

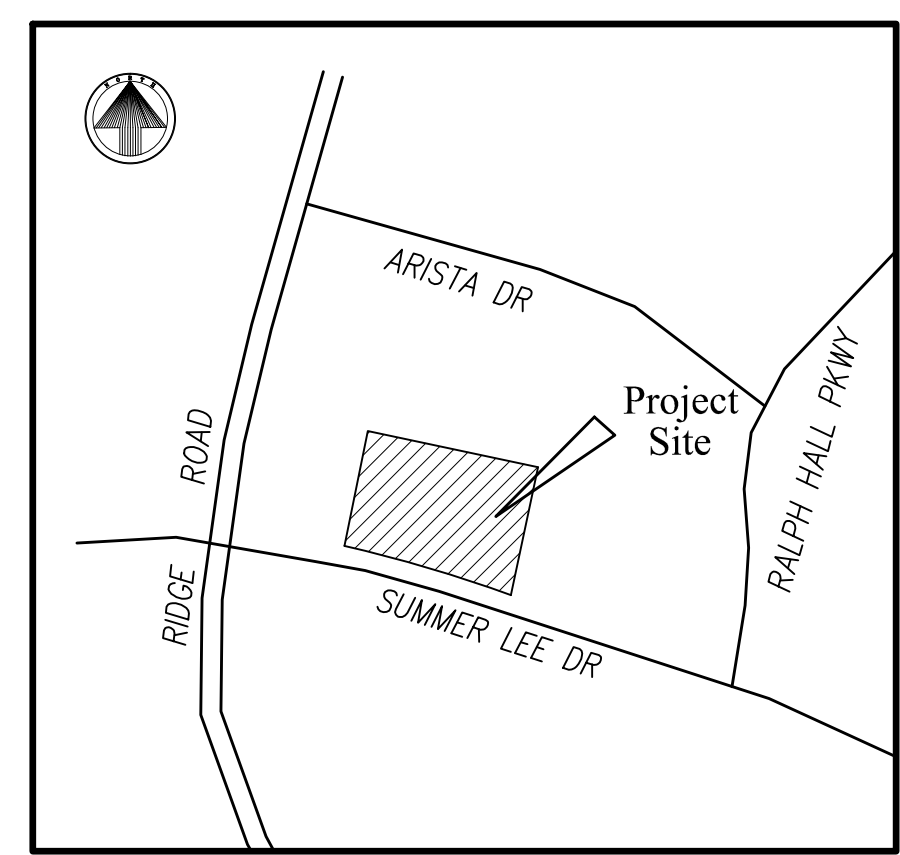
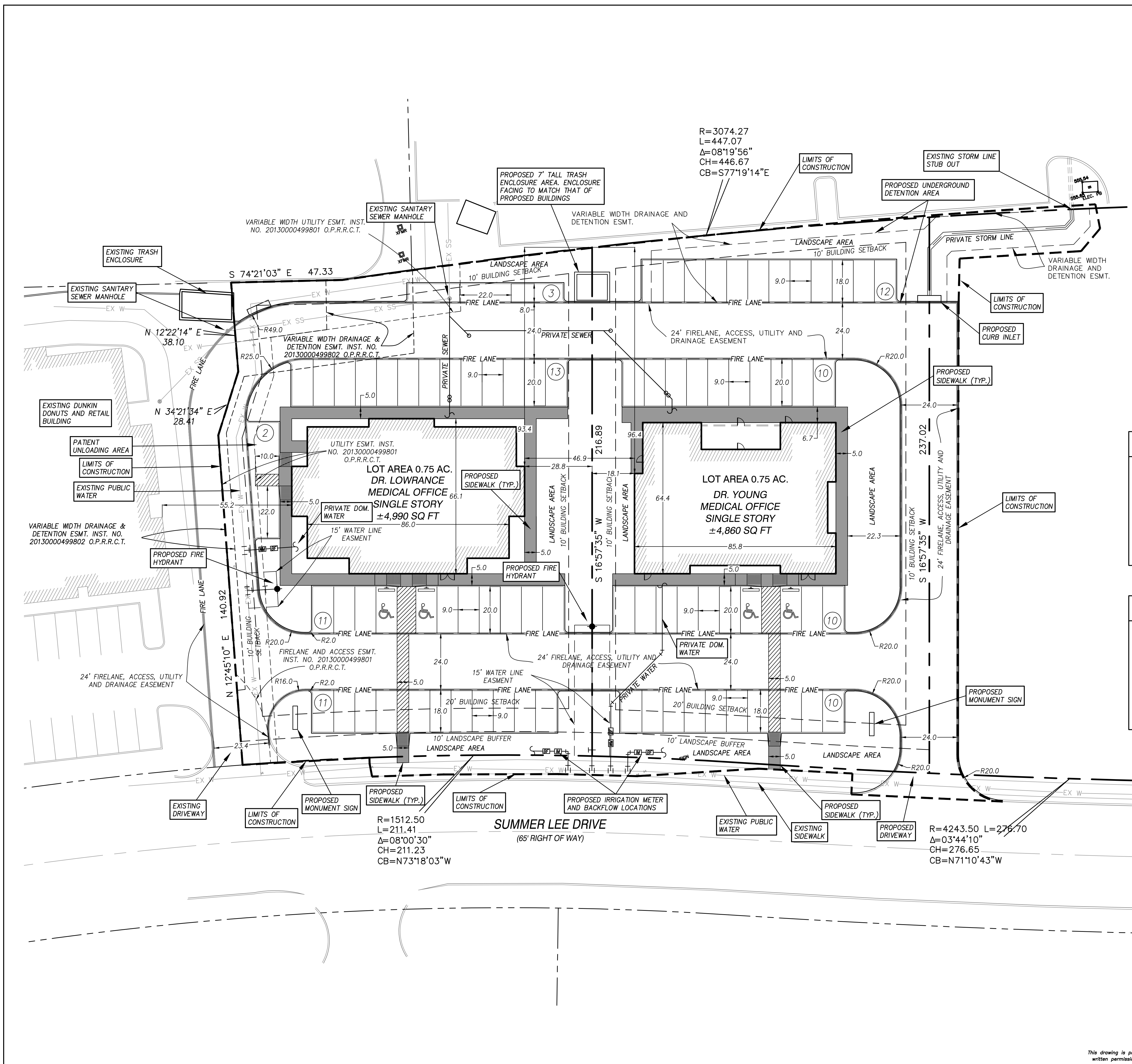
City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): (972) 771-7745
 (W): www.rockwall.com

