



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE)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

606 E Ross St Rockwall TX 75087

SUBDIVISION

Sanger Bros. Addition

LOT

1

BLOCK

G

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

Single family

CURRENT USE

PROPOSED ZONING

Single fam, new construction

PROPOSED USE

ACREAGE

5,000 SQFT

LOTS [CURRENT]

1

LOTS [PROPOSED]

1

- ☐ **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

MBA Custom Homes

CONTACT PERSON

Kevin Osornio

ADDRESS

[REDACTED]

CITY, STATE & ZIP

PHONE

[REDACTED]

E-MAIL

[REDACTED]

☐ APPLICANT

MBA Custom Homes

CONTACT PERSON

Kevin Osornio

ADDRESS

[REDACTED]

CITY, STATE & ZIP

PHONE

[REDACTED]

E-MAIL

[REDACTED]

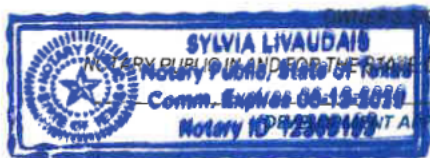
NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Kevin Osornio [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 \$ 16 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16 DAY OF July, 20 25 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 16 DAY OF July, 20 25

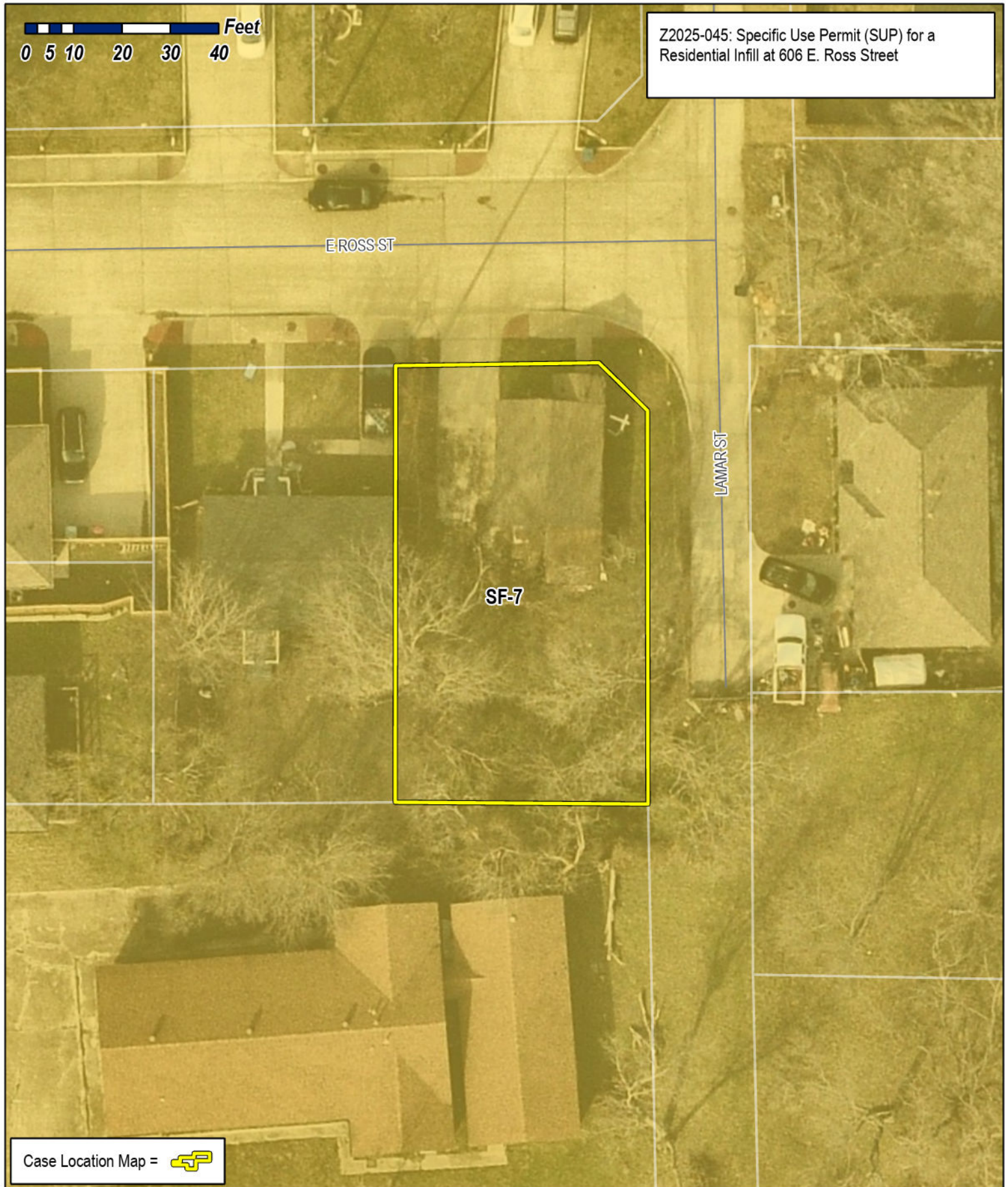
SIGNATURE



[Signature]



06-13-2029



0 5 10 20 30 40 Feet

Z2025-045: Specific Use Permit (SUP) for a Residential Infill at 606 E. Ross Street

