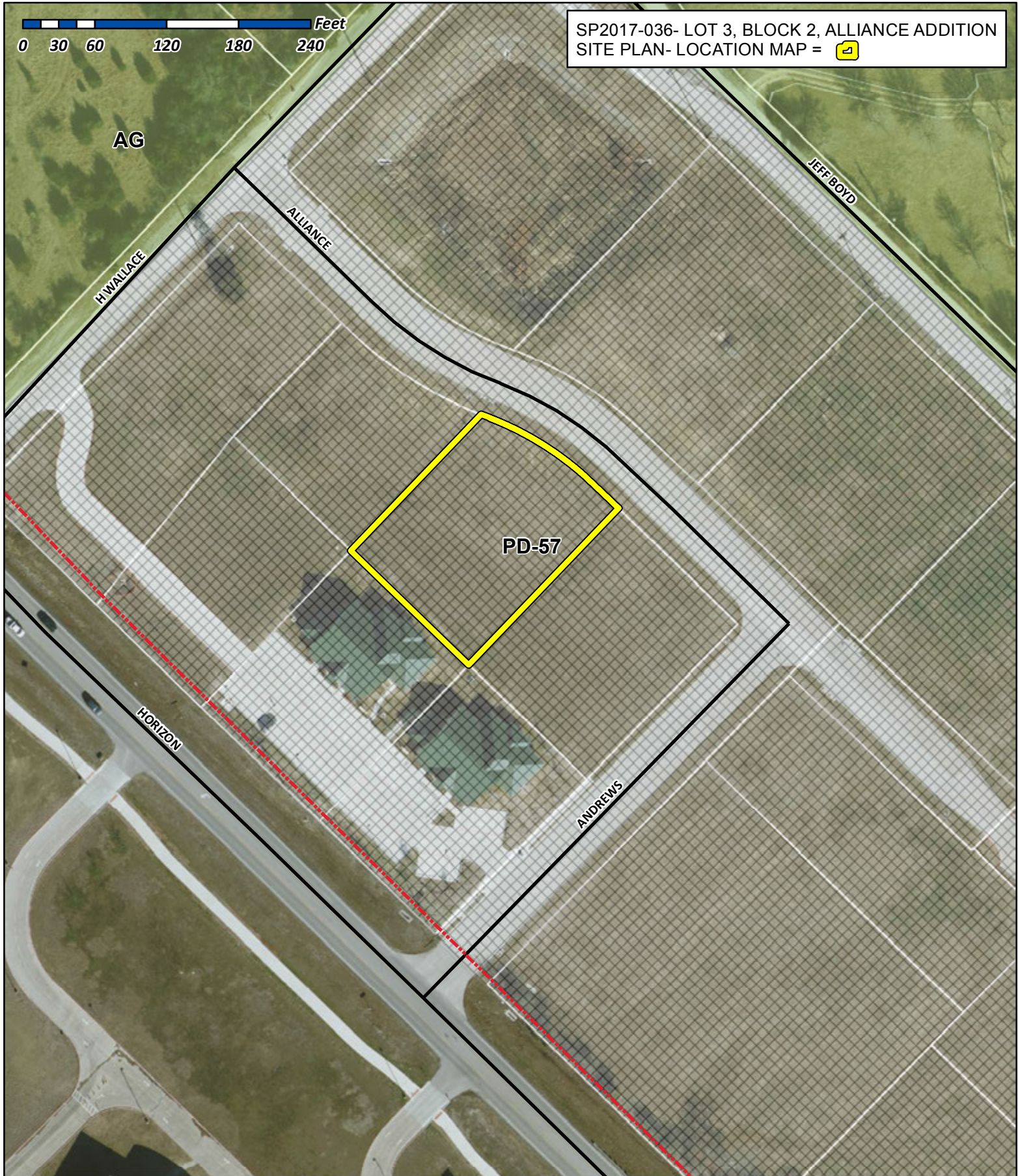




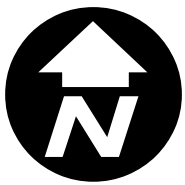
SP2017-036- LOT 3, BLOCK 2, ALLIANCE ADDITION
SITE PLAN- LOCATION MAP = 

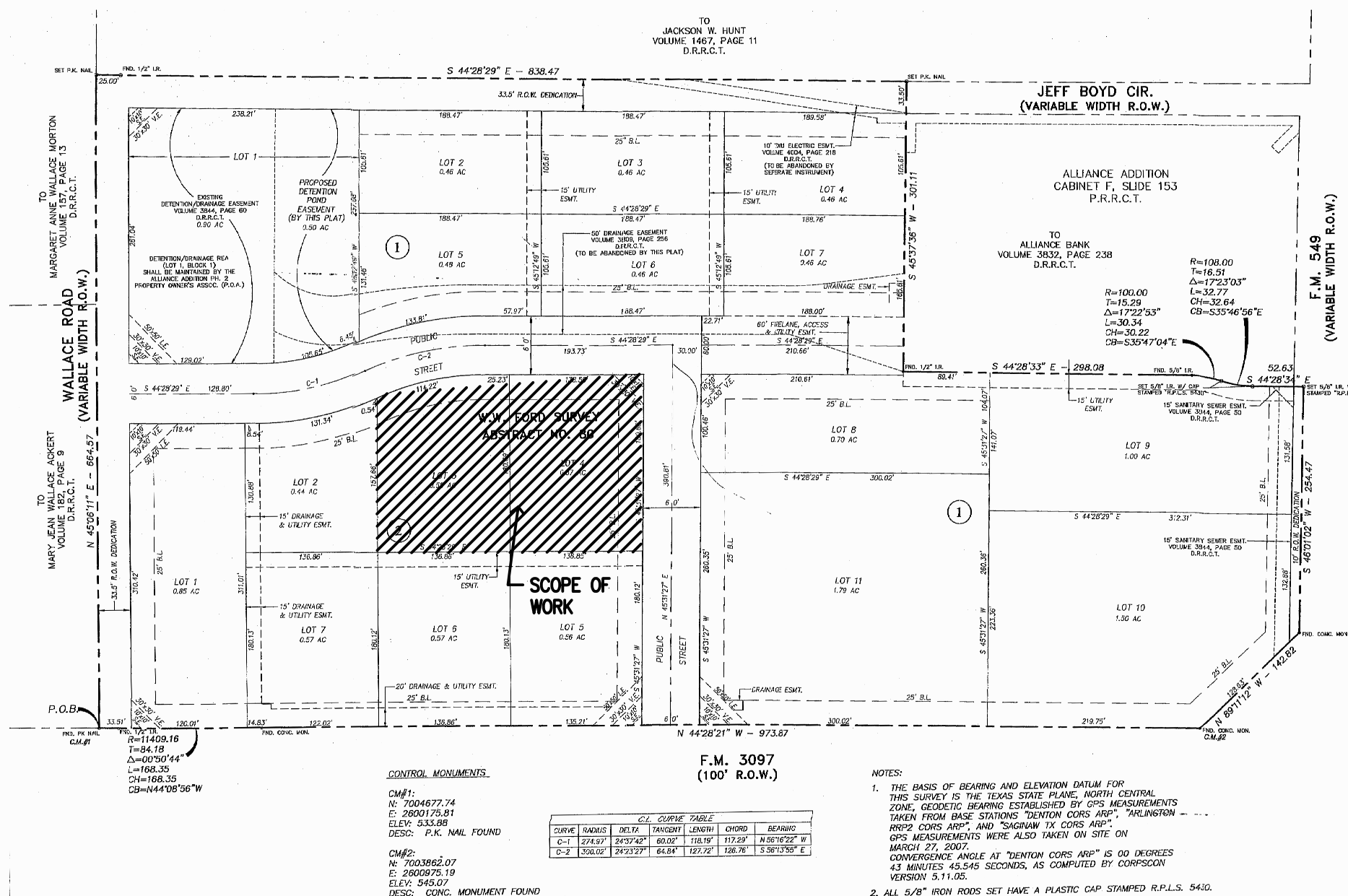


City of Rockwall

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

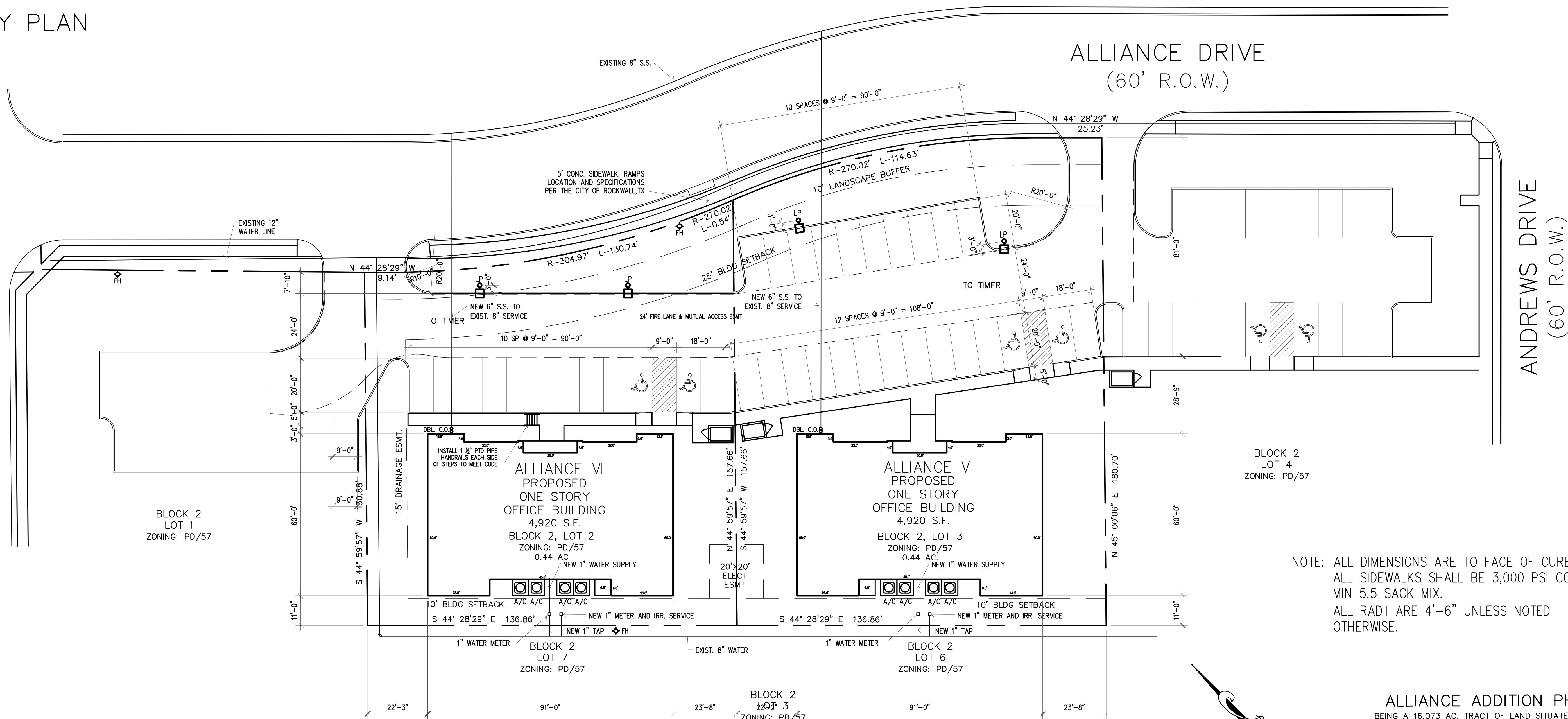
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



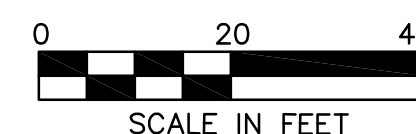


KEY PLAN

WALLACE ROAD (VARIABLE R.O.W.)



