEE BUILDER SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- U.N.O. FIREPLACE BOX TO BE SET ON 8" CONC. BLOCK W/ 20" DEEP FLUSH HEARTH THAT EXTENDS 12" MIN. BEYOND OPENING AS REQUIRED BY CODE.

SQUARE FOOTAGE TABLE

AREA	MASONRY
FIRST FLOOR	1,928 SF
SECOND FLOOR	1,098 SF
TOTAL LIVING	3,026 SF
GARAGE	444 SF
FRONT PORCH	34 SF
COVERED PATIO	123 SF
TOTAL COMBINED	3,627 SF
TOTAL SLAB	2529 SF

MASONRY LEGEND

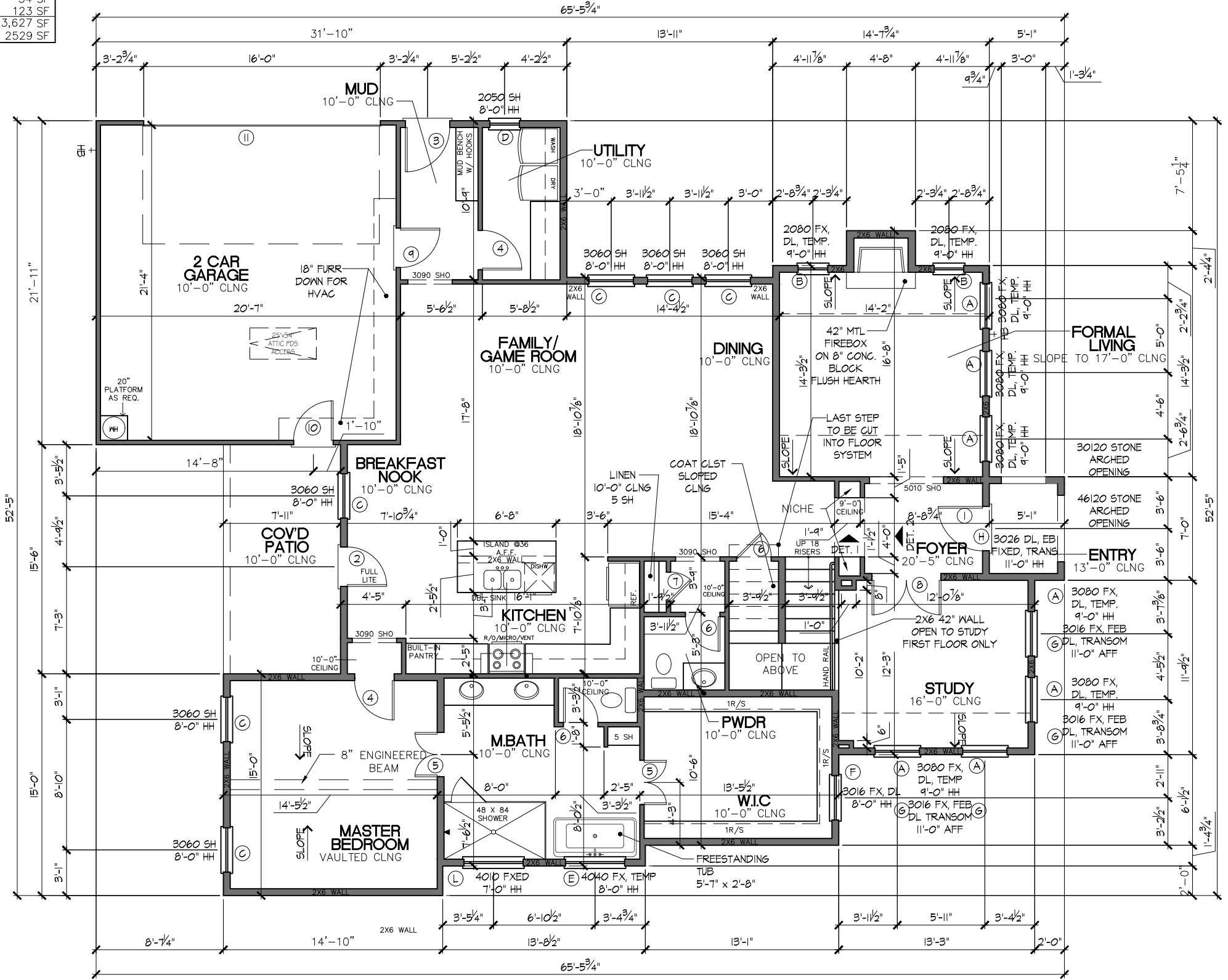


DOOR SCHEDULE - FIRST FLOOR

NUMBER	QUANTITY	TYPE	DESCRIP.
1	1	3080	EXTERIOR ENTRY DOOR W/ HALF DIVIDED LIGHT
2	1	2880	EXTERIOR 1' LT DOOR
3	1	2880	EXTERIOR W/ HALF DL
4	2	2880	INTERIOR
5	2	2-1680	INTERIOR
6	3	2480	INTERIOR
7	1	2080	INTERIOR
8	1	2-2480	INTERIOR - FRENCH DOORS
9	1	2880	INTERIOR SOLID CORE DOOR
10	1	2880	EXTERIOR SOLID CORE DOOR
11	1	16080	GARAGE OVERHEAD

WINDOW SCHEDULE

LETTER	QUANTITY	TYPE	DESCRIP.
A	7	3080	VINYL 3 STAR ENERGY - FIXED, DL, TEMPERED
B	2	2080	VINYL 3 STAR ENERGY - FIXED, DL, TEMPERED
C	6	3060	VINYL 3 STAR ENERGY - SINGLE HUNG
D	1	2050	VINYL 3 STAR ENERGY - SINGLE HUNG
E	1	4040	VINYL 3 STAR ENERGY - FIXED, TEMPERED
F	1	3016	VINYL 3 STAR ENERGY - FIXED, DL
G	5	3016	VINYL 3 STAR ENERGY - FIXED, DL, EB, TRANS
H	1	3026	VINYL 3 STAR ENERGY - FIXED, DL, EB, TRANS
J	5	3050	VINYL 3 STAR ENERGY - SINGLE HUNG, DL
K	2	2030	VINYL 3 STAR ENERGY - FIXED, DL, EB
L	1	4010	VINYL 3 STAR ENERGY - FIXED
M	2	3050	VINYL 3 STAR ENERGY - SH, DIVIDED LIGHT

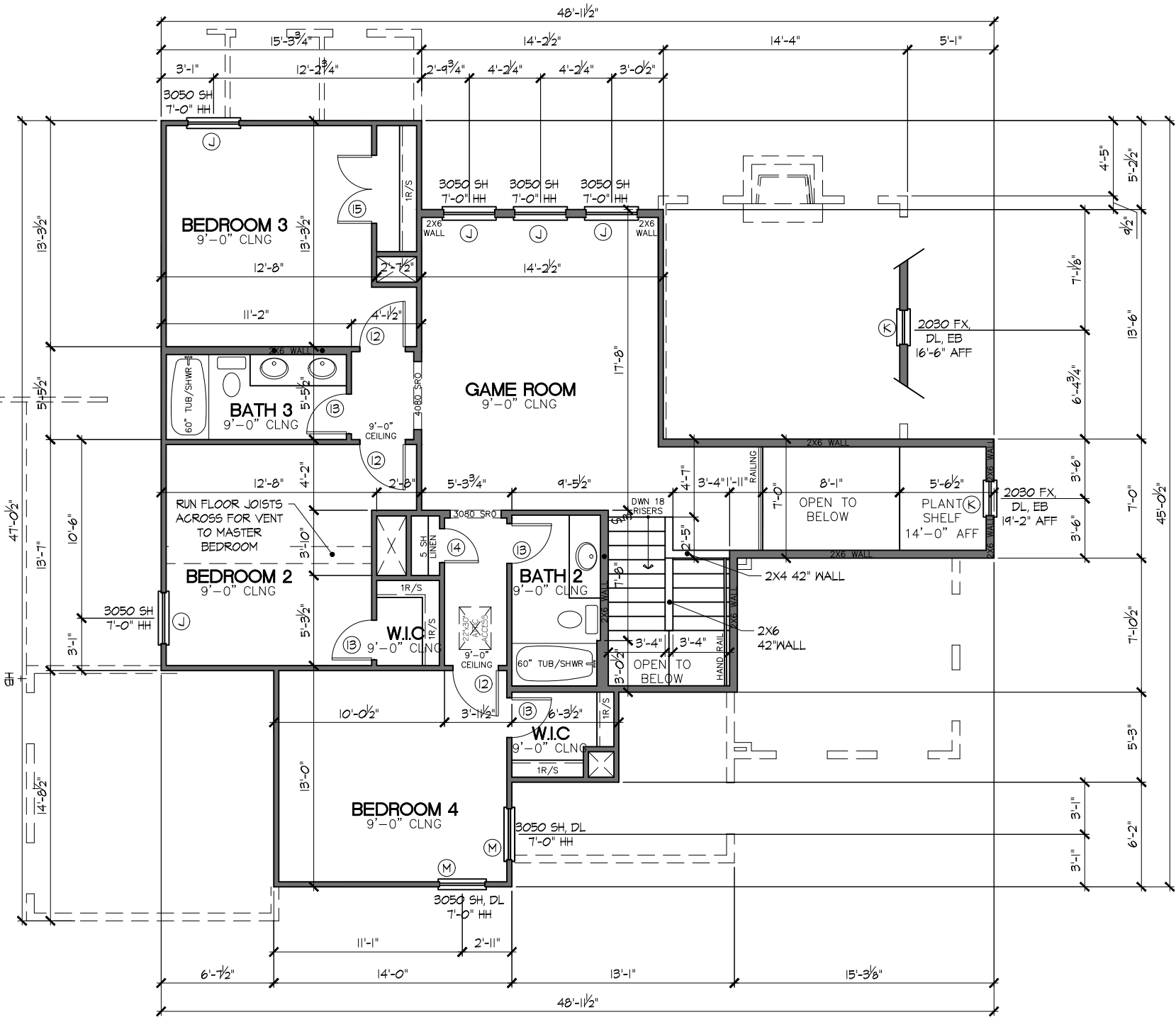


1 FIRST FLOOR PLAN

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

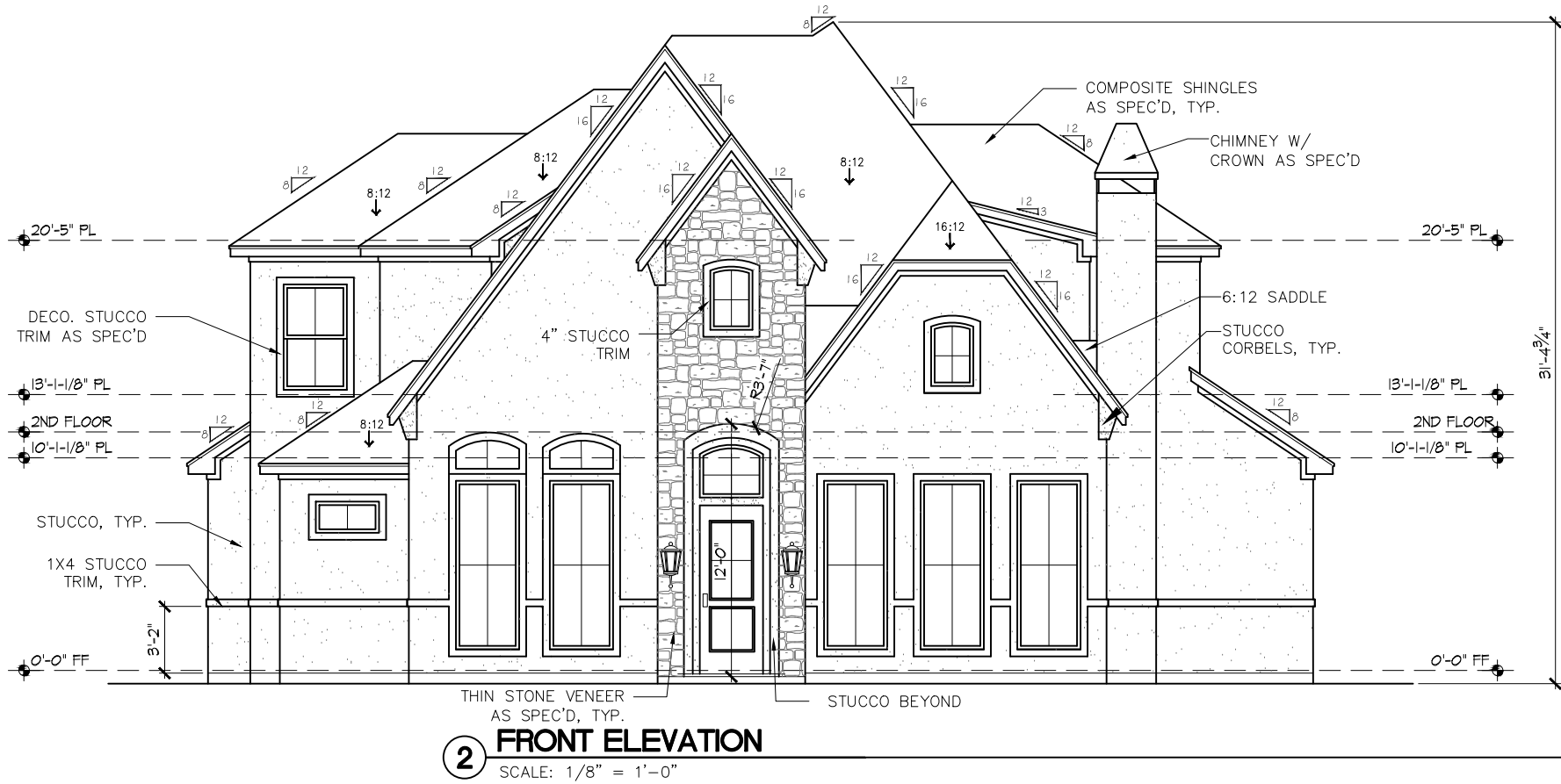
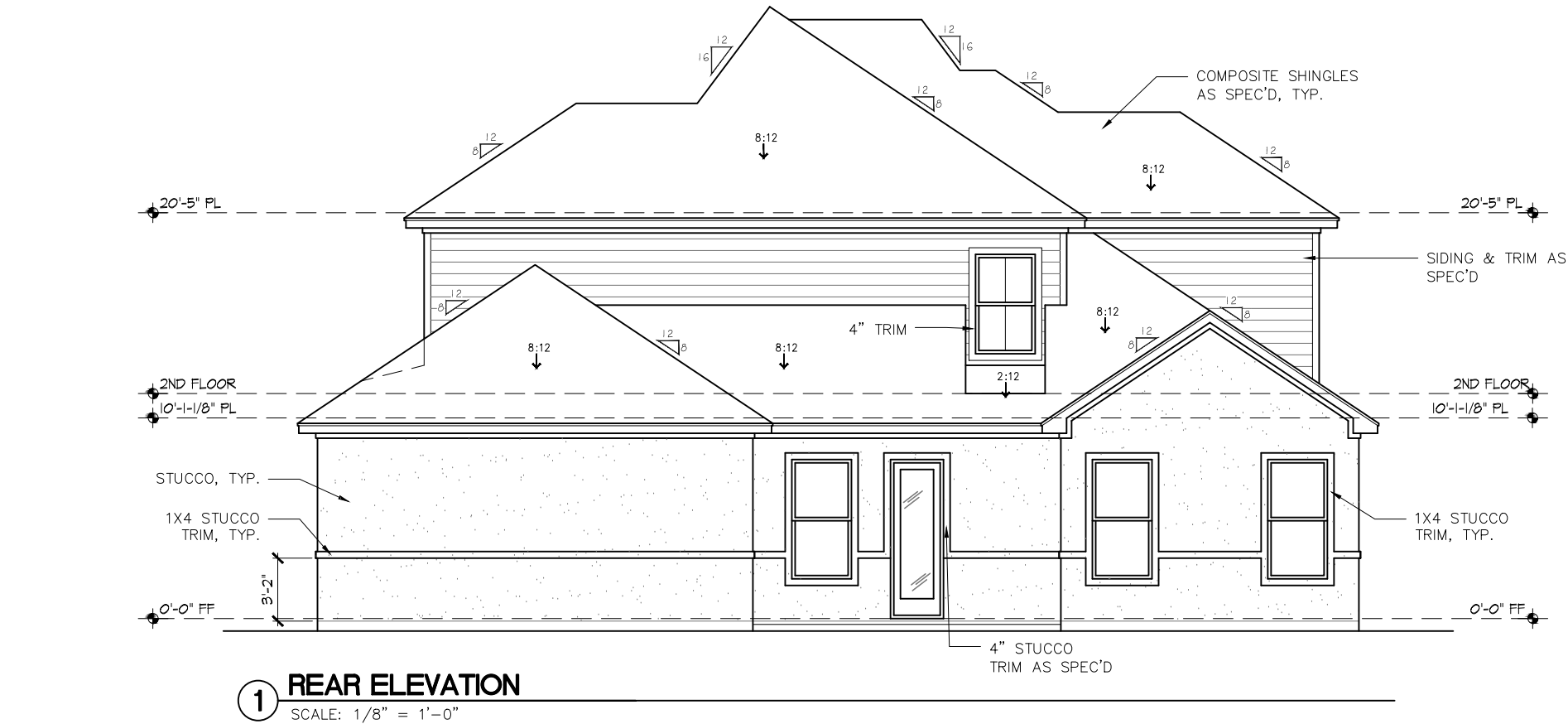
DOOR SCHEDULE - SECOND FLOOR			
NUMBER	QUANTITY	TYPE	DESCRIP.
12	3	2868	INTERIOR
13	4	2468	INTERIOR
14	1	2068	INTERIOR
15	1	2-2068	INTERIOR

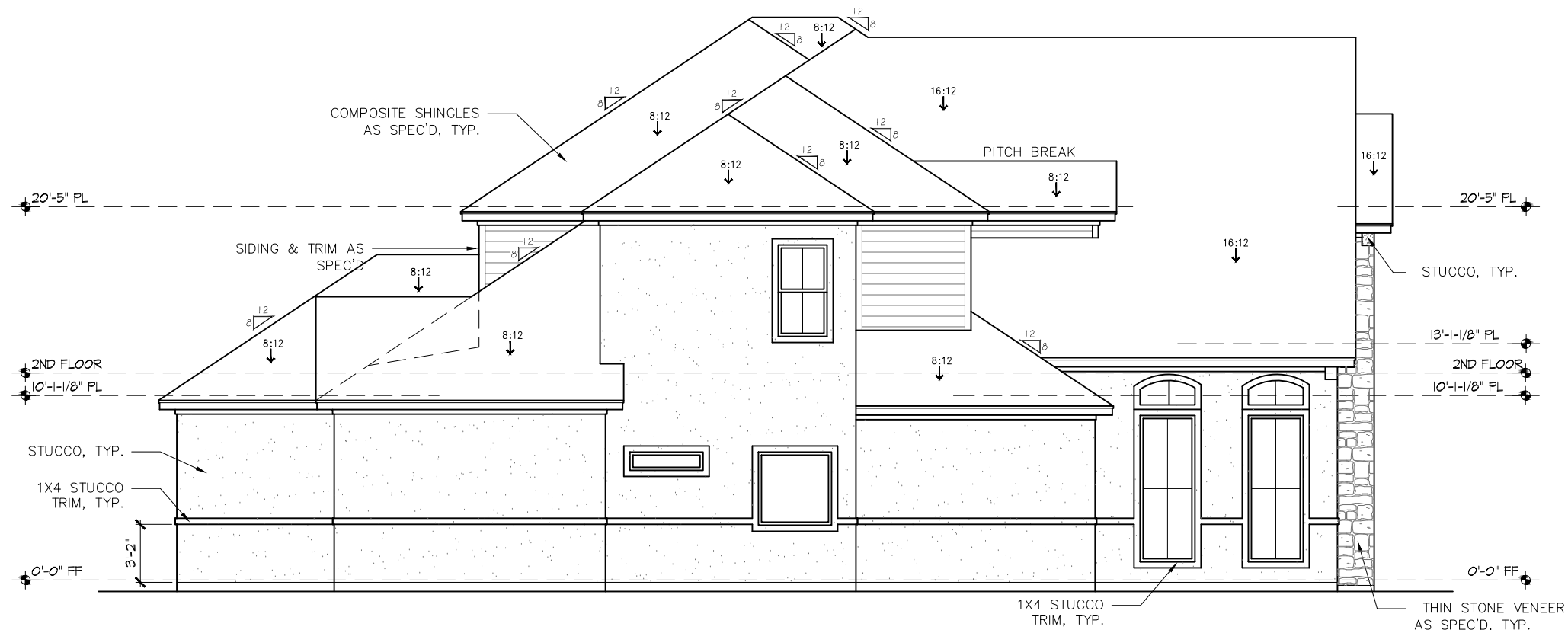
WINDOW SCHEDULE			
LETTER	QUANTITY	TYPE	DESCRIP.
A	7	3080	VINYL 3 STAR ENERGY - FIXED, DIVIDED LIGHT
B	2	2080	VINYL 3 STAR ENERGY - FIXED, DIVIDED LIGHT
C	6	3060	VINYL 3 STAR ENERGY - SINGLE HUNG
D	1	2050	VINYL 3 STAR ENERGY - SINGLE HUNG
E	1	4050	VINYL 3 STAR ENERGY - FIXED, TEMPERED
F	1	3018	VINYL 3 STAR ENERGY - FIXED, DL
G	5	3216	VINYL 3 STAR ENERGY - FIXED, DL, EB, TRANS
H	1	3023	VINYL 3 STAR ENERGY - FIXED, DL, EB, TRANS
J	6	3050	VINYL 3 STAR ENERGY - SINGLE HUNG
K	2	2030	VINYL 3 STAR ENERGY - FIXED, DL, EB
L	1	4010	VINYL 3 STAR ENERGY - FIXED
M	1	3050	VINYL 3 STAR ENERGY - FIXED, DIVIDED LIGHT



1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

MASONRY CALCULATIONS				
AREA	SIDING	%SDNG.	MASON.	%MAS.
REAR	153 SF	25.3%	451 SF	74.7%
FRONT	0 SF	0.0%	780 SF	100.0%
LEFT	51 SF	6.8%	696 SF	93.2%
RIGHT	72 SF	10.3%	630 SF	89.7%
TOTAL	276 SF	9.7%	2,557 SF	90.3%
TOTAL THIN STONE VENEER 180 SF				
TOTAL STONE AREA IS INCLUDED IN MASONRY CALCULATIONS				

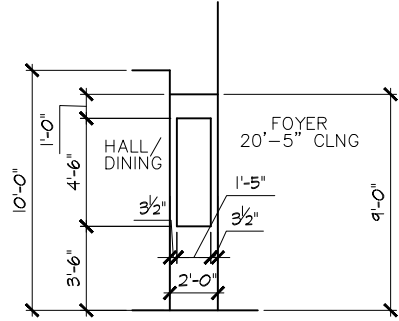




1 LEFT ELEVATION
SCALE: 1/8" = 1'-0"

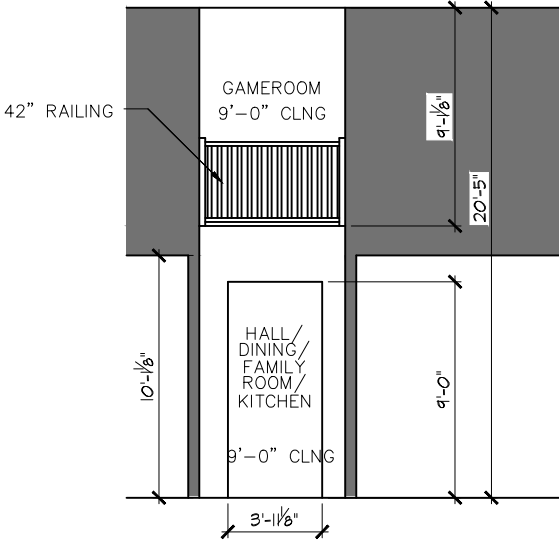


2 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



1 NICHE ELEVATION, TYP.

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

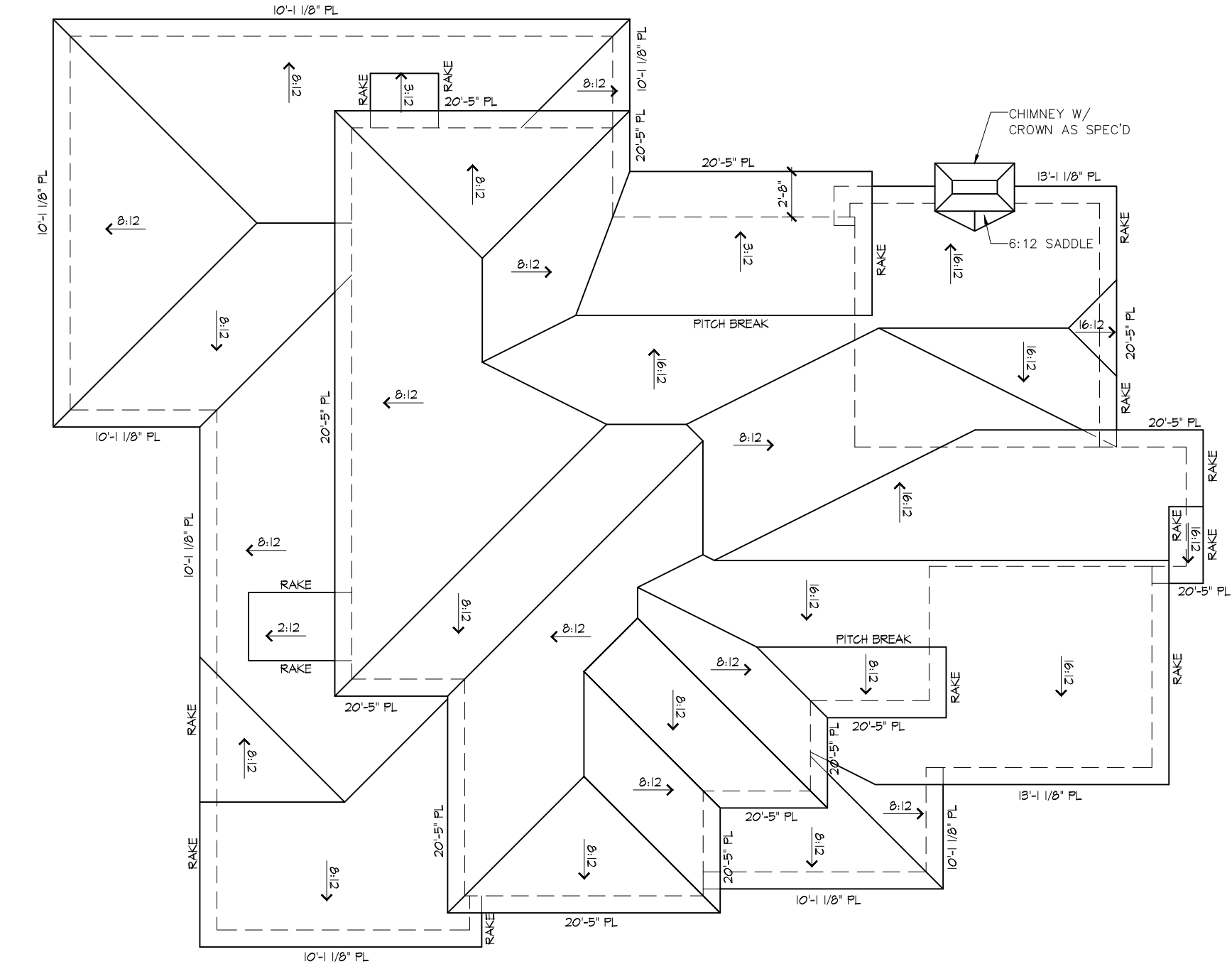


2 FOYER/SECOND STORY LANDING

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

ATTIC VENT CALCULATIONS —(MINIMUM)	
TOTAL ROOF AREA (INCLUDING OVERHANG)	2,784 SF
TOTAL FREE AREA VENT REQD. (ROOF AREA / 300.00)	9 SF
TOTAL # OF ROOF VENTS REQD. (TOTAL FREE AREA / 2 / 1.0 SF)	5 VENTS
TOTAL # OF SOFFIT VENTS REQD. (TOTAL FREE AREA / 2 / .39 SF)	12 VENTS

ROOF NOTES	
1. ARROWS INDICATE DOWNWARD SLOPE.	
2. VERIFY FREE AREA OF VENTS REQUIRED.	
3. OVERHANGS 12" MIN. FROM OUTSIDE FACE OF FRAME (UNLESS OTHERWISE NOTED ON ROOF PLAN.)	



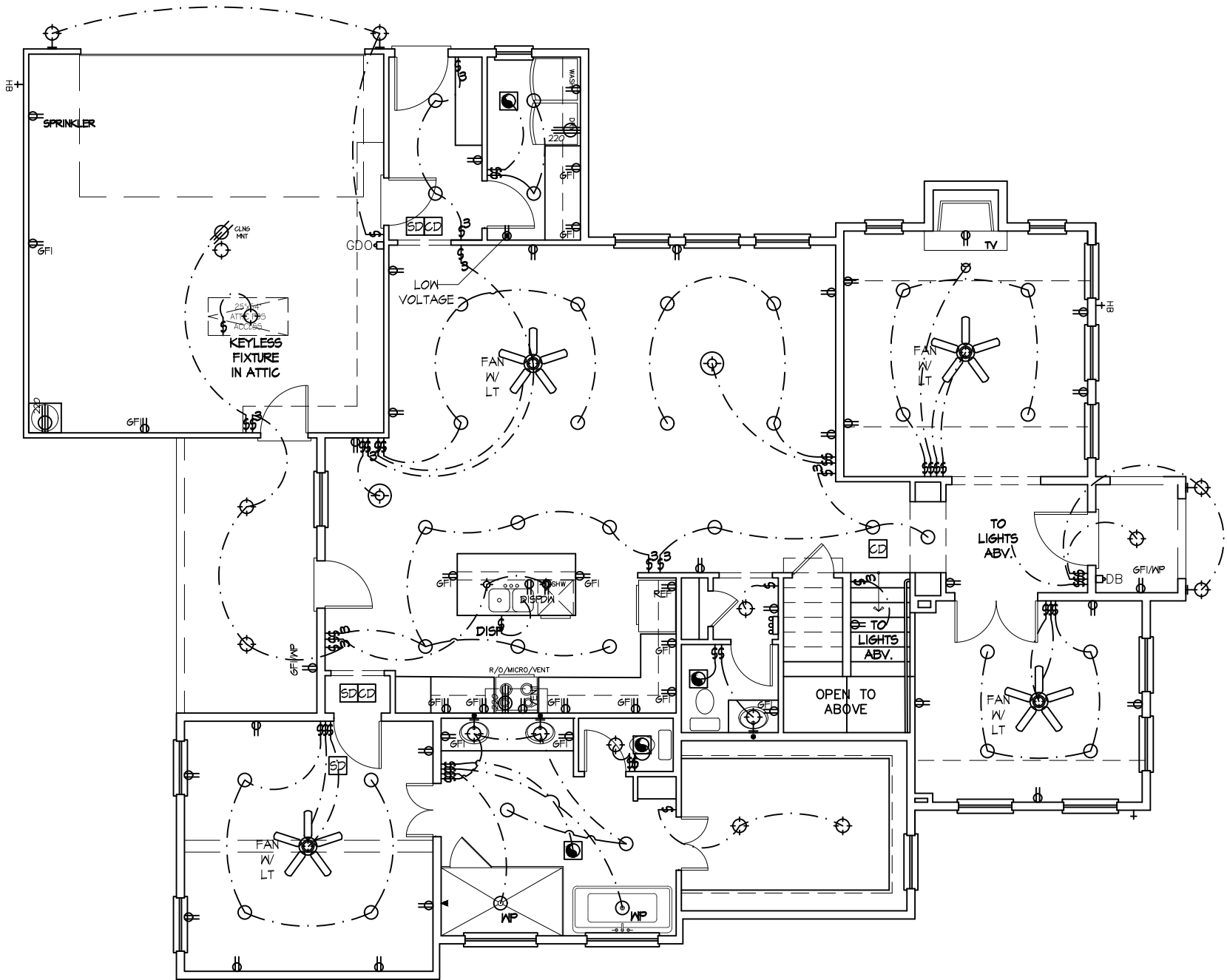
1 ROOF PLAN
SCALE: 1/8" = 1'-0"

MEP NOTES

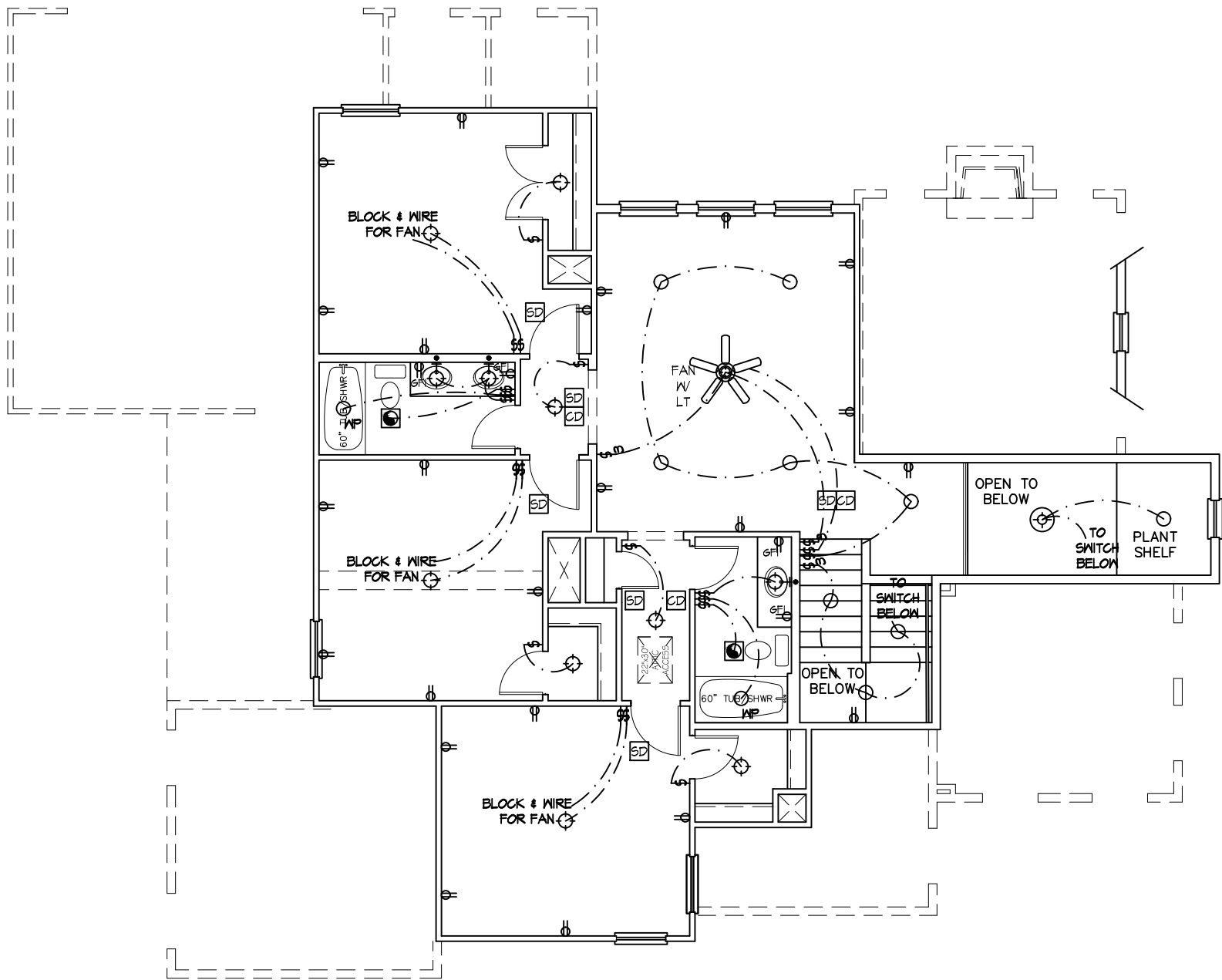
1. ALL MECHANICAL, ELECTRICAL & PLUMBING WORK TO CONFORM TO LOCAL, STATE & NATIONAL CODES, WHICH SHALL TAKE PRECEDENCE OVER THESE DRAWINGS. REPORT ANY ERRORS, DISCREPANCIES OR OMISSIONS TO THE BUILDER/ARCHITECT BEFORE COMMENCEMENT OF CONSTRUCTION.
 2. LOW VOLTAGE FOR THERMOSTAT TO BE PROVIDED BY HVAC SUBCONTRACTOR.
 3. ELECTRICIAN TO SUPPLY POWER TO ALL EQUIPMENT & APPLIANCES AS REQUIRED PER MANUF. RECOMMENDATIONS.
 4. EXACT LOCATION OF HVAC UNITS MAY VARY WITH FINAL FRAMING.
 5. ALL ACCENT & RECESSED LIGHT FIXTURES TO BE CAREFULLY CENTERED ON THEIR RESPECTIVE, CABINETS, NICHES, ETC.
 6. U.N.O. ALL BOTTOM OF LIGHT SWITCHES TO BE 48" A.F.F.
 7. LIGHT FIXTURES OVER VANITIES AT 6"-10" A.F.F. TO CENTER.
 8. LIGHT FIXTURES AT POWDER ROOM WITH 9'-0" CLNG. TO BE 7'-4" A.F.F TO CTR.
 9. EXTERIOR COACH LIGHT FOR GARAGE (IF APPLICABLE) TO BE 6'-6" ABOVE GARAGE FLOOR TO CENTER.
 10. U.N.O. WALL SCONCES TO BE AT 6'-8" ABOVE FLOOR TO THE CENTER OF ROUGH-IN BOX.
 11. PATIO LIGHTS TO BE 6'-6" TO CTR ABOVE PATIO FLOOR U.N.O.
 12. FRONT PORCH LIGHTS TO BE 6'-6" TO CENTER ABOVE PORCH FLOOR U.N.O.
 13. HOSE BIBS TO BE 24" ABOVE FINISH GRADE (ASSUME 4" FILL) THIS MEANS TO STUB THROUGH SLAB ON HIGH FOUNDATIONS.
 14. ALL GAS SERVICE, CONNECTIONS & FIXTURES TO BE DETERMINED BY SUBDIVISION REQUIREMENTS FOR WATER HEATER, FURNACE, FIREPLACE, COOK TOPS & RANGES.
 15. ROUTE ALL FLUES & VENTS TO REAR ROOF SLOPE WHERE POSSIBLE, OTHERWISE TO SIDE. NO VENTS SHALL PROTRUDE THROUGH THE FRONT ELEVATION.
 16. WATER PIPES FOR SHOWERHD. TO BE STUBBED OUT AT 6'-6" A.F.F.
 17. WHEN APPLICABLE, GAS LOG LIGHTER TO BE 16" TO SIDE OF FIREPLACE & 16" OFF THE FLOOR WHENEVER POSSIBLE.
 18. ALL DRYER VENTS TO BE 8" ABOVE FINISHED FLOOR TO THE CENTER OF VENT.
 19. SMOKE ALARMS SHALL BE HARD WIRED IN SERIES W/BATT BACKUP.
 20. ELECTRICIAN TO SUPPLY POWER TO ALL EQUIPMENT & APPLIANCES AS REQUIRED PER MANUFACTURER'S RECOMMENDATIONS.
 21. CUSTOMER NOTE: THE EXACT LOCATION OF PLUGS, SWITCHES, THERMOSTATS, & LIGHTS WILL VARY BASED ON FRAMING MEMBER LOCATIONS & FIELD ADJUSTMENTS.
 22. SMOKE DETECTORS TO BE IN EVERY BEDROOM, IN HALLS ADJACENT TO BEDROOMS, ON EACH STORY, AND AT STAIRS GOING UP. COMPLY WITH NFPA.
 23. CARBON MONOXIDE DETECTORS TO BE INSTALLED WHERE REQUIRED BY MUNICIPALITY. DETECTORS TO BE PLACED WITHIN 10'-0" OF SLEEPING AREAS. COMBINATION DETECTOR UNITS MAY BE USED.
- SEE SCOPES OF WORK & CONST. SPECS FOR ADDITIONAL INFO.

ELECTRICAL LEGEND

- RECESSED INCANDESCENT
- ⊗ RECESSED SPOT
- ⊕ CEILING-MOUNT FIXTURE
- ⬠ PENDANT FIXTURE
- ⌞ WALL MOUNTED FIXTURE
- ⌞ UNDER-CABINET FLUORESCENT
- ⊕ HANGING LIGHT
- ⌞ SINGLE FLOOD LIGHT
- ⌞ DOUBLE FLOOD LIGHT
- ⊕ EXHAUST FAN
- ⌞ SWITCH
- ⌞ 110-V OUTLET (HGT IF ABOVE 12")
- 220 ⌞ 220-V OUTLET
- WP ⌞ WEATHERPROOF GROUNDED 110-V OUTLET
- GFI ⌞ GROUNDED 110-V OUTLET
- 1/2 HOT ⌞ 1/2 HOT 110-V OUTLET
- CLNG PLUG ⌞ CEILING 110-V OUTLET
- ▼ PHONE
- ⌞ DATA PORT
- ⌞ DOOR BELL
- ⌞ GARAGE DOOR OPENER
- ⌞ CHIMES
- SD ⌞ SMOKE DETECTOR
- CD ⌞ CARBON MONOXIDE SMOKE DETECTOR
- ⌞ FLUSH MOUNTED FLUORESCENT LIGHT
- ⌞ CEILING FAN / LIGHT

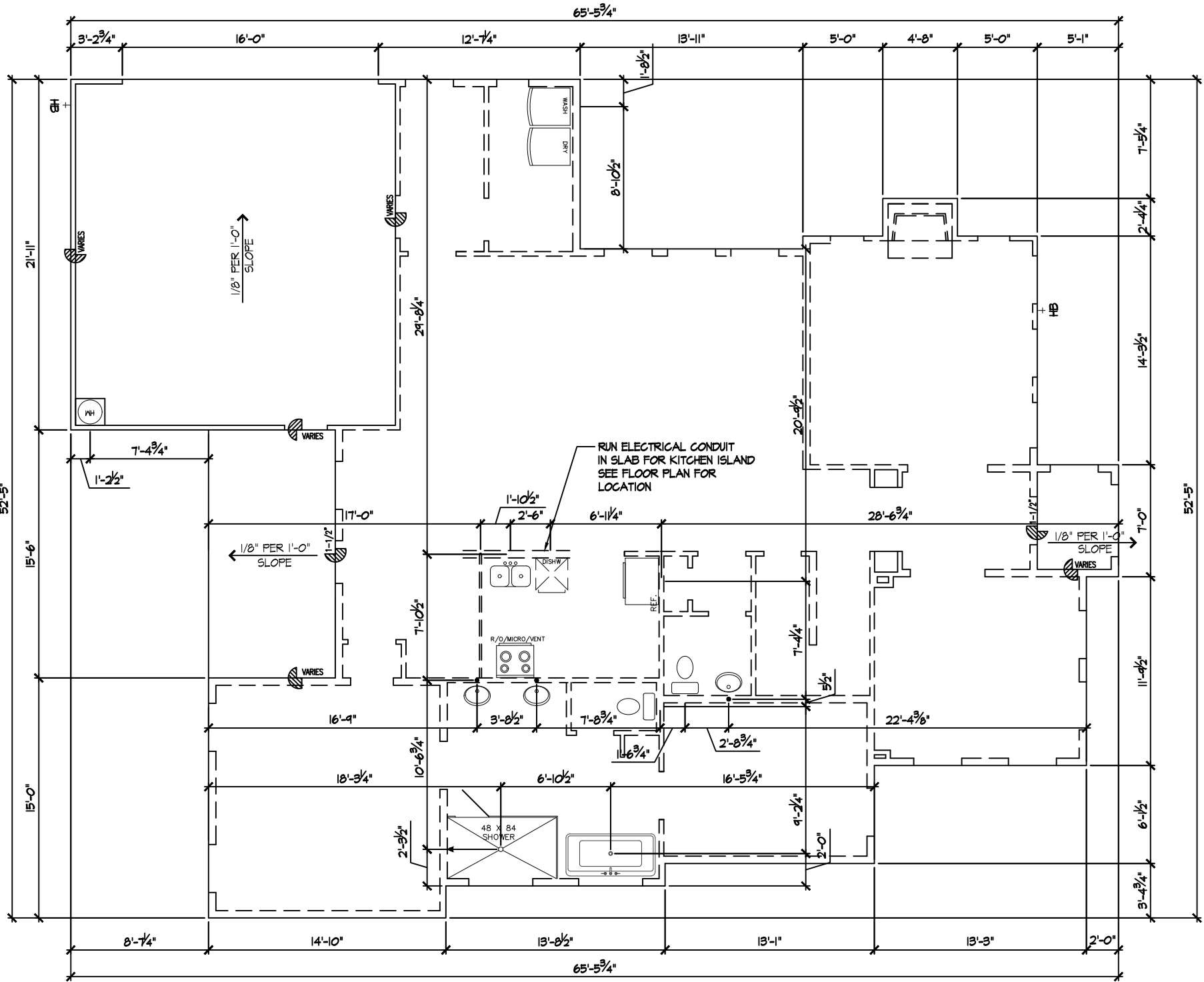


1 FIRST FLOOR ELECTRICAL PLAN
SCALE: 1/8" = 1'-0"



1 SECOND FLOOR ELECTRICAL PLAN
SCALE: 1/8" = 1'-0"

NOTE:
PLUMBING CONTRACTOR SHALL
COORDINATE AND VERIFY
LOCATION & REQUIREMENTS.

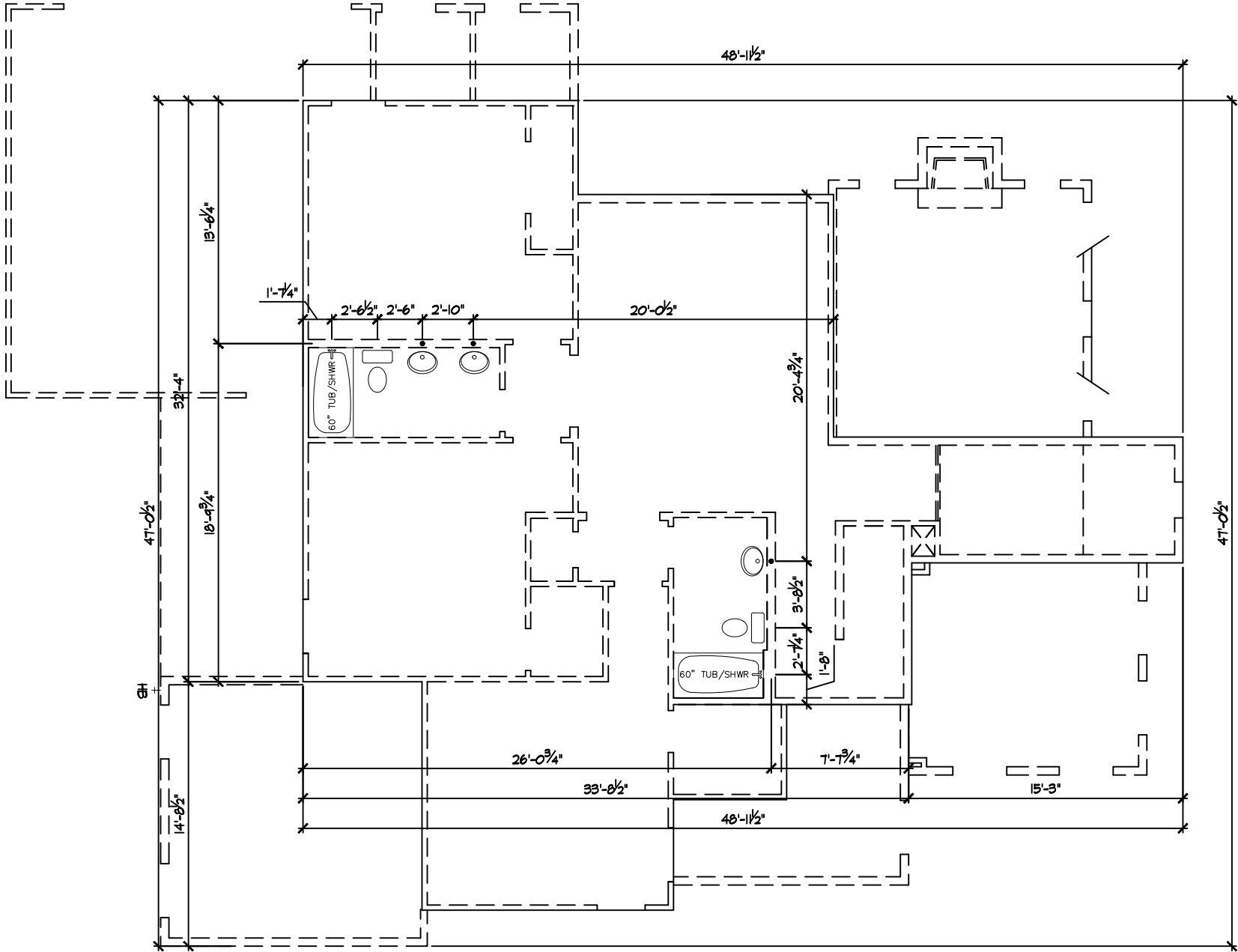


1

FIRST FLOOR PLUMBING PLAN

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

NOTE:
PLUMBING CONTRACTOR SHALL
COORDINATE AND VERIFY
LOCATION



1 SECOND FLOOR PLUMBING PLAN
SCALE: 1/8" = 1'-0"

DDS GROUP

123 W. MAIN ST.

GRAND PRAIRIE TX. 75050

WWW.DDSGROUP.COM

DESIGNER:

DDS GROUP

PROJECT #:

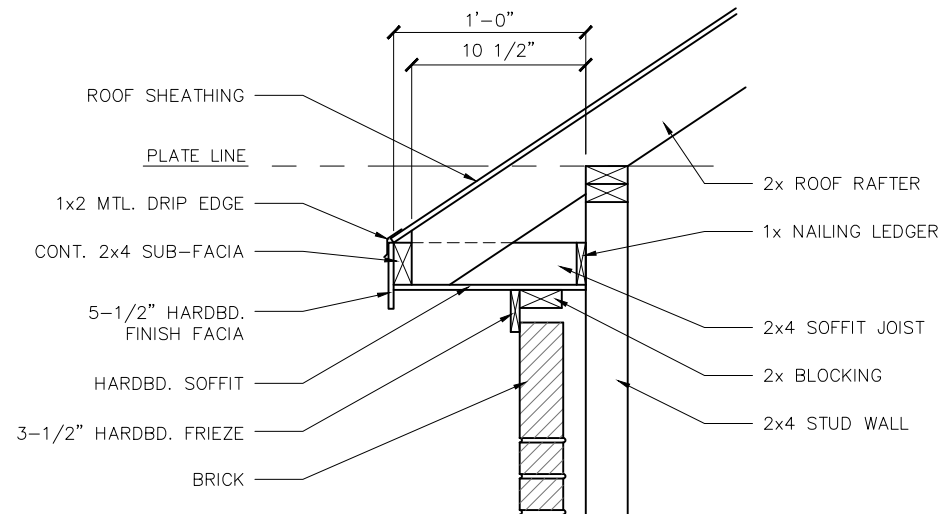
7106 ODELL AVENUE
ROCKWALL, TX

ELEVATION:

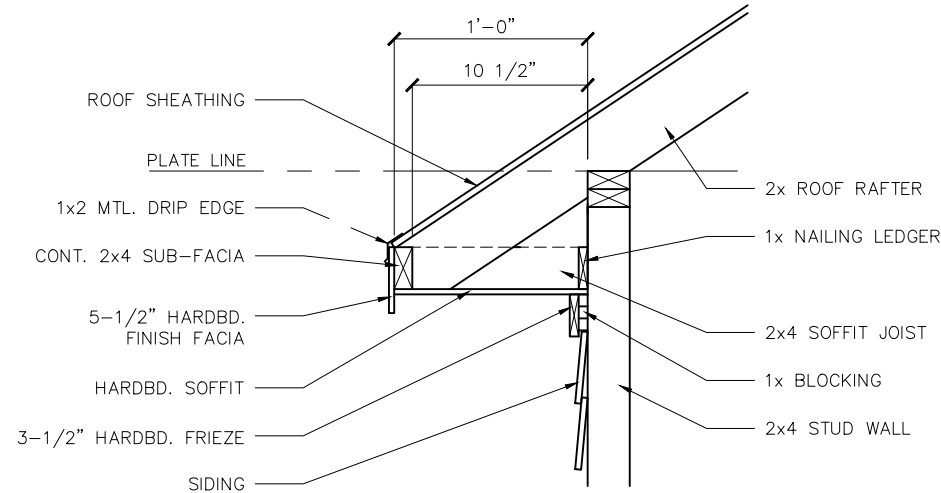
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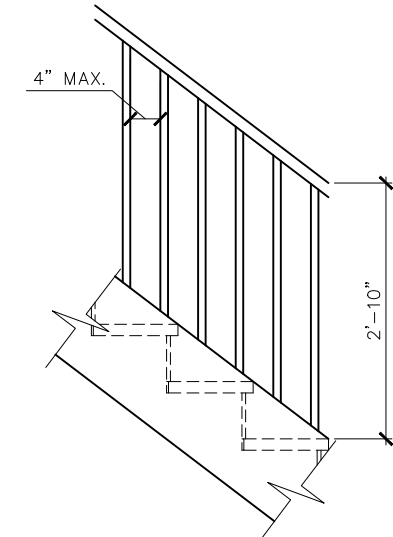
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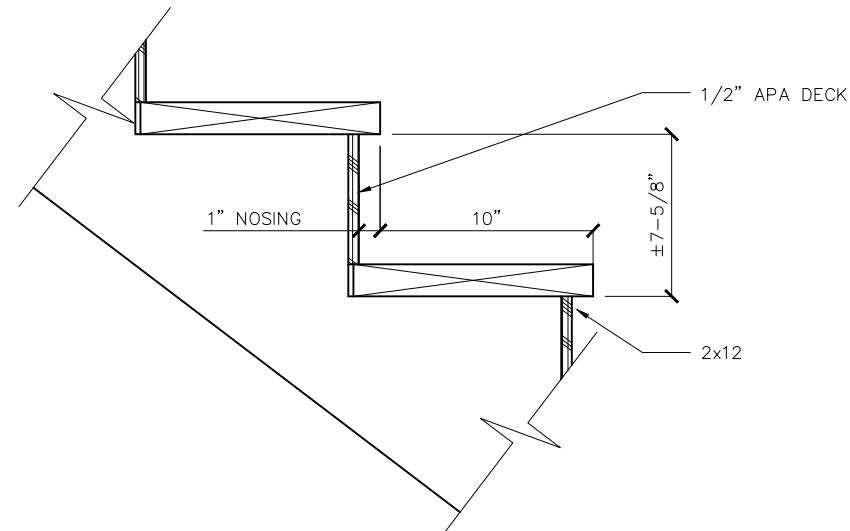
1 TYPICAL EAVE AT BRICK
SCALE: 3/4" = 1'-0"



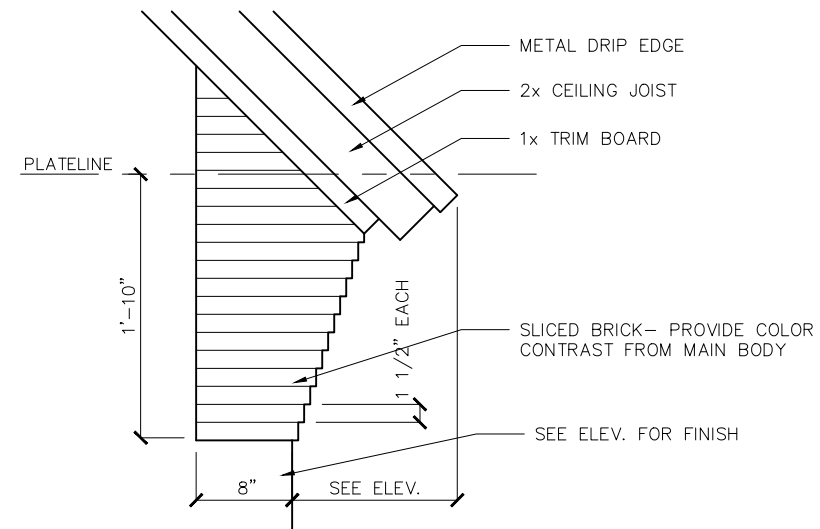
2 TYPICAL EAVE AT SIDING
SCALE: 3/4" = 1'-0"



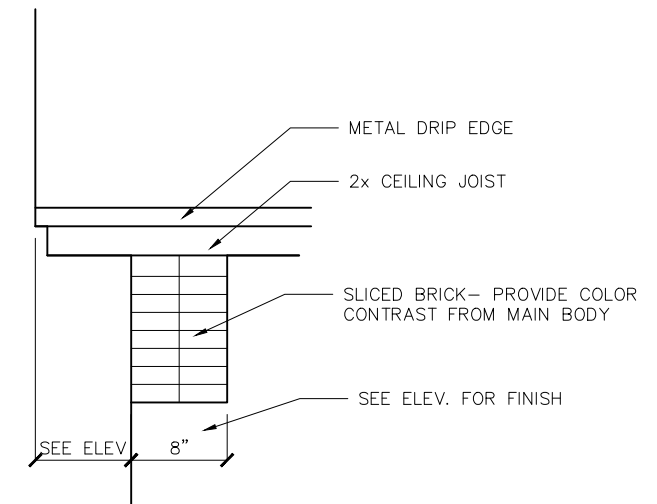
3 STAIR DETAIL
SCALE: N.T.S.



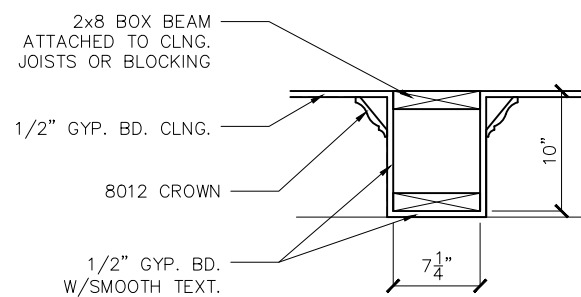
4 STAIR DETAIL
SCALE: N.T.S.



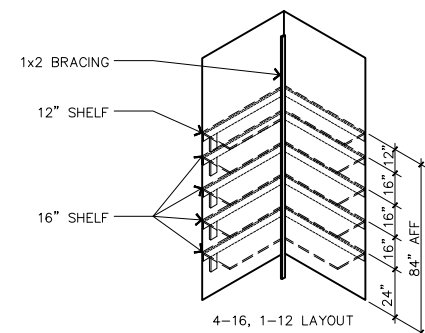
5 TYP. CORBEL DETAIL AT SIDE
SCALE: 3/4" = 1'-0"



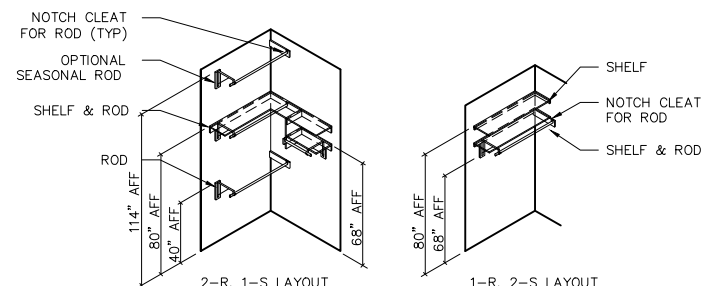
6 TYP. CORBEL DETAIL AT FRONT
SCALE: 3/4" = 1'-0"



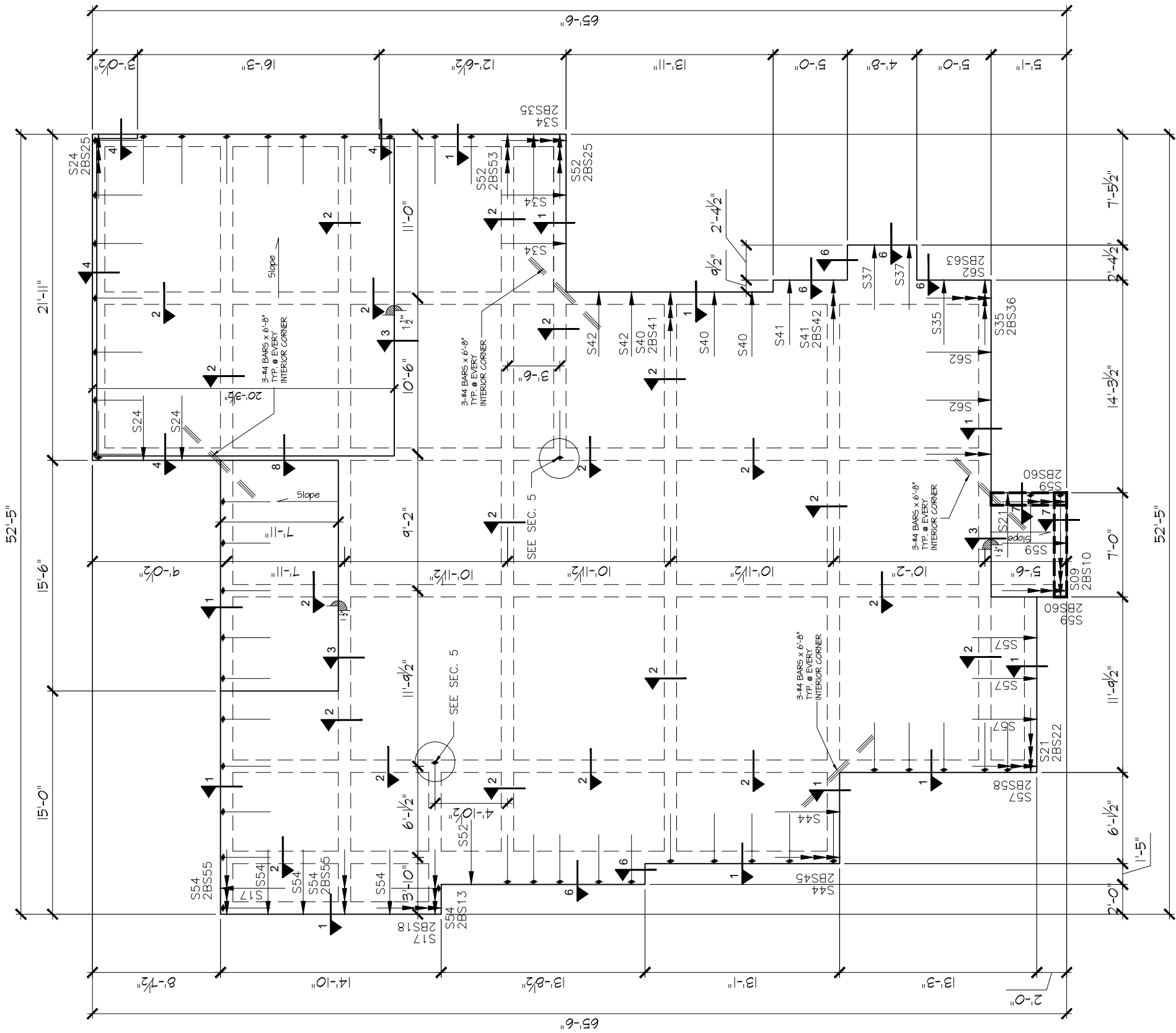
7 TYPICAL BEAM DETAIL
SCALE: N.T.S.



8 TYPICAL PANTRY LAYOUT
SCALE: N.T.S.



9 TYPICAL CLOSET LAYOUT
SCALE: N.T.S.



FOUNDATION PLAN

SCALE: 1/8" = 1'-0"
2526 S.F

- PLAN LEGEND
- 1. Denotes one strand to be stressed
 - 2. Denotes two strands to be stressed
 - 3. Denotes three strands to be stressed
 - 4. Denotes factory seating and
 - 5. Denotes dimension to be verified
 - 6. Denotes concrete chair
 - 7. Denotes change in slab elevation
- Notes:
- 1. Slab thickness T = 4"
 - 2. Beam Height H = 28"
 - 3. Beam Width W = 10"
 - 4. SXX Denotes slab strand
 - 5. BSXX Denotes beam strand



*J.S.B. Engineer
P-20338*



DDS GROUP 214-966-0550
123 W. MAIN STREET SUITE #121
GRAND PRAIRIE TX. 75050
WWW.DDSG.US 469-999-0800

DESIGNER:
DDS GROUP

PROJECT #:

7106 ODELLAVE.
FOUNDATION PLAN

ELEVATION:
A

SHEET NUMBER:
F1

GENERAL NOTES

- ALL TENDONS SHALL BE FABRICATED FROM 1/2" DIAMETER, 270 KSI LOW RELAXATION STRANDS IN ACCORDANCE WITH ASTM A416. TENDONS SHALL BE GREASED WITH A CORROSION INHIBITOR AND PROTECTED WITH A PLASTIC SHEATH.
- STRAND LENGTHS SHALL BE THE RESPONSIBILITY OF THE SUPPLIER.
- CONCRETE SHALL BE NORMAL WEIGHT, TRANSIT MIXED AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS UNLESS INDICATED OTHERWISE.
- CONCRETE SHALL BE IN ACCORDANCE WITH ACI-318 ACI-301 AND ASTM C94. TENDONS SHOULD BE STRESSED WITHIN 7 TO 10 DAYS AFTER CONCRETE PLACEMENT.
- WATER CONTENT SHALL BE CONTROLLED AND MINIMIZED IN ACCORDANCE WITH ACI AS REFERENCED ABOVE.
- ALL CONVENTIONAL REINFORCING BARS SHALL BE GRADE 60 IN ACCORDANCE WITH ASTM A615.
- CONSTRUCTION JOINTS ARE PROHIBITED UNLESS INDICATED OTHERWISE.
- FOUNDATION SHALL BE PLACED MONOLITHICALLY TO AVOID "COLD JOINTS." I.E., PLACEMENT SHALL PROCEED FROM START TO FINISH IN A MONOLITHIC FASHION. WHERE COLD JOINTS ARE UNAVOIDABLE DUE TO DELAYS, CONTRACTOR SHALL CONSOLIDATE CONCRETE BY VIBRATING THROUGH COLD JOINT BOUNDARY. IF LONG DELAY IS ANTICIPATED, CONTRACTOR SHALL FORM BULKHEAD OR OTHERWISE CREATE A VERTICAL CONTROL SURFACE FOR INSERTION OF #4 DEFORMED DOWELS AT 18" O.C. IN SLAB AND (2) #5 DEFORMED DOWELS TOP AND BOTTOM OF BEAMS. DOWELS SHALL BE 18" LONG.

SITE PREPARATION NOTES

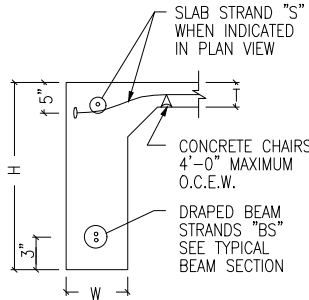
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE EXISTING UTILITIES PRIOR TO EXCAVATION. CONTRACTOR SHALL EXERCISE CAUTION DURING EXCAVATION TO AVOID DAMAGE TO UNDERGROUND UTILITIES. CONTRACTOR SHALL INFORM UTILITY OWNERS IN ADVANCE TO ENABLE THEM TO IDENTIFY AND LOCATE, REROUTE OR TO MAKE OTHER ADJUSTMENTS IN ORDER FOR WORK TO PROCEED WITH MINIMAL DELAYS.
- FOUNDATION EXCAVATION SHOULD BE PROPERLY MONITORED TO ENSURE UNDESIRABLE (LOOSE) MATERIALS ARE REMOVED.
- EXPOSED SOILS SHOULD BE PROTECTED AGAINST RAIN AND EXCESSIVE DRYING.
- SELECT FILL MATERIAL SHALL BE COMPACTED IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL INVESTIGATION.

CONSTRUCTION NOTES

- SITE GRADING AND DRAINAGE AROUND FOUNDATION SHALL BE MAINTAINED AT ALL TIMES IN SUCH A MANNER THAT SURFACE OR GROUND WATER WILL NOT COLLECT AROUND FOUNDATION. ADEQUATE POSITIVE DRAINAGE SHALL BE PROVIDED AND MAINTAINED SLOPING AWAY FROM FOUNDATION A MINIMUM OF 5% (5/8 IN/FT) FOR A MINIMUM DISTANCE OF 5'-0" FROM FOUNDATION EDGE.
- FINAL GRADES SHALL HAVE POSITIVE DRAINAGE SLOPING AWAY FROM FOUNDATION. A MINIMUM OF 6" CLEARANCE BETWEEN TOP OF SLAB AND/OR BRICK-LEDGE AND SOIL SURFACE SHALL BE MAINTAINED.
- BEAM TRENCHES SHALL BE CLEAN AND FREE OF LOOSE SOIL AND DEBRIS. BEAM BOTTOMS MUST BE FOUNDED IN MINIMUM 12" UNDISTURBED SOIL OR PROPERLY COMPACTED FILL, UNLESS PIERS ARE SPECIFIED.
- AT CONTRACTORS OPTION, A SAND CUSHION OR THIN LAYER OF SELECT FILL MAY BE USED AS TOP LAYER FOR PAD. EXISTING SOILS MAY BE USED AS LONG AS THEY PRESENT NO HAZARD TO THE POLYETHYLENE VAPOR BARRIER.
- A LAYER OF 6 MIL POLYETHYLENE WITH LAPPED JOINTS BETWEEN SAND/EXISTING MATERIAL AND SLAB SHALL BE PROVIDED UNLESS INDICATED OTHERWISE.
- TENDONS AND REINFORCING BARS SHALL BE SUPPORTED BY CHAIRS SPACED AT 4' MAXIMUM INTERVAL, AND TIED AT ALL INTERSECTIONS TO PREVENT MOVEMENT DURING CONCRETE PLACEMENT. S-HOOKS MAY NOT BE USED FOR TENDON TIES.
- CONCRETE SHALL BE VIBRATED TO ENSURE CONSOLIDATION AROUND TENDON ANCHORAGES.
- SLAB STRAND LOCATIONS MAY BE PLACED WITHIN 8" OF PLAN LOCATION TO MAINTAIN PROPER CLEARANCE.
- WHERE DISCREPANCIES BETWEEN FOUNDATION DIMENSIONS AND ARCHITECTURAL PLANS ARE NOTED, ARCHITECTURAL PLANS SHALL CONTROL.
- COORDINATE STRUCTURAL DRAWINGS WITH ARCHITECTURAL DRAWINGS FOR ALL OPENINGS, DROPS, INSERTS, SLOPES, BRICK-LEDGES AND RELATED ITEMS.
- IF SOLID ROCK IS ENCOUNTERED DURING TRENCHING OF BEAMS, BEAM DEPTH MAY BE REDUCED, BUT MUST MAINTAIN A MINIMUM OF 12" SOIL COVER UPON FINAL GRADE.
- PLUMBING LINES SHALL NOT BE LOCATED INSIDE BEAMS, EXCEPT AT OR NEAR PERPENDICULAR CONFIGURATION TO BEAMS.
- SAND OR GRAVEL BEDDING MATERIAL FOR UTILITIES SHALL NOT BE USED WITHIN 5' OF FOUNDATION EDGE. A CLAY PLUG SHALL BE PROVIDED TO PREVENT WATER INFILTRATION UNDER SLAB.
- WATER CUTOFF VALVES AND PIPE TRANSITIONS SHALL NOT BE INSTALLED WITH 5' OF FOUNDATION EDGE.
- IRRIGATION SYSTEMS SHALL NOT SPRAY DIRECTLY ON FOUNDATION.
- SIDEWALKS AND DRIVES SHALL BE GRADED TO SLOPE AWAY FROM FOUNDATION TO ELIMINATE AND PREVENT PONDING OF WATER.
- TREES AND SHRUBS SHALL NOT BE LOCATED CLOSER TO FOUNDATION THAN A HORIZONTAL DISTANCE EQUAL TO ROUGHLY ONE - HALF OF TREE OR SHRUB'S MATURE HEIGHT WITHOUT INSTALLATION OF PIERS OR ROOT BARRIER. IF IMPRACTICAL, A DEEPEENED EXTERIOR BEAM SHALL BE PROVIDED A MINIMUM DEPTH OF 48" BELOW GRADE, FOR A PERPENDICULAR DISTANCE EQUAL TO ROUGHLY ONE HALF OF TREE OR SHRUBS MATURE HEIGHT.
- LANDSCAPING SHALL NOT AFFECT FINAL GRADE. EXCAVATION OF SOILS ADJACENT TO FOUNDATION FOR PURPOSE OF LANDSCAPING ARE PROHIBITED. LANDSCAPING SHALL BE PLACED ON TOP OF FINAL GRADE. SOLID LANDSCAPE EDGING SHALL NOT BE USED.

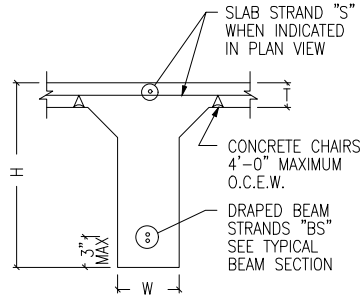
STRESSING NOTES

- EACH STRAND DURING STRESSING OPERATIONS SHALL BE INITIALLY STRESSED TO 33.0 KIPS AND SEATED AT 28.9 KIPS.



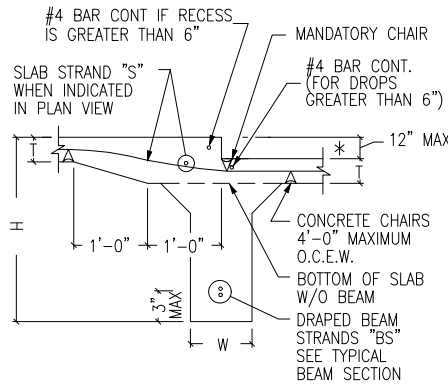
SECTION 01

NTS



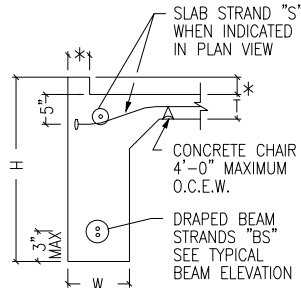
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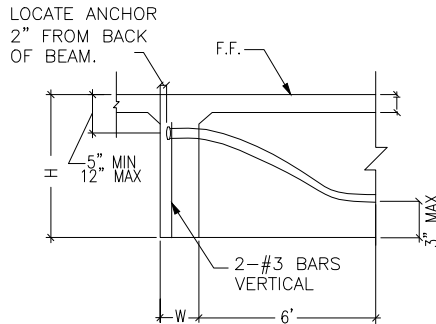
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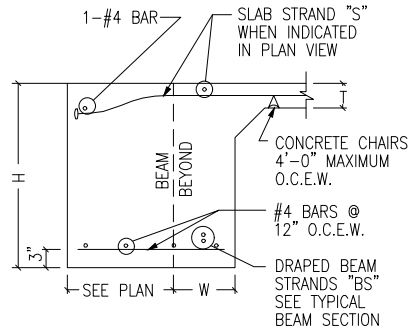
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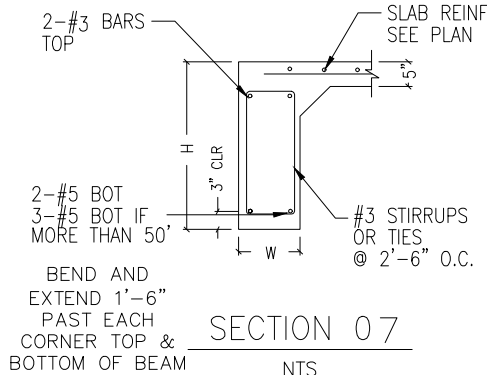
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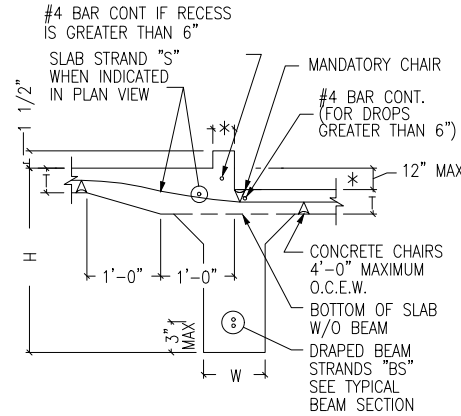
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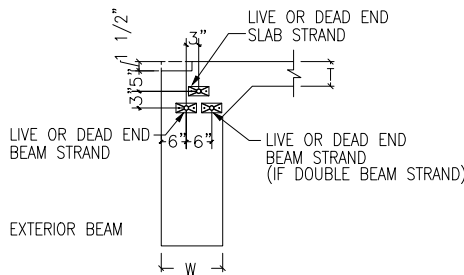
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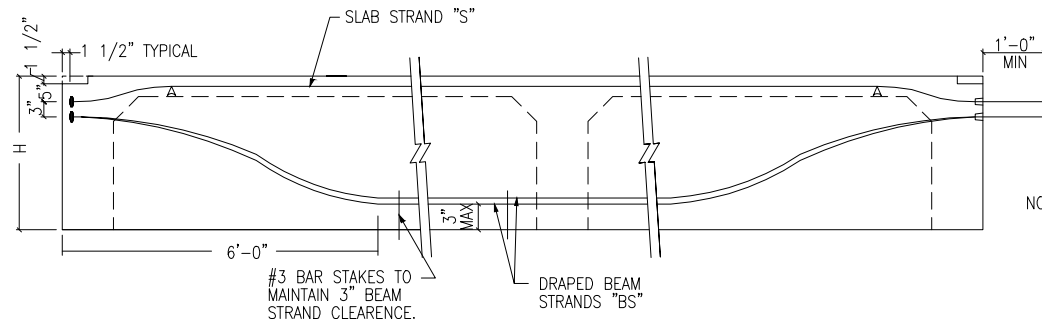
SECTION 08

NTS



STRAND END LAY-OUT

NTS



TYPICAL BEAM SECTION

NTS

NOTE: BEAM STRANDS (BS) SHALL BE TIED TOGETHER AS IF THEY ARE ONE STRAND. ANCHORS OF BEAM STRANDS (BS) SHALL BE PLACED SIDE BY SIDE DIRECTLY UNDERNEATH THE SLAB STRAND (S).

SLAB STRANDS AND BEAM STRANDS SHALL MAINTAIN A MINIMUM OF 5" CLEARANCE FROM THE LOWEST EDGE FROM THE TOP OF THE SLAB TO THE CENTER OF THE ANCHOR. SLAB STRANDS AND BEAM STRANDS SHALL MAINTAIN A MINIMUM OF 3" CLEARANCE.



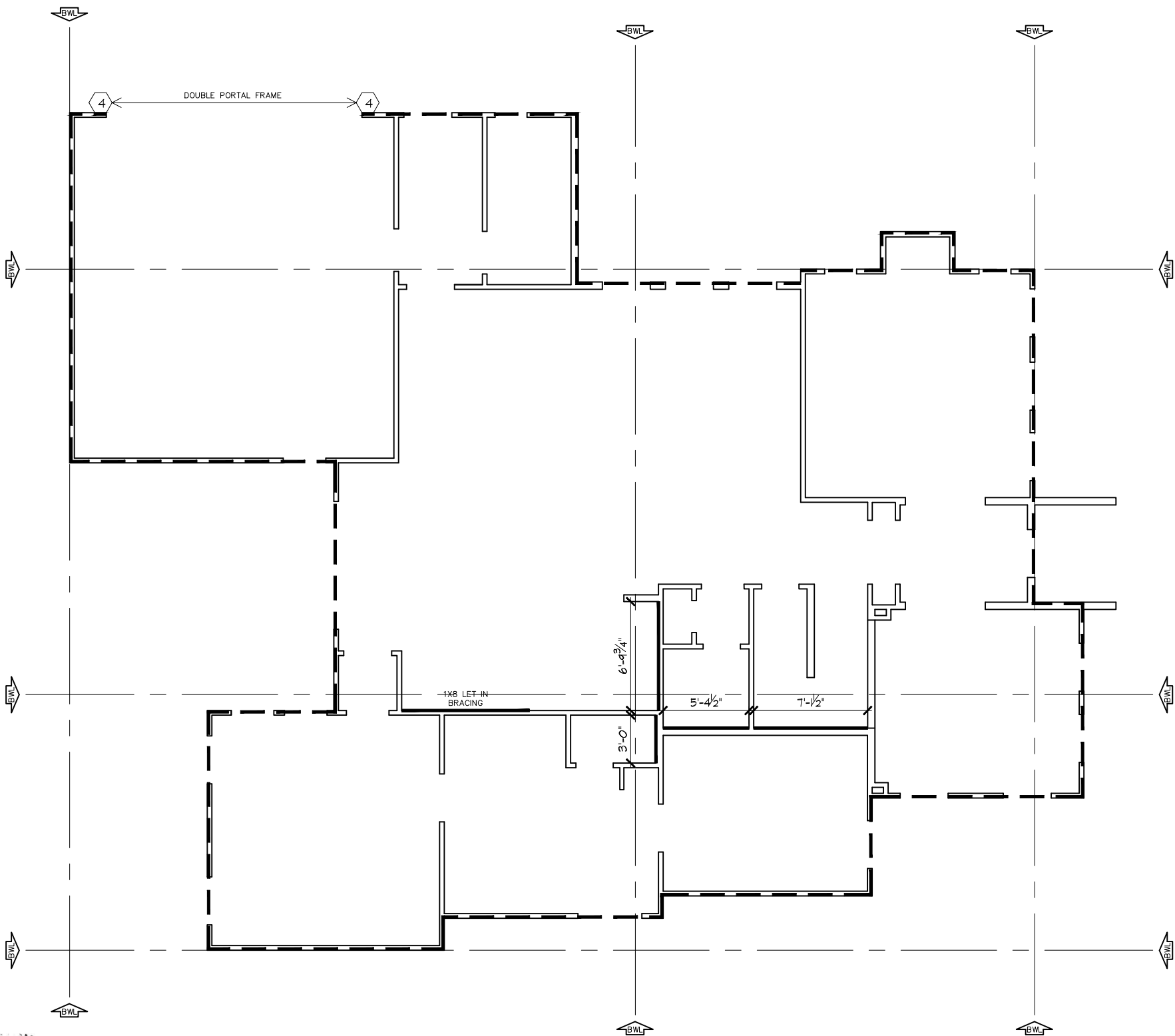
*J.S.B. Engineer
E-20338*

NOTE:
1) FOR TOP PLATE HEIGHTS EQUAL TO OR LESS THAN 2'-0" PROVIDE 2X4 CONTINUOUS STUDS @ 16" O.C. FOR TOP PLATE HEIGHTS ABOVE 12'-0" TO 7'-0", PROVIDE 2X6 CONTINUOUS STUDS @ 16" O.C.
2) PROVIDE 2X6 @ 16" O.C. WALL STUDS SUPPORTING TWO FLOORS AND ROOF WITH MAX. 10' PLATE HEIGHT IN ACCORDANCE WITH TABLE R602.3.1 OF 2000, 2003, 2006, 2009, 2012 & 2018 I.R.C.