E. ROSS ST

LAMAR ST

SF-7

Case Location Map = 



City of Rockwall

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

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

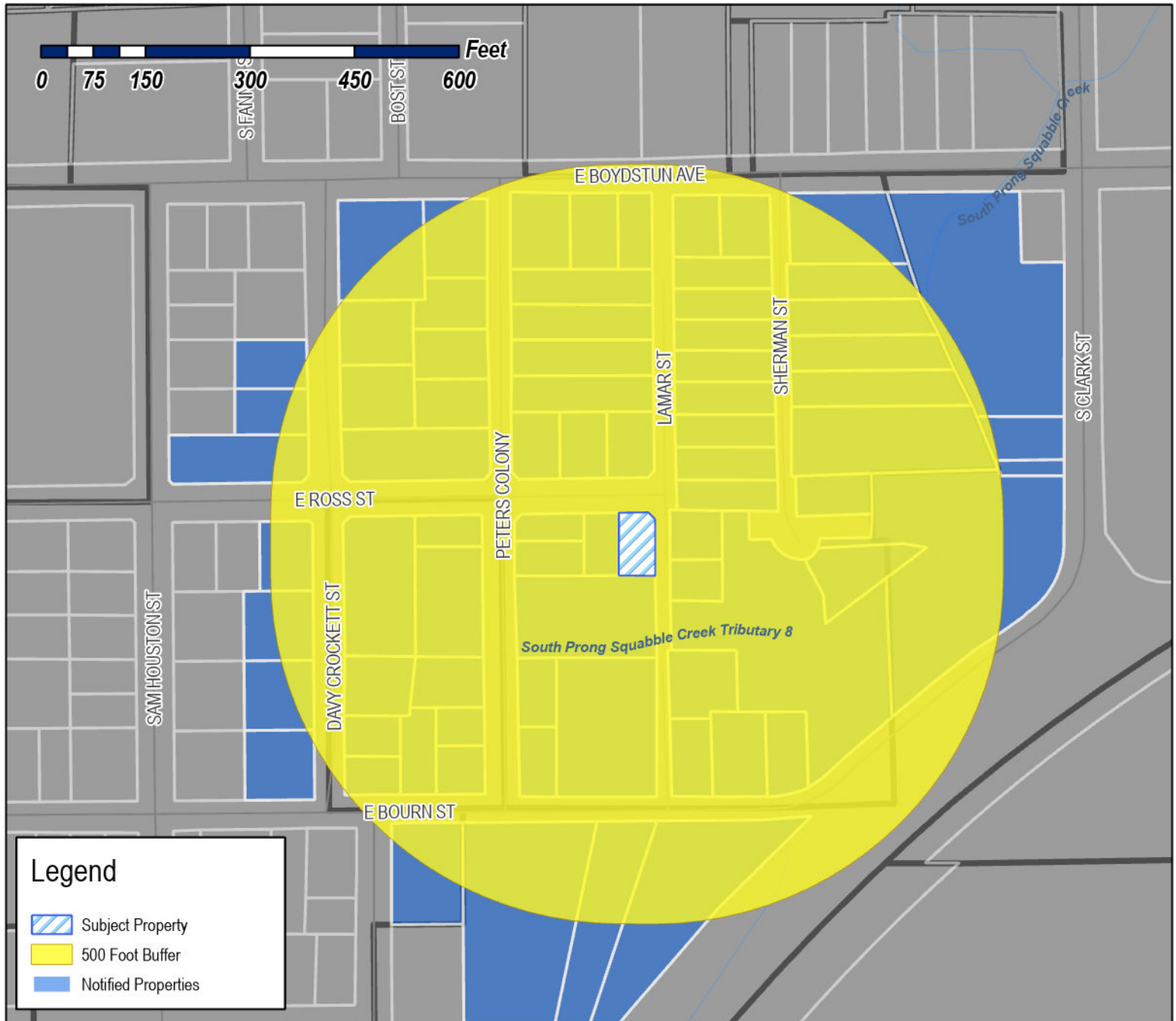




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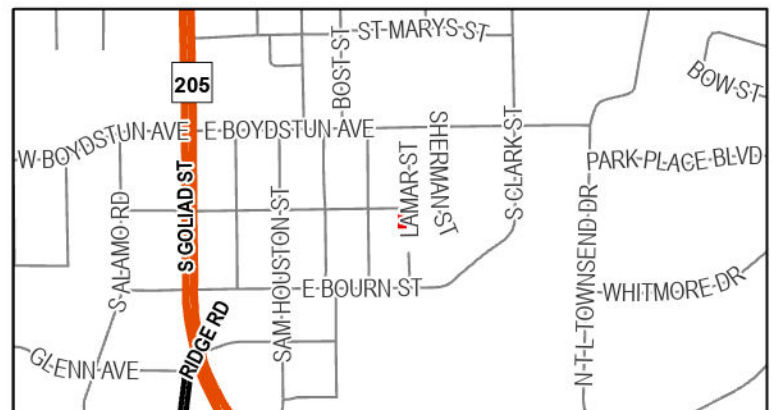
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Case Number: Z2025-045
Case Name: SUP for a Residential Infill
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 606 E. Ross Street

Date Saved: 7/17/2025

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



PEREZ MARIA D
1002 E WOODIN BLVD
DALLAS, TX 75126

ESTATE OF RHODA MAE HEARD
ANDREW HEARD JR - INDEPENDENT EXECUTOR
10800 MCCOMBS ST APT 102
EL PASO, TX 79924

WELCH CHRISTOPHER & HAZEL
1212 Clifftop Ln
Dallas, TX 75208

JOHNSON PAMELA
1310 COLONY DR
GARLAND, TX 75040

RSR CAPITAL LLC
1321 CRESSENT COVE DRIVE
ROCKWALL, TX 75087

HOGUE MIKE & VICKY
1498 HUBBARD DR
FORNEY, TX 75126

TAYLOR THOMAS M & KAY D
2000 Country Club Dr
Plano, TX 75074

HERNANDEZ ROSA ALBA
2040 SHERWOOD DR
GARLAND, TX 75041

BALL JUSTIN
2155 CLUBVIEW DR
ROCKWALL, TX 75087

DENSON PATRICIA STRANGE
2521 LOUDON ST W
ROCKWALL, TX 75032

HANEY W
2824 MISTY RIDGE
ROCKWALL, TX 75032

CRP/TH SFR PROGRAM TX OWNER LP
2875 W RAY RD
CHANDLER, AZ 85224

CUMMINGS JOHN AND LORI
308 STONEBRIDGE DR
ROCKWALL, TX 75087

RESIDENT
402 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
403 E BOURN ST
ROCKWALL, TX 75087

WALTER MARY
408 E BOURN ST
ROCKWALL, TX 75087

JONES MARGARINE ESTATE
410 E BOYDSTUN AVE
ROCKWALL, TX 75087

HONZELL DAVID AND PATRICIA
414 E. COACHLIGHT TRAIL
ROCKWALL, TX 75087

ANGULAR PIEDRA A/G
418 E BOURN ST
ROCKWALL, TX 75087

PIEDRA ANGULAR AG A CORP
418 E BOURN ST
ROCKWALL, TX 75087

COCHRAN LIVING TRUST
JOE B COCHRAN & SANDRA COCHRAN -
TRUSTEES
4405 VIA DEL NORTE
MESQUITE, TX 75150

MARTIN HELEN
501 E BOURN ST
ROCKWALL, TX 75087

RESIDENT
504 ROSS
ROCKWALL, TX 75087

RESIDENT
505 E BOURN ST
ROCKWALL, TX 75087

SHERWIN CAROLYN MARIE
509 E BOURN STREET
ROCKWALL, TX 75087

ALLEN DONNA ANETTE AND
JACQUELINE YVETTE JACOBS AND JEFFREY
DWAYNE JACOBS
5961 CONNIE LANE
ROCKWALL, TX 75032

NIX ROSALIA
602 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
604 E BOYDSTUN AVE
ROCKWALL, TX 75087

CAMELI CHAZ CRISTIAN NECOLA & LAUREN
604 E ROSS ST
ROCKWALL, TX 75087

KRONLAGE HOLLIE
605 E ROSS STREET
ROCKWALL, TX 75087

RESIDENT
606 ROSS
ROCKWALL, TX 75087

RESIDENT
606 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
608 E BOYDSTUN AVE
ROCKWALL, TX 75087

HUBBARD ALPHINEEZES
609 E ROSS ST
ROCKWALL, TX 75087

SCHUMANN LAURIE A
610 E BOYDSTUN AVE
ROCKWALL, TX 75087

GAMEZ DAVID
614 E BOYDSTUN AVE
ROCKWALL, TX 75087

KAUFMANN PROPERTIES LLC
% DOUGLAS A KAUFMANN
627 SORITA CIR
HEATH, TX 75032

TALARICO CHRISTOPHER AND JUSTIN
633 STILLMEADOW DR
RICHARDSON, TX 75081

RESIDENT
703 SHERMAN
ROCKWALL, TX 75087

EBY JENNIFER
703 PETERS COLONY
ROCKWALL, TX 75087

SCROGGINS MURRAY
704 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
705 DAVY CROCKETT
ROCKWALL, TX 75087

STRANGE ANTHONY I SR & LISA D
705 N SHERMAN
ROCKWALL, TX 75087

ANDUJAR AMY ELIZABETH MAYER
705 PETERS COLONY
ROCKWALL, TX 75087

RESIDENT
706 SHERMAN ST
ROCKWALL, TX 75087

WILLIAMS SHIRLEY B ETAL
706 DAVY CROCKETT ST
ROCKWALL, TX 75087

ESTATE OF DABNEY AUDRY
706 PETERS COLONY
ROCKWALL, TX 75087

RESIDENT
706 S CLARK ST
ROCKWALL, TX 75087

CRENSHAW LORENZA
707 DAVY CROCKETT ST
ROCKWALL, TX 75087

ABARCA JOANNE
707 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
708 DAVY CROCKETT
ROCKWALL, TX 75087

