



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22021-021

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ¹
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **1280 E. Ralph Hall Parkway, Rockwall, Texas 75032**

SUBDIVISION **Rockwall Business Park East** LOT **1** BLOCK

GENERAL LOCATION **SE Corner at Highway 205 & Ralph Hall Parkway**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **Commercial**

CURRENT USE **Self Storage**

PROPOSED ZONING **Commercial**

PROPOSED USE **Additional Self Storage**

ACREAGE **6.06**

LOTS [CURRENT] **1**

LOTS [PROPOSED] **1**

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER **The Vault Self Storage**

APPLICANT **Seitz Architects, Inc.**

CONTACT PERSON **Jim Vaudagna**

CONTACT PERSON **Stephen Seitz**

ADDRESS **1280 E. Ralph Hall Parkway**

ADDRESS **506 Meadowlake Lane**

CITY, STATE & ZIP **Rockwall, Texas 75032**

CITY, STATE & ZIP **Heath, Texas 75032**

PHONE **408.998.1488**

PHONE **214.537.9981**

E-MAIL **jvaudagna@comcast.net**

E-MAIL **sseitz@seitzarchitects.com**

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jim Vaudagna [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

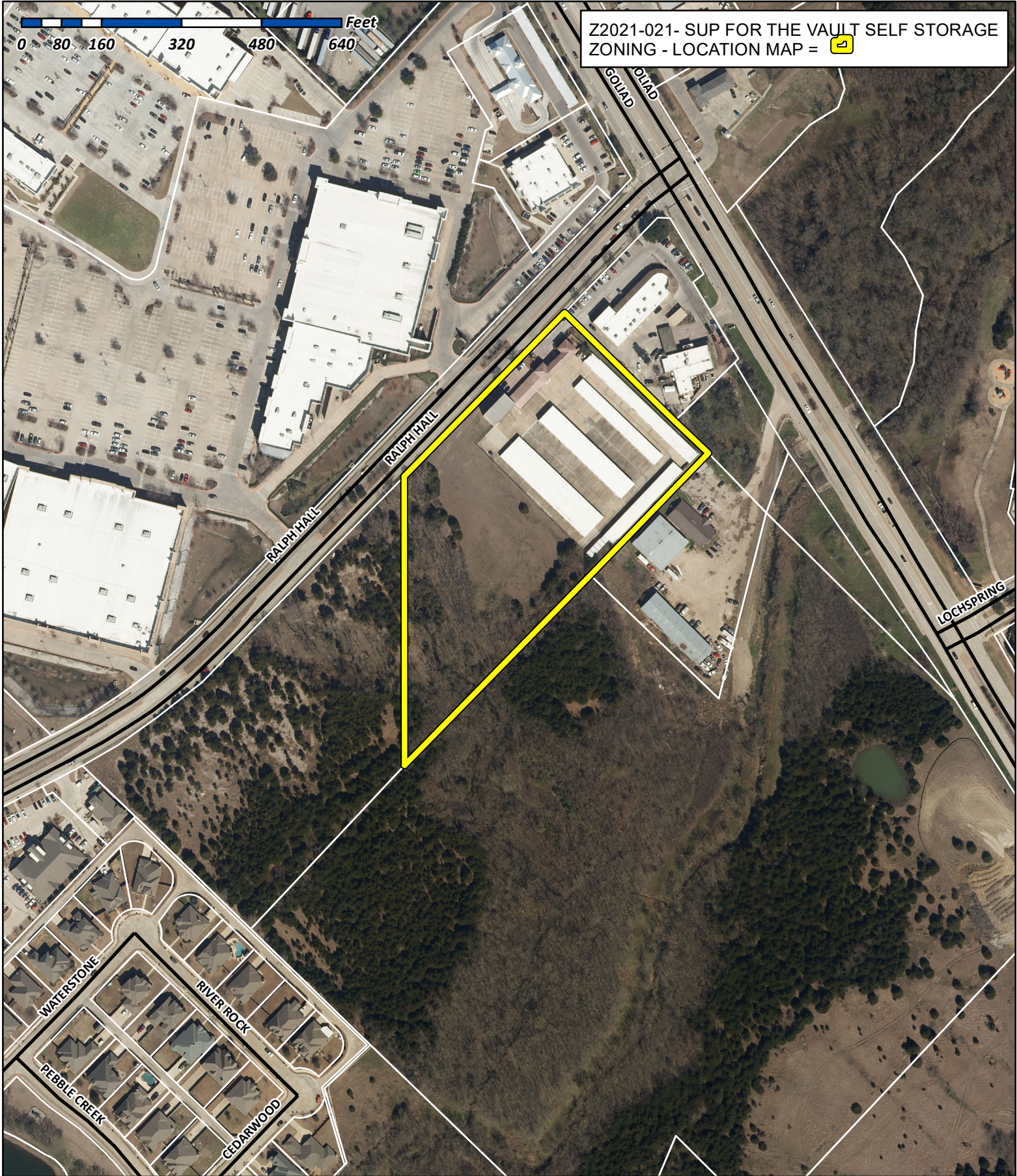
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 20____.


OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

see attached CA acknowledgment

MY COMMISSION EXPIRES



Z2021-021- SUP FOR THE VAULT SELF STORAGE ZONING - 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.

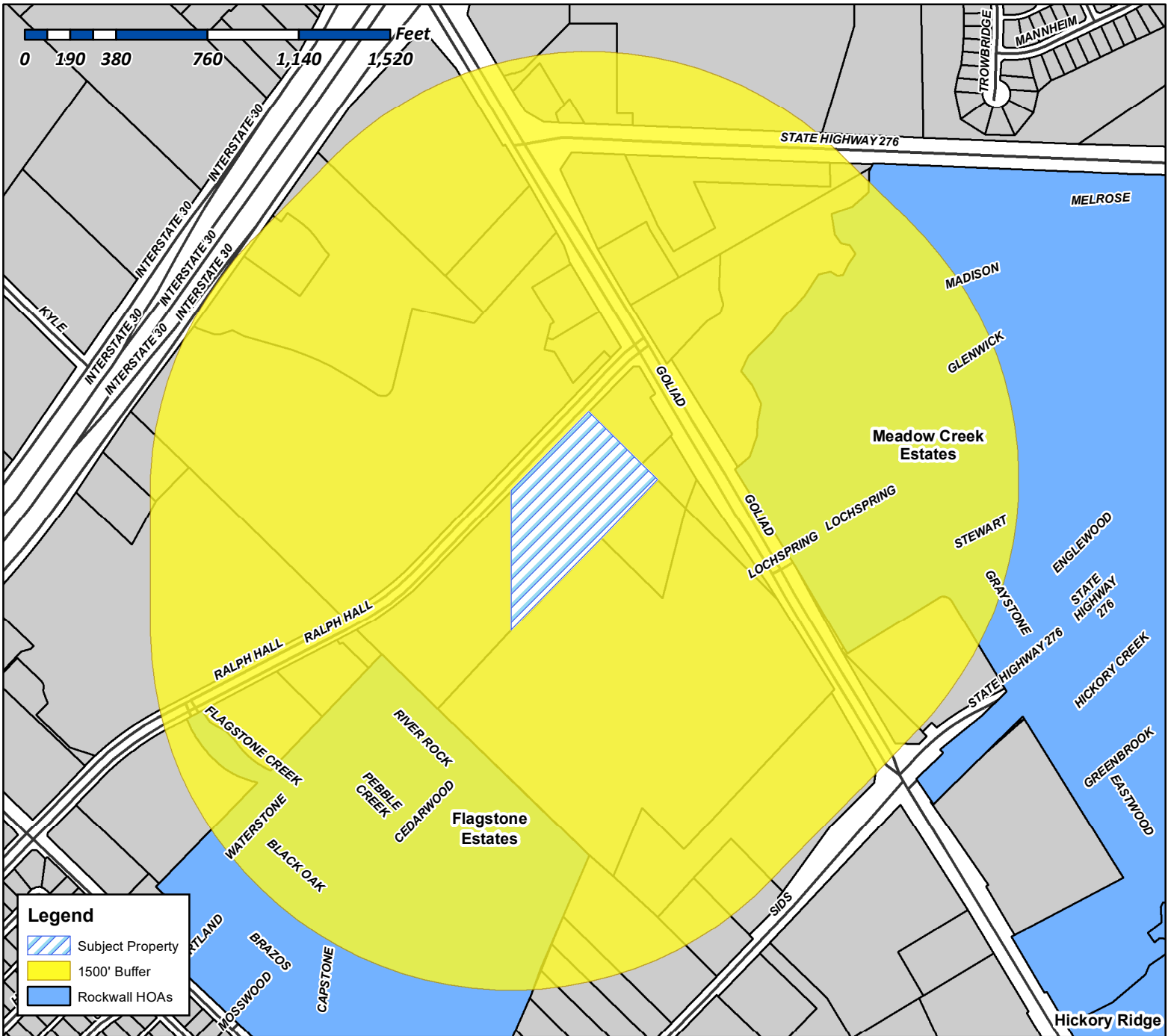




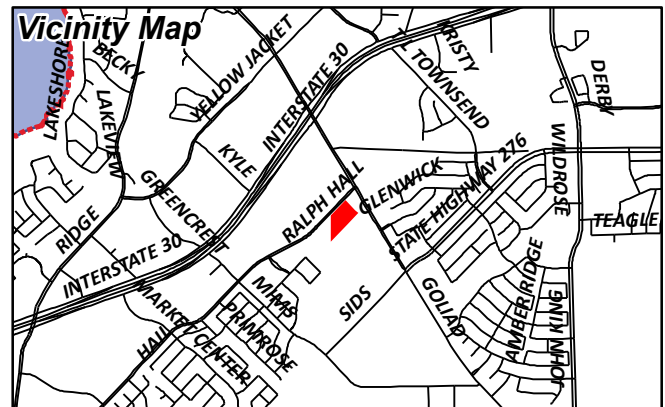
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Case Number: Z2021-021
Case Name: SUP for The Vault Self Storage
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 1280 E. Ralph Hall Parkway



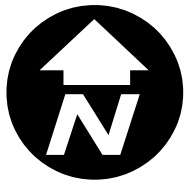
Date Created: 6/14/2021
For Questions on this Case Call (972) 771-7745



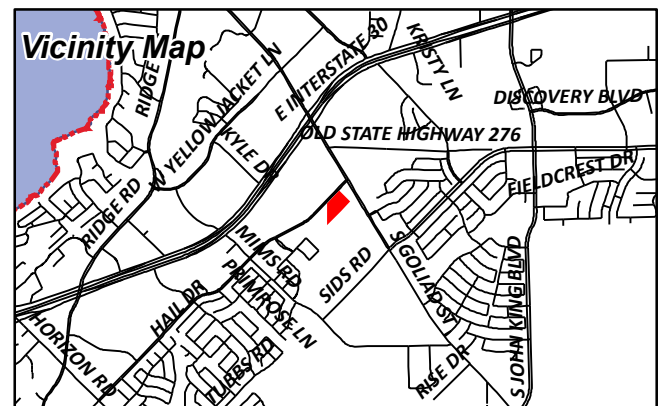
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Rockwall, Texas 75087
(P): (972) 771-7745
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Date Created: 6/14/2021
 For Questions on this Case Call (972) 771-7745

SERVIGNA FERNANDO &
MIGLIA VILLOBOS
10625 MATADOR DR
MCKINNEY, TX 75070

EXCEL ROCKWALL LLC
EXCELL ROCKWALL LLC
10920 VIA FRONTERA SUITE 220
SAN DIEGO, CA 92127

LEVO GROUP LLC
11 HAWTHORNE CIR
ALLEN, TX 75002

DALLAS EAST
ATTN; JIM VAUDAGNA
1280 E RALPH HALL PKWY
ROCKWALL, TX 75032

DALLAS EAST
ATTN; JIM VAUDAGNA
1445 W SAN CARLOS ST
SAN JOSE, CA 95126

LEVO GROUP LLC
2309 S GOLIAD
ROCKWALL, TX 75032

ROBERTS MARLYN & BARBARA
2325 S GOLIAD
ROCKWALL, TX 75032

GOLIAD EXPRESS LLC
2360 S.GOLIAD SUITE 145
ROCKWALL, TX 75032

REA-TRA LLC
2380 S GOLIAD SUITE 100
ROCKWALL, TX 75032

DALLAS EAST
ATTN; JIM VAUDAGNA
2400 S GOLIAD
ROCKWALL, TX 75032

STROTHER, CATHY
2410 S GOLIAD
ROCKWALL, TX 75032

HOWELL MTN RE LLC
2560 TECHNOLOGY DRIVE SUITE 100
PLANO, TX 75074

BACKUS WAYNE E
278 CORNSTALK RD
ROCKWALL, TX 75032

ROBERTS MARLYN & BARBARA
323 JULIAN DRIVE
ROCKWALL, TX 75087

GOLIAD EXPRESS LLC
700 PARKER SQUARE SUITE 145
FLOWER MOUND, TX 75028

SERVIGNA FERNANDO &
MIGLIA VILLOBOS
784 RIVER ROCK LN
ROCKWALL, TX 75032

ROBITZSCH DON W
790 RIVER ROCK LN
ROCKWALL, TX 75032

ZILINSKAS MATTHEW & CAROL
796 RIVER ROCK LANE
ROCKWALL, TX 75032

HENDERSON DAVID AND CHERYL
802 RIVER ROCK LN
ROCKWALL, TX 75032

STROTHER, CATHY
8935 CR 589
NEVADA, TX 75173

ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Clara) ss.

On 5/18/21 before me, J. NAT, Notary Public,

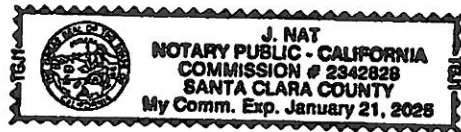
personally appeared James Vaudagna

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in (his/her/their) authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature J. Nat



(seal)

OPTIONAL INFORMATION

Date of Document _____

Type or Title of Document Development Application

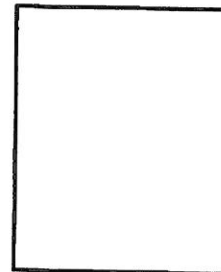
Number of Pages in Document _____

Document in a Foreign Language _____

- Type of Satisfactory Evidence:
- Personally Known with Paper Identification
 - Paper Identification
 - Credible Witness(es)

- Capacity of Signer:
- Trustee
 - Power of Attorney
 - CEO / CFO / COO
 - President / Vice-President / Secretary / Treasurer
 - Other: _____

Thumbprint of Signer



Check here if no thumbprint or fingerprint is available.

Other Information: _____



DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

PLATTING APPLICATION SUBMITTAL REQUIREMENTS [ALL PLAT TYPES]

- PLAT TYPE.
 - MINOR/AMENDING PLAT.
 - MASTER PLAT.
 - PRELIMINARY PLAT.
 - FINAL PLAT.
 - REPLAT.
 - VACATION PLAT.

Staff requires two (2), 18" x 24" copies be submitted at the time the application is submitted. See *Folding Requirements* in this development packet.