FASTENING FOR THERMO PLY		
MAXIMUM STUD SPACING	FASTENING TYPE	MAXIMUM FASTENER SPACING
16"	NO. 16 GAGE STAPLES 1" CROWN x 1 1/4" LEGS	3 - PANEL EDGES 6 - INTERMEDIATES SUPPORTS

SYMBOL KEY	
	SIMPSON STHD10 or HTT5 HOLDOWN
	CS16 STRAPPING, 3' MINIMUM LENGTH ATTACHED TO STUDS BOTH FLOORS
	BRACED WALL PANEL - SEE DETAILS
	BRACED WALL LINE
	DASHED LINE INDICATES STRUCTURAL SHEATHING

1. WALL BRACING PLAN DESIGN TO COMPLY W/ 2018 IRC.
2. DESIGN BASED ON 115 MPH WIND SPEED.



1 FIRST FLOOR PLAN - SHEAR WALL PLAN
SCALE: 1/8" = 1'-0"



J.S.B. Engineer
E-20338

SHEET NUMBER:
S1

ELEVATION:
A

7106 ODELL AVE
WALL BARCE

PROJECT #:

DESIGNER:
DDS GROUP

DDS GROUP
132 E MAIN ST.
GRAND PRAIRIE TX. 75050
WWW.DDSGROUP.COM

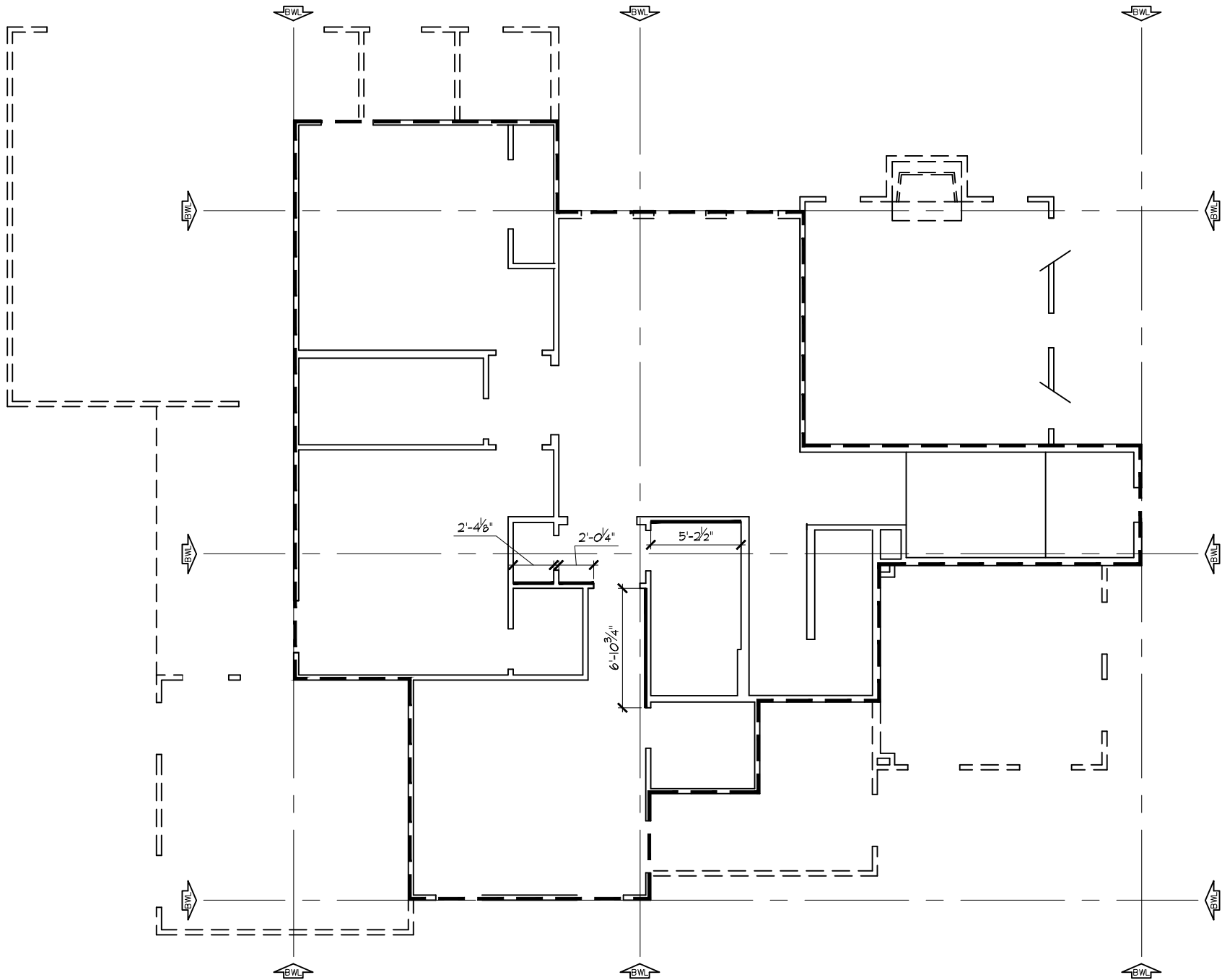
DDS GROUP

NOTE:
1) FOR TOP PLATE HEIGHTS EQUAL TO OR LESS THAN 2'-0" PROVIDE 2X4 CONTINUOUS STUDS @ 16" O.C. FOR TOP PLATE HEIGHTS ABOVE 12'-0" TO 17'-0", PROVIDE 2X6 CONTINUOUS STUDS @ 16" O.C.
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FASTENING FOR THERMO PLY		
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	BRACED WALL PANEL - SEE DETAILS
	BRACED WALL LINE
	DASHED LINE INDICATES STRUCTURAL SHEATHING

1. WALL BRACING PLAN DESIGN TO COMPLY W/ 2018 IRC.
2. DESIGN BASED ON 115 MPH WIND SPEED.



1 SECOND FLOOR PLAN - SHEAR WALL PLAN
SCALE: 1/8" = 1'-0"



J.S.B. Engineer
P-20338

SHEET NUMBER:
S2

ELEVATION:
A

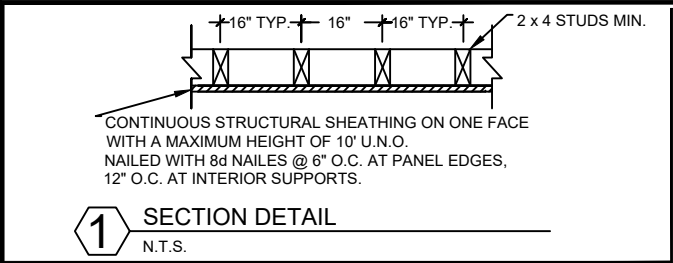
7106 ODELL AVE
WALL BARCE

PROJECT #:

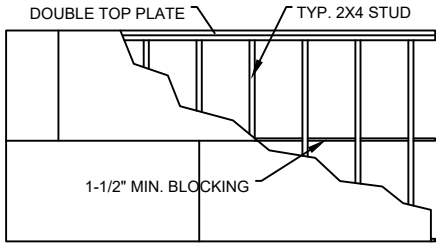
DESIGNER:
DDS GROUP

DDS GROUP
132 E MAIN ST.
GRAND PRAIRIE TX. 75050
WWW.DDSGROUP.COM

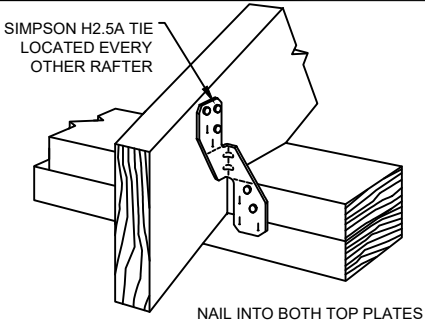




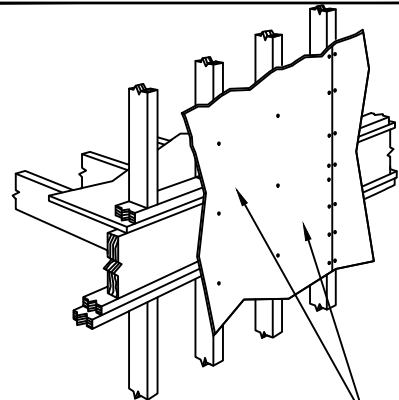
1 SECTION DETAIL
N.T.S.



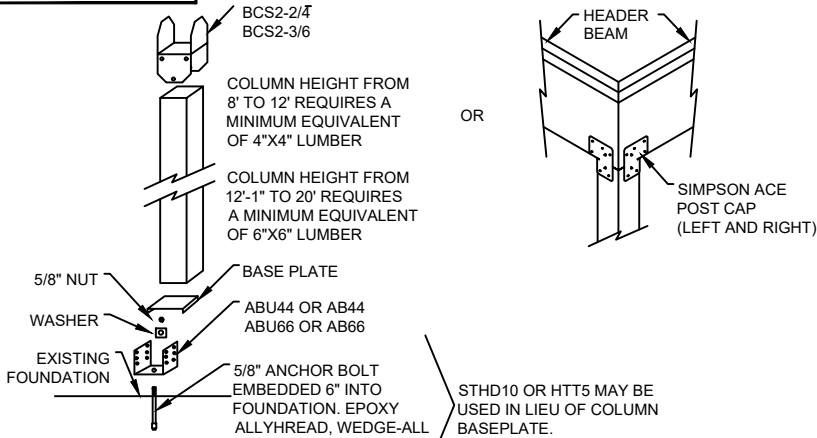
PANEL BLOCKING DETAIL
SCALE: NTS



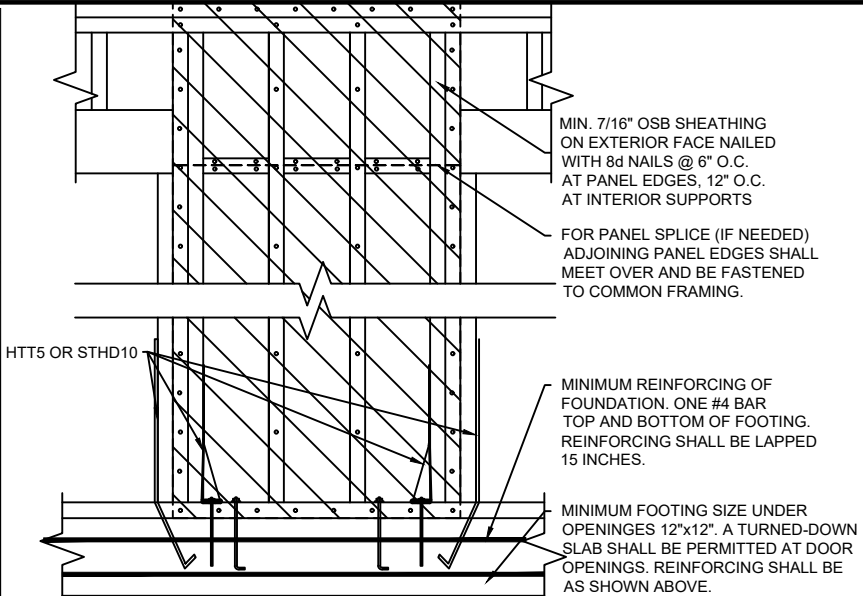
RAFTER TO TOP PLATE DETAIL
SCALE: NTS



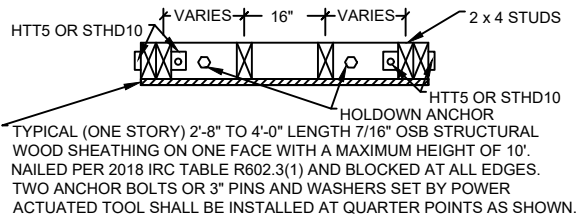
PANEL CONNECTION DETAIL
AT FIRST & SECOND FLOORS
SCALE: NTS



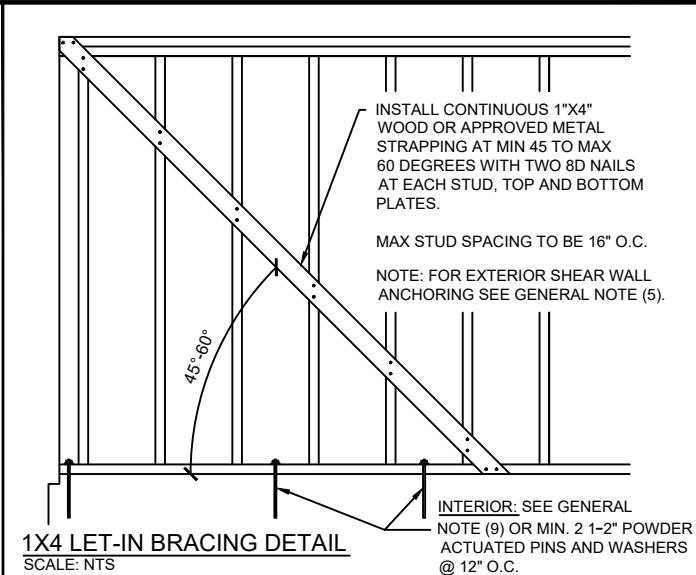
STANDARD COLUMN DETAIL
SCALE: NTS



2 SECTION DETAIL (EXTERIOR ELEVATION)
N.T.S.



2 SECTION DETAIL (PLAN VIEW)
N.T.S.



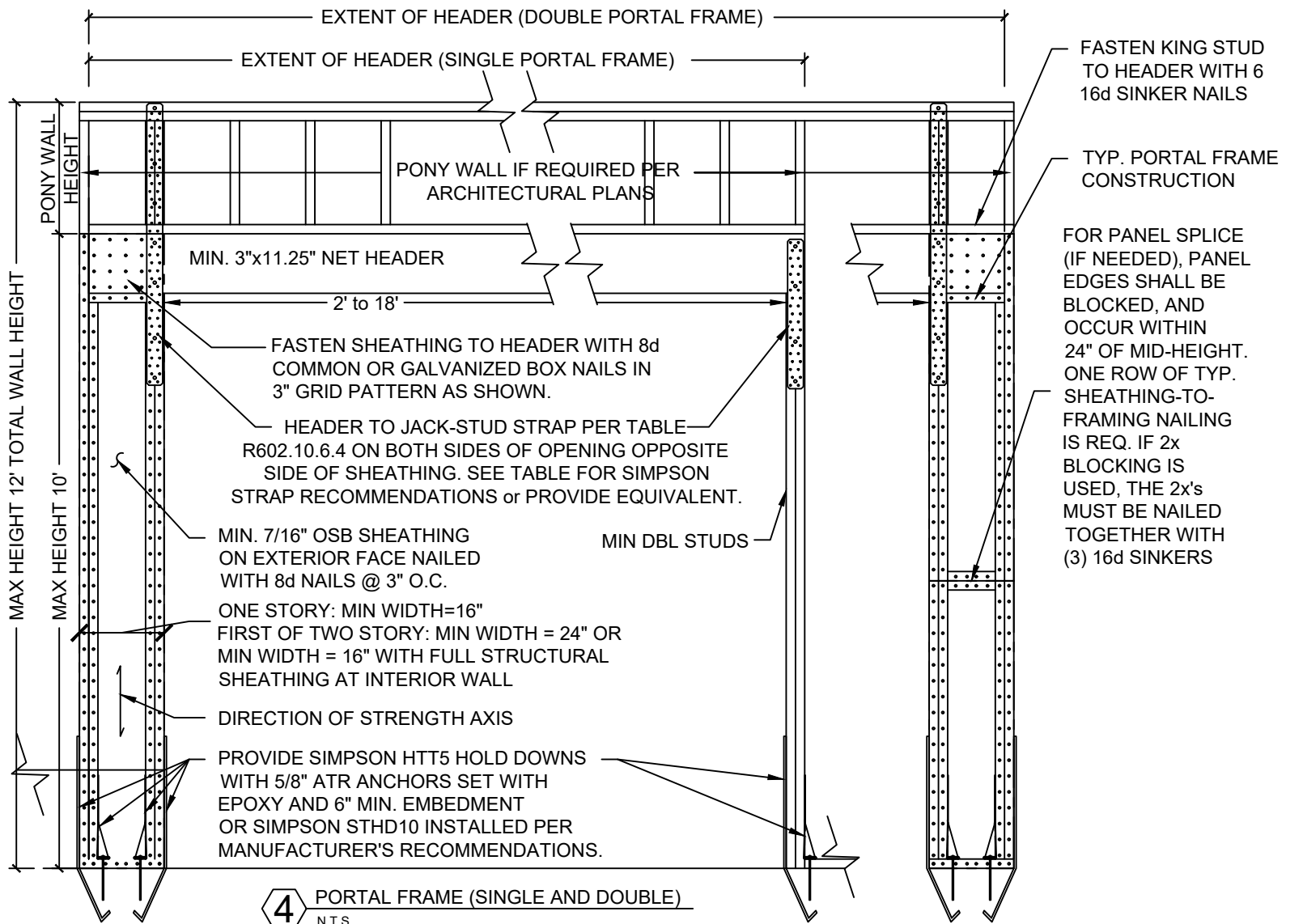
1X4 LET-IN BRACING DETAIL
SCALE: NTS

STRUCTURAL SHEATHING
IS CONSIDERED ONE OF THE FOLLOWING:
• MIN 7/16" OSB
• RED THERMOPLY
• BLUE THERMOPLY

- GENERAL NOTES
- REFERENCE ARCHITECTURAL DRAWINGS FOR STUD SIZES AND DIMENSIONS.
 - ALL RAFTERS/LEDGERS, STUDS, HEADERS AND SHEATHING SHALL BE NAILED IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL BUILDING CODE TABLE R602.3(1), UNLESS OTHERWISE NOTED.
 - SHEAR WALL SEGMENTS SHALL BE CONTINUOUS FROM THE MUDSILL THROUGH THE DOUBLE TOP PLATE.
 - BRACE WALLS LESS THAN 2' IN WIDTH DO NOT REQUIRE BOLTS & WASHERS BETWEEN THE 2 INSTALLED HOLD DOWN STRAPS (HTT5/STHD10). PROVIDE 1-ANCHOR BOLT C/L OR 2-3" PINS AND WASHERS (SET @ 1/3 POINTS BY A POWDER ACTUATED TOOL) FOR BRACED WALLS FROM 2' TO 2'-8" OVERALL LENGTH.
 - MUDSILL AT ALL EXTERIOR WALLS SHALL BE ANCHORED TO THE FOUNDATION SLAB WITH 1/2" ANCHOR BOLTS EMBEDDED 7" INTO THE SLAB AND SPACED 6'-0" O.C. MAX. OR SIMPSON STRONG-TIE MASA MUDSILL ANCHORS @ 6'-0" O.C..
 - WHERE RAFTERS MEET THE TOP PLATE OF EXTERIOR WALLS, INSTALL SIMPSON STRONG-TIE H2.5 ANCHORS AT EVERY OTHER RAFTER. ANCHORS WITH 445 LB. CAPACITY OR GREATER MAY BE USED AS AN ALTERNATE.
 - ALL INTERIOR WALLS TO BE 1/2" SHEETROCK NAILED PER TABLE R602.3(1) OF THE 2018 IRC.
 - LET-IN BRACING MAY BE SUBSTITUTED WITH 4X8 STRUCTURAL SHEATHING (RED T-PLY OR OSB) FROM TOP TO BOTTOM PLATE OR CS16 X-BRACING.
 - ALL INTERIOR BRACED WALLS MUST BE ANCHORED TO THE FOUNDATION USING SIMPSON TITEN HD 1/2" ANCHOR BOLTS OR APPROVED EQUAL.
 - INSTALL TITEN HD ANCHOR BOLTS AT MAXIMUM SIX FEET ON CENTER, WITH MINIMUM 2-3/4" EMBEDMENT INTO FOUNDATION.
 - MINIMUM TWO BOLTS PER BRACED WALL SECTION, WITH ONE BOLT LOCATED NOT MORE THAN 12" OR LESS THAN SEVEN BOLT DIAMETERS FROM EACH END OF BRACED WALL SECTION.

NOTE: SIMPSON STHD10 OR HTT5 CAN BE ROTATED 90°

NOTE: ALL SIMPSON PRODUCTS MAY BE SUBSTITUTED WITH APPROVED EQUAL



4 PORTAL FRAME (SINGLE AND DOUBLE)
N.T.S.



J.S.B Engineer
E-20338

DDS GROUP

DDS GROUP
132 E MAIN ST.
GRAND PRAIRIE TX. 75050
WWW.DDSGROUP.COM

DESIGNER:
DDS GROUP

PROJECT #:

7106 ODELL AVE
WALL BRACE

ELEVATION:
A

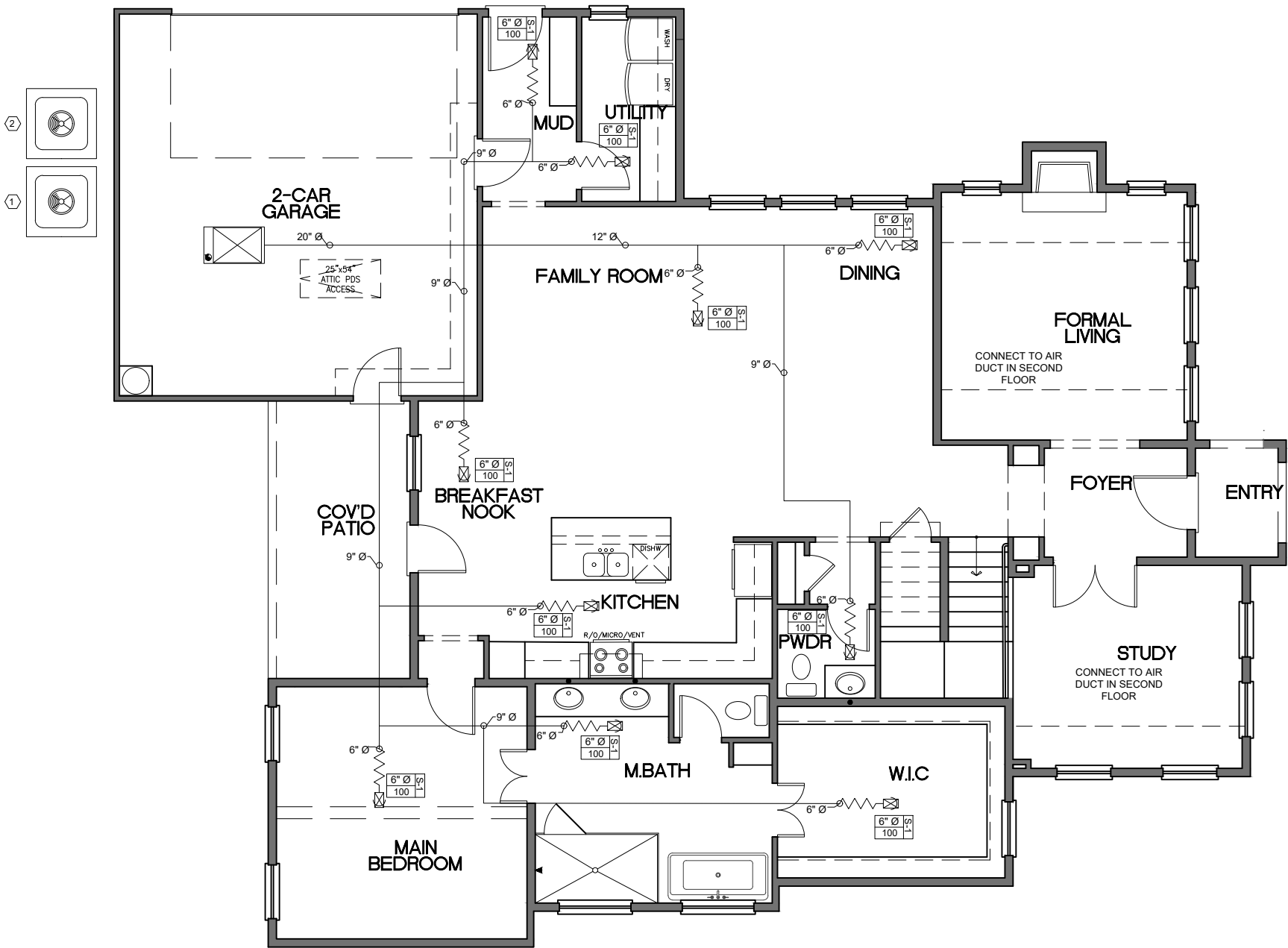
SHEET NUMBER:
S3

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

MECHANICAL NOTES BY SYMBOL



- 1 3.5-TON FURNACE SUPPLIED BY OTHERS. PROVIDE ECONOMIZER EQUAL TO MICROMETL.
- 2 3.0-TON FURNACE SUPPLIED BY OTHERS. PROVIDE ECONOMIZER EQUAL
- 3 3.5-TON CONDENSING UNIT SUPPLIED BY OTHERS. INSTALL ON VIBRATION ISOLATION PAD.
- 4 3.0-TON CONDENSING UNIT SUPPLIED BY OTHERS. INSTALL ON VIBRATION ISOLATION PAD.
- 5 10" EXHAUST DUCT UP TO ABOVE CEILING. ROUTE AS SHOWN.
- 6 10" EXHAUST DUCT UP TO EXHAUST FAN ON ROOF. REFER TO MEP1.1 FOR LOCATION.
- 7 THERMOSTATS FOR FURNACES SUPPLIED BY OTHERS. VERIFY LOCATION WITH OWNER PRIOR TO INSTALLATION.
- 8 ROUTE 1" CONDENSATE DRAIN FROM EACH FURNACE TO HUB DRAIN.



MECHANICAL PLAN

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

M1.1

SHEET NO.

No.	Date	Revision Description
PROJECT NO.:		999-16-94

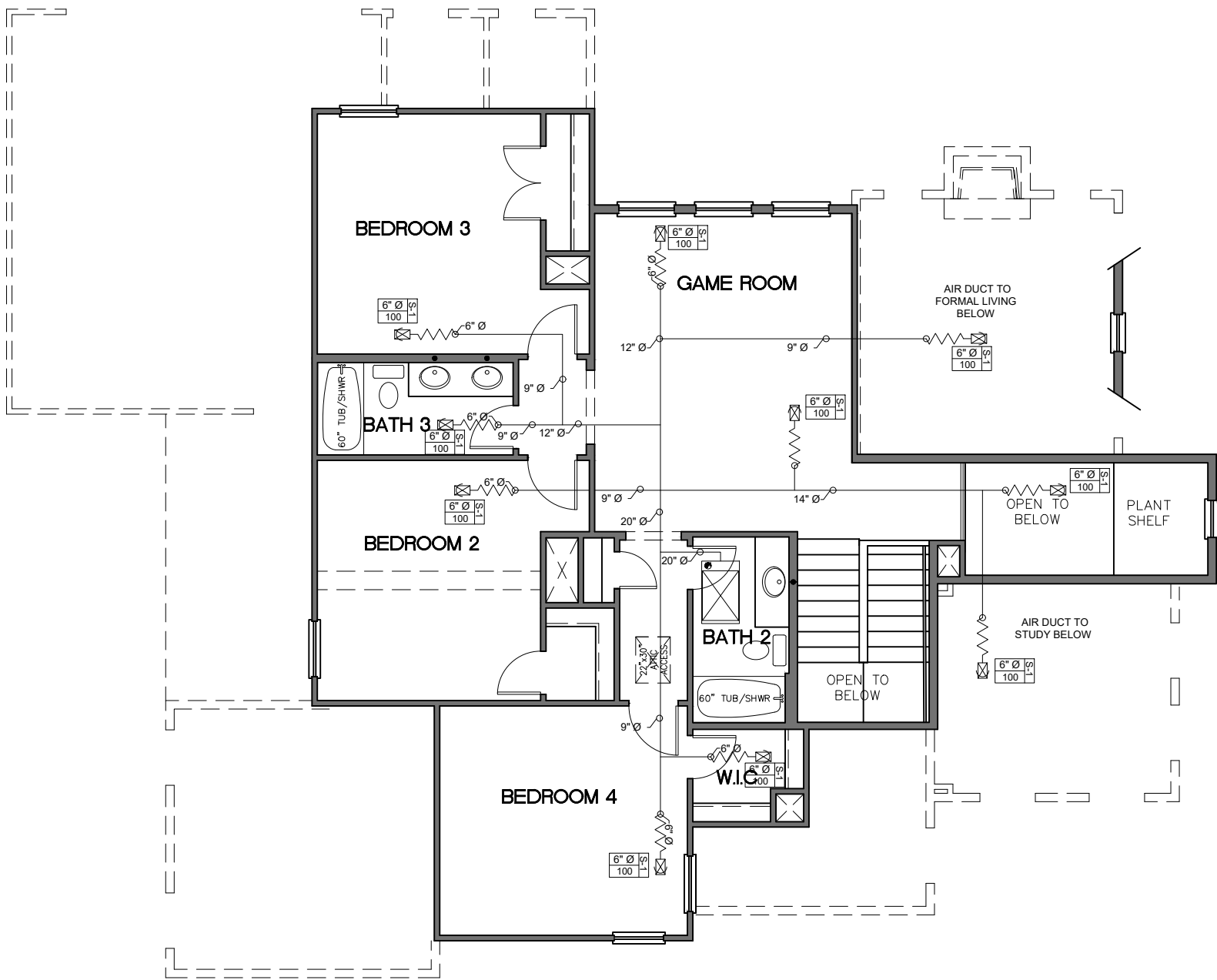
HOMES C&C
7106 ODELL AVE.

MECHANICAL PLAN

DDS GROUP 214-966-0550
123 W. MAIN STREET SUITE #121
GRAND PRAIRIE TX. 75050
WWW.DDSG.US 469-999-0800



INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.



MECHANICAL PLAN

SCALE: 1/8" = 1'-0"
0 2 4 6 8 16

M1.2

SHEET NO.

No.	Date	Revision Description
PROJECT NO.:		999-16-94

HOMES C&C
7106 ODELL AVE.

MECHANICAL PLAN

DDS GROUP 214-966-0550
123 W. MAIN STREET SUITE #121
GRAND PRAIRIE TX. 75050
WWW.DDSG.US 469-999-0800



JSB ENGINEER (F-20338)
19285 Horseshoe Dr., Nevada, Texas 75173 (214) 843-6223
email: jsbengineertx@gmail.com

January 19, 2022

Jonathan Saldana
(214) 966-0550
jonathan.saldana@ddsg.us

To whom it may concern:

The foundation plans, accompanied by this letter, for use only on the property described below:

Address: 7106 Odell Avenue
Rockwall, Texas

Foundation design criteria was formulated based on modifications of recommendations as set forth in criteria for selection and design of slab-on-ground (BRAB REPORT), PTI design and construction of Post-Tension slabs on ground 2nd addition, WRI-CRSI-96, ACI 318-99, the 2015 IRC, 2018 IBC, ACI 318, ASTM C94 and recognized engineering practices.



J.S. Barton PE





Generated by REScheck-Web Software

Compliance Certificate

Project Rockwall7106

Energy Code: **2015 IECC**
Location: **Rockwall, Texas**
Construction Type: **Single-family**
Project Type: **New Construction**
Conditioned Floor Area: **3,026 ft²**
Glazing Area: **22%**
Climate Zone: **3 (2701 HDD)**
Permit Date:
Permit Number:



Construction Site:
7106 Odell Ave
Rockwall, Texas

Owner/Agent:
New Construction

Designer/Contractor:
Architectural Plans

Compliance: Passes using UA trade-off

Compliance: **1.1% Better Than Code** Maximum UA: **359** Your UA: **355** Maximum SHGC: **0.25** Your SHGC: **0.25**

The % Better or Worse Than Code Index reflects how close to compliance the house is based on code trade-off rules.
It DOES NOT provide an estimate of energy use or cost relative to a minimum-code home.

Slab-on-grade tradeoffs are no longer considered in the UA or performance compliance path in REScheck. Each slab-on-grade assembly in the specified climate zone must meet the minimum energy code insulation R-value and depth requirements.

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor	Req. U-Factor	Prop. UA	Req. UA
Ceiling area of the home forming the top of the structure's insulation envelope: Flat or Scissor Truss	1,928	30.0	0.0	0.035	0.030	67	58
Wall area of the home forming the sides of the structure's insulation envelope: Wood Frame, 16in. o.c.	2,211	13.0	0.0	0.082	0.060	133	97
Energy efficient door unit: Glass Door (over 50% glazing) SHGC: 0.25	21			0.300	0.350	6	7
Solid Door Unit: Solid	21			0.200	0.350	4	7
20 min fire door unit: Solid	21			0.200	0.350	4	7
20 min fire door unit: Solid Door (under 50% glazing)	21			0.200	0.350	4	7
Solid Door Unit: Solid Door (under 50% glazing)	21			0.200	0.350	4	7
Solid Door Unit: Solid Door (under 50% glazing)	21			0.200	0.350	4	7
Window area of the home using energy efficient units: Vinyl Frame, 2 Pane w/ Low-E SHGC: 0.25	462			0.280	0.350	129	162
Slab perimeter of home forming bottom of insulation envelope: Slab-On-Grade (Unheated) Insulation depth: 0.0'	163		0.0	1.042	1.042	0	0

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2015 IECC requirements in REScheck Version : REScheck-Web and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

Jobe Leonard

Name - Title



Signature

Jobe Leonard

1/19/2022
Date



Inspection Checklist

Energy Code: 2015 IECC

Requirements: 0.0% were addressed directly in the REScheck software

Text in the "Comments/Assumptions" column is provided by the user in the REScheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req.ID	Pre-Inspection/Plan Review	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
103.1, 103.2 [PR1] ¹ 	Construction drawings and documentation demonstrate energy code compliance for the building envelope. Thermal envelope represented on construction documents.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
103.1, 103.2, 403.7 [PR3] ¹ 	Construction drawings and documentation demonstrate energy code compliance for lighting and mechanical systems. Systems serving multiple dwelling units must demonstrate compliance with the IECC Commercial Provisions.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
302.1, 403.7 [PR2] ² 	Heating and cooling equipment is sized per ACCA Manual S based on loads calculated per ACCA Manual J or other methods approved by the code official.	Heating: Btu/hr____ Cooling: Btu/hr____	Heating: Btu/hr____ Cooling: Btu/hr____	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	

Additional Comments/Assumptions:

Section # & Req.ID	Foundation Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.2 [FO1] ¹ 	Slab edge insulation R-value.	R-____ ☐ Unheated ☐ Heated	R-____ ☐ Unheated ☐ Heated	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	See the Envelope Assemblies table for values.
402.1.2 [FO3] ¹ 	Slab edge insulation depth/length.	____ ft	____ ft	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	See the Envelope Assemblies table for values.
303.2.1 [FO11] ² 	A protective covering is installed to protect exposed exterior insulation and extends a minimum of 6 in. below grade.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.9 [FO12] ² 	Snow- and ice-melting system controls installed.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	

Additional Comments/Assumptions:

Section # & Req.ID	Framing / Rough-In Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.1, 402.3.4 [FR1] ¹ 	Door U-factor.	U-____	U-____	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	See the Envelope Assemblies table for values.
402.1.1, 402.3.1, 402.3.3, 402.5 [FR2] ¹ 	Glazing U-factor (area-weighted average).	U-____	U-____	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	See the Envelope Assemblies table for values.
402.1.1, 402.3.2, 402.3.3, 402.5 [FR3] ¹ 	Glazing SHGC value (area-weighted average).	SHGC:____	SHGC:____	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	See the Envelope Assemblies table for values.
303.1.3 [FR4] ¹ 	U-factors of fenestration products are determined in accordance with the NFRC test procedure or taken from the default table.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
402.4.1.1 [FR23] ¹ 	Air barrier and thermal barrier installed per manufacturer's instructions.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
402.4.3 [FR20] ¹ 	Fenestration that is not site built is listed and labeled as meeting AAMA /WDMA/CSA 101/I.S.2/A440 or has infiltration rates per NFRC 400 that do not exceed code limits.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
402.4.5 [FR16] ²	IC-rated recessed lighting fixtures sealed at housing/interior finish and labeled to indicate ≤2.0 cfm leakage at 75 Pa.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.3.1 [FR12] ¹ 	Supply and return ducts in attics insulated ≥ R-8 where duct is ≥ 3 inches in diameter and ≥ R-6 where < 3 inches. Supply and return ducts in other portions of the building insulated ≥ R-6 for diameter ≥ 3 inches and R-4.2 for < 3 inches in diameter.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.3.5 [FR15] ³ 	Building cavities are not used as ducts or plenums.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.4 [FR17] ² 	HVAC piping conveying fluids above 105 °F or chilled fluids below 55 °F are insulated to ≥R-3.	R-____	R-____	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.4.1 [FR24] ¹ 	Protection of insulation on HVAC piping.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	

Section # & Req.ID	Framing / Rough-In Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
403.5.3 [FR18] ² 	Hot water pipes are insulated to $\geq R-3$.	R- _____	R- _____	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.6 [FR19] ²	Automatic or gravity dampers are installed on all outdoor air intakes and exhausts.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)
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Section # & Req.ID	Insulation Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
303.1 [IN13] ² 	All installed insulation is labeled or the installed R-values provided.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
402.1.1, 402.2.5, 402.2.6 [IN3] ¹ 	Wall insulation R-value. If this is a mass wall with at least ½ of the wall insulation on the wall exterior, the exterior insulation requirement applies (FR10).	R-_____ ☐ Wood ☐ Mass ☐ Steel	R-_____ ☐ Wood ☐ Mass ☐ Steel	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	See the Envelope Assemblies table for values.
303.2 [IN4] ¹	Wall insulation is installed per manufacturer's instructions.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	

Additional Comments/Assumptions:

Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.1, 402.2.1, 402.2.2, 402.2.6 [FI1] ¹	Ceiling insulation R-value.	R-____ ☐ Wood ☐ Steel	R-____ ☐ Wood ☐ Steel	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	See the Envelope Assemblies table for values.
303.1.1.1, 303.2 [FI2] ¹	Ceiling insulation installed per manufacturer's instructions. Blown insulation marked every 300 ft ² .			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
402.2.3 [FI22] ²	Vented attics with air permeable insulation include baffle adjacent to soffit and eave vents that extends over insulation.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
402.2.4 [FI3] ¹	Attic access hatch and door insulation ≥ R-value of the adjacent assembly.	R-____	R-____	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
402.4.1.2 [FI17] ¹	Blower door test @ 50 Pa. ≤ 5 ach in Climate Zones 1-2, and ≤ 3 ach in Climate Zones 3-8.	ACH 50 = ____	ACH 50 = ____	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.3.4 [FI4] ¹	Duct tightness test result of ≤ 4 cfm/100 ft ² across the system or ≤ 3 cfm/100 ft ² without air handler @ 25 Pa. For rough-in tests, verification may need to occur during Framing Inspection.	____ cfm/100 ft ²	____ cfm/100 ft ²	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.3.3 [FI27] ¹	Ducts are pressure tested to determine air leakage with either: Rough-in test: Total leakage measured with a pressure differential of 0.1 inch w.g. across the system including the manufacturer's air handler enclosure if installed at time of test. Postconstruction test: Total leakage measured with a pressure differential of 0.1 inch w.g. across the entire system including the manufacturer's air handler enclosure.	____ cfm/100 ft ²	____ cfm/100 ft ²	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.3.2.1 [FI24] ¹	Air handler leakage designated by manufacturer at ≤ 2% of design air flow.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.1.1 [FI9] ²	Programmable thermostats installed for control of primary heating and cooling systems and initially set by manufacturer to code specifications.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.1.2 [FI10] ²	Heat pump thermostat installed on heat pumps.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.5.1 [FI11] ²	Circulating service hot water systems have automatic or accessible manual controls.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
403.6.1 [FI25] ²	All mechanical ventilation system fans not part of tested and listed HVAC equipment meet efficacy and air flow limits.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.2 [FI26] ²	Hot water boilers supplying heat through one- or two-pipe heating systems have outdoor setback control to lower boiler water temperature based on outdoor temperature.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.5.1.1 [FI28] ²	Heated water circulation systems have a circulation pump. The system return pipe is a dedicated return pipe or a cold water supply pipe. Gravity and thermos-syphon circulation systems are not present. Controls for circulating hot water system pumps start the pump with signal for hot water demand within the occupancy. Controls automatically turn off the pump when water is in circulation loop is at set-point temperature and no demand for hot water exists.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.5.1.2 [FI29] ²	Electric heat trace systems comply with IEEE 515.1 or UL 515. Controls automatically adjust the energy input to the heat tracing to maintain the desired water temperature in the piping.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.5.2 [FI30] ²	Water distribution systems that have recirculation pumps that pump water from a heated water supply pipe back to the heated water source through a cold water supply pipe have a demand recirculation water system. Pumps have controls that manage operation of the pump and limit the temperature of the water entering the cold water piping to 104°F.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.5.4 [FI31] ²	Drain water heat recovery units tested in accordance with CSA B55.1. Potable water-side pressure loss of drain water heat recovery units < 3 psi for individual units connected to one or two showers. Potable water-side pressure loss of drain water heat recovery units < 2 psi for individual units connected to three or more showers.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
404.1 [FI6] ¹	75% of lamps in permanent fixtures or 75% of permanent fixtures have high efficacy lamps. Does not apply to low-voltage lighting.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
404.1.1 [FI23] ³ 	Fuel gas lighting systems have no continuous pilot light.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
401.3 [FI7] ²	Compliance certificate posted.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
303.3 [FI18] ³	Manufacturer manuals for mechanical and water heating systems have been provided.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	

Additional Comments/Assumptions:



2015 IECC Energy Efficiency Certificate

Insulation Rating	R-Value
-------------------	---------

Above-Grade Wall	13.00
Below-Grade Wall	0.00
Floor	0.00
Ceiling / Roof	30.00
Ductwork (unconditioned spaces):	_____

Glass & Door Rating	U-Factor	SHGC
---------------------	----------	------

Window	0.28	0.25
Door	0.30	0.25

Heating & Cooling Equipment	Efficiency
-----------------------------	------------

Heating System: _____	_____
Cooling System: _____	_____
Water Heater: _____	_____

Name: _____ Date: _____

Comments



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

27022-008

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ REPLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- ☒ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 7106 Odell Avenue

SUBDIVISION Heritage Heights Addition

LOT 7

BLOCK A

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING X

CURRENT USE None

PROPOSED ZONING

PROPOSED USE

ACREAGE 17,102 sf

LOTS [CURRENT]

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]

☒ OWNER Jck Concrete Inc.

☐ APPLICANT Design & Drafting Serv Group

CONTACT PERSON Blanca Canales

CONTACT PERSON Valerie Valdez

ADDRESS P.O. Box 311

ADDRESS 123 W. Main St

CITY, STATE & ZIP Fate TX. 75132

CITY, STATE & ZIP Grand Prairie, TX 75052

PHONE 214 803 9043

PHONE 469 999-0800

E-MAIL blanca@jckcorporate.net

E-MAIL Valerie@ddsg.us

NOTARY VERIFICATION [REQUIRED]

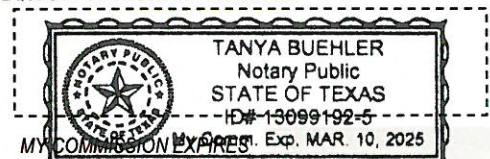
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Blanca Canales [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 215.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF February, 2022. 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 17th DAY OF February, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

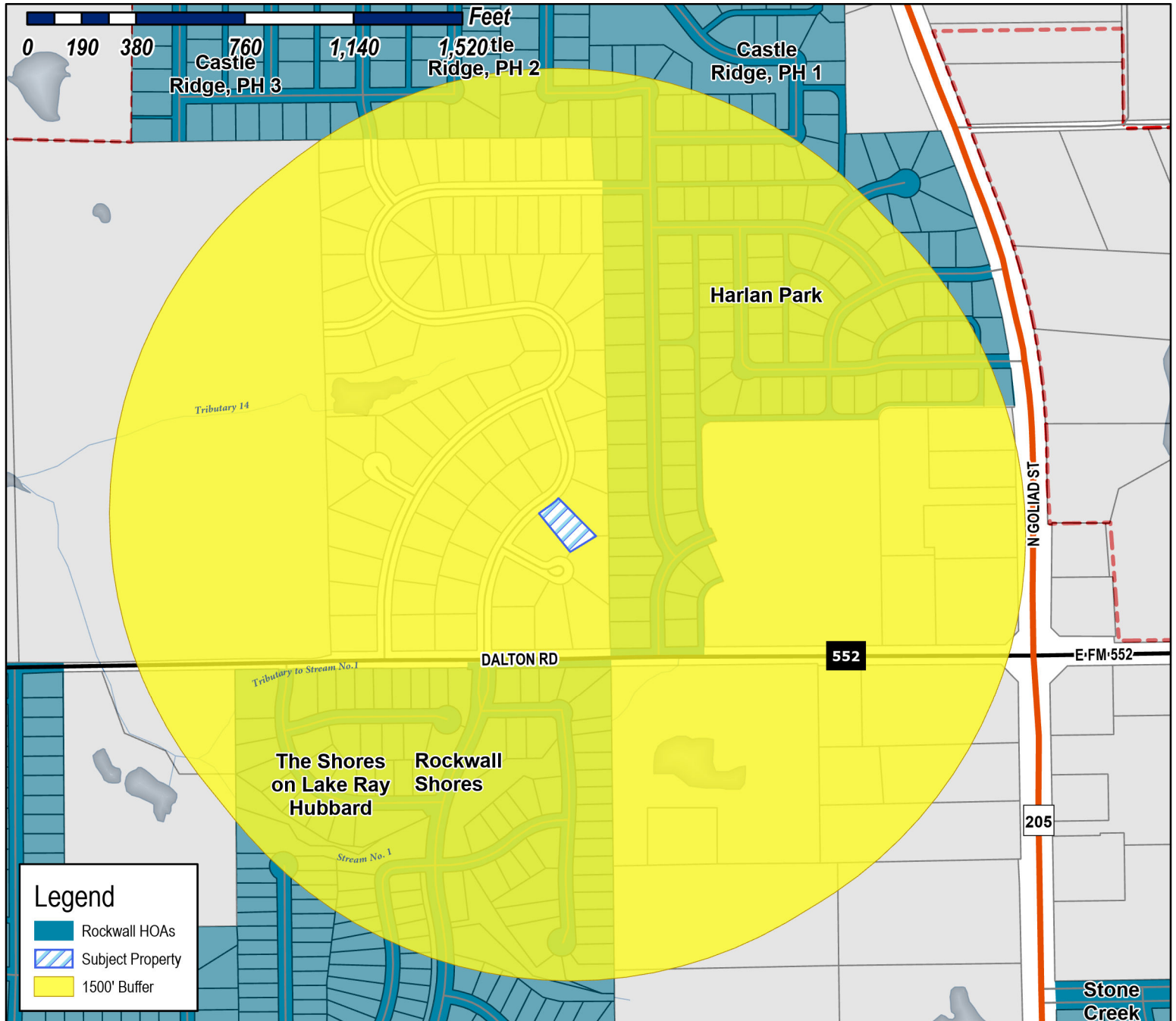




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

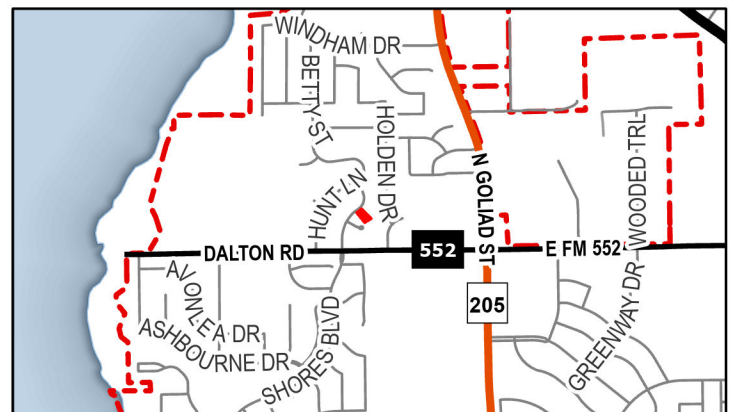
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



Case Number: Z2022-008
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 7106 Odell Avenue

Date Saved: 2/17/2022

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

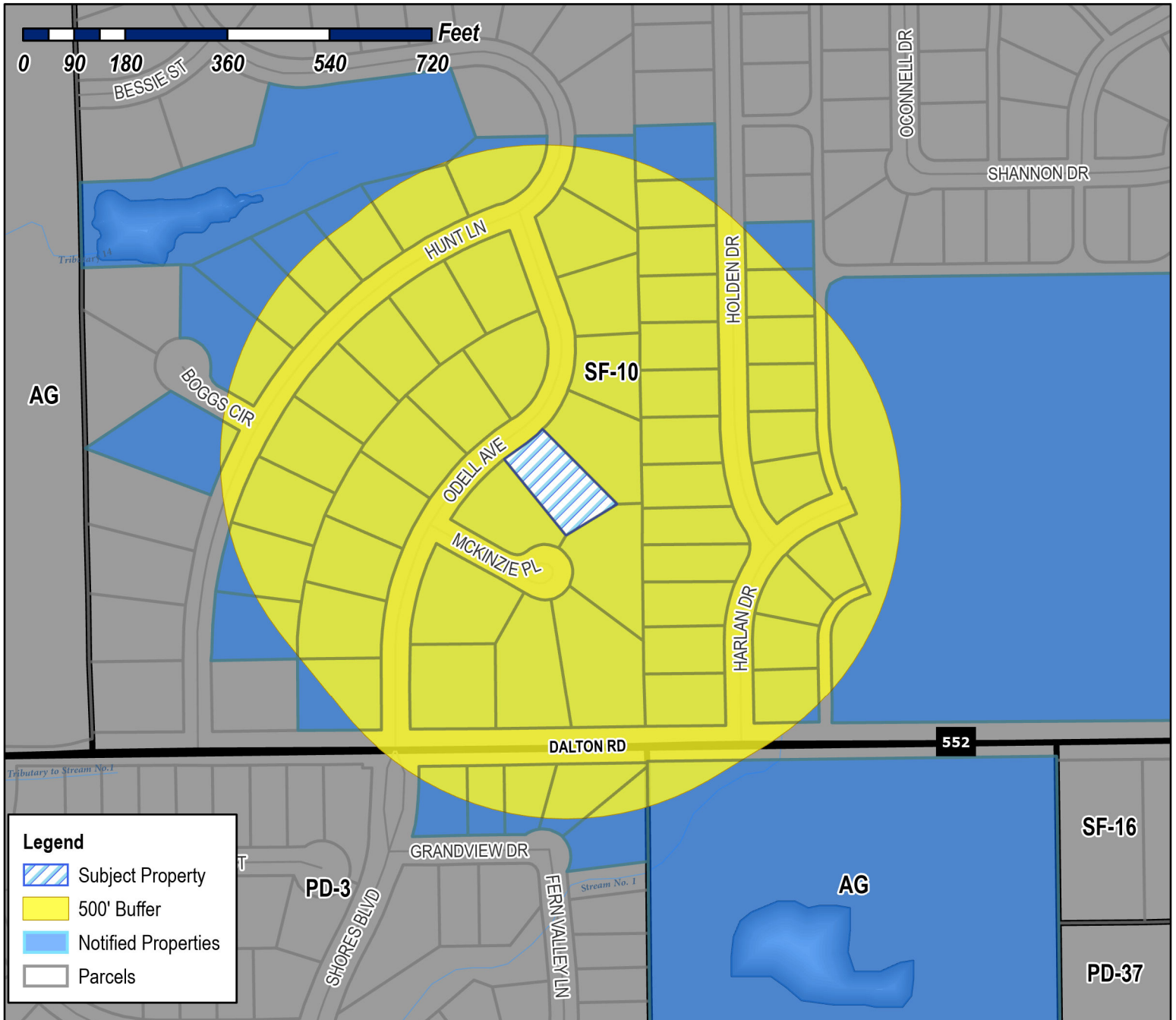




City of Rockwall

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HOLMES NILES W & LINDA F
122 JAMES DR
ROCKWALL, TX 75032

YANG BO AND
YUE HU
1265 GRANDVIEW DR
ROCKWALL, TX 75087

ARDEN JOSEPH R AND
LISA M STEWART ARDEN
1275 GRANDVIEW DR
ROCKWALL, TX 75087

GONZALEZ FERNANDO
1285 GRANDVIEW
ROCKWALL, TX 75087

ARDEN JOSEPH R AND
LISA M STEWART ARDEN
1292 HIGHLAND DR
ROCKWALL, TX 75087

VENETO HOLDINGS LLC
1295 GRANDVIEW DR
ROCKWALL, TX 75087

CAMPOS BENJAMIN & TRACY
139 WAGON TRAIL
ROCKWALL, TX 75032

HOLLAND REBECCA E AND PAUL
2534 CR 3419
HAWKINS, TX 75765

HODGES BARBARA
2800 FERN VALLEY LANE
ROCKWALL, TX 75087

ROCKWALL I S D
350 DALTON ROAD
ROCKWALL, TX 75087

CARTER RICHARD W AND JODY
406 MCKINZIE PL
ROCKWALL, TX 75087

CAMPOS BENJAMIN & TRACY
408 MCKINZIE PL
ROCKWALL, TX 75087

MASON KEITH AND
ANN MARIE MASON
410 MCKENZIE PLACE
ROCKWALL, TX 75087

TELLKAMP JOHN P AND RAQUEL
505 BOGGS CIR
ROCKWALL, TX 75087

YANG BO AND
YUE HU
707-8633 CAPSTAN WAY
RICHMOND CANADA, 98029

BULLARD JUSTIN
JOLIE DAY
7100 HARLAN DRIVE
ROCKWALL, TX 75087

7100 ODELL
ROCKWALL, TX 75087

SCHULZE DAVID J & CYNTHIA K
7101 HARLAN DR
ROCKWALL, TX 75087

DOOLEY BRIAN AND MICHELLE
7101 ODELL AVE
ROCKWALL, TX 75087

ANDERSON PATRICK STEVEN & ROSEANNE
7102 HARLAN DR
ROCKWALL, TX 75087

FRINK JOSEPH B & DIANA G
7102 HUNT LN
ROCKWALL, TX 75087

LAWRENCE KIMBERLY DALE LIVING TRUST
KIMBERLY DALE LAWRENCE TRUSTEE
7102 ODELL AVENUE
ROCKWALL, TX 75087

MCKINNEY TERRY L
7103 ODELL AVE
ROCKWALL, TX 75087

DOUPHRATE SHARON K
7103 HARLAN DR
ROCKWALL, TX 75087

PATLAN MARIO JR AND AMY
7104 HARLAN DR
ROCKWALL, TX 75087

KELSO JAMES P & BLYSON R
7104 HUNT LN
ROCKWALL, TX 75087

LUNA ERIC AND ANNABELL
7104 ODELL AVENUE
ROCKWALL, TX 75087

LOMBARD THOMAS E AND PAULA J
7105 HARLAN DRIVE
ROCKWALL, TX 75087

DREXLER PAUL E & TAMRA L
7105 ODELL AVE
ROCKWALL, TX 75087

HAMMERS MARIE
7106 HARLAN DRIVE
ROCKWALL, TX 75087

MCWHIRTER SATHINA ANJEANNETTE
7106 HUNT LN
ROCKWALL, TX 75087

JCK CUSTOM HOMES LLC
7106 ODELL AVE
ROCKWALL, TX 75087

SHORES SUSAN RUTH
7107 HARLAN DRIVE
ROCKWALL, TX 75087

CEGELSKI ERIC & ASHLEY DICKENS
7107 ODELL AVENUE
ROCKWALL, TX 75087

ROMERO JOE JR
7108 HUNT LN
ROCKWALL, TX 75087

SCHULTZ FREDERICK JR AND LORI
7108 ODELL AVE
ROCKWALL, TX 75087

THOMPSON THOMAS J &
PAIGE C TILEY
7109 HOLDEN DR
ROCKWALL, TX 75087

ROMANS STEPHEN WAYNE & BROOK CONAWAY
7109 ODELL AVENUE
ROCKWALL, TX 75087

DEWEES JAMES R & CLOMA J
7109 HUNT LN
ROCKWALL, TX 75087

GREENLEY MARY E TRUSTEE
MARY E GREENLEY REVOC LIVING TRUST
7110 HOLDEN DR
ROCKWALL, TX 75087

CRISWELL BARBARA GORE
7110 HUNT LN
ROCKWALL, TX 75087

VEAZEY KERMIT L JR AND REBECCA M
7110 ODELL AVENUE
ROCKWALL, TX 75087

SMITH DANIEL C AND KASIE I
7111 HUNT LANE
ROCKWALL, TX 75087

COURSON MARTHA SUE
7111 ODELL AVE
ROCKWALL, TX 75087

CORY CLAYTON M & KATHLEEN A
7111 HOLDEN DR
ROCKWALL, TX 75087

EWALD PATRICIA
7112 HUNT LN
ROCKWALL, TX 75087

MCKNIGHT BRIAN KEITH AND CHRISTI A
7112 ODELL AVENUE
ROCKWALL, TX 75087

HOLMES NILES W & LINDA F
7112 HOLDEN DR
ROCKWALL, TX 75087

JONES BRADLEY R
7113 HOLDEN DR
ROCKWALL, TX 75087

KOREN FAMILY TRUST
SHAHAR KOREN AND ORLY KOREN- COTRUSTEES
7113 HUNT LANE
ROCKWALL, TX 75087

HILL HAROLD RAYBURN & NANCY J
7113 ODELL AVE
ROCKWALL, TX 75087

CIMO CAMILLE AND
CHARLES CATTO CHASTAIN JR
7114 HOLDEN DR
ROCKWALL, TX 75087

COUCH PHILLIP R & PATTI J
7114 HUNT LN
ROCKWALL, TX 75087

STEPHENSON RONNIE R & JOHNNA
7114 ODELL AVE
ROCKWALL, TX 75087

LLEWELLYN BRIAN & SUE
7115 HUNT LAND
ROCKWALL, TX 75087

TAYLOR ROBERT C & LINDA J
7115 HOLDEN DR
ROCKWALL, TX 75087

PARISH DANNY JOE & MARI KAY
7116 HOLDEN DR
ROCKWALL, TX 75087

KENNEALY JENNIFER L AND DANIEL R
7116 HUNT LN
ROCKWALL, TX 75087

WORMSBAKER JOSHUA M AND DAWN M
7117 HOLDEN DRIVE
ROCKWALL, TX 75087

COOK JOHN M
7117 HUNT LN
ROCKWALL, TX 75087

VAUGHN FLOSSIE L &
CAROLYN WILLIS COX
7118 HOLDEN DR
ROCKWALL, TX 75087

BIGHAM BRIAN GARRETT & COURTNEY ANN
7118 HUNT LN
ROCKWALL, TX 75087

ROBERTSON RYAN L & MARCI L
7119 HOLDEN DR
ROCKWALL, TX 75087

CITY OF ROCKWALL
7119 HUNT LN
ROCKWALL, TX 75087

BLYTHE PAUL M
7120 HOLDEN DR
ROCKWALL, TX 75087

HOLLAND REBECCA E AND PAUL
7121 HOLDEN DR
ROCKWALL, TX 75087

WALL CHRISTOPHER D AND ROBIN A
7123 HOLDEN DR
ROCKWALL, TX 75087

CORY CLAYTON M & KATHLEEN A
7125 HOLDEN DR
ROCKWALL, TX 75087

CORY CLAYTON M & KATHLEEN A
7125 HOLDEN DR
ROCKWALL, TX 75087

CITY OF ROCKWALL
7131HUNT LN
ROCKWALL, TX 75087

PETERSEN SANDRA E
803 DALTON RD
ROCKWALL, TX 75087

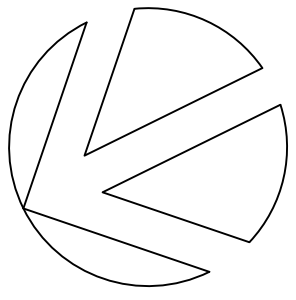
VENETO HOLDINGS LLC
P. O. BOX 2379
CHANDLER, AZ 85244

TAYLOR ROBERT C & LINDA J
PO BOX 236
ROCKWALL, TX 75087

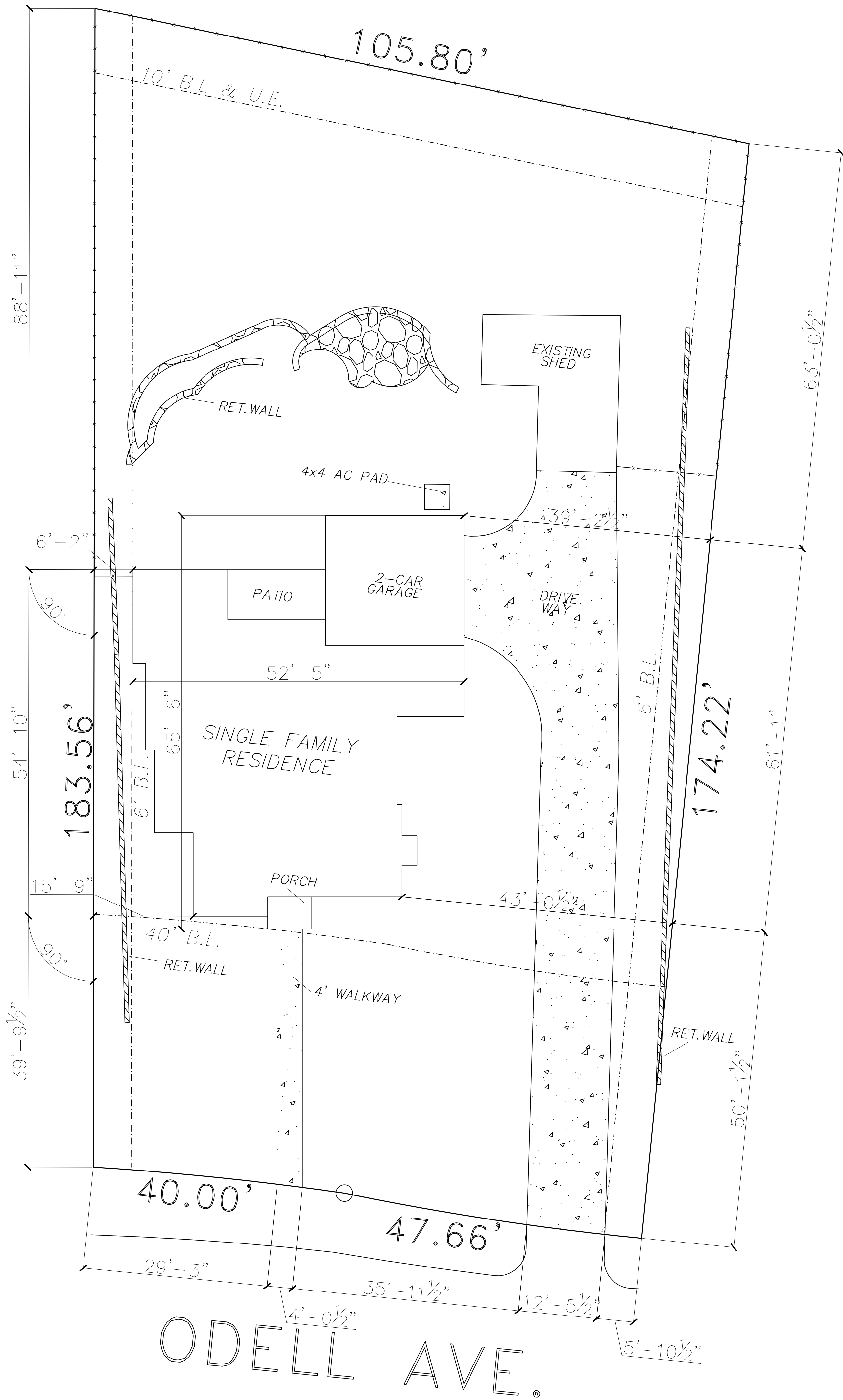
DOUPHRADE SHARON K
PO BOX 2561
ROCKWALL, TX 75087

JCK CUSTOM HOMES LLC
PO BOX 311
FATE, TX 75132

DEWEES JAMES R & CLOMA J
PO BOX 609
ROCKWALL, TX 75087



NORTH
SCALE: 1' = 10'-0"



LOT SF: 17102 SF
TOTAL EXISTING IMPERVIOUS COVERAGE: 2,165 SF
TOTAL EXISTING IMPERVIOUS COVERAGE %: 12.6%

LOT SF: 17102 SF
PROPOSED SINGLE FAMILY DUELING SF: 2,526 SF
TOTAL PROPOSED BUILDING COVERAGE %: 14.7%
TOTAL PROPOSED IMPERVIOUS COVERAGE: 4,854 SF
TOTAL PROPOSED IMPERVIOUS COVERAGE %: 28.3%

CUSTOMER SIGNATURE: _____
DATE: _____
NOTES: _____

LEGEND	- DRAINAGE FLOW	B.L. - BUILDING LINE D.E. - DRAINAGE EASEMENT P.A.E. - PEDESTRIAN ACCESS EASEMENT S.S.E. - SANITARY SEWER EASEMENT T.E. - TRANSFORMER EASEMENT U.E. - UTILITY EASEMENT W.M.E. - WALL MAINT. EASEMENT M.E. - MAINTENANCE EASEMENT V.E. - VISIBILITY EASEMENT - EXPOSED AGGREGATE CONCRETE
	- PROPOSED FENCE	
- EXISTING FENCE	- CURLEX	
- RETAINING WALL	- REQUIRED TREE PLANTING	
- REQUIRED BUSH		

BUILDER:HOME C & C		DATE: 01-12-2021		DDS GROUP		
ADDITION:ROCKWALL		DRAWN BY: DDSG-AA				
ADDRESS: 7106 ODELL AVE.		CITY: ROCKWALL				
LOT: 7 BLOCK: A		PLAN: N/A ELEVATION: N/A				
PHASE: N/A		SWING: RIGHT		PLOT PLAN		SP1
OPTION:N/A		NOTE: ARCHITECTURAL PLANS TAKES PRECEDENCE OVER ALL DRAWINGS, ALL FINAL DECISIONS REFER TO PLANS PROVIDE BY DDSG ARCHITECTURAL DEPARTMENT. PLOT PLAN IS APPROPRIATE PLACEMENT ONLY. BUILDER CAN VARY DUE TO ACTUAL BUILDING CONDITIONS. BUILDER IS FULLY RESPONSIBLE FOR ADHERING TO ANY AND ALL BUILDING LINES OR EASEMENTS OF RECORD OR THAT MAY NOT BO NOTED ON THE RECORDED PLAT. BUILDER TO CONFIRM THAT THIS LAYOUT HAS NO CONFLICTS WITH THE INLETS OF UTILITY SERVICES. FINAL SURVEY WILL SHOW PLACEMENT OF HOUSE AND ALL FLATWORK, SUCH AS SIDEWALKS AS PRESCRIBED BY THE BUILDER. FLATWORK IS ONLY A REPRESENTATION.				

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE DONE IN STRICT CONFORMANCE OF THESE PLANS AND ALL APPLICABLE MUNICIPAL CODES AND STANDARDS.
2. ALL SITE PAVING TO BE DONE IN ACCORDANCE WITH THE APPROVED PAVING PLAN BY THE CITY FOR THE PROJECT.
3. ALL SITE GRADING AND SUBGRADE PREPARATION SHALL BE DONE IN ACCORDANCE TO THE RECOMMENDATIONS AS OUTLINED IN THE SOILS REPORT FOR THE SITE.
4. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF PERMITTING. AT THE REQUEST OF THE CLIENT, GRADING PLAN WAS ASKED TO BE PREPARED BASED ON PUBLIC TOPOGRAPHIC INFORMATION OBTAINED FROM NCTCOG MAP. OKM ENGINEERING, INC. CANNOT BE HELD LIABLE FOR ANY INCONSISTANCIES ASSOCIATED WITH THE USAGE OF SUCH TOPOGRAPHIC MAP. CONTRACTOR SHALL ENGAGE THE SERVICES OF A REGISTERED PROFFESIONAL SURVEYOR TO VERIFY ALL SPOT ELEVATIONS REFLECTED ON THIS DRAWING, INCLUDING THE TOP OF CURB, TOP OF ASPHALT OR PAVEMENT AND EXISTING GRADES. DESIGN ENGINEER SHALL BE CONTACTED IF THERE IS ANY INFORMATION OBTAINED FROM THE ABOVE MENTIONED SURVEY THAT IN THE OPINION OF THE CONTRACTOR WOULD AFFECT THE RECOMMENDED DESIGN ON THIS PLAN FOR CLARIFICATION, PRIOR TO THE BEGINNING OF ANY CONSTRUCTION.
5. THE CONTRACTOR SHALL MEET OSHA STANDARDS FOR TRENCH SAFETY.
6. THE CONTRACTOR SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF ANY CONSTRUCTION. IN THE EVENT OF ANY CONFLICT, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY. MINOR ADJUSTMENTS OF FINISHED GRADES TO ACCOMPLISH SPOT DRAINAGE ARE ACCEPTABLE IF NECESSARY, UPON PRIOR APPROVAL OF THE ENGINEER.
7. PRIOR TO PLACING FILL, THE SUBGRADE SHALL BE SCARIFIED TO A DEPTH OF SIX INCHES AND RECOMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR AT OR SLIGHTLY ABOVE THE MOISTURE CONTENT AS DETERMINED BY ASTM D-698. FILL MATERIAL SHALL BE PLACED IN SIX TO NINE INCH LIFTS AND COMPACTED IN A SIMILAR MANNER.
8. COLLECT ROOF STORMWATER AND DISCHARGE WITH ROOF PERIMETER DRAIN AND DOWN SPROUT THROUGH THE EAST SIDE OF THE BLDG.
9. MAXIMUM EARTH GRADE = 25%. MINIMUM EARTH GRADE = 1%.
10. NO TREE SHALL BE PLANTED WITHIN 20 FEET OF THE BUILDING FOUNDATION.
11. SERVICES OF STRUCTURAL ENGINEER MUST BE ENGAGED FOR DESIGN OF RETAINING WALL WITH OVER FOUR FEET IN HEIGHT, BASED ON ALL HEIGHT AS MEASURED FROM BOTTOM OF WALL (B.W.) TO TOP OF WALL (T.W.).

EXISTING UTILITY NOTES:

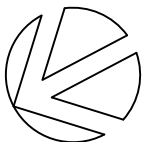
1. THE LOCATION OF ALL UNDERGROUND FACILITIES AS INDICATED ON THE PLANS ARE TAKEN FROM PUBLIC RECORDS. OKM ENGINEERING, INC. (OKM) ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SUCH RECORDS AND DOES NOT GUARANTEE THAT ALL UNDERGROUND UTILITIES ARE SHOWN OR ARE LOCATED PRECISELY AS INDICATED.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.
3. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND FACILITIES FOUND.
4. NOTIFY IF ANY UNDERGROUND UTILITIES ARE NOT IN THE LOCATIONS INDICATED ON THESE PLANS (HORIZONTALLY AND VERTICALLY) OR CONFLICT WITH ANY PROPOSED IMPROVEMENTS ASSOCIATED WITH THESE PLANS.
5. ANY EXISTING UTILITY APPURTENANCES (MH, VALVES, METER BOXES, ETC.) TO BE ADJUSTED TO MATCH THE PROPOSED FINISHED GRADES AS INDICATED ON THESE PLANS. NOTIFY IF THERE IS A PROBLEM MAKING SAID ADJUSTMENTS.

SPOT ELEVATION KEY:

102'-000.0
X- SPOT ELEVATION
TP - TOP OF SWALE
TW - TOP OF WALL
BW - BOTTOM OF WALL



J.S.B Engineer
E-20338



NORTH

SCALE: 1" = 20'-0"

CALL BEFORE YOU DIG

TEXAS ONE CALL SYSTEM (800-245-4545) MUST BE CONTACTED PRIOR TO ANY EXCAVATION OPERATION BEING PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE TEXAS ONE CALL SYSTEM.

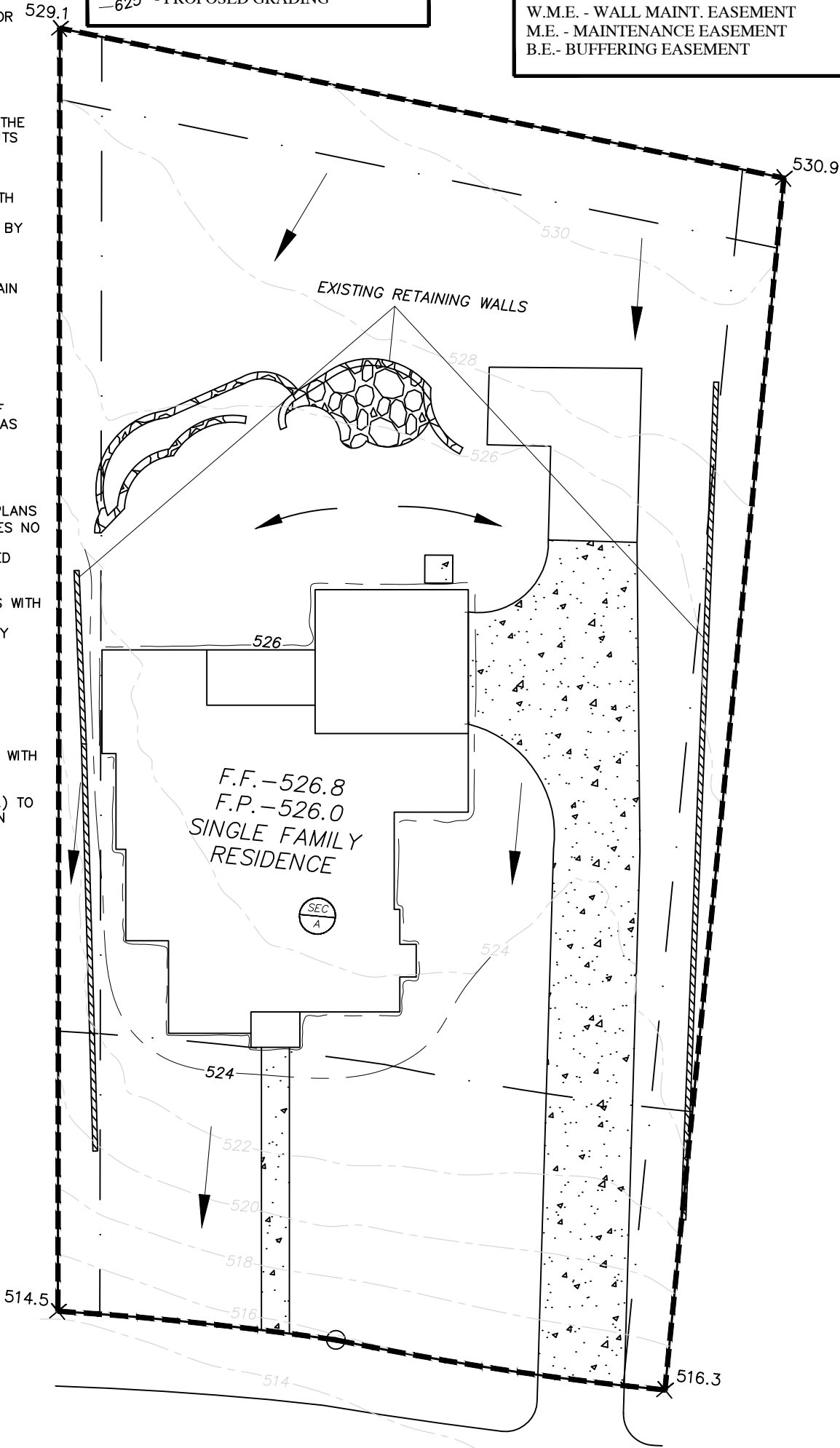
LEGEND

- - PROPOSED DRAINAGE
— - PROPOSED FENCE
○ - EXISTING FENCE
▨ - CURLEX
■ - RETAINING WALL
-625- - EXISTING GRADING
-625- - PROPOSED GRADING

CAUTION - CONTRACTOR'S NOTE

THE CONTRACTOR SHALL LOCATE THE VERTICAL AND HORIZONTAL LOCATIONS OF ALL EXISTING UTILITIES IN THE AREA OF CONSTRUCTION. THE LOCATION OF EXISTING UTILITIES ARE SHOWN BASED ON BEST AVAILABLE INFORMATION AND SHALL NOT BE TAKEN AS EXACT OF COMPLETE. THE CONTRACTOR SHALL NOTIFY THE APPLICABLE UTILITY COMPANY AT LEAST 48 HOURS PRIOR TO BEGINNING EXCAVATION NEAR THE FACILITY.

L.E. - LANDSCAPE EASEMENT
D.E. - DRAINAGE EASEMENT
P.A.E. - PEDESTRIAN ACCESS EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
T.E. - TRANSFORMER EASEMENT
U.E. - UTILITY EASEMENT
W.M.E. - WALL MAINT. EASEMENT
M.E. - MAINTENANCE EASEMENT
B.E. - BUFFERING EASEMENT



ODELL AVE
GRADING TYPE "A"

STORM WATER CALCS

SECTION	HARD SURFACE	RAINFALL INTENSITY	CONTRIBUTING AREA	CFS
A	0.500	9.800	0.392	1.920800

ADDRESS: 7106 ODELL AVE.

ROCKWALL, TX.

DRAWN BY: DDSG

DATE: 01-13-2022

DDS GROUP

GRADING PLAN

GENERAL NOTES

- REPORT ANY AND ALL DISCREPANCIES, ERRORS OR OMISSIONS IN THE DOCUMENTS TO THE BUILDER/ARCHITECT PRIOR TO THE ORDERING OF ANY MATERIALS AND/OR THE COMMENCEMENT OF CONSTRUCTION.
- ALL DIMENSIONS TO BE VERIFIED AT JOBSITE.
- SLIGHT ADJUSTMENT IN WALL LOCATIONS, UP TO 1", SHALL BE MADE IN ORDER TO GET PLUMBING IN WALLS SO LONG AS IT DOES NOT EFFECT THE FUNCTION OF FLOOR, OR ROOF TRUSSES. THIS DOES NOT RELIEF THE PLUMBER OF LIABILITY IF NOT DONE.
- UNDER NO CIRCUMSTANCES SHALL ANY DIMENSION BE SCALED FROM THESE DRAWINGS. ANY CRITICAL DIMENSIONS NOT GIVEN SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDER/ARCHITECT PRIOR TO CONSTRUCTION.
- DOOR AND WINDOW ROUGH OPENINGS SHALL BE SUCH THAT OUTSIDE EDGES OF ADJACENT DOOR, WINDOW, AND TRANSOM TRIM IS ALIGNED, UNLESS OTHERWISE NOTED.
- WINDOW SIZES GIVEN ARE APPROXIMATE UNIT SIZES. VERIFY ACTUAL SIZES AND ROUGH OPENING REQUIREMENTS WITH MANUFACTURER.
- U.N.O. ALL DOORS TO BE 6'-8."
- U.N.O. ALL ANGLED WALLS TO BE AT 45' DEGREES.
- FRAME ALL DOORS 3" FROM CORNERS WHERE POSSIBLE U.N.O.
- ALL WALLS AT OPEN SIDES ON STAIRS (NO 1/2 WALL NOTED) TO BE UNDER TREADS (WATERFALL STYLE).
- U.N.O. HEADER HEIGHTS SHALL BE AS FOLLOWS: 8' PLATE: 6'-10", 9' PLATE: 7'-10", 10' PLATE: 8'-10"
- "CORNERS" AND "T'S" SHALL BE TRUE, NOT CALIFORNIA STYLE.
- ALL INTERIOR AND EXTERIOR CORNERS SHALL HAVE MOIST-STOP RAN VERTICALLY UNDER THE SHEATHING.
- PROVIDE ATTIC VENTING AT REAR OR SIDE OF ROOF AS REQUIRED PER PLANS AND CODE.
- ALL BATHROOM MIRRORS TO BE INSERTED 1" FROM EDGE OF COUNTERTOPS.
- PROVIDE FIRE-RATED SHEETROCK AT UTILITY/ GARAGE COMMON WALLS AND CEILINGS AS REQUIRED BY CODE.
- SEE BUILDER SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- U.N.O. FIREPLACE BOX TO BE SET ON 8" CONC. BLOCK W/ 20" DEEP FLUSH HEARTH THAT EXTENDS 12" MIN. BEYOND OPENING AS REQUIRED BY CODE.