RESIDENT
708 PETERS COLONY
ROCKWALL, TX 75087

RESIDENT
708 SHERMAN ST
ROCKWALL, TX 75087

MURPHREE LYNDI LOUISE & CAMERON JUSTIN
LEE
709 PETERS COLONY
ROCKWALL, TX 75087

SMITH PAMELA K
709 SHERMAN STREET
ROCKWALL, TX 75087

RESIDENT
710 DAVY CROCKETT
ROCKWALL, TX 75087

RESIDENT
710 PETERS COLONY
ROCKWALL, TX 75087

SANCHEZ FATIMA L
710 SHERMAN ST
ROCKWALL, TX 75087

ALLEN ETHEL JEAN
711 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
712 CLARK ST
ROCKWALL, TX 75087

RESIDENT
712 SHERMAN ST
ROCKWALL, TX 75087

BENNETT A L EST
C/O OLIVER LINVELL
712 PETERS COLONY
ROCKWALL, TX 75087

LINVEL MELBA RUTH ESTATE
712 PETERS COLONY
ROCKWALL, TX 75087

RESIDENT
713 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
714 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
715 SHERMAN ST
ROCKWALL, TX 75087

CABRERA JUAN R & NOEMI E
715 PETERS COLONY
ROCKWALL, TX 75087

RESIDENT
716 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
725 PETERS COLONY
ROCKWALL, TX 75087

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

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

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

RESIDENT
801 DAVY CROCKETT
ROCKWALL, TX 75087

RESIDENT
801 PETERS COLONY
ROCKWALL, TX 75087

MATHIS MALCOLM AND CHRISTIE
801 LAMAR ST
ROCKWALL, TX 75087

SHAW JERRY GAIL
803 LAMAR ST
ROCKWALL, TX 75087

FISHER JESSICA
803 PETERS COLONY
ROCKWALL, TX 75087

ST PAUL AFRICAN METHODIST
EPISCOPAL CHURCH
805 PETERS COLONY
ROCKWALL, TX 75087

ST PAUL AFRICAN METHODIST
EPISCOPAL CHURCH
805 PETERS COLONY
ROCKWALL, TX 75087

JOHNSON MELDRIA
809 DAVY CROCKETT
ROCKWALL, TX 75087

STRANGE FREDERICK & PATRICIA
810 DAVY CROCKETT ST
ROCKWALL, TX 75087

BARRON BLAKELEIGH
811 DAVY CROCKETT ST
ROCKWALL, TX 75087

RESIDENT
812 PETERS COLONY
ROCKWALL, TX 75087

HALL WILLA O
815 DAVY CROCKETT ST
ROCKWALL, TX 75087

RICHARD EXPO
820 E HEATH ST
ROCKWALL, TX 75087

AUL PROPERTIES LLC
8502 Huntington Dr
Rowlett, TX 75089

HILLMAN HOUSING LLC
9706 HEARTSTONE LANE
ROCKWALL, TX 75087

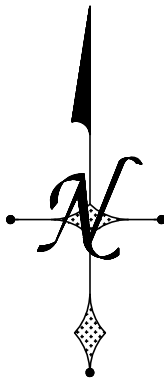
JCK CONCRETE INC
PO BOX 311
FATE, TX 75132

ROCKWALL HABITAT FOR HUMANITY
PO BOX 4
ROCKWALL, TX 75087

NEW CALDONIA BAPTIST CHURCH
PO BOX 481
ROCKWALL, TX 75087

SMITH TIMOTHY
PSC 3 BOX 5631
APO, AP 96266

DALLAS-GARLAND & NORTHEASTERN RAILROAD
ATTN: ACCOUNTS PAYABLE
SUITE 300 200 MERIDIAN CENTRE BLVD
ROCHESTER, NY 14618



2701 SUNSET RIDGE DRIVE, STE 303
ROCKWALL, TEXAS 75032
FIRM REGISTRATION NO. 10194366

BOUNDARY SURVEY



BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at 606 EAST ROSS STREET, in the City of ROCKWALL, ROCKWALL County, Texas.

BEING all that certain lot, tract, or parcel of land situated in the Burwell JT Lewis Survey, Abstract No. 255 and Neely M Ballard Survey, Abstract No. 48, and being the east 1/2 of the east 1/2 of Lot 1, Block G, Sanger Bros. Addition, an addition to the Town of Rockwall, Rockwall County, Texas, according to the map or plat thereof, recorded in Volume 'Q', Page 100, Map Records of Rockwall County, Texas, and being that same tract of land described in deed to Rosa Alba Hernandez recorded under Instrument Number 20240000020950, Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.) and being more particularly described by metes and bounds as follows:

COMMENCING from a 5/8" iron rod found in the South line of East Ross Street, at the Northeast corner of a tract of land described in deed to Aul Properties LLC, recorded under instrument Number 20230000018187, (O.P.R.R.C.T.), same point being the Northwest corner of a tract of land described in deed to Chaz Cristian Necola Cameli and Lauren Cameli recorded under Instrument Number 20250000000826, (O.P.R.R.C.T.);

THENCE North 88 degrees 48 minutes 45 seconds East, with the south line of East Ross Street, a distance of 50.00 feet to 1/2 inch yellow-capped iron rod stamped "BURNS SURVEYING" set for corner at the Northeast corner of said Cameli tract, the Northwest corner of that tract herein described, and being the PLACE OF BEGINNING;

THENCE North 88 degrees 48 minutes 45 seconds East, continuing with the south line of said East Ross Street, a distance of 50.00 feet to a 1/2 inch yellow-capped iron rod stamped "BURNS SURVEYING" set at the intersection of the South line of East Ross Street and the West line of Lamar Street, from which a 1/2 inch iron rod found for reference bears South 20 degrees 57 minutes 23 seconds East, a distance of 2.71 feet;

THENCE South 01 degrees 12 minutes 21 seconds East, with the West line of said Lamar Street, a distance of 100.00 feet to a 1/2 inch yellow-capped iron rod stamped "BURNS SURVEYING" set for corner at the Northeast corner of a tract of land described in deed to St Paul African Methodist, recorded in Volume 6, Page 185, Deed Records of Rockwall County, Texas;

THENCE South 88 degrees 48 minutes 45 seconds West, a distance of 50.00 feet to 1/2 inch yellow-capped iron rod stamped "BURNS SURVEYING" set for corner in the North line of said Methodist tract, at the Southeast corner of said Cameli tract;

THENCE North 01 degrees 12 minutes 21 Seconds West, a distance of 100.00 feet to the PLACE OF BEGINNING and containing a total of 5,000 square feet or 0.115 of an acre of land.

