



City of Rockwall

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

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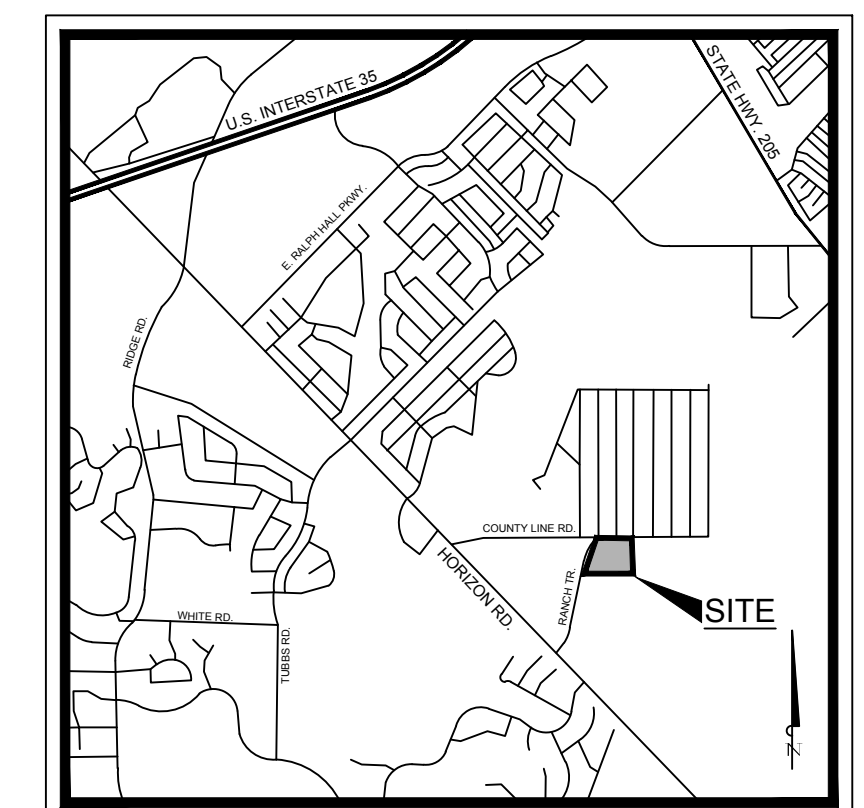
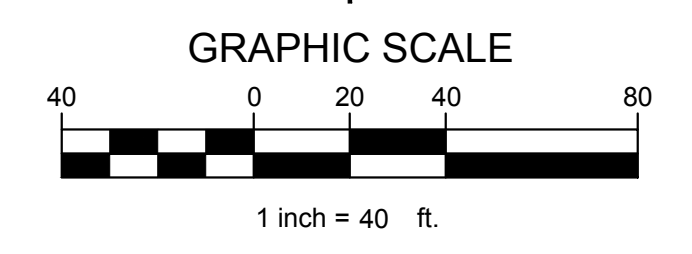
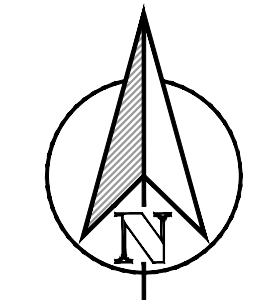
PRELIMINARY
 FOR REVIEW ONLY
 Not for construction purposes.
CLAYMOORE ENGINEERING
 ENGINEERING AND PLANNING
 CONSULTANTS
 CLAY CRISTY
 Engineer
 P.E. No. 109800 Date 1/18/2019

**RANCH TRAIL
 ROCKWALL, TEXAS**

NO.	DATE	REVISION	BY

CITY SITE PLAN

DESIGN:	CWP
DRAWN:	CWP
CHECKED:	CLC
DATE:	1/11/2019
SHEET	
SP-1	
File No.	2019-001



CONSTRUCTION SCHEDULE

	STANDARD DUTY (5' CONCRETE)
	HEAVY DUTY (6' CONCRETE)
	DUMPSTER PAD (7' CONCRETE)
	PROPOSED SIDEWALK CONCRETE
	PROPOSED CONCRETE CURB AND GUTTER
	PROPOSED FIRE LANE
	PARKING COUNT

