CIVIL CONSTRUCTION PLANS FOR

ROCKWALL ASC EXPANSION & REMODEL

LOT 3R, BLOCK B

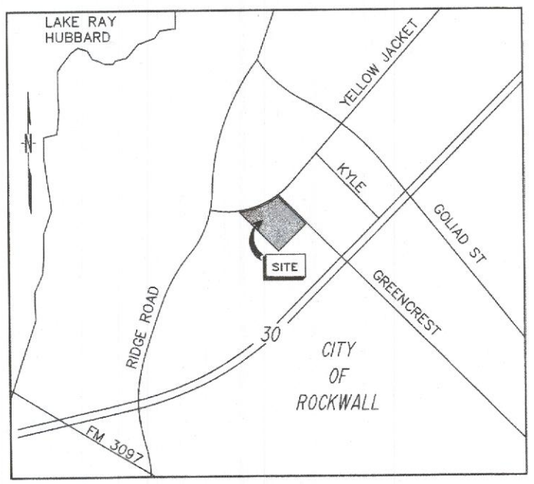
THE WOODS AT ROCKWALL ADDITION NO. 1

825 YELLOW JACKET LANE

OCTOBER, 2011

NOT
AS-BUILT

FILE



LOCATION MAP

NTS

MAPSCO : 30C-C

SHEET INDEX

SHEET NO.	DESCRIPTION
C1	COVER SHEET
A1.02	SITE PLAN
C2	CIVIL PLANS (GRADING AND DRAINAGE PLAN) & (DIMENSIONAL CONTROL PLAN)
C3	EROSION CONTROL & DEMOLITION PLAN

OWNER

ROCKWALL ASC REAL ESTATE, L.L.C.
ATTN. MS. GINGER WHITE
825 W. YELLOW JACKET LANE
ROCKWALL, TEXAS 75032
(972) 772-6166
gwhite@uspi.com

ENGINEER/SURVEYOR

GONZALEZ & SCHNEEBERG
ATTN. ROBERT SCHNEEBERG
660 N. CENTRAL EXPRESSWAY, SUITE 250
PLANO, TEXAS 75074
(972) 516-8855
(972) 516-8901 fax
robert.schneeberg@gs-engineers.com

RELEASED FOR CONSTRUCTION
ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

CITY _____ 1-10-12 DATE

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GONZALEZ & SCHNEEBERG ENGINEERS & SURVEYORS, INC. REGISTRATION F-3199
STATE OF TEXAS
ROBERT W. SCHNEEBERG
85352
REGISTERED PROFESSIONAL ENGINEER

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NO.	DATE	REVISION

DATE SEPTEMBER, 2011 | PROJ. NO. 4956-11-03-01 | DWG. NO. 4956cov.dwg

ROCKWALL ASC EXPANSION & REMODEL
LOT 3R, BLOCK B, THE WOODS AT ROCKWALL ADDITION NO. 1

C1

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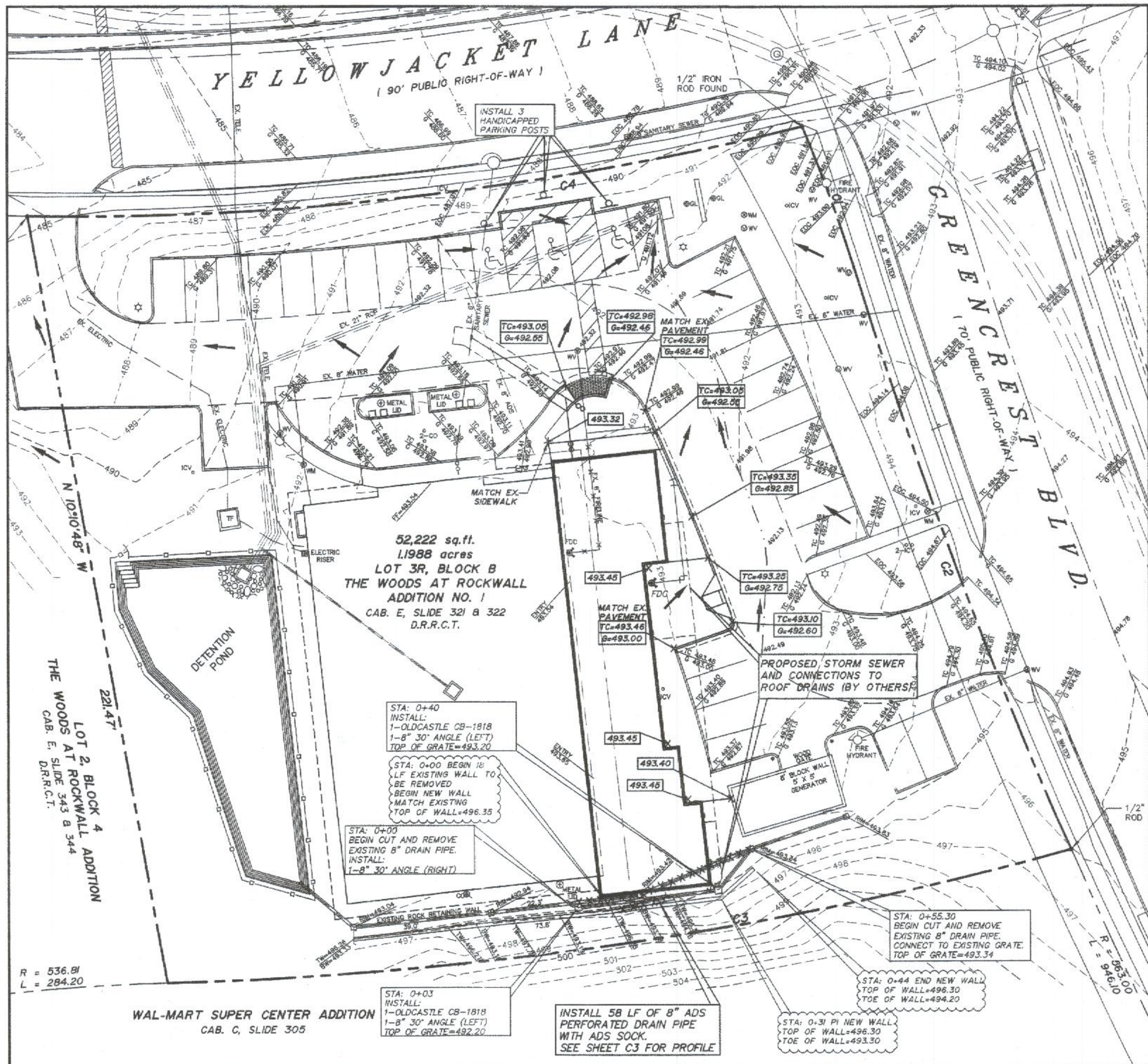
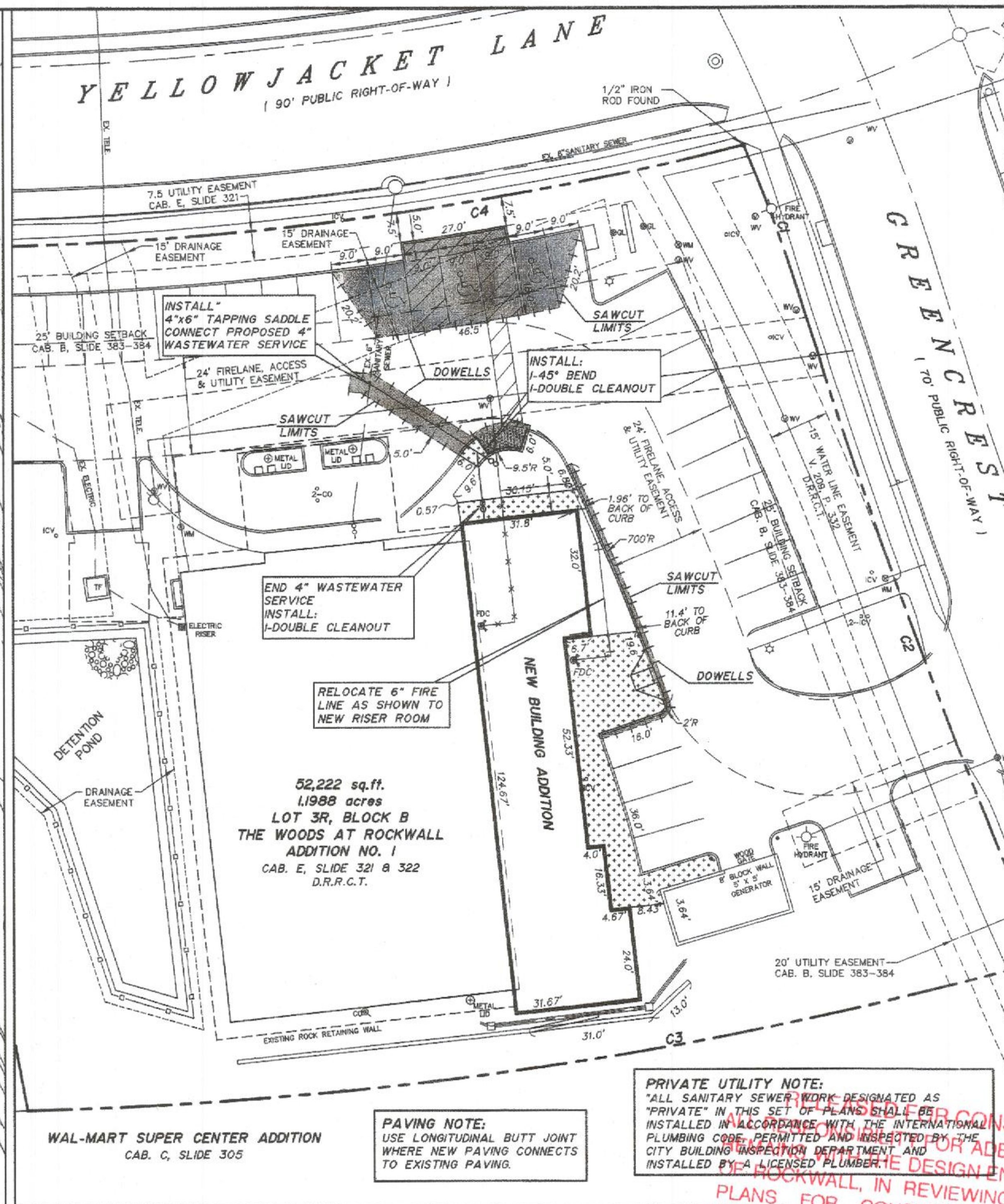


