PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # Z2021-021 P&Z DATE 07/13/21 CC DATE 07/19/21 APPROVED/DENIED

ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

ZONING APPLICATION

- [x] SPECIFIC USE PERMIT
- [ ] ZONING CHANGE
- [ ] PD CONCEPT PLAN
- [ ] PD DEVELOPMENT PLAN

SITE PLAN APPLICATION

- [ ] SITE PLAN
- [ ] LANDSCAPE PLAN
- [ ] TREESCAPE PLAN
- [ ] PHOTOMETRIC PLAN
- [ ] BUILDING ELEVATIONS
- [ ] MATERIAL SAMPLES
- [ ] COLOR RENDERING

PLATTING APPLICATION

- [ ] MASTER PLAT
- [ ] PRELIMINARY PLAT
- [ ] FINAL PLAT
- [ ] REPLAT
- [ ] ADMINISTRATIVE/MINOR PLAT
- [ ] VACATION PLAT
- [ ] LANDSCAPE PLAN
- [ ] TREESCAPE PLAN

- [ ] COPY OF ORDINANCE (ORD.#_____)
- [x] APPLICATIONS
- [x] RECEIPT
- [x] LOCATION MAP
- [x] HOA MAP
- [x] PON MAP
- [ ] FLU MAP
- [ ] NEWSPAPER PUBLIC NOTICE
- [ ] 500-FT. BUFFER PUBLIC NOTICE
- [ ] PROJECT REVIEW
- [ ] STAFF REPORT
- [ ] CORRESPONDENCE
- [ ] COPY-ALL PLANS REQUIRED
- [ ] COPY-MARK-UPS
- [ ] CITY COUNCIL MINUTES-LASERFICHE
- [ ] MINUTES-LASERFICHE
- [ ] PLAT FILED DATE_____
  - [ ] CABINET #_____
  - [ ] SLIDE #_____

NOTES: _____

_____

_____

_____

_____

_____

ZONING MAP UPDATED _____

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. Z2021-021

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☒ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST ($100.00)

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

PROPERTY INFORMATION [PLEASE PRINT]

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

SUBDIVISION: Rockwall Business Park East — LOT: 1 — BLOCK:

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

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: Commercial — CURRENT USE: Self Storage

PROPOSED ZONING: Commercial — PROPOSED USE: Additional Self Storage

ACREAGE: 6.06 — LOTS [CURRENT]: 1 — LOTS [PROPOSED]: 1

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

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

☐ OWNER	The Vault Self Storage	☒ APPLICANT	Seitz Architects, Inc.
CONTACT PERSON	Jim Vaudagna	CONTACT PERSON	Stephen Seitz
ADDRESS	1280 E. Ralph Hall Parkway	ADDRESS	506 Meadowlake Lane
CITY, STATE & ZIP	Rockwall, Texas 75032	CITY, STATE & ZIP	Heath, Texas 75032
PHONE	408.998.1488	PHONE	214.537.9981
E-MAIL	jvaudagna@comcast.net	E-MAIL	sseitz@seitzarchitects.com

NOTARY VERIFICATION [REQUIRED]

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

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

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

OWNER'S SIGNATURE

NOTARY PUBLIC ~~IN AND FOR THE STATE OF TEXAS~~ see attached CA acknowledgment

MY COMMISSION EXPIRES

ACKNOWLEDGMENT

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

State of California
County of Santa Clara} ss.

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

personally appeared James Vaudagna

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

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

WITNESS my hand and official seal.

J. NAT
NOTARY PUBLIC - CALIFORNIA
COMMISSION # 2342828
SANTA CLARA COUNTY
My Comm. Exp. January 21, 2025

Signature J. Nat

(seal)

OPTIONAL INFORMATION

Date of Document _____

Type or Title of Document Development Application

Number of Pages in Document _____

Document in a Foreign Language _____

Thumbprint of Signer

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

☐ Check here if no thumbprint or fingerprint is available.

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

Other Information: _____

DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS

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

PLATTING APPLICATION SUBMITTAL REQUIREMENTS [ALL PLAT TYPES]

[ ] *PLAT TYPE.*

- [ ] *MINOR/AMENDING PLAT.*
- [ ] *MASTER PLAT.*
- [ ] *PRELIMINARY PLAT.*
- [ ] *FINAL PLAT.*
- [ ] *REPLAT.*
- [ ] *VACATION PLAT.*

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

[ ] *DIGITAL COPY OF THE PLAT.* The following is required with all plat submittals:

- [ ] *ONE (1) PDF COPY OF THE PLAT*
- [ ] *ONE (1) SURVEY BOUNDARY CLOSURE REPORT.*

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

[ ] *TREESCAPE PLAN [IF APPLICABLE].*

[ ] *LANDSCAPE PLAN [IF APPLICABLE].*

[ ] *APPLICATION AND APPLICATION FEE.*

SITE PLAN APPLICATION SUBMITTAL REQUIREMENTS

[ ] *PLAN SET.* A plan set is composed of the following items (failure to submit all of the items required *shall constitute an incomplete application*):

- [ ] *SITE PLAN.*
- [ ] *LANDSCAPE PLAN.*
- [ ] *TREESCAPE PLAN.*
- [ ] *PHOTOMETRIC PLAN.*
- [ ] *BUILDING ELEVATIONS.*

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

[ ] *PHYSICAL BUILDING MATERIAL SAMPLE BOARD (11" x 17").* See the *Material Sample Board Design Guidelines* in this development packet. Individual material samples or sample boards that are larger than *11" x 17"* will *not* be accepted.

[ ] *VARIANCE REQUEST LETTER.* The letter must indicate the variance being requested, the reason for the variance, *and the two (2) required compensatory measures being offered to off-set the variance* in accordance with the requirements of the UDC.

[ ] *APPLICATION AND APPLICATION FEE.*

ZONING CHANGE APPLICATION SUBMITTAL REQUIREMENTS

[✓] *LEGAL DESCRIPTION.* A legal description consists of written words that delineate a specific piece of real property. A legal description may be a metes and bounds description or, if the property is platted, a copy of the plat may be submitted to verify the lot and block survey system.

[✓] *ZONING EXHIBIT OR CONCEPT PLAN.* A zoning exhibit is generally a survey, plat, concept plan or other visual description of the property [Specific Use Permit (SUP) exhibits can be a site plan or building elevations; check with staff for prior to submitting an application for what is appropriate]. Staff requires two (2), 24" x 36" copies and one digital copy (PDF preferred) be submitted at the time the application is submitted. All submittals should be folded individually so that the project title or identifier is facing out. *In order to reduce the applicant's costs and to conserve paper, staff may accept other sheet sizes for a submittal if an appropriate scale and level of detail is maintained. Check with staff prior to submitting a small or larger drawing size.*

[✓] *LETTER OF EXPLANATION.* A letter from the applicant or property owner explaining the purpose of the zoning application.

[✓] *APPLICATION AND APPLICATION FEE.*

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

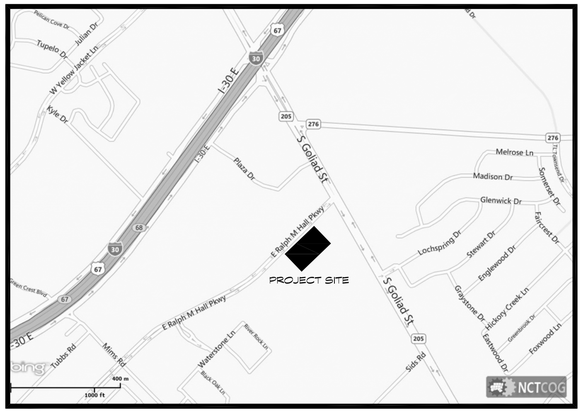
Facility Expansion for

The Vault Self Storage

Rockwall, Texas

Architect

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



N

Vicinity Map

No Scale

Building Information

OWNER:

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

Jurisdiction of Project

REGULATORY AUTHORITIES:

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

Texas Department of Licensing and Regulation
Elimination of Architectural Barriers
E.O. Thompson State OfficeBuilding
920 Colorado
Austin, Texas 78701
(512) 463-3211
(512) 475-2886 (FAX)

BUILDING DESIGN CODE:
2015 International Building Code with local amendments
2015 International Plumbing Code with local amendments
2015 International Fuel Gas Code with local amendments
2015 International Mechanical Code with local amendments
2015 International Energy Conservation Code with local Amendments
2015 International Existing Building Code with local amendments
2014 National Electrical Code with local amendments

Local Amendments & NCTCOG Amendments

Property Information

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

LOT AREA:
263,974 SF (6.06 ACRES)

ZONING: C - COMMERCIAL

LAND USE: MINI-WAREHOUSE
SUP: CASE NUMBER TBD

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

REGISTERED ARCHITECT
STEVEN THOMAS SEITZ
12157
STATE OF TEXAS

18 May 2021

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

file #
21-004 Cover

project #
21-004

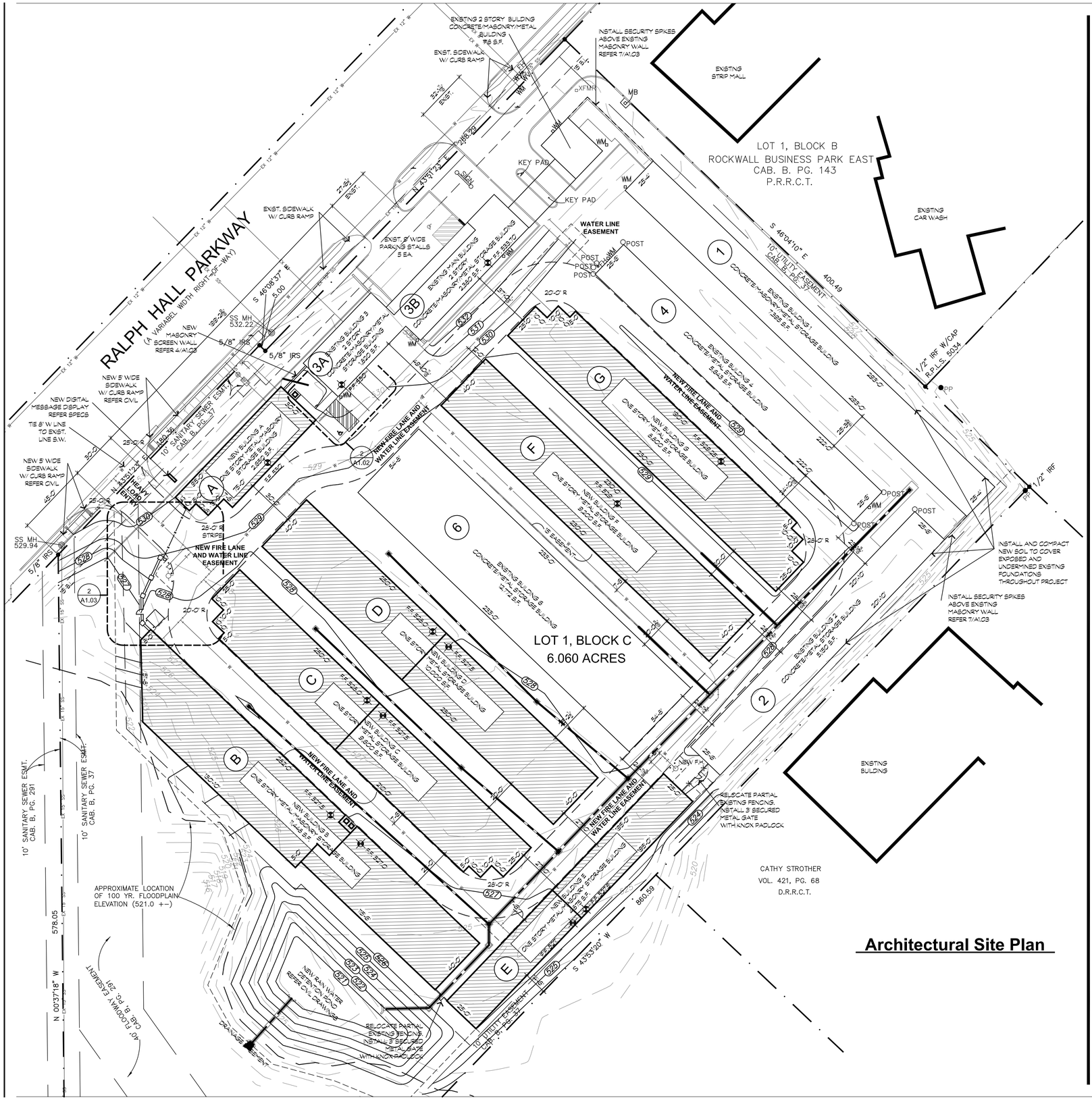
date
18 May 2021

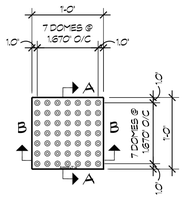
revisions

sheet

A0.00


RALPH HALL PARKWAY
(A VARIABEL WIDTH RIGHT-OF-WAY)
EXISTING 2 STORY BUILDING
CONCRETE/MASONRY/METAL
BUILDING
765 S.F.
EXISTING
STRIP MALL
LOT 1, BLOCK B
ROCKWALL BUSINESS PARK EAST
CAB. B. PG. 143
P.R.R.C.T.
EXISTING
CAR WASH
XFMR
MB
KEY PAD
KEY PAD
WM
WM
WM
WM
WM
WM
WM
WM
POST
POST
POST


RALPH HALL PARKWAY
(A VARIABEL WIDTH RIGHT-OF-WAY)
EXIST. SIDEWALK W/ CURB RAMP
EXIST. 8' WIDE PARKING STALLS 5 EA
EXISTING 2 STORY BUILDING CONCRETE MASONRY/METAL BUILDING 768 S.F.
INSTALL SECURITY SPIKES ABOVE EXISTING MASONRY WALL REFER 7/A1.03
EXISTING STRIP MALL
LOT 1, BLOCK B
ROCKWALL BUSINESS PARK EAST
CAB. B. PG. 143
P.R.R.C.T.
EXISTING CAR WASH
KEY PAD
WATER LINE EASEMENT
S 46°04'10" E
10' UTILITY EASEMENT CAB. B, PG. 37
400.49
1/2" IRF W/CAP R.P.L.S. 5034
EXISTING BUILDING 1 CONCRETE-MASONRY-METAL 1,225 S.F. STORAGE BUILDING
EXISTING BUILDING 2 CONCRETE-MASONRY-METAL 1,225 S.F. STORAGE BUILDING
EXISTING BUILDING 3 CONCRETE-MASONRY-METAL 2 STORY 1,225 S.F. STORAGE BUILDING
EXISTING BUILDING 4 CONCRETE-MASONRY-METAL 1 STORY 1,225 S.F. STORAGE BUILDING
EXISTING BUILDING 5 CONCRETE-MASONRY-METAL 1 STORY 1,225 S.F. STORAGE BUILDING
EXISTING BUILDING 6 CONCRETE-MASONRY-METAL 1 STORY 1,225 S.F. STORAGE BUILDING
EXISTING BUILDING 7 CONCRETE-MASONRY-METAL 1 STORY 1,225 S.F. STORAGE BUILDING
NEW MASONRY SCREEN WALL REFER 4/A1.03
NEW 5' WIDE SIDEWALK W/ CURB RAMP REFER CIVIL
NEW DIGITAL MESSAGE DISPLAY REFER SPECS
TIE 8" W LINE TO EXIST. LINE S.W.
10' SANITARY SEWER ESMT. CAB. B, PG. 37
NEW BUILDING A ONE STORY METAL MASONRY STORAGE BUILDING 1,250 S.F.
NEW BUILDING B ONE STORY METAL MASONRY STORAGE BUILDING 1,250 S.F.
NEW BUILDING C ONE STORY METAL MASONRY STORAGE BUILDING 1,250 S.F.
NEW BUILDING D ONE STORY METAL MASONRY STORAGE BUILDING 1,250 S.F.
NEW BUILDING E ONE STORY METAL MASONRY STORAGE BUILDING 1,250 S.F.
NEW BUILDING F ONE STORY METAL MASONRY STORAGE BUILDING 1,250 S.F.
NEW BUILDING G ONE STORY METAL MASONRY STORAGE BUILDING 1,250 S.F.
NEW FIRE LANE AND WATER LINE EASEMENT
NEW FIRE LANE AND WATER LINE EASEMENT
NEW FIRE LANE AND WATER LINE EASEMENT

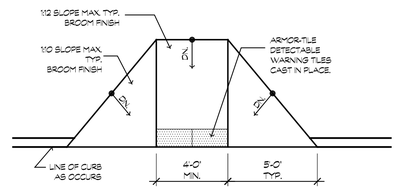


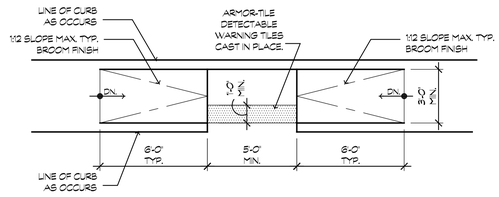
Armor-Tile

Tactile Systems

By: ENGINEERED PLASTICS, INC.
2300 INTERNATIONAL DR., SUITE 100
WILLIAMSVILLE, NY
USA, 14221
1 (800) 660-2535
www.armor-tile.com

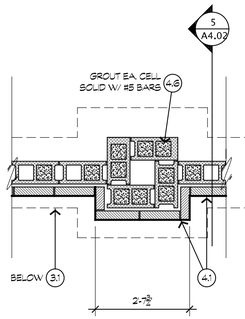
NOTES:
1. CAST IN PLACE INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. FOR CUSTOM SIZING CONTACT MANUFACTURER.





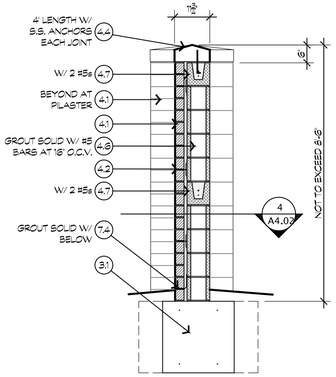
Typical Curb Ramp Detail

1 A1.03 — Scale: 1/4" = 1'-0"



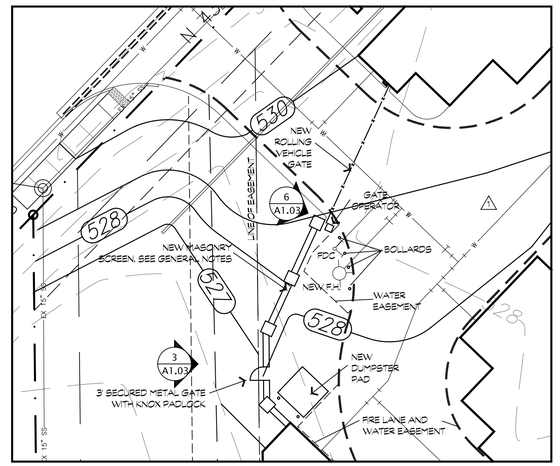
Screen Wall Plan Detail

5 A1.03 — Scale: 1/2" = 1'-0"



Screen Wall Section

4 A1.03 — Scale: 1/2" = 1'-0"



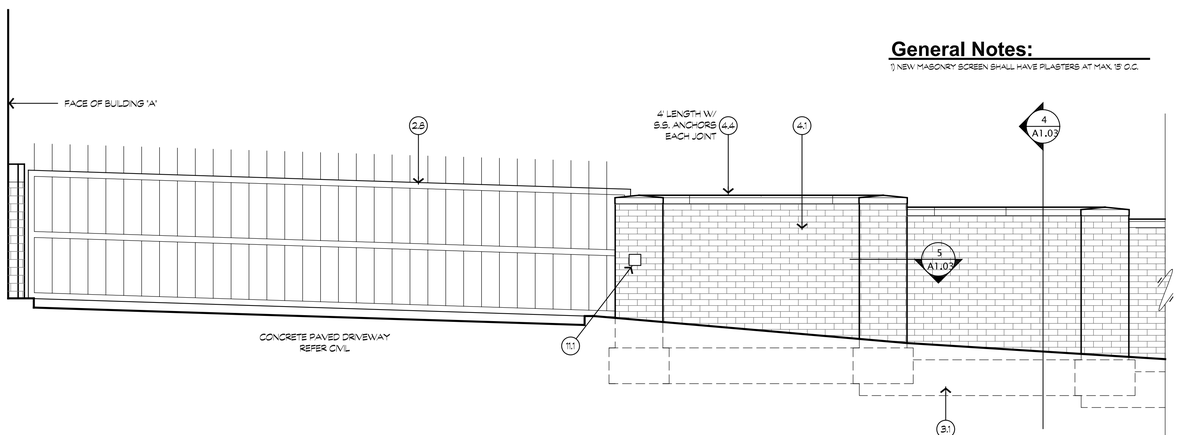
N — Actual

Enlarged Site Plan

2 A1.03 — Scale: 1/16" = 1'-0"

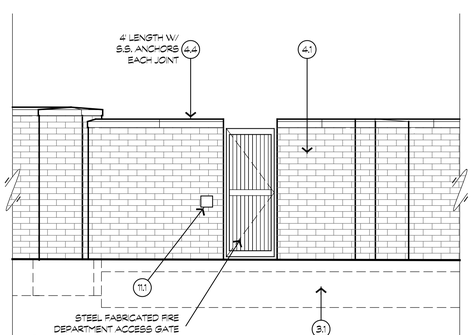
General Notes:

1) NEW MASONRY SCREEN SHALL HAVE PILASTERS AT MAX. 15' O.C.



Screen Wall @ Vehicle Gate

6 A1.03 — Scale: 1/4" = 1'-0"



Screen Wall @ Access Gate

3 A1.03 — Scale: 1/4" = 1'-0"

Key Notes

"NOTE:
REFER SHEET A0.00 FOR MATERIALS LEGEND

1 GENERAL REQUIREMENTS-NOT USED

2 SITE WORK
2.1 4" THK. CONC. WALK
2.2 4" WIDE PAVEMENT MARKINGS
2.3 ADA COMPLIANT DETECTABLE WARNING RAMP, REFER 1/A1.03
2.4 HANDICAP SIGN-REFER CIVIL
2.5 6" CONCRETE CURB, REFER CIVIL
2.6 LANDSCAPING, REFER LANDSCAPE PLAN
2.7 CITY OF ROCKWALL COMPLIANT FIRE LANE STRIPING
2.8 POWER OPERATED ROLLING ENTRY GATE W/ REMOTE KEYPAD

3 CONCRETE
3.1 CONCRETE FOUNDATION, REFER STRUCTURAL
3.2 PRE-FABRICATED CONCRETE SPLASH BLOCK

4 MASONRY
4.1 BRICK SHAPE TO MATCH EXIST., PAINT TO MATCH
4.2 ADJUSTABLE MASONRY TIES PER MASONRY ADVISORY COUNCIL RECOMMENDATIONS
4.3 MORTAR SCREEN
4.4 CAST STONE CAP
4.5 MASONRY CONTROL JOINT; 15'-0" MAX SPACING
4.6 8" CMU
4.7 8" CMU BOND BEAM

5 METALS
5.1 NOT USED
5.2 MISC. METAL, SIZE AS INDICATED
5.3 CONCRETE FILLED STEEL BOLLARD, REFER 5/A2.01

6 WOODS & PLASTICS
6.1 1" ROOF DECKING

7 THERMAL AND MOISTURE PROTECTION
7.1 CONT. 26 GA. GALV. METAL FLASHING
7.2 VINYL FACED THERMAL BATT INSULATION AS NOTED
7.3 AIR SPACE
7.4 CONT. 24 GA. GALV. FLASHING W/ WEEP HOLES @ 24" O.C.
7.5 SEALANT AND BACKER ROD
7.6 10 MIL VAPOR BARRIER
7.7 PRE FINISHED 26 GA. RAIN GUTTER AND DOWNSPOUTS
7.8 EXTERIOR INSULATED FINISH SYSTEM (E.I.F.S.)
7.9 #30 FELT
7.10 CLAY SPANISH TILE TO MATCH EXIST

8 DOORS AND WINDOWS
8.1 FRAME & DOOR, REFER DOOR TYPES
8.2 ROLL-UP OVER HEAD DOOR, REFER DOOR TYPES

9 FINISHES
9.1 PARTITION PANEL METAL STUD BY MTL. BLDG. MANUF.
9.2 5/8" GYPSUM BOARD
9.3 FIBERGLASS REINFORCED PLASTIC

10 SPECIALTIES - NOT USED

11 EQUIPMENT
11.1 FIRE DEPARTMENT KEY LOCK BOX

12 FURNISHINGS - NOT USED

13 SPECIAL CONSTRUCTION
13.1 PRE-ENGINEERED METAL BUILDING FRAME BY MTL. BLDG. MFR.
13.2 PRE-FINISHED INTERIOR METAL WALL PANEL BY MTL. BLDG. MFR.
13.3 LIGHT GAGE SECONDARY FRAMING BY MTL. BLDG. MFR.
13.4 STANDING SEAM METAL ROOFING BY MTL. BLD. MANUF.
13.5 PRE-FINISHED METAL WALL PANEL BY MTL. BLD. MANUF.
13.6 PRE-FINISHED METAL TRIM BY MTL. BLDG. MANUF.
13.7 PRE-FINISHED INTERIOR METAL PARTITION PANEL BY MTL. BLDG. MANUF.
13.8 PRE-FINISHED METAL SOFFIT/CEILING PANEL BY MTL. BLDG. MANUF.

14 CONVEYING SYSTEMS - NOT USED

15 MECHANICAL
15.1 PLUMBING FIXTURE, REFER PLUMBING

16 ELECTRICAL
16.1 LIGHT FIXTURE, REFER TO ELECTRICAL

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

REGISTERED ARCHITECT JOHN THOMAS SEITZ 12157 STATE OF TEXAS

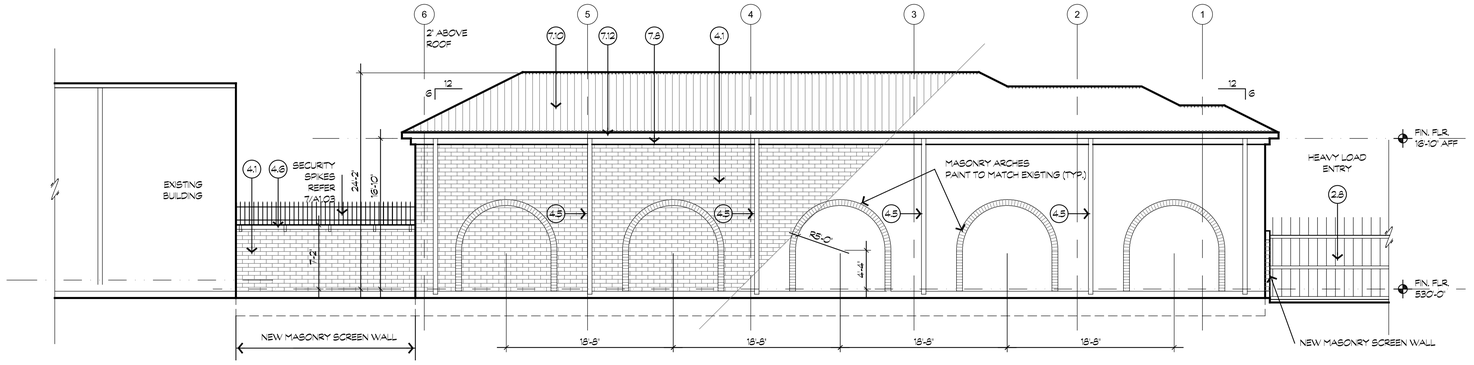
18 May 2021

Facility Expansion
The Vault Self Storage
Rockwall, Texas

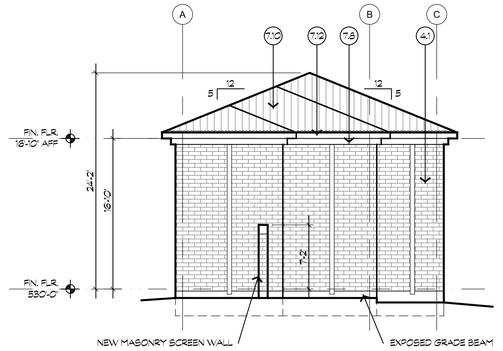
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project # 21-004
date 18 May 2021
revisions

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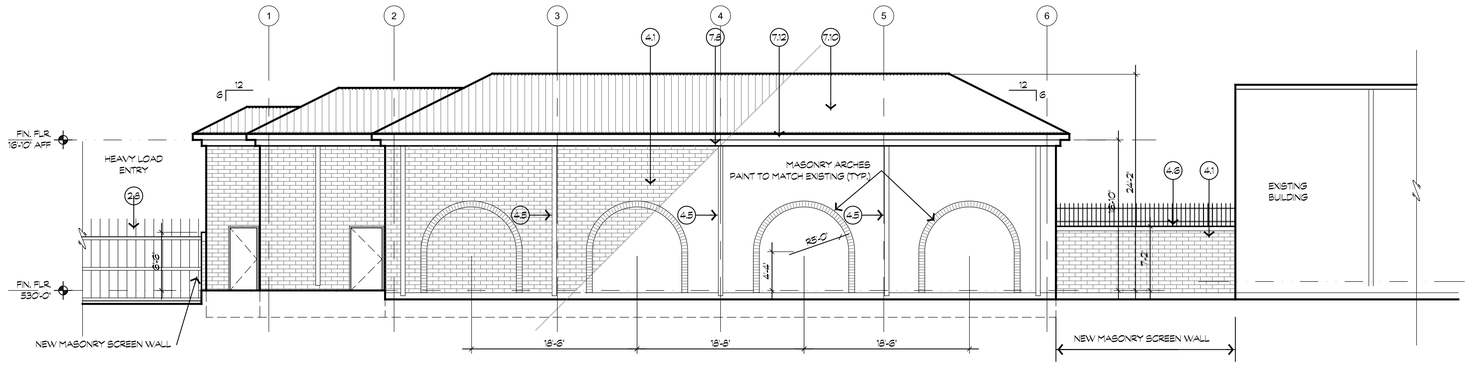
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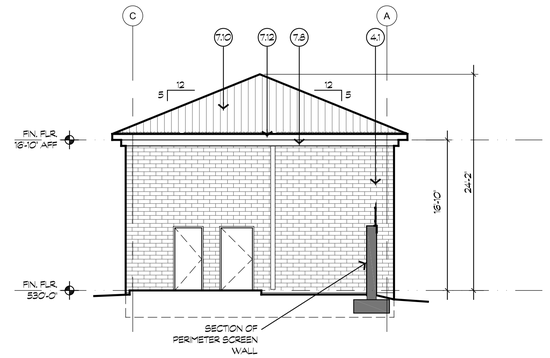
1 A3.01 **Bldg. "A" North Elevation**
Scale: 1/8"=1'-0"



2 A3.01 **Bldg. "A" West Elevation**
Scale: 1/8"=1'-0"



3 A3.01 **Bldg. "A" South Elevation**
Scale: 1/8"=1'-0"



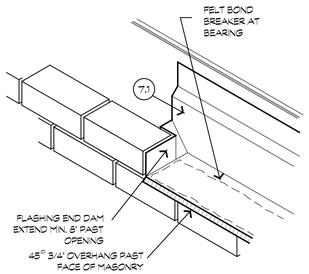
4 A3.01 **Bldg. "A" East Elevation**
Scale: 1/8"=1'-0"

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 8'-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



5 A3.01 **Typ. Masonry Head Flashing**
Scale: 1 1/2" = 1'-0"

Key Notes

"NOTE:
REFER SHEET A0.00 FOR MATERIALS LEGEND

1 GENERAL REQUIREMENTS-NOT USED

2 SITE WORK
2.1 4" THK. CONC. WALK
2.2 4" WIDE PAVEMENT MARKINGS
2.3 ADA COMPLIANT DETECTABLE WARNING RAMP, REFER 1/A1.03
2.4 HANDICAP SIGN-REFER CIVIL
2.5 6" CONCRETE CURB, REFER CIVIL
2.6 LANDSCAPING, REFER LANDSCAPE PLAN
2.7 CITY OF ROCKWALL COMPLIANT FIRE LANE STRIPING
2.8 POWER OPERATED ROLLING ENTRY GATE W/ REMOTE KEYPAD

3 CONCRETE
3.1 CONCRETE FOUNDATION, REFER STRUCTURAL
3.2 PRE-FABRICATED CONCRETE SPLASH BLOCK

4 MASONRY
4.1 BRICK SHAPE TO MATCH EXIST., PAINT TO MATCH
4.2 ADJUSTABLE MASONRY TIES PER MASONRY ADVISORY COUNCIL RECOMMENDATIONS
4.3 MORTAR SCREEN
4.4 CAST STONE CAP
4.5 MASONRY CONTROL JOINT: 15'-0" MAX SPACING
4.6 8" CMU
4.7 8" CMU BOND BEAM

5 METALS
5.1 NOT USED
5.2 MISC. METAL, SIZE AS INDICATED
5.3 CONCRETE FILLED STEEL BOLLARD, REFER 5/A2.01

6 WOODS & PLASTICS
6.1 1" ROOF DECKING

7 THERMAL AND MOISTURE PROTECTION
7.1 CONT. 26 GA. GALV. METAL FLASHING
7.2 VINYL FACED THERMAL BATT INSULATION AS NOTED
7.3 AIR SPACE
7.4 CONT. 24 GA. GALV. FLASHING W/ WEEP HOLES @ 2'-0" O.C.
7.5 SEALANT AND BACKER ROD
7.6 10 MIL. VAPOR BARRIER
7.7 PRE FINISHED 26 GA. RAIN GUTTER AND DOWNSPOUTS
7.8 EXTERIOR INSULATED FINISH SYSTEM (E.I.F.S.)
7.9 #30 FELT
7.10 CLAY SPANISH TILE TO MATCH EXIST

8 DOORS AND WINDOWS
8.1 FRAME & DOOR, REFER DOOR TYPES
8.2 ROLL-UP OVER HEAD DOOR, REFER DOOR TYPES

9 FINISHES
9.1 PARTITION PANEL METAL STUD BY MTL. BLDG. MANUF.
9.2 ½" GYPSUM BOARD
9.3 FIBERGLASS REINFORCED PLASTIC

10 SPECIALTIES - NOT USED

11 EQUIPMENT
11.1 FIRE DEPARTMENT KEY LOCK BOX

12 FURNISHINGS - NOT USED

13 SPECIAL CONSTRUCTION
13.1 PRE-ENGINEERED METAL BUILDING FRAME BY MTL. BLDG. MFR.
13.2 PRE-FINISHED INTERIOR METAL WALL PANEL BY MTL. BLDG. MFR.
13.3 LIGHT GAGE SECONDARY FRAMING BY MTL. BLDG. MFR.
13.4 STANDING SEAM METAL ROOFING BY MTL. BLD. MANUF.
13.5 PRE-FINISHED METAL WALL PANEL BY MTL. BLD. MANUF.
13.6 PRE-FINISHED METAL TRIM BY MTL. BLDG. MANUF.
13.7 PRE-FINISHED INTERIOR METAL PARTITION PANEL BY MTL. BLDG. MANUF.
13.8 PRE-FINISHED METAL SOFFIT/CEILING PANEL BY MTL. BLDG. MANUF.

14 CONVEYING SYSTEMS - NOT USED

15 MECHANICAL
15.1 PLUMBING FIXTURE, REFER PLUMBING

16 ELECTRICAL
16.1 LIGHT FIXTURE, REFER TO ELECTRICAL

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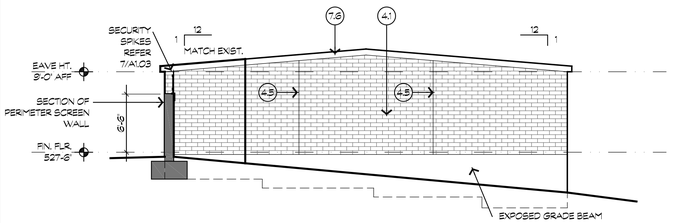
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18 May 2021

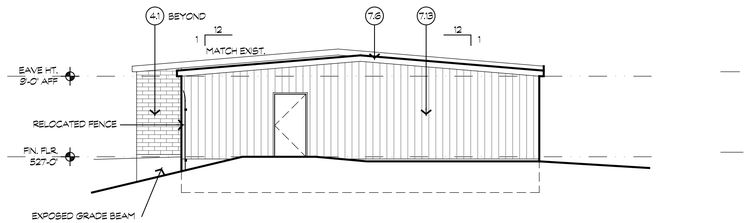
Facility Expansion
The Vault Self Storage
Rockwall, Texas

file # 12-014 Elevations
project # 21-004
date 18 May 2021
revisions

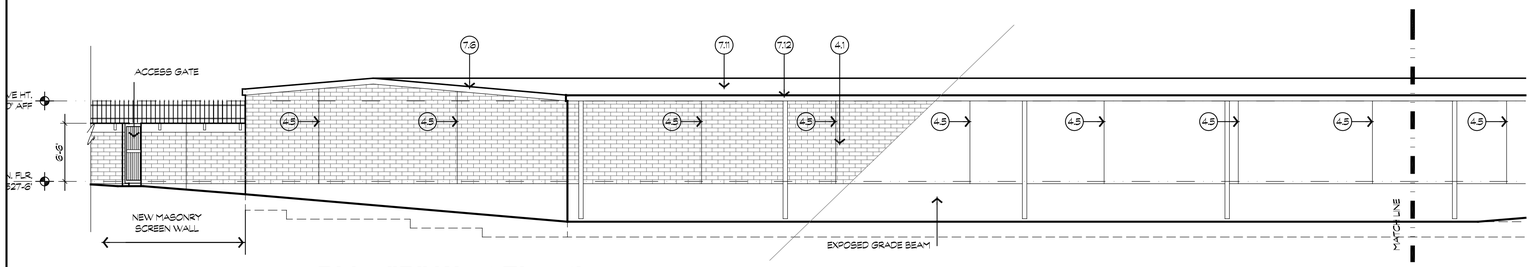
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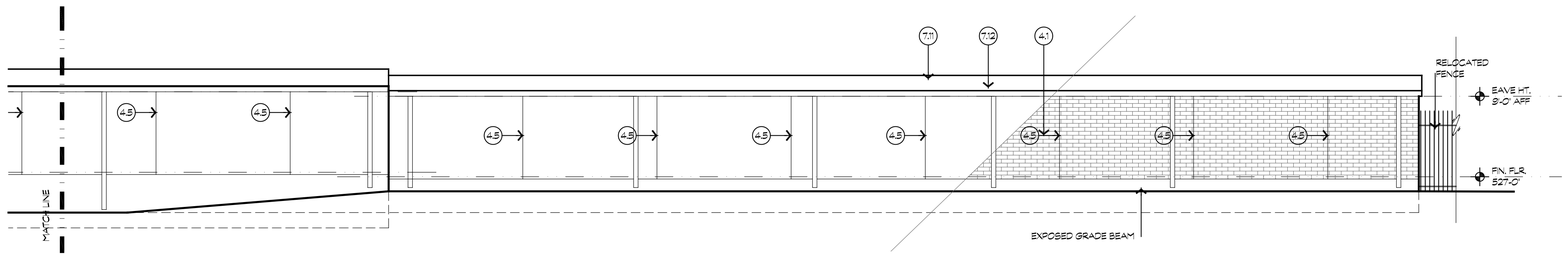
1 A3.02 **Bldg. "B" North Elevation**
Scale: 1/8"=1'-0"



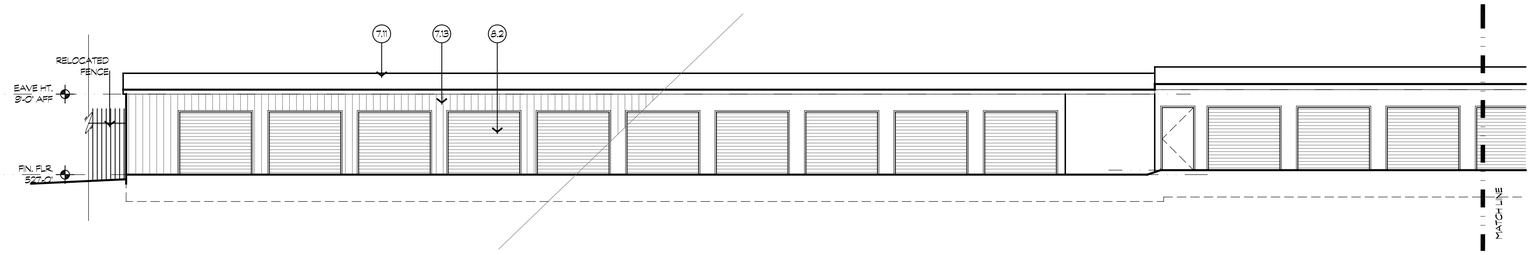
2 A3.02 **Bldg. "B" South Elevation**
Scale: 1/8"=1'-0"



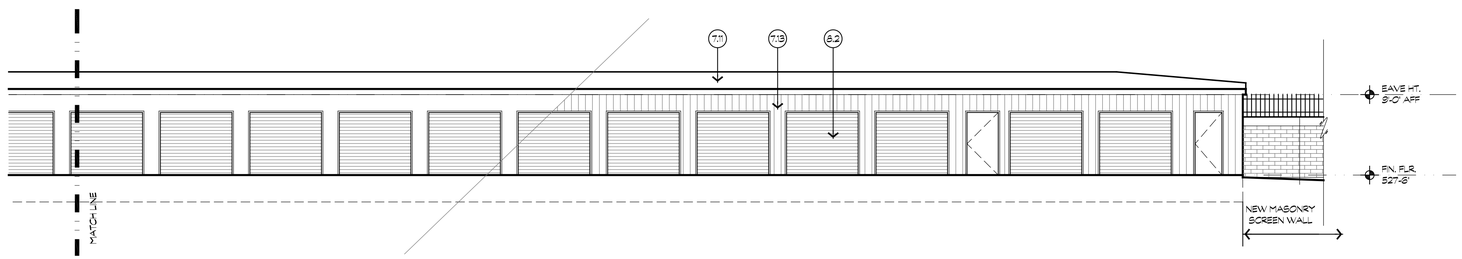
3 A3.02 **Bldg. "B" West Elevation**
Scale: 1/8"=1'-0"



4 A3.02 **Bldg. "B" West Elevation**
Scale: 1/8"=1'-0"



4 A3.02 **Bldg. "B" East Elevation**
Scale: 1/8"=1'-0"



4 A3.02 **Bldg. "B" East Elevation**
Scale: 1/8"=1'-0"

Key Notes

NOTE:
REFER SHEET A0.00 FOR MATERIALS LEGEND

1 GENERAL REQUIREMENTS-NOT USED

2 SITE WORK
2.1 4" THK. CONC. WALK
2.2 4" WIDE PAVEMENT MARKINGS
2.3 ADA COMPLIANT DETECTABLE WARNING RAMP, REFER 1/A1.03
2.4 HANDICAP SIGN-REFER CIVIL
2.5 6" CONCRETE CURB, REFER CIVIL
2.6 LANDSCAPING, REFER LANDSCAPE PLAN
2.7 PAINT ON ROCK WALL COMPLIANT FIRE LANE STRIPING
2.8 POWER OPERATED ROLLING ENTRY GATE W/ REMOTE KEYPAD

9 CONCRETE
9.1 CONCRETE FOUNDATION, REFER STRUCTURAL
9.2 PRE-FABRICATED CONCRETE SPLASH BLOCK

4 MASONRY
4.1 BRICK SHAPE TO MATCH EXIST., PAINT TO MATCH
4.2 ADJUSTABLE MASONRY TIES PER MASONRY ADVISORY COUNCIL RECOMMENDATIONS
4.4 MORTAR SCREEN
4.5 CAST STONE CAP
4.6 MASONRY CONTROL JOINT: 15'-0" MAX SPACING
4.6 8" CMU
4.7 8" CMU BOND BEAM

5 METALS
5.1 NOT USED
5.2 MISC. METAL, SIZE AS INDICATED
5.3 CONCRETE FILLED STEEL BOLLARD, REFER 5/A2.01

6 WOODS & PLASTICS
6.1 1" ROOF DECKING

7 THERMAL AND MOISTURE PROTECTION
7.1 CONT. 26 GA. GALV. METAL FLASHING
7.2 VINYL FACED THERMAL BATT INSULATION AS NOTED
7.3 AIR SPACE
7.4 CONT. 24 GA. GALV. FLASHING W/ WEEP HOLES @ 40" O.C.
7.5 SEALANT AND BACKER ROD
7.6 10 MIL. VAPOR BARRIER
7.7 PRE FINISHED 26 GA. RAIN GUTTER AND DOWNSPOUTS
7.8 EXTERIOR INSULATED FINISH SYSTEM (E.I.F.S.)
7.9 #30 FELT
7.10 CLAY SPANISH TILE TO MATCH EXIST

8 DOORS AND WINDOWS
8.1 FRAME & DOOR, REFER DOOR TYPES
8.2 ROLL-UP OVER HEAD DOOR, REFER DOOR TYPES

9 FINISHES
9.1 PARTITION PANEL METAL STUD BY MTL. BLDG. MANUF.
9.2 ½" GYPSUM BOARD
9.3 FIBERGLASS REINFORCED PLASTIC

10 SPECIALTIES - NOT USED

11 EQUIPMENT
11.1 FIRE DEPARTMENT KEY LOCK BOX

12 FURNISHINGS - NOT USED

13 SPECIAL CONSTRUCTION
13.1 PRE-ENGINEERED METAL BUILDING FRAME BY MTL. BLDG. MFR.
13.2 PRE-FINISHED INTERIOR METAL WALL PANEL BY MTL. BLDG. MFR.
13.3 LIGHT GAGE SECONDARY FRAMING BY MTL. BLDG. MFR.
13.4 STANDING SEAM METAL ROOFING BY MTL. BLD. MANUF.
13.5 PRE-FINISHED METAL WALL PANEL BY MTL. BLD. MANUF.
13.6 PRE-FINISHED METAL TRIM BY MTL. BLDG. MANUF.
13.7 PRE-FINISHED INTERIOR METAL PARTITION PANEL BY MTL. BLDG. MANUF.
13.8 PRE-FINISHED METAL SOFFIT/CEILING PANEL BY MTL. BLDG. MANUF.

14 CONVEYING SYSTEMS - NOT USED

15 MECHANICAL
15.1 PLUMBING FIXTURE, REFER PLUMBING

16 ELECTRICAL
16.1 LIGHT FIXTURE, REFER TO ELECTRICAL

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18 May 2021

Facility Expansion
The Vault Self Storage
Rockwall, Texas

file #
21-004 Elevations

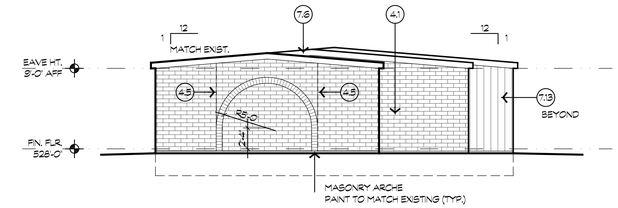
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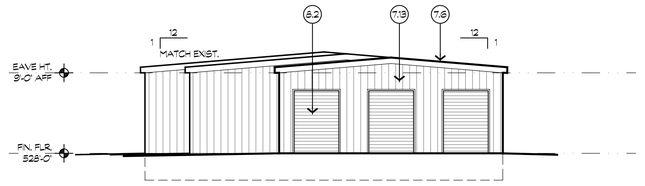
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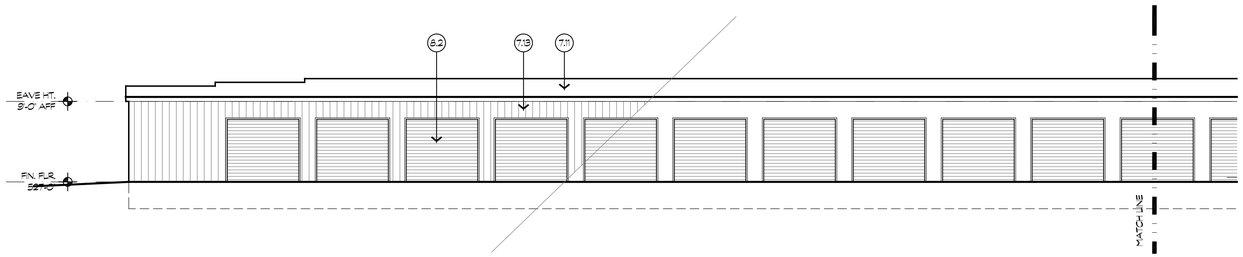
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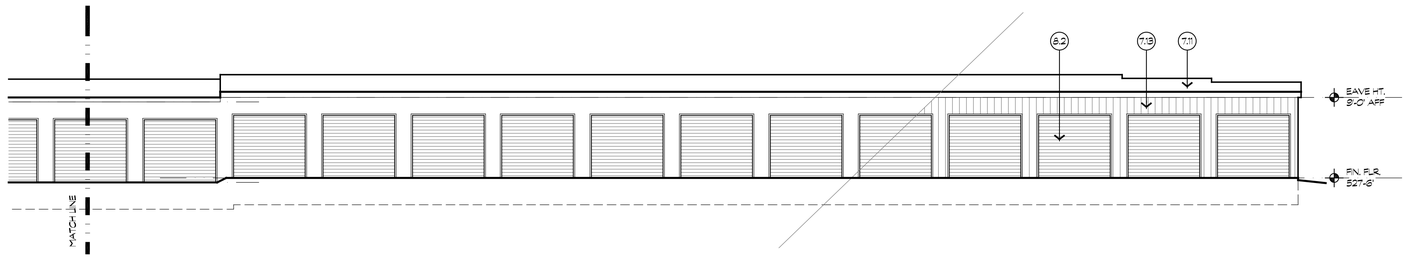
1 A3.03 **Bldg. "C" North Elevation**
Scale: 1/8"=1'-0"



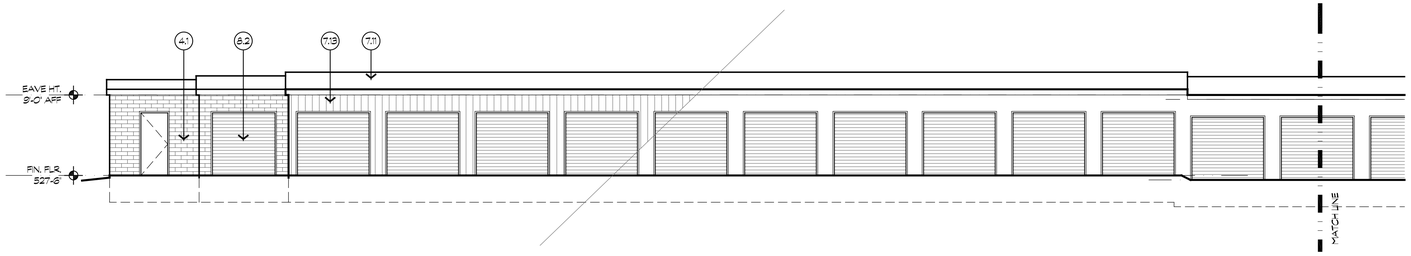
2 A3.03 **Bldg. "C" South Elevation**
Scale: 1/8"=1'-0"



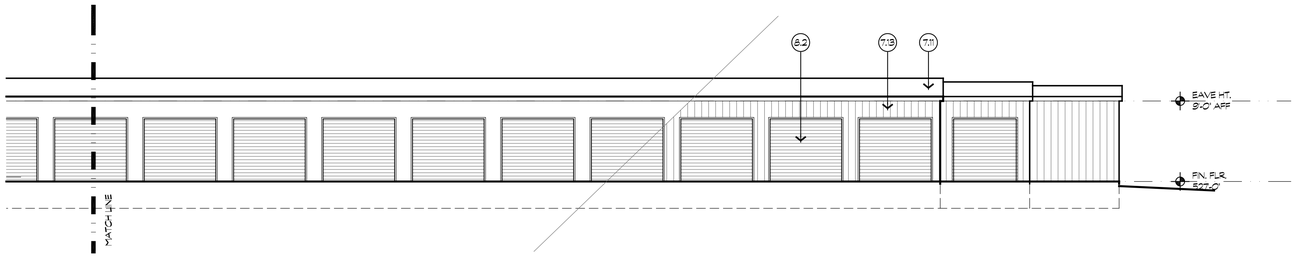
3 A3.03 **Bldg. "C" East Elevation**
Scale: 1/8"=1'-0"



4 A3.03 **Bldg. "C" East Elevation**
Scale: 1/8"=1'-0"



5 A3.03 **Bldg. "C" West Elevation**
Scale: 1/8"=1'-0"



6 A3.03 **Bldg. "C" West Elevation**
Scale: 1/8"=1'-0"

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

Key Notes

NOTE:
REFER SHEET A0.00 FOR MATERIALS LEGEND

1 GENERAL REQUIREMENTS-NOT USED

2 SITE WORK
2.1 4" THK. CONC. WALK
2.2 4" WIDE PAVEMENT MARKINGS
2.3 ADA COMPLIANT DETECTABLE WARNING RAMP, REFER 1/A1.03
2.4 HANDICAP SIGN-REFER CIVIL
2.5 6" CONCRETE CURB, REFER CIVIL
2.6 LANDSCAPING, REFER LANDSCAPE PLAN
2.7 CITY OF ROCKWALL COMPLIANT FIRE LANE STRIPING
2.8 POWER OPERATED ROLLING ENTRY GATE W/ REMOTE KEYPAD

3 CONCRETE
3.1 CONCRETE FOUNDATION, REFER STRUCTURAL
3.2 PRE-FABRICATED CONCRETE SPLASH BLOCK

4 MASONRY
4.1 BRICK, SHAPE TO MATCH EXIST., PAINT TO MATCH
4.2 ADJUSTABLE MASONRY TIES PER MASONRY ADVISORY COUNCIL RECOMMENDATIONS
4.3 MORTAR SCREED
4.4 CAST STONE CAP
4.5 MASONRY CONTROL JOINT: 15'-0" MAX SPACING
4.6 8" CMU
4.7 8" CMU BOND BEAM

5 METALS
5.1 NOT USED
5.2 MISC. METAL, SIZE AS INDICATED
5.3 CONCRETE FILLED STEEL BOLLARD, REFER 5/A2.01

6 WOODS & PLASTICS
6.1 1" ROOF DECKING

7 THERMAL AND MOISTURE PROTECTION
7.1 CONT. 26 GA. GALV. METAL FLASHING
7.2 VINYL FACED THERMAL BATT INSULATION AS NOTED AIR SPACE
7.4 CONT. 24 GA. GALV. FLASHING W/ WEEP HOLES @ 24" O.C.
7.5 SEALANT AND BACKER ROD
7.6 10 MIL VAPOR BARRIER
7.7 PRE FINISHED 26 GA. RAIN GUTTER AND DOWNSPOUTS
7.8 EXTERIOR INSULATED FINISH SYSTEM (E.I.F.S.)
7.9 #30 FELT
7.10 CLAY SPANISH TILE TO MATCH EXIST

8 DOORS AND WINDOWS
8.1 FRAME & DOOR, REFER DOOR TYPES
8.2 ROLLUP OVER HEAD DOOR, REFER DOOR TYPES

9 FINISHES
9.1 PARTITION PANEL METAL STUD BY MTL. BLDG. MANUF.
9.2 ½" GYPSUM BOARD
9.3 FIBERGLASS REINFORCED PLASTIC

10 SPECIALTIES - NOT USED

11 EQUIPMENT
11.1 FIRE DEPARTMENT KEY LOCK BOX

12 FURNISHINGS - NOT USED

13 SPECIAL CONSTRUCTION
13.1 PRE-ENGINEERED METAL BUILDING FRAME BY MTL. BLDG. MFR.
13.2 PRE-FINISHED INTERIOR METAL WALL PANEL BY MTL. BLDG. MFR.
13.3 LIGHT GAGE SECONDARY FRAMING BY MTL. BLDG. MFR.
13.4 STANDING SEAM METAL ROOFING BY MTL. BLD. MANUF.
13.5 PRE-FINISHED METAL WALL PANEL BY MTL. BLD. MANUF.
13.6 PRE-FINISHED METAL TRIM BY MTL. BLDG. MANUF.
13.7 PRE-FINISHED INTERIOR METAL PARTITION PANEL BY MTL. BLDG. MANUF.
13.8 PRE-FINISHED METAL SOFFIT/CEILING PANEL BY MTL. BLDG. MANUF.

14 CONVEYING SYSTEMS - NOT USED

15 MECHANICAL
15.1 PLUMBING FIXTURE, REFER PLUMBING

16 ELECTRICAL
16.1 LIGHT FIXTURE, REFER TO ELECTRICAL

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18 May 2021

Facility Expansion
The Vault Self Storage
Rockwall, Texas

file #
21-004 Elevations

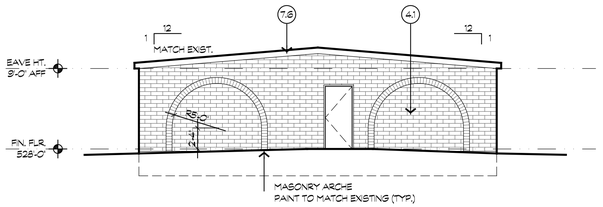
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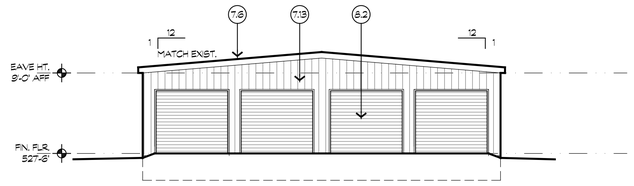
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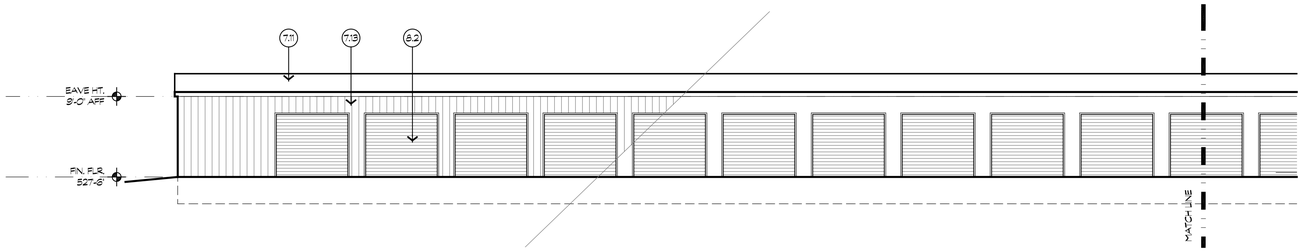
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1 A3.04 **Bldg. "D" North Elevation**
Scale: 1/8"=1'-0"

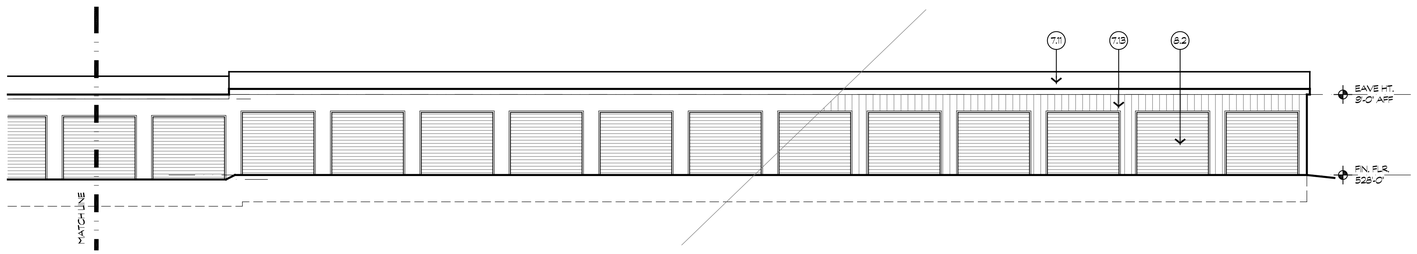


2 A3.04 **Bldg. "D" South Elevation**
Scale: 1/8"=1'-0"

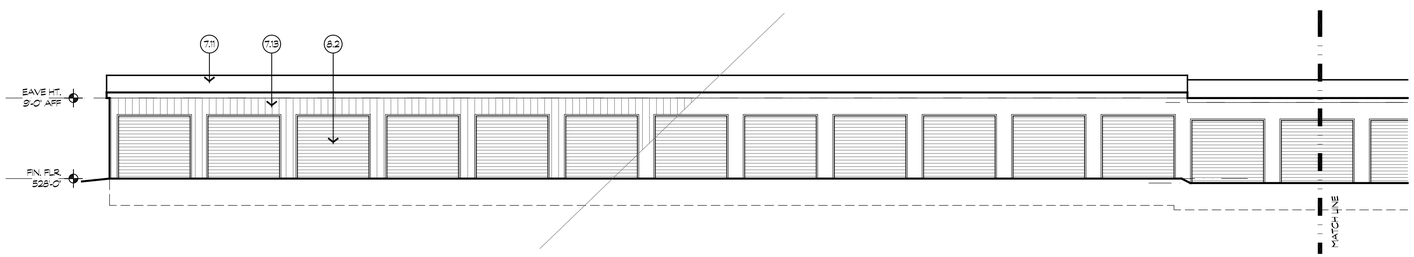


3 A3.04 **Bldg. "D" East Elevation**
Scale: 1/8"=1'-0"

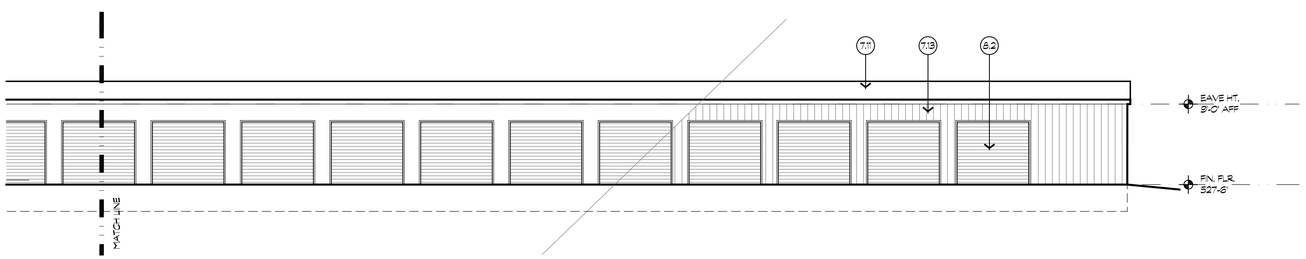
GENERAL NOTES:
1) REFER SHEET A2.01 FOR TYPICAL STEEL LINTEL SIZES AND HEAD FLASHING DETAIL



4 A3.04 **Bldg. "D" East Elevation**
Scale: 1/8"=1'-0"



5 A3.04 **Bldg. "D" West Elevation**
Scale: 1/8"=1'-0"



6 A3.04 **Bldg. "D" West Elevation**
Scale: 1/8"=1'-0"

Key Notes

NOTE:
REFER SHEET A0.00 FOR MATERIALS LEGEND

1 GENERAL REQUIREMENTS-NOT USED

2 SITE WORK
2.1 4" THK. CONC. WALK
2.2 4" WIDE PAVEMENT MARKINGS
2.3 ADA COMPLIANT DETECTABLE WARNING RAMP, REFER 1/A1.03
2.4 HANDICAP SIGN-REFER CIVIL
2.5 6" CONCRETE CURB, REFER CIVIL
2.6 LANDSCAPING, REFER LANDSCAPE PLAN
2.7 CITY OF ROCKWALL COMPLIANT FIRE LANE STRIPING
2.8 POWER OPERATED ROLLING ENTRY GATE W/ REMOTE KEYPAD

3 CONCRETE
3.1 CONCRETE FOUNDATION, REFER STRUCTURAL
3.2 PRE-FABRICATED CONCRETE SPLASH BLOCK

4 MASONRY
4.1 BRICK SHAPE TO MATCH EXIST., PAINT TO MATCH
4.2 ADJUSTABLE MASONRY TIES PER MASONRY ADVISORY COUNCIL RECOMMENDATIONS
4.3 MORTAR SCREEN
4.4 CAST STONE CAP
4.5 MASONRY CONTROL JOINT: 15'-0" MAX SPACING
4.6 8" CMU
4.7 8" CMU BOND BEAM

5 METALS
5.1 NOT USED
5.2 MISC. METAL, SIZE AS INDICATED
5.3 CONCRETE FILLED STEEL BOLLARD, REFER 5/A2.01

6 WOODS & PLASTICS
6.1 1" ROOF DECKING

7 THERMAL AND MOISTURE PROTECTION
7.1 CONT. 26 GA. GALV. METAL FLASHING
7.2 VINYL FACED THERMAL BATT INSULATION AS NOTED
7.3 AIR SPACE
7.4 CONT. 24 GA. GALV. FLASHING W/ WEEP HOLES @ 24" O.C.
7.5 SEALANT AND BACKER ROD
7.6 10 MIL VAPOR BARRIER
7.7 PRE FINISHED 26 GA. RAIN GUTTER AND DOWNSPOUTS
7.8 EXTERIOR INSULATED FINISH SYSTEM (E.I.F.S.)
7.9 #30 FELT
7.10 CLAY SPANISH TILE TO MATCH EXIST

8 DOORS AND WINDOWS
8.1 FRAME & DOOR, REFER DOOR TYPES
8.2 ROLL-UP OVER HEAD DOOR, REFER DOOR TYPES

9 FINISHES
9.1 PARTITION PANEL METAL STUD BY MTL. BLDG. MANUF.
9.2 5/8" GYPSUM BOARD
9.3 FIBERGLASS REINFORCED PLASTIC

10 SPECIALTIES - NOT USED

11 EQUIPMENT
11.1 FIRE DEPARTMENT KEY LOCK BOX

12 FURNISHINGS - NOT USED

13 SPECIAL CONSTRUCTION
13.1 PRE-ENGINEERED METAL BUILDING FRAME BY MTL. BLDG. MFR.
13.2 PRE-FINISHED INTERIOR METAL WALL PANEL BY MTL. BLDG. MFR.
13.3 LIGHT GAGE SECONDARY FRAMING BY MTL. BLDG. MFR.
13.4 STANDING SEAM METAL ROOFING BY MTL. BLD. MANUF.
13.5 PRE-FINISHED METAL WALL PANEL BY MTL. BLD. MANUF.
13.6 PRE-FINISHED METAL TRIM BY MTL. BLDG. MANUF.
13.7 PRE-FINISHED INTERIOR METAL PARTITION PANEL BY MTL. BLDG. MANUF.
13.8 PRE-FINISHED METAL SOFFIT/CEILING PANEL BY MTL. BLDG. MANUF.

