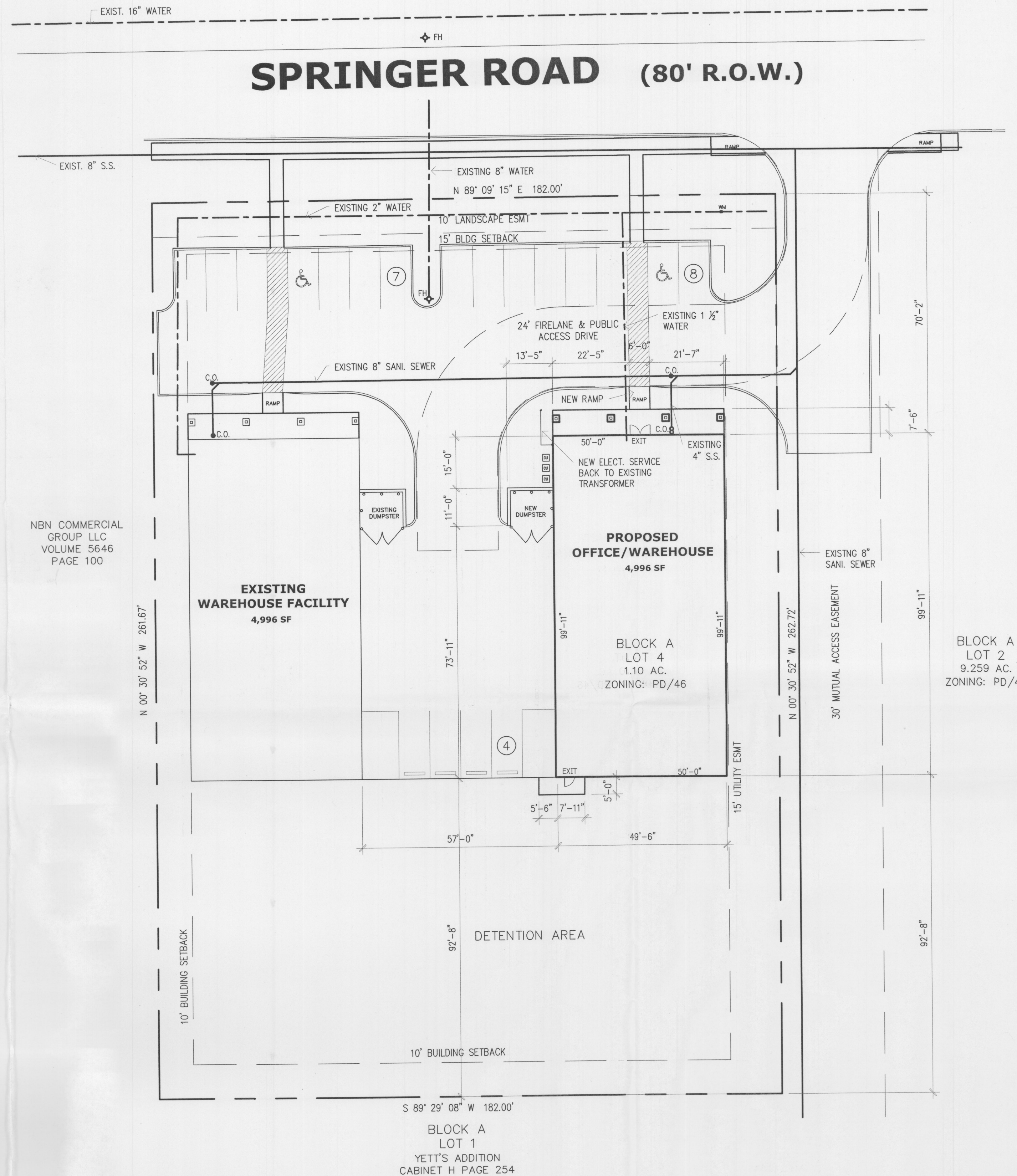
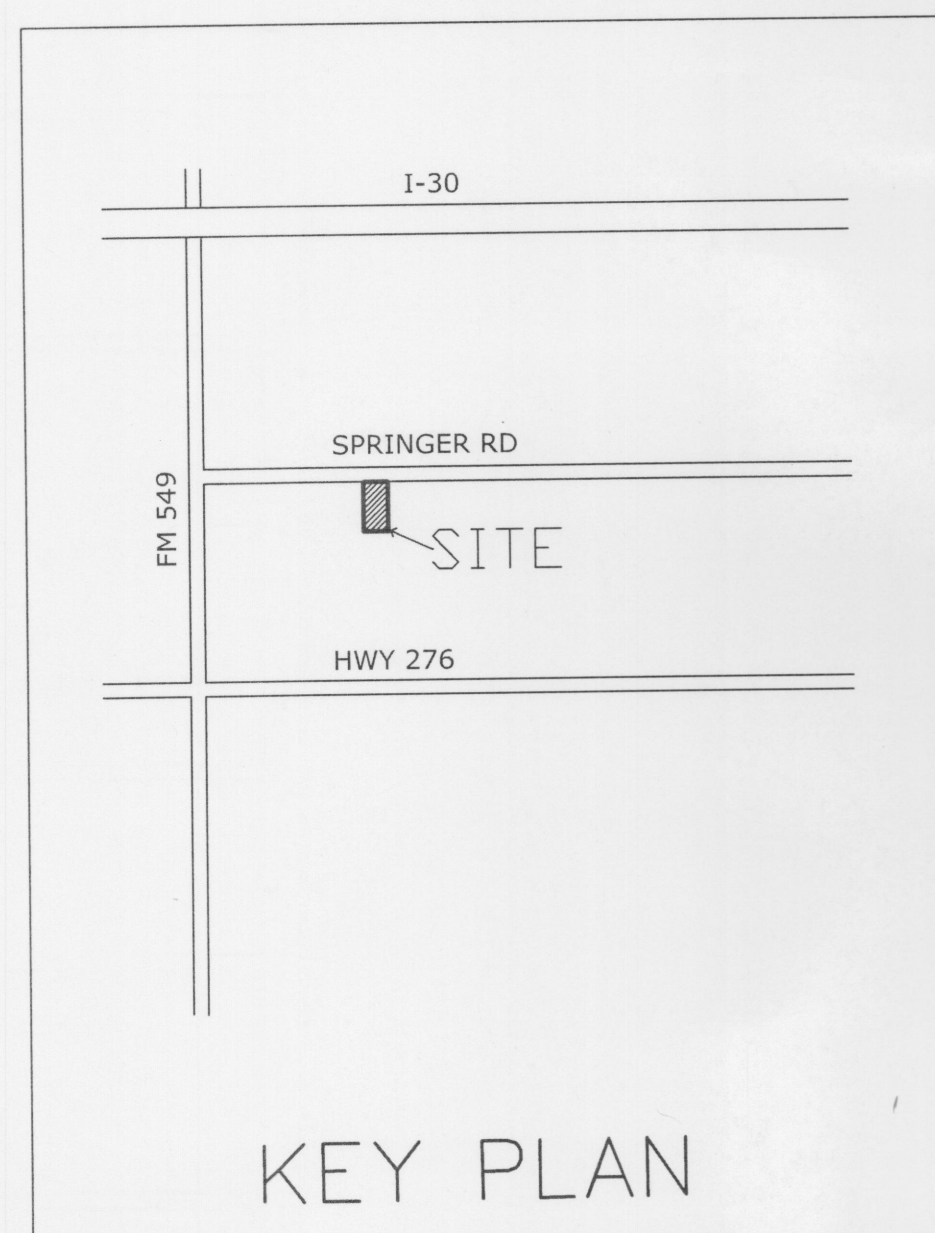


