PLANNING AND ZONING CASE CHECKLIST

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET
ROCKWALL, TX 75087

P&Z CASE # SP2022-038 P&Z DATE July 12, 2022 CC DATE July 18, 2022 Approved/Denied

ARCHITECTURAL REVIEW BOARD DATE_____ HPAB DATE_____PARK BOARD DATE_____

Zoning Application
- ☐ 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

HPAB Application
- ☐ Exhibit

Miscellaneous Application
- ☐ Variance/Exception Request

- ☐ Copy of Ordinance (ORD#_____)
- ☐ Applications
- ☐ Receipt
- ☐ Location Map
- ☐ HOA Map
- ☐ PON Map
- ☐ FLU Map
- ☐ Newspaper Public Notice
- ☐ 500-foot Buffer Public Notice
- ☐ Project Review
- ☐ Staff Report
- ☐ Correspondence
- ☐ Copy-all Plans Required
- ☐ Copy-Mark-Ups
- ☐ City Council Minutes – Laserfiche
- ☐ Minutes-Laserfiche
- ☐ Plat Filled Date_____
  - ☐ Cabinet #_____
  - ☐ Slide #_____

Notes:_____
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_____

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. SP2022-038

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 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	4649 SH276.				
SUBDIVISION	JH BAILEY SURVEY		LOT		BLOCK
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	L1		CURRENT USE	VACANT LAND	
PROPOSED ZONING			PROPOSED USE	SELF STORAGE	
ACREAGE	14.78	LOTS [CURRENT]		LOTS [PROPOSED]	

☐ ***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	DON VALK	☐ APPLICANT	HELLEN BYRD
CONTACT PERSON		CONTACT PERSON	
ADDRESS	1450 TL TOWNSEND DR SUITE 100	ADDRESS	1450 TL TOWNSEND DR SUITE 100
CITY, STATE & ZIP	ROCKWALL, TX 75032	CITY, STATE & ZIP	ROCKWALL, TX 75032
PHONE		PHONE	
E-MAIL	HELLEN@PLATINUMTX.COM	E-MAIL	HELLEN@PLATINUMTX.COM

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Hellen I Byrd [*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 $ 545.60 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 17th *DAY OF* June, 20 22 *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 17th DAY OF June, 20 22

OWNER'S SIGNATURE Hellen Byrd

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Tanya Buehler

MY COMMISSION EXPIRES

TANYA BUEHLER
Notary Public
STATE OF TEXAS
ID# 13099192-5
My Comm. Exp. MAR. 10, 2025

CHECKLIST FOR SITE PLAN SUBMITTALS

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

CASE NUMBER:	Z2022-020	**REVIEWED BY:**	
OVERLAY DISTRICT:		**REVIEW DATE:**	

1.1 GENERAL INFORMATION FOR ALL PLANS SUBMITTED

Requirements	✓= OK	N/A	Comments	UDC Reference
Items Necessary for Site Plan Review:				*Per Application*
✓ Site Plan	☑	☐		§03.04, of Art. 11
✓ Landscape Plan	☑	☐		-
✓ Treescape Plan	☑	☐		-
✓ Photometric Plan	☑	☐		-
✓ Building Elevations	☑	☐		-
Building Material Sample Board and Color Rendering of Building Elevations	☑	☐	If required the sample board should detail all building materials, with each material clearly labeled and indicating manufacturer info, color, etc. Check with Planning Staff to see which is appropriate for the submitted project.	§03.04.A, of Art. 11
Submittal Requirements	☑	☐	Four (4) large (24" x 36") **folded** copies and one (1) PDF digital copy of each plan is required at the time of submittal.	§03.04.A, of Art. 11
Is the property properly platted?	☐	☑	Indicate if the property has been properly platted.	-
Title Block (Project Name, Legal Description and/or Address)	☑	☐	The title block is to be located in the lower right-hand corner of all sheets and contain the project name, street address, and/or the lot and block designation.	§03.04.A, of Art. 11
Case Number	☑	☐	The case number should be placed in the lower right-hand corner below the title block of all sheets.	§03.04.A, of Art. 11
Owners (Name, Address, and Phone Number)	☑	☐	The owners name, address, and phone number are required to be in the lower right-hand corner left of the title block.	§03.04.A, of Art. 11
Developer (Name, Address, and Phone Number)	☑	☐	The name, address, and phone number of the person or company that prepared the plans are required in the lower right-hand corner left of the title block.	§03.04.A, of Art. 11
North Point	☐	☑	The north point or north arrow must be facing true north (or straight up) on all plans, unless the scale of the drawings or scope of the project requires a different position.	§03.04.A, of Art. 11
Numeric and Graphic Scale	☑	☐	The recommended engineering scales are 1" = 20', 1" = 40', etc. ... with a maximum of 1" = 100'.	§03.04.A, of Art. 11
Vicinity Map	☑	☐	The vicinity map should locate the site relative to the nearest major roadways in a one-half mile radius.	§03.04.A, of Art. 11
Signature Block	☑	☐	Standard signature block with signature space for the Planning & Zoning Chairman and Planning Director.	§03.04.A, of Art. 11
Date	☑	☐	The date that the plans were prepared is required on all submittals.	§03.04.A, of Art. 11
Proposed Land Use:			Indicate the proposed use for this site. Additionally, indicate the proposed use for all structures.	§03.04.A, of Art. 11
✓Commercial	☐	☐	Land Uses Permitted in the RO, NS, GR, C, DT, RC & Designated Planned Development District Ordinances.	-
✓Industrial	☑	☐	Land Uses Permitted in the RT, LI, HI & Designated Planned Development District Ordinances.	-

2.1 SITE PLAN: MISCELLANEOUS AND DENSITY & DIMENSIONAL INFORMATION

Requirements	✓= OK	N/A	Comments	UDC Reference
Total Lot or Site Area (Acreage and Square Footage)	☑	☐	If the site is part of a larger tract include a key map showing the entire tract of land and the location of the site being planned.	§03.04.B, of Art. 11

Perimeter Dimensions of the Site	☑	☐	Indicate the perimeter dimensions of the site in feet.	§03.04.B, of Art. 11
Buildings (Square Footage)	☑	☐	Indicate the location and total square footage of all existing and planned buildings on the site.	§03.04.B, of Art. 11
Perimeter Dimensions of all Buildings	☑	☐	Indicate the wall lengths of all buildings on the site.	§03.04.B, of Art. 11
Distance Between Buildings	☑	☐	Indicate the distance between all existing and planned buildings located on the site.	§03.04.B, of Art. 11
Distance Between Buildings and Property Lines	☑	☐	Indicate the distance between all property lines and existing and planned buildings located on the site.	§03.04.B, of Art. 11
Indicate all Property Lines	☑	☐	Indicate all existing property lines. If the site plan requires a platting case that will alter the property lines show the proposed changes in a different line weight.	§03.04.B, of Art. 11
Indicate all Building Setbacks	☑	☐	Indicate all building setbacks adjacent to right-of-way.	§03.04.B, of Art. 11
Indicate all Easements	☑	☐	Additionally, indicate all utilities both existing and proposed.	§03.04.B, of Art. 11
Indicate all Drive/Turning Radii	☑	☐		§03.04.B, of Art. 11
Indicate all Drive Widths	☑	☐		§03.04.B, of Art. 11
Indicate all Fire Lanes	☑	☐	Indicate and label the widths of all fire lanes existing and proposed for the site.	§03.04.B, of Art. 11
Indicate location of all Fire Hydrants	☑	☐		§03.04.B, of Art. 11
Indicate all Sidewalks	☑	☐	Indicate and label the widths of all sidewalks existing and proposed for the site.	§03.04.B, of Art. 11
Adjacent Street Right-Of-Way	☑	☐	Reference the City's Master Transportation Plan for right-of-way information.	§03.04.B, of Art. 11
Label all Adjacent Street Name	☑	☐	Label all adjacent existing and proposed street names.	§03.04.B, of Art. 11
Adjacent Street Centerlines	☑	☐	Indicate the street centerline for all existing and proposed streets.	§03.04.B, of Art. 11
Median Breaks in Adjacent Streets	☑	☐		§03.04.B, of Art. 11

2.2 SITE PLAN: PARKING INFORMATION

Requirements	✓= OK	N/A	Comments	UDC Reference
Dimension of a Typical Parking Space	☑	☐	See the comment section in *Adequate Parking and Maneuvering* below.	§05.03, of Art. 06
Parking Table	☑	☐	Provide parking table indicating the total number of required parking spaces by use, the total number of required handicapped parking spaces and the total parking provided.	§05.01, of Art. 06
Handicap Parking Spaces Shown	☑	☐		§05.04, of Art. 06
Adequate Parking	☑	☐	*Reference Table 3 of Article VI.*	Table 5, Art. 06
Adequate Parking and Maneuvering	☑	☐	All parking spaces and aisle dimensions shall conform to the off-street parking requirements in section 2.19 of the City's Standards of Design and Construction *(Check w/ the Engineering Department)*.	§05.03.C, of Art. 06
Adequate Loading Area	☑	☐	Loading spaces shall be a minimum of 12 feet in width, 65 feet in length, and 14 feet in height except as may otherwise be approved by the city engineer *(Art. VI 6.5 Loading Requirements)*.	§06.04, of Art. 06
Adequate Loading Maneuvering	☑	☐	It is also the purpose of this Article to require allocation of sufficient off-street/on-site loading facilities by businesses and industry to ensure that the loading and unloading of vehicles will not interfere with traffic flow or block roadways or fire lanes.	§01.02, of Art. 06
Type and Depth of Paving Material	☑	☐	Indicate the type and depth of the paving material and provide a detail or cut-sheet. All required parking and loading areas shall be constructed of concrete, but may have a surface treatment of brick, stone or other similar material.	§03.02, of Art. 06

2.3 SITE PLAN: SIGNAGE

Requirements	✓= OK	N/A	Comments	UDC Reference
NOTE: *All signage shall conform to Chapter 32 of the Rockwall Municipal Code of Ordinance, unless otherwise specified in an Overlay District or Planned Development District with specific signage requirements.*				

Proposed or Existing Signage	☑	☐	Indicate the location and type of all proposed and/or existing signage on the site plan. Additionally, provide a detail or cut-sheet showing the elevations, lighting and dimensions of the proposed signage.	§06.02.F, of Art. 05

2.4 SITE PLAN: SCREENING

Requirements	✓= OK	N/A	Comments	UDC Reference
Indicate the Type and Location of any Existing and/or Proposed Fences	☑	☐	Label the height and type of fence proposed or existing.	§08.02.F, of Art. 08
Utility Equipment Screening (Pad or Ground Mounted)	☐	☑	Pad mounted utility equipment, and air conditioning units, shall be screened from horizontal view from any adjacent public street and from any adjacent property. Utility equipment and air conditioning units shall be screened utilizing plantings, berms, or walls matching the main structure.	§01.05.C, of Art. 05
Utility Equipment Screening (Roof Mounted)	☐	☑	All buildings must be designed such that no roof mounted mechanical equipment, HVAC, or satellite dishes shall be visible from any direction.	§01.05.C, of Art. 05
Above Ground Storage Tanks	☐	☑	Aboveground storage tanks shall be screened utilizing walls matching the main structure. Screening plans for above ground storage tanks shall generally conform to the diagram below (i.e. incorporate primary screening – screening wall -- and secondary screening) and be approved by the Planning and Zoning Commission in conjunction with a site plan.	§01.05.D, of Art. 05
Dumpster Screening	☑	☐	Trash/Recycling enclosures shall be four (4) sided. These receptacles shall be screened by a minimum six (6) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. Dumpster storage should be located to the rear of the buildings with proper access. Trash dumpster shall not be located in any required parking space and shall allow proper access by service trucks. The minimum enclosure area shall be 12'x10'. A minimum of 6" bollards will be required at potential impact zones and the pad site shall be paved to city standards.	§01.05.B, of Art. 05
Outside Storage	☐	☑		
Off-Street Loading Dock Screening	☐	☑	Off-street loading docks must be screened from all public streets and any residential district that abuts or is directly across a public street or alley from the lot. The screening must be at least six feet in height and may be provided by using a masonry fence, berms, plantings or a combination of the above.	§01.05.A, of Art. 05
Residential Adjacency Standards	☐	☑	The director may require wing walls, landscape screens, changes in building orientation, and/or other architectural elements to minimize the impact of uses adjacent to residential property within 150 feet (also reference *Art. VIII 5.2*).	§01.06, of Art. 05

3.1 LANDSCAPE PLAN

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data	☑	☐	Provide the same site data information required in Section *2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements* of this checklist.	See Sec. 2.1 of this checklist
Impervious Area vs. Landscape/Open Space Area Provided and Required (As Per Zoning District)	☑	☐	Indicate the applicable zoning district percentage of landscaping required and provided, and the impervious area vs. the amount of landscaping and open spaces required and provided.	§01.01.B, of Art. 05
Landscape Table	☑	☐	Provide a landscape table showing plant materials, quantities, size and spacing for existing and proposed landscaping. Complete description of plant materials shown on the plan, including names, locations, qualities, container or caliper sizes at installation, heights, spread, and spacing requirements should also be listed on the plan.	§05.03.B, of Art. 08
Indicate all Landscaping	☑	☐	Indicate the locations of all existing and proposed landscaping.	§05.03.B, of Art. 08
Location of Water Courses and Significant Drainage Features	☐	☑	Indicate the locations of all existing and/or proposed water courses and the location of any existing and/or proposed significant drainage features.	-
Indicate all Landscape Buffers	☑	☐	Indicate the locations and dimensions of the required landscape buffers.	§05.01, of Art. 08

Acceptable Landscape Materials:				Sec. 04., of Art. 08
✓ Trees allowed in Street Landscape Buffers	☐	☐	Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Bald Cypress, Chinese Pistachio, October Glory Maple, Pecan, Texas Ash, Live Oak, Chinquapin Oak, and Burr Oak (Understory Trees: Texas Redbud, Mexican Plum, Downy Hawthorn, Wax Myrtle, Yaupon, and Deciduous Yaupon)	Appendix C
✓ Trees not allowed in Landscape Buffers	☐	☐	Silver Maple, Box Elder, Mimosa, Catalpa, Hackberry, Sugarberry, Honey Locust, Tulip Tree, Chinaberry, Sycamore, Cottonwood, Willows, American Elm, Siberian Elm, Jerusalem Thorn/Petuma, Bois D'Arc, Flowering Crabapple Tree, Ginko Tree, Peach/Plum, Mulberry, Texas Mountain Laurel, Lilac Chaste Tree, and Pine Tree.	Appendix C
Protected Trees (That Will Remain On-Site)	☐	☐	Indicate the location and provide a description by type and size of all existing protected trees (4" or larger) proposed to be retained. Prior to any construction or land development, the developer shall clearly mark all protected and feature trees with an aluminum tag -- indicating the trees relationship to the treescape plan -- and flag (i.e. bright fluorescent red vinyl tape). In those instances where a protected tree is so close to the construction area that construction equipment could possibly damage the tree, a protective fence shall be required.	§07.01, of Art. 09
Parking Lot Landscaping	☐	☐	Complete description of landscaping and screening to be provided in or near off-street parking and loading areas, including the information as to the amount (in sq. ft.) of landscape area to be provided internal to parking areas, the total square footage included in the parking area, and the number and location of required off-street parking and loading spaces.	§05.03.E, of Art. 08
Location of all Site Amenities	☐	☐	Identify the size, height, location, and material of proposed seating, lighting, planter's sculptures, water features and landscape paving and other public amenities.	-
Identify Visibility Triangles	☐	☐	Identify visibility triangles on all lots for all driveway intersections and public streets.	§01.08, of Art. 05
Landscape Buffer - Street Trees	☐	☐	Large trees (a species which normally reaches a height of 30 feet or more upon maturity) shall be provided in the required street landscape buffer in numbers equal to one (1) tree for every 50 feet of street frontage.	§05.01, of Art. 08
Tree Locations	☐	☐	Trees must be planted at least five (5) feet from water, sewer and storm sewer lines.	§05.03.E, of Art. 08
Irrigation Requirements Note	☐	☐	Provide note indicating irrigation will meet requirements of UDC.	§05.04, of Art. 08
Hydro mulch (or non-sod option)	☐	☐	The developer shall establish grass and maintain the seeded area, including watering, until a "Permanent Stand of Grass" is obtained at which time the project will be accepted by the City. A "Stand of Grass" shall consist of 75% to 80% coverage and a minimum of one-inch (1") in height as determined by the City.	Sec. 4.2, Coverage, Engr Standards of Design and Construction
Rights-of-Way & Landscape Buffers	☐	☐	All landscape buffers and public right-of-way located adjacent to a proposed development shall be improved with grass (i.e. sod -- hydro mulch shall be prohibited in these areas) prior to the issuance of a Certificate of Occupancy (CO).	§05.03.G, of Art. 08

4.1 TREESCAPE PLAN

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data	☐	☐	Provide the same site data information required in Section *2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements* of this checklist.	See Sec. 2.1 of this checklist
Buildings	☐	☐	Indicate the location of all existing or proposed structures, and/or the building pads as shown on the grading plan.	§03.01.A, of Art. 09
Indicate all Site Elevations, Grades, Major Contours and the Limits of Construction	☐	☐		§03.01.C, of Art. 09

Protected Trees (To Remain On Site)	☐	☑	Indicate the location and provide a description by type and size of all existing protected trees (4" or larger) proposed to be retained. Such trees shall be marked and a drip line of said tress shall be protected prior to and during all construction, including dirt work.	§03.01.E, of Art. 09
Protected Trees (To be Removed from the Site)	☐	☑	Indicate the location of all protected trees (4" or larger) that are to be removed from the site and the proposed locations of all replacement trees.	§03.01.F, of Art. 09
Treescape Table	☐	☑	Provide a table showing the total inches of trees to be removed and the total inches of trees to be replaced.	§03.01.G, of Art. 09

5.1 PHOTOMETRIC AND LIGHTING PLANS

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data Table	☑	☐	Provide the same site data information required in Section *2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements* of this checklist.	See Sec. 2.1 of this checklist -
Indicate Lighting Levels (in Foot Candles [FC])	☑	☐	Show lighting levels in foot-candles (FC) measured throughout the site and extended to all property lines of the subject property.	§03.03, of Art. 07
Adjacent Property with Common Lot Lines:				
✓ Residential Use	☑	☐	The allowable maximum light intensity measured at the property line of a residential property shall be 0.2 of one foot candle.	§03.03.B, of Art. 07
✓ Commercial Use	☑	☐	The allowable maximum light intensity measured at the property line of a non-residential property shall be 0.2 of one foot candle. *Subject to requirements in Art. VII 3.3.C.*	§03.03.C, of Art. 07
Under-Canopy Lighting	☑	☐	Under canopy lighting (i.e. fuel stations, drive through lanes and covered parking structures) shall not exceed 35 foot candles (with the exception below).	§03.03.E.1, of Art. 07
Lighting for Motor Vehicle Dealerships	☑	☐	Shall not exceed 0.3 of one foot candle within the front yard of the development. The remainder will comply with the 0.2 of one foot candle.	§03.03.E.2, of Art. 07
Lighting in Parking Areas	☑	☐	The maximum outdoor maintained, computed and measured illumination level within any nonresidential development shall not exceed 20 FC outdoors at any point on the site, with a maximum of 0.2 FC at the property line. (Exceptions: (1) under canopy lighting and (2) motor vehicle dealerships)	§03.03.G, of Art. 07
Building and Pole Mounted Lighting	☑	☐	Indicate the location and type of all exterior lighting, including pole mounted, wall-mounted, signage, etc.	§03.03.E, of Art. 07
Indicate the Mounting Height for all Proposed Light Fixtures	☑	☐	No light pole, base or combination thereof shall exceed 30 feet, unless further restricted within an Overlay District.	§03.03.D of Art. 07
Indicate the Wattage of all Light Sources	☑	☐	Provide lighting cut sheets that indicates the wattage for each exterior lighting fixture. Light sources (e.g. light bulbs) shall be oriented down and toward the center of the site or shielded so as to not be visible from the property line.	§03.03.A, of Art. 07
Proposed Light Fixtures	☑	☐	Provide elevation drawings and/or cut-sheets of proposed light fixtures on/with photometric plan.	§03.03, of Art. 07

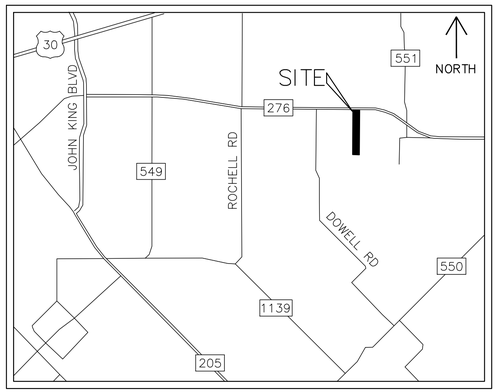
6.1 BUILDING ELEVATIONS: NON-INDUSTRIAL

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Exterior Elevations	☐	☑	North South East West (Circle all that apply)	-
Indicate Exterior Elevations Adjacent to Public Right-of-Way	☐	☑	North South East West (Circle all that apply)	-
Minimum 90% Masonry Requirement *OVERLAY DISTRICTS ONLY*	☐	☑	Exterior walls should consist of 90% masonry materials excluding doors and windows.	§06.02.C, of Art. 05
Indicate Amount and Location of the Minimum 20% Stone Requirement *OVERLAY DISTRICTS ONLY*	☐	☑	Applies to facades that are visible from a public right-of-way and/or open space.	§06.02.C, of Art. 05
Indicate the Surface Area of Each Facade	☐	☑	Indicate the surface area (square feet) of each façade and the percentage and square footage of each material used on that façade.	§04.01, of Art. 05
Proposed Building Materials	☐	☑	Specifications and description of all proposed building materials, on all proposed buildings.	§04.01, of Art. 05
Indicate the Roofing Materials and Color	☐	☑		

Indicate Parapet Wall Height **(If Applicable, finish the interior side of the parapet wall)	☐	☑	If applicable indicate the parapet wall by dashing in the top of roof deck. **Projecting elements and parapets that are visible from adjacent properties or public right-of-way shall be finished on the interior side using the same materials as the exterior facing wall.	§04.01, of Art. 05
Indicate all Roof Mounted Mechanical Equipment (If Applicable)	☐	☑	If applicable indicate any proposed roof mounted mechanical equipment and indicate how these will be screened from view.	§01.05.C, of Art. 05
Indicate Any Additional Design Elements Proposed (If Applicable)	☐	☑	Indicate any additional design elements for the base, walls, or parapets (such as cornice, arcades, and covered walkways/windows). Be sure to include the location, size, color, and material of any proposed structure.	
Indicate Building Height(s)	☐	☑	The height of the building shall be measured from the average elevation of the finished grade along the front of the building to the highest point of the roof or parapet of the building if it is a flat, mansard or shed roof; or to the midpoint of the roof if it is gable, hip or gambrel roof.	§07.03 of Art. 05
Minimum Standards for Articulation:				
Primary Facades (i.e. facades visible from a public ROW, open space/green space, public/private park, and or residential zoning district or residentially used property)	☐	☑	1. Wall Height [**H**] = **H** 2. Wall Length [**L**] = 3 x **H** 3. Secondary Entry/Arch. Element Length = 25% x **L** 4. Wall Projection = 25% x **H** 5. Primary Entry/Arch. Element Width = 2 x (25% x **L**) 6. Projection Height = 25% x **H** 7. Primary Entry/Arch. Element Length = 2 x (25% x **L**)	§04.01.C.1, of Art. 05
Secondary Facades	☐	☑	1. Wall Height [**H**] = **H** 2. Wall Length [**L**] = 3 x **H** 3. Secondary Entry/Arch. Element Length = 15% x **L** 4. Secondary Entry/Arch. Element Width = 15% x **H** 5. Projection Height = 15% x **H**	§04.01.C.2, of Art. 05

6.2 BUILDING ELEVATIONS: INDUSTRIAL

Requirements	✓= OK	N/A	Comments	UDC Reference
NOTE: *Industrial buildings are subject to all the elements listed in Section 6.1 Building Elevations: Non-Industrial with the exception of the following standards.*				
Minimum 90% Masonry Requirement	☑	☐	Exterior walls should consist of 90% masonry materials excluding doors and windows.	§05.01.A.1, of Art. 05
Indicate Amount and Location of the Minimum 20% Stone Requirement	☑	☐	Applies to facades that are visible from a public right-of-way and/or open space.	§05.01.A.1.a.1, of Art. 05
Minimum Standards for Articulation:				
Primary Facades (i.e. facades visible from a public ROW, open space/green space, public/private park, and or residential zoning district or residentially used property)	☑	☐	1. Wall Height [**H**] = **H** 2. Wall Length [**L**] = 4 x **H** 3. Wall Projection = 25% x **H** 4. Entry/Arch. Element Length = 33% x **L** 5. Projection Height = 25% x **H** 6. Entry/Arch. Element Width = 2 x (25% x **H**)	§05.01.C.1, of Art. 05
Secondary Facades	☑	☐	1. Wall Height [**H**] = **H** 2. Wall Length [**L**] = 3 x **H** 3. Entry/Arch. Element Length = 15% x **L** 4. Entry/Arch. Element Width = 15% x **H** 5. Projection Height = 15% x **H**	§05.01.C.2, of Art. 05



VICINITY MAP
N.T.S.

SITE DATA TABLE	
EXISTING ZONING:	AG WITH SH 276 OVERLAY
PROPOSED ZONING:	LI WITH SH 276 OVERLAY
LAND USE:	OFFICE/WAREHOUSE BUILDINGS
SITE ACREAGE:	14.78 ACRES (643,696 SQ FT)
STORAGE BUILDING FOOTPRINT:	105,627 SQUARE FEET
STORAGE BUILDING AREA:	105,627 SQUARE FEET
OFFICE/FLEX BUILDING FOOTPRINT:	39,200 SQUARE FEET
OFFICE/FLEX BUILDING AREA:	39,200 SQUARE FEET
TOTAL BUILDING FOOTPRINT:	144,827 SQUARE FEET
TOTAL BUILDING AREA:	144,827 SQUARE FEET
OPEN SPACE:	172,896/643,696 : 26.9%
PAVED SURFACE AREA:	325,973/643,696 : 50.6%
BUILDING HEIGHT	1 STORY (28'-0" MAX HEIGHT)
PARKING REQUIRED:	
SELF-STORAGE (3 PLUS 1 SPACE/100 UNITS):	10 PARKING SPACES
OFFICE (1 SPACE/300 S.F.)	4 PARKING SPACES
FLEX (1 SPACE/250 S.F.)	157 PARKING SPACES
TOTAL:	171 PARKING SPACES
PARKING PROVIDED:	388 PARKING SPACES
ACCESSIBLE PARKING PROVIDED:	19 PARKING SPACES

PLAN NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT, FACE OF BUILDING OR AS OTHERWISE INDICATED.
2. ALL SIDEWALKS SHALL MAINTAIN A 2% MAXIMUM CROSS SLOPE AND 5% MAXIMUM IN THE DIRECTION OF PEDESTRIAN TRAVEL. ALL ADA SIDEWALKS SHOULD INCLUDE ALL LANDINGS, MARKINGS, ETC AS REQUIRED BY CODE.
3. ANY CONSTRUCTION OR BUILDING NECESSARY TO COMPLETE THIS CONCEPT PLAN REQUEST MUST CONFORM TO THE REQUIREMENTS SET FORTH BY THE UNIFIED DEVELOPMENT CODE, THE CITY OF ROCKWALL ADAPTED INTERNATIONAL BUILDING CODE, 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.
4. THE MECHANICAL EQUIPMENT SHALL BE ROOF MOUNTED AND BE SCREENED FROM PUBLIC VIEW.
5. A TYPICAL PARKING SPACE SHALL BE 9' WIDE AND 20' DEEP.
6. THE PROPERTY IS CURRENTLY UNPLATTED BUT WILL BE PLATTED AS PART OF DEVELOPMENT.

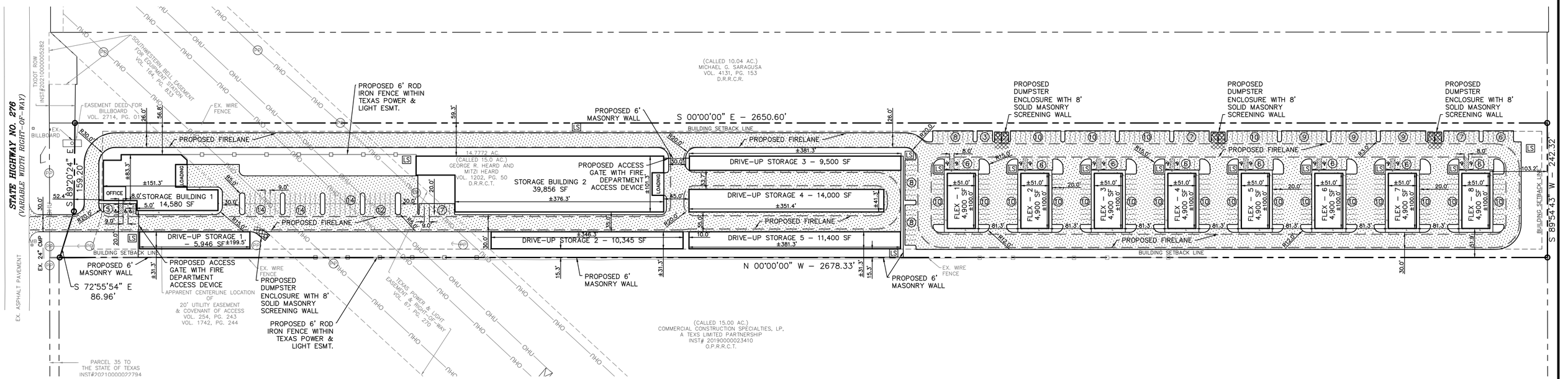
LEGEND

- EXISTING CURB
- PROPOSED CURB
- (8) – PARKING SPACES IN A ROW
- LS – PROPOSED LANDSCAPING
- 4" PROPOSED SIDEWALK 3,600 PSI REINFORCED CONCRETE WITH #3 BARS AT 18" CENTERS. (MINIMUM 6.5 SACK MIX)
- 6" PROPOSED PAVEMENT 4,500 PSI REINFORCED CONCRETE PAVEMENT WITH #3 BARS AT 18" CENTERS. FIRELANES SHALL BE 7" 4,500 MINIMUM PSI WITH #4 BARS AT 18" CENTERS. (MINIMUM 7.0 SACK MIX).
- 8" 4,500 MINIMUM PSI REINFORCED CONCRETE PAVEMENT WITH NO. 5 AT 18" CENTERS. (MINIMUM 7.0 SACK MIX).
- PROPOSED ADA SPACE PER CURRENT ADA/TSA STANDARDS

N

0 80 160

DRAWING SCALE
1"=80'



SITE PLAN SIGNATURE BLOCK

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____,_____.

WITNESS OUR HANDS, THIS _____ DAY OF _____, _____.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

THIS DOCUMENT IS FOR SITE INFORMATION ONLY. IT IS RELEASED UNDER THE AUTHORITY OF PAUL CRAGUN, P.E. NO. 112767 ON 06/15/22.

FOR REVIEW ONLY, NOT FOR CONSTRUCTION

CASE NUMBER: SP2022-XXX

!!! CAUTION !!!
UNDERGROUND UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.

CALL: TEXAS ONE CALL @ 811 AT LEAST 72 HRS PRIOR TO CONSTRUCTION.

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

SURVEYOR:
BLUE SKY SURVEYING & MAPPING
11015 MIDWAY ROAD
DALLAS, TX 75229
PH: (214) 358-4500

OWNER:
DONALD VALK
4649 HWY 276
ROCKWALL, TX 75032,
PH: (972) 722-2590
CONTACT: HELLEN BYRD

ENGINEER:
CUMULUS DESIGN, INC.
FIRM NUMBER: 14810
PO BOX 2119
EULESS, TEXAS 76039
PH: (214) 235-0367
CONTACT: PAUL CRAGUN

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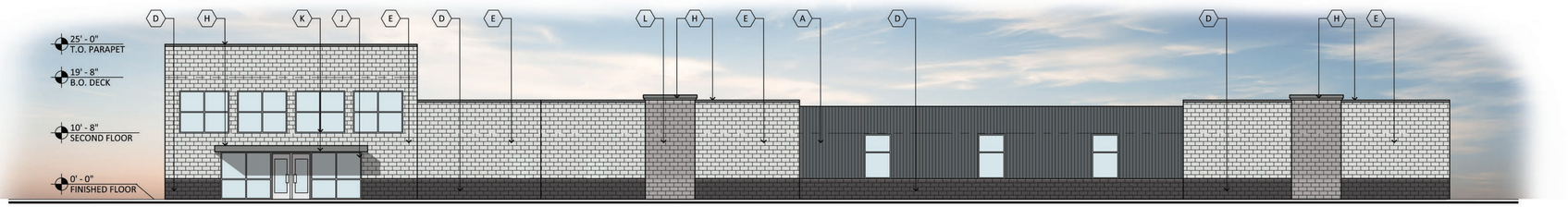
Cumulus Design Firm #14810
2080 N. Highway 360, Suite 240 Grand Prairie, Texas 75050
Tel. 214.235.0367

SITE PLAN
4649 HIGHWAY 276
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
J.H. BAILEY SURVEY, ABST NO. 34

DATE	PROJECT NO	DRAWING SCALE	SHEET
06/15/22	CD22011	1" = 80'	SP

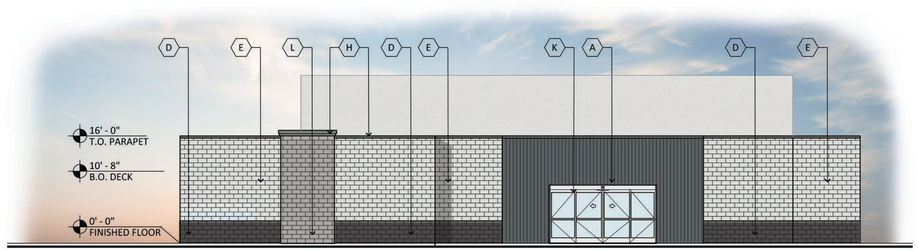
\\SERVER-PC\SERVER\2022 PROJECTS\CD22011 - ROCKWALL SH 276\PLANS\SITE PLAN CD22011.DWG



WEST ELEVATION- STORAGE BLDG 1

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

0' 5' 10' 20'



SOUTH ELEVATION- STORAGE BLDG 1

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

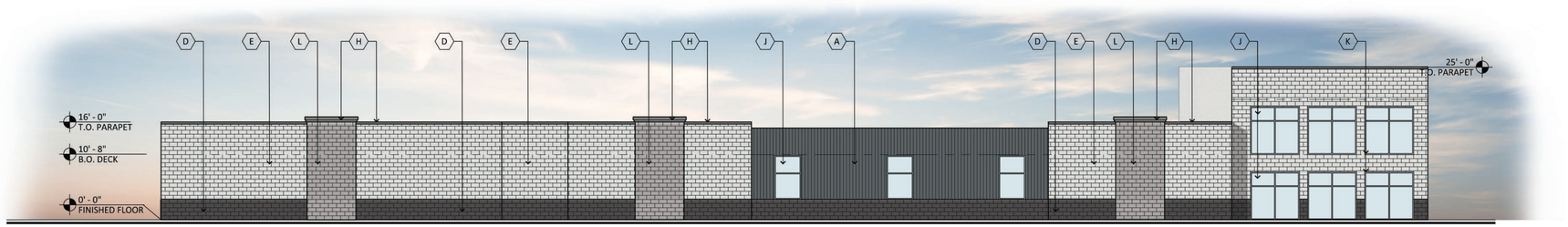
0' 5' 10' 20'



NORTH ELEVATION- STORAGE BLDG 1

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

0' 5' 10' 20'

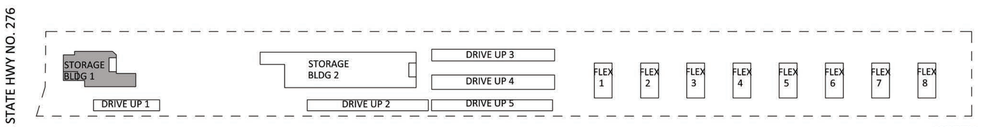


EASTELEVATION- STORAGE BLDG 1

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

0' 5' 10' 20'

STATE HWY NO. 276



NORTH

KEY PLAN

SCALE: N.T.S.

MATERIAL AND COLORS

A — METAL PANEL:
MFG: ATAS
COLOR: CHARCOAL GRAY
SPEC: DWF 120

B — METAL PANEL:
MFG: ATAS
COLOR: BONE WHITE
SPEC: DWF 120

C — PAINTED ROLL UP DOORS:
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW

D — CMU:
FINISH: SPLIT FACE
MFG: SUPERLITE
COLOR: BLACK CANYON

E — CMU:
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: ASPEN

F — STANDING SEAM ROOF:
MFG: ATAS
COLOR: SLATE GREY
SPEC: 2" FIELD-LOK

G — PAINTED HOLLOW METAL DOORS:
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW

H — PAINTED METAL COPING / AWNING:
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"

J — FAUX WINDOWS:
MFG: VITRO
COLOR: SPANDREL GLASS WHITE

K — MULLIONS:
MFG: KAWNEER
COLOR: CLEAR

L — CMU:
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: CHARCOAL

RKAA ARCHITECTS, INC

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 06-15-2022 (PRELIMINARY)

EL-1
BLDG 1

RKAA# 22040.00

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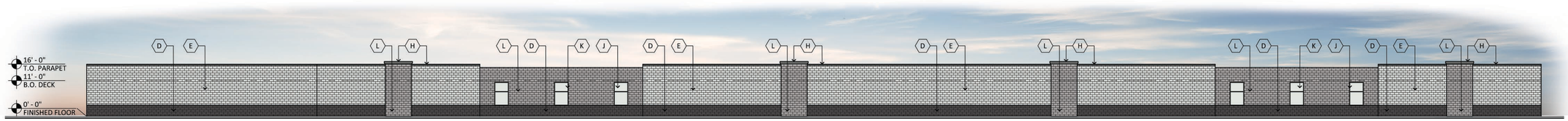
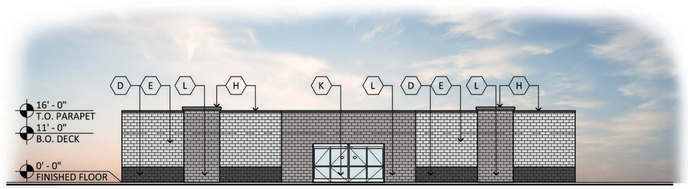


WEST ELEVATION- STORAGE BLDG 2

SCALE: 1/16"=1'-0"

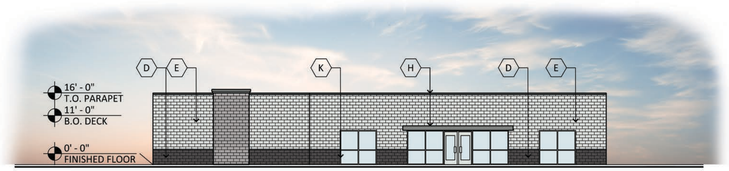
0' 10' 20' 40'



SOUTH ELEVATION- STORAGE BLDG 2

SCALE: 1/16"=1'-0"

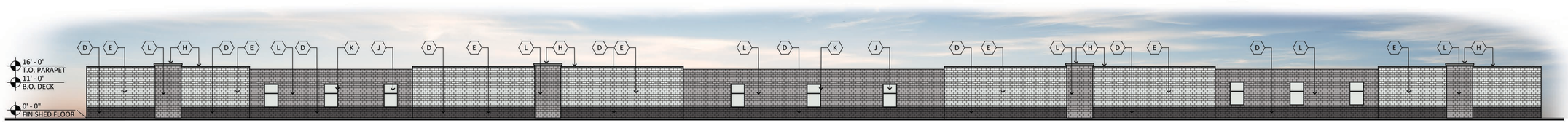
0' 10' 20' 40'



NORTH ELEVATION- STORAGE BLDG 2

SCALE: 1/16"=1'-0"

0' 10' 20' 40'



EAST ELEVATION- STORAGE BLDG 2

SCALE: 1/16"=1'-0"

0' 10' 20' 40'

MATERIAL AND COLORS

A METAL PANEL:
MFG: ATAS
COLOR: CHARCOAL GRAY
SPEC: DWF 120

B METAL PANEL:
MFG: ATAS
COLOR: BONE WHITE
SPEC: DWF 120

C PAINTED ROLL UP DOORS:
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW

D CMU:
FINISH: SPLIT FACE
MFG: SUPERLITE
COLOR: BLACK CANYON

E CMU:
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: ASPEN

F STANDING SEAM ROOF:
MFG: ATAS
COLOR: SLATE GREY
SPEC: 2" FIELD-LOK

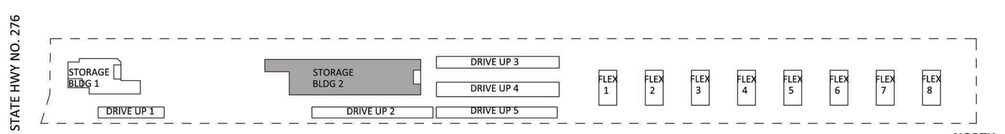
G PAINTED HOLLOW METAL DOORS:
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW

H PAINTED METAL COPING / AWNING:
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"

J FAUX WINDOWS:
MFG: VITRO
COLOR: SPANDREL GLASS WHITE

K MULLIONS:
MFG: KAWNEER
COLOR: CLEAR

L CMU:
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: CHARCOAL



KEY PLAN

SCALE: N.T.S.

RKAA ARCHITECTS, INC

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 06-15-2022 (PRELIMINARY)

EL-2
BLDG 2

RKAA# 22040.00

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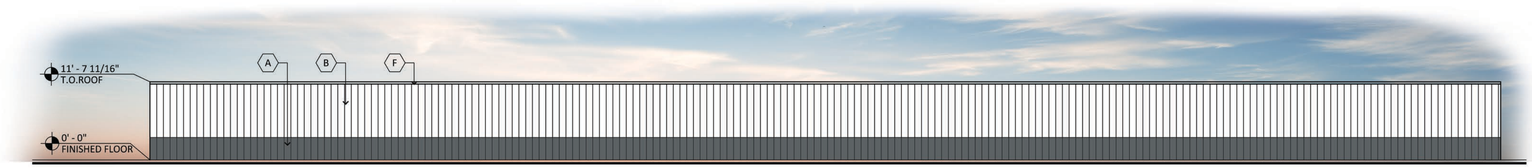
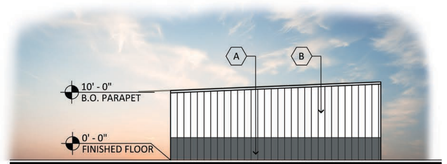


WEST ELEVATION- DRIVE UP 1

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

0' 5' 10' 20'



NORTH ELEVATION- DRIVE UP 1

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

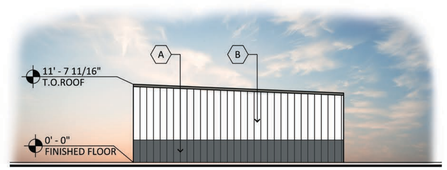
0' 5' 10' 20'



EAST ELEVATION- DRIVE UP 1

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

0' 5' 10' 20'



SOUTH ELEVATION- DRIVE UP 1

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

0' 5' 10' 20'

MATERIAL AND COLORS

A — METAL PANEL:
MFG: ATAS
COLOR: CHARCOAL GRAY
SPEC: DWF 120

B — METAL PANEL:
MFG: ATAS
COLOR: BONE WHITE
SPEC: DWF 120

C — PAINTED ROLL UP DOORS:
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW

D — CMU:
FINISH: SPLIT FACE
MFG: SUPERLITE
COLOR: BLACK CANYON

E — CMU:
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: ASPEN

F — STANDING SEAM ROOF:
MFG: ATAS
COLOR: SLATE GREY
SPEC: 2" FIELD-LOK

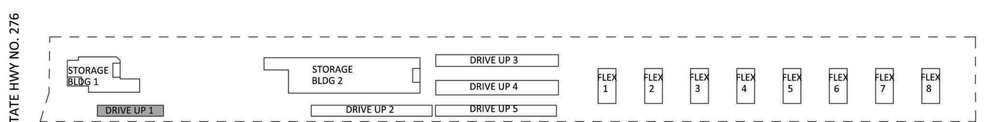
G — PAINTED HOLLOW METAL DOORS:
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW

H — PAINTED METAL COPING / AWNING:
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"

J — FAUX WINDOWS:
MFG: VITRO
COLOR: SPANDREL GLASS WHITE

K — MULLIONS:
MFG: KAWNEER
COLOR: CLEAR

L — CMU:
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: CHARCOAL



KEY PLAN

SCALE: N.T.S.

RKAA ARCHITECTS, INC

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 06-15-2022 (PRELIMINARY)

EL-3
DRIVE UP 1

RKAA# 22040.00

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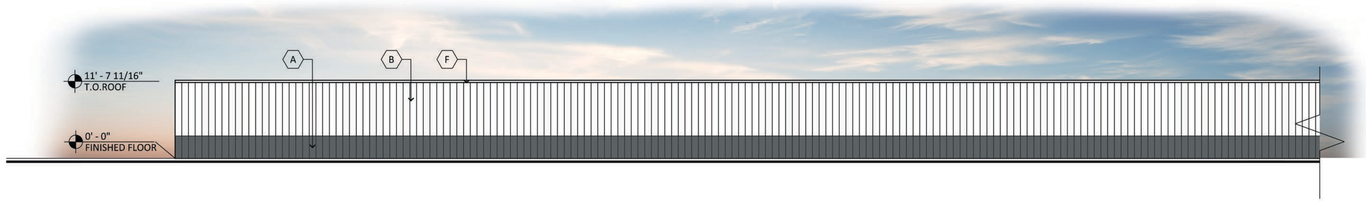
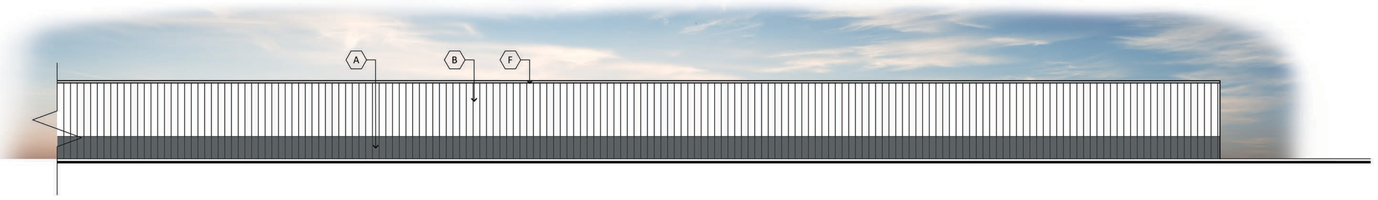
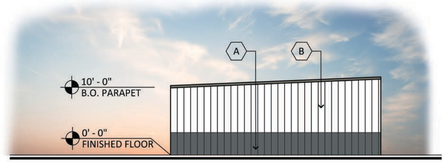




WEST ELEVATION- DRIVE UP 2

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

0' 5' 10' 20'



NORTH ELEVATION- DRIVE UP 2

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

0' 5' 10' 20'

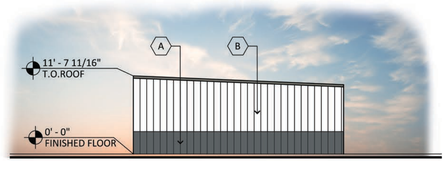




EAST ELEVATION- DRIVE UP 2

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

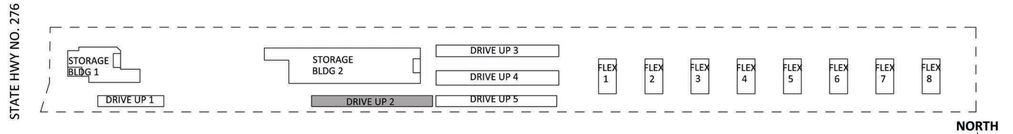
0' 5' 10' 20'



SOUTH ELEVATION- DRIVE UP 2

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

0' 5' 10' 20'



KEY PLAN

SCALE: N.T.S.

MATERIAL AND COLORS

A — METAL PANEL:
MFG: ATAS
COLOR: CHARCOAL GRAY
SPEC: DWF 120

B — METAL PANEL:
MFG: ATAS
COLOR: BONE WHITE
SPEC: DWF 120

C — PAINTED ROLL UP DOORS:
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW

D — CMU:
FINISH: SPLIT FACE
MFG: SUPERLITE
COLOR: BLACK CANYON

E — CMU:
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: ASPEN

F — STANDING SEAM ROOF:
MFG: ATAS
COLOR: SLATE GREY
SPEC: 2" FIELD-LOK

G — PAINTED HOLLOW METAL DOORS:
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW

H — PAINTED METAL COPING / AWNING:
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"

J — FAUX WINDOWS:
MFG: VITRO
COLOR: SPANDREL GLASS WHITE

K — MULLIONS:
MFG: KAWNEER
COLOR: CLEAR

L — CMU:
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: CHARCOAL

RKAA ARCHITECTS, INC

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 06-15-2022 (PRELIMINARY)

EL-4
DRIVE UP 2

RKAA# 22040.00

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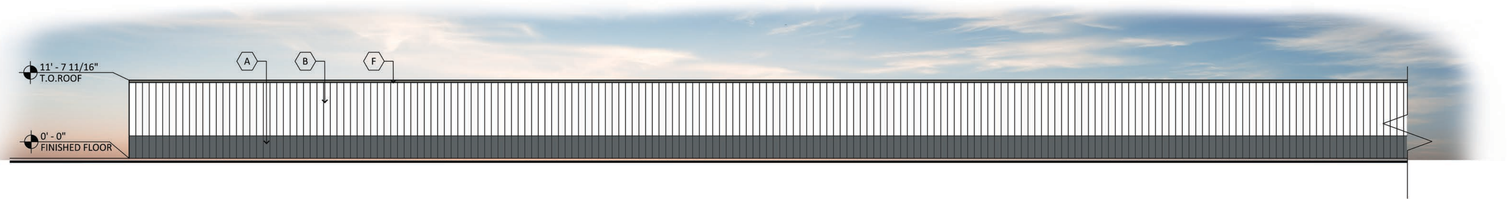
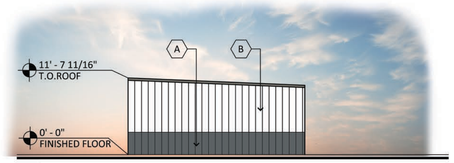


WEST ELEVATION- DRIVE UP 3

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

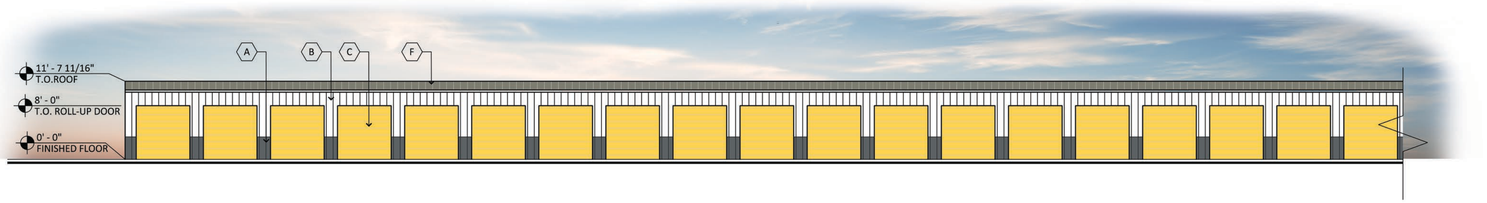
0' 5' 10' 20'



NORTH ELEVATION- DRIVE UP 3

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

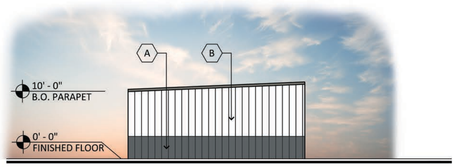
0' 5' 10' 20'



EAST ELEVATION- DRIVE UP 3

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

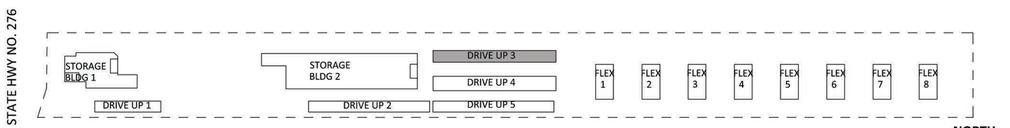
0' 5' 10' 20'



SOUTH ELEVATION- DRIVE UP 3

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

0' 5' 10' 20'



KEY PLAN

SCALE: N.T.S.

MATERIAL AND COLORS

A — METAL PANEL:
MFG: ATAS
COLOR: CHARCOAL GRAY
SPEC: DWF 120

B — METAL PANEL:
MFG: ATAS
COLOR: BONE WHITE
SPEC: DWF 120

C — PAINTED ROLL UP DOORS:
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW

D — CMU:
FINISH: SPLIT FACE
MFG: SUPERLITE
COLOR: BLACK CANYON

E — CMU:
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: ASPEN

F — STANDING SEAM ROOF:
MFG: ATAS
COLOR: SLATE GREY
SPEC: 2" FIELD-LOK

G — PAINTED HOLLOW METAL DOORS:
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW

H — PAINTED METAL COPING / AWNING:
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"

J — FAUX WINDOWS:
MFG: VITRO
COLOR: SPANDREL GLASS WHITE

K — MULLIONS:
MFG: KAWNEER
COLOR: CLEAR

L — CMU:
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: CHARCOAL

RKAA ARCHITECTS, INC

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 06-15-2022 (PRELIMINARY)

EL-5
DRIVE UP 3

RKAA# 22040.00

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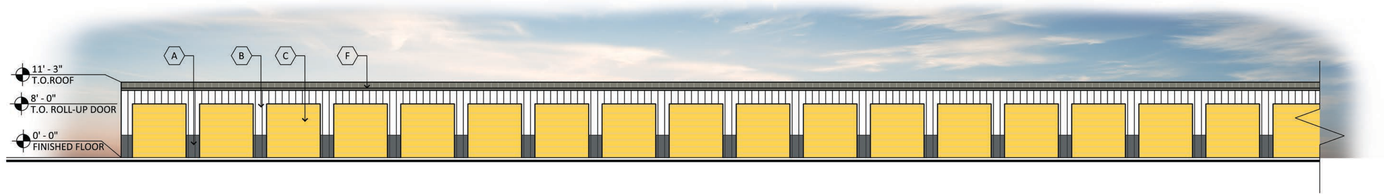
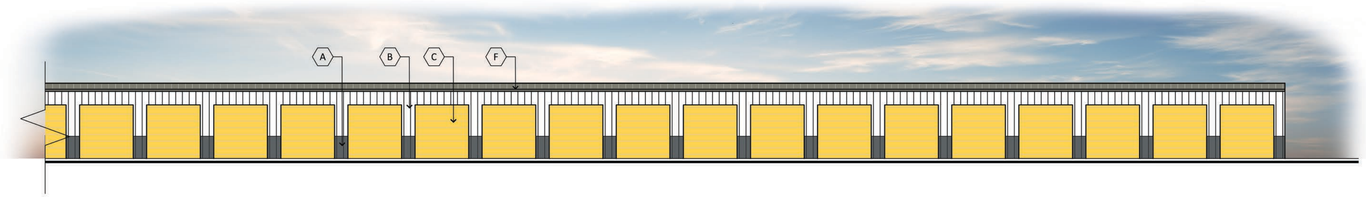
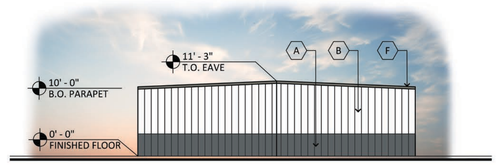




WEST ELEVATION- DRIVE UP 4

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

0' 5' 10' 20'

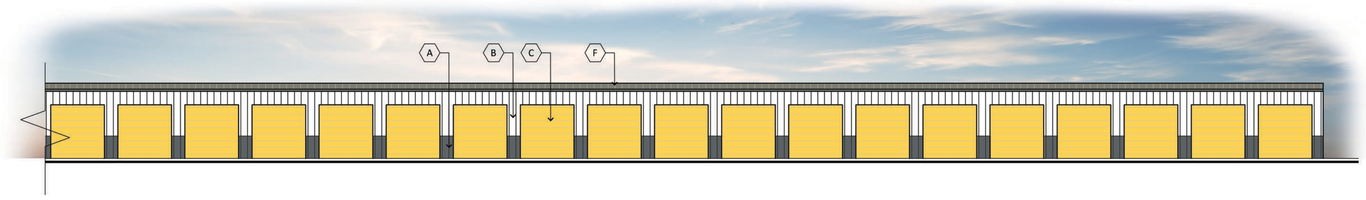


NORTH ELEVATION- DRIVE UP 4

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

0' 5' 10' 20'

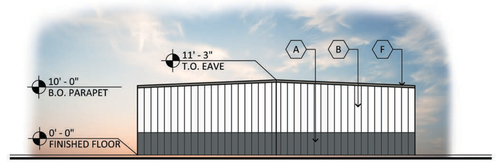




EAST ELEVATION- DRIVE UP 4

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

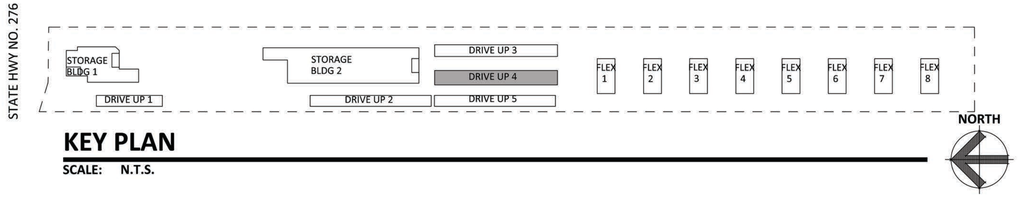
0' 5' 10' 20'



SOUTH ELEVATION- DRIVE UP 4

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

0' 5' 10' 20'



KEY PLAN

SCALE: N.T.S.

MATERIAL AND COLORS

A — METAL PANEL:
MFG: ATAS
COLOR: CHARCOAL GRAY
SPEC: DWF 120

B — METAL PANEL:
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COLOR: BONE WHITE
SPEC: DWF 120

C — PAINTED ROLL UP DOORS:
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW

D — CMU:
FINISH: SPLIT FACE
MFG: SUPERLITE
COLOR: BLACK CANYON

E — CMU:
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: ASPEN

F — STANDING SEAM ROOF:
MFG: ATAS
COLOR: SLATE GREY
SPEC: 2" FIELD-LOK

G — PAINTED HOLLOW METAL DOORS:
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW

H — PAINTED METAL COPING / AWNING:
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"

J — FAUX WINDOWS:
MFG: VITRO
COLOR: SPANDREL GLASS WHITE

K — MULLIONS:
MFG: KAWNEER
COLOR: CLEAR

L — CMU:
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: CHARCOAL

RKAA ARCHITECTS, INC

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 06-15-2022 (PRELIMINARY)

EL-6
DRIVE UP 4

RKAA# 22040.00

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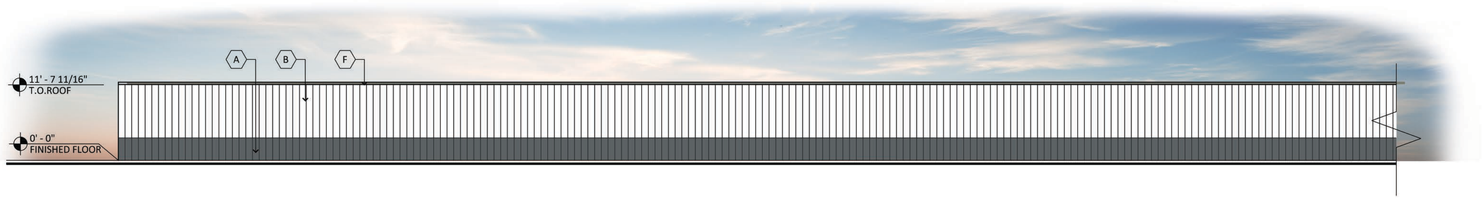
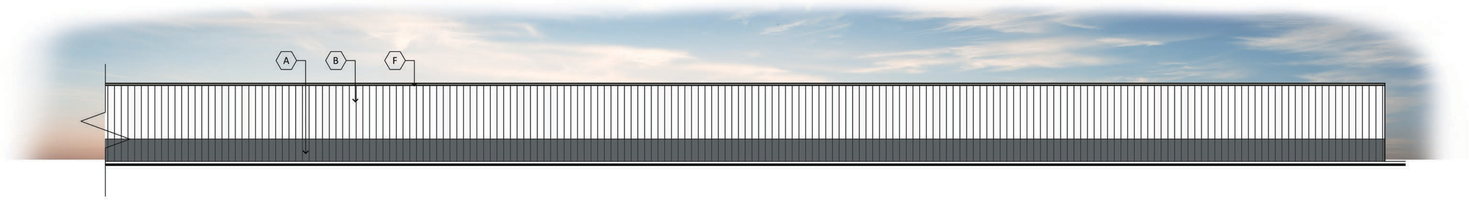
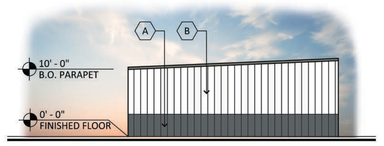




WEST ELEVATION- DRIVE UP 5

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

0' 5' 10' 20'



NORTH ELEVATION- DRIVE UP 5

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

0' 5' 10' 20'

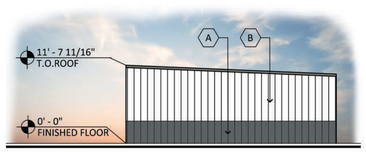




EAST ELEVATION- DRIVE UP 5

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

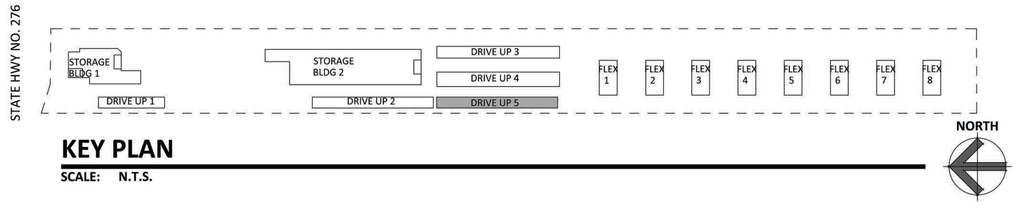
0' 5' 10' 20'



SOUTH ELEVATION- DRIVE UP 5

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

0' 5' 10' 20'



KEY PLAN

SCALE: N.T.S.

MATERIAL AND COLORS

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MFG: ATAS
COLOR: CHARCOAL GRAY
SPEC: DWF 120

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COLOR: BONE WHITE
SPEC: DWF 120

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FINISH: SPLIT FACE
MFG: SUPERLITE
COLOR: BLACK CANYON

E — CMU:
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: ASPEN

F — STANDING SEAM ROOF:
MFG: ATAS
COLOR: SLATE GREY
SPEC: 2" FIELD-LOK

G — PAINTED HOLLOW METAL DOORS:
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MFG: KAWNEER
COLOR: CLEAR

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MFG: SUPERLITE
COLOR: CHARCOAL

RKAA ARCHITECTS, INC

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 06-15-2022 (PRELIMINARY)

EL-7
DRIVE UP 5

RKAA# 22040.00

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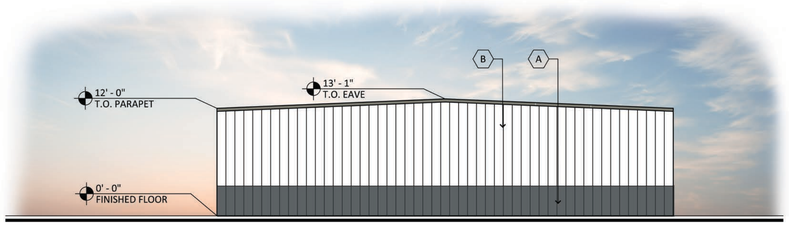


WEST ELEVATION- METAL FLEX BLDG TYPE.

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

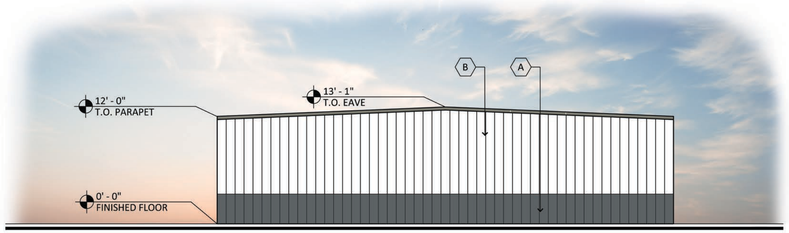
0' 5' 10' 20'



NORTH ELEVATION- METAL FLEX BLDG TYPE.

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

0' 5' 10' 20'



EAST ELEVATION- METAL FLEX BLDG TYPE.

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

0' 5' 10' 20'



SOUTH ELEVATION- METAL FLEX BLDG TYPE.

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

0' 5' 10' 20'

MATERIAL AND COLORS

A — METAL PANEL:
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COLOR: CHARCOAL GRAY
SPEC: DWF 120

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COLOR: BONE WHITE
SPEC: DWF 120

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COLOR: 365 YELLOW

D — CMU:
FINISH: SPLIT FACE
MFG: SUPERLITE
COLOR: BLACK CANYON

E — CMU:
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: ASPEN

F — STANDING SEAM ROOF:
MFG: ATAS
COLOR: SLATE GREY
SPEC: 2" FIELD-LOK

G — PAINTED HOLLOW METAL DOORS:
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COLOR: 365 YELLOW

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COLOR: SW 7067 "CITYSCAPE"

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COLOR: SPANDREL GLASS WHITE

K — MULLIONS:
MFG: KAWNEER
COLOR: CLEAR

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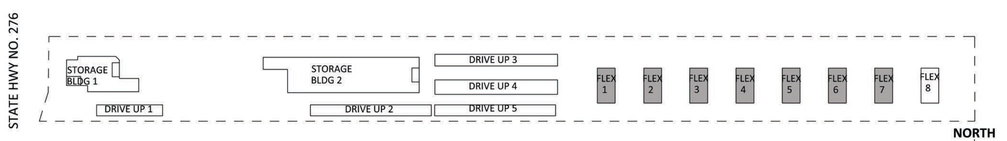
MFG: SUPERLITE
COLOR: CHARCOAL



KEY PLAN

SCALE: N.T.S.

RKAA ARCHITECTS, INC

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 06-15-2022 (PRELIMINARY)

EL-8
FLEX 1-7

RKAA# 22040.00

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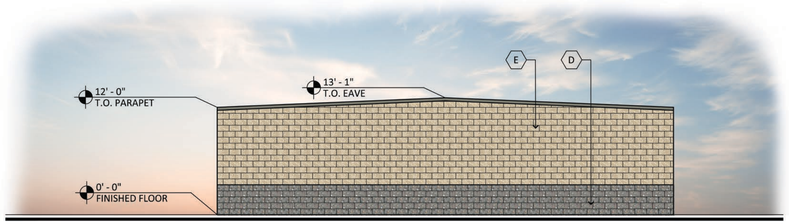


WEST ELEVATION- MASONRY FLEX BLDG TYPE.

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

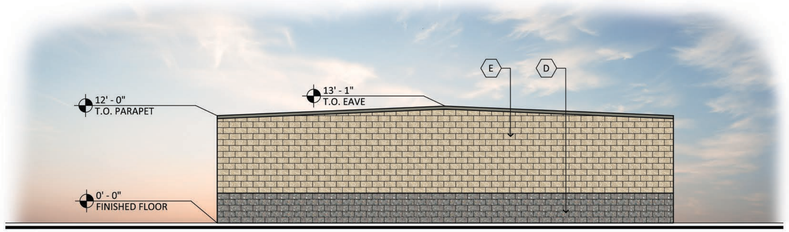
0' 5' 10' 20'



NORTH ELEVATION- MASONRY FLEX BLDG TYPE.

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

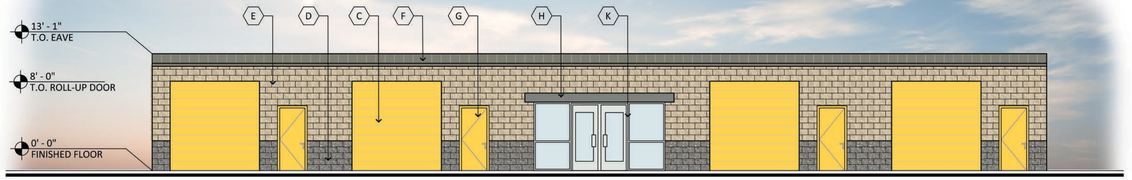
0' 5' 10' 20'



EAST ELEVATION- MASONRY FLEX BLDG TYPE.

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

0' 5' 10' 20'



SOUTH ELEVATION- MASONRY FLEX BLDG TYPE.

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

0' 5' 10' 20'

MATERIAL AND COLORS

A — METAL PANEL:
MFG: ATAS
COLOR: CHARCOAL GRAY
SPEC: DWF 120

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MFG: ATAS
COLOR: BONE WHITE
SPEC: DWF 120

C — PAINTED ROLL UP DOORS:
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW

D — CMU:
FINISH: SPLIT FACE
MFG: SUPERLITE
COLOR: BLACK CANYON

E — CMU:
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: ASPEN

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COLOR: SLATE GREY
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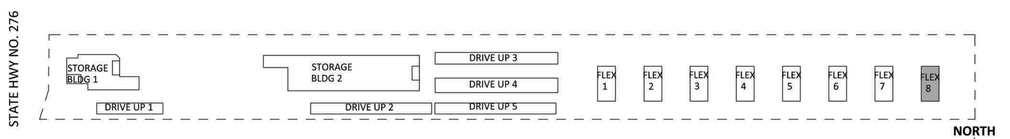

KEY PLAN

SCALE: N.T.S.

RKAA ARCHITECTS, INC

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 06-15-2022 (PRELIMINARY)

EL-9
FLEX 8

RKAA# 22040.00

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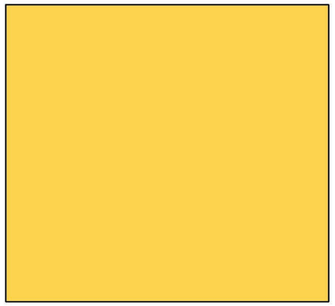
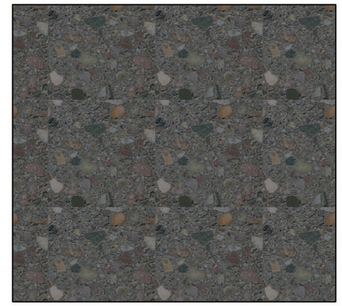
A **METAL PANEL:**
MFG: ATAS
COLOR: CHARCOAL GRAY
SPEC: DWF 120



B **METAL PANEL:**
MFG: ATAS
COLOR: BONE WHITE
SPEC: DWF 120



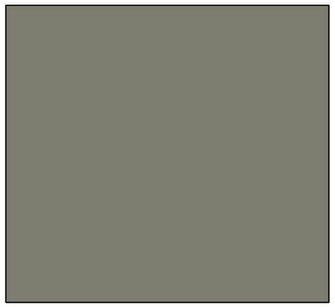
C **PAINTED ROLL UP DOORS:**
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW



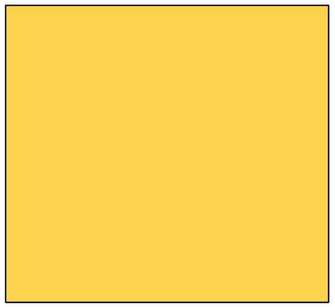
D **CMU:**
FINISH: SPLIT FACE
MFG: SUPERLITE
COLOR: BLACK CANYON



E **CMU:**
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: ASPEN



F **STANDING SEAM ROOF:**
MFG: ATAS
COLOR: SLATE GREY
SPEC: 2" FIELD-LOK



G **PAINTED HOLLOW METAL DOORS:**
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COLOR: 365 YELLOW



H **PAINTED METAL COPING / AWNING:**
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COLOR: SW 7067 "CITYSCAPE"



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COLOR: SPANDREL GLASS WHITE



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COLOR: CLEAR



L **CMU:**
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: CHARCOAL

RKAA ARCHITECTS, INC

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 06-16-2022 (PRELIMINARY)

MB

RKAA# 22040.00

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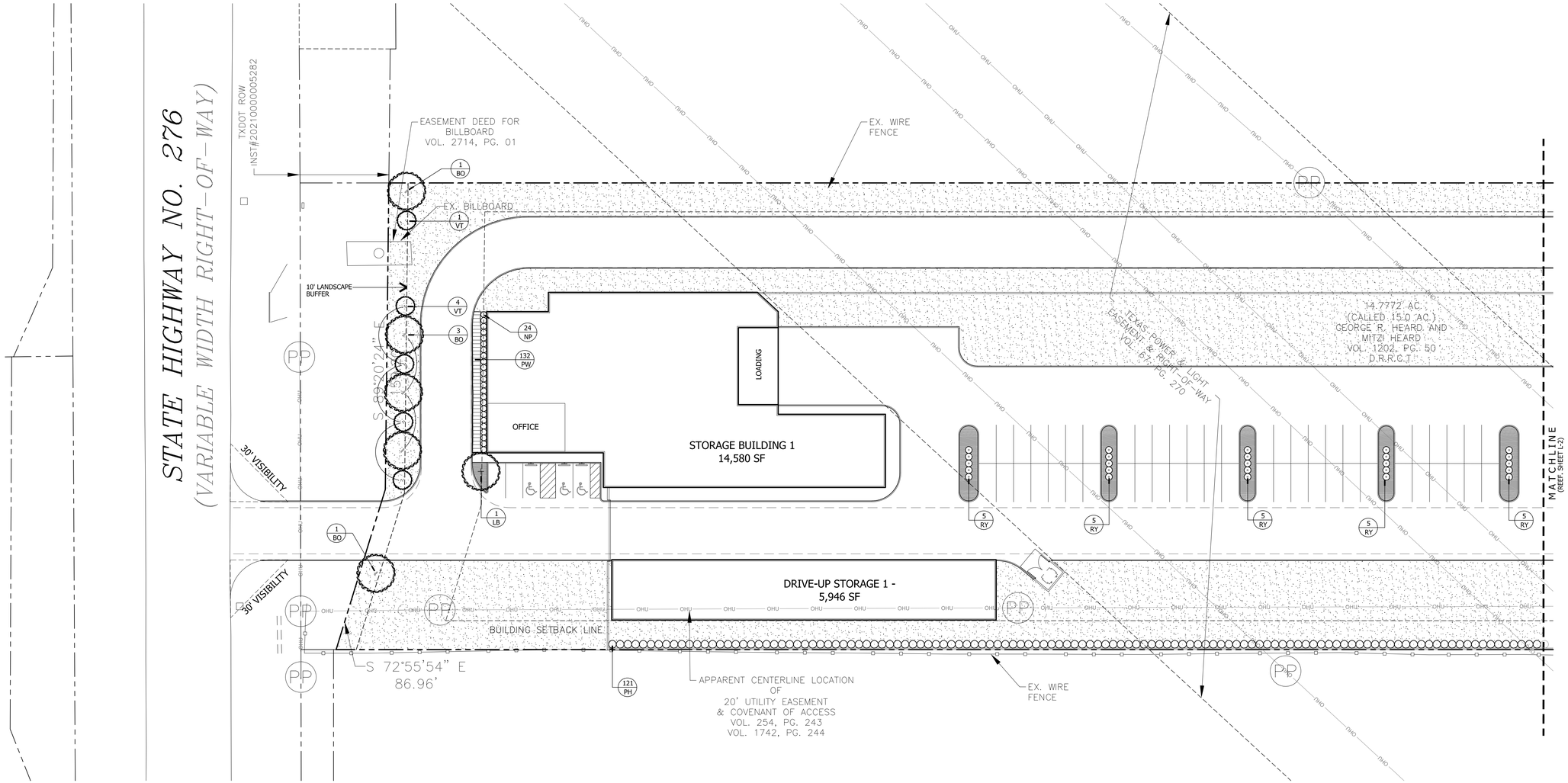

PLANTLIST

SYM	MATERIAL	QNTY	SIZE	HT	SP	NOTES	SPACING
BO	BURR OAK QUERCUS MACROCARPA	5	4" CAL.	11-13'	6-7'	NURSERY GROWN	
CO	CHINKAPIN OAK QUERCUS MUHLENBERGIA	16	4" CAL.	11-13'	6-7'	NURSERY GROWN	
CE	CEDAR ELM ULMUS CRASSIFOLIA	13	4" CAL.	11-13'	6-7'	NURSERY GROWN	
LB	LACEBARK ELM ULMUS PARVIFOLIA SEMPERVIRENS	17	4" CAL.	11-13'	6-7'	NURSERY GROWN	
VT	VITEX VITEX AGNUS-CASTUS	5	30 GAL.	8-10'	4-5'	CONTAINER GROWN	
PH	PHOTINIA PHOTINIA FRASERI	631	5 GAL.	30"	20"	FULL	48"oc
RY	RED YUCCA HESPERALOE PARVIFOLIA	25	5 GAL.	15"	20"	FULL	42"oc
NP	NEEDLEPOINT HOLLY ILEX CORNUTA 'NEEDLEPOINT'	213	5 GAL.	26"	18"	FULL	36"oc
DB	DWF BURFORD HOLLY ILEX CORNUTA 'BURFORDI' NANA	42	5 GAL.	15"	15"	FULL	30"oc
PW	WINTERCREEPER EUONYMUS FORTUNEI 'COLORATUS'	132	1 GAL.	MIN. 3-12"		RUNNERS	18"oc

LANDSCAPE NOTES

1. PLANT LIST FOR SHEETS L-1 THROUGH L-4.
2. PLANT LIST TO BE USED AS AIDE TO BIDDER ONLY. LANDSCAPE CONTRACTOR TO VERIFY ALL QUANTITIES.
3. ALL BEDS SHALL BE ACCEPTED AT ROUGH FINISH GRADE. IF ANY EXISTING VEGETATION IS EVIDENT, LANDSCAPE CONTRACTOR SHALL SPRAY AREA WITH BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
4. AFTER APPROPIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION, STONES, CLODS AND DEBRIS.
5. AFTER INSTALLATION OF STEEL EDGING, ALL BEDS SHALL BE TILLED TO A DEPTH OF 4-6", RAKING OUT ALL DEAD VEGETATION.
6. APPLY A 2-3" DEPTH OF ORGANIC MATERIAL OVER ENTIRE BED AND TILL INTO EXISTING SOIL. ORGANIC MATERIAL SHALL BE ONE OF FOLLOWING:
   - VITAL EARTH COMPOST
   - BACK-TO-EARTH SOIL CONDITIONER
   - LIVING EARTH COMPOST
   - SOIL BUILDING SYSTEMS COMPOST
   - SILVER CREEK MATERIALS COMPOST
7. TOPDRESS ENTIRE BED WITH MINIMUM 2" DEPTH SHREDDED NATIVE CEDAR MULCH.
8. ALL SHADE TREES AND ORNAMENTAL TREES SHALL BE PLANTED AS PER DETAILS ON THIS SHEET.
9. ALL LANDSCAPE AREAS SHALL BE WATERED WITH AUTOMATIC IRRIGATION SYSTEM, COMPLETE WITH FREEZE SENSOR, RAIN STAT, AND CONTROLLER. SYSTEM SHALL BE DESIGNED TO UTILIZE WATER-SAVING TECHNIQUES AND EQUIPMENT. INSTALLATION OF SYSTEM SHALL BE MADE BY A FIRM DULY LICENSED UNDER ARTICLE NO. 8751 VTCS (LICENSED IRRIGATORS ACT), S.B. NO. 259.
10. NO TREES SHALL BE PLANTED WITHIN 5' OF ANY PUBLIC UTILITY LESS THAN 10" AND WITHIN 10' OF ANY PUBLIC UTILITY GREATER THAN 10".

CITY REQUIREMENTS

STREET FRONTAGE

10' LANDSCAPE BUFFER REQUIRED
10' LANDSCAPE BUFFER PROVIDED

STREET TREES

1 SHADE TREE PER 50 LF STREET FRONTAGE
STATE HIGHWAY 276
$\frac{246.16}{50}$ = 4.92 = 5 TREES REQUIRED
5 TREES PROVIDED

1 ACCENT TREE PER 50 LF STREET FRONTAGE
STATE HIGHWAY 276
$\frac{246.16}{50}$ = 4.92 = 5 TREES REQUIRED
5 TREES PROVIDED

PARKING LOT LANDSCAPING

5% INTERIOR LANDSCAPE REQUIRED
135,339 SF x 5% = 6,767 SF REQUIRED
15,503 SF PROVIDED (11.45%)

1 TREE PER 10 SPACES
$\frac{388 \text{ SPACES}}{10}$ = 38.8 = 39 TREES REQUIRED
46 TREES PROVIDED

TOTAL LANDSCAPE AREA

15% TOTAL LANDSCAPE REQUIRED (LI)
TOTAL SITE
643,696 SF x 15% = 96,554 SF REQUIRED
147,239 SF PROVIDED (22.87%)

north

scale: 1" = 30'-0"

0 30 100
15 50

appr. by:
drawn by:
date: 06-16-22

revisions

REGISTERED LANDSCAPE ARCHITECT ☆ WILLIAM H. LEEMING III ☆ 1139 ☆ STATE OF TEXAS

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LANDSCAPE PLAN

PLATINUM STORAGE
STATE HIGHWAY 276
ROCKWALL, TEXAS

file name:
c:\Rockwall-Platinum\
ldg-base_Rockwall-Platinum.dwg

sheet
L-1

(CALLED 10.04 AC.)
MICHAEL G. SARAGUSA
VOL. 4131, PG. 153
D.R.R.C.R.

S 00°00'00" E – 2650.60'

BUILDING SETBACK LINE

MATCHLINE
(REEF. SHEET L-1)

STORAGE BUILDING 2
39,856 SF

134np

LOADING

DRIVE-UP STORAGE 3 - 9,500 SF

DRIVE-UP STORAGE 4 - 14,000 SF

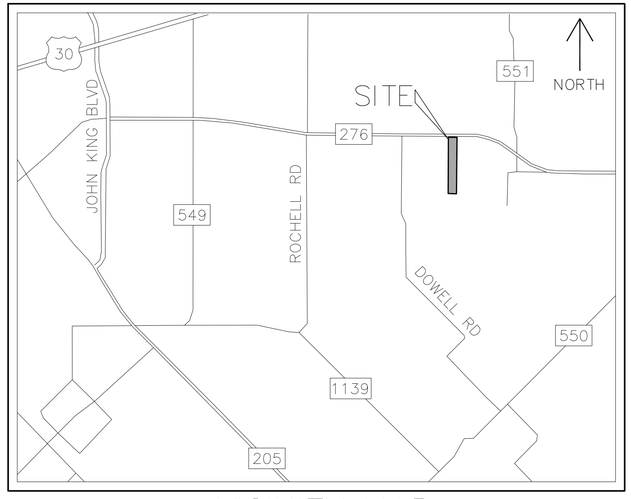
MATCHLINE
(REEF. SHEET L-3)

DRIVE-UP STORAGE 2 - 10,345 SF

DRIVE-UP STORAGE 5 - 11,400 SF

N 00°00'00" W – 2678.33'

(CALLED 15.00 AC.)
COMMERCIAL CONSTRUCTION SPECIALTIES, LP,
A TEXS LIMITED PARTNERSHIP
INST# 20190000023410
O.P.R.R.C.T.



VICINITY MAP
N.T.S.

SITE DATA TABLE	
EXISTING ZONING:	AG WITH SH 276 OVERLAY
PROPOSED ZONING:	LI WITH SH 276 OVERLAY
LAND USE:	OFFICE/WAREHOUSE BUILDINGS
SITE ACREAGE:	14.78 ACRES (643,696 SQ FT)
STORAGE BUILDING FOOTPRINT:	105,627 SQUARE FEET
STORAGE BUILDING AREA:	105,627 SQUARE FEET
OFFICE/FLEX BUILDING FOOTPRINT:	39,200 SQUARE FEET
OFFICE/FLEX BUILDING AREA:	39,200 SQUARE FEET
TOTAL BUILDING FOOTPRINT:	144,827 SQUARE FEET
TOTAL BUILDING AREA:	144,827 SQUARE FEET
OPEN SPACE:	172,896/643,696 : 26.9%
PAVED SURFACE AREA:	325,973/643,696 : 50.6%
BUILDING HEIGHT	1 STORY (28'-0" MAX HEIGHT)
PARKING REQUIRED:	
SELF-STORAGE (3 PLUS 1 SPACE/100 UNITS):	10 PARKING SPACES
OFFICE (1 SPACE/300 S.F.)	4 PARKING SPACES
FLEX (1 SPACE/250 S.F.)	157 PARKING SPACES
TOTAL:	171 PARKING SPACES
PARKING PROVIDED:	388 PARKING SPACES
ACCESSIBLE PARKING PROVIDED:	19 PARKING SPACES

north

scale: 1" = 30'-0"

0 30 100
15 50

appr. by:
drawn by:
date: 06-16-22

revisions

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LANDSCAPE PLAN

PLATINUM STORAGE
STATE HIGHWAY 276
ROCKWALL, TEXAS

file name:
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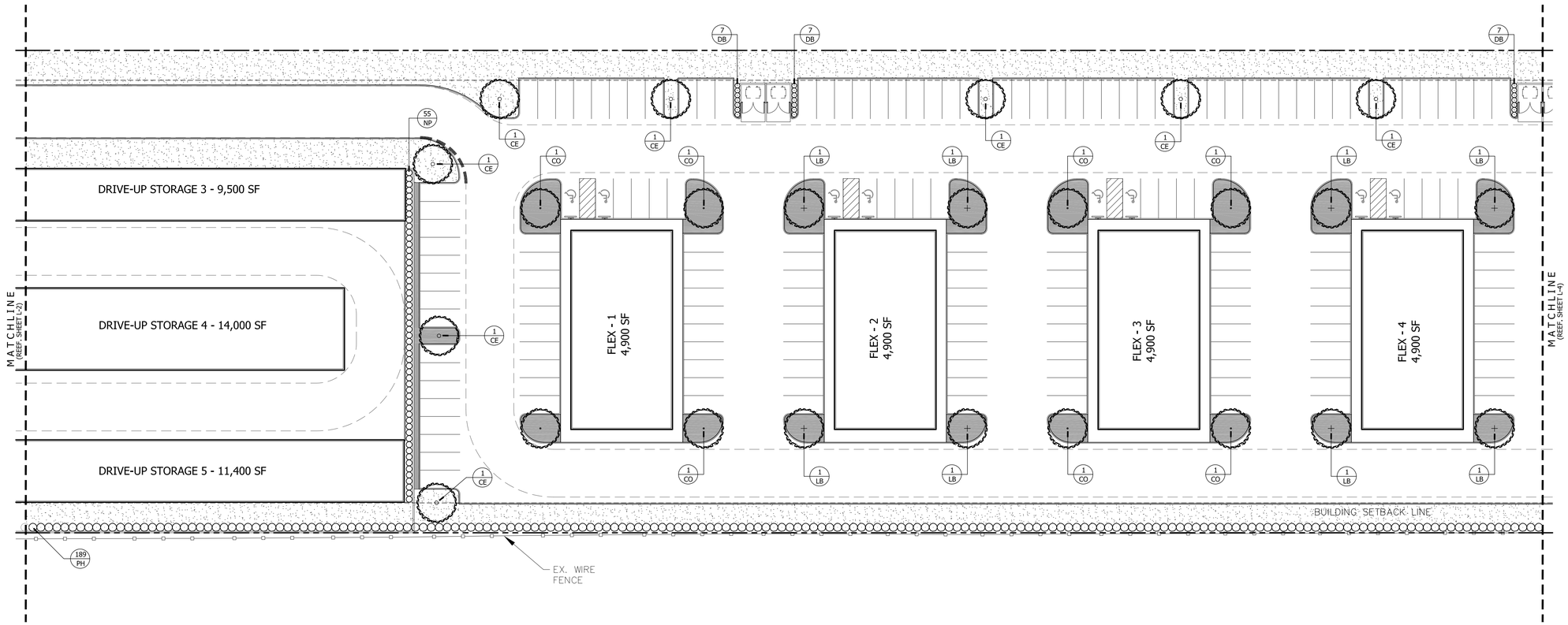
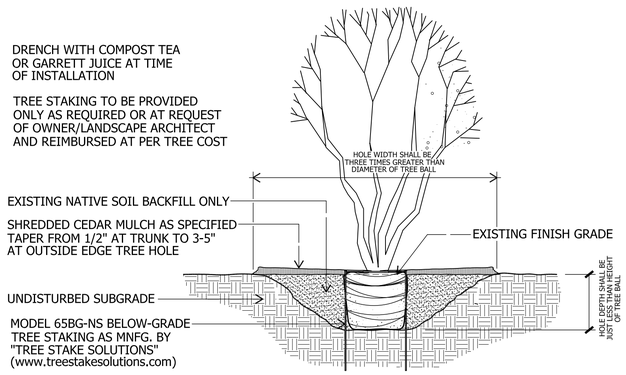
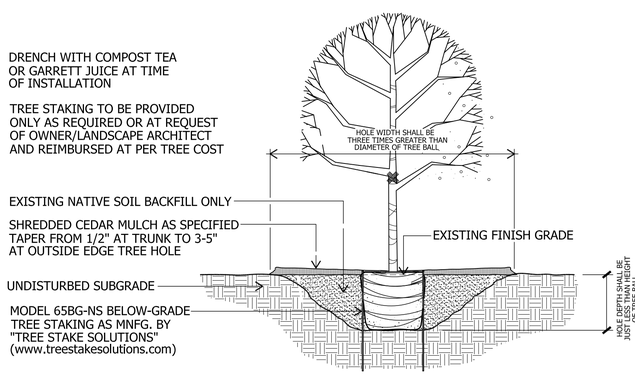
sheet
L-2





TREE PLANTING
TYPICAL MULTI-TRUNK TREE
not to scale



TREE PLANTING
SHADE TREE - 3" CAL. and smaller
not to scale

north

scale: 1" = 30'-0"

0 30 100

15 50

appr. by:
drawn by:
date: 06-16-22

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LANDSCAPE PLAN

PLATINUM STORAGE
STATE HIGHWAY 276
ROCKWALL, TEXAS

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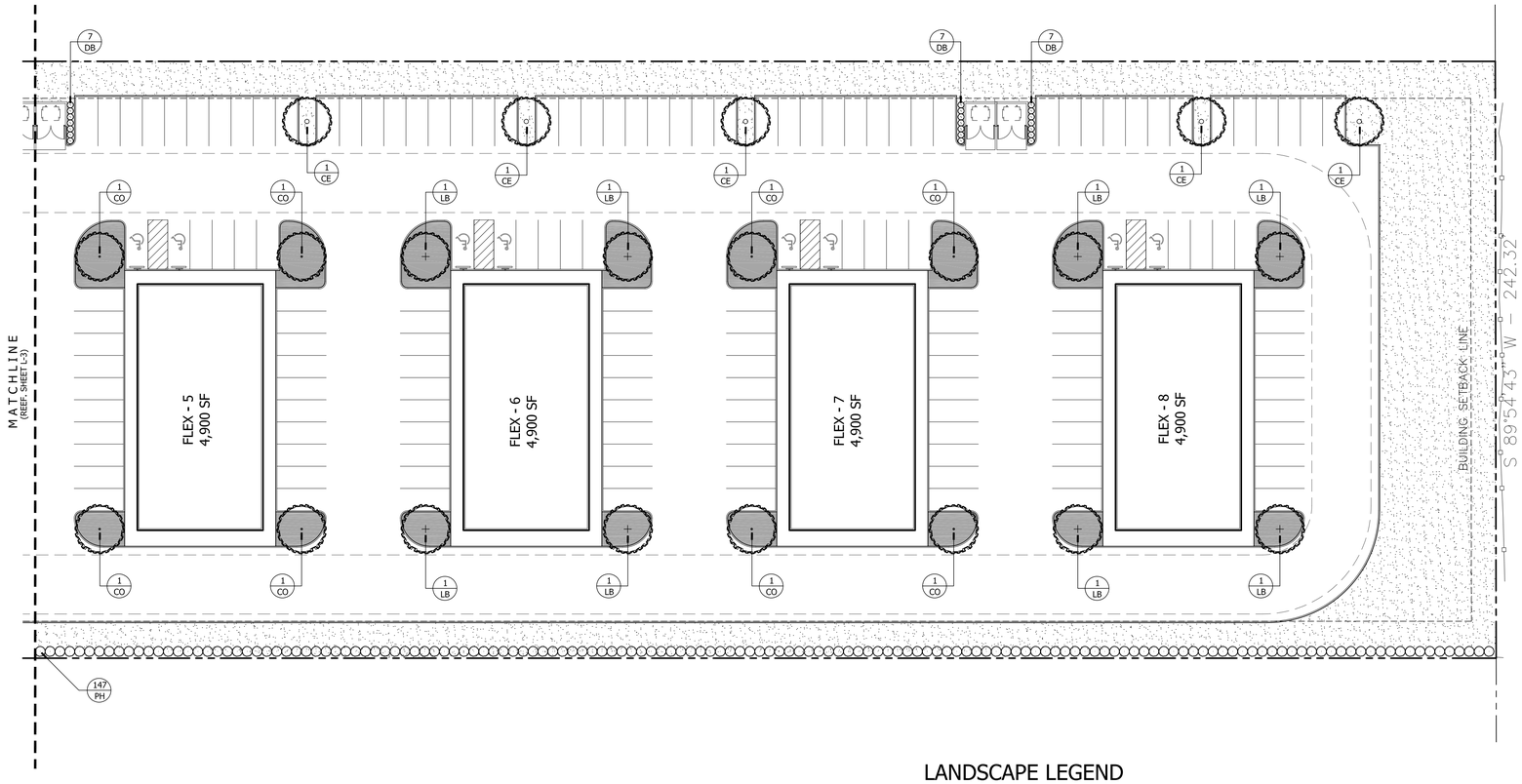
L-3



LANDSCAPE LEGEND

COMMON
BERMUDA SOD
(CYNODON DACTYLON)

DECOMPOSED
GRANITE
(SEE NOTE BELOW)

SOD INSTALLATION NOTES:

a. ALL SUBGRADE SHALL BE ACCEPTED AT ROUGH FINISH GRADE. IF ANY EXISTING VEGETATION IS EVIDENT, LANDSCAPE CONTRACTOR SHALL SPRAY AREA WITH BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
b. AFTER APPROPIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION, STONES, CLODS AND DEBRIS.
c. SOD SHALL BE VIGOROUS, WELL-ROOTED AND SHALL BE DELIVERED AT A UNIFORM SOIL THICKNESS.
d. SOD SHALL BE LAID WITH ALTERNATING JOINTS.
e. ALL SOD SHALL BE ROLLED TO CONSISTENT SURFACE, FILLING JOINTS WITH COARSE SAND AS REQUIRED.
f. ALL SOD AREAS SHALL BE WATERED BY PERMANENT AUTOMATIC IRRIGATION SYSTEM.