14 CONVEYING SYSTEMS - NOT USED

15 MECHANICAL
15.1 PLUMBING FIXTURE, REFER PLUMBING

16 ELECTRICAL
16.1 LIGHT FIXTURE, REFER TO ELECTRICAL

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REGISTERED ARCHITECT
STEPHEN THOMAS SEITZ
21157
STATE OF TEXAS

18 May 2021

Facility Expansion
The Vault Self Storage
Rockwall, Texas

file #
21-004 Elevations

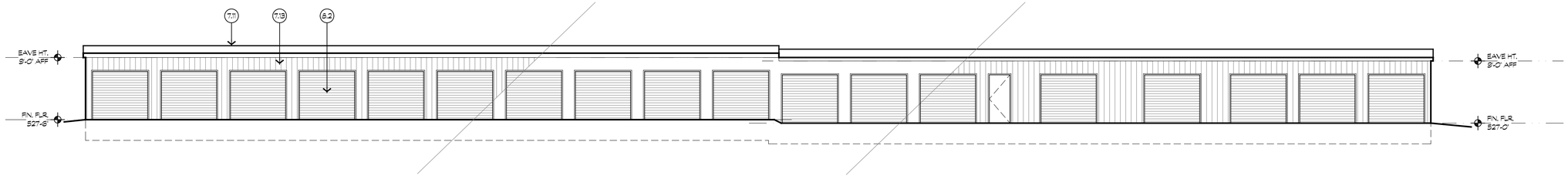
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date
18 May 2021

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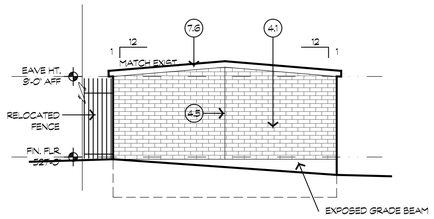
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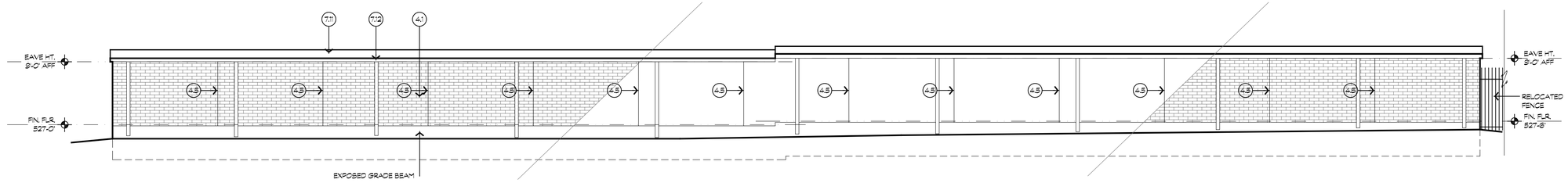
1 A3.05 Bldg. "E" North Elevation

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



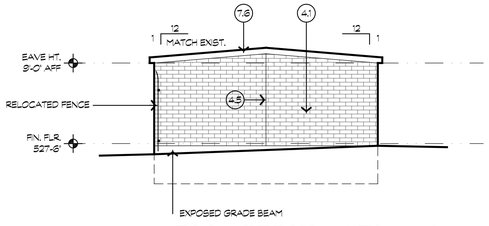
2 A3.05 Bldg. "E" East Elevation

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



3 A3.05 Bldg. "E" South Elevation

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



4 A3.05 Bldg. "E" West Elevation

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

Key Notes

"NOTE:
REFER SHEET A0.00 FOR MATERIALS LEGEND

1 GENERAL REQUIREMENTS-NOT USED

2 SITE WORK
2.1 4" THK. CONC. WALK
2.2 4" WIDE PAVEMENT MARKINGS
2.3 ADA COMPLIANT DETECTABLE WARNING RAMP, REFER 1/A1.03
2.4 HANDICAP SIGN-REFER CIVIL
2.5 6" CONCRETE CURB, REFER CIVIL
2.6 LANDSCAPING, REFER LANDSCAPE PLAN
2.7 CITY OF ROCKWALL COMPLIANT FIRE LANE STRIPING
2.8 POWER OPERATED ROLLING ENTRY GATE W/ REMOTE KEYPAD

3 CONCRETE
3.1 CONCRETE FOUNDATION, REFER STRUCTURAL
3.2 PRE-FABRICATED CONCRETE SPLASH BLOCK

4 MASONRY
4.1 BRICK SHAPE TO MATCH EXIST., PAINT TO MATCH
4.2 ADJUSTABLE MASONRY TIES PER MASONRY ADVISORY COUNCIL RECOMMENDATIONS
4.3 MORTAR SCREEN
4.4 CAST STONE CAP
4.5 MASONRY CONTROL JOINT: 15'-0" MAX SPACING
4.6 8" CMU
4.7 8" CMU BOND BEAM

5 METALS
5.1 NOT USED
5.2 MISC. METAL, SIZE AS INDICATED
5.3 CONCRETE FILLED STEEL BOLLARD, REFER S/A2.01

6 WOODS & PLASTICS
6.1 1" ROOF DECKING

7 THERMAL AND MOISTURE PROTECTION
7.1 CONT. 26 GA. GALV. METAL FLASHING
7.2 VINYL FACED THERMAL BATT INSULATION AS NOTED
7.3 AIR SPACE
7.4 CONT. 24 GA. GALV. FLASHING W/ WEEP HOLES @ 2'-0" O.C.
7.5 SEALANT AND BACKER ROD
7.6 10 MIL. VAPOR BARRIER
7.7 PRE FINISHED 26 GA. RAIN GUTTER AND DOWNSPOUTS
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Facility Expansion
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Rockwall, Texas

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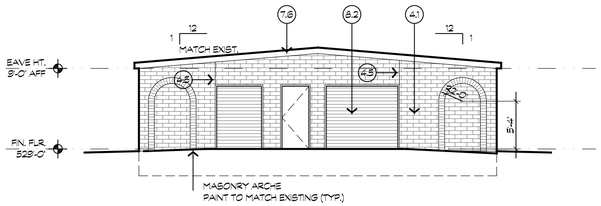
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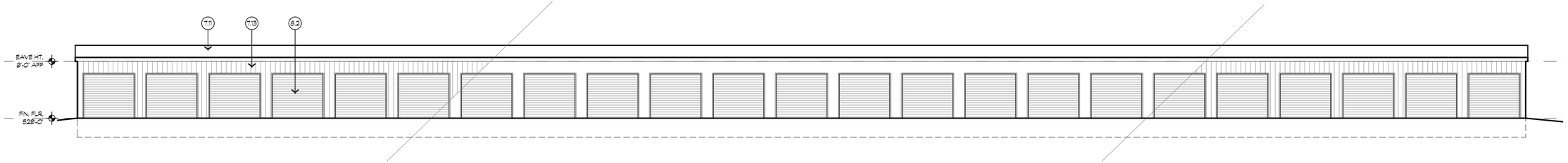
A3.05



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

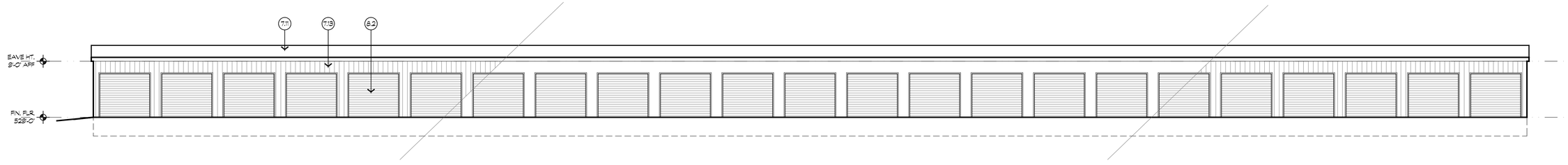
1 A3.06 Bldg. "F" North Elevation

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



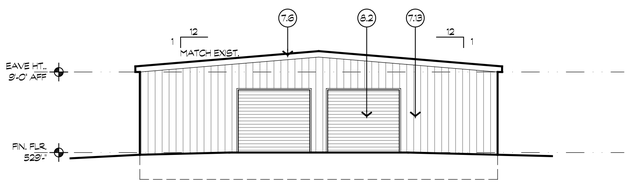
2 A3.06 Bldg. "F" East Elevation

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



3 A3.06 Bldg. "F" West Elevation

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



4 A3.06 Bldg. "F" South Elevation

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

Key Notes

"NOTE:
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2.1 4" THK. CONC. WALK
2.2 4" WIDE PAVEMENT MARKINGS
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5.2 MISC. METAL, SIZE AS INDICATED
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6 WOODS & PLASTICS
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21257
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18 May 2021

Facility Expansion
The Vault Self Storage
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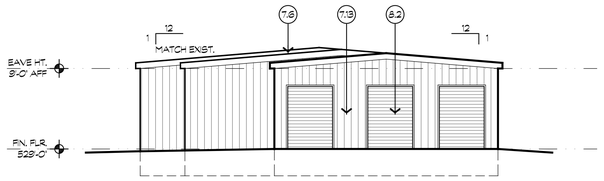
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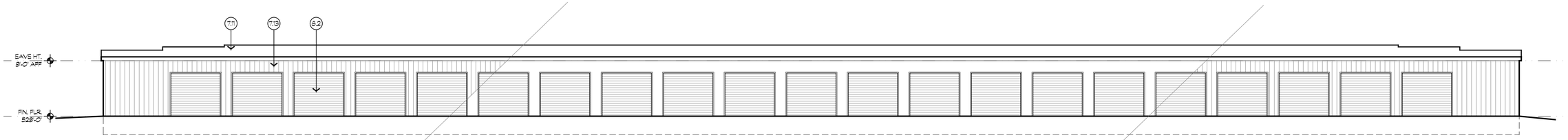
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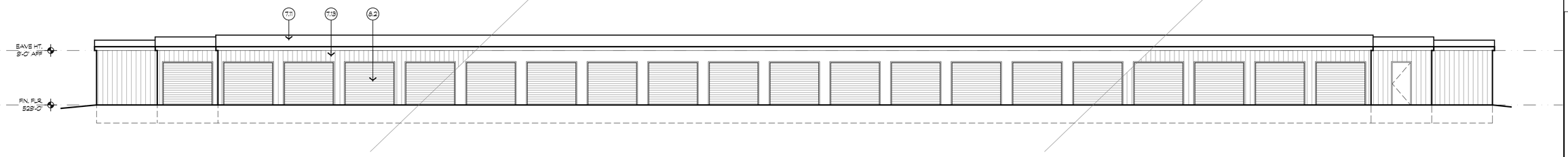
1 A3.07 Bldg. "G" North Elevation

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



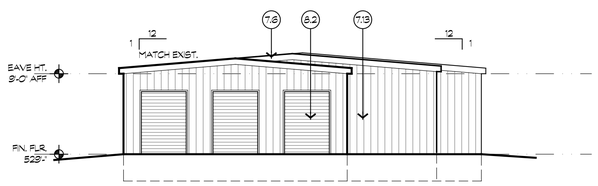
2 A3.07 Bldg. "G" East Elevation

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



3 A3.07 Bldg. "G" West Elevation

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



4 A3.07 Bldg. "G" South Elevation

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

Key Notes

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1 GENERAL REQUIREMENTS-NOT USED

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9 FINISHES
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DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. Z2021-021

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☒ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST ($100.00)

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

PROPERTY INFORMATION [PLEASE PRINT]

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

SUBDIVISION: Rockwall Business Park East — LOT: 1 — BLOCK:

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

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: Commercial — CURRENT USE: Self Storage

PROPOSED ZONING: Commercial — PROPOSED USE: Additional Self Storage

ACREAGE: 6.06 — LOTS [CURRENT]: 1 — LOTS [PROPOSED]: 1

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

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

☐ OWNER	The Vault Self Storage	☒ APPLICANT	Seitz Architects, Inc.
CONTACT PERSON	Jim Vaudagna	CONTACT PERSON	Stephen Seitz
ADDRESS	1280 E. Ralph Hall Parkway	ADDRESS	506 Meadowlake Lane
CITY, STATE & ZIP	Rockwall, Texas 75032	CITY, STATE & ZIP	Heath, Texas 75032
PHONE	408.998.1488	PHONE	214.537.9981
E-MAIL	jvaudagna@comcast.net	E-MAIL	sseitz@seitzarchitects.com

NOTARY VERIFICATION [REQUIRED]

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

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

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

OWNER'S SIGNATURE

NOTARY PUBLIC ~~IN AND FOR THE STATE OF TEXAS~~ see attached CA acknowledgment

MY COMMISSION EXPIRES



City of Rockwall

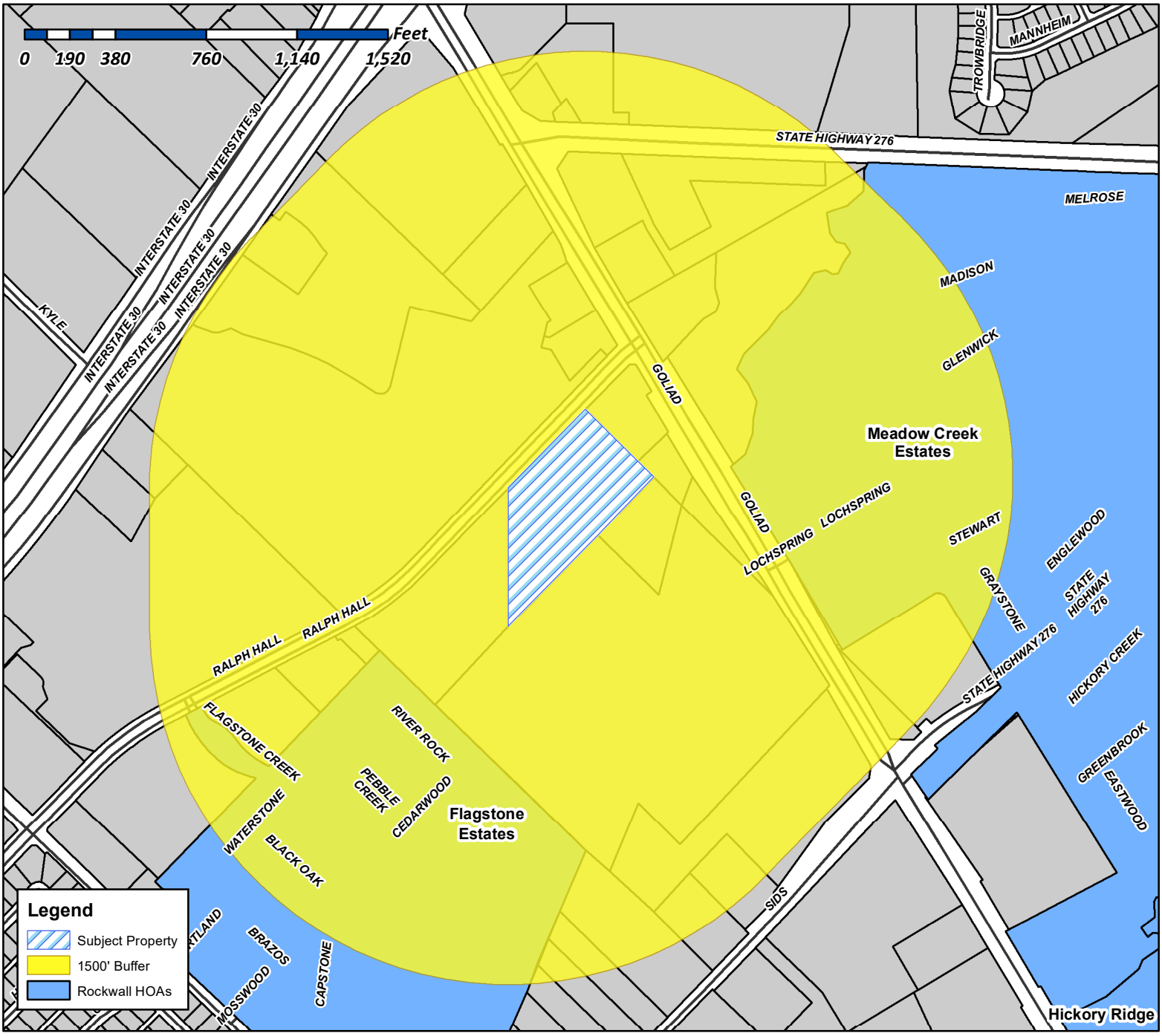
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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City of Rockwall

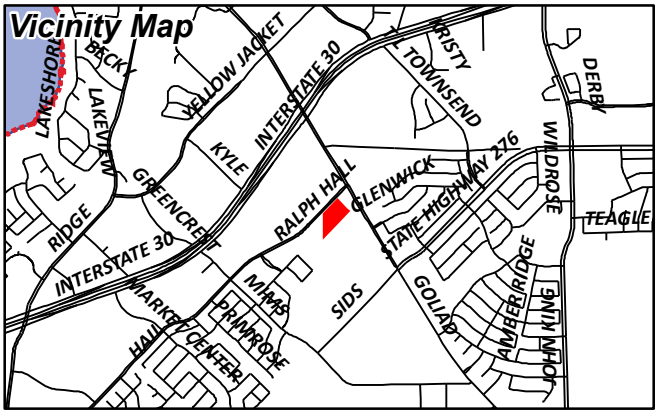
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(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



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

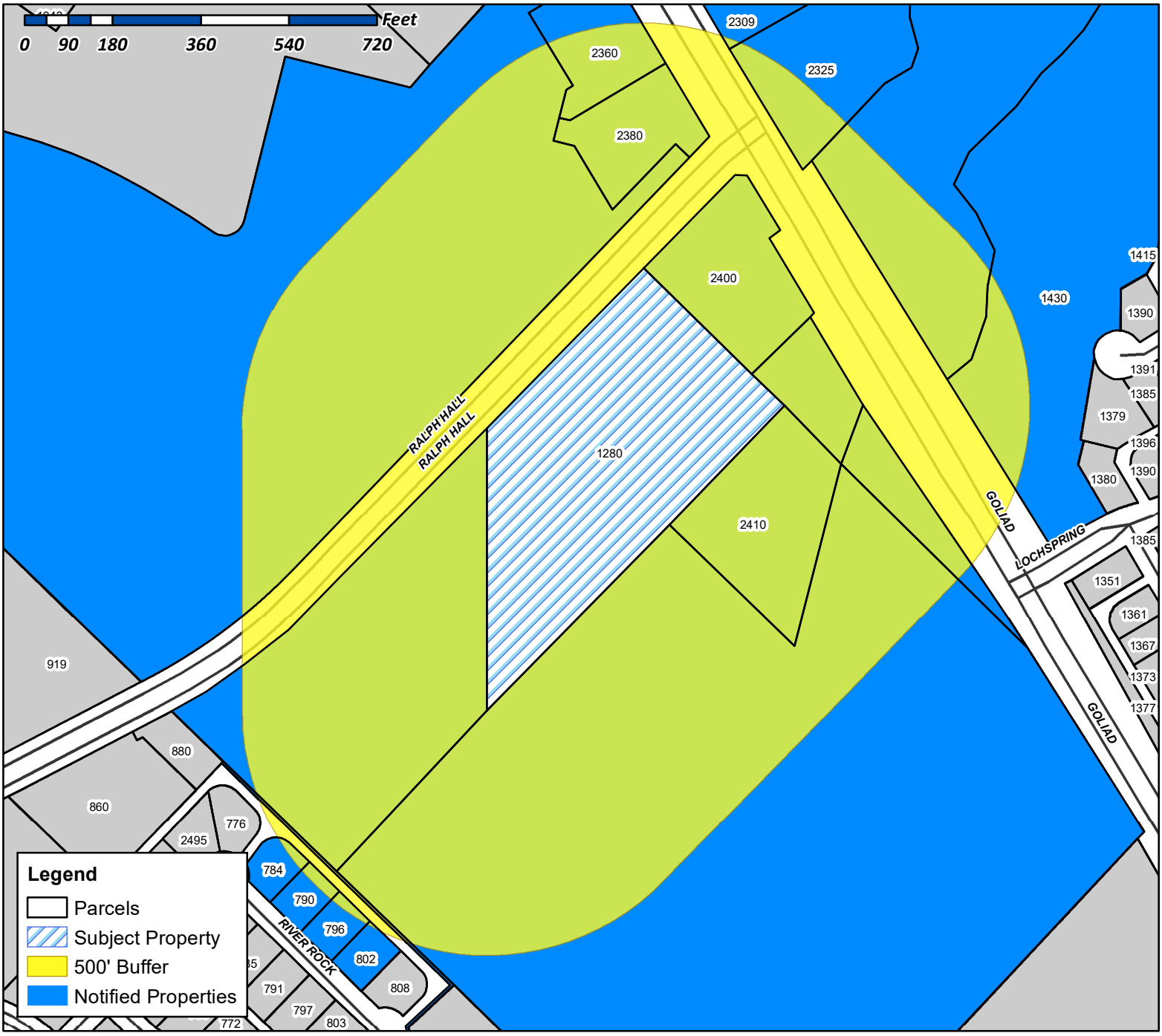
Date Created: *6/14/2021*
For Questions on this Case Call (972) 771-7745



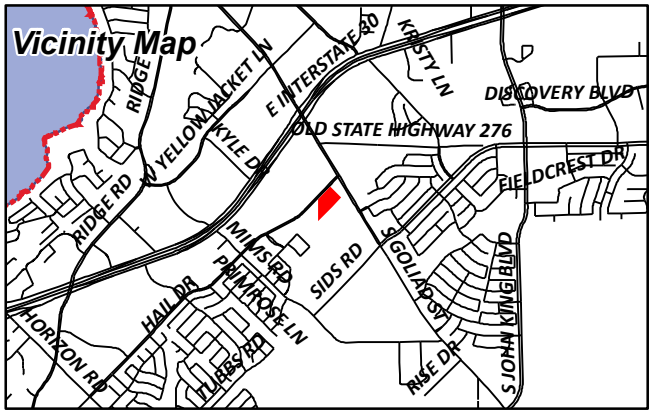
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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Date Created: ***6/14/2021***

For Questions on this Case Call (972) 771-7745

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

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

LEVO GROUP LLC
11 HAWTHORNE CIR
ALLEN, TX 75002

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

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

LEVO GROUP LLC
2309 S GOLIAD
ROCKWALL, TX 75032

ROBERTS MARLYN & BARBARA
2325 S GOLIAD
ROCKWALL, TX 75032

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

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

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

STROTHER, CATHY
2410 S GOLIAD
ROCKWALL, TX 75032

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

BACKUS WAYNE E
278 CORNSTALK RD
ROCKWALL, TX 75032

ROBERTS MARLYN & BARBARA
323 JULIAN DRIVE
ROCKWALL, TX 75087

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

SERVIGNA FERNANDO &
MIGLIA VILLAOBOS
784 RIVER ROCKLN
ROCKWALL, TX 75032

ROBITZSCH DON W
790 RIVER ROCK LN
ROCKWALL, TX 75032

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

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

STROTHER, CATHY
8935 CR 589
NEVADA, TX 75173

ACKNOWLEDGMENT

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

State of California
County of Santa Clara} ss.

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

personally appeared James Vaudagna

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

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

WITNESS my hand and official seal.

J. NAT
NOTARY PUBLIC - CALIFORNIA
COMMISSION # 2342828
SANTA CLARA COUNTY
My Comm. Exp. January 21, 2025

Signature J. Nat

(seal)

OPTIONAL INFORMATION

Date of Document _____

Type or Title of Document Development Application

Number of Pages in Document _____

Document in a Foreign Language _____

Thumbprint of Signer

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

☐ Check here if no thumbprint or fingerprint is available.

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

Other Information: _____

DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS

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

PLATTING APPLICATION SUBMITTAL REQUIREMENTS [ALL PLAT TYPES]

[ ] *PLAT TYPE.*

- [ ] *MINOR/AMENDING PLAT.*
- [ ] *MASTER PLAT.*
- [ ] *PRELIMINARY PLAT.*
- [ ] *FINAL PLAT.*
- [ ] *REPLAT.*
- [ ] *VACATION PLAT.*

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

[ ] *DIGITAL COPY OF THE PLAT.* The following is required with all plat submittals:

- [ ] *ONE (1) PDF COPY OF THE PLAT*
- [ ] *ONE (1) SURVEY BOUNDARY CLOSURE REPORT.*

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

[ ] *TREESCAPE PLAN [IF APPLICABLE].*

[ ] *LANDSCAPE PLAN [IF APPLICABLE].*

[ ] *APPLICATION AND APPLICATION FEE.*

SITE PLAN APPLICATION SUBMITTAL REQUIREMENTS

[ ] *PLAN SET.* A plan set is composed of the following items (failure to submit all of the items required *shall constitute an incomplete application*):

- [ ] *SITE PLAN.*
- [ ] *LANDSCAPE PLAN.*
- [ ] *TREESCAPE PLAN.*
- [ ] *PHOTOMETRIC PLAN.*
- [ ] *BUILDING ELEVATIONS.*

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

[ ] *PHYSICAL BUILDING MATERIAL SAMPLE BOARD (11" x 17").* See the *Material Sample Board Design Guidelines* in this development packet. Individual material samples or sample boards that are larger than *11" x 17"* will *not* be accepted.

[ ] *VARIANCE REQUEST LETTER.* The letter must indicate the variance being requested, the reason for the variance, *and the two (2) required compensatory measures being offered to off-set the variance* in accordance with the requirements of the UDC.

[ ] *APPLICATION AND APPLICATION FEE.*

ZONING CHANGE APPLICATION SUBMITTAL REQUIREMENTS

[✓] *LEGAL DESCRIPTION.* A legal description consists of written words that delineate a specific piece of real property. A legal description may be a metes and bounds description or, if the property is platted, a copy of the plat may be submitted to verify the lot and block survey system.

[✓] *ZONING EXHIBIT OR CONCEPT PLAN.* A zoning exhibit is generally a survey, plat, concept plan or other visual description of the property [Specific Use Permit (SUP) exhibits can be a site plan or building elevations; check with staff for prior to submitting an application for what is appropriate]. Staff requires two (2), 24" x 36" copies and one digital copy (PDF preferred) be submitted at the time the application is submitted. All submittals should be folded individually so that the project title or identifier is facing out. *In order to reduce the applicant's costs and to conserve paper, staff may accept other sheet sizes for a submittal if an appropriate scale and level of detail is maintained. Check with staff prior to submitting a small or larger drawing size.*

[✓] *LETTER OF EXPLANATION.* A letter from the applicant or property owner explaining the purpose of the zoning application.

[✓] *APPLICATION AND APPLICATION FEE.*

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

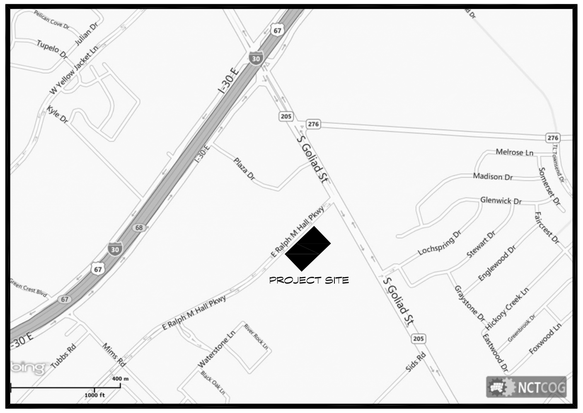
Facility Expansion for

The Vault Self Storage

Rockwall, Texas

Architect

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



N

Vicinity Map

No Scale

Building Information

OWNER:

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

Jurisdiction of Project

REGULATORY AUTHORITIES:

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

Texas Department of Licensing and Regulation
Elimination of Architectural Barriers
E.O. Thompson State OfficeBuilding
920 Colorado
Austin, Texas 78701
(512) 463-3211
(512) 475-2886 (FAX)

BUILDING DESIGN CODE:
2015 International Building Code with local amendments
2015 International Plumbing Code with local amendments
2015 International Fuel Gas Code with local amendments
2015 International Mechanical Code with local amendments
2015 International Energy Conservation Code with local Amendments
2015 International Existing Building Code with local amendments
2014 National Electrical Code with local amendments

Local Amendments & NCTCOG Amendments

Property Information

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

LOT AREA:
263,974 SF (6.06 ACRES)

ZONING: C - COMMERCIAL

LAND USE: MINI-WAREHOUSE
SUP: CASE NUMBER TBD

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

REGISTERED ARCHITECT
STEVEN THOMAS SEITZ
12157
STATE OF TEXAS

18 May 2021

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

file #
21-004 Cover

project #
21-004

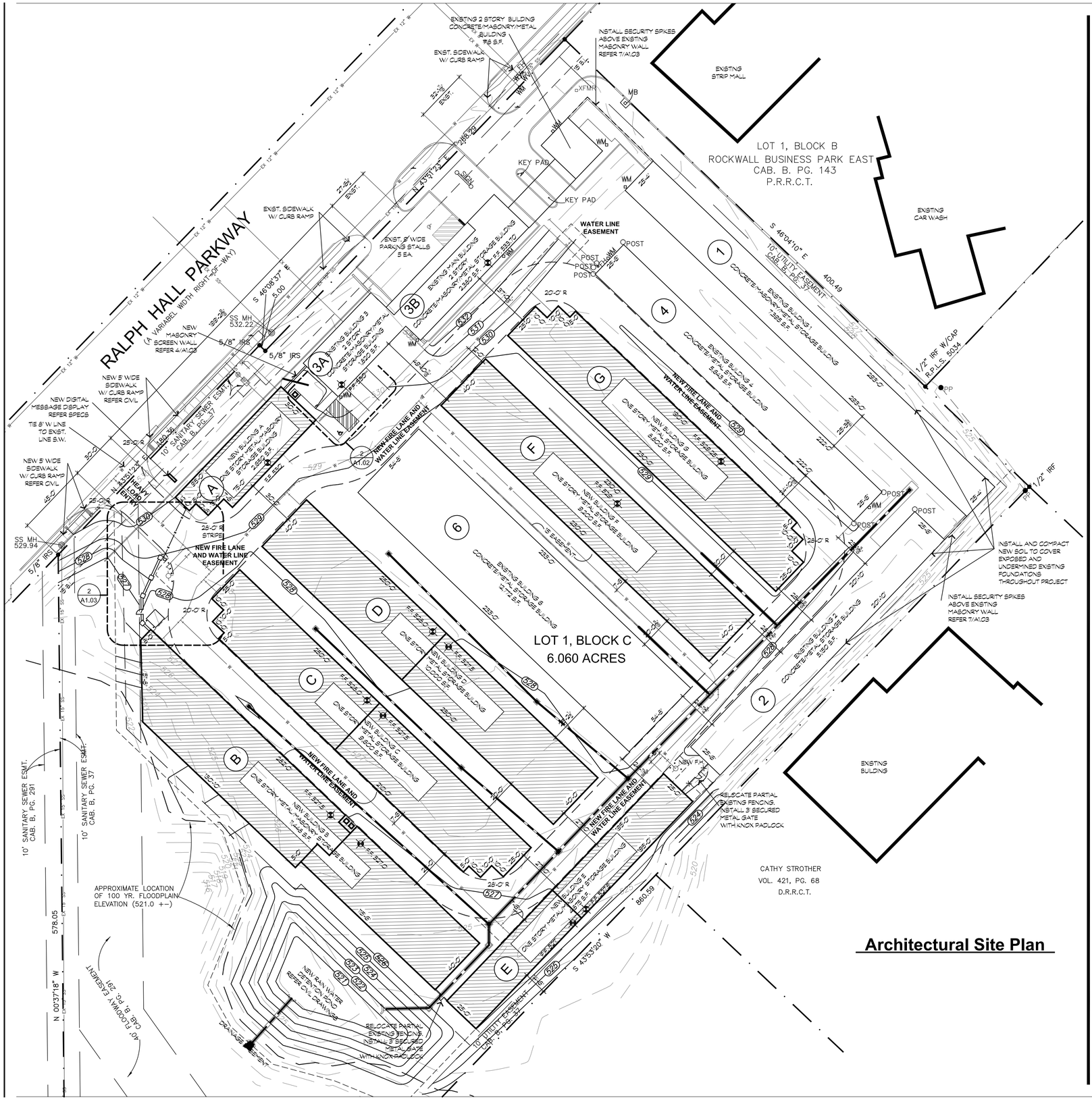
date
18 May 2021

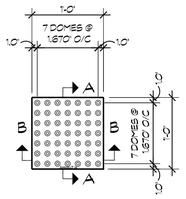
revisions

sheet

A0.00


RALPH HALL PARKWAY
(A VARIABEL WIDTH RIGHT-OF-WAY)
EXISTING 2 STORY BUILDING
CONCRETE/MASONRY/METAL
BUILDING
765 S.F.
EXISTING
STRIP MALL
LOT 1, BLOCK B
ROCKWALL BUSINESS PARK EAST
CAB. B. PG. 143
P.R.R.C.T.
EXISTING
CAR WASH
XFMR
MB
KEY PAD
KEY PAD
WM
WM
WM
WM
WM
WM
WM
WM
POST
POST
POST


RALPH HALL PARKWAY
(A VARIABEL WIDTH RIGHT-OF-WAY)
EXIST. SIDEWALK W/ CURB RAMP
EXIST. 8' WIDE PARKING STALLS 5 EA
EXISTING 2 STORY BUILDING CONCRETE MASONRY/METAL BUILDING 768 S.F.
INSTALL SECURITY SPIKES ABOVE EXISTING MASONRY WALL REFER 7/A1.03
EXISTING STRIP MALL
LOT 1, BLOCK B
ROCKWALL BUSINESS PARK EAST
CAB. B. PG. 143
P.R.R.C.T.
EXISTING CAR WASH
KEY PAD
WATER LINE EASEMENT
S 46°04'10" E
10' UTILITY EASEMENT CAB. B, PG. 37
400.49
1/2" IRF W/CAP R.P.L.S. 5034
EXISTING BUILDING 1 CONCRETE-MASONRY-METAL 1,225 S.F. STORAGE BUILDING
EXISTING BUILDING 2 CONCRETE-MASONRY-METAL 1,225 S.F. STORAGE BUILDING
EXISTING BUILDING 3 CONCRETE-MASONRY-METAL 2 STORY 1,225 S.F. STORAGE BUILDING
EXISTING BUILDING 4 CONCRETE-MASONRY-METAL 1 STORY 1,225 S.F. STORAGE BUILDING
EXISTING BUILDING 5 CONCRETE-MASONRY-METAL 1 STORY 1,225 S.F. STORAGE BUILDING
EXISTING BUILDING 6 CONCRETE-MASONRY-METAL 1 STORY 1,225 S.F. STORAGE BUILDING
EXISTING BUILDING 7 CONCRETE-MASONRY-METAL 1 STORY 1,225 S.F. STORAGE BUILDING
NEW MASONRY SCREEN WALL REFER 4/A1.03
NEW 5' WIDE SIDEWALK W/ CURB RAMP REFER CIVIL
NEW DIGITAL MESSAGE DISPLAY REFER SPECS
TIE 8" W LINE TO EXIST. LINE S.W.
10' SANITARY SEWER ESMT. CAB. B, PG. 37
NEW BUILDING A ONE STORY METAL MASONRY STORAGE BUILDING 1,250 S.F.
NEW BUILDING B ONE STORY METAL MASONRY STORAGE BUILDING 1,250 S.F.
NEW BUILDING C ONE STORY METAL MASONRY STORAGE BUILDING 1,250 S.F.
NEW BUILDING D ONE STORY METAL MASONRY STORAGE BUILDING 1,250 S.F.
NEW BUILDING E ONE STORY METAL MASONRY STORAGE BUILDING 1,250 S.F.
NEW BUILDING F ONE STORY METAL MASONRY STORAGE BUILDING 1,250 S.F.
NEW BUILDING G ONE STORY METAL MASONRY STORAGE BUILDING 1,250 S.F.
NEW FIRE LANE AND WATER LINE EASEMENT
NEW FIRE LANE AND WATER LINE EASEMENT
NEW FIRE LANE AND WATER LINE EASEMENT

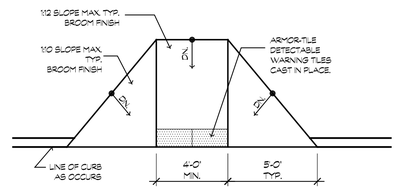


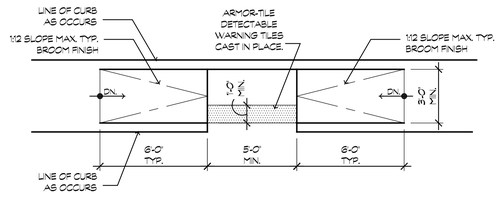
Armor-Tile

Tactile Systems

By: ENGINEERED PLASTICS, INC.
2300 INTERNATIONAL DR., SUITE 100
WILLIAMSVILLE, NY
USA, 14221
1 (800) 660-2535
www.armor-tile.com

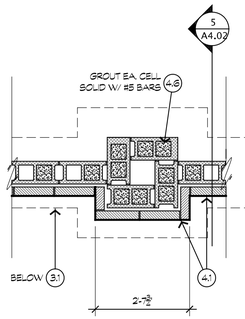
NOTES:
1. CAST IN PLACE INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. FOR CUSTOM SIZING CONTACT MANUFACTURER.





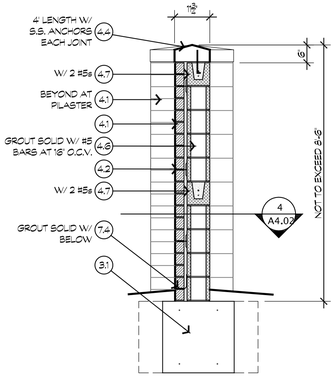
Typical Curb Ramp Detail

1 A1.03 — Scale: 1/4" = 1'-0"



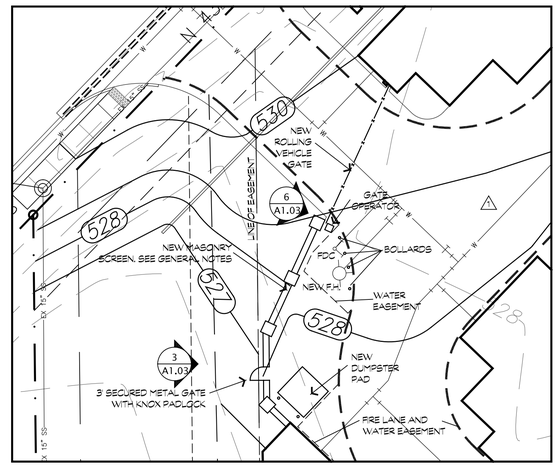
Screen Wall Plan Detail

5 A1.03 — Scale: 1/2" = 1'-0"



Screen Wall Section

4 A1.03 — Scale: 1/2" = 1'-0"



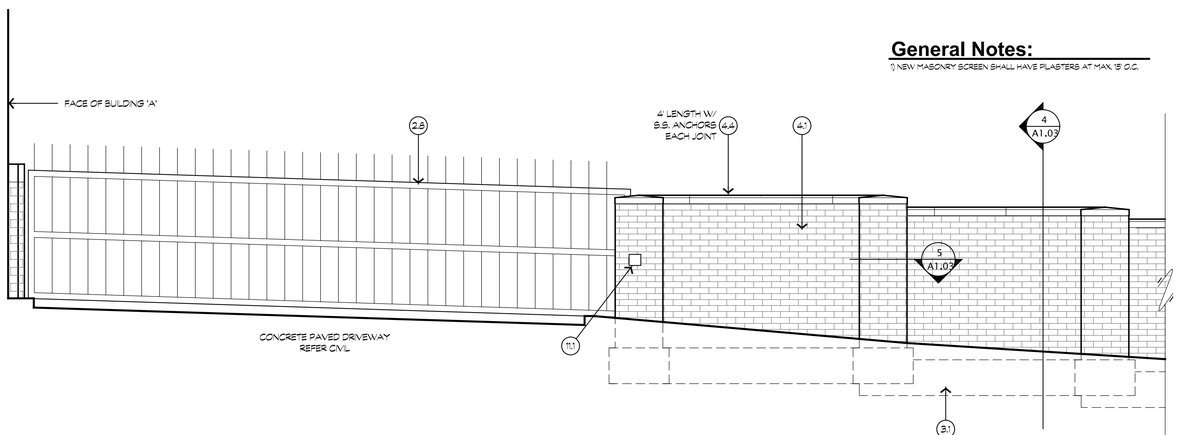
N — Actual

Enlarged Site Plan

2 A1.03 — Scale: 1/16" = 1'-0"

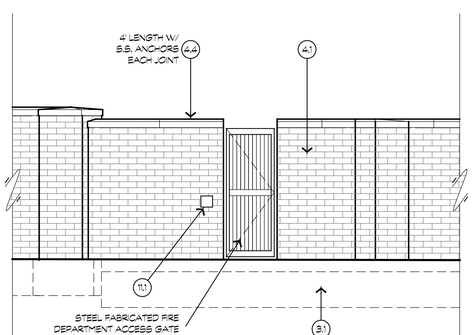
General Notes:

1) NEW MASONRY SCREEN SHALL HAVE PILASTERS AT MAX. 15' O.C.



Screen Wall @ Vehicle Gate

6 A1.03 — Scale: 1/4" = 1'-0"



Screen Wall @ Access Gate

3 A1.03 — Scale: 1/4" = 1'-0"

Key Notes

"NOTE:
REFER SHEET A0.00 FOR MATERIALS LEGEND

1 GENERAL REQUIREMENTS-NOT USED

2 SITE WORK
2.1 4" THK. CONC. WALK
2.2 4" WIDE PAVEMENT MARKINGS
2.3 ADA COMPLIANT DETECTABLE WARNING RAMP, REFER 1/A1.03
2.4 HANDICAP SIGN-REFER CIVIL
2.5 6" CONCRETE CURB, REFER CIVIL
2.6 LANDSCAPING, REFER LANDSCAPE PLAN
2.7 CITY OF ROCKWALL COMPLIANT FIRE LANE STRIPING
2.8 POWER OPERATED ROLLING ENTRY GATE W/ REMOTE KEYPAD

3 CONCRETE
3.1 CONCRETE FOUNDATION, REFER STRUCTURAL
3.2 PRE-FABRICATED CONCRETE SPLASH BLOCK

4 MASONRY
4.1 BRICK SHAPE TO MATCH EXIST., PAINT TO MATCH
4.2 ADJUSTABLE MASONRY TIES PER MASONRY ADVISORY COUNCIL RECOMMENDATIONS
4.3 MORTAR SCREEN
4.4 CAST STONE CAP
4.5 MASONRY CONTROL JOINT; 15'-0" MAX SPACING
4.6 8" CMU
4.7 8" CMU BOND BEAM

5 METALS
5.1 NOT USED
5.2 MISC. METAL, SIZE AS INDICATED
5.3 CONCRETE FILLED STEEL BOLLARD, REFER 5/A2.01

6 WOODS & PLASTICS
6.1 1" ROOF DECKING

7 THERMAL AND MOISTURE PROTECTION
7.1 CONT. 26 GA. GALV. METAL FLASHING
7.2 VINYL FACED THERMAL BATT INSULATION AS NOTED
7.3 AIR SPACE
7.4 CONT. 24 GA. GALV. FLASHING W/ WEEP HOLES @ 24" O.C.
7.5 SEALANT AND BACKER ROD
7.6 10 MIL VAPOR BARRIER
7.7 PRE FINISHED 26 GA. RAIN GUTTER AND DOWNSPOUTS
7.8 EXTERIOR INSULATED FINISH SYSTEM (E.I.F.S.)
7.9 #30 FELT
7.10 CLAY SPANISH TILE TO MATCH EXIST

8 DOORS AND WINDOWS
8.1 FRAME & DOOR, REFER DOOR TYPES
8.2 ROLL-UP OVER HEAD DOOR, REFER DOOR TYPES

9 FINISHES
9.1 PARTITION PANEL METAL STUD BY MTL. BLDG. MANUF.
9.2 5/8" GYPSUM BOARD
9.3 FIBERGLASS REINFORCED PLASTIC

10 SPECIALTIES - NOT USED

11 EQUIPMENT
11.1 FIRE DEPARTMENT KEY LOCK BOX

12 FURNISHINGS - NOT USED

13 SPECIAL CONSTRUCTION
13.1 PRE-ENGINEERED METAL BUILDING FRAME BY MTL. BLDG. MFR.
13.2 PRE-FINISHED INTERIOR METAL WALL PANEL BY MTL. BLDG. MFR.
13.3 LIGHT GAGE SECONDARY FRAMING BY MTL. BLDG. MFR.
13.4 STANDING SEAM METAL ROOFING BY MTL. BLD. MANUF.
13.5 PRE-FINISHED METAL WALL PANEL BY MTL. BLD. MANUF.
13.6 PRE-FINISHED METAL TRIM BY MTL. BLDG. MANUF.
13.7 PRE-FINISHED INTERIOR METAL PARTITION PANEL BY MTL. BLDG. MANUF.
13.8 PRE-FINISHED METAL SOFFIT/CEILING PANEL BY MTL. BLDG. MANUF.

14 CONVEYING SYSTEMS - NOT USED

15 MECHANICAL
15.1 PLUMBING FIXTURE, REFER PLUMBING

16 ELECTRICAL
16.1 LIGHT FIXTURE, REFER TO ELECTRICAL

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

REGISTERED ARCHITECT JOHN THOMAS SEITZ 12157 STATE OF TEXAS

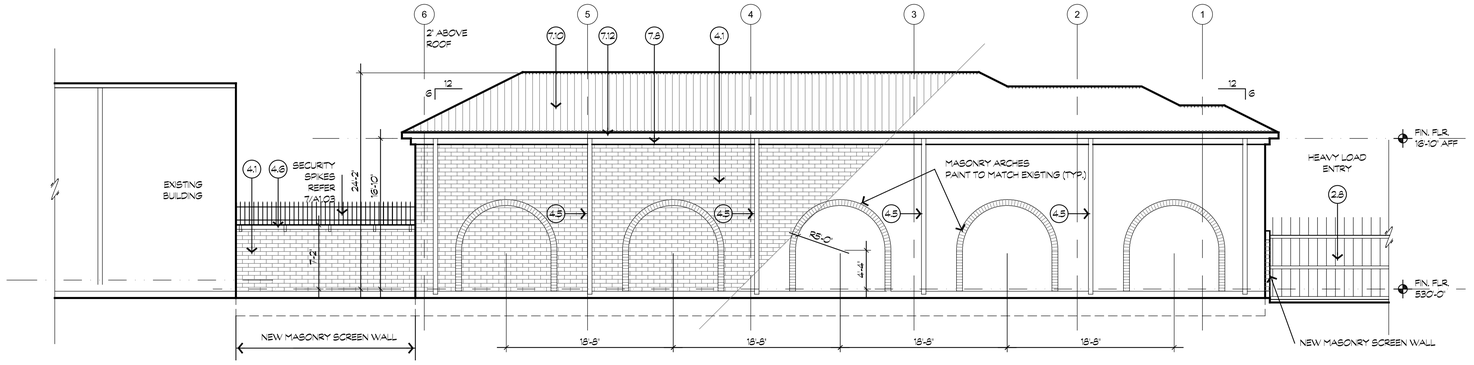
18 May 2021

Facility Expansion
The Vault Self Storage
Rockwall, Texas

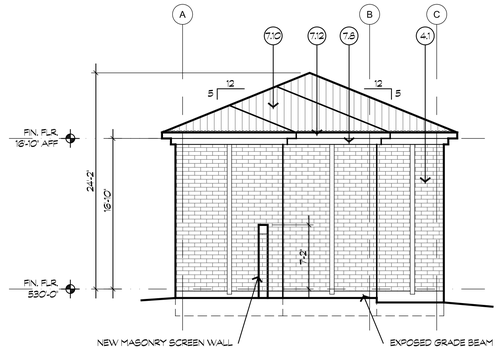
file # 21-004 Site
project # 21-004
date 18 May 2021
revisions

sheet

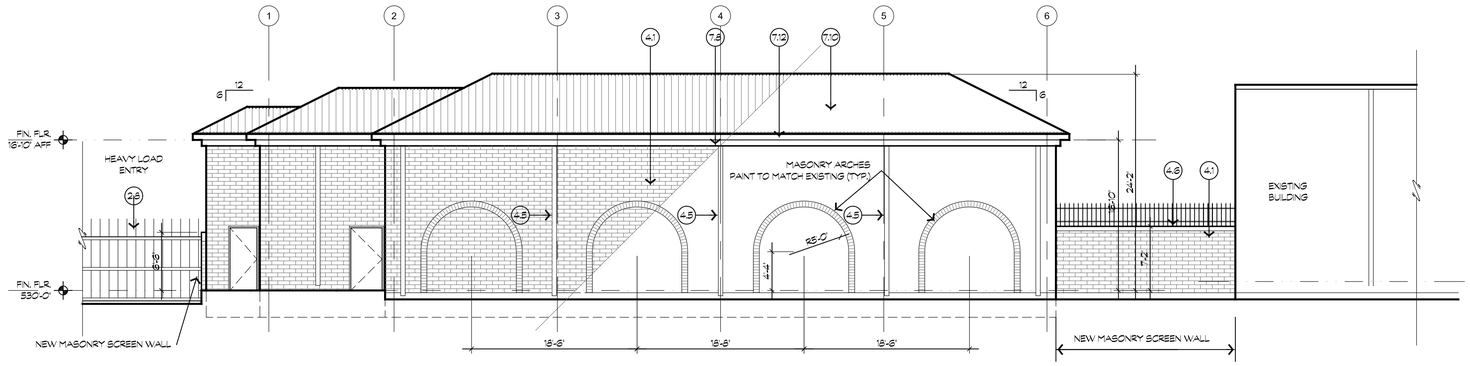
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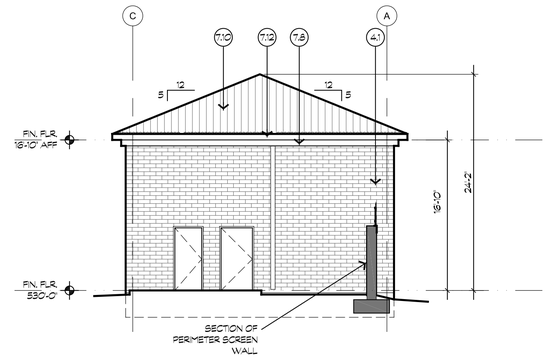
1 A3.01 **Bldg. "A" North Elevation**
Scale: 1/8"=1'-0"



2 A3.01 **Bldg. "A" West Elevation**
Scale: 1/8"=1'-0"



3 A3.01 **Bldg. "A" South Elevation**
Scale: 1/8"=1'-0"



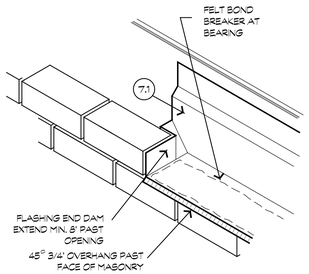
4 A3.01 **Bldg. "A" East Elevation**
Scale: 1/8"=1'-0"

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 8'-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



5 A3.01 **Typ. Masonry Head Flashing**
Scale: 1 1/2" = 1'-0"

Key Notes

"NOTE:
REFER SHEET A0.00 FOR MATERIALS LEGEND

1 GENERAL REQUIREMENTS-NOT USED

2 SITE WORK
2.1 4" THK. CONC. WALK
2.2 4" WIDE PAVEMENT MARKINGS
2.3 ADA COMPLIANT DETECTABLE WARNING RAMP, REFER 1/A1.03
2.4 HANDICAP SIGN-REFER CIVIL
2.5 6" CONCRETE CURB, REFER CIVIL
2.6 LANDSCAPING, REFER LANDSCAPE PLAN
2.7 CITY OF ROCKWALL COMPLIANT FIRE LANE STRIPING
2.8 POWER OPERATED ROLLING ENTRY GATE W/ REMOTE KEYPAD

3 CONCRETE
3.1 CONCRETE FOUNDATION, REFER STRUCTURAL
3.2 PRE-FABRICATED CONCRETE SPLASH BLOCK

4 MASONRY
4.1 BRICK SHAPE TO MATCH EXIST., PAINT TO MATCH
4.2 ADJUSTABLE MASONRY TIES PER MASONRY ADVISORY COUNCIL RECOMMENDATIONS
4.3 MORTAR SCREEN
4.4 CAST STONE CAP
4.5 MASONRY CONTROL JOINT: 15'-0" MAX SPACING
4.6 8" CMU
4.7 8" CMU BOND BEAM

5 METALS
5.1 NOT USED
5.2 MISC. METAL, SIZE AS INDICATED
5.3 CONCRETE FILLED STEEL BOLLARD, REFER 5/A2.01

6 WOODS & PLASTICS
6.1 1" ROOF DECKING

7 THERMAL AND MOISTURE PROTECTION
7.1 CONT. 26 GA. GALV. METAL FLASHING
7.2 VINYL FACED THERMAL BATT INSULATION AS NOTED
7.3 AIR SPACE
7.4 CONT. 24 GA. GALV. FLASHING W/ WEEP HOLES @ 2'-0" O.C.
7.5 SEALANT AND BACKER ROD
7.6 10 MIL. VAPOR BARRIER
7.7 PRE FINISHED 26 GA. RAIN GUTTER AND DOWNSPOUTS
7.8 EXTERIOR INSULATED FINISH SYSTEM (E.I.F.S.)
7.9 #30 FELT
7.10 CLAY SPANISH TILE TO MATCH EXIST

8 DOORS AND WINDOWS
8.1 FRAME & DOOR, REFER DOOR TYPES
8.2 ROLL-UP OVER HEAD DOOR, REFER DOOR TYPES

9 FINISHES
9.1 PARTITION PANEL METAL STUD BY MTL. BLDG. MANUF.
9.2 ½" GYPSUM BOARD
9.3 FIBERGLASS REINFORCED PLASTIC

10 SPECIALTIES - NOT USED

11 EQUIPMENT
11.1 FIRE DEPARTMENT KEY LOCK BOX

12 FURNISHINGS - NOT USED

13 SPECIAL CONSTRUCTION
13.1 PRE-ENGINEERED METAL BUILDING FRAME BY MTL. BLDG. MFR.
13.2 PRE-FINISHED INTERIOR METAL WALL PANEL BY MTL. BLDG. MFR.
13.3 LIGHT GAGE SECONDARY FRAMING BY MTL. BLDG. MFR.
13.4 STANDING SEAM METAL ROOFING BY MTL. BLD. MANUF.
13.5 PRE-FINISHED METAL WALL PANEL BY MTL. BLD. MANUF.
13.6 PRE-FINISHED METAL TRIM BY MTL. BLDG. MANUF.
13.7 PRE-FINISHED INTERIOR METAL PARTITION PANEL BY MTL. BLDG. MANUF.
13.8 PRE-FINISHED METAL SOFFIT/CEILING PANEL BY MTL. BLDG. MANUF.

14 CONVEYING SYSTEMS - NOT USED

15 MECHANICAL
15.1 PLUMBING FIXTURE, REFER PLUMBING

16 ELECTRICAL
16.1 LIGHT FIXTURE, REFER TO ELECTRICAL

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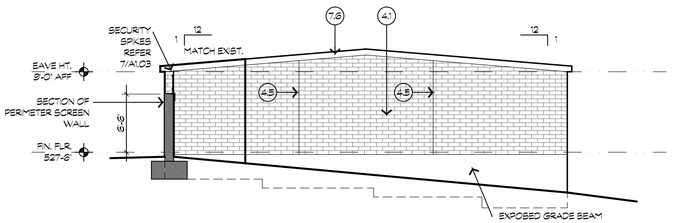
REGISTERED ARCHITECT JOHN THOMAS SEITZ 12157 STATE OF TEXAS

18 May 2021

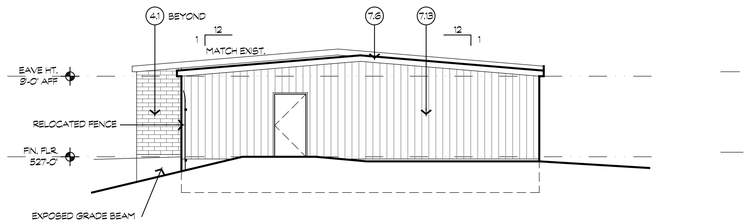
Facility Expansion
The Vault Self Storage
Rockwall, Texas

file # 12-014 Elevations
project # 21-004
date 18 May 2021
revisions

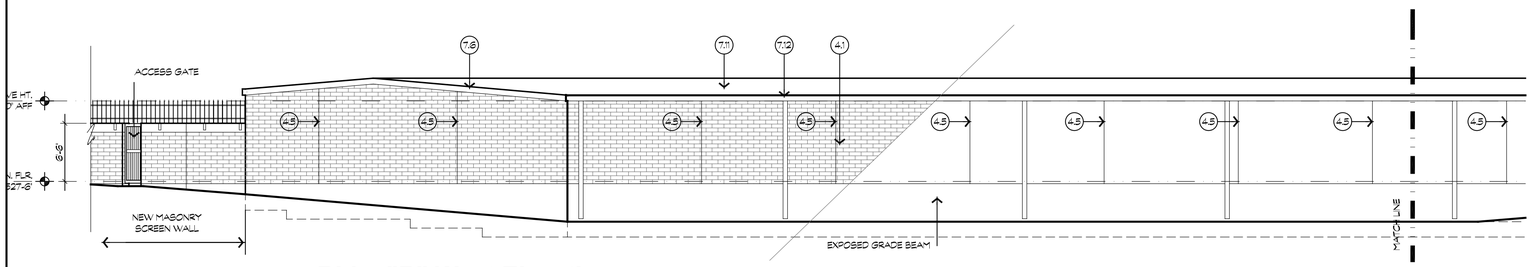
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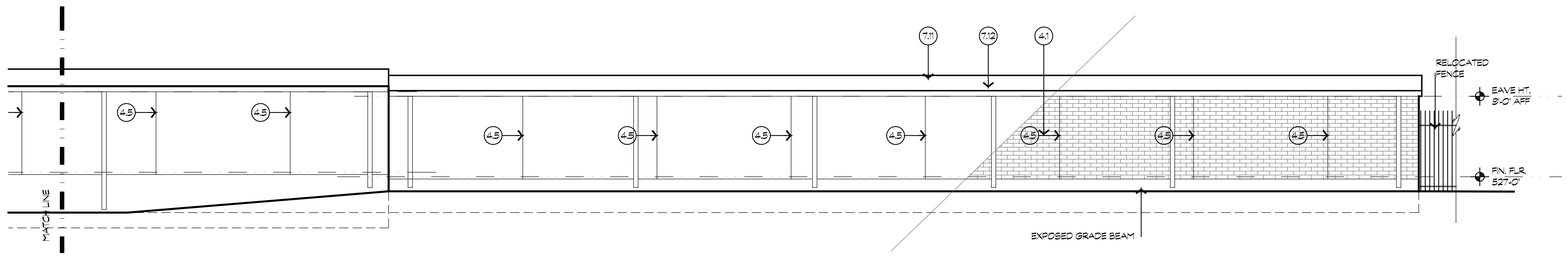
1 A3.02 **Bldg. "B" North Elevation**
Scale: 1/8"=1'-0"



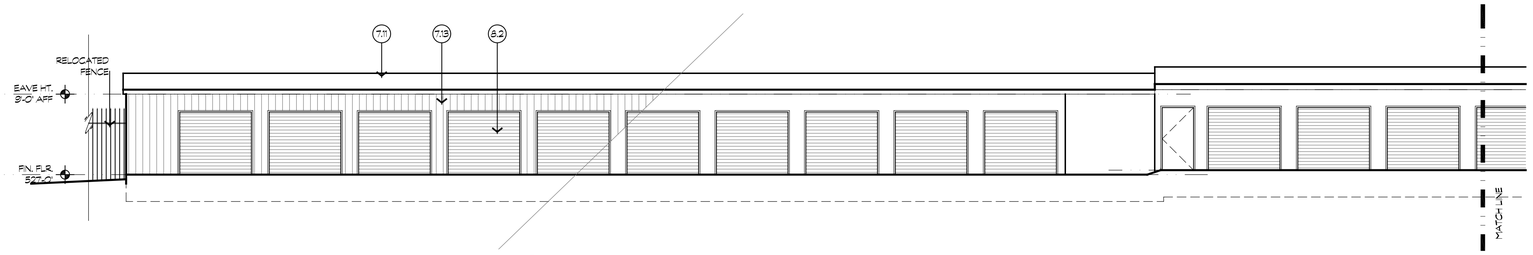
2 A3.02 **Bldg. "B" South Elevation**
Scale: 1/8"=1'-0"



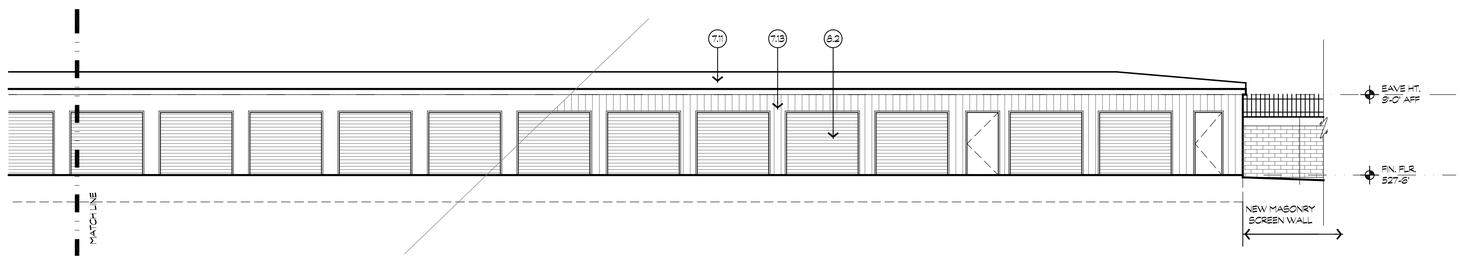
3 A3.02 **Bldg. "B" West Elevation**
Scale: 1/8"=1'-0"



4 A3.02 **Bldg. "B" West Elevation**
Scale: 1/8"=1'-0"



4 A3.02 **Bldg. "B" East Elevation**
Scale: 1/8"=1'-0"



4 A3.02 **Bldg. "B" East Elevation**
Scale: 1/8"=1'-0"

Key Notes

NOTE:
REFER SHEET A0.00 FOR MATERIALS LEGEND

1 GENERAL REQUIREMENTS-NOT USED

2 SITE WORK
2.1 4" THK. CONC. WALK
2.2 4" WIDE PAVEMENT MARKINGS
2.3 ADA COMPLIANT DETECTABLE WARNING RAMP, REFER 1/A1.03
2.4 HANDICAP SIGN-REFER CIVIL
2.5 6" CONCRETE CURB, REFER CIVIL
2.6 LANDSCAPING, REFER LANDSCAPE PLAN
2.7 PAINT ON ROCK WALL COMPLIANT FIRE LANE STRIPING
2.8 POWER OPERATED ROLLING ENTRY GATE W/ REMOTE KEYPAD

9 CONCRETE
9.1 CONCRETE FOUNDATION, REFER STRUCTURAL
9.2 PRE-FABRICATED CONCRETE SPLASH BLOCK

4 MASONRY
4.1 BRICK SHAPE TO MATCH EXIST., PAINT TO MATCH
4.2 ADJUSTABLE MASONRY TIES PER MASONRY ADVISORY COUNCIL RECOMMENDATIONS
4.4 MORTAR SCREEN
4.5 CAST STONE CAP
4.6 MASONRY CONTROL JOINT: 15'-0" MAX SPACING
4.6 8" CMU
4.7 8" CMU BOND BEAM

5 METALS
5.1 NOT USED
5.2 MISC. METAL, SIZE AS INDICATED
5.3 CONCRETE FILLED STEEL BOLLARD, REFER 5/A2.01

6 WOODS & PLASTICS
6.1 1" ROOF DECKING

7 THERMAL AND MOISTURE PROTECTION
7.1 CONT. 26 GA. GALV. METAL FLASHING
7.2 VINYL FACED THERMAL BATT INSULATION AS NOTED
7.3 AIR SPACE
7.4 CONT. 24 GA. GALV. FLASHING W/ WEEP HOLES @ 40" O.C.
7.5 SEALANT AND BACKER ROD
7.6 10 MIL. VAPOR BARRIER
7.7 PRE FINISHED 26 GA. RAIN GUTTER AND DOWNSPOUTS
7.8 EXTERIOR INSULATED FINISH SYSTEM (E.I.F.S.)
7.9 #30 FELT
7.10 CLAY SPANISH TILE TO MATCH EXIST

8 DOORS AND WINDOWS
8.1 FRAME & DOOR, REFER DOOR TYPES
8.2 ROLL-UP OVER HEAD DOOR, REFER DOOR TYPES

9 FINISHES
9.1 PARTITION PANEL METAL STUD BY MTL. BLDG. MANUF.
9.2 ½" GYPSUM BOARD
9.3 FIBERGLASS REINFORCED PLASTIC

10 SPECIALTIES - NOT USED

11 EQUIPMENT
11.1 FIRE DEPARTMENT KEY LOCK BOX

12 FURNISHINGS - NOT USED

13 SPECIAL CONSTRUCTION
13.1 PRE-ENGINEERED METAL BUILDING FRAME BY MTL. BLDG. MFR.
13.2 PRE-FINISHED INTERIOR METAL WALL PANEL BY MTL. BLDG. MFR.
13.3 LIGHT GAGE SECONDARY FRAMING BY MTL. BLDG. MFR.
13.4 STANDING SEAM METAL ROOFING BY MTL. BLD. MANUF.
13.5 PRE-FINISHED METAL WALL PANEL BY MTL. BLD. MANUF.
13.6 PRE-FINISHED METAL TRIM BY MTL. BLDG. MANUF.
13.7 PRE-FINISHED INTERIOR METAL PARTITION PANEL BY MTL. BLDG. MANUF.
13.8 PRE-FINISHED METAL SOFFIT/CEILING PANEL BY MTL. BLDG. MANUF.

14 CONVEYING SYSTEMS - NOT USED

15 MECHANICAL
15.1 PLUMBING FIXTURE, REFER PLUMBING

16 ELECTRICAL
16.1 LIGHT FIXTURE, REFER TO ELECTRICAL

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18 May 2021

Facility Expansion
The Vault Self Storage
Rockwall, Texas

file #
21-004 Elevations

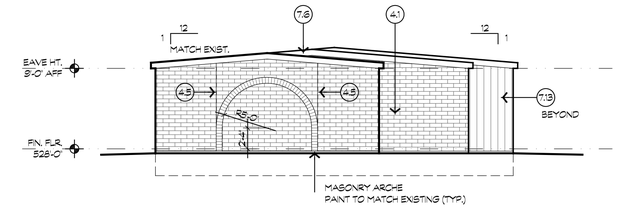
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date
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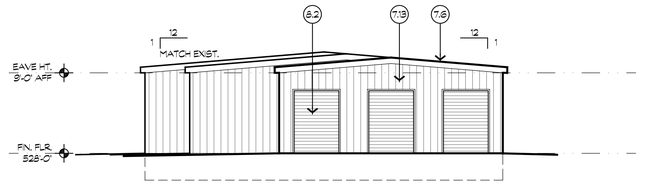
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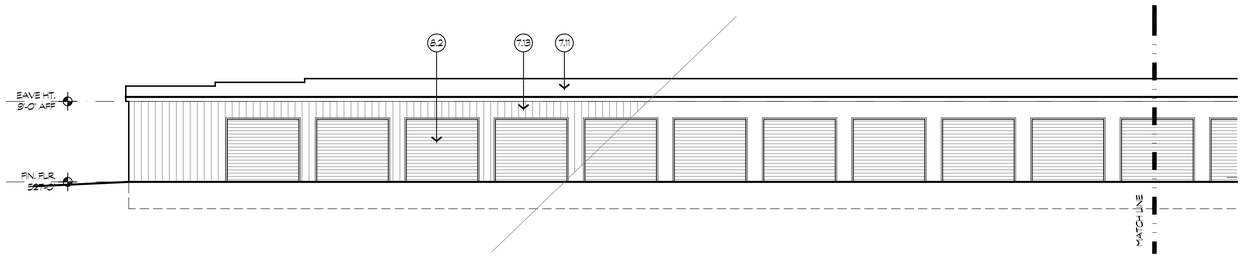
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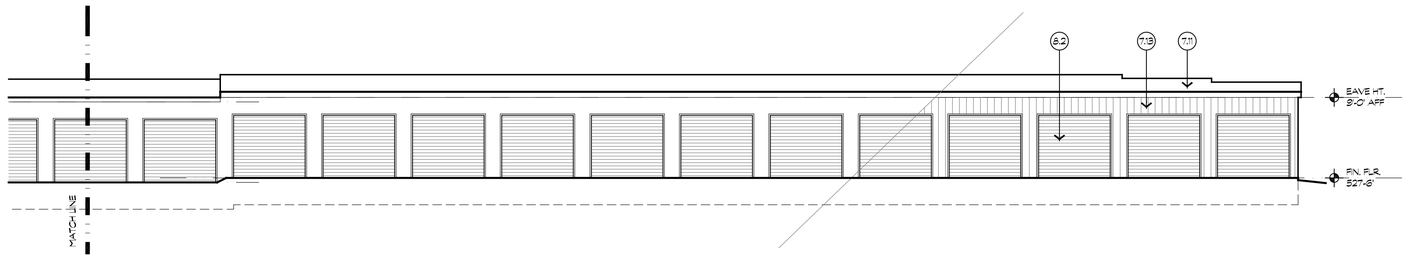
1 A3.03 **Bldg. "C" North Elevation**
Scale: 1/8"=1'-0"



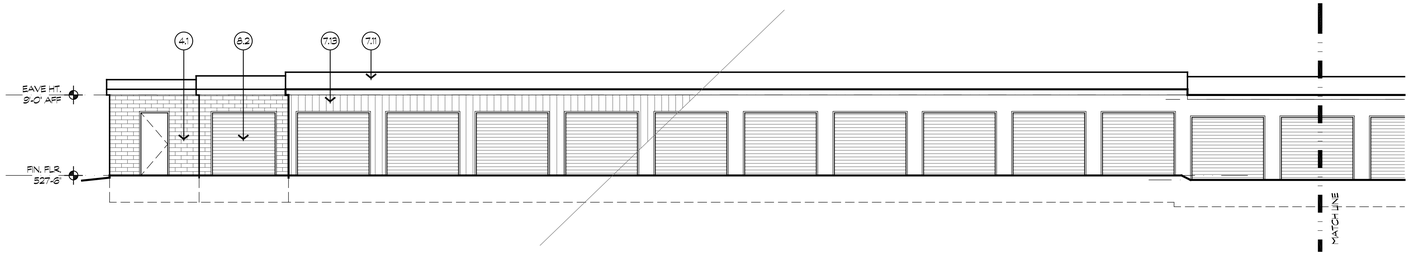
2 A3.03 **Bldg. "C" South Elevation**
Scale: 1/8"=1'-0"



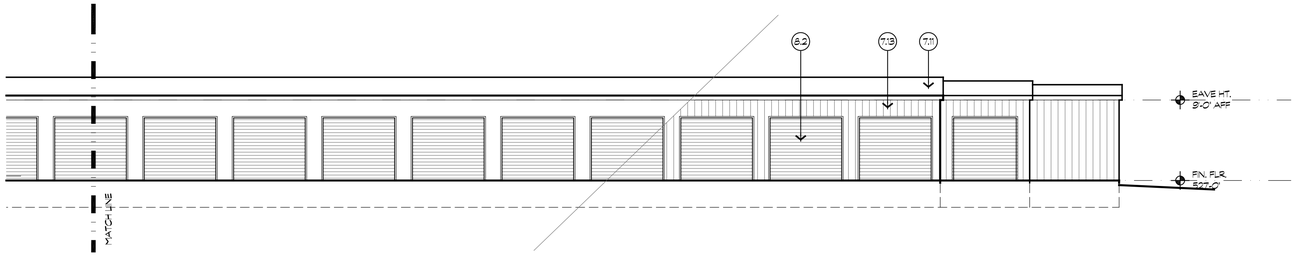
3 A3.03 **Bldg. "C" East Elevation**
Scale: 1/8"=1'-0"



4 A3.03 **Bldg. "C" East Elevation**
Scale: 1/8"=1'-0"



5 A3.03 **Bldg. "C" West Elevation**
Scale: 1/8"=1'-0"



6 A3.03 **Bldg. "C" West Elevation**
Scale: 1/8"=1'-0"

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

Key Notes

NOTE:
REFER SHEET A0.00 FOR MATERIALS LEGEND

1 GENERAL REQUIREMENTS-NOT USED

2 SITE WORK
2.1 4" THK. CONC. WALK
2.2 4" WIDE PAVEMENT MARKINGS
2.3 ADA COMPLIANT DETECTABLE WARNING RAMP, REFER 1/A1.03
2.4 HANDICAP SIGN-REFER CIVIL
2.5 6" CONCRETE CURB, REFER CIVIL
2.6 LANDSCAPING, REFER LANDSCAPE PLAN
2.7 CITY OF ROCKWALL COMPLIANT FIRE LANE STRIPING
2.8 POWER OPERATED ROLLING ENTRY GATE W/ REMOTE KEYPAD

3 CONCRETE
3.1 CONCRETE FOUNDATION, REFER STRUCTURAL
3.2 PRE-FABRICATED CONCRETE SPLASH BLOCK

4 MASONRY
4.1 BRICK, SHAPE TO MATCH EXIST., PAINT TO MATCH
4.2 ADJUSTABLE MASONRY TIES PER MASONRY ADVISORY COUNCIL RECOMMENDATIONS
4.3 MORTAR SCREED
4.4 CAST STONE CAP
4.5 MASONRY CONTROL JOINT: 15'-0" MAX SPACING
4.6 8" CMU
4.7 8" CMU BOND BEAM

5 METALS
5.1 NOT USED
5.2 MISC. METAL, SIZE AS INDICATED
5.3 CONCRETE FILLED STEEL BOLLARD, REFER 5/A2.01

6 WOODS & PLASTICS
6.1 1" ROOF DECKING

7 THERMAL AND MOISTURE PROTECTION
7.1 CONT. 26 GA. GALV. METAL FLASHING
7.2 VINYL FACED THERMAL BATT INSULATION AS NOTED AIR SPACE
7.4 CONT. 24 GA. GALV. FLASHING W/ WEEP HOLES @ 24" O.C.
7.5 SEALANT AND BACKER ROD
7.6 10 MIL VAPOR BARRIER
7.7 PRE FINISHED 26 GA. RAIN GUTTER AND DOWNSPOUTS
7.8 EXTERIOR INSULATED FINISH SYSTEM (E.I.F.S.)
7.9 #30 FELT
7.10 CLAY SPANISH TILE TO MATCH EXIST

8 DOORS AND WINDOWS
8.1 FRAME & DOOR, REFER DOOR TYPES
8.2 ROLLUP OVER HEAD DOOR, REFER DOOR TYPES

9 FINISHES
9.1 PARTITION PANEL METAL STUD BY MTL. BLDG. MANUF.
9.2 ½" GYPSUM BOARD
9.3 FIBERGLASS REINFORCED PLASTIC

10 SPECIALTIES - NOT USED

11 EQUIPMENT
11.1 FIRE DEPARTMENT KEY LOCK BOX

12 FURNISHINGS - NOT USED

13 SPECIAL CONSTRUCTION
13.1 PRE-ENGINEERED METAL BUILDING FRAME BY MTL. BLDG. MFR.
13.2 PRE-FINISHED INTERIOR METAL WALL PANEL BY MTL. BLDG. MFR.
13.3 LIGHT GAGE SECONDARY FRAMING BY MTL. BLDG. MFR.
13.4 STANDING SEAM METAL ROOFING BY MTL. BLD. MANUF.
13.5 PRE-FINISHED METAL WALL PANEL BY MTL. BLD. MANUF.
13.6 PRE-FINISHED METAL TRIM BY MTL. BLDG. MANUF.
13.7 PRE-FINISHED INTERIOR METAL PARTITION PANEL BY MTL. BLDG. MANUF.
13.8 PRE-FINISHED METAL SOFFIT/CEILING PANEL BY MTL. BLDG. MANUF.

14 CONVEYING SYSTEMS - NOT USED

15 MECHANICAL
15.1 PLUMBING FIXTURE, REFER PLUMBING

16 ELECTRICAL
16.1 LIGHT FIXTURE, REFER TO ELECTRICAL

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REGISTERED ARCHITECT JOHN THOMAS SEITZ 12157 STATE OF TEXAS

18 May 2021

Facility Expansion
The Vault Self Storage
Rockwall, Texas

file #
21-004 Elevations

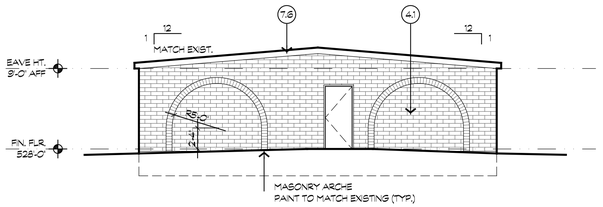
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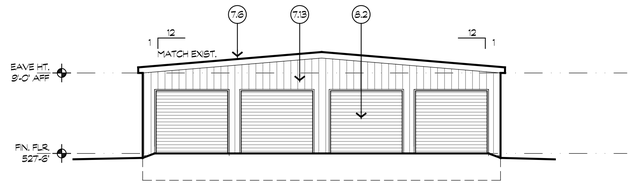
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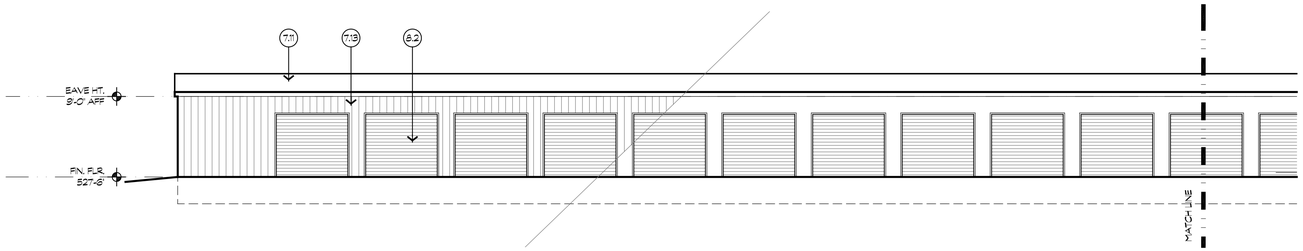
A3.03



1 A3.04 **Bldg. "D" North Elevation**
Scale: 1/8"=1'-0"

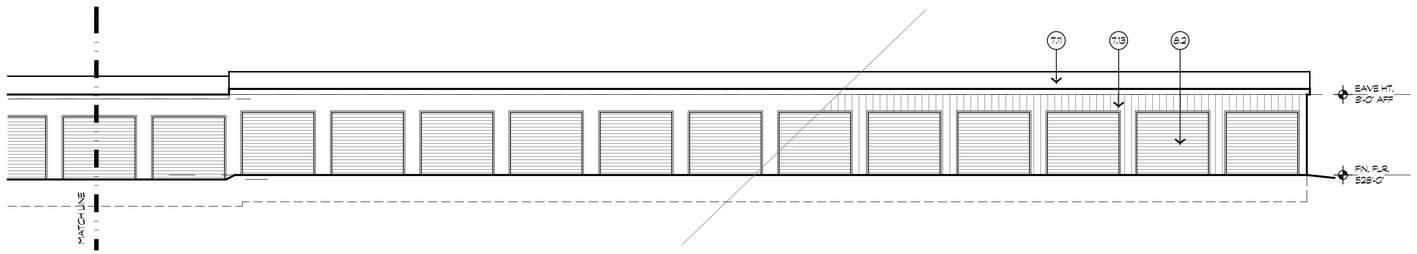


2 A3.04 **Bldg. "D" South Elevation**
Scale: 1/8"=1'-0"

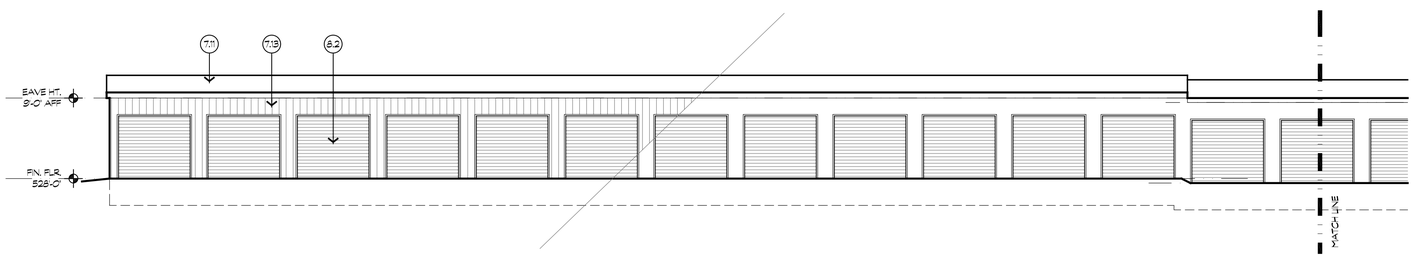


3 A3.04 **Bldg. "D" East Elevation**
Scale: 1/8"=1'-0"

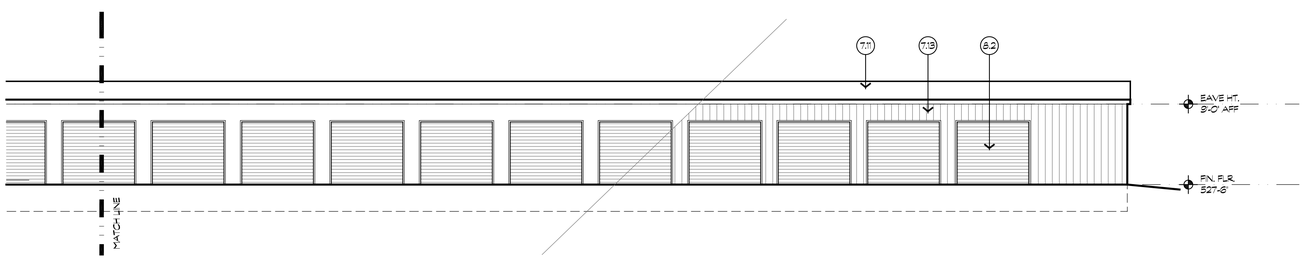
GENERAL NOTES:
1) REFER SHEET A2.01 FOR TYPICAL STEEL LINTEL SIZES AND HEAD FLASHING DETAIL



4 A3.04 **Bldg. "D" East Elevation**
Scale: 1/8"=1'-0"



5 A3.04 **Bldg. "D" West Elevation**
Scale: 1/8"=1'-0"



6 A3.04 **Bldg. "D" West Elevation**
Scale: 1/8"=1'-0"

Key Notes

NOTE:
REFER SHEET A0.00 FOR MATERIALS LEGEND

1 GENERAL REQUIREMENTS-NOT USED

2 SITE WORK
2.1 4" THK. CONC. WALK
2.2 4" WIDE PAVEMENT MARKINGS
2.3 ADA COMPLIANT DETECTABLE WARNING RAMP, REFER 1/A1.03
2.4 HANDICAP SIGN-REFER CIVIL
2.5 6" CONCRETE CURB, REFER CIVIL
2.6 LANDSCAPING, REFER LANDSCAPE PLAN
2.7 CITY OF ROCKWALL COMPLIANT FIRE LANE STRIPING
2.8 POWER OPERATED ROLLING ENTRY GATE W/ REMOTE KEYPAD

3 CONCRETE
3.1 CONCRETE FOUNDATION, REFER STRUCTURAL
3.2 PRE-FABRICATED CONCRETE SPLASH BLOCK

4 MASONRY
4.1 BRICK SHAPE TO MATCH EXIST., PAINT TO MATCH
4.2 ADJUSTABLE MASONRY TIES PER MASONRY ADVISORY COUNCIL RECOMMENDATIONS
4.3 MORTAR SCREEN
4.4 CAST STONE CAP
4.5 MASONRY CONTROL JOINT: 15'-0" MAX SPACING
4.6 8" CMU
4.7 8" CMU BOND BEAM

5 METALS
5.1 NOT USED
5.2 MISC. METAL, SIZE AS INDICATED
5.3 CONCRETE FILLED STEEL BOLLARD, REFER 5/A2.01

6 WOODS & PLASTICS
6.1 1" ROOF DECKING

7 THERMAL AND MOISTURE PROTECTION
7.1 CONT. 26 GA. GALV. METAL FLASHING
7.2 VINYL FACED THERMAL BATT INSULATION AS NOTED
7.3 AIR SPACE
7.4 CONT. 24 GA. GALV. FLASHING W/ WEEP HOLES @ 24" O.C.
7.5 SEALANT AND BACKER ROD
7.6 10 MIL VAPOR BARRIER
7.7 PRE FINISHED 26 GA. RAIN GUTTER AND DOWNSPOUTS
7.8 EXTERIOR INSULATED FINISH SYSTEM (E.I.F.S.)
7.9 #30 FELT
7.10 CLAY SPANISH TILE TO MATCH EXIST

8 DOORS AND WINDOWS
8.1 FRAME & DOOR, REFER DOOR TYPES
8.2 ROLL-UP OVER HEAD DOOR, REFER DOOR TYPES

9 FINISHES
9.1 PARTITION PANEL METAL STUD BY MTL. BLDG. MANUF.
9.2 5/8" GYPSUM BOARD
9.3 FIBERGLASS REINFORCED PLASTIC

10 SPECIALTIES - NOT USED

11 EQUIPMENT
11.1 FIRE DEPARTMENT KEY LOCK BOX

12 FURNISHINGS - NOT USED

13 SPECIAL CONSTRUCTION
13.1 PRE-ENGINEERED METAL BUILDING FRAME BY MTL. BLDG. MFR.
13.2 PRE-FINISHED INTERIOR METAL WALL PANEL BY MTL. BLDG. MFR.
13.3 LIGHT GAGE SECONDARY FRAMING BY MTL. BLDG. MFR.
13.4 STANDING SEAM METAL ROOFING BY MTL. BLD. MANUF.
13.5 PRE-FINISHED METAL WALL PANEL BY MTL. BLD. MANUF.
13.6 PRE-FINISHED METAL TRIM BY MTL. BLDG. MANUF.
13.7 PRE-FINISHED INTERIOR METAL PARTITION PANEL BY MTL. BLDG. MANUF.
13.8 PRE-FINISHED METAL SOFFIT/CEILING PANEL BY MTL. BLDG. MANUF.