MERSHAWN  **ARCHITECTS**

CHURCHES **MEDICAL** **COMMERCIAL** **RESIDENTIAL** **RESTAURANTS** **INSTITUTIONAL**

2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087

PHONE: 972-722-9302
FAX: 972-248-2081



PARKING REQUIREMENTS

WAREHOUSE 1,540 SF @ 1/1000 = 1.5
OFFICE 3,450 SF @ 1/300 = 11.5

13 PARKING SPACES REQUIRED

14 EXISTING PARKING SPACES PROVIDED

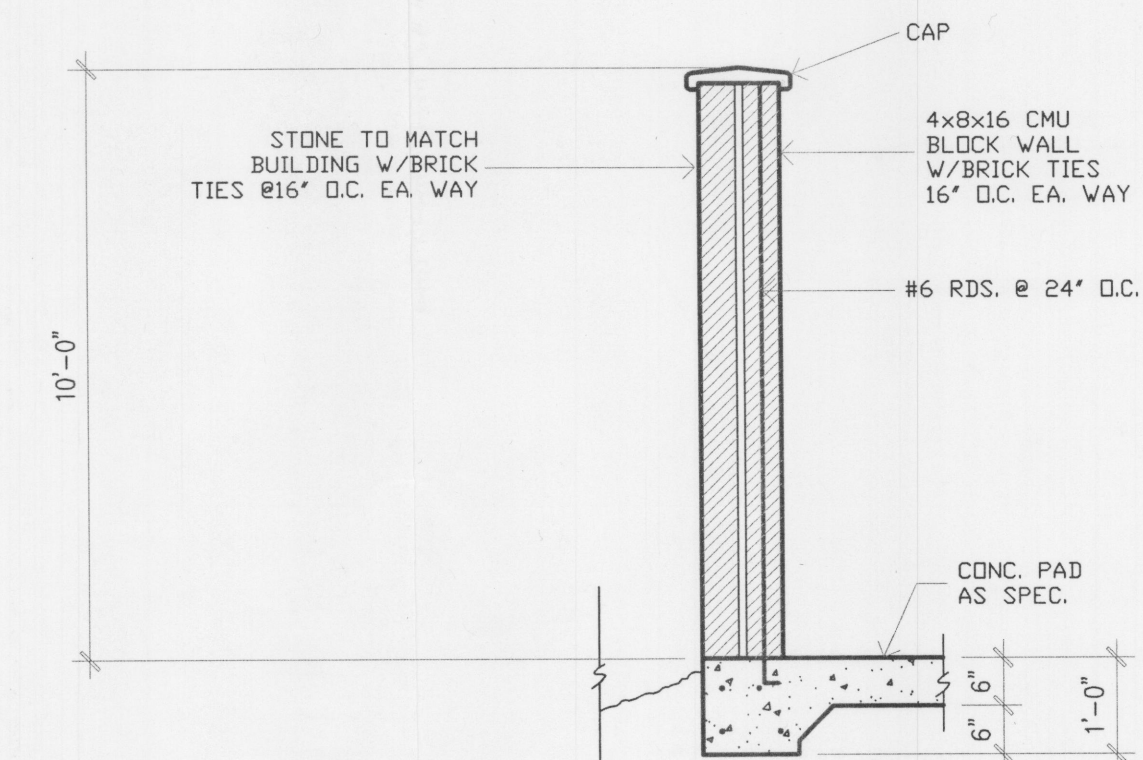
1 HANDICAP PARKING SPACE REQUIRED FOR PARKING OF 0-25
1 HANDICAP PARKING SPACES PROVIDED

