

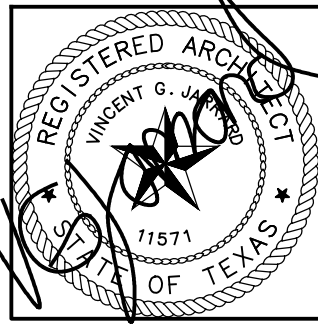
City of Rockwall

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

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1	04.13.16
2	05.03.16
3	05.12.16 REV #2



GENERAL CONTRACTOR:
COOPER GENERAL CONTRACTORS
GENE COOPER
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972.245.7960 fax

PROPOSED EXPRESS CAR WASH FOR
CARMEL CAR WASH ROCKWALL
2003 SOUTH GOLIAD STREET ROCKWALL, TX 75087

EURYTHMIC DESIGN GROUP ARCHITECTS
V. G. JARRARD A.I.A.
11700 PRESTON ROAD SUITE 660-417 DALLAS, TX 75230
tele 214.361.1934 email vincent@edg-architects.com
ARCHITECTURE ART INTERIOR ARCHITECTURE FURNITURE DESIGN

SHEET:
SP-1
1 OF (3) SP SHEETS

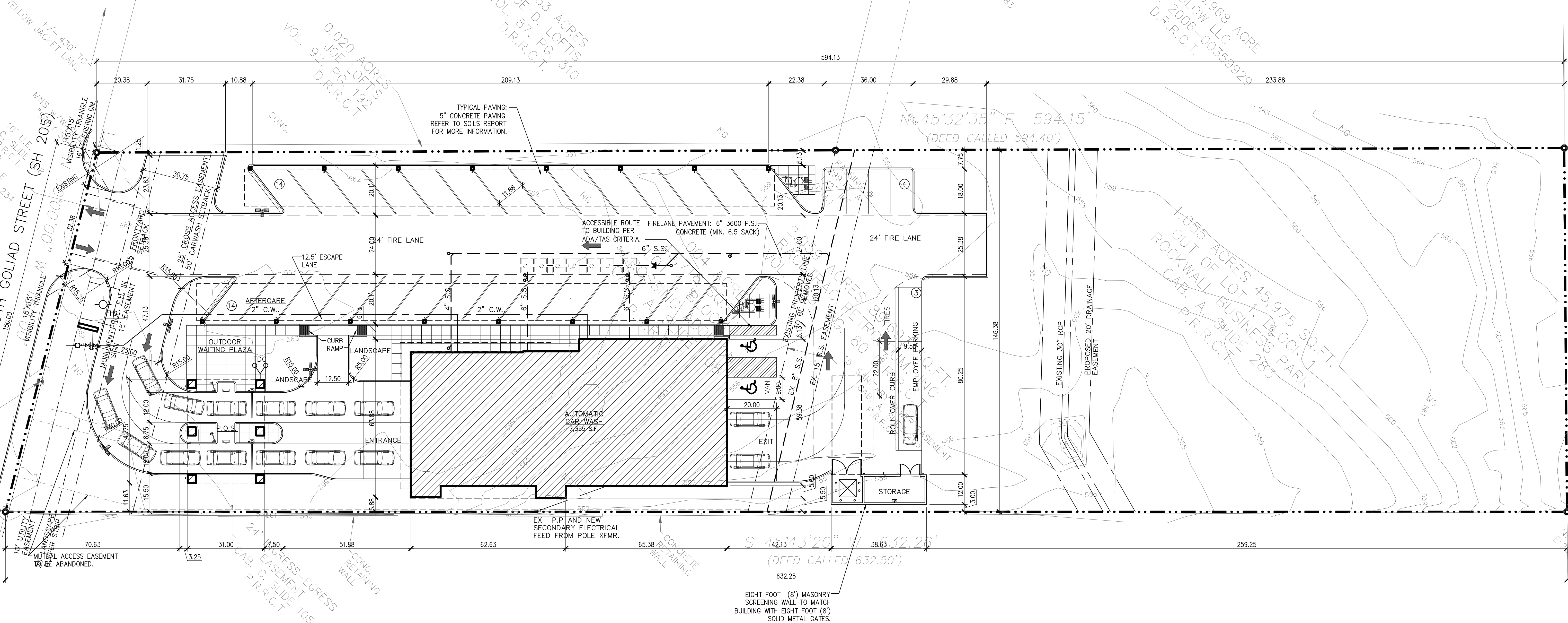
JOSEPH CADLE SURVEY,

TRACT II-0.968 ACRE
LANDFLOW LLC
DOC. NO. 2006-003559929
D.R.R.C.T.

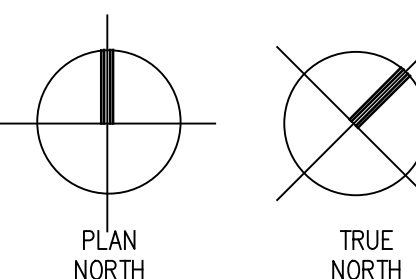
15' SANITARY SEWER
CAB. A SLIDE 283
P.R.R.C.T.

1.033 ACRES
JOE D. LOFTIS
VOL. 81, PG. 310
D.R.R.C.T.

0.020 ACRES
JOE D. LOFTIS
VOL. 92, PG. 190
D.R.R.C.T.



1 SITE PLAN
1" = 20'



PLAN NORTH
TRUE NORTH

PROJECT LOCATION



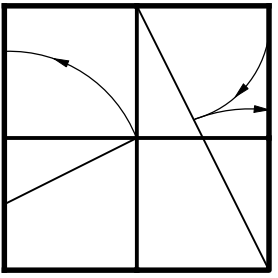
VICINITY MAP

N.T.S.

WATER METER SCHEDULE						
I.D.	LOCATION	TYPE	SIZE	QUANTITY	SAN. SEW.	STATUS
1	N.E. CORNER	DOMESTIC	2"	2	6"	NEW
2	N.E. CORNER	IRRIGATION	1"	1	N/A	EXISTING

