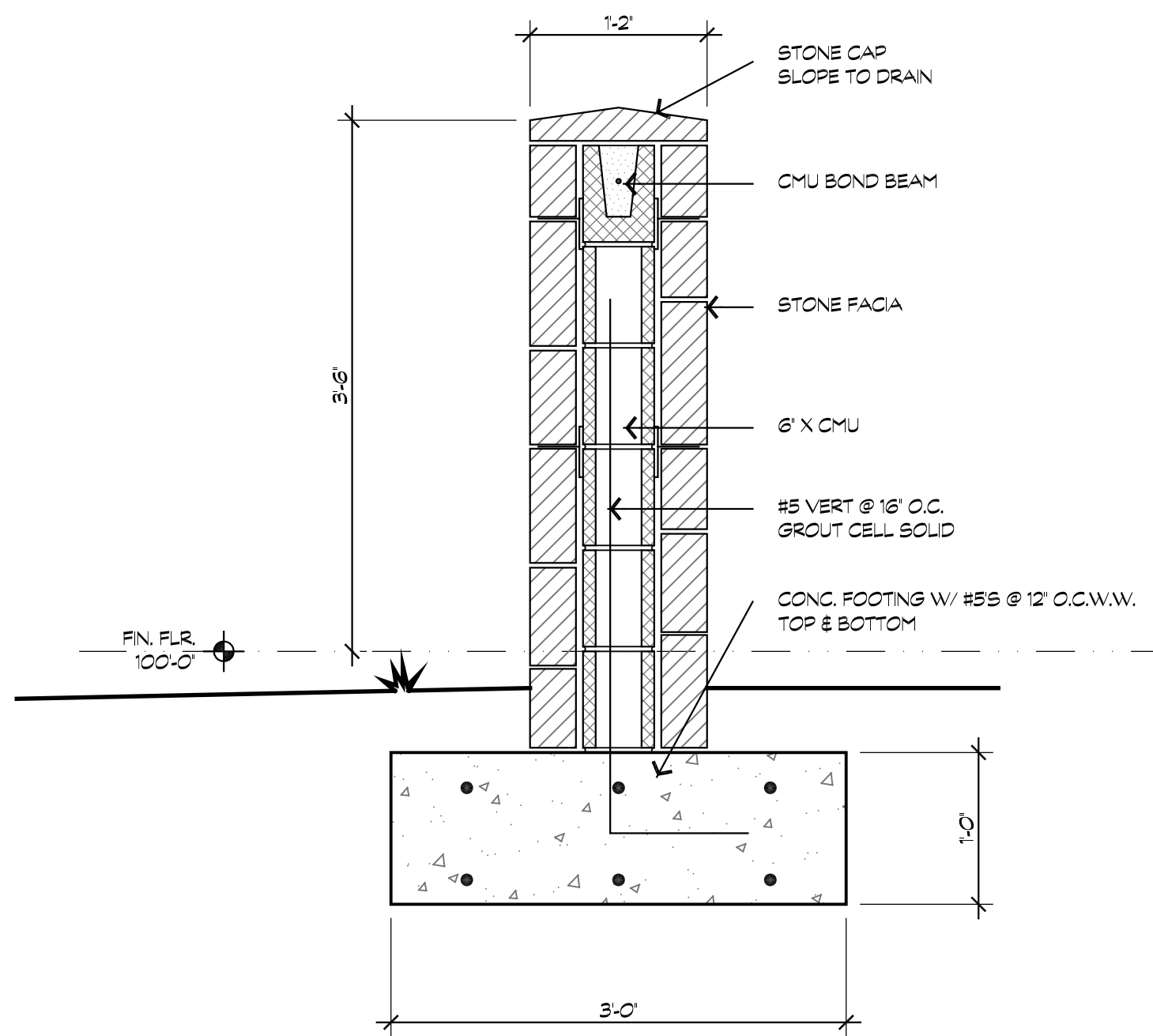
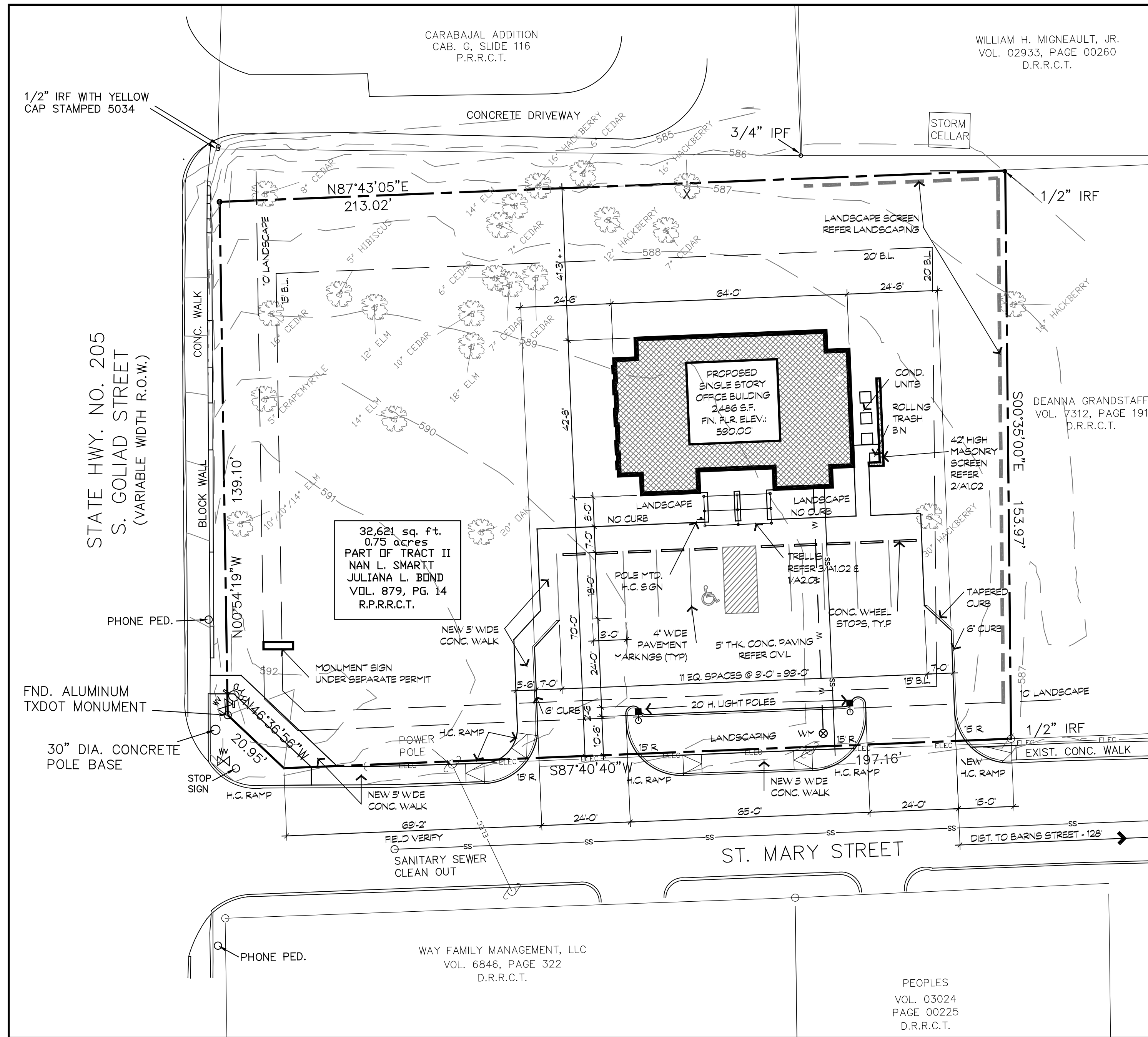