NOTE: ALL DIMENSIONS ARE TO FACE OF CURB
ALL SIDEWALKS SHALL BE 3,000 PSI CONC
MIN 5.5 SACK MIX.
ALL RADII ARE 4'-6" UNLESS NOTED
OTHERWISE.



ALLIANCE ADDITION PH. 2
BEING A 16.073 AC. TRACT OF LAND SITUATED IN THE
W.W. FORD SURVEY, ABST. NO. 80
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
RANDALL NOE ENTERPRISES, INC.
PO BOX 369
ROCKWALL, TEXAS 75087
9727713256

CASE #

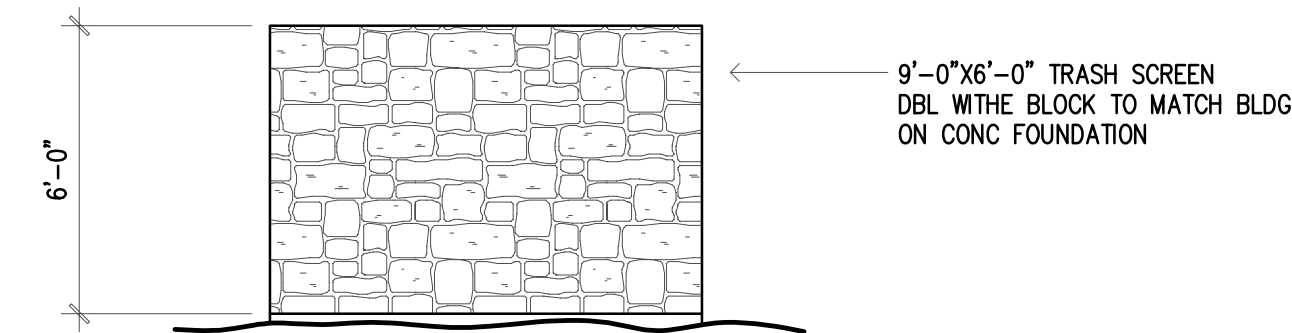
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PARKING REQUIREMENTS