NOTE: ALL PAVING IS EXISTING
UNLESS NOTED OTHERWISE

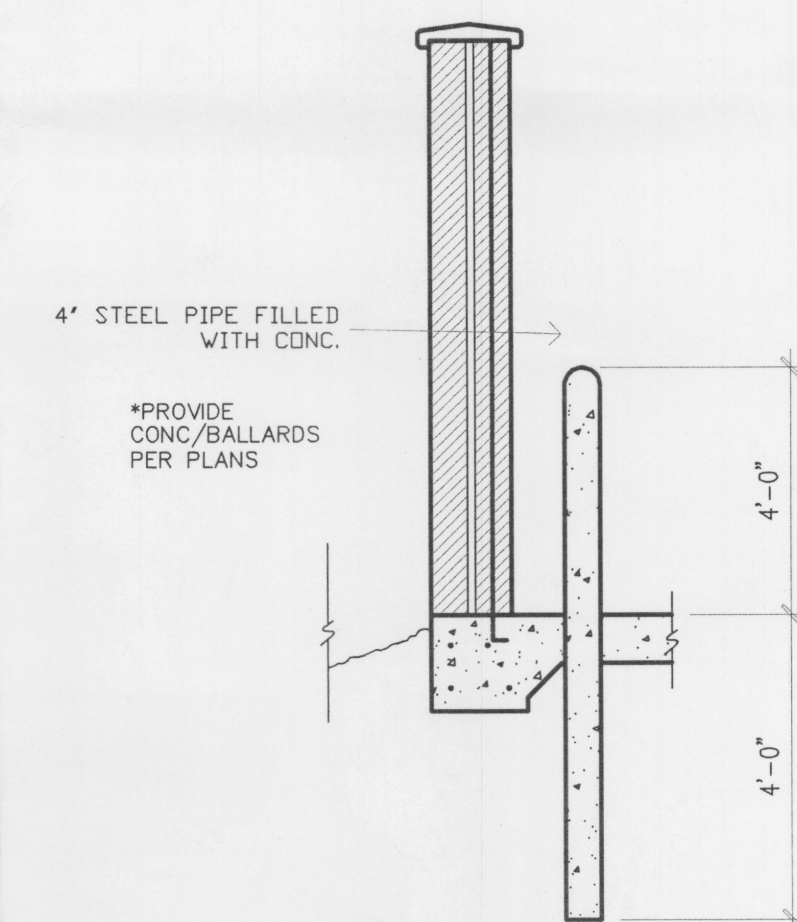
SHARP ADDITION

BEING A 9.259 AC. TRACT OF LAND SITUATED IN THE
J.A. RAMSEY SURVEY, ABST. NO. 186
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

**OWNER
SHARP INSULATION**
2578 HWY 276
ROCKWALL, TEXAS 75032
214-392-0689



1 SECTION @ DUMPSTER WALL



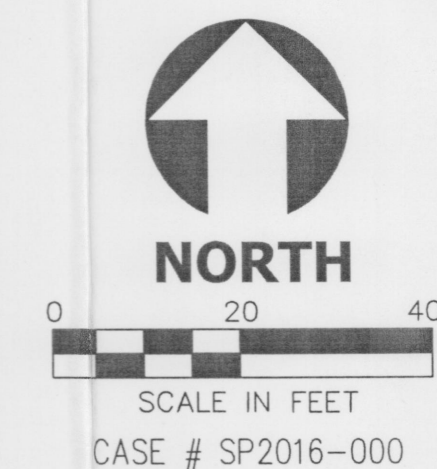
2 DETAIL@ BALLARD
NO SCALE

RECEIVED
JAN 03 2017
FINE COPY

PRICING & CONSTRUCTION

GENERAL NOTES:

1. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO INDICATE EACH AND EVERY FITTING, OFFSET, OR OTHER APPURTENANCE NECESSARY TO COMPLETE THE SYSTEM.
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4. AFTER BIDS ARE TURNED IN, THE CONTRACTOR SHALL COMPLETE THE SYSTEMS AT NO ADDITIONAL COST.



