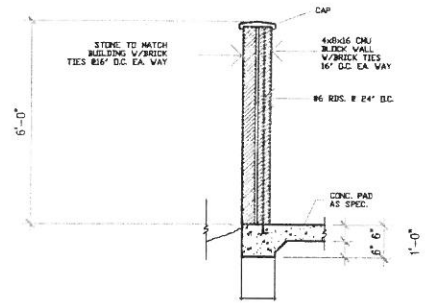
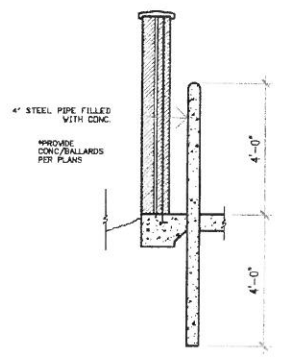


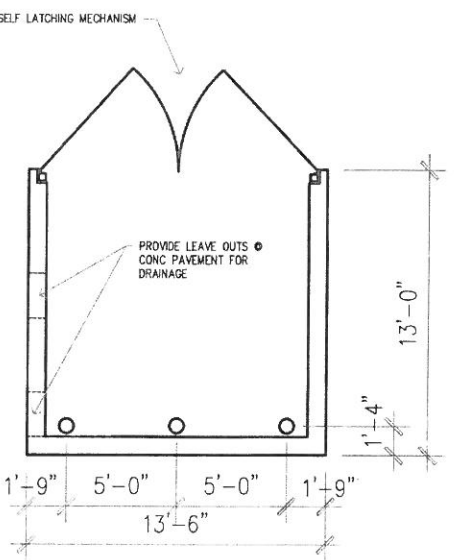
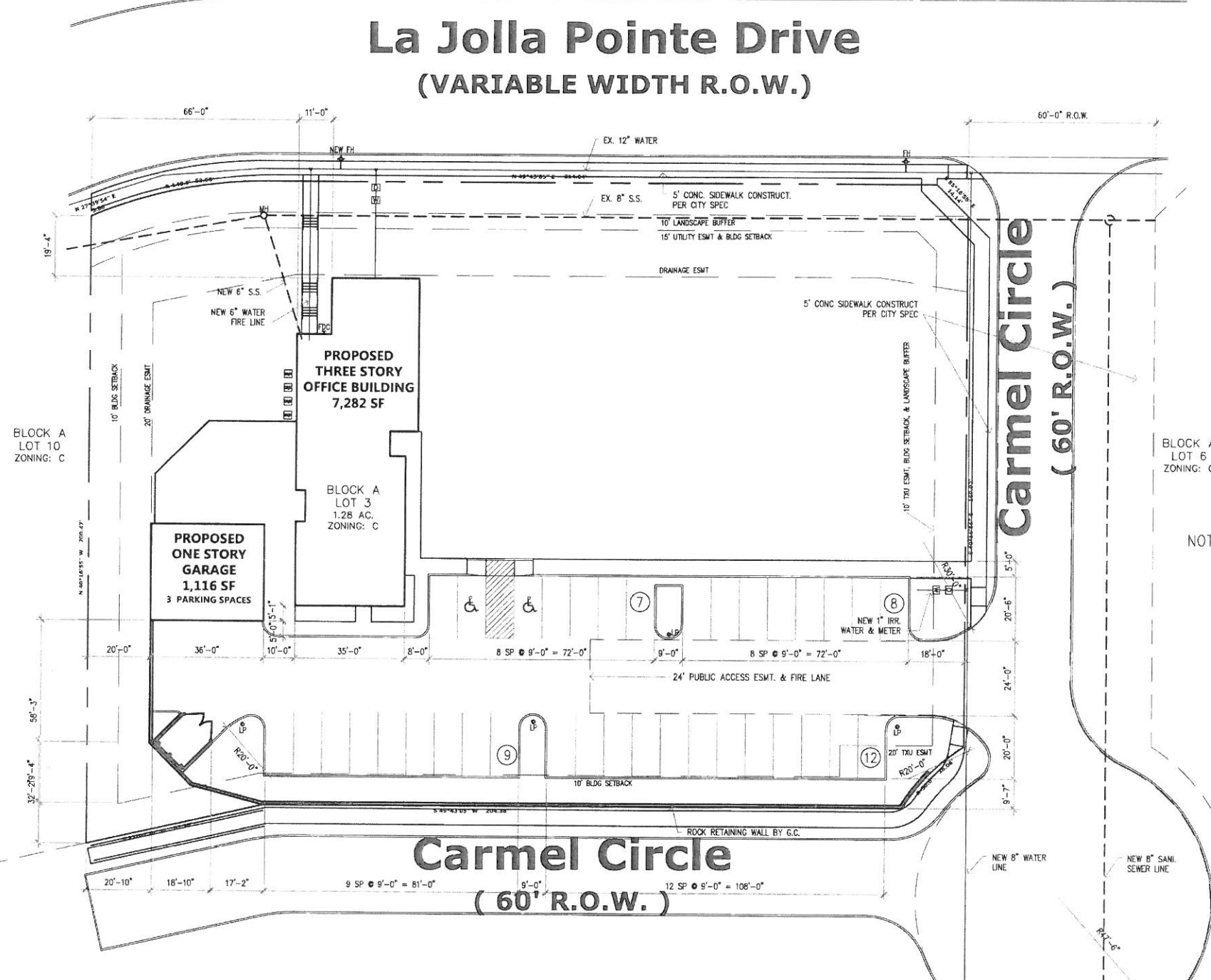
2 DETAIL @ BALLARD
NO SCALE



