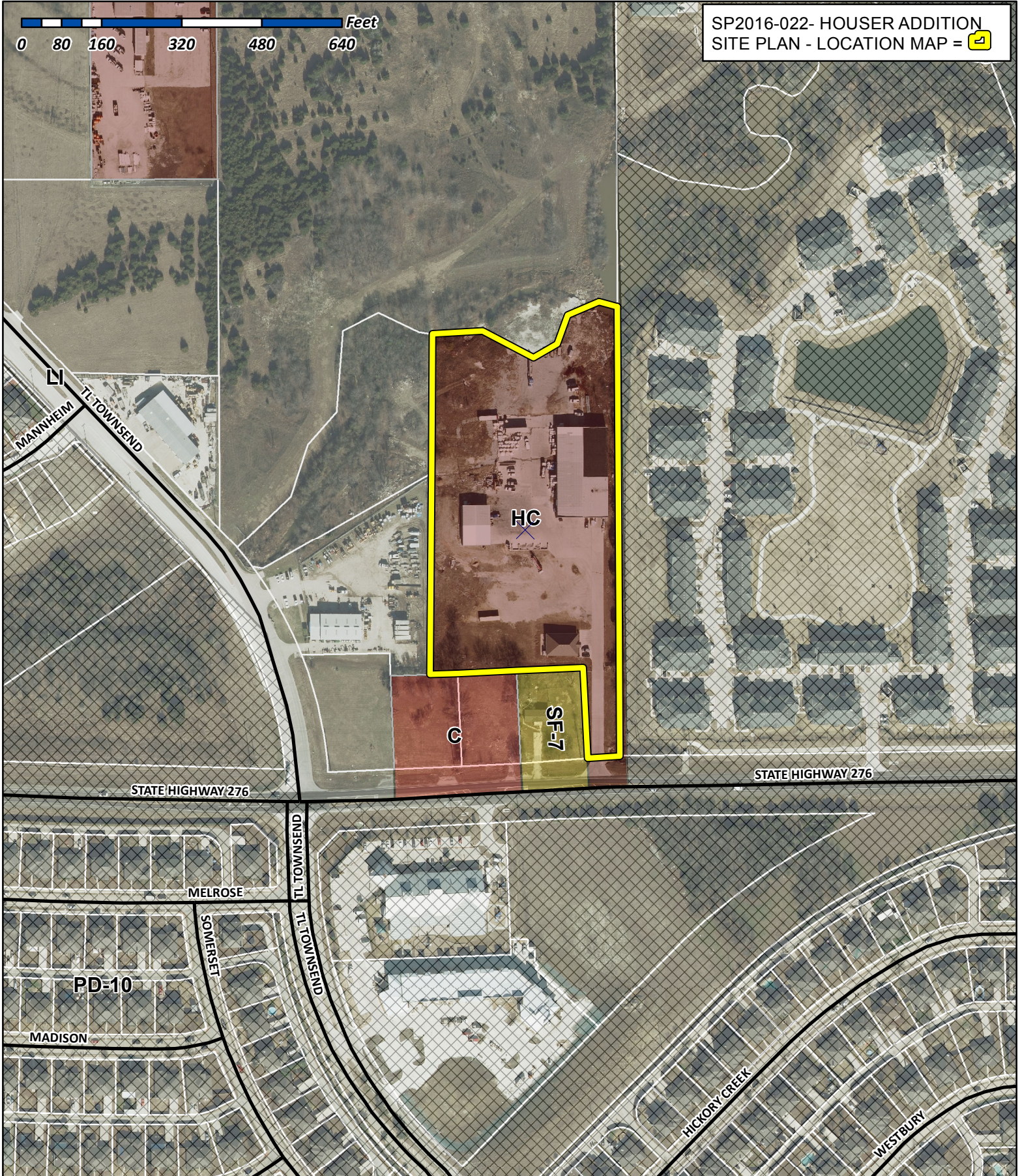


0 80 160 320 480 640 Feet

SP2016-022- HOUSER ADDITION
SITE PLAN - LOCATION MAP = 