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**SHARP WAREHOUSE II
ROCKWALL, TEXAS**

STIE PLAIN

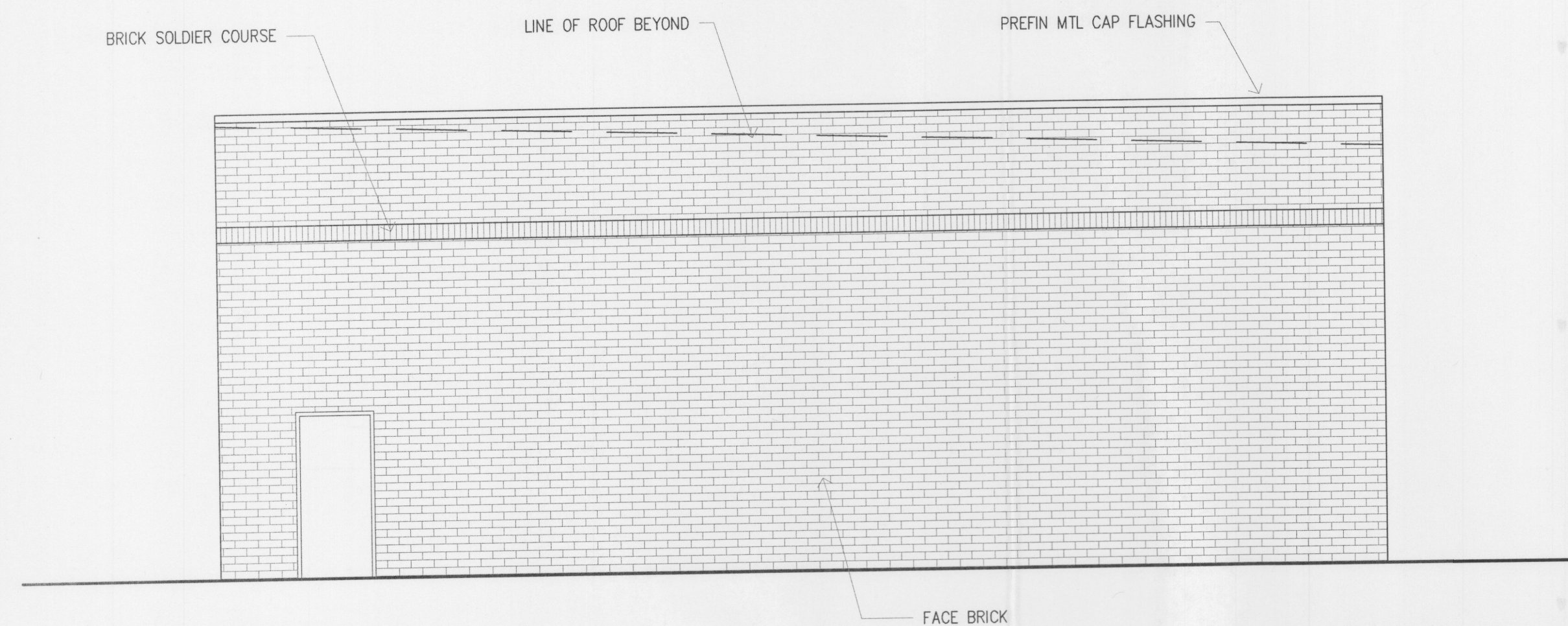
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INSTITUTIONAL

