

NEW FIRE STATION 3 AND FIRE STATION 4 FOR THE CITY OF ROCKWALL, TEXAS



ARCHITECT

**CALLAHAN
& FREEMAN**
ARCHITECTS

P.O. Box 15577 Fort Worth, Texas 76119 (817) 478-1765

Architectural Design
Analysis / Planning
Construction Management Services

LANDSCAPE ARCHITECT

**Leeming
Design Group**
Landscape Architecture

4913 Rufe Snow Dr. N. Richland Hills, TX 76180
817.577.0889 Fax 817.577.0896

STRUCTURAL ENGINEER

H 8713 W. Bedford-Eules Rd., Suite 100 Metro 817/268-8621
& Hurst, Texas 76053 Fort Worth, Texas 76109
A Fax 817/282-4295
Engineers, Inc.

Jay Hansen, P.E.

MEP ENGINEER

Wells/Doak Engineers, Inc.
2800 S. Hulen St., Suite 212
Fort Worth, Texas 76109
817. 920. 9565

ADDITIONS TO GMP APPROVED BY OWNER 07 JULY 2008:

1. IRRIGATION
2. HARD SURFACE KITCHEN COUNTER TOPS
3. GYPSUM BOARD CEILING IN APPARATUS BAY

POST GUARANTEED MAXIMUM PRICE (GMP) COST ITEMS: GMP ACCEPTANCE 07 JULY 2008

1. CATCH BASIN AT FIRESTATION 3 - ACCEPTED
2. ALL DOOR HARDWARE LOCKSETS SHALL BE SCHLAGE 'L' SERIES IN LIEU OF 'NC' - PENDING
3. TORO SENTINAL IRRIGATION SYSTEM - PENDING
4. SCHEDULE 40 PIPE ON MAIN LINES IN LIEU OF CLASS 200 - PENDING

NOTE:

ALL TESTING BY OWNER. ALL PERMIT FEES, ADA REVIEW FEES AND SWPPP REPORT BY OWNER.

LANDSCAPE DRAWINGS ARE PROVIDED FOR IRRIGATION COORDINATION ONLY. FACILITY LANDSCAPING IS BY THE CITY OF ROCKWALL.

AS Builts

SCHEDULE OF DRAWINGS

COVER SHEET

A-0.0 SCHEDULE OF DRAWINGS, PROJECT DATA

CIVIL DRAWING SHEETS

- C-3.0 EROSION CONTROL PLAN - FIRESTATION #3
- C-3.1 SITE GRADING PLAN - FIRESTATION #3
- C-3.2 PAVING PLAN - FIRESTATION #3
- C-3.3 UTILITIES - FIRESTATION #3
- C-4.0 EROSION CONTROL PLAN - FIRESTATION #4
- C-4.1 SITE GRADING PLAN - FIRESTATION #4
- C-4.2 PAVING PLAN - FIRESTATION #4
- C-4.3 UTILITIES - FIRESTATION #4

LANDSCAPE DRAWING SHEET

- L-1 LANDSCAPE PLAN - FIRESTATION #3
- L-2 IRRIGATION PLAN - FIRESTATION #3
- L-3 IRRIGATION DETAILS - FIRESTATION #3
- L-4 LANDSCAPE PLAN - FIRESTATION #4
- L-5 IRRIGATION PLAN - FIRESTATION #4
- L-6 IRRIGATION DETAILS - FIRESTATION #4

ARCHITECTURAL DRAWING SHEETS

- A-0.1 ARCHITECTURAL SITE PLAN - FIRESTATION #3
- A-0.2 ARCHITECTURAL SITE PLAN - FIRESTATION #4
- A-0.3 SITE PLAN DETAILS
- A-0.4 LIFE SAFETY PLAN - FIRESTATION #3
- A-0.5 LIFE SAFETY PLAN - FIRESTATION #4
- A-0.6 ANSI/UL CLASSIFIED NUMBERS - ADDED
- A-1.0 FLOOR PLAN CRAWL SPACE - FIRESTATION #3
- A-1.1 FLOOR PLAN CRAWL SPACE - FIRESTATION #4
- A-1.2 FLOOR PLAN - FIRESTATION #3
- A-1.3 FLOOR PLAN - FIRESTATION #4
- A-1.4 NOT USED
- A-1.5 FLOOR PLAN FINISHES - FIRESTATION #3
- A-1.6 FLOOR PLAN FINISHES - FIRESTATION #4
- A-1.7 FLOOR PLAN EMS
- A-1.8 REFLECTED CEILING PLAN - FIRESTATION #3
- A-1.9 REFLECTED CEILING PLAN - FIRESTATION #4
- A-2.0 ENLARGED TOILET PLANS AND ELEVATIONS
- A-2.1 ENLARGED MILLWORK PLANS AND ELEVATIONS - ADDED
- A-2.2 ENLARGED MILLWORK SECTIONS - ADDED
- A-3.0 ROOM FINISH SCHEDULE
- A-3.1 DOOR SCHEDULE
- A-4.0 BUILDING ELEVATIONS - FIRESTATION #3
- A-4.1 BUILDING ELEVATIONS - FIRESTATION #4
- A-5.0 BUILDING SECTIONS
- A-5.1 WALL SECTIONS
- A-5.2 WALL SECTIONS
- A-5.3 SECTION DETAILS
- A-6.0 ROOF PLAN - FIRESTATION #3
- A-6.1 ROOF PLAN - FIRESTATION #4
- A-6.2 ROOF DETAILS
- A-7.0 TEXAS ACCESSABILITY STANDARDS
- A-7.1 TEXAS ACCESSABILITY STANDARDS

STRUCTURAL DRAWING SHEETS

- 3S-1.1 FOUNDATION PLAN - FIRESTATION #3
- 4S-1.1 FOUNDATION PLAN - FIRESTATION #4
- S-1.2 ROOF FRAMING PLAN
- S-2.1 GENERAL NOTES, SCHEDULES
- S-2.2 GRADE BEAM SECTIONS
- S-2.3 GRADE BEAM SECTIONS
- S-2.4 ROOF SECTIONS/ DETAILS
- S-3.1 FOUNDATION, ROOF FRAMING PLAN - EMS
- S-3.2 REINFORCING SCHEDULE

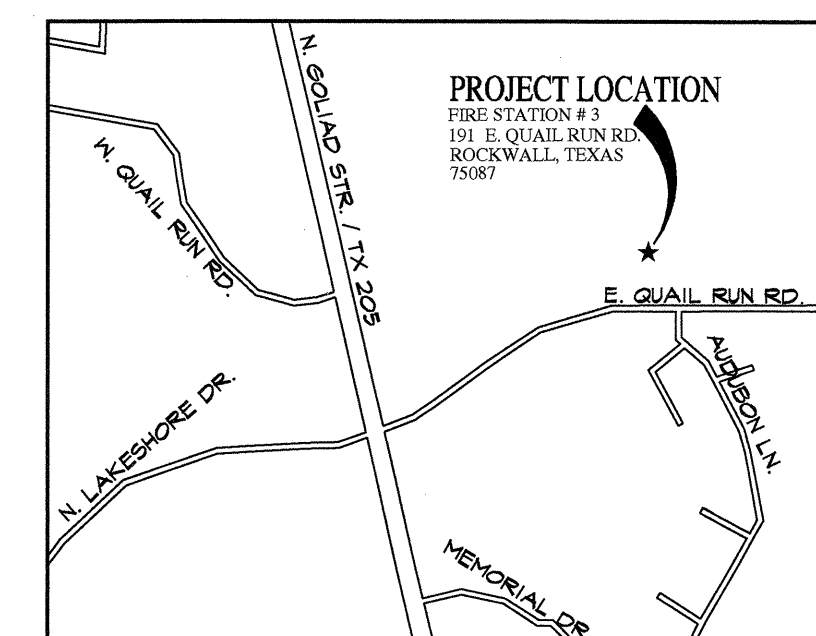
MEP DRAWING SHEETS

- U-1.1 SITE PLAN LIGHTING - FIRESTATION #3
- U-1.2 SITE PLAN PLUMBING - FIRESTATION #3
- U-2.1 SITE PLAN LIGHTING - FIRESTATION #4
- U-2.2 SITE PLAN PLUMBING - FIRESTATION #4
- M-1.1 FLOOR PLAN HVAC - FIRESTATION #3
- M-1.2 FLOOR PLAN HVAC - FIRESTATION #4
- M-2.1 ROOF PLAN - HVAC
- M-3.1 HVAC GENERAL NOTES AND DETAILS
- M-3.2 HVAC RANGE HOOD DETAILS AND NOTES
- M-4.1 HVAC SCHEDULES
- E-1.1 FLOOR PLAN LIGHTING - FIRESTATION #3
- E-1.2 FLOOR PLAN LIGHTING - FIRESTATION #4
- E-2.1 FLOOR PLAN POWER - FIRESTATION #3
- E-2.2 FLOOR PLAN POWER - FIRESTATION #4
- E-3.1 FLOOR PLAN SPEAKER SYSTEM - FIRESTATION #3
- E-3.2 FLOOR PLAN SPEAKER SYSTEM - FIRESTATION #4
- E-4.1 CRAWL SPACE ELECTRICAL
- E-5.1 ELECTRICAL ONE-LINE DIAGRAM, SCHEDULE
- E-5.2 ELECTRICAL PANEL SCHEDULES
- P-1.1 FLOOR PLAN PLUMBING - FIRESTATION #3
- P-1.2 FLOOR PLAN PLUMBING - FIRESTATION #4
- P-2.1 FLOOR PLAN GAS AND CONDENSATE - FIRESTATION #3
- P-2.2 FLOOR PLAN GAS AND CONDENSATE - FIRESTATION #4
- P-3.1 PLUMBING RISER DIAGRAM
- P-4.1 PLUMBING DETAILS
- P-4.2 PLUMBING DETAILS AND SCHEDULES

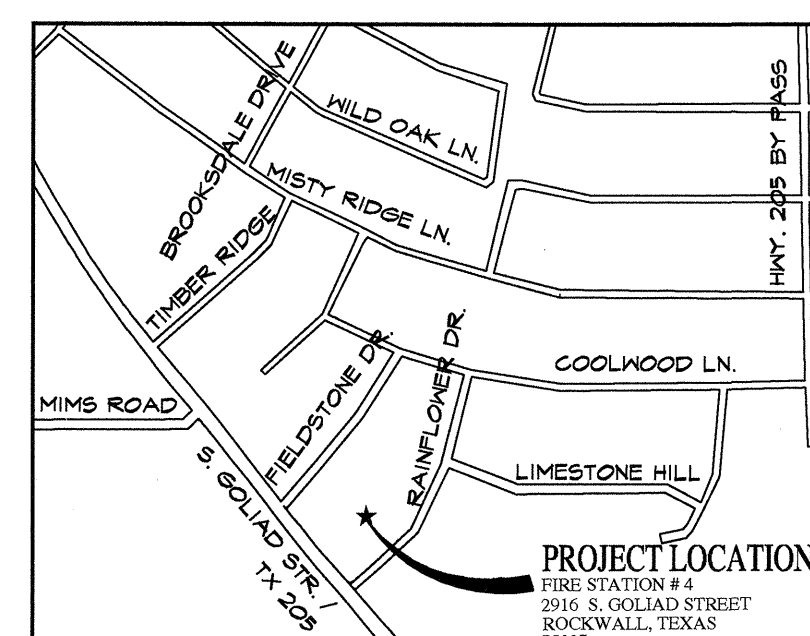
FP-1.1 FIRE PROTECTION

CODES, STANDARDS AND ORDINANCES

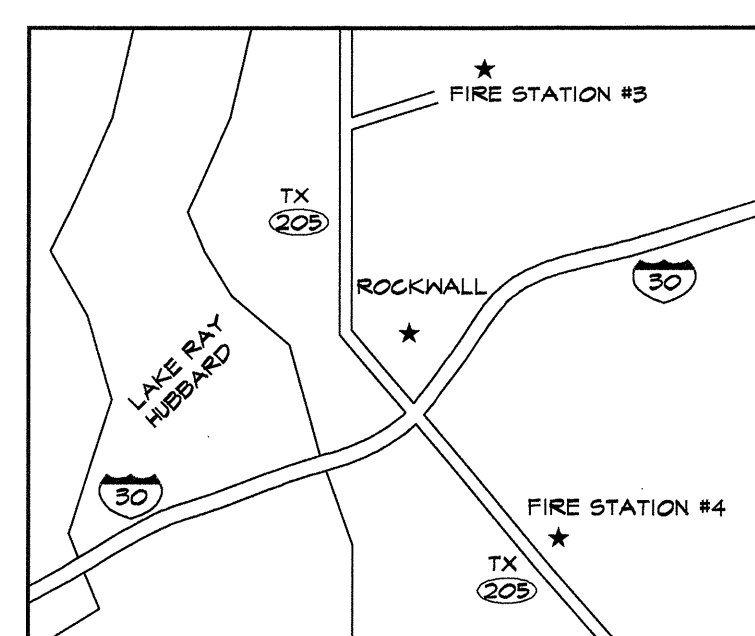
- 2006 INTERNATIONAL BUILDING CODE
- 2006 INTERNATIONAL MECHANICAL CODE
- 2006 NATIONAL ELECTRICAL CODE
- 2006 INTERNATIONAL PLUMBING CODE
- 2006 INTERNATIONAL FIRE CODE
- 2006 INTERNATIONAL ENERGY CODE
- 2006 INTERNATIONAL FUEL GAS CODE
- 2006 LIFE SAFETY CODE
- TEXAS ACCESSABILITY STANDARDS (TAS)
- CITY OF ROCKWALL ORDINANCES
- NFPA 13 STANDARD FOR INSTALLING FIRE SPRINKLERS
- NFPA 80 STANDARD FOR FIRE DOORS, OPENING PROTECTIVES
- NFPA 101 LIFE SAFETY CODE
- NFPA 110 STANDARD FOR EMERGENCY, STANDBY POWER SYSTEMS



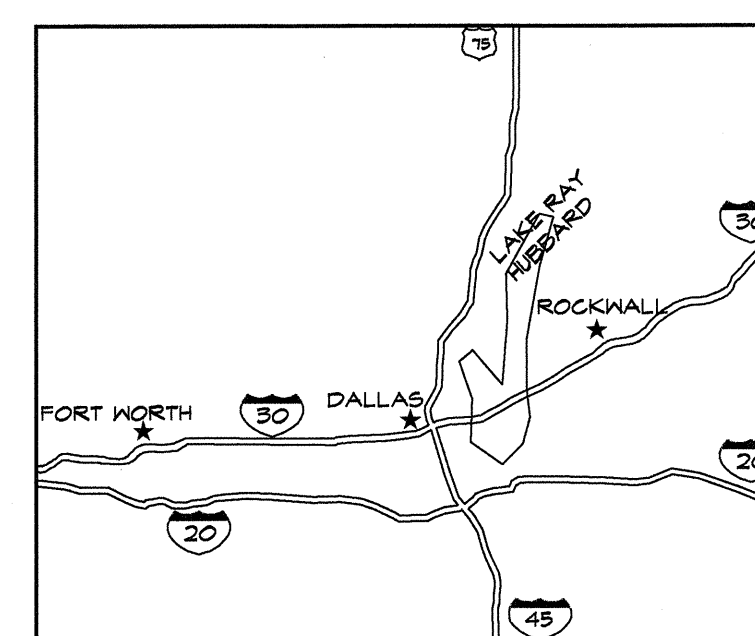
LOCATION MAP - F.S.#3
NOT TO SCALE



LOCATION MAP - F.S.#4
NOT TO SCALE



CITY MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

ARCHITECTURAL DESIGN
CONSTRUCTION MANAGEMENT
**CALLAHAN
& FREEMAN**
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"The"