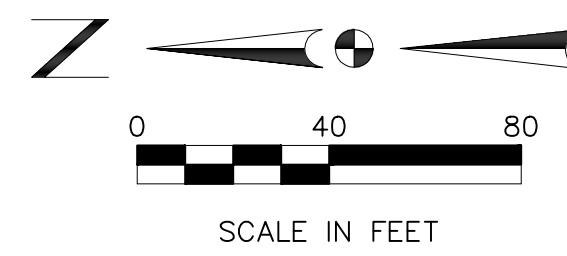


City of Rockwall

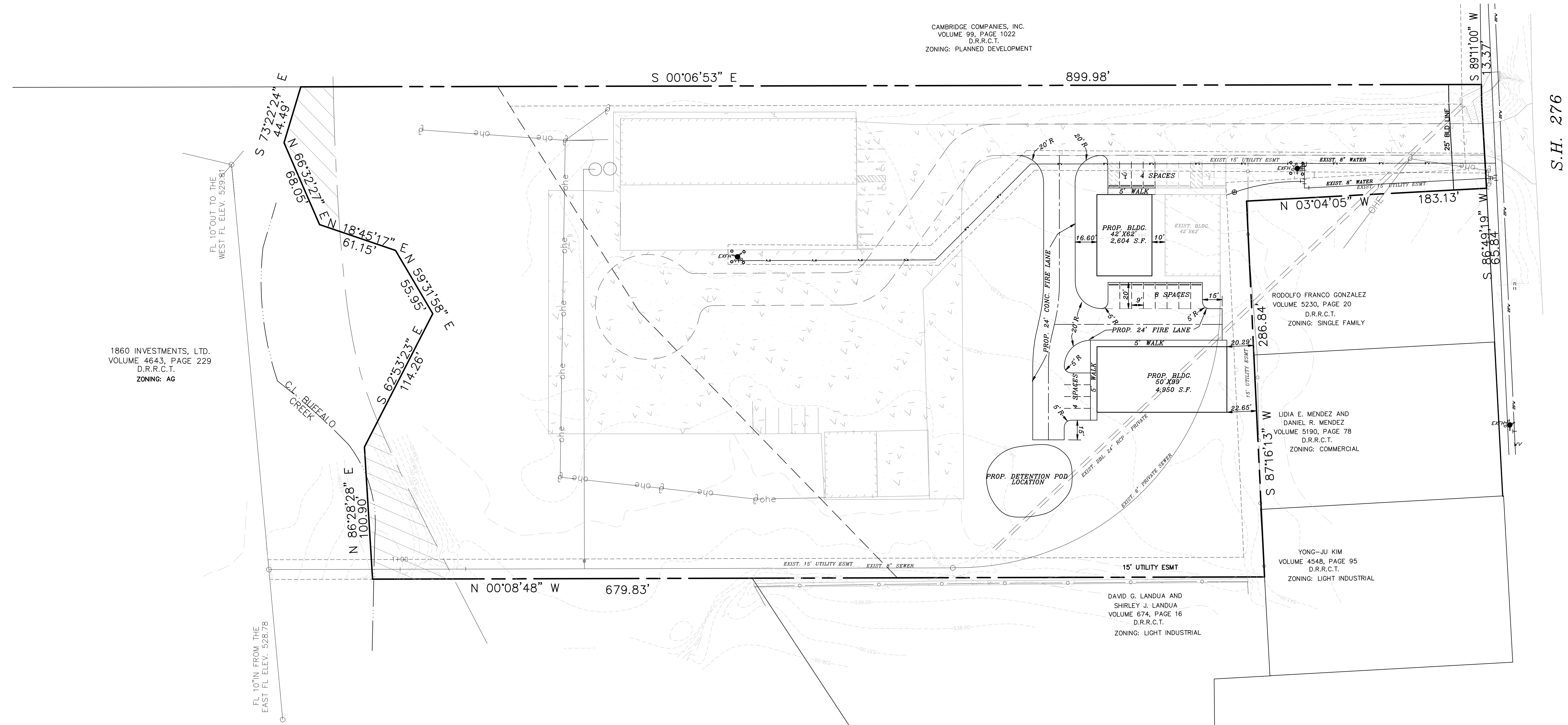
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