DECOMPOSED GRANITE INSTALLATION NOTES:

a. LANDSCAPE CONTRACTOR SHALL INSPECT D.G. AREAS FOR ANY EXISTING VEGETATION AND PROVIDE BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
b. AFTER APPROPIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION.
c. TILL TOP 1" OF SUBGRADE AND COMPACT TO 95% STANDARD PROCTOR WITH DRUM OR AUTOMATIC HAND TAMPERS. CROWN
d. INSTALL FILTER FABRIC OVER ENTIRE AREA TO RECIEVE GRANITE.
e. PLACE FOUR (4) INCHES OF DECOMPOSED GRANITE WITH "STABILIZER BINDER OVER A DRY SUB-BASE, INSTALLING IN 1" LIFTS, COMPACTED WITH AUTOMATIC HAND TAMPER.
f. CONTRACTOR SHALL PROVIDE FIVE (5) 50 lbs. BAGS OF PRE-MIXED DECOMPOSED GRANITE FOR FUTURE MAINTENANCE USES.

north

scale: 1" = 30'-0"

0 30 100
15 50

appr. by:
drawn by:
date: 06-16-22

revisions

REGISTERED LANDSCAPE ARCHITECT
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LANDSCAPE PLAN

PLATINUM STORAGE
STATE HIGHWAY 276
ROCKWALL, TEXAS

file name:
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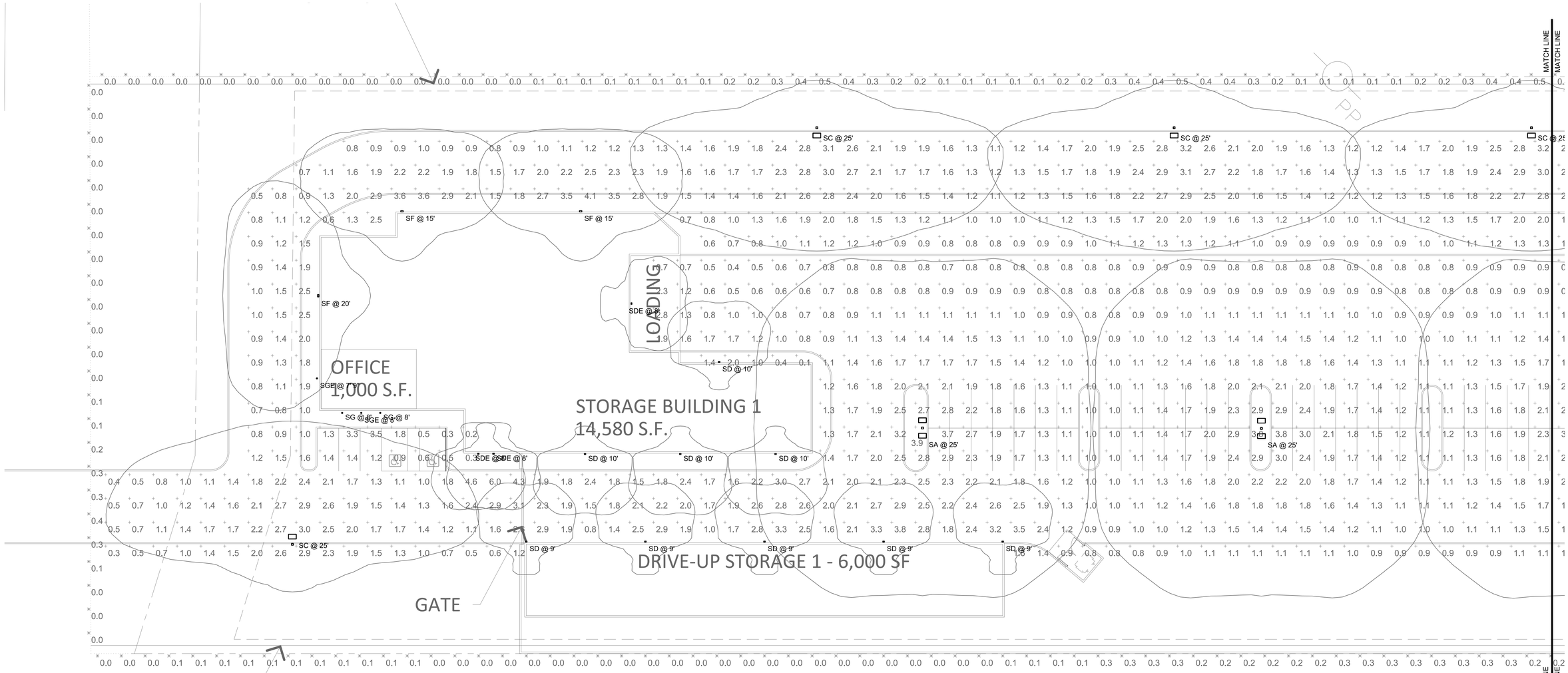
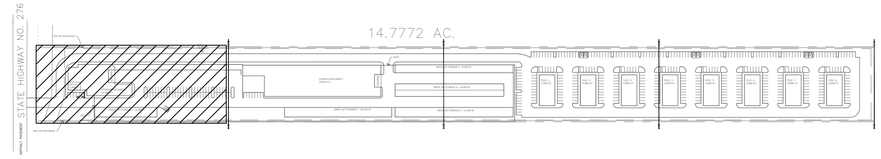
sheet
L-4



EXTERIOR PHOTOMETRICS

SCALE:1/20" PSCALE

NORTH



SITE KEY MAP

N.T.S

ARDEBILI Engineering
Project Number: 22377 | Project Manager: JFO
7328 E Stetson Dr., Scottsdale, AZ 85251
P: 480.626.7072 | ardebilieng.com

RKAA ARCHITECTS, INC
F-15128
STATE OF TEXAS
OMID ARDEBILI
112305
LICENSED
PROFESSIONAL ENGINEER
6/17/22

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 04-13-2022 (PRELIMINARY)

E0.1
EXTERIOR PHOTOMETRICS

RKAA# 22040.00

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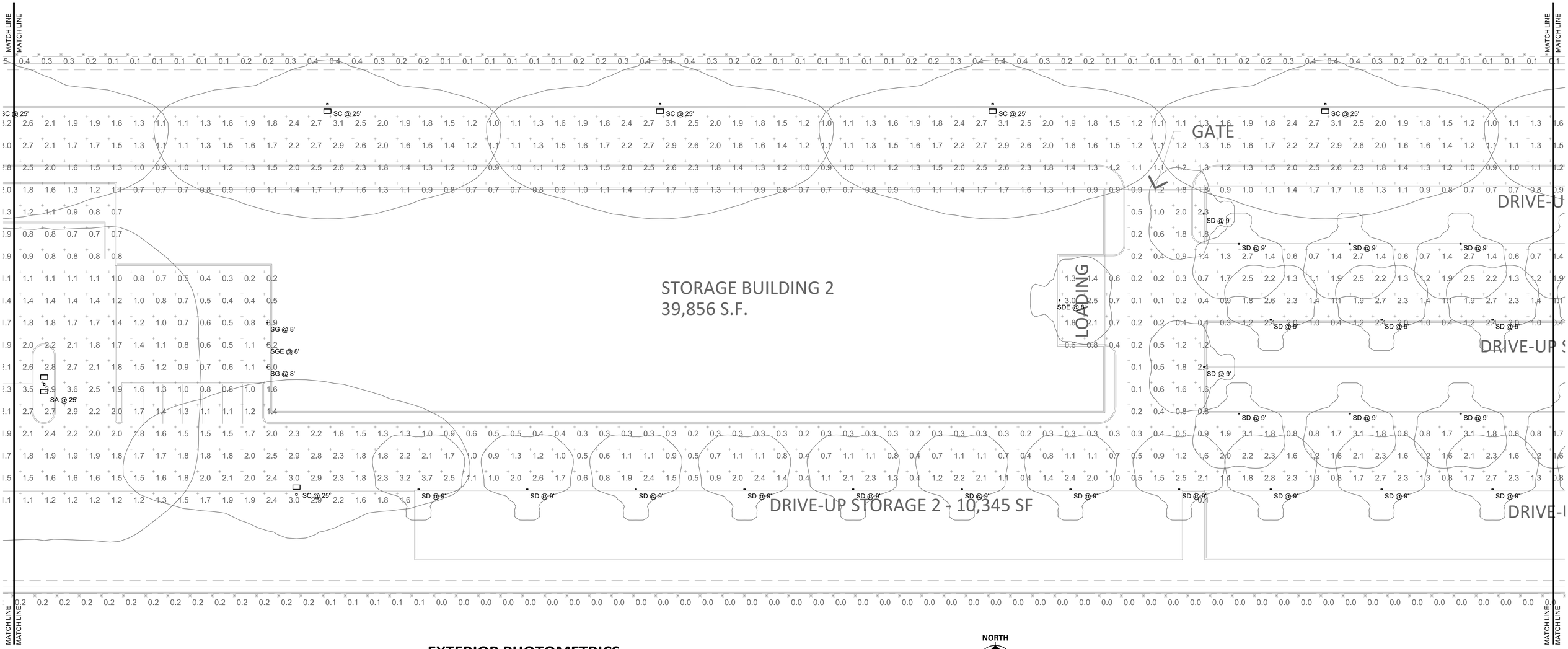
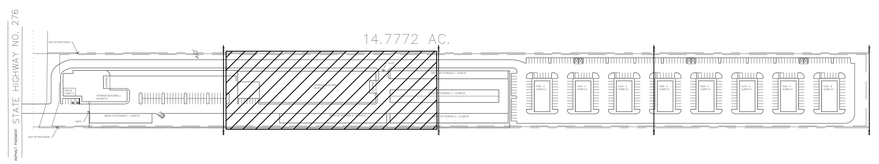


EXTERIOR PHOTOMETRICS

SCALE:1/20" PSCALE

NORTH



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PROFESSIONAL ENGINEER
6/17/22

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 04-13-2022 (PRELIMINARY)

E0.2
EXTERIOR PHOTOMETRICS

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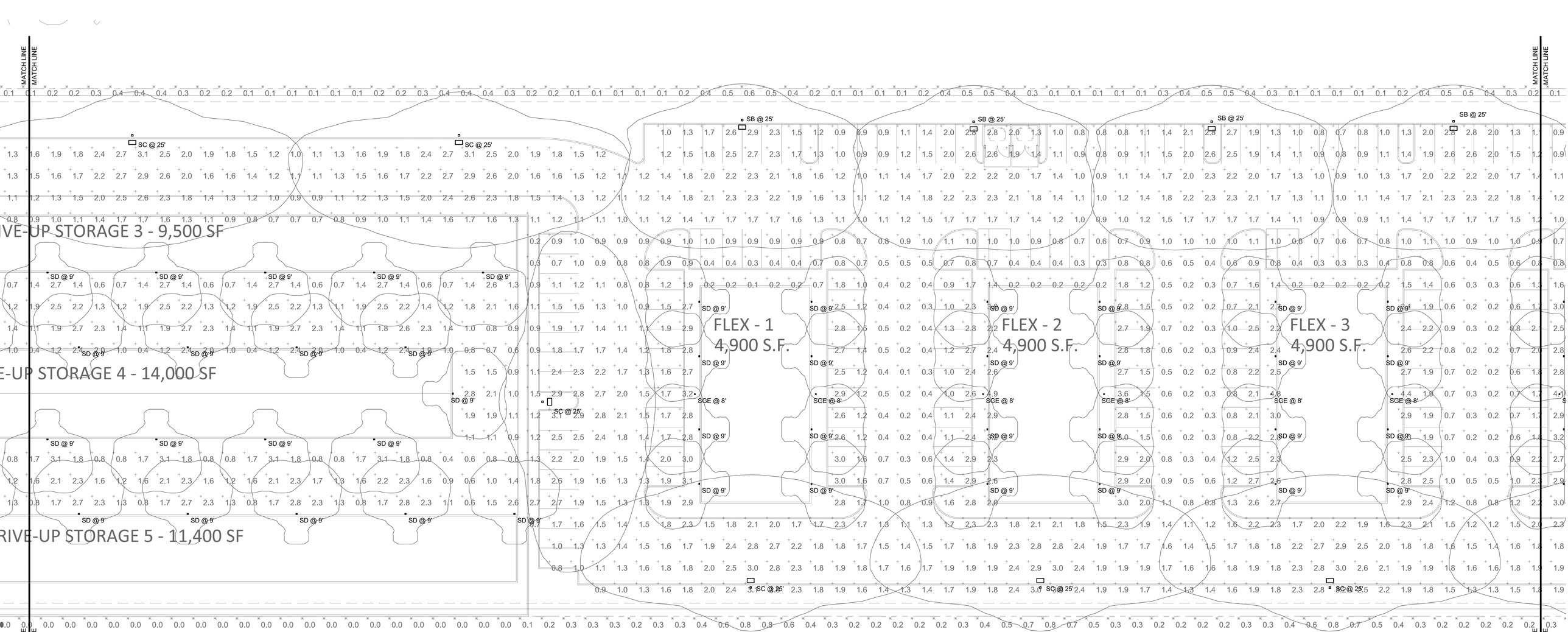
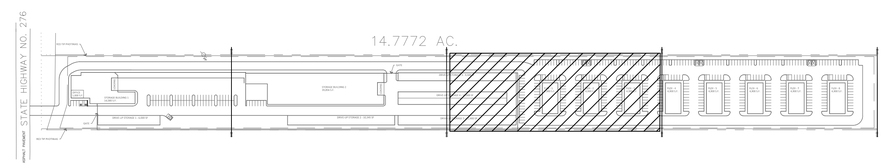


EXTERIOR PHOTOMETRICS

SCALE:1/20" PSCALE

NORTH



SITE KEY MAP

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01/7/22

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 04-13-2022 (PRELIMINARY)

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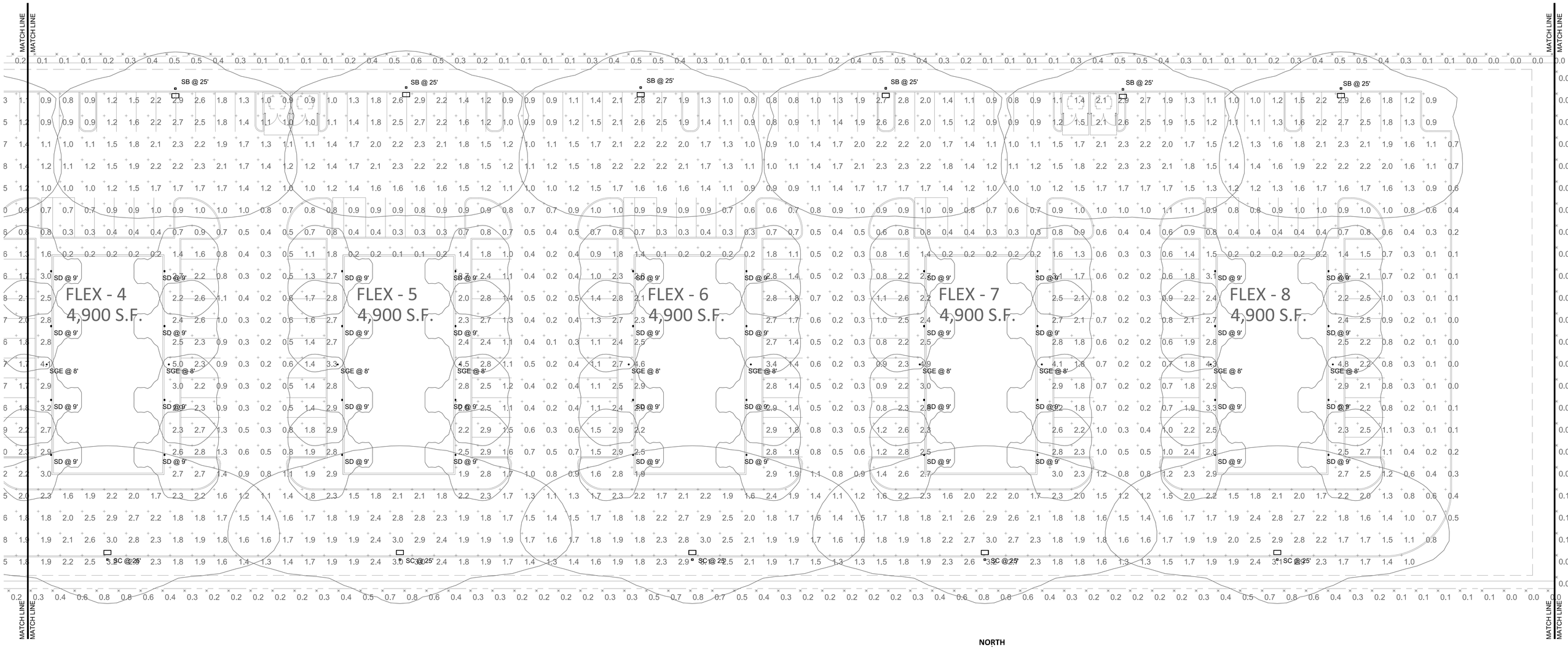
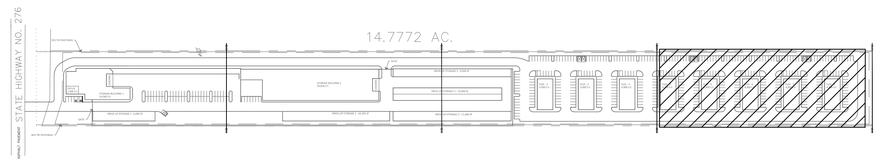


EXTERIOR PHOTOMETRICS

SCALE:1/20" PSCALE

NORTH



SITE KEY MAP

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6/17/22

ROCKWALL STORAGE

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ROCKWALL, TX 75032
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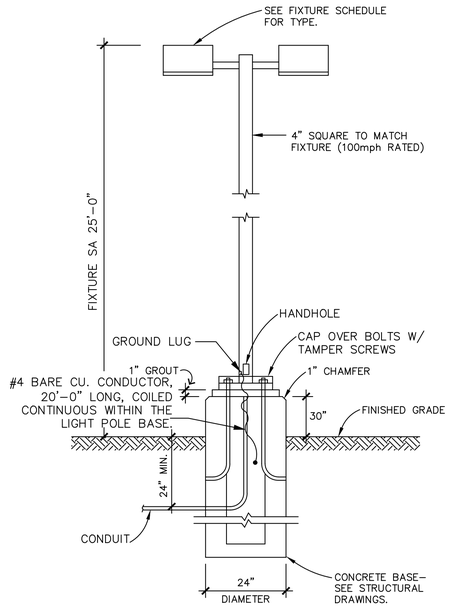
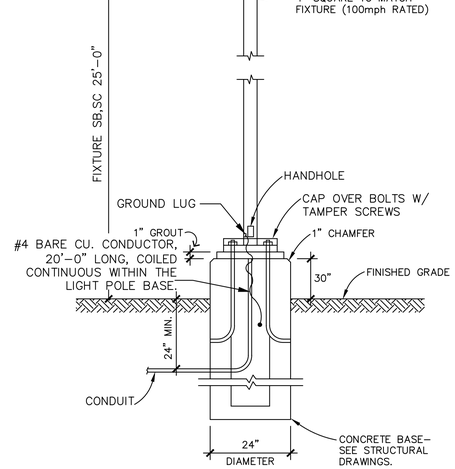


LIGHT POLE AND FIXTURE 'SA'

N.T.S.

NOTE:
CONTRACTOR SHALL PROVIDE NEW POLE BASES WHERE INDICATED ON PLANS. LIGHTING FIXTURE POLE DETAILS AND DESCRIPTIONS ARE FOR ELECTRICAL REFERENCES ONLY. PLEASE REFER TO ARCHITECTURAL SHEETS FOR POLE BASE DETAILS.



LIGHT POLE AND FIXTURE 'SB','SC'

N.T.S.

NOTE:
CONTRACTOR SHALL PROVIDE NEW POLE BASES WHERE INDICATED ON PLANS. LIGHTING FIXTURE POLE DETAILS AND DESCRIPTIONS ARE FOR ELECTRICAL REFERENCES ONLY. PLEASE REFER TO ARCHITECTURAL SHEETS FOR POLE BASE DETAILS.



D-Series Size 0
LED Area Luminaire

Buy American

Catalog Number

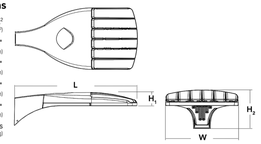
Notes

Type SA/SB/SC

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA: 0.95 ft² (.09 m²)
Length: 26" (66.0 cm)
Width: 13" (33.0 cm)
Height,: 3" (7.62 cm)
Height,: 7" (17.8 cm)
Weight (max): 16 lbs (7.25 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Series	LEDs	Color temperature	Distribution			Voltage	Mounting
DSX0 LED	**Forward optics**	30K 3000 K	T1S Type I short (Automotive)	TSS Type V short [1]		MVOLT (120V-277V) [2,4]	**Shipped included**
	P1 P5	40K 4000 K	T2S Type II short	TSM Type V medium [1]		XVOLT (277V-480V) [3,5]	SPA Square pole mounting
	P2 P6	50K 5000 K	T2M Type II medium	T5W Type V wide [1]		120 [5]	RPA Round pole mounting [6]
	P3 P7 [1]		T3S Type III short	BLC Backlight control [4]		208 [5]	WBA Wall bracket [7]
	P4 [1]		T3M Type III medium	LCCO Left corner cutoff [4]		240 [5]	SPUMBA Square pole universal mounting adaptor [7]
	Rotated optics		T4M Type IV medium	RCCO Right corner cutoff [4]		277 [5]	RPUMBA Round pole universal mounting adaptor [7]
	P10 [1] P12 [1]		TFTM Forward throw medium			347 [4]	**Shipped separately**
	P11 [1] P13 [1,2]		T5VS Type V very short [1]			480 [4]	KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) [2]

Control options		Other options		Finish (required)	
Shipped installed		**Shipped installed**		DDBXD	Dark bronze
NLTAIR2 nLight AIR generation 2 enabled [2,14]	PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc [15,8]	HS House-side shield [17]		DBLXD	Black
PIRHN Network, high/low motion/ambient sensor [15]	PIRH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc [15,9]	SF Single fuse (120, 277, 347V) [4]		DNAXD	Natural aluminum
PER NEMA twist-lock receptacle only (control ordered separate) [16]	PIR1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc [15,8]	DF Double fuse (208, 240, 480V) [4]		DWHXD	White
PERS Five-pin receptacle only (control ordered separate) [16,17]	PIRH1FC3V High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc [15,9]	L90 Left rotated optics [2]		DDBTXD	Textured dark bronze
PER7 Seven-pin receptacle only (leads exit fixture) (control ordered separate) [16,17]	FAO Field adjustable output [11]	R90 Right rotated optics [2]		DBLBXD	Textured black
DMG 0-10V dimming extend out back of housing for external control (control ordered separate) [18]		DDL Diffused drop lens [18]		DNATXD	Textured natural aluminum
		HA 50°C ambient operations [2]		DWHGXD	Textured white
		BAA Buy America(n) Act Compliant			
		Shipped separately			
		BS Bird spikes [19]			
		EGS External glare shield			

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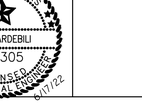


WDGE2 LED
Architectural Wall Sconce Precision Refractive Optic

Buy American

Catalog Number

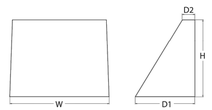
Notes

Type SD/SDE

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth (D1): 7"
Depth (D2): 1.5"
Height: 9"
Width: 11.5"
Weight: (without options) 13.5 lbs



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE2 with industry leading precision refractive optics provides great uniform distribution and optical control. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI)						
					P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	--	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI VF MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting	
WDGE2 LED	P0 [1]	27K 2700K	70CRI	T1S Type I Short	MVOLT	**Shipped included**	**Shipped separately**
	P1 [1]	30K 3000K	80CRI	T2M Type II Medium	347 [1]	SRM Surface-mounting bracket	AWS 3/8inch Architectural wall spacer
	P2 [1]	40K 4000K	LW Limited Wavelength	T3M Type III Medium	480 [1]	ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only) [2]	PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available.
	P3 [1]	50K 5000K		T4M Type IV Medium			
	P4 [2]	AMB [2] Amber		TFTM Forward Throw Medium			

Options		Finish	
E10WH Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 5°C min)	**Standalone Sensors/Controls**	DDBXD	Dark bronze
E20WC Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min)	PIR Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.	DBLXD	Black
PE [1] Photocell, Button Type	PIRH Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching	DNAXD	Natural aluminum
DMG [1] 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)	PIR1FC3V Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation.	DWHXD	White
BCE Bottom conduit entry for back box (PBBW). Total of 4 entry points.	PIRH1FC3V Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.	DSSTXD	Sandstone
BAA Buy America(n) Act Compliant	**Networked Sensors/Controls**	DDBTXD	Textured dark bronze
	NLTAIR2 PIR nLightAIR Wireless enabled bi-level motion/ambient sensor for 8-15' mounting heights.	DBLBXD	Textured black
	NLTAIR2 PIRH nLightAIR Wireless enabled bi-level motion/ambient sensor for 15-30' mounting heights.	DNATXD	Textured natural aluminum
	See page 4 for out of box functionality	DWHGXD	Textured white
		DSSTXD	Textured sandstone

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tgs TRULY GREEN SOLUTIONS

SKU#: SG/SGE PROJECT NAME: _____ DATE: _____



ThinTek™ Wafer R — Direct Mount Recessed

120~347VAC/0-10V Dimming

DESCRIPTION

The ThinTek™ Wafer series from TGS allows for easy installation from below the ceiling without the need for an existing can and is ideal for shallow ceiling plenum applications. The CCT switch allows for selection between 2700K, 3000K, 3500K, 4000K, and 5000K. With Title 24 certification, 90 CRI, and a variety of sizes and lumen packages, ThinTek™ Wafers provide versatility, reliable performance, and a fast, simple installation process.

APPLICATIONS

Residential, Institution, Hospitality, Retail, Offices, Schools, Hospitals, Airports and Hallways.

Intertek · IC RATED · 5 YEAR WARRANTY

FEATURES

Construction
Die-cast aluminum housing and PC lens.
Air-tight IC Rated.

Optical System
Glare controlling lens for comfortable light distribution.
Provides a 110° beam angle.

Warranty
5 year warranty.
See warranty documentation for more information.

Electrical
Input voltage: 120~347VAC, 60Hz
25W High Voltage Emergency Battery Backup option available.
12" Power Cable (Standard); Extension Cable option available in 3' or 10'.

Installation/ Mounting
Recessed Mounting with adjustable spring loaded retention tabs for secure fixture.
New Construction Kit (4", 6", 8") and New Construction Kit with Hanger Bar (3", 4", 6") option available.

Controls/Dimming
0-10V Dimming (Dims to 10%)
Tunable White between 2700K, 3000K, 3500K 4000K, 5000K.

ThinTek™ Mini R
3", 8W (500 lm)
4", 10W (650 lm)
4", 12W (850 lm)
6", 12W (900 lm)
6", 15W (1100 lm)
8", 18W (1500 lm)

Projected LTO: 50,000+ hours
Warranty: 5 Years
0-10V Dimming (10%)

TITLE 24 Compliant · 90+ CRI · Wet Location Rated · Tunable White · Air Tight · 0-10V Dimming Dims to 10%





Ordering Information

EXAMPLE: TWRF-0308-C-U

Series	Size/Wattage	CCT Switchable	Input Voltage/Control
TWRF - ThinTek Wafer Round Flat	0308 - 3"/8W 0410 - 4"/10W 0412 - 4"/12W 0612 - 6"/12W 0615 - 6"/15W 0818 - 8"/18W	C - 2700K/3000K/3500K/4000K/5000K	U - 120~347VAC/ 0-10VDimming

New Construction Kit	New Construction Kit W/ Hanger Bar	Accessories
TWR-NC (For 4", 6", 8")	TWR-NCH (For 3", 4", 6")	TW-EC03 (3' Extension Cable) TW-EC10 (10' Extension Cable) 90025-H (25W High Voltage Emergency Battery Backup)

Specifications and Dimensions subject to change without notice. **Accessories are purchased separately.**
***MOQ and longer lead times may apply, please contact customer service for more information.**

9601 Variel Ave I Chatsworth, CA 91311 I Ph: (818) 206-4404 I trulygreensolutions.com
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COMcheck Software Version 4.1.5.4
Exterior Lighting Compliance Certificate

Project Information

Energy Code: 2018 IECC
Project Title: 22377
Project Type: New Construction
Exterior Lighting Zone 2 (Residential mixed use area (LZ2))

Construction Site:
SWC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032

Owner/Agent:

Designer/Contractor:

Allowed Exterior Lighting Power

A Area/Surface Category	B Quantity	C Allowed Watts / Unit	D Tradable Wattage	E Allowed Watts (B X C)
STORAGE 1 (Illuminated area of facade wall or surface)	6480 ft2	0.07	No	486
STORAGE 1 (Landscaping)	24714 ft2	0.04	Yes	989
DRV-1 (Illuminated area of facade wall or surface)	4713 ft2	0.07	No	353
STORAGE 1 (Parking area)	38100 ft2	0.04	Yes	1524
STORAGE 2 (Illuminated area of facade wall or surface)	864 ft2	0.07	No	65
STORAGE 2 (Landscaping)	22643 ft2	0.04	Yes	906
DRV-2 (Illuminated area of facade wall or surface)	3105 ft2	0.07	No	233
DRV-3 (Landscaping)	16496 ft2	0.04	Yes	660
DRV-3 (Illuminated area of facade wall or surface)	3645 ft2	0.07	No	273
DRV-4 (Illuminated area of facade wall or surface)	7840 ft2	0.07	No	588
DRV-5 (Illuminated area of facade wall or surface)	3800 ft2	0.07	No	285
FLEX (Parking area)	62576 ft2	0.04	Yes	2503
FLEX (Landscaping)	34585 ft2	0.04	Yes	1383
FLEX BGS (Illuminated area of facade wall or surface)	14256 ft2	0.07	No	1069
			Total Tradable Watts (a) =	7965
			Total Allowed Watts =	11317
			Total Allowed Supplemental Watts (b) =	400

(a) Wattage tradeoffs are only allowed between tradable areas/surfaces.
(b) A supplemental allowance equal to 400 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Proposed Exterior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
STORAGE 1 (Illuminated area of facade wall or surface 6480 ft2): Non-tradable Wattage				
LED 1: SF: Other:	1	3	51	153
LED 2: SG: Other:	1	2	12	23
LED 3: SGE: Other:	1	2	12	23
LED 4: SD: Other:	1	4	19	76
LED 5: SDE: Other:	1	3	19	57
STORAGE 1 (Landscaping 24714 ft2): Tradable Wattage				
LED 6: SC: Other:	1	4	134	536
DRV-1 (Illuminated area of facade wall or surface 4713 ft2): Non-tradable Wattage				

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
LED 7: SD: Other:	1	5	19	95
STORAGE 1 (Parking area 38100 ft2): Tradable Wattage				
LED 8: SA: Other:	2	3	268	804
STORAGE 2 (Illuminated area of facade wall or surface 864 ft2): Non-tradable Wattage				
LED 9: SG: Other:	1	2	12	23
LED 10: SGE: Other:	1	1	12	12
LED 11: SDE: Other:	1	1	19	19
STORAGE 2 (Landscaping 22643 ft2): Tradable Wattage				
LED 12: SC: Other:	1	4	134	536
DRV-2 (Illuminated area of facade wall or surface 3105 ft2): Non-tradable Wattage				
LED 13: SD: Other:	1	8	19	152
DRV-3 (Landscaping 16496 ft2): Tradable Wattage				
LED 14: SC: Other:	1	3	134	402
DRV-3 (Illuminated area of facade wall or surface 3645 ft2): Non-tradable Wattage				
LED 15: SD: Other:	1	9	19	171
DRV-4 (Illuminated area of facade wall or surface 7840 ft2): Non-tradable Wattage				
LED 16: SD: Other:	1	16	19	304
DRV-5 (Illuminated area of facade wall or surface 3800 ft2): Non-tradable Wattage				
LED 17: SD: Other:	1	8	19	152
FLEX (Parking area 62576 ft2): Tradable Wattage				
LED 18: SB: Other:	1	10	134	1340
FLEX (Landscaping 34585 ft2): Tradable Wattage				
LED 19: SC: Other:	1	8	134	1072
FLEX BGS (Illuminated area of facade wall or surface 14256 ft2): Non-tradable Wattage				
LED 20: SD: Other:	1	64	19	1216
LED 21: SGE: Other:	1	16	12	186
			Total Tradable Proposed Watts =	4690

Exterior Lighting PASSES: Design 42% better than code

Exterior Lighting Compliance Statement

Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 2018 IECC requirements in COM*check* Version 4.1.5.4 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

JONATHAN F. ORTIZ, PM — Name - Title
Signature
06/17/22 — Date

Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	SA	3	Lithonia Lighting	(2) DSX0 LED P6 40K T5W MVOLT SPA (FINISH) / SSS 22.5' W/2.5' BASE	TWIN-HEAD DSX0 LED P6 40K T5W MVOLT	LED - 4000K	DSX0_LED_P6_40K_T5W_MVOLT.ies	16466	0.91	268
	SB	10	Lithonia Lighting	DSX0 LED P6 40K TFTM MVOLT SPA HS (FINISH) / SSS 22.5' W/2.5' BASE	DSX0 LED P6 40K TFTM MVOLT with houseside shield	LED - 4000K	DSX0_LED_P6_40K_TFTM_MVOLT_HS.ies	12465	0.91	134
	SC	20	Lithonia Lighting	DSX0 LED P6 40K T2M MVOLT SPA (FINISH) / SSS 22.5' W/2.5' BASE	DSX0 LED P6 40K T2M MVOLT	LED - 4000K	DSX0_LED_P6_40K_T2M_MVOLT.ies	15931	0.91	134
	SD	114	Lithonia Lighting	WDGE2 LED P2 40K 80CRI TFTM MVOLT (FINISH)	WDGE2 LED WITH P2 - PERFORMANCE PACKAGE, 4000K, 80CRI, TYPE FORWARD THROW MEDIUM OPTIC	LED - 4000K	WDGE2_LED_P2_40K_80CRI_TFTM.ies	2030	0.91	18.9815
	SDE	4	Lithonia Lighting	WDGE2 LED P2 40K 80CRI TFTM MVOLT E20WC (FINISH)	WDGE2 LED WITH P2 - PERFORMANCE PACKAGE, 4000K, 80CRI, TYPE FORWARD THROW MEDIUM OPTIC W/EM BATTERY PACK	LED - 4000K	WDGE2_LED_P2_40K_80CRI_TFTM.ies	2030	0.91	18.9815
	SF	3	Lithonia Lighting	WDGE3 LED P1 80CRI R3 40K MVOLT (FINISH)	WDGE3 LED WITH P1 - PERFORMANCE PACKAGE, 4000K, 70CRI, TYPE 3 OPTIC	LED - 4000K	WDGE3_LED_P1_70CRI_R3_40K.ies	7523	0.91	51.1717
	SG	4	TGS	TWFR 0612 C-4000K U	ThinTek Wafer R - Direct Mount Recessed Downlight	LED - 4000K	TWRF-0612-C-U (2700K)_IESNA2002.IES	918	0.91	11.6264
	SGE	19	TGS	TWFR 0612 C-4000K U 90025-h	ThinTek Wafer R - Direct Mount Recessed Downlight w/EM Battery Pack	LED - 4000K	TWRF-0612-C-U (2700K)_IESNA2002.IES	918	0.91	11.6264

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PROPERTY LINE - FC @ GRADE	+	0.2 fc	0.8 fc	0.0 fc	N/A	N/A
SITE - FC @ GRADE	+	1.5 fc	6.0 fc	0.0 fc	N/A	N/A

RKAA ARCHITECTS, INC

F-15128
STATE OF TEXAS
OMID ARDEBILI
112305
LICENSED PROFESSIONAL ENGINEER
01/7/22

ARDEBILI Engineering
Project Number: 22377 | Project Manager: JFO
7328 E Stetson Dr., Scottsdale, AZ 85251
P: 480.626.7072 | ardebilieng.com

ROCKWALL STORAGE
SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 04-13-2022 (PRELIMINARY)

E0.5
EXTERIOR CUTSHEETS AND IECC REPORT
RKAA# 22040.00

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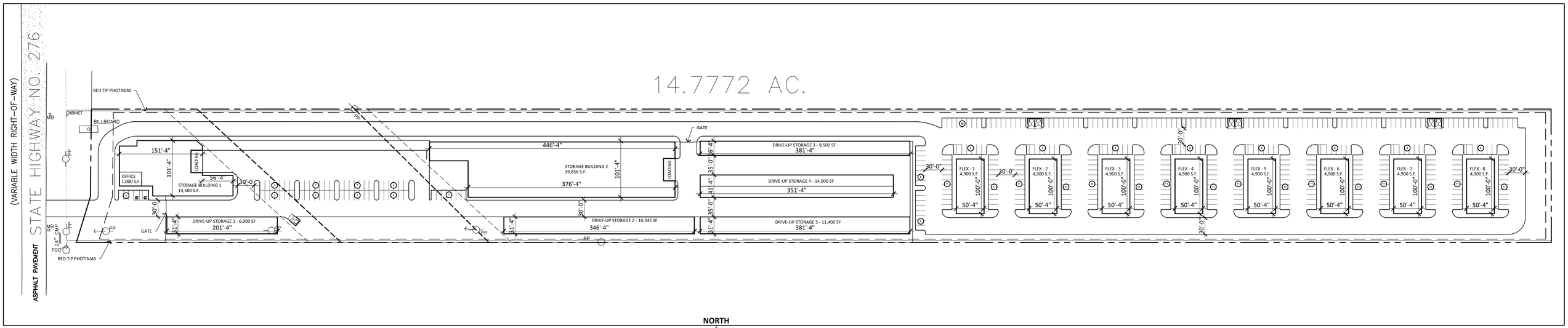
PROJECT DIRECTORY

ARCHITECT:
RKAA ARCHITECTS, INC.
2233 EAST THOMAS ROAD
PHOENIX, ARIZONA 85016
CONTACT: NEIL FEASER
PHONE: (602) 955-3900
FAX: (602) 955-0496
E-MAIL: nfeaser@rkaa.com



SITE PLAN

SCALE: 1" = 80'-0"

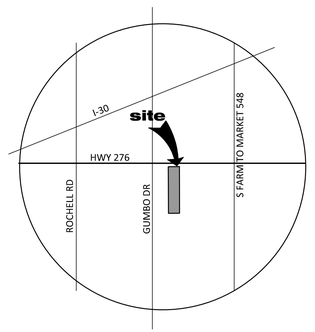
NORTH

SITE DATA

PROPERTY ID:	10369 & 10368
EXISTING ZONING:	AG
SITE AREA:	14.77 ACRES (643,381 S.F.)
PROPOSED USE:	SELF STORAGE
STORAGE BUILDING 1 AREA:	15,580 S.F.
STORAGE BUILDING 2 AREA:	39,856 S.F.
TOTAL STORAGE BUILDING AREA:	55,436 S.F.
DRIVE-UP STORAGE 1 AREA:	6,000 S.F.
DRIVE-UP STORAGE 2 AREA:	10,345 S.F.
DRIVE-UP STORAGE 3 AREA:	9,500 S.F.
DRIVE-UP STORAGE 4 AREA:	14,000 S.F.
DRIVE-UP STORAGE 5 AREA:	11,400 S.F.
TOTAL DRIVE-UP AREA:	51,245 S.F.
TOTAL PARKING REQUIRED:	34 SPACES
TOTAL PARKING PROVIDED:	61 SPACES

STORAGE BUILDING 1 UNITS:	109 UNITS
STORAGE BUILDING 2 UNITS:	298 UNITS
TOTAL STORAGE BUILDING UNITS:	407 UNITS
DRIVE-UP STORAGE 1 UNITS:	20 UNITS
DRIVE-UP STORAGE 2 UNITS:	35 UNITS
DRIVE-UP STORAGE 3 UNITS:	38 UNITS
DRIVE-UP STORAGE 4 UNITS:	70 UNITS
DRIVE-UP STORAGE 5 UNITS:	38 UNITS
TOTAL DRIVE-UP UNITS:	201 UNITS
TOTAL UNITS:	608 UNITS

TOTAL FLEX UNITS	8 UNITS
AREA OF EACH FLEX UNIT	4,900 S.F.
TOTAL FLEX BUILDING AREA:	39,200 S.F.
PARKING PROVIDED:	338 SPACES



NORTH

VICINITY MAP

SCALE: N.T.S.

THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL PROPERTY BOUNDARIES ARE ROUGH APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY AND IT IS NOT TO BE THE BASIS FOR ANY LEGALLY BINDING DOCUMENTATION.

RKAA ARCHITECTS, INC

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 06-16-2022 (PRELIMINARY)

SP-1

RKAA# 22040.00

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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. SP2022-038

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 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	4649 SH276.				
SUBDIVISION	JH BAILEY SURVEY		LOT		BLOCK
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	L1		CURRENT USE	VACANT LAND	
PROPOSED ZONING			PROPOSED USE	SELF STORAGE	
ACREAGE	14.78	LOTS [CURRENT]		LOTS [PROPOSED]	

☐ ***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	DON VALK	☐ APPLICANT	HELLEN BYRD
CONTACT PERSON		CONTACT PERSON	
ADDRESS	1450 TL TOWNSEND DR SUITE 100	ADDRESS	1450 TL TOWNSEND DR SUITE 100
CITY, STATE & ZIP	ROCKWALL, TX 75032	CITY, STATE & ZIP	ROCKWALL, TX 75032
PHONE		PHONE	
E-MAIL	HELLEN@PLATINUMTX.COM	E-MAIL	HELLEN@PLATINUMTX.COM

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Hellen I Byrd [*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 $ 545.60 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 17th *DAY OF* June, 20 22 *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 17th DAY OF June, 20 22

OWNER'S SIGNATURE Hellen Byrd

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Tanya Buehler

MY COMMISSION EXPIRES

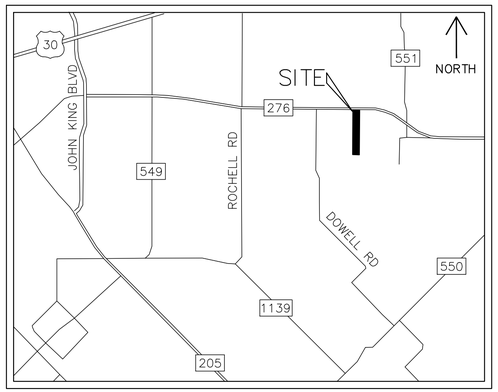
TANYA BUEHLER
Notary Public
STATE OF TEXAS
ID# 13099192-5
My Comm. Exp. MAR. 10, 2025



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.



VICINITY MAP
N.T.S.

SITE DATA TABLE	
EXISTING ZONING:	AG WITH SH 276 OVERLAY
PROPOSED ZONING:	LI WITH SH 276 OVERLAY
LAND USE:	OFFICE/WAREHOUSE BUILDINGS
SITE ACREAGE:	14.78 ACRES (643,696 SQ FT)
STORAGE BUILDING FOOTPRINT:	105,627 SQUARE FEET
STORAGE BUILDING AREA:	105,627 SQUARE FEET
OFFICE/FLEX BUILDING FOOTPRINT:	39,200 SQUARE FEET
OFFICE/FLEX BUILDING AREA:	39,200 SQUARE FEET
TOTAL BUILDING FOOTPRINT:	144,827 SQUARE FEET
TOTAL BUILDING AREA:	144,827 SQUARE FEET
OPEN SPACE:	172,896/643,696 : 26.9%
PAVED SURFACE AREA:	325,973/643,696 : 50.6%
BUILDING HEIGHT	1 STORY (28'-0" MAX HEIGHT)
PARKING REQUIRED:	
SELF-STORAGE (3 PLUS 1 SPACE/100 UNITS):	10 PARKING SPACES
OFFICE (1 SPACE/300 S.F.)	4 PARKING SPACES
FLEX (1 SPACE/250 S.F.)	157 PARKING SPACES
TOTAL:	171 PARKING SPACES
PARKING PROVIDED:	388 PARKING SPACES
ACCESSIBLE PARKING PROVIDED:	19 PARKING SPACES

PLAN NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT, FACE OF BUILDING OR AS OTHERWISE INDICATED.
2. ALL SIDEWALKS SHALL MAINTAIN A 2% MAXIMUM CROSS SLOPE AND 5% MAXIMUM IN THE DIRECTION OF PEDESTRIAN TRAVEL. ALL ADA SIDEWALKS SHOULD INCLUDE ALL LANDINGS, MARKINGS, ETC AS REQUIRED BY CODE.
3. ANY CONSTRUCTION OR BUILDING NECESSARY TO COMPLETE THIS CONCEPT PLAN REQUEST MUST CONFORM TO THE REQUIREMENTS SET FORTH BY THE UNIFIED DEVELOPMENT CODE, THE CITY OF ROCKWALL ADAPTED INTERNATIONAL BUILDING CODE, 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.
4. THE MECHANICAL EQUIPMENT SHALL BE ROOF MOUNTED AND BE SCREENED FROM PUBLIC VIEW.
5. A TYPICAL PARKING SPACE SHALL BE 9' WIDE AND 20' DEEP.
6. THE PROPERTY IS CURRENTLY UNPLATTED BUT WILL BE PLATTED AS PART OF DEVELOPMENT.

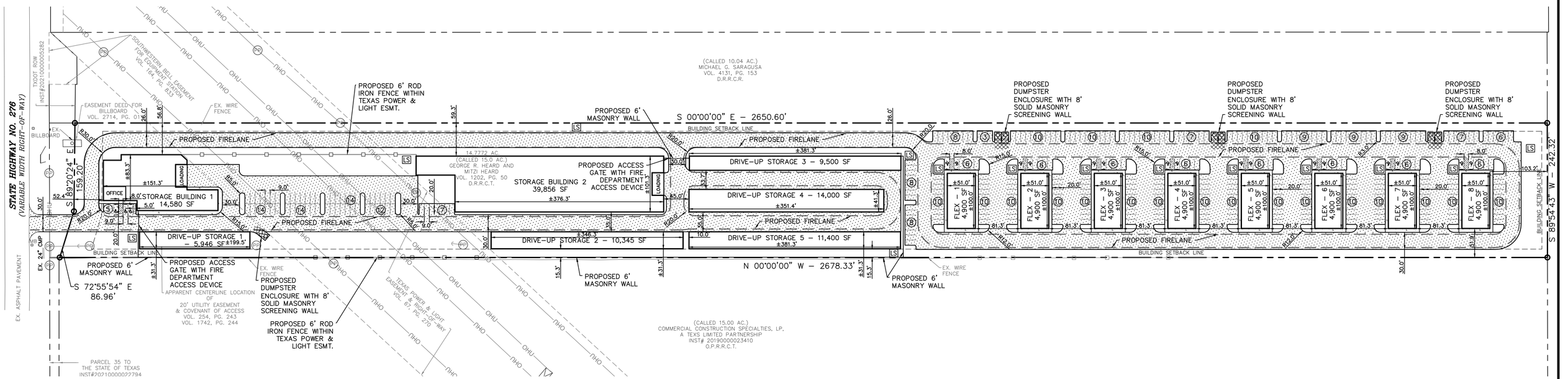
LEGEND

- EXISTING CURB
- PROPOSED CURB
- (8) – PARKING SPACES IN A ROW
- LS – PROPOSED LANDSCAPING
- 4" PROPOSED SIDEWALK 3,600 PSI REINFORCED CONCRETE WITH #3 BARS AT 18" CENTERS. (MINIMUM 6.5 SACK MIX)
- 6" PROPOSED PAVEMENT 4,500 PSI REINFORCED CONCRETE PAVEMENT WITH #3 BARS AT 18" CENTERS. FIRELANES SHALL BE 7" 4,500 MINIMUM PSI WITH #4 BARS AT 18" CENTERS. (MINIMUM 7.0 SACK MIX).
- 8" 4,500 MINIMUM PSI REINFORCED CONCRETE PAVEMENT WITH NO. 5 AT 18" CENTERS. (MINIMUM 7.0 SACK MIX).
- PROPOSED ADA SPACE PER CURRENT ADA/TSA STANDARDS

N

0 80 160

DRAWING SCALE
1"=80'



SITE PLAN SIGNATURE BLOCK

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____,_____.

WITNESS OUR HANDS, THIS _____ DAY OF _____, _____.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

THIS DOCUMENT IS FOR SITE INFORMATION ONLY. IT IS RELEASED UNDER THE AUTHORITY OF PAUL CRAGUN, P.E. NO. 112767 ON 06/15/22.

FOR REVIEW ONLY, NOT FOR CONSTRUCTION

CASE NUMBER: SP2022-XXX

!!! CAUTION !!!
UNDERGROUND UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.

CALL: TEXAS ONE CALL @ 811 AT LEAST 72 HRS PRIOR TO CONSTRUCTION.

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

SURVEYOR:
BLUE SKY SURVEYING & MAPPING
11015 MIDWAY ROAD
DALLAS, TX 75229
PH: (214) 358-4500

OWNER:
DONALD VALK
4649 HWY 276
ROCKWALL, TX 75032,
PH: (972) 722-2590
CONTACT: HELLEN BYRD

ENGINEER:
CUMULUS DESIGN, INC.
FIRM NUMBER: 14810
PO BOX 2119
EULESS, TEXAS 76039
PH: (214) 235-0367
CONTACT: PAUL CRAGUN

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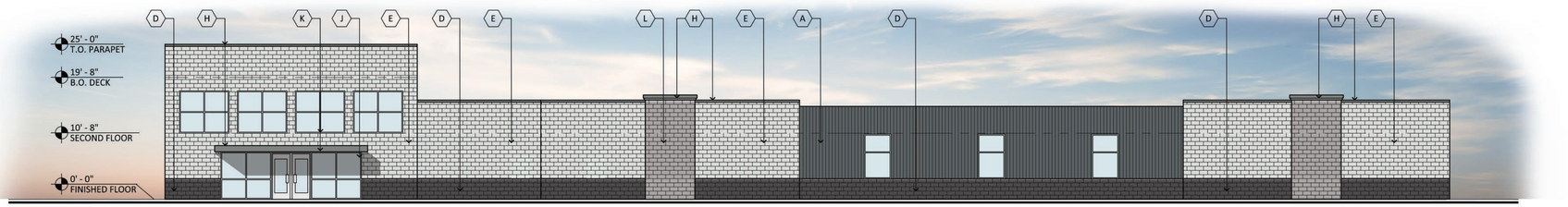
Cumulus Design Firm #14810
2080 N. Highway 360, Suite 240 Grand Prairie, Texas 75050
Tel. 214.235.0367

SITE PLAN
4649 HIGHWAY 276
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
J.H. BAILEY SURVEY, ABST NO. 34

DATE	PROJECT NO	DRAWING SCALE	SHEET
06/15/22	CD22011	1" = 80'	SP

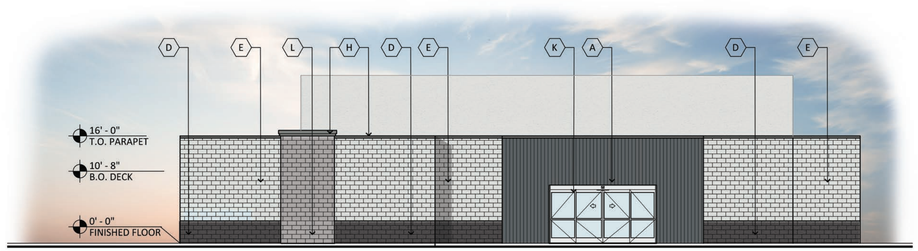
\\SERVER-PC\SERVER\2022 PROJECTS\CD22011 - ROCKWALL SH 276\PLANS\SITE PLAN CD22011.DWG



WEST ELEVATION- STORAGE BLDG 1

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

0' 5' 10' 20'



SOUTH ELEVATION- STORAGE BLDG 1

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

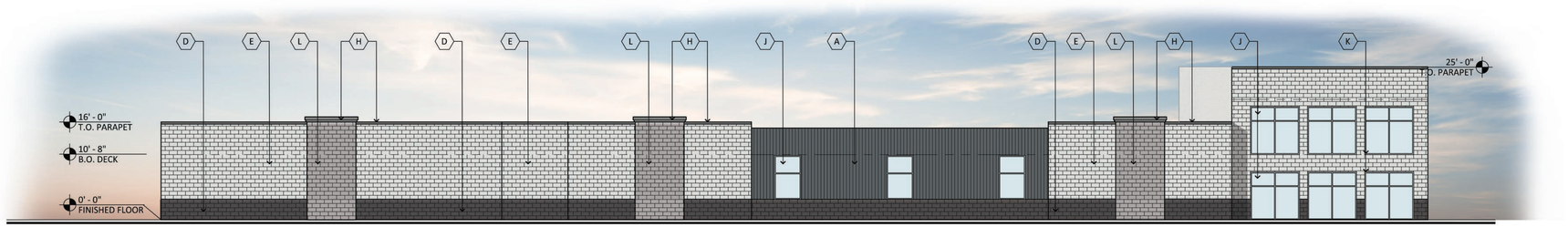
0' 5' 10' 20'



NORTH ELEVATION- STORAGE BLDG 1

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

0' 5' 10' 20'

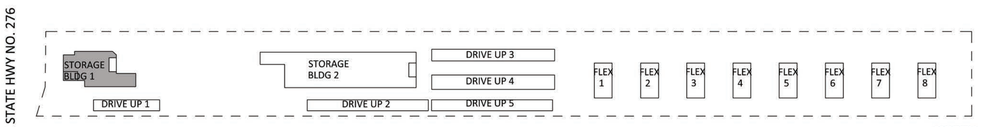


EASTELEVATION- STORAGE BLDG 1

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

0' 5' 10' 20'

STATE HWY NO. 276



NORTH

KEY PLAN

SCALE: N.T.S.

MATERIAL AND COLORS

A — METAL PANEL:
MFG: ATAS
COLOR: CHARCOAL GRAY
SPEC: DWF 120

B — METAL PANEL:
MFG: ATAS
COLOR: BONE WHITE
SPEC: DWF 120

C — PAINTED ROLL UP DOORS:
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW

D — CMU:
FINISH: SPLIT FACE
MFG: SUPERLITE
COLOR: BLACK CANYON

E — CMU:
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: ASPEN

F — STANDING SEAM ROOF:
MFG: ATAS
COLOR: SLATE GREY
SPEC: 2" FIELD-LOK

G — PAINTED HOLLOW METAL DOORS:
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW

H — PAINTED METAL COPING / AWNING:
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"

J — FAUX WINDOWS:
MFG: VITRO
COLOR: SPANDREL GLASS WHITE

K — MULLIONS:
MFG: KAWNEER
COLOR: CLEAR

L — CMU:
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: CHARCOAL

RKAA ARCHITECTS, INC

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 06-15-2022 (PRELIMINARY)

EL-1
BLDG 1

RKAA# 22040.00

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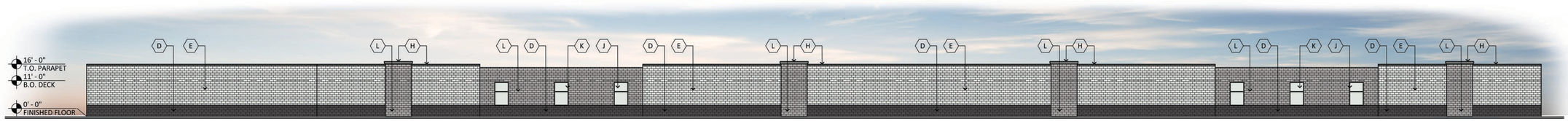
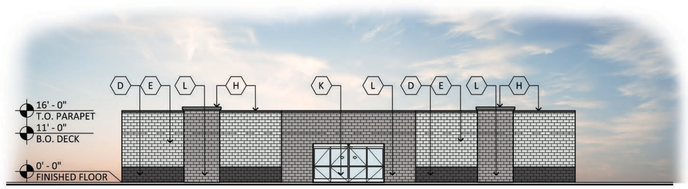


WEST ELEVATION- STORAGE BLDG 2

SCALE: 1/16"=1'-0"

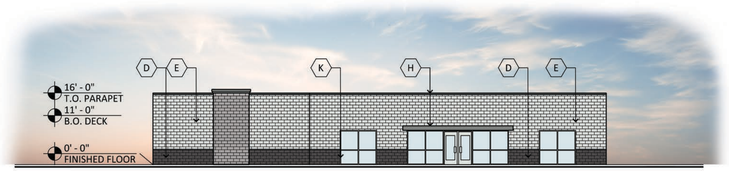
0' 10' 20' 40'



SOUTH ELEVATION- STORAGE BLDG 2

SCALE: 1/16"=1'-0"

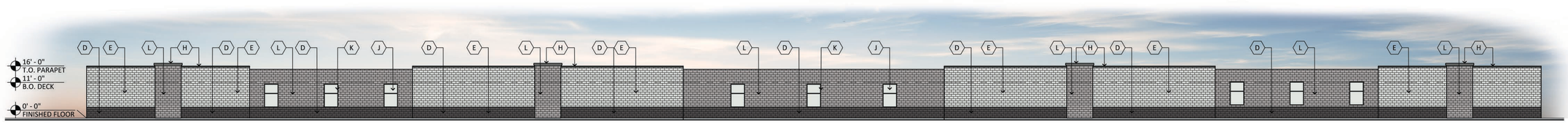
0' 10' 20' 40'



NORTH ELEVATION- STORAGE BLDG 2

SCALE: 1/16"=1'-0"

0' 10' 20' 40'



EAST ELEVATION- STORAGE BLDG 2

SCALE: 1/16"=1'-0"

0' 10' 20' 40'

MATERIAL AND COLORS

A METAL PANEL:
MFG: ATAS
COLOR: CHARCOAL GRAY
SPEC: DWF 120

B METAL PANEL:
MFG: ATAS
COLOR: BONE WHITE
SPEC: DWF 120

C PAINTED ROLL UP DOORS:
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW

D CMU:
FINISH: SPLIT FACE
MFG: SUPERLITE
COLOR: BLACK CANYON

E CMU:
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: ASPEN

F STANDING SEAM ROOF:
MFG: ATAS
COLOR: SLATE GREY
SPEC: 2" FIELD-LOK

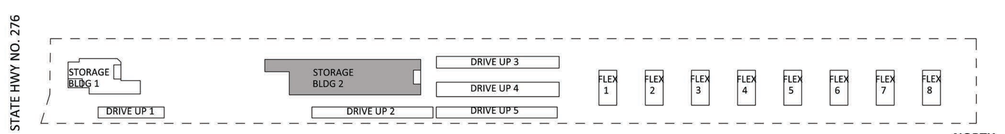
G PAINTED HOLLOW METAL DOORS:
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW

H PAINTED METAL COPING / AWNING:
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"

J FAUX WINDOWS:
MFG: VITRO
COLOR: SPANDREL GLASS WHITE

K MULLIONS:
MFG: KAWNEER
COLOR: CLEAR

L CMU:
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: CHARCOAL



KEY PLAN

SCALE: N.T.S.

RKAA ARCHITECTS, INC

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 06-15-2022 (PRELIMINARY)

EL-2
BLDG 2

RKAA# 22040.00

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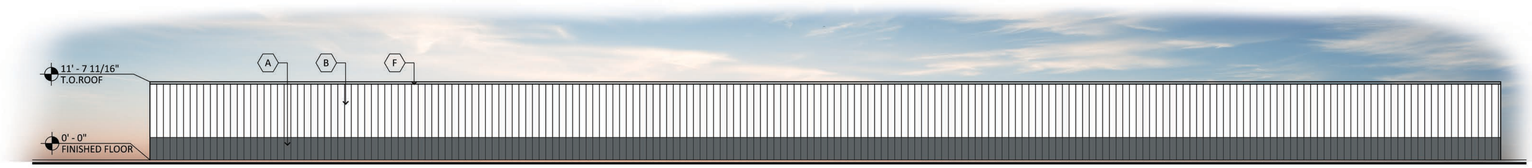
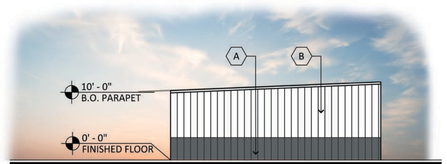


WEST ELEVATION- DRIVE UP 1

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

0' 5' 10' 20'



NORTH ELEVATION- DRIVE UP 1

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

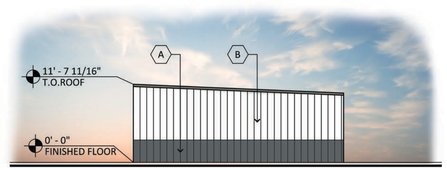
0' 5' 10' 20'



EAST ELEVATION- DRIVE UP 1

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

0' 5' 10' 20'



SOUTH ELEVATION- DRIVE UP 1

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

0' 5' 10' 20'

MATERIAL AND COLORS

A — METAL PANEL:
MFG: ATAS
COLOR: CHARCOAL GRAY
SPEC: DWF 120

B — METAL PANEL:
MFG: ATAS
COLOR: BONE WHITE
SPEC: DWF 120

C — PAINTED ROLL UP DOORS:
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW

D — CMU:
FINISH: SPLIT FACE
MFG: SUPERLITE
COLOR: BLACK CANYON

E — CMU:
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: ASPEN

F — STANDING SEAM ROOF:
MFG: ATAS
COLOR: SLATE GREY
SPEC: 2" FIELD-LOK

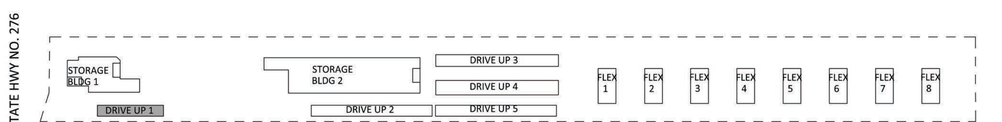
G — PAINTED HOLLOW METAL DOORS:
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW

H — PAINTED METAL COPING / AWNING:
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"

J — FAUX WINDOWS:
MFG: VITRO
COLOR: SPANDREL GLASS WHITE

K — MULLIONS:
MFG: KAWNEER
COLOR: CLEAR

L — CMU:
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: CHARCOAL



KEY PLAN

SCALE: N.T.S.

RKAA ARCHITECTS, INC

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 06-15-2022 (PRELIMINARY)

EL-3
DRIVE UP 1

RKAA# 22040.00

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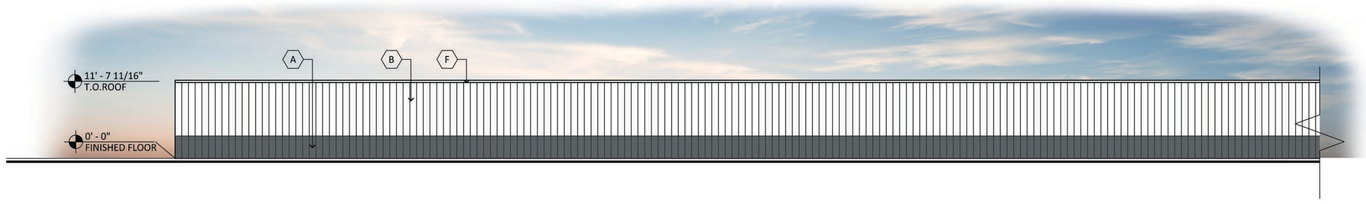
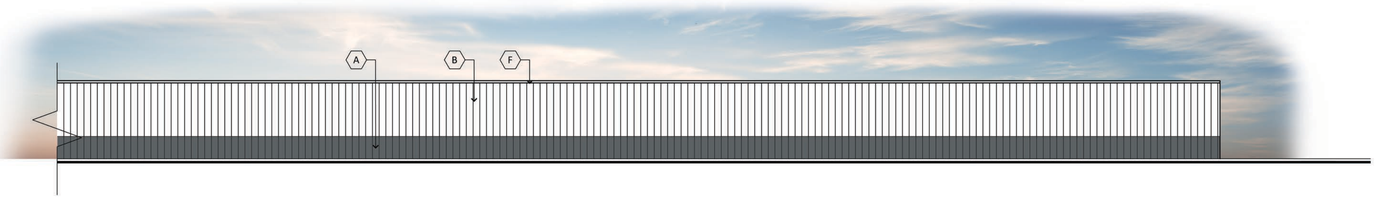
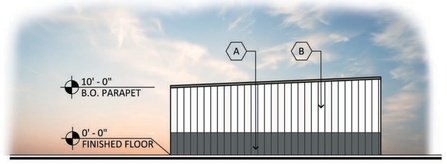




WEST ELEVATION- DRIVE UP 2

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

0' 5' 10' 20'



NORTH ELEVATION- DRIVE UP 2

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

0' 5' 10' 20'

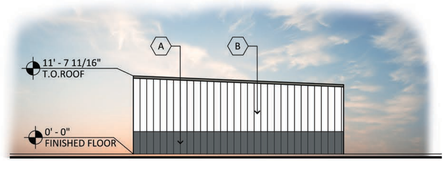




EAST ELEVATION- DRIVE UP 2

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

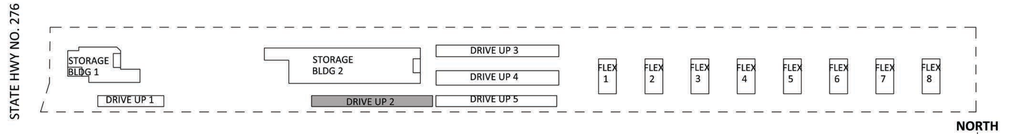
0' 5' 10' 20'



SOUTH ELEVATION- DRIVE UP 2

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

0' 5' 10' 20'



KEY PLAN

SCALE: N.T.S.

MATERIAL AND COLORS

A — METAL PANEL:
MFG: ATAS
COLOR: CHARCOAL GRAY
SPEC: DWF 120

B — METAL PANEL:
MFG: ATAS
COLOR: BONE WHITE
SPEC: DWF 120

C — PAINTED ROLL UP DOORS:
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW

D — CMU:
FINISH: SPLIT FACE
MFG: SUPERLITE
COLOR: BLACK CANYON

E — CMU:
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: ASPEN

F — STANDING SEAM ROOF:
MFG: ATAS
COLOR: SLATE GREY
SPEC: 2" FIELD-LOK

G — PAINTED HOLLOW METAL DOORS:
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW

H — PAINTED METAL COPING / AWNING:
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"

J — FAUX WINDOWS:
MFG: VITRO
COLOR: SPANDREL GLASS WHITE

K — MULLIONS:
MFG: KAWNEER
COLOR: CLEAR

L — CMU:
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: CHARCOAL

RKAA ARCHITECTS, INC

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 06-15-2022 (PRELIMINARY)

EL-4
DRIVE UP 2

RKAA# 22040.00

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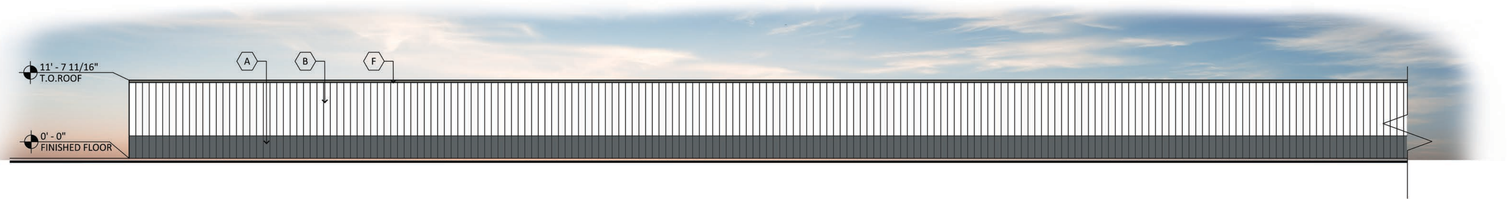
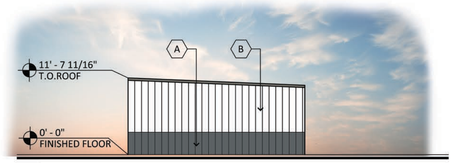


WEST ELEVATION- DRIVE UP 3

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

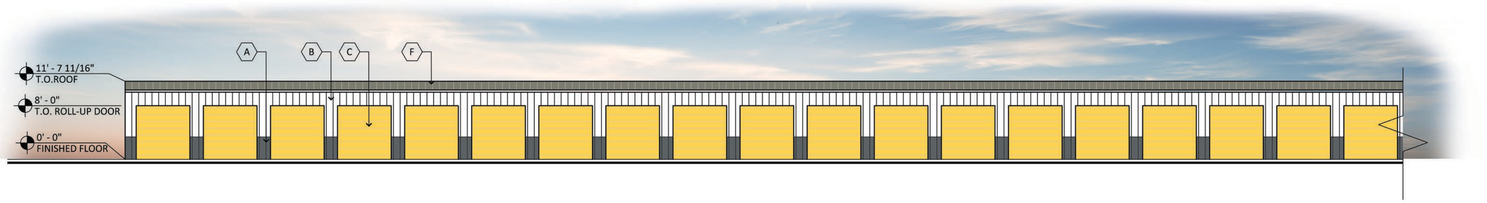
0' 5' 10' 20'



NORTH ELEVATION- DRIVE UP 3

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

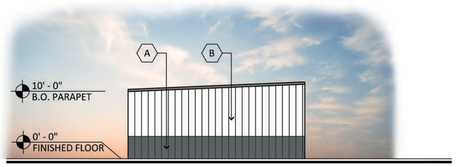
0' 5' 10' 20'



EAST ELEVATION- DRIVE UP 3

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

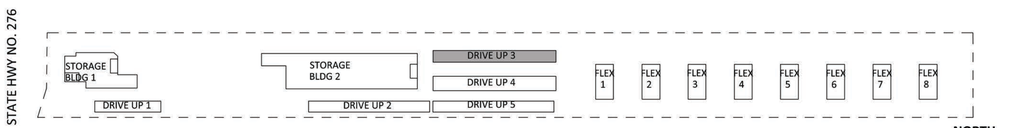
0' 5' 10' 20'



SOUTH ELEVATION- DRIVE UP 3

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

0' 5' 10' 20'



KEY PLAN

SCALE: N.T.S.

MATERIAL AND COLORS

A — METAL PANEL:
MFG: ATAS
COLOR: CHARCOAL GRAY
SPEC: DWF 120

B — METAL PANEL:
MFG: ATAS
COLOR: BONE WHITE
SPEC: DWF 120

C — PAINTED ROLL UP DOORS:
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW

D — CMU:
FINISH: SPLIT FACE
MFG: SUPERLITE
COLOR: BLACK CANYON

E — CMU:
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: ASPEN

F — STANDING SEAM ROOF:
MFG: ATAS
COLOR: SLATE GREY
SPEC: 2" FIELD-LOK

G — PAINTED HOLLOW METAL DOORS:
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW

H — PAINTED METAL COPING / AWNING:
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"

J — FAUX WINDOWS:
MFG: VITRO
COLOR: SPANDREL GLASS WHITE

K — MULLIONS:
MFG: KAWNEER
COLOR: CLEAR

L — CMU:
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: CHARCOAL

RKAA ARCHITECTS, INC

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 06-15-2022 (PRELIMINARY)

EL-5
DRIVE UP 3

RKAA# 22040.00

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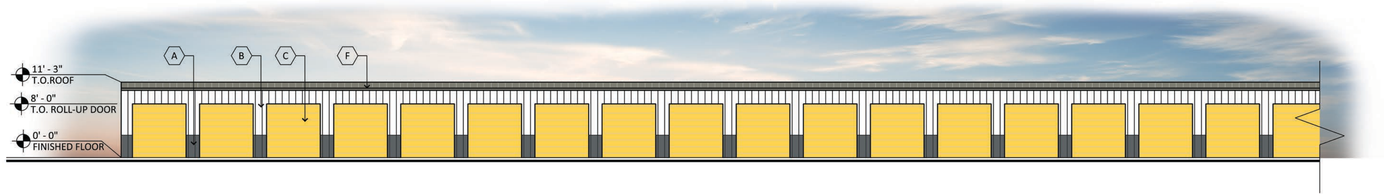
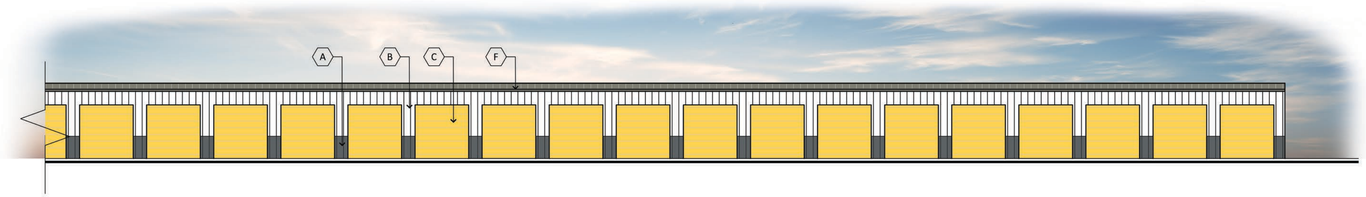
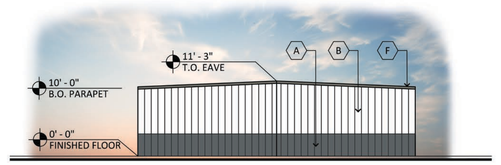




WEST ELEVATION- DRIVE UP 4

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

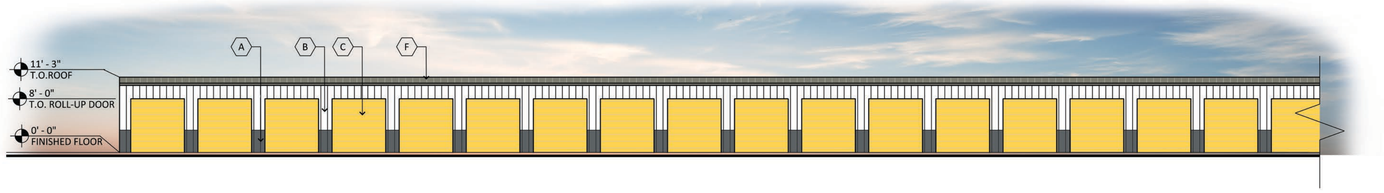
0' 5' 10' 20'

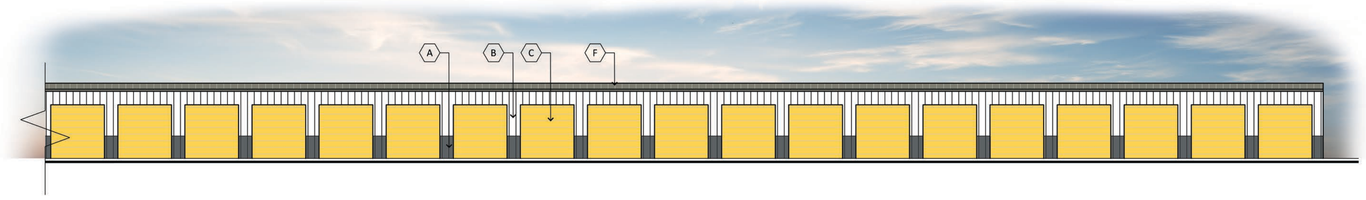


NORTH ELEVATION- DRIVE UP 4

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

0' 5' 10' 20'

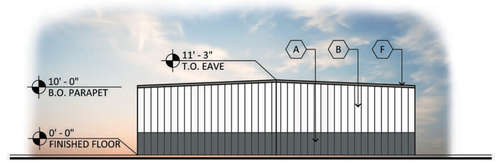




EAST ELEVATION- DRIVE UP 4

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

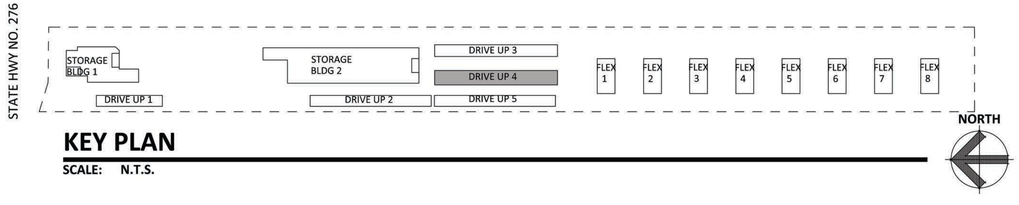
0' 5' 10' 20'



SOUTH ELEVATION- DRIVE UP 4

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

0' 5' 10' 20'



KEY PLAN

SCALE: N.T.S.

MATERIAL AND COLORS

A — METAL PANEL:
MFG: ATAS
COLOR: CHARCOAL GRAY
SPEC: DWF 120

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COLOR: BONE WHITE
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COLOR: 365 YELLOW

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FINISH: SPLIT FACE
MFG: SUPERLITE
COLOR: BLACK CANYON

E — CMU:
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: ASPEN

F — STANDING SEAM ROOF:
MFG: ATAS
COLOR: SLATE GREY
SPEC: 2" FIELD-LOK

G — PAINTED HOLLOW METAL DOORS:
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COLOR: CLEAR

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COLOR: CHARCOAL

RKAA ARCHITECTS, INC

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 06-15-2022 (PRELIMINARY)

EL-6
DRIVE UP 4

RKAA# 22040.00

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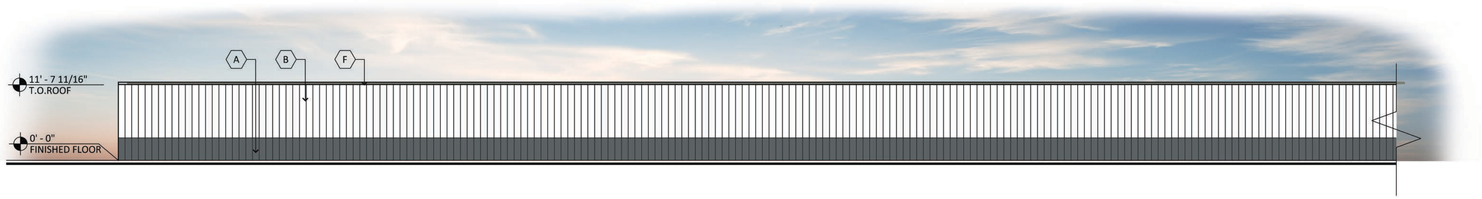
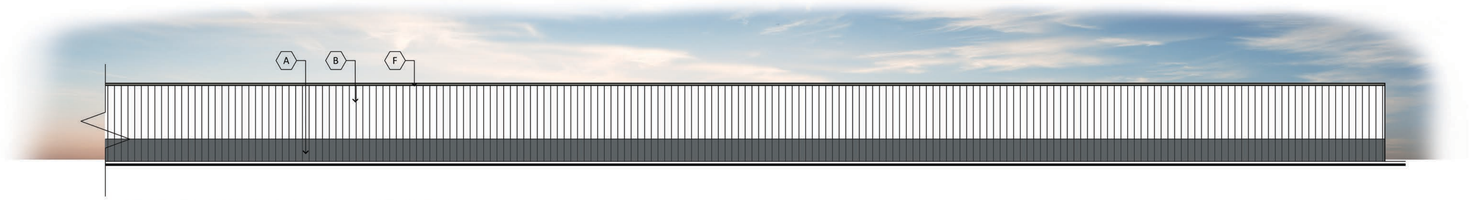
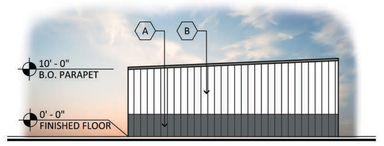




WEST ELEVATION- DRIVE UP 5

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

0' 5' 10' 20'



NORTH ELEVATION- DRIVE UP 5

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

0' 5' 10' 20'

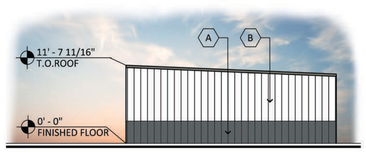




EAST ELEVATION- DRIVE UP 5

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

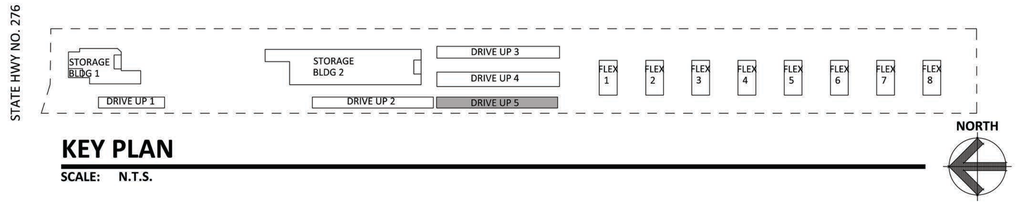
0' 5' 10' 20'



SOUTH ELEVATION- DRIVE UP 5

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

0' 5' 10' 20'



KEY PLAN

SCALE: N.T.S.

MATERIAL AND COLORS

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RKAA ARCHITECTS, INC

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 06-15-2022 (PRELIMINARY)

EL-7
DRIVE UP 5

RKAA# 22040.00

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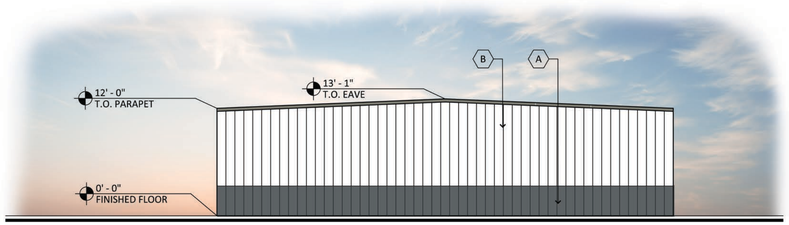


WEST ELEVATION- METAL FLEX BLDG TYPE.

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

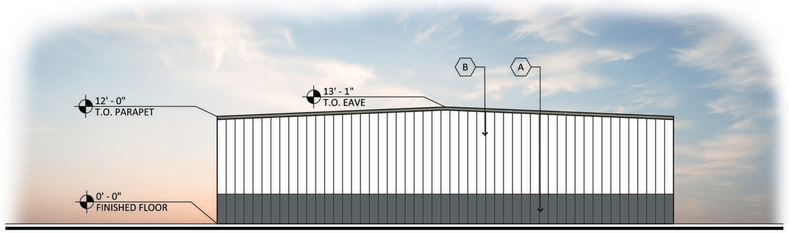
0' 5' 10' 20'



NORTH ELEVATION- METAL FLEX BLDG TYPE.

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

0' 5' 10' 20'



EAST ELEVATION- METAL FLEX BLDG TYPE.

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

0' 5' 10' 20'



SOUTH ELEVATION- METAL FLEX BLDG TYPE.

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

0' 5' 10' 20'

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MFG: KAWNEER
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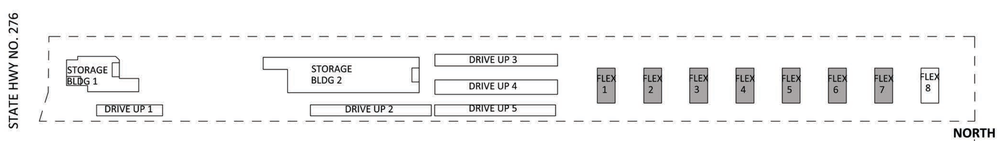

KEY PLAN

SCALE: N.T.S.

RKAA ARCHITECTS, INC

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 06-15-2022 (PRELIMINARY)

EL-8
FLEX 1-7

RKAA# 22040.00

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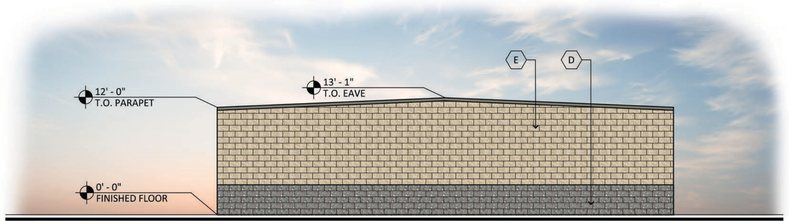


WEST ELEVATION- MASONRY FLEX BLDG TYPE.

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

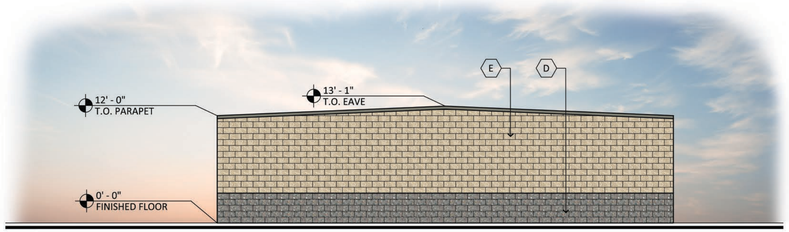
0' 5' 10' 20'



NORTH ELEVATION- MASONRY FLEX BLDG TYPE.

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

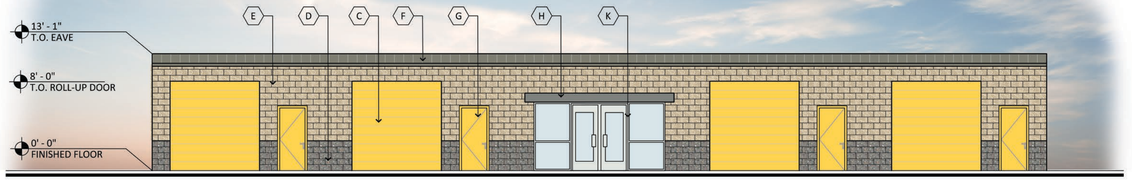
0' 5' 10' 20'



EAST ELEVATION- MASONRY FLEX BLDG TYPE.