NEW FIRE STATIONS
CITY OF ROCKWALL
FIRE STATIONS 3 AND 4
ROCKWALL, TEXAS

REGISTERED ARCHITECT
CALLAHAN & FREEMAN
STATE OF TEXAS
10-24-08

DATE: 22 SEPT 2008
REVISIONS:
12-3-08
JOB NO: 55039 SFC
DRAWN BY: CF, MM, KC

SHEET NO.
A-0.0
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CONSTRUCTION ISSUE 12-3-08

SCHEDULE OF DRAWINGS PROJECT DATA

SCALE: 1" = 20'

SILT FENCE

PROPERTY LINE

FIRE STATION #3

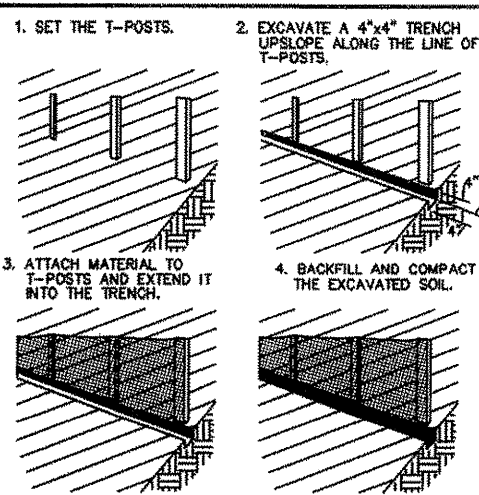
CONSTRUCTION
ENTRANCE

SILT FENCE

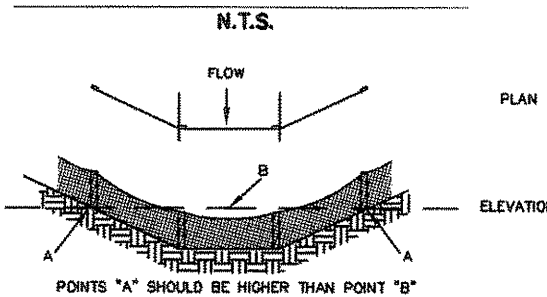
QUAIL RUN

EXISTING R.O.W.

AUDOBON LANE



CONSTRUCTION OF
A SILT FENCE



PROPER PLACEMENT OF A SILT
FENCE IN A DRAINAGE WAY

STANDARDS FOR SILT FENCE

DEFINITION

TEMPORARY BARRIER FENCE MADE OF BURLAP OR POLYPROPYLENE MATERIAL WHICH IS WATER PERMEABLE BUT WILL TRAP WATER - BORNE SEDIMENT.

PURPOSE

TO INTERCEPT AND DETAIN WATER - BORNE SEDIMENT FROM UNPROTECTED AREAS OF LIMITED EXTENT.

CONDITIONS WHERE PRACTICE APPLIES

SILT FENCE IS USED DURING THE PERIOD OF CONSTRUCTION NEAR THE PERIMETER OF A DISTURBED AREA TO INTERCEPT SEDIMENT WHILE ALLOWING WATER TO PERCOLATE THROUGH. THIS FENCE SHALL REMAIN IN PLACE UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED. SILT FENCE SHOULD NOT BE USED WHERE THERE IS A CONCENTRATION OF WATER IN A CHANNEL OR OTHER DRAINAGE WAY.

DESIGN CRITERIA

SILT FENCE IS CONSTRUCTED NEAR THE PERIMETER OF A DISTURBED SITE WITHIN THE DEVELOPING AREA. IT IS NOT TO BE CONSTRUCTED OUTSIDE THE PROPERTY LINES WITHOUT OBTAINING A LETTER OF PERMISSION FROM THE AFFECTED ADJACENT PROPERTY OWNERS.

A DESIGN IS NOT REQUIRED FOR THE INSTALLATION OF THE SILT FENCE. HOWEVER, THE FOLLOWING CRITERIA SHALL BE OBSERVED:

- | | |
|--------------------|--|
| 1. DRAINAGE AREA - | LESS THAN TWO ACRES |
| 2. HEIGHT - | 30 INCHES MINIMUM HEIGHT MEASURED FROM EXISTING OR GRADED GROUND. |
| 3. MATERIAL - | BURLAP, POLYPROPYLENE FABRIC, OR NYLON REINFORCED WITH POLYESTER NETTING. THE MULLEN BURST STRENGTH SHALL BE GREATER THAN 150 PSI. THE EDGES SHALL BE TREATED TO PREVENT UNRAVELING. |
| 4. SUPPORT - | STEEL FENCE POSTS SPACED A MAXIMUM OF 8 FEET APART. WOVEN WIRE WILL BE USED TO SUPPORT THE MATERIAL. |

STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE.

THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.

THE TRENCH SHOULD BE A MINIMUM OF 4 INCHES DEEP AND 4 INCHES WIDE TO ALLOW FOR THE SILT FENCE TO BE LAID IN THE GROUND AND BACKFILLED.

SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POSTS.

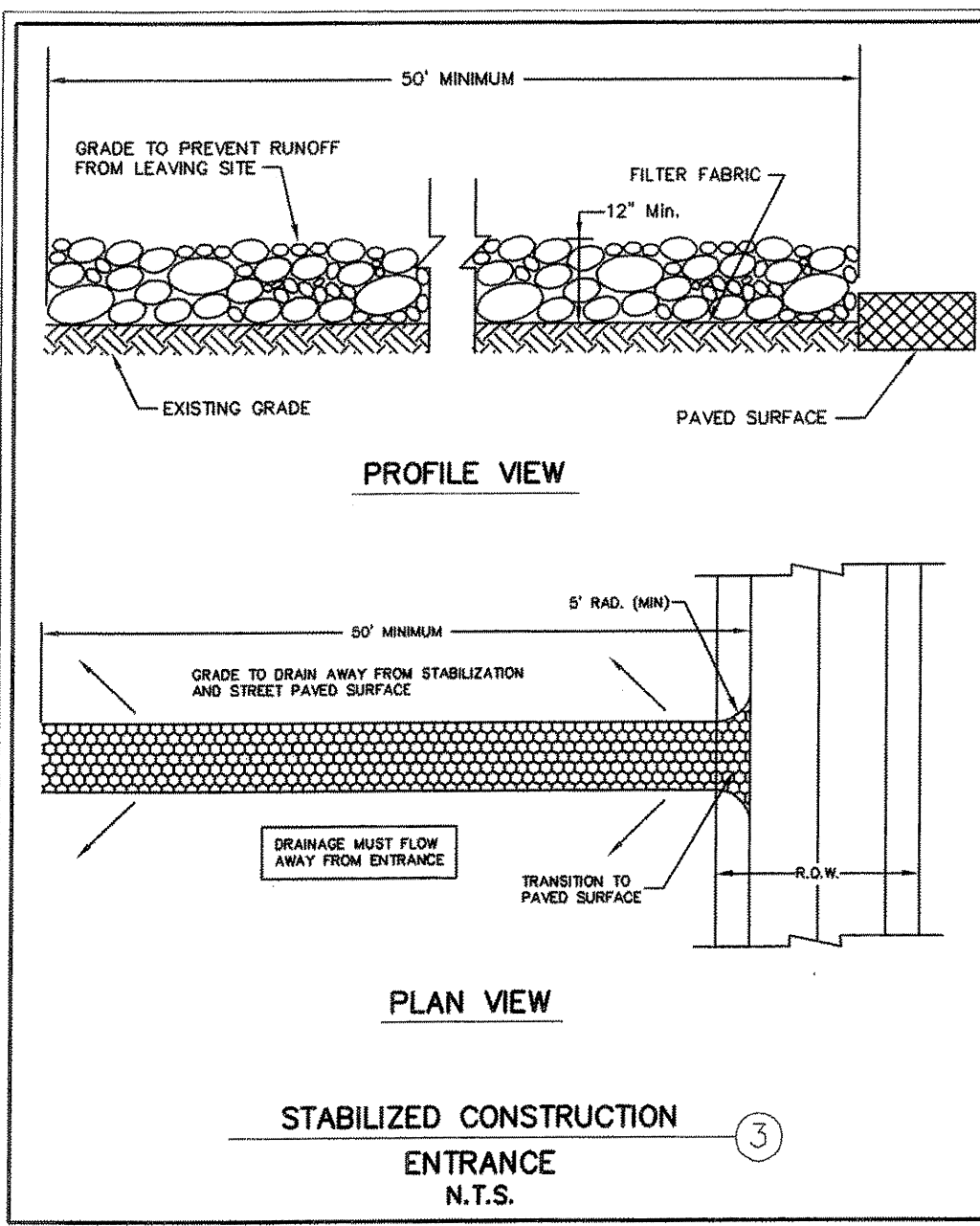
SILT FENCE SHALL BE REMOVED WHEN IT HAS SERVED ITS USEFULNESS, SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

OUTLET

SILT FENCE SHALL BE PLACED AND CONSTRUCTED IN SUCH A MANNER THAT RUNOFF FROM A DISTURBED SURFACE OR EXPOSED UPLAND AREA SHALL BE INTERCEPTED, SEDIMENT TRAPPED, AND THE SURFACE RUNOFF ALLOWED TO PERCOLATE THROUGH THE STRUCTURE.

SILT FENCE SHALL BE PLACED IN SUCH A MANNER THAT SURFACE RUNOFF WHICH PERCOLATES THROUGH WILL FLOW ONTO AN UNDISTURBED STABILIZED AREA OR STABILIZED OUTLET.

WHEN SILT REACHES 4-6 INCHES HIGH, THE SILT SHALL BE REMOVED AND DISPOSED OF PROPERLY BY THE CONTRACTOR.



GENERAL NOTES
STABILIZED CONSTRUCTION ENTRANCE

1. STONE SHALL BE A MIX OF 3 TO 5 INCH DIAMETER CRUSHED ROCK. NO CRUSHED PORTLAND CEMENT CONCRETE ALLOWED.
2. LENGTH SHALL BE SHOWN ON PLANS, WITH A MINIMUM LENGTH OF 30 FEET FOR LOTS WHICH ARE LESS THAN 150 FEET FROM EDGE OF PAVEMENT. THE MINIMUM DEPTH IN ALL OTHER CASES SHALL BE 50 FEET.
3. THE THICKNESS SHALL NOT BE LESS THAN 12 INCHES.
4. THE WIDTH SHALL BE NO LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
5. WHEN NECESSARY, VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WITH DRAINAGE FLOWING AWAY FROM BOTH THE STREET AND THE STABILIZED ENTRANCE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
6. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PAVED SURFACES. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PAVED SURFACES MUST BE REMOVED IMMEDIATELY.
7. THE ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.



Kathleen R. Lappen
09-22-08

Architectural Design
Analysis / Planning
Construction Management

CALLAHAN
& FREEMAN
ARCHITECTS

Speed
Fab-Crete

1150 E. Mendelsohn Hwy., Kennerly, TX 76060
(817) 478-1137 Fax (817) 478-1137

NEW FIRE STATIONS
CITY OF ROCKWALL
FIRE STATIONS 3 AND 4
ROCKWALL, TEXAS

EROSION CONTROL
PLAN

DATE: 22 SEPT 2008
REVISIONS:

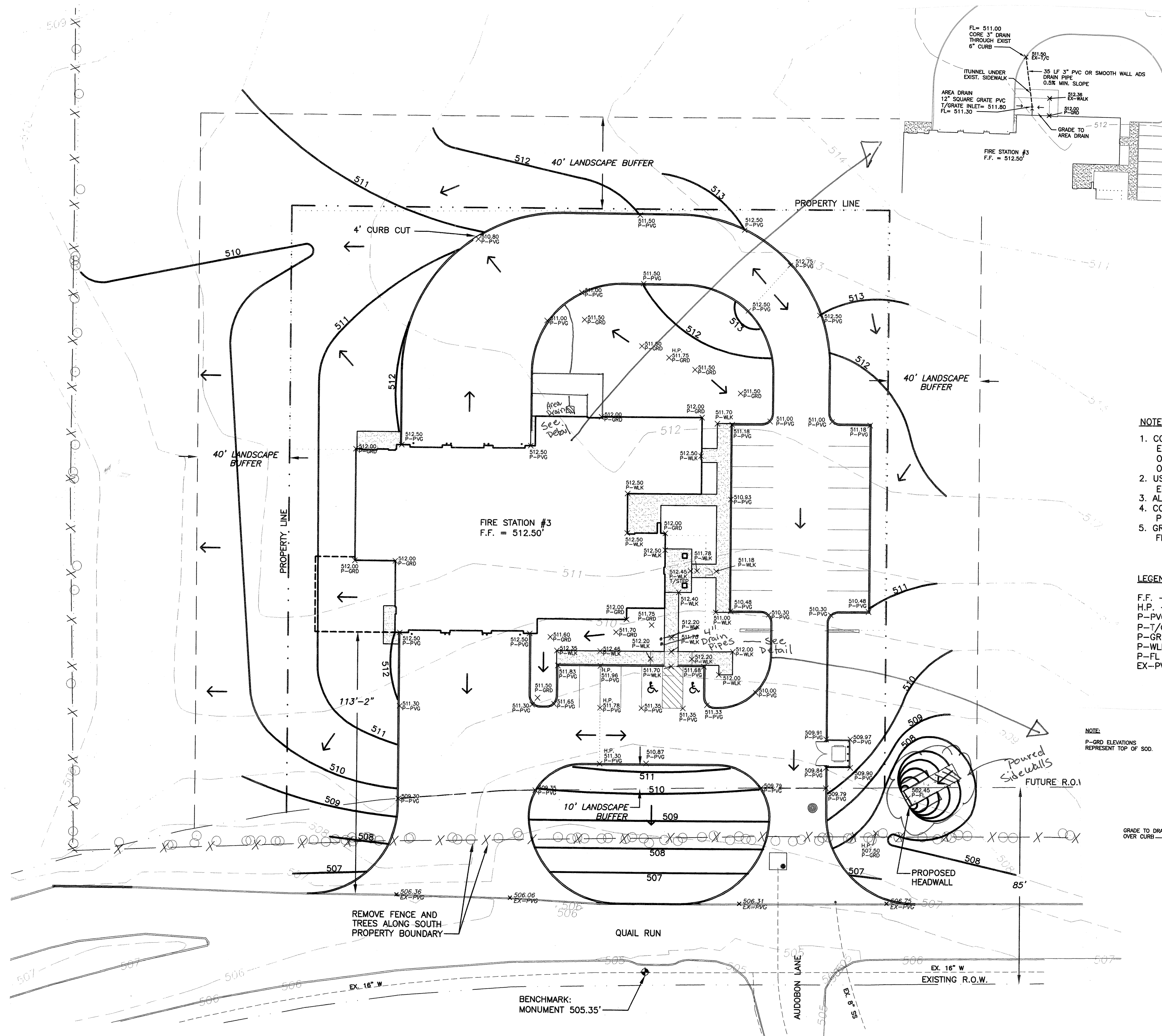
JOB NO: 55039 SFC
DRAWN BY: KRL

SHEET NO.

