




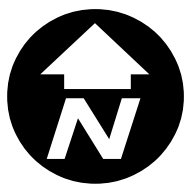
SP2018-007 - SITE PLAN FOR STARBUCKS  
SITE PLAN- LOCATION MAP = 



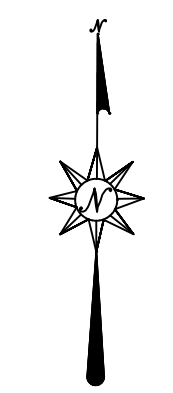
# City of Rockwall

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

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BEFORE YOU DIG CALL:  
1-800-245-4545

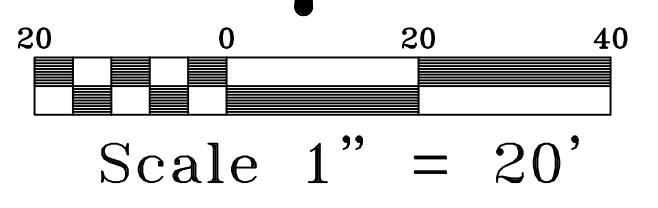


TEXAS ONE CALL SYSTEM

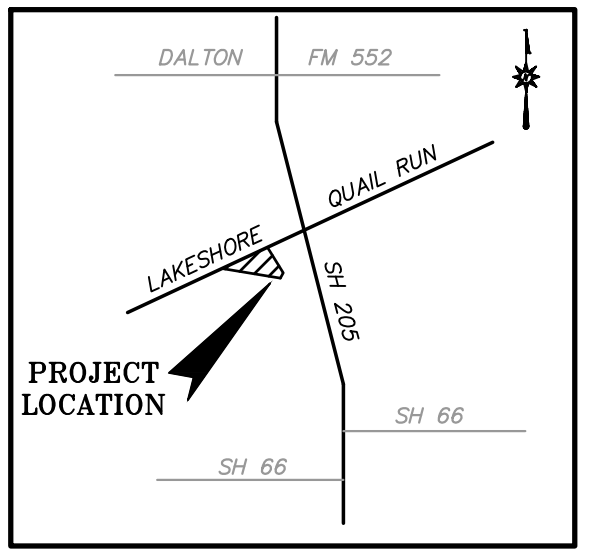
**NOTES:**

- BOUNDARY/TOPO SURVEY PROVIDED BY:  
STOVALL & ASSOCIATES LAND SURVEYING  
6417 WESLEY STREET  
GREENVILLE, TEXAS 75402  
903-450-1120
- SEE NCTCOG 3RD EDITION FOR ADDITIONAL DETAILS & NOTES.
- SEE BUILDING PLANS FOR BUILDING DIMENSIONS.

Course	Bearing	Distance
L 1	N 16°39'03" E	56.72'
L 2	S 47°14'05" E	22.78'
L 3	S 72°06'04" E	46.17'
L 4	N 42°07'52" E	17.76'



Scale 1" = 20'



VICINITY MAP

DUMPSTER TO BE ENCLOSED ON THREE SIDES WITH 8' TALL WALL OF SAME MATERIAL AND FINISH AS PROPOSED BLDG W/METAL PANEL GATES; SEE BLDG PLANS FOR DETAIL

NOTE:  
CONTRACTOR TO VERIFY HORIZONTAL & VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING ANY CONSTRUCTION/EXCAVATION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES EXISTING UTILITIES SHOWN ON THESE PLANS ARE BASED ON COMBINATION OF FIELD SURVEY & CITY RECORD DRAWINGS

OFFSITE BENCHMARK - STEEL ROD W/ACCESS CAP STAMPED N 1495 1988 @ THE INTERSECTION OF THE NORTH LINE OF AIRPORT ROAD WITH THE WEST LINE OF THE AIRPORT ACCESS ROAD.  
ELEVATION = 568.70' (VERTICAL DATUM: NAVD 1988)

BM#1 = 1/2" IRON ROD WITH CAP STAMPED "STOVALL TRAVERSE" LOCATED AT THE INTERSECTION OF THE NORTH LINE OF PECAN VALLEY DRIVE WITH THE WEST LINE OF STATE HIGHWAY NO. 205.  
ELEVATION = 480.51'

BM#2 = BOX CUT ON TOP OF INLET (NORTHWEST CORNER) IN THE SOUTH LINE OF LAKESHORE DRIVE ± 470' WEST OF STATE HIGHWAY NO. 205.  
ELEVATION = 468.05'

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**ADA BARRIER-FREE RAMP REQUIREMENTS:**

- TEXTURE: SHALL CONSIST OF EXPOSED CRUSHED STONE AGGREGATE, ROUGHENED CONCRETE, RUBBER, RAISED ABRASIVE STRIPS, OR TRUNCATED DOMES (SEE T&S/ADS STDS FOR ADDITIONAL OPTIONS). SURFACE MUST BE DETECTABLE UNDER FOOT. SURFACES THAT ARE RAISED OR ETCHED IN A WAY THAT WOULD ALLOW WATER TO ACCUMULATE ARE PROHIBITED.
- CONTRAST: FOR PURPOSES OF WARNING, THE FULL WIDTH AND DEPTH OF CURB RAMP SHALL HAVE A LIGHT REFLECTIVE VALUE AND TEXTURE THAT SIGNIFICANTLY CONTRASTS WITH THAT OF ADJOINING PEDESTRIAN ROUTES.
- RAMP WITHIN THE CITY RIGHT OF WAY SHALL BE CONSTRUCTED PER CITY STD. PROHIBITED DOMES AT PLATFORM BOARDING EDGES SHALL BE A MIN OF 24" WIDE AND SHALL EXTEND THE FULL LENGTH OF THE PUBLIC USE AREA OF THE PLATFORM.

ADA/TAS SLOPE REQUIREMENTS	
ACCESSIBLE ROUTE	<2% SLOPE <2% CROSS SLOPE
RAMP & CURB RAMP	<8.33% (1:12) <2% CROSS SLOPE
T&S PARKING & ACCESS AISLE	<2% SLOPE IN ANY DIRECTION
CONTRACTOR TO ENSURE THAT GRADES ALONG ADA ROUTES MEET THESE SLOPE REQUIREMENTS	

NOTE:  
PARKING & ACCESSIBLE ROUTES FOR DISABLED PERSONS SHALL BE DESIGNATED, DESIGNED & CONSTRUCTED PER CITY, TAS & ADA REQUIREMENTS

LEGEND	
<b>PROPOSED</b>	<b>EXISTING</b>
500 - PROPOSED CONTOURS	POWER POLE
515.00 - SPOT ELEVATION AT FINISHED GRADE	ANCHOR
514.00 - INDICATES TOP OF STRUCTURE	WATER METER
513.50 - INDICATES FLOW LINE ELEVATION	WATER VALVE
W - PROPOSED WATER LINE	IRRIGATION CONTROL VALVE
SS - PROPOSED SANITARY SEWER LINE	TELEPHONE PEDESTAL
SD - PROPOSED STORM DRAIN LINE	GAS METER
BL - BUILDING LINE	MALIBOX
CD - PROPOSED CONDUIT	LIGHT POLE
G - PROPOSED GAS	FIRE HYDRANT
CC - CONCRETE CURB PER CITY STD	UTILITY EASEMENT
1 - WATER SERVICE TAP NO	DUB = DRAINAGE & UTILITY EASEMENT
	FCC = FIBER OPTIC CABLE MARKER
	GAS = GAS SIGN
	SSSB = SUB SURFACE SERVICE BOX
	BCS = BURIED CABLE SIGN
	T = TRAFFIC SIGNAL
	U.E. = UTILITY EASEMENT
	A = ATMOS FLAG

**SITE PLAN NOTES:**

- FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS.
- ALL SIGNAGE BY SEPARATE PERMIT.
- ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ROCKWALL STD SPECIFICATIONS AND CONSTRUCTION STDS, AND STD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION PREPARED BY NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (LATEST REVISION).
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING IMPROVEMENTS IN THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION. REPAIRS SHALL BE EQUAL TO OR BETTER THAN CONDITION PRIOR TO CONSTRUCTION.
- THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CITY REQUIREMENTS. SEE BLDG PLANS.

**SITE LAYOUT NOTES:**

- ALL FIRE LANES ARE 24' WIDE WITH MIN 20' INSIDE RADIUS AND MIN 44' OUTSIDE RADIUS. FIRE LANES SHALL BE CONSTRUCTED AND STRIPED PER CITY OF ROCKWALL FIRE DEPT REQUIREMENTS.
- ALL PARKING STALLS, UNLESS SHOWN OTHERWISE, SHALL BE 9' WIDE x 18' DEEP EXCEPT STALLS IN FRONT OF BLDG SHALL BE 9' WIDE x 20' DEEP.  
VAN ACCESSIBLE AREA SHALL BE 9' MIN WIDE x 18' (OR 20') DEEP. OTHER ACCESS AISLES ADJACENT TO H/C PARKING SHALL BE 5' WIDE x 18' (OR 20') DEEP. ALL PARKING STALLS SHALL BE CONSTRUCTED PER PAVING PLAN.
- ALL OTHER DRIVING LANES SHALL BE MIN 24' WIDE AND CONSTRUCTED PER THE PAVING.