SQUARE FOOTAGE TABLE

AREA	MASONRY
FIRST FLOOR	1,928 SF
SECOND FLOOR	1,098 SF
TOTAL LIVING	3,026 SF
GARAGE	444 SF
FRONT PORCH	34 SF
COVERED PATIO	123 SF
TOTAL COMBINED	3,627 SF
TOTAL SLAB	2529 SF

MASONRY LEGEND

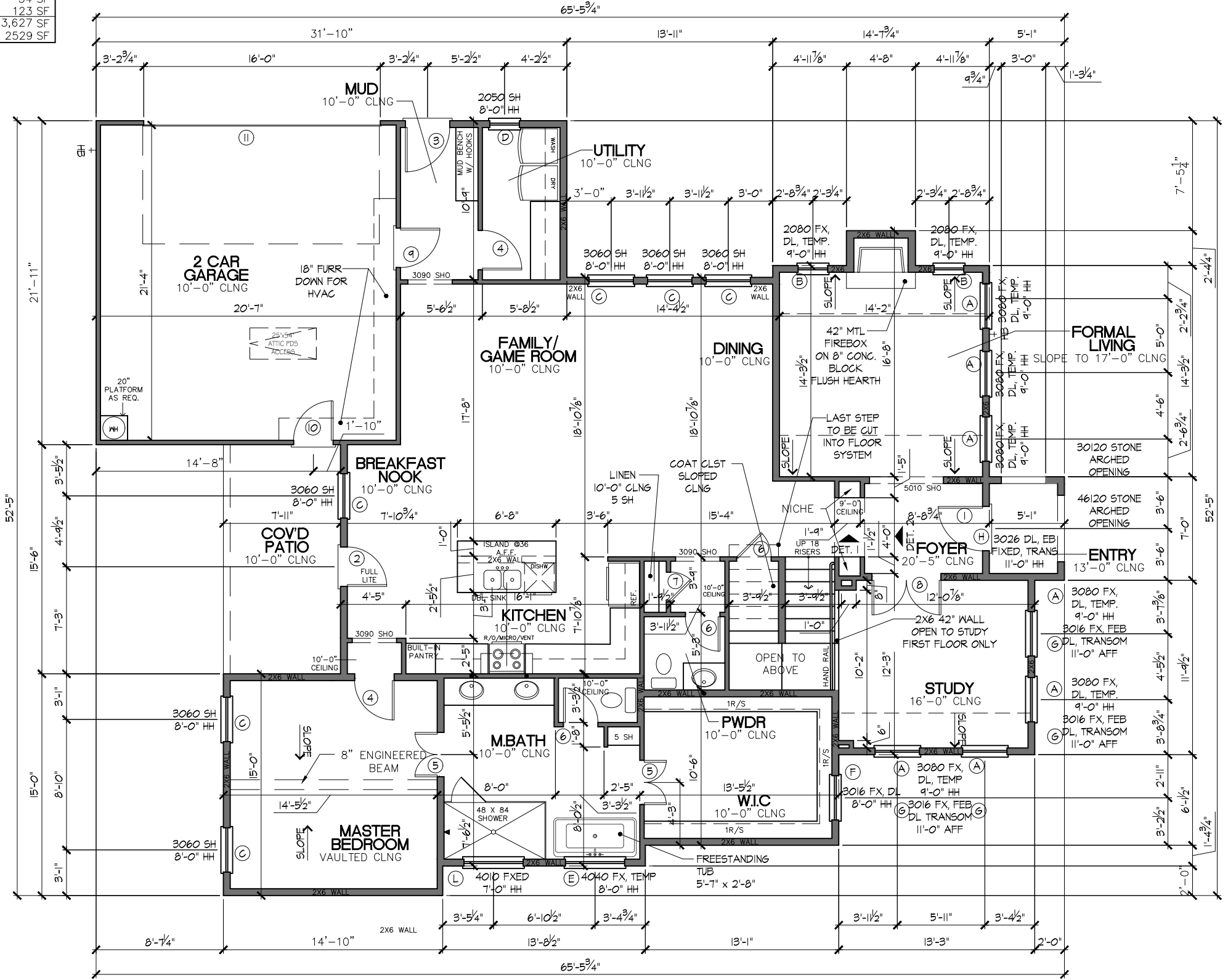


DOOR SCHEDULE - FIRST FLOOR

NUMBER	QUANTITY	TYPE	DESCRIP.
1	1	3080	EXTERIOR ENTRY DOOR W/ HALF DIVIDED LIGHT
2	1	2880	EXTERIOR 1' LT DOOR
3	1	2880	EXTERIOR W/ HALF DL
4	2	2880	INTERIOR
5	2	2-1680	INTERIOR
6	3	2480	INTERIOR
7	1	2080	INTERIOR
8	1	2-2480	INTERIOR - FRENCH DOORS
9	1	2880	INTERIOR SOLID CORE DOOR
10	1	2880	EXTERIOR SOLID CORE DOOR
11	1	16080	GARAGE OVERHEAD

WINDOW SCHEDULE

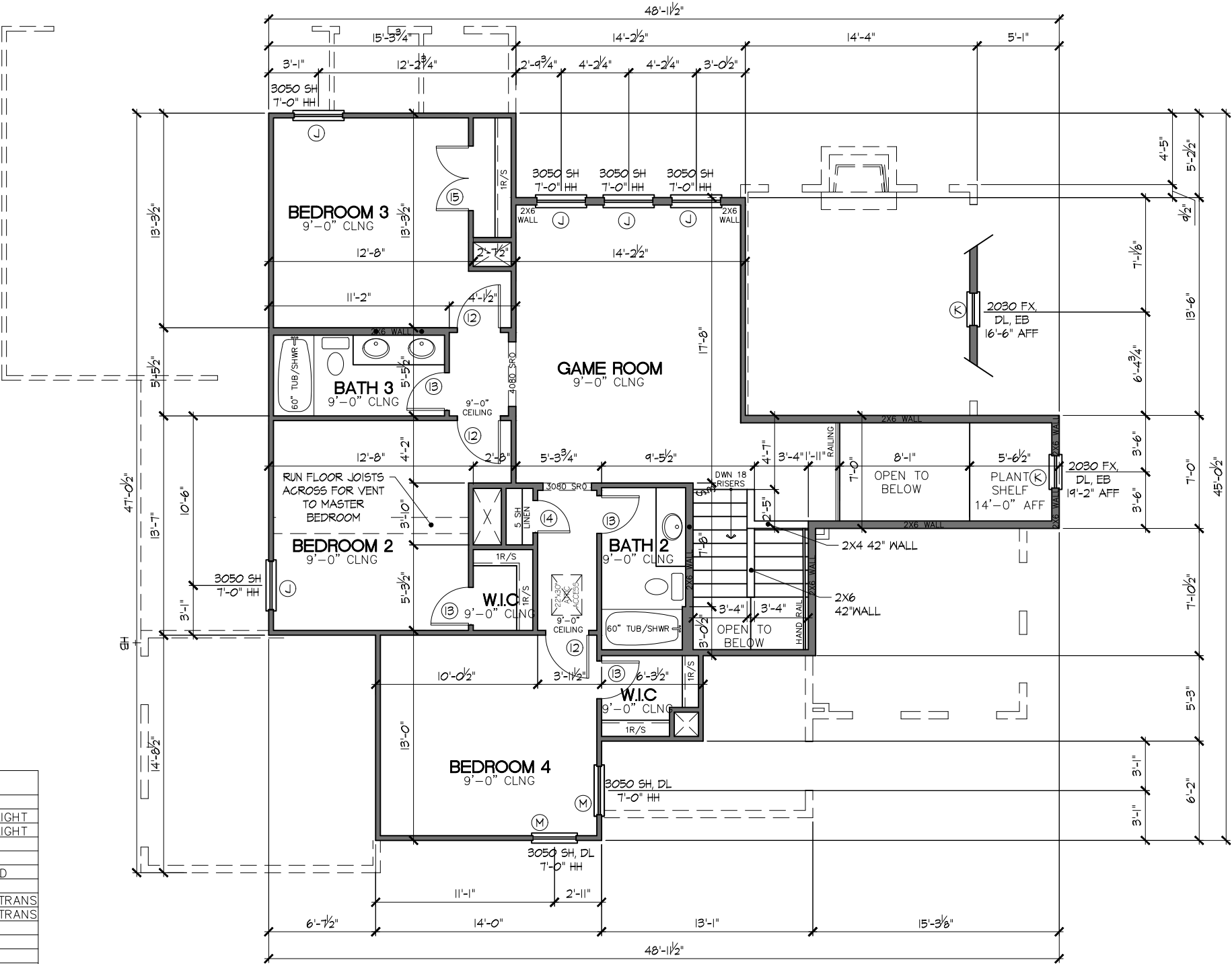
LETTER	QUANTITY	TYPE	DESCRIP.
A	7	3080	VINYL 3 STAR ENERGY - FIXED, DL, TEMPERED
B	2	2080	VINYL 3 STAR ENERGY - FIXED, DL, TEMPERED
C	6	3060	VINYL 3 STAR ENERGY - SINGLE HUNG
D	1	2050	VINYL 3 STAR ENERGY - SINGLE HUNG
E	1	4040	VINYL 3 STAR ENERGY - FIXED, TEMPERED
F	1	3016	VINYL 3 STAR ENERGY - FIXED, DL
G	5	3016	VINYL 3 STAR ENERGY - FIXED, DL, EB, TRANS
H	1	3026	VINYL 3 STAR ENERGY - FIXED, DL, EB, TRANS
J	5	3050	VINYL 3 STAR ENERGY - SINGLE HUNG, DL
K	2	2030	VINYL 3 STAR ENERGY - FIXED, DL, EB
L	1	4010	VINYL 3 STAR ENERGY - FIXED
M	2	3050	VINYL 3 STAR ENERGY - SH, DIVIDED LIGHT



1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

DOOR SCHEDULE - SECOND FLOOR			
NUMBER	QUANTITY	TYPE	DESCRIP.
12	3	2868	INTERIOR
13	4	2468	INTERIOR
14	1	2068	INTERIOR
15	1	2-2068	INTERIOR

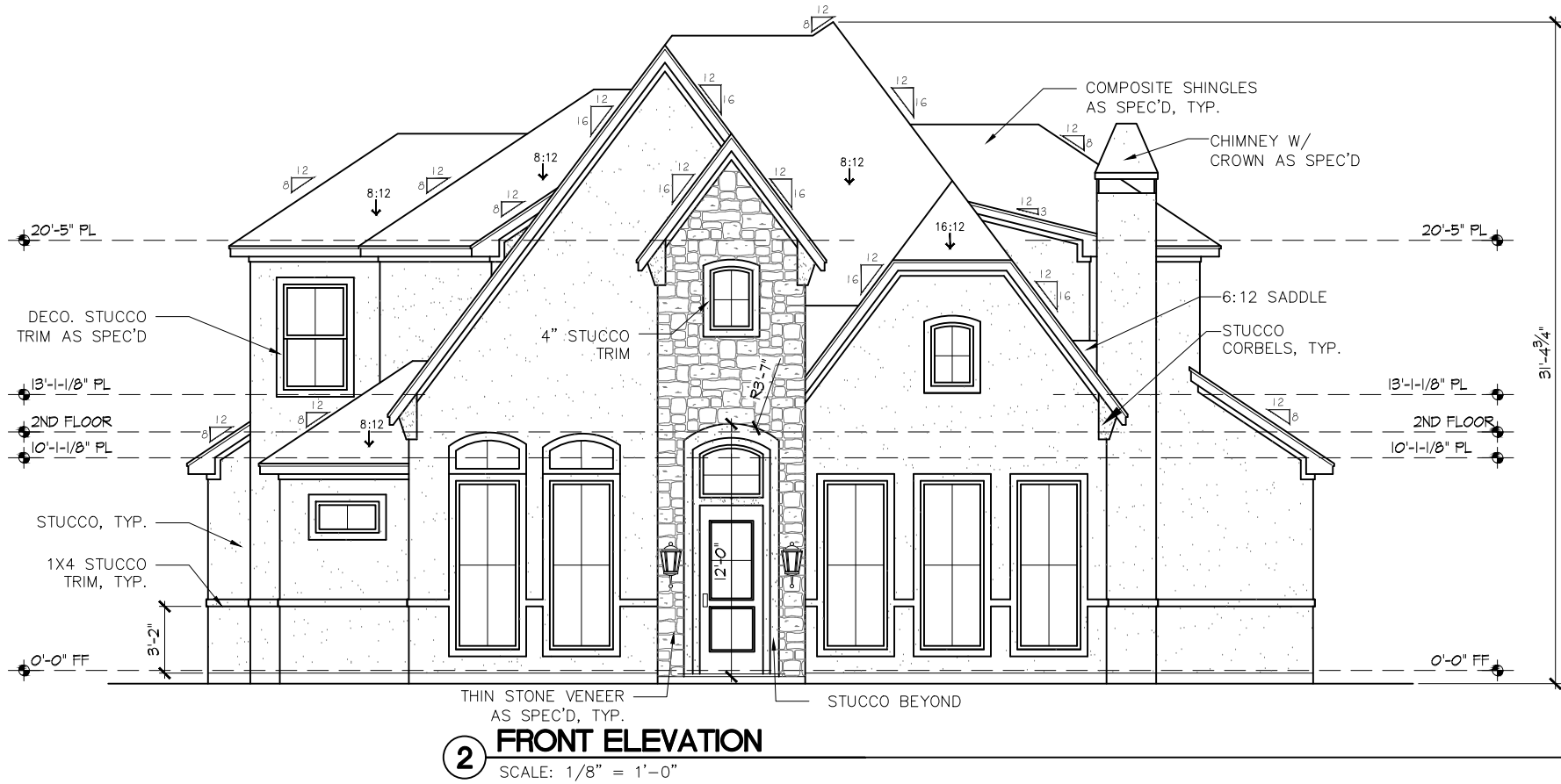
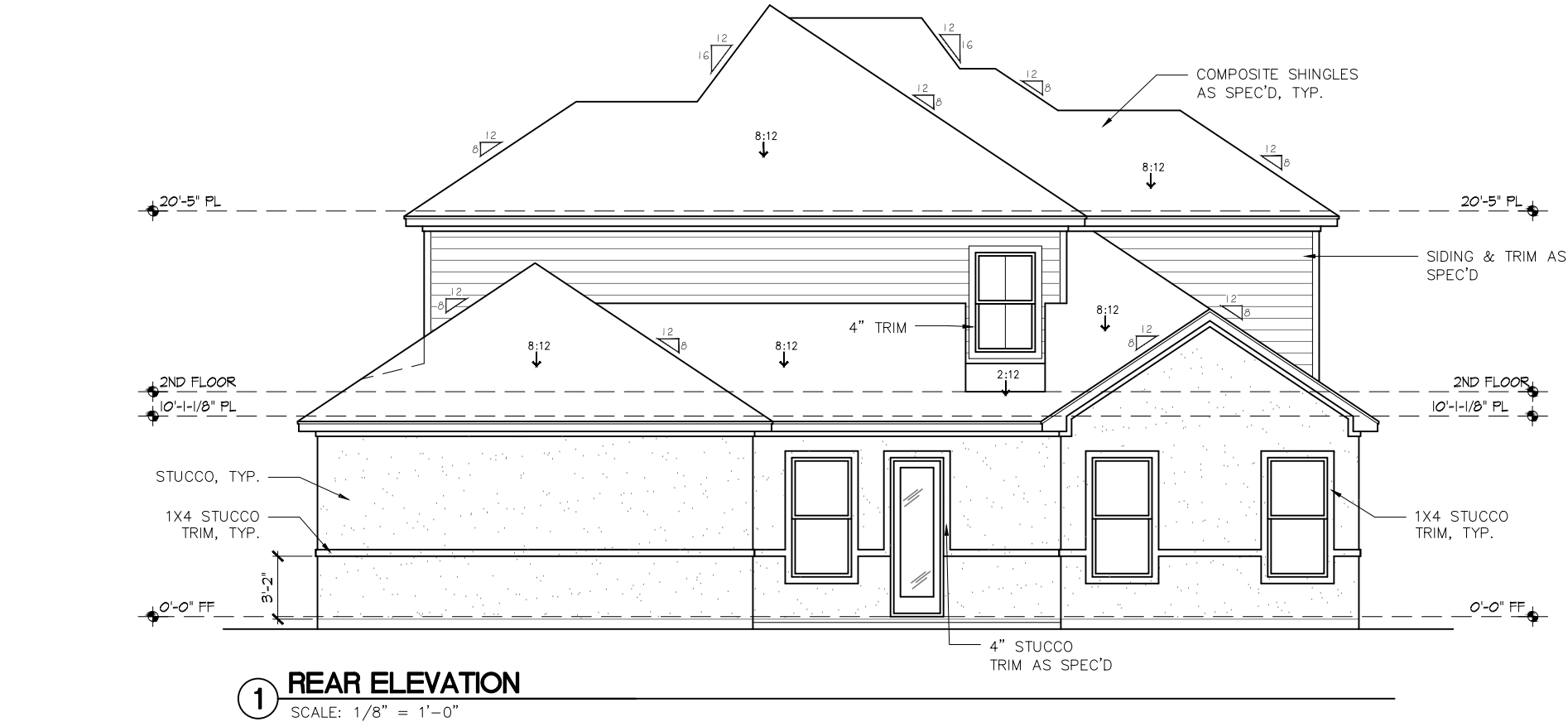
WINDOW SCHEDULE			
LETTER	QUANTITY	TYPE	DESCRIP.
A	7	3080	VINYL 3 STAR ENERGY -- FIXED, DIVIDED LIGHT
B	2	2080	VINYL 3 STAR ENERGY -- FIXED, DIVIDED LIGHT
C	6	3060	VINYL 3 STAR ENERGY -- SINGLE HUNG
D	1	2050	VINYL 3 STAR ENERGY -- SINGLE HUNG
E	1	4050	VINYL 3 STAR ENERGY -- FIXED, TEMPERED
F	1	3018	VINYL 3 STAR ENERGY -- FIXED, DL
G	5	3216	VINYL 3 STAR ENERGY -- FIXED, DL, EB, TRANS
H	1	3023	VINYL 3 STAR ENERGY -- FIXED, DL, EB, TRANS
J	6	3050	VINYL 3 STAR ENERGY -- SINGLE HUNG
K	2	2030	VINYL 3 STAR ENERGY -- FIXED, DL, EB
L	1	4010	VINYL 3 STAR ENERGY -- FIXED
M	1	3050	VINYL 3 STAR ENERGY -- FIXED, DIVIDED LIGHT

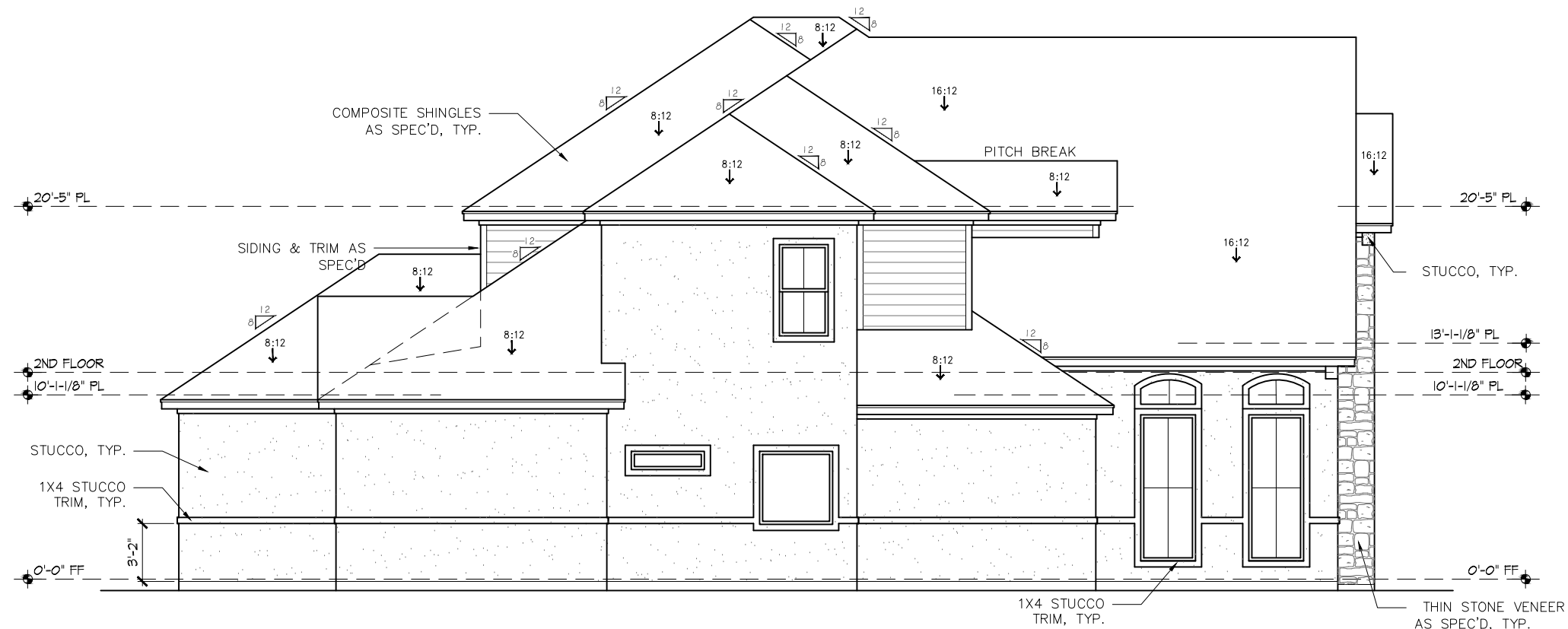


1 SECOND FLOOR PLAN

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

MASONRY CALCULATIONS				
AREA	SIDING	%SDNG.	MASON.	%MAS.
REAR	153 SF	25.3%	451 SF	74.7%
FRONT	0 SF	0.0%	780 SF	100.0%
LEFT	51 SF	6.8%	696 SF	93.2%
RIGHT	72 SF	10.3%	630 SF	89.7%
TOTAL	276 SF	9.7%	2,557 SF	90.3%
TOTAL THIN STONE VENEER 180 SF				
TOTAL STONE AREA IS INCLUDED IN MASONRY CALCULATIONS				

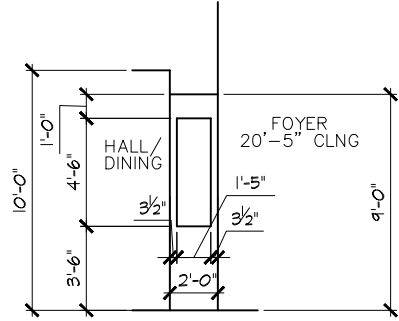




1 LEFT ELEVATION
SCALE: 1/8" = 1'-0"

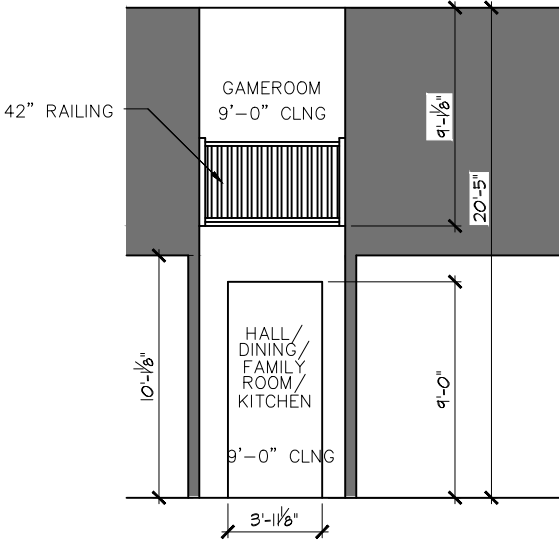


2 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



1 NICHE ELEVATION, TYP.

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

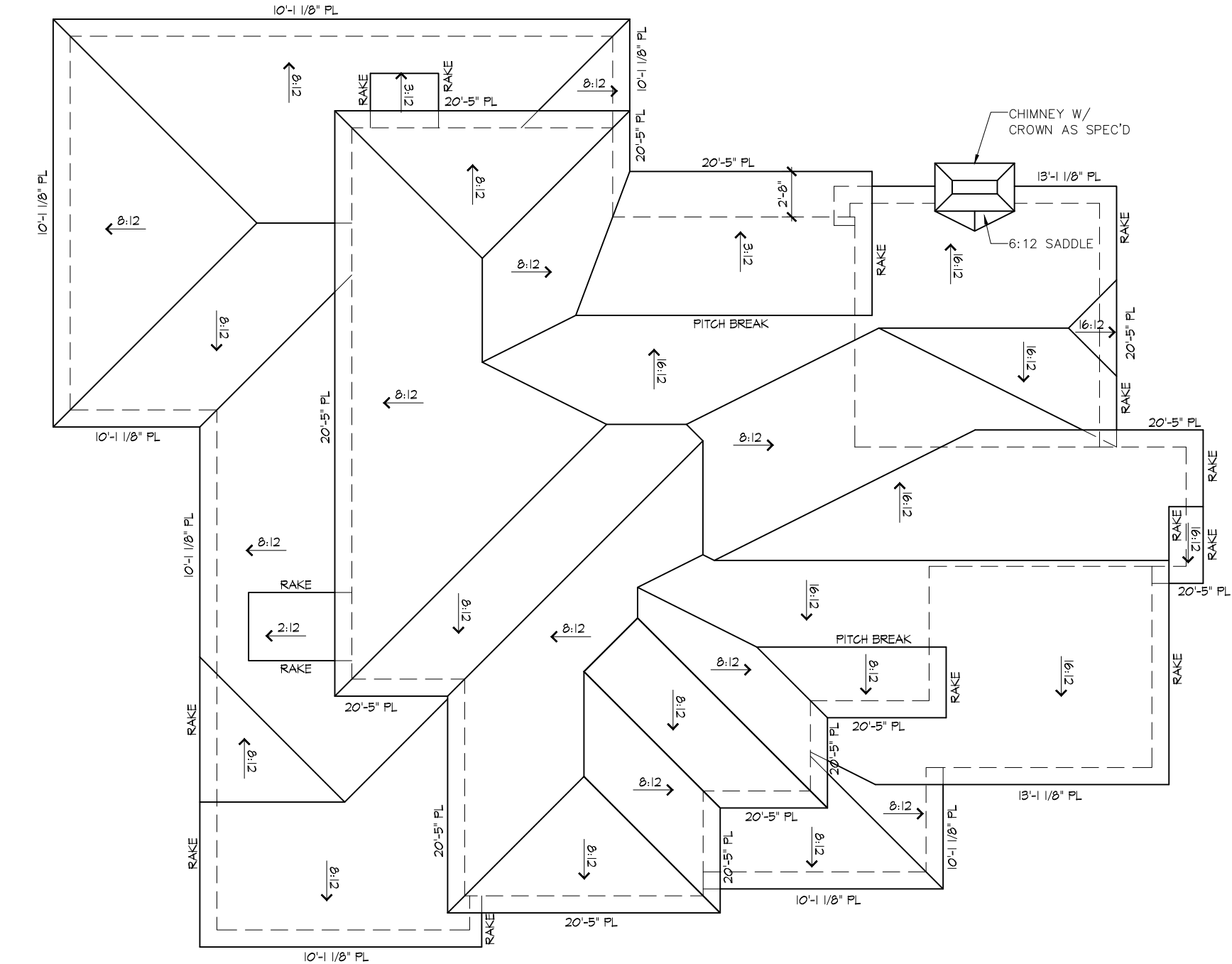


2 FOYER/SECOND STORY LANDING

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

ATTIC VENT CALCULATIONS —(MINIMUM)	
TOTAL ROOF AREA (INCLUDING OVERHANG)	2,784 SF
TOTAL FREE AREA VENT REQD. (ROOF AREA / 300.00)	9 SF
TOTAL # OF ROOF VENTS REQD. (TOTAL FREE AREA / 2 / 1.0 SF)	5 VENTS
TOTAL # OF SOFFIT VENTS REQD. (TOTAL FREE AREA / 2 / .39 SF)	12 VENTS

ROOF NOTES	
1. ARROWS INDICATE DOWNWARD SLOPE.	
2. VERIFY FREE AREA OF VENTS REQUIRED.	
3. OVERHANGS 12" MIN. FROM OUTSIDE FACE OF FRAME (UNLESS OTHERWISE NOTED ON ROOF PLAN.)	

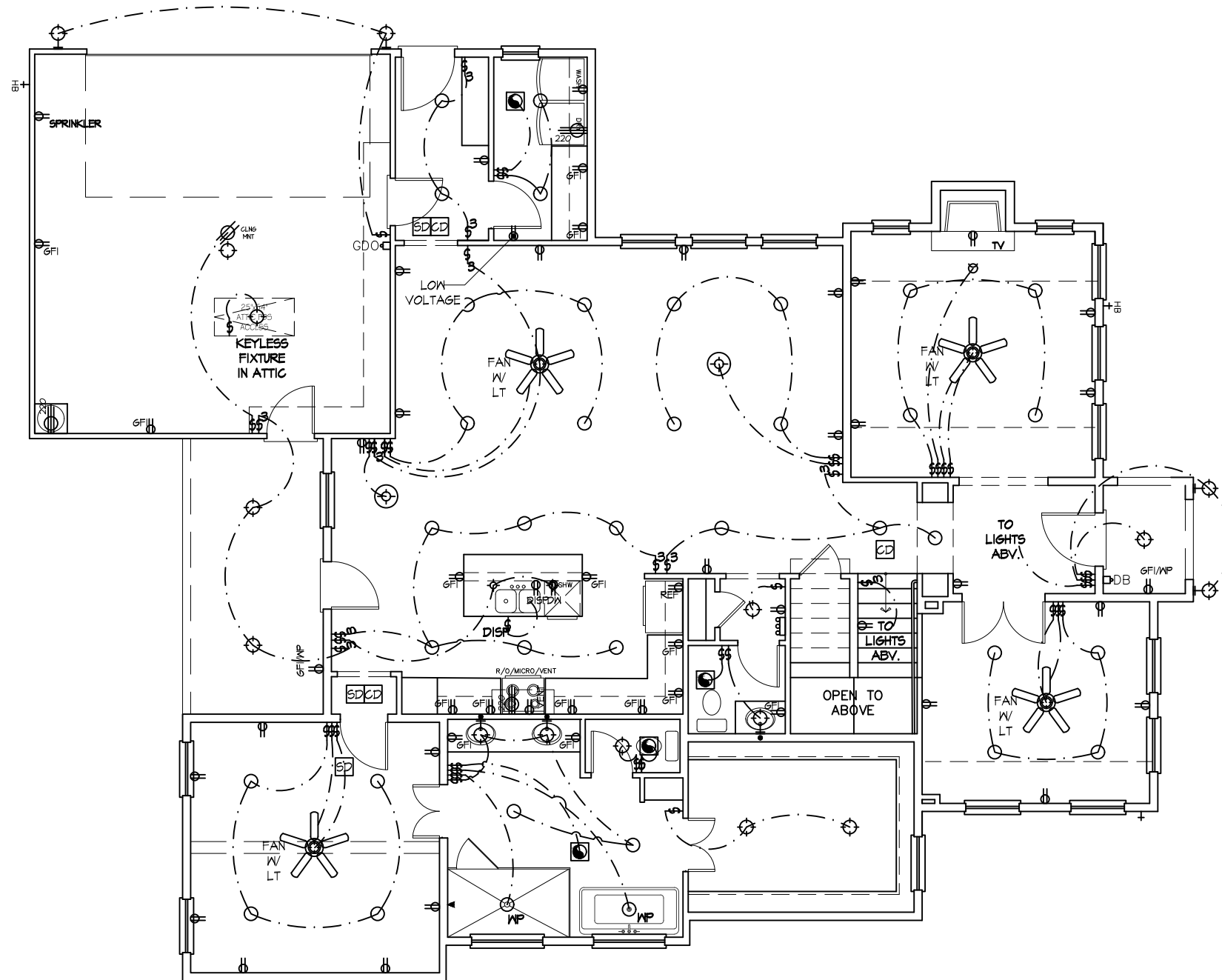


1 ROOF PLAN
SCALE: 1/8" = 1'-0"

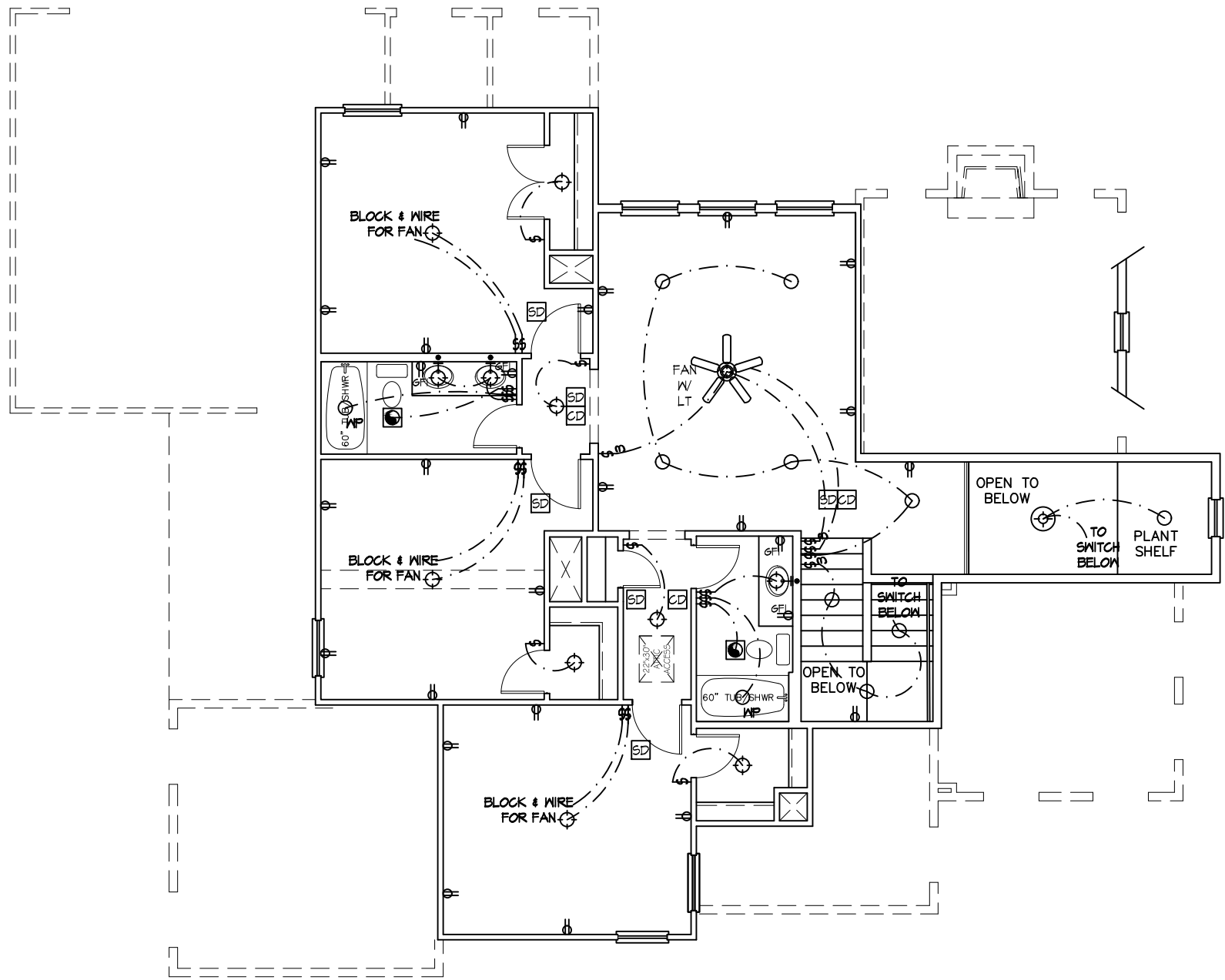
1. ALL MECHANICAL, ELECTRICAL, & PLUMBING WORK TO CONFORM TO LOCAL, STATE & NATIONAL CODES, WHICH SHALL TAKE PRECEDENCE OVER THESE DRAWINGS. REPORT ANY ERRORS, DISCREPANCIES OR OMISSIONS TO THE BUILDER/ARCHITECT BEFORE COMMENCEMENT OF CONSTRUCTION.
2. LOW VOLTAGE FOR THERMOSTAT TO BE PROVIDED BY HVAC SUBCONTRACTOR.
3. ELECTRICIAN TO SUPPLY POWER TO ALL EQUIPMENT & APPLIANCES AS REQUIRED PER MANUF. RECOMMENDATIONS.
4. EXACT LOCATION OF HVAC UNITS MAY VARY WITH FINAL FRAMING.
5. ALL ACCENT & RECESSED LIGHT FIXTURES TO BE CAREFULLY CENTERED ON THEIR RESPECTIVE, CABINETS, NICHES, ETC.
6. U.N.O. ALL BOTTOM OF LIGHT SWITCHES TO BE 48" A.F.F.
7. LIGHT FIXTURES OVER VANITIES AT 6'-10" A.F.F. TO CENTER.
8. LIGHT FIXTURES AT POWDER ROOM WITH 9'-0" CLNG. TO BE 7'-4" A.F.F TO CTR.
9. EXTERIOR COACH LIGHT FOR GARAGE (IF APPLICABLE) TO BE 6'-6" ABOVE GARAGE FLOOR TO CENTER.
10. U.N.O. WALL SCONCES TO BE AT 6'-8" ABOVE FLOOR TO THE CENTER OF ROUGH-IN BOX.
11. PATIO LIGHTS TO BE 6'-6" TO CTR ABOVE PATIO FLOOR U.N.O.
12. FRONT PORCH LIGHTS TO BE 6'-6" TO CENTER ABOVE PORCH FLOOR U.N.O.
13. HOSE BIBS TO BE 24" ABOVE FINISH GRADE (ASSUME 4" FILL) THIS MEANS TO STUB THROUGH SLAB ON HIGH FOUNDATIONS.
14. ALL GAS SERVICE, CONNECTIONS & FIXTURES TO BE DETERMINED BY SUBDIVISION REQUIREMENTS FOR WATER HEATER, FURNACE, FIREPLACE, COOK TOPS & RANGES.
15. ROUTE ALL FLUES & VENTS TO REAR ROOF SLOPE WHERE POSSIBLE, OTHERWISE TO SIDE. NO VENTS SHALL PROTRUDE THROUGH THE FRONT ELEVATION.
16. WATER PIPES FOR SHOWERHD. TO BE STUBBED OUT AT 6'-6" A.F.F.
17. WHEN APPLICABLE, GAS LOG LIGHTER TO BE 16" TO SIDE OF FIREPLACE & 16" OFF THE FLOOR WHENEVER POSSIBLE.
18. ALL DRYER VENTS TO BE 8" ABOVE FINISHED FLOOR TO THE CENTER OF VENT.
19. SMOKE ALARMS SHALL BE HARD WIRED IN SERIES W/BATT BACKUP.
20. ELECTRICIAN TO SUPPLY POWER TO ALL EQUIPMENT & APPLIANCES AS REQUIRED PER MANUFACTURER'S RECOMMENDATIONS.
21. CUSTOMER NOTE: THE EXACT LOCATION OF PLUGS, SWITCHES, THERMOSTATS, & LIGHTS WILL VARY BASED ON FRAMING MEMBER LOCATIONS & FIELD ADJUSTMENTS.
22. SMOKE DETECTORS TO BE IN EVERY BEDROOM, IN HALLS ADJACENT TO BEDROOMS, ON EACH STORY, AND AT STAIRS GOING UP. COMPLY WITH NFPA.
23. CARBON MONOXIDE DETECTORS TO BE INSTALLED WHERE REQUIRED BY MUNICIPALITY. DETECTORS TO BE PLACED WITHIN 10'-0" OF SLEEPING AREAS. COMBINATION DETECTOR UNITS MAY BE USED.

SEE SCOPES OF WORK & CONST. SPECS FOR ADDITIONAL INFO.

	RECESSED INCANDESCENT
	RECESSED SPOT
	CEILING-MOUNT FIXTURE
	PENDANT FIXTURE
	WALL MOUNTED FIXTURE
	UNDER-CABINET FLUORESCENT
	HANGING LIGHT
	SINGLE FLOOD LIGHT
	DOUBLE FLOOD LIGHT
	EXHAUST FAN
	SWITCH
	110-V OUTLET (HGT IF ABOVE 12")
220	220-V OUTLET
W/P GFI	WEATHERPROOF GROUNDED 110-V OUTLET
GFI	GROUNDED 110-V OUTLET
1/2 HOT	1/2 HOT 110-V OUTLET
CLNG PLUG	CEILING 110-V OUTLET
	PHONE
	DATA PORT
	DOOR BELL
	GARAGE DOOR OPENER
	CHIMES
	SMOKE DETECTOR
	CARBON MONOXIDE SMOKE DETECTOR
	FLUSH MOUNTED FLUORESCENT LIGHT
	CEILING FAN / LIGHT

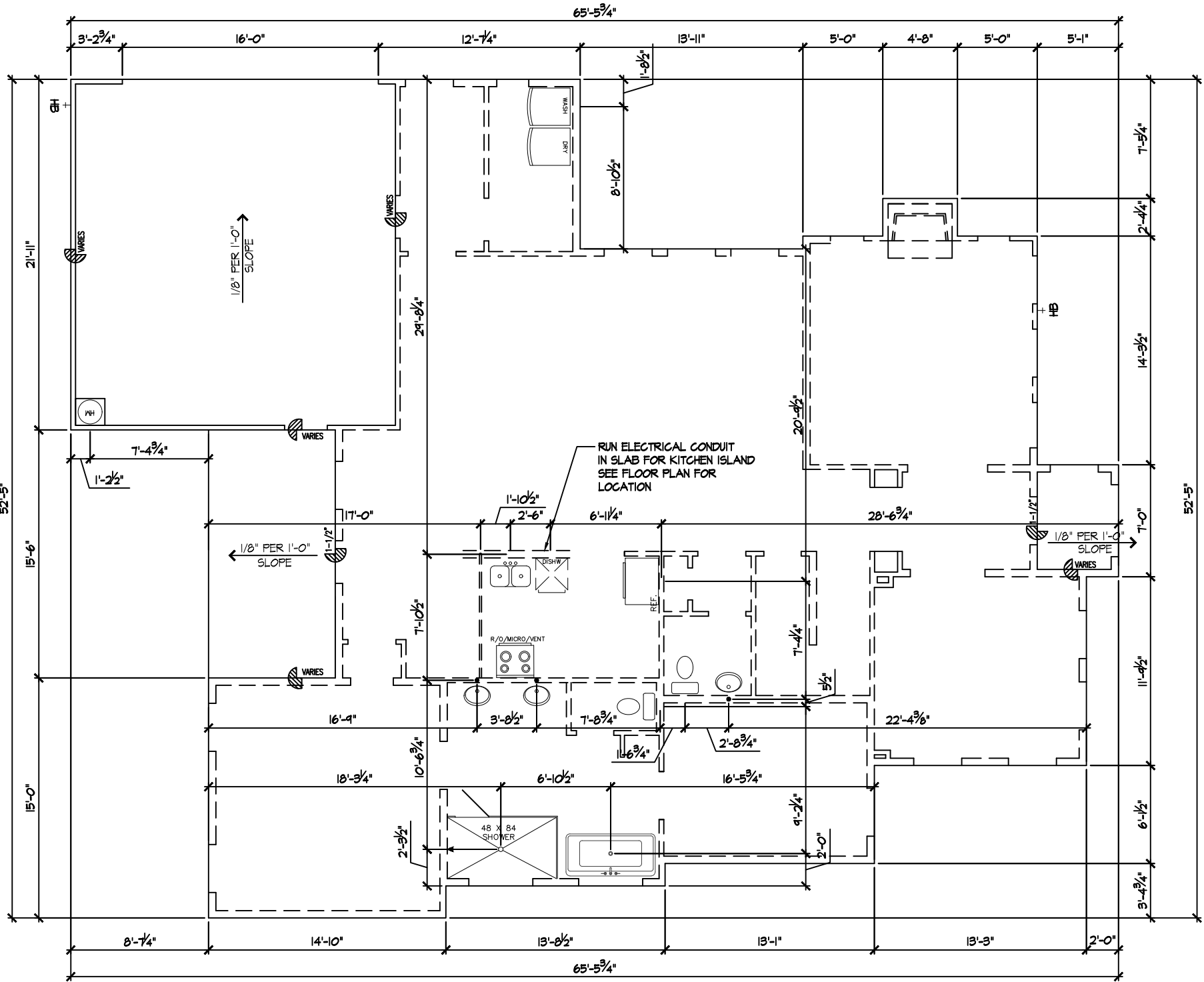


SCALE: $1/8" = 1'-0"$

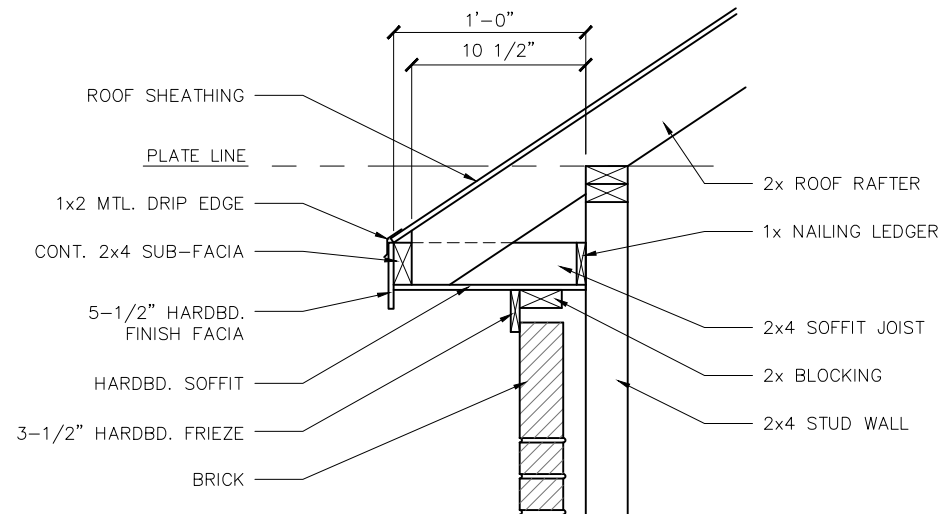


1 SECOND FLOOR ELECTRICAL PLAN
 SCALE: 1/8" = 1'-0"

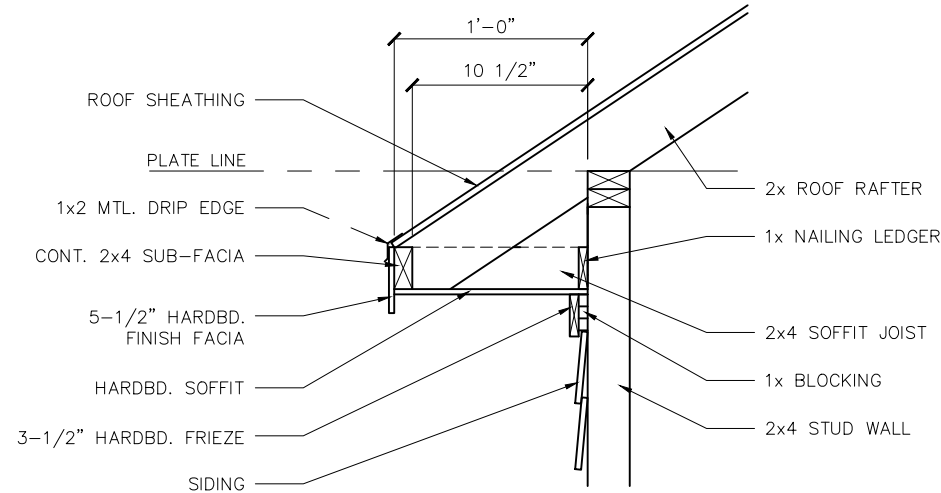
NOTE:
PLUMBING CONTRACTOR SHALL
COORDINATE AND VERIFY
LOCATION & REQUIREMENTS.



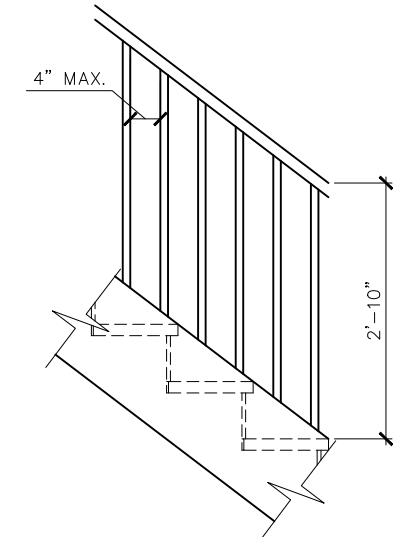
1 FIRST FLOOR PLUMBING PLAN
SCALE: 1/8" = 1'-0"



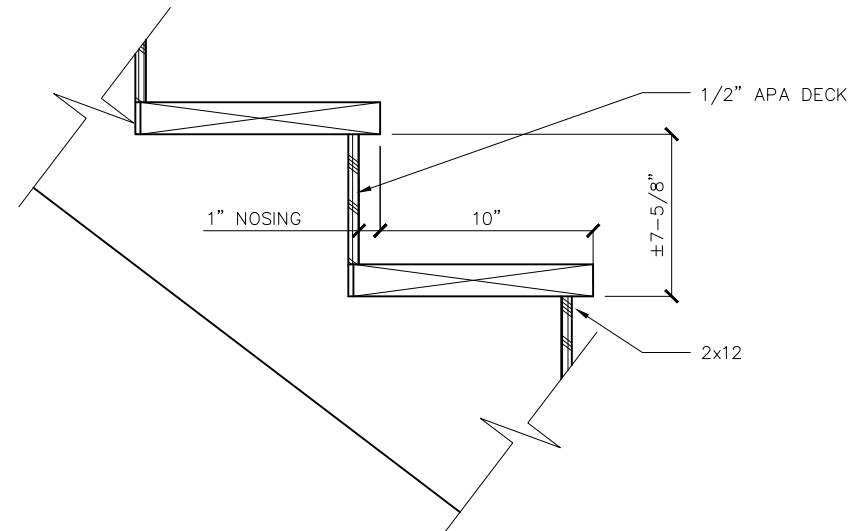
1 TYPICAL EAVE AT BRICK
SCALE: 3/4" = 1'-0"



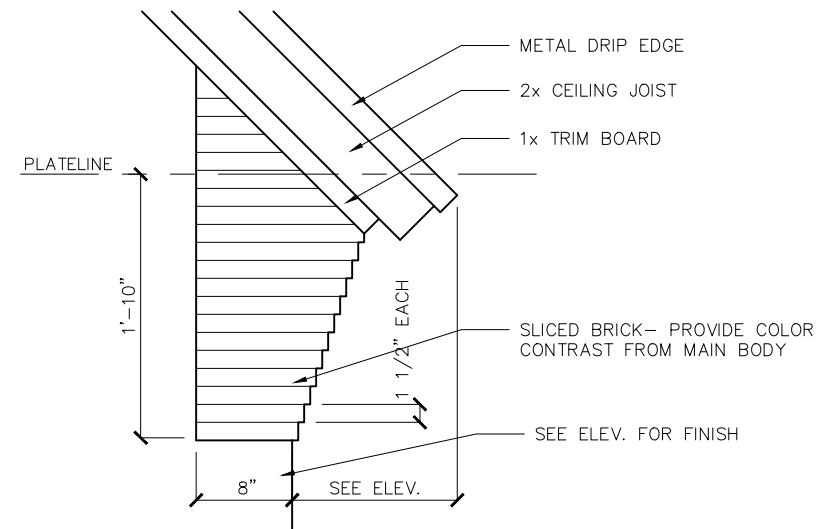
2 TYPICAL EAVE AT SIDING
SCALE: 3/4" = 1'-0"



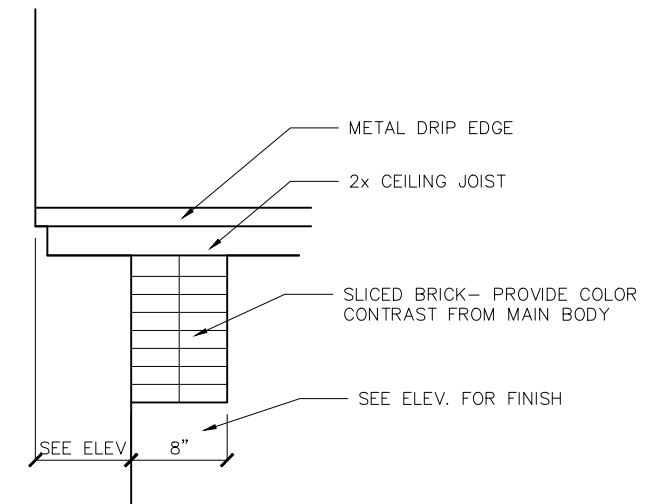
3 STAIR DETAIL
SCALE: N.T.S.



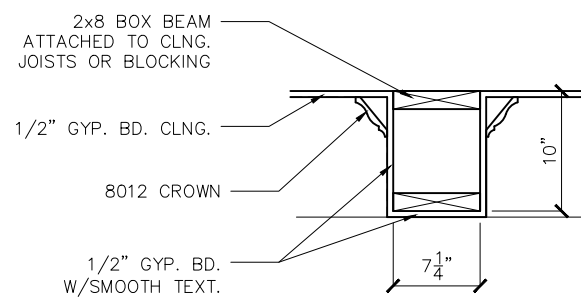
4 STAIR DETAIL
SCALE: N.T.S.



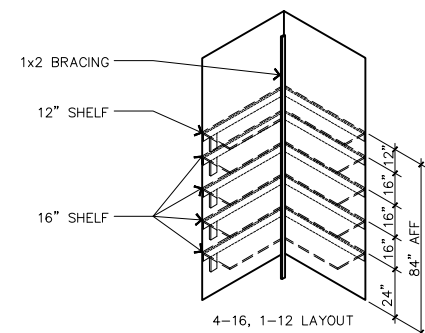
5 TYP. CORBEL DETAIL AT SIDE
SCALE: 3/4" = 1'-0"



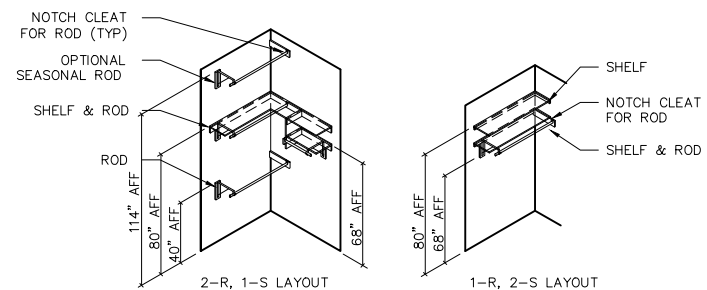
6 TYP. CORBEL DETAIL AT FRONT
SCALE: 3/4" = 1'-0"



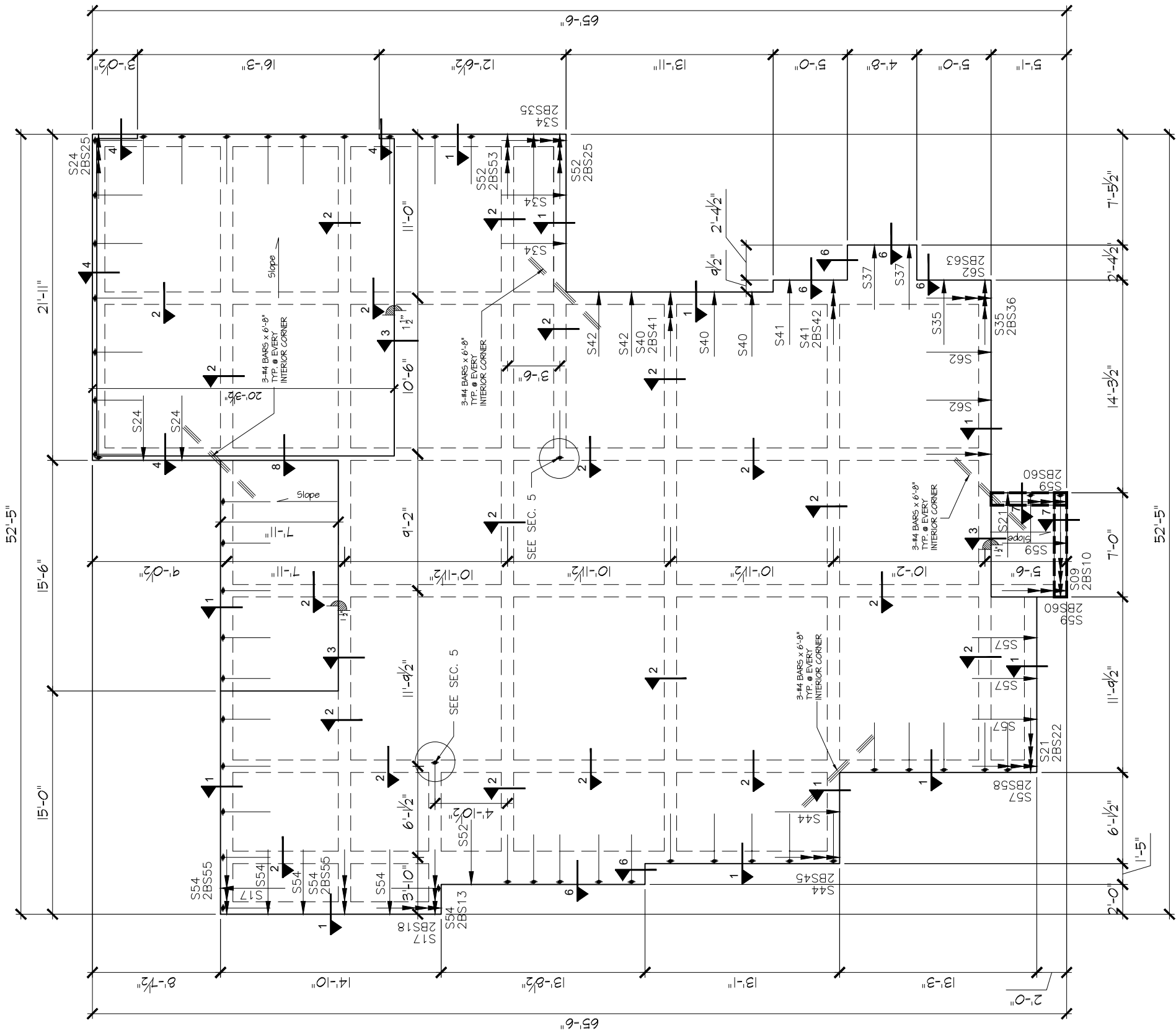
7 TYPICAL BEAM DETAIL
SCALE: N.T.S.



8 TYPICAL PANTRY LAYOUT
SCALE: N.T.S.



9 TYPICAL CLOSET LAYOUT
SCALE: N.T.S.



FOUNDATION PLAN

SCALE: 1/8" = 1'-0"
2526 S.F

- PLAN LEGEND
- 1. Denotes one strand to be stressed
 - 2. Denotes two strands to be stressed
 - 3. Denotes three strands to be stressed
 - 4. Denotes factory seating and
 - 5. Denotes dimension to be verified
 - 6. Denotes concrete chair
 - 7. Denotes change in slab elevation
- Notes:
- 1. Slab thickness T= 4"
 - 2. Beam Height H= 28"
 - 3. Beam Width W= 10"
 - 4. SXX Denotes slab strand
 - 5. BSXX Denotes beam strand



J.S.B. Engineer
P-20338



DDS GROUP 214-966-0550
123 W. MAIN STREET SUITE #121
GRAND PRAIRIE TX. 75050
WWW.DDSG.US 469-999-0800

DESIGNER:
DDS GROUP

PROJECT #:

7106 ODELLAVE.
FOUNDATION PLAN

ELEVATION:
A

SHEET NUMBER:
F1

GENERAL NOTES

1. ALL TENDONS SHALL BE FABRICATED FROM 1/2" DIAMETER, 270 KSI LOW RELAXATION STRANDS IN ACCORDANCE WITH ASTM A416. TENDONS SHALL BE GREASED WITH A CORROSION INHIBITOR AND PROTECTED WITH A PLASTIC SHEATH.
2. STRAND LENGTHS SHALL BE THE RESPONSIBILITY OF THE SUPPLIER.
3. CONCRETE SHALL BE NORMAL WEIGHT, TRANSIT MIXED AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS UNLESS INDICATED OTHERWISE.
4. CONCRETE SHALL BE IN ACCORDANCE WITH ACI-318 ACI-301 AND ASTM C94. TENDONS SHOULD BE STRESSED WITHIN 7 TO 10 DAYS AFTER CONCRETE PLACEMENT.
5. WATER CONTENT SHALL BE CONTROLLED AND MINIMIZED IN ACCORDANCE WITH ACI AS REFERENCED ABOVE.
6. ALL CONVENTIONAL REINFORCING BARS SHALL BE GRADE 60 IN ACCORDANCE WITH ASTM A615.
7. CONSTRUCTION JOINTS ARE PROHIBITED UNLESS INDICATED OTHERWISE.
8. FOUNDATION SHALL BE PLACED MONOLITHICALLY TO AVOID "COLD JOINTS." I.E., PLACEMENT SHALL PROCEED FROM START TO FINISH IN A MONOLITHIC FASHION. WHERE COLD JOINTS ARE UNAVOIDABLE DUE TO DELAYS, CONTRACTOR SHALL CONSOLIDATE CONCRETE BY VIBRATING THROUGH COLD JOINT BOUNDARY. IF LONG DELAY IS ANTICIPATED, CONTRACTOR SHALL FORM BULKHEAD OR OTHERWISE CREATE A VERTICAL CONTROL SURFACE FOR INSERTION OF #4 DEFORMED DOWELS AT 18" O.C. IN SLAB AND (2) #5 DEFORMED DOWELS TOP AND BOTTOM OF BEAMS. DOWELS SHALL BE 18" LONG.

SITE PREPARATION NOTES

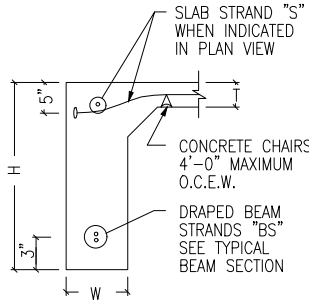
1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE EXISTING UTILITIES PRIOR TO EXCAVATION. CONTRACTOR SHALL EXERCISE CAUTION DURING EXCAVATION TO AVOID DAMAGE TO UNDERGROUND UTILITIES. CONTRACTOR SHALL INFORM UTILITY OWNERS IN ADVANCE TO ENABLE THEM TO IDENTIFY AND LOCATE, REROUTE OR TO MAKE OTHER ADJUSTMENTS IN ORDER FOR WORK TO PROCEED WITH MINIMAL DELAYS.
2. FOUNDATION EXCAVATION SHOULD BE PROPERLY MONITORED TO ENSURE UNDESIRABLE (LOOSE) MATERIALS ARE REMOVED.
3. EXPOSED SOILS SHOULD BE PROTECTED AGAINST RAIN AND EXCESSIVE DRYING.
4. SELECT FILL MATERIAL SHALL BE COMPACTED IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL INVESTIGATION.

CONSTRUCTION NOTES

1. SITE GRADING AND DRAINAGE AROUND FOUNDATION SHALL BE MAINTAINED AT ALL TIMES IN SUCH A MANNER THAT SURFACE OR GROUND WATER WILL NOT COLLECT AROUND FOUNDATION. ADEQUATE POSITIVE DRAINAGE SHALL BE PROVIDED AND MAINTAINED SLOPING AWAY FROM FOUNDATION A MINIMUM OF 5% (5/8 IN/FT) FOR A MINIMUM DISTANCE OF 5'-0" FROM FOUNDATION EDGE.
2. FINAL GRADES SHALL HAVE POSITIVE DRAINAGE SLOPING AWAY FROM FOUNDATION. A MINIMUM OF 6" CLEARANCE BETWEEN TOP OF SLAB AND/OR BRICK-LEDGE AND SOIL SURFACE SHALL BE MAINTAINED.
3. BEAM TRENCHES SHALL BE CLEAN AND FREE OF LOOSE SOIL AND DEBRIS. BEAM BOTTOMS MUST BE FOUNDED IN MINIMUM 12" UNDISTURBED SOIL OR PROPERLY COMPACTED FILL, UNLESS PIERS ARE SPECIFIED.
4. AT CONTRACTORS OPTION, A SAND CUSHION OR THIN LAYER OF SELECT FILL MAY BE USED AS TOP LAYER FOR PAD. EXISTING SOILS MAY BE USED AS LONG AS THEY PRESENT NO HAZARD TO THE POLYETHYLENE VAPOR BARRIER.
5. A LAYER OF 6 MIL POLYETHYLENE WITH LAPPED JOINTS BETWEEN SAND/EXISTING MATERIAL AND SLAB SHALL BE PROVIDED UNLESS INDICATED OTHERWISE.
6. TENDONS AND REINFORCING BARS SHALL BE SUPPORTED BY CHAIRS SPACED AT 4' MAXIMUM INTERVAL, AND TIED AT ALL INTERSECTIONS TO PREVENT MOVEMENT DURING CONCRETE PLACEMENT. S-HOOKS MAY NOT BE USED FOR TENDON TIES.
7. CONCRETE SHALL BE VIBRATED TO ENSURE CONSOLIDATION AROUND TENDON ANCHORAGES.
8. SLAB STRAND LOCATIONS MAY BE PLACED WITHIN 8" OF PLAN LOCATION TO MAINTAIN PROPER CLEARANCE.
9. WHERE DISCREPANCIES BETWEEN FOUNDATION DIMENSIONS AND ARCHITECTURAL PLANS ARE NOTED, ARCHITECTURAL PLANS SHALL CONTROL.
10. COORDINATE STRUCTURAL DRAWINGS WITH ARCHITECTURAL DRAWINGS FOR ALL OPENINGS, DROPS, INSERTS, SLOPES, BRICK-LEDGES AND RELATED ITEMS.
11. IF SOLID ROCK IS ENCOUNTERED DURING TRENCHING OF BEAMS, BEAM DEPTH MAY BE REDUCED, BUT MUST MAINTAIN A MINIMUM OF 12" SOIL COVER UPON FINAL GRADE.
12. PLUMBING LINES SHALL NOT BE LOCATED INSIDE BEAMS, EXCEPT AT OR NEAR PERPENDICULAR CONFIGURATION TO BEAMS.
13. SAND OR GRAVEL BEDDING MATERIAL FOR UTILITIES SHALL NOT BE USED WITHIN 5' OF FOUNDATION EDGE. A CLAY PLUG SHALL BE PROVIDED TO PREVENT WATER INFILTRATION UNDER SLAB.
14. WATER CUTOFF VALVES AND PIPE TRANSITIONS SHALL NOT BE INSTALLED WITH 5' OF FOUNDATION EDGE.
15. IRRIGATION SYSTEMS SHALL NOT SPRAY DIRECTLY ON FOUNDATION.
16. SIDEWALKS AND DRIVES SHALL BE GRADED TO SLOPE AWAY FROM FOUNDATION TO ELIMINATE AND PREVENT PONDING OF WATER.
17. TREES AND SHRUBS SHALL NOT BE LOCATED CLOSER TO FOUNDATION THAN A HORIZONTAL DISTANCE EQUAL TO ROUGHLY ONE - HALF OF TREE OR SHRUB'S MATURE HEIGHT WITHOUT INSTALLATION OF PIERS OR ROOT BARRIER. IF IMPRACTICAL, A DEEPEENED EXTERIOR BEAM SHALL BE PROVIDED A MINIMUM DEPTH OF 48" BELOW GRADE, FOR A PERPENDICULAR DISTANCE EQUAL TO ROUGHLY ONE HALF OF TREE OR SHRUBS MATURE HEIGHT.
18. LANDSCAPING SHALL NOT AFFECT FINAL GRADE. EXCAVATION OF SOILS ADJACENT TO FOUNDATION FOR PURPOSE OF LANDSCAPING ARE PROHIBITED. LANDSCAPING SHALL BE PLACED ON TOP OF FINAL GRADE. SOLID LANDSCAPE EDGING SHALL NOT BE USED.

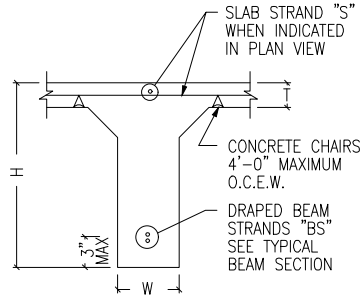
STRESSING NOTES

1. EACH STRAND DURING STRESSING OPERATIONS SHALL BE INITIALLY STRESSED TO 33.0 KIPS AND SEATED AT 28.9 KIPS.



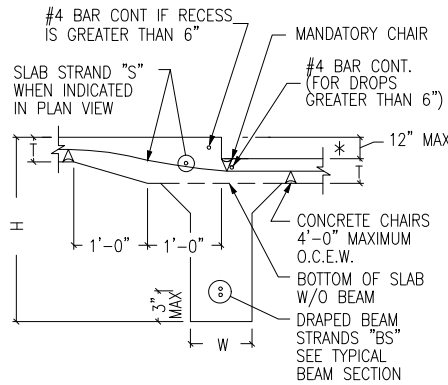
SECTION 01

NTS



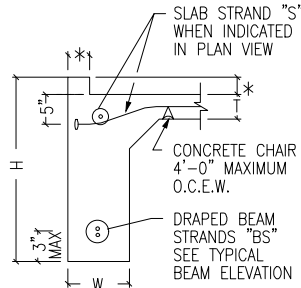
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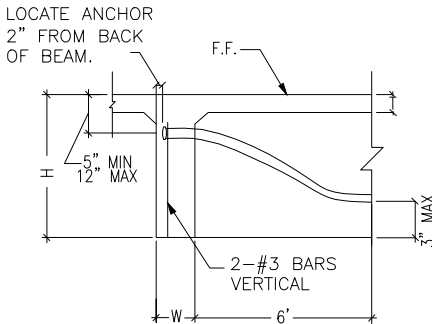
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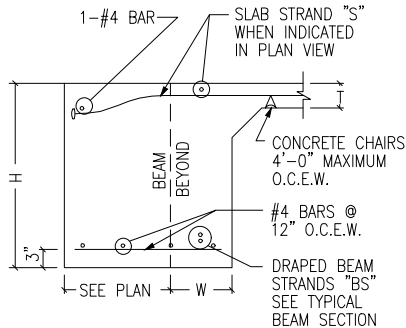
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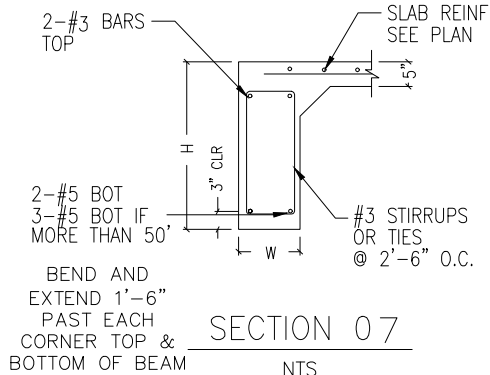
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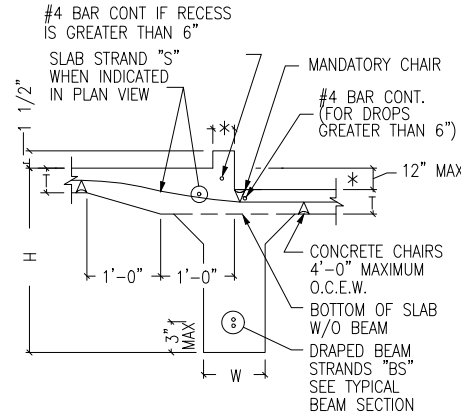
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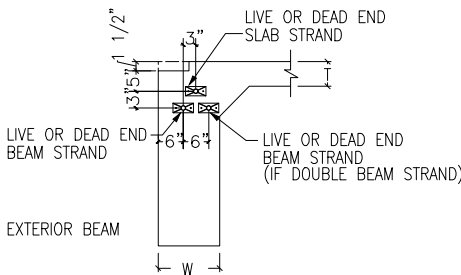
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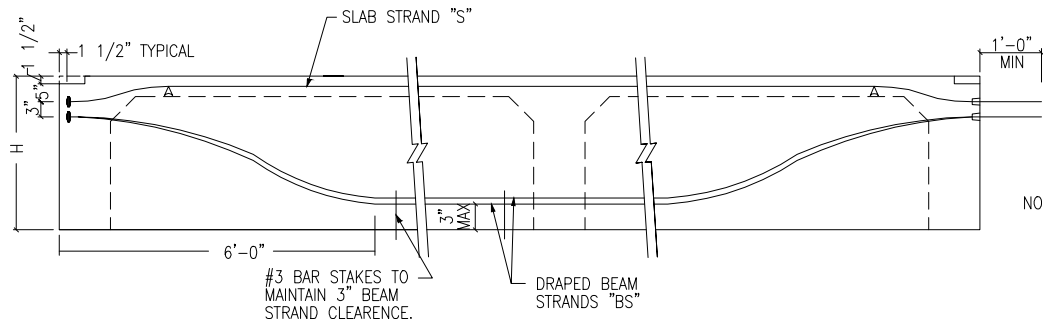
SECTION 08

NTS



STRAND END LAY-OUT

NTS



TYPICAL BEAM SECTION

NTS

NOTE: BEAM STRANDS (BS) SHALL BE TIED TOGETHER AS IF THEY ARE ONE STRAND. ANCHORS OF BEAM STRANDS (BS) SHALL BE PLACED SIDE BY SIDE DIRECTLY UNDERNEATH THE SLAB STRAND (S).
SLAB STRANDS AND BEAM STRANDS SHALL MAINTAIN A MINIMUM OF 5" CLEARANCE FROM THE LOWEST EDGE FROM THE TOP OF THE SLAB TO THE CENTER OF THE ANCHOR. SLAB STRANDS AND BEAM STRANDS SHALL MAINTAIN A MINIMUM OF 3" CLEARANCE.



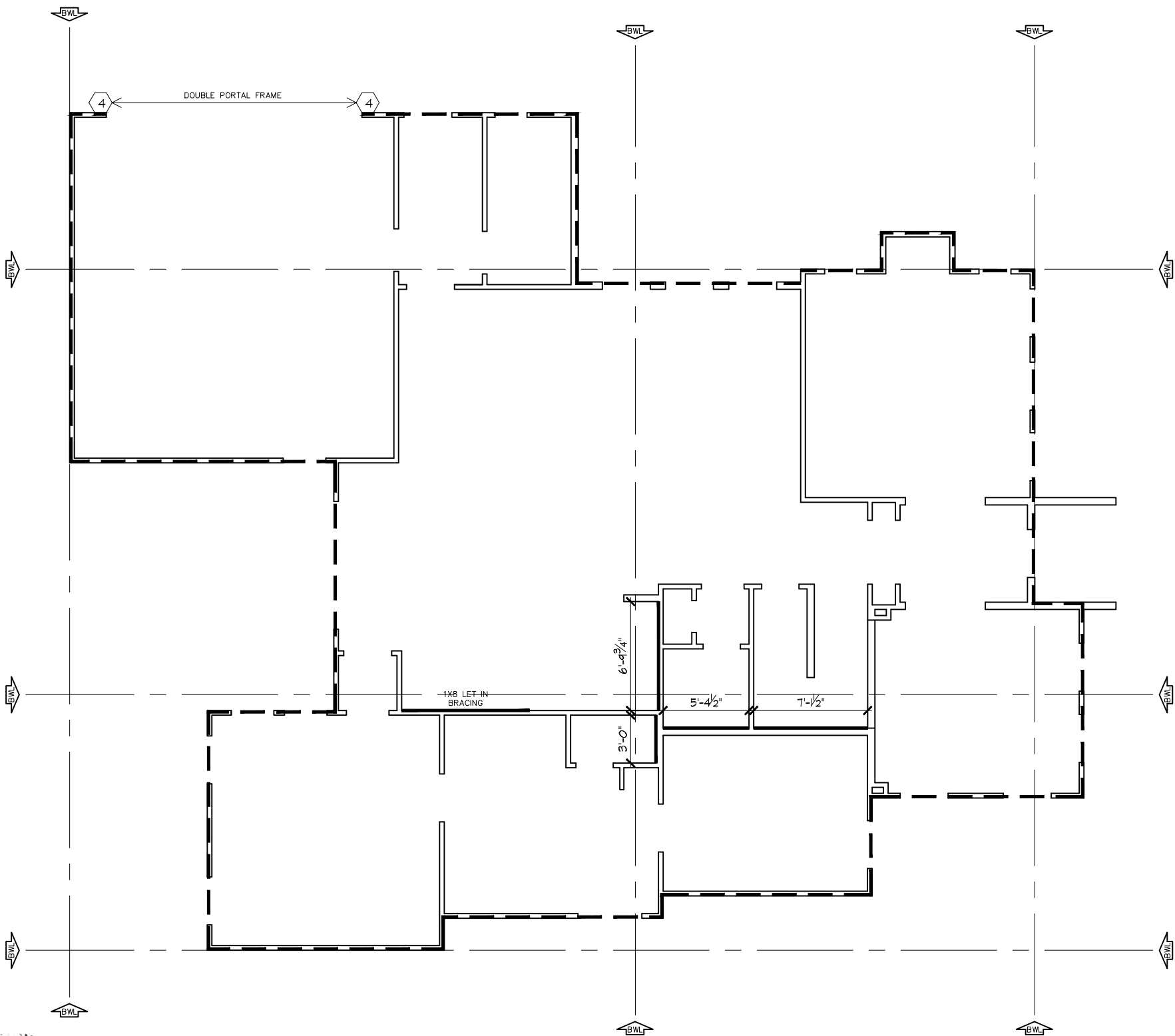
*J.S.B. Engineer
E-20338*

NOTE:
1) FOR TOP PLATE HEIGHTS EQUAL TO OR LESS THAN 2'-0" PROVIDE 2X4 CONTINUOUS STUDS @ 16" O.C. FOR TOP PLATE HEIGHTS ABOVE 12'-0" TO 7'-0", PROVIDE 2X6 CONTINUOUS STUDS @ 16" O.C.
2) PROVIDE 2X6 @ 16" O.C. WALL STUDS SUPPORTING TWO FLOORS AND ROOF WITH MAX. 10' PLATE HEIGHT IN ACCORDANCE WITH TABLE R602.3.1 OF 2000, 2003, 2006, 2009, 2012 & 2018 I.R.C.

FASTENING FOR THERMO PLY		
MAXIMUM STUD SPACING	FASTENING TYPE	MAXIMUM FASTENER SPACING
16"	NO. 16 GAGE STAPLES 1" CROWN x 1 1/4" LEGS	3 - PANEL EDGES 6 - INTERMEDIATES SUPPORTS

SYMBOL KEY	
	SIMPSON STHD10 or HTT5 HOLDOWN
	CS16 STRAPPING, 3' MINIMUM LENGTH ATTACHED TO STUDS BOTH FLOORS
	BRACED WALL PANEL - SEE DETAILS
	BRACED WALL LINE
	DASHED LINE INDICATES STRUCTURAL SHEATHING

1. WALL BRACING PLAN DESIGN TO COMPLY W/ 2018 IRC.
2. DESIGN BASED ON 115 MPH WIND SPEED.



1 FIRST FLOOR PLAN - SHEAR WALL PLAN
SCALE: 1/8" = 1'-0"



J.S.B. Engineer
- 20338

SHEET NUMBER:
S1

ELEVATION:
A

7106 ODELL AVE
WALL BARCE

PROJECT #:

DESIGNER:
DDS GROUP

DDS GROUP
132 E MAIN ST.
GRAND PRAIRIE TX. 75050
WWW.DDSGROUP.COM

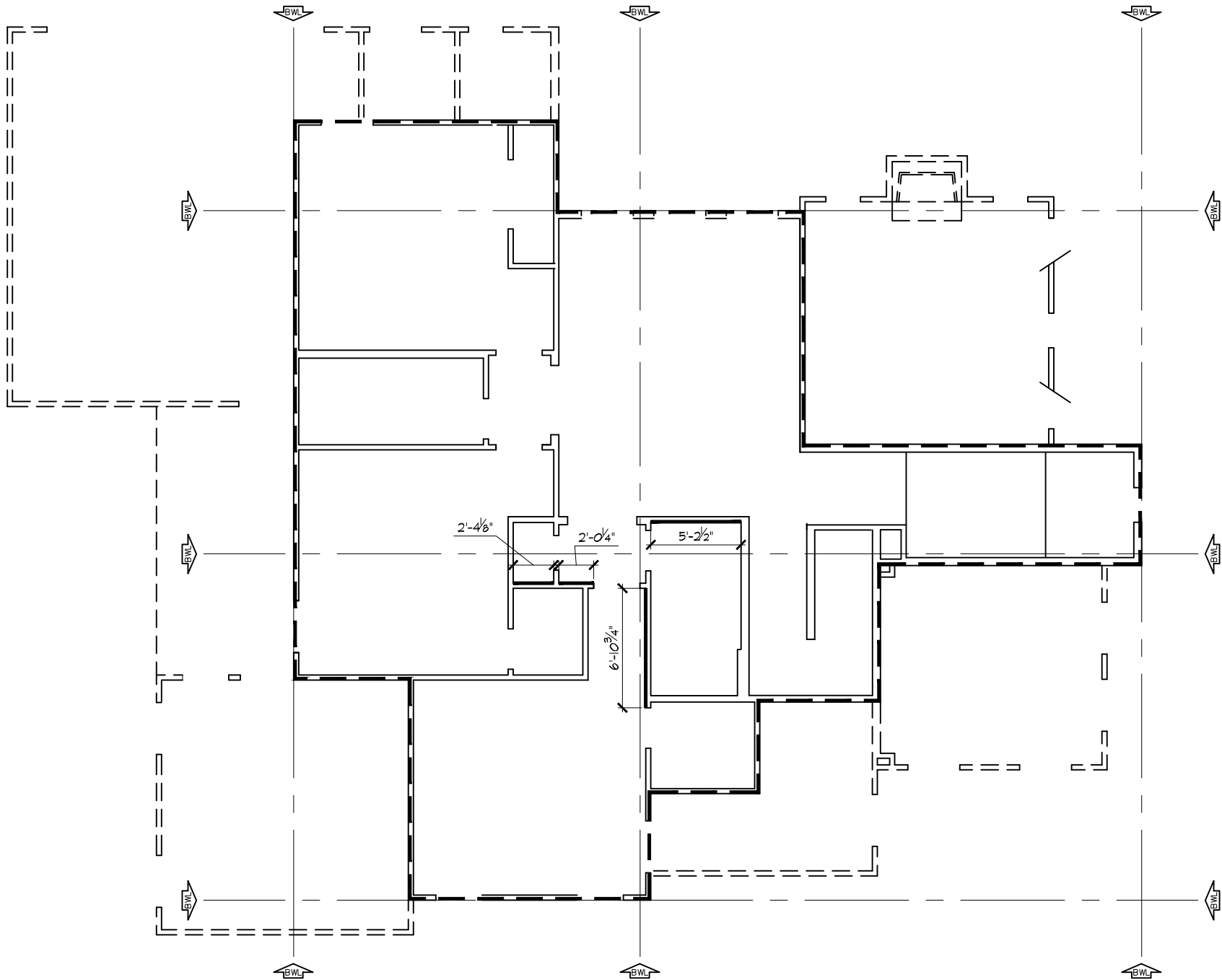


NOTE:
1) FOR TOP PLATE HEIGHTS EQUAL TO OR LESS THAN 2'-0" PROVIDE 2X4 CONTINUOUS STUDS @ 16" O.C. FOR TOP PLATE HEIGHTS ABOVE 12'-0" TO 17'-0", PROVIDE 2X6 CONTINUOUS STUDS @ 16" O.C.
2) PROVIDE 2X6 @ 16" O.C. WALL STUDS SUPPORTING TWO FLOORS AND ROOF WITH MAX. 10' PLATE HEIGHT IN ACCORDANCE WITH TABLE R602.3.1 OF 2000, 2003, 2006, 2009, 2012 & 2018 I.R.C.