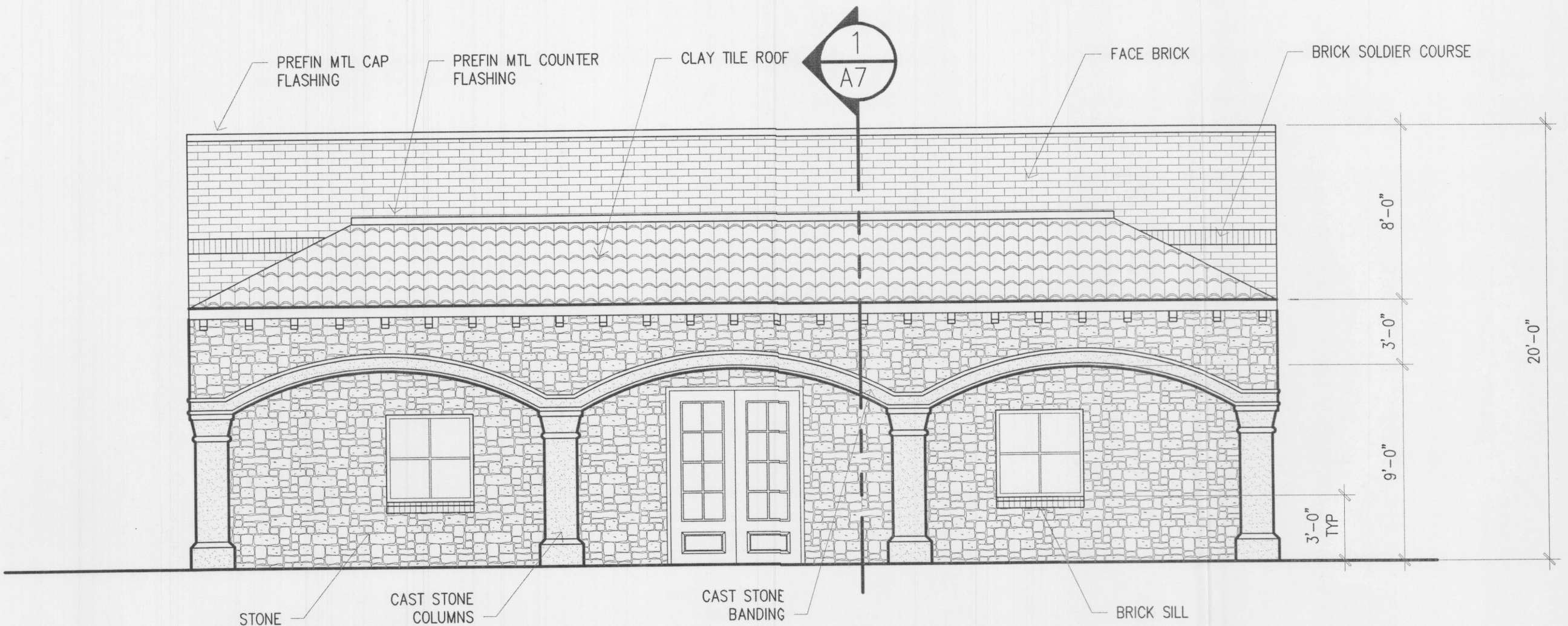
CHURCHES
MERSHAWN

FAX : 972-249-2081

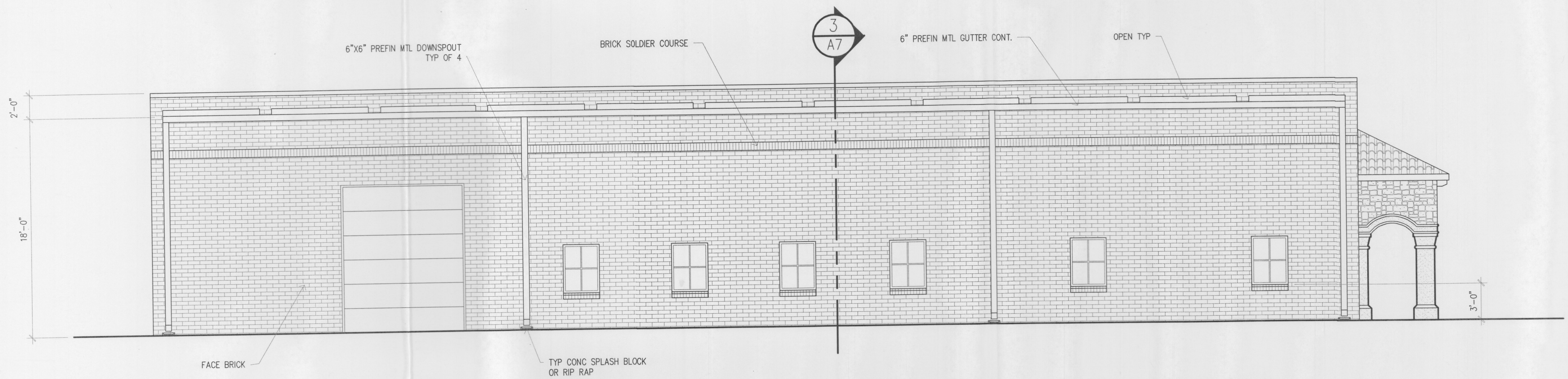
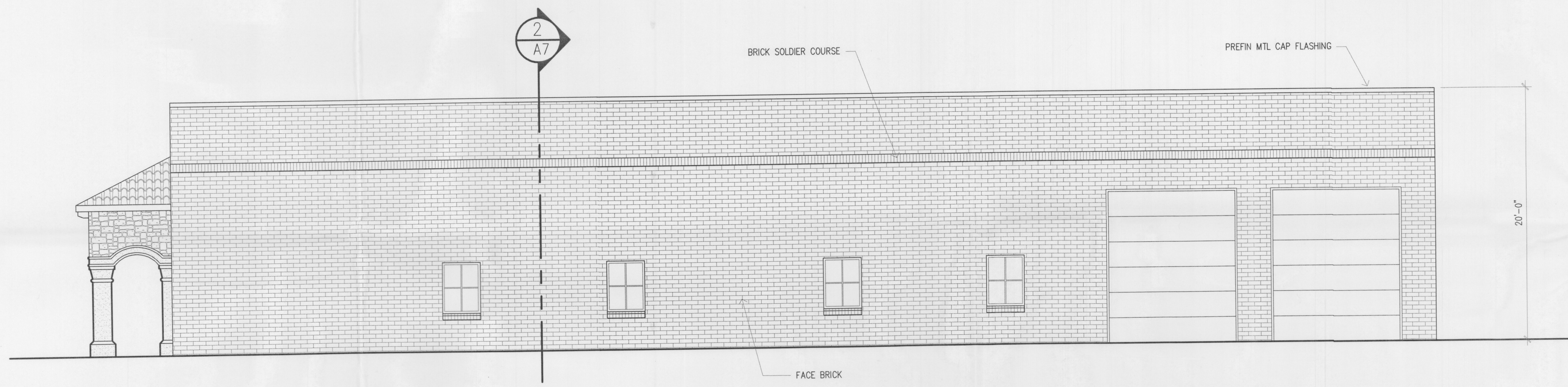
CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

