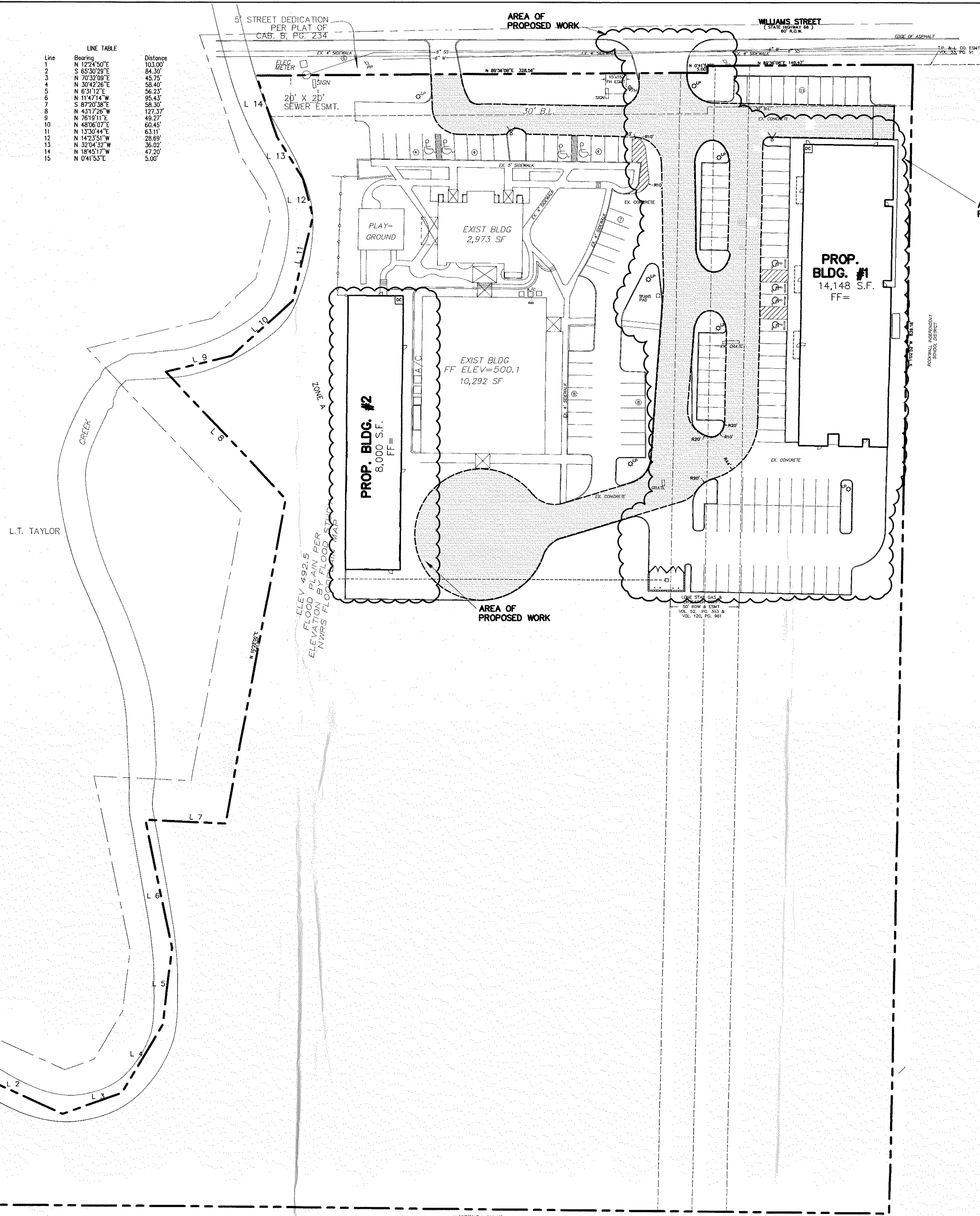
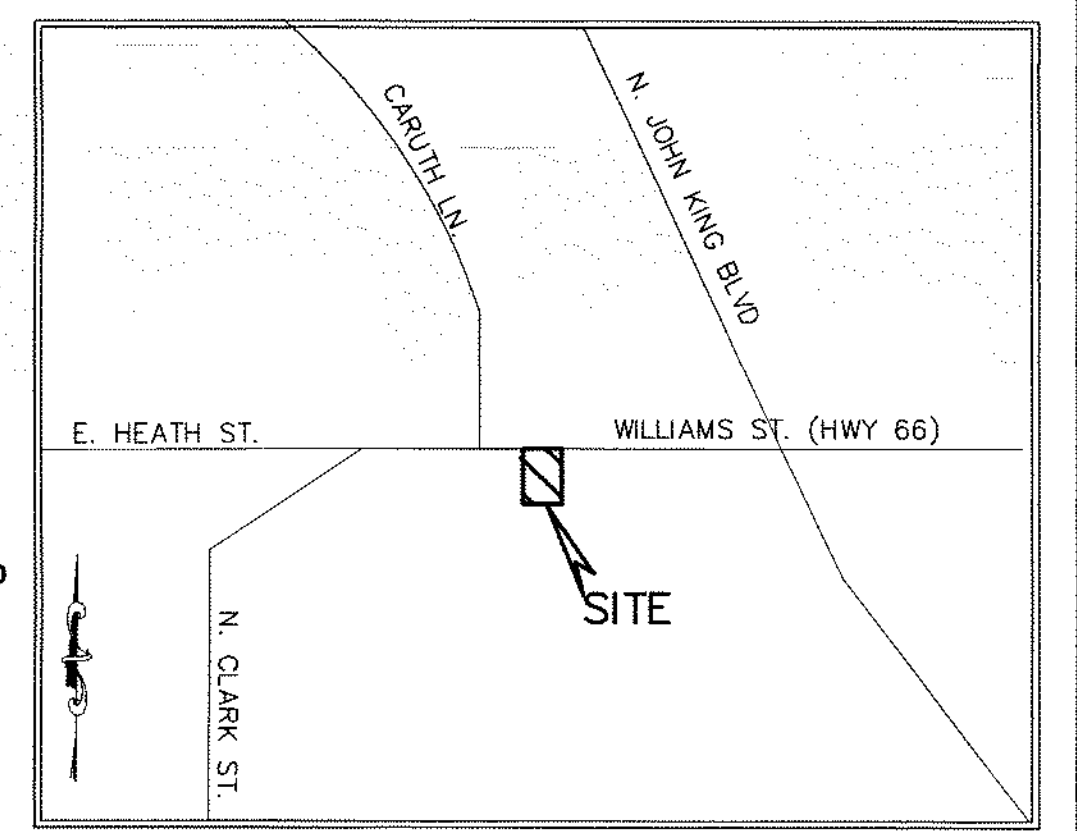
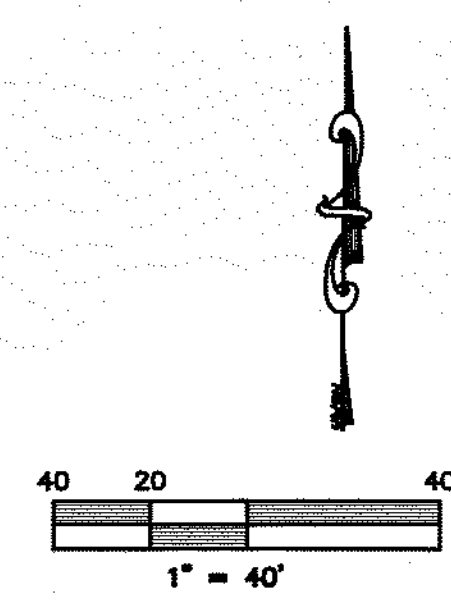


| Line | Bearing | Distance |
|------|--------------|----------|
| 1 | N 12°45'00"E | 103.00' |
| 2 | S 85°30'29"E | 84.30' |
| 3 | N 10°33'08"E | 45.75' |
| 4 | N 30°42'26"E | 58.40' |
| 5 | N 6°31'12"E | 56.23' |
| 6 | N 14°17'14"W | 55.43' |
| 7 | S 87°20'36"E | 58.30' |
| 8 | N 43°17'26"W | 127.37' |
| 9 | N 8°19'11"E | 49.27' |
| 10 | N 48°06'07"E | 60.45' |
| 11 | N 13°30'44"E | 63.11' |
| 12 | N 14°23'51"W | 28.89' |
| 13 | N 32°04'32"W | 36.02' |
| 14 | N 18°45'17"W | 47.20' |
| 15 | N 0°41'53"E | 5.00' |



SITE DATA:

LOT AREA:
8.869 Acres, 386,333.64 sq.ft.
LOT COVERAGE:
7.6%
FLOOR TO AREA RATIO:
13.16:1
PROP. BUILDING AREA #1: 14,148 sq.ft.
Clinic 5,324 sq.ft.
Office 3,550 sq.ft.
Pantry 4,803 sq.ft.
PROP. BUILDING AREA #2:
Storage 8,000 sq.ft.
EXIST BUILDING AREA:
13,265 sq.ft.
CONSTRUCTION TYPE:
IIB & IV
BUILDING HEIGHT:
1 Story 36' MAX
PROPOSED FUTURE USE:
Office, Clinic, Storage
IMPERVIOUS AREA
(including buildings):
107,487 sq.ft.
Exist: 86,016 sq.ft.
New: 21,471 sq.ft.
ZONING:
C
PARKING:
Required: 57
Clinic 1/200 sf=27
Office 1/300 sf=12
Pantry 1/500 sf=10
Storage 1/1000 sf=8
Handicap =2
Provided:
Standard= 77
Handicapped =4
Total Provided = 81
FIRESPRINKLER:
Yes



VICINITY MAP
NOT TO SCALE

LEGEND

- = PROPERTY LINE
- EX. SS --- = EXISTING SANITARY SEWER LINE
- EX. W --- = EXISTING WATER LINE
- ⊕ FH = EXISTING FIRE HYDRANT
- ⊕ WM = EXISTING WATER METER
- ⊕ PP = EXISTING POWER POLE
- ⊕ LP = EXISTING LIGHT POLE
- ⊕ S = EXISTING SS MANHOLE
- ⊕ T = EX. TELEPHONE BOX
- ⊕ G = EXISTING GAS METER
- EXIST. or EX. = EXISTING
- ⊕ = CENTERLINE
- PROP. = PROPOSED
- LS = LANDSCAPE
- RCP = REINFORCED CONCRETE PIPE
- min = MINIMUM
- max = MAXIMUM
- B-B = BACK OF CURB TO BACK OF CURB

WARNING:
PRIOR TO THE BEGINNING OF ANY CONSTRUCTION OR CONSTRUCTION STAKING, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE CIVIL ENGINEER TO ENSURE THAT ALL PARTIES ARE IN POSSESSION OF THE MOST CURRENT SET OF CONSTRUCTION DOCUMENTS.

NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND EASEMENTS PRIOR TO START OF OPERATIONS. CONTRACTOR WILL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO START OF CONSTRUCTION. TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF ROCKWALL TO BE USED FOR CONSTRUCTION.

SITE PLAN SIGNATURE BLOCK

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 9th day of August, 2022.

WITNESS OUR HANDS, this 28th day of September, 2022

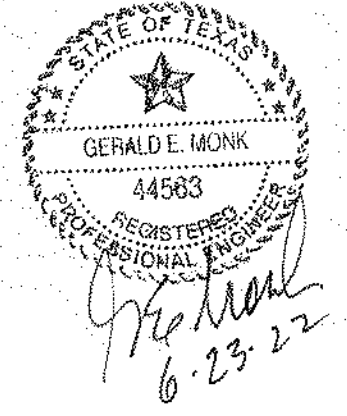
[Signature]
Planning & Zoning Commission, Chairman

[Signature]
Director of Planning and Zoning

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 ACCURACY OF DESIGN.

**** NOTICE TO CONTRACTORS ****

TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY H.D. FETTY LAND SURVEYOR OF ROYSE CITY, TEXAS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY ERRORS OR DISCREPANCIES ARE FOUND ON THE CONSTRUCTION DOCUMENTS, WHICH NEGATIVELY IMPACT THE PROJECT. ENGINEER AND OWNER SHALL BE INDEMNIFIED OF PROBLEMS AND/OR COST WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEER AND OWNER.



| REVISIONS |
|-----------|
| |
| |
| |
| |
| |

PROJECT #: SP2022-041

OVERALL SITE

HELPING HANDS

990 & 948 Williams St. (SH66)
WAGGONER GARDENS INC. ADDITION
BLOCK A, LOT 1, 8.869 ACRES, (REPLAT)
City of Rockwall, Rockwall County, Texas 75087

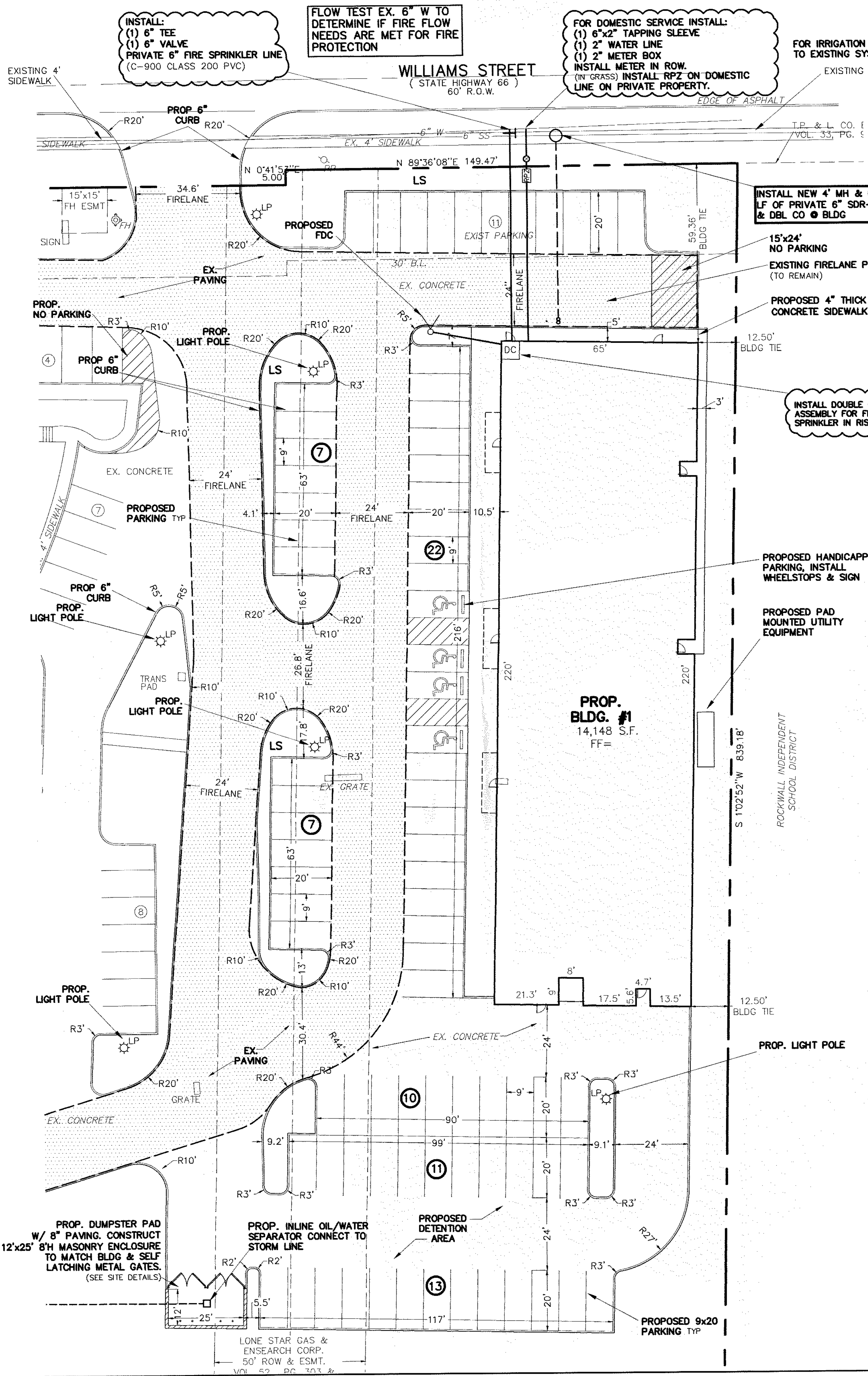
OWNER:
Helping Hands
Contact: 972-771-1655

prepared by
MONK CONSULTING ENGINEERS
1200 W. State Street, Garland Texas 75040
972 272-1783 Fax 972 272-8761