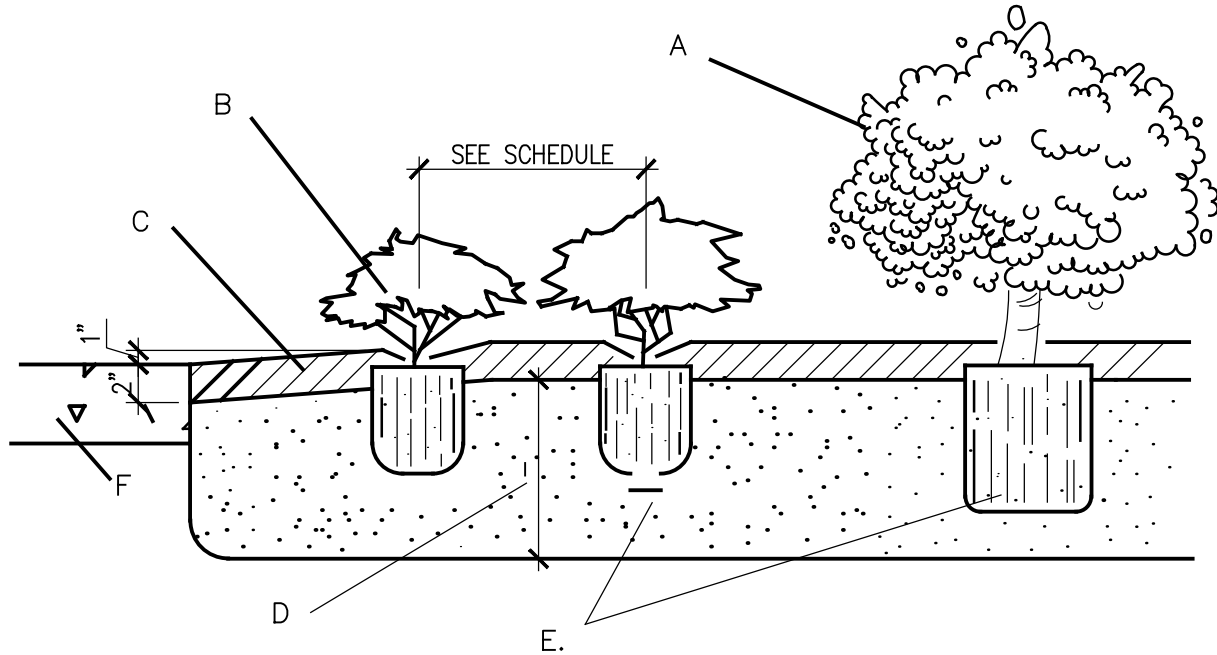
SITE DATA AND TABULATIONS:	
CURRENT AND PROPOSED ZONING COMMERCIAL (C)	
LOT AREA	52,072 S.F.
BUILDING AREA	7,355 S.F.
P.O.S. CANOPY	1,294 S.F.
VACUUM CANOPY 1	3,223 S.F.
VACUUM CANOPY 2	3,218 S.F.
TOTAL BUILDING AREA TO BE PARKED	7,355 S.F.
COVERAGE =	28.97%
FAR =	1:1
MAXIMUM HEIGHT OF BLDG. =	24'
PARKING REQUIRED:	
1:250 CAR WASH (7355 S.F.)	29.42 SPACES
TOTAL	30 SPACES
PARKING PROVIDED	36 SPACES
ACCESSIBLE SPACES REQUIRED	2 SPACES
ACCESSIBLE SPACES PROVIDED	2 SPACES
6 SPACES OF STACKING REQUIRED AND PROVIDED.	

CURRENT ZONING:
COMMERCIAL (C)
PROPOSED USE:
EXPRESS CAR WASH



EURYTHMIC
DESIGN GROUP
ARCHITECTS

CARMEL CAR WASH- ROCKWALL
2007 S. GOLIAD STREET ROCKWALL TEXAS 75087
CASE NUMBER: SP2016-008
OWNER INFORMATION:
CAMERON BAGLEY
RACETRAC PETROLEUM, INC.
3225 CUMBERLAND BLVD. SUITE 100 ATLANTA, GEORGIA 30339
770.431.7600 x1202 cbagley@racetrac.com
APPLICANT INFORMATION:
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GENERAL NOTES:

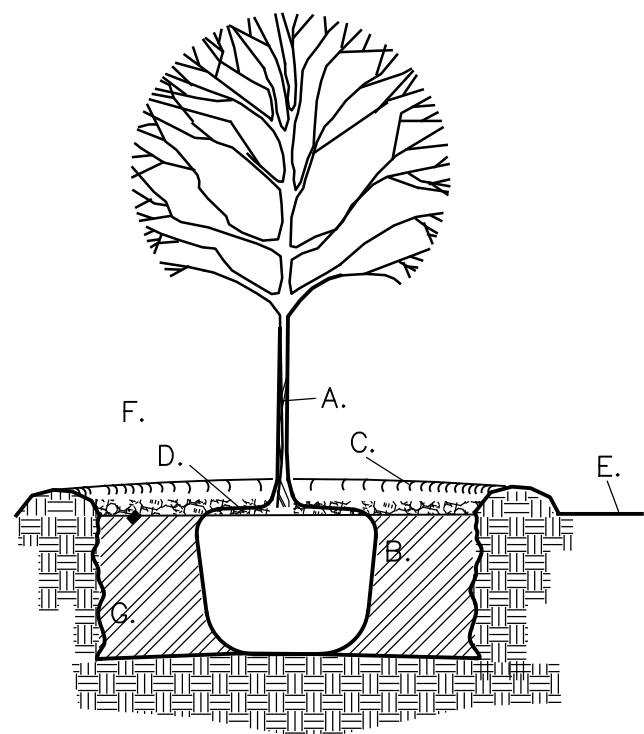
1. ADD OR REMOVE TOPSOIL AS NECESSARY TO ACCOUNT FOR THE INCLUSION OF SOIL AMENDMENTS. SOIL MIXTURE, REF. SPECS.
2. TRIANGULARLY SPACE ALL GROUNDCOVERS AT SPACING SHOWN ON PLANS.
3. SAVE MULCHING OF PLANTING BED UNTIL NEAR FINAL ACCEPTANCE.

CONSTRUCTION NOTES:

- A. SHRUB – PER PLAN REMOVE ALL LABELS
- B. GROUNDCOVER – PER PLAN
- C. 3" MIN. CEDAR MULCH: SLOPE FROM HARDSCAPE TO 1" ABOVE HARDSCAPE
- D. PLANTING MIX AS SPECIFIED
- E. REMOVE CONTAINER PRUNE ANY CIRCLING ROOT
- F. FLATWORK OR PAVING WHERE APPLICABLE.

1 PLANTING BED DETAIL

N.T.S.



GENERAL NOTES:

1. STABILIZE SOIL BELOW ROOT BALL PRIOR TO PLANTING TO PREVENT TREE FROM SETTLING.
2. TOP OF ROOTBALL SHALL BE 1" TO 2" ABOVE FINISH GRADE
3. ALL WIRE ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED COMPLETELY FROM ROOTBALL AND REMOVE TOP 1/3 OF BURLAP.

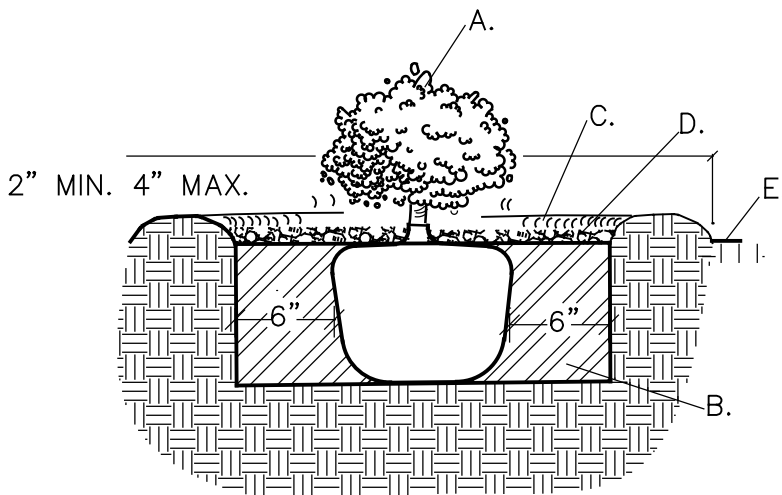
CONSTRUCTION NOTES:

- A. TREE.
- B. LOOSEN NATIVE BACKFILL
- C. WATER RETENTION BASIN.
- D. 3" DEPTH OF CEDAR MULCH. REFER TO NOTE REGARDING ROOT FLARE.
- E. FINISH GRADE.
- *F. NO TREE STAKING REQUIRED.
- G. DIG AN "UGLY" HOLE. REFER TO NOTES.