OFFICE LOT 2 4,918 SF @ 1/300 = 16
OFFICE LOT 3 4,918 SF @ 1/300 = 16

16 PARKING SPACES REQUIRED EACH LOT
12 PARKING SPACES PROVIDED ON LOT 2
24 PARKING SPACES PROVIDED ON LOT 3
LOT 2 SHALL HAVE A SHARED PARKING AGREEMENT FOR
FOUR SPACES FROM LOT 3

1 HANDICAP PARKING SPACE REQUIRED FOR PARKING OF 0-25
2 HANDICAP PARKING SPACES PROVIDED ON EACH LOT



SCREEN DETAIL

1/4" = 1'-0"

ALLIANCE LOT 2 & LOT 3
ROCKWALL, TEXAS

RESIDENTIAL RESTAURANTS
INSTITUTIONAL
ARCHITECTS

MEDICAL COMMERCIAL
CHURCHES
MERSHAWN ARCHITECTS

2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087

PHONE: 972-722-9302
FAX: 972-249-5081

No.	Date	Revision	By

ALLIANCE LOT 2 & LOT 3
ROCKWALL, TEXAS

SITE PLAN

Scale: 1" = 20'-0"

Date: 5/3/17

Project No.: 170501

Designed: GW

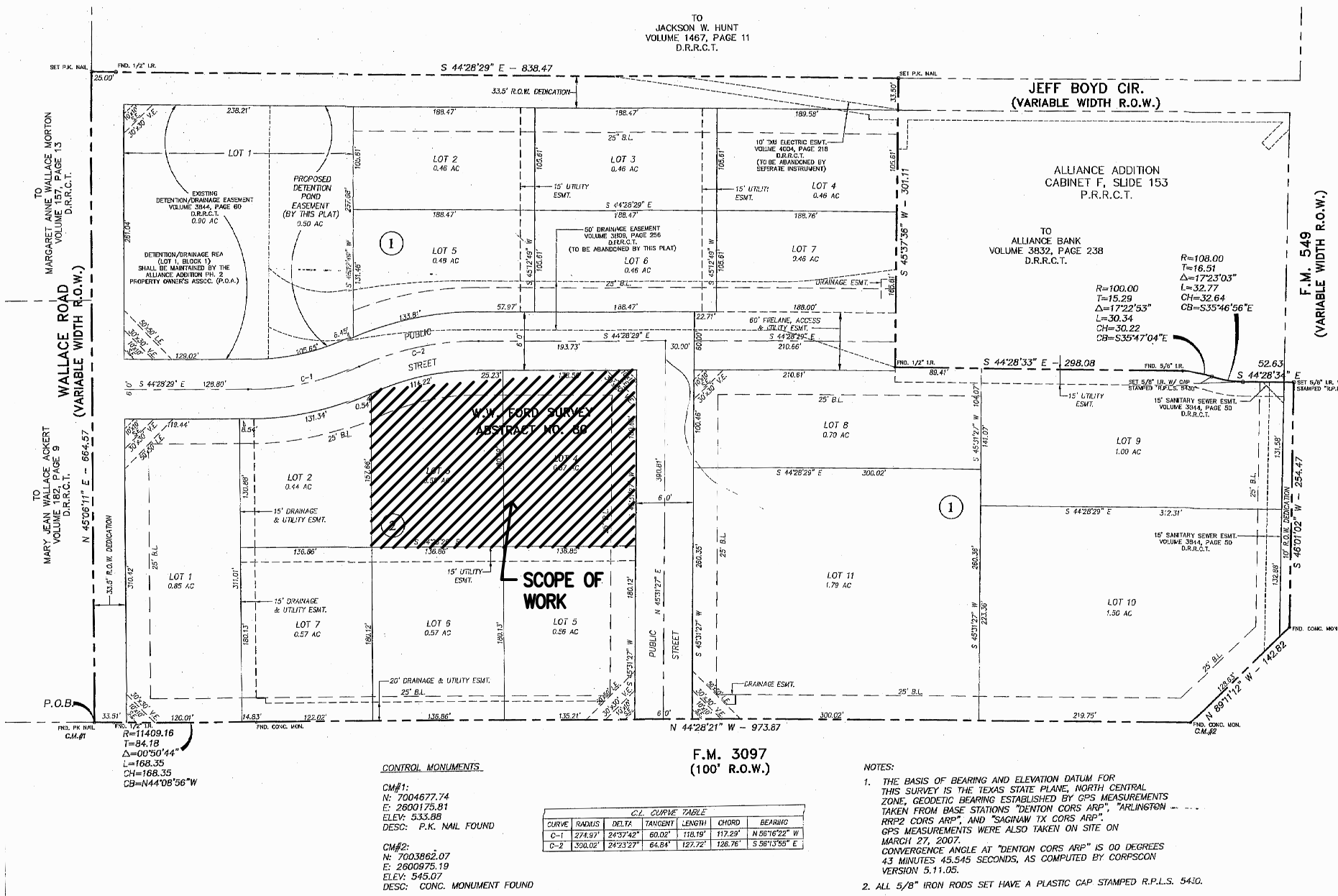
Drawn: GW

Checked: WM

SHEET
A1

OF
16

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.

