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| PROTOTYPE REVISIONS: | △ |
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SITE PLAN SUMMARY

TOTAL SITE AREA = 43,799 SF (1.0055 ACRES)
BUILDING GROSS FLOOR AREA = 4,022 SF
BUILDING HEIGHT (AT HIGHEST POINT) = 27'-10"
USE OF BUILDING = RESTAURANT
PARKING REQUIRED 1: 4 SEATS = 33 SPACES
PARKING PROVIDED = 64 SPACES

SITE PLAN NOTES

- 1 6'-8" HIGH MASONRY TRASH ENCLOSURE, SEE DETAILS, SHEET SD-2, SD-4
- 2 WHEEL CHAIR ACCESSIBLE CONCRETE RAMP, W/ MAXIMUM SLOPE OF 1:12, AND 1/4" X 1/4" GROOVES @ 4" O.C., SEE DETAIL 9/SD-3
- 3 ACCESSIBILITY SYMBOL PAINTED ON CONCRETE PAVEMENT (TYPICAL OF 3) SEE DET. 3/SD-3
- 4 ACCESSIBILITY SIGN, AT EACH ACCESSIBLE SPACE, (TYPICAL OF 3), SEE DET. 7/SD-3
- 5 TRAFFIC PAINT STRIPES "TRAFFIC YELLOW"
- 6 6' LONG PRE-CAST CONCRETE WHEEL STOPS PAINTED TRAFFIC YELLOW.
- 7 IHOP PYLON SIGN, CONTRACTOR SHALL VERIFY LOCATION WITH SIGN VENDOR. CONCRETE BASE TO BE INSTALLED BY CONTRACTOR. UNDERGROUND WIRE AND CONDUIT TO BE INSTALLED BY CONTRACTOR, SEE SHEET E-1.
- 8 6" CONCRETE CURB, SEE DETAIL, SHEET D-1
- 9 EXISTING TREE TO REMAIN
- 10 NEW 4" THICK CONCRETE SIDEWALK, REINFORCED W/ 6 X 6 #6 W/M. ALL WALKS TO BE CONSTRUCTED WITH TOOLED CONTROL JOINTS @ 5.0' O.C. INSTALL 1/2" EXPANSION JOINTS WITH JOINT FILLER AT 20'-0" O.C. AND AT ALL LOCATIONS WHERE WALKS ARE ADJACENT TO BUILDINGS AND WALLS. WALKS TO BE CONSTRUCTED WITH A 1/8" CROSS SLOPE AND SHALL SLOPE AWAY FROM THE BUILDING AT A SLOPE OF 1/4" PER FOOT.
- 11 LANDSCAPED AREA: ALL CONSTRUCTION DEBRIS, ROCKS, ETC. SHALL BE REMOVED FROM ALL LANDSCAPED AREAS. EXISTING SOIL SHALL BE REMOVED. TOP SOIL SHALL BE IMPORTED AS OUTLINED ON THE LANDSCAPE PLAN. SEE SHT. C-6
- 12 LOT LIGHT AND POLE ON CONCRETE BASE. LIGHT FIXTURES TO BE ORIENTATED AS SHOWN ON THE SITE PLAN. SEE SHEET E-1 FOR SPECIFICATIONS.
- 13 GREASE TRAP W/ ACCESS COVERS FLUSH WITH PAVEMENT. SEE PLUMBING DRAWINGS.
- 14 MAIN ELECTRICAL SWITCHBOARD, WEATHERPROOF UNIT MOUNTED ON BLDG. EXTERIOR. 500 AMP, 120/208V-3PH-4W SERVICE. SEE SHEET E-6 FOR DETAILS. SEE SHEET E-1 FOR UNDERGROUND ELECTRIC SERVICE REQUIREMENTS.
- 15 1,559 CFH GAS SERVICE METER LOCATION. SEE SHEET P-4 FOR DETAILS.
- 16 2" INCOMING WATER SERVICE. SEE SITE UTILITY PLAN FOR CONTINUATION.
- 17 4" ROOF DRAIN TO STORM SEWER. SEE DRAINAGE PLAN FOR CONTINUATION.
- 18 4" GREASE WASTE LINE TO GREASE TRAP, SEE SHEET P-2.
- 19 SANITARY SEWER LINE, SEE SHEET P-2.
- 20 6" SANITARY SEWER LINE TO EXISTING MANHOLE, SEE SITE UTILITY PLAN.
- 21 EXISTING TREE, TO BE REMOVED
- 22 RETAINING WALL, SEE SHEET D-1
- 23 STEEL GUARD POST, SEE DETAIL 6/SD-3
- 24 CONCRETE PORCH & RAMP @ 1:12 MAX. SLOPE, SEE SHEET SD-4 FOR DETAILS.
- 25 PATTERN CONCRETE "BOMACRON" BY BOMANITE, PATTERN 8"x16" RIVERSIDE SLATE COLOR: EARTHEN GRAY.
- 26 CONCRETE FLUME. SEE DETAILS ON SHEET C-3 & D-1.
- 27 CONCRETE STAIRS, SEE SHEET SD-4
- 28 FLOOR DRAIN UNDER DUMPSTER, TO BE RUN THROUGH GREASE TRAP. SEE PLUMBING PLAN ON SHEET P-2