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	BRACED WALL LINE
	DASHED LINE INDICATES STRUCTURAL SHEATHING

1. WALL BRACING PLAN DESIGN TO COMPLY W/ 2018 IRC.
2. DESIGN BASED ON 115 MPH WIND SPEED.



1 SECOND FLOOR PLAN - SHEAR WALL PLAN
SCALE: 1/8" = 1'-0"



J.S.B. Engineer
E-20338

SHEET NUMBER:
S2

ELEVATION:
A

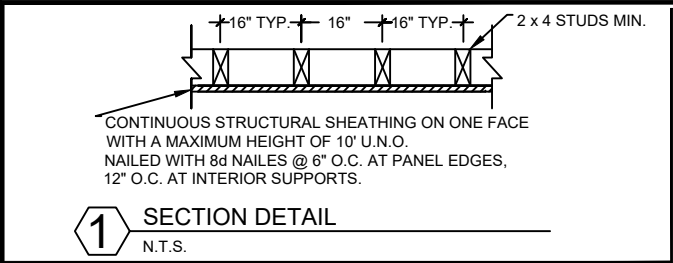
7106 ODELL AVE
WALL BARCE

PROJECT #:

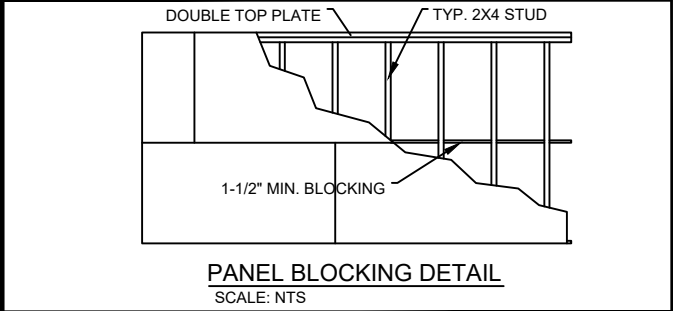
DESIGNER:
DDS GROUP

DDS GROUP
132 E MAIN ST.
GRAND PRAIRIE TX. 75050
WWW.DDSGROUP.COM

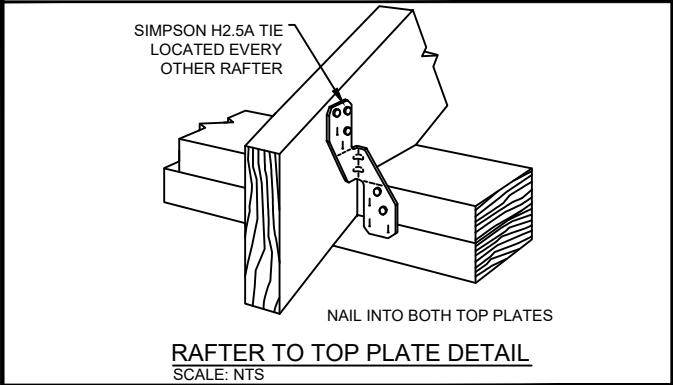




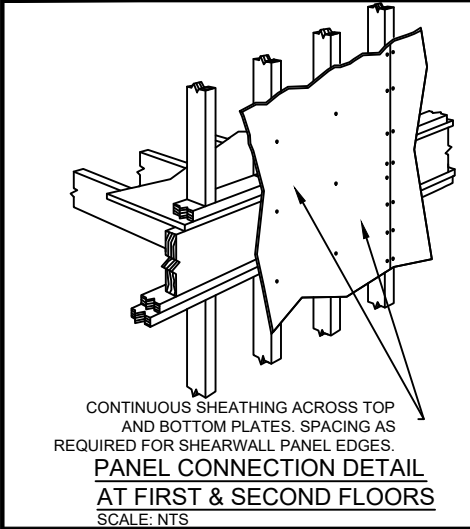
1 SECTION DETAIL
N.T.S.



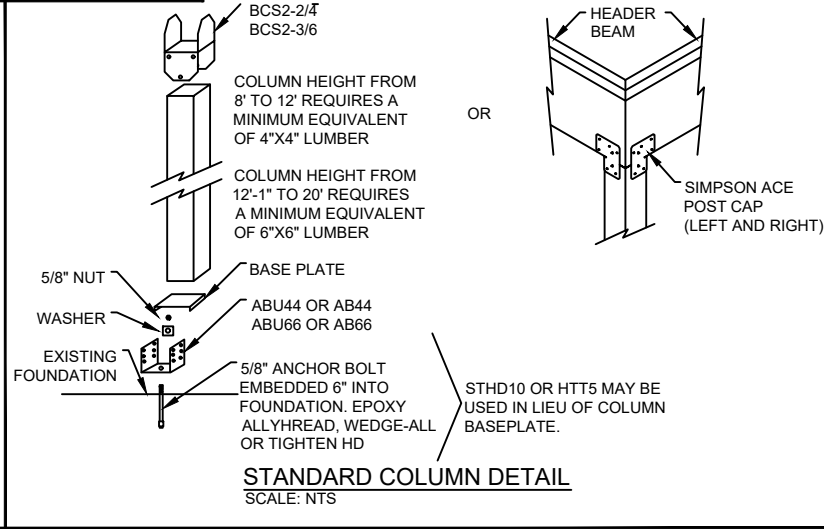
PANEL BLOCKING DETAIL
SCALE: NTS



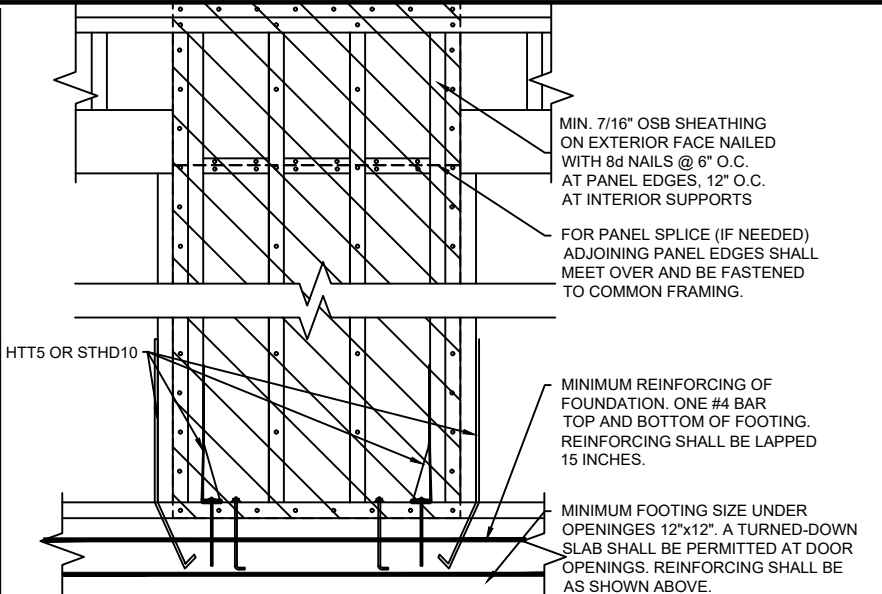
RAFTER TO TOP PLATE DETAIL
SCALE: NTS



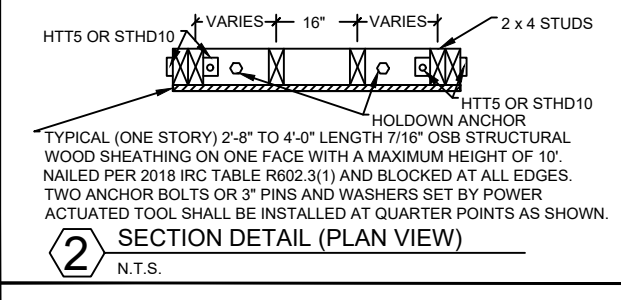
PANEL CONNECTION DETAIL
AT FIRST & SECOND FLOORS
SCALE: NTS



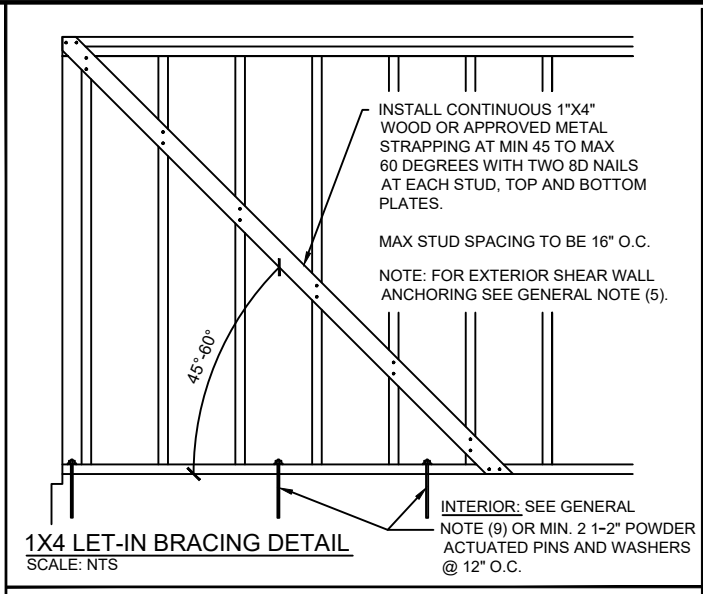
STANDARD COLUMN DETAIL
SCALE: NTS



2 SECTION DETAIL (EXTERIOR ELEVATION)
N.T.S.



2 SECTION DETAIL (PLAN VIEW)
N.T.S.



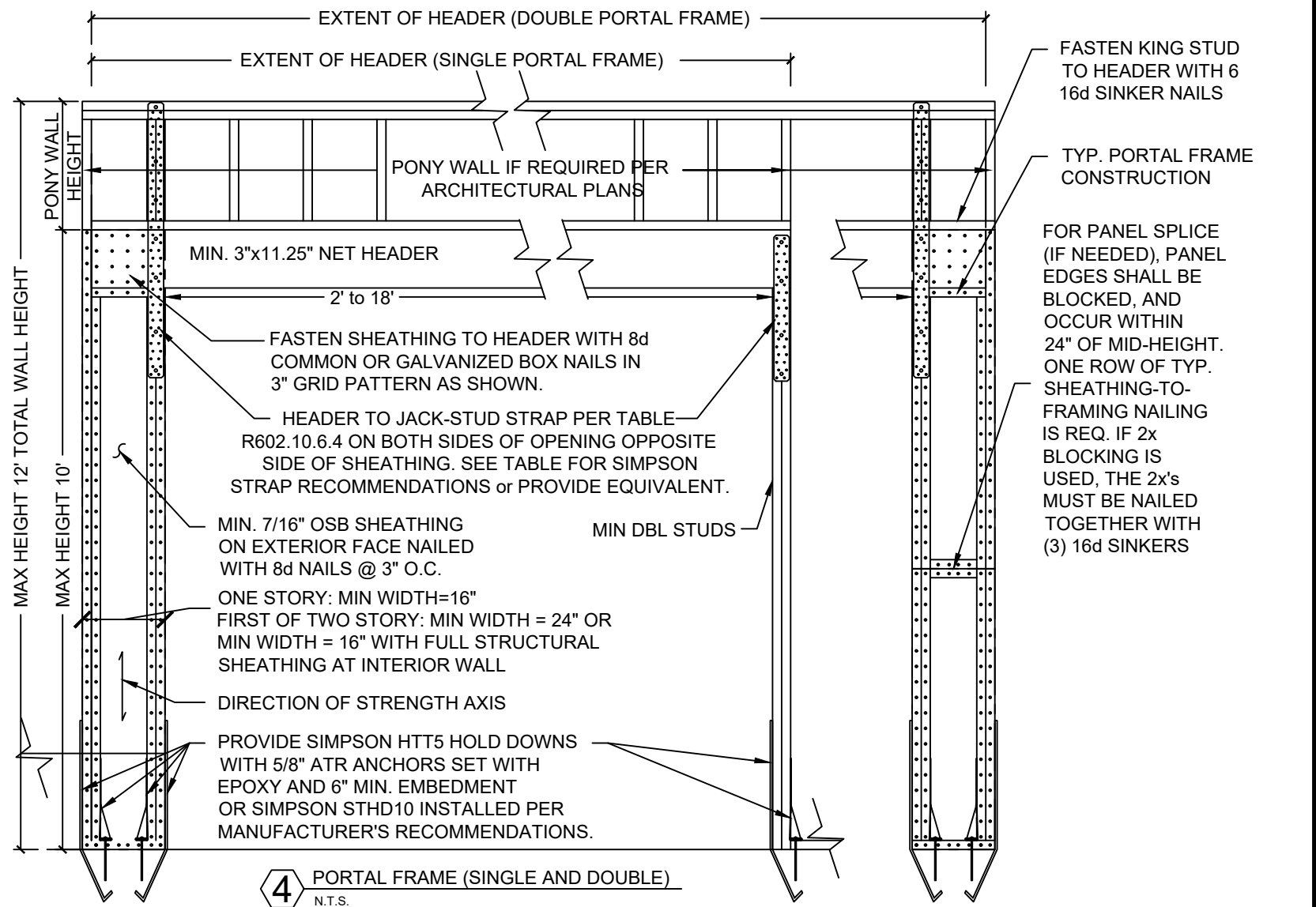
1X4 LET-IN BRACING DETAIL
SCALE: NTS

STRUCTURAL SHEATHING
IS CONSIDERED ONE OF THE FOLLOWING:
• MIN 7/16" OSB
• RED THERMOPLY
• BLUE THERMOPLY

- GENERAL NOTES**
- REFERENCE ARCHITECTURAL DRAWINGS FOR STUD SIZES AND DIMENSIONS.
 - ALL RAFTERS/LEDGERS, STUDS, HEADERS AND SHEATHING SHALL BE NAILED IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL BUILDING CODE TABLE R602.3(1), UNLESS OTHERWISE NOTED.
 - SHEAR WALL SEGMENTS SHALL BE CONTINUOUS FROM THE MUDSILL THROUGH THE DOUBLE TOP PLATE.
 - BRACE WALLS LESS THAN 2' IN WIDTH DO NOT REQUIRE BOLTS & WASHERS BETWEEN THE 2 INSTALLED HOLD DOWN STRAPS (HTT5/STHD10). PROVIDE 1-ANCHOR BOLT C/L OR 2-3" PINS AND WASHERS (SET @ 1/3 POINTS BY A POWDER ACTUATED TOOL) FOR BRACED WALLS FROM 2' TO 2'-8" OVERALL LENGTH.
 - MUDSILL AT ALL EXTERIOR WALLS SHALL BE ANCHORED TO THE FOUNDATION SLAB WITH 1/2" ANCHOR BOLTS EMBEDDED 7" INTO THE SLAB AND SPACED 6'-0" O.C. MAX. OR SIMPSON STRONG-TIE MASA MUDSILL ANCHORS @ 6'-0" O.C..
 - WHERE RAFTERS MEET THE TOP PLATE OF EXTERIOR WALLS, INSTALL SIMPSON STRONG-TIE H2.5 ANCHORS AT EVERY OTHER RAFTER. ANCHORS WITH 445 LB. CAPACITY OR GREATER MAY BE USED AS AN ALTERNATE.
 - ALL INTERIOR WALLS TO BE 1/2" SHEETROCK NAILED PER TABLE R602.3(1) OF THE 2018 IRC.
 - LET-IN BRACING MAY BE SUBSTITUTED WITH 4X8 STRUCTURAL SHEATHING (RED T-PLY OR OSB) FROM TOP TO BOTTOM PLATE OR CS16 X-BRACING.
 - ALL INTERIOR BRACED WALLS MUST BE ANCHORED TO THE FOUNDATION USING SIMPSON TITEN HD 1/2" ANCHOR BOLTS OR APPROVED EQUAL.
 - INSTALL TITEN HD ANCHOR BOLTS AT MAXIMUM SIX FEET ON CENTER, WITH MINIMUM 2-3/4" EMBEDMENT INTO FOUNDATION.
 - MINIMUM TWO BOLTS PER BRACED WALL SECTION, WITH ONE BOLT LOCATED NOT MORE THAN 12" OR LESS THAN SEVEN BOLT DIAMETERS FROM EACH END OF BRACED WALL SECTION.

NOTE: SIMPSON STHD10 OR HTT5 CAN BE ROTATED 90°

NOTE: ALL SIMPSON PRODUCTS MAY BE SUBSTITUTED WITH APPROVED EQUAL



4 PORTAL FRAME (SINGLE AND DOUBLE)
N.T.S.



J.S.B Engineer
E-20338



DDS GROUP
132 E MAIN ST.
GRAND PRAIRIE TX. 75050
WWW.DDSGROUP.COM

DESIGNER:
DDS GROUP

PROJECT #:

7106 ODELL AVE
WALL BRACE

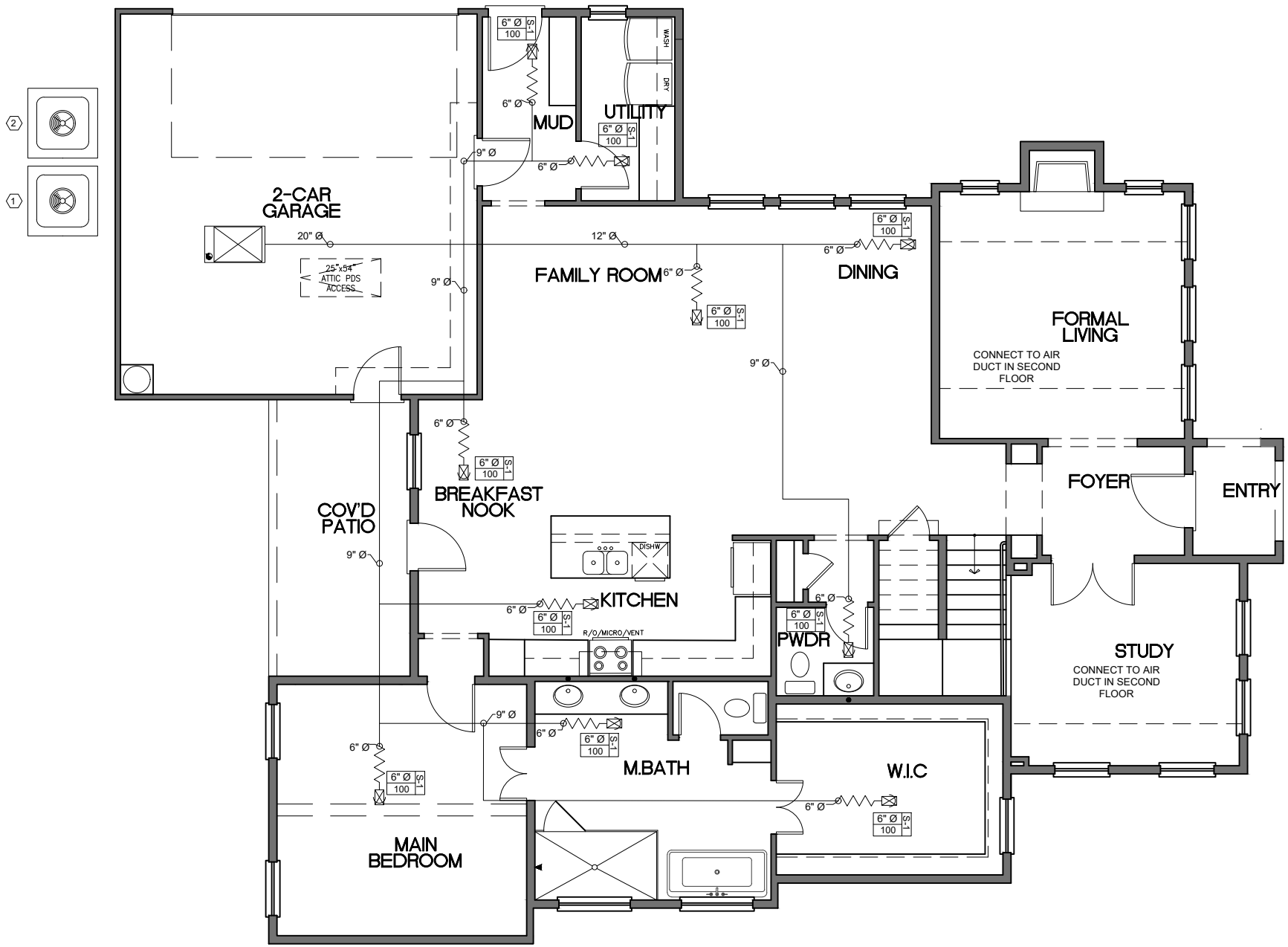
ELEVATION:
A

SHEET NUMBER:
S3

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

MECHANICAL NOTES BY SYMBOL

- 1
- 3.5-TON FURNACE SUPPLIED BY OTHERS. PROVIDE ECONOMIZER EQUAL TO MICROMETL.
- 2
- 3.0-TON FURNACE SUPPLIED BY OTHERS. PROVIDE ECONOMIZER EQUAL
- 3
- 3.5-TON CONDENSING UNIT SUPPLIED BY OTHERS. INSTALL ON VIBRATION ISOLATION PAD.
- 4
- 3.0-TON CONDENSING UNIT SUPPLIED BY OTHERS. INSTALL ON VIBRATION ISOLATION PAD.
- 5
- 10" EXHAUST DUCT UP TO ABOVE CEILING. ROUTE AS SHOWN.
- 6
- 10" EXHAUST DUCT UP TO EXHAUST FAN ON ROOF. REFER TO MEP1.1 FOR LOCATION.
- 7
- THERMOSTATS FOR FURNACES SUPPLIED BY OTHERS. VERIFY LOCATION WITH OWNER PRIOR TO INSTALLATION.
- 8
- ROUTE 1" CONDENSATE DRAIN FROM EACH FURNACE TO HUB DRAIN.



MECHANICAL PLAN
SCALE: 1/8" = 1'-0"
0 2 4 6 8 16

M1.1

SHEET NO.

No.	Date	Revision Description
PROJECT NO.:		999-16-94

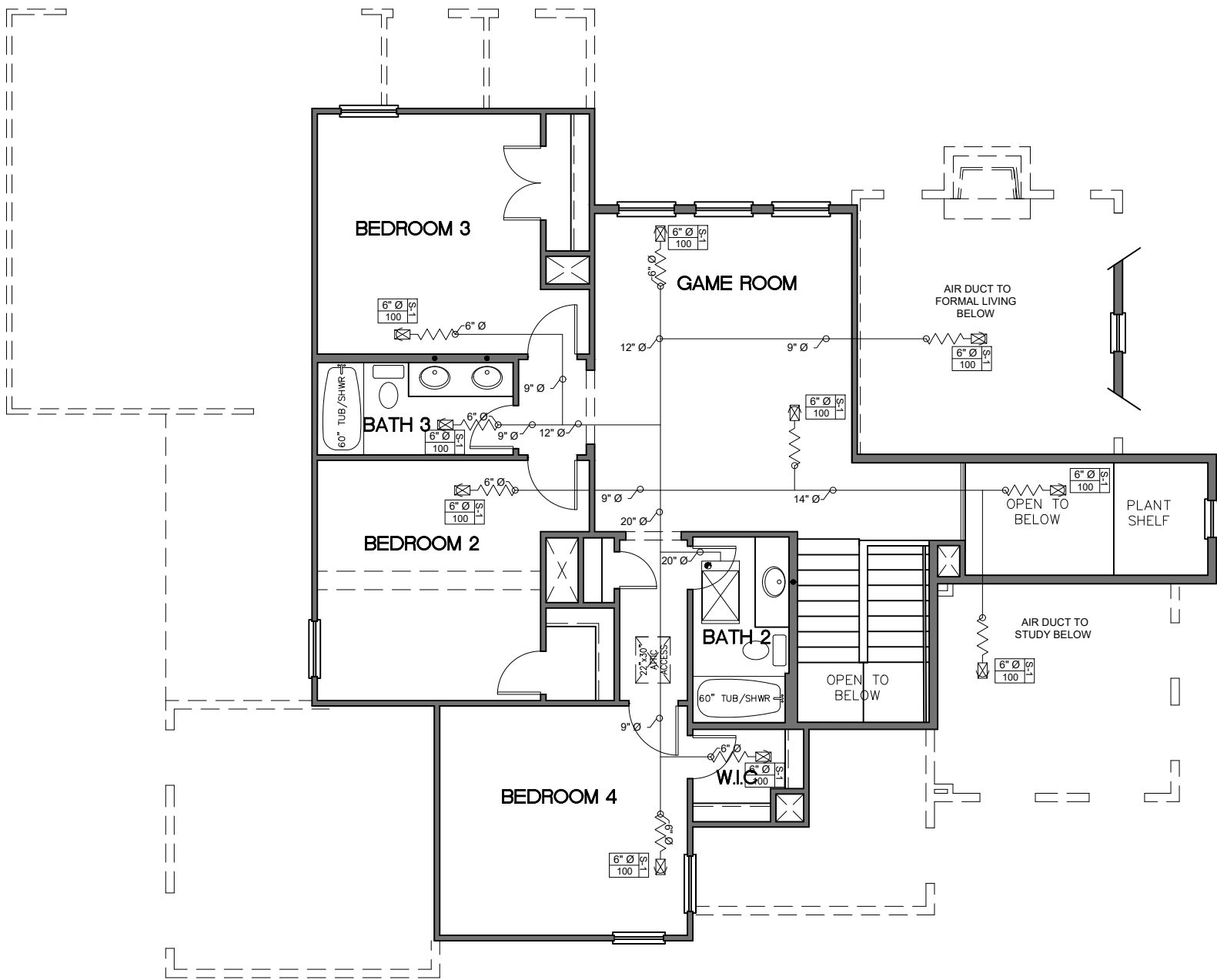
HOMES C&C
7106 ODELL AVE.

MECHANICAL PLAN

DDS GROUP 214-966-0550
123 W. MAIN STREET SUITE #121
GRAND PRAIRIE TX. 75050
WWW.DDSG.US 469-999-0800

DDS GROUP

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.



MECHANICAL PLAN

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



M1.2

SHEET NO.

No.	Date	Revision Description
PROJECT NO.:		999-16-94

HOMES C&C
7106 ODELL AVE.

MECHANICAL PLAN

DDS GROUP 214-966-0550
123 W. MAIN STREET SUITE #121
GRAND PRAIRIE TX. 75050
WWW.DDSG.US 469-999-0800



JSB ENGINEER (F-20338)
19285 Horseshoe Dr., Nevada, Texas 75173 (214) 843-6223
email: jsbengineertx@gmail.com

January 19, 2022

Jonathan Saldana
(214) 966-0550
jonathan.saldana@ddsg.us

To whom it may concern:

The foundation plans, accompanied by this letter, for use only on the property described below:

Address: 7106 Odell Avenue
Rockwall, Texas

Foundation design criteria was formulated based on modifications of recommendations as set forth in criteria for selection and design of slab-on-ground (BRAB REPORT), PTI design and construction of Post-Tension slabs on ground 2nd addition, WRI-CRSI-96, ACI 318-99, the 2015 IRC, 2018 IBC, ACI 318, ASTM C94 and recognized engineering practices.



J.S. Barton PE





Generated by REScheck-Web Software

Compliance Certificate

Project Rockwall7106

Energy Code: **2015 IECC**
Location: **Rockwall, Texas**
Construction Type: **Single-family**
Project Type: **New Construction**
Conditioned Floor Area: **3,026 ft²**
Glazing Area: **22%**
Climate Zone: **3 (2701 HDD)**
Permit Date:
Permit Number:



Construction Site:
7106 Odell Ave
Rockwall, Texas

Owner/Agent:
New Construction

Designer/Contractor:
Architectural Plans

Compliance: Passes using UA trade-off

Compliance: **1.1% Better Than Code** Maximum UA: **359** Your UA: **355** Maximum SHGC: **0.25** Your SHGC: **0.25**

The % Better or Worse Than Code Index reflects how close to compliance the house is based on code trade-off rules.
It DOES NOT provide an estimate of energy use or cost relative to a minimum-code home.

Slab-on-grade tradeoffs are no longer considered in the UA or performance compliance path in REScheck. Each slab-on-grade assembly in the specified climate zone must meet the minimum energy code insulation R-value and depth requirements.

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor	Req. U-Factor	Prop. UA	Req. UA
Ceiling area of the home forming the top of the structure's insulation envelope: Flat or Scissor Truss	1,928	30.0	0.0	0.035	0.030	67	58
Wall area of the home forming the sides of the structure's insulation envelope: Wood Frame, 16in. o.c.	2,211	13.0	0.0	0.082	0.060	133	97
Energy efficient door unit: Glass Door (over 50% glazing) SHGC: 0.25	21			0.300	0.350	6	7
Solid Door Unit: Solid	21			0.200	0.350	4	7
20 min fire door unit: Solid	21			0.200	0.350	4	7
20 min fire door unit: Solid Door (under 50% glazing)	21			0.200	0.350	4	7
Solid Door Unit: Solid Door (under 50% glazing)	21			0.200	0.350	4	7
Solid Door Unit: Solid Door (under 50% glazing)	21			0.200	0.350	4	7
Window area of the home using energy efficient units: Vinyl Frame, 2 Pane w/ Low-E SHGC: 0.25	462			0.280	0.350	129	162
Slab perimeter of home forming bottom of insulation envelope: Slab-On-Grade (Unheated) Insulation depth: 0.0'	163		0.0	1.042	1.042	0	0

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2015 IECC requirements in REScheck Version : REScheck-Web and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

Jobe Leonard

Name - Title



Signature

Jobe Leonard

1/19/2022
Date



Inspection Checklist

Energy Code: 2015 IECC

Requirements: 0.0% were addressed directly in the REScheck software

Text in the "Comments/Assumptions" column is provided by the user in the REScheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req.ID	Pre-Inspection/Plan Review	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
103.1, 103.2 [PR1] ¹ 	Construction drawings and documentation demonstrate energy code compliance for the building envelope. Thermal envelope represented on construction documents.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
103.1, 103.2, 403.7 [PR3] ¹ 	Construction drawings and documentation demonstrate energy code compliance for lighting and mechanical systems. Systems serving multiple dwelling units must demonstrate compliance with the IECC Commercial Provisions.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
302.1, 403.7 [PR2] ² 	Heating and cooling equipment is sized per ACCA Manual S based on loads calculated per ACCA Manual J or other methods approved by the code official.	Heating: Btu/hr____ Cooling: Btu/hr____	Heating: Btu/hr____ Cooling: Btu/hr____	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	

Additional Comments/Assumptions:

Section # & Req.ID	Foundation Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.2 [FO1] ¹ 	Slab edge insulation R-value.	R-____ ☐ Unheated ☐ Heated	R-____ ☐ Unheated ☐ Heated	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	See the Envelope Assemblies table for values.
402.1.2 [FO3] ¹ 	Slab edge insulation depth/length.	____ ft	____ ft	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	See the Envelope Assemblies table for values.
303.2.1 [FO11] ² 	A protective covering is installed to protect exposed exterior insulation and extends a minimum of 6 in. below grade.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.9 [FO12] ² 	Snow- and ice-melting system controls installed.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	

Additional Comments/Assumptions:

Section # & Req.ID	Framing / Rough-In Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.1, 402.3.4 [FR1] ¹ 	Door U-factor.	U-____	U-____	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	See the Envelope Assemblies table for values.
402.1.1, 402.3.1, 402.3.3, 402.5 [FR2] ¹ 	Glazing U-factor (area-weighted average).	U-____	U-____	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	See the Envelope Assemblies table for values.
402.1.1, 402.3.2, 402.3.3, 402.5 [FR3] ¹ 	Glazing SHGC value (area-weighted average).	SHGC:____	SHGC:____	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	See the Envelope Assemblies table for values.
303.1.3 [FR4] ¹ 	U-factors of fenestration products are determined in accordance with the NFRC test procedure or taken from the default table.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
402.4.1.1 [FR23] ¹ 	Air barrier and thermal barrier installed per manufacturer's instructions.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
402.4.3 [FR20] ¹ 	Fenestration that is not site built is listed and labeled as meeting AAMA /WDMA/CSA 101/I.S.2/A440 or has infiltration rates per NFRC 400 that do not exceed code limits.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
402.4.5 [FR16] ²	IC-rated recessed lighting fixtures sealed at housing/interior finish and labeled to indicate ≤2.0 cfm leakage at 75 Pa.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.3.1 [FR12] ¹ 	Supply and return ducts in attics insulated ≥ R-8 where duct is ≥ 3 inches in diameter and ≥ R-6 where < 3 inches. Supply and return ducts in other portions of the building insulated ≥ R-6 for diameter ≥ 3 inches and R-4.2 for < 3 inches in diameter.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.3.5 [FR15] ³ 	Building cavities are not used as ducts or plenums.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.4 [FR17] ² 	HVAC piping conveying fluids above 105 °F or chilled fluids below 55 °F are insulated to ≥R-3.	R-____	R-____	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.4.1 [FR24] ¹ 	Protection of insulation on HVAC piping.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	

Section # & Req.ID	Framing / Rough-In Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
403.5.3 [FR18] ² 	Hot water pipes are insulated to $\geq R-3$.	R- _____	R- _____	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.6 [FR19] ²	Automatic or gravity dampers are installed on all outdoor air intakes and exhausts.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)
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Section # & Req.ID	Insulation Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
303.1 [IN13] ² 	All installed insulation is labeled or the installed R-values provided.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
402.1.1, 402.2.5, 402.2.6 [IN3] ¹ 	Wall insulation R-value. If this is a mass wall with at least ½ of the wall insulation on the wall exterior, the exterior insulation requirement applies (FR10).	R-_____ ☐ Wood ☐ Mass ☐ Steel	R-_____ ☐ Wood ☐ Mass ☐ Steel	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	See the Envelope Assemblies table for values.
303.2 [IN4] ¹	Wall insulation is installed per manufacturer's instructions.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	

Additional Comments/Assumptions:

Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.1, 402.2.1, 402.2.2, 402.2.6 [FI1] ¹	Ceiling insulation R-value.	R-____ ☐ Wood ☐ Steel	R-____ ☐ Wood ☐ Steel	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	See the Envelope Assemblies table for values.
303.1.1.1, 303.2 [FI2] ¹	Ceiling insulation installed per manufacturer's instructions. Blown insulation marked every 300 ft ² .			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
402.2.3 [FI22] ²	Vented attics with air permeable insulation include baffle adjacent to soffit and eave vents that extends over insulation.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
402.2.4 [FI3] ¹	Attic access hatch and door insulation ≥ R-value of the adjacent assembly.	R-____	R-____	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
402.4.1.2 [FI17] ¹	Blower door test @ 50 Pa. ≤ 5 ach in Climate Zones 1-2, and ≤ 3 ach in Climate Zones 3-8.	ACH 50 = ____	ACH 50 = ____	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.3.4 [FI4] ¹	Duct tightness test result of ≤ 4 cfm/100 ft ² across the system or ≤ 3 cfm/100 ft ² without air handler @ 25 Pa. For rough-in tests, verification may need to occur during Framing Inspection.	____ cfm/100 ft ²	____ cfm/100 ft ²	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.3.3 [FI27] ¹	Ducts are pressure tested to determine air leakage with either: Rough-in test: Total leakage measured with a pressure differential of 0.1 inch w.g. across the system including the manufacturer's air handler enclosure if installed at time of test. Postconstruction test: Total leakage measured with a pressure differential of 0.1 inch w.g. across the entire system including the manufacturer's air handler enclosure.	____ cfm/100 ft ²	____ cfm/100 ft ²	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.3.2.1 [FI24] ¹	Air handler leakage designated by manufacturer at ≤ 2% of design air flow.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.1.1 [FI9] ²	Programmable thermostats installed for control of primary heating and cooling systems and initially set by manufacturer to code specifications.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.1.2 [FI10] ²	Heat pump thermostat installed on heat pumps.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.5.1 [FI11] ²	Circulating service hot water systems have automatic or accessible manual controls.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
403.6.1 [FI25] ²	All mechanical ventilation system fans not part of tested and listed HVAC equipment meet efficacy and air flow limits.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.2 [FI26] ²	Hot water boilers supplying heat through one- or two-pipe heating systems have outdoor setback control to lower boiler water temperature based on outdoor temperature.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.5.1.1 [FI28] ²	Heated water circulation systems have a circulation pump. The system return pipe is a dedicated return pipe or a cold water supply pipe. Gravity and thermos-syphon circulation systems are not present. Controls for circulating hot water system pumps start the pump with signal for hot water demand within the occupancy. Controls automatically turn off the pump when water is in circulation loop is at set-point temperature and no demand for hot water exists.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.5.1.2 [FI29] ²	Electric heat trace systems comply with IEEE 515.1 or UL 515. Controls automatically adjust the energy input to the heat tracing to maintain the desired water temperature in the piping.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.5.2 [FI30] ²	Water distribution systems that have recirculation pumps that pump water from a heated water supply pipe back to the heated water source through a cold water supply pipe have a demand recirculation water system. Pumps have controls that manage operation of the pump and limit the temperature of the water entering the cold water piping to 104°F.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.5.4 [FI31] ²	Drain water heat recovery units tested in accordance with CSA B55.1. Potable water-side pressure loss of drain water heat recovery units < 3 psi for individual units connected to one or two showers. Potable water-side pressure loss of drain water heat recovery units < 2 psi for individual units connected to three or more showers.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
404.1 [FI6] ¹	75% of lamps in permanent fixtures or 75% of permanent fixtures have high efficacy lamps. Does not apply to low-voltage lighting.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
404.1.1 [FI23] ³ 	Fuel gas lighting systems have no continuous pilot light.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
401.3 [FI7] ²	Compliance certificate posted.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
303.3 [FI18] ³	Manufacturer manuals for mechanical and water heating systems have been provided.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	

Additional Comments/Assumptions:



2015 IECC Energy Efficiency Certificate

Insulation Rating	R-Value
-------------------	---------

Above-Grade Wall	13.00
Below-Grade Wall	0.00
Floor	0.00
Ceiling / Roof	30.00
Ductwork (unconditioned spaces):	_____

Glass & Door Rating	U-Factor	SHGC
---------------------	----------	------

Window	0.28	0.25
Door	0.30	0.25

Heating & Cooling Equipment	Efficiency
-----------------------------	------------

Heating System: _____	_____
Cooling System: _____	_____
Water Heater: _____	_____

Name: _____ Date: _____

Comments

PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 2/25/2022

PROJECT NUMBER: Z2022-008
PROJECT NAME: SUP for Residential Infill at 7106 Odell Avenue
SITE ADDRESS/LOCATIONS: 7106 ODELL AVE, ROCKWALL, 75087

CASE MANAGER: Bethany ross
CASE MANAGER PHONE: (972) 772-6488
CASE MANAGER EMAIL: bross@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Valerie Valdez of DDS Group on behalf of Blanca Canales of JCK Custom Homes, LLC for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.3990-acre parcel of land identified as Lot 7, Block A, Heritage Heights Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 7106 Odell Avenue, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Ryan Miller	02/25/2022	Approved w/ Comments

02/25/2022: Z2022-008; Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision for 7106 Odell Avenue
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This request is for the approval of a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision on a 0.3990-acre parcel of land identified as Lot 7, Block A, Heritage Heights Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, and addressed as 7106 Odell Avenue.
- I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com. March 7, 2022 is the deadline to have all comments; please provide staff revised plans before March 7, 2022 to ensure all comments are addressed.
- M.3 For reference, include the case number (Z2022-008) in the lower right-hand corner of all pages on future submittals.
- I.4 According to Subsection 02.03(B) (11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), an Established Subdivision is defined as any subdivision that [1] consists of five (5) or more lots, [2] that is 90% or more developed, and [3] that has been in existence for more than ten (10) years. In this case, the subject property is the last vacant parcel located within the Heritage Heights Subdivision, which consists of 78 lots and was established on February 1, 1970.
- I.5 Subsection 02.03(B)(11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), states that "(i)n reviewing the Specific Use Permit (SUP), the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing in the Established Subdivision ... [and] all housing proposed under this section shall be constructed to be architecturally and visually similar or complimentary to the existing housing in the Established Subdivision."
- I.6 In this case, the proposed request appears to meet all of the requirements for Residential Infill Adjacent to an Established Subdivision, and the zoning requirements for a property in a Single-Family 10 (SF-10) District.
- M.7 Please review the attached Draft Ordinance prior to the February 28, 2022 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than March 7, 2022. In reviewing the Draft Ordinance, please pay close attention to staff's suggestions.
- I.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on March 7, 2022; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the March 15, 2022, Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on February 28, 2022.
- I.9 The projected City Council meeting dates for this case will be March 21, 2022 (1st Reading) and April 4, 2022 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
------------	----------	----------------	-------------------

ENGINEERING	Amy Williams	02/24/2022	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	02/22/2022	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	02/23/2022	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/22/2022	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ryan Miller	02/25/2022	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	02/22/2022	Approved w/ Comments
02/22/2022: No comments			



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

27022-008

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ REPLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- ☒ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 7106 Odell Avenue

SUBDIVISION Heritage Heights Addition

LOT 7

BLOCK A

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING X

CURRENT USE None

PROPOSED ZONING

PROPOSED USE

ACREAGE 17,102 sf

LOTS [CURRENT]

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]

☒ OWNER Jck Concrete Inc.

☐ APPLICANT Design & Drafting Serv Group

CONTACT PERSON Blanca Canales

CONTACT PERSON Valerie Valdez

ADDRESS P.O. Box 311

ADDRESS 123 W. Main St

CITY, STATE & ZIP Fate TX. 75132

CITY, STATE & ZIP Grand Prairie, TX 75052

PHONE 214 803 9043

PHONE 469 999-0800

E-MAIL blanca@jckcorporate.net

E-MAIL Valerie@ddsg.us

NOTARY VERIFICATION [REQUIRED]

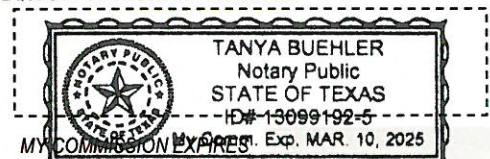
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Blanca Canales [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 215.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF February, 2022. 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 17th DAY OF February, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

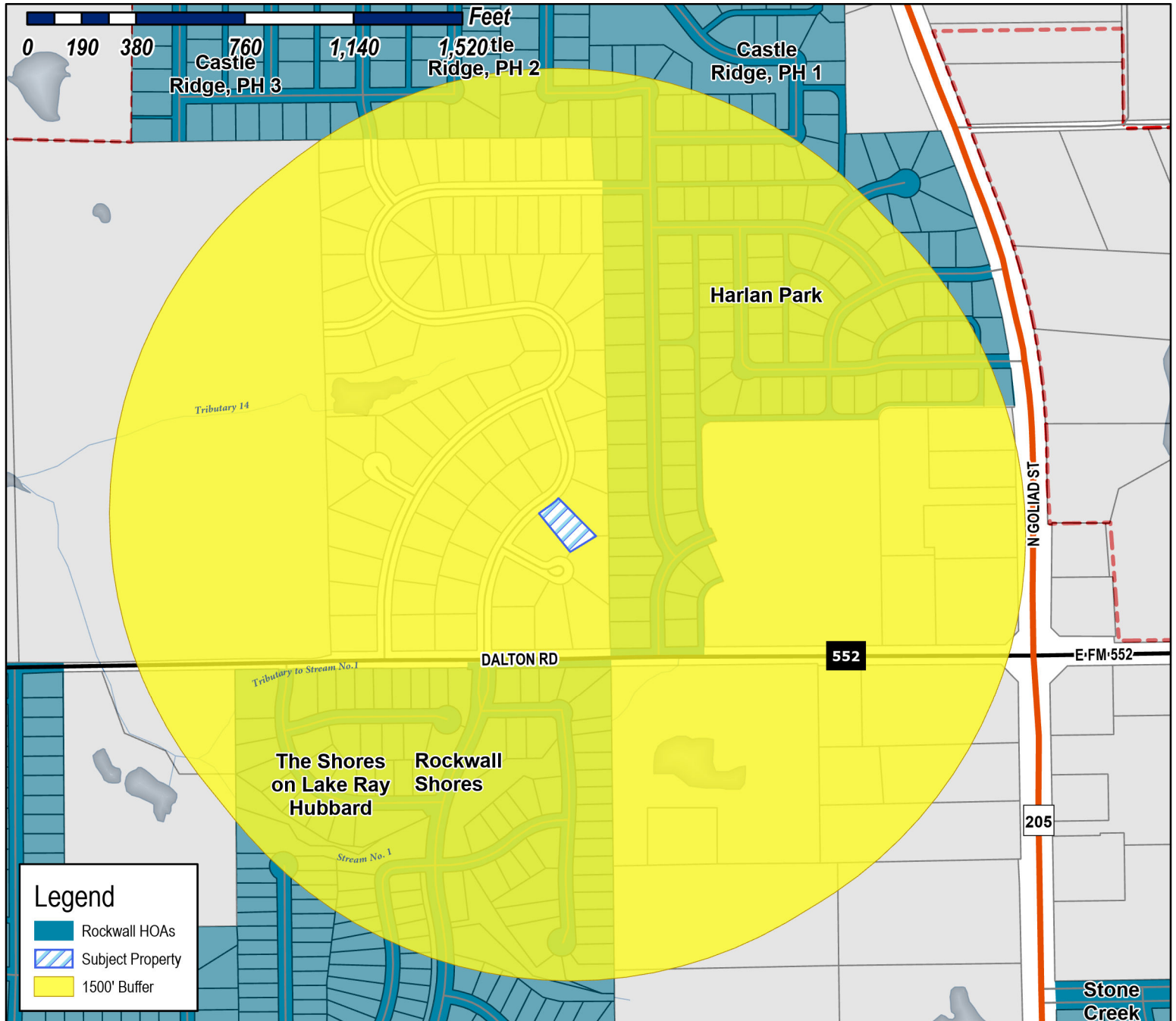




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

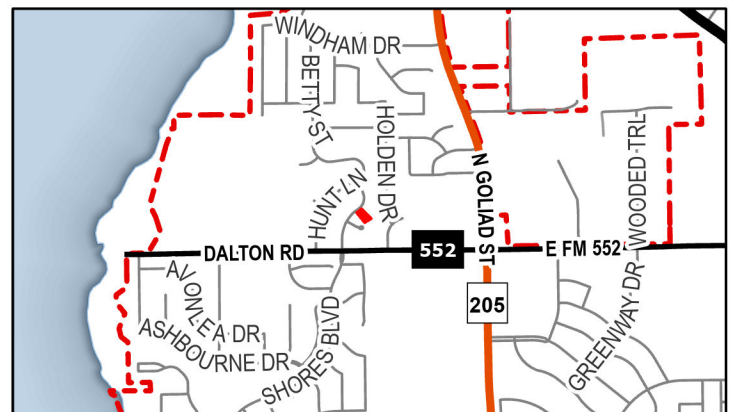
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Case Number: Z2022-008
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 7106 Odell Avenue

Date Saved: 2/17/2022

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

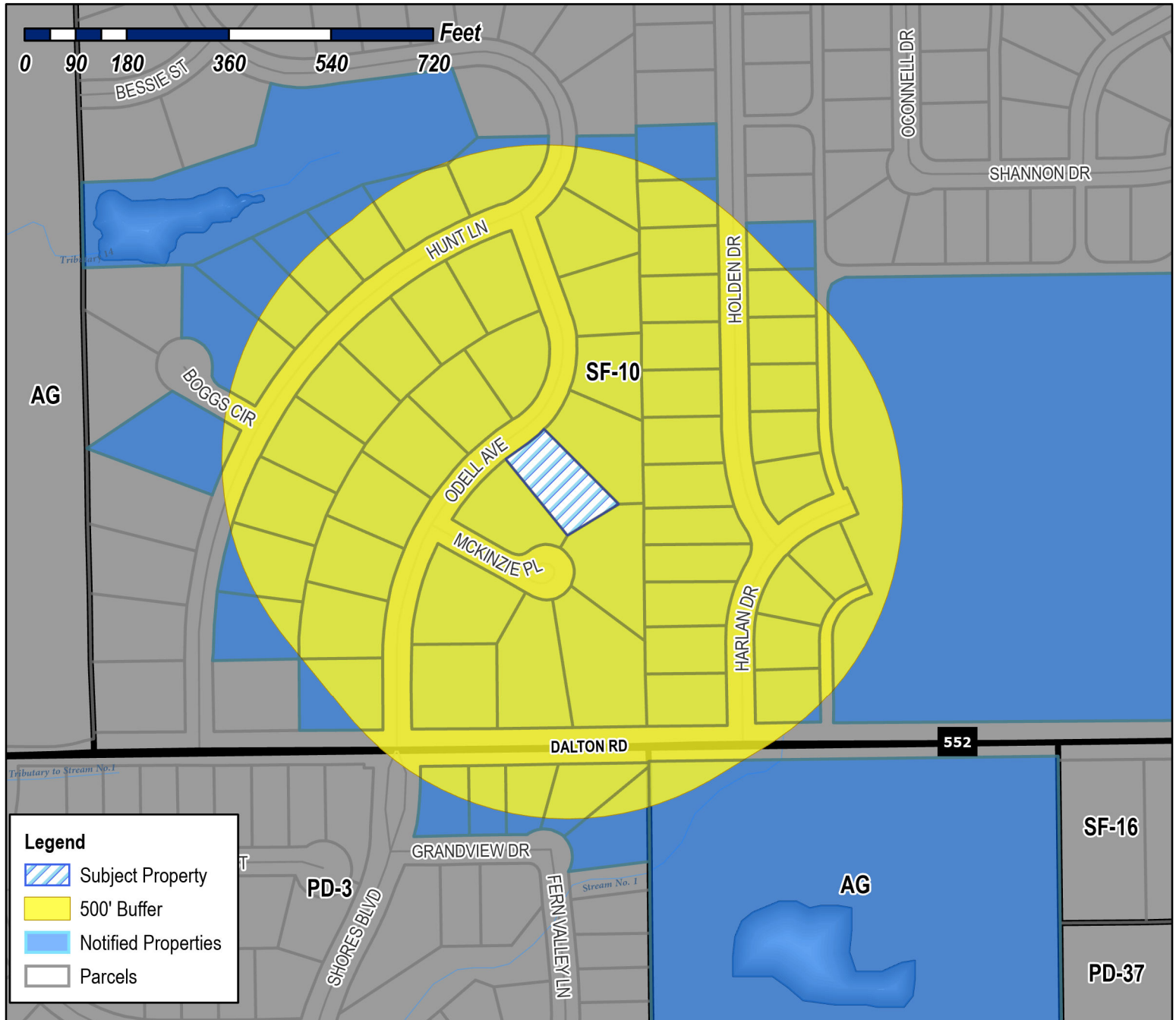




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HOLMES NILES W & LINDA F
122 JAMES DR
ROCKWALL, TX 75032

YANG BO AND
YUE HU
1265 GRANDVIEW DR
ROCKWALL, TX 75087

ARDEN JOSEPH R AND
LISA M STEWART ARDEN
1275 GRANDVIEW DR
ROCKWALL, TX 75087

GONZALEZ FERNANDO
1285 GRANDVIEW
ROCKWALL, TX 75087

ARDEN JOSEPH R AND
LISA M STEWART ARDEN
1292 HIGHLAND DR
ROCKWALL, TX 75087

VENETO HOLDINGS LLC
1295 GRANDVIEW DR
ROCKWALL, TX 75087

CAMPOS BENJAMIN & TRACY
139 WAGON TRAIL
ROCKWALL, TX 75032

HOLLAND REBECCA E AND PAUL
2534 CR 3419
HAWKINS, TX 75765

HODGES BARBARA
2800 FERN VALLEY LANE
ROCKWALL, TX 75087

ROCKWALL I S D
350 DALTON ROAD
ROCKWALL, TX 75087

CARTER RICHARD W AND JODY
406 MCKINZIE PL
ROCKWALL, TX 75087

CAMPOS BENJAMIN & TRACY
408 MCKINZIE PL
ROCKWALL, TX 75087

MASON KEITH AND
ANN MARIE MASON
410 MCKENZIE PLACE
ROCKWALL, TX 75087

TELLKAMP JOHN P AND RAQUEL
505 BOGGS CIR
ROCKWALL, TX 75087

YANG BO AND
YUE HU
707-8633 CAPSTAN WAY
RICHMOND CANADA, 98029

BULLARD JUSTIN
JOLIE DAY
7100 HARLAN DRIVE
ROCKWALL, TX 75087

7100 ODELL
ROCKWALL, TX 75087

SCHULZE DAVID J & CYNTHIA K
7101 HARLAN DR
ROCKWALL, TX 75087

DOOLEY BRIAN AND MICHELLE
7101 ODELL AVE
ROCKWALL, TX 75087

ANDERSON PATRICK STEVEN & ROSEANNE
7102 HARLAN DR
ROCKWALL, TX 75087

FRINK JOSEPH B & DIANA G
7102 HUNT LN
ROCKWALL, TX 75087

LAWRENCE KIMBERLY DALE LIVING TRUST
KIMBERLY DALE LAWRENCE TRUSTEE
7102 ODELL AVENUE
ROCKWALL, TX 75087

MCKINNEY TERRY L
7103 ODELL AVE
ROCKWALL, TX 75087

DOUPHRATE SHARON K
7103 HARLAN DR
ROCKWALL, TX 75087

PATLAN MARIO JR AND AMY
7104 HARLAN DR
ROCKWALL, TX 75087

KELSO JAMES P & BLYSON R
7104 HUNT LN
ROCKWALL, TX 75087

LUNA ERIC AND ANNABELL
7104 ODELL AVENUE
ROCKWALL, TX 75087

LOMBARD THOMAS E AND PAULA J
7105 HARLAN DRIVE
ROCKWALL, TX 75087

DREXLER PAUL E & TAMRA L
7105 ODELL AVE
ROCKWALL, TX 75087

HAMMERS MARIE
7106 HARLAN DRIVE
ROCKWALL, TX 75087

MCWHIRTER SATHINA ANJEANNETTE
7106 HUNT LN
ROCKWALL, TX 75087

JCK CUSTOM HOMES LLC
7106 ODELL AVE
ROCKWALL, TX 75087

SHORES SUSAN RUTH
7107 HARLAN DRIVE
ROCKWALL, TX 75087

CEGELSKI ERIC & ASHLEY DICKENS
7107 ODELL AVENUE
ROCKWALL, TX 75087

ROMERO JOE JR
7108 HUNT LN
ROCKWALL, TX 75087

SCHULTZ FREDERICK JR AND LORI
7108 ODELL AVE
ROCKWALL, TX 75087

THOMPSON THOMAS J &
PAIGE C TILEY
7109 HOLDEN DR
ROCKWALL, TX 75087

ROMANS STEPHEN WAYNE & BROOK CONAWAY
7109 ODELL AVENUE
ROCKWALL, TX 75087

DEWEES JAMES R & CLOMA J
7109 HUNT LN
ROCKWALL, TX 75087

GREENLEY MARY E TRUSTEE
MARY E GREENLEY REVOC LIVING TRUST
7110 HOLDEN DR
ROCKWALL, TX 75087

CRISWELL BARBARA GORE
7110 HUNT LN
ROCKWALL, TX 75087

VEAZEY KERMIT L JR AND REBECCA M
7110 ODELL AVENUE
ROCKWALL, TX 75087

SMITH DANIEL C AND KASIE I
7111 HUNT LANE
ROCKWALL, TX 75087

COURSON MARTHA SUE
7111 ODELL AVE
ROCKWALL, TX 75087

CORY CLAYTON M & KATHLEEN A
7111 HOLDEN DR
ROCKWALL, TX 75087

EWALD PATRICIA
7112 HUNT LN
ROCKWALL, TX 75087

MCKNIGHT BRIAN KEITH AND CHRISTI A
7112 ODELL AVENUE
ROCKWALL, TX 75087

HOLMES NILES W & LINDA F
7112 HOLDEN DR
ROCKWALL, TX 75087

JONES BRADLEY R
7113 HOLDEN DR
ROCKWALL, TX 75087

KOREN FAMILY TRUST
SHAHAR KOREN AND ORLY KOREN- COTRUSTEES
7113 HUNT LANE
ROCKWALL, TX 75087

HILL HAROLD RAYBURN & NANCY J
7113 ODELL AVE
ROCKWALL, TX 75087

CIMO CAMILLE AND
CHARLES CATTO CHASTAIN JR
7114 HOLDEN DR
ROCKWALL, TX 75087

COUCH PHILLIP R & PATTI J
7114 HUNT LN
ROCKWALL, TX 75087

STEPHENSON RONNIE R & JOHNNA
7114 ODELL AVE
ROCKWALL, TX 75087

LLEWELLYN BRIAN & SUE
7115 HUNT LAND
ROCKWALL, TX 75087

TAYLOR ROBERT C & LINDA J
7115 HOLDEN DR
ROCKWALL, TX 75087

PARISH DANNY JOE & MARI KAY
7116 HOLDEN DR
ROCKWALL, TX 75087

KENNEALY JENNIFER L AND DANIEL R
7116 HUNT LN
ROCKWALL, TX 75087

WORMSBAKER JOSHUA M AND DAWN M
7117 HOLDEN DRIVE
ROCKWALL, TX 75087

COOK JOHN M
7117 HUNT LN
ROCKWALL, TX 75087

VAUGHN FLOSSIE L &
CAROLYN WILLIS COX
7118 HOLDEN DR
ROCKWALL, TX 75087

BIGHAM BRIAN GARRETT & COURTNEY ANN
7118 HUNT LN
ROCKWALL, TX 75087

ROBERTSON RYAN L & MARCI L
7119 HOLDEN DR
ROCKWALL, TX 75087

CITY OF ROCKWALL
7119 HUNT LN
ROCKWALL, TX 75087

BLYTHE PAUL M
7120 HOLDEN DR
ROCKWALL, TX 75087

HOLLAND REBECCA E AND PAUL
7121 HOLDEN DR
ROCKWALL, TX 75087

WALL CHRISTOPHER D AND ROBIN A
7123 HOLDEN DR
ROCKWALL, TX 75087

CORY CLAYTON M & KATHLEEN A
7125 HOLDEN DR
ROCKWALL, TX 75087

CORY CLAYTON M & KATHLEEN A
7125 HOLDEN DR
ROCKWALL, TX 75087

CITY OF ROCKWALL
7131HUNT LN
ROCKWALL, TX 75087

PETERSEN SANDRA E
803 DALTON RD
ROCKWALL, TX 75087

VENETO HOLDINGS LLC
P. O. BOX 2379
CHANDLER, AZ 85244

TAYLOR ROBERT C & LINDA J
PO BOX 236
ROCKWALL, TX 75087

DOUPHRADE SHARON K
PO BOX 2561
ROCKWALL, TX 75087

JCK CUSTOM HOMES LLC
PO BOX 311
FATE, TX 75132

DEWEES JAMES R & CLOMA J
PO BOX 609
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 City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2022-008: SUP for a Residential Infill at 7106 Odell Avenue

Hold a public hearing to discuss and consider a request by Valerie Valdez of DDS Group on behalf of Blanca Canales of JCK Custom Homes, LLC for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.3990-acre parcel of land identified as Lot 7, Block A, Heritage Heights Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 7106 Odell Avenue, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, March 15, 2022 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 21, 2022 at 6:00 PM. These hearings 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.
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 Monday, March 21, 2022 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

— . . . PLEASE RETURN THE BELOW FORM — . . .

Case No. Z2022-008: SUP for a Residential Infill at 7106 Odell Avenue

Please place a check mark on the appropriate line below:

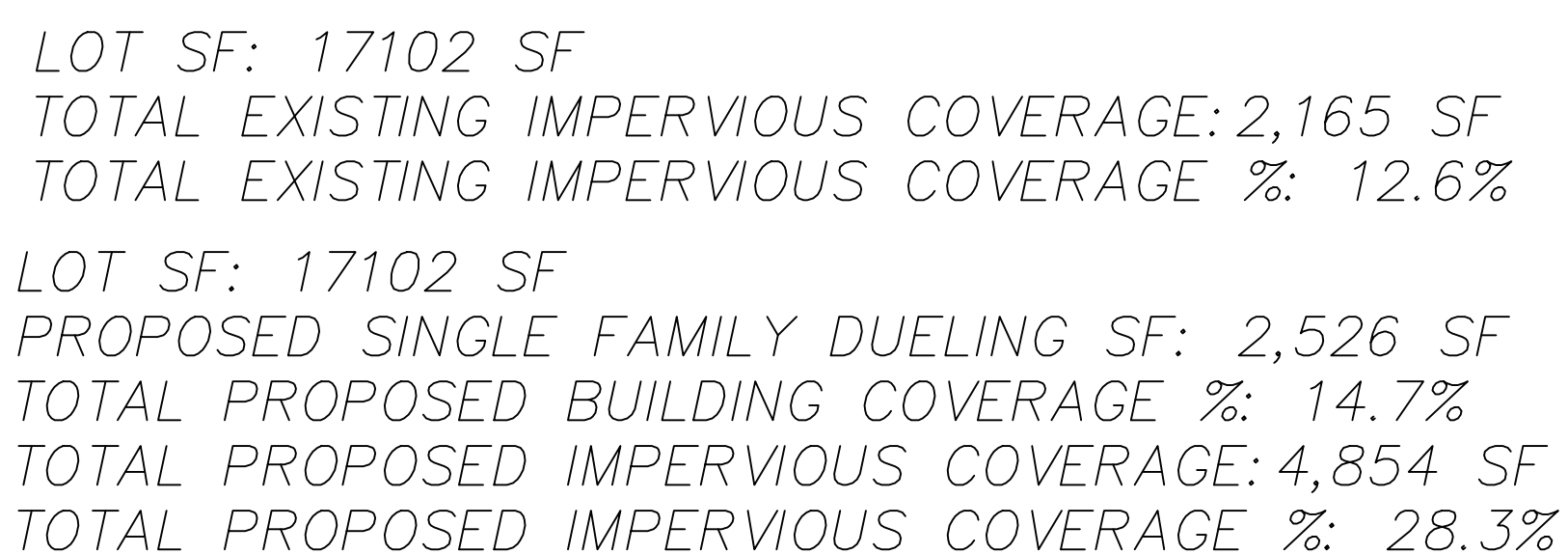
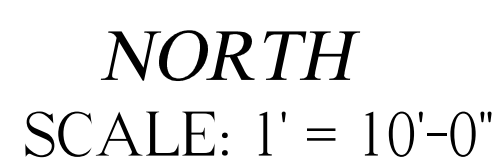
- ☐ I am in favor of the request for the reasons listed below.
- ☐ I am opposed to the request for the reasons listed below.

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



NOTES:

 - DRAINAGE FLOW
 - PROPOSED FENCE
 - EXISTING FENCE
 - CURLEX
 - RETAINING WALL
 - REQUIRED TREE PLANTING
 - REQUIRED BUSH

B.L. - BUILDING LINE
D.E. - DRAINAGE EASEMENT
P.A.E. - PEDESTRIAN ACCESS EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
T.E. - TRANSFORMER EASEMENT
U.E. - UTILITY EASEMENT
W.M.E. - WALL MAINT. EASEMENT
M.E. - MAINTENANCE EASEMENT
V.E. - VISIBILITY EASEMENT
••••• - EXPOSED AGGREGATE CONCRETE

BUILDER:HOME C & C	DATE: 01-12-2021	
ADDITION:ROCKWALL	DRAWN BY: DDSG-AA	
ADDRESS: 7106 ODELL AVE.	CITY: ROCKWALL	
LOT: 7 BLOCK: A	PLAN: N/A ELEVATION: N/A	
PHASE: N/A	SWING: RIGHT	
OPTION:N/A	NOTE: ARCHITECTURAL PLANS TAKES PRECEDENCE OVER ALL DRAWINGS, ALL FINAL DECISIONS REFER TO PLANS PROVIDE BY DDSG ARCHITECTURAL DEPARTMENT. PLOT PLAN IS APPROPRIATE PLACEMENT ONLY. BUILDER CAN VARY DUE TO ACTUAL BUILDING CONDITIONS. BUILDER IS FULLY RESPONSIBLE FOR ADHERING TO ANY AND ALL BUILDING LINES OR EASEMENTS OF RECORD OR THAT MAY NOT BO NOTED ON THE RECORDED PLAT. BUILDER TO CONFIRM THAT THIS LAYOUT HAS NO CONFLICTS WITH THE INLETS OF UTILITY SERVICES. FINAL SURVEY WILL SHOW PLACEMENT OF HOUSE AND ALL FLATWORK, SUCH AS SIDEWALKS AS PRESCRIBED BY THE BUILDER, FLATWORK IS ONLY A REPRESENTATION.	

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE DONE IN STRICT CONFORMANCE OF THESE PLANS AND ALL APPLICABLE MUNICIPAL CODES AND STANDARDS.
2. ALL SITE PAVING TO BE DONE IN ACCORDANCE WITH THE APPROVED PAVING PLAN BY THE CITY FOR THE PROJECT.
3. ALL SITE GRADING AND SUBGRADE PREPARATION SHALL BE DONE IN ACCORDANCE TO THE RECOMMENDATIONS AS OUTLINED IN THE SOILS REPORT FOR THE SITE.
4. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF PERMITTING. AT THE REQUEST OF THE CLIENT, GRADING PLAN WAS ASKED TO BE PREPARED BASED ON PUBLIC TOPOGRAPHIC INFORMATION OBTAINED FROM NCTCOG MAP. OKM ENGINEERING, INC. CANNOT BE HELD LIABLE FOR ANY INCONSISTANCIES ASSOCIATED WITH THE USAGE OF SUCH TOPOGRAPHIC MAP. CONTRACTOR SHALL ENGAGE THE SERVICES OF A REGISTERED PROFFESIONAL SURVEYOR TO VERIFY ALL SPOT ELEVATIONS REFLECTED ON THIS DRAWING, INCLUDING THE TOP OF CURB, TOP OF ASPHALT OR PAVEMENT AND EXISTING GRADES. DESIGN ENGINEER SHALL BE CONTACTED IF THERE IS ANY INFORMATION OBTAINED FROM THE ABOVE MENTIONED SURVEY THAT IN THE OPINION OF THE CONTRACTOR WOULD AFFECT THE RECOMMENDED DESIGN ON THIS PLAN FOR CLARIFICATION, PRIOR TO THE BEGINNING OF ANY CONSTRUCTION.
5. THE CONTRACTOR SHALL MEET OSHA STANDARDS FOR TRENCH SAFETY.
6. THE CONTRACTOR SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF ANY CONSTRUCTION. IN THE EVENT OF ANY CONFLICT, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY. MINOR ADJUSTMENTS OF FINISHED GRADES TO ACCOMPLISH SPOT DRAINAGE ARE ACCEPTABLE IF NECESSARY, UPON PRIOR APPROVAL OF THE ENGINEER.
7. PRIOR TO PLACING FILL, THE SUBGRADE SHALL BE SCARIFIED TO A DEPTH OF SIX INCHES AND RECOMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR AT OR SLIGHTLY ABOVE THE MOISTURE CONTENT AS DETERMINED BY ASTM D-698. FILL MATERIAL SHALL BE PLACED IN SIX TO NINE INCH LIFTS AND COMPACTED IN A SIMILAR MANNER.
8. COLLECT ROOF STORMWATER AND DISCHARGE WITH ROOF PERIMETER DRAIN AND DOWN SPROUT THROUGH THE EAST SIDE OF THE BLDG.
9. MAXIMUM EARTH GRADE = 25%. MINIMUM EARTH GRADE = 1%.
10. NO TREE SHALL BE PLANTED WITHIN 20 FEET OF THE BUILDING FOUNDATION.
11. SERVICES OF STRUCTURAL ENGINEER MUST BE ENGAGED FOR DESIGN OF RETAINING WALL WITH OVER FOUR FEET IN HEIGHT, BASED ON ALL HEIGHT AS MEASURED FROM BOTTOM OF WALL (B.W.) TO TOP OF WALL (T.W.).

EXISTING UTILITY NOTES:

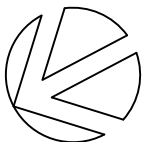
1. THE LOCATION OF ALL UNDERGROUND FACILITIES AS INDICATED ON THE PLANS ARE TAKEN FROM PUBLIC RECORDS. OKM ENGINEERING, INC. (OKM) ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SUCH RECORDS AND DOES NOT GUARANTEE THAT ALL UNDERGROUND UTILITIES ARE SHOWN OR ARE LOCATED PRECISELY AS INDICATED.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.
3. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND FACILITIES FOUND.
4. NOTIFY IF ANY UNDERGROUND UTILITIES ARE NOT IN THE LOCATIONS INDICATED ON THESE PLANS (HORIZONTALLY AND VERTICALLY) OR CONFLICT WITH ANY PROPOSED IMPROVEMENTS ASSOCIATED WITH THESE PLANS.
5. ANY EXISTING UTILITY APPURTENANCES (MH, VALVES, METER BOXES, ETC.) TO BE ADJUSTED TO MATCH THE PROPOSED FINISHED GRADES AS INDICATED ON THESE PLANS. NOTIFY IF THERE IS A PROBLEM MAKING SAID ADJUSTMENTS.

SPOT ELEVATION KEY:

102'-000.0
X- SPOT ELEVATION
TP - TOP OF SWALE
TW - TOP OF WALL
BW - BOTTOM OF WALL



J.S.B Engineer
E-20338



NORTH

SCALE: 1" = 20'-0"

CALL BEFORE YOU DIG
TEXAS ONE CALL SYSTEM (800-245-4545) MUST BE CONTACTED PRIOR TO ANY EXCAVATION OPERATION BEING PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE TEXAS ONE CALL SYSTEM.

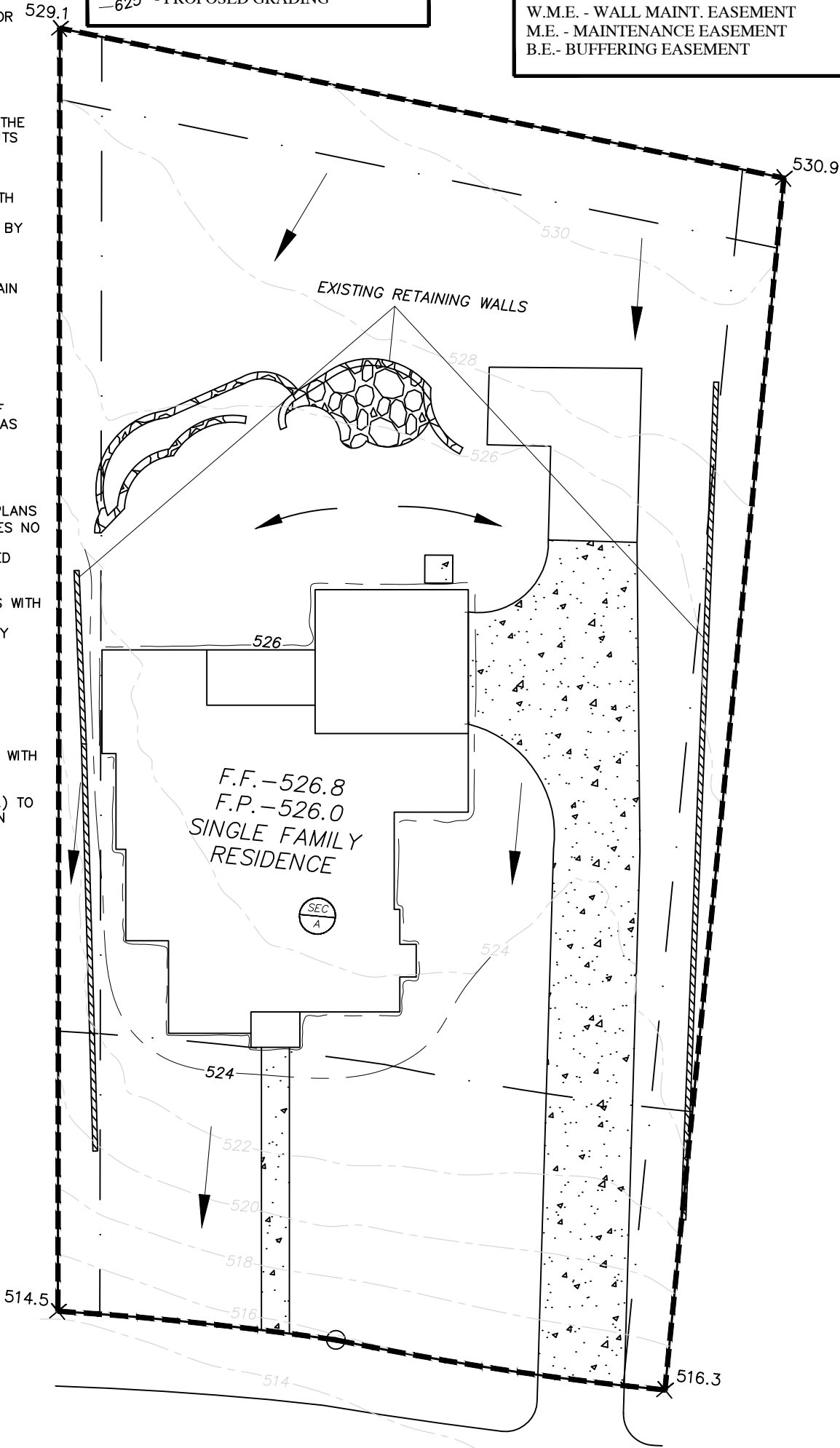
LEGEND

- - PROPOSED DRAINAGE
— - PROPOSED FENCE
○ - EXISTING FENCE
▨ - CURLEX
■ - RETAINING WALL
-625- - EXISTING GRADING
-625- - PROPOSED GRADING

CAUTION - CONTRACTOR'S NOTE

THE CONTRACTOR SHALL LOCATE THE VERTICAL AND HORIZONTAL LOCATIONS OF ALL EXISTING UTILITIES IN THE AREA OF CONSTRUCTION. THE LOCATION OF EXISTING UTILITIES ARE SHOWN BASED ON BEST AVAILABLE INFORMATION AND SHALL NOT BE TAKEN AS EXACT OF COMPLETE. THE CONTRACTOR SHALL NOTIFY THE APPLICABLE UTILITY COMPANY AT LEAST 48 HOURS PRIOR TO BEGINNING EXCAVATION NEAR THE FACILITY.

L.E. - LANDSCAPE EASEMENT
D.E. - DRAINAGE EASEMENT
P.A.E. - PEDESTRIAN ACCESS EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
T.E. - TRANSFORMER EASEMENT
U.E. - UTILITY EASEMENT
W.M.E. - WALL MAINT. EASEMENT
M.E. - MAINTENANCE EASEMENT
B.E. - BUFFERING EASEMENT



ODELL AVE
GRADING TYPE "A"

STORM WATER CALCS

SECTION	HARD SURFACE	RAINFALL INTENSITY	CONTRIBUTING AREA	CFS
A	0.500	9.800	0.392	1.920800

ADDRESS: 7106 ODELL AVE.

ROCKWALL, TX.

DRAWN BY: DDSG

DATE: 01-13-2022

DDS GROUP

GRADING PLAN

GENERAL NOTES

- REPORT ANY AND ALL DISCREPANCIES, ERRORS OR OMISSIONS IN THE DOCUMENTS TO THE BUILDER/ARCHITECT PRIOR TO THE ORDERING OF ANY MATERIALS AND/OR THE COMMENCEMENT OF CONSTRUCTION.
- ALL DIMENSIONS TO BE VERIFIED AT JOBSITE.
- SLIGHT ADJUSTMENT IN WALL LOCATIONS, UP TO 1", SHALL BE MADE IN ORDER TO GET PLUMBING IN WALLS SO LONG AS IT DOES NOT EFFECT THE FUNCTION OF FLOOR, OR ROOF TRUSSES. THIS DOES NOT RELIEF THE PLUMBER OF LIABILITY IF NOT DONE.
- UNDER NO CIRCUMSTANCES SHALL ANY DIMENSION BE SCALED FROM THESE DRAWINGS. ANY CRITICAL DIMENSIONS NOT GIVEN SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDER/ARCHITECT PRIOR TO CONSTRUCTION.
- DOOR AND WINDOW ROUGH OPENINGS SHALL BE SUCH THAT OUTSIDE EDGES OF ADJACENT DOOR, WINDOW, AND TRANSOM TRIM IS ALIGNED, UNLESS OTHERWISE NOTED.
- WINDOW SIZES GIVEN ARE APPROXIMATE UNIT SIZES. VERIFY ACTUAL SIZES AND ROUGH OPENING REQUIREMENTS WITH MANUFACTURER.
- U.N.O. ALL DOORS TO BE 6'-8."
- U.N.O. ALL ANGLED WALLS TO BE AT 45' DEGREES.
- FRAME ALL DOORS 3" FROM CORNERS WHERE POSSIBLE U.N.O.
- ALL WALLS AT OPEN SIDES ON STAIRS (NO 1/2 WALL NOTED) TO BE UNDER TREADS (WATERFALL STYLE).
- U.N.O. HEADER HEIGHTS SHALL BE AS FOLLOWS: 8' PLATE: 6'-10", 9' PLATE: 7'-10", 10' PLATE: 8'-10"
- "CORNERS" AND "T'S" SHALL BE TRUE, NOT CALIFORNIA STYLE.
- ALL INTERIOR AND EXTERIOR CORNERS SHALL HAVE MOIST-STOP RAN VERTICALLY UNDER THE SHEATHING.
- PROVIDE ATTIC VENTING AT REAR OR SIDE OF ROOF AS REQUIRED PER PLANS AND CODE.
- ALL BATHROOM MIRRORS TO BE INSERTED 1" FROM EDGE OF COUNTERTOPS.
- PROVIDE FIRE-RATED SHEETROCK AT UTILITY/ GARAGE COMMON WALLS AND CEILINGS AS REQUIRED BY CODE.
- SEE BUILDER SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- U.N.O. FIREPLACE BOX TO BE SET ON 8" CONC. BLOCK W/ 20" DEEP FLUSH HEARTH THAT EXTENDS 12" MIN. BEYOND OPENING AS REQUIRED BY CODE.