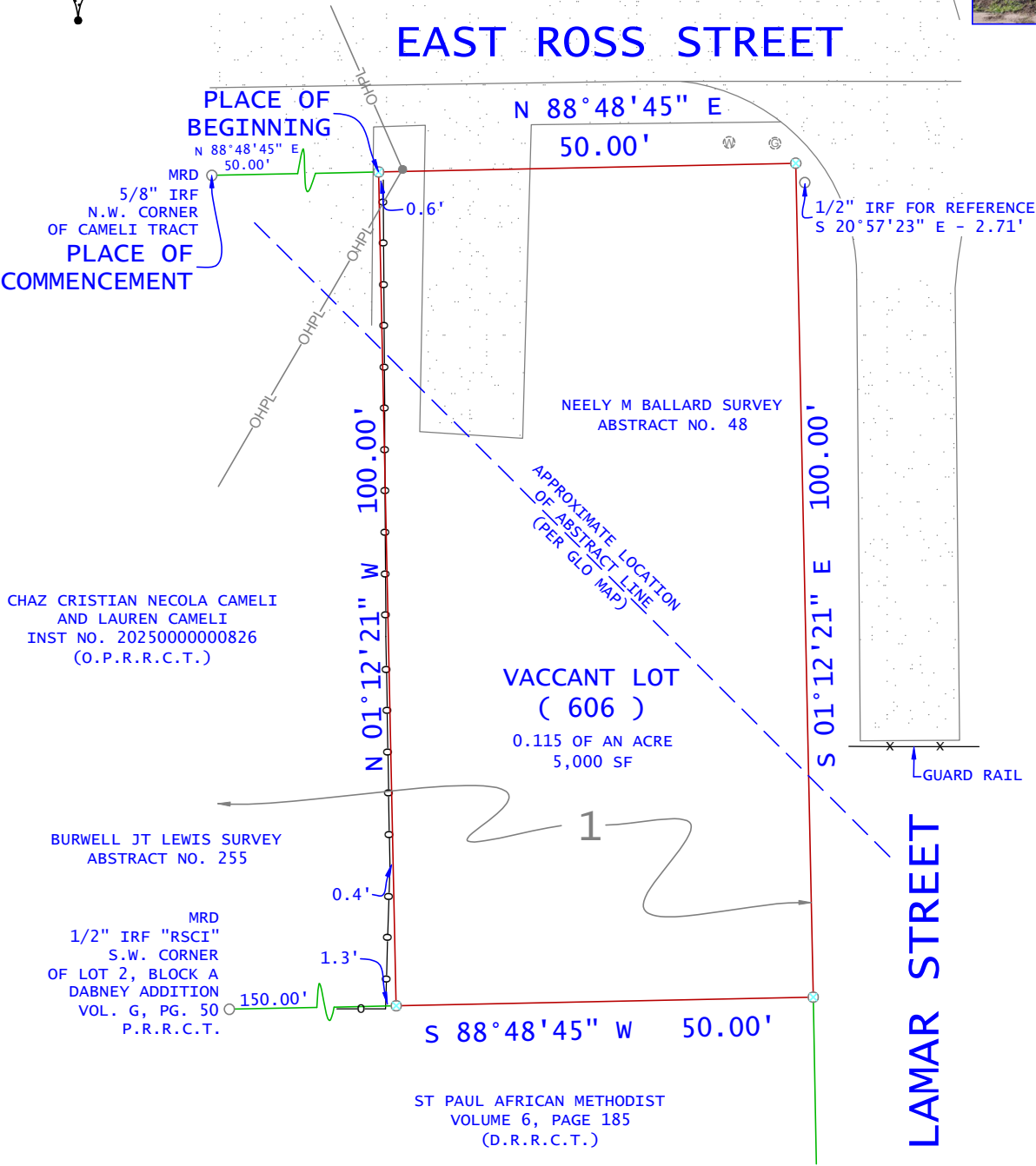
Bearings shown hereon are referenced to the Texas Coordinate System of 1983, North Central Zone (4202), and are based upon the North American Datum of 1983 (NAD 83), 2011 Adjustment, Epoch 2010.

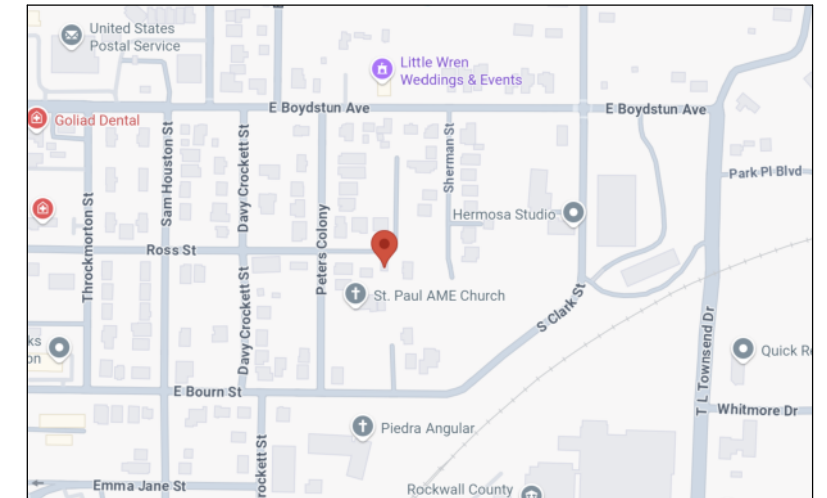
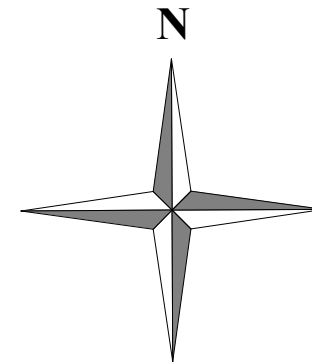
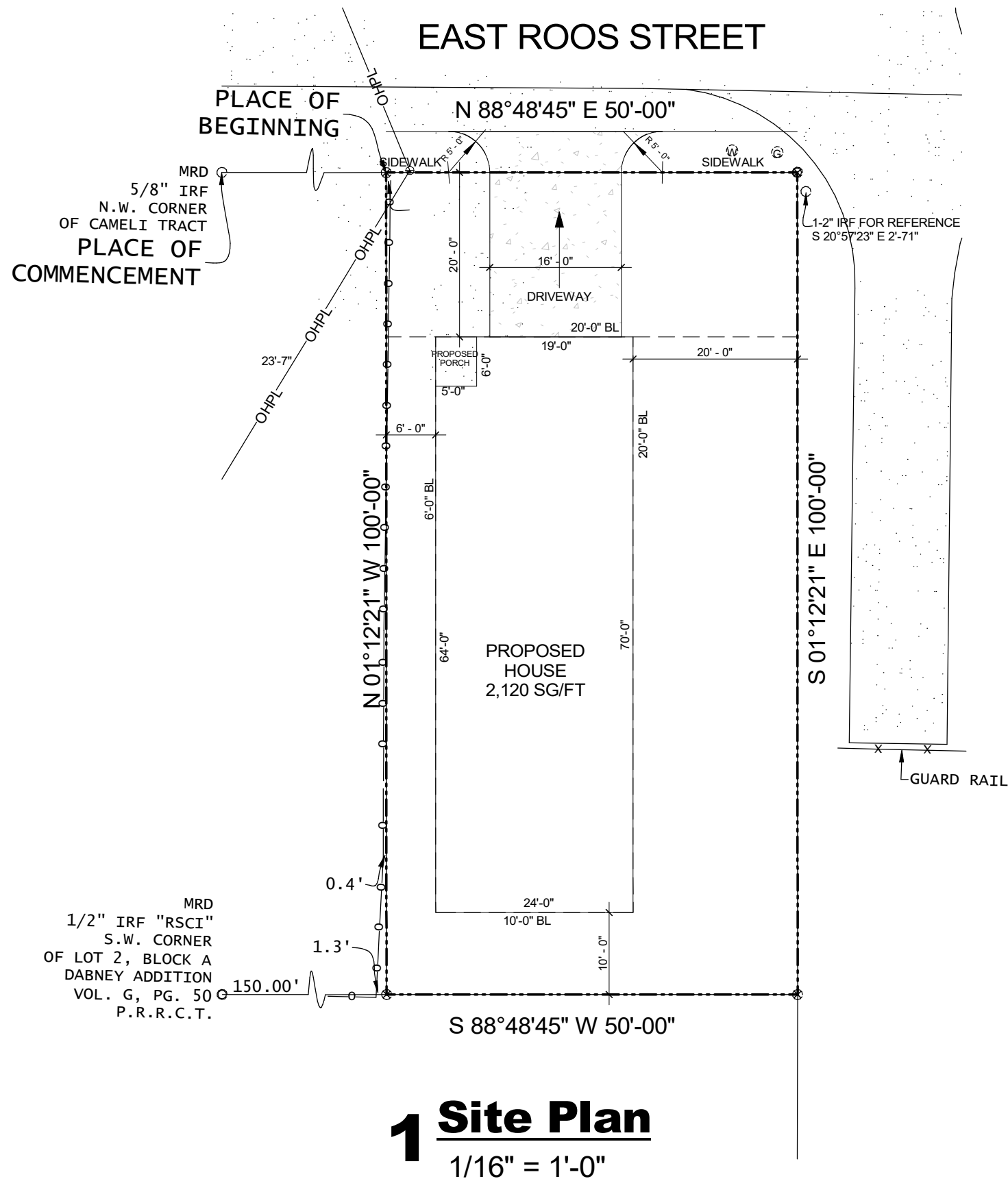
This parcel depicted hereon is a true, correct, and accurate representation of the property as determined by survey; The lines and dimensions of said property being as indicated by the plat; The size, location, and type(s) of building(s) are as shown, all improvements being within the boundaries of the property setback from the property lines the distance indicated.