REGISTERED ARCHITECT
EMMETT L. SACREY
ARCHITECT
14825 ST. MARY'S LANE, SUITE 118
HOUSTON, TEXAS 77079
(281) 485-4059

IHOP

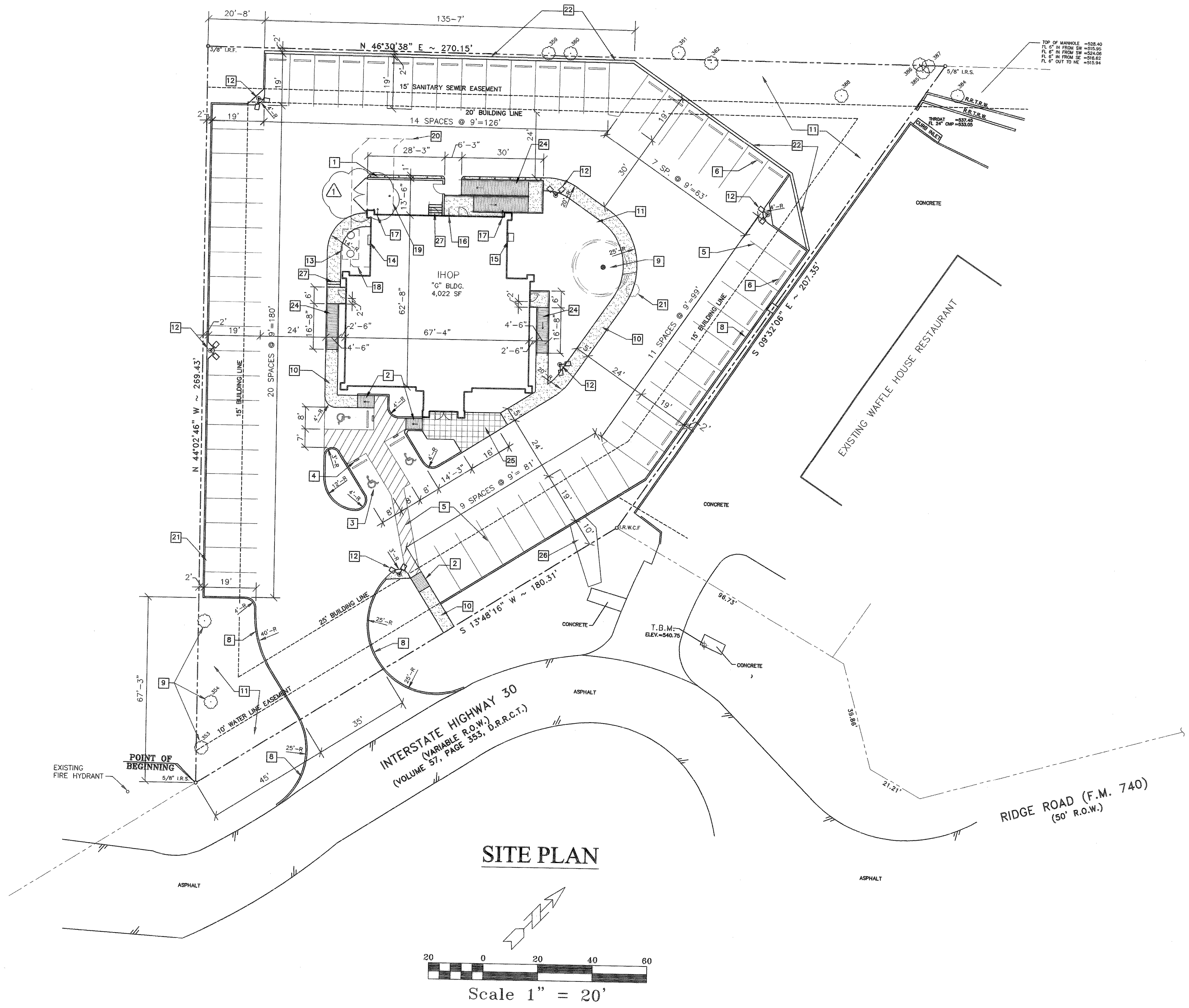
UNIT NO. 9448

LOCATION
1-30 @ RIDGE RD. ROCKWALL, TEXAS

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| DRAWING DATE: | 6/3/99 |
| PROJECT REVISIONS: | △ 7/14/99 |
| ISSUED FOR: | DATE |
| PERMITS: | 6/3/99 |
| BID: | 6/3/99 |
| CONSTRUCTION: | |
| SCALE: | NOTED |
| DRAWN BY: | STAFF |
| JOB NO.: | 1-197 |
| SHEET TITLE: | SITE PLAN |
| SHEET NO.: | C-1 |

GENERAL NOTES

- A. THE CONTRACTOR SHALL VERIFY THE LOCATION & ELEVATION OF EXISTING FACILITIES PRIOR TO THE CONSTRUCTION OF PROPOSED FACILITIES.
- B. THE CONTRACTOR SHALL GIVE NOTICE TO ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS, OR PERSONS IN CHARGE OF PRIVATE & PUBLIC UTILITIES AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCEMENT OF WORK. ALL MATERIALS, CONSTRUCTION & TESTING SHALL BE IN ACCORDANCE WITH THE GOVERNING AUTHORITY'S SPECIFICATIONS, LATEST PRINTING & AMENDMENTS THERETO.
- C. THE CONTRACTOR WILL TAKE ALL DUE PRECAUTIONS TO PROTECT EXISTING FACILITIES FROM DAMAGE. ANY DAMAGE TO EXISTING FACILITIES INCURRED AS A RESULT OF CONSTRUCTION OPERATIONS WILL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE.