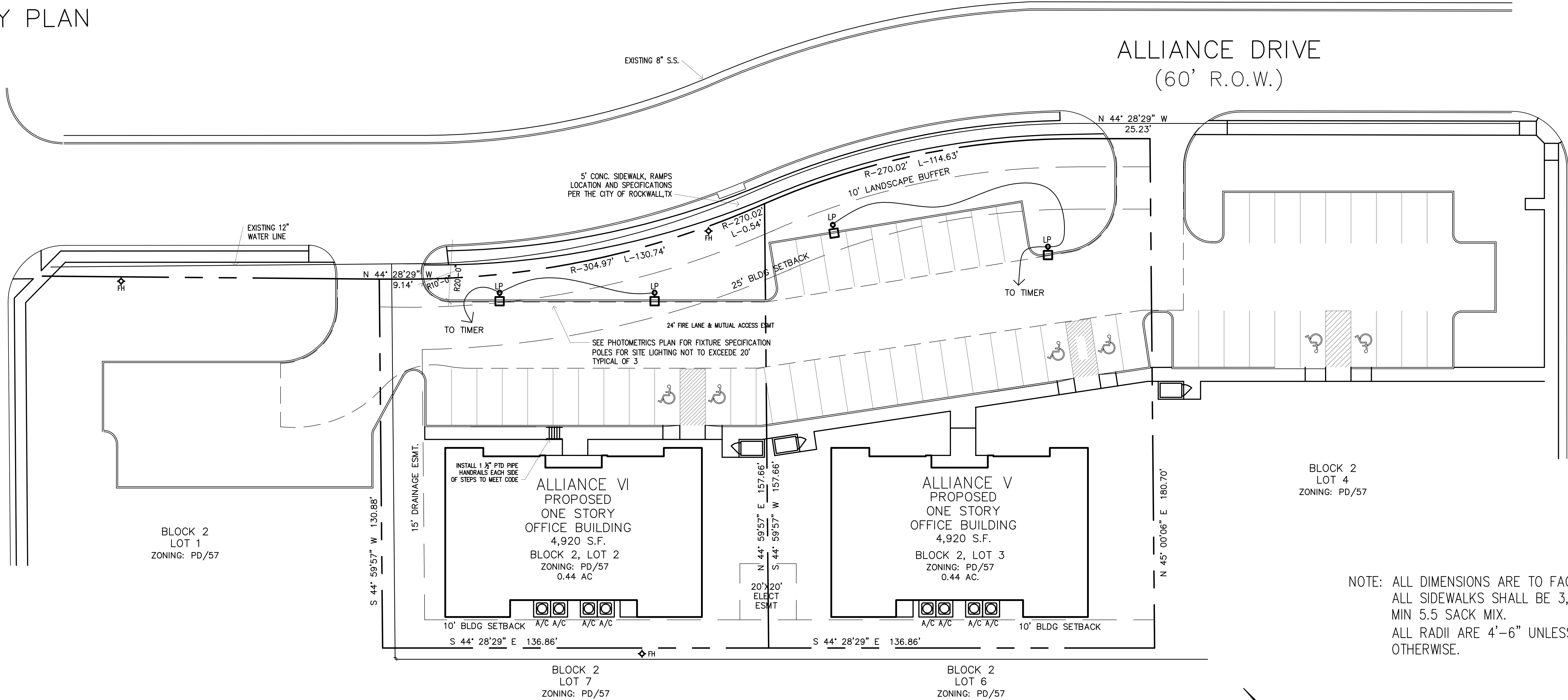


KEY PLAN

WALLACE ROAD (VARIABLE R.O.W.)

ALLIANCE DRIVE
(60' R.O.W.)

ANDREWS DRIVE
(60' R.O.W.)



NOTE: ALL DIMENSIONS ARE TO FACE OF CURB
ALL SIDEWALKS SHALL BE 3,000 PSI CONC
MIN 5.5 SACK MIX.
ALL RADII ARE 4'-6" UNLESS NOTED
OTHERWISE.

ALLIANCE ADDITION PH. 2
BEING A 16.073 AC. TRACT OF LAND SITUATED IN THE
W.W. FORD SURVEY, ABST. NO. 80
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
RANDALL NOE ENTERPRISES, INC.
PO BOX 369
ROCKWALL, TEXAS 75087
9727713256

CASE #

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RESIDENTIAL RESTAURANTS
INSTITUTIONAL
ARCHITECTS
MEDICAL COMMERCIAL
CHURCHES
MERSHAWN
2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972-722-9302
FAX: 972-249-0061