PRICING & CONSTRUCTION
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PLUMBING, MECHANICAL, AND ELECTRICAL SUBCONTRACTORS ARE RESPONSIBLE FOR COORDINATING ALL COMPONENTS TO INSURE COMPLETE AND WORKING SYSTEMS. EACH SUBCONTRACTOR SHALL REVIEW ALL DRAWINGS FOR COMPLIANCE.

THE ARCHITECT WILL BE RESPONSIBLE TO DETERMINE WHICH TRADE SHALL PROVIDE AND INSTALL ANY COMPONENTS MISSED FOR WORKING SYSTEMS AS NEEDED.

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RESIDENTIAL RESTAURANTS
INSTITUTIONAL
ARCHITECTS

MEDICAL COMMERCIAL
CHURCHES
MERSHAWN ARCHITECTS

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

2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087

No.	Date	Revision	By

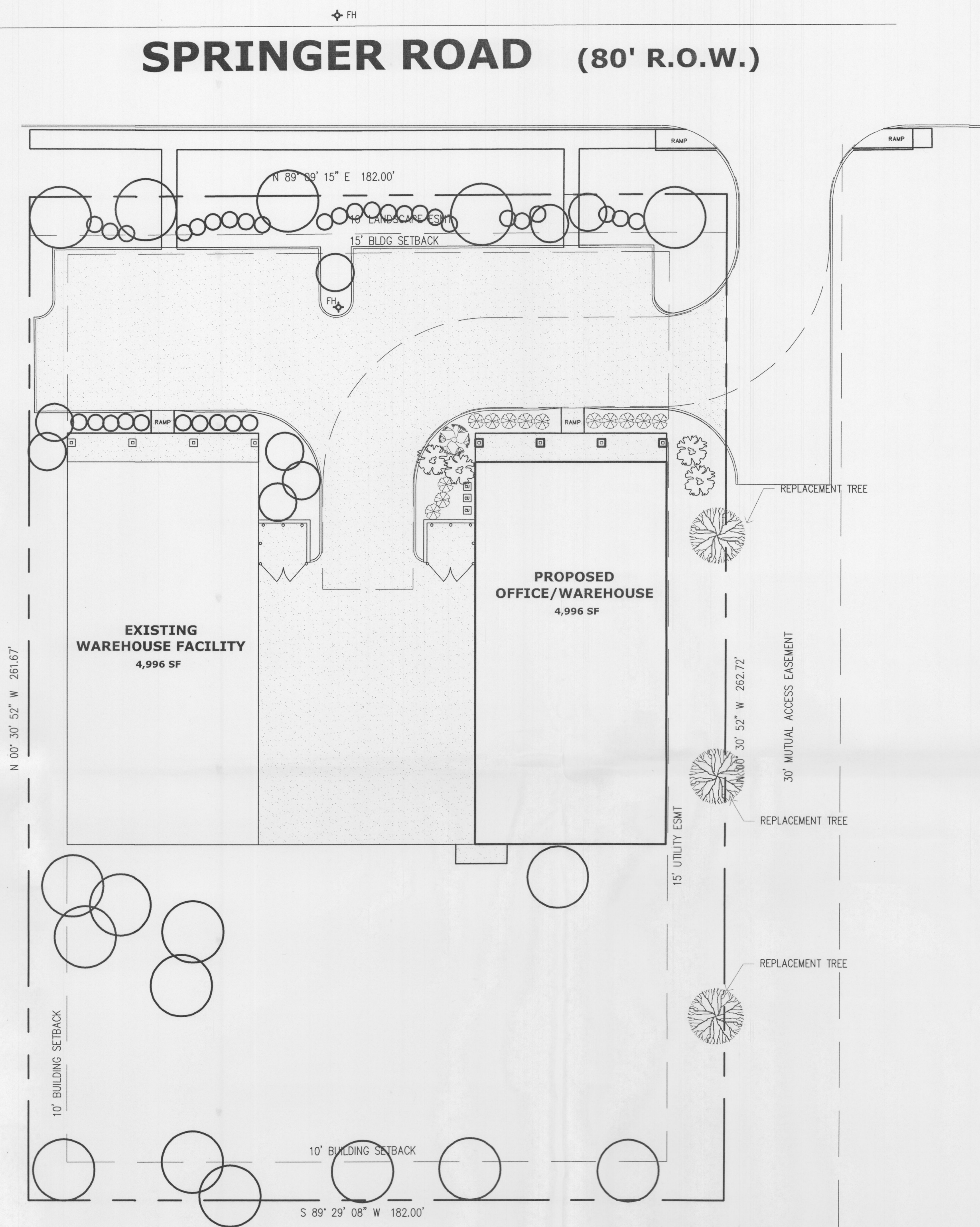


SHARP WAREHOUSE II
ROCKWALL, TEXAS

EXTERIOR ELEVATIONS

Scale:	3/16" = 1'-0"
Date:	10/17/2016
Project No.:	160901
Designed:	GW
Drawn:	GW
Checked:	WM

SHEET
A4 OF
14



- EXISTING TREE TO REMAIN (15)
REFER TO TREESCAPE PLAN L2
FOR SPECIES AND CALIPER
- LIVE OAKS (3)
INSTALLED WITH A MIN. 4" CALIPER
- RED BUD (1)
4' HIGH @ INSTALLATION
- MEXICAN PLUM (4)
4' HIGH @ INSTALLATION
- INDIAN HAWTHORNE (13)
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.

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; PROVIDED