SITE SUMMARY - LOT 1	
ZONED	PD-65 (FOR GR USES)
PROPOSED USE	RESTAURANT
LOT AREA	0.81 AC (35,478.55 SF)
BUILDING AREA	2418 SF
<b>PARKING</b>	
RESTAURANT = 2200 SF	
REQUIRED TOTAL	22 SPACES
1/100	2200/100=22
REQUIRED TOTAL	22 SPACES (21 REG; 1 H/C)
PROVIDED TOTAL	31 SPACES (29 REG; 2 H/C)
<b>LOT COVERAGE</b>	
IMPERVIOUS AREA	6.2% (2200 SF)
PERVIOUS AREA	65% (23,178 SF)
	35% (12,301 SF)

**OWNER/DEVELOPER:**  
MOORE WORTH INVESTMENTS, LLC  
8445 FREEMONT PARKWAY, SUITE 175  
IRVING, TX 75063  
214-415-9993

This document is released for the purpose of REVIEW under the authority of Mark H. Hickman, P.E. 78409 on 03-16-18. It is not to be used for construction bidding permit purposes.

**Hickman Consulting Engineers, Inc.**  
3094 County Road 1024  
Farmersville, Texas 75442  
Ph (972)764-2499  
markredhick@gmail.com  
Engineers Planners

**HCE**

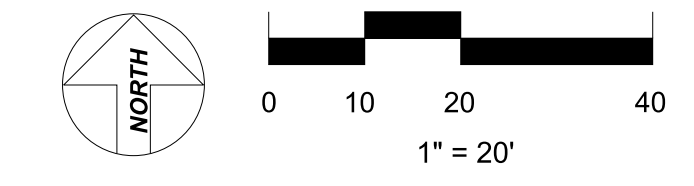
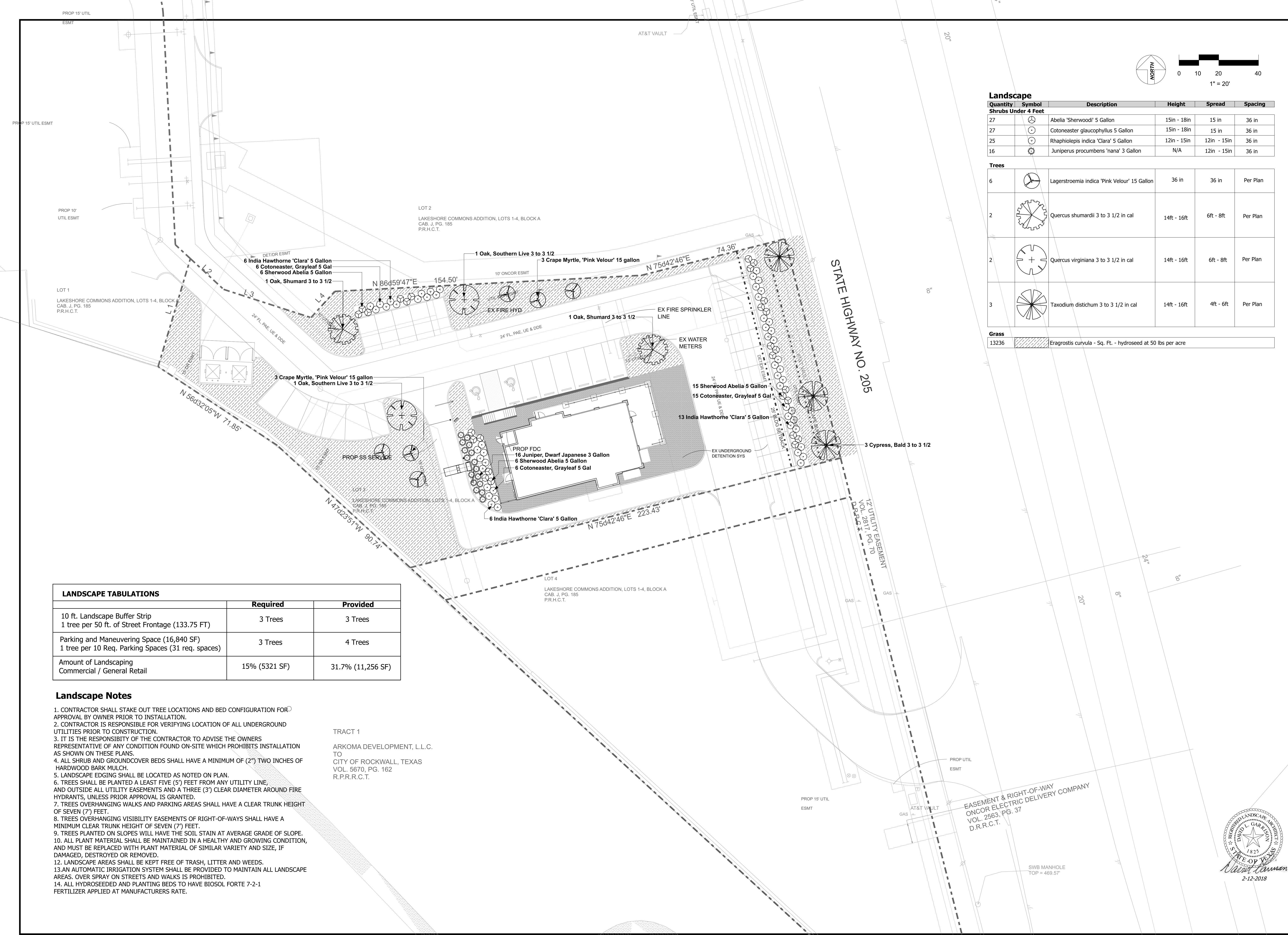
**SITE PLAN**  
LAKESHORE COMMONS  
LOT 3; LAKESHORE COMMONS  
ROCKWALL, ROCKWALL COUNTY, TEXAS  
MOORE WORTH INVESTMENTS, LLC  
8445 FREEMONT PARKWAY, SUITE 175  
IRVING, TX 75063  
214-415-9993

SCALE: 1"=20'  
DATE: FEB/2018  
DRAWN BY: FP  
CHK'D BY: MHH  
JOB NO: 1701-357  
FILE: 239-62-WO  
SUBMITTAL: 03/16/18(1)

Hickman Consulting Engineers, Inc.  
STATE OF TEXAS  
MARK H. HICKMAN  
78409  
REGISTERED PROFESSIONAL ENGINEER  
E-12172

REVISION	DATE	DESCRIPTION

SHEET  
1 of 1



**Landscape**

Quantity	Symbol	Description	Height	Spread	Spacing
<b>Shrubs Under 4 Feet</b>					
27	(Symbol)	Abelia 'Sherwood' 5 Gallon	15in - 18in	15 in	36 in
27	(Symbol)	Cotoneaster glaucophyllus 5 Gallon	15in - 18in	15 in	36 in
25	(Symbol)	Rhaphiolepis indica 'Clara' 5 Gallon	12in - 15in	12in - 15in	36 in
16	(Symbol)	Juniperus procumbens 'nana' 3 Gallon	N/A	12in - 15in	36 in

Quantity	Symbol	Description	Height	Spread	Spacing
<b>Trees</b>					
6	(Symbol)	Lagerstroemia indica 'Pink Velour' 15 Gallon	36 in	36 in	Per Plan
2	(Symbol)	Quercus shumardii 3 to 3 1/2 in cal	14ft - 16ft	6ft - 8ft	Per Plan
2	(Symbol)	Quercus virginiana 3 to 3 1/2 in cal	14ft - 16ft	6ft - 8ft	Per Plan
3	(Symbol)	Taxodium distichum 3 to 3 1/2 in cal	14ft - 16ft	4ft - 6ft	Per Plan

Quantity	Description
13236	Eragrostis curvula - Sq. Ft. - hydroseeded at 50 lbs per acre

LANDSCAPE TABULATIONS	Required	Provided
10 ft. Landscape Buffer Strip 1 tree per 50 ft. of Street Frontage (133.75 FT)	3 Trees	3 Trees
Parking and Maneuvering Space (16,840 SF) 1 tree per 10 Req. Parking Spaces (31 req. spaces)	3 Trees	4 Trees
Amount of Landscaping Commercial / General Retail	15% (5321 SF)	31.7% (11,256 SF)

