

ISSUED
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THIS DRAWING INDICATES THE GENERAL SCOPE OF THE PROJECT IN TERMS OF THE ARCHITECTURAL DESIGN CONCEPT, THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND THE TYPE OF STRUCTURAL, MECHANICAL, AND ELECTRICAL SYSTEMS, AS SCOPE DOCUMENTS, THE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT DOCUMENTS ON THE BASIS OF THE SCOPE INDICATED OR DESCRIBED. THE CONTRACTOR SHALL FURNISH ALL ITEMS FOR THE PROPER EXECUTION OF THE WORK.

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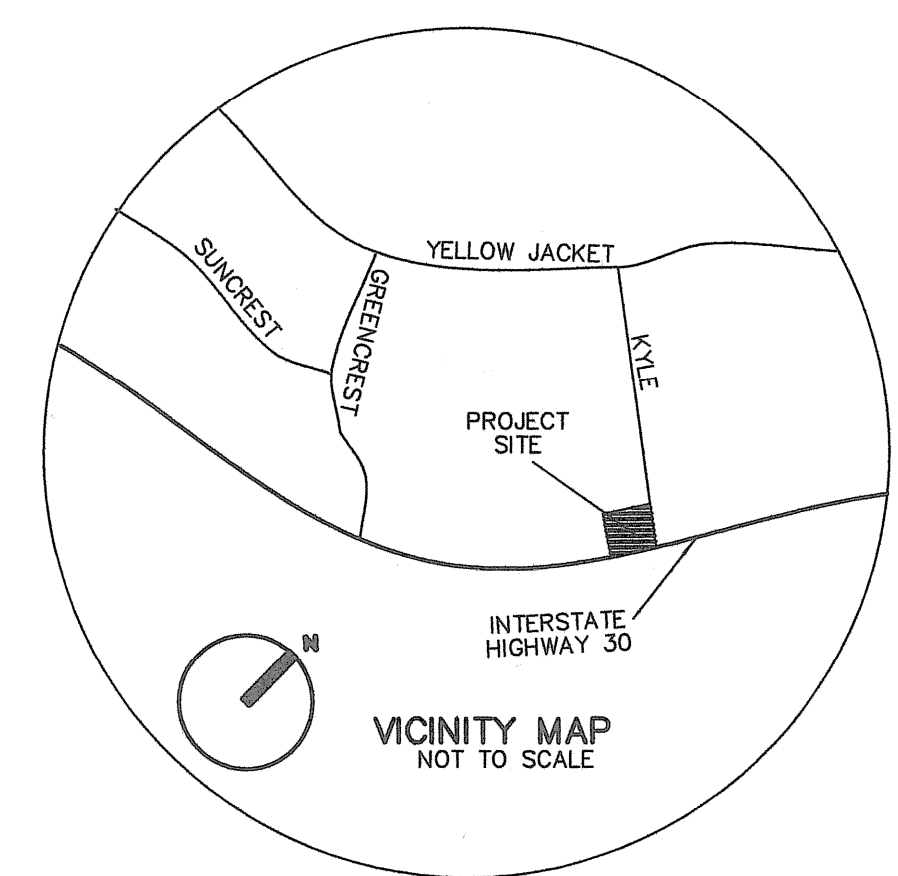
NADC
 NADC ARCHITECTS, LLC
 206 South Bois D'Arcy
 Forney, TX 75126
 P.O. Box 908
 Fax: 469 689-0055

PROPOSED FACADE CHANGE
HERITAGE
BUICK-GMC
 ROCKWALL, TEXAS

PROJECT NO.
 2013-09

A1.1

NO ADJACENT STRUCTURES WITHIN 100 FT.



GENERAL NOTES

1. SITE ADDRESS: Interstate Highway 30 & Kyle Drive
2. All construction shall be in compliance with the 2000 edition of the International Building Code & Local Amendments and shall comply with all codes, ordinances, and requirements set forth by the city of Rockwall and Rockwall County.
3. Zoning District: 'C' Commercial Zoning District / IH-30 Overlay
4. Occupancy Type: Storage Group S-1 (Parts Storage, Service bays) & Business Group B (Showroom & Offices, Service Reception)
5. Construction Type: IIB
6. Provide a fully supervised sprinkler system for the entire building. Unless otherwise approved by the authority having jurisdiction, the design of the sprinkler system shall comply with a classification of Ordinary Hazard Occupancy (Group 3) at the Service Shop and a classification of Ordinary Hazard Occupancy (Group 2) at all other areas as indicated in NFPA 13 Standard for the Installation of Sprinkler Systems.
7. It is the responsibility of the general contractor to become aware of the location of all underground utilities on the site before any drilling or excavation begins.
8. All dimensions are to be field verified for correctness. If any variances occur, the Architect shall be contacted for verification. Written dimensions on these drawings shall have precedence over scaled dimensions. All interior dimensions are to be to face of gypsum board partition walls unless otherwise noted. All exterior dimensions are to be to face of (finish) (stud) for clear opening unless otherwise noted.
9. All signage to be placed on this site is subject to approval by the City of Rockwall, TX. All signage is not in contract. Refer to electrical drawings for conduit and wiring included as part of the contract.
10. Saw cut concrete shown with 1/2" wide chamfer blade as shown. Clean and fill all joints with sealant of color by Architect.