C-3.0

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SITE PLAN FIRE STATION 3



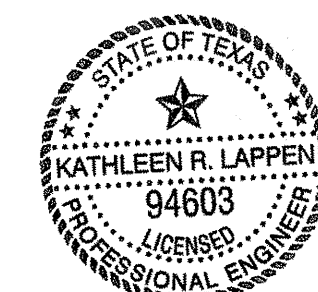
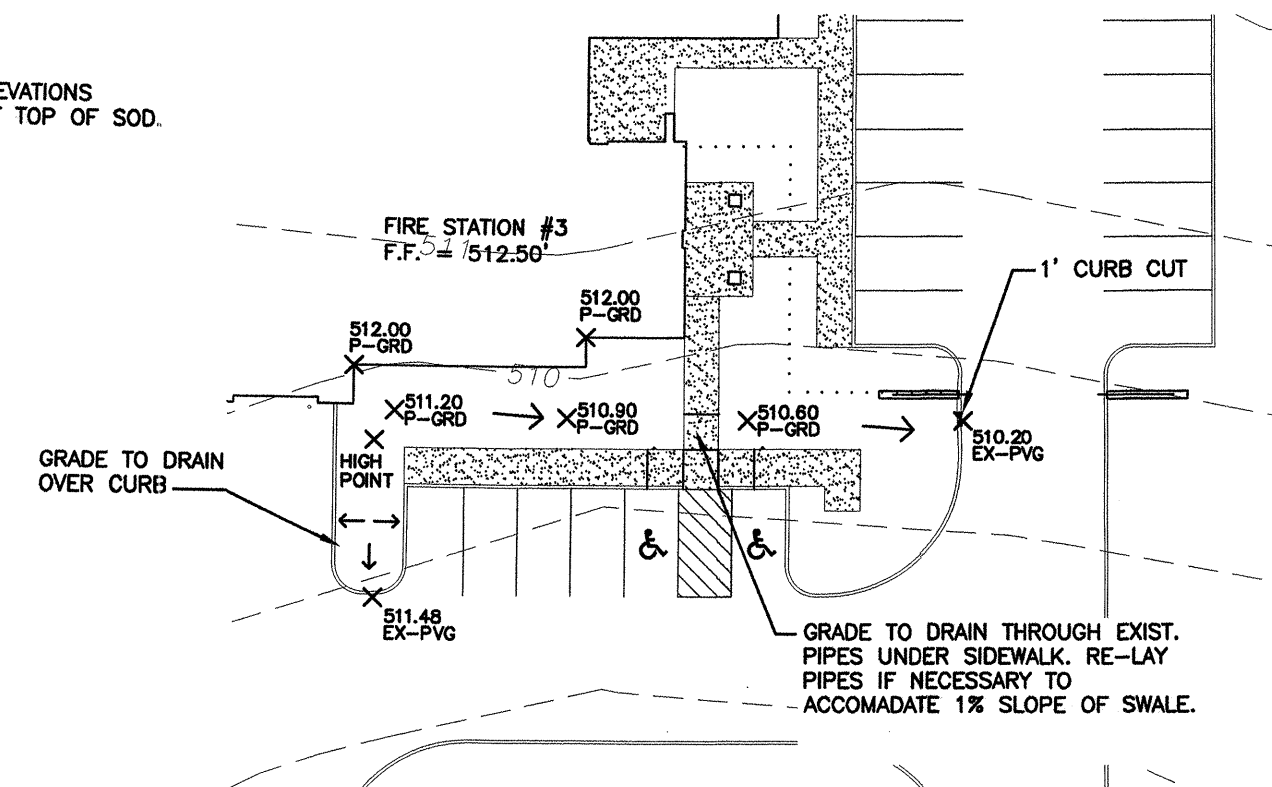
NOTES

1. CONTRACTOR IS RESPONSIBLE FOR LOCATION OF ALL EXISTING UTILITIES AND FOR ANY RELOCATIONS, DAMAGES, OR REPAIRS OF SAID EXISTING UTILITIES. EXISTING UTILITIES ON PLANS ARE APPROXIMATE.
2. USE CITY OF ROCKWALL STANDARD DETAILS AND NCTCOG 3RD EDITION DETAILS, AS MODIFIED BY CITY.
3. ALL PROPOSED SLOPES TO BE 3:1 MAX.
4. CONTRACTOR TO DESIGN, INSTALL AND MAINTAIN EROSION PROTECTION INCLUDING SWPPP.
5. GROUND ADJACENT TO BUILDING SLAB SHALL BE MIN. 6" BELOW FINISH FLOOR AND WILL GRADE AWAY FROM BUILDING SLAB.

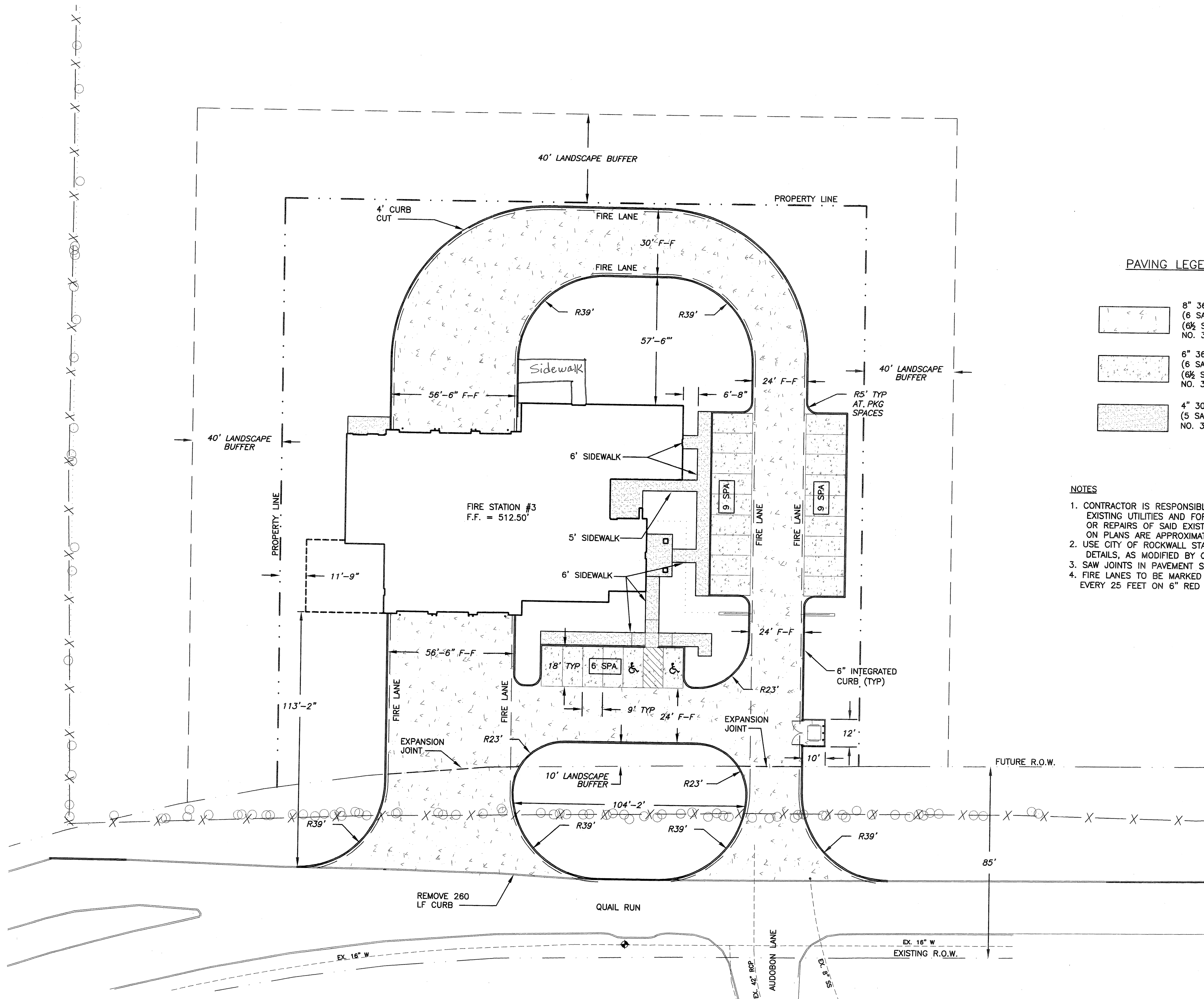
LEGEND

F.F. - finish floor
H.P. - high point
P-PVG - proposed top of paving
P-T/C - proposed top of curb
P-GRD - proposed ground elevation
P-WLK - proposed sidewalk grade
P-FL - proposed flowline
EX-PVG - existing top of paving

NOTE:
P-GRD ELEVATIONS
REPRESENT TOP OF SOD.



Kathleen R. Lappen
09-29-08



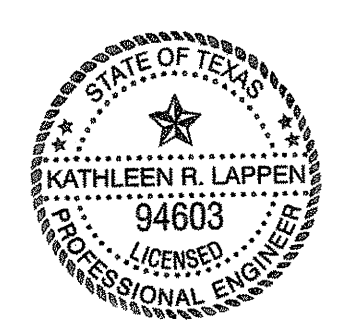
SCALE: 1" = 20'

PAVING LEGEND

- 8" 3600 PSI CONC
(6 SACK MIN MACHINE FINISH)
(6 1/2 SACK MIN HAND FINISH)
NO. 3 BARS @ 18" C-C AND BOTH WAYS
- 6" 3600 PSI CONC
(6 SACK MIN MACHINE FINISH)
(6 1/2 SACK MIN HAND FINISH)
NO. 3 BARS @ 18" C-C AND BOTH WAYS
- 4" 3000 PSI CONC
(5 SACK MIN)
NO. 3 BARS @ 24" C-C AND BOTH WAYS

NOTES

1. CONTRACTOR IS RESPONSIBLE FOR LOCATION OF ALL EXISTING UTILITIES AND FOR ANY RELOCATIONS, DAMAGES, OR REPAIRS OF SAID EXISTING UTILITIES. EXISTING UTILITIES ON PLANS ARE APPROXIMATE.
2. USE CITY OF ROCKWALL STANDARD DETAILS AND NCTCOG 3RD EDITION DETAILS, AS MODIFIED BY CITY.
3. SAW JOINTS IN PAVEMENT SHALL NOT EXCEED 15' C-C.
4. FIRE LANES TO BE MARKED AS "NO PARKING FIRE LANE" SPACED EVERY 25 FEET ON 6" RED STRIP WITH 4" WHITE LETTERS.



Kathleen R. Lappen
09-22-08

CALLAHAN & FREEMAN
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1150 E. Mansfield Hwy., Kennedale, TX 76060
(817) 478-1137 Fax (817) 361-2544
P.O. Box 15577 Fort Worth, Texas 76119
(817) 478-1765 (817) 478-1497

Fab-Crete
"The" DESIGN - BUILD TEAM

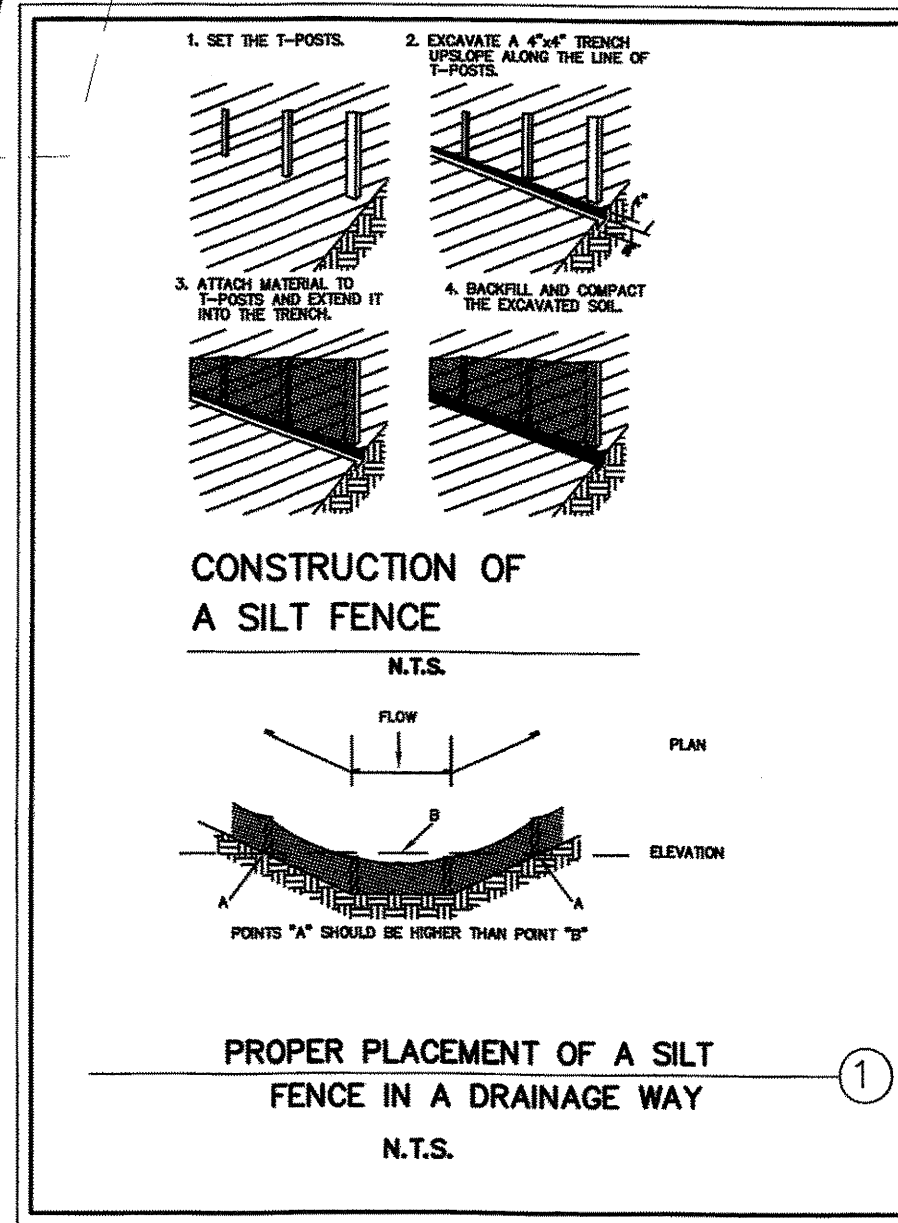
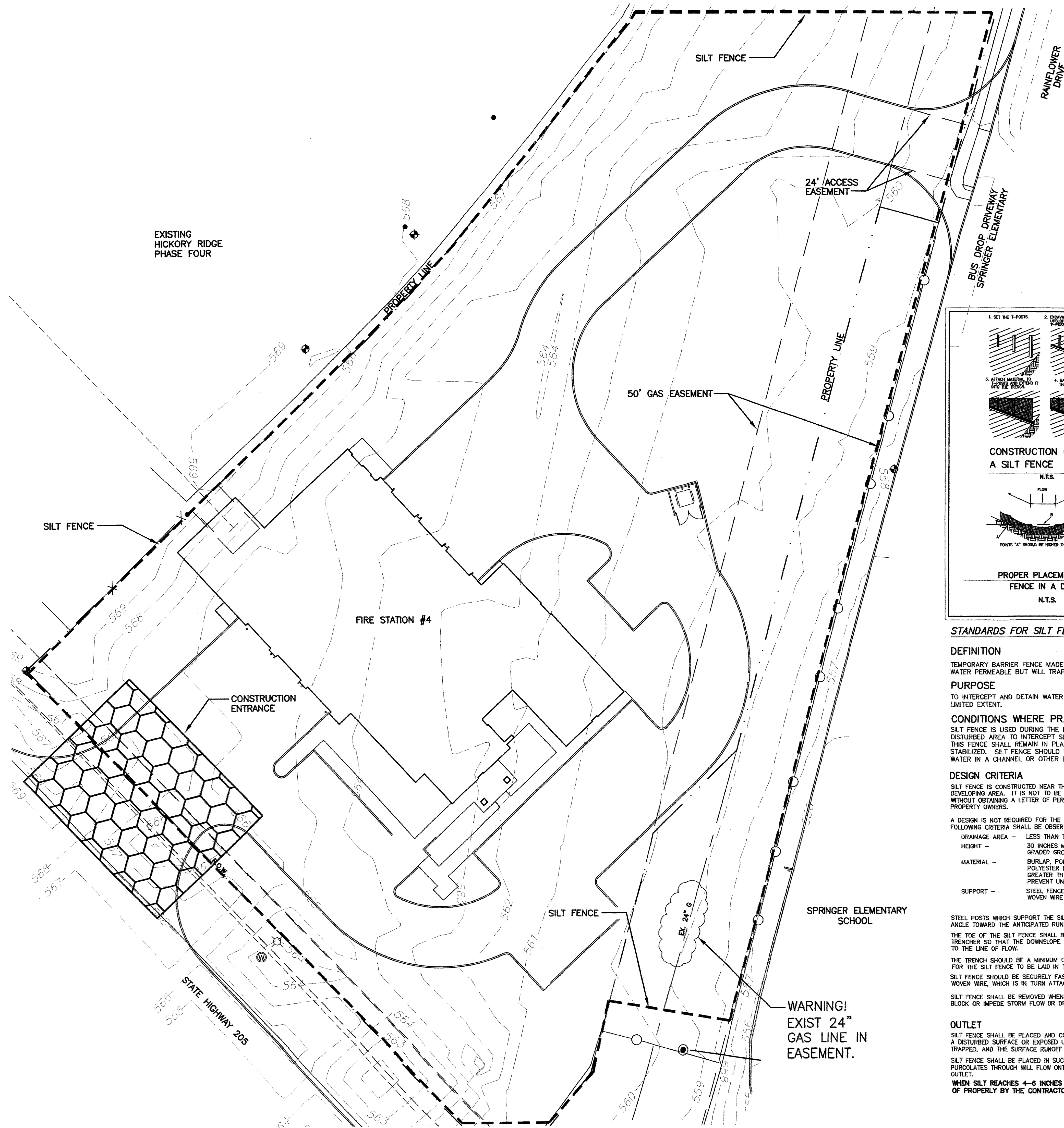
NEW FIRE STATIONS
CITY OF ROCKWALL
FIRE STATIONS 3 AND 4
ROCKWALL, TEXAS