CAMBRIDGE COMPANIES, INC.
VOLUME 99, PAGE 1022
D.R.R.C.T.
ZONING: PLANNED DEVELOPMENT

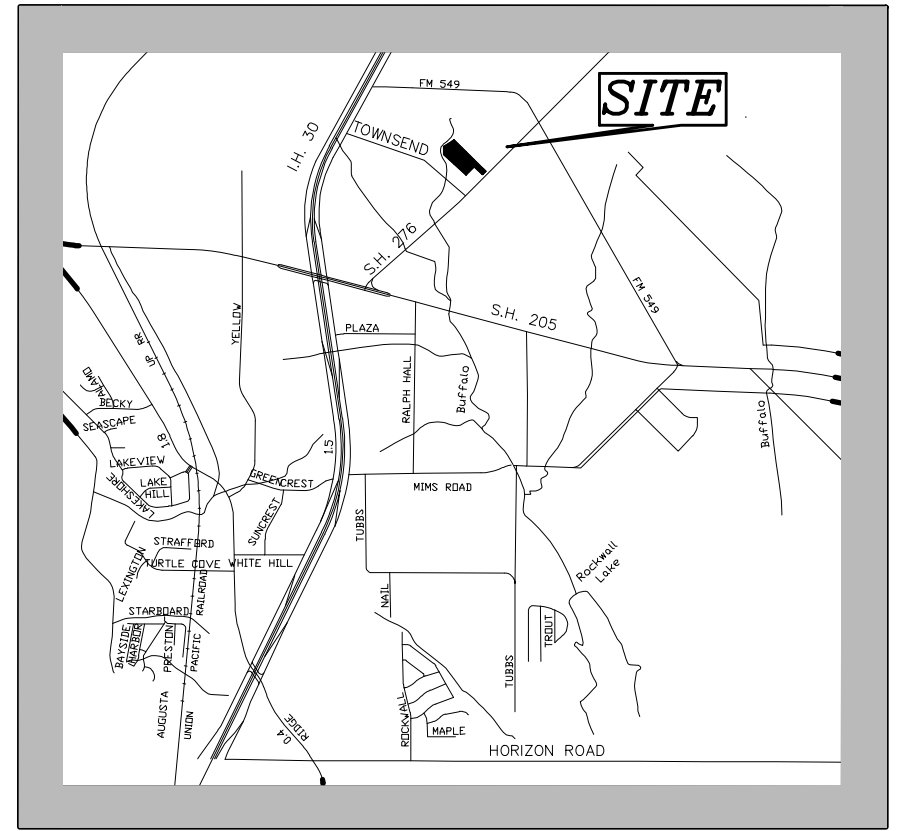


S.H. 276

1860 INVESTMENTS, LTD.
VOLUME 4643, PAGE 229
D.R.R.C.T.
ZONING: AG

FL 10" OUT TO THE WEST FL ELEV. 529.81

FL 10" IN FROM THE EAST FL ELEV. 528.78



VICINITY MAP

NOTE:
MARK FIRELANE TO CITY SPECIFICATIONS. "NO PARKING FIRELANE" EVERY 25' IN WHITE 4" LETTERS ON A 6" RED STRIPED BACKGROUND ALL DIMENSIONS AND RADII ARE TO EDGE OF PAVEMENT

LEGEND

- FIRELANE STRIPPING
- 10"W--- EXISTING WATER LINE
- PROPOSED WATER LINE
- 10"SS--- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER LINE

SITE DATA SUMMARY

| | |
|--|------------------|
| ZONING | HEAVY COMMERCIAL |
| PROPOSED USE | OFFICE BUILDING |
| LOT AREA | 6.1898 ACRES |
| EX. BUILDING SQUARE FOOTAGE | 24,654 SF |
| PROP. BUILDING SQUARE FOOTAGE | 7,554 SF |
| BUILDING FOOTPRINT | |
| BUILDING HEIGHT | 15'-6" |
| FAR | 4:1 |
| LOT COVERAGE | 78.5% |
| PARKING REQUIRED | 15 |
| HANDICAP PARKING REQ'D | 1 |
| PARKING PROVIDED | 15 |
| HANDICAP PARKING PROVIDED | 1 |
| TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE | 106,702 SF |