14 CONVEYING SYSTEMS - NOT USED

15 MECHANICAL
15.1 PLUMBING FIXTURE, REFER PLUMBING

16 ELECTRICAL
16.1 LIGHT FIXTURE, REFER TO ELECTRICAL

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REGISTERED ARCHITECT
STEPHEN THOMAS SEITZ
21157
STATE OF TEXAS

18 May 2021

Facility Expansion
The Vault Self Storage
Rockwall, Texas

file #
21-004 Elevations

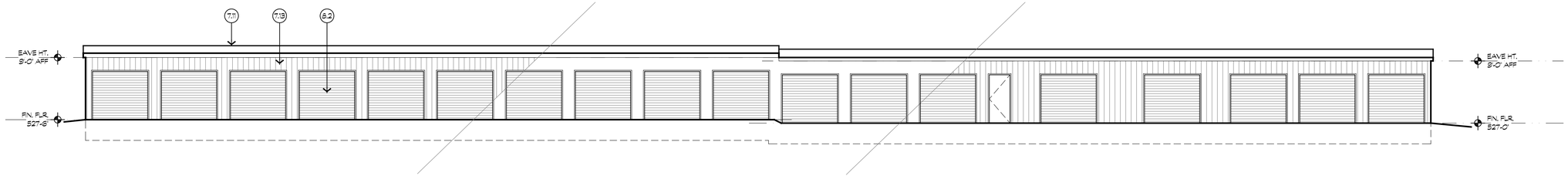
project #
21-004

date
18 May 2021

revisions

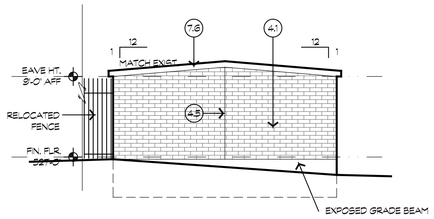
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A3.04



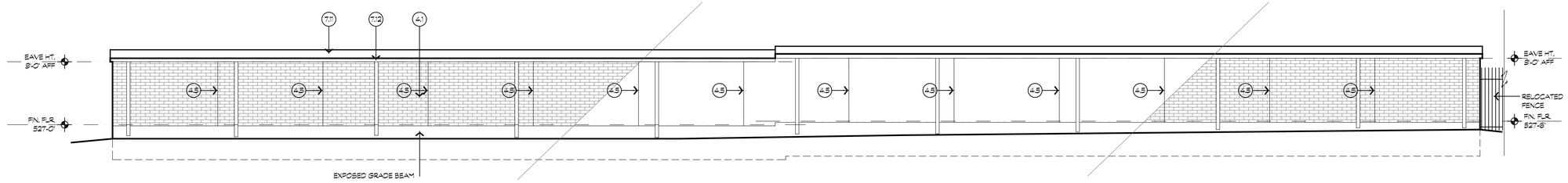
1 A3.05 Bldg. "E" North Elevation

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



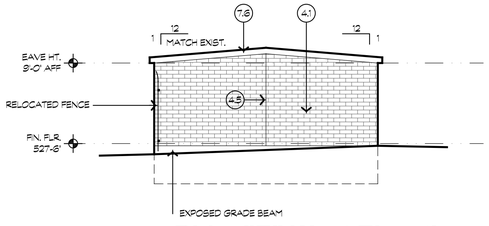
2 A3.05 Bldg. "E" East Elevation

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



3 A3.05 Bldg. "E" South Elevation

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



4 A3.05 Bldg. "E" West Elevation

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

Key Notes

"NOTE:
REFER SHEET A0.00 FOR MATERIALS LEGEND

1 GENERAL REQUIREMENTS-NOT USED

2 SITE WORK
2.1 4" THK. CONC. WALK
2.2 4" WIDE PAVEMENT MARKINGS
2.3 ADA COMPLIANT DETECTABLE WARNING RAMP, REFER 1/A1.03
2.4 HANDICAP SIGN-REFER CIVIL
2.5 6" CONCRETE CURB, REFER CIVIL
2.6 LANDSCAPING, REFER LANDSCAPE PLAN
2.7 CITY OF ROCKWALL COMPLIANT FIRE LANE STRIPING
2.8 POWER OPERATED ROLLING ENTRY GATE W/ REMOTE KEYPAD

3 CONCRETE
3.1 CONCRETE FOUNDATION, REFER STRUCTURAL
3.2 PRE-FABRICATED CONCRETE SPLASH BLOCK

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4.4 CAST STONE CAP
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4.6 8" CMU
4.7 8" CMU BOND BEAM

5 METALS
5.1 NOT USED
5.2 MISC. METAL, SIZE AS INDICATED
5.3 CONCRETE FILLED STEEL BOLLARD, REFER S/A2.01

6 WOODS & PLASTICS
6.1 1" ROOF DECKING

7 THERMAL AND MOISTURE PROTECTION
7.1 CONT. 26 GA. GALV. METAL FLASHING
7.2 VINYL FACED THERMAL BATT INSULATION AS NOTED
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7.4 CONT. 24 GA. GALV. FLASHING W/ WEEP HOLES @ 2'-0" O.C.
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7.9 #30 FELT
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8 DOORS AND WINDOWS
8.1 FRAME & DOOR, REFER DOOR TYPES
8.2 ROLL-UP OVER HEAD DOOR, REFER DOOR TYPES

9 FINISHES
9.1 PARTITION PANEL METAL STUD BY MTL. BLDG. MANUF.
9.2 ½" GYPSUM BOARD
9.3 FIBERGLASS REINFORCED PLASTIC

10 SPECIALTIES - NOT USED

11 EQUIPMENT
11.1 FIRE DEPARTMENT KEY LOCK BOX

12 FURNISHINGS - NOT USED

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14 CONVEYING SYSTEMS - NOT USED

15 MECHANICAL
15.1 PLUMBING FIXTURE, REFER PLUMBING

16 ELECTRICAL
16.1 LIGHT FIXTURE, REFER TO ELECTRICAL

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REGISTERED ARCHITECT
STEVEN THOMAS SEITZ
21157
STATE OF TEXAS

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Facility Expansion
The Vault Self Storage
Rockwall, Texas

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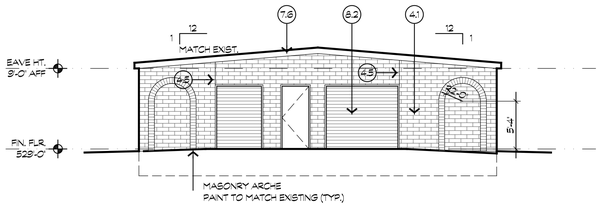
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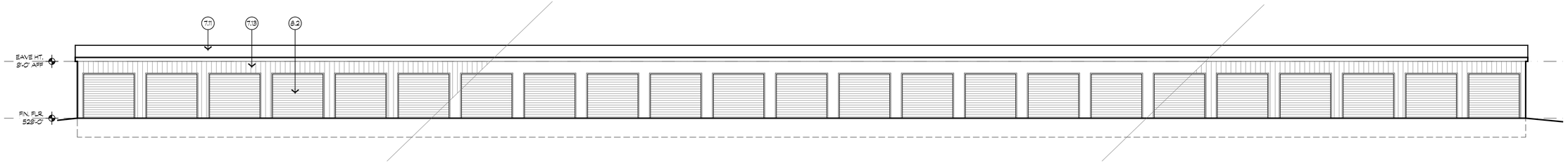
A3.05



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

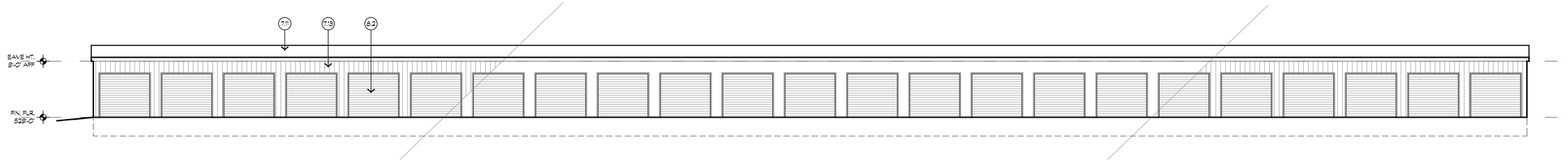
1 A3.06 Bldg. "F" North Elevation

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



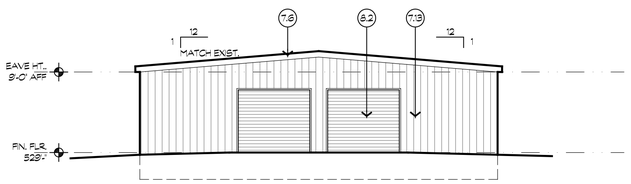
2 A3.06 Bldg. "F" East Elevation

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



3 A3.06 Bldg. "F" West Elevation

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



4 A3.06 Bldg. "F" South Elevation

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

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21257
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18 May 2021

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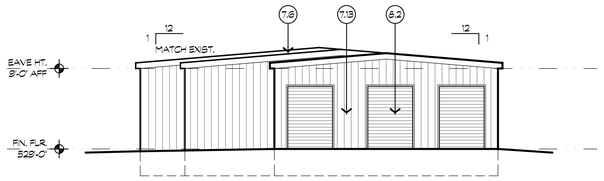
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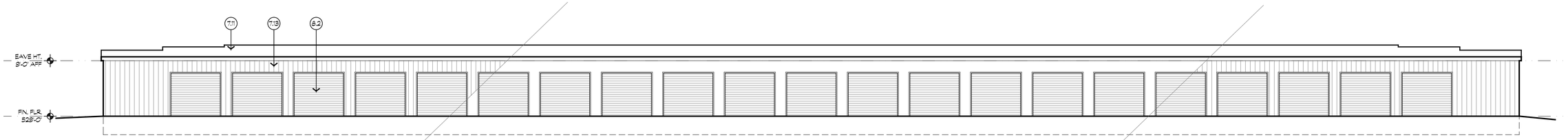
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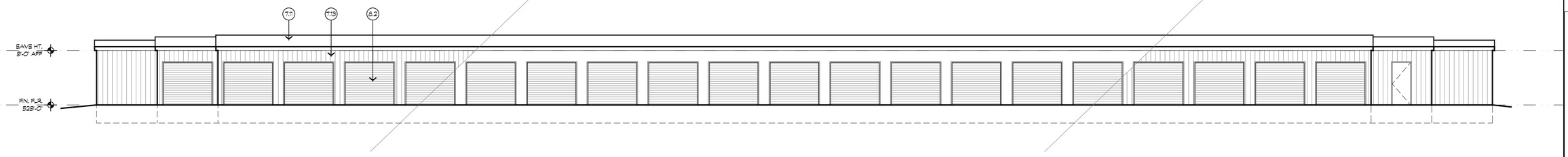
1 A3.07 Bldg. "G" North Elevation

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



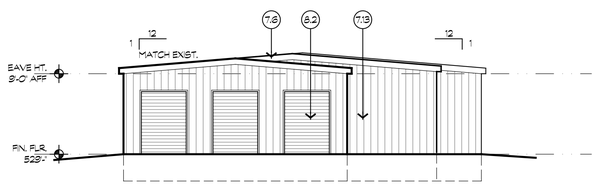
2 A3.07 Bldg. "G" East Elevation

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



3 A3.07 Bldg. "G" West Elevation

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4 A3.07 Bldg. "G" South Elevation

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Facility Expansion
The Vault Self Storage
Rockwall, Texas

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sheet
A3.07

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 6/25/2021

PROJECT NUMBER:	Z2021-021	CASE MANAGER:	Henry Lee
PROJECT NAME:	SUP for The Vault Self Storage	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:	1280 E RALPH HALL PKWY, ROCKWALL, 75032	CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION:

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Henry Lee	06/25/2021	Approved w/ Comments

06/25/2021: Please address the following comments. (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Specific Use Permit (SUP) to allow the expansion of an existing Mini-Warehouse Facility on a 6.06-acre parcel of land identified as Lot 1, Block C, Rockwall Business Park East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 1280 E. Ralph Hall Parkway.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 On future submittals please include the case number (Z2021-021) of the project in the lower right hand corner.

I.4 According to Subsection 02.03 J.1, of Article 04, of the Unified Development Code, "(t)he number of storage units per acre shall not exceed 125, the minimum number of storage units shall be 10; and the maximum site areas shall be five [5] acres." The request as proposed, being a development of less than five (5) acres and not exceeding 125 units per acre is in conformance with the use requirements of the UDC."

I.5 According to Subsubsection 03.02, of Article 11 of the Unified Development Code, "All expansions of an existing non-residential building or structure that increases the existing floor area by 30% or that adds 2,000 SF of floor area" shall be required to submit an amended site plan.

M.6 On the site plan indicate the percent increase in the square footage of building area and the site area versus existing square footages. Additionally, indicate the square footage of the existing buildings that are to be removed. Include all site data, which includes lot area, lot coverage, and impervious cover.

I.7 According to Subsection J.1, of Article 04, of the Unified Development Code, "Perimeter walls shall be provided which face the front, rear and side property lines. Overhead doors shall not face adjacent streets. Perimeter walls facing the front yard shall incorporate architectural features to break up the long repetitive nature of self-storage buildings (e.g. offsets in buildings, variation of materials, and/or variation of heights, etc.). No gutters and downspouts shall be incorporated in the perimeter walls facing the front property line."

I.8 According to Subsection J.1, of Article o4, of the Unified Development Code," The facilities shall incorporate the use of perimeter gates that limit access to the storage areas to customers only. Special access for fire and police personnel shall be provided as required. Buildings and see-through fencing should be oriented in a manner to restrict the visibility of interior overhead doors and drives from public right-of-way. The color(s) of the garage doors, as well as other doors within the facility, shall compliment the exterior colors of the main building(s)."

I.9 This project being an expansion of the existing site by more than thirty (30%) percent and including the addition of a non-permeable coverage greater than 2,000 square feet is required to meet the current landscaping requirements. The property being located within the SH-205 Overlay (SH-205 OV) District is subject to the following landscaping requirements:

1. A minimum landscape percentage of 20% is required for the Commercial (C) District.
2. A 20-foot landscape buffer is required adjacent to Ralph Hall Parkway.
3. Two (2) canopy trees (four [4] in caliper] and four (4) accent trees, as defined in Article 08 of the UDC, shall be provided in the required buffer for every 100 linear feet of street frontage.

4. Irrigation will be required for all landscaping.

I.10 According to Subsection 02.03 J.1, of Article 04, of the Unified Development Code, “The front, side and rear building set back areas shall be landscaped. Landscaping should be clustered, creating interesting relief from the long repetitive nature of self-storage building.”

M.11 Provide a landscape plan showing compliance to the landscape requirements.

I.12 According to Subsection 02.03 J.1, of Article 04, of the Unified Development Code,” All screening fences shall be wrought iron with landscaping/living screen or masonry walls in accordance with the screening requirements contained in Subsection 05.02, Landscape Screening, of Article 08, Landscape and Fence Standards. See-through fencing should be wrought iron, or similar. Chain-link fencing of any kind shall be prohibited.”

M.13 Add a note on the site plan indicating that all new paving shall be concrete.

I.14 According to Subsection 02.03 J.1, of Article 04, of the Unified Development Code, “Roofs shall have a minimum pitch of 1:3 and be constructed with a metal standing seam. Mechanical equipment shall be screened with the roof structure or parapet walls.”

M.15 Will there be any additional HVAC or RTU’s incorporated with this project? If so please indicate the location of all additional equipment and include a note stating that all equipment shall be screened from view in compliance with the UDC.

M.16 Will there be any additional lighting incorporated adjacent to Ralph Hall Parkway? If so please indicate the location and provide staff with a spec sheet showing the proposed lighting fixtures. Make sure that all additional lighting complies with the UDC.

I.17 The subject property is within the SH-205 Overlay District and will be subject to all requirements of the Overlay District, including the exterior material requirements. These items will be covered during the site plan.

I.18 Please review the attached Draft Ordinance prior to the Planning & Zoning Meeting on June 29, 2021.

I.19 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Unless previously stated, revisions for this case will be due to staff on July 6, 2021 by no later than 3:00 p.m.; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the July 13, 2021 Planning & Zoning Meeting.

I.20 The projected City Council Meeting dates for this case are as follows: 1) First Reading, July 19, 2021; 2) Second Reading, August 2, 2021.

I.21 As a condition of this Specific Use Permit (SUP) staff will be requiring the applicant to submit a site plan to be reviewed and approved prior to the issuance of a building permit.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	06/23/2021	Needs Review

06/23/2021: M - Proposed 8" water line to connect to each fire hydrant on your side of the street.

M - Where does this water line connect to?

M - Any grading in the floodplain will require a flood study to be completed. Review fees apply.

The following items are for your information for the engineering design process.

General Items:

M - Must meet City Standards of Design and Construction

I - 4% Engineering Inspection Fees

I - Impact Fees (Water, Wastewater & Roadway)

I - Minimum easement width is 20' for new easements. No structures including walls allowed in easements.

I - Retaining walls 3' and over must be engineered.

I - All retaining walls must be rock or stone face. No smooth concrete walls.

Drainage Items:

M - Detention is required. Will need to detain for all additional impervious areas.

I - Dumpster areas to drain to oil/water separator and then to the storm lines.

I - No vertical walls in the detention.

I- No Grate Inlets allowed.

I - Flood Study required to determine the 100-yr fully developed water surface elevations of adjacent creeks and the erosion hazard setback.

Water and Wastewater Items:

I - Must loop 8" water line on site.

I - Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)

I - Minimum public sewer is 8".
I - Must keep separation of 10ft from water and sewer.
I - Water and sewer to be 10ft clear of other utilities and structures.

Roadway Paving Items:
I - Parking to be 20'x9' facing the building or nose-to-nose. I - No dead-end parking allowed without an City approved turnaround.
I - Drive isles to be 24' wide.
I - Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
I - Fire lane to be in a platted easement.

Landscaping:
I - No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
I - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	06/21/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/23/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/21/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/21/2021	Approved

06/21/2021: No Comments

Proposed 8" water line to connect to each fire hydrant on your side of the street.

Where does this water line connect to?

Any grading in the floodplain will require a flood study to be completed. Review fees apply.

Architectural Site Plan



General Items:
M - Must meet City Standards of Design and Construction
I - 4% Engineering Inspection Fees
I - Impact Fees (Water, Wastewater & Roadway)
I - Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
I - Retaining walls 3' and over must be engineered.
I - All retaining walls must be rock or stone face. No smooth concrete walls.

Drainage Items:
M - Detention is required. Will need to detain for all additional impervious areas.
I - Dumpster areas to drain to oil/water separator and then to the storm lines.
I - No vertical walls in the detention.
I- No Grate Inlets allowed.
I - Flood Study required to determine the 100-yr fully developed water surface elevations of adjacent creeks and the erosion hazard setback.

Water and Wastewater Items:
I - Must loop 8" water line on site.
I - Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
I - Minimum public sewer is 8".
I - Must keep separation of 10ft from water and sewer.
I - Water and sewer to be 10ft clear of other utilities and structures.

Roadway Paving Items:
I - Parking to be 20'x9' facing the building or nose-to-nose.
I - No dead-end parking allowed without an City approved turnaround.
I - Drive isles to be 24' wide.
I - Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
I - Fire lane to be in a platted easement.

Landscaping:
I - No trees to be with 10' of any public water, sewer or storm line that is 10'' in diameter or larger.
I - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

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

REGISTERED ARCHITECT JOHN THOMAS SEITZ 21257 STATE OF TEXAS

18 May 2021

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

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

sheet

A1.02

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. Z2021-021

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☒ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST ($100.00)

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

PROPERTY INFORMATION [PLEASE PRINT]

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

SUBDIVISION Rockwall Business Park East LOT 1 BLOCK

GENERAL LOCATION SE Corner at Highway 205 & Ralph Hall Parkway

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial CURRENT USE Self Storage

PROPOSED ZONING Commercial PROPOSED USE Additional Self Storage

ACREAGE 6.06 LOTS [CURRENT] 1 LOTS [PROPOSED] 1

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

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

☐ OWNER	The Vault Self Storage	☒ APPLICANT	Seitz Architects, Inc.
CONTACT PERSON	Jim Vaudagna	CONTACT PERSON	Stephen Seitz
ADDRESS	1280 E. Ralph Hall Parkway	ADDRESS	506 Meadowlake Lane
CITY, STATE & ZIP	Rockwall, Texas 75032	CITY, STATE & ZIP	Heath, Texas 75032
PHONE	408.998.1488	PHONE	214.537.9981
E-MAIL	jvaudagna@comcast.net	E-MAIL	sseitz@seitzarchitects.com

NOTARY VERIFICATION [REQUIRED]

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

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

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

OWNER'S SIGNATURE

NOTARY PUBLIC ~~IN AND FOR THE STATE OF TEXAS~~ see attached CA acknowledgment

MY COMMISSION EXPIRES



City of Rockwall

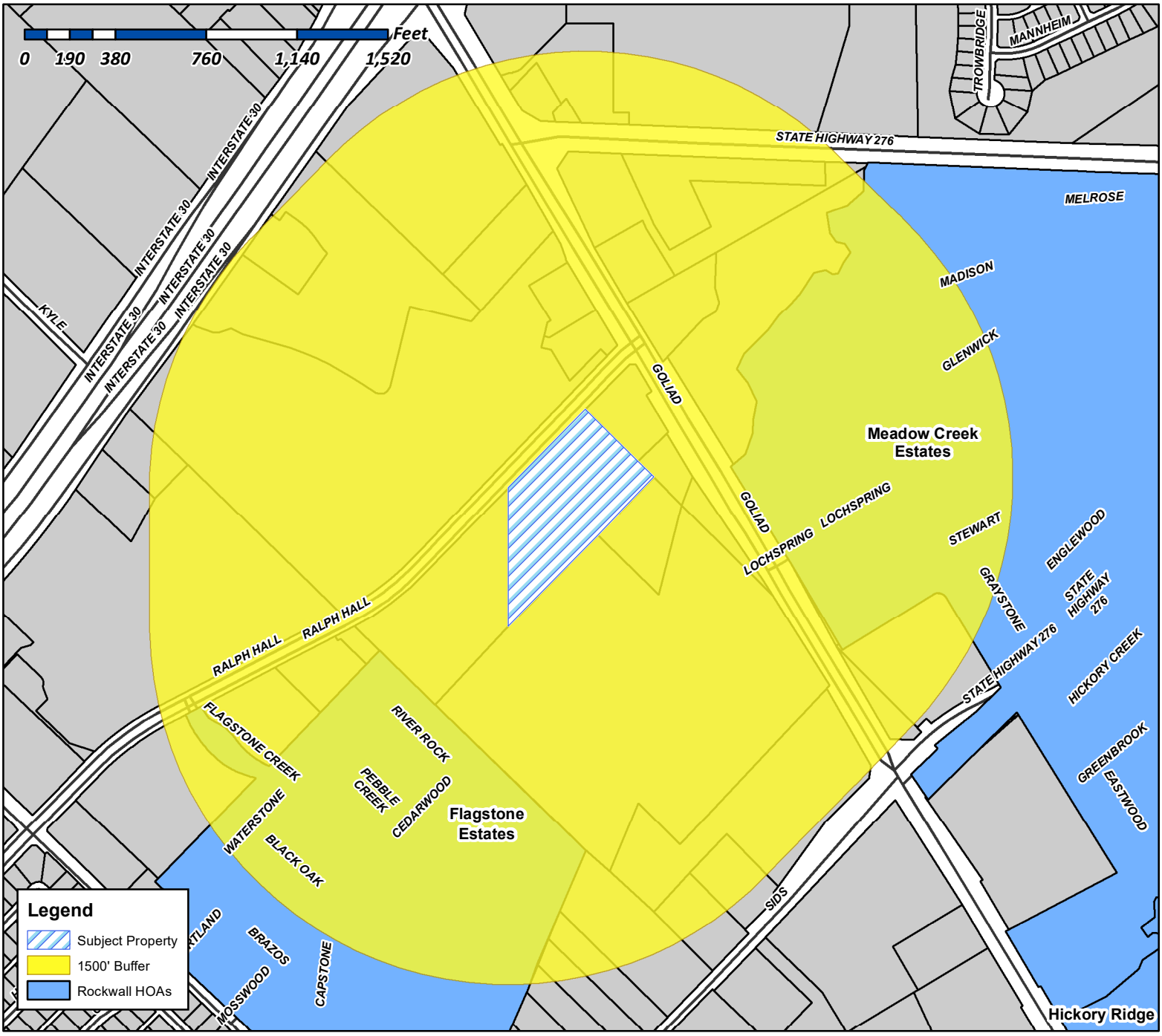
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

City of Rockwall

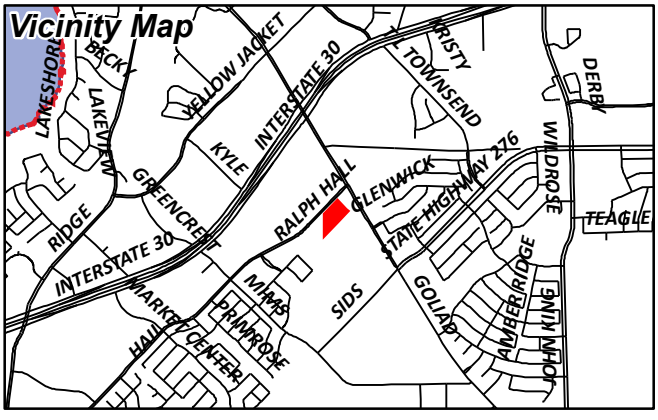
Planning & Zoning Department
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Case Number: Z2021-021
Case Name: SUP for The Vault Self Storage
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 1280 E. Ralph Hall Parkway

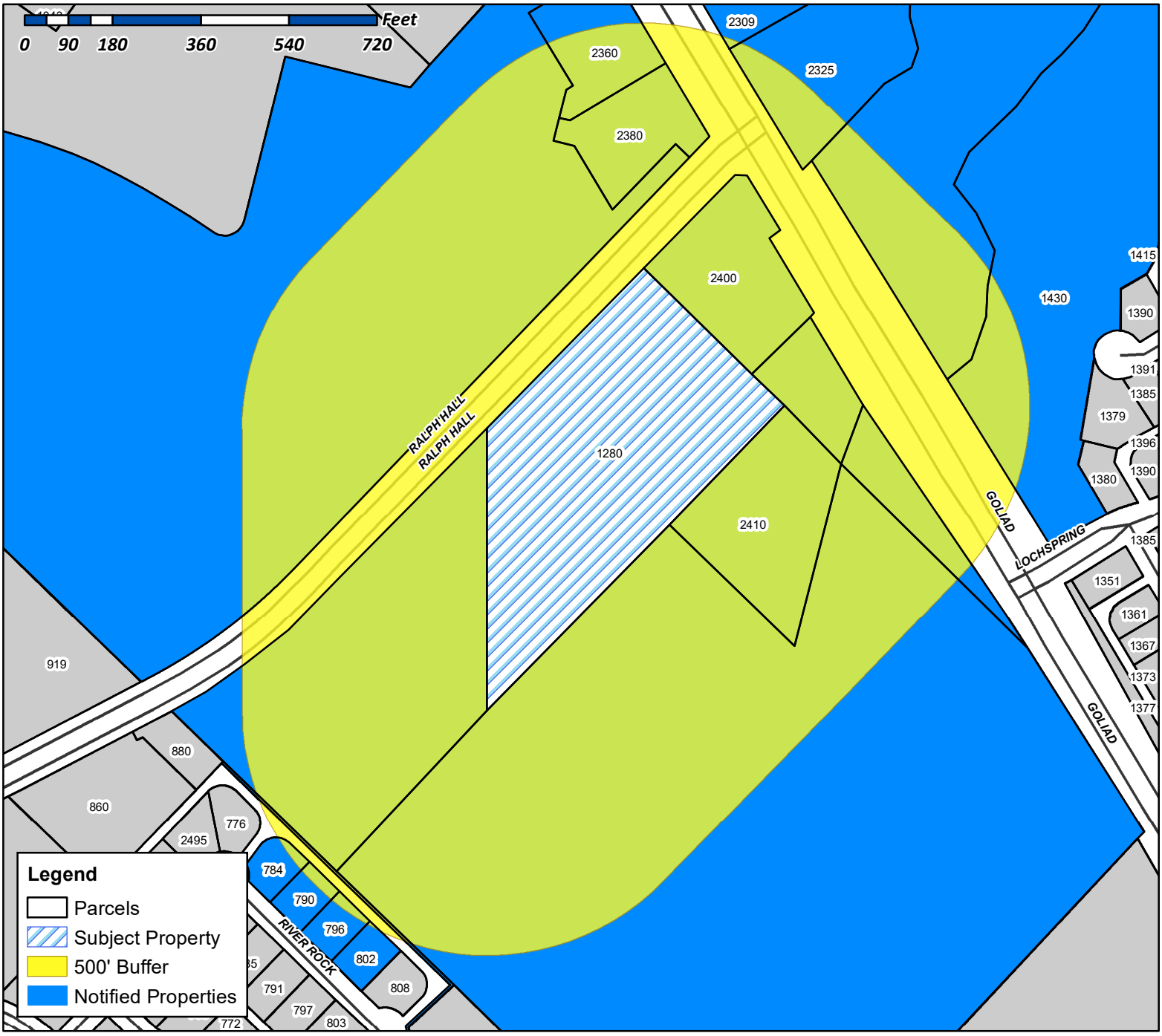
Date Created: *6/14/2021*
For Questions on this Case Call (972) 771-7745



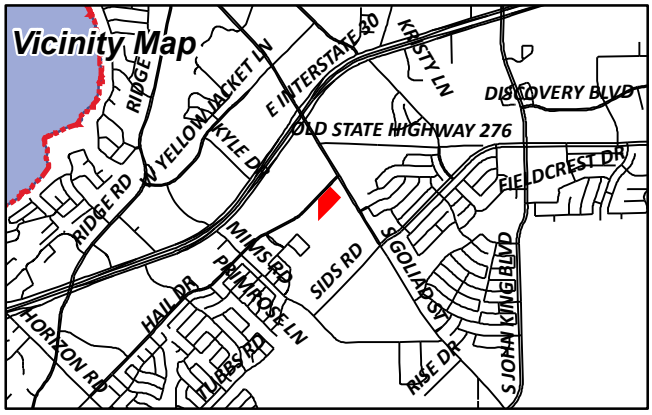
City of Rockwall

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Date Created: ***6/14/2021***

For Questions on this Case Call (972) 771-7745

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

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

LEVO GROUP LLC
11 HAWTHORNE CIR
ALLEN, TX 75002

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

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

LEVO GROUP LLC
2309 S GOLIAD
ROCKWALL, TX 75032

ROBERTS MARLYN & BARBARA
2325 S GOLIAD
ROCKWALL, TX 75032

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

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

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

STROTHER, CATHY
2410 S GOLIAD
ROCKWALL, TX 75032

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

BACKUS WAYNE E
278 CORNSTALK RD
ROCKWALL, TX 75032

ROBERTS MARLYN & BARBARA
323 JULIAN DRIVE
ROCKWALL, TX 75087

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

SERVIGNA FERNANDO &
MIGLIA VILLAOBOS
784 RIVER ROCKLN
ROCKWALL, TX 75032

ROBITZSCH DON W
790 RIVER ROCK LN
ROCKWALL, TX 75032

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

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

STROTHER, CATHY
8935 CR 589
NEVADA, TX 75173

ACKNOWLEDGMENT

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

State of California
County of Santa Clara} ss.

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

personally appeared James Vaudagna

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

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

WITNESS my hand and official seal.

J. NAT
NOTARY PUBLIC - CALIFORNIA
COMMISSION # 2342828
SANTA CLARA COUNTY
My Comm. Exp. January 21, 2025

Signature J. Nat

(seal)

OPTIONAL INFORMATION

Date of Document _____

Type or Title of Document Development Application

Number of Pages in Document _____

Document in a Foreign Language _____

Thumbprint of Signer

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

☐ Check here if no thumbprint or fingerprint is available.

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

Other Information: _____

DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS

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

PLATTING APPLICATION SUBMITTAL REQUIREMENTS [ALL PLAT TYPES]

[ ] *PLAT TYPE.*

- [ ] *MINOR/AMENDING PLAT.*
- [ ] *MASTER PLAT.*
- [ ] *PRELIMINARY PLAT.*
- [ ] *FINAL PLAT.*
- [ ] *REPLAT.*
- [ ] *VACATION PLAT.*

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

[ ] *DIGITAL COPY OF THE PLAT.* The following is required with all plat submittals:

- [ ] *ONE (1) PDF COPY OF THE PLAT*
- [ ] *ONE (1) SURVEY BOUNDARY CLOSURE REPORT.*

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

[ ] *TREESCAPE PLAN [IF APPLICABLE].*

[ ] *LANDSCAPE PLAN [IF APPLICABLE].*

[ ] *APPLICATION AND APPLICATION FEE.*

SITE PLAN APPLICATION SUBMITTAL REQUIREMENTS

[ ] *PLAN SET.* A plan set is composed of the following items (failure to submit all of the items required *shall constitute an incomplete application*):

- [ ] *SITE PLAN.*
- [ ] *LANDSCAPE PLAN.*
- [ ] *TREESCAPE PLAN.*
- [ ] *PHOTOMETRIC PLAN.*
- [ ] *BUILDING ELEVATIONS.*

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

[ ] *PHYSICAL BUILDING MATERIAL SAMPLE BOARD (11" x 17").* See the *Material Sample Board Design Guidelines* in this development packet. Individual material samples or sample boards that are larger than *11" x 17"* will *not* be accepted.

[ ] *VARIANCE REQUEST LETTER.* The letter must indicate the variance being requested, the reason for the variance, *and the two (2) required compensatory measures being offered to off-set the variance* in accordance with the requirements of the UDC.

[ ] *APPLICATION AND APPLICATION FEE.*

ZONING CHANGE APPLICATION SUBMITTAL REQUIREMENTS

[✓] *LEGAL DESCRIPTION.* A legal description consists of written words that delineate a specific piece of real property. A legal description may be a metes and bounds description or, if the property is platted, a copy of the plat may be submitted to verify the lot and block survey system.

[✓] *ZONING EXHIBIT OR CONCEPT PLAN.* A zoning exhibit is generally a survey, plat, concept plan or other visual description of the property [Specific Use Permit (SUP) exhibits can be a site plan or building elevations; check with staff for prior to submitting an application for what is appropriate]. Staff requires two (2), 24" x 36" copies and one digital copy (PDF preferred) be submitted at the time the application is submitted. All submittals should be folded individually so that the project title or identifier is facing out. *In order to reduce the applicant's costs and to conserve paper, staff may accept other sheet sizes for a submittal if an appropriate scale and level of detail is maintained. Check with staff prior to submitting a small or larger drawing size.*

[✓] *LETTER OF EXPLANATION.* A letter from the applicant or property owner explaining the purpose of the zoning application.

[✓] *APPLICATION AND APPLICATION FEE.*

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

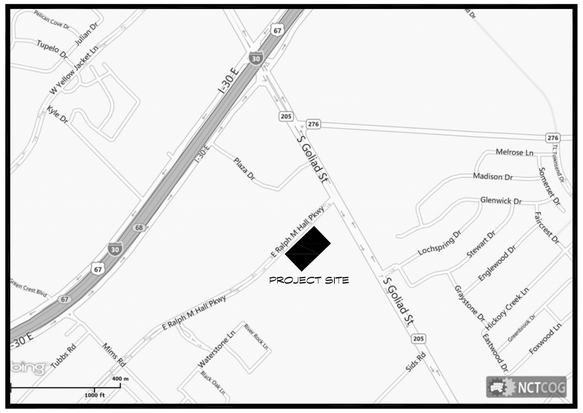
Facility Expansion for

The Vault Self Storage

Rockwall, Texas

Architect

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



N

Vicinity Map

No Scale

Building Information

OWNER:

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

Jurisdiction of Project

REGULATORY AUTHORITIES:

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

Texas Department of Licensing and Regulation
Elimination of Architectural Barriers
E.O. Thompson State OfficeBuilding
920 Colorado
Austin, Texas 78701
(512) 463-3211
(512) 475-2886 (FAX)

BUILDING DESIGN CODE:
2015 International Building Code with local amendments
2015 International Plumbing Code with local amendments
2015 International Fuel Gas Code with local amendments
2015 International Mechanical Code with local amendments
2015 International Energy Conservation Code with local Amendments
2015 International Existing Building Code with local amendments
2014 National Electrical Code with local amendments

Local Amendments & NCTCOG Amendments

Property Information

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

LOT AREA:
263,974 SF (6.06 ACRES)

ZONING: C - COMMERCIAL

LAND USE: MINI-WAREHOUSE
SUP: CASE NUMBER TBD

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

REGISTERED ARCHITECT
STEVEN THOMAS SEITZ
12157
STATE OF TEXAS

18 May 2021

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

file #
21-004 Cover

project #
21-004

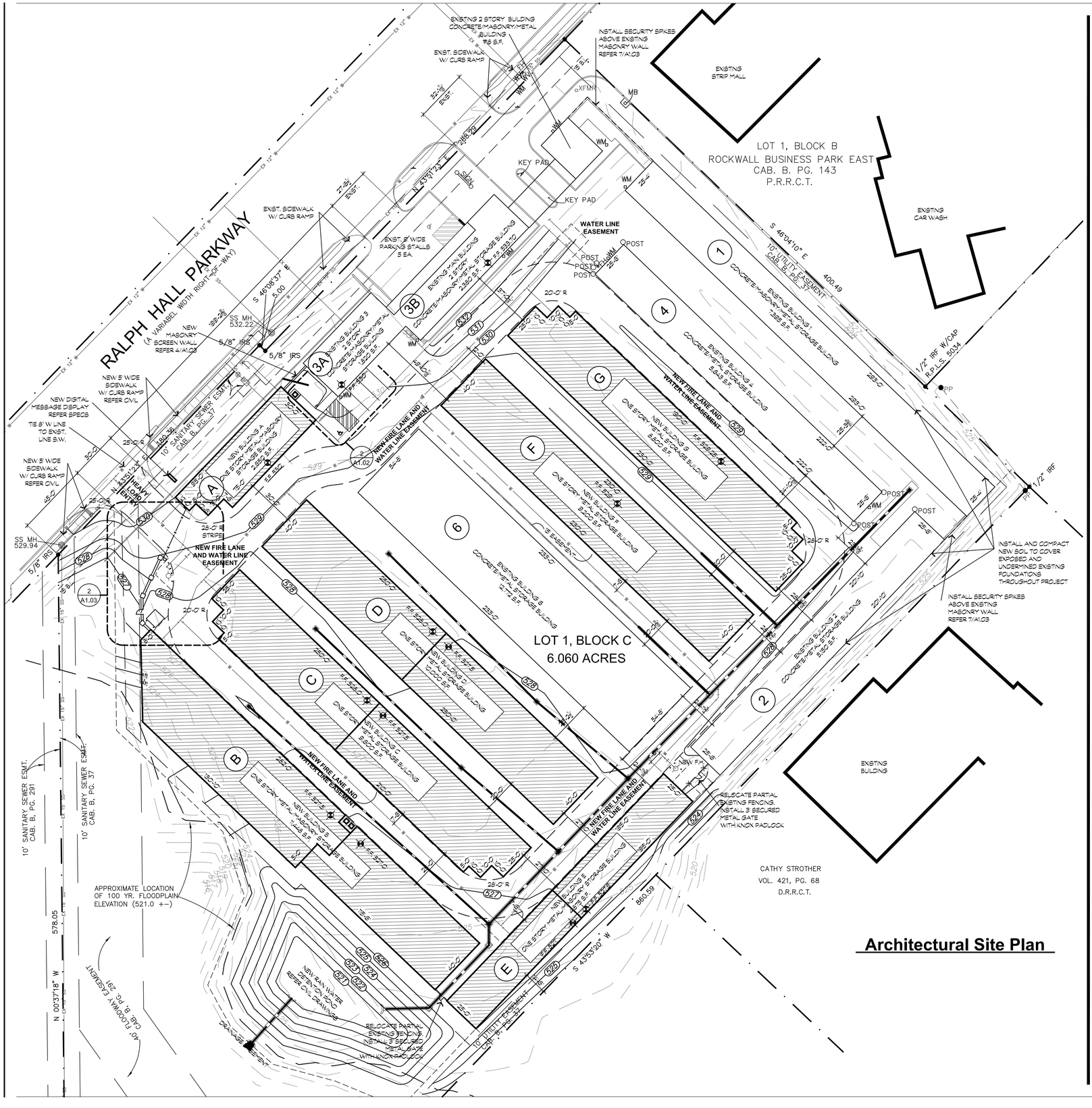
date
18 May 2021

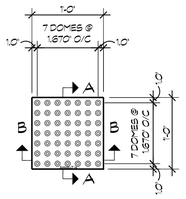
revisions

sheet

A0.00


RALPH HALL PARKWAY
(A VARIABEL WIDTH RIGHT-OF-WAY)
EXISTING 2 STORY BUILDING
CONCRETE/MASONRY/METAL
BUILDING
765 S.F.
EXISTING
STRIP MALL
LOT 1, BLOCK B
ROCKWALL BUSINESS PARK EAST
CAB. B. PG. 143
P.R.R.C.T.
EXISTING
CAR WASH
XFMR
MB
KEY PAD
KEY PAD
WM
WM
WM
WM
WM
WM
WM
WM
POST
POST
POST


RALPH HALL PARKWAY
(A VARIABEL WIDTH RIGHT-OF-WAY)
EXIST. SIDEWALK W/ CURB RAMP
EXIST. 8' WIDE PARKING STALLS 5 EA
EXISTING 2 STORY BUILDING CONCRETE MASONRY/METAL BUILDING 768 S.F.
INSTALL SECURITY SPIKES ABOVE EXISTING MASONRY WALL REFER 7/A1.03
EXISTING STRIP MALL
LOT 1, BLOCK B
ROCKWALL BUSINESS PARK EAST
CAB. B. PG. 143
P.R.R.C.T.
EXISTING CAR WASH
KEY PAD
WATER LINE EASEMENT
S 46°04'10" E
10' UTILITY EASEMENT CAB. B, PG. 37
400.49
1/2" IRF W/CAP R.P.L.S. 5034
EXISTING BUILDING 1 CONCRETE-MASONRY-METAL 1,225 S.F. STORAGE BUILDING
EXISTING BUILDING 2 CONCRETE-MASONRY-METAL 1,225 S.F. STORAGE BUILDING
EXISTING BUILDING 3 CONCRETE-MASONRY-METAL 2 STORY 1,225 S.F. STORAGE BUILDING
EXISTING BUILDING 4 CONCRETE-MASONRY-METAL 1 STORY 1,225 S.F. STORAGE BUILDING
EXISTING BUILDING 5 CONCRETE-MASONRY-METAL 1 STORY 1,225 S.F. STORAGE BUILDING
EXISTING BUILDING 6 CONCRETE-MASONRY-METAL 1 STORY 1,225 S.F. STORAGE BUILDING
EXISTING BUILDING 7 CONCRETE-MASONRY-METAL 1 STORY 1,225 S.F. STORAGE BUILDING
NEW MASONRY SCREEN WALL REFER 4/A1.03
NEW 5' WIDE SIDEWALK W/ CURB RAMP REFER CIVIL
NEW DIGITAL MESSAGE DISPLAY REFER SPECS
TIE 8" W LINE TO EXIST. LINE S.W.
10' SANITARY SEWER ESMT. CAB. B, PG. 37
NEW BUILDING A ONE STORY METAL MASONRY STORAGE BUILDING 1,250 S.F.
NEW BUILDING B ONE STORY METAL MASONRY STORAGE BUILDING 1,250 S.F.
NEW BUILDING C ONE STORY METAL MASONRY STORAGE BUILDING 1,250 S.F.
NEW BUILDING D ONE STORY METAL MASONRY STORAGE BUILDING 1,250 S.F.
NEW BUILDING E ONE STORY METAL MASONRY STORAGE BUILDING 1,250 S.F.
NEW BUILDING F ONE STORY METAL MASONRY STORAGE BUILDING 1,250 S.F.
NEW BUILDING G ONE STORY METAL MASONRY STORAGE BUILDING 1,250 S.F.
NEW FIRE LANE AND WATER LINE EASEMENT
NEW FIRE LANE AND WATER LINE EASEMENT
NEW FIRE LANE AND WATER LINE EASEMENT

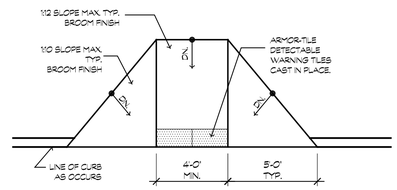


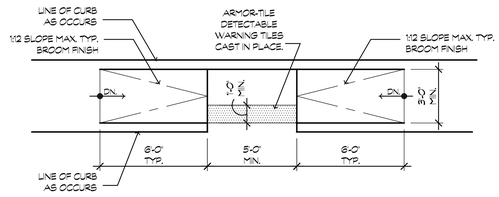
Armor-Tile

Tactile Systems

By: ENGINEERED PLASTICS, INC.
2300 INTERNATIONAL DR., SUITE 100
WILLIAMSVILLE, NY
USA, 14221
1 (800) 660-2535
www.armor-tile.com

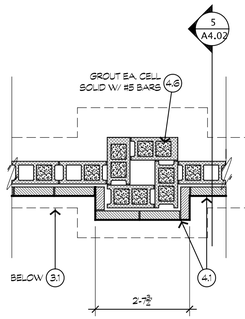
NOTES:
1. CAST IN PLACE INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. FOR CUSTOM SIZING CONTACT MANUFACTURER.





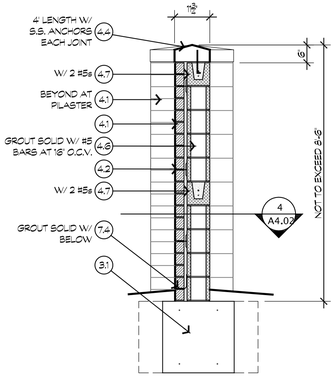
Typical Curb Ramp Detail

1 A1.03 — Scale: 1/4" = 1'-0"



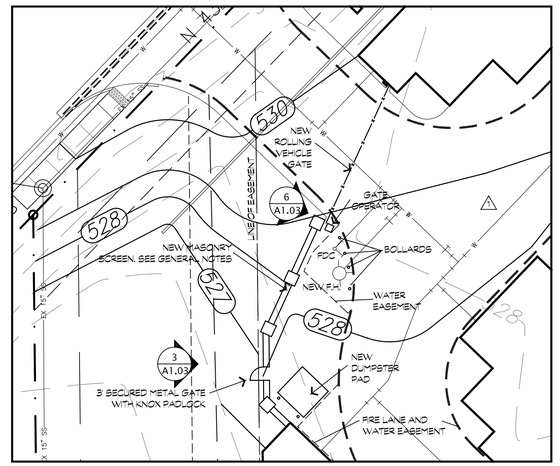
Screen Wall Plan Detail

5 A1.03 — Scale: 1/2" = 1'-0"



Screen Wall Section

4 A1.03 — Scale: 1/2" = 1'-0"



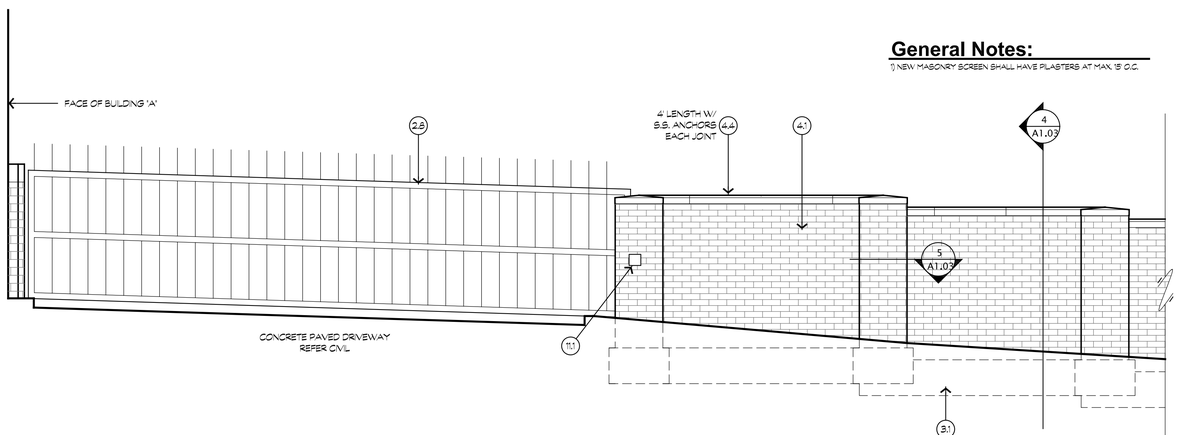
N — Actual

Enlarged Site Plan

2 A1.03 — Scale: 1/16" = 1'-0"

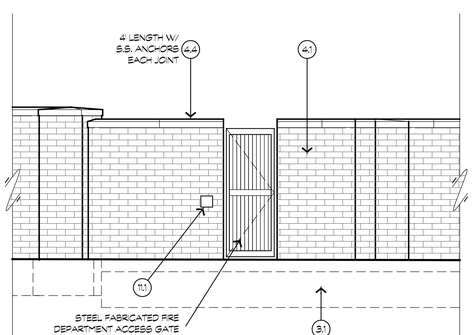
General Notes:

1) NEW MASONRY SCREEN SHALL HAVE PILASTERS AT MAX. 15' O.C.



Screen Wall @ Vehicle Gate

6 A1.03 — Scale: 1/4" = 1'-0"



Screen Wall @ Access Gate

3 A1.03 — Scale: 1/4" = 1'-0"

Key Notes

"NOTE:
REFER SHEET A0.00 FOR MATERIALS LEGEND

1 GENERAL REQUIREMENTS-NOT USED

2 SITE WORK
2.1 4" THK. CONC. WALK
2.2 4" WIDE PAVEMENT MARKINGS
2.3 ADA COMPLIANT DETECTABLE WARNING RAMP, REFER 1/A1.03
2.4 HANDICAP SIGN-REFER CIVIL
2.5 6" CONCRETE CURB, REFER CIVIL
2.6 LANDSCAPING, REFER LANDSCAPE PLAN
2.7 CITY OF ROCKWALL COMPLIANT FIRE LANE STRIPING
2.8 POWER OPERATED ROLLING ENTRY GATE W/ REMOTE KEYPAD

3 CONCRETE
3.1 CONCRETE FOUNDATION, REFER STRUCTURAL
3.2 PRE-FABRICATED CONCRETE SPLASH BLOCK

4 MASONRY
4.1 BRICK SHAPE TO MATCH EXIST., PAINT TO MATCH
4.2 ADJUSTABLE MASONRY TIES PER MASONRY ADVISORY COUNCIL RECOMMENDATIONS
4.3 MORTAR SCREEN
4.4 CAST STONE CAP
4.5 MASONRY CONTROL JOINT; 15'-0" MAX SPACING
4.6 8" CMU
4.7 8" CMU BOND BEAM

5 METALS
5.1 NOT USED
5.2 MISC. METAL, SIZE AS INDICATED
5.3 CONCRETE FILLED STEEL BOLLARD, REFER 5/A2.01

6 WOODS & PLASTICS
6.1 1" ROOF DECKING

7 THERMAL AND MOISTURE PROTECTION
7.1 CONT. 26 GA. GALV. METAL FLASHING
7.2 VINYL FACED THERMAL BATT INSULATION AS NOTED
7.3 AIR SPACE
7.4 CONT. 24 GA. GALV. FLASHING W/ WEEP HOLES @ 24" O.C.
7.5 SEALANT AND BACKER ROD
7.6 10 MIL VAPOR BARRIER
7.7 PRE FINISHED 26 GA. RAIN GUTTER AND DOWNSPOUTS
7.8 EXTERIOR INSULATED FINISH SYSTEM (E.I.F.S.)
7.9 #30 FELT
7.10 CLAY SPANISH TILE TO MATCH EXIST

8 DOORS AND WINDOWS
8.1 FRAME & DOOR, REFER DOOR TYPES
8.2 ROLL-UP OVER HEAD DOOR, REFER DOOR TYPES

9 FINISHES
9.1 PARTITION PANEL METAL STUD BY MTL. BLDG. MANUF.
9.2 5/8" GYPSUM BOARD
9.3 FIBERGLASS REINFORCED PLASTIC

10 SPECIALTIES - NOT USED

11 EQUIPMENT
11.1 FIRE DEPARTMENT KEY LOCK BOX

12 FURNISHINGS - NOT USED

13 SPECIAL CONSTRUCTION
13.1 PRE-ENGINEERED METAL BUILDING FRAME BY MTL. BLDG. MFR.
13.2 PRE-FINISHED INTERIOR METAL WALL PANEL BY MTL. BLDG. MFR.
13.3 LIGHT GAGE SECONDARY FRAMING BY MTL. BLDG. MFR.
13.4 STANDING SEAM METAL ROOFING BY MTL. BLD. MANUF.
13.5 PRE-FINISHED METAL WALL PANEL BY MTL. BLD. MANUF.
13.6 PRE-FINISHED METAL TRIM BY MTL. BLDG. MANUF.
13.7 PRE-FINISHED INTERIOR METAL PARTITION PANEL BY MTL. BLDG. MANUF.
13.8 PRE-FINISHED METAL SOFFIT/CEILING PANEL BY MTL. BLDG. MANUF.

14 CONVEYING SYSTEMS - NOT USED

15 MECHANICAL
15.1 PLUMBING FIXTURE, REFER PLUMBING

16 ELECTRICAL
16.1 LIGHT FIXTURE, REFER TO ELECTRICAL

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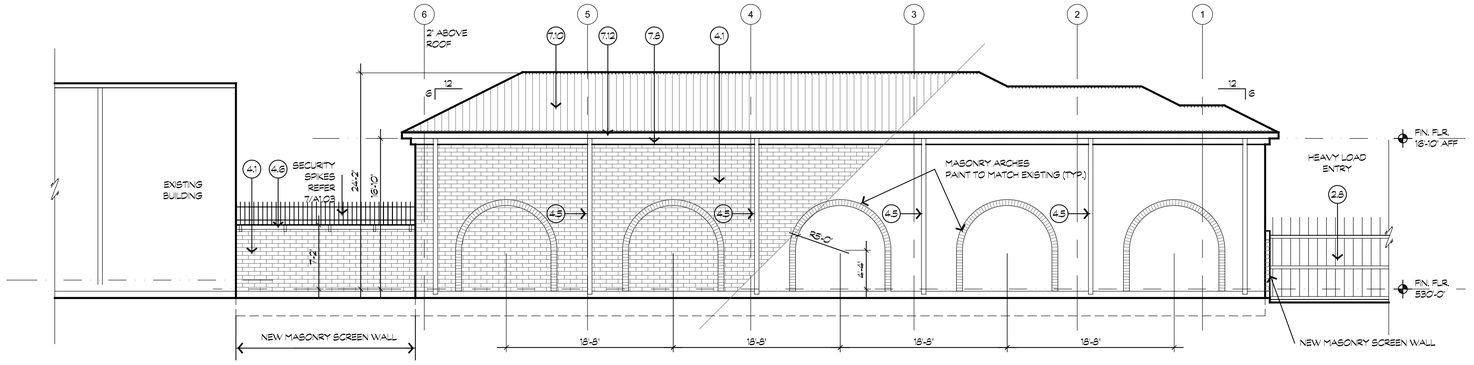
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Facility Expansion
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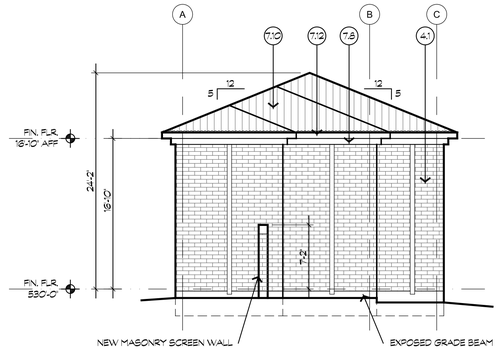
file # 21-004 Site
project # 21-004
date 18 May 2021
revisions

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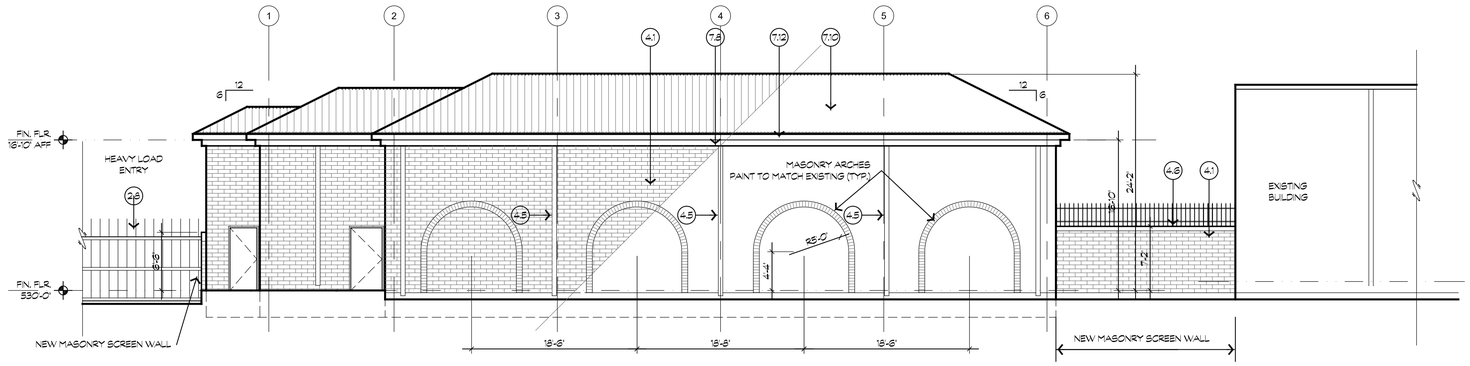
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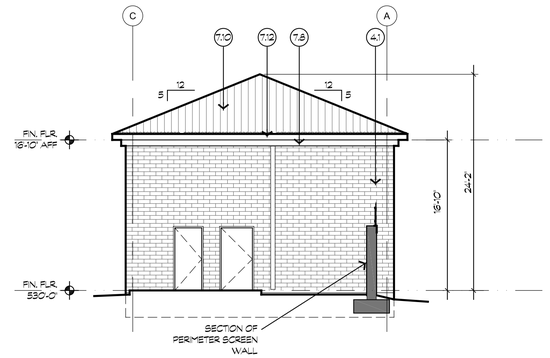
1 A3.01 **Bldg. "A" North Elevation**
Scale: 1/8"=1'-0"



2 A3.01 **Bldg. "A" West Elevation**
Scale: 1/8"=1'-0"



3 A3.01 **Bldg. "A" South Elevation**
Scale: 1/8"=1'-0"



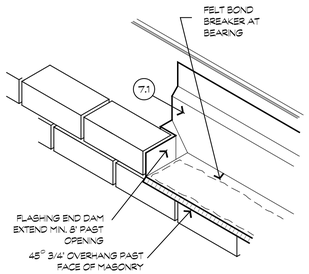
4 A3.01 **Bldg. "A" East Elevation**
Scale: 1/8"=1'-0"

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 8'-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



5 A3.01 **Typ. Masonry Head Flashing**
Scale: 1 1/2" = 1'-0"

Key Notes

"NOTE:
REFER SHEET A0.00 FOR MATERIALS LEGEND

1 GENERAL REQUIREMENTS-NOT USED

2 SITE WORK
2.1 4" THK. CONC. WALK
2.2 4" WIDE PAVEMENT MARKINGS
2.3 ADA COMPLIANT DETECTABLE WARNING RAMP, REFER 1/A1.03
2.4 HANDICAP SIGN-REFER CIVIL
2.5 6" CONCRETE CURB, REFER CIVIL
2.6 LANDSCAPING, REFER LANDSCAPE PLAN
2.7 CITY OF ROCKWALL COMPLIANT FIRE LANE STRIPING
2.8 POWER OPERATED ROLLING ENTRY GATE W/ REMOTE KEYPAD

3 CONCRETE
3.1 CONCRETE FOUNDATION, REFER STRUCTURAL
3.2 PRE-FABRICATED CONCRETE SPLASH BLOCK

4 MASONRY
4.1 BRICK SHAPE TO MATCH EXIST., PAINT TO MATCH
4.2 ADJUSTABLE MASONRY TIES PER MASONRY ADVISORY COUNCIL RECOMMENDATIONS
4.3 MORTAR SCREEN
4.4 CAST STONE CAP
4.5 MASONRY CONTROL JOINT: 15'-0" MAX SPACING
4.6 8" CMU
4.7 8" CMU BOND BEAM

5 METALS
5.1 NOT USED
5.2 MISC. METAL, SIZE AS INDICATED
5.3 CONCRETE FILLED STEEL BOLLARD, REFER 5/A2.01

6 WOODS & PLASTICS
6.1 1" ROOF DECKING

7 THERMAL AND MOISTURE PROTECTION
7.1 CONT. 26 GA. GALV. METAL FLASHING
7.2 VINYL FACED THERMAL BATT INSULATION AS NOTED
7.3 AIR SPACE
7.4 CONT. 24 GA. GALV. FLASHING W/ WEEP HOLES @ 2'-0" O.C.
7.5 SEALANT AND BACKER ROD
7.6 10 MIL. VAPOR BARRIER
7.7 PRE FINISHED 26 GA. RAIN GUTTER AND DOWNSPOUTS
7.8 EXTERIOR INSULATED FINISH SYSTEM (E.I.F.S.)
7.9 #30 FELT
7.10 CLAY SPANISH TILE TO MATCH EXIST

8 DOORS AND WINDOWS
8.1 FRAME & DOOR, REFER DOOR TYPES
8.2 ROLL-UP OVER HEAD DOOR, REFER DOOR TYPES

9 FINISHES
9.1 PARTITION PANEL METAL STUD BY MTL. BLDG. MANUF.
9.2 ½" GYPSUM BOARD
9.3 FIBERGLASS REINFORCED PLASTIC

10 SPECIALTIES - NOT USED

11 EQUIPMENT
11.1 FIRE DEPARTMENT KEY LOCK BOX

12 FURNISHINGS - NOT USED

13 SPECIAL CONSTRUCTION
13.1 PRE-ENGINEERED METAL BUILDING FRAME BY MTL. BLDG. MFR.
13.2 PRE-FINISHED INTERIOR METAL WALL PANEL BY MTL. BLDG. MFR.
13.3 LIGHT GAGE SECONDARY FRAMING BY MTL. BLDG. MFR.
13.4 STANDING SEAM METAL ROOFING BY MTL. BLD. MANUF.
13.5 PRE-FINISHED METAL WALL PANEL BY MTL. BLD. MANUF.
13.6 PRE-FINISHED METAL TRIM BY MTL. BLDG. MANUF.
13.7 PRE-FINISHED INTERIOR METAL PARTITION PANEL BY MTL. BLDG. MANUF.
13.8 PRE-FINISHED METAL SOFFIT/CEILING PANEL BY MTL. BLDG. MANUF.

14 CONVEYING SYSTEMS - NOT USED

15 MECHANICAL
15.1 PLUMBING FIXTURE, REFER PLUMBING

16 ELECTRICAL
16.1 LIGHT FIXTURE, REFER TO ELECTRICAL

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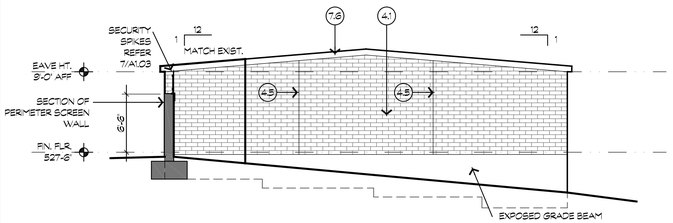
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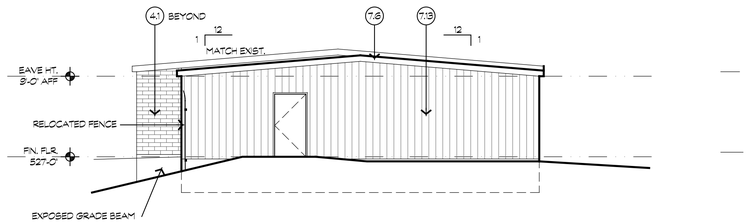
Facility Expansion
The Vault Self Storage
Rockwall, Texas

file # 12-014 Elevations
project # 21-004
date 18 May 2021
revisions

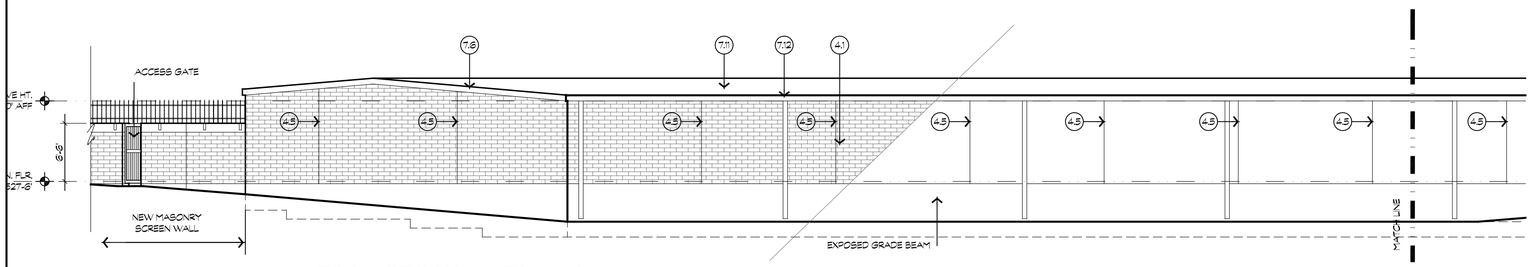
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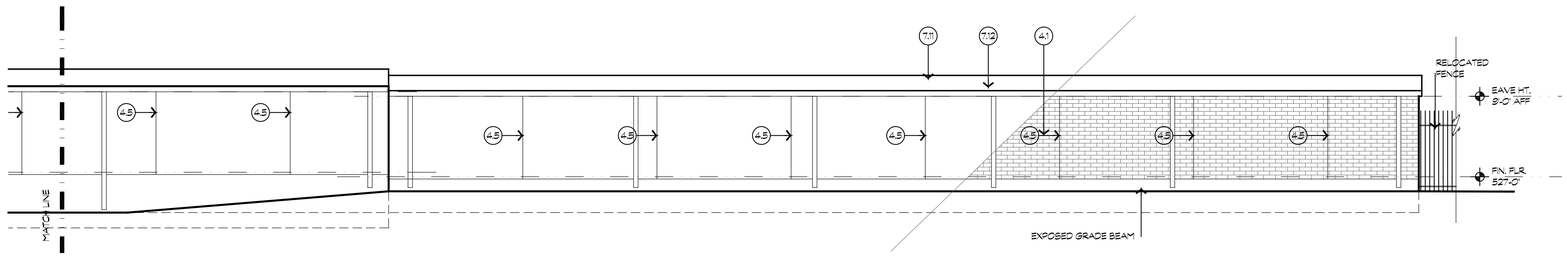
1 A3.02 **Bldg. "B" North Elevation**
Scale: 1/8"=1'-0"



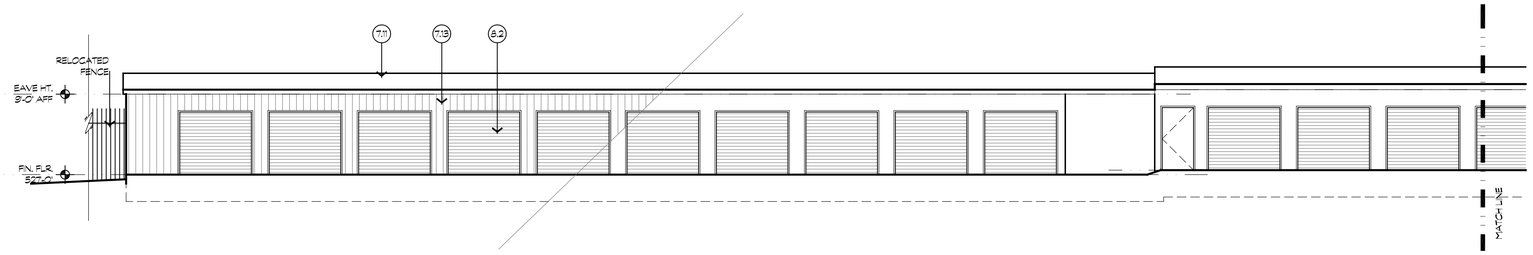
2 A3.02 **Bldg. "B" South Elevation**
Scale: 1/8"=1'-0"



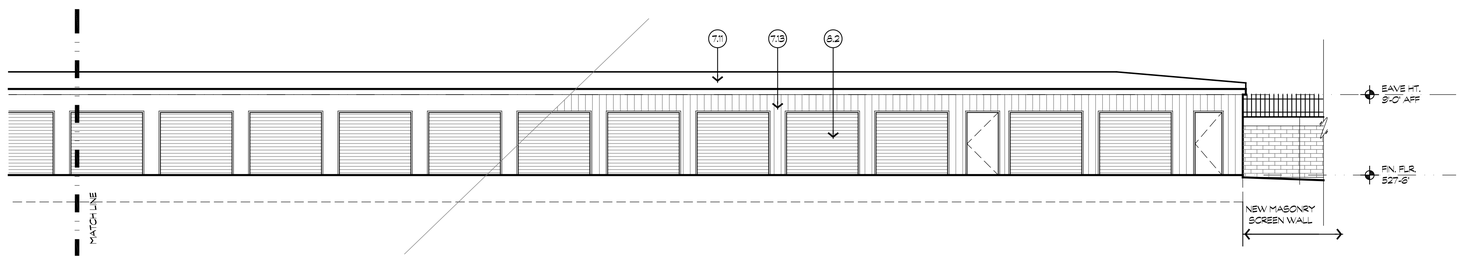
3 A3.02 **Bldg. "B" West Elevation**
Scale: 1/8"=1'-0"



4 A3.02 **Bldg. "B" West Elevation**
Scale: 1/8"=1'-0"



4 A3.02 **Bldg. "B" East Elevation**
Scale: 1/8"=1'-0"



4 A3.02 **Bldg. "B" East Elevation**
Scale: 1/8"=1'-0"

Key Notes

NOTE:
REFER SHEET A0.00 FOR MATERIALS LEGEND

1 GENERAL REQUIREMENTS-NOT USED

2 SITE WORK
2.1 4" THK. CONC. WALK
2.2 4" WIDE PAVEMENT MARKINGS
2.3 ADA COMPLIANT DETECTABLE WARNING RAMP, REFER 1/A1.03
2.4 HANDICAP SIGN-REFER CIVIL
2.5 6" CONCRETE CURB, REFER CIVIL
2.6 LANDSCAPING, REFER LANDSCAPE PLAN
2.7 PAINT ON ROCK WALL COMPLIANT FIRE LANE STRIPING
2.8 POWER OPERATED ROLLING ENTRY GATE W/ REMOTE KEYPAD

9 CONCRETE
9.1 CONCRETE FOUNDATION, REFER STRUCTURAL
9.2 PRE-FABRICATED CONCRETE SPLASH BLOCK

4 MASONRY
4.1 BRICK SHAPE TO MATCH EXIST., PAINT TO MATCH
4.2 ADJUSTABLE MASONRY TIES PER MASONRY ADVISORY COUNCIL RECOMMENDATIONS
4.4 MORTAR SCREEN
4.5 CAST STONE CAP
4.6 MASONRY CONTROL JOINT: 15'-0" MAX SPACING
4.6 8" CMU
4.7 8" CMU BOND BEAM

5 METALS
5.1 NOT USED
5.2 MISC. METAL, SIZE AS INDICATED
5.3 CONCRETE FILLED STEEL BOLLARD, REFER 5/A2.01

6 WOODS & PLASTICS
6.1 1" ROOF DECKING

7 THERMAL AND MOISTURE PROTECTION
7.1 CONT. 26 GA. GALV. METAL FLASHING
7.2 VINYL FACED THERMAL BATT INSULATION AS NOTED
7.3 AIR SPACE
7.4 CONT. 24 GA. GALV. FLASHING W/ WEEP HOLES @ 40" O.C.
7.5 SEALANT AND BACKER ROD
7.6 10 MIL. VAPOR BARRIER
7.7 PRE FINISHED 26 GA. RAIN GUTTER AND DOWNSPOUTS
7.8 EXTERIOR INSULATED FINISH SYSTEM (E.I.F.S.)
7.9 #30 FELT
7.10 CLAY SPANISH TILE TO MATCH EXIST

8 DOORS AND WINDOWS
8.1 FRAME & DOOR, REFER DOOR TYPES
8.2 ROLL-UP OVER HEAD DOOR, REFER DOOR TYPES

9 FINISHES
9.1 PARTITION PANEL METAL STUD BY MTL. BLDG. MANUF.
9.2 ½" GYPSUM BOARD
9.3 FIBERGLASS REINFORCED PLASTIC

10 SPECIALTIES - NOT USED

11 EQUIPMENT
11.1 FIRE DEPARTMENT KEY LOCK BOX

12 FURNISHINGS - NOT USED

13 SPECIAL CONSTRUCTION
13.1 PRE-ENGINEERED METAL BUILDING FRAME BY MTL. BLDG. MFR.
13.2 PRE-FINISHED INTERIOR METAL WALL PANEL BY MTL. BLDG. MFR.
13.3 LIGHT GAGE SECONDARY FRAMING BY MTL. BLDG. MFR.
13.4 STANDING SEAM METAL ROOFING BY MTL. BLD. MANUF.
13.5 PRE-FINISHED METAL WALL PANEL BY MTL. BLD. MANUF.
13.6 PRE-FINISHED METAL TRIM BY MTL. BLDG. MANUF.
13.7 PRE-FINISHED INTERIOR METAL PARTITION PANEL BY MTL. BLDG. MANUF.
13.8 PRE-FINISHED METAL SOFFIT/CEILING PANEL BY MTL. BLDG. MANUF.