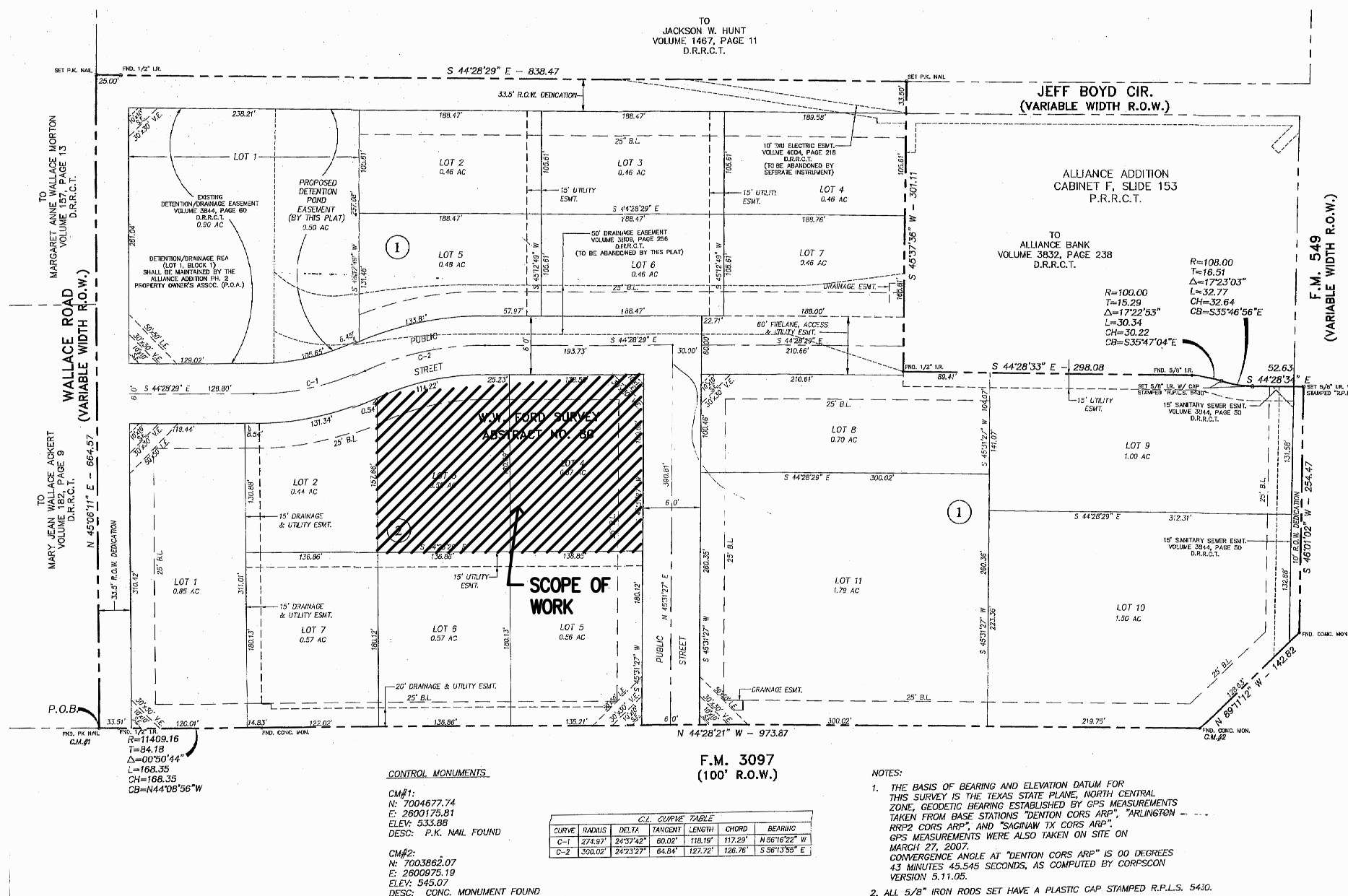
No.	Date	Revision	By



ALLIANCE LOT 2 & LOT 3
ROCKWALL, TEXAS
SITE LIGHTING
PLAN

Scale:	1" = 20'-0"
Date:	5/3/17
Project No.:	170501
Designed:	GW
Drawn:	GW
Checked:	WM

SHEET
E1 OF



- BURR OAKS (2)
INSTALLED WITH A MIN. 4" CALIPER
 - LIVE OAKS (8)
INSTALLED WITH A MIN. 4" CALIPER
 - RED BUD (3)
4' HIGH @ INSTALLATION
 - MEXICAN PLUM (6)
4' HIGH @ INSTALLATION
 - INDIAN HAWTHORNE (32)
PARKING SCREEN
PLANTS SHALL BE A MINIMUM OF 5-GALLONS W/A MINIMUM HEIGHT @ PLANTING OF 15" & SHALL CREATE A MINIMUM 2' TALL SCREEN WITHIN TWO YEARS OF PLANTING. SHALL BE PLANTED @ 36" O.C.
 - BOXWOOD BUSH (33)
PLANTS SHALL BE A MINIMUM OF 5-GALLONS W/A MINIMUM HEIGHT @ PLANTING OF 15" & SHALL CREATE A MINIMUM 2' TALL SCREEN WITHIN TWO YEARS OF PLANTING. SHALL BE PLANTED @ 36" O.C.
- ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE HYDROMULCHED, BERMUDA.
- IN ORDER TO MEET BUDGET TREES SPECIFIED MAY NOT BE USED OTHER TREES FROM THE APPROVED CITY OF ROCKWALL PLANT LIST MAY BE SUITABLE FOR SUBSTITUTION.
- REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. SYSTEM SHALL HAVE FREEZE GUARD AND RAINSTAT.
- CONTRACTOR SHALL SUPPLY SLEEVES AS NEEDED FOR IRRIGATION.
- TREES AND PLANTS SHALL BE PLANTED NO CLOSER THAN WITHIN 4' OF CURB AT PARKING SPACES AND NO CLOSER THAN 5' FROM ANY WATER, SEWER, OR STORM SEWER LINES.

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.

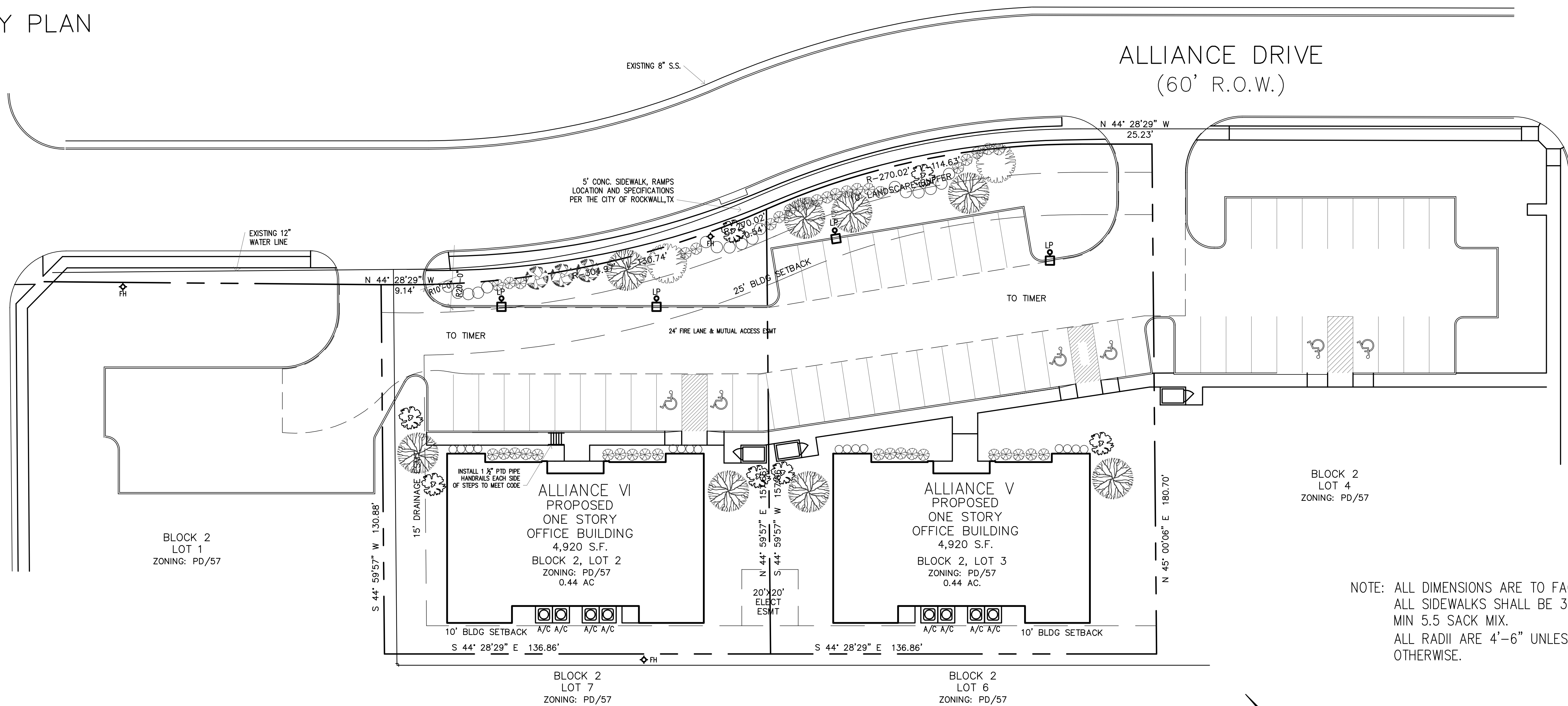
- LOT 2 & 3, BLOCK 2 - CARUTH LAKE DEVELOPMENT INC
PO BOX 369 ROCKWALL, TEXAS 75087
(972) 771-5253
1. ZONING: PD-57 - BUSINESS OCCUPANCY
 2. PROPOSED USE: OFFICE
 3. PROPERTY AREA (GROSS): 42,929.8 SF 0.99 AC
 4. BUILDING AREA: 4,918 SF EACH = 9,836 SF TOTAL
 5. BUILDING HEIGHT: SINGLE STORY - 28'-0"
 6. LOT COVERAGE: 22.9% F.A.R. = 0.023:1
 7. PARKING REQUIRED: 1 SPACE/300 SF 9,836 SF/300 = 34 SPACES REQUIRED
 8. HANDICAP REQUIRED 1 ACCESSIBLE IN 0-25 SPACES 2 ACCESSIBLE PROVIDED
 9. TOTAL PARKING PROVIDED: 36 SPACES
 10. TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: 25,837 SF