OWNER/DEVELOPER
GERALD HOUSER
1108 ASPEN COURT
ROCKWALL, TEXAS 75087
(214) 558-1577

ENGINEER
DOUPHRADE & ASSOCIATES, INC.
2235 RIDGE RD., # 200
ROCKWALL, TEXAS 75087
(972) 771-9004

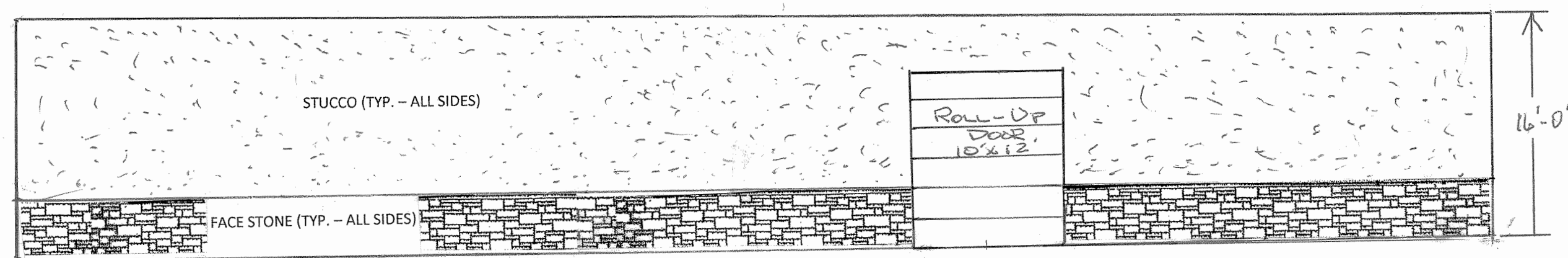


THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRADE II TEXAS P.E. NO. 60103 ON 9/9/2016 FIRM NO. 886

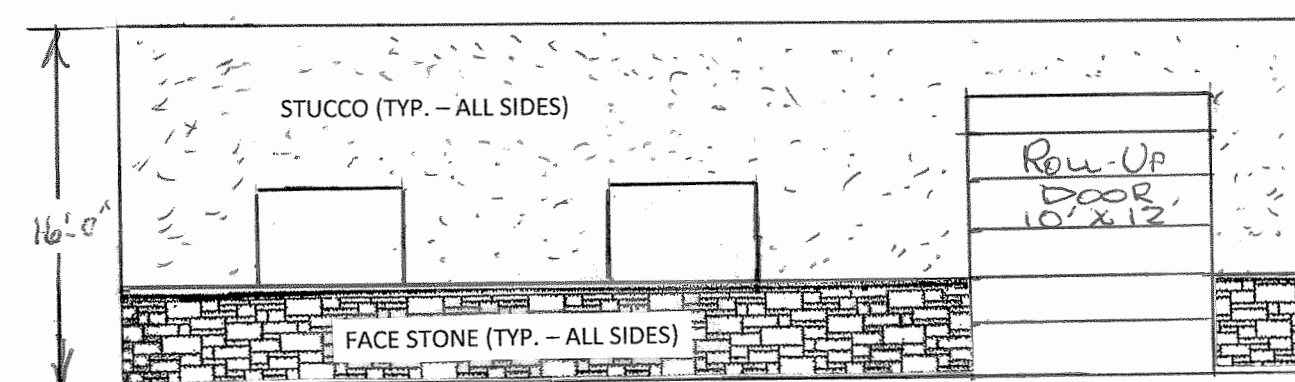
DOUPHRADE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT • SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972) 771-9004 FAX: (972) 771-9005