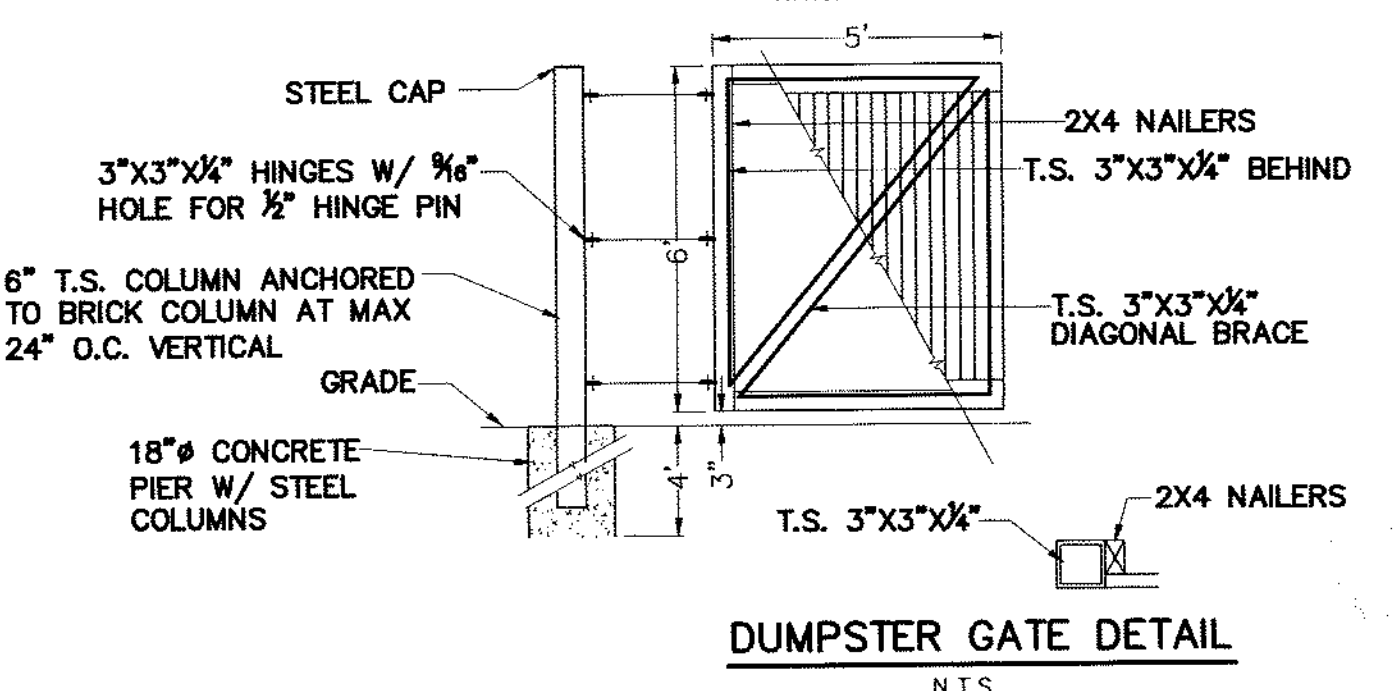
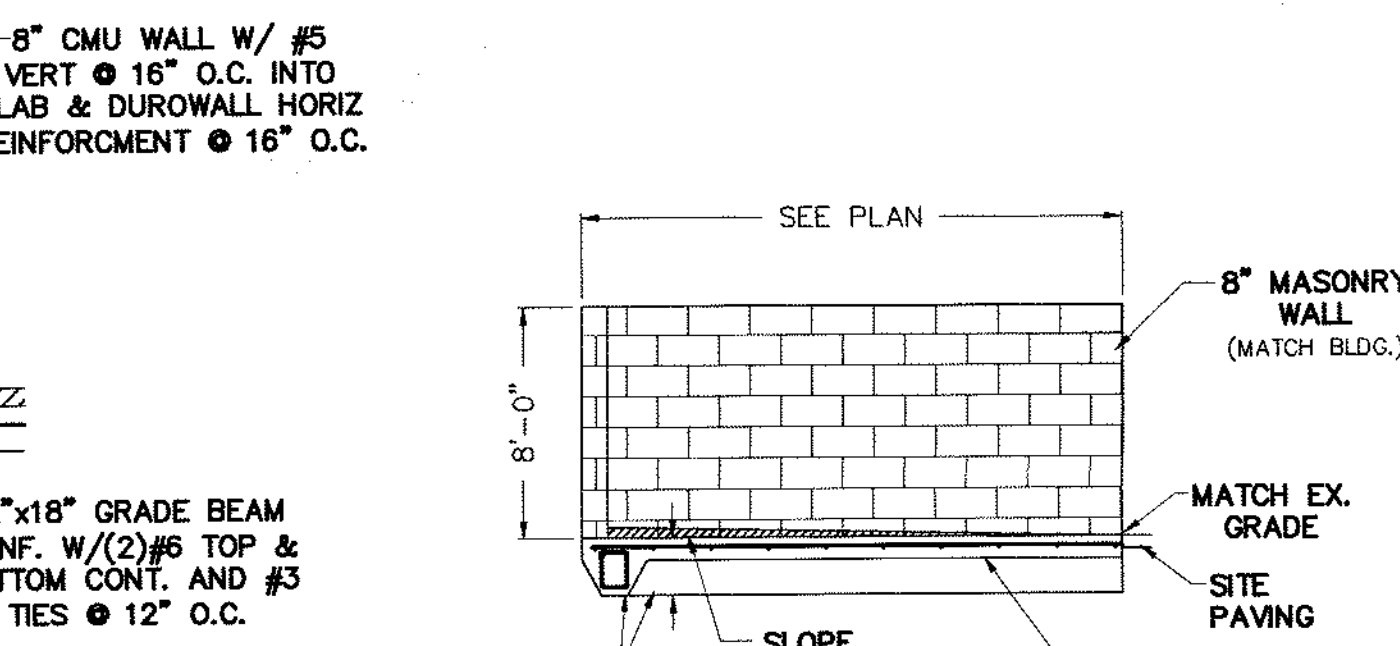
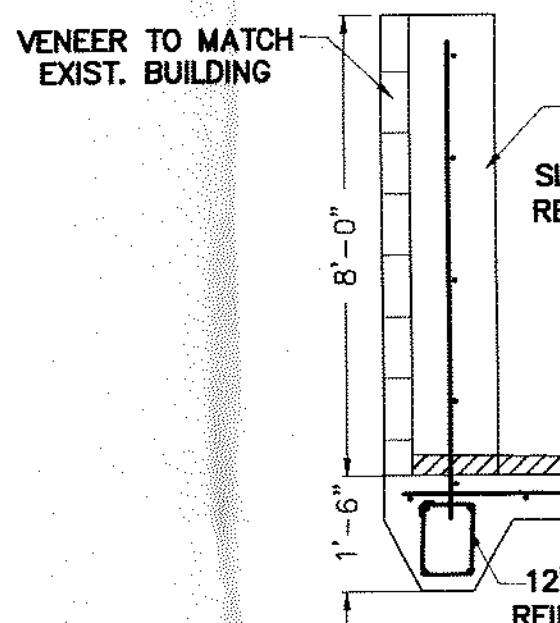
© 2022 Monk Consulting Engineers, Inc., All Rights Reserved

PROJECT NO.: 2022-6 REG. NO.: F-2567

date: 6/23/22 scale: 1"=40' sheet: C101



NOTE: CONTACT ATMOS GAS COMPANY PRIOR TO SETTING LOCATIONS FOR LIGHT POLES IN ATMOS EASEMENT.



- PAVING NOTES:**
- 1) FIRELANE TO BE 6" THICK, 3600 PSI, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 24" ON CENTER. (O.C.) OVER 6" PREPARED SUBGRADE TO 95% STD. PROCTOR.
 - 2) DUMPSTER PAD TO BE 8" THICK, 3600 PSI, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 18" ON CENTER. (O.C.)
 - 3) ALL OTHER (NON-FIRELANE) PAVING CAN BE 5" THICK (SIDEWALK TO BE 4"), 3,600 PSI, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 24" O.C. OVER 6" PREPARED SUBGRADE TO 95% STD. PROCTOR.
 - 4) ALL FILL (IF REQUIRED) SHALL BE PLACED ON 8" LIFTS AND COMPACTED TO 95% OF STD. PROCTOR @ MOISTURE RANGE OF -2% TO +4% OF OPTIMUM MOISTURE. (UNLESS OTHERWISE NOTED) USING A SHEEPS-FOOT ROLLER.
 - 5) SIDEWALK TO BE 4" THICK CONCRETE, 3000 PSI, 5.5 SACK MIX IN R.O.W.
 - 6) NO SAND UNDER PAVING.

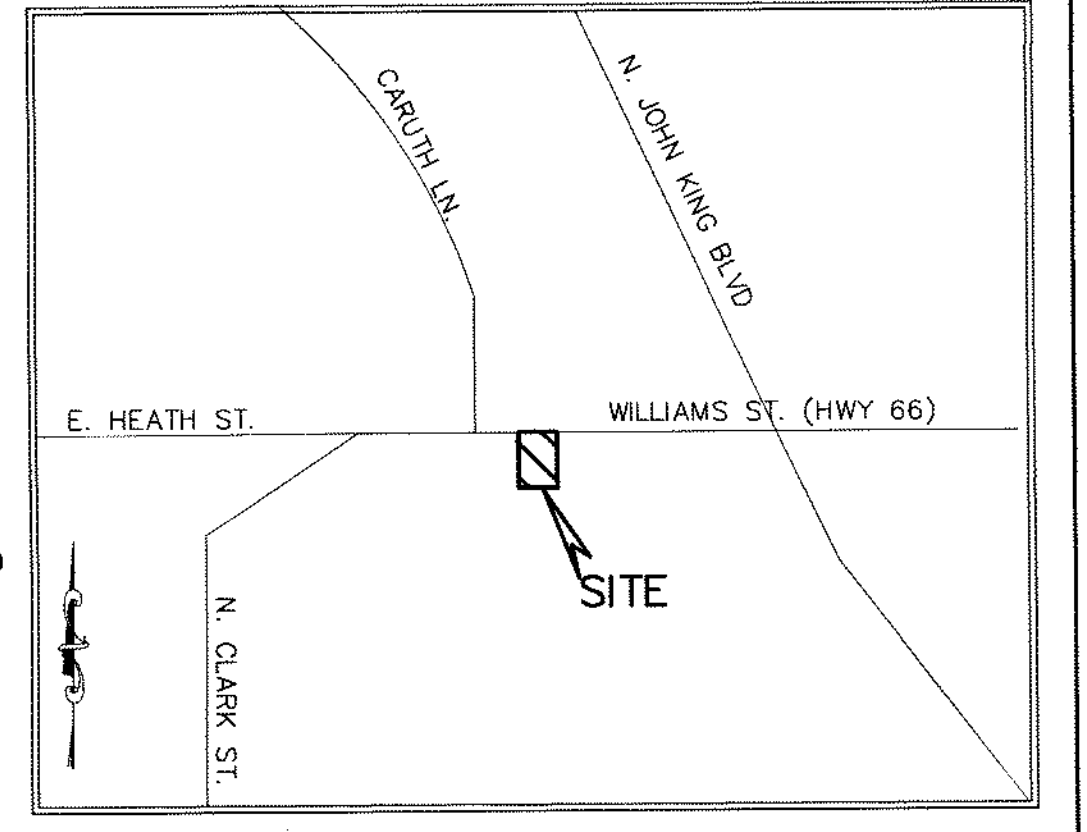
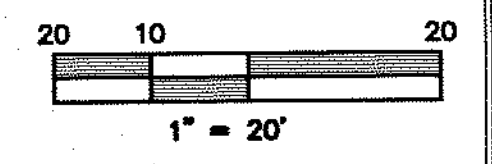
- NOTES:**
- 1) ALL WORK MUST CONFORM TO CITY OF ROCKWALL & NCTCOG STANDARDS AND DETAILS 5th EDITION.
 - 2) ALL WORK SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS
 - 3) SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
 - 4) ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.

**** NOTICE TO CONTRACTORS ****

TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY H.D. FETTY LAND SURVEYOR OF ROYSE CITY, TEXAS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY ERRORS OR DISCREPANCIES ARE FOUND ON THE CONSTRUCTION DOCUMENTS, WHICH NEGATIVELY IMPACT THE PROJECT. ENGINEER AND OWNER SHALL BE INDEMNIFIED OF PROBLEMS AND/OR COST WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEER AND OWNER.

WARNING:
PRIOR TO THE BEGINNING OF ANY CONSTRUCTION OR CONSTRUCTION STAKING, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE CIVIL ENGINEER TO ENSURE THAT ALL PARTIES ARE IN POSSESSION OF THE MOST CURRENT SET OF CONSTRUCTION DOCUMENTS.

NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND EASEMENTS PRIOR TO START OF OPERATIONS. CONTRACTOR WILL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO START OF CONSTRUCTION. TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.



SITE DATA:

LOT AREA:
8,869 Acres, 386,333.64 sq.ft.

LOT COVERAGE:
7.6%

FLOOR TO AREA RATIO:
13.16:1

PROP. BUILDING AREA #1: 14,148 sq.ft.
Clinic 5,324 sq.ft.
Office 3,550 sq.ft.
Pantry 4,803 sq.ft.

PROP. BUILDING AREA #2:
Storage 8,000 sq.ft.

EXIST BUILDING AREA:
13,265 sq.ft.

CONSTRUCTION TYPE:
IIB & IV

BUILDING HEIGHT:
1 Story 36' MAX

PROPOSED FUTURE USE:
Office, Clinic, Storage

IMPERVIOUS AREA (including buildings):
107,487 sq.ft.
Exist: 86,016 sq.ft.
New: 21,471 sq.ft.

ZONING:
C

PARKING:
Required: 57
Clinic 1/200 sf=27
Office 1/300 sf=12
Pantry 1/500 sf=10
Storage 1/1000 sf=8
Handicap = 2
Provided:
Standard = 77
Handicapped = 4
Total Provided = 81
FIRESPRINKLER:
Yes

LEGEND

| | |
|---------------|--------------------------------|
| --- | = PROPERTY LINE |
| EX. SS | = EXISTING SANITARY SEWER LINE |
| EX. W | = EXISTING WATER LINE |
| FH | = EXISTING FIRE HYDRANT |
| WM | = EXISTING WATER METER |
| PP | = EXISTING POWER POLE |
| LP | = EXISTING LIGHT POLE |
| SS | = EXISTING SS MANHOLE |
| TEL | = EX. TELEPHONE BOX |
| GM | = EXISTING GAS METER |
| EXIST. or EX. | = EXISTING |
| C | = CENTERLINE |
| PROP. | = PROPOSED |
| LS | = LANDSCAPE |
| RCP | = REINFORCED CONCRETE PIPE |
| min | = MINIMUM |
| max | = MAXIMUM |
| B-B | = BACK OF CURB TO BACK OF CURB |
| --- | = EXIST FIRELANE |

ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF ROCKWALL TO BE USED FOR CONSTRUCTION.

SITE PLAN SIGNATURE BLOCK

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 9th day of August, 2022.

WITNESS OUR HANDS, this 28th day of September, 2022.

[Signature]
Planning & Zoning Commission, Chairman

[Signature]
Director of Planning and Zoning

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 ACCURACY OF DESIGN.

- GENERAL NOTES**
1. Buildings 5,000 square feet or greater shall be sprinkled. Alternative fire protective measures may be approved by the Building Inspector and Fire Department.
 2. Fire lanes shall be designed and constructed per city standards.
 3. Handicapped parking areas shall be designed and provided per city standards and shall comply with requirements of the current adopted Uniform Building Code.
 4. Mechanical units, dumpster and trash compactors shall be screened in accordance with the Zoning Ordinance.
 5. All signage contingent upon Building Inspection Department.
 6. Approval of the site plan is not final until all engineering plans are approved.
 7. Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
 8. Please contact the Building Inspection Department to determine the type of construction and occupancy group.
 9. All electrical transmission, distribution and service lines must be underground.



PROJECT #: SP2022-041

SITE PLAN BLDG #1 P&Z

HELPING HANDS

890 & 948 Williams St. (SH66)
WAGGONER GARDENS INC. ADDITION
BLOCK A, LOT 1, 8.869 ACRES, (REPLAT)
City of Rockwall, Rockwall County, Texas 75087

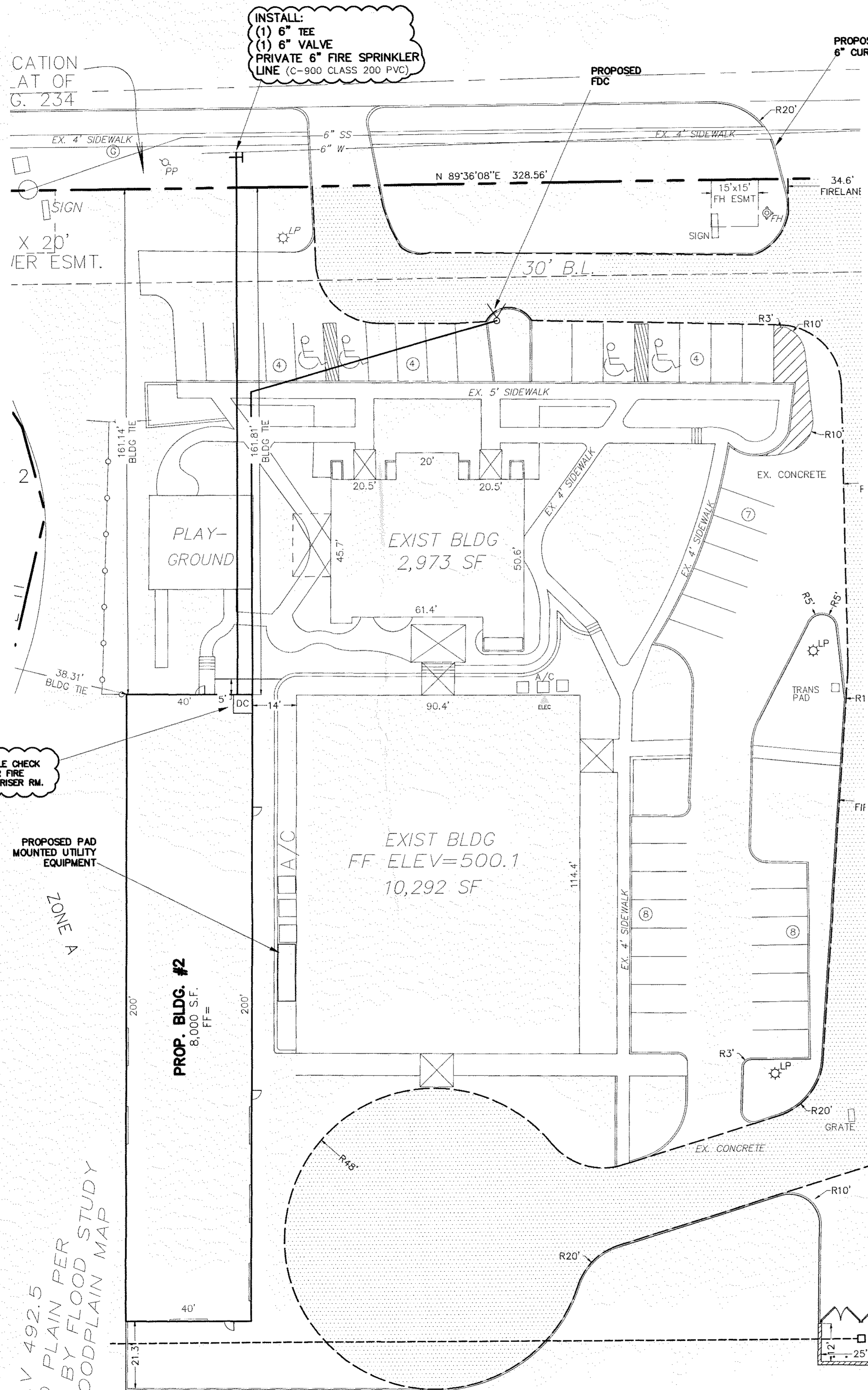
owner
Helping Hands
Contact: 972-771-1655

prepared by
MONK CONSULTING ENGINEERS
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761

© 2022 Monk Consulting Engineers, Inc., All Rights Reserved

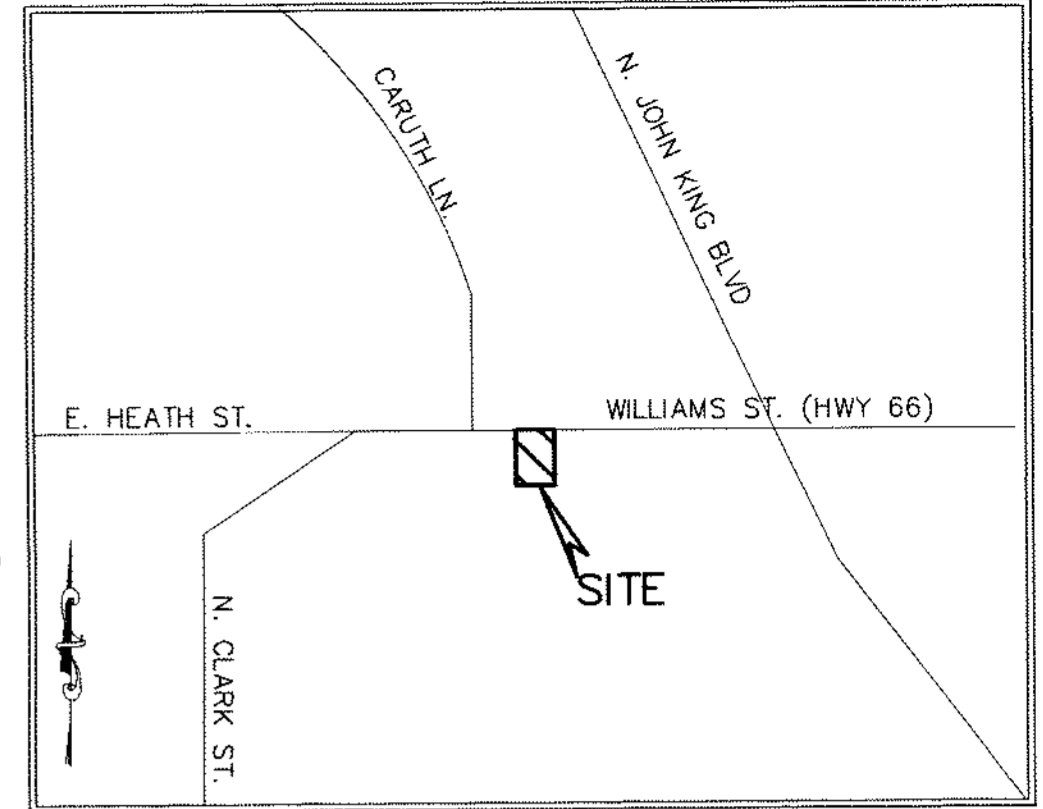
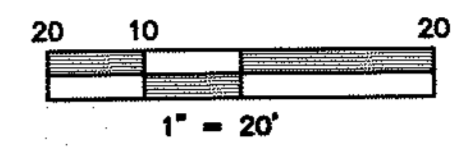
PROJECT NO.: 2022-6 REG. NO.: F-2567

date: 6/23/22 scale: 1"=20' sheet: C101A



WARNING:
PRIOR TO THE BEGINNING OF ANY CONSTRUCTION OR CONSTRUCTION STAKING, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE CIVIL ENGINEER TO ENSURE THAT ALL PARTIES ARE IN POSSESSION OF THE MOST CURRENT SET OF CONSTRUCTION DOCUMENTS.

NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND EASEMENTS PRIOR TO START OF OPERATIONS. CONTRACTOR WILL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO START OF CONSTRUCTION. TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.



SITE DATA:

LOT AREA:
8.869 Acres, 386,333.64 sq.ft.
LOT COVERAGE:
7.6%
FLOOR TO AREA RATIO:
13.16:1
PROP. BUILDING AREA #1: 14,148 sq.ft.
Clinic 5,324 sq.ft.
Office 3,550 sq.ft.
Pantry 4,803 sq.ft.
PROP. BUILDING AREA #2:
Storage 8,000 sq.ft.
EXIST BUILDING AREA:
13,265 sq.ft.
CONSTRUCTION TYPE:
IIB & IV
BUILDING HEIGHT:
1 Story 36" MAX
PROPOSED FUTURE USE:
Office, Clinic, Storage
IMPERVIOUS AREA (including buildings):
107,487 sq.ft.
Exist: 86,016 sq.ft.
New: 21,471 sq.ft.
ZONING:
C
PARKING:
Required: 57
Clinic 1/200 sf=27
Office 1/300 sf=12
Pantry 1/500 sf=10
Storage 1/1000 sf=8
Handicap = 2
Provided = 77
Handicapped = 4
Total Provided = 81
FIRESPRINKLER:
Yes

VICINITY MAP NOT TO SCALE

LEGEND

- = PROPERTY LINE
- - - - - = EX. SS = EXISTING SANITARY SEWER LINE
- - - - - = EX. W = EXISTING WATER LINE
- ⊕ = EX. FH = EXISTING FIRE HYDRANT
- ⊕ = EX. WM = EXISTING WATER METER
- ⊕ = EX. PP = EXISTING POWER POLE
- ⊕ = EX. LP = EXISTING LIGHT POLE
- ⊕ = EX. SS MANHOLE
- ⊕ = EX. TEL. BOX = EX. TELEPHONE BOX
- ⊕ = EX. GAS METER
- = EXIST. or EX. = CENTERLINE
- ⊕ = PROP. = PROPOSED
- = LS = LANDSCAPE
- = RCP = REINFORCED CONCRETE PIPE
- min = MINIMUM
- max = MAXIMUM
- B-B = BACK OF CURB TO BACK OF CURB
- = EXIST FIRELANE

NOTES:

- 1) ALL WORK MUST CONFORM TO CITY OF ROCKWALL & NCTCOG STANDARDS AND DETAILS 5th EDITION.
- 2) ALL WORK SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS.
- 3) SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
- 4) ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.

PAVING NOTES:

- 1) FIRELANE TO BE 6" THICK, 3600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 24" ON CENTER. (O.C.) OVER 6" PREPARED SUBGRADE TO 95% STD. PROCTOR.
- 2) DUMPSTER PAD TO BE 8" THICK, 3600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 18" ON CENTER. (O.C.)
- 3) ALL OTHER (NON-FIRELANE) PAVING CAN BE 5" THICK (SIDEWALK TO BE 4"), 3600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 24" O.C. OVER 6" PREPARED SUBGRADE TO 95% STD. PROCTOR.
- 4) ALL FILL (IF REQUIRED) SHALL BE PLACED ON 8" LIFTS AND COMPACTED TO 95% OF STD. PROCTOR @ MOISTURE RANGE OF -2% TO +4% OF OPTIMUM MOISTURE. (UNLESS OTHERWISE NOTED) USING A SHEEPS-FOOT ROLLER.
- 5) SIDEWALK TO BE 4" THICK CONCRETE, 3000 psi, 5.5 SACK MIX IN R.O.W.
- 6) NO SAND UNDER PAVING.