PAVING PLAN

DATE: 22 SEPT 2008
REVISIONS:
JOB NO: 55039 SFC
DRAWN BY: KRL

SHEET NO.
C-3.2
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SITE PLAN FIRE STATION 3



STANDARDS FOR SILT FENCE ①

DEFINITION

TEMPORARY BARRIER FENCE MADE OF BURLAP OR POLYPROPYLENE MATERIAL WHICH IS WATER PERMEABLE BUT WILL TRAP WATER - BORNE SEDIMENT.

PURPOSE

TO INTERCEPT AND DETAIN WATER - BORNE SEDIMENT FROM UNPROTECTED AREAS OF LIMITED EXTENT.

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HEIGHT -	30 INCHES MINIMUM HEIGHT MEASURED FROM EXISTING OR GRADED GROUND.
MATERIAL -	BURLAP, POLYPROPYLENE FABRIC, OR NYLON REINFORCED WITH POLYESTER NETTING. THE MULLEN BURST STRENGTH SHALL BE GREATER THAN 150 PSI. THE EDGES SHALL BE TREATED TO PREVENT UNRAVELING.
SUPPORT -	STEEL FENCE POSTS SPACED A MAXIMUM OF 8 FEET APART. WOVEN WIRE WILL BE USED TO SUPPORT THE MATERIAL.

STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE.

THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.

THE TRENCH SHOULD BE A MINIMUM OF 4 INCHES DEEP AND 4 INCHES WIDE TO ALLOW FOR THE SILT FENCE TO BE LAID IN THE GROUND AND BACKFILLED.

SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POSTS.

SILT FENCE SHALL BE REMOVED WHEN IT HAS SERVED ITS USEFULNESS, SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

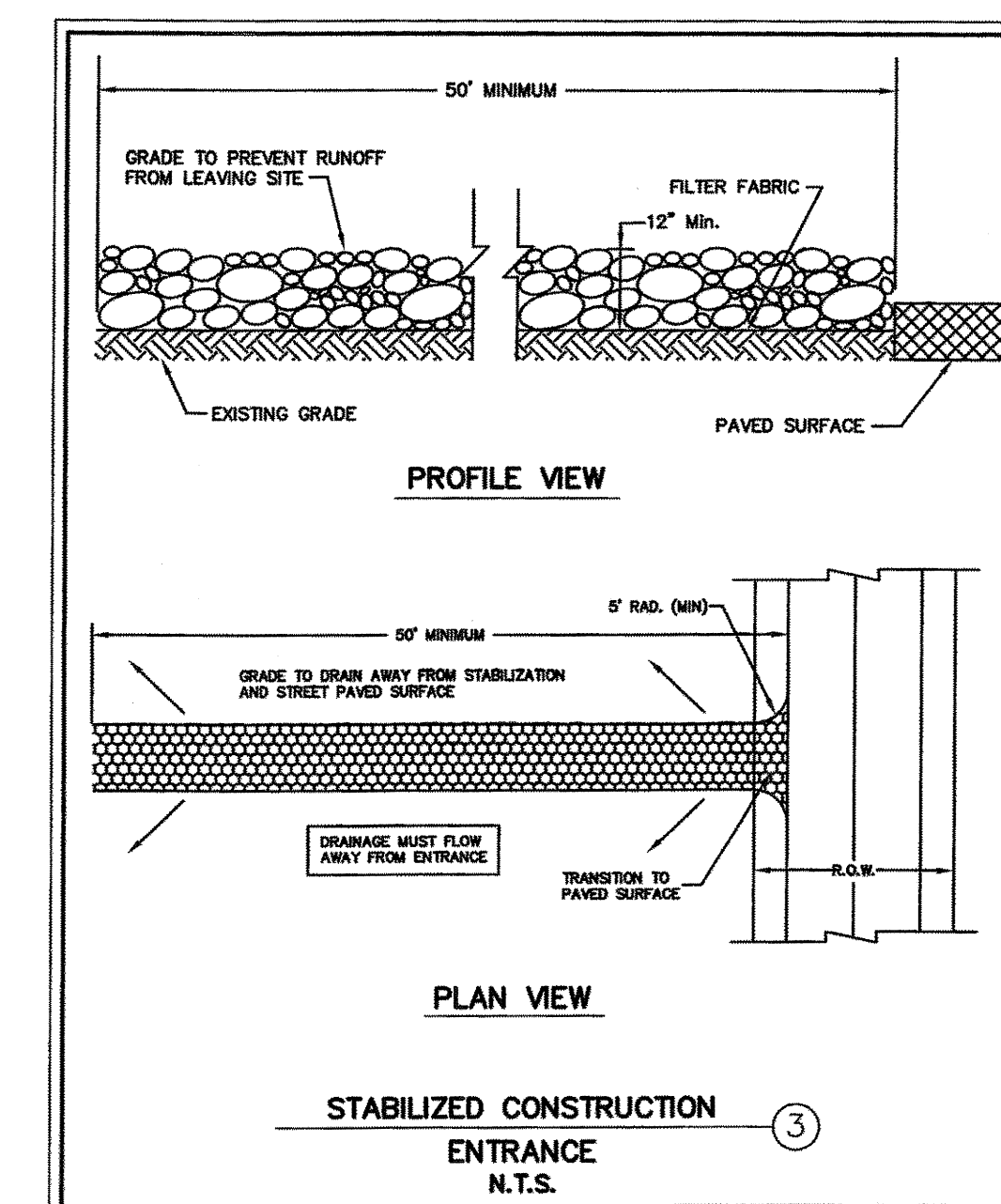
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SILT FENCE SHALL BE PLACED IN SUCH A MANNER THAT SURFACE RUNOFF WHICH PURCOLATES THROUGH WILL FLOW ONTO AN UNDISTURBED STABILIZED AREA OR STABILIZED OUTLET.

WHEN SILT REACHES 4-6 INCHES HIGH, THE SILT SHALL BE REMOVED AND DISPOSED OF PROPERLY BY THE CONTRACTOR.

SCALE: 1" = 20'

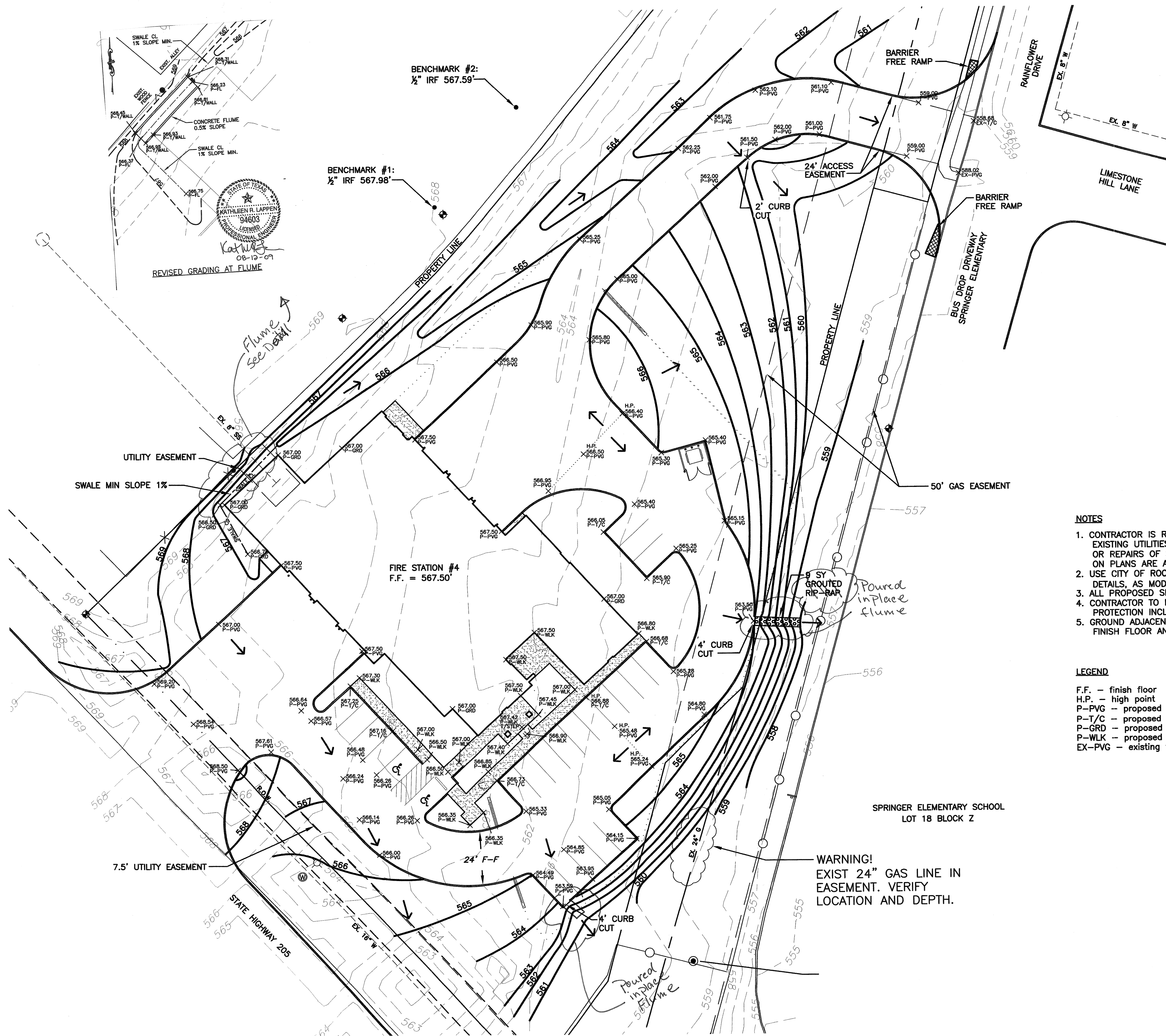


GENERAL NOTES STABILIZED CONSTRUCTION ENTRANCE ③

- STONE SHALL BE A MIX OF 3 TO 5 INCH DIAMETER CRUSHED ROCK. NO CRUSHED PORTLAND CEMENT CONCRETE ALLOWED.
- LENGTH SHALL BE SHOWN ON PLANS, WITH A MINIMUM LENGTH OF 30 FEET FOR LOTS WHICH ARE LESS THAN 150 FEET FROM EDGE OF PAVEMENT. THE MINIMUM DEPTH IN ALL OTHER CASES SHALL BE 50 FEET.
- THE THICKNESS SHALL NOT BE LESS THAN 12 INCHES.
- THE WIDTH SHALL BE NO LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
- WHEN NECESSARY, VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WITH DRAINAGE FLOWING AWAY FROM BOTH THE STREET AND THE STABILIZED ENTRANCE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
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- THE ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.