SITE PLAN
HOUSER ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

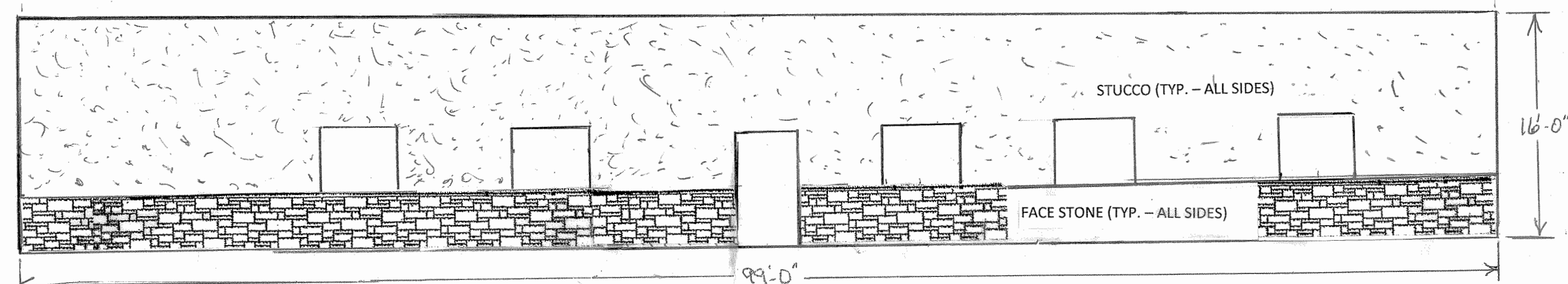
| | |
|----------|---------|
| REVISION | |
| W.L.D. | CHECKED |
| G.C.W. | DRAWN |
| 10/08 | DATE |
| 06013 | PROJECT |
| 1 | OF |