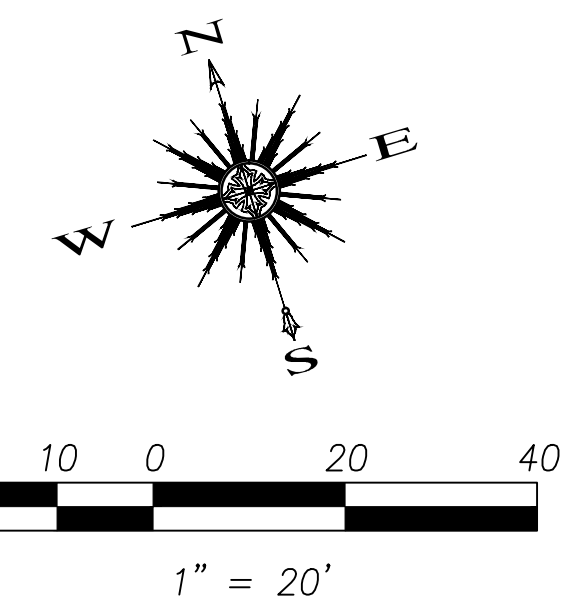
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1:2,247



LOCATION MAP



DR. LOWRANCE SITE INFORMATION

LAND AREA:	0.75 ACRES (32,670 S.F.)
CURRENT ZONING:	PD-9 (SCENIC OVERLAY)
EXISTING USE:	UNUSED
PROPOSED USE:	MEDICAL OFFICE
BUILDING AREA:	±4,990 S.F.
BUILDING HEIGHT:	25'-2"
BUILDING TO LOT COVERAGE:	4,990/32,670=.152 -> 15.2%
BUILDING REQUIRED PARKING:	MEDICAL OFFICE: 1/200 S.F.=25 SPACES
BUILDING PARKING PROVIDED:	40 TOTAL (INCLUDES 2 HANDICAP SPACES)
IMPERVIOUS AREA:	25,154 S.F.
LANDSCAPE AREA REQUIRED:	15% OF TOTAL SITE
LANDSCAPE AREA PROVIDED:	7,516/32,670 = .23 OR 23%