* FOR HIGH WIND LOCATIONS OR IN AREAS WHERE THE GRADE SLOPES EXCEEDS 3:1. FOR LOCATIONS IN MEDIAN SEE BELOW ALIGN IN MEDIANS PARALLEL TO CURB. INSTALL IN FIRM GROUND. SEE STANDARD MEDIAN DETAILS SD-36.

2 ISOLATED TREE PLANTING

N.T.S.



GENERAL NOTES:

1. THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT.

CONSTRUCTION NOTES:

- A. SHRUB.
- B. PLANTING SOIL MIXTURE (REF SPECIFICATIONS)
- C. WATER RETENTION BASIN.
- D. 3" DEPTH OF CEDAR MULCH.
- E. FINISH GRADE.

3 ISOLATED SHRUB PLANINTG

N.T.S.

GENERAL LANDSCAPE NOTES:

1. CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR NEEDED FOR INSTALLATION OF PROPOSED LANDSCAPE MATERIAL. THIS DESIGN AND FUTURE MAINTENANCE SHALL BE CARRIED OUT WITH AND MAINTAINED BY CURRENT ORGANIC GARDENING STANDARDS.
2. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS AS PUBLISHED BY THE CURRENT AMERICAN ASSOCIATION OF NURSERYMEN. ALL PLANT MATERIAL SHALL BE PURCHASED FROM SOURCES AS CLOSE TO THE CONSTRUCTION SIGHT AS POSSIBLE. ALL MULCH SHALL BE PURCHASED FROM LOCAL YARDS THAT USE ONLY NATIVE "ORGANIC" MATERIAL. ALL COMPOST AND MULCH SHALL BE CERTIFIED ORGANIC AND FREE OF CHEMICALS AND PESTICIDES, UNLESS OTHERWISE NOTED ON THE PLANS.
3. ANY CONFLICTS OF TREE LOCATION AND UTILITY LINES, UNDERGROUND OR OVERHEAD SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AS SOON AS POSSIBLE.
4. NO PLANTING SHALL TAKE PLACE BEFORE FINISHED GRADING HAS BEEN FINISHED AND BED LAYOUTS HAVE BEEN APPROVED BY THE ARCHITECT.
5. THE ARCHITECT AND OR OWNER RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DUE TO UNSATISFACTORY CONDITIONS OF THE PLANT MATERIAL. ALL PLANTS SHALL BE CONTAINER GROWN OR B & B. ALL PLASTIC CONTAINERS SHALL BE REMOVED PRIOR TO PLANTING. ALL PLASTIC CONTAINERS SHALL BE RECYCLED LOCALLY.
6. ALL PLANT MATERIAL SHALL BE WATERED THOROUGHLY TWICE WITHIN THE FIRST 24 HOURS OF PLANTING, THEN ONCE PER WEEK FOR THE FIRST GROWING SEASON.
7. THE CONTRACTOR SHALL PROVIDE A ONE (1) YEAR WARRANTY ON ALL LANDSCAPE MATERIAL FROM THE DATE OF THE C.O.
8. THE PLANTED AREA SHALL BE IRRIGATED OR SPRINKLERED IN A MANNER THAT WILL NOT ERODE THE TOPSOIL, BUT WILL SUFFICIENTLY SOAK THE SOIL TO A DEPTH OF 6 INCHES. THE IRRIGATION SHALL OCCUR AT FIVE DAY INTERVALS DURING THE FIRST TWO MONTHS. RAINFALL OCCURRENCES OF ½ INCH OR GREATER SHALL POSTPONE THE WATERING SCHEDULE ONE CYCLE.
9. RAISE ALL BEDS 6" TO ALLOW FOR PROPER DRAINAGE. PREPARE ALL BEDS BY ADDING 6" OF ORGANIC COMPOST, ORGANIC FERTILIZER (2 LBS/100 S.F.), ROTO-TILL TO A DEPTH OF 8". TOP DRESS WITH A 3" MINIMUM LAYER OF NATIVE CEDAR MULCH AFTER PLANTING.
10. LAWN PLANTING: REMOVE ALL SURFACE ROCKS OVER 2"ROUND. LIGHTLY TILL OR SCARIFY THE TOP SOIL TO A DEPTH OF 2". LIGHTLY RAKE AND GENTLY SLOPE TO PREVENT PONDING OF WATER. FOR SOD: TURF SHALL BE ROLLED AFTER INSTALLATION AND FERTILIZED WITH AN ORGANIC FERTILIZER SUITABLE FOR NEWLY PLANTED TURF APPLIED PER THE MANUFACTURER'S RECOMMENDATION. FOR HYDRO-MULCH: PRIOR TO HYDRO-MULCHING SPRAY TOP SOIL WITH "AGISPON" OR "MEDIAN" AND TREAT THE SEED WITH ONE OF THE SAME PRODUCTS. APPLY SEED TO THE GROUND FIRST THEN HYDRO-MULCH OVER THE SEED. AFTER ALL AREAS OF GRASS HAVE BEEN ESTABLISHED APPLY A LIGHT APPLICATION OF ORGANIC FERTILIZER AT THE TIME OF THE FIRST MOWING. PULL ALL VISIBLE WEEDS AT THAT TIME AS WELL.
11. ASIAN JASMINE, IVY OR OTHER NON TURF GROUND COVER: PLANT 12" O.C. MAXIMUM.
12. SHRUBS: SPACE LARGE SHRUBS SUCH AS BURFORD HOLLIES, COTONEASTER AND INDIAN HAWTHORN @ 4'6"-5'0" O.C. SPACE MEDIUM SHRUBS SUCH AS DWARF BURFORD HOLLIES AT 3'0"-3'6" O.C. SPACE SMALL SHRUBS SUCH AS DWARF YAUPON, ORNAMENTAL GRASSES AND NANDINA @ 2' O.C. SPACE ROSES AT 3'6"-4'0" O.C. THE SHRUBS INDICATED ON THE PLANS ARE FOR INFORMATIONAL PURPOSES AND ARE NOT NECESSARILY INTENDED TO BE AN EXACT COUNT OF THE NUMBER OF SHRUBS. THE GENERAL CONTRACTOR SHALL SUPPLY AS MANY SHRUBS AS REQUIRED TO FILL THE AREA DESIGNATED ON THE PLANS SPACED ACCORDING TO THE SPECIFICATIONS.
13. SHRUB PLANTING: THE HOLE SHALL BE DUG THE EXACT DEPTH OF THE HEIGHT ROOT BALL. THE TOP OF THE SHRUB' ROOT SYSTEM SHALL BE EQUAL TO OR SLIGHTLY ABOVE THE FINISHED GRADE. THE G.C. SHALL INSPECT THE ROOT BALL AND DETERMINE THAT SOIL HAS NOT BEEN ADDED ABOVE TO THE TOP OF THE ROOT SYSTEM. IF THIS HAS OCCURRED REMOVE THE SOIL. THE HOLE SHALL BE TWICE THE DIAMETER OF THE CONTAINER. DO NOT LEAVE ANY "SLICK" SIDES OF THE HOLE, THE HOLE SHOULD BE JAGGED ROUGH, MAKE AN "UGLY" HOLE. BACK FILL WITH THE EXISTING SOIL. DO NOT ADD AMENDMENTS TO THE BACK FILL SOIL. MULCH AFTER PLANTING WITH 3" MINIMUM OF SHREDDED NATIVE CEDAR MULCH.
14. TREE PLANTING: THE HOLE SHALL BE DUG THE EXACT DEPTH OF THE HEIGHT ROOT BALL. THE TREES TRUNK FLARE SHALL BE ABOVE THE FINISHED GRADE. THE G.C. SHALL INSPECT THE ROOT BALL AND DETERMINE THAT THE SOIL HAS NOT BEEN ADDED ABOVE THE TRUNK FLARE. IF THIS HAS OCCURRED REMOVE THE SOIL TO EXPOSE THE FLARE BEING MINDFUL OF THE TREES ROOT SYSTEM. THE HOLE SHALL BE TWICE THE DIAMETER OF THE ROOT BALL. DO NOT LEAVE ANY "SLICK" SIDES OF THE HOLE, THE HOLE SHOULD BE JAGGED ROUGH, MAKE AN "UGLY" HOLE. BACK FILL WITH THE EXISTING SOIL. DO NOT ADD AMENDMENTS TO THE BACK FILL SOIL. LEAVE BURLAP ON THE BALL HOWEVER LOOSEN THE BURLAP FROM TRUNK AND REMOVE ANY NYLON PLASTIC COVERING OR STRING OF WIRE MESH. DO NOT WRAP OR STAKE THE PLANT. DO NOT OVER PRUNE. MULCH THE TOP OF THE BALL AFTER PLANTING WITH 3" MINIMUM OF SHREDDED NATIVE CEDAR MULCH. IN GRASS AREAS EXTEND MULCH TO DRIP LINE IF PLANT MINIMUM.
15. ALL WORK SHALL BE PERFORMED ACCORDING TO THE CITY LANDSCAPE ORDINACE(S) AND GUIDELINES.
16. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A MAINTENANCE SCHEDULE FOR AN ORGANIC PROGRAM TO INCLUDE FERTILIZATION, PRUNING, MOWING, MULCHING, ETC. UPON COMPLETION OF WORK.
17. ALL REQUIRED LANDSCAPE AREAS SHALL BE PERMANENTLY MAINTAINED AND SHALL BE IRRIGATED WITH AN AUTOMATIC CONVENTIONAL IRRIGATION SYSTEM EQUIPPED WITH RAIN AND FREEZE SENSOR CONTROLS. THE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED IRRIGATOR OR MASTER PLUMBER.
18. THE CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS CREATED DURING CONSTRUCTION I.E. BURLAP, CONTAINERS, PLANT TAGS, ETC. ALL PLASTIC CONTAINERS SHALL BE RECYCLED LOCALLY.
19. THE OWNER SHALL CONTINUOUSLY MAINTAIN THE REQUIRED LANDSCAPING IN ACCORDANCE WITH THE LANDSCAPE CODE OF THE LOCAL MUNICIPALITY AND IN ACCORDANCE WITH THE LATEST ORGANIC GARDENING PRACTICES.
20. ALL OUT DOOR MECHANICAL EQUIPMENT SUCH AS COMPRESSORS, UTILITY HUTS, TRANSFORMERS OR OTHER BUILDING SERVICE EQUIPMENT IS REQUIRED TO BE COMPLETELY SCREENED FROM VIEW ON AL SIDES USING A VEGETATIVE SCREEN. IF MECHANICAL EQUIPMENT IS TO BE LOCATED ON THE ROOF OF THE BUILDING IT IS REQUIRED TO BE SCREENED FROM VIEW. REFER TO THE ARCHITECTURAL DRAWINGS FOR MORE INFORMATION FOR LOCATIONS OF ROOFTOP MECHANICAL EQUIPMENT.