TITLE AND ABSTRACTING WORK FURNISHED BY N/A
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 20'
Date: 05/30/25
G. F. No.: N/A
Job no.: 202504551
Drawn by: NM

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR ROSA HERNANDEZ





VICINITY MAP
for reference only

606 ROSS ST
ROCKWALL, TX 75087

PROPOSED FIRST FLOOR PLAN	1,254 SQFT
PROPOSED SECOND FLOOR PLAN	866 SQFT
TOTAL A/C	2,120 SQFT
PROPOSED GARAGE	396 SQFT
PROPOSED PORCH	30 SQFT
LOT	1
COUNTRY	ROCKWALL
CITY	ROCKWALL
LOT AREA	5,000 SQFT

1 Site Plan

1/16" = 1'-0"



THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS.

GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, WE WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO CONSTRUCT THIS HOUSE ONLY ONCE. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

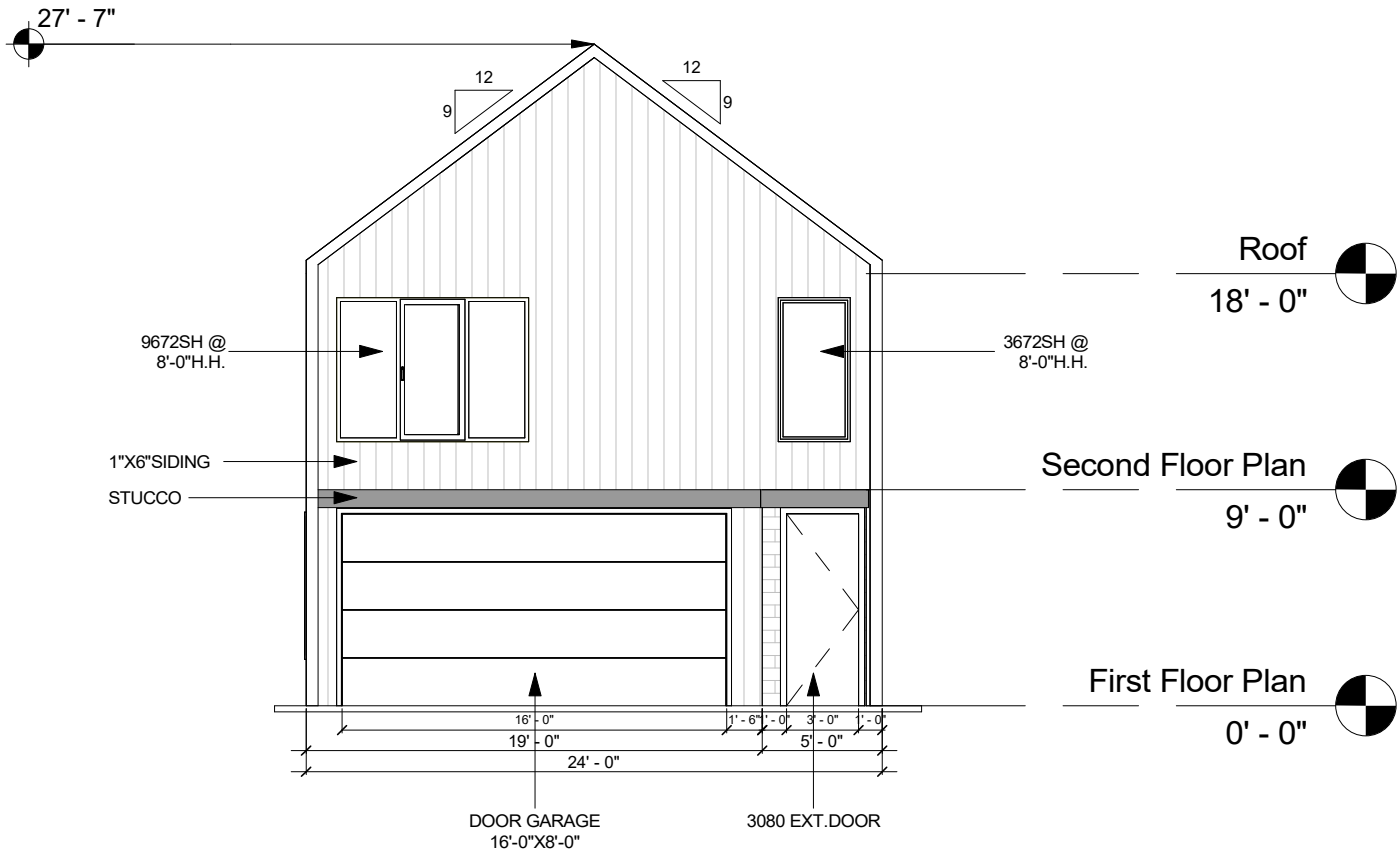
Project Name & Address
606 ROSS ST
ROCKWALL, TX 75087