Kathleen R. Lappen
09-22-08



SCALE: 1" = 20'



CALLAHAN & FREEMAN
ARCHITECTS

1150 E. Monfield Hwy., Kennedale, TX 76060
(817) 478-1137 Fax (817) 561-2544

THE
DESIGN - BUILD TEAM

NEW FIRE STATIONS
CITY OF ROCKWALL
FIRE STATIONS 3 AND 4
ROCKWALL, TEXAS

SITE GRADING PLAN

DATE: 22 SEPT 2008

REVISIONS:

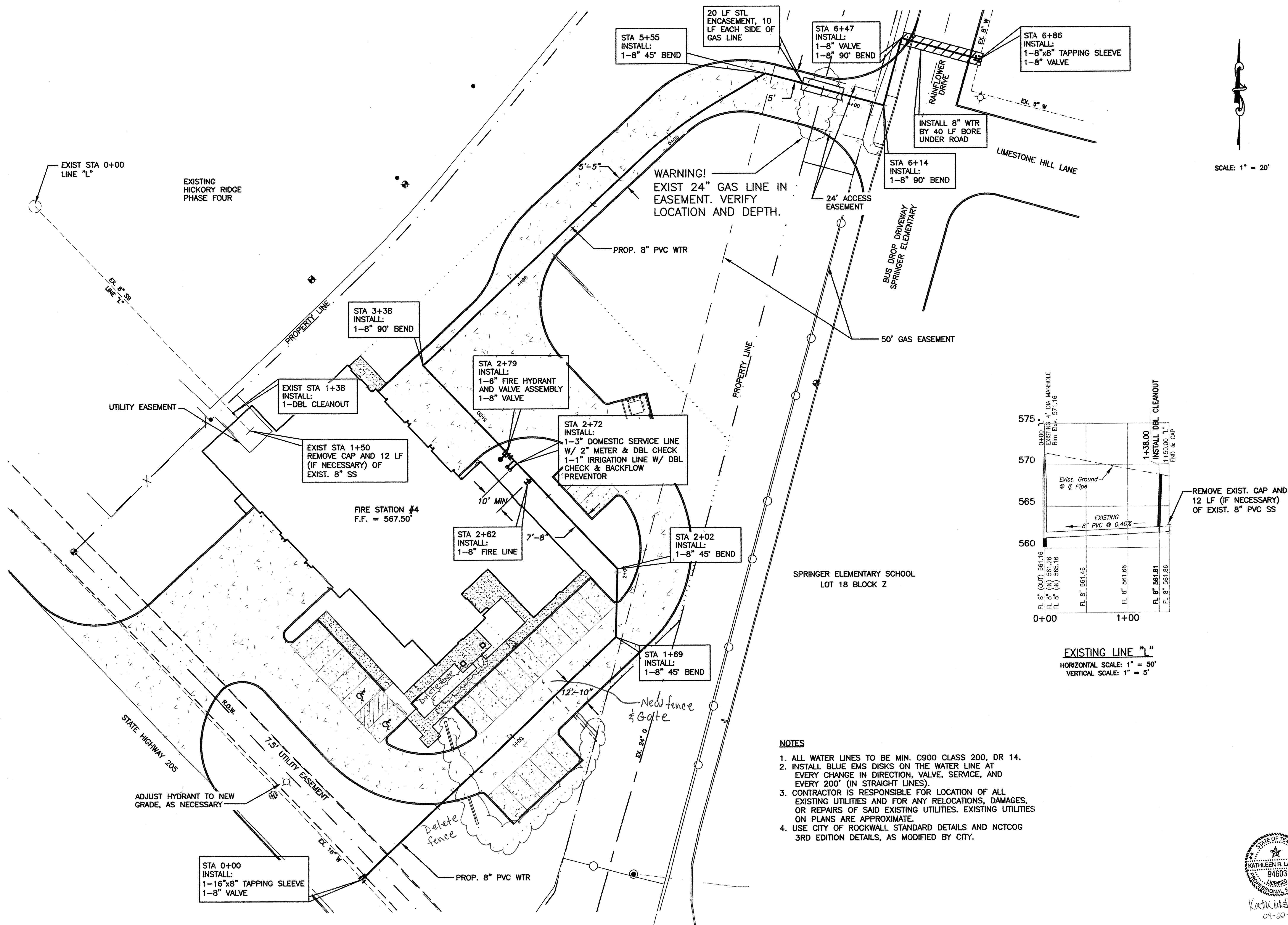
JOB NO: 55039 SFC

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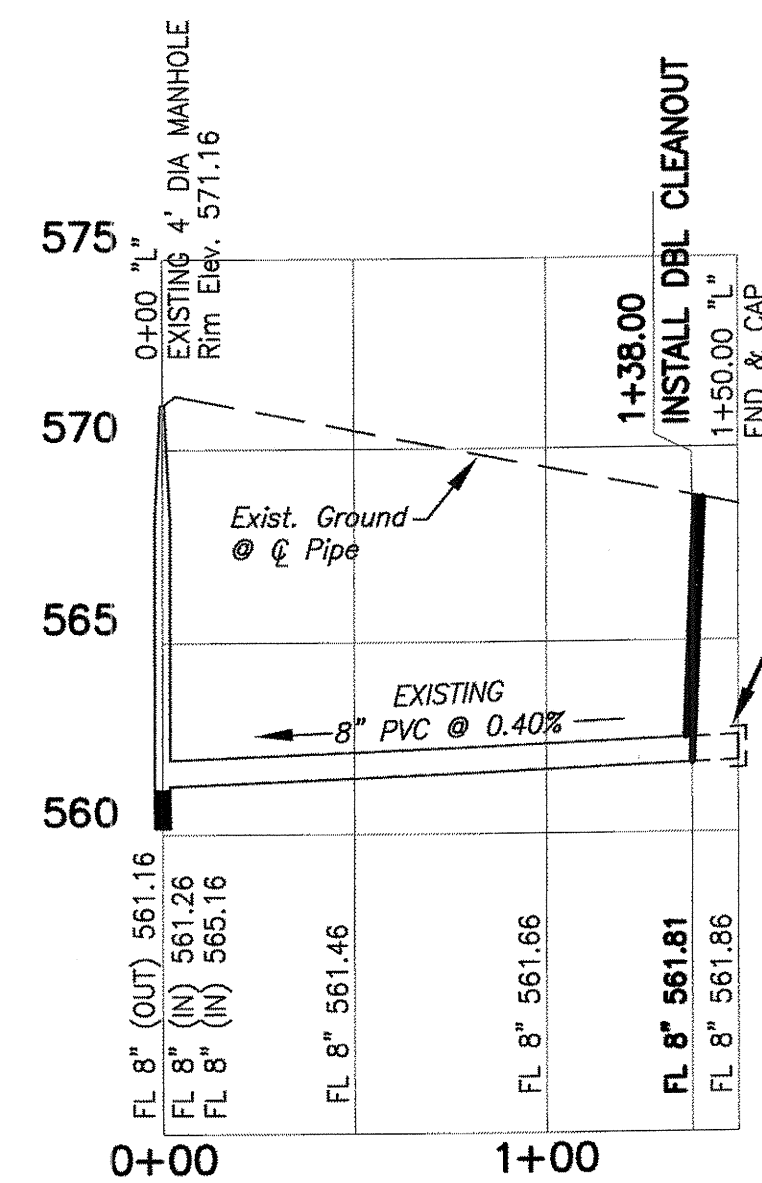
SHEET NO.

C-4.1

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SCALE: 1" = 20'



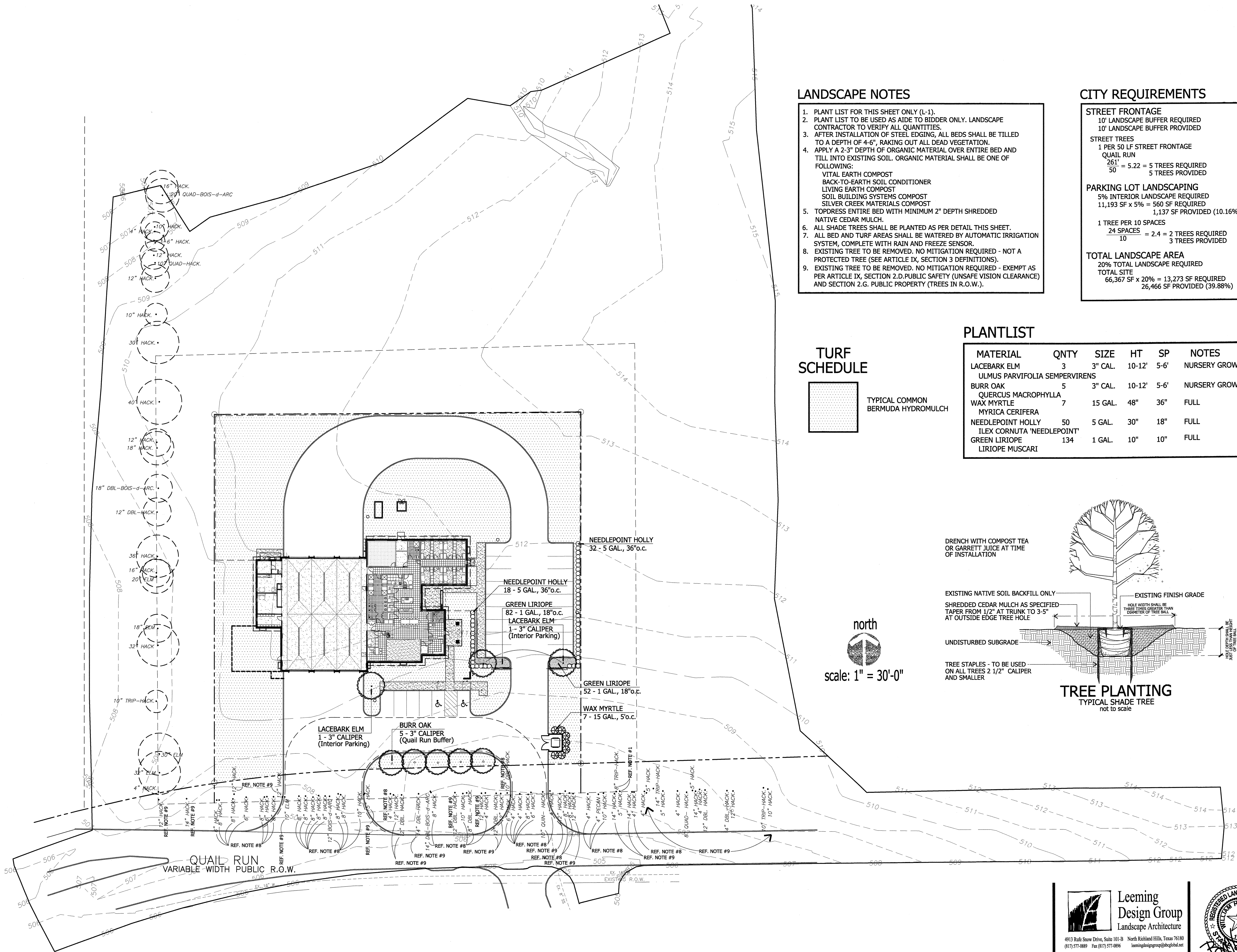
EXISTING LINE "L"
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'

NOTES

1. ALL WATER LINES TO BE MIN. C900 CLASS 200, DR 14.
2. INSTALL BLUE EMS DISKS ON THE WATER LINE AT EVERY CHANGE IN DIRECTION, VALVE, SERVICE, AND EVERY 200' (IN STRAIGHT LINES).
3. CONTRACTOR IS RESPONSIBLE FOR LOCATION OF ALL EXISTING UTILITIES AND FOR ANY RELOCATIONS, DAMAGES, OR REPAIRS OF SAID EXISTING UTILITIES. EXISTING UTILITIES ON PLANS ARE APPROXIMATE.
4. USE CITY OF ROCKWALL STANDARD DETAILS AND NCTCOG 3RD EDITION DETAILS, AS MODIFIED BY CITY.



Kathleen R. Lappen
09-22-08



LANDSCAPE NOTES

- 1. PLANT LIST FOR THIS SHEET ONLY (L-1).
- 2. PLANT LIST TO BE USED AS AIDE TO BIDDER ONLY. LANDSCAPE CONTRACTOR TO VERIFY ALL QUANTITIES.
- 3. AFTER INSTALLATION OF STEEL EDGING, ALL BEDS SHALL BE TILLED TO A DEPTH OF 4-6", RAKING OUT ALL DEAD VEGETATION.
- 4. APPLY A 2-3" DEPTH OF ORGANIC MATERIAL OVER ENTIRE BED AND TILL INTO EXISTING SOIL. ORGANIC MATERIAL SHALL BE ONE OF FOLLOWING:
 - VITAL EARTH COMPOST
 - BACK-TO-EARTH SOIL CONDITIONER
 - LIVING EARTH COMPOST
 - SOIL BUILDING SYSTEMS COMPOST
 - SILVER CREEK MATERIALS COMPOST
- 5. TOPDRESS ENTIRE BED WITH MINIMUM 2" DEPTH SHREDDED NATIVE CEDAR MULCH.
- 6. ALL SHADE TREES SHALL BE PLANTED AS PER DETAIL THIS SHEET.
- 7. ALL BED AND TURF AREAS SHALL BE WATERED BY AUTOMATIC IRRIGATION SYSTEM, COMPLETE WITH RAIN AND FREEZE SENSOR.
- 8. EXISTING TREE TO BE REMOVED. NO MITIGATION REQUIRED - NOT A PROTECTED TREE (SEE ARTICLE IX, SECTION 3 DEFINITIONS).
- 9. EXISTING TREE TO BE REMOVED. NO MITIGATION REQUIRED - EXEMPT AS PER ARTICLE IX, SECTION 2.D.PUBLIC SAFETY (UNSAFE VISION CLEARANCE) AND SECTION 2.G. PUBLIC PROPERTY (TREES IN R.O.W.).

CITY REQUIREMENTS

STREET FRONTAGE
10' LANDSCAPE BUFFER REQUIRED
10' LANDSCAPE BUFFER PROVIDED

STREET TREES
1 PER 50 LF STREET FRONTAGE
QUAIL RUN
261' / 50' = 5.22 = 5 TREES REQUIRED
5 TREES PROVIDED

PARKING LOT LANDSCAPING
5% INTERIOR LANDSCAPE REQUIRED
11,193 SF x 5% = 560 SF REQUIRED
1,137 SF PROVIDED (10.16%)

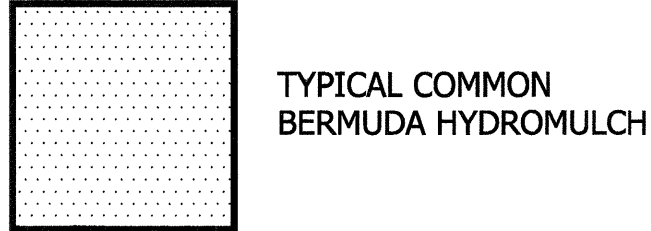
1 TREE PER 10 SPACES
24 SPACES / 10 = 2.4 = 2 TREES REQUIRED
3 TREES PROVIDED

TOTAL LANDSCAPE AREA
20% TOTAL LANDSCAPE REQUIRED
TOTAL SITE
66,367 SF x 20% = 13,273 SF REQUIRED
26,466 SF PROVIDED (39.88%)

PLANTLIST

MATERIAL	QNTY	SIZE	HT	SP	NOTES
LACEBARK ELM	3	3" CAL.	10-12'	5-6'	NURSERY GROWN
ULMUS PARVIFOLIA SEMPERVIRENS					
BURR OAK	5	3" CAL.	10-12'	5-6'	NURSERY GROWN
QUERCUS MACROPHYLLA	7	15 GAL.	48"	36"	FULL
WAX MYRTLE					
MYRICA CERIFERA					
NEEDLEPOINT HOLLY	50	5 GAL.	30"	18"	FULL
ILEX CORNUTA 'NEEDLEPOINT'	134	1 GAL.	10"	10"	FULL
GREEN LIRIOPE					
LIRIOPE MUSCARI					

TURF SCHEDULE



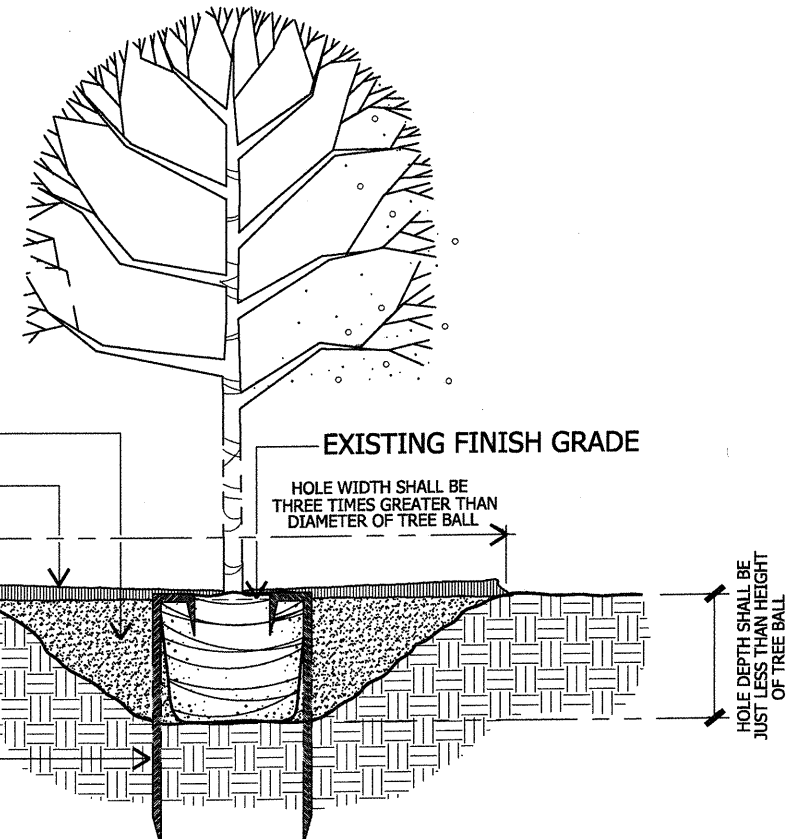
north

scale: 1" = 30'-0"