EXTERIOR MATERIALS LEGEND

REFER TO SAMPLE MATERIALS SUBMITTED WITH PLANS FOR PHYSICAL PROPERTIES OF FINISHES.

FINISH	DESCRIPTION
NATURAL STONE	CHOPPED OR CUT AUSTIN WHITE LIMESTONE
GLAZED CMU	'TRENWYTH' ASTRA-GLAZE CMU (TILE ON CMU) WHITE = 'WHITMAN WHITE' BLACK = 'EBONY'
SPLIT FACE CMU	SUPERLITE SPLITFACE - 'BONE'
ALUMINUM PANEL SYSTEM	ALPOLIC COMPOSITE ALUMINUM PANEL ACM-1 = TBL BLACK ACM-2 = HAIRLINE ALUMINUM ACM-4 = HIGH POLISHED
E.I.F.S.	'DRYVIT' - BRITE WHITE

MATERIALS PER CENTAGE CALCULATIONS

ELEVATION	PRIMARY	SECONDARY
SOUTH (FACING STREET) - 1/8HT. A3.1 MASONRY, (GLAZED CMU, CMU, NATURAL STONE)	90.28%	
NATURAL STONE = 21.2% OF MASONRY		9.72%
COMPOSITE ALUMINUM PANEL		
EAST (FACING STREET) - 2/8HT. A3.1 MASONRY, (GLAZED CMU, CMU, NATURAL STONE)	91.4%	
NATURAL STONE = 20.2% OF MASONRY		2.6%
COMPOSITE ALUMINUM PANEL		
NORTH (NON FACING STREET) - 3/8HT. A3.1 MASONRY, (CMU, NATURAL STONE)	100.0%	
NATURAL STONE (NOT REQUIRED) = 12.6% OF MASONRY		0.0%
COMPOSITE ALUMINUM PANEL		
WEST (NON FACING STREET) - 4/8HT. A3.1 MASONRY, (GLAZED CMU, CMU, NATURAL STONE)	91.4%	
NATURAL STONE (NOT REQUIRED) = 13.5% OF MASONRY		2.6%
COMPOSITE ALUMINUM PANEL		

SITE / BUILDING DATA

SITE DATA

LAND AREA GROSS = 5.66 ac.
 DETENTION AREA TAKE-OUT = 0.375 ac.
 TOTAL DEVELOPED = 5.285 ac. = 230,215 sq. ft.

BUILDING DATA

SHOWROOM	1st FLOOR	OCCUPANT LOAD
3,397 s.f.	34 @ 100	
OFFICE / COMMON	6,114 s.f.	61 @ 100
SERVICE SHOP & MANAGER	12,081 s.f.	20 (ACTUAL)
SERVICE RECEPTION	2,892 s.f.	14 @ 200
PARTS STOR., OFFICE, & SALES	3,385 s.f.	7 @ 500
MEZZ. PARTS STORAGE	(2,200 s.f.)	
SUB-TOTAL	27,869 s.f.	136
COVERED AREA **	2,431 s.f.	0
TOTAL	30,300 s.f.	136

(* = APPROX. S.F. OF FUTURE STOR. ON MET. GRATING NOT INDICATED IN TOTAL S.F.)
 (** = FOOTPRINT OF GM ENTRANCE PORTAL IS INCLUDED IN THIS NUMBER)

PARKING DATA

PARKING PROVIDED

NEW CAR DISPLAY	113 spaces
NEW CAR INVENTORY	48 spaces
PRE-OWNED DISPLAY	89 spaces
CUSTOMER	20 spaces
EMPLOYEE	38 spaces
SERVICE	14 spaces
RENT	22 spaces
TOTAL Provided	344 spaces

(5 SPACES IN SHOWROOM AND APPROX. 40 SPACES AT SERVICE DRIVE AND AT SHOP INTERIOR ARE NOT INCLUDED IN PARKING TOTAL)

PARKING REQUIRED

OFFICE (1/300 s.f.)	42 spaces
AUTO PARTS (1/250 s.f.)	14 spaces
AUTO REPAIR (2/boy)	38 spaces
TOTAL Required	94 spaces