14 CONVEYING SYSTEMS - NOT USED

15 MECHANICAL
15.1 PLUMBING FIXTURE, REFER PLUMBING

16 ELECTRICAL
16.1 LIGHT FIXTURE, REFER TO ELECTRICAL

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18 May 2021

Facility Expansion
The Vault Self Storage
Rockwall, Texas

file #
21-004 Elevations

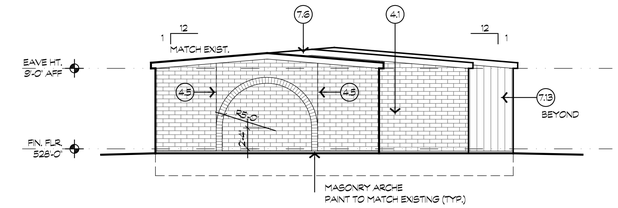
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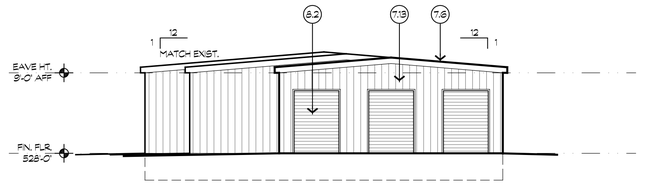
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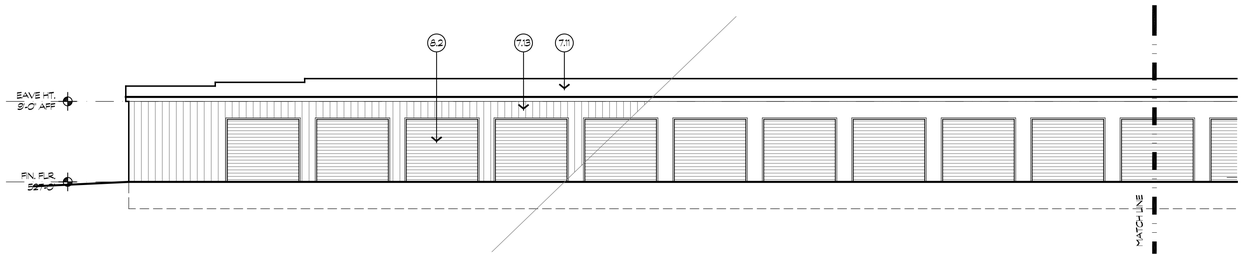
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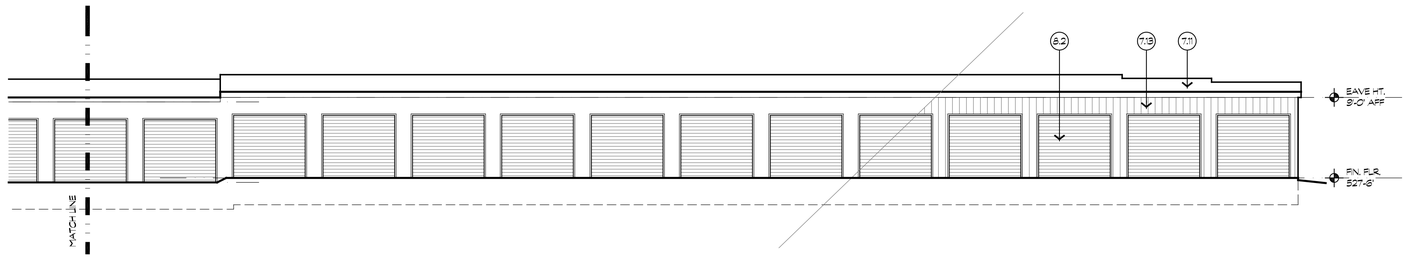
1 A3.03 **Bldg. "C" North Elevation**
Scale: 1/8"=1'-0"



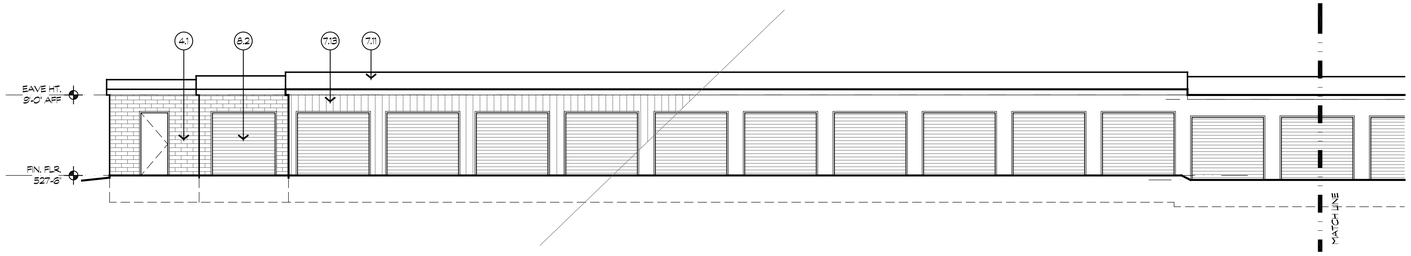
2 A3.03 **Bldg. "C" South Elevation**
Scale: 1/8"=1'-0"



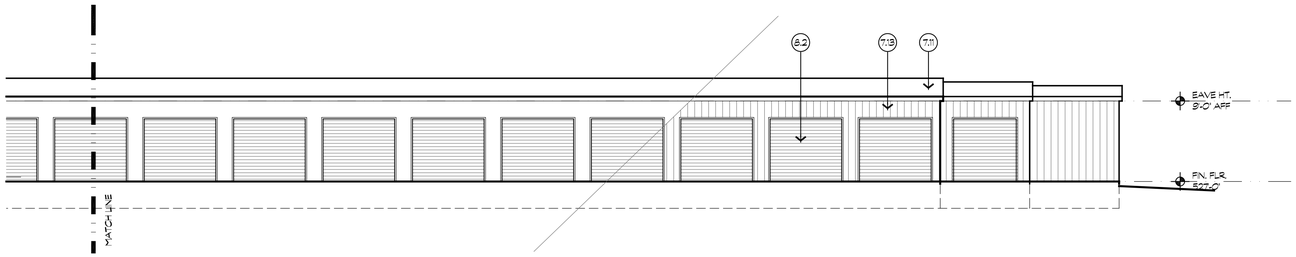
3 A3.03 **Bldg. "C" East Elevation**
Scale: 1/8"=1'-0"



4 A3.03 **Bldg. "C" East Elevation**
Scale: 1/8"=1'-0"



5 A3.03 **Bldg. "C" West Elevation**
Scale: 1/8"=1'-0"



6 A3.03 **Bldg. "C" West Elevation**
Scale: 1/8"=1'-0"

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

Key Notes

NOTE:
REFER SHEET A0.00 FOR MATERIALS LEGEND

1 GENERAL REQUIREMENTS-NOT USED

2 SITE WORK
2.1 4" THK. CONC. WALK
2.2 4" WIDE PAVEMENT MARKINGS
2.3 ADA COMPLIANT DETECTABLE WARNING RAMP, REFER 1/A1.03
2.4 HANDICAP SIGN-REFER CIVIL
2.5 6" CONCRETE CURB, REFER CIVIL
2.6 LANDSCAPING, REFER LANDSCAPE PLAN
2.7 CITY OF ROCKWALL COMPLIANT FIRE LANE STRIPING
2.8 POWER OPERATED ROLLING ENTRY GATE W/ REMOTE KEYPAD

3 CONCRETE
3.1 CONCRETE FOUNDATION, REFER STRUCTURAL
3.2 PRE-FABRICATED CONCRETE SPLASH BLOCK

4 MASONRY
4.1 BRICK, SHAPE TO MATCH EXIST., PAINT TO MATCH
4.2 ADJUSTABLE MASONRY TIES PER MASONRY ADVISORY COUNCIL RECOMMENDATIONS
4.3 MORTAR SCREED
4.4 CAST STONE CAP
4.5 MASONRY CONTROL JOINT: 15'-0" MAX SPACING
4.6 8" CMU
4.7 8" CMU BOND BEAM

5 METALS
5.1 NOT USED
5.2 MISC. METAL, SIZE AS INDICATED
5.3 CONCRETE FILLED STEEL BOLLARD, REFER 5/A2.01

6 WOODS & PLASTICS
6.1 1" ROOF DECKING

7 THERMAL AND MOISTURE PROTECTION
7.1 CONT. 26 GA. GALV. METAL FLASHING
7.2 VINYL FACED THERMAL BATT INSULATION AS NOTED AIR SPACE
7.4 CONT. 24 GA. GALV. FLASHING W/ WEEP HOLES @ 24" O.C.
7.5 SEALANT AND BACKER ROD
7.6 10 MIL VAPOR BARRIER
7.7 PRE FINISHED 26 GA. RAIN GUTTER AND DOWNSPOUTS
7.8 EXTERIOR INSULATED FINISH SYSTEM (E.I.F.S.)
7.9 #30 FELT
7.10 CLAY SPANISH TILE TO MATCH EXIST

8 DOORS AND WINDOWS
8.1 FRAME & DOOR, REFER DOOR TYPES
8.2 ROLLUP OVER HEAD DOOR, REFER DOOR TYPES

9 FINISHES
9.1 PARTITION PANEL METAL STUD BY MTL. BLDG. MANUF.
9.2 ½" GYPSUM BOARD
9.3 FIBERGLASS REINFORCED PLASTIC

10 SPECIALTIES - NOT USED

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11.1 FIRE DEPARTMENT KEY LOCK BOX

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13.4 STANDING SEAM METAL ROOFING BY MTL. BLD. MANUF.
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13.6 PRE-FINISHED METAL TRIM BY MTL. BLDG. MANUF.
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15 MECHANICAL
15.1 PLUMBING FIXTURE, REFER PLUMBING

16 ELECTRICAL
16.1 LIGHT FIXTURE, REFER TO ELECTRICAL

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

REGISTERED ARCHITECT JOHN THOMAS SEITZ 12157 STATE OF TEXAS

18 May 2021

Facility Expansion
The Vault Self Storage
Rockwall, Texas

file #
21-004 Elevations

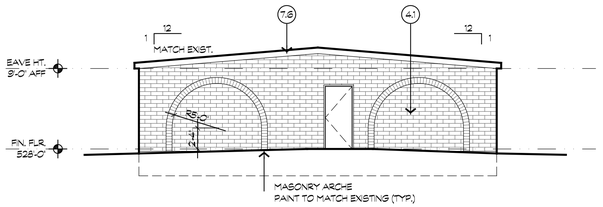
project #
21-004

date
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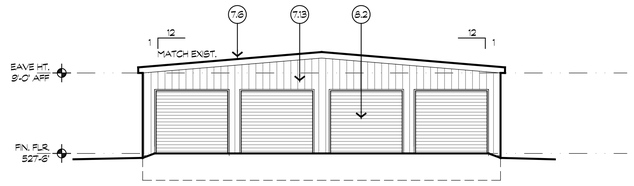
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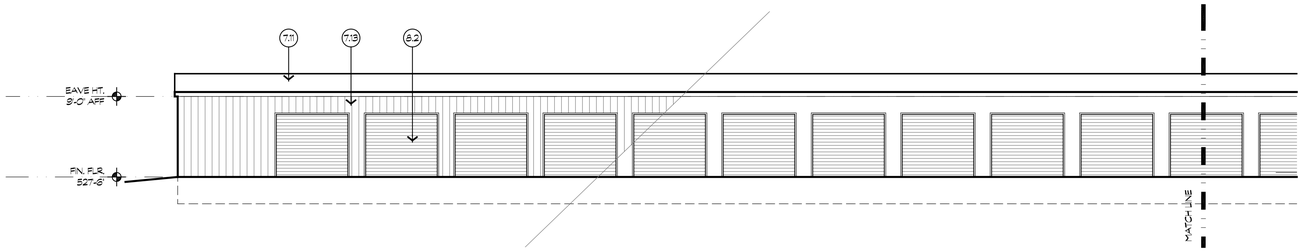
A3.03



1 A3.04 **Bldg. "D" North Elevation**
Scale: 1/8"=1'-0"

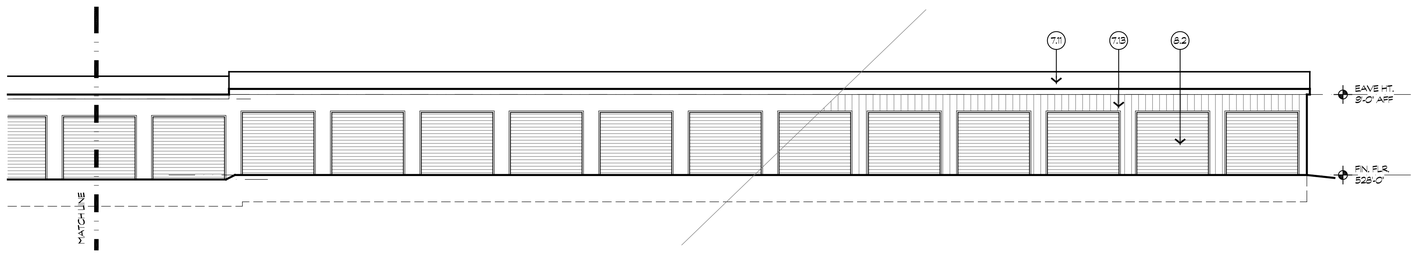


2 A3.04 **Bldg. "D" South Elevation**
Scale: 1/8"=1'-0"

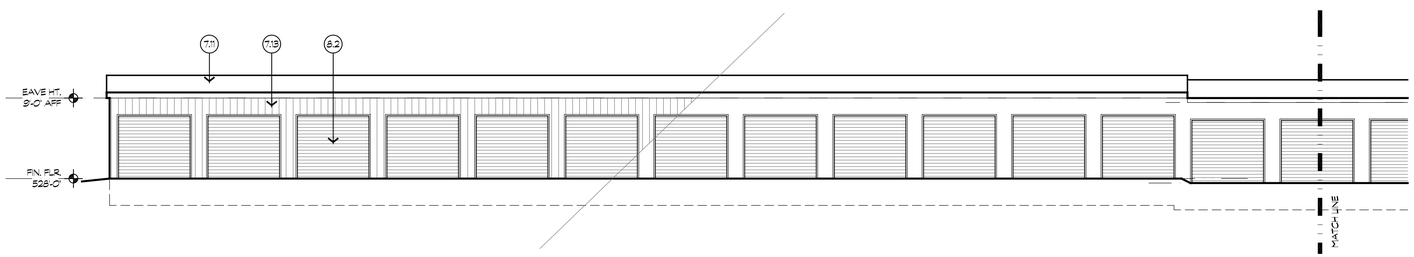


3 A3.04 **Bldg. "D" East Elevation**
Scale: 1/8"=1'-0"

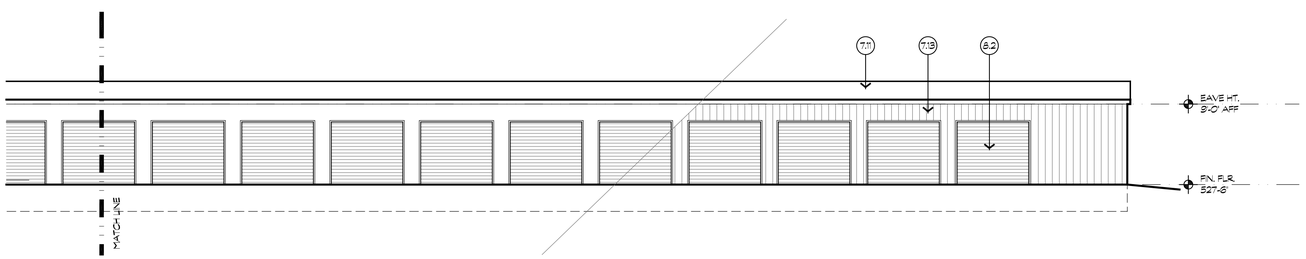
GENERAL NOTES:
1) REFER SHEET A2.01 FOR TYPICAL STEEL LINTEL SIZES AND HEAD FLASHING DETAIL



4 A3.04 **Bldg. "D" East Elevation**
Scale: 1/8"=1'-0"



5 A3.04 **Bldg. "D" West Elevation**
Scale: 1/8"=1'-0"



6 A3.04 **Bldg. "D" West Elevation**
Scale: 1/8"=1'-0"

Key Notes

NOTE:
REFER SHEET A0.00 FOR MATERIALS LEGEND

1 GENERAL REQUIREMENTS-NOT USED

2 SITE WORK
2.1 4" THK. CONC. WALK
2.2 4" WIDE PAVEMENT MARKINGS
2.3 ADA COMPLIANT DETECTABLE WARNING RAMP, REFER 1/A1.03
2.4 HANDICAP SIGN-REFER CIVIL
2.5 6" CONCRETE CURB, REFER CIVIL
2.6 LANDSCAPING, REFER LANDSCAPE PLAN
2.7 CITY OF ROCKWALL COMPLIANT FIRE LANE STRIPING
2.8 POWER OPERATED ROLLING ENTRY GATE W/ REMOTE KEYPAD

3 CONCRETE
3.1 CONCRETE FOUNDATION, REFER STRUCTURAL
3.2 PRE-FABRICATED CONCRETE SPLASH BLOCK

4 MASONRY
4.1 BRICK SHAPE TO MATCH EXIST., PAINT TO MATCH
4.2 ADJUSTABLE MASONRY TIES PER MASONRY ADVISORY COUNCIL RECOMMENDATIONS
4.3 MORTAR SCREEN
4.4 CAST STONE CAP
4.5 MASONRY CONTROL JOINT: 15'-0" MAX SPACING
4.6 8" CMU
4.7 8" CMU BOND BEAM

5 METALS
5.1 NOT USED
5.2 MISC. METAL, SIZE AS INDICATED
5.3 CONCRETE FILLED STEEL BOLLARD, REFER 5/A2.01

6 WOODS & PLASTICS
6.1 1" ROOF DECKING

7 THERMAL AND MOISTURE PROTECTION
7.1 CONT. 26 GA. GALV. METAL FLASHING
7.2 VINYL FACED THERMAL BATT INSULATION AS NOTED
7.3 AIR SPACE
7.4 CONT. 24 GA. GALV. FLASHING W/ WEEP HOLES @ 24" O.C.
7.5 SEALANT AND BACKER ROD
7.6 10 MIL VAPOR BARRIER
7.7 PRE FINISHED 26 GA. RAIN GUTTER AND DOWNSPOUTS
7.8 EXTERIOR INSULATED FINISH SYSTEM (E.I.F.S.)
7.9 #30 FELT
7.10 CLAY SPANISH TILE TO MATCH EXIST

8 DOORS AND WINDOWS
8.1 FRAME & DOOR, REFER DOOR TYPES
8.2 ROLL-UP OVER HEAD DOOR, REFER DOOR TYPES

9 FINISHES
9.1 PARTITION PANEL METAL STUD BY MTL. BLDG. MANUF.
9.2 5/8" GYPSUM BOARD
9.3 FIBERGLASS REINFORCED PLASTIC

10 SPECIALTIES - NOT USED

11 EQUIPMENT
11.1 FIRE DEPARTMENT KEY LOCK BOX

12 FURNISHINGS - NOT USED

13 SPECIAL CONSTRUCTION
13.1 PRE-ENGINEERED METAL BUILDING FRAME BY MTL. BLDG. MFR.
13.2 PRE-FINISHED INTERIOR METAL WALL PANEL BY MTL. BLDG. MFR.
13.3 LIGHT GAGE SECONDARY FRAMING BY MTL. BLDG. MFR.
13.4 STANDING SEAM METAL ROOFING BY MTL. BLD. MANUF.
13.5 PRE-FINISHED METAL WALL PANEL BY MTL. BLD. MANUF.
13.6 PRE-FINISHED METAL TRIM BY MTL. BLDG. MANUF.
13.7 PRE-FINISHED INTERIOR METAL PARTITION PANEL BY MTL. BLDG. MANUF.
13.8 PRE-FINISHED METAL SOFFIT/CEILING PANEL BY MTL. BLDG. MANUF.

14 CONVEYING SYSTEMS - NOT USED

15 MECHANICAL
15.1 PLUMBING FIXTURE, REFER PLUMBING

16 ELECTRICAL
16.1 LIGHT FIXTURE, REFER TO ELECTRICAL

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STATE OF TEXAS

18 May 2021

Facility Expansion
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Rockwall, Texas

file #
21-004 Elevations

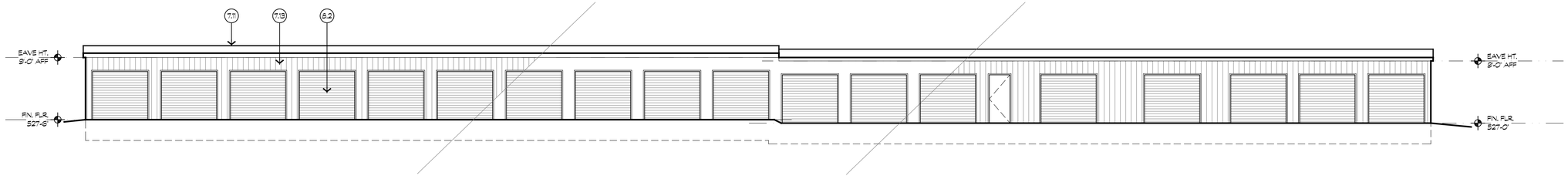
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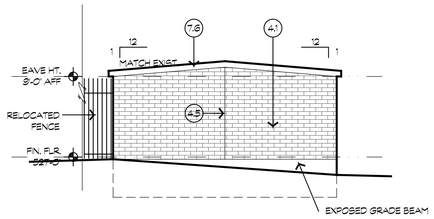
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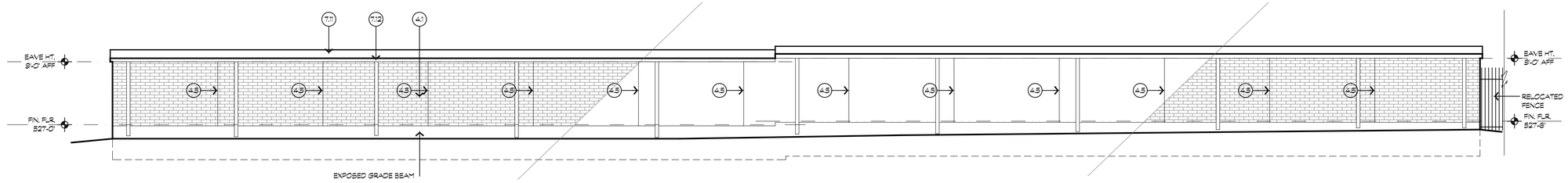
1 A3.05 Bldg. "E" North Elevation

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



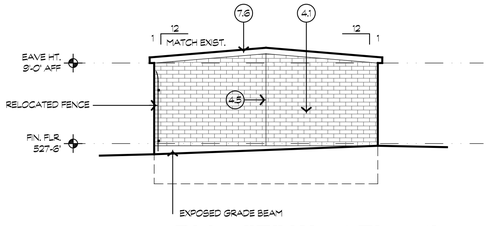
2 A3.05 Bldg. "E" East Elevation

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



3 A3.05 Bldg. "E" South Elevation

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



4 A3.05 Bldg. "E" West Elevation

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

Key Notes

"NOTE:
REFER SHEET A0.00 FOR MATERIALS LEGEND

1 GENERAL REQUIREMENTS-NOT USED

2 SITE WORK
2.1 4" THK. CONC. WALK
2.2 4" WIDE PAVEMENT MARKINGS
2.3 ADA COMPLIANT DETECTABLE WARNING RAMP, REFER 1/A1.03
2.4 HANDICAP SIGN-REFER CIVIL
2.5 6" CONCRETE CURB, REFER CIVIL
2.6 LANDSCAPING, REFER LANDSCAPE PLAN
2.7 CITY OF ROCKWALL COMPLIANT FIRE LANE STRIPING
2.8 POWER OPERATED ROLLING ENTRY GATE W/ REMOTE KEYPAD

3 CONCRETE
3.1 CONCRETE FOUNDATION, REFER STRUCTURAL
3.2 PRE-FABRICATED CONCRETE SPLASH BLOCK

4 MASONRY
4.1 BRICK SHAPE TO MATCH EXIST., PAINT TO MATCH
4.2 ADJUSTABLE MASONRY TIES PER MASONRY ADVISORY COUNCIL RECOMMENDATIONS
4.3 MORTAR SCREEN
4.4 CAST STONE CAP
4.5 MASONRY CONTROL JOINT: 15'-0" MAX SPACING
4.6 8" CMU
4.7 8" CMU BOND BEAM

5 METALS
5.1 NOT USED
5.2 MISC. METAL, SIZE AS INDICATED
5.3 CONCRETE FILLED STEEL BOLLARD, REFER S/A2.01

6 WOODS & PLASTICS
6.1 1" ROOF DECKING

7 THERMAL AND MOISTURE PROTECTION
7.1 CONT. 26 GA. GALV. METAL FLASHING
7.2 VINYL FACED THERMAL BATT INSULATION AS NOTED
7.3 AIR SPACE
7.4 CONT. 24 GA. GALV. FLASHING W/ WEEP HOLES @ 2'-0" O.C.
7.5 SEALANT AND BACKER ROD
7.6 10 MIL. VAPOR BARRIER
7.7 PRE FINISHED 26 GA. RAIN GUTTER AND DOWNSPOUTS
7.8 EXTERIOR INSULATED FINISH SYSTEM (E.I.F.S.)
7.9 #30 FELT
7.10 CLAY SPANISH TILE TO MATCH EXIST

8 DOORS AND WINDOWS
8.1 FRAME & DOOR, REFER DOOR TYPES
8.2 ROLL-UP OVER HEAD DOOR, REFER DOOR TYPES

9 FINISHES
9.1 PARTITION PANEL METAL STUD BY MTL. BLDG. MANUF.
9.2 ½" GYPSUM BOARD
9.3 FIBERGLASS REINFORCED PLASTIC

10 SPECIALTIES - NOT USED

11 EQUIPMENT
11.1 FIRE DEPARTMENT KEY LOCK BOX

12 FURNISHINGS - NOT USED

13 SPECIAL CONSTRUCTION
13.1 PRE-ENGINEERED METAL BUILDING FRAME BY MTL. BLDG. MFR.
13.2 PRE-FINISHED INTERIOR METAL WALL PANEL BY MTL. BLDG. MFR.
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13.4 STANDING SEAM METAL ROOFING BY MTL. BLD. MANUF.
13.5 PRE-FINISHED METAL WALL PANEL BY MTL. BLD. MANUF.
13.6 PRE-FINISHED METAL TRIM BY MTL. BLDG. MANUF.
13.7 PRE-FINISHED INTERIOR METAL PARTITION PANEL BY MTL. BLDG. MANUF.
13.8 PRE-FINISHED METAL SOFFIT/CEILING PANEL BY MTL. BLDG. MANUF.

14 CONVEYING SYSTEMS - NOT USED

15 MECHANICAL
15.1 PLUMBING FIXTURE, REFER PLUMBING

16 ELECTRICAL
16.1 LIGHT FIXTURE, REFER TO ELECTRICAL

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18 May 2021

Facility Expansion
The Vault Self Storage
Rockwall, Texas

file #
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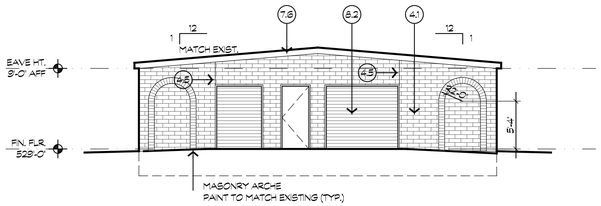
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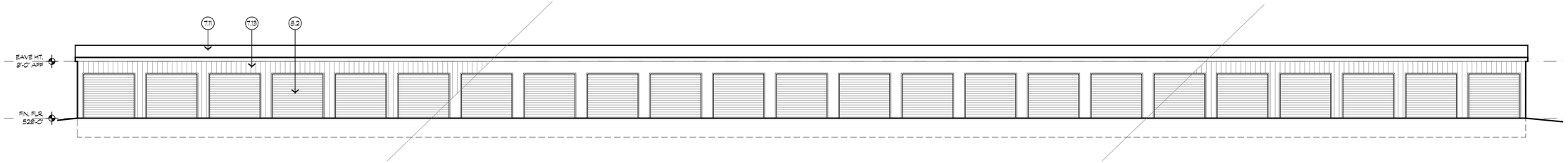
A3.05



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

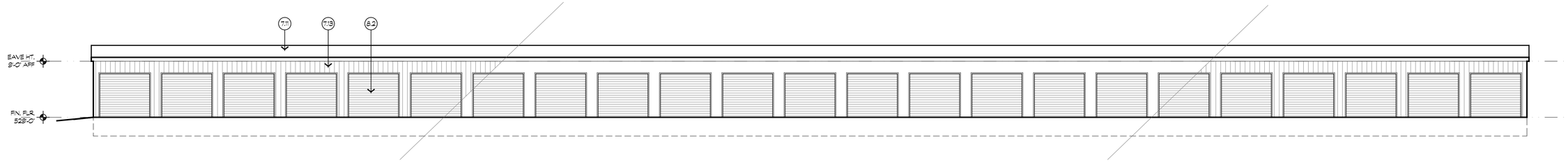
1 A3.06 Bldg. "F" North Elevation

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



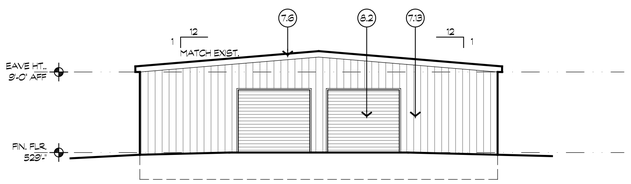
2 A3.06 Bldg. "F" East Elevation

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



3 A3.06 Bldg. "F" West Elevation

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



4 A3.06 Bldg. "F" South Elevation

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

Key Notes

"NOTE:
REFER SHEET A0.00 FOR MATERIALS LEGEND

1 GENERAL REQUIREMENTS-NOT USED

2 SITE WORK
2.1 4" THK. CONC. WALK
2.2 4" WIDE PAVEMENT MARKINGS
2.3 ADA COMPLIANT DETECTABLE WARNING RAMP, REFER 1/A1.03
2.4 HANDICAP SIGN-REFER CIVIL
2.5 6" CONCRETE CURB, REFER CIVIL
2.6 LANDSCAPING, REFER LANDSCAPE PLAN
2.7 CITY OF ROCKWALL COMPLIANT FIRE LANE STRIPING
2.8 POWER OPERATED ROLLING ENTRY GATE W/ REMOTE KEYPAD

3 CONCRETE
3.1 CONCRETE FOUNDATION, REFER STRUCTURAL
3.2 PRE-FABRICATED CONCRETE SPLASH BLOCK

4 MASONRY
4.1 BRICK SHAPE TO MATCH EXIST., PAINT TO MATCH
4.2 ADJUSTABLE MASONRY TIES PER MASONRY ADVISORY COUNCIL RECOMMENDATIONS
4.3 MORTAR SCREED
4.4 CAST STONE CAP
4.5 MASONRY CONTROL JOINT; 15'-0" MAX SPACING
4.6 8" CMU
4.7 8" CMU BOND BEAM

5 METALS
5.1 NOT USED
5.2 MISC. METAL, SIZE AS INDICATED
5.3 CONCRETE FILLED STEEL BOLLARD, REFER 5/A2.01

6 WOODS & PLASTICS
6.1 1" ROOF DECKING

7 THERMAL AND MOISTURE PROTECTION
7.1 CONT. 26 GA. GALV. METAL FLASHING
7.2 VINYL FACED THERMAL BATT INSULATION AS NOTED
7.3 AIR SPACE
7.4 CONT. 24 GA. GALV. FLASHING W/ WEEP HOLES @ 24" O.C.
7.5 SEALANT AND BACKER ROD
7.6 10 MIL VAPOR BARRIER
7.7 PRE FINISHED 26 GA. RAIN GUTTER AND DOWNSPOUTS
7.8 EXTERIOR INSULATED FINISH SYSTEM (E.I.F.S.)
7.9 #30 FELT
7.10 CLAY SPANISH TILE TO MATCH EXIST

8 DOORS AND WINDOWS
8.1 FRAME & DOOR, REFER DOOR TYPES
8.2 ROLL-UP OVER HEAD DOOR, REFER DOOR TYPES

9 FINISHES
9.1 PARTITION PANEL METAL STUD BY MTL. BLDG. MANUF.
9.2 ½" GYPSUM BOARD
9.3 FIBERGLASS REINFORCED PLASTIC

10 SPECIALTIES - NOT USED

11 EQUIPMENT
11.1 FIRE DEPARTMENT KEY LOCK BOX

12 FURNISHINGS - NOT USED

13 SPECIAL CONSTRUCTION
13.1 PRE-ENGINEERED METAL BUILDING FRAME BY MTL. BLDG. MFR.
13.2 PRE-FINISHED INTERIOR METAL WALL PANEL BY MTL. BLDG. MFR.
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13.4 STANDING SEAM METAL ROOFING BY MTL. BLD. MANUF.
13.5 PRE-FINISHED METAL WALL PANEL BY MTL. BLD. MANUF.
13.6 PRE-FINISHED METAL TRIM BY MTL. BLDG. MANUF.
13.7 PRE-FINISHED INTERIOR METAL PARTITION PANEL BY MTL. BLDG. MANUF.
13.8 PRE-FINISHED METAL SOFFIT/CEILNG PANEL BY MTL. BLDG. MANUF.

14 CONVEYING SYSTEMS - NOT USED

15 MECHANICAL
15.1 PLUMBING FIXTURE, REFER PLUMBING

16 ELECTRICAL
16.1 LIGHT FIXTURE, REFER TO ELECTRICAL

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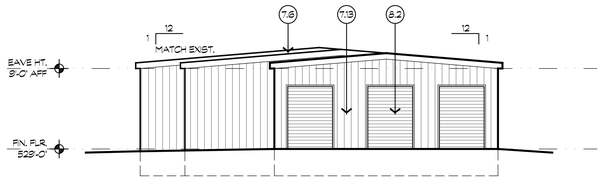
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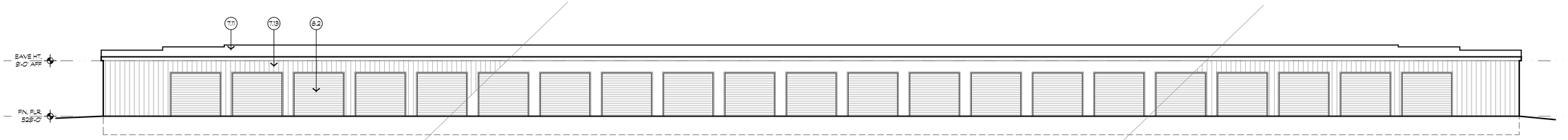
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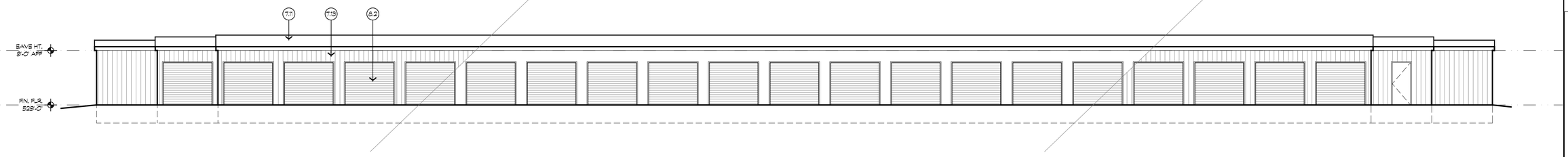
1 A3.07 Bldg. "G" North Elevation

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



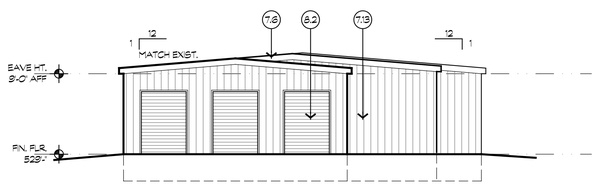
2 A3.07 Bldg. "G" East Elevation

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



3 A3.07 Bldg. "G" West Elevation

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



4 A3.07 Bldg. "G" South Elevation

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

Key Notes

"NOTE:
REFER SHEET A0.00 FOR MATERIALS LEGEND

1 GENERAL REQUIREMENTS-NOT USED

2 SITE WORK
2.1 4" THK. CONC. WALK
2.2 4" WIDE PAVEMENT MARKINGS
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2.4 HANDICAP SIGN-REFER CIVIL
2.5 6" CONCRETE CURB, REFER CIVIL
2.6 LANDSCAPING, REFER LANDSCAPE PLAN
2.7 CITY OF ROCKWALL COMPLIANT FIRE LANE STRIPING
2.8 POWER OPERATED ROLLING ENTRY GATE W/ REMOTE KEYPAD

3 CONCRETE
3.1 CONCRETE FOUNDATION, REFER STRUCTURAL
3.2 PRE-FABRICATED CONCRETE SPLASH BLOCK

4 MASONRY
4.1 BRICK SHAPE TO MATCH EXIST., PAINT TO MATCH
4.2 ADJUSTABLE MASONRY TIES PER MASONRY ADVISORY COUNCIL RECOMMENDATIONS
4.3 MORTAR SCREEN
4.4 CAST STONE CAP
4.5 MASONRY CONTROL JOINT: 15'-0" MAX SPACING
4.6 8" CMU
4.7 8" CMU BOND BEAM

5 METALS
5.1 NOT USED
5.2 MISC. METAL, SIZE AS INDICATED
5.3 CONCRETE FILLED STEEL BOLLARD, REFER 5/A2.01

6 WOODS & PLASTICS
6.1 1" ROOF DECKING

7 THERMAL AND MOISTURE PROTECTION
7.1 CONT. 26 GA. GALV. METAL FLASHING
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7.4 CONT. 24 GA. GALV. FLASHING W/ WEEP HOLES @ 24'-0" O.C.
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10 SPECIALTIES - NOT USED

11 EQUIPMENT
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14 CONVEYING SYSTEMS - NOT USED

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16 ELECTRICAL
16.1 LIGHT FIXTURE, REFER TO ELECTRICAL

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CITY OF ROCKWALL

ORDINANCE NO. 21-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW THE EXPANSION OF AN EXISTING MINI-WAREHOUSE FACILITY WITHIN A COMMERCIAL (C) DISTRICT AS SPECIFIED WITHIN ARTICLE 04, *PERMISSIBLE USES*, OF THE UNIFIED DEVELOPMENT CODE, FOR A 6.06-ACRE PARCEL OF LAND ZONED COMMERCIAL (C) DISTRICT, AND DESCRIBED AS LOT 1, BLOCK C OF THE ROCKWALL BUSINESS PARK EAST ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (*$2,000.00*) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Stephen Seitz, on behalf of Jim Vaudagna, for the approval of a Specific Use Permit (SUP) to allow the expansion of an existing mini-warehouse facility within a Commercial (C) District for a 6.06-acre parcel of land identified as Lot 1, Block C of the Rockwall Business Park East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, which is generally situated west of the intersection of SH-205 and Ralph Hall Parkway, and more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the expansion of a an existing mini-warehouse facility within a Commercial (C) District as stipulated by Article 04, *Permissible Uses*, of the Unified Development Code on the *Subject Property*; and,

DRAFT 06.23.2021

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 02.03 J, *Wholesale, Distribution and Storage Land Uses*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] *-- as heretofore amended and as may be amended in the future* --, and with the following conditions:

2.1. OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Mini-Warehouse Facility on the Subject Property, and conformance to these operational conditions are required for continued operations*:

(1) All operations on this property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.

(2) The building elevations submitted with the site plan shall generally adhere to the Building Elevations depicted in *Exhibit 'C'* of this ordinance.

(3) The minimum roof pitches for the proposed buildings shall be the same as the existing buildings or conform to the roof pitches called out on the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.

(4) No outside storage of any kind shall be permitted on this site. This includes the outside storage of boats, recreational vehicles, and motor or self-propelled vehicles.

(5) Businesses shall not be allowed to operate within individual storage units.

2.2. COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures,* of the Unified Development Code (UDC) will require compliance to the following:

(1) Upon obtaining a *Building Permit*, should the homeowner fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 2.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC).

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS ($2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

DRAFT ORDINANCE 09.29.2021

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2TH DAY OF AUGUST, 2021.

_____
Kevin Fowler, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *July 19, 2021*

2nd Reading: *August 2, 2021*

DRAFT ORDINANCE 06.29.2021

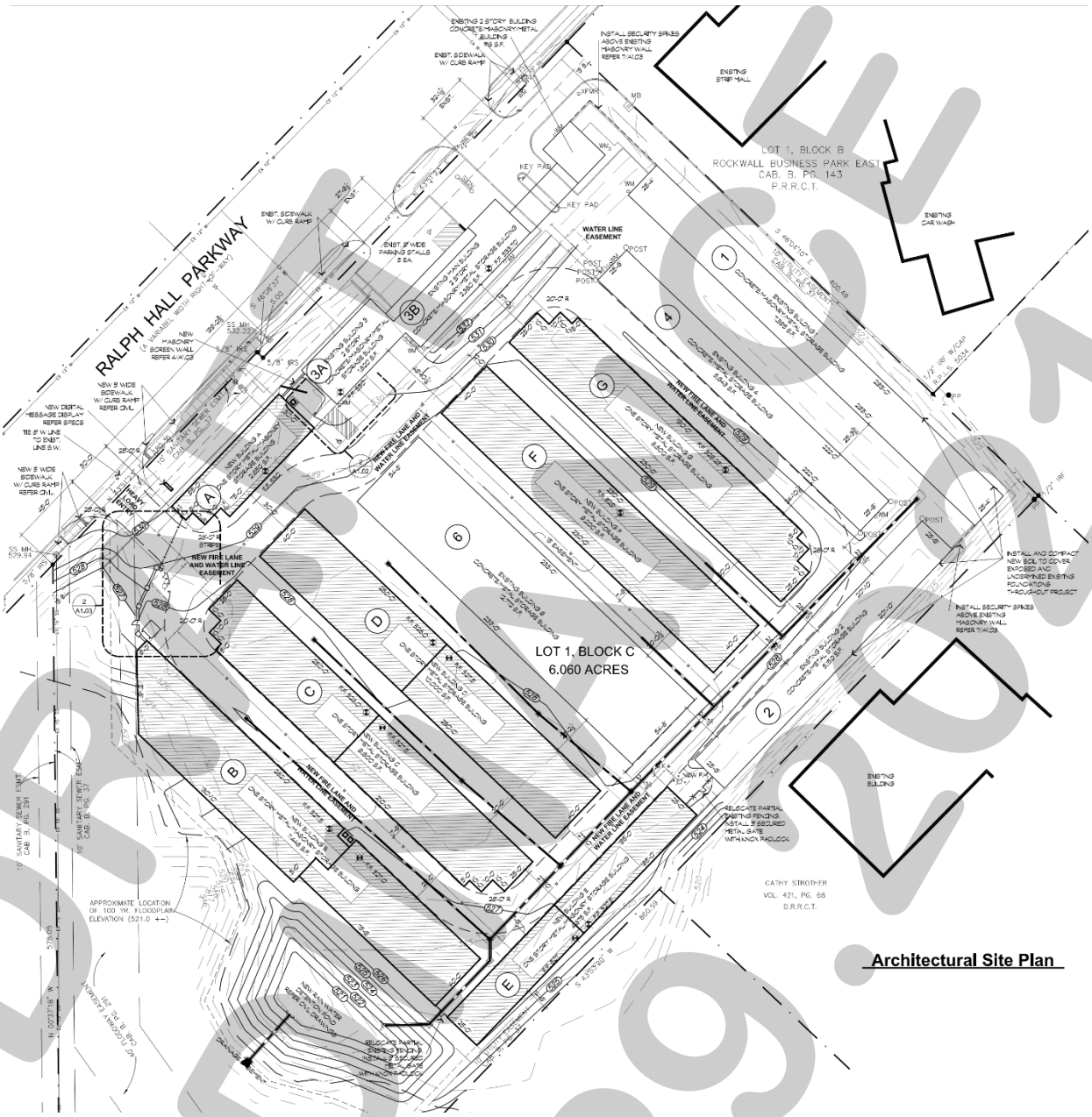
Exhibit 'A'
Zoning Exhibit

Address: *1280 E. Ralph Hall Parkway*
Legal Description: *Lot 1, Block C, Rockwall Business Park East Addition*



DRAFT 06/07/21

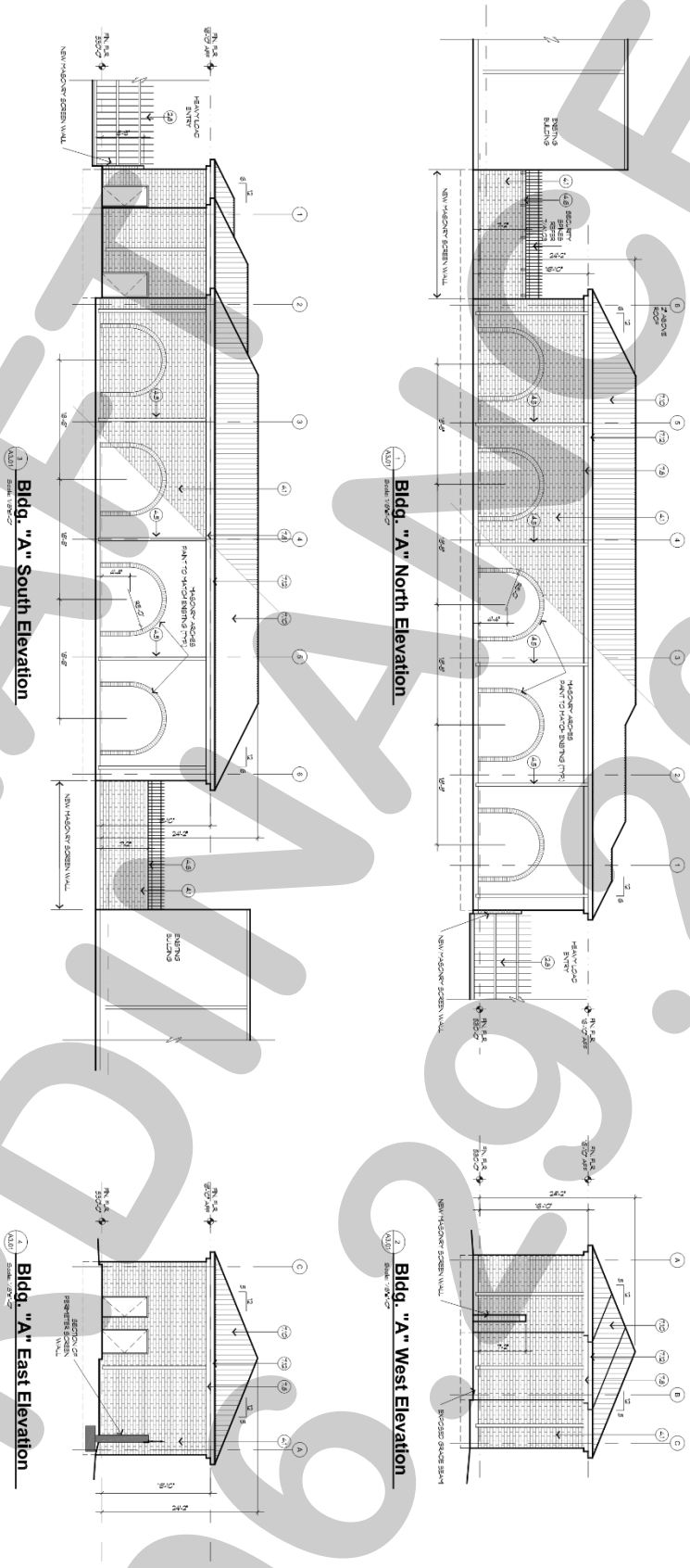
Exhibit 'B':
Residential Plot Plan



Architectural Site Plan

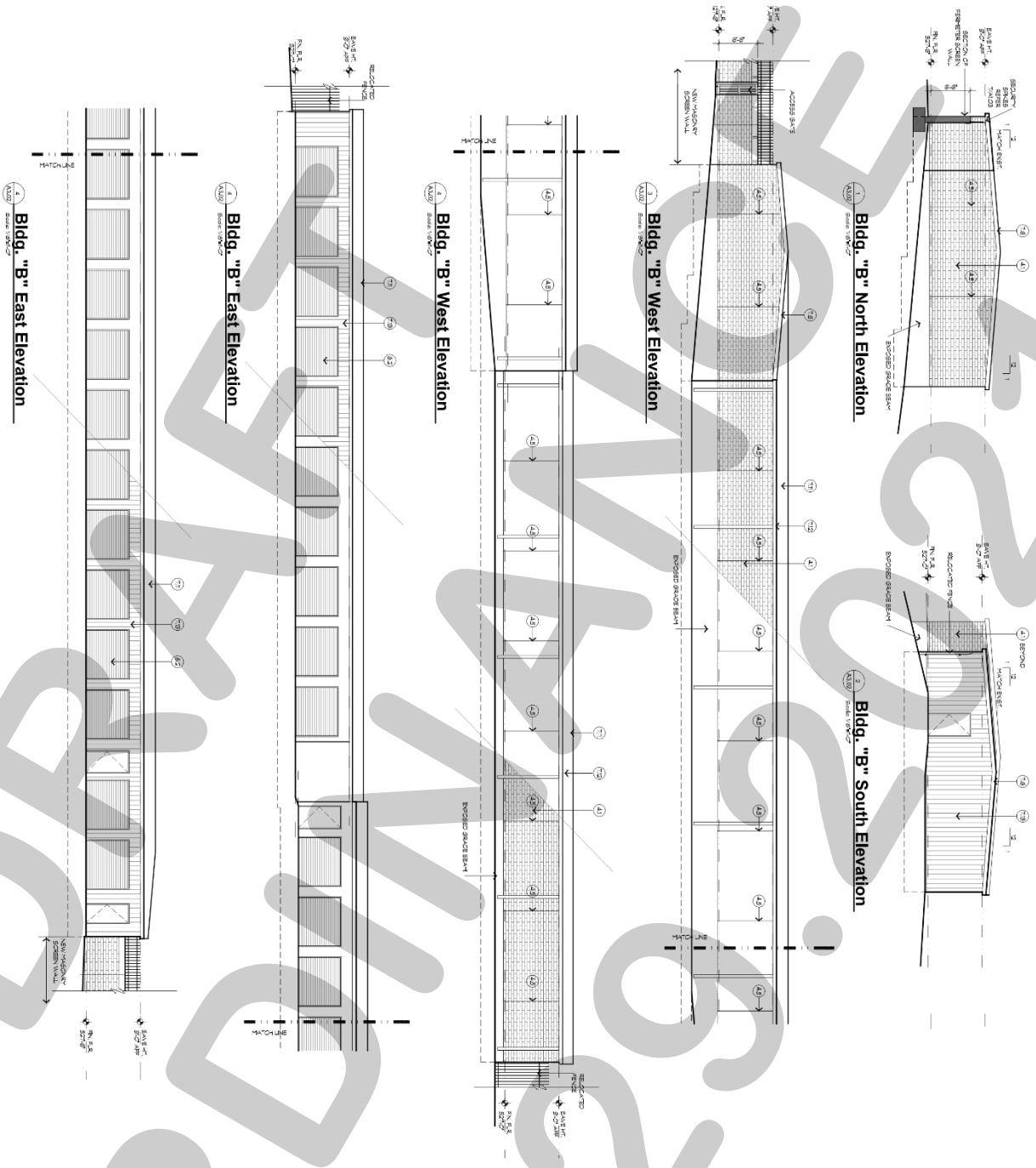
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Exhibit 'C':
Elevations



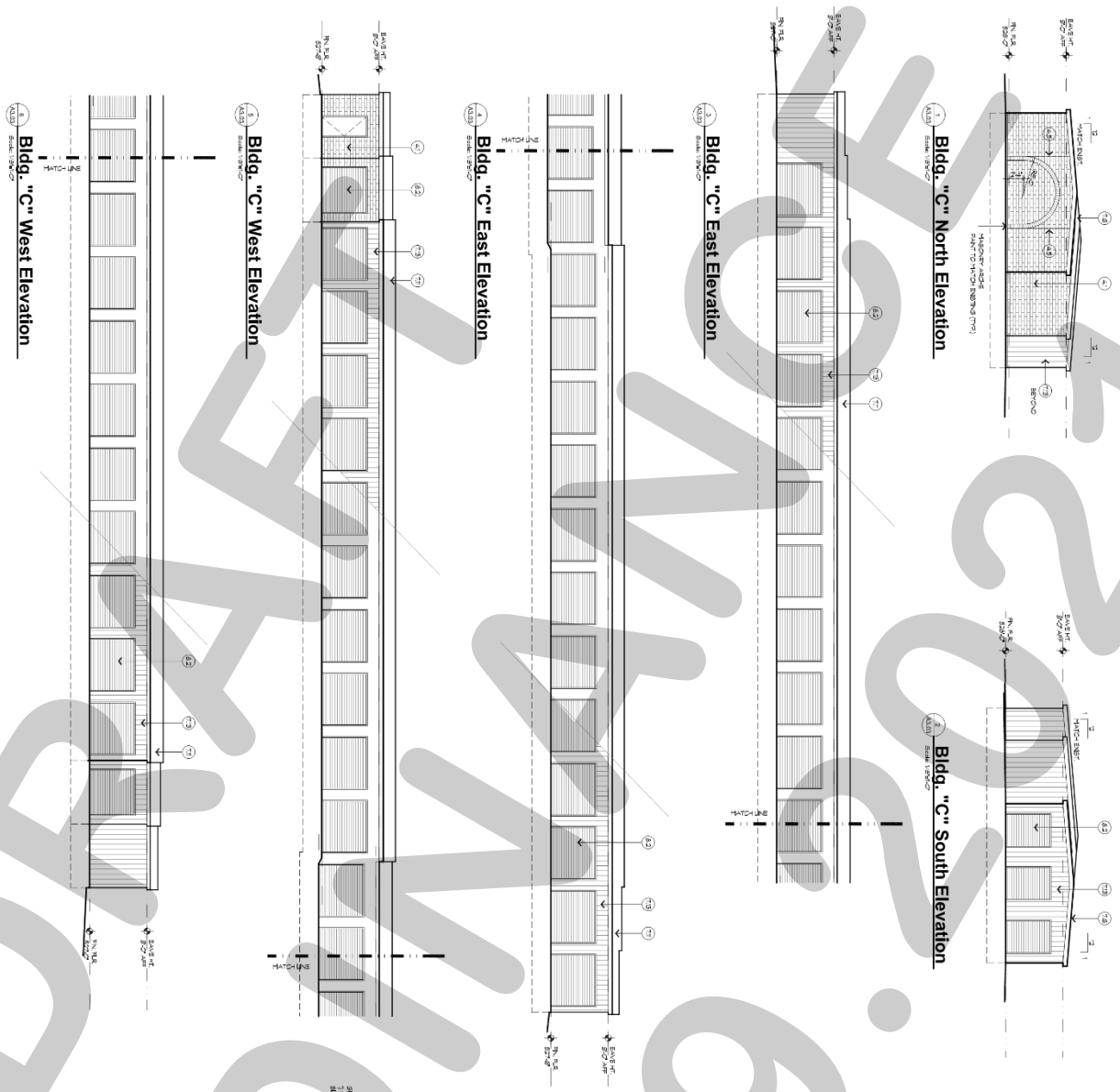
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ORDINANCE
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Exhibit 'C':
Elevations



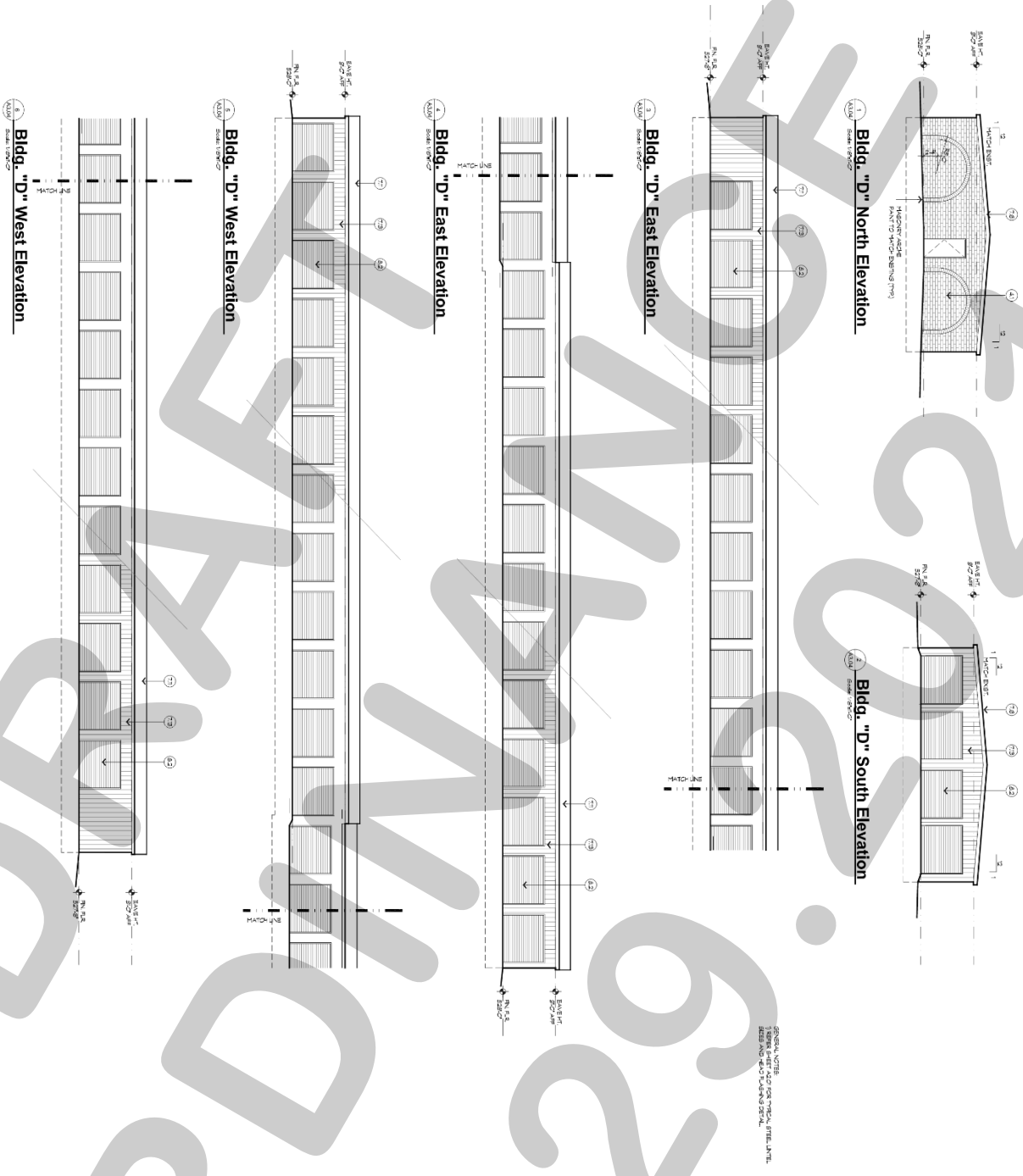
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Exhibit 'C':
Elevations



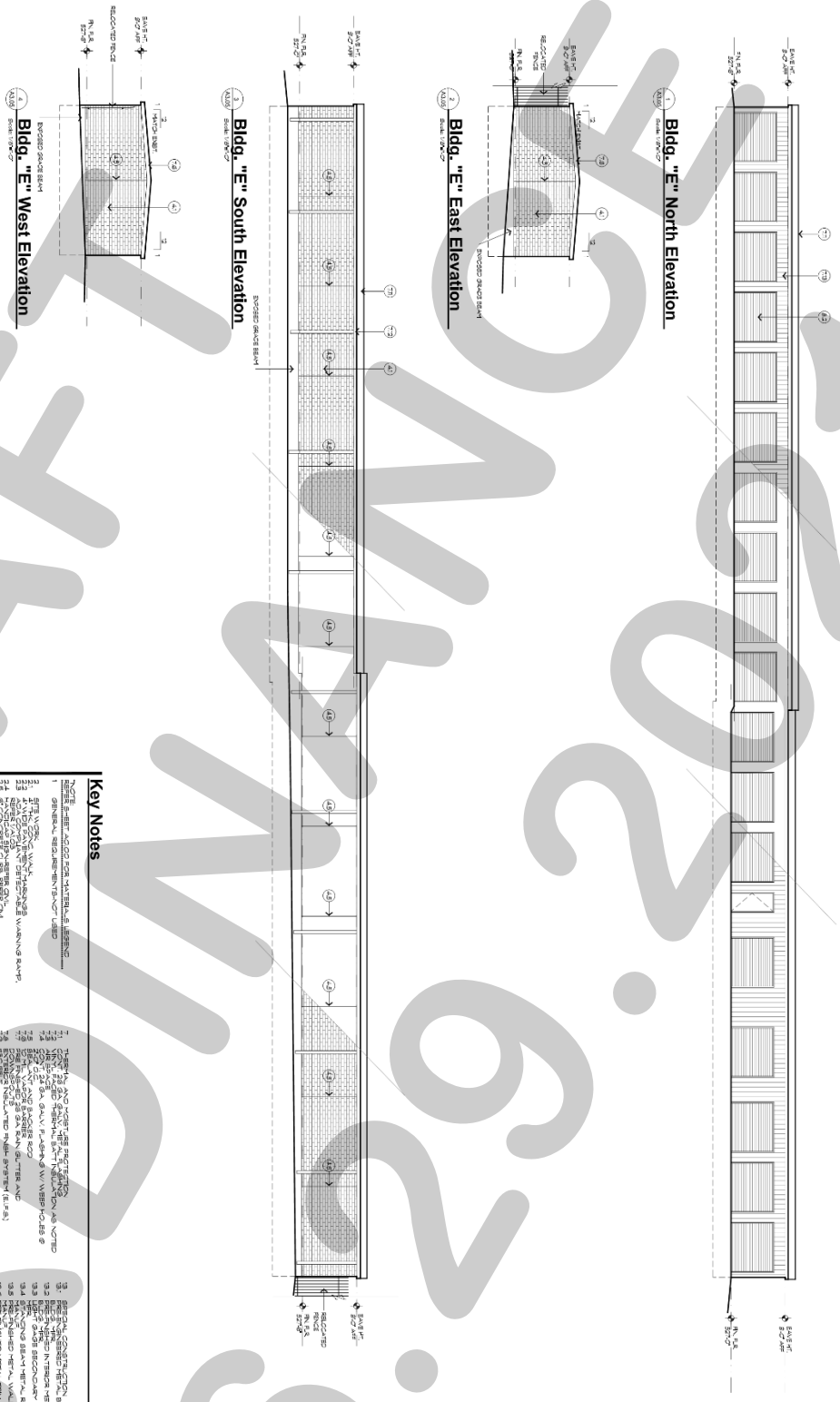
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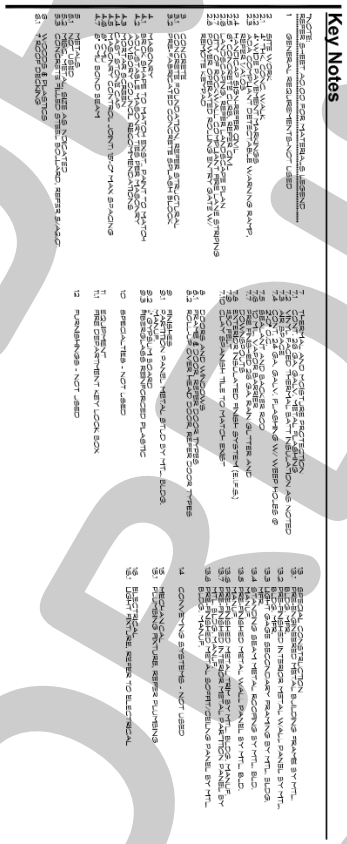
Exhibit 'C':
Elevations



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ORDINANCE
06.29.2021

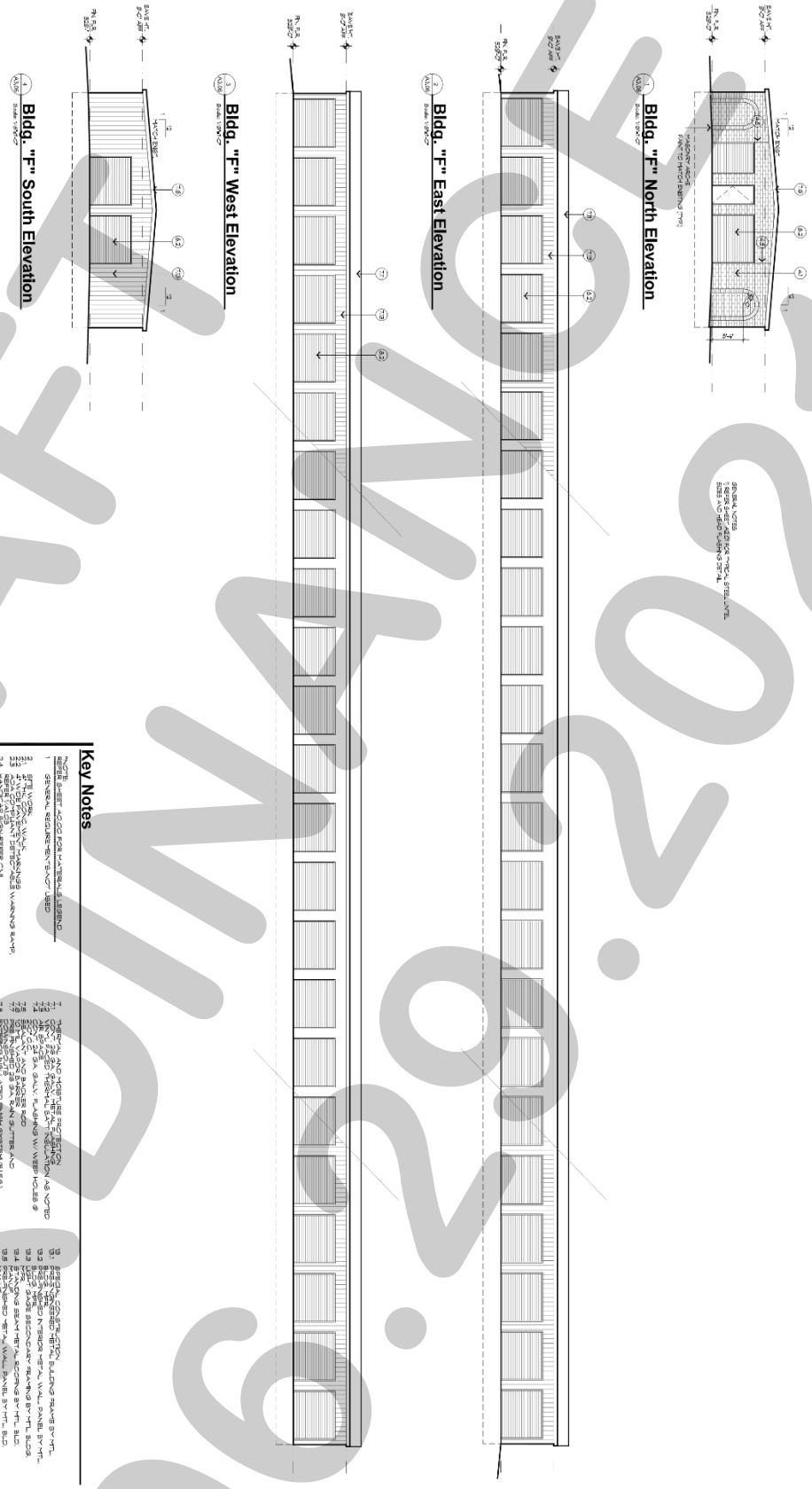
Exhibit 'C':
Elevations





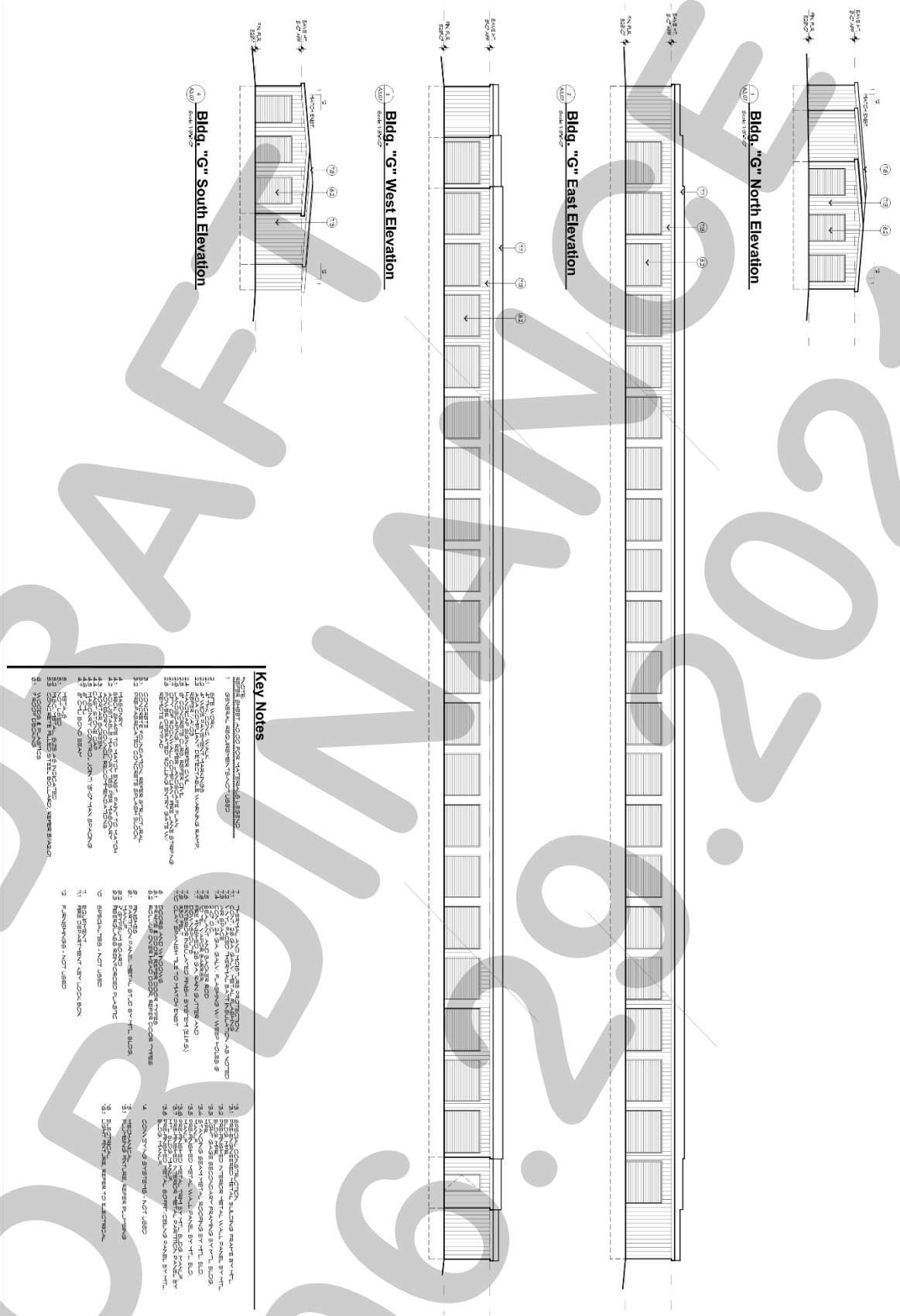
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06.29.2021

Exhibit 'C':
Elevations



DRAFT
ORDINANCE
06.29.2021

Exhibit 'C':
Elevations



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ORDINANCE
06.29.2021

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	July 13, 2021
APPLICANT:	Stephen Seitz; *Seitz Architects, Inc.*
CASE NUMBER:	Z2021-021; *Specific Use Permit for The Vault Self Storage*

SUMMARY

Hold a public hearing to discuss and consider a request by Stephen Seitz of Seitz Architects, Inc. on behalf of Jim Vaudagna of the Vault Self-Storage for the approval of a Specific Use Permit (SUP) the expansion of an existing Mini-Warehouse Facility on a 6.06- acre parcel of land identified as Lot 1, Block C, Rockwall Business Park East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 1280 E. Ralph Hall Parkway, and take any action necessary.

BACKGROUND

The subject property was annexed by the City Council on December 7, 1981 by *Ordinance No. 81-33* [*Case No. A1981-002*]. On January 4 ,1982, the City Council approved a zoning change for the subject property from Agricultural (AG) District to Planned Development District 14 (PD-14) by *Ordinance No. 82-02*. On November 5, 2009, the City Council approved *Ordinance No. 09-42*, which was a city-initiated zoning change [*Case No. Z2009-016*] rezoning the subject property from Planned Development District 14 (PD-14) to a Commercial (C) District. By changing the zoning on the subject property to a Commercial (C) District the *Mini-Warehouse Facility* land use went from being a permitted *by right* use in the Light Industrial (LI) District to requiring a Specific Use Permit (SUP) in a Commercial (C) District. On June 3, 2013, the City Council approved a Specific Use Permit (SUP) [*S109; Case No. Z2013-015; Ordinance No. 13-15*] to allow the expansion of an existing *Mini-Warehouse Facility*. On November 4, 2013, the City Council approved [*S113; Case No. 2013-025*] to amend SUP *Ordinance No. 13-15* to allow for rental vehicles as an accessory use to the *Mini-Warehouse Facility*. After the passage of *Ordinance No. 17-17 -- which amended the requirements for Specific Use Permits (SUP)'s* --, *Ordinance No. 13-15* expired on March 20, 2018 in accordance with the requirements of the Unified Development Code (UDC).

PURPOSE

The applicant -- *Stephen Seitz of Seitz Architects Inc.* -- is requesting the approval of a Specific Use Permit (SUP) to allow for the expansion of an existing *Mini-Warehouse Facility* as stipulated by Subsection 02.03 (J), *Wholesale, Distribution and Storage Land Uses*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 1280 E. Ralph Hall Parkway. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is E. Ralph Hall Parkway, which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are three (3) parcels of land developed with Commercial (C) District land uses. Beyond this is S Goliad Street, which is identified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is a vacant 31.03-acre tract of land zoned Commercial (C) District. Beyond this is a vacant 20.562-acre parcel of land that serves as the open space for the Flagstone Estates Subdivision. Beyond this are three (3) parcels of land zoned Heavy Commercial (HC) District.

East: Directly east of the subject property are three (3) parcels of land, where two (2) are developed with Commercial (C) District land uses (*i.e. Lot 1, Block B, Rockwall Business Park East Phase 2 and Tract 17 of the J.D. McFarland Survey*) and one (1) is vacant (*i.e. Tract 25-1 of the J Cadle Survey*). Beyond this is S. Goliad Street, which is identified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 17.1937-acre parcel of land that serves as the Meadowcreek Estates open space.

West: Directly west of the subject property is a vacant 6.28-acre parcel of land zoned for Commercial (C) District. Beyond this is E. Ralph Hall Parkway, which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are several parcels of land developed with Commercial (C) District land uses.

CHARACTERISTICS OF THE REQUEST AND CONFORMANCE WITH THE CITY'S CODE

On June 3, 2013 the applicant was approved [*Case No. Z2013-015*] to allow the expansion of their existing *Mini-Warehouse Facility* by *Ordinance No. 13-15*. This Specific Use Permit (SUP) has since expired prompting the applicant to resubmit. The mini-warehouse facility on the subject property covers 40.26% (*or 2.44-acres*) of the 6.06-acre parcel of land and has a capacity of 275 storage units. The application submitted by the applicant is requesting to expand the site to cover approximately 75.90% (*or 4.6-acres*) of the subject property and have a total of 568 storage units (*or a 293-unit increase*). According to Subsection 02.03 (J)(1)(a), of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), "…(t)he number of storage units per acre shall not exceed 125, the minimum number of storage units shall be ten (10), and the maximum site area shall be five (5) acres." The total expansion will bring the site area to 4.6-acres with approximately 123 units per acre. The applicant has stated that the expansion will be completed in two (2) phases with the first phase being the expansion of the facility to the west [*depicted as Buildings A, B, C & D on the concept plan*]. The second phase will include the demolition of an existing 9,062 SF building to make room for the construction of two (2) new buildings [*depicted as Buildings E & F on the concept plan*].

According to Subsection 03.02 of Article 11, *Applicability*, of the Unified Development Code (UDC) an amended site plan will be required if "…(a)ll expansions of an existing non-residential building or structure that increases the existing floor area by 30% or that adds 2,000 SF of floor area." As the property exists today the total floor area is 45,011 SF. In conformance with this increase the applicant will be required to submit a site plan with building elevations, a landscaping plan and photometric plan indicating conformance to the current standards. In order to demonstrate conformance with all of the use requirements detailed in Subsection 02.03 (J), of Article 04, *Permissible Uses*, of the UDC the applicant has submitted concept elevations that will be included in the SUP ordinance. Additionally, all future submittals shall be required to generally adhere to these building elevations.

A summary of the use requirements for the *Mini-Warehouse Facility* land use stipulated by the Subsection 02.03 (J), *Wholesale, Distribution and Storage*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) is as follows:

Code Requirement	*Proposed Plan*	*Compliance*
The maximum site area shall not exceed five (5) acres.	4.6-Acres[1]	*In Conformance*
The maximum number of storage units shall not exceed 125 units per acre.	~123 Units/Acre	*In Conformance*
The maximum height shall not exceed one (1) story [2].	The storage facility buildings are one story in height and range from 13' – 24'-2".	*In Conformance*
The minimum number of parking spaces required is two (2).	9 Parking Spaces	*In Conformance*
No direct access from FM740, SH205, SH66, SH276, FM3097, FM552, FM549 or John King Boulevard.	Direct access from Ralph Hall Parkway only.	*In Conformance*

Overhead doors shall not face adjacent streets.	The facilities buildings all face inward and do not have doors visible from Ralph Hall Parkway.	*In Conformance*
All exterior walls facing the front, side and rear property lines shall be 100% brick construction.	All exterior walls on the site facing the front, side and rear property lines will utilize the same brick that is on the existing structures.	*In Conformance*
The front, side and rear building setback areas shall incorporate clustered landscaping.	*Will be handled at the time of the site plan submittal on the Landscaping Plan.*	*Landscaping Plan*
Gates shall be incorporated limiting access to the facility.	Existing and proposed wrought iron gates.	*In Conformance*
Screening fences shall be wrought iron or masonry.	Masonry Screening Fence	*In Conformance*
Concrete shall be used for all paving.	All future paving will be concrete.	*In Conformance*
Roof shall have a minimum roof pitch of 1:3 and be constructed with metal standing seam.	The roof pitches will be 12:6, 12:5, & 12:1 with metal standing seam used on the interior buildings and Spanish tile used on the exterior buildings. This will match the existing structures on the site.	*Not In Conformance* [3]
Lighting standards shall be limited to a maximum of 20-feet in height.	*Will be handled at the time of site plan submittal on the Photometric Plan.*	*Photometric Plan*

NOTES:

[1]: Total site area is 6.06-acres. The subject property was platted as Lot 1, Block C of the Rockwall Business Park East Addition in August of 1982 prior to the adoption of this requirement.

[2]: If necessary, the office/care taker residence-unit may exceed one story, but shall not exceed 36-feet in height. The office/care taker residence is currently located on the second floor of an existing building that stands 24' 2".

[3]: The proposed roof pitches are intended to match the existing buildings and the Spanish style of architecture that was required at the time of construction, which was prior to the adoption of this requirement.

With the exception of the proposed roof pitch the applicant's request is in conformance with all applicable requirements stipulated in Article 04, *Permissible Uses*, of the UDC.

STAFF ANALYSIS

In this case, the applicant's request generally conforms with the requirements set forth by Subsection 02.03 (J)(1), *Wholesale, Distribution and Storage Land Uses*, of Article 04, *Permissible Uses*, of the Unified Development Code. According to Subsection 02.03 (J)(1)(n) "(r)oofs shall have a minimum pitch of 1:3 and be constructed with a metal standing seam..." In this case the applicant is requesting a 12:6, 12:5, and 12:1 roof pitch. The applicant has stated that they are proposing these roof pitches to ensure the proposed buildings match the existing buildings on the subject property. Based on this, the approval of this variance does not appear to have a negative impact on any of the surrounding properties; however, the approval of a Specific Use Permit (SUP) request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On June 29, 2021, staff mailed 20 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Flagstone Estates and Meadow Creek Estates Homeowner's Associations (HOAs), which are the HOA/Neighborhood Organizations that are within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received no notices in regard to the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a *Specific Use Permit (SUP)* for the expansion of an existing Mini-Warehouse Facility, then staff would propose the following conditions of approval:

(1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP ordinance and which are detailed as follows:

(a) All operations on this property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of the draft ordinance.

(b) The building elevations submitted with the site plan shall generally adhere to the Building Elevations depicted in *Exhibit 'C'* of the draft ordinance.

(c) The minimum roof pitches for the proposed buildings shall be the same as the existing buildings or conform to the roof pitches called out on the *Building Elevations* depicted in *Exhibit 'C'* of the draft ordinance.

(d) No outside storage of any kind shall be permitted on this site. This includes the outside storage of boats, recreational vehicles, and motor or self-propelled vehicles.

(e) Businesses shall not be allowed to operate within individual storage units.