3 Trellis Section
Scale: 1/2" = 1'-0"



2 Screen Wall Section
Scale: 1" = 1'-0"



1 Architectural Site Plan
Scale: 1" = 20'-0"
Actual

- Site Notes**
- CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS, GRADES, UTILITY LOCATIONS, AND DIMENSIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY OWNER/ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
 - EXACT LOCATIONS OF EXISTING UTILITIES SHALL BE DETERMINED BY THE CONTRACTOR. ROUTING TO NEW CONSTRUCTION SHALL ALLOW FOR THE MOST ECONOMICAL INSTALLATION. ALL LOCATIONS SHALL BE VERIFIED BY THE OWNER.
 - THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AT EXISTING UTILITY.
 - DIMENSIONS SHOWN ARE TO THE FACE OF WALL, FACE OF PAVING, CURB, AND/OR PROPERTY LINES.

Owner / Developer

OWNER:
Albright Hill Properties LLC
Jennifer Hill
12180 Abrams Rd, Dallas, TX 75243
(972) 270-8482

Jurisdiction of Project

REGULATORY AUTHORITIES:

City of Rockwall, Texas
388 South Goliad Street
Rockwall, Texas 75087
(972) 771-7700

Texas Department of Licensing and Regulation
Division of Architectural Barriers
E.O. Thompson State Office Building
920 Colorado
Austin, Texas 78701
(512) 463-3211
(512) 475-2866 (FAX)

BUILDING DESIGN CODE:
2008 INTERNATIONAL BUILDING CODE
2008 INTERNATIONAL MECHANICAL CODE
2008 INTERNATIONAL PLUMBING CODE
2008 INTERNATIONAL FIRE CODE
2008 INTERNATIONAL ENERGY CONSERVATION CODE
2008 NATIONAL ELECTRIC CODE

Local Amendments & NCTCOG Amendments

Property Information

Address:
105 St. Mary Street
Rockwall, Texas 75087

LEGAL DESCRIPTION:
All that certain lot, tract or parcel of land situated in the B.F. BOYDSTUN SURVEY; ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being a part of a tract of land described as Tract 1 in a Warranty deed from Non L. Smartt, Executor of the Estate of Joe B. Smartt to Non L. Smartt and Juliana L. Bond, dated February 8, 1994 and being recorded in Volume 879, Page 14, of the Real Property Records of Rockwall County, Texas.

Property to be plotted in this project work.

LOT AREA:
0.75 Acres
32,623 square feet

ZONING: GR - GENERAL RETAIL

PROPOSED LAND USE:
Office Building, less than 5,000 S.F.

