

AGENDA



ARCHITECTURAL REVIEW BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
AUGUST 9, 2022 IN THE CITY COUNCIL CONFERENCE ROOM AT 5:00 PM

NOTES ABOUT PUBLIC PARTICIPATION = *RED*

(I) CALL TO ORDER

(II) OPEN FORUM

This is a time for anyone to address the Architectural Review Board (ARB) on any topic. Per the policies of the City of Rockwall, public comments are limited to three (3) minutes out of respect for the time of other citizens. On topics raised during the OPEN FORUM, please know that the Architectural Review Board (ARB) is not permitted to respond to your comments during the meeting per the Texas Open Meetings Act.

(III) ACTION ITEMS

(1) **SP2022-040 (HENRY LEE)**

Discuss and consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf of Aaron Davis of SBM Real Estates Services for the approval of a Site Plan for an *Office Park* on a 2.36-acre tract of land identified as Tract 1-2 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for Commercial (C) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the west side of John King Boulevard south of the intersection of John King Boulevard and SH-276, and take any action necessary.

(2) **SP2022-041 (BETHANY ROSS)**

Discuss and consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf of Jon Bailey of Helping Hands for the approval of a Site Plan for a *Commercial Building* on a 8.869-acre tract of land identified Lot 1, Block A, Waggoner Gardens Inc. Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 950 Williams Street, and take any action necessary.

(IV) ADJOURNMENT

The City of Rockwall Planning and Zoning Commission reserves the right to adjourn into executive session at any time to discuss any matters listed on the agenda above, as authorized by Texas Government Code §551.071 (Consultation with City Attorney).

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Angelica Gamez, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on August 5, 2022 prior to 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.



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: August 9, 2022
APPLICANT: Jeff Carroll; *Carroll Architects, Inc.*
CASE NUMBER: SP2022-040; *Site Plan for John King Office Park*

SUMMARY

Discuss and consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf of Aaron Davis of SBM Real Estates Services for the approval of a Site Plan for an Office Park on a 2.36-acre tract of land identified as Tract 1-2 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for Commercial (C) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the west side of John King Boulevard south of the intersection of John King Boulevard and SH-276, and take any action necessary.

BACKGROUND

The subject property was originally annexed into the City of Rockwall on September 16, 1974 by *Ordinance No. 74-25*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On November 4, 1974, the City Council approved to a zoning change [*Ordinance No. 74-32*] for the subject property from an Agricultural (AG) District to Planned Development District 10 (PD-10) for Commercial (C) District land uses. The Planned Development District has been amended seven (7) times since the original adoption by *Ordinance No.'s 96-03, 00-08, 04-25, 04-40, 12-13, 13-39 & 20-30*; however, the zoning designation of the subject property has not changed since *Ordinance No. 74-32*. Since the time of annexation, the subject property has remained vacant.

PURPOSE

On July 15, 2022, the applicant -- *Jeff Carroll of Carroll Architects, Inc.* -- submitted an application requesting the approval of a Site Plan for the purpose of constructing five (5), 4,000 SF *Office Buildings* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is generally located on the west side of John King Boulevard, south of the intersection of John King Boulevard and SH-276. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 6.705-acre tract of land that is developed with a *Convalescent Care Facility/Nursing Home (i.e. Highland Meadows Health & Rehab)*. This property is zoned Planned Development District 10 (PD-10) for Commercial (C) District land uses. Beyond this is SH-276, which is identified as a TXDOT6D (*i.e. Texas Department of Transportation, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a vacant 6.286-acre tract of land that is zoned Planned Development District 10 (PD-10) for Commercial (C) District land uses. Beyond this is a 32.6546-acre parcel of land development with *Multi-Family Apartments (i.e. Sixteen50 @ LHR Apartments)*. This property is zoned Planned Development District 10 (PD-10) for *Multi-Family/Single-Family Attached* land uses.

South: Directly south of the subject property is Phase 4 of the Meadowcreek Estates Subdivision, which is zoned Planned Development District 10 (PD-10) for Single-Family 6 (SF-6) District, Single-Family 7 (SF-7) District, and Single-Family 8.4 (SF-8.4) District land uses. Beyond this is the Hickory Ridge Park, which is 12.805-acres and is located within the Hickory Ridge Subdivision. Beyond this is John King Boulevard, which is identified as a P6D

(i.e. principal arterial, six [6] lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is John King Boulevard, which is identified as a P6D (i.e. principal arterial, six [6] lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 15.428-acre parcel of land developed with Dorris A. Jones Elementary school. This property is zoned Planned Development District 45 (PD-45) for General Retail (GR) District land uses. Beyond this is the Lofland Farms Phase 1 Subdivision zoned Planned Development District 45 (PD-45) for Single-Family 8.4 land uses.

West: Directly west of the subject property is Phase 4 of the Meadowcreek Estates Subdivision, which is zoned Planned Development District 10 (PD-10) for Single-Family 6 (SF-6) District, Single-Family 7 (SF-7) District, and Single-Family 8.4 (SF-8.4) District land uses. Beyond this is SH-276, which is identified as a TXDOT6D (i.e. Texas Department of Transportation, six [6] lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Phases 1 & 2 of the Meadowcreek Estates Subdivisions, which are zoned Planned Development District 10 (PD-10) for Single-Family 6 (SF-6) District, Single-Family 7 (SF-7) District, and Single-Family 8.4 (SF-8.4) District land uses.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), an *Office* is a permitted *by-right* land use in a Commercial (C) 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 Commercial (C) District with the exception of the items noted in the *Variances and Exceptions Requested by the Applicant* section of this case memo. A summary of the density and dimensional requirements for the subject property are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	10,000 SF	X=2.36-acres; In Conformance
<i>Minimum Lot Frontage</i>	60-Feet	X= 349.72-feet; In Conformance
<i>Minimum Lot Depth</i>	100-Feet	X=294.03-feet; In Conformance
<i>Minimum Front Yard Setback</i>	15-Feet	X=50-feet; In Conformance
<i>Minimum Rear Yard Setback</i>	10-Feet	X=20-feet; In Conformance
<i>Minimum Side Yard Setback</i>	10-Feet	X>10-feet; In Conformance
<i>Maximum Building Height</i>	60-Feet	X<60-feet; In Conformance
<i>Max Building/Lot Coverage</i>	60%	X=20.24%; In Conformance
<i>Minimum Number of Parking Spaces</i>	1 Parking Space/300 SF (68 Required)	X=70; In Conformance
<i>Minimum Landscaping Percentage</i>	20%	X=~50.00%; In Conformance
<i>Maximum Impervious Coverage</i>	85-90%	X<85%; In Conformance

TREESCAPE PLAN

The Treescape Plan provided by the applicant indicates that nine (9) Eastern Red Cedar Trees will be removed from the subject property as a result of the development. According to Section 05, *Tree Mitigation Requirements*, of Article 09, *Tree Preservation*, of the Unified Development Code (UDC), Eastern Red Cedars are mitigated for a half-inch for each inch removed for a tree greater than 11-inches and less than 25-inches. In this case, there are 99.00 caliper inches being removed, this creates a mitigation balance of 49.50 caliper inches. As part of the proposed development the applicant's landscape plan shows that 35.00, four (4) inch caliper canopy trees will be planted at a total of 140.00 caliper inches. Based on this the proposed landscape plan satisfies the mitigation balance.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 02.02(D)(2), *Office Building*, of Article 13, *Definitions*, of the Unified Development Code (UDC) an *Office Building* is defined as "(a) facility that provides executive, management, administrative, or professional services not specifically listed elsewhere in Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, but not involving the sale of

merchandise except as incidental to a permitted use.” In this case, the applicant is requesting *Office Buildings*, which are permitted by right according to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

According to Subsection 05.02(B), *Screening from Residential*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) states that “(a)ny non-residential or multi-family land use or parking area that has a side or rear contiguous to any residentially zoned or used property shall be screened with a masonry fence a minimum of six (6) feet in height with canopy trees planted on 20-foot centers.” In this case, the subject property has residential adjacencies along the west and south property lines. Subsection 05.02(B) goes on to state that the “Planning and Zoning Commission may approve an alternative screening method that incorporates a wrought iron fence and three (3) tiered screening.” In this case, the applicant is requesting the alternative screening method that includes the wrought iron fence and the three (3) tiered screening along both the west and south property lines. The Planning and Zoning Commission shall consider the alternative screening method as part of the applicants site plan request.

The proposed site plan also generally conforms to the requirements of the *General Overlay District Standards* and the *General Commercial 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:

(1) *Architectural Standards*.

- (a) *Cementitious Materials*. According to Subsection 06.02(C)(1)(a)(2), *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “(the) use of cementitious materials (e.g. stucco, cementitious lap siding, or similar materials) shall be limited to 50% of the building’s exterior façade...” In this case the applicant has proposed greater than 50% cementitious material on each façade of the buildings. This will require a *variance* from the Planning and Zoning Commission.
- (b) *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 same building articulation standards for the primary building façades 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).
- (c) *Architectural Elements*. According to Subsection 06.02 (C)(4), *Required Architectural Elements*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “(a)ll buildings that are less than 50,000 SF shall be designed to incorporate a minimum of four (4) architectural elements...” In this case, the applicant has less than four (4) architectural elements. This will require a *variance* 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 the applicant provide compensatory measures that directly offset the requested variances. As compensatory measures for this case, the applicant is proposing to provide [1] horizontal articulation elements, [2] flat awnings at all tower entries, and [3] 50% landscaped area. In this case, the first compensatory measure is not compensatory as it attempts to address the articulation variance, but it does not meet the requirements of the Unified

Development Code (UDC). The second compensatory measure not compensatory as it attempts to address the architectural elements variance, however the applicant does not have four (4) architectural elements. This effectively means the applicant is proposing one (1) compensatory measure. That being said, the applicant has also provided more than 20% natural stone on all sides of the building, which exceeds the requirements and could be considered 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

The Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan identifies the subject property as being situated in the South Central Residential District. The South Central Residential District is an established district that is developed with a mixture medium-density and low-density residential subdivisions, with several large vacant tracts of land remaining. According to strategy #2 in the South Central Residential District the commercial development in the northern areas of the district are "intended to support the existing and proposed residential developments and should be compatible in scale with the adjacent residential structures." In this case, the applicant is proposing buildings that will be supportive to the existing residential land uses and that will be constructed to a residential scale. Based on this the applicant's proposal appears to conform with the goals and policies of the Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on July 26, 2022, and made the recommendation that gable roofs be used to match the roof structure of the existing development north of the subject property. 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 August 9, 2022 meeting.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's Site Plan for the establishment of *Office Buildings* 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) The applicant must provide staff with a photometric plan that meets the requirements of the Unified Development Code (UDC) before submitting Engineering plans.
- (3) 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.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- Final Plat (\$300.00 + \$20.00 Acre)¹
- Replat (\$300.00 + \$20.00 Acre)¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)¹
- Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address 950 WILLIAMS ST. (S.H. 66)

Subdivision WAGONER GARDENS MC. ADDITION

Lot 1

Block A

General Location S.H. 66 & CAROTH DRIVE

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning C

Current Use RETAIL / WHSE / OFFICE

Proposed Zoning C

Proposed Use RETAIL / WHSE / OFFICE

Acreage 8.869 AC.

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 HELPING HANDS

Applicant CARROLL ARCHITECTS, INC.

Contact Person JON BAILEY

Contact Person JEFF CARROLL

Address 950 WILLIAMS ST. (S.H. 66)

Address 750 E. INTERSTATE 30
SUITE 110

City, State & Zip ROCKWALL, TX 75087

City, State & Zip ROCKWALL, TX. 75087

Phone 972. 771. 1655

Phone 214. 632. 1762

E-Mail JONBAILEY@ROCKWALLHELPINGHANDS.COM

E-Mail JCE@CARROLLARCH.COM

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared _____ [Owner] the undersigned, who stated the information on this application to be true and certified the following:

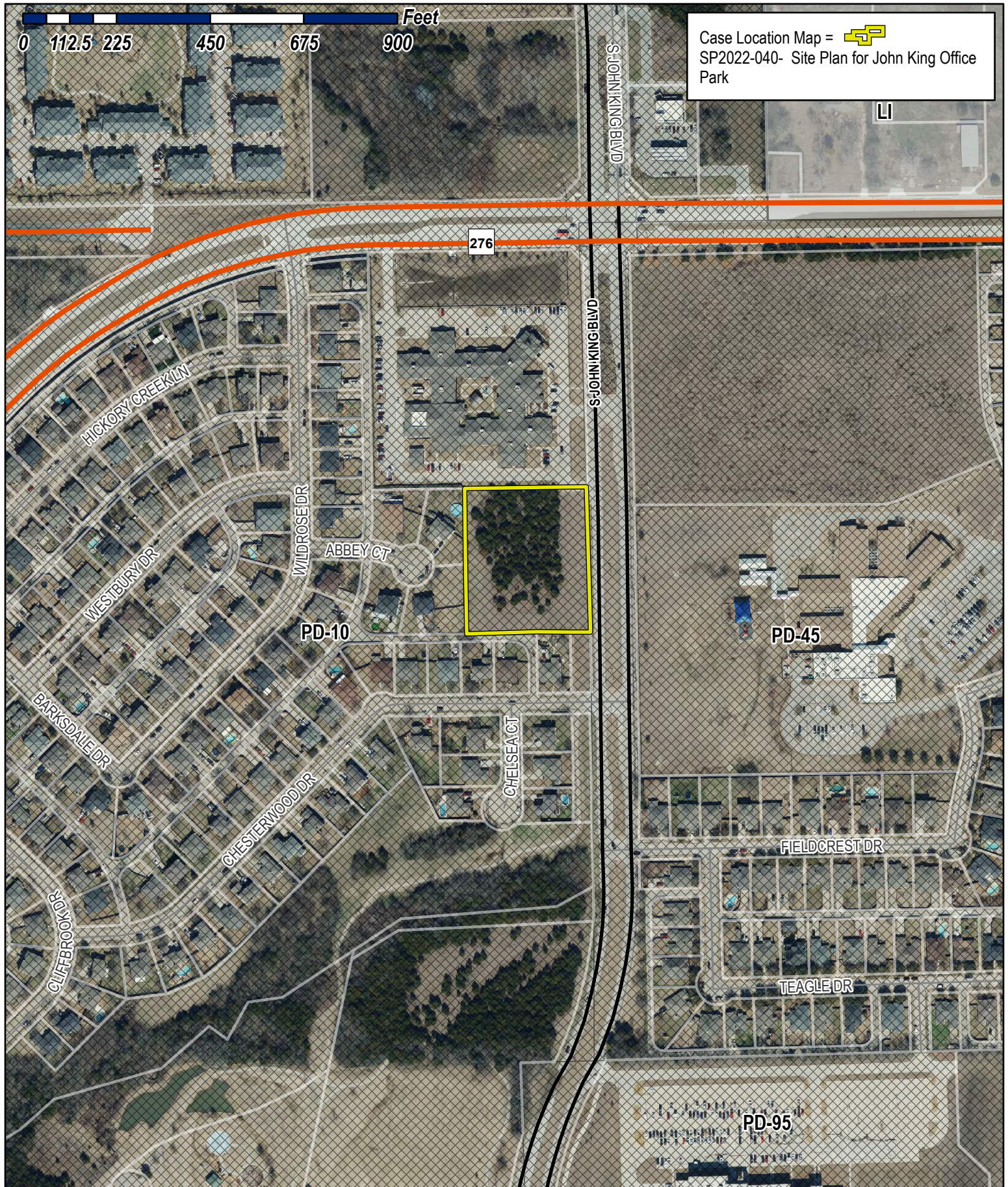
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the _____ day of _____, 20 _____. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."


Given under my hand and seal of office on this the _____ day of _____, 20 ____.

Owner's Signature

Notary Public in and for the State of Texas

My Commission Expires



Case Location Map = 
 SP2022-040- Site Plan for John King Office
 Park

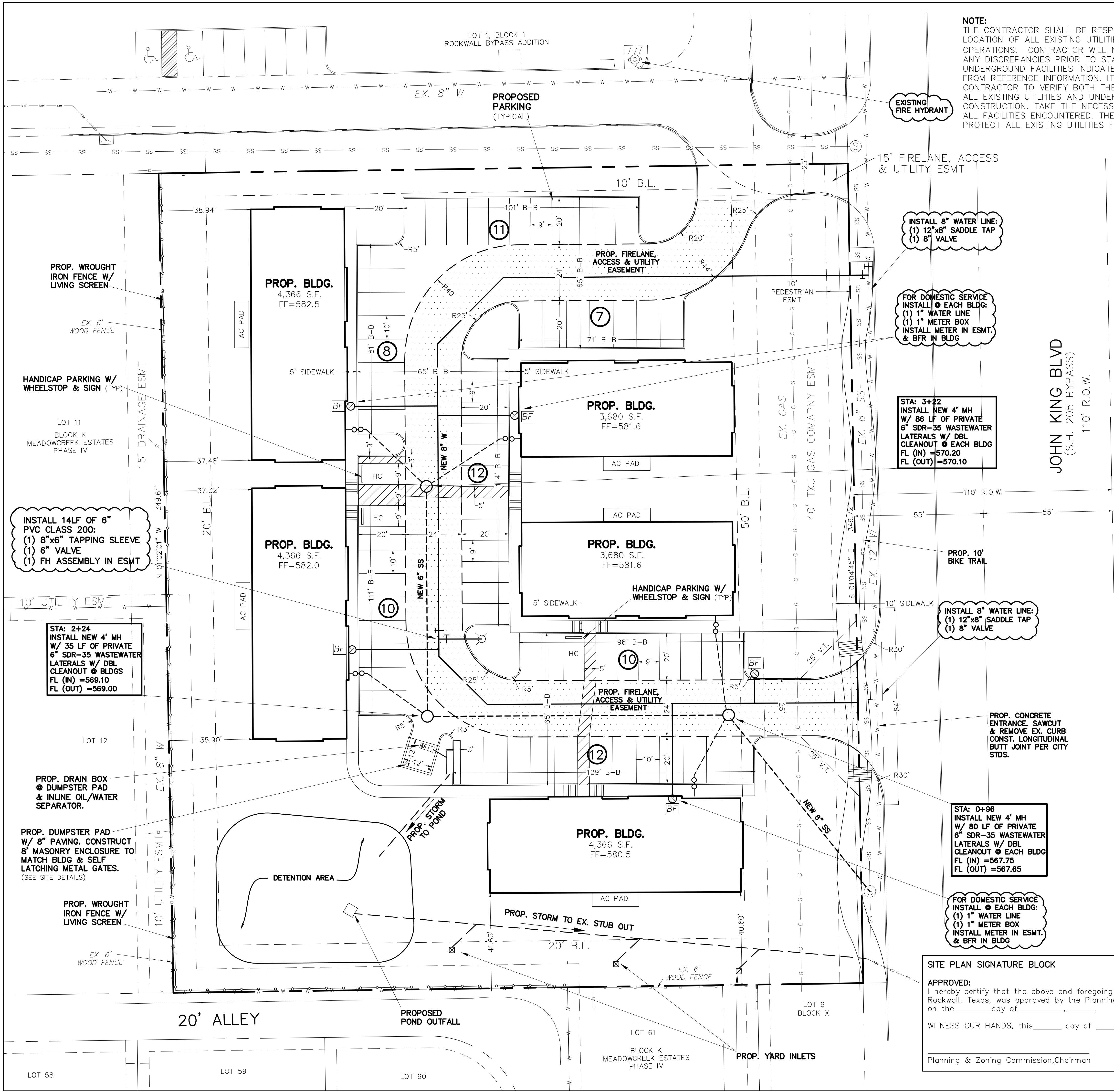


City of Rockwall

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

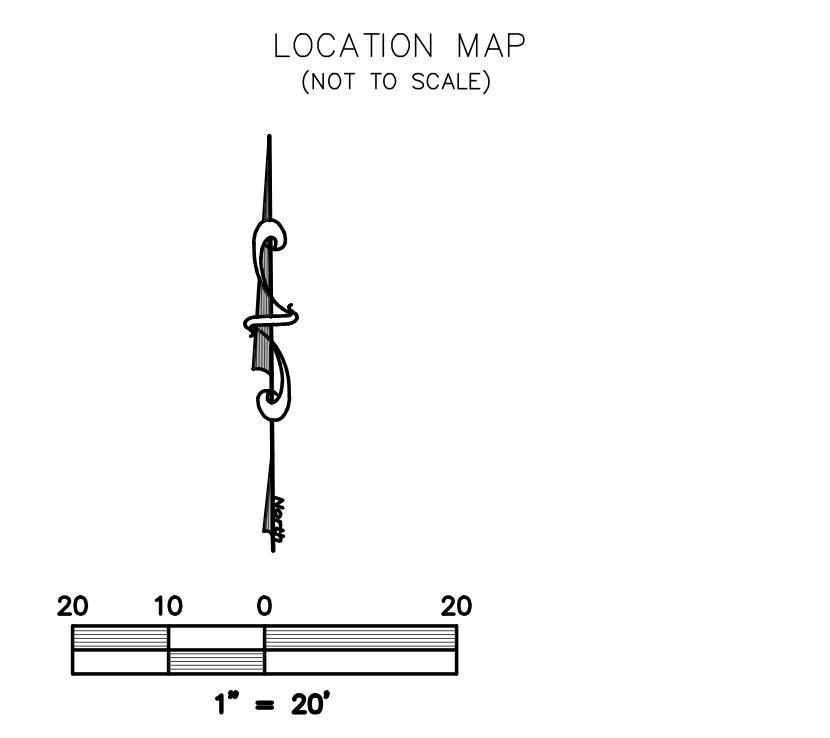
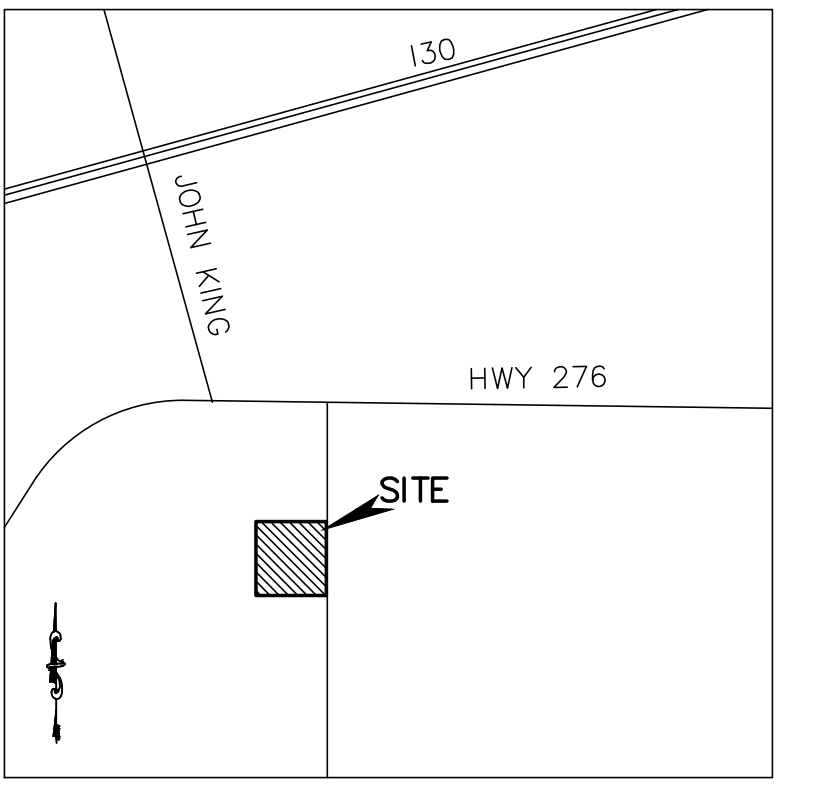
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND EASEMENTS PRIOR TO START OF OPERATIONS. CONTRACTOR WILL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO START OF CONSTRUCTION. TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

- PAVING NOTES:**
- 1) APPROACHES TO BE 8" THICK, 4200 psi, 7.5 SACK MIX, REINFORCED WITH #3 BARS @ 18" ON CENTER. (O.C.)
 - 2) FIRELANE TO BE 6" THICK, 3600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 18" ON CENTER. (O.C.)
 - 3) DUMPSTER PAD TO BE 7" THICK, 3600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 18" ON CENTER. (O.C.)
 - 4) ALL OTHER (NON-FIRELANE) PAVING CAN BE 6" THICK (SIDEWALK TO BE 4"), 3000 psi, 6 SACK MIX, REINFORCED WITH #3 BARS @ 18" O.C.
 - 5) ALL FILL (IF REQUIRED) SHALL BE PLACED ON 8" LIFTS AND COMPACTED TO 95% OF STD. PROCTOR @ MOISTURE RANGE OF 0% TO +6% OF OPTIMUM MOISTURE. (UNLESS OTHERWISE NOTED) USING A SHEEPS-FOOT ROLLER.
 - 6) SIDEWALK TO BE 4" THICK CONCRETE, 3000 psi, 5.5 SACK MIX IN R.O.W.
 - 7) NO SAND UNDER PAVING.
 - 8) NO PAVING, INCLUDING SLAB, TO BE INSTALLED UNTIL THE DETENTION SYSTEM(S) ARE FULLY INSTALLED FUNCTIONALLY, PER PLAN, & HAVE ANCHORED SEEDED CURLEX OR SOD ON THE SIDES & BOTTOM OF POND



**** NOTICE TO CONTRACTORS ****

TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY TEXAS HERITAGE SURVEYING, LCC OF DALLAS, TEXAS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY ERRORS OR DISCREPANCIES ARE FOUND ON THE CONSTRUCTION DOCUMENTS (PS&E), WHICH NEGATIVELY IMPACT THE PROJECT. ENGINEER AND OWNER SHALL BE INDEMNIFIED OF PROBLEMS AND/OR COST WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEER AND OWNER.