HOWEVER, THAT A HOSE BIB SYSTEM MAY BE USED FOR
IRRIGATION WHEN A LANDSCAPE AREA IS LESS THAN 1,000 SF
IN SIZE AND WHEN ALL PORTIONS OF THE AREA ARE WITHIN
50' OF A HOSE ATTACHMENT. SYSTEM SHALL HAVE FREEZE
GAURD AND RAINSTAT.

CONTRACTOR SHALL SUPPLY SLEEVES
AS NEEDED FOR IRRIGATION.

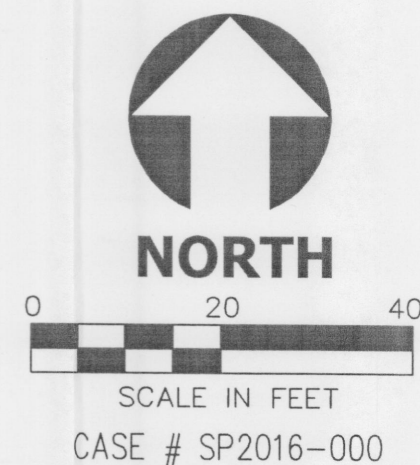
TREES AND PLANTS SHALL BE PLANTED NO CLOSER THAN
WITHIN 4' OF CURB AT PARKING SPACES AND NO CLOSER
THAN 5' FROM ANY WATER, SEWER, OR STORM SEWER LINES.

		REQUIRED	PROVIDED
1.	STREET TREES 1 CANOPY EACH 50'	4	4 EXISTING
2.	LANDSCAPE BUFFER	10'	10'
3.	SCREENING OF OFF STREET PARKING	YES	YES
4.	TOTAL LANDSCAPE AREA 15% REQUIRED	7,158 SF	23,869 SF

LOT 2, BLOCK A - SHARP INSULATION
2578 HWY 276 ROCKWALL, TEXAS 75032
(214) 392-0689

- ZONING: PD-46 - BUSINESS OCCUPANCY
- PROPOSED USE: WAREHOUSE
- PROPERTY AREA (GROSS): 47,719.7 SF 1.10 AC
- BUILDING AREA: 4,996 SF
- BUILDING HEIGHT: SINGLE STORY - 20'-0"
- LOT COVERAGE: 20.9% F.A.R. = 0.021:1
- PARKING REQUIRED: 1,546 SF WHSE/1000 = 1.5 SPACES
3,450 SF OFFICE/300 = 11.5 SPACES TOTAL REQUIRED = 13
- HANDICAP REQUIRED 1 ACCESSIBLE IN 0-25 SPACES 1 ACCESSIBLE PROVIDED
- TOTAL PARKING PROVIDED: 14 SPACES
- TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: 23,851 SF