Building Information

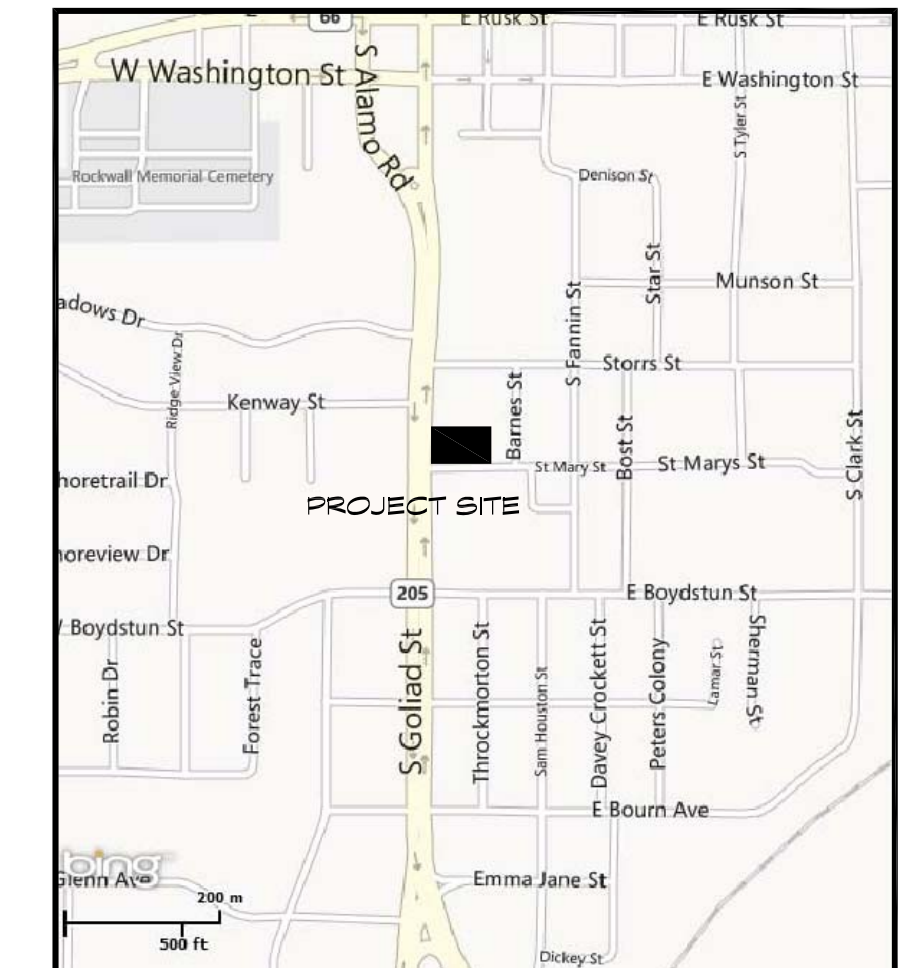
OCCUPANCY:
BUSINESS GROUP B

SINGLE STORY
BUILDING AREA: 2,486 S.F.

Parking Requirements

LAND USE:
OFFICE, GENERAL
REQUIREMENT: 1 FOR 300 S.F.

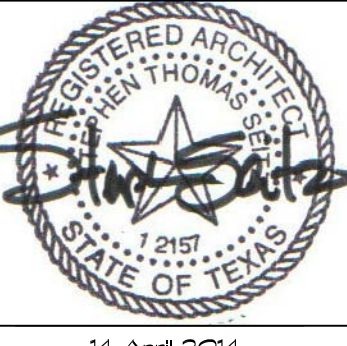
2,486 / 300 = 8 SPACES REQUIRE & PROVIDED



Vicinity Map
No Scale

Rockwall Case # SP2014-007

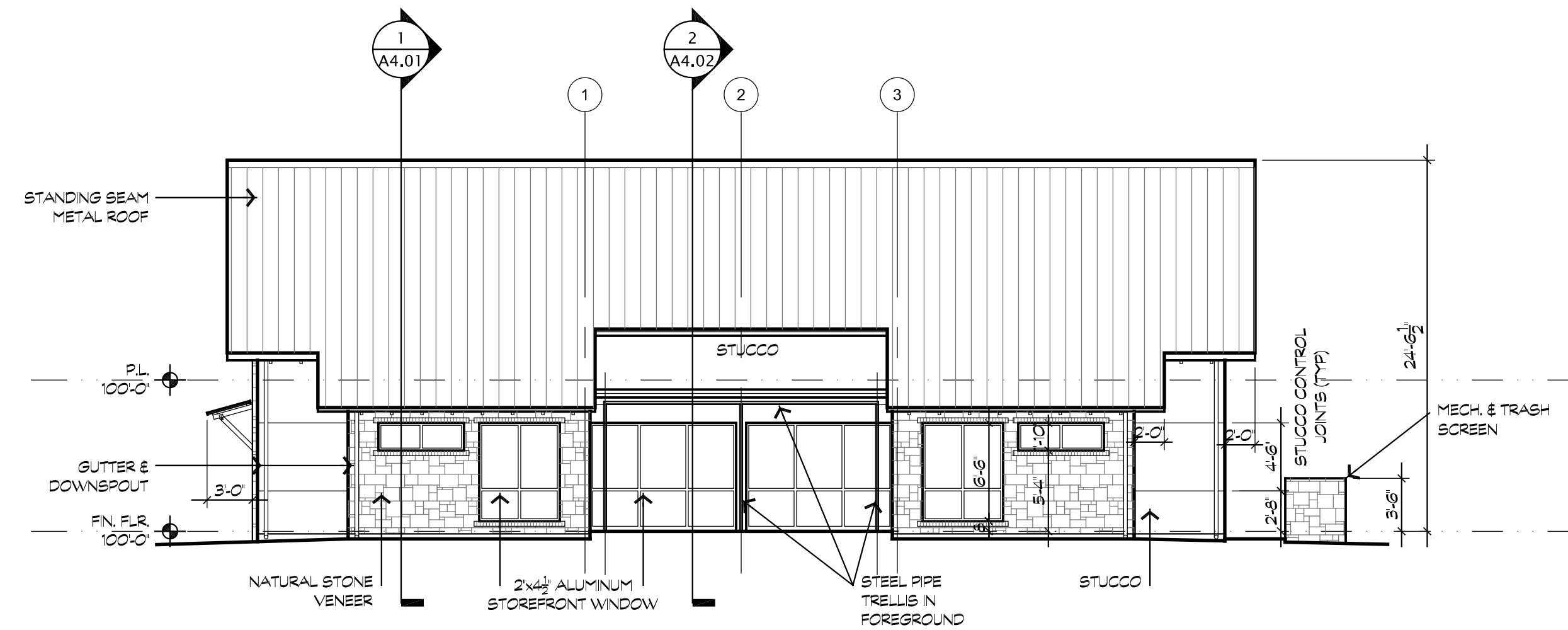
Seitz Architects, Inc.
2231 Ridge Road, Suite 201, Rockwall, Texas 75087
972.772.0006 Fax: 972.722.7002 www.seitzarchitects.com