DR. YOUNG SITE INFORMATION

LAND AREA:	0.75 ACRES (32,670 S.F.)
CURRENT ZONING:	PD-9 (SCENIC OVERLAY)
EXISTING USE:	UNUSED
PROPOSED USE:	MEDICAL OFFICE
BUILDING AREA:	±4,860 S.F.
BUILDING HEIGHT:	23'-11"
BUILDING TO LOT COVERAGE:	4,860/32,670=.148 -> 14.8%
BUILDING REQUIRED PARKING:	MEDICAL OFFICE: 1/200 S.F.=25 SPACES
BUILDING PARKING PROVIDED:	42 TOTAL (INCLUDES 2 HANDICAP SPACES)
IMPERVIOUS AREA:	23,707 S.F.
LANDSCAPE AREA REQUIRED:	15% OF TOTAL SITE
LANDSCAPE AREA PROVIDED:	8,963/32,670 = .27 OR 27%

Revision	Date	Description

Owner:
STAN LOWRANCE, D.D.S.
 17393 Adams Trail • Forney, TX 75126 • (214) 869-7181
HALL AND LEE LAND COMPANY, LLC.
 217 Rush Creek • Heath, TX 75032 • (972) 816-2904

**LOWRANCE / YOUNG
 MEDICAL OFFICE
 BUILDINGS**
 Rockwall, Texas

~ Civil Engineer ~
F.C. CUNY CORPORATION
 #2 Horizon Court • Heath, Texas 75032 • (469) 402-7700
 Texas Registered Engineering Firm F-7449

04/17/2015

Drawn By: F.C. CUNY
 Checked By: F.C. CUNY
 Date: 04/15
 Project No.:
 Sheet Title: **Site Plan**
 Scale: 1"=20'
 Sheet No.: 4 of 11

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 McCalla, 12519 on 03-02-15.

Revisions:

Issue Date:

Project No:
15023A

Sheet Title:

EXTERIOR ELEVATIONS


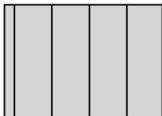

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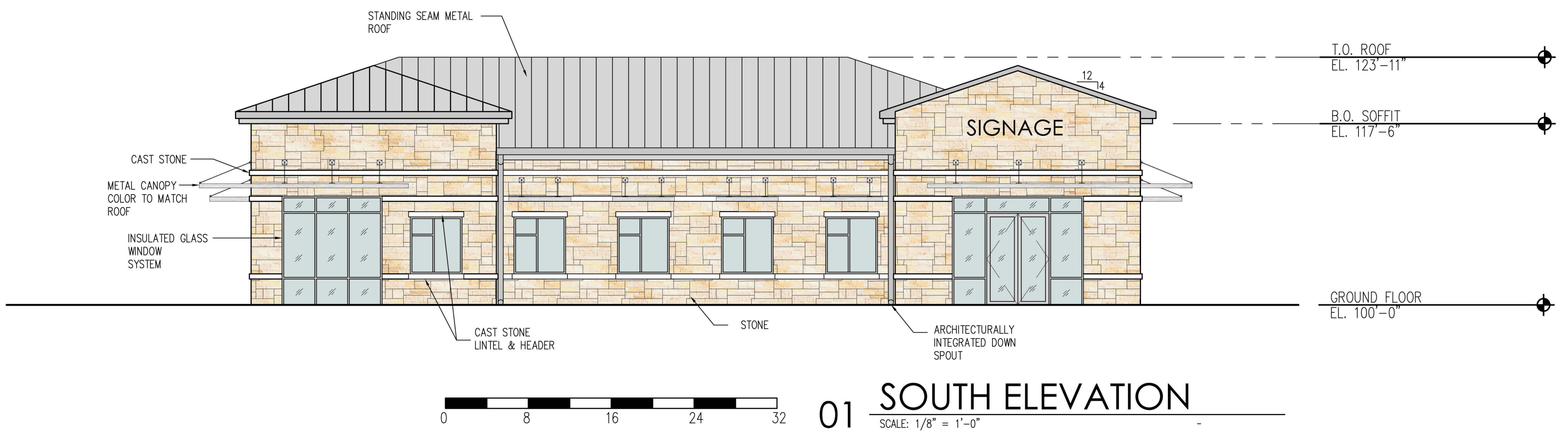