SITE DATA:

LOT AREA:
2.36 Acres, 102,859 sq.ft.

LOT COVERAGE:
20.24%

FLOOR TO AREA RATIO:
4.94:1

BUILDING AREA:
20,818 sq.ft.

BUILDING HEIGHT:
1 STORY (25')

PROPOSED FUTURE USE:
Office

IMPERVIOUS AREA (including buildings):
55,535 sq.ft.

ZONING:
PD-10/C

PARKING:
Required:
Office (1/300sf) = 70
Handicap = 3
Provided:
Standard = 67
Handicap = 3
Total Provided = 70

LANDSCAPE AREA:
Required: (15%) 15,429 sq.ft.
Provided: 47,324 sq.ft.

FIRESPRINKLER:
NO

* THERE ARE NO EXIST. BUILDINGS ON THIS SITE

* THERE ARE TREES ON THIS SITE

- NOTES:**
- 1) ALL WORK MUST CONFORM TO CITY OF ROCKWALL & NCTCOG STANDARDS AND DETAILS 5th EDITION.
 - 2) ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS
 - 3) SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
 - 4) ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.

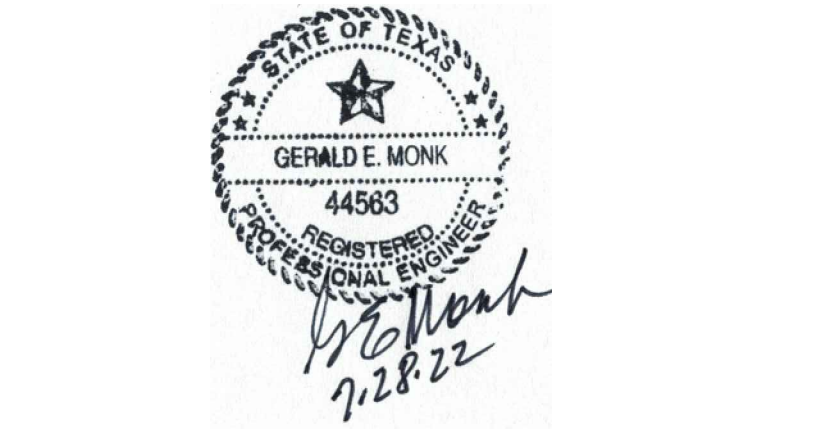
SITE PLAN SIGNATURE BLOCK

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



CASE # SP2022-040

SITE PLAN

JOHN KING OFFICE PARK

1940 S JOHN KING BLVD
LOT 1, W.H. BAIRD SURVEY, 2.36 ACRES
City of Rockwall, Rockwall County, Texas

OWNER:
SBM REAL ESTATE SERVICES
709 W. Rusk Street, Ste 810
Rockwall, Texas 75087
Contact: Aaron Davis (214)557-9093

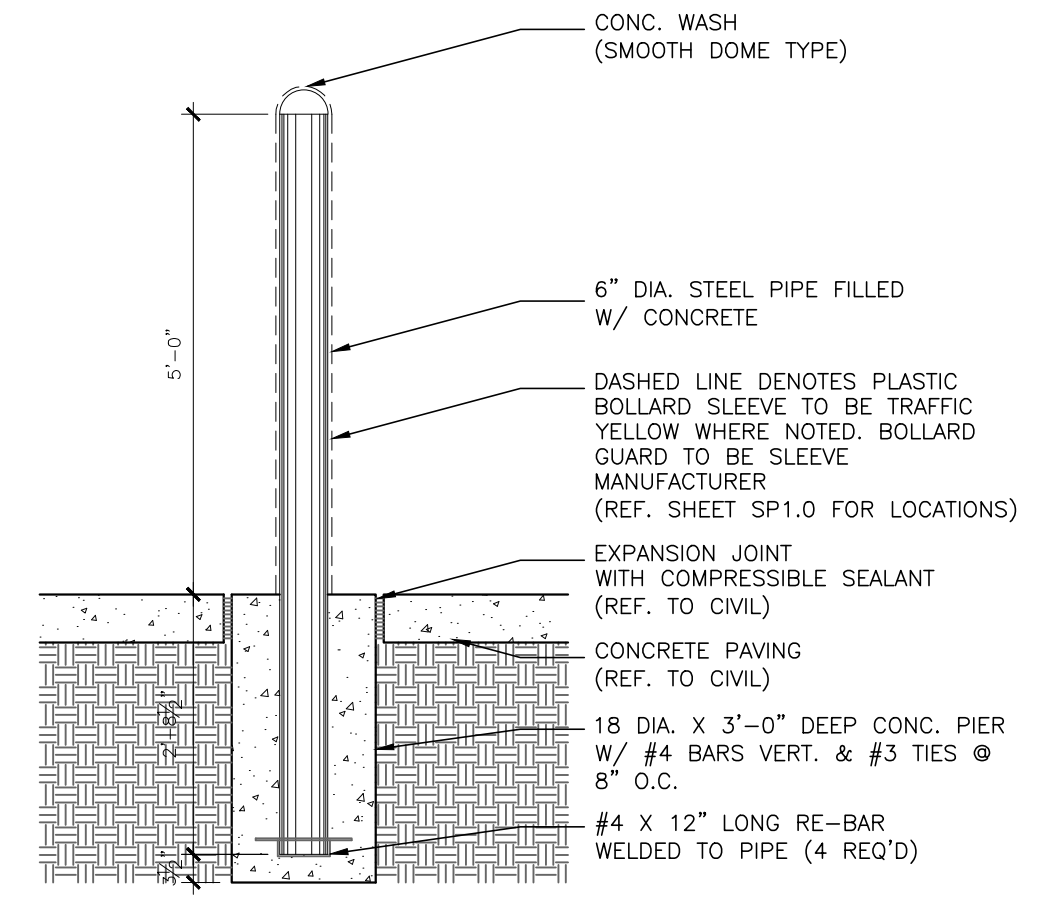
prepared by:
MONK CONSULTING ENGINEERS, INC.
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761

REG NO.: F-2567

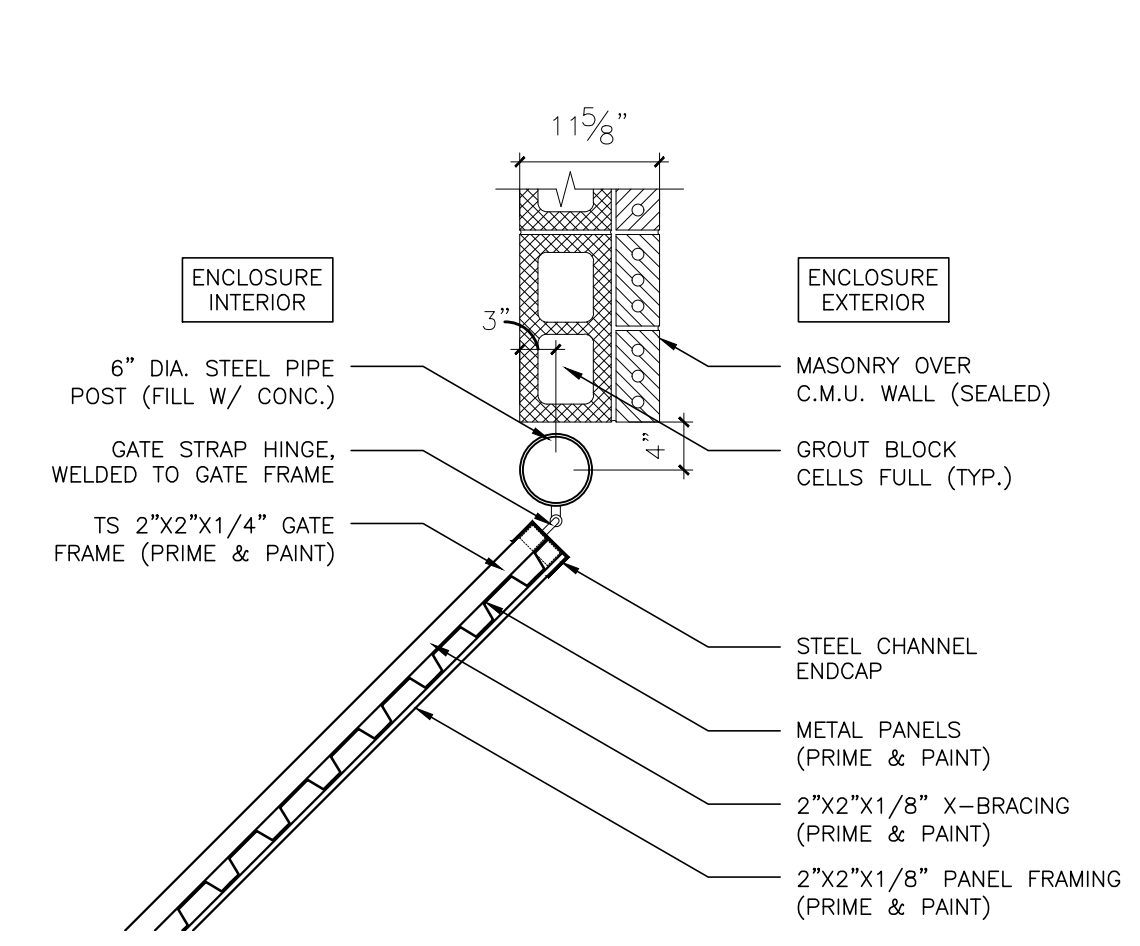
date: 7/28/22 scale: 1" = 20' sheet: C101

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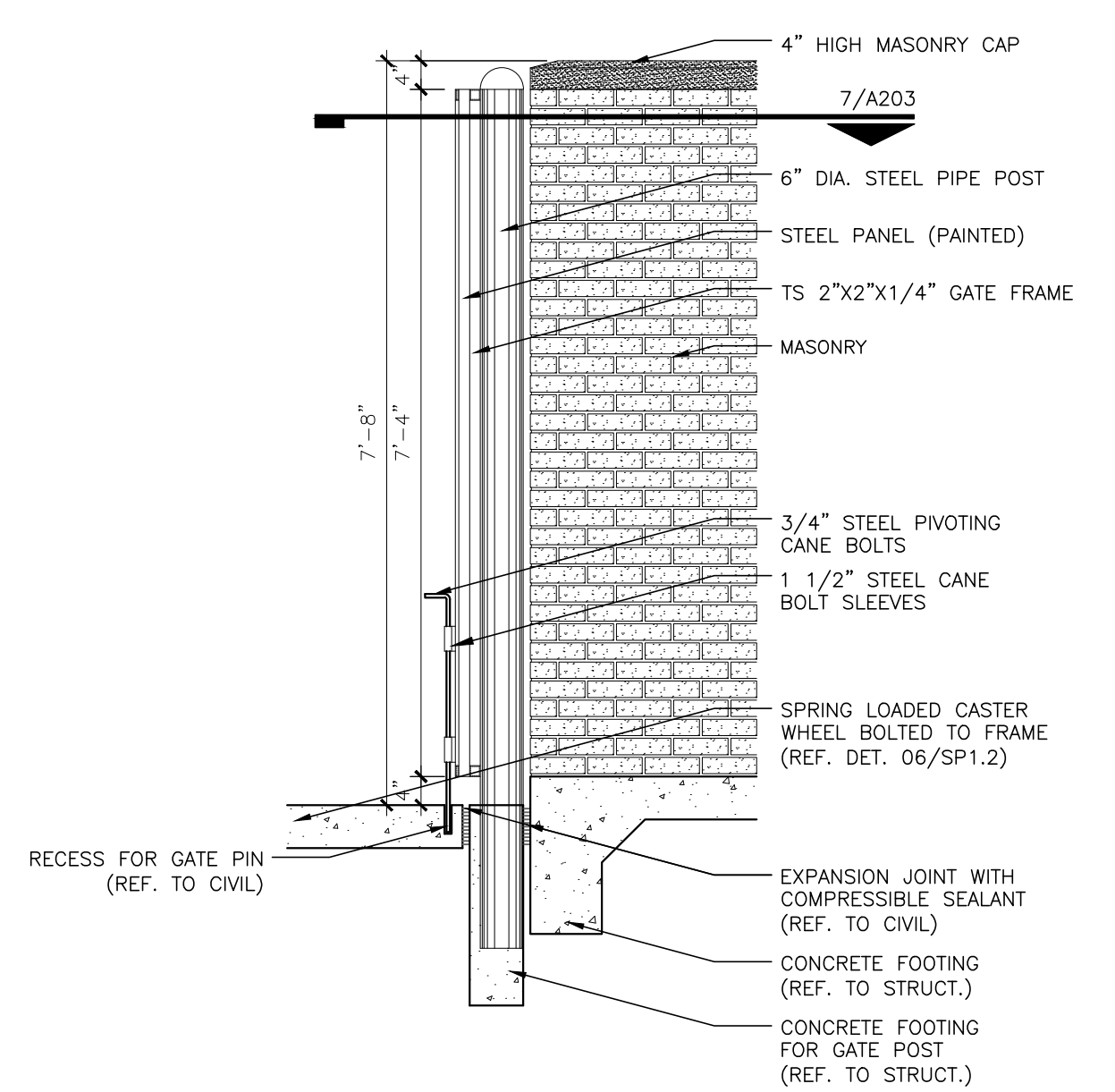
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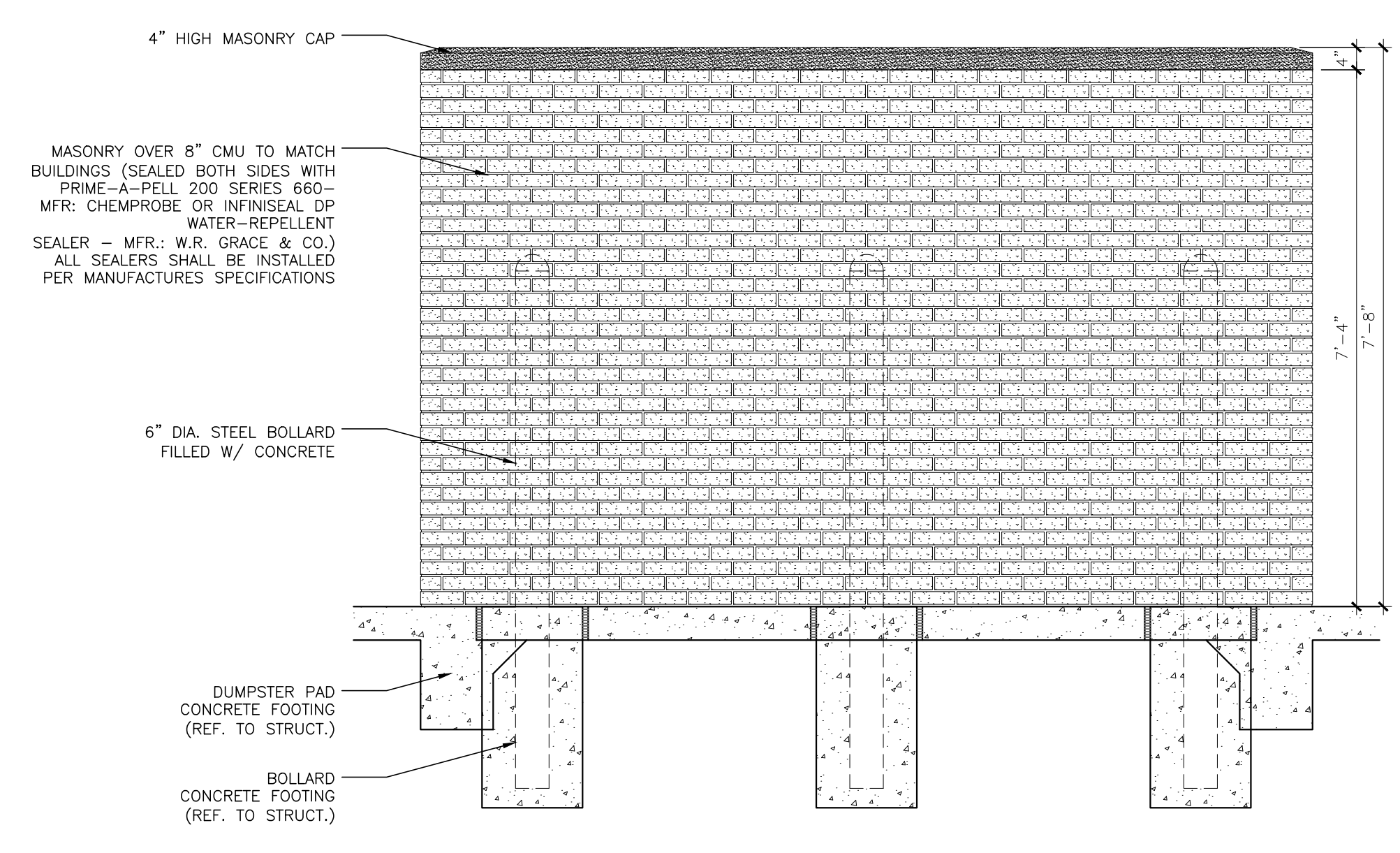
8 BOLLARD DETAIL @ DUMPSTER
 SCALE: 1/2" = 1'-0"



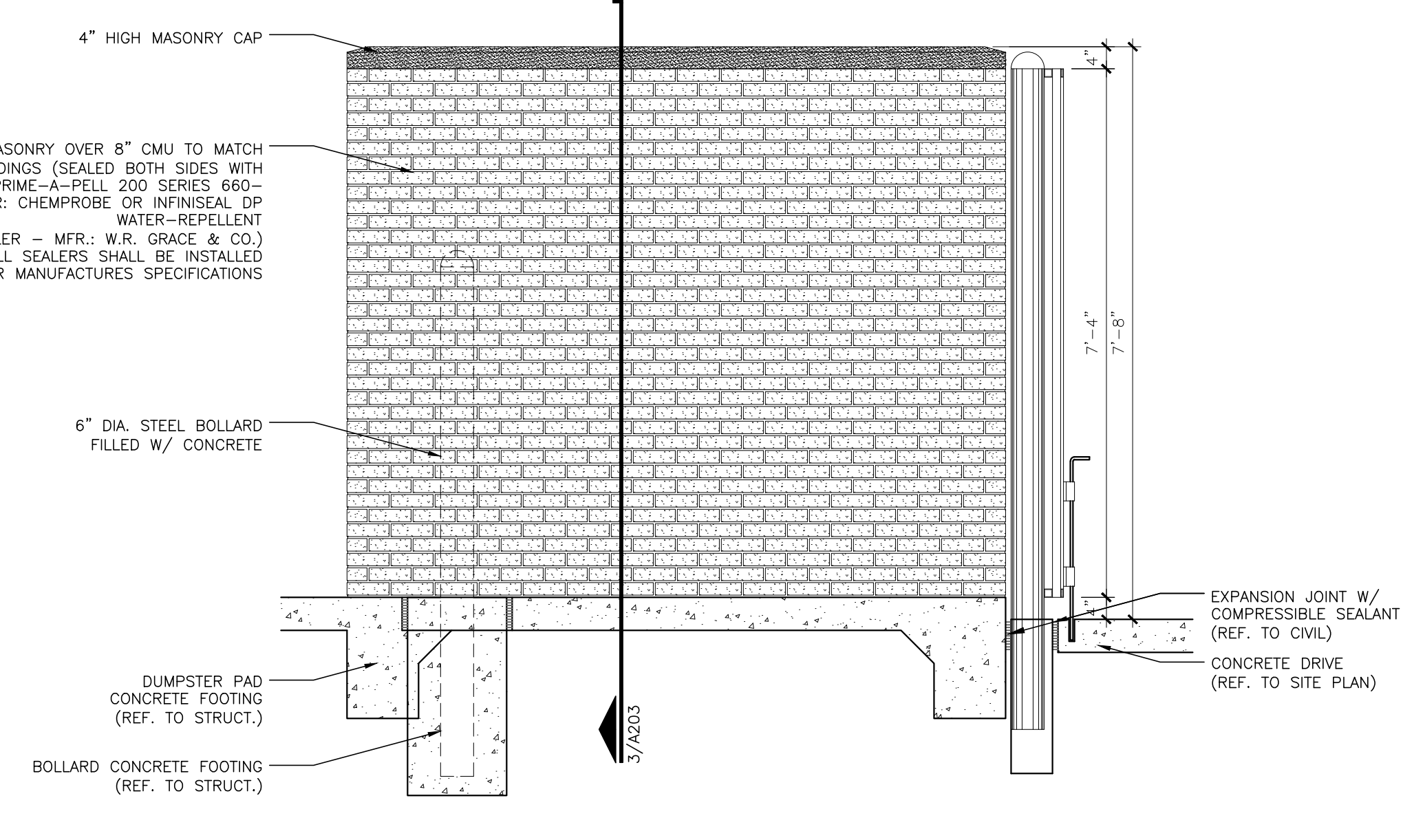
7 DUMPSTER ENCLOSURE GATE DETAIL
 SCALE: 3/4" = 1'-0"