- DIGITAL COPY OF THE PLAT. The following is required with all plat submittals:
 - ONE (1) PDF COPY OF THE PLAT
 - ONE (1) SURVEY BOUNDARY CLOSURE REPORT.

* AFTER APPROVAL STAFF WILL REQUIRE ONE (1) AUTOCAD/ESRI (DWG, DXF, OR SHP FILE FORMAT) FILE

- TREESCAPE PLAN [IF APPLICABLE].
- LANDSCAPE PLAN [IF APPLICABLE].
- APPLICATION AND APPLICATION FEE.

SITE PLAN APPLICATION SUBMITTAL REQUIREMENTS

- PLAN SET. A plan set is composed of the following items (failure to submit all of the items required shall constitute an incomplete application):
 - SITE PLAN.
 - LANDSCAPE PLAN.
 - TREESCAPE PLAN.
 - PHOTOMETRIC PLAN.
 - BUILDING ELEVATIONS.

Staff requires the submittal of two (2) complete plan sets and one (1) digital copy in .pdf format with a site plan application. All sheets submitted to staff shall be 24" x 36", arranged into sets, and be folded to a 9" x 12" *Tri-Fold* with the project title or identifier facing out.

- PHYSICAL BUILDING MATERIAL SAMPLE BOARD (11" x 17"). See the *Material Sample Board Design Guidelines* in this development packet. Individual material samples or sample boards that are larger than 11" x 17" will not be accepted.
- VARIANCE REQUEST LETTER. The letter must indicate the variance being requested, the reason for the variance, and the two (2) required compensatory measures being offered to off-set the variance in accordance with the requirements of the UDC.
- APPLICATION AND APPLICATION FEE.

ZONING CHANGE APPLICATION SUBMITTAL REQUIREMENTS

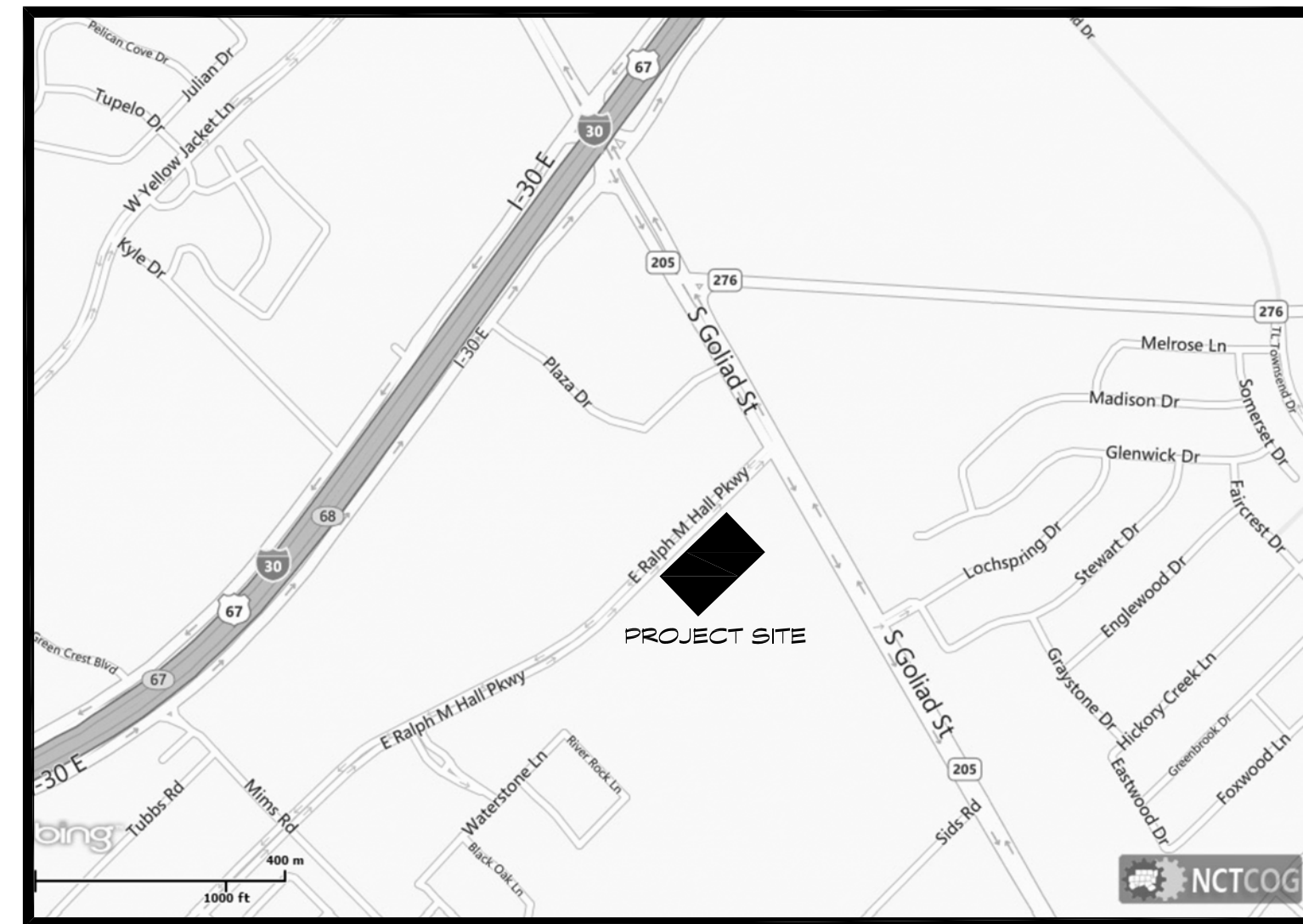
- LEGAL DESCRIPTION. A legal description consists of written words that delineate a specific piece of real property. A legal description may be a metes and bounds description or, if the property is platted, a copy of the plat may be submitted to verify the lot and block survey system.
- ZONING EXHIBIT OR CONCEPT PLAN. A zoning exhibit is generally a survey, plat, concept plan or other visual description of the property [Specific Use Permit (SUP) exhibits can be a site plan or building elevations; check with staff for prior to submitting an application for what is appropriate]. Staff requires two (2), 24" x 36" copies and one digital copy (PDF preferred) be submitted at the time the application is submitted. All submittals should be folded individually so that the project title or identifier is facing out. *In order to reduce the applicant's costs and to conserve paper, staff may accept other sheet sizes for a submittal if an appropriate scale and level of detail is maintained. Check with staff prior to submitting a small or larger drawing size.*
- LETTER OF EXPLANATION. A letter from the applicant or property owner explaining the purpose of the zoning application.
- APPLICATION AND APPLICATION FEE.

IT IS IMPORTANT TO YOU AS AN APPLICANT TO RETURN A FULLY COMPLETED APPLICATION PACKAGE. INCOMPLETE APPLICATION PACKAGES WILL NOT BE ACCEPTED BY STAFF AND WILL BE RETURNED TO APPLICANTS. DUE TO THE PASSAGE OF HB3167, APPLICATIONS AND APPLICATION PACKAGES WILL ONLY BE ACCEPTED ON THE SUBMITTAL DATE AND EARLY AND/OR LATE APPLICATIONS WILL BE RETURNED.

Facility Expansion for The Vault Self Storage Rockwall, Texas

Architect

Seitz Architects, Inc.
506 Meadowlake Lane
Heath, Texas 75032
214.537.9981 www.seitzarchitects.com



Vicinity Map
No Scale

Building Information

OWNER:
Jim Vaughts
The Vault Self Storage
1280 E. Ralph Hall Parkway
Rockwall, Texas 75087

Jurisdiction of Project

REGULATORY AUTHORITIES:
City of Rockwall, Texas
385 South Goliad Street
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:
2015 International Building Code with local amendments
2015 International Plumbing Code with local amendments
2015 International Fuel Gas Code with local amendments
2015 International Mechanical Code with local amendments
2015 International Energy Conservation Code with local
Amendments
2015 International Existing Building Code with local amendments
2014 National Electrical Code with local amendments

Local Amendments & NCTCOG Amendments

Property Information

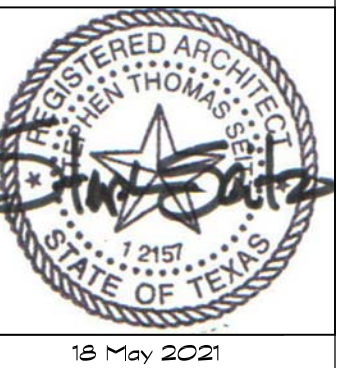
LEGAL DESCRIPTION:
Lot 1 - Block C, Rockwall Business Park East, Cab. B, SL. 37, P.R.R.C.T.
City of Rockwall, Rockwall County, Texas

LOT AREA:
263,974 SF (6.06 ACRES)

ZONING: C - COMMERCIAL

LAND USE: MINI-WAREHOUSE
SUP. CASE NUMBER TBD

Seitz Architects, Inc.
506 Meadowlake Lane, Heath, Texas 75032
214.537.9981 www.seitzarchitects.com

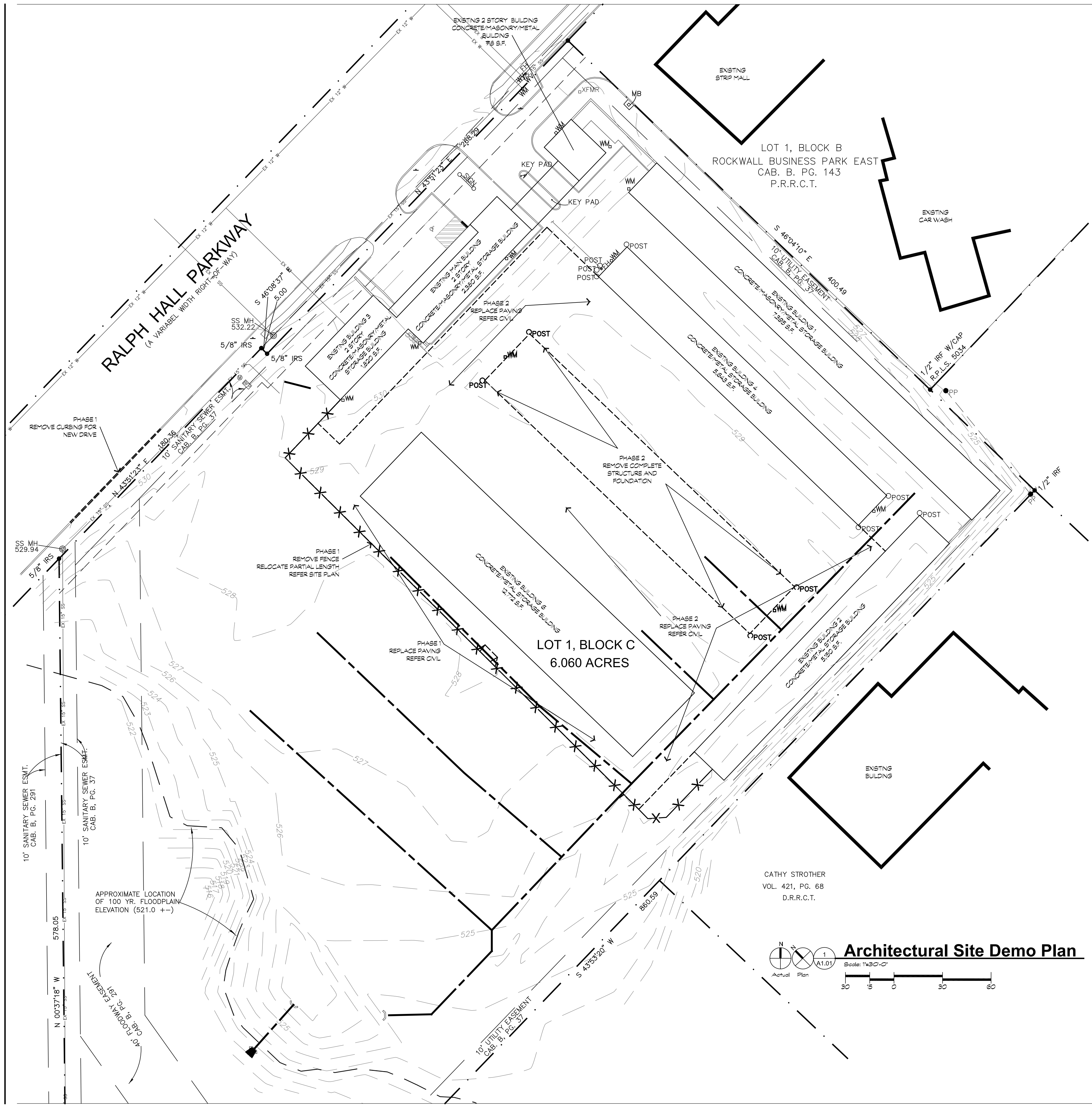


SUP Approval Submission
Facility Expansion
The Vault Self Storage
Rockwall, Texas

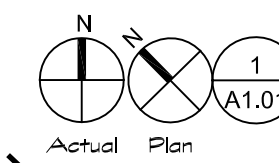
file #
21-004 Cover
project #
21-004
date
18 May 2021
revisions

sheet

A0.00



CATHY STROTHER
VOL. 421, PG. 68
D.R.R.C.T.