CONSTRUCTION SCHEDULE

①	HANDICAP SYMBOL
②	PAVEMENT STRIPING
③	PARKING STALL STRIPING, 4" WIDE
④	SIDEWALK, 5FT MIN. WIDTH
⑤	ADA ACCESSIBLE RAMP

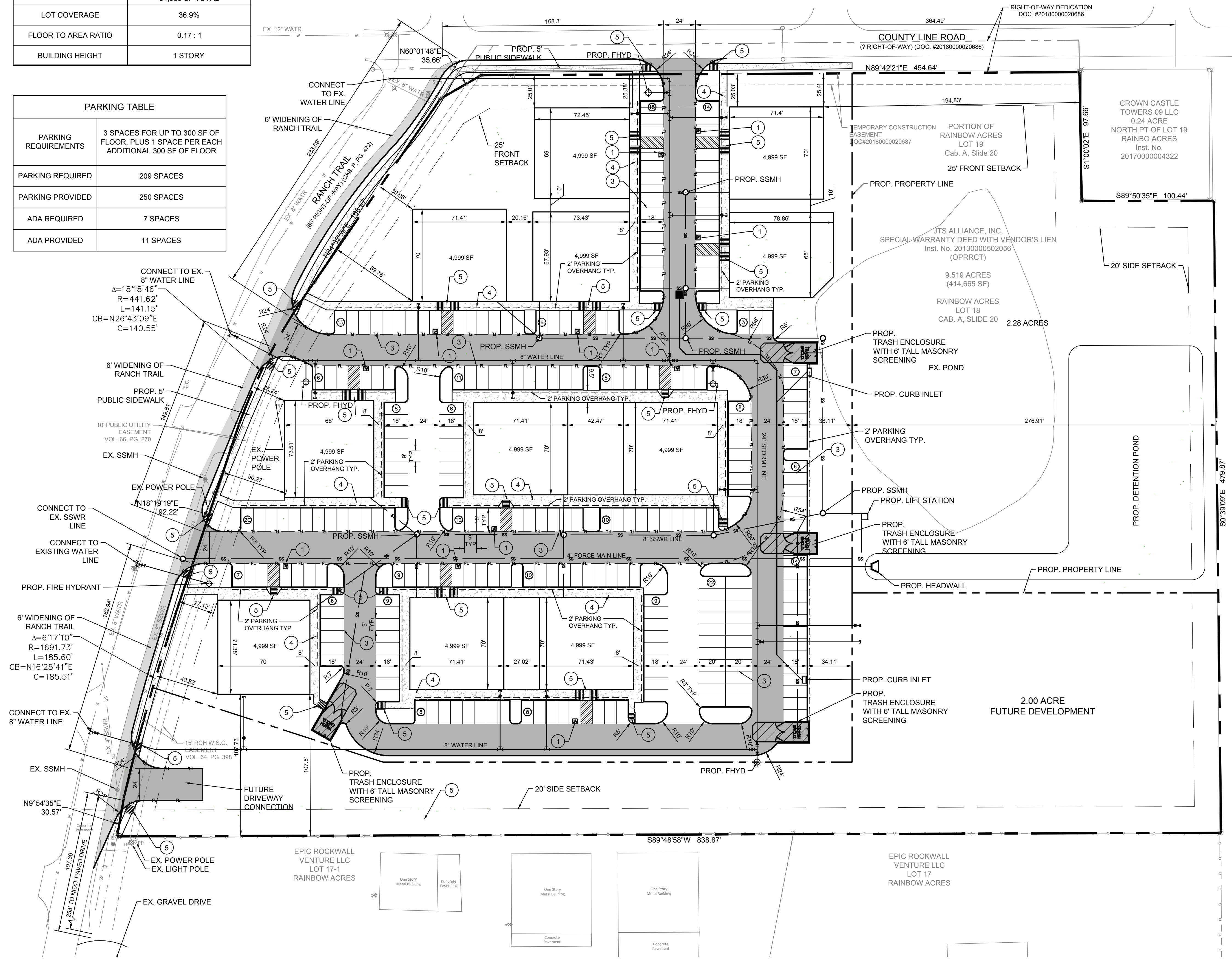
RANCH TRAIL ROCKWALL, TX 75087	
LEGAL DESCRIPTION AND OR ADDRESS:	
RAINBOW ACRES, LOT 18 & S PT OF 19, ACRES 9.76	
OWNER:	
JT ALLIANCE, INC. 16 MEADOWLAKE DRIVE HEATH, TX 75032	
APPLICANT:	
CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE #406 BEDFORD, TX 76021 PH: 817.281.0572	
CASE NUMBER	
X	