(2) Any construction resulting from the approval of this *Specific Use Permit (SUP)* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. Z2021-021

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☒ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST ($100.00)

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

PROPERTY INFORMATION [PLEASE PRINT]

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

SUBDIVISION Rockwall Business Park East LOT 1 BLOCK

GENERAL LOCATION SE Corner at Highway 205 & Ralph Hall Parkway

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial CURRENT USE Self Storage

PROPOSED ZONING Commercial PROPOSED USE Additional Self Storage

ACREAGE 6.06 LOTS [CURRENT] 1 LOTS [PROPOSED] 1

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

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

☐ OWNER	The Vault Self Storage	☒ APPLICANT	Seitz Architects, Inc.
CONTACT PERSON	Jim Vaudagna	CONTACT PERSON	Stephen Seitz
ADDRESS	1280 E. Ralph Hall Parkway	ADDRESS	506 Meadowlake Lane
CITY, STATE & ZIP	Rockwall, Texas 75032	CITY, STATE & ZIP	Heath, Texas 75032
PHONE	408.998.1488	PHONE	214.537.9981
E-MAIL	jvaudagna@comcast.net	E-MAIL	sseitz@seitzarchitects.com

NOTARY VERIFICATION [REQUIRED]

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

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

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

OWNER'S SIGNATURE

NOTARY PUBLIC ~~IN AND FOR THE STATE OF TEXAS~~ see attached CA acknowledgment

MY COMMISSION EXPIRES



City of Rockwall

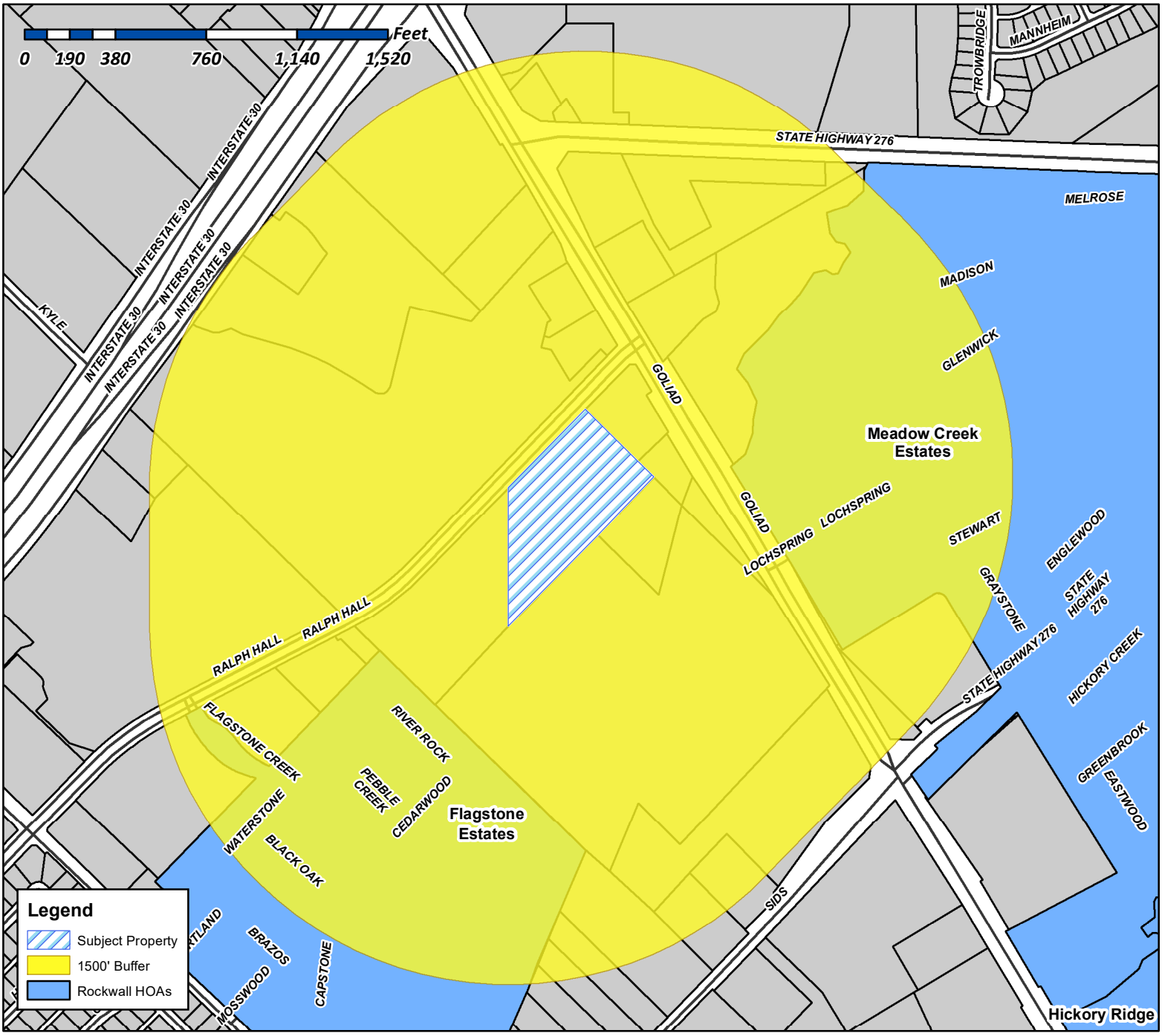
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

City of Rockwall

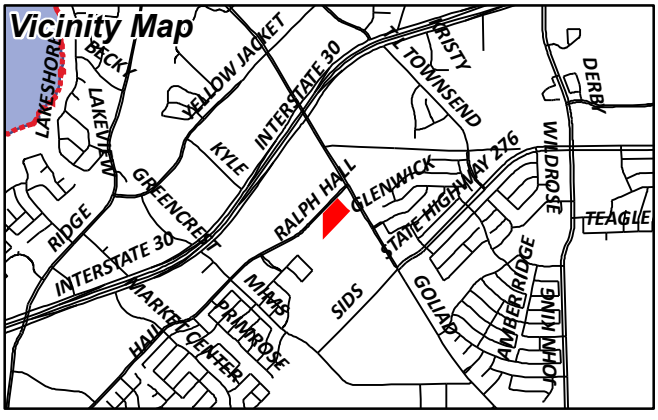
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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

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



Lee, Henry

From: Gamez, Angelica
Sent: Monday, June 28, 2021 4:54 PM
Cc: Miller, Ryan; Gonzales, David; Lee, Henry
Subject: Neighborhood Notification Program [Z2021-021]
Attachments: Public Notice (06.28.21).pdf; HOA Map Z2021-021.pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that was published in the Rockwall Herald Banner on *June 25, 2021*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, July 13, 2021 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, July 19, 2021 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: https://sites.google.com/site/rockwallplanning/development/development-cases.

Z2021-021 SUP for the Expansion of an Existing Mini-Warehouse Facility
Hold a public hearing to discuss and consider a request by Stephen Seitz of Seitz Architects, Inc. on behalf of Jim Vaudagna of the Vault Self-Storage for the approval of a *Specific Use Permit (SUP)* the expansion of an existing *Mini-Warehouse Facility* on a 6.06-acre parcel of land identified as Lot 1, Block C, Rockwall Business Park East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 1280 E. Ralph Hall Parkway, and take any action necessary.

Thank you,

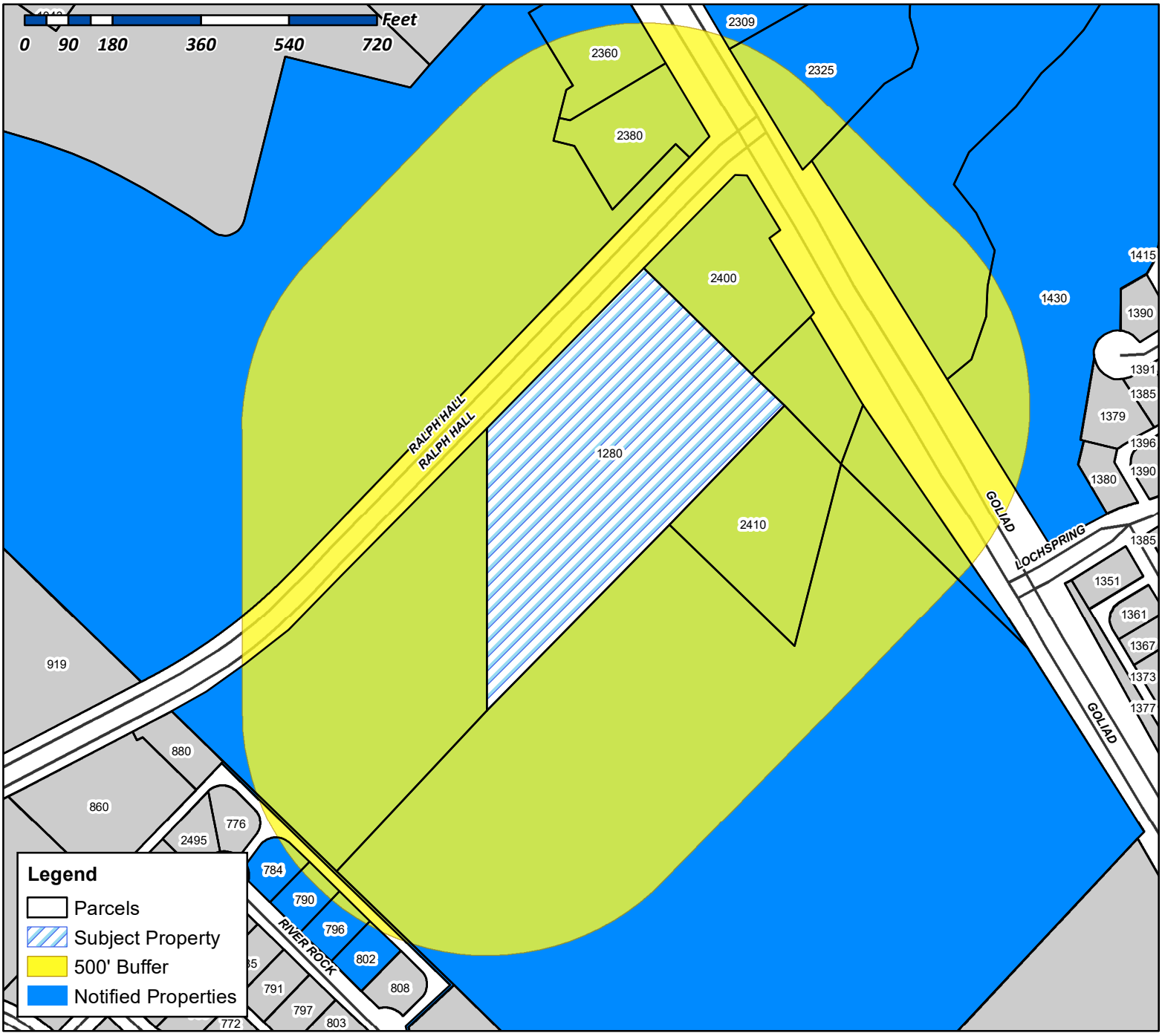
Angelica Gamez
Planning & Zoning Coordinator
City of Rockwall
972.771.7745 Office
972.772.6438 Direct
http://www.rockwall.com/planning/

This email was scanned by Bitdefender

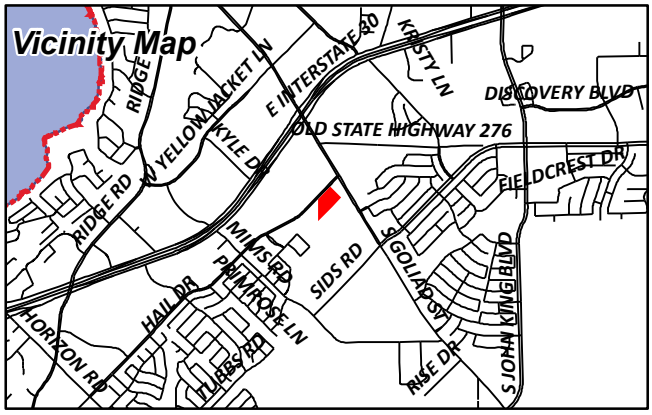
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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



Date Created: ***6/14/2021***

For Questions on this Case Call (972) 771-7745

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

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

LEVO GROUP LLC
11 HAWTHORNE CIR
ALLEN, TX 75002

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

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

LEVO GROUP LLC
2309 S GOLIAD
ROCKWALL, TX 75032

ROBERTS MARLYN & BARBARA
2325 S GOLIAD
ROCKWALL, TX 75032

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

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

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

STROTHER, CATHY
2410 S GOLIAD
ROCKWALL, TX 75032

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

BACKUS WAYNE E
278 CORNSTALK RD
ROCKWALL, TX 75032

ROBERTS MARLYN & BARBARA
323 JULIAN DRIVE
ROCKWALL, TX 75087

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

SERVIGNA FERNANDO &
MIGLIA VILLAOBOS
784 RIVER ROCKLN
ROCKWALL, TX 75032

ROBITZSCH DON W
790 RIVER ROCK LN
ROCKWALL, TX 75032

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

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

STROTHER, CATHY
8935 CR 589
NEVADA, TX 75173

PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2021-021: Specific Use Permit for Expansion of an Existing Mini-Warehouse Facility

Hold a public hearing to discuss and consider a request by Stephen Seitz of Seitz Architects, Inc. on behalf of Jim Vaudagna of the Vault Self-Storage for the approval of a Specific Use Permit (SUP) the expansion of an existing Mini-Warehouse Facility on a 6.06-acre parcel of land identified as Lot 1, Block C, Rockwall Business Park East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 1280 E. Ralph Hall Parkway, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, July 13, 2021 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, July 19, 2021 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Henry Lee
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by *Monday, July 19, 2021 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2021-021: Specific Use Permit for Expansion of an Existing Mini-Warehouse Facility

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

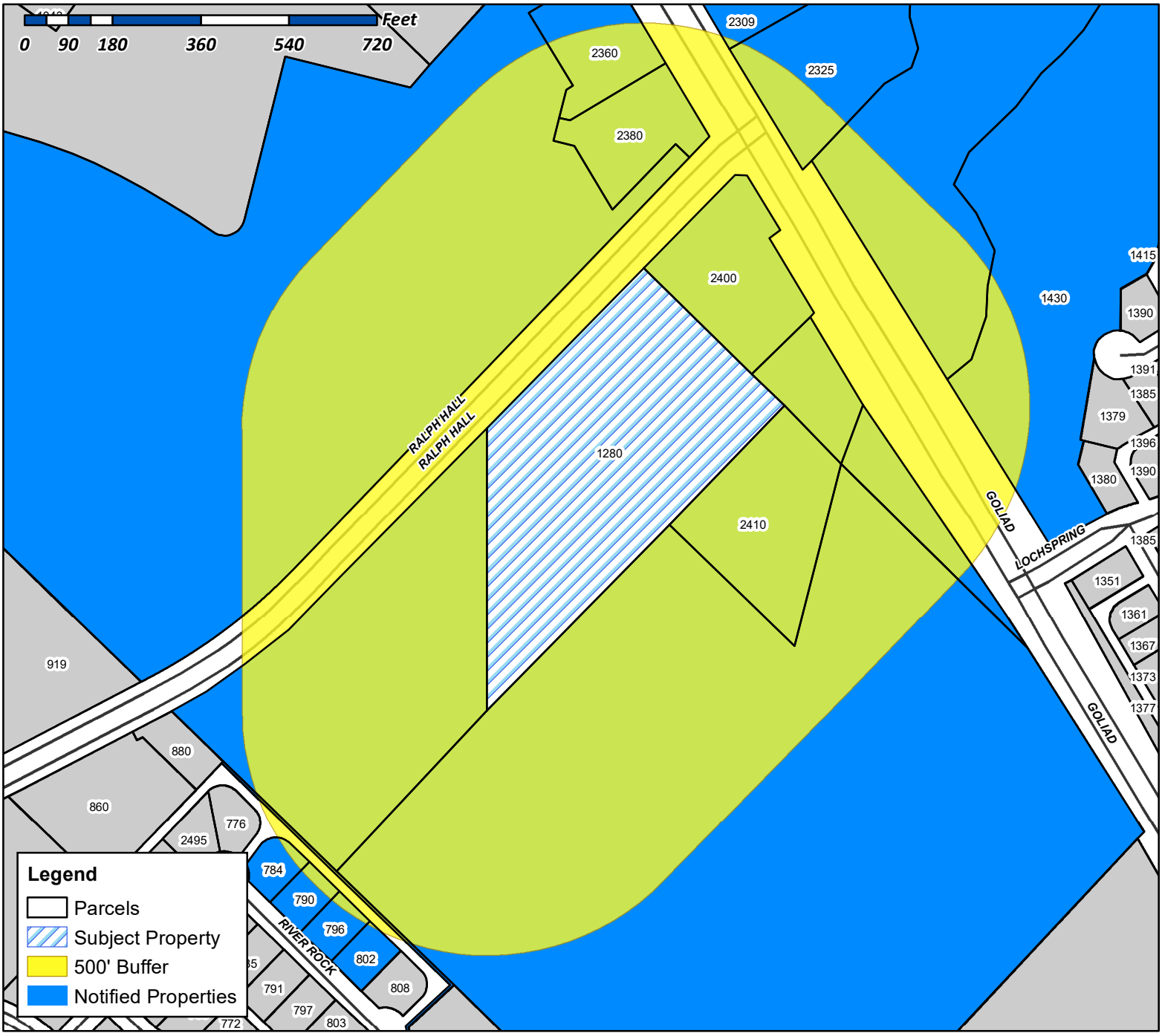
Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

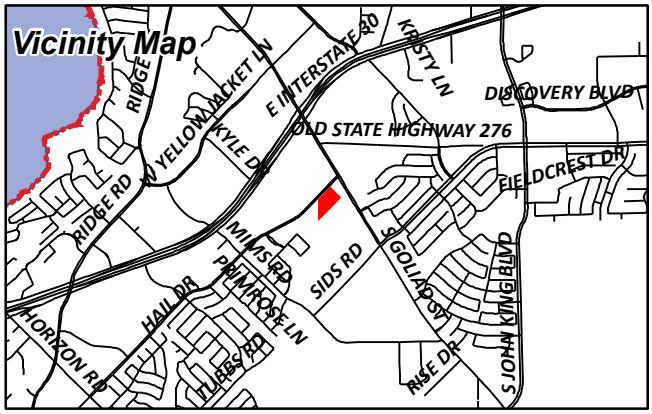
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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



Date Created: ***6/14/2021***

For Questions on this Case Call (972) 771-7745

ACKNOWLEDGMENT

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

State of California
County of Santa Clara} ss.

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

personally appeared James Vaudagna

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

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

WITNESS my hand and official seal.

J. NAT
NOTARY PUBLIC - CALIFORNIA
COMMISSION # 2342828
SANTA CLARA COUNTY
My Comm. Exp. January 21, 2025

Signature J. Nat

(seal)

OPTIONAL INFORMATION

Date of Document _____

Type or Title of Document Development Application

Number of Pages in Document _____

Document in a Foreign Language _____

Thumbprint of Signer

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

☐ Check here if no thumbprint or fingerprint is available.

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

Other Information: _____

DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS

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

PLATTING APPLICATION SUBMITTAL REQUIREMENTS [ALL PLAT TYPES]

[ ] *PLAT TYPE.*

- [ ] *MINOR/AMENDING PLAT.*
- [ ] *MASTER PLAT.*
- [ ] *PRELIMINARY PLAT.*
- [ ] *FINAL PLAT.*
- [ ] *REPLAT.*
- [ ] *VACATION PLAT.*

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

[ ] *DIGITAL COPY OF THE PLAT.* The following is required with all plat submittals:

- [ ] *ONE (1) PDF COPY OF THE PLAT*
- [ ] *ONE (1) SURVEY BOUNDARY CLOSURE REPORT.*

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

[ ] *TREESCAPE PLAN [IF APPLICABLE].*

[ ] *LANDSCAPE PLAN [IF APPLICABLE].*

[ ] *APPLICATION AND APPLICATION FEE.*

SITE PLAN APPLICATION SUBMITTAL REQUIREMENTS

[ ] *PLAN SET.* A plan set is composed of the following items (failure to submit all of the items required *shall constitute an incomplete application*):

- [ ] *SITE PLAN.*
- [ ] *LANDSCAPE PLAN.*
- [ ] *TREESCAPE PLAN.*
- [ ] *PHOTOMETRIC PLAN.*
- [ ] *BUILDING ELEVATIONS.*

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

[ ] *PHYSICAL BUILDING MATERIAL SAMPLE BOARD (11" x 17").* See the *Material Sample Board Design Guidelines* in this development packet. Individual material samples or sample boards that are larger than *11" x 17"* will *not* be accepted.

[ ] *VARIANCE REQUEST LETTER.* The letter must indicate the variance being requested, the reason for the variance, *and the two (2) required compensatory measures being offered to off-set the variance* in accordance with the requirements of the UDC.

[ ] *APPLICATION AND APPLICATION FEE.*

ZONING CHANGE APPLICATION SUBMITTAL REQUIREMENTS

[✓] *LEGAL DESCRIPTION.* A legal description consists of written words that delineate a specific piece of real property. A legal description may be a metes and bounds description or, if the property is platted, a copy of the plat may be submitted to verify the lot and block survey system.

[✓] *ZONING EXHIBIT OR CONCEPT PLAN.* A zoning exhibit is generally a survey, plat, concept plan or other visual description of the property [Specific Use Permit (SUP) exhibits can be a site plan or building elevations; check with staff for prior to submitting an application for what is appropriate]. Staff requires two (2), 24" x 36" copies and one digital copy (PDF preferred) be submitted at the time the application is submitted. All submittals should be folded individually so that the project title or identifier is facing out. *In order to reduce the applicant's costs and to conserve paper, staff may accept other sheet sizes for a submittal if an appropriate scale and level of detail is maintained. Check with staff prior to submitting a small or larger drawing size.*

[✓] *LETTER OF EXPLANATION.* A letter from the applicant or property owner explaining the purpose of the zoning application.

[✓] *APPLICATION AND APPLICATION FEE.*

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

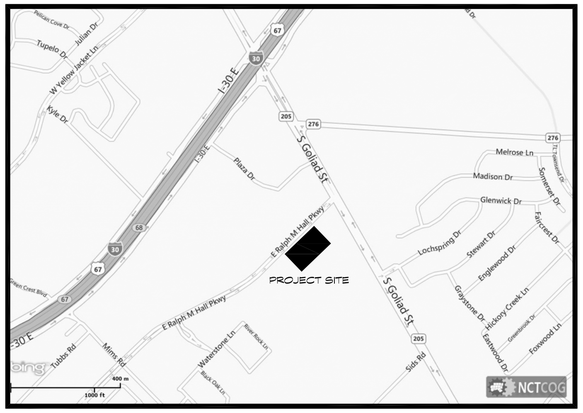
Facility Expansion for

The Vault Self Storage

Rockwall, Texas

Architect

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



N

Vicinity Map

No Scale

Building Information

OWNER:

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

Jurisdiction of Project

REGULATORY AUTHORITIES:

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

Texas Department of Licensing and Regulation
Elimination of Architectural Barriers
E.O. Thompson State OfficeBuilding
920 Colorado
Austin, Texas 78701
(512) 463-3211
(512) 475-2886 (FAX)

BUILDING DESIGN CODE:
2015 International Building Code with local amendments
2015 International Plumbing Code with local amendments
2015 International Fuel Gas Code with local amendments
2015 International Mechanical Code with local amendments
2015 International Energy Conservation Code with local Amendments
2015 International Existing Building Code with local amendments
2014 National Electrical Code with local amendments

Local Amendments & NCTCOG Amendments

Property Information

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

LOT AREA:
263,974 SF (6.06 ACRES)

ZONING: C - COMMERCIAL

LAND USE: MINI-WAREHOUSE
SUP: CASE NUMBER TBD

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

REGISTERED ARCHITECT
STEVEN THOMAS SEITZ
12157
STATE OF TEXAS

18 May 2021

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

file #
21-004 Cover

project #
21-004

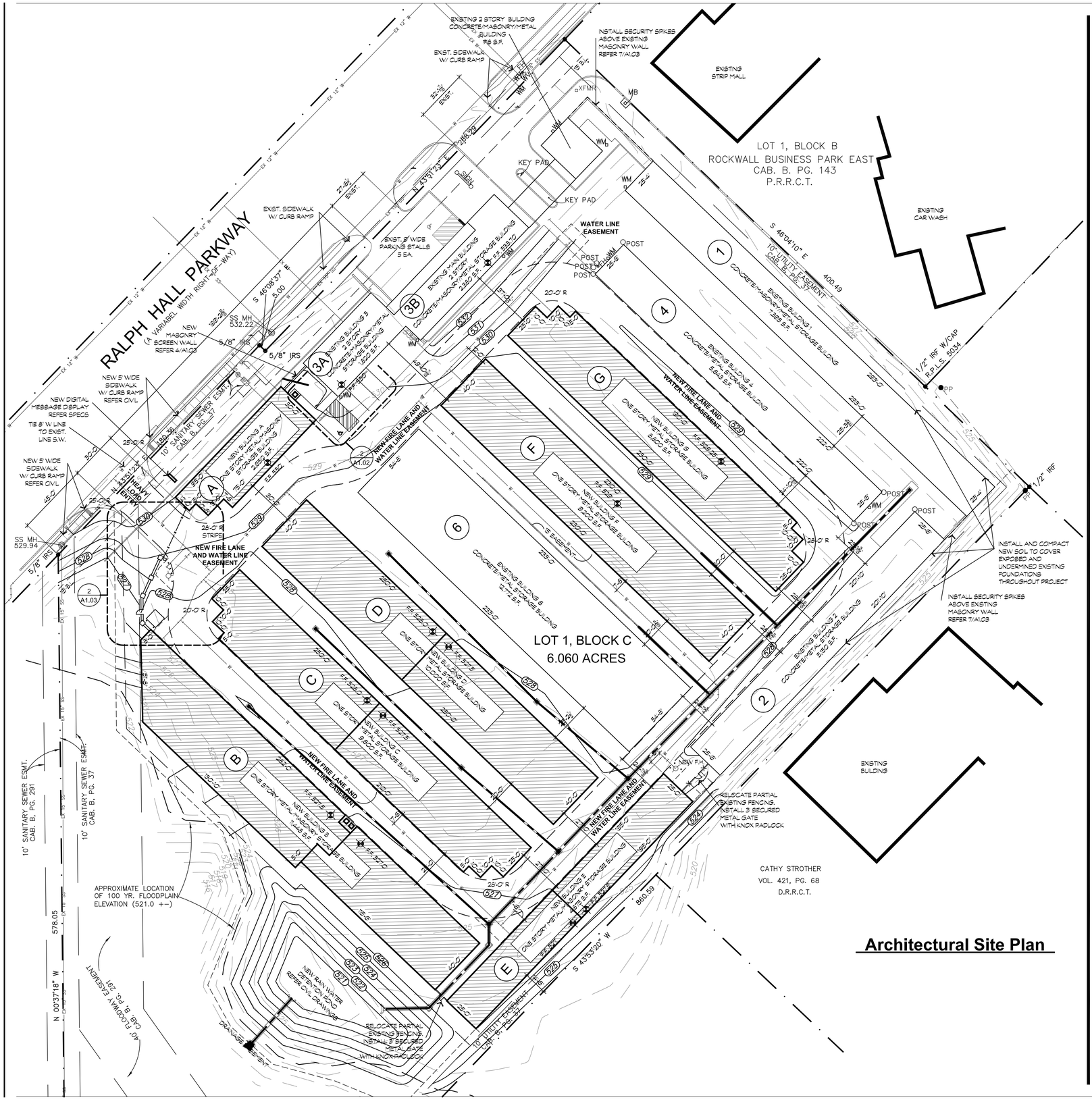
date
18 May 2021

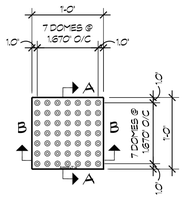
revisions

sheet

A0.00


RALPH HALL PARKWAY
(A VARIABEL WIDTH RIGHT-OF-WAY)
EXISTING 2 STORY BUILDING
CONCRETE/MASONRY/METAL
BUILDING
765 S.F.
EXISTING
STRIP MALL
LOT 1, BLOCK B
ROCKWALL BUSINESS PARK EAST
CAB. B. PG. 143
P.R.R.C.T.
EXISTING
CAR WASH
XFMR
MB
KEY PAD
KEY PAD
WM
WM
WM
WM
WM
WM
WM
WM
POST
POST
POST


RALPH HALL PARKWAY
(A VARIABEL WIDTH RIGHT-OF-WAY)
EXIST. SIDEWALK W/ CURB RAMP
EXIST. 8' WIDE PARKING STALLS 5 EA
EXISTING 2 STORY BUILDING CONCRETE MASONRY/METAL BUILDING 768 S.F.
INSTALL SECURITY SPIKES ABOVE EXISTING MASONRY WALL REFER 7/A1.03
EXISTING STRIP MALL
LOT 1, BLOCK B
ROCKWALL BUSINESS PARK EAST
CAB. B. PG. 143
P.R.R.C.T.
EXISTING CAR WASH
KEY PAD
WATER LINE EASEMENT
S 46°04'10" E
10' UTILITY EASEMENT CAB. B, PG. 37
400.49
1/2" IRF W/CAP R.P.L.S. 5034
EXISTING BUILDING 1 CONCRETE-MASONRY-METAL 1,225 S.F. STORAGE BUILDING
EXISTING BUILDING 2 CONCRETE-MASONRY-METAL 1,225 S.F. STORAGE BUILDING
EXISTING BUILDING 3 CONCRETE-MASONRY-METAL 2 STORY 1,225 S.F. STORAGE BUILDING
EXISTING BUILDING 4 CONCRETE-MASONRY-METAL 1 STORY 1,225 S.F. STORAGE BUILDING
EXISTING BUILDING 5 CONCRETE-MASONRY-METAL 1 STORY 1,225 S.F. STORAGE BUILDING
EXISTING BUILDING 6 CONCRETE-MASONRY-METAL 1 STORY 1,225 S.F. STORAGE BUILDING
EXISTING BUILDING 7 CONCRETE-MASONRY-METAL 1 STORY 1,225 S.F. STORAGE BUILDING
NEW MASONRY SCREEN WALL REFER 4/A1.03
NEW 5' WIDE SIDEWALK W/ CURB RAMP REFER CIVIL
NEW DIGITAL MESSAGE DISPLAY REFER SPECS
TIE 8" W LINE TO EXIST. LINE S.W.
10' SANITARY SEWER ESMT. CAB. B, PG. 37
NEW BUILDING A ONE STORY METAL MASONRY STORAGE BUILDING 1,250 S.F.
NEW BUILDING B ONE STORY METAL MASONRY STORAGE BUILDING 1,250 S.F.
NEW BUILDING C ONE STORY METAL MASONRY STORAGE BUILDING 1,250 S.F.
NEW BUILDING D ONE STORY METAL MASONRY STORAGE BUILDING 1,250 S.F.
NEW BUILDING E ONE STORY METAL MASONRY STORAGE BUILDING 1,250 S.F.
NEW BUILDING F ONE STORY METAL MASONRY STORAGE BUILDING 1,250 S.F.
NEW BUILDING G ONE STORY METAL MASONRY STORAGE BUILDING 1,250 S.F.
NEW FIRE LANE AND WATER LINE EASEMENT
NEW FIRE LANE AND WATER LINE EASEMENT
NEW FIRE LANE AND WATER LINE EASEMENT

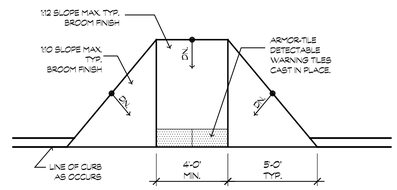


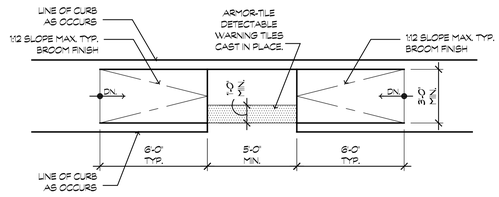
Armor-Tile

Tactile Systems

By: ENGINEERED PLASTICS, INC.
2300 INTERNATIONAL DR., SUITE 100
WILLIAMSVILLE, NY
USA, 14221
1 (800) 660-2535
www.armor-tile.com

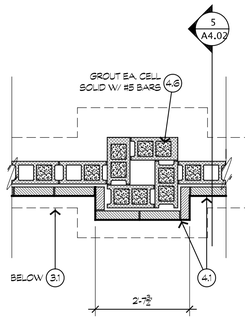
NOTES:
1. CAST IN PLACE INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. FOR CUSTOM SIZING CONTACT MANUFACTURER.





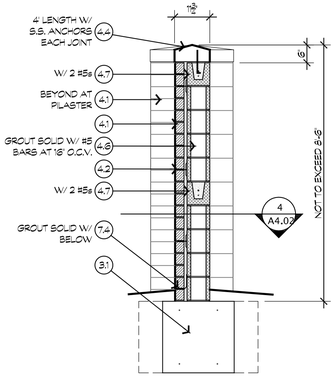
Typical Curb Ramp Detail

1 A1.03 — Scale: 1/4" = 1'-0"



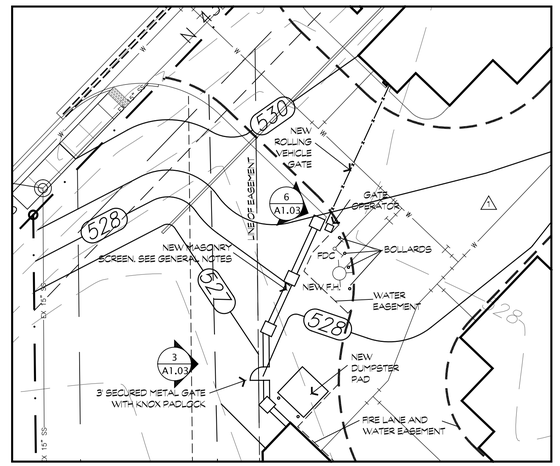
Screen Wall Plan Detail

5 A1.03 — Scale: 1/2" = 1'-0"



Screen Wall Section

4 A1.03 — Scale: 1/2" = 1'-0"



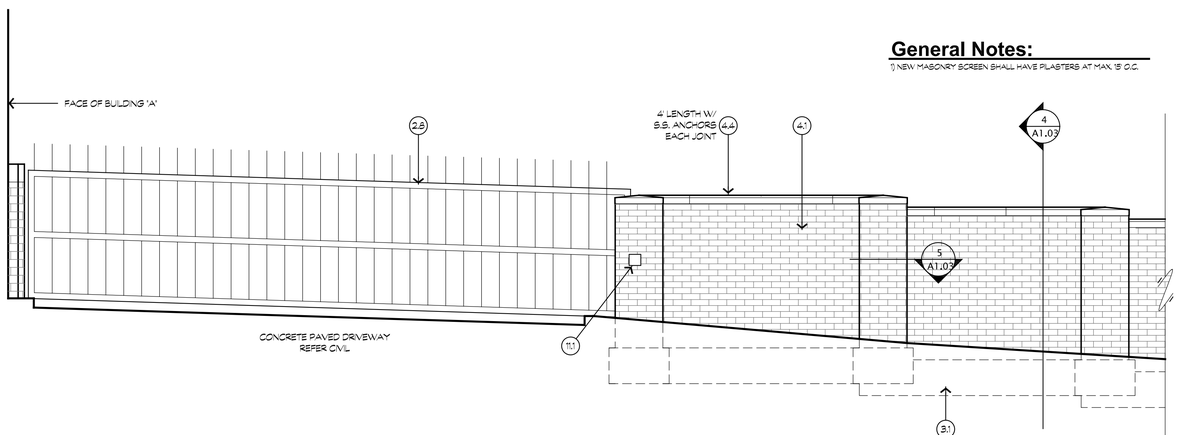
N — Actual

Enlarged Site Plan

2 A1.03 — Scale: 1/16" = 1'-0"

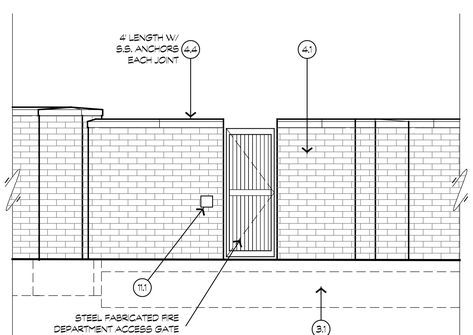
General Notes:

1) NEW MASONRY SCREEN SHALL HAVE PILASTERS AT MAX. 15' O.C.



Screen Wall @ Vehicle Gate

6 A1.03 — Scale: 1/4" = 1'-0"



Screen Wall @ Access Gate

3 A1.03 — Scale: 1/4" = 1'-0"

Key Notes

"NOTE:
REFER SHEET A0.00 FOR MATERIALS LEGEND

1 GENERAL REQUIREMENTS-NOT USED

2 SITE WORK
2.1 4" THK. CONC. WALK
2.2 4" WIDE PAVEMENT MARKINGS
2.3 ADA COMPLIANT DETECTABLE WARNING RAMP, REFER 1/A1.03
2.4 HANDICAP SIGN-REFER CIVIL
2.5 6" CONCRETE CURB, REFER CIVIL
2.6 LANDSCAPING, REFER LANDSCAPE PLAN
2.7 CITY OF ROCKWALL COMPLIANT FIRE LANE STRIPING
2.8 POWER OPERATED ROLLING ENTRY GATE W/ REMOTE KEYPAD

3 CONCRETE
3.1 CONCRETE FOUNDATION, REFER STRUCTURAL
3.2 PRE-FABRICATED CONCRETE SPLASH BLOCK

4 MASONRY
4.1 BRICK SHAPE TO MATCH EXIST., PAINT TO MATCH
4.2 ADJUSTABLE MASONRY TIES PER MASONRY ADVISORY COUNCIL RECOMMENDATIONS
4.3 MORTAR SCREEN
4.4 CAST STONE CAP
4.5 MASONRY CONTROL JOINT; 15'-0" MAX SPACING
4.6 8" CMU
4.7 8" CMU BOND BEAM

5 METALS
5.1 NOT USED
5.2 MISC. METAL, SIZE AS INDICATED
5.3 CONCRETE FILLED STEEL BOLLARD, REFER 5/A2.01

6 WOODS & PLASTICS
6.1 1" ROOF DECKING

7 THERMAL AND MOISTURE PROTECTION
7.1 CONT. 26 GA. GALV. METAL FLASHING
7.2 VINYL FACED THERMAL BATT INSULATION AS NOTED
7.3 AIR SPACE
7.4 CONT. 24 GA. GALV. FLASHING W/ WEEP HOLES @ 24" O.C.
7.5 SEALANT AND BACKER ROD
7.6 10 MIL VAPOR BARRIER
7.7 PRE FINISHED 26 GA. RAIN GUTTER AND DOWNSPOUTS
7.8 EXTERIOR INSULATED FINISH SYSTEM (E.I.F.S.)
7.9 #30 FELT
7.10 CLAY SPANISH TILE TO MATCH EXIST

8 DOORS AND WINDOWS
8.1 FRAME & DOOR, REFER DOOR TYPES
8.2 ROLL-UP OVER HEAD DOOR, REFER DOOR TYPES

9 FINISHES
9.1 PARTITION PANEL METAL STUD BY MTL. BLDG. MANUF.
9.2 5/8" GYPSUM BOARD
9.3 FIBERGLASS REINFORCED PLASTIC

10 SPECIALTIES - NOT USED

11 EQUIPMENT
11.1 FIRE DEPARTMENT KEY LOCK BOX

12 FURNISHINGS - NOT USED

13 SPECIAL CONSTRUCTION
13.1 PRE-ENGINEERED METAL BUILDING FRAME BY MTL. BLDG. MFR.
13.2 PRE-FINISHED INTERIOR METAL WALL PANEL BY MTL. BLDG. MFR.
13.3 LIGHT GAGE SECONDARY FRAMING BY MTL. BLDG. MFR.
13.4 STANDING SEAM METAL ROOFING BY MTL. BLD. MANUF.
13.5 PRE-FINISHED METAL WALL PANEL BY MTL. BLD. MANUF.
13.6 PRE-FINISHED METAL TRIM BY MTL. BLDG. MANUF.
13.7 PRE-FINISHED INTERIOR METAL PARTITION PANEL BY MTL. BLDG. MANUF.
13.8 PRE-FINISHED METAL SOFFIT/CEILING PANEL BY MTL. BLDG. MANUF.

14 CONVEYING SYSTEMS - NOT USED

15 MECHANICAL
15.1 PLUMBING FIXTURE, REFER PLUMBING

16 ELECTRICAL
16.1 LIGHT FIXTURE, REFER TO ELECTRICAL

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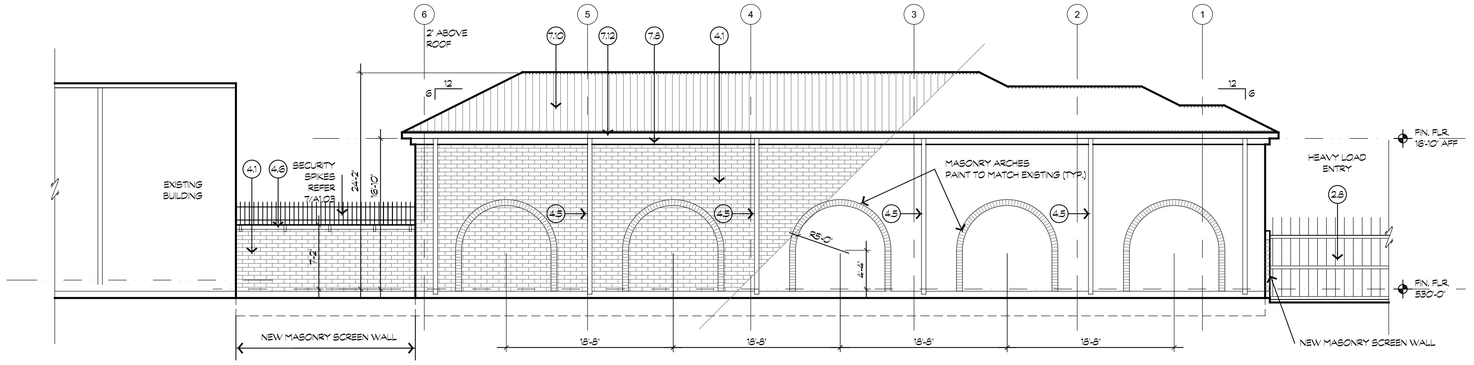
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Facility Expansion
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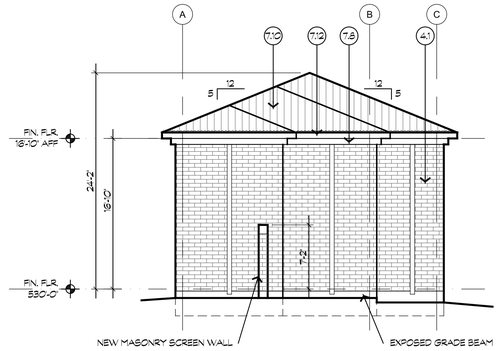
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project # 21-004
date 18 May 2021
revisions

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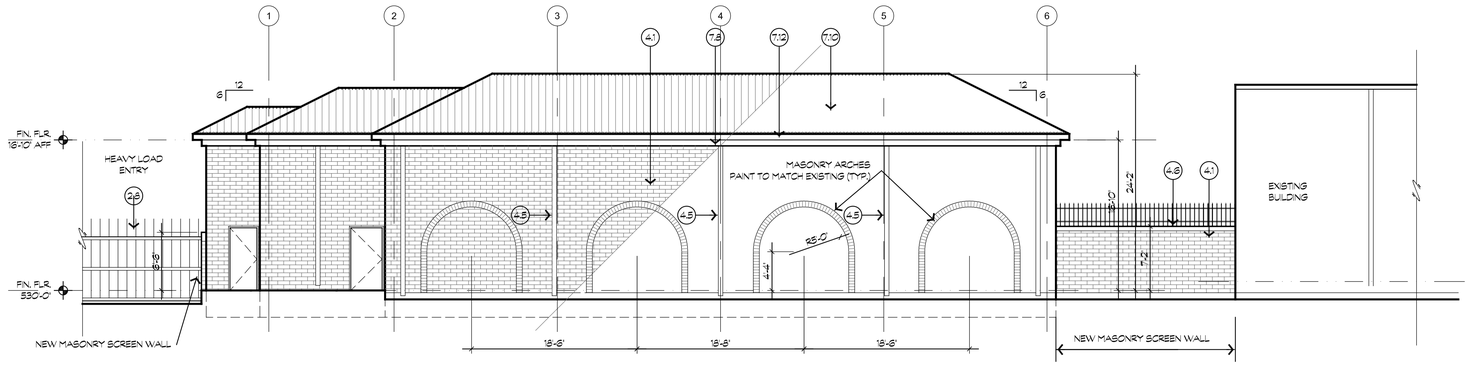
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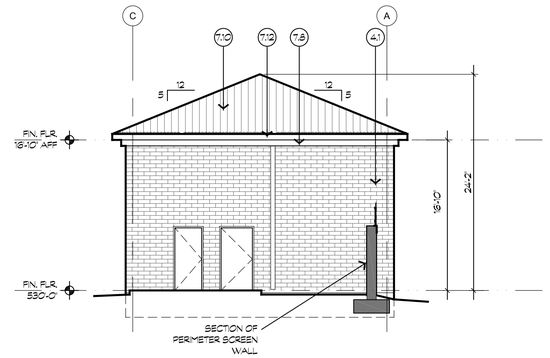
1 A3.01 **Bldg. "A" North Elevation**
Scale: 1/8"=1'-0"



2 A3.01 **Bldg. "A" West Elevation**
Scale: 1/8"=1'-0"



3 A3.01 **Bldg. "A" South Elevation**
Scale: 1/8"=1'-0"



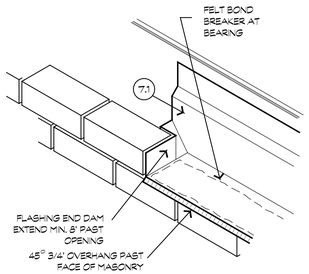
4 A3.01 **Bldg. "A" East Elevation**
Scale: 1/8"=1'-0"

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 8'-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



5 A3.01 **Typ. Masonry Head Flashing**
Scale: 1 1/2" = 1'-0"

Key Notes

"NOTE:
REFER SHEET A0.00 FOR MATERIALS LEGEND

1 GENERAL REQUIREMENTS-NOT USED

2 SITE WORK
2.1 4" THK. CONC. WALK
2.2 4" WIDE PAVEMENT MARKINGS
2.3 ADA COMPLIANT DETECTABLE WARNING RAMP, REFER 1/A1.03
2.4 HANDICAP SIGN-REFER CIVIL
2.5 6" CONCRETE CURB, REFER CIVIL
2.6 LANDSCAPING, REFER LANDSCAPE PLAN
2.7 CITY OF ROCKWALL COMPLIANT FIRE LANE STRIPING
2.8 POWER OPERATED ROLLING ENTRY GATE W/ REMOTE KEYPAD

3 CONCRETE
3.1 CONCRETE FOUNDATION, REFER STRUCTURAL
3.2 PRE-FABRICATED CONCRETE SPLASH BLOCK

4 MASONRY
4.1 BRICK SHAPE TO MATCH EXIST., PAINT TO MATCH
4.2 ADJUSTABLE MASONRY TIES PER MASONRY ADVISORY COUNCIL RECOMMENDATIONS
4.3 MORTAR SCREEN
4.4 CAST STONE CAP
4.5 MASONRY CONTROL JOINT: 15'-0" MAX SPACING
4.6 8" CMU
4.7 8" CMU BOND BEAM

5 METALS
5.1 NOT USED
5.2 MISC. METAL, SIZE AS INDICATED
5.3 CONCRETE FILLED STEEL BOLLARD, REFER 5/A2.01

6 WOODS & PLASTICS
6.1 1" ROOF DECKING

7 THERMAL AND MOISTURE PROTECTION
7.1 CONT. 26 GA. GALV. METAL FLASHING
7.2 VINYL FACED THERMAL BATT INSULATION AS NOTED
7.3 AIR SPACE
7.4 CONT. 24 GA. GALV. FLASHING W/ WEEP HOLES @ 2'-0" O.C.
7.5 SEALANT AND BACKER ROD
7.6 10 MIL. VAPOR BARRIER
7.7 PRE FINISHED 26 GA. RAIN GUTTER AND DOWNSPOUTS
7.8 EXTERIOR INSULATED FINISH SYSTEM (E.I.F.S.)
7.9 #30 FELT
7.10 CLAY SPANISH TILE TO MATCH EXIST

8 DOORS AND WINDOWS
8.1 FRAME & DOOR, REFER DOOR TYPES
8.2 ROLL-UP OVER HEAD DOOR, REFER DOOR TYPES

9 FINISHES
9.1 PARTITION PANEL METAL STUD BY MTL. BLDG. MANUF.
9.2 ½" GYPSUM BOARD
9.3 FIBERGLASS REINFORCED PLASTIC

10 SPECIALTIES - NOT USED

11 EQUIPMENT
11.1 FIRE DEPARTMENT KEY LOCK BOX

12 FURNISHINGS - NOT USED

13 SPECIAL CONSTRUCTION
13.1 PRE-ENGINEERED METAL BUILDING FRAME BY MTL. BLDG. MFR.
13.2 PRE-FINISHED INTERIOR METAL WALL PANEL BY MTL. BLDG. MFR.
13.3 LIGHT GAGE SECONDARY FRAMING BY MTL. BLDG. MFR.
13.4 STANDING SEAM METAL ROOFING BY MTL. BLD. MANUF.
13.5 PRE-FINISHED METAL WALL PANEL BY MTL. BLD. MANUF.
13.6 PRE-FINISHED METAL TRIM BY MTL. BLDG. MANUF.
13.7 PRE-FINISHED INTERIOR METAL PARTITION PANEL BY MTL. BLDG. MANUF.
13.8 PRE-FINISHED METAL SOFFIT/CEILING PANEL BY MTL. BLDG. MANUF.

14 CONVEYING SYSTEMS - NOT USED

15 MECHANICAL
15.1 PLUMBING FIXTURE, REFER PLUMBING

16 ELECTRICAL
16.1 LIGHT FIXTURE, REFER TO ELECTRICAL

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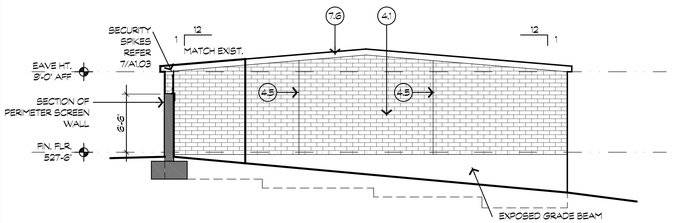
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18 May 2021

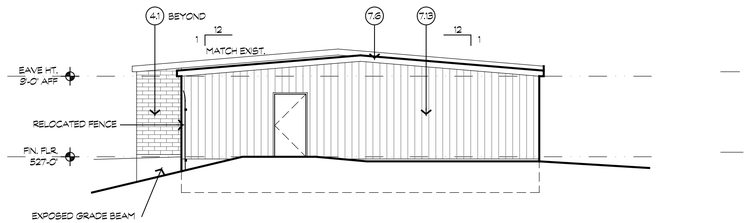
Facility Expansion
The Vault Self Storage
Rockwall, Texas

file # 12-014 Elevations
project # 21-004
date 18 May 2021
revisions

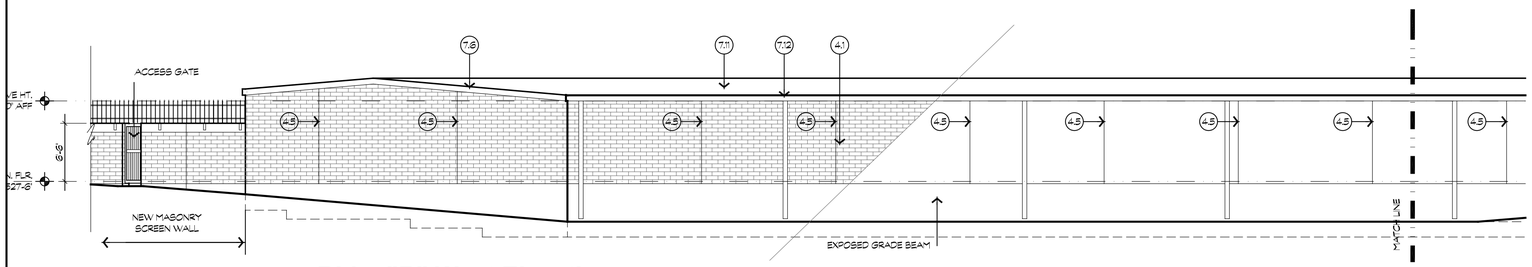
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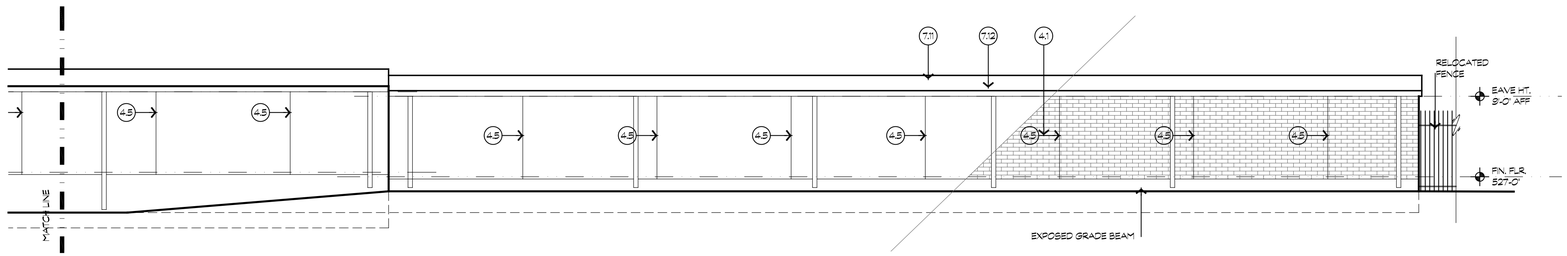
1 A3.02 **Bldg. "B" North Elevation**
Scale: 1/8"=1'-0"



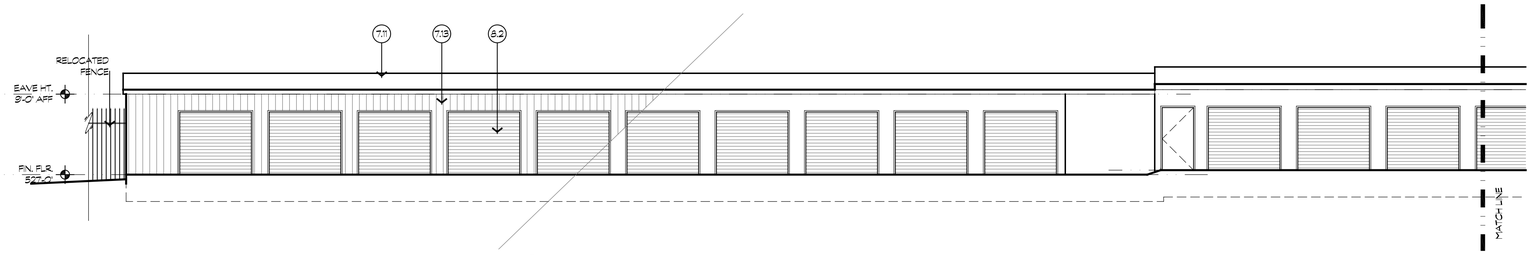
2 A3.02 **Bldg. "B" South Elevation**
Scale: 1/8"=1'-0"



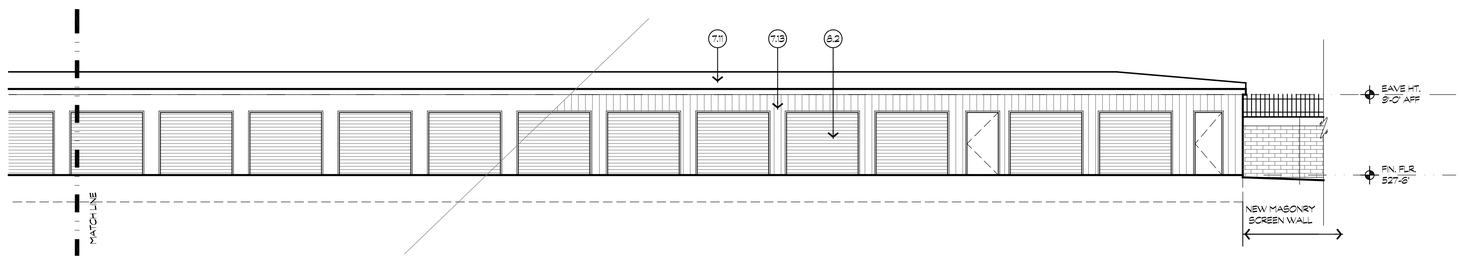
3 A3.02 **Bldg. "B" West Elevation**
Scale: 1/8"=1'-0"



4 A3.02 **Bldg. "B" West Elevation**
Scale: 1/8"=1'-0"



4 A3.02 **Bldg. "B" East Elevation**
Scale: 1/8"=1'-0"



4 A3.02 **Bldg. "B" East Elevation**
Scale: 1/8"=1'-0"

Key Notes

NOTE:
REFER SHEET A0.00 FOR MATERIALS LEGEND

1 GENERAL REQUIREMENTS-NOT USED

2 SITE WORK
2.1 4" THK. CONC. WALK
2.2 4" WIDE PAVEMENT MARKINGS
2.3 ADA COMPLIANT DETECTABLE WARNING RAMP, REFER 1/A1.03
2.4 HANDICAP SIGN-REFER CIVIL
2.5 6" CONCRETE CURB, REFER CIVIL
2.6 LANDSCAPING, REFER LANDSCAPE PLAN
2.7 PAINT ON ROCK WALL COMPLIANT FIRE LANE STRIPING
2.8 POWER OPERATED ROLLING ENTRY GATE W/ REMOTE KEYPAD

9 CONCRETE
9.1 CONCRETE FOUNDATION, REFER STRUCTURAL
9.2 PRE-FABRICATED CONCRETE SPLASH BLOCK

4 MASONRY
4.1 BRICK SHAPE TO MATCH EXIST., PAINT TO MATCH
4.2 ADJUSTABLE MASONRY TIES PER MASONRY ADVISORY COUNCIL RECOMMENDATIONS
4.4 MORTAR SCREEN
4.5 CAST STONE CAP
4.6 MASONRY CONTROL JOINT: 15'-0" MAX SPACING
4.6 8" CMU
4.7 8" CMU BOND BEAM

5 METALS
5.1 NOT USED
5.2 MISC. METAL, SIZE AS INDICATED
5.3 CONCRETE FILLED STEEL BOLLARD, REFER 5/A2.01

6 WOODS & PLASTICS
6.1 1" ROOF DECKING

7 THERMAL AND MOISTURE PROTECTION
7.1 CONT. 26 GA. GALV. METAL FLASHING
7.2 VINYL FACED THERMAL BATT INSULATION AS NOTED
7.3 AIR SPACE
7.4 CONT. 24 GA. GALV. FLASHING W/ WEEP HOLES @ 40" O.C.
7.5 SEALANT AND BACKER ROD
7.6 10 MIL. VAPOR BARRIER
7.7 PRE FINISHED 26 GA. RAIN GUTTER AND DOWNSPOUTS
7.8 EXTERIOR INSULATED FINISH SYSTEM (E.I.F.S.)
7.9 #30 FELT
7.10 CLAY SPANISH TILE TO MATCH EXIST

8 DOORS AND WINDOWS
8.1 FRAME & DOOR, REFER DOOR TYPES
8.2 ROLL-UP OVER HEAD DOOR, REFER DOOR TYPES

9 FINISHES
9.1 PARTITION PANEL METAL STUD BY MTL. BLDG. MANUF.
9.2 ½" GYPSUM BOARD
9.3 FIBERGLASS REINFORCED PLASTIC

10 SPECIALTIES - NOT USED

11 EQUIPMENT
11.1 FIRE DEPARTMENT KEY LOCK BOX

12 FURNISHINGS - NOT USED

13 SPECIAL CONSTRUCTION
13.1 PRE-ENGINEERED METAL BUILDING FRAME BY MTL. BLDG. MFR.
13.2 PRE-FINISHED INTERIOR METAL WALL PANEL BY MTL. BLDG. MFR.
13.3 LIGHT GAGE SECONDARY FRAMING BY MTL. BLDG. MFR.
13.4 STANDING SEAM METAL ROOFING BY MTL. BLD. MANUF.
13.5 PRE-FINISHED METAL WALL PANEL BY MTL. BLD. MANUF.
13.6 PRE-FINISHED METAL TRIM BY MTL. BLDG. MANUF.
13.7 PRE-FINISHED INTERIOR METAL PARTITION PANEL BY MTL. BLDG. MANUF.
13.8 PRE-FINISHED METAL SOFFIT/CEILING PANEL BY MTL. BLDG. MANUF.

14 CONVEYING SYSTEMS - NOT USED

15 MECHANICAL
15.1 PLUMBING FIXTURE, REFER PLUMBING

16 ELECTRICAL
16.1 LIGHT FIXTURE, REFER TO ELECTRICAL

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18 May 2021

Facility Expansion
The Vault Self Storage
Rockwall, Texas

file #
21-004 Elevations

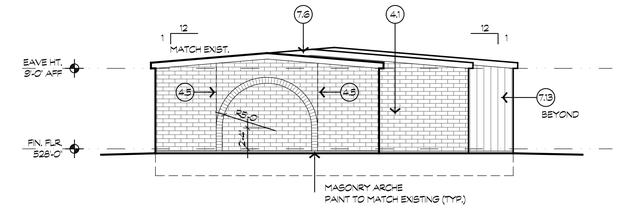
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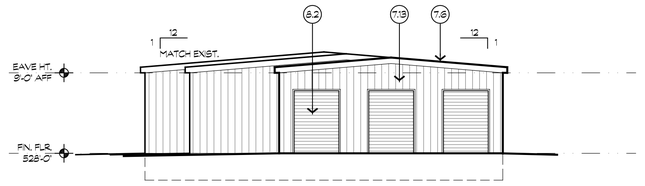
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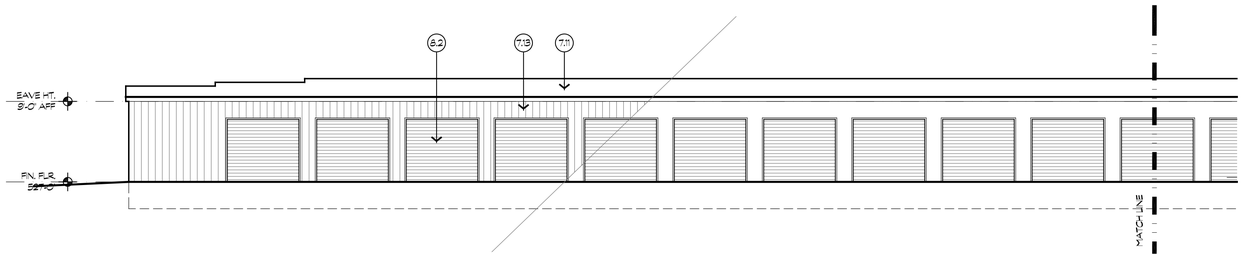
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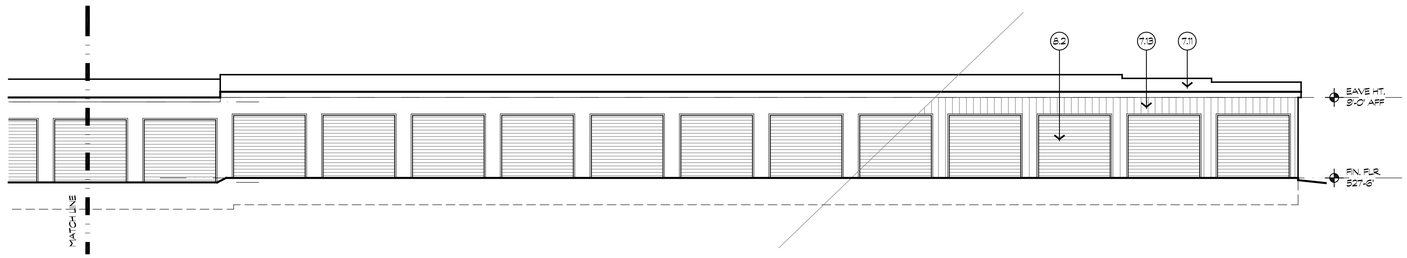
1 A3.03 **Bldg. "C" North Elevation**
Scale: 1/8"=1'-0"



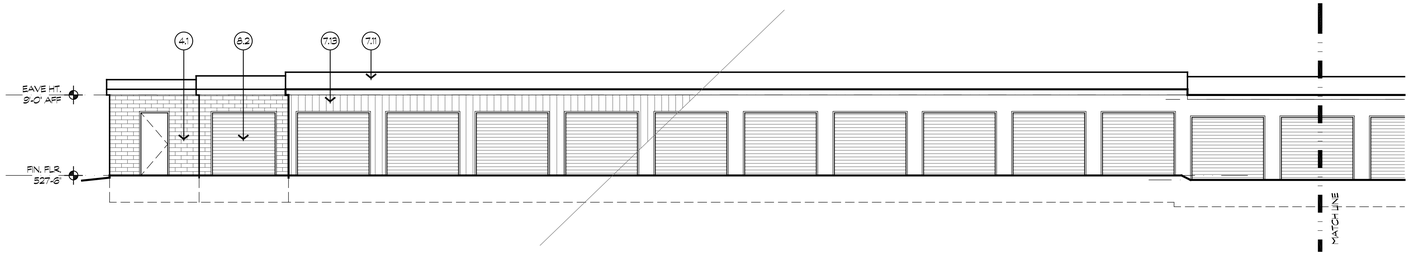
2 A3.03 **Bldg. "C" South Elevation**
Scale: 1/8"=1'-0"



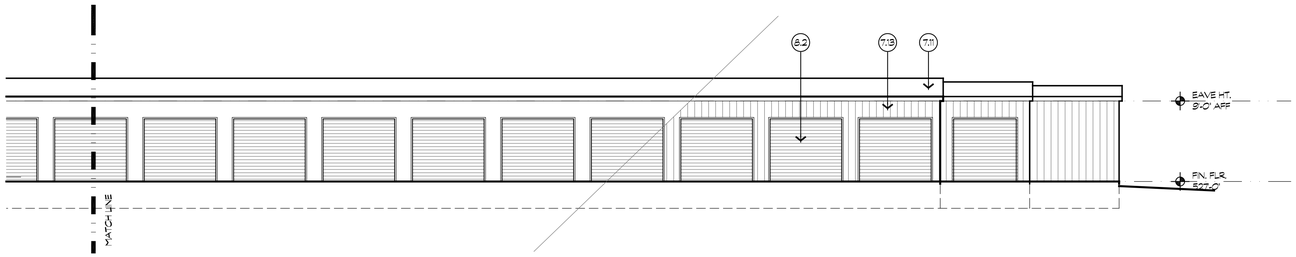
3 A3.03 **Bldg. "C" East Elevation**
Scale: 1/8"=1'-0"



4 A3.03 **Bldg. "C" East Elevation**
Scale: 1/8"=1'-0"



5 A3.03 **Bldg. "C" West Elevation**
Scale: 1/8"=1'-0"



6 A3.03 **Bldg. "C" West Elevation**
Scale: 1/8"=1'-0"

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

Key Notes

NOTE:
REFER SHEET A0.00 FOR MATERIALS LEGEND

1 GENERAL REQUIREMENTS-NOT USED

2 SITE WORK
2.1 4" THK. CONC. WALK
2.2 4" WIDE PAVEMENT MARKINGS
2.3 ADA COMPLIANT DETECTABLE WARNING RAMP, REFER 1/A1.03
2.4 HANDICAP SIGN-REFER CIVIL
2.5 6" CONCRETE CURB, REFER CIVIL
2.6 LANDSCAPING, REFER LANDSCAPE PLAN
2.7 CITY OF ROCKWALL COMPLIANT FIRE LANE STRIPING
2.8 POWER OPERATED ROLLING ENTRY GATE W/ REMOTE KEYPAD

3 CONCRETE
3.1 CONCRETE FOUNDATION, REFER STRUCTURAL
3.2 PRE-FABRICATED CONCRETE SPLASH BLOCK

4 MASONRY
4.1 BRICK, SHAPE TO MATCH EXIST., PAINT TO MATCH
4.2 ADJUSTABLE MASONRY TIES PER MASONRY ADVISORY COUNCIL RECOMMENDATIONS
4.3 MORTAR SCREED
4.4 CAST STONE CAP
4.5 MASONRY CONTROL JOINT: 15'-0" MAX SPACING
4.6 8" CMU
4.7 8" CMU BOND BEAM

5 METALS
5.1 NOT USED
5.2 MISC. METAL, SIZE AS INDICATED
5.3 CONCRETE FILLED STEEL BOLLARD, REFER 5/A2.01

6 WOODS & PLASTICS
6.1 1" ROOF DECKING

7 THERMAL AND MOISTURE PROTECTION
7.1 CONT. 26 GA. GALV. METAL FLASHING
7.2 VINYL FACED THERMAL BATT INSULATION AS NOTED AIR SPACE
7.4 CONT. 24 GA. GALV. FLASHING W/ WEEP HOLES @ 24" O.C.
7.5 SEALANT AND BACKER ROD
7.6 10 MIL VAPOR BARRIER
7.7 PRE FINISHED 26 GA. RAIN GUTTER AND DOWNSPOUTS
7.8 EXTERIOR INSULATED FINISH SYSTEM (E.I.F.S.)
7.9 #30 FELT
7.10 CLAY SPANISH TILE TO MATCH EXIST

8 DOORS AND WINDOWS
8.1 FRAME & DOOR, REFER DOOR TYPES
8.2 ROLLUP OVER HEAD DOOR, REFER DOOR TYPES

9 FINISHES
9.1 PARTITION PANEL METAL STUD BY MTL. BLDG. MANUF.
9.2 ½" GYPSUM BOARD
9.3 FIBERGLASS REINFORCED PLASTIC

10 SPECIALTIES - NOT USED

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11.1 FIRE DEPARTMENT KEY LOCK BOX

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13.3 LIGHT GAGE SECONDARY FRAMING BY MTL. BLDG. MFR.
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13.5 PRE-FINISHED METAL WALL PANEL BY MTL. BLD. MANUF.
13.6 PRE-FINISHED METAL TRIM BY MTL. BLDG. MANUF.
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14 CONVEYING SYSTEMS - NOT USED

15 MECHANICAL
15.1 PLUMBING FIXTURE, REFER PLUMBING

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16.1 LIGHT FIXTURE, REFER TO ELECTRICAL

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file #
21-004 Elevations

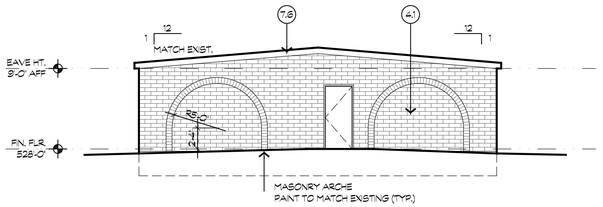
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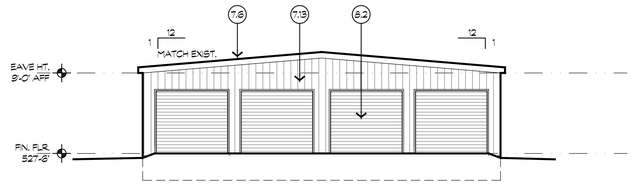
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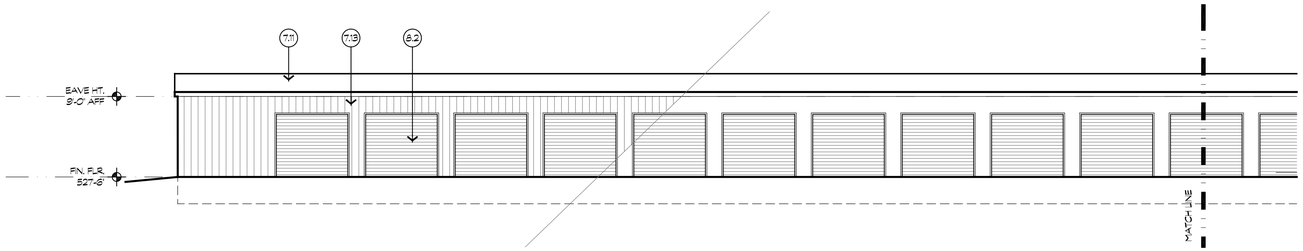
A3.03



1 A3.04 **Bldg. "D" North Elevation**
Scale: 1/8"=1'-0"

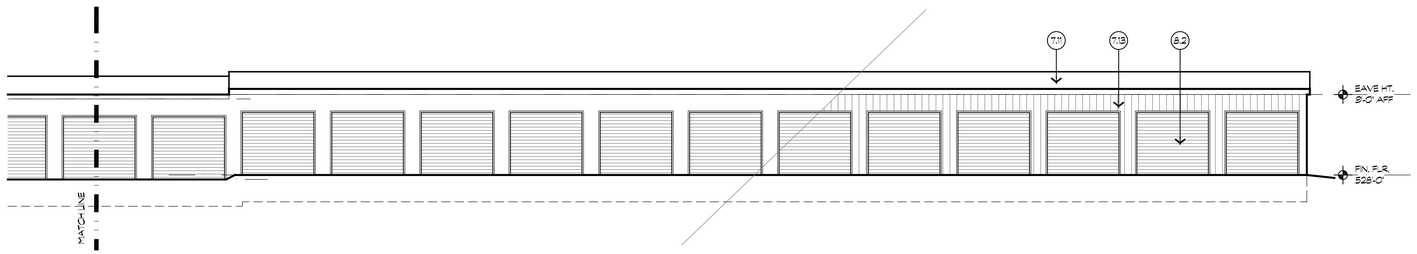


2 A3.04 **Bldg. "D" South Elevation**
Scale: 1/8"=1'-0"

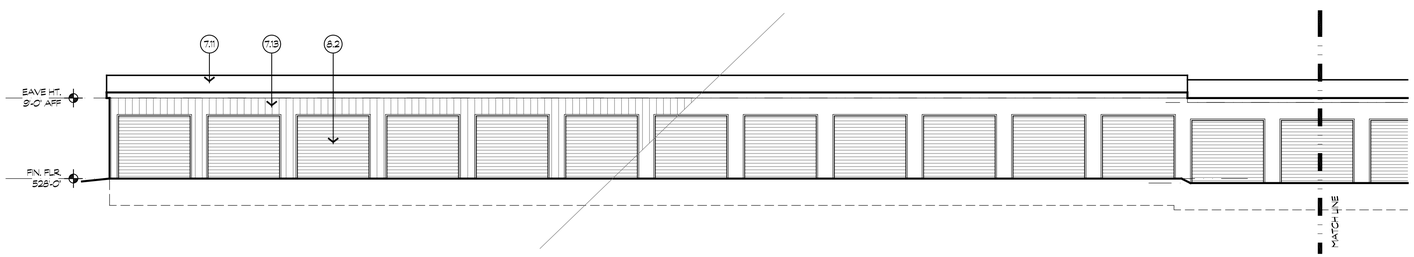


3 A3.04 **Bldg. "D" East Elevation**
Scale: 1/8"=1'-0"

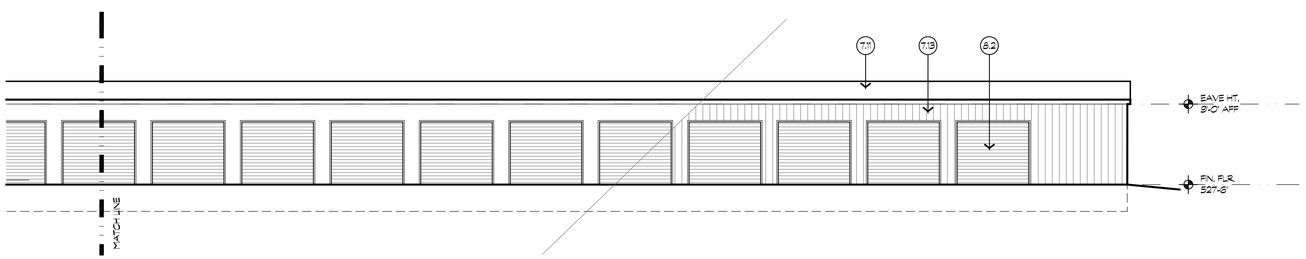
GENERAL NOTES:
1) REFER SHEET A2.01 FOR TYPICAL STEEL LINTEL SIZES AND HEAD FLASHING DETAIL



4 A3.04 **Bldg. "D" East Elevation**
Scale: 1/8"=1'-0"



5 A3.04 **Bldg. "D" West Elevation**
Scale: 1/8"=1'-0"



6 A3.04 **Bldg. "D" West Elevation**
Scale: 1/8"=1'-0"

Key Notes

NOTE:
REFER SHEET A0.00 FOR MATERIALS LEGEND

1 GENERAL REQUIREMENTS-NOT USED

2 SITE WORK
2.1 4" THK. CONC. WALK
2.2 4" WIDE PAVEMENT MARKINGS
2.3 ADA COMPLIANT DETECTABLE WARNING RAMP, REFER 1/A1.03
2.4 HANDICAP SIGN-REFER CIVIL
2.5 6" CONCRETE CURB, REFER CIVIL
2.6 LANDSCAPING, REFER LANDSCAPE PLAN
2.7 CITY OF ROCKWALL COMPLIANT FIRE LANE STRIPING
2.8 POWER OPERATED ROLLING ENTRY GATE W/ REMOTE KEYPAD

3 CONCRETE
3.1 CONCRETE FOUNDATION, REFER STRUCTURAL
3.2 PRE-FABRICATED CONCRETE SPLASH BLOCK

4 MASONRY
4.1 BRICK SHAPE TO MATCH EXIST., PAINT TO MATCH
4.2 ADJUSTABLE MASONRY TIES PER MASONRY ADVISORY COUNCIL RECOMMENDATIONS
4.3 MORTAR SCREEN
4.4 CAST STONE CAP
4.5 MASONRY CONTROL JOINT: 15'-0" MAX SPACING
4.6 8" CMU
4.7 8" CMU BOND BEAM

5 METALS
5.1 NOT USED
5.2 MISC. METAL, SIZE AS INDICATED
5.3 CONCRETE FILLED STEEL BOLLARD, REFER 5/A2.01

6 WOODS & PLASTICS
6.1 1" ROOF DECKING

7 THERMAL AND MOISTURE PROTECTION
7.1 CONT. 26 GA. GALV. METAL FLASHING
7.2 VINYL FACED THERMAL BATT INSULATION AS NOTED
7.3 AIR SPACE
7.4 CONT. 24 GA. GALV. FLASHING W/ WEEP HOLES @ 24" O.C.
7.5 SEALANT AND BACKER ROD
7.6 10 MIL VAPOR BARRIER
7.7 PRE FINISHED 26 GA. RAIN GUTTER AND DOWNSPOUTS
7.8 EXTERIOR INSULATED FINISH SYSTEM (E.I.F.S.)
7.9 #30 FELT
7.10 CLAY SPANISH TILE TO MATCH EXIST

8 DOORS AND WINDOWS
8.1 FRAME & DOOR, REFER DOOR TYPES
8.2 ROLL-UP OVER HEAD DOOR, REFER DOOR TYPES

9 FINISHES
9.1 PARTITION PANEL METAL STUD BY MTL. BLDG. MANUF.
9.2 5/8" GYPSUM BOARD
9.3 FIBERGLASS REINFORCED PLASTIC

10 SPECIALTIES - NOT USED

11 EQUIPMENT
11.1 FIRE DEPARTMENT KEY LOCK BOX

12 FURNISHINGS - NOT USED

13 SPECIAL CONSTRUCTION
13.1 PRE-ENGINEERED METAL BUILDING FRAME BY MTL. BLDG. MFR.
13.2 PRE-FINISHED INTERIOR METAL WALL PANEL BY MTL. BLDG. MFR.
13.3 LIGHT GAGE SECONDARY FRAMING BY MTL. BLDG. MFR.
13.4 STANDING SEAM METAL ROOFING BY MTL. BLD. MANUF.
13.5 PRE-FINISHED METAL WALL PANEL BY MTL. BLD. MANUF.
13.6 PRE-FINISHED METAL TRIM BY MTL. BLDG. MANUF.
13.7 PRE-FINISHED INTERIOR METAL PARTITION PANEL BY MTL. BLDG. MANUF.
13.8 PRE-FINISHED METAL SOFFIT/CEILING PANEL BY MTL. BLDG. MANUF.