- Landscape Notes**
- CONTRACTOR SHALL STAKE OUT TREE LOCATIONS AND BED CONFIGURATION FOR APPROVAL BY OWNER PRIOR TO INSTALLATION.
  - CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
  - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE OWNERS REPRESENTATIVE OF ANY CONDITION FOUND ON-SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE PLANS.
  - ALL SHRUB AND GROUNDCOVER BEDS SHALL HAVE A MINIMUM OF (2") TWO INCHES OF HARDWOOD BARK MULCH.
  - LANDSCAPE EDGING SHALL BE LOCATED AS NOTED ON PLAN.
  - TREES SHALL BE PLANTED A LEAST FIVE (5') FEET FROM ANY UTILITY LINE, AND OUTSIDE ALL UTILITY EASEMENTS AND A THREE (3') CLEAR DIAMETER AROUND FIRE HYDRANTS, UNLESS PRIOR APPROVAL IS GRANTED.
  - TREES OVERHANGING WALKS AND PARKING AREAS SHALL HAVE A CLEAR TRUNK HEIGHT OF SEVEN (7) FEET.
  - TREES OVERHANGING VISIBILITY EASEMENTS OF RIGHT-OF-WAYS SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF SEVEN (7) FEET.
  - TREES PLANTED ON SLOPES WILL HAVE THE SOIL STAIN AT AVERAGE GRADE OF SLOPE.
  - ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION, AND MUST BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE, IF DAMAGED, DESTROYED OR REMOVED.
  - LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER AND WEEDS.
  - AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS. OVER SPRAY ON STREETS AND WALKS IS PROHIBITED.
  - ALL HYDROSEEDING AND PLANTING BEDS TO HAVE BIOSOL FORTE 7-2-1 FERTILIZER APPLIED AT MANUFACTURERS RATE.

TRACT 1  
 ARKOMA DEVELOPMENT, L.L.C.  
 TO  
 CITY OF ROCKWALL, TEXAS  
 VOL. 5670, PG. 162  
 R.P.R.C.T.

EASEMENT & RIGHT-OF-WAY  
 ONCOR ELECTRIC DELIVERY COMPANY  
 VOL. 2563, PG. 37  
 D.R.R.C.T.



**COMPANY:**

M.C.R. Environmental Services, Inc.  
 214-790-4497 Office  
 940-762-9307 cell  
 5520 State Hwy 78 S  
 Nevada, Tx. 75173

**SHEET DESCRIPTION:**

LANDSCAPE PLAN

**PROJECT:**

LAKESHORE COMMONS  
 Lot 3; Lakeshore Commons  
 Rockwall, Rockwall County, Texas  
 PROVIDENT REALTY ADVISORS, INC.  
 10210 N. Central Expy., Ste 300  
 Dallas, TX 75231 PH. 214-415-9993

**REVISIONS:**

3-12-2018

**DATE:**

3-12-2018

**JOB NUMBER:**

180212

**DRAWN BY:**

David G

**CHECKED BY:**

N/A

**SCALE:**

1" = 20'

**SHEET:**

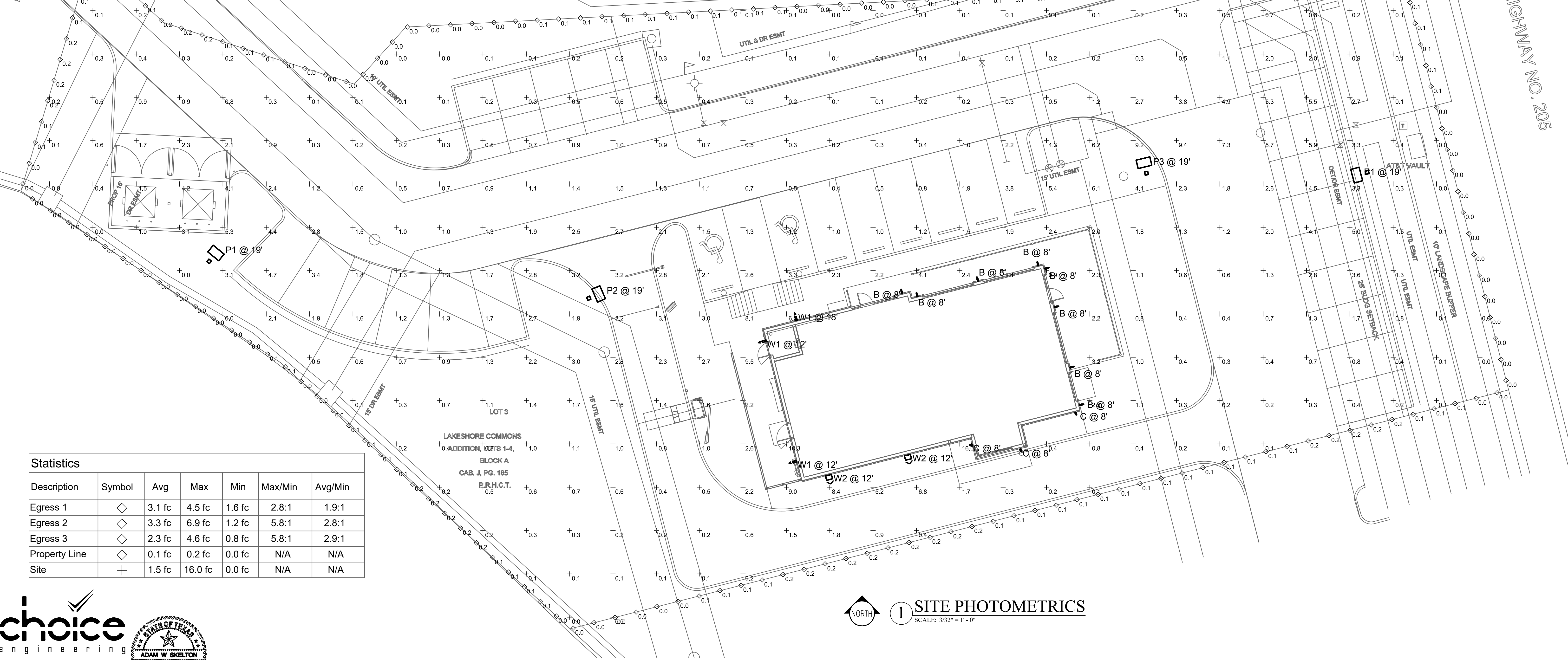
L-1





LIGHTING FIXTURE SCHEDULE									
TYPE	DESCRIPTION	MOUNTING	MANUFACTURER	MODEL	LAMPS	DIMMING	VOLTAGE	WATTAGE	NOTES
B	DECORATIVE EXTERIOR WALL SCONCE	SURFACE	NORWELL LIGHTING	1182-LED-BR-CL-10W-3000K-120V	LED	N	120	10	8' AFG TO CENTER
C	DECORATIVE EXTERIOR WALL SCONCE	SURFACE	LUMINIS	SY300-L1W11R0-120-K35	LED	N	120	12	8' AFG TO CENTER
P1	ARCHITECTURAL LED POLE LIGHT, SQUARE STRAIGHT STEEL POLE, BACKLIGHT CONTROL OPTICS	POLE	LITHONIA	DSX0-LED-P3-40K-BLC-MVOLT-SPA POLE: SSS-17-4C-DM19AS-DDBXD	LED	N	120-277	71	TOP OF FIXTURE HEAD SHALL NOT EXCEED 20' AFG.
P2	ARCHITECTURAL LED POLE LIGHT, SQUARE STRAIGHT STEEL POLE, TYPE 5 OPTICS	POLE	LITHONIA	DSX0-LED-P4-40K-T5M-MVOLT-SPA POLE: SSS-17-4C-DM19AS-DDBXD	LED	N	120-277	92	TOP OF FIXTURE HEAD SHALL NOT EXCEED 20' AFG.
P3	ARCHITECTURAL LED POLE LIGHT, SQUARE STRAIGHT STEEL POLE, TYPE 1 OPTICS	POLE	LITHONIA	DSX0-LED-P4-40K-T1S-MVOLT-SPA POLE: SSS-17-4C-DM19AS-DDBXD	LED	N	120-277	92	TOP OF FIXTURE HEAD SHALL NOT EXCEED 20' AFG.
W1	ARCHITECTURAL LED EXTERIOR WALL SCONCE	WALL	LUMARK	XTOR-3B-W-XX	LED	N	120-277	26	
W2	ARCHITECTURAL LED EXTERIOR WALL SCONCE	WALL	LITHONIA	WSTLED-P1-40K-VW-MVOLT	LED	N	120/277	12	

LIGHTING FIXTURE SCHEDULE GENERAL NOTES:  
 FINAL FIXTURE SELECTIONS SHALL BE SUBMITTED TO AND APPROVED BY OWNER.  
 ALL MOUNTING HEIGHTS SHALL BE CONFIRMED WITH ARCHITECT PRIOR TO ROUGH-IN.  
 PROVIDE ALL EMERGENCY FIXTURES AND NIGHTLIGHTS WITH MINIMUM 90 MINUTE, 1100 LUMEN BATTERY BACKUP/INVERTER. SEE ELECTRICAL LIGHTING PLAN(S) FOR EXACT LOCATIONS.  
 LAMP COLOR TEMPERATURES SHALL BE 4000K AND SHALL BE UNIFORM THROUGHOUT THE INSTALLATION UNLESS NOTED OTHERWISE.  
 EXTERIOR FIXTURES SHALL BE U.L.-LISTED FOR DAMP OR WET LOCATIONS AS REQUIRED BY THE INSTALLATION.  
 CONTRACTOR SHALL PROVIDE EXTERIOR FIXTURES WITH ALL ACCESSORIES AS REQUIRED TO COMPLY WITH LOCAL LIGHTING ORDINANCES.