SITE DATA TABLE

SITE AREA	7.52 AC 327,554 SF
ZONING	C - COMMERCIAL
PROPOSED USE	COMMERCIAL
BUILDING SIZE	11 BLDG @ 4,999 SF 54,989 SF TOTAL
LOT COVERAGE	36.9%
FLOOR TO AREA RATIO	0.17 : 1
BUILDING HEIGHT	1 STORY

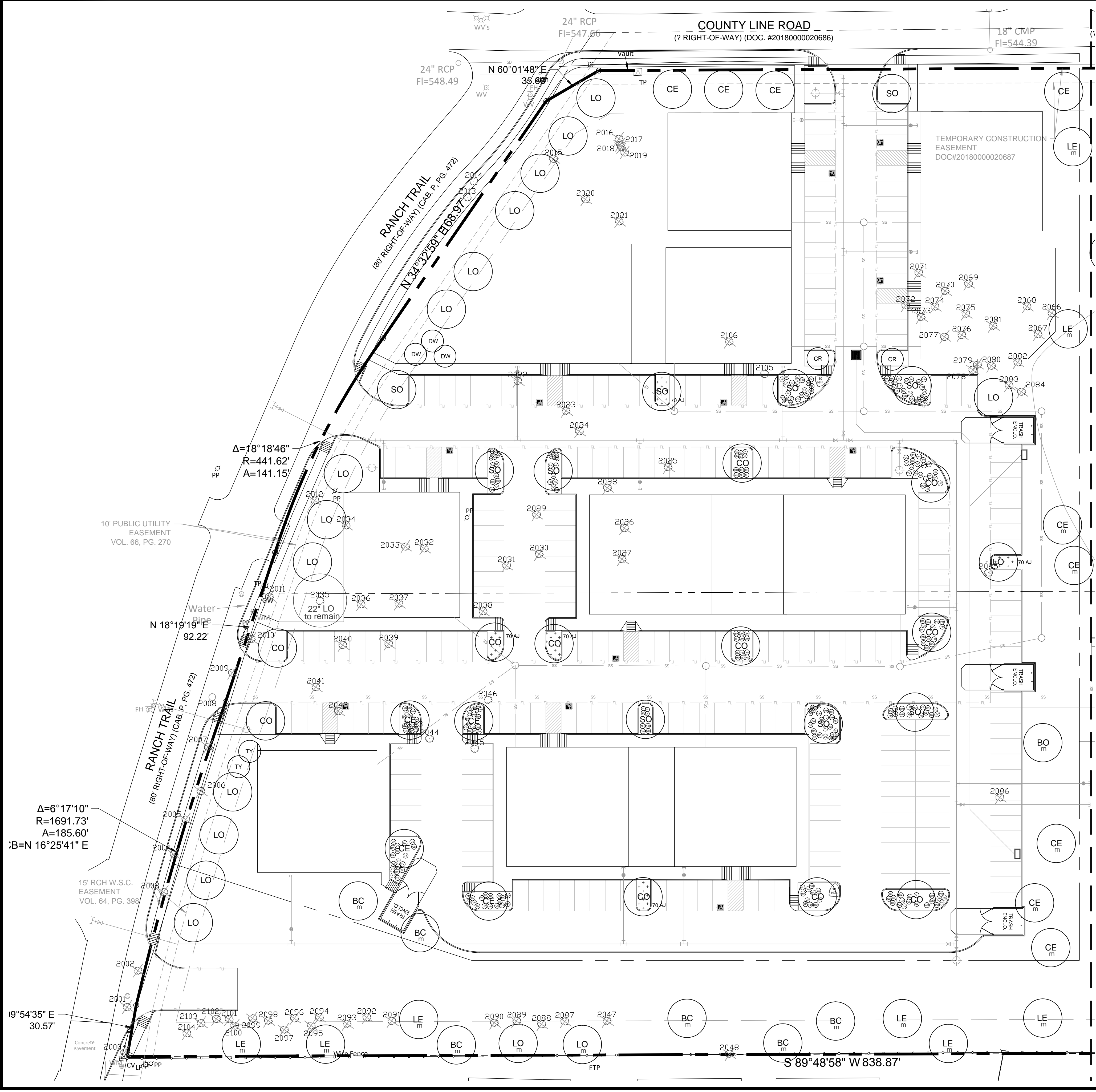
PARKING TABLE

PARKING REQUIREMENTS	3 SPACES FOR UP TO 300 SF OF FLOOR, PLUS 1 SPACE PER EACH ADDITIONAL 300 SF OF FLOOR
PARKING REQUIRED	209 SPACES
PARKING PROVIDED	250 SPACES
ADA REQUIRED	7 SPACES
ADA PROVIDED	11 SPACES



PLOTTED BY: LYNN ROWLAND
 PLOT DATE: 1/17/2019 2:37 PM
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PLOTTED BY: SCOTTFULLMILLER
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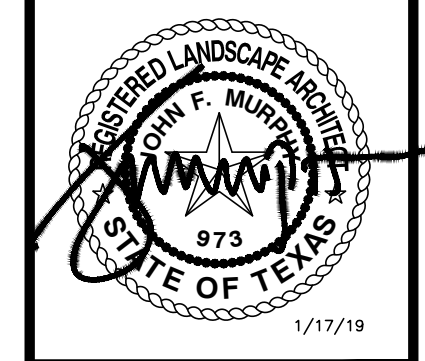



site integration studio
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 John@siteint.com
 scott@siteint.com

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 512.589.9584 - Austin
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TEXAS REGISTRATION #14199

 1105 CREEK SPARGER RD. SUITE #1
 COLLEVILLE, TX 75848
 PHONE: 817.261.0672
 WWW.GLAYMOORE.COM



**RANCH TRAIL
 ROCKWALL, TEXAS**

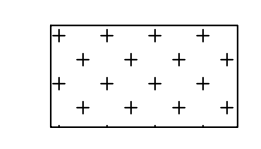
TREE LEGEND

- Canopy Trees
- | | | | |
|----|------------------|------|------------------------------|
| SO | Shumard Oak | BO | Bur Oak |
| LE | Bosque Elm | CO | Chinquapin Oak |
| LO | Live Oak | CE | Cedar Elm |
| BC | Bald Cypress | | |
| + | Mitigation trees | 2021 | Existing trees to be removed |
- Ornamental Trees
- | | | | |
|----|---------------|----|-------------|
| CR | Crape Myrtle | TY | Tree Yaupon |
| DW | Desert Willow | | |