SITE PLAN SIGNATURE BLOCK

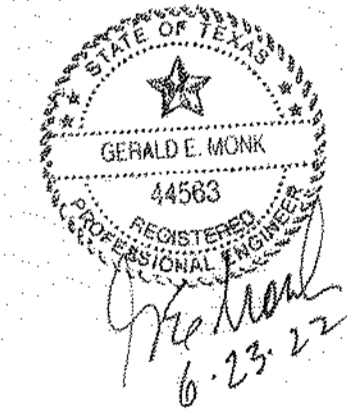
APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 9th day of August, 2022.

WITNESS OUR HANDS, this 28th day of September, 2022

[Signature]
Planning & Zoning Commission, Chairman

[Signature]
Director of Planning and Zoning

ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF ROCKWALL TO BE USED FOR CONSTRUCTION.



REVISIONS

| | |
|--|--|
| | |
| | |
| | |
| | |

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 ACCURACY OF DESIGN.

GENERAL NOTES

1. Buildings 5,000 square feet or greater shall be sprinkled. Alternative fire protective measures may be approved by the Building Inspector and Fire Department.
2. Fire lanes shall be designed and constructed per city standards.
3. Handicapped parking areas shall be designed and provided per city standards and shall comply with requirements of the current adopted Uniform Building Code.
4. Mechanical units, dumpster and trash compactors shall be screened in accordance with the Zoning Ordinance.
5. All signage contingent upon Building Inspection Department.
6. Approval of the site plan is not final until all engineering plans are approved.
7. Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
8. Please contact the Building Inspection Department to determine the type of construction and occupancy group.
9. All electrical transmission, distribution and service lines must be underground.

**** NOTICE TO CONTRACTORS ****

TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY H.D. FETTY LAND SURVEYOR OF ROYSE CITY, TEXAS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY ERRORS OR DISCREPANCIES ARE FOUND ON THE CONSTRUCTION DOCUMENTS, WHICH NEGATIVELY IMPACT THE PROJECT. ENGINEER AND OWNER SHALL BE INDEMNIFIED OF PROBLEMS AND/OR COST WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEER AND OWNER.

ELEV 492.5
ROAD PLAIN PER
ON BY FLOOD STUDY
FLOODPLAIN MAP

PROJECT #: SP2022-041

SITE PLAN BLDG #2 P&Z

HELPING HANDS

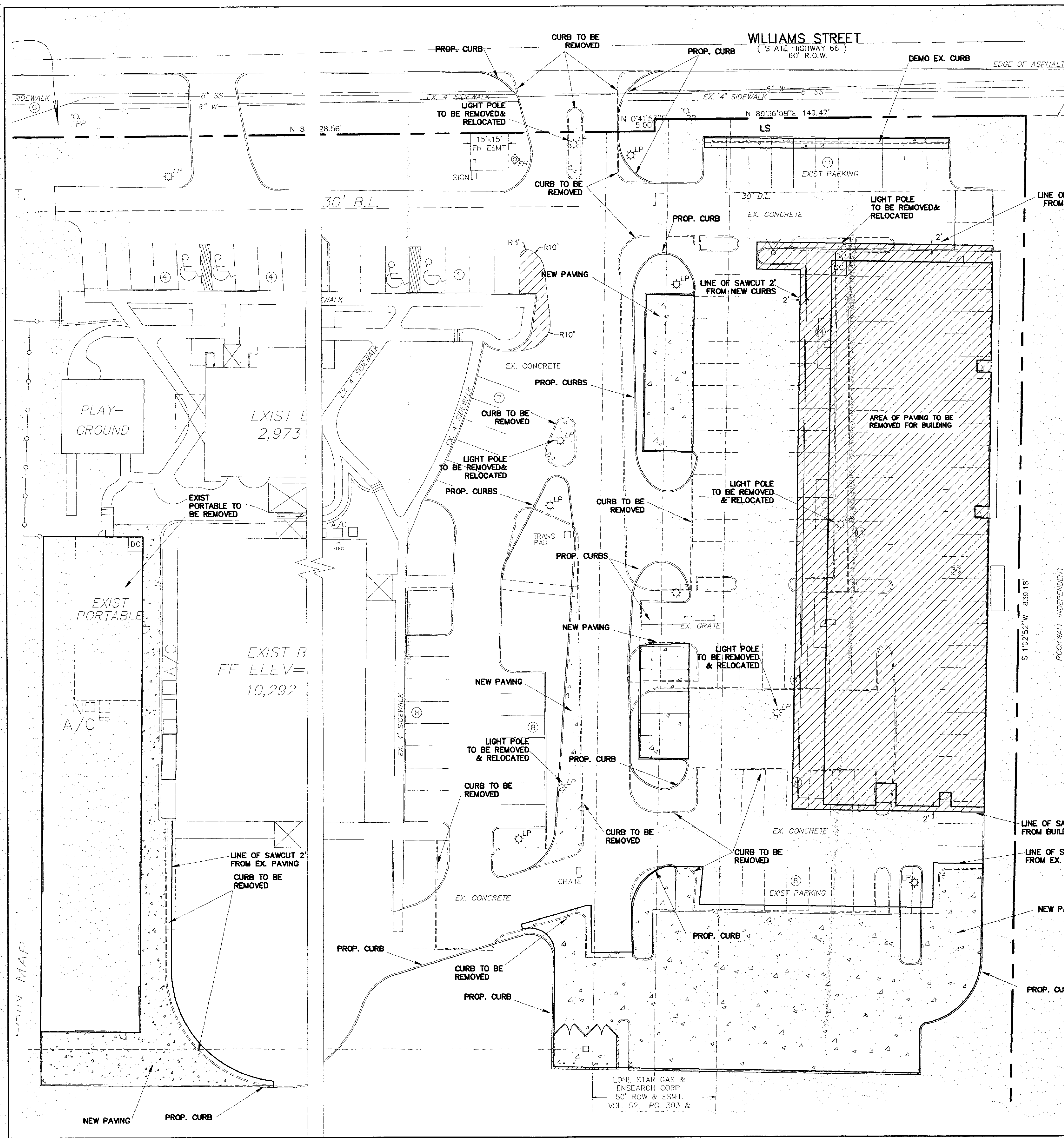
990 & 948 Williams St. (SH66)
WAGGONER GARDENS INC. ADDITION
BLOCK A, LOT 1, 8.869 ACRES, (REPLAT)
City of Rockwall, Rockwall County, Texas 75087

Helping Hands
Contact: 972-771-1655

prepared by
MONK CONSULTING ENGINEERS
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761

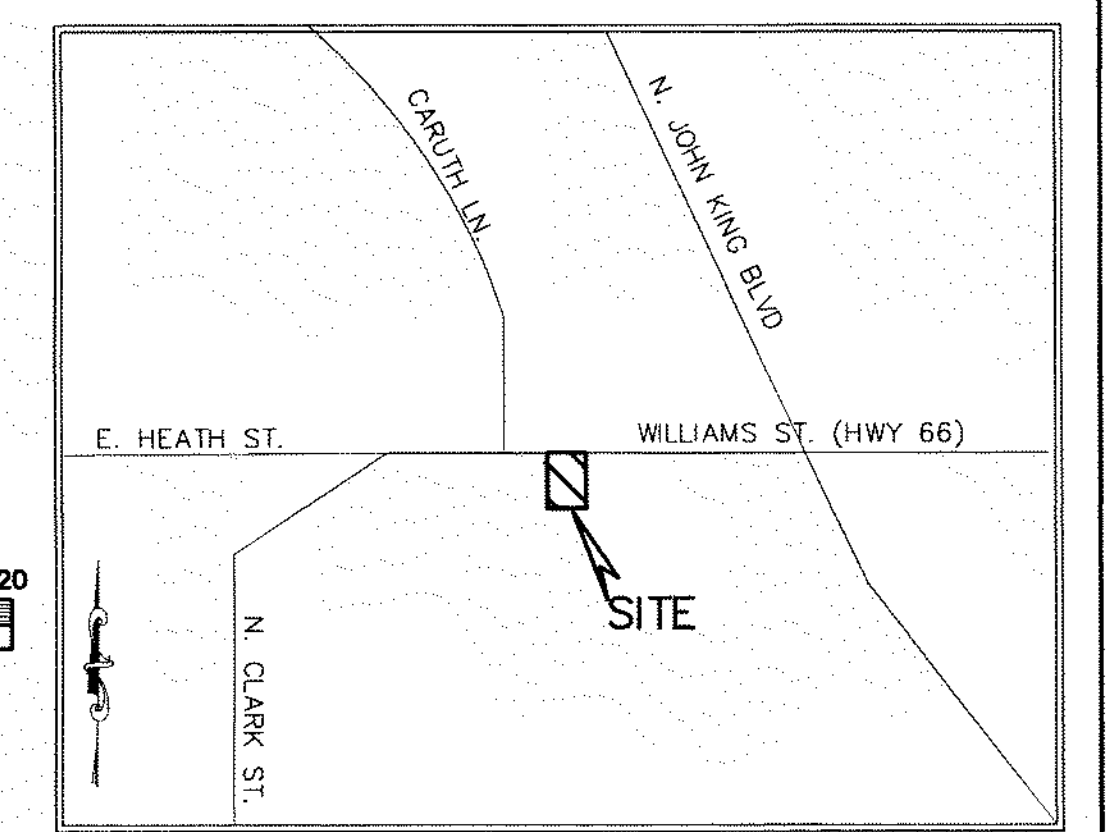
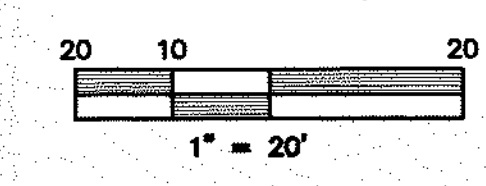
© 2022 Monk Consulting Engineers, Inc., All Rights Reserved

PROJECT NO.: 2022-6 REG. NO.: F-2567
date: 6/23/22 scale: 1"=20' sheet: C101B



WARNING:
PRIOR TO THE BEGINNING OF ANY CONSTRUCTION OR CONSTRUCTION STAKING, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE CIVIL ENGINEER TO ENSURE THAT ALL PARTIES ARE IN POSSESSION OF THE MOST CURRENT SET OF CONSTRUCTION DOCUMENTS.

NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND EASEMENTS PRIOR TO START OF OPERATIONS. CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO START OF CONSTRUCTION. TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.



VICINITY MAP
NOT TO SCALE

LEGEND

- = PROPERTY LINE
- EX. SS = EXISTING SANITARY SEWER LINE
- EX. W = EXISTING WATER LINE
- FH = EXISTING FIRE HYDRANT
- WM = EXISTING WATER METER
- PP = EXISTING POWER POLE
- LP = EXISTING LIGHT POLE
- S = EXISTING SS MANHOLE
- T = EX. TELEPHONE BOX
- EXIST. or EX. = EXISTING
- CL = CENTERLINE
- PROP. = PROPOSED
- LS = LANDSCAPE
- RCP = REINFORCED CONCRETE PIPE
- min = MINIMUM
- max = MAXIMUM
- B-B = BACK OF CURB TO BACK OF CURB
- [Hatched Box] = PAVING TO BE REMOVED
- [Dotted Box] = PROPOSED PAVING

PAVING NOTES:

- 1) FIRELANE TO BE 6" THICK, 3600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 24" ON CENTER. (O.C.) OVER 6" PREPARED SUBGRADE TO 95% STD. PROCTOR.
- 2) DUMPSTER PAD TO BE 8" THICK, 3600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 18" ON CENTER. (O.C.)
- 3) ALL OTHER (NON-FIRELANE) PAVING CAN BE 5" THICK (SIDEWALK TO BE 4"), 3,600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 24" O.C. OVER 6" PREPARED SUBGRADE TO 95% STD. PROCTOR.
- 4) ALL FILL (IF REQUIRED) SHALL BE PLACED ON 8" LIFTS AND COMPACTED TO 95% OF STD. PROCTOR @ MOISTURE RANGE OF -2% TO +4% OF OPTIMUM MOISTURE. (UNLESS OTHERWISE NOTED) USING A SHEEPS-FOOT ROLLER.
- 5) SIDEWALK TO BE 4" THICK CONCRETE, 3000 psi, 5.5 SACK MIX IN R.O.W.
- 6) NO SAND UNDER PAVING.

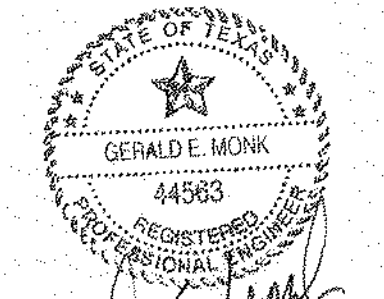
SITE PLAN SIGNATURE BLOCK

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 9th day of August, 2022.

WITNESS OUR HANDS, this 28th day of September, 2022.