LANDSCAPE CALCULATIONS

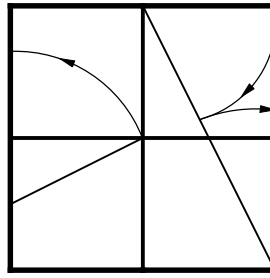
EFFECTIVE SITE SQUARE FOOTAGE	52,072 S.F. (1.195 ACRES)	
COMMERCIAL ZONING – NO RESIDENTIAL ADJACENCY		
LANDSCAPE AREA REQUIREMENTS:	REQUIRED	PROVIDED
REQUIRED LANDSCAPING AREA COMMERCIAL USE (15%) PERVIOUS VS. NON PERVIOUS	7,811 S.F. (PERVIOUS)	11,242 S.F. (21.58%) (PERVIOUS)
NO CREDITS TAKEN		
20' BUFFER STRIP	YES	YES
MINIMUM LANDSCAPE LOCATED IN FRONT OF BUILDING (50%)	3,905 S.F.	6,552 S.F. (167.78%)
PARKING LOT LANDSCAPE REQUIREMENTS:		
ALL PARKING SPACES MUST BE WITHIN 80' OF A TREE	YEA	YES
BUFFER STREET LANDSCAPE REQUIREMENT:		
LANDSCAPED AREA REQUIREMENTS: 80% MINIMUM 150.00' X 20 = 3,000.00 S.F.	2,400 S.F.	2,360 S.F. (79%)
CANOPY TREES 3:100 L.F. 145.42'/100X3 = 4.36	5 TREES	5 TREES
ACCENT TREES 4:100 L.F. 145.42'/100X4 = 5.8168	6 TREES	6 TREES

LANDSCAPE LEGEND

MARK	TYPE	PLANT VARIETY
A.	NOT USED	DECOMPOSED GRANITE
A1.	GROUND COVER	COMMON BERMUDA – CYNODON DACTYLON.
A2.	NOT USED	1 GALLON CREEPING JUNIPER (0 THUS) (JUNIPERUS HORIZONTALIS) 18" O.C.
A3.	NOT USED	
B.	NEW TREE NOT USED	3" CALIPER CEDAR-ELM (0 THUS) (ULMUS CRASSIFOLIA)
B1.	STREET TREE	4" CALIPER SHUMARD RED OAK (8 THUS) (QUERCUS SHUMARDII)
E	EXISTING TREE – NOT USED	NO PROTECTED TREES. REFER TO OWNER CERTIFICATION LETTER.
C.	NEW ORNAMENTAL TREE	10' LITTLE GEM MAGNOLIA – ESPALIER (6 THUS) (MAGNOLIA GRANDIFLORA 'LITTLE GEM')
D1.	SMALL SHRUB	1 GALLON DWARF YAUPON HOLLY (25 THUS) (ILEX VOMITORIA 'NANA')
D2.	MEDIUM SHRUB	3 GALLON COTONEASTER, GRAY (13 THUS) (COTONEASTER GLAUCOPHYLLA)
D3.	MEDIUM SHRUB	3 GALLON DWARF BURFORD HOLLY (60 THUS) (ILEX CORNUTA 'BURFORD NANA')
D4.	MEDIUM SHRUB	3 GALLON ANTIQUE ROSE – VARIETY OF COLORS – REFER TO OWNER (164 THUS) (ROSA SPP.) USE NATIVE BUSH STYLE ROSE BUSHES. DO NOT USE HYBRID VARIETALS UNLESS THEY HAVE A PROVEN 40 YEAR TRACK RECORD OF SUCCESS IN THE DFW AREA.
D5.	MEDIUM SHRUB NOT USED	6 GALLON RED YUCCA (0 THUS) (HESPERALOE PARVIFLORA)
D6.	MEDIUM SHRUB NOT USED	6 GALLON SALVIA GREGG (AUTUMN SAGE) RED (0 THUS) (SALVIA GREGG)
E1.	LARGE SHRUB	7 GALLON BURFORD HOLLY (22 THUS) (ILEX CORNUTA 'BURFORDII')
E2.	LARGE SHRUB NOT USED	6 GALLON TEXAS SAGE (0 THUS) (LEUCOPHYLLUM FRUTESCENS)
F	SPECIMEN CACTUS NOT USED	6" WIDE X 3' TALL PRICKLY PEAR CACTUS (0 THUS) (OPUNTIA PHACANTHA)
G.	NOT USED	(0 THUS)
G1.	NOT USED	(0 THUS)
G2.	SMALL SHRUB NOT USED	6 GALLON ROSEMARY (0 THUS) (ROSMARINUS OFFICINALIS)
J	ORNAMENTAL GRASSES NOT USED	1 GALLON VARIETY OF PERENNIAL ORNAMENTAL GRASSES.
K	ANNUAL VERITIES NOT USED	ANNUAL COLORS VARIETY T.B.G.