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Egress 1	◇	3.1 fc	4.5 fc	1.6 fc	2.8:1	1.9:1
Egress 2	◇	3.3 fc	6.9 fc	1.2 fc	5.8:1	2.8:1
Egress 3	◇	2.3 fc	4.6 fc	0.8 fc	5.8:1	2.9:1
Property Line	◇	0.1 fc	0.2 fc	0.0 fc	N/A	N/A
Site	+	1.5 fc	16.0 fc	0.0 fc	N/A	N/A



**1 SITE PHOTOMETRICS**  
 SCALE: 3/32" = 1' - 0"

**LOT 3, BLOCK A  
 LAKESHORE COMMONS ADDITION  
 LAKESHORE COMMONS - LOT 3  
 ROCKWALL, TEXAS  
 MOORE WORTH INVESTMENTS, LLC**

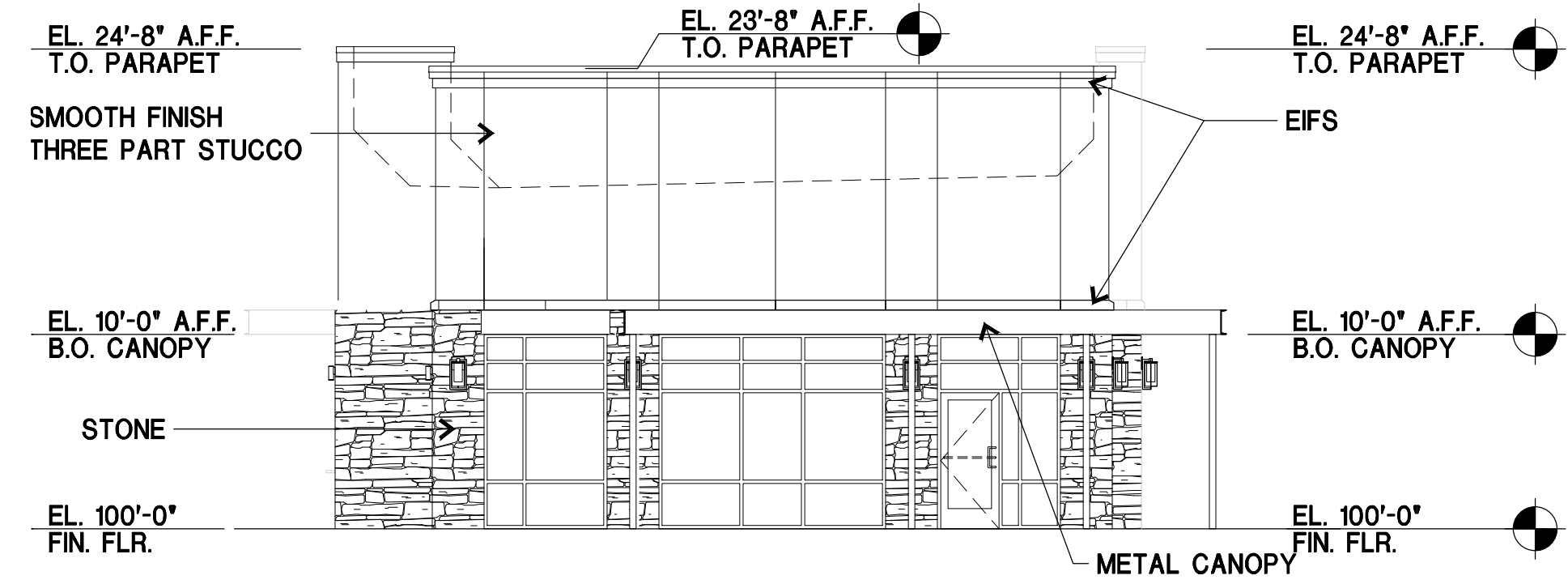
PRELIMINARY PLAN  
 NOT FOR CONSTRUCTION

**E1**  
 JOB NO: 16-147  
 ISSUE DATE: 3/16/18  
 SCALE: AS NOTED

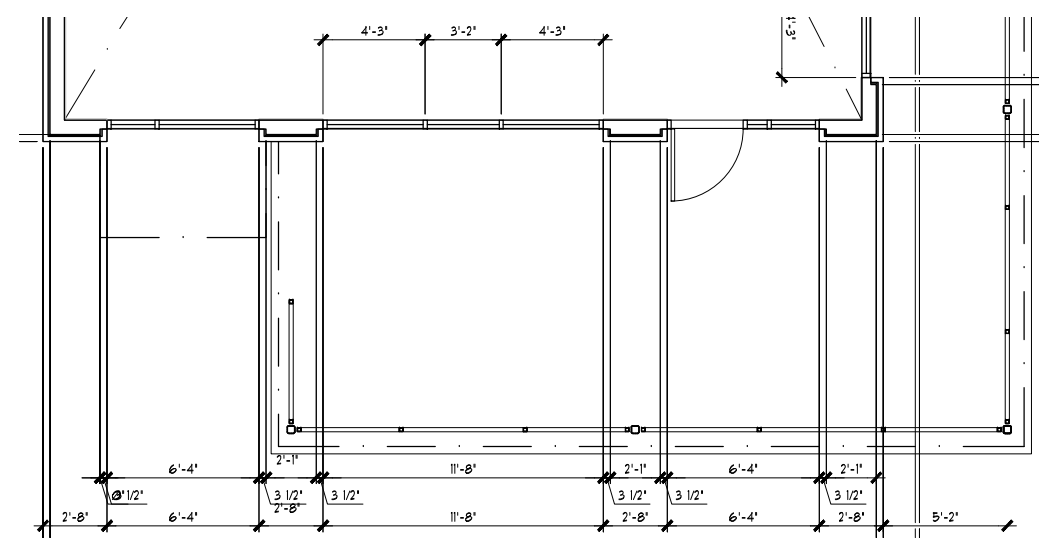
APPLICANT:  
 MOORE WORTH INVESTMENTS, LLC  
 10210 N CENTRAL EXPY SUITE 300  
 DALLAS TX 75231  
 CONTACT: WORTH WILLIAMS  
 214.415.9993

CASE NO: Z2018-011



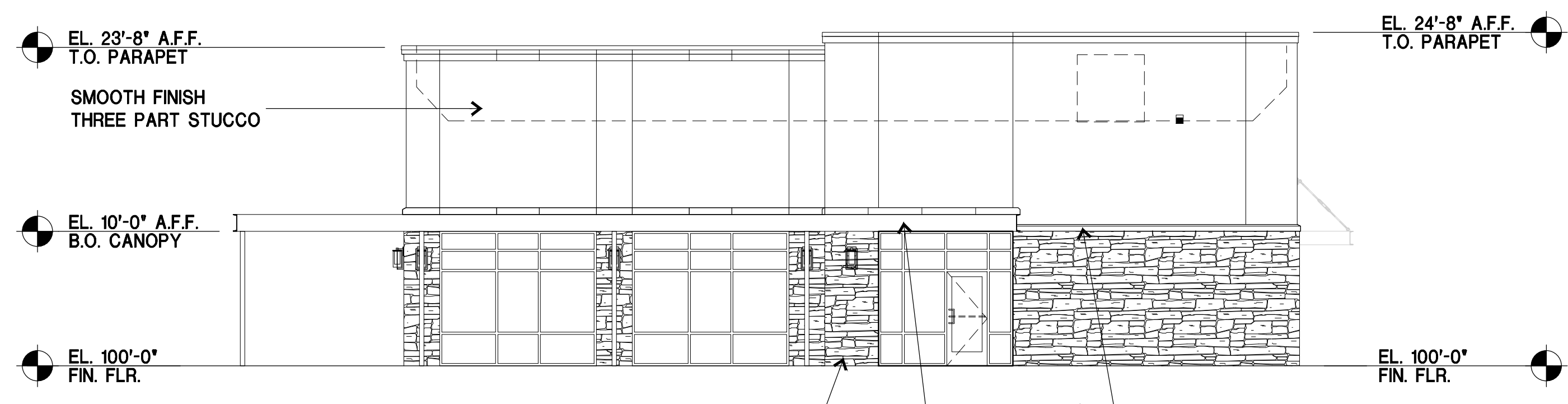


EAST	SF	TOTAL %	TOTAL %
METAL	42	5.6%	91.4%
STONE	181	24.2%	
STUCCO	461	61.6%	
EIFS	64	8.6%	8.6%
<b>TOTAL</b>	<b>748</b>	<b>100.0%</b>	<b>100.0%</b>