Architectural Site Demo Plan

Building Information

OWNER:
Jim Vaudagna
The Vault Self Storage
1280 E. Ralph Hall Parkway
Rockwall, Texas 75087

Jurisdiction of Project

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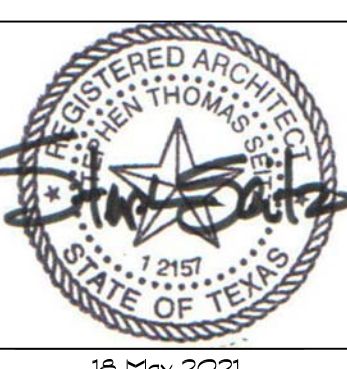
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2015 International Plumbing Code with local amendments
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2015 International Existing Building Code with local amendments
2014 National Electrical Code with local amendments

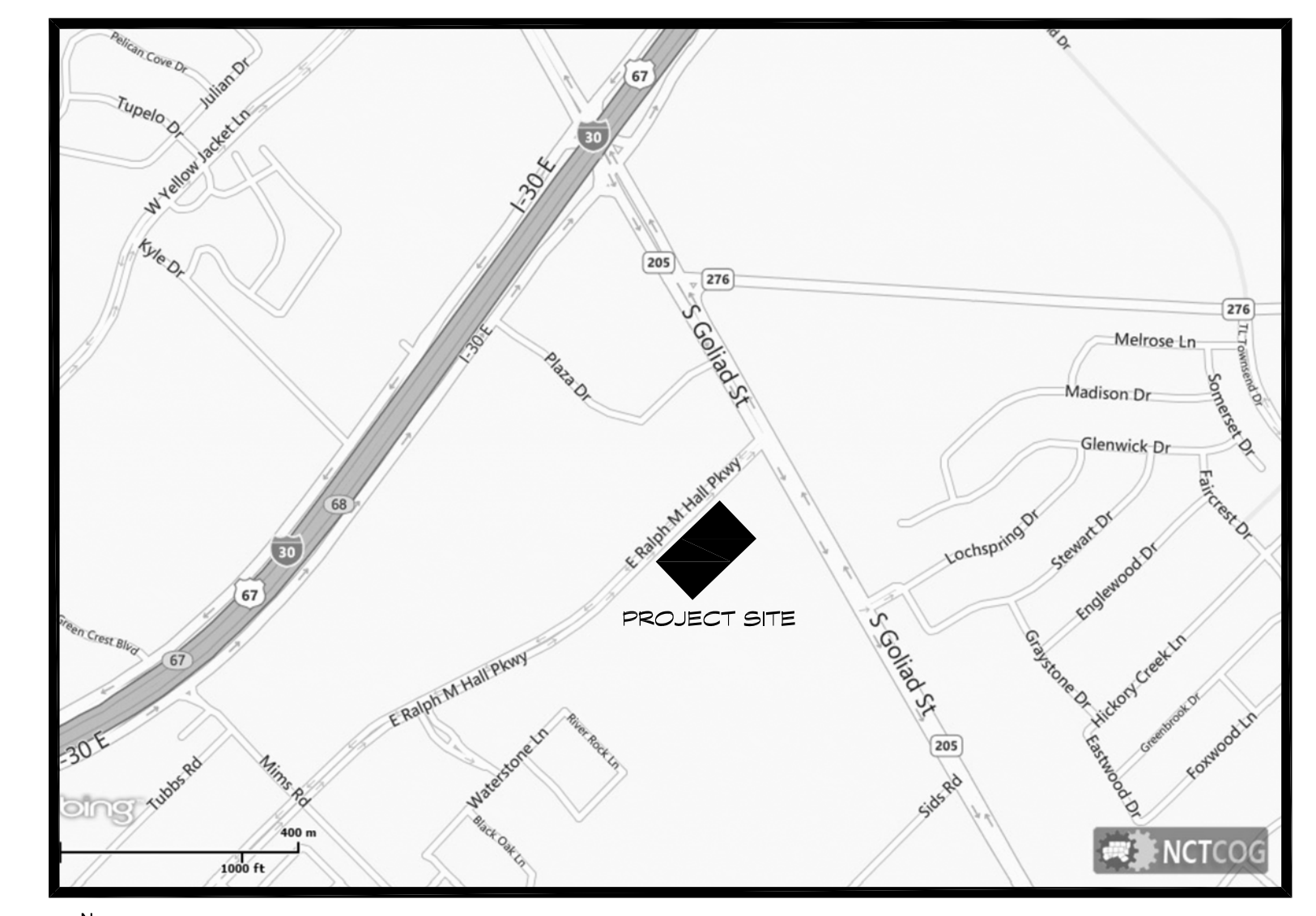
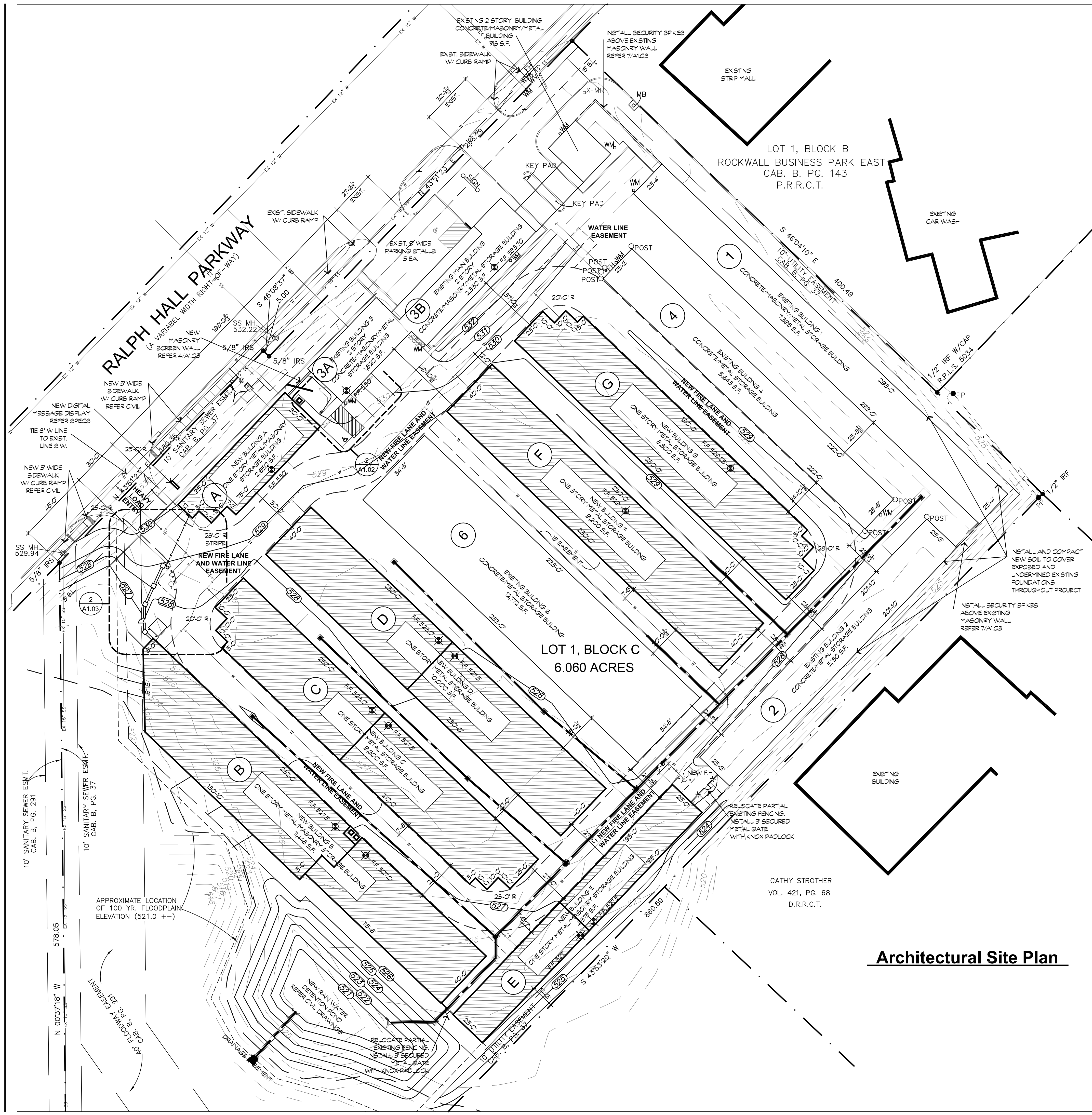
Local Amendments & NCTCOG Amendments

Property Information

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ZONING: C - COMMERCIAL
LAND USE: MIN. WAREHOUSE
SUP: CASE NUMBER TBD



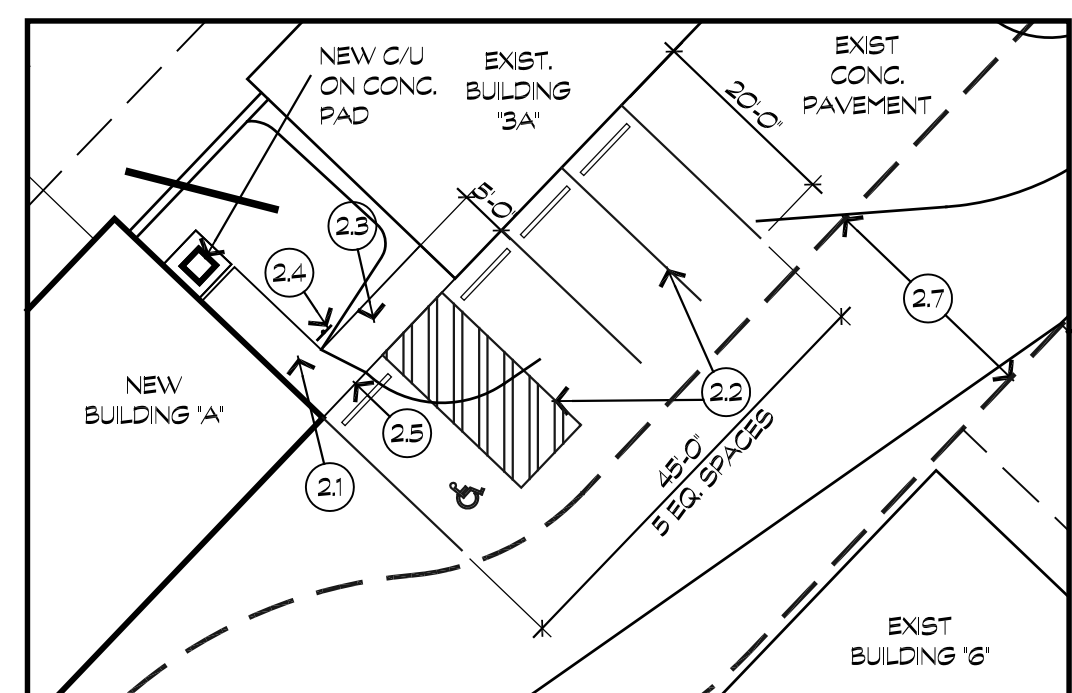


Vicinity Map
No Scale

Key Notes

- 1 SITE WORK
- 2 4" WIDE CONC. WALK
- 3 4" WIDE PAVEMENT MARKINGS
- 4 ADA COMPLIANT DETECTABLE WARNING RAMP, REFER 7/A1.03
- 5 HANDICAP SIGN/REFER CIVIL REFER 7/A1.03
- 6 6" CONCRETE CURB, REFER CIVIL
- 7 CITY GIF ROCKWALL COMPLIANT FIRE LANE STRIPING
- 8 POWER OPERATED ROLLING ENTRY GATE W/ REMOTE KEYPAD

General Notes:
1) NEW MASONRY SCREEN SHALL HAVE PLASTERS AT MAX 1/8" O.C. SEE DETAILS ON SHEET A1.03



Enlarged Site Plan
Scale: 1/2" = 1'-0"

Building Information

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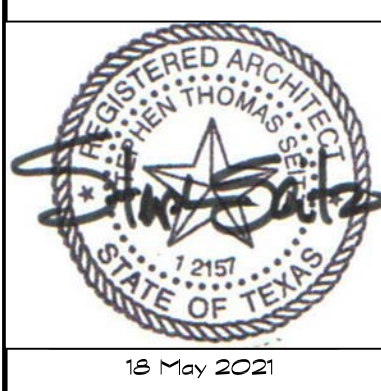
LAND USE: MINI-WAREHOUSE
SUP: CASE NUMBER TBD

Site Parking

See 6.5. Off-street parking requirements:
Mini-warehouse: 3 spaces plus 1 for each 100.
568 / 100 = 5.7 - 6 + 3 = 9
Provided: 7 existing + 4 new = 9 total

Architectural Site Plan

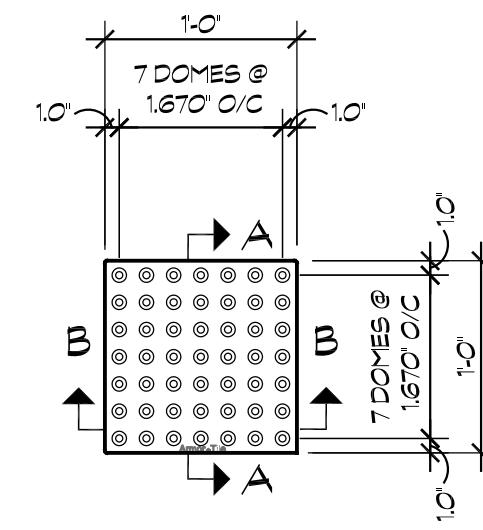
CATHY STROTHER
VOL. 421, PG. 68
D.R.R.C.T.



Drawing Index

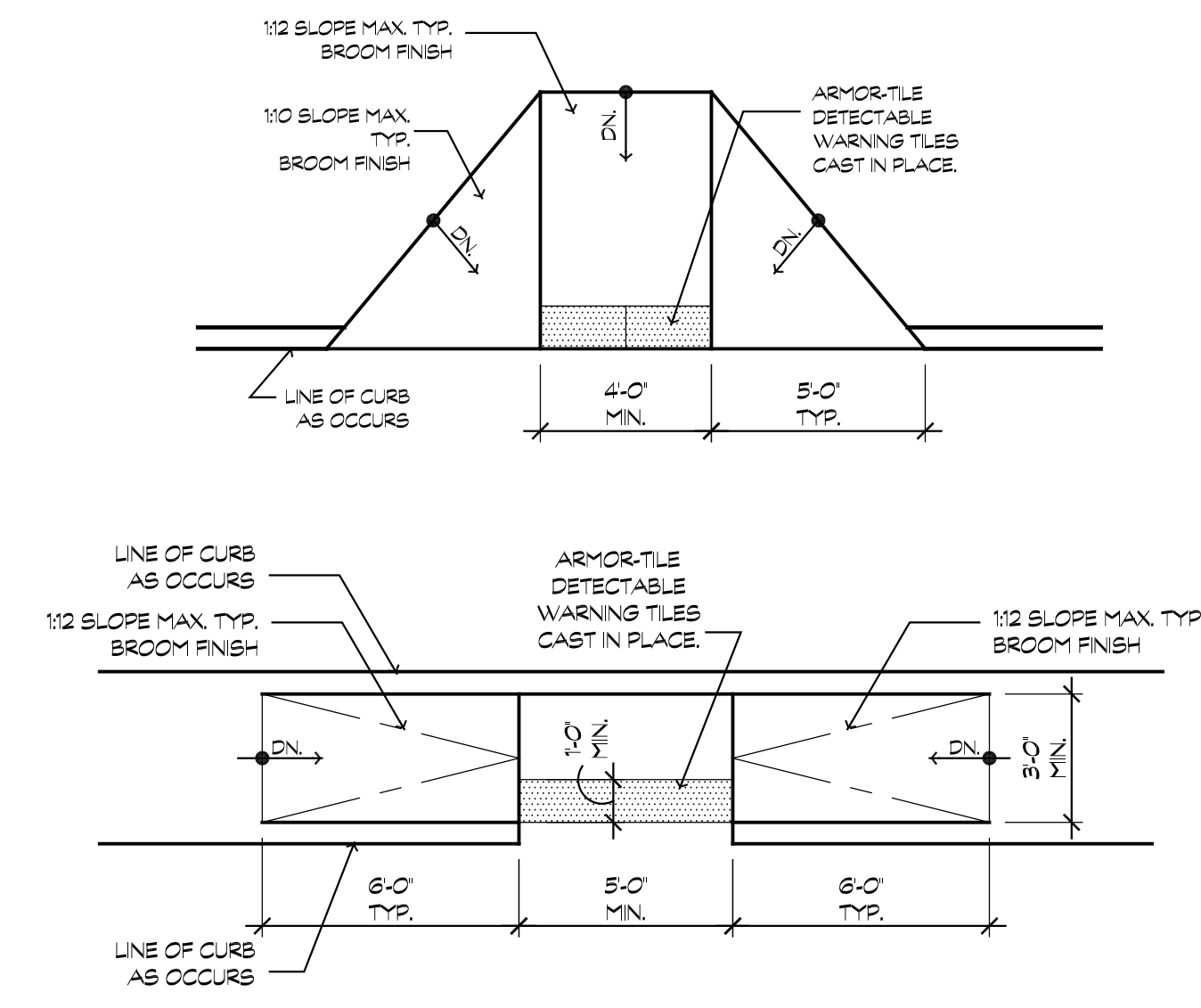
NO.	DATE	REVISION
01/01/00	XX	
5.18.21	A1.02	COVER SHEET / SITE PLAN
5.18.21	A3.01	BUILDING 'A' ELEVATIONS
5.18.21	A3.02	BUILDING 'B' ELEVATIONS
5.18.21	A3.03	BUILDING 'C' ELEVATIONS
5.18.21	A3.04	BUILDING 'D' ELEVATIONS
5.18.21	A3.05	BUILDING 'E' ELEVATIONS
5.18.21	A3.06	BUILDING 'F' ELEVATIONS
5.18.21	A3.07	BUILDING 'G' ELEVATIONS