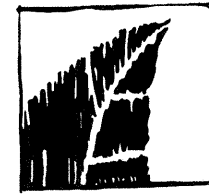
DRENCH WITH COMPOST TEA OR GARRETT JUICE AT TIME OF INSTALLATION

EXISTING NATIVE SOIL BACKFILL ONLY
SHREDDED CEDAR MULCH AS SPECIFIED
TAPER FROM 1/2" AT TRUNK TO 3-5" AT OUTSIDE EDGE TREE HOLE

UNDISTURBED SUBGRADE
TREE STAPLES - TO BE USED ON ALL TREES 2 1/2" CALIPER AND SMALLER



TREE PLANTING
TYPICAL SHADE TREE
not to scale



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CONSTRUCTION ISSUE 12-3-08

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L-1

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CITY OF ROCKWALL
FIRE STATIONS 3 AND 4
ROCKWALL, TEXAS

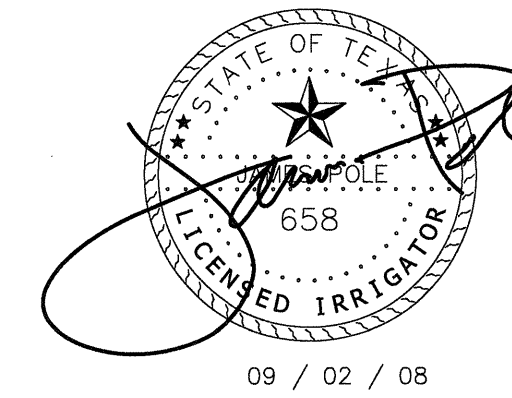
CALLAHAN
& FREEMAN
ARCHITECTS

Speed
Fab-Crete

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DESIGN - BUILD TEAM
"The"



James Pole
IRRIGATION CONSULTANTS
IRRIGATION DESIGN, CONSULTING, AND
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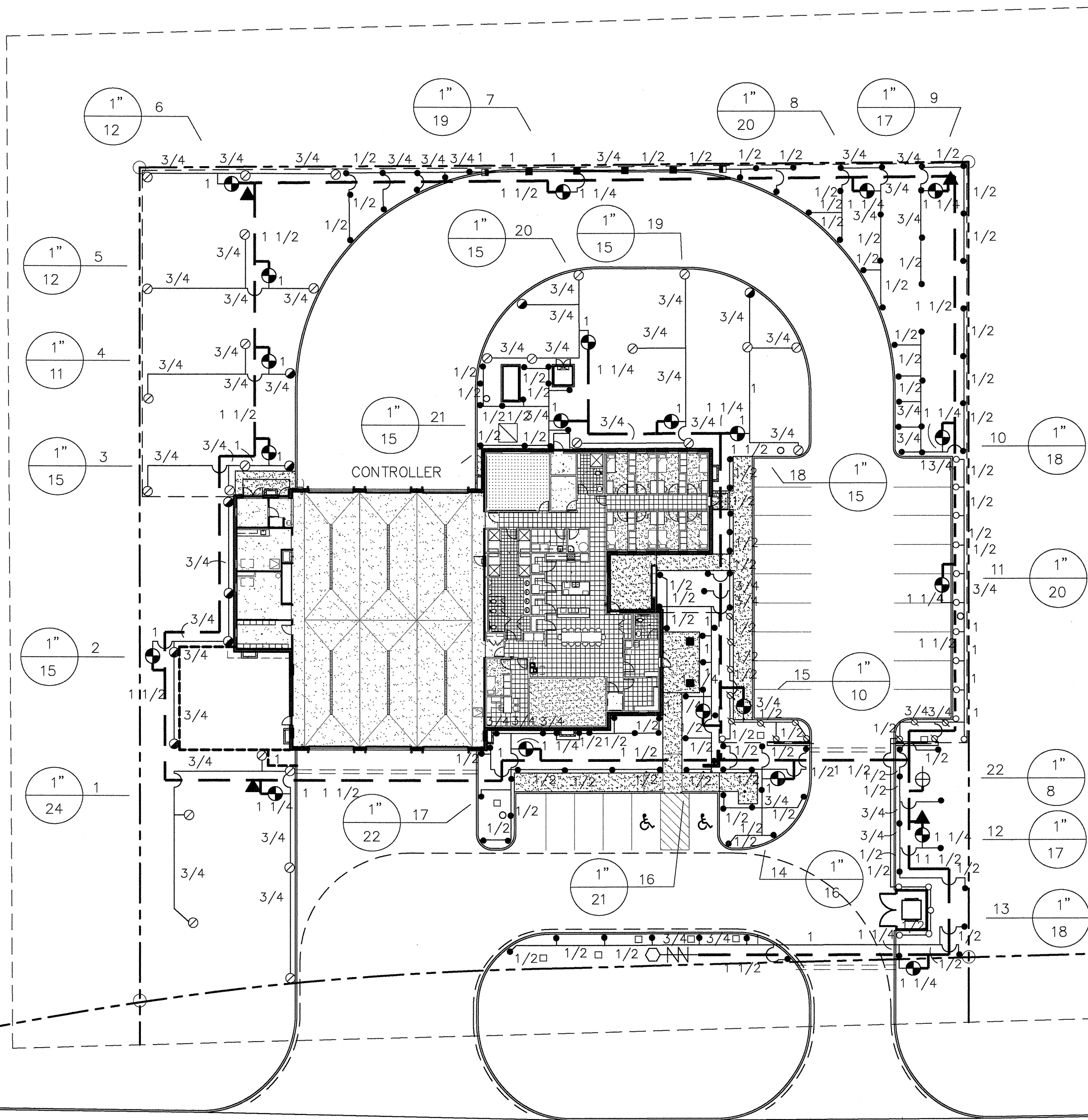
LEGEND

- RAINBIRD #1804-PRS POP UP SPRAY HEAD WITH 8" MPR NOZZLE UNLESS NOTED OTHERWISE.
- RAINBIRD #1404 PRESSURE COMPENSATING BUBBLER NOZZLE.
SEE INSTALLATION NOTE #13 REGARDING TREE BUBBLER LATERAL PIPE
- RAINBIRD #1804-PRS POP UP SPRAY HEAD WITH 4"-SST/4"-EST MPR NOZZLE UNLESS NOTED OTHERWISE.
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- ⊙ RAINBIRD #1812-PRS POP UP SPRAY HEAD WITH MPR SERIES NOZZLE AS NOTED BELOW
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- ⊕ RAINBIRD PEB SERIES ELECTRIC REMOTE CONTROL VALVE, FOR TREE BUBBLERS
- ▲ RAINBIRD #3RC QUICK COUPLING VALVE
- ⊕ FEBCO 850 1" D.C.A. INSTALLED PER CITY CODE
- 1" IRRIGATION WATER METER AND TAP
- HUNTER ICC-2400 AUTOMATIC CONTROLLER WITH
MINI-CLICK RAIN AND FREEZE SENSOR
- CLASS 200 PVC MAINLINE PIPE
- CLASS 200 (EXCEPT 1/2 INCH #315) PVC LATERAL PIPE
- === 4" CLASS 200 SLEEVE PIPES, UNLESS NOTED OTHERWISE

L.I.C. SHALL SELECT MPR SERIES SPRAY NOZZLES FOR "HEAD-TO-HEAD" COVERAGE, ADJUSTED
FOR MINIMUM OVERSPRAY ONTO WALLS AND WALKS. NO OVERSPRAY INTO STREETS IS PERMITTED.

north

scale: 1" = 30'-0"



QUAIL RUN
VARIABLE WIDTH PUBLIC R.O.W.