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

0' 5' 10' 20'



SOUTH ELEVATION- MASONRY FLEX BLDG TYPE.

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0' 5' 10' 20'

MATERIAL AND COLORS

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MFG: SUPERLITE
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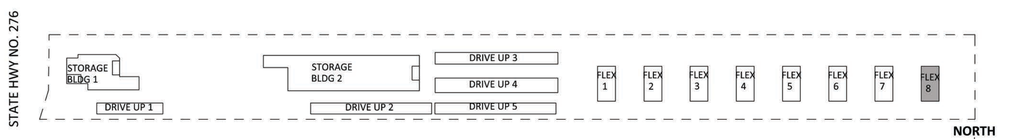

KEY PLAN

SCALE: N.T.S.

RKAA ARCHITECTS, INC

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 06-15-2022 (PRELIMINARY)

EL-9
FLEX 8

RKAA# 22040.00

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SPEC: DWF 120



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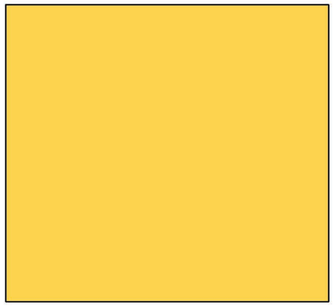
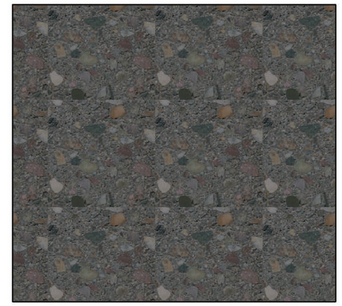
MFG: ATAS
COLOR: BONE WHITE
SPEC: DWF 120



C **PAINTED ROLL UP DOORS:**
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW



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COLOR: BLACK CANYON



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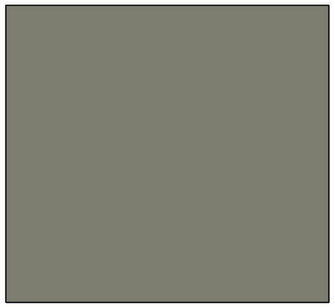
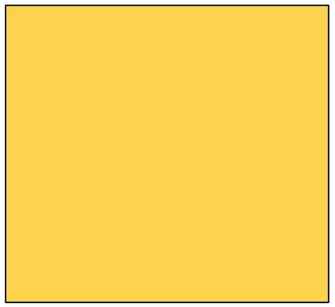


F **STANDING SEAM ROOF:**
MFG: ATAS
COLOR: SLATE GREY
SPEC: 2" FIELD-LOK



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COLOR: CLEAR



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FINISH: SMOOTH
MFG: SUPERLITE
COLOR: CHARCOAL

RKAA ARCHITECTS, INC

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 06-16-2022 (PRELIMINARY)

MB

RKAA# 22040.00

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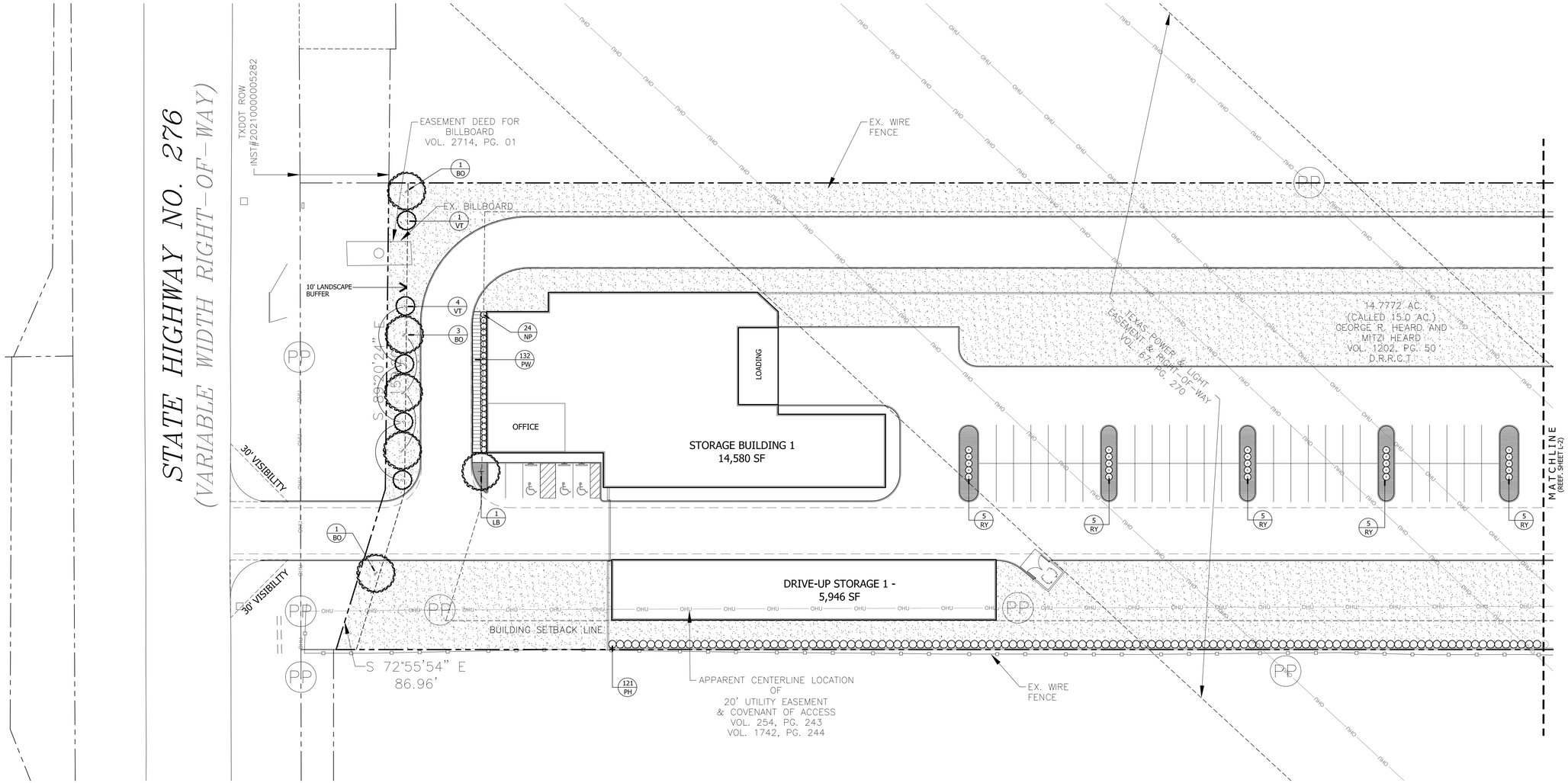


PLANTLIST

SYM	MATERIAL	QNTY	SIZE	HT	SP	NOTES	SPACING
BO	BURR OAK QUERCUS MACROCARPA	5	4" CAL.	11-13'	6-7'	NURSERY GROWN	
CO	CHINKAPIN OAK QUERCUS MUHLENBERGIA	16	4" CAL.	11-13'	6-7'	NURSERY GROWN	
CE	CEDAR ELM ULMUS CRASSIFOLIA	13	4" CAL.	11-13'	6-7'	NURSERY GROWN	
LB	LACEBARK ELM ULMUS PARVIFOLIA SEMPERVIRENS	17	4" CAL.	11-13'	6-7'	NURSERY GROWN	
VT	VITEX VITEX AGNUS-CASTUS	5	30 GAL.	8-10'	4-5'	CONTAINER GROWN	
PH	PHOTINIA PHOTINIA FRASERI	631	5 GAL.	30"	20"	FULL	48"oc
RY	RED YUCCA HESPERALOE PARVIFOLIA	25	5 GAL.	15"	20"	FULL	42"oc
NP	NEEDLEPOINT HOLLY ILEX CORNUTA 'NEEDLEPOINT'	213	5 GAL.	26"	18"	FULL	36"oc
DB	DWF BURFORD HOLLY ILEX CORNUTA 'BURFORDI' NANA	42	5 GAL.	15"	15"	FULL	30"oc
PW	WINTERCREEPER EUONYMUS FORTUNEI 'COLORATUS'	132	1 GAL.	MIN. 3-12"		RUNNERS	18"oc

LANDSCAPE NOTES

1. PLANT LIST FOR SHEETS L-1 THROUGH L-4.
2. PLANT LIST TO BE USED AS AIDE TO BIDDER ONLY. LANDSCAPE CONTRACTOR TO VERIFY ALL QUANTITIES.
3. ALL BEDS SHALL BE ACCEPTED AT ROUGH FINISH GRADE. IF ANY EXISTING VEGETATION IS EVIDENT, LANDSCAPE CONTRACTOR SHALL SPRAY AREA WITH BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
4. AFTER APPROPIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION, STONES, CLODS AND DEBRIS.
5. AFTER INSTALLATION OF STEEL EDGING, ALL BEDS SHALL BE TILLED TO A DEPTH OF 4-6", RAKING OUT ALL DEAD VEGETATION.
6. APPLY A 2-3" DEPTH OF ORGANIC MATERIAL OVER ENTIRE BED AND TILL INTO EXISTING SOIL. ORGANIC MATERIAL SHALL BE ONE OF FOLLOWING:
   - VITAL EARTH COMPOST
   - BACK-TO-EARTH SOIL CONDITIONER
   - LIVING EARTH COMPOST
   - SOIL BUILDING SYSTEMS COMPOST
   - SILVER CREEK MATERIALS COMPOST
7. TOPDRESS ENTIRE BED WITH MINIMUM 2" DEPTH SHREDDED NATIVE CEDAR MULCH.
8. ALL SHADE TREES AND ORNAMENTAL TREES SHALL BE PLANTED AS PER DETAILS ON THIS SHEET.
9. ALL LANDSCAPE AREAS SHALL BE WATERED WITH AUTOMATIC IRRIGATION SYSTEM, COMPLETE WITH FREEZE SENSOR, RAIN STAT, AND CONTROLLER. SYSTEM SHALL BE DESIGNED TO UTILIZE WATER-SAVING TECHNIQUES AND EQUIPMENT. INSTALLATION OF SYSTEM SHALL BE MADE BY A FIRM DULY LICENSED UNDER ARTICLE NO. 8751 VTCS (LICENSED IRRIGATORS ACT), S.B. NO. 259.
10. NO TREES SHALL BE PLANTED WITHIN 5' OF ANY PUBLIC UTILITY LESS THAN 10" AND WITHIN 10' OF ANY PUBLIC UTILITY GREATER THAN 10".

CITY REQUIREMENTS

STREET FRONTAGE

10' LANDSCAPE BUFFER REQUIRED
10' LANDSCAPE BUFFER PROVIDED

STREET TREES

1 SHADE TREE PER 50 LF STREET FRONTAGE
STATE HIGHWAY 276
$\frac{246.16}{50}$ = 4.92 = 5 TREES REQUIRED
5 TREES PROVIDED

1 ACCENT TREE PER 50 LF STREET FRONTAGE
STATE HIGHWAY 276
$\frac{246.16}{50}$ = 4.92 = 5 TREES REQUIRED
5 TREES PROVIDED

PARKING LOT LANDSCAPING

5% INTERIOR LANDSCAPE REQUIRED
135,339 SF x 5% = 6,767 SF REQUIRED
15,503 SF PROVIDED (11.45%)

1 TREE PER 10 SPACES
$\frac{388 \text{ SPACES}}{10}$ = 38.8 = 39 TREES REQUIRED
46 TREES PROVIDED

TOTAL LANDSCAPE AREA

15% TOTAL LANDSCAPE REQUIRED (LI)
TOTAL SITE
643,696 SF x 15% = 96,554 SF REQUIRED
147,239 SF PROVIDED (22.87%)

north

scale: 1" = 30'-0"

0 30 100
15 50

appr. by:
drawn by:
date: 06-16-22

revisions

REGISTERED LANDSCAPE ARCHITECT ☆ WILLIAM H. LEEMING III ☆ 1139 ☆ STATE OF TEXAS

Leeming Design Group
Landscape Architecture
4913 Bulls Stone Drive, Suite 101-B North Richland Hills, Texas 76180
(817) 577-6869 Fax (817) 577-6896
leemingdesigngroup@sbcglobal.net

LANDSCAPE PLAN

PLATINUM STORAGE
STATE HIGHWAY 276
ROCKWALL, TEXAS

file name:
c:\Rockwall-Platinum\
ldg-base_Rockwall-Platinum.dwg

sheet
L-1

(CALLED 10.04 AC.)
MICHAEL G. SARAGUSA
VOL. 4131, PG. 153
D.R.R.C.R.

S 00°00'00" E – 2650.60'

BUILDING SETBACK LINE

MATCHLINE
(REEF. SHEET L-1)

STORAGE BUILDING 2
39,856 SF

134np

LOADING

DRIVE-UP STORAGE 3 - 9,500 SF

DRIVE-UP STORAGE 4 - 14,000 SF

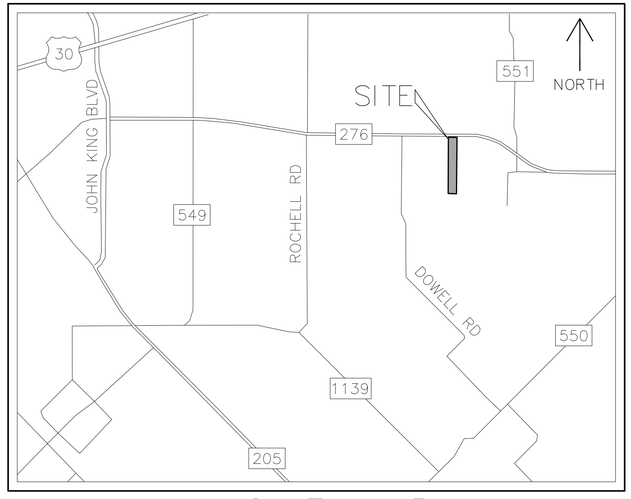
MATCHLINE
(REEF. SHEET L-3)

DRIVE-UP STORAGE 2 - 10,345 SF

DRIVE-UP STORAGE 5 - 11,400 SF

N 00°00'00" W – 2678.33'

(CALLED 15.00 AC.)
COMMERCIAL CONSTRUCTION SPECIALTIES, LP,
A TEXS LIMITED PARTNERSHIP
INST# 20190000023410
O.P.R.R.C.T.



VICINITY MAP
N.T.S.

SITE DATA TABLE	
EXISTING ZONING:	AG WITH SH 276 OVERLAY
PROPOSED ZONING:	LI WITH SH 276 OVERLAY
LAND USE:	OFFICE/WAREHOUSE BUILDINGS
SITE ACREAGE:	14.78 ACRES (643,696 SQ FT)
STORAGE BUILDING FOOTPRINT:	105,627 SQUARE FEET
STORAGE BUILDING AREA:	105,627 SQUARE FEET
OFFICE/FLEX BUILDING FOOTPRINT:	39,200 SQUARE FEET
OFFICE/FLEX BUILDING AREA:	39,200 SQUARE FEET
TOTAL BUILDING FOOTPRINT:	144,827 SQUARE FEET
TOTAL BUILDING AREA:	144,827 SQUARE FEET
OPEN SPACE:	172,896/643,696 : 26.9%
PAVED SURFACE AREA:	325,973/643,696 : 50.6%
BUILDING HEIGHT	1 STORY (28'-0" MAX HEIGHT)
PARKING REQUIRED:	
SELF-STORAGE (3 PLUS 1 SPACE/100 UNITS):	10 PARKING SPACES
OFFICE (1 SPACE/300 S.F.)	4 PARKING SPACES
FLEX (1 SPACE/250 S.F.)	157 PARKING SPACES
TOTAL:	171 PARKING SPACES
PARKING PROVIDED:	388 PARKING SPACES
ACCESSIBLE PARKING PROVIDED:	19 PARKING SPACES

north

scale: 1" = 30'-0"

0 30 100
15 50

appr. by:
drawn by:
date: 06-16-22

revisions

REGISTERED LANDSCAPE ARCHITECT ☆ WILLIAM H. LEEMING III ☆ STATE OF TEXAS ☆ 1133

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LANDSCAPE PLAN

PLATINUM STORAGE
STATE HIGHWAY 276
ROCKWALL, TEXAS

file name:
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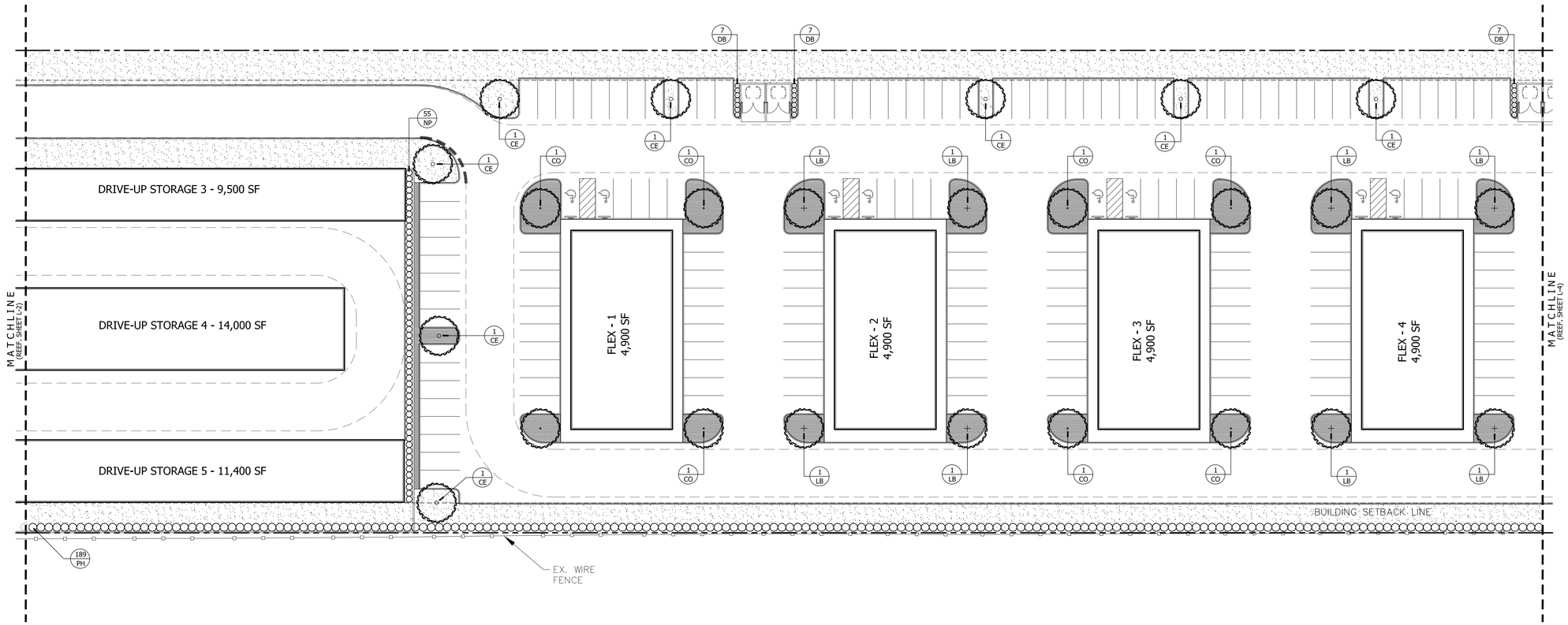
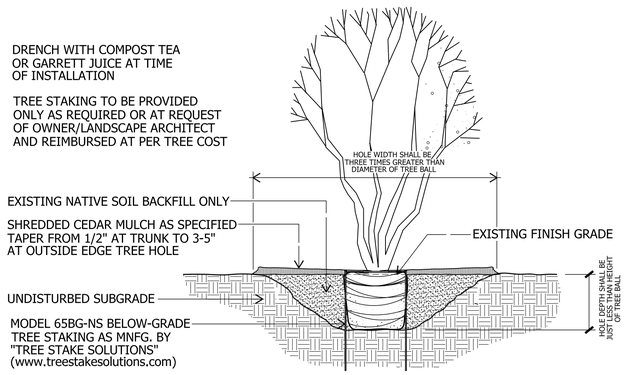
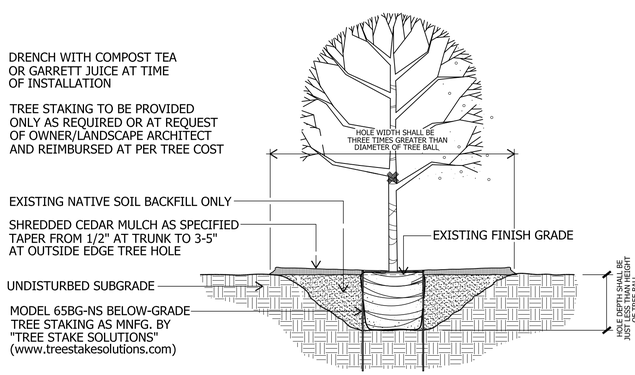
ldg-base_Rockwall-Platinum.dwg

sheet
L-2





TREE PLANTING
TYPICAL MULTI-TRUNK TREE
not to scale



TREE PLANTING
SHADE TREE - 3" CAL. and smaller
not to scale

north

scale: 1" = 30'-0"

0 30 100

15 50

appr. by:
drawn by:
date: 06-16-22

revisions

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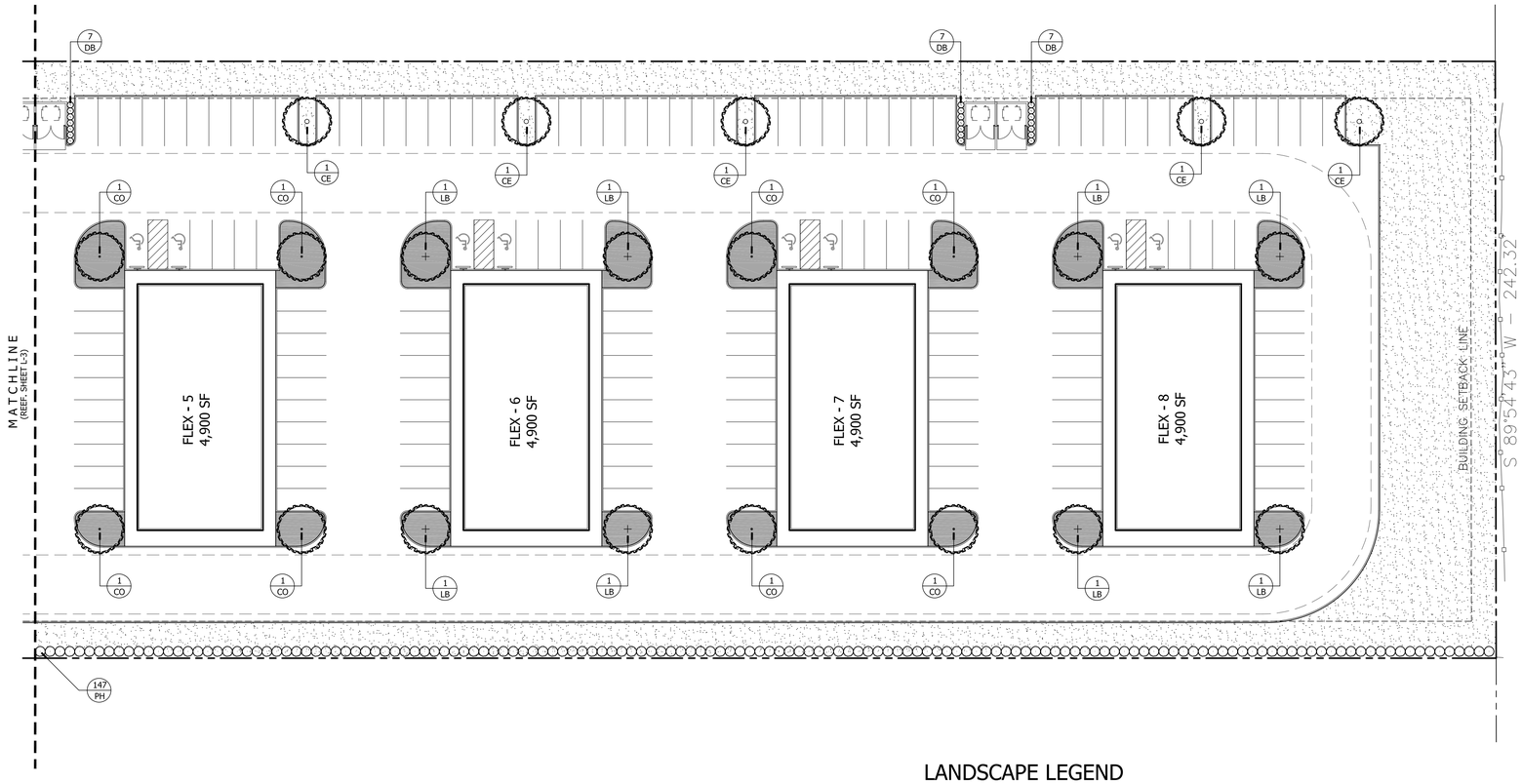
REGISTERED LANDSCAPE ARCHITECT ☆ WILLIAM H. LEEMING III ☆ 1133 ☆ STATE OF TEXAS

LANDSCAPE PLAN

PLATINUM STORAGE
STATE HIGHWAY 276
ROCKWALL, TEXAS

file name:
c:\Rockwall-Platinum\
ldg-base_Rockwall-Platinum.dwg

sheet
L-3



LANDSCAPE LEGEND

COMMON
BERMUDA SOD
(CYNODON DACTYLON)

DECOMPOSED
GRANITE
(SEE NOTE BELOW)

SOD INSTALLATION NOTES:

a. ALL SUBGRADE SHALL BE ACCEPTED AT ROUGH FINISH GRADE. IF ANY EXISTING VEGETATION IS EVIDENT, LANDSCAPE CONTRACTOR SHALL SPRAY AREA WITH BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
b. AFTER APPROPIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION, STONES, CLODS AND DEBRIS.
c. SOD SHALL BE VIGOROUS, WELL-ROOTED AND SHALL BE DELIVERED AT A UNIFORM SOIL THICKNESS.
d. SOD SHALL BE LAID WITH ALTERNATING JOINTS.
e. ALL SOD SHALL BE ROLLED TO CONSISTENT SURFACE, FILLING JOINTS WITH COARSE SAND AS REQUIRED.
f. ALL SOD AREAS SHALL BE WATERED BY PERMANENT AUTOMATIC IRRIGATION SYSTEM.

DECOMPOSED GRANITE INSTALLATION NOTES:

a. LANDSCAPE CONTRACTOR SHALL INSPECT D.G. AREAS FOR ANY EXISTING VEGETATION AND PROVIDE BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
b. AFTER APPROPIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION.
c. TILL TOP 1" OF SUBGRADE AND COMPACT TO 95% STANDARD PROCTOR WITH DRUM OR AUTOMATIC HAND TAMPERS. CROWN
d. INSTALL FILTER FABRIC OVER ENTIRE AREA TO RECIEVE GRANITE.
e. PLACE FOUR (4) INCHES OF DECOMPOSED GRANITE WITH "STABILIZER BINDER OVER A DRY SUB-BASE, INSTALLING IN 1" LIFTS, COMPACTED WITH AUTOMATIC HAND TAMPER.
f. CONTRACTOR SHALL PROVIDE FIVE (5) 50 lbs. BAGS OF PRE-MIXED DECOMPOSED GRANITE FOR FUTURE MAINTENANCE USES.

north

scale: 1" = 30'-0"

0 30 100
15 50

appr. by:
drawn by:
date: 06-16-22

revisions

REGISTERED LANDSCAPE ARCHITECT
WILLIAM H. LEEMING III
7132
STATE OF TEXAS

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LANDSCAPE PLAN

PLATINUM STORAGE
STATE HIGHWAY 276
ROCKWALL, TEXAS

file name:
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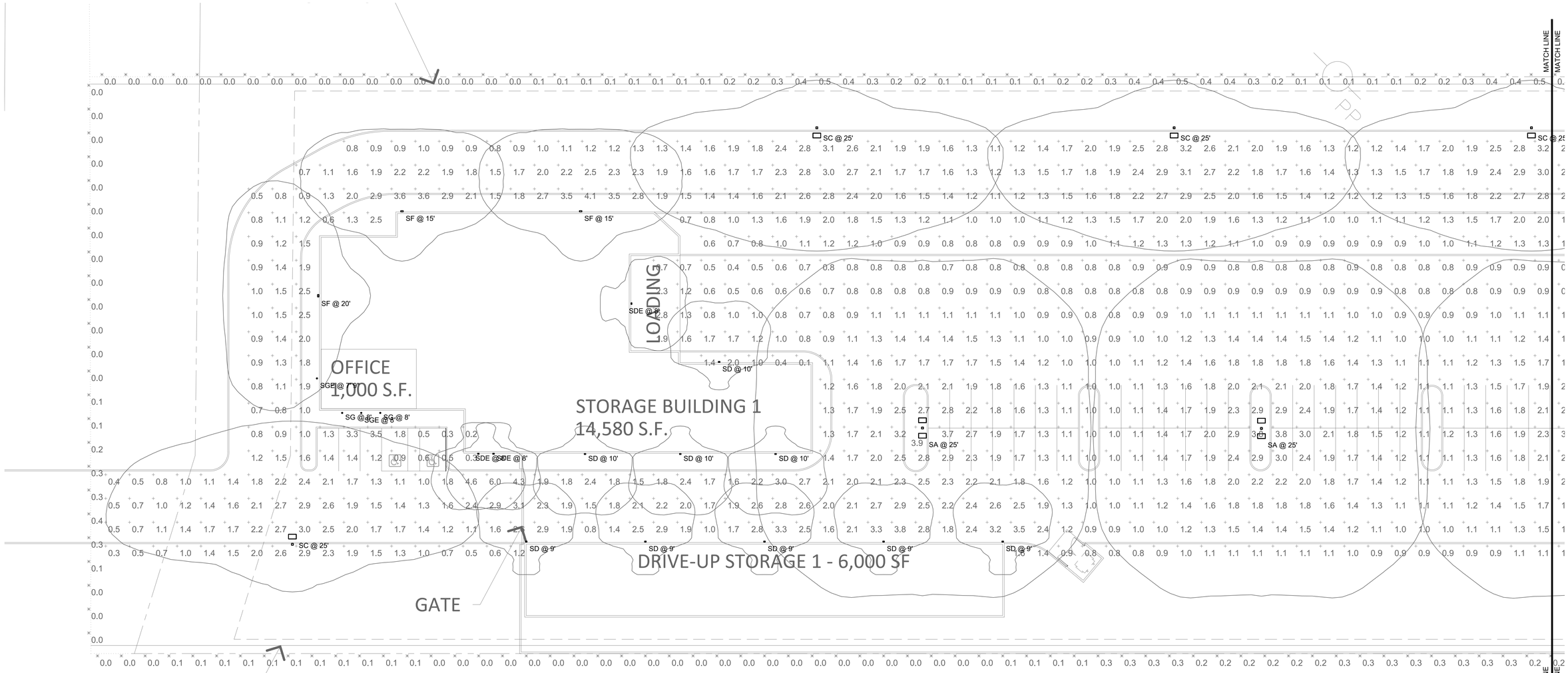
ldg-base_Rockwall-Platinum.dwg

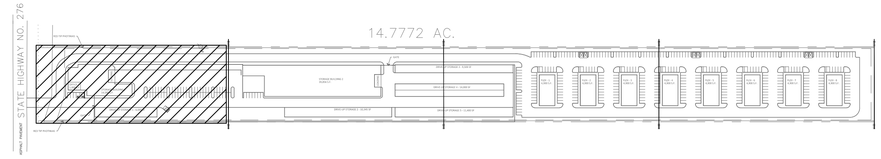
sheet
L-4



EXTERIOR PHOTOMETRICS

SCALE:1/20" PSCALE

NORTH



SITE KEY MAP

N.T.S

ARDEBILI Engineering
Project Number: 22377 | Project Manager: JFO
7328 E Stetson Dr., Scottsdale, AZ 85251
P: 480.626.7072 | ardebilieng.com

RKAA ARCHITECTS, INC
F-15128
STATE OF TEXAS
OMID ARDEBILI
112305
LICENSED
PROFESSIONAL ENGINEER
6/17/22

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 04-13-2022 (PRELIMINARY)

E0.1
EXTERIOR PHOTOMETRICS

RKAA# 22040.00

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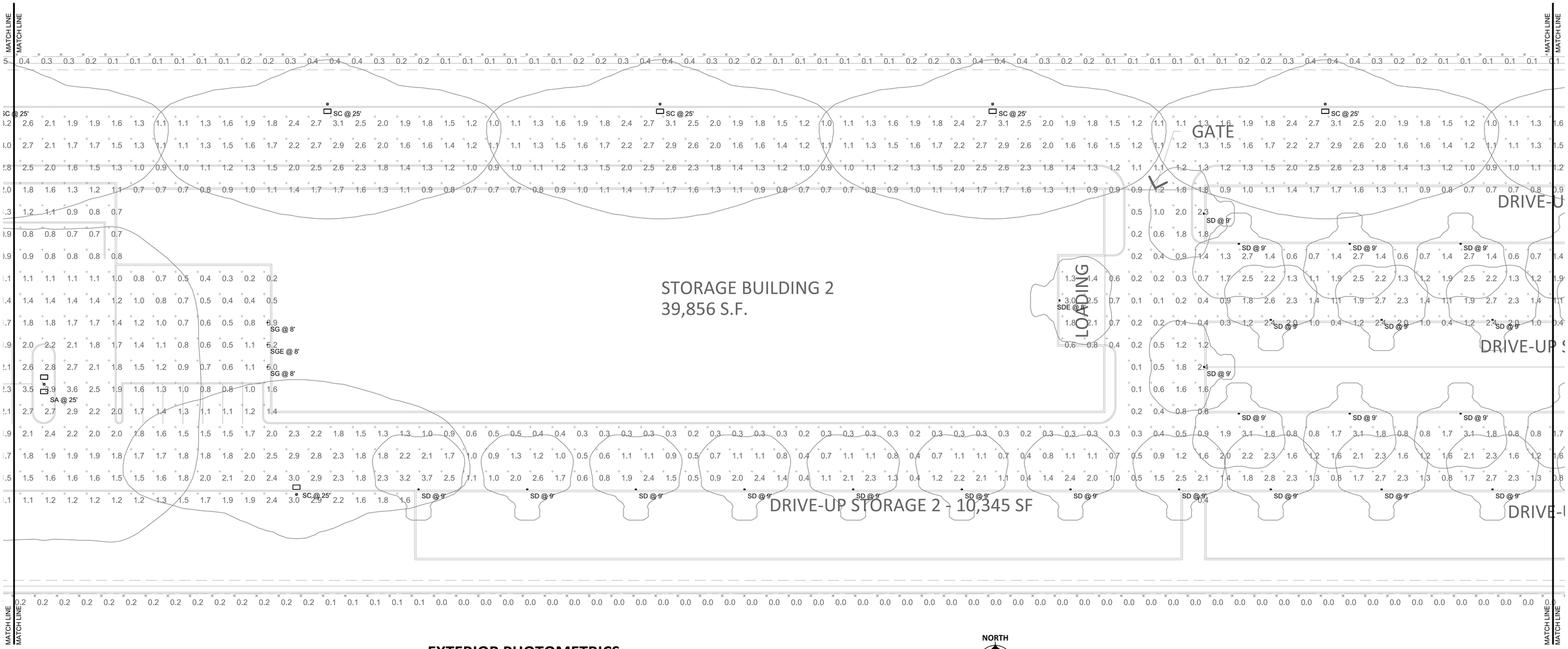
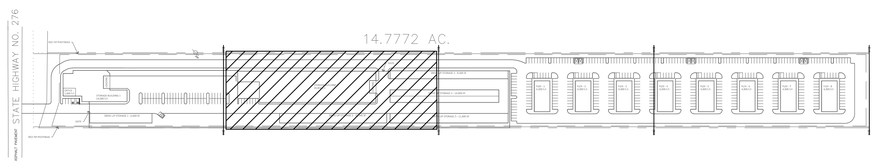


EXTERIOR PHOTOMETRICS

SCALE:1/20" PSCALE

NORTH



SITE KEY MAP

N.T.S

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Project Number: 22377 | Project Manager: JFO
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RKAA ARCHITECTS, INC
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112305
LICENSED
PROFESSIONAL ENGINEER
6/17/22

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 04-13-2022 (PRELIMINARY)

E0.2
EXTERIOR PHOTOMETRICS

RKAA# 22040.00

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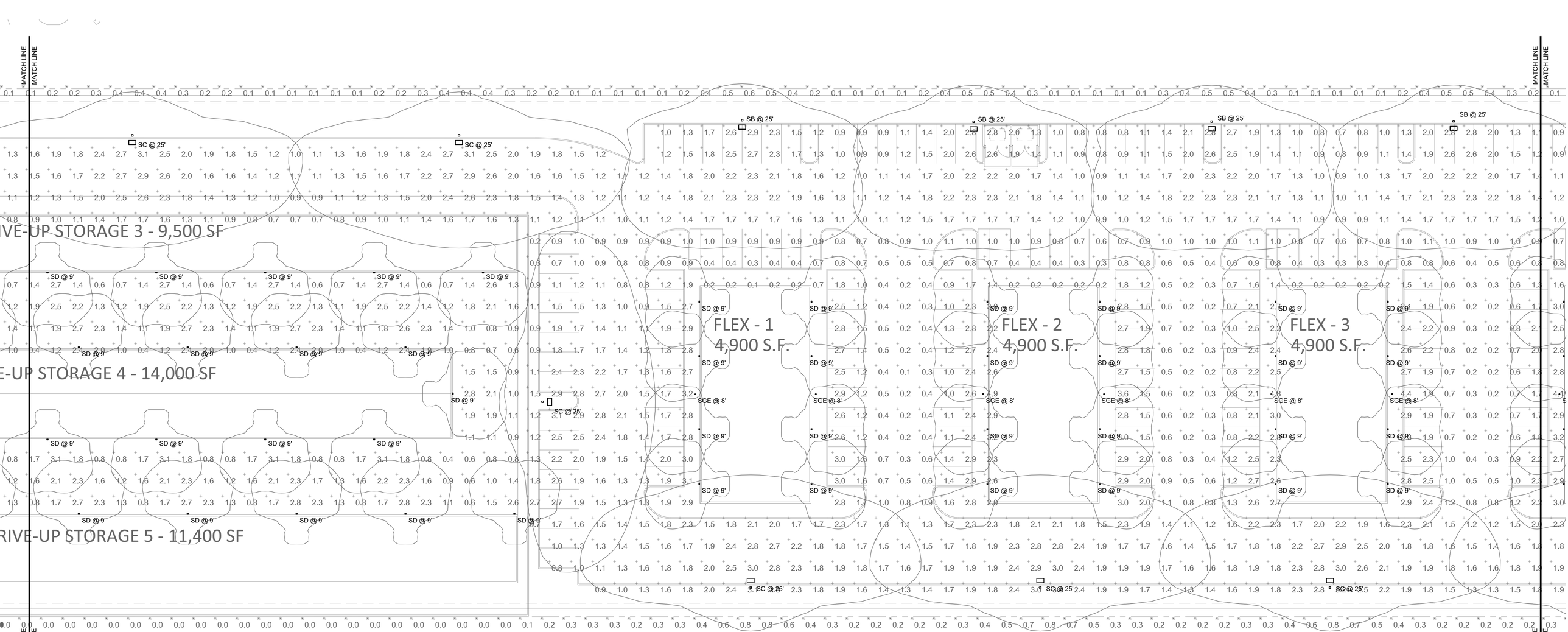
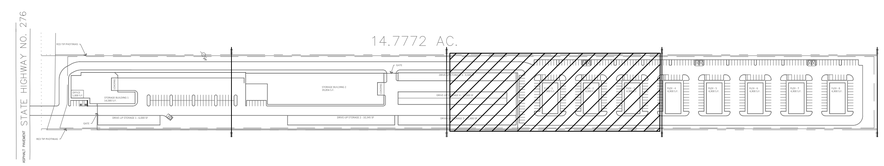


EXTERIOR PHOTOMETRICS

SCALE:1/20" PSCALE

NORTH



SITE KEY MAP

N.T.S

ARDEBILI Engineering
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7328 E Stetson Dr., Scottsdale, AZ 85251
P: 480.626.7072 | ardebilieng.com

RKAA ARCHITECTS, INC
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LICENSED PROFESSIONAL ENGINEER
01/7/22

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 04-13-2022 (PRELIMINARY)

E0.3
EXTERIOR PHOTOMETRICS

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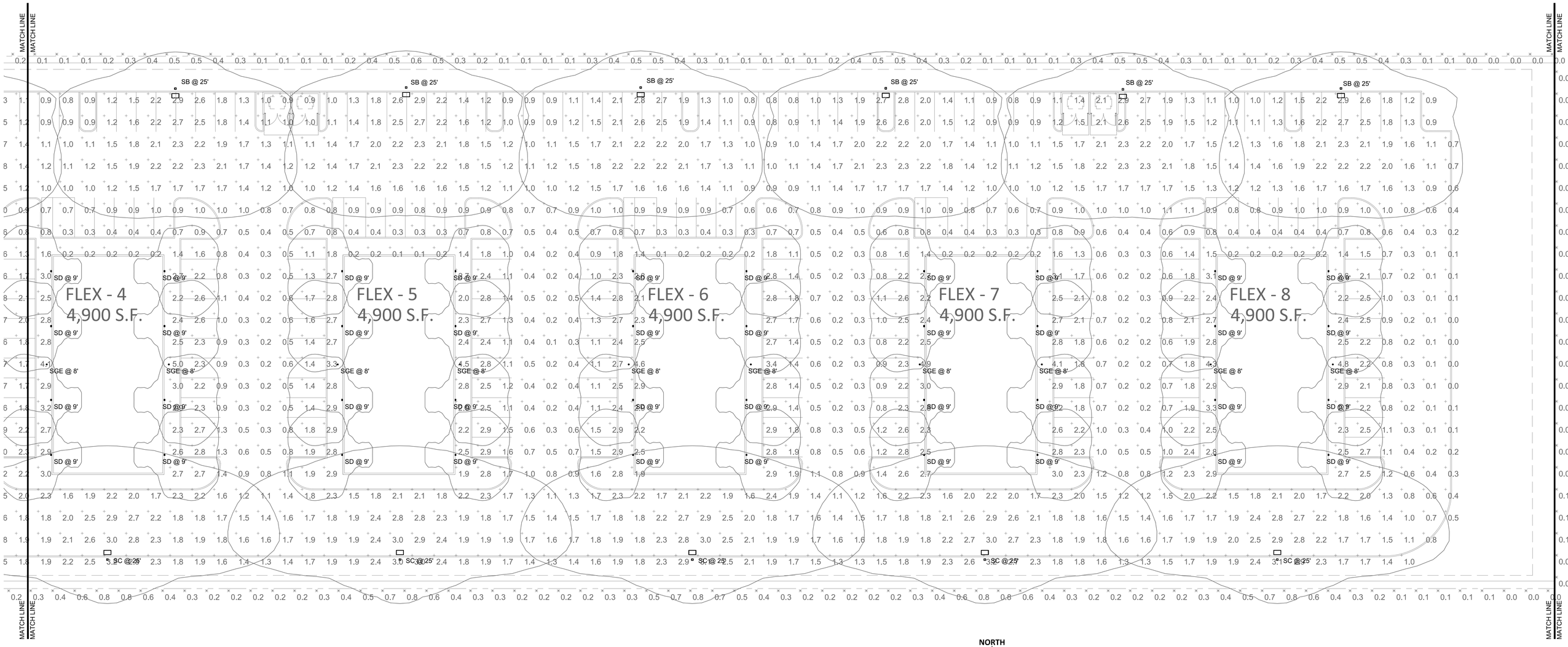
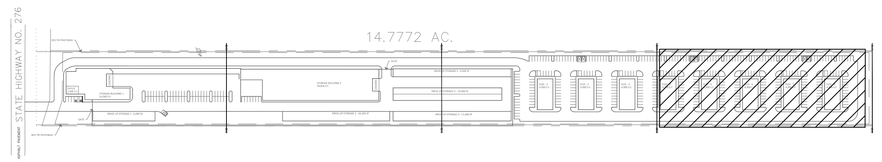


EXTERIOR PHOTOMETRICS

SCALE:1/20" PSCALE

NORTH



SITE KEY MAP

N.T.S

ARDEBILI Engineering
Project Number: 22377 | Project Manager: JFO
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RKAA ARCHITECTS, INC

F-15128
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LICENSED PROFESSIONAL ENGINEER
6/17/22

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 04-13-2022 (PRELIMINARY)

E0.4
EXTERIOR PHOTOMETRICS

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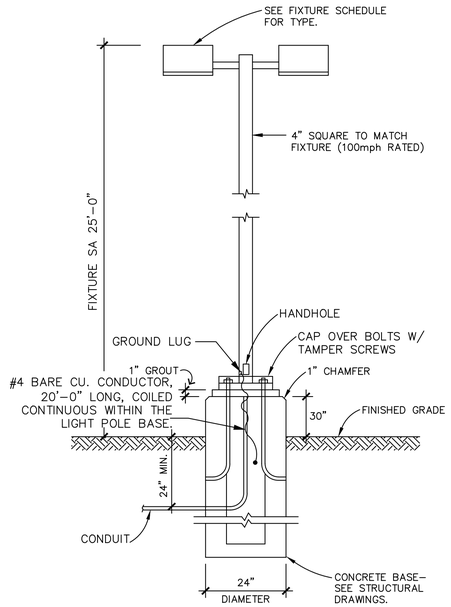
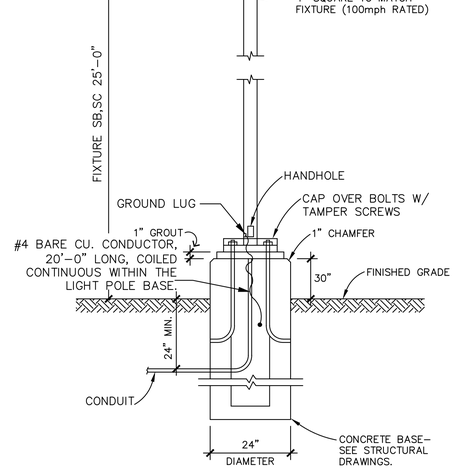


LIGHT POLE AND FIXTURE 'SA'

N.T.S.

NOTE:
CONTRACTOR SHALL PROVIDE NEW POLE BASES WHERE INDICATED ON PLANS. LIGHTING FIXTURE POLE DETAILS AND DESCRIPTIONS ARE FOR ELECTRICAL REFERENCES ONLY. PLEASE REFER TO ARCHITECTURAL SHEETS FOR POLE BASE DETAILS.



LIGHT POLE AND FIXTURE 'SB','SC'

N.T.S.

NOTE:
CONTRACTOR SHALL PROVIDE NEW POLE BASES WHERE INDICATED ON PLANS. LIGHTING FIXTURE POLE DETAILS AND DESCRIPTIONS ARE FOR ELECTRICAL REFERENCES ONLY. PLEASE REFER TO ARCHITECTURAL SHEETS FOR POLE BASE DETAILS.



D-Series Size 0
LED Area Luminaire

Buy American

Catalog Number

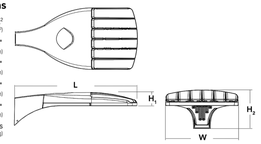
Notes

Type SA/SB/SC

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA: 0.95 ft² (.09 m²)
Length: 26" (66.0 cm)
Width: 13" (33.0 cm)
Height,: 3" (7.62 cm)
Height,: 7" (17.8 cm)
Weight (max): 16 lbs (7.25 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Series	LEDs	Color temperature	Distribution			Voltage	Mounting
DSX0 LED	**Forward optics**	30K 3000 K	T1S Type I short (Automotive)	TSS Type V short [1]		MVOLT (120V-277V) [2,4]	**Shipped included**
	P1 P5	40K 4000 K	T2S Type II short	TSM Type V medium [1]		XVOLT (277V-480V) [3,5]	SPA Square pole mounting
	P2 P6	50K 5000 K	T2M Type II medium	T5W Type V wide [1]		120 [5]	RPA Round pole mounting [6]
	P3 P7 [1]		T3S Type III short	BLC Backlight control [4]		208 [5]	WBA Wall bracket [7]
	P4 [1]		T3M Type III medium	LCCO Left corner cutoff [4]		240 [5]	SPUMBA Square pole universal mounting adaptor [7]
	Rotated optics		T4M Type IV medium	RCCO Right corner cutoff [4]		277 [5]	RPUMBA Round pole universal mounting adaptor [7]
	P10 [1] P12 [1]		TFTM Forward throw medium			347 [4]	**Shipped separately**
	P11 [1] P13 [1,2]		T5VS Type V very short [1]			480 [4]	KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) [2]

Control options		Other options		Finish (required)	
Shipped installed		**Shipped installed**		DDBXD	Dark bronze
NLTAIR2 nLight AIR generation 2 enabled [2,14]	PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc [15,8]	HS House-side shield [17]		DBLXD	Black
PIRHN Network, high/low motion/ambient sensor [15]	PIRH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc [15,9]	SF Single fuse (120, 277, 347V) [4]		DNAXD	Natural aluminum
PER NEMA twist-lock receptacle only (control ordered separate) [16]	PIR1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc [15,8]	DF Double fuse (208, 240, 480V) [4]		DWHXD	White
PERS Five-pin receptacle only (control ordered separate) [16,17]	PIRH1FC3V High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc [15,9]	L90 Left rotated optics [2]		DDBTXD	Textured dark bronze
PER7 Seven-pin receptacle only (leads exit fixture) (control ordered separate) [16,17]	FAO Field adjustable output [11]	R90 Right rotated optics [2]		DBLBXD	Textured black
DMG 0-10V dimming extend out back of housing for external control (control ordered separate) [18]		DDL Diffused drop lens [18]		DNATXD	Textured natural aluminum
		HA 50°C ambient operations [2]		DWHGXD	Textured white
		BAA Buy America(n) Act Compliant			
		Shipped separately			
		BS Bird spikes [19]			
		EGS External glare shield			

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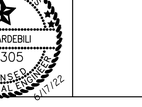


WDGE2 LED
Architectural Wall Sconce Precision Refractive Optic

Buy American

Catalog Number

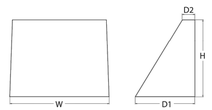
Notes

Type SD/SDE

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth (D1): 7"
Depth (D2): 1.5"
Height: 9"
Width: 11.5"
Weight: (without options) 13.5 lbs



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE2 with industry leading precision refractive optics provides great uniform distribution and optical control. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI)						
					P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	--	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI VF MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting	
WDGE2 LED	P0 [1]	27K 2700K	70CRI	T1S Type I Short	MVOLT	**Shipped included**	**Shipped separately**
	P1 [1]	30K 3000K	80CRI	T2M Type II Medium	347 [1]	SRM Surface-mounting bracket	AWS 3/8inch Architectural wall spacer
	P2 [1]	40K 4000K	LW Limited Wavelength	T3M Type III Medium	480 [1]	ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only) [2]	PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available.
	P3 [1]	50K 5000K		T4M Type IV Medium			
	P4 [2]	AMB [2] Amber		TFTM Forward Throw Medium			

Options		Finish	
E10WH Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 5°C min)	**Standalone Sensors/Controls**	DDBXD	Dark bronze
E20WC Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min)	PIR Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.	DBLXD	Black
PE [1] Photocell, Button Type	PIRH Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching	DNAXD	Natural aluminum
DMG [1] 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)	PIR1FC3V Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation.	DWHXD	White
BCE Bottom conduit entry for back box (PBBW). Total of 4 entry points.	PIRH1FC3V Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.	DSSTXD	Sandstone
BAA Buy America(n) Act Compliant	**Networked Sensors/Controls**	DDBTXD	Textured dark bronze
	NLTAIR2 PIR nLightAIR Wireless enabled bi-level motion/ambient sensor for 8-15' mounting heights.	DBLBXD	Textured black
	NLTAIR2 PIRH nLightAIR Wireless enabled bi-level motion/ambient sensor for 15-30' mounting heights.	DNATXD	Textured natural aluminum
	See page 4 for out of box functionality	DWHGXD	Textured white
		DSSTXD	Textured sandstone

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tgs TRULY GREEN SOLUTIONS

SKU#: SG/SGE PROJECT NAME: _____ DATE: _____



ThinTek™ Wafer R — Direct Mount Recessed

120~347VAC/0-10V Dimming

DESCRIPTION

The ThinTek™ Wafer series from TGS allows for easy installation from below the ceiling without the need for an existing can and is ideal for shallow ceiling plenum applications. The CCT switch allows for selection between 2700K, 3000K, 3500K, 4000K, and 5000K. With Title 24 certification, 90 CRI, and a variety of sizes and lumen packages, ThinTek™ Wafers provide versatility, reliable performance, and a fast, simple installation process.

APPLICATIONS

Residential, Institution, Hospitality, Retail, Offices, Schools, Hospitals, Airports and Hallways.

Intertek · IC RATED · 5 YEAR WARRANTY

FEATURES

Construction
Die-cast aluminum housing and PC lens.
Air-tight IC Rated.

Optical System
Glare controlling lens for comfortable light distribution.
Provides a 110° beam angle.

Warranty
5 year warranty.
See warranty documentation for more information.

Electrical
Input voltage: 120~347VAC, 60Hz
25W High Voltage Emergency Battery Backup option available.
12" Power Cable (Standard); Extension Cable option available in 3' or 10'.

Installation/ Mounting
Recessed Mounting with adjustable spring loaded retention tabs for secure fixture.
New Construction Kit (4", 6", 8") and New Construction Kit with Hanger Bar (3", 4", 6") option available.

Controls/Dimming
0-10V Dimming (Dims to 10%)
Tunable White between 2700K, 3000K, 3500K 4000K, 5000K.

ThinTek™ Mini R
3", 8W (500 lm)
4", 10W (650 lm)
4", 12W (850 lm)
6", 12W (900 lm)
6", 15W (1100 lm)
8", 18W (1500 lm)

Projected LTO: 50,000+ hours
Warranty: 5 Years
0-10V Dimming (10%)

TITLE 24 Compliant · 90+ CRI · Wet Location Rated · Tunable White · Air Tight · 0-10V Dimming Dims to 10%





Ordering Information

EXAMPLE: TWRF-0308-C-U

Series	Size/Wattage	CCT Switchable	Input Voltage/Control
TWRF - ThinTek Wafer Round Flat	0308 - 3"/8W 0410 - 4"/10W 0412 - 4"/12W 0612 - 6"/12W 0615 - 6"/15W 0818 - 8"/18W	C - 2700K/3000K/3500K/4000K/5000K	U - 120~347VAC/ 0-10VDimming

New Construction Kit	New Construction Kit W/ Hanger Bar	Accessories
TWR-NC (For 4", 6", 8")	TWR-NCH (For 3", 4", 6")	TW-EC03 (3' Extension Cable) TW-EC10 (10' Extension Cable) 90025-H (25W High Voltage Emergency Battery Backup)

Specifications and Dimensions subject to change without notice. **Accessories are purchased separately.**
***MOQ and longer lead times may apply, please contact customer service for more information.**

9601 Variel Ave I Chatsworth, CA 91311 I Ph: (818) 206-4404 I trulygreensolutions.com
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COMcheck Software Version 4.1.5.4
Exterior Lighting Compliance Certificate

Project Information

Energy Code: 2018 IECC
Project Title: 22377
Project Type: New Construction
Exterior Lighting Zone 2 (Residential mixed use area (LZ2))

Construction Site:
SWC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032

Owner/Agent:

Designer/Contractor:

Allowed Exterior Lighting Power

A Area/Surface Category	B Quantity	C Allowed Watts / Unit	D Tradable Wattage	E Allowed Watts (B X C)
STORAGE 1 (Illuminated area of facade wall or surface)	6480 ft2	0.07	No	486
STORAGE 1 (Landscaping)	24714 ft2	0.04	Yes	989
DRV-1 (Illuminated area of facade wall or surface)	4713 ft2	0.07	No	353
STORAGE 1 (Parking area)	38100 ft2	0.04	Yes	1524
STORAGE 2 (Illuminated area of facade wall or surface)	864 ft2	0.07	No	65
STORAGE 2 (Landscaping)	22643 ft2	0.04	Yes	906
DRV-2 (Illuminated area of facade wall or surface)	3105 ft2	0.07	No	233
DRV-3 (Landscaping)	16496 ft2	0.04	Yes	660
DRV-3 (Illuminated area of facade wall or surface)	3645 ft2	0.07	No	273
DRV-4 (Illuminated area of facade wall or surface)	7840 ft2	0.07	No	588
DRV-5 (Illuminated area of facade wall or surface)	3800 ft2	0.07	No	285
FLEX (Parking area)	62576 ft2	0.04	Yes	2503
FLEX (Landscaping)	34585 ft2	0.04	Yes	1383
FLEX BGS (Illuminated area of facade wall or surface)	14256 ft2	0.07	No	1069
			Total Tradable Watts (a) =	7965
			Total Allowed Watts =	11317
			Total Allowed Supplemental Watts (b) =	400

(a) Wattage tradeoffs are only allowed between tradable areas/surfaces.
(b) A supplemental allowance equal to 400 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Proposed Exterior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
STORAGE 1 (Illuminated area of facade wall or surface 6480 ft2): Non-tradable Wattage				
LED 1: SF: Other:	1	3	51	153
LED 2: SG: Other:	1	2	12	23
LED 3: SGE: Other:	1	2	12	23
LED 4: SD: Other:	1	4	19	76
LED 5: SDE: Other:	1	3	19	57
STORAGE 1 (Landscaping 24714 ft2): Tradable Wattage				
LED 6: SC: Other:	1	4	134	536
DRV-1 (Illuminated area of facade wall or surface 4713 ft2): Non-tradable Wattage				

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
LED 7: SD: Other:	1	5	19	95
STORAGE 1 (Parking area 38100 ft2): Tradable Wattage				
LED 8: SA: Other:	2	3	268	804
STORAGE 2 (Illuminated area of facade wall or surface 864 ft2): Non-tradable Wattage				
LED 9: SG: Other:	1	2	12	23
LED 10: SGE: Other:	1	1	12	12
LED 11: SDE: Other:	1	1	19	19
STORAGE 2 (Landscaping 22643 ft2): Tradable Wattage				
LED 12: SC: Other:	1	4	134	536
DRV-2 (Illuminated area of facade wall or surface 3105 ft2): Non-tradable Wattage				
LED 13: SD: Other:	1	8	19	152
DRV-3 (Landscaping 16496 ft2): Tradable Wattage				
LED 14: SC: Other:	1	3	134	402
DRV-3 (Illuminated area of facade wall or surface 3645 ft2): Non-tradable Wattage				
LED 15: SD: Other:	1	9	19	171
DRV-4 (Illuminated area of facade wall or surface 7840 ft2): Non-tradable Wattage				
LED 16: SD: Other:	1	16	19	304
DRV-5 (Illuminated area of facade wall or surface 3800 ft2): Non-tradable Wattage				
LED 17: SD: Other:	1	8	19	152
FLEX (Parking area 62576 ft2): Tradable Wattage				
LED 18: SB: Other:	1	10	134	1340
FLEX (Landscaping 34585 ft2): Tradable Wattage				
LED 19: SC: Other:	1	8	134	1072
FLEX BGS (Illuminated area of facade wall or surface 14256 ft2): Non-tradable Wattage				
LED 20: SD: Other:	1	64	19	1216
LED 21: SGE: Other:	1	16	12	186
			Total Tradable Proposed Watts =	4690

Exterior Lighting PASSES: Design 42% better than code

Exterior Lighting Compliance Statement

Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 2018 IECC requirements in COM*check* Version 4.1.5.4 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

JONATHAN F. ORTIZ, PM — Name - Title
Signature
06/17/22 — Date

Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	SA	3	Lithonia Lighting	(2) DSX0 LED P6 40K T5W MVOLT SPA (FINISH) / SSS 22.5' W/2.5' BASE	TWIN-HEAD DSX0 LED P6 40K T5W MVOLT	LED - 4000K	DSX0_LED_P6_40K_T5W_MVOLT.ies	16466	0.91	268
	SB	10	Lithonia Lighting	DSX0 LED P6 40K TFTM MVOLT SPA HS (FINISH) / SSS 22.5' W/2.5' BASE	DSX0 LED P6 40K TFTM MVOLT with houseside shield	LED - 4000K	DSX0_LED_P6_40K_TFTM_MVOLT_HS.ies	12465	0.91	134
	SC	20	Lithonia Lighting	DSX0 LED P6 40K T2M MVOLT SPA (FINISH) / SSS 22.5' W/2.5' BASE	DSX0 LED P6 40K T2M MVOLT	LED - 4000K	DSX0_LED_P6_40K_T2M_MVOLT.ies	15931	0.91	134
	SD	114	Lithonia Lighting	WDGE2 LED P2 40K 80CRI TFTM MVOLT (FINISH)	WDGE2 LED WITH P2 - PERFORMANCE PACKAGE, 4000K, 80CRI, TYPE FORWARD THROW MEDIUM OPTIC	LED - 4000K	WDGE2_LED_P2_40K_80CRI_TFTM.ies	2030	0.91	18.9815
	SDE	4	Lithonia Lighting	WDGE2 LED P2 40K 80CRI TFTM MVOLT E20WC (FINISH)	WDGE2 LED WITH P2 - PERFORMANCE PACKAGE, 4000K, 80CRI, TYPE FORWARD THROW MEDIUM OPTIC W/EM BATTERY PACK	LED - 4000K	WDGE2_LED_P2_40K_80CRI_TFTM.ies	2030	0.91	18.9815
	SF	3	Lithonia Lighting	WDGE3 LED P1 80CRI R3 40K MVOLT (FINISH)	WDGE3 LED WITH P1 - PERFORMANCE PACKAGE, 4000K, 70CRI, TYPE 3 OPTIC	LED - 4000K	WDGE3_LED_P1_70CRI_R3_40K.ies	7523	0.91	51.1717
	SG	4	TGS	TWFR 0612 C-4000K U	ThinTek Wafer R - Direct Mount Recessed Downlight	LED - 4000K	TWRF-0612-C-U (2700K)_IESNA2002.IES	918	0.91	11.6264
	SGE	19	TGS	TWFR 0612 C-4000K U 90025-h	ThinTek Wafer R - Direct Mount Recessed Downlight w/EM Battery Pack	LED - 4000K	TWRF-0612-C-U (2700K)_IESNA2002.IES	918	0.91	11.6264

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PROPERTY LINE - FC @ GRADE	+	0.2 fc	0.8 fc	0.0 fc	N/A	N/A
SITE - FC @ GRADE	+	1.5 fc	6.0 fc	0.0 fc	N/A	N/A

RKAA ARCHITECTS, INC

F-15128
STATE OF TEXAS
OMID ARDEBILI
112305
LICENSED PROFESSIONAL ENGINEER
01/7/22

ARDEBILI Engineering
Project Number: 22377 | Project Manager: JFO
7328 E Stetson Dr., Scottsdale, AZ 85251
P: 480.626.7072 | ardebilieng.com

ROCKWALL STORAGE
SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 04-13-2022 (PRELIMINARY)

E0.5
EXTERIOR CUTSHEETS AND IECC REPORT
RKAA# 22040.00

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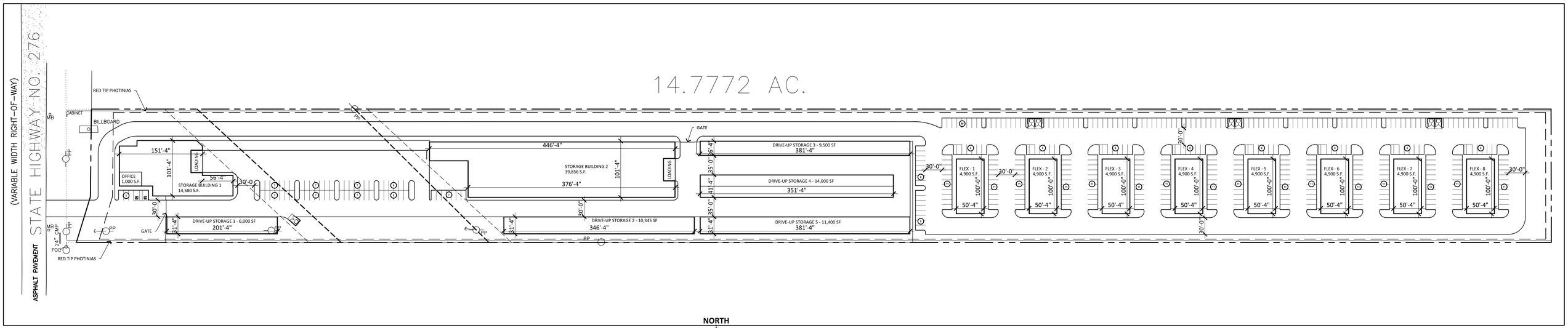
PROJECT DIRECTORY

ARCHITECT:
RKAA ARCHITECTS, INC.
2233 EAST THOMAS ROAD
PHOENIX, ARIZONA 85016
CONTACT: NEIL FEASER
PHONE: (602) 955-3900
FAX: (602) 955-0496
E-MAIL: nfeaser@rkaa.com



SITE PLAN

SCALE: 1" = 80'-0"

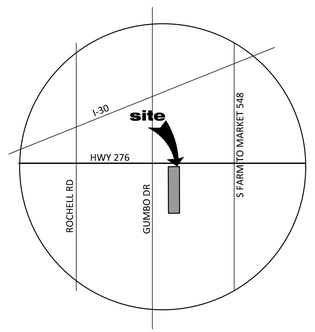
NORTH

SITE DATA

PROPERTY ID:	10369 & 10368
EXISTING ZONING:	AG
SITE AREA:	14.77 ACRES (643,381 S.F.)
PROPOSED USE:	SELF STORAGE
STORAGE BUILDING 1 AREA:	15,580 S.F.
STORAGE BUILDING 2 AREA:	39,856 S.F.
TOTAL STORAGE BUILDING AREA:	55,436 S.F.
DRIVE-UP STORAGE 1 AREA:	6,000 S.F.
DRIVE-UP STORAGE 2 AREA:	10,345 S.F.
DRIVE-UP STORAGE 3 AREA:	9,500 S.F.
DRIVE-UP STORAGE 4 AREA:	14,000 S.F.
DRIVE-UP STORAGE 5 AREA:	11,400 S.F.
TOTAL DRIVE-UP AREA:	51,245 S.F.
TOTAL PARKING REQUIRED:	34 SPACES
TOTAL PARKING PROVIDED:	61 SPACES

STORAGE BUILDING 1 UNITS:	109 UNITS
STORAGE BUILDING 2 UNITS:	298 UNITS
TOTAL STORAGE BUILDING UNITS:	407 UNITS
DRIVE-UP STORAGE 1 UNITS:	20 UNITS
DRIVE-UP STORAGE 2 UNITS:	35 UNITS
DRIVE-UP STORAGE 3 UNITS:	38 UNITS
DRIVE-UP STORAGE 4 UNITS:	70 UNITS
DRIVE-UP STORAGE 5 UNITS:	38 UNITS
TOTAL DRIVE-UP UNITS:	201 UNITS
TOTAL UNITS:	608 UNITS

TOTAL FLEX UNITS	8 UNITS
AREA OF EACH FLEX UNIT	4,900 S.F.
TOTAL FLEX BUILDING AREA:	39,200 S.F.
PARKING PROVIDED:	338 SPACES



NORTH

VICINITY MAP

SCALE: N.T.S.

THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL PROPERTY BOUNDARIES ARE ROUGH APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY AND IT IS NOT TO BE THE BASIS FOR ANY LEGALLY BINDING DOCUMENTATION.

RKAA ARCHITECTS, INC

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 06-16-2022 (PRELIMINARY)

SP-1

RKAA# 22040.00

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PROJECT COMMENTS

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

DATE: 6/24/2022

PROJECT NUMBER:	SP2022-038	CASE MANAGER:	Henry Lee
PROJECT NAME:	Site Plan for 4649 SH 276	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:	4649 STATE HIGHWAY 276	CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Hellen Byrd on behalf of Donald Valk for the approval of a Site Plan for a Mini-Warehouse and Office Warehouse Facility on a 14.78-acre tract of land identified as Tracts 8 & 8-1 of the J. H. Bailey Survey, Abstract No. 34, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 4649 SH-276, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	06/24/2022	Needs Review

06/24/2022: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for a Mini-Warehouse and Office Warehouse Facility on a 14.78-acre tract of land identified as Tracts 8 & 8-1 of the J. H. Bailey Survey, Abstract No. 34, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 4649 SH-276.

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 For reference, include the case number (SP2022-038) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), the Light Industrial (LI) District standards, the SH-276 Overlay District Standards, and the Development Standards of Article 05, that are applicable to the subject property.

M.5 Please provide a physical material sample board for the June 28 Architectural Review Board (ARB) meeting. (Subsection 03.04. A, of Article 11)

M.6 The subject property will be required to plat to establish the new easements. (Subsection 03.04. A, of Article 11)

M.7 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11)

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

WITNESS OUR HANDS, this _____ day of _____, _____.

_____ _____

M.8 Site Plan:

1. Remove the existing zoning from the site data table and changed the proposed to current. (Subsection 03.04. B, of Article 11)
2. Please indicate all drive/turn radii. (Subsection 03.04. B, of Article 11)
3. Please indicate the driveway widths. (Subsection 03.04. B, of Article 11)
4. Please label the non-gated fire lanes as Fire Lane, Public Access, and Utility Easement. (Subsection 03.04. B, of Article 11)
5. Indicate any proposed fire hydrants. (Subsection 03.04. B, of Article 11)
6. Provide a detail of the masonry screening wall and the wrought iron fence. (Subsection 08.02. F, of Article 08)
7. Indicate any ground mounted utility equipment and the subsequent screening. (Subsection 01.05. C, of Article 05)
8. Indicate any roof mounted utility equipment and crosshatch it on the building elevations. (Subsection 01.05. C, of Article 05)
9. Dumpster Screening. Provide a dumpster detail that meets the following requirements. Trash/Recycling enclosures shall be four (4) sided. These receptacles shall be screened by a minimum six (6) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. Dumpster storage should be located to the rear of the buildings with proper access. Trash dumpster shall not be located in any required parking space and shall allow proper access by service trucks. The minimum enclosure area shall be 12'x10'. A minimum of 6" bollards will be required at potential impact zones and the pad site shall be paved to city standards. Also, the enclosure must have 5-gallon shrubs planted around it. (Subsection 01.05. B, of Article 05)
10. Outside storage shall not be permitted as it has not been indicated on the site plan.

M.9 Landscape Plan:

1. The landscape buffer is 50-feet and no parking or paving may be within the buffer. The landscape buffer must include a berm and shrubs 30" – 48" in height. (Subsection 05.01, of Article 08)
2. The landscape buffer is required to have two (2) canopy and four (4) accent trees per 100-feet. In this case there needs to be five (5) canopy and ten (10) accent trees. Please add more accent trees to meet this requirement. (Subsection 05.01, of Article 08)
3. All parking spaces shall be within 80-feet of a canopy tree. Also, at the rear of the property there shall be a row of trees (i.e. at least four (4) canopy or accent trees). (Subsection 05.03. E, of Article 08)
4. Provide a note indicating the irrigation will meet the requirements of the Unified Development Code (UDC). (Subsection 05.04, of Article 08)
5. If there are any trees being removed from the property include a removed treescape table of the landscape plan.

M.10 Photometric Plan:

1. Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (Section 2.1 of this checklist)
2. The maximum foot-candles at all property lines must not exceed 0.2 FC. (Subsection 03.03. G, of Article 07)
3. Light poles cannot exceed 20-feet. (Subsection 03.03. D, of Article 07)

M.11 Building Elevations:

1. Please provide the material percentages on each façade of each proposed building. (Subsection 04.01, of Article 05)
2. 20% natural or quarried stone is required on each façade of the proposed buildings. (Subsection 06.02. C, of Article 05)
3. 90% masonry materials are required on each façade of the proposed buildings. (Subsection 06.02. C, of Article 05)
4. Smooth CMU is not an approved material within the overlay district. Please propose a different material. (Subsection 06.02, of Article 05)
5. The minimum roof pitch within an industrial district is 6:12. (Subsection 05.01, of Article 05)
6. The horizontal articulation on each of the buildings is not met. The buildings all have wall lengths that exceed 4-times their height. (Subsection 05.01, of Article 05)
7. Please crosshatch the roof mounted utility equipment. (Subsection 01.05. C, of Article 05)

M.12 If you are requesting any variances for the proposed project please provide staff with a variance letter that lists the variances, why they are being requested, and the subsequent compensatory measures. For each variance requested you must provide two (2) compensatory measures (Subsection 09.01, of Article 11). Examples of compensatory measures include the increased use of masonry material or stone, increased articulation, increased landscaping, increased architectural elements, more pedestrian amenity, etc.

I.13 Please note that failure to address all comments provided by staff by 3:00 PM on July 6, 2022 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.14 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. Revisions for this case will be due on July 6, 2022; 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 12, 2022 Planning & Zoning Meeting.

I.15 Please note the scheduled meetings for this case:
1) Planning & Zoning Work Session meeting will be held on June 28, 2022.
2) Planning & Zoning meeting/public hearing meeting will be held on July 12, 2022.

I.16 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	06/23/2022	Needs Review

06/23/2022: - Need to show existing and proposed water, sewer, and detention on site plan.
- Check for NTMWD easement in back for the 54" line.

The following items are informational for the engineering design process.
General Items:
- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees for expansion (Roadway)
- Minimum easement width is 20' for new easements. No structures allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.
- Must plat the property.
- Must have written approval from power company to be in their easement and place utilities, paving, and landscaping

Drainage Items:
- Detention is required .
- Detention outfall must be at sheet flow conditions when storm water crosses the property line.
- Manning's C-value is per zoning type.
- Dumpster areas to drain to oil/water separator and then to the storm lines.
- Will need a WOTUS & Wetland determination on pond

Roadway Paving Items:
- Parking to be 20'x9' facing the building or nose-to-nose.
- No dead-end parking allowed.
- Drive isles to be 24' wide.
- 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. - Fire lane to be in a platted easement.
- TXDOT permit will be required

Water and Wastewater Items:
- Show proposed utility lines (Water, Sewer, etc.)

- Need letter from Rockwall County stating that the existing OSSF has the capacity for the expansion.
- Any water lines extended to supply fire protection and service must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)

Landscaping:
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- 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	06/23/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/23/2022	Needs Review

06/23/2022: Fire hydrant and fire department connection locations were not reviewed for compliance. Not shown on the plans.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/21/2022	Approved

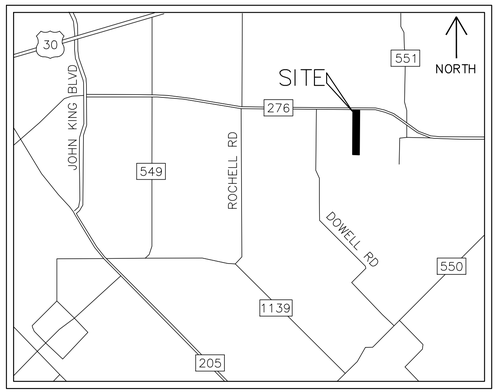
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	06/20/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/20/2022	Approved w/ Comments

06/20/2022: Approved



VICINITY MAP
N.T.S.

SITE DATA TABLE	
EXISTING ZONING:	AG WITH SH 276 OVERLAY
PROPOSED ZONING:	LI WITH SH 276 OVERLAY
LAND USE:	OFFICE/WAREHOUSE BUILDINGS
SITE ACREAGE:	14.78 ACRES (643,696 SQ FT)
STORAGE BUILDING FOOTPRINT:	105,627 SQUARE FEET
STORAGE BUILDING AREA:	105,627 SQUARE FEET
OFFICE/FLEX BUILDING FOOTPRINT:	39,200 SQUARE FEET
OFFICE/FLEX BUILDING AREA:	39,200 SQUARE FEET
TOTAL BUILDING FOOTPRINT:	144,827 SQUARE FEET
TOTAL BUILDING AREA:	144,827 SQUARE FEET
OPEN SPACE:	172,896/643,696 : 26.9%
PAVED SURFACE AREA:	325,973/643,696 : 50.6%
BUILDING HEIGHT	1 STORY (28'-0" MAX HEIGHT)
PARKING REQUIRED:	
SELF-STORAGE (3 PLUS 1 SPACE/100 UNITS):	10 PARKING SPACES
OFFICE (1 SPACE/300 S.F.)	4 PARKING SPACES
FLEX (1 SPACE/250 S.F.)	157 PARKING SPACES
TOTAL:	171 PARKING SPACES
PARKING PROVIDED:	388 PARKING SPACES
ACCESSIBLE PARKING PROVIDED:	19 PARKING SPACES

General Items:
- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees for expansion (Roadway)
- Minimum easement width is 20' for new easements. No structures allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.
- Must plat the property.
- Must have written approval from power company to be in their easement and place utilities, paving, and landscaping

Drainage Items:
- Detention is required .
- Detention outfall must be at sheet flow conditions when storm water crosses the property line.
- Manning's C-value is per zoning type.
- Dumpster areas to drain to oil/water separator and then to the storm lines.
- Will need a WOTUS & Wetland determination on pond

Roadway Paving Items:
- Parking to be 20'x9' facing the building or nose-to-nose.
- No dead-end parking allowed.
- Drive isles to be 24' wide.
- 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. - Fire lane to be in a platted easement.
- TXDOT permit will be required

Water and Wastewater Items:
- Show proposed utility lines (Water, Sewer, etc.)
- Need letter from Rockwall County stating that the existing OSSF has the capacity for the expansion.
- Any water lines extended to supply fire protection and service must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)

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

Need to show existing and proposed water, sewer, and detention on site plan

Check for NTMWD easement in back for the 54" line

LEGEND
- EXISTING CURB
- PROPOSED CURB
- (8) – PARKING SPACES IN A ROW
- LS – PROPOSED LANDSCAPING
- 4" PROPOSED SIDEWALK 3,600 PSI REINFORCED CONCRETE WITH #3 BARS AT 18" CENTERS. (MINIMUM 6.5 SACK MIX)
- 6" PROPOSED PAVEMENT 4,500 PSI REINFORCED CONCRETE PAVEMENT WITH #3 BARS AT 18" CENTERS. FIRELANES SHALL BE 7" 4,500 MINIMUM PSI WITH #4 BARS AT 18" CENTERS. (MINIMUM 7.0 SACK MIX).
- 8" 4,500 MINIMUM PSI REINFORCED CONCRETE PAVEMENT WITH NO. 5 AT 18" CENTERS. (MINIMUM 7.0 SACK MIX).
- PROPOSED ADA SPACE PER CURRENT ADA/TSA STANDARDS

N
0 80 160
DRAWING SCALE
1"=80'

STATE HIGHWAY NO. 276 (VARIABLE WIDTH RIGHT-OF-WAY)
EX. ASPHALT PAVEMENT
TXDOT ROW INST#20210000005282
EASEMENT DEED FOR BILLBOARD VOL. 2714, PG. 0126
SOUTHWESTERN BELL EASEMENT FOR EQUIPMENT STATION VOL. 164, PG. 833
EX. WIRE FENCE
EX. BILLBOARD
S 89°20'24" E 159.20'
EX. 24" CMP
BUILDING SETBACK LINE
PROPOSED 6' ROD IRON FENCE WITHIN TEXAS POWER & LIGHT ESMT.
PROPOSED 6' MASONRY WALL
S 00°00'00" E – 2650.60'
BUILDING SETBACK LINE
(CALLED 10.04 AC.) MICHAEL G. SARAGUSA VOL. 4131, PG. 153 D.R.R.C.R.
PROPOSED FIRELANE
14.7772 AC. (CALLED 15.0 AC.) GEORGE R. HEARD AND MITZI HEARD VOL. 1202, PG. 50 D.R.R.C.T.
PROPOSED ACCESS GATE WITH FIRE DEPARTMENT ACCESS DEVICE
STORAGE BUILDING 2 39,856 SF ±376.3'
DRIVE-UP STORAGE 3 – 9,500 SF
DRIVE-UP STORAGE 4 – 14,000 SF ±351.4'
DRIVE-UP STORAGE 5 – 11,400 SF ±381.3'
OFFICE
STORAGE BUILDING 1 14,580 SF
DRIVE-UP STORAGE 1 – 5,946 SF ±199.5'
DRIVE-UP STORAGE 2 – 10,345 SF ±346.3'
PROPOSED ACCESS GATE WITH FIRE DEPARTMENT ACCESS DEVICE
APPARENT CENTERLINE LOCATION OF 20' UTILITY EASEMENT & COVENANT OF ACCESS VOL. 254, PG. 243 VOL. 1742, PG. 244
S 72°55'54" E 86.96'
PROPOSED 6' MASONRY WALL
PROPOSED DUMPSTER ENCLOSURE WITH 8' SOLID MASONRY SCREENING WALL
PROPOSED 6' ROD IRON FENCE WITHIN TEXAS POWER & LIGHT ESMT.
TEXAS POWER & LIGHT EASEMENT & RIGHT-OF-WAY VOL. 67, PG. 279
N 00°00'00" W – 2678.33'
PROPOSED 6' MASONRY WALL
EX. WIRE FENCE
PROPOSED 6' MASONRY WALL
PROPOSED DUMPSTER ENCLOSURE WITH 8' SOLID MASONRY SCREENING WALL
PROPOSED FLEX – 1 4,900 SF ±100.0'
PROPOSED FLEX – 2 4,900 SF ±100.0'
PROPOSED FLEX – 3 4,900 SF ±100.0'
PROPOSED FLEX – 4 4,900 SF ±100.0'
PROPOSED FLEX – 5 4,900 SF ±100.0'
PROPOSED FLEX – 6 4,900 SF ±100.0'
PROPOSED FLEX – 7 4,900 SF ±100.0'
PROPOSED FLEX – 8 4,900 SF ±100.0'
S 89°54'43" W – 242.32'
BUILDING SETBACK LINE
(CALLED 15.00 AC.) COMMERCIAL CONSTRUCTION SPECIALTIES, LP, A TEXAS LIMITED PARTNERSHIP INST# 20190000023410 O.P.R.R.C.T.
PARCEL 35 TO THE STATE OF TEXAS INST#20210000022794

SITE PLAN SIGNATURE BLOCK

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____,_____.

WITNESS OUR HANDS, THIS _____ DAY OF _____, _____.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

THIS DOCUMENT IS FOR SITE INFORMATION ONLY. IT IS RELEASED UNDER THE AUTHORITY OF PAUL CRAGUN, P.E. NO. 112767 ON 06/15/22.

FOR REVIEW ONLY, NOT FOR CONSTRUCTION

CASE NUMBER: SP2022-XXX

Cumulus Design Firm #14810
2080 N. Highway 360, Suite 240 Grand Prairie, Texas 75050
Tel. 214.235.0367

SITE PLAN
4649 HIGHWAY 276
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
J.H. BAILEY SURVEY, ABST NO. 34

DATE	PROJECT NO	DRAWING SCALE	SHEET
06/15/22	CD22011	1" = 80'	SP

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!!! CAUTION !!!
UNDERGROUND UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.

CALL: TEXAS ONE CALL @ 811 AT LEAST 72 HRS PRIOR TO CONSTRUCTION.

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

SURVEYOR:
BLUE SKY SURVEYING & MAPPING
11015 MIDWAY ROAD
DALLAS, TX 75229
PH: (214) 358-4500

OWNER:
DONALD VALK
4649 HWY 276
ROCKWALL, TX 75032,
PH: (972) 722-2590
CONTACT: HELLEN BYRD

ENGINEER:
CUMULUS DESIGN, INC.
FIRM NUMBER: 14810
PO BOX 2119
EULESS, TEXAS 76039
PH: (214) 235-0367
CONTACT: PAUL CRAGUN

\\SERVER-PC\SERVER\2022 PROJECTS\CD22011 - ROCKWALL SH 276\PLANS\SITE PLAN CD22011.DWG

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. SP2022-038

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 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	4649 SH276.				
SUBDIVISION	JH BAILEY SURVEY		LOT		BLOCK
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	L1		CURRENT USE	VACANT LAND	
PROPOSED ZONING			PROPOSED USE	SELF STORAGE	
ACREAGE	14.78	LOTS [CURRENT]		LOTS [PROPOSED]	

☐ ***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	DON VALK	☐ APPLICANT	HELLEN BYRD
CONTACT PERSON		CONTACT PERSON	
ADDRESS	1450 TL TOWNSEND DR SUITE 100	ADDRESS	1450 TL TOWNSEND DR SUITE 100
CITY, STATE & ZIP	ROCKWALL, TX 75032	CITY, STATE & ZIP	ROCKWALL, TX 75032
PHONE		PHONE	
E-MAIL	HELLEN@PLATINUMTX.COM	E-MAIL	HELLEN@PLATINUMTX.COM

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Hellen I Byrd [*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 $ 545.60 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 17th *DAY OF* June, 20 22 *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 17th DAY OF June, 20 22

OWNER'S SIGNATURE Hellen Byrd

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Tanya Buehler

MY COMMISSION EXPIRES

TANYA BUEHLER
Notary Public
STATE OF TEXAS
ID# 13099192-5
My Comm. Exp. MAR. 10, 2025



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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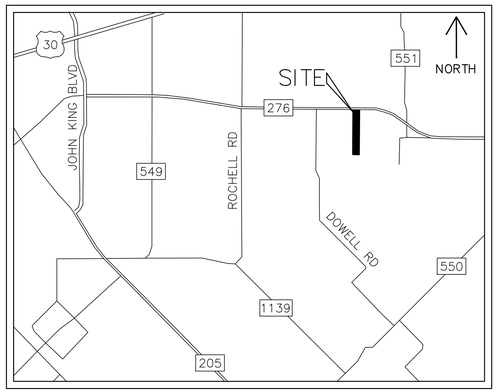

VICINITY MAP
N.T.S.

SITE DATA TABLE	
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PROPOSED ZONING:	LI WITH SH 276 OVERLAY
LAND USE:	OFFICE/WAREHOUSE BUILDINGS
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STORAGE BUILDING AREA:	105,627 SQUARE FEET
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FLEX (1 SPACE/250 S.F.)	157 PARKING SPACES
TOTAL:	171 PARKING SPACES
PARKING PROVIDED:	388 PARKING SPACES
ACCESSIBLE PARKING PROVIDED:	19 PARKING SPACES

PLAN NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT, FACE OF BUILDING OR AS OTHERWISE INDICATED.
2. ALL SIDEWALKS SHALL MAINTAIN A 2% MAXIMUM CROSS SLOPE AND 5% MAXIMUM IN THE DIRECTION OF PEDESTRIAN TRAVEL. ALL ADA SIDEWALKS SHOULD INCLUDE ALL LANDINGS, MARKINGS, ETC AS REQUIRED BY CODE.
3. ANY CONSTRUCTION OR BUILDING NECESSARY TO COMPLETE THIS CONCEPT PLAN REQUEST MUST CONFORM TO THE REQUIREMENTS SET FORTH BY THE UNIFIED DEVELOPMENT CODE, THE CITY OF ROCKWALL ADAPTED INTERNATIONAL BUILDING CODE, 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.
4. THE MECHANICAL EQUIPMENT SHALL BE ROOF MOUNTED AND BE SCREENED FROM PUBLIC VIEW.
5. A TYPICAL PARKING SPACE SHALL BE 9' WIDE AND 20' DEEP.
6. THE PROPERTY IS CURRENTLY UNPLATTED BUT WILL BE PLATTED AS PART OF DEVELOPMENT.

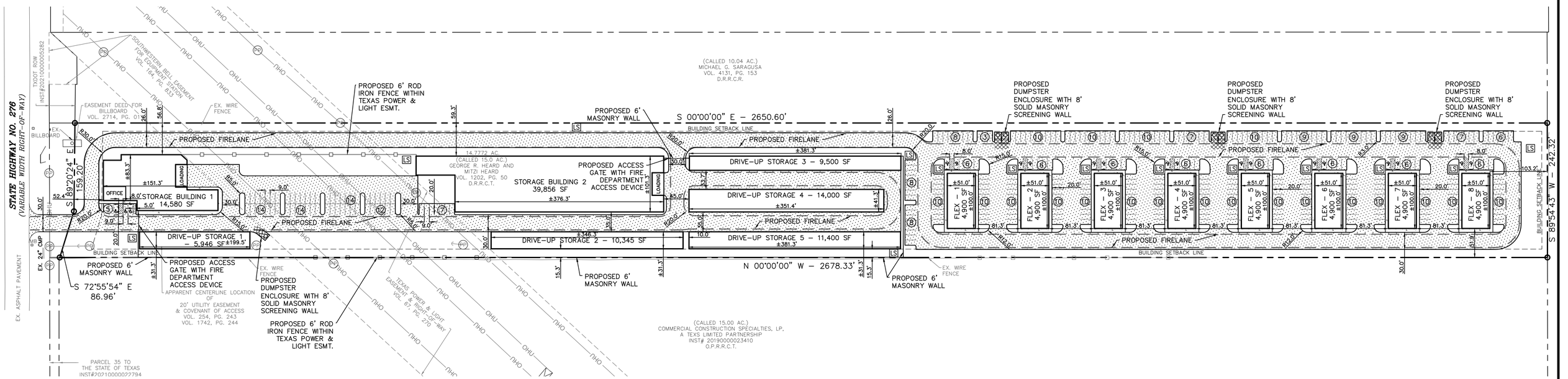
LEGEND

- EXISTING CURB
- PROPOSED CURB
- (8) – PARKING SPACES IN A ROW
- LS – PROPOSED LANDSCAPING
- 4" PROPOSED SIDEWALK 3,600 PSI REINFORCED CONCRETE WITH #3 BARS AT 18" CENTERS. (MINIMUM 6.5 SACK MIX)
- 6" PROPOSED PAVEMENT 4,500 PSI REINFORCED CONCRETE PAVEMENT WITH #3 BARS AT 18" CENTERS. FIRELANES SHALL BE 7" 4,500 MINIMUM PSI WITH #4 BARS AT 18" CENTERS. (MINIMUM 7.0 SACK MIX).
- 8" 4,500 MINIMUM PSI REINFORCED CONCRETE PAVEMENT WITH NO. 5 AT 18" CENTERS. (MINIMUM 7.0 SACK MIX).
- PROPOSED ADA SPACE PER CURRENT ADA/TSA STANDARDS

N

0 80 160

DRAWING SCALE
1"=80'



SITE PLAN SIGNATURE BLOCK

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____,_____.