SQUARE FOOTAGE TABLE

AREA	MASONRY
FIRST FLOOR	1,928 SF
SECOND FLOOR	1,098 SF
TOTAL LIVING	3,026 SF
GARAGE	444 SF
FRONT PORCH	34 SF
COVERED PATIO	123 SF
TOTAL COMBINED	3,627 SF
TOTAL SLAB	2529 SF

MASONRY LEGEND

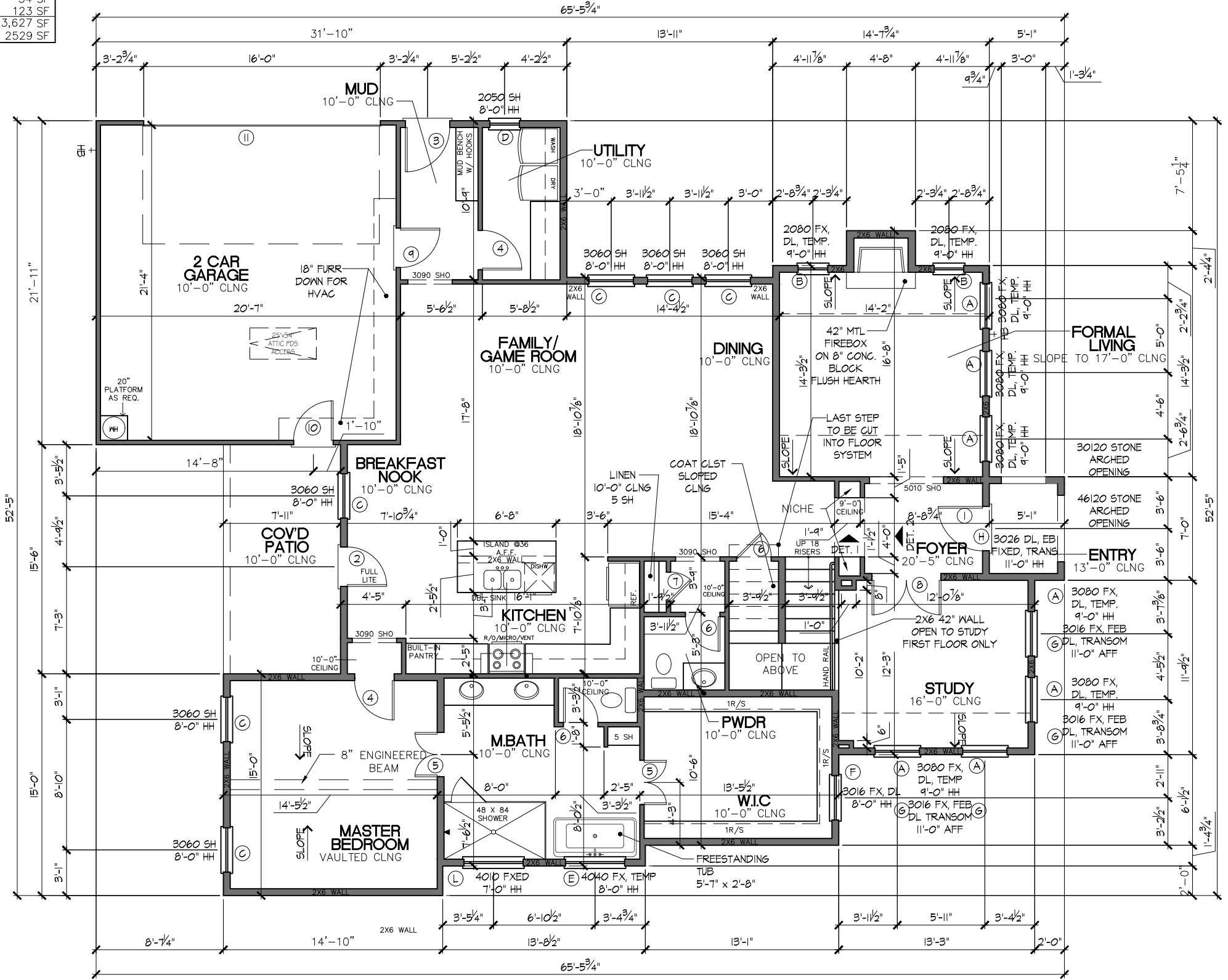


DOOR SCHEDULE - FIRST FLOOR

NUMBER	QUANTITY	TYPE	DESCRIP.
1	1	3080	EXTERIOR ENTRY DOOR W/ HALF DIVIDED LIGHT
2	1	2880	EXTERIOR 1' LT DOOR
3	1	2880	EXTERIOR W/ HALF DL
4	2	2880	INTERIOR
5	2	2-1680	INTERIOR
6	3	2480	INTERIOR
7	1	2080	INTERIOR
8	1	2-2480	INTERIOR - FRENCH DOORS
9	1	2880	INTERIOR SOLID CORE DOOR
10	1	2880	EXTERIOR SOLID CORE DOOR
11	1	16080	GARAGE OVERHEAD

WINDOW SCHEDULE

LETTER	QUANTITY	TYPE	DESCRIP.
A	7	3080	VINYL 3 STAR ENERGY - FIXED, DL, TEMPERED
B	2	2080	VINYL 3 STAR ENERGY - FIXED, DL, TEMPERED
C	6	3060	VINYL 3 STAR ENERGY - SINGLE HUNG
D	1	2050	VINYL 3 STAR ENERGY - SINGLE HUNG
E	1	4040	VINYL 3 STAR ENERGY - FIXED, TEMPERED
F	1	3016	VINYL 3 STAR ENERGY - FIXED, DL
G	5	3016	VINYL 3 STAR ENERGY - FIXED, DL, EB, TRANS
H	1	3026	VINYL 3 STAR ENERGY - FIXED, DL, EB, TRANS
J	5	3050	VINYL 3 STAR ENERGY - SINGLE HUNG, DL
K	2	2030	VINYL 3 STAR ENERGY - FIXED, DL, EB
L	1	4010	VINYL 3 STAR ENERGY - FIXED
M	2	3050	VINYL 3 STAR ENERGY - SH, DIVIDED LIGHT



1 FIRST FLOOR PLAN

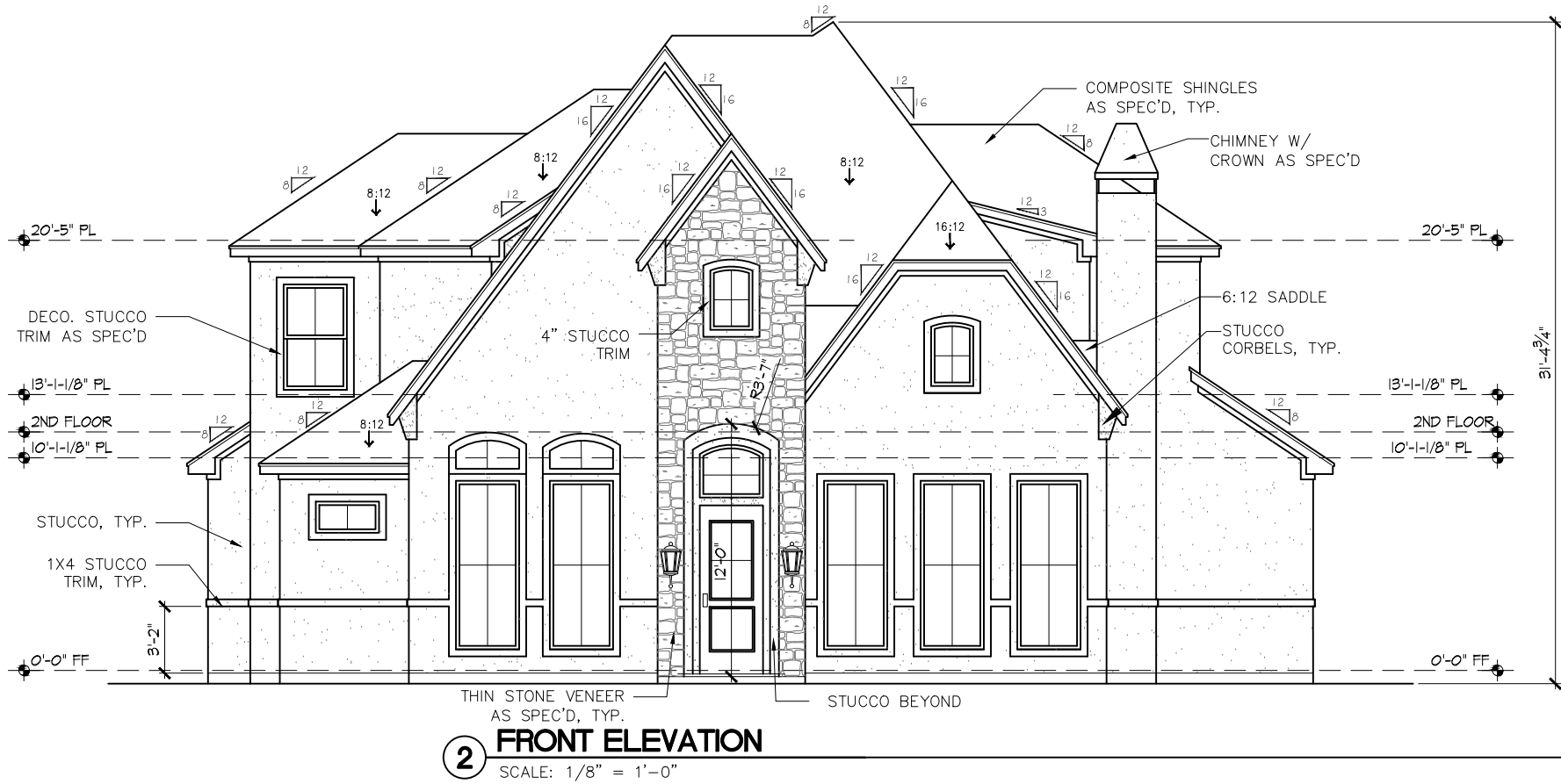
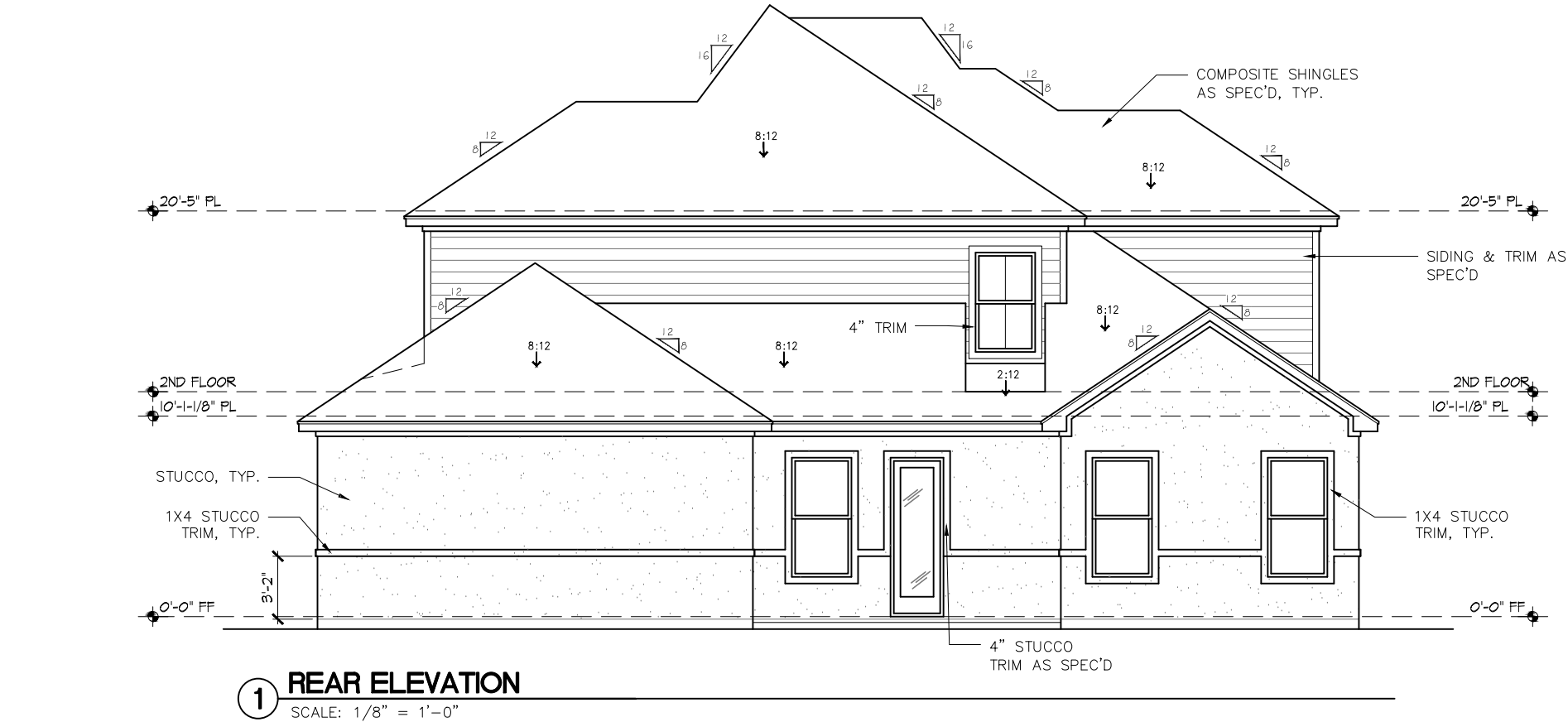
SCALE: 1/8" = 1'-0"

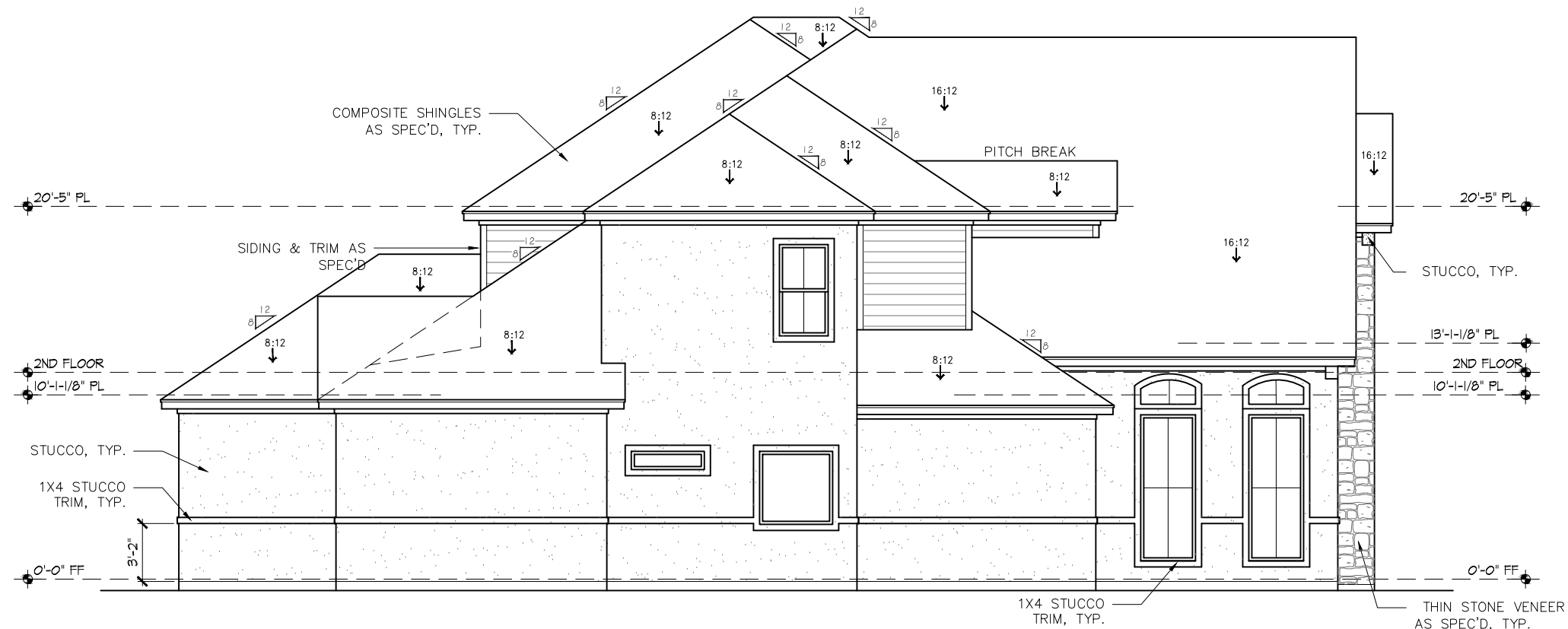
WINDOW SCHEDULE			
LETTER	QUANTITY	TYPE	DESCRIP.
A	7	3080	VINYL 3 STAR ENERGY – FIXED, DIVIDED LIGHT
B	2	2080	VINYL 3 STAR ENERGY – FIXED, DIVIDED LIGHT
C	6	3060	VINYL 3 STAR ENERGY – SINGLE HUNG
D	1	2050	VINYL 3 STAR ENERGY – SINGLE HUNG
E	1	4050	VINYL 3 STAR ENERGY – FIXED, TEMPERED
F	1	3018	VINYL 3 STAR ENERGY – FIXED, DL
G	5	3216	VINYL 3 STAR ENERGY – FIXED, DL, EB, TRANS
H	1	3023	VINYL 3 STAR ENERGY – FIXED, DL, EB, TRANS
J	6	3050	VINYL 3 STAR ENERGY – SINGLE HUNG
K	2	2030	VINYL 3 STAR ENERGY – FIXED, DL, EB
L	1	4010	VINYL 3 STAR ENERGY – FIXED
M	1	3050	VINYL 3 STAR ENERGY – FIXED, DIVIDED LIGHT



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

MASONRY CALCULATIONS				
AREA	SIDING	%SDNG.	MASON.	%MAS.
REAR	153 SF	25.3%	451 SF	74.7%
FRONT	0 SF	0.0%	780 SF	100.0%
LEFT	51 SF	6.8%	696 SF	93.2%
RIGHT	72 SF	10.3%	630 SF	89.7%
TOTAL	276 SF	9.7%	2,557 SF	90.3%
TOTAL THIN STONE VENEER 180 SF				
TOTAL STONE AREA IS INCLUDED IN MASONRY CALCULATIONS				

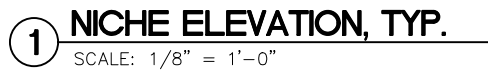




1 LEFT ELEVATION
SCALE: 1/8" = 1'-0"



2 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



DDS GROUP
469-999-0800
123 W. MAIN ST.
GRAND PRAIRIE TX. 75050
WWW.DDSGROUP.COM

SIGNER:
S GROUP

PROJECT #:

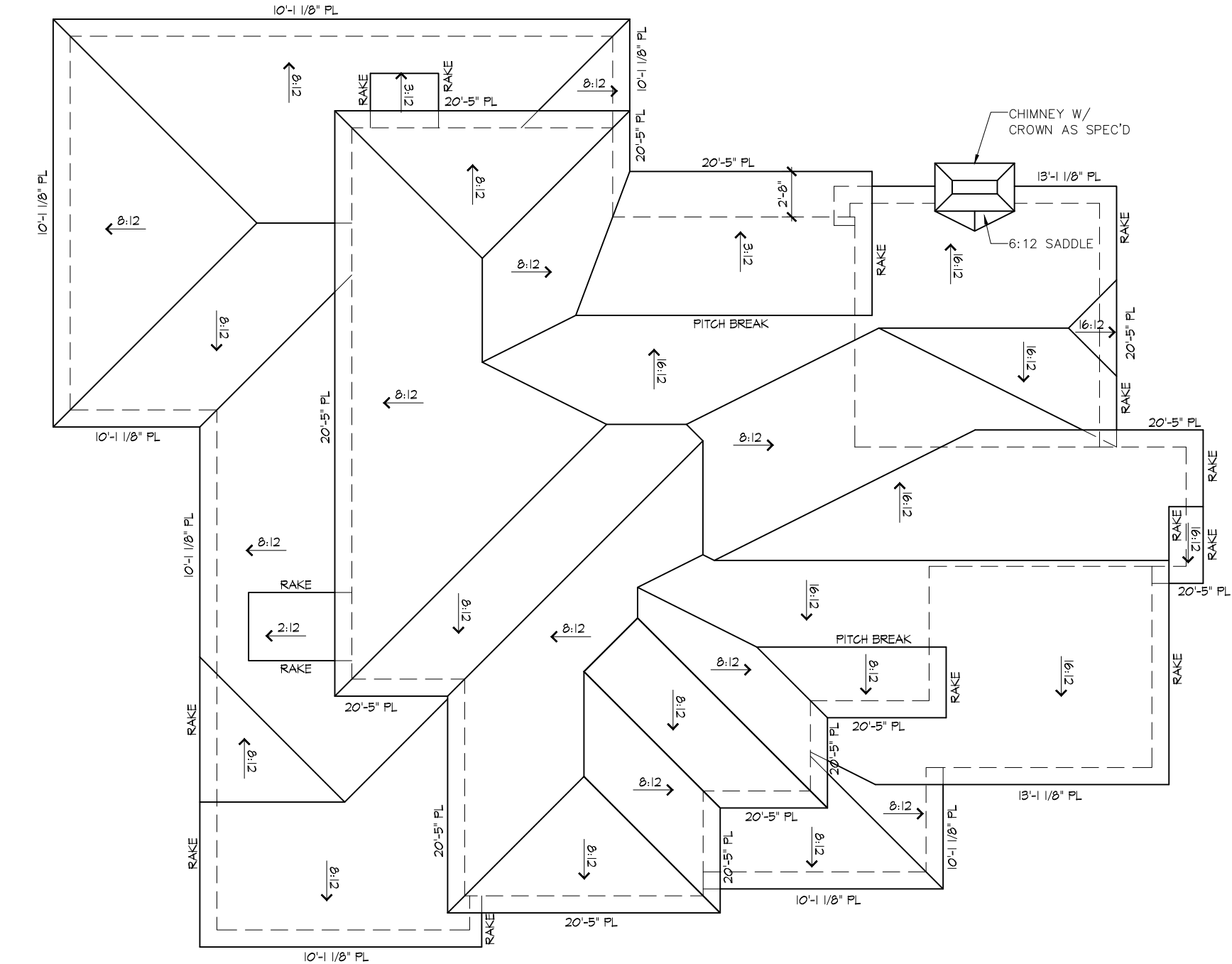
7106 ODELL AVENUE
ROCKWALL, TX

ELEVATION:
A

HEET NUMBER:
A6

ATTIC VENT CALCULATIONS —(MINIMUM)	
TOTAL ROOF AREA (INCLUDING OVERHANG)	2,784 SF
TOTAL FREE AREA VENT REQD. (ROOF AREA / 300.00)	9 SF
TOTAL # OF ROOF VENTS REQD. (TOTAL FREE AREA / 2 / 1.0 SF)	5 VENTS
TOTAL # OF SOFFIT VENTS REQD. (TOTAL FREE AREA / 2 / .39 SF)	12 VENTS

ROOF NOTES	
1. ARROWS INDICATE DOWNWARD SLOPE.	
2. VERIFY FREE AREA OF VENTS REQUIRED.	
3. OVERHANGS 12" MIN. FROM OUTSIDE FACE OF FRAME (UNLESS OTHERWISE NOTED ON ROOF PLAN.)	



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



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2022-008

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
7100 Odell Ave	Single-Family Home		3,137	N/A	Brick
7101 Odell Ave	Single-Family Home	1983	2,654	160	Brick
7102 Odell Ave	Single-Family Home	1977	3,230	320	Brick
7103 Odell Ave	Single-Family Home	1994	2,318	240	Brick
7104 Odell Ave	Single-Family Home	1982	2,613	352	Brick
7105 Odell Ave	Single-Family Home	1978	2,161	100	Brick
7106 Odell Ave	Detached Garage	2005	N/A	N/A	N/A
7107 Odell Ave	Single-Family Home	1994	2,644	44	Brick
7108 Odell Ave	Single-Family Home	1990	1,941	N/A	Brick
7109 Odell Ave	Single-Family Home	1993	2,183	N/A	Brick
7110 Odell Ave	Single-Family Home	2001	2,406	64	Brick
7111 Odell Ave	Single-Family Home	1990	2,130	168	Brick
7112 Odell Ave	Single-Family Home	1998	2,697	256	Brick
7113 Odell Ave	Single-Family Home	1995	2,031	168	Brick
7114 Odell Ave	Single-Family Home	1996	3,052	240	Brick
7116 Hunt Lane	Single-Family Home	1994	3,281	116	Brick
AVERAGES:		1991	2,565	186	



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7100 ODELL AVE



7101 ODELL AVE



CITY OF ROCKWALL

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7102 ODELL AVE



7103 ODELL AVE



CITY OF ROCKWALL

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7104 ODELL AVE



7105 ODELL AVE



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7106 ODELL AVE



7107 ODELL AVE



CITY OF ROCKWALL

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7108 ODELL AVE



7109 ODELL AVE



CITY OF ROCKWALL

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7110 ODELL AVE



7111 ODELL AVE



CITY OF ROCKWALL

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7112 ODELL AVE



7113 ODELL AVE



CITY OF ROCKWALL

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7114 ODELL AVE



7116 HUNT LANE

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.3990-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 7, BLOCK A, HERITAGE HIEGHTS ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Valerie Valdez of DDS Group on behalf of Blanca Canales of JCK Custom Homes, LLC for the approval of a Specific Use Permit (SUP) for *Residential Infill Adjacent in an Established Subdivision* to allow the construction of a single-family home on a 0.3990-acre parcel of land being described as Lot 7, Block A, Heritage Heights Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 7106 Odell Avenue, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.07, *Single-Family*

10 (SF-10) District, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home on the *Subject Property* and conformance to these operational conditions are required:

- (1) The development of the *Subject Property* shall generally conform to the Residential Plot Plan as depicted in *Exhibit 'B'* of this ordinance.
- (2) The construction of a single-family home on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of this ordinance.
- (3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [Ordinance No. 20-02].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 4TH DAY OF APRIL, 2022.

Kevin Fowler, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: March 21, 2022

2nd Reading: April 4, 2022

Exhibit 'A'
Location Map and Legal Description

Address: 7106 Odell Ave

Legal Description: Lot 7, Block A, Heritage Heights Addition

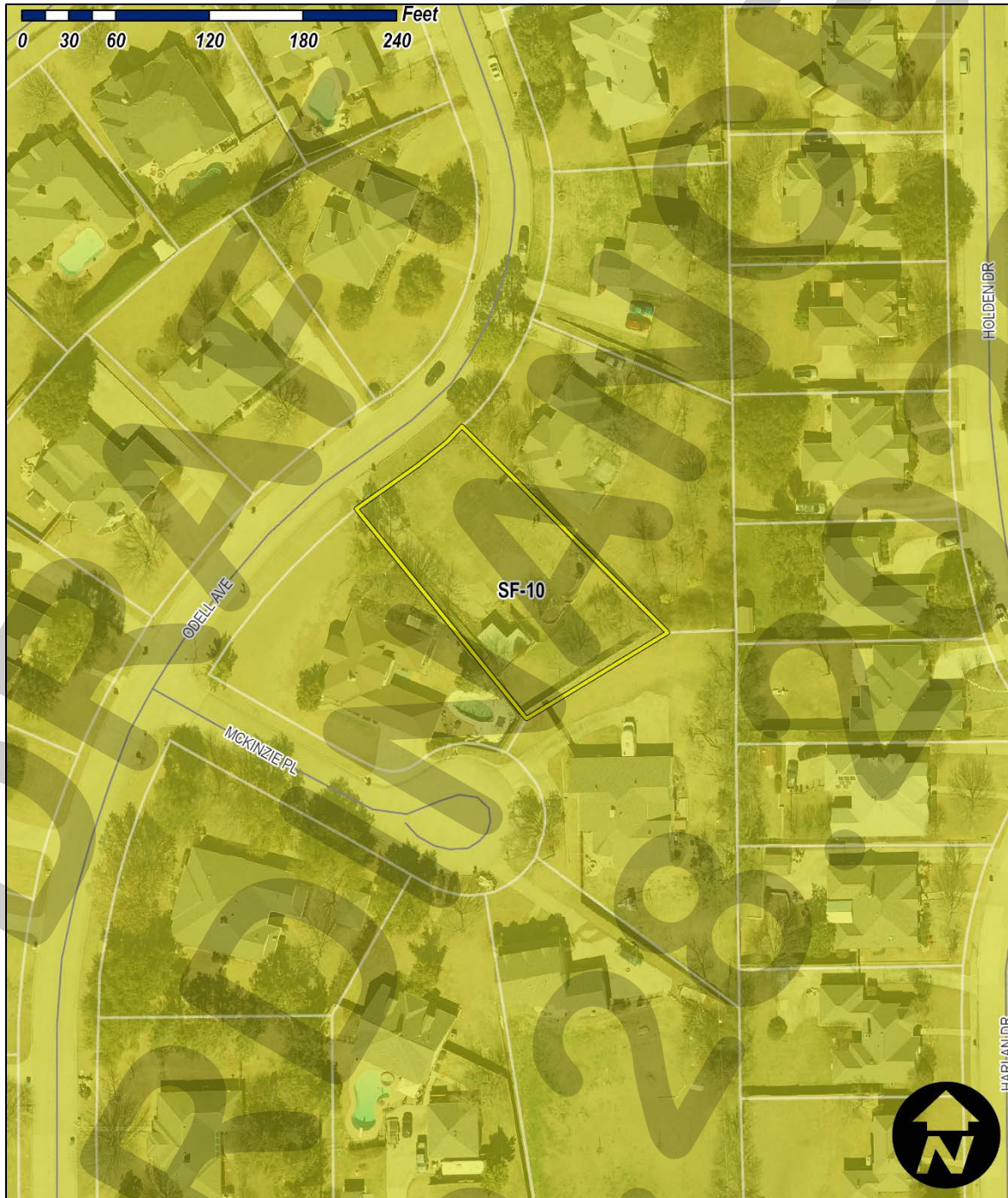


Exhibit 'B':
Residential Plot Plan

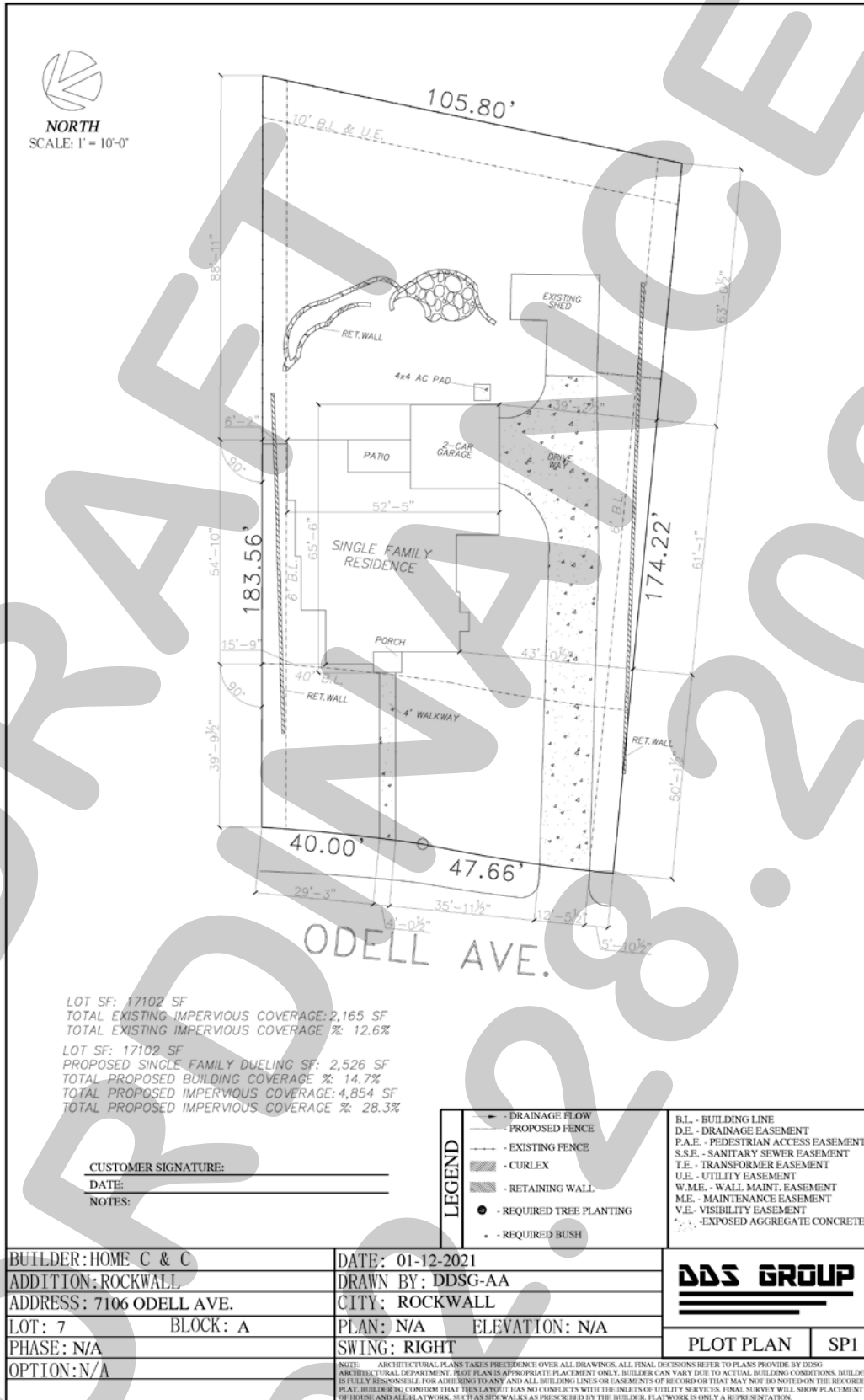


Exhibit 'C':
Building Elevations

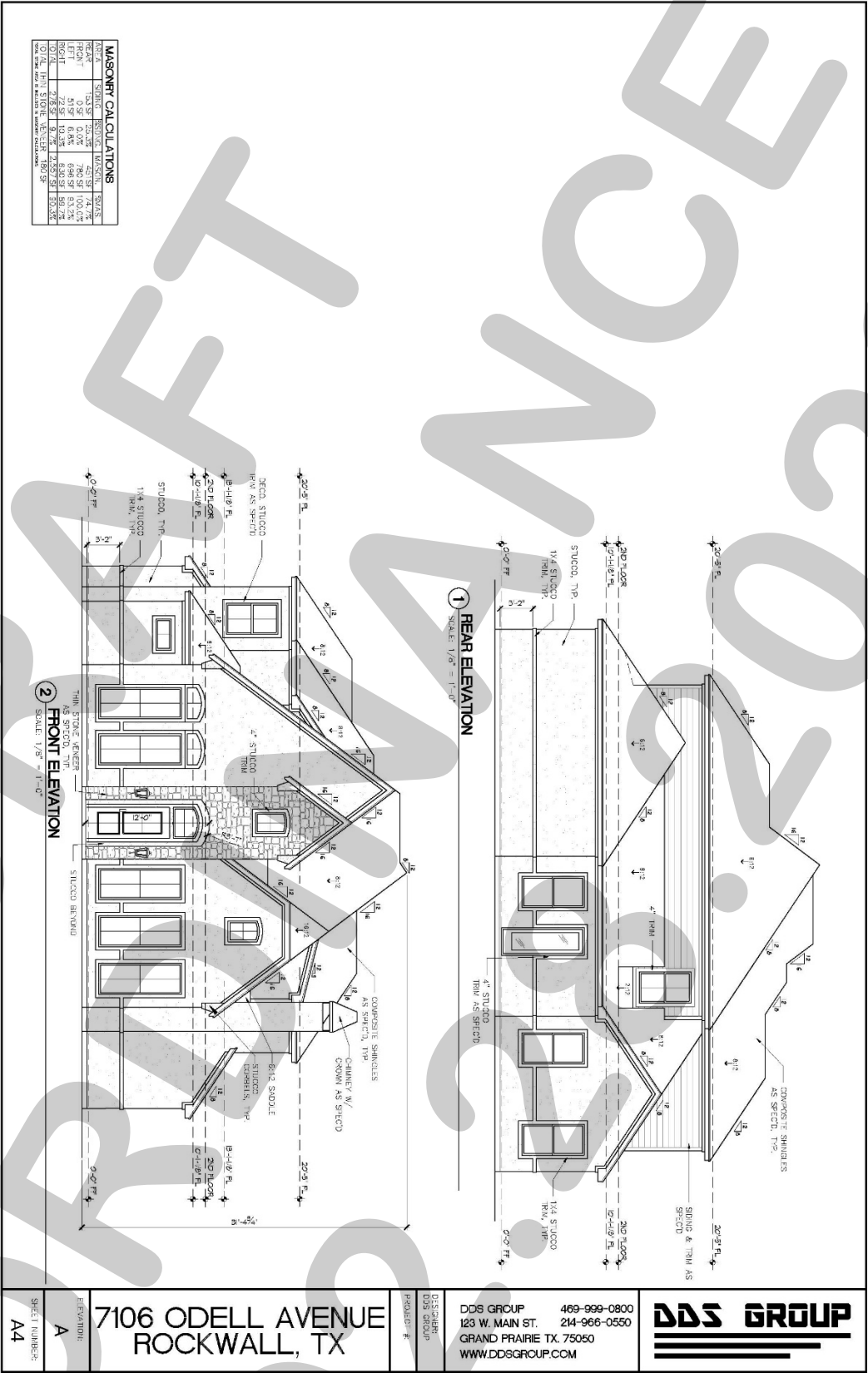
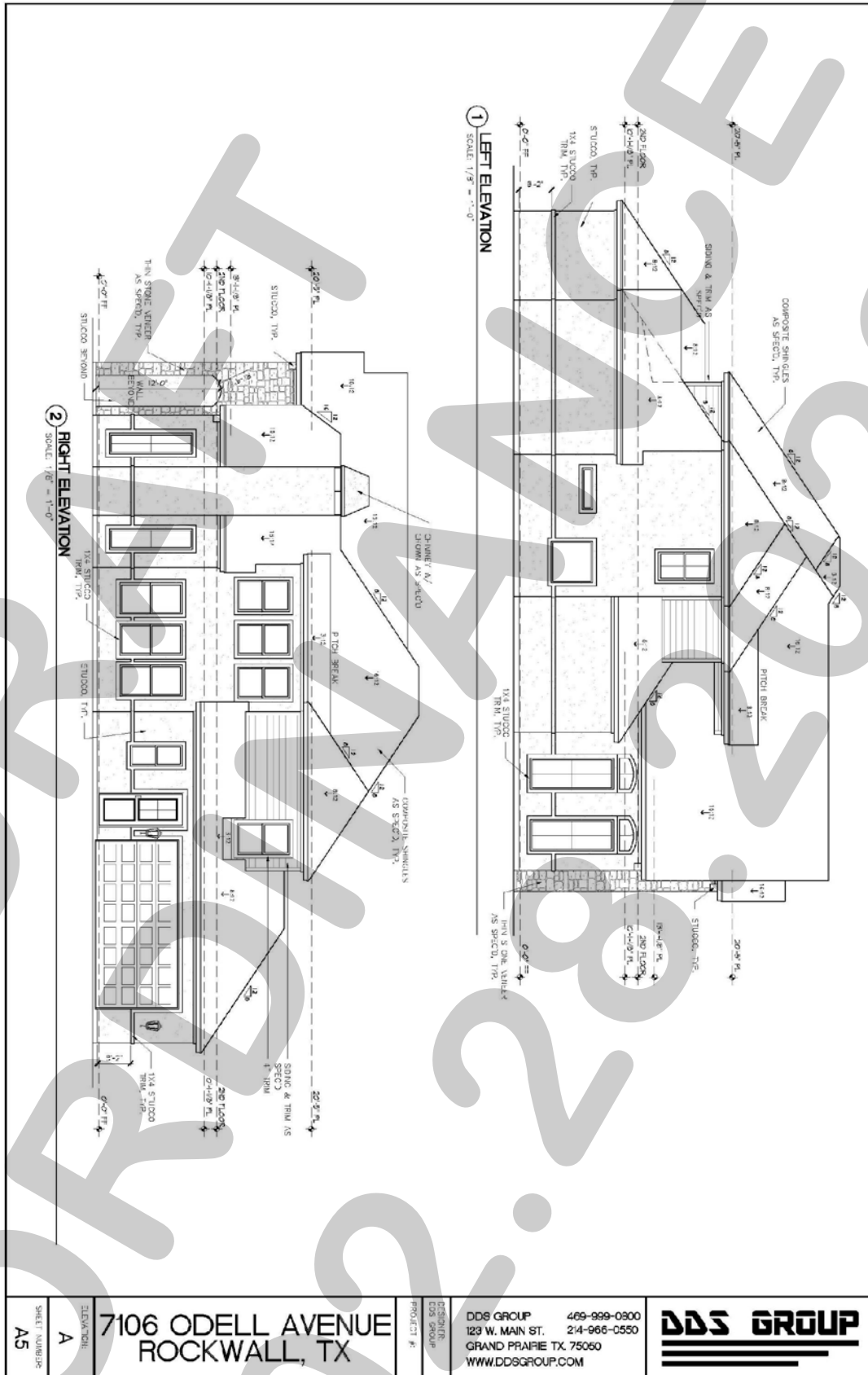


Exhibit 'C':
Building Elevations





CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission

DATE: March 15, 2022

APPLICANT: Valerie Valdez; *Design and Drafting Services Group*

CASE NUMBER: Z2022-008; *Specific Use Permit (SUP) for a Residential Infill within an Established Subdivision at 7106 Odell Avenue*

SUMMARY

Hold a public hearing to discuss and consider a request by Valerie Valdez of DDS Group on behalf of Blanca Canales of JCK Custom Homes, LLC for the approval of a Specific Use Permit (SUP) for *Residential Infill within an Established Subdivision* on a 0.3990-acre parcel of land identified as Lot 7, Block A, Heritage Heights Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 7106 Odell Avenue, and take any action necessary.

BACKGROUND

The subject property was platted as Lot 7, Block A, Heritage Heights Addition on February 1, 1970. On November 7, 1983 the subject property along with the rest of the Heritage Heights Subdivision was annexed into the City of Rockwall by *Ordinance No. 83-57 [Case No. A1983-002]*. At the time of annexation the Heritage Heights Subdivision was zoned Agricultural (AG) District. On May 7, 1984, the City Council adopted a City initiated zoning case [*Case No. PZ1984-037-01; Ordinance No. 84-23*] changing the zoning of the Heritage Heights Subdivision from Agricultural (AG) District to Single-Family 10 (SF-10) District. Based on aerial imagery, a single-family home was constructed on the subject property in 2005, but was demolished due to a fire that occurred on the property around December of 2009. The subject property remained vacant since this date.

PURPOSE

The applicant is requesting the approval of a Specific Use Permit (SUP) for the purpose of constructing a single-family home on the subject property in accordance with Subsection 02.03(B)(11), *Residential Infill in or Adjacent to an Established Subdivision*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is located at 7106 Odell Avenue. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are eight (8) parcels of land (*i.e. Lots 8-14 and 31, Block A, Heritage Heights Addition*). These properties are zoned Single-Family 10 (SF-10) District and have single-family homes situated on them. Beyond this is Hunt Lane, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is one (1) parcel of land with a single-family home situated on it (*i.e. Lot 6 Block A, Heritage Heights Addition*). This property is zoned Single-Family 10 (SF-10) District. Beyond this is McKinzie Place which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond McKinzie Place is one (1) parcel of land with a single-family home situated on it (*i.e. Lot 3, Block A, Heritage Heights Addition*). Beyond this is Dalton Road which is classified as a M4U (*i.e. major collector, four (4) lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is one (1) parcel of land (i.e. Lot 6, Block A, Heritage Heights Addition) zoned Single-Family 10 (SF-10) District. Beyond this is Holden Drive which is classified as a R2 (i.e. residential, two [2] lane, undivided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is Odell Avenue, which is classified a R2 (i.e. residential, two [2] lane, undivided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond that is two (2) parcels of land with single-family homes situated on them (i.e. Lots 7 and 11, Block B, Heritage Heights Addition). Beyond this Hunt Lane, which is classified as a R2 (i.e. residential, two [2] lane, undivided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

CHARACTERISTICS OF THE REQUEST AND CONFORMANCE TO THE CITY'S CODES

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as "(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out." An *established subdivision* is further defined in Subsection 02.03(B) (11) of Article 04, *Permissible Uses*, of the UDC as "...a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years." In this case, the subject property is located within the Heritage Heights Addition, which was established on February 1, 1970 and consists of 78 single-family residential lots. The subject property is one (1) of two (2) vacant parcels of land in the Heritage Heights Subdivision. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being within an established subdivision and being zoned Single-Family 10 (SF-10) District, requires a Specific Use Permit (SUP).

In addition, Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC states that, "...the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing ... [and] (a)ll housing proposed under this section [i.e. *Residential Infill in or Adjacent to an Established Subdivision*] shall be constructed to be architecturally and visually similar or complimentary to the existing housing ..." The following is a summary of observations concerning the housing on Odell Avenue and Hunt Lane compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing on Odell Ave & Hunt Lane	Proposed Housing
Building Height	One (1) and Two (2) Story	Two (2) Story
Building Orientation	All of the homes are oriented toward the street they are built along.	The front elevation of the home will face Odell Avenue
Year Built	1977 - 2005	N/A
Building SF on Property	44 SF – 3,281 SF	3026 SF
Building Architecture	Single-Family Homes	Comparable Architecture to the Surrounding Single-Family Homes
Building Setbacks:		
Front	Estimated Between 30-Feet and 40-Feet	40-Feet
Side	Estimated between zero (0) and greater than ten (10) feet.	Greater than Ten (10) Feet
Rear	The rear yard setbacks appear to be greater than ten (10) feet.	Greater Than Ten (10) Feet
Building Materials	Brick and Siding	Stucco, Stone, and Siding
Paint and Color	White, Tan, Grey, Brown, and Red	White
Roofs	Composite and Asphalt Shingles	Composite and Asphalt Shingles
Driveways/Garages	Driveways all front the same street the single-family home faces, and are oriented in a side entry or a j-swing (traditional swing) configuration	Attached garage situated behind the primary structure in a side entry configuration.

The proposed single-family home meets all of the density and dimensional requirements for a property situated within a Single-Family 10 (SF-10) District as stipulated by the Unified Development Code (UDC). For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the subject property, staff has provided photos of the properties along Odell Avenue, Hunt Street, and the proposed building elevations in the attached packet. The approval of this request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission and a finding that the proposed house will not have a negative impact on the existing subdivision.

NOTIFICATIONS

On February 23, 2022, staff mailed 46 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Harland Park, Rockwall Shores, and The Shores at Lake Ray Hubbard Homeowner's Associations (HOA), which are the only HOAs within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was written, staff had received two (2) notices in favor of the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision*, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) Development of the *Subject Property* shall generally conform to the Residential Plot Plan as depicted in *Exhibit 'B'* of the draft ordinance.
 - (b) Construction of a single-family home on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of the draft ordinance; and,
 - (c) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) 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.

PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 2/25/2022

PROJECT NUMBER: Z2022-008
PROJECT NAME: SUP for Residential Infill at 7106 Odell Avenue
SITE ADDRESS/LOCATIONS: 7106 ODELL AVE, ROCKWALL, 75087

CASE MANAGER: Bethany ross
CASE MANAGER PHONE: (972) 772-6488
CASE MANAGER EMAIL: bross@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Valerie Valdez of DDS Group on behalf of Blanca Canales of JCK Custom Homes, LLC for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.3990-acre parcel of land identified as Lot 7, Block A, Heritage Heights Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 7106 Odell Avenue, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Ryan Miller	02/25/2022	Approved w/ Comments

02/25/2022: Z2022-008; Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision for 7106 Odell Avenue
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This request is for the approval of a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision on a 0.3990-acre parcel of land identified as Lot 7, Block A, Heritage Heights Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, and addressed as 7106 Odell Avenue.
- I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com. March 7, 2022 is the deadline to have all comments; please provide staff revised plans before March 7, 2022 to ensure all comments are addressed.
- M.3 For reference, include the case number (Z2022-008) in the lower right-hand corner of all pages on future submittals.
- I.4 According to Subsection 02.03(B) (11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), an Established Subdivision is defined as any subdivision that [1] consists of five (5) or more lots, [2] that is 90% or more developed, and [3] that has been in existence for more than ten (10) years. In this case, the subject property is the last vacant parcel located within the Heritage Heights Subdivision, which consists of 78 lots and was established on February 1, 1970.
- I.5 Subsection 02.03(B)(11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), states that "(i)n reviewing the Specific Use Permit (SUP), the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing in the Established Subdivision ... [and] all housing proposed under this section shall be constructed to be architecturally and visually similar or complimentary to the existing housing in the Established Subdivision."
- I.6 In this case, the proposed request appears to meet all of the requirements for Residential Infill Adjacent to an Established Subdivision, and the zoning requirements for a property in a Single-Family 10 (SF-10) District.
- M.7 Please review the attached Draft Ordinance prior to the February 28, 2022 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than March 7, 2022. In reviewing the Draft Ordinance, please pay close attention to staff's suggestions.
- I.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on March 7, 2022; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the March 15, 2022, Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on February 28, 2022.
- I.9 The projected City Council meeting dates for this case will be March 21, 2022 (1st Reading) and April 4, 2022 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
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ENGINEERING	Amy Williams	02/24/2022	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	02/22/2022	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	02/23/2022	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/22/2022	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ryan Miller	02/25/2022	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	02/22/2022	Approved w/ Comments
02/22/2022: No comments			



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

27022-008

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ REPLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- ☒ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 7106 Odell Avenue

SUBDIVISION Heritage Heights Addition

LOT 7

BLOCK A

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING X

CURRENT USE None

PROPOSED ZONING

PROPOSED USE

ACREAGE 17,102 sf

LOTS [CURRENT]

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]

☒ OWNER Jck Concrete Inc.

☐ APPLICANT Design & Drafting Serv Group

CONTACT PERSON Blanca Canales

CONTACT PERSON Valerie Valdez

ADDRESS P.O. Box 311

ADDRESS 123 W. Main St

CITY, STATE & ZIP Fate TX. 75132

CITY, STATE & ZIP Grand Prairie, TX 75052

PHONE 214 803 9043

PHONE 469 999-0800

E-MAIL blanca@jckcorporate.net

E-MAIL Valerie@ddsg.us

NOTARY VERIFICATION [REQUIRED]

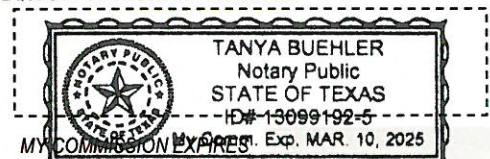
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Blanca Canales [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 215.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF February, 2022. 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 17th DAY OF February, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

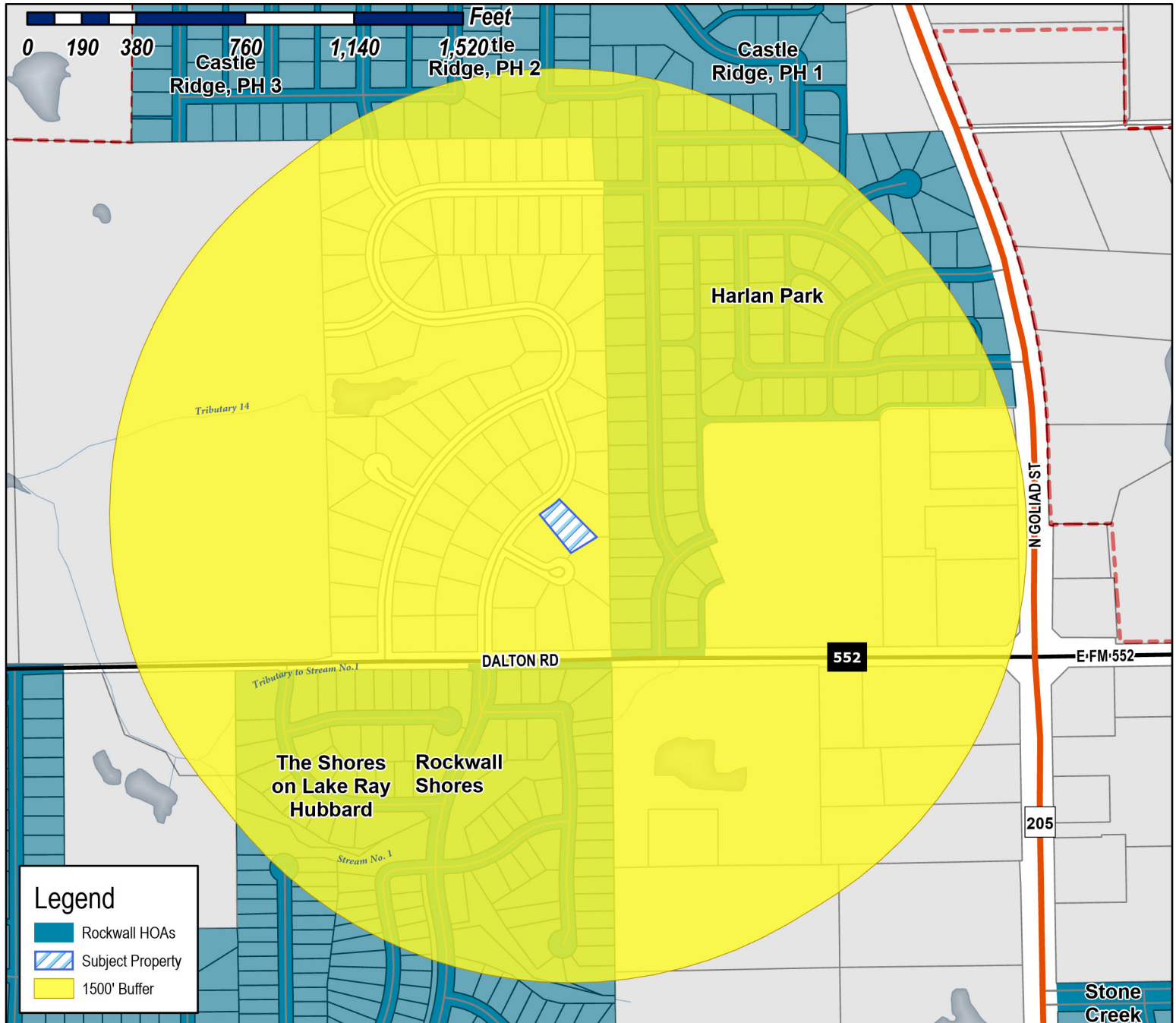




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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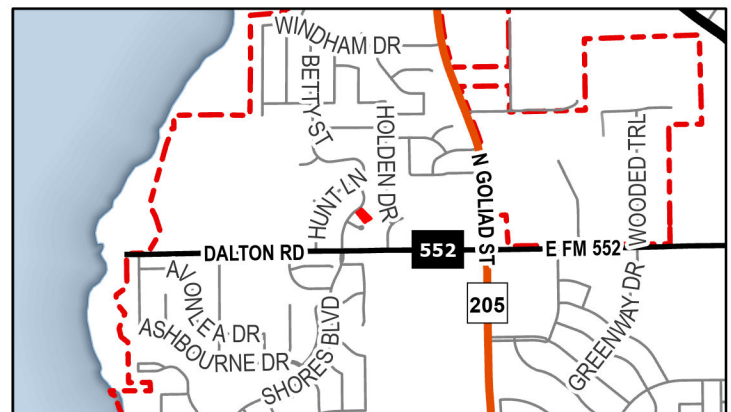
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Case Number: Z2022-008
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 7106 Odell Avenue

Date Saved: 2/17/2022

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

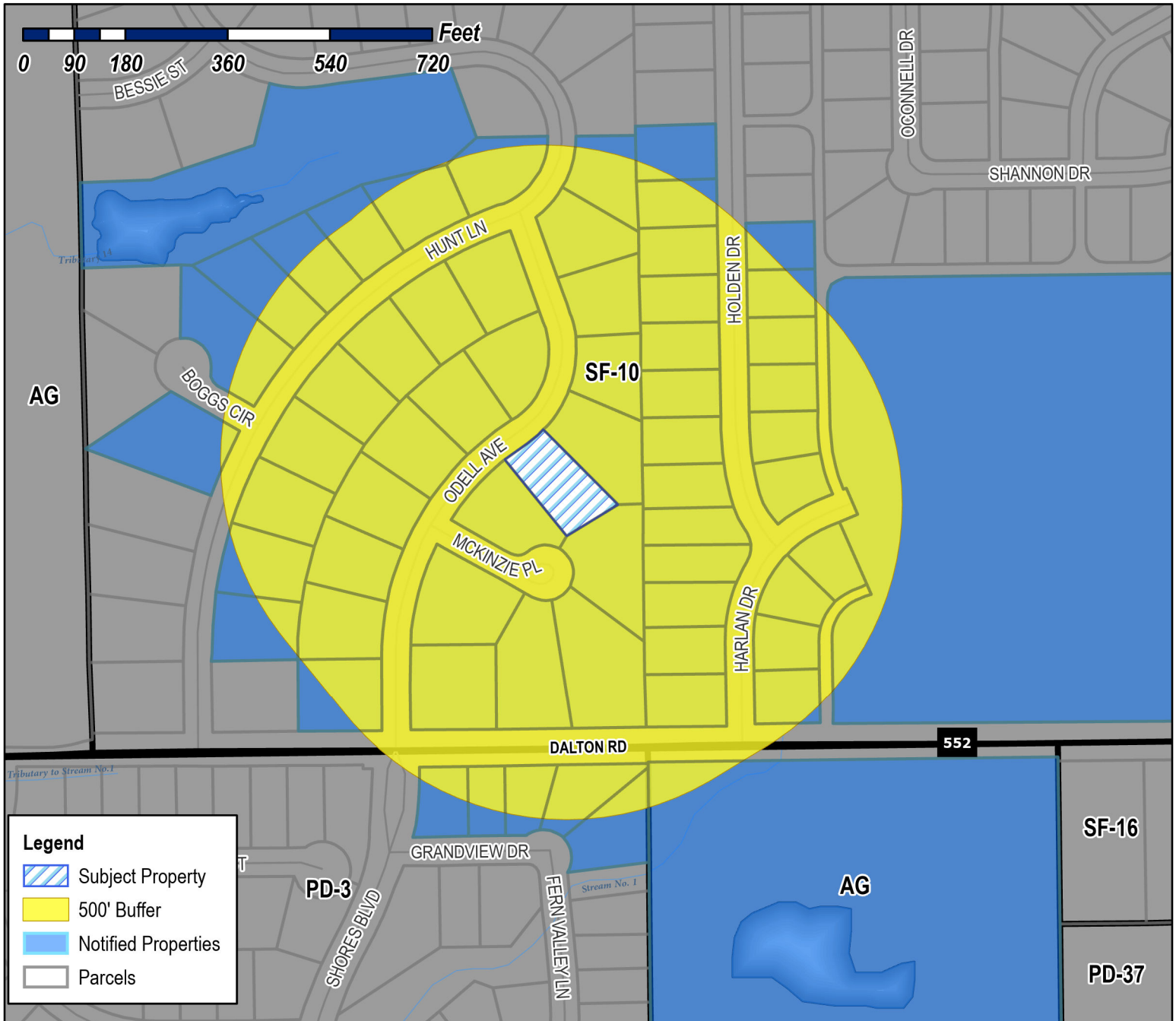




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2022-008
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Case Address: 7106 Odell Avenue

Date Saved: 2/17/2022

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



HOLMES NILES W & LINDA F
122 JAMES DR
ROCKWALL, TX 75032

YANG BO AND
YUE HU
1265 GRANDVIEW DR
ROCKWALL, TX 75087

ARDEN JOSEPH R AND
LISA M STEWART ARDEN
1275 GRANDVIEW DR
ROCKWALL, TX 75087

GONZALEZ FERNANDO
1285 GRANDVIEW
ROCKWALL, TX 75087

ARDEN JOSEPH R AND
LISA M STEWART ARDEN
1292 HIGHLAND DR
ROCKWALL, TX 75087

VENETO HOLDINGS LLC
1295 GRANDVIEW DR
ROCKWALL, TX 75087

CAMPOS BENJAMIN & TRACY
139 WAGON TRAIL
ROCKWALL, TX 75032

HOLLAND REBECCA E AND PAUL
2534 CR 3419
HAWKINS, TX 75765

HODGES BARBARA
2800 FERN VALLEY LANE
ROCKWALL, TX 75087

ROCKWALL I S D
350 DALTON ROAD
ROCKWALL, TX 75087

CARTER RICHARD W AND JODY
406 MCKINZIE PL
ROCKWALL, TX 75087

CAMPOS BENJAMIN & TRACY
408 MCKINZIE PL
ROCKWALL, TX 75087

MASON KEITH AND
ANN MARIE MASON
410 MCKENZIE PLACE
ROCKWALL, TX 75087

TELLKAMP JOHN P AND RAQUEL
505 BOGGS CIR
ROCKWALL, TX 75087

YANG BO AND
YUE HU
707-8633 CAPSTAN WAY
RICHMOND CANADA, 98029

BULLARD JUSTIN
JOLIE DAY
7100 HARLAN DRIVE
ROCKWALL, TX 75087

7100 ODELL
ROCKWALL, TX 75087

SCHULZE DAVID J & CYNTHIA K
7101 HARLAN DR
ROCKWALL, TX 75087

DOOLEY BRIAN AND MICHELLE
7101 ODELL AVE
ROCKWALL, TX 75087

ANDERSON PATRICK STEVEN & ROSEANNE
7102 HARLAN DR
ROCKWALL, TX 75087

FRINK JOSEPH B & DIANA G
7102 HUNT LN
ROCKWALL, TX 75087

LAWRENCE KIMBERLY DALE LIVING TRUST
KIMBERLY DALE LAWRENCE TRUSTEE
7102 ODELL AVENUE
ROCKWALL, TX 75087

MCKINNEY TERRY L
7103 ODELL AVE
ROCKWALL, TX 75087

DOUPHRATE SHARON K
7103 HARLAN DR
ROCKWALL, TX 75087

PATLAN MARIO JR AND AMY
7104 HARLAN DR
ROCKWALL, TX 75087

KELSO JAMES P & BLYSON R
7104 HUNT LN
ROCKWALL, TX 75087

LUNA ERIC AND ANNABELL
7104 ODELL AVENUE
ROCKWALL, TX 75087

LOMBARD THOMAS E AND PAULA J
7105 HARLAN DRIVE
ROCKWALL, TX 75087

DREXLER PAUL E & TAMRA L
7105 ODELL AVE
ROCKWALL, TX 75087

HAMMERS MARIE
7106 HARLAN DRIVE
ROCKWALL, TX 75087

MCWHIRTER SATHINA ANJEANNETTE
7106 HUNT LN
ROCKWALL, TX 75087

JCK CUSTOM HOMES LLC
7106 ODELL AVE
ROCKWALL, TX 75087

SHORES SUSAN RUTH
7107 HARLAN DRIVE
ROCKWALL, TX 75087

CEGELSKI ERIC & ASHLEY DICKENS
7107 ODELL AVENUE
ROCKWALL, TX 75087

ROMERO JOE JR
7108 HUNT LN
ROCKWALL, TX 75087

SCHULTZ FREDERICK JR AND LORI
7108 ODELL AVE
ROCKWALL, TX 75087

THOMPSON THOMAS J &
PAIGE C TILEY
7109 HOLDEN DR
ROCKWALL, TX 75087

ROMANS STEPHEN WAYNE & BROOK CONAWAY
7109 ODELL AVENUE
ROCKWALL, TX 75087

DEWEES JAMES R & CLOMA J
7109 HUNT LN
ROCKWALL, TX 75087

GREENLEY MARY E TRUSTEE
MARY E GREENLEY REVOC LIVING TRUST
7110 HOLDEN DR
ROCKWALL, TX 75087

CRISWELL BARBARA GORE
7110 HUNT LN
ROCKWALL, TX 75087

VEAZEY KERMIT L JR AND REBECCA M
7110 ODELL AVENUE
ROCKWALL, TX 75087

SMITH DANIEL C AND KASIE I
7111 HUNT LANE
ROCKWALL, TX 75087

COURSON MARTHA SUE
7111 ODELL AVE
ROCKWALL, TX 75087

CORY CLAYTON M & KATHLEEN A
7111 HOLDEN DR
ROCKWALL, TX 75087

EWALD PATRICIA
7112 HUNT LN
ROCKWALL, TX 75087

MCKNIGHT BRIAN KEITH AND CHRISTI A
7112 ODELL AVENUE
ROCKWALL, TX 75087

HOLMES NILES W & LINDA F
7112 HOLDEN DR
ROCKWALL, TX 75087

JONES BRADLEY R
7113 HOLDEN DR
ROCKWALL, TX 75087

KOREN FAMILY TRUST
SHAHAR KOREN AND ORLY KOREN- COTRUSTEES
7113 HUNT LANE
ROCKWALL, TX 75087

HILL HAROLD RAYBURN & NANCY J
7113 ODELL AVE
ROCKWALL, TX 75087

CIMO CAMILLE AND
CHARLES CATTO CHASTAIN JR
7114 HOLDEN DR
ROCKWALL, TX 75087

COUCH PHILLIP R & PATTI J
7114 HUNT LN
ROCKWALL, TX 75087

STEPHENSON RONNIE R & JOHNNA
7114 ODELL AVE
ROCKWALL, TX 75087

LLEWELLYN BRIAN & SUE
7115 HUNT LAND
ROCKWALL, TX 75087

TAYLOR ROBERT C & LINDA J
7115 HOLDEN DR
ROCKWALL, TX 75087

PARISH DANNY JOE & MARI KAY
7116 HOLDEN DR
ROCKWALL, TX 75087

KENNEALY JENNIFER L AND DANIEL R
7116 HUNT LN
ROCKWALL, TX 75087

WORMSBAKER JOSHUA M AND DAWN M
7117 HOLDEN DRIVE
ROCKWALL, TX 75087

COOK JOHN M
7117 HUNT LN
ROCKWALL, TX 75087

VAUGHN FLOSSIE L &
CAROLYN WILLIS COX
7118 HOLDEN DR
ROCKWALL, TX 75087

BIGHAM BRIAN GARRETT & COURTNEY ANN
7118 HUNT LN
ROCKWALL, TX 75087

ROBERTSON RYAN L & MARCI L
7119 HOLDEN DR
ROCKWALL, TX 75087

CITY OF ROCKWALL
7119 HUNT LN
ROCKWALL, TX 75087

BLYTHE PAUL M
7120 HOLDEN DR
ROCKWALL, TX 75087

HOLLAND REBECCA E AND PAUL
7121 HOLDEN DR
ROCKWALL, TX 75087

WALL CHRISTOPHER D AND ROBIN A
7123 HOLDEN DR
ROCKWALL, TX 75087

CORY CLAYTON M & KATHLEEN A
7125 HOLDEN DR
ROCKWALL, TX 75087

CORY CLAYTON M & KATHLEEN A
7125 HOLDEN DR
ROCKWALL, TX 75087

CITY OF ROCKWALL
7131HUNT LN
ROCKWALL, TX 75087

PETERSEN SANDRA E
803 DALTON RD
ROCKWALL, TX 75087

VENETO HOLDINGS LLC
P. O. BOX 2379
CHANDLER, AZ 85244

TAYLOR ROBERT C & LINDA J
PO BOX 236
ROCKWALL, TX 75087

DOUPHRADE SHARON K
PO BOX 2561
ROCKWALL, TX 75087

JCK CUSTOM HOMES LLC
PO BOX 311
FATE, TX 75132

DEWEES JAMES R & CLOMA J
PO BOX 609
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 City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2022-008: SUP for a Residential Infill at 7106 Odell Avenue

Hold a public hearing to discuss and consider a request by Valerie Valdez of DDS Group on behalf of Blanca Canales of JCK Custom Homes, LLC for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.3990-acre parcel of land identified as Lot 7, Block A, Heritage Heights Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 7106 Odell Avenue, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, March 15, 2022 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 21, 2022 at 6:00 PM. These hearings 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.
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 Monday, March 21, 2022 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

— . . . PLEASE RETURN THE BELOW FORM — . . .

Case No. Z2022-008: SUP for a Residential Infill at 7106 Odell Avenue

Please place a check mark on the appropriate line below:

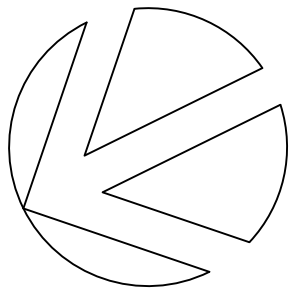
- ☐ I am in favor of the request for the reasons listed below.
- ☐ I am opposed to the request for the reasons listed below.

Name:

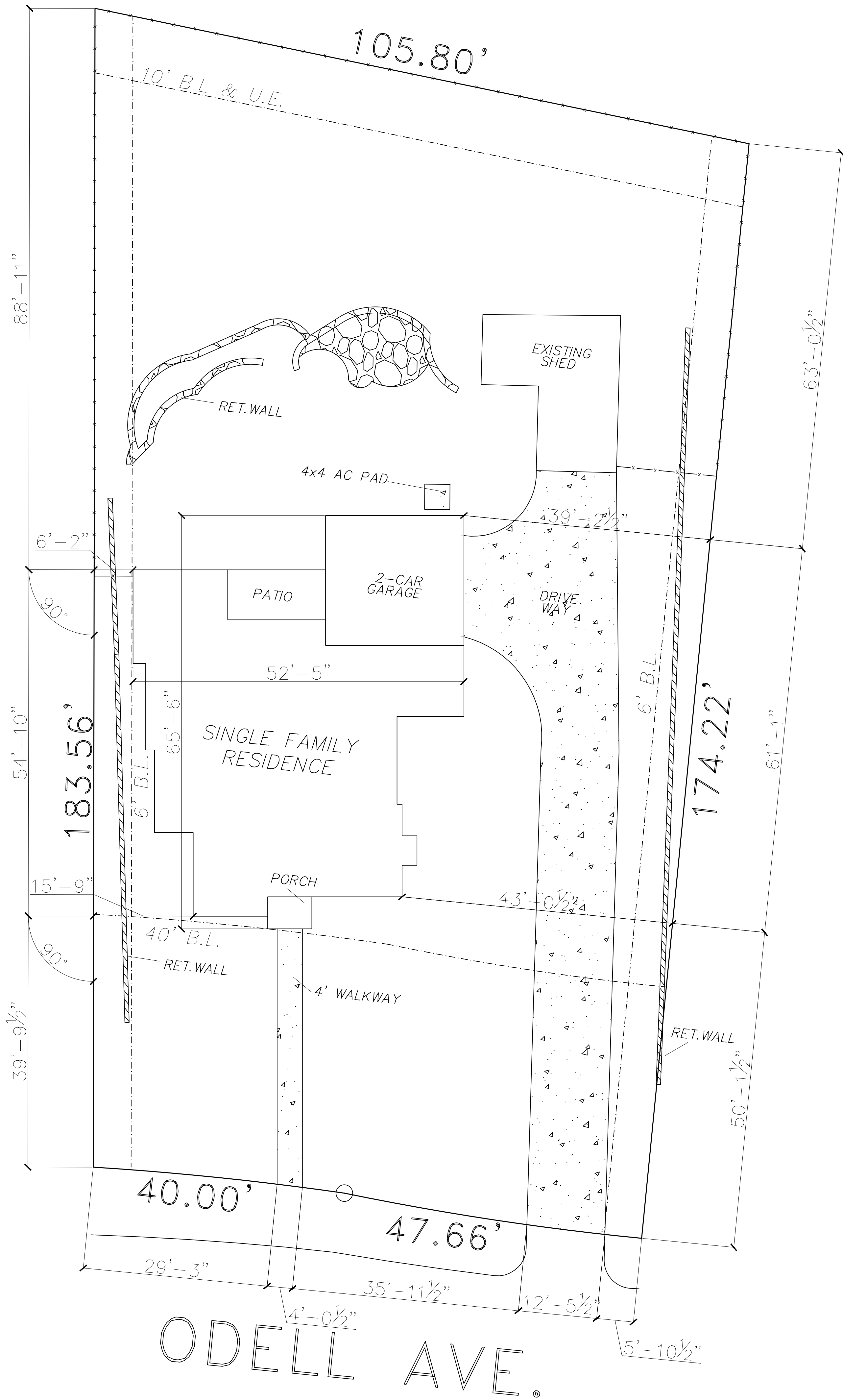
Address:

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



NORTH
SCALE: 1' = 10'-0"



LOT SF: 17102 SF
TOTAL EXISTING IMPERVIOUS COVERAGE: 2,165 SF
TOTAL EXISTING IMPERVIOUS COVERAGE %: 12.6%

LOT SF: 17102 SF
PROPOSED SINGLE FAMILY DWELLING SF: 2,526 SF
TOTAL PROPOSED BUILDING COVERAGE %: 14.7%
TOTAL PROPOSED IMPERVIOUS COVERAGE: 4,854 SF
TOTAL PROPOSED IMPERVIOUS COVERAGE %: 28.3%

CASE NUMBER ZZ2022-008

CUSTOMER SIGNATURE:

DATE:

NOTES:

LEGEND

- DRAINAGE FLOW
- PROPOSED FENCE
- EXISTING FENCE
- CURLEX
- RETAINING WALL
- REQUIRED TREE PLANTING
- REQUIRED BUSH

- B.L. - BUILDING LINE
- D.E. - DRAINAGE EASEMENT
- P.A.E. - PEDESTRIAN ACCESS EASEMENT
- S.S.E. - SANITARY SEWER EASEMENT
- T.E. - TRANSFORMER EASEMENT
- U.E. - UTILITY EASEMENT
- W.M.E. - WALL MAINT. EASEMENT
- M.E. - MAINTENANCE EASEMENT
- V.E. - VISIBILITY EASEMENT
- EXPOSED AGGREGATE CONCRETE

BUILDER: HOME C & C

ADDITION: ROCKWALL

ADDRESS: 7106 ODELL AVE.

LOT: 7

BLOCK: A

PHASE: N/A

OPTION: N/A

DATE: 01-12-2021

DRAWN BY: DDSG-AA

CITY: ROCKWALL

PLAN: N/A

ELEVATION: N/A

SWING: RIGHT

NOTE: ARCHITECTURAL PLANS TAKE PRECEDENCE OVER ALL DRAWINGS, ALL FINAL DECISIONS REFER TO PLANS PROVIDED BY DDSG ARCHITECTURAL DEPARTMENT. PLOT PLAN IS APPROPRIATE PLACEMENT ONLY. BUILDER CAN VARY DUE TO ACTUAL BUILDING CONDITIONS. BUILDER IS FULLY RESPONSIBLE FOR ADHERING TO ANY AND ALL BUILDING LINES OR EASEMENTS OF RECORD OR THAT MAY NOT BE NOTED ON THE RECORDED PLAT. BUILDER TO CONFIRM THAT THIS LAYOUT HAS NO CONFLICTS WITH THE INLETS OF UTILITY SERVICES. FINAL SURVEY WILL SHOW PLACEMENT OF HOUSE AND ALL FLATWORK, SUCH AS SIDEWALKS AS PRESCRIBED BY THE BUILDER, FLATWORK IS ONLY A REPRESENTATION.

DDS GROUP

PLOT PLAN

SP1

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE DONE IN STRICT CONFORMANCE OF THESE PLANS AND ALL APPLICABLE MUNICIPAL CODES AND STANDARDS.
2. ALL SITE PAVING TO BE DONE IN ACCORDANCE WITH THE APPROVED PAVING PLAN BY THE CITY FOR THE PROJECT.
3. ALL SITE GRADING AND SUBGRADE PREPARATION SHALL BE DONE IN ACCORDANCE TO THE RECOMMENDATIONS AS OUTLINED IN THE SOILS REPORT FOR THE SITE.
4. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF PERMITTING. AT THE REQUEST OF THE CLIENT, GRADING PLAN WAS ASKED TO BE PREPARED BASED ON PUBLIC TOPOGRAPHIC INFORMATION OBTAINED FROM NCTCOG MAP. OKM ENGINEERING, INC. CANNOT BE HELD LIABLE FOR ANY INCONSISTANCIES ASSOCIATED WITH THE USAGE OF SUCH TOPOGRAPHIC MAP. CONTRACTOR SHALL ENGAGE THE SERVICES OF A REGISTERED PROFFESIONAL SURVEYOR TO VERIFY ALL SPOT ELEVATIONS REFLECTED ON THIS DRAWING, INCLUDING THE TOP OF CURB, TOP OF ASPHALT OR PAVEMENT AND EXISTING GRADES. DESIGN ENGINEER SHALL BE CONTACTED IF THERE IS ANY INFORMATION OBTAINED FROM THE ABOVE MENTIONED SURVEY THAT IN THE OPINION OF THE CONTRACTOR WOULD AFFECT THE RECOMMENDED DESIGN ON THIS PLAN FOR CLARIFICATION, PRIOR TO THE BEGINNING OF ANY CONSTRUCTION.
5. THE CONTRACTOR SHALL MEET OSHA STANDARDS FOR TRENCH SAFETY.
6. THE CONTRACTOR SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF ANY CONSTRUCTION. IN THE EVENT OF ANY CONFLICT, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY. MINOR ADJUSTMENTS OF FINISHED GRADES TO ACCOMPLISH SPOT DRAINAGE ARE ACCEPTABLE IF NECESSARY, UPON PRIOR APPROVAL OF THE ENGINEER.
7. PRIOR TO PLACING FILL, THE SUBGRADE SHALL BE SCARIFIED TO A DEPTH OF SIX INCHES AND RECOMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR AT OR SLIGHTLY ABOVE THE MOISTURE CONTENT AS DETERMINED BY ASTM D-698. FILL MATERIAL SHALL BE PLACED IN SIX TO NINE INCH LIFTS AND COMPACTED IN A SIMILAR MANNER.
8. COLLECT ROOF STORMWATER AND DISCHARGE WITH ROOF PERIMETER DRAIN AND DOWN SPROUT THROUGH THE EAST SIDE OF THE BLDG.
9. MAXIMUM EARTH GRADE = 25%. MINIMUM EARTH GRADE = 1%.
10. NO TREE SHALL BE PLANTED WITHIN 20 FEET OF THE BUILDING FOUNDATION.
11. SERVICES OF STRUCTURAL ENGINEER MUST BE ENGAGED FOR DESIGN OF RETAINING WALL WITH OVER FOUR FEET IN HEIGHT, BASED ON ALL HEIGHT AS MEASURED FROM BOTTOM OF WALL (B.W.) TO TOP OF WALL (T.W.).

EXISTING UTILITY NOTES:

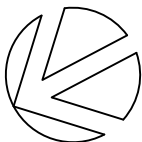
1. THE LOCATION OF ALL UNDERGROUND FACILITIES AS INDICATED ON THE PLANS ARE TAKEN FROM PUBLIC RECORDS. OKM ENGINEERING, INC. (OKM) ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SUCH RECORDS AND DOES NOT GUARANTEE THAT ALL UNDERGROUND UTILITIES ARE SHOWN OR ARE LOCATED PRECISELY AS INDICATED.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.
3. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND FACILITIES FOUND.
4. NOTIFY IF ANY UNDERGROUND UTILITIES ARE NOT IN THE LOCATIONS INDICATED ON THESE PLANS (HORIZONTALLY AND VERTICALLY) OR CONFLICT WITH ANY PROPOSED IMPROVEMENTS ASSOCIATED WITH THESE PLANS.
5. ANY EXISTING UTILITY APPURTENANCES (MH, VALVES, METER BOXES, ETC.) TO BE ADJUSTED TO MATCH THE PROPOSED FINISHED GRADES AS INDICATED ON THESE PLANS. NOTIFY IF THERE IS A PROBLEM MAKING SAID ADJUSTMENTS.

SPOT ELEVATION KEY:

102'-000.0
X - SPOT ELEVATION
TP - TOP OF SWALE
TW - TOP OF WALL
BW - BOTTOM OF WALL



J.S.B Engineer
F-20338



NORTH

SCALE: 1" = 20'-0"

CALL BEFORE YOU DIG

TEXAS ONE CALL SYSTEM (800-245-4545) MUST BE CONTACTED PRIOR TO ANY EXCAVATION OPERATION BEING PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE TEXAS ONE CALL SYSTEM.

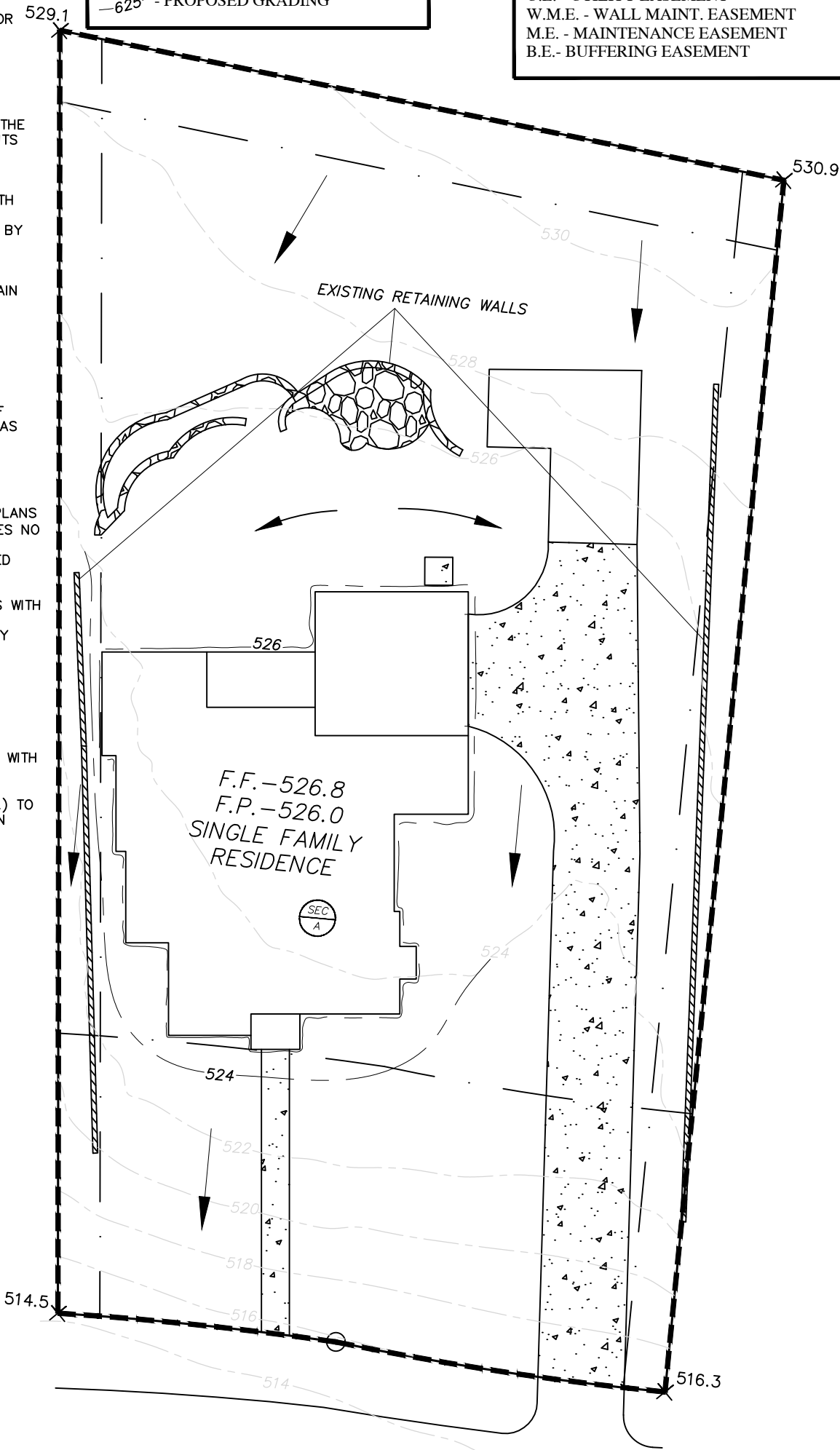
LEGEND

- - PROPOSED DRAINAGE
— - PROPOSED FENCE
○ - EXISTING FENCE
▨ - CURLEX
■ - RETAINING WALL
-625- - EXISTING GRADING
-625- - PROPOSED GRADING

CAUTION - CONTRACTOR'S NOTE

THE CONTRACTOR SHALL LOCATE THE VERTICAL AND HORIZONTAL LOCATIONS OF ALL EXISTING UTILITIES IN THE AREA OF CONSTRUCTION. THE LOCATION OF EXISTING UTILITIES ARE SHOWN BASED ON BEST AVAILABLE INFORMATION AND SHALL NOT BE TAKEN AS EXACT OF COMPLETE. THE CONTRACTOR SHALL NOTIFY THE APPLICABLE UTILITY COMPANY AT LEAST 48 HOURS PRIOR TO BEGINNING EXCAVATION NEAR THE FACILITY.