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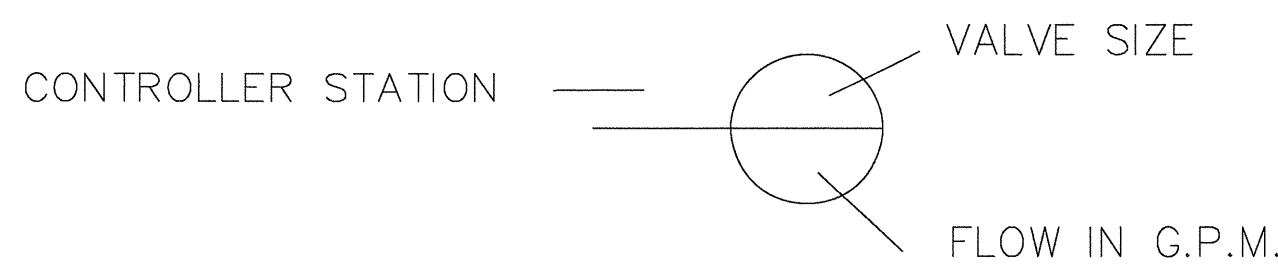
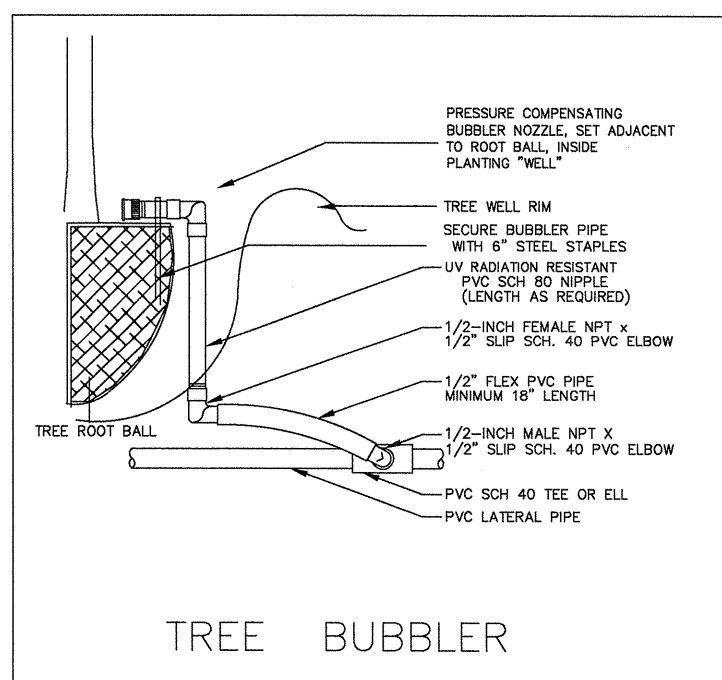
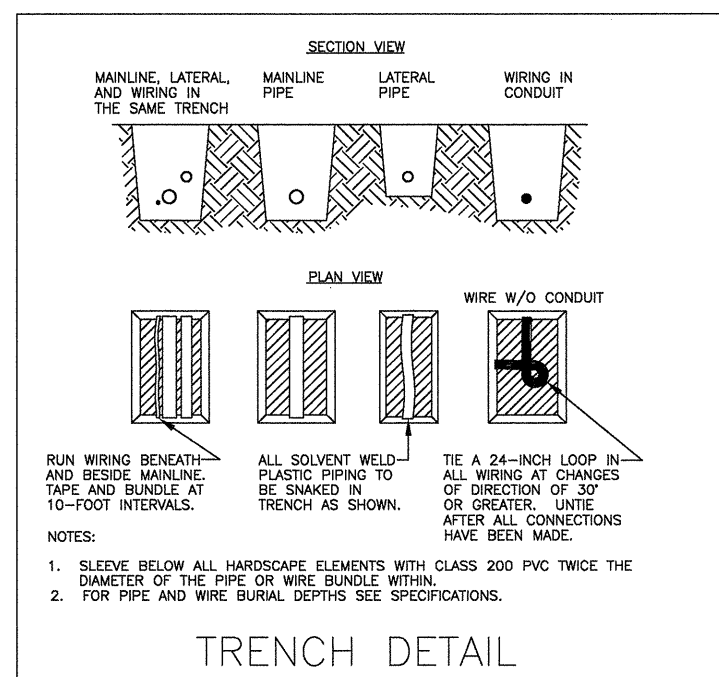
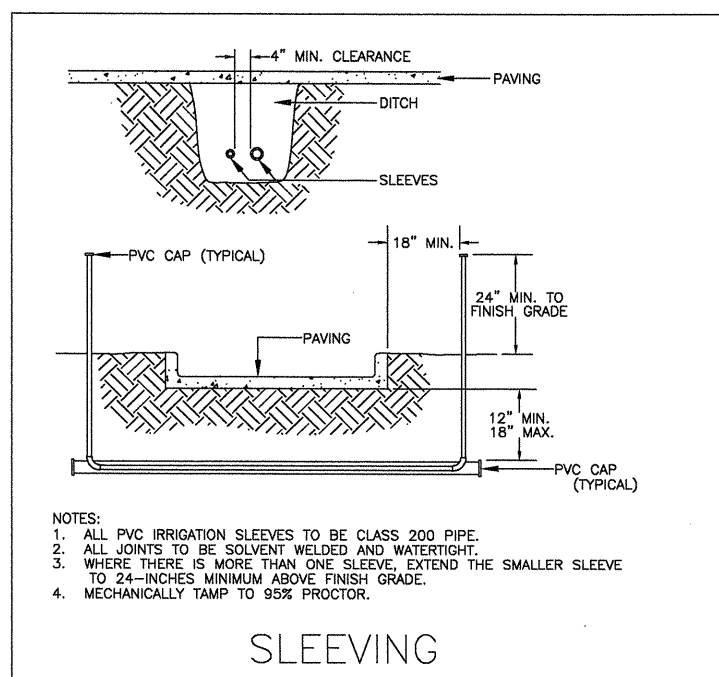
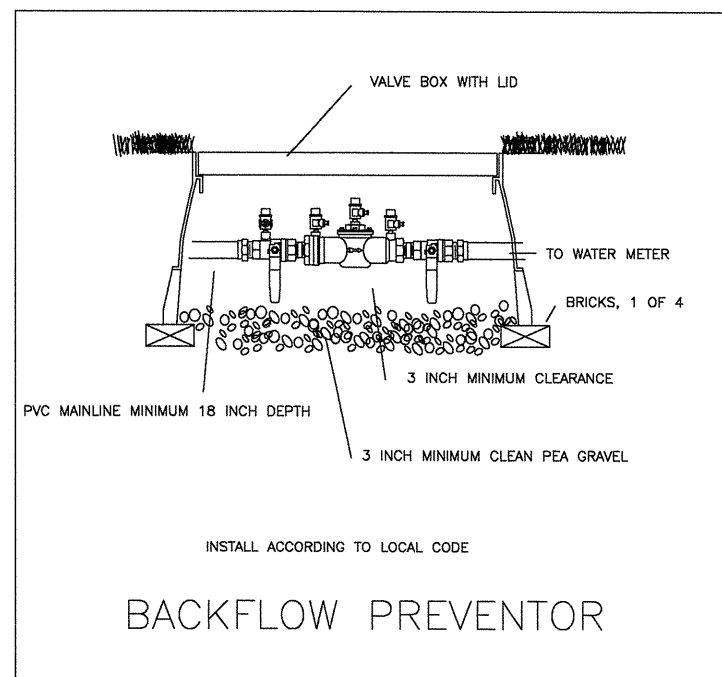
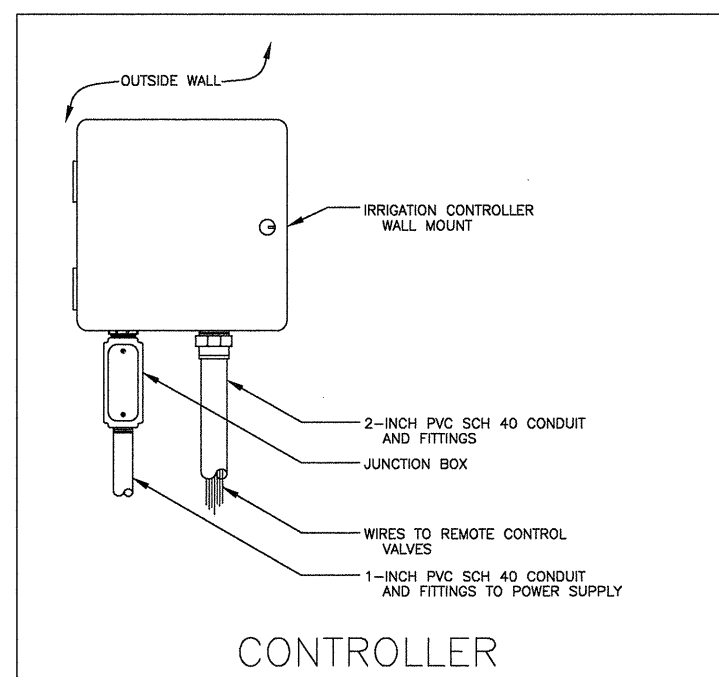
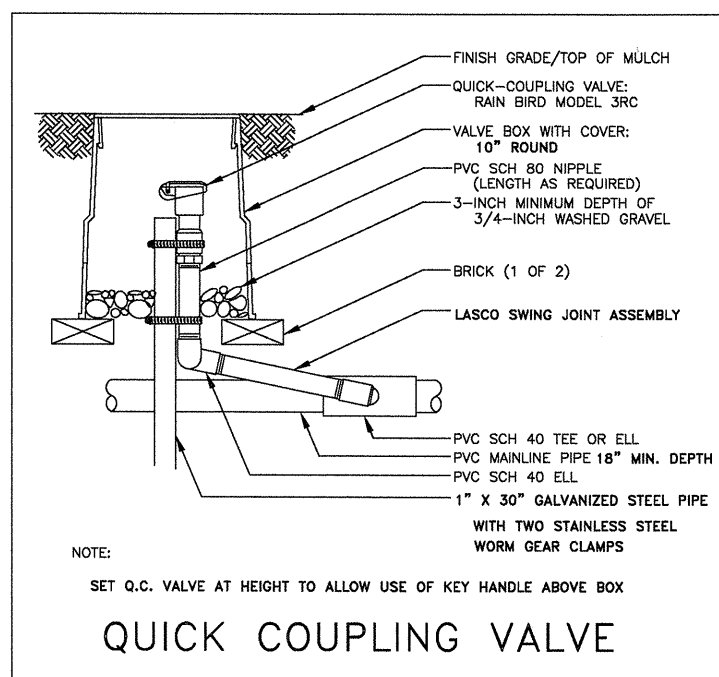
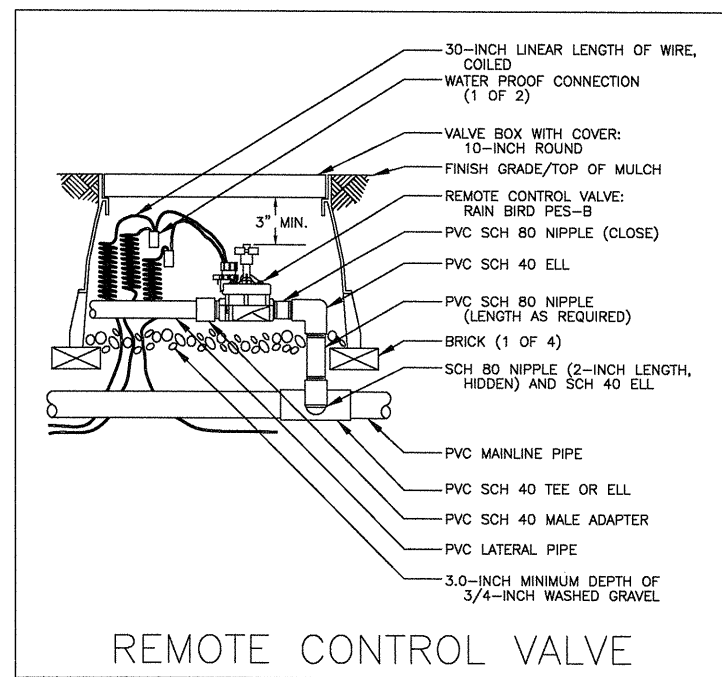
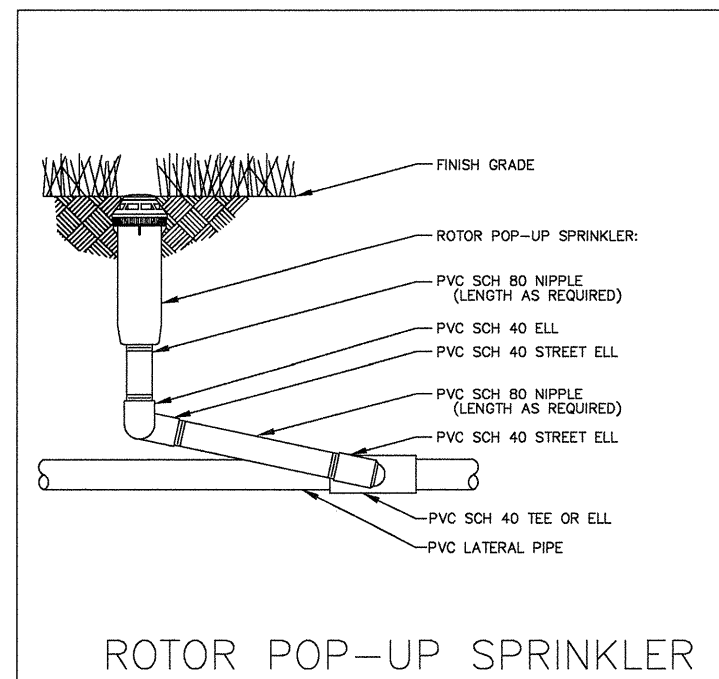
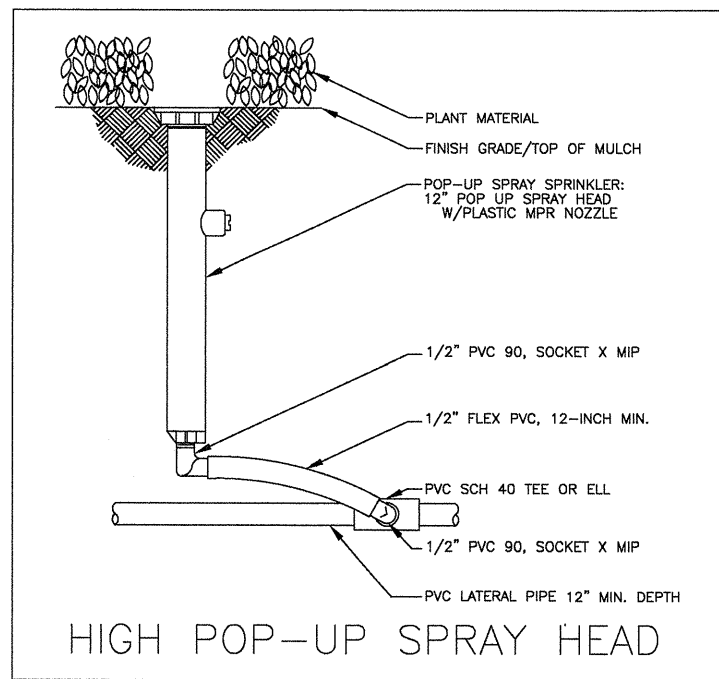
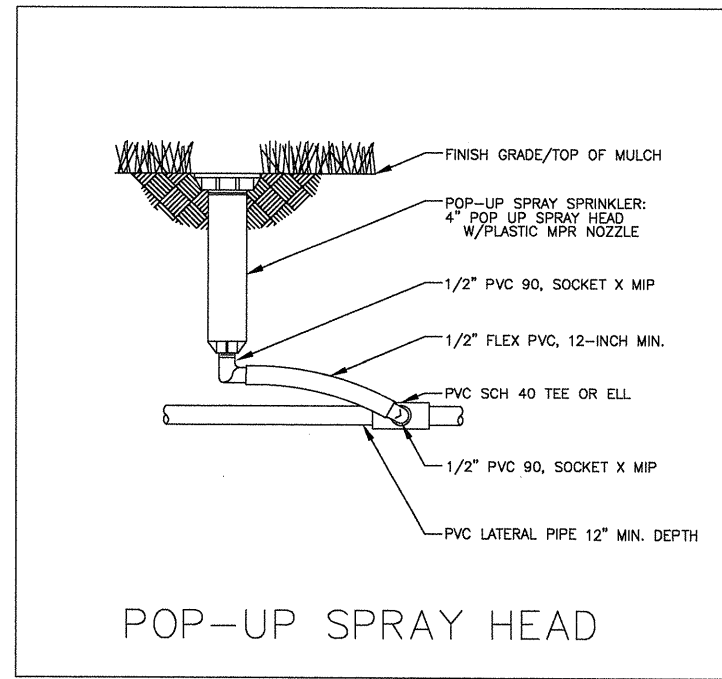
CONSTRUCTION ISSUE 12-3-08

DATE: 22 SEPT 2008
REVISIONS:
11-24-08
JOB NO: 55039 SFC
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NEW FIRE STATIONS
CITY OF ROCKWALL
FIRE STATIONS 3 AND 4
ROCKWALL, TEXAS

**CALLAHAN
& FREEMAN**
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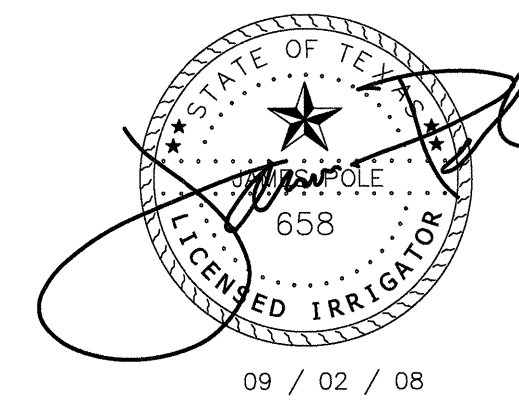
INSTALLATION NOTES

- COORDINATE IRRIGATION INSTALLATION WITH PLANTING PLAN AND SITE CONDITIONS TO PROVIDE COMPLETE COVERAGE WITH MINIMUM OVERSPRAY. THE IRRIGATION CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO ENSURE PROPER COVERAGE AT NO ADDITIONAL COST TO THE OWNER.
- CONFIRM STATIC WATER PRESSURE OF 60 PSI AT LEAST 7 DAYS BEFORE BEGINNING WORK. IF STATIC WATER PRESSURE IS LESS THAN STATED ABOVE, DO NOT PROCEED UNTIL DIRECTED SO BY THE LANDSCAPE ARCH.
- THE IRRIGATION CONTRACTOR WILL SECURE ALL REQUIRED PERMITS AND PAY ALL ASSOCIATED FEES UNLESS OTHERWISE NOTED. ALL LOCAL CODES SHALL PREVAIL OVER ANY DISCREPANCIES HEREIN.
- LATERAL PIPE SHALL BE INSTALLED AT A MINIMUM DEPTH OF 12 INCHES. MAINLINE PIPE AND WIRES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 18 INCHES.
- UNSLEEVED PIPES MAY BE SHOWN UNDER PAVEMENT FOR GRAPHIC CLARITY ONLY. INSTALL THESE PIPES IN ADJACENT LANDSCAPED AREAS.
- ELECTRIC POWER SHALL BE PROVIDED WITHIN FIVE FEET OF CONTROLLER LOCATION BY GENERAL CONTRACTOR. L.I.C. TO PROVIDE FINAL HARD-WIRE TO CONTROLLER.
- 24 VOLT VALVE WIRE SHALL BE A MINIMUM OF #14 GAUGE, U.F. APPROVED FOR DIRECT BURIAL, SINGLE CONDUCTOR "IRRIGATION WIRE". WIRE SPLICES SHALL BE ENCASED IN A WATERPROOF COMPOUND OR GEL. ALL FIELD SPLICES SHALL BE LOCATED IN A ROUND VALVE BOX OF SUFFICIENT SIZE TO ALLOW INSPECTION.
- VALVE BOXES SHALL BE INSTALLED FLUSH WITH GRADE, SUPPORTED BY BRICKS IF NEEDED, WITH 3 INCHES OF CLEAN PEA GRAVEL LOCATED BELOW THE VALVE. USE 10" ROUND VALVE BOXES FOR ELECTRIC VALVES AND QUICK COUPLING VALVES UNLESS NOTED OTHERWISE. D.C.A. SHALL BE BOXED ACCORDING TO LOCAL CODES.
- USE SCH. 80 RIGID PVC SWING JOINTS WITH MARLEX 90 DEGREE ELLS FOR ALL ROTARY AND QUICK COUPLER CONNECTIONS.
- ALL SPRAY HEADS SHALL BE CONNECTED WITH A 12" MINIMUM LENGTH OF 1/2" FLEX PVC. THE FLEX PVC SHALL BE SOLVENT WELDED TO SCHEDULE 40 PVC FITTINGS WITH WELD-ON #795 SOLVENT AND #P-70 PRIMER.
- PROVIDE ONE QUICK COUPLER KEY WITH SWIVEL HOSE ELL.
- CONTRACTOR IS TO CONTACT APPROPRIATE AUTHORITIES AND LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
- LATERAL PIPE TO TREE BUBBLERS IS OMITTED FOR GRAPHIC CLARITY. CONNECT TREE BUBBLERS TO VALVES AS SHOWN WITH CLASS 200 PVC PIPE SIZED TO ALLOW A MAXIMUM FLOW VELOCITY OF 5 FEET PER SECOND

LEGEND

- RAINBIRD #1804-PRS POP UP SPRAY HEAD WITH 8" MPR NOZZLE UNLESS NOTED OTHERWISE.
- RAINBIRD #1404 PRESSURE COMPENSATING BUBBLER NOZZLE. SEE INSTALLATION NOTE #13 REGARDING TREE BUBBLER LATERAL PIPE
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- CLASS 200 PVC MAINLINE PIPE
- CLASS 200 (EXCEPT 1/2 INCH #315) PVC LATERAL PIPE
- 4" CLASS 200 SLEEVE PIPES, UNLESS NOTED OTHERWISE

L.I.C. SHALL SELECT MPR SERIES SPRAY NOZZLES FOR "HEAD-TO-HEAD" COVERAGE, ADJUSTED FOR MINIMUM OVERSPRAY ONTO WALLS AND WALKS. NO OVERSPRAY INTO STREETS IS PERMITTED.