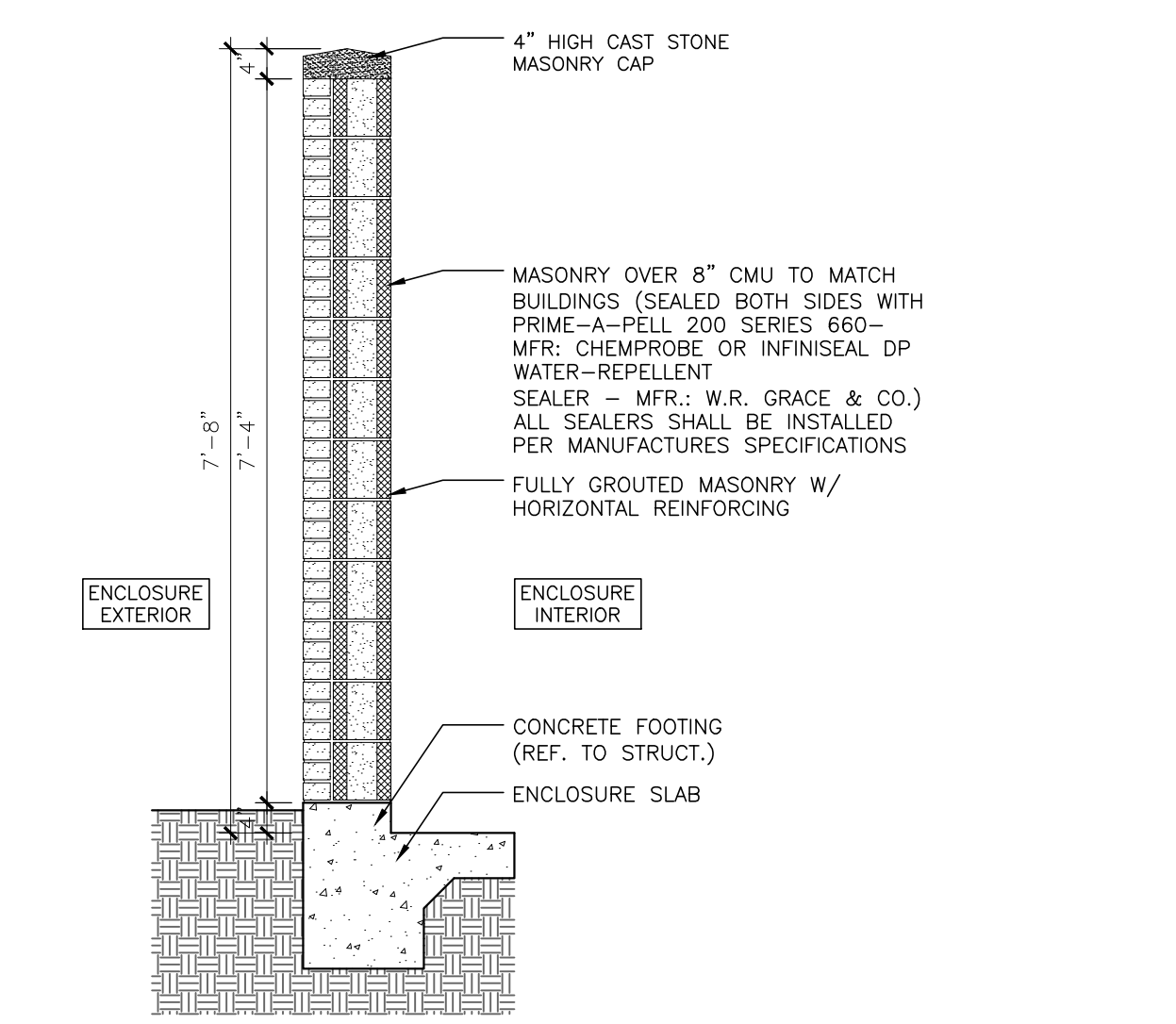
6 GATE SECTION @ DUMPSTER ENCLOSURE
 SCALE: 1/2" = 1'-0"



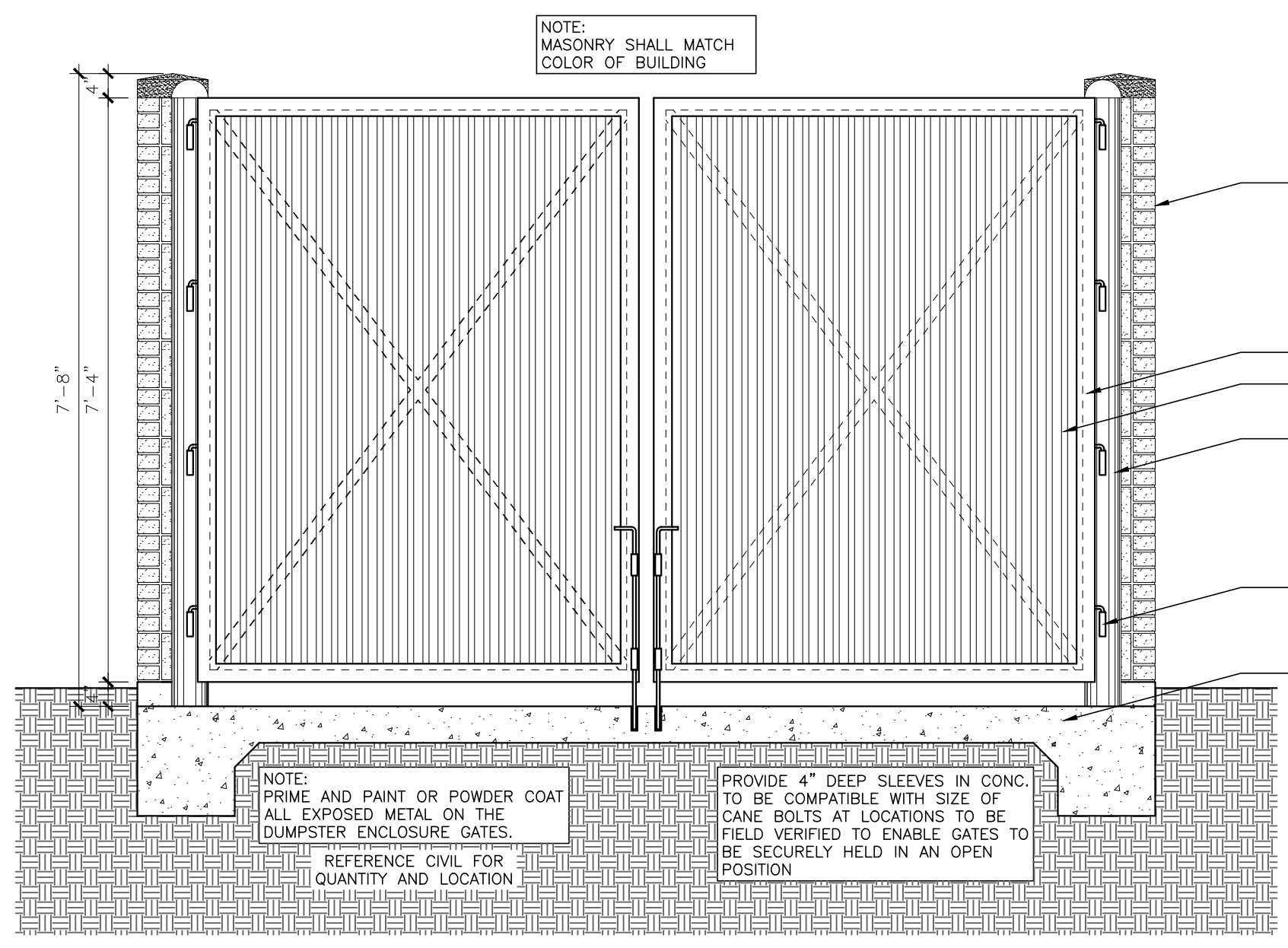
5 DUMPSTER ENCLOSURE REAR ELEVATION
 SCALE: 1/2" = 1'-0"



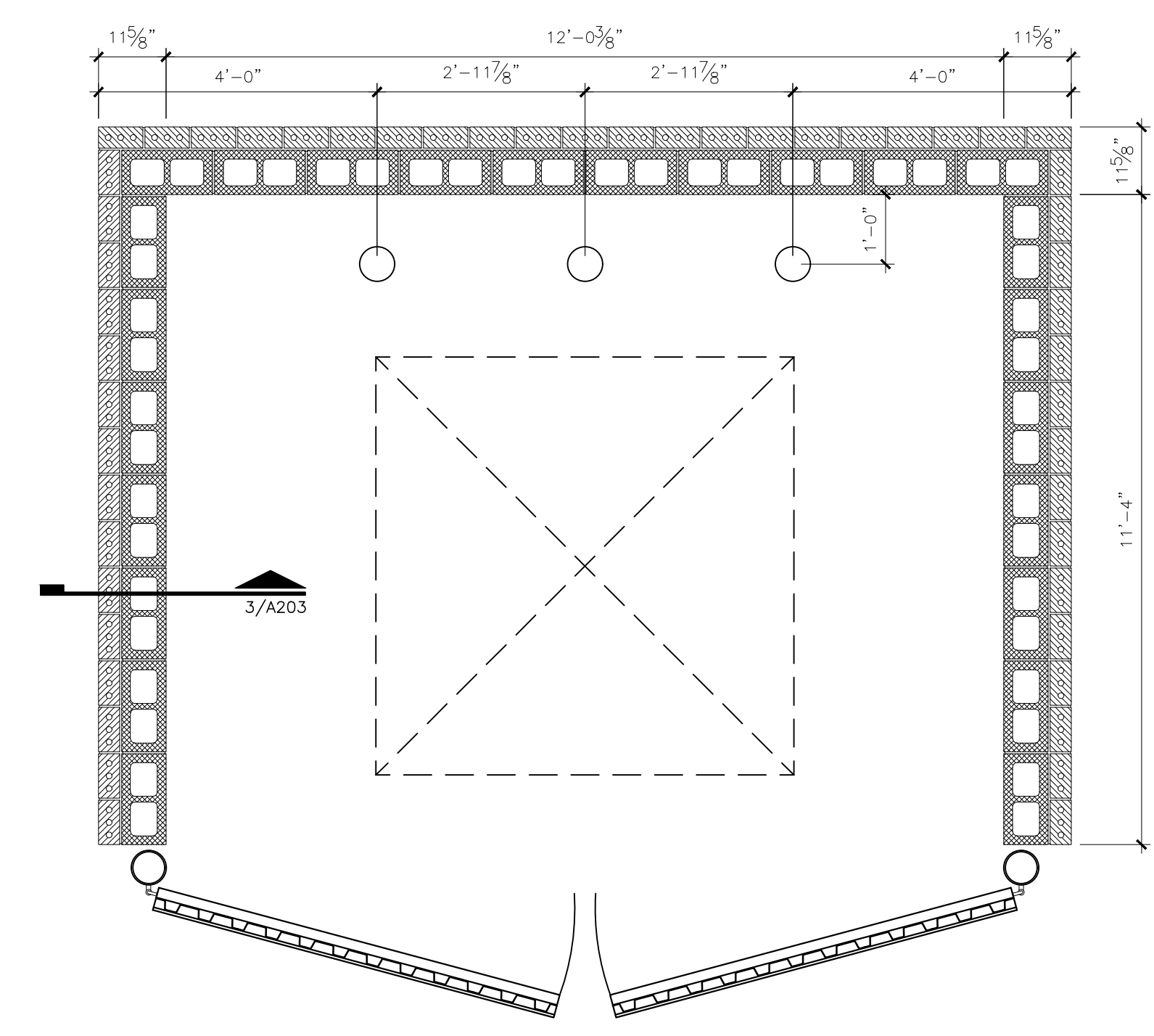
4 DUMPSTER ENCLOSURE SIDE ELEVATION
 SCALE: 1/2" = 1'-0"



3 WALL SECTION @ DUMPSTER ENCLOSURE
 SCALE: 1/2" = 1'-0"



2 DUMPSTER ENCLOSURE FRONT ELEVATION
 SCALE: 1/2" = 1'-0"



1 DUMPSTER ENCLOSURE ENLARGED PLAN
 SCALE: 1/2" = 1'-0"

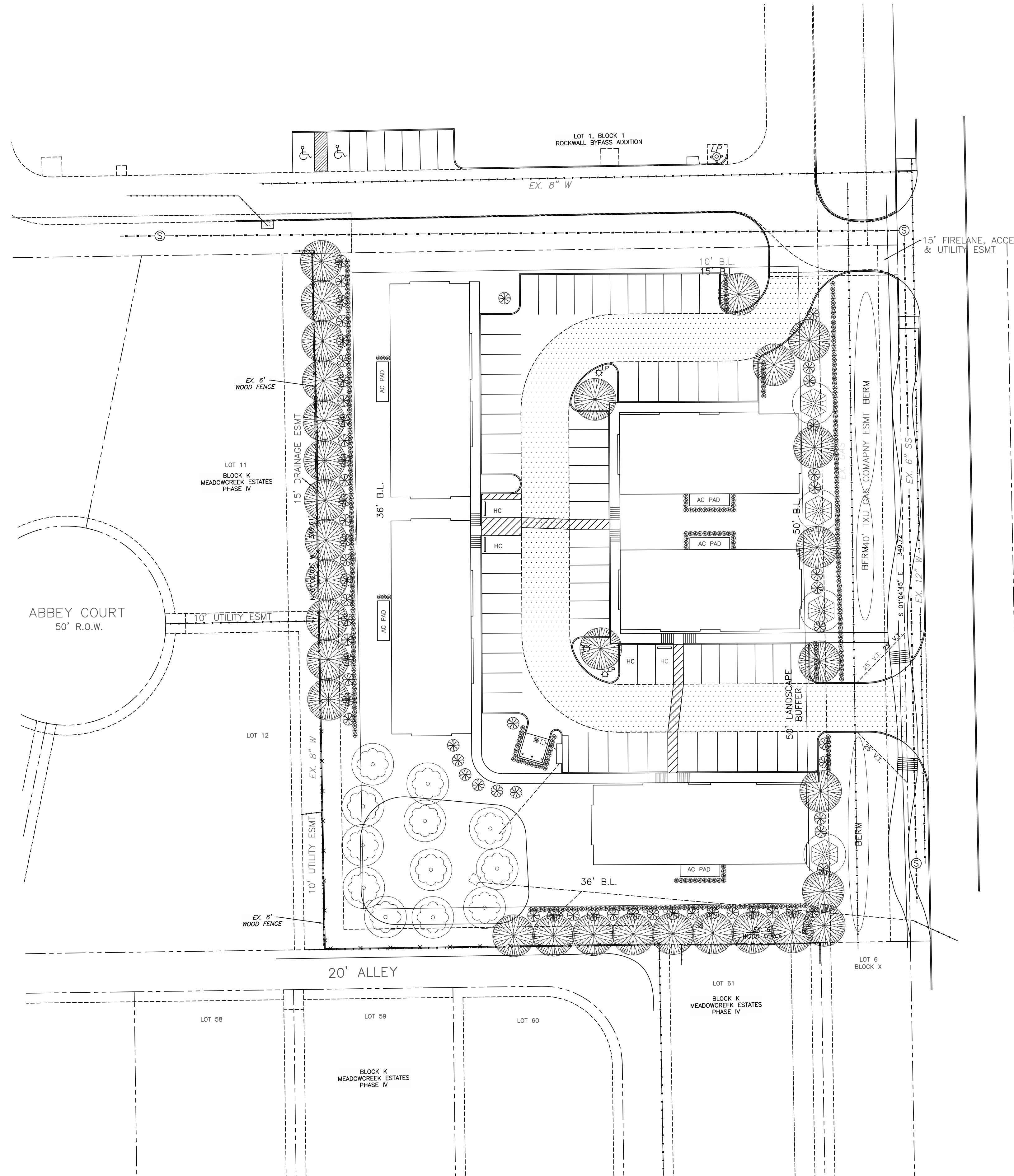
NEW SHELL OFFICE FACILITY FOR
OFFICE CONDO
 JOHN KING BLVD
 Rockwall, Texas 75032

CARROLL architects
 750 E. Interstate 30
 Suite 110
 Rockwall, TX 75087
 t: 972-735-6085
 f: 972-735-8058

MASONRY DUMPSTER ENCLOSURE

DATE: JUNE 2022
 PROJECT NO: 2022044
 DRAWN BY: A202
 SHEET NO: _____
 CHECKED BY: _____





SITE DATA TABLE	
SITE AREA	2.36 ACRES (102,859 S.F.)
ZONING	PD-10/C SH-205 BY-0V
PROPOSED USE	GENERAL OFFICE
BUILDING AREA:	16,000 S.F.
LOT COVERAGE (GROSS AREA)	15.55%
FLOOR TO AREA RATIO	6.42 : 1
BUILDING HEIGHT MAX.	25'-0"

LANDSCAPE TABULATION	
NET AREA	2.36 ACRES (102,859 S.F.)
REQUIRED LANDSCAPE AREA-- 15% OF 102,859 S.F.	15,429 S.F.
PROVIDED LANDSCAPE AREA-- 50% OF 102,859 S.F.	50,324 S.F.
IMPERVIOUS COVERAGE-- 50% OF 102,859 S.F.	50,535 S.F.

- NOTES:**
- Irrigation shall be provided to all landscaped areas.
 - Tree mitigation for this project for existing trees on this property.
 - All perimeter parking are within 50'-0" of a shade tree.
 - No trees within 5' of public utilities less than 10'.
 - No trees within 10' of public utilities 10' or greater.

TREE/SHRUB LEGEND	
TREES, INSTALLED W/ MINIMUM 4" CALIPER	
CEDAR ELM (31)	CEDAR TREE (4)
BALD CYPRESS (12) (DETENTION POND)	DESERT WILLOW (61)
WINTER BOXWOOD (SHRUB) 5 GALLON @ INSTALLATION	WROUGHT IRON FENCE 6 FEET HIGH

- GENERAL NOTES:**
1. 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 SQUARE FEET IN SIZE AND WHEN ALL PORTIONS OF THE AREA ARE WITHIN 50'-FEET OF A HOSE ATTACHMENT. SYSTEM SHALL HAVE FREEZE GUARD AND RAINSTAIR.
 2. ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE HYDROMULCHED BERMUDA, EXCEPT FOR UNDISTURBED SITE AREA.
 3. OWNER MAY SUBSTITUTE TYPES OF TREES. THE OWNER SHALL SELECT TYPES FROM CITY APPROVED TREE LIST ORDINANCE.
 4. CONTRACTOR SHALL SUPPLY SLEEVES AS NEEDED FOR IRRIGATION.
 5. CONTRACTOR TO VERIFY LOCATION OF IRRIGATION CONTROL W/ OWNER.
 6. DUMPSTER IS NOT REQUIRED FOR THIS PROJECT. - PROVIDED ALL LANDSCAPE BUFFERS AND PUBLIC RIGHT-OF-WAY LOCATED ADJACENT TO A PROPOSED DEVELOPMENT SHALL BE IMPROVED WITH GRASS.
 7. THE DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SEEDING AREA, INCLUDING WATERING, UNTIL A "PERMANENT STAND OF GRASS" IS OBTAINED.
 8. NO TREE SHALL BE PLANTED CLOSER THAN FIVE (5) FEET TO EDGE OF PAVEMENT OR FIVE (5) FEET FROM ANY WATER OR WASTEWATER LINE THAT IS LESS THAN 12 INCHES. WATER AND WASTEWATER LINES THAT ARE 12 INCHES AND GREATER REQUIRE TREES TO BE PLANTED A MINIMUM OF TEN (10) FEET FROM THE CENTERLINE OF THE PIPE. TREES MUST BE (5) FEET FROM ALL UTILITIES.
 9. ALL PARKING SPACES ARE WITHIN 80' OF A TREE.

PARKING CALCULATIONS			
BUILDING USE	SQUARE FOOTAGE	PARKING REQUIREMENT	REQUIRED PARKING
OFFICE	16,000 S.F.	1/300	= 54
TOTAL PARKING REQUIRED			= 54 SPACES

NOTE: THE IRRIGATION WILL MEET THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (UDC). (Subsection 05.04, of Article 08)

JOHN KING OFFICE PARK	
LEGAL DESCRIPTION AND OR ADDRESS: JOHN KING OFFICE PARK LOT 1, W.H. BAIRD SURVEY, 2.36 ACRES CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS 75087	
OWNER SBM Real Estate Services 709 W. Rusk Street, Ste 810 Rockwall, TX 75087 C: Aaron Davis P: 214-557-9093	
APPLICANT Carroll Architects, Inc. 750 E. Interstate 30 #110 Rockwall, TX 75087 P: 972-732-6085 E: jc@carrollarch.com ATTN: Jeff Carroll	
CITY OF ROCKWALL CASE NUMBER: SP2022-040	
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	

ISSUE:
CITY SUBMITTAL: 07-15-2022
CITY COMMENTS: 08-01-2022

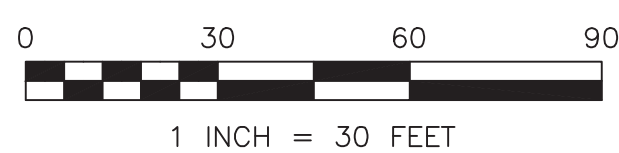
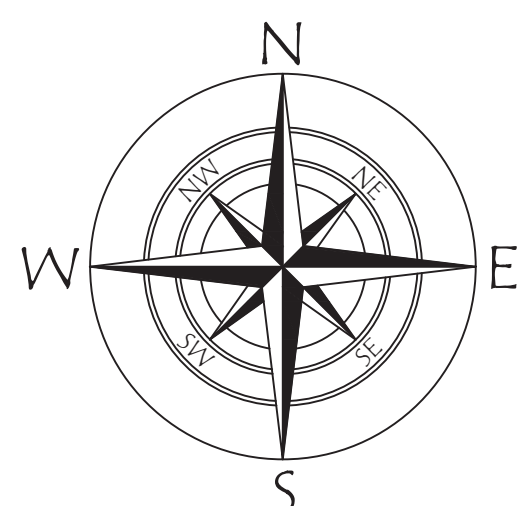
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 t: 972-732-6085
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LANDSCAPE PLAN

DATE: JUNE 2022 SHEET NO: L1
 PROJECT NO: 2022044
 DRAWN BY:
 CHECKED BY:



LEGEND:

	BOUNDARY LINE
	TREE

THIS DRAWING IS A POINT MAP AND SHOULD BE USED AS A REFERENCE IN ACCORDANCE WITH THE LATEST PLANS, REVISIONS AND ADDENDA!

ALL DATA MUST BE INVERSED AND MEASURED IN THE FIELD PRIOR TO CONSTRUCTION.

SURVEYOR'S CERTIFICATION

I, RICHARD M. CUMMOCK, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS HORIZONTAL TREE LOCATION SURVEY ACCURATELY REPRESENTS THE LOCATION OF TREES WITH A DIAMETER GREATER THAN 11" MEASURED AND WAS MADE ON THE GROUND ON FEBRUARY 15 2022, UNDER MY SUPERVISION.

Richard M. Cummock

RICHARD M. CUMMOCK
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 6416
DATE: 21-FEB-2022



SURVEYOR'S NOTES:

1. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), NORTH CENTRAL ZONE 4202. COORDINATES, MEASUREMENTS, AND DISTANCES SHOWN ARE U.S. SURVEY FEET.
2. THIS EXHIBIT DOES NOT CONSTITUTE A LAND BOUNDARY SURVEY, OR LAND BOUNDARY SURVEY FOR LOCATING TREE LOCATIONS RELATIVE THERETO.
3. BOUNDARIES AND LAND INFORMATION ARE BASED UPON A 2015 ALTA/ACSM LAND TITLE SURVEY PERFORM BY MERLE W. MILLER, RPLS #5438, OCTOBER 1, 2015 AND IS DEPICTED HEREIN AS ACCURATELY AS POSSIBLE FOR SPATIAL REFERENCE PURPOSES ONLY, AND SHALL NOT BE CONSTRUED AS ANY TYPE OF LAND BOUNDARY SURVEY UNDER ANY CIRCUMSTANCES.
4. TREE SYMBOLS ARE MEANT TO DEPICT THE HORIZONTAL LOCATIONS OF THE DESCRIBED TREE AND SHOULD NOT BE USED TO MEASURE TREE SIZE OR TREE CANOPY COVERAGE. SEE TREE TABLE FOR TREE SIZE AND SPECIES INFORMATION.