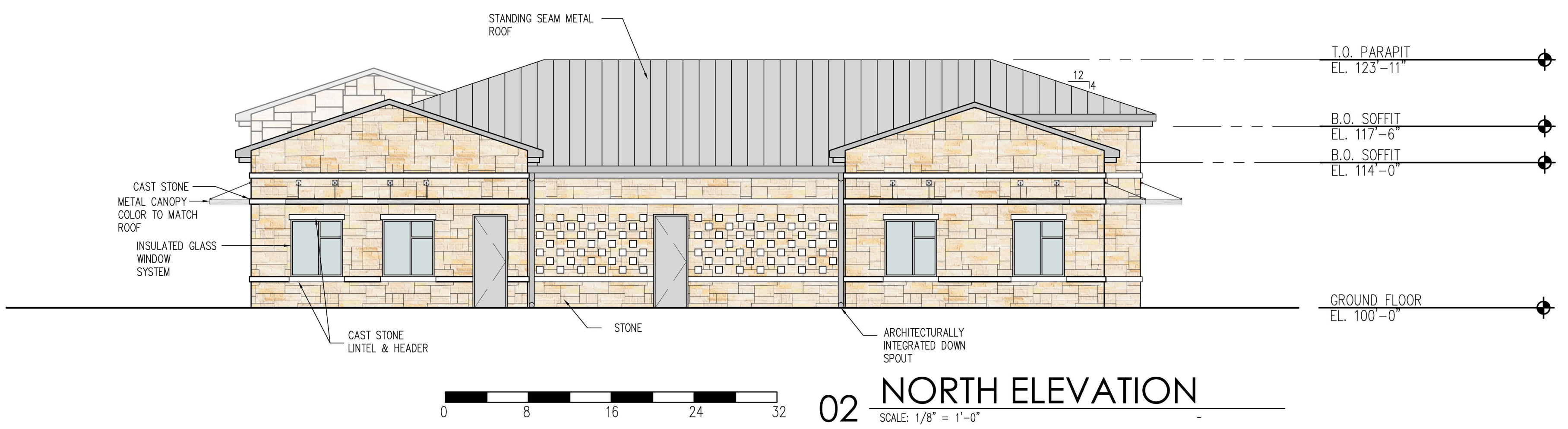
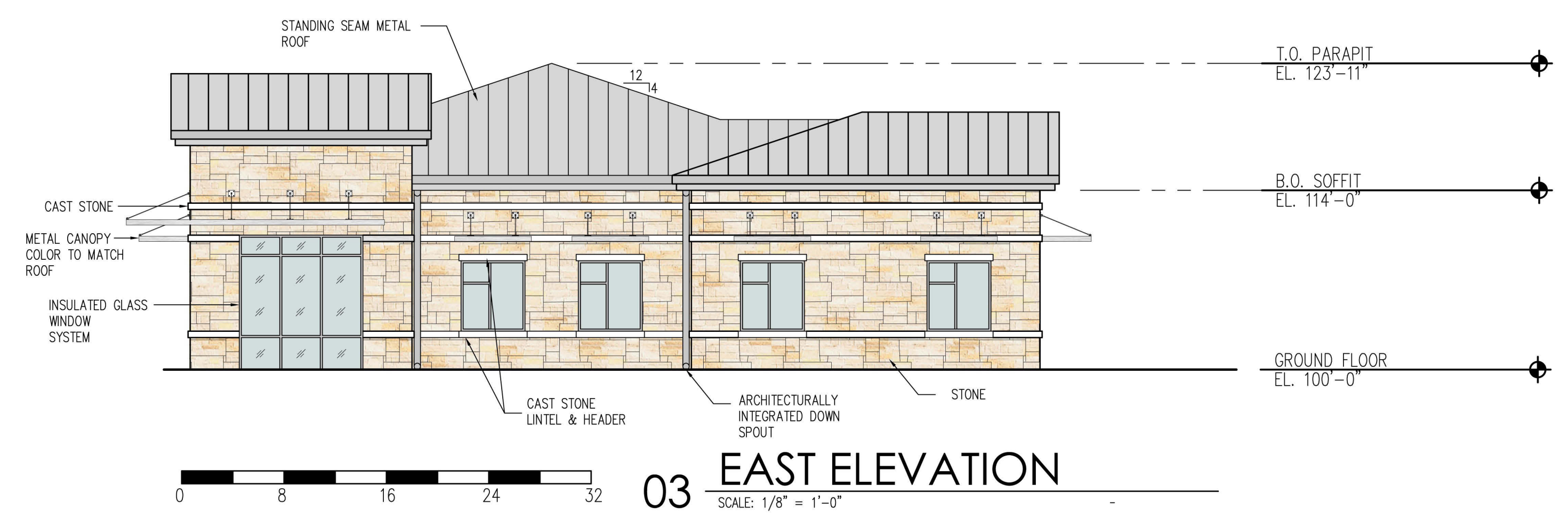
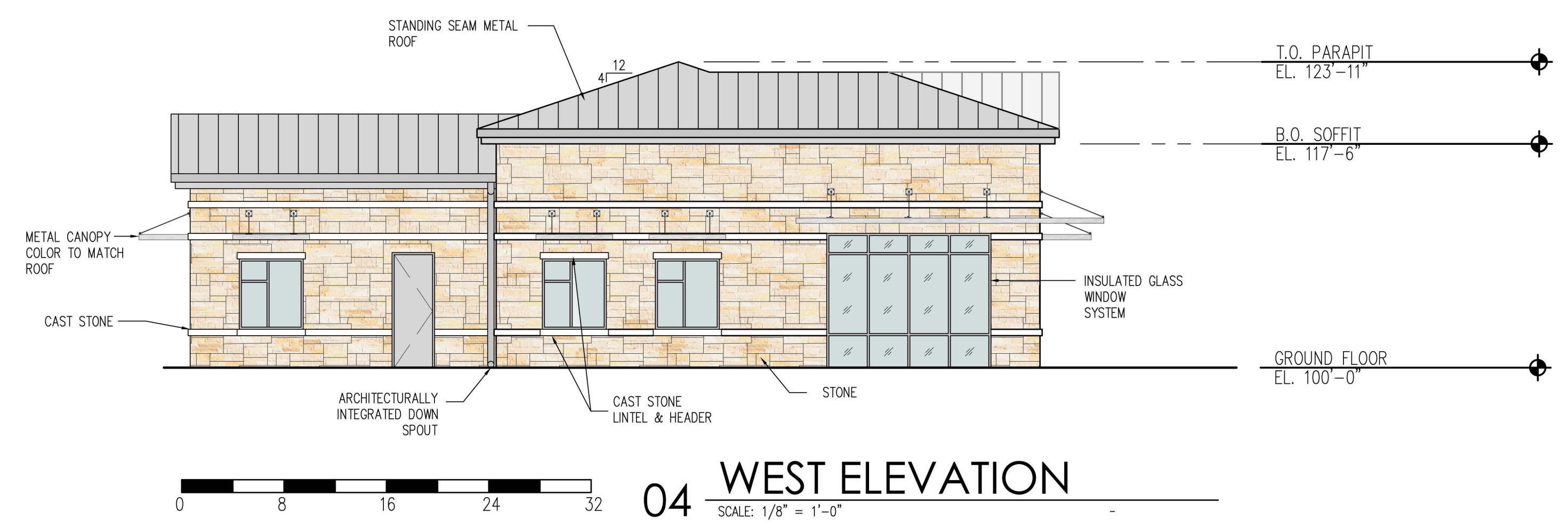
A1