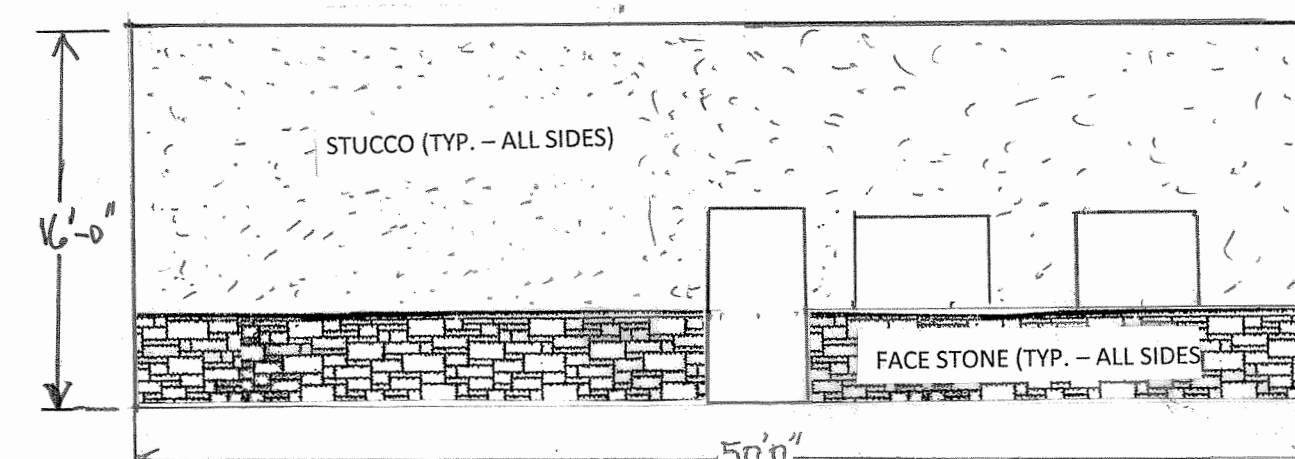
WEST ELEVATION



NORTH ELEVATION

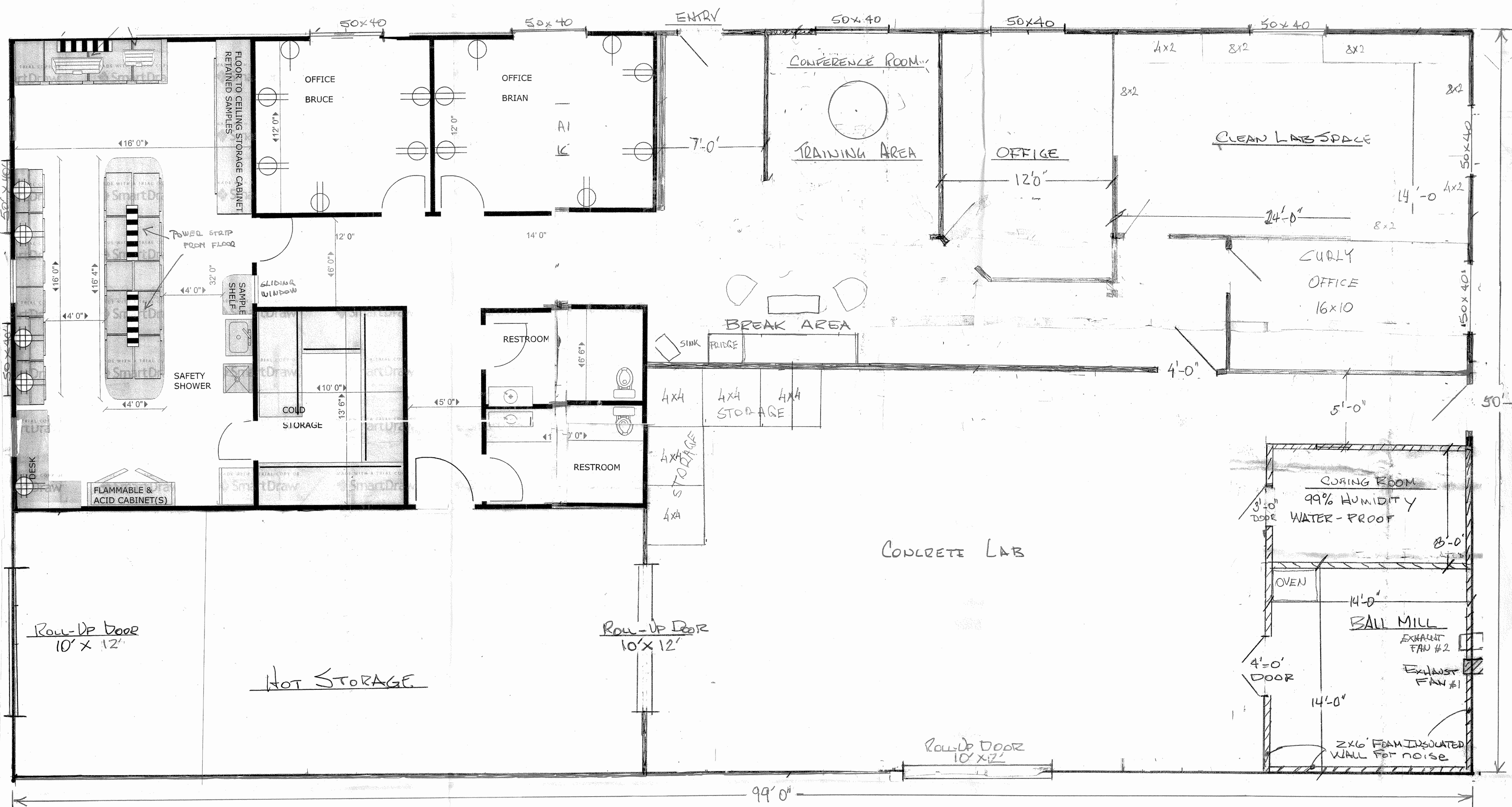


EAST ELEVATION



SOUTH ELEVATION

ELEVATIONS
1/8" = 1'-0"

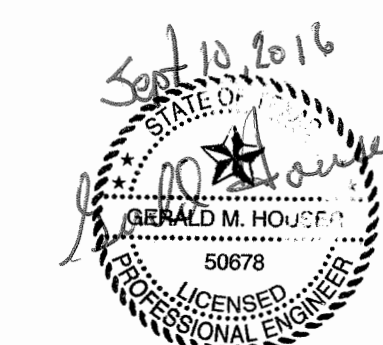


BUILDING DESIGN

CONSTRUCTION:
 Reinforced Concrete Slab: 3000 PSI Concrete
 Exterior Walls: Steel Superstructure with Wood Exterior Framing
 Insulated Exterior Sheathing, Spray Foam Exterior Walls
 Masonry Exterior - 80% Stucco / 20% Face Stone
 Roof System: Stand Up Seam Metal Roof with Spray Foam Insulation
 Interior Walls: Wood Framing with Sheetrock, Tape and Bed,
 Painted Walls, Spray Foam Insulation

