



## 3011 N. Goliad, Rockwall, Texas

### GENERAL NOTES:

- ALL ITEMS ARE SUBJECT TO FIELD INSPECTIONS AND APPROVALS.
- PLANS ARE CONTINGENT UPON APPROVAL BY THE CITY OF ROCKWALL P&Z AND CIVIL ENGINEERING APPROVAL OF FINAL SITE PLAN, BUILDING ELEVATIONS AND GENERAL PARKING, COMPLIANCE TO 2012 IBC AND LOCAL REQUIREMENTS, PERTINENT LEGISLATION AND REVIEW COMMENTS.
- ALL SPECIAL INSPECTION PER SECTION 1704 IBC ARE REQUIRED.
- ALL "BY OTHERS" STRUCTURAL DESIGNS OR SHOP DRAWINGS MUST SHOW THE STRUCTURAL ENGINEER OF RECORD'S STAMP OF APPROVAL AND SUBMITTED TO THE CITY.
- NO MECHANICAL OR EQUIPMENT TO BE VISIBLE ON THE ROOF, EXPECT FOR UNAVOIDABLE AND INCONSPICUOUS PLUMBING VENTS PAINTED TO MATCH THE ROOF.
- GUTTERS AND DOWNSPOUTS ARE DESIGNED FOR A 6"/HOUR RAINFALL AND CONNECTED TO A UNDERGROUND DRAIN SYSTEM.
- BUILDING ENVELOPE MEETS OR EXCEED THE MINIMUM REQUIREMENTS OF 2012 IECC.
- ALL HUB AND FLOOR DRAINS REQUIRE TRAP PRIMERS.
- PROPER BACKFLOW DEVICES AND INDEPENDENT INSPECTION REPORTS ARE REQUIRED.
- MECHANICAL INSTALLATION TO COMPLY WITH THE CURRENT ROCKWALL AMENDMENTS TO THE 2012 IMC & IECC.
- RIDGED DUCTS ARE REQUIRED FOR ALL HVAC APPLICATIONS, EXCEPT FOR A 6" FLEX DUCT CONNECTOR BETWEEN SUPPLY AND DIFFUSER.
- PRIMARY AND SECONDARY PROTECTION IS REQUIRED ON TRANSFORMERS, TAP RULES WILL APPLY.
- MINIMUM #12 COPPER CONDUCTORS, EXCEPT CONTROLS AND SERVICE ENTRANCE AND FEEDERS LARGER THAN 1/0.
- LIGHTING COMCHECK MUST MATCH PLANS.
- EXIT AND EMERGENCY LIGHTING AS REQUIRED PER 2012 IBC & 2011 NEC, INCLUDING BATTERY BACK-UP LIGHTING IN ALL RESTROOMS.
- LIGHTING AND CONTROLS SHALL COMPLY WITH 2012 IECC.
- ANY WIRE/CONDUCTORS USED IN HVAC PLENUM AREA SHALL BE PLENUM RATED.
- LOTS TO BE RE-PLATED AS ONE LOT
- AS-BUILT PANEL SCHEDULE SHALL BE AFFIXED TO THE INSIDE OF THE ELECTRICAL PANELS.
- GROUNDING AND BONDING SHALL APPLY WITH ARTICLE 250 BUILDING STRUCTURAL STEEL, GROUND ROD AND COPPER COLD WATER SUPPLY.
- NATURAL UNOBSTRUCTED COOLING OF EQUIPMENT AND COMPLY WITH IMC, SECTION 402 AND T.403.1 WITH 0.05 CFM/SQ. FT.
- MAINTAIN PROPER WORKING CLEARANCES IN MECHANICAL/ELECTRICAL ROOM PER ARTICLE 110-26.
- UPER GROUND IS REQUIRED PER NEC 250, 20' OF COPPER CONDUCTOR ATTACHED TO REBAR IN BEAM OF SLAB.
- CONTRACTOR SHALL CALL 1-800-DIG-TESS TO LOCATE ALL UNDERGROUND UTILITIES.
- STORM WATER DETENTION REQUIRED
- AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE PROVIDED.
- EX. DUMPSTER LOCATED ON ADJ. LOT SHALL BE USED.
- ALL DIMENSIONS ARE TO FACE OF CURB.
- SIGNAGE REQUIRES SEPARATE SUBMITTAL AND APPROVAL.
- MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
- THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH THE CITY OF ROCKWALL CODE OF ORDINANCES.
- BACKFLOW PREVENTOR DEVICES (BUILDING POTABLE, FIRE AND IRRIGATION) MUST BE TESTED UPON INSTALLATION BY CONTRACTOR WHO IS REGISTERED WITH THE CITY OF ROCKWALL FOR THE APPROPRIATE TYPE OF BACKFLOW TESTING AND SUBMIT REPORT TO THE BUILDING INSPECTION DEPARTMENT
- ALL SIGNAGE WILL REQUIRE A SEPARATE PERMIT. CONTACT JOHN ANKRUM, BUILDING INSPECTION DEPARTMENT (972) 772-8774.
- OUTSIDE A/C UNITS (ROOFTOP AND GROUND MOUNTED) MUST BE SCREENED FROM VIEW FROM ADJACENT PROPERTIES AND THE PUBLIC R.O.W.