GRADING AND DRAINAGE PLAN



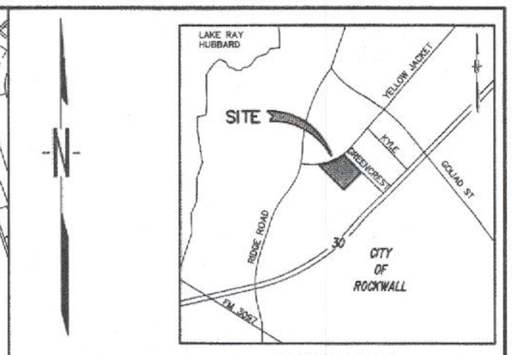
PAVING NOTE:
USE LONGITUDINAL BUTT JOINT WHERE NEW PAVING CONNECTS TO EXISTING PAVING.

PRIVATE UTILITY NOTE:
"ALL SANITARY SEWER WORK DESIGNATED AS "PRIVATE" IN THIS SET OF PLANS SHALL BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL PLUMBING CODE, PERMITTED AND INSPECTED BY THE CITY BUILDING INSPECTION DEPARTMENT AND INSTALLED BY A LICENSED PLUMBER."

RELEASED FOR CONSTRUCTION. ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OF DESIGN.

CITY DATE

DIMENSIONAL CONTROL PLAN



VICINITY MAP
NTS

20 0 20 40
Scale in Feet

NOTES REGARDING RETAINING WALL

Contractor shall remove existing retaining wall as shown and extend wall in the general location shown. Site shall be graded as necessary to obtain smooth transitions at the end of the wall and to conform with the requirements of the wall design described herein. In no case shall any slope on this property exceed the ratio of 1 foot of vertical rise in 3 feet of horizontal distance.

Wall shall be constructed of Segmental Block Units of size and color to match existing wall construction. Contractor shall provide drawings detailing this construction which have been signed and sealed by a Professional Engineer licensed to practice in the State of Texas. Additionally, the Contractor shall be responsible for submittal and approval of the drawings by the City of Rockwall.

Record drawings of the existing retaining wall are available from the project architect.

ADA COMPLIANCE:

Contractor shall be responsible for insuring that all sidewalks and accessible routes are constructed with a maximum running slope of less than 5% and a maximum side slope of less than 2%. Additionally he shall insure that all applicable rules and requirements of the ADA accessibility standards are met.