SHRUB LEGEND

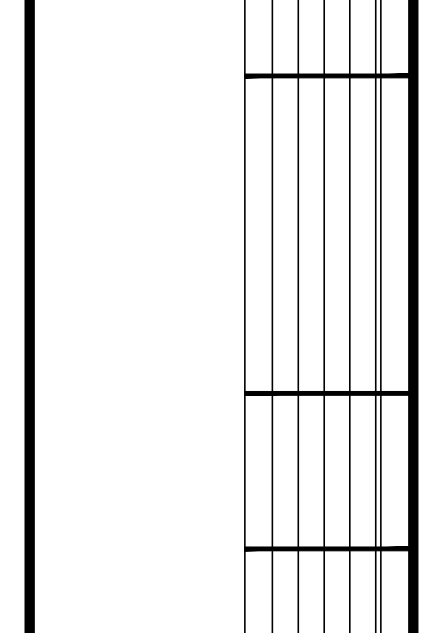
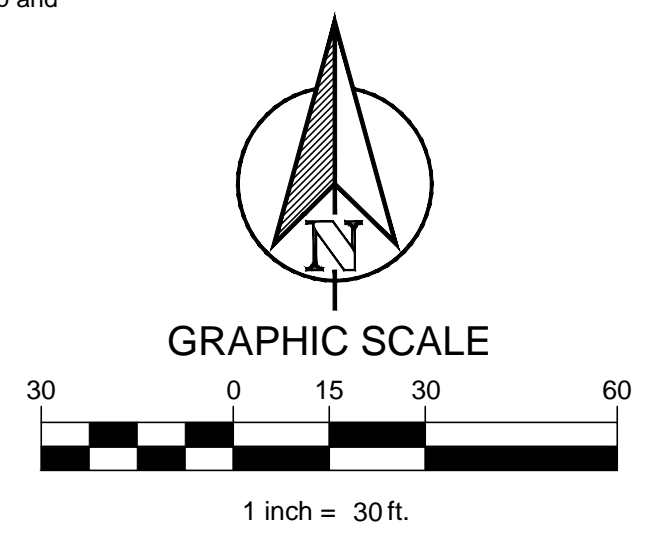
- | | | | |
|-----|------------------------|----|---------------------|
| DY | Dwarf Yaupon | TC | Turks Cap |
| DA | Dwarf Abelia | HD | Harbor Dwf. Nandina |
| BA | Barberry | GL | Giant Liriope |
| MF | Mexican Feather Grass | TX | Texas Sage |
| WM | Dwarf Wax Myrtle | PM | Pink Muhly |
| RY | Red Yucca | CS | Cherry Sage |
| DB | Dwarf Burford Holly | GC | Green Cloud Sage |
| NGL | New Gold Lantana | RO | Rosemary |
| CO | Coreopsis | AJ | Asian Jasmine |
| DIH | Dwarf Indian Hawthorne | | |

HATCH LEGEND

- | | |
|---|---------------|
|  | Asian Jasmine |
|---|---------------|

LANDSCAPE NOTES

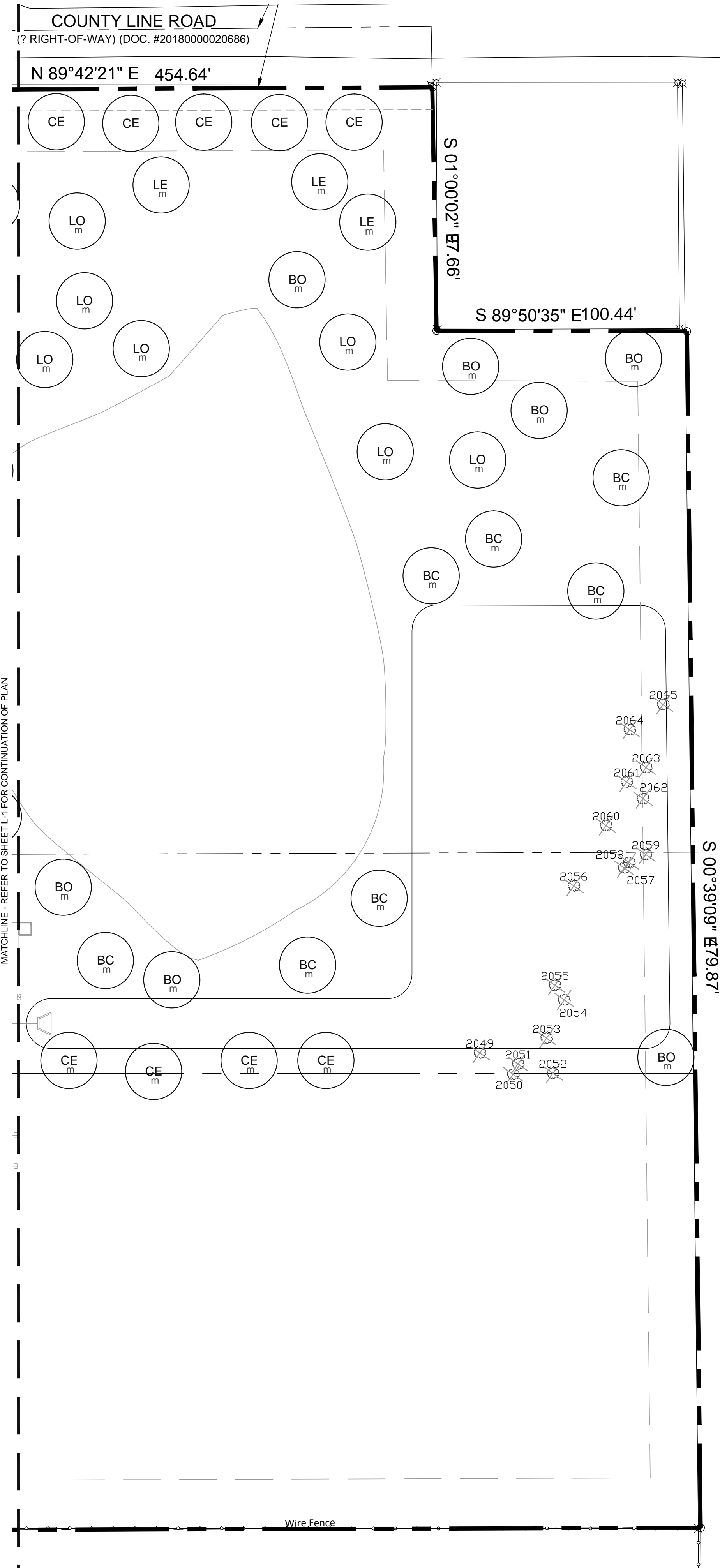
- The project will have an underground automatic irrigation system to water all new plantings.
- Install 4" layer of shredded hardwood mulch to all planting beds.
- Install 4" steel edging between all shrub beds and grass areas.
- Shrub beds to have 12 inches of prepared planting mix (75% import topsoil, 15% composted amendment, 10% washed sand)
- Shredded hardwood mulch must contain long strands along with double shred finer material obtained from a local source.
- Install 4 inches of clean topsoil in all areas of the site disturbed by grading and construction operations. Topsoil shall be free from sticks, debris and rocks larger than 2 inches in diameter and have an organic matter level of 3 percent minimum and a pH range between 5.5 and 7.4 percent. Provide soil test analysis from a soil test laboratory showing soil makeup and organic percentage.
- Solid sod all areas disturbed by construction activities.