James Pole
IRRIGATION CONSULTANTS

IRRIGATION DESIGN, CONSULTING, AND LANDSCAPE WATER MANAGEMENT

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"The"

DESIGN — BUILD TEAM

NEW FIRE STATIONS

CITY OF ROCKWALL

FIRE STATIONS 3 AND 4

ROCKWALL, TEXAS

DATE: 22 SEPT 2008

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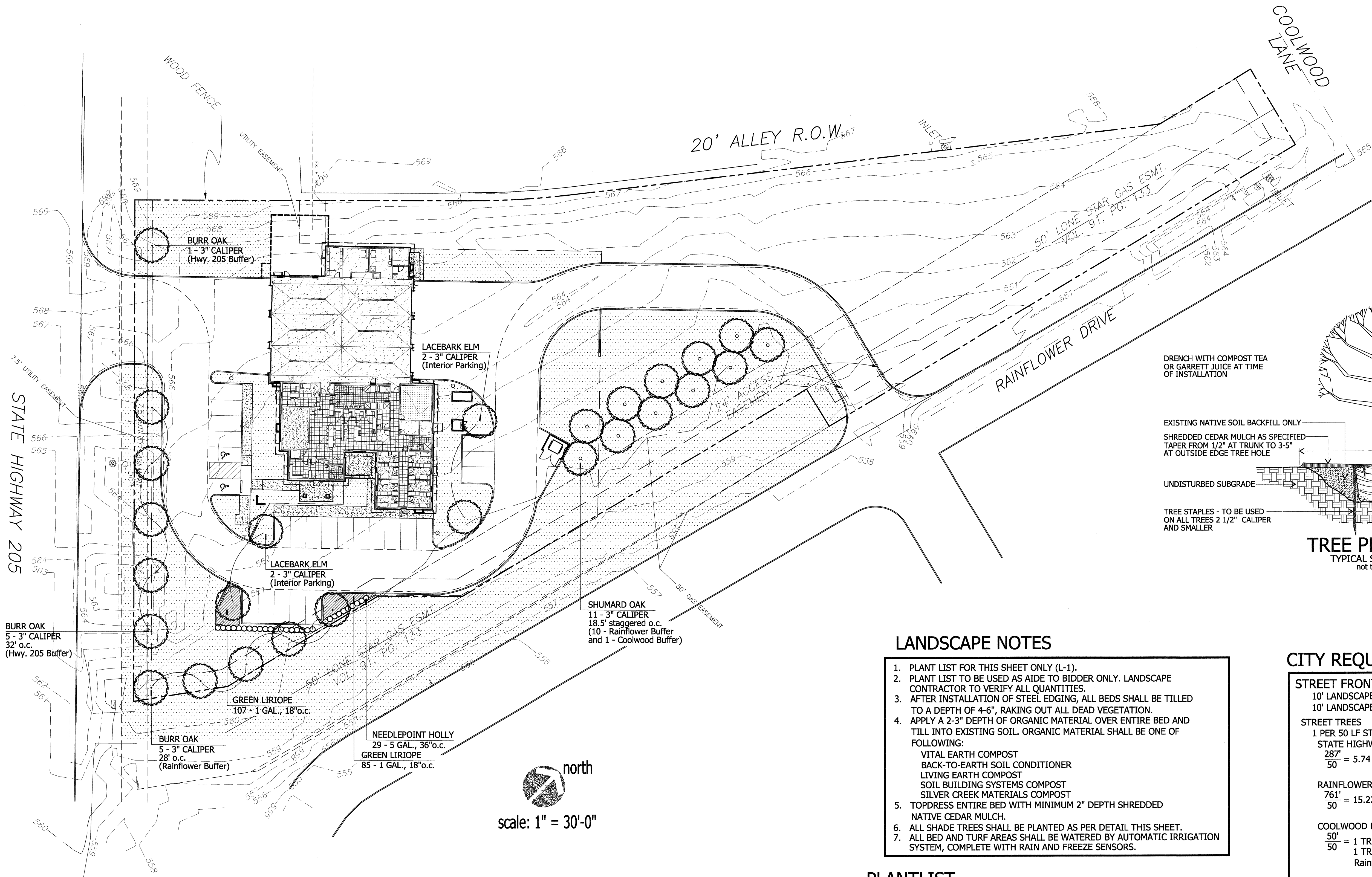
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north
 scale: 1" = 30'-0"

TURF SCHEDULE

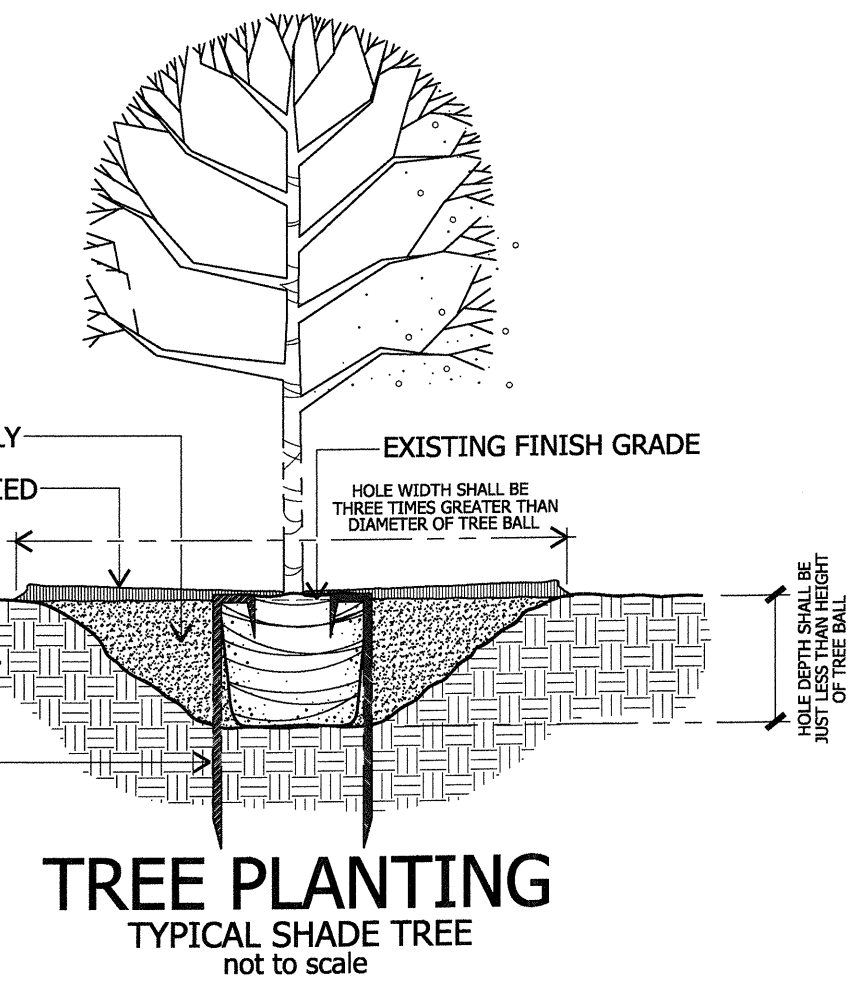
TYPICAL COMMON
BERMUDA HYDROMULCH

LANDSCAPE NOTES

1. PLANT LIST FOR THIS SHEET ONLY (L-1).
2. PLANT LIST TO BE USED AS AIDE TO BIDDER ONLY. LANDSCAPE CONTRACTOR TO VERIFY ALL QUANTITIES.
3. AFTER INSTALLATION OF STEEL EDGING, ALL BEDS SHALL BE TILLED TO A DEPTH OF 4-6", RAKING OUT ALL DEAD VEGETATION.
4. APPLY A 2-3" DEPTH OF ORGANIC MATERIAL OVER ENTIRE BED AND TILL INTO EXISTING SOIL. ORGANIC MATERIAL SHALL BE ONE OF FOLLOWING:
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 LIVING EARTH COMPOST
 SOIL BUILDING SYSTEMS COMPOST
 SILVER CREEK MATERIALS COMPOST
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6. ALL SHADE TREES SHALL BE PLANTED AS PER DETAIL THIS SHEET.
7. ALL BED AND TURF AREAS SHALL BE WATERED BY AUTOMATIC IRRIGATION SYSTEM, COMPLETE WITH RAIN AND FREEZE SENSORS.

PLANTLIST

MATERIAL	QNTY	SIZE	HT	SP	NOTES
SHUMARD OAK	11	3" CAL.	10-12'	5-6'	NURSERY GROWN
QUERCUS SHUMARDI					
BURR OAK	11	3" CAL.	10-12'	5-6'	NURSERY GROWN
QUERCUS MACROPHYLLA					
LACEBARK ELM	4	3" CAL.	10-12'	6-7'	NURSERY GROWN
ULMUS PARVIFOLIA SEMPERVIRENS					
NEEDLEPOINT HOLLY	29	5 GAL.	30"	18"	FULL
ILEX CORNUTA 'NEEDLEPOINT'					
GREEN LIRIOPE	192	1 GAL.	10"	10"	FULL
LIRIOPE MUSCARI					



CITY REQUIREMENTS

- STREET FRONTAGE**
 10' LANDSCAPE BUFFER REQUIRED
 10' LANDSCAPE BUFFER PROVIDED
- STREET TREES**
 1 PER 50 LF STREET FRONTAGE
 STATE HIGHWAY 205
 287' = 5.74 = 6 TREES REQUIRED
 50' = 6 TREES PROVIDED
- RAINFLOWER DRIVE**
 761' = 15.22 = 15 TREES REQUIRED
 50' = 15 TREES PROVIDED
- COOLWOOD LANE**
 50' = 1 TREE REQUIRED
 50' = 1 TREE PROVIDED (located along Rainflower due to existing gas easement)
- PARKING LOT LANDSCAPING**
 5% INTERIOR LANDSCAPE REQUIRED
 13,010 SF x 5% = 651 SF REQUIRED
 1,889 SF PROVIDED (14.52%)
- 1 TREE PER 10 SPACES
 24 SPACES = 2.4 = 2 TREES REQUIRED
 10 = 4 TREES PROVIDED
- TOTAL LANDSCAPE AREA**
 20% TOTAL LANDSCAPE REQUIRED
 TOTAL SITE
 107,296 SF x 20% = 21,459 SF REQUIRED
 64,160 SF PROVIDED (59.80%)

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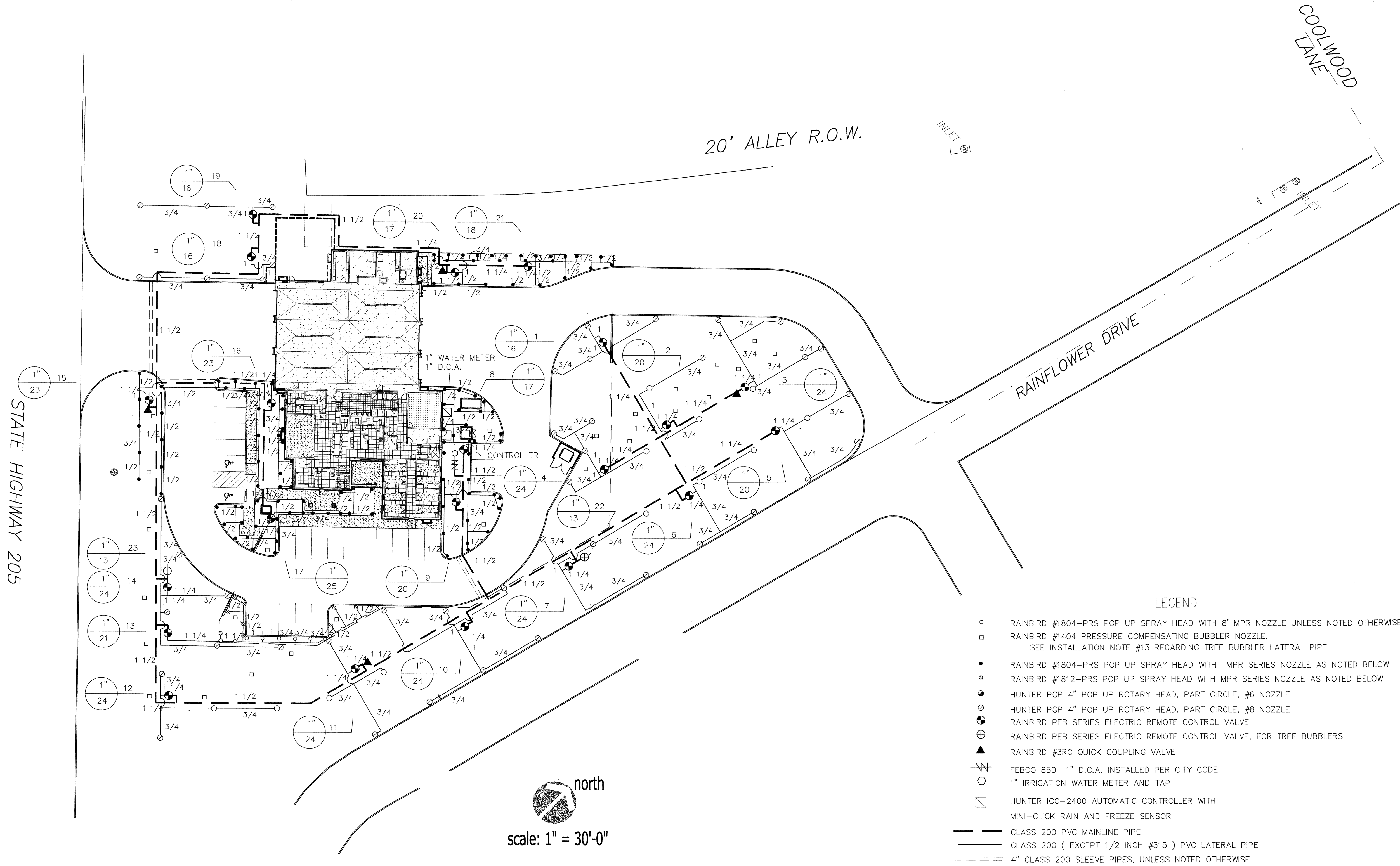
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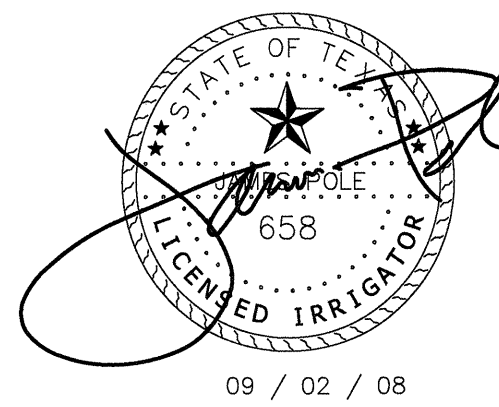
L-4

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- LEGEND
- RAINBIRD #1804-PRS POP UP SPRAY HEAD WITH 8' MPR NOZZLE UNLESS NOTED OTHERWISE.
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