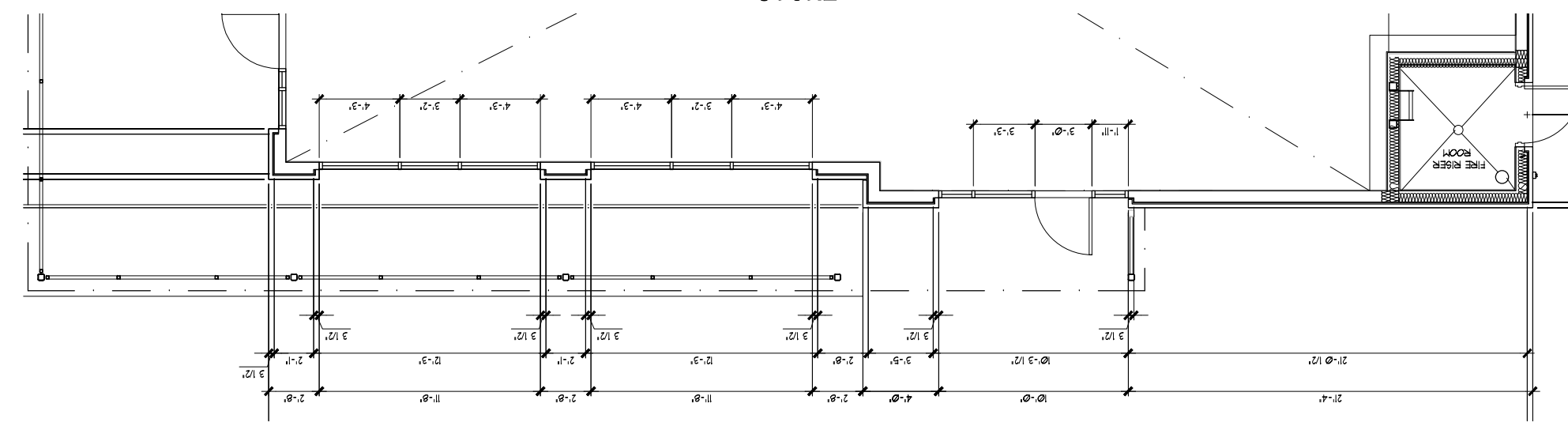


**01 FRONT (EAST) ELEVATION**

1/8" = 1'-0"

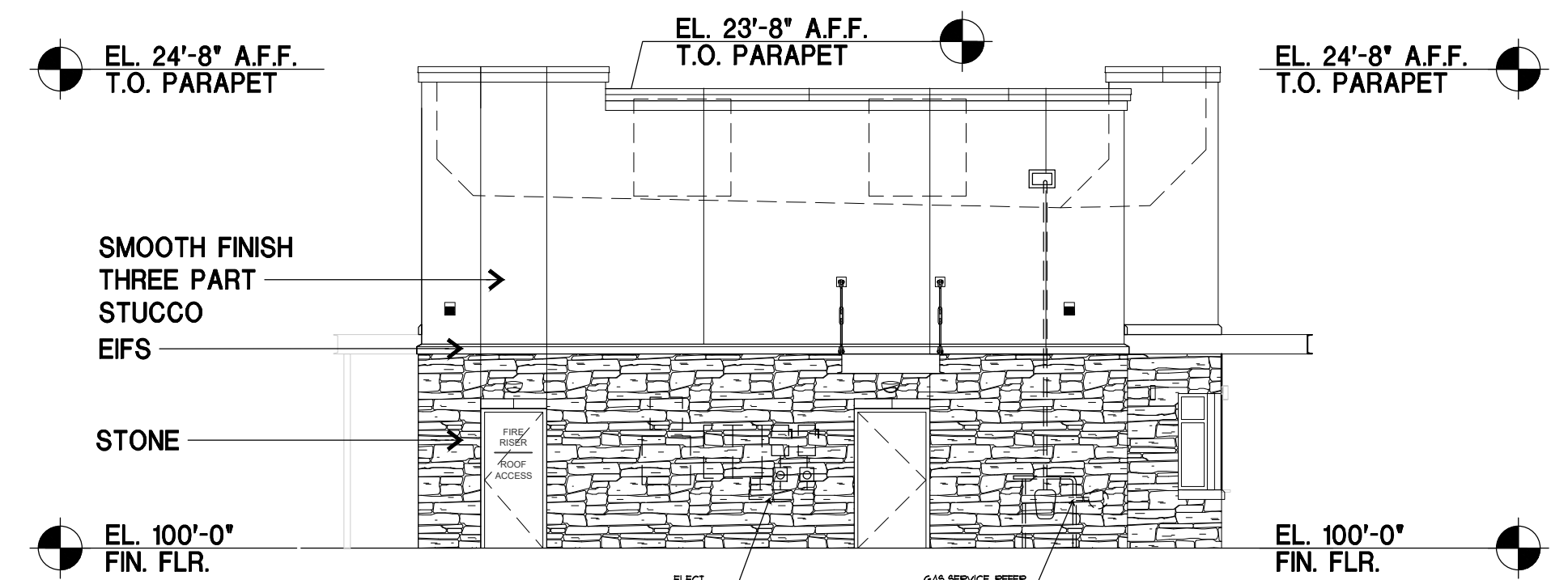


NORTH	SF	TOTAL %	TOTAL %
METAL	57	4.4%	90.0%
STONE	333	25.9%	
STUCCO	767	59.7%	
EIFS	128	10.0%	10.0%
<b>TOTAL</b>	<b>1285</b>	<b>100.0%</b>	<b>100.0%</b>

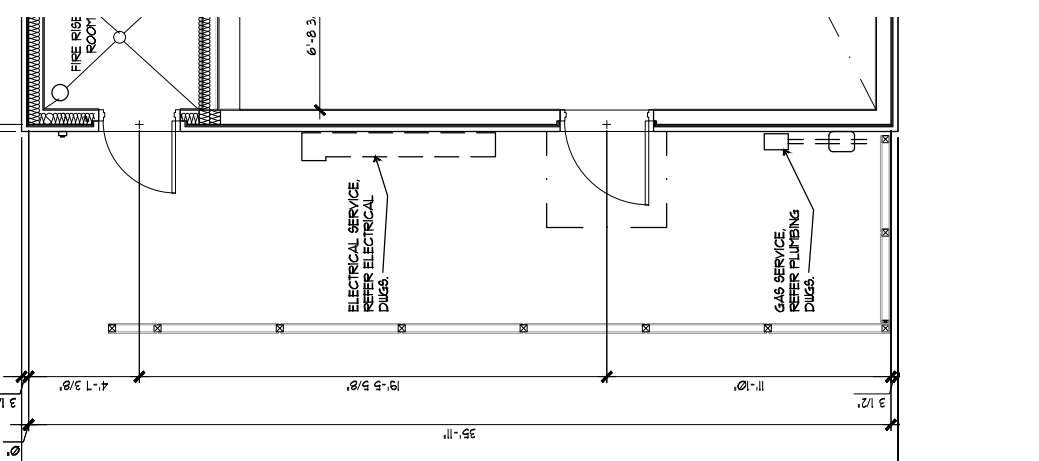


**02 SIDE (NORTH) ELEVATION**

1/8" = 1'-0"