COORDINATE TABLE			
POINT #	NORTHING	EASTING	DESCRIPTION
10001	7018153	2603262	>11" EASTERN RED CEDAR
10002	7018192	2603149	>11" EASTERN RED CEDAR
10003	7018212	2603170	>11" EASTERN RED CEDAR
10004	7018253	2603216	>11" EASTERN RED CEDAR
10005	7018338	2603248	>11" EASTERN RED CEDAR
10006	7018356	2603263	>11" EASTERN RED CEDAR
10007	7018327	2603171	>11" EASTERN RED CEDAR
10008	7018309	2603146	>11" EASTERN RED CEDAR
10009	7018341	2603072	>11" EASTERN RED CEDAR

LOT 1, BLOCK 1
ROCKWALL BYPASS ADDITION
CAB H, SLIDE 325
P.R.R.C.T.



DATE:	FEBRUARY 21, 2022
PROJECT MGR.	RKH
PROJECT TECH.	GHP
PROJECT NO.	22-037

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**2.361 ACRES LOCATED IN THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
ROCKWALL COUNTY, TEXAS
HORIZONTAL TREE LOCATION SURVEY**

HUDSON SITE CONTROL, LLC
LAND SURVEYING - CONSTRUCTION LAYOUT
2884 HIGHWAY 287 N STE 224 MANFIELD, TEXAS 76063
OFFICE - 817.225.6700 FAX - 817.225.6701
T.B.P.E.L.S. FIRM NO. 10194185

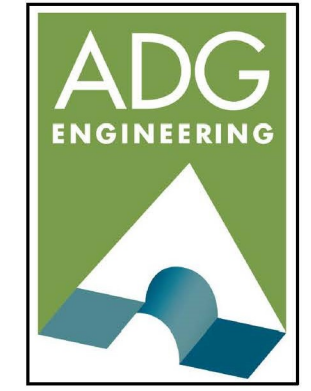
REVISIONS	DATE	BY



Plan View
Scale - 1" = 30'

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
A			2	Lithonia Lighting	RSX3 LED P1 30K R5 EGV	RSX Area Fixture Size 3 P1 Lumen Package 3000K CCT Type R5 Distribution with EGV	1	12815	1	584.124	
B			3	Lithonia Lighting	RSX3 LED P1 30K R5 EGV	RSX Area Fixture Size 3 P1 Lumen Package 3000K CCT Type R5 Distribution with EGV	1	12815	1	194.708	
C			20	Lithonia Lighting	OLLWU LED P1 40K 120 DDB	OUTDOOR LED WALL CYLINDER UP & DOWN LIGHT	1	1086	1	13.8	
D			4	Lithonia Lighting	ARCI LED P1 40K	ARCI LED WITH P1 - PERFORMANCE PACKAGE, 4000K	1	1454	1	10.8751	

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.1 fc	31.6 fc	0.0 fc	N/A	N/A



ADG Texas, LLC
107 Equestrian Trail
Rockwall, Texas 75087
Phone: (972) 832-5709
Email: adginc@adginc.org

Texas Registered
Engineering Firm
F-14649

Project No. T22-006



NEW SHELL OFFICE FACILITY FOR
OFFICE CONDO
JOHN KING BLVD
ROCKWALL, TX 75032



RSX3 LED Area Luminaire



Catalog Number _____
 Notes _____
 Type _____

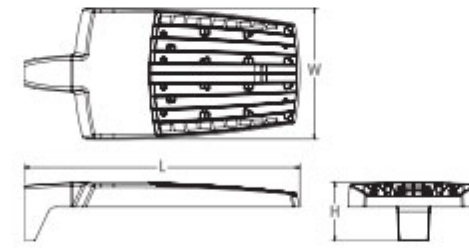
Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX3 delivers 25,000 to 41,000 lumens allowing it to replace 400W to 1000W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast adaptor, adjustable integral splitter and other mounting configurations are available.

Specifications

EPA (ft²@90°): 0.70 ft² (0.07 m²)
Length: 33.8" (85.9 cm) (SPA mount)
Width: 16.1" (40.9 cm)
Height: 3.0" (7.6 cm) Main Body
 7.2" (18.3 cm) Arm
Weight (max): 48.0 lbs (21.8 kg)



Ordering Information EXAMPLE: RSX3 LED P4 40K R3 MVOLT SPA DDBXD

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX3 LED	P1	30K 3000K	R2 Type 2 Wide	MVOLT (120V-277V) ¹	SPA Square pole mounting (3.0" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°)
	P2	40K 4000K	R3 Type 3 Wide	MVOLT (147V-480V) ¹	RPA Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.0" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°)
	P3	50K 5000K	R5 Type 5 Short	MVOLT (277V-480V) ¹	MA Mast arm adaptor (fits 2-3/8" OD horizontal beam)
	P4		B4 Type 4 Wide	Use specific voltage for options as noted	IS Adjustable splitter (fits 2-3/8" OD beam) ¹
			BKS Type 4 Short	120 ¹ 277 ¹	WSA Wall bracket
			RS Type 5 Wide ¹	208 ¹ 347 ¹	WBASC Wall bracket with surface conduit box
			RSS Type 5 Short ¹	240 ¹ 480 ¹	AASP Adjustable 18" arm square pole mounting ¹
			AFR Automotive Front Row		AARP Adjustable 18" arm round pole mounting ¹
			AFRR90 Automotive Front Row Right Rotated		AANB Adjustable 18" arm with wall bracket ¹
			AFRL90 Automotive Front Row Left Rotated		AANSW Adjustable 18" arm wall bracket and surface conduit box ¹

Options

Options	Finish
Shipped Installed HS House-side shield ¹ PE Photocell, bottom style ^{1,2} PEK Photocell, external threshold, adjustable ^{1,2} PER7 Seven-wire remote lock receptacle only (no controls) ^{1,2,3,4} CE14 Conduit entry 3/4" NPT (Qty 2) SF Single face (120, 277, 347) DF Double face (208, 240, 480) SP200W 200W surge pack (100W standard) FAO Field adjustable output ^{1,2} DMG 0-10V dimming extend out back of housing for external control (control extend separate) ^{1,2}	Shipped Installed *Standalone and Networked Sensors/Controls (factory default settings, see table page 9) NL2ARZ Night All-generation 2 ^{1,2,3,4} PR2W Networked, 24-hour motion/tamper sensor (for use with NL2ARZ) ^{1,2,3,4} BAA Buy America(s) Act Compliant *Note: PR2W with nLight Air can be used as a standalone or networked solution. Sensor coverage pattern is affected when luminaire is tilted. Shipped Separately (requires some field assembly) EGS External glare shield ¹ EGVV External glare full view (360° around light aperture) ¹ BS Bird spikes ¹
MS House-side shield ¹ PE Photocell, bottom style ^{1,2} PEK Photocell, external threshold, adjustable ^{1,2} PER7 Seven-wire remote lock receptacle only (no controls) ^{1,2,3,4} CE14 Conduit entry 3/4" NPT (Qty 2) SF Single face (120, 277, 347) DF Double face (208, 240, 480) SP200W 200W surge pack (100W standard) FAO Field adjustable output ^{1,2} DMG 0-10V dimming extend out back of housing for external control (control extend separate) ^{1,2}	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBXD Textured Dark Bronze DNAXD Textured Natural Aluminum DWHXD Textured White



FEATURES & SPECIFICATIONS

INTENDED USE
 Provides years of maintenance-free illumination for outdoor use in residential & commercial applications. Ideal for applications such as lighting walkways and stairways for safety and security.

CONSTRUCTION
 Cast aluminum housing with corrosion resistant paint in either dark bronze or white finish. ADA compliant.

OPTICS
 4000K CCT LEDs. Polycarbonate lens protects the LED from moisture, dirt and other contaminants.

LUMEN MAINTENANCE: The LED will deliver 70% of its initial lumens at 50,000 hour average LED life. See Lighting Facts label on page 2 for performance details.

ELECTRICAL
 MVOLT driver operates on any line voltage from 120-277V. Operating temperature -30°C to 40°C. 1W surge protection standard.

INSTALLATION
 Surface mounts to universal junction box (provided by others).

LISTINGS
 UL Listed to U.S. and Canadian safety standards for wet locations. Tested in accordance with ESNIA LM-79 and LM-80 standards.

WARRANTY — 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/customer-support/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

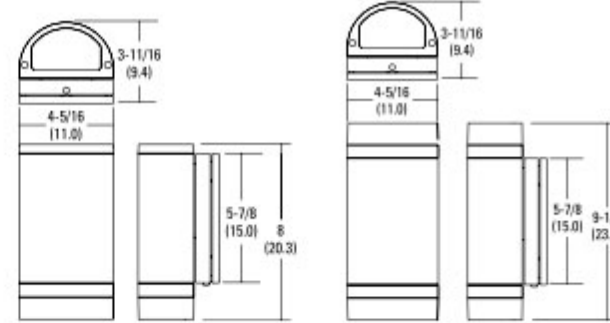
Catalog Number _____
 Notes _____
 Type _____

Outdoor General Purpose OLLWD & OLLWU LED WALL CYLINDER LIGHT



Specifications

All dimensions are inches (centimeters)



ORDERING INFORMATION For shortest lead times, configure products using **bolded options**. Example: OLLWD LED P1 40K MVOLT DDB

Series	Performance Package	Color temperature (CCT)	Voltage	Finish
OLLWD LED Downlight	P1	40K 4000K	MVOLT 120V-277V	DOB Dark bronze
OLLWU LED Up & downlight		120 120V ¹		WH White ²

Notes
 1. Only available with OLLWD and in DOB.
 2. Only available with OLLWU.



ARC1 LED Architectural Wall Luminaire



Catalog Number _____
 Notes _____
 Type _____

Introduction

The Lithonia Lighting ARC LED wall-mounted luminaires provide both architectural styling and visually comfortable illumination while providing the high energy savings and low initial costs for quick financial payback.

ARC1 delivers up to 3,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of ARC1, with its integrated emergency battery backup option, is ideal for over-the-door applications.

Specifications

Depth (D1): 6.5"
Depth (D2): 4.75"
Height: 5"
Width: 11"
Weight: 7 lbs (without options)



ARC LED Family Overview

Luminaire	Standard EM, 9°C	Cold EM, -20°C	Approximate Lumens (4000K)				
			P1	P2	P3	P4	P5
ARC1 LED	4W	—	1,500	2,000	3,000	—	—
ARC2 LED	4W	8W	1,500	2,000	3,000	4,000	6,500

Ordering Information EXAMPLE: ARC1 LED P2 40K MVOLT PE DDBXD

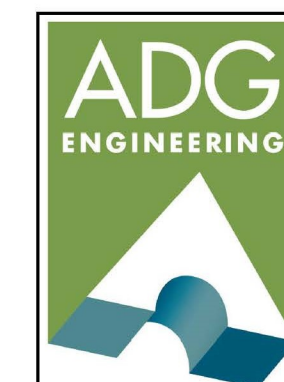
Series	Package	Color Temperature	Voltage	Options	Finish
ARC1 LED	P1 1,500 Lumens	30K 3000K	MVOLT	E4WH Emergency battery backup, CCC compliant (400, 0°C min) ¹	DDBXD Dark bronze
	P2 2,000 Lumens	40K 4000K	347 ¹	PE Button-type photocell for dusk-to-dawn operation	DBLXD Black
	P3 3,000 Lumens	50K 5000K		DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) ¹	DNAXD Natural aluminum
				SP200W 200W surge protection field adjustable light output device. Allows for easy adjustment to the desired light levels, from 20% to 100%. ¹	DWHXD Textured white
				FAO	DS5XD Textured sandstone

Accessories
 DMG 0-10V dimming wires (sold separately)

NOTES
 1. 347V not available with E4WH.
 2. FAO not available with DMG.



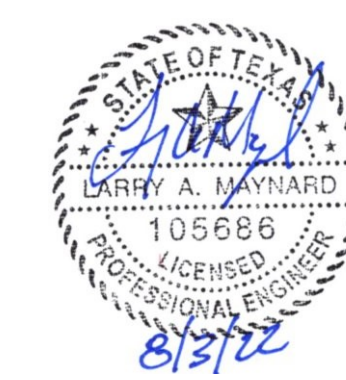
NEW SHELL OFFICE FACILITY FOR
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 107 Equestrian Trail
 Rockwall, Texas 75087
 Phone: (972) 832-5709
 Email: adginc@adginc.org

Texas Registered
 Engineering Firm
 F-14649

Project No. T22-006



Designer

Date

08/03/2022

Scale

Not to Scale

Drawing No.

Summary



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: August 9, 2022
APPLICANT: Jeff Carroll; Carroll Architects, Inc.
CASE NUMBER: SP2022-041; *Site Plan for Helping Hands*

SUMMARY

Discuss and consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf of Jon Bailey of Helping Hands for the approval of a Site Plan for a *Commercial Building* on a 8.869-acre tract of land identified Lot 1, Block A, Waggoner Gardens Inc. Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 950 Williams Street, and take any action necessary.

BACKGROUND

On November 30, 1959, the subject property was annexed by *Ordinance 60-01 [Case No. A1960-001]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the City's *Historic Zoning Maps*, the subject property was zoned Light Industrial (LI) District as of January 3, 1972. Sometime between January 3, 1972 and December 7, 1993, the zoning was changed from a Light Industrial (LI) District to a Commercial (C) District. According to the Rockwall Central Appraisal District (RCAD), the subject property has three (3) commercial buildings currently situated on the site: a 2,998 SF building built in 1985, a 1,512 SF commercial building built at an unknown date, and an 11,250 SF commercial building built in 1993.

PURPOSE

The applicant -- *Jeff Carroll of Carroll Architects, Inc.* -- is requesting the approval of a Site Plan for the construction of one (1), 14,158 SF building intended for *General Office, Medical Office, and Storage* land uses and one (1), 8,000 SF building intended for *Storage* land uses on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at 950 Williams Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Williams Street, which is classified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is an 8.885-acre vacant parcel of land (*i.e. Lot 1, Block A, Rockwall Technology Park Phase 2 Addition*) and an 11.313-acre vacant tract of land (*i.e. Tract 2-01 of the J H B Jones Survey, Abstract No. 125*). Both lots are currently owned by the Rockwall Economic Development Corporation (REDC) and are zoned Light Industrial (LI) District.

South: Directly south of the subject property is Harry Meyers Park (*i.e. Tract 73 of the R Ballard Survey, Abstract No. 29; Tract 6-4 of the G.W. Redlin Survey, Abstract No. 183; and Lot 1, Municipal Park*), which is owned by the City of Rockwall. Beyond this is E. Washington Street, which is classified as an M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is a 21.326-acre tract of land (*i.e. Tract 7 of the G. W. Redlin Survey, Abstract 183*), zoned Light Industrial (LI) District, and developed with two (2) Rockwall ISD Administration Buildings (*i.e. Rockwall Quest Academy/Admin*). Beyond this is the Oak Creek Subdivision, which is zoned Two-Family (2F)

District, and is comprised of 78 lots on 18.37-acres. This subdivision was established in 1984. Beyond this is a 28.8836-acre vacant tract of land (i.e. *Tract 1 of the G. W. Redlin Survey, Abstract No. 183*) zoned Planned Development 71 (PD-71) District for limited Commercial (C) District land uses. Bisecting the aforementioned lot is N. John King Boulevard, which is classified as a P6D (i.e. *principal arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is a 3.120-acre tract of land (i.e. *Tract 66 of the R. Ballard Survey, Abstract No. 29*) addressed as 940 Williams Street, zoned Light Industrial (LI) District, and developed with a 1,592 SF single-family home. Beyond this are four (4) lots zoned Single-Family 7 (SF-7) District, and developed with single-family homes. Beyond that is a 5.82-acre tract of land (i.e. *Tract 50 of the R. Ballard Survey, Abstract No. 29*), zoned Single Family 7 (SF-7) District, with a 1,980 SF single-family home situated on it. Beyond that is Williams Street, which is classified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), *Office, Medical Office, and Storage* land uses are permitted *by-right* in a Commercial (C) District. The submitted site plan, landscape plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a Commercial (C) District with the exception of the and exceptions outline in the *VariANCES and Exceptions by the Applicant* section below. A summary of the density and dimensional requirements for the subject property and the proposed projects conformance to these requirements are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	<i>10,000 SF</i>	<i>X= 422,532.00 SF; In Conformance</i>
<i>Minimum Lot Frontage</i>	<i>60-Feet</i>	<i>X>480-Feet; In Conformance</i>
<i>Minimum Lot Depth</i>	<i>100-Feet</i>	<i>X=840-Feet; In Conformance</i>
<i>Minimum Front Yard Setback</i>	<i>15-Feet</i>	<i>X>15-Feet; In Conformance</i>
<i>Minimum Rear Yard Setback</i>	<i>10-Feet</i>	<i>X>10-Feet; In Conformance</i>
<i>Minimum Side Yard Setback</i>	<i>10-Feet</i>	<i>X>10-Feet; In Conformance</i>
<i>Maximum Building Height</i>	<i>60-Feet</i>	<i>X<30; In Conformance</i>
<i>Max Building/Lot Coverage</i>	<i>60%</i>	<i>X<60%; In Conformance</i>
<i>Minimum Number of Parking Spaces</i>	<i>Office= 1/300 or 12 parking spaces Medical Office= 1/200 or 28 parking spaces Storage= 1/1,000 or 13 parking spaces Total: 53 Parking spaces</i>	<i>X=81 Parking Spaces; In Conformance</i>
<i>Minimum Landscaping Percentage</i>	<i>20%</i>	<i>X=72.5%; In Conformance</i>
<i>Maximum Impervious Coverage</i>	<i>85-90%</i>	<i>X=7.0%; In Conformance</i>

CONFORMANCE WITH THE CITY'S CODES

Based on Subsection 02.02, *Land Use Standards*, of Article 13, *Definitions*, of the Unified Development Code (UDC), the applicant is requesting the approval of an *Office/Storage/Medical Office*, which conforms to the land uses listed in Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) for a property situated in a Commercial (C) District. The proposed site plan generally conforms to the *General Commercial District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), with the exception of the exceptions being requested 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 exceptions:

Exceptions:

- (1) *Building Articulation on the Primary Building Facades*. According to Subsection 04.01(C)(1) of Article 05, *Development Standards*, of the Unified Development Code (UDC) primary facades require projections associated with entryways, architectural elements and wall lengths. Specifically, primary architectural/entryway elements are required to extend a minimum of 25% above the top of the wall and a minimum of 25% from the walls surface. In this case, the proposed building does incorporate vertical and horizontal projections on the primary building façades, but these projections do not meet the standards established by the Unified Development Code (UDC).
- (2) *Building Articulation on the Secondary Building Facades*. According to Subsection 04.01(C)(2) of Article 05, *Development Standards*, of the Unified Development Code (UDC) secondary facades require projections associated with architectural elements and wall lengths. Specifically, secondary architectural elements are required to extend a minimum of 15% above the top of the wall and a minimum of 15% from the walls surface. In this case, the proposed buildings do not incorporate vertical and horizontal projections on the secondary building façade, but these projections do not meet the standards established by the Unified Development Code (UDC).

According to Subsection 09, *Exceptions and Variances*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), an applicant may request the Planning and Zoning Commission grant exceptions and variances 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. In addition, the code requires that applicants provide compensatory measures that directly offset the requested exceptions and variances. In this case, as compensatory measures, the applicant is proposing: [1] incorporating 20% stone, [2] additional architectural elements including storefront and awnings along the north side of *Building 1*, [3] 2.50 times the required percentage of landscaping, and [4] public amenities including a kids play ground area and multiple sitting areas with park benches. Requests for exceptions and variances 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 an exception.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan identifies the subject property as being situated in the *Central District* and being designated for *Commercial/Retail* land uses. According to the plan, the *Central District* is "... composed of a wide range of land uses that vary from single-family to industrial." Also, according to the plan, the *Commercial/Retail* land use category "... is characterized by single to multi-tenant commercial retail centers along major arterials at key intersections. These areas are typically considered to be convenience shopping centers and service adjacent residential subdivisions." In this case, the applicant is requesting to add two (2) buildings to be used for *Storage, Office, and Medical Office* land uses for an existing non-profit (i.e. *Helping Hands*) that retail store. Helping Hands has served and will continue to serve the adjacent residential areas. Based on this, the applicant's request appears to conform to the goals and policies of the OURHometown Vision 2040 Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

On July 26, the Architecture Review Board (ARB) reviewed the proposed building elevations, and requested changes from the applicant. Specifically, the ARB requested that the applicant flatten the two pitched roof elements to create a more modern look. The applicant has provided updated building elevations that appears to meet the ARB's request. These will be reviewed by the ARB at the meeting on August 9, 2022.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's *Site Plan* for the construction of one (1), 14,158 SF *Office, Medical Office, and Inside Storage* building and one (1), 8,000 SF *Storage* building 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) The applicant will need to submit and receive approval for an updated *Photometric Plan* showing conformance to the lighting standards set forth in the Unified Development Code (UDC) prior to submitting civil engineering plans.
- (1) The applicant will need to submit and receive approval for an updated *Landscape Plan* showing conformance to the screening requirements for the new pad-mounted AC units utilizing plantings or berms as set forth in the Unified Development Code (UDC) prior to submitting civil 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.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- Final Plat (\$300.00 + \$20.00 Acre)¹
- Replat (\$300.00 + \$20.00 Acre)¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)¹
- Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address 950 WILLIAMS ST. (S.H. 66)

Subdivision WAGONER GARDENS MC. ADDITION

Lot 1

Block A

General Location S.H. 66 & CAROTH DRIVE

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning C

Current Use RETAIL / WHSE / OFFICE

Proposed Zoning C

Proposed Use RETAIL / WHSE / OFFICE

Acreage 8.869 AC.

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 HELPING HANDS

Applicant CARROLL ARCHITECTS, INC.