LEGEND

TW=491 / BW=486	PROPOSED TOP OF WALL BOTTOM OF WALL
TC=493.02 / G=492.52	PROPOSED TOP OF CURB GUTTER
TC 000.00 / G 000.00	EXISTING TOP OF CURB GUTTER
▨	PROPOSED 6" CONCRETE PAVEMENT * 8" THICK FOR NEW PAVEMENT IN FIRELANE
▨	PROPOSED 4" CONCRETE SIDEWALK
++++	DOWELL ON CONCRETE PAVEMENT

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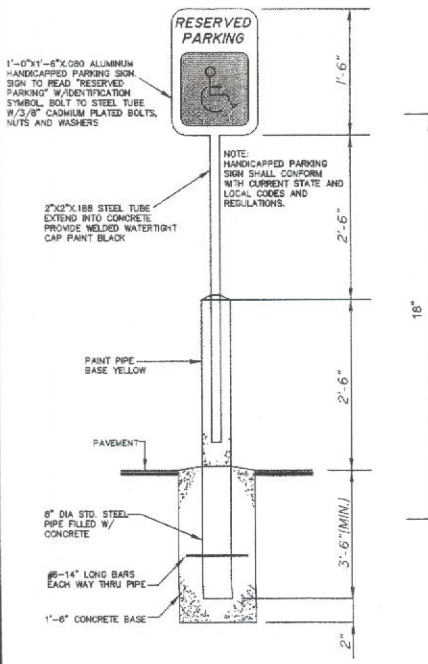
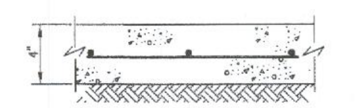
CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	05°34'51"	463.52'	22.59'	45.15'	45.13'	S 19°53'12" E
C2	06°22'58"	1563.00'	87.15'	174.12'	174.03'	S 20°17'15" E
C3	13°59'31"	1063.19	130.47'	259.63'	258.99'	S 81°36'35" W
C4	15°02'16"	845.00'	111.53'	221.78'	221.14'	N 83°22'52" E



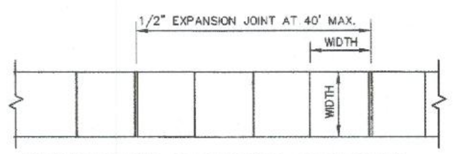
HANDICAPPED PARKING POST DETAIL
NOT TO SCALE

COLORS:
LEGEND AND BORDER – GREEN
BACKGROUND – WHITE
WHITE SYMBOL ON
BLUE BACKGROUND

RESERVED PARKING SIGN
NOT TO SCALE



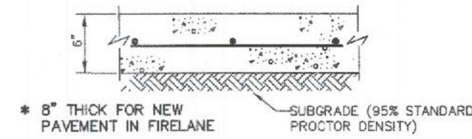
4" CONCRETE SIDEWALK SECTION
NO. 3 BARS ON 18" CTRS
SPACED BOTH WAYS



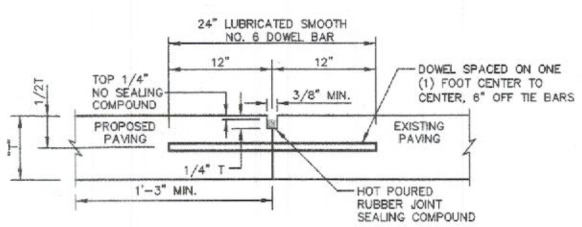
REINFORCED CONCRETE SIDEWALK
NOT TO SCALE

NOTES:

1. SEE ITEM 8.3 CONCRETE SIDEWALKS AND DRIVEWAY APPROACHES, STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, NORTH CENTRAL TEXAS.
2. OTHER THAN 6'-0" SIDEWALK WIDTH MAY BE SPECIFIED BY OWNER.
3. CLASS "A" CONCRETE UNLESS OTHERWISE SPECIFIED BY OWNER.
4. NO SLOPE TO EXCEED 1" PER 1'.
5. ACTUAL LOCATION OF RAMP LIMITS WILL BE DETERMINED BY SLOPE SLOPE OF RAMP AND GRADE OF STREET.
6. ALL HONEYCOMB IN BACK OF CURB TO BE TROWEL-PLASTERED BEFORE POURING SIDEWALK.
7. TROWEL JOINTS SHALL BE PROVIDED ON A SPACING WHICH IS EQUAL TO THE WIDTH OF THE SIDEWALK.



6" CONCRETE PAVING SECTION
NO. 3 BARS ON 18" CTRS
SPACED BOTH WAYS
3600 psi MIN.
6.0 FOR MACHINE POUR/FINISH
6.5 FOR SACK HAND POUR



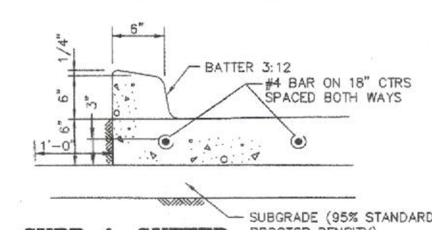
NOTES: T=PAVEMENT THICKNESS

1. LONGITUDINAL BUTT CONSTRUCTION MAY BE UTILIZED IN PLACE OF LONGITUDINAL HINGED (KEYWAY) JOINT AT CONTRACTORS OPTION.
2. DOWEL BARS SHALL BE DRILLED INTO PAVEMENT HORIZONTALLY BY USE OF A MECHANICAL RIG.
3. DRILLING BY HAND IS NOT ACCEPTABLE, PUSHING DOWEL BARS INTO GREEN CONCRETE NOT ACCEPTABLE

LONGITUDINAL BUTT JOINT
NOT TO SCALE

GRADING - GENERAL NOTES

1. All construction to be in accordance with provisions, regulations and requirements of the City of Rockwall, Texas.
2. Compaction should be accomplished by placing fill in about 8 inch thick loose lifts and compacting each lift to at least the specified minimum dry density. Field density and moisture content tests shall be performed on each lift as necessary to assure adequate compaction is achieved. All fill to be compacted with sheeps foot roller.
3. Grading Contractor is responsible for disposal off-site of all excavated and cleared material which soils lab declares unsuitable for use on-site.
4. Initial site grading shall be completed to a tolerance of plus or minus two-tenths of one foot. Final grading, to be done prior to paving and foundation construction, shall be provided to a tolerance of plus or minus five-hundredths of one foot.
5. Contractor shall replace any erosion control materials at the end of each work day if said materials were removed during the day for ease of construction or access.
6. If rock is encountered in any pavement or building subgrade, the rock shall be excavated to a depth of six inches, removed and non-rock material shall be replaced with clean native material suitable for fill. This shall be accomplished by the Excavation Contractor, subsidiary to this contract.
7. All subgrade areas shall be scarified to a depth of 8-inches, watered to obtain optimum moisture content for compaction and recompacted using a sheep's foot rolled to a minimum of 95% standard proctor density. Any area which does not meet this requirement shall be removed and replaced with soil which will fulfill these requirements.
8. Only clean dirt free from vegetation and trash, with rocks smaller than four inches in diameter may be utilized for fill material and in the sub-pavement areas.
9. Contractor shall not pour any concrete until he has verified that the forms have been set it insure compliance with American Disabilities Act (ADA). Extreme care should be taken to insure that no cross slope (slope perpendicular to the route of travel of a wheel chair) exceeds 2.0% (1 in 50) and that no running slope (slope in the direction of the wheel chair travel) exceeds 5.0% (1 in 20). Special attention should be given to the all sidewalk crossings across driveways.