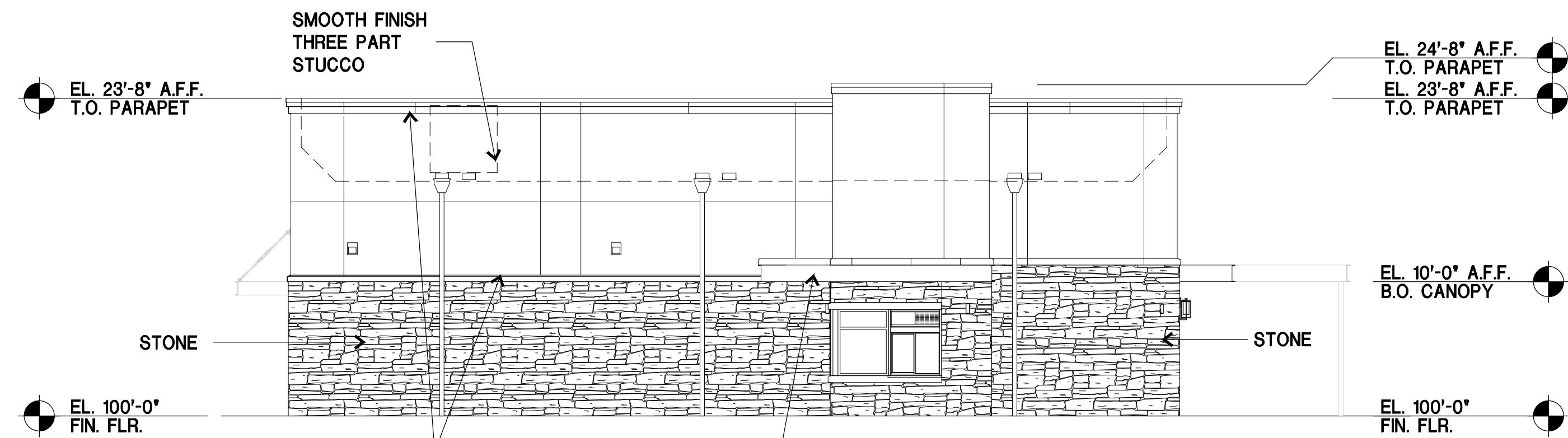


WEST	SF	TOTAL %	TOTAL %
METAL	5	0.5%	91.5%
STONE	344	36.9%	
STUCCO	505	54.1%	
EIFS	79	8.5%	8.5%
<b>TOTAL</b>	<b>933</b>	<b>100.0%</b>	<b>100.0%</b>

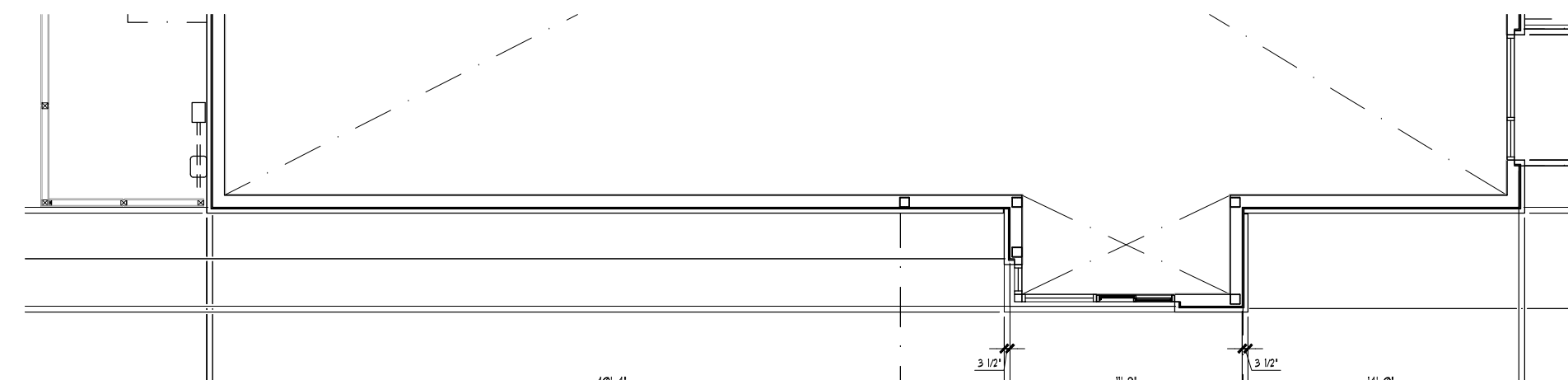


**03 REAR (WEST) ELEVATION**

1/8" = 1'-0"



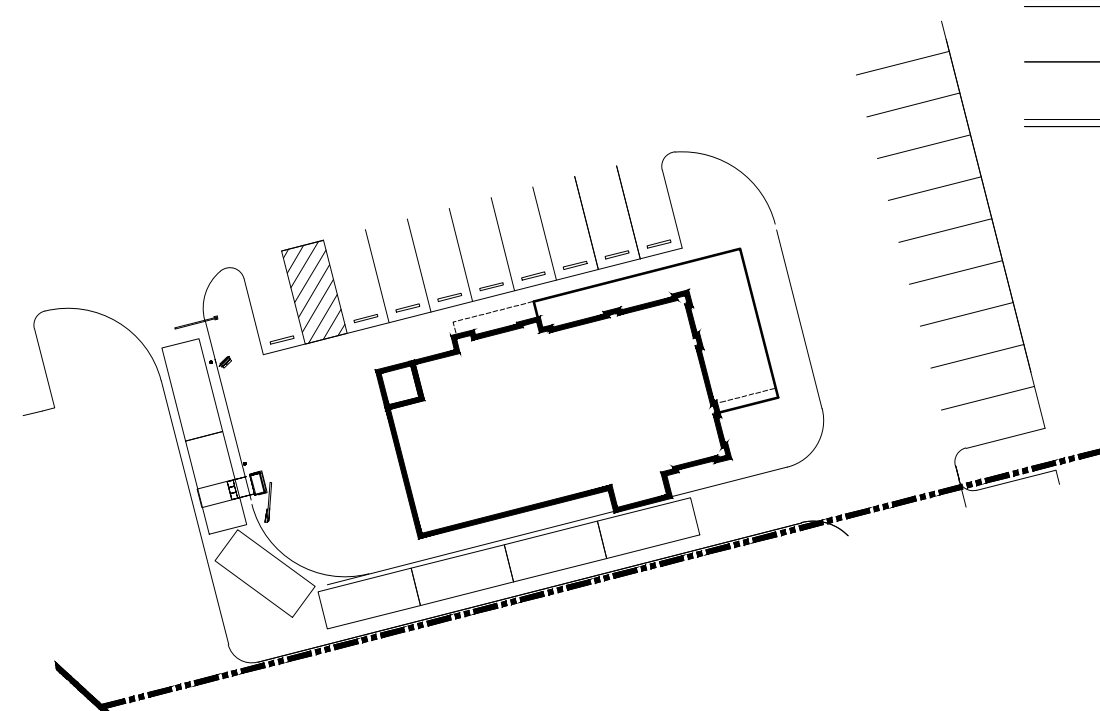
SOUTH	SF	TOTAL %	TOTAL %
METAL	21	1.4%	93.1%
STONE	636	41.2%	
STUCCO	780	50.5%	
EIFS	107	6.9%	6.9%
<b>TOTAL</b>	<b>1544</b>	<b>100.0%</b>	<b>100.0%</b>



**04 SIDE (SOUTH) ELEVATION**

1/8" = 1'-0"

**MATERIALS/COLORS:**  
 STONE: KONI- MOUNTAIN LEDGE COUNTY  
 COLOR TO MATCH SW 7030 ANEW GRAY  
 EIFS: COLOR TO MATCH SW 7744 ZEUS  
 STUCCO (PRIMARY): COLOR TO MATCH SW 9168 ELEPHANT EAR  
 STUCCO (SECONDARY): COLOR TO MATCH SW 9168 ELEPHANT EAR  
 METAL CANOPIES: COLOR TO MATCH BERRIDGE LEAD COTE  
 CLEAR ANODIZED



**KEY PLAN**

NOT TO SCALE



DALLAS, TX 972.385.9651  
 www.GSOarchitects.com

APPLICANT:  
 MOORE WORTH INVESTMENTS, LLC  
 10210 N CENTRAL EXPY SUITE 300  
 DALLAS TX 75231  
 CONTACT: WORTH WILLIAMS  
 214.415.9993

LOT 3, BLOCK A  
 LAKESHORE COMMONS ADDITION  
**LAKESHORE COMMONS - LOT 3**  
 ROCKWALL, TEXAS  
**MOORE WORTH INVESTMENTS, LLC**

PRELIMINARY PLAN  
 NOT FOR CONSTRUCTION

**ELEV04**

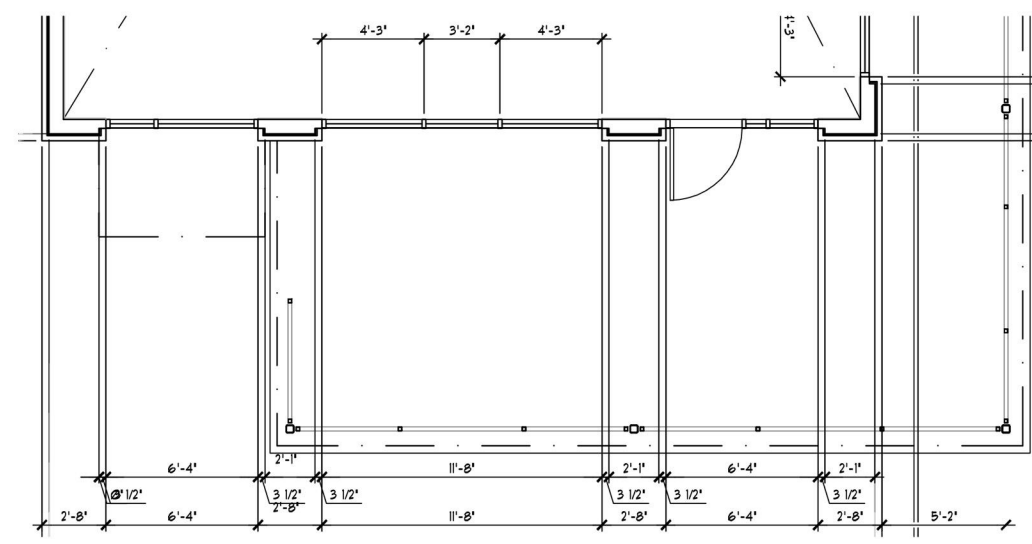
JOB NO: 16-147  
 ISSUE DATE: 03/05/18  
 SCALE: AS NOTED