New Professional Office Building
Albright, Hill & Sumpster, PC
St. Mary's Street and South Goliad Street
Rockwall, Texas

| | |
|-----------|-------------|
| file # | 13-C18 Site |
| project # | 13-018 |
| date | 6 May 2014 |
| revisions | |
| sheet | |

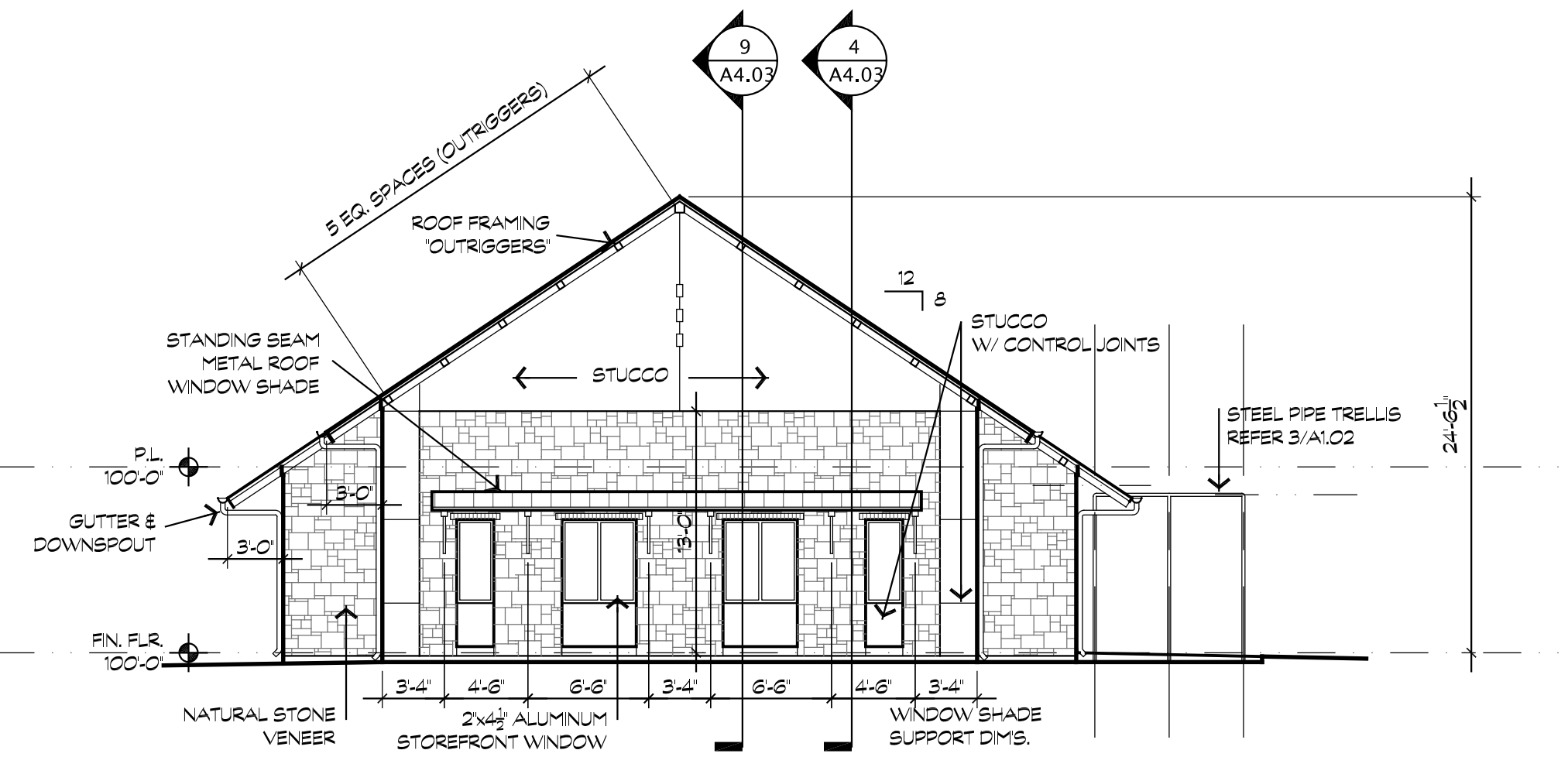
A1.02



1 South Elevation (St. Mary)

Scale: 1/8"=1'-0"