CURB & GUTTER
NOT TO SCALE

BENCHMARKS:

TOP OPERATING NUT OF FIRE HYDRANT AT INTERSECTION OF YELLOW JACKET LN. AND KYLE DR.
ELEV.= 529.26

GONZALEZ & SCHNEEBERG ENGINEERS & SURVEYORS INC. REGISTRATION F-3376
STATE OF TEXAS ROBERT W. SCHNEEBERG 65352 REGISTERED PROFESSIONAL ENGINEER

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C2

NO.	DATE	REVISION

PROJ. NO.:4956-11-03-01 DWG. NO.:4956civil plan.dwg

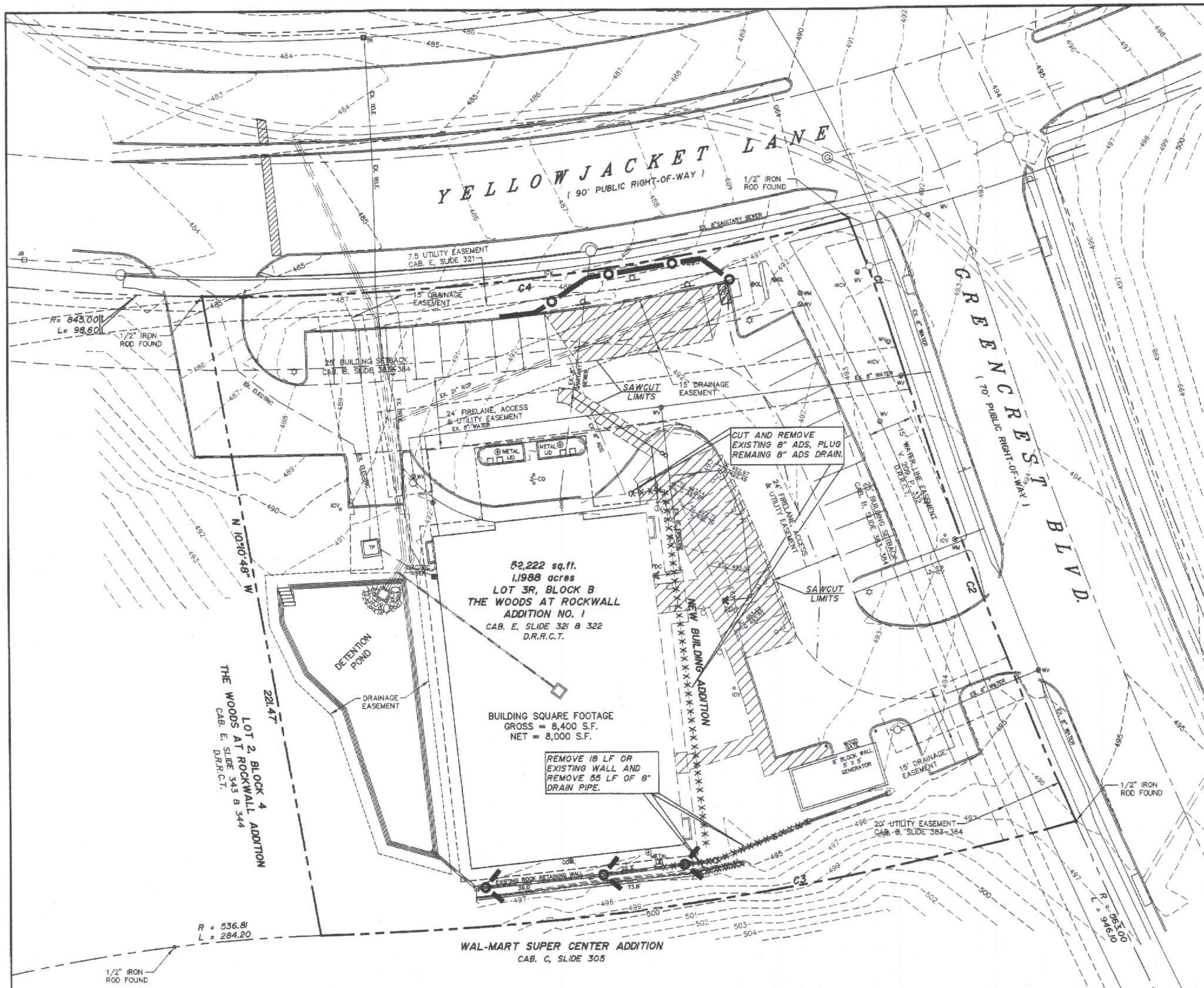
Gonzalez & Schneeberg engineers ▪ surveyors
660 N. Central Expressway Suite 250, Plano, Texas 75074 (972) 516-8855 Fax:(972) 516-8901

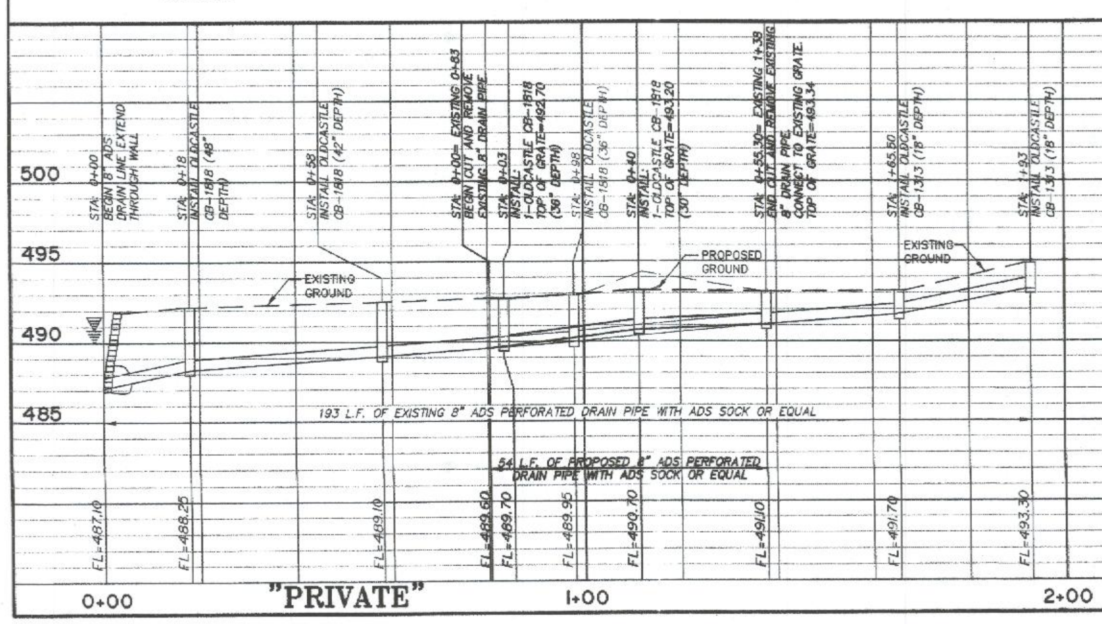
CIVIL PLANS

LOT 3R, BLOCK B, THE WOODS AT ROCKWALL ADDITION NO. 1
ROCKWALL ASC EXPANSION & REMODEL
CITY OF ROCKWALL, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
GSES	GSES	SEPTEMBER 2011	1"=20'			