3 SECTION @ DUMPSTER WALL

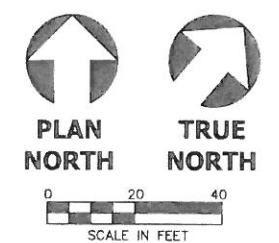


4 DETAIL @ BALLARD
NO SCALE



1 DUMPSTER PLAN
1/4" = 1'-0"

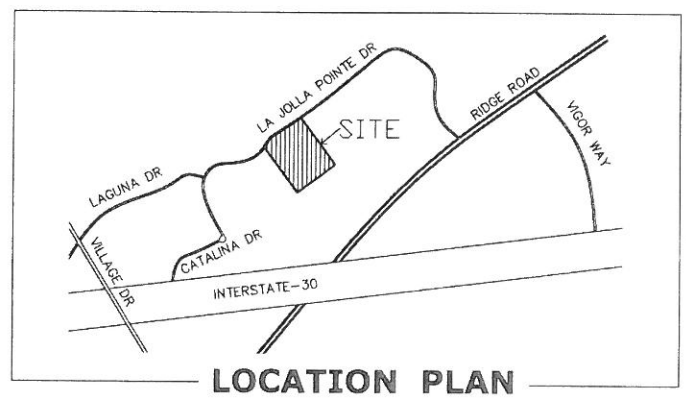
NOTE: ALL DIMENSIONS ARE TO FACE OF CURB
ALL SIDEWALKS SHALL BE 3,000 PSI CONC
MIN 5.5 SACK MIX.
ALL RADII ARE 4'-6" U.N.O.
ANY DISCREPANCIES BETWEEN THE PLAN &
THE CIVIL ENGINEER'S PLANS SHALL DEFER TO
THE CIVIL ENGINEERING.



1. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO INDICATE EACH AND EVERY FITTING, OFFSET, OR OTHER APPURTENANCE NECESSARY TO COMPLETE THE SYSTEM.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE DOCUMENTS AND INCLUDE ALL NECESSARY ITEMS TO PROVIDE A COMPLETE OPERATIONAL SYSTEM.
3. ANY DISCREPANCIES NOTED BY THE CONTRACTOR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT (IN WRITING) BEFORE BIDDING THIS PROJECT.
4. AFTER BIDS ARE TURNED IN, THE CONTRACTOR SHALL COMPLETE THE SYSTEMS AT NO ADDITIONAL COST.
5. PLUMBING, MECHANICAL, AND ELECTRICAL SUBCONTRACTORS ARE RESPONSIBLE FOR COORDINATING ALL COMPONENTS TO INSURE COMPLETE AND WORKING SYSTEMS EACH SUBCONTRACTOR SHALL REVIEW ALL DRAWINGS FOR COMPLIANCE.
6. THE ARCHITECT WILL BE RESPONSIBLE TO DETERMINE WHICH TRADE SHALL PROVIDE AND INSTALL ANY COMPONENTS MISSED FOR WORKING SYSTEMS AS NEEDED.

ABSTRACT NO. 9 - WILLIAM BLEVINS SURVEY

1. ZONING: C - COMMERCIAL
2. PROPOSED USE: OFFICE
3. PROPERTY AREA (GROSS): 55,757.0 SF 1.28 AC
4. BUILDING AREA: 8,677 SF
5. BUILDING HEIGHT: THREE STORY - 39'-0"
6. LOT COVERAGE: 8.5% F.A.R. = 0.009:1
7. PARKING REQUIRED: 1 SPACE/300 = 24 SPACES REQUIRED
8. HANDICAP REQUIRED 2 ACCESSIBLE IN 25-50 SPACES 2 PROVIDED
9. TOTAL PARKING PROVIDED: 40 SPACES
10. TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: 21,963 SF



LA JOLLA POINTE ADDITION
PHASE 2
BEING A 1.28 AC. TRACT OF LAND SITUATED IN THE WILLIAM BLEVINS SURVEY, ABST. NO. 9, LOT 3, BLOCK A IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
SHIPMAN GROUP, INC.
2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
CASE #SP2018-016

RESIDENTIAL RESTAURANTS
INSTITUTIONAL
ARCHITECTS

MEDICAL COMMERCIAL
CHURCHES
MERSHAWN ARCHITECTS

2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972-722-9302
FAX: 972-249-2081

No.	Date	Revision	By



SHIPMAN OFFICE BUILDING
ROCKWALL, TEXAS

SITE PLAN

Scale: 1" = 20'-0"
Date: 04/16/2018
Project No.: 180402
Designed: CW
Drawn: CW
Checked: WM