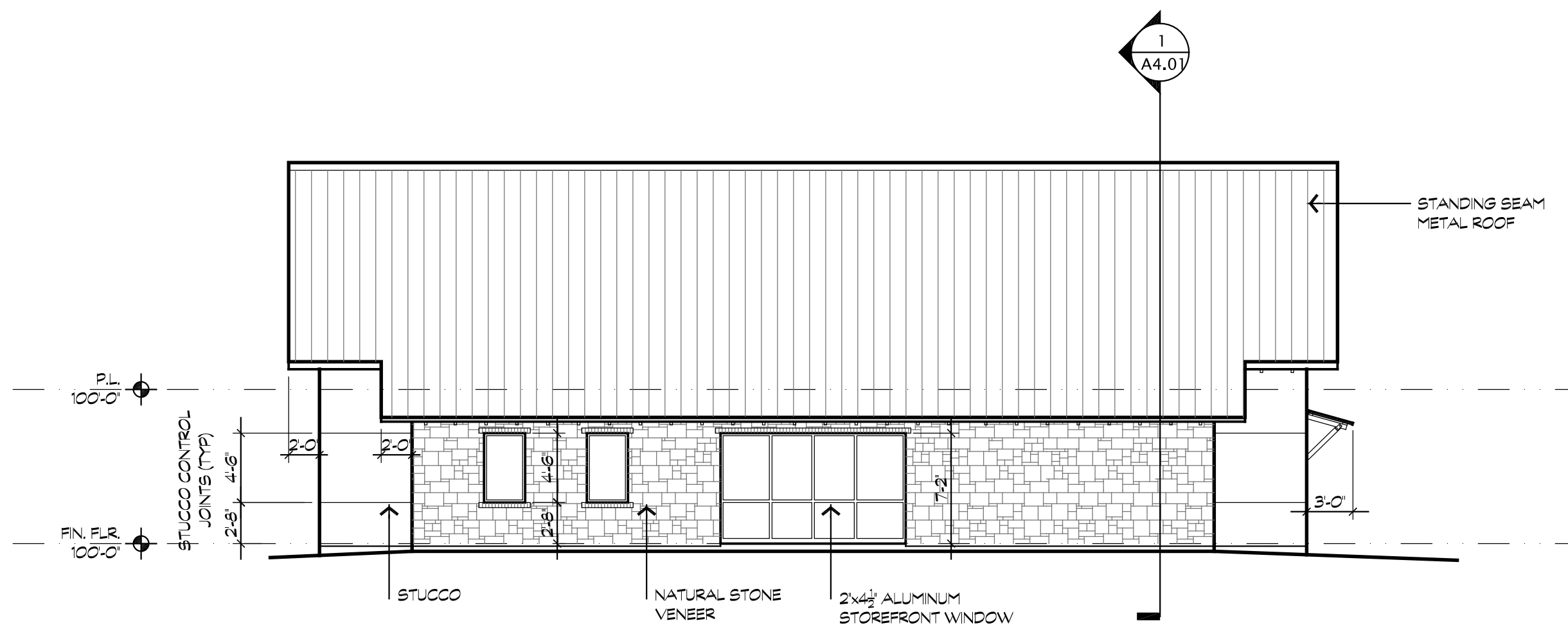
TOTAL BUILDING FACADE AREA: 723 S.F.
 LESS GLASS AND FRAME: 230 S.F.
 TOTAL MASONRY AREA: 494 S.F.
 MATERIALS:
 STONE: 233 S.F. = 47%
 CEMENTITIOUS STUCCO: 260 S.F. = 53%



3 West Elevation (Goliad)

Scale: 1/8"=1'-0"

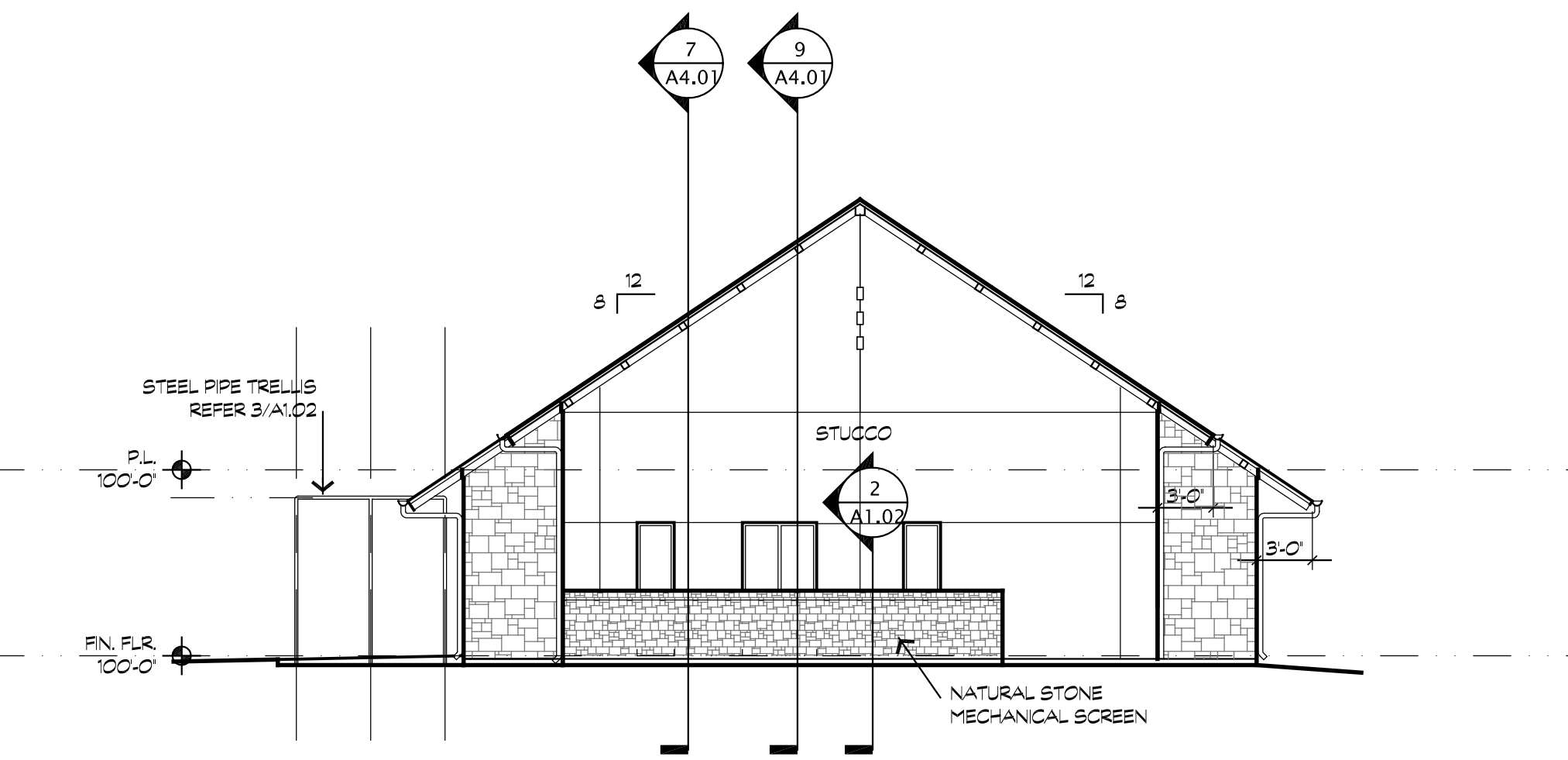
TOTAL BUILDING FACADE AREA: 740 S.F.
 LESS GLASS AND FRAME: 34 S.F.
 TOTAL MASONRY AREA: 696 S.F.
 MATERIALS:
 STONE: 402 S.F. = 58%
 CEMENTITIOUS STUCCO: 277 S.F. = 41%