LANDSCAPE PLAN

DESIGN:	CWP
DRAWN:	CWP
CHECKED:	CLC
DATE:	01/17/2019
SHEET	
L-1	
File No.	2019-001

PLOTTED BY: SCOTT WILDER
 PLOT DATE: 1/17/2019 1:39 PM
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 LAST SAVED: 1/17/2019 9:23 AM



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 - BO Bur Oak
 - LE Bosque Elm
 - CO Chinquapin Oak
 - LO Live Oak
 - CE Cedar Elm
 - BC Bald Cypress
 - 2021 Existing trees to be removed
- Ornamental Trees**
- CR Crapemyrtle
 - TY Tree Yaupon
 - DW Desert Willow

SHRUB LEGEND

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- DA Dwarf Abelia
- BA Barberry
- MF Mexican Feather Grass
- WM Dwarf Wax Myrtle
- RY Red Yucca
- DB Dwarf Burford Holly
- NGL New Gold Lantana
- CO Coreopsis
- DIH Dwarf Indian Hawthorne
- TC Turks Cap
- HD Harbor Dwf. Nandina
- GL Giant Liriope
- TX Texas Sage
- PM Pink Muhly
- CS Cherry Sage
- GC Green Cloud Sage
- RO Rosemary
- AJ Asian Jasmine