file #	21-004 SHe
project #	21-004
date	18 May 2021
revisions	
sheet	

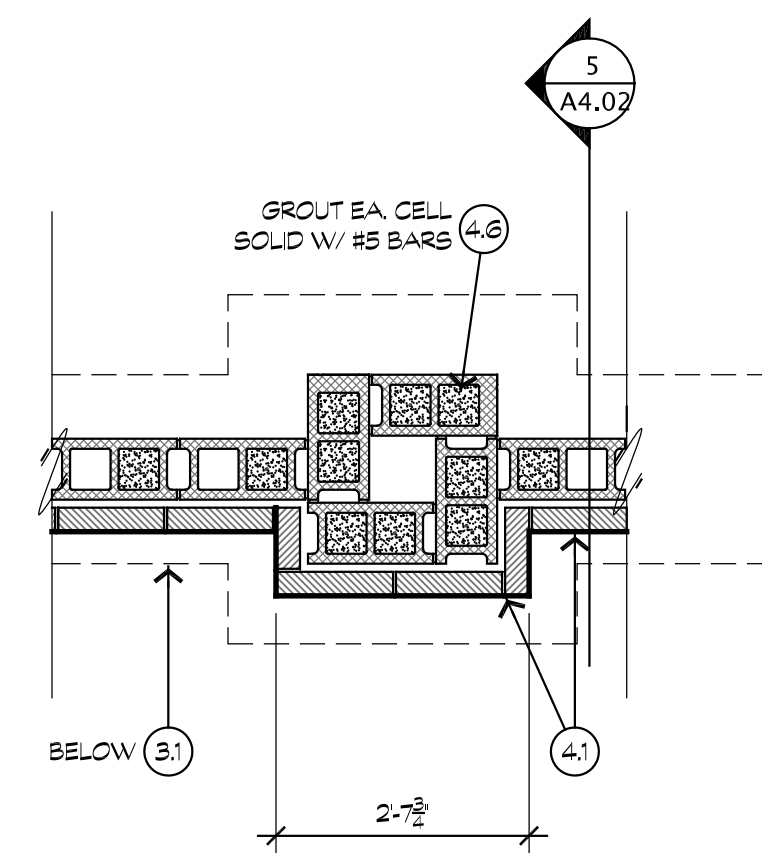


Armor-Tile
Tactile Systems
By: ENGINEERED PLASTICS, INC.
330 INTERNATIONAL DR., SUITE 100
WILMINGTON, NY
USA 14221
1.800.862.6255
www.armor-tile.com

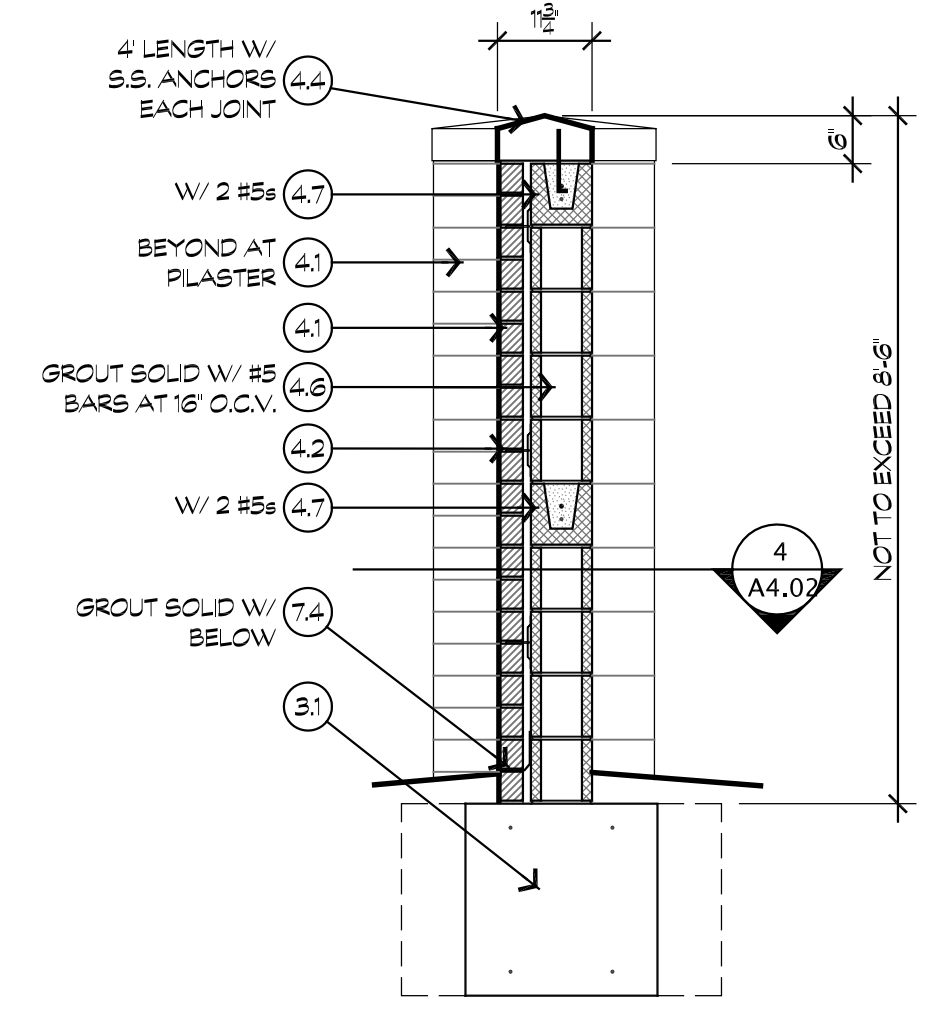
- NOTES:**
1. CAST IN PLACE INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. DO NOT SCALE DRAWINGS.
 2. FOR CUSTOM SIZING CONTACT MANUFACTURER.



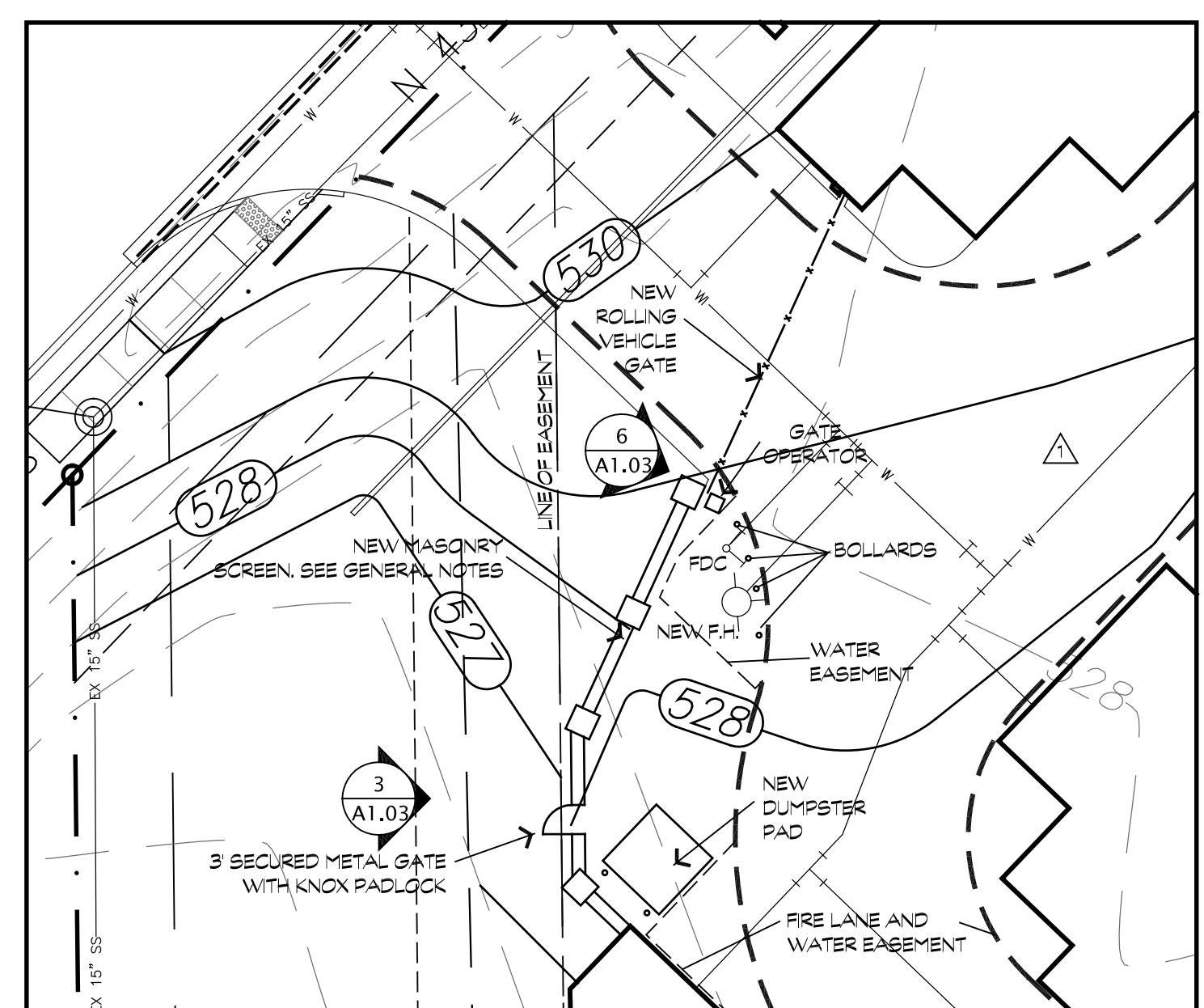
1
A1.03
Typical Curb Ramp Detail
Scale: 1/4" = 1'-0"



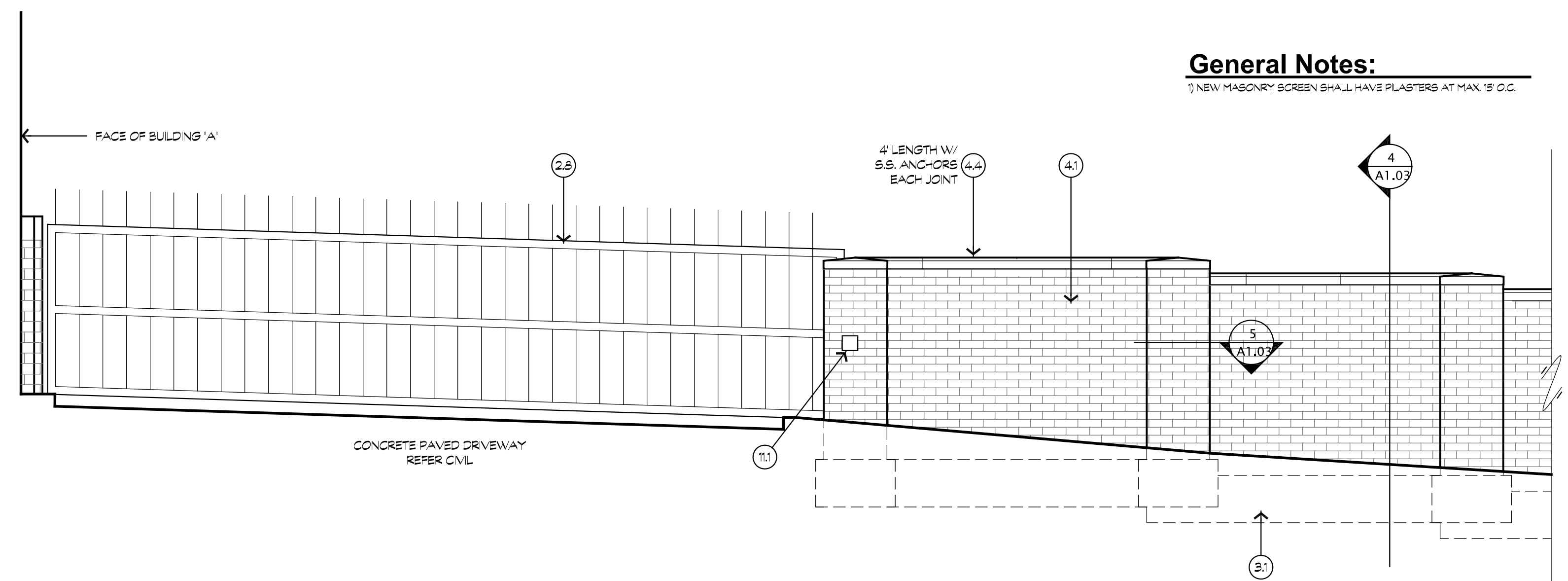
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A1.03
Screen Wall Plan Detail
Scale: 1/2" = 1'-0"