2 North Elevation

Scale: 1/8"=1'-0"

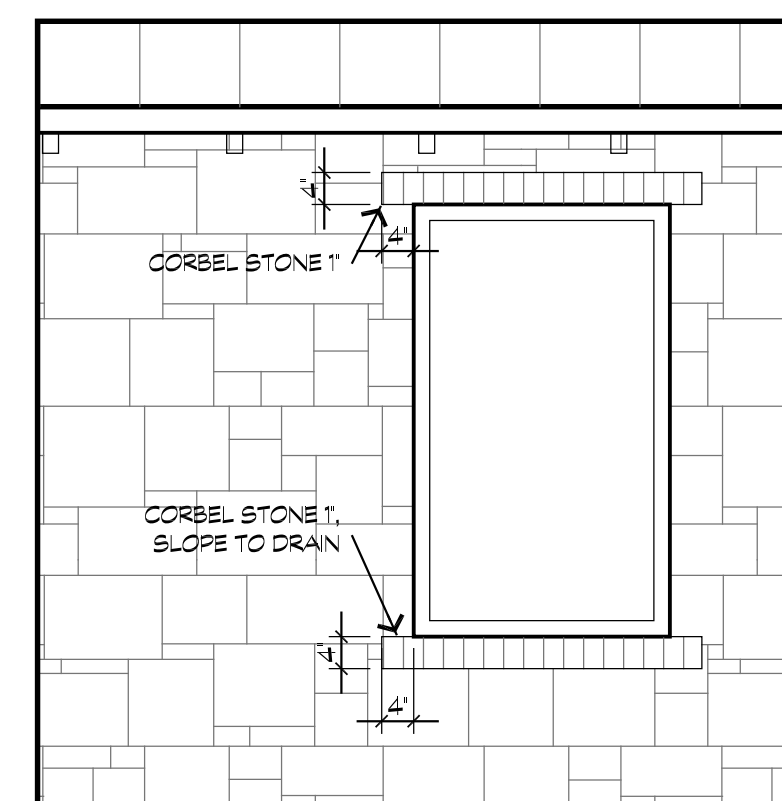
TOTAL BUILDING FACADE AREA: 723 S.F.
 LESS GLASS AND FRAME: 10 S.F.
 TOTAL MASONRY AREA: 613 S.F.
 MATERIALS:
 STONE: 471 S.F. = 76%
 CEMENTITIOUS STUCCO: 142 S.F. = 24%



4 East Elevation

Scale: 1/8"=1'-0"

TOTAL BUILDING FACADE AREA: 740 S.F.
 LESS GLASS AND FRAME: 34 S.F.
 TOTAL MASONRY AREA: 706 S.F.
 MATERIALS:
 STONE: 218 S.F. = 30%
 CEMENTITIOUS STUCCO: 488 S.F. = 70%