WITNESS OUR HANDS, THIS _____ DAY OF _____, _____.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

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FOR REVIEW ONLY, NOT FOR CONSTRUCTION

CASE NUMBER: SP2022-XXX

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SURVEYOR:
BLUE SKY SURVEYING & MAPPING
11015 MIDWAY ROAD
DALLAS, TX 75229
PH: (214) 358-4500

OWNER:
DONALD VALK
4649 HWY 276
ROCKWALL, TX 75032,
PH: (972) 722-2590
CONTACT: HELLEN BYRD

ENGINEER:
CUMULUS DESIGN, INC.
FIRM NUMBER: 14810
PO BOX 2119
EULESS, TEXAS 76039
PH: (214) 235-0367
CONTACT: PAUL CRAGUN

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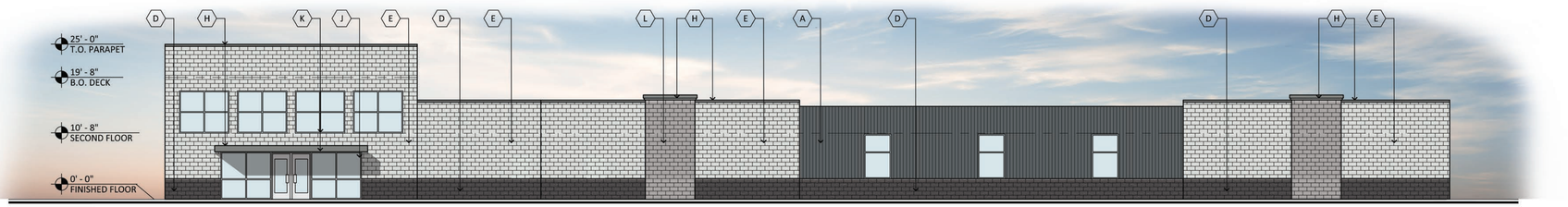
Cumulus Design Firm #14810
2080 N. Highway 360, Suite 240 Grand Prairie, Texas 75050
Tel. 214.235.0367

SITE PLAN
4649 HIGHWAY 276
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
J.H. BAILEY SURVEY, ABST NO. 34

DATE	PROJECT NO	DRAWING SCALE	SHEET
06/15/22	CD22011	1" = 80'	SP

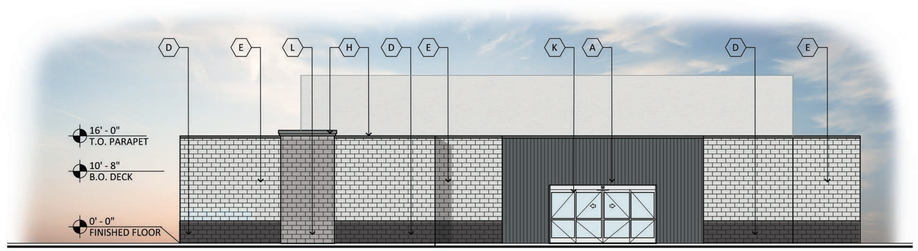
\\SERVER-PC\SERVER\2022 PROJECTS\CD22011 - ROCKWALL SH 276\PLANS\SITE PLAN CD22011.DWG



WEST ELEVATION- STORAGE BLDG 1

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

0' 5' 10' 20'



SOUTH ELEVATION- STORAGE BLDG 1

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

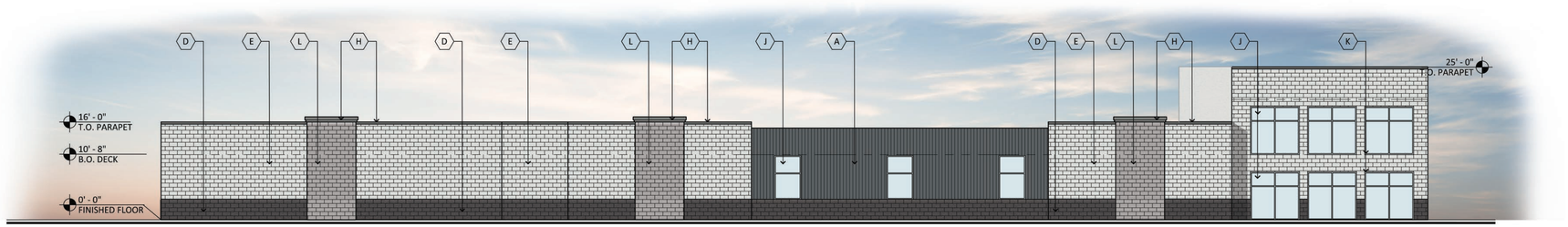
0' 5' 10' 20'



NORTH ELEVATION- STORAGE BLDG 1

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

0' 5' 10' 20'

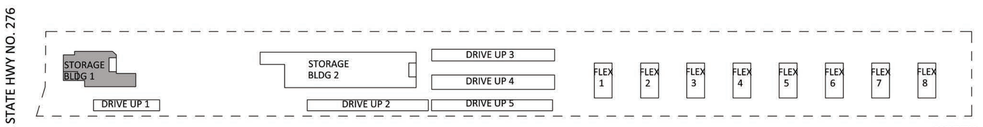


EASTELEVATION- STORAGE BLDG 1

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

0' 5' 10' 20'

STATE HWY NO. 276



NORTH

KEY PLAN

SCALE: N.T.S.

MATERIAL AND COLORS

A — METAL PANEL:
MFG: ATAS
COLOR: CHARCOAL GRAY
SPEC: DWF 120

B — METAL PANEL:
MFG: ATAS
COLOR: BONE WHITE
SPEC: DWF 120

C — PAINTED ROLL UP DOORS:
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW

D — CMU:
FINISH: SPLIT FACE
MFG: SUPERLITE
COLOR: BLACK CANYON

E — CMU:
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: ASPEN

F — STANDING SEAM ROOF:
MFG: ATAS
COLOR: SLATE GREY
SPEC: 2" FIELD-LOK

G — PAINTED HOLLOW METAL DOORS:
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW

H — PAINTED METAL COPING / AWNING:
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"

J — FAUX WINDOWS:
MFG: VITRO
COLOR: SPANDREL GLASS WHITE

K — MULLIONS:
MFG: KAWNEER
COLOR: CLEAR

L — CMU:
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: CHARCOAL

RKAA ARCHITECTS, INC

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 06-15-2022 (PRELIMINARY)

EL-1
BLDG 1

RKAA# 22040.00

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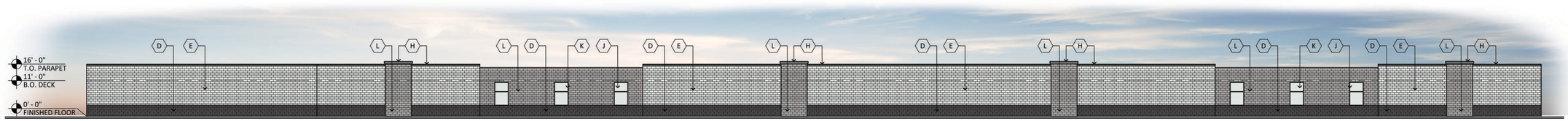
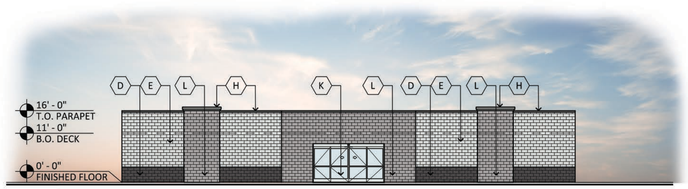


WEST ELEVATION- STORAGE BLDG 2

SCALE: 1/16"=1'-0"

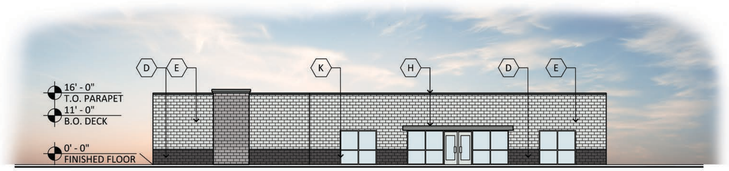
0' 10' 20' 40'



SOUTH ELEVATION- STORAGE BLDG 2

SCALE: 1/16"=1'-0"

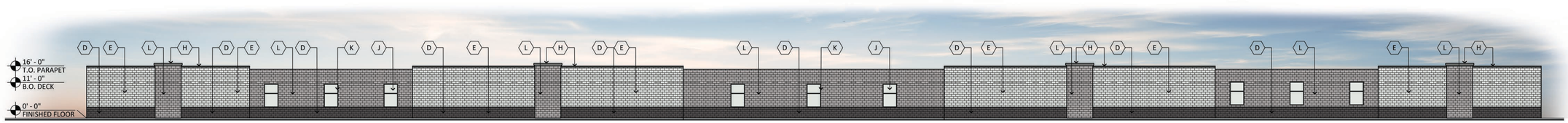
0' 10' 20' 40'



NORTH ELEVATION- STORAGE BLDG 2

SCALE: 1/16"=1'-0"

0' 10' 20' 40'



EAST ELEVATION- STORAGE BLDG 2

SCALE: 1/16"=1'-0"

0' 10' 20' 40'

MATERIAL AND COLORS

A METAL PANEL:
MFG: ATAS
COLOR: CHARCOAL GRAY
SPEC: DWF 120

B METAL PANEL:
MFG: ATAS
COLOR: BONE WHITE
SPEC: DWF 120

C PAINTED ROLL UP DOORS:
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW

D CMU:
FINISH: SPLIT FACE
MFG: SUPERLITE
COLOR: BLACK CANYON

E CMU:
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: ASPEN

F STANDING SEAM ROOF:
MFG: ATAS
COLOR: SLATE GREY
SPEC: 2" FIELD-LOK

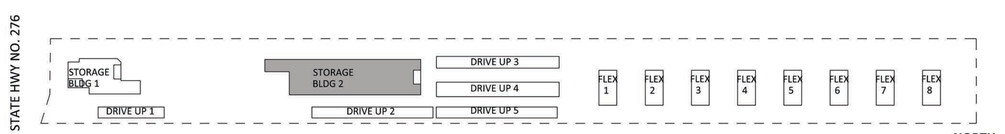
G PAINTED HOLLOW METAL DOORS:
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW

H PAINTED METAL COPING / AWNING:
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"

J FAUX WINDOWS:
MFG: VITRO
COLOR: SPANDREL GLASS WHITE

K MULLIONS:
MFG: KAWNEER
COLOR: CLEAR

L CMU:
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: CHARCOAL



KEY PLAN

SCALE: N.T.S.

RKAA ARCHITECTS, INC

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 06-15-2022 (PRELIMINARY)

EL-2
BLDG 2

RKAA# 22040.00

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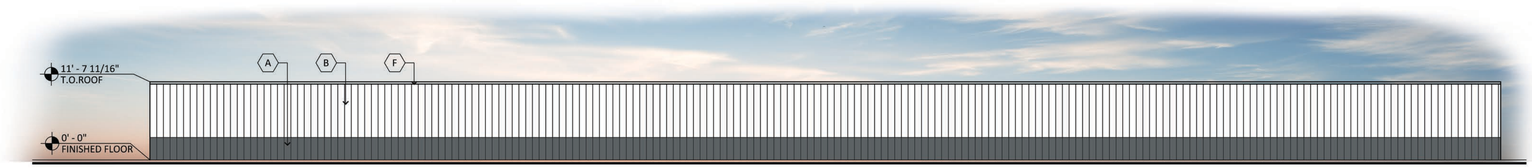
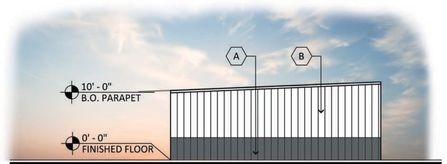


WEST ELEVATION- DRIVE UP 1

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

0' 5' 10' 20'



NORTH ELEVATION- DRIVE UP 1

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

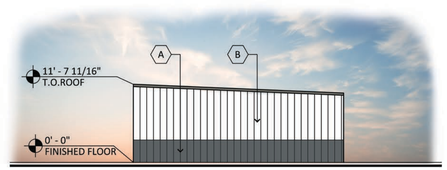
0' 5' 10' 20'



EAST ELEVATION- DRIVE UP 1

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

0' 5' 10' 20'



SOUTH ELEVATION- DRIVE UP 1

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

0' 5' 10' 20'

MATERIAL AND COLORS

A — METAL PANEL:
MFG: ATAS
COLOR: CHARCOAL GRAY
SPEC: DWF 120

B — METAL PANEL:
MFG: ATAS
COLOR: BONE WHITE
SPEC: DWF 120

C — PAINTED ROLL UP DOORS:
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW

D — CMU:
FINISH: SPLIT FACE
MFG: SUPERLITE
COLOR: BLACK CANYON

E — CMU:
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: ASPEN

F — STANDING SEAM ROOF:
MFG: ATAS
COLOR: SLATE GREY
SPEC: 2" FIELD-LOK

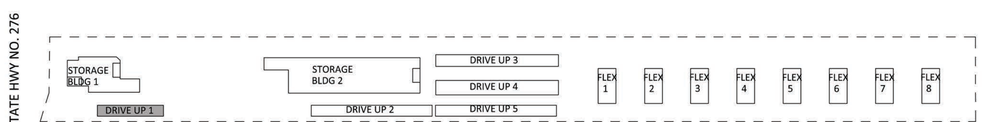
G — PAINTED HOLLOW METAL DOORS:
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW

H — PAINTED METAL COPING / AWNING:
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"

J — FAUX WINDOWS:
MFG: VITRO
COLOR: SPANDREL GLASS WHITE

K — MULLIONS:
MFG: KAWNEER
COLOR: CLEAR

L — CMU:
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: CHARCOAL



KEY PLAN

SCALE: N.T.S.

RKAA ARCHITECTS, INC

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 06-15-2022 (PRELIMINARY)

EL-3
DRIVE UP 1

RKAA# 22040.00

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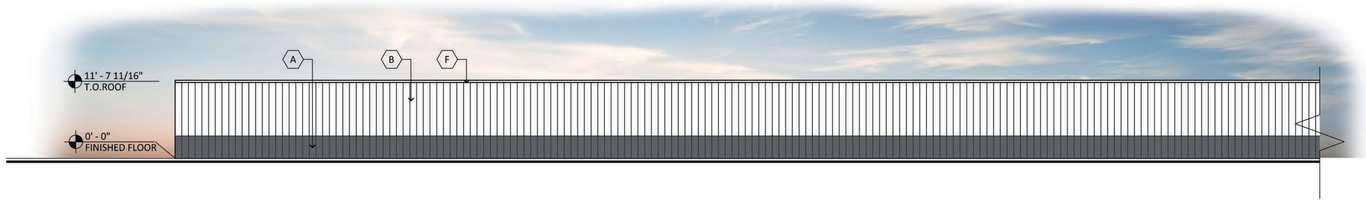
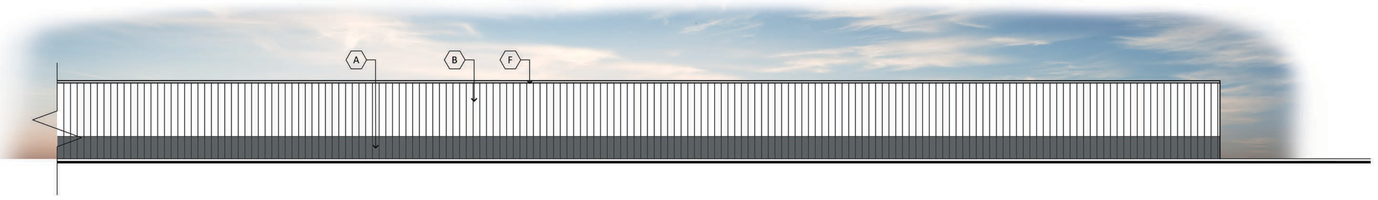
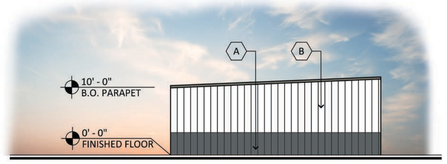




WEST ELEVATION- DRIVE UP 2

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

0' 5' 10' 20'



NORTH ELEVATION- DRIVE UP 2

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

0' 5' 10' 20'

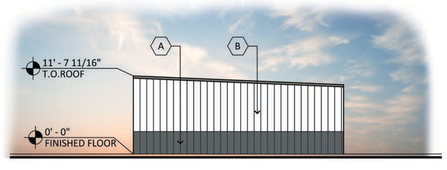




EAST ELEVATION- DRIVE UP 2

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

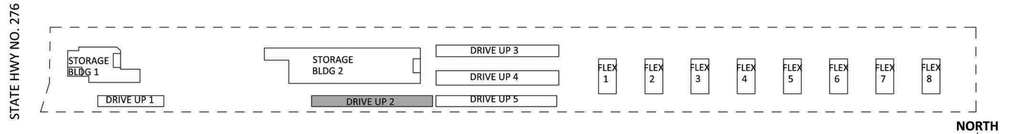
0' 5' 10' 20'



SOUTH ELEVATION- DRIVE UP 2

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

0' 5' 10' 20'



KEY PLAN

SCALE: N.T.S.

MATERIAL AND COLORS

A — METAL PANEL:
MFG: ATAS
COLOR: CHARCOAL GRAY
SPEC: DWF 120

B — METAL PANEL:
MFG: ATAS
COLOR: BONE WHITE
SPEC: DWF 120

C — PAINTED ROLL UP DOORS:
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW

D — CMU:
FINISH: SPLIT FACE
MFG: SUPERLITE
COLOR: BLACK CANYON

E — CMU:
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: ASPEN

F — STANDING SEAM ROOF:
MFG: ATAS
COLOR: SLATE GREY
SPEC: 2" FIELD-LOK

G — PAINTED HOLLOW METAL DOORS:
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW

H — PAINTED METAL COPING / AWNING:
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"

J — FAUX WINDOWS:
MFG: VITRO
COLOR: SPANDREL GLASS WHITE

K — MULLIONS:
MFG: KAWNEER
COLOR: CLEAR

L — CMU:
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: CHARCOAL

RKAA ARCHITECTS, INC

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 06-15-2022 (PRELIMINARY)

EL-4
DRIVE UP 2

RKAA# 22040.00

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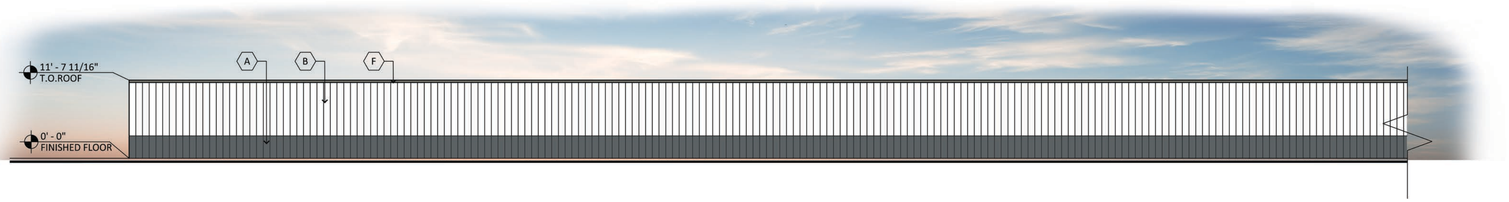
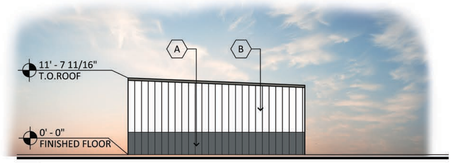


WEST ELEVATION- DRIVE UP 3

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

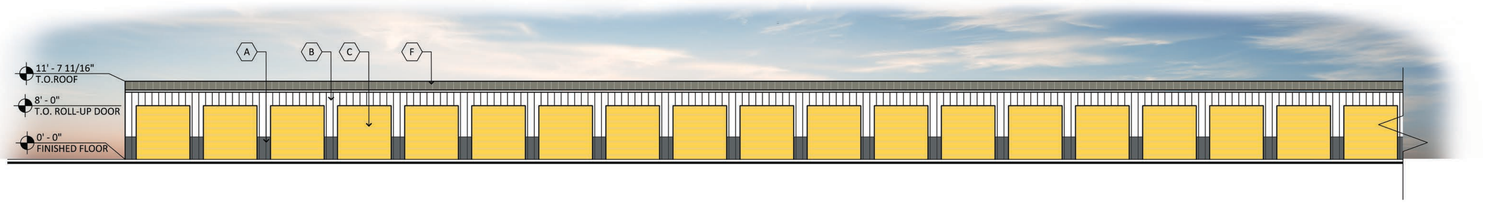
0' 5' 10' 20'



NORTH ELEVATION- DRIVE UP 3

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

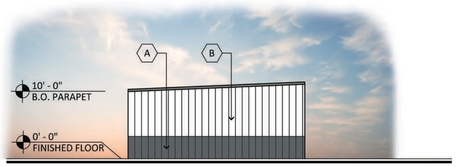
0' 5' 10' 20'



EAST ELEVATION- DRIVE UP 3

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

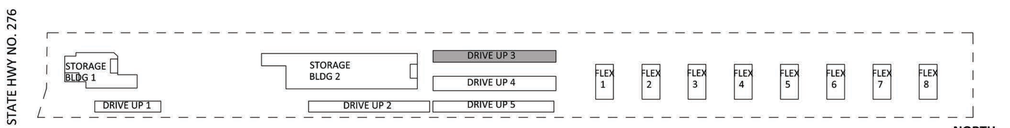
0' 5' 10' 20'



SOUTH ELEVATION- DRIVE UP 3

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

0' 5' 10' 20'



KEY PLAN

SCALE: N.T.S.

MATERIAL AND COLORS

A — METAL PANEL:
MFG: ATAS
COLOR: CHARCOAL GRAY
SPEC: DWF 120

B — METAL PANEL:
MFG: ATAS
COLOR: BONE WHITE
SPEC: DWF 120

C — PAINTED ROLL UP DOORS:
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW

D — CMU:
FINISH: SPLIT FACE
MFG: SUPERLITE
COLOR: BLACK CANYON

E — CMU:
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: ASPEN

F — STANDING SEAM ROOF:
MFG: ATAS
COLOR: SLATE GREY
SPEC: 2" FIELD-LOK

G — PAINTED HOLLOW METAL DOORS:
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW

H — PAINTED METAL COPING / AWNING:
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"

J — FAUX WINDOWS:
MFG: VITRO
COLOR: SPANDREL GLASS WHITE

K — MULLIONS:
MFG: KAWNEER
COLOR: CLEAR

L — CMU:
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: CHARCOAL

RKAA ARCHITECTS, INC

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 06-15-2022 (PRELIMINARY)

EL-5
DRIVE UP 3

RKAA# 22040.00

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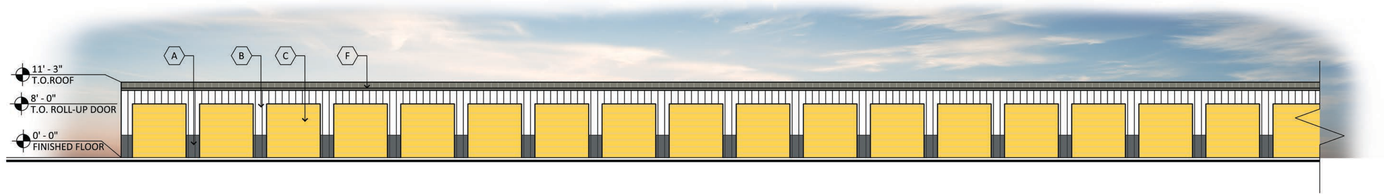
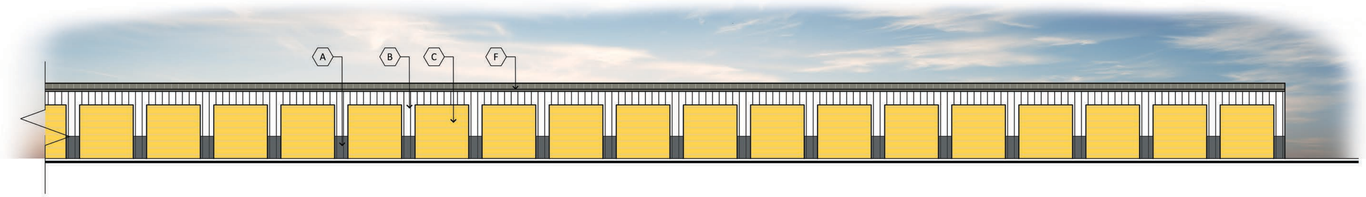
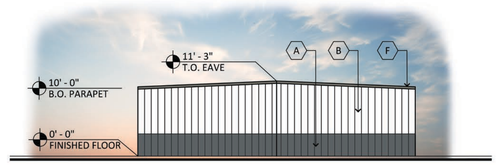




WEST ELEVATION- DRIVE UP 4

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

0' 5' 10' 20'

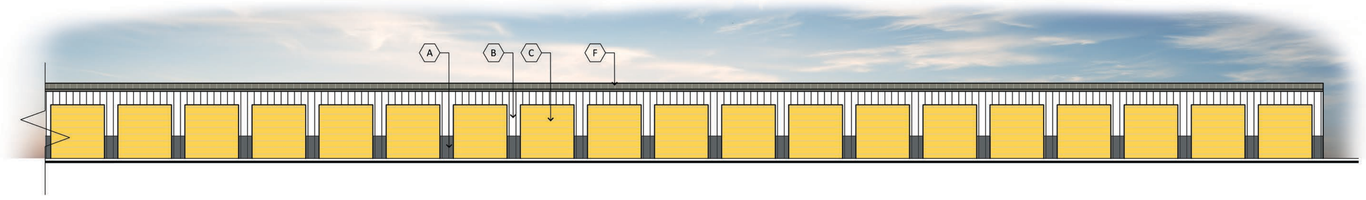


NORTH ELEVATION- DRIVE UP 4

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

0' 5' 10' 20'

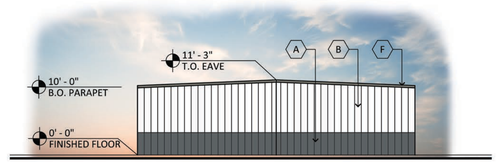




EAST ELEVATION- DRIVE UP 4

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

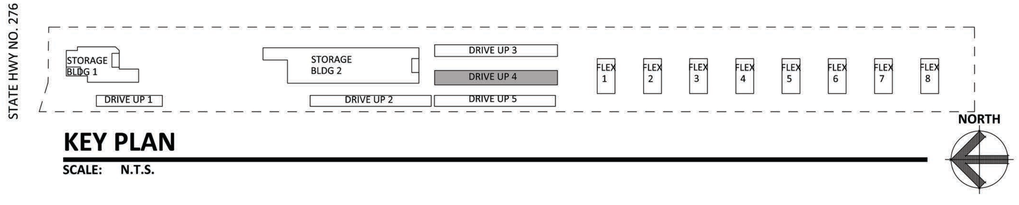
0' 5' 10' 20'



SOUTH ELEVATION- DRIVE UP 4

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

0' 5' 10' 20'



KEY PLAN

SCALE: N.T.S.

MATERIAL AND COLORS

A — METAL PANEL:
MFG: ATAS
COLOR: CHARCOAL GRAY
SPEC: DWF 120

B — METAL PANEL:
MFG: ATAS
COLOR: BONE WHITE
SPEC: DWF 120

C — PAINTED ROLL UP DOORS:
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW

D — CMU:
FINISH: SPLIT FACE
MFG: SUPERLITE
COLOR: BLACK CANYON

E — CMU:
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: ASPEN

F — STANDING SEAM ROOF:
MFG: ATAS
COLOR: SLATE GREY
SPEC: 2" FIELD-LOK

G — PAINTED HOLLOW METAL DOORS:
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW

H — PAINTED METAL COPING / AWNING:
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"

J — FAUX WINDOWS:
MFG: VITRO
COLOR: SPANDREL GLASS WHITE

K — MULLIONS:
MFG: KAWNEER
COLOR: CLEAR

L — CMU:
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: CHARCOAL

RKAA ARCHITECTS, INC

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 06-15-2022 (PRELIMINARY)

EL-6
DRIVE UP 4

RKAA# 22040.00

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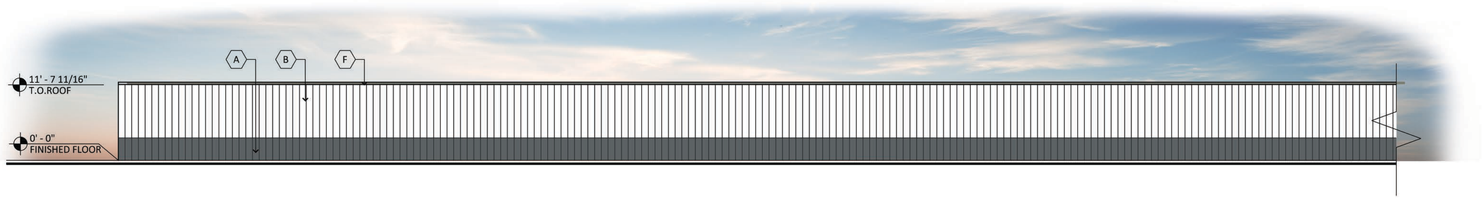
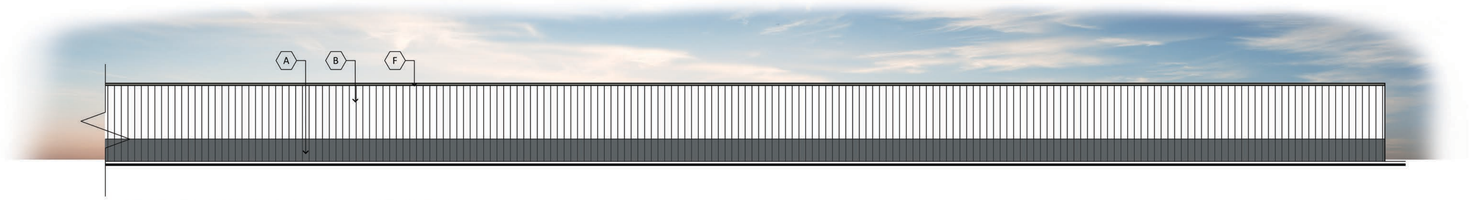
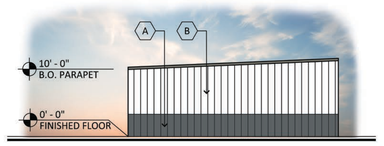




WEST ELEVATION- DRIVE UP 5

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

0' 5' 10' 20'



NORTH ELEVATION- DRIVE UP 5

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

0' 5' 10' 20'

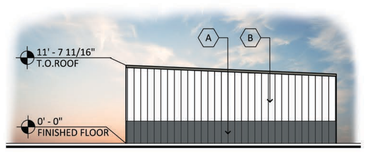




EAST ELEVATION- DRIVE UP 5

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

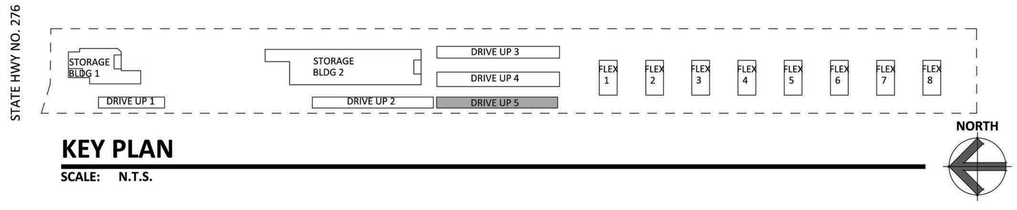
0' 5' 10' 20'



SOUTH ELEVATION- DRIVE UP 5

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

0' 5' 10' 20'



KEY PLAN

SCALE: N.T.S.

MATERIAL AND COLORS

A — METAL PANEL:
MFG: ATAS
COLOR: CHARCOAL GRAY
SPEC: DWF 120

B — METAL PANEL:
MFG: ATAS
COLOR: BONE WHITE
SPEC: DWF 120

C — PAINTED ROLL UP DOORS:
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW

D — CMU:
FINISH: SPLIT FACE
MFG: SUPERLITE
COLOR: BLACK CANYON

E — CMU:
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: ASPEN

F — STANDING SEAM ROOF:
MFG: ATAS
COLOR: SLATE GREY
SPEC: 2" FIELD-LOK

G — PAINTED HOLLOW METAL DOORS:
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW

H — PAINTED METAL COPING / AWNING:
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"

J — FAUX WINDOWS:
MFG: VITRO
COLOR: SPANDREL GLASS WHITE

K — MULLIONS:
MFG: KAWNEER
COLOR: CLEAR

L — CMU:
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: CHARCOAL

RKAA ARCHITECTS, INC

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 06-15-2022 (PRELIMINARY)

EL-7
DRIVE UP 5

RKAA# 22040.00

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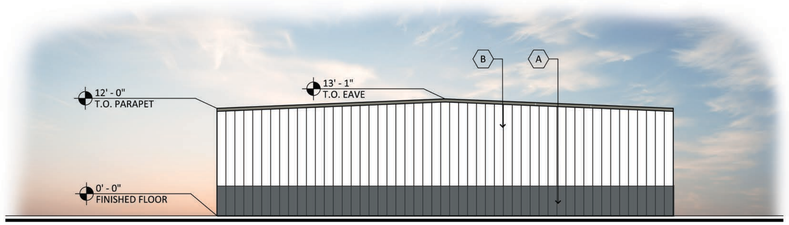


WEST ELEVATION- METAL FLEX BLDG TYPE.

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

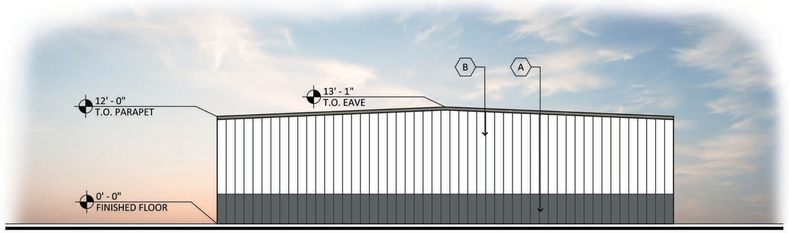
0' 5' 10' 20'



NORTH ELEVATION- METAL FLEX BLDG TYPE.

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

0' 5' 10' 20'



EAST ELEVATION- METAL FLEX BLDG TYPE.

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

0' 5' 10' 20'



SOUTH ELEVATION- METAL FLEX BLDG TYPE.

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

0' 5' 10' 20'

MATERIAL AND COLORS

A — METAL PANEL:
MFG: ATAS
COLOR: CHARCOAL GRAY
SPEC: DWF 120

B — METAL PANEL:
MFG: ATAS
COLOR: BONE WHITE
SPEC: DWF 120

C — PAINTED ROLL UP DOORS:
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW

D — CMU:
FINISH: SPLIT FACE
MFG: SUPERLITE
COLOR: BLACK CANYON

E — CMU:
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: ASPEN

F — STANDING SEAM ROOF:
MFG: ATAS
COLOR: SLATE GREY
SPEC: 2" FIELD-LOK

G — PAINTED HOLLOW METAL DOORS:
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COLOR: 365 YELLOW

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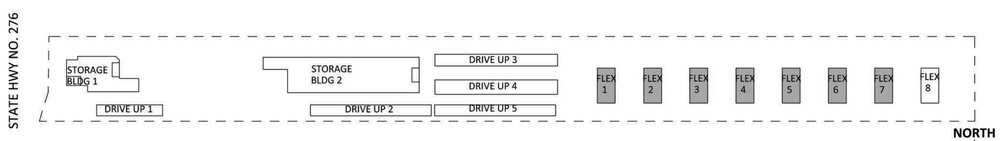
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"

J — FAUX WINDOWS:
MFG: VITRO
COLOR: SPANDREL GLASS WHITE

K — MULLIONS:
MFG: KAWNEER
COLOR: CLEAR

L — CMU:
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: CHARCOAL



KEY PLAN

SCALE: N.T.S.

RKAA ARCHITECTS, INC

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 06-15-2022 (PRELIMINARY)

EL-8
FLEX 1-7

RKAA# 22040.00

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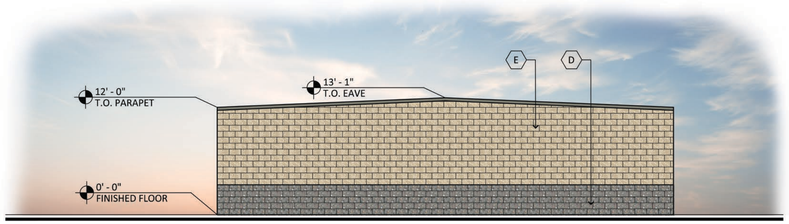


WEST ELEVATION- MASONRY FLEX BLDG TYPE.

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

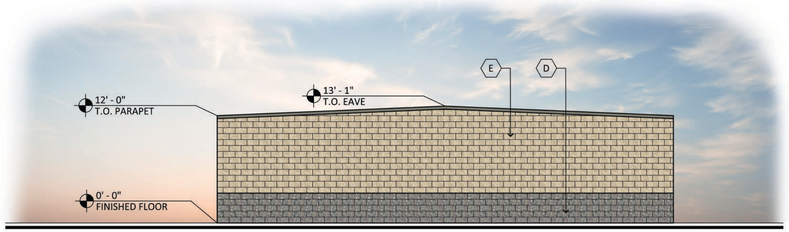
0' 5' 10' 20'



NORTH ELEVATION- MASONRY FLEX BLDG TYPE.

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

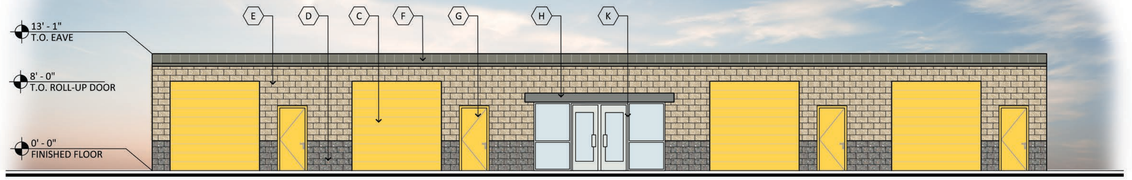
0' 5' 10' 20'



EAST ELEVATION- MASONRY FLEX BLDG TYPE.

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

0' 5' 10' 20'



SOUTH ELEVATION- MASONRY FLEX BLDG TYPE.

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

0' 5' 10' 20'

MATERIAL AND COLORS

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COLOR: BONE WHITE
SPEC: DWF 120

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COLOR: 365 YELLOW

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FINISH: SPLIT FACE
MFG: SUPERLITE
COLOR: BLACK CANYON

E — CMU:
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: ASPEN

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MFG: ATAS
COLOR: SLATE GREY
SPEC: 2" FIELD-LOK

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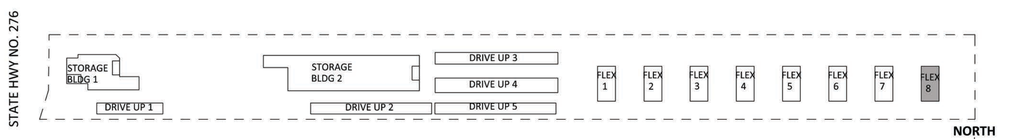
J — FAUX WINDOWS:
MFG: VITRO
COLOR: SPANDREL GLASS WHITE

K — MULLIONS:
MFG: KAWNEER
COLOR: CLEAR

L — CMU:
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: CHARCOAL



KEY PLAN

SCALE: N.T.S.

RKAA ARCHITECTS, INC

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 06-15-2022 (PRELIMINARY)

EL-9
FLEX 8

RKAA# 22040.00

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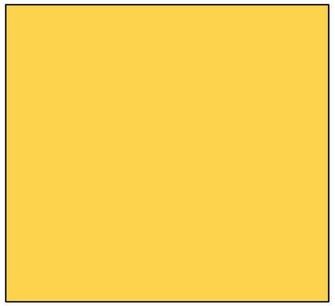
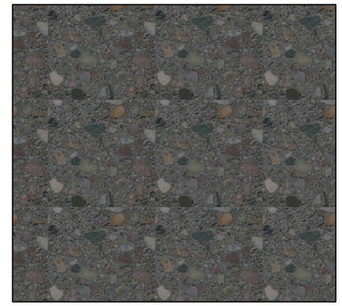
A **METAL PANEL:**
MFG: ATAS
COLOR: CHARCOAL GRAY
SPEC: DWF 120



B **METAL PANEL:**
MFG: ATAS
COLOR: BONE WHITE
SPEC: DWF 120



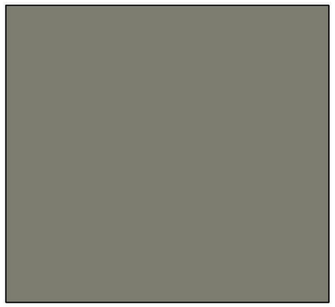
C **PAINTED ROLL UP DOORS:**
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW



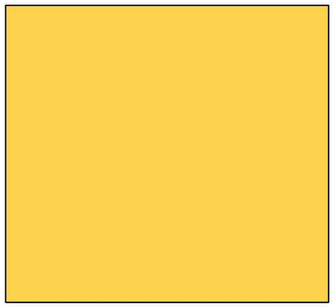
D **CMU:**
FINISH: SPLIT FACE
MFG: SUPERLITE
COLOR: BLACK CANYON



E **CMU:**
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: ASPEN



F **STANDING SEAM ROOF:**
MFG: ATAS
COLOR: SLATE GREY
SPEC: 2" FIELD-LOK



G **PAINTED HOLLOW METAL DOORS:**
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW



H **PAINTED METAL COPING / AWNING:**
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"



J **FAUX WINDOWS:**
MFG: VITRO
COLOR: SPANDREL GLASS WHITE



K **MULLIONS:**
MFG: KAWNEER
COLOR: CLEAR



L **CMU:**
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: CHARCOAL

RKAA ARCHITECTS, INC

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 06-16-2022 (PRELIMINARY)

MB

RKAA# 22040.00

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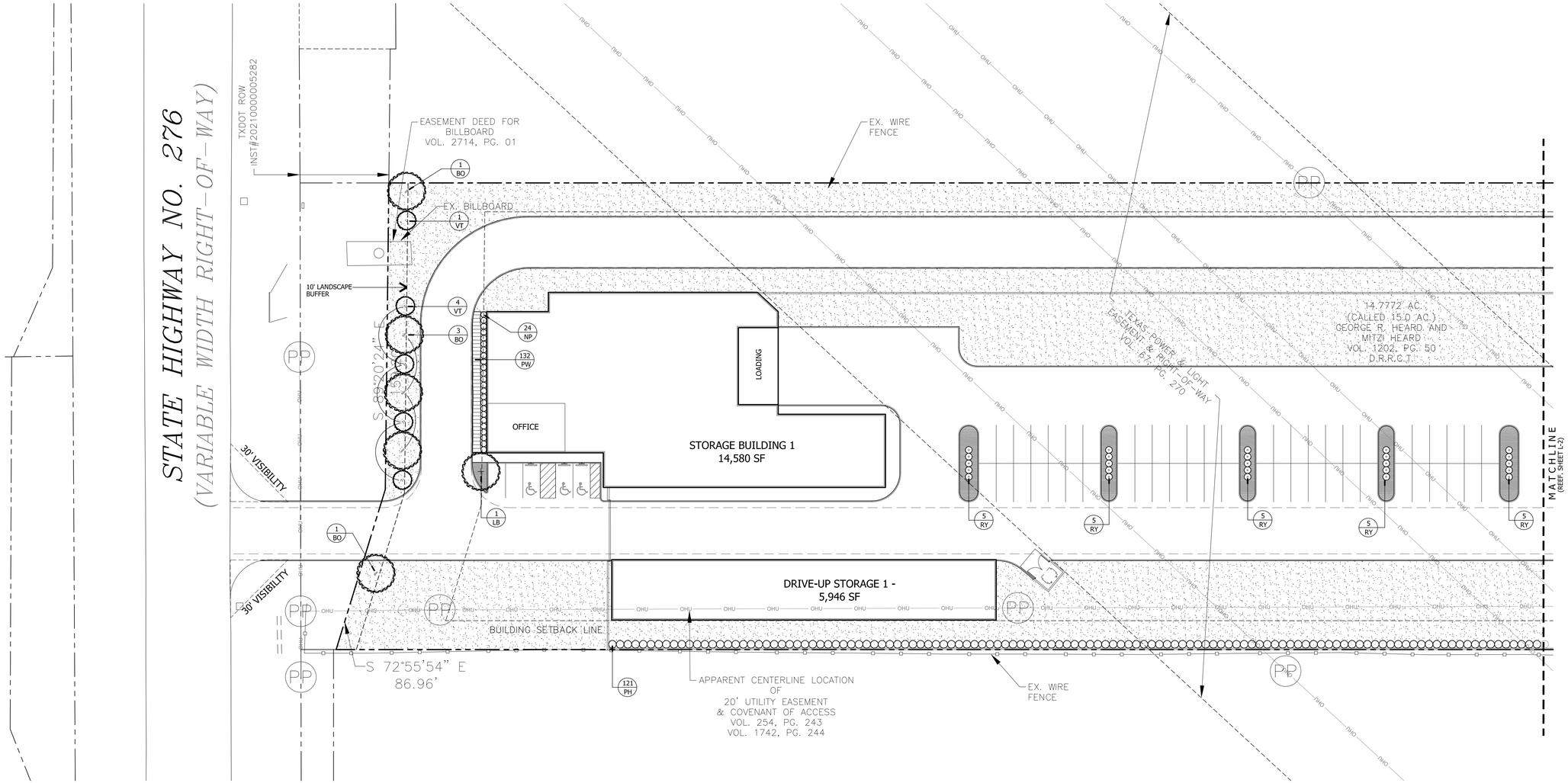

PLANTLIST

SYM	MATERIAL	QNTY	SIZE	HT	SP	NOTES	SPACING
BO	BURR OAK QUERCUS MACROCARPA	5	4" CAL.	11-13'	6-7'	NURSERY GROWN	
CO	CHINKAPIN OAK QUERCUS MUHLENBERGIA	16	4" CAL.	11-13'	6-7'	NURSERY GROWN	
CE	CEDAR ELM ULMUS CRASSIFOLIA	13	4" CAL.	11-13'	6-7'	NURSERY GROWN	
LB	LACEBARK ELM ULMUS PARVIFOLIA SEMPERVIRENS	17	4" CAL.	11-13'	6-7'	NURSERY GROWN	
VT	VITEX VITEX AGNUS-CASTUS	5	30 GAL.	8-10'	4-5'	CONTAINER GROWN	
PH	PHOTINIA PHOTINIA FRASERI	631	5 GAL.	30"	20"	FULL	48"oc
RY	RED YUCCA HESPERALOE PARVIFOLIA	25	5 GAL.	15"	20"	FULL	42"oc
NP	NEEDLEPOINT HOLLY ILEX CORNUTA 'NEEDLEPOINT'	213	5 GAL.	26"	18"	FULL	36"oc
DB	DWF BURFORD HOLLY ILEX CORNUTA 'BURFORDI' NANA	42	5 GAL.	15"	15"	FULL	30"oc
PW	WINTERCREEPER EUONYMUS FORTUNEI 'COLORATUS'	132	1 GAL.	MIN. 3-12"		RUNNERS	18"oc

LANDSCAPE NOTES

1. PLANT LIST FOR SHEETS L-1 THROUGH L-4.
2. PLANT LIST TO BE USED AS AIDE TO BIDDER ONLY. LANDSCAPE CONTRACTOR TO VERIFY ALL QUANTITIES.
3. ALL BEDS SHALL BE ACCEPTED AT ROUGH FINISH GRADE. IF ANY EXISTING VEGETATION IS EVIDENT, LANDSCAPE CONTRACTOR SHALL SPRAY AREA WITH BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
4. AFTER APPROPIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION, STONES, CLODS AND DEBRIS.
5. AFTER INSTALLATION OF STEEL EDGING, ALL BEDS SHALL BE TILLED TO A DEPTH OF 4-6", RAKING OUT ALL DEAD VEGETATION.
6. APPLY A 2-3" DEPTH OF ORGANIC MATERIAL OVER ENTIRE BED AND TILL INTO EXISTING SOIL. ORGANIC MATERIAL SHALL BE ONE OF FOLLOWING:
   - VITAL EARTH COMPOST
   - BACK-TO-EARTH SOIL CONDITIONER
   - LIVING EARTH COMPOST
   - SOIL BUILDING SYSTEMS COMPOST
   - SILVER CREEK MATERIALS COMPOST
7. TOPDRESS ENTIRE BED WITH MINIMUM 2" DEPTH SHREDDED NATIVE CEDAR MULCH.
8. ALL SHADE TREES AND ORNAMENTAL TREES SHALL BE PLANTED AS PER DETAILS ON THIS SHEET.
9. ALL LANDSCAPE AREAS SHALL BE WATERED WITH AUTOMATIC IRRIGATION SYSTEM, COMPLETE WITH FREEZE SENSOR, RAIN STAT, AND CONTROLLER. SYSTEM SHALL BE DESIGNED TO UTILIZE WATER-SAVING TECHNIQUES AND EQUIPMENT. INSTALLATION OF SYSTEM SHALL BE MADE BY A FIRM DULY LICENSED UNDER ARTICLE NO. 8751 VTCS (LICENSED IRRIGATORS ACT), S.B. NO. 259.
10. NO TREES SHALL BE PLANTED WITHIN 5' OF ANY PUBLIC UTILITY LESS THAN 10" AND WITHIN 10' OF ANY PUBLIC UTILITY GREATER THAN 10".

CITY REQUIREMENTS

STREET FRONTAGE

10' LANDSCAPE BUFFER REQUIRED
10' LANDSCAPE BUFFER PROVIDED

STREET TREES

1 SHADE TREE PER 50 LF STREET FRONTAGE
STATE HIGHWAY 276
$\frac{246.16}{50}$ = 4.92 = 5 TREES REQUIRED
5 TREES PROVIDED

1 ACCENT TREE PER 50 LF STREET FRONTAGE
STATE HIGHWAY 276
$\frac{246.16}{50}$ = 4.92 = 5 TREES REQUIRED
5 TREES PROVIDED

PARKING LOT LANDSCAPING

5% INTERIOR LANDSCAPE REQUIRED
135,339 SF x 5% = 6,767 SF REQUIRED
15,503 SF PROVIDED (11.45%)

1 TREE PER 10 SPACES
$\frac{388 \text{ SPACES}}{10}$ = 38.8 = 39 TREES REQUIRED
46 TREES PROVIDED

TOTAL LANDSCAPE AREA

15% TOTAL LANDSCAPE REQUIRED (LI)
TOTAL SITE
643,696 SF x 15% = 96,554 SF REQUIRED
147,239 SF PROVIDED (22.87%)

north

scale: 1" = 30'-0"

0 30 100
15 50

appr. by:
drawn by:
date: 06-16-22

revisions

REGISTERED LANDSCAPE ARCHITECT ☆ WILLIAM H. LEEMING III ☆ 1139 ☆ STATE OF TEXAS

Leeming Design Group
Landscape Architecture
4913 Bulls Stone Drive, Suite 101-B North Richland Hills, Texas 76180
(817) 577-6869 Fax (817) 577-6896
leemingdesigngroup@sbcglobal.net

LANDSCAPE PLAN

PLATINUM STORAGE
STATE HIGHWAY 276
ROCKWALL, TEXAS

file name:
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ldg-base_Rockwall-Platinum.dwg

sheet
L-1

(CALLED 10.04 AC.)
MICHAEL G. SARAGUSA
VOL. 4131, PG. 153
D.R.R.C.R.

S 00°00'00" E – 2650.60'

BUILDING SETBACK LINE

MATCHLINE
(REEF. SHEET L-1)

STORAGE BUILDING 2
39,856 SF

134np

LOADING

DRIVE-UP STORAGE 3 - 9,500 SF

DRIVE-UP STORAGE 4 - 14,000 SF

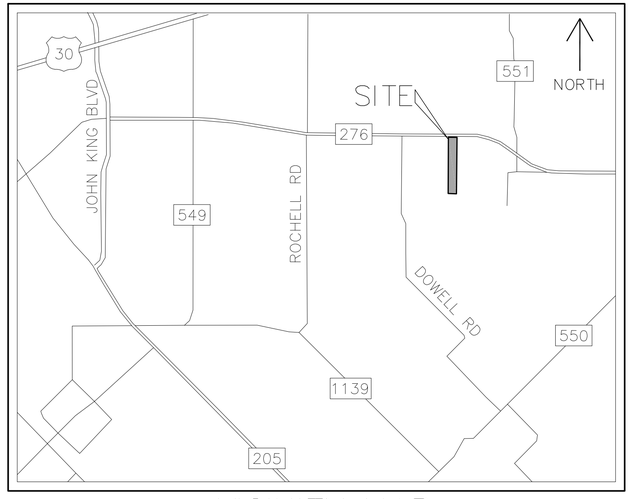
MATCHLINE
(REEF. SHEET L-3)

DRIVE-UP STORAGE 2 - 10,345 SF

DRIVE-UP STORAGE 5 - 11,400 SF

N 00°00'00" W – 2678.33'

(CALLED 15.00 AC.)
COMMERCIAL CONSTRUCTION SPECIALTIES, LP,
A TEXS LIMITED PARTNERSHIP
INST# 20190000023410
O.P.R.R.C.T.



VICINITY MAP
N.T.S.

SITE DATA TABLE	
EXISTING ZONING:	AG WITH SH 276 OVERLAY
PROPOSED ZONING:	LI WITH SH 276 OVERLAY
LAND USE:	OFFICE/WAREHOUSE BUILDINGS
SITE ACREAGE:	14.78 ACRES (643,696 SQ FT)
STORAGE BUILDING FOOTPRINT:	105,627 SQUARE FEET
STORAGE BUILDING AREA:	105,627 SQUARE FEET
OFFICE/FLEX BUILDING FOOTPRINT:	39,200 SQUARE FEET
OFFICE/FLEX BUILDING AREA:	39,200 SQUARE FEET
TOTAL BUILDING FOOTPRINT:	144,827 SQUARE FEET
TOTAL BUILDING AREA:	144,827 SQUARE FEET
OPEN SPACE:	172,896/643,696 : 26.9%
PAVED SURFACE AREA:	325,973/643,696 : 50.6%
BUILDING HEIGHT	1 STORY (28'-0" MAX HEIGHT)
PARKING REQUIRED:	
SELF-STORAGE (3 PLUS 1 SPACE/100 UNITS):	10 PARKING SPACES
OFFICE (1 SPACE/300 S.F.)	4 PARKING SPACES
FLEX (1 SPACE/250 S.F.)	157 PARKING SPACES
TOTAL:	171 PARKING SPACES
PARKING PROVIDED:	388 PARKING SPACES
ACCESSIBLE PARKING PROVIDED:	19 PARKING SPACES

north

scale: 1" = 30'-0"

0 30 100
15 50

appr. by:
drawn by:
date: 06-16-22

revisions

REGISTERED LANDSCAPE ARCHITECT ☆ WILLIAM H. LEEMING III ☆ STATE OF TEXAS ☆ 1133

Leeming Design Group
Landscape Architecture
4913 Bull Stone Drive, Suite 101-B North Richland Hills, Texas 76180
(817) 577-8869 Fax (817) 577-8896 leemingdesigngroup@sbcglobal.net

LANDSCAPE PLAN

PLATINUM STORAGE
STATE HIGHWAY 276
ROCKWALL, TEXAS

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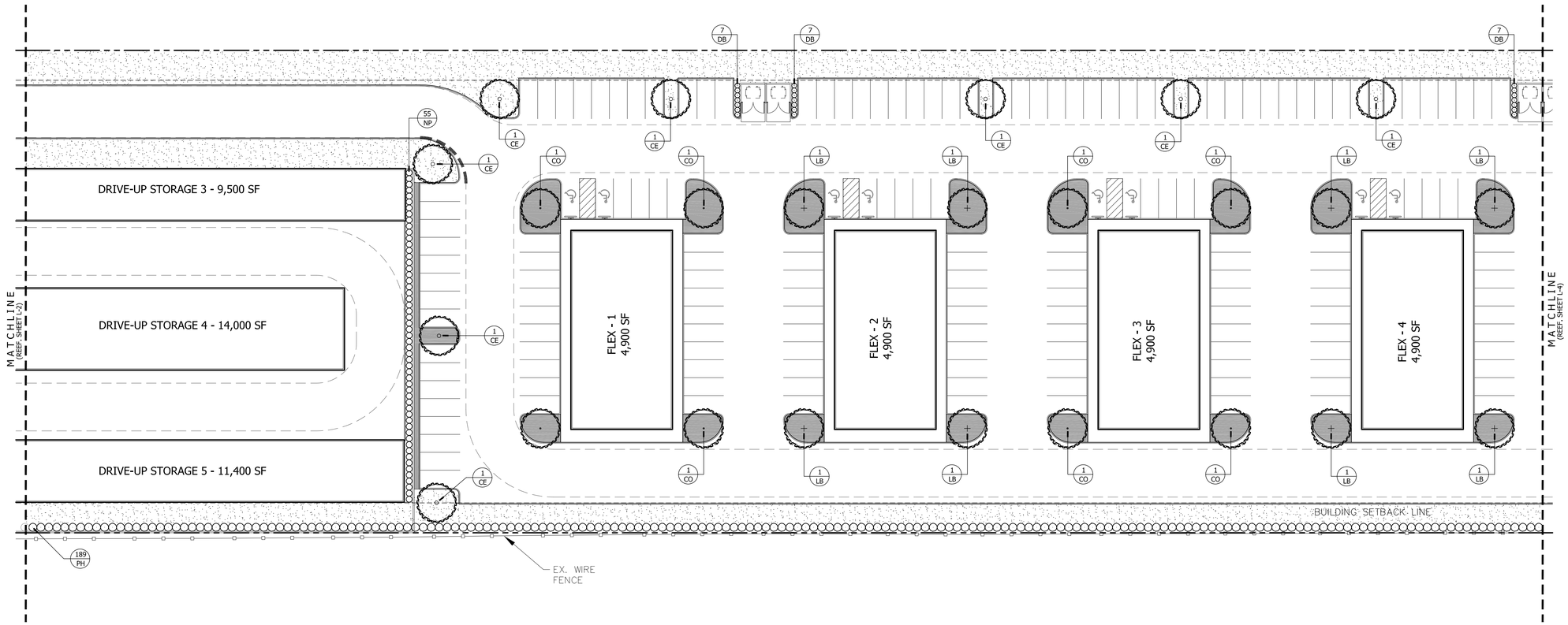
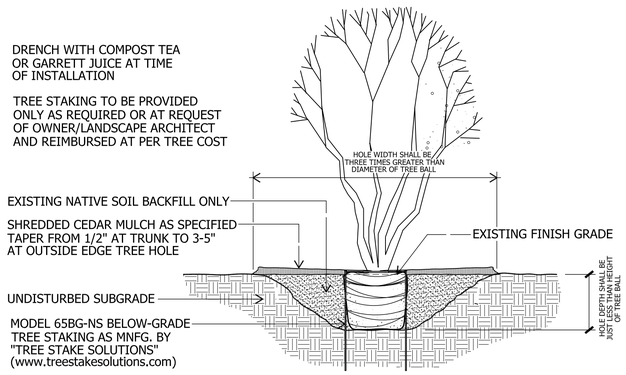
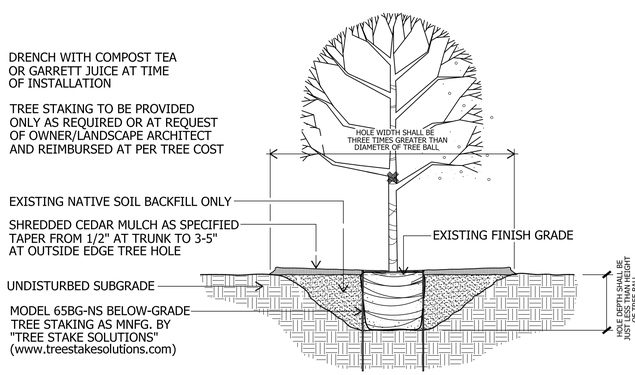
ldg-base_Rockwall-Platinum.dwg

sheet
L-2





TREE PLANTING
TYPICAL MULTI-TRUNK TREE
not to scale



TREE PLANTING
SHADE TREE - 3" CAL. and smaller
not to scale

north

scale: 1" = 30'-0"

0 30 100

15 50

appr. by:
drawn by:
date: 06-16-22

revisions

Leeming Design Group
Landscape Architecture
4913 Bulk Stone Drive, Suite 101-B North Richland Hills, Texas 76180
(817) 577-6869 Fax (817) 577-6896 leemingdesigngroup@sbcglobal.net

REGISTERED LANDSCAPE ARCHITECT ☆ WILLIAM H. LEEMING III ☆ 1133 ☆ STATE OF TEXAS

LANDSCAPE PLAN

PLATINUM STORAGE
STATE HIGHWAY 276
ROCKWALL, TEXAS

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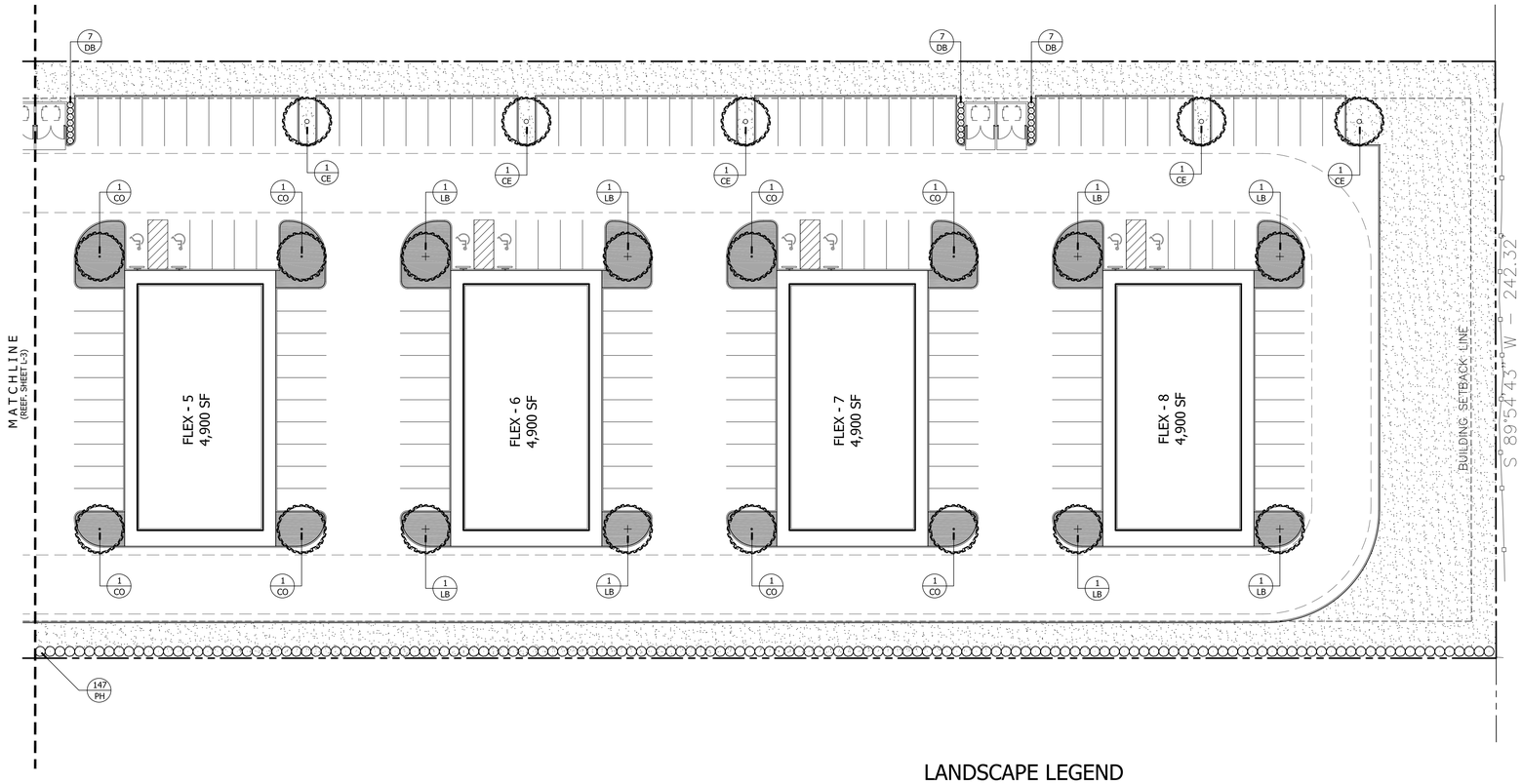
sheet
L-3



LANDSCAPE LEGEND

COMMON
BERMUDA SOD
(CYNODON DACTYLON)

DECOMPOSED
GRANITE
(SEE NOTE BELOW)

SOD INSTALLATION NOTES:

a. ALL SUBGRADE SHALL BE ACCEPTED AT ROUGH FINISH GRADE. IF ANY EXISTING VEGETATION IS EVIDENT, LANDSCAPE CONTRACTOR SHALL SPRAY AREA WITH BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
b. AFTER APPROPIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION, STONES, CLODS AND DEBRIS.
c. SOD SHALL BE VIGOROUS, WELL-ROOTED AND SHALL BE DELIVERED AT A UNIFORM SOIL THICKNESS.
d. SOD SHALL BE LAID WITH ALTERNATING JOINTS.
e. ALL SOD SHALL BE ROLLED TO CONSISTENT SURFACE, FILLING JOINTS WITH COARSE SAND AS REQUIRED.
f. ALL SOD AREAS SHALL BE WATERED BY PERMANENT AUTOMATIC IRRIGATION SYSTEM.

DECOMPOSED GRANITE INSTALLATION NOTES:

a. LANDSCAPE CONTRACTOR SHALL INSPECT D.G. AREAS FOR ANY EXISTING VEGETATION AND PROVIDE BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
b. AFTER APPROPIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION.
c. TILL TOP 1" OF SUBGRADE AND COMPACT TO 95% STANDARD PROCTOR WITH DRUM OR AUTOMATIC HAND TAMPERS. CROWN
d. INSTALL FILTER FABRIC OVER ENTIRE AREA TO RECIEVE GRANITE.
e. PLACE FOUR (4) INCHES OF DECOMPOSED GRANITE WITH "STABILIZER BINDER OVER A DRY SUB-BASE, INSTALLING IN 1" LIFTS, COMPACTED WITH AUTOMATIC HAND TAMPER.
f. CONTRACTOR SHALL PROVIDE FIVE (5) 50 lbs. BAGS OF PRE-MIXED DECOMPOSED GRANITE FOR FUTURE MAINTENANCE USES.

north

scale: 1" = 30'-0"

0 30 100
15 50

appr. by:
drawn by:
date: 06-16-22

revisions

REGISTERED LANDSCAPE ARCHITECT
WILLIAM H. LEEMING III
7132
STATE OF TEXAS

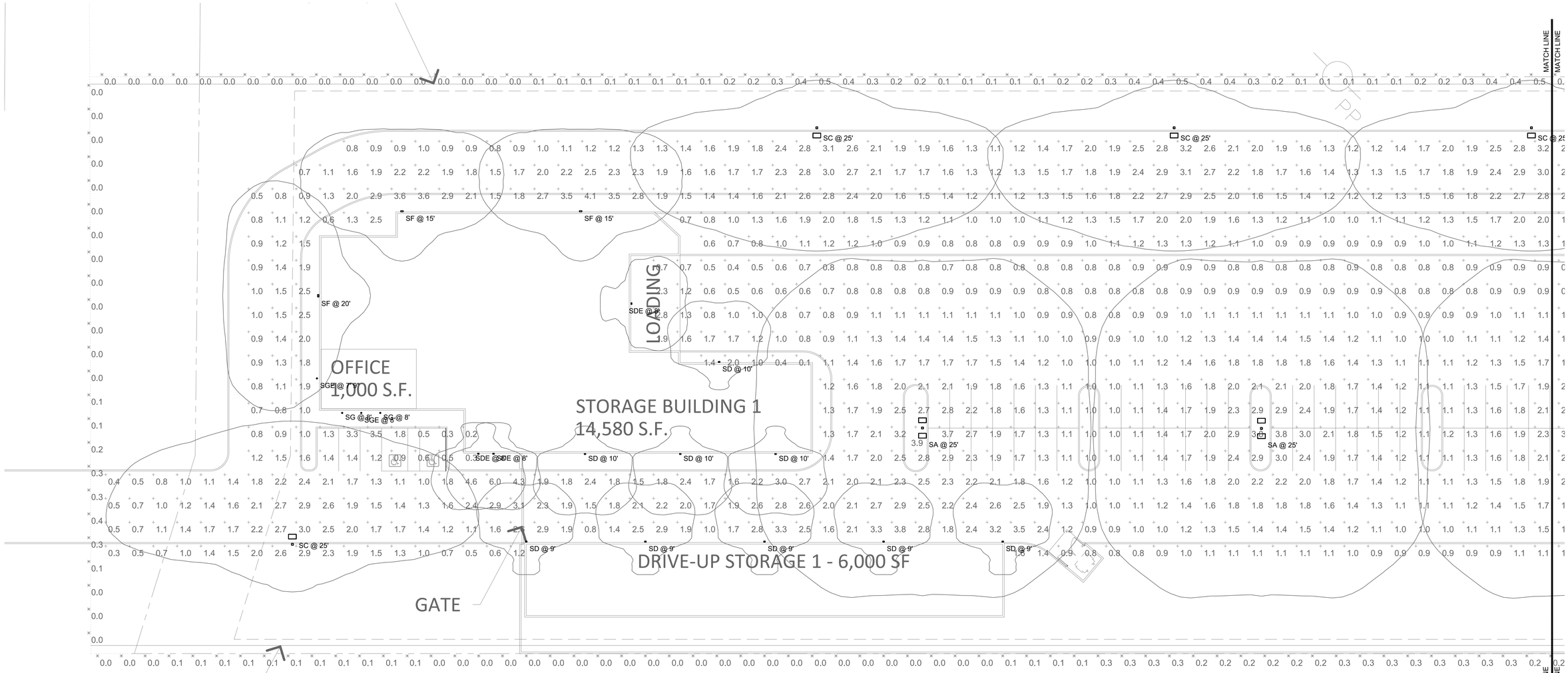
Leeming Design Group
Landscape Architecture
4913 Bull Snow Drive, Suite 101-B North Richland Hills, Texas 76180
(817) 577-6869 Fax (817) 577-6896 leemingdesigngroup@sbcglobal.net

LANDSCAPE PLAN

PLATINUM STORAGE
STATE HIGHWAY 276
ROCKWALL, TEXAS

file name:
c:\Rockwall-Platinum\
ldg-base_Rockwall-Platinum.dwg

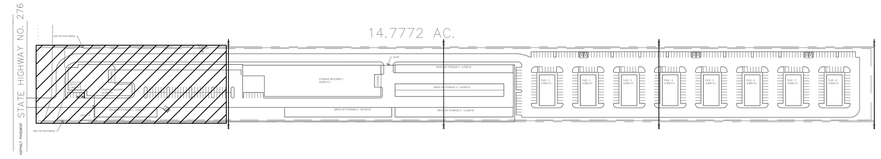
sheet
L-4



EXTERIOR PHOTOMETRICS

SCALE:1/20" PSCALE

NORTH



SITE KEY MAP

N.T.S

ARDEBILI Engineering
Project Number: 22377 | Project Manager: JFO
7328 E Stetson Dr., Scottsdale, AZ 85251
P: 480.626.7072 | ardebilieng.com

RKAA ARCHITECTS, INC
F-15128
STATE OF TEXAS
OMID ARDEBILI
112305
LICENSED
PROFESSIONAL ENGINEER
6/17/22

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 04-13-2022 (PRELIMINARY)

E0.1
EXTERIOR PHOTOMETRICS

RKAA# 22040.00

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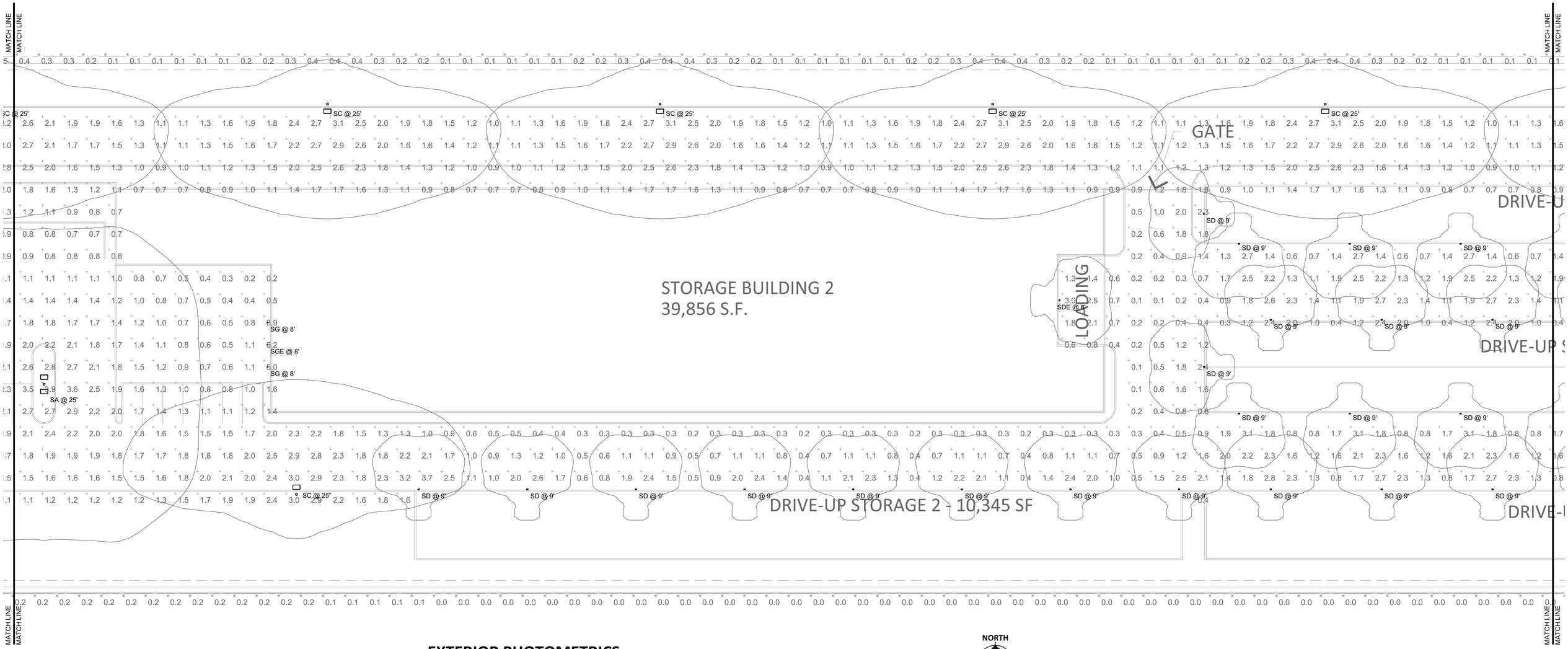
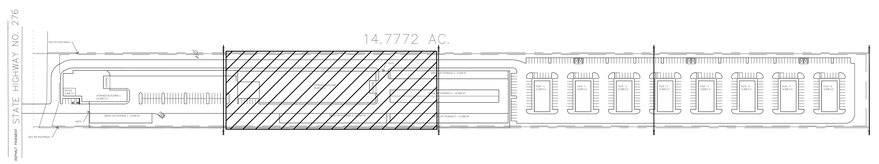


EXTERIOR PHOTOMETRICS

SCALE:1/20" PSCALE

NORTH



SITE KEY MAP

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LICENSED
PROFESSIONAL ENGINEER
6/17/22

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 04-13-2022 (PRELIMINARY)

E0.2
EXTERIOR PHOTOMETRICS

RKAA# 22040.00

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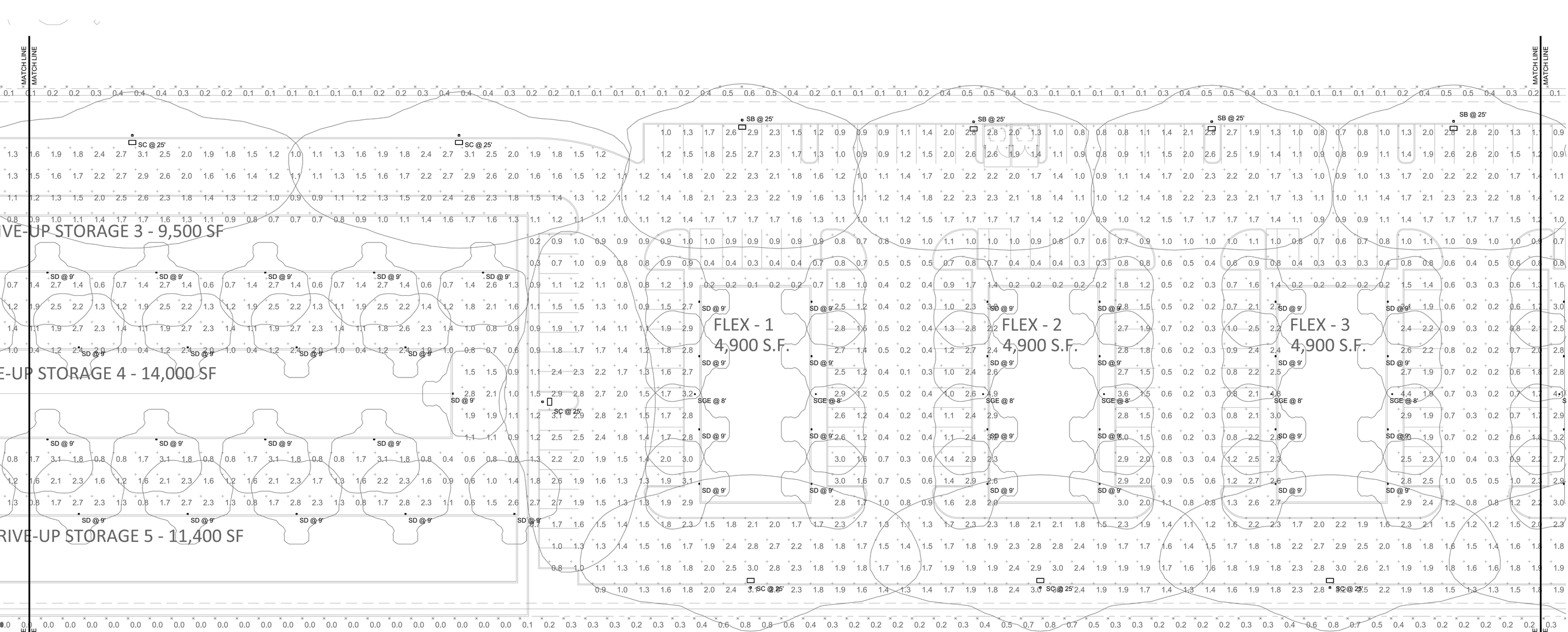
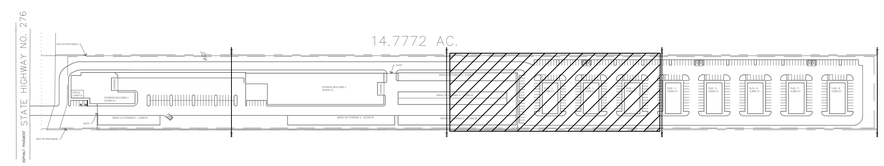


EXTERIOR PHOTOMETRICS

SCALE:1/20" PSCALE

NORTH



SITE KEY MAP

N.T.S

ARDEBILI Engineering
Project Number: 22377 | Project Manager: JFO
7328 E Stetson Dr., Scottsdale, AZ 85251
P: 480.626.7072 | ardebilieng.com

RKAA ARCHITECTS, INC
F-15128
STATE OF TEXAS
OMID ARDEBILI
112305
LICENSED PROFESSIONAL ENGINEER
01/7/22

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 04-13-2022 (PRELIMINARY)

E0.3
EXTERIOR PHOTOMETRICS

RKAA# 22040.00

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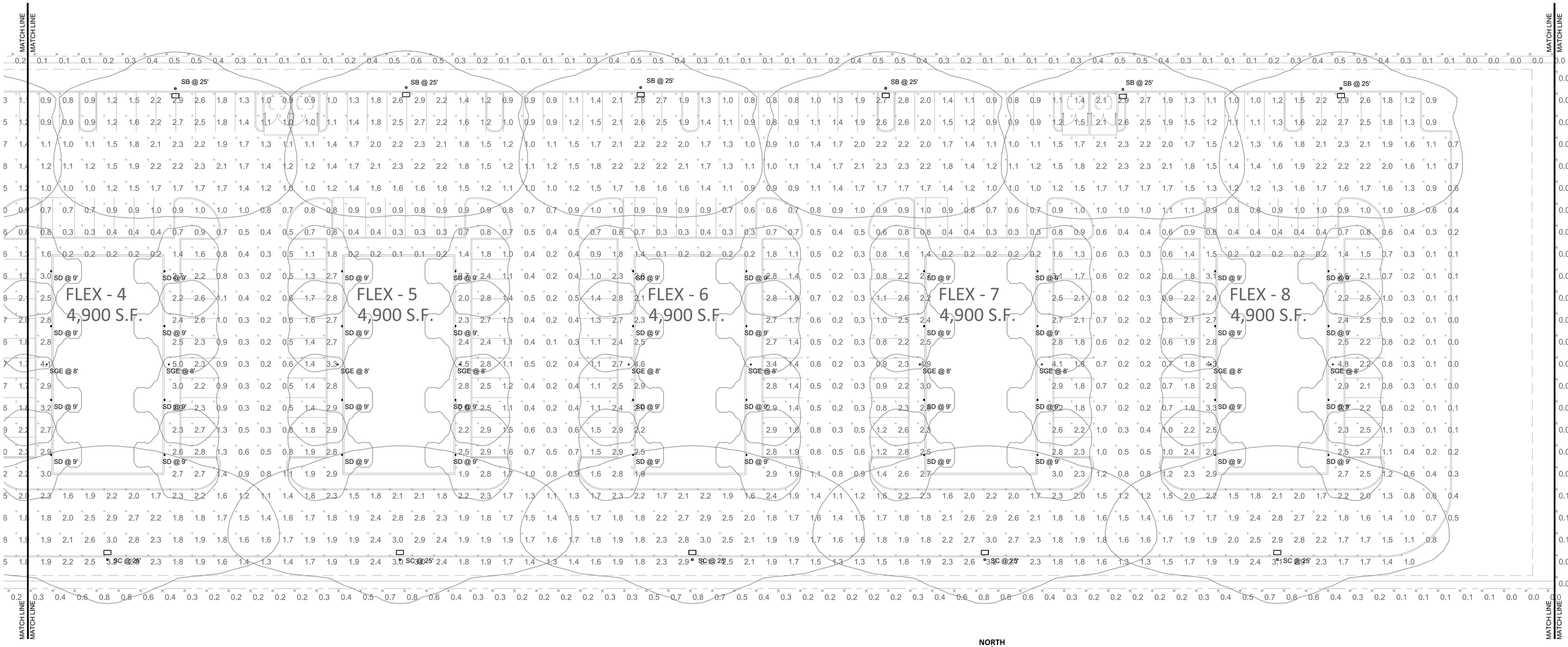
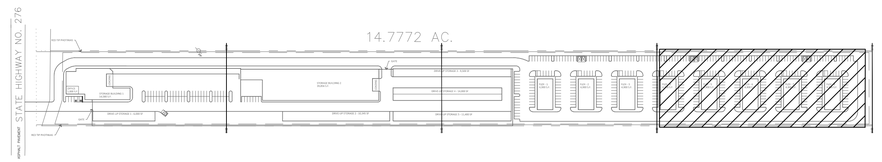


EXTERIOR PHOTOMETRICS

SCALE:1/20" PSCALE

NORTH



SITE KEY MAP

N.T.S

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7328 E Stetson Dr., Scottsdale, AZ 85251
P: 480.626.7072 | ardebilieng.com

RKAA ARCHITECTS, INC

F-15128
STATE OF TEXAS
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LICENSED PROFESSIONAL ENGINEER
6/17/22

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 04-13-2022 (PRELIMINARY)

E0.4
EXTERIOR PHOTOMETRICS

RKAA# 22040.00

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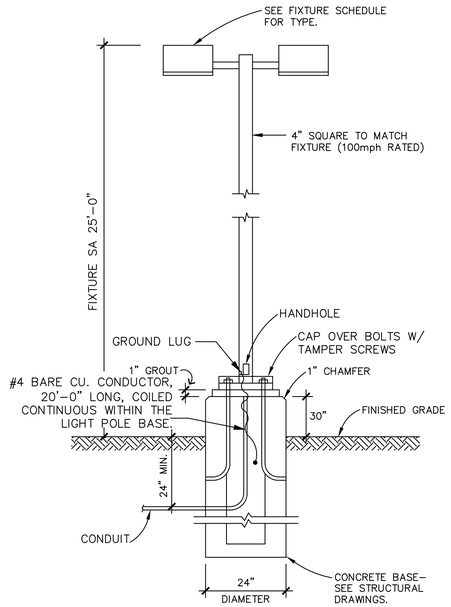
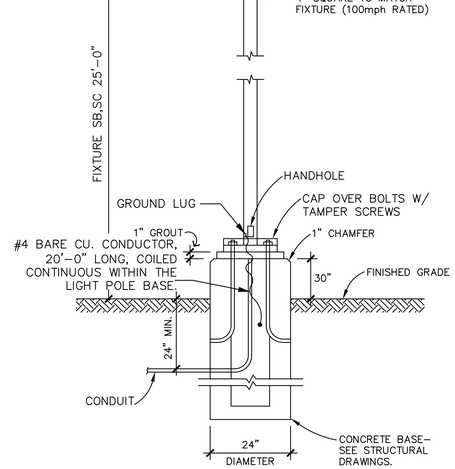


LIGHT POLE AND FIXTURE 'SA'

N.T.S.

NOTE:
CONTRACTOR SHALL PROVIDE NEW POLE BASES WHERE INDICATED ON PLANS. LIGHTING FIXTURE POLE DETAILS AND DESCRIPTIONS ARE FOR ELECTRICAL REFERENCES ONLY. PLEASE REFER TO ARCHITECTURAL SHEETS FOR POLE BASE DETAILS.



LIGHT POLE AND FIXTURE 'SB','SC'

N.T.S.

NOTE:
CONTRACTOR SHALL PROVIDE NEW POLE BASES WHERE INDICATED ON PLANS. LIGHTING FIXTURE POLE DETAILS AND DESCRIPTIONS ARE FOR ELECTRICAL REFERENCES ONLY. PLEASE REFER TO ARCHITECTURAL SHEETS FOR POLE BASE DETAILS.



D-Series Size 0
LED Area Luminaire

Buy American

Catalog Number

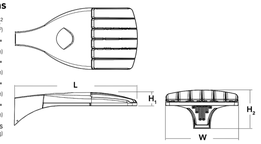
Notes

Type SA/SB/SC

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA: 0.95 ft² (.09 m²)
Length: 26" (66.0 cm)
Width: 13" (33.0 cm)
Height,: 3" (7.62 cm)
Height,: 7" (17.8 cm)
Weight (max): 16 lbs (7.25 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Series	LEDs	Color temperature	Distribution			Voltage	Mounting
DSX0 LED	**Forward optics**	30K 3000 K	T1S Type I short (Automotive)	TSS Type V short [1]		MVOLT (120V-277V) [2,4]	**Shipped included**
	P1 P5	40K 4000 K	T2S Type II short	TSM Type V medium [1]		XVOLT (277V-480V) [3,5]	SPA Square pole mounting
	P2 P6	50K 5000 K	T2M Type II medium	T5W Type V wide [1]		120 [5]	RPA Round pole mounting [6]
	P3 P7 [1]		T3S Type III short	BLC Backlight control [4]		208 [5]	WBA Wall bracket [7]
	P4 [1]		T3M Type III medium	LCCO Left corner cutoff [4]		240 [5]	SPUMBA Square pole universal mounting adaptor [7]
	Rotated optics		T4M Type IV medium	RCCO Right corner cutoff [4]		277 [5]	RPUMBA Round pole universal mounting adaptor [7]
	P10 [1] P12 [1]		TFTM Forward throw medium			347 [4]	**Shipped separately**
	P11 [1] P13 [1,2]		T5VS Type V very short [1]			480 [4]	KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) [2]

Control options		Other options		Finish (required)	
Shipped installed		**Shipped installed**		DDBXD	Dark bronze
NLTAIR2 nLight AIR generation 2 enabled [2,14]	PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc [15,8]	HS House-side shield [17]		DBLXD	Black
PIRHN Network, high/low motion/ambient sensor [15]	PIRH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc [15,9]	SF Single fuse (120, 277, 347V) [4]		DNAXD	Natural aluminum
PER NEMA twist-lock receptacle only (control ordered separate) [16]	PIR1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc [15,8]	DF Double fuse (208, 240, 480V) [4]		DWHXD	White
PERS Five-pin receptacle only (control ordered separate) [16,17]	PIRH1FC3V High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc [15,9]	L90 Left rotated optics [2]		DDBTXD	Textured dark bronze
PER7 Seven-pin receptacle only (leads exit fixture) (control ordered separate) [16,17]	FAO Field adjustable output [11]	R90 Right rotated optics [2]		DBLBXD	Textured black
DMG 0-10V dimming extend out back of housing for external control (control ordered separate) [18]		DDL Diffused drop lens [18]		DNATXD	Textured natural aluminum
		HA 50°C ambient operations [2]		DWHGXD	Textured white
		BAA Buy America(n) Act Compliant			
		Shipped separately			
		BS Bird spikes [19]			
		EGS External glare shield			

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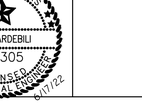


WDGE2 LED
Architectural Wall Sconce Precision Refractive Optic

Buy American

Catalog Number

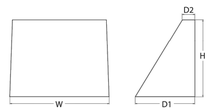
Notes

Type SD/SDE

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth (D1): 7"
Depth (D2): 1.5"
Height: 9"
Width: 11.5"
Weight: (without options) 13.5 lbs



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE2 with industry leading precision refractive optics provides great uniform distribution and optical control. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI)						
					P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	--	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI VF MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting	
WDGE2 LED	P0 [1]	27K 2700K	70CRI	T1S Type I Short	MVOLT	**Shipped included**	**Shipped separately**
	P1 [1]	30K 3000K	80CRI	T2M Type II Medium	347 [1]	SRM Surface-mounting bracket	AWS 3/8inch Architectural wall spacer
	P2 [1]	40K 4000K	LW Limited Wavelength	T3M Type III Medium	480 [1]	ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only) [2]	PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available.
	P3 [1]	50K 5000K		T4M Type IV Medium			
	P4 [2]	AMB [2] Amber		TFTM Forward Throw Medium			

Options		Finish	
E10WH Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 5°C min)	**Standalone Sensors/Controls**	DDBXD	Dark bronze
E20WC Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min)	PIR Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.	DBLXD	Black
PE [1] Photocell, Button Type	PIRH Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching	DNAXD	Natural aluminum
DMG [1] 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)	PIR1FC3V Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation.	DWHXD	White
BCE Bottom conduit entry for back box (PBBW). Total of 4 entry points.	PIRH1FC3V Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.	DSSTXD	Sandstone
BAA Buy America(n) Act Compliant	**Networked Sensors/Controls**	DDBTXD	Textured dark bronze
	NLTAIR2 PIR nLightAIR Wireless enabled bi-level motion/ambient sensor for 8-15' mounting heights.	DBLBXD	Textured black
	NLTAIR2 PIRH nLightAIR Wireless enabled bi-level motion/ambient sensor for 15-30' mounting heights.	DNATXD	Textured natural aluminum
	See page 4 for out of box functionality	DWHGXD	Textured white
		DSSTXD	Textured sandstone

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tgs TRULY GREEN SOLUTIONS

SKU#: SG/SGE PROJECT NAME: _____ DATE: _____



ThinTek™ Wafer R — Direct Mount Recessed

120~347VAC/0-10V Dimming

DESCRIPTION

The ThinTek™ Wafer series from TGS allows for easy installation from below the ceiling without the need for an existing can and is ideal for shallow ceiling plenum applications. The CCT switch allows for selection between 2700K, 3000K, 3500K, 4000K, and 5000K. With Title 24 certification, 90 CRI, and a variety of sizes and lumen packages, ThinTek™ Wafers provide versatility, reliable performance, and a fast, simple installation process.