Contact Person JON BAILEY

Contact Person JEFF CARROLL

Address 950 WILLIAMS ST. (S.H. 66)

Address 750 E. INTERSTATE 30
SUITE 110

City, State & Zip ROCKWALL, TX 75087

City, State & Zip ROCKWALL, TX. 75087

Phone 972. 771. 1655

Phone 214. 632. 1762

E-Mail JONBAILEY@ROCKWALLHELPINGHANDS.COM

E-Mail JCARROLLARCH.COM

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared _____ [Owner] the undersigned, who stated the information on this application to be true and certified the following:

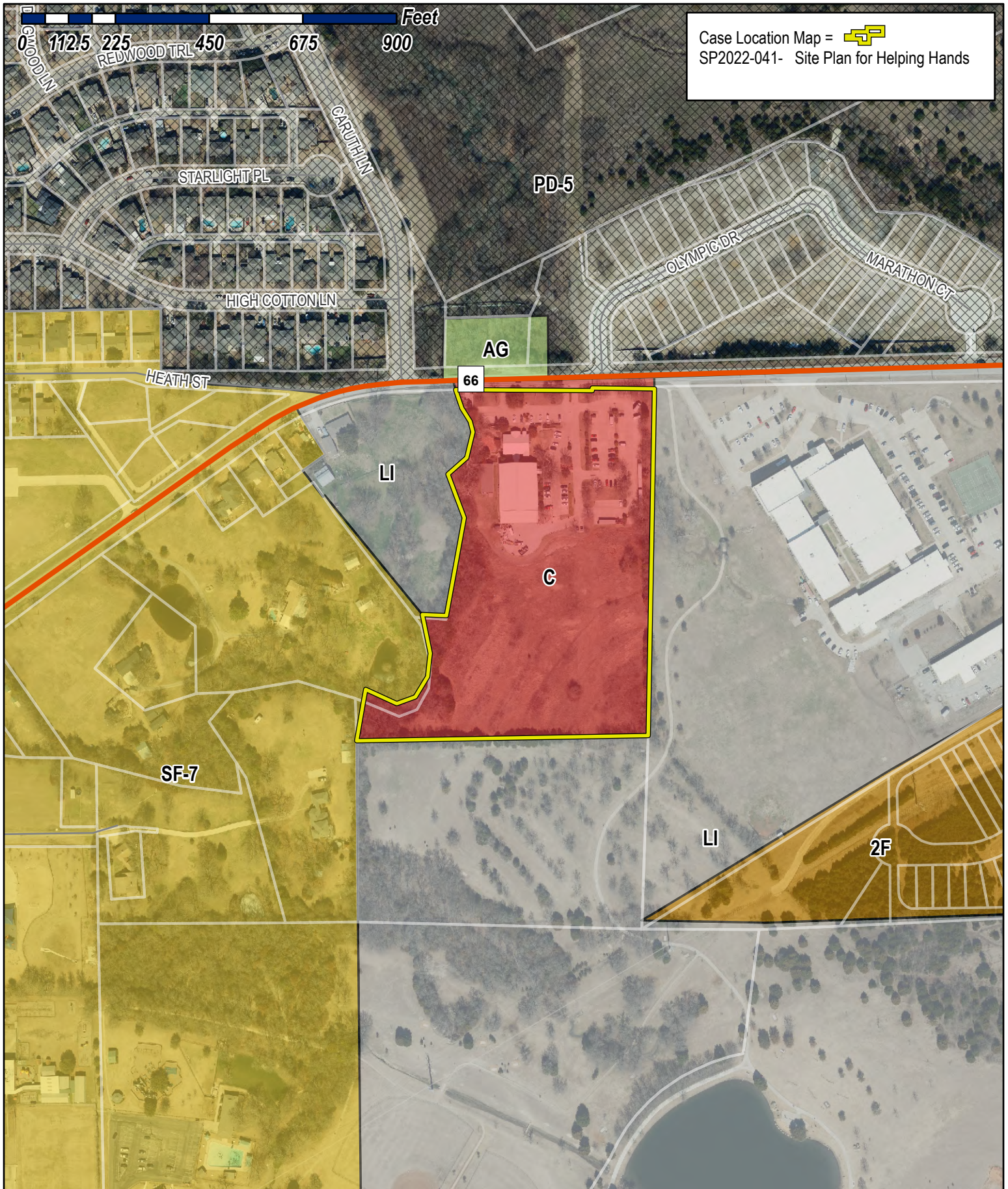
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the _____ day of _____, 20 _____. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."


Given under my hand and seal of office on this the _____ day of _____, 20 ____.

Owner's Signature

Notary Public in and for the State of Texas

My Commission Expires



Case Location Map = 
 SP2022-041- Site Plan for Helping Hands



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.





750 Interstate 30
Suite 110
Rockwall, TX 75087
t: 972-732-6085
f: 972-732-8058

August 2, 2022

Mr. Ryan Miller
City of Rockwall Director of Planning
City Hall 385 S. Goliad
Rockwall, TX 75087

Re: SP2022-041 Exceptions/ Variance Requested
Helping Hands Office/ Warehouse Development
Rockwall, TX.

Mr. Miller,

This letter serves as a summary of the Request for Exception/ Variances to the UDC within the general overlay district. The Variances include **A) Building Primary and Secondary Materials.**

Building Primary and Secondary Materials.

- A) **Building A, Primary** - we are requesting to use real stucco for the primary material on all four sides. **Secondary** - We meet the Stone, min. 20% required on all four sides. These cementitious materials match portions of the existing buildings and style of architecture.
- B) **Building B, Primary & Secondary** - we are requesting to use metal siding for the primary and secondary materials for this building. The existing buildings comprise of both cementitious materials and metal siding. The side facing the street will be 80% glass and storefront.

Compensatory items we are providing for these variances.

- A) We are adding landscape along SH 66 to fill in the voids. 2-Canopy and 4-ornamental trees. The existing trees and shrubs shall remain along SH 66 and behind the building.
- B) Building A, we are providing awnings along the north side to help offset the articulation.
- C) City Ordinance requires 20% landscaping. We are proposing 72.5% which is 2.5x more than required by zoning code.
- D) The site has existing pedestrian amenities such as kids play ground area and multiple sitting areas with park benches at various locations around the buildings.

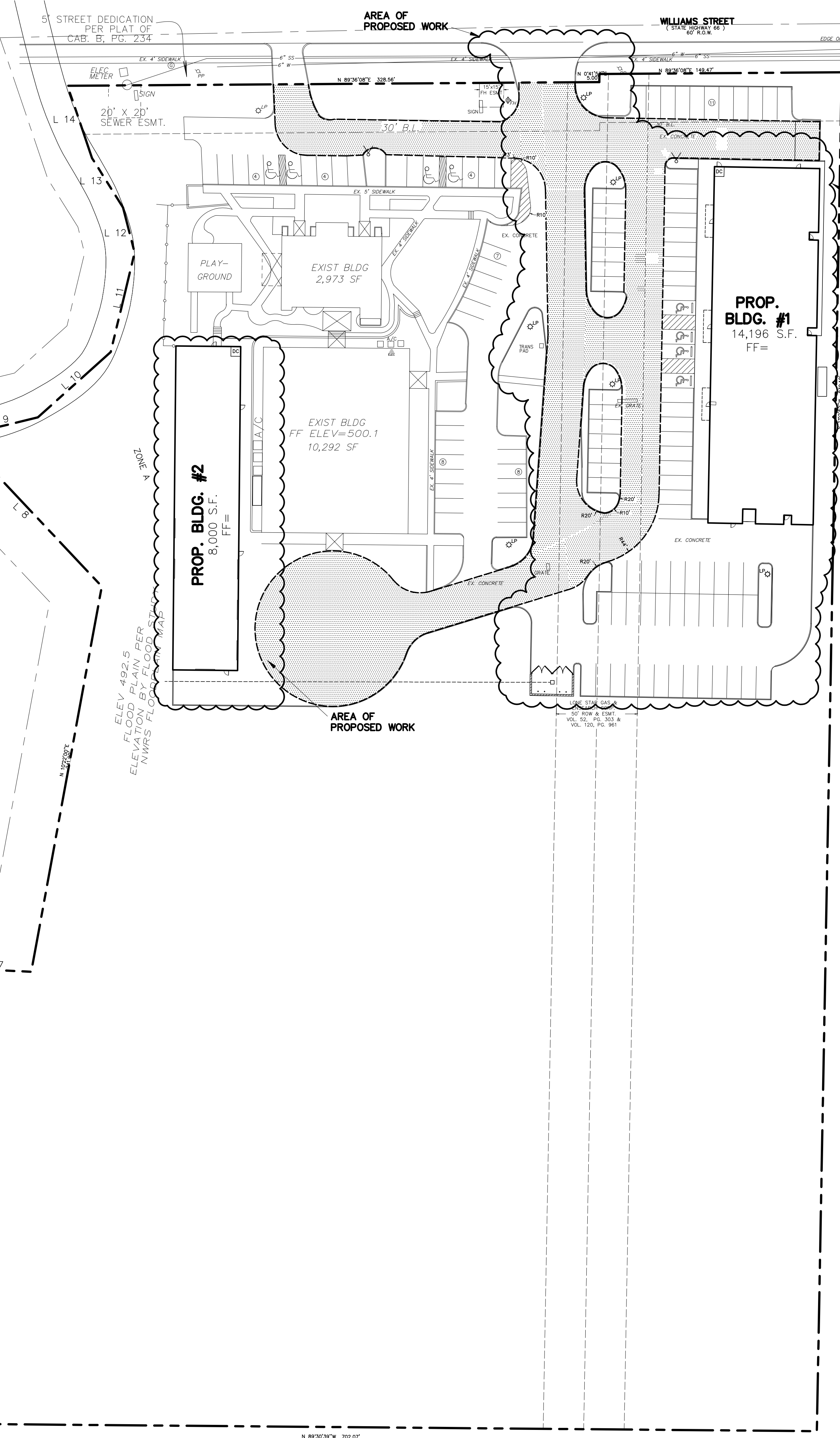
Thank you for your consideration and reviewing our request.

Sincerely,

A handwritten signature in black ink that reads "Jeff Carroll". The signature is written in a cursive, flowing style.

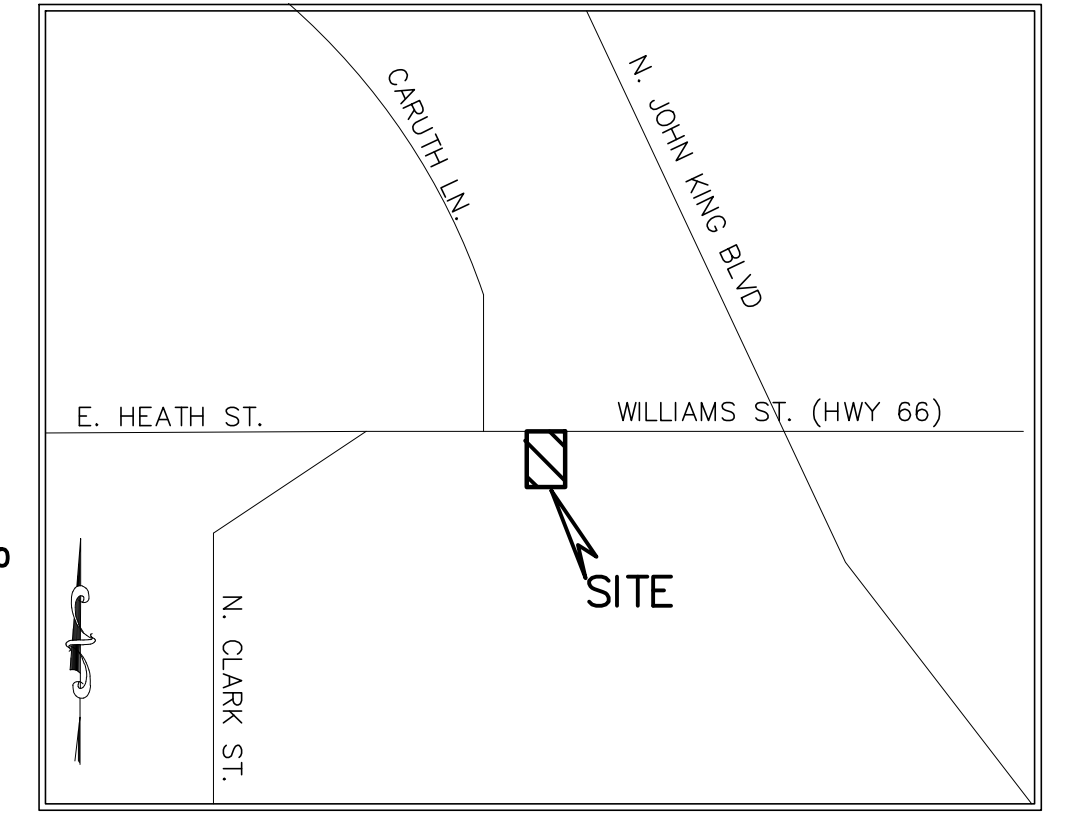
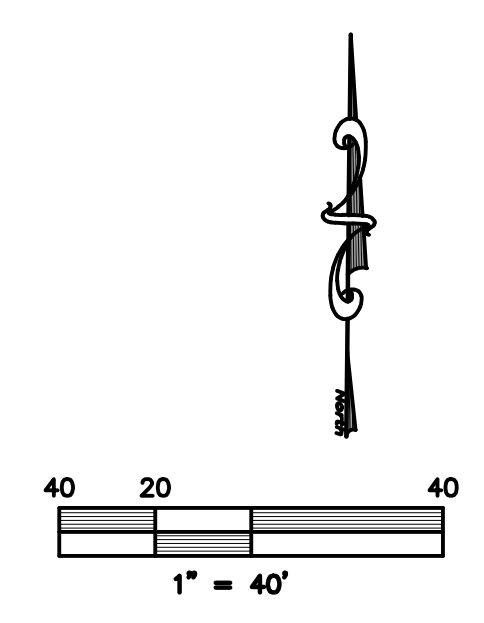
Jeffrey Carroll
Carroll Architects, Inc.
President / CEO

Line	Bearing	Distance
1	N 12°24'50"E	103.00'
2	S 65°30'09"E	84.90'
3	N 70°32'09"E	45.75'
4	N 30°42'26"E	58.40'
5	N 6°01'17"E	55.23'
6	N 11°47'14"W	95.43'
7	S 81°20'08"E	58.30'
8	N 43°17'26"W	127.37'
9	N 76°19'11"E	49.27'
10	N 48°06'07"E	60.45'
11	N 13°30'44"E	63.11'
12	N 14°23'51"W	28.69'
13	N 32°04'32"W	36.02'
14	N 18°45'17"W	47.20'
15	N 0°41'53"E	5.00'



SITE DATA:

LOT AREA:
8.869 Acres, 386,333.64 sq.ft.
LOT COVERAGE:
7.6%
FLOOR TO AREA RATIO:
13.16:1
PROP. BUILDING AREA #1: 14,196 sq.ft.
Clinic 5,324 sq.ft.
Office 2,934 sq.ft.
Pantry 5,938 sq.ft.
PROP. BUILDING AREA #2: 8,000 sq.ft.
Storage 6,500 sq.ft.
Retail 1,500 sq.ft.
EXIST BUILDING AREA:
13,265 sq.ft.
CONSTRUCTION TYPE:
IIB & IV
BUILDING HEIGHT:
1 Story 36' MAX
PROPOSED FUTURE USE:
Office, Clinic, Storage
IMPERVIOUS AREA (including buildings):
107,487 sq.ft.
Exist: 86,016 sq.ft.
New: 21,471 sq.ft.
ZONING:
C
PARKING:
Required: 62
Clinic 1/200 sf=27
Office 1/300 sf=12
Pantry 1/500 sf=10
Storage 1/1000 sf=7
Retail 1/250 = 6
Handicap = 2
Provided:
Standard= 77
Handicapped = 4
Total Provided = 81
FIRESPRINKLER:
Yes



VICINITY MAP
NOT TO SCALE

LEGEND

- = PROPERTY LINE
- EX. SS --- = EXISTING SANITARY SEWER LINE
- EX. W --- = EXISTING WATER LINE
- ⊕ FH = EXISTING FIRE HYDRANT
- ⊗ WM = EXISTING WATER METER
- ⊙ PP = EXISTING POWER POLE
- ⊙ LP = EXISTING LIGHT POLE
- ⊙ S = EXISTING SS MANHOLE
- ⊠ = EX. TELEPHONE BOX
- ⊙ G = EXISTING GAS METER
- EXIST. or EX. = EXISTING
- ⊕ = CENTERLINE
- PROP. = PROPOSED
- LS = LANDSCAPE
- RCP = REINFORCED CONCRETE PIPE
- min = MINIMUM
- max = MAXIMUM
- B-B = BACK OF CURB TO BACK OF CURB

WARNING:

PRIOR TO THE BEGINNING OF ANY CONSTRUCTION OR CONSTRUCTION STAKING, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE CIVIL ENGINEER TO ENSURE THAT ALL PARTIES ARE IN POSSESSION OF THE MOST CURRENT SET OF CONSTRUCTION DOCUMENTS.

NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND EASEMENTS PRIOR TO START OF OPERATIONS. CONTRACTOR WILL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO START OF CONSTRUCTION. TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF ROCKWALL TO BE USED FOR CONSTRUCTION.

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 _____, _____.

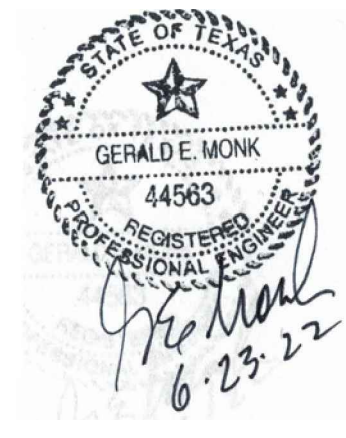
Planning & Zoning Commission, Chairman

Director of Planning and Zoning

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 OF ACCURACY OF DESIGN.

**** NOTICE TO CONTRACTORS ****

TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY H.D. FETTY LAND SURVEYOR OF ROYSE CITY, TEXAS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY ERRORS OR DISCREPANCIES ARE FOUND ON THE CONSTRUCTION DOCUMENTS, WHICH NEGATIVELY IMPACT THE PROJECT. ENGINEER AND OWNER SHALL BE INDEMNIFIED OF PROBLEMS AND/OR COST WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEER AND OWNER.



REVISIONS

PROJECT #: SP2022-041

OVERALL SITE HELPING HANDS

990 & 948 Williams St. (SH66)
WAGGONER GARDENS INC. ADDITION
BLOCK A, LOT 1, 8.869 ACRES, (REPLAT)
City of Rockwall, Rockwall County, Texas 75087

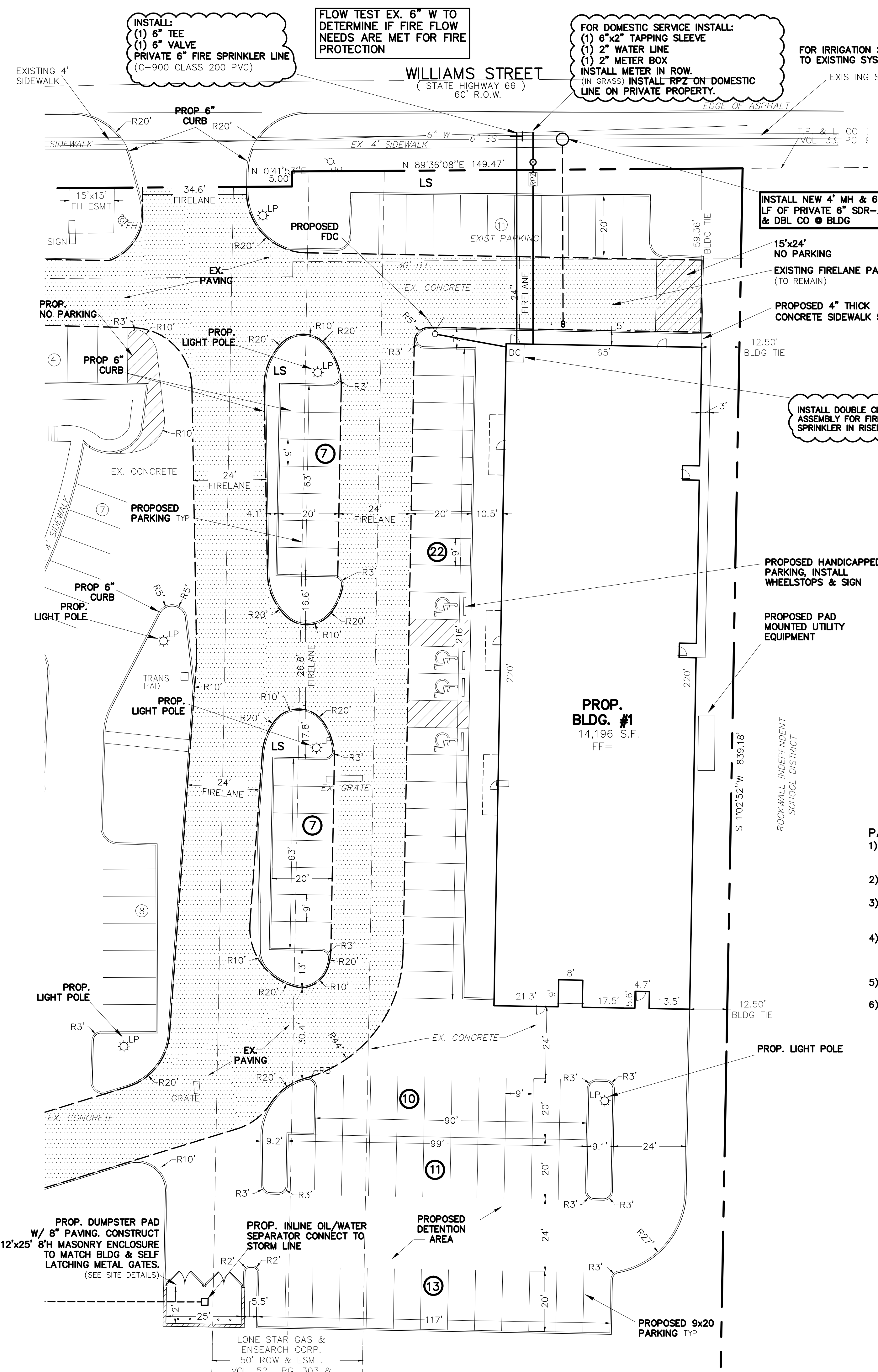
owner
Helping Hands
Contact: 972-771-1655

prepared by
MONK CONSULTING ENGINEERS
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761