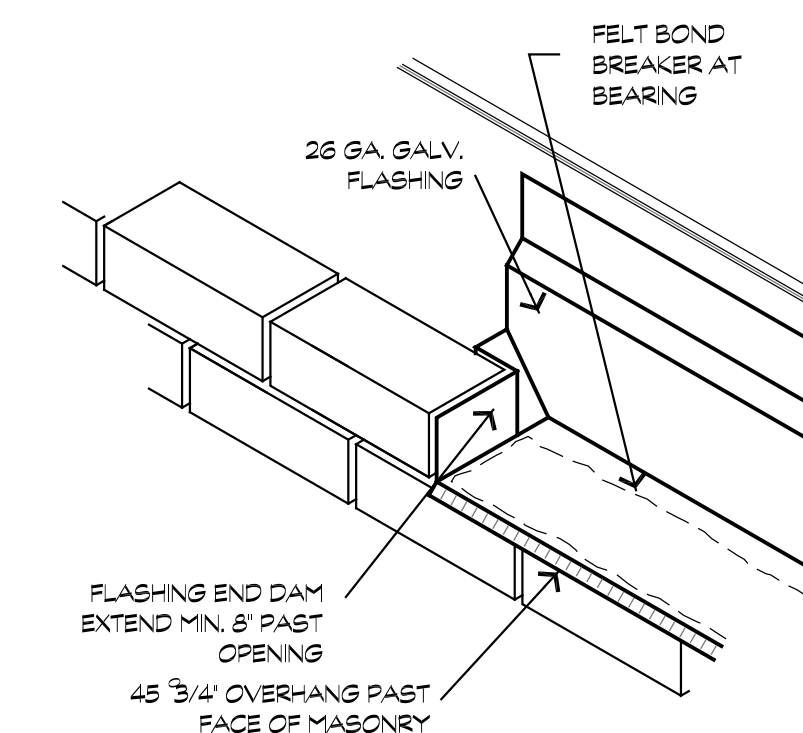


6 Typ. Stone Detail

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

| Steel Lintel Schedule | | |
|-----------------------|--------------------------|---------------------|
| CLEAR SPAN | SIZE | MIN. BEARING LENGTH |
| UP TO 4'-0" | L 3 1/2" X 3 1/2" X 1/4" | 8" |
| TO 6'-0" | L 4" X 3 1/2" X 1/4" | 8" |
| TO 6'-6" | L 4" X 3 1/2" X 5/16" | 8" |
| TO 8'-0" | L 5" X 3 1/2" X 5/16" | 8" |
| TO 12'-0" | W 8 X 10 | 8" |

STEEL LINTEL NOTES:
 1. PLACE ANGLES WITH LONG LEG VERTICAL



7 Typ. Masonry Head Flashing

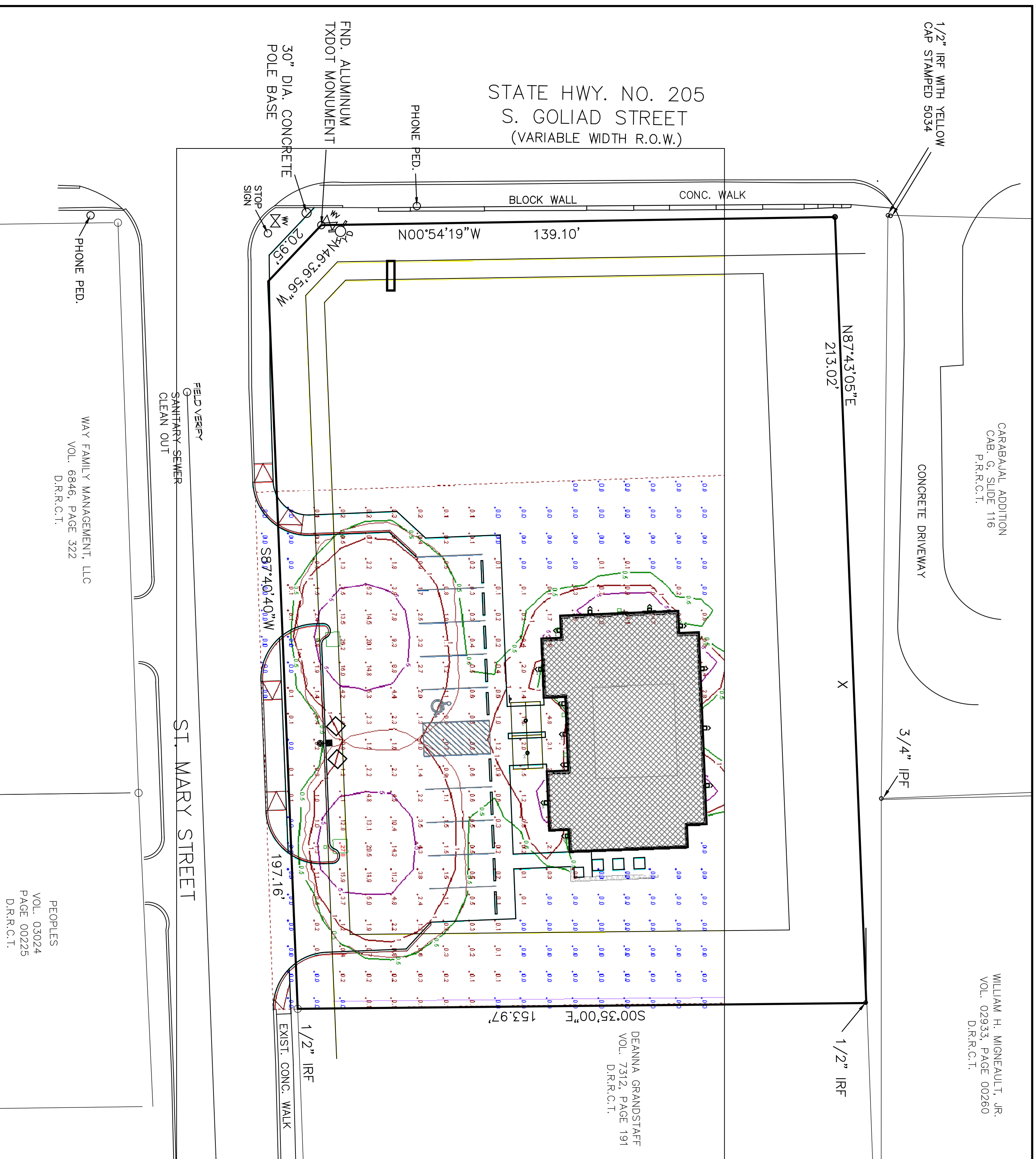
Scale: 1 1/2"=1'-0"