APPLICATIONS

Residential, Institution, Hospitality, Retail, Offices, Schools, Hospitals, Airports and Hallways.

Intertek · IC RATED · 5 YEAR WARRANTY

FEATURES

Construction
Die-cast aluminum housing and PC lens.
Air-tight IC Rated.

Optical System
Glare controlling lens for comfortable light distribution.
Provides a 110° beam angle.

Warranty
5 year warranty.
See warranty documentation for more information.

Electrical
Input voltage: 120~347VAC, 60Hz
25W High Voltage Emergency Battery Backup option available.
12" Power Cable (Standard); Extension Cable option available in 3' or 10'.

Installation/ Mounting
Recessed Mounting with adjustable spring loaded retention tabs for secure fixture.
New Construction Kit (4", 6", 8") and New Construction Kit with Hanger Bar (3", 4", 6") option available.

Controls/Dimming
0-10V Dimming (Dims to 10%)
Tunable White between 2700K, 3000K, 3500K 4000K, 5000K.

ThinTek™ Mini R
3", 8W (500 lm)
4", 10W (650 lm)
4", 12W (850 lm)
6", 12W (900 lm)
6", 15W (1100 lm)
8", 18W (1500 lm)

Projected LTO: 50,000+ hours
Warranty: 5 Years
0-10V Dimming (10%)

TITLE 24 Compliant · 90+ CRI · Wet Location Rated · Tunable White · Air Tight · 0-10V Dimming Dims to 10%





Ordering Information

EXAMPLE: TWRF-0308-C-U

Series	Size/Wattage	CCT Switchable	Input Voltage/Control
TWRF - ThinTek Wafer Round Flat	0308 - 3"/8W 0410 - 4"/10W 0412 - 4"/12W 0612 - 6"/12W 0615 - 6"/15W 0818 - 8"/18W	C - 2700K/3000K/3500K/4000K/5000K	U - 120~347VAC/ 0-10VDimming

New Construction Kit	New Construction Kit W/ Hanger Bar	Accessories
TWR-NC (For 4", 6", 8")	TWR-NCH (For 3", 4", 6")	TW-EC03 (3' Extension Cable) TW-EC10 (10' Extension Cable) 90025-H (25W High Voltage Emergency Battery Backup)

Specifications and Dimensions subject to change without notice. **Accessories are purchased separately.**
***MOQ and longer lead times may apply, please contact customer service for more information.**

9601 Variel Ave I Chatsworth, CA 91311 I Ph: (818) 206-4404 I trulygreensolutions.com
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COMcheck Software Version 4.1.5.4
Exterior Lighting Compliance Certificate

Project Information

Energy Code: 2018 IECC
Project Title: 22377
Project Type: New Construction
Exterior Lighting Zone 2 (Residential mixed use area (LZ2))

Construction Site:
SWC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032

Owner/Agent:

Designer/Contractor:

Allowed Exterior Lighting Power

A Area/Surface Category	B Quantity	C Allowed Watts / Unit	D Tradable Wattage	E Allowed Watts (B X C)
STORAGE 1 (Illuminated area of facade wall or surface)	6480 ft2	0.07	No	486
STORAGE 1 (Landscaping)	24714 ft2	0.04	Yes	989
DRV-1 (Illuminated area of facade wall or surface)	4713 ft2	0.07	No	353
STORAGE 1 (Parking area)	38100 ft2	0.04	Yes	1524
STORAGE 2 (Illuminated area of facade wall or surface)	864 ft2	0.07	No	65
STORAGE 2 (Landscaping)	22643 ft2	0.04	Yes	906
DRV-2 (Illuminated area of facade wall or surface)	3105 ft2	0.07	No	233
DRV-3 (Landscaping)	16496 ft2	0.04	Yes	660
DRV-3 (Illuminated area of facade wall or surface)	3645 ft2	0.07	No	273
DRV-4 (Illuminated area of facade wall or surface)	7840 ft2	0.07	No	588
DRV-5 (Illuminated area of facade wall or surface)	3800 ft2	0.07	No	285
FLEX (Parking area)	62576 ft2	0.04	Yes	2503
FLEX (Landscaping)	34585 ft2	0.04	Yes	1383
FLEX BGS (Illuminated area of facade wall or surface)	14256 ft2	0.07	No	1069
			Total Tradable Watts (a) =	7965
			Total Allowed Watts =	11317
			Total Allowed Supplemental Watts (b) =	400

(a) Wattage tradeoffs are only allowed between tradable areas/surfaces.
(b) A supplemental allowance equal to 400 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Proposed Exterior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
STORAGE 1 (Illuminated area of facade wall or surface 6480 ft2): Non-tradable Wattage				
LED 1: SF: Other:	1	3	51	153
LED 2: SG: Other:	1	2	12	23
LED 3: SGE: Other:	1	2	12	23
LED 4: SD: Other:	1	4	19	76
LED 5: SDE: Other:	1	3	19	57
STORAGE 1 (Landscaping 24714 ft2): Tradable Wattage				
LED 6: SC: Other:	1	4	134	536
DRV-1 (Illuminated area of facade wall or surface 4713 ft2): Non-tradable Wattage				

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
LED 7: SD: Other:	1	5	19	95
STORAGE 1 (Parking area 38100 ft2): Tradable Wattage				
LED 8: SA: Other:	2	3	268	804
STORAGE 2 (Illuminated area of facade wall or surface 864 ft2): Non-tradable Wattage				
LED 9: SG: Other:	1	2	12	23
LED 10: SGE: Other:	1	1	12	12
LED 11: SDE: Other:	1	1	19	19
STORAGE 2 (Landscaping 22643 ft2): Tradable Wattage				
LED 12: SC: Other:	1	4	134	536
DRV-2 (Illuminated area of facade wall or surface 3105 ft2): Non-tradable Wattage				
LED 13: SD: Other:	1	8	19	152
DRV-3 (Landscaping 16496 ft2): Tradable Wattage				
LED 14: SC: Other:	1	3	134	402
DRV-3 (Illuminated area of facade wall or surface 3645 ft2): Non-tradable Wattage				
LED 15: SD: Other:	1	9	19	171
DRV-4 (Illuminated area of facade wall or surface 7840 ft2): Non-tradable Wattage				
LED 16: SD: Other:	1	16	19	304
DRV-5 (Illuminated area of facade wall or surface 3800 ft2): Non-tradable Wattage				
LED 17: SD: Other:	1	8	19	152
FLEX (Parking area 62576 ft2): Tradable Wattage				
LED 18: SB: Other:	1	10	134	1340
FLEX (Landscaping 34585 ft2): Tradable Wattage				
LED 19: SC: Other:	1	8	134	1072
FLEX BGS (Illuminated area of facade wall or surface 14256 ft2): Non-tradable Wattage				
LED 20: SD: Other:	1	64	19	1216
LED 21: SGE: Other:	1	16	12	186
			Total Tradable Proposed Watts =	4690

Exterior Lighting PASSES: Design 42% better than code

Exterior Lighting Compliance Statement

Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 2018 IECC requirements in COM*check* Version 4.1.5.4 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

JONATHAN F. ORTIZ, PM — Name - Title
Signature
06/17/22 — Date

Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	SA	3	Lithonia Lighting	(2) DSX0 LED P6 40K T5W MVOLT SPA (FINISH) / SSS 22.5' W/2.5' BASE	TWIN-HEAD DSX0 LED P6 40K T5W MVOLT	LED - 4000K	DSX0_LED_P6_40K_T5W_MVOLT.ies	16466	0.91	268
	SB	10	Lithonia Lighting	DSX0 LED P6 40K TFTM MVOLT SPA HS (FINISH) / SSS 22.5' W/2.5' BASE	DSX0 LED P6 40K TFTM MVOLT with houseside shield	LED - 4000K	DSX0_LED_P6_40K_TFTM_MVOLT_HS.ies	12465	0.91	134
	SC	20	Lithonia Lighting	DSX0 LED P6 40K T2M MVOLT SPA (FINISH) / SSS 22.5' W/2.5' BASE	DSX0 LED P6 40K T2M MVOLT	LED - 4000K	DSX0_LED_P6_40K_T2M_MVOLT.ies	15931	0.91	134
	SD	114	Lithonia Lighting	WDGE2 LED P2 40K 80CRI TFTM MVOLT (FINISH)	WDGE2 LED WITH P2 - PERFORMANCE PACKAGE, 4000K, 80CRI, TYPE FORWARD THROW MEDIUM OPTIC	LED - 4000K	WDGE2_LED_P2_40K_80CRI_TFTM.ies	2030	0.91	18.9815
	SDE	4	Lithonia Lighting	WDGE2 LED P2 40K 80CRI TFTM MVOLT E20WC (FINISH)	WDGE2 LED WITH P2 - PERFORMANCE PACKAGE, 4000K, 80CRI, TYPE FORWARD THROW MEDIUM OPTIC W/EM BATTERY PACK	LED - 4000K	WDGE2_LED_P2_40K_80CRI_TFTM.ies	2030	0.91	18.9815
	SF	3	Lithonia Lighting	WDGE3 LED P1 80CRI R3 40K MVOLT (FINISH)	WDGE3 LED WITH P1 - PERFORMANCE PACKAGE, 4000K, 70CRI, TYPE 3 OPTIC	LED - 4000K	WDGE3_LED_P1_70CRI_R3_40K.ies	7523	0.91	51.1717
	SG	4	TGS	TWFR 0612 C-4000K U	ThinTek Wafer R - Direct Mount Recessed Downlight	LED - 4000K	TWRF-0612-C-U (2700K)_IESNA2002.IES	918	0.91	11.6264
	SGE	19	TGS	TWFR 0612 C-4000K U 90025-h	ThinTek Wafer R - Direct Mount Recessed Downlight w/EM Battery Pack	LED - 4000K	TWRF-0612-C-U (2700K)_IESNA2002.IES	918	0.91	11.6264

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PROPERTY LINE - FC @ GRADE	+	0.2 fc	0.8 fc	0.0 fc	N/A	N/A
SITE - FC @ GRADE	+	1.5 fc	6.0 fc	0.0 fc	N/A	N/A

RKAA ARCHITECTS, INC

F-15128
STATE OF TEXAS
OMID ARDEBILI
112305
LICENSED PROFESSIONAL ENGINEER
01/7/22

ARDEBILI Engineering
Project Number: 22377 | Project Manager: JFO
7328 E Stetson Dr., Scottsdale, AZ 85251
P: 480.626.7072 | ardebilieng.com

ROCKWALL STORAGE
SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 04-13-2022 (PRELIMINARY)

E0.5
EXTERIOR CUTSHEETS AND IECC REPORT
RKAA# 22040.00

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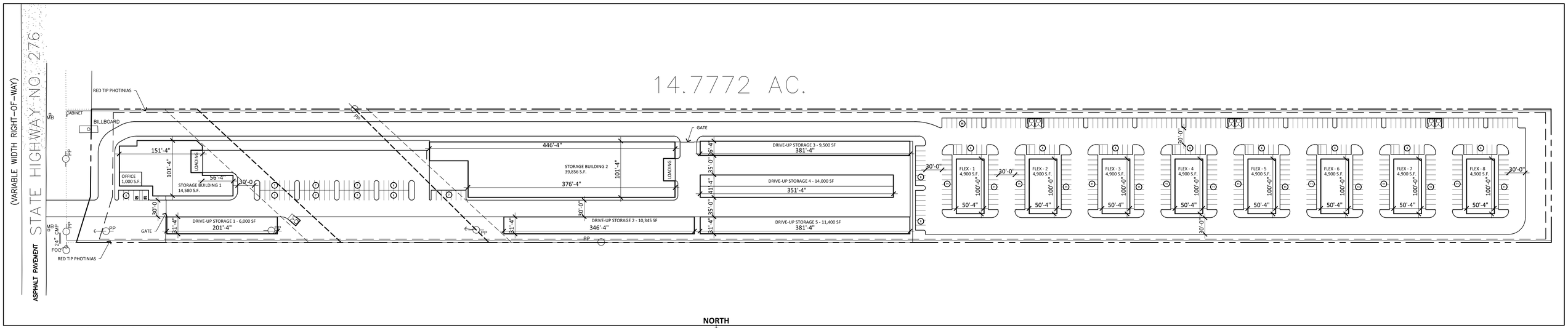
PROJECT DIRECTORY

ARCHITECT:
RKAA ARCHITECTS, INC.
2233 EAST THOMAS ROAD
PHOENIX, ARIZONA 85016
CONTACT: NEIL FEASER
PHONE: (602) 955-3900
FAX: (602) 955-0496
E-MAIL: nfeaser@rkaa.com



SITE PLAN

SCALE: 1" = 80'-0"

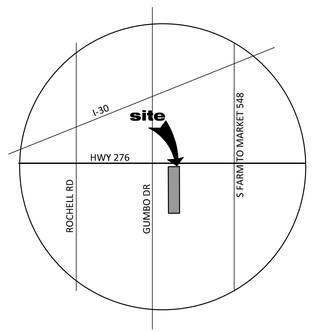
NORTH

SITE DATA

PROPERTY ID:	10369 & 10368
EXISTING ZONING:	AG
SITE AREA:	14.77 ACRES (643,381 S.F.)
PROPOSED USE:	SELF STORAGE
STORAGE BUILDING 1 AREA:	15,580 S.F.
STORAGE BUILDING 2 AREA:	39,856 S.F.
TOTAL STORAGE BUILDING AREA:	55,436 S.F.
DRIVE-UP STORAGE 1 AREA:	6,000 S.F.
DRIVE-UP STORAGE 2 AREA:	10,345 S.F.
DRIVE-UP STORAGE 3 AREA:	9,500 S.F.
DRIVE-UP STORAGE 4 AREA:	14,000 S.F.
DRIVE-UP STORAGE 5 AREA:	11,400 S.F.
TOTAL DRIVE-UP AREA:	51,245 S.F.
TOTAL PARKING REQUIRED:	34 SPACES
TOTAL PARKING PROVIDED:	61 SPACES

STORAGE BUILDING 1 UNITS:	109 UNITS
STORAGE BUILDING 2 UNITS:	298 UNITS
TOTAL STORAGE BUILDING UNITS:	407 UNITS
DRIVE-UP STORAGE 1 UNITS:	20 UNITS
DRIVE-UP STORAGE 2 UNITS:	35 UNITS
DRIVE-UP STORAGE 3 UNITS:	38 UNITS
DRIVE-UP STORAGE 4 UNITS:	70 UNITS
DRIVE-UP STORAGE 5 UNITS:	38 UNITS
TOTAL DRIVE-UP UNITS:	201 UNITS
TOTAL UNITS:	608 UNITS

TOTAL FLEX UNITS	8 UNITS
AREA OF EACH FLEX UNIT	4,900 S.F.
TOTAL FLEX BUILDING AREA:	39,200 S.F.
PARKING PROVIDED:	338 SPACES



NORTH

VICINITY MAP

SCALE: N.T.S.

THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL PROPERTY BOUNDARIES ARE ROUGH APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY AND IT IS NOT TO BE THE BASIS FOR ANY LEGALLY BINDING DOCUMENTATION.

RKAA ARCHITECTS, INC

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 06-16-2022 (PRELIMINARY)

SP-1

RKAA# 22040.00

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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 26, 2022
APPLICANT:	Hellen Byrd
CASE NUMBER:	SP2022-038; *Site Plan for 4649 SH-276*

SUMMARY

Hold a public hearing to discuss and consider a request by Hellen Byrd on behalf of Donald Valk for the approval of a *Site Plan* for a *Mini-Warehouse* and *Office Warehouse Facility* on a 14.78-acre tract of land identified as Tracts 8 & 8-1 of the J. H. Bailey Survey, Abstract No. 34, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 4649 SH-276, and take any action necessary.

BACKGROUND

The subject property was annexed on December 22, 2008 by *Ordinance No. 08-65* [*Case No. A2008-003*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the Rockwall Central Appraisal District (RCAD), currently situated on the subject property are [*1*] a 2,607 SF single-family home constructed in 1988, [*2*] a 1,600 SF shop constructed in 1993, [*3*] a 576 SF and a 450 SF detached carport both constructed in 2005, and [*4*] a 144 SF and a 216 SF accessory building both constructed in 1975. On June 6, 2022, the City Council approved to rezone [*Case No. Z2022-020*] the subject property from Agricultural (AG) District to Light Industrial (LI) District.

PURPOSE

On June 17, 2022, the applicant -- *Hellen Byrd* -- submitted an application requesting the approval of a *Site Plan* for the purpose of constructing a *Mini-Warehouse* and *Office Warehouse Facility* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 4649 SH-276. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are the corporate limits of the City of Rockwall. Beyond this is SH-276, which is identified as a TXDOT6D (*i.e. a Texas Department of Transportation, six [6] lane, divided roadway*] on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. North of this thoroughfare are multiple properties situated within the City's Extraterritorial Jurisdiction (ETJ) with residential and non-residential structures constructed on them.

South: Directly south of the subject property is a 132.4354-acre tract of land (*i.e. Tract 1 of the J. Lockhart Survey, Abstract No. 137*). This property is zoned Planned Development District 76 (PD-76) for Single-Family 1 (SF-1) District land uses. Beyond this are the corporate limits of the City of Rockwall. South of this are two (2) tracts of land (*i.e. Tracts 17 & 17-01 of the J. Lockhart Survey, Abstract No. 137*) situated within City's Extraterritorial Jurisdiction (ETJ) with residential structures constructed on them.

East: Directly east of the subject property is a 9.916-acre tract of land (*i.e. Tract 10 of the J. H. Bailey Survey, Abstract No. 34*), which has a single-family home constructed on it. East of this is a vacant ten (10) acre tract of land (*i.e. Tract 9 of the J. H. Bailey Survey, Abstract No. 34*), which is vacant. Beyond this is a 11.53-acre tract of land (*i.e. Tract 7 of the J. H. Bailey Survey, Abstract No. 34*), which has non-residential structures constructed on it. All of these properties are zoned Agricultural (AG) District.

West: Directly west of the subject property is a 15-acre tract of land (*i.e. Tract 6 of the J. H. Bailey Survey, Abstract No. 34*), which has multiple non-residential structures situated on it. West of this is a ten (10) acre tract of land (*i.e. Tract 3 of the J. H. Bailey Survey, Abstract No. 34*) with multiple non-residential structures situated on it. Beyond this is a ten (10) acre tract of land (*i.e. Tract 4 of the J. H. Bailey Survey, Abstract No. 34*), which has an agricultural structure situated on it. All of these properties are zoned Agricultural (AG) District.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), *Mini-Warehouse* and *Office Warehouse* are permitted *by-right* in a Light Industrial (LI) District. The submitted site plan, landscape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a Light Industrial (LI) District. A summary of the density and dimensional requirements for the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*12,500 SF*	*X=14.78-acres; In Conformance*
Minimum Lot frontage	*100-Feet*	*X= 246.16-feet; In Conformance*
Minimum Lot Depth	*125-Feet*	*X=2650.6-feet; In Conformance*
Minimum Front Yard Setback	*50-Feet*	*X=50-feet; In Conformance*
Minimum Rear Yard Setback	*10-Feet*	*X=10-feet; In Conformance*
Minimum Side Yard Setback	*15-Feet*	*X=15-feet; In Conformance*
Maximum Building Height	*60-Feet*	*X<60-feet; In Conformance*
Max Building/Lot Coverage	*60%*	*X=22.50%; In Conformance*
Minimum Number of Parking Spaces	*Office: 1 Space/300 SF (4 Required)* *Flex: 1 Space/250 SF (157 Required)* *Mini-Warehouse: 3 + 1 Space/100 Units (10 Required)* *Total: 171 Required*	*X=388; Non-Conforming*
Minimum Landscaping Percentage	*15%*	*In Conformance*
Maximum Impervious Coverage	*90-95%*	*X<85%; In Conformance*

TREESCAPE PLAN

No trees are being removed from the subject property. Based on this, no *Treescape Plan* is required.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 05.02, *Light Industrial (LI) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he Light Industrial (LI) District is a zoning district intended to create a limited industrial zone that provides for modern types of industrial land uses … [*and*] is intended for industrial parks and larger, cleaner types of industries." The applicant has submitted a site plan requesting to construct a *Mini-Warehouse Facility* and *Multiple Office/Warehouse Buildings* on the subject property. According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), these land uses are permitted within the Light Industrial (LI) District; however, the *Mini-Warehouse* land use has several *Conditional Land Use Standards* that are required to be met in order to establish the land use in the Light Industrial (LI) District. In this case, the site plan provided by the applicant generally adheres to the *Conditional Land Use Standards* except that no access may be taken off of SH-276. The site plan provided by the applicant has the proposed development taking access off of SH-276 as it is the only street frontage the subject property has. That being said, this deviation from the *Conditional Land Use Standards* must be granted an exception from the Planning and Zoning Commission and City Council. Should the Planning and Zoning Commission choose to approve this site plan, the Commission will be sending a recommendation to approve this exception to the City Council.

The proposed site plan also generally conforms to the requirements of the *General Overlay District Standards* and the *General Industrial District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), with the exception of the variances being requested as outlined in the *Variances and Exceptions Requested by the Applicant* section of this case memo.

VARIANCES AND EXCEPTIONS BY THE APPLICANT

As stated above, the applicant's request conforms to the majority of the City's codes; however, staff has identified the following variances and exceptions:

(1) *Architectural Standards.*

(a) *Primary Materials*. According to Subsection 06.02 (C)(1), *Materials and Masonry Composition*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a) minimum of 20% natural or quarried stone is required on all building façades." In this case, the applicant is proposing less than 20% stone on Drive-Up Buildings 1-5 and Flex Office Buildings 1-8. This will require a *variance* from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

(b) *Materials and Masonry Composition*. According to Subsection 06.02 (C)(1), *Materials and Masonry Composition*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(e)ach exterior wall of a building's façade shall consist of a minimum of 90% Primary Materials." In this case, the applicant is proposing less than 90% primary material on Drive-Up Buildings 1-5 and Flex Office Buildings 1-7. This will require a *variance* from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

(c) *Roof Design Standards*. According to Subsection 06.02 (C)(2), *Roof Design Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a)ll structures that have a building footprint of less than 6,000 SF shall be constructed with a pitched roof". Also, according to the *General Commercial District Standards* (*i.e. Subsection 04.01(A)(1), of Article 05, of the UDC*) and the mini-warehouse *Conditional Use Standards* (*i.e. Subsection 02.03(J)(1), of Article 04, of the UDC*), the flex office building should have a 6:12 roof pitch and the mini-warehouse should have a 1:3 roof pitch. In this case, the applicant is proposing a roof pitch less than is required for the flex office buildings and mini-warehouse buildings. This will require an *exception* from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

(d) *Four (4) Sided Architecture*. According to Subsection 06.02 (C)(5), *Four (4) Sided Architecture*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a)ll buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features." In this case, the applicant is required to meet the building articulation standards for the primary building façade on all sides of the building. Given the proposed building elevations the applicant does not meet the wall length requirements. This will require a *variance* from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

(2) *Landscaping Standards*.

(a) *Landscape Standards.* According to Subsection 06.02 (E)(1), *Landscape Buffers*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), states that Industrial/Office/Technology Land Uses within the SH-276 Overlay (SH-276 OC) District must have a landscape buffer of 50-feet. Also, according to Subsection 05.01, *Landscape Buffers*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), (b)uildings and paving (*e.g. parking lots*) shall not be permitted within any required landscape buffer." In this case, the applicant has a 50-foot landscape buffer, however they have a 26-foot wide drive within the buffer. This will require an *exception* from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

(b) *Landscape Requirements*. According to Subsection 05.03, *Landscape Requirements*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), "(n)o required parking spaces may be located more than 80-feet from the trunk of a canopy tree." In this case, the applicant has parking between Storage Building 1 and Storage Building 2 that do not have canopy trees within 80-feet of them. This will require an *exception* from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

(3) *Conditional Land Use Standards*. According to Subsection 02.03 (J)(1), *Mini-Warehouse*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), the mini-warehouse land use may not take direct access from SH-276. In this case, the applicant's only access point is off of SH-276. This will require an *exception* from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

According to Subsection 09.02, *Variances to the General Overlay District Standards*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "…an applicant may request the Planning and Zoning Commission grant a variance to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code would create an undue hardship." This section of the code also includes the same language for variances to the *General Overlay District Standards*. In addition, the code requires that applicant's provide compensatory measures that directly offset the requested variances. In this case, as compensatory measures the applicant is proposing to provide [1] increased landscaping, and [2] enhanced concrete pavement in the landscape buffer. In this case, the additional landscaping appears to be a row of shrubs along the west and south side of Storage Building 2 and along the southern portion of the masonry wall. Staff should note, that there does not appear to be a difference between the driveway pavement on site, despite the enhanced concrete pavement in the landscape buffer being listed as a compensatory measure. Requests for variances to the *General Overlay District Standards* are discretionary decisions for the Planning and Zoning Commission. Staff should note that a supermajority vote (*e.g. six [6] out of the seven [7] commissioners*) -- *with a minimum of four (4) votes in the affirmative* -- is required for the approval of a variance or exception.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to *the Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the *South Central Estates District*, which -- *based on the District Description for the South Central Estates District* -- "…has the potential to have a mixture of land uses, but is currently relatively undeveloped." This section goes on to make the observation that "(a)long SH-276, there are currently some transitional commercial land uses and residential homes situated on long narrow lots." The subject property is one (1) of the transitional properties being referenced in this statement, having a lot depth of 2,678.33-feet and an existing 2,607 SF single-family home situated on it. The *Land Use Plan* for this district designates the subject property for *Technology/Employment* land uses, which is "…characterized by employment-oriented businesses, which are generally situated in larger centers (*i.e. Rockwall Technology Park*) with access to key transportation networks." In addition, the Light Industrial (LI) District is one (1) of the two (2) zoning districts permitted under this *Land Use Plan Designation*. Based on this, the applicant's request to construct *Mini-Warehouse* and *Office Warehouse* on a Light Industrial (LI) District conforms to the Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on June 28, 2022, and made a recommendation that the applicant change the materials on *Storage Buildings 1 & 2* to better meet the overlay district requirements, to apply the same materials as *Storage Buildings 1 & 2* on the drive-up storage buildings on at least the front and side elevations, meet the roof pitch requirement, and to use the same materials as the front buildings on *Flex Building 8*. Before action is taken on the building elevations, the ARB will review the applicant's revised building elevations and provide a recommendation to the Planning and Zoning Commission at the *June 26, 2022* meeting.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's *Site Plan* for the *Mini-Warehouse and Office Warehouse Facility* on the *subject property*, then staff would propose the following conditions of approval:

(1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.

(2) Any construction resulting from the approval of this *Site Plan* 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. SP2022-038

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 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	4649 SH276.				
SUBDIVISION	JH BAILEY SURVEY		LOT		BLOCK
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	L1		CURRENT USE	VACANT LAND	
PROPOSED ZONING			PROPOSED USE	SELF STORAGE	
ACREAGE	14.78	LOTS [CURRENT]		LOTS [PROPOSED]	

☐ ***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	DON VALK	☐ APPLICANT	HELLEN BYRD
CONTACT PERSON		CONTACT PERSON	
ADDRESS	1450 TL TOWNSEND DR SUITE 100	ADDRESS	1450 TL TOWNSEND DR SUITE 100
CITY, STATE & ZIP	ROCKWALL, TX 75032	CITY, STATE & ZIP	ROCKWALL, TX 75032
PHONE		PHONE	
E-MAIL	HELLEN@PLATINUMTX.COM	E-MAIL	HELLEN@PLATINUMTX.COM

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Hellen I Byrd [*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 $ 545.60 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 17th *DAY OF* June, 20 22 *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 17th DAY OF June, 20 22

OWNER'S SIGNATURE Hellen Byrd

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Tanya Buehler

MY COMMISSION EXPIRES

TANYA BUEHLER
Notary Public
STATE OF TEXAS
ID# 13099192-5
My Comm. Exp. MAR. 10, 2025



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
385 S. Goliad Street
Rockwall, Texas 75087

July 15, 2022

Re: Variance Request Letter
SP2022-038
4649 State Highway 276

Dear Committee Members;

This letter is to request variances for the proposed project from the minimum City of Rockwall requirements. The proposed project is a mini-warehouse and an office warehouse facility on a 14.78-acre tract of land identified as Tracts 8 & 8-2 of the J. H. Bailey Survey, Abstract No. 34, City of Rockwall, Rockwall County, Texas. The land is zoned Light Industrial (LI) and is situated within the SH-276 Overlay District. The address for the project is 4649 State Highway 276.

We are requesting a few variances that are related to architectural elements of the buildings and a few others that are related to landscaping

The first variance request is from the requirement of having 20% natural or quarried stone on each façade of the proposed buildings (Subsection 06.02, C, of Article 05). This variance is not being request for all the structures, only the structures that are not visible from the right of way or the back of the property. The reason why this variance is being requested is most buildings are drive-up storage buildings or flex industrial buildings that will not be visible from outside the property. These buildings will be metal to match the existing surrounding industrial and storage buildings.

The second variance is being requested from the requirement of having 90% masonry materials on each façade of the proposed buildings (Subsection 06.02. C, of Article 05). This variance is not being request for all the structures, only the structures that are not visible from the right of way or the back of the property. The reason why this variance is being requested is most of the buildings are drive-up storage buildings or flex industrial buildings that will not be visible from outside the property. These buildings will be metal to match the existing surrounding industrial and storage buildings.

The third variance request is from the requirement of having a minimum roof pitch of 6:12 within the industrial district (Subsection 05.01, of Article 05). The reason why this variance is being requested is that the steep 6:12 pitch is not necessary for drive-up storage buildings. For the buildings visible from the street, a parapet has been added to the building.

The fourth variance request is from the horizontal articulation requirement for each of the proposed buildings (Subsection 05.01, of Article 05). All the proposed buildings have wall lengths that exceed 4-times their height. The facades on the perimeter of the property comply with the articulation needs. Not every building will comply with the articulation needs due to them having facades facing the inside of the property, not visible to the outside of the property.

The fifth variance request is from the landscape buffer requirement of 50-feet at the north part of the property (Subsection 05.01, of Article 08). Currently, a 26-feet wide drive is proposed within the 50-feet buffer. The reason why a variance is being requested is because pushing back the drive and the proposed building would shorten the building by approximately 35 feet, thus reducing the building area a significant amount. The front building is constrained from moving back due to an existing Texas Power & Light Easement that is shown diagonal in the back and clips the northeast corner of the building. This easement has low and high voltage power lines, thus preventing relocation of the easement and lines. Hence, the building is constrained with the

landscape buffer in the front and the easement in the back. Two subsequent compensatory measures have been adopted to mitigate for this variance request which include enhanced concrete pavement in the landscape area and additional landscaping throughout the site.

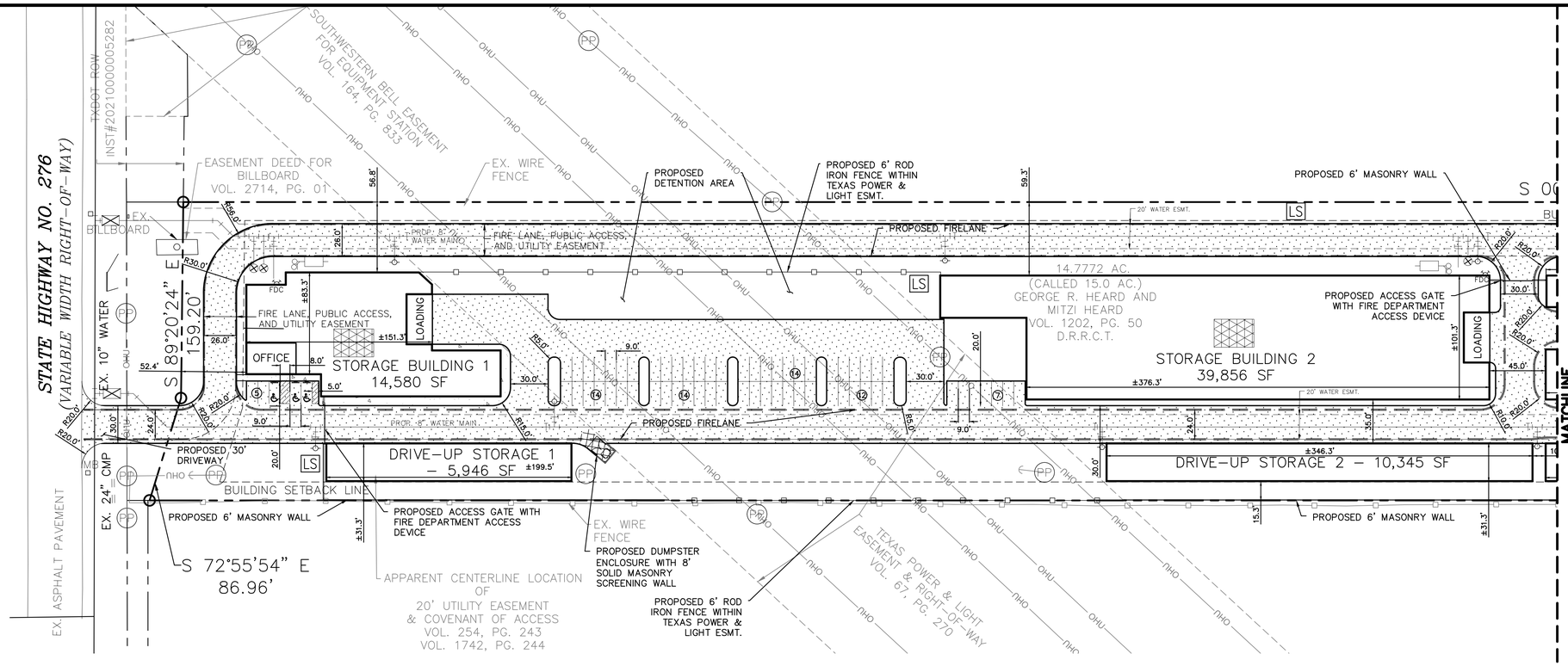
The sixth variance is being requested from the requirement of having all parking spaces be within 80-feet of a canopy tree (subsection 05.03, E, of Article 08). The reason why this variance is being requested is because of the 250-feet Texas Power & Light Easement & Right-of-Way that goes over some of the proposed parking. Planting trees in the easement is not allowed by ONCOR for any reason, hence the need for the variance. Two subsequent compensatory measures have been adopted to mitigate for this variance request was to plant additional trees and bushes around the site.

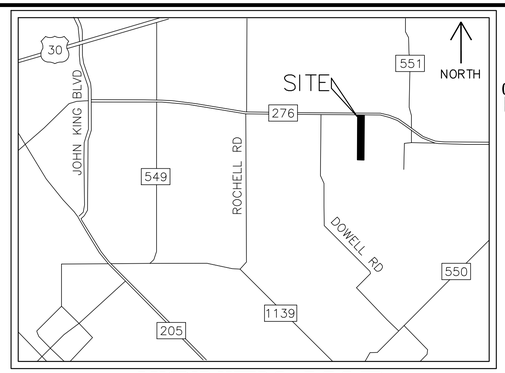
The last (seventh) variance is being requested for the access point on state highway 276. The site is adjacent to SH 276 and does not have another public street for access. There is an existing aggregate and asphalt drive on the property at this time. We propose to remove the existing drive and install a concrete drive approach for the property. The proposed location will remain approximately the same as the existing due to grade different and the SH-276 culvert located at the northeastern end of the property.

Attached with this submittal is the site plan showing for the subject project. We respectfully request your approval of this variance. I would like to thank you for your review and I am available to answer any questions that you might have.

Sincerely,

Hellen Byrd on behalf of Don Valk





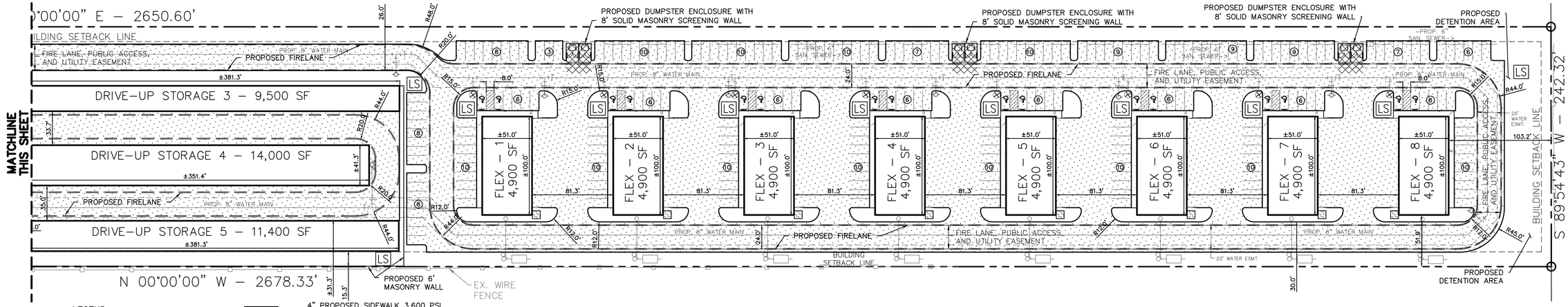
VICINITY MAP
N.T.S.

N

0 50 100

DRAWING SCALE
1"=50'

SITE DATA TABLE	
CURRENT ZONING:	LI WITH SH 276 OVERLAY
LAND USE:	OFFICE/WAREHOUSE BUILDINGS
SITE ACREAGE:	14.78 ACRES (643,696 SQ FT)
STORAGE BUILDING FOOTPRINT:	105,627 SQUARE FEET
STORAGE BUILDING AREA:	105,627 SQUARE FEET
OFFICE/FLEX BUILDING FOOTPRINT:	39,200 SQUARE FEET
OFFICE/FLEX BUILDING AREA:	39,200 SQUARE FEET
TOTAL BUILDING FOOTPRINT:	144,827 SQUARE FEET
TOTAL BUILDING AREA:	144,827 SQUARE FEET
OPEN SPACE:	172,896/643,696 : 26.9%
PAVED SURFACE AREA:	325,973/643,696 : 50.6%
BUILDING HEIGHT	1 STORY (28'-0" MAX HEIGHT)
PARKING REQUIRED:	
SELF-STORAGE (3 PLUS 1 SPACE/100 UNITS):	10 PARKING SPACES
OFFICE (1 SPACE/300 S.F.)	4 PARKING SPACES
FLEX (1 SPACE/250 S.F.)	157 PARKING SPACES
TOTAL:	171 PARKING SPACES
PARKING PROVIDED:	308 PARKING SPACES
ACCESSIBLE PARKING PROVIDED:	19 PARKING SPACES



LEGEND

- – EXISTING CURB
- – PROPOSED CURB
- ⑧ – PARKING SPACES IN A ROW
- LS – PROPOSED LANDSCAPING
- – SCREENED ROOF MOUNTED UTILITY EQUIPMENT
- – SCREENED GROUND MOUNTED UTILITY EQUIPMENT
- – 4" PROPOSED SIDEWALK 3,600 PSI REINFORCED CONCRETE WITH #3 BARS AT 18" CENTERS. (MINIMUM 6.5 SACK MIX)
- – 6" PROPOSED PAVEMENT 4,500 PSI REINFORCED CONCRETE PAVEMENT WITH #3 BARS AT 18" CENTERS. FIRELANES SHALL BE 7" 4,500 MINIMUM PSI WITH #4 BARS AT 18" CENTERS. (MINIMUM 7.0 SACK MIX).
- – 8" 4,500 MINIMUM PSI REINFORCED CONCRETE PAVEMENT WITH NO. 5 AT 18" CENTERS. (MINIMUM 7.0 SACK MIX).
- – PROPOSED ADA SPACE PER CURRENT ADA/TAS STANDARDS

!!! CAUTION !!!
UNDERGROUND UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.

CALL: TEXAS ONE CALL @ 811 AT LEAST 72 HRS PRIOR TO CONSTRUCTION.

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

PLAN NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT, FACE OF BUILDING OR AS OTHERWISE INDICATED.
2. ALL SIDEWALKS SHALL MAINTAIN A 2% MAXIMUM CROSS SLOPE AND 5% MAXIMUM IN THE DIRECTION OF PEDESTRIAN TRAVEL. ALL ADA SIDEWALKS SHOULD INCLUDE ALL LANDINGS, MARKINGS, ETC AS REQUIRED BY CODE.
3. ANY CONSTRUCTION OR BUILDING NECESSARY TO COMPLETE THIS CONCEPT PLAN REQUEST MUST CONFORM TO THE REQUIREMENTS SET FORTH BY THE UNIFIED DEVELOPMENT CODE, THE CITY OF ROCKWALL ADAPTED INTERNATIONAL BUILDING CODE, 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.
4. THE MECHANICAL EQUIPMENT SHALL BE ROOF MOUNTED AND BE SCREENED FROM PUBLIC VIEW.
5. A TYPICAL PARKING SPACE SHALL BE 9' WIDE AND 20' DEEP.
6. THE PROPERTY IS CURRENTLY UNPLATTED BUT WILL BE PLATTED AS PART OF DEVELOPMENT.
7. DETENTION AREA LOCATIONS HAVE BEEN CALLED OUT ON THIS PLAN. DETENTION OUTFALL MUST BE AT SHEET FLOW CONDITIONS WHEN STORM WATER CROSSES THE PROPERTY LINE. MANNING'S C-VALUE SHALL BE PER ZONING TYPE. DUMPSTER AREAS TO DRAIN TO OIL/WATER SEPARATOR AND THEN TO THE STORM LINES. WOTUS AND WETLAND DETERMINATION ON POND HAS BEEN PERFORMED BY INTEGRATED ENVIRONMENTAL SOLUTIONS, LLC ON 29 APRIL 2022 AND A REPORT IS ATTACHED FOR REFERENCE.

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____.

WITNESS OUR HANDS, THIS _____ DAY OF _____, _____.

_____ PLANNING & ZONING COMMISSION, CHAIRMAN

_____ DIRECTOR OF PLANNING AND ZONING

THIS DOCUMENT IS FOR SITE INFORMATION ONLY. IT IS RELEASED UNDER THE AUTHORITY OF PAUL CRAGUN, P.E. NO. 112767 ON 07/20/22.

FOR REVIEW ONLY, NOT FOR CONSTRUCTION

CASE NUMBER: SP2022-038

Cumulus Design Firm #14810
2080 N. Highway 360, Suite 240 Grand Prairie, Texas 75050
Tel. 214.235.0367

SITE PLAN

4649 HIGHWAY 276
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
J.H. BAILEY SURVEY, ABST NO. 34

DATE	PROJECT NO	DRAWING SCALE	SHEET
07/20/22	CD22011	1" = 50'	SP

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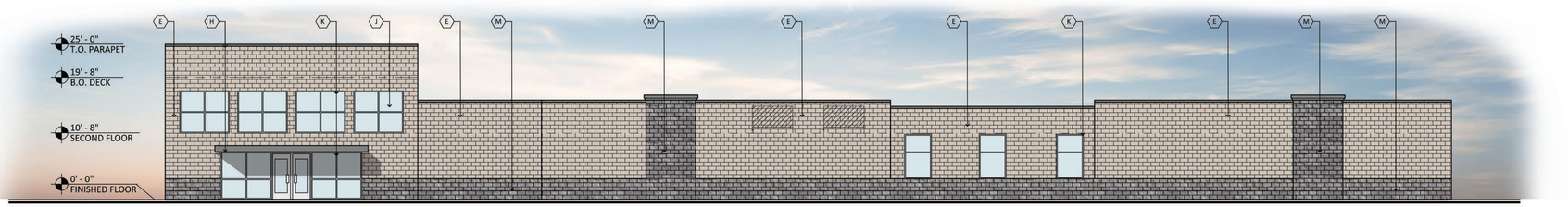


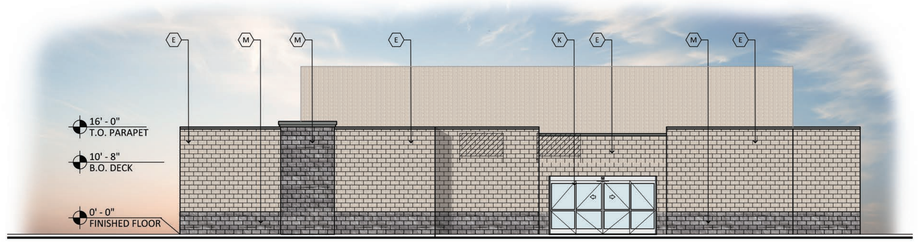
WEST ELEVATION- STORAGE BLDG 1

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

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 3587 SF
NATURAL STONE AREA: 22.8%
MASONRY AREA: 85.6%



SOUTH ELEVATION- STORAGE BLDG 1

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

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 1587 SF
NATURAL STONE AREA: 23.6%
MASONRY AREA: 90.2%



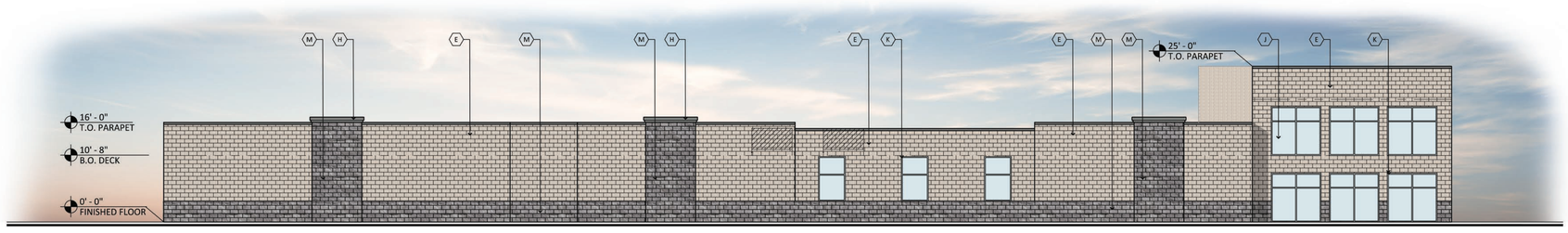
NORTH ELEVATION- STORAGE BLDG 1

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

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 2231 SF
NATURAL STONE AREA: 17%
MASONRY AREA: 66.3%



EAST ELEVATION- STORAGE BLDG 1

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

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 3492 SF
NATURAL STONE AREA: 26.2%
MASONRY AREA: 86.8%

MATERIAL AND COLORS

A — METAL PANEL:
MFG: ATAS
COLOR: CHARCOAL GRAY
SPEC: DWF 120

B — METAL PANEL:
MFG: ATAS
COLOR: SANDSTONE
SPEC: DWF 120

C — PAINTED ROLL UP DOORS:
MFG: SHERWIN WILLIAMS
COLOR: WHITE SNOW SW 9541

D — CMU:
FINISH: SPLIT FACE
MFG: SUPERLITE
COLOR: BLACK CANYON

E — CMU:
FINISH: SPLIT
MFG: SUPERLITE
COLOR: MISSION WHITE

F — STANDING SEAM ROOF:
MFG: ATAS
COLOR: SLATE GREY
SPEC: 2" FIELD-LOK

G — PAINTED HOLLOW METAL DOORS:
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"

H — PAINTED METAL COPING / AWNING:
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"

J — FAUX WINDOWS:
MFG: VITRO
COLOR: SPANDREL GLASS WHITE

K — MULLIONS:
MFG: KAWNEER
COLOR: CLEAR

L — CMU:
FINISH: SPLIT
MFG: SUPERLITE
COLOR: CHARCOAL

M — CMU:
MFG: CORONADO
FINISH: 6" SPLIT LIMESTONE
COLOR: SUMMIT GREY

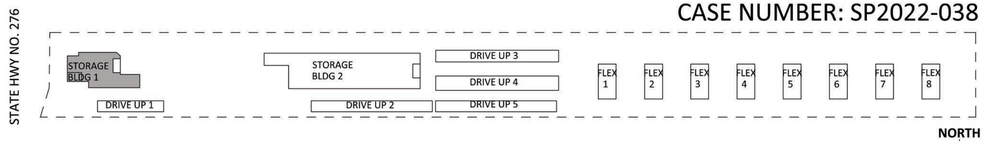
APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____,_____.

WITNESS OUR HANDS, THIS _____ DAY OF _____, _____.

_____ PLANNING & ZONING COMMISSION, CHAIRMAN

_____ DIRECTOR OF PLANNING AND ZONING

CASE NUMBER: SP2022-038



KEY PLAN

SCALE: N.T.S.

RKAA ARCHITECTS, INC

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 07-20-2022 (PRELIMINARY)

EL-1
BLDG 1

RKAA# 22040.00

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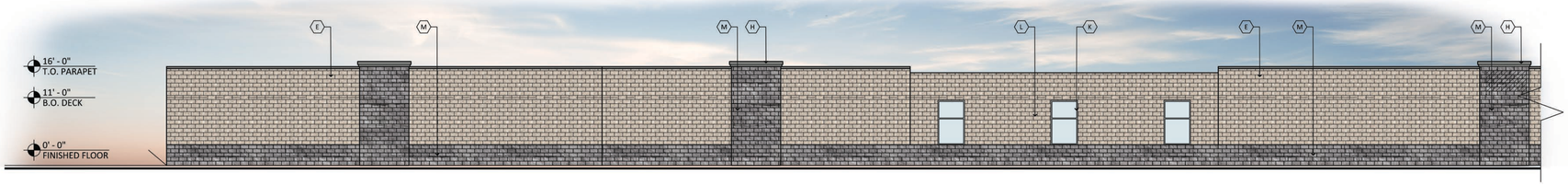
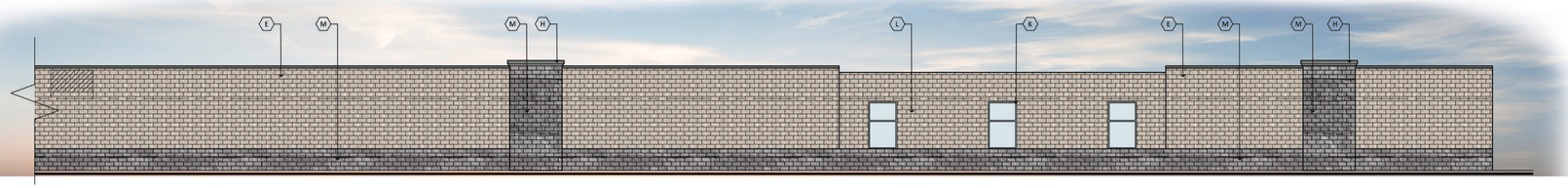


WEST ELEVATION- STORAGE BLDG 2

SCALE: 1/16"=1'-0"

0' 5' 10' 20'

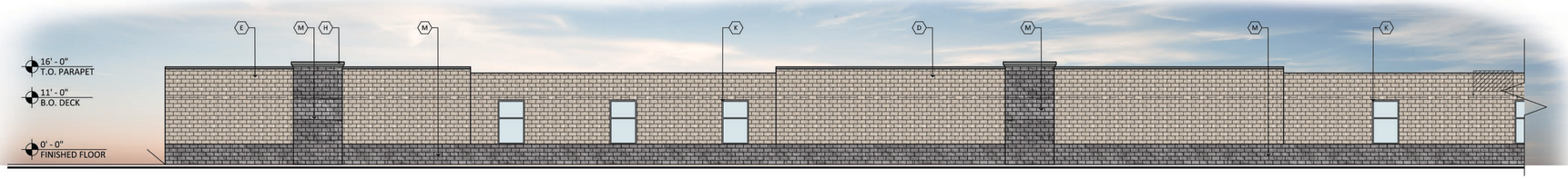
MATERIAL CALCULATIONS
FACADE AREA: 6925 SF
NATURAL STONE AREA: 28.8%
MASONRY AREA: 97.3%



WEST ELEVATION- STORAGE BLDG 2

SCALE: 1/16"=1'-0"

0' 5' 10' 20'

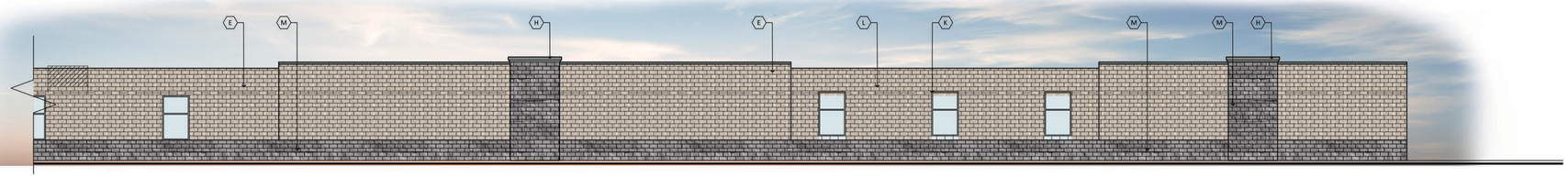


EAST ELEVATION- STORAGE BLDG 2

SCALE: 1/16"=1'-0"

0' 5' 10' 20'

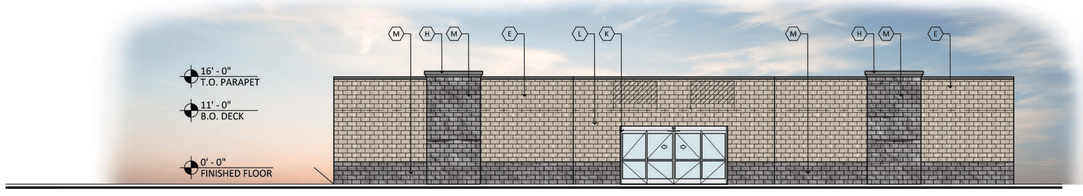
MATERIAL CALCULATIONS
FACADE AREA: 6872 SF
NATURAL STONE AREA: 27.5%
MASONRY AREA: 95.9%



EAST ELEVATION- STORAGE BLDG 2

SCALE: 1/16"=1'-0"

0' 5' 10' 20'

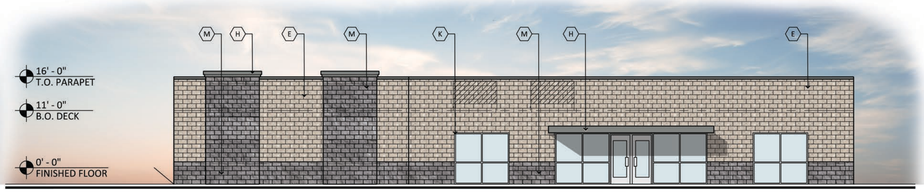


SOUTH ELEVATION- STORAGE BLDG 2

SCALE: 1/16"=1'-0"

0' 5' 10' 20'

MATERIAL CALCULATIONS
FACADE AREA: 1587 SF
NATURAL STONE AREA: 30.7%
MASONRY AREA: 91.3%



NORTH ELEVATION- STORAGE BLDG 2

SCALE: 1/16"=1'-0"

0' 5' 10' 20'

MATERIAL CALCULATIONS
FACADE AREA: 1587 SF
NATURAL STONE AREA: 25.8%
MASONRY AREA: 81.3%

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____.

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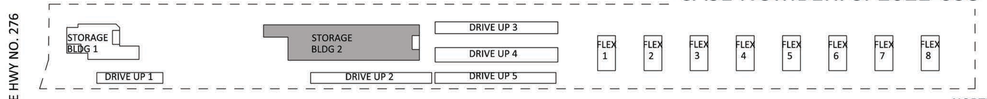
_____ PLANNING & ZONING COMMISSION, CHAIRMAN

_____ DIRECTOR OF PLANNING AND ZONING

CASE NUMBER: SP2022-038



KEY PLAN

SCALE: N.T.S.

MATERIAL AND COLORS

A — METAL PANEL:
MFG: ATAS
COLOR: CHARCOAL GRAY
SPEC: DWF 120

B — METAL PANEL:
MFG: ATAS
COLOR: SANDSTONE
SPEC: DWF 120

C — PAINTED ROLL UP DOORS:
MFG: SHERWIN WILLIAMS
COLOR: WHITE SNOW SW 9541

D — CMU:
FINISH: SPLIT FACE
MFG: SUPERLITE
COLOR: BLACK CANYON

E — CMU:
FINISH: SPLIT
MFG: SUPERLITE
COLOR: MISSION WHITE

F — STANDING SEAM ROOF:
MFG: ATAS
COLOR: SLATE GREY
SPEC: 2" FIELD-LOK

G — PAINTED HOLLOW METAL DOORS:
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COLOR: SPANDREL GLASS WHITE

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MFG: KAWNEER
COLOR: CLEAR

L — CMU:
FINISH: SPLIT
MFG: SUPERLITE
COLOR: CHARCOAL

M — CMU:
MFG: CORONADO
FINISH: 6" SPLIT LIMESTONE
COLOR: SUMMIT GREY

RKAA ARCHITECTS, INC

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 07-20-2022 (PRELIMINARY)

EL-2
BLDG 2

RKAA# 22040.00

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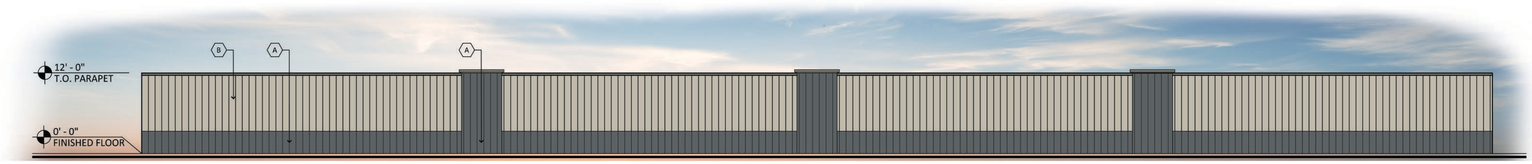


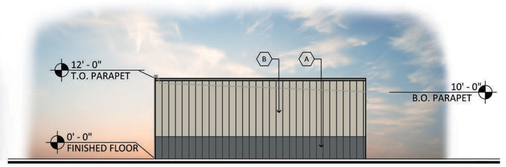
WEST ELEVATION- DRIVE UP 1

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

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 2013 SF
METAL PANEL AREA: 100%



NORTH ELEVATION- DRIVE UP 1

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

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 434 SF
METAL PANEL AREA: 100%



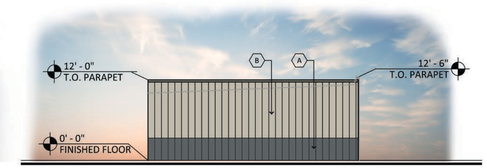
EAST ELEVATION- DRIVE UP 1

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

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 2013 SF
METAL PANEL AREA: 36.4%
METAL DOOR AREA: 63.6%



SOUTH ELEVATION- DRIVE UP 1

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

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 434 SF
METAL PANEL AREA: 100%

MATERIAL AND COLORS

A — METAL PANEL:
MFG: ATAS
COLOR: CHARCOAL GRAY
SPEC: DWF 120

B — METAL PANEL:
MFG: ATAS
COLOR: SANDSTONE
SPEC: DWF 120

C — PAINTED ROLL UP DOORS:
MFG: SHERWIN WILLIAMS
COLOR: WHITE SNOW SW 9541

D — CMU:
FINISH: SPLIT FACE
MFG: SUPERLITE
COLOR: BLACK CANYON

E — CMU:
FINISH: SPLIT
MFG: SUPERLITE
COLOR: MISSION WHITE

F — STANDING SEAM ROOF:
MFG: ATAS
COLOR: SLATE GREY
SPEC: 2" FIELD-LOK

G — PAINTED HOLLOW METAL DOORS:
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"

H — PAINTED METAL COPING / AWNING:
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"

J — FAUX WINDOWS:
MFG: VITRO
COLOR: SPANDREL GLASS WHITE

K — MULLIONS:
MFG: KAWNEER
COLOR: CLEAR

L — CMU:
FINISH: SPLIT
MFG: SUPERLITE
COLOR: CHARCOAL

M — CMU:
MFG: CORONADO
FINISH: 6" SPLIT LIMESTONE
COLOR: SUMMIT GREY

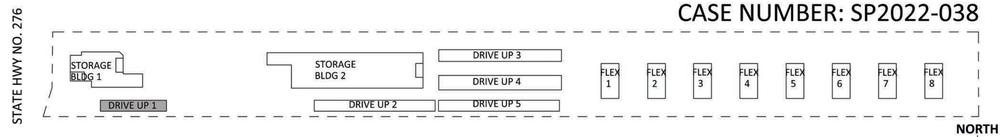
APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____.

WITNESS OUR HANDS, THIS _____ DAY OF _____, _____.

_____ PLANNING & ZONING COMMISSION, CHAIRMAN

_____ DIRECTOR OF PLANNING AND ZONING

CASE NUMBER: SP2022-038



KEY PLAN

SCALE: N.T.S.

RKAA ARCHITECTS, INC

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 07-20-2022 (PRELIMINARY)

EL-3
DRIVE UP 1

RKAA# 22040.00

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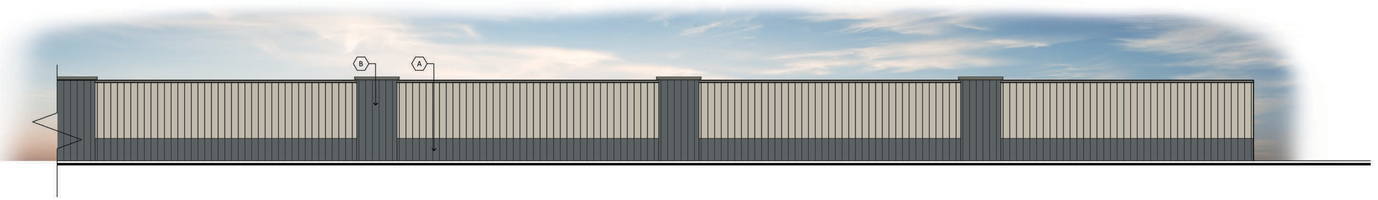


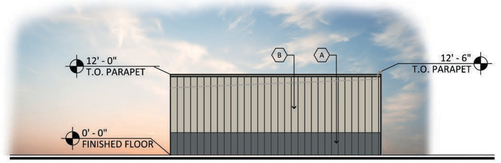
WEST ELEVATION- DRIVE UP 2

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

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 3450 SF
METAL PANEL AREA: 100%



NORTH ELEVATION- DRIVE UP 2

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

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 434 SF
METAL PANEL AREA: 100%





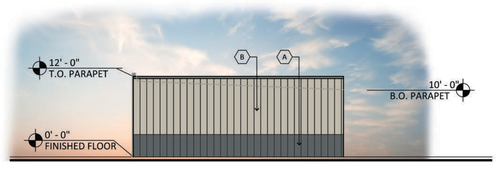
EAST ELEVATION- DRIVE UP 2

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

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 3450 SF
METAL PANEL AREA: 37.3%
METAL DOOR AREA: 62.7%



SOUTH ELEVATION- DRIVE UP 2

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

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 434 SF
METAL PANEL AREA: 100%

MATERIAL AND COLORS

A — METAL PANEL:
MFG: ATAS
COLOR: CHARCOAL GRAY
SPEC: DWF 120

B — METAL PANEL:
MFG: ATAS
COLOR: SANDSTONE
SPEC: DWF 120

C — PAINTED ROLL UP DOORS:
MFG: SHERWIN WILLIAMS
COLOR: WHITE SNOW SW 9541

D — CMU:
FINISH: SPLIT FACE
MFG: SUPERLITE
COLOR: BLACK CANYON

E — CMU:
FINISH: SPLIT
MFG: SUPERLITE
COLOR: MISSION WHITE

F — STANDING SEAM ROOF:
MFG: ATAS
COLOR: SLATE GREY
SPEC: 2" FIELD-LOK

G — PAINTED HOLLOW METAL DOORS:
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"

H — PAINTED METAL COPING / AWNING:
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"

J — FAUX WINDOWS:
MFG: VITRO
COLOR: SPANDREL GLASS WHITE

K — MULLIONS:
MFG: KAWNEER
COLOR: CLEAR

L — CMU:
FINISH: SPLIT
MFG: SUPERLITE
COLOR: CHARCOAL

M — CMU:
MFG: CORONADO
FINISH: 6" SPLIT LIMESTONE
COLOR: SUMMIT GREY

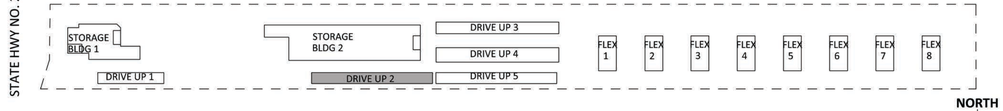
APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____.

WITNESS OUR HANDS, THIS _____ DAY OF _____, _____.

_____ PLANNING & ZONING COMMISSION, CHAIRMAN

_____ DIRECTOR OF PLANNING AND ZONING

CASE NUMBER: SP2022-038



KEY PLAN

SCALE: N.T.S.

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 07-20-2022 (PRELIMINARY)

RKAA ARCHITECTS, INC

EL-4
DRIVE UP 2

RKAA# 22040.00

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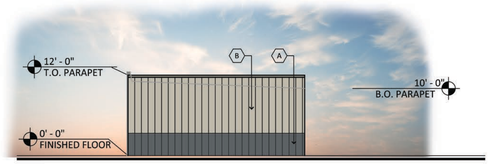
EAST ELEVATION- DRIVE UP 3

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

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 3,798 SF
METAL PANEL AREA: 100 %



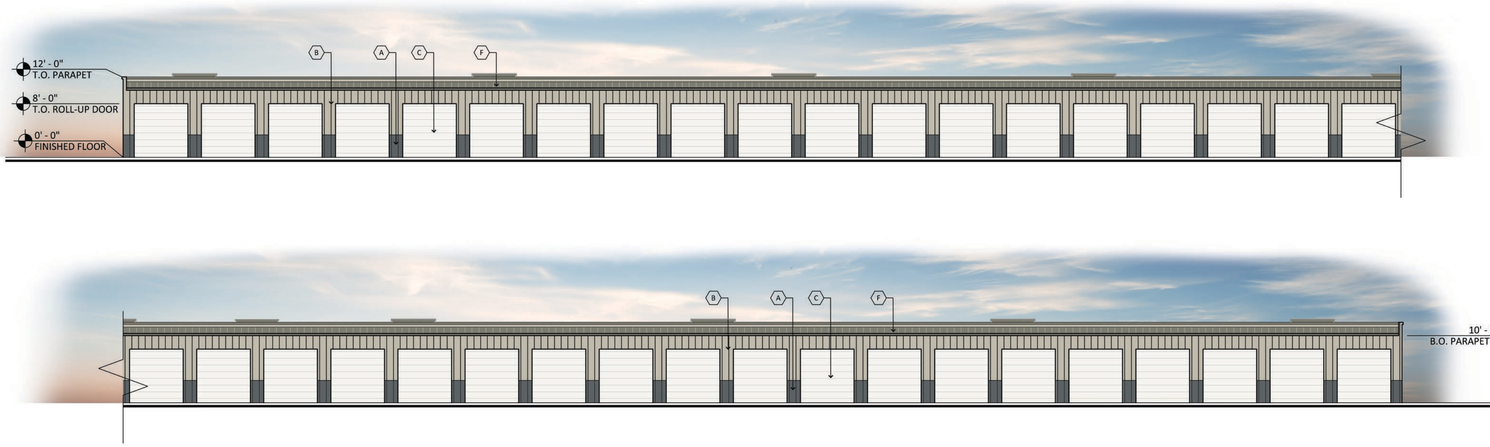
NORTH ELEVATION- DRIVE UP 3

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

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 349 SF
METAL PANEL AREA: 100%



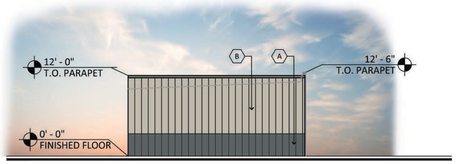
WEST ELEVATION- DRIVE UP 3

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

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 3450 SF
METAL PANEL AREA: 36.4%
METAL DOOR AREA: 63.6%



SOUTH ELEVATION- DRIVE UP 3

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

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 349 SF
METAL PANEL AREA: 100%

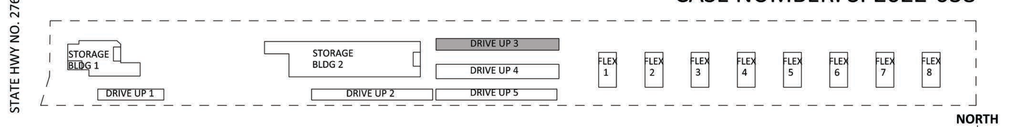
APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____.

WITNESS OUR HANDS, THIS _____ DAY OF _____, _____.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

CASE NUMBER: SP2022-038



KEY PLAN

SCALE: N.T.S.

MATERIAL AND COLORS

A METAL PANEL:
MFG: ATAS
COLOR: CHARCOAL GRAY
SPEC: DWF 120

B METAL PANEL:
MFG: ATAS
COLOR: SANDSTONE
SPEC: DWF 120

C PAINTED ROLL UP DOORS:
MFG: SHERWIN WILLIAMS
COLOR: WHITE SNOW SW 9541

D CMU:
FINISH: SPLIT FACE
MFG: SUPERLITE
COLOR: BLACK CANYON

E CMU:
FINISH: SPLIT
MFG: SUPERLITE
COLOR: MISSION WHITE

F STANDING SEAM ROOF:
MFG: ATAS
COLOR: SLATE GREY
SPEC: 2" FIELD-LOK

G PAINTED HOLLOW METAL DOORS:
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"

H PAINTED METAL COPING / AWNING:
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"

J FAUX WINDOWS:
MFG: VITRO
COLOR: SPANDREL GLASS WHITE

K MULLIONS:
MFG: KAWNEER
COLOR: CLEAR

L CMU:
FINISH: SPLIT
MFG: SUPERLITE
COLOR: CHARCOAL

M CMU:
MFG: CORONADO
FINISH: 6" SPLIT LIMESTONE
COLOR: SUMMIT GREY

RKAA ARCHITECTS, INC

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 07-20-2022 (PRELIMINARY)

EL-5
DRIVE UP 3

RKAA# 22040.00

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WEST ELEVATION- DRIVE UP 4

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

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 3513 SF
METAL PANEL AREA: 36.2%
METAL DOOR AREA: 63.8%



NORTH ELEVATION- DRIVE UP 4

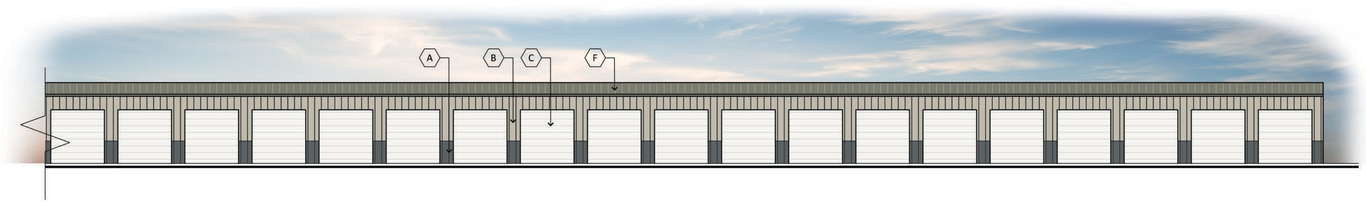
SCALE: 3/32"=1'-0"

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 625 SF
METAL PANEL AREA: 100%





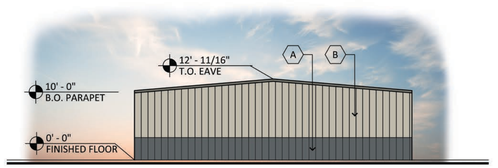
EAST ELEVATION- DRIVE UP 4

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

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 3513 SF
METAL PANEL AREA: 36.2%
METAL DOOR AREA: 63.8%



SOUTH ELEVATION- DRIVE UP 4

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

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 625 SF
METAL PANEL AREA: 100%

MATERIAL AND COLORS

A — METAL PANEL:
MFG: ATAS
COLOR: CHARCOAL GRAY
SPEC: DWF 120

B — METAL PANEL:
MFG: ATAS
COLOR: SANDSTONE
SPEC: DWF 120

C — PAINTED ROLL UP DOORS:
MFG: SHERWIN WILLIAMS
COLOR: WHITE SNOW SW 9541

D — CMU:
FINISH: SPLIT FACE
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COLOR: BLACK CANYON

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MFG: SUPERLITE
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F — STANDING SEAM ROOF:
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COLOR: SLATE GREY
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COLOR: SW 7067 "CITYSCAPE"

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COLOR: SW 7067 "CITYSCAPE"

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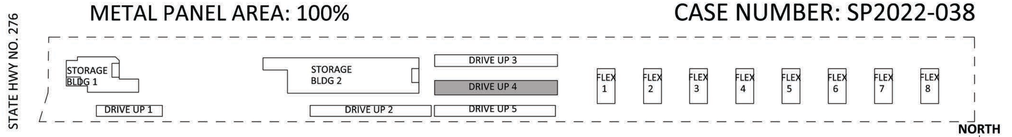
K — MULLIONS:
MFG: KAWNEER
COLOR: CLEAR

L — CMU:
FINISH: SPLIT
MFG: SUPERLITE
COLOR: CHARCOAL

M — CMU:
MFG: CORONADO
FINISH: 6" SPLIT LIMESTONE
COLOR: SUMMIT GREY

CASE NUMBER: SP2022-038



KEY PLAN

SCALE: N.T.S.

RKAA ARCHITECTS, INC

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 07-20-2022 (PRELIMINARY)

EL-6
DRIVE UP 4

RKAA# 22040.00

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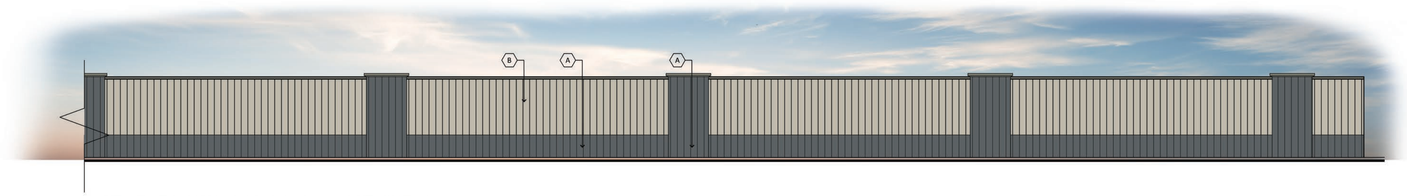


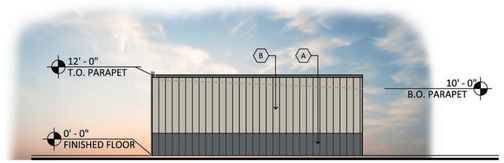
WEST ELEVATION- DRIVE UP 5

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

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 3685 SF
METAL PANEL AREA: 100%



SOUTH ELEVATION- DRIVE UP 5

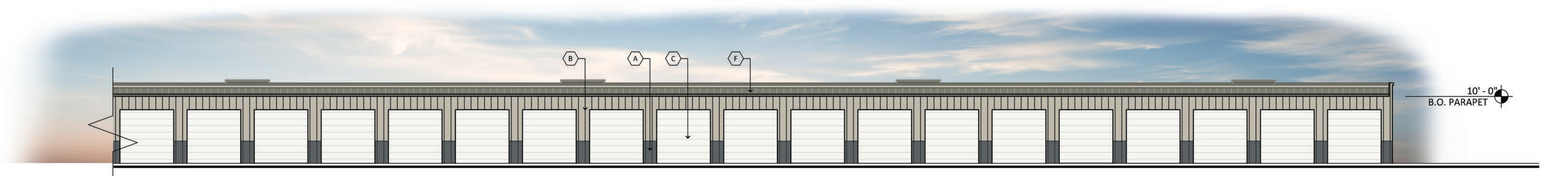
SCALE: 3/32"=1'-0"

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 434 SF
METAL PANEL AREA: 100%





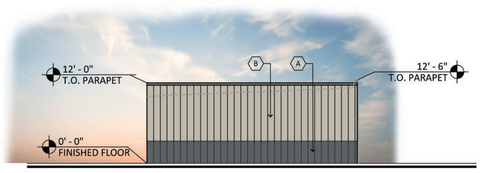
EAST ELEVATION- DRIVE UP 5

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

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 3685 SF
METAL PANEL AREA: 37.5%
METAL DOOR AREA: 62.5%



NORTH ELEVATION- DRIVE UP 5

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

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 434 SF
METAL PANEL AREA: 100%

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____.

WITNESS OUR HANDS, THIS _____ DAY OF _____, _____.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

MATERIAL AND COLORS

A — METAL PANEL:
MFG: ATAS
COLOR: CHARCOAL GRAY
SPEC: DWF 120

B — METAL PANEL:
MFG: ATAS
COLOR: SANDSTONE
SPEC: DWF 120

C — PAINTED ROLL UP DOORS:
MFG: SHERWIN WILLIAMS
COLOR: WHITE SNOW SW 9541

D — CMU:
FINISH: SPLIT FACE
MFG: SUPERLITE
COLOR: BLACK CANYON

E — CMU:
FINISH: SPLIT
MFG: SUPERLITE
COLOR: MISSION WHITE

F — STANDING SEAM ROOF:
MFG: ATAS
COLOR: SLATE GREY
SPEC: 2" FIELD-LOK

G — PAINTED HOLLOW METAL DOORS:
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"

H — PAINTED METAL COPING / AWNING:
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"

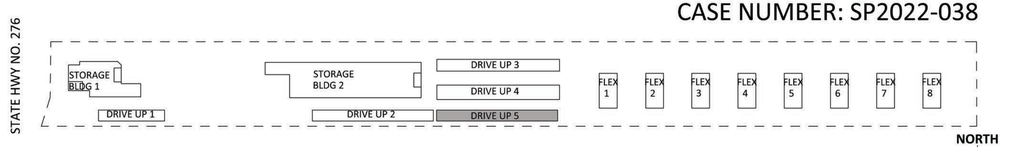
J — FAUX WINDOWS:
MFG: VITRO
COLOR: SPANDREL GLASS WHITE

K — MULLIONS:
MFG: KAWNEER
COLOR: CLEAR

L — CMU:
FINISH: SPLIT
MFG: SUPERLITE
COLOR: CHARCOAL

M — CMU:
MFG: CORONADO
FINISH: 6" SPLIT LIMESTONE
COLOR: SUMMIT GREY

CASE NUMBER: SP2022-038



KEY PLAN

SCALE: N.T.S.

RKAA ARCHITECTS, INC

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 07-20-2022 (PRELIMINARY)

EL-7
DRIVE UP 5

RKAA# 22040.00

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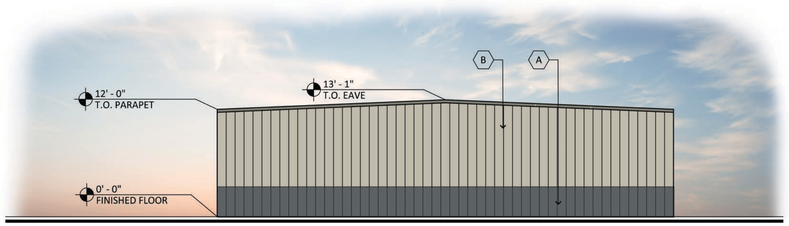


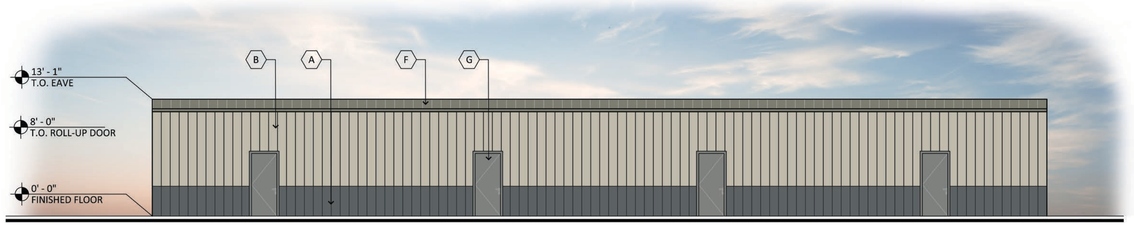
WEST ELEVATION- MASONRY FLEX BLDG TYPE.

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

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 920 SF
METAL PANEL AREA: 100%



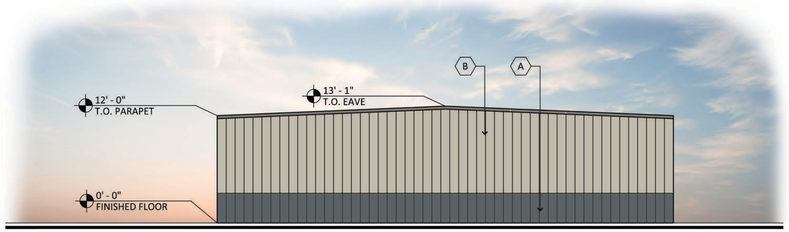
NORTH ELEVATION- MASONRY FLEX BLDG TYPE.

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

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 1167 SF
METAL PANEL AREA: 90.2%
MAN DOOR AREA: 9.8%



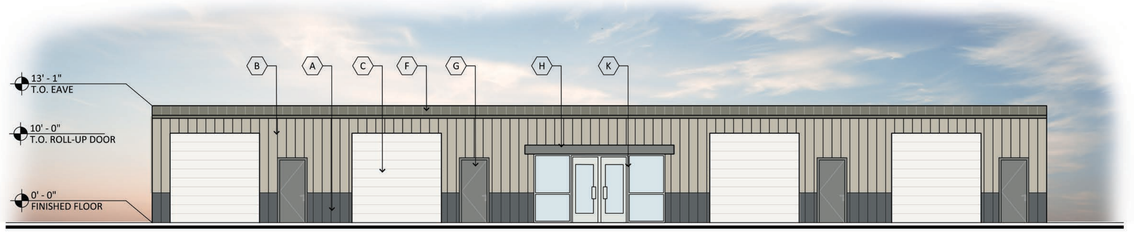
EAST ELEVATION- MASONRY FLEX BLDG TYPE.

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

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 920 SF
METAL PANEL AREA: 100 %



SOUTH ELEVATION- MASONRY FLEX BLDG TYPE.

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

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 1167 SF
METAL PANEL AREA: 46.3%
METAL DOOR AREA: 34.3%
MAN DOOR AREA: 9.8%

MATERIAL AND COLORS

A — METAL PANEL:
MFG: ATAS
COLOR: CHARCOAL GRAY
SPEC: DWF 120

B — METAL PANEL:
MFG: ATAS
COLOR: SANDSTONE
SPEC: DWF 120

C — PAINTED ROLL UP DOORS:
MFG: SHERWIN WILLIAMS
COLOR: WHITE SNOW SW 9541

D — CMU:
FINISH: SPLIT FACE
MFG: SUPERLITE
COLOR: BLACK CANYON

E — CMU:
FINISH: SPLIT
MFG: SUPERLITE
COLOR: MISSION WHITE

F — STANDING SEAM ROOF:
MFG: ATAS
COLOR: SLATE GREY
SPEC: 2" FIELD-LOK

G — PAINTED HOLLOW METAL DOORS:
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"

H — PAINTED METAL COPING / AWNING:
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"

J — FAUX WINDOWS:
MFG: VITRO
COLOR: SPANDREL GLASS WHITE

K — MULLIONS:
MFG: KAWNEER
COLOR: CLEAR

L — CMU:
FINISH: SPLIT
MFG: SUPERLITE
COLOR: CHARCOAL

M — CMU:
MFG: CORONADO
FINISH: 6" SPLIT LIMESTONE
COLOR: SUMMIT GREY

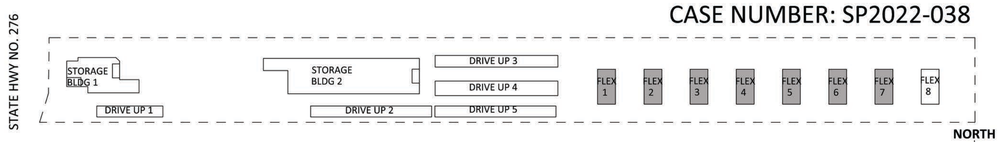
APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____.

WITNESS OUR HANDS, THIS _____ DAY OF _____, _____.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

CASE NUMBER: SP2022-038



KEY PLAN

SCALE: N.T.S.

RKAA ARCHITECTS, INC

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 07-20-2022 (PRELIMINARY)

EL-8
FLEX 1-7

RKAA# 22040.00

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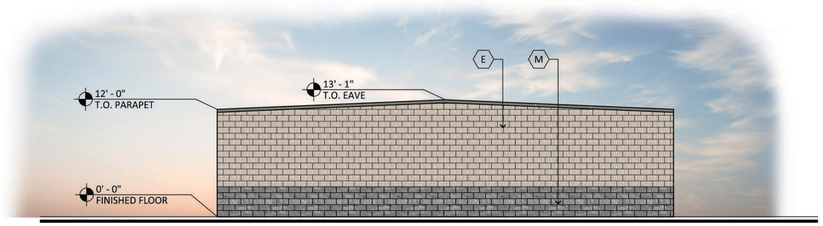


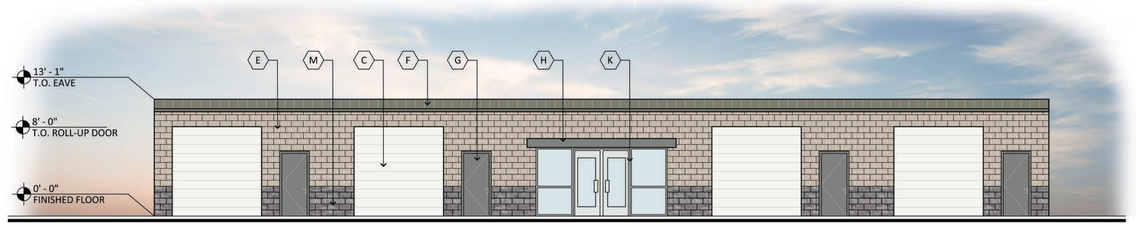
WEST ELEVATION- MASONRY FLEX BLDG TYPE.

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

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 920 SF
NATURAL STONE AREA: 21.4%
MASONRY AREA: 78.6%



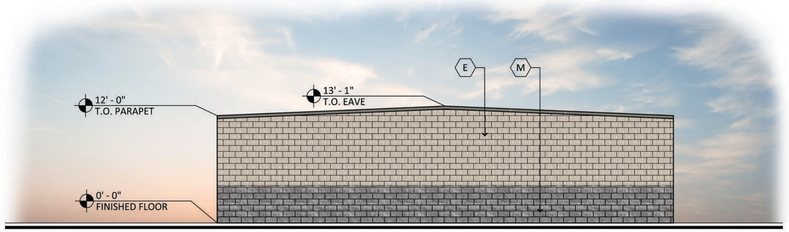
NORTH ELEVATION- MASONRY FLEX BLDG TYPE.

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

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 1167 SF
NATURAL STONE AREA: 9.1%
MASONRY AREA: 37.2%
METAL DOOR AREA: 34.3%



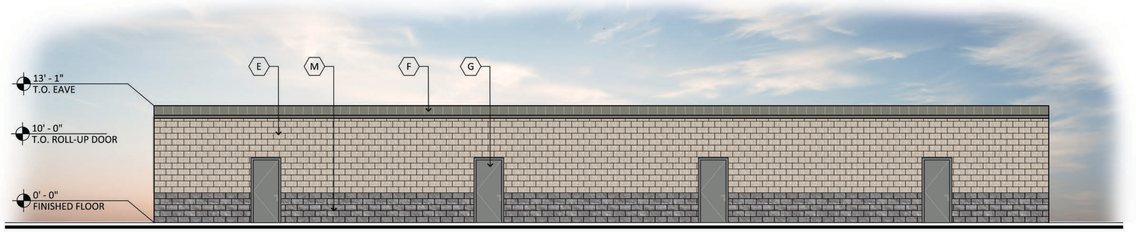
EAST ELEVATION- MASONRY FLEX BLDG TYPE.

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

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 920 SF
NATURAL STONE AREA: 21.4%
MASONRY AREA: 78.6%



SOUTH ELEVATION- MASONRY FLEX BLDG TYPE.