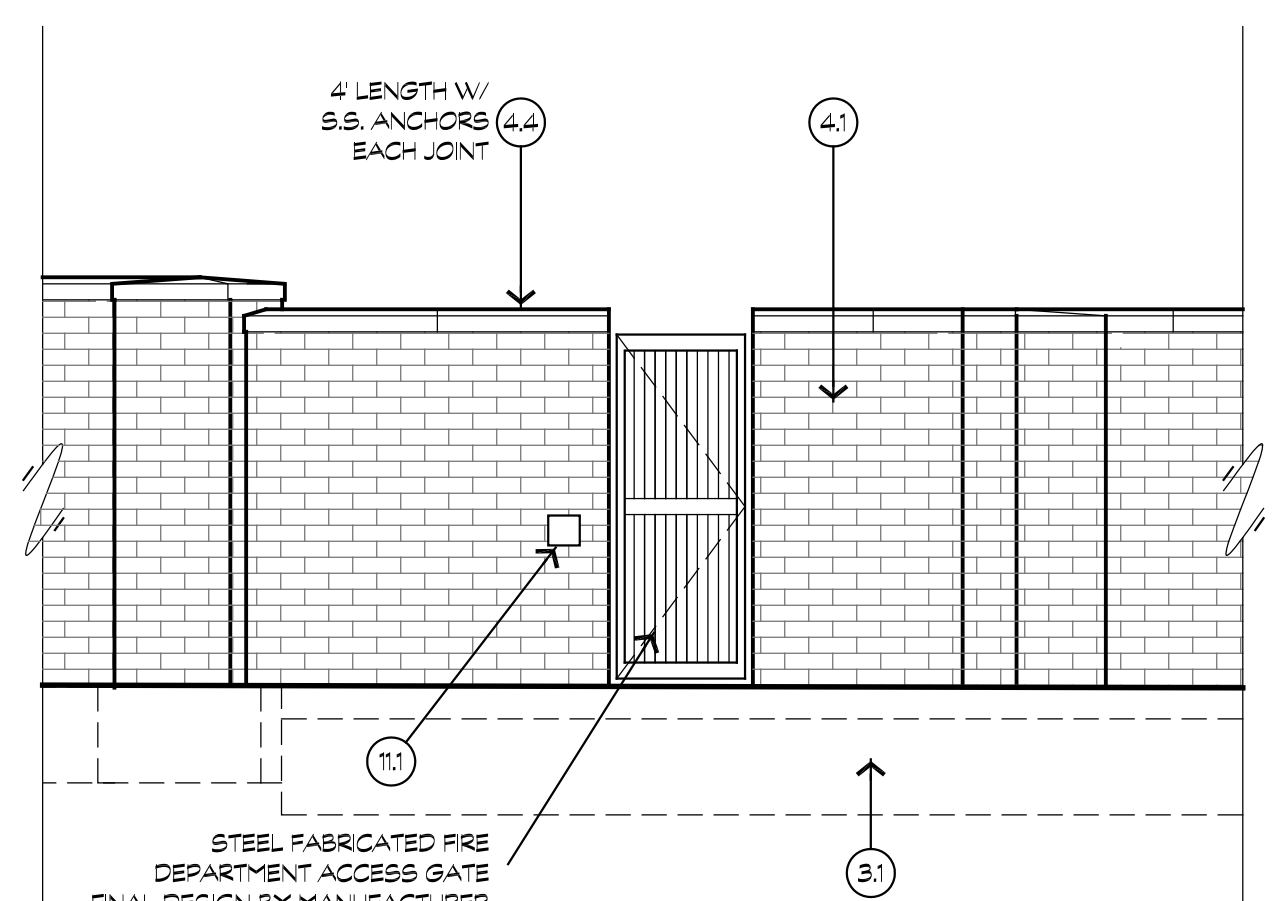
4
A1.03
Screen Wall Section
Scale: 1/2" = 1'-0"



2
A1.03
Enlarged Site Plan
Scale: 1/16" = 1'-0"
Actual



6
A1.03
Screen Wall @ Vehicle Gate
Scale: 1/4" = 1'-0"



3
A1.03
Screen Wall @ Access Gate
Scale: 1/4" = 1'-0"

General Notes:
1) NEW MASONRY SCREEN SHALL HAVE PLASTERS AT MAX. 18\"/>

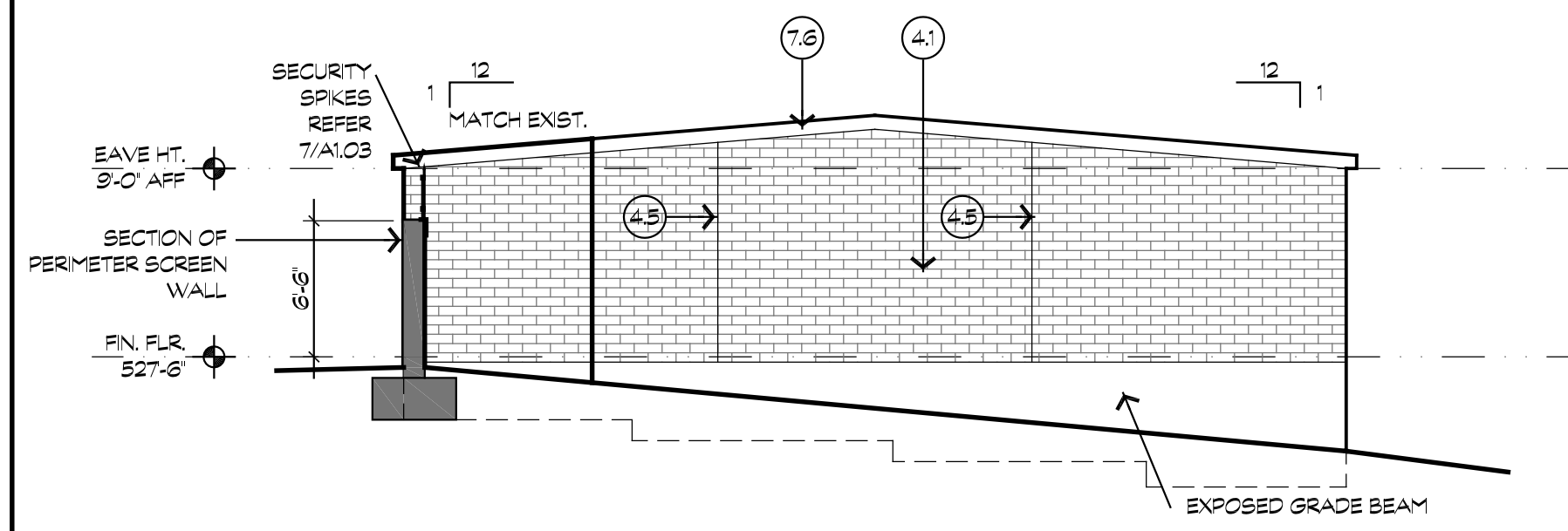
Key Notes

- NOTE:**
REFER SHEET A0.00 FOR MATERIALS LEGEND
1. GENERAL REQUIREMENTS - NOT USED
 2. SITE WORK
 3. 4" THK. CONC. WALK
 4. ADA COMPLIANT DETECTABLE WARNING RAMP, REFER 1/A1.03
 5. HANDICAP SIGN, REFER CIVL
 6. CONCRETE CURB, REFER CIVL
 7. LANDSCAPING, REFER LANDSCAPE PLAN
 8. CITY OF ROCKWALL COMPLIANT FIRE LANE STRIPING
 9. POWER OPERATED ROLLING ENTRY GATE W/ REMOTE KEYPAD
 10. CONCRETE FOUNDATION, REFER STRUCTURAL
 11. PRE-FABRICATED CONCRETE SPLASH BLOCK
 12. MASONRY
 13. BRICK SHAPE TO MATCH EXIST., PAINT TO MATCH
 14. ADJUSTABLE MASONRY TIES PER MASONRY ADVISORY COUNCIL RECOMMENDATIONS
 15. MORTAR SCREEN
 16. CAST STONE CAP
 17. MASONRY CONTROL JOINT: 15'-0" MAX SPACING
 18. 8" CMU
 19. 8" CMU BOND BEAM
 20. METALS
 21. NOT USED
 22. MISC. METAL, SIZE AS INDICATED
 23. CONCRETE FILLED STEEL BOLLARD, REFER 5/A2.01
 24. WOODS & PLASTICS
 25. ROOF DECKING
 26. THERMAL AND MOISTURE PROTECTION
 27. CONT. 26 GA. GALV. METAL FLASHING
 28. VINYL FACED THERMAL BATT INSULATION AS NOTED
 29. AIR SPACE
 30. CONT. 24 GA. GALV. FLASHING W/ WEEP HOLES @ 18" O.C.
 31. SEALANT AND BACKER ROD
 32. 10 MIL. VAPOR BARRIER
 33. PRE FINISHED 26 GA. RAIN GUTTER AND DOWNSPOUTS
 34. EXTERIOR INSULATED FINISH SYSTEM (EIFS)
 35. H30 FELT
 36. CLAY SPANISH TILE TO MATCH EXIST.
 37. DOORS AND WINDOWS
 38. FRAME & DOOR, REFER DOOR TYPES
 39. ROLL-UP OVER HEAD DOOR, REFER DOOR TYPES
 40. FINISHES
 41. PARTITION PANEL METAL STUD BY MTL. BLDG. MANUF.
 42. 1/2" GYPSUM BOARD
 43. FIBERGLASS REINFORCED PLASTIC
 44. SPECIALTIES - NOT USED
 45. EQUIPMENT
 46. FIRE DEPARTMENT KEY LOCK BOX
 47. FURNISHINGS - NOT USED
 48. SPECIAL CONSTRUCTION
 49. WIRE-ENGINEERED METAL BUILDING FRAME BY MTL. BLDG. MFR.
 50. PRE-FINISHED INTERIOR METAL WALL PANEL BY MTL. BLDG. MFR.
 51. LIGHT GAGE SECONDARY FRAMING BY MTL. BLDG. MFR.
 52. STANDING SEAM METAL ROOFING BY MTL. BLD. MANUF.
 53. PRE-FINISHED METAL WALL PANEL BY MTL. BLD. MANUF.
 54. PRE-FINISHED METAL TRIM BY MTL. BLDG. MANUF.
 55. PRE-FINISHED INTERIOR METAL PARTITION PANEL BY MTL. BLDG. MANUF.
 56. PRE-FINISHED METAL SOFFIT/CEILING PANEL BY MTL. BLDG. MANUF.
 57. CONVEYING SYSTEMS - NOT USED
 58. MECHANICAL
 59. PLUMBING FIXTURE, REFER PLUMBING
 60. ELECTRICAL
 61. LIGHT FIXTURE, REFER TO ELECTRICAL

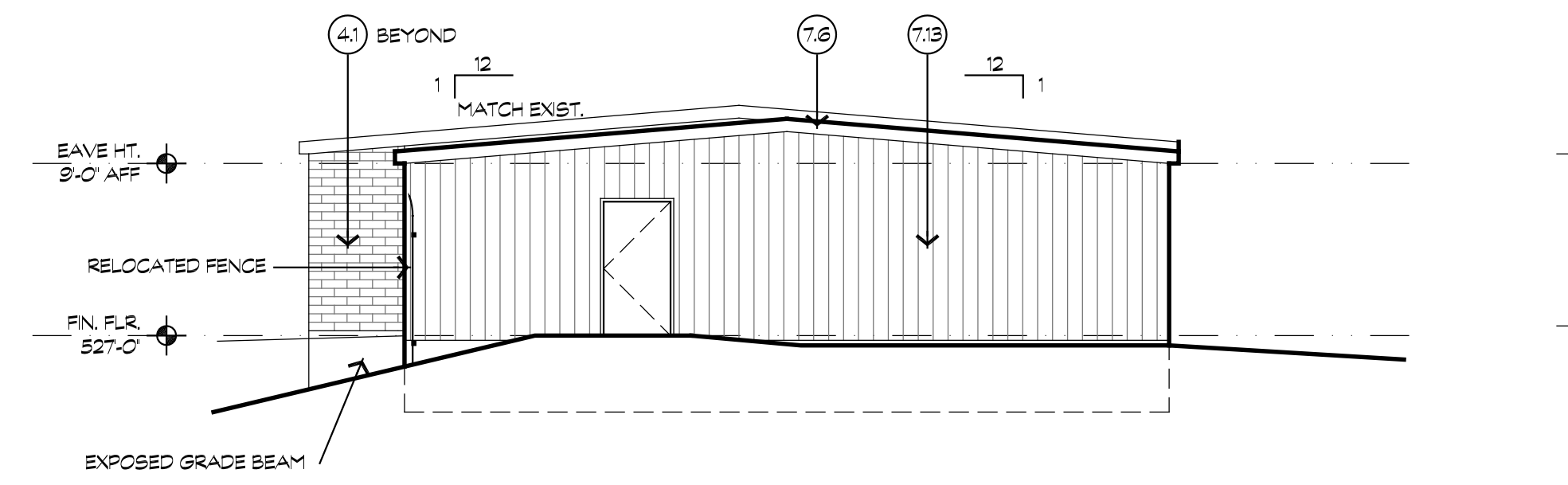


file #	21-004 9th
project #	21-004
date	18 May 2021
revisions	

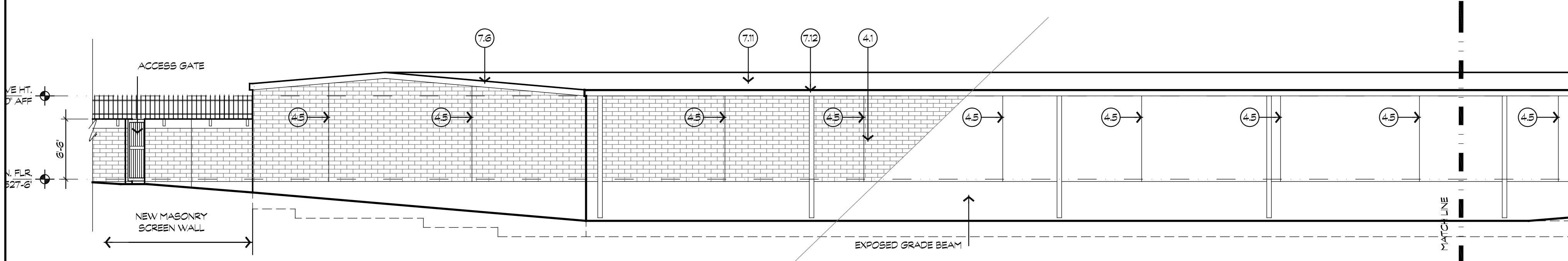
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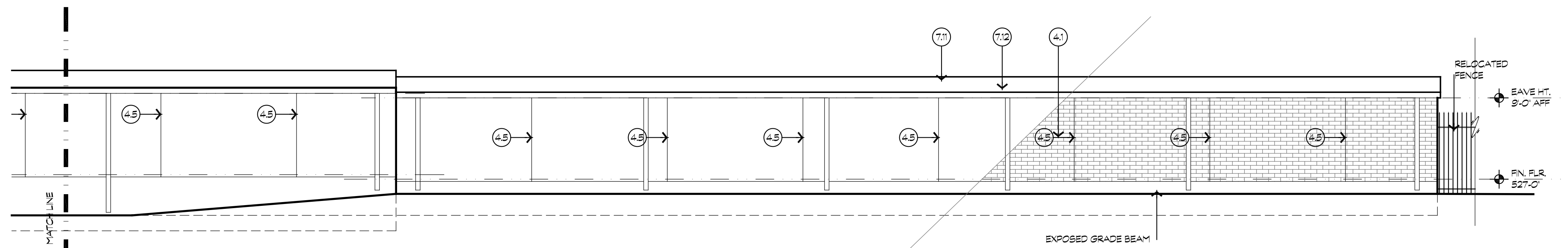
1 Bldg. "B" North Elevation
Scale: 1/8"=1'-0"