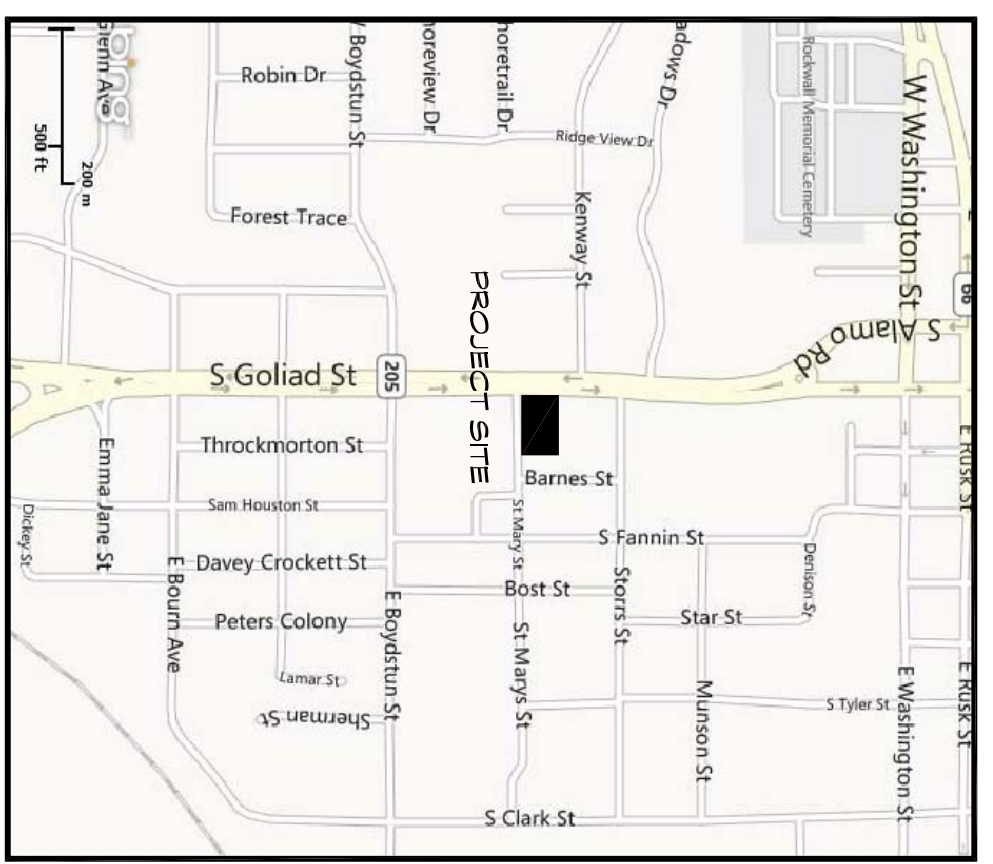
14 April 2014

| Filename | Symbol | Quantity | Manufacturer | Catalog Number | Description | Lamp | Number Lamps | Lumens Per Lamp | Wattage |
|----------|--------|----------|-------------------|------------------------|--|---|--------------|-----------------|---------|
| | □ | 2 | Lithonia Lighting | KAD 400M SRS4C (START) | Area Luminaire, High Mast, Performance SRS4C Sharp Reflector, Full Cut-off, Metal Housing, "FRIENDLY" CRITERIA | ONE 400 WATT CLEAR START METAL HALIDE IN POSITION | 1 | 38000 | 456 |
| | □ | 12 | Lithonia Lighting | OLBF 8 9K DOB M6 | OUTDOOR LED BULLET FLOOD LIGHT WITH INSTANT ON/ANALOG DIMMABLE 3000K LEDS | LED | 1 | -1 | 11 |
| | ○ | 2 | Luminaire | FOU2206-28TFO | WAPR TIGHT WITH GLASS AND GALVANIZED REFLECTOR | ONE 28 WATT CFL | 1 | 2000 | 28 |

| Statistics | | Symbol | Avg | Max | Min | Max/Min | Avg/Min | Avg/Max |
|--------------|--|--------|--------|---------|--------|---------|---------|---------|
| Description | | + | 1.3 fc | 27.8 fc | 0.0 fc | N/A | N/A | 0.0:1 |
| Calc Zone #1 | | | | | | | | |

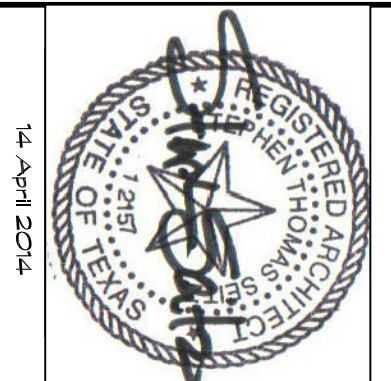


Site Photometric Plan
Scale: 1" = 20'-0"
Actual



Vicinity Map
Scale: 1" = 300'-0"
North Side

New Professional Office Building
Albright, Hill & Sumpter, PC
St. Mary's Street and South Goliad Street
Rockwall, Texas



Seitz Architects, Inc.

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

SP-1

| | |
|------------|-----------|
| file # | |
| 3-C'S Site | |
| project # | 13-06 |
| date | 6/19/2014 |
| revisions | |
| sheet | |