[Signature] Planning & Zoning Commission, Chairman
[Signature] Director of Planning and Zoning

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 ACCURACY OF DESIGN.



| REVISIONS |
|-----------|
| |
| |
| |
| |
| |

PROJECT #: SP2022-041

DEMO & PAVING PLAN
HELPING HANDS

990 & 948 Williams St. (SH66)
WAGGONER GARDENS INC. ADDITION
BLOCK A, LOT 1, 8.889 ACRES, (REPLAT)
City of Rockwall, Rockwall County, Texas 75087

owner
Helping Hands
Contact: 972-771-1655

prepared by
MONK CONSULTING ENGINEERS
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8781

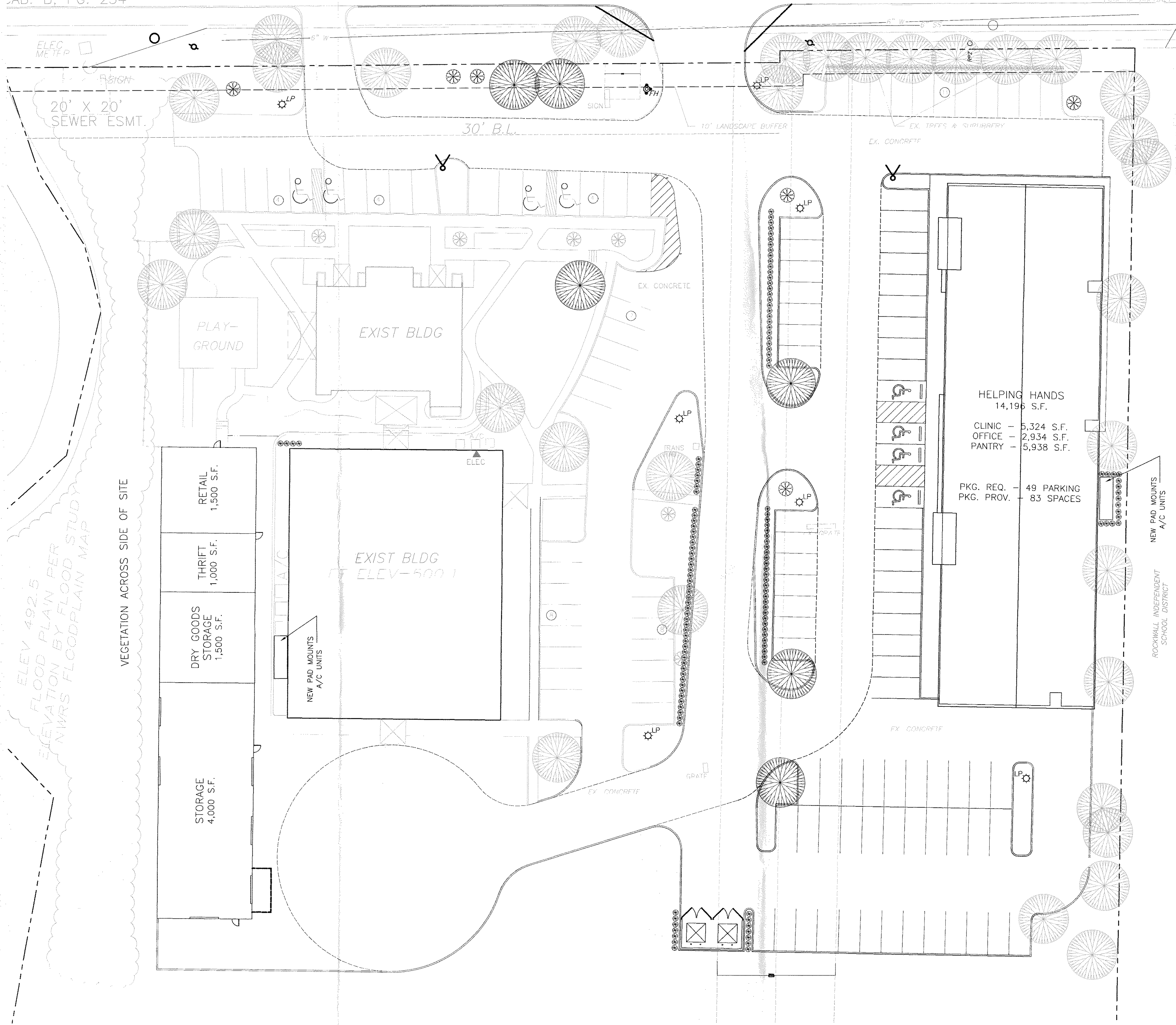
© 2022 Monk Consulting Engineers, Inc., All Rights Reserved
PROJECT NO.: 2022-6 REG. NO.: F-2567

date: 6/23/22 scale: 1"=20' sheet: C102

**** NOTICE TO CONTRACTORS ****
TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY H.D. FETTY LAND SURVEYOR OF ROYSE CITY, TEXAS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY ERRORS OR DISCREPANCIES ARE FOUND ON THE CONSTRUCTION DOCUMENTS, WHICH NEGATIVELY IMPACT THE PROJECT. ENGINEER AND OWNER SHALL BE INDEMNIFIED OF PROBLEMS AND/OR COST WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEER AND OWNER.

MAIN MAP

LONE STAR GAS & ENSEARCH CORP.
50' ROW & ESMT.
VOL. 52, PG. 303 &



| SITE DATA TABLE | |
|---------------------------|-------------------------------|
| SITE AREA | 8.869 ACRES (386,333.64 S.F.) |
| ZONING | C |
| PROPOSED USE | GENERAL OFFICE |
| BUILDING AREA #1: | 14,196 S.F. |
| CLINIC | 5,324 S.F. |
| OFFICE | 2,934 S.F. |
| PANTRY | 5,938 S.F. |
| BUILDING AREA #2: | 8,000 S.F. |
| RETAIL | 1,500 S.F. |
| STORAGE | 6,500 S.F. |
| LOT COVERAGE (GROSS AREA) | 7.6% |
| FLOOR TO AREA RATIO | 13.16 : 1 |
| BUILDING HEIGHT MAX. | 36'-0" |

| LANDSCAPE TABULATION | |
|---|-------------------------------|
| NET AREA | 8.869 ACRES (386,333.64 S.F.) |
| REQUIRED LANDSCAPE AREA-- 20% OF 386,334 S.F. | 77,267 S.F. |
| PROVIDED LANDSCAPE AREA-- 72.5% OF 386,334 S.F. | 280,127 S.F. |
| IMPERVIOUS COVERAGE-- 27.5% OF 386,334 S.F. | 106,207 S.F. |

- NOTES:**
- Irrigation shall be provided to all landscaped areas.
 - Tree mitigation for this project for existing trees on this property.
 - All perimeter parking are within 50'-0" of a shade tree.
 - No trees within 5' of public utilities less than 10".
 - No trees within 10' of public utilities 10' or greater.

| TREE/SHRUB LEGEND | |
|--|--|
| TREES, INSTALLED W/ MINIMUM 4" CALIPER | |
| | CEDAR ELM (MIN. 4" CALIPER) |
| | WINTER BOWWOOD (SHRUB) 5 GALLON @ INSTALLATION |
| | EVE'S NECKLACE (MIN. 4" TALL) |
| | EXISTING TREE OR SHRUBBERY |

- GENERAL NOTES:**
- REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. PROVIDED HOWEVER, THAT A HOSE BIB SYSTEM MAY BE USED FOR IRRIGATION WHEN A LANDSCAPE AREA IS LESS THAN 1,000 SQUARE FEET IN SIZE AND WHEN ALL PORTIONS OF THE AREA ARE WITHIN 50'-FEET OF A HOSE ATTACHMENT. SYSTEM SHALL HAVE FREEZE GUARD AND RAINSTAT.
 - ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE HYDROMULCHED BERBERIS, EXCEPT FOR UNDISTURBED SITE AREA.
 - OWNER MAY SUBSTITUTE TYPES OF TREES. THE OWNER SHALL SELECT TYPES FROM CITY APPROVED TREE LIST ORDINANCE.
 - CONTRACTOR SHALL SUPPLY SLEEVES AS NEEDED FOR IRRIGATION.
 - CONTRACTOR TO VERIFY LOCATION OF IRRIGATION CONTROL W/ OWNER.
 - DUMPSTER IS NOT REQUIRED FOR THIS PROJECT. -- PROVIDED
 - ALL LANDSCAPE BUFFERS AND PUBLIC RIGHT-OF-WAY LOCATED ADJACENT TO A PROPOSED DEVELOPMENT SHALL BE IMPROVED WITH GRASS.
 - THE DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SEEDING AREA, INCLUDING WATERING, UNTIL A "PERMANENT STAND OF GRASS" IS OBTAINED.
 - NO TREE SHALL BE PLANTED CLOSER THAN FIVE (5) FEET TO EDGE OF PAVEMENT OR FIVE (5) FEET FROM ANY WATER OR WASTEWATER LINE THAT IS LESS THAN 12 INCHES. WATER AND WASTEWATER LINES THAT ARE 12 INCHES AND GREATER REQUIRE TREES TO BE PLANTED A MINIMUM OF TEN (10) FEET FROM THE CENTERLINE OF THE PIPE. TREES MUST BE (5) FEET FROM ALL UTILITIES.
 - ALL PARKING SPACES ARE WITHIN 80' OF A TREE

| BUILDING #1 PARKING CALCULATIONS | | | |
|----------------------------------|----------------|---------------------|------------------|
| BUILDING USE | SQUARE FOOTAGE | PARKING REQUIREMENT | REQUIRED PARKING |
| CLINIC | 5,324 S.F. | 1/200 | = 27 |
| OFFICE | 2,934 S.F. | 1/300 | = 10 |
| PANTRY | 5,938 S.F. | 1/500 | = 12 |
| TOTAL PARKING REQUIRED | | | = 49 SPACES |

| BUILDING #2 PARKING CALCULATIONS | | | |
|----------------------------------|----------------|---------------------|------------------|
| BUILDING USE | SQUARE FOOTAGE | PARKING REQUIREMENT | REQUIRED PARKING |
| RETAIL | 1,500 S.F. | 1/250 | = 6 |
| STORAGE | 6,500 S.F. | 1/1000 | = 7 |
| TOTAL PARKING REQUIRED | | | = 13 SPACES |
| BUILDING 1 & 2 PARKING PROVIDED | | | = 62 SPACES |
| BUILDING 1 & 2 PARKING REQUIRED | | | = 83 SPACES |

HELPING HANDS

LEGAL DESCRIPTION AND/OR ADDRESS:
950 WILLIAMS ST. (SH 66)
WAGONER GARDENS INC. ADDITION
BLOCK A, LOT 1, 8.869 ACRES, (REPLAT)
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS 75087

OWNER:
Helping Hands
950 Williams St. (SH 66)
Rockwall, TX 75087
P: 972-771-1655

APPLICANT:
Carroll Architects, Inc.
750 E. Interstate 30 #110
Rockwall, TX 75087
P: 972-732-6085
E: jc@carrollarch.com
ATTN: Jeff Carroll

CITY OF ROCKWALL CASE NUMBER:
SF2022-041

SITE PLAN SIGNATURE BLOCK

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 9th day of August, 2022.

WITNESS OUR HANDS, this 28th day of September, 2022.

[Signature]
Chairman
Planning & Zoning Commission

[Signature]
Director of Planning and Zoning

ISSUE

| ISSUE | DATE |
|----------------------------|------|
| CITY SUBMITTAL: 07-15-2022 | |
| CITY COMMENTS: 08-12-2022 | |

COPYRIGHT NOTICE:
These drawings and specifications are copyrighted and shall be copyright under sec. 105 of the copyright act, 17 U.S.C. includes, without limitation, the several papers, and all items of the design, and any drawings and specifications may result in cessation of construction, building, structure, and/or machinery, health,

NEW FACILITY FOR
HELPING HANDS
950 Williams St. (SH 66)
Rockwall, Texas 75087

CARROLL architects

750 E. Interstate 30
Suite 110
Rockwall, TX 75087
P: 972-732-6085
F: 972-732-6088

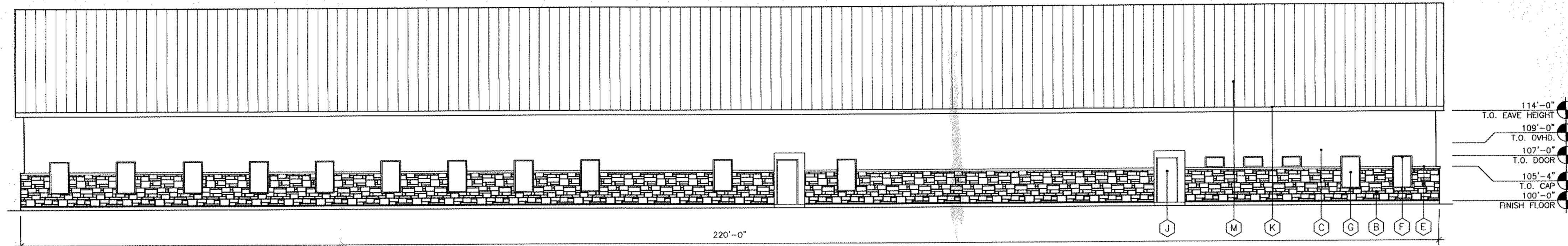
LANDSCAPE PLAN

DATE: MAR 2022 SHEET NO: L1

PROJECT NO: 2022006

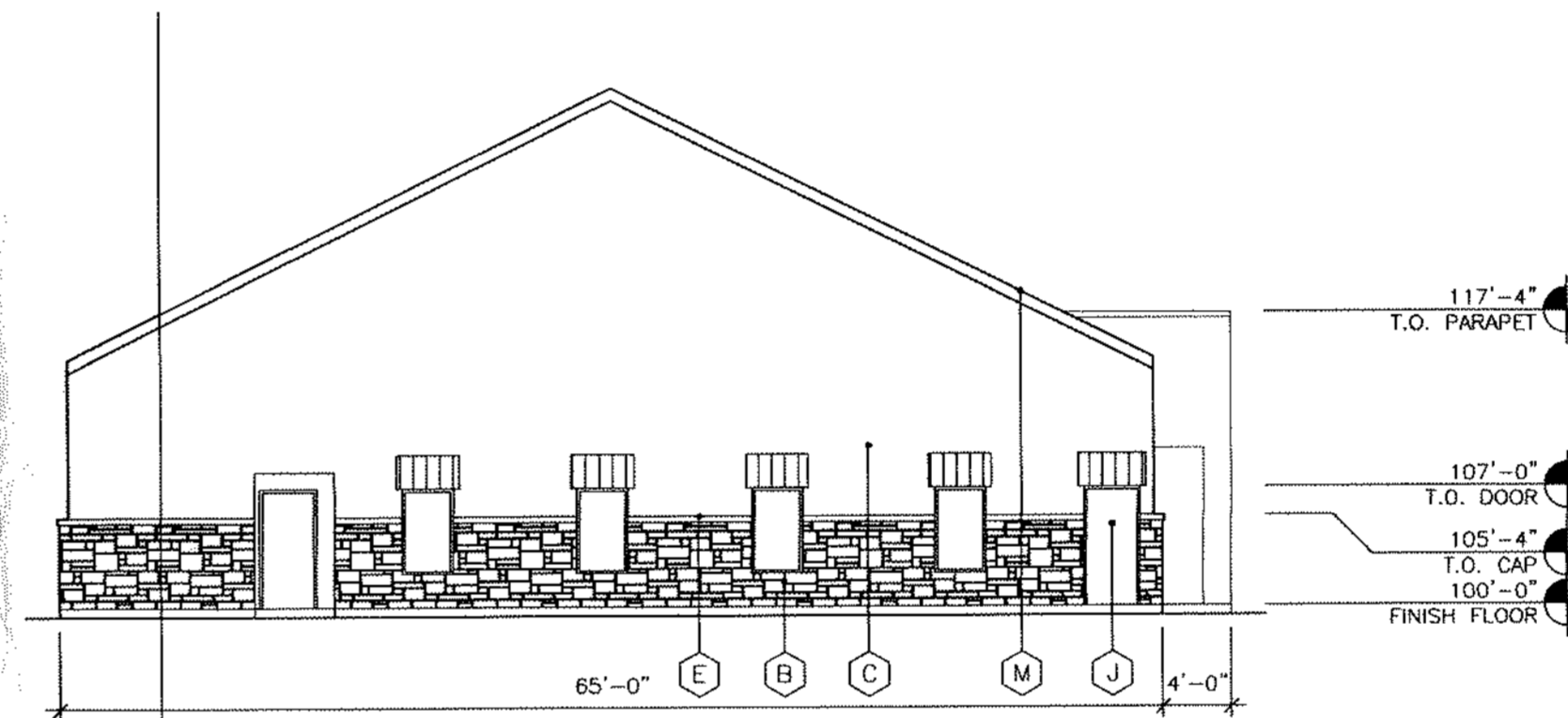
DRAWN BY: [Signature]