KEY PLAN

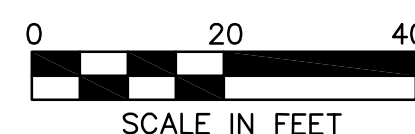
WALLACE ROAD (VARIABLE R.O.W.)

ALLIANCE DRIVE
(60' R.O.W.)

ANDREWS DRIVE
(60' R.O.W.)



NOTE: ALL DIMENSIONS ARE TO FACE OF CURB
ALL SIDEWALKS SHALL BE 3,000 PSI CONC
MIN 5.5 SACK MIX.
ALL RADII ARE 4'-6" UNLESS NOTED OTHERWISE.



ALLIANCE ADDITION PH. 2
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9727715253

CASE #

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2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087

PHONE: 972-722-9302
FAX: 972-249-2061

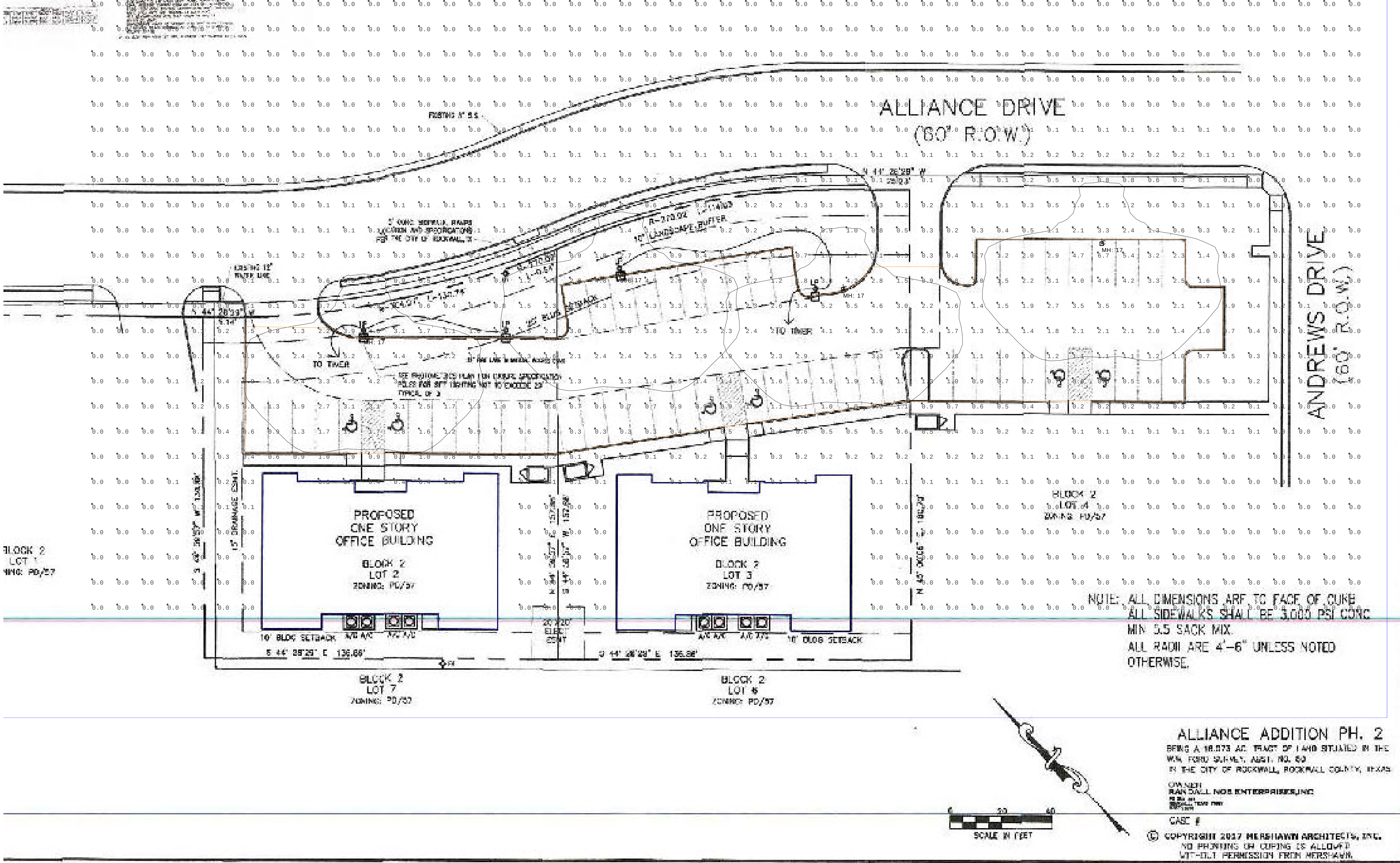
No.	Date	Revision	By



ALLIANCE LOT 2 & LOT 3
ROCKWALL, TEXAS

LANDSCAPE PLAN

Scale:	1" = 20'-0"
Date:	5/3/17
Project No.:	170501
Designed:	GW
Drawn:	GW
Checked:	WM
SHEET	OF
A2	16



Luminaire Schedule								
Symbol	Type	Qty	Manufacturer / Catalog Number	Total Lumen Output	Total Input Watts	Ballast Factor	Light Lost Factor	User Defined Factor
	C	4	LITHONIA_KAD LED 60C 1000 30K R4 MVOLT	19269	216	1.000	0.808	1.000