14 CONVEYING SYSTEMS - NOT USED

15 MECHANICAL
15.1 PLUMBING FIXTURE, REFER PLUMBING

16 ELECTRICAL
16.1 LIGHT FIXTURE, REFER TO ELECTRICAL

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STATE OF TEXAS

18 May 2021

Facility Expansion
The Vault Self Storage
Rockwall, Texas

file #
21-004 Elevations

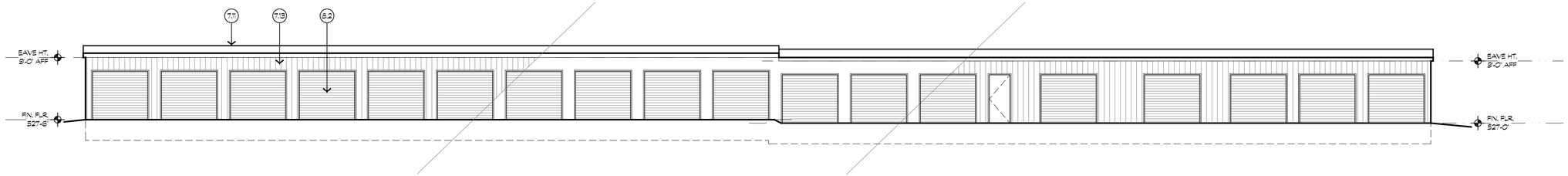
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21-004

date
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revisions

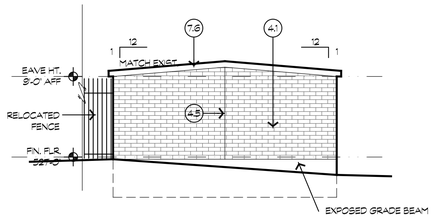
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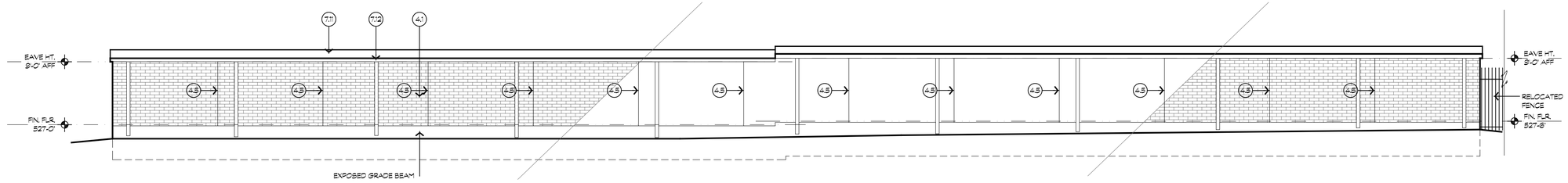
1 A3.05 Bldg. "E" North Elevation

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



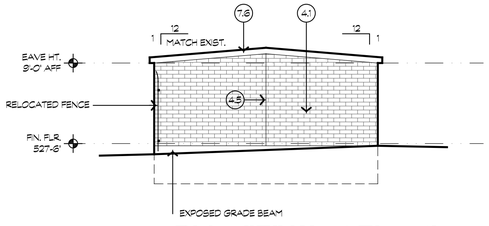
2 A3.05 Bldg. "E" East Elevation

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



3 A3.05 Bldg. "E" South Elevation

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



4 A3.05 Bldg. "E" West Elevation

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

Key Notes

"NOTE:
REFER SHEET A0.00 FOR MATERIALS LEGEND

1 GENERAL REQUIREMENTS-NOT USED

2 SITE WORK
2.1 4" THK. CONC. WALK
2.2 4" WIDE PAVEMENT MARKINGS
2.3 ADA COMPLIANT DETECTABLE WARNING RAMP, REFER 1/A1.03
2.4 HANDICAP SIGN-REFER CIVIL
2.5 6" CONCRETE CURB, REFER CIVIL
2.6 LANDSCAPING, REFER LANDSCAPE PLAN
2.7 CITY OF ROCKWALL COMPLIANT FIRE LANE STRIPING
2.8 POWER OPERATED ROLLING ENTRY GATE W/ REMOTE KEYPAD

3 CONCRETE
3.1 CONCRETE FOUNDATION, REFER STRUCTURAL
3.2 PRE-FABRICATED CONCRETE SPLASH BLOCK

4 MASONRY
4.1 BRICK SHAPE TO MATCH EXIST., PAINT TO MATCH
4.2 ADJUSTABLE MASONRY TIES PER MASONRY ADVISORY COUNCIL RECOMMENDATIONS
4.3 MORTAR SCREEN
4.4 CAST STONE CAP
4.5 MASONRY CONTROL JOINT: 15'-0" MAX SPACING
4.6 8" CMU
4.7 8" CMU BOND BEAM

5 METALS
5.1 NOT USED
5.2 MISC. METAL, SIZE AS INDICATED
5.3 CONCRETE FILLED STEEL BOLLARD, REFER S/A2.01

6 WOODS & PLASTICS
6.1 1" ROOF DECKING

7 THERMAL AND MOISTURE PROTECTION
7.1 CONT. 26 GA. GALV. METAL FLASHING
7.2 VINYL FACED THERMAL BATT INSULATION AS NOTED
7.3 AIR SPACE
7.4 CONT. 24 GA. GALV. FLASHING W/ WEEP HOLES @ 2'-0" O.C.
7.5 SEALANT AND BACKER ROD
7.6 10 MIL. VAPOR BARRIER
7.7 PRE FINISHED 26 GA. RAIN GUTTER AND DOWNSPOUTS
7.8 EXTERIOR INSULATED FINISH SYSTEM (E.I.F.S.)
7.9 #30 FELT
7.10 CLAY SPANISH TILE TO MATCH EXIST

8 DOORS AND WINDOWS
8.1 FRAME & DOOR, REFER DOOR TYPES
8.2 ROLL-UP OVER HEAD DOOR, REFER DOOR TYPES

9 FINISHES
9.1 PARTITION PANEL METAL STUD BY MTL. BLDG. MANUF.
9.2 ½" GYPSUM BOARD
9.3 FIBERGLASS REINFORCED PLASTIC

10 SPECIALTIES - NOT USED

11 EQUIPMENT
11.1 FIRE DEPARTMENT KEY LOCK BOX

12 FURNISHINGS - NOT USED

13 SPECIAL CONSTRUCTION
13.1 PRE-ENGINEERED METAL BUILDING FRAME BY MTL. BLDG. MFR.
13.2 PRE-FINISHED INTERIOR METAL WALL PANEL BY MTL. BLDG. MFR.
13.3 LIGHT GAGE SECONDARY FRAMING BY MTL. BLDG. MFR.
13.4 STANDING SEAM METAL ROOFING BY MTL. BLD. MANUF.
13.5 PRE-FINISHED METAL WALL PANEL BY MTL. BLD. MANUF.
13.6 PRE-FINISHED METAL TRIM BY MTL. BLDG. MANUF.
13.7 PRE-FINISHED INTERIOR METAL PARTITION PANEL BY MTL. BLDG. MANUF.
13.8 PRE-FINISHED METAL SOFFIT/CEILING PANEL BY MTL. BLDG. MANUF.

14 CONVEYING SYSTEMS - NOT USED

15 MECHANICAL
15.1 PLUMBING FIXTURE, REFER PLUMBING

16 ELECTRICAL
16.1 LIGHT FIXTURE, REFER TO ELECTRICAL

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18 May 2021

Facility Expansion
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Rockwall, Texas

file #
21-004 Elevations

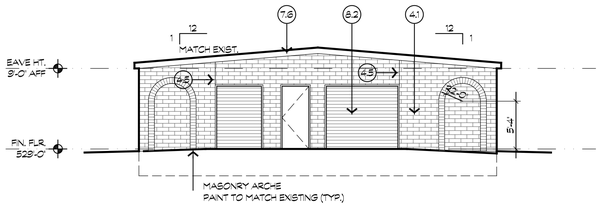
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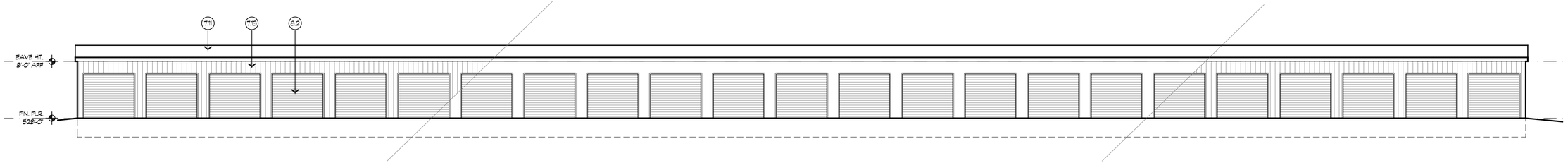
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GENERAL NOTES:
1) REFER SHEET A2.01 FOR TYPICAL STEEL LINTEL SIZES AND HEAD FLASHING DETAIL.

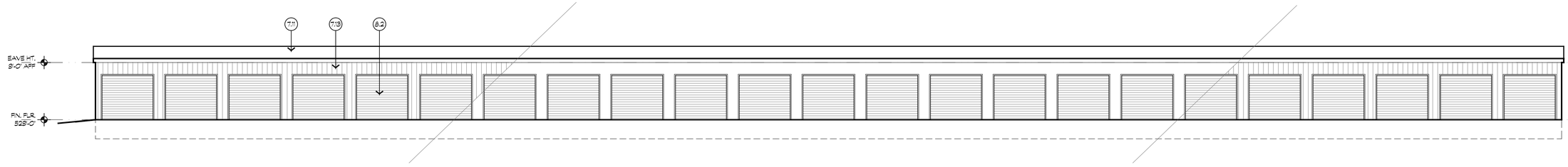
1 A3.06 Bldg. "F" North Elevation

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



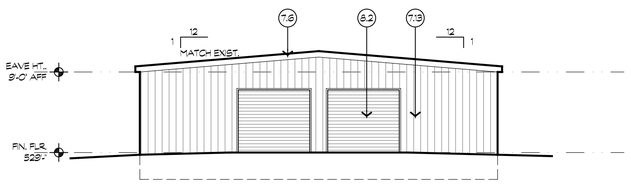
2 A3.06 Bldg. "F" East Elevation

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



3 A3.06 Bldg. "F" West Elevation

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



4 A3.06 Bldg. "F" South Elevation

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

Key Notes

"NOTE:
REFER SHEET A0.00 FOR MATERIALS LEGEND

1 GENERAL REQUIREMENTS-NOT USED

2 SITE WORK
2.1 4" THK. CONC. WALK
2.2 4" WIDE PAVEMENT MARKINGS
2.3 ADA COMPLIANT DETECTABLE WARNING RAMP, REFER 1/A1.03
2.4 HANDICAP SIGN-REFER CIVIL
2.5 6" CONCRETE CURB, REFER CIVIL
2.6 LANDSCAPING, REFER LANDSCAPE PLAN
2.7 CITY OF ROCKWALL COMPLIANT FIRE LANE STRIPING
2.8 POWER OPERATED ROLLING ENTRY GATE W/ REMOTE KEYPAD

3 CONCRETE
3.1 CONCRETE FOUNDATION, REFER STRUCTURAL
3.2 PRE-FABRICATED CONCRETE SPLASH BLOCK

4 MASONRY
4.1 BRICK SHAPE TO MATCH EXIST., PAINT TO MATCH
4.2 ADJUSTABLE MASONRY TIES PER MASONRY ADVISORY COUNCIL RECOMMENDATIONS
4.3 MORTAR SCREED
4.4 CAST STONE CAP
4.5 MASONRY CONTROL JOINT; 15'-0" MAX SPACING
4.6 8" CMU
4.7 8" CMU BOND BEAM

5 METALS
5.1 NOT USED
5.2 MISC. METAL, SIZE AS INDICATED
5.3 CONCRETE FILLED STEEL BOLLARD, REFER 5/A2.01

6 WOODS & PLASTICS
6.1 1" ROOF DECKING

7 THERMAL AND MOISTURE PROTECTION
7.1 CONT. 26 GA. GALV. METAL FLASHING
7.2 VINYL FACED THERMAL BATT INSULATION AS NOTED
7.3 AIR SPACE
7.4 CONT. 24 GA. GALV. FLASHING W/ WEEP HOLES @ 24" O.C.
7.5 SEALANT AND BACKER ROD
7.6 10 MIL VAPOR BARRIER
7.7 PRE FINISHED 26 GA. RAIN GUTTER AND DOWNSPOUTS
7.8 EXTERIOR INSULATED FINISH SYSTEM (E.I.F.S.)
7.9 #30 FELT
7.10 CLAY SPANISH TILE TO MATCH EXIST

8 DOORS AND WINDOWS
8.1 FRAME & DOOR, REFER DOOR TYPES
8.2 ROLL-UP OVER HEAD DOOR, REFER DOOR TYPES

9 FINISHES
9.1 PARTITION PANEL METAL STUD BY MTL. BLDG. MANUF.
9.2 ½" GYPSUM BOARD
9.3 FIBERGLASS REINFORCED PLASTIC

10 SPECIALTIES - NOT USED

11 EQUIPMENT
11.1 FIRE DEPARTMENT KEY LOCK BOX

12 FURNISHINGS - NOT USED

13 SPECIAL CONSTRUCTION
13.1 PRE-ENGINEERED METAL BUILDING FRAME BY MTL. BLDG. MFR.
13.2 PRE-FINISHED INTERIOR METAL WALL PANEL BY MTL. BLDG. MFR.
13.3 LIGHT GAGE SECONDARY FRAMING BY MTL. BLDG. MFR.
13.4 STANDING SEAM METAL ROOFING BY MTL. BLD. MANUF.
13.5 PRE-FINISHED METAL WALL PANEL BY MTL. BLD. MANUF.
13.6 PRE-FINISHED METAL TRIM BY MTL. BLDG. MANUF.
13.7 PRE-FINISHED INTERIOR METAL PARTITION PANEL BY MTL. BLDG. MANUF.
13.8 PRE-FINISHED METAL SOFFIT/CEILNG PANEL BY MTL. BLDG. MANUF.

14 CONVEYING SYSTEMS - NOT USED

15 MECHANICAL
15.1 PLUMBING FIXTURE, REFER PLUMBING

16 ELECTRICAL
16.1 LIGHT FIXTURE, REFER TO ELECTRICAL

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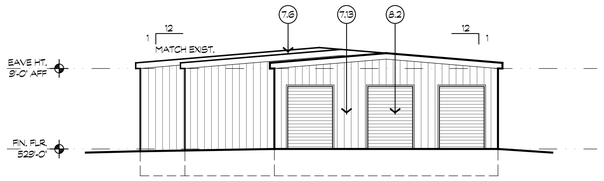
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21-004 Elevations

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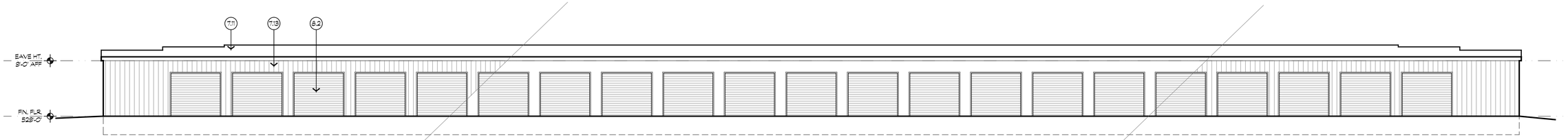
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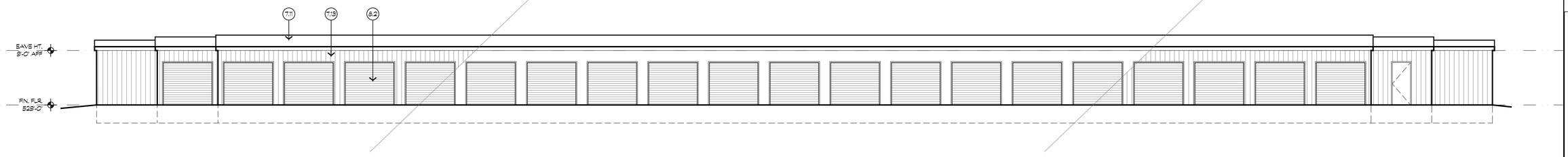
1 A3.07 Bldg. "G" North Elevation

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



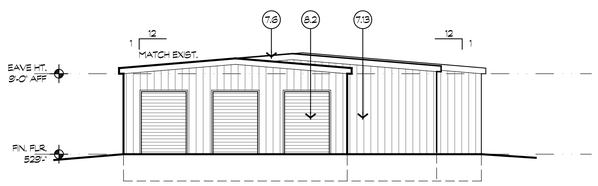
2 A3.07 Bldg. "G" East Elevation

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



3 A3.07 Bldg. "G" West Elevation

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



4 A3.07 Bldg. "G" South Elevation

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

Key Notes

"NOTE:
REFER SHEET A0.00 FOR MATERIALS LEGEND

1 GENERAL REQUIREMENTS-NOT USED

2 SITE WORK
2.1 4" THK. CONC. WALK
2.2 4" WIDE PAVEMENT MARKINGS
2.3 ADA COMPLIANT DETECTABLE WARNING RAMP, REFER 1/A1.03
2.4 HANDICAP SIGN-REFER CIVIL
2.5 6" CONCRETE CURB, REFER CIVIL
2.6 LANDSCAPING, REFER LANDSCAPE PLAN
2.7 CITY OF ROCKWALL COMPLIANT FIRE LANE STRIPING
2.8 POWER OPERATED ROLLING ENTRY GATE W/ REMOTE KEYPAD

3 CONCRETE
3.1 CONCRETE FOUNDATION, REFER STRUCTURAL
3.2 PRE-FABRICATED CONCRETE SPLASH BLOCK

4 MASONRY
4.1 BRICK SHAPE TO MATCH EXIST., PAINT TO MATCH
4.2 ADJUSTABLE MASONRY TIES PER MASONRY ADVISORY COUNCIL RECOMMENDATIONS
4.3 MORTAR SCREEN
4.4 CAST STONE CAP
4.5 MASONRY CONTROL JOINT: 15'-0" MAX SPACING
4.6 8" CMU
4.7 8" CMU BOND BEAM

5 METALS
5.1 NOT USED
5.2 MISC. METAL, SIZE AS INDICATED
5.3 CONCRETE FILLED STEEL BOLLARD, REFER 5/A2.01

6 WOODS & PLASTICS
6.1 1" ROOF DECKING

7 THERMAL AND MOISTURE PROTECTION
7.1 CONT. 26 GA. GALV. METAL FLASHING
7.2 VINYL FACED THERMAL BATT INSULATION AS NOTED
7.3 AIR SPACE
7.4 CONT. 24 GA. GALV. FLASHING W/ WEEP HOLES @ 24'-0" O.C.
7.5 SEALANT AND BACKER ROD
7.6 10 MIL. VAPOR BARRIER
7.7 PRE FINISHED 26 GA. RAIN GUTTER AND DOWNSPOUTS
7.8 EXTERIOR INSULATED FINISH SYSTEM (E.I.F.S.)
7.9 #30 FELT
7.10 CLAY SPANISH TILE TO MATCH EXIST

8 DOORS AND WINDOWS
8.1 FRAME & DOOR, REFER DOOR TYPES
8.2 ROLL-UP OVER HEAD DOOR, REFER DOOR TYPES

9 FINISHES
9.1 PARTITION PANEL METAL STUD BY MTL. BLDG. MANUF.
9.2 ½" GYPSUM BOARD
9.3 FIBERGLASS REINFORCED PLASTIC

10 SPECIALTIES - NOT USED

11 EQUIPMENT
11.1 FIRE DEPARTMENT KEY LOCK BOX

12 FURNISHINGS - NOT USED

13 SPECIAL CONSTRUCTION
13.1 PRE-ENGINEERED METAL BUILDING FRAME BY MTL. BLDG. MFR.
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13.5 PRE-FINISHED METAL WALL PANEL BY MTL. BLD. MANUF.
13.6 PRE-FINISHED METAL TRIM BY MTL. BLDG. MANUF.
13.7 PRE-FINISHED INTERIOR METAL PARTITION PANEL BY MTL. BLDG. MANUF.
13.8 PRE-FINISHED METAL SOFFIT/CEILNG PANEL BY MTL. BLDG. MANUF.

14 CONVEYING SYSTEMS - NOT USED

15 MECHANICAL
15.1 PLUMBING FIXTURE, REFER PLUMBING

16 ELECTRICAL
16.1 LIGHT FIXTURE, REFER TO ELECTRICAL

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CITY OF ROCKWALL

ORDINANCE NO. 21-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW THE EXPANSION OF AN EXISTING MINI-WAREHOUSE FACILITY WITHIN A COMMERCIAL (C) DISTRICT AS SPECIFIED WITHIN ARTICLE 04, *PERMISSIBLE USES*, OF THE UNIFIED DEVELOPMENT CODE, FOR A 6.06-ACRE PARCEL OF LAND ZONED COMMERCIAL (C) DISTRICT, AND DESCRIBED AS LOT 1, BLOCK C OF THE ROCKWALL BUSINESS PARK EAST ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (*$2,000.00*) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Stephen Seitz, on behalf of Jim Vaudagna, for the approval of a Specific Use Permit (SUP) to allow the expansion of an existing mini-warehouse facility within a Commercial (C) District for a 6.06-acre parcel of land identified as Lot 1, Block C of the Rockwall Business Park East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, which is generally situated west of the intersection of SH-205 and Ralph Hall Parkway, and more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the expansion of a an existing mini-warehouse facility within a Commercial (C) District as stipulated by Article 04, *Permissible Uses*, of the Unified Development Code on the *Subject Property*; and,

DRAFT 01.13.2021

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 02.03 J, *Wholesale, Distribution and Storage Land Uses*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] *-- as heretofore amended and as may be amended in the future* --, and with the following conditions:

2.1. OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Mini-Warehouse Facility on the Subject Property, and conformance to these operational conditions are required for continued operations*:

(1) All operations on this property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.

(2) The building elevations submitted with the site plan shall generally adhere to the Building Elevations depicted in *Exhibit 'C'* of this ordinance.

(3) The minimum roof pitches for the proposed buildings shall be the same as the existing buildings or conform to the roof pitches called out on the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.

(4) No outside storage of any kind shall be permitted on this site. This includes the outside storage of boats, recreational vehicles, and motor or self-propelled vehicles.

(5) Businesses shall not be allowed to operate within individual storage units.

2.2. COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures,* of the Unified Development Code (UDC) will require compliance to the following:

(1) Upon obtaining a *Building Permit*, should the homeowner fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 2.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC).

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS ($2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

DRAFT ORDINANCE 07.13.2021

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2TH DAY OF AUGUST, 2021.

_____
Kevin Fowler, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *July 19, 2021*

2nd Reading: *August 2, 2021*

DRAFT ORDINANCE 07.13.2021

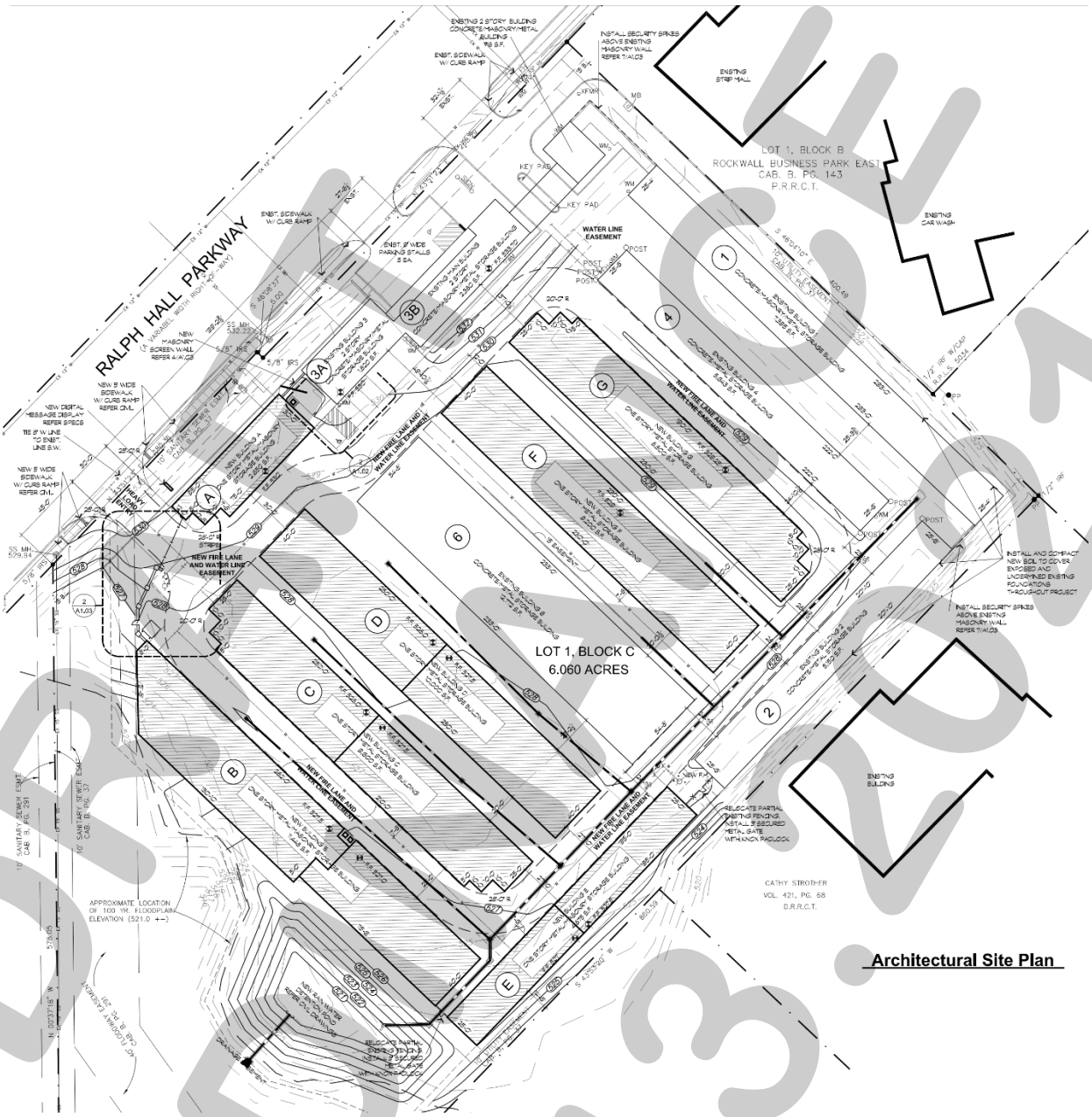
Exhibit 'A'
Zoning Exhibit

Address: *1280 E. Ralph Hall Parkway*
Legal Description: *Lot 1, Block C, Rockwall Business Park East Addition*



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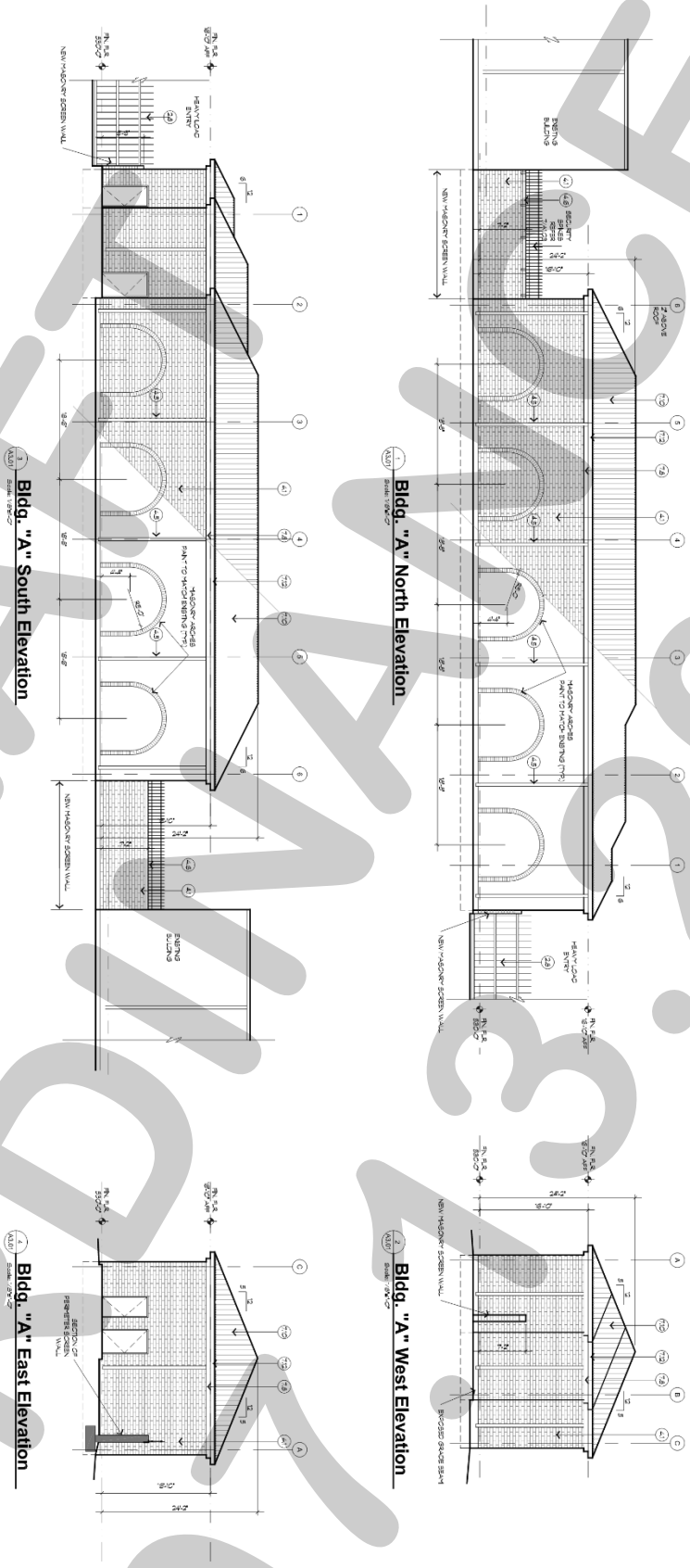
Exhibit 'B':
Residential Plot Plan



Architectural Site Plan

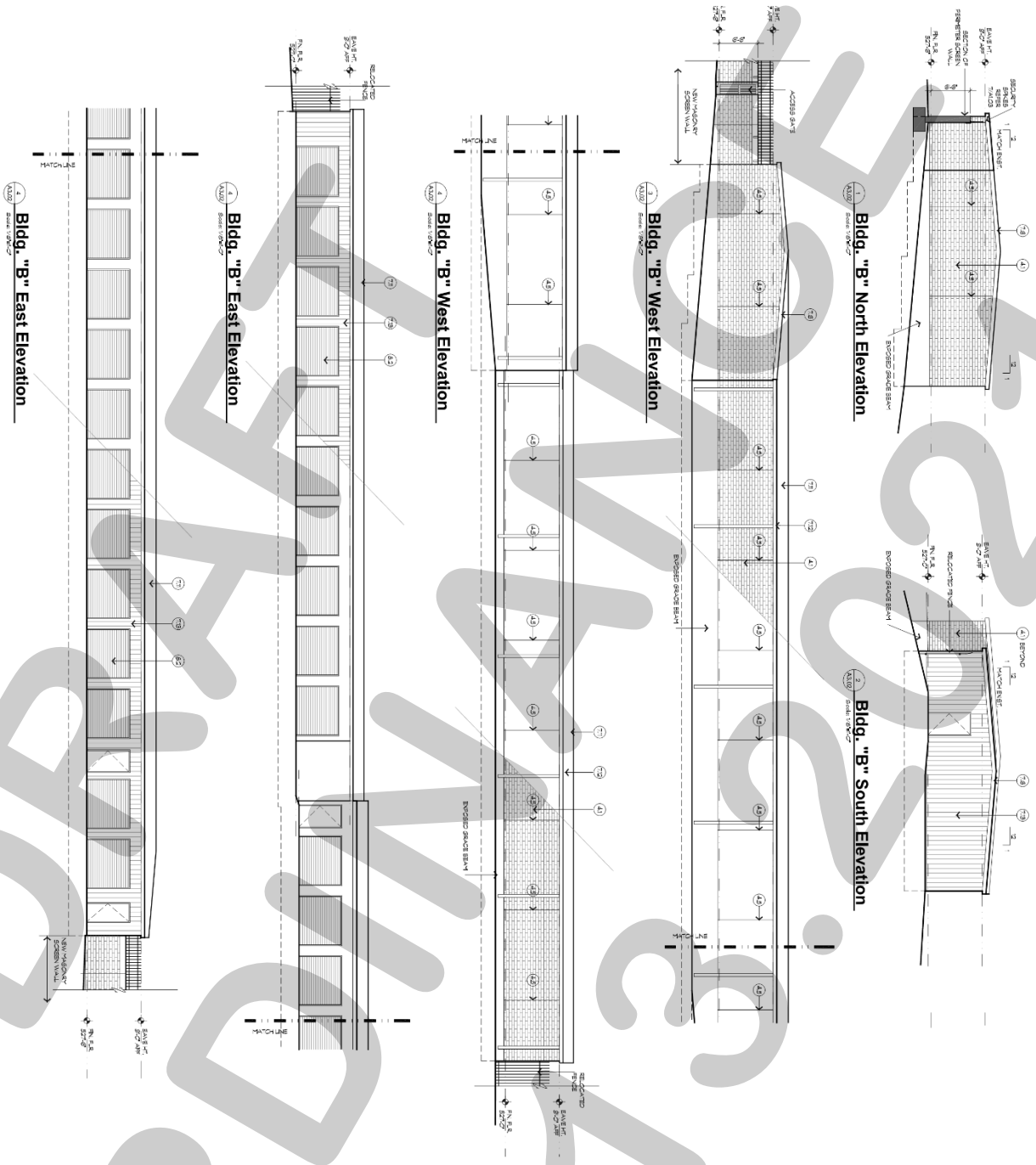
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Exhibit 'C':
Elevations



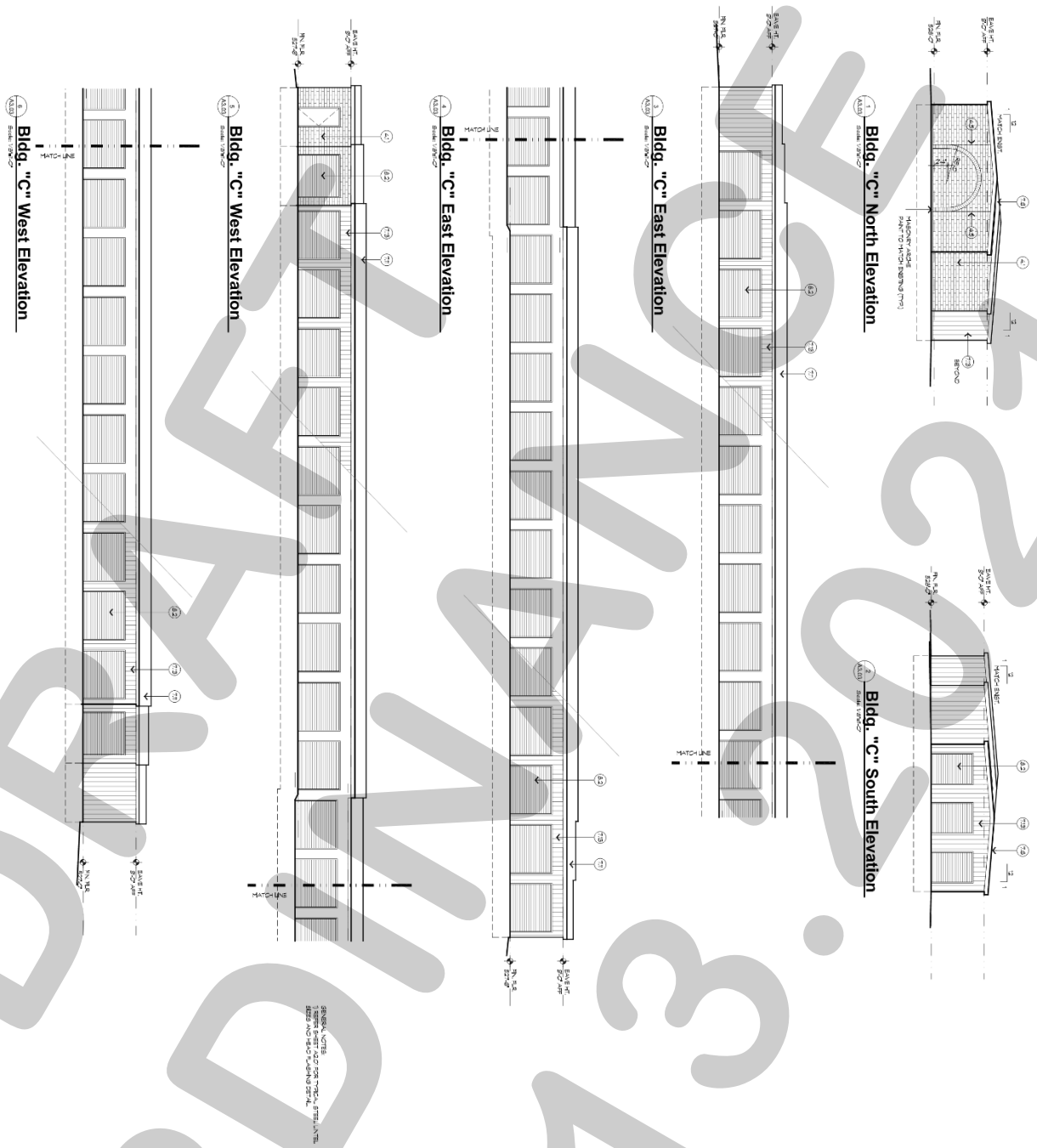
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ORDINANCE
07.13.2021

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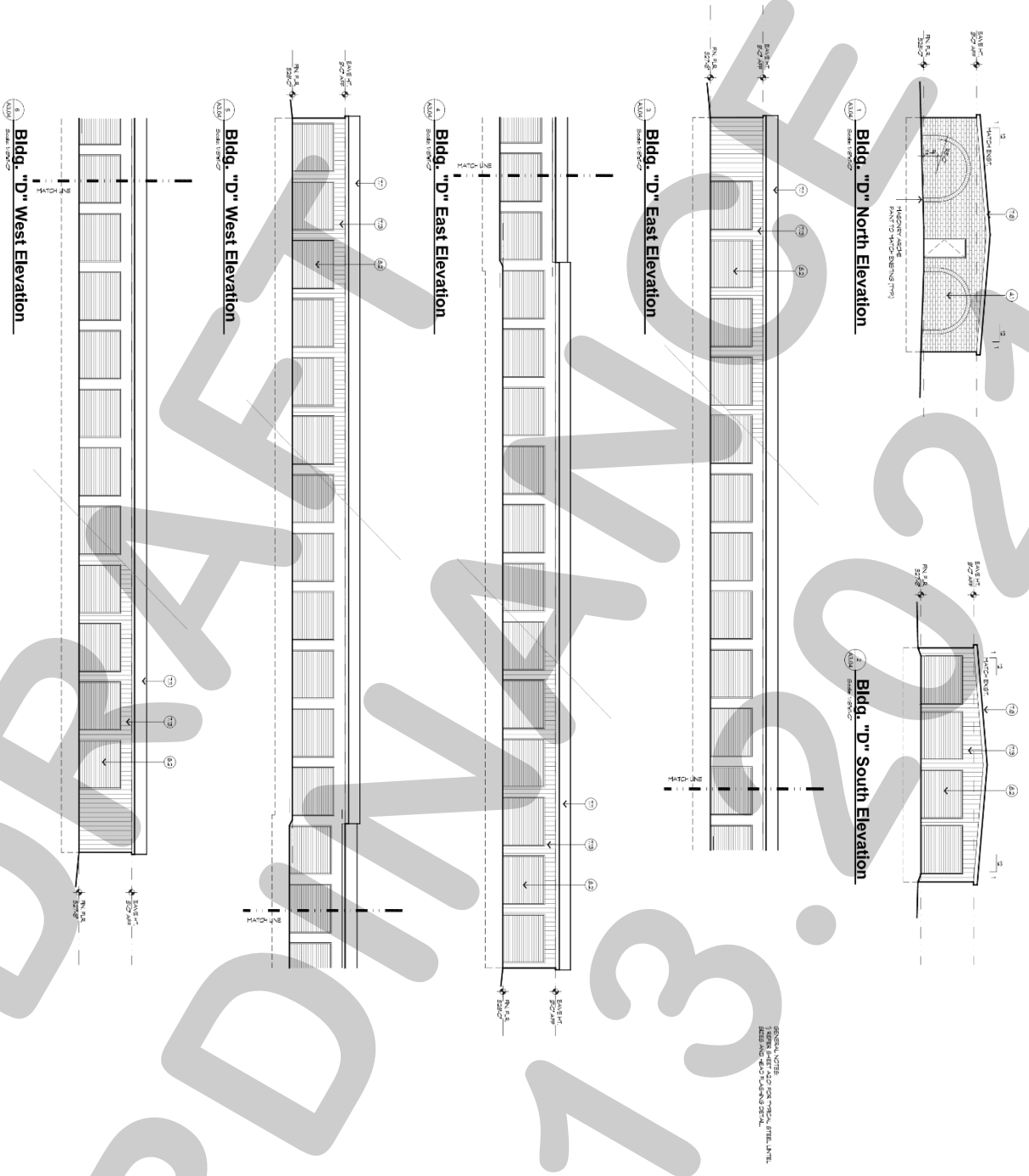
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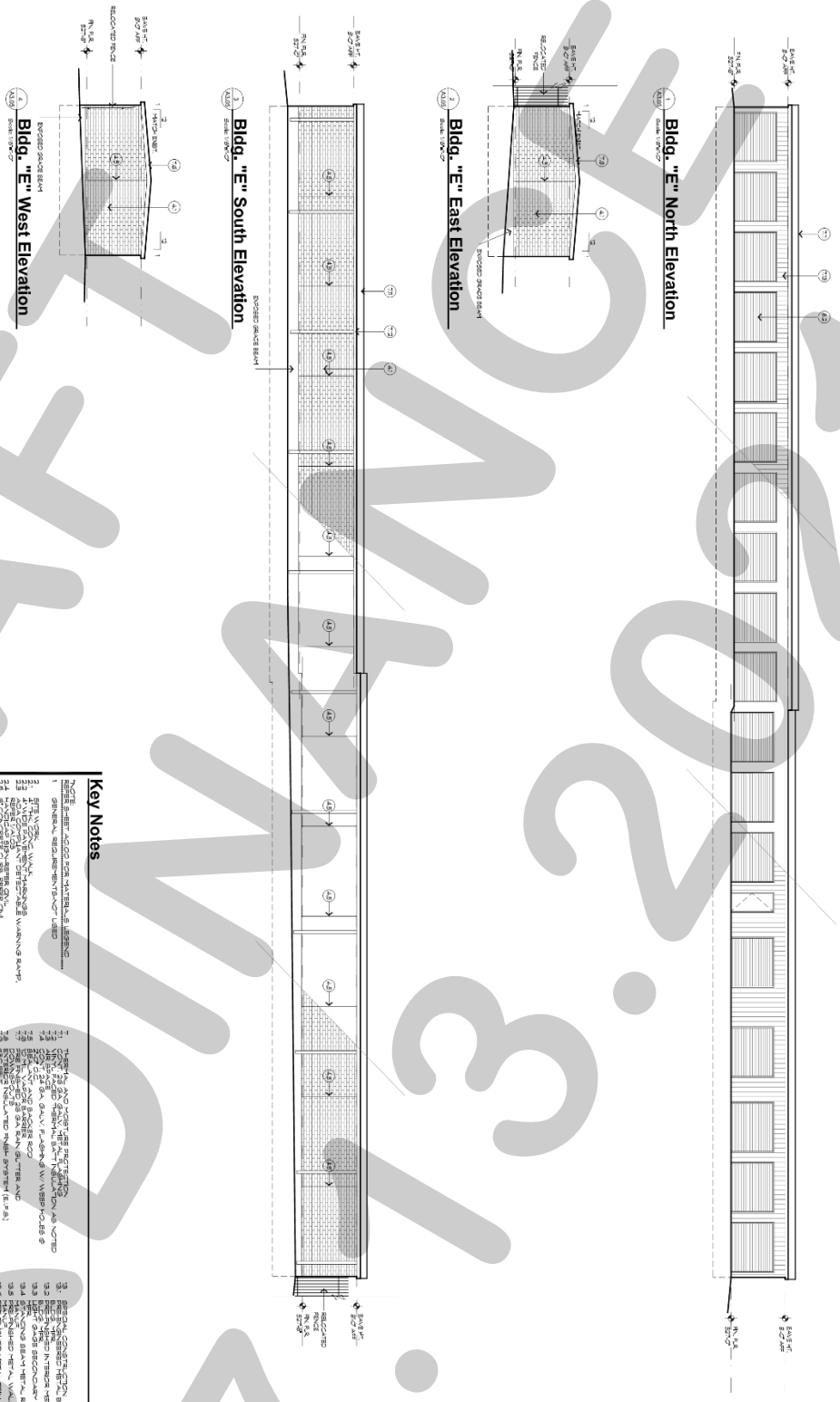
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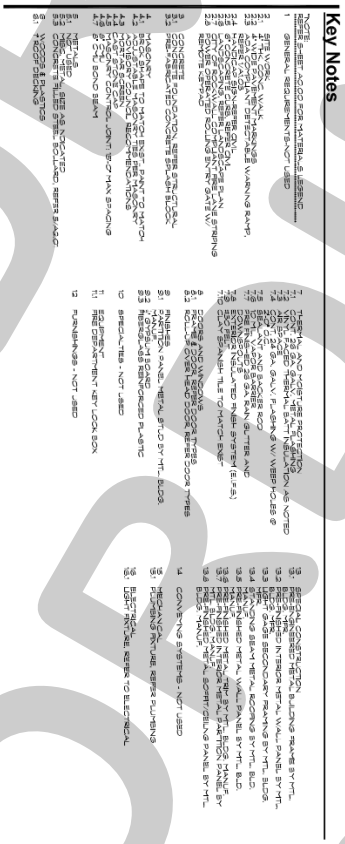
Exhibit 'C':
Elevations



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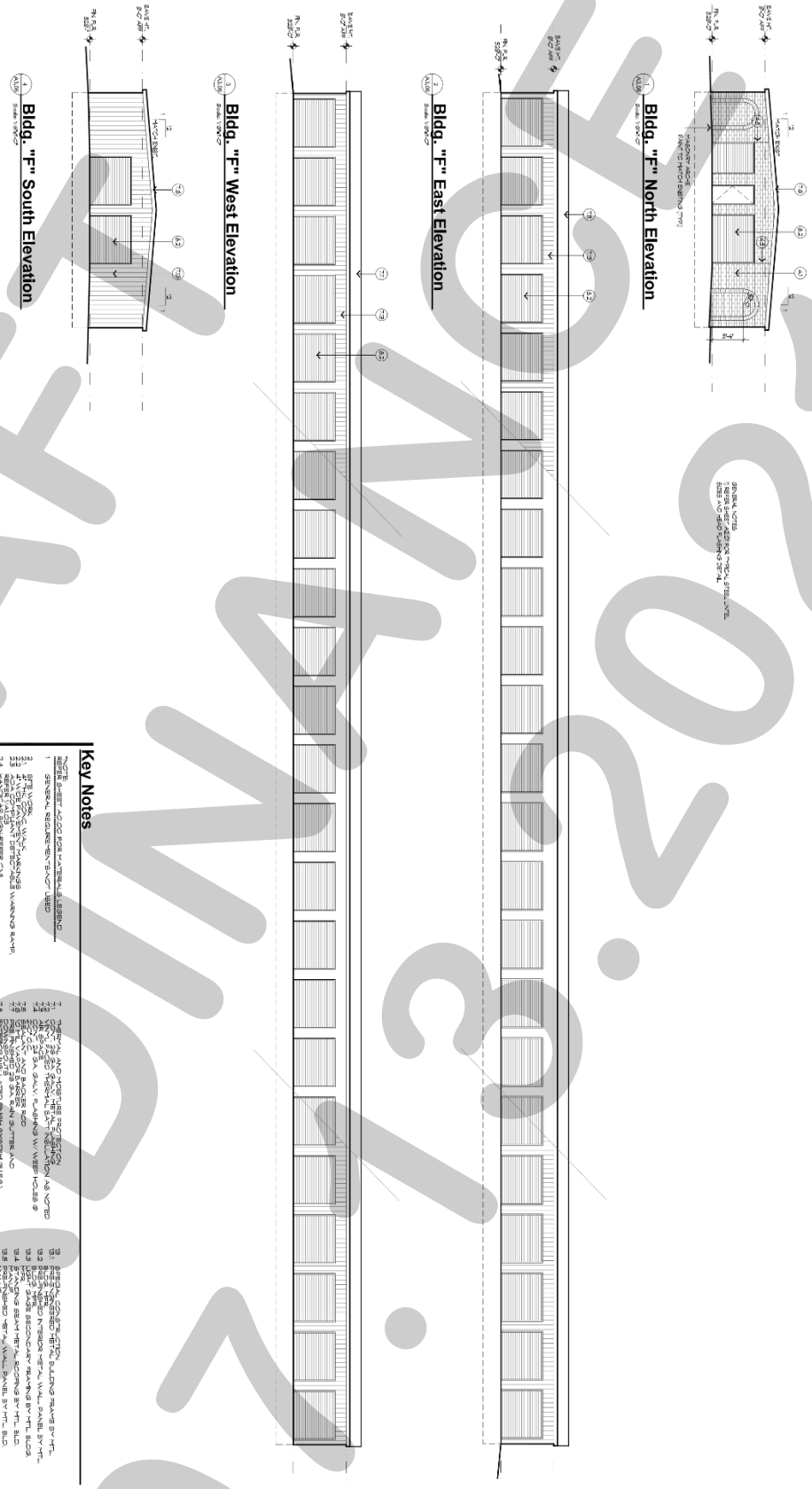
Exhibit 'C':
Elevations





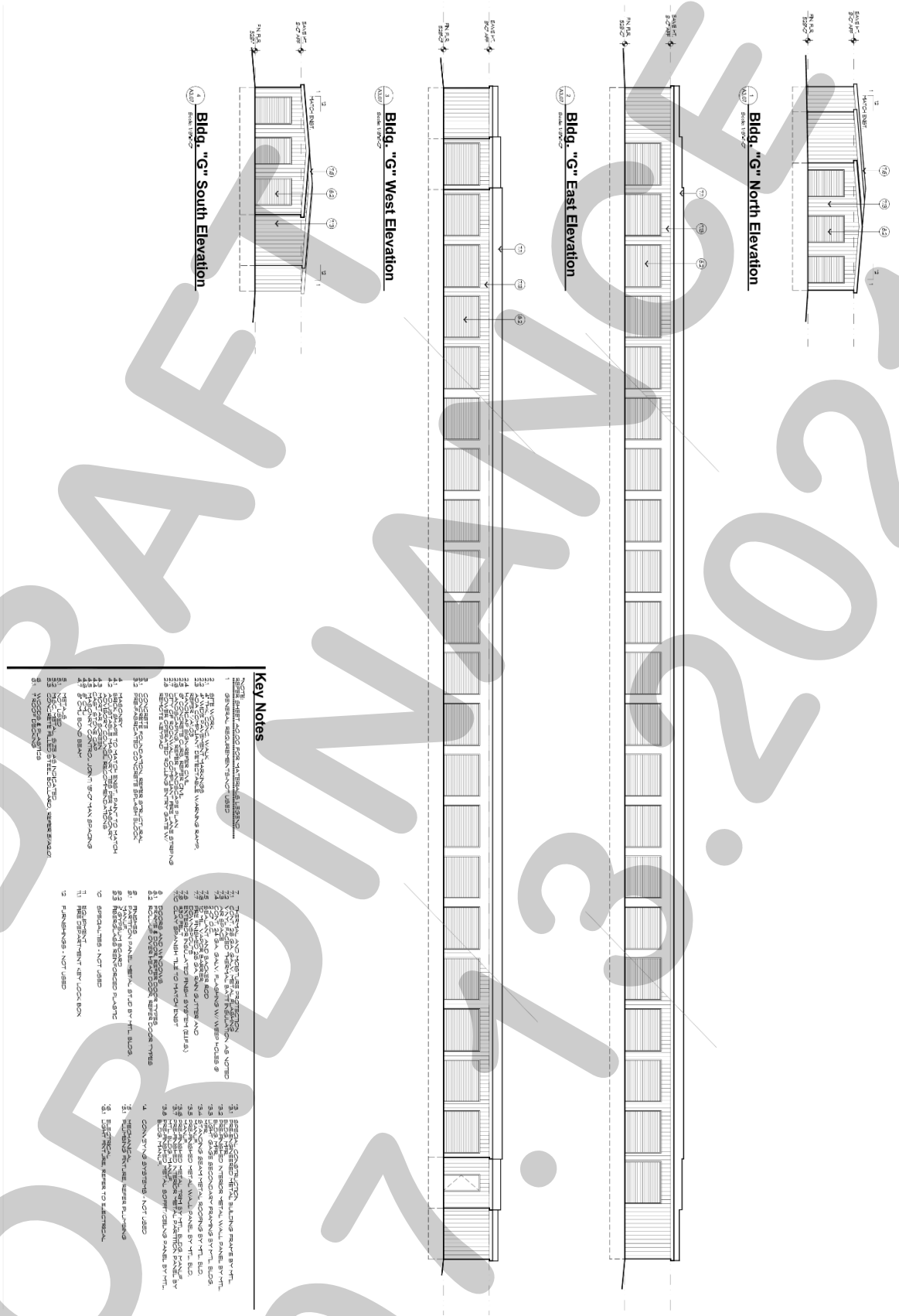
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ORDINANCE
07.13.2021

Exhibit 'C':
Elevations



DRAFT
ORDINANCE
07.13.2021

Exhibit 'C':
Elevations



DRAFT
ORDINANCE
07.13.2021

CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Mayor and City Council
DATE:	July 19, 2021
APPLICANT:	Stephen Seitz; *Seitz Architects, Inc.*
CASE NUMBER:	Z2021-021; *Specific Use Permit for The Vault Self Storage*

SUMMARY

Hold a public hearing to discuss and consider a request by Stephen Seitz of Seitz Architects, Inc. on behalf of Jim Vaudagna of the Vault Self-Storage for the approval of a Specific Use Permit (SUP) the expansion of an existing Mini-Warehouse Facility on a 6.06- acre parcel of land identified as Lot 1, Block C, Rockwall Business Park East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 1280 E. Ralph Hall Parkway, and take any action necessary.

BACKGROUND

The subject property was annexed by the City Council on December 7, 1981 by *Ordinance No. 81-33* [*Case No. A1981-002*]. On January 4 ,1982, the City Council approved a zoning change for the subject property from Agricultural (AG) District to Planned Development District 14 (PD-14) by *Ordinance No. 82-02*. On November 5, 2009, the City Council approved *Ordinance No. 09-42*, which was a city-initiated zoning change [*Case No. Z2009-016*] rezoning the subject property from Planned Development District 14 (PD-14) to a Commercial (C) District. By changing the zoning on the subject property to a Commercial (C) District the *Mini-Warehouse Facility* land use went from being a permitted *by right* use in the Light Industrial (LI) District to requiring a Specific Use Permit (SUP) in a Commercial (C) District. On June 3, 2013, the City Council approved a Specific Use Permit (SUP) [*S109; Case No. Z2013-015; Ordinance No. 13-15*] to allow the expansion of an existing *Mini-Warehouse Facility*. On November 4, 2013, the City Council approved [*S113; Case No. 2013-025*] to amend SUP *Ordinance No. 13-15* to allow for rental vehicles as an accessory use to the *Mini-Warehouse Facility*. After the passage of *Ordinance No. 17-17 -- which amended the requirements for Specific Use Permits (SUP)'s* --, *Ordinance No. 13-15* expired on March 20, 2018 in accordance with the requirements of the Unified Development Code (UDC).

PURPOSE

The applicant -- *Stephen Seitz of Seitz Architects Inc.* -- is requesting the approval of a Specific Use Permit (SUP) to allow for the expansion of an existing *Mini-Warehouse Facility* as stipulated by Subsection 02.03 (J), *Wholesale, Distribution and Storage Land Uses*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 1280 E. Ralph Hall Parkway. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is E. Ralph Hall Parkway, which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are three (3) parcels of land developed with Commercial (C) District land uses. Beyond this is S Goliad Street, which is identified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is a vacant 31.03-acre tract of land zoned Commercial (C) District. Beyond this is a vacant 20.562-acre parcel of land that serves as the open space for the Flagstone Estates Subdivision. Beyond this are three (3) parcels of land zoned Heavy Commercial (HC) District.

East: Directly east of the subject property are three (3) parcels of land, where two (2) are developed with Commercial (C) District land uses (*i.e. Lot 1, Block B, Rockwall Business Park East Phase 2 and Tract 17 of the J.D. McFarland Survey*) and one (1) is vacant (*i.e. Tract 25-1 of the J Cadle Survey*). Beyond this is S. Goliad Street, which is identified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 17.1937-acre parcel of land that serves as the Meadowcreek Estates open space.

West: Directly west of the subject property is a vacant 6.28-acre parcel of land zoned for Commercial (C) District. Beyond this is E. Ralph Hall Parkway, which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are several parcels of land developed with Commercial (C) District land uses.

CHARACTERISTICS OF THE REQUEST AND CONFORMANCE WITH THE CITY'S CODE

On June 3, 2013 the applicant was approved [*Case No. Z2013-015*] to allow the expansion of their existing *Mini-Warehouse Facility* by *Ordinance No. 13-15*. This Specific Use Permit (SUP) has since expired prompting the applicant to resubmit. The mini-warehouse facility on the subject property covers 40.26% (*or 2.44-acres*) of the 6.06-acre parcel of land and has a capacity of 275 storage units. The application submitted by the applicant is requesting to expand the site to cover approximately 75.90% (*or 4.6-acres*) of the subject property and have a total of 568 storage units (*or a 293-unit increase*). According to Subsection 02.03 (J)(1)(a), of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), "…(t)he number of storage units per acre shall not exceed 125, the minimum number of storage units shall be ten (10), and the maximum site area shall be five (5) acres." The total expansion will bring the site area to 4.6-acres with approximately 123 units per acre. The applicant has stated that the expansion will be completed in two (2) phases with the first phase being the expansion of the facility to the west [*depicted as Buildings A, B, C & D on the concept plan*]. The second phase will include the demolition of an existing 9,062 SF building to make room for the construction of two (2) new buildings [*depicted as Buildings E & F on the concept plan*].

According to Subsection 03.02 of Article 11, *Applicability*, of the Unified Development Code (UDC) an amended site plan will be required if "…(a)ll expansions of an existing non-residential building or structure that increases the existing floor area by 30% or that adds 2,000 SF of floor area." As the property exists today the total floor area is 45,011 SF. In conformance with this increase the applicant will be required to submit a site plan with building elevations, a landscaping plan and photometric plan indicating conformance to the current standards. In order to demonstrate conformance with all of the use requirements detailed in Subsection 02.03 (J), of Article 04, *Permissible Uses*, of the UDC the applicant has submitted concept elevations that will be included in the SUP ordinance. Additionally, all future submittals shall be required to generally adhere to these building elevations.

A summary of the use requirements for the *Mini-Warehouse Facility* land use stipulated by the Subsection 02.03 (J), *Wholesale, Distribution and Storage*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) is as follows:

Code Requirement	*Proposed Plan*	*Compliance*
The maximum site area shall not exceed five (5) acres.	4.6-Acres[1]	*In Conformance*
The maximum number of storage units shall not exceed 125 units per acre.	~123 Units/Acre	*In Conformance*
The maximum height shall not exceed one (1) story [2].	The storage facility buildings are one story in height and range from 13' – 24'-2".	*In Conformance*
The minimum number of parking spaces required is two (2).	9 Parking Spaces	*In Conformance*
No direct access from FM740, SH205, SH66, SH276, FM3097, FM552, FM549 or John King Boulevard.	Direct access from Ralph Hall Parkway only.	*In Conformance*

Overhead doors shall not face adjacent streets.	The facilities buildings all face inward and do not have doors visible from Ralph Hall Parkway.	*In Conformance*
All exterior walls facing the front, side and rear property lines shall be 100% brick construction.	All exterior walls on the site facing the front, side and rear property lines will utilize the same brick that is on the existing structures.	*In Conformance*
The front, side and rear building setback areas shall incorporate clustered landscaping.	*Will be handled at the time of the site plan submittal on the Landscaping Plan.*	*Landscaping Plan*
Gates shall be incorporated limiting access to the facility.	Existing and proposed wrought iron gates.	*In Conformance*
Screening fences shall be wrought iron or masonry.	Masonry Screening Fence	*In Conformance*
Concrete shall be used for all paving.	All future paving will be concrete.	*In Conformance*
Roof shall have a minimum roof pitch of 1:3 and be constructed with metal standing seam.	The roof pitches will be 12:6, 12:5, & 12:1 with metal standing seam used on the interior buildings and Spanish tile used on the exterior buildings. This will match the existing structures on the site.	*Not In Conformance* [3]
Lighting standards shall be limited to a maximum of 20-feet in height.	*Will be handled at the time of site plan submittal on the Photometric Plan.*	*Photometric Plan*

NOTES:

[1]: Total site area is 6.06-acres. The subject property was platted as Lot 1, Block C of the Rockwall Business Park East Addition in August of 1982 prior to the adoption of this requirement.

[2]: If necessary, the office/care taker residence-unit may exceed one story, but shall not exceed 36-feet in height. The office/care taker residence is currently located on the second floor of an existing building that stands 24' 2".

[3]: The proposed roof pitches are intended to match the existing buildings and the Spanish style of architecture that was required at the time of construction, which was prior to the adoption of this requirement.

With the exception of the proposed roof pitch the applicant's request is in conformance with all applicable requirements stipulated in Article 04, *Permissible Uses*, of the UDC.

STAFF ANALYSIS

In this case, the applicant's request generally conforms with the requirements set forth by Subsection 02.03 (J)(1), *Wholesale, Distribution and Storage Land Uses*, of Article 04, *Permissible Uses*, of the Unified Development Code. According to Subsection 02.03 (J)(1)(n) "(r)oofs shall have a minimum pitch of 1:3 and be constructed with a metal standing seam..." In this case the applicant is requesting a 12:6, 12:5, and 12:1 roof pitch. The applicant has stated that they are proposing these roof pitches to ensure the proposed buildings match the existing buildings on the subject property. Based on this, the approval of this variance does not appear to have a negative impact on any of the surrounding properties; however, the approval of a Specific Use Permit (SUP) request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On June 29, 2021, staff mailed 20 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Flagstone Estates and Meadow Creek Estates Homeowner's Associations (HOAs), which are the HOA/Neighborhood Organizations that are within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received no notices in regard to the applicant's request.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant's request for a *Specific Use Permit (SUP)* for the expansion of an existing Mini-Warehouse Facility, then staff would propose the following conditions of approval:

(1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP ordinance and which are detailed as follows:

(a) All operations on this property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of the draft ordinance.

(b) The building elevations submitted with the site plan shall generally adhere to the Building Elevations depicted in *Exhibit 'C'* of the draft ordinance.

(c) The minimum roof pitches for the proposed buildings shall be the same as the existing buildings or conform to the roof pitches called out on the *Building Elevations* depicted in *Exhibit 'C'* of the draft ordinance.

(d) No outside storage of any kind shall be permitted on this site. This includes the outside storage of boats, recreational vehicles, and motor or self-propelled vehicles.

(e) Businesses shall not be allowed to operate within individual storage units.

(2) Any construction resulting from the approval of this *Specific Use Permit (SUP)* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On July 13, 2021, the Planning and Zoning Commission approved a motion to approve the *Specific Use Permit* (SUP) with the conditions of approval by a vote of 6-0, with Commissioner Deckard absent.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. Z2021-021

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☒ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST ($100.00)

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

PROPERTY INFORMATION [PLEASE PRINT]

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

SUBDIVISION Rockwall Business Park East LOT 1 BLOCK

GENERAL LOCATION SE Corner at Highway 205 & Ralph Hall Parkway

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial CURRENT USE Self Storage

PROPOSED ZONING Commercial PROPOSED USE Additional Self Storage

ACREAGE 6.06 LOTS [CURRENT] 1 LOTS [PROPOSED] 1

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

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

☐ OWNER	The Vault Self Storage	☒ APPLICANT	Seitz Architects, Inc.
CONTACT PERSON	Jim Vaudagna	CONTACT PERSON	Stephen Seitz
ADDRESS	1280 E. Ralph Hall Parkway	ADDRESS	506 Meadowlake Lane
CITY, STATE & ZIP	Rockwall, Texas 75032	CITY, STATE & ZIP	Heath, Texas 75032
PHONE	408.998.1488	PHONE	214.537.9981
E-MAIL	jvaudagna@comcast.net	E-MAIL	sseitz@seitzarchitects.com

NOTARY VERIFICATION [REQUIRED]

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

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

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

OWNER'S SIGNATURE

NOTARY PUBLIC ~~IN AND FOR THE STATE OF TEXAS~~ see attached CA acknowledgment

MY COMMISSION EXPIRES



City of Rockwall

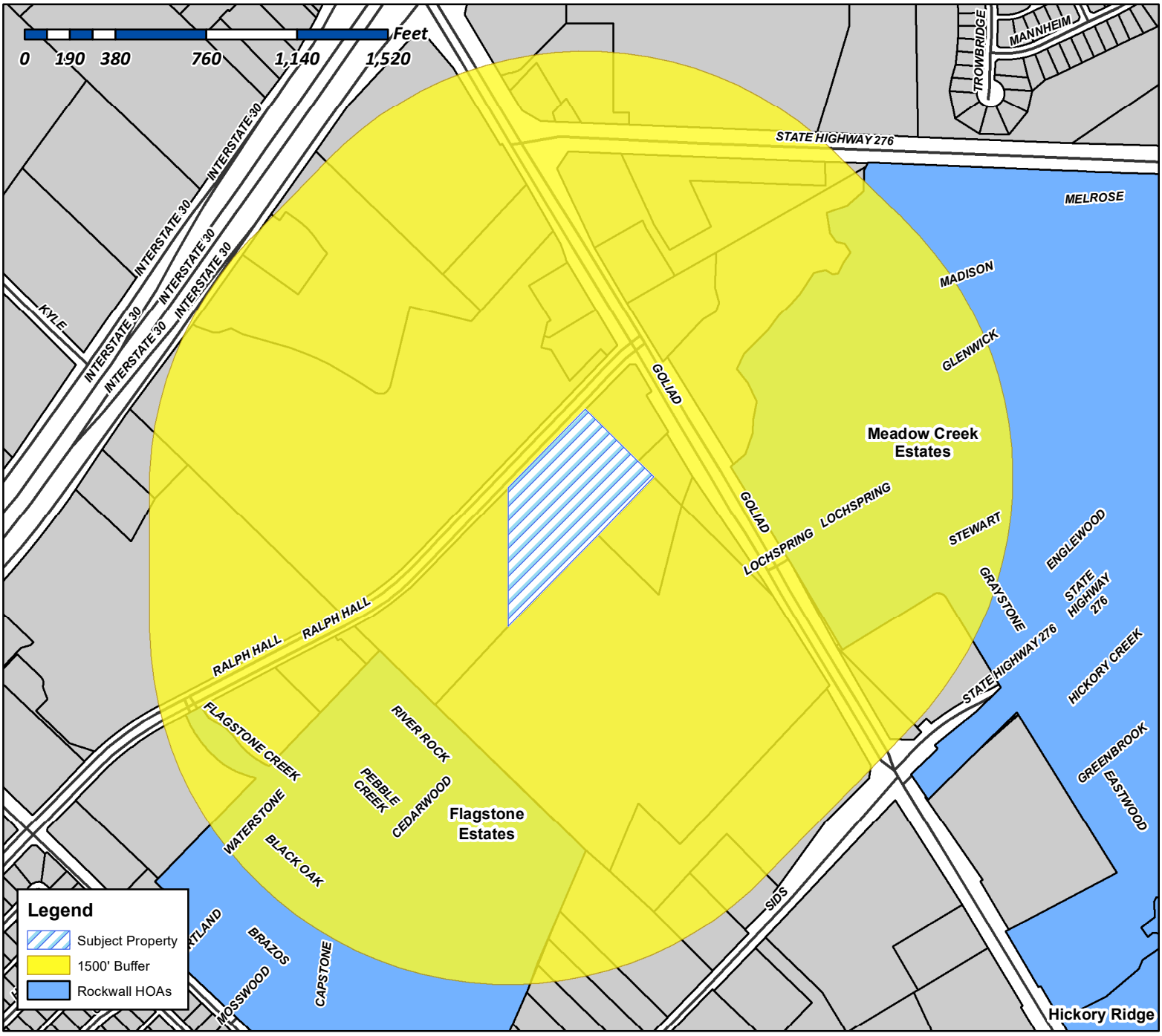
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

City of Rockwall

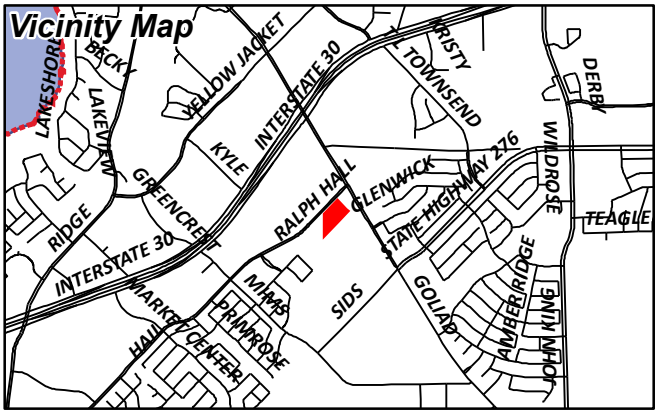
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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

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



Lee, Henry

From: Gamez, Angelica
Sent: Monday, June 28, 2021 4:54 PM
Cc: Miller, Ryan; Gonzales, David; Lee, Henry
Subject: Neighborhood Notification Program [Z2021-021]
Attachments: Public Notice (06.28.21).pdf; HOA Map Z2021-021.pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that was published in the Rockwall Herald Banner on *June 25, 2021*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, July 13, 2021 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, July 19, 2021 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: https://sites.google.com/site/rockwallplanning/development/development-cases.

Z2021-021 SUP for the Expansion of an Existing Mini-Warehouse Facility
Hold a public hearing to discuss and consider a request by Stephen Seitz of Seitz Architects, Inc. on behalf of Jim Vaudagna of the Vault Self-Storage for the approval of a *Specific Use Permit (SUP)* the expansion of an existing *Mini-Warehouse Facility* on a 6.06-acre parcel of land identified as Lot 1, Block C, Rockwall Business Park East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 1280 E. Ralph Hall Parkway, and take any action necessary.