### PROJECT DATA:

**SITE:**  
3011 N. GOLIAD  
REPLAT OF LOT I, BLOCK A  
CHILDRENS LIGHTHOUSE ADDITION  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

**ZONING:**  
SUP 2205-021

**SITE DATA:**  
LOT: 1.940 ACRES = 84,485 S.F.  
BUILDING: 7,828 S.F.  
USE: DAY SCHOOL  
LOT COVERAGE = 9.26%  
FLOOR AREA RATIO: 0.09261  
HEIGHT: 24' 2-1/2"  
LANDSCAPE AREA: 65,427 S.F. (77.4%)  
IMPERVIOUS AREA: 19,058 S.F. (22.6%)

**BUILDING TYPE:** E  
**CONSTRUCTION TYPE:** SB, AUTOMATIC FIRE SPRINKLER  
**ALLOWABLE BUILDING SIZE, PER CHAPTER 5, 2009 IBC:**  
 $A = [A_1 + [A_2 \times L]] + [A_3 \times L^2]$   
 $A_1 = [9500 + (9500 \times (((120/378) - 0.25) / 100 / 50))] + [9500 \times 2]$   
 $A_2 = 31.516$  S.F.  
 $A_3 = 1$  ALLOWABLE BUILDING AREA PER STORY  
 $A_1 =$  TABULAR BUILDING AREA PER STORY PER TABLE 503  
 $L =$  AREA INCREASE DUE TO FRONTAGE PER SEC. 506.2 (BASIC FRONTAGE/BLDG. PERMETER-0.25) (WIDTH OF ROW/50)  
 $L =$  AREA INCREASE DUE TO SPRINKLER PER SEC. 506.3

**PARKING:**  
EXISTING 10,297  
ADDITION 7,828  
TOTAL 18,125 / 300 = 60 REQUIRED

EXISTING PARKING 37  
ADDITION PARKING 25  
TOTAL = 62 PROVIDED

**BUILDING CODES:**  
2009 IBC  
2009 IMC  
2009 IECC  
2008 NEC  
2009 IFC  
2009 IFC  
2012 ENERGY CODE  
CITY OF ROCKWALL AMENDMENTS & OVERLAYS  
2012 TAS

### DESIGN TEAM:

**OWNER:**  
EMILY AND AMAL FERNANDO  
3465 FM 544  
WYLIE, TEXAS 75034  
214-794-2094

**FRANCHISE INFORMATION:**  
CHILDRENS LIGHTHOUSE FRANCHISE INC.  
101 S. JENNINGS SUITE #209  
FORT WORTH, TEXAS 76104

**DESIGN:**  
SAM ELLIS  
DOB  
6916 ECHO CANYON DR.  
MCKINNEY, TEXAS 75070  
972-877-6630

**CIVIL ENGINEER:**  
RYAN KIM  
TEXAS REGISTERED ENGINEERING FIRM # 8226  
817-308-6243  
JAY1694@HOTMAIL.COM

### INDEX OF DRAWINGS:

C-0.0 COVER  
SITE PLAN  
PLAT  
SP-1 SITE PLAN  
SP-2 DEMINITIONAL CONTROL PLAN  
LS-1 LANDSCAPE PLAN  
CIVIL  
C-1 UTILITY PLAN  
C-2 GRADING PLAN  
C-2.1 DRAINAGE CONTROL MAP  
C-3 EROSION CONTROL PLAN

### Texas Department of Family and Protective Services Standards

Room	Room Size	# of Students	# Teachers	
ROOM 11	TWO YEAR OLDS	660 SF	22 KIDS	2
ROOM 12	THREE YEAR OLDS	780 SF	26 KIDS	2
ROOM 13	FOUR YEAR OLDS	990 SF	33 KIDS	2
ROOM 14	FIVE YEAR OLDS	990 SF	33 KIDS	2
ROOM 15	AFTER SCHOOLERS	1050 SF	35 KIDS	2
ROOM 16	AFTER SCHOOLERS	1081 SF	36 KIDS	2
				185 KIDS

**Hand Washing Sink: 23 provided**  
**185 Students / 17 - 11 required**

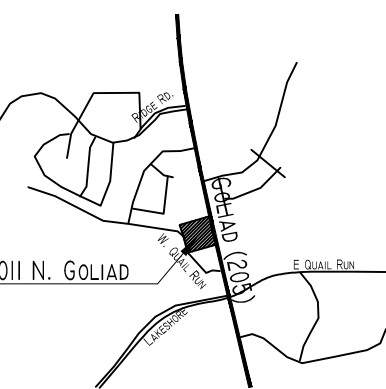
**Toilets: 15 provided**

**185 Students over 17 months / 17 - 11 required**  
**Outdoor Playground 15,000 sq. ft. provided**  
**185 Students x 80 = 14,800 sq. ft. required**

### General Notes



### Vicinity Map



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### No. Revision/Issue Date

No.	Revision/Issue	Date
2	CONTRACT DRAWINGS	3/12/16

### Dallas Design Build

6916 Echo Canyon  
McKinney, Texas 75070  
972-877-6630  
sam@dallasdb.com

### Project

3011 N. GOLIAD  
LOT I  
DE WOODY ADDITION  
ROCKWALL, TX

### Description

COVER

### Date

### Drawn By

### Scale

C-0