L.E. - LANDSCAPE EASEMENT
D.E. - DRAINAGE EASEMENT
P.A.E. - PEDESTRIAN ACCESS EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
T.E. - TRANSFORMER EASEMENT
U.E. - UTILITY EASEMENT
W.M.E. - WALL MAINT. EASEMENT
M.E. - MAINTENANCE EASEMENT
B.E. - BUFFERING EASEMENT



ODELL AVE
GRADING TYPE "A"

CASE NUMBER ZZ2022-008

STORM WATER CALCS

SECTION	HARD SURFACE	RAINFALL INTENSITY	CONTRIBUTING AREA	CFS
A	0.500	9.800	0.392	1.920800

ADDRESS: 7106 ODELL AVE.

ROCKWALL, TX.

DRAWN BY: DDSG

DATE: 01-13-2022

DDS GROUP

GRADING PLAN

GENERAL NOTES

- REPORT ANY AND ALL DISCREPANCIES, ERRORS OR OMISSIONS IN THE DOCUMENTS TO THE BUILDER/ARCHITECT PRIOR TO THE ORDERING OF ANY MATERIALS AND/OR THE COMMENCEMENT OF CONSTRUCTION.
- ALL DIMENSIONS TO BE VERIFIED AT JOBSITE.
- SLIGHT ADJUSTMENT IN WALL LOCATIONS, UP TO 1", SHALL BE MADE IN ORDER TO GET PLUMBING IN WALLS SO LONG AS IT DOES NOT EFFECT THE FUNCTION OF FLOOR, OR ROOF TRUSSES. THIS DOES NOT RELIEF THE PLUMBER OF LIABILITY IF NOT DONE.
- UNDER NO CIRCUMSTANCES SHALL ANY DIMENSION BE SCALED FROM THESE DRAWINGS. ANY CRITICAL DIMENSIONS NOT GIVEN SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDER/ARCHITECT PRIOR TO CONSTRUCTION.
- DOOR AND WINDOW ROUGH OPENINGS SHALL BE SUCH THAT OUTSIDE EDGES OF ADJACENT DOOR, WINDOW, AND TRANSOM TRIM IS ALIGNED, UNLESS OTHERWISE NOTED.
- WINDOW SIZES GIVEN ARE APPROXIMATE UNIT SIZES. VERIFY ACTUAL SIZES AND ROUGH OPENING REQUIREMENTS WITH MANUFACTURER.
- U.N.O. ALL DOORS TO BE 6'-8."
- U.N.O. ALL ANGLED WALLS TO BE AT 45' DEGREES.
- FRAME ALL DOORS 3" FROM CORNERS WHERE POSSIBLE U.N.O.
- ALL WALLS AT OPEN SIDES ON STAIRS (NO 1/2 WALL NOTED) TO BE UNDER TREADS (WATERFALL STYLE).
- U.N.O. HEADER HEIGHTS SHALL BE AS FOLLOWS: 8' PLATE: 6'-10", 9' PLATE: 7'-10", 10' PLATE: 8'-10"
- "CORNERS" AND "T'S" SHALL BE TRUE, NOT CALIFORNIA STYLE.
- ALL INTERIOR AND EXTERIOR CORNERS SHALL HAVE MOIST-STOP RAN VERTICALLY UNDER THE SHEATHING.
- PROVIDE ATTIC VENTING AT REAR OR SIDE OF ROOF AS REQUIRED PER PLANS AND CODE.
- ALL BATHROOM MIRRORS TO BE INSERTED 1" FROM EDGE OF COUNTERTOPS.
- PROVIDE FIRE-RATED SHEETROCK AT UTILITY/ GARAGE COMMON WALLS AND CEILINGS AS REQUIRED BY CODE.
- SEE BUILDER SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- U.N.O. FIREPLACE BOX TO BE SET ON 8" CONC. BLOCK W/ 20" DEEP FLUSH HEARTH THAT EXTENDS 12" MIN. BEYOND OPENING AS REQUIRED BY CODE.

SQUARE FOOTAGE TABLE

AREA	MASONRY
FIRST FLOOR	1,928 SF
SECOND FLOOR	1,098 SF
TOTAL LIVING	3,026 SF
GARAGE	444 SF
FRONT PORCH	34 SF
COVERED PATIO	123 SF
TOTAL COMBINED	3,627 SF
TOTAL SLAB	2529 SF

MASONRY LEGEND

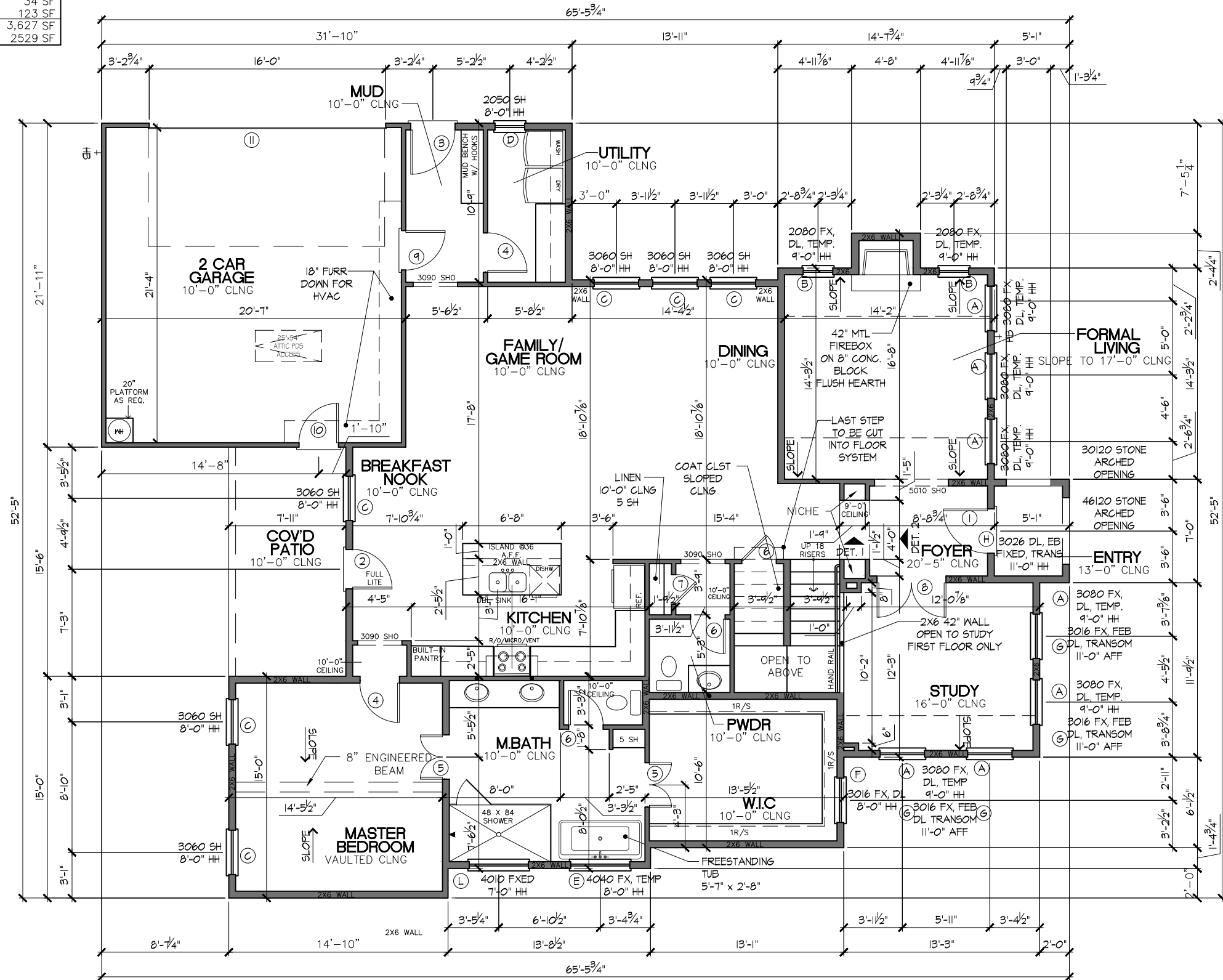


DOOR SCHEDULE - FIRST FLOOR

NUMBER	QUANTITY	TYPE	DESCRIP.
1	1	3080	EXTERIOR ENTRY DOOR W/ HALF DIVIDED LIGHT
2	1	2880	EXTERIOR 1' LT DOOR
3	1	2880	EXTERIOR W/ HALF DL
4	2	2880	INTERIOR
5	2	2-1680	INTERIOR
6	3	2480	INTERIOR
7	1	2080	INTERIOR
8	1	2-2480	INTERIOR - FRENCH DOORS
9	1	2880	INTERIOR SOLID CORE DOOR
10	1	2880	EXTERIOR SOLID CORE DOOR
11	1	16080	GARAGE OVERHEAD

WINDOW SCHEDULE

LETTER	QUANTITY	TYPE	DESCRIP.
A	7	3080	VINYL 3 STAR ENERGY - FIXED, DL, TEMPERED
B	2	2080	VINYL 3 STAR ENERGY - FIXED, DL, TEMPERED
C	6	3060	VINYL 3 STAR ENERGY - SINGLE HUNG
D	1	2050	VINYL 3 STAR ENERGY - SINGLE HUNG
E	1	4040	VINYL 3 STAR ENERGY - FIXED, TEMPERED
F	1	3016	VINYL 3 STAR ENERGY - FIXED, DL
G	5	3016	VINYL 3 STAR ENERGY - FIXED, DL, EB, TRANS
H	1	3026	VINYL 3 STAR ENERGY - FIXED, DL, EB, TRANS
J	5	3050	VINYL 3 STAR ENERGY - SINGLE HUNG, DL
K	2	2030	VINYL 3 STAR ENERGY - FIXED, DL, EB
L	1	4010	VINYL 3 STAR ENERGY - FIXED
M	2	3050	VINYL 3 STAR ENERGY - SH, DIVIDED LIGHT



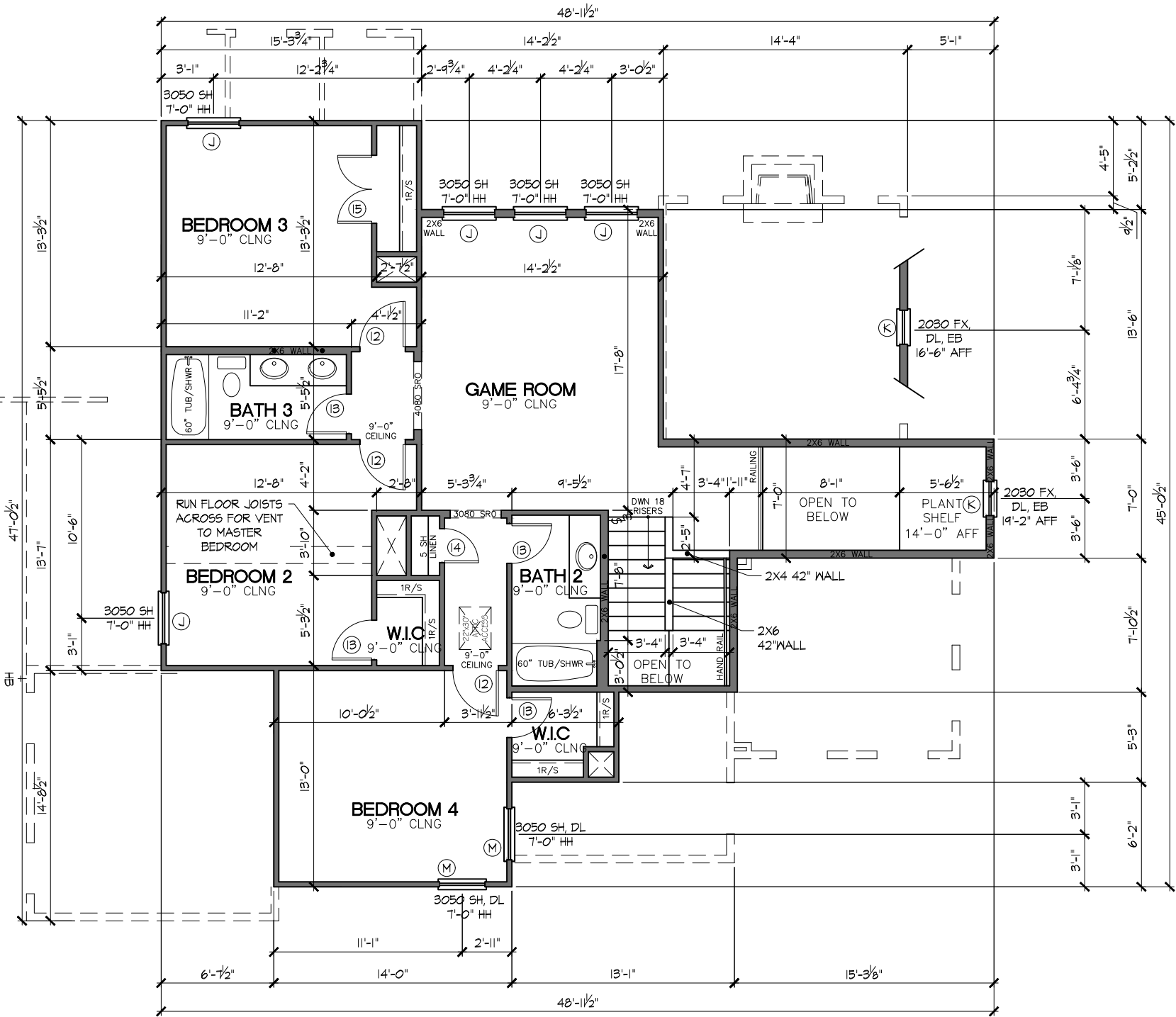
1 FIRST FLOOR PLAN

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

CASE NUMBER ZZ2022-008

DOOR SCHEDULE - SECOND FLOOR			
NUMBER	QUANTITY	TYPE	DESCRIP.
12	3	2868	INTERIOR
13	4	2468	INTERIOR
14	1	2068	INTERIOR
15	1	2-2068	INTERIOR

WINDOW SCHEDULE			
LETTER	QUANTITY	TYPE	DESCRIP.
A	7	3080	VINYL 3 STAR ENERGY - FIXED, DIVIDED LIGHT
B	2	2080	VINYL 3 STAR ENERGY - FIXED, DIVIDED LIGHT
C	6	3060	VINYL 3 STAR ENERGY - SINGLE HUNG
D	1	2050	VINYL 3 STAR ENERGY - SINGLE HUNG
E	1	4050	VINYL 3 STAR ENERGY - FIXED, TEMPERED
F	1	3018	VINYL 3 STAR ENERGY - FIXED, DL
G	5	3216	VINYL 3 STAR ENERGY - FIXED, DL, EB, TRANS
H	1	3023	VINYL 3 STAR ENERGY - FIXED, DL, EB, TRANS
J	6	3050	VINYL 3 STAR ENERGY - SINGLE HUNG
K	2	2030	VINYL 3 STAR ENERGY - FIXED, DL, EB
L	1	4010	VINYL 3 STAR ENERGY - FIXED
M	1	3050	VINYL 3 STAR ENERGY - FIXED, DIVIDED LIGHT



1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

CASE NUMBER ZZ2022-008



DDS GROUP 469-999-0800
123 W. MAIN ST. 214-966-0550
GRAND PRAIRIE TX. 75050
WWW.DDSGROUP.COM

DESIGNER:
DDS GROUP

PROJECT #:
ZZ2022-008

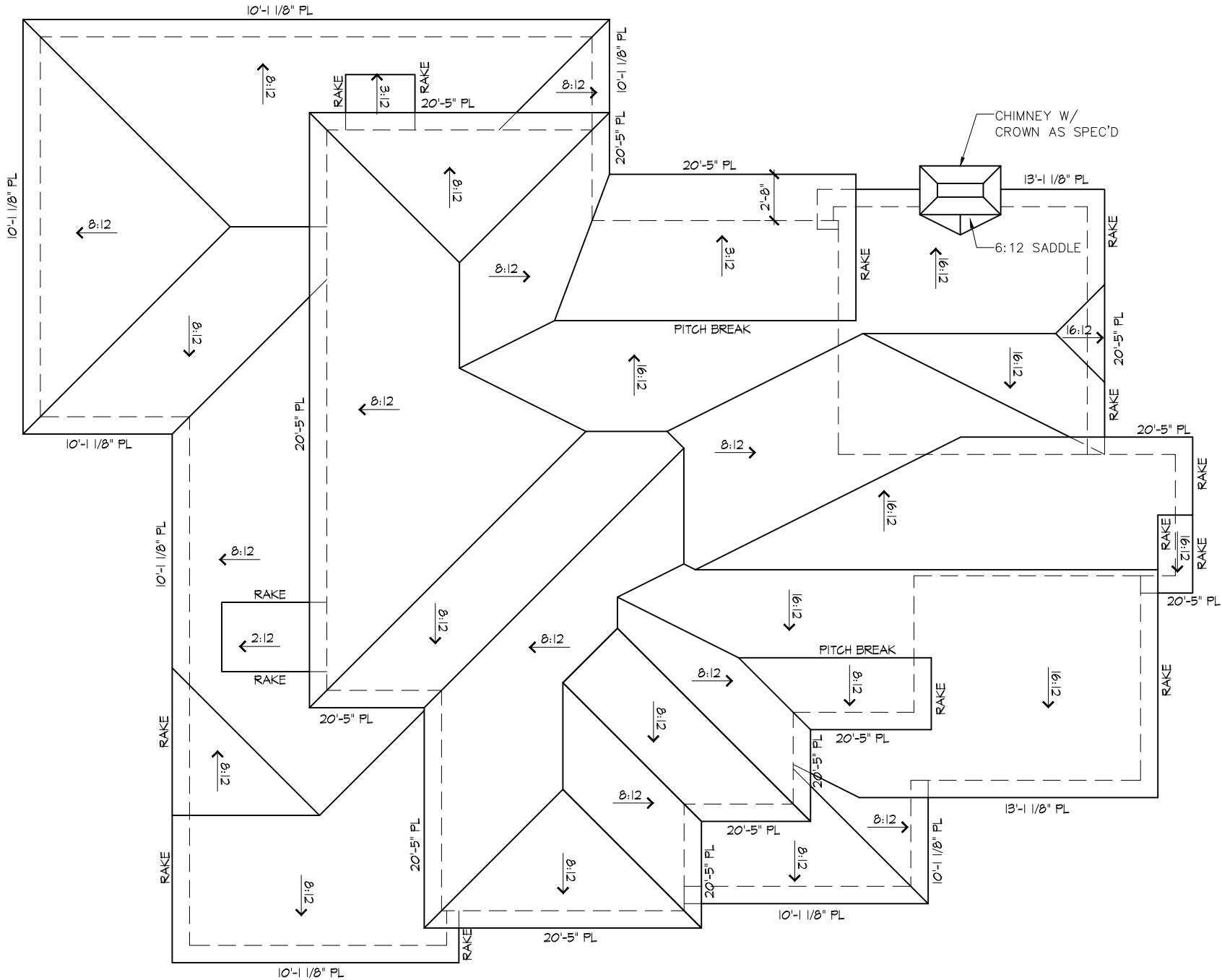
7106 ODELL AVENUE
ROCKWALL, TX

ELEVATION:
A

SHEET NUMBER:
A3

ATTIC VENT CALCULATIONS —(MINIMUM)	
TOTAL ROOF AREA (INCLUDING OVERHANG)	2,784 SF
TOTAL FREE AREA VENT REQD. (ROOF AREA / 300.00)	9 SF
TOTAL # OF ROOF VENTS REQD. (TOTAL FREE AREA / 2 / 1.0 SF)	5 VENTS
TOTAL # OF SOFFIT VENTS REQD. (TOTAL FREE AREA / 2 / .39 SF)	12 VENTS

ROOF NOTES	
1. ARROWS INDICATE DOWNWARD SLOPE.	
2. VERIFY FREE AREA OF VENTS REQUIRED.	
3. OVERHANGS 12" MIN. FROM OUTSIDE FACE OF FRAME (UNLESS OTHERWISE NOTED ON ROOF PLAN.)	



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

CASE NUMBER ZZ2022-008



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123 W. MAIN ST. 214-966-0550
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DESIGNER:
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ZZ2022-008

7106 ODELL AVENUE
ROCKWALL, TX

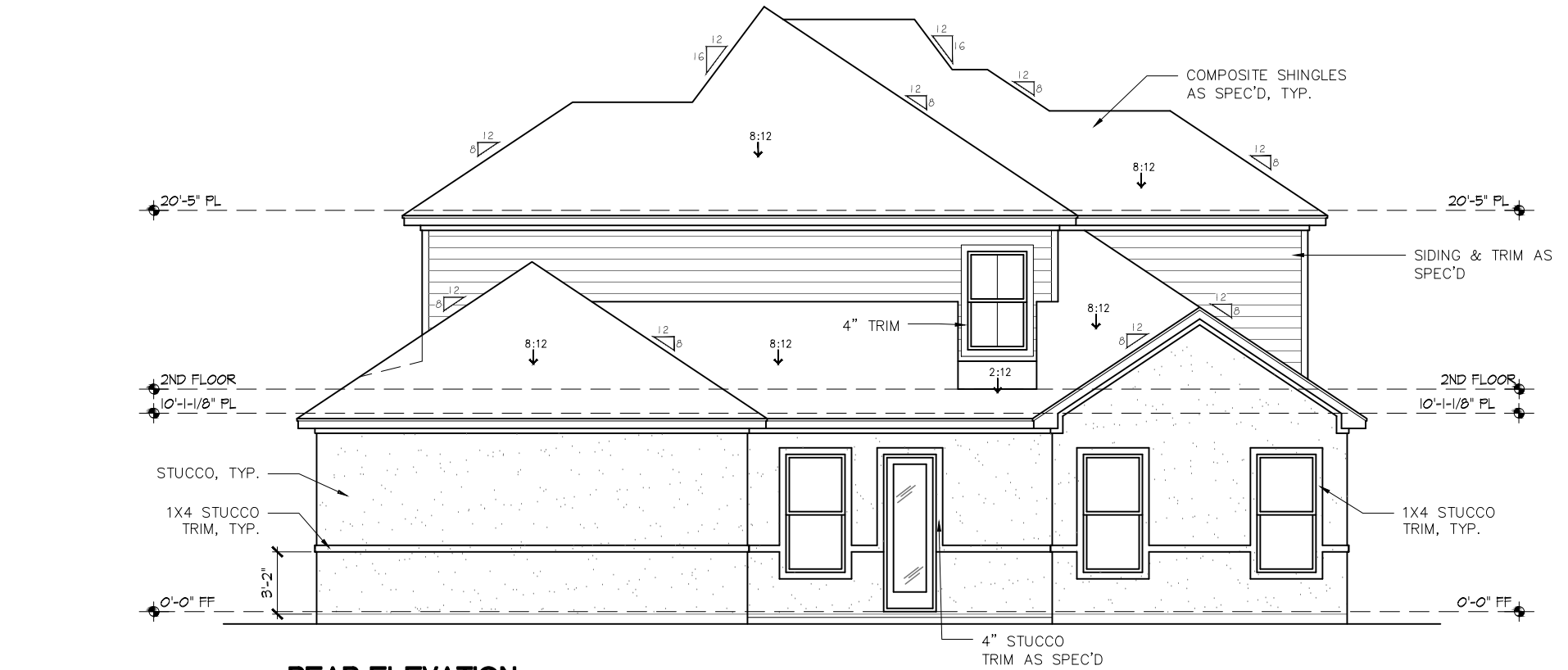
ELEVATION:

A

SHEET NUMBER:

A7

MASONRY CALCULATIONS				
AREA	SIDING	%SDNG.	MASON.	%MAS.
REAR	153 SF	25.3%	451 SF	74.7%
FRONT	0 SF	0.0%	780 SF	100.0%
LEFT	51 SF	6.8%	696 SF	93.2%
RIGHT	72 SF	10.3%	630 SF	89.7%
TOTAL	276 SF	9.7%	2,557 SF	90.3%
TOTAL THIN STONE VENEER 180 SF				
TOTAL STONE AREA IS INCLUDED IN MASONRY CALCULATIONS				

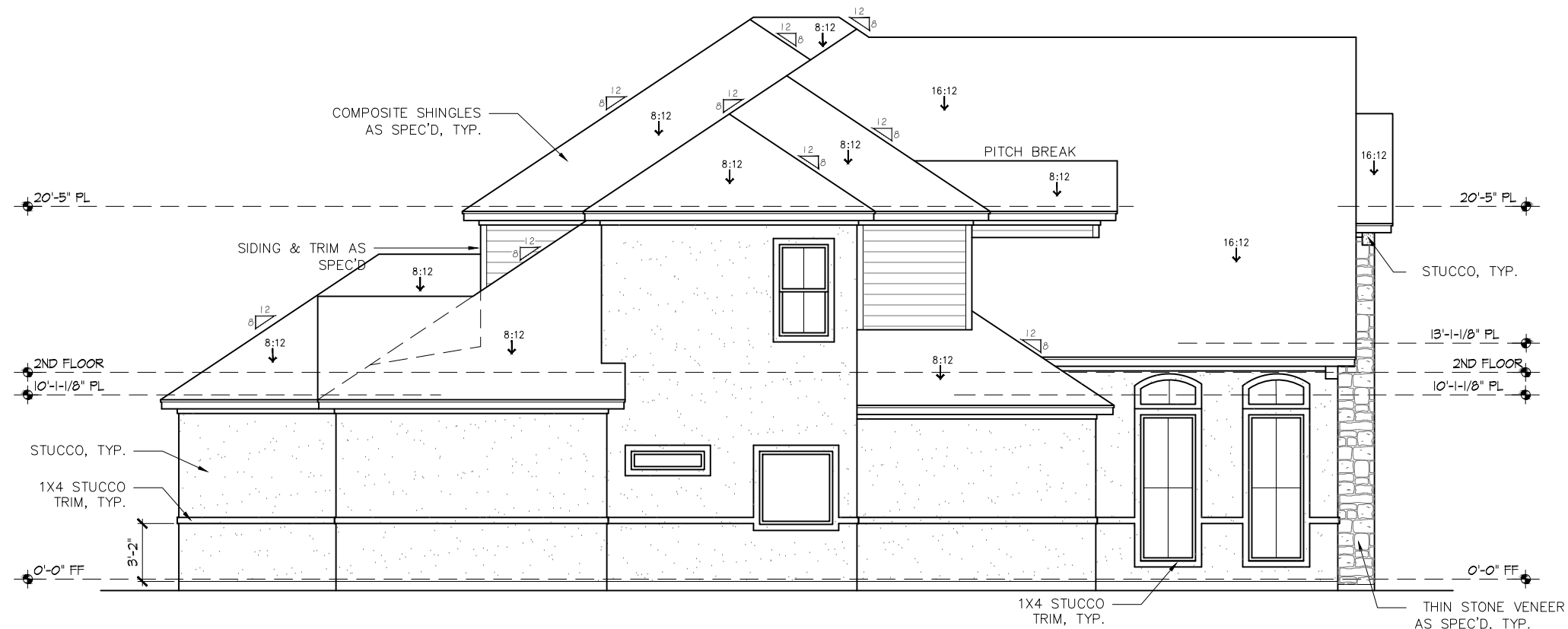


1 REAR ELEVATION
SCALE: 1/8" = 1'-0"



2 FRONT ELEVATION
SCALE: 1/8" = 1'-0"

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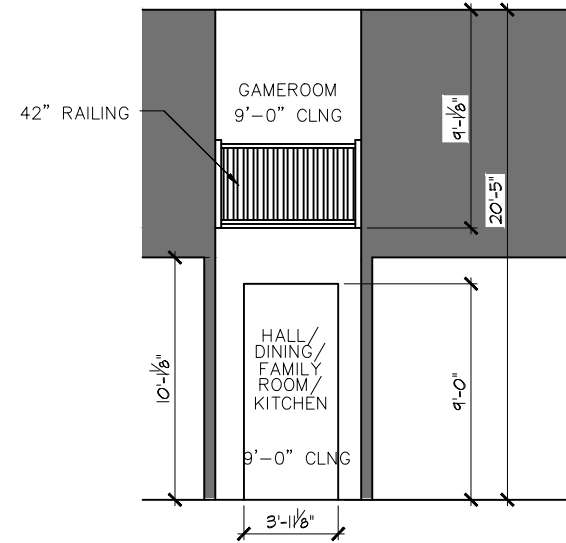
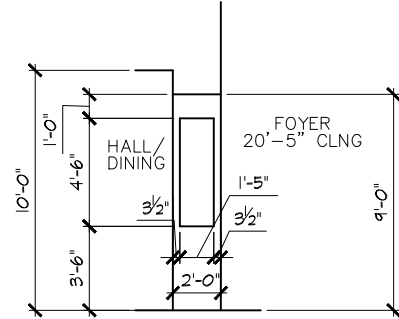


1 LEFT ELEVATION
SCALE: 1/8" = 1'-0"



2 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

CASE NUMBER ZZ2022-008



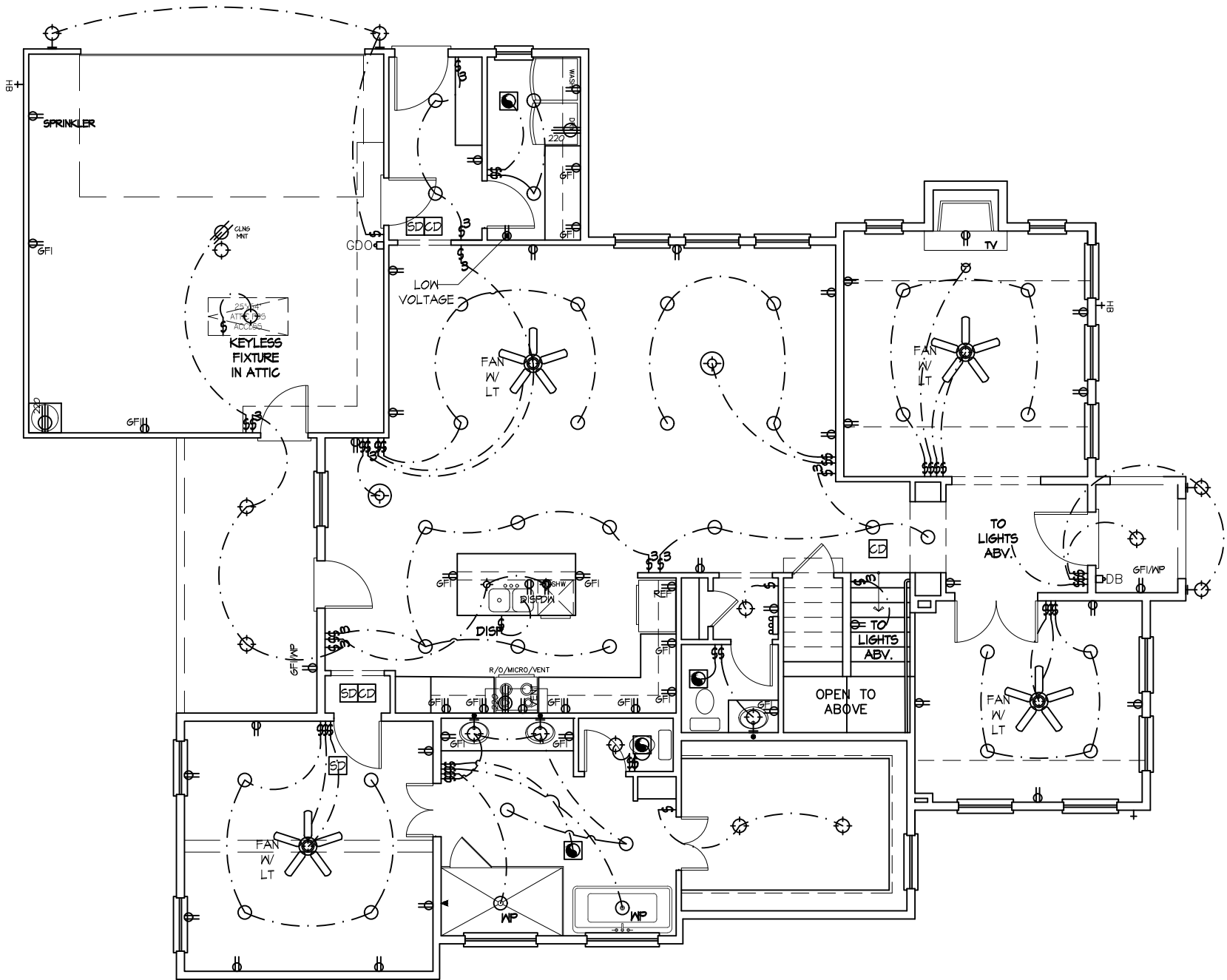
CASE NUMBER ZZ2022-008

MEP NOTES

1. ALL MECHANICAL, ELECTRICAL & PLUMBING WORK TO CONFORM TO LOCAL, STATE & NATIONAL CODES, WHICH SHALL TAKE PRECEDENCE OVER THESE DRAWINGS. REPORT ANY ERRORS, DISCREPANCIES OR OMISSIONS TO THE BUILDER/ARCHITECT BEFORE COMMENCEMENT OF CONSTRUCTION.
 2. LOW VOLTAGE FOR THERMOSTAT TO BE PROVIDED BY HVAC SUBCONTRACTOR.
 3. ELECTRICIAN TO SUPPLY POWER TO ALL EQUIPMENT & APPLIANCES AS REQUIRED PER MANUF. RECOMMENDATIONS.
 4. EXACT LOCATION OF HVAC UNITS MAY VARY WITH FINAL FRAMING.
 5. ALL ACCENT & RECESSED LIGHT FIXTURES TO BE CAREFULLY CENTERED ON THEIR RESPECTIVE, CABINETS, NICHES, ETC.
 6. U.N.O. ALL BOTTOM OF LIGHT SWITCHES TO BE 48" A.F.F.
 7. LIGHT FIXTURES OVER VANITIES AT 6"-10" A.F.F. TO CENTER.
 8. LIGHT FIXTURES AT POWDER ROOM WITH 9'-0" CLNG. TO BE 7'-4" A.F.F TO CTR.
 9. EXTERIOR COACH LIGHT FOR GARAGE (IF APPLICABLE) TO BE 6'-6" ABOVE GARAGE FLOOR TO CENTER.
 10. U.N.O. WALL SCONCES TO BE AT 6'-8" ABOVE FLOOR TO THE CENTER OF ROUGH-IN BOX.
 11. PATIO LIGHTS TO BE 6'-6" TO CTR ABOVE PATIO FLOOR U.N.O.
 12. FRONT PORCH LIGHTS TO BE 6'-6" TO CENTER ABOVE PORCH FLOOR U.N.O.
 13. HOSE BIBS TO BE 24" ABOVE FINISH GRADE (ASSUME 4" FILL) THIS MEANS TO STUB THROUGH SLAB ON HIGH FOUNDATIONS.
 14. ALL GAS SERVICE, CONNECTIONS & FIXTURES TO BE DETERMINED BY SUBDIVISION REQUIREMENTS FOR WATER HEATER, FURNACE, FIREPLACE, COOK TOPS & RANGES.
 15. ROUTE ALL FLUES & VENTS TO REAR ROOF SLOPE WHERE POSSIBLE, OTHERWISE TO SIDE. NO VENTS SHALL PROTRUDE THROUGH THE FRONT ELEVATION.
 16. WATER PIPES FOR SHOWERHD. TO BE STUBBED OUT AT 6'-6" A.F.F.
 17. WHEN APPLICABLE, GAS LOG LIGHTER TO BE 16" TO SIDE OF FIREPLACE & 16" OFF THE FLOOR WHENEVER POSSIBLE.
 18. ALL DRYER VENTS TO BE 8" ABOVE FINISHED FLOOR TO THE CENTER OF VENT.
 19. SMOKE ALARMS SHALL BE HARD WIRED IN SERIES W/BATT BACKUP.
 20. ELECTRICIAN TO SUPPLY POWER TO ALL EQUIPMENT & APPLIANCES AS REQUIRED PER MANUFACTURER'S RECOMMENDATIONS.
 21. CUSTOMER NOTE: THE EXACT LOCATION OF PLUGS, SWITCHES, THERMOSTATS, & LIGHTS WILL VARY BASED ON FRAMING MEMBER LOCATIONS & FIELD ADJUSTMENTS.
 22. SMOKE DETECTORS TO BE IN EVERY BEDROOM, IN HALLS ADJACENT TO BEDROOMS, ON EACH STORY, AND AT STAIRS GOING UP. COMPLY WITH NFPA.
 23. CARBON MONOXIDE DETECTORS TO BE INSTALLED WHERE REQUIRED BY MUNICIPALITY. DETECTORS TO BE PLACED WITHIN 10'-0" OF SLEEPING AREAS. COMBINATION DETECTOR UNITS MAY BE USED.
- SEE SCOPES OF WORK & CONST. SPECS FOR ADDITIONAL INFO.

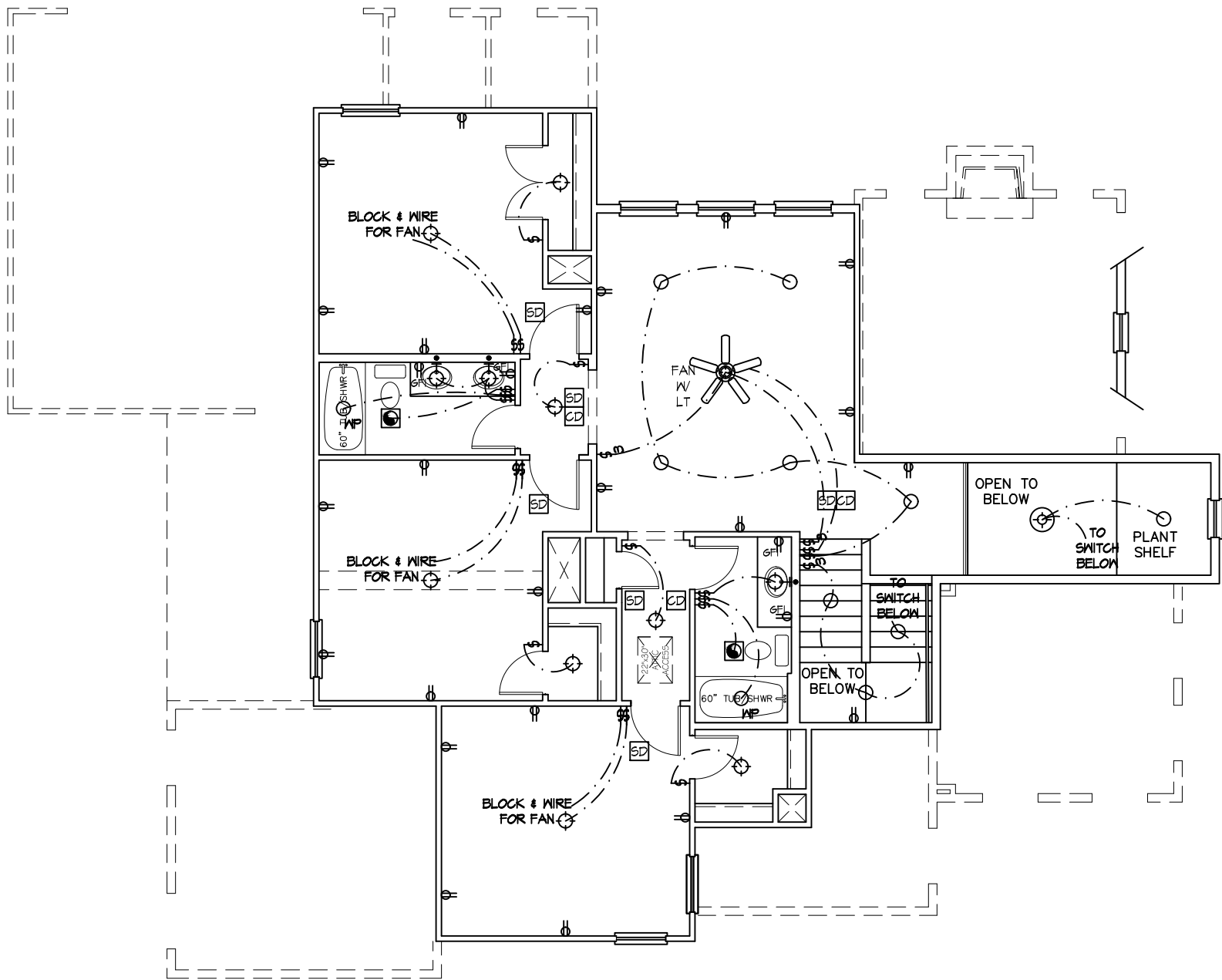
ELECTRICAL LEGEND

- RECESSED INCANDESCENT
- ⊗ RECESSED SPOT
- ⊕ CEILING-MOUNT FIXTURE
- ◆ PENDANT FIXTURE
- ⊖ WALL MOUNTED FIXTURE
- ▯ UNDER-CABINET FLUORESCENT
- ⊙ HANGING LIGHT
- ⊖ SINGLE FLOOD LIGHT
- ⊖ DOUBLE FLOOD LIGHT
- ⊙ EXHAUST FAN
- ⚡ SWITCH
- 110-V OUTLET (HGT IF ABOVE 12")
- 220-V OUTLET
- WP GFI WEATHERPROOF GROUNDED 110-V OUTLET
- GFI GROUNDED 110-V OUTLET
- 1/2 HOT 110-V OUTLET
- CLNG PLUG CEILING 110-V OUTLET
- ▼ PHONE
- DATA PORT
- DB DOOR BELL
- GDO GARAGE DOOR OPENER
- CHIMES
- SD SMOKE DETECTOR
- CD CARBON MONOXIDE SMOKE DETECTOR
- ▭ FLUSH MOUNTED FLUORESCENT LIGHT
- ⊕ CEILING FAN / LIGHT



1 FIRST FLOOR ELECTRICAL PLAN
SCALE: 1/8" = 1'-0"

CASE NUMBER ZZ2022-008



1 SECOND FLOOR ELECTRICAL PLAN
SCALE: 1/8" = 1'-0"

CASE NUMBER ZZ2022-008



DDS GROUP 469-999-0800
123 W. MAIN ST. 214-966-0550
GRAND PRAIRIE TX. 75050
WWW.DDSGROUP.COM

DESIGNER:
DDS GROUP

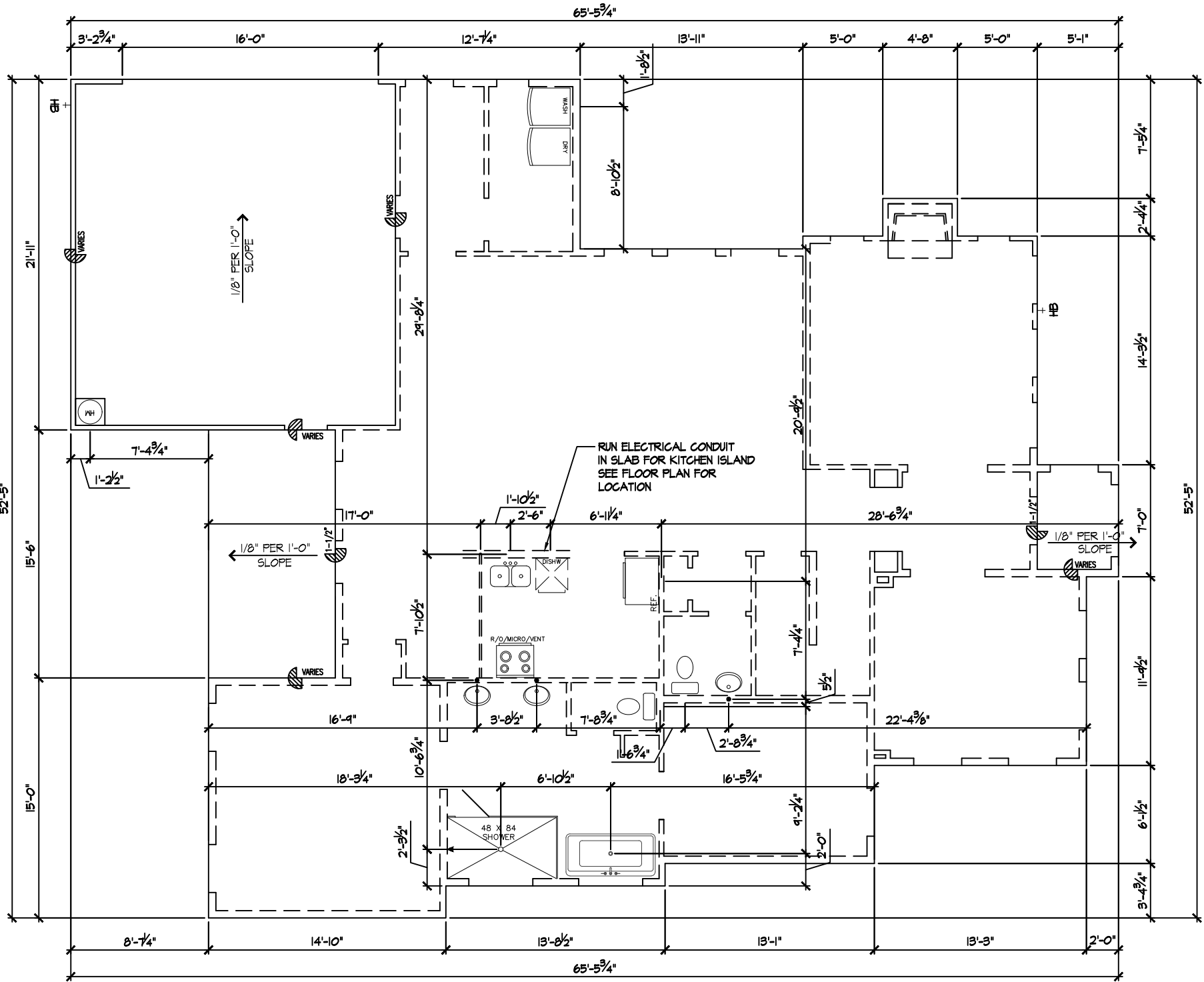
PROJECT #:
ZZ2022-008

7106 ODELL AVENUE
ROCKWALL, TX

ELEVATION:
A

SHEET NUMBER:
E2

NOTE:
PLUMBING CONTRACTOR SHALL
COORDINATE AND VERIFY
LOCATION & REQUIREMENTS.



1 FIRST FLOOR PLUMBING PLAN
SCALE: 1/8" = 1'-0"

CASE NUMBER ZZ2022-008



DDS GROUP 469-999-0800
123 W. MAIN ST. 214-966-0550
GRAND PRAIRIE TX. 75050
WWW.DDSGROUP.COM

DESIGNER:
DDS GROUP

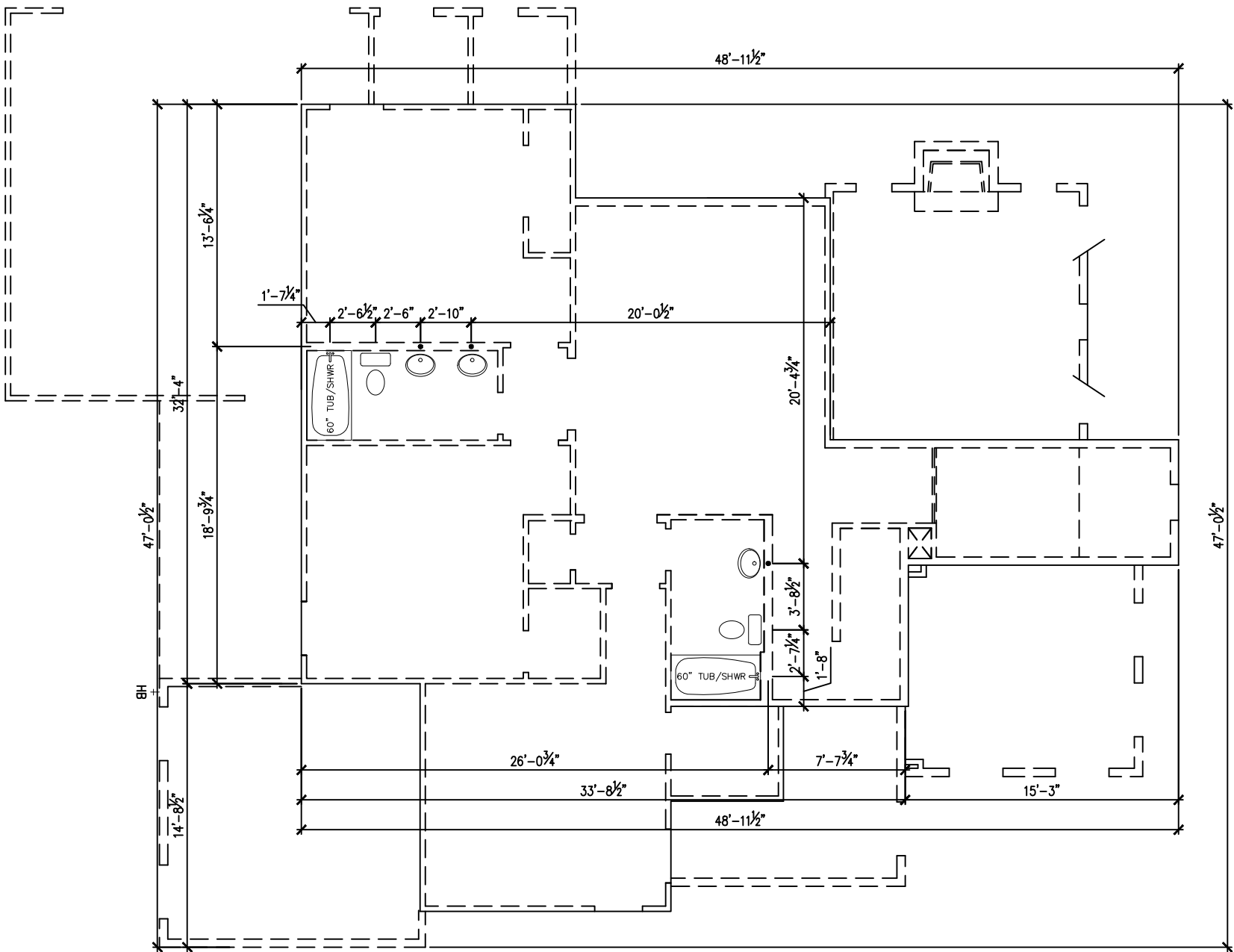
PROJECT #:
ZZ2022-008

7106 ODELL AVENUE
ROCKWALL, TX

ELEVATION:
A

SHEET NUMBER:
P1

NOTE:
PLUMBING CONTRACTOR SHALL
COORDINATE AND VERIFY LOCATION
& REQUIREMENTS.



1 SECOND FLOOR PLUMBING PLAN
SCALE: 1/8" = 1'-0"

CASE NUMBER ZZ2022-008



DDS GROUP 469-999-0800
123 W. MAIN ST. 214-966-0550
GRAND PRAIRIE TX. 75050
WWW.DDSGROUP.COM

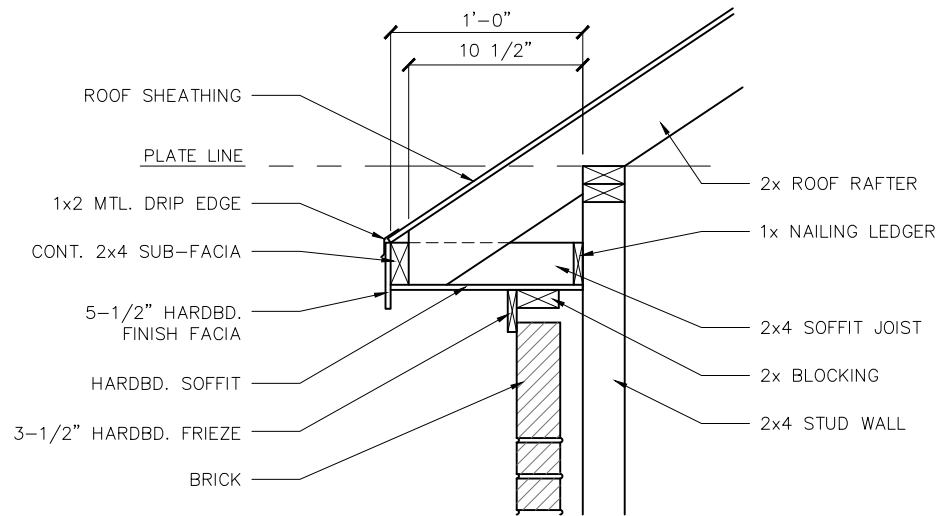
DESIGNER:
DDS GROUP

PROJECT #:
ZZ2022-008

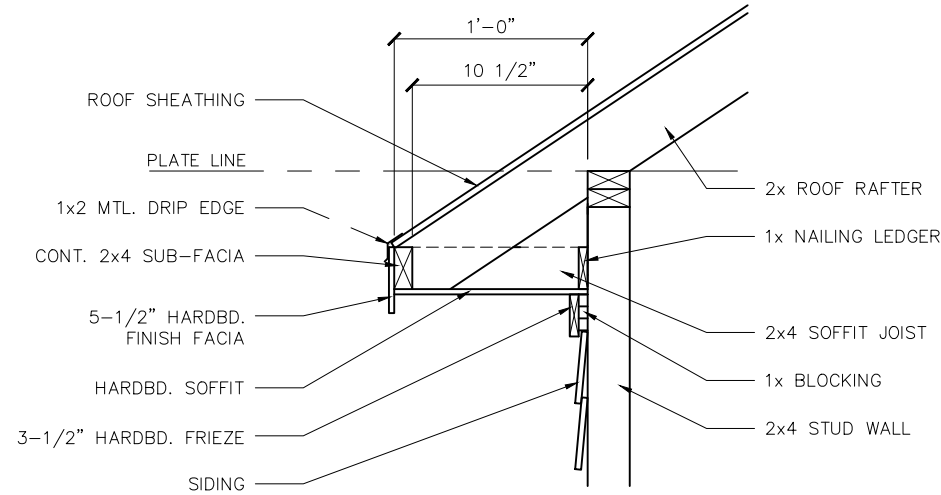
7106 ODELL AVENUE
ROCKWALL, TX

ELEVATION:
A

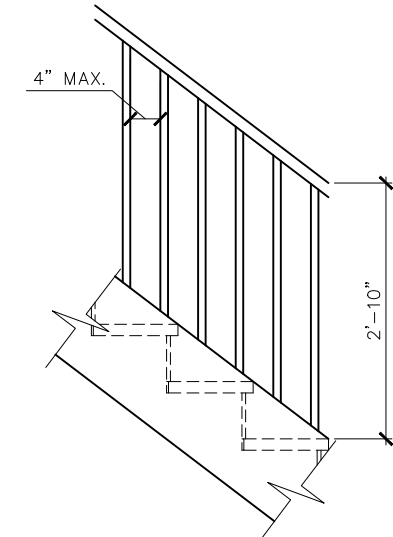
SHEET NUMBER:
P2



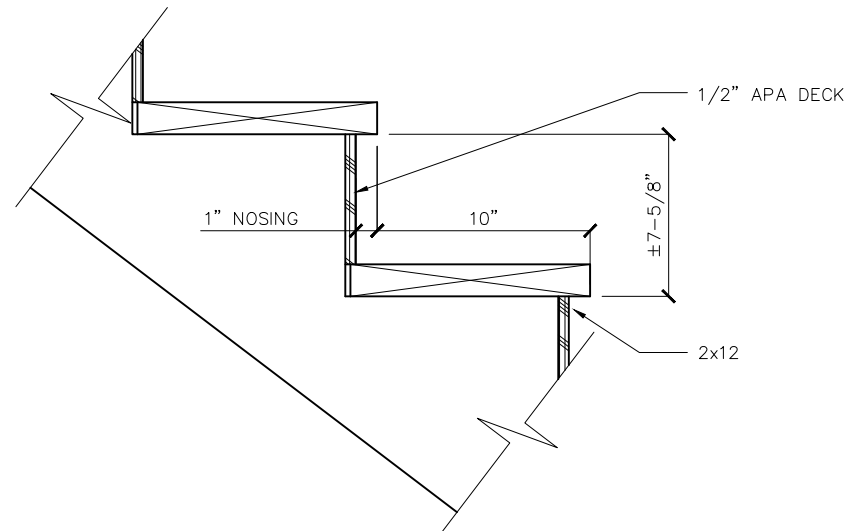
1 TYPICAL EAVE AT BRICK
SCALE: 3/4" = 1'-0"



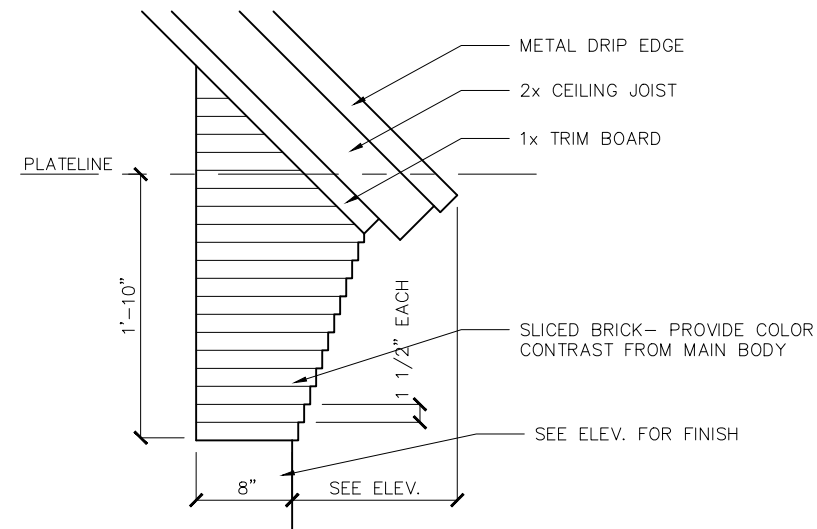
2 TYPICAL EAVE AT SIDING
SCALE: 3/4" = 1'-0"



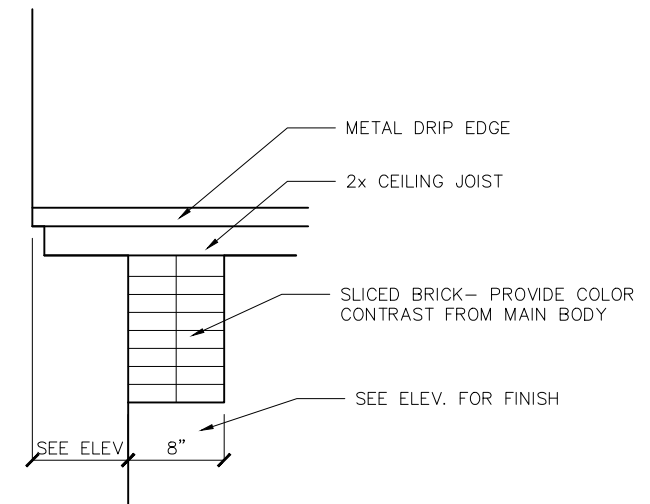
3 STAIR DETAIL
SCALE: N.T.S.



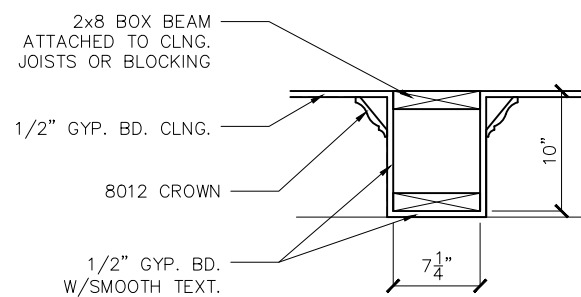
4 STAIR DETAIL
SCALE: N.T.S.



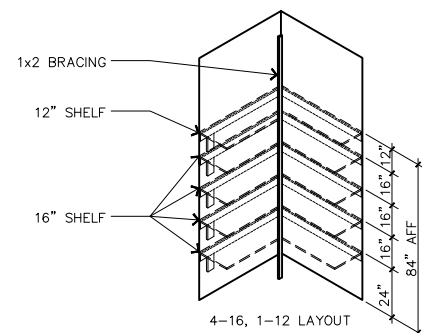
5 TYP. CORBEL DETAIL AT SIDE
SCALE: 3/4" = 1'-0"



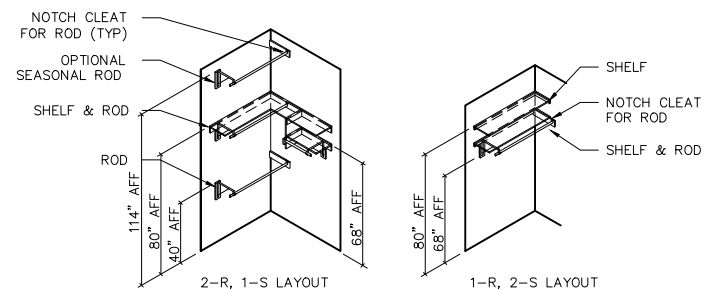
6 TYP. CORBEL DETAIL AT FRONT
SCALE: 3/4" = 1'-0"



7 TYPICAL BEAM DETAIL
SCALE: N.T.S.

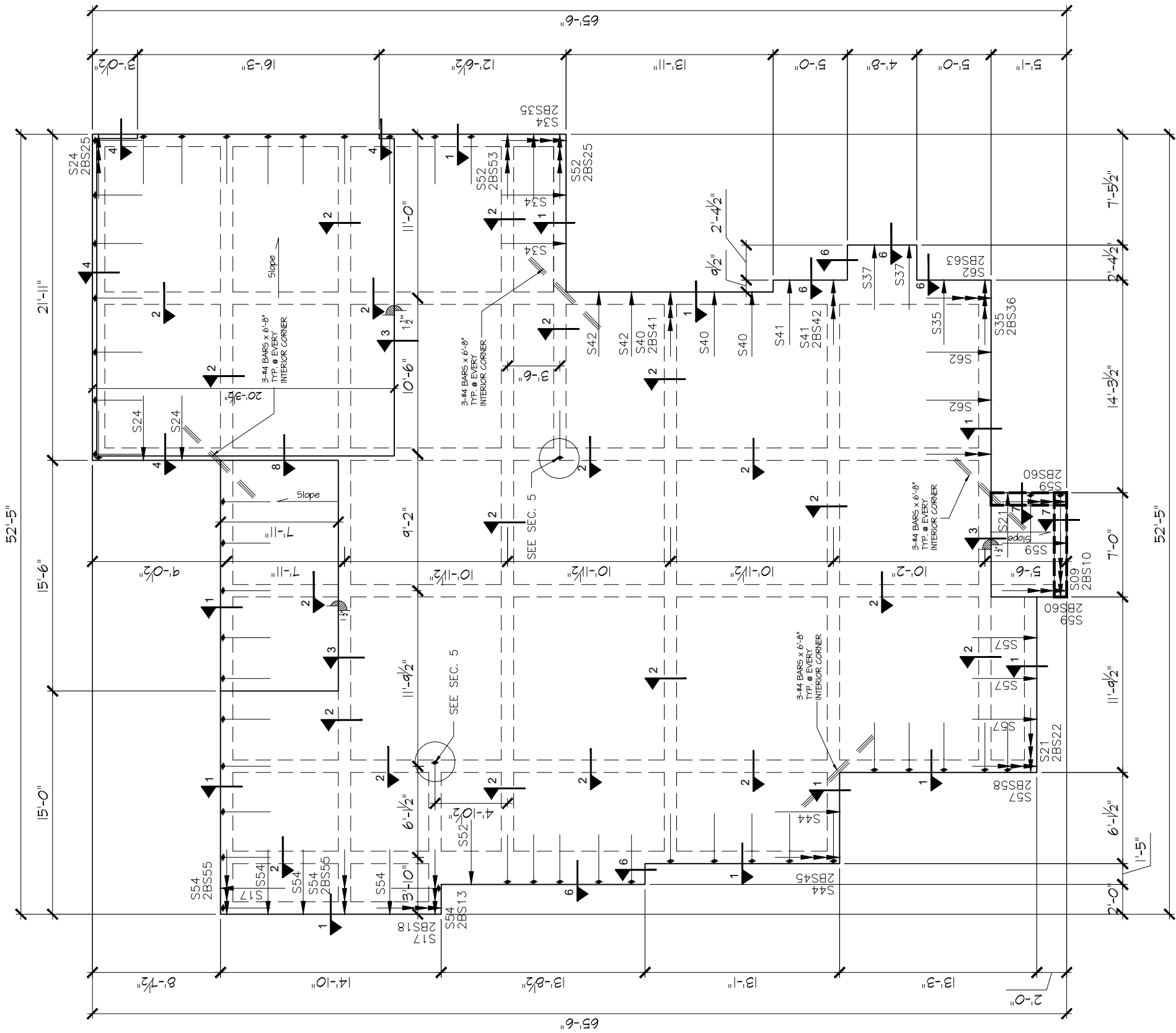


8 TYPICAL PANTRY LAYOUT
SCALE: N.T.S.



9 TYPICAL CLOSET LAYOUT
SCALE: N.T.S.

CASE NUMBER ZZ2022-008



FOUNDATION PLAN

SCALE: 1/8" = 1'-0"
2526 S.F

- PLAN LEGEND
- 1. Denotes one strand to be stressed
 - 2. Denotes two strands to be stressed
 - 3. Denotes three strands to be stressed
 - 4. Denotes factory seating and
 - 5. Denotes dimension to be verified
 - 6. Denotes concrete chair
 - 7. Denotes change in slide elevation

- Notes:
- 1. Slab thickness T = 4"
 - 2. Beam Height H = 28"
 - 3. Beam Width W = 10"
 - 4. SXX Denotes slab strand
 - 5. BSXX Denotes beam strand



J.S. Barton
Engineer
6-20338

CASE NUMBER ZZ2022-008

ELEVATION:

A

SHEET NUMBER:

F1

7106 ODELLAVE.
FOUNDATION PLAN

DDS GROUP 214-966-0550
123 W. MAIN STREET SUITE #121
GRAND PRAIRIE TX. 75050
WWW.DDSG.US 469-999-0800

DESIGNER:
DDS GROUP

PROJECT #:
ZZ2022-008



GENERAL NOTES

1. ALL TENDONS SHALL BE FABRICATED FROM 1/2" DIAMETER, 270 KSI LOW RELAXATION STRANDS IN ACCORDANCE WITH ASTM A416. TENDONS SHALL BE GREASED WITH A CORROSION INHIBITOR AND PROTECTED WITH A PLASTIC SHEATH.
2. STRAND LENGTHS SHALL BE THE RESPONSIBILITY OF THE SUPPLIER.
3. CONCRETE SHALL BE NORMAL WEIGHT, TRANSIT MIXED AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS UNLESS INDICATED OTHERWISE.
4. CONCRETE SHALL BE IN ACCORDANCE WITH ACI-318 ACI-301 AND ASTM C94. TENDONS SHOULD BE STRESSED WITHIN 7 TO 10 DAYS AFTER CONCRETE PLACEMENT.
5. WATER CONTENT SHALL BE CONTROLLED AND MINIMIZED IN ACCORDANCE WITH ACI AS REFERENCED ABOVE.
6. ALL CONVENTIONAL REINFORCING BARS SHALL BE GRADE 60 IN ACCORDANCE WITH ASTM A615.
7. CONSTRUCTION JOINTS ARE PROHIBITED UNLESS INDICATED OTHERWISE.
8. FOUNDATION SHALL BE PLACED MONOLITHICALLY TO AVOID "COLD JOINTS." I.E., PLACEMENT SHALL PROCEED FROM START TO FINISH IN A MONOLITHIC FASHION. WHERE COLD JOINTS ARE UNAVOIDABLE DUE TO DELAYS, CONTRACTOR SHALL CONSOLIDATE CONCRETE BY VIBRATING THROUGH COLD JOINT BOUNDARY. IF LONG DELAY IS ANTICIPATED, CONTRACTOR SHALL FORM BULKHEAD OR OTHERWISE CREATE A VERTICAL CONTROL SURFACE FOR INSERTION OF #4 DEFORMED DOWELS AT 18" O.C. IN SLAB AND (2) #5 DEFORMED DOWELS TOP AND BOTTOM OF BEAMS. DOWELS SHALL BE 18" LONG.

SITE PREPARATION NOTES

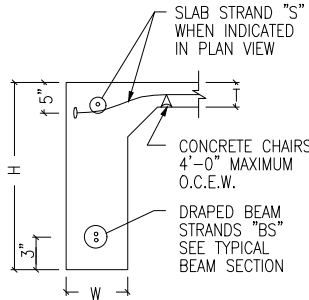
1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE EXISTING UTILITIES PRIOR TO EXCAVATION. CONTRACTOR SHALL EXERCISE CAUTION DURING EXCAVATION TO AVOID DAMAGE TO UNDERGROUND UTILITIES. CONTRACTOR SHALL INFORM UTILITY OWNERS IN ADVANCE TO ENABLE THEM TO IDENTIFY AND LOCATE, REROUTE OR TO MAKE OTHER ADJUSTMENTS IN ORDER FOR WORK TO PROCEED WITH MINIMAL DELAYS.
2. FOUNDATION EXCAVATION SHOULD BE PROPERLY MONITORED TO ENSURE UNDESIRABLE (LOOSE) MATERIALS ARE REMOVED.
3. EXPOSED SOILS SHOULD BE PROTECTED AGAINST RAIN AND EXCESSIVE DRYING.
4. SELECT FILL MATERIAL SHALL BE COMPACTED IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL INVESTIGATION.

CONSTRUCTION NOTES

1. SITE GRADING AND DRAINAGE AROUND FOUNDATION SHALL BE MAINTAINED AT ALL TIMES IN SUCH A MANNER THAT SURFACE OR GROUND WATER WILL NOT COLLECT AROUND FOUNDATION. ADEQUATE POSITIVE DRAINAGE SHALL BE PROVIDED AND MAINTAINED SLOPING AWAY FROM FOUNDATION A MINIMUM OF 5% (5/8 IN/FT) FOR A MINIMUM DISTANCE OF 5'-0" FROM FOUNDATION EDGE.
2. FINAL GRADES SHALL HAVE POSITIVE DRAINAGE SLOPING AWAY FROM FOUNDATION. A MINIMUM OF 6" CLEARANCE BETWEEN TOP OF SLAB AND/OR BRICK-LEDGE AND SOIL SURFACE SHALL BE MAINTAINED.
3. BEAM TRENCHES SHALL BE CLEAN AND FREE OF LOOSE SOIL AND DEBRIS. BEAM BOTTOMS MUST BE FOUNDED IN MINIMUM 12" UNDISTURBED SOIL OR PROPERLY COMPACTED FILL, UNLESS PIERS ARE SPECIFIED.
4. AT CONTRACTORS OPTION, A SAND CUSHION OR THIN LAYER OF SELECT FILL MAY BE USED AS TOP LAYER FOR PAD. EXISTING SOILS MAY BE USED AS LONG AS THEY PRESENT NO HAZARD TO THE POLYETHYLENE VAPOR BARRIER.
5. A LAYER OF 6 MIL POLYETHYLENE WITH LAPPED JOINTS BETWEEN SAND/EXISTING MATERIAL AND SLAB SHALL BE PROVIDED UNLESS INDICATED OTHERWISE.
6. TENDONS AND REINFORCING BARS SHALL BE SUPPORTED BY CHAIRS SPACED AT 4' MAXIMUM INTERVAL, AND TIED AT ALL INTERSECTIONS TO PREVENT MOVEMENT DURING CONCRETE PLACEMENT. S-HOOKS MAY NOT BE USED FOR TENDON TIES.
7. CONCRETE SHALL BE VIBRATED TO ENSURE CONSOLIDATION AROUND TENDON ANCHORAGES.
8. SLAB STRAND LOCATIONS MAY BE PLACED WITHIN 8" OF PLAN LOCATION TO MAINTAIN PROPER CLEARANCE.
9. WHERE DISCREPANCIES BETWEEN FOUNDATION DIMENSIONS AND ARCHITECTURAL PLANS ARE NOTED, ARCHITECTURAL PLANS SHALL CONTROL.
10. COORDINATE STRUCTURAL DRAWINGS WITH ARCHITECTURAL DRAWINGS FOR ALL OPENINGS, DROPS, INSERTS, SLOPES, BRICK-LEDGES AND RELATED ITEMS.
11. IF SOLID ROCK IS ENCOUNTERED DURING TRENCHING OF BEAMS, BEAM DEPTH MAY BE REDUCED, BUT MUST MAINTAIN A MINIMUM OF 12" SOIL COVER UPON FINAL GRADE.
12. PLUMBING LINES SHALL NOT BE LOCATED INSIDE BEAMS, EXCEPT AT OR NEAR PERPENDICULAR CONFIGURATION TO BEAMS.
13. SAND OR GRAVEL BEDDING MATERIAL FOR UTILITIES SHALL NOT BE USED WITHIN 5' OF FOUNDATION EDGE. A CLAY PLUG SHALL BE PROVIDED TO PREVENT WATER INFILTRATION UNDER SLAB.
14. WATER CUTOFF VALVES AND PIPE TRANSITIONS SHALL NOT BE INSTALLED WITH 5' OF FOUNDATION EDGE.
15. IRRIGATION SYSTEMS SHALL NOT SPRAY DIRECTLY ON FOUNDATION.
16. SIDEWALKS AND DRIVES SHALL BE GRADED TO SLOPE AWAY FROM FOUNDATION TO ELIMINATE AND PREVENT PONDING OF WATER.
17. TREES AND SHRUBS SHALL NOT BE LOCATED CLOSER TO FOUNDATION THAN A HORIZONTAL DISTANCE EQUAL TO ROUGHLY ONE - HALF OF TREE OR SHRUB'S MATURE HEIGHT WITHOUT INSTALLATION OF PIERS OR ROOT BARRIER. IF IMPRACTICAL, A DEEPEENED EXTERIOR BEAM SHALL BE PROVIDED A MINIMUM DEPTH OF 48" BELOW GRADE, FOR A PERPENDICULAR DISTANCE EQUAL TO ROUGHLY ONE HALF OF TREE OR SHRUBS MATURE HEIGHT.
18. LANDSCAPING SHALL NOT AFFECT FINAL GRADE. EXCAVATION OF SOILS ADJACENT TO FOUNDATION FOR PURPOSE OF LANDSCAPING ARE PROHIBITED. LANDSCAPING SHALL BE PLACED ON TOP OF FINAL GRADE. SOLID LANDSCAPE EDGING SHALL NOT BE USED.

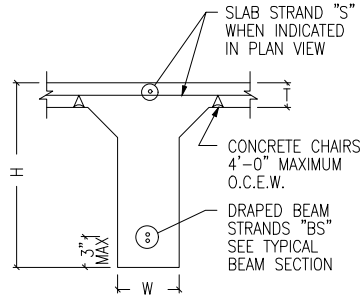
STRESSING NOTES

1. EACH STRAND DURING STRESSING OPERATIONS SHALL BE INITIALLY STRESSED TO 33.0 KIPS AND SEATED AT 28.9 KIPS.



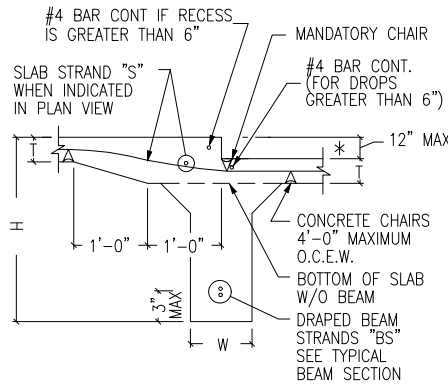
SECTION 01

NTS



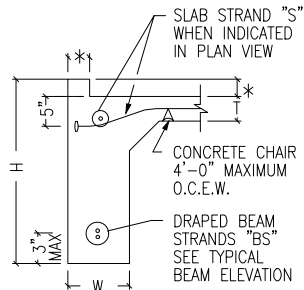
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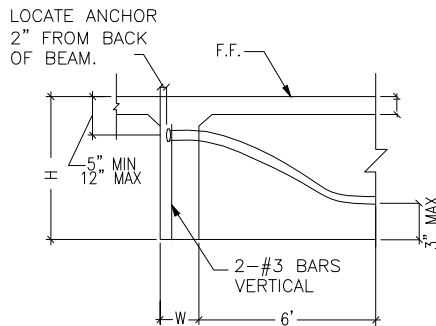
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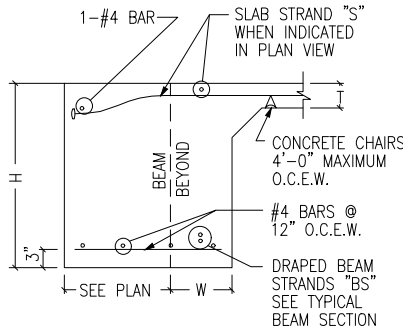
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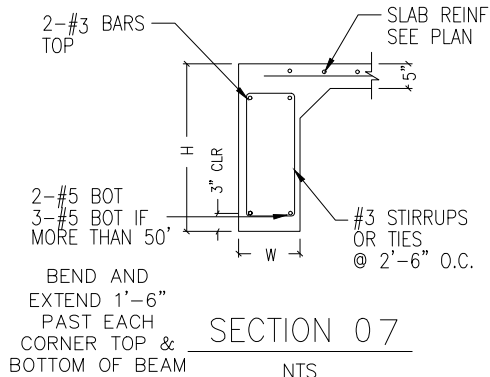
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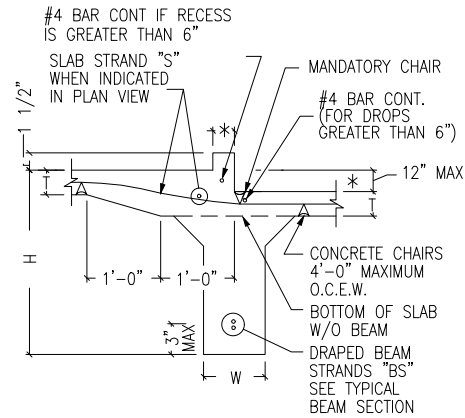
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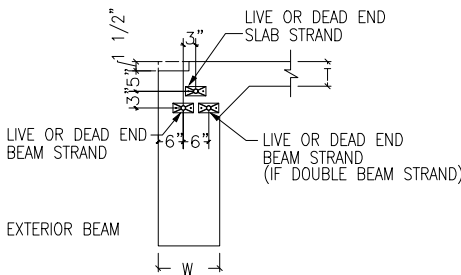
SECTION 07

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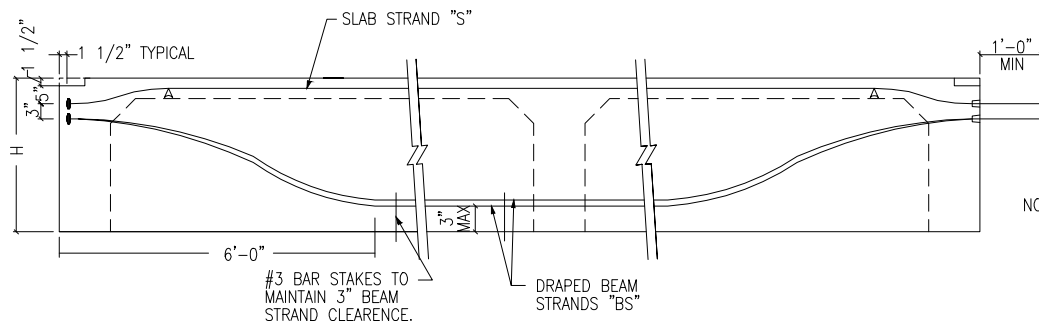
SECTION 08

NTS



STRAND END LAY-OUT

NTS



TYPICAL BEAM SECTION

NTS

NOTE: BEAM STRANDS (BS) SHALL BE TIED TOGETHER AS IF THEY ARE ONE STRAND. ANCHORS OF BEAM STRANDS (BS) SHALL BE PLACED SIDE BY SIDE DIRECTLY UNDERNEATH THE SLAB STRAND (S).

SLAB STRANDS AND BEAM STRANDS SHALL MAINTAIN A MINIMUM OF 5" CLEARANCE FROM THE LOWEST EDGE FROM THE TOP OF THE SLAB TO THE CENTER OF THE ANCHOR. SLAB STRANDS AND BEAM STRANDS SHALL MAINTAIN A MINIMUM OF 3" CLEARANCE.