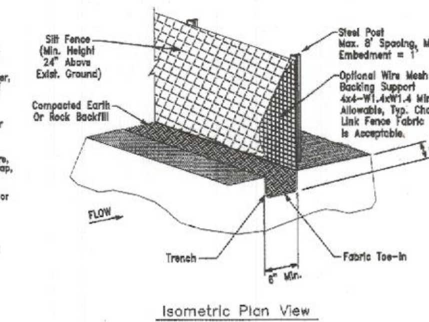
P:\4956-rockwall\Design-2011\4956 CIVIL PLAN.dwg, 10/12/2011 4:59:23 PM





SILT FENCE GENERAL NOTES:

1. Posts which support the silt fence shall be installed on a slight angle toward the anticipated runoff source. Post must be embedded a minimum of one foot.
2. The toe of the silt fence shall be trenched in with a spade or mechanical trencher, so that the downslope face of the trench is flat and perpendicular to the line of flow. Where fence cannot be trenched in (e.g. pavement), weight fabric flap with rock on uphill side to prevent flow from seeping under fence.
3. The trench must be a minimum of 6 inches deep and 6 inches wide to allow for the silt fence fabric to be laid in the ground and backfilled with compacted material.
4. Silt fence should be securely fastened to each steel support post or to woven wire, which in turn is attached to the steel fence post. There shall be a 3 foot overlap, securely fastened where ends of fabric meet.
5. Inspection shall be made every two weeks and after each 1/2" rainfall. Repair or replacement shall be made promptly as needed.
6. Silt fence shall be removed when the site is completely stabilized so as not to block or impede storm flow or drainage.
7. Accumulated silt shall be removed when it reaches a depth of half the height of the fence. The silt shall be disposed of at an approved site and in such a manner as to not contribute to additional siltation.



Isometric Plan View
N.T.S.

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Solid Waste Management

DESCRIPTION
Large volumes of solid waste are often generated at construction sites including: packaging, pallets, wood wasts, concrete waste, soil, electrical wiring, cuttings, and a variety of other materials. The solid waste management practice lists techniques to minimize the potential of storm water contamination from solid waste through appropriate storage and disposal practices.

PRIMARY USE
These practices should be a part of all construction practices. By limiting the trash and debris on site, storm water quality is improved along with reduced clean up requirements at the completion of the project.

APPLICATIONS
This solid waste management practice for construction sites is based on proper storage and disposal practices by construction workers and supervisors.. Key elements of the program are education and modification of improper disposal habits.. Cooperation and vigilance is required on the part of supervisors and workers to ensure that the recommendations and procedures are followed. Following are lists describing the targeted materials and recommended procedures:

- Targeted Solid Waste Materials
  - Paper and cardboard containers
  - Plastic packaging
  - Styrofoam packing and forms
  - Insulation materials (non-hazardous)
  - Wood pallets
  - Wood cuttings
  - Pipe and electrical cuttings
  - concrete, brick, and mortar waste
  - Shingle cuttings and waste
  - Roofing tar
  - Steel (cuttings, nails, rust residue)
  - Gypsum board cuttings and waste
  - Sheathing cuttings and waste
  - Miscellaneous cuttings and waste
  - Food waste
  - Demolition waste

Storage Procedures
- Wherever possible, minimize production of solid waste materials.
- Designate a foreman or supervisor to oversee and enforce proper solid waste procedures.
- Instruct construction workers in proper solid waste procedures.
- Segregate potentially hazardous waste from non-hazardous construction site debris.
- Keep solid waste materials under cover in either a closed dumpster or other enclosed trash container that limits contact with rain and runoff.
- Store waste materials away from drainage ditches, swales and catch basins.
- Do not allow trash containers to overflow.
- Do not allow waste materials to accumulate on the ground.
- Prohibit littering by workers and visitors.
- Police area daily for litter and debris.
- Enforce solid waste handling and storage procedures.

Disposal Procedures
- If feasible, segregate recyclable wastes from non-recyclable waste materials and dispose of properly.
- General construction debris may be hauled to a licensed construction debris landfill (typically less expensive than a sanitary landfill).
- Use waste facilities approved by local jurisdiction.
- Runoff which comes into contact with unprotected waste shall be directed into structural be dirtreatment such as silt fence to remove debris.

Education
- Educate all workers on solid waste storage and disposal procedures.
- Instruct workers in identification of solid waste and hazardous waste.
- Have regular meetings to discuss and reinforce disposal procedures (incorporate in regular safety seminars).
- Clearly mark on all solid waste containers which materials are acceptable.

Quality Control
- Foreman and/or construction supervisor shall monitor on-site solid waste storage and disposal procedures.
- Disipline workers who repeatedly violate procedures.

Requirements
- Job-site waste handling and disposal education and awareness program.
- Commitment by management to implement and enforce Solid Waste Management Program.
- Compliance by workers.
- Sufficient and appropriate waste storage containers.
- Timely removal of stored solid waste materials.
- Possible modest cost impact for additional waste storage containers.
- Minimal overall cost impact.

LIMITATIONS
Only addresses non-hazardous solid waste.
One part of a comprehensive construction site management program.

Applications: Perimeter Control; Slope Protection; Sediment Trapping; Channel Protection; Temporary Stabilization; Permanent Stabilization; **Waste Management**; **Housekeeping Practices**

Targeted Constituents: ○ Sediment; ● Nutrients Toxic Materials; ○ Oil & Grease; ● Floatable Materials; ● Other Construction Wastes

Implementation Requirements: ◒ Capital Costs; ◒ Maintenance; ◒ Training; ○ Suitability for Slopes > 5%

Legend: ● Significant Impact; ◒ Medium Impact; ○ Low Impact; ? Unknown or Questionable Impact

W-1

Concrete Waste Management

DESCRIPTION
Concrete waste at construction sites comes in two forms; 1)excess fresh concrete mix including truck and equipment washing, and 2) concrete dust and concrete debris resulting from demolition. Both forms have the potential to impact water quality through storm water runoff contact with the waste.

PRIMARY USE
Concrete waste is present at most construction sites. This BMP should be utilized at sites in which concrete waste is present.

APPLICATIONS
A number of water quality parameters can be affected by introduction of concrete – especially fresh concrete. Concrete affects the pH of runoff, causing significant chemical changes in water bodies and harming aquatic life. Suspended solids in the form of both cement and aggregate dust are also generated from both fresh and demolished concrete waste.

Current Unacceptable Waste Concrete Disposal Practices
- Dumping in vacant areas on the job-site.
- Illicit dumping off-site.
- Dumping into ditches or drainage facilities.