OCCUPANCY: 6 EMPLOYEES
OCCUPANCY LOAD: 12 EMPLOYEES
SQUARE FOOTAGE: 4950 SF

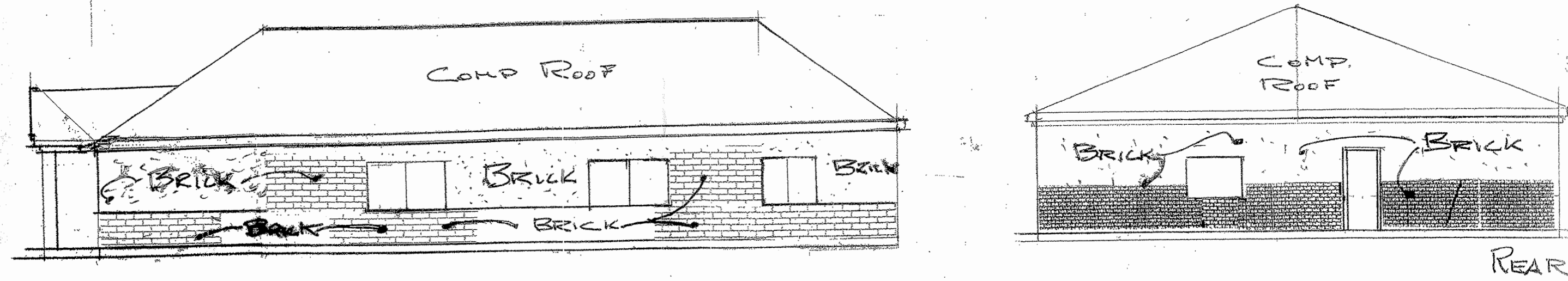
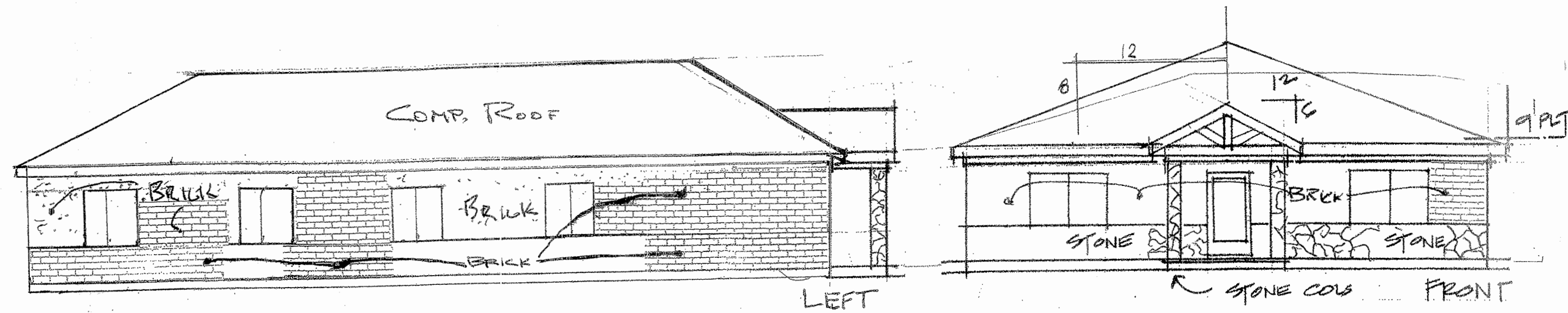
FLOOR PLAN
SCALE 1/4" = 1'-0"