OWNER
SHARP INSULATION
2578 HWY 276
ROCKWALL, TEXAS 75032
214-392-0689



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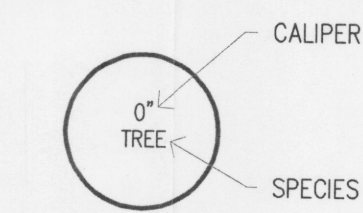
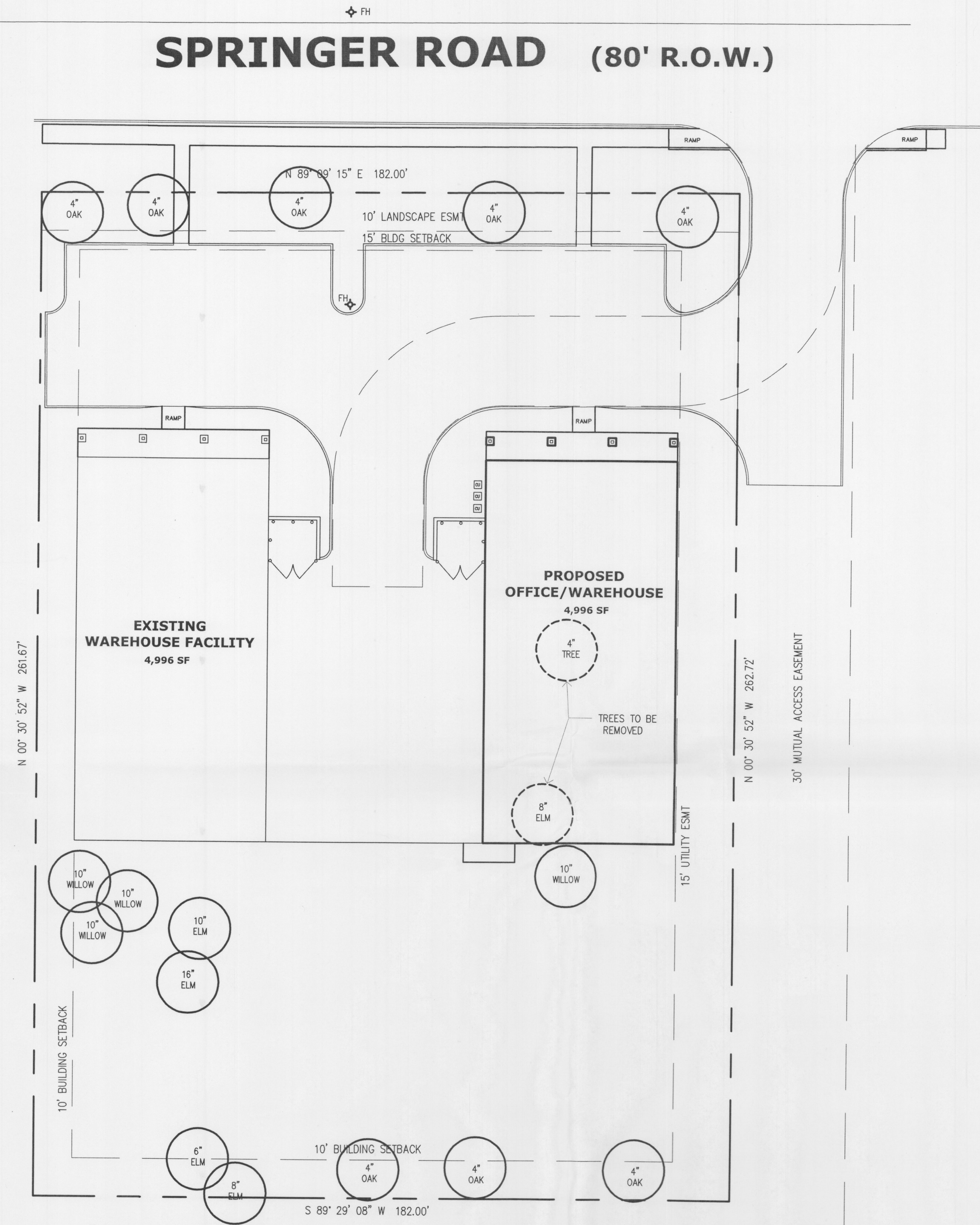
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SHARP WAREHOUSE II
ROCKWALL, TEXAS
LANDSCAPE PLAN

Scale: 1" = 20'-0"
Date: 10/17/2016
Project No.: 160901
Designed: CW
Drawn: GW
Checked: WM
SHEET
L1 OF
2

RESIDENTIAL RESTAURANTS
INSTITUTIONAL
ARCHITECTS
MEDICAL COMMERCIAL
CHURCHES
MERSHAWN
2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972-722-9302
FAX : 972-249-2081

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



EXISTING TREE

16 OF 18 EXISTING PROTECTED TREES TO REMAIN
REFER TO SHEET L1 FOR REPLACEMENT TREES



SCALE IN FEET
CASE # SP2016-000

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**SHARP WAREHOUSE II
ROCKWALL, TEXAS**

TREESCAPE PLAN

MERSHAWN
MEDICAL COMMERCIAL
CHURCHES

ARCHITECTS
INSTITUTIONAL
RESIDENTIAL RESTAURANTS

2313 RIDGE ROAD #403
BIRMINGHAM, AL 35203
PHONE: 678-793-2720

FAX : 972-249-2081

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