CHECKED BY: [Signature]



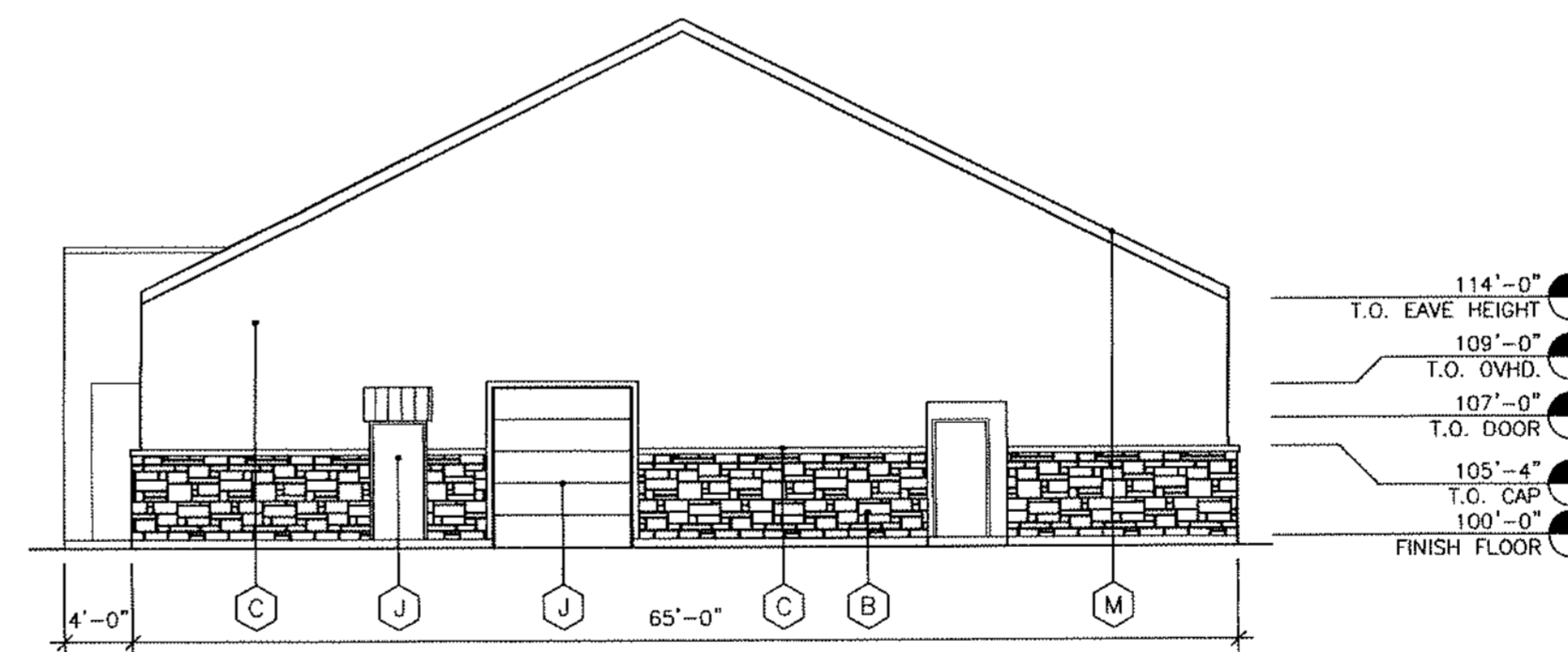
4 EAST ELEVATION
SCALE: 3/32" = 1'-0"

| | | | | |
|--------|---|------------|---|---------|
| STONE | - | 936 S.F. | - | 33.7 % |
| STUCCO | - | 1,843 S.F. | - | 66.3 % |
| TOTAL | - | 2,779 S.F. | - | 100.0 % |



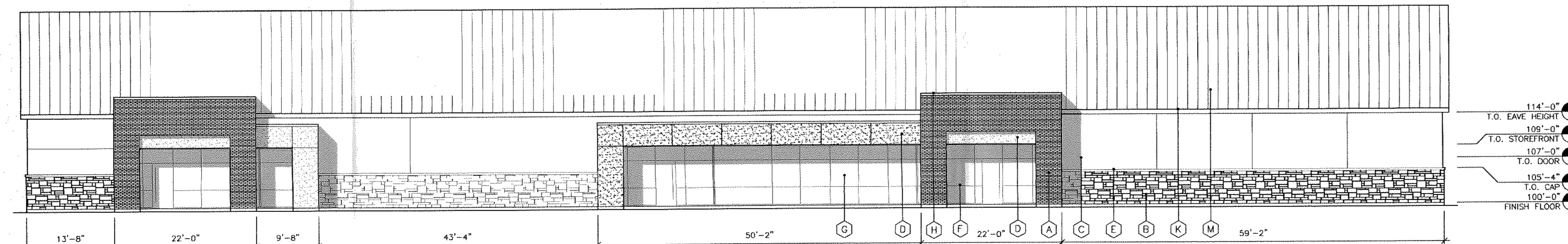
3 NORTH ELEVATION - ADJACENT R.O.W.
SCALE: 3/32" = 1'-0"

| | | | | |
|--------|---|------------|---|---------|
| STONE | - | 292 S.F. | - | 21.5 % |
| STUCCO | - | 1,067 S.F. | - | 78.5 % |
| TOTAL | - | 1,359 S.F. | - | 100.0 % |



2 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

| | | | | |
|--------|---|------------|---|---------|
| STONE | - | 255 S.F. | - | 20.2 % |
| STUCCO | - | 1,006 S.F. | - | 79.8 % |
| TOTAL | - | 1,261 S.F. | - | 100.0 % |



1 WEST ELEVATION
SCALE: 3/32" = 1'-0"

| | | | | |
|--------|---|------------|---|---------|
| BRICK | - | 525 S.F. | - | 20.5 % |
| STONE | - | 581 S.F. | - | 22.7 % |
| STUCCO | - | 1,449 S.F. | - | 56.8 % |
| TOTAL | - | 2,555 S.F. | - | 100.0 % |


| EXTERIOR FINISH SCHEDULE | |
|--------------------------|---|
| (A) | ACME BRICK, FIELD COLOR, QUORUM MFG: ACME SEALANT - BASE - MEDIUM BRONZE |
| (B) | STONE, ROUGH FACE, COLOR - GRANDBURY CHOPPED 4 SIDES MORTAR/SEALANT - BASE, COLOR - TAN |
| (C) | FIELD STUCCO 3-COAT SYSTEM W/ EIFS FINISH TEXTURE - FINE COLOR - SW 7506 LOGGIA |
| (D) | ACCENT STUCCO 3-COAT SYSTEM TRIM W/ EIFS FINISH TEXTURE - FINE COLOR - SW 7036 ACCESSIBLE BEIGE |
| (E) | CAST STONE CAP - TO MATCH STONE COLOR |
| (F) | STOREFRONT & DOORS, COLOR - DARK BRONZE |
| (G) | EXTERIOR GLASS 1" INSULATED, LOW "E", COLOR - 10% TINTED, GRAY |
| (H) | PREFINISHED METAL COPING, COLOR - TO MATCH ROOF |
| (J) | EXTERIOR HOLLOW METAL DOOR/OVERHEAD DOOR PAINTED - SW7520 DARK BROWN |
| (K) | PREFINISHED ROOF GUTTER & DOWNSPOUTS, COLOR - TO MATCH STUCCO |
| (L) | DECORATIVE LIGHTING - EXTERIOR SCENCE, LIGHTING SELECTED BY OWNER |
| (M) | STANDING SEAM METAL, MFG - PAC-CLAD; CEE - LOCK, COLOR - GRANITE |

NOTE: PROVIDE 26 GA. METAL FOR ALL FLASHING, GUTTERS & DOWNSPOUTS WITH SPLASH BLOCKS

| | |
|----------------------------|--|
| ISSUE | |
| CITY SUBMITTAL: 07-15-2022 | |
| CITY COMMENTS: 08-01-2022 | |

COURTESY: JUDGE
The architect's specifications are copyrighted and subject to copyright law. No part of these specifications may be reproduced, stored in a retrieval system, or transmitted in any form, or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect. The architect assumes no responsibility for the construction of the project, and no liability shall be assumed for any errors or omissions in these specifications, or for any damage or injury resulting from the use of these specifications.

NEW FACILITY FOR
HELPING HANDS
950 Williams St. (SH 66)
Rockwall, Texas 75087

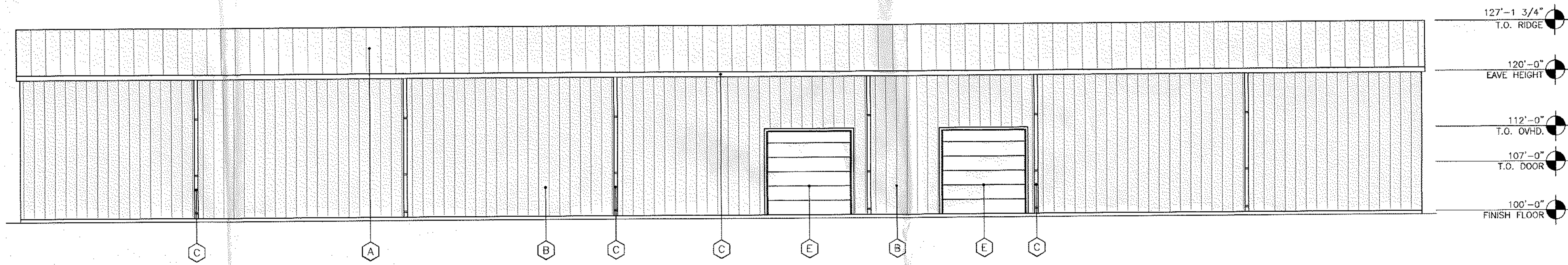
| | |
|---|--|
| HELPING HANDS | |
| <small>LEGAL DESCRIPTION AND OR ADDRESS:</small> 950 WILLIAMS ST. (SH 66) WAGONER GARDENS INC. ADDITION BLOCK A, LOT 1, 9.869 ACRES. (REFLAT) CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS 75087 | |
| <small>OWNER</small> Helping Hands 950 Williams St. (SH 66) Rockwall, TX 75087 P: 972-771-1655 | |
| <small>APPLICANT</small> Carroll Architects, INC. 750 E. Interstate 30 #110 Rockwall, TX 75087 P: 972-732-6085 E: jcarroll@carrollarch.com ATTN: Jeff Carroll | |
| <small>CITY OF ROCKWALL CASE NUMBER:</small> SP2022-041 | |
| <small>SITE PLAN SIGNATURE BLOCK</small> | |
| <small>APPROVED:</small> I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the <u>9th</u> day of <u>August</u> , 2022. | |
| <small>WITNESS OUR HANDS, this <u>28th</u> day of <u>September</u>, 2022.</small> | |
|  Jeff Carroll <small>Director of Planning and Zoning</small> | |

CARROLL
architects

750 E. Interstate 30
Suite 110
Rockwall, TX 75087
T: 972-732-6085
F: 972-732-6058

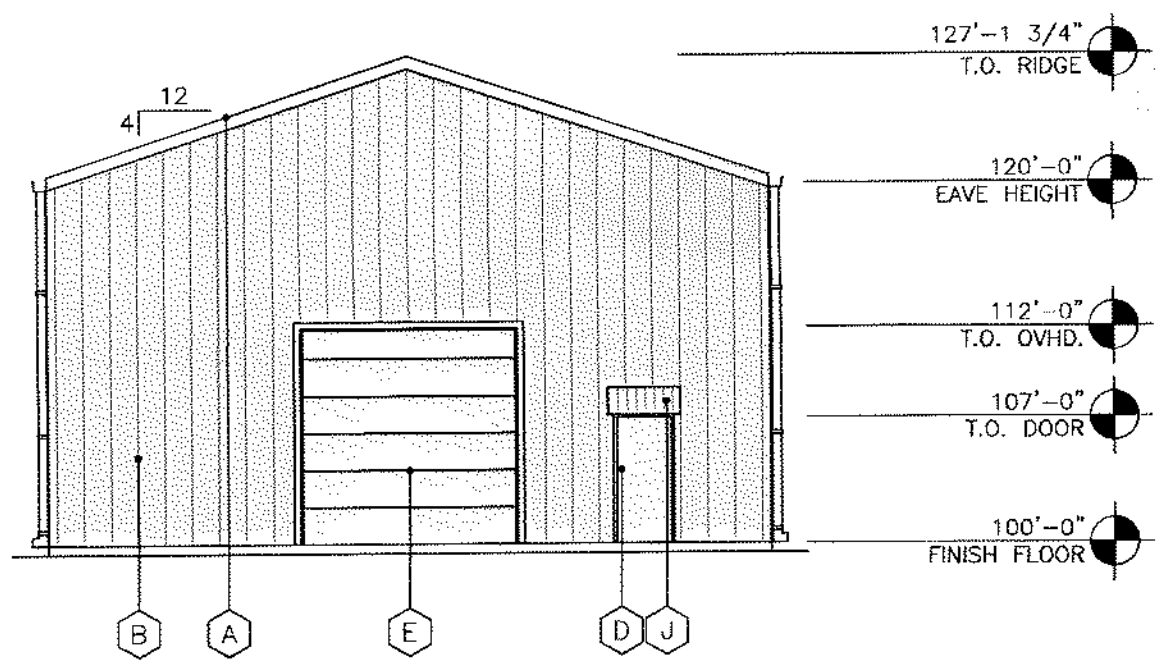
EXTERIOR ELEVATIONS

| | | | |
|--------------|----------|------------|-------------|
| DATE: | MAR 2022 | SHEET NO.: | |
| PROJECT NO.: | 2022006 | | |
| DRAWN BY: | | | A501 |
| CHECKED BY: | | | |