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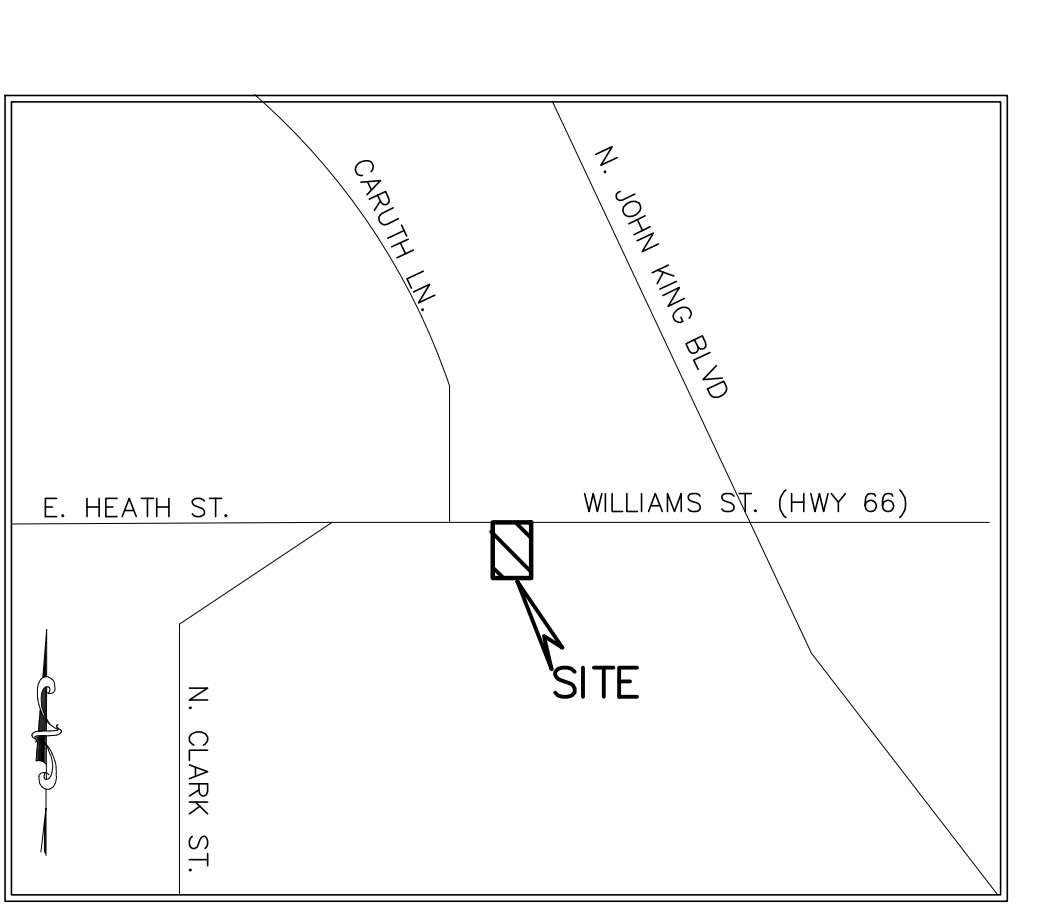
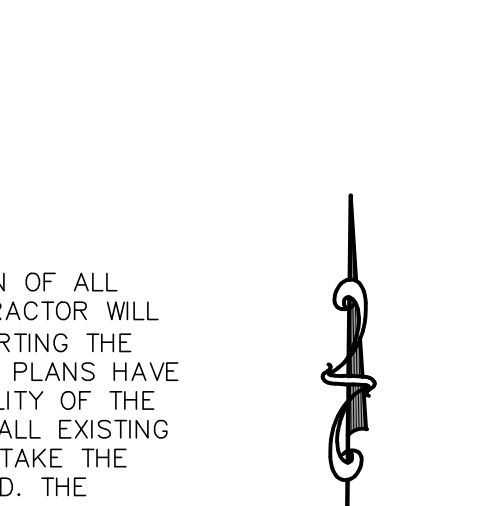
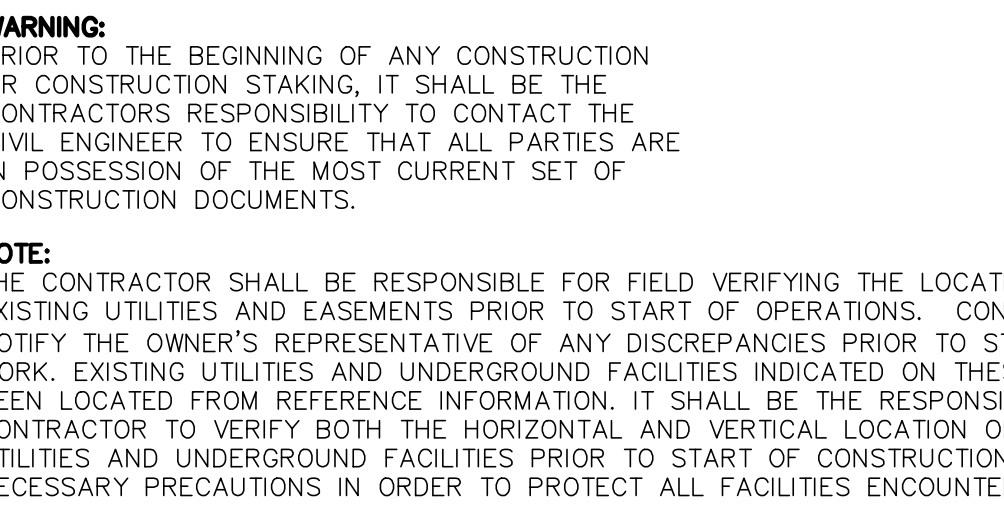
PROJECT NO.: 2022-6 REG. NO.: F-2567

date: 6/23/22 scale: 1"=40' sheet: C101



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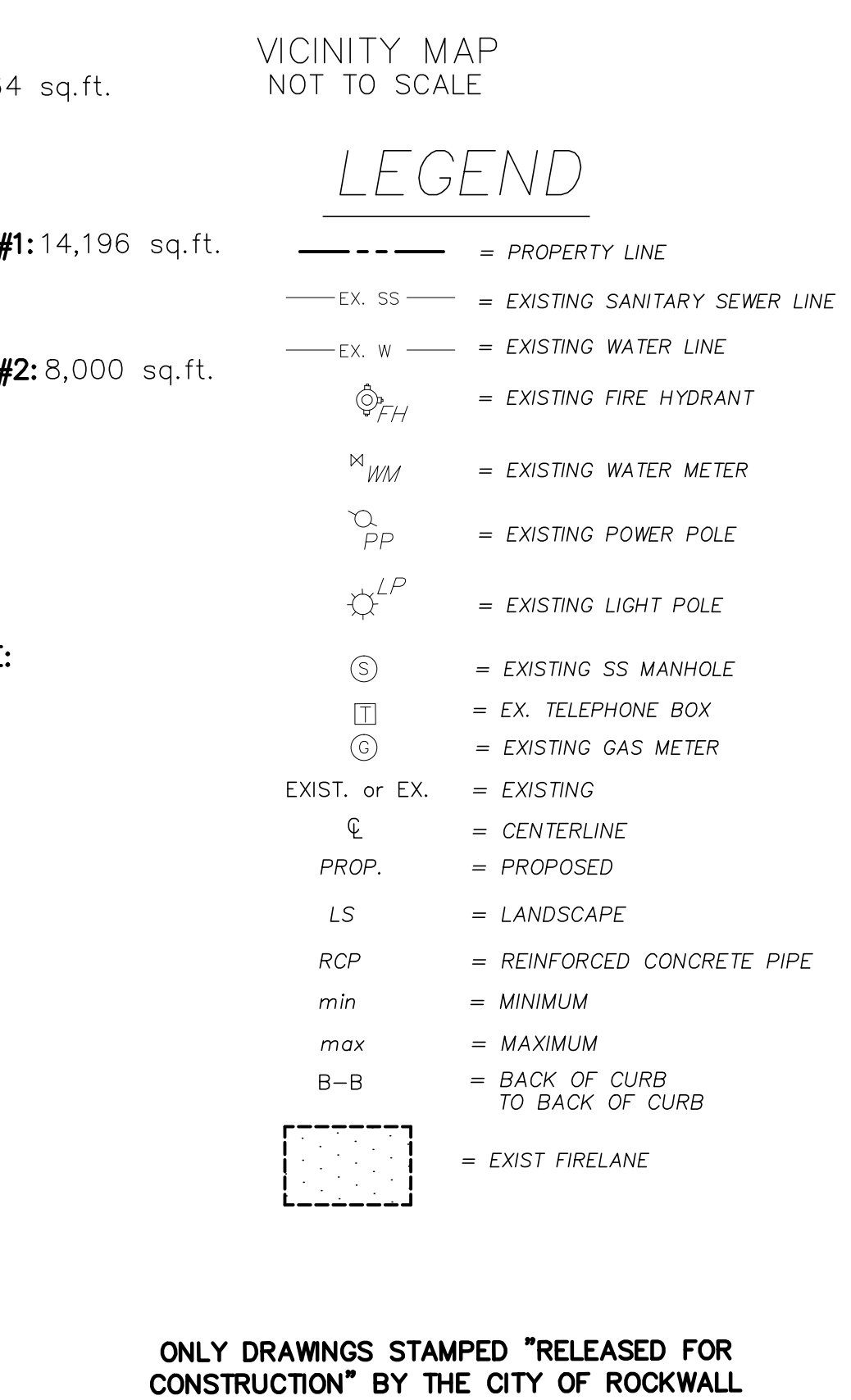
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 C

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 Storage 1/1000 sf=7
 Retail 1/250 = 6
 Handicap = 2
 Provided:
 Standard = 77
 Handicapped = 4
 Total Provided = 81

FIRESPRINKLER:
 Yes



PAVING NOTES:

- FIRELANE TO BE 6" THICK, 3600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 24" ON CENTER. (O.C.) OVER 6" PREPARED SUBGRADE TO 95% STD. PROCTOR.
- DUMPSTER PAD TO BE 8" THICK, 3600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 18" ON CENTER. (O.C.)
- ALL OTHER (NON-FIRELANE) PAVING CAN BE 5" THICK (SIDEWALK TO BE 4"), 3,600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 24" O.C. OVER 6" PREPARED SUBGRADE TO 95% STD. PROCTOR.
- ALL FILL (IF REQUIRED) SHALL BE PLACED ON 8" LIFTS AND COMPACTED TO 95% OF STD. PROCTOR @ MOISTURE RANGE OF -2% TO +4% OF OPTIMUM MOISTURE. (UNLESS OTHERWISE NOTED) USING A SHEEPS-FOOT ROLLER.
- SIDEWALK TO BE 4" THICK CONCRETE, 3000 psi, 5.5 SACK MIX IN R.O.W.
- NO SAND UNDER PAVING.

NOTES:

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- SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
- ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.

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

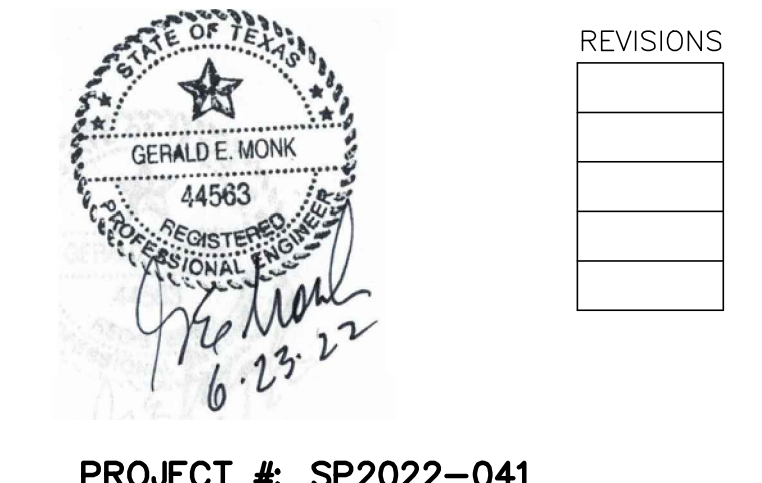
 Director of Planning and Zoning

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- Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
- Please contact the Building Inspection Department to determine the type of construction and occupancy group.
- All electrical transmission, distribution and service lines must be underground.



PROJECT #: SP2022-041

SITE PLAN BLDG #1 P&Z

HELPING HANDS

990 & 948 Williams St. (SH66)
 WAGONER GARDENS INC. ADDITION
 BLOCK A, LOT 1, 8.869 ACRES, (REPLAT)
 City of Rockwall, Rockwall County, Texas 75087

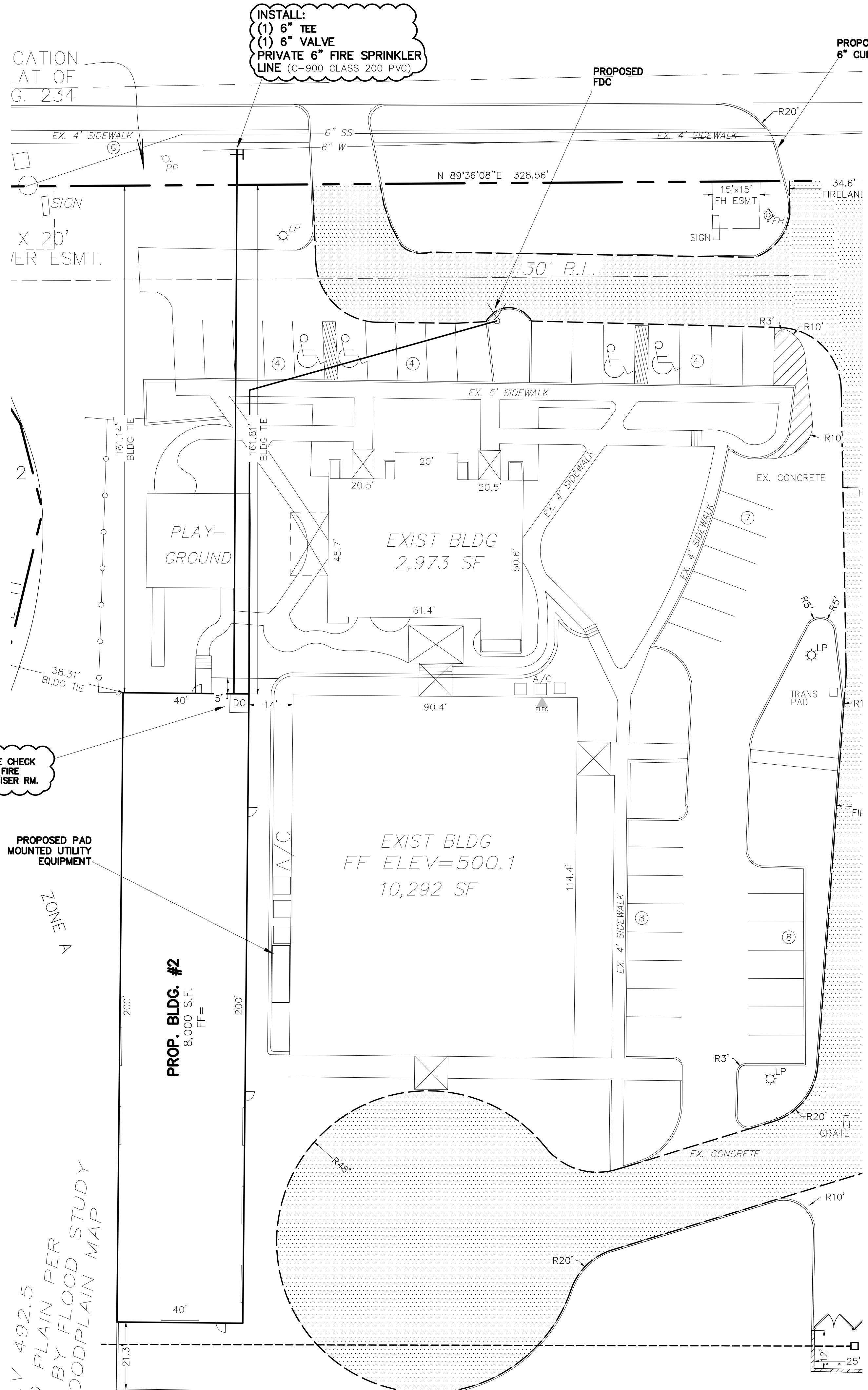
owner
Helping Hands
 Contact: 972-771-1655

prepared by
MONK CONSULTING ENGINEERS
 1200 W. State Street, Garland Texas 75040
 972 272-1763 Fax 972 272-8761

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PROJECT NO.: 2022-6 REG. NO.: F-2567

date: 6/23/22 scale: 1"=20' sheet: C101A

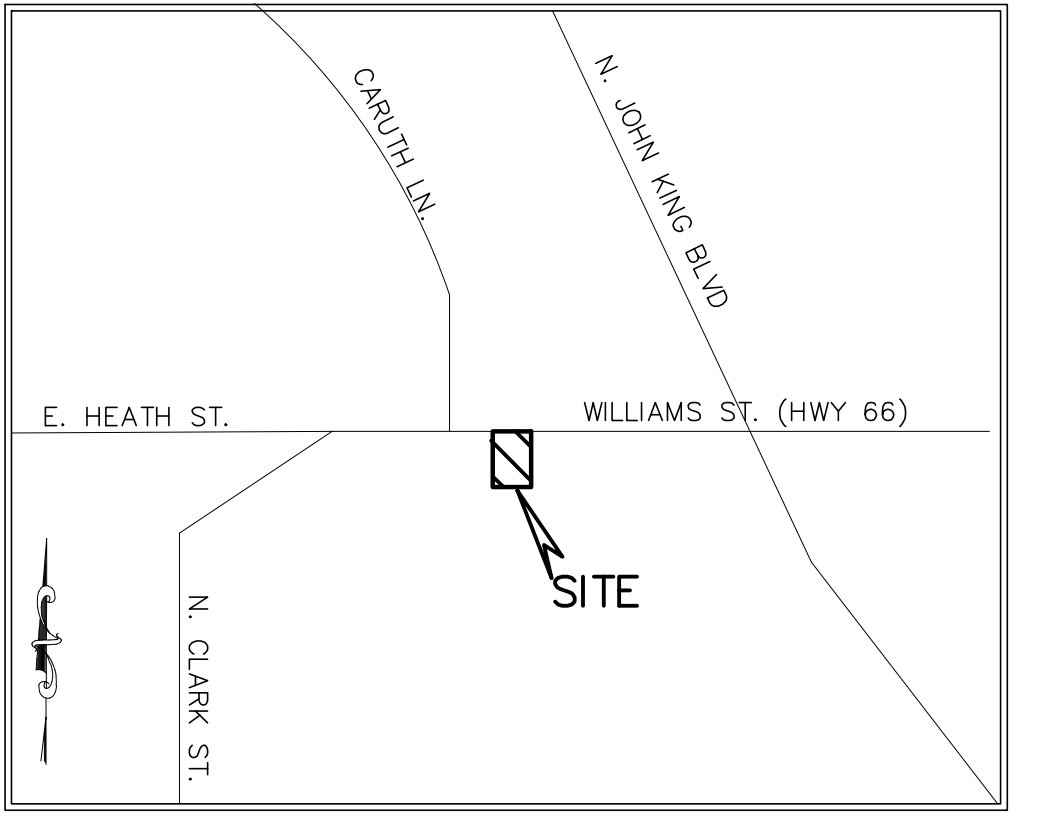
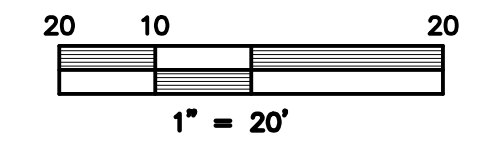


INSTALL:
 (1) 6" TEE
 (1) 6" VALVE
 PRIVATE 6" FIRE SPRINKLER LINE (C-900 CLASS 200 PVC)

INSTALL DOUBLE CHECK ASSEMBLY FOR FIRE SPRINKLER IN RISER RM.

WARNING:
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NOTE:
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SITE DATA:

LOT AREA:
 8,869 Acres, 386,333.64 sq.ft.
LOT COVERAGE:
 7.6%
FLOOR TO AREA RATIO:
 13.16:1
PROP. BUILDING AREA #1: 14,196 sq.ft.
 Clinic 5,324 sq.ft.
 Office 2,934 sq.ft.
 Pantry 5,938 sq.ft.
PROP. BUILDING AREA #2: 8,000 sq.ft.
 Storage 6,500 sq.ft.
 Retail 1,500 sq.ft.
EXIST BUILDING AREA:
 13,265 sq.ft.
CONSTRUCTION TYPE:
 IIB & IV
BUILDING HEIGHT:
 1 Story 36' MAX
PROPOSED FUTURE USE:
 Office, Clinic, Storage
IMPERVIOUS AREA (including buildings):
 107,487 sq.ft.
 Exist: 86,016 sq.ft.
 New: 21,471 sq.ft.
ZONING:
 C
PARKING:
 Required: 62
 Clinic 1/200 sf=27
 Office 1/300 sf=12
 Pantry 1/500 sf=10
 Storage 1/1000 sf=7
 Retail 1/250 = 6
 Handicap = 2
 Provided:
 Standard= 77
 Handicapped = 4
 Total Provided = 81
FIRESPRINKLER:
 Yes

VICINITY MAP NOT TO SCALE

LEGEND

- = PROPERTY LINE
- EX. SS --- = EXISTING SANITARY SEWER LINE
- EX. W --- = EXISTING WATER LINE
- ⊕ FH = EXISTING FIRE HYDRANT
- ⊗ WM = EXISTING WATER METER
- ⊙ PP = EXISTING POWER POLE
- ⊙ LP = EXISTING LIGHT POLE
- ⊙ = EXISTING SS MANHOLE
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- ⊙ = EXISTING GAS METER
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- RCP = REINFORCED CONCRETE PIPE
- min = MINIMUM
- max = MAXIMUM
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NOTES:

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- 6) NO SAND UNDER PAVING.

SITE PLAN SIGNATURE BLOCK

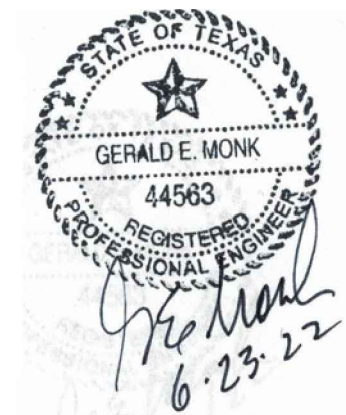
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WITNESS OUR HANDS, this _____ day of _____, _____.

 Planning & Zoning Commission, Chairman

 Director of Planning and Zoning

ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF ROCKWALL TO BE USED FOR CONSTRUCTION.



REVISIONS

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LEV 492.5
 FLOOD PLAIN PER
 FLOODPLAIN MAP

PROJECT #: SP2022-041

SITE PLAN BLDG #2 P&Z

HELPING HANDS

990 & 948 Williams St. (SH66)
 WAGONER GARDENS INC. ADDITION
 BLOCK A, LOT 1, 8.869 ACRES, (REPLAT)
 City of Rockwall, Rockwall County, Texas 75087
 owner
Helping Hands
 Contact: 972-771-1655

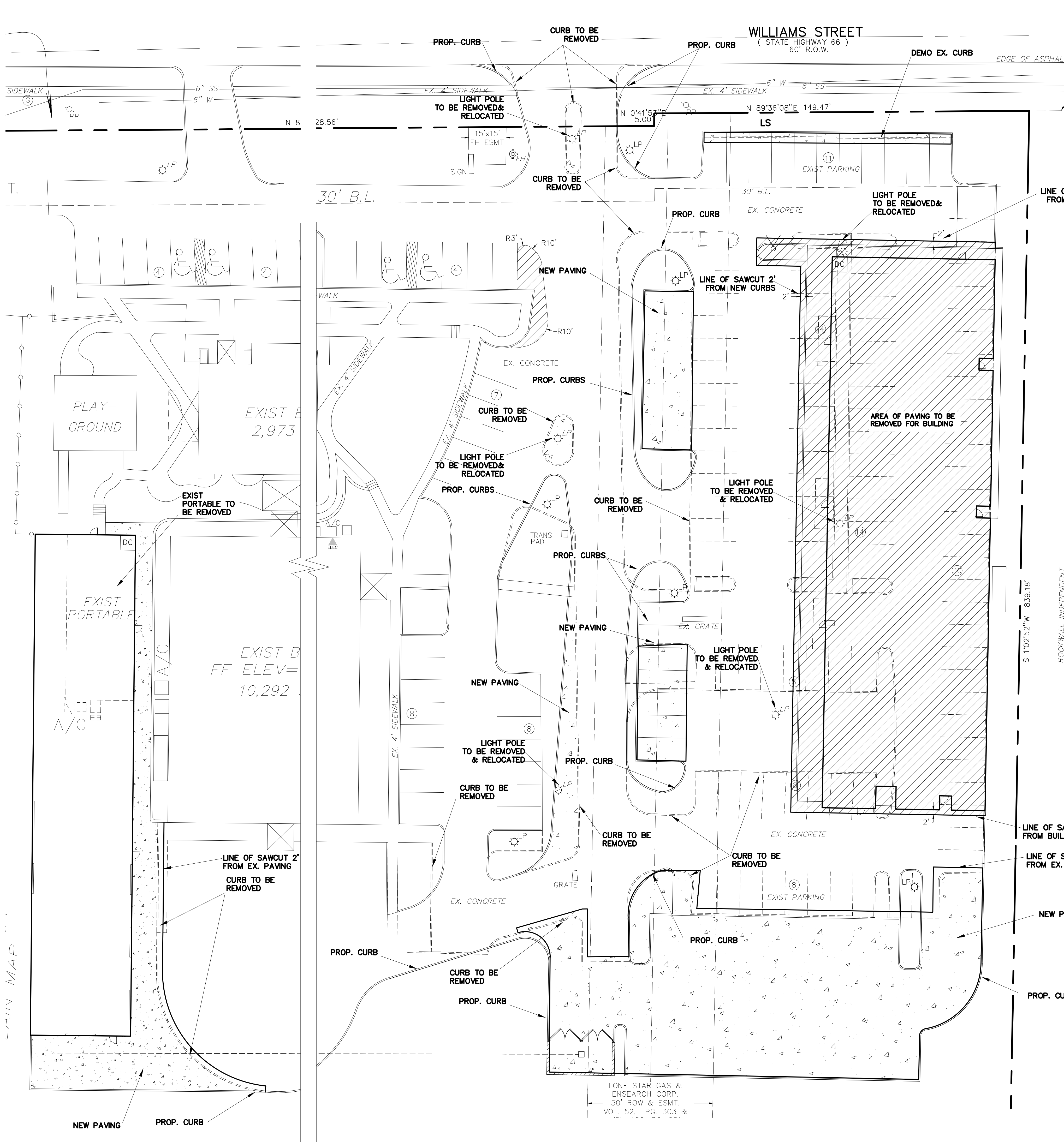
prepared by

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 972 272-1763 Fax 972 272-8761