SJB Engineer
E-20338

CASE NUMBER ZZ2022-008



DDS GROUP 214-966-0550
123 W. MAIN STREET SUITE #121
GRAND PRAIRIE TX. 75050
WWW.DDSG.US 469-999-0800

DESIGNER:
DDS GROUP

PROJECT #:
ZZ2022-008

7106 ODELL AVE.
FOUNDATION PLAN

ELEVATION:

A

SHEET NUMBER:

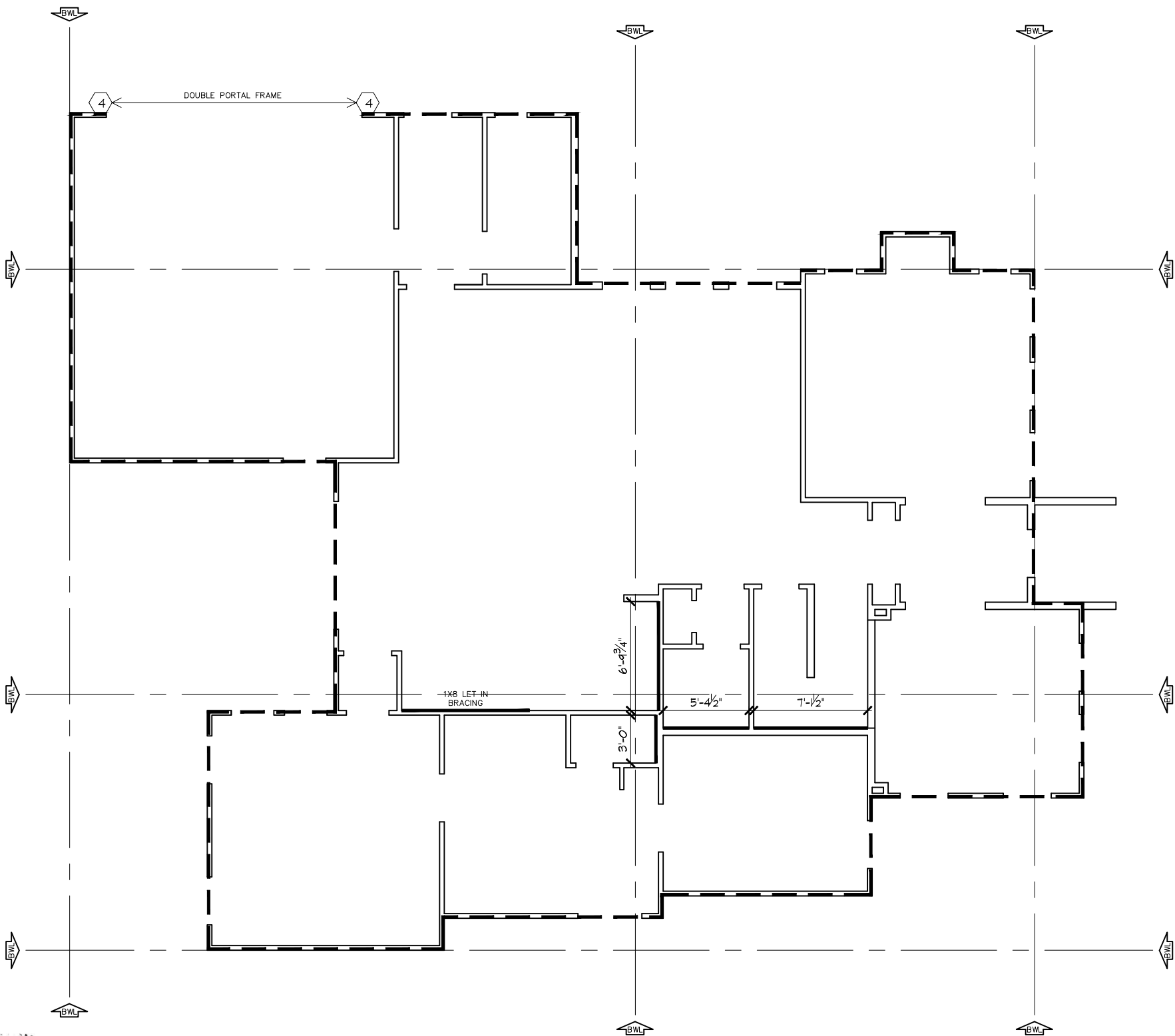
F2

NOTE:
1) FOR TOP PLATE HEIGHTS EQUAL TO OR LESS THAN 2'-0" PROVIDE 2X4 CONTINUOUS STUDS @ 16" O.C. FOR TOP PLATE HEIGHTS ABOVE 12'-0" TO 7'-0", PROVIDE 2X6 CONTINUOUS STUDS @ 16" O.C.
2) PROVIDE 2X6 @ 16" O.C. WALL STUDS SUPPORTING TWO FLOORS AND ROOF WITH MAX. 10' PLATE HEIGHT IN ACCORDANCE WITH TABLE R602.3.1 OF 2000, 2003, 2006, 2009, 2012 & 2018 I.R.C.

FASTENING FOR THERMO PLY		
MAXIMUM STUD SPACING	FASTENING TYPE	MAXIMUM FASTENER SPACING
16"	NO. 16 GAGE STAPLES 1" CROWN x 1 1/4" LEGS	3 - PANEL EDGES 6 - INTERMEDIATES SUPPORTS

SYMBOL KEY	
	SIMPSON STHD10 or HTT5 HOLDOWN
	CS16 STRAPPING, 3' MINIMUM LENGTH ATTACHED TO STUDS BOTH FLOORS
	BRACED WALL PANEL - SEE DETAILS
	BRACED WALL LINE
	DASHED LINE INDICATES STRUCTURAL SHEATHING

1. WALL BRACING PLAN DESIGN TO COMPLY W/ 2018 IRC.
2. DESIGN BASED ON 115 MPH WIND SPEED.



*J.S.B. Engineer
P-20338*

1 FIRST FLOOR PLAN - SHEAR WALL PLAN

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

CASE NUMBER ZZ2022-008

SHEET NUMBER:
S1

ELEVATION:
A

**7106 ODELL AVE
WALL BARCE**

PROJECT #:

DESIGNER:
DDS GROUP

DDS GROUP
132 E MAIN ST.
GRAND PRAIRIE TX. 75050
WWW.DDSGROUP.COM

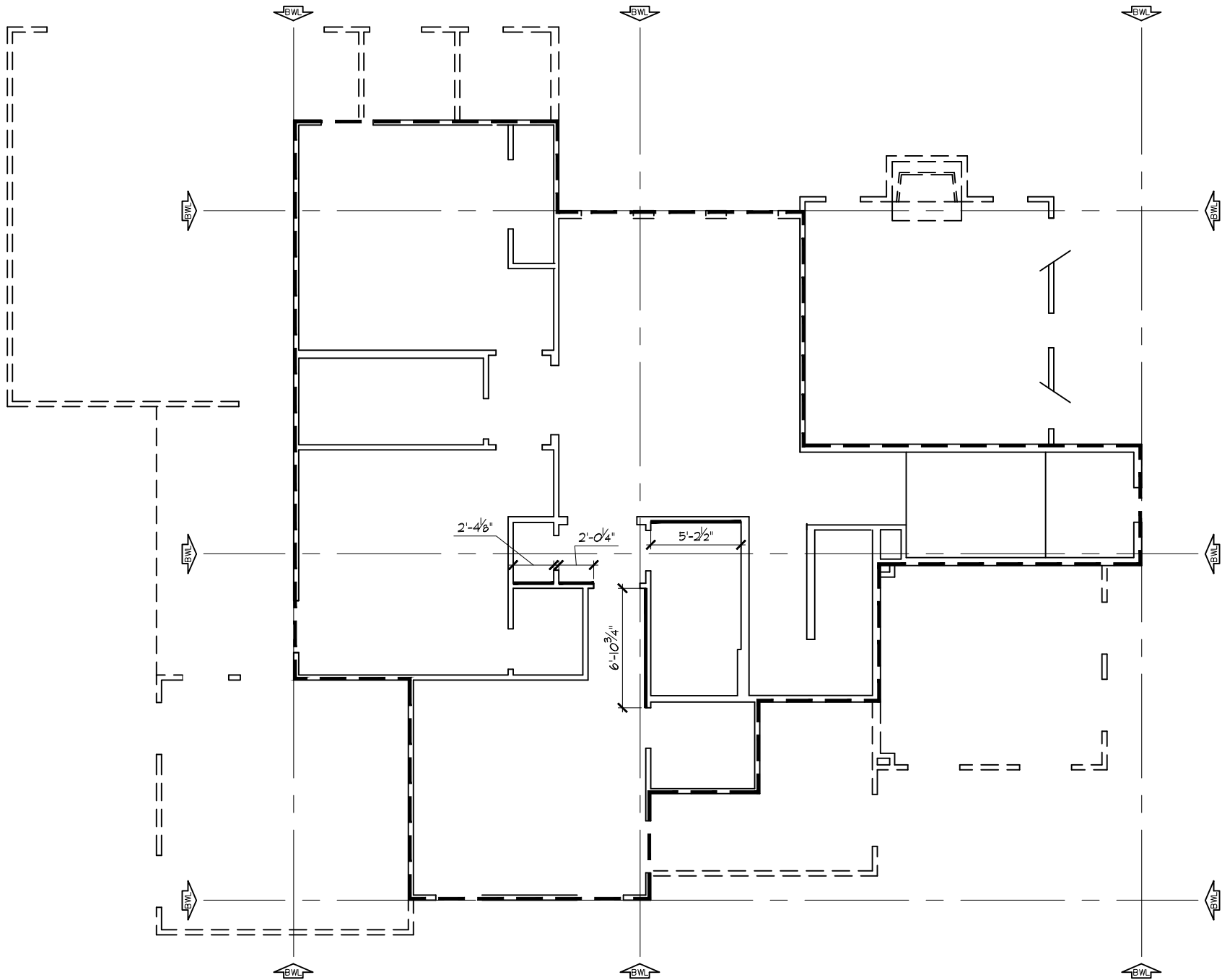


NOTE:
1) FOR TOP PLATE HEIGHTS EQUAL TO OR LESS THAN 2'-0" PROVIDE 2X4 CONTINUOUS STUDS @ 16" O.C. FOR TOP PLATE HEIGHTS ABOVE 12'-0" TO 17'-0", PROVIDE 2X6 CONTINUOUS STUDS @ 16" O.C.
2) PROVIDE 2X6 @ 16" O.C. WALL STUDS SUPPORTING TWO FLOORS AND ROOF WITH MAX. 10' PLATE HEIGHT IN ACCORDANCE WITH TABLE R602.3.1 OF 2000, 2003, 2006, 2009, 2012 & 2018 I.R.C.

FASTENING FOR THERMO PLY		
MAXIMUM STUD SPACING	FASTENING TYPE	MAXIMUM FASTENER SPACING
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SYMBOL KEY	
	SIMPSON STHD10 or HTT5 HOLDOWN
	CS16 STRAPPING, 3' MINIMUM LENGTH ATTACHED TO STUDS BOTH FLOORS
	BRACED WALL PANEL - SEE DETAILS
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	DASHED LINE INDICATES STRUCTURAL SHEATHING

1. WALL BRACING PLAN DESIGN TO COMPLY W/ 2018 IRC.
2. DESIGN BASED ON 115 MPH WIND SPEED.

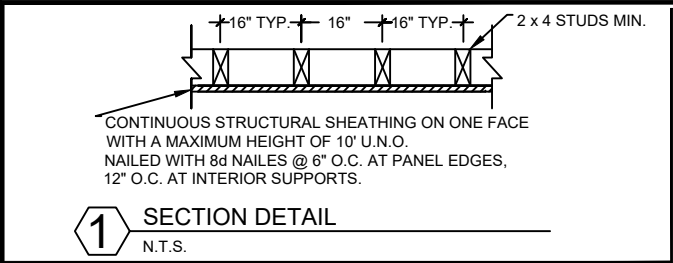


1 SECOND FLOOR PLAN - SHEAR WALL PLAN
SCALE: 1/8" = 1'-0"

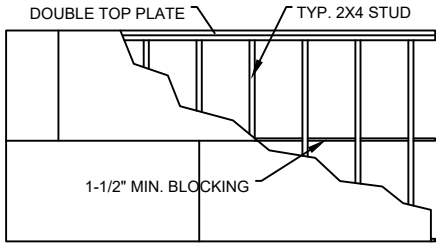


J.S.B. Engineer
- 20338

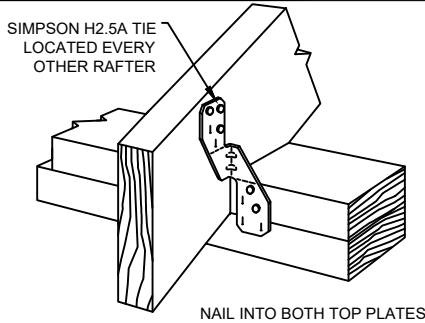
CASE NUMBER ZZ2022-008



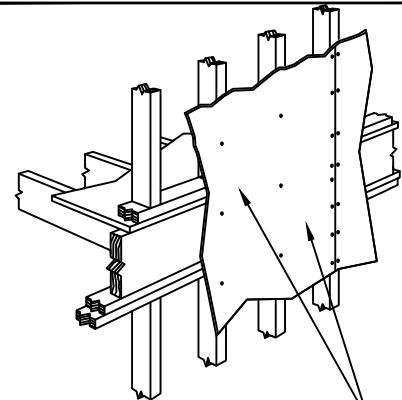
1 SECTION DETAIL
N.T.S.



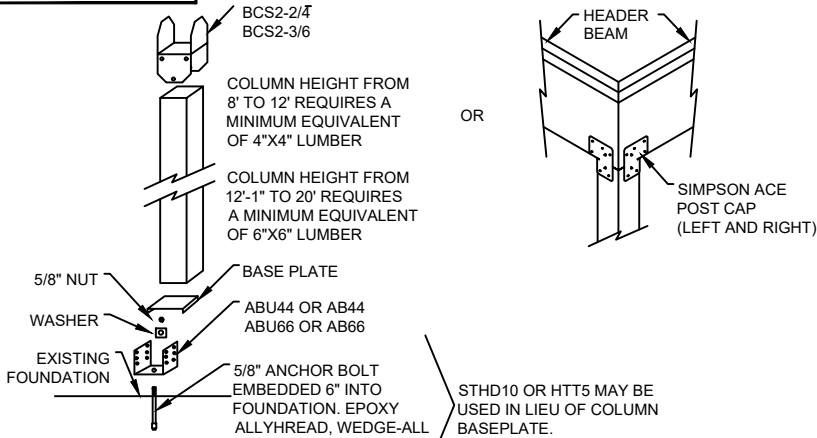
PANEL BLOCKING DETAIL
SCALE: NTS



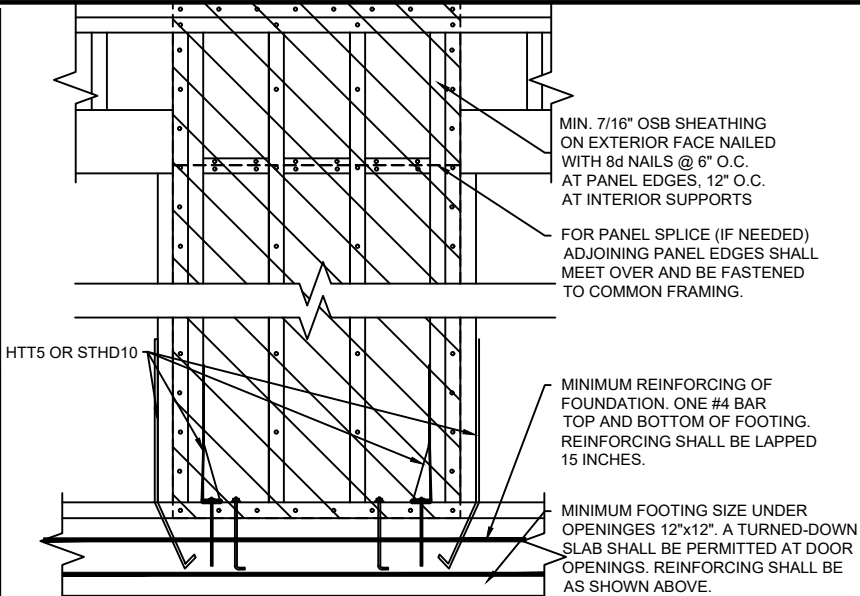
RAFTER TO TOP PLATE DETAIL
SCALE: NTS



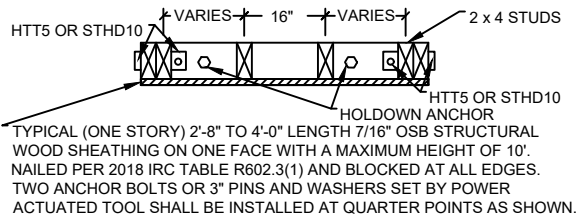
PANEL CONNECTION DETAIL
AT FIRST & SECOND FLOORS
SCALE: NTS



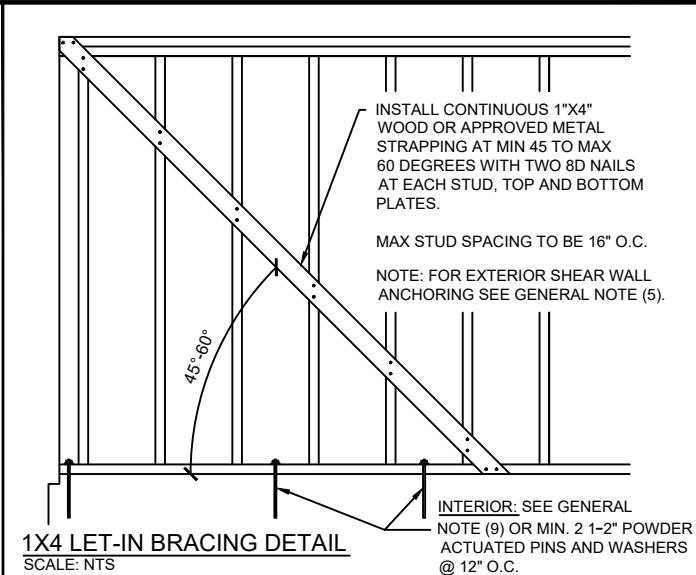
STANDARD COLUMN DETAIL
SCALE: NTS



2 SECTION DETAIL (EXTERIOR ELEVATION)
N.T.S.



2 SECTION DETAIL (PLAN VIEW)
N.T.S.

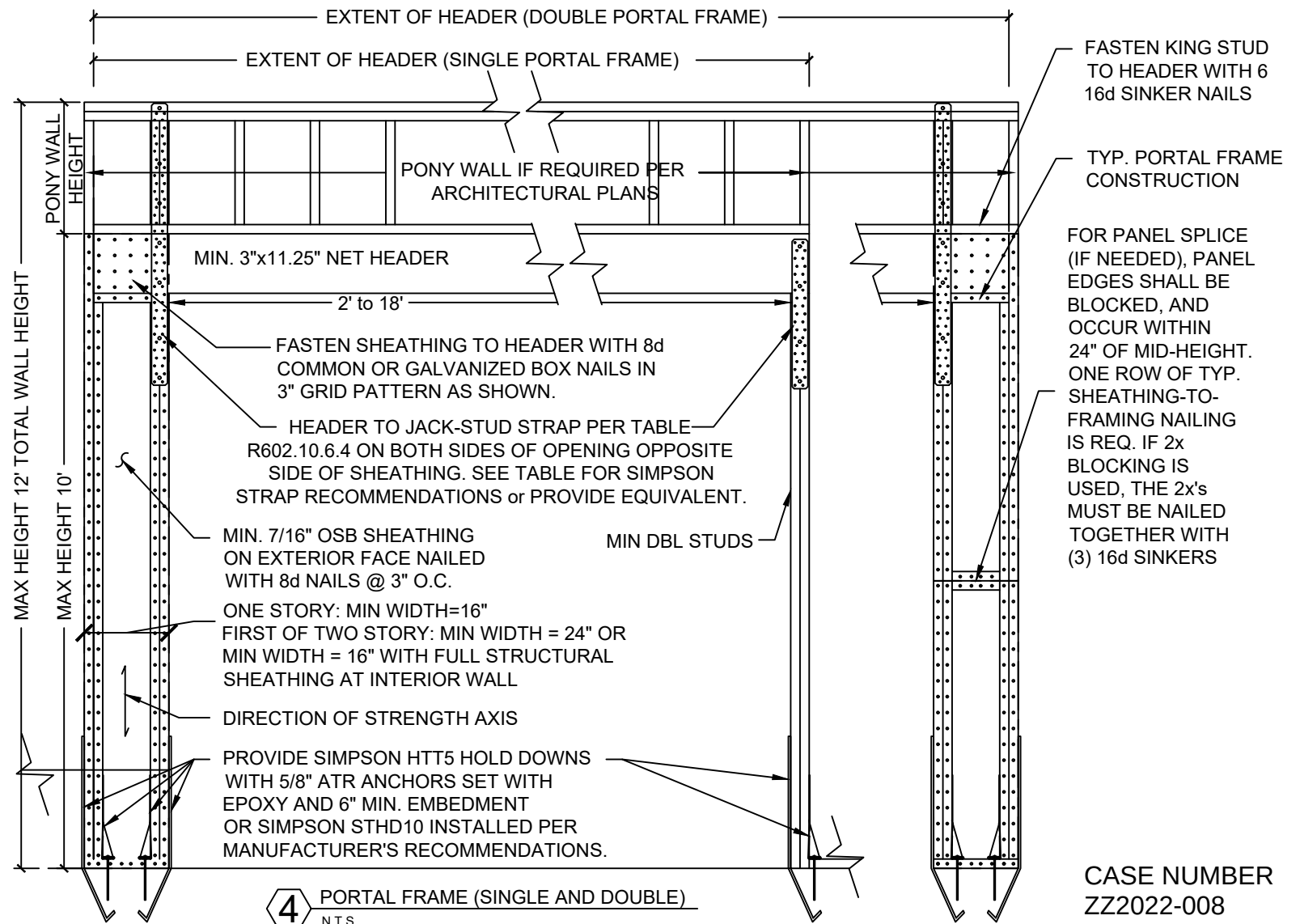


STRUCTURAL SHEATHING
IS CONSIDERED ONE OF THE FOLLOWING:
• MIN 7/16" OSB
• RED THERMOPLY
• BLUE THERMOPLY

- GENERAL NOTES
- REFERENCE ARCHITECTURAL DRAWINGS FOR STUD SIZES AND DIMENSIONS.
 - ALL RAFTERS/LEDGERS, STUDS, HEADERS AND SHEATHING SHALL BE NAILED IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL BUILDING CODE TABLE R602.3(1), UNLESS OTHERWISE NOTED.
 - SHEAR WALL SEGMENTS SHALL BE CONTINUOUS FROM THE MUDSILL THROUGH THE DOUBLE TOP PLATE.
 - BRACE WALLS LESS THAN 2' IN WIDTH DO NOT REQUIRE BOLTS & WASHERS BETWEEN THE 2 INSTALLED HOLD DOWN STRAPS (HTT5/STHD10). PROVIDE 1-ANCHOR BOLT C/L OR 2-3" PINS AND WASHERS (SET @ 1/3 POINTS BY A POWDER ACTUATED TOOL) FOR BRACED WALLS FROM 2' TO 2'-8" OVERALL LENGTH.
 - MUDSILL AT ALL EXTERIOR WALLS SHALL BE ANCHORED TO THE FOUNDATION SLAB WITH 1/2" ANCHOR BOLTS EMBEDDED 7" INTO THE SLAB AND SPACED 6'-0" O.C. MAX. OR SIMPSON STRONG-TIE MASA MUDSILL ANCHORS @ 6'-0" O.C..
 - WHERE RAFTERS MEET THE TOP PLATE OF EXTERIOR WALLS, INSTALL SIMPSON STRONG-TIE H2.5 ANCHORS AT EVERY OTHER RAFTER. ANCHORS WITH 445 LB. CAPACITY OR GREATER MAY BE USED AS AN ALTERNATE.
 - ALL INTERIOR WALLS TO BE 1/2" SHEETROCK NAILED PER TABLE R602.3(1) OF THE 2018 IRC.
 - LET-IN BRACING MAY BE SUBSTITUTED WITH 4X8 STRUCTURAL SHEATHING (RED T-PLY OR OSB) FROM TOP TO BOTTOM PLATE OR CS16 X-BRACING.
 - ALL INTERIOR BRACED WALLS MUST BE ANCHORED TO THE FOUNDATION USING SIMPSON TITEN HD 1/2" ANCHOR BOLTS OR APPROVED EQUAL.
 - INSTALL TITEN HD ANCHOR BOLTS AT MAXIMUM SIX FEET ON CENTER, WITH MINIMUM 2-3/4" EMBEDMENT INTO FOUNDATION.
 - MINIMUM TWO BOLTS PER BRACED WALL SECTION, WITH ONE BOLT LOCATED NOT MORE THAN 12" OR LESS THAN SEVEN BOLT DIAMETERS FROM EACH END OF BRACED WALL SECTION.

NOTE: SIMPSON STHD10 OR HTT5 CAN BE ROTATED 90°

NOTE: ALL SIMPSON PRODUCTS MAY BE SUBSTITUTED WITH APPROVED EQUAL



4 PORTAL FRAME (SINGLE AND DOUBLE)
N.T.S.



J.S.B Engineer
E-20338

DDS GROUP

DDS GROUP
132 E MAIN ST.
GRAND PRAIRIE TX. 75050
WWW.DDSGROUP.COM

DESIGNER:
DDS GROUP

PROJECT #:

7106 ODELL AVE
WALL BRACE

ELEVATION:
A

SHEET NUMBER:
S3

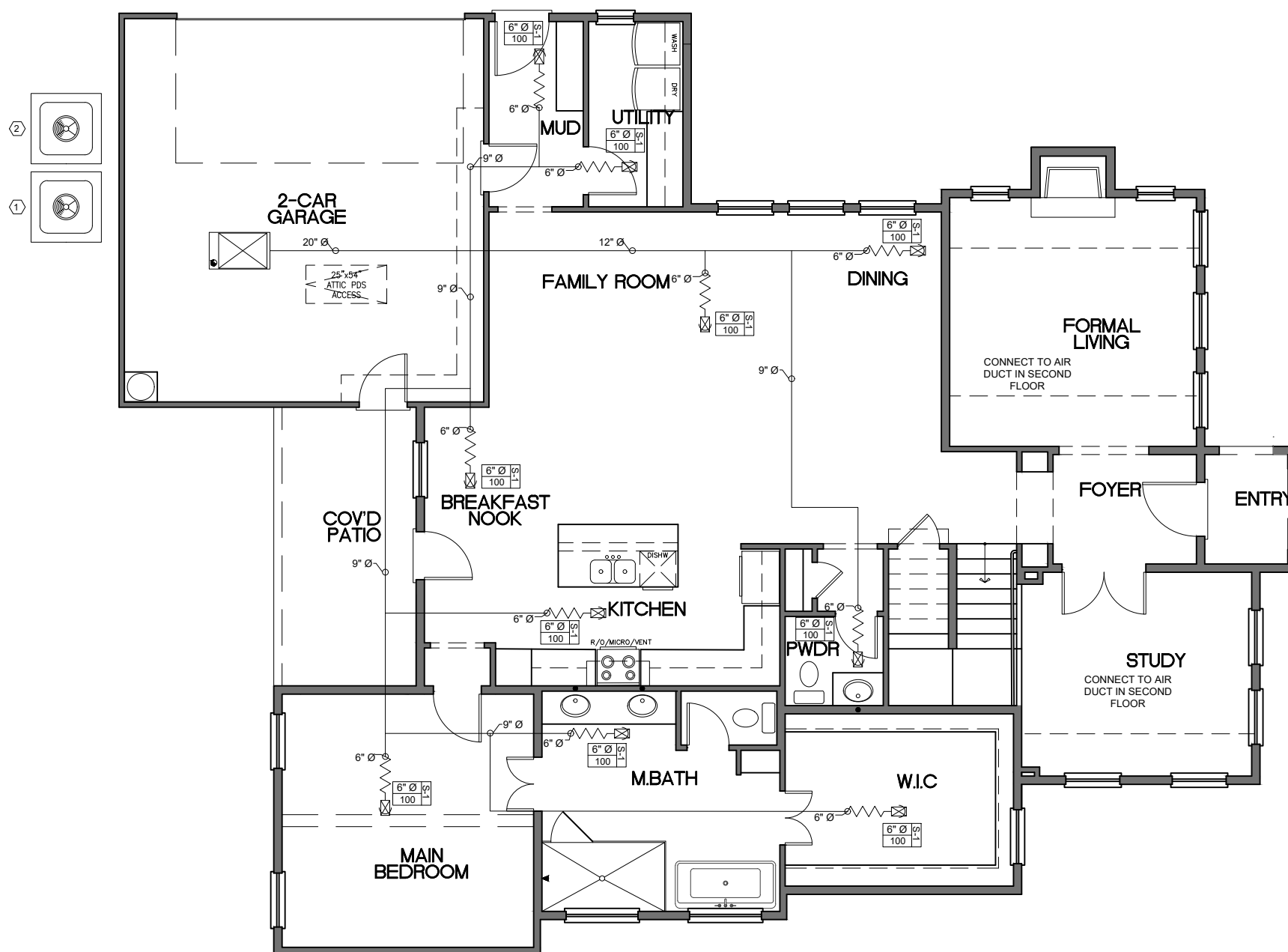
CASE NUMBER
ZZ2022-008

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

MECHANICAL NOTES BY SYMBOL



- ① 3.5-TON FURNACE SUPPLIED BY OTHERS. PROVIDE ECONOMIZER EQUAL TO MICROMETL.
- ② 3.0-TON FURNACE SUPPLIED BY OTHERS. PROVIDE ECONOMIZER EQUAL TO MICROMETL.
- ③ 3.5-TON CONDENSING UNIT SUPPLIED BY OTHERS. INSTALL ON VIBRATION ISOLATION PAD.
- ④ 3.0-TON CONDENSING UNIT SUPPLIED BY OTHERS. INSTALL ON VIBRATION ISOLATION PAD.
- ⑤ 10" EXHAUST DUCT UP TO ABOVE CEILING. ROUTE AS SHOWN.
- ⑥ 10" EXHAUST DUCT UP TO EXHAUST FAN ON ROOF. REFER TO MEP1.1 FOR LOCATION.
- ⑦ THERMOSTATS FOR FURNACES SUPPLIED BY OTHERS. VERIFY LOCATION WITH OWNER PRIOR TO INSTALLATION.
- ⑧ ROUTE 1" CONDENSATE DRAIN FROM EACH FURNACE TO HUB DRAIN.



MECHANICAL PLAN

SCALE: $\frac{1}{8}" = 1'-0"$

A horizontal scale bar with alternating black and white segments. Below the bar are numerical markings at 0, 2, 4, 6, 8, and 16.

CASE NUMBER ZZ2022-008

M1.1

SHEET NO

No.	Date	Revision Description
PROJECT NO.:		999-16-94

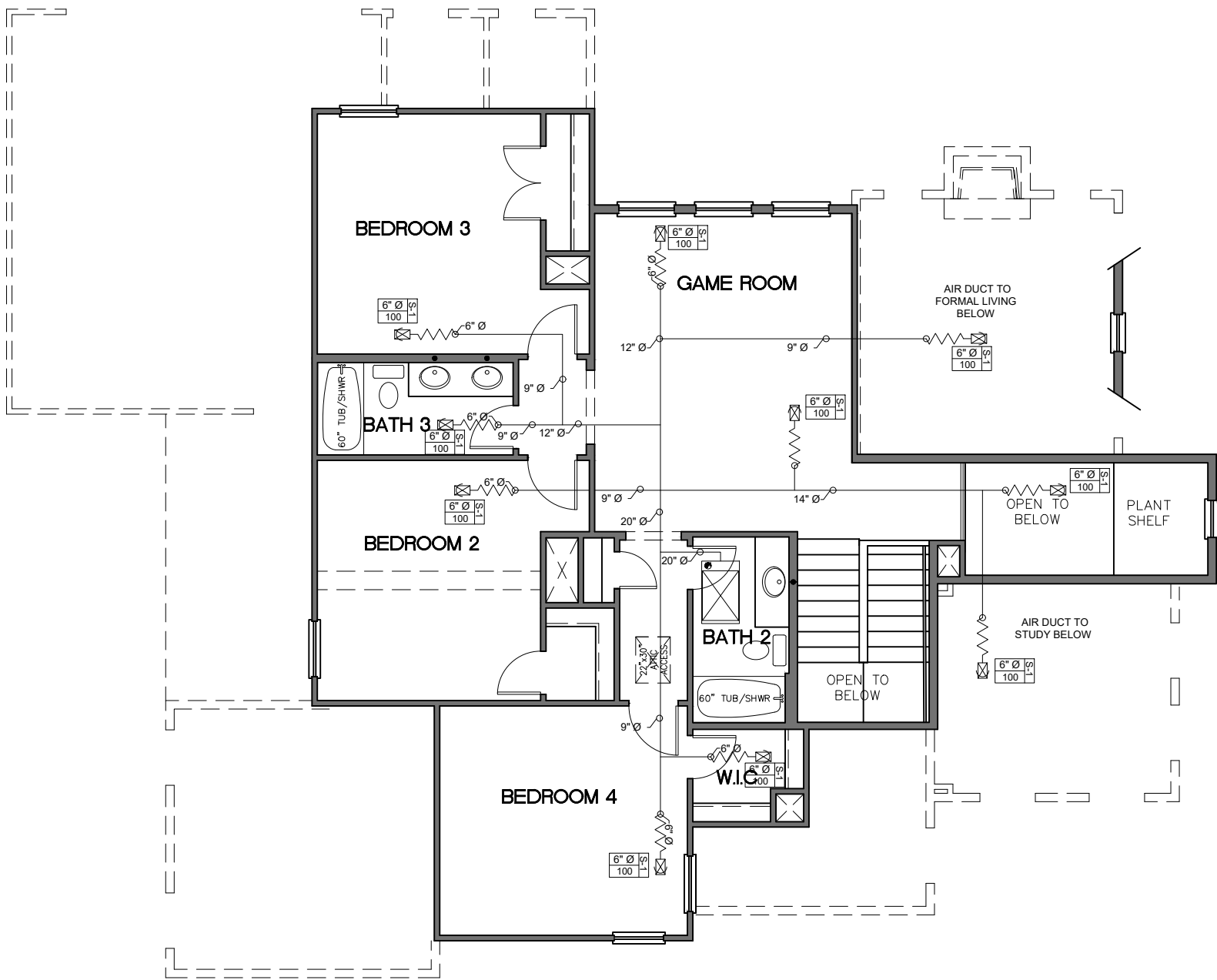
HOMES C&C
7106 ODELL AVE.

MECHANICAL PLAN

DDS GROUP 214-966-0550
123 W. MAIN STREET SUITE #121
GRAND PRAIRIE TX. 75050
WWW.DDSG.US 469-999-0800

DDS GROUP

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.



MECHANICAL PLAN

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



CASE NUMBER ZZ2022-008

M1.2

SHEET NO.

No.	Date	Revision Description
PROJECT NO.:		999-16-94

HOMES C&C
7106 ODELL AVE.

MECHANICAL PLAN

DDS GROUP 214-966-0550
123 W. MAIN STREET SUITE #121
GRAND PRAIRIE TX. 75050
WWW.DDSG.US 469-999-0800



JSB ENGINEER (F-20338)
19285 Horseshoe Dr., Nevada, Texas 75173 (214) 843-6223
email: jsbengineertx@gmail.com

January 19, 2022

Jonathan Saldana
(214) 966-0550
jonathan.saldana@ddsg.us

To whom it may concern:

The foundation plans, accompanied by this letter, for use only on the property described below:

Address: 7106 Odell Avenue
Rockwall, Texas

Foundation design criteria was formulated based on modifications of recommendations as set forth in criteria for selection and design of slab-on-ground (BRAB REPORT), PTI design and construction of Post-Tension slabs on ground 2nd addition, WRI-CRSI-96, ACI 318-99, the 2015 IRC, 2018 IBC, ACI 318, ASTM C94 and recognized engineering practices.



J.S. Barton PE





Generated by REScheck-Web Software

Compliance Certificate

Project Rockwall7106

Energy Code: **2015 IECC**
Location: **Rockwall, Texas**
Construction Type: **Single-family**
Project Type: **New Construction**
Conditioned Floor Area: **3,026 ft²**
Glazing Area: **22%**
Climate Zone: **3 (2701 HDD)**
Permit Date:
Permit Number:



Construction Site:
7106 Odell Ave
Rockwall, Texas

Owner/Agent:
New Construction

Designer/Contractor:
Architectural Plans

Compliance: Passes using UA trade-off

Compliance: **1.1% Better Than Code** Maximum UA: **359** Your UA: **355** Maximum SHGC: **0.25** Your SHGC: **0.25**

The % Better or Worse Than Code Index reflects how close to compliance the house is based on code trade-off rules.
It DOES NOT provide an estimate of energy use or cost relative to a minimum-code home.

Slab-on-grade tradeoffs are no longer considered in the UA or performance compliance path in REScheck. Each slab-on-grade assembly in the specified climate zone must meet the minimum energy code insulation R-value and depth requirements.

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor	Req. U-Factor	Prop. UA	Req. UA
Ceiling area of the home forming the top of the structure's insulation envelope: Flat or Scissor Truss	1,928	30.0	0.0	0.035	0.030	67	58
Wall area of the home forming the sides of the structure's insulation envelope: Wood Frame, 16in. o.c.	2,211	13.0	0.0	0.082	0.060	133	97
Energy efficient door unit: Glass Door (over 50% glazing) SHGC: 0.25	21			0.300	0.350	6	7
Solid Door Unit: Solid	21			0.200	0.350	4	7
20 min fire door unit: Solid	21			0.200	0.350	4	7
20 min fire door unit: Solid Door (under 50% glazing)	21			0.200	0.350	4	7
Solid Door Unit: Solid Door (under 50% glazing)	21			0.200	0.350	4	7
Solid Door Unit: Solid Door (under 50% glazing)	21			0.200	0.350	4	7
Window area of the home using energy efficient units: Vinyl Frame, 2 Pane w/ Low-E SHGC: 0.25	462			0.280	0.350	129	162
Slab perimeter of home forming bottom of insulation envelope: Slab-On-Grade (Unheated) Insulation depth: 0.0'	163		0.0	1.042	1.042	0	0

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2015 IECC requirements in REScheck Version : REScheck-Web and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

Jobe Leonard

Name - Title



Signature

Jobe Leonard

1/19/2022
Date



Inspection Checklist

Energy Code: 2015 IECC

Requirements: 0.0% were addressed directly in the REScheck software

Text in the "Comments/Assumptions" column is provided by the user in the REScheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req.ID	Pre-Inspection/Plan Review	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
103.1, 103.2 [PR1] ¹ 	Construction drawings and documentation demonstrate energy code compliance for the building envelope. Thermal envelope represented on construction documents.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
103.1, 103.2, 403.7 [PR3] ¹ 	Construction drawings and documentation demonstrate energy code compliance for lighting and mechanical systems. Systems serving multiple dwelling units must demonstrate compliance with the IECC Commercial Provisions.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
302.1, 403.7 [PR2] ² 	Heating and cooling equipment is sized per ACCA Manual S based on loads calculated per ACCA Manual J or other methods approved by the code official.	Heating: Btu/hr____ Cooling: Btu/hr____	Heating: Btu/hr____ Cooling: Btu/hr____	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	

Additional Comments/Assumptions:

Section # & Req.ID	Foundation Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.2 [FO1] ¹ 	Slab edge insulation R-value.	R-____ ☐ Unheated ☐ Heated	R-____ ☐ Unheated ☐ Heated	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	See the Envelope Assemblies table for values.
402.1.2 [FO3] ¹ 	Slab edge insulation depth/length.	____ ft	____ ft	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	See the Envelope Assemblies table for values.
303.2.1 [FO11] ² 	A protective covering is installed to protect exposed exterior insulation and extends a minimum of 6 in. below grade.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.9 [FO12] ² 	Snow- and ice-melting system controls installed.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	

Additional Comments/Assumptions:

Section # & Req.ID	Framing / Rough-In Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.1, 402.3.4 [FR1] ¹ 	Door U-factor.	U-____	U-____	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	See the Envelope Assemblies table for values.
402.1.1, 402.3.1, 402.3.3, 402.5 [FR2] ¹ 	Glazing U-factor (area-weighted average).	U-____	U-____	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	See the Envelope Assemblies table for values.
402.1.1, 402.3.2, 402.3.3, 402.5 [FR3] ¹ 	Glazing SHGC value (area-weighted average).	SHGC:____	SHGC:____	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	See the Envelope Assemblies table for values.
303.1.3 [FR4] ¹ 	U-factors of fenestration products are determined in accordance with the NFRC test procedure or taken from the default table.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
402.4.1.1 [FR23] ¹ 	Air barrier and thermal barrier installed per manufacturer's instructions.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
402.4.3 [FR20] ¹ 	Fenestration that is not site built is listed and labeled as meeting AAMA /WDMA/CSA 101/I.S.2/A440 or has infiltration rates per NFRC 400 that do not exceed code limits.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
402.4.5 [FR16] ²	IC-rated recessed lighting fixtures sealed at housing/interior finish and labeled to indicate ≤2.0 cfm leakage at 75 Pa.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.3.1 [FR12] ¹ 	Supply and return ducts in attics insulated ≥ R-8 where duct is ≥ 3 inches in diameter and ≥ R-6 where < 3 inches. Supply and return ducts in other portions of the building insulated ≥ R-6 for diameter ≥ 3 inches and R-4.2 for < 3 inches in diameter.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.3.5 [FR15] ³ 	Building cavities are not used as ducts or plenums.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.4 [FR17] ² 	HVAC piping conveying fluids above 105 °F or chilled fluids below 55 °F are insulated to ≥R-3.	R-____	R-____	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.4.1 [FR24] ¹ 	Protection of insulation on HVAC piping.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	

Section # & Req.ID	Framing / Rough-In Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
403.5.3 [FR18] ² 	Hot water pipes are insulated to $\geq R-3$.	R- _____	R- _____	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.6 [FR19] ²	Automatic or gravity dampers are installed on all outdoor air intakes and exhausts.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)
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Section # & Req.ID	Insulation Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
303.1 [IN13] ² 	All installed insulation is labeled or the installed R-values provided.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
402.1.1, 402.2.5, 402.2.6 [IN3] ¹ 	Wall insulation R-value. If this is a mass wall with at least ½ of the wall insulation on the wall exterior, the exterior insulation requirement applies (FR10).	R-_____ ☐ Wood ☐ Mass ☐ Steel	R-_____ ☐ Wood ☐ Mass ☐ Steel	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	See the Envelope Assemblies table for values.
303.2 [IN4] ¹	Wall insulation is installed per manufacturer's instructions.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	

Additional Comments/Assumptions:

Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.1, 402.2.1, 402.2.2, 402.2.6 [FI1] ¹	Ceiling insulation R-value.	R-____ ☐ Wood ☐ Steel	R-____ ☐ Wood ☐ Steel	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	See the Envelope Assemblies table for values.
303.1.1.1, 303.2 [FI2] ¹	Ceiling insulation installed per manufacturer's instructions. Blown insulation marked every 300 ft ² .			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
402.2.3 [FI22] ²	Vented attics with air permeable insulation include baffle adjacent to soffit and eave vents that extends over insulation.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
402.2.4 [FI3] ¹	Attic access hatch and door insulation ≥ R-value of the adjacent assembly.	R-____	R-____	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
402.4.1.2 [FI17] ¹	Blower door test @ 50 Pa. ≤ 5 ach in Climate Zones 1-2, and ≤ 3 ach in Climate Zones 3-8.	ACH 50 = ____	ACH 50 = ____	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.3.4 [FI4] ¹	Duct tightness test result of ≤ 4 cfm/100 ft ² across the system or ≤ 3 cfm/100 ft ² without air handler @ 25 Pa. For rough-in tests, verification may need to occur during Framing Inspection.	____ cfm/100 ft ²	____ cfm/100 ft ²	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.3.3 [FI27] ¹	Ducts are pressure tested to determine air leakage with either: Rough-in test: Total leakage measured with a pressure differential of 0.1 inch w.g. across the system including the manufacturer's air handler enclosure if installed at time of test. Postconstruction test: Total leakage measured with a pressure differential of 0.1 inch w.g. across the entire system including the manufacturer's air handler enclosure.	____ cfm/100 ft ²	____ cfm/100 ft ²	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.3.2.1 [FI24] ¹	Air handler leakage designated by manufacturer at ≤ 2% of design air flow.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.1.1 [FI9] ²	Programmable thermostats installed for control of primary heating and cooling systems and initially set by manufacturer to code specifications.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.1.2 [FI10] ²	Heat pump thermostat installed on heat pumps.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.5.1 [FI11] ²	Circulating service hot water systems have automatic or accessible manual controls.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
403.6.1 [FI25] ²	All mechanical ventilation system fans not part of tested and listed HVAC equipment meet efficacy and air flow limits.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.2 [FI26] ²	Hot water boilers supplying heat through one- or two-pipe heating systems have outdoor setback control to lower boiler water temperature based on outdoor temperature.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.5.1.1 [FI28] ²	Heated water circulation systems have a circulation pump. The system return pipe is a dedicated return pipe or a cold water supply pipe. Gravity and thermos-syphon circulation systems are not present. Controls for circulating hot water system pumps start the pump with signal for hot water demand within the occupancy. Controls automatically turn off the pump when water is in circulation loop is at set-point temperature and no demand for hot water exists.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.5.1.2 [FI29] ²	Electric heat trace systems comply with IEEE 515.1 or UL 515. Controls automatically adjust the energy input to the heat tracing to maintain the desired water temperature in the piping.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.5.2 [FI30] ²	Water distribution systems that have recirculation pumps that pump water from a heated water supply pipe back to the heated water source through a cold water supply pipe have a demand recirculation water system. Pumps have controls that manage operation of the pump and limit the temperature of the water entering the cold water piping to 104°F.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.5.4 [FI31] ²	Drain water heat recovery units tested in accordance with CSA B55.1. Potable water-side pressure loss of drain water heat recovery units < 3 psi for individual units connected to one or two showers. Potable water-side pressure loss of drain water heat recovery units < 2 psi for individual units connected to three or more showers.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
404.1 [FI6] ¹	75% of lamps in permanent fixtures or 75% of permanent fixtures have high efficacy lamps. Does not apply to low-voltage lighting.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
404.1.1 [FI23] ³ 	Fuel gas lighting systems have no continuous pilot light.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
401.3 [FI7] ²	Compliance certificate posted.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
303.3 [FI18] ³	Manufacturer manuals for mechanical and water heating systems have been provided.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	

Additional Comments/Assumptions:



2015 IECC Energy Efficiency Certificate

Insulation Rating	R-Value
-------------------	---------

Above-Grade Wall	13.00
Below-Grade Wall	0.00
Floor	0.00
Ceiling / Roof	30.00
Ductwork (unconditioned spaces):	_____

Glass & Door Rating	U-Factor	SHGC
---------------------	----------	------

Window	0.28	0.25
Door	0.30	0.25

Heating & Cooling Equipment	Efficiency
-----------------------------	------------

Heating System: _____	_____
Cooling System: _____	_____
Water Heater: _____	_____

Name: _____ Date: _____

Comments



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2022-008

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
7100 Odell Ave	Single-Family Home		3,137	N/A	Brick
7101 Odell Ave	Single-Family Home	1983	2,654	160	Brick
7102 Odell Ave	Single-Family Home	1977	3,230	320	Brick
7103 Odell Ave	Single-Family Home	1994	2,318	240	Brick
7104 Odell Ave	Single-Family Home	1982	2,613	352	Brick
7105 Odell Ave	Single-Family Home	1978	2,161	100	Brick
7106 Odell Ave	Detached Garage	2005	N/A	N/A	N/A
7107 Odell Ave	Single-Family Home	1994	2,644	44	Brick
7108 Odell Ave	Single-Family Home	1990	1,941	N/A	Brick
7109 Odell Ave	Single-Family Home	1993	2,183	N/A	Brick
7110 Odell Ave	Single-Family Home	2001	2,406	64	Brick
7111 Odell Ave	Single-Family Home	1990	2,130	168	Brick
7112 Odell Ave	Single-Family Home	1998	2,697	256	Brick
7113 Odell Ave	Single-Family Home	1995	2,031	168	Brick
7114 Odell Ave	Single-Family Home	1996	3,052	240	Brick
7116 Hunt Lane	Single-Family Home	1994	3,281	116	Brick
AVERAGES:		1991	2,565	186	



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7100 ODELL AVE



7101 ODELL AVE



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7102 ODELL AVE



7103 ODELL AVE



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7104 ODELL AVE



7105 ODELL AVE



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7106 ODELL AVE



7107 ODELL AVE



CITY OF ROCKWALL

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7108 ODELL AVE



7109 ODELL AVE



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7110 ODELL AVE



7111 ODELL AVE



CITY OF ROCKWALL

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7112 ODELL AVE



7113 ODELL AVE



CITY OF ROCKWALL

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7114 ODELL AVE



7116 HUNT LANE

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.3990-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 7, BLOCK A, HERITAGE HIEGHTS ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Valerie Valdez of DDS Group on behalf of Blanca Canales of JCK Custom Homes, LLC for the approval of a Specific Use Permit (SUP) for *Residential Infill Adjacent in an Established Subdivision* to allow the construction of a single-family home on a 0.3990-acre parcel of land being described as Lot 7, Block A, Heritage Heights Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 7106 Odell Avenue, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.07, *Single-Family*

10 (SF-10) District, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home on the *Subject Property* and conformance to these operational conditions are required:

- (1) The development of the *Subject Property* shall generally conform to the Residential Plot Plan as depicted in *Exhibit 'B'* of this ordinance.
- (2) The construction of a single-family home on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of this ordinance.
- (3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [Ordinance No. 20-02].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 4TH DAY OF APRIL, 2022.

Kevin Fowler, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: March 21, 2022

2nd Reading: April 4, 2022

Exhibit 'A'
Location Map and Legal Description

Address: 7106 Odell Ave

Legal Description: Lot 7, Block A, Heritage Heights Addition

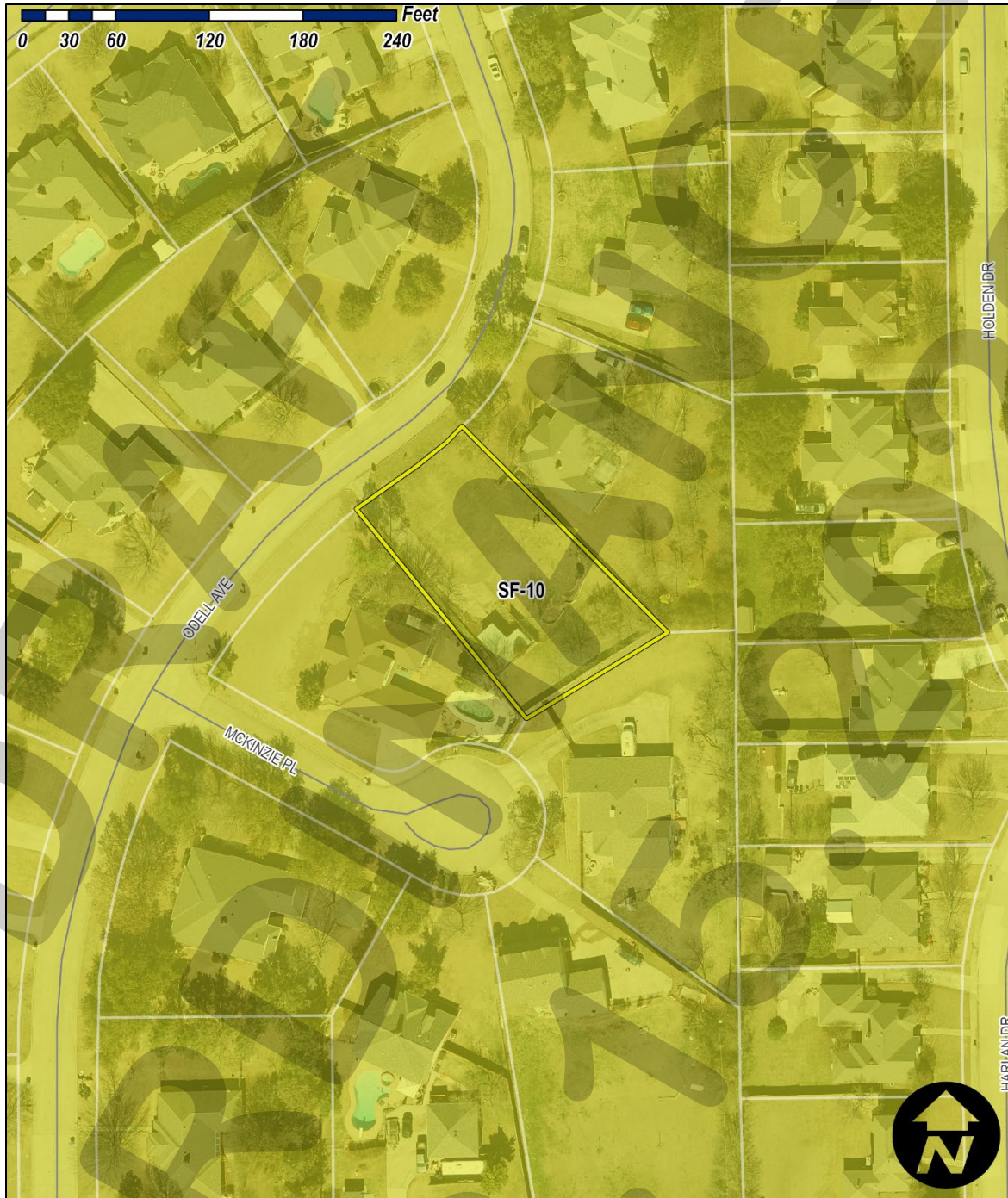
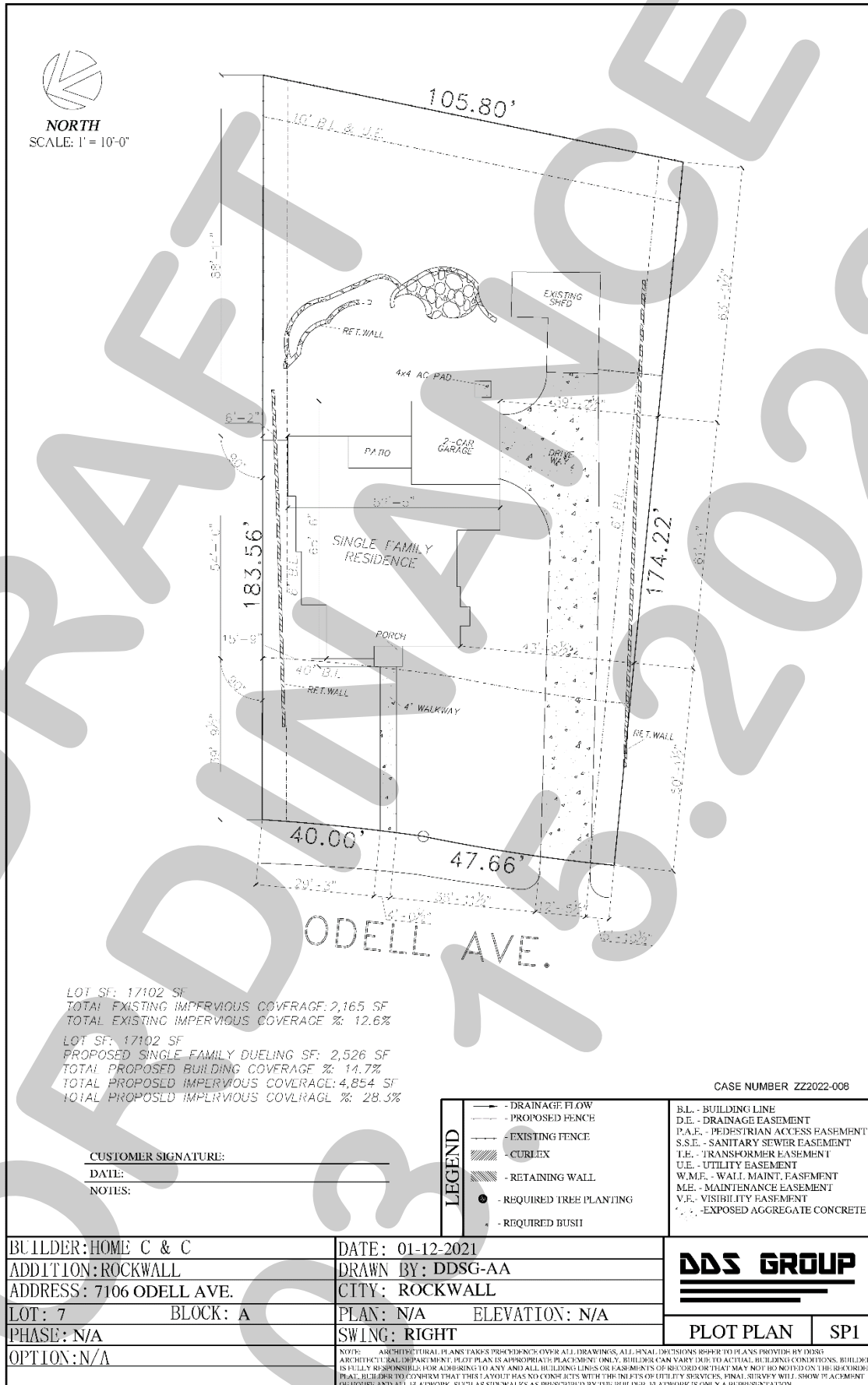


Exhibit 'B':
Residential Plot Plan



**Exhibit 'C':
Building Elevations**

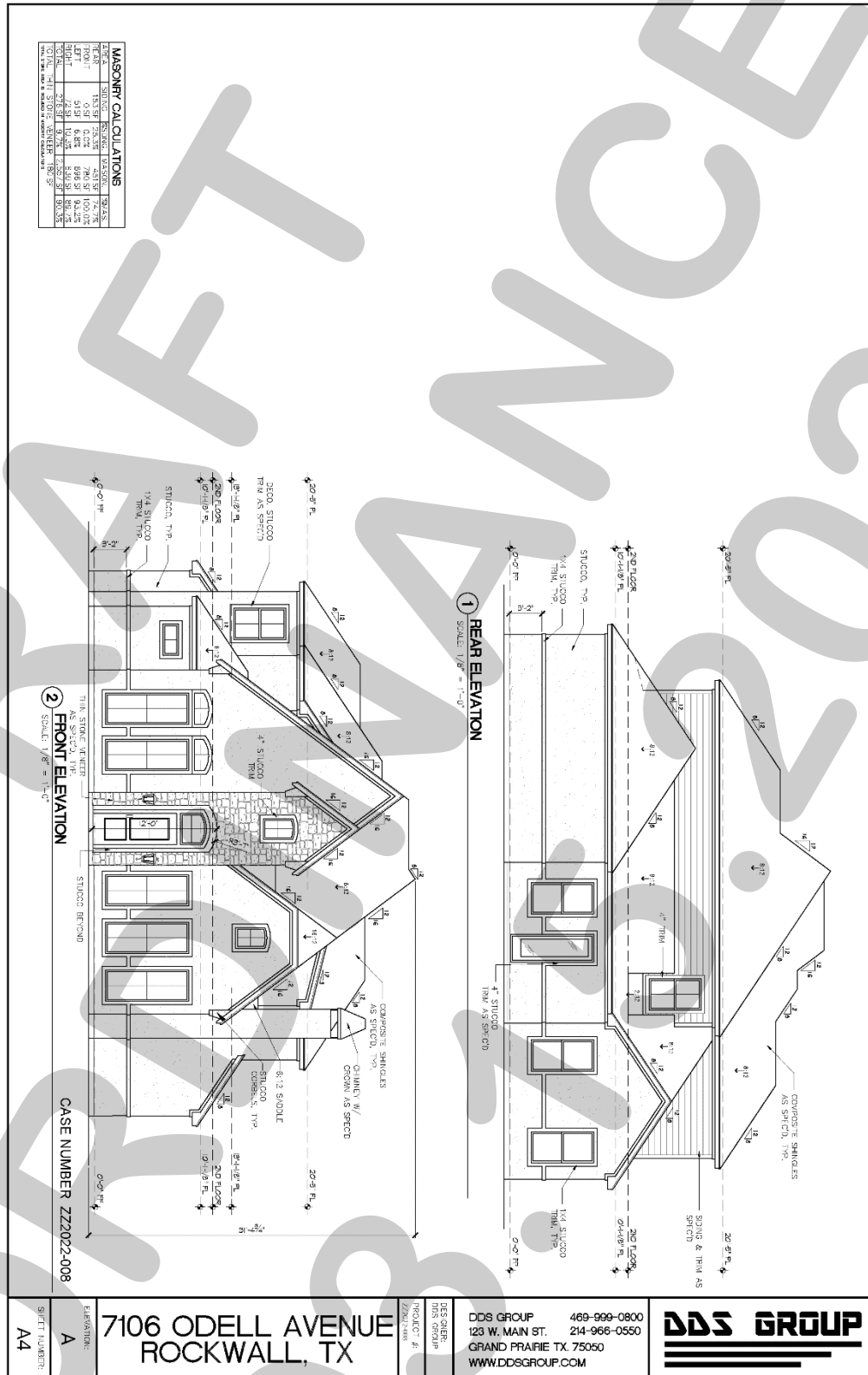
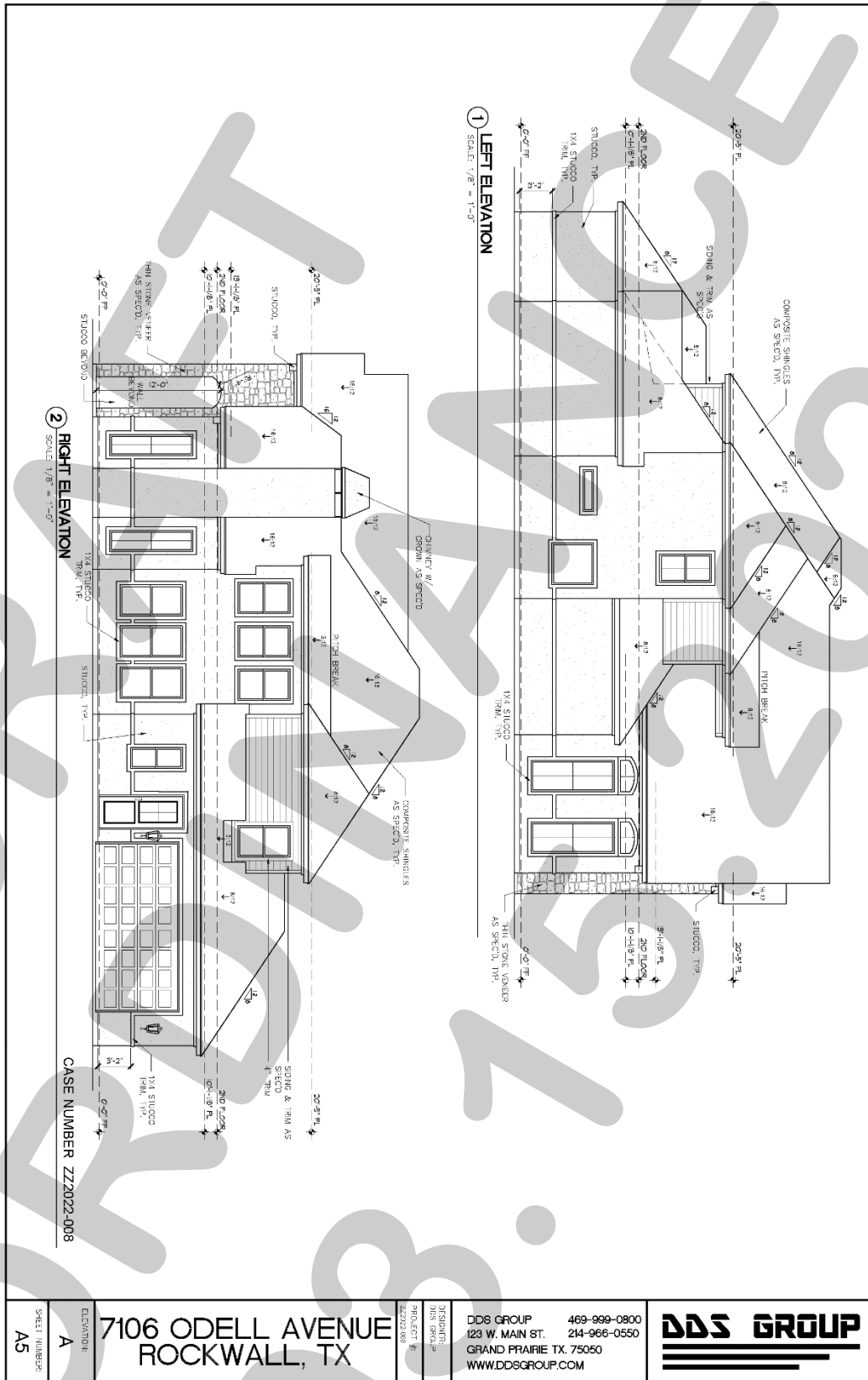


Exhibit 'C':
Building Elevations





CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council

DATE: March 21, 2022

APPLICANT: Valerie Valdez; *Design and Drafting Services Group*

CASE NUMBER: Z2022-008; *Specific Use Permit (SUP) for a Residential Infill within an Established Subdivision at 7106 Odell Avenue*

SUMMARY

Hold a public hearing to discuss and consider a request by Valerie Valdez of DDS Group on behalf of Blanca Canales of JCK Custom Homes, LLC for the approval of a Specific Use Permit (SUP) for *Residential Infill within an Established Subdivision* on a 0.3990-acre parcel of land identified as Lot 7, Block A, Heritage Heights Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 7106 Odell Avenue, and take any action necessary.

BACKGROUND

The subject property was platted as Lot 7, Block A, Heritage Heights Addition on February 1, 1970. On November 7, 1983 the subject property along with the rest of the Heritage Heights Subdivision was annexed into the City of Rockwall by *Ordinance No. 83-57 [Case No. A1983-002]*. At the time of annexation the Heritage Heights Subdivision was zoned Agricultural (AG) District. On May 7, 1984, the City Council adopted a City initiated zoning case [*Case No. PZ1984-037-01; Ordinance No. 84-23*] changing the zoning of the Heritage Heights Subdivision from Agricultural (AG) District to Single-Family 10 (SF-10) District. Based on aerial imagery, a single-family home was constructed on the subject property in 2005, but was demolished due to a fire that occurred on the property around December of 2009. The subject property remained vacant since this date.

PURPOSE

The applicant is requesting the approval of a Specific Use Permit (SUP) for the purpose of constructing a single-family home on the subject property in accordance with Subsection 02.03(B)(11), *Residential Infill in or Adjacent to an Established Subdivision*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is located at 7106 Odell Avenue. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are eight (8) parcels of land (*i.e. Lots 8-14 and 31, Block A, Heritage Heights Addition*). These properties are zoned Single-Family 10 (SF-10) District and have single-family homes situated on them. Beyond this is Hunt Lane, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is one (1) parcel of land with a single-family home situated on it (*i.e. Lot 6 Block A, Heritage Heights Addition*). This property is zoned Single-Family 10 (SF-10) District. Beyond this is McKinzie Place which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond McKinzie Place is one (1) parcel of land with a single-family home situated on it (*i.e. Lot 3, Block A, Heritage Heights Addition*). Beyond this is Dalton Road which is classified as a M4U (*i.e. major collector, four (4) lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is one (1) parcel of land (i.e. Lot 6, Block A, Heritage Heights Addition) zoned Single-Family 10 (SF-10) District. Beyond this is Holden Drive which is classified as a R2 (i.e. residential, two [2] lane, undivided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is Odell Avenue, which is classified a R2 (i.e. residential, two [2] lane, undivided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond that is two (2) parcels of land with single-family homes situated on them (i.e. Lots 7 and 11, Block B, Heritage Heights Addition). Beyond this Hunt Lane, which is classified as a R2 (i.e. residential, two [2] lane, undivided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

CHARACTERISTICS OF THE REQUEST AND CONFORMANCE TO THE CITY'S CODES

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as "(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out." An *established subdivision* is further defined in Subsection 02.03(B) (11) of Article 04, *Permissible Uses*, of the UDC as "...a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years." In this case, the subject property is located within the Heritage Heights Addition, which was established on February 1, 1970 and consists of 78 single-family residential lots. The subject property is one (1) of two (2) vacant parcels of land in the Heritage Heights Subdivision. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being within an established subdivision and being zoned Single-Family 10 (SF-10) District, requires a Specific Use Permit (SUP).

In addition, Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC states that, "...the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing ... [and] (a)ll housing proposed under this section [i.e. *Residential Infill in or Adjacent to an Established Subdivision*] shall be constructed to be architecturally and visually similar or complimentary to the existing housing ..." The following is a summary of observations concerning the housing on Odell Avenue and Hunt Lane compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing on Odell Ave & Hunt Lane	Proposed Housing
Building Height	One (1) and Two (2) Story	Two (2) Story
Building Orientation	All of the homes are oriented toward the street they are built along.	The front elevation of the home will face Odell Avenue
Year Built	1977 - 2005	N/A
Building SF on Property	44 SF – 3,281 SF	3026 SF
Building Architecture	Single-Family Homes	Comparable Architecture to the Surrounding Single-Family Homes
Building Setbacks:		
Front	Estimated Between 30-Feet and 40-Feet	40-Feet
Side	Estimated between zero (0) and greater than ten (10) feet.	Greater than Ten (10) Feet
Rear	The rear yard setbacks appear to be greater than ten (10) feet.	Greater Than Ten (10) Feet
Building Materials	Brick and Siding	Stucco, Stone, and Siding
Paint and Color	White, Tan, Grey, Brown, and Red	White
Roofs	Composite and Asphalt Shingles	Composite and Asphalt Shingles
Driveways/Garages	Driveways all front the same street the single-family home faces, and are oriented in a side entry or a j-swing (traditional swing) configuration	Attached garage situated behind the primary structure in a side entry configuration.

The proposed single-family home meets all of the density and dimensional requirements for a property situated within a Single-Family 10 (SF-10) District as stipulated by the Unified Development Code (UDC). For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the subject property, staff has provided photos of the properties along Odell Avenue, Hunt Street, and the proposed building elevations in the attached packet. The approval of this request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission and a finding that the proposed house will not have a negative impact on the existing subdivision.

NOTIFICATIONS

On February 23, 2022, staff mailed 46 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Harland Park, Rockwall Shores, and The Shores at Lake Ray Hubbard Homeowner's Associations (HOA), which are the only HOAs within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was written, staff had received two (2) notices in favor of the applicant's request.

CONDITIONS OF APPROVAL

If City Council chooses to approve of the applicant's request for a Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision*, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) Development of the *Subject Property* shall generally conform to the Residential Plot Plan as depicted in *Exhibit 'B'* of the draft ordinance.
 - (b) Construction of a single-family home on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of the draft ordinance; and,
 - (c) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) 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.

PLANNING AND ZONING COMMISSION

On March 15, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the applicant's request for a Zoning Change by a vote of 4-0, with Commissioners Chodun, Thomas, and Conway absent.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

27022-008

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ REPLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- ☒ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 7106 Odell Avenue

SUBDIVISION Heritage Heights Addition

LOT 7

BLOCK A

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING X

CURRENT USE None

PROPOSED ZONING

PROPOSED USE

ACREAGE 17,102 sf

LOTS [CURRENT]

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]

☒ OWNER Jck Concrete Inc.

☐ APPLICANT Design & Drafting Serv Group

CONTACT PERSON Blanca Canales

CONTACT PERSON Valerie Valdez

ADDRESS P.O. Box 311

ADDRESS 123 W. Main St

CITY, STATE & ZIP Fate TX. 75132

CITY, STATE & ZIP Grand Prairie, TX 75052

PHONE 214 803 9043

PHONE 469 999-0800

E-MAIL blanca@jckcorporate.net

E-MAIL Valerie@ddsg.us

NOTARY VERIFICATION [REQUIRED]

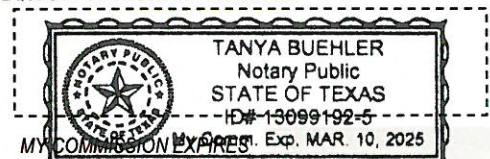
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Blanca Canales [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 215.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF February, 2022. 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 17th DAY OF February, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

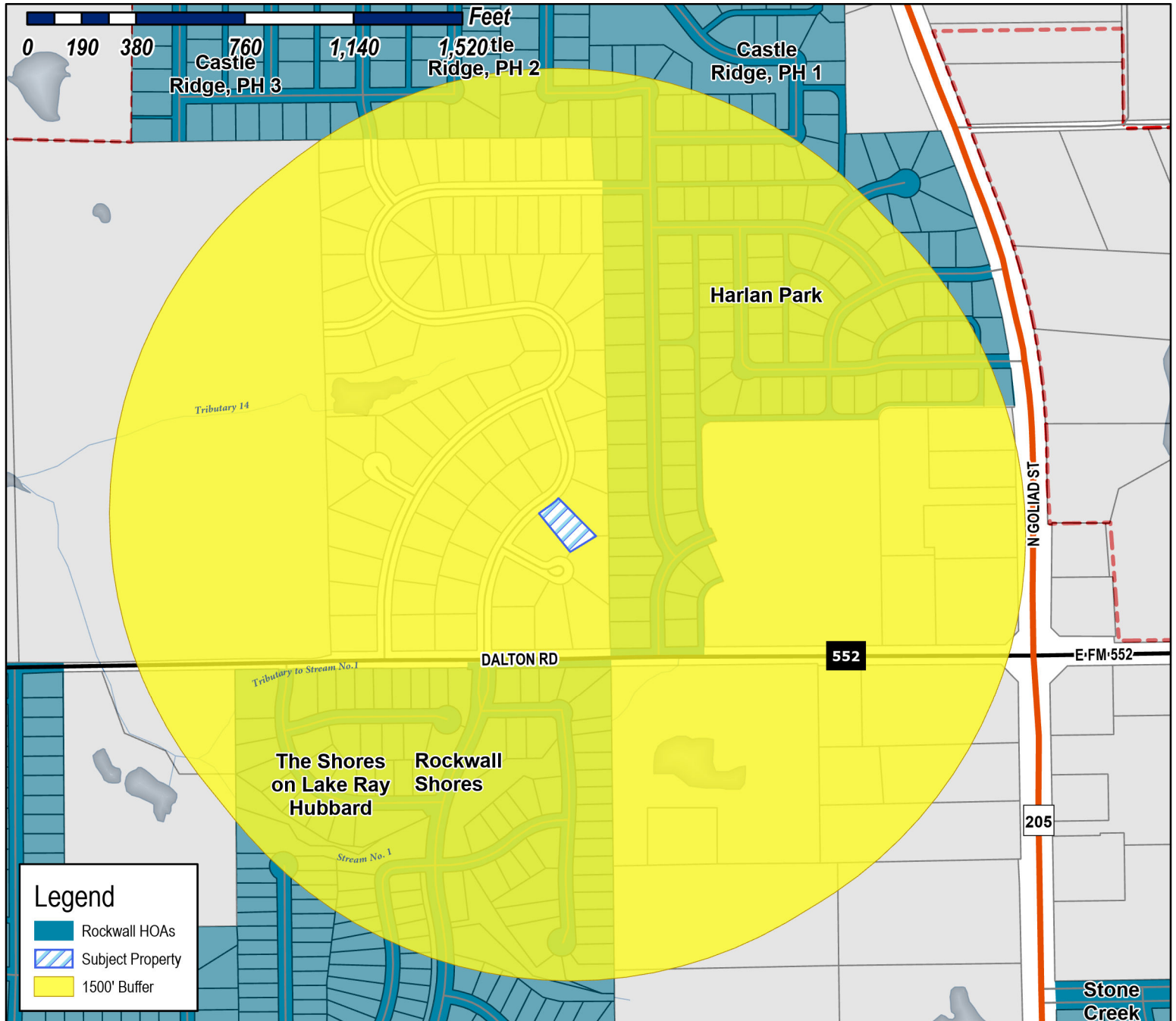




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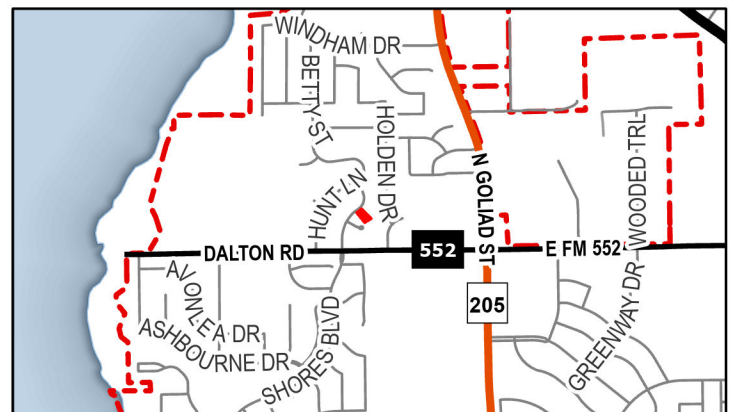
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Case Number: Z2022-008
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 7106 Odell Avenue

Date Saved: 2/17/2022

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



From: [Gamez, Angelica](#)
Cc: [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#)
Subject: Neighborhood Notification Program [Z2022-008]
Date: Wednesday, February 23, 2022 2:23:55 PM
Attachments: [Public Notice \(02.23.2022\).pdf](#)
[HOA Map \(02.18.2022\).pdf](#)

HOA/Neighborhood Association Representative:

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on [February 25, 2022](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, March 15, 2022 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, March 21, 2022 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: <https://sites.google.com/site/rockwallplanning/development/development-cases>.

Z2022-008: SUP for Residential Infill in an Established Subdivision

Hold a public hearing to discuss and consider a request by Valerie Valdez of DDS Group on behalf of Blanca Canales of JCK Custom Homes, LLC for the approval of a [Specific Use Permit \(SUP\)](#) for Residential Infill in an Established Subdivision on a 0.3990-acre parcel of land identified as Lot 7, Block A, Heritage Heights Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 7106 Odell Avenue, and take any action necessary.