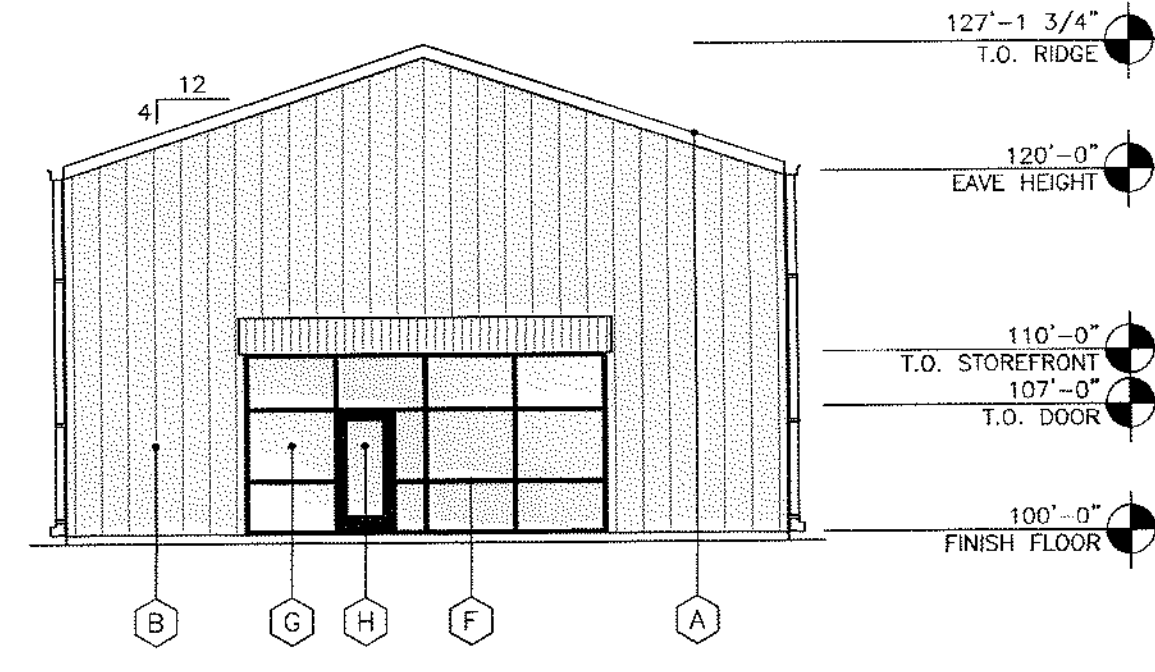
4 REAR ELEVATION
SCALE: 3/32" = 1'-0"

METAL - 3,584 S.F. - 100.0 %
TOTAL - 3,584 S.F. - 100.0 %



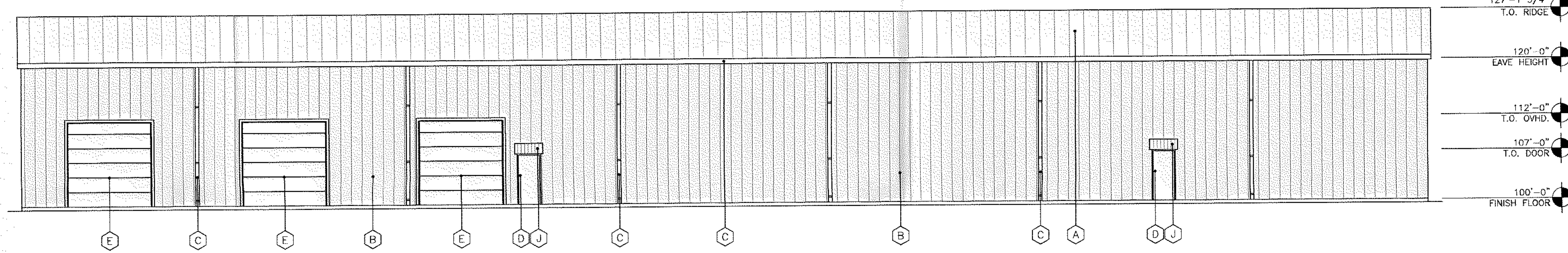
3 LEFT ELEVATION
SCALE: 3/32" = 1'-0"

METAL - 783 S.F. - 100.0 %
TOTAL - 783 S.F. - 100.0 %



2 RIGHT ELEVATION
SCALE: 3/32" = 1'-0"

METAL - 683 S.F. - 100.0 %
TOTAL - 683 S.F. - 100.0 %



1 FRONT ELEVATION
SCALE: 3/32" = 1'-0"

METAL - 3,368 S.F. - 100.0 %
TOTAL - 6,668 S.F. - 100.0 %

| EXTERIOR FINISH SCHEDULE | |
|--------------------------|---|
| A | PREFINISHED METAL ROOFING R-PANELS COLOR: SELECTED BY OWNER TO MATCH EXISTING |
| B | PREFINISHED WALL R-PANELS COLOR: SELECTED BY OWNER TO MATCH EXISTING |
| C | PREFINISHED GUTTER, DOWNSPOUTS, OR TRIM COLOR: SELECTED BY OWNER TO MATCH EXISTING |
| D | EXTERIOR HOLLOW METAL DOOR & FRAME, PAINT. COLOR: SELECTED BY OWNER TO MATCH EXISTING |
| E | PREFINISHED METAL SECTIONAL OVERHEAD DOORS, COLOR: SELECTED BY OWNER TO MATCH EXISTING |
| F | WINDOW FRAMES ALUMINUM, COLOR - |
| G | GLAZING: DOUBLE PANE INSULATED, LOW E GLASS W/ WINDOW TINTED @ 10% |
| H | STOREFRONT ENTRY DOOR SYSTEM: ALUM. COLOR - DARK BRONZE |
| J | PREFINISHED METAL AWNING BY METAL BUILDING CO. |

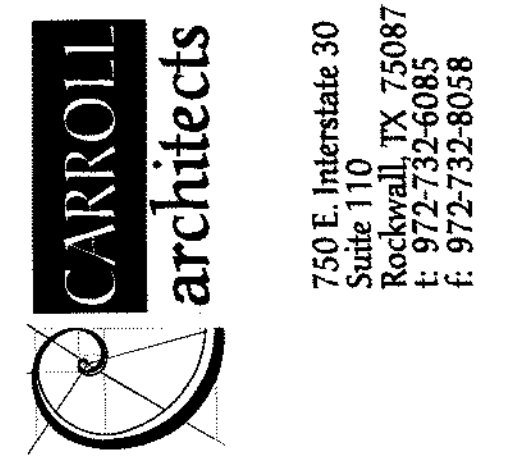
NOTE: PROVIDE CONCRETE SPLASH BLOCKS AT ALL DOWNSPOUT SURFACE WATER

| | |
|---------------------------|--------|
| OWNER REVIEW: 08-27-2022 | ISSUE: |
| CITY COMMENTS: 07-27-2022 | |

COPYRIGHT NOTICE: These drawings and specifications are the property of Carroll Architects, Inc. and are to be used only for the project and site identified herein. No part of these drawings or specifications may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Carroll Architects, Inc. The user of these drawings and specifications shall be held responsible for any errors or omissions that may result in a claim of construction, contract, or professional liability.

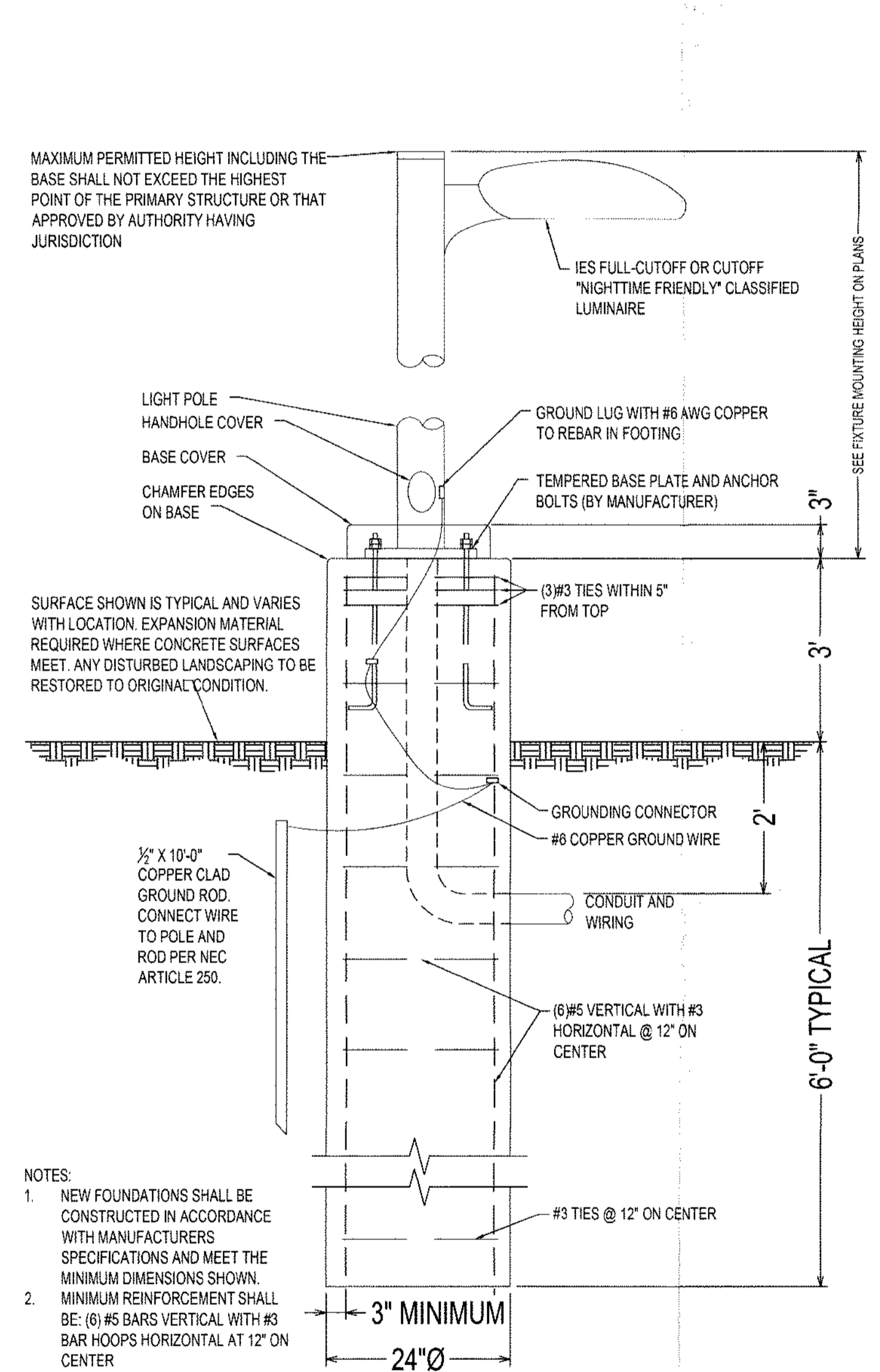
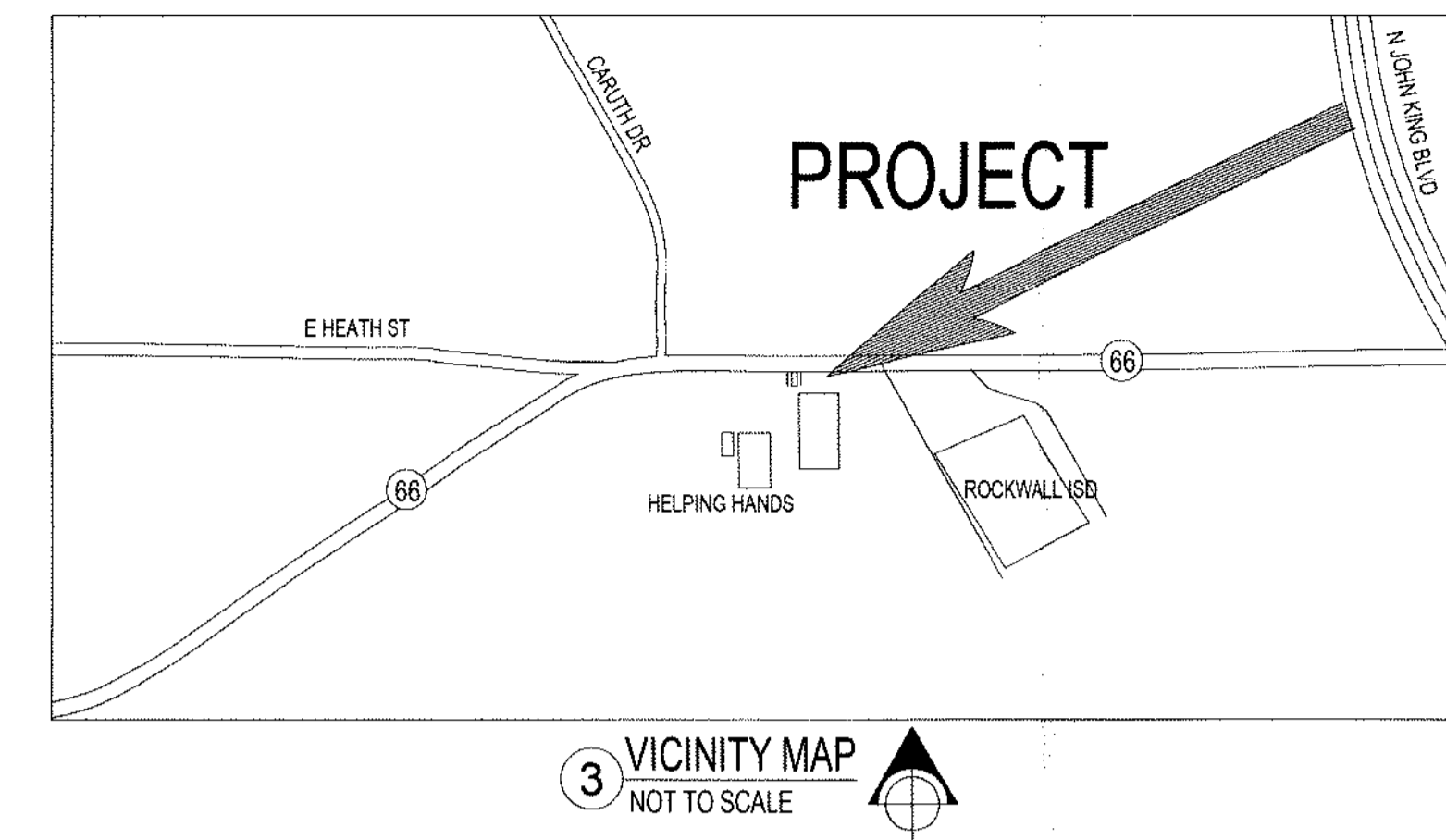
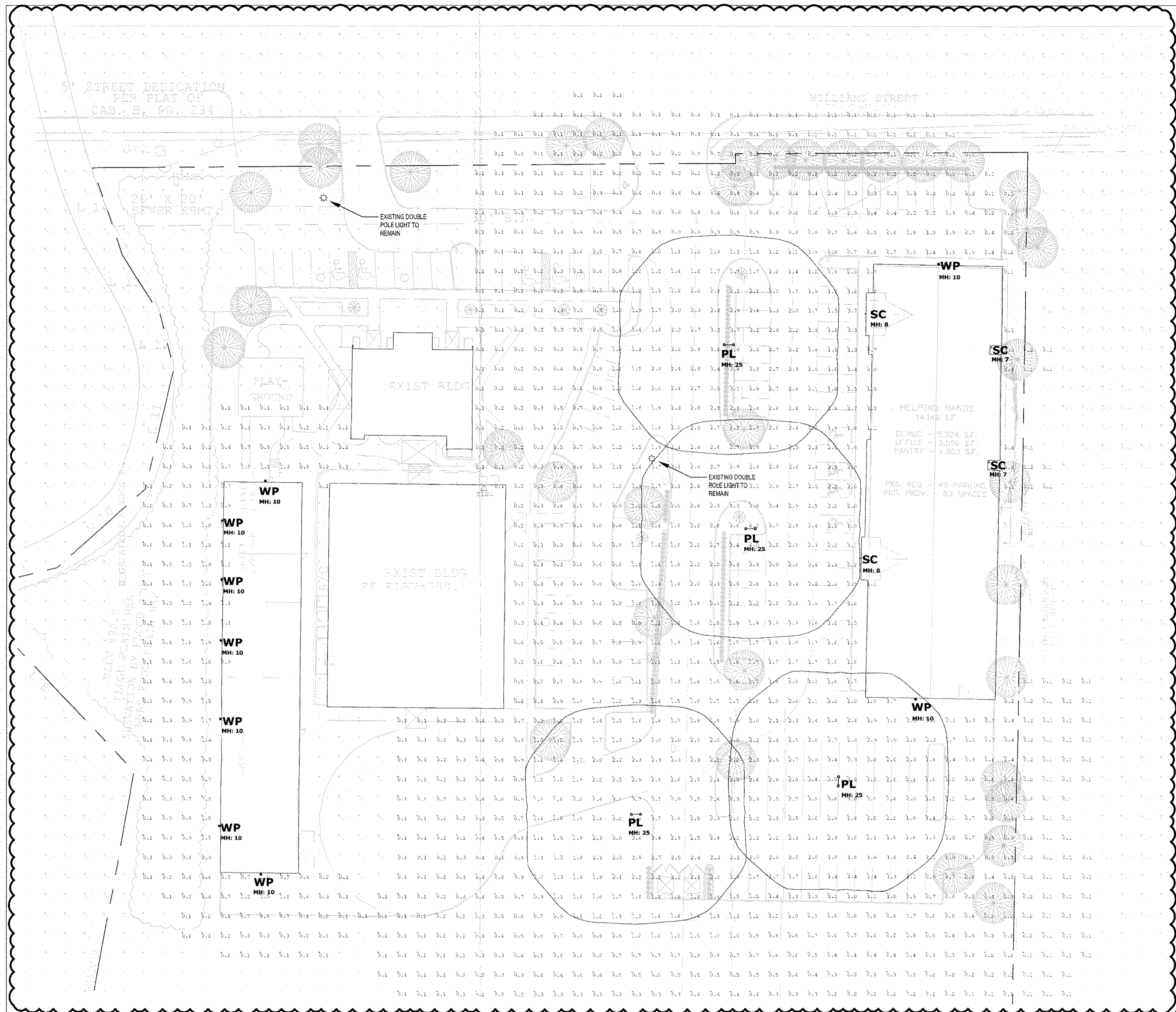
NEW OFFICE / WAREHOUSE FOR
HELPING HANDS
950 Williams St. (SH 66)
Rockwall, Texas 75087