Recommended Disposal Practices
- Avoid unacceptable disposal practices listed above.
- Develop pre-determined, safe concrete disposal areas.
- Provide a washout area with a minimum of 6 cubic feet of containment area volume for every 10 cubic yards of concrete poured.
- Never dump waste concret illicitly or without property owners knowledge and consent.
- Treat runoff from storage areas through the use of structural controls as required.

Education
- Drivers and equipment operators should be instructed on proper disposal and equipment washing practices (see above).
- Supervisors must be made aware of the potential enviornmental consequences of improperly handled concrete waste.

Enforcement
- The construction site manager or foreman must ensure that employees and pre-mix companies follow proper procedures for concrete disposal and equipment washing.
- Employees violating disposal or equipment cleaning directives must be re-educated or disciplined if necessary.

Demolition Practices
- Monitor weather and wind direction to ensure concrete dust is not entering drainage structures and surface waters. Where appropriate, construct sediment traps or other types of sediment detention devices downstream of demolition activities.

Requirements
- Use pre-determined disposal sites for waste concrete.
- Prohibit dumping waste concrete anywhere but pre-determined areas.
- Assign pre-determined truck and equipment washing areas
- Educate drivers and operators on proper disposal and equipment cleaning procedures.

Education
- Minimal cost impact for training and monitoring.
- Concrete disposal cost depends on availability and distance to suitable disposal areas.
- Additional costs involved in equipment washing could be significant.

LIMITATIONS
This concrete waste management program is one part of a comprehensive construction site waste management program.

Applications: Perimeter Control; Slope Protection; Sediment Trapping; Channel Protection; Temporary Stabilization; Permanent Stabilization; **Waste Management**; **Housekeeping Practices**

Targeted Constituents: ○ Sediment; ● Nutrients Toxic Materials; ○ Oil & Grease; ● Floatable Materials; ● Other Construction Wastes

Implementation Requirements: ◒ Capital Costs; ◒ Maintenance; ◒ Training; ○ Suitability for Slopes > 5%

Legend: ● Significant Impact; ◒ Medium Impact; ○ Low Impact; ? Unknown or Questionable Impact

W-3

ALLOWABLE NON-STORM WATER DISCHARGES

- DISCHARGES FROM FIRE FIGHTING ACTIVITIES.
- FIRE HYDRANT FLUSHINGS. *
- WATER USED TO WASH VEHICLES OR CONTROL DUST.
- POTABLE WATER SOURCES (INCLUDING WATERLINE FLUSHINGS CONTAINING LESS THAN 1000 GALLONS). *
- UNCONTAMINATED GROUND WATER (INCLUDING DEWATERING GROUNDWATER INFILTRATION).
- FOUNDATION OR FOOTING DRAINS WHERE FLOWS ARE NOT CONTAMINATED WITH PROCESS MATERIALS SUCH AS SOLVENTS.
- SPRINGS, RIPARIAN HABITATS, WETLANDS AND UNCONTAMINATED GROUNDWATER.
- IRRIGATION WATER.
- EXTERIOR BUILDING WASH DOWN WITHOUT DETERGENTS.
- PAVEMENT WASH WATERS WHERE SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURED (UNLESS ALL SPILL MATERIAL HAS BEEN REMOVED) AND WHERE DETERGENTS ARE NOT USED.
- AIR CONDITIONING CONDENSATE.

HEAVILY CHLORINATED WATER (3.5 MG/L OR GREATER FREE CHLORINE) RESULTING FROM WATER LINE STERILIZATION SHALL BE DIRECTED UNDER PERMIT TO THE SANITARY SEWER UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL APPLY TO THE ENGINEERING DEPARTMENT FOR A SANITARY SEWER DISCHARGE PERMIT AFTER THE MANDATORY CHLORINE RETENTION TIME (USUALLY 24 HOURS). THE HEAVILY CHLORINATED WATER MAY BE DISCHARGED TO THE SANITARY SEWER, BEGINNING TWO WORKING DAYS AFTER PERMIT APPLICATION.

MAINTENANCE AND INSPECTION PROCEDURES: CONTROL MEASURES WILL BE INSPECTED AT LEAST ONCE A WEEK OR WITHIN 24 HOURS OF ANY STORM EVENT OR 0.5 INCHES OR GREATER. IF A REPAIR IS NECCESSARY IT WILL BE DONE AT THE EARLIEST PRACTICABLE DATE BUT WITHIN 48 HOURS.

PROJECT NAME & LOCATION: ROCKWALL ASC EXPANSION & REMODEL
LOT 3R, BLOCK B
THE WOODS AT ROCKWALL ADDITION NO. 1
825 YELLOW JACKET LANE
SOUTHLAKE, TEXAS

OWNER NAME & ADDRESS: ROCKWALL ASC REAL ESTATE, L.L.C.
ATTN. MS. GINGER WHITE
825 W. YELLOW JACKET LANE
ROCKWALL, TEXAS 75032

PROJECT DESCRIPTION: PAVEMENT IMPROVEMENTS

TOTAL PROJECT AREA: 1.1988 ACRES

TOTAL AREA TO BE DISTURBED: 0.145 ACRES

ESTIMATED PROJECT START DATE: OCTOBER, 2011

ESTIMATED PROJECT END DATE: MARCH, 2012

STRUCTURAL CONTROL PRACTICES TO BE USED:
SILT FENCING AND INLET PROTECTION.

RELEASED FOR CONSTRUCTION
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CITY

DATE

NOTE:
75% – 80% OF ALL DISTURBED AREAS WILL HAVE 1" HIGH GRASS ESTABLISHED PRIOR TO CITY ACCEPTANCE.

SIGNATORY REQUIREMENT

I CERTIFY THAT THE INFORMATION PROVIDED IN THIS DOCUMENT REPRESENTS EROSION CONTROL MEASURES PLANNED FOR THE SUBJECT PROJECT AND IS TRUE, ACCURATE AND COMPLETE TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT I UNDERSTAND MY RESPONSIBILITIES UNDER THE CONDITIONS OF THIS EROSION CONTROL PLAN.