HATCH LEGEND

- Asian Jasmine

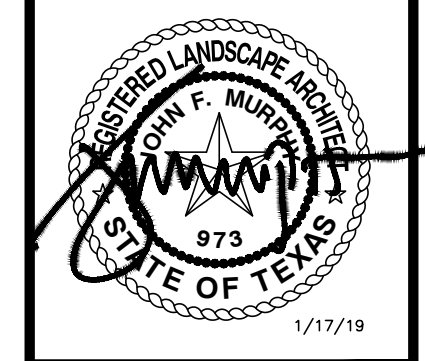
LANDSCAPE NOTES

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TEXAS REGISTRATION #14189

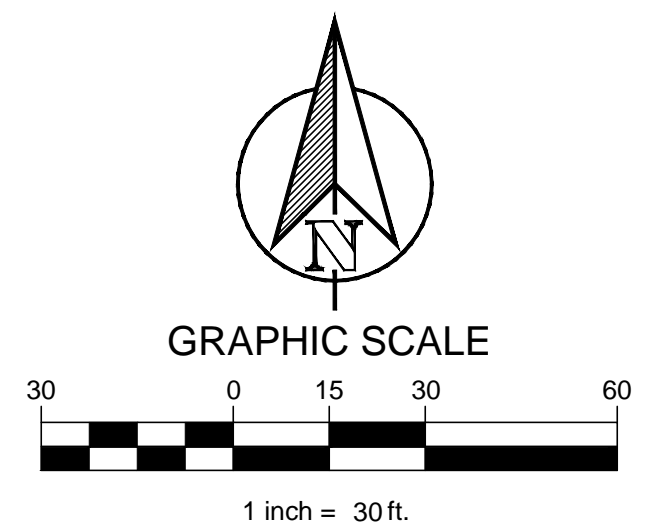
 PHONE: 817.281.0272
 WWW.GLAYMOORE.COM
 1105 CREEK SPARGER RD. SUITE #1
 COLLEEVILLE, TX 76034



RANCH TRAIL
ROCKWALL, TEXAS

LANDSCAPE PLAN

DESIGN:	CWP
DRAWN:	CWP
CHECKED:	CLC
DATE:	01/17/2019
SHEET	
L-2	
File No.	2019-001



PLANT LIST

CANOPY TREES			
11	LE	Lacebark Elm	Ulmus parviflora 3" cal. B&B 12' ht. 5' spread
24	LO	Live Oak	Quercus virginiana 3" cal. B&B 12' ht. 5' spread
11	CO	Chinquapin Oak	Quercus muhlenbergia 3" cal. B&B 12' ht. 5' spread
22	CE	Cedar Elm	Ulmus crassifolia 3" cal. B&B 12' ht. 5' spread
13	BC	Bald Cypress	Taxodium distichum 3" cal. B&B 12' ht. 5' spread
10	SO	Shumard Oak	Quercus shumardii 3" cal. B&B 12' ht. 5' spread
8	BO	Bur Oak	Quercus macrocarpa 3" cal. B&B 12' ht. 5' spread
ORNAMENTAL TREES			
2	TY	Tree Yaupon	Ilex vomitoria 30 gal. 8' ht. multi-trunk female
2	CR	Crapemyrtle	Lagerstroemia indica 'Tuscarora' 30 gal. 8' ht. 3 trunk 2 1/2" cal. min.
3	DW	Desert Willow	Chilopsis linearis 'Timeless Beauty' 30 gal. 6' ht. 2 1/2" cal. min.
SHRUBS & GROUNDCOVERS			
9	DY	Dwarf Yaupon	Ilex vomitoria 'Nana' 5 gal. 36" oc
21	DA	Dwarf Abelia	Abelia x grandiflora 'Ed. Goucher' 5 gal. 36" oc
12	BA	Barberry	Berberis thunbergii 5 gal. 36" oc
25	MF	Mexican Feather Grass	Nassella tenuissima 1 gal. 18" oc
5	WM	Dwarf Wax Myrtle	Myrica pusilla 5 gal. 36" oc
15	RY	Red Yucca	Hesperaloe parviflora 5 gal. 36" oc
11	DB	Dwarf Burford Holly	Ilex cornuta 'Burfordii' 5 gal. 36" oc
20	NGL	New Gold Lantana	Lantana 'New Gold' 1 gal. 24" oc
15	CO	Coreopsis	Coreopsis 'Early Sunrise' 1 gal. 24" oc
24	DIH	Dwarf Indian Hawthorne	Raphiolepis indica 'Pinkie' 5 gal. 36" oc
14	TC	Turks Cap	Malaviscua arborea 1 gal. 24" oc
32	HD	Harbor Dwf. Nandina	Nandina 'Harbor Dwarf' 1 gal. 18" oc
14	GL	Giant Liriope	Liriope gigantea 3 gal. 36" oc
14	TX	Texas Sage	Leucophyllum frutescens 'Silverado' 5 gal. 36" oc
23	PM	Pink Muhly	Muhlenbergia capillaris 1 gal. 30" oc
23	CS	Cherry Sage	Salvia greggii 1 gal. 30" oc
16	GC	Green Cloud Sage	Leucophyllum frutescens 5 gal. 36" oc
2	RO	Rosemary	Rosemarinus prostratus 5 gal. 36" oc
350	AJ	Asian Jasmine	Trachelospermum asiaticum 1 gal. 18" oc