Thank you,

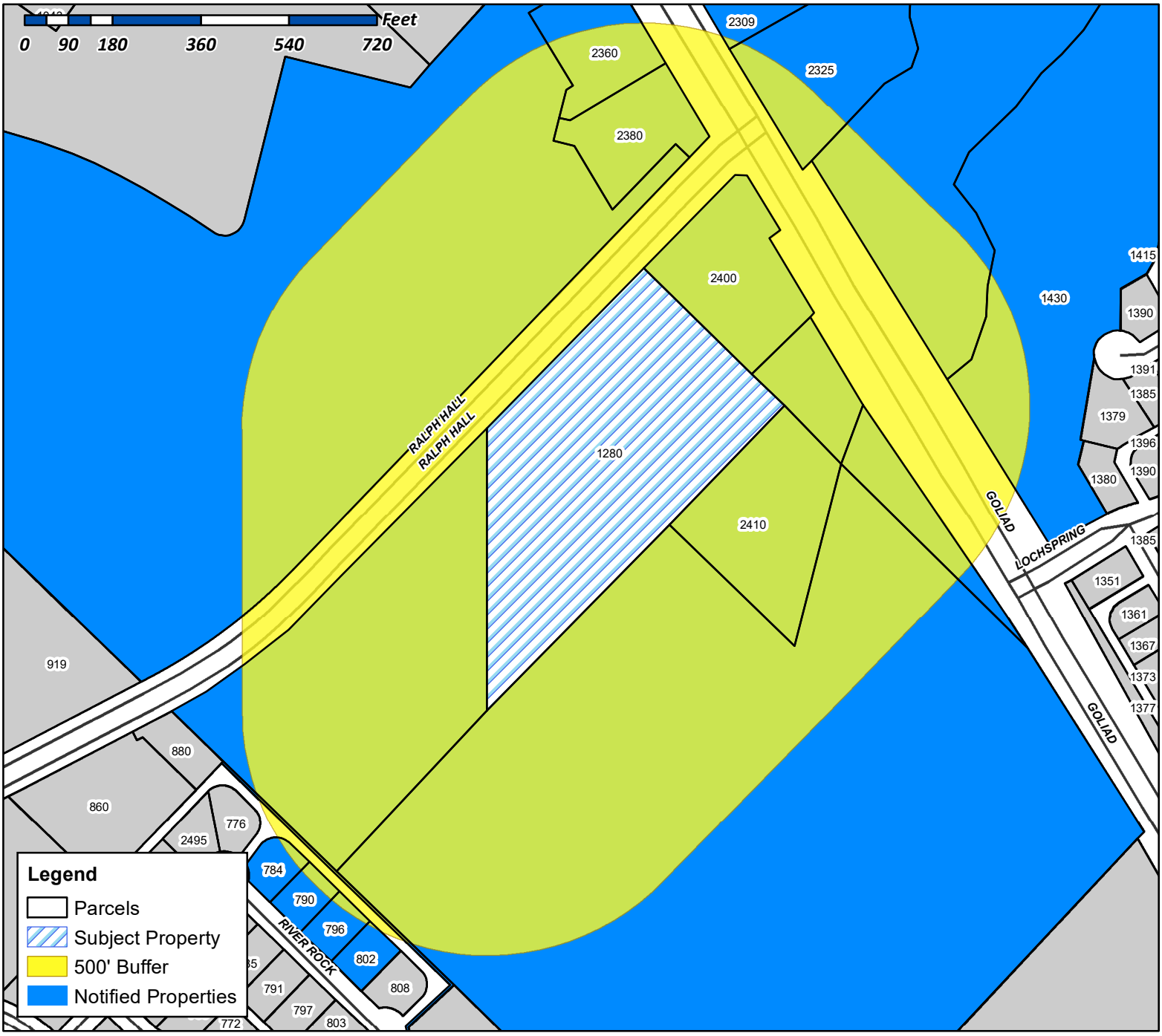
Angelica Gamez
Planning & Zoning Coordinator
City of Rockwall
972.771.7745 Office
972.772.6438 Direct
http://www.rockwall.com/planning/

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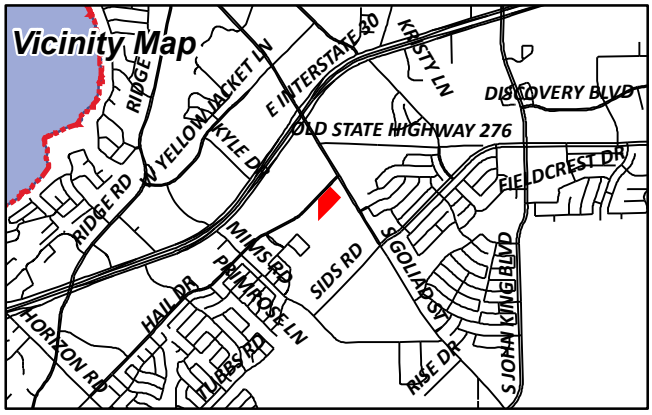
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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



Date Created: ***6/14/2021***

For Questions on this Case Call (972) 771-7745

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

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

LEVO GROUP LLC
11 HAWTHORNE CIR
ALLEN, TX 75002

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

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

LEVO GROUP LLC
2309 S GOLIAD
ROCKWALL, TX 75032

ROBERTS MARLYN & BARBARA
2325 S GOLIAD
ROCKWALL, TX 75032

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

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

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

STROTHER, CATHY
2410 S GOLIAD
ROCKWALL, TX 75032

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

BACKUS WAYNE E
278 CORNSTALK RD
ROCKWALL, TX 75032

ROBERTS MARLYN & BARBARA
323 JULIAN DRIVE
ROCKWALL, TX 75087

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

SERVIGNA FERNANDO &
MIGLIA VILLAOBOS
784 RIVER ROCKLN
ROCKWALL, TX 75032

ROBITZSCH DON W
790 RIVER ROCK LN
ROCKWALL, TX 75032

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

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

STROTHER, CATHY
8935 CR 589
NEVADA, TX 75173

PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2021-021: Specific Use Permit for Expansion of an Existing Mini-Warehouse Facility

Hold a public hearing to discuss and consider a request by Stephen Seitz of Seitz Architects, Inc. on behalf of Jim Vaudagna of the Vault Self-Storage for the approval of a Specific Use Permit (SUP) the expansion of an existing Mini-Warehouse Facility on a 6.06-acre parcel of land identified as Lot 1, Block C, Rockwall Business Park East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 1280 E. Ralph Hall Parkway, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, July 13, 2021 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, July 19, 2021 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Henry Lee
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by *Monday, July 19, 2021 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2021-021: Specific Use Permit for Expansion of an Existing Mini-Warehouse Facility

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

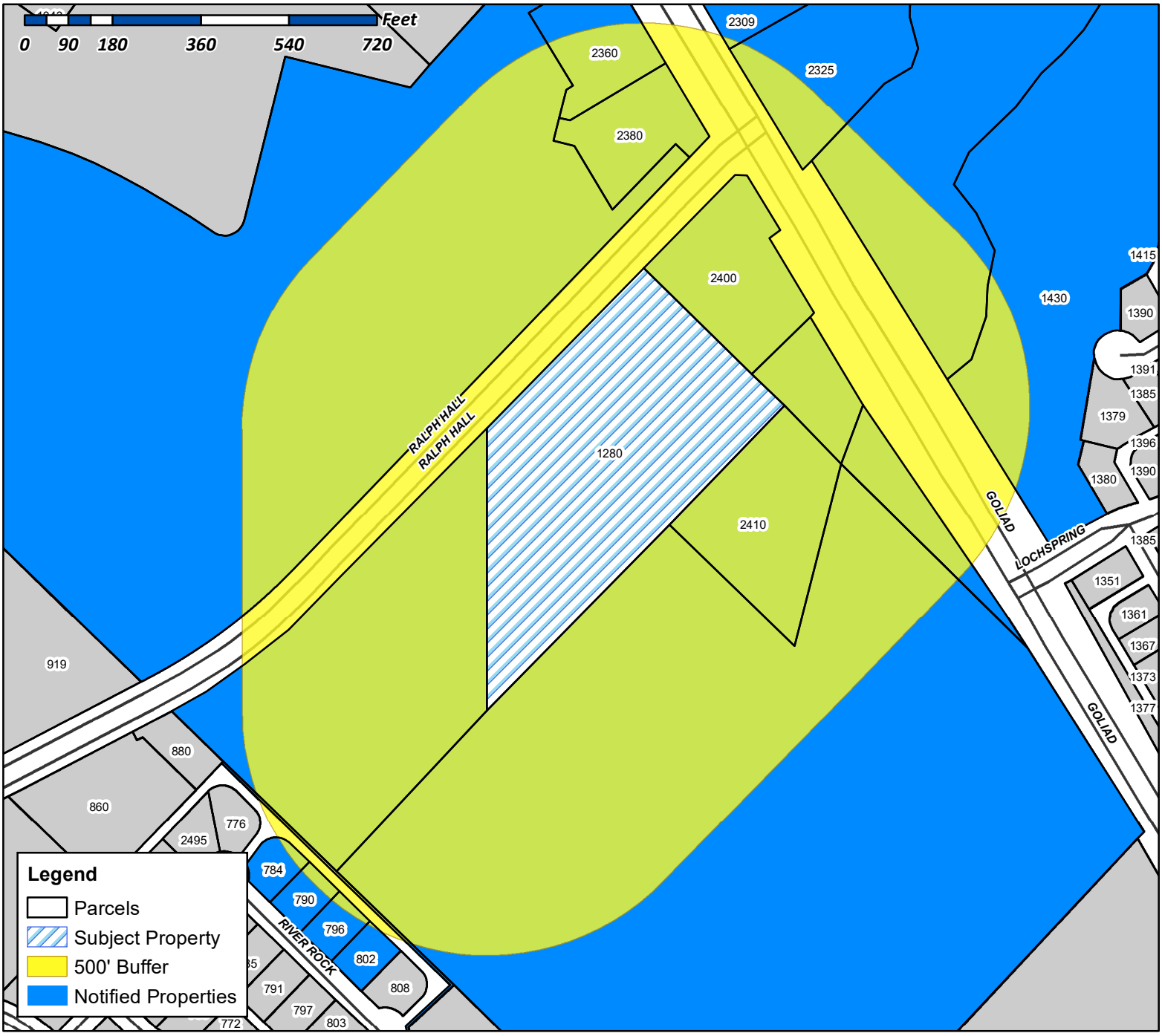
Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

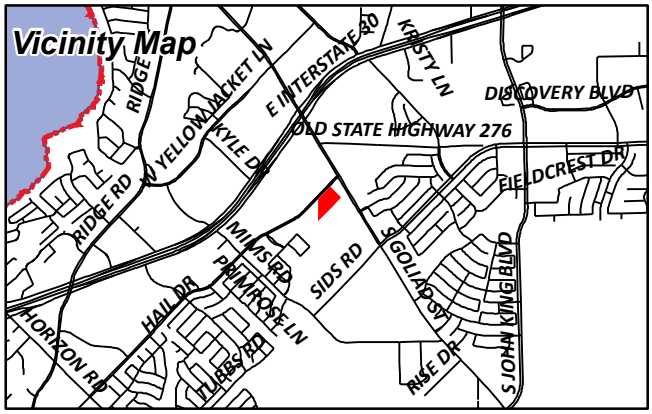
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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



Date Created: ***6/14/2021***

For Questions on this Case Call (972) 771-7745

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-021

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Concerned about having a commercial property next to muy back yard. We have kids, patios, etc. Backside of the commercial properties is usually for trash and poorly maintained

Respondent Information

Please provide your information.

First Name *

Fernando

Last Name *

Servigna

Address *

784 River Rick Ln

City *

Rockwall

State *

TX

Zip Code *

75032

Email Address *

fernando.servigna@gmail.com

Phone Number

469-363-3022

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- (●) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

This content is neither created nor endorsed by Google.

Google Forms

ACKNOWLEDGMENT

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

State of California
County of Santa Clara} ss.

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

personally appeared James Vaudagna

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

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

WITNESS my hand and official seal.

J. NAT
NOTARY PUBLIC - CALIFORNIA
COMMISSION # 2342828
SANTA CLARA COUNTY
My Comm. Exp. January 21, 2025

Signature J. Nat

(seal)

OPTIONAL INFORMATION

Date of Document _____

Type or Title of Document Development Application

Number of Pages in Document _____

Document in a Foreign Language _____

Thumbprint of Signer

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

☐ Check here if no thumbprint or fingerprint is available.

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

Other Information: _____

DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS

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

PLATTING APPLICATION SUBMITTAL REQUIREMENTS [ALL PLAT TYPES]

[ ] *PLAT TYPE.*

- [ ] *MINOR/AMENDING PLAT.*
- [ ] *MASTER PLAT.*
- [ ] *PRELIMINARY PLAT.*
- [ ] *FINAL PLAT.*
- [ ] *REPLAT.*
- [ ] *VACATION PLAT.*

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

[ ] *DIGITAL COPY OF THE PLAT.* The following is required with all plat submittals:

- [ ] *ONE (1) PDF COPY OF THE PLAT*
- [ ] *ONE (1) SURVEY BOUNDARY CLOSURE REPORT.*

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

[ ] *TREESCAPE PLAN [IF APPLICABLE].*

[ ] *LANDSCAPE PLAN [IF APPLICABLE].*

[ ] *APPLICATION AND APPLICATION FEE.*

SITE PLAN APPLICATION SUBMITTAL REQUIREMENTS

[ ] *PLAN SET.* A plan set is composed of the following items (failure to submit all of the items required *shall constitute an incomplete application*):

- [ ] *SITE PLAN.*
- [ ] *LANDSCAPE PLAN.*
- [ ] *TREESCAPE PLAN.*
- [ ] *PHOTOMETRIC PLAN.*
- [ ] *BUILDING ELEVATIONS.*

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

[ ] *PHYSICAL BUILDING MATERIAL SAMPLE BOARD (11" x 17").* See the *Material Sample Board Design Guidelines* in this development packet. Individual material samples or sample boards that are larger than *11" x 17"* will *not* be accepted.

[ ] *VARIANCE REQUEST LETTER.* The letter must indicate the variance being requested, the reason for the variance, *and the two (2) required compensatory measures being offered to off-set the variance* in accordance with the requirements of the UDC.

[ ] *APPLICATION AND APPLICATION FEE.*

ZONING CHANGE APPLICATION SUBMITTAL REQUIREMENTS

[✓] *LEGAL DESCRIPTION.* A legal description consists of written words that delineate a specific piece of real property. A legal description may be a metes and bounds description or, if the property is platted, a copy of the plat may be submitted to verify the lot and block survey system.

[✓] *ZONING EXHIBIT OR CONCEPT PLAN.* A zoning exhibit is generally a survey, plat, concept plan or other visual description of the property [Specific Use Permit (SUP) exhibits can be a site plan or building elevations; check with staff for prior to submitting an application for what is appropriate]. Staff requires two (2), 24" x 36" copies and one digital copy (PDF preferred) be submitted at the time the application is submitted. All submittals should be folded individually so that the project title or identifier is facing out. *In order to reduce the applicant's costs and to conserve paper, staff may accept other sheet sizes for a submittal if an appropriate scale and level of detail is maintained. Check with staff prior to submitting a small or larger drawing size.*

[✓] *LETTER OF EXPLANATION.* A letter from the applicant or property owner explaining the purpose of the zoning application.

[✓] *APPLICATION AND APPLICATION FEE.*

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

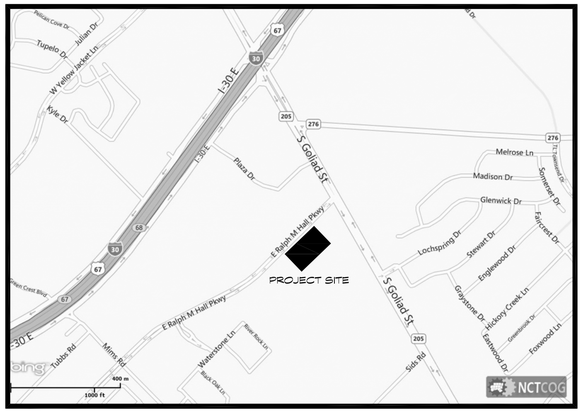
Facility Expansion for

The Vault Self Storage

Rockwall, Texas

Architect

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



N

Vicinity Map

No Scale

Building Information

OWNER:

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

Jurisdiction of Project

REGULATORY AUTHORITIES:

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

Texas Department of Licensing and Regulation
Elimination of Architectural Barriers
E.O. Thompson State OfficeBuilding
920 Colorado
Austin, Texas 78701
(512) 463-3211
(512) 475-2886 (FAX)

BUILDING DESIGN CODE:
2015 International Building Code with local amendments
2015 International Plumbing Code with local amendments
2015 International Fuel Gas Code with local amendments
2015 International Mechanical Code with local amendments
2015 International Energy Conservation Code with local Amendments
2015 International Existing Building Code with local amendments
2014 National Electrical Code with local amendments

Local Amendments & NCTCOG Amendments

Property Information

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

LOT AREA:
263,974 SF (6.06 ACRES)

ZONING: C - COMMERCIAL

LAND USE: MINI-WAREHOUSE
SUP: CASE NUMBER TBD

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

REGISTERED ARCHITECT
STEVEN THOMAS SEITZ
12157
STATE OF TEXAS

18 May 2021

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

file #
21-004 Cover

project #
21-004

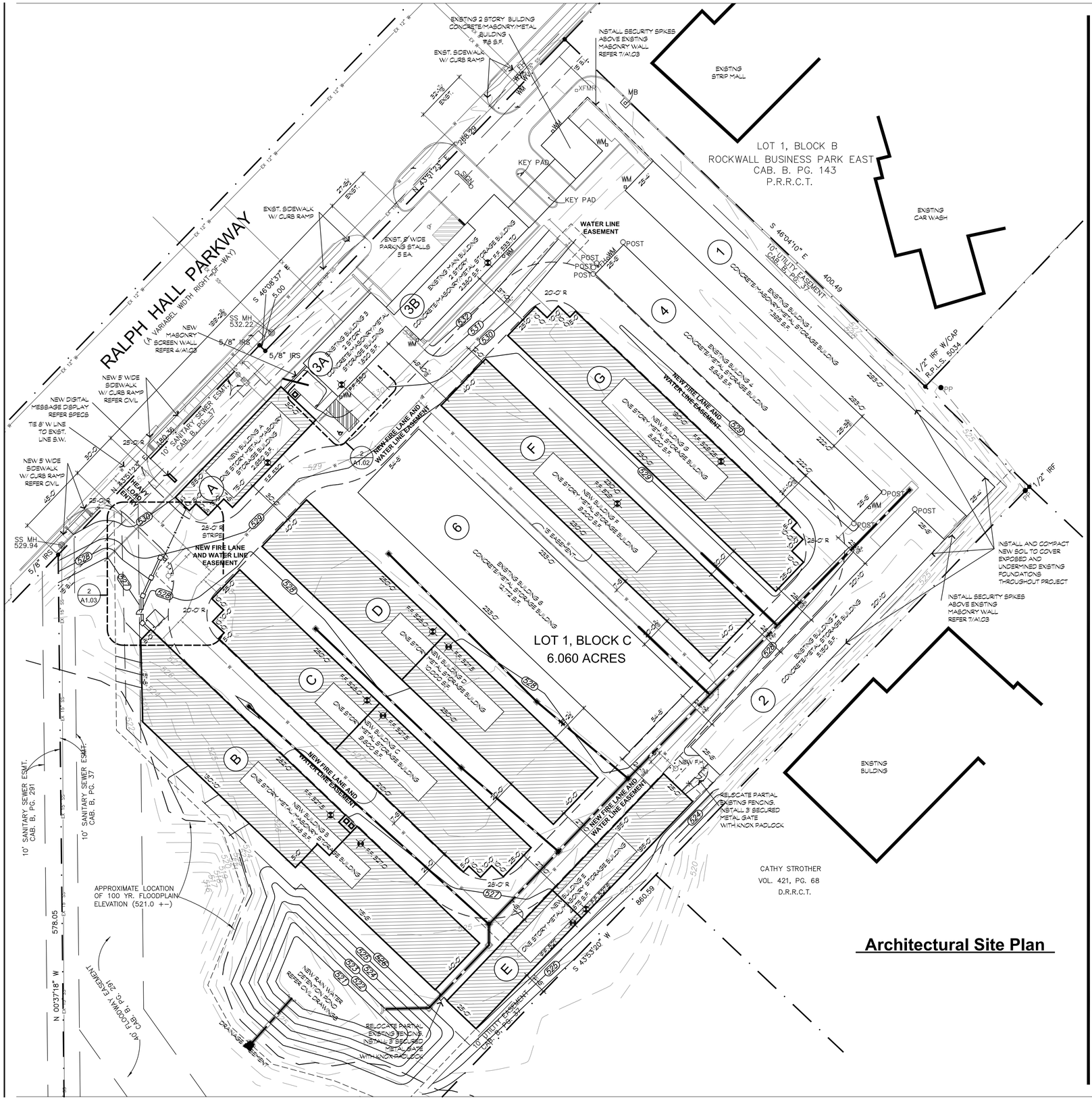
date
18 May 2021

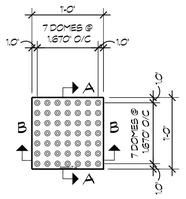
revisions

sheet

A0.00


RALPH HALL PARKWAY
(A VARIABEL WIDTH RIGHT-OF-WAY)
EXISTING 2 STORY BUILDING
CONCRETE/MASONRY/METAL
BUILDING
765 S.F.
EXISTING
STRIP MALL
LOT 1, BLOCK B
ROCKWALL BUSINESS PARK EAST
CAB. B. PG. 143
P.R.R.C.T.
EXISTING
CAR WASH
XFMR
MB
KEY PAD
KEY PAD
WM
WM
WM
WM
WM
WM
WM
WM
POST
POST
POST


RALPH HALL PARKWAY
(A VARIABEL WIDTH RIGHT-OF-WAY)
EXIST. SIDEWALK W/ CURB RAMP
EXIST. 8' WIDE PARKING STALLS 5 EA
EXISTING 2 STORY BUILDING CONCRETE MASONRY/METAL BUILDING 768 S.F.
INSTALL SECURITY SPIKES ABOVE EXISTING MASONRY WALL REFER 7/A1.03
EXISTING STRIP MALL
LOT 1, BLOCK B
ROCKWALL BUSINESS PARK EAST
CAB. B. PG. 143
P.R.R.C.T.
EXISTING CAR WASH
KEY PAD
WATER LINE EASEMENT
S 46°04'10" E
10' UTILITY EASEMENT CAB. B, PG. 37
400.49
1/2" IRF W/CAP R.P.L.S. 5034
EXISTING BUILDING 1 CONCRETE-MASONRY-METAL 1,225 S.F. STORAGE BUILDING
EXISTING BUILDING 2 CONCRETE-MASONRY-METAL 1,225 S.F. STORAGE BUILDING
EXISTING BUILDING 3 CONCRETE-MASONRY-METAL 2 STORY 1,225 S.F. STORAGE BUILDING
EXISTING BUILDING 4 CONCRETE-MASONRY-METAL 1 STORY 1,225 S.F. STORAGE BUILDING
EXISTING BUILDING 5 CONCRETE-MASONRY-METAL 1 STORY 1,225 S.F. STORAGE BUILDING
EXISTING BUILDING 6 CONCRETE-MASONRY-METAL 1 STORY 1,225 S.F. STORAGE BUILDING
EXISTING BUILDING 7 CONCRETE-MASONRY-METAL 1 STORY 1,225 S.F. STORAGE BUILDING
NEW MASONRY SCREEN WALL REFER 4/A1.03
NEW 5' WIDE SIDEWALK W/ CURB RAMP REFER CIVIL
NEW DIGITAL MESSAGE DISPLAY REFER SPECS
TIE 8" W LINE TO EXIST. LINE S.W.
10' SANITARY SEWER ESMT. CAB. B, PG. 37
NEW BUILDING A ONE STORY METAL MASONRY STORAGE BUILDING 1,250 S.F.
NEW BUILDING B ONE STORY METAL MASONRY STORAGE BUILDING 1,250 S.F.
NEW BUILDING C ONE STORY METAL MASONRY STORAGE BUILDING 1,250 S.F.
NEW BUILDING D ONE STORY METAL MASONRY STORAGE BUILDING 1,250 S.F.
NEW BUILDING E ONE STORY METAL MASONRY STORAGE BUILDING 1,250 S.F.
NEW BUILDING F ONE STORY METAL MASONRY STORAGE BUILDING 1,250 S.F.
NEW BUILDING G ONE STORY METAL MASONRY STORAGE BUILDING 1,250 S.F.
NEW FIRE LANE AND WATER LINE EASEMENT
NEW FIRE LANE AND WATER LINE EASEMENT
NEW FIRE LANE AND WATER LINE EASEMENT

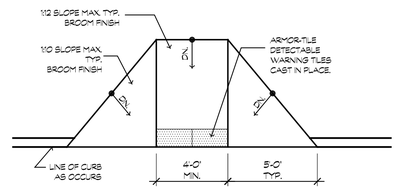


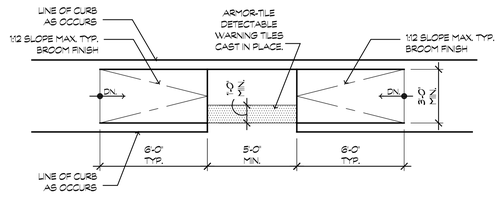
Armor-Tile

Tactile Systems

By: ENGINEERED PLASTICS, INC.
2300 INTERNATIONAL DR., SUITE 100
WILLIAMSVILLE, NY
USA, 14221
1 (800) 660-2535
www.armor-tile.com

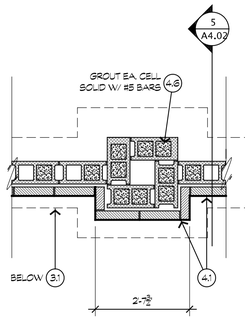
NOTES:
1. CAST IN PLACE INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. FOR CUSTOM SIZING CONTACT MANUFACTURER.





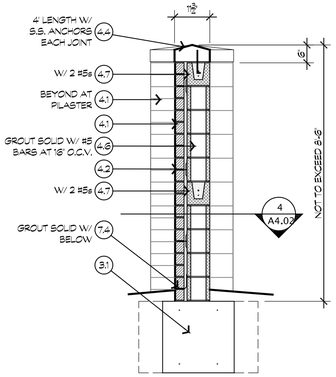
Typical Curb Ramp Detail

1 A1.03 — Scale: 1/4" = 1'-0"



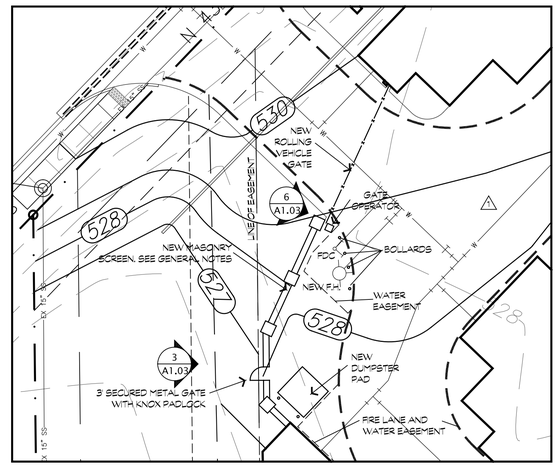
Screen Wall Plan Detail

5 A1.03 — Scale: 1/2" = 1'-0"



Screen Wall Section

4 A1.03 — Scale: 1/2" = 1'-0"



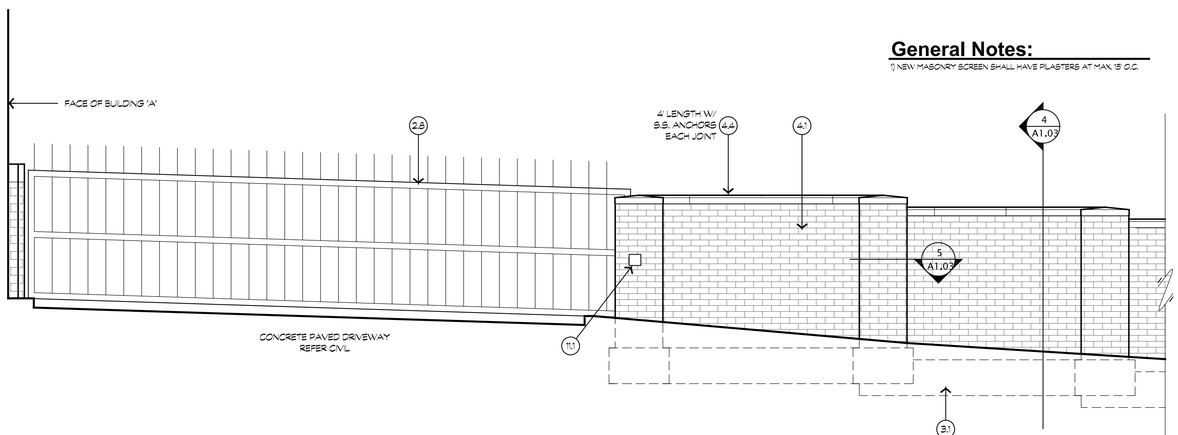
N — Actual

Enlarged Site Plan

2 A1.03 — Scale: 1/16" = 1'-0"

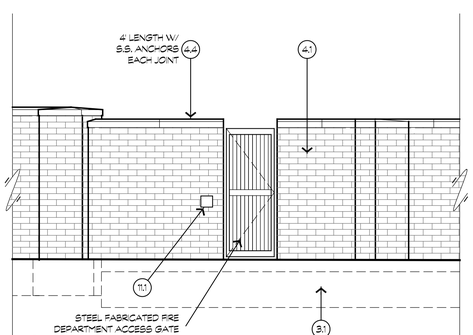
General Notes:

1) NEW MASONRY SCREEN SHALL HAVE PILASTERS AT MAX. 15' O.C.



Screen Wall @ Vehicle Gate

6 A1.03 — Scale: 1/4" = 1'-0"



Screen Wall @ Access Gate

3 A1.03 — Scale: 1/4" = 1'-0"

Key Notes

"NOTE:
REFER SHEET A0.00 FOR MATERIALS LEGEND

1 GENERAL REQUIREMENTS-NOT USED

2 SITE WORK
2.1 4" THK. CONC. WALK
2.2 4" WIDE PAVEMENT MARKINGS
2.3 ADA COMPLIANT DETECTABLE WARNING RAMP, REFER 1/A1.03
2.4 HANDICAP SIGN-REFER CIVIL
2.5 6" CONCRETE CURB, REFER CIVIL
2.6 LANDSCAPING, REFER LANDSCAPE PLAN
2.7 CITY OF ROCKWALL COMPLIANT FIRE LANE STRIPING
2.8 POWER OPERATED ROLLING ENTRY GATE W/ REMOTE KEYPAD

3 CONCRETE
3.1 CONCRETE FOUNDATION, REFER STRUCTURAL
3.2 PRE-FABRICATED CONCRETE SPLASH BLOCK

4 MASONRY
4.1 BRICK SHAPE TO MATCH EXIST., PAINT TO MATCH
4.2 ADJUSTABLE MASONRY TIES PER MASONRY ADVISORY COUNCIL RECOMMENDATIONS
4.3 MORTAR SCREEN
4.4 CAST STONE CAP
4.5 MASONRY CONTROL JOINT; 15'-0" MAX SPACING
4.6 8" CMU
4.7 8" CMU BOND BEAM

5 METALS
5.1 NOT USED
5.2 MISC. METAL, SIZE AS INDICATED
5.3 CONCRETE FILLED STEEL BOLLARD, REFER 5/A2.01

6 WOODS & PLASTICS
6.1 1" ROOF DECKING

7 THERMAL AND MOISTURE PROTECTION
7.1 CONT. 26 GA. GALV. METAL FLASHING
7.2 VINYL FACED THERMAL BATT INSULATION AS NOTED
7.3 AIR SPACE
7.4 CONT. 24 GA. GALV. FLASHING W/ WEEP HOLES @ 24" O.C.
7.5 SEALANT AND BACKER ROD
7.6 10 MIL VAPOR BARRIER
7.7 PRE FINISHED 26 GA. RAIN GUTTER AND DOWNSPOUTS
7.8 EXTERIOR INSULATED FINISH SYSTEM (E.I.F.S.)
7.9 #30 FELT
7.10 CLAY SPANISH TILE TO MATCH EXIST

8 DOORS AND WINDOWS
8.1 FRAME & DOOR, REFER DOOR TYPES
8.2 ROLL-UP OVER HEAD DOOR, REFER DOOR TYPES

9 FINISHES
9.1 PARTITION PANEL METAL STUD BY MTL. BLDG. MANUF.
9.2 5/8" GYPSUM BOARD
9.3 FIBERGLASS REINFORCED PLASTIC

10 SPECIALTIES - NOT USED

11 EQUIPMENT
11.1 FIRE DEPARTMENT KEY LOCK BOX

12 FURNISHINGS - NOT USED

13 SPECIAL CONSTRUCTION
13.1 PRE-ENGINEERED METAL BUILDING FRAME BY MTL. BLDG. MFR.
13.2 PRE-FINISHED INTERIOR METAL WALL PANEL BY MTL. BLDG. MFR.
13.3 LIGHT GAGE SECONDARY FRAMING BY MTL. BLDG. MFR.
13.4 STANDING SEAM METAL ROOFING BY MTL. BLD. MANUF.
13.5 PRE-FINISHED METAL WALL PANEL BY MTL. BLD. MANUF.
13.6 PRE-FINISHED METAL TRIM BY MTL. BLDG. MANUF.
13.7 PRE-FINISHED INTERIOR METAL PARTITION PANEL BY MTL. BLDG. MANUF.
13.8 PRE-FINISHED METAL SOFFIT/CEILING PANEL BY MTL. BLDG. MANUF.

14 CONVEYING SYSTEMS - NOT USED

15 MECHANICAL
15.1 PLUMBING FIXTURE, REFER PLUMBING

16 ELECTRICAL
16.1 LIGHT FIXTURE, REFER TO ELECTRICAL

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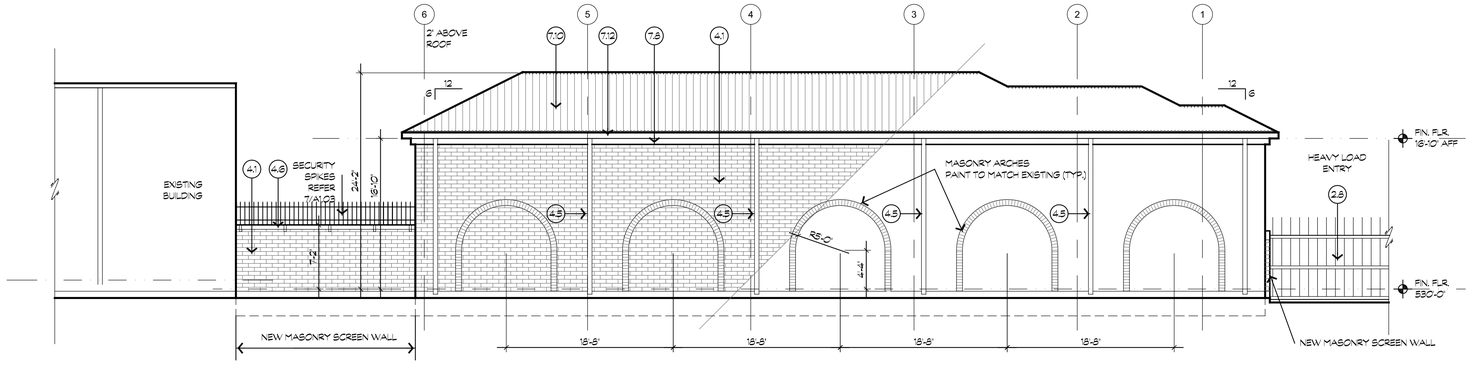
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Facility Expansion
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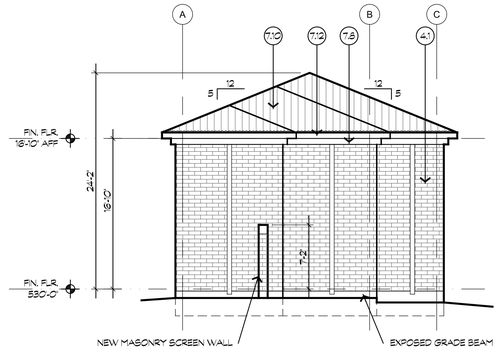
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project # 21-004
date 18 May 2021
revisions

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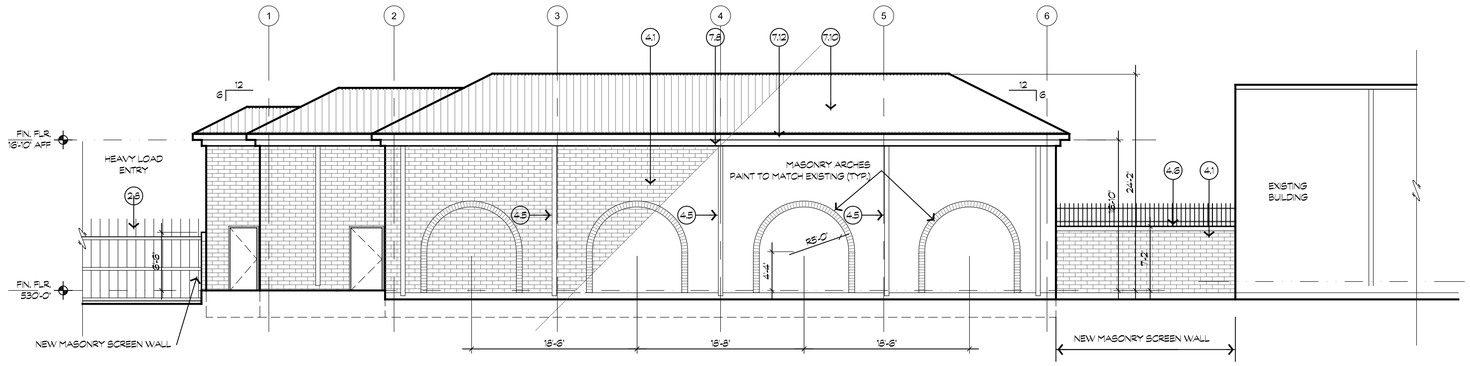
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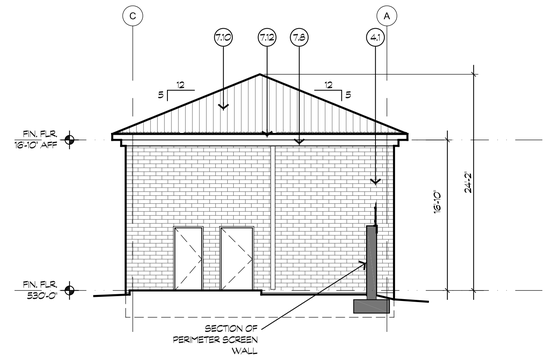
1 A3.01 **Bldg. "A" North Elevation**
Scale: 1/8"=1'-0"



2 A3.01 **Bldg. "A" West Elevation**
Scale: 1/8"=1'-0"



3 A3.01 **Bldg. "A" South Elevation**
Scale: 1/8"=1'-0"



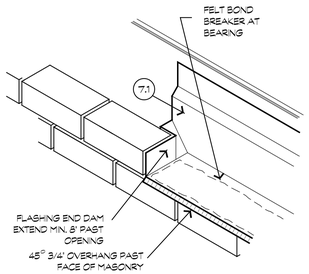
4 A3.01 **Bldg. "A" East Elevation**
Scale: 1/8"=1'-0"

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 8'-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



5 A3.01 **Typ. Masonry Head Flashing**
Scale: 1 1/2" = 1'-0"

Key Notes

"NOTE:
REFER SHEET A0.00 FOR MATERIALS LEGEND

1 GENERAL REQUIREMENTS-NOT USED

2 SITE WORK
2.1 4" THK. CONC. WALK
2.2 4" WIDE PAVEMENT MARKINGS
2.3 ADA COMPLIANT DETECTABLE WARNING RAMP, REFER 1/A1.03
2.4 HANDICAP SIGN-REFER CIVIL
2.5 6" CONCRETE CURB, REFER CIVIL
2.6 LANDSCAPING, REFER LANDSCAPE PLAN
2.7 CITY OF ROCKWALL COMPLIANT FIRE LANE STRIPING
2.8 POWER OPERATED ROLLING ENTRY GATE W/ REMOTE KEYPAD

3 CONCRETE
3.1 CONCRETE FOUNDATION, REFER STRUCTURAL
3.2 PRE-FABRICATED CONCRETE SPLASH BLOCK

4 MASONRY
4.1 BRICK SHAPE TO MATCH EXIST., PAINT TO MATCH
4.2 ADJUSTABLE MASONRY TIES PER MASONRY ADVISORY COUNCIL RECOMMENDATIONS
4.3 MORTAR SCREEN
4.4 CAST STONE CAP
4.5 MASONRY CONTROL JOINT: 15'-0" MAX SPACING
4.6 8" CMU
4.7 8" CMU BOND BEAM

5 METALS
5.1 NOT USED
5.2 MISC. METAL, SIZE AS INDICATED
5.3 CONCRETE FILLED STEEL BOLLARD, REFER 5/A2.01

6 WOODS & PLASTICS
6.1 1" ROOF DECKING

7 THERMAL AND MOISTURE PROTECTION
7.1 CONT. 26 GA. GALV. METAL FLASHING
7.2 VINYL FACED THERMAL BATT INSULATION AS NOTED
7.3 AIR SPACE
7.4 CONT. 24 GA. GALV. FLASHING W/ WEEP HOLES @ 2'-0" O.C.
7.5 SEALANT AND BACKER ROD
7.6 10 MIL. VAPOR BARRIER
7.7 PRE FINISHED 26 GA. RAIN GUTTER AND DOWNSPOUTS
7.8 EXTERIOR INSULATED FINISH SYSTEM (E.I.F.S.)
7.9 #30 FELT
7.10 CLAY SPANISH TILE TO MATCH EXIST

8 DOORS AND WINDOWS
8.1 FRAME & DOOR, REFER DOOR TYPES
8.2 ROLL-UP OVER HEAD DOOR, REFER DOOR TYPES

9 FINISHES
9.1 PARTITION PANEL METAL STUD BY MTL. BLDG. MANUF.
9.2 ½" GYPSUM BOARD
9.3 FIBERGLASS REINFORCED PLASTIC

10 SPECIALTIES - NOT USED

11 EQUIPMENT
11.1 FIRE DEPARTMENT KEY LOCK BOX

12 FURNISHINGS - NOT USED

13 SPECIAL CONSTRUCTION
13.1 PRE-ENGINEERED METAL BUILDING FRAME BY MTL. BLDG. MFR.
13.2 PRE-FINISHED INTERIOR METAL WALL PANEL BY MTL. BLDG. MFR.
13.3 LIGHT GAGE SECONDARY FRAMING BY MTL. BLDG. MFR.
13.4 STANDING SEAM METAL ROOFING BY MTL. BLD. MANUF.
13.5 PRE-FINISHED METAL WALL PANEL BY MTL. BLD. MANUF.
13.6 PRE-FINISHED METAL TRIM BY MTL. BLDG. MANUF.
13.7 PRE-FINISHED INTERIOR METAL PARTITION PANEL BY MTL. BLDG. MANUF.
13.8 PRE-FINISHED METAL SOFFIT/CEILING PANEL BY MTL. BLDG. MANUF.

14 CONVEYING SYSTEMS - NOT USED

15 MECHANICAL
15.1 PLUMBING FIXTURE, REFER PLUMBING

16 ELECTRICAL
16.1 LIGHT FIXTURE, REFER TO ELECTRICAL

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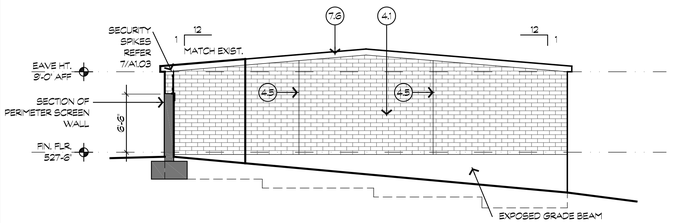
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18 May 2021

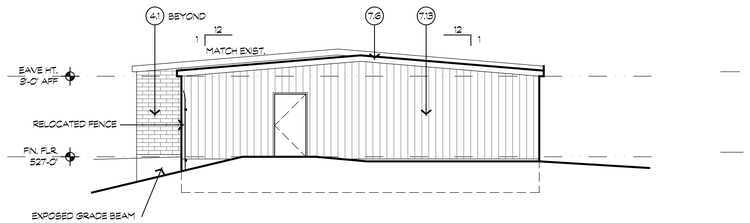
Facility Expansion
The Vault Self Storage
Rockwall, Texas

file # 12-014 Elevations
project # 21-004
date 18 May 2021
revisions

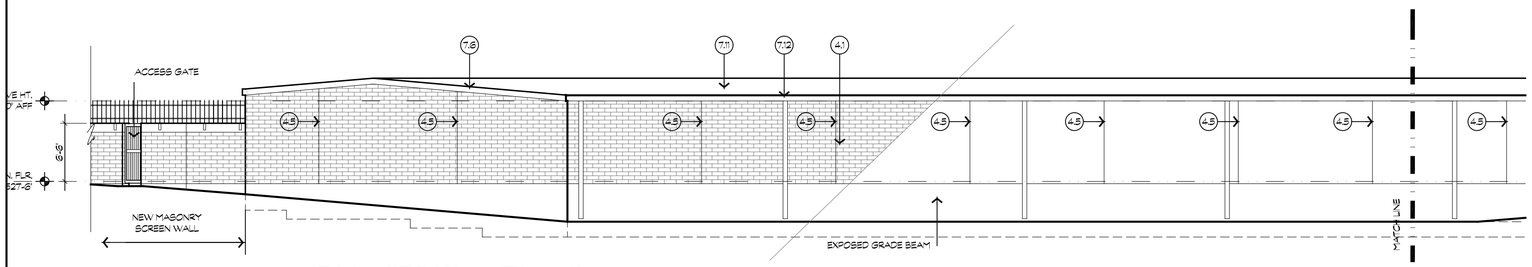
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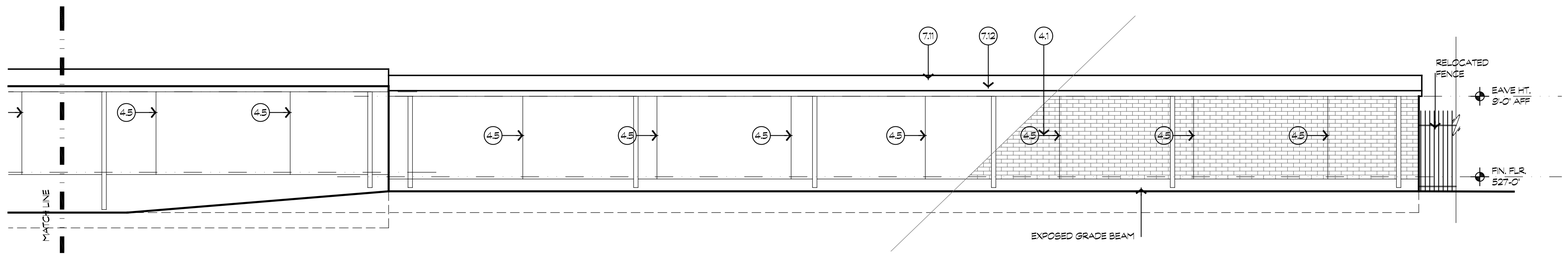
1 A3.02 **Bldg. "B" North Elevation**
Scale: 1/8"=1'-0"



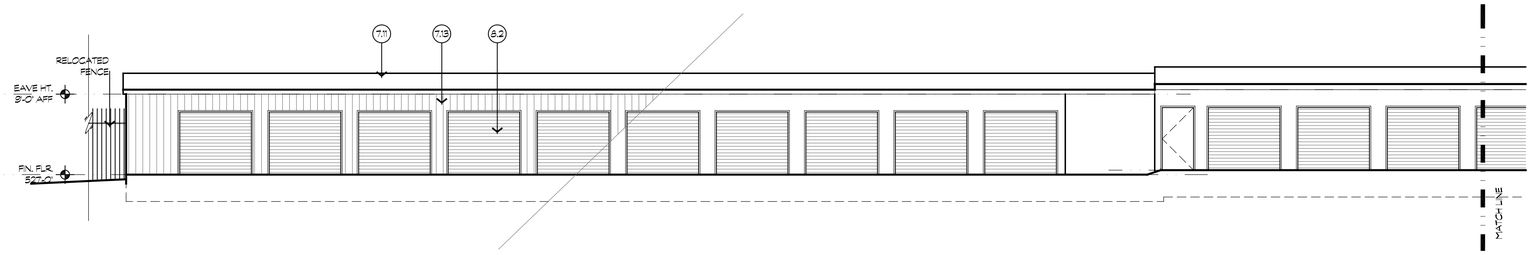
2 A3.02 **Bldg. "B" South Elevation**
Scale: 1/8"=1'-0"



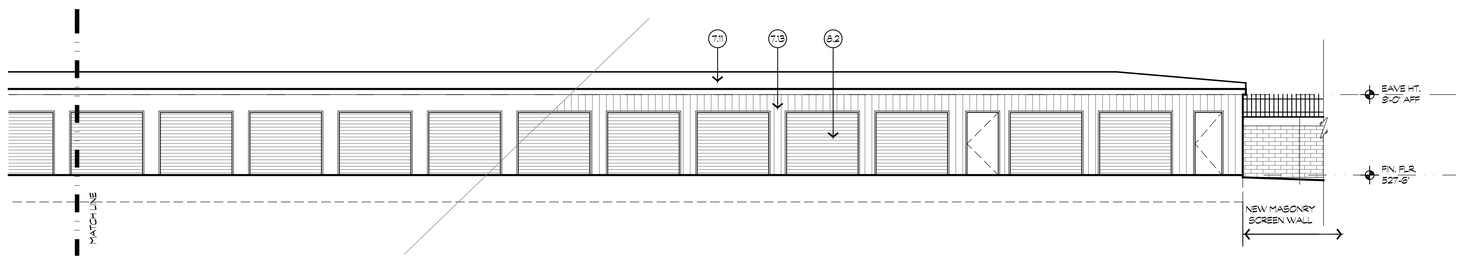
3 A3.02 **Bldg. "B" West Elevation**
Scale: 1/8"=1'-0"



4 A3.02 **Bldg. "B" West Elevation**
Scale: 1/8"=1'-0"



4 A3.02 **Bldg. "B" East Elevation**
Scale: 1/8"=1'-0"



4 A3.02 **Bldg. "B" East Elevation**
Scale: 1/8"=1'-0"

Key Notes

NOTE:
REFER SHEET A0.00 FOR MATERIALS LEGEND

1 GENERAL REQUIREMENTS-NOT USED

2 SITE WORK
2.1 4" THK. CONC. WALK
2.2 4" WIDE PAVEMENT MARKINGS
2.3 ADA COMPLIANT DETECTABLE WARNING RAMP, REFER 1/A1.03
2.4 HANDICAP SIGN-REFER CIVIL
2.5 6" CONCRETE CURB, REFER CIVIL
2.6 LANDSCAPING, REFER LANDSCAPE PLAN
2.7 PAINT ON ROCK WALL COMPLIANT FIRE LANE STRIPING
2.8 POWER OPERATED ROLLING ENTRY GATE W/ REMOTE KEYPAD

9 CONCRETE
9.1 CONCRETE FOUNDATION, REFER STRUCTURAL
9.2 PRE-FABRICATED CONCRETE SPLASH BLOCK

4 MASONRY
4.1 BRICK SHAPE TO MATCH EXIST., PAINT TO MATCH
4.2 ADJUSTABLE MASONRY TIES PER MASONRY ADVISORY COUNCIL RECOMMENDATIONS
4.4 MORTAR SCREEN
4.5 CAST STONE CAP
4.6 MASONRY CONTROL JOINT: 15'-0" MAX SPACING
4.6 8" CMU
4.7 8" CMU BOND BEAM

5 METALS
5.1 NOT USED
5.2 MISC. METAL, SIZE AS INDICATED
5.3 CONCRETE FILLED STEEL BOLLARD, REFER 5/A2.01

6 WOODS & PLASTICS
6.1 1" ROOF DECKING

7 THERMAL AND MOISTURE PROTECTION
7.1 CONT. 26 GA. GALV. METAL FLASHING
7.2 VINYL FACED THERMAL BATT INSULATION AS NOTED
7.3 AIR SPACE
7.4 CONT. 24 GA. GALV. FLASHING W/ WEEP HOLES @ 40" O.C.
7.5 SEALANT AND BACKER ROD
7.6 10 MIL. VAPOR BARRIER
7.7 PRE FINISHED 26 GA. RAIN GUTTER AND DOWNSPOUTS
7.8 EXTERIOR INSULATED FINISH SYSTEM (E.I.F.S.)
7.9 #30 FELT
7.10 CLAY SPANISH TILE TO MATCH EXIST

8 DOORS AND WINDOWS
8.1 FRAME & DOOR, REFER DOOR TYPES
8.2 ROLL-UP OVER HEAD DOOR, REFER DOOR TYPES

9 FINISHES
9.1 PARTITION PANEL METAL STUD BY MTL. BLDG. MANUF.
9.2 ½" GYPSUM BOARD
9.3 FIBERGLASS REINFORCED PLASTIC

10 SPECIALTIES - NOT USED

11 EQUIPMENT
11.1 FIRE DEPARTMENT KEY LOCK BOX

12 FURNISHINGS - NOT USED

13 SPECIAL CONSTRUCTION
13.1 PRE-ENGINEERED METAL BUILDING FRAME BY MTL. BLDG. MFR.
13.2 PRE-FINISHED INTERIOR METAL WALL PANEL BY MTL. BLDG. MFR.
13.3 LIGHT GAGE SECONDARY FRAMING BY MTL. BLDG. MFR.
13.4 STANDING SEAM METAL ROOFING BY MTL. BLD. MANUF.
13.5 PRE-FINISHED METAL WALL PANEL BY MTL. BLD. MANUF.
13.6 PRE-FINISHED METAL TRIM BY MTL. BLDG. MANUF.
13.7 PRE-FINISHED INTERIOR METAL PARTITION PANEL BY MTL. BLDG. MANUF.
13.8 PRE-FINISHED METAL SOFFIT/CEILING PANEL BY MTL. BLDG. MANUF.

14 CONVEYING SYSTEMS - NOT USED

15 MECHANICAL
15.1 PLUMBING FIXTURE, REFER PLUMBING

16 ELECTRICAL
16.1 LIGHT FIXTURE, REFER TO ELECTRICAL

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18 May 2021

Facility Expansion
The Vault Self Storage
Rockwall, Texas

file #
21-004 Elevations

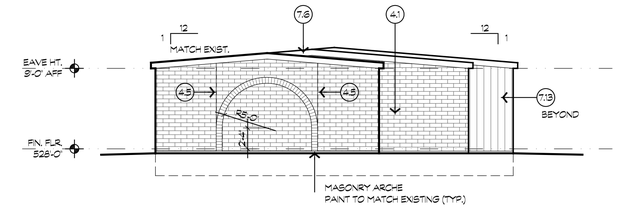
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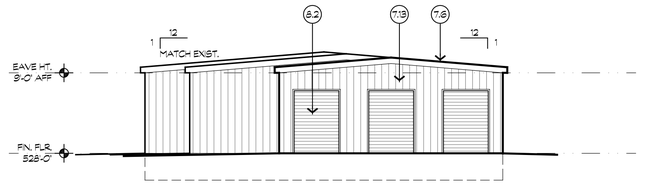
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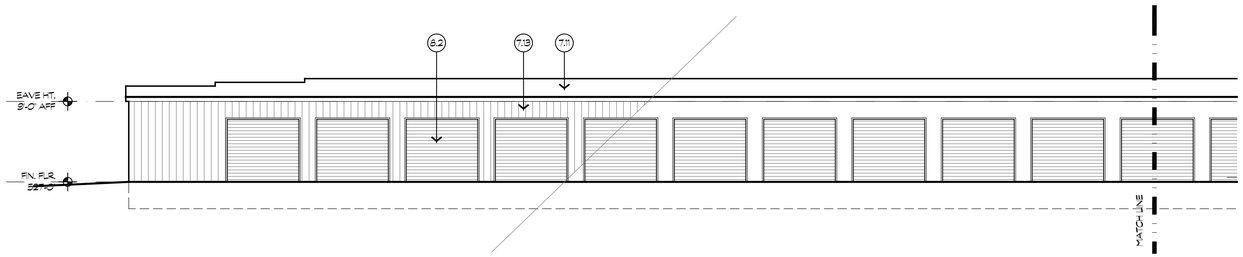
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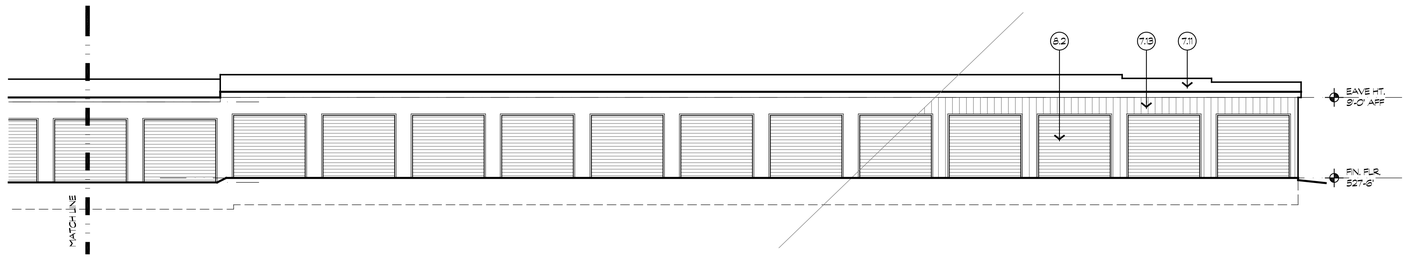
1 A3.03 **Bldg. "C" North Elevation**
Scale: 1/8"=1'-0"



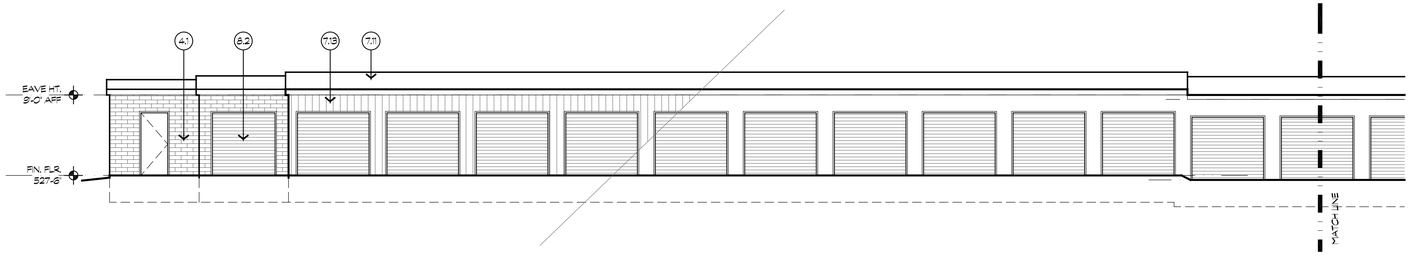
2 A3.03 **Bldg. "C" South Elevation**
Scale: 1/8"=1'-0"



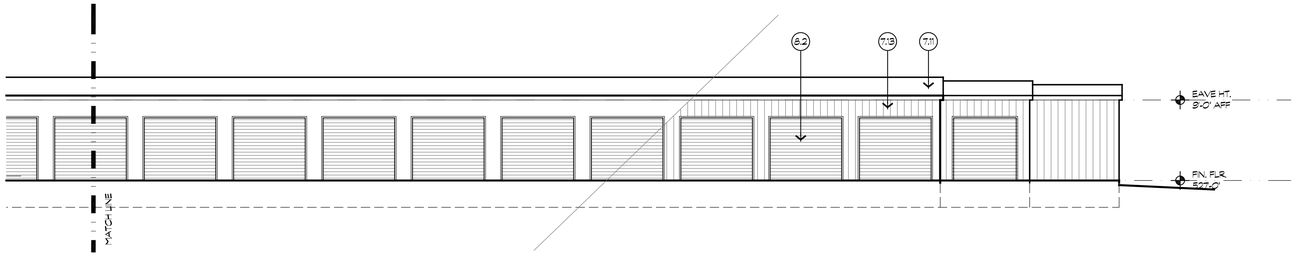
3 A3.03 **Bldg. "C" East Elevation**
Scale: 1/8"=1'-0"



4 A3.03 **Bldg. "C" East Elevation**
Scale: 1/8"=1'-0"



5 A3.03 **Bldg. "C" West Elevation**
Scale: 1/8"=1'-0"



6 A3.03 **Bldg. "C" West Elevation**
Scale: 1/8"=1'-0"

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

Key Notes

NOTE:
REFER SHEET A0.00 FOR MATERIALS LEGEND

1 GENERAL REQUIREMENTS-NOT USED

2 SITE WORK
2.1 4" THK. CONC. WALK
2.2 4" WIDE PAVEMENT MARKINGS
2.3 ADA COMPLIANT DETECTABLE WARNING RAMP, REFER 1/A1.03
2.4 HANDICAP SIGN-REFER CIVIL
2.5 6" CONCRETE CURB, REFER CIVIL
2.6 LANDSCAPING, REFER LANDSCAPE PLAN
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2.8 POWER OPERATED ROLLING ENTRY GATE W/ REMOTE KEYPAD

3 CONCRETE
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4 MASONRY
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4.3 MORTAR SCREED
4.4 CAST STONE CAP
4.5 MASONRY CONTROL JOINT: 15'-0" MAX SPACING
4.6 8" CMU
4.7 8" CMU BOND BEAM

5 METALS
5.1 NOT USED
5.2 MISC. METAL, SIZE AS INDICATED
5.3 CONCRETE FILLED STEEL BOLLARD, REFER 5/A2.01

6 WOODS & PLASTICS
6.1 1" ROOF DECKING

7 THERMAL AND MOISTURE PROTECTION
7.1 CONT. 26 GA. GALV. METAL FLASHING
7.2 VINYL FACED THERMAL BATT INSULATION AS NOTED AIR SPACE
7.4 CONT. 24 GA. GALV. FLASHING W/ WEEP HOLES @ 24" O.C.
7.5 SEALANT AND BACKER ROD
7.6 10 MIL VAPOR BARRIER
7.7 PRE FINISHED 26 GA. RAIN GUTTER AND DOWNSPOUTS
7.8 EXTERIOR INSULATED FINISH SYSTEM (E.I.F.S.)
7.9 #30 FELT
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9 FINISHES
9.1 PARTITION PANEL METAL STUD BY MTL. BLDG. MANUF.
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13.3 LIGHT GAGE SECONDARY FRAMING BY MTL. BLDG. MFR.
13.4 STANDING SEAM METAL ROOFING BY MTL. BLD. MANUF.
13.5 PRE-FINISHED METAL WALL PANEL BY MTL. BLD. MANUF.
13.6 PRE-FINISHED METAL TRIM BY MTL. BLDG. MANUF.
13.7 PRE-FINISHED INTERIOR METAL PARTITION PANEL BY MTL. BLDG. MANUF.
13.8 PRE-FINISHED METAL SOFFIT/CEILING PANEL BY MTL. BLDG. MANUF.

14 CONVEYING SYSTEMS - NOT USED

15 MECHANICAL
15.1 PLUMBING FIXTURE, REFER PLUMBING

16 ELECTRICAL
16.1 LIGHT FIXTURE, REFER TO ELECTRICAL

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506 Meadowlake Lane, Heath, Texas 75032
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REGISTERED ARCHITECT JOHN THOMAS SEITZ 12157 STATE OF TEXAS

18 May 2021

Facility Expansion
The Vault Self Storage
Rockwall, Texas

file #
21-004 Elevations

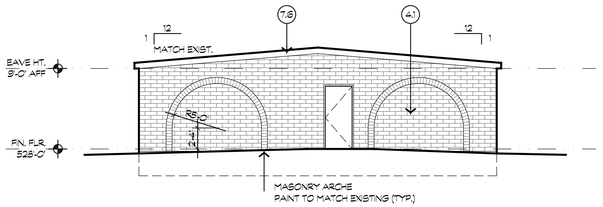
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date
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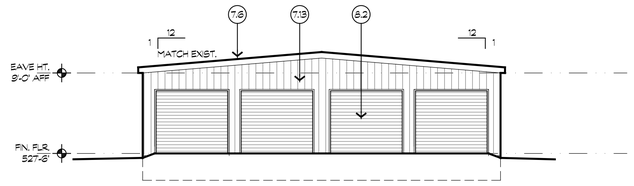
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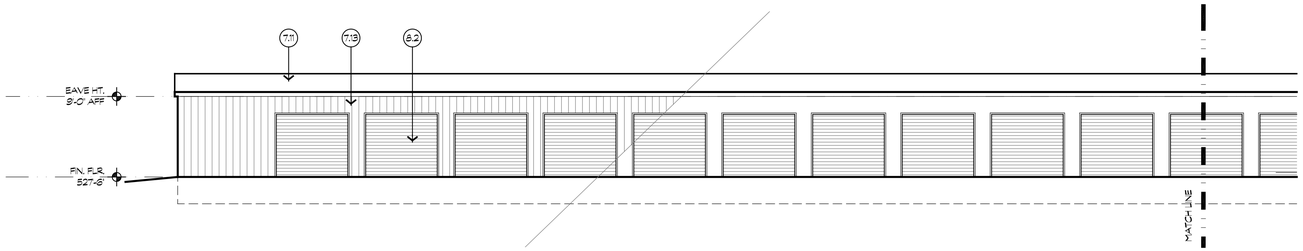
A3.03



1 A3.04 **Bldg. "D" North Elevation**
Scale: 1/8"=1'-0"

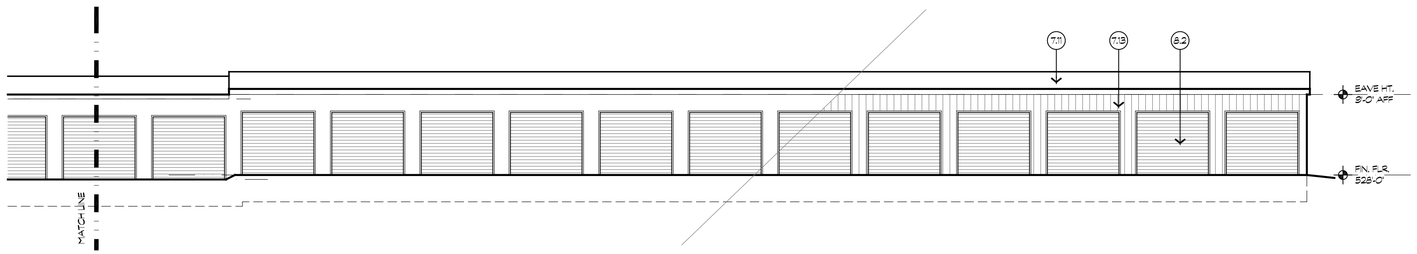


2 A3.04 **Bldg. "D" South Elevation**
Scale: 1/8"=1'-0"

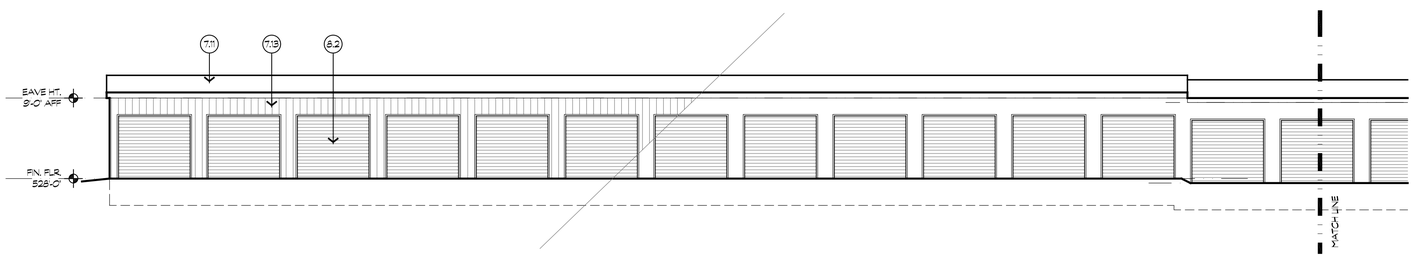


3 A3.04 **Bldg. "D" East Elevation**
Scale: 1/8"=1'-0"

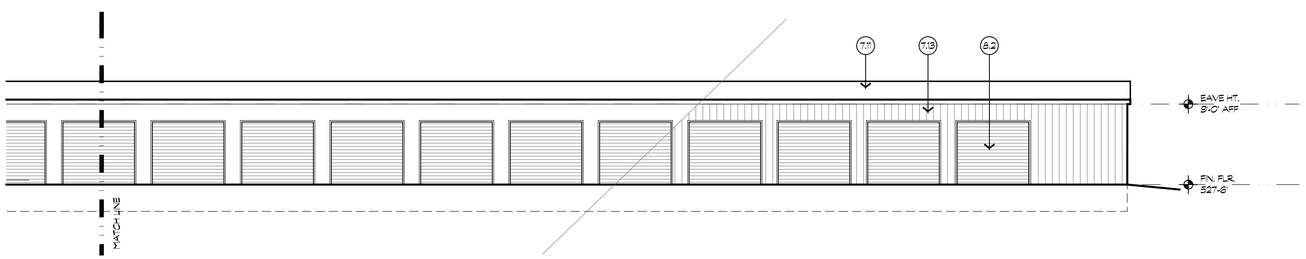
GENERAL NOTES:
1) REFER SHEET A2.01 FOR TYPICAL STEEL LINTEL SIZES AND HEAD FLASHING DETAIL



4 A3.04 **Bldg. "D" East Elevation**
Scale: 1/8"=1'-0"



5 A3.04 **Bldg. "D" West Elevation**
Scale: 1/8"=1'-0"



6 A3.04 **Bldg. "D" West Elevation**
Scale: 1/8"=1'-0"

Key Notes

NOTE:
REFER SHEET A0.00 FOR MATERIALS LEGEND

1 GENERAL REQUIREMENTS-NOT USED

2 SITE WORK
2.1 4" THK. CONC. WALK
2.2 4" WIDE PAVEMENT MARKINGS
2.3 ADA COMPLIANT DETECTABLE WARNING RAMP, REFER 1/A1.03
2.4 HANDICAP SIGN-REFER CIVIL
2.5 6" CONCRETE CURB, REFER CIVIL
2.6 LANDSCAPING, REFER LANDSCAPE PLAN
2.7 CITY OF ROCKWALL COMPLIANT FIRE LANE STRIPING
2.8 POWER OPERATED ROLLING ENTRY GATE W/ REMOTE KEYPAD

3 CONCRETE
3.1 CONCRETE FOUNDATION, REFER STRUCTURAL
3.2 PRE-FABRICATED CONCRETE SPLASH BLOCK

4 MASONRY
4.1 BRICK SHAPE TO MATCH EXIST., PAINT TO MATCH
4.2 ADJUSTABLE MASONRY TIES PER MASONRY ADVISORY COUNCIL RECOMMENDATIONS
4.3 MORTAR SCREEN
4.4 CAST STONE CAP
4.5 MASONRY CONTROL JOINT: 15'-0" MAX SPACING
4.6 8" CMU
4.7 8" CMU BOND BEAM

5 METALS
5.1 NOT USED
5.2 MISC. METAL, SIZE AS INDICATED
5.3 CONCRETE FILLED STEEL BOLLARD, REFER 5/A2.01

6 WOODS & PLASTICS
6.1 1" ROOF DECKING

7 THERMAL AND MOISTURE PROTECTION
7.1 CONT. 26 GA. GALV. METAL FLASHING
7.2 VINYL FACED THERMAL BATT INSULATION AS NOTED
7.3 AIR SPACE
7.4 CONT. 24 GA. GALV. FLASHING W/ WEEP HOLES @ 24" O.C.
7.5 SEALANT AND BACKER ROD
7.6 10 MIL VAPOR BARRIER
7.7 PRE FINISHED 26 GA. RAIN GUTTER AND DOWNSPOUTS
7.8 EXTERIOR INSULATED FINISH SYSTEM (E.I.F.S.)
7.9 #30 FELT
7.10 CLAY SPANISH TILE TO MATCH EXIST

8 DOORS AND WINDOWS
8.1 FRAME & DOOR, REFER DOOR TYPES
8.2 ROLL-UP OVER HEAD DOOR, REFER DOOR TYPES

9 FINISHES
9.1 PARTITION PANEL METAL STUD BY MTL. BLDG. MANUF.
9.2 5/8" GYPSUM BOARD
9.3 FIBERGLASS REINFORCED PLASTIC

10 SPECIALTIES - NOT USED

11 EQUIPMENT
11.1 FIRE DEPARTMENT KEY LOCK BOX

12 FURNISHINGS - NOT USED

13 SPECIAL CONSTRUCTION
13.1 PRE-ENGINEERED METAL BUILDING FRAME BY MTL. BLDG. MFR.
13.2 PRE-FINISHED INTERIOR METAL WALL PANEL BY MTL. BLDG. MFR.
13.3 LIGHT GAGE SECONDARY FRAMING BY MTL. BLDG. MFR.
13.4 STANDING SEAM METAL ROOFING BY MTL. BLD. MANUF.
13.5 PRE-FINISHED METAL WALL PANEL BY MTL. BLD. MANUF.
13.6 PRE-FINISHED METAL TRIM BY MTL. BLDG. MANUF.
13.7 PRE-FINISHED INTERIOR METAL PARTITION PANEL BY MTL. BLDG. MANUF.
13.8 PRE-FINISHED METAL SOFFIT/CEILING PANEL BY MTL. BLDG. MANUF.

14 CONVEYING SYSTEMS - NOT USED

15 MECHANICAL
15.1 PLUMBING FIXTURE, REFER PLUMBING

16 ELECTRICAL
16.1 LIGHT FIXTURE, REFER TO ELECTRICAL

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REGISTERED ARCHITECT
STEPHEN THOMAS SEITZ
21157
STATE OF TEXAS

18 May 2021

Facility Expansion
The Vault Self Storage
Rockwall, Texas

file #
21-004 Elevations

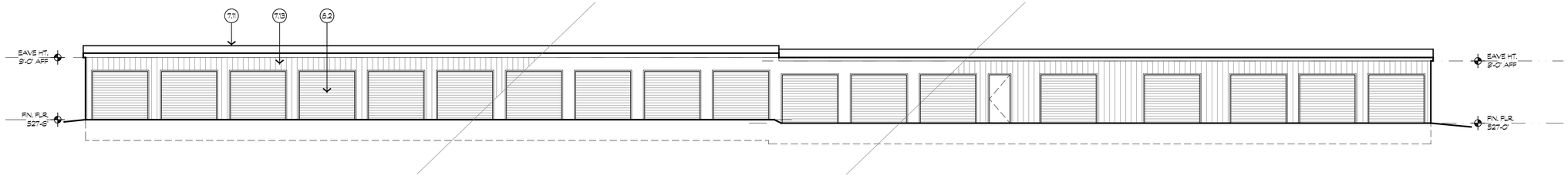
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date
18 May 2021

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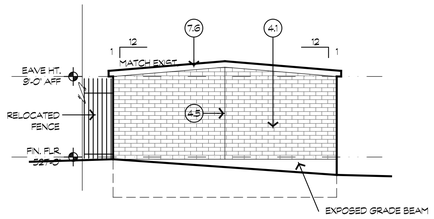
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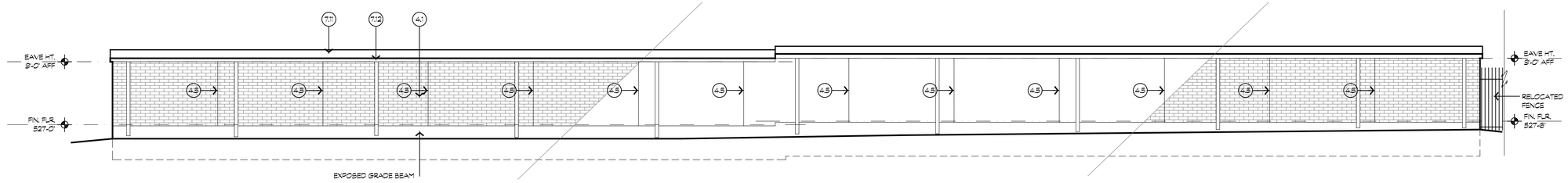
1 A3.05 Bldg. "E" North Elevation

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



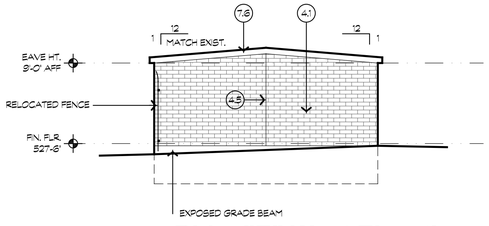
2 A3.05 Bldg. "E" East Elevation

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



3 A3.05 Bldg. "E" South Elevation

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



4 A3.05 Bldg. "E" West Elevation

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

Key Notes

"NOTE:
REFER SHEET A0.00 FOR MATERIALS LEGEND

1 GENERAL REQUIREMENTS-NOT USED

2 SITE WORK
2.1 4" THK. CONC. WALK
2.2 4" WIDE PAVEMENT MARKINGS
2.3 ADA COMPLIANT DETECTABLE WARNING RAMP, REFER 1/A1.03
2.4 HANDICAP SIGN-REFER CIVIL
2.5 6" CONCRETE CURB, REFER CIVIL
2.6 LANDSCAPING, REFER LANDSCAPE PLAN
2.7 CITY OF ROCKWALL COMPLIANT FIRE LANE STRIPING
2.8 POWER OPERATED ROLLING ENTRY GATE W/ REMOTE KEYPAD

3 CONCRETE
3.1 CONCRETE FOUNDATION, REFER STRUCTURAL
3.2 PRE-FABRICATED CONCRETE SPLASH BLOCK

4 MASONRY
4.1 BRICK SHAPE TO MATCH EXIST., PAINT TO MATCH
4.2 ADJUSTABLE MASONRY TIES PER MASONRY ADVISORY COUNCIL RECOMMENDATIONS
4.3 MORTAR SCREEN
4.4 CAST STONE CAP
4.5 MASONRY CONTROL JOINT: 15'-0" MAX SPACING
4.6 8" CMU
4.7 8" CMU BOND BEAM

5 METALS
5.1 NOT USED
5.2 MISC. METAL, SIZE AS INDICATED
5.3 CONCRETE FILLED STEEL BOLLARD, REFER S/A2.01

6 WOODS & PLASTICS
6.1 1" ROOF DECKING

7 THERMAL AND MOISTURE PROTECTION
7.1 CONT. 26 GA. GALV. METAL FLASHING
7.2 VINYL FACED THERMAL BATT INSULATION AS NOTED
7.3 AIR SPACE
7.4 CONT. 24 GA. GALV. FLASHING W/ WEEP HOLES @ 2'-0" O.C.
7.5 SEALANT AND BACKER ROD
7.6 10 MIL. VAPOR BARRIER
7.7 PRE FINISHED 26 GA. RAIN GUTTER AND DOWNSPOUTS
7.8 EXTERIOR INSULATED FINISH SYSTEM (E.I.F.S.)
7.9 #30 FELT
7.10 CLAY SPANISH TILE TO MATCH EXIST

8 DOORS AND WINDOWS
8.1 FRAME & DOOR, REFER DOOR TYPES
8.2 ROLL-UP OVER HEAD DOOR, REFER DOOR TYPES

9 FINISHES
9.1 PARTITION PANEL METAL STUD BY MTL. BLDG. MANUF.
9.2 ½" GYPSUM BOARD
9.3 FIBERGLASS REINFORCED PLASTIC

10 SPECIALTIES - NOT USED

11 EQUIPMENT
11.1 FIRE DEPARTMENT KEY LOCK BOX

12 FURNISHINGS - NOT USED

13 SPECIAL CONSTRUCTION
13.1 PRE-ENGINEERED METAL BUILDING FRAME BY MTL. BLDG. MFR.
13.2 PRE-FINISHED INTERIOR METAL WALL PANEL BY MTL. BLDG. MFR.
13.3 LIGHT GAGE SECONDARY FRAMING BY MTL. BLDG. MFR.
13.4 STANDING SEAM METAL ROOFING BY MTL. BLD. MANUF.
13.5 PRE-FINISHED METAL WALL PANEL BY MTL. BLD. MANUF.
13.6 PRE-FINISHED METAL TRIM BY MTL. BLDG. MANUF.
13.7 PRE-FINISHED INTERIOR METAL PARTITION PANEL BY MTL. BLDG. MANUF.
13.8 PRE-FINISHED METAL SOFFIT/CEILING PANEL BY MTL. BLDG. MANUF.