PROJECT OWNER
SIGNATURE:
TITLE:
COMPANY NAME:
DATE:

CONTRACTOR
SIGNATURE:
TITLE:
COMPANY NAME:
DATE:
DRIVERS LICENSE #:
DATE OF BIRTH:
RACE:
SEX:

SIGNATURE- PLAN REVIEWER: DATE:

GONZALEZ & SCHNEEBERG ENGINEERS & SURVEYORS INC. REGISTRATION F-3376

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C3

LEGEND

- SILT FENCE
- CONSTRUCTION ENTRANCE
- INLET PROTECTION
- EXISTING CONCRETE PAVEMENT AND SIDEWALK TO BE REMOVED

BENCHMARKS:

TOP OPERATING NUT OF FIRE HYDRANT AT INTERSECTION OF YELLOW JACKET LN. AND KYLE DR.
ELEV.= 529.26

NO.	DATE	REVISION

PROJ. NO.:4956-11-03-01
DWG. NO.:4956 Eros.dwg

Gonzalez & Schneeberg
engineers ▪ surveyors
660 N. Central Expressway
Suite 250, Plano, Texas 75074
(972) 516-8855 Fax:(972) 516-8901

EROSION CONTROL & DEMOLITION PLAN

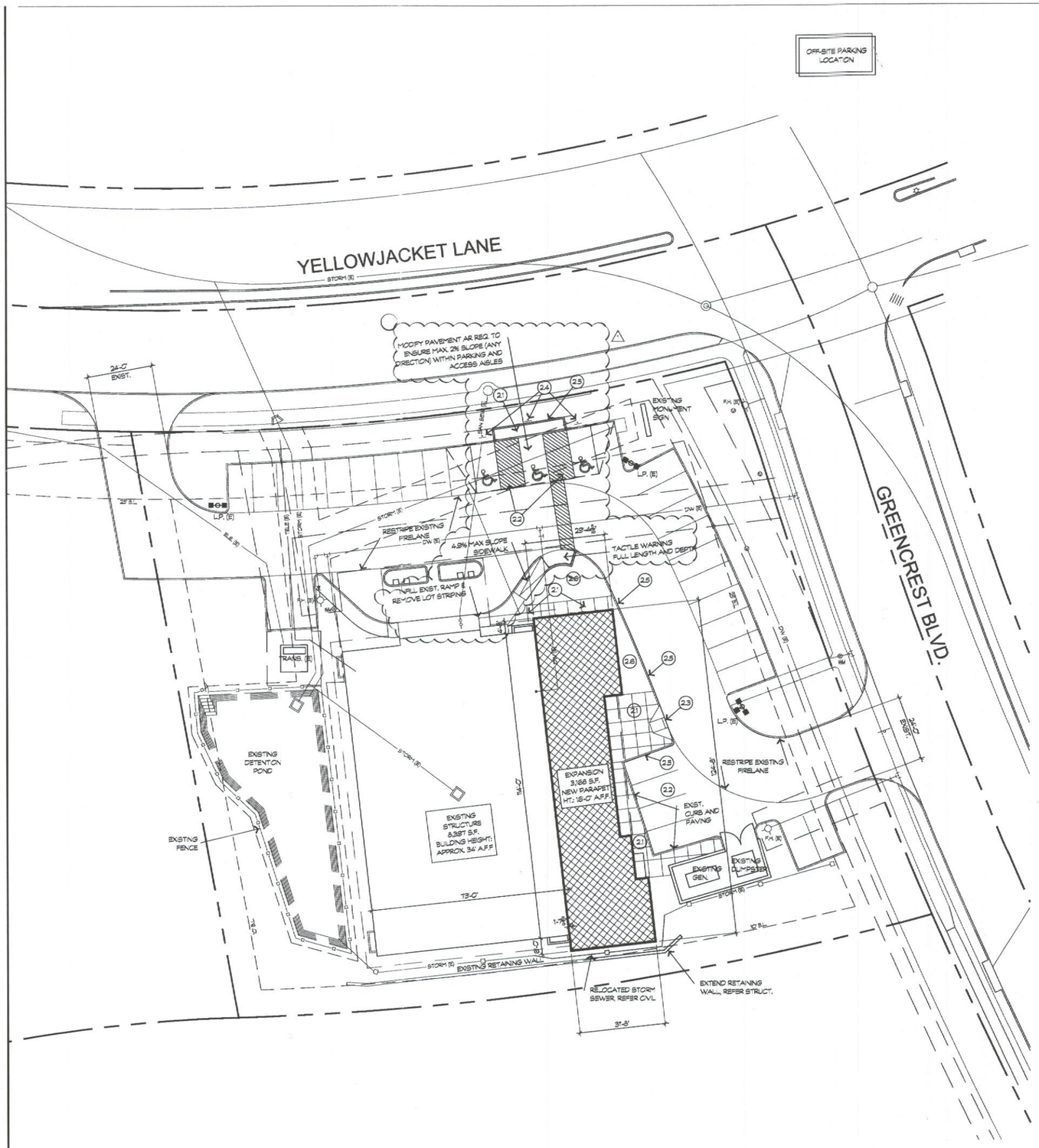
LOT 3R, BLOCK B, THE WOODS AT ROCKWALL ADDITION NO. 1

ROCKWALL ASC EXPANSION & REMODEL

CITY OF ROCKWALL, TEXAS

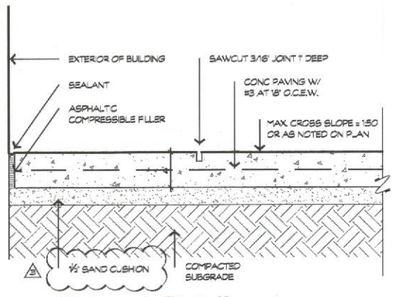
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
GSES	GSES	SEPTEMBER 2011	1"=20'			

P:\4956-rockwall\Design-2011\4956 Eros.dwg, 10/12/2011 5:00:04 PM



Site Plan

Scale: 1"=20'-0"



Flatwork Detail

Scale: 1-1/2" = 1'-0"

Key Notes

*NOTE:

1 GENERAL REQUIREMENTS-NOT USED

2 SITE WORK
2.1 4" THK. CONC. WALK, REFER 2/A1.02
2.2 4" WIDE PAVEMENT MARKINGS
2.3 ADA COMPLIANT DETECTABLE WARNING RAMP, REFER 18/A0.01
2.4 HANDICAP SIGN-REFER 21/A0.01
2.5 6" CONCRETE CURB, REFER CIVIL
2.6 LANDSCAPING, BY OWNER

3 CONCRETE
3.1 CONC. FOUNDATION, REFER STRUCTURAL
3.2 CONCRETE SLAB, REFER STRUCTURAL
3.3 VOID CARTONS, REFER STRUCTURAL

4 MASONRY
4.1 FACE BRICK (‡)
4.2 ADJUSTABLE MASONRY TIES PER MASONRY ADVISORY COUNCIL RECOMMENDATIONS
4.3 1" MASONRY CONTROL JOINT
4.4 MORTAR SCREEN (‡)
4.5 CAST STONE, REFER: 'O'/A4.03 (S)

5 METALS
5.1 STEEL STRUCTURAL, FRAMING, REFER STRUCTURAL
5.2 STEEL ROOF JOIST, REFER STRUCTURAL
5.3 STEEL ROOF DECK, REFER STRUCTURAL
5.4 *MISC. METAL, SIZE AS INDICATED
5.5 FASTENER, AS NOTED
5.6 PRE-FABRICATED ACCESS LADDER (‡)

6 WOODS & PLASTICS
6.1 TREATED WOOD BLOCKING, AS NOTED
6.2 TREATED PLYWOOD, AS NOTED
6.3 PLYWOOD, AS NOTED
6.4 METAL COUNTER BRACKET, (‡)
6.5 TACK SURFACE (‡)
6.6 NOT USED
6.7 WINDOW STOOL, PLAM ON ¾" PLYWOOD
6.8 ¾" WOOD TRIM, PAINT
6.9 ½" MDO/EXT - APA BOARD