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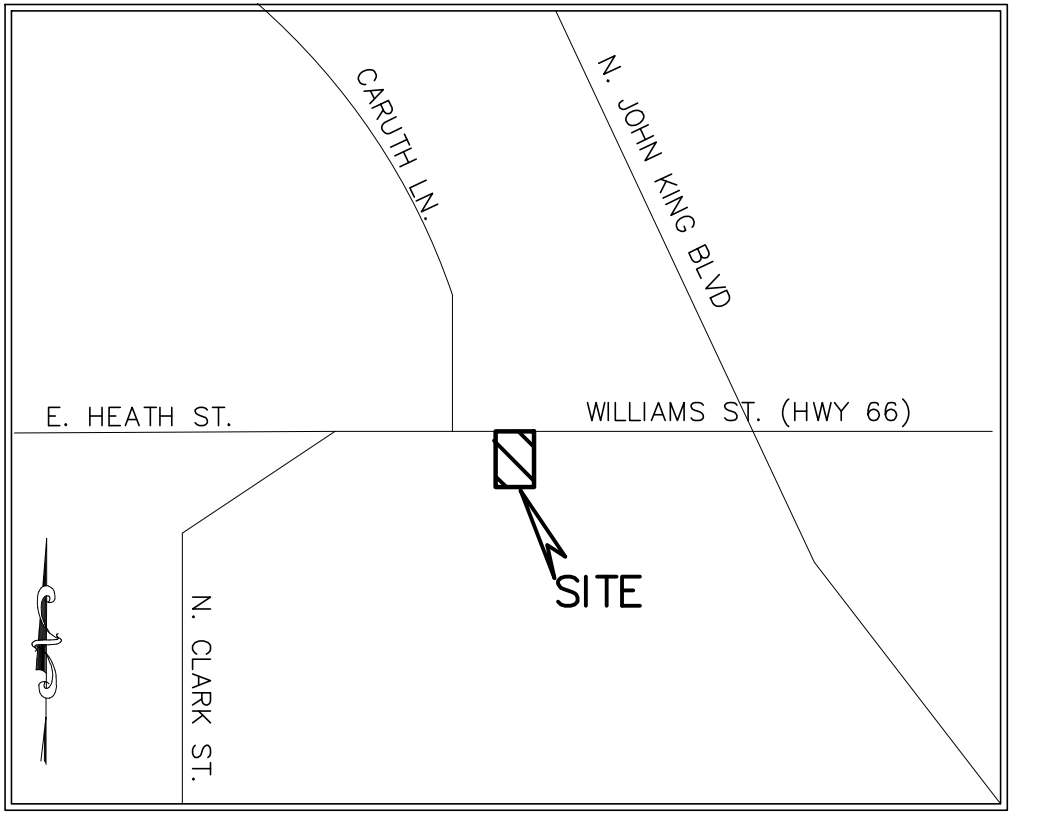
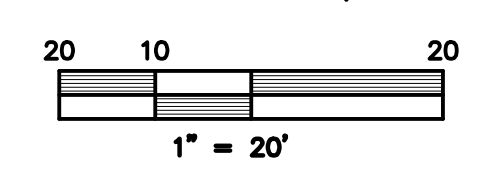
PROJECT NO.: 2022-6 REG. NO.: F-2567

date: 6/23/22 scale: 1"=20' sheet: C101B



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- ▨ = PAVING TO BE REMOVED
- ▨ = PROPOSED PAVING

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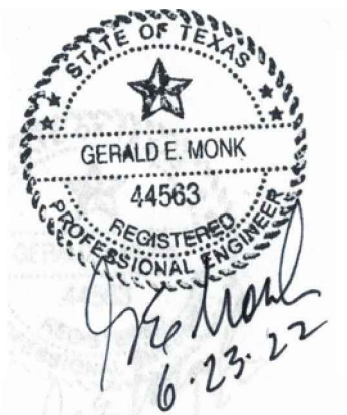
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REVISIONS

PROJECT #: SP2022-041

DEMO & PAVING PLAN
HELPING HANDS

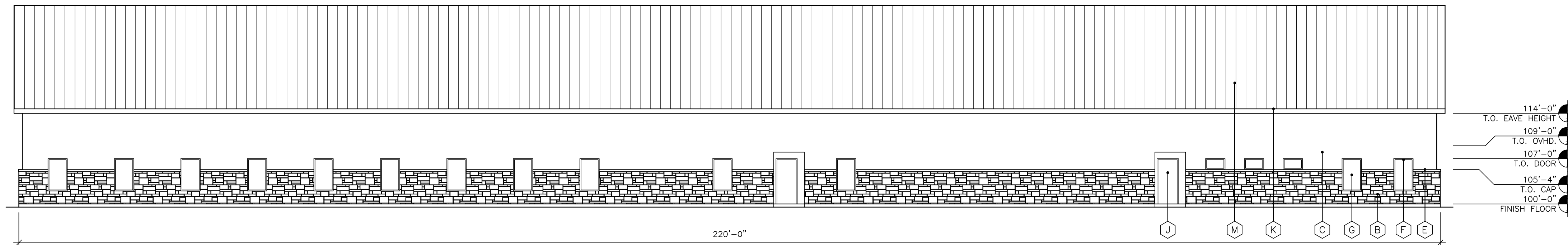
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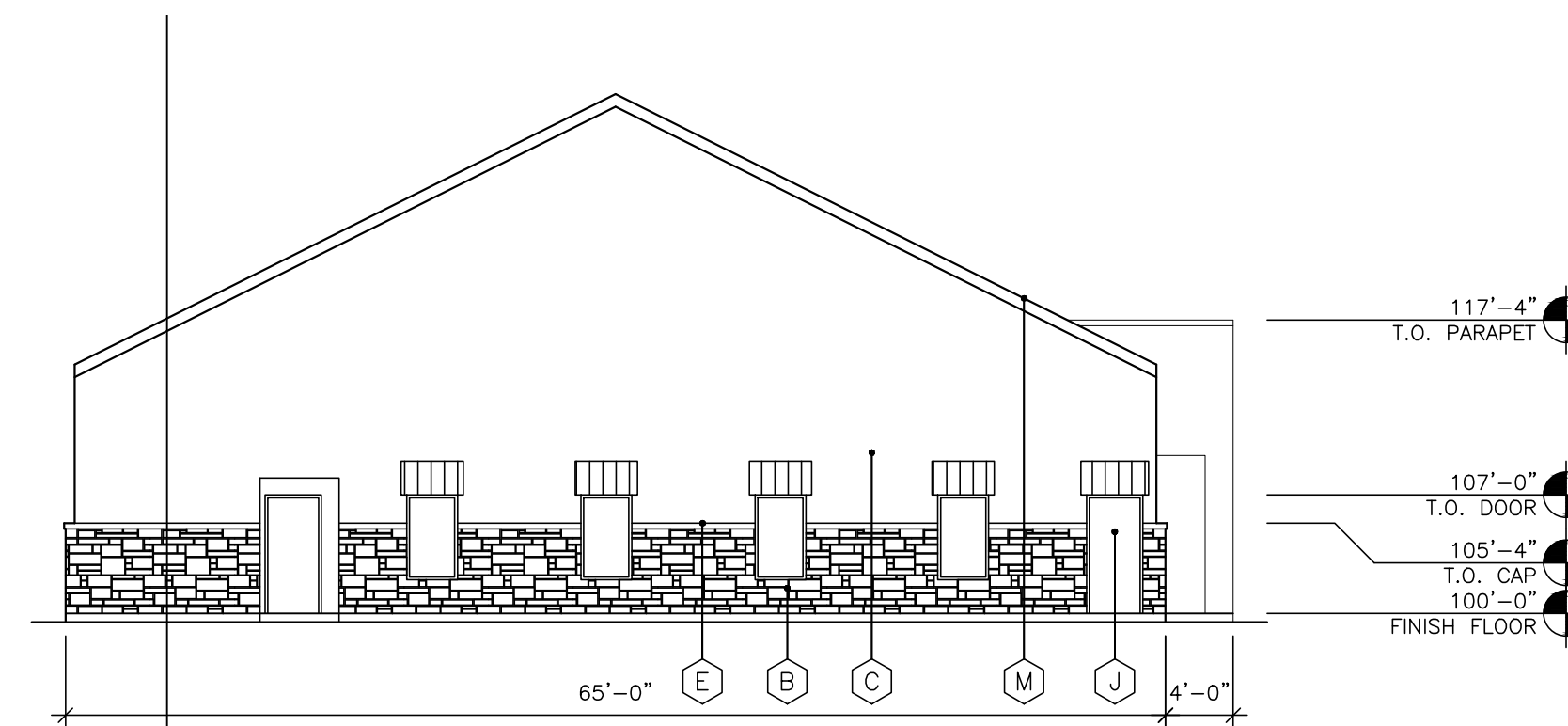
PROJECT NO.:	date:	scale:	sheet:
2022-6	6/23/22	1"=20'	C102

MAIN MAP - 1



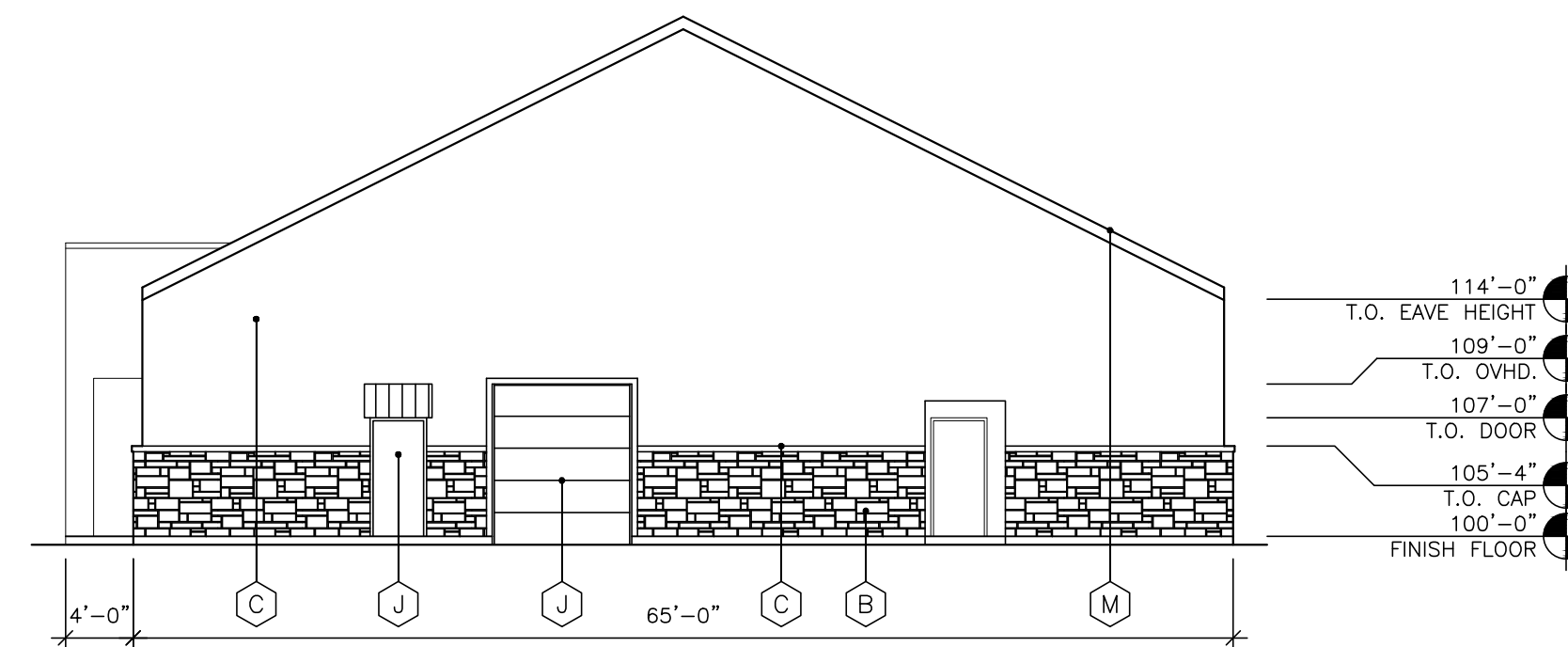
STONE	-	936 S.F.	-	33.7 %
STUCCO	-	1,843 S.F.	-	66.3 %
TOTAL	-	2,779 S.F.	-	100.0 %

4 EAST ELEVATION
SCALE: 3/32" = 1'-0"



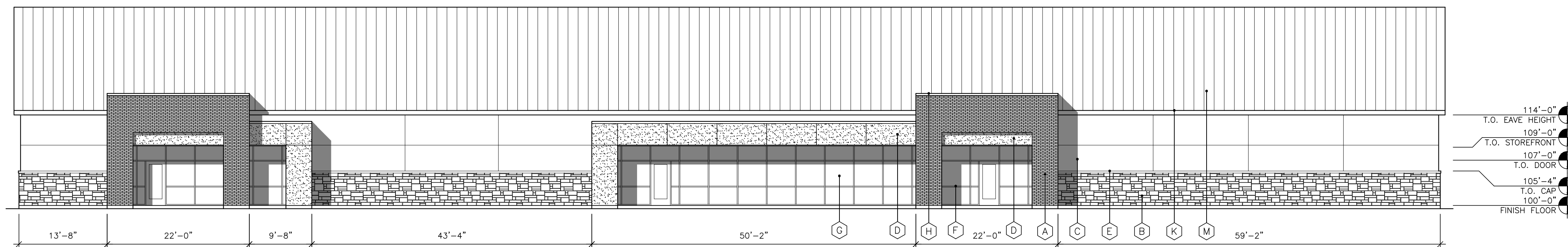
STONE	-	292 S.F.	-	21.5 %
STUCCO	-	1,067 S.F.	-	78.5 %
TOTAL	-	1,359 S.F.	-	100.0 %

3 NORTH ELEVATION - ADJACENT R.O.W.
SCALE: 3/32" = 1'-0"



STONE	-	255 S.F.	-	20.2 %
STUCCO	-	1,006 S.F.	-	79.8 %
TOTAL	-	1,261 S.F.	-	100.0 %

2 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



BRICK	-	525 S.F.	-	20.5 %
STONE	-	581 S.F.	-	22.7 %
STUCCO	-	1,449 S.F.	-	56.8 %
TOTAL	-	2,555 S.F.	-	100.0 %

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

EXTERIOR FINISH SCHEDULE	
A	ACME BRICK, FIELD COLOR, QUORUM MFG: ACME SEALANT - BASE - MEDIUM BRONZE
B	STONE, ROUGH FACE, COLOR - GRANDBURY CHOPPED 4 SIDES MORTAR/SEALANT - BASE, COLOR - TAN
C	FIELD STUCCO 3-COAT SYSTEM W/ EIFS FINISH TEXTURE - FINE, COLOR - SW 7506 LOGGIA
D	ACCENT STUCCO 3-COAT SYSTEM TRIM W/ EIFS FINISH TEXTURE - FINE, COLOR - SW 7036 ACCESSIBLE BEIGE
E	CAST STONE CAP - TO MATCH STONE COLOR
F	STOREFRONT & DOORS, COLOR - DARK BRONZE
G	EXTERIOR GLASS 1" INSULATED, LOW "E", COLOR - 10% TINTED, GRAY
H	PREFINISHED METAL COPING, COLOR - TO MATCH ROOF
J	EXTERIOR HOLLOW METAL DOOR/OVERHEAD DOOR PAINTED - SW7520 DARK BROWN
K	PREFINISHED ROOF GUTTER & DOWNSPOUTS, COLOR - TO MATCH STUCCO
L	DECORATIVE LIGHTING - EXTERIOR SCENCE, LIGHTING SELECTED BY OWNER
M	STANDING SEAM METAL, MFG - PAC-CLAD; CEE - LOCK, COLOR - GRANITE

NOTE: PROVIDE 26 GA. METAL FOR ALL FLASHING, GUTTERS & DOWNSPOUTS WITH SPLASH BLOCKS

ISSUE:	
CITY SUBMITTAL:	07-15-2022
CITY COMMENTS:	08-01-2022

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NEW FACILITY FOR
HELPING HANDS
950 Williams St. (SH 66)
Rockwall, Texas 75087

HELPING HANDS	
LEGAL DESCRIPTION AND OR ADDRESS: 950 WILLIAMS ST. (SH 66) WAGGONER GARDENS INC. ADDITION BLOCK A, LOT 1, 8.869 ACRES. (REPLAT) CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS 75087	
OWNER Helping Hands 950 Williams St. (SH 66) Rockwall, TX 75087 P: 972-771-1655	
APPLICANT Carroll Architects, Inc. 750 E. Interstate 30 #110 Rockwall, TX 75087 P: 972-732-6085 E: jc@carrollarch.com ATTN: Jeff Carroll	
CITY OF ROCKWALL CASE NUMBER: SP2022-041	
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 _____, 2022.	
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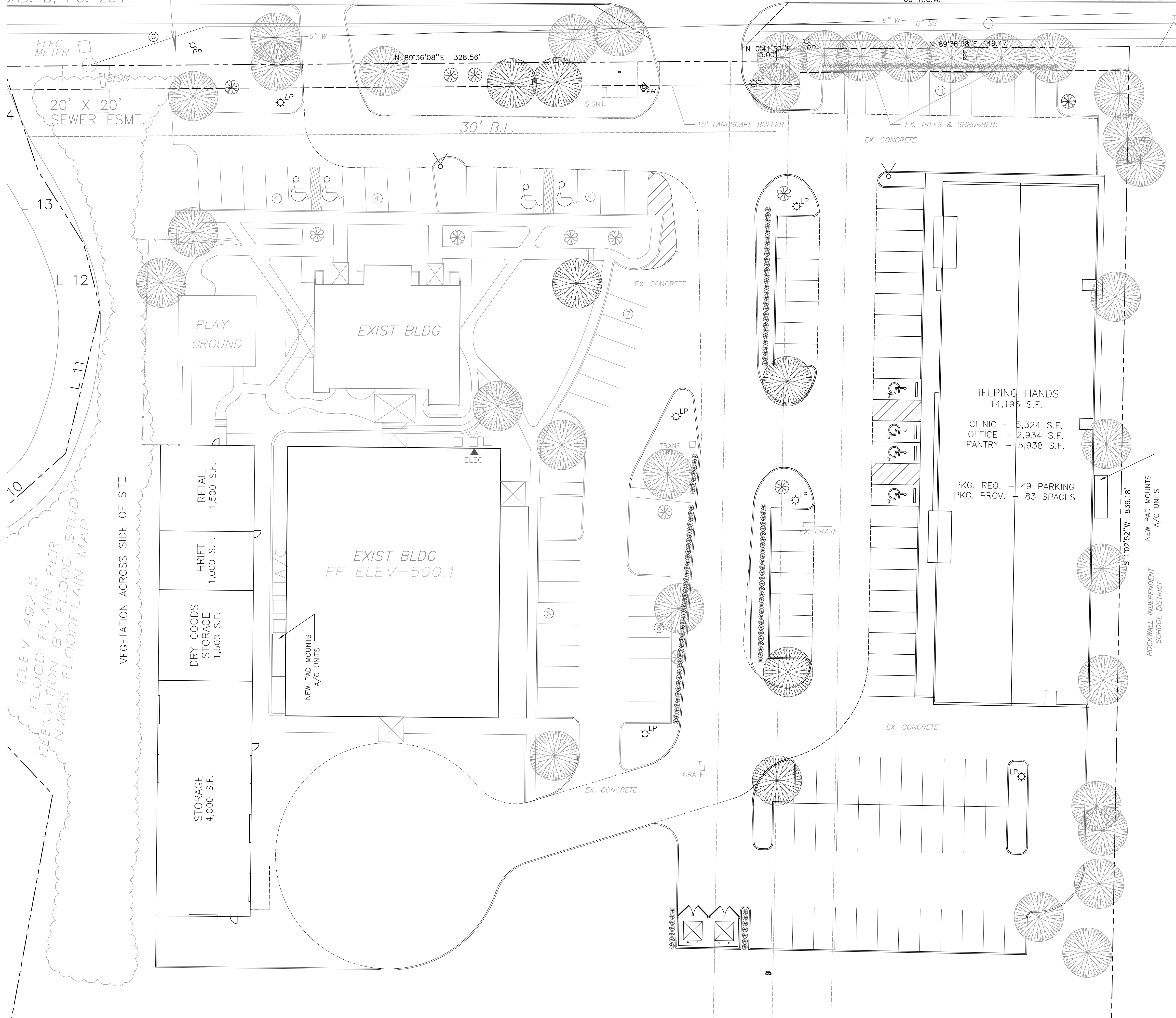
CARROLL architects
750 E. Interstate 30
Suite 110
Rockwall, TX 75087
t: 972-732-6085
f: 972-732-8058

EXTERIOR ELEVATIONS

DATE: _____ SHEET NO: _____
PROJECT NO: **MAR 2022**
DRAWN BY: _____
CHECKED BY: _____

A501





SITE DATA TABLE	
SITE AREA	8.869 ACRES (386,333.64 S.F.)
ZONING	C
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OFFICE -	2,934 S.F.
PANTRY -	5,938 S.F.
BUILDING AREA #2:	8,000 S.F.
RETAIL -	1,500 S.F.
STORAGE -	6,500 S.F.
LOT COVERAGE (GROSS AREA)	7.6%
FLOOR TO AREA RATIO	13.16 : 1
BUILDING HEIGHT MAX.	36'-0"

LANDSCAPE TABULATION	
NET AREA	8.869 ACRES (386,333.64 S.F.)
REQUIRED LANDSCAPE AREA-- 20% OF 386,334 S.F.	77,267 S.F.
PROVIDED LANDSCAPE AREA-- 72.5% OF 386,334 S.F.	280,127 S.F.
IMPERVIOUS COVERAGE-- 27.5% OF 386,334 S.F.	106,207 S.F.