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

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 1167 SF
NATURAL STONE AREA: 24.8%
MASONRY AREA: 67%
MAN DOOR AREA: 8.2%

MATERIAL AND COLORS

A — METAL PANEL:
MFG: ATAS
COLOR: CHARCOAL GRAY
SPEC: DWF 120

B — METAL PANEL:
MFG: ATAS
COLOR: SANDSTONE
SPEC: DWF 120

C — PAINTED ROLL UP DOORS:
MFG: SHERWIN WILLIAMS
COLOR: WHITE SNOW SW 9541

D — CMU:
FINISH: SPLIT FACE
MFG: SUPERLITE
COLOR: BLACK CANYON

E — CMU:
FINISH: SPLIT
MFG: SUPERLITE
COLOR: MISSION WHITE

F — STANDING SEAM ROOF:
MFG: ATAS
COLOR: SLATE GREY
SPEC: 2" FIELD-LOK

G — PAINTED HOLLOW METAL DOORS:
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"

H — PAINTED METAL COPING / AWNING:
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"

J — FAUX WINDOWS:
MFG: VITRO
COLOR: SPANDREL GLASS WHITE

K — MULLIONS:
MFG: KAWNEER
COLOR: CLEAR

L — CMU:
FINISH: SPLIT
MFG: SUPERLITE
COLOR: CHARCOAL

M — CMU:
MFG: CORONADO
FINISH: 6" SPLIT LIMESTONE
COLOR: SUMMIT GREY

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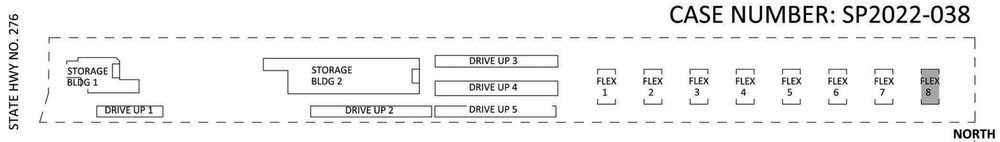
_____ PLANNING & ZONING COMMISSION, CHAIRMAN

_____ DIRECTOR OF PLANNING AND ZONING

CASE NUMBER: SP2022-038



KEY PLAN

SCALE: N.T.S.

RKAA ARCHITECTS, INC

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 07-20-2022 (PRELIMINARY)

EL-9
FLEX 8

RKAA# 22040.00

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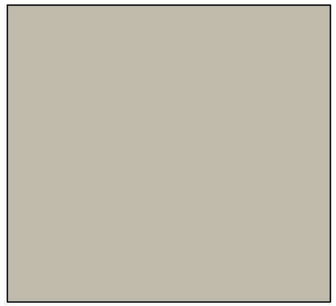
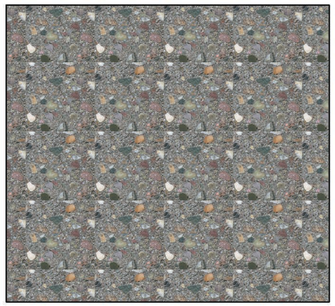
A **METAL PANEL:**
MFG: ATAS
COLOR: CHARCOAL GRAY
SPEC: DWF 120



B **METAL PANEL:**
MFG: ATAS
COLOR: SANDSTONE
SPEC: DWF 120



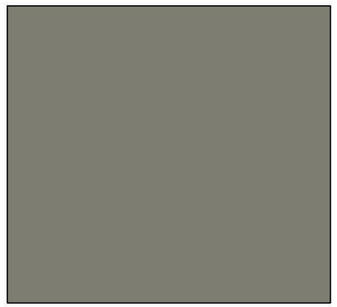
C **PAINTED ROLL UP DOORS:**
MFG: SHERWIN WILLIAMS
COLOR: WHITE SNOW SW 9541



D **CMU:**
FINISH: SPLIT FACE
MFG: SUPERLITE
COLOR: BLACK CANYON



E **CMU:**
FINISH: SPLIT
MFG: SUPERLITE
COLOR: MISSION WHITE



F **STANDING SEAM ROOF:**
MFG: ATAS
COLOR: SLATE GREY
SPEC: 2" FIELD-LOK



G **PAINTED HOLLOW METAL DOORS:**
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"



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COLOR: SPANDREL GLASS WHITE



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COLOR: CLEAR



L **CMU:**
FINISH: SPLIT
MFG: SUPERLITE
COLOR: CHARCOAL



M **CMU:**
MFG: CORONADO
FINISH: 6" SPLIT LIMESTONE
COLOR: SUMMIT GREY

RKAA ARCHITECTS, INC

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 07-20-2022 (PRELIMINARY)

MB

RKAA# 22040.00

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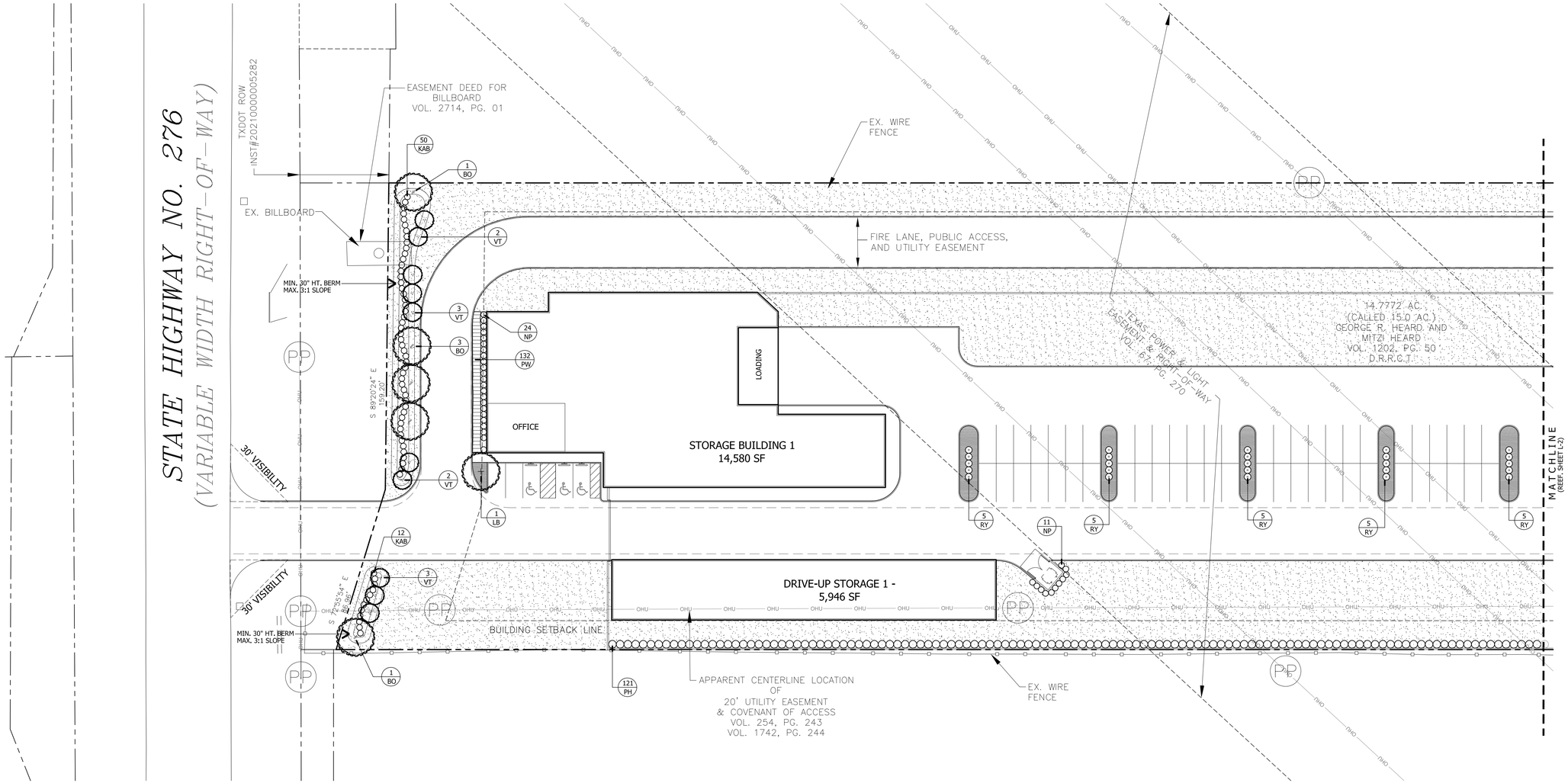

PLANTLIST

SYM	MATERIAL	QNTY	SIZE	HT	SP	NOTES	SPACING
BO	BURR OAK QUERCUS MACROCARPA	9	4" CAL.	11-13'	6-7'	NURSERY GROWN	
CO	CHINKAPIN OAK QUERCUS MUHLENBERGIA	12	4" CAL.	11-13'	6-7'	NURSERY GROWN	
CE	CEDAR ELM ULMUS CRASSIFOLIA	13	4" CAL.	11-13'	6-7'	NURSERY GROWN	
LB	LACEBARK ELM ULMUS PARVIFOLIA SEMPERVIRENS	13	4" CAL.	11-13'	6-7'	NURSERY GROWN	
VT	VITEX VITEX AGNUS-CASTUS	10	30 GAL.	8-10'	4-5'	CONTAINER GROWN	
PH	PHOTINIA PHOTINIA FRASERI	618	5 GAL.	30"	20"	FULL	48"oc
RY	RED YUCCA HESPERALOE PARVIFOLIA	25	5 GAL.	15"	20"	FULL	42"oc
NP	NEEDLEPOINT HOLLY ILEX CORNUTA 'NEEDLEPOINT'	287	5 GAL.	26"	18"	FULL	36"oc
KAB	KALIEDESCOPE ABELIA ABELIA GRANDIFLORA 'KALIEDESCOPE'	62	5 GAL.	15"	15"	FULL	36"oc
DB	DWF BURFORD HOLLY ILEX CORNUTA 'BURFORDI' NANA	42	5 GAL.	15"	15"	FULL	30"oc
PW	WINTERCREEPER EUONYMUS FORTUNEI 'COLORATUS'	132	1 GAL.	MIN. 3-12" RUNNERS			18"oc

LANDSCAPE NOTES

1. PLANT LIST FOR SHEETS L-1 THROUGH L-4.
2. PLANT LIST TO BE USED AS AIDE TO BIDDER ONLY. LANDSCAPE CONTRACTOR TO VERIFY ALL QUANTITIES.
3. ALL BEDS SHALL BE ACCEPTED AT ROUGH FINISH GRADE. IF ANY EXISTING VEGETATION IS EVIDENT, LANDSCAPE CONTRACTOR SHALL SPRAY AREA WITH BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
4. AFTER APPROPIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION, STONES, CLODS AND DEBRIS.
5. AFTER INSTALLATION OF STEEL EDGING, ALL BEDS SHALL BE TILLED TO A DEPTH OF 4-6", RAKING OUT ALL DEAD VEGETATION.
6. APPLY A 2-3" DEPTH OF ORGANIC MATERIAL OVER ENTIRE BED AND TILL INTO EXISTING SOIL. ORGANIC MATERIAL SHALL BE ONE OF FOLLOWING:
   - VITAL EARTH COMPOST
   - BACK-TO-EARTH SOIL CONDITIONER
   - LIVING EARTH COMPOST
   - SOIL BUILDING SYSTEMS COMPOST
   - SILVER CREEK MATERIALS COMPOST
7. TOPDRESS ENTIRE BED WITH MINIMUM 2" DEPTH SHREDDED NATIVE CEDAR MULCH.
8. ALL SHADE TREES AND ORNAMENTAL TREES SHALL BE PLANTED AS PER DETAILS ON THIS SHEET.
9. ALL LANDSCAPE AREAS SHALL BE WATERED WITH AUTOMATIC IRRIGATION SYSTEM, COMPLETE WITH FREEZE SENSOR, RAIN STAT, AND CONTROLLER. SYSTEM SHALL BE DESIGNED TO UTILIZE WATER-SAVING TECHNIQUES AND EQUIPMENT. INSTALLATION OF SYSTEM SHALL BE MADE BY A FIRM DULY LICENSED UNDER ARTICLE NO. 8751 VTCS (LICENSED IRRIGATORS ACT), S.B. NO. 259, AND SHALL MEET CITY OF ROCKWALL UDC REQUIRERMENTS (SUBSECTION 05.04, ARTICLE 08).
10. NO TREES SHALL BE PLANTED WITHIN 5' OF ANY PUBLIC UTILITY LESS THAN 10" AND WITHIN 10' OF ANY PUBLIC UTILITY GREATER THAN 10".

CITY REQUIREMENTS

STREET FRONTAGE

10' LANDSCAPE BUFFER REQUIRED
10' LANDSCAPE BUFFER PROVIDED

STREET TREES
2 SHADE TREES PER 100 LF STREET FRONTAGE
STATE HIGHWAY 276
$\frac{246.16}{100}$ = 2.46 x 2 = 5 TREES REQUIRED
5 TREES PROVIDED

4 ACCENT TREES PER 100 LF STREET FRONTAGE
STATE HIGHWAY 276
$\frac{246.16}{100}$ = 2.46 x 4 = 10 TREES REQUIRED
10 TREES PROVIDED

PARKING LOT LANDSCAPING

5% INTERIOR LANDSCAPE REQUIRED
135,339 SF x 5% = 6,767 SF REQUIRED
15,503 SF PROVIDED (11.45%)

1 TREE PER 10 SPACES
$\frac{308 \text{ SPACES}}{10}$ = 30.8 = 31 TREES REQUIRED
38 TREES PROVIDED

TOTAL LANDSCAPE AREA

15% TOTAL LANDSCAPE REQUIRED (LI)
TOTAL SITE
643,696 SF x 15% = 96,554 SF REQUIRED
147,239 SF PROVIDED (22.87%)

north

scale: 1" = 30'-0"

0 30 100
15 50

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PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

appr. by:
drawn by:
date: 06-16-22

revisions
07-06-22
07-15-22
07-20-22

REGISTERED LANDSCAPE ARCHITECT
WILLIAM H. LEEMING III
7132
STATE OF TEXAS

Leeming Design Group
Landscape Architecture
4913 Bolt Snow Drive, Suite 101-B North Richland Hills, Texas 76180
(817) 577-6869 Fax (817) 577-6896
leemingdesigngroup@sbcglobal.net

LANDSCAPE PLAN

CASE # SP2022-038
PLATINUM STORAGE
STATE HIGHWAY 276
ROCKWALL, TEXAS

file name:
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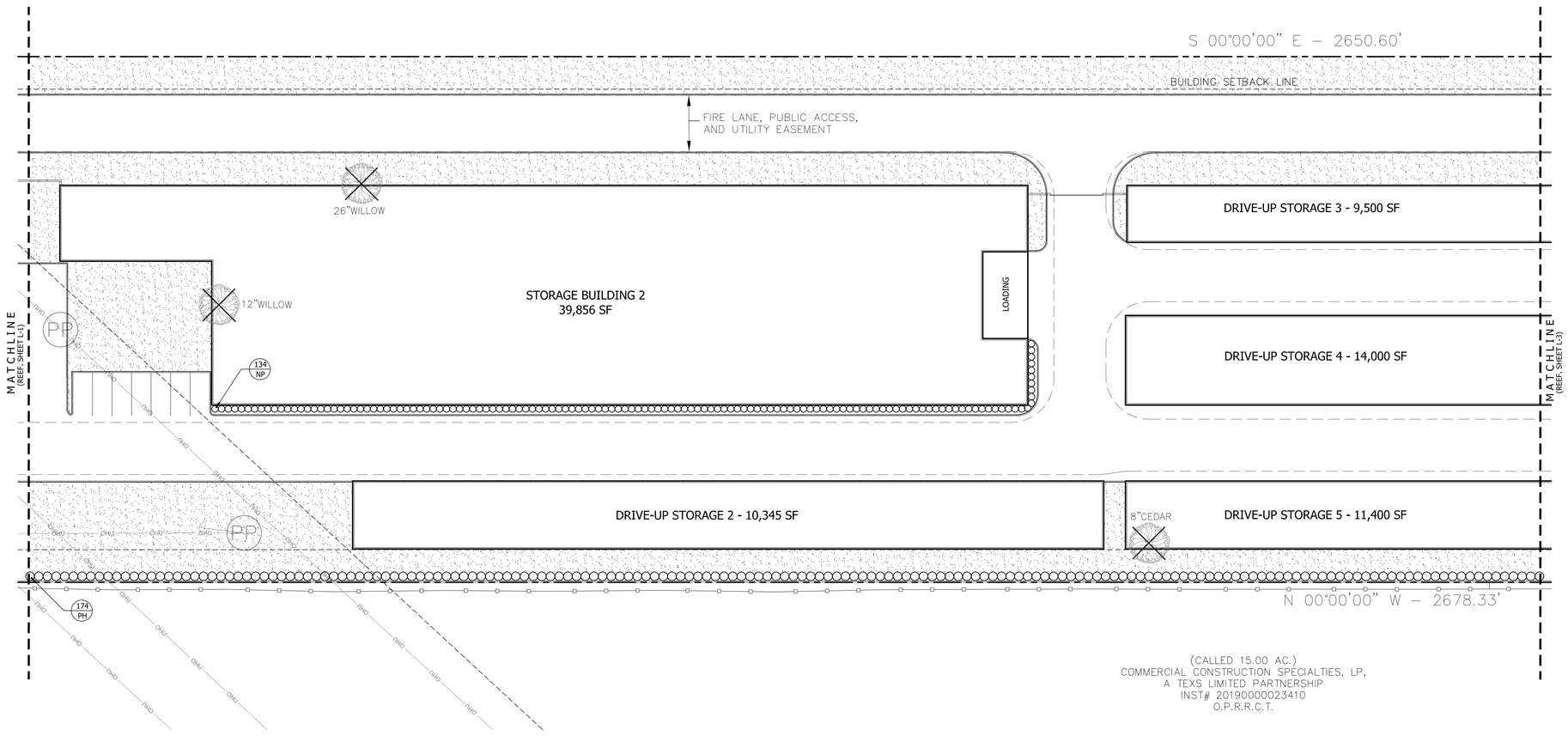
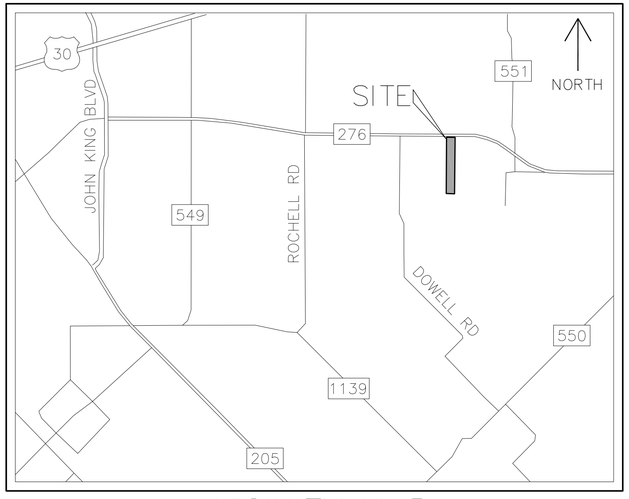
ldg-base_Rockwall-Platinum.dwg

sheet
L-1

(CALLED 10.04 AC.)
MICHAEL G. SARAGUSA
VOL. 4131, PG. 153
D.R.R.C.R.



(CALLED 15.00 AC.)
COMMERCIAL CONSTRUCTION SPECIALTIES, LP,
A TEXS LIMITED PARTNERSHIP
INST# 20190000023410
O.P.R.R.C.T.



VICINITY MAP
N.T.S.

SITE DATA TABLE	
EXISTING ZONING:	AG WITH SH 276 OVERLAY
PROPOSED ZONING:	LI WITH SH 276 OVERLAY
LAND USE:	OFFICE/WAREHOUSE BUILDINGS
SITE ACREAGE:	14.78 ACRES (643,696 SQ FT)
STORAGE BUILDING FOOTPRINT:	105,627 SQUARE FEET
STORAGE BUILDING AREA:	105,627 SQUARE FEET
OFFICE/FLEX BUILDING FOOTPRINT:	39,200 SQUARE FEET
OFFICE/FLEX BUILDING AREA:	39,200 SQUARE FEET
TOTAL BUILDING FOOTPRINT:	144,827 SQUARE FEET
TOTAL BUILDING AREA:	144,827 SQUARE FEET
OPEN SPACE:	172,896/643,696 : 26.9%
PAVED SURFACE AREA:	325,973/643,696 : 50.6%
BUILDING HEIGHT	1 STORY (28'–0" MAX HEIGHT)
PARKING REQUIRED:	
SELF–STORAGE (3 PLUS 1 SPACE/100 UNITS):	10 PARKING SPACES
OFFICE (1 SPACE/300 S.F.)	4 PARKING SPACES
FLEX (1 SPACE/250 S.F.)	157 PARKING SPACES
TOTAL:	171 PARKING SPACES
PARKING PROVIDED:	388 PARKING SPACES
ACCESSIBLE PARKING PROVIDED:	19 PARKING SPACES

north

scale: 1" = 30'-0"

0 30 100

15 50

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appr. by:
drawn by:
date: 06-16-22

revisions
07-06-22
07-15-22
07-20-22

REGISTERED LANDSCAPE ARCHITECT ☆ WILLIAM H. LEEMING III ☆ 7133 ☆ STATE OF TEXAS ☆

Leeming Design Group
Landscape Architecture
4913 Bull Stone Drive, Suite 101-B North Richland Hills, Texas 76180
(817) 577-6869 Fax (817) 577-6896
leemingdesigngroup@sbcglobal.net

LANDSCAPE PLAN

CASE # SP2022-038
PLATINUM STORAGE
STATE HIGHWAY 276
ROCKWALL, TEXAS

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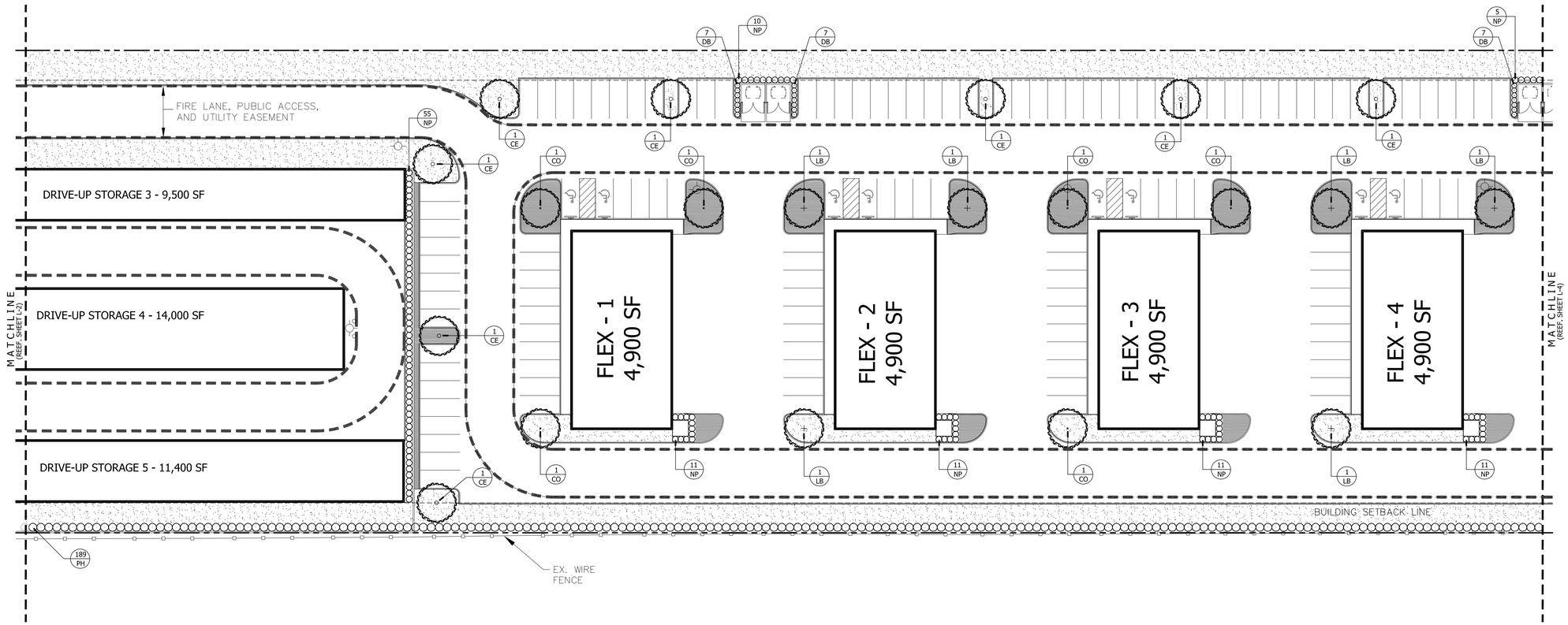
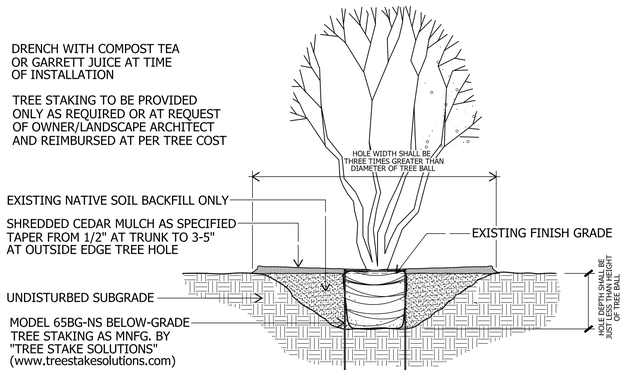
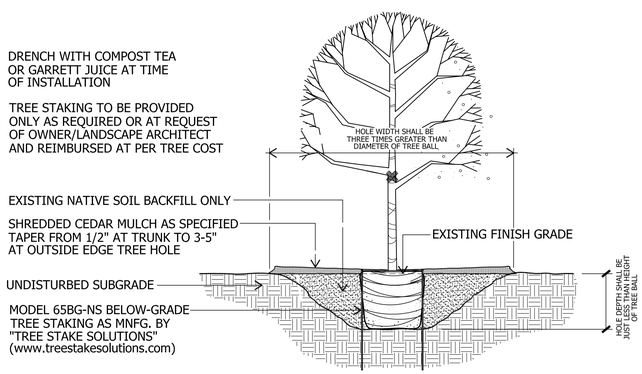
ldg-base_Rockwall-Platinum.dwg

sheet
L-2

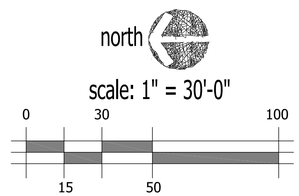




TREE PLANTING
TYPICAL MULTI-TRUNK TREE
not to scale



TREE PLANTING
SHADE TREE - 3" CAL. and smaller
not to scale



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DIRECTOR OF PLANNING AND ZONING

appr. by:
drawn by:
date: 06-16-22

revisions
07-06-22
07-15-22
07-20-22

REGISTERED LANDSCAPE ARCHITECT ☆ WILLIAM H. LEEMING III ☆ 1138 ☆ STATE OF TEXAS

Leeming Design Group
Landscape Architecture
4913 Bulk Stone Drive, Suite 101-B North Richland Hills, Texas 76180
(817) 577-8869 Fax (817) 577-8086 leemingdesigngroup@sbcglobal.net

LANDSCAPE PLAN

CASE # SP2022-038
PLATINUM STORAGE
STATE HIGHWAY 276
ROCKWALL, TEXAS

file name:
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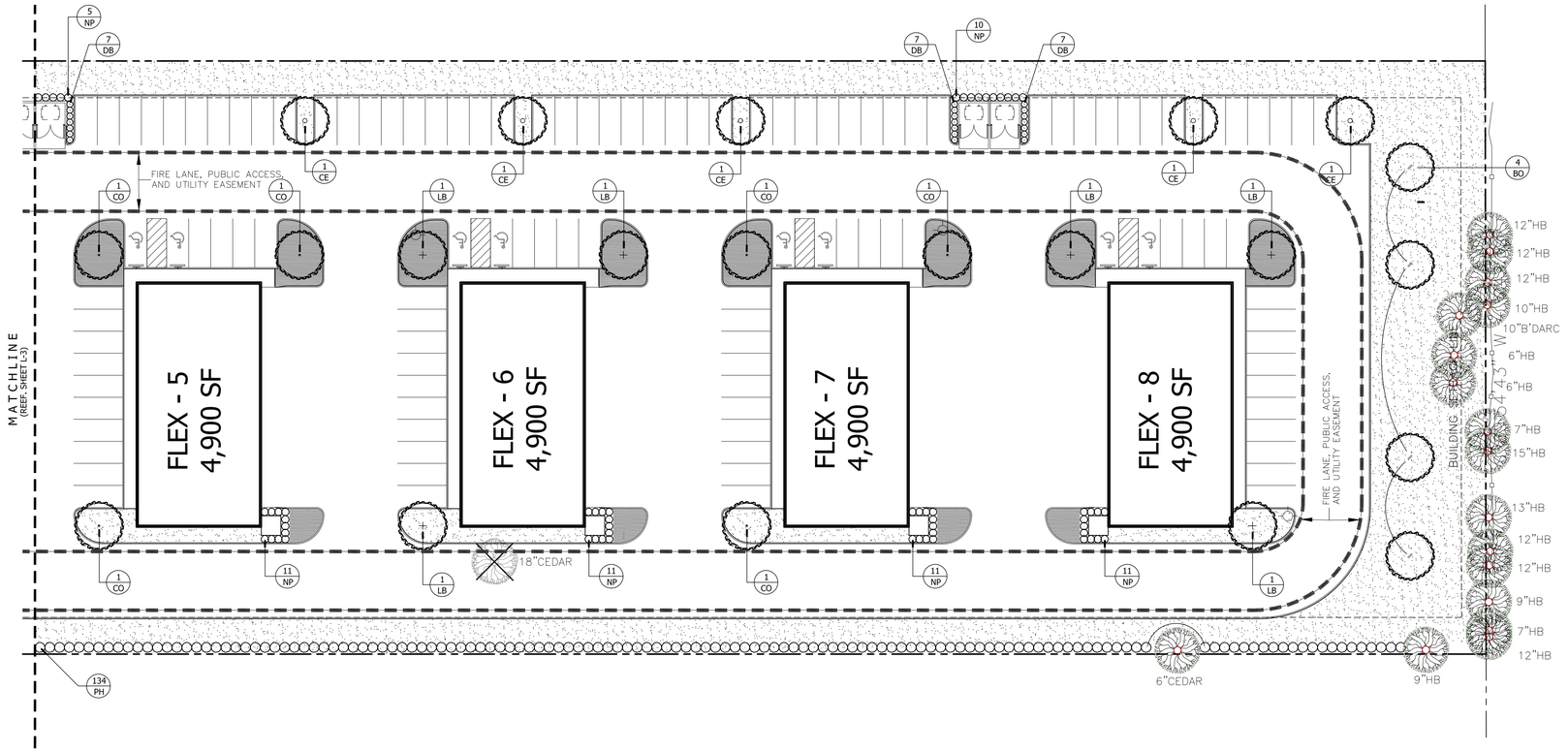
ldg-base_Rockwall-Platinum.dwg

sheet
L-3



EXISTING TREE LEGEND

9"HB — EXISTING TREE TO BE PRESERVED

18"CEDAR — EXISTING TREE TO BE REMOVED

EXISTING TREES TO BE REMOVED

26"	BLACK WILLOW	SALIX NIGRA
12"	BLACK WILLOW	SALIX NIGRA
18"	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA
8"	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA

LANDSCAPE LEGEND

COMMON BERMUDA SOD (CYNODON DACTYLON)

DECOMPOSED GRANITE (SEE NOTE BELOW)

SOD INSTALLATION NOTES:

a. ALL SUBGRADE SHALL BE ACCEPTED AT ROUGH FINISH GRADE. IF ANY EXISTING VEGETATION IS EVIDENT, LANDSCAPE CONTRACTOR SHALL SPRAY AREA WITH BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
b. AFTER APPROPIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION, STONES, CLODS AND DEBRIS.
c. SOD SHALL BE VIGOROUS, WELL-ROOTED AND SHALL BE DELIVERED AT A UNIFORM SOIL THICKNESS.
d. SOD SHALL BE LAID WITH ALTERNATING JOINTS.
e. ALL SOD SHALL BE ROLLED TO CONSISTENT SURFACE, FILLING JOINTS WITH COARSE SAND AS REQUIRED.
f. ALL SOD AREAS SHALL BE WATERED BY PERMANENT AUTOMATIC IRRIGATION SYSTEM.

DECOMPOSED GRANITE INSTALLATION NOTES:

a. LANDSCAPE CONTRACTOR SHALL INSPECT D.G. AREAS FOR ANY EXISTING VEGETATION AND PROVIDE BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
b. AFTER APPROPIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION.
c. TILL TOP 1" OF SUBGRADE AND COMPACT TO 95% STANDARD PROCTOR WITH DRUM OR AUTOMATIC HAND TAMPERS. CROWN
d. INSTALL FILTER FABRIC OVER ENTIRE AREA TO RECIEVE GRANITE.
e. PLACE FOUR (4) INCHES OF DECOMPOSED GRANITE WITH "STABILIZER BINDER OVER A DRY SUB-BASE, INSTALLING IN 1" LIFTS, COMPACTED WITH AUTOMATIC HAND TAMPER.
f. CONTRACTOR SHALL PROVIDE FIVE (5) 50 lbs. BAGS OF PRE-MIXED DECOMPOSED GRANITE FOR FUTURE MAINTENANCE USES.

north

scale: 1" = 30'-0"

0 30 100

15 50

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____.

WITNESS OUR HANDS, THIS _____ DAY OF _____, _____.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

appr. by:
drawn by:
date: 06-16-22

revisions
07-06-22
07-15-22
07-20-22

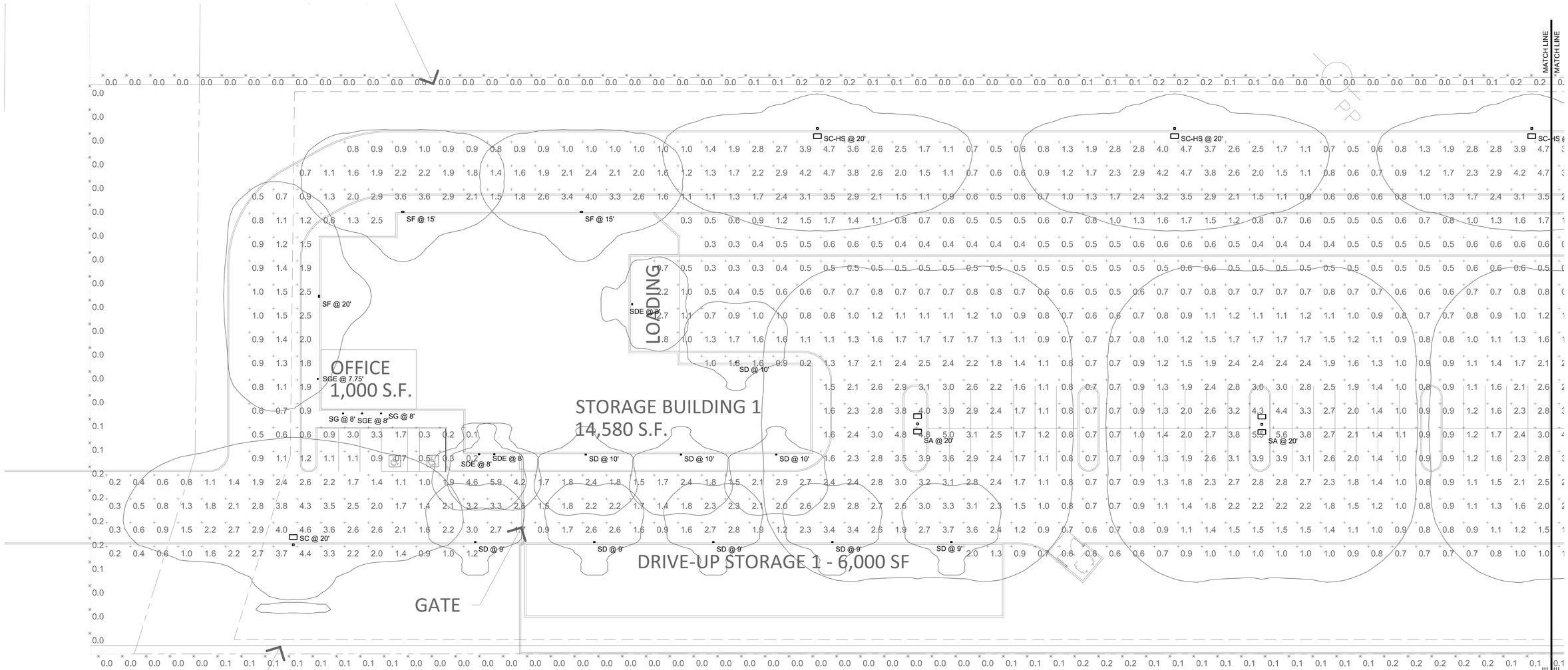
Leeming Design Group
Landscape Architecture
4913 Bull Stone Drive, Suite 101-B North Richland Hills, Texas 76180
(817) 577-6869 Fax (817) 577-6896 leemingdesigngroup@sbcglobal.net

LANDSCAPE PLAN

CASE # SP2022-038
PLATINUM STORAGE
STATE HIGHWAY 276
ROCKWALL, TEXAS

file name:
c:\Rockwall-Platinum\
ldg-base_Rockwall-Platinum.dwg

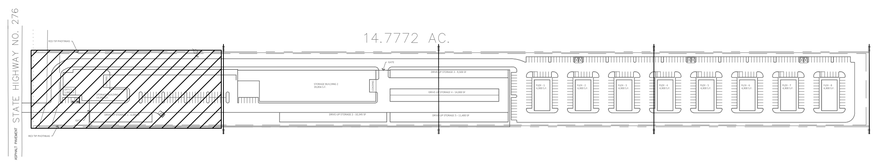
sheet
L-4



EXTERIOR PHOTOMETRICS

SCALE:1/20" PSCALE

NORTH



SITE KEY MAP

N.T.S

ARDEBILI Engineering
Project Number: 22377 | Project Manager: JFO
7328 E Stetson Dr., Scottsdale, AZ 85251
P: 480.626.7072 | ardebilieng.com

RKAA ARCHITECTS, INC
F-15128
STATE OF TEXAS
OMID ARDEBILI
112305
LICENSED
PROFESSIONAL ENGINEER
7/19/22

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 04-13-2022 (PRELIMINARY)

E0.1
EXTERIOR PHOTOMETRICS

RKAA# 22040.00

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Case# SP2022-038

MATCH LINE

STORAGE BUILDING 2
39,856 S.F.

LOADING

GATE

DRIVE-U

DRIVE-UP S

DRIVE-UP STORAGE 2 - 10,345 SF

DRIVE-

SC-HS @ 20'

SG @ 8'

SGE @ 8'

SDE @ 8'

SA @ 20'

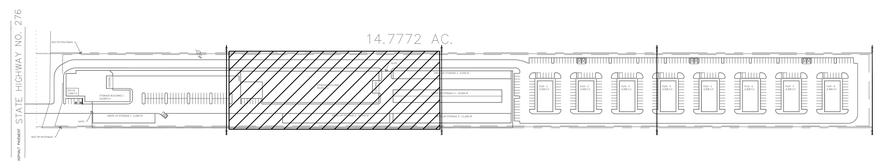
SC @ 20'

SD @ 9'

EXTERIOR PHOTOMETRICS

SCALE:1/20" PSCALE

NORTH



SITE KEY MAP

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7/19/22

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 04-13-2022 (PRELIMINARY)

E0.2
EXTERIOR PHOTOMETRICS

RKAA# 22040.00

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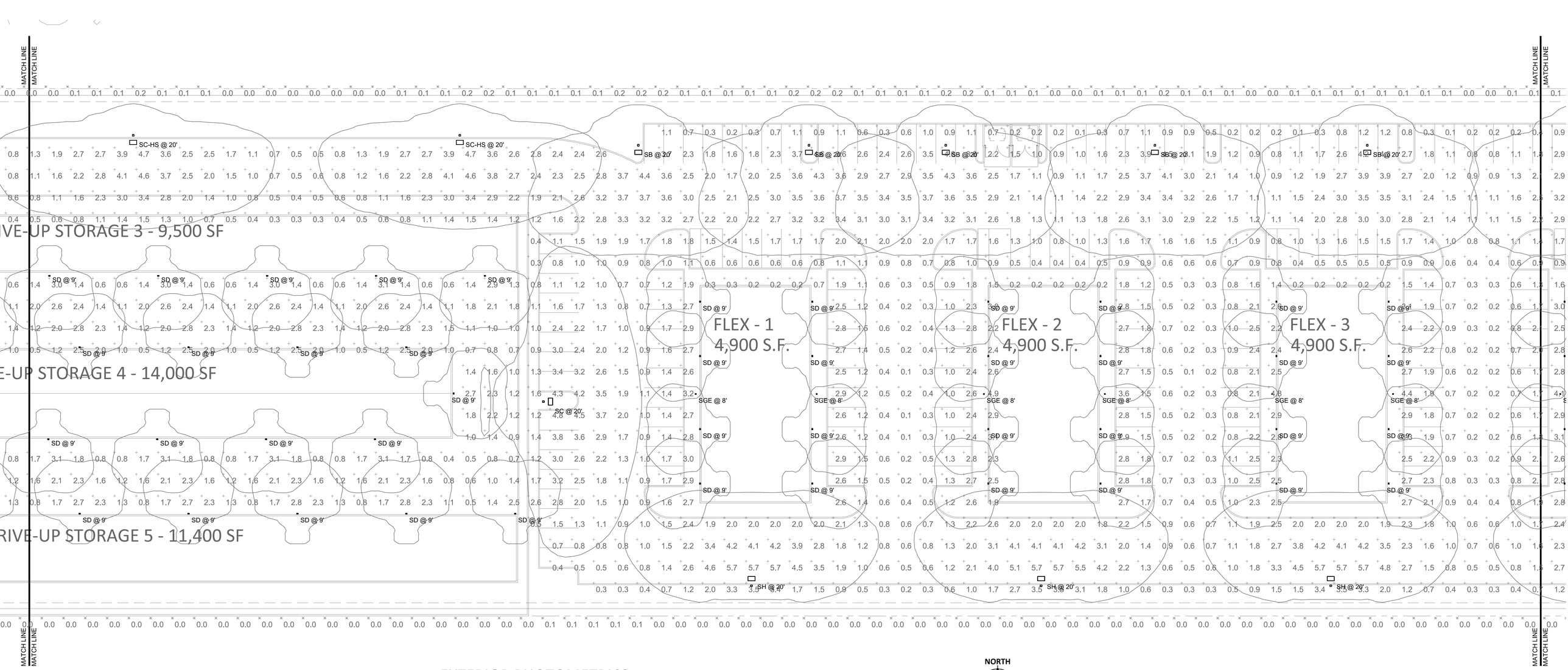
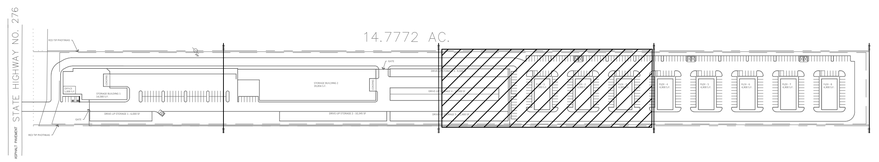
Case# SP2022-038



EXTERIOR PHOTOMETRICS

SCALE:1/20" PSCALE

NORTH



SITE KEY MAP

N.T.S

ARDEBILI
Engineering

Project Number: 22377 | Project Manager: JFO
7328 E Stetson Dr., Scottsdale, AZ 85251
P: 480.626.7072 | ardebilieng.com

RKAA ARCHITECTS, INC

F-15128
STATE OF TEXAS
OMID ARDEBILI
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1/19/22

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 04-13-2022 (PRELIMINARY)

E0.3
EXTERIOR PHOTOMETRICS

RKAA# 22040.00

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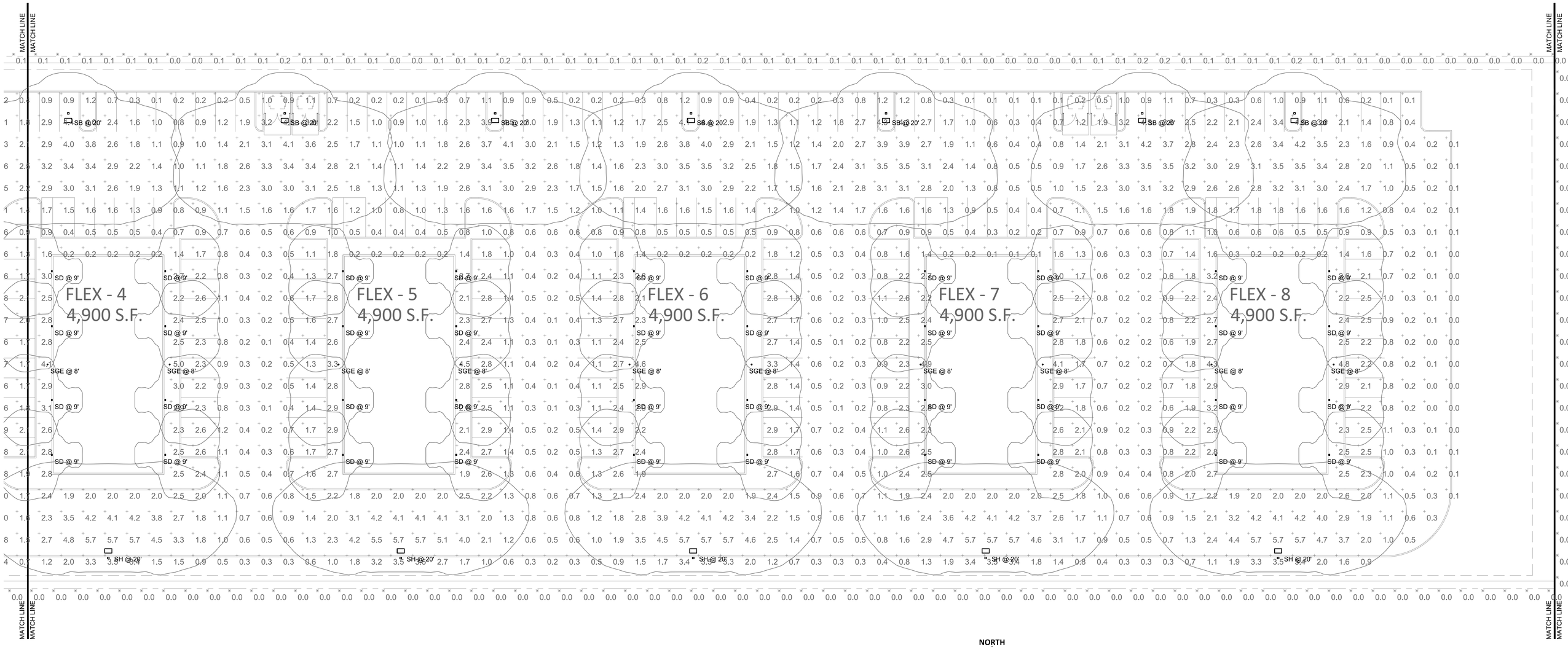
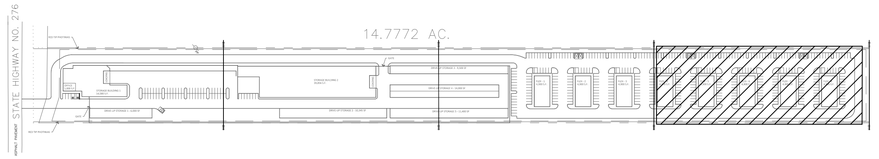
Case# SP2022-038



EXTERIOR PHOTOMETRICS

SCALE:1/20" PSCALE

NORTH



SITE KEY MAP

N.T.S

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RKAA ARCHITECTS, INC

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STATE OF TEXAS
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PROFESSIONAL ENGINEER
7/19/22

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 04-13-2022 (PRELIMINARY)

E0.4
EXTERIOR PHOTOMETRICS

RKAA# 22040.00

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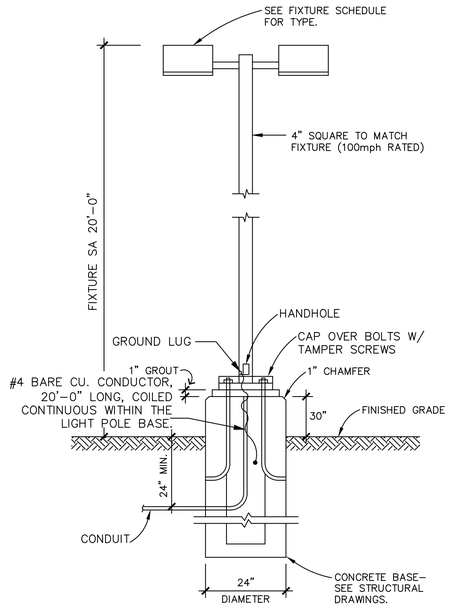
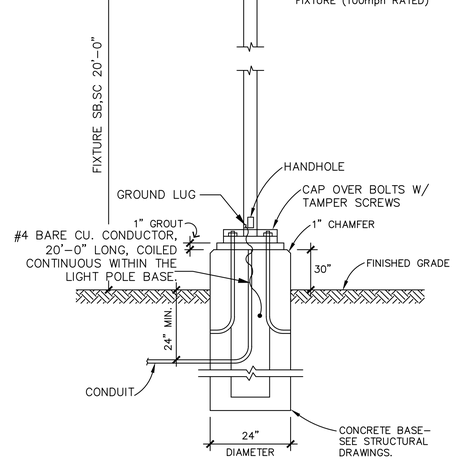
Case# SP2022-038



LIGHT POLE AND FIXTURE 'SA'

N.T.S.

NOTE:
CONTRACTOR SHALL PROVIDE NEW POLE BASES WHERE INDICATED ON PLANS. LIGHTING FIXTURE POLE DETAILS AND DESCRIPTIONS ARE FOR ELECTRICAL REFERENCES ONLY. PLEASE REFER TO ARCHITECTURAL SHEETS FOR POLE BASE DETAILS.



LIGHT POLE AND FIXTURE 'SB','SC', 'SH','SC-HS'

N.T.S.

NOTE:
CONTRACTOR SHALL PROVIDE NEW POLE BASES WHERE INDICATED ON PLANS. LIGHTING FIXTURE POLE DETAILS AND DESCRIPTIONS ARE FOR ELECTRICAL REFERENCES ONLY. PLEASE REFER TO ARCHITECTURAL SHEETS FOR POLE BASE DETAILS.



D-Series Size 0
LED Area Luminaire

Buy American

Catalog Number

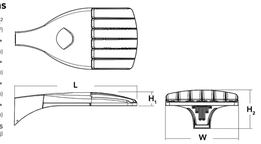
Notes

Type **SA/SB/SC/SH/SC-HS**

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA: 0.95 ft² (.09 m²)
Length: 26" (66.0 cm)
Width: 13" (33.0 cm)
Height$_L$: 3" (7.62 cm)
Height$_C$: 7" (17.8 cm)
Weight (max): 16 lbs (7.25 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX0 LED	**Forward optics** P1 P5 P2 P6 P3 P7 [1] P4 [1] **Rotated optics** P10 [2] P12 [2] P11 [2] P13 [2]	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I short (Automotive) T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium T5VS Type V very short [3] T5S Type V short [3] T5M Type V medium [3] T5W Type V wide [3] BLC Backlight control [4] LCCO Left corner cutoff [4] RCCO Right corner cutoff [4]	MVOLT (120V-277V) [5,6] XVOLT (277V-480V) [5,6,7] 120 [7] 208 [7] 240 [7] 277 [7] 347 [7] 480 [7]	**Shipped included** SPA Square pole mounting RPA Round pole mounting [8] WBA Wall bracket [9] SPUMBA Square pole universal mounting adaptor [8] RPUMBA Round pole universal mounting adaptor [8] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) [8]

Control options			Other options		Finish (required)	
Shipped installed NLTAIR2 nLight AIR generation 2 enabled [5,14] PIRHN Network, high/low motion/ambient sensor [10] PER NEMA twist-lock receptacle only (control ordered separate) [16] PERS Five-pin receptacle only (control ordered separate) [16,17] PER7 Seven-pin receptacle only (leads exit fixture) (control ordered separate) [16,17] DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) BCE Bottom conduit entry for back box (PBBW). Total of 4 entry points. BAA Buy America(n) Act Compliant	PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc [10,11] PIRH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc [10,11] PIR1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc [10,11] PIRH1FC3V High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc [10,11] FAO Field adjustable output [12]	**Shipped installed** HS House-side shield [17] SF Single fuse (120, 277, 347V) [6] DF Double fuse (208, 240, 480V) [6] L90 Left rotated optics [2] R90 Right rotated optics [2] DDL Diffused drop lens [18] HA 50°C ambient operations [7] BAA Buy America(n) Act Compliant **Shipped separately** BS Bird spikes [19] EGS External glare shield	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone		

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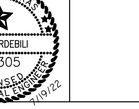


WDGE2 LED
Architectural Wall Sconce Precision Refractive Optic

Buy American

Catalog Number

Notes

Type **SD/SDE**

Hit the Tab key or mouse over the page to see all interactive elements.

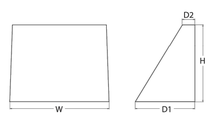
Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE2 with industry leading precision refractive optics provides great uniform distribution and optical control. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

Specifications

Depth (D1): 7"
Depth (D2): 1.5"
Height: 9"
Width: 11.5"
Weight: (without options) 13.5 lbs



WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI) P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	--	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI VF MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE2 LED	P0 [1] P1 [2] P2 [2] P3 [2] P4 [2]	27K 2700K 30K 3000K 40K 4000K 50K 5000K AMB Amber	70CRI 80CRI LW Limited Wavelength	T1S Type I Short T2M Type II Medium T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium	MVOLT 347 [3] 480 [3]	**Shipped included** SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (qty/ damp locations only) [4] **Shipped separately** AWS 3/8inch Architectural wall spacer PBBW 5 surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available.

Options		Finish	
E10WH Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 5°C min)	**Standalone Sensors/Controls** PIR Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching. PIRH Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching. PIR1FC3V Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation. PIRH1FC3V Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation. **Networked Sensors/Controls** NLTAIR2 PIR nLight AIR Wireless enabled bi-level motion/ambient sensor for 8-15' mounting heights. NLTAIR2 PIRH nLight AIR Wireless enabled bi-level motion/ambient sensor for 15-30' mounting heights. See page 4 for out of box functionality	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSTXD Sandstone
E20WC Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, 20°C min)			
PE [5] Photocell, Button Type			
DMG [6] 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)			
BCE Bottom conduit entry for back box (PBBW). Total of 4 entry points.			
BAA Buy America(n) Act Compliant			

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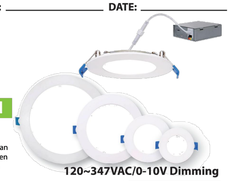
tgs TRULY GREEN SOLUTIONS

SKU#: SG/SGE PROJECT NAME: _____ DATE: _____



ThinTek™ Wafer R — Direct Mount Recessed

120~347VAC/ 0-10V Dimming

DESCRIPTION

The ThinTek™ Wafer series from TGS allows for easy installation from below the ceiling without the need for an existing can and is ideal for shallow ceiling plenum applications. The CCT switch allows for selection between 2700K, 3000K, 3500K, 4000K, and 5000K. With Title 24 certification, 90 CRI, and a variety of sizes and lumen packages, ThinTek™ Wafers provide versatility, reliable performance, and a fast, simple installation process.

APPLICATIONS

Residential, Institution, Hospitality, Retail, Offices, Schools, Hospitals, Airports and Hallways.

Intertek ENERGY STAR IC RATED 5 YEAR WARRANTY

FEATURES

Construction
Die-cast aluminum housing and PC lens.
Air-tight IC Rated.

Optical System
Glare controlling lens for comfortable light distribution.
Provides a 110° beam angle.

Warranty
5 year warranty.
See warranty documentation for more information.

Electrical
Input voltage: 120~347VAC, 60Hz
25W High Voltage Emergency Battery Backup option available.
12" Power Cable (Standard); Extension Cable option available in 3' or 10'.

Installation/ Mounting
Recessed Mounting with adjustable spring loaded retention tabs for secure fixture.
New Construction Kit (4", 6", 8") and New Construction Kit with Hanger Bar (3", 4", 6") option available.

Controls/Dimming
0-10V Dimming (Dims to 10%)
Tunable White between 2700K, 3000K, 3500K 4000K, 5000K.





ThinTek™ Mini R
3", 8W (500 lm)
4", 10W (650 lm)
4", 12W (850 lm)
6", 12W (900 lm)
6", 15W (1100 lm)
8", 18W (1500 lm)

Projected LTO: 50,000+ hours
Warranty: 5 Years
0-10V Dimming (10%)

TITLE 24 COMPLIANT JA8-2016-E — TITLE 24 Compliant
90 CRI — 90+ CRI
WET LOCATION — Wet Location Rated
Tunable White
AIR TIGHT — Air Tight
0-10V — 0-10V Dimming Dims to 10%

Ordering Information

EXAMPLE: TWRF-0308-C-U

Series	Size/Wattage	CCT Switchable	Input Voltage/Control
TWRF - ThinTek Wafer Round Flat	0308 - 3"/8W 0410 - 4"/10W 0412 - 4"/12W 0612 - 6"/12W 0615 - 6"/15W 0818 - 8"/18W	C - 2700K/3000K/3500K/4000K/5000K	U - 120~347VAC/ 0-10VDimming

New Construction Kit	New Construction Kit W/ Hanger Bar	Accessories
TWR-NC (For 4",6",8")	TWR-NCH (For 3", 4",6")	TW-EC03 (3' Extension Cable) TW-EC10 (10' Extension Cable) 90025-H (25W High Voltage Emergency Battery Backup)

Specifications and Dimensions subject to change without notice. **Accessories are purchased separately.**
***MOQ and longer lead times may apply, please contact customer service for more information.**

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COMcheck Software Version 4.1.5.4
Exterior Lighting Compliance Certificate

Project Information

Energy Code: 2018 IECC
Project Title: 22377
Project Type: New Construction
Exterior Lighting Zone 2 (Residential mixed use area (LZ2))

Construction Site:
SWC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032

Owner/Agent:

Designer/Contractor:

Allowed Exterior Lighting Power

A Area/Surface Category	B Quantity	C Allowed Watts / Unit	D Tradable Wattage	E Allowed Watts (B X C)
STORAGE 1 (Illuminated area of facade wall or surface)	6480 ft2	0.07	No	486
STORAGE 1 (Landscaping)	24714 ft2	0.04	Yes	989
DRV-1 (Illuminated area of facade wall or surface)	4713 ft2	0.07	No	353
STORAGE 1 (Parking area)	38100 ft2	0.04	Yes	1524
STORAGE 2 (Illuminated area of facade wall or surface)	864 ft2	0.07	No	65
STORAGE 2 (Landscaping)	22643 ft2	0.04	Yes	906
DRV-2 (Illuminated area of facade wall or surface)	3105 ft2	0.07	No	233
DRV-3 (Landscaping)	16496 ft2	0.04	Yes	660
DRV-3 (Illuminated area of facade wall or surface)	3645 ft2	0.07	No	273
DRV-4 (Illuminated area of facade wall or surface)	7840 ft2	0.07	No	588
DRV-5 (Illuminated area of facade wall or surface)	3800 ft2	0.07	No	285
FLEX (Parking area)	62576 ft2	0.04	Yes	2503
FLEX (Landscaping)	34585 ft2	0.04	Yes	1383
FLEX BGS (Illuminated area of facade wall or surface)	14256 ft2	0.07	No	1069
			Total Tradable Watts (a) =	7965
			Total Allowed Watts =	11317
			Total Allowed Supplemental Watts (b) =	400

(a) Wattage tradeoffs are only allowed between tradable areas/surfaces.
(b) A supplemental allowance equal to 400 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Proposed Exterior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
STORAGE 1 (Illuminated area of facade wall or surface 6480 ft2): Non-tradable Wattage				
LED 1: SF: Other:	1	3	51	153
LED 2: SG: Other:	1	2	12	23
LED 3: SGE: Other:	1	2	12	23
LED 4: SD: Other:	1	4	19	76
LED 5: SDE: Other:	1	3	19	57
STORAGE 1 (Landscaping 24714 ft2): Tradable Wattage				
LED 6: SC: Other:	1	1	134	134
LED 22: SC-HS: Other:	1	3	134	402

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
DRV-1 (Illuminated area of facade wall or surface 4713 ft2): Non-tradable Wattage				
LED 7: SD: Other:	1	5	19	95
STORAGE 1 (Parking area 38100 ft2): Tradable Wattage				
LED 8: SA: Other:	2	3	268	804
STORAGE 2 (Illuminated area of facade wall or surface 864 ft2): Non-tradable Wattage				
LED 9: SG: Other:	1	2	12	23
LED 10: SGE: Other:	1	1	12	12
LED 11: SDE: Other:	1	1	19	19
STORAGE 2 (Landscaping 22643 ft2): Tradable Wattage				
LED 12: SC: Other:	1	1	134	134
LED 23: SC-HS: Other:	1	3	134	402
DRV-2 (Illuminated area of facade wall or surface 3105 ft2): Non-tradable Wattage				
LED 13: SD: Other:	1	8	19	152
DRV-3 (Landscaping 16496 ft2): Tradable Wattage				
LED 14: SC: Other:	1	1	134	134
LED 24: SC-HS: Other:	1	3	134	402
DRV-3 (Illuminated area of facade wall or surface 3645 ft2): Non-tradable Wattage				
LED 15: SD: Other:	1	9	19	171
DRV-4 (Illuminated area of facade wall or surface 7840 ft2): Non-tradable Wattage				
LED 16: SD: Other:	1	16	19	304
DRV-5 (Illuminated area of facade wall or surface 3800 ft2): Non-tradable Wattage				
LED 17: SD: Other:	1	8	19	152
FLEX (Parking area 62576 ft2): Tradable Wattage				
LED 18: SB: Other:	1	12	134	1608
FLEX (Landscaping 34585 ft2): Tradable Wattage				
LED 19: SH: Other:	1	8	134	1072
FLEX BGS (Illuminated area of facade wall or surface 14256 ft2): Non-tradable Wattage				
LED 20: SD: Other:	1	64	19	1216
LED 21: SGE: Other:	1	16	12	186
			Total Tradable Proposed Watts =	5092

Exterior Lighting PASSES: Design 37% better than code

Exterior Lighting Compliance Statement

Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 2018 IECC requirements in COM*check* Version 4.1.5.4 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

JONATHAN F. ORTIZ, PM — Name - Title
Signature
07/18/22 — Date

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	SA	3	Lithonia Lighting	(2) DSX0 LED P6 40K T5W MVOLT SPA (FINISH) / SSS 17.5' W/2.5' BASE	TWIN-HEAD DSX0 LED P6 40K T5W MVOLT	LED - 4000K	DSX0_LED_P6_40K_T5W_MVOLT.ies	16466	0.91	268
	SB	12	Lithonia Lighting	DSX0 LED P6 40K TFTM MVOLT SPA HS (FINISH) / SSS 17.5' W/2.5' BASE	DSX0 LED P6 40K TFTM MVOLT with houseside shield	LED - 4000K	DSX0_LED_P6_40K_TFTM_MVOLT_HS.ies	12465	0.91	134
	SC	3	Lithonia Lighting	DSX0 LED P6 40K T2M MVOLT SPA (FINISH) / SSS 17.5' W/2.5' BASE	DSX0 LED P6 40K T2M MVOLT	LED - 4000K	DSX0_LED_P6_40K_T2M_MVOLT.ies	15931	0.91	134
	SC-HS	9	Lithonia Lighting	DSX0 LED P6 40K T2M MVOLT SPA HS (FINISH) / SSS 17.5' W/2.5' BASE	DSX0 LED P6 40K T2M MVOLT with houseside shield	LED - 4000K	DSX0_LED_P6_40K_T2M_MVOLT_HS.ies	13054	0.91	134
	SD	114	Lithonia Lighting	WDGE2 LED P2 40K 80CRI TFTM MVOLT (FINISH)	WDGE2 LED WITH P2 - PERFORMANCE PACKAGE, 4000K, 80CRI, TYPE FORWARD THROW MEDIUM OPTIC	LED - 4000K	WDGE2_LED_P2_40K_80CRI_TFTM.ies	2030	0.91	18.9815
	SDE	4	Lithonia Lighting	WDGE2 LED P2 40K 80CRI TFTM MVOLT E20WC (FINISH)	WDGE2 LED WITH P2 - PERFORMANCE PACKAGE, 4000K, 80CRI, TYPE FORWARD THROW MEDIUM OPTIC W/EM BATTERY PACK	LED - 4000K	WDGE2_LED_P2_40K_80CRI_TFTM.ies	2030	0.91	18.9815
	SF	3	Lithonia Lighting	WDGE3 LED P1 80CRI R3 40K MVOLT (FINISH)	WDGE3 LED WITH P1 - PERFORMANCE PACKAGE, 4000K, 70CRI, TYPE 3 OPTIC	LED - 4000K	WDGE3_LED_P1_70CRI_R3_40K.ies	7523	0.91	51.1717
	SG	4	TGS	TWFR 0612 C-4000K U	ThinTek Wafer R - Direct Mount Recessed Downlight	LED - 4000K	TWRF-0612-C-U (2700K)_IESNA2002.IES	918	0.91	11.6264
	SGE	19	TGS	TWFR 0612 C-4000K U 90025-h	ThinTek Wafer R - Direct Mount Recessed Downlight w/EM Battery Pack	LED - 4000K	TWRF-0612-C-U (2700K)_IESNA2002.IES	918	0.91	11.6264
	SH	8	Lithonia Lighting	DSX0 LED P6 40K BLC MVOLT SPA (FINISH) / SSS 17.5' W/2.5' BASE	DSX0 LED P6 40K BLC MVOLT	LED - 4000K	DSX0_LED_P6_40K_BLC_MVOLT.ies	13089	0.91	134

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PROPERTY LINE - FC @ GRADE	X	0.0 fc	0.2 fc	0.0 fc	N/A	N/A
SITE - FC @ GRADE	+	1.6 fc	5.9 fc	0.0 fc	N/A	N/A

ARDEBILI Engineering
Project Number: 22377 | Project Manager: JFO
7328 E Stetson Dr., Scottsdale, AZ 85251
P: 480.626.7072 | ardebilieng.com

RKAA ARCHITECTS, INC
F-15128
STATE OF TEXAS — OMID ARDEBILI — 112305 — LICENSED PROFESSIONAL ENGINEER — 7/19/22

ROCKWALL STORAGE
SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 04-13-2022 (PRELIMINARY)

E0.5
EXTERIOR CUTSHEETS AND IECC REPORT
RKAA# 22040.00

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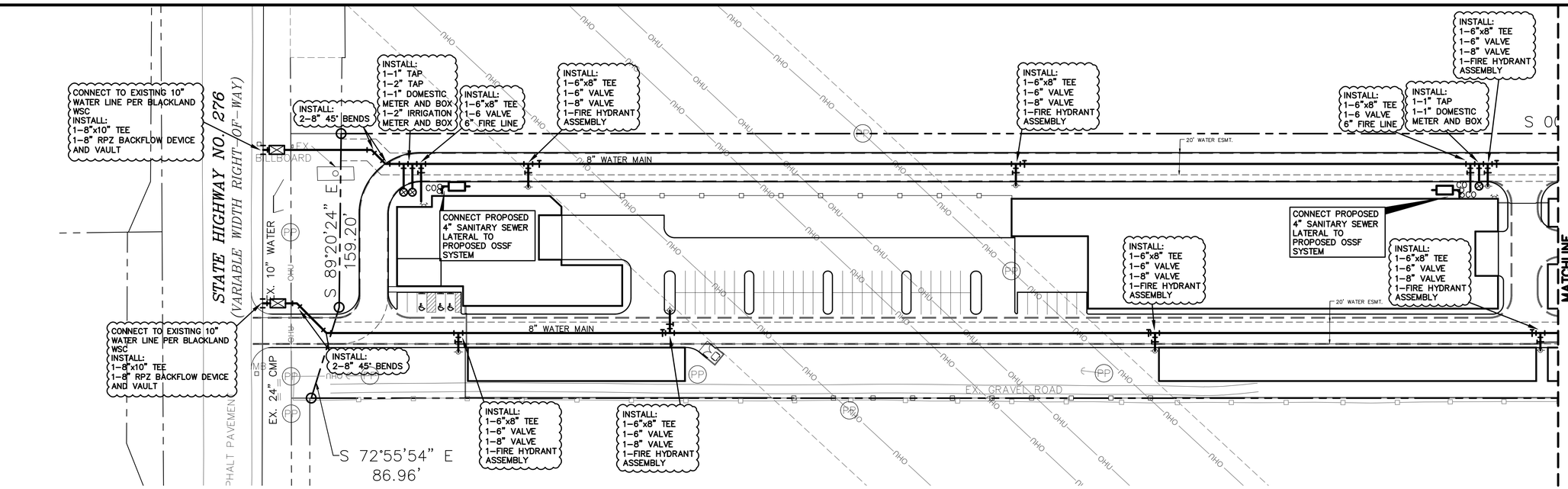
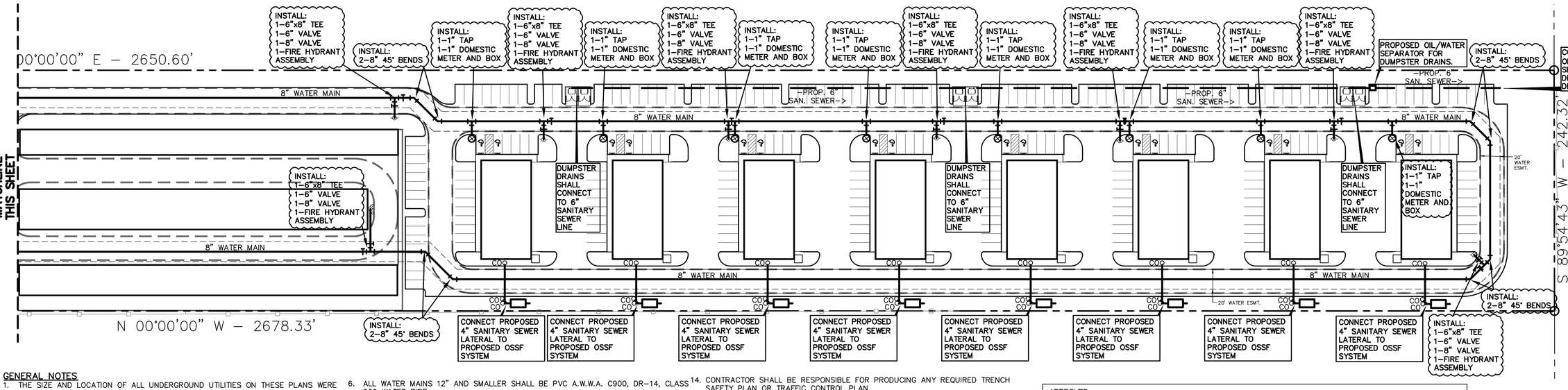
Case# SP2022-038





N

0 50 100

DRAWING SCALE
1"=50'

LEGEND

- EXISTING CURB
- PROPOSED CURB
- PROPOSED SANITARY SEWER PIPE
- EXISTING SANITARY SEWER PIPE
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED WATER PIPE
- EXISTING WATER PIPE
- EXISTING STORM PIPE

GENERAL NOTES

1. THE SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES ON THESE PLANS WERE OBTAINED FROM AVAILABLE RECORDS AND ARE APPROXIMATE. THE CONTRACTOR, PRIOR TO CONSTRUCTION, MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES AND SHALL BE RESPONSIBILITY FOR CONTACTING ALL FRANCHISE AND MUNICIPAL UTILITIES. THE ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR UTILITIES NOT SHOWN OR NOT IN THE LOCATION SHOWN.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT. ALL MANHOLES, CLEANOUTS, VALVE BOXES, FIRE HYDRANTS, ETC. MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO AND AFTER THE PLACING OF FINAL GRADE AND/OR PAVEMENT. ANY REMOVAL OR DAMAGE TO EXISTING IMPROVEMENTS SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR AT HIS OR HER EXPENSE AND SHALL BE APPROVED BY THE OWNER. SAID EXISTING IMPROVEMENTS INCLUDE BERMS, DITCHES, FENCES, VEGETABLE, ETC.
3. DURING THE CONSTRUCTION OF THIS PROJECT, ANY INTERPRETATION OF THE STANDARD SPECIFICATIONS AND ANY MATTER WHICH REQUIRES THE APPROVAL OF THE OWNER, MUST BE RESOLVED BEFORE ANY CONSTRUCTION INVOLVING THAT DECISION COMMENCES. ASSUMPTIONS ABOUT WHAT THESE DECISIONS MIGHT BE, WHICH ARE MADE DURING THE BIDDING PHASE, WILL HAVE NO BEARING ON THE DECISION.
4. ANY UTILITY TEST THAT FAILS TO MEET CITY/STATE REQUIREMENTS SHALL BE RE-TESTED AT THE CONTRACTOR'S EXPENSE. ALL PARTIES WILL ONLY ACCEPT SIGNED ORIGINAL COPIES OF ALL TESTING REPORTS FOR REVIEW.
5. CONCRETE BLOCKING SHALL BE PROVIDED ON WATER MAINS AT ALL TEES, WYES, BENDS, CROSSES AND FIRE HYDRANTS. ALL CONCRETE FOR BLOCKING SHALL BE MINIMUM 3000 PSI CONCRETE. POLYETHYLENE WRAP SHALL BE INSTALLED AROUND ALL DUCTILE IRON FITTINGS AND VALVES. THE WRAP SHALL HAVE AN 8 MIL. THICKNESS AND BE WRAPPED AND HELD IN PLACE BY 2" WIDE PLASTIC BACKED ADHESIVE TAPE (POLYKEN 900, SCOTCHRAP NO. 50 OR EQUAL). THE WRAP SHALL BE INSTALLED WITHOUT BREAKS, TEARS OR HOLES IN THE FILM.
6. ALL WATER MAINS 12" AND SMALLER SHALL BE PVC A.W.W.A. C900, DR-14, CLASS 200 WATER PIPE.
7. ALL TAPPING SLEEVES, VALVES AND VALVE BOXES, FITTINGS AND THRUST BLOCKING SHALL BE PER THE DESIGN AND SPECIFICATIONS.
8. ALL MATERIALS, CONSTRUCTION, TESTING AND WORKMANSHIP SHALL CONFORM TO CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
9. WATER LINES CROSSING UNDER STORM SEWER AND SANITARY SEWER LINES SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 24" OR AS GOVERNED BY TCEQ. PARALLEL WATER LINES SHALL BE AT LEAST 9' CLEAR HORIZONTALLY TO SANITARY SEWER LINES AND MANHOLES. WHERE MINIMUM CLEARANCE CANNOT BE ACHIEVED, WATER LINES SHALL BE ENCASED BY A MINIMUM 6" 3000 PSI (MIN. 5.5 SACK) CONCRETE TO 10' EITHER SIDE OF UTILITY CROSSING. WHERE WATER LINES CROSS CREEKS OR DITCHES, THE WATER LINE SHALL BE PROTECTED BY CONCRETE ENCASEMENT AT LEAST 10' PAST THE EMBANKMENT SLOPE ON EACH SIDE.
10. ANY PLUMBING INSTALLED OUTSIDE OF R.O.W. OR AN EASEMENT SHALL BE INSTALLED BY A LICENSED PLUMBER AND INSPECTED BY BUILDING INSPECTIONS.
11. ALL WATER LINES SHALL BE STERILIZED AND PRESSURE TESTED TO 200 PSI FOR A 3-HOUR CONTINUOUS PERIOD OR LONGER PER CITY STANDARDS. ALL TESTING AND STERILIZATION SHALL MEET OR EXCEED CITY SPECIFICATIONS.
12. ALL SANITARY SEWER PIPES 4" TO 15" SHALL BE PVC SDR 35 MEETING ASTM D3034 AND HAVE RUBBER GASKET JOINTS. ALL SANITARY SEWER PIPES 18" AND LARGER SHALL BE PVC MEETING ASTM F679.
13. ALL SANITARY SEWER LINES SHALL BE TESTED FOR INFILTRATION AND EXFILTRATION IN ACCORDANCE WITH STANDARDS. TV INSPECTIONS, LOW PRESSURE AIR TESTING, VACUUM TESTING OF THE MANHOLES, AND MANDREL TESTING ARE REQUIRED ON ALL SEWER LINES.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR PRODUCING ANY REQUIRED TRENCH SAFETY PLAN OR TRAFFIC CONTROL PLAN.
15. MECHANICAL JOINT VALVES AND FITTINGS AND ALL PIPE JOINTS LESS THAN 20 FEET FROM A VALVE OR FITTING SHALL BE EQUIPPED WITH JOINT RESTRAINT DEVICES. RESTRAINT DEVICES SHALL BE EBAA IRON, 2000 PV SERIES OR APPROVED EQUAL.
16. CONCRETE THRUST BLOCKING SHALL NOT BE REQUIRED ON FITTINGS WHERE MECHANICAL JOINT RESTRAINTS ARE USED, EXCEPT THAT DEAD-END LINES SHALL BE BLOCKED.
17. CONTRACTOR SHALL INSTALL LOCATING TAPE ON TOP OF ALL NEW UTILITY INSTALLATION. TAPE SHALL BE A MINIMUM OF 5.0 MIL OVERALL THICKNESS AND BE A MINIMUM OF 3" WIDE. CONTRACTOR SHALL USE STANDARD INDUSTRY COLORS FOR THE INSTALLATION (BLUE FOR WATER LINES, GREEN FOR SANITARY SEWER, ORANGE FOR COMMUNICATION, ETC.)
18. THE FIRE LINE, FDC LINE (IF APPLICABLE) AND ALL FIRE APERTURES SHALL BE DESIGN AND PERMITTED THROUGH THE JURISDICTIONAL AUTHORITY BY A STATE LICENSED FIRE SPRINKLER DESIGNER/CONTRACTOR. THE FIRE LINE IS SHOWN FOR REFERENCE ONLY.
19. WATER MAINS SHALL HAVE BLUE EMS LOCATOR PADS EVERY 250', CHANGE IN DIRECTION, VALVE, CURB STOP, AND SERVICE CONNECTION TO MAIN WATER MAIN.
20. GREEN EMS LOCATOR PAD IS TO BE INSTALLED AT EVERY MANHOLE, CLEANOUT, AND SERVICE CONNECTION TO THE WASTEWATER MAIN.
21. NO TREES SHALL BE PLANTED WITHIN 5' HORIZONTALLY FROM ANY PUBLIC UTILITIES.
22. ALL MANHOLES TO BE RAVEN LINED OR APPROVED EQUAL.

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____, _____.

WITNESS OUR HANDS, THIS _____ DAY OF _____, _____.

_____ PLANNING & ZONING COMMISSION, CHAIRMAN

_____ DIRECTOR OF PLANNING AND ZONING

THIS DOCUMENT IS FOR SITE INFORMATION ONLY. IT IS RELEASED UNDER THE AUTHORITY OF PAUL CRAGUN, P.E. NO. 112767 ON 07/20/22.

FOR REVIEW ONLY, NOT FOR CONSTRUCTION

CASE NUMBER: SP2022-038

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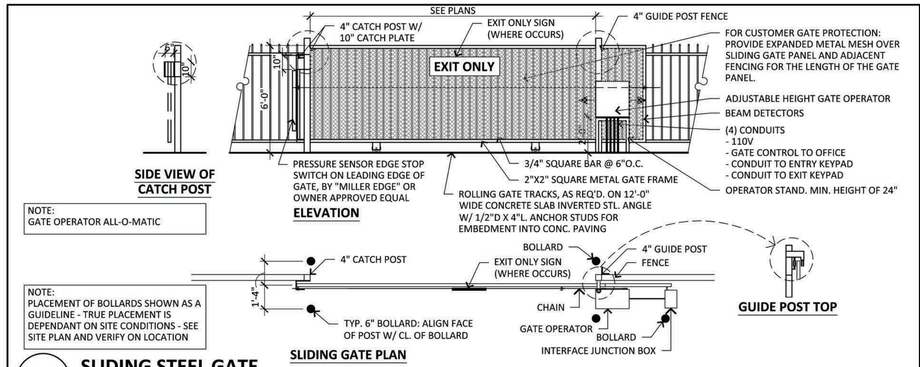
Cumulus Design Firm #14810
2080 N. Highway 360, Suite 240 Grand Prairie, Texas 75050
Tel. 214.235.0367

WATER & WASTEWATER PLAN

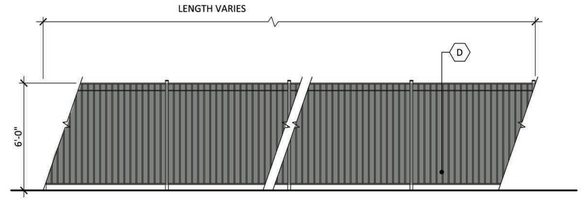
4649 HIGHWAY 276
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
J.H. BAILEY SURVEY, ABST NO. 34

DATE	PROJECT NO	DRAWING SCALE	SHEET
07/20/22	CD22011	1" = 50'	UP



SLIDING STEEL GATE

SCALE: 1/4 = 1'-0"

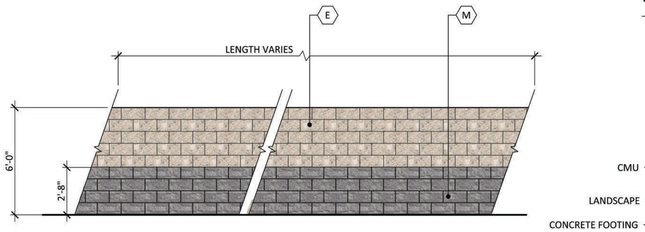


'D' PARTIAL ELEVATION

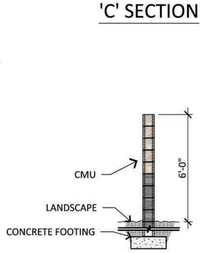
6' SITE WROUGHT IRON FENCE TYP. ELEVATION

SCALE: 1/4" = 1'-0"

0' 5' 10' 20'



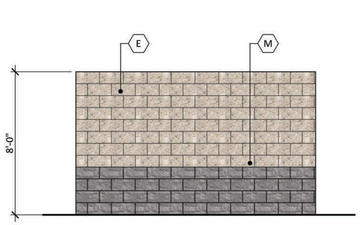
'C' SECTION

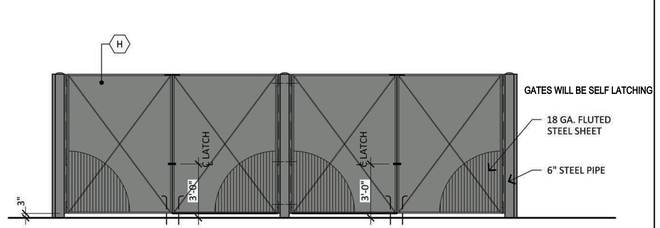


6' SITE SCREEN CMU WALL TYP. ELEVATION

SCALE: 1/4" = 1'-0"

0' 5' 10' 20'





TRASH ENCL. ELEVATION

SCALE: 1/4" = 1'-0"

0' 5' 10' 20'

MATERIAL AND COLORS

A — METAL PANEL:
MFG: ATAS
COLOR: CHARCOAL GRAY
SPEC: DWF 120

B — METAL PANEL:
MFG: ATAS
COLOR: SANDSTONE
SPEC: DWF 120

C — PAINTED ROLL UP DOORS:
MFG: SHERWIN WILLIAMS
COLOR: WHITE SNOW SW 9541

D — CMU:
FINISH: SPLIT FACE
MFG: SUPERLITE
COLOR: BLACK CANYON

E — CMU:
FINISH: SPLIT
MFG: SUPERLITE
COLOR: MISSION WHITE

F — STANDING SEAM ROOF:
MFG: ATAS
COLOR: SLATE GREY
SPEC: 2" FIELD-LOK

G — PAINTED HOLLOW METAL DOORS:
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"

H — PAINTED METAL COPING / AWNING:
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"

J — FAUX WINDOWS:
MFG: VITRO
COLOR: SPANDREL GLASS WHITE

K — MULLIONS:
MFG: KAWNEER
COLOR: CLEAR

L — CMU:
FINISH: SPLIT
MFG: SUPERLITE
COLOR: CHARCOAL

M — CMU:
MFG: CORONADO
FINISH: 6" SPLIT LIMESTONE
COLOR: SUMMIT GREY

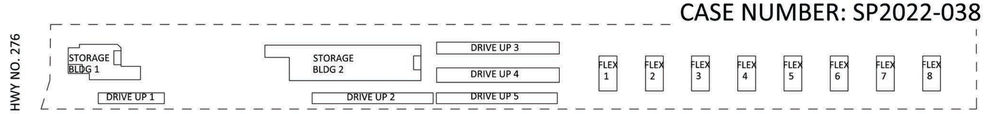
APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____.

WITNESS OUR HANDS, THIS _____ DAY OF _____, _____.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

CASE NUMBER: SP2022-038



KEY PLAN

SCALE: N.T.S.

RKAA ARCHITECTS, INC

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 07-20-2022 (PRELIMINARY)

SD-1
SITE DETAILS

RKAA# 22040.00

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Lee, Henry

From: Lee, Henry
Sent: Friday, June 24, 2022 4:42 PM
To: 'hellen@platinumtx.com'
Subject: Staff Comments SP2022-038
Attachments: Engineering Mark-Ups (06.24.2022).pdf; Project Comments (06.24.2022).pdf

Good Afternoon,

Attached are staff comments in reference to your case, SP2022-038. Final revised plans are due no later than 3pm on July 6; please provide revisions before then to ensure all comments have been addressed. Feel free to contact me if you have any questions.

Thank you,

HENRY LEE
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

Lee, Henry

From: Kim Flores <kim@platinumtx.com>
Sent: Wednesday, July 6, 2022 4:23 PM
To: Lee, Henry; 'Paul@cumulusdesign.net'
Cc: Ghazal@cumulusdesign.net; Dad; Hellen Byrd
Subject: RE: SP2022-038

Henry,

I apologize, but due to some miscommunication with our Architectural team we ran into some hiccups, and we were not able to submit today. We spoke with Ryan Miller, and he mentioned that you can help us get on the next available date in two weeks?

Thank you,

Kim Flores
Platinum Construction
1450 T L Townsend Drive #100
Rockwall, TX 75032
(972) 722-2590 EXT 107

From: Lee, Henry <HLee@rockwall.com>
Sent: Wednesday, July 6, 2022 10:47 AM
To: 'Paul@cumulusdesign.net' <Paul@cumulusdesign.net>
Cc: Kim Flores <kim@platinumtx.com>; Ghazal@cumulusdesign.net
Subject: RE: SP2022-038

Good Afternoon,

Please send the digitals first so that staff may review them. Once I give you the go ahead you can provide the physical copies.

Thank you,

HENRY LEE
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

From: Paul@cumulusdesign.net <Paul@cumulusdesign.net>
Sent: Wednesday, July 6, 2022 10:45 AM
To: Lee, Henry <HLee@rockwall.com>

Cc: 'Kim Flores' <kim@platinumtx.com>; Ghazal@cumulusdesign.net
Subject: RE: SP2022-038

Good morning,

Quick question, is today's re-submittal hard copies or electronic? Just wanted to check.

Thanks so much and have a great day!

Paul Cragun
Cumulus Design
Phone: 214-235-0367 Ext 104

From: Lee, Henry <HLee@rockwall.com>
Sent: Wednesday, June 29, 2022 3:20 PM
To: 'Paul@cumulusdesign.net' <Paul@cumulusdesign.net>; Ghazal@cumulusdesign.net
Subject: RE: SP2022-038

Good Afternoon,

If you feel it is necessary at that time you can request a 30-day extension.

Thank you,

HENRY LEE
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

From: Paul@cumulusdesign.net <Paul@cumulusdesign.net>
Sent: Wednesday, June 29, 2022 3:18 PM
To: Lee, Henry <HLee@rockwall.com>; Ghazal@cumulusdesign.net
Subject: RE: SP2022-038

Thank you for your help. I already reached out to the owner on how they want to handle the landscape setback. Hopefully we can get a response quick and get the plans back in.

Just a dumb side question, if we can't meet the July 6th submittal deadline for some odd reason, can we request to push back the submittal a month or is that allowed? I hope not, but I want to have all the answers just in case.

Paul Cragun
Cumulus Design
Phone: 214-235-0367 Ext 104

From: Lee, Henry <HLee@rockwall.com>
Sent: Wednesday, June 29, 2022 2:37 PM
To: 'Paul@cumulusdesign.net' <Paul@cumulusdesign.net>; Ghazal@cumulusdesign.net

Cc: 'Hellen Byrd' <hellen@platinumtx.com>; 'Kim Flores' <kim@platinumtx.com>
Subject: RE: SP2022-038

Good Afternoon,

For the approval letters, the Engineering Department will need these during the Engineering process. For the landscape buffer it is required to be 50'. Per our discussion earlier the conversation came up about a variance for this buffer, which you are able to request. That being said, in the past our boards have not be receptive to this variance and it would need to be a variance you would need to really sell to the boards. As discussed earlier the boards have been especially concerned with setting a precedence in this area. Let me know if you have any other questions.

Thank you,

HENRY LEE
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

From: Paul@cumulusdesign.net <Paul@cumulusdesign.net>
Sent: Wednesday, June 29, 2022 11:38 AM
To: Lee, Henry <HLee@rockwall.com>; Ghazal@cumulusdesign.net
Cc: 'Hellen Byrd' <hellen@platinumtx.com>; 'Kim Flores' <kim@platinumtx.com>
Subject: RE: SP2022-038

Good morning,

Thank you for having the phone call this morning (especially after that longer meeting yesterday night) This is in regards to SP2022-038, the Site plan for the development at 4649 State Highway 276.

The first question is regarding the 50' landscape buffer. I have attached a drawing with some dimensions to help with the question. Since we have the irregular property line up front and then the ONCOR easement behind it, the front building is kind of pinched. The ONCOR easement line is shown diagonal in the back and almost clips the (plan) northeast corner of the building.