LOADING DATA

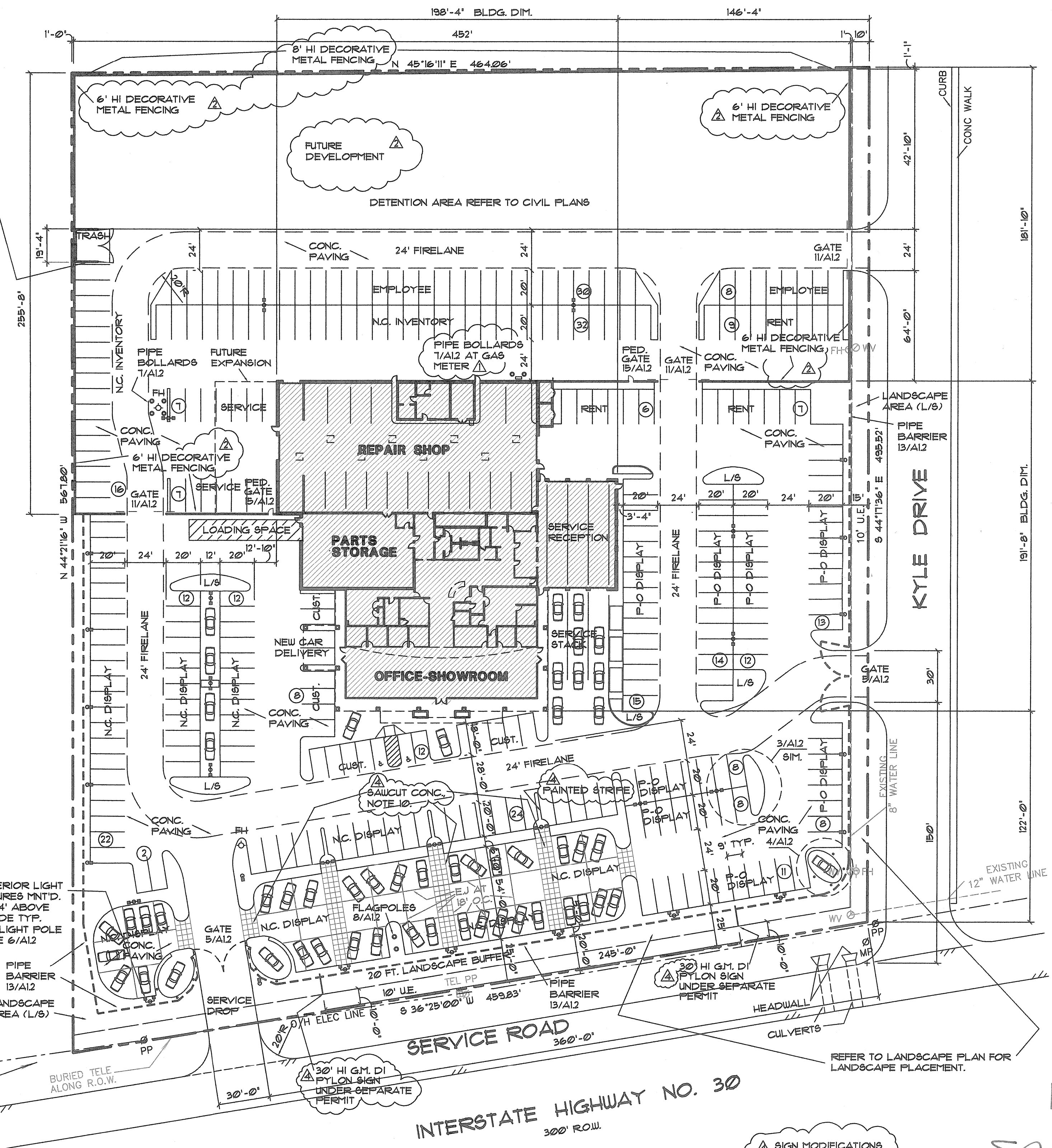
LOADING BERTHS PROVIDED	1 SPACE
LOADING BERTHS REQUIRED	1 SPACE

LANDSCAPING DATA

LANDSCAPING PROVIDED = 46,771 S.F.
 OR 20.3% OF THE TOTAL SITE
 LANDSCAPING REQUIRED = 15%

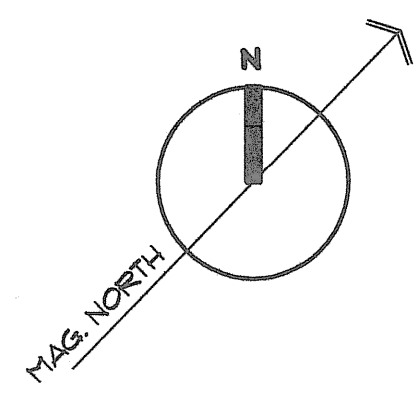
HEIGHT OF STRUCTURE

28'-6" TYPICAL PARAPET HEIGHT PLUS
 7'-4" VERT. PROJECTION ON FRONT



1 SCHEMATIC SITE PLAN

Scale: 1" = 40'-0"



1-40SH1
 Plot scale: 1" = 40'