Thank you,

Angelica Gamez

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

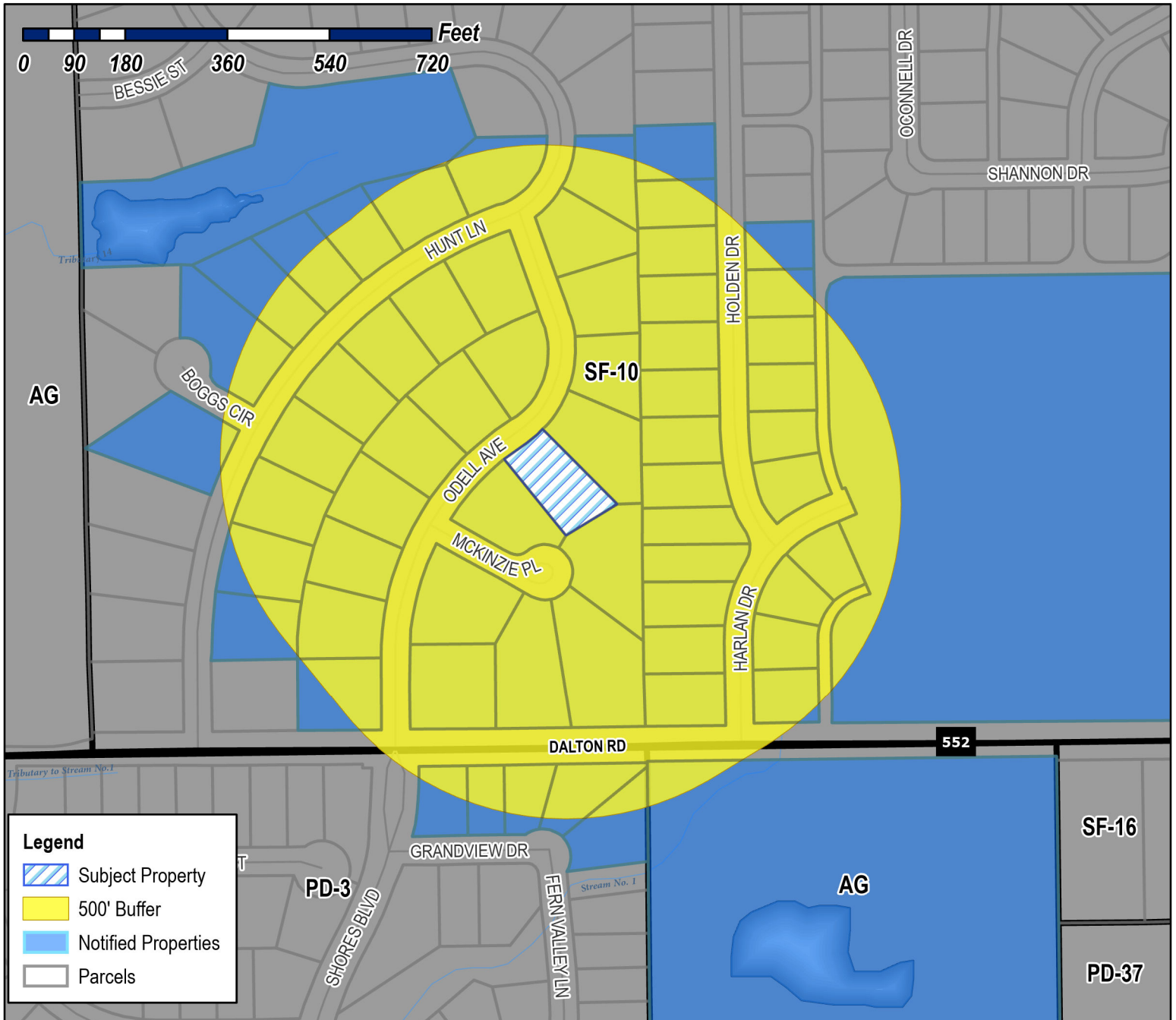
<http://www.rockwall.com/planning/>



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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Case Number: Z2022-008
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 7106 Odell Avenue

Date Saved: 2/17/2022

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



HOLMES NILES W & LINDA F
122 JAMES DR
ROCKWALL, TX 75032

YANG BO AND
YUE HU
1265 GRANDVIEW DR
ROCKWALL, TX 75087

ARDEN JOSEPH R AND
LISA M STEWART ARDEN
1275 GRANDVIEW DR
ROCKWALL, TX 75087

GONZALEZ FERNANDO
1285 GRANDVIEW
ROCKWALL, TX 75087

ARDEN JOSEPH R AND
LISA M STEWART ARDEN
1292 HIGHLAND DR
ROCKWALL, TX 75087

VENETO HOLDINGS LLC
1295 GRANDVIEW DR
ROCKWALL, TX 75087

CAMPOS BENJAMIN & TRACY
139 WAGON TRAIL
ROCKWALL, TX 75032

HOLLAND REBECCA E AND PAUL
2534 CR 3419
HAWKINS, TX 75765

HODGES BARBARA
2800 FERN VALLEY LANE
ROCKWALL, TX 75087

ROCKWALL I S D
350 DALTON ROAD
ROCKWALL, TX 75087

CARTER RICHARD W AND JODY
406 MCKINZIE PL
ROCKWALL, TX 75087

CAMPOS BENJAMIN & TRACY
408 MCKINZIE PL
ROCKWALL, TX 75087

MASON KEITH AND
ANN MARIE MASON
410 MCKENZIE PLACE
ROCKWALL, TX 75087

TELLKAMP JOHN P AND RAQUEL
505 BOGGS CIR
ROCKWALL, TX 75087

YANG BO AND
YUE HU
707-8633 CAPSTAN WAY
RICHMOND CANADA, 98029

BULLARD JUSTIN
JOLIE DAY
7100 HARLAN DRIVE
ROCKWALL, TX 75087

7100 ODELL
ROCKWALL, TX 75087

SCHULZE DAVID J & CYNTHIA K
7101 HARLAN DR
ROCKWALL, TX 75087

DOOLEY BRIAN AND MICHELLE
7101 ODELL AVE
ROCKWALL, TX 75087

ANDERSON PATRICK STEVEN & ROSEANNE
7102 HARLAN DR
ROCKWALL, TX 75087

FRINK JOSEPH B & DIANA G
7102 HUNT LN
ROCKWALL, TX 75087

LAWRENCE KIMBERLY DALE LIVING TRUST
KIMBERLY DALE LAWRENCE TRUSTEE
7102 ODELL AVENUE
ROCKWALL, TX 75087

MCKINNEY TERRY L
7103 ODELL AVE
ROCKWALL, TX 75087

DOUPHRATE SHARON K
7103 HARLAN DR
ROCKWALL, TX 75087

PATLAN MARIO JR AND AMY
7104 HARLAN DR
ROCKWALL, TX 75087

KELSO JAMES P & BLYSON R
7104 HUNT LN
ROCKWALL, TX 75087

LUNA ERIC AND ANNABELL
7104 ODELL AVENUE
ROCKWALL, TX 75087

LOMBARD THOMAS E AND PAULA J
7105 HARLAN DRIVE
ROCKWALL, TX 75087

DREXLER PAUL E & TAMRA L
7105 ODELL AVE
ROCKWALL, TX 75087

HAMMERS MARIE
7106 HARLAN DRIVE
ROCKWALL, TX 75087

MCWHIRTER SATHINA ANJEANNETTE
7106 HUNT LN
ROCKWALL, TX 75087

JCK CUSTOM HOMES LLC
7106 ODELL AVE
ROCKWALL, TX 75087

SHORES SUSAN RUTH
7107 HARLAN DRIVE
ROCKWALL, TX 75087

CEGELSKI ERIC & ASHLEY DICKENS
7107 ODELL AVENUE
ROCKWALL, TX 75087

ROMERO JOE JR
7108 HUNT LN
ROCKWALL, TX 75087

SCHULTZ FREDERICK JR AND LORI
7108 ODELL AVE
ROCKWALL, TX 75087

THOMPSON THOMAS J &
PAIGE C TILEY
7109 HOLDEN DR
ROCKWALL, TX 75087

ROMANS STEPHEN WAYNE & BROOK CONAWAY
7109 ODELL AVENUE
ROCKWALL, TX 75087

DEWEES JAMES R & CLOMA J
7109 HUNT LN
ROCKWALL, TX 75087

GREENLEY MARY E TRUSTEE
MARY E GREENLEY REVOC LIVING TRUST
7110 HOLDEN DR
ROCKWALL, TX 75087

CRISWELL BARBARA GORE
7110 HUNT LN
ROCKWALL, TX 75087

VEAZEY KERMIT L JR AND REBECCA M
7110 ODELL AVENUE
ROCKWALL, TX 75087

SMITH DANIEL C AND KASIE I
7111 HUNT LANE
ROCKWALL, TX 75087

COURSON MARTHA SUE
7111 ODELL AVE
ROCKWALL, TX 75087

CORY CLAYTON M & KATHLEEN A
7111 HOLDEN DR
ROCKWALL, TX 75087

EWALD PATRICIA
7112 HUNT LN
ROCKWALL, TX 75087

MCKNIGHT BRIAN KEITH AND CHRISTI A
7112 ODELL AVENUE
ROCKWALL, TX 75087

HOLMES NILES W & LINDA F
7112 HOLDEN DR
ROCKWALL, TX 75087

JONES BRADLEY R
7113 HOLDEN DR
ROCKWALL, TX 75087

KOREN FAMILY TRUST
SHAHAR KOREN AND ORLY KOREN- COTRUSTEES
7113 HUNT LANE
ROCKWALL, TX 75087

HILL HAROLD RAYBURN & NANCY J
7113 ODELL AVE
ROCKWALL, TX 75087

CIMO CAMILLE AND
CHARLES CATTO CHASTAIN JR
7114 HOLDEN DR
ROCKWALL, TX 75087

COUCH PHILLIP R & PATTI J
7114 HUNT LN
ROCKWALL, TX 75087

STEPHENSON RONNIE R & JOHNNA
7114 ODELL AVE
ROCKWALL, TX 75087

LLEWELLYN BRIAN & SUE
7115 HUNT LAND
ROCKWALL, TX 75087

TAYLOR ROBERT C & LINDA J
7115 HOLDEN DR
ROCKWALL, TX 75087

PARISH DANNY JOE & MARI KAY
7116 HOLDEN DR
ROCKWALL, TX 75087

KENNEALY JENNIFER L AND DANIEL R
7116 HUNT LN
ROCKWALL, TX 75087

WORMSBAKER JOSHUA M AND DAWN M
7117 HOLDEN DRIVE
ROCKWALL, TX 75087

COOK JOHN M
7117 HUNT LN
ROCKWALL, TX 75087

VAUGHN FLOSSIE L &
CAROLYN WILLIS COX
7118 HOLDEN DR
ROCKWALL, TX 75087

BIGHAM BRIAN GARRETT & COURTNEY ANN
7118 HUNT LN
ROCKWALL, TX 75087

ROBERTSON RYAN L & MARCI L
7119 HOLDEN DR
ROCKWALL, TX 75087

CITY OF ROCKWALL
7119 HUNT LN
ROCKWALL, TX 75087

BLYTHE PAUL M
7120 HOLDEN DR
ROCKWALL, TX 75087

HOLLAND REBECCA E AND PAUL
7121 HOLDEN DR
ROCKWALL, TX 75087

WALL CHRISTOPHER D AND ROBIN A
7123 HOLDEN DR
ROCKWALL, TX 75087

CORY CLAYTON M & KATHLEEN A
7125 HOLDEN DR
ROCKWALL, TX 75087

CORY CLAYTON M & KATHLEEN A
7125 HOLDEN DR
ROCKWALL, TX 75087

CITY OF ROCKWALL
7131HUNT LN
ROCKWALL, TX 75087

PETERSEN SANDRA E
803 DALTON RD
ROCKWALL, TX 75087

VENETO HOLDINGS LLC
P. O. BOX 2379
CHANDLER, AZ 85244

TAYLOR ROBERT C & LINDA J
PO BOX 236
ROCKWALL, TX 75087

DOUPHRADE SHARON K
PO BOX 2561
ROCKWALL, TX 75087

JCK CUSTOM HOMES LLC
PO BOX 311
FATE, TX 75132

DEWEES JAMES R & CLOMA J
PO BOX 609
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 City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2022-008: SUP for a Residential Infill at 7106 Odell Avenue

Hold a public hearing to discuss and consider a request by Valerie Valdez of DDS Group on behalf of Blanca Canales of JCK Custom Homes, LLC for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.3990-acre parcel of land identified as Lot 7, Block A, Heritage Heights Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 7106 Odell Avenue, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, March 15, 2022 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 21, 2022 at 6:00 PM. These hearings 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.
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 Monday, March 21, 2022 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

— . . . PLEASE RETURN THE BELOW FORM — . . .

Case No. Z2022-008: SUP for a Residential Infill at 7106 Odell Avenue

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

Case No. Z2022-008: SUP for a Residential Infill at 7106 Odell Avenue

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.

Move forward with completing subdivision
& five remediation.

Name:

John Tellkamp

Address:

505 Boggs Cir

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.

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE
TO GO DIRECTLY
TO THE WEBSITE



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

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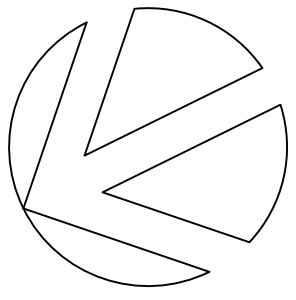
It is reasonable to build a home on your property.

Name: Tracy Campos

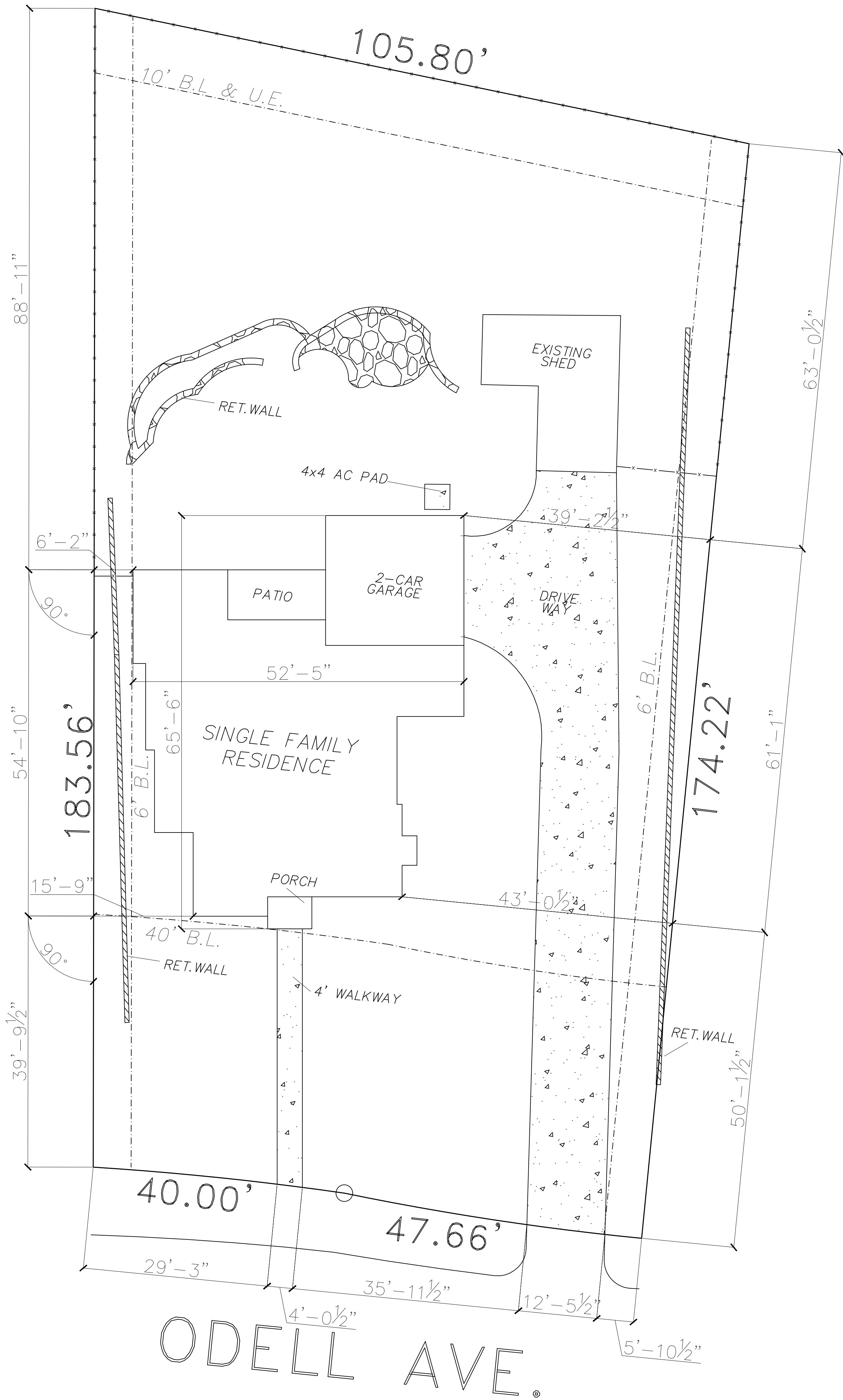
Address: 408 Rackentic Place, Rockwall

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



NORTH
SCALE: 1' = 10'-0"



LOT SF: 17102 SF
TOTAL EXISTING IMPERVIOUS COVERAGE: 2,165 SF
TOTAL EXISTING IMPERVIOUS COVERAGE %: 12.6%

LOT SF: 17102 SF
PROPOSED SINGLE FAMILY DUELING SF: 2,526 SF
TOTAL PROPOSED BUILDING COVERAGE %: 14.7%
TOTAL PROPOSED IMPERVIOUS COVERAGE: 4,854 SF
TOTAL PROPOSED IMPERVIOUS COVERAGE %: 28.3%

CASE NUMBER ZZ2022-008

CUSTOMER SIGNATURE: _____
DATE: _____
NOTES: _____

LEGEND	- DRAINAGE FLOW	B.L. - BUILDING LINE D.E. - DRAINAGE EASEMENT P.A.E. - PEDESTRIAN ACCESS EASEMENT S.S.E. - SANITARY SEWER EASEMENT T.E. - TRANSFORMER EASEMENT U.E. - UTILITY EASEMENT W.M.E. - WALL MAINT. EASEMENT M.E. - MAINTENANCE EASEMENT V.E. - VISIBILITY EASEMENT - EXPOSED AGGREGATE CONCRETE
	- PROPOSED FENCE	
- EXISTING FENCE	- CURLEX	
- RETAINING WALL	- REQUIRED TREE PLANTING	
- REQUIRED BUSH		

BUILDER:HOME C & C

ADDITION:ROCKWALL

ADDRESS: 7106 ODELL AVE.

LOT: 7

BLOCK: A

PHASE: N/A

OPTION:N/A

DATE: 01-12-2021

DRAWN BY: DDSG-AA

CITY: ROCKWALL

PLAN: N/A

ELEVATION: N/A

SWING: RIGHT

NOTE: ARCHITECTURAL PLANS TAKES PRECEDENCE OVER ALL DRAWINGS, ALL FINAL DECISIONS REFER TO PLANS PROVIDE BY DDSG ARCHITECTURAL DEPARTMENT. PLOT PLAN IS APPROPRIATE PLACEMENT ONLY. BUILDER CAN VARY DUE TO ACTUAL BUILDING CONDITIONS, BUILDER IS FULLY RESPONSIBLE FOR ADHERING TO ANY AND ALL BUILDING LINES OR EASEMENTS OF RECORD OR THAT MAY NOT BO NOTED ON THE RECORDED PLAT. BUILDER TO CONFIRM THAT THIS LAYOUT HAS NO CONFLICTS WITH THE INLETS OF UTILITY SERVICES. FINAL SURVEY WILL SHOW PLACEMENT OF HOUSE AND ALL FLATWORK, SUCH AS SIDEWALKS AS PRESCRIBED BY THE BUILDER, FLATWORK IS ONLY A REPRESENTATION.

DDS GROUP

PLOT PLAN

SP1

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE DONE IN STRICT CONFORMANCE OF THESE PLANS AND ALL APPLICABLE MUNICIPAL CODES AND STANDARDS.
2. ALL SITE PAVING TO BE DONE IN ACCORDANCE WITH THE APPROVED PAVING PLAN BY THE CITY FOR THE PROJECT.
3. ALL SITE GRADING AND SUBGRADE PREPARATION SHALL BE DONE IN ACCORDANCE TO THE RECOMMENDATIONS AS OUTLINED IN THE SOILS REPORT FOR THE SITE.
4. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF PERMITTING. AT THE REQUEST OF THE CLIENT, GRADING PLAN WAS ASKED TO BE PREPARED BASED ON PUBLIC TOPOGRAPHIC INFORMATION OBTAINED FROM NCTCOG MAP. OKM ENGINEERING, INC. CANNOT BE HELD LIABLE FOR ANY INCONSISTANCIES ASSOCIATED WITH THE USAGE OF SUCH TOPOGRAPHIC MAP. CONTRACTOR SHALL ENGAGE THE SERVICES OF A REGISTERED PROFFESIONAL SURVEYOR TO VERIFY ALL SPOT ELEVATIONS REFLECTED ON THIS DRAWING, INCLUDING THE TOP OF CURB, TOP OF ASPHALT OR PAVEMENT AND EXISTING GRADES. DESIGN ENGINEER SHALL BE CONTACTED IF THERE IS ANY INFORMATION OBTAINED FROM THE ABOVE MENTIONED SURVEY THAT IN THE OPINION OF THE CONTRACTOR WOULD AFFECT THE RECOMMENDED DESIGN ON THIS PLAN FOR CLARIFICATION, PRIOR TO THE BEGINNING OF ANY CONSTRUCTION.
5. THE CONTRACTOR SHALL MEET OSHA STANDARDS FOR TRENCH SAFETY.
6. THE CONTRACTOR SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF ANY CONSTRUCTION. IN THE EVENT OF ANY CONFLICT, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY. MINOR ADJUSTMENTS OF FINISHED GRADES TO ACCOMPLISH SPOT DRAINAGE ARE ACCEPTABLE IF NECESSARY, UPON PRIOR APPROVAL OF THE ENGINEER.
7. PRIOR TO PLACING FILL, THE SUBGRADE SHALL BE SCARIFIED TO A DEPTH OF SIX INCHES AND RECOMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR AT OR SLIGHTLY ABOVE THE MOISTURE CONTENT AS DETERMINED BY ASTM D-698. FILL MATERIAL SHALL BE PLACED IN SIX TO NINE INCH LIFTS AND COMPACTED IN A SIMILAR MANNER.
8. COLLECT ROOF STORMWATER AND DISCHARGE WITH ROOF PERIMETER DRAIN AND DOWN SPROUT THROUGH THE EAST SIDE OF THE BLDG.
9. MAXIMUM EARTH GRADE = 25%. MINIMUM EARTH GRADE = 1%.
10. NO TREE SHALL BE PLANTED WITHIN 20 FEET OF THE BUILDING FOUNDATION.
11. SERVICES OF STRUCTURAL ENGINEER MUST BE ENGAGED FOR DESIGN OF RETAINING WALL WITH OVER FOUR FEET IN HEIGHT, BASED ON ALL HEIGHT AS MEASURED FROM BOTTOM OF WALL (B.W.) TO TOP OF WALL (T.W.).

EXISTING UTILITY NOTES:

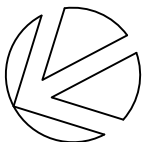
1. THE LOCATION OF ALL UNDERGROUND FACILITIES AS INDICATED ON THE PLANS ARE TAKEN FROM PUBLIC RECORDS. OKM ENGINEERING, INC. (OKM) ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SUCH RECORDS AND DOES NOT GUARANTEE THAT ALL UNDERGROUND UTILITIES ARE SHOWN OR ARE LOCATED PRECISELY AS INDICATED.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.
3. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND FACILITIES FOUND.
4. NOTIFY IF ANY UNDERGROUND UTILITIES ARE NOT IN THE LOCATIONS INDICATED ON THESE PLANS (HORIZONTALLY AND VERTICALLY) OR CONFLICT WITH ANY PROPOSED IMPROVEMENTS ASSOCIATED WITH THESE PLANS.
5. ANY EXISTING UTILITY APPURTENANCES (MH, VALVES, METER BOXES, ETC.) TO BE ADJUSTED TO MATCH THE PROPOSED FINISHED GRADES AS INDICATED ON THESE PLANS. NOTIFY IF THERE IS A PROBLEM MAKING SAID ADJUSTMENTS.

SPOT ELEVATION KEY:

102'-000.0
X- SPOT ELEVATION
TP - TOP OF SWALE
TW - TOP OF WALL
BW - BOTTOM OF WALL



J.S.B Engineer
F-20338



NORTH

SCALE: 1' = 20'-0"

CALL BEFORE YOU DIG
TEXAS ONE CALL SYSTEM (800-245-4545) MUST BE CONTACTED PRIOR TO ANY EXCAVATION OPERATION BEING PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE TEXAS ONE CALL SYSTEM.

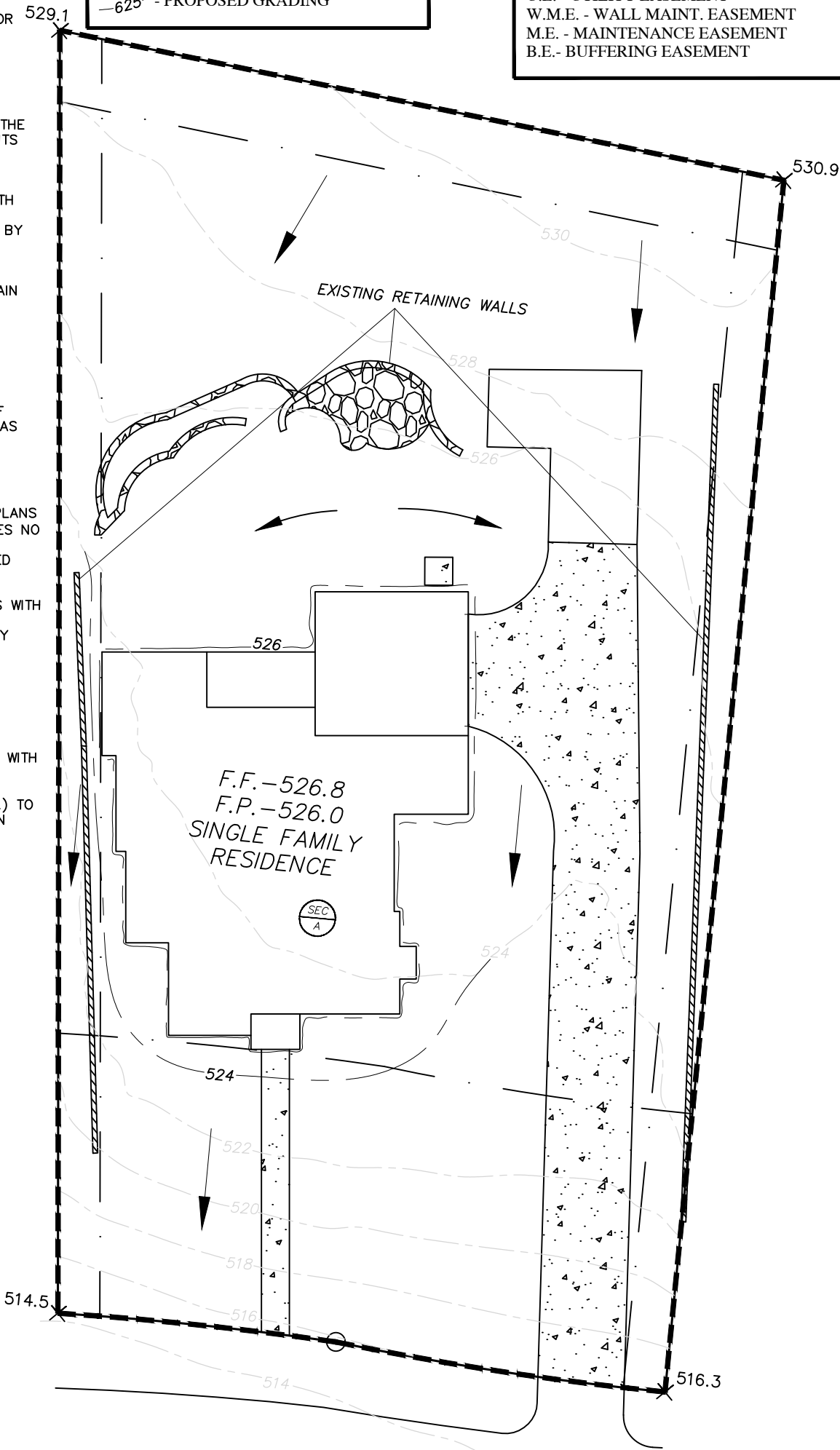
LEGEND

- PROPOSED DRAINAGE
- PROPOSED FENCE
- EXISTING FENCE
- CURLEX
- RETAINING WALL
- 625'- EXISTING GRADING
- 625'- PROPOSED GRADING

CAUTION - CONTRACTOR'S NOTE

THE CONTRACTOR SHALL LOCATE THE VERTICAL AND HORIZONTAL LOCATIONS OF ALL EXISTING UTILITIES IN THE AREA OF CONSTRUCTION. THE LOCATION OF EXISTING UTILITIES ARE SHOWN BASED ON BEST AVAILABLE INFORMATION AND SHALL NOT BE TAKEN AS EXACT OF COMPLETE. THE CONTRACTOR SHALL NOTIFY THE APPLICABLE UTILITY COMPANY AT LEAST 48 HOURS PRIOR TO BEGINNING EXCAVATION NEAR THE FACILITY.

L.E. - LANDSCAPE EASEMENT
D.E. - DRAINAGE EASEMENT
P.A.E. - PEDESTRIAN ACCESS EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
T.E. - TRANSFORMER EASEMENT
U.E. - UTILITY EASEMENT
W.M.E. - WALL MAINT. EASEMENT
M.E. - MAINTENANCE EASEMENT
B.E. - BUFFERING EASEMENT



ODELL AVE
GRADING TYPE "A"

CASE NUMBER ZZ2022-008

STORM WATER CALCS

SECTION	HARD SURFACE	RAINFALL INTENSITY	CONTRIBUTING AREA	CFS
A	0.500	9.800	0.392	1.920800

ADDRESS: 7106 ODELL AVE.

ROCKWALL, TX.

DRAWN BY: DDSG

DATE: 01-13-2022



GRADING PLAN

GENERAL NOTES

- REPORT ANY AND ALL DISCREPANCIES, ERRORS OR OMISSIONS IN THE DOCUMENTS TO THE BUILDER/ARCHITECT PRIOR TO THE ORDERING OF ANY MATERIALS AND/OR THE COMMENCEMENT OF CONSTRUCTION.
- ALL DIMENSIONS TO BE VERIFIED AT JOBSITE.
- SLIGHT ADJUSTMENT IN WALL LOCATIONS, UP TO 1", SHALL BE MADE IN ORDER TO GET PLUMBING IN WALLS SO LONG AS IT DOES NOT EFFECT THE FUNCTION OF FLOOR, OR ROOF TRUSSES. THIS DOES NOT RELIEF THE PLUMBER OF LIABILITY IF NOT DONE.
- UNDER NO CIRCUMSTANCES SHALL ANY DIMENSION BE SCALED FROM THESE DRAWINGS. ANY CRITICAL DIMENSIONS NOT GIVEN SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDER/ARCHITECT PRIOR TO CONSTRUCTION.
- DOOR AND WINDOW ROUGH OPENINGS SHALL BE SUCH THAT OUTSIDE EDGES OF ADJACENT DOOR, WINDOW, AND TRANSOM TRIM IS ALIGNED, UNLESS OTHERWISE NOTED.
- WINDOW SIZES GIVEN ARE APPROXIMATE UNIT SIZES. VERIFY ACTUAL SIZES AND ROUGH OPENING REQUIREMENTS WITH MANUFACTURER.
- U.N.O. ALL DOORS TO BE 6'-8."
- U.N.O. ALL ANGLED WALLS TO BE AT 45' DEGREES.
- FRAME ALL DOORS 3" FROM CORNERS WHERE POSSIBLE U.N.O.
- ALL WALLS AT OPEN SIDES ON STAIRS (NO 1/2 WALL NOTED) TO BE UNDER TREADS (WATERFALL STYLE).
- U.N.O. HEADER HEIGHTS SHALL BE AS FOLLOWS: 8' PLATE: 6'-10", 9' PLATE: 7'-10", 10' PLATE: 8'-10"
- "CORNERS" AND "T'S" SHALL BE TRUE, NOT CALIFORNIA STYLE.
- ALL INTERIOR AND EXTERIOR CORNERS SHALL HAVE MOIST-STOP RAN VERTICALLY UNDER THE SHEATHING.
- PROVIDE ATTIC VENTING AT REAR OR SIDE OF ROOF AS REQUIRED PER PLANS AND CODE.
- ALL BATHROOM MIRRORS TO BE INSERTED 1" FROM EDGE OF COUNTERTOPS.
- PROVIDE FIRE-RATED SHEETROCK AT UTILITY/ GARAGE COMMON WALLS AND CEILINGS AS REQUIRED BY CODE.
- SEE BUILDER SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- U.N.O. FIREPLACE BOX TO BE SET ON 8" CONC. BLOCK W/ 20" DEEP FLUSH HEARTH THAT EXTENDS 12" MIN. BEYOND OPENING AS REQUIRED BY CODE.

SQUARE FOOTAGE TABLE

AREA	MASONRY
FIRST FLOOR	1,928 SF
SECOND FLOOR	1,098 SF
TOTAL LIVING	3,026 SF
GARAGE	444 SF
FRONT PORCH	34 SF
COVERED PATIO	123 SF
TOTAL COMBINED	3,627 SF
TOTAL SLAB	2529 SF

MASONRY LEGEND

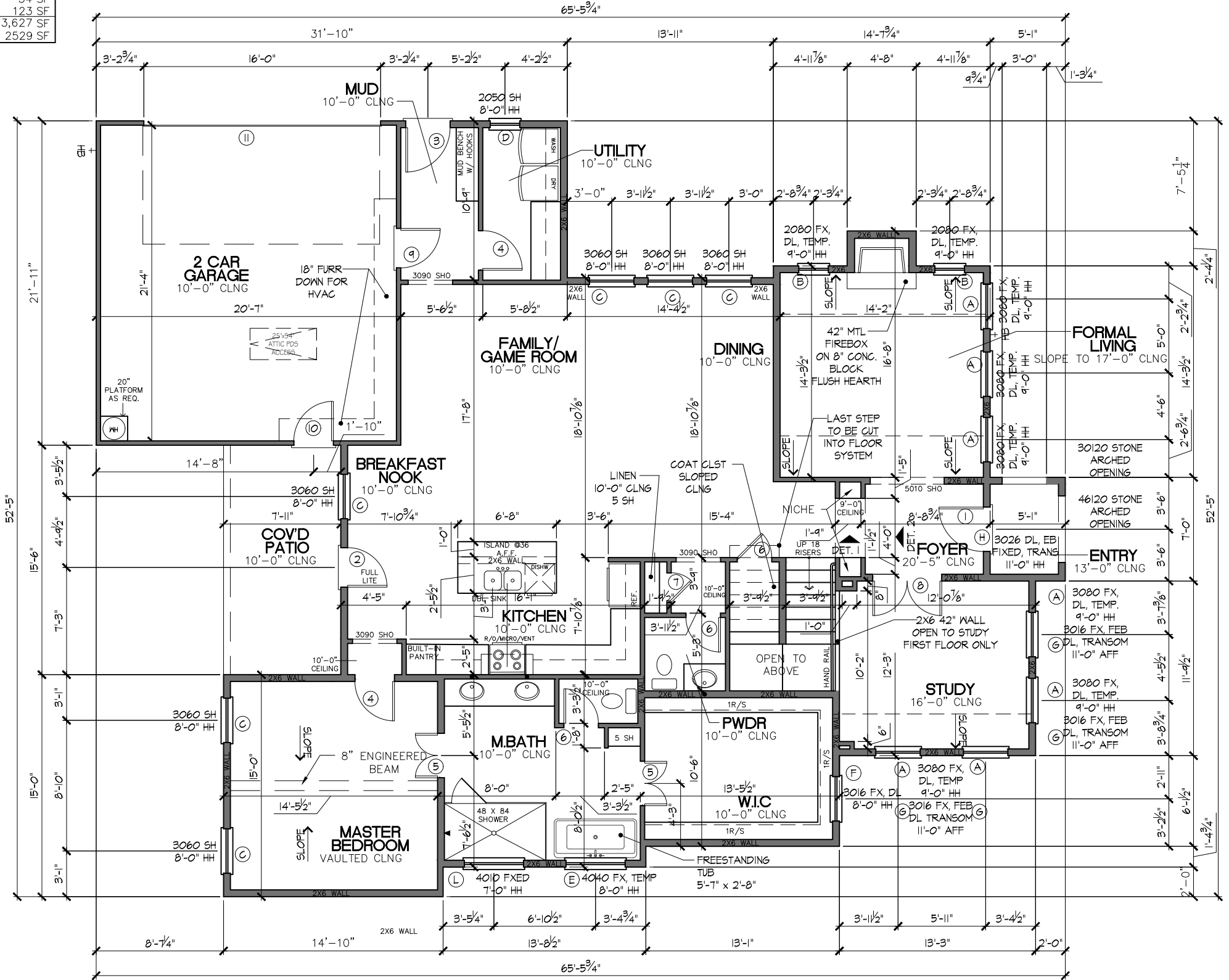


DOOR SCHEDULE - FIRST FLOOR

NUMBER	QUANTITY	TYPE	DESCRIP.
1	1	3080	EXTERIOR ENTRY DOOR W/ HALF DIVIDED LIGHT
2	1	2880	EXTERIOR 1' LT DOOR
3	1	2880	EXTERIOR W/ HALF DL
4	2	2880	INTERIOR
5	2	2-1680	INTERIOR
6	3	2480	INTERIOR
7	1	2080	INTERIOR
8	1	2-2480	INTERIOR - FRENCH DOORS
9	1	2880	INTERIOR SOLID CORE DOOR
10	1	2880	EXTERIOR SOLID CORE DOOR
11	1	16080	GARAGE OVERHEAD

WINDOW SCHEDULE

LETTER	QUANTITY	TYPE	DESCRIP.
A	7	3080	VINYL 3 STAR ENERGY - FIXED, DL, TEMPERED
B	2	2080	VINYL 3 STAR ENERGY - FIXED, DL, TEMPERED
C	6	3060	VINYL 3 STAR ENERGY - SINGLE HUNG
D	1	2050	VINYL 3 STAR ENERGY - SINGLE HUNG
E	1	4040	VINYL 3 STAR ENERGY - FIXED, TEMPERED
F	1	3016	VINYL 3 STAR ENERGY - FIXED, DL
G	5	3016	VINYL 3 STAR ENERGY - FIXED, DL, EB, TRANS
H	1	3026	VINYL 3 STAR ENERGY - FIXED, DL, EB, TRANS
J	5	3050	VINYL 3 STAR ENERGY - SINGLE HUNG, DL
K	2	2030	VINYL 3 STAR ENERGY - FIXED, DL, EB
L	1	4010	VINYL 3 STAR ENERGY - FIXED
M	2	3050	VINYL 3 STAR ENERGY - SH, DIVIDED LIGHT



1 FIRST FLOOR PLAN

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

CASE NUMBER ZZ2022-008



DDS GROUP 469-999-0800
123 W. MAIN ST. 214-966-0550
GRAND PRAIRIE TX. 75050
WWW.DDSGROUP.COM

DESIGNER:
DDS GROUP

PROJECT #:
ZZ2022-008

7106 ODELL AVENUE
ROCKWALL, TX

ELEVATION:

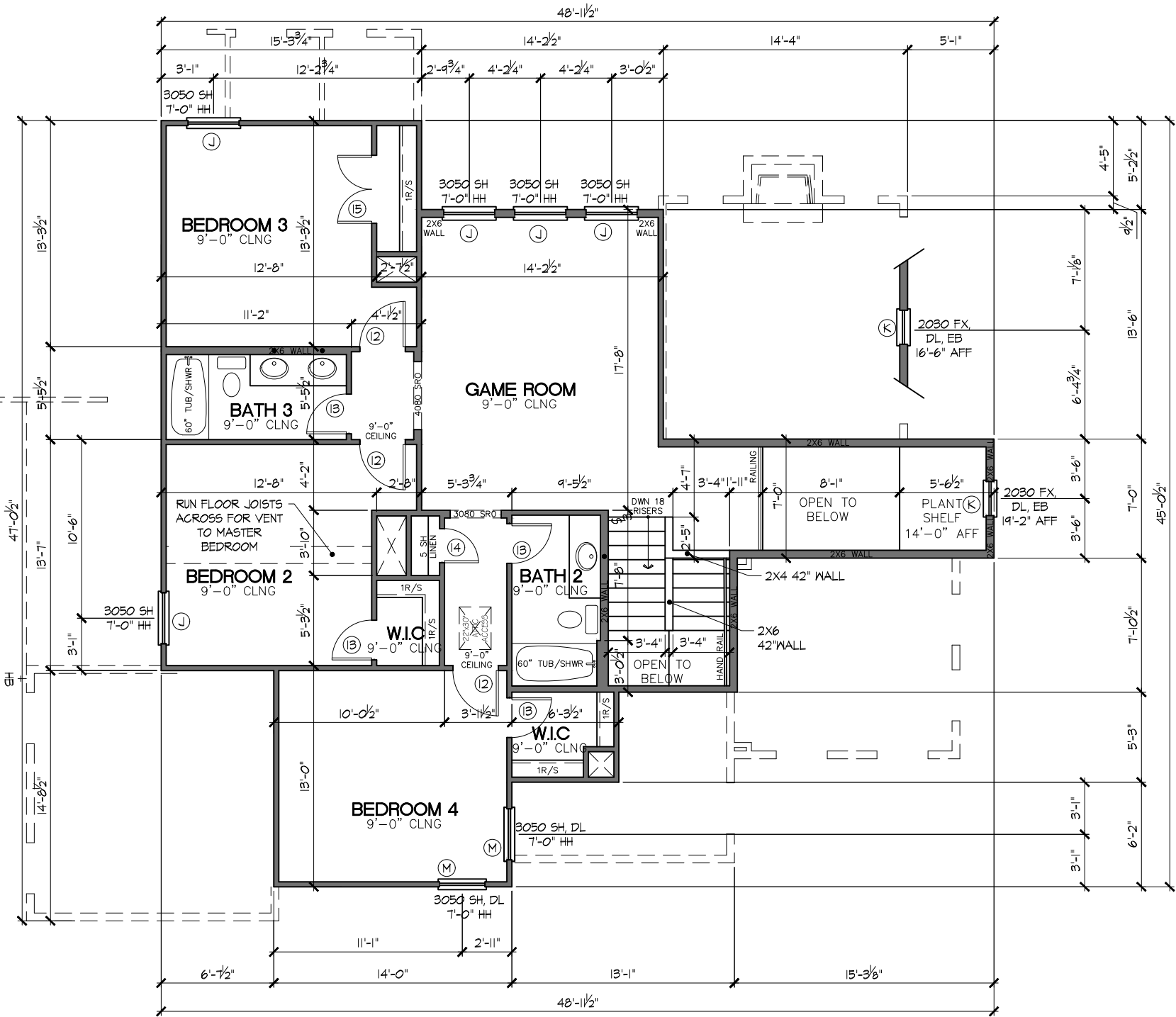
A

SHEET NUMBER:

A2

DOOR SCHEDULE - SECOND FLOOR			
NUMBER	QUANTITY	TYPE	DESCRIP.
12	3	2868	INTERIOR
13	4	2468	INTERIOR
14	1	2068	INTERIOR
15	1	2-2068	INTERIOR

WINDOW SCHEDULE			
LETTER	QUANTITY	TYPE	DESCRIP.
A	7	3080	VINYL 3 STAR ENERGY - FIXED, DIVIDED LIGHT
B	2	2080	VINYL 3 STAR ENERGY - FIXED, DIVIDED LIGHT
C	6	3060	VINYL 3 STAR ENERGY - SINGLE HUNG
D	1	2050	VINYL 3 STAR ENERGY - SINGLE HUNG
E	1	4050	VINYL 3 STAR ENERGY - FIXED, TEMPERED
F	1	3018	VINYL 3 STAR ENERGY - FIXED, DL
G	5	3216	VINYL 3 STAR ENERGY - FIXED, DL, EB, TRANS
H	1	3023	VINYL 3 STAR ENERGY - FIXED, DL, EB, TRANS
J	6	3050	VINYL 3 STAR ENERGY - SINGLE HUNG
K	2	2030	VINYL 3 STAR ENERGY - FIXED, DL, EB
L	1	4010	VINYL 3 STAR ENERGY - FIXED
M	1	3050	VINYL 3 STAR ENERGY - FIXED, DIVIDED LIGHT



1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

CASE NUMBER ZZ2022-008



DDS GROUP 469-999-0800
123 W. MAIN ST. 214-966-0550
GRAND PRAIRIE TX. 75050
WWW.DDSGROUP.COM

DESIGNER:
DDS GROUP

PROJECT #:
ZZ2022-008

7106 ODELL AVENUE
ROCKWALL, TX

ELEVATION:

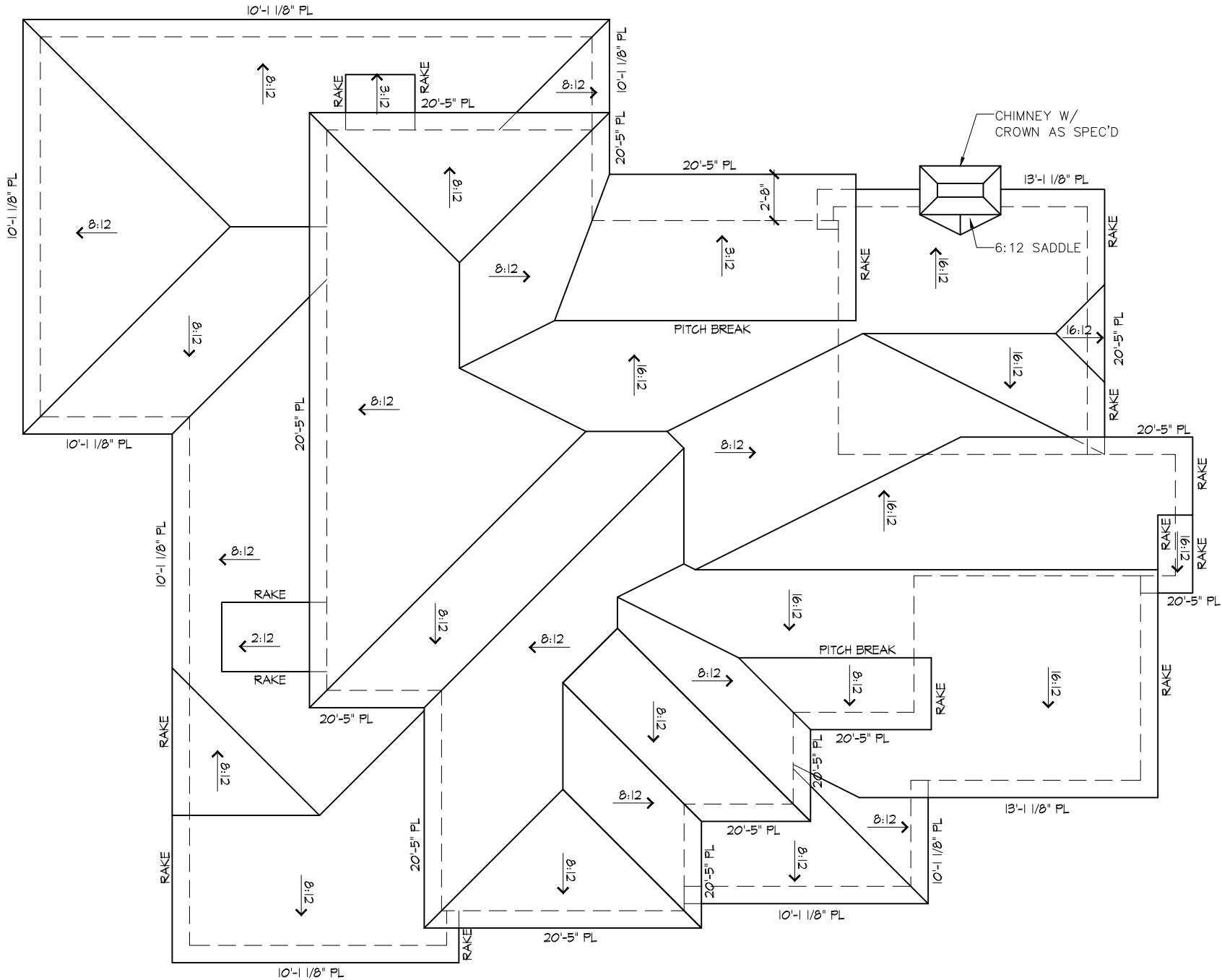
A

SHEET NUMBER:

A3

ATTIC VENT CALCULATIONS —(MINIMUM)	
TOTAL ROOF AREA (INCLUDING OVERHANG)	2,784 SF
TOTAL FREE AREA VENT REQD. (ROOF AREA / 300.00)	9 SF
TOTAL # OF ROOF VENTS REQD. (TOTAL FREE AREA / 2 / 1.0 SF)	5 VENTS
TOTAL # OF SOFFIT VENTS REQD. (TOTAL FREE AREA / 2 / .39 SF)	12 VENTS

ROOF NOTES	
1. ARROWS INDICATE DOWNWARD SLOPE.	
2. VERIFY FREE AREA OF VENTS REQUIRED.	
3. OVERHANGS 12" MIN. FROM OUTSIDE FACE OF FRAME (UNLESS OTHERWISE NOTED ON ROOF PLAN.)	



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

CASE NUMBER ZZ2022-008



DDS GROUP 469-999-0800
123 W. MAIN ST. 214-966-0550
GRAND PRAIRIE TX. 75050
WWW.DDSGROUP.COM

DESIGNER:
DDS GROUP

PROJECT #:
ZZ2022-008

7106 ODELL AVENUE
ROCKWALL, TX

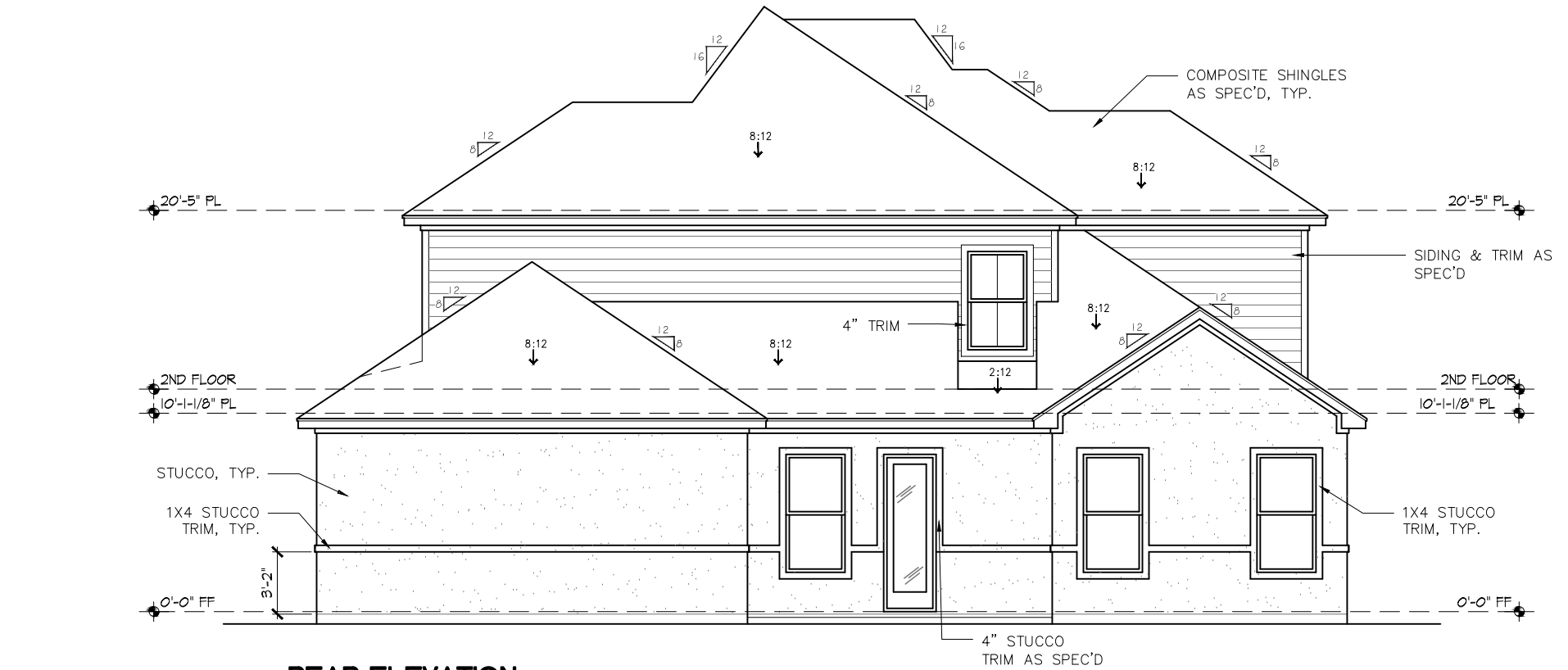
ELEVATION:

A

SHEET NUMBER:

A7

MASONRY CALCULATIONS				
AREA	SIDING	%SDNG.	MASON.	%MAS.
REAR	153 SF	25.3%	451 SF	74.7%
FRONT	0 SF	0.0%	780 SF	100.0%
LEFT	51 SF	6.8%	696 SF	93.2%
RIGHT	72 SF	10.3%	630 SF	89.7%
TOTAL	276 SF	9.7%	2,557 SF	90.3%
TOTAL THIN STONE VENEER 180 SF				
TOTAL STONE AREA IS INCLUDED IN MASONRY CALCULATIONS				

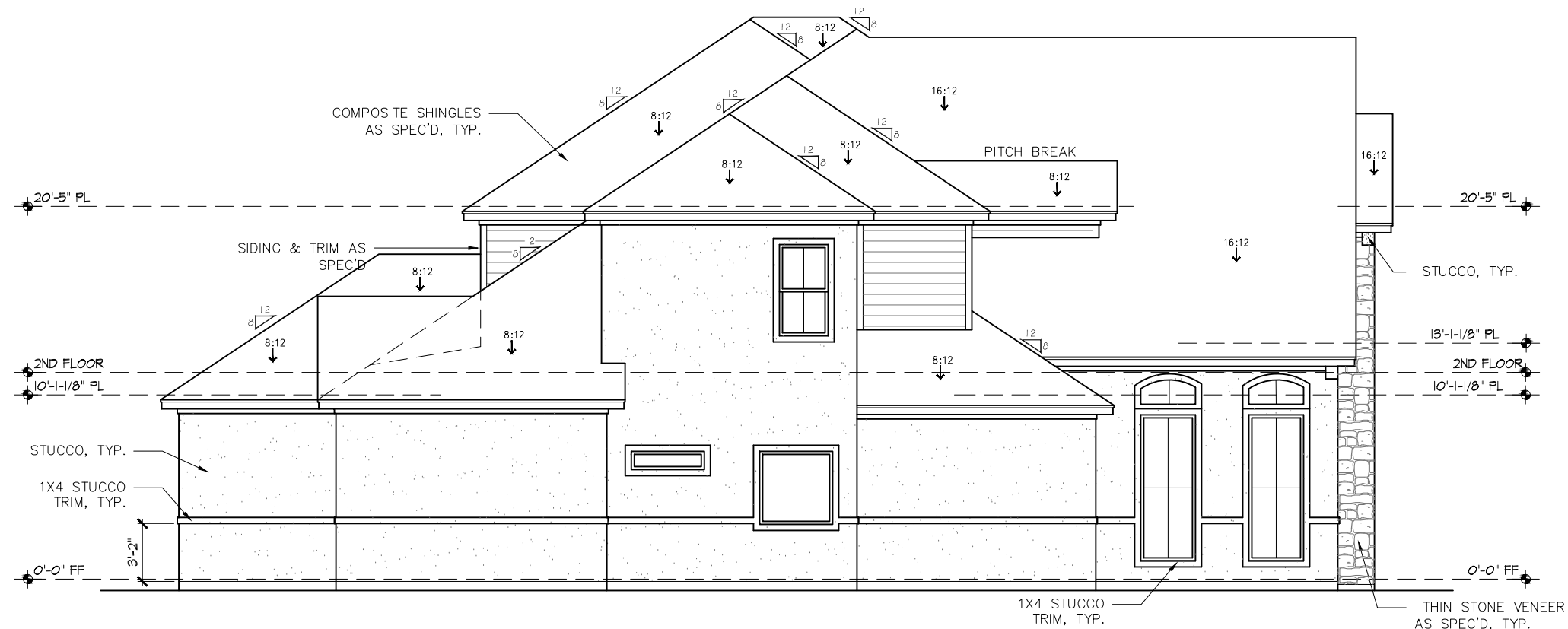


1 REAR ELEVATION
SCALE: 1/8" = 1'-0"

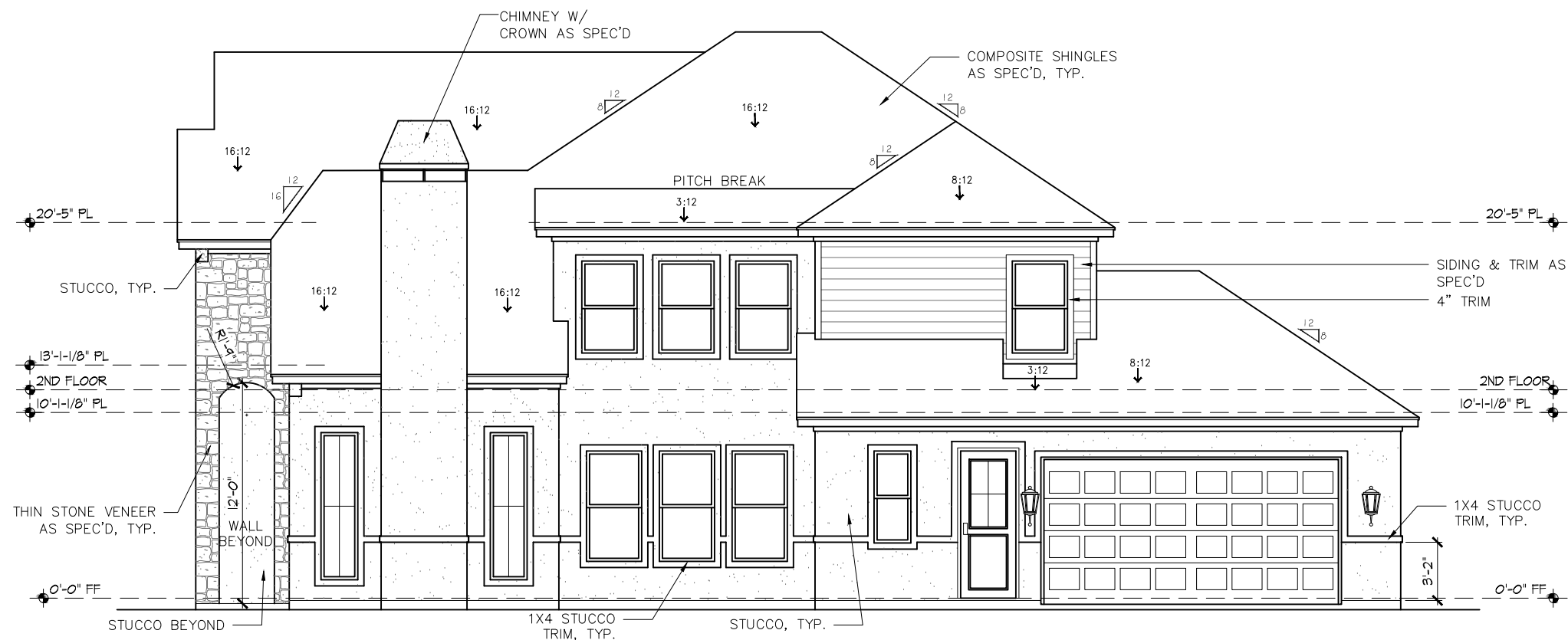


2 FRONT ELEVATION
SCALE: 1/8" = 1'-0"

CASE NUMBER ZZ2022-008



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



2 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

CASE NUMBER ZZ2022-008



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2022-008

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
7100 Odell Ave	Single-Family Home		3,137	N/A	Brick
7101 Odell Ave	Single-Family Home	1983	2,654	160	Brick
7102 Odell Ave	Single-Family Home	1977	3,230	320	Brick
7103 Odell Ave	Single-Family Home	1994	2,318	240	Brick
7104 Odell Ave	Single-Family Home	1982	2,613	352	Brick
7105 Odell Ave	Single-Family Home	1978	2,161	100	Brick
7106 Odell Ave	Detached Garage	2005	N/A	N/A	N/A
7107 Odell Ave	Single-Family Home	1994	2,644	44	Brick
7108 Odell Ave	Single-Family Home	1990	1,941	N/A	Brick
7109 Odell Ave	Single-Family Home	1993	2,183	N/A	Brick
7110 Odell Ave	Single-Family Home	2001	2,406	64	Brick
7111 Odell Ave	Single-Family Home	1990	2,130	168	Brick
7112 Odell Ave	Single-Family Home	1998	2,697	256	Brick
7113 Odell Ave	Single-Family Home	1995	2,031	168	Brick
7114 Odell Ave	Single-Family Home	1996	3,052	240	Brick
7116 Hunt Lane	Single-Family Home	1994	3,281	116	Brick
AVERAGES:		1991	2,565	186	



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7100 ODELL AVE



7101 ODELL AVE



CITY OF ROCKWALL

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7102 ODELL AVE



7103 ODELL AVE



CITY OF ROCKWALL

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7104 ODELL AVE



7105 ODELL AVE



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7106 ODELL AVE



7107 ODELL AVE



CITY OF ROCKWALL

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7108 ODELL AVE



7109 ODELL AVE



CITY OF ROCKWALL

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PLANNING AND ZONING DEPARTMENT

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7110 ODELL AVE



7111 ODELL AVE



CITY OF ROCKWALL

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7112 ODELL AVE



7113 ODELL AVE



CITY OF ROCKWALL

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



7114 ODELL AVE



7116 HUNT LANE

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.3990-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 7, BLOCK A, HERITAGE HIEGHTS ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Valerie Valdez of DDS Group on behalf of Blanca Canales of JCK Custom Homes, LLC for the approval of a Specific Use Permit (SUP) for *Residential Infill Adjacent in an Established Subdivision* to allow the construction of a single-family home on a 0.3990-acre parcel of land being described as Lot 7, Block A, Heritage Heights Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 7106 Odell Avenue, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.07, *Single-Family*

10 (SF-10) District, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home on the *Subject Property* and conformance to these operational conditions are required:

- (1) The development of the *Subject Property* shall generally conform to the Residential Plot Plan as depicted in *Exhibit 'B'* of this ordinance.
- (2) The construction of a single-family home on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of this ordinance.
- (3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [Ordinance No. 20-02].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 4TH DAY OF APRIL, 2022.

Kevin Fowler, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

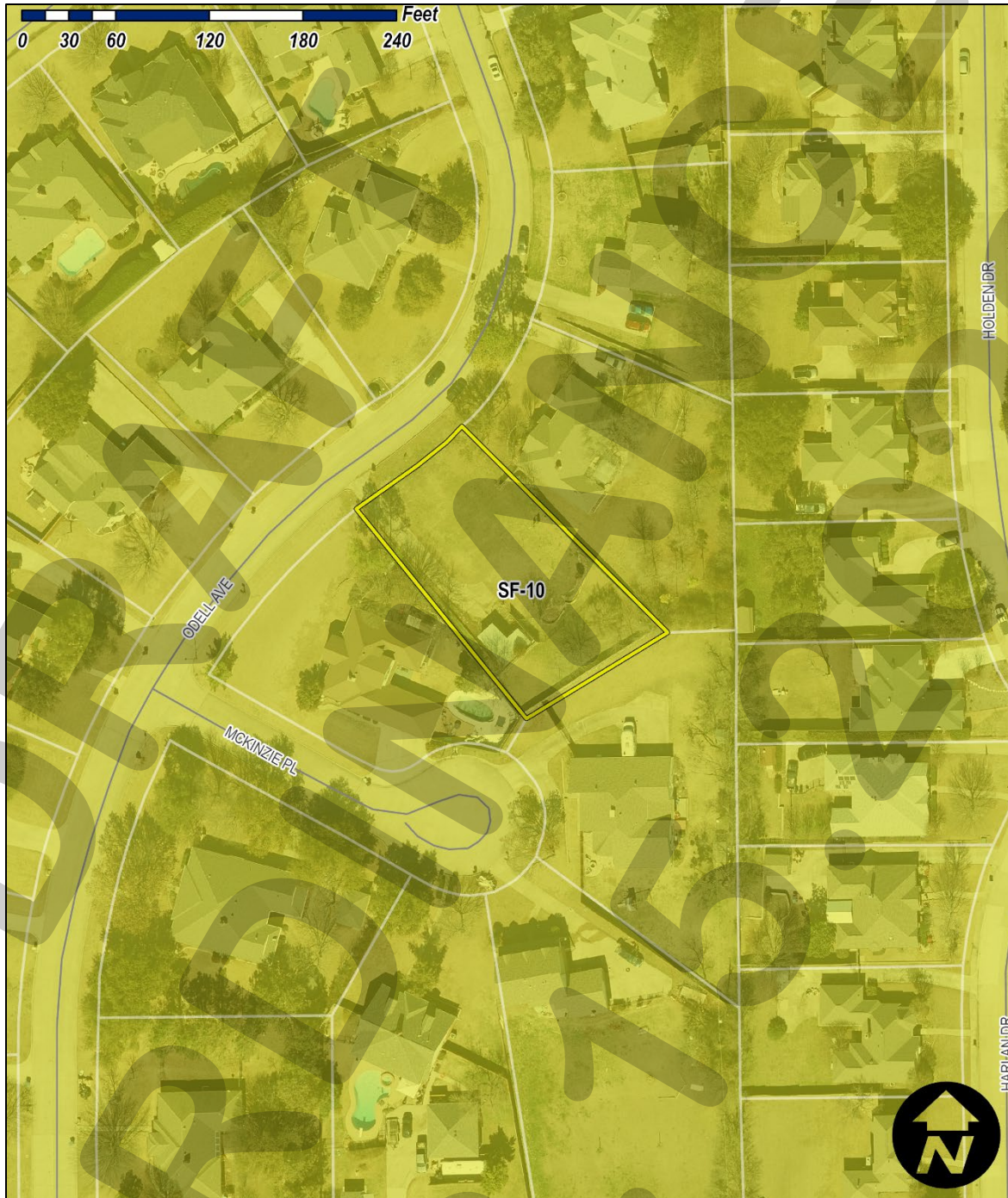
1st Reading: March 21, 2022

2nd Reading: April 4, 2022

Exhibit 'A'
Location Map and Legal Description

Address: 7106 Odell Ave

Legal Description: Lot 7, Block A, Heritage Heights Addition



PLOT PLAN	SP1
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Exhibit 'C':
Building Elevations

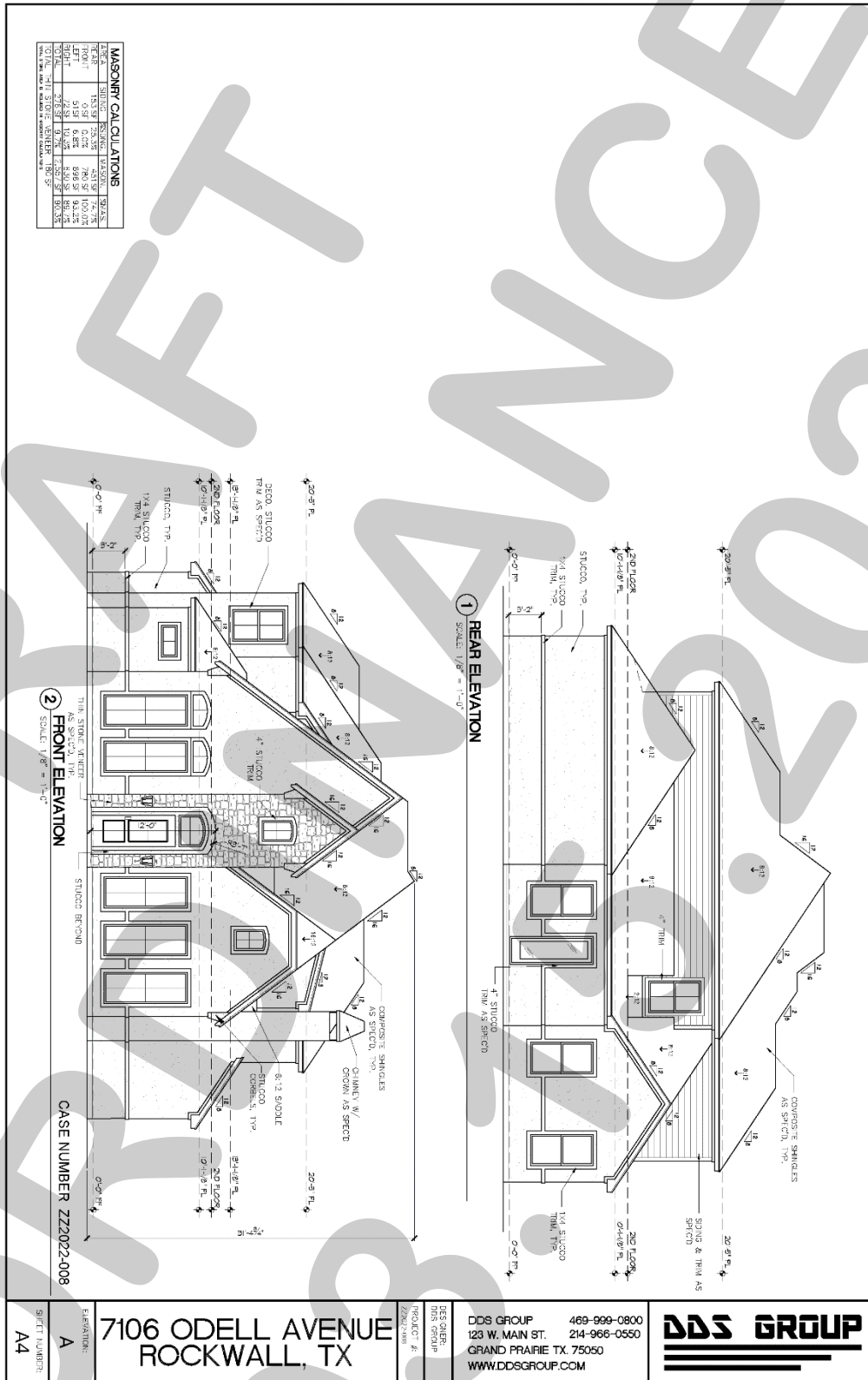
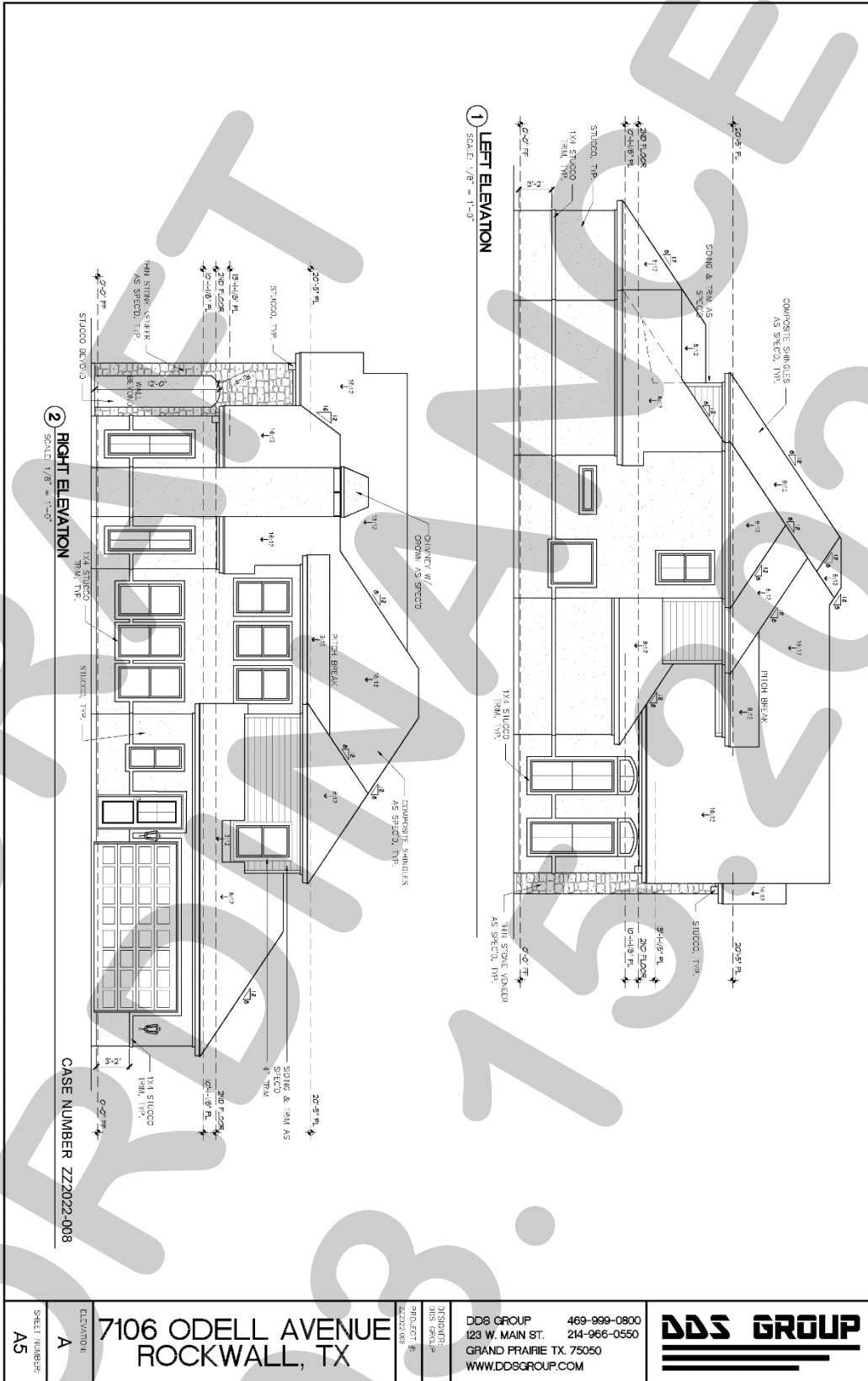


Exhibit 'C':
Building Elevations





April 7, 2022

TO: Valerie Valdez
Design and Drafting ServGroup
123 W Main Street
Grand Prairie, Texas 75052

COPY: Blanca Canales
Jack Concrete Inc.
P.O. Box 311
Fate, TX 75132

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

SUBJECT: Z2022-008; *Specific Use Permit (SUP) For Residential Infill at 7106 Odell Avenue*

Ms. Valdez:

This letter serves to notify you that the above referenced zoning case that you submitted for consideration by the City of Rockwall was approved by the City Council on March 21, 2022. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) Development of the *Subject Property* shall generally conform to the Residential Plot Plan as depicted in *Exhibit 'B'* of the draft ordinance.
 - (b) Construction of a single-family home on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of the draft ordinance; and,
 - (c) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) 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.

Planning and Zoning Commission

On March 15, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 4-0, with Commissioner Chodun, Thomas, and Conway absent.

City Council

On March 21, 2022, the City Council approved a motion to approve the SUP with the conditions of approval by a vote of 6-0, with Council Member Campbell absent.

On April 4, 2022, the City Council approved a motion to approve the SUP with the conditions of approval by a vote of 7-0.

Included with this letter is a copy of Ordinance No. 22-19, S-274, which is the regulating ordinance adopted with the City Council's approval of this case. Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 772-6488.

Sincerely,



Bethany Ross
Planner

CITY OF ROCKWALL

ORDINANCE NO. 22-19

SPECIFIC USE PERMIT NO. S-276

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.3990-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 7, BLOCK A, HERITAGE HIEGHTS ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Valerie Valdez of DDS Group on behalf of Blanca Canales of JCK Custom Homes, LLC for the approval of a Specific Use Permit (SUP) for *Residential Infill Adjacent in an Established Subdivision* to allow the construction of a single-family home on a 0.3990-acre parcel of land being described as Lot 7, Block A, Heritage Heights Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 7106 Odell Avenue, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall should be amended as follows:

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-- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home on the *Subject Property* and conformance to these operational conditions are required:

- (1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.
- (2) The construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- (3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

2.2 COMPLIANCE

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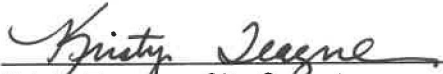
SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 4TH DAY OF APRIL, 2022.


Kevin Fowler, Mayor

ATTEST:


Kristy Teague, City Secretary

APPROVED AS TO FORM:


Frank J. Garza, City Attorney



1st Reading: March 21, 2022

2nd Reading: April 4, 2022

Exhibit 'A'
Location Map and Legal Description

Address: 7106 Odell Ave

Legal Description: Lot 7, Block A, Heritage Heights Addition



**Exhibit 'B':
Residential Plot Plan**

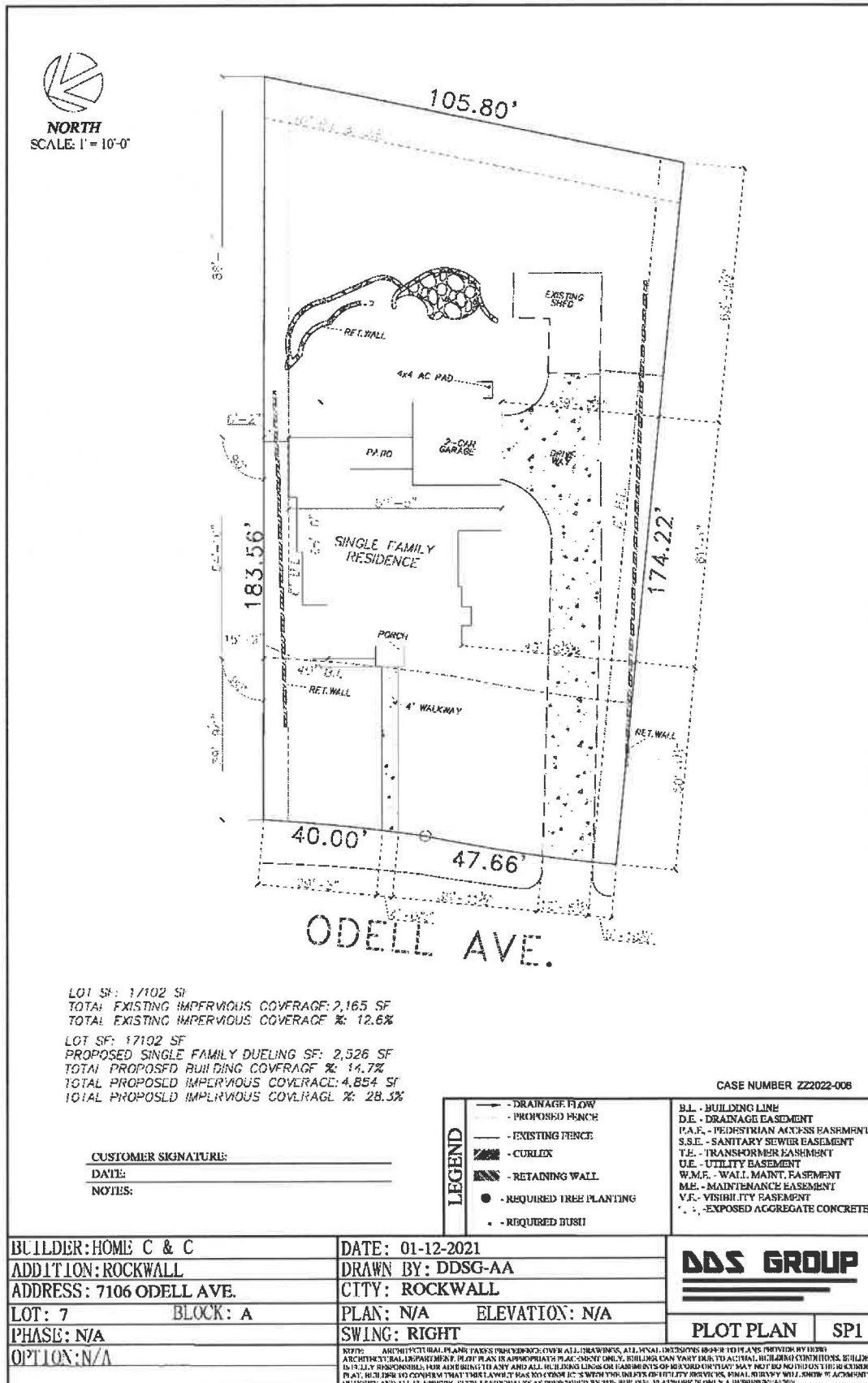


Exhibit 'C':
Building Elevations

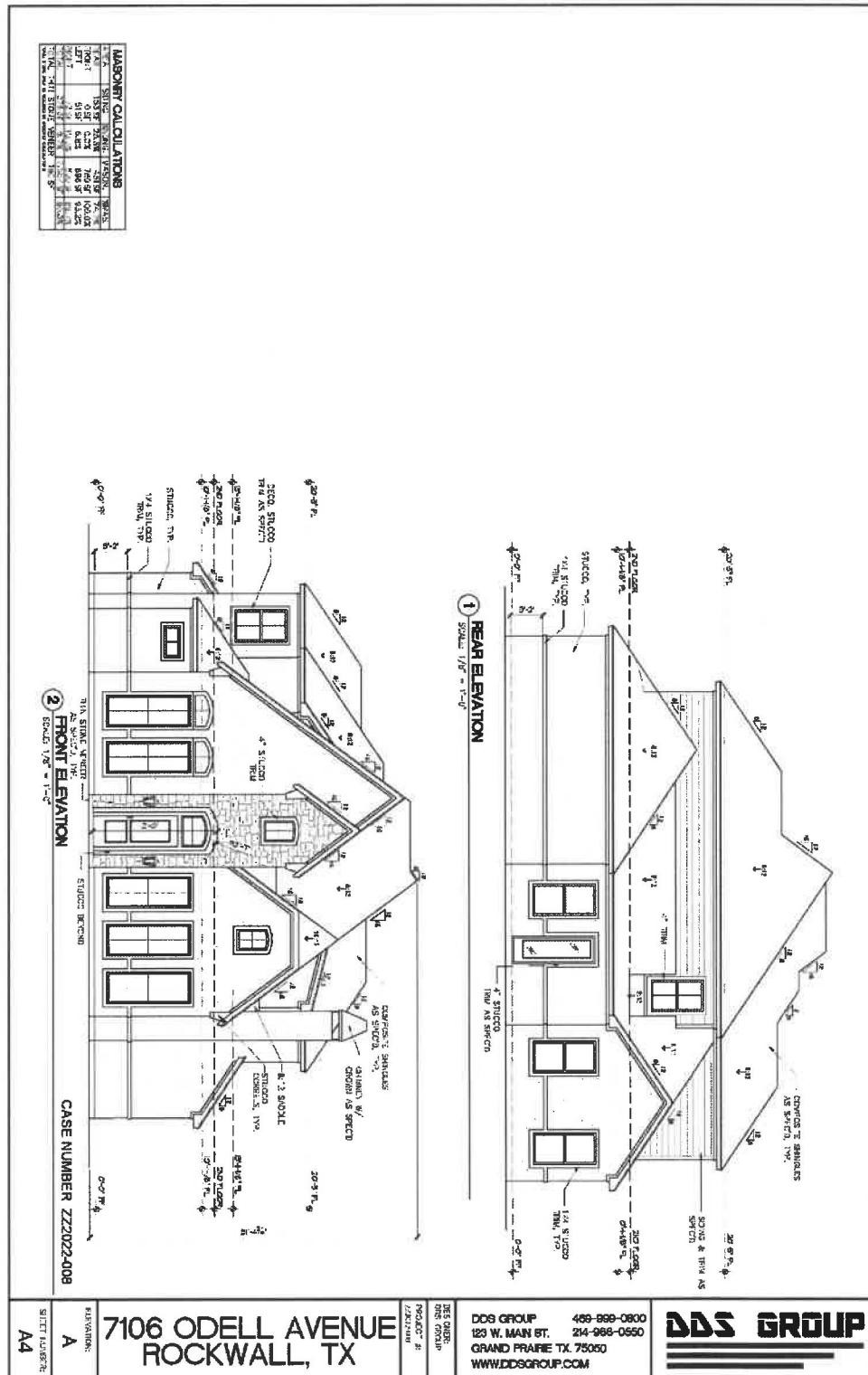


Exhibit 'C':
Building Elevations