14 CONVEYING SYSTEMS - NOT USED

15 MECHANICAL
15.1 PLUMBING FIXTURE, REFER PLUMBING

16 ELECTRICAL
16.1 LIGHT FIXTURE, REFER TO ELECTRICAL

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REGISTERED ARCHITECT
STEVEN THOMAS SEITZ
21157
STATE OF TEXAS

18 May 2021

Facility Expansion
The Vault Self Storage
Rockwall, Texas

file #
21-004 Elevations

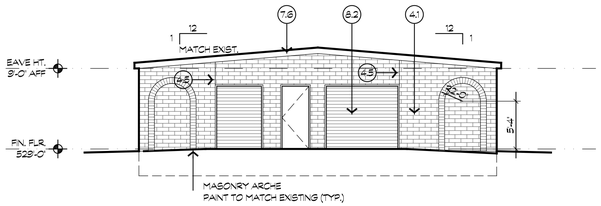
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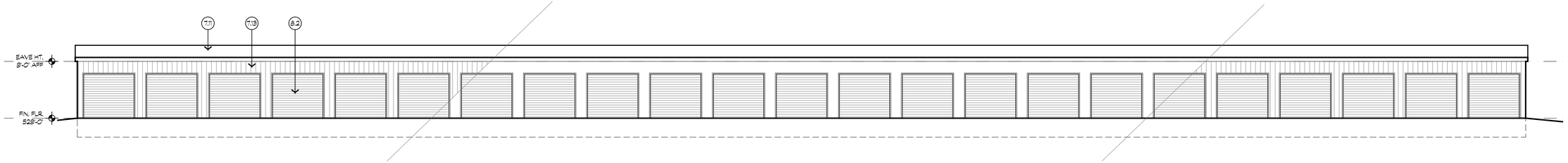
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GENERAL NOTES:
1) REFER SHEET A2.01 FOR TYPICAL STEEL LINTEL SIZES AND HEAD FLASHING DETAIL.

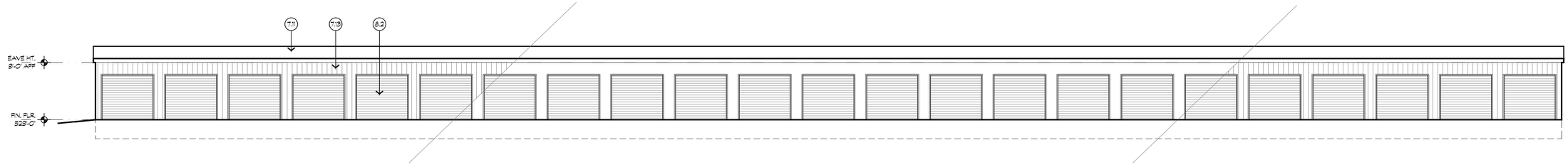
1 A3.06 Bldg. "F" North Elevation

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



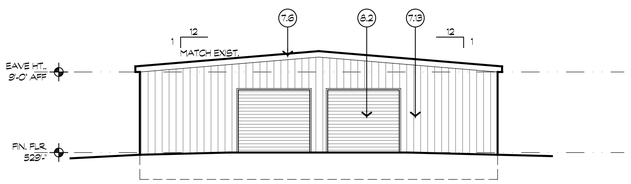
2 A3.06 Bldg. "F" East Elevation

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



3 A3.06 Bldg. "F" West Elevation

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



4 A3.06 Bldg. "F" South Elevation

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

Key Notes

"NOTE:
REFER SHEET A0.00 FOR MATERIALS LEGEND

1 GENERAL REQUIREMENTS-NOT USED

2 SITE WORK
2.1 4" THK. CONC. WALK
2.2 4" WIDE PAVEMENT MARKINGS
2.3 ADA COMPLIANT DETECTABLE WARNING RAMP, REFER 1/A1.03
2.4 HANDICAP SIGN-REFER CIVIL
2.5 6" CONCRETE CURB, REFER CIVIL
2.6 LANDSCAPING, REFER LANDSCAPE PLAN
2.7 CITY OF ROCKWALL COMPLIANT FIRE LANE STRIPING
2.8 POWER OPERATED ROLLING ENTRY GATE W/ REMOTE KEYPAD

3 CONCRETE
3.1 CONCRETE FOUNDATION, REFER STRUCTURAL
3.2 PRE-FABRICATED CONCRETE SPLASH BLOCK

4 MASONRY
4.1 BRICK SHAPE TO MATCH EXIST., PAINT TO MATCH
4.2 ADJUSTABLE MASONRY TIES PER MASONRY ADVISORY COUNCIL RECOMMENDATIONS
4.3 MORTAR SCREED
4.4 CAST STONE CAP
4.5 MASONRY CONTROL JOINT; 15'-0" MAX SPACING
4.6 8" CMU
4.7 8" CMU BOND BEAM

5 METALS
5.1 NOT USED
5.2 MISC. METAL, SIZE AS INDICATED
5.3 CONCRETE FILLED STEEL BOLLARD, REFER 5/A2.01

6 WOODS & PLASTICS
6.1 1" ROOF DECKING

7 THERMAL AND MOISTURE PROTECTION
7.1 CONT. 26 GA. GALV. METAL FLASHING
7.2 VINYL FACED THERMAL BATT INSULATION AS NOTED
7.3 AIR SPACE
7.4 CONT. 24 GA. GALV. FLASHING W/ WEEP HOLES @ 24" O.C.
7.5 SEALANT AND BACKER ROD
7.6 10 MIL VAPOR BARRIER
7.7 PRE FINISHED 26 GA. RAIN GUTTER AND DOWNSPOUTS
7.8 EXTERIOR INSULATED FINISH SYSTEM (E.I.F.S.)
7.9 #30 FELT
7.10 CLAY SPANISH TILE TO MATCH EXIST

8 DOORS AND WINDOWS
8.1 FRAME & DOOR, REFER DOOR TYPES
8.2 ROLL-UP OVER HEAD DOOR, REFER DOOR TYPES

9 FINISHES
9.1 PARTITION PANEL METAL STUD BY MTL. BLDG. MANUF.
9.2 ½" GYPSUM BOARD
9.3 FIBERGLASS REINFORCED PLASTIC

10 SPECIALTIES - NOT USED

11 EQUIPMENT
11.1 FIRE DEPARTMENT KEY LOCK BOX

12 FURNISHINGS - NOT USED

13 SPECIAL CONSTRUCTION
13.1 PRE-ENGINEERED METAL BUILDING FRAME BY MTL. BLDG. MFR.
13.2 PRE-FINISHED INTERIOR METAL WALL PANEL BY MTL. BLDG. MFR.
13.3 LIGHT GAGE SECONDARY FRAMING BY MTL. BLDG. MFR.
13.4 STANDING SEAM METAL ROOFING BY MTL. BLD. MANUF.
13.5 PRE-FINISHED METAL WALL PANEL BY MTL. BLD. MANUF.
13.6 PRE-FINISHED METAL TRIM BY MTL. BLDG. MANUF.
13.7 PRE-FINISHED INTERIOR METAL PARTITION PANEL BY MTL. BLDG. MANUF.
13.8 PRE-FINISHED METAL SOFFIT/CEILNG PANEL BY MTL. BLDG. MANUF.

14 CONVEYING SYSTEMS - NOT USED

15 MECHANICAL
15.1 PLUMBING FIXTURE, REFER PLUMBING

16 ELECTRICAL
16.1 LIGHT FIXTURE, REFER TO ELECTRICAL

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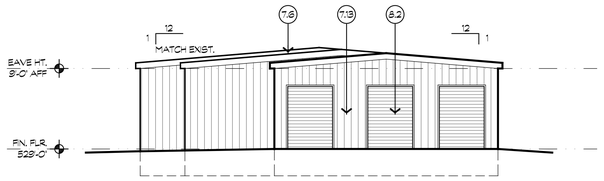
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21-004 Elevations

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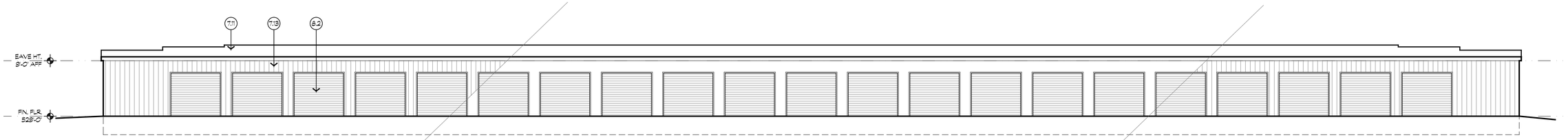
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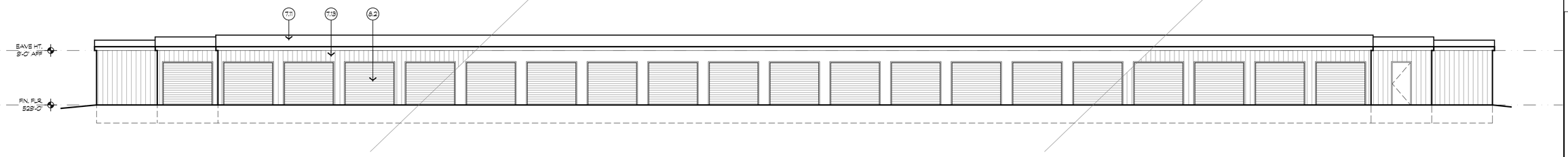
1 A3.07 Bldg. "G" North Elevation

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



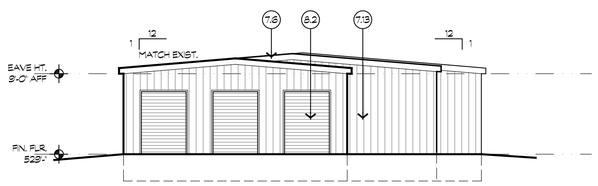
2 A3.07 Bldg. "G" East Elevation

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



3 A3.07 Bldg. "G" West Elevation

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



4 A3.07 Bldg. "G" South Elevation

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

Key Notes

"NOTE:
REFER SHEET A0.00 FOR MATERIALS LEGEND

1 GENERAL REQUIREMENTS-NOT USED

2 SITE WORK
2.1 4" THK. CONC. WALK
2.2 4" WIDE PAVEMENT MARKINGS
2.3 ADA COMPLIANT DETECTABLE WARNING RAMP, REFER 1/A1.03
2.4 HANDICAP SIGN-REFER CIVIL
2.5 6" CONCRETE CURB, REFER CIVIL
2.6 LANDSCAPING, REFER LANDSCAPE PLAN
2.7 CITY OF ROCKWALL COMPLIANT FIRE LANE STRIPING
2.8 POWER OPERATED ROLLING ENTRY GATE W/ REMOTE KEYPAD

3 CONCRETE
3.1 CONCRETE FOUNDATION, REFER STRUCTURAL
3.2 PRE-FABRICATED CONCRETE SPLASH BLOCK

4 MASONRY
4.1 BRICK SHAPE TO MATCH EXIST., PAINT TO MATCH
4.2 ADJUSTABLE MASONRY TIES PER MASONRY ADVISORY COUNCIL RECOMMENDATIONS
4.3 MORTAR SCREEN
4.4 CAST STONE CAP
4.5 MASONRY CONTROL JOINT: 15'-0" MAX SPACING
4.6 8" CMU
4.7 8" CMU BOND BEAM

5 METALS
5.1 NOT USED
5.2 MISC. METAL, SIZE AS INDICATED
5.3 CONCRETE FILLED STEEL BOLLARD, REFER 5/A2.01

6 WOODS & PLASTICS
6.1 1" ROOF DECKING

7 THERMAL AND MOISTURE PROTECTION
7.1 CONT. 26 GA. GALV. METAL FLASHING
7.2 VINYL FACED THERMAL BATT INSULATION AS NOTED
7.3 AIR SPACE
7.4 CONT. 24 GA. GALV. FLASHING W/ WEEP HOLES @ 24'-0" O.C.
7.5 SEALANT AND BACKER ROD
7.6 10 MIL. VAPOR BARRIER
7.7 PRE FINISHED 26 GA. RAIN GUTTER AND DOWNSPOUTS
7.8 EXTERIOR INSULATED FINISH SYSTEM (E.I.F.S.)
7.9 #30 FELT
7.10 CLAY SPANISH TILE TO MATCH EXIST

8 DOORS AND WINDOWS
8.1 FRAME & DOOR, REFER DOOR TYPES
8.2 ROLL-UP OVER HEAD DOOR, REFER DOOR TYPES

9 FINISHES
9.1 PARTITION PANEL METAL STUD BY MTL. BLDG. MANUF.
9.2 ½" GYPSUM BOARD
9.3 FIBERGLASS REINFORCED PLASTIC

10 SPECIALTIES - NOT USED

11 EQUIPMENT
11.1 FIRE DEPARTMENT KEY LOCK BOX

12 FURNISHINGS - NOT USED

13 SPECIAL CONSTRUCTION
13.1 PRE-ENGINEERED METAL BUILDING FRAME BY MTL. BLDG. MFR.
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13.4 STANDING SEAM METAL ROOFING BY MTL. BLD. MANUF.
13.5 PRE-FINISHED METAL WALL PANEL BY MTL. BLD. MANUF.
13.6 PRE-FINISHED METAL TRIM BY MTL. BLDG. MANUF.
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14 CONVEYING SYSTEMS - NOT USED

15 MECHANICAL
15.1 PLUMBING FIXTURE, REFER PLUMBING

16 ELECTRICAL
16.1 LIGHT FIXTURE, REFER TO ELECTRICAL

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

REGISTERED ARCHITECT
STEVEN THOMAS SEITZ
21157
STATE OF TEXAS

18 May 2021

Facility Expansion
The Vault Self Storage
Rockwall, Texas

file #
21-004 Elevations

project #
21-004

date
18 May 2021

revisions

sheet
A3.07

CITY OF ROCKWALL

ORDINANCE NO. 21-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW THE EXPANSION OF AN EXISTING MINI-WAREHOUSE FACILITY WITHIN A COMMERCIAL (C) DISTRICT AS SPECIFIED WITHIN ARTICLE 04, *PERMISSIBLE USES*, OF THE UNIFIED DEVELOPMENT CODE, FOR A 6.06-ACRE PARCEL OF LAND ZONED COMMERCIAL (C) DISTRICT, AND DESCRIBED AS LOT 1, BLOCK C OF THE ROCKWALL BUSINESS PARK EAST ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (*$2,000.00*) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Stephen Seitz, on behalf of Jim Vaudagna, for the approval of a Specific Use Permit (SUP) to allow the expansion of an existing mini-warehouse facility within a Commercial (C) District for a 6.06-acre parcel of land identified as Lot 1, Block C of the Rockwall Business Park East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, which is generally situated west of the intersection of SH-205 and Ralph Hall Parkway, and more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the expansion of a an existing mini-warehouse facility within a Commercial (C) District as stipulated by Article 04, *Permissible Uses*, of the Unified Development Code on the *Subject Property*; and,

DRAFT 01.13.2021

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 02.03 J, *Wholesale, Distribution and Storage Land Uses*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] *-- as heretofore amended and as may be amended in the future* --, and with the following conditions:

2.1. OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Mini-Warehouse Facility on the Subject Property, and conformance to these operational conditions are required for continued operations*:

(1) All operations on this property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.

(2) The building elevations submitted with the site plan shall generally adhere to the Building Elevations depicted in *Exhibit 'C'* of this ordinance.

(3) The minimum roof pitches for the proposed buildings shall be the same as the existing buildings or conform to the roof pitches called out on the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.

(4) No outside storage of any kind shall be permitted on this site. This includes the outside storage of boats, recreational vehicles, and motor or self-propelled vehicles.

(5) Businesses shall not be allowed to operate within individual storage units.

2.2. COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures,* of the Unified Development Code (UDC) will require compliance to the following:

(1) Upon obtaining a *Building Permit*, should the homeowner fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 2.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC).

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS ($2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

DRAFT ORDINANCE 07.19.2021

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2TH DAY OF AUGUST, 2021.

_____
Kevin Fowler, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *July 19, 2021*

2nd Reading: *August 2, 2021*

DRAFT ORDINANCE 07.19.2021

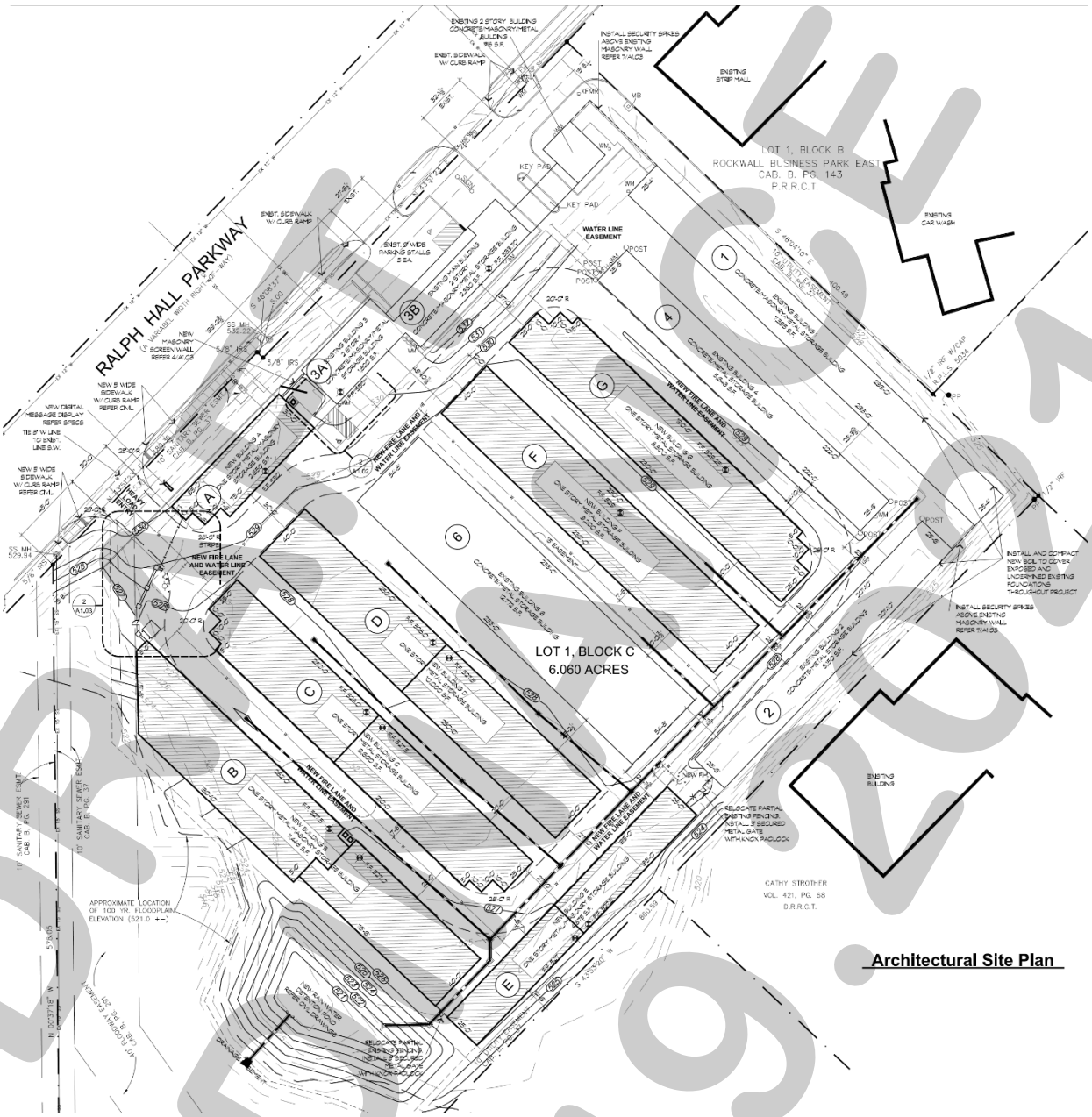
Exhibit 'A'
Zoning Exhibit

Address: *1280 E. Ralph Hall Parkway*
Legal Description: *Lot 1, Block C, Rockwall Business Park East Addition*



DRAFT

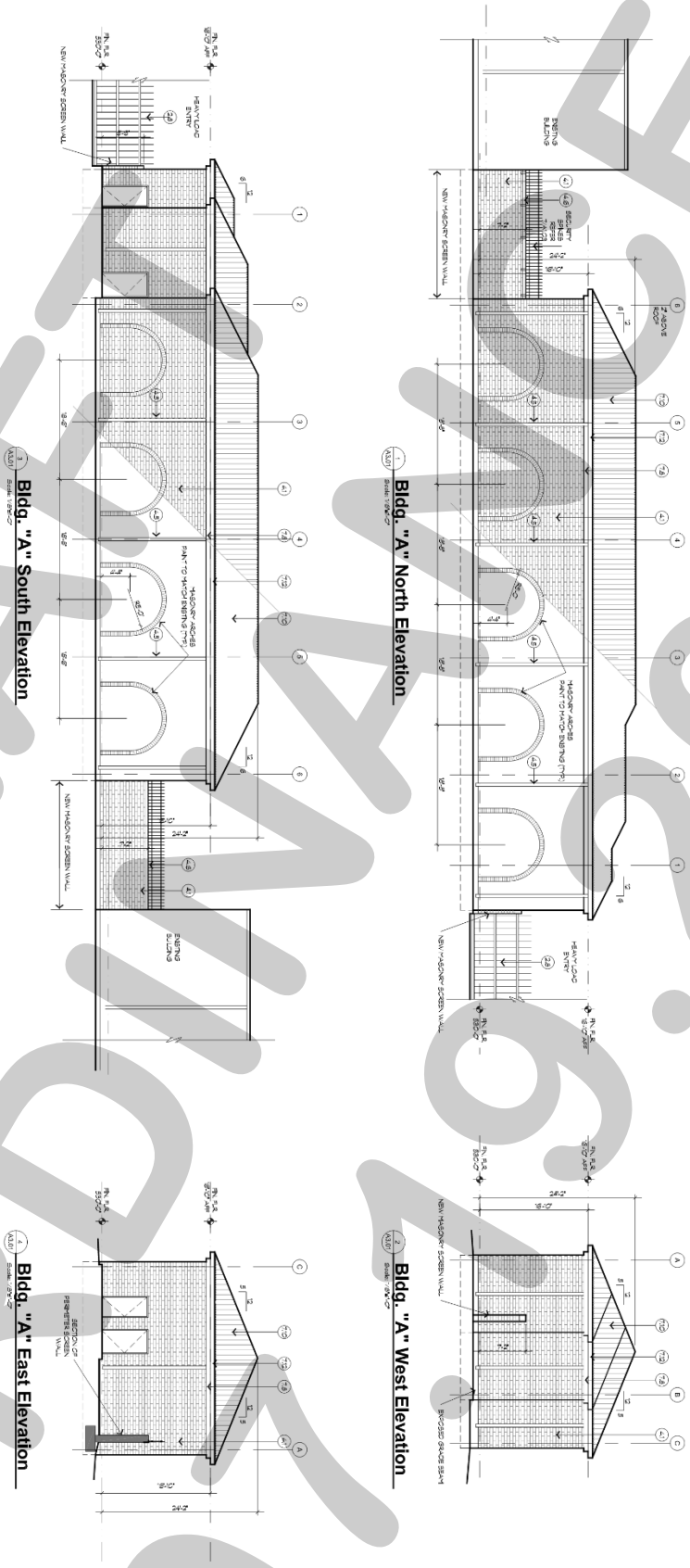
Exhibit 'B':
Residential Plot Plan



Architectural Site Plan

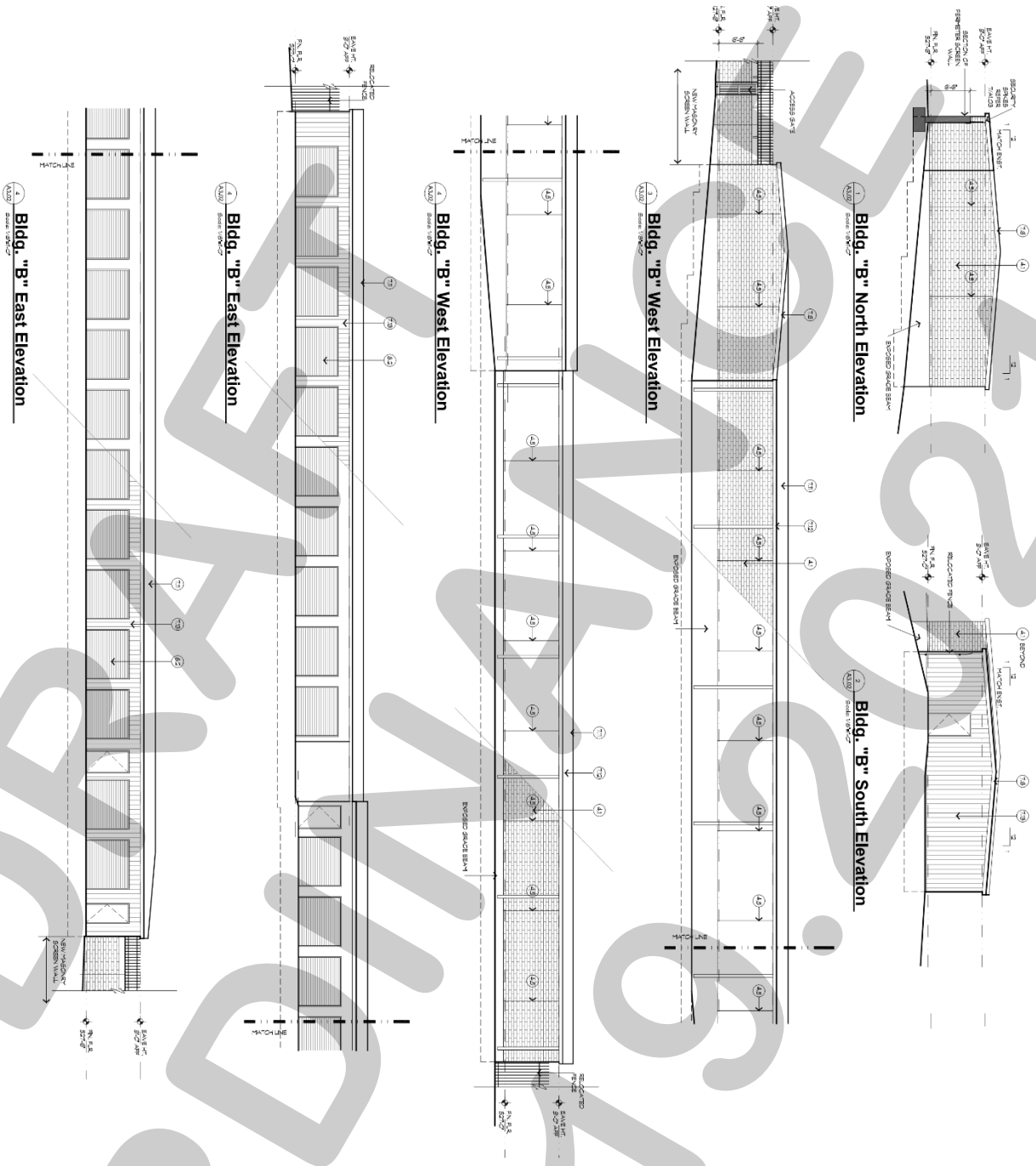
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ORDINANCE
07.19.2021

Exhibit 'C':
Elevations



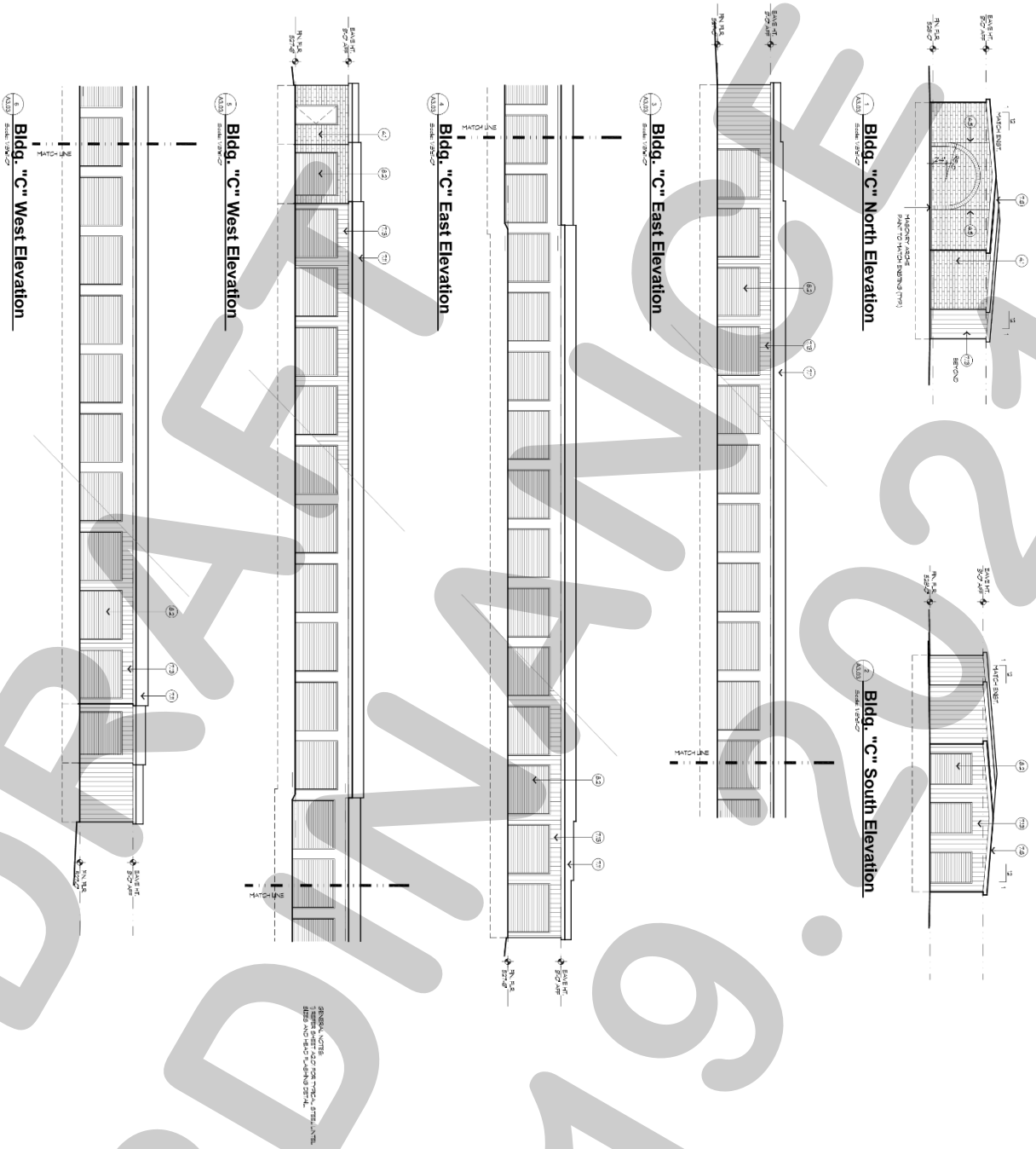
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Exhibit 'C':
Elevations



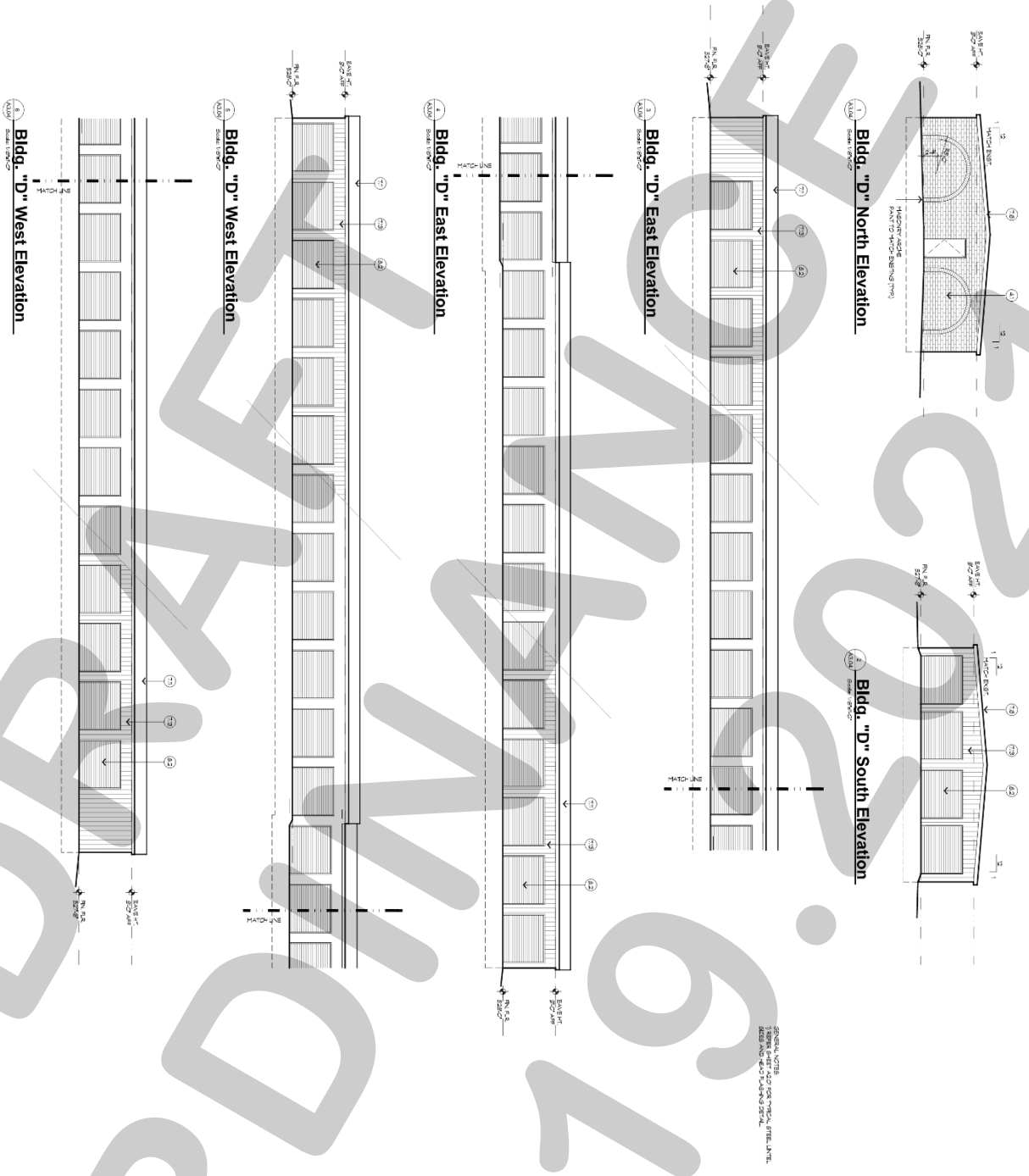
DRAFT ORDINANCE 07.19.2021

Exhibit 'C':
Elevations



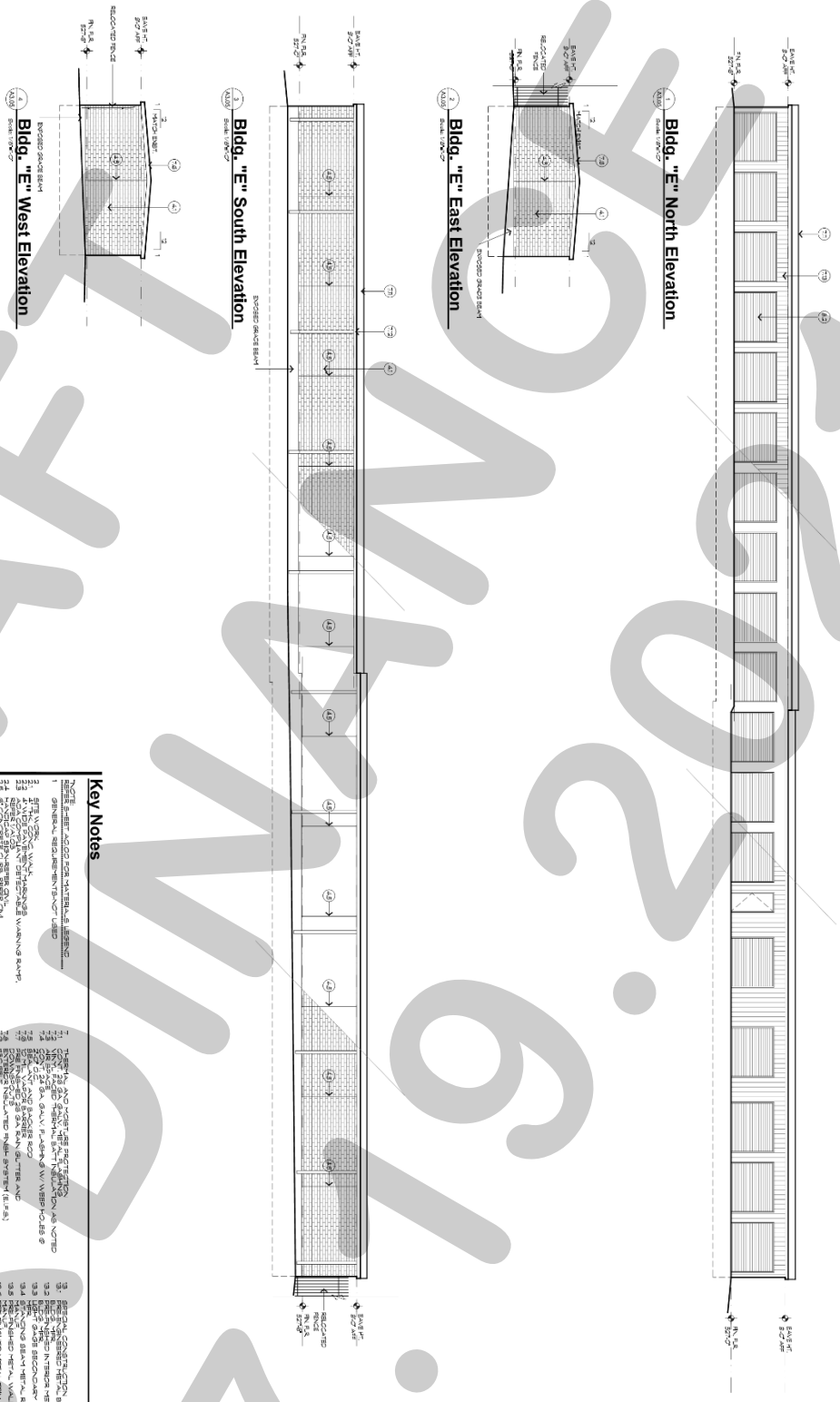
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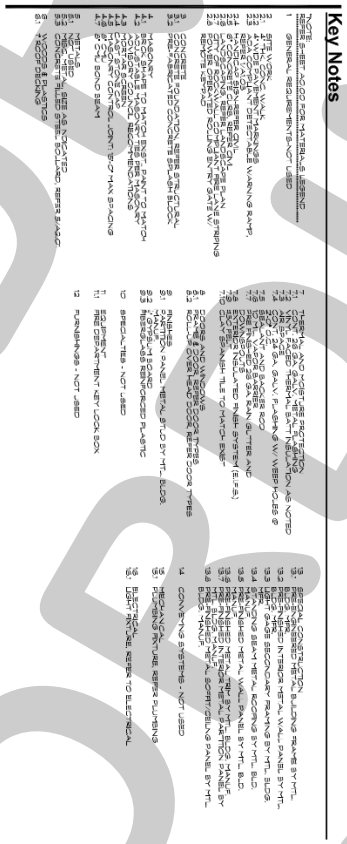
Exhibit 'C':
Elevations



DRAFT
ORDINANCE
07.19.2021

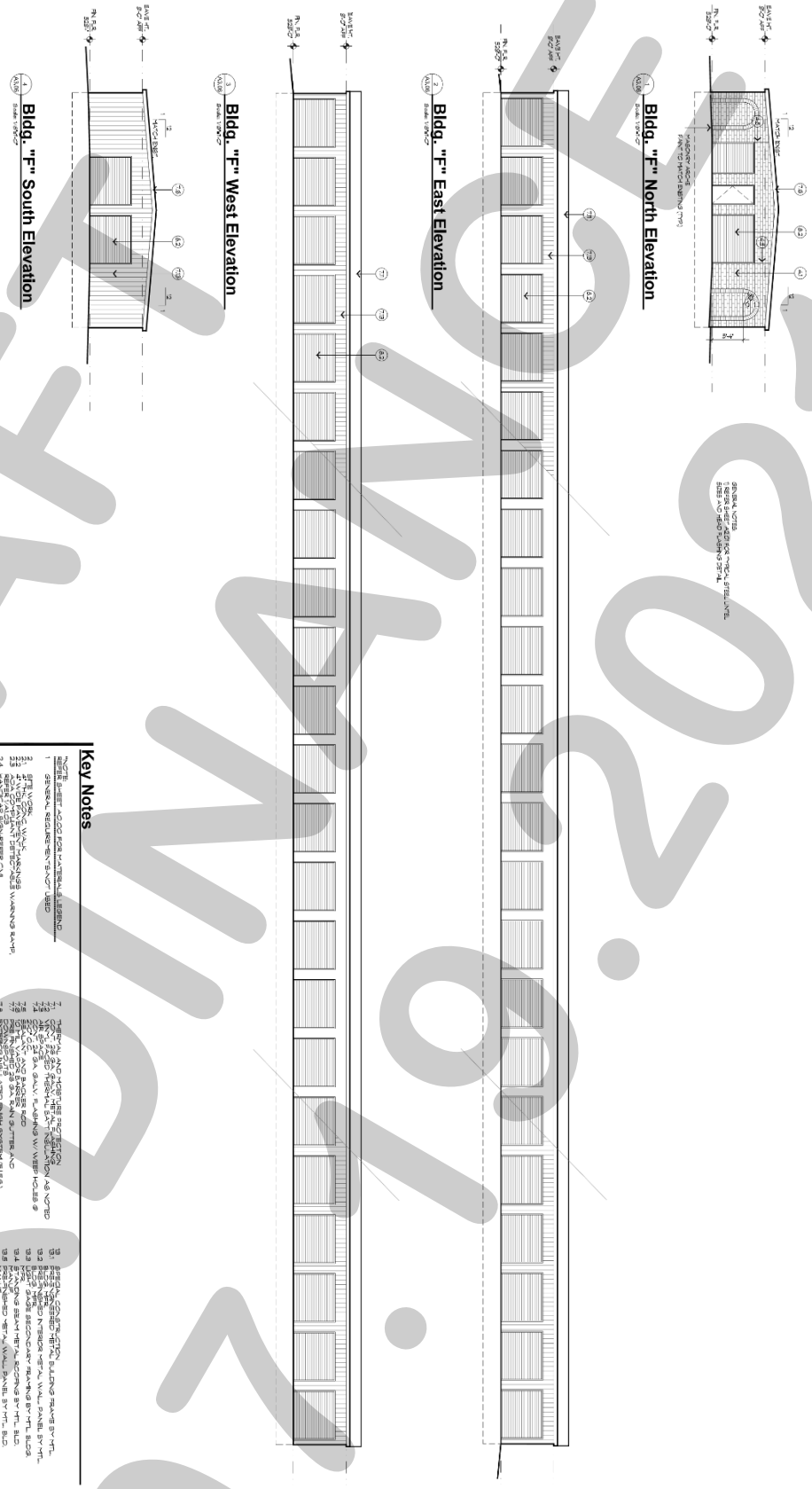
Exhibit 'C':
Elevations





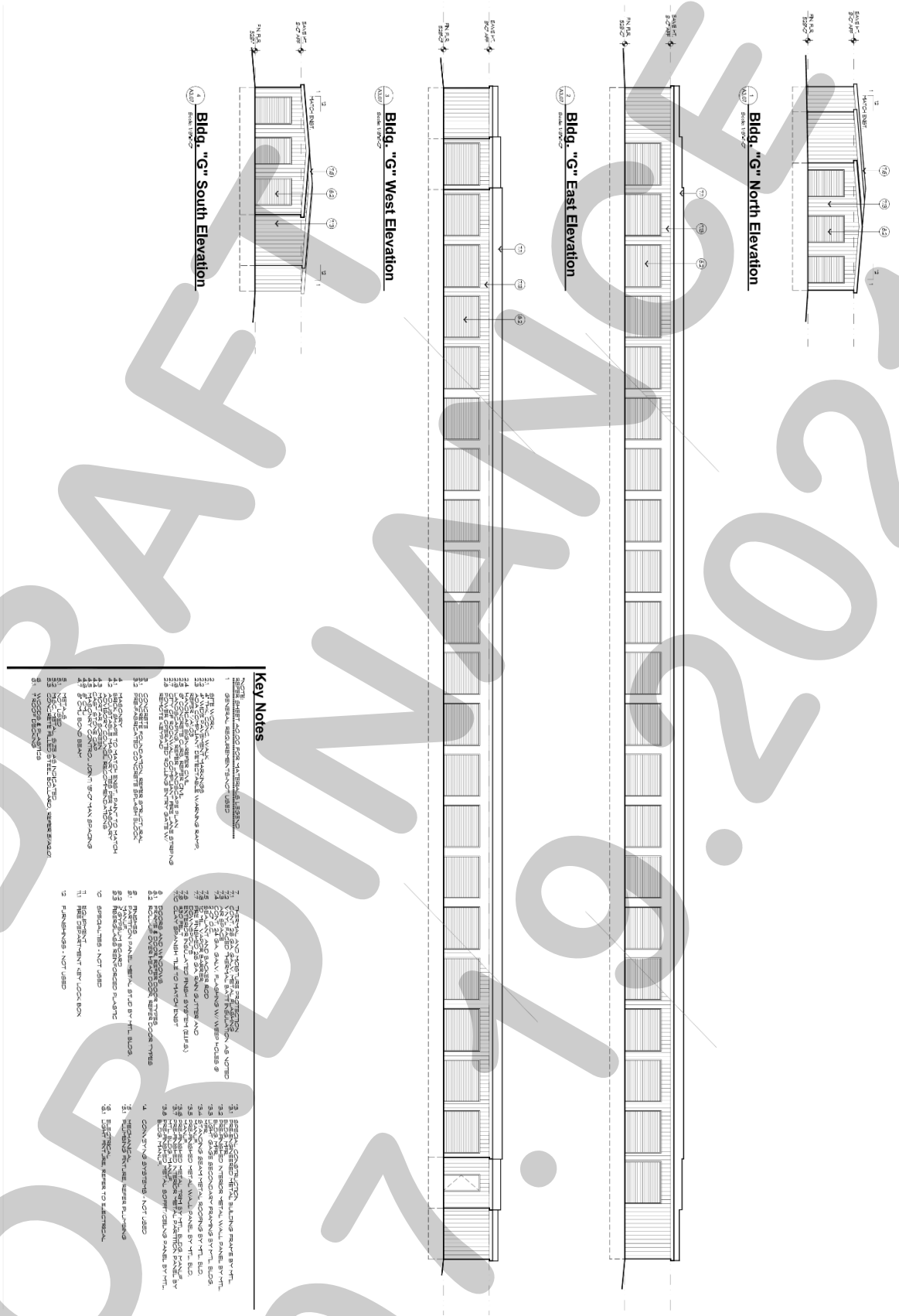
DRAFT
ORDINANCE
07.19.2021

Exhibit 'C':
Elevations



DRAFT
ORDINANCE
07.19.2021

Exhibit 'C':
Elevations



DRAFT
09.10.2021

August 3, 2021

TO: Stephen Seitz
Seitz Architects, Inc.
506 Meadowlake Lane
Heath, TX, 75032

COPY: Jim Vaudagna
The Vault Self Storage
1280 E. Ralph Hall Parkway
Rockwall, TX 75032

FROM: Henry Lee, *Planner*
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: Z2021-021; *Specific Use Permit (SUP) for The Vault Storage*

Stephen Seitz**:**

This letter serves to notify you that the above referenced zoning case, that you submitted for consideration by the City of Rockwall, was approved by the City Council on August 2, 2021. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

(1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP ordinance and which are detailed as follows:
   a. All operations on this property shall generally conform to the Concept Plan depicted in Exhibit 'B' of the draft ordinance.
   b. The building elevations submitted with the site plan shall generally adhere to the Building Elevations depicted in Exhibit 'C' of the draft ordinance.
   c. The minimum roof pitches for the proposed buildings shall be the same as the existing buildings or conform to the roof pitches called out on the Building Elevations depicted in Exhibit 'C' of the draft ordinance.
   d. No outside storage of any kind shall be permitted on this site. This includes the outside storage of boats, recreational vehicles, and motor or self-propelled vehicles.
   e. Businesses shall not be allowed to operate within individual storage units.

(2) Any construction resulting from the approval of this Specific Use Permit (SUP) shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On July 13, 2021, the Planning and Zoning Commission approved a motion to approve the Specific Use Permit (SUP) with the conditions of approval by a vote of 6-0, with Commissioner Deckard absent.

City Council

On August 2, 2021, the City Council approved a motion to approve the specific use permit with the conditions of approval by a vote of 6-0, with Council Member Johannesen absent. 2nd Reading

Included with this letter is a copy of Ordinance No. 21-30, S-251, which is the regulating ordinance adopted with the City Council's approval of this case. Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 771-7745.

Sincerely,

Henry Lee,
Planner

CITY OF ROCKWALL

ORDINANCE NO. 21-30

SPECIFIC USE PERMIT NO. S-251

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW THE EXPANSION OF AN EXISTING MINI-WAREHOUSE FACILITY WITHIN A COMMERCIAL (C) DISTRICT AS SPECIFIED WITHIN ARTICLE 04, *PERMISSIBLE USES*, OF THE UNIFIED DEVELOPMENT CODE, FOR A 6.06-ACRE PARCEL OF LAND ZONED COMMERCIAL (C) DISTRICT, AND DESCRIBED AS LOT 1, BLOCK C OF THE ROCKWALL BUSINESS PARK EAST ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (*$2,000.00*) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Stephen Seitz, on behalf of Jim Vaudagna, for the approval of a Specific Use Permit (SUP) to allow the expansion of an existing mini-warehouse facility within a Commercial (C) District for a 6.06-acre parcel of land identified as Lot 1, Block C of the Rockwall Business Park East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, which is generally situated west of the intersection of SH-205 and Ralph Hall Parkway, and more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the expansion of a an existing mini-warehouse facility within a Commercial (C) District as stipulated by Article 04, *Permissible Uses*, of the Unified Development Code on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 02.03 J, *Wholesale, Distribution and Storage Land Uses*, of Article 04, *Permissible*

Uses, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and as may be amended in the future* --, and with the following conditions:

2.1. OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Mini-Warehouse Facility on the Subject Property, and conformance to these operational conditions are required for continued operations*:

(1) All operations on this property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.

(2) The building elevations submitted with the site plan shall generally adhere to the Building Elevations depicted in *Exhibit 'C'* of this ordinance.

(3) The minimum roof pitches for the proposed buildings shall be the same as the existing buildings or conform to the roof pitches called out on the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.

(4) No outside storage of any kind shall be permitted on this site. This includes the outside storage of boats, recreational vehicles, and motor or self-propelled vehicles.

(5) Businesses shall not be allowed to operate within individual storage units.

2.2. COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures,* of the Unified Development Code (UDC) will require compliance to the following:

(1) Upon obtaining a *Building Permit*, should the homeowner fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 2.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC).

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS ($2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid,

the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2ND DAY OF AUGUST, 2021.

Kevin Fowler, Mayor

ATTEST:

Kristy Cole, City Secretary

CITY OF ROCKWALL TEXAS SEAL

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: July 19, 2021

2nd Reading: August 2, 2021

Exhibit 'A'
Zoning Exhibit

Address: *1280 E. Ralph Hall Parkway*
Legal Description: *Lot 1, Block C, Rockwall Business Park East Addition*

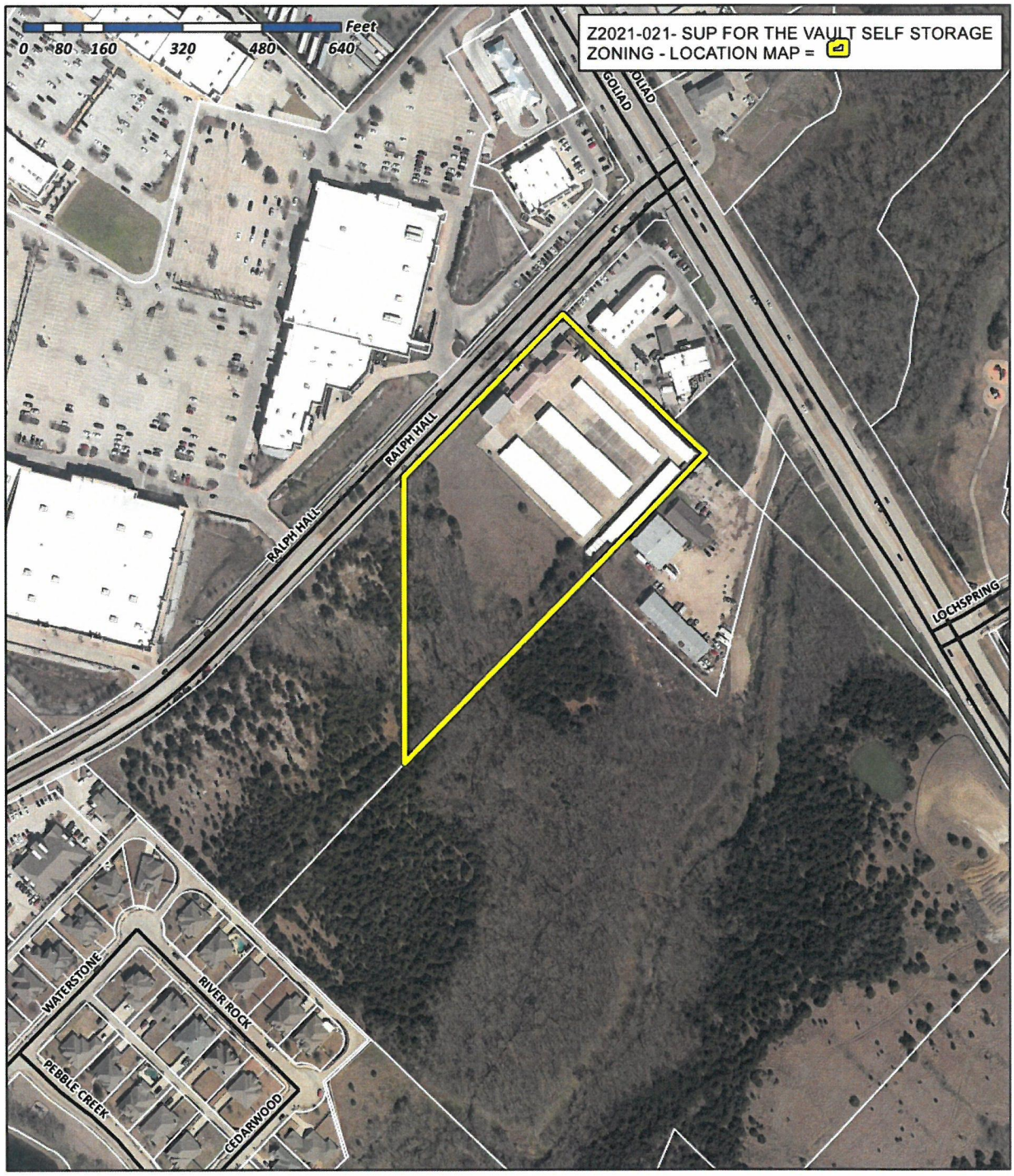


Exhibit 'B':

Residential Plot Plan

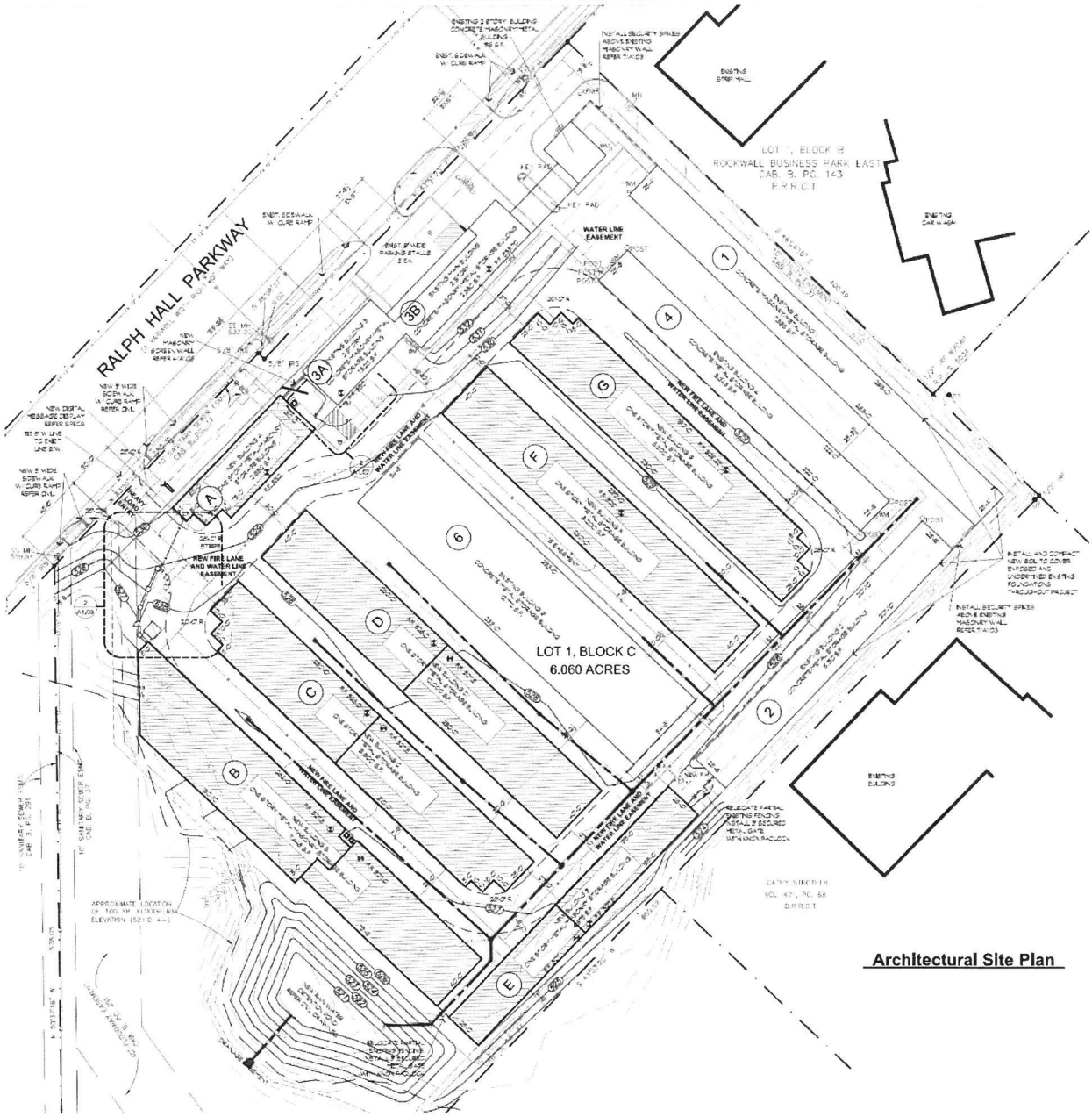
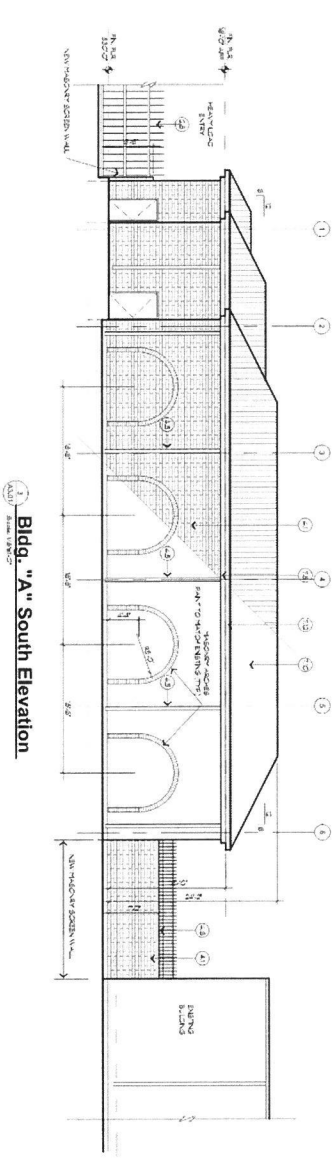
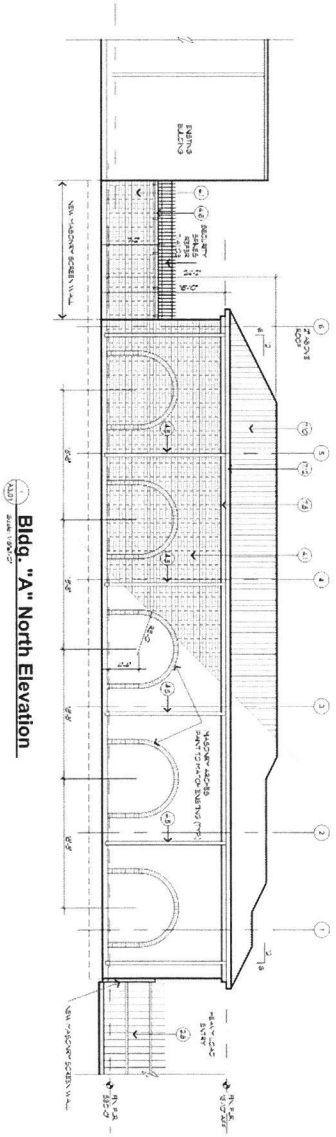


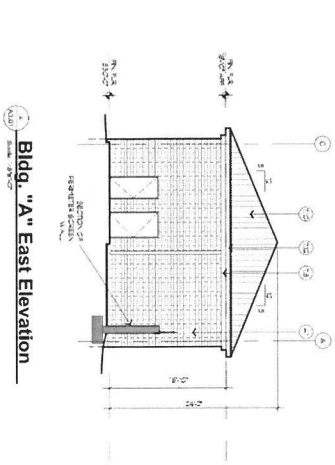
Exhibit 'C':
Elevations



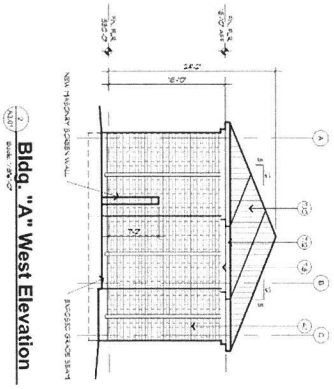
Bldg. "A" South Elevation



Bldg. "A" North Elevation



Bldg. "A" East Elevation



Bldg. "A" West Elevation

Exhibit 'C':
Elevations

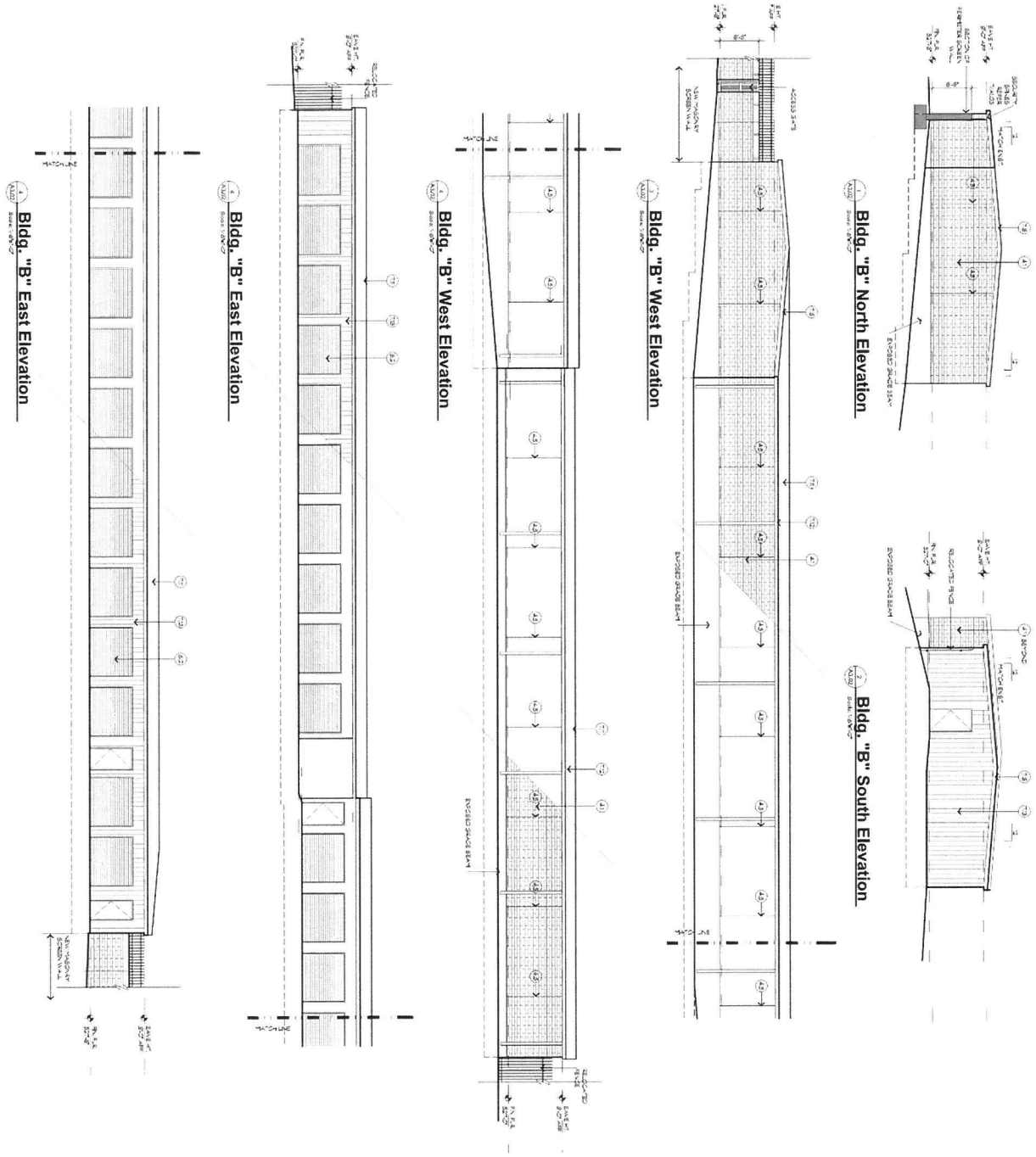


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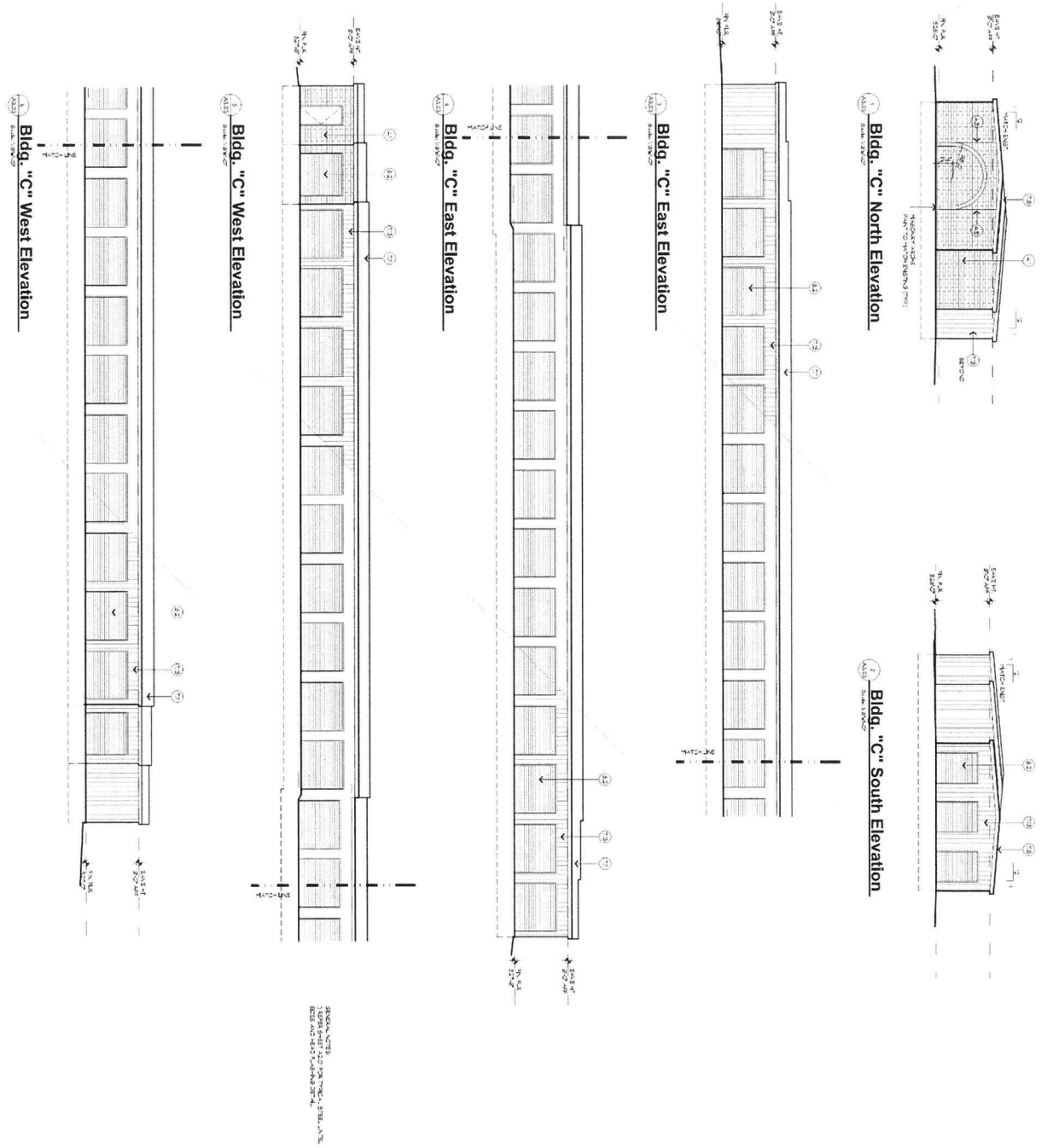


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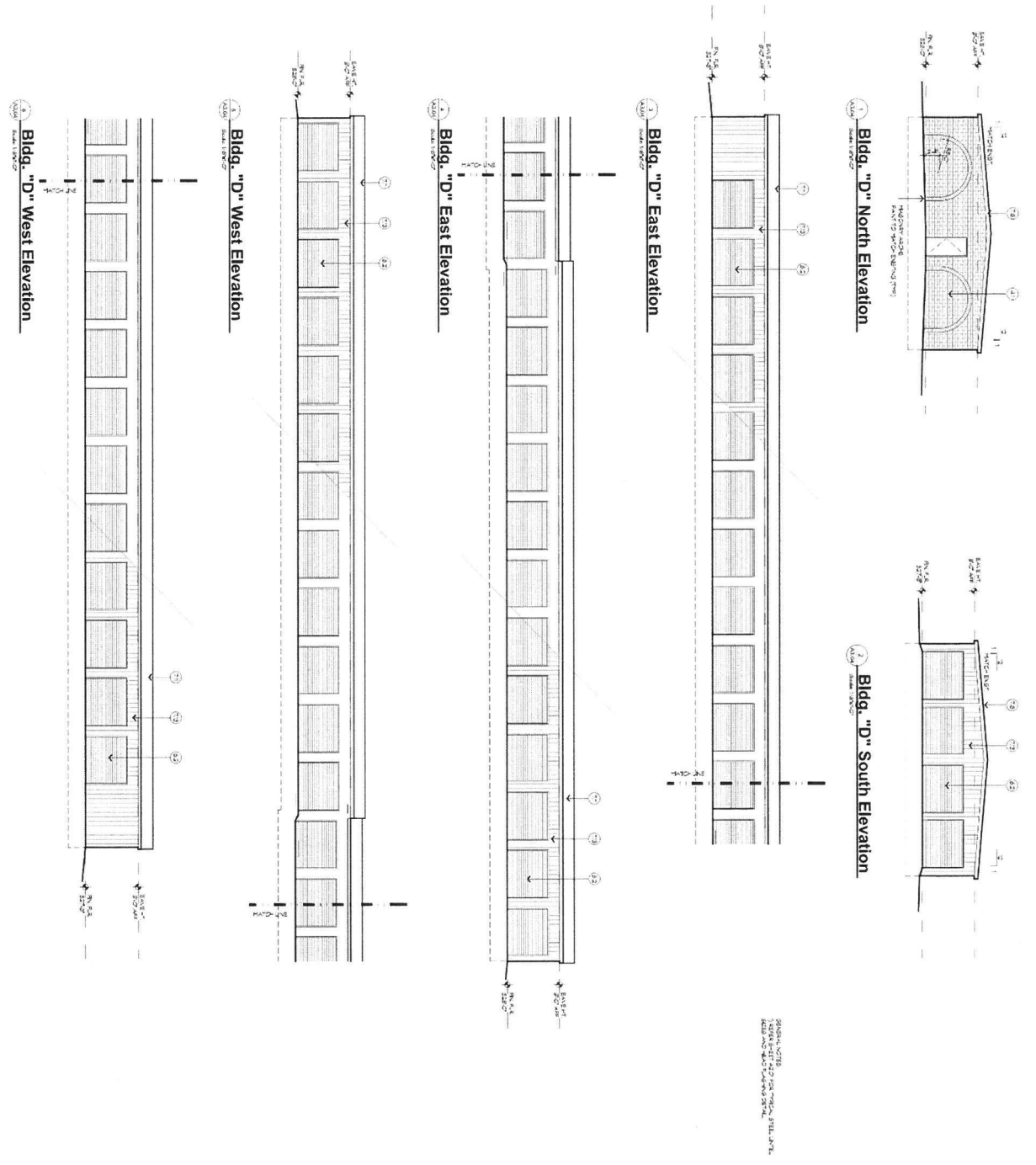


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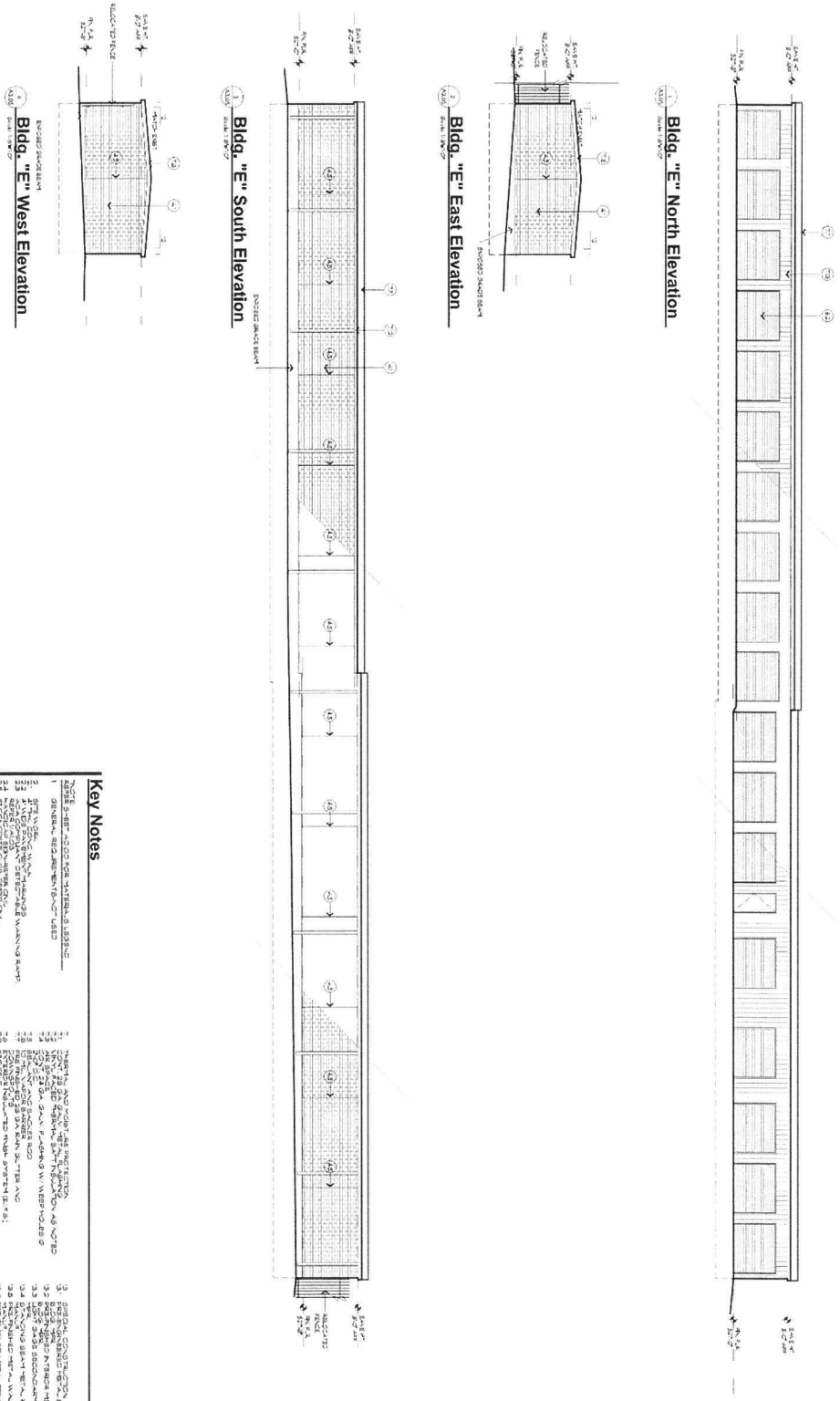




Exhibit 'C':
Elevations

Exhibit 'C':
Elevations