EXTERIOR ELEVATION
FLOOR PLAN

OWNER
 Gerald Houser
 Colin-G Properties LTD.
 P.O. Box 847
 Rockwall, TX 75087

PROJECT
 CHRYSO LAB Building
 1611 HWY 276
 Rockwall, TX 75032

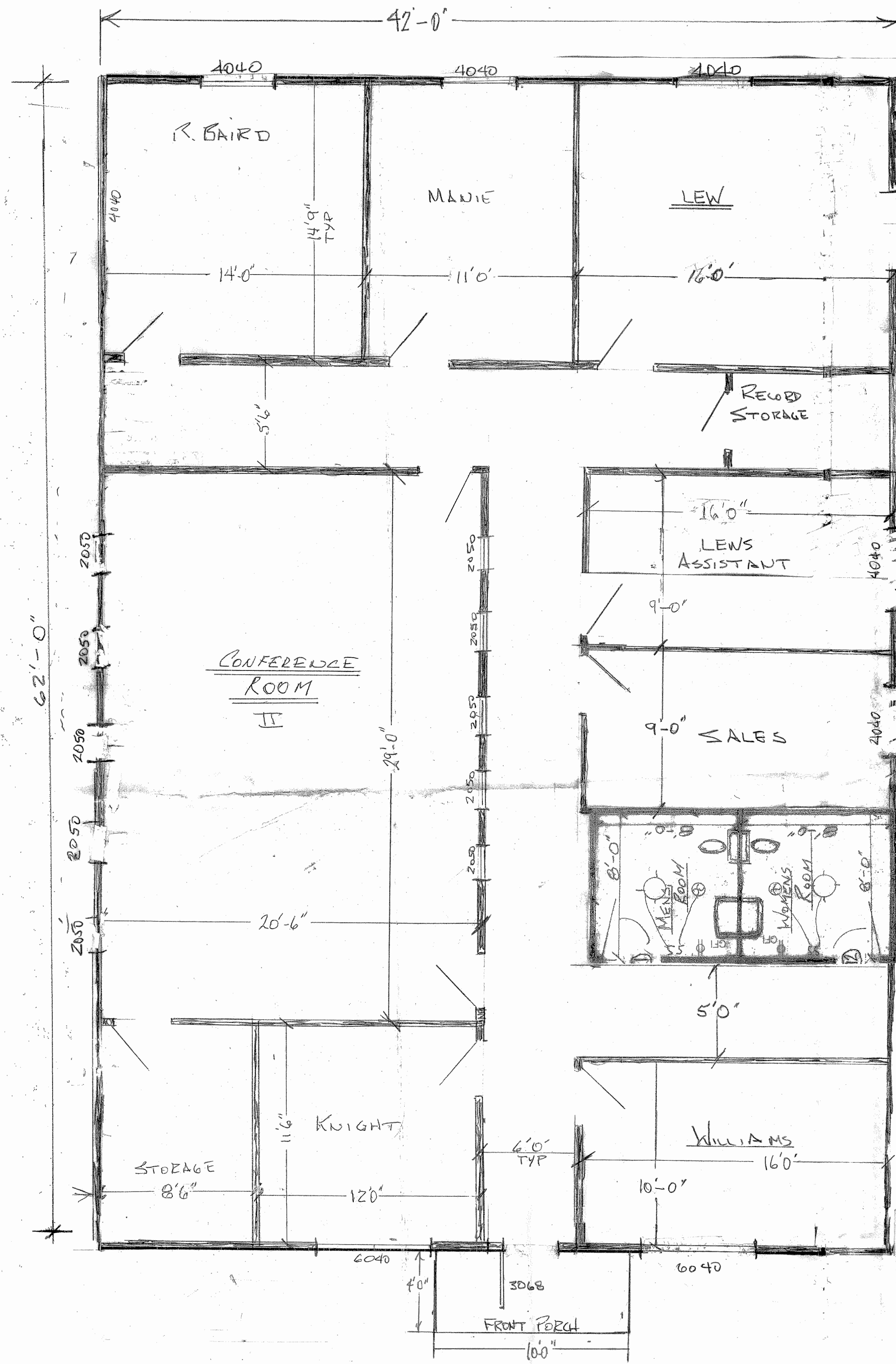


ELEVATIONS
SCALE 1/8" = 1'-0"

BUILDING DESIGN

CONSTRUCTION:
 Reinforced Concrete Slab: 3000 PSI Concrete
 Exterior Walls: Wood Framing With Insulated
 Exterior Sheathing, Masonry
 Exterior - 80% Brick / 20% Stone
 Roof System: Wood Truss with 30 YR Composition Roof
 Interior Walls: Wood Framing with Sheetrock, Tape and Bed,
 Painted Walls

OCCUPANCY: 6 EMPLOYEES
 OCCUPANCY LOAD: 12 EMPLOYEES
 SQUARE FOOTAGE: 2604 SF



FLOOR PLAN
SCALE 1/4" = 1'-0"

EXTERIOR ELEVATION
FLOOR PLAN



OWNER
 Gerald Houser
 Colin-G Properties LTD.
 P.O. Box 847
 Rockwall, TX 75087

PROJECT
 CHRYSO Office Building
 1611 HWY 276
 Rockwall, TX 75032