NOTE TO G.C.
ALL FILL PLACED ON THE SITE SHALL RESPECT ALL EXISTING TREES BY ASSURING THAT NO SOIL OR MULCH HAS COVERED UP THE ROOT FLARE OF THE TREES.

THE PLANS PRESENTED HERE COMPLY WITH THE LANDSCAPE AND TREE ORDINANCE.

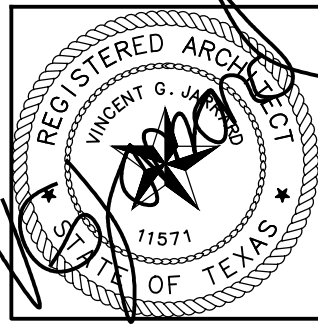


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ARCHITECTS

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2007 S. GOLIAD STREET ROCKWALL TEXAS 75087
CASE NUMBER: SP2016-008
OWNER INFORMATION:
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RACETRAC PETROLEUM, INC.
3225 CUMBERLAND BLVD. SUITE 100 ATLANTA, GEORGIA 30339
770.431.7600 x1202 cbagley@racetrac.com
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1	04.13.16
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* REVISIONS #1	
*	

#1602



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○ EURYTHMIC DESIGN GROUP ○ ARCHITECTS ○
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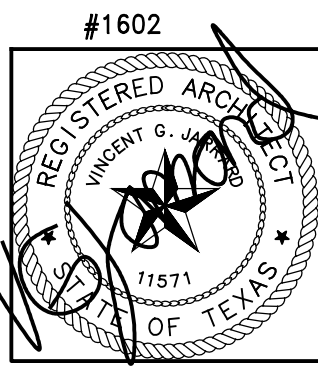
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tele 214.361.1934 email vincent@edg-architects.com
○ ARCHITECTURE ○ ART ○ INTERIOR ARCHITECTURE ○ FURNITURE DESIGN ○

SHEET:

L-2.0

1 OF (2) L SHEETS

1	04.13.16
2	05.03.16
REVISIONS #1	

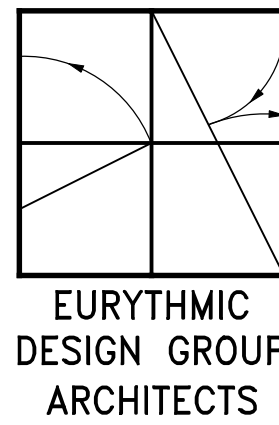


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SHEET:
PH-1.0
1 OF 1 PH SHEETS



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Luminaire Location Summary						
LumNo	Label	X	Y	Z	Orient	Tilt
1	B	298.5	73.5	8	0	0
2	G	123	137	10	0	0
3	G	149.75	135.75	10	0	0
4	G	179.75	135.75	10	0	0
5	G	209.5	135.75	10	0	0
6	G	239.75	135.75	10	0	0
7	G	269.5	135.75	10	0	0
8	G	299.75	135.75	10	0	0
9	G	103.5	92.25	10	0	0
10	G	130.25	93.5	10	0	0
11	G	160.25	93.5	10	0	0
12	G	190.25	93.5	10	0	0
13	G	220.25	93.5	10	0	0
14	G	250.25	93.5	10	0	0
15	G	280.25	93.5	10	0	0
16	G	89.25	29.75	10	0	0
17	G	100.75	29.75	10	0	0
18	G	89.25	41.25	10	0	0
19	G	100.75	41.25	10	0	0
20	G	89.25	52.5	10	0	0
21	G	100.75	52.5	10	0	0
22	P	169.2	17.85	8	180	0
23	P	172.2	73.8	8	90	0
24	P	191.85	73.8	8	90	0
25	P	215.25	73.8	8	90	0
26	P	228.75	74.1	8	90	0
27	SL-3	109.5	129.9	20	270	0
28	SL-3	72.45	84	20	168.69	0
29	SL-3	45.9	34.2	20	41.987	0
30	SL-3	316.65	93.9	20	0	0
31	SL-4	129	66	20	0	0

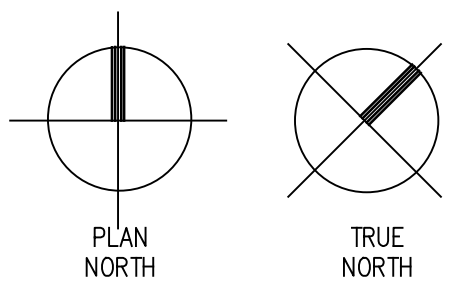
TYPICAL 'P' FIXTURE.

Fixture Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
1	1	B	SINGLE	9000	0.800	MPWP-FC-100-XX
20	20	G	SINGLE	N.A.	0.864	QDCAST-1A (4PANELS 10°TILT)
5	5	P	SINGLE	4080	0.864	UTA-30381
4	4	SL-3	3 @ 90 DEG ROTATED	22000	0.800	MPTR-SL-250
1	1	SL-4	4 @ 90 DEGREES	22000	0.800	MPTR-SL-250
						Lum. Watts
						150
						56
						56.2
						283
						283

Calculation Summary									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb
Property Line	Illuminance	Fc	0.78	4.0	0.0	N.A.	N.A.	20	N.A.
Site @Finished GRade	Illuminance	Fc	5.53	20.3	0.0	N.A.	N.A.	10	10

Object Summary		
Label	Type	Description
Building	Polygon-Flat	Assumed Reflectance: .3
Canopy 1	Polygon-Flat	Assumed Reflectance: .3
Canopy 2	Polygon-Flat	Assumed Reflectance: .3
Canopy 3	Polygon-Flat	Assumed Reflectance: .3

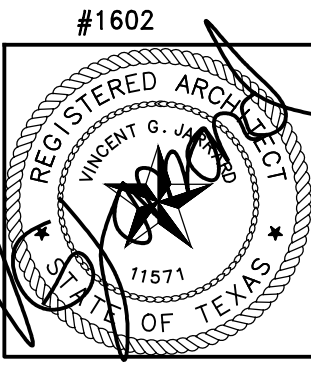
1 SITE PLAN - PHOTOMETRIC
1"=20'-0"