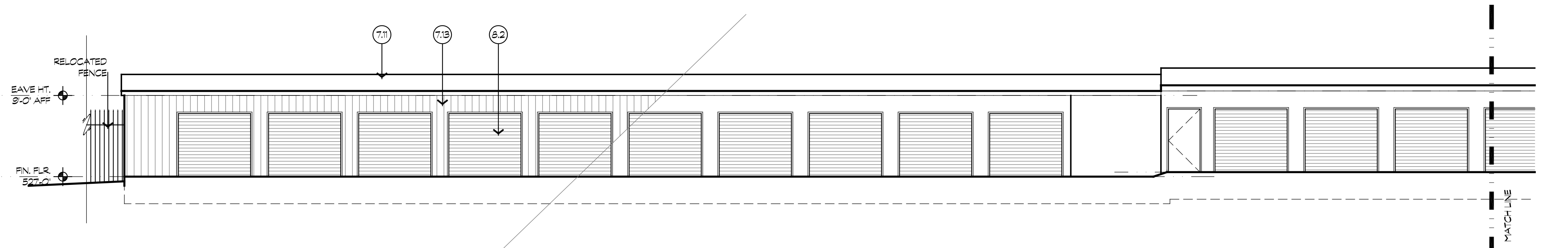
2 Bldg. "B" South Elevation
Scale: 1/8"=1'-0"



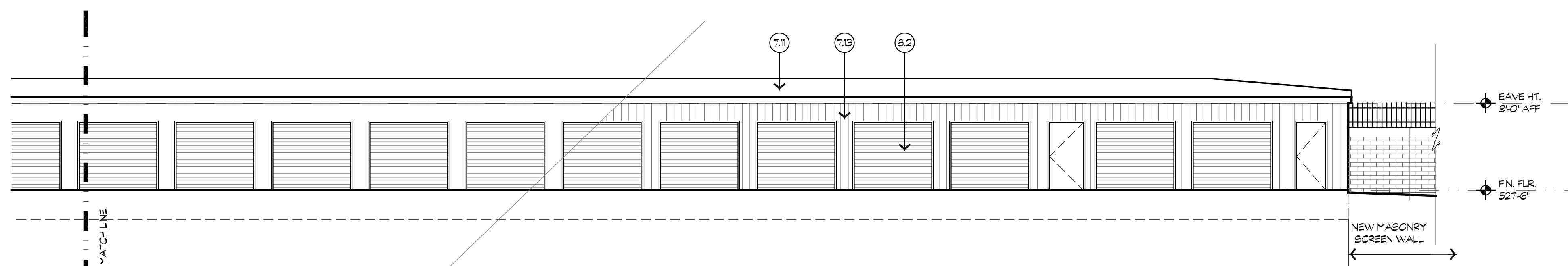
3 Bldg. "B" West Elevation
Scale: 1/8"=1'-0"



4 Bldg. "B" West Elevation
Scale: 1/8"=1'-0"



4 Bldg. "B" East Elevation
Scale: 1/8"=1'-0"



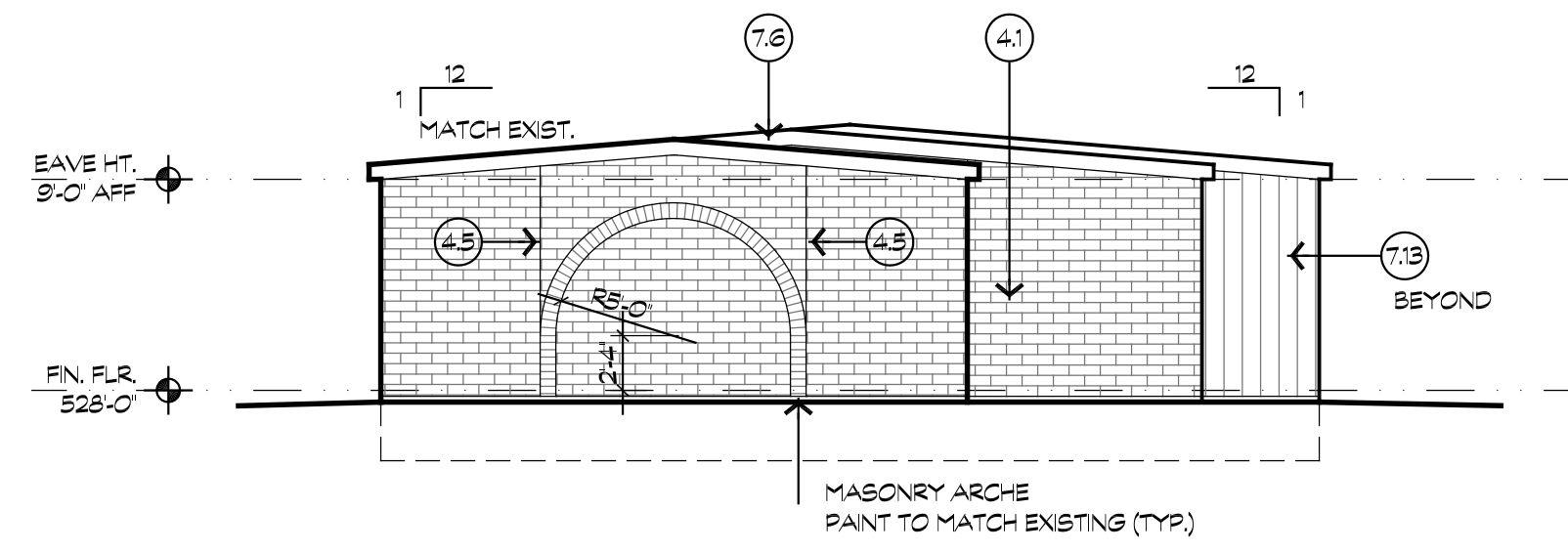
4 Bldg. "B" East Elevation
Scale: 1/8"=1'-0"

Key Notes

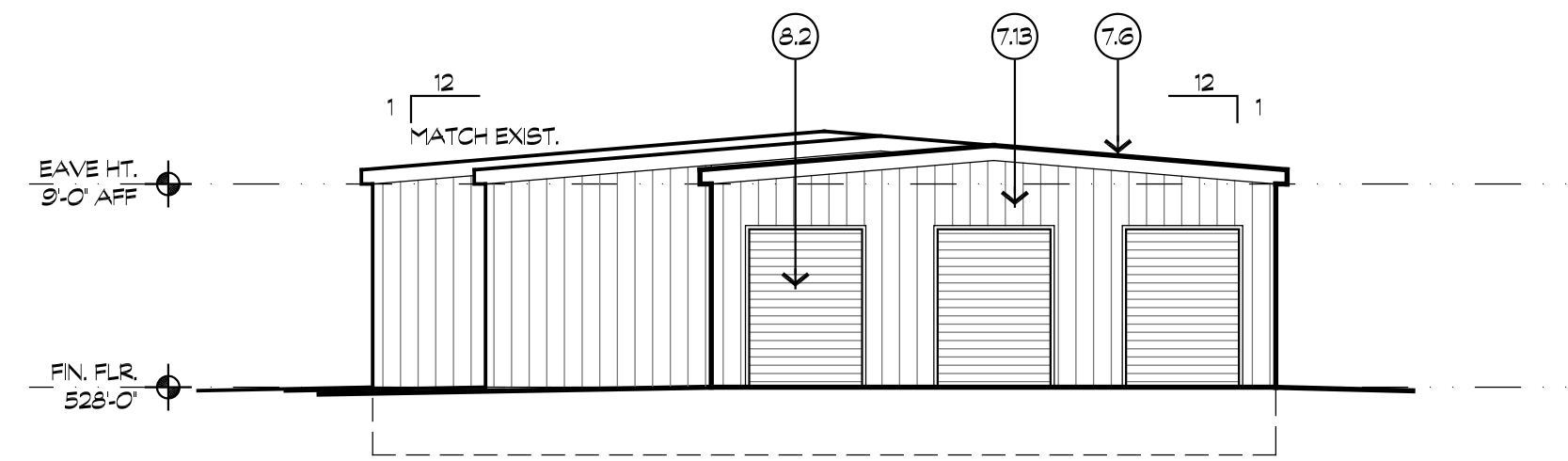
- NOTE:
REFER SHEET A0.00 FOR MATERIALS LEGEND
- 1 GENERAL REQUIREMENTS-NOT USED
 - 2 SITE WORK
 - 3 4" THK CONC. WALK
 - 4 ADA COMPLIANT DETECTABLE WARNING RAMP, REFER 7A1.03
 - 5 HANDICAP SIGN, REFER CIVIL
 - 6 CONCRETE CURB, REFER CIVIL
 - 7 LANDSCAPING, REFER LANDSCAPE PLAN
 - 8 CITY OF ROCKWALL COMPLIANT FIRE LANE STRIPING
 - 9 POWER OPERATED ROLLING ENTRY GATE W/ REMOTE KEYPAD
 - 10 CONCRETE FOUNDATION, REFER STRUCTURAL
 - 11 PRE-FABRICATED CONCRETE SPLASH BLOCK
 - 12 MASONRY
 - 13 BASIC SHAPE TO MATCH EXIST. PAINT TO MATCH
 - 14 ADJUSTABLE MASONRY TIES PER MASONRY ADVISORY COUNCIL RECOMMENDATIONS
 - 15 MORTAR SCREEN
 - 16 CAST STONE GAD
 - 17 MASONRY CONTROL JOINT: 15'-0" MAX SPACING
 - 18 9" C/CU
 - 19 C/U BOND BEAM
 - 20 METALS
 - 21 NOT USED
 - 22 MISC. METAL, SIZE AS INDICATED
 - 23 CONCRETE FILLED STEEL BOLLARD, REFER 5/A2.01
 - 24 WOODS & PLASTICS
 - 25 T ROOF DECKING
 - 26 THERMAL AND MOISTURE PROTECTION
 - 27 CONT. 26 GA GALV. METAL FLASHING
 - 28 VINYL FACED THERMAL BATT INSULATION AS NOTED
 - 29 AIR SPACE
 - 30 CONT. 24 GA GALV. FLASHING W/ WEEP HOLES @ 24" O.C.
 - 31 SEALANT AND BACKER ROD
 - 32 10 MIL VAPOR BARRIER
 - 33 PRE FINISHED 26 GA. RAIN GUTTER AND DOWNSPOUTS
 - 34 EXTERIOR INSULATED FINISH SYSTEM (E.I.F.S.)
 - 35 #30 FELT
 - 36 CLAY SPANISH TILE TO MATCH EXIST
 - 37 DOORS AND WINDOWS
 - 38 FRAME & DOOR, REFER DOOR TYPES
 - 39 ROLL-UP OVER HEAD DOOR, REFER DOOR TYPES
 - 40 FINISHES
 - 41 PARTITION PANEL METAL STUD BY MTL. BLDG. MANUF.
 - 42 GYPSUM BOARD
 - 43 FIBERGLASS REINFORCED PLASTIC
 - 44 SPECIALTIES - NOT USED
 - 45 EQUIPMENT
 - 46 FIRE DEPARTMENT KEY LOCK BOX
 - 47 FURNISHINGS - NOT USED
 - 48 SPECIAL CONSTRUCTION
 - 49 PRE-ENGINEERED METAL BUILDING FRAME BY MTL. BLDG. MFR
 - 50 PRE-FINISHED INTERIOR METAL WALL PANEL BY MTL. BLDG. MFR
 - 51 LIGHT GAGE SECONDARY FRAMING BY MTL. BLDG. MFR
 - 52 STANDING SEAM METAL ROOFING BY MTL. BLD. MANUF.
 - 53 PRE-FINISHED METAL WALL PANEL BY MTL. BLD. MANUF.
 - 54 PRE-FINISHED METAL TRIM BY MTL. BLDG. MANUF.
 - 55 PRE-FINISHED INTERIOR METAL PARTITION PANEL BY MTL. BLDG. MANUF.
 - 56 PRE-FINISHED METAL SOFFIT/CEILING PANEL BY MTL. BLDG. MANUF.
 - 57 CONVEYING SYSTEMS - NOT USED
 - 58 MECHANICAL
 - 59 PLUMBING FIXTURE, REFER PLUMBING
 - 60 ELECTRICAL
 - 61 LIGHT FIXTURE, REFER TO ELECTRICAL



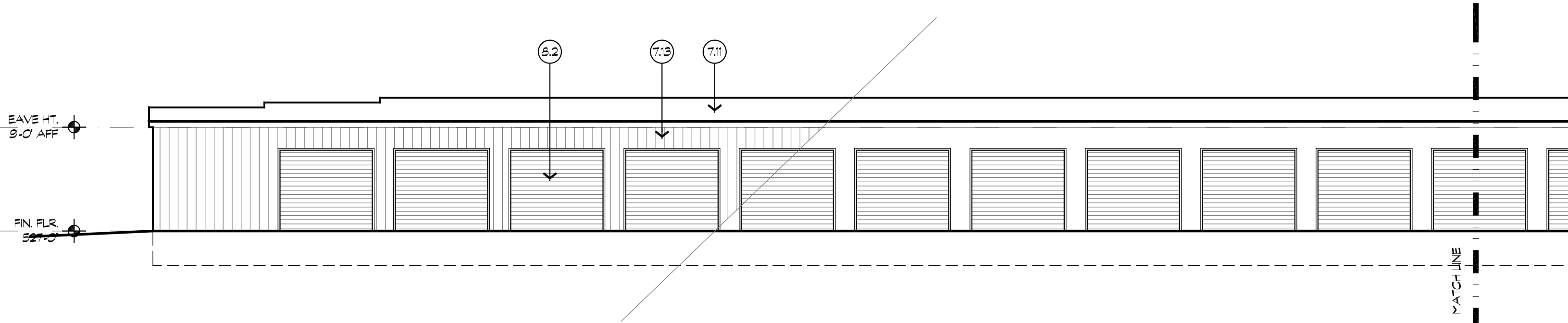
18 May 2021



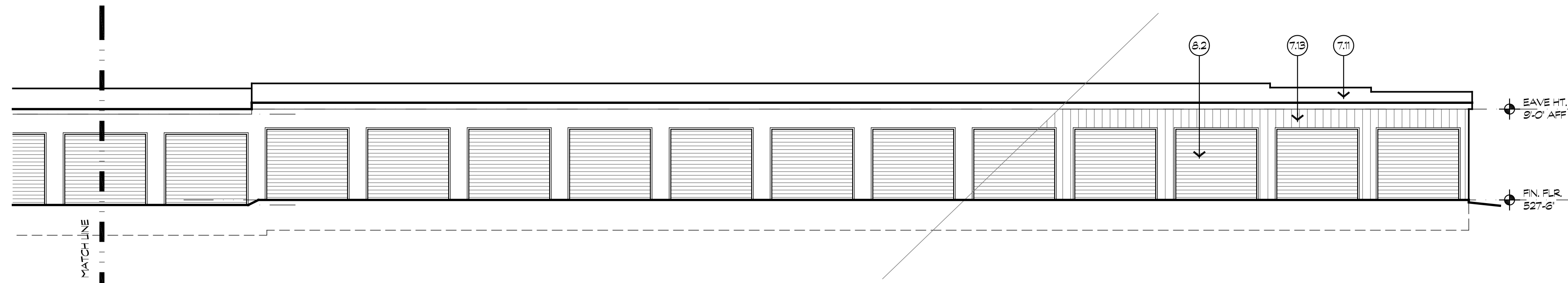
1 Bldg. "C" North Elevation
Scale: 1/8"=1'-0"