Legal Description
LOT 1, BLOCK G

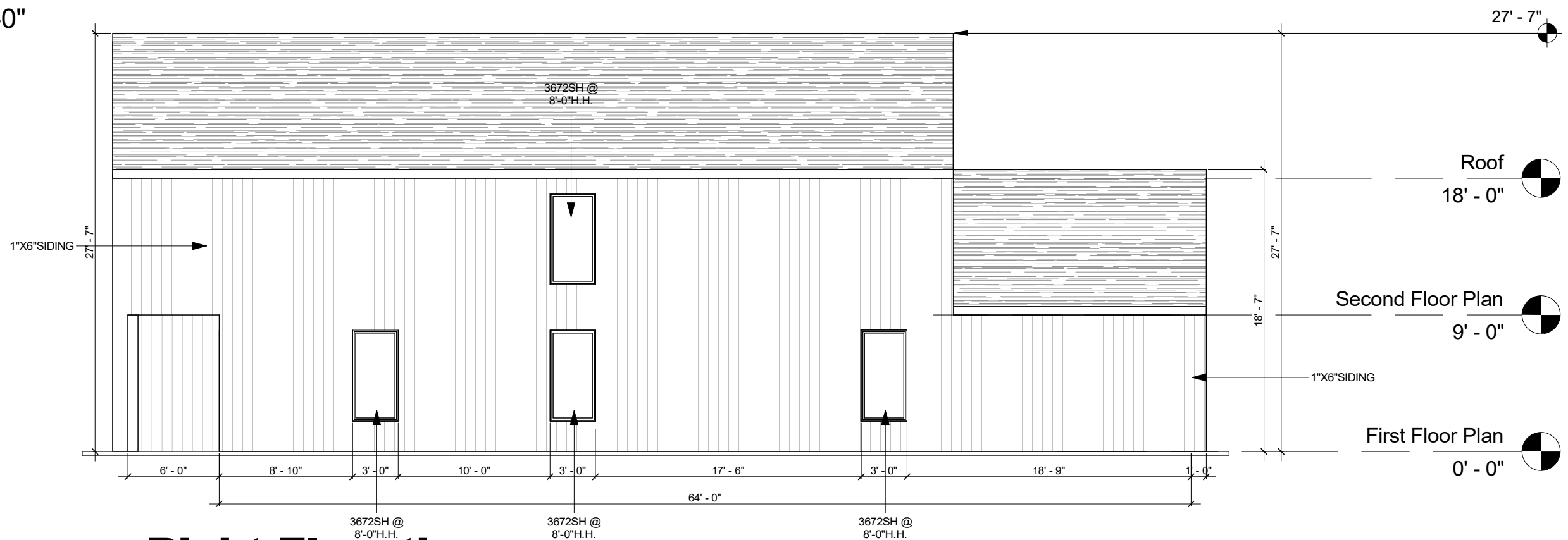
SITE PLAN

Date: 07/02/2025 Scale 1/16" = 1'-0"

Drawn by: Projects & Construction Araque



1 Front Elevation
1/8" = 1'-0"



2 Right Elevation
1/8" = 1'-0"



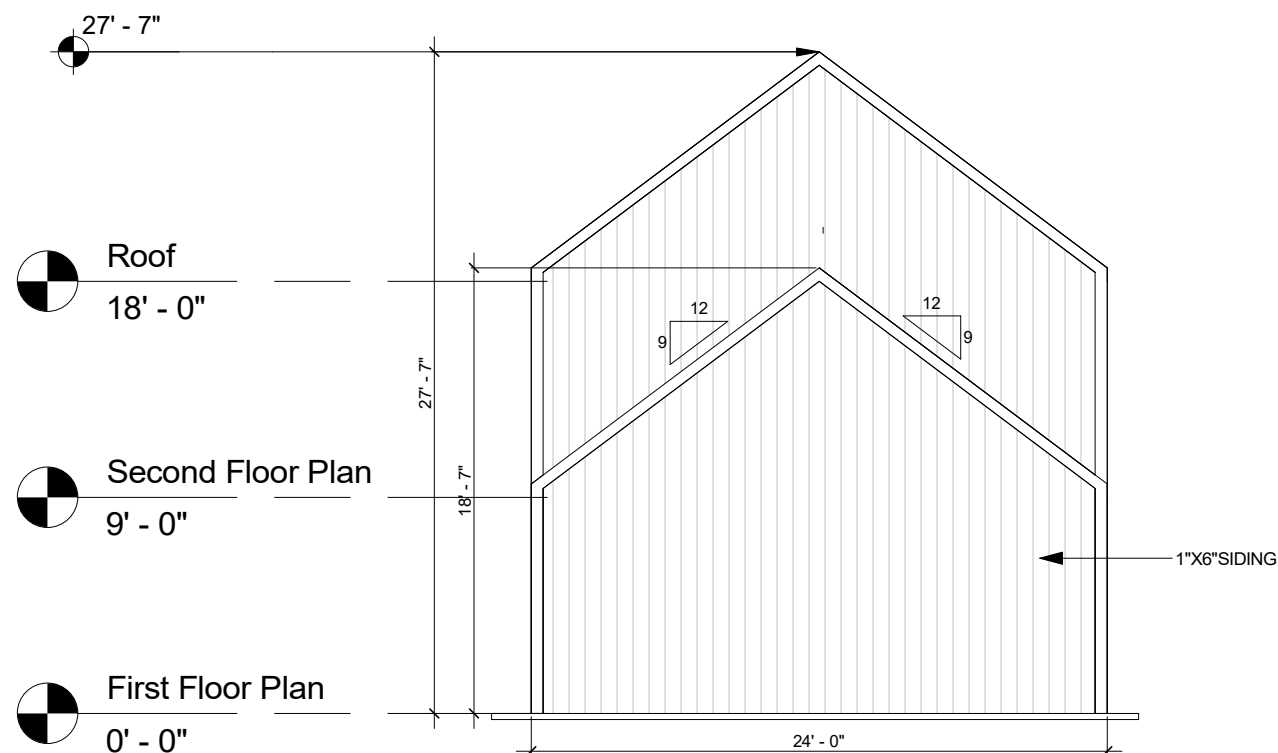
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Project Name & Address
606 ROSS ST
ROCKWALL, TX 75087

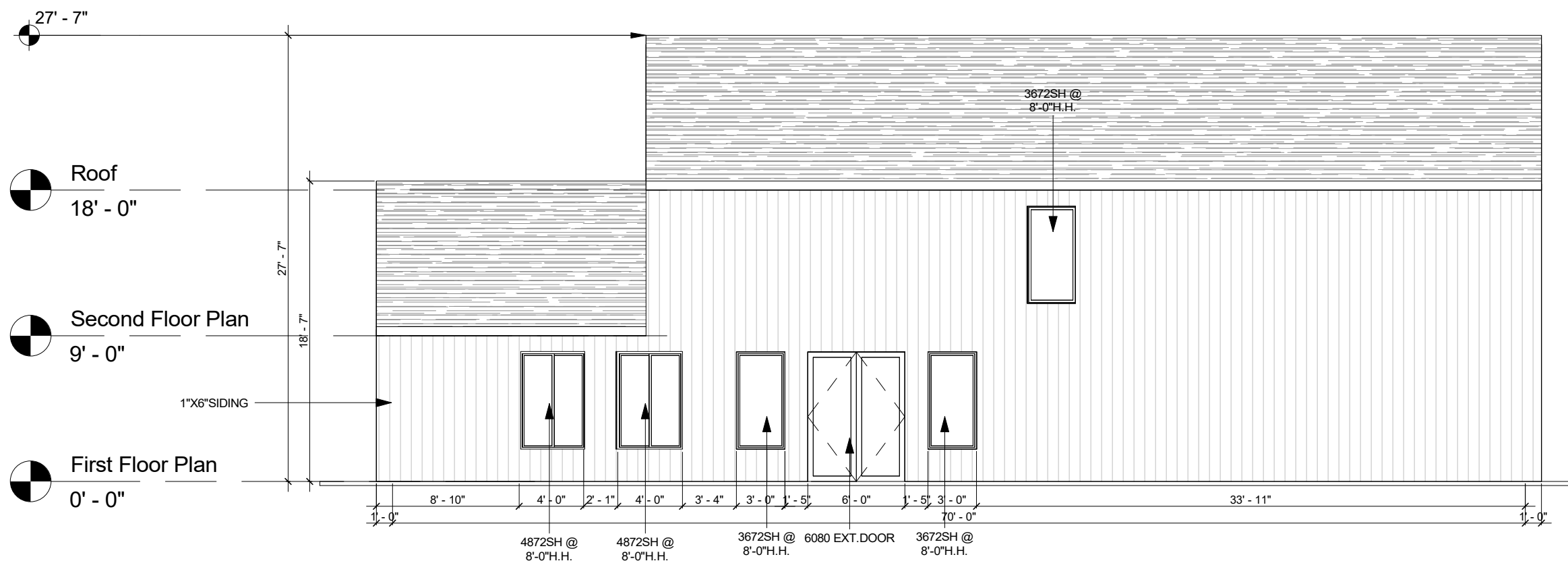
Legal Description
LOT 1, BLOCK G

ELEVATIONS		9
Date:	07/02/2025	
Scale	1/8" = 1'-0"	
Drawn by: Projects & Construction Araque		



1 Rear Elevation

1/8" = 1'-0"



2 Left Elevation

1/8" = 1'-0"



THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS.