PLAN
NORTH

TRUE
NORTH

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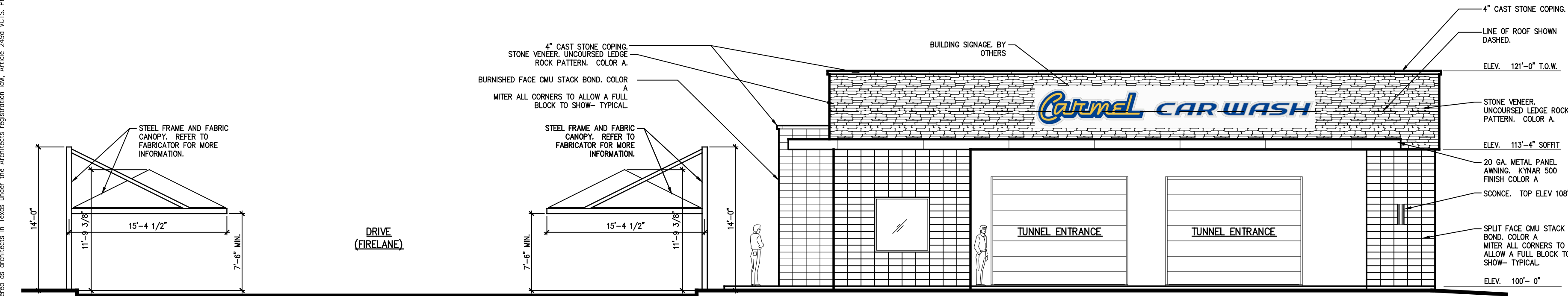


GENERAL CONTRACTOR:
COOPER GENERAL CONTRACTORS
GENE COOPER
1225 E. CROSBY ROAD, SUITE A-1 CARROLLTON, TX 75006
972.245.7960 Tele

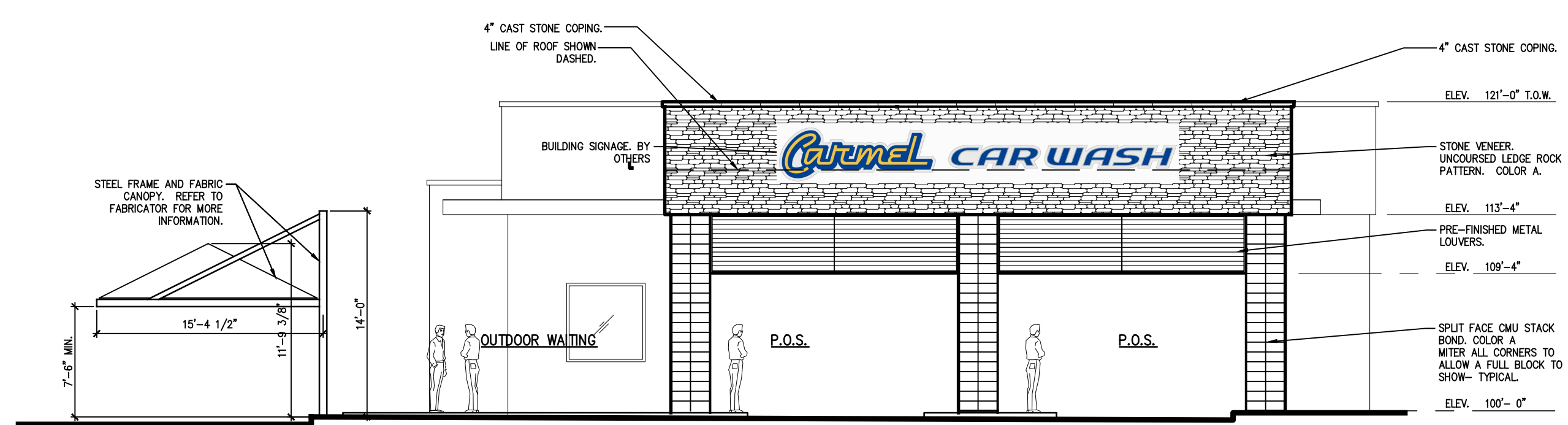
PROPOSED EXPRESS CAR WASH FOR
CARMEL CAR WASH ROCKWALL
2003 SOUTH GOLIAD STREET ROCKWALL, TX 75087

EURYTHMIC DESIGN GROUP ARCHITECTS
V. G. JARRARD A.I.A.
11700 PRESTON ROAD SUITE 660-417 DALLAS, TX 75230
tele 214.361.1934 email vincent@edg-architects.com
ARCHITECTURE ART INTERIOR ARCHITECTURE FURNITURE DESIGN

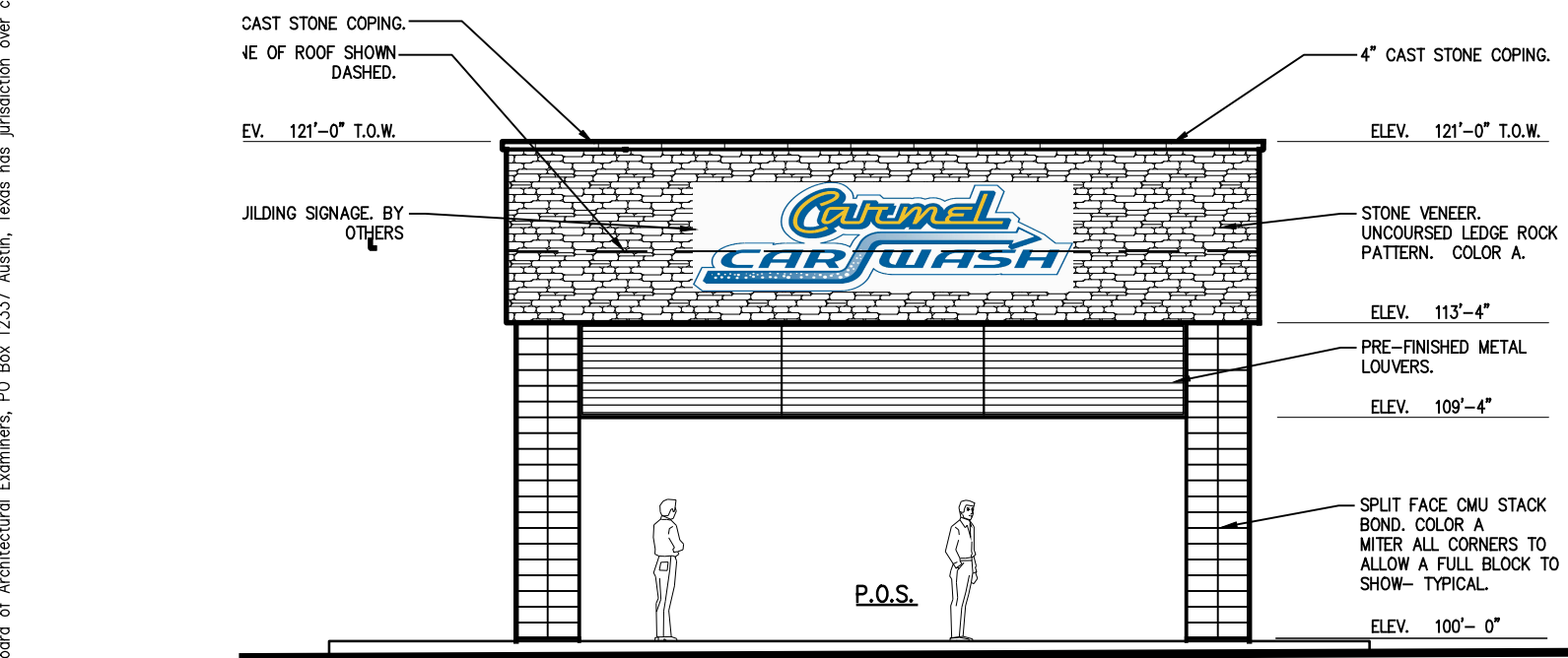
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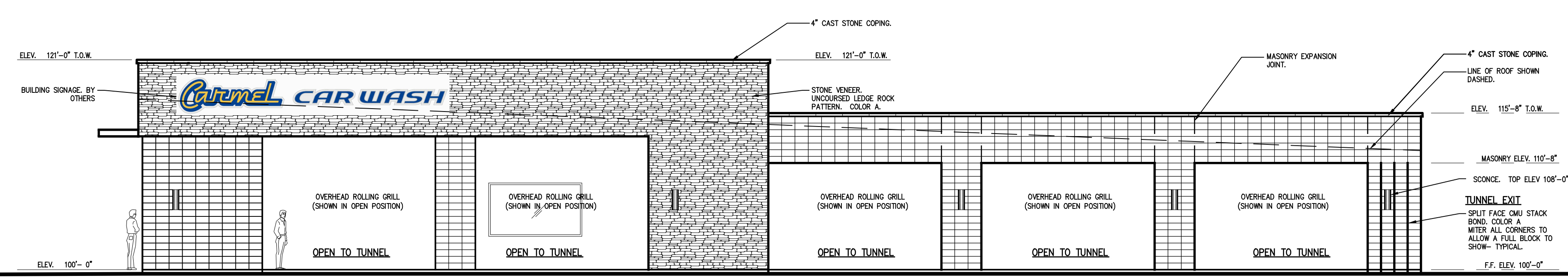
1 WEST (FRONT) ELEVATION 1/8" = 1'-0"