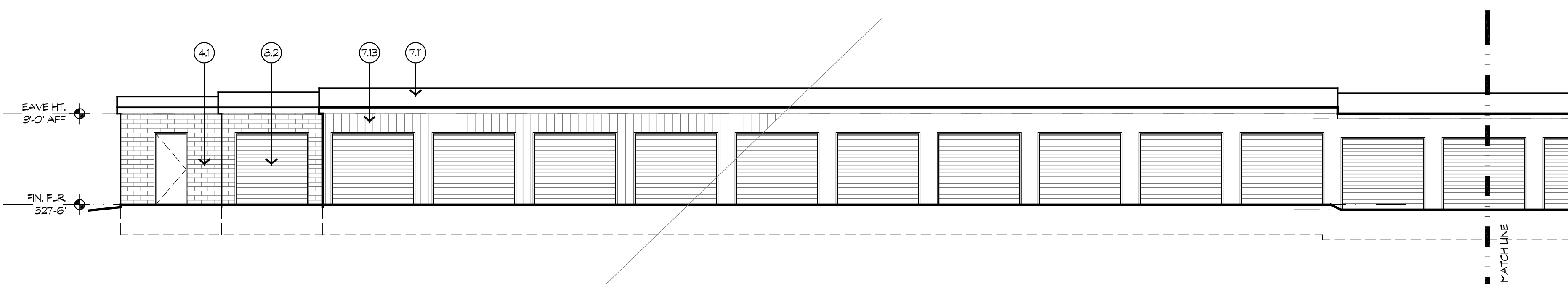
2 Bldg. "C" South Elevation
Scale: 1/8"=1'-0"



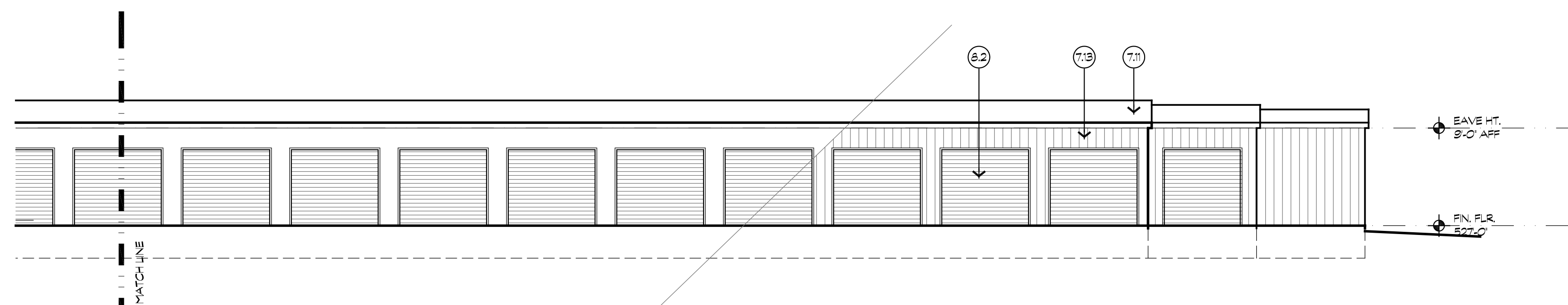
3 Bldg. "C" East Elevation
Scale: 1/8"=1'-0"



4 Bldg. "C" East Elevation
Scale: 1/8"=1'-0"



5 Bldg. "C" West Elevation
Scale: 1/8"=1'-0"



6 Bldg. "C" West Elevation
Scale: 1/8"=1'-0"

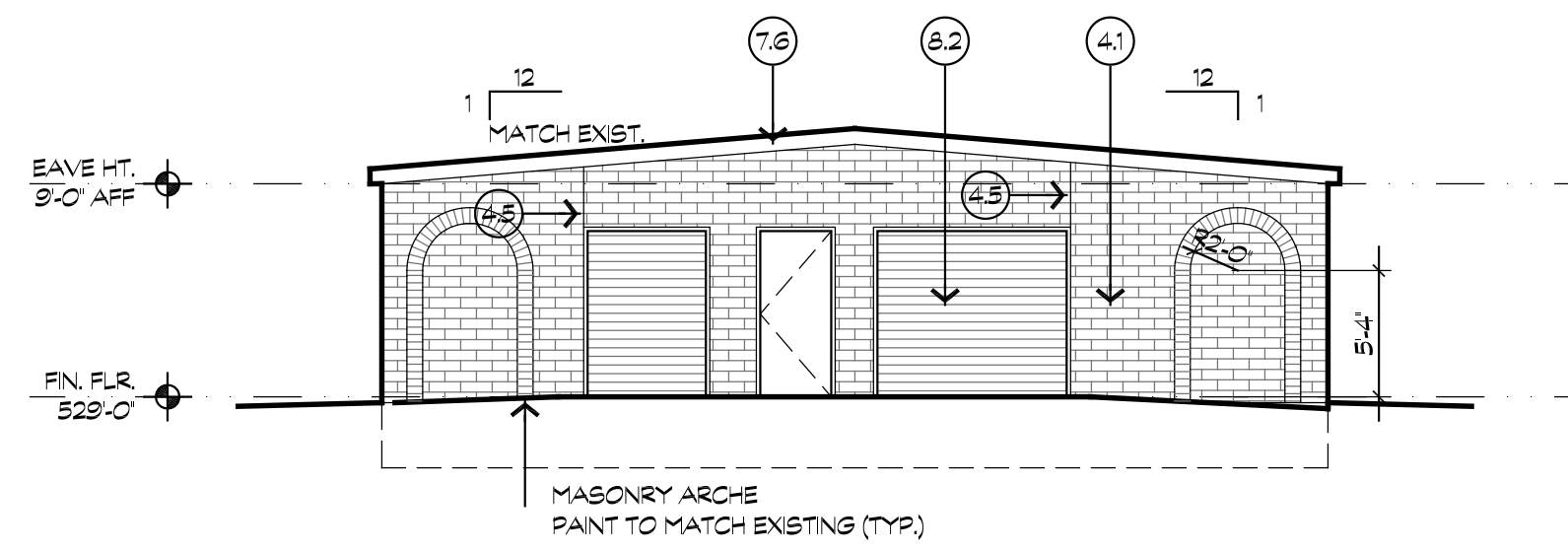
GENERAL NOTES:
1) REFER SHEET A2.01 FOR TYPICAL STEEL LINTEL SIZES AND HEAD FLASHING DETAIL.

Key Notes

- NOTE:
REFER SHEET A0.00 FOR MATERIALS LEGEND
- 1 GENERAL REQUIREMENTS - NOT USED
 - 2 SITE WORK
 - 3 4" THK. CONC. WALK
 - 4 WIDE PAVEMENT MARKINGS
 - 5 ADA COMPLIANT DETECTABLE WARNING RAMP, REFER 1/A1.03
 - 6 HANDICAP SIGN - REFER CIVIL
 - 7 6" CONCRETE CURB - REFER CIVIL
 - 8 LANDSCAPING - REFER LANDSCAPE PLAN
 - 9 CITY OF ROCKWALL COMPLIANT FIRE LANE STRIPING
 - 10 POWER OPERATED ROLLING ENTRY GATE W/ REMOTE KEYPAD
 - 11 CONCRETE
 - 12 CONCRETE FOUNDATION, REFER STRUCTURAL
 - 13 PRE-FABRICATED CONCRETE SPLASH BLOCK
 - 14 MASONRY
 - 15 BRICK SHAPE TO MATCH EXIST., PAINT TO MATCH
 - 16 ADJUSTABLE MASONRY TIES PER MASONRY ADVISORY COUNCIL RECOMMENDATIONS
 - 17 MORTAR SCREEN
 - 18 CAST STONE CAP
 - 19 MASONRY CONTROL JOINT: 15'-0" MAX SPACING
 - 20 8" CMU
 - 21 8" CMU BOND BEAM
 - 22 METALS
 - 23 NOT USED
 - 24 MISC. METAL SIZE AS INDICATED
 - 25 CONCRETE FILLED STEEL BOLLARD, REFER 5/A2.01
 - 26 WOODS & PLASTICS
 - 27 1" ROOF DECKING
 - 28 THERMAL AND MOISTURE PROTECTION
 - 29 CONT. 26 GA. GALV. METAL FLASHING
 - 30 VINYL FACED THERMAL BATT INSULATION AS NOTED
 - 31 AIR SPACE
 - 32 24 GA. GALV. FLASHING W/ WEEP HOLES @ 2'-0" O.C.
 - 33 SEALANT AND BACKER ROD
 - 34 10 MIL VAPOR BARRIER
 - 35 PRE-FINISHED 8 GA. RAIN GUTTER AND DOWNSPOUTS
 - 36 EXTERIOR INSULATED FINISH SYSTEM (E.I.F.S.)
 - 37 850 FEL
 - 38 CLAY SPANISH TILE TO MATCH EXIST
 - 39 DOORS AND WINDOWS
 - 40 FRAME & DOOR, REFER DOOR TYPES
 - 41 ROLL-UP OVER HEAD DOOR, REFER DOOR TYPES
 - 42 FINISHES
 - 43 PARTITION PANEL METAL STUD BY MTL. BLDG. MANUF.
 - 44 1/2" GYPSUM BOARD
 - 45 FIBERGLASS REINFORCED PLASTIC
 - 46 SPECIALTIES - NOT USED
 - 47 EQUIPMENT
 - 48 FIRE DEPARTMENT KEY LOCK BOX
 - 49 FURNISHINGS - NOT USED
 - 50 SPECIAL CONSTRUCTION
 - 51 PRE-ENGINEERED METAL BUILDING FRAME BY MTL. BLDG. MANUF.
 - 52 PRE-FINISHED INTERIOR METAL WALL PANEL BY MTL. BLDG. MANUF.
 - 53 LIGHT GAGE SECONDARY FRAMING BY MTL. BLDG. MANUF.
 - 54 STANDING SEAM METAL ROOFING BY MTL. BLD. MANUF.
 - 55 PRE-FINISHED METAL WALL PANEL BY MTL. BLD. MANUF.
 - 56 PRE-FINISHED METAL TRIM BY MTL. BLDG. MANUF.
 - 57 PRE-FINISHED INTERIOR METAL PARTITION PANEL BY MTL. BLDG. MANUF.
 - 58 PRE-FINISHED METAL SOFFIT/CEILING PANEL BY MTL. BLDG. MANUF.
 - 59 CONVEYING SYSTEMS - NOT USED
 - 60 MECHANICAL
 - 61 PLUMBING FIXTURE, REFER PLUMBING
 - 62 ELECTRICAL
 - 63 LIGHT FIXTURE, REFER TO ELECTRICAL

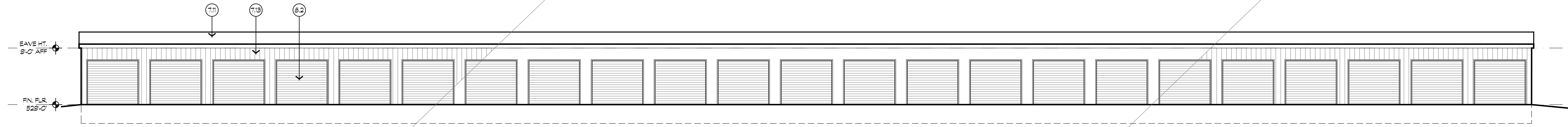


18 May 2021

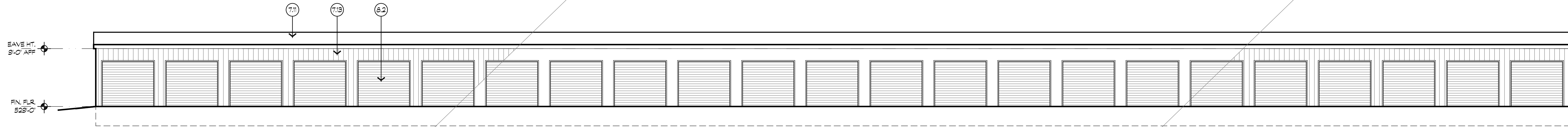


1 **Bldg. "F" North Elevation**
Scale: 1/8"=1'-0"

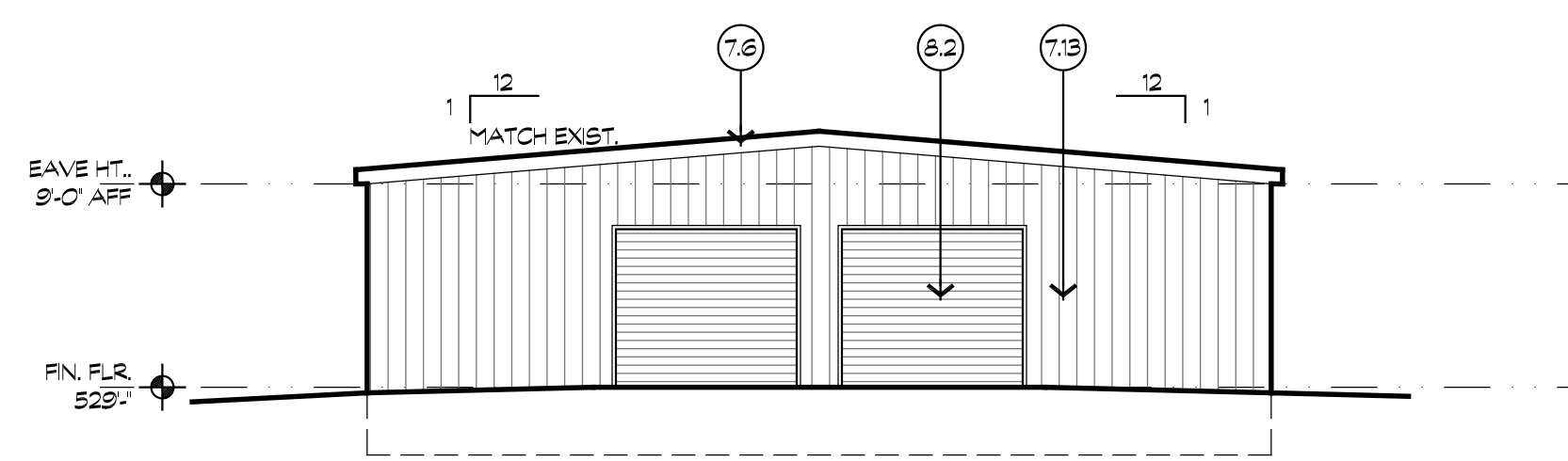
GENERAL NOTES:
1) REFER SHEET A2.01 FOR TYPICAL STEEL LINTEL SIZES AND HEAD FLASHING DETAIL.