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Thank you so much for your help and have a great day!

Paul Cragun
Cumulus Design
Phone: 214-235-0367 Ext 104

From: Lee, Henry <HLee@rockwall.com>
Sent: Wednesday, June 29, 2022 10:18 AM
To: 'Ghazal@cumulusdesign.net' <Ghazal@cumulusdesign.net>

Cc: 'Paul@cumulusdesign.net' <Paul@cumulusdesign.net>
Subject: RE: SP2022-038

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Thank you,

HENRY LEE
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

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From: Kim Flores <kim@platinumtx.com>
Sent: Friday, July 8, 2022 11:46 AM
To: Lee, Henry; 'Paul@cumulusdesign.net'
Cc: Ghazal@cumulusdesign.net; Dad; Hellen Byrd
Subject: RE: SP2022-038

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Lee, Henry

From: Lee, Henry
Sent: Wednesday, July 13, 2022 3:09 PM
To: Hellen Byrd
Subject: SP2022-038 City Council

Good Afternoon,

While beginning to work on my case memo for your Mini-Warehouse, Flex-Office Warehouse case, it was brought to my attention that two items from this case must receive approval from the City Council. One of these items being that access is taken off of SH-276. I do not foresee this being an issue, since this is the only roadway your site has access to. The second item is that it appears that in Storage Building One there are storage units that will be on the second floor; if there are none on the second floor please let me know. For your timeline, this would mean you would have P&Z approval on July 26, as planned, and City Council approval on August 1. To see where these requirements are within the UDC view Subsection 02.03(J)(1), of Article 04. Please let me know if you have any questions.

Thank you,

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Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

Lee, Henry

From: Hellen Byrd <hellen@platinumtx.com>
Sent: Wednesday, July 13, 2022 3:15 PM
To: Lee, Henry
Subject: RE: SP2022-038 City Council

Hello Henry

Thanks for all your help with this. To answer your question, no there will be no storage units on second floor. In fact this is no two story buildings. Building one appears taller because we wanted to have good visibility from SH 276 but all our buildings are one story.
Yes, we will need the variance requesting access from SH 276.

Hellen

From: Lee, Henry <HLee@rockwall.com>
Sent: Wednesday, July 13, 2022 3:09 PM
To: Hellen Byrd <hellen@platinumtx.com>
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From: Hellen Byrd <hellen@platinumtx.com>
Sent: Tuesday, July 19, 2022 1:52 PM
To: Lee, Henry; Kim Flores; 'Paul@cumulusdesign.net'
Cc: Ghazal@cumulusdesign.net; Dad
Subject: RE: SP2022-038

Hello Henry

Tried to email you the plans but the file is too large.

In the link below you will find the revised plans, variance letter and response letter. Please let us know if you need further information.

https://www.dropbox.com/t/MBFEirhaN5m9WYFG

Thanks for all your help

Hellen Byrd
469-931-6160

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To: Kim Flores <kim@platinumtx.com>; 'Paul@cumulusdesign.net' <Paul@cumulusdesign.net>
Cc: Ghazal@cumulusdesign.net; Dad <shawnvalk@gmail.com>; Hellen Byrd <hellen@platinumtx.com>
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Good Afternoon,

You are now set to go forward for action at the July 26 Planning and Zoning meeting. I would need corrected plans no later that July 19; if they are done sooner go ahead and send them to me. Let me know if you have any other questions.

Thank you,

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To: Lee, Henry; Kim Flores; 'Paul@cumulusdesign.net'
Cc: Ghazal@cumulusdesign.net; Dad
Subject: RE: SP2022-038

Good Moring Henry

You can download the revised plans and response letter from the link below. Please let me know if you have further questions.

https://www.dropbox.com/t/GqgQBgMKx1ngT90Z

Have a good day

Hellen Byrd
Platinum Construction
1450 TL Townsend Dr, STE 100
Rockwall TX 75032
O. 972-722-2590 EXT 108
C. 469-931-6160 - NEW

From: Lee, Henry <HLee@rockwall.com>
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To: Hellen Byrd <hellen@platinumtx.com>; Kim Flores <kim@platinumtx.com>; 'Paul@cumulusdesign.net' <Paul@cumulusdesign.net>
Cc: Ghazal@cumulusdesign.net; Dad <shawnvalk@gmail.com>
Subject: RE: SP2022-038

Good Morning,

I have reviewed the corrected plans and I have a few remaining comments. They are minor and I will not hold you up, however I would like corrected plans by Friday at noon as we have to send out our packets. Attached are the remaining comments. Let me know if you have any questions.

Thank you,

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Subject: RE: SP2022-038

Good Afternoon,

You are now set to go forward for action at the July 26 Planning and Zoning meeting. I would need corrected plans no later that July 19; if they are done sooner go ahead and send them to me. Let me know if you have any other questions.

Thank you,

HENRY LEE
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

From: Kim Flores <kim@platinumtx.com>
Sent: Friday, July 8, 2022 11:46 AM
To: Lee, Henry <HLee@rockwall.com>; 'Paul@cumulusdesign.net' <Paul@cumulusdesign.net>
Cc: Ghazal@cumulusdesign.net; Dad <shawnvalk@gmail.com>; Hellen Byrd <hellen@platinumtx.com>
Subject: RE: SP2022-038

Good morning, Henry,

We are sorry about the delay in getting this email request to you. We were trying to get all the pieces together for the submittal and it didn't come together like we thought. We would like to formally request for an extension for SP2022-038 to the next available meeting. If you could, please let us know what the next submittal date is for the revised plans. We already have the site and landscape plans completed and ready for review, however we did not want to submit an incomplete package for your review. If it would be beneficial to submit the site and landscape plans, we can do so now.

Thank you for your time and help on this project.

Sincerely,

Kim Flores
On behalf of Hellen Byrd for Donald Valk

Kim Flores
Platinum Construction
1450 T L Townsend Drive #100
Rockwall, TX 75032
(972) 722-2590 EXT 107

From: Lee, Henry <HLee@rockwall.com>
Sent: Thursday, July 7, 2022 4:29 PM
To: Kim Flores <kim@platinumtx.com>; 'Paul@cumulusdesign.net' <Paul@cumulusdesign.net>
Cc: Ghazal@cumulusdesign.net; Dad <shawnvalk@gmail.com>; Hellen Byrd <hellen@platinumtx.com>
Subject: RE: SP2022-038

Good Afternoon,

If you are requesting for an extension to the next P&Z meeting on July 26, all I need is an email requesting it. Let me know if you have any questions.

Thank you,

HENRY LEE
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

From: Kim Flores <kim@platinumtx.com>
Sent: Wednesday, July 6, 2022 4:23 PM
To: Lee, Henry <HLee@rockwall.com>; 'Paul@cumulusdesign.net' <Paul@cumulusdesign.net>
Cc: Ghazal@cumulusdesign.net; Dad <shawnvalk@gmail.com>; Hellen Byrd <hellen@platinumtx.com>
Subject: RE: SP2022-038

Henry,

I apologize, but due to some miscommunication with our Architectural team we ran into some hiccups, and we were not able to submit today. We spoke with Ryan Miller, and he mentioned that you can help us get on the next available date in two weeks?

Thank you,

Kim Flores
Platinum Construction
1450 T L Townsend Drive #100
Rockwall, TX 75032
(972) 722-2590 EXT 107

From: Lee, Henry <HLee@rockwall.com>
Sent: Wednesday, July 6, 2022 10:47 AM
To: 'Paul@cumulusdesign.net' <Paul@cumulusdesign.net>
Cc: Kim Flores <kim@platinumtx.com>; Ghazal@cumulusdesign.net
Subject: RE: SP2022-038

Good Afternoon,

Please send the digitals first so that staff may review them. Once I give you the go ahead you can provide the physical copies.

Thank you,

HENRY LEE
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

From: Paul@cumulusdesign.net <Paul@cumulusdesign.net>
Sent: Wednesday, July 6, 2022 10:45 AM
To: Lee, Henry <HLee@rockwall.com>
Cc: 'Kim Flores' <kim@platinumtx.com>; Ghazal@cumulusdesign.net
Subject: RE: SP2022-038

Good morning,

Quick question, is today's re-submittal hard copies or electronic? Just wanted to check.

Thanks so much and have a great day!

Paul Cragun
Cumulus Design
Phone: 214-235-0367 Ext 104

From: Lee, Henry <HLee@rockwall.com>
Sent: Wednesday, June 29, 2022 3:20 PM
To: 'Paul@cumulusdesign.net' <Paul@cumulusdesign.net>; Ghazal@cumulusdesign.net
Subject: RE: SP2022-038

Good Afternoon,

If you feel it is necessary at that time you can request a 30-day extension.

Thank you,

HENRY LEE
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

From: Paul@cumulusdesign.net <Paul@cumulusdesign.net>
Sent: Wednesday, June 29, 2022 3:18 PM
To: Lee, Henry <HLee@rockwall.com>; Ghazal@cumulusdesign.net
Subject: RE: SP2022-038

Thank you for your help. I already reached out to the owner on how they want to handle the landscape setback. Hopefully we can get a response quick and get the plans back in.

Just a dumb side question, if we can't meet the July 6th submittal deadline for some odd reason, can we request to push back the submittal a month or is that allowed? I hope not, but I want to have all the answers just in case.

Paul Cragun
Cumulus Design
Phone: 214-235-0367 Ext 104

From: Lee, Henry <HLee@rockwall.com>
Sent: Wednesday, June 29, 2022 2:37 PM
To: 'Paul@cumulusdesign.net' <Paul@cumulusdesign.net>; Ghazal@cumulusdesign.net
Cc: 'Hellen Byrd' <hellen@platinumtx.com>; 'Kim Flores' <kim@platinumtx.com>
Subject: RE: SP2022-038

Good Afternoon,

For the approval letters, the Engineering Department will need these during the Engineering process. For the landscape buffer it is required to be 50'. Per our discussion earlier the conversation came up about a variance for this buffer, which you are able to request. That being said, in the past our boards have not be receptive to this variance and it would need to be a variance you would need to really sell to the boards. As discussed earlier the boards have been especially concerned with setting a precedence in this area. Let me know if you have any other questions.

Thank you,

HENRY LEE
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

From: Paul@cumulusdesign.net <Paul@cumulusdesign.net>
Sent: Wednesday, June 29, 2022 11:38 AM
To: Lee, Henry <HLee@rockwall.com>; Ghazal@cumulusdesign.net
Cc: 'Hellen Byrd' <hellen@platinumtx.com>; 'Kim Flores' <kim@platinumtx.com>
Subject: RE: SP2022-038

Good morning,

Thank you for having the phone call this morning (especially after that longer meeting yesterday night) This is in regards to SP2022-038, the Site plan for the development at 4649 State Highway 276.

The first question is regarding the 50' landscape buffer. I have attached a drawing with some dimensions to help with the question. Since we have the irregular property line up front and then the ONCOR easement behind it, the front building is kind of pinched. The ONCOR easement line is shown diagonal in the back and almost clips the (plan) northeast corner of the building.

As for the other question, more for engineering, is regarding the TxDOT and ONCOR approval letters needed for submittal. We have already worked with Sarah about TxDOT and it seems that is needed during the construction documents. As we all know, ONCOR is not the fastest group to get answers from, so we are concerned that we might not have their letter by July 6th. Would it be acceptable to submit it later or during the construction plan process?

Thank you so much for your help and have a great day!

Paul Cragun
Cumulus Design
Phone: 214-235-0367 Ext 104

From: Lee, Henry <HLee@rockwall.com>
Sent: Wednesday, June 29, 2022 10:18 AM
To: 'Ghazal@cumulusdesign.net' <Ghazal@cumulusdesign.net>
Cc: 'Paul@cumulusdesign.net' <Paul@cumulusdesign.net>
Subject: RE: SP2022-038

Good Morning,

I would be your point of contact for the landscaping questions. Let me know what questions you have and I will be happy to help clarify things.

Thank you,

HENRY LEE
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

From: Ghazal@cumulusdesign.net <Ghazal@cumulusdesign.net>
Sent: Wednesday, June 29, 2022 9:56 AM
To: Lee, Henry <HLee@rockwall.com>
Cc: Paul@cumulusdesign.net
Subject: SP2022-038

Good morning,

I hope you are doing well. I had a question on project number SP2022-038 located at 4649 SH 276. Who is the point of contact for Landscape Plan comments? We have a question on one of the comments and we want to make sure that we address it correctly.

Thank You,

Ghazal Cragun
Cumulus Design
Phone: 214-235-0367 Ext 105

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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

August 11, 2022

TO: Hellen Byrd
1450 T. L. Townsend Drive, Suite 100
Rockwall, TX 75032

FROM: Henry Lee, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: SP2022-038; *Site Plan for 4649 SH-276*

Hellen Byrd**:**

This letter serves to notify you that the above referenced case (*i.e. Site Plan*) that you submitted for consideration by the City of Rockwall was approved by the Planning and Zoning Commission on July 26, 2022. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

(1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.

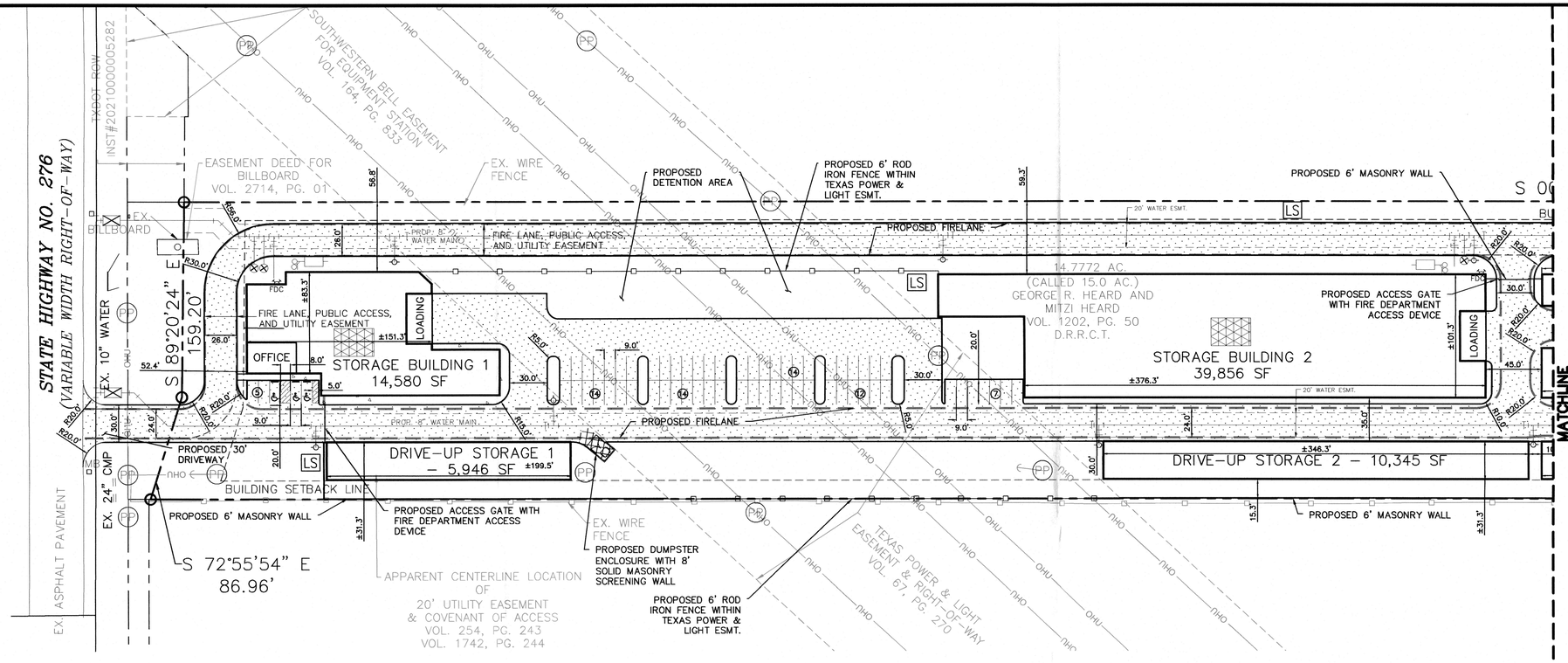
(2) Any construction resulting from the approval of this *Site Plan* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable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

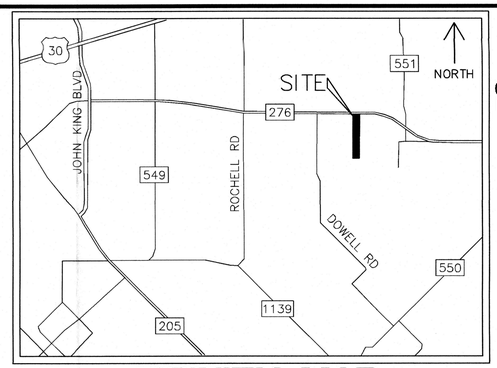
Planning and Zoning Commission
On July 26, 2022, the Planning and Zoning Commission approved the Site Plan with a vote of 6-0, with Commissioner Thomas absent, with the staff and ARB recommendations that include making Drive-Up Building 1 match the materials on Storage Building 1.

Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 771-7745.

Sincerely,

Henry Lee, AICP, *Planner*
City of Rockwall Planning and Zoning Department





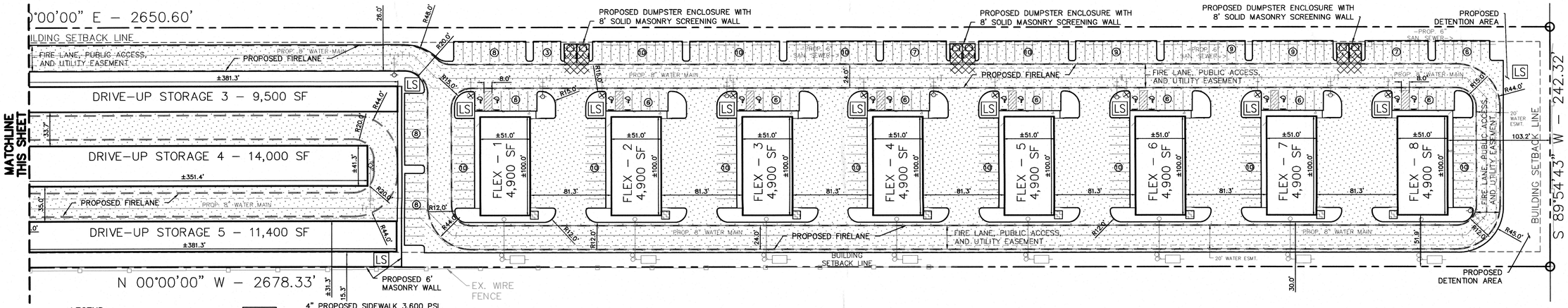
VICINITY MAP
N.T.S.

N

0 50 100

DRAWING SCALE 1"=50'

SITE DATA TABLE	
CURRENT ZONING:	LI WITH SH 276 OVERLAY
LAND USE:	OFFICE/WAREHOUSE BUILDINGS
SITE ACREAGE:	14.78 ACRES (643,696 SQ FT)
STORAGE BUILDING FOOTPRINT:	105,627 SQUARE FEET
STORAGE BUILDING AREA:	105,627 SQUARE FEET
OFFICE/FLEX BUILDING FOOTPRINT:	39,200 SQUARE FEET
OFFICE/FLEX BUILDING AREA:	39,200 SQUARE FEET
TOTAL BUILDING FOOTPRINT:	144,827 SQUARE FEET
TOTAL BUILDING AREA:	144,827 SQUARE FEET
OPEN SPACE:	172,896/643,696 : 26.9%
PAVED SURFACE AREA:	325,973/643,696 : 50.6%
BUILDING HEIGHT	1 STORY (28'-0" MAX HEIGHT)
PARKING REQUIRED:	
SELF-STORAGE (3 PLUS 1 SPACE/100 UNITS):	10 PARKING SPACES
OFFICE (1 SPACE/300 S.F.)	4 PARKING SPACES
FLEX (1 SPACE/250 S.F.)	157 PARKING SPACES
TOTAL:	171 PARKING SPACES
PARKING PROVIDED:	308 PARKING SPACES
ACCESSIBLE PARKING PROVIDED:	19 PARKING SPACES



LEGEND

- EXISTING CURB
- PROPOSED CURB
- PARKING SPACES IN A ROW
- LS – PROPOSED LANDSCAPING
- SCREENED ROOF MOUNTED UTILITY EQUIPMENT
- SCREENED GROUND MOUNTED UTILITY EQUIPMENT
- 4" PROPOSED SIDEWALK 3,600 PSI REINFORCED CONCRETE WITH #3 BARS AT 18" CENTERS. (MINIMUM 6.5 SACK MIX)
- 6" PROPOSED PAVEMENT 4,500 PSI REINFORCED CONCRETE PAVEMENT WITH #3 BARS AT 18" CENTERS. FIRELANES SHALL BE 7" 4,500 MINIMUM PSI WITH #4 BARS AT 18" CENTERS. (MINIMUM 7.0 SACK MIX).
- 8" 4,500 MINIMUM PSI REINFORCED CONCRETE PAVEMENT WITH NO. 5 AT 18" CENTERS. (MINIMUM 7.0 SACK MIX).
- PROPOSED ADA SPACE PER CURRENT ADA/TAS STANDARDS

!!! CAUTION !!!
UNDERGROUND UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.

CALL: TEXAS ONE CALL @ 811 AT LEAST 72 HRS PRIOR TO CONSTRUCTION.

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

PLAN NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT, FACE OF BUILDING OR AS OTHERWISE INDICATED.
2. ALL SIDEWALKS SHALL MAINTAIN A 2% MAXIMUM CROSS SLOPE AND 5% MAXIMUM IN THE DIRECTION OF PEDESTRIAN TRAVEL. ALL ADA SIDEWALKS SHOULD INCLUDE ALL LANDINGS, MARKINGS, ETC AS REQUIRED BY CODE.
3. ANY CONSTRUCTION OR BUILDING NECESSARY TO COMPLETE THIS CONCEPT PLAN REQUEST MUST CONFORM TO THE REQUIREMENTS SET FORTH BY THE UNIFIED DEVELOPMENT CODE, THE CITY OF ROCKWALL ADAPTED INTERNATIONAL BUILDING CODE, 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.
4. THE MECHANICAL EQUIPMENT SHALL BE ROOF MOUNTED AND BE SCREENED FROM PUBLIC VIEW.
5. A TYPICAL PARKING SPACE SHALL BE 9' WIDE AND 20' DEEP.
6. THE PROPERTY IS CURRENTLY UNPLATTED BUT WILL BE PLATTED AS PART OF DEVELOPMENT.
7. DETENTION AREA LOCATIONS HAVE BEEN CALLED OUT ON THIS PLAN. DETENTION OUTFALL MUST BE AT SHEET FLOW CONDITIONS WHEN STORM WATER CROSSES THE PROPERTY LINE. MANNING'S C-VALUE SHALL BE PER ZONING TYPE. DUMPSTER AREAS TO DRAIN TO OIL/WATER SEPARATOR AND THEN TO THE STORM LINES. WOTUS AND WETLAND DETERMINATION ON POND HAS BEEN PERFORMED BY INTEGRATED ENVIRONMENTAL SOLUTIONS, LLC ON 29 APRIL 2022 AND A REPORT IS ATTACHED FOR REFERENCE.

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 27 DAY OF September, 2022.

WITNESS OUR HANDS, THIS 27 DAY OF September, 2022

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

THIS DOCUMENT IS FOR SITE INFORMATION ONLY. IT IS RELEASED UNDER THE AUTHORITY OF PAUL CRAGUN, P.E. NO. 112767 ON 07/20/22.

FOR REVIEW ONLY; NOT FOR CONSTRUCTION

CASE NUMBER: SP2022-038

Cumulus Design Firm #14810
2080 N. Highway 360, Suite 240 Grand Prairie, Texas 75050
Tel. 214.235.0367

SITE PLAN

4649 HIGHWAY 276
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
J.H. BAILEY SURVEY, ABST NO. 34

DATE	PROJECT NO	DRAWING SCALE	SHEET
07/20/22	CD22011	1" = 50'	SP

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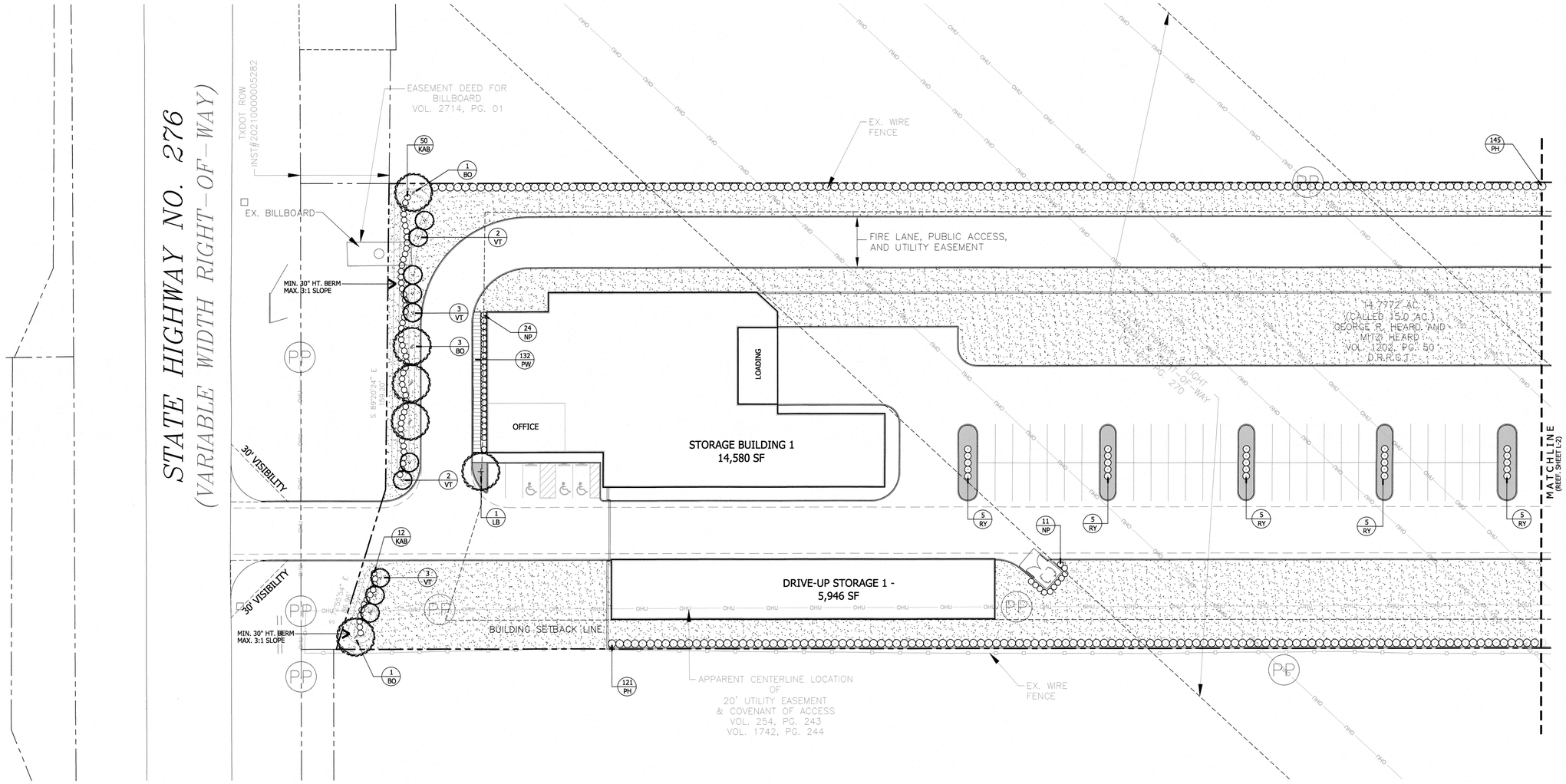


PLANTLIST

SYM	MATERIAL	QNTY	SIZE	HT	SP	NOTES	SPACING
BO	BURR OAK QUERCUS MACROCARPA	9	4" CAL.	11-13'	6-7'	NURSERY GROWN	
CO	CHINKAPIN OAK QUERCUS MUHLENBERGIA	12	4" CAL.	11-13'	6-7'	NURSERY GROWN	
CE	CEDAR ELM ULMUS CRASSIFOLIA	13	4" CAL.	11-13'	6-7'	NURSERY GROWN	
LB	LACEBARK ELM ULMUS PARVIFOLIA SEMPERVIRENS	13	4" CAL.	11-13'	6-7'	NURSERY GROWN	
VT	VITEX VITEX AGNUS-CASTUS	10	30 GAL.	8-10'	4-5'	CONTAINER GROWN	
PH	PHOTINIA PHOTINIA FRASERI	1275	5 GAL.	30"	20"	FULL	48"oc
RY	RED YUCCA HESPERALOE PARVIFOLIA	25	5 GAL.	15"	20"	FULL	42"oc
NP	NEEDLEPOINT HOLLY ILEX CORNUTA 'NEEDLEPOINT'	287	5 GAL.	26"	18"	FULL	36"oc
KAB	KALIEDESCOPE ABELIA ABELIA GRANDIFLORA 'KALIEDESCOPE'	62	5 GAL.	15"	15"	FULL	36"oc
DB	DWF BURFORD HOLLY ILEX CORNUTA 'BURFORDI' NANA	42	5 GAL.	15"	15"	FULL	30"oc
PW	WINTERCREEPER EUONYMUS FORTUNEI 'COLORATUS'	132	1 GAL.	MIN. 3-12" RUNNERS			18"oc

LANDSCAPE NOTES

1. PLANT LIST FOR SHEETS L-1 THROUGH L-4.
2. PLANT LIST TO BE USED AS AIDE TO BIDDER ONLY. LANDSCAPE CONTRACTOR TO VERIFY ALL QUANTITIES.
3. ALL BEDS SHALL BE ACCEPTED AT ROUGH FINISH GRADE. IF ANY EXISTING VEGETATION IS EVIDENT, LANDSCAPE CONTRACTOR SHALL SPRAY AREA WITH BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
4. AFTER APPROPIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION, STONES, CLODS AND DEBRIS.
5. AFTER INSTALLATION OF STEEL EDGING, ALL BEDS SHALL BE TILLED TO A DEPTH OF 4-6", RAKING OUT ALL DEAD VEGETATION.
6. APPLY A 2-3" DEPTH OF ORGANIC MATERIAL OVER ENTIRE BED AND TILL INTO EXISTING SOIL. ORGANIC MATERIAL SHALL BE ONE OF FOLLOWING:
   - VITAL EARTH COMPOST
   - BACK-TO-EARTH SOIL CONDITIONER
   - LIVING EARTH COMPOST
   - SOIL BUILDING SYSTEMS COMPOST
   - SILVER CREEK MATERIALS COMPOST
7. TOPDRESS ENTIRE BED WITH MINIMUM 2" DEPTH SHREDDED NATIVE CEDAR MULCH.
8. ALL SHADE TREES AND ORNAMENTAL TREES SHALL BE PLANTED AS PER DETAILS ON THIS SHEET.
9. ALL LANDSCAPE AREAS SHALL BE WATERED WITH AUTOMATIC IRRIGATION SYSTEM, COMPLETE WITH FREEZE SENSOR, RAIN STAT, AND CONTROLLER. SYSTEM SHALL BE DESIGNED TO UTILIZE WATER-SAVING TECHNIQUES AND EQUIPMENT. INSTALLATION OF SYSTEM SHALL BE MADE BY A FIRM DULY LICENSED UNDER ARTICLE NO. 8751 VTCS (LICENSED IRRIGATORS ACT), S.B. NO. 259, AND SHALL MEET CITY OF ROCKWALL UDC REQUIRERMENTS (SUBSECTION 05.04, ARTICLE 08).
10. NO TREES SHALL BE PLANTED WITHIN 5' OF ANY PUBLIC UTILITY LESS THAN 10" AND WITHIN 10' OF ANY PUBLIC UTILITY GREATER THAN 10".

CITY REQUIREMENTS

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

STREET TREES
2 SHADE TREES PER 100 LF STREET FRONTAGE
STATE HIGHWAY 276
$\frac{246.16}{100}$ = 2.46 x 2 = 5 TREES REQUIRED
5 TREES PROVIDED

4 ACCENT TREES PER 100 LF STREET FRONTAGE
STATE HIGHWAY 276
$\frac{246.16}{100}$ = 2.46 x 4 = 10 TREES REQUIRED
10 TREES PROVIDED

PARKING LOT LANDSCAPING
5% INTERIOR LANDSCAPE REQUIRED
135,339 SF x 5% = 6,767 SF REQUIRED
15,503 SF PROVIDED (11.45%)

1 TREE PER 10 SPACES
$\frac{308 \text{ SPACES}}{10}$ = 30.8 = 31 TREES REQUIRED
38 TREES PROVIDED

TOTAL LANDSCAPE AREA
15% TOTAL LANDSCAPE REQUIRED (LI)
TOTAL SITE
643,696 SF x 15% = 96,554 SF REQUIRED
147,239 SF PROVIDED (22.87%)

north
scale: 1" = 30'-0"
0 30 100
15 50

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 13 DAY OF September 2022.
WITNESS OUR HANDS, THIS 27 DAY OF September 2022
PLANNING & ZONING COMMISSION, CHAIRMAN
DIRECTOR OF PLANNING AND ZONING

appr. by:
drawn by:
date: 06-16-22

revisions
07-06-22
07-15-22
07-20-22
08-01-22

Leeming Design Group
Landscape Architecture
4913 Ruth Shaw Drive, Suite 101-B North Richland Hills, Texas 76180
(817) 577-0889 Fax (817) 577-0896
leemingdesigngroup@sbcglobal.net

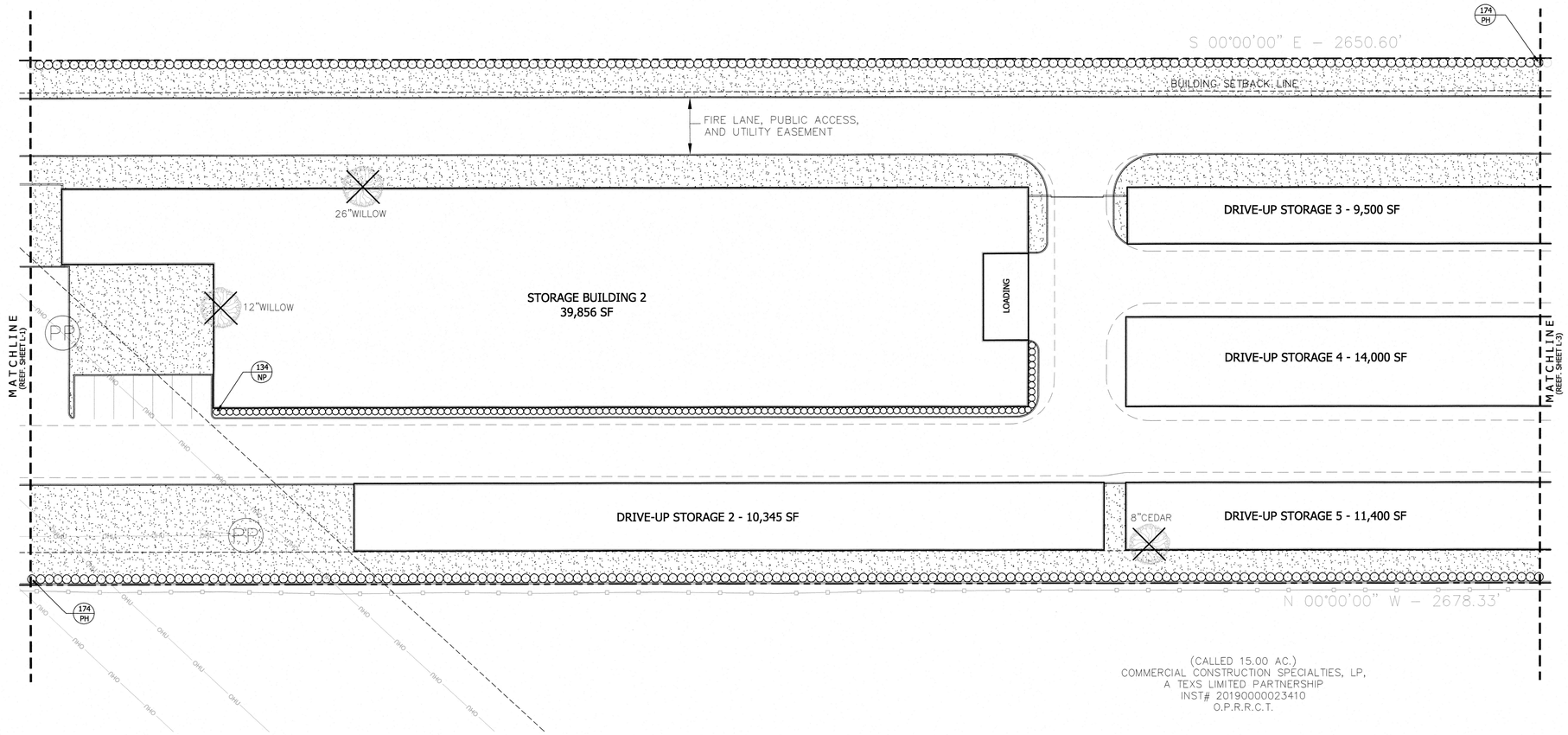
LANDSCAPE PLAN

CASE # SP2022-038
PLATINUM STORAGE
STATE HIGHWAY 276
ROCKWALL, TEXAS

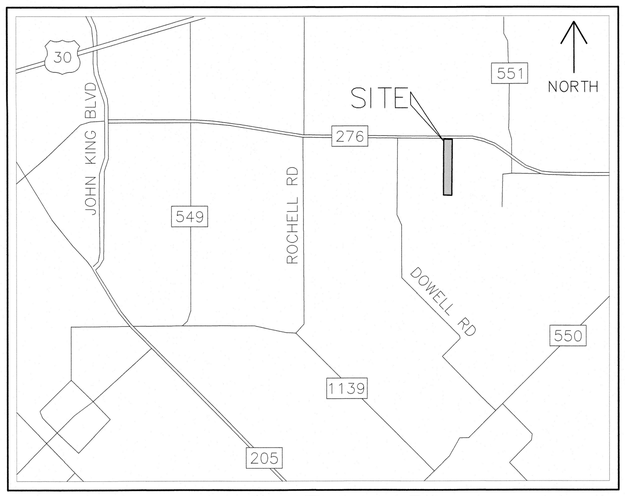
file name:
c:\Rockwall-Platinum\
ldg-base_Rockwall-Platinum.dwg

sheet
L-1

(CALLED 10.04 AC.)
MICHAEL G. SARAGUSA
VOL. 4131, PG. 153
D.R.R.C.R.



(CALLED 15.00 AC.)
COMMERCIAL CONSTRUCTION SPECIALTIES, LP,
A TEXS LIMITED PARTNERSHIP
INST# 20190000023410
O.P.R.R.C.T.



VICINITY MAP
N.T.S.

SITE DATA TABLE	
EXISTING ZONING: PROPOSED ZONING:	AG WITH SH 276 OVERLAY LI WITH SH 276 OVERLAY
LAND USE:	OFFICE/WAREHOUSE BUILDINGS
SITE ACREAGE:	14.78 ACRES (643,696 SQ FT)
STORAGE BUILDING FOOTPRINT:	105,627 SQUARE FEET
STORAGE BUILDING AREA:	105,627 SQUARE FEET
OFFICE/FLEX BUILDING FOOTPRINT:	39,200 SQUARE FEET
OFFICE/FLEX BUILDING AREA:	39,200 SQUARE FEET
TOTAL BUILDING FOOTPRINT:	144,827 SQUARE FEET
TOTAL BUILDING AREA:	144,827 SQUARE FEET
OPEN SPACE:	172,896/643,696 : 26.9%
PAVED SURFACE AREA:	325,973/643,696 : 50.6%
BUILDING HEIGHT	1 STORY (28'-0" MAX HEIGHT)
PARKING REQUIRED: *SELF-STORAGE (3 PLUS 1 SPACE/100 UNITS):* *OFFICE (1 SPACE/300 S.F.)* *FLEX (1 SPACE/250 S.F.)* *TOTAL:*	 10 PARKING SPACES 4 PARKING SPACES 157 PARKING SPACES 171 PARKING SPACES
PARKING PROVIDED:	388 PARKING SPACES
ACCESSIBLE PARKING PROVIDED:	19 PARKING SPACES

north

scale: 1" = 30'-0"

0 30 100

15 50

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 27 DAY OF September 2022.

WITNESS OUR HANDS, THIS 27 DAY OF September 2022

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

appr. by:
drawn by:
date: 06-16-22

revisions
07-06-22
07-15-22
07-20-22
08-01-22

REGISTERED LANDSCAPE ARCHITECT LEEMING III WILLIAM STATE OF TEXAS

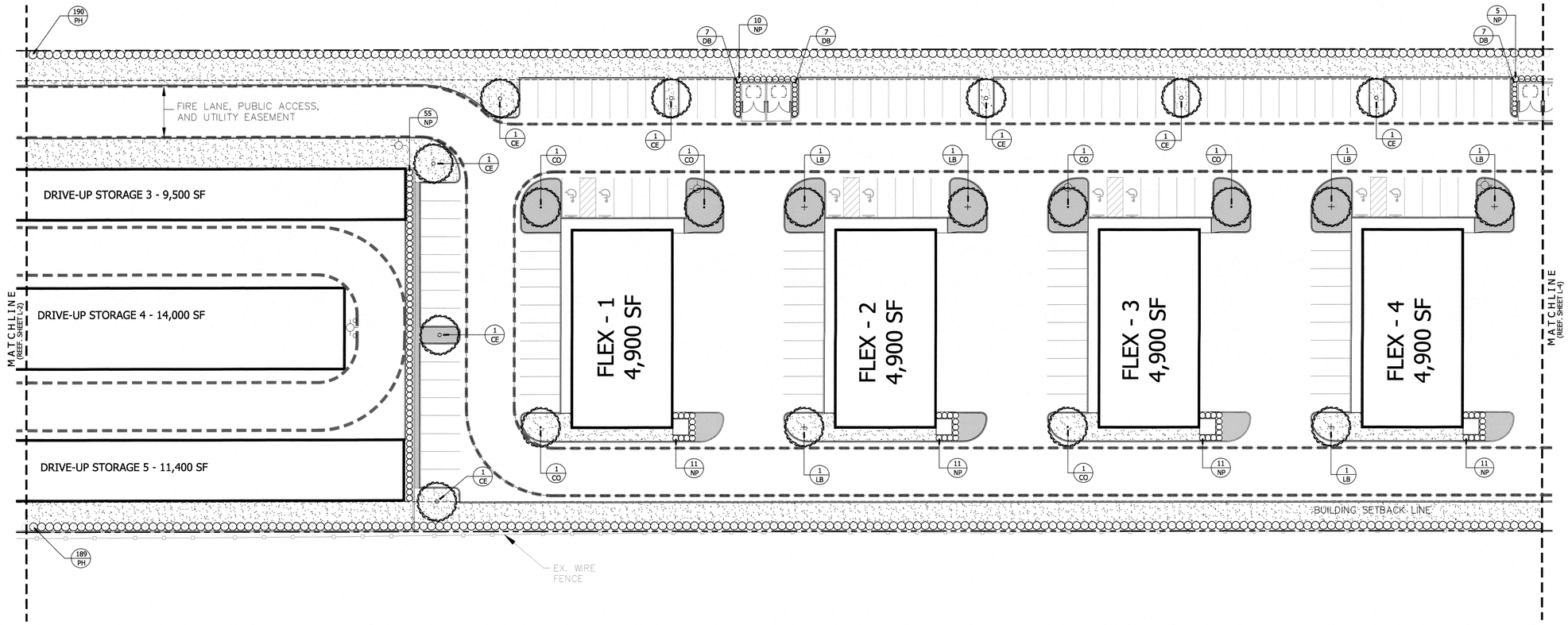
Leeming Design Group
Landscape Architecture
4913 Ruth Snow Drive, Suite 110-B North Richland Hills, Texas 76180
(817) 577-0889 Fax (817) 577-0896
leemingdesigngroup@sbcglobal.net

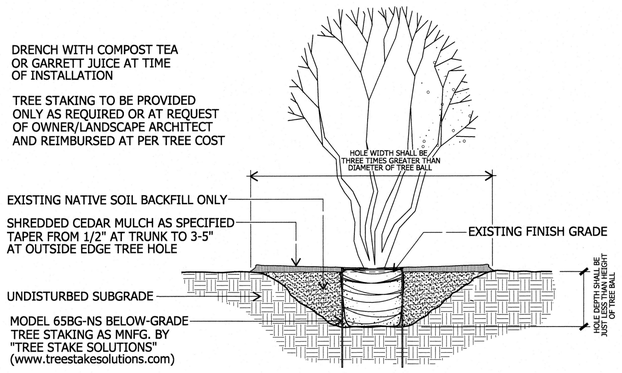
LANDSCAPE PLAN

CASE # SP2022-038
PLATINUM STORAGE
STATE HIGHWAY 276
ROCKWALL, TEXAS

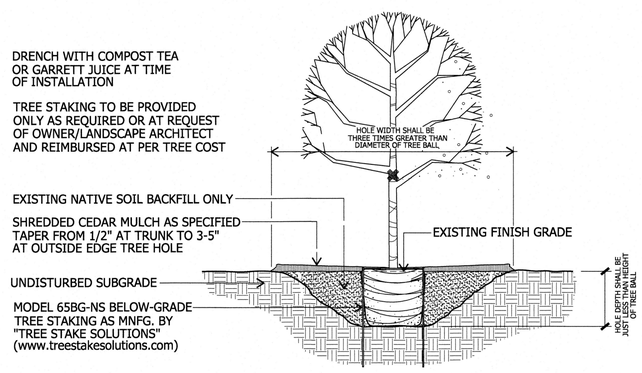
file name:
c:\Rockwall-Platinum\
ldg-base_Rockwall-Platinum.dwg

sheet
L-2





TREE PLANTING
TYPICAL MULTI-TRUNK TREE
not to scale



TREE PLANTING
SHADE TREE - 3" CAL. and smaller
not to scale

north

scale: 1" = 30'-0"

0 30 100

15 50

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PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

appr. by:
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date: 06-16-22

revisions
07-06-22
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08-01-22

REGISTERED LANDSCAPE ARCHITECT WILLIAM H. LEEMING III 1132 STATE OF TEXAS

Leeming Design Group
Landscape Architecture
4913 Rufe Snow Drive, Suite 101-B North Richland Hills, Texas 76180
(817) 577-8889 Fax (817) 577-8896 leemingdesigngroup@sbcglobal.net

LANDSCAPE PLAN

CASE # SP2022-038
PLATINUM STORAGE
STATE HIGHWAY 276
ROCKWALL, TEXAS

file name:
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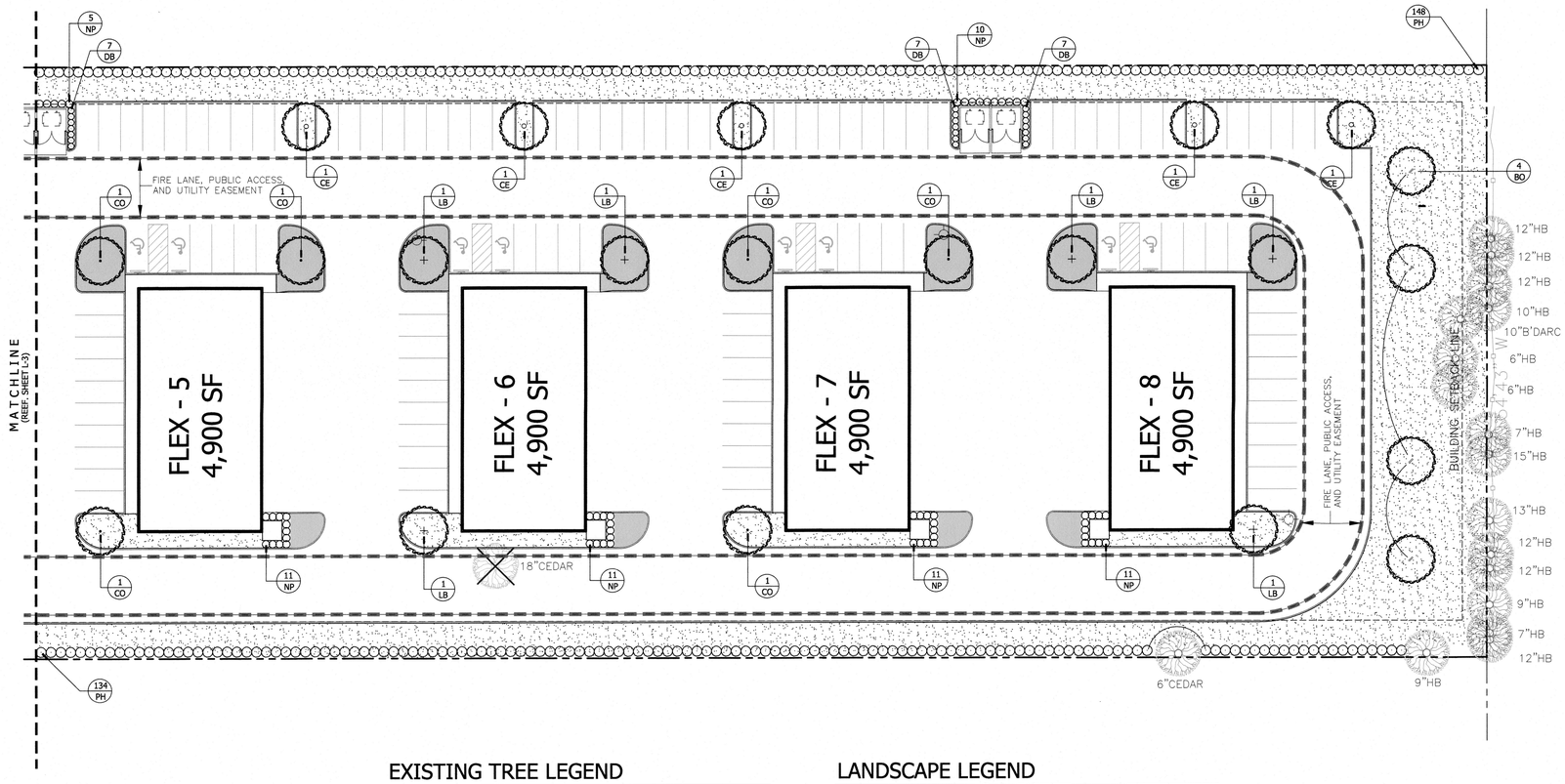
sheet
L-3



EXISTING TREE LEGEND

9"HB — EXISTING TREE TO BE PRESERVED

18"CEDAR — EXISTING TREE TO BE REMOVED

EXISTING TREES TO BE REMOVED

26"	BLACK WILLOW	SALIX NIGRA
12"	BLACK WILLOW	SALIX NIGRA
18"	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA
8"	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA

LANDSCAPE LEGEND

COMMON BERMUDA SOD (CYNODON DACTYLON)

DECOMPOSED GRANITE (SEE NOTE BELOW)

SOD INSTALLATION NOTES:

a. ALL SUBGRADE SHALL BE ACCEPTED AT ROUGH FINISH GRADE. IF ANY EXISTING VEGETATION IS EVIDENT, LANDSCAPE CONTRACTOR SHALL SPRAY AREA WITH BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
b. AFTER APPROPIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION, STONES, CLODS AND DEBRIS.
c. SOD SHALL BE VIGOROUS, WELL-ROOTED AND SHALL BE DELIVERED AT A UNIFORM SOIL THICKNESS.
d. SOD SHALL BE LAID WITH ALTERNATING JOINTS.
e. ALL SOD SHALL BE ROLLED TO CONSISTENT SURFACE, FILLING JOINTS WITH COARSE SAND AS REQUIRED.
f. ALL SOD AREAS SHALL BE WATERED BY PERMANENT AUTOMATIC IRRIGATION SYSTEM.

DECOMPOSED GRANITE INSTALLATION NOTES:

a. LANDSCAPE CONTRACTOR SHALL INSPECT D.G. AREAS FOR ANY EXISTING VEGETATION AND PROVIDE BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
b. AFTER APPROPIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION.
c. TILL TOP 1" OF SUBGRADE AND COMPACT TO 95% STANDARD PROCTOR WITH DRUM OR AUTOMATIC HAND TAMPERS. CROWN
d. INSTALL FILTER FABRIC OVER ENTIRE AREA TO RECIEVE GRANITE.
e. PLACE FOUR (4) INCHES OF DECOMPOSED GRANITE WITH "STABILIZER BINDER OVER A DRY SUB-BASE, INSTALLING IN 1" LIFTS, COMPACTED WITH AUTOMATIC HAND TAMPER.
f. CONTRACTOR SHALL PROVIDE FIVE (5) 50 lbs. BAGS OF PRE-MIXED DECOMPOSED GRANITE FOR FUTURE MAINTENANCE USES.

north

scale: 1" = 30'-0"

0 30 100

15 50

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PLANNING & ZONING COMMISSION, CHAIRMAN

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REGISTERED LANDSCAPE ARCHITECT WILLIAM LEEMING III STATE OF TEXAS

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Landscape Architecture
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(817) 577-0889 Fax (817) 577-0896
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LANDSCAPE PLAN

CASE # SP2022-038
PLATINUM STORAGE
STATE HIGHWAY 276
ROCKWALL, TEXAS

file name:
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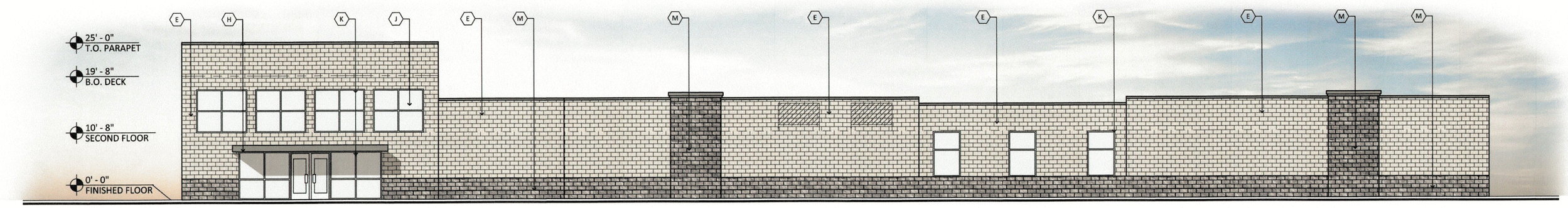
sheet
L-4

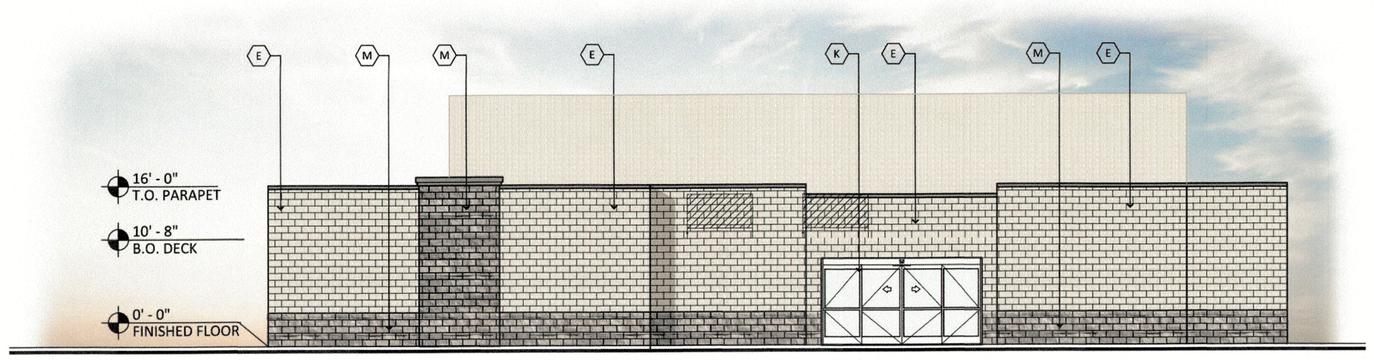


WEST ELEVATION- STORAGE BLDG 1

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

MATERIAL CALCULATIONS

FACADE AREA: 3587 SF
NATURAL STONE AREA: 22.8%
MASONRY AREA: 85.6%

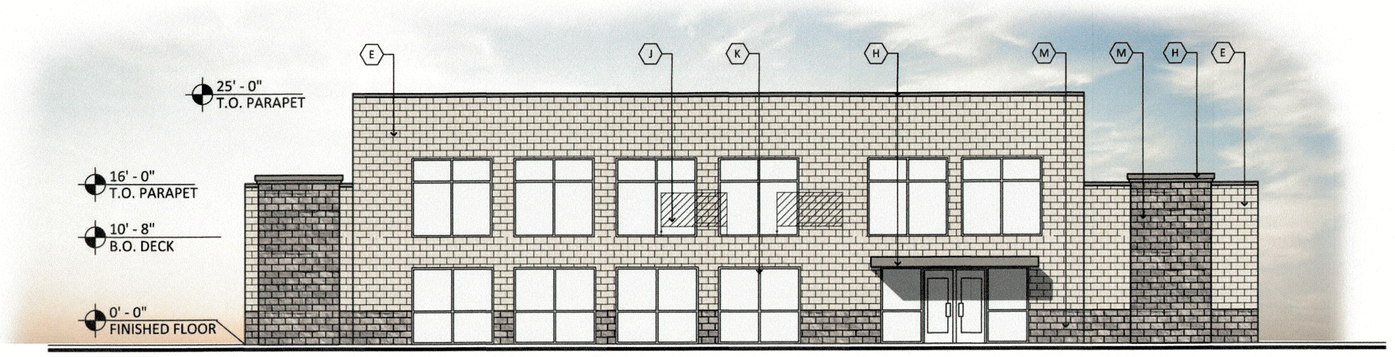


SOUTH ELEVATION- STORAGE BLDG 1

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

MATERIAL CALCULATIONS

FACADE AREA: 1587 SF
NATURAL STONE AREA: 23.6%
MASONRY AREA: 90.2%

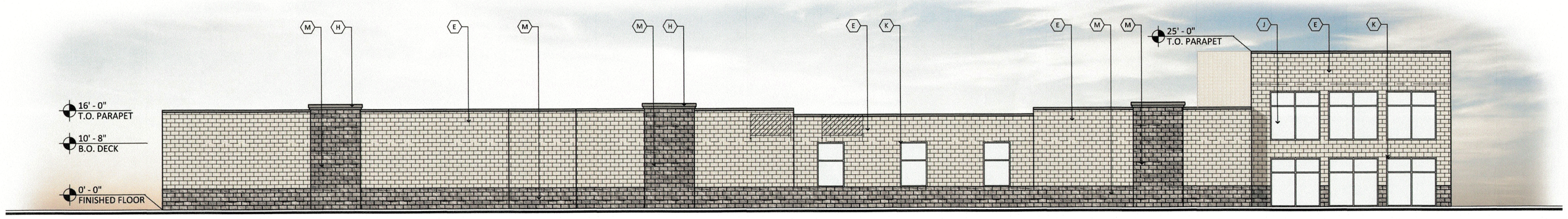


NORTH ELEVATION- STORAGE BLDG 1

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

MATERIAL CALCULATIONS

FACADE AREA: 2231 SF
NATURAL STONE AREA: 17%
MASONRY AREA: 66.3%



EAST ELEVATION- STORAGE BLDG 1

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

MATERIAL CALCULATIONS

FACADE AREA: 3492 SF
NATURAL STONE AREA: 26.2%
MASONRY AREA: 86.8%

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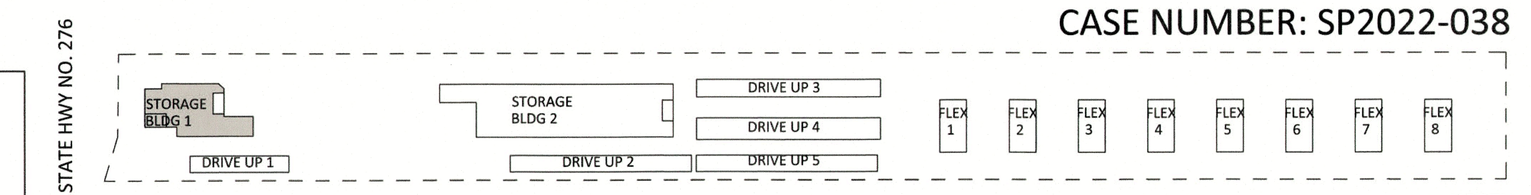
WITNESS OUR HANDS, THIS 27 DAY OF September, 2022.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

CASE NUMBER: SP2022-038



KEY PLAN

SCALE: N.T.S.

MATERIAL AND COLORS

A METAL PANEL:
MFG: ATAS
COLOR: CHARCOAL GRAY
SPEC: DWF 120

B METAL PANEL:
MFG: ATAS
COLOR: SANDSTONE
SPEC: DWF 120

C PAINTED ROLL UP DOORS:
MFG: SHERWIN WILLIAMS
COLOR: WHITE SNOW SW 9541

D CMU:
FINISH: SPLIT FACE
MFG: SUPERLITE
COLOR: BLACK CANYON

E CMU:
FINISH: SPLIT
MFG: SUPERLITE
COLOR: MISSION WHITE

F STANDING SEAM ROOF:
MFG: ATAS
COLOR: SLATE GREY
SPEC: 2" FIELD-LOK

G PAINTED HOLLOW METAL DOORS:
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"

H PAINTED METAL COPING / AWNING:
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"

J FAUX WINDOWS:
MFG: VITRO
COLOR: SPANDREL GLASS WHITE

K MULLIONS:
MFG: KAWNEER
COLOR: CLEAR

L CMU:
FINISH: SPLIT
MFG: SUPERLITE
COLOR: CHARCOAL

M CMU:
MFG: CORONADO
FINISH: 6" SPLIT LIMESTONE
COLOR: SUMMIT GREY

RKAA ARCHITECTS, INC

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 08-01-2022 (PRELIMINARY)

EL-1
BLDG 1

RKAA# 22040.00

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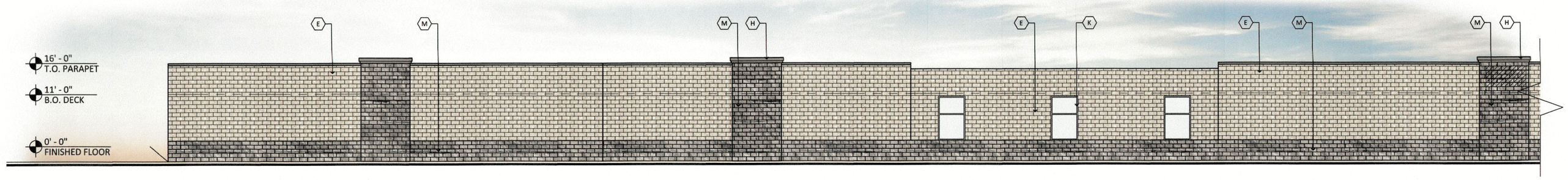
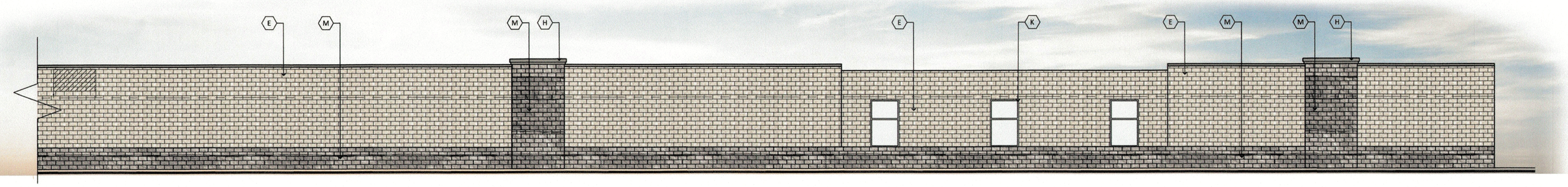


WEST ELEVATION- STORAGE BLDG 2

SCALE: 1/16"=1'-0"

0' 5' 10' 20'

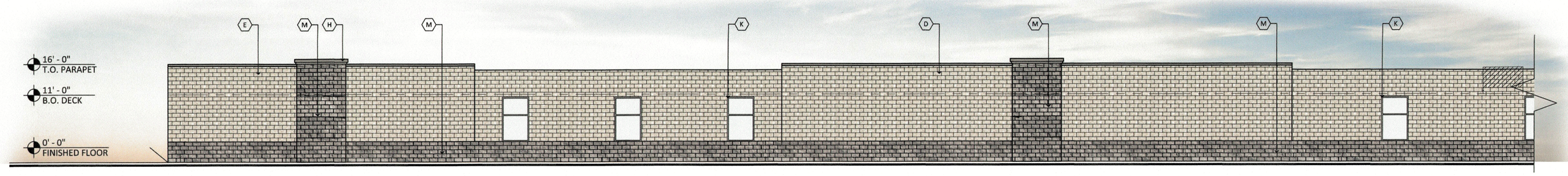
MATERIAL CALCULATIONS
FACADE AREA: 6925 SF
NATURAL STONE AREA: 28.8%
MASONRY AREA: 97.3%



WEST ELEVATION- STORAGE BLDG 2

SCALE: 1/16"=1'-0"

0' 5' 10' 20'

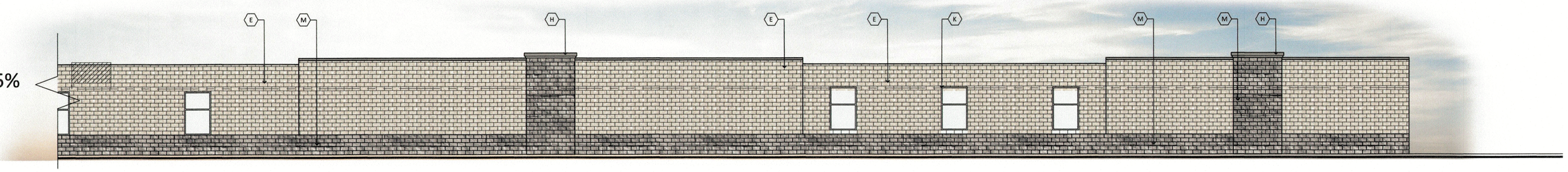


EAST ELEVATION- STORAGE BLDG 2

SCALE: 1/16"=1'-0"

0' 5' 10' 20'

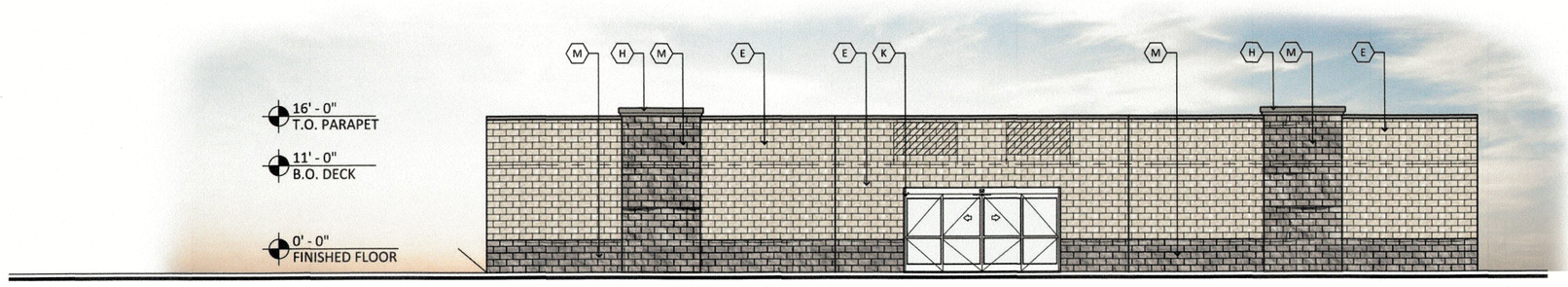
MATERIAL CALCULATIONS
FACADE AREA: 6872 SF
NATURAL STONE AREA: 27.5%
MASONRY AREA: 95.9%



EAST ELEVATION- STORAGE BLDG 2

SCALE: 1/16"=1'-0"

0' 5' 10' 20'

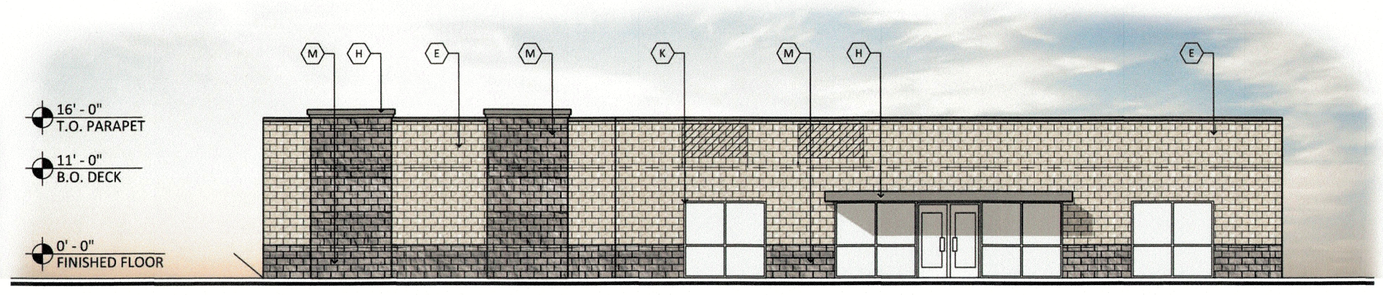


SOUTH ELEVATION- STORAGE BLDG 2

SCALE: 1/16"=1'-0"

0' 5' 10' 20'

MATERIAL CALCULATIONS
FACADE AREA: 1587 SF
NATURAL STONE AREA: 30.7%
MASONRY AREA: 91.3%



NORTH ELEVATION- STORAGE BLDG 2

SCALE: 1/16"=1'-0"

0' 5' 10' 20'

MATERIAL CALCULATIONS
FACADE AREA: 1587 SF
NATURAL STONE AREA: 25.8%
MASONRY AREA: 81.3%

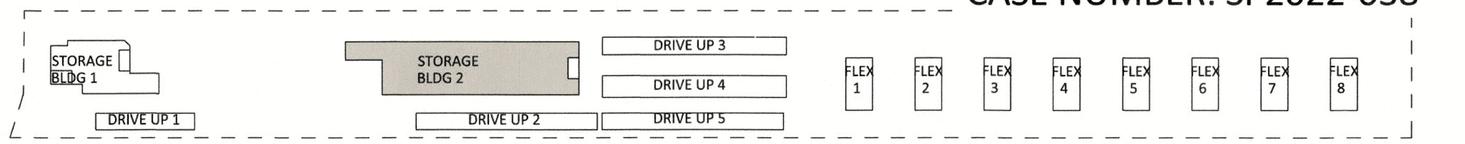
APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 27 DAY OF September, 2022.

WITNESS OUR HANDS, THIS 27 DAY OF September, 2022

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

CASE NUMBER: SP2022-038



KEY PLAN

SCALE: N.T.S.

MATERIAL AND COLORS

A METAL PANEL:
MFG: ATAS
COLOR: CHARCOAL GRAY
SPEC: DWF 120

B METAL PANEL:
MFG: ATAS
COLOR: SANDSTONE
SPEC: DWF 120

C PAINTED ROLL UP DOORS:
MFG: SHERWIN WILLIAMS
COLOR: WHITE SNOW SW 9541

D CMU:
FINISH: SPLIT FACE
MFG: SUPERLITE
COLOR: BLACK CANYON

E CMU:
FINISH: SPLIT
MFG: SUPERLITE
COLOR: MISSION WHITE

F STANDING SEAM ROOF:
MFG: ATAS
COLOR: SLATE GREY
SPEC: 2" FIELD-LOK

G PAINTED HOLLOW METAL DOORS:
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"

H PAINTED METAL COPING / AWNING:
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"

J FAUX WINDOWS:
MFG: VITRO
COLOR: SPANDREL GLASS WHITE

K MULLIONS:
MFG: KAWNEER
COLOR: CLEAR

L CMU:
FINISH: SPLIT
MFG: SUPERLITE
COLOR: CHARCOAL

M CMU:
MFG: CORONADO
FINISH: 6" SPLIT LIMESTONE
COLOR: SUMMIT GREY

RKAA ARCHITECTS, INC

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 08-01-2022 (PRELIMINARY)

EL-2
BLDG 2

RKAA# 22040.00

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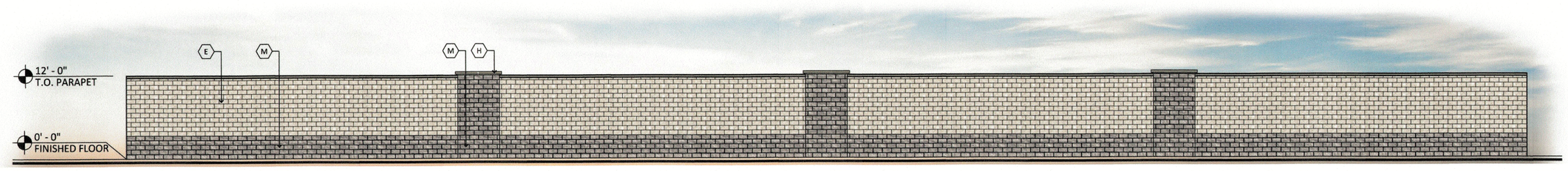


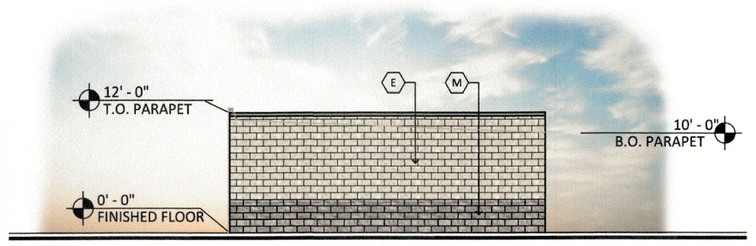
WEST ELEVATION- DRIVE UP 1

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

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 2013 SF
NATURAL STONE AREA: 41.1%
MASONRY AREA: 100%



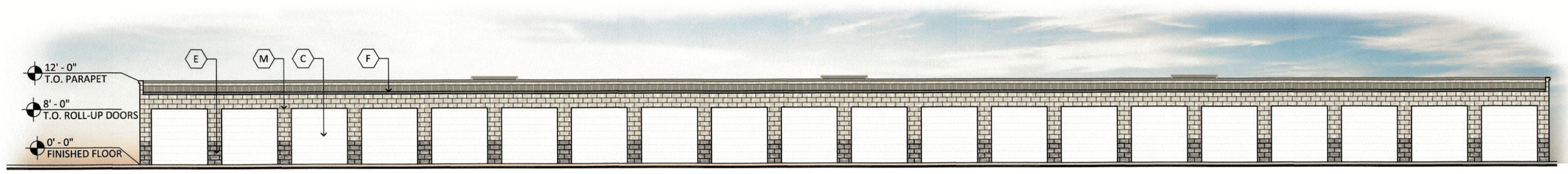
NORTH ELEVATION- DRIVE UP 1

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

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 434 SF
NATURAL STONE AREA: 23.9%
MASONRY AREA: 100%



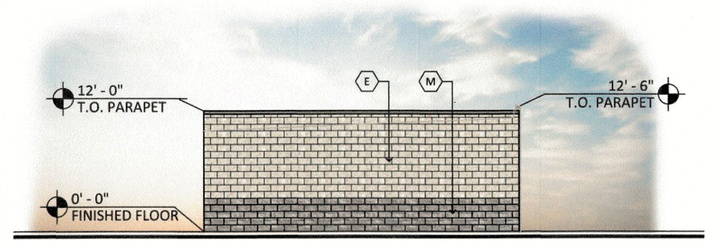
EAST ELEVATION- DRIVE UP 1

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

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 2013 SF
NATURAL STONE AREA: 6.9%
MASONRY AREA: 29.5%
METAL DOOR AREA: 63.6%



SOUTH ELEVATION- DRIVE UP 1

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

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 434 SF
NATURAL STONE AREA: 23.9%
MASONRY AREA: 100%

MATERIAL AND COLORS

A METAL PANEL:
MFG: ATAS
COLOR: CHARCOAL GRAY
SPEC: DWF 120

B METAL PANEL:
MFG: ATAS
COLOR: SANDSTONE
SPEC: DWF 120

C PAINTED ROLL UP DOORS:
MFG: SHERWIN WILLIAMS
COLOR: WHITE SNOW SW 9541

D CMU:
FINISH: SPLIT FACE
MFG: SUPERLITE
COLOR: BLACK CANYON

E CMU:
FINISH: SPLIT
MFG: SUPERLITE
COLOR: MISSION WHITE

F STANDING SEAM ROOF:
MFG: ATAS
COLOR: SLATE GREY
SPEC: 2" FIELD-LOK

G PAINTED HOLLOW METAL DOORS:
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"

H PAINTED METAL COPING / AWNING:
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"

J FAUX WINDOWS:
MFG: VITRO
COLOR: SPANDREL GLASS WHITE

K MULLIONS:
MFG: KAWNEER
COLOR: CLEAR

L CMU:
FINISH: SPLIT
MFG: SUPERLITE
COLOR: CHARCOAL

M CMU:
MFG: CORONADO
FINISH: 6" SPLIT LIMESTONE
COLOR: SUMMIT GREY

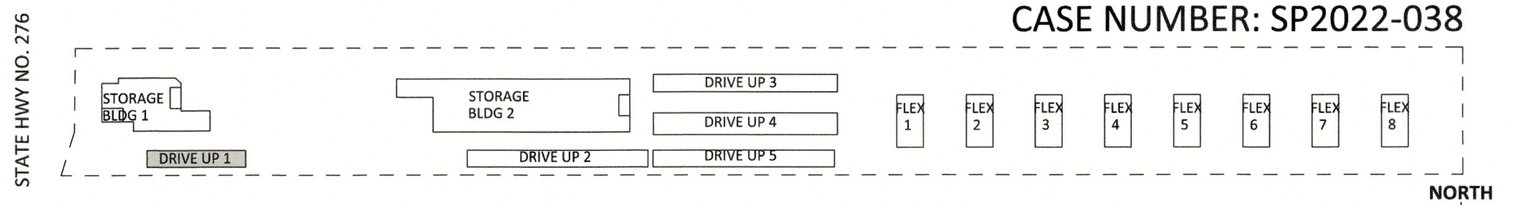
APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 27 DAY OF September, 2022.

WITNESS OUR HANDS, THIS 27 DAY OF September, 2022.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

CASE NUMBER: SP2022-038



KEY PLAN

SCALE: N.T.S.

RKAA ARCHITECTS, INC

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 08-01-2022 (PRELIMINARY)

EL-3
DRIVE UP 1

RKAA# 22040.00

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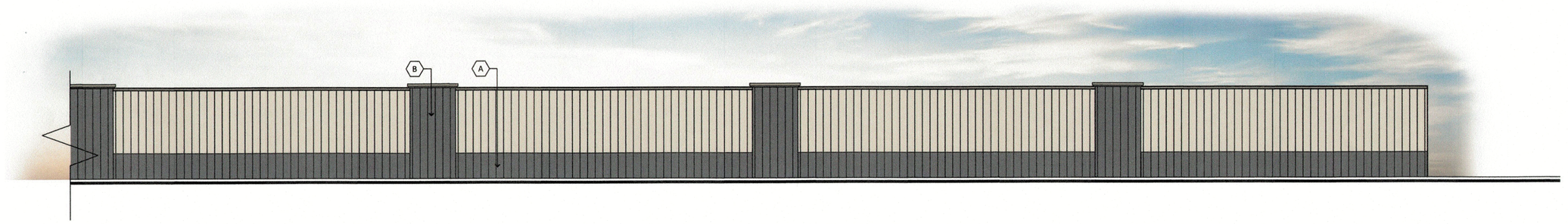


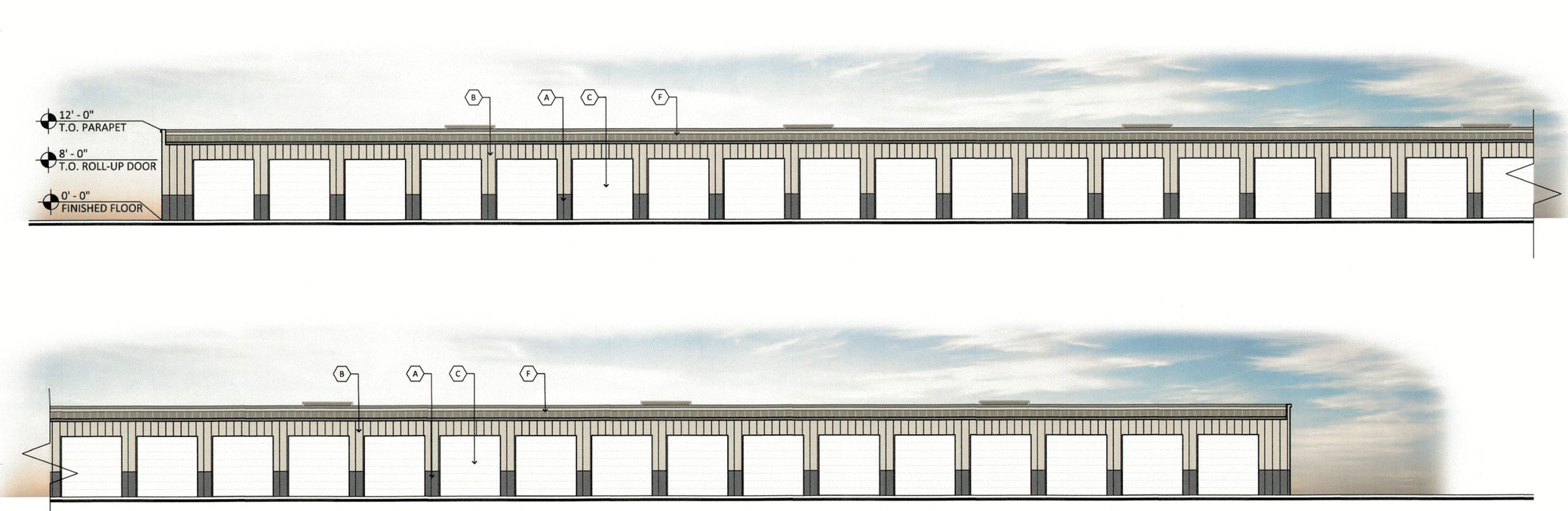
WEST ELEVATION- DRIVE UP 2

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

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 3450 SF
METAL PANEL AREA: 100%



EAST ELEVATION- DRIVE UP 2

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

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 3450 SF
METAL PANEL AREA: 37.3%
METAL DOOR AREA: 62.7%

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 27 DAY OF September, 2022.

WITNESS OUR HANDS, THIS 27 DAY OF September, 2022

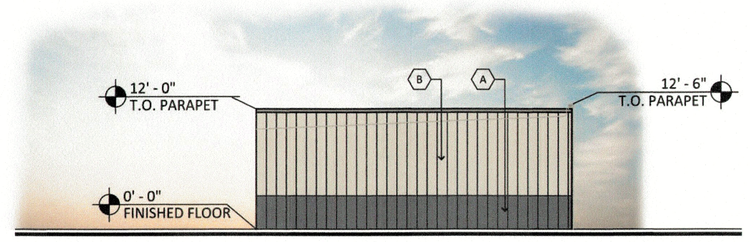
PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

RKAA ARCHITECTS, INC

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 08-01-2022 (PRELIMINARY)



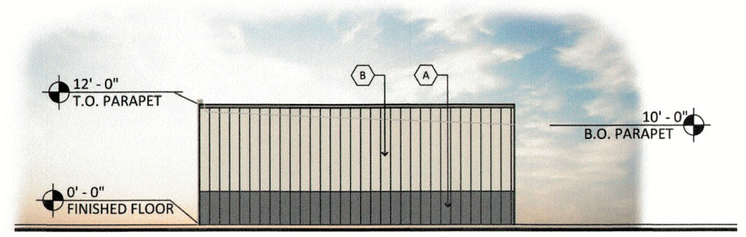
NORTH ELEVATION- DRIVE UP 2

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

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 434 SF
METAL PANEL AREA: 100%



SOUTH ELEVATION- DRIVE UP 2

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

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 434 SF
METAL PANEL AREA: 100%

MATERIAL AND COLORS

A — METAL PANEL:
MFG: ATAS
COLOR: CHARCOAL GRAY
SPEC: DWF 120

B — METAL PANEL:
MFG: ATAS
COLOR: SANDSTONE
SPEC: DWF 120

C — PAINTED ROLL UP DOORS:
MFG: SHERWIN WILLIAMS
COLOR: WHITE SNOW SW 9541

D — CMU:
FINISH: SPLIT FACE
MFG: SUPERLITE
COLOR: BLACK CANYON

E — CMU:
FINISH: SPLIT
MFG: SUPERLITE
COLOR: MISSION WHITE

F — STANDING SEAM ROOF:
MFG: ATAS
COLOR: SLATE GREY
SPEC: 2" FIELD-LOK

G — PAINTED HOLLOW METAL DOORS:
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"

H — PAINTED METAL COPING / AWNING:
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"

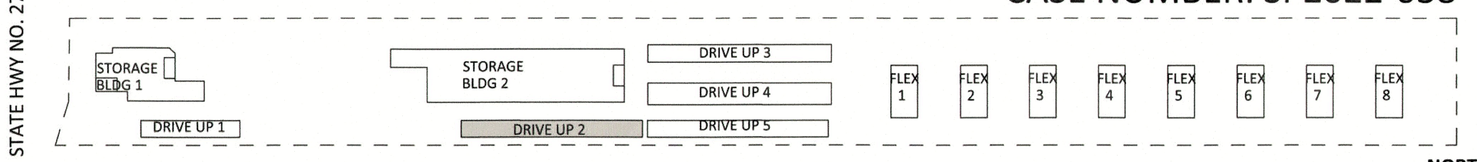
J — FAUX WINDOWS:
MFG: VITRO
COLOR: SPANDREL GLASS WHITE

K — MULLIONS:
MFG: KAWNEER
COLOR: CLEAR

L — CMU:
FINISH: SPLIT
MFG: SUPERLITE
COLOR: CHARCOAL

M — CMU:
MFG: CORONADO
FINISH: 6" SPLIT LIMESTONE
COLOR: SUMMIT GREY

CASE NUMBER: SP2022-038



KEY PLAN

SCALE: N.T.S.

EL-4
DRIVE UP 2

RKAA# 22040.00

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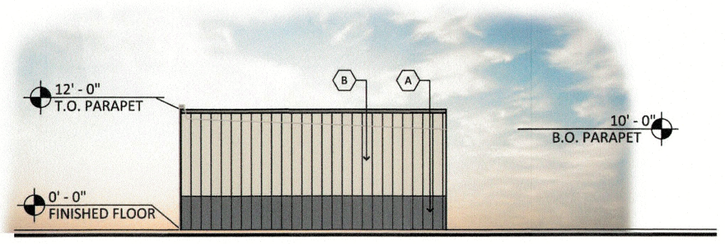
EAST ELEVATION- DRIVE UP 3

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

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 3,798 SF
METAL PANEL AREA: 100 %



NORTH ELEVATION- DRIVE UP 3

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

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 349 SF
METAL PANEL AREA: 100%

MATERIAL AND COLORS

A — METAL PANEL:
MFG: ATAS
COLOR: CHARCOAL GRAY
SPEC: DWF 120

B — METAL PANEL:
MFG: ATAS
COLOR: SANDSTONE
SPEC: DWF 120

C — PAINTED ROLL UP DOORS:
MFG: SHERWIN WILLIAMS
COLOR: WHITE SNOW SW 9541

D — CMU:
FINISH: SPLIT FACE
MFG: SUPERLITE
COLOR: BLACK CANYON

E — CMU:
FINISH: SPLIT
MFG: SUPERLITE
COLOR: MISSION WHITE

F — STANDING SEAM ROOF:
MFG: ATAS
COLOR: SLATE GREY
SPEC: 2" FIELD-LOK

G — PAINTED HOLLOW METAL DOORS:
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"

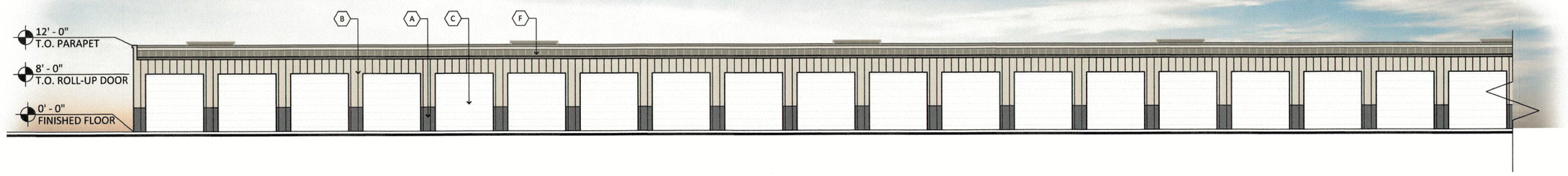
H — PAINTED METAL COPING / AWNING:
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"

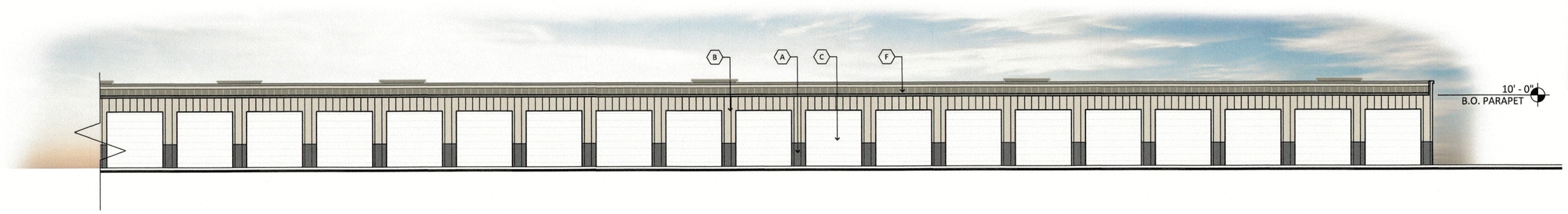
J — FAUX WINDOWS:
MFG: VITRO
COLOR: SPANDREL GLASS WHITE

K — MULLIONS:
MFG: KAWNEER
COLOR: CLEAR

L — CMU:
FINISH: SPLIT
MFG: SUPERLITE
COLOR: CHARCOAL

M — CMU:
MFG: CORONADO
FINISH: 6" SPLIT LIMESTONE
COLOR: SUMMIT GREY





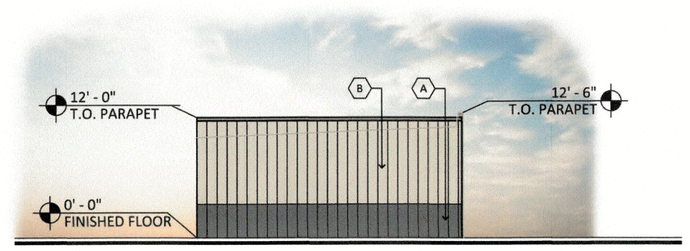
WEST ELEVATION- DRIVE UP 3

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

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 3450 SF
METAL PANEL AREA: 36.4%
METAL DOOR AREA: 63.6%



SOUTH ELEVATION- DRIVE UP 3

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

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 349 SF
METAL PANEL AREA: 100%

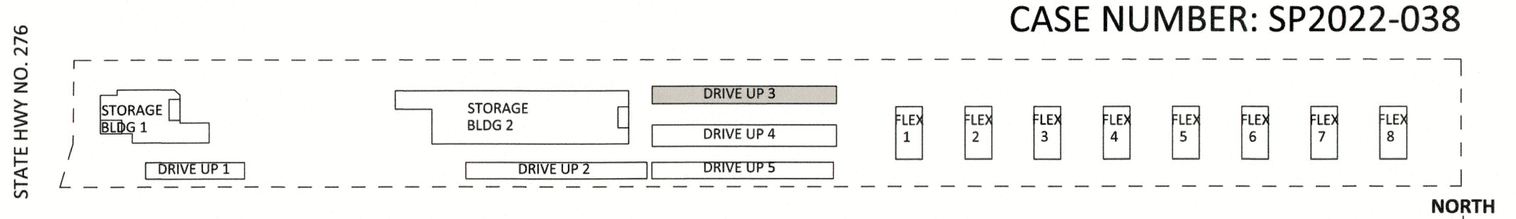
APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 27 DAY OF September 2022.