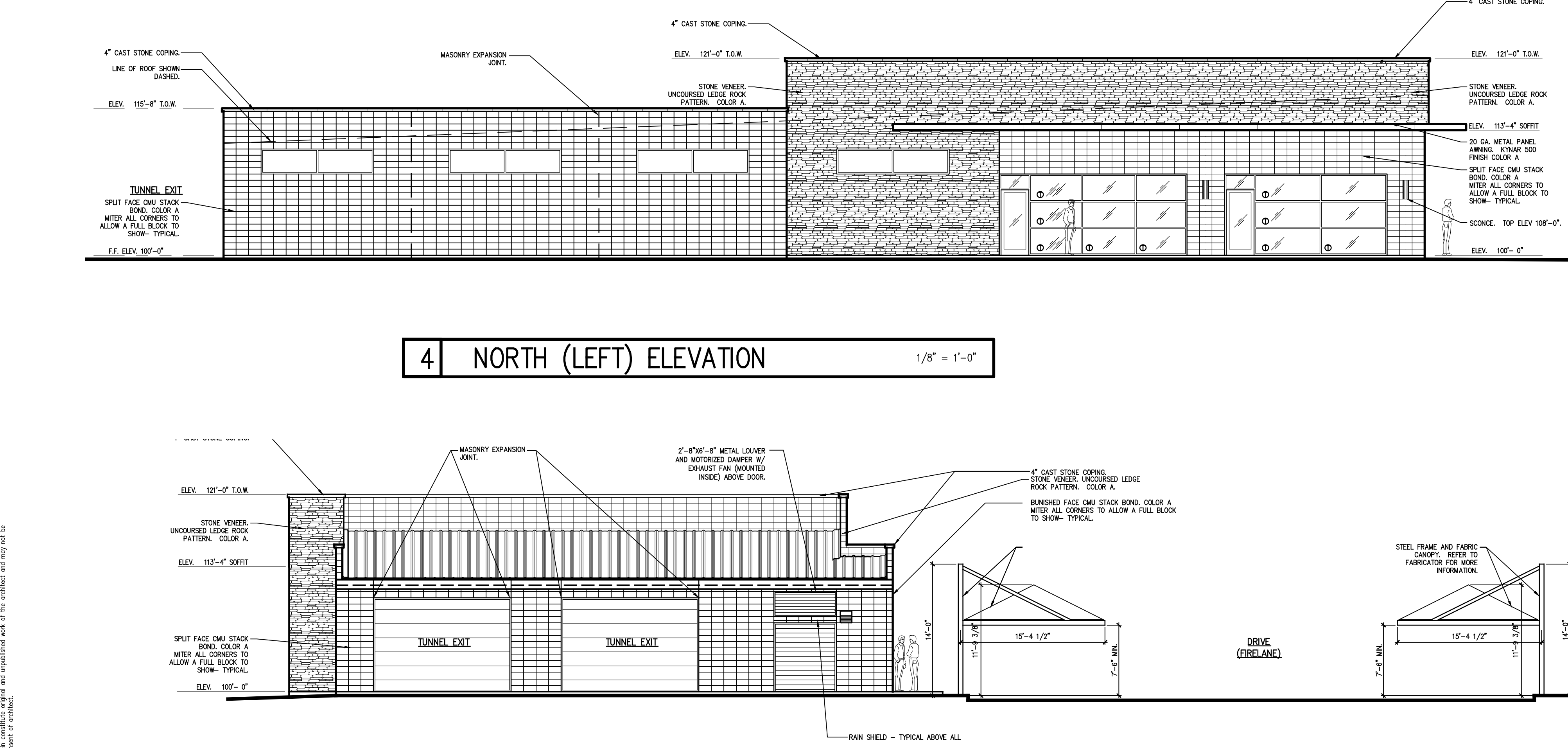
2 WEST (FRONT) P.O.S. ELEVATION 1/8" = 1'-0"



3 SOUTH (RIGHT) ELEVATION 1/8" = 1'-0"



4 NORTH (LEFT) ELEVATION 1/8" = 1'-0"



5 EAST (REAR) ELEVATION 1/8" = 1'-0"

WALL MATERIAL CALCULATIONS IN SQUARE FEET:

FACADE	NET TOTAL	MASONRY REQ'D 90%	MASONRY PROVIDED	STONE REQ'D 20% OF 90%	STONE PROVIDED
WEST (FRONT)	773	696	714	143	380
SOUTH (RIGHT)	1322	1190	1322	238	623
EAST (REAR)	399	359	399	72	107
NORTH (LEFT)	1921	1729	1880	346	734

ARTICULATION DATA:

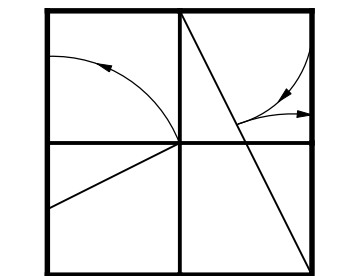
EFFECTED FACADES (SOUTH AND NORTH) OTHER FACADES ARE EXEMPT DUE TO THEIR OVERALL LENGTH AND ORIENTATION

AVERAGE WALL HEIGHT	18.75'
HORIZONTAL OFFSET DATA	
REQUIRED OFFSET 18.75' X 25% =	4.68' (5.0' MINIMUM)
PROVIDED OFFSET	5.0'