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Project Name & Address
606 ROSS ST
ROCKWALL, TX 75087
Legal Description
LOT 1, BLOCK G

ELEVATIONS

Date: 07/02/2025 Scale 1/8" = 1'-0"

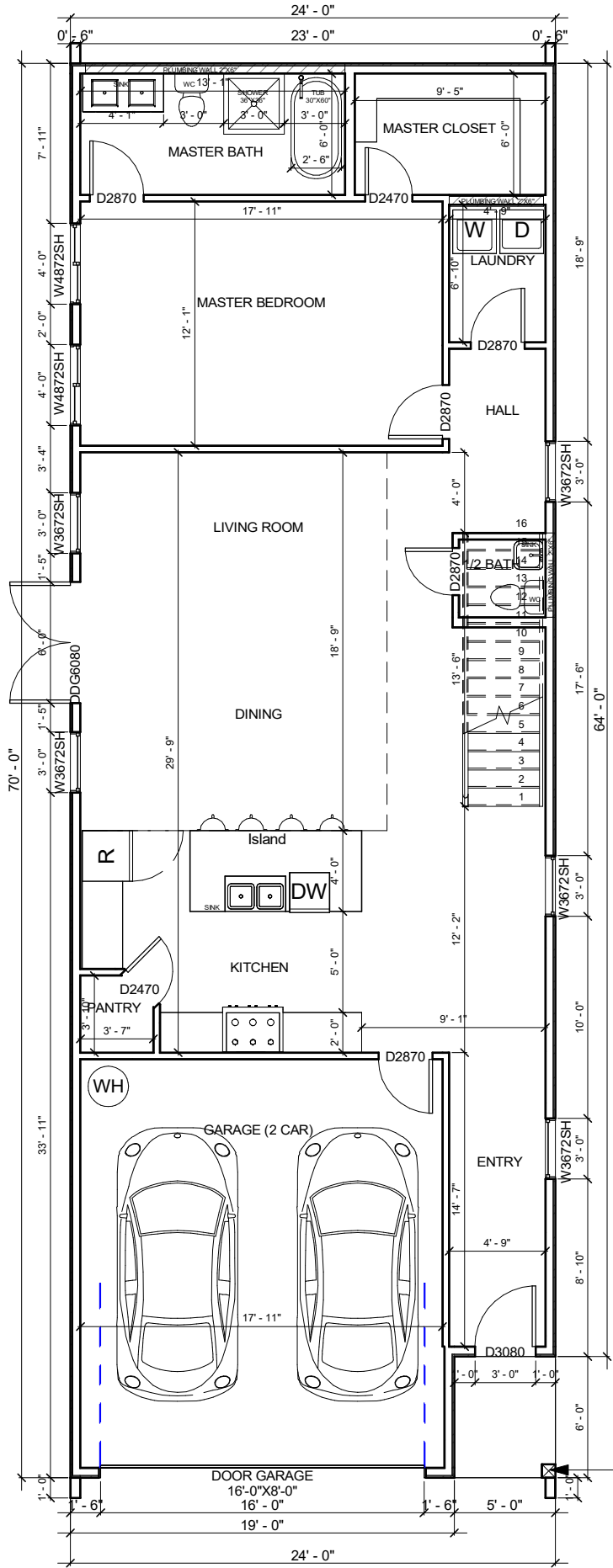
Drawn by: Projects & Construction Araque

9.1

WINDOW SPECIFICATIONS:

W-48-in x 60-in Jamb Aluminum-clad New Construction White Double Hung Window ENERGY STAR North/Central Zone ENERGY STAR South/Central Zone ENERGY STAR Southern Zone

- Classic double-hung wood window best suited for traditional architectural styles
- Low-E 366 glass with argon provides more protection against heat gain by blocking harmful infrared rays, as well as providing greater energy savings
- Both top and bottom sash slide open vertically for optimal airflow and easier cleaning
- The frame is crafted with Auralast® pine for superior protection against rot and termites and clad with extruded aluminum for increased structural integrity
- Hybrid spiral balance system supports the vertical operation of the sash in singlehung and double-hung styles, for easy opening and to hold the top sash in place
- Weatherstripping creates a tight seal against outdoor elements
- Matching fiberglass mesh screen to protect against insects
- Standard 1-1/4-in pre-punched integral nailing fin surrounds the perimeter of the frame and helps make installations weather tight; for new construction or replacement



Door Schedule First Floor				
Level	Mark	Width	Height	Count
First Floor Plan	D2470	2' - 4"	<varies>	2
First Floor Plan	D2870	<varies>	7' - 0"	5
First Floor Plan	D3080	3' - 0"	8' - 0"	1
First Floor Plan	DDG6080	6' - 0"	8' - 0"	1
First Floor Plan	DOOR GARAGE 16'-0"X8'-0"	16' - 0"	8' - 0"	1

Grand total: 10

Window Schedule First Floor				
Level	Mark	Width	Height	Count
First Floor Plan	W3672SH	3' - 0"	6' - 0"	5
First Floor Plan	W4872SH	4' - 0"	6' - 0"	2

Grand Total: 7

1 Proposed First Floor
1/8" = 1'-0"



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GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO CONSTRUCT THIS HOUSE ONLY ONCE. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

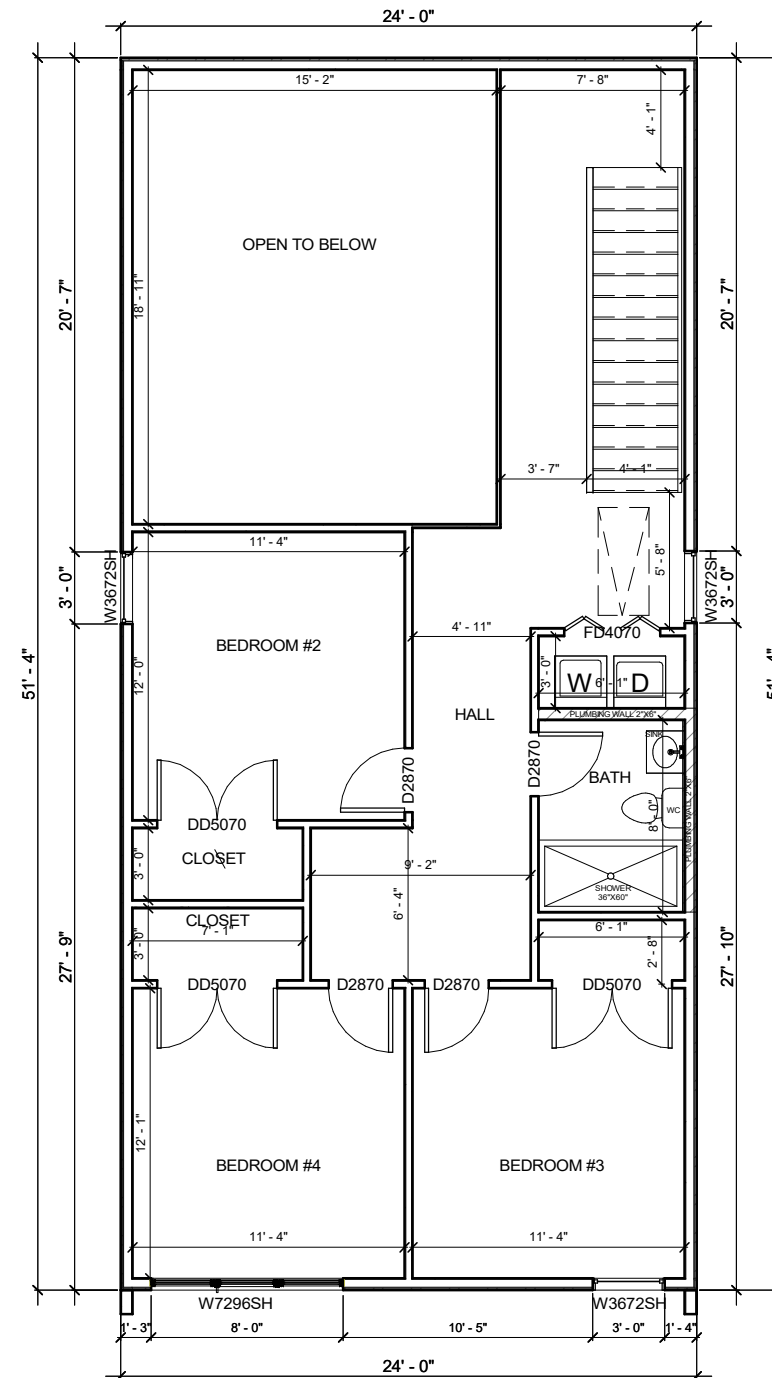
Project Name & Address
606 ROSS ST
ROCKWALL, TX 75087