WITNESS OUR HANDS, THIS 27 DAY OF September, 2022.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

CASE NUMBER: SP2022-038



KEY PLAN

SCALE: N.T.S.

RKAA ARCHITECTS, INC

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 08-01-2022 (PRELIMINARY)

EL-5
DRIVE UP 3

RKAA# 22040.00

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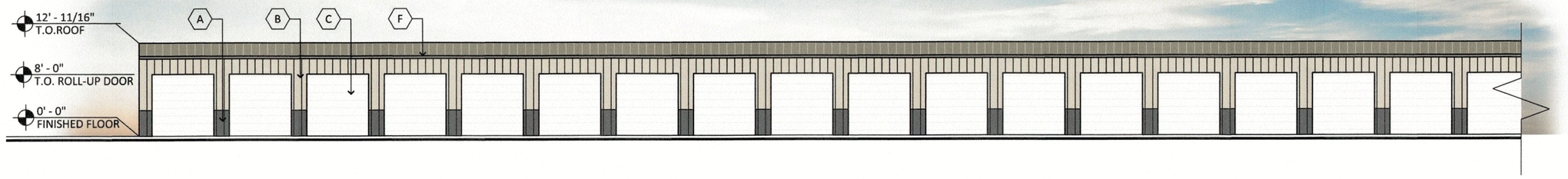




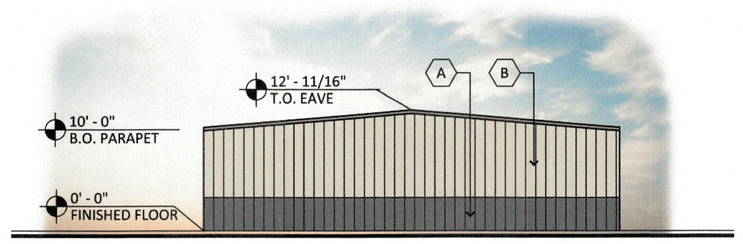
WEST ELEVATION- DRIVE UP 4

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

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 3513 SF
METAL PANEL AREA: 36.2%
METAL DOOR AREA: 63.8%



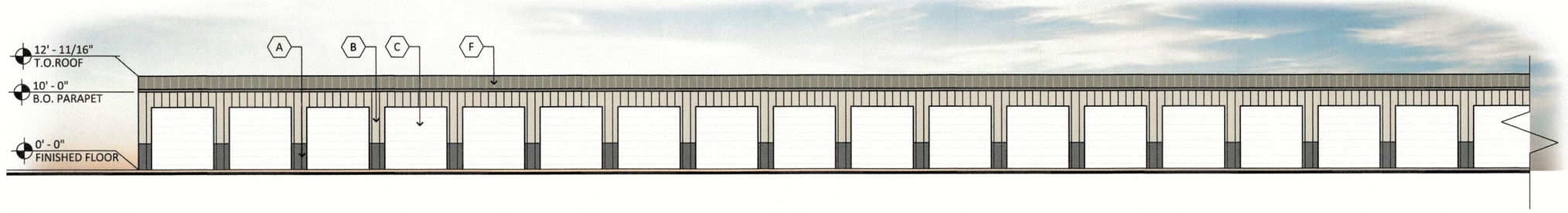
NORTH ELEVATION- DRIVE UP 4

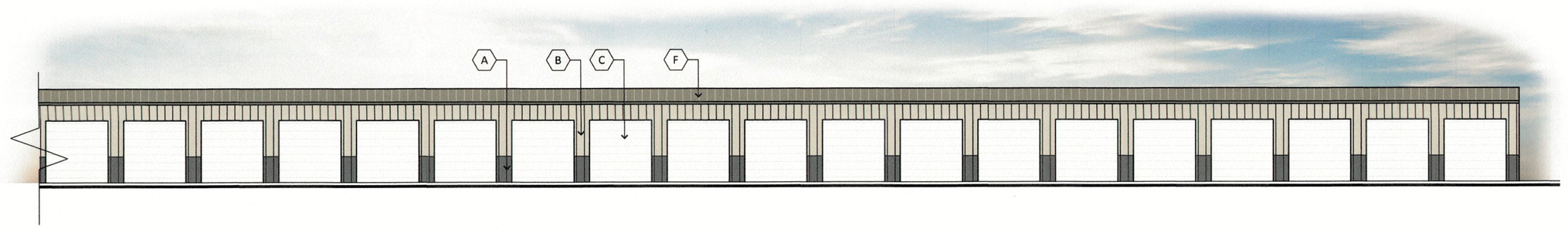
SCALE: 3/32"=1'-0"

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 625 SF
METAL PANEL AREA: 100%





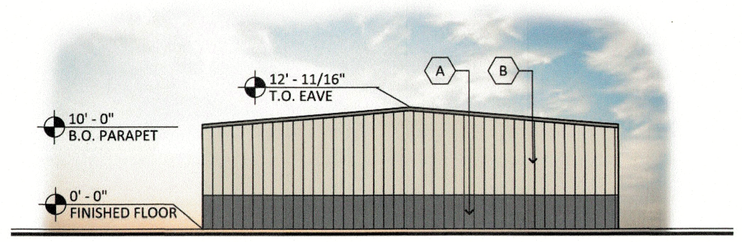
EAST ELEVATION- DRIVE UP 4

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

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 3513 SF
METAL PANEL AREA: 36.2%
METAL DOOR AREA: 63.8%



SOUTH ELEVATION- DRIVE UP 4

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

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 625 SF
METAL PANEL AREA: 100%

MATERIAL AND COLORS

A — METAL PANEL:
MFG: ATAS
COLOR: CHARCOAL GRAY
SPEC: DWF 120

B — METAL PANEL:
MFG: ATAS
COLOR: SANDSTONE
SPEC: DWF 120

C — PAINTED ROLL UP DOORS:
MFG: SHERWIN WILLIAMS
COLOR: WHITE SNOW SW 9541

D — CMU:
FINISH: SPLIT FACE
MFG: SUPERLITE
COLOR: BLACK CANYON

E — CMU:
FINISH: SPLIT
MFG: SUPERLITE
COLOR: MISSION WHITE

F — STANDING SEAM ROOF:
MFG: ATAS
COLOR: SLATE GREY
SPEC: 2" FIELD-LOK

G — PAINTED HOLLOW METAL DOORS:
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"

H — PAINTED METAL COPING / AWNING:
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"

J — FAUX WINDOWS:
MFG: VITRO
COLOR: SPANDREL GLASS WHITE

K — MULLIONS:
MFG: KAWNEER
COLOR: CLEAR

L — CMU:
FINISH: SPLIT
MFG: SUPERLITE
COLOR: CHARCOAL

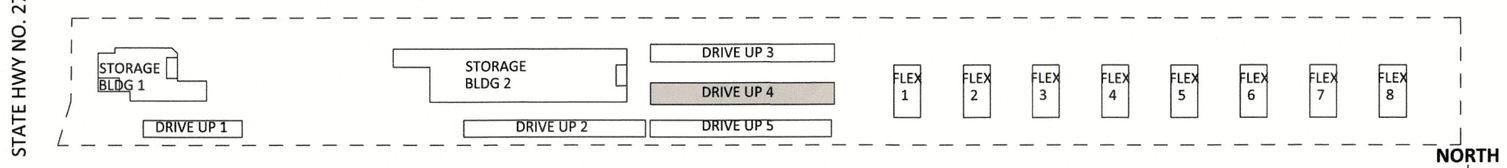
M — CMU:
MFG: CORONADO
FINISH: 6" SPLIT LIMESTONE
COLOR: SUMMIT GREY

APPROVED:
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission on the 27 day of September, 2022.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

CASE NUMBER: SP2022-038



KEY PLAN

SCALE: N.T.S.

RKAA ARCHITECTS, INC

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 08-01-2022 (PRELIMINARY)

EL-6
DRIVE UP 4

RKAA# 22040.00

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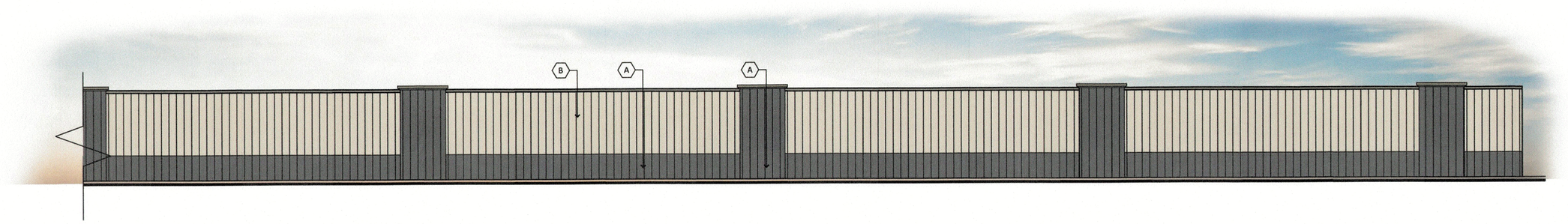


WEST ELEVATION- DRIVE UP 5

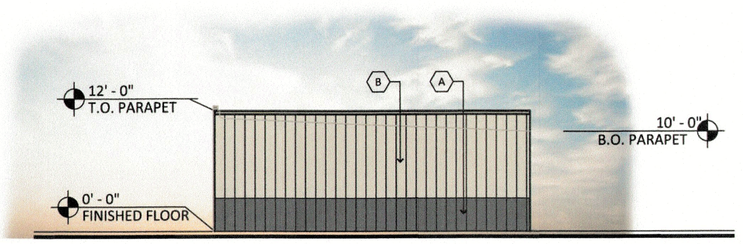
SCALE: 3/32"=1'-0"

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 3685 SF

METAL PANEL AREA: 100%



SOUTH ELEVATION- DRIVE UP 5

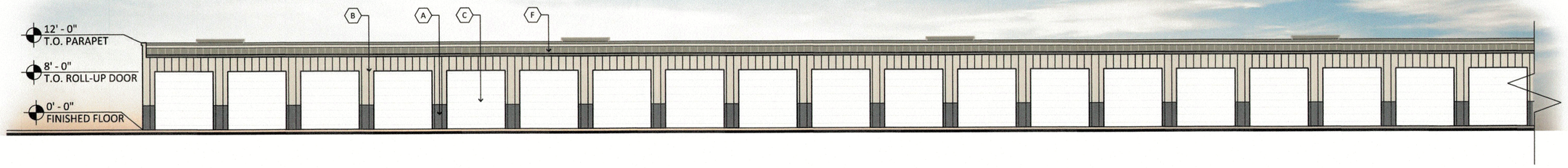
SCALE: 3/32"=1'-0"

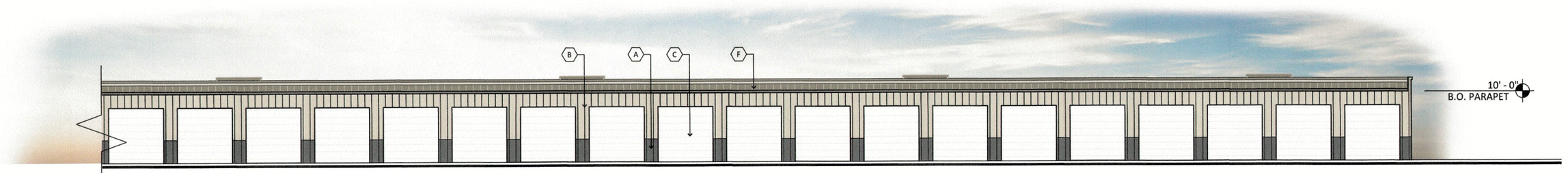
0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 434 SF

METAL PANEL AREA: 100%





EAST ELEVATION- DRIVE UP 5

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

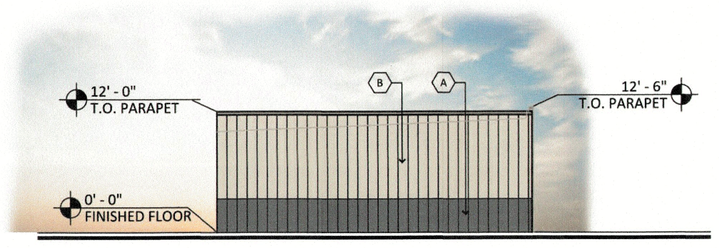
0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 3685 SF

METAL PANEL AREA: 37.5%

METAL DOOR AREA: 62.5%



NORTH ELEVATION- DRIVE UP 5

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

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 434 SF

METAL PANEL AREA: 100%

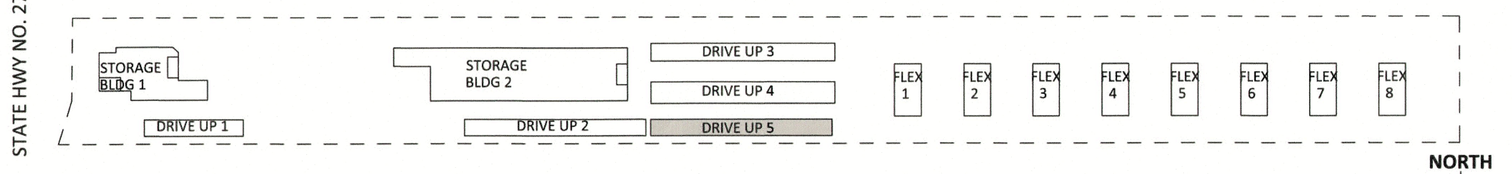
APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 27 DAY OF September, 2022.

WITNESS OUR HANDS, THIS 27 DAY OF September, 2022.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

CASE NUMBER: SP2022-038



KEY PLAN

SCALE: N.T.S.

MATERIAL AND COLORS

A METAL PANEL:
MFG: ATAS
COLOR: CHARCOAL GRAY
SPEC: DWF 120

B METAL PANEL:
MFG: ATAS
COLOR: SANDSTONE
SPEC: DWF 120

C PAINTED ROLL UP DOORS:
MFG: SHERWIN WILLIAMS
COLOR: WHITE SNOW SW 9541

D CMU:
FINISH: SPLIT FACE
MFG: SUPERLITE
COLOR: BLACK CANYON

E CMU:
FINISH: SPLIT
MFG: SUPERLITE
COLOR: MISSION WHITE

F STANDING SEAM ROOF:
MFG: ATAS
COLOR: SLATE GREY
SPEC: 2" FIELD-LOK

G PAINTED HOLLOW METAL DOORS:
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"

H PAINTED METAL COPING / AWNING:
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"

J FAUX WINDOWS:
MFG: VITRO
COLOR: SPANDREL GLASS WHITE

K MULLIONS:
MFG: KAWNEER
COLOR: CLEAR

L CMU:
FINISH: SPLIT
MFG: SUPERLITE
COLOR: CHARCOAL

M CMU:
MFG: CORONADO
FINISH: 6" SPLIT LIMESTONE
COLOR: SUMMIT GREY

RKAA ARCHITECTS, INC

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 08-01-2022 (PRELIMINARY)

EL-7
DRIVE UP 5

RKAA# 22040.00

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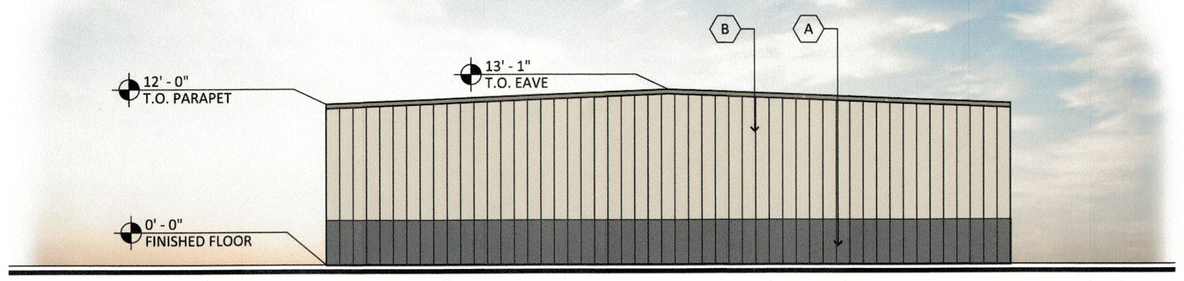


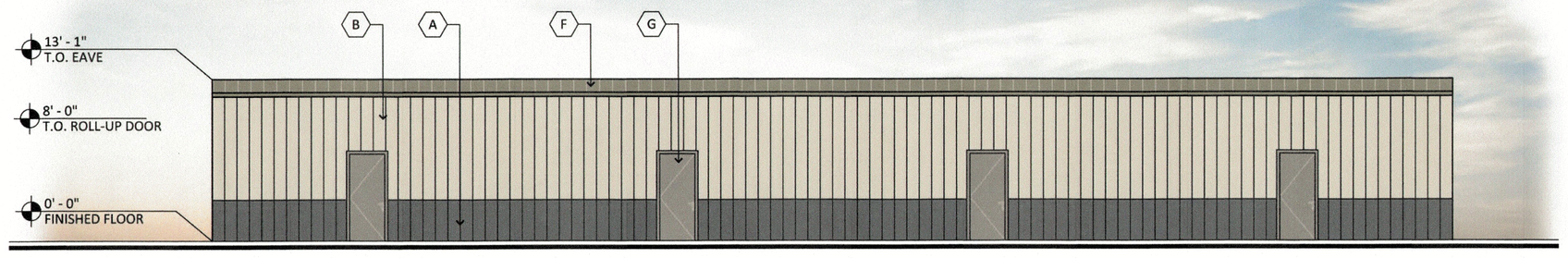
WEST ELEVATION- MASONRY FLEX BLDG TYPE.

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

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 920 SF
METAL PANEL AREA: 100%



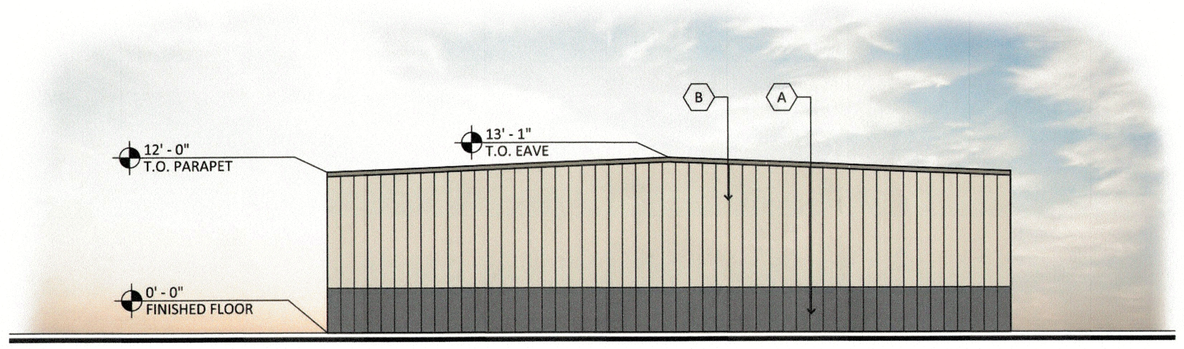
NORTH ELEVATION- MASONRY FLEX BLDG TYPE.

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

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 1167 SF
METAL PANEL AREA: 90.2%
MAN DOOR AREA: 9.8%



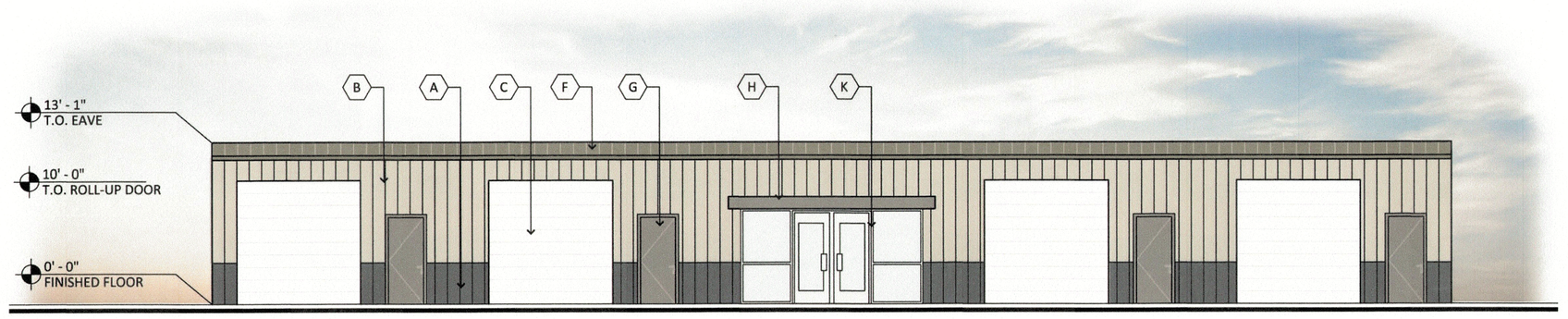
EAST ELEVATION- MASONRY FLEX BLDG TYPE.

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

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 920 SF
METAL PANEL AREA: 100 %



SOUTH ELEVATION- MASONRY FLEX BLDG TYPE.

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

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 1167 SF
METAL PANEL AREA: 46.3%
METAL DOOR AREA: 34.3%
MAN DOOR AREA: 9.8%

MATERIAL AND COLORS

A — METAL PANEL:
MFG: ATAS
COLOR: CHARCOAL GRAY
SPEC: DWF 120

B — METAL PANEL:
MFG: ATAS
COLOR: SANDSTONE
SPEC: DWF 120

C — PAINTED ROLL UP DOORS:
MFG: SHERWIN WILLIAMS
COLOR: WHITE SNOW SW 9541

D — CMU:
FINISH: SPLIT FACE
MFG: SUPERLITE
COLOR: BLACK CANYON

E — CMU:
FINISH: SPLIT
MFG: SUPERLITE
COLOR: MISSION WHITE

F — STANDING SEAM ROOF:
MFG: ATAS
COLOR: SLATE GREY
SPEC: 2" FIELD-LOK

G — PAINTED HOLLOW METAL DOORS:
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"

H — PAINTED METAL COPING / AWNING:
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"

J — FAUX WINDOWS:
MFG: VITRO
COLOR: SPANDREL GLASS WHITE

K — MULLIONS:
MFG: KAWNEER
COLOR: CLEAR

L — CMU:
FINISH: SPLIT
MFG: SUPERLITE
COLOR: CHARCOAL

M — CMU:
MFG: CORONADO
FINISH: 6" SPLIT LIMESTONE
COLOR: SUMMIT GREY

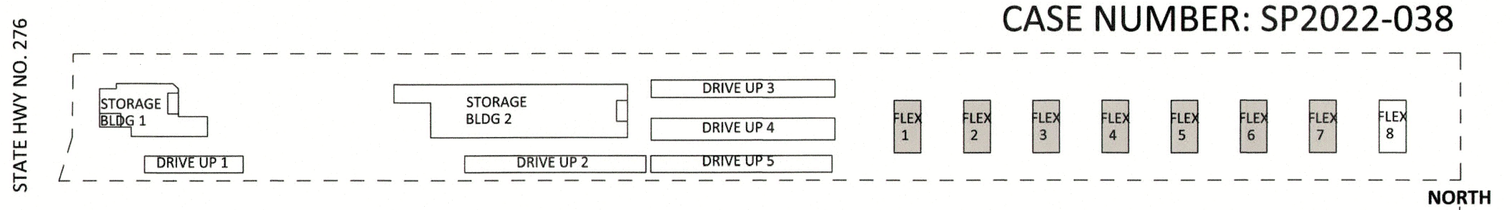
APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 27 DAY OF September 2022.

WITNESS OUR HANDS, THIS 27 DAY OF September, 2022

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

CASE NUMBER: SP2022-038



KEY PLAN

SCALE: N.T.S.

RKAA ARCHITECTS, INC

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 08-01-2022 (PRELIMINARY)

EL-8
FLEX 1-7

RKAA# 22040.00

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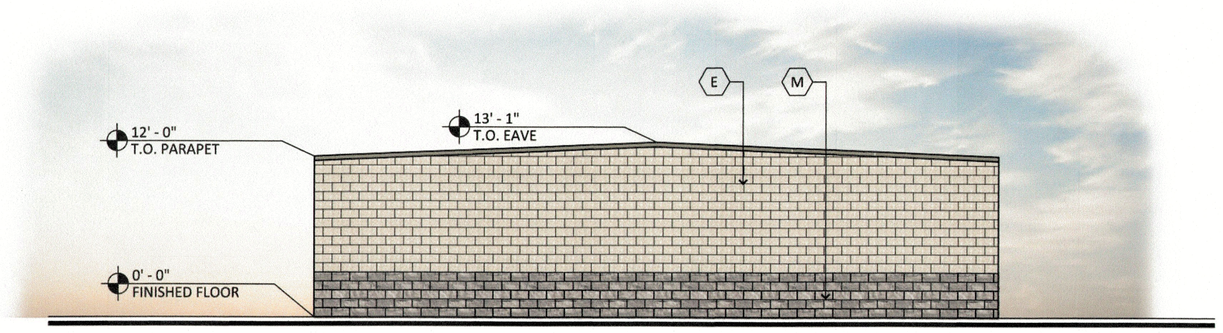


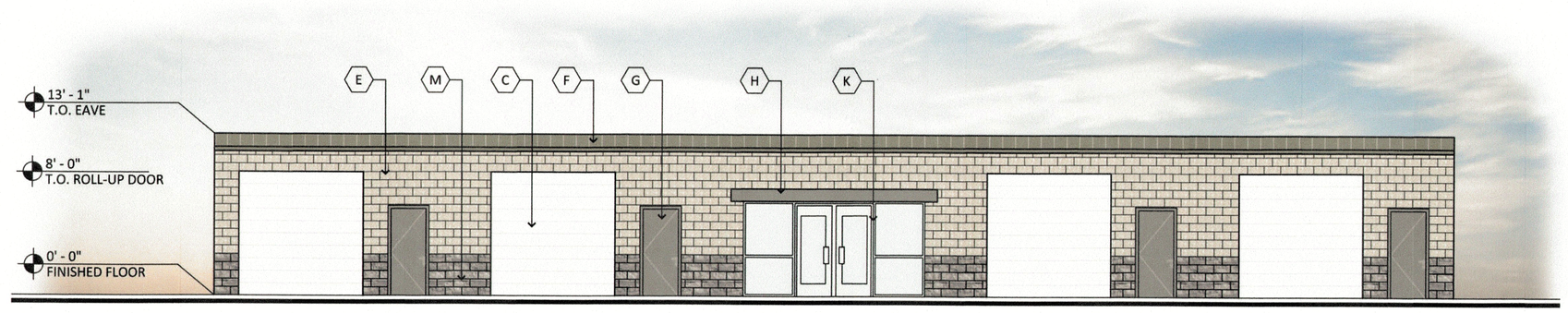
WEST ELEVATION- MASONRY FLEX BLDG TYPE.

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

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 920 SF
NATURAL STONE AREA: 21.4%
MASONRY AREA: 78.6%



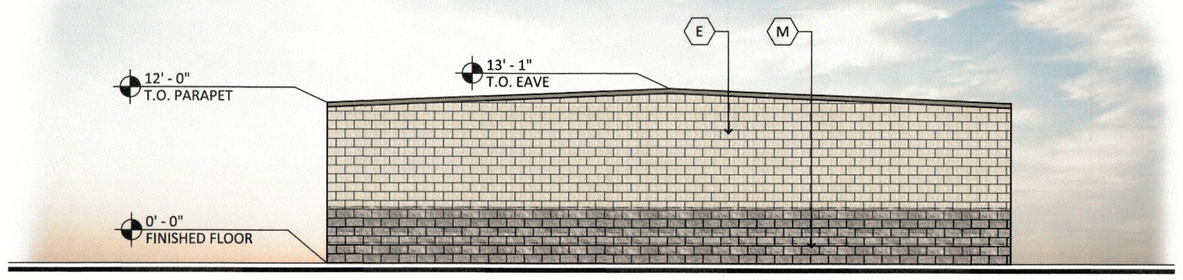
NORTH ELEVATION- MASONRY FLEX BLDG TYPE.

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

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 1167 SF
NATURAL STONE AREA: 9.1%
MASONRY AREA: 37.2%
METAL DOOR AREA: 34.3%



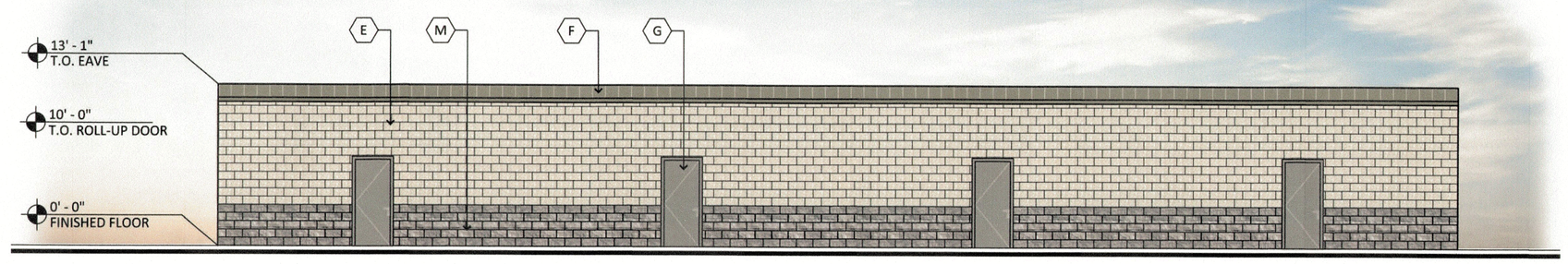
EAST ELEVATION- MASONRY FLEX BLDG TYPE.

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

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 920 SF
NATURAL STONE AREA: 21.4%
MASONRY AREA: 78.6%



SOUTH ELEVATION- MASONRY FLEX BLDG TYPE.

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

0' 5' 10' 20'

MATERIAL CALCULATIONS

FACADE AREA: 1167 SF
NATURAL STONE AREA: 24.8%
MASONRY AREA: 67%
MAN DOOR AREA: 8.2%

MATERIAL AND COLORS

A — METAL PANEL:
MFG: ATAS
COLOR: CHARCOAL GRAY
SPEC: DWF 120

B — METAL PANEL:
MFG: ATAS
COLOR: SANDSTONE
SPEC: DWF 120

C — PAINTED ROLL UP DOORS:
MFG: SHERWIN WILLIAMS
COLOR: WHITE SNOW SW 9541

D — CMU:
FINISH: SPLIT FACE
MFG: SUPERLITE
COLOR: BLACK CANYON

E — CMU:
FINISH: SPLIT
MFG: SUPERLITE
COLOR: MISSION WHITE

F — STANDING SEAM ROOF:
MFG: ATAS
COLOR: SLATE GREY
SPEC: 2" FIELD-LOK

G — PAINTED HOLLOW METAL DOORS:
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"

H — PAINTED METAL COPING / AWNING:
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"

J — FAUX WINDOWS:
MFG: VITRO
COLOR: SPANDREL GLASS WHITE

K — MULLIONS:
MFG: KAWNEER
COLOR: CLEAR

L — CMU:
FINISH: SPLIT
MFG: SUPERLITE
COLOR: CHARCOAL

M — CMU:
MFG: CORONADO
FINISH: 6" SPLIT LIMESTONE
COLOR: SUMMIT GREY

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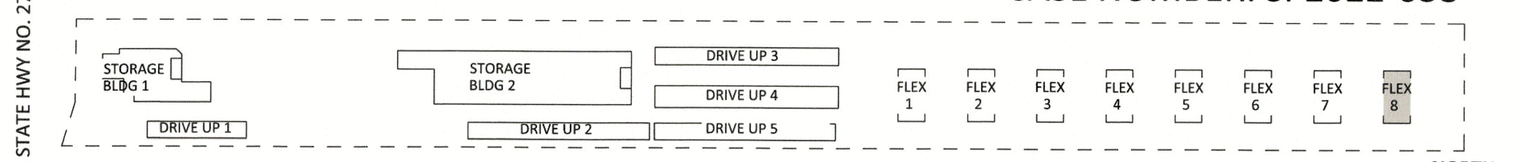
DIRECTOR OF PLANNING AND ZONING

CASE NUMBER: SP2022-038



KEY PLAN

SCALE: N.T.S.

RKAA ARCHITECTS, INC

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 08-01-2022 (PRELIMINARY)

EL-9
FLEX 8

RKAA# 22040.00

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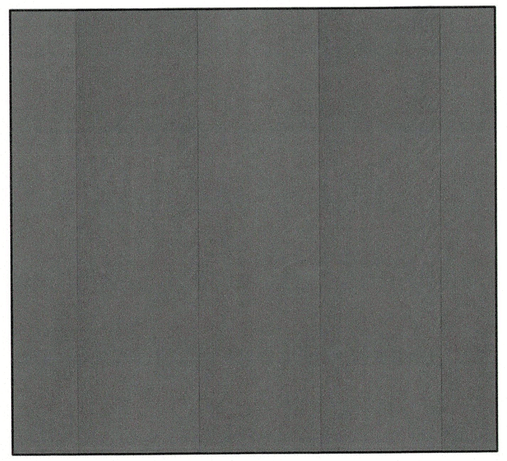
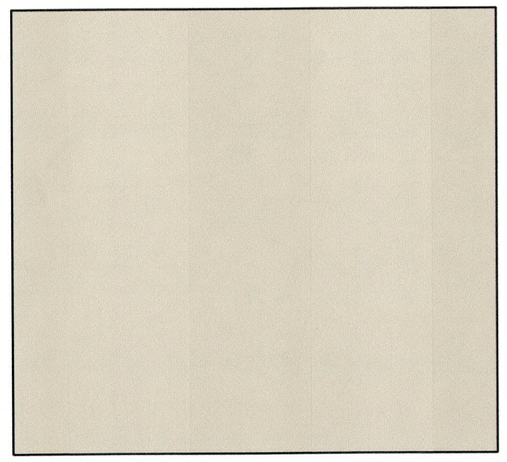
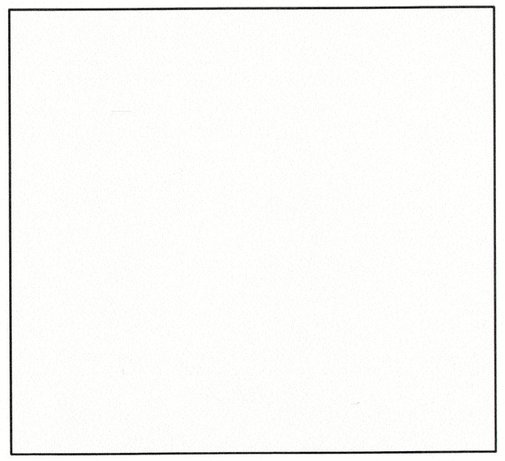


A **METAL PANEL:**
MFG: ATAS
COLOR: CHARCOAL GRAY
SPEC: DWF 120



B **METAL PANEL:**
MFG: ATAS
COLOR: SANDSTONE
SPEC: DWF 120



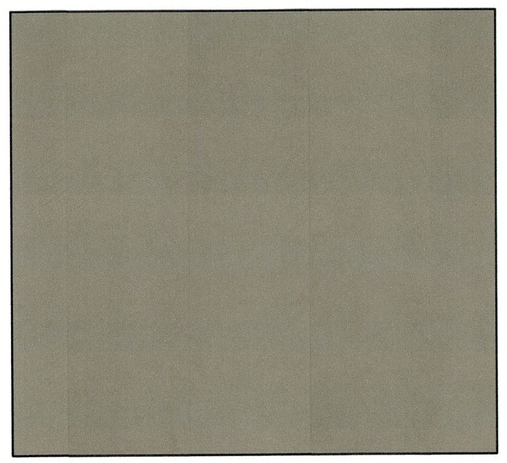
C **PAINTED ROLL UP DOORS:**
MFG: SHERWIN WILLIAMS
COLOR: WHITE SNOW SW 9541



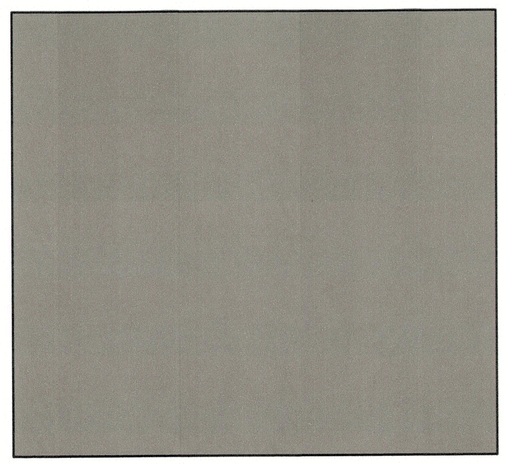
D **CMU:**
FINISH: SPLIT FACE
MFG: SUPERLITE
COLOR: BLACK CANYON



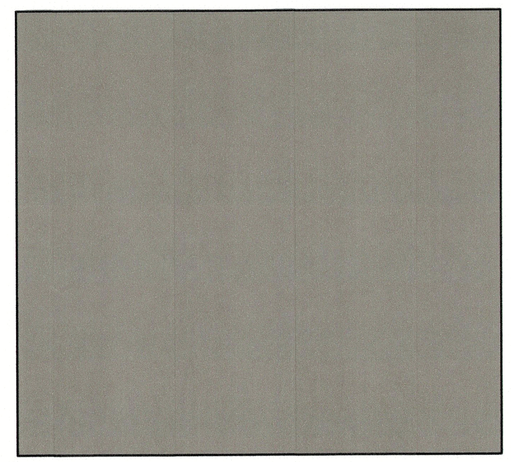
E **CMU:**
FINISH: SPLIT
MFG: SUPERLITE
COLOR: MISSION WHITE



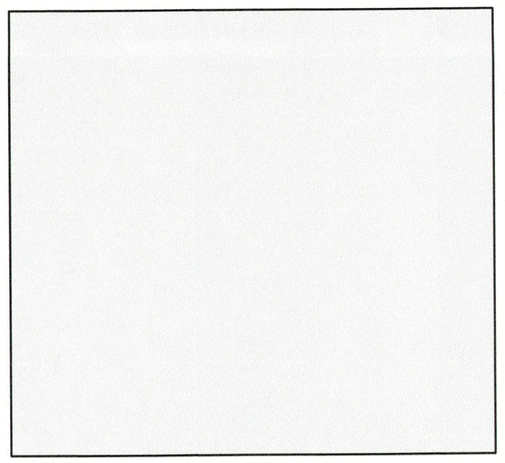
F **STANDING SEAM ROOF:**
MFG: ATAS
COLOR: SLATE GREY
SPEC: 2" FIELD-LOK



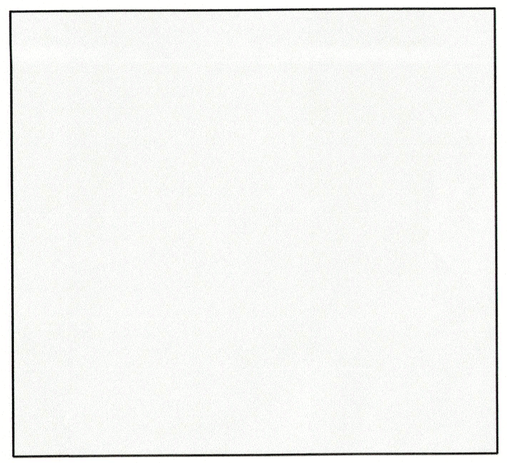
G **PAINTED HOLLOW METAL DOORS:**
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"



H **PAINTED METAL COPING / AWNING:**
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"



J **FAUX WINDOWS:**
MFG: VITRO
COLOR: SPANDREL GLASS WHITE



K **MULLIONS:**
MFG: KAWNEER
COLOR: CLEAR



L **CMU:**
FINISH: SPLIT
MFG: SUPERLITE
COLOR: CHARCOAL



M **CMU:**
MFG: CORONADO
FINISH: 6" SPLIT LIMESTONE
COLOR: SUMMIT GREY

RKAA ARCHITECTS, INC

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 08-01-2022 (PRELIMINARY)

APPROVED:
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission on the 27 day of September, 2022.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

MB

RKAA# 22040.00

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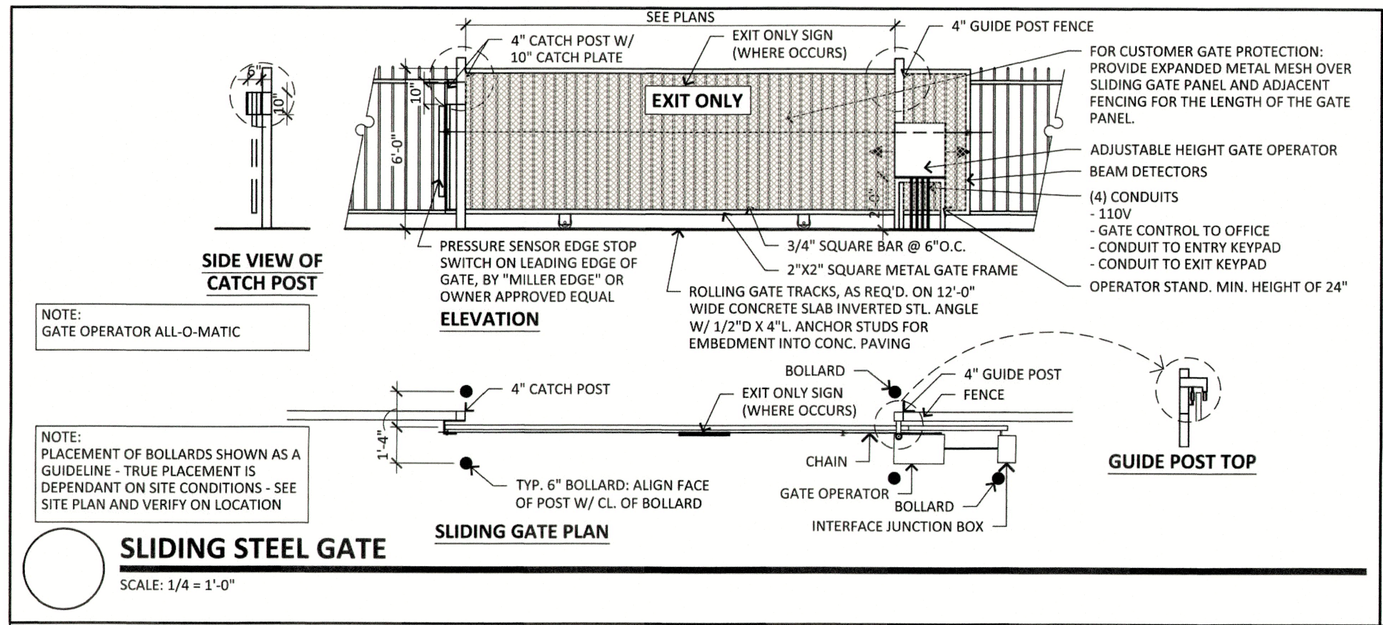
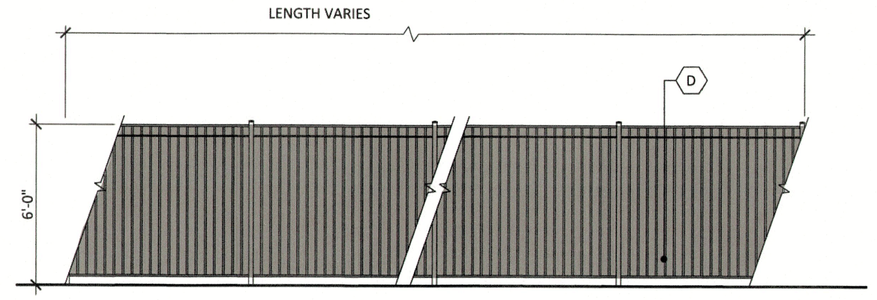


SLIDING STEEL GATE

SCALE: 1/4 = 1'-0"



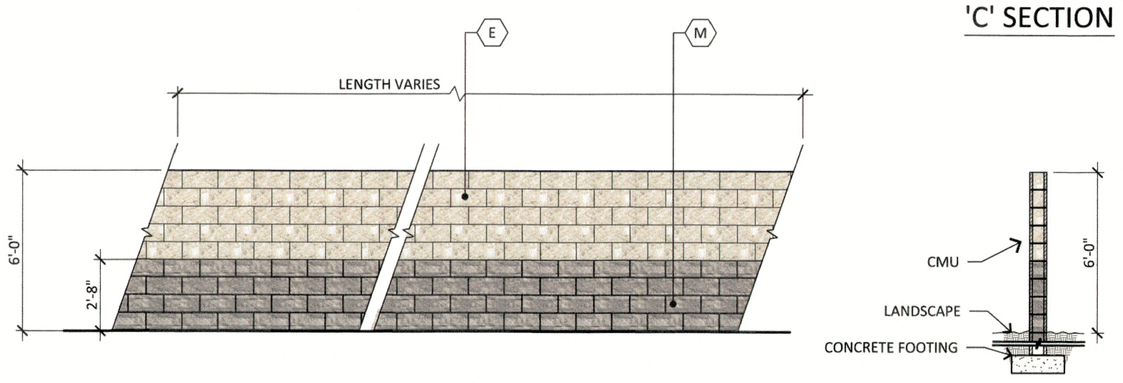
'D' PARTIAL ELEVATION

6' SITE WROUGHT IRON FENCE TYP. ELEVATION

SCALE: 1/4" = 1'-0"

0' 5' 10' 20'

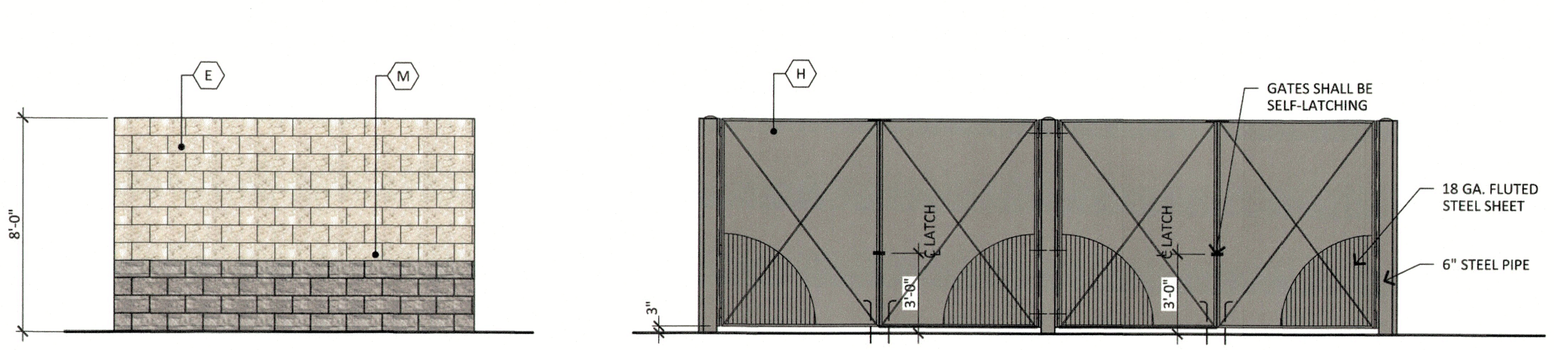
'C' SECTION



6' SITE SCREEN CMU WALL TYP. ELEVATION

SCALE: 1/4" = 1'-0"

0' 5' 10' 20'



TRASH ENCL. ELEVATION

SCALE: 1/4" = 1'-0"

0' 5' 10' 20'

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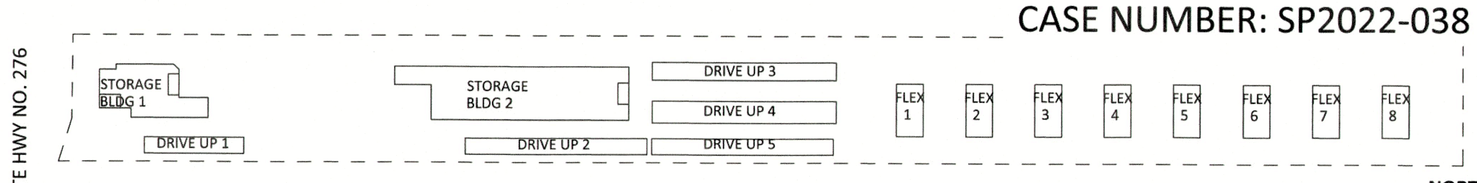
PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

CASE NUMBER: SP2022-038



KEY PLAN

SCALE: N.T.S.

MATERIAL AND COLORS

A — METAL PANEL:
MFG: ATAS
COLOR: CHARCOAL GRAY
SPEC: DWF 120

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MFG: ATAS
COLOR: SANDSTONE
SPEC: DWF 120

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MFG: SUPERLITE
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MFG: KAWNEER
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L — CMU:
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COLOR: CHARCOAL

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MFG: CORONADO
FINISH: 6" SPLIT LIMESTONE
COLOR: SUMMIT GREY

RKAA ARCHITECTS, INC

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 08-01-2022 (PRELIMINARY)

SD-1
SITE DETAILS

RKAA# 22040.00

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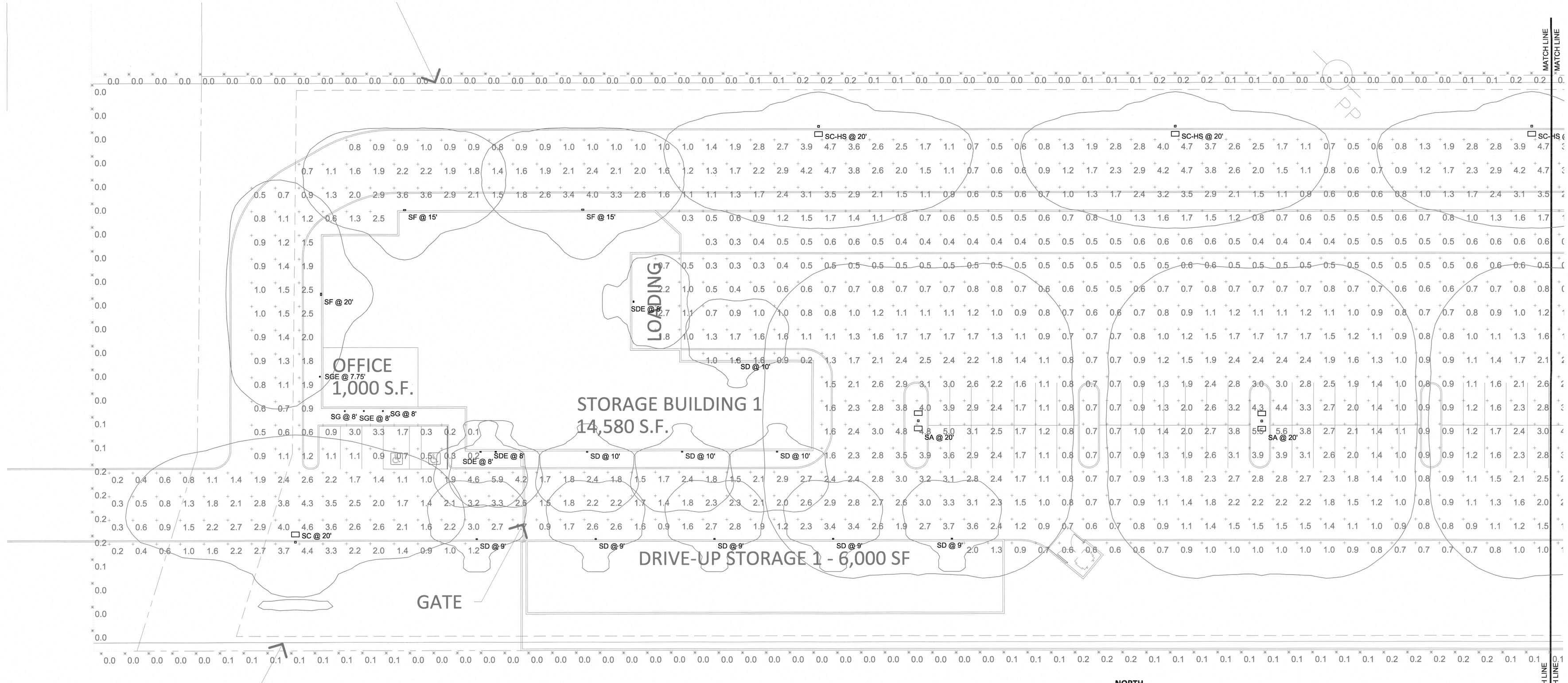
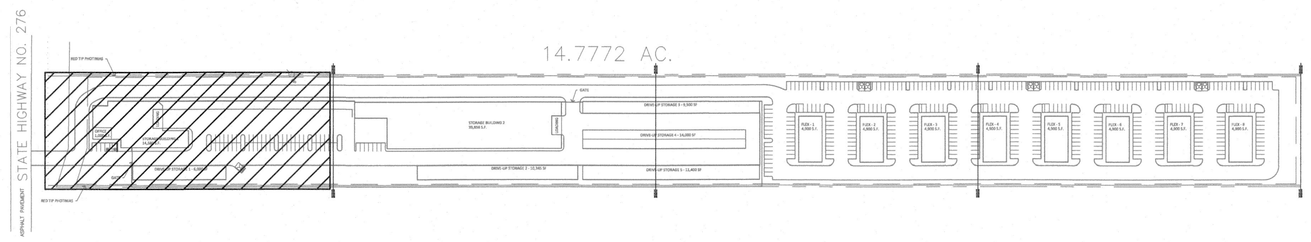


EXTERIOR PHOTOMETRICS

SCALE:1/20" PSCALE

NORTH



SITE KEY MAP

N.T.S

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Planning & Zoning Commission, Chairman

Director of Planning & Zoning

ARDEBILI Engineering
Project Number: 22377 | Project Manager: JFO
7328 E Stetson Dr., Scottsdale, AZ 85251
P: 480.626.7072 | ardebilieng.com

RKAA ARCHITECTS, INC

F-15128
STATE OF TEXAS
OMID ARDEBILI
112305
LICENSED PROFESSIONAL ENGINEER
7/19/22

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 04-13-2022 (PRELIMINARY)

E0.1
EXTERIOR PHOTOMETRICS

RKAA# 22040.00

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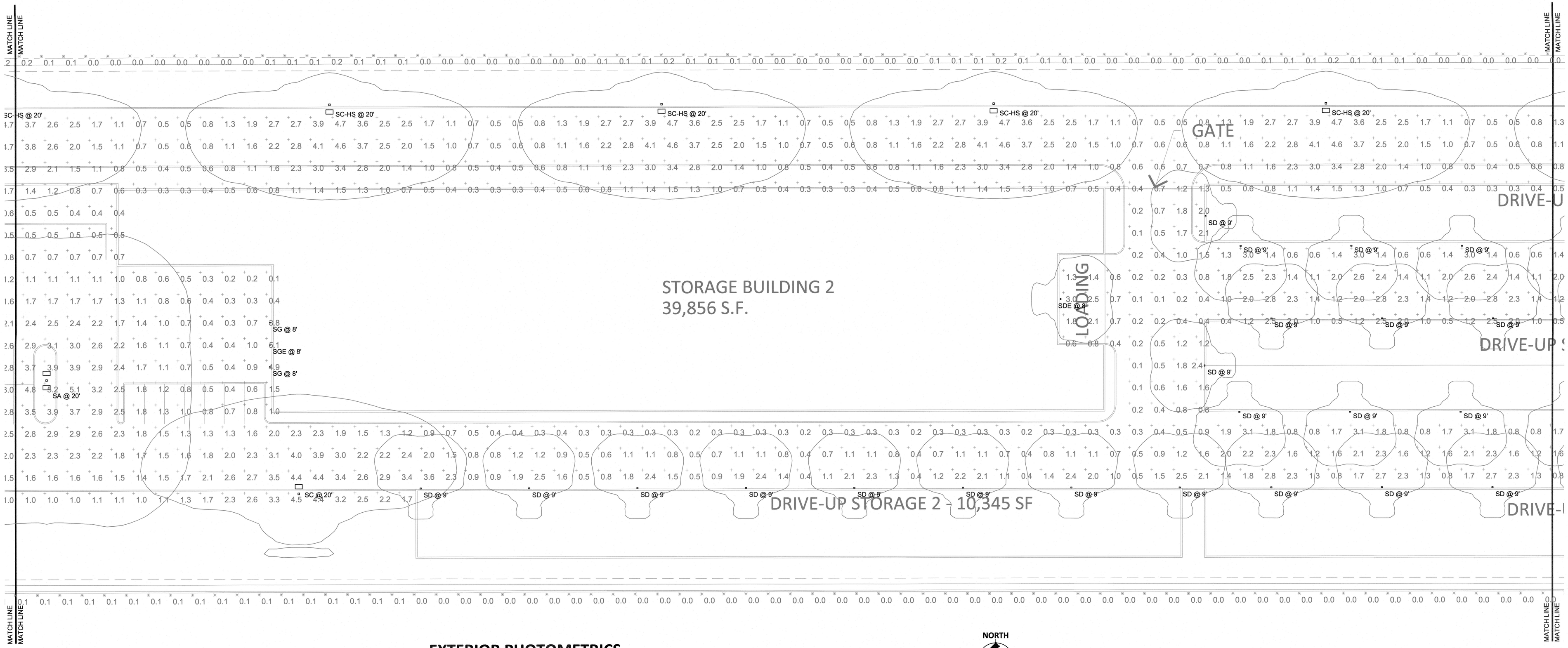
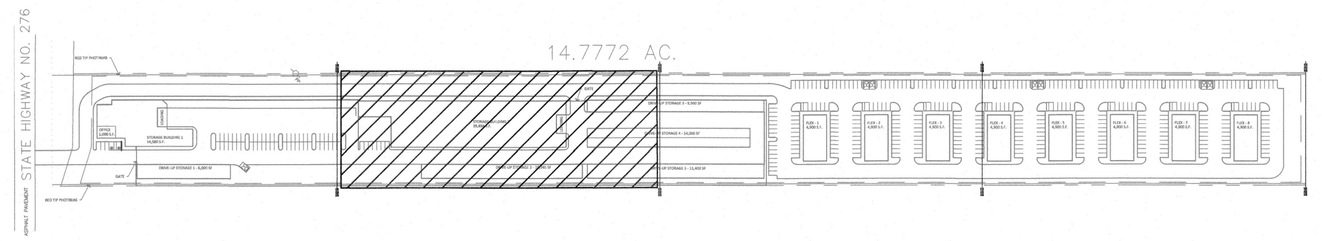
Case# SP2022-038



EXTERIOR PHOTOMETRICS

SCALE:1/20" PSCALE

NORTH



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Director of Planning & Zoning

SITE KEY MAP

N.T.S

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STATE OF TEXAS
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7/19/22

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 04-13-2022 (PRELIMINARY)

E0.2
EXTERIOR PHOTOMETRICS

RKAA# 22040.00

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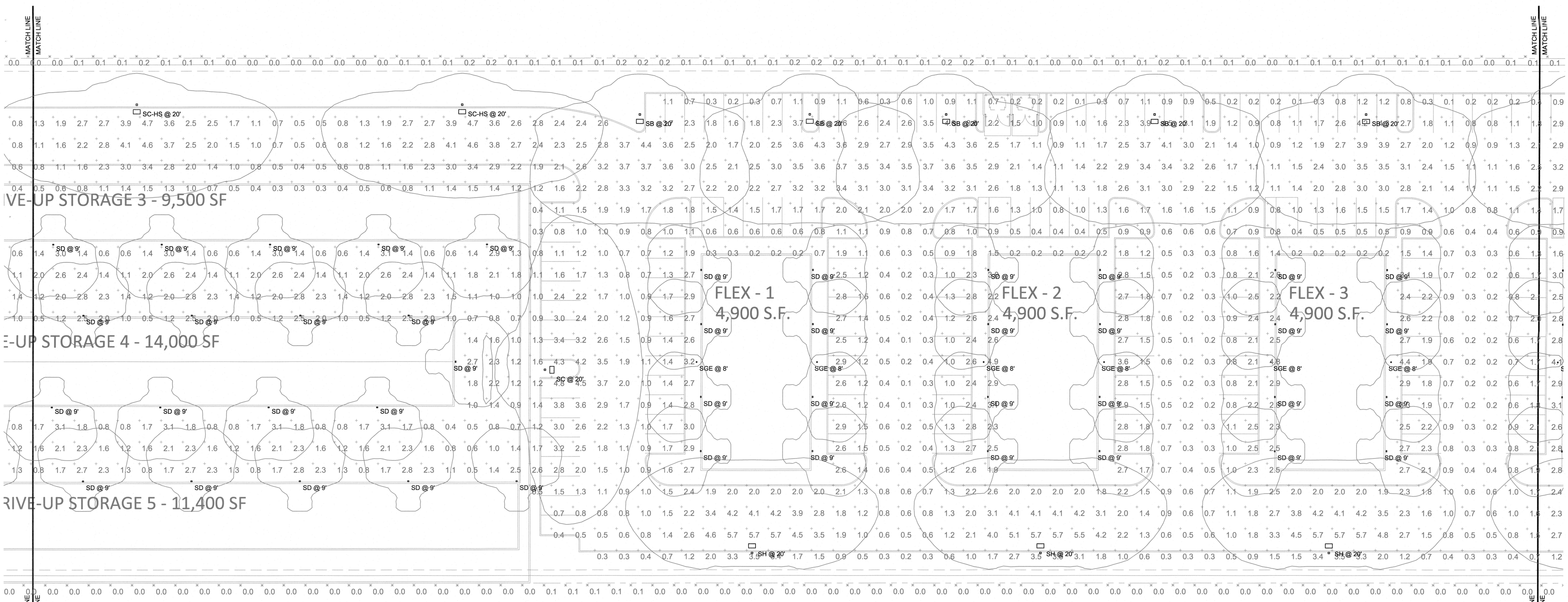
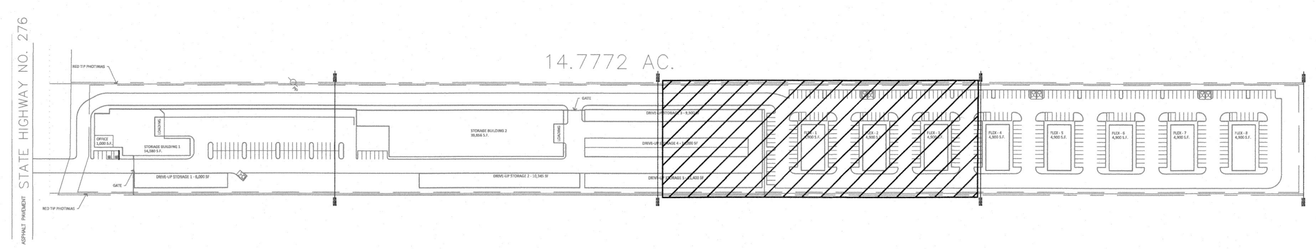
Case# SP2022-038



EXTERIOR PHOTOMETRICS

SCALE:1/20" PSCALE

NORTH



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Director of Planning & Zoning

SITE KEY MAP

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RKAA ARCHITECTS, INC
F-15128
STATE OF TEXAS
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7/19/22

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 04-13-2022 (PRELIMINARY)

E0.3
EXTERIOR PHOTOMETRICS

RKAA# 22040.00

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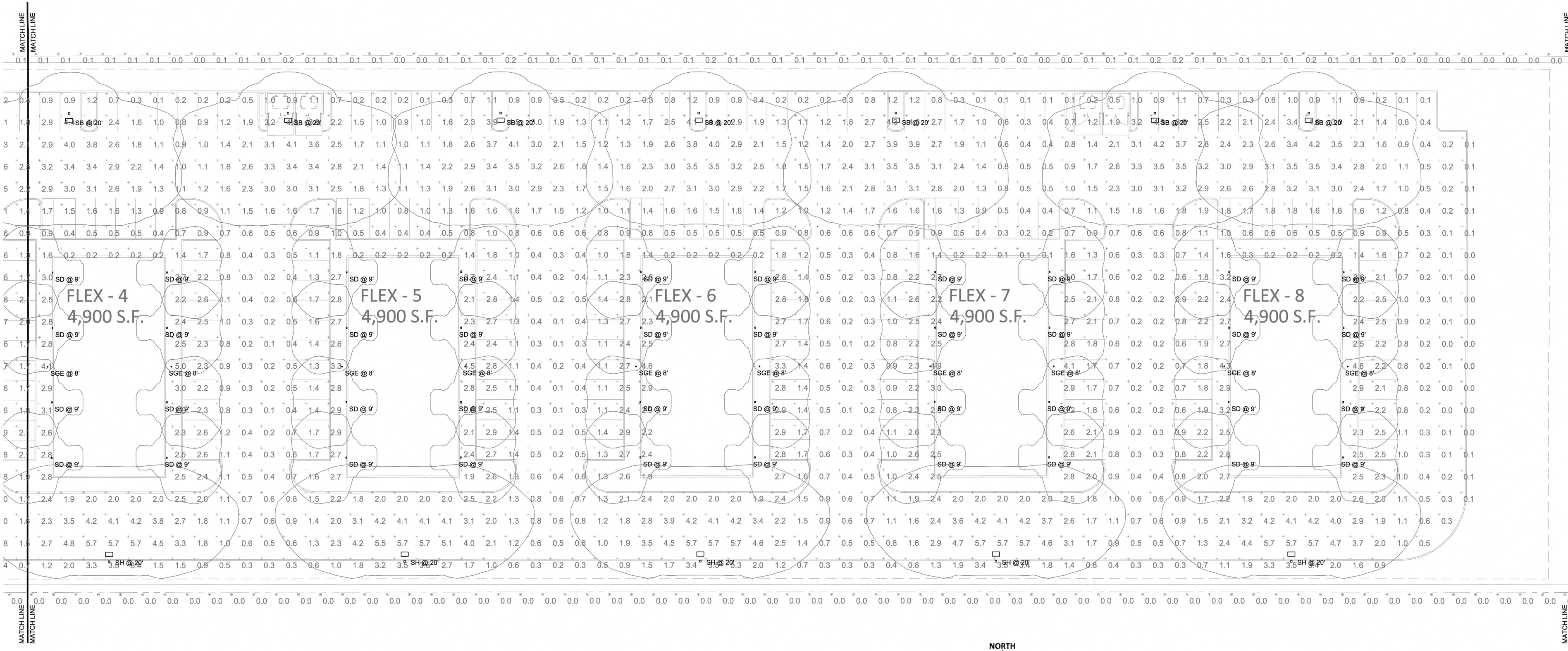
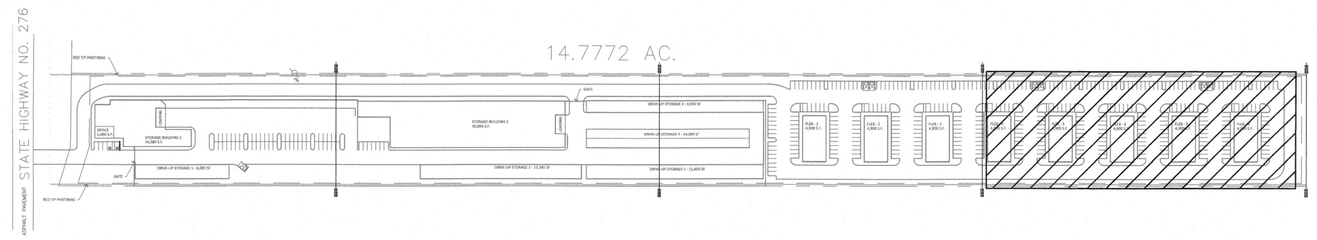
Case# SP2022-038



EXTERIOR PHOTOMETRICS

SCALE:1/20'' PSCALE

NORTH



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SITE KEY MAP

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7328 E Stetson Dr., Scottsdale, AZ 85251
P: 480.626.7072 | ardebilieng.com

RKAA ARCHITECTS, INC
F-15128
STATE OF TEXAS
OMID ARDEBILI
112305
LICENSED PROFESSIONAL ENGINEER
4/19/22

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 04-13-2022 (PRELIMINARY)

E0.4
EXTERIOR PHOTOMETRICS

RKAA# 22040.00

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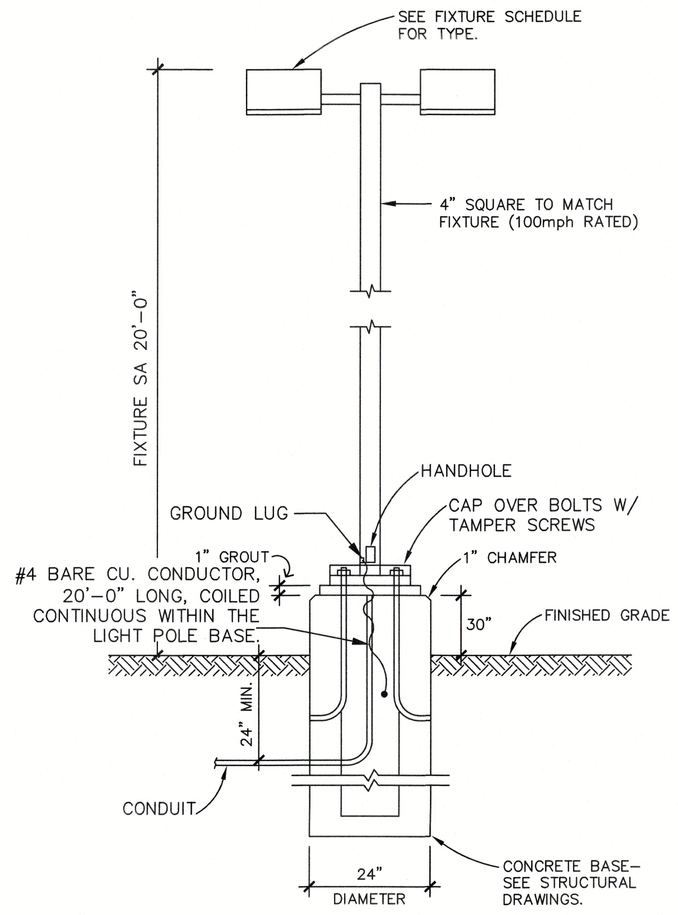
Case# SP2022-038



LIGHT POLE AND FIXTURE 'SA'

N.T.S.

NOTE:
CONTRACTOR SHALL PROVIDE NEW POLE BASES WHERE INDICATED ON PLANS. LIGHTING FIXTURE POLE DETAILS AND DESCRIPTIONS ARE FOR ELECTRICAL REFERENCES ONLY. PLEASE REFER TO ARCHITECTURAL SHEETS FOR POLE BASE DETAILS.

LIGHT POLE AND FIXTURE 'SB','SC', 'SH','SC-HS'

N.T.S.

NOTE:
CONTRACTOR SHALL PROVIDE NEW POLE BASES WHERE INDICATED ON PLANS. LIGHTING FIXTURE POLE DETAILS AND DESCRIPTIONS ARE FOR ELECTRICAL REFERENCES ONLY. PLEASE REFER TO ARCHITECTURAL SHEETS FOR POLE BASE DETAILS.



D-Series Size 0
LED Area Luminaire

d-series

Buy American

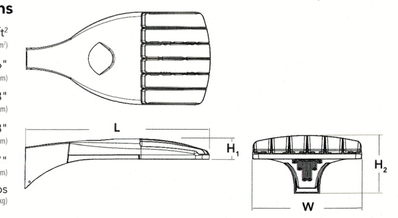
Catalog Number

Notes

Type: **SA/SB/SC/SH/SC-HS**

Specifications

EPA: 0.95 ft² (.09 m²)
Length: 26" (66.0 cm)
Width: 13" (33.0 cm)
Height,: 3" (7.62 cm)
Height,: 7" (17.8 cm)
Weight (max): 16 lbs (7.25 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Series	LEDs	Color temperature	Distribution		Voltage	Mounting
DSX0 LED	**Forward optics** P1 P5 P2 P6 P3 P7[1] P4[1] **Rotated optics** P10[1] P12[1] P11[1] P13[1,2]	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I short (Automotive) T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium T5S Type V short[1] T5M Type V medium[1] T5W Type V wide[1] BLC Backlight control[4] LCCO Left corner cutoff[4] RCCO Right corner cutoff[4]		MVOLT (120V-277V)[5,6] XVOLT (277V-480V)[5,6,7] 120[1] 208[1] 240[1] 277[1] 347[1] 480[1]	**Shipped included** SPA Square pole mounting RPA Round pole mounting[13] WBA Wall bracket[1] SPUMBA Square pole universal mounting adaptor[13] RPUMBA Round pole universal mounting adaptor[13] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[13]

Control options		Other options	Finish (required)
Shipped installed NLTAIR2 nLight AIR generation 2 enabled[12,14] PIRHN Network, high/low motion/ambient sensor[15] PER NEMA twist-lock receptacle only (control ordered separately)[16] PER5 Five-pin receptacle only (control ordered separately)[16,17] PER7 Seven-pin receptacle only (leads exit fixture) (control ordered separately)[16,17] DMG 0-10V dimming extend out back of housing for external control (control ordered separately)[18] PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[19,20] PIRH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[19,20] PIR1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[19,20] PIRH1FC3V High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[19,20] FAO Field adjustable output[19]		**Shipped installed** HS House-side shield[21] SF Single fuse (120, 277, 347V)[6] DF Double fuse (208, 240, 480V)[6] L90 Left rotated optics[1] R90 Right rotated optics[1] DDL Diffused drop lens[21] HA 50°C ambient operations[1] BAA Buy American Act Compliant **Shipped separately** BS Bird spikes[22] EGS External glare shield	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSTXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

LITHONIA LIGHTING COMMERCIAL OUTDOOR

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DSX0-LED
Rev. 07/19/21
Page 1 of 8



WDGE2 LED
Architectural Wall Sconce
Precision Refractive Optic

Buy American

TITLE 20

Catalog Number

Notes

Type: **SD/SDE**

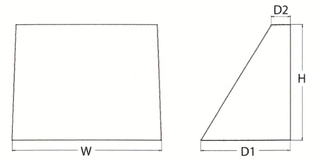
Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE2 with industry leading precision refractive optics provides great uniform distribution and optical control. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

Specifications

Depth (D1): 7"
Depth (D2): 1.5"
Height: 9"
Width: 11.5"
Weight: (without options) 13.5 lbs



WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI)						
					P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	--	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI VF MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE2 LED	P0[1] P1[2] P2[2] P3[2] P4[2]	27K 2700K 30K 3000K 40K 4000K 50K 5000K AMB[3] Amber	70CRI[4] 80CRI LW[3] Limited Wavelength	T1S Type I Short T2M Type II Medium T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium	MVOLT 347[1] 480[1]	**Shipped included** SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (Dry/damp locations only)[5] **Shipped separately** AWS 3/8inch Architectural wall spacer PBBW 5 surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available.

Options		Finish
E10WH Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 5°C min) E20WC Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min) PE[1] Photocell, Button Type DMG[1] 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) BCE Bottom conduit entry for back box (PBBW). Total of 4 entry points. BAA Buy American(n) Act Compliant	**Standalone Sensors/Controls** PIR Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching. PIRH Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching. PIR1FC3V Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation. PIRH1FC3V Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation. **Networked Sensors/Controls** NLTAIR2 PIR nLightAIR Wireless enabled bi-level motion/ambient sensor for 8-15' mounting heights. NLTAIR2 PIRH nLightAIR Wireless enabled bi-level motion/ambient sensor for 15-30' mounting heights. See page 4 for out of box functionality	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSTXD Textured sandstone

LITHONIA LIGHTING COMMERCIAL OUTDOOR

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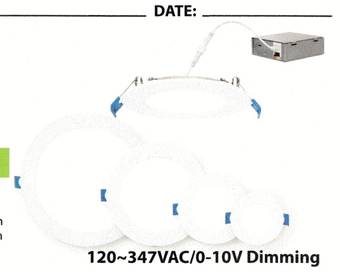
WDGE2 LED
Rev. 03/01/22

tgs
TRULY GREEN SOLUTIONS

SKU#: SG/SGE PROJECT NAME: _____ DATE: _____

ThinTek™ Wafer R — Direct Mount Recessed



120~347VAC/0-10V Dimming

DESCRIPTION

The ThinTek™ Wafer series from TGS allows for easy installation from below the ceiling without the need for an existing can and is ideal for shallow ceiling plenum applications. The CCT switch allows for selection between 2700K, 3000K, 3500K, 4000K, and 5000K. With Title 24 certification, 90 CRI, and a variety of sizes and lumen packages, ThinTek™ Wafers provide versatility, reliable performance, and a fast, simple installation process.

APPLICATIONS

Residential, Institution, Hospitality, Retail, Offices, Schools, Hospitals, Airports and Hallways.

Intertek · ENERGY STAR · FC · IC RATED · 5 YEAR WARRANTY

FEATURES

Construction
Die-cast aluminum housing and PC lens.
Air-tight IC Rated.

Electrical
Input voltage: 120~347VAC, 60Hz
25W High Voltage Emergency Battery Backup option available.
12" Power Cable (Standard); Extension Cable option available in 3' or 10'.

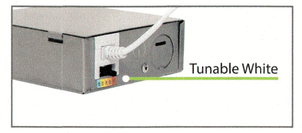
Optical System
Glare controlling lens for comfortable light distribution.
Provides a 110° beam angle.

Installation/ Mounting
Recessed Mounting with adjustable spring loaded retention tabs for secure fixture.
New Construction Kit (4", 6", 8") and New Construction Kit with Hanger Bar (3", 4", 6") option available.

Warranty
5 year warranty.
See warranty documentation for more information.

Controls/Dimming
0-10V Dimming (Dims to 10%)
Tunable White between 2700K, 3000K, 3500K 4000K, 5000K.





ThinTek™ Mini R
3", 8W (500 lm)
4", 10W (650 lm)
4", 12W (850 lm)
6", 12W (900 lm)
6", 15W (1100 lm)
8", 18W (1500 lm)

Projected L70: 50,000+ hours
Warranty: 5 Years
0-10V Dimming (10%)

TITLE 24 Compliant (JA8-2016-E) · 90+ CRI · Wet Location Rated · Tunable White · Air Tight · 0-10V Dimming Dims to 10%

Ordering Information

EXAMPLE: TWRF-0308-C-U

Series	Size/Wattage	CCT Switchable	Input Voltage/Control
TWRF - ThinTek Wafer Round Flat	0308 - 3"/8W 0410 - 4"/10W 0412 - 4"/12W 0612 - 6"/12W 0615 - 6"/15W 0818 - 8"/18W	C - 2700K/3000K/3500K/4000K/5000K	U - 120~347VAC/ 0-10VDimming

New Construction Kit	New Construction Kit W/ Hanger Bar	Accessories
TWR-NC (For 4", 6", 8")	TWR-NCH (For 3", 4", 6")	TW-EC03 (3' Extension Cable) TW-EC10 (10' Extension Cable) 90025-H (25W High Voltage Emergency Battery Backup)

Specifications and Dimensions subject to change without notice. **Accessories are purchased separately.**
***MOQ and longer lead times may apply, please contact customer service for more information.**

1 12022021

9601 Variel Ave I Chatsworth, CA 91311 I Ph: (818) 206-4404 I trulygreensolutions.com © 2021 Truly Green Solutions. All rights reserved.

COMcheck Software Version 4.1.5.4
Exterior Lighting Compliance Certificate

Project Information

Energy Code: 2018 IECC
Project Title: 22377
Project Type: New Construction
Exterior Lighting Zone: 2 (Residential mixed use area (LZ2))

Construction Site:
SWC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032

Owner/Agent:

Designer/Contractor:

Allowed Exterior Lighting Power

A Area/Surface Category	B Quantity	C Allowed Watts / Unit	D Tradable Wattage	E Allowed Watts (B X C)
STORAGE 1 (Illuminated area of facade wall or surface)	6480 ft2	0.07	No	486
STORAGE 1 (Landscaping)	24714 ft2	0.04	Yes	989
DRV-1 (Illuminated area of facade wall or surface)	4713 ft2	0.07	No	353
STORAGE 1 (Parking area)	38100 ft2	0.04	Yes	1524
STORAGE 2 (Illuminated area of facade wall or surface)	864 ft2	0.07	No	65
STORAGE 2 (Landscaping)	22643 ft2	0.04	Yes	906
DRV-2 (Illuminated area of facade wall or surface)	3105 ft2	0.07	No	233
DRV-3 (Landscaping)	16496 ft2	0.04	Yes	660
DRV-3 (Illuminated area of facade wall or surface)	3645 ft2	0.07	No	273
DRV-4 (Illuminated area of facade wall or surface)	7840 ft2	0.07	No	588
DRV-5 (Illuminated area of facade wall or surface)	3800 ft2	0.07	No	285
FLEX (Parking area)	62576 ft2	0.04	Yes	2503
FLEX (Landscaping)	34585 ft2	0.04	Yes	1383
FLEX BGS (Illuminated area of facade wall or surface)	14256 ft2	0.07	No	1069
			Total Tradable Watts (a) =	7965
			Total Allowed Watts =	11317
			Total Allowed Supplemental Watts (b) =	400

(a) Wattage tradeoffs are only allowed between tradable areas/surfaces.
(b) A supplemental allowance equal to 400 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Proposed Exterior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
STORAGE 1 (Illuminated area of facade wall or surface 6480 ft2): Non-tradable Wattage				
LED 1: SF: Other:	1	3	51	153
LED 2: SG: Other:	1	2	12	23
LED 3: SGE: Other:	1	2	12	23
LED 4: SD: Other:	1	4	19	76
LED 5: SDE: Other:	1	3	19	57
STORAGE 1 (Landscaping 24714 ft2): Tradable Wattage				
LED 6: SC: Other:	1	1	134	134
LED 22: SC-HS: Other:	1	3	134	402

Project Title: 22377
Data filename: Z:\Shared\01_Projects\2022\22377_RKAA_Rockwall Storage (DR)\01_Construction Documents\ENERGY\22377_IECC.cck

Report date: 07/18/22
Page 1 of 6

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
DRV-1 (Illuminated area of facade wall or surface 4713 ft2): Non-tradable Wattage				
LED 7: SD: Other:	1	5	19	95
STORAGE 1 (Parking area 38100 ft2): Tradable Wattage				
LED 8: SA: Other:	2	3	268	804
STORAGE 2 (Illuminated area of facade wall or surface 864 ft2): Non-tradable Wattage				
LED 9: SG: Other:	1	2	12	23
LED 10: SGE: Other:	1	1	12	12
LED 11: SDE: Other:	1	1	19	19
STORAGE 2 (Landscaping 22643 ft2): Tradable Wattage				
LED 12: SC: Other:	1	1	134	134
LED 23: SC-HS: Other:	1	3	134	402
DRV-2 (Illuminated area of facade wall or surface 3105 ft2): Non-tradable Wattage				
LED 13: SD: Other:	1	8	19	152
DRV-3 (Landscaping 16496 ft2): Tradable Wattage				
LED 14: SC: Other:	1	1	134	134
LED 24: SC-HS: Other:	1	3	134	402
DRV-3 (Illuminated area of facade wall or surface 3645 ft2): Non-tradable Wattage				
LED 15: SD: Other:	1	9	19	171
DRV-4 (Illuminated area of facade wall or surface 7840 ft2): Non-tradable Wattage				
LED 16: SD: Other:	1	16	19	304
DRV-5 (Illuminated area of facade wall or surface 3800 ft2): Non-tradable Wattage				
LED 17: SD: Other:	1	8	19	152
FLEX (Parking area 62576 ft2): Tradable Wattage				
LED 18: SB: Other:	1	12	134	1608
FLEX (Landscaping 34585 ft2): Tradable Wattage				
LED 19: SH: Other:	1	8	134	1072
FLEX BGS (Illuminated area of facade wall or surface 14256 ft2): Non-tradable Wattage				
LED 20: SD: Other:	1	64	19	1216
LED 21: SGE: Other:	1	16	12	186
			Total Tradable Proposed Watts =	5092

Exterior Lighting PASSES: Design 37% better than code

Exterior Lighting Compliance Statement

Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 2018 IECC requirements in COMcheck Version 4.1.5.4 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

JONATHAN F. ORTIZ, PM — Name - Title
Signature
07/18/22 — Date

Project Title: 22377
Data filename: Z:\Shared\01_Projects\2022\22377_RKAA_Rockwall Storage (DR)\01_Construction Documents\ENERGY\22377_IECC.cck

Report date: 07/18/22
Page 2 of 6

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	SA	3	Lithonia Lighting	(2) DSX0 LED P6 40K T5W MVOLT SPA (FINISH) / SSS 17.5' W/2.5' BASE	TWIN-HEAD DSX0 LED P6 40K T5W MVOLT	LED - 4000K	DSX0_LED_P6_40K_T5W_MVOLT.ies	16466	0.91	268
	SB	12	Lithonia Lighting	DSX0 LED P6 40K TFTM MVOLT SPA HS (FINISH) / SSS 17.5' W/2.5' BASE	DSX0 LED P6 40K TFTM MVOLT with houseside shield	LED - 4000K	DSX0_LED_P6_40K_TFTM_MVOLT_HS.ies	12465	0.91	134
	SC	3	Lithonia Lighting	DSX0 LED P6 40K T2M MVOLT SPA (FINISH) / SSS 17.5' W/2.5' BASE	DSX0 LED P6 40K T2M MVOLT	LED - 4000K	DSX0_LED_P6_40K_T2M_MVOLT.ies	15931	0.91	134
	SC-HS	9	Lithonia Lighting	DSX0 LED P6 40K T2M MVOLT SPA HS (FINISH) / SSS 17.5' W/2.5' BASE	DSX0 LED P6 40K T2M MVOLT with houseside shield	LED - 4000K	DSX0_LED_P6_40K_T2M_MVOLT_HS.ies	13054	0.91	134
	SD	114	Lithonia Lighting	WDGE2 LED P2 40K 80CRI TFTM MVOLT (FINISH)	WDGE2 LED WITH P2 - PERFORMANCE PACKAGE, 4000K, 80CRI, TYPE FORWARD THROW MEDIUM OPTIC	LED - 4000K	WDGE2_LED_P2_40K_80CRI_TFTM.ies	2030	0.91	18.9815
	SDE	4	Lithonia Lighting	WDGE2 LED P2 40K 80CRI TFTM MVOLT E20WC (FINISH)	WDGE2 LED WITH P2 - PERFORMANCE PACKAGE, 4000K, 80CRI, TYPE FORWARD THROW MEDIUM OPTIC W/EM BATTERY PACK	LED - 4000K	WDGE2_LED_P2_40K_80CRI_TFTM.ies	2030	0.91	18.9815
	SF	3	Lithonia Lighting	WDGE3 LED P1 80CRI R3 40K MVOLT (FINISH)	WDGE3 LED WITH P1 - PERFORMANCE PACKAGE, 4000K, 70CRI, TYPE 3 OPTIC	LED - 4000K	WDGE3_LED_P1_70CRI_R3_40K.ies	7523	0.91	51.1717
	SG	4	TGS	TWFR 0612 C-4000K U	ThinTek Wafer R - Direct Mount Recessed Downlight	LED - 4000K	TWRF-0612-C-U (2700K)_IESNA2002.IES	918	0.91	11.6264
	SGE	19	TGS	TWFR 0612 C-4000K U 90025-h	ThinTek Wafer R - Direct Mount Recessed Downlight w/EM Battery Pack	LED - 4000K	TWRF-0612-C-U (2700K)_IESNA2002.IES	918	0.91	11.6264
	SH	8	Lithonia Lighting	DSX0 LED P6 40K BLC MVOLT SPA (FINISH) / SSS 17.5' W/2.5' BASE	DSX0 LED P6 40K BLC MVOLT	LED - 4000K	DSX0_LED_P6_40K_BLC_MVOLT.ies	13089	0.91	134

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PROPERTY LINE - FC @ GRADE	+	0.0 fc	0.2 fc	0.0 fc	N/A	N/A
SITE - FC @ GRADE	+	1.6 fc	5.9 fc	0.0 fc	N/A	N/A

APPROVED:
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission on the 27 day of September, 2022.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

ARDEBILI Engineering
Project Number: 22377 | Project Manager: JFO
7328 E Stetson Dr., Scottsdale, AZ 85251
P: 480.626.7072 | ardebilieng.com

RKAA ARCHITECTS, INC

F-15128
STATE OF TEXAS
OMID ARDEBILI
112305
LICENSED PROFESSIONAL ENGINEER
7/19/22

ROCKWALL STORAGE
SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 04-13-2022 (PRELIMINARY)

E0.5
EXTERIOR CUTSHEETS AND IECC REPORT
RKAA# 22040.00

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