MAXIMUM HORIZONTAL LENGTH OF OFFSET ALLOWED 128.50' X 25% = 32.12' (20.0' MINIMUM)
MAXIMUM HORIZONTAL LENGTH OF OFFSET PROVIDED 60.0' (MAXIMUM 60')

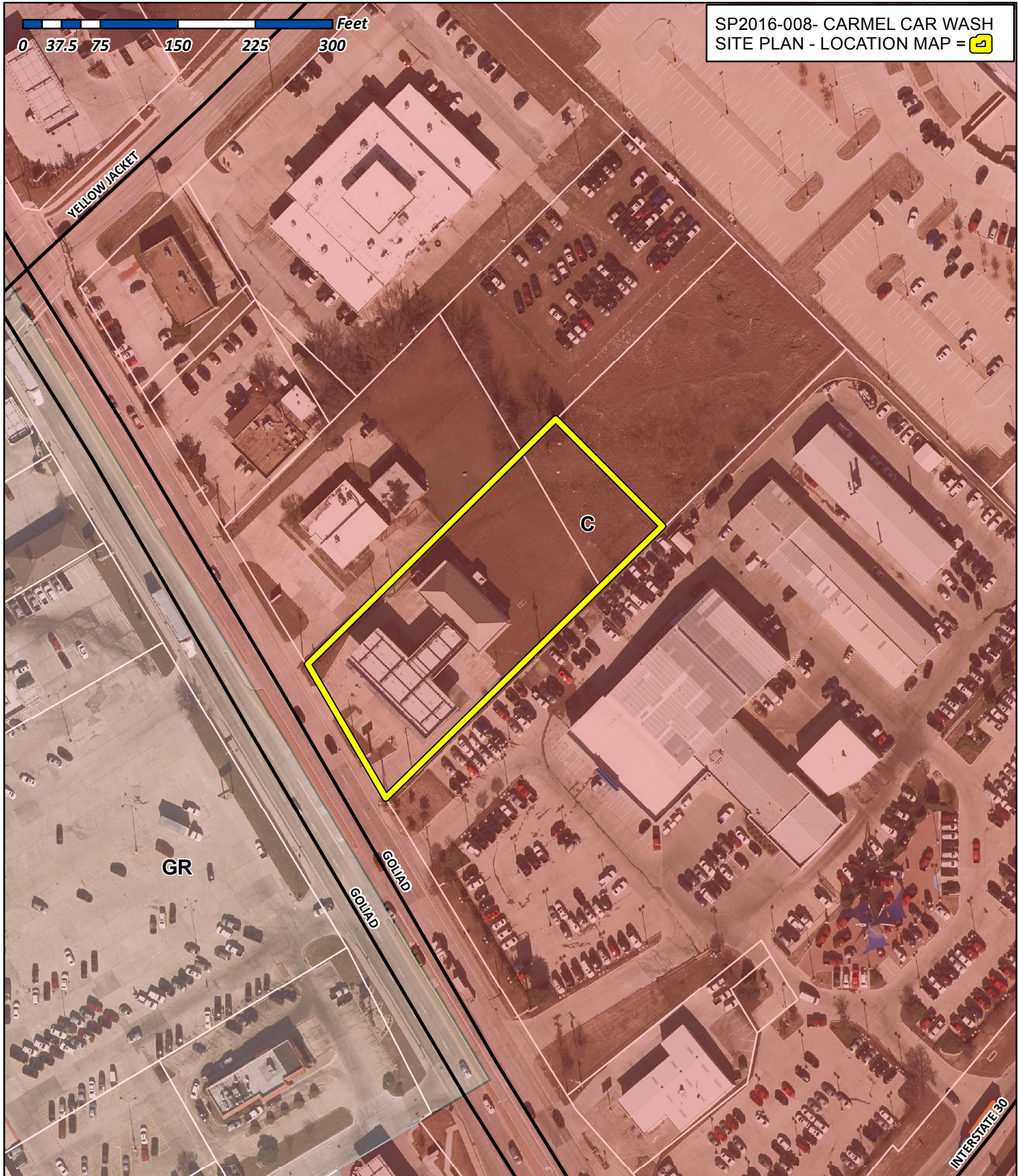
VERTICAL OFFSET DATA	
REQUIRED OFFSET 18.75' X 25% =	4.68' (5.0' MINIMUM)
PROVIDED OFFSET	5.0'

MAXIMUM HORIZONTAL LENGTH OF OFFSET ALLOWED 128.50' X 25% = 32.12' (15.0' MINIMUM)
MAXIMUM HORIZONTAL LENGTH OF OFFSET PROVIDED 60.0' (MAXIMUM 60')



EURYTHMIC
DESIGN GROUP
ARCHITECTS

CARMEL CAR WASH- ROCKWALL
2007 S. GOLIAD STREET ROCKWALL TEXAS 75087
CASE NUMBER: SP2016-008
OWNER INFORMATION:
CAMERON BAGLEY
RACETRAC PETROLEUM, INC.
3225 CUMBERLAND BLVD. SUITE 100 ATLANTA, GEORGIA 30339
770.431.7600 x1202 cbagley@racetrac.com
APPLICANT INFORMATION:
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City of Rockwall

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

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SMOOTH FACED CMU – STACK BOND



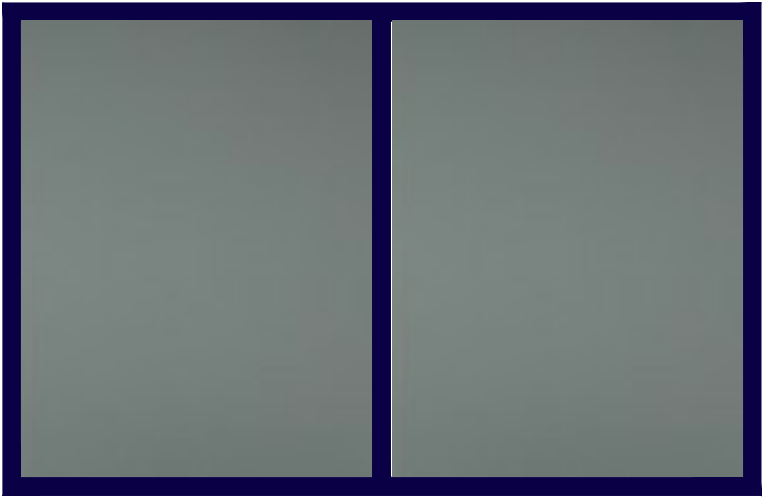
STONE –UNCOURSED LEDGE ROCK PATTERN



CAST STONE



BREAK METAL AWNINGS
AND LOUVERS




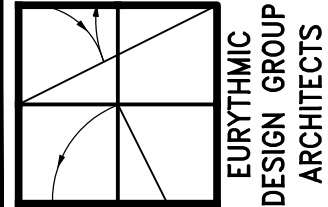
GLASS AND FRAME



CARMEL CAR WASH– ROCKWALL
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		EURYTHMIC DESIGN GROUP ARCHITECTS	
EURYTHMIC DESIGN GROUP ARCHITECTS		Project	Issues/Rev Date By Drawing
11700 PRESTON ROAD #660—417 <i>Dallas</i> Texas 75230 214. 361. 1934 vincent@edg-architects.com		Project No.	
		Description	
		Scale	
		All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used or disclosed without written consent of architect.	





CARMEL CARWASH - NORTHBOUND VIEW



CARMEL CARWASH - SOUTHBOUND VIEW