Legal Description
LOT 1, BLOCK G

PROPOSED FIRST FLOOR

Date: 07/02/2025 Scale 1/8" = 1'-0"

Drawn by: Projects & Construction Araque



Door Schedule Second Floor				
Level	Mark	Width	Height	Count
Second Floor Plan	D2870	2' - 8"	7' - 0"	4
Second Floor Plan	DD5070	5' - 0"	7' - 0"	3
Second Floor Plan	FD4070	4' - 0"	7' - 0"	1

Grand total: 8

Window Schedule Second Floor				
Level	Mark	Witdh	Height	Count
Second Floor Plan	W3672SH	3' - 0"	6' - 0"	3
Second Floor Plan	W7296SH	8' - 0"	6' - 0"	1

Grand Total: 4

1 Proposed Second Floor

1/8" = 1'-0"



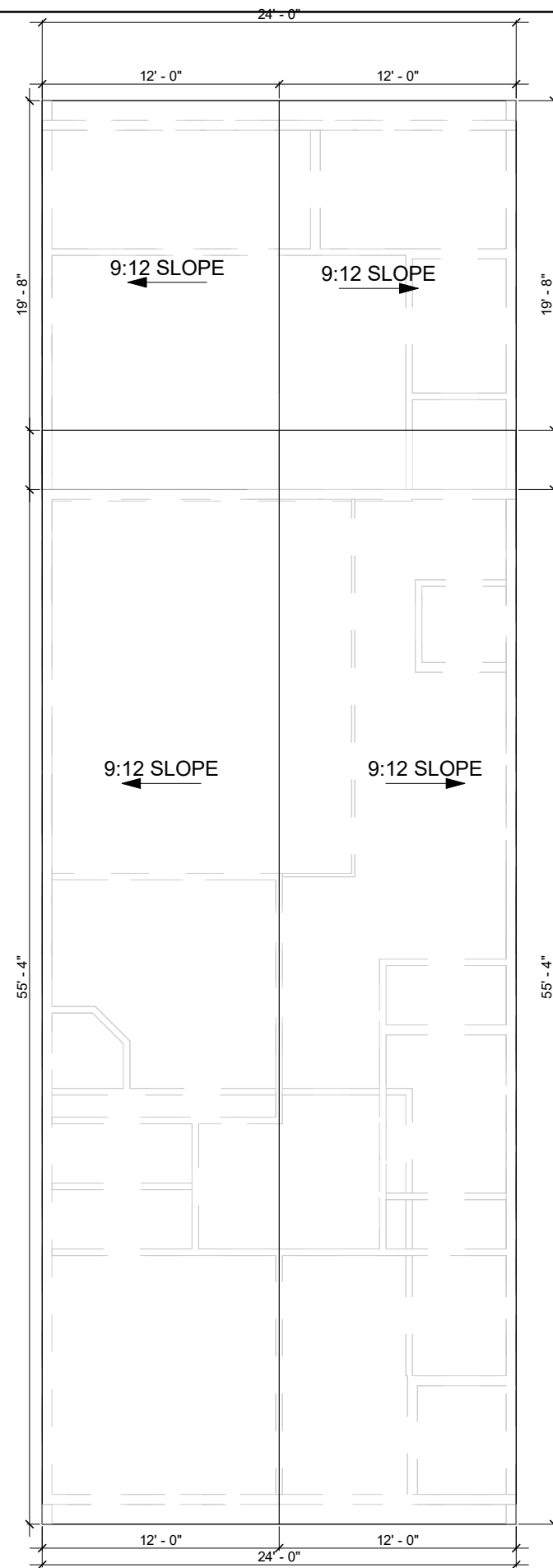
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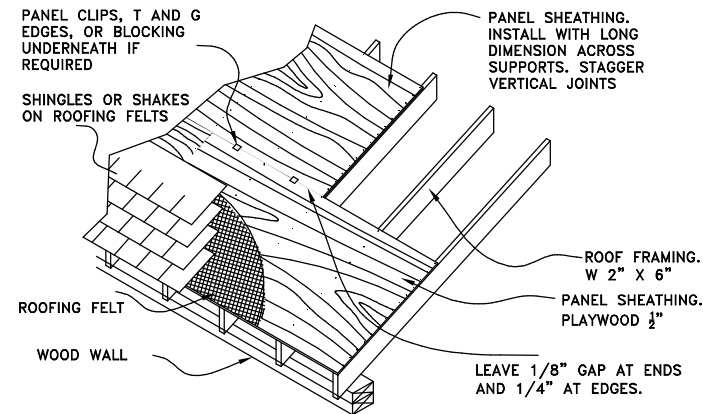
Legal Description
LOT 1, BLOCK G

PROPOSED SECOND FLOOR		
Date:	07/02/2025	Scale 1/8" = 1'-0"
Drawn by: Projects & Construction Araque		



	# NAILS PER ROW	(3)-2x4	(4)-2x4	(3)-2x6	(4)-2x6
		1	1	2	2
	NAIL SIZE	300	300	500	500
	END DISTANCE	3.5"	3.75"	3.5"	3.75"
	EDGE DISTANCE	1.5"	1.5"	1.5"	1.5"
	SPACE BETWEEN ROWS	8	9	8	9
	SPACE BETWEEN COLUMNS	0.5"	2.5"	0.5"	2.5"

STUD PACK CONNECTION DETAIL
NOT TO SCALE



NOTES:
Roofing material shall be composition shingles placed on double layer of 30 lb. felt.
Type and color of shingles shall be selected by owner.
All roofing to be installed and anchored over 1/2" thick plywood.
Roof pitch shall be 6.5 & 10 in 12 pitch.
Shingle exposure shall be 16"

1 Roof Plan

1/8" = 1'-0"



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LOT 1, BLOCK G

ROOF PLAN

Date: 07/02/2025 Scale 1/8" = 1'-0"

Drawn by: Projects & Construction Araque