CASE #: Z2018-001





EAST	SF	TOTAL %	TOTAL %
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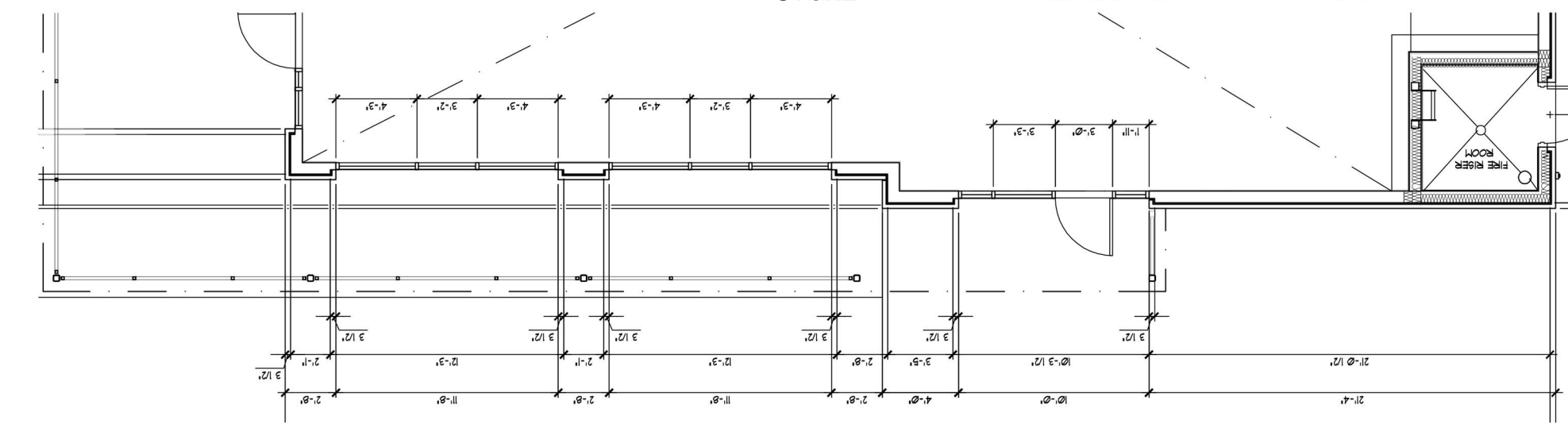


**01 FRONT (EAST) ELEVATION**

1/8" = 1'-0"

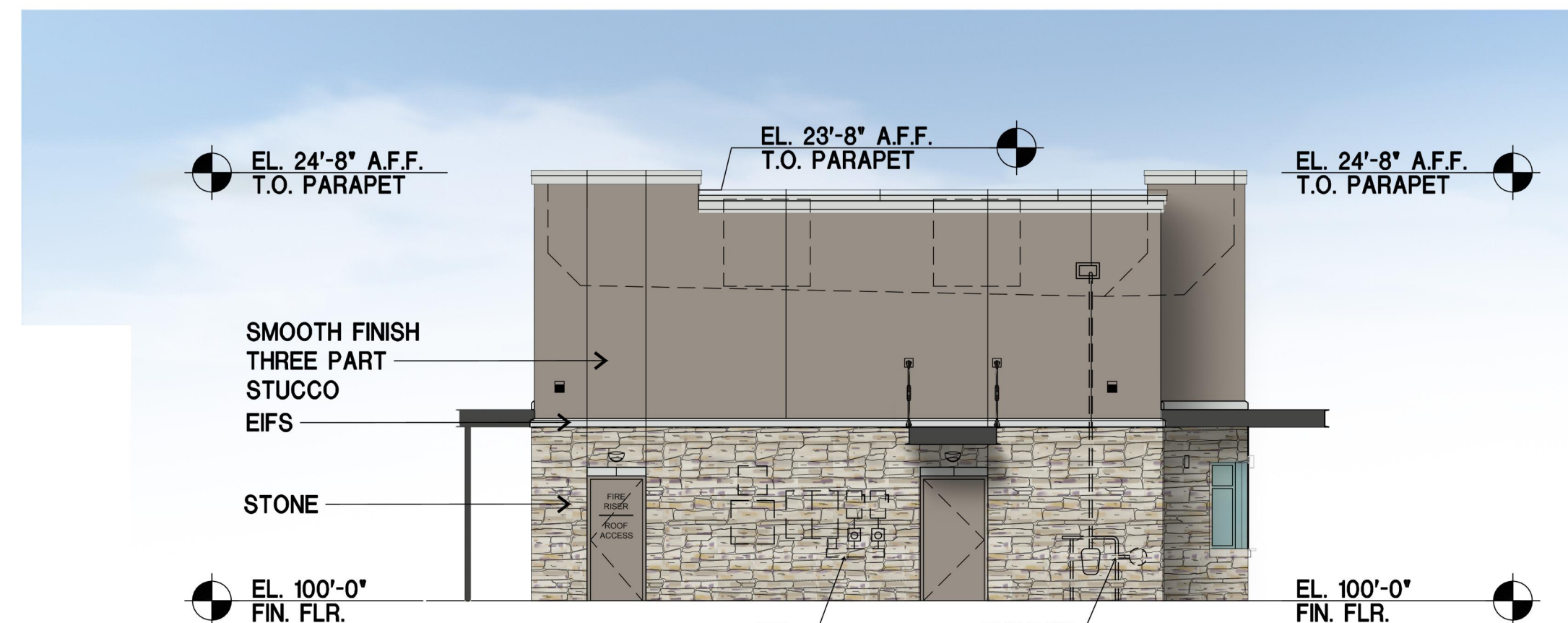


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EIFS	128	10.0%	
<b>TOTAL</b>	<b>1285</b>	<b>100.0%</b>	<b>100.0%</b>

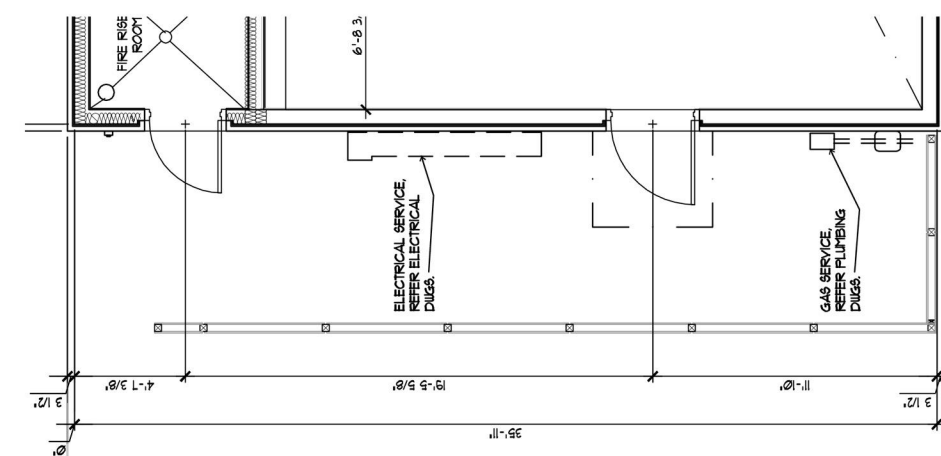


**02 SIDE (NORTH) ELEVATION**

1/8" = 1'-0"



WEST	SF	TOTAL %	TOTAL %
METAL	5	0.5%	91.5%
STONE	344	36.9%	
STUCCO	505	54.1%	
EIFS	79	8.5%	
<b>TOTAL</b>	<b>933</b>	<b>100.0%</b>	<b>100.0%</b>

