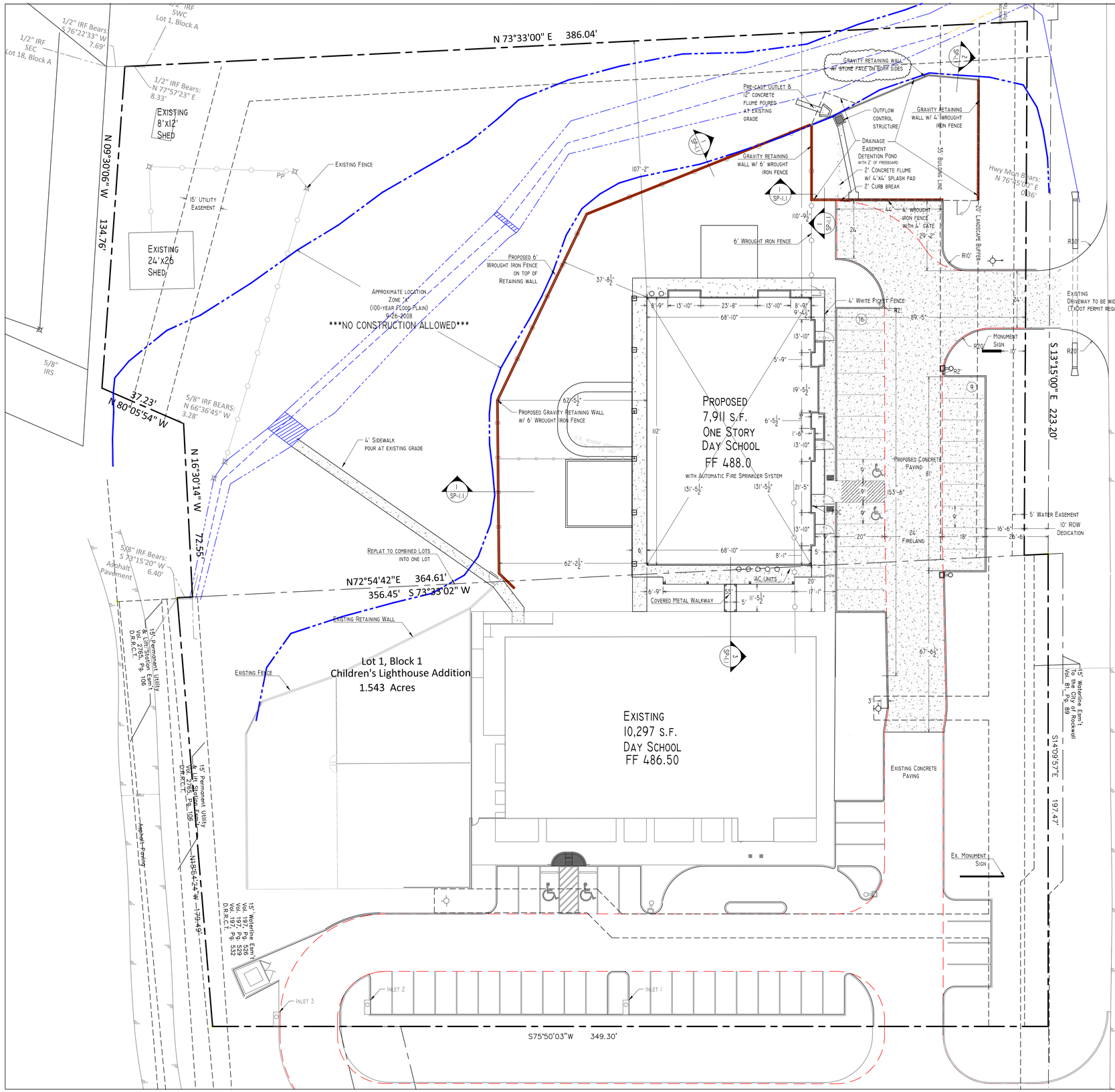
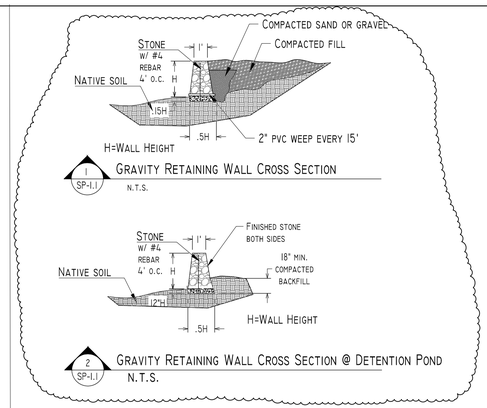




PROJECT DATA:

SITE:
3011 N. GOLIAD
REPLAT OF LOT 1, BLOCK 1
CHILDREN'S LIGHTHOUSE ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ZONING:
SUP Z2015-021

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: 0.0926:1
HEIGHT: 24' 2-1/2"
LANDSCAPE AREA: 65,427 S.F. (77.4%)
IMPERVIOUS AREA: 19,058 S.F. (22.6%)

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

EXISTING PARKING	37
ADDITION PARKING	25
TOTAL	= 60 PROVIDED

BUILDING CODES:
2012 IBC
2012 IMC
2012 IECC
2011 NEC
2012 IFC
2012 IPC
2012 ENERGY CODE
CITY OF ROCKWALL AMENDMENTS & OVERLAYS
TYPE OF CONSTRUCTION: 5B, E OCCUPANCY
TOTAL OCCUPANCY LOAD = 393

NOTE:
1. LOTS TO BE RE-PLATED AS ONE LOT
2. STORM WATER DETENTION REQUIRED
3. AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE PROVIDED.
4. ALL GROUND MOUNTED UTILITY EQUIP. SHALL BE SCREENED.
5. EX. DUMPSTER LOCATED ON ADJ. LOT SHALL BE USED.
6. ALL DIMENSIONS ARE TO FACE OF CURB.
7. SIGNAGE REQUIRES SEPARATE SUBMITTAL AND APPROVAL.
8. NO SAND UNDER PAVING.

AS-BUILT 6-24-17

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
DDB
6916 ECHO CANYON DR.
MCKINNEY, TEXAS 75070
972-877-6630

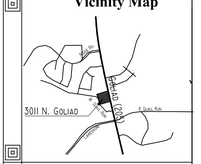
CIVIL ENGINEER:
RYAN KIM
TEXAS REGISTERED ENGINEERING FIRM # 8280
817-308-6243
JAY14.94@HOTMAIL.COM

20 0 10 20 30
SCALE: 1"=20'

General Notes

STATE OF TEXAS · Y. RYAN KIM · 93939 · REGISTERED · PROFESSIONAL · ENGINEER

Vicinity Map



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No.	Revision/Issue	Date
2	CONTRACT DRAWINGS	3/12/16
3	RETAINING WALL	8/12/16
4	FF=488.5	9/13/16

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

Project
CHILDRENS LIGHTHOUSE
3011 N. GOLIAD
ROCKWALL, TX

Description
SITE PLAN
DIMENSIONAL CONTROL

Date 8/14/15	SP-1.1
Drawn By sle	
Scale 1"=20'	