NOTES:
 - Irrigation shall be provided to all landscaped areas.
 - Tree mitigation for this project for existing trees on this property.
 - All perimeter parking are within 50'-0" of a shade tree.
 - No trees within 5' of public utilities less than 10".
 - No trees within 10' of public utilities 10" or greater

TREE/SHRUB LEGEND	
TREES, INSTALLED W/ MINIMUM 4" CALIPER	
CEDAR ELM (MIN. 4" CALIPER)	WINTER BOXWOOD (SHRUB) 5 GALLON @ INSTALLATION
EVE'S NECKLACE (MIN. 4" TALL)	EXISTING TREE OR SHRUBBERY

- GENERAL NOTES:
- 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 SQUARE FEET IN SIZE AND WHEN ALL PORTIONS OF THE AREA ARE WITHIN 50'-FEET OF A HOSE ATTACHMENT. SYSTEM SHALL HAVE FREEZE GUARD AND RAINSTAT.
 - ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE HYDROMULCHED BERMUDA, EXCEPT FOR UNDISTURBED SITE AREA.
 - OWNER MAY SUBSTITUTE TYPES OF TREES. THE OWNER SHALL SELECT TYPES FROM CITY APPROVED TREE LIST ORDINANCE.
 - CONTRACTOR SHALL SUPPLY SLEEVES AS NEEDED FOR IRRIGATION.
 - CONTRACTOR TO VERIFY LOCATION OF IRRIGATION CONTROL W/ OWNER.
 - DUMPSTER IS NOT REQUIRED FOR THIS PROJECT. - PROVIDED
 - ALL LANDSCAPE BUFFERS AND PUBLIC RIGHT-OF-WAY LOCATED ADJACENT TO A PROPOSED DEVELOPMENT SHALL BE IMPROVED WITH GRASS.
 - THE DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SEEDING AREA, INCLUDING WATERING, UNTIL A "PERMANENT STAND OF GRASS" IS OBTAINED.
 - NO TREE SHALL BE PLANTED CLOSER THAN FIVE (5) FEET TO EDGE OF PAVEMENT OR FIVE (5) FEET FROM ANY WATER OR WASTEWATER LINE THAT IS LESS THAN 12 INCHES. WATER AND WASTEWATER LINES THAT ARE 12 INCHES AND GREATER REQUIRE TREES TO BE PLANTED A MINIMUM OF TEN (10) FEET FROM THE CENTERLINE OF THE PIPE. TREES MUST BE (5) FEET FROM ALL UTILITIES.
 - ALL PARKING SPACES ARE WITHIN 80' OF A TREE

BUILDING #1 PARKING CALCULATIONS			
BUILDING USE	SQUARE FOOTAGE	PARKING REQUIREMENT	REQUIRED PARKING
CLINIC	5,324 S.F.	1/200	= 27
OFFICE	2,934 S.F.	1/300	= 10
PANTRY	5,938 S.F.	1/500	= 12
TOTAL PARKING REQUIRED			= 49 SPACES

BUILDING #2 PARKING CALCULATIONS			
BUILDING USE	SQUARE FOOTAGE	PARKING REQUIREMENT	REQUIRED PARKING
RETAIL	1,500 S.F.	1/250	= 6
STORAGE	6,500 S.F.	1/1000	= 7
TOTAL PARKING REQUIRED			= 13 SPACES
BUILDING 1 & 2 PARKING REQUIRED			= 62 SPACES
BUILDING 1 & 2 PARKING PROVIDED			= 83 SPACES

HELPING HANDS	
LEGAL DESCRIPTION AND OR ADDRESS: 950 WILLIAMS ST. (SH 66) WAGGONER GARDENS INC. ADDITION BLOCK A, LOT 1, 8.869 ACRES. (REPLAT) CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS 75087	
OWNER Helping Hands 950 Williams St. (SH 66) Rockwall, TX 75087 P: 972-771-1655	
APPLICANT Carroll Architects, Inc. 750 E. Interstate 30 #110 Rockwall, TX 75087 P: 972-732-6085 E: info@carrollarch.com ATTN: Jeff Carroll	
CITY OF ROCKWALL CASE NUMBER: SP2022-041	
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 _____, 2022.	
WITNESS OUR HANDS, this _____ day of _____, 2022.	
Planning & Zoning Commission, Chairman	Director of Planning and Zoning

ISSUE:	
CITY SUBMITTAL:	07-15-2022
CITY COMMENTS:	08-01-2022

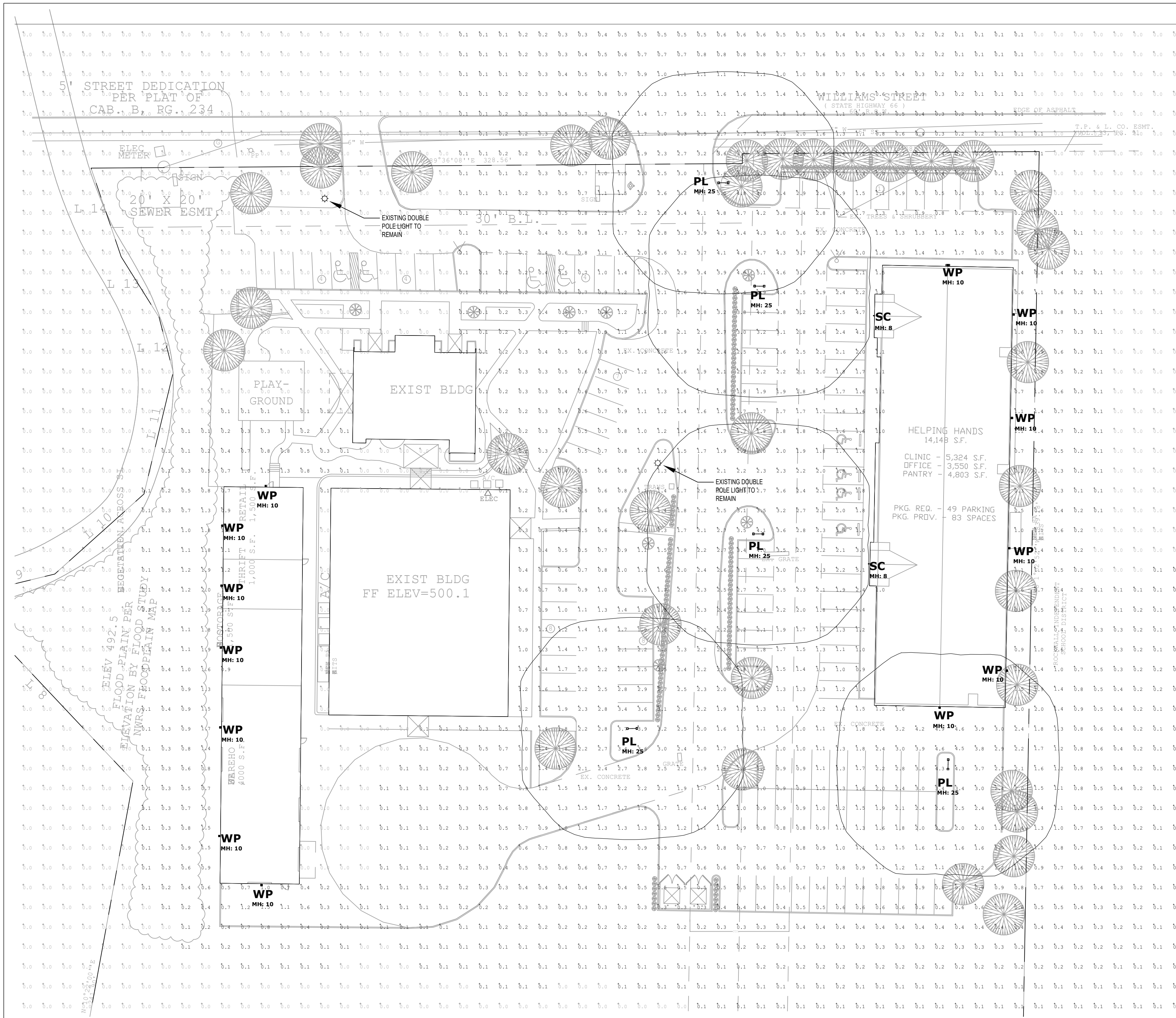
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NEW FACILITY FOR
HELPING HANDS
950 Williams St. (SH 66)
Rockwall, Texas 75087

CARROLL architects
 750 E. Interstate 30
 Suite 110
 Rockwall, TX 75087
 t: 972-732-6085
 f: 972-732-8058

LANDSCAPE PLAN

DATE:	MAR 2022	SHEET NO.:	L1
PROJECT NO.:	2022006		
DRAWN BY:			
CHECKED BY:			



Calculation Summary						
Calculation Grid Location	Units	Avg	Max	Min	Avg/Min	Calc Height (ft)
GROUND_Planar	Fc	0.69	5.1	0.0	N.A.	0

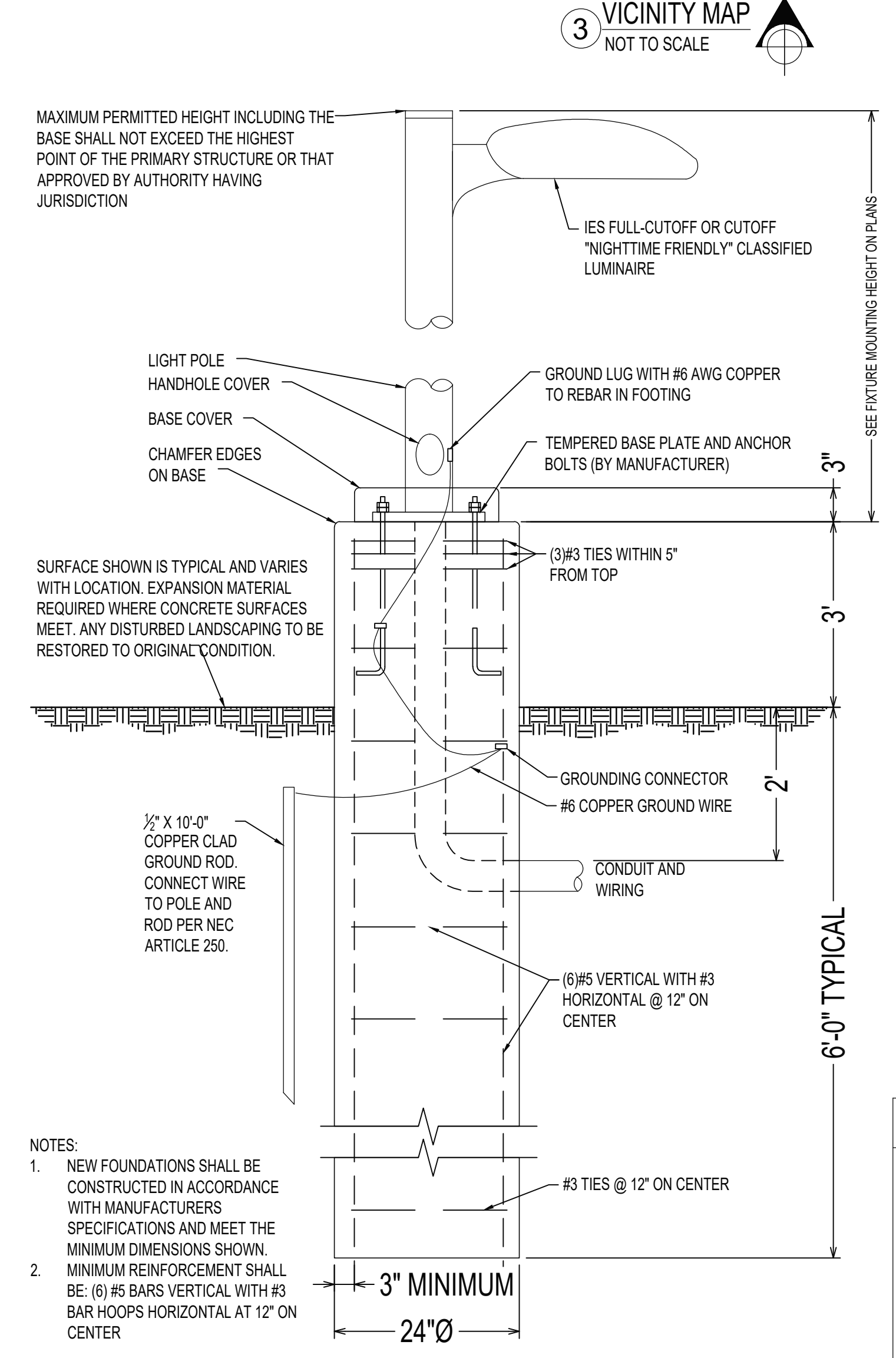
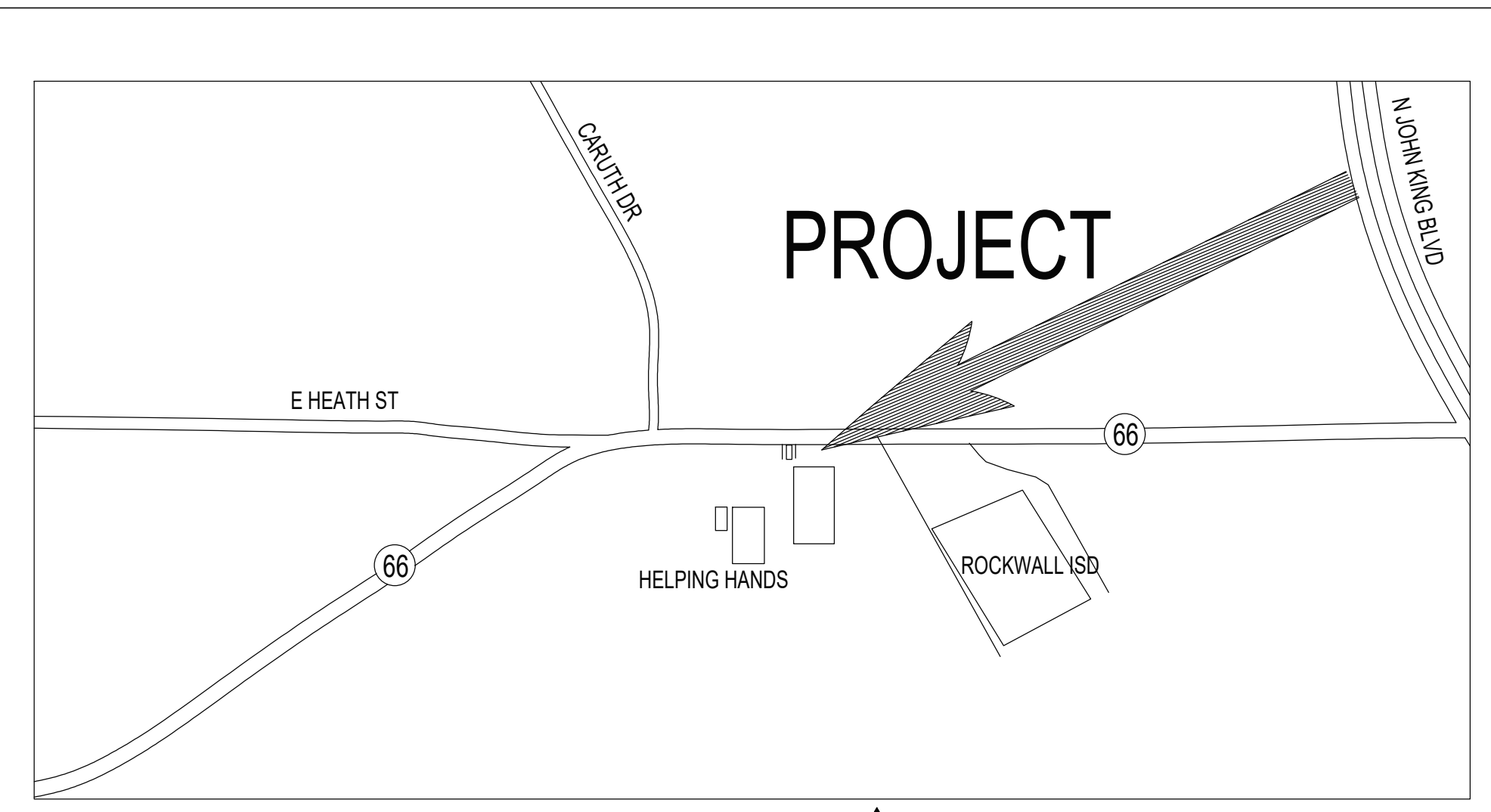
EXTERIOR LIGHT FIXTURE SCHEDULE								
MARK	SYMBOL	EXTERIOR FIXTURE	DESCRIPTION	MH ²	LUMENS	QTY.	WATTS ²	TOTAL WATTS
PL		DOUBLE POLE LIGHT	(QTY 2) LITHONIA DSX1 LED P6 40K T5W MVOLT	25'	39266	5	326	1630
SC		SCONCE	LUMINIS SY002-L2L15-R55	8'	2018	2	19	38
WP		WALLPACK	LITHONIA WDGE2 LED P2 40K 80CRI T4M	10'	3408	13	31	403
TOTAL EXTERIOR WATTAGE							2071	
TOTAL ALLOWABLE EXTERIOR WATTAGE PER CURRENTLY ADOPTED IECC							PASSES	

* ALL FIXTURES SPECIFIED AT 120V-1PH.
 * OWNER, TENANT OR ARCHITECT MAY CHANGE EQUIPMENT MANUFACTURER OR USE EXISTING EQUIPMENT AS APPLICABLE, BUT SHALL KEEP MINIMUM UNIT SPECIFICATIONS.
 * CONTRACTOR TO VERIFY ALL FIXTURES WITH OWNER PRIOR TO PURCHASE AND INSTALLATION.
 * CONTACT MARK SCHULEN WITH ALA FOR MORE INFORMATION ABOUT UNITS SPECIFIED: 214-658-9000.

CONTRACTOR NOTES:
 1. ELECTRICAL CONTRACTOR TO PROVIDE PHOTOELECTRIC CONTROLS OR TIMER AND MOUNTING ARM OR POLES AS REQUIRED FOR EXTERIOR BUILDING AND SITE LIGHTING.

CONTRACTOR RESPONSIBILITIES
 CONTRACTOR SHALL REPORT ANY DISCREPANCIES, OMISSIONS OR INCONSISTENCIES ON THE DRAWINGS TO ENGINEER FOR VERIFICATION BEFORE STARTING CONSTRUCTION. OWNER AND ENGINEER ARE NOT RESPONSIBLE FOR ANY ERRORS IN CONSTRUCTION WHERE SUCH DISCREPANCIES, OMISSIONS OR INCONSISTENCIES HAVE NOT BEEN PROPERLY REPORTED IN A TIMELY MANNER.

NOTE: BID INTENT
 THE INTENT OF THE DRAWINGS HEREIN IS TO REPRESENT A COMPLETE WORKING SYSTEM. ALL BIDDERS SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL COMPONENTS NECESSARY TO PROVIDE A COMPLETE WORKING SYSTEM WHETHER SHOWN OR NOT SHOWN ON THE DRAWINGS.



NOTES:
 1. NEW FOUNDATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND MEET THE MINIMUM DIMENSIONS SHOWN.
 2. MINIMUM REINFORCEMENT SHALL BE: (6) #5 BARS VERTICAL WITH #3 BAR HOOPS HORIZONTAL AT 12" ON CENTER

SITE PHOTOMETRIC NOTES
 1. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL CONDITIONS AND IS ALSO RESPONSIBLE FOR REPORTING ANY CONFLICTS TO THE ENGINEER PRIOR TO THE START OF WORK.
 2. THE PHOTOMETRIC ZONE IS CALCULATED AT 3 FEET ABOVE FINISH GRADE LEVEL AND SPACED EVERY 10FTx10FT.
 3. THIS PLAN REPRESENTS A SOFTWARE SIMULATED PHOTOMETRIC STUDY OF THE EXTERIOR SITE LIGHTING. IT WAS CREATED UNDER THE ENGINEER'S SUPERVISION; HOWEVER, THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE SOFTWARE OR LIGHT FIXTURE DATA. VISUAL LIGHTING SOFTWARE WAS USED TO GENERATE THIS DOCUMENT ALONG WITH THE IES DATA FILES PROVIDED BY THE LIGHT FIXTURE MANUFACTURER. THE SIMULATION DOES NOT TAKE INTO EFFECT A CHANGE IN GRADE ELEVATION OR CONTRIBUTION FROM OTHER (NEW/EXISTING) LIGHT SOURCES IN ADJACENT PROPERTIES.
 4. REFER TO LIGHT FIXTURE SCHEDULE ON SHEET E1.0.

ELECTRICAL LIGHTING NOTES
 1. ALL WORK SHALL MEET CURRENTLY ADOPTED IBC, IECC AND NEC CODE REQUIREMENTS AS WELL AS ANY CITY ADOPTED AMENDMENTS.
 2. ELECTRICAL CONTRACTOR TO PROVIDE JUNCTION BOX FOR BUILDING SIGNAGE AND PHOTOCELL WITH TIME CLOCK NEXT TO BREAKER PANEL.
 3. OWNER MAY CHANGE EQUIPMENT MANUFACTURER BUT SHALL KEEP MINIMUM SPECIFICATIONS, UNLESS NOTED OTHERWISE.
 4. CONTRACTOR TO CONTACT UNDERSIGNED ENGINEER WITH ANY DESIGN PLAN CHANGES.

MEP GENERAL NOTES
 1. ALL CONSTRUCTION TO CONFORM TO INTERNATIONAL, STATE AND LOCAL CODES AND ORDINANCES CURRENTLY ADOPTED BY THE AUTHORITY HAVING JURISDICTION (AHJ).
 2. CONTRACTORS TO CONFIRM ALL SPECIFICATIONS HEREIN WITH ACTUAL EQUIPMENT IN FIELD PRIOR TO PURCHASE AND INSTALLATION.
 3. REVIEW PLAN SHEET "MEP" - MEP NOTES' PRIOR TO BIDDING, PERMITTING, AND CONSTRUCTION.
 4. THE INTENT OF THE DRAWINGS HEREIN IS TO REPRESENT A COMPLETE WORKING SYSTEM. ALL BIDDERS SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL COMPONENTS NECESSARY TO PROVIDE A COMPLETE WORKING SYSTEM WHETHER SHOWN OR NOT SHOWN ON THE DRAWINGS.
 5. SEE CIVIL AND ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ALL FIXTURES AND STRUCTURES.
 6. SEE ARCHITECTURAL FINISH OUT SCHEDULES FOR SPECIFIC MODELS, COLORS AND DESIGN NOT DEFINED HEREIN.
 7. WITH OWNER APPROVAL, CONTRACTOR MAY CHANGE SPECIFIED EQUIPMENT BUT SHALL KEEP MINIMUM UNIT SPECIFICATIONS.
 8. CONTRACTOR TO CONTACT AME ENGINEERING, INC. AT 817-653-4122 PRIOR TO ANY SIGNIFICANT DESIGN REVISIONS.
 9. DETAILS LABELED "TYPICAL" ON THE DRAWINGS SHALL APPLY TO ALL SITUATIONS OCCURRING ON THE PROJECT THAT ARE OR ARE SIMILAR TO THOSE SPECIFICALLY DETAILED. THE APPLICABILITY OF THE DETAIL TO ITS LOCATION ON THE DRAWINGS CAN BE DETERMINED BY THE TITLE OF DETAIL. SUCH DETAILS SHALL APPLY WHETHER OR NOT THEY ARE REFERENCED AT EACH LOCATION. QUESTIONS REGARDING APPLICABILITY OF TYPICAL DETAILS SHALL BE DETERMINED BY THE ENGINEER OF RECORD.

TEXAS FIRM F-16469

AME Engineering, Inc.
 mail@ameengineer.com | fax 817-653-4122 | fax 817-754-6615
 3825 W Green Oaks Blvd Suite 200, Arlington TX 76016-2700

Jessica Kilgore
 JESSICA J. KILGORE
 106106
 LICENSED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Jessica J. Kilgore, P.E. 106106 on AUGUST 02, 2022.

HELPING HANDS OFFICE AND CLINIC FACILITIES
 950 WILLIAMS ST
 ROCKWALL TX 75087

CONTACT NAME: JEFF CARROLL
 CONTACT COMPANY: CARROLL ARCHITECTS
 CONTACT PHONE: 972-732-6085
 ISSUE:
 PERMIT REVIEW SET 08-02-2022

SHEET REVISIONS

PRINTED	8/20/22 2:11 PM
DESIGNED	BMT
CHECKED	JKK
IBC	2015
IECC/ASHRAE	2015
NEC	2014
SCALE	1:30

SITE PHOTOMETRIC LIGHTING PLAN
 E1.1
 PROJECT 1737