- D. ALL SATISFACTORY EXCAVATED MATERIAL SHALL BE PLACED ON SITE. THE CONTRACTOR SHALL CLEAR & STRIP FILL AREA OF ALL VEGETATION PRIOR TO PLACING ANY FILL MATERIAL. FILL MATERIAL SHALL BE PLACED IN MAXIMUM 8" LIFTS & COMPACTED TO 95% STANDARD PROCTOR DENSITY WITHIN 2% OF OPTIMUM MOISTURE CONTENT & SHAPED TO DRAIN TOWARD INLETS & DITCHES AS SHOWN ON THE PLAN.
- E. ALL STRIPPED TOP SOIL SHALL BE STOCKPILED ON SITE & SPREAD EVENLY OVER THE SITE UPON COMPLETION OF THE PLACEMENT OF ALL FILL MATERIAL.
- F. ALL UNSATISFACTORY & WASTE MATERIALS INCLUDING VEGETATION, ROOTS, CONCRETE & OTHER DEBRIS SHALL BE HAULED FROM THE PROJECT SITE BY THE CONTRACTOR.
- G. THE CONTRACTOR SHALL KEEP THE EXISTING PARKING LOT CLEAR OF CONSTRUCTION MATERIAL & SHALL PROVIDE BARRICADES OR OTHER DEVICES NECESSARY TO PROTECT THE PUBLIC FROM DAMAGE
- H. CONTRACTOR SHALL ENSURE THAT ALL FILL BROUGHT ONTO SITE IS FREE ANY AND ALL WASTE PRODUCTS CONSIDERED TO BE TOXIC CONTAMINATES BY THE APPROPRIATE GOVERNING BODY.
- J. CONTRACTOR SHALL PROVIDE 4" PVC SLEEVE FOR IRRIGATION W/ PULL STRING TO CONNECT ALL PLANTING AREAS. (CROSS ALL STREETS & DRIVEWAYS)
- K. CONTRACTOR SHALL PERFORM ALL EARTHWORK IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL EXPLORATION AND ANALYSIS REPORT NO. 46-9808022, DATED 9/10/98 BY GILES ENGINEERING ASSOCIATES, INC.
- L. DIMENSIONS SHOWN ON THE SITE PLAN ARE MEASURED FROM THE FRONT FACE OF CURB OR WALK, UNLESS NOTED OTHERWISE.
- M. REFER TO THE LANDSCAPE PLAN FOR PLANTING REQUIREMENTS.



SITE PLAN