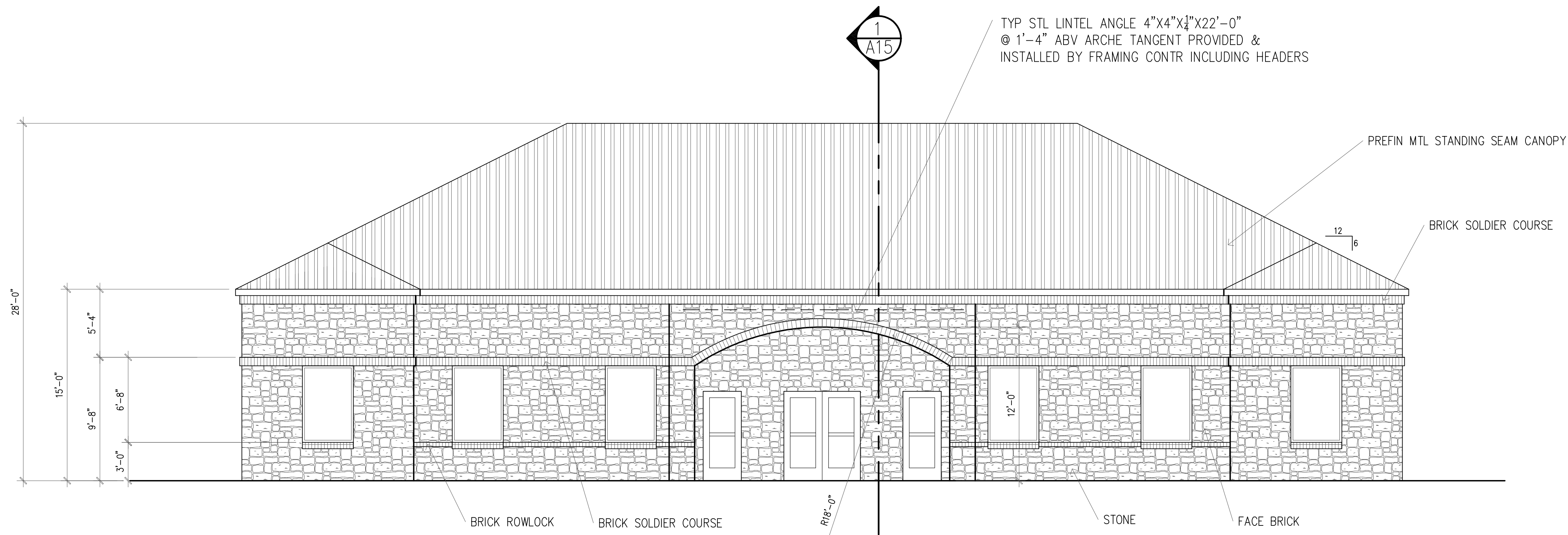
Calculation Summary						
Calculation Grid Location		Calc. Height (Ft.)	Units	Avg	Max	Avg/Min
CONCRETE_Planar		0	Fc	0.52	6.7	N.A.
PARKING_LOT			Fc	2.05	6.7	0.2

PARKING_LOT

Illuminance (Fc)
Average = 2.05
Maximum = 6.7
Minimum = 0.2
Avg/Min Ratio = 10.25
Max/Min Ratio = 33.50

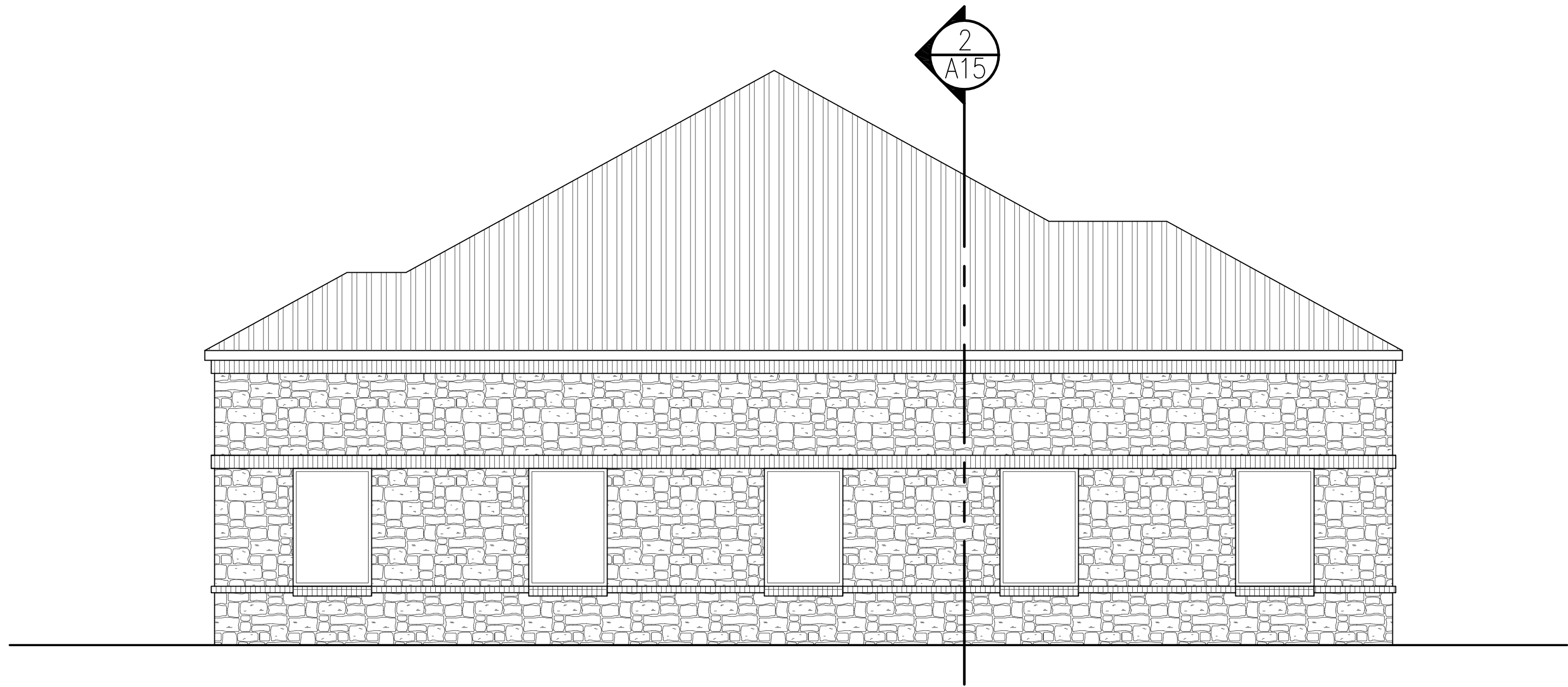
Notes:
1. Surface reflectances: Vertical/Horizontal - 50/20.
2. Calculation values shown at grade.
3. Mounting heights: As shown.
4. Luminaire description does not necessarily reflect specification model number. Contact salesperson for verification.
5. Sylvania lamp data used unless otherwise noted. LED luminaire uses integrated photometric lamp data, which is provided by manufacturer.
6. Lighting power density is calculated based on estimated ballast/driver energy consumption. Engineer to verify.