Material Schedule				
ELEVATION	WALL AREA	STONE AREA	CAST STONE AREA	DOORS & INSUL. GLASS
SOUTH ELEVATION	1441 SF	913 SF	156 SF	372 SF
NORTH ELEVATION	1293 SF	990 SF	133 SF	170 SF
EAST ELEVATION	990 SF	651 SF	127.5 SF	211.5 SF
WEST ELEVATION	1078 SF	738 SF	93 SF	247 SF

Accent Material Compliance Schedule					
ELEVATION	WALL AREA	MIN. 20% STONE REQ'D.	STONE AREA	CAST STONE AREA	TOTAL PROVIDED STONE
SOUTH ELEVATION	1441 SF	288.2 SF	913 SF	156 SF	1069 SF
NORTH ELEVATION	1293 SF	258.6 SF	990 SF	133 SF	1123 SF
EAST ELEVATION	990 SF	198 SF	651 SF	127.5 SF	778.5 SF
WEST ELEVATION	1078 SF	215.6 SF	738 SF	93 SF	831 SF

Minimum Standards for Articulation	
REQUIRED:	PROVIDED:
HORIZONTAL:	HORIZONTAL:
-PROJECTING OFFSET = 25% X (14') = 3.5' (Min.)	-PROJECTING OFFSET = VARIES (3.5' Min.)
-LENGTH OF OFFSET = 25% X (42') = 10.5' (Min.)	-LENGTH OF OFFSET = VARIES (10.5' Min.)
-DISTANCE BETWEEN (L) = 3 X (14') = 42' (Max.)	-DISTANCE BETWEEN (L) = VARIES (42' Max.)
HORIZONTAL:	HORIZONTAL:
-PROJECTING OFFSET = 25% X (14') = 3.5' (Min.)	-PROJECTING OFFSET = VARIES (3.5' Min.)
-LENGTH OF OFFSET = 25% X (42') = 10.5' (Min.)	-LENGTH OF OFFSET = VARIES (10.5' Min.)
-DISTANCE BETWEEN (L) = 3 X (14') = 42' (Max.)	-DISTANCE BETWEEN (L) = VARIES (42' Max.)

MATERIALS LEGEND	
	NATURAL STONE
	STANDING SEAM METAL ROOF COLOR: PARCHMENT
	HERITAGE CAST STONE COLOR: SNOW CAP



LAKESIDE ALLERGY
 EAR, NOSE, & THROAT
 ROCKWALL, TEXAS



SOUTHEAST PERSPECTIVE



SOUTHWEST PERSPECTIVE



NORTHEAST PERSPECTIVE



NORTHWEST PERSPECTIVE

CLIENT
 GREGORY YOUNG MD
 1005 WEST RALPH HALL PARKWAY
 ROCKWALL, TEXAS 75032

CIVIL ENGINEER
 F.C. CUNY CORPORATION
 #2 HORIZON COURT
 SUITE 500
 HEATH, TEXAS 75032
 (469) 402-7700

MECHANICAL & PLUMBING
 ENGINEER
 NOVA ENGINEERING
 2625 N. JOSEY LN.
 SUITE 112
 CARROLLTON, TEXAS 75007
 (972) 323-7300

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BUILDING PERSPECTIVES

Sheet No:

A2

LAKESIDE ALLERGY
 EAR, NOSE, & THROAT
 ROCKWALL, TEXAS



NATURAL STONE



HERITAGE CAST STONE
 COLOR: SNOW CAP



STANDING SEAM METAL ROOF
 BERRIDGE MANUFACTURING
 COLOR: PARCHMENT



CLEAR ANODIZED
 ALUMINUM INSULATED
 GLAZING SYSTEM

CLIENT
 GREGORY YOUNG MD
 1005 WEST RALPH HALL PARKWAY
 ROCKWALL, TEXAS 75032

CIVIL ENGINEER
 F.C. CUNY CORPORATION
 #2 HORIZON COURT
 SUITE 500
 HEATH, TEXAS 75032
 (469) 402-7700

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MATERIALS PALETTE

Sheet No:

A3