7 THERMAL AND MOISTURE PROTECTION
7.1 SINGLE PLY ROOFING SYSTEM (‡)
7.2 SINGLE PLY MEMBRANE WALK PAD, BY ROOFING MANUF.
7.3 NOT USED
7.4 PRE FINISHED 24 GA. BENT METAL TRIM / FLASHING (‡)
7.5 CONT. 24 GA. GALV. BASE FLASHING W/ WEEP HOLES @ 16" O.C.
7.6 PRE FINISHED 20 GA. CONT. GUTTER AND DOWNSPOUT (‡)
7.7 NOT USED
7.8 THERMAL BATT INSULATION AS NOTED
7.9 ISO RIGID INSULATION, PER ROOFING MANUF.
7.10 GYPSUM SHEATHING (‡)
7.11 WEATHER RESISTANT BARRIER (‡)
7.12 VAPOR RETARDENT BARRIER
7.13 COMPOSITE WALL PANEL (‡)
7.14 EXTERIOR INSULATION AND FINISH SYSTEM, E.I.F.S. (‡)
7.15 PRE-FABRICATED ROOF HATCH, REFER 2/A2.03 (‡)
7.16 SEALANT AT BAKER ROD
7.17 NT. CAULK
7.18 STANDING SEAM ROOF (‡)

8 DOORS AND WINDOWS
8.1 WINDOW, REFER WINDOW TYPES
8.2 FRAME & DOOR, REFER DOOR TYPES

9 FINISHES
9.1 5/8" GYPSUM WALL BOARD
9.2 FIBERGLASS REINFORCED PANEL (‡)
9.3 BASE AS SCHEDULED
9.4 CEILING AS SCHEDULED
9.5 22 GA. METAL STUD AT 16" O.C., SIZE AS NOTED
9.6 POLYURETHANE COATING (‡)

10 SPECIALTIES
10.1 SIGNAGE, REFER MAT. LEGEND, SIZE AS INDICATED (‡)
10.2 INTERIOR SIGNAGE (‡)
10.3 WALL CORNER GUARD (‡)
10.4 THROUGH WALL LOUVER (‡)

11 EQUIPMENT - NOT USED
11.1 FIRE DEPARTMENT KEY LOCK BOX (‡)

12 FURNISHINGS - NOT USED

13 SPECIAL CONSTRUCTION-NOT USED

14 CONVEYING SYSTEMS-NOT USED

15 MECHANICAL
15.1 ROOF DRAIN, REFER PLUMBING
15.2 WALL DOWNSPOUT, REFER PLUMBING
15.3 PLUMBING FIXTURE REFER MEP

16 ELECTRICAL
16.1 LIGHT FIXTURE, REFER TO ELECTRICAL

(‡) REFER MATERIAL LEGEND, SHEET 0.00
(S) REFER SPECIFICATION SHEETS

Building Information

OWNER

ROCKWALL SURGERY CENTER
825 W. YELLOWJACKET LANE
ROCKWALL, TEXAS 75032
972-772-6166

BUILDING USE:
EXPANDING EXISTING ACUTE SURGERY CENTER

Jurisdiction of Project

REGULATORY AUTHORITIES:

CITY OF ROCKWALL
385 SOUTH GOLIAD
ROCKWALL, TEXAS 75087
(972) 771-7700

TEXAS DEPARTMENT OF LICENSING AND REGULATION
ELIMINATION OF ARCHITECTURAL BARRIERS
E.O. THOMPSON STATE OFFICE BUILDING
920 COLORADO
AUSTIN, TEXAS 78701
(512) 463-3211
(512) 475-2886 (FAX)

BUILDING DESIGN CODE:
2006 INTERNATIONAL BUILDING CODE W/ LOCAL AMENDMENTS
2006 INTERNATIONAL MECHANICAL CODE W/ LOCAL AMENDMENTS
2006 INTERNATIONAL PLUMBING CODE W/ LOCAL AMENDMENTS
2006 INTERNATIONAL FUEL GAS CODE W/ LOCAL AMENDMENTS
2005 NATIONAL ELECTRICAL CODE W/ LOCAL AMENDMENTS
2006 INTERNATIONAL ENERGY CONSERVATION CODE W/ LOCAL AMENDMENTS

Property Information

SITE LOCATION:
825 W. YELLOWJACKET LANE
ROCKWALL, ROCKWALL COUNTY, TEXAS

DESCRIPTION:
LOT 3R, BLOCK B, WOODS AT ROCKWALL, ADDITION NO. 1 TO CITY OF ROCKWALL, TEXAS

ZONING: C - COMMERCIAL DISTRICT
LOCATED WITHIN SCENIC OVERLAY DISTRICT (SOV)

LOT AREA: 52,222 S.F. (1.1988 ACRES)

Building Information

OCCUPANCY:
GROUP B

BUILDING TYPE:
TYPE I-B, SPRINKLED

SINGLE STORY

BUILDING AREA	
EXISTING OCCUPIED AREA:	8,397 S.F.
NEW EXPANSION:	3,168 S.F.
TOTAL BUILDING:	11,565 S.F.

Site Information

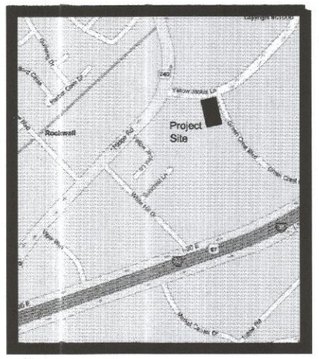
LOT AREA: 52,222 SQ. FT.
IMPERVIOUS AREA: 30,845 SQ. FT.
COVERAGE: 59%
REQUIRED COVERAGE, COMMERCIAL: 75%

PARKING:
MEDICAL OFFICE REQUIREMENTS:
11,565 S.F. / 200 S.F. = 58 SPACES REQUIRED

ON SITE PARKING:	32 SPACES
OFF SITE PARKING (PER AGREEMENT):	26 SPACES
TOTAL PARKING PROVIDED:	58 SPACES

RELEASED FOR CONSTRUCTION
ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

CITY DATE



Vicinity Map

No Scale

Seitz Architects, Inc.
2231 Ridge Road, Suite 201, Rockwall, Texas 75087
972.772.9006 Fax: 972.722.7002 www.seitzarchitects.com

REGISTERED ARCHITECT JOHN THOMAS SEITZ 21112 STATE OF TEXAS

6/27/11

Rockwall ASC
Expansion & Remodel
Rockwall, Texas

file # '10-019 Site
project # '10-019
date 21 June 2011
revisions
1 15 July 2011 H.C. Parking Access
2 22 September 2011 Response to City
3 10 October 2011 Response to City

sheet:

A1.02