2 **Bldg. "F" East Elevation**
Scale: 1/8"=1'-0"



3 **Bldg. "F" West Elevation**
Scale: 1/8"=1'-0"

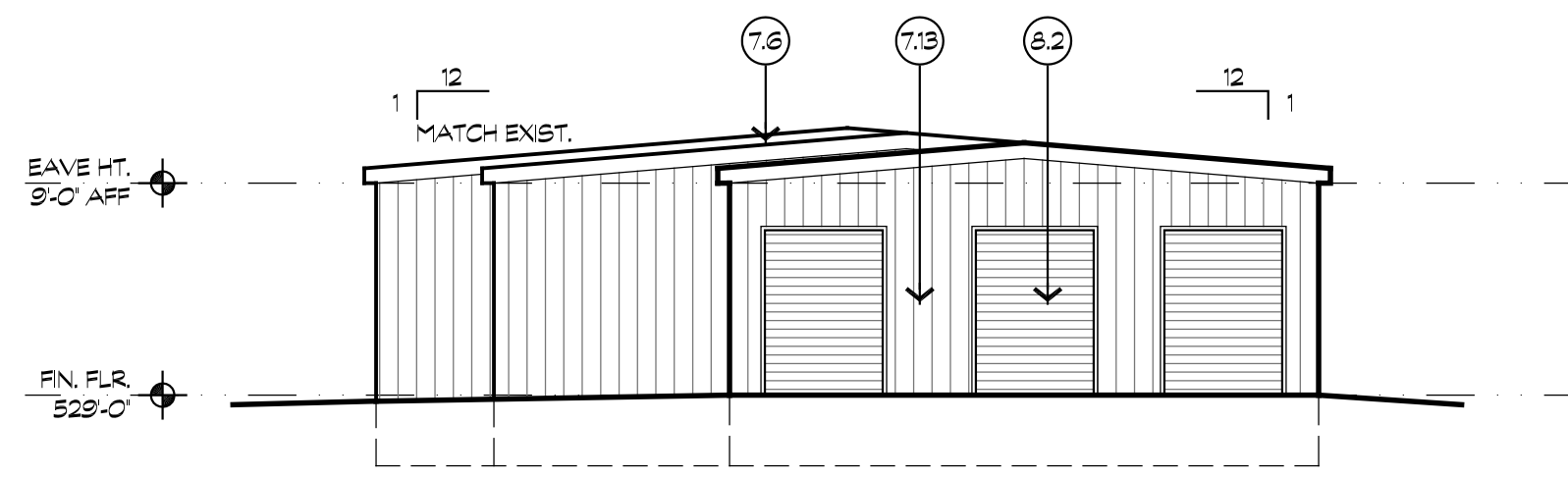


4 **Bldg. "F" South Elevation**
Scale: 1/8"=1'-0"

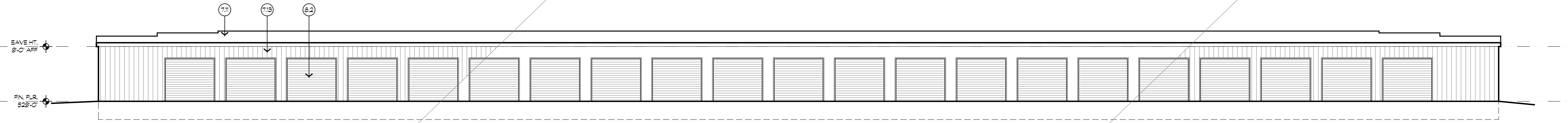
Key Notes

- *NOTE:**
REFER SHEET A0.00 FOR MATERIALS LEGEND
- | | | |
|--|---|---|
| 1 GENERAL REQUIREMENTS-NOT USED | 7 THERMAL AND MOISTURE PROTECTION
7.1 CONT. 26 GA. GALV. METAL FLASHING
7.2 VINYL FACED THERMAL BATT INSULATION AS NOTED
7.3 AIR SPACE
7.4 CONT. 24 GA. GALV. FLASHING W/ WEEP HOLES @ 2'-0" O.C.
7.5 SEALANT AND BACKER ROD
7.6 10 MIL VAPOR BARRIER
7.7 PRE FINISHED 26 GA. RAIN GUTTER AND DOWNSPOUTS
7.8 EXTERIOR INSULATED FINISH SYSTEM (E.I.F.S.)
7.9 #30 FELT
7.10 CLAY SPANISH TILE TO MATCH EXIST | 13 SPECIAL CONSTRUCTION
13.1 PRE-ENGINEERED METAL BUILDING FRAME BY MTL. BLDG. MANUF.
13.2 PRE-FINISHED INTERIOR METAL WALL PANEL BY MTL. BLDG. MANUF.
13.3 LIGHT GAGE SECONDARY FRAMING BY MTL. BLDG. MANUF.
13.4 STANDING SEAM METAL ROOFING BY MTL. BLDG. MANUF.
13.5 PRE-FINISHED METAL WALL PANEL BY MTL. BLDG. MANUF.
13.6 PRE-FINISHED METAL TRIM BY MTL. BLDG. MANUF.
13.7 PRE-FINISHED INTERIOR METAL PARTITION PANEL BY MTL. BLDG. MANUF.
13.8 PRE-FINISHED METAL SOFFIT/CEILING PANEL BY MTL. BLDG. MANUF. |
| 2 SITE WORK
2.1 4" THK. CONC. WALK
2.2 4" WIDE PAVEMENT MARKINGS
2.3 ADA COMPLIANT DETECTABLE WARNING RAMP.
REFER 1/41.03
2.4 HANDICAP SIGN-REFER CIVIL
2.5 6" CONCRETE CURB, REFER CIVIL
2.6 LANDSCAPING REFER LANDSCAPE PLAN
2.7 CITY OF ROCKWALL COMPLIANT FIRE LANE STRIPING
2.8 POWER OPERATED ROLLING ENTRY GATE W/ REMOTE KEYPAD | 8 DOORS AND WINDOWS
8.1 FRAME & DOOR, REFER DOOR TYPES
8.2 ROLL-UP OVER HEAD DOOR, REFER DOOR TYPES | 14 CONVEYING SYSTEMS - NOT USED |
| 3 CONCRETE
3.1 CONCRETE FOUNDATION, REFER STRUCTURAL
3.2 PRE-FABRICATED CONCRETE SPLASH BLOCK | 9 FINISHES
9.1 PARTITION PANEL METAL STUD BY MTL. BLDG. MANUF.
9.2 1/2" GYPSUM BOARD
9.3 FIBERGLASS REINFORCED PLASTIC | 15 MECHANICAL
15.1 PLUMBING FIXTURE, REFER PLUMBING |
| 4 MASONRY
4.1 BRICK SHAPE TO MATCH EXST., PAINT TO MATCH
4.2 ADJUSTABLE MASONRY TIES PER MASONRY ADVISORY COUNCIL RECOMMENDATIONS
4.3 MORTAR SCREEN
4.4 CAST STONE CAP
4.5 MASONRY CONTROL JOINT: 15'-0" MAX SPACING
4.6 8" CMU
4.7 8" CMU
4.8 8" CMU
4.9 CMU BOND BEAM | 10 SPECIALTIES - NOT USED | 16 ELECTRICAL
16.1 LIGHT FIXTURE, REFER TO ELECTRICAL |
| 5 METALS
5.1 NOT USED
5.2 MISC. METAL, SIZE AS INDICATED
5.3 CONCRETE FILLED STEEL BOLLARD, REFER 5/A2.01 | 11 EQUIPMENT
11.1 FIRE DEPARTMENT KEY LOCK BOX | |
| 6 WOODS & PLASTICS
6.1 1" ROOF DECKING | 12 FURNISHINGS - NOT USED | |

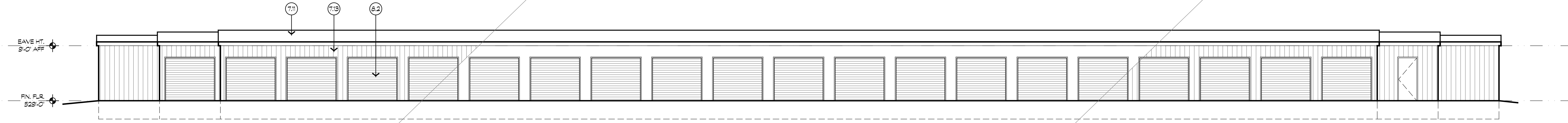




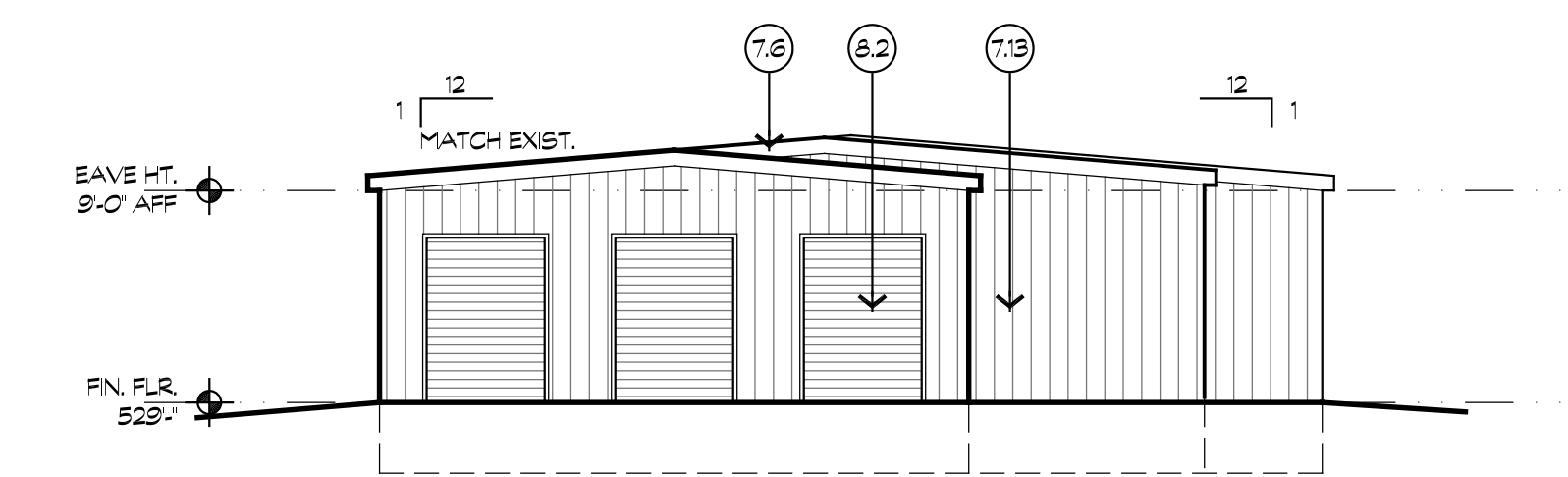
1 **Bldg. "G" North Elevation**
Scale: 1/8"=1'-0"



2 **Bldg. "G" East Elevation**
Scale: 1/8"=1'-0"



3 **Bldg. "G" West Elevation**
Scale: 1/8"=1'-0"



4 **Bldg. "G" South Elevation**
Scale: 1/8"=1'-0"

Key Notes

- *NOTE:**
REFER SHEET A0.00 FOR MATERIALS LEGEND
- | | | | | | | | | | | | | | | | |
|-----------------------------------|---|---|--|--|--|--|---|--|---------------------------|---|---------------------------|---|---------------------------------|--|--|
| 1 GENERAL REQUIREMENTS - NOT USED | 2 SITE WORK
2.1 4" THK. CONC. WALK
2.2 4" WIDE PAVEMENT MARKINGS
2.3 ADA COMPLIANT DETECTABLE WARNING RAMP, REFER 1/A1.03
2.4 HANDICAP SIGN, REFER CIVIL
2.5 6" CONCRETE CURB, REFER CIVIL
2.6 LANDSCAPING, REFER LANDSCAPE PLAN
2.7 CITY OF ROCKWALL COMPLIANT FIRE LANE STRIPING
2.8 POWER OPERATED ROLLING ENTRY GATE W/ REMOTE KEYPAD | 3 CONCRETE
3.1 CONCRETE FOUNDATION, REFER STRUCTURAL
3.2 PRE-FABRICATED CONCRETE SPLASH BLOCK | 4 MASONRY
4.1 BRICK, SHAPE TO MATCH EXST., PAINT TO MATCH
4.2 ADJUSTABLE MASONRY TIES PER MASONRY ADVISORY COUNCIL RECOMMENDATIONS
4.3 MORTAR SCREEN
4.4 CAST STONE CAP
4.5 MASONRY CONTROL JOINT: 15'-0" MAX SPACING
4.6 8" CMU
4.7 8" CMU BOND BEAM | 5 METALS
5.1 NOT USED
5.2 MISC. METAL, SIZE AS INDICATED
5.3 CONCRETE FILLED STEEL BOLLARD, REFER S/A2.01 | 6 WOODS & PLASTICS
6.1 ROOF DECKING | 7 THERMAL AND MOISTURE PROTECTION
7.1 CONT. 26 GA. GALV. METAL FLASHING
7.2 VINYL FACED THERMAL BATT INSULATION AS NOTED
7.3 AIR SPACE
7.4 CONT. 24 GA. GALV. FLASHING W/ WEEP HOLES @ 2'-0" O.C.
7.5 SEALANT AND BACKER ROD
7.6 10 MIL VAPOR BARRIER
7.7 2" GYPSUM BOARD
7.8 EXTERIOR INSULATED FINISH SYSTEM (E.I.F.S.)
7.9 H30 FELT
7.10 CLAY SPANISH TILE TO MATCH EXIST | 8 DOORS AND WINDOWS
8.1 FRAME & DOOR, REFER DOOR TYPES
8.2 ROLL-UP OVER HEAD DOOR, REFER DOOR TYPES | 9 FINISHES
9.1 PARTITION PANEL METAL STUD BY MTL. BLDG. MANUF.
9.2 1/2 GYPSUM BOARD
9.3 FIBERGLASS REINFORCED PLASTIC | 10 SPECIALTIES - NOT USED | 11 EQUIPMENT
11.1 FIRE DEPARTMENT KEY LOCK BOX | 12 FURNISHINGS - NOT USED | 13 SPECIAL CONSTRUCTION
13.1 PRE-ENGINEERED METAL BUILDING FRAME BY MTL. BLDG. MANUF.
13.2 PRE-FINISHED INTERIOR METAL WALL PANEL BY MTL. BLDG. MANUF.
13.3 LIGHT GAGE SECONDARY FRAMING BY MTL. BLDG. MANUF.
13.4 STANDING SEAM METAL ROOFING BY MTL. BLD. MANUF.
13.5 PRE-FINISHED METAL WALL PANEL BY MTL. BLD. MANUF.
13.6 PRE-FINISHED METAL TRIM BY MTL. BLDG. MANUF.
13.7 PRE-FINISHED INTERIOR METAL PARTITION PANEL BY MTL. BLDG. MANUF.
13.8 PRE-FINISHED METAL SOFFIT/CEILING PANEL BY MTL. BLDG. MANUF. | 14 CONVEYING SYSTEMS - NOT USED | 15 MECHANICAL
15.1 PLUMBING FIXTURE, REFER PLUMBING | 16 ELECTRICAL
16.1 LIGHT FIXTURE, REFER TO ELECTRICAL |
|-----------------------------------|---|---|--|--|--|--|---|--|---------------------------|---|---------------------------|---|---------------------------------|--|--|