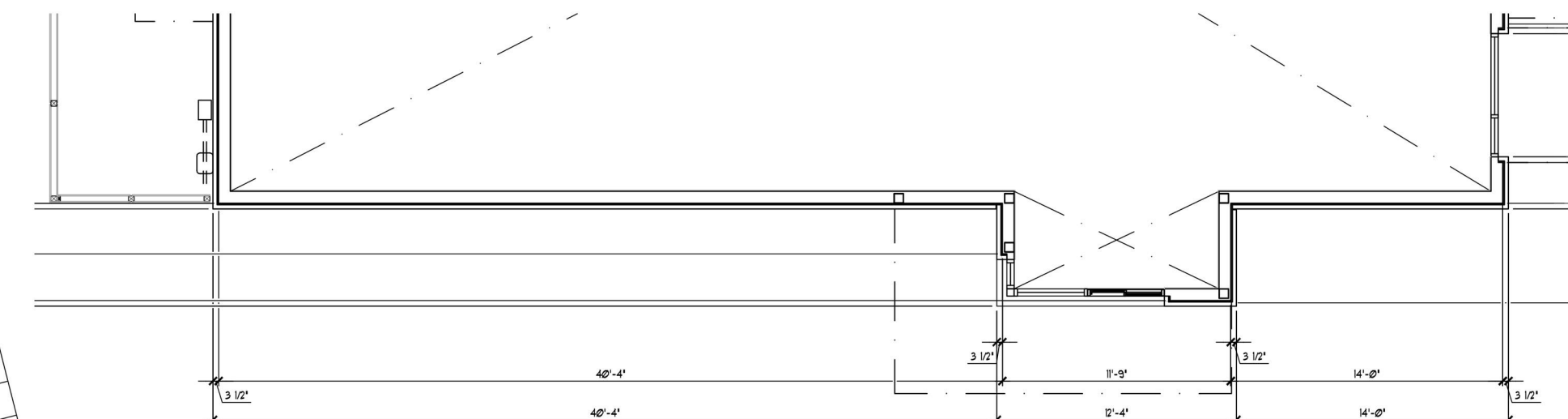


**03 REAR (WEST) ELEVATION**

1/8" = 1'-0"



SOUTH	SF	TOTAL %	TOTAL %
METAL	21	1.4%	93.1%
STONE	636	41.2%	
STUCCO	780	50.5%	
EIFS	107	6.9%	
<b>TOTAL</b>	<b>1544</b>	<b>100.0%</b>	<b>100.0%</b>

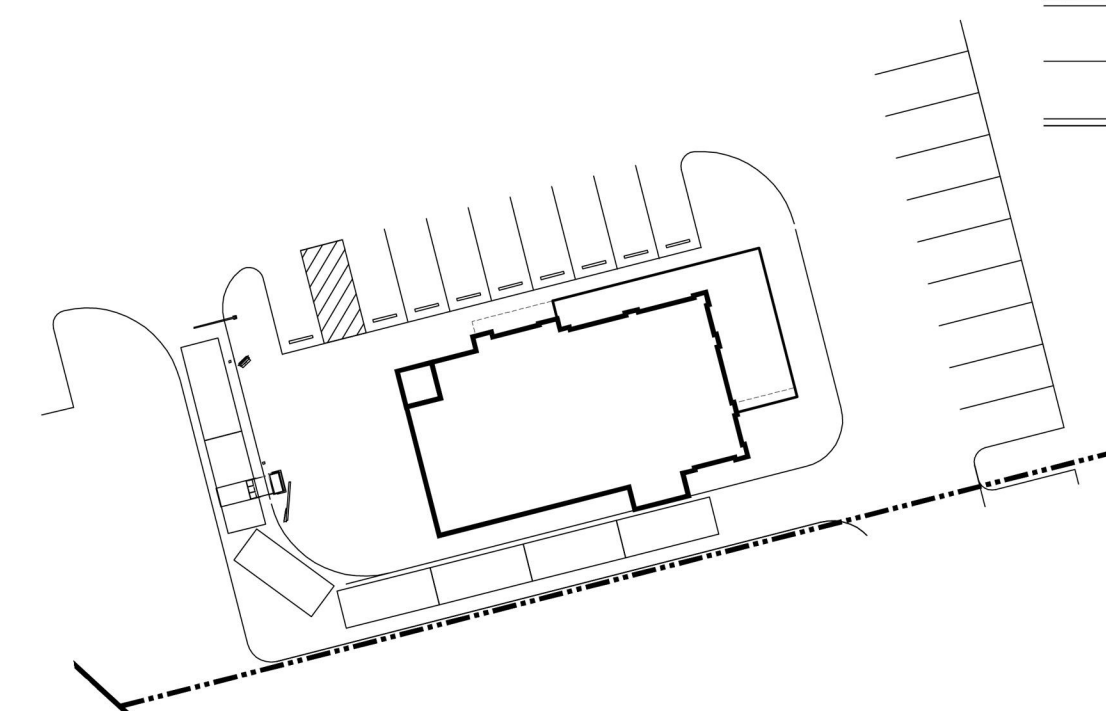


**04 SIDE (SOUTH) ELEVATION**

1/8" = 1'-0"

**MATERIALS/COLORS:**

STONE:	KONI- MOUNTAIN LEDGE COUNTY
EIFS:	COLOR TO MATCH SW 7030 ANEW GRAY
STUCCO (PRIMARY):	COLOR TO MATCH SW 7744 ZEUS
STUCCO (SECONDARY):	COLOR TO MATCH SW 9168 ELEPHANT EAR
METAL CANOPIES:	COLOR TO MATCH BERRIDGE LEAD COTE
STOREFRONT:	CLEAR ANODIZED



**KEY PLAN**

NOT TO SCALE



DALLAS, TX 972.385.9651  
www.GSOarchitects.com

APPLICANT:  
MOORE WORTH INVESTMENTS, LLC  
10210 N CENTRAL EXPY SUITE 300  
DALLAS TX 75231  
CONTACT: WORTH WILLIAMS  
214.415.9993

LOT 3, BLOCK A  
LAKESHORE COMMONS ADDITION  
**LAKESHORE COMMONS - LOT 3**  
ROCKWALL, TEXAS  
MOORE WORTH INVESTMENTS, LLC

PRELIMINARY PLAN  
NOT FOR CONSTRUCTION

**ELEV04**

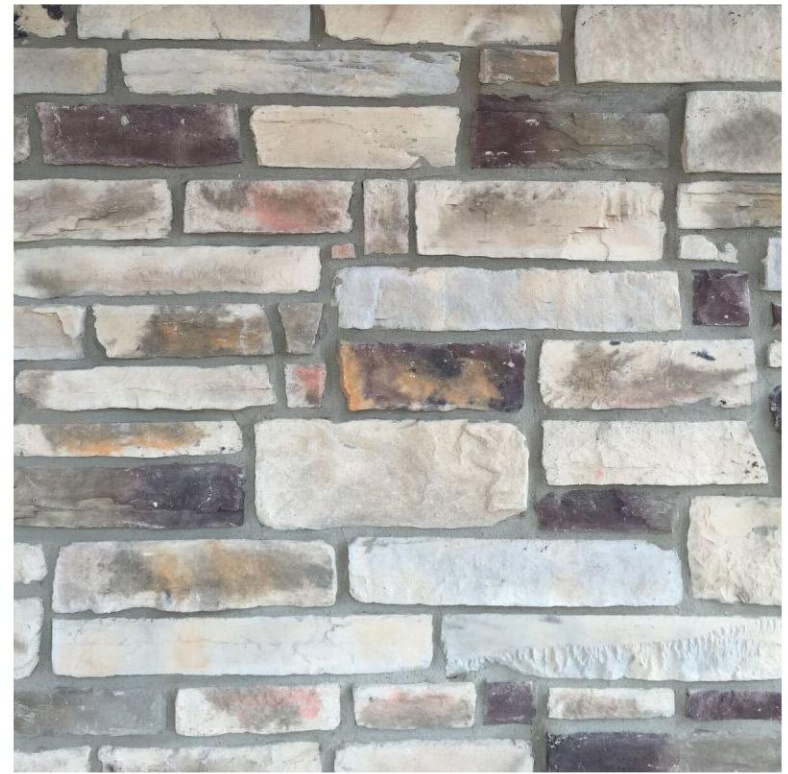
JOB NO: 16-147  
ISSUE DATE: 03/05/18  
SCALE: AS NOTED

CASE #: Z2018-001





STUCCO: MATCH TO SW7744 ZEUS AND SW9168 ELEPHANT EAR  
 EIFS: MATCH TO SW7030 ANEW GREY  
 METAL CANOPIES: MATCH TO SW7067 CITYSCAPE



STONE: KONI MOUNTAIN LEDGE COUNTY



FRONT ELEVATION (FACING SH 205)



SIDE ELEVATION (MAIN ENTRY)



APPLICANT:  
 MOORE WORTH INVESTMENTS, LLC  
 10210 N CENTRAL EXPY SUITE 300  
 DALLAS TX 75231  
 CONTACT: WORTH WILLIAMS  
 214. 415. 9993

LOT 3, BLOCK A  
 LAKESHORE COMMONS ADDITION  
**LAKESHORE COMMONS - LOT 3**  
 ROCKWALL, TEXAS  
 MOORE WORTH INVESTMENTS, LLC