| | |
|--|--|
| HELPING HANDS | |
| <small>LEGAL DESCRIPTION AND/OR ADDRESS:</small> 950 WILLIAMS ST. (SH 66) WAGONER GARDENS INC. ADDITION BLOCK A, LOT 1, 8.869 ACRES. (REPLAT) CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS 75087 | |
| <small>OWNER</small> | |
| Helping Hands 950 Williams St. (SH 66) Rockwall, TX 75087 P: 972-771-1655 | |
| <small>APPLICANT</small> | |
| Carroll Architects, Inc. 750 E. Interstate 30 #110 Rockwall, TX 75087 P: 972-732-6085 E: ja@carrollaren.com ATTN: Jeff Carroll | |
| <small>CITY OF ROCKWALL CASE NUMBER:</small> SP2022-041 | |
| <small>SITE PLAN SIGNATURE BLOCK</small> | |
| APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the <u>4th</u> day of <u>August</u> , 2022. | |
| WITNESS OUR HANDS, this <u>28th</u> day of <u>September</u> , 2022. | |
| Planning & Zoning Commission, Chairman Director of Planning and Zoning | |



EXTERIOR ELEVATIONS

| | | | |
|--------------|-----------|------------|------|
| DATE: | JUNE 2022 | SHEET NO.: | A501 |
| PROJECT NO.: | 2022074 | DRAWN BY: | |
| CHECKED BY: | | | |



HELPING HANDS
 LEGAL DESCRIPTION AND OR ADDRESS:
 950 WILLIAMS ST. (SH 66)
 WAGONER GARDENS INC. ADDITION
 BLOCK A, LOT 1, 3.889 ACRES, (REPLAT)
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS 75087

APPLICANT:
 Corroll Architects, Inc.
 750 E. Interstate 30 #110
 Rockwall, TX 75087
 P: 972-732-6085
 E: jcarroll@corroll.com
 ATTN: Jeff Carroll

CITY OF ROCKWALL CASE NUMBER:
 SP2022-041

APPROVED:
 I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 9th day of August 2022.

WITNESS OUR HANDS, this 9th day of September 2022
 [Signature]
 Director of Planning and Zoning

CONTRACTOR NOTES:

- ELECTRICAL CONTRACTOR TO PROVIDE PHOTOELECTRIC CONTROLS OR TIMER AND MOUNTING ARM OR POLES AS REQUIRED FOR EXTERIOR BUILDING AND SITE LIGHTING.

SITE PHOTOMETRIC NOTES

- ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL CONDITIONS AND IS ALSO RESPONSIBLE FOR REPORTING ANY CONFLICTS TO THE ENGINEER PRIOR TO THE START OF WORK.
- THE PHOTOMETRIC ZONE IS CALCULATED AT 3 FEET ABOVE FINISH GRADE LEVEL AND SPACED EVERY 10FTx10FT
- THIS PLAN REPRESENTS A SOFTWARE SIMULATED PHOTOMETRIC STUDY OF THE EXTERIOR SITE LIGHTING. IT WAS CREATED UNDER THE ENGINEER'S SUPERVISION; HOWEVER, THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE SOFTWARE OR LIGHT FIXTURE DATA. VISUAL LIGHTING SOFTWARE WAS USED TO GENERATE THIS DOCUMENT ALONG WITH THE IES DATA FILES PROVIDED BY THE LIGHT FIXTURE MANUFACTURER. THE SIMULATION DOES NOT TAKE INTO EFFECT A CHANGE IN GRADE ELEVATION OR CONTRIBUTION FROM OTHER (NEW/EXISTING) LIGHT SOURCES IN ADJACENT PROPERTIES.
- REFER TO LIGHT FIXTURE SCHEDULE ON SHEET E1.0.

| EXTERIOR LIGHT FIXTURE SCHEDULE | | | | | | | | |
|---|--------|-------------------|--|-----------------|--------|------|--------------------|-------------|
| MARK | SYMBOL | EXTERIOR FIXTURE | DESCRIPTION | MH ¹ | LUMENS | QTY. | WATTS ² | TOTAL WATTS |
| PL | | DOUBLE POLE LIGHT | (QTY 2) LITHONIA DSX1 LED P6 40K TSW MVOLT | 25' | 38266 | 4 | 328 | 1304 |
| SC | | SCONCE | LUMINIS SY602-L2L15-R55 | 8' | 2918 | 4 | 19 | 76 |
| WP | | WALLPACK | LITHONIA WDGE2 LED P2 40K 80CRI T4M | 10' | 3408 | 9 | 31 | 279 |
| TOTAL EXTERIOR WATTAGE | | | | | | | | 1659 |
| TOTAL ALLOWABLE EXTERIOR WATTAGE PER CURRENTLY ADOPTED IECC | | | | | | | | PASSES |

* ALL FIXTURES SPECIFIED AT 120V-1PH.
 ** OWNER, TENANT OR ARCHITECT MAY CHANGE EQUIPMENT MANUFACTURER OR USE EXISTING EQUIPMENT AS APPLICABLE, BUT SHALL KEEP MINIMUM UNIT SPECIFICATIONS.
 *** CONTRACTOR TO VERIFY ALL FIXTURES WITH OWNER PRIOR TO PURCHASE AND INSTALLATION.
 **** CONTACT MARK SCHULEN WITH ALA FOR MORE INFORMATION ABOUT UNITS SPECIFIED 214-658-9000.

| Calculation Summary | | | | | | |
|---------------------------|-------|------|-----|-----|---------|------------------|
| Calculation Grid Location | Units | Avg | Max | Min | Avg/Min | Calc Height (ft) |
| GROUND_Planar | Fc | 0.55 | 5.2 | 0.0 | N.A. | 0 |

CONTRACTOR RESPONSIBILITIES

CONTRACTOR SHALL REPORT ANY DISCREPANCIES, OMISSIONS OR INCONSISTENCIES ON THE DRAWINGS TO ENGINEER FOR VERIFICATION BEFORE STARTING CONSTRUCTION. OWNER AND ENGINEER ARE NOT RESPONSIBLE FOR ANY ERRORS IN CONSTRUCTION WHERE SUCH DISCREPANCIES, OMISSIONS OR INCONSISTENCIES HAVE NOT BEEN PROPERLY REPORTED IN A TIMELY MANNER.

NOTE: BID INTENT

THE INTENT OF THE DRAWINGS HEREIN IS TO REPRESENT A COMPLETE WORKING SYSTEM. ALL BIDDERS SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL COMPONENTS NECESSARY TO PROVIDE A COMPLETE WORKING SYSTEM WHETHER SHOWN OR NOT SHOWN ON THE DRAWINGS.

ELECTRICAL LIGHTING NOTES

- ALL WORK SHALL MEET CURRENTLY ADOPTED IBC, IECC AND NEC CODE REQUIREMENTS AS WELL AS ANY CITY ADOPTED AMENDMENTS.
- ELECTRICAL CONTRACTOR TO PROVIDE JUNCTION BOX FOR BUILDING SIGNAGE AND PHOTOCELL WITH TIME CLOCK NEXT TO BREAKER PANEL.
- OWNER MAY CHANGE EQUIPMENT MANUFACTURER BUT SHALL KEEP MINIMUM SPECIFICATIONS, UNLESS NOTED OTHERWISE.
- CONTRACTOR TO CONTACT UNDERSIGNED ENGINEER WITH ANY DESIGN PLAN CHANGES.

MEP GENERAL NOTES

- ALL CONSTRUCTION TO CONFORM TO INTERNATIONAL, STATE AND LOCAL CODES AND ORDINANCES CURRENTLY ADOPTED BY THE AUTHORITY HAVING JURISDICTION (A.H.).
- CONTRACTORS TO CONFIRM ALL SPECIFICATIONS HEREIN WITH ACTUAL EQUIPMENT IN FIELD PRIOR TO PURCHASE AND INSTALLATION.
- REVIEW PLAN SHEET "MEP-U - MEP NOTES" PRIOR TO BIDDING, PERMITTING, AND CONSTRUCTION.
- THE INTENT OF THE DRAWINGS HEREIN IS TO REPRESENT A COMPLETE WORKING SYSTEM. ALL BIDDERS SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL COMPONENTS NECESSARY TO PROVIDE A COMPLETE WORKING SYSTEM WHETHER SHOWN OR NOT SHOWN ON THE DRAWINGS.
- SEE CIVIL AND ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ALL FIXTURES AND STRUCTURES.
- SEE ARCHITECTURAL FINISH OUT SCHEDULES FOR SPECIFIC MODELS, COLORS AND DESIGN NOT DEFINED HEREIN.
- WITH OWNER APPROVAL, CONTRACTOR MAY CHANGE SPECIFIED EQUIPMENT BUT SHALL KEEP MINIMUM UNIT SPECIFICATIONS.
- CONTRACTOR TO CONTACT AME ENGINEERS, INC. AT 817-653-4122 PRIOR TO ANY SIGNIFICANT DESIGN REVISIONS.
- DETAILS LABELED "TYPICAL" ON THE DRAWINGS SHALL APPLY TO ALL SITUATIONS OCCURRING ON THE PROJECT THAT ARE OR ARE SIMILAR TO THOSE SPECIFICALLY DETAILED. THE APPLICABILITY OF THE DETAIL TO ITS LOCATION ON THE DRAWINGS CAN BE DETERMINED BY THE TITLE OF DETAIL. SUCH DETAILS SHALL APPLY WHETHER OR NOT THEY ARE REFERENCED AT EACH LOCATION. QUESTIONS REGARDING APPLICABILITY OF TYPICAL DETAILS SHALL BE DETERMINED BY THE ENGINEER OF RECORD.

TEXAS FIRM F-16469

AME Engineering, Inc.
 mail@ameengineering.com | tlc 817-653-4122 | fax 817-754-6615
 3825 W Green Oaks Blvd Suite 200, Arlington TX 76016-2700

STATE OF TEXAS
 PROFESSIONAL ENGINEER
 106108
 JESSICA J. KILGORE

The seal appearing on this document was authorized by Jessica J. Kilgore, P.E. 106108 on AUGUST 02, 2022.

HELPING HANDS OFFICE AND CLINIC FACILITIES
 950 WILLIAMS ST
 ROCKWALL TX 75087

CONTACT NAME: JEFF CARROLL
 CONTACT COMPANY: CARROLL ARCHITECTS
 CONTACT PHONE: 972-732-6085
 ISSUE: PERMIT REVIEW SET 08-02-2022

SHEET REVISIONS
 CITY COMMENTS 08-11-2022

PRINTED: 8/12/2022 11:45 AM
 DESIGNED: BMT
 CHECKED: JJK
 IBC: 2015
 IECC/ASHRAE: 2015
 NEC: 2014
 SCALE: 1:30

SITE PHOTOMETRIC LIGHTING PLAN
 E1.1
 PROJECT: 1737