SOUTH ELEVATION

93.0% (1230 SF) MASONRY
7.0% (90 SF) METAL CANOPIES
9.0% (121 SF) BRICK ACCENTS
84.0% (1109 SF) STONE



EAST ELEVATION

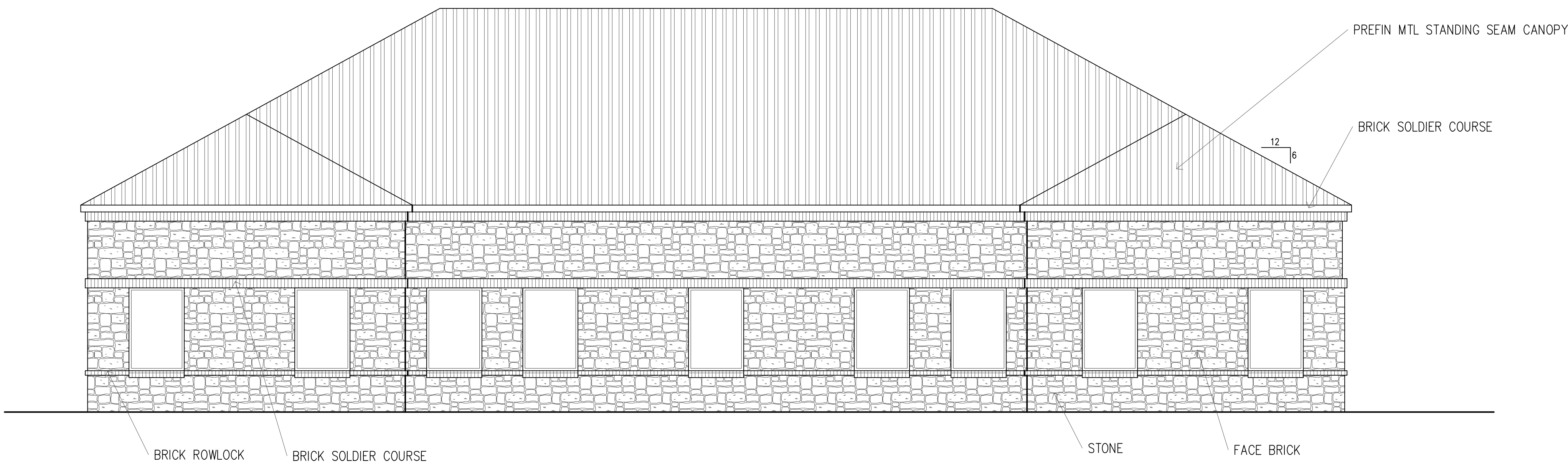
90.0% (780 SF) MASONRY
10.0% (90 SF) METAL CANOPIES
12.0% (100 SF) BRICK ACCENTS
78.0% (680 SF) STONE

No.	Date	Revision	By



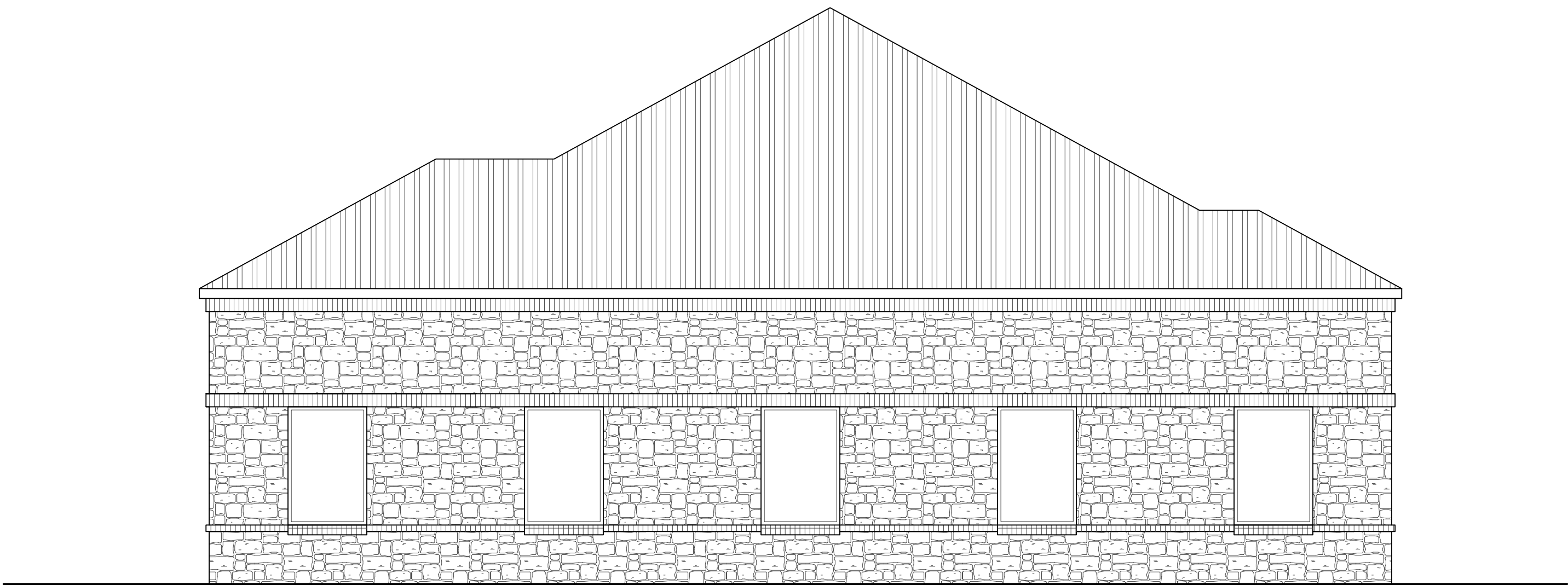
WHITTLE ALLIANCE V & VI
ROCKWALL, TEXAS
EXTERIOR ELEVATIONS

Scale:	3/16" = 1'-0"
Date:	08-03-2017
Project No.:	170501
Designed:	GW
Drawn:	GW
Checked:	WM



NORTH ELEVATION

92.5% (1214 SF) MASONRY
7.5% (92 SF)METAL CANOPIES
12% (147 SF) BRICK ACCENTS
80.5% (975 SF) STONE



WEST ELEVATION

90.0% (780 SF) MASONRY
10.0% (90 SF)METAL CANOPIES
12.0% (100 SF) BRICK ACCENTS
78.0% (680 SF) STONE

No.	Date	Revision	By



WHITTLE ALLIANCE V & VI ROCKWALL, TEXAS	EXTERIOR ELEVATIONS
--	----------------------------

Scale:	3/16" = 1'-0"
Date:	08-03-2017
Project No.:	170501
Designed:	GW
Drawn:	GW
Checked:	WM