City of Rockwall, Texas LANDSCAPE CALCULATIONS

Total Lot Area	414,665 SF	Required	Provided
Landscape Area 10%		41,467 SF	135,609 SF (32%)

Street Buffer Trees	1 Shade tree 3" cal. per 50 LF of frontage	Required	Provided
Ranch Trail	618.51 LF	13	13
County Line Road	454.64 LF	9	9

Parking Lot Landscape		Required	Provided
Parking Spaces	257	26	26
1 tree per 10 spaces			

Tree Mitigation

Primary tree inches removed - 38.5"
 Secondary tree inches removed - 967 / 2 = 483.5"
 Total protected inches removed - 522"

New mitigation inches provided - 150"
 Remainder mitigation to be paid into tree fund

EXISTING TREE LIST

Number	Size	Type	Number	Size	Type
2000	8" 8"	Hackberry	2054	8"	Hackberry
2001	13"	Cedar	2055	10" 17"	Hackberry
2002	7" 10" 10"	Cedar	2056	7" 9"	Ash
2003	16"	Cedar	2057	11"	Hackberry
2004	17"	Cedar	2058	8"	Hackberry
2005	15"	Cedar	2059	8"	Hackberry
2006	12"	Cedar	2060	8"	Hackberry
2007	16"	Cedar	2061	7"	Hackberry
2008	26"	Cedar	2062	8"	Hackberry
2009	10" 13" 18"	Cedar	2063	8"	Hackberry
2010	10"	Cedar	2064	10"	Hackberry
2011	8"	Oak	2065	8"	Hackberry
2012	12"	Hackberry	2066	16"	Hackberry
2013	10"	Cedar	2067	8" 8" 10"	Hackberry
2014	14" 20"	Cedar	2068	16"	Hackberry
2015	15" 14"	Cedar-Hackberry	2069	8" 8"	Hackberry
2016	10"	Hackberry	2070	15"	Hackberry
2017	10"	Hackberry	2071	10" 12"	Hackberry
2018	10"	Hackberry	2072	13"	Hackberry
2019	10"	Hackberry	2073	7" 9"	Hackberry
2020	7" 10"	Hackberry	2074	13"	Hackberry
2021	13"	Cedar	2075	13"	Hackberry
2022	22"	Cedar	2076	11"	Hackberry
2023	12" 16"	Cedar	2077	11"	Hackberry
2024	16"	Cedar	2078	9"	Hackberry
2025	15"	Cedar	2079	9"	Hackberry
2026	12"	Hackberry	2080	12"	Hackberry
2027	12"	Hackberry	2081	9"	Hackberry
2028	11"	Cedar	2082	13"	Hackberry
2029	22"	Hackberry	2083	8"	Hackberry
2030	27"	Cedar	2084	13"	Hackberry
2031	8"	Hackberry	2085	11"	Cedar
2032	10"	Hackberry	2086	13"	Cedar
2033	16"	Hackberry	2087	10"	Cedar
2034	8"	Hackberry	2088	10"	Cedar
2035	22"	Live Oak	2089	10"	Cedar
2036	23"	Mulberry	2090	10"	Cedar
2037	17"	Mulberry	2091	8"	Cedar
2038	32"	Mulberry	2092	12"	Cedar
2039	17"	Mulberry	2093	8" 12"	Cedar
2040	15"	Mulberry	2094	8"	Cedar
2041	18"	Oak	2095	10"	Cedar
2042	8"	Cedar	2096	10"	Cedar
2043	14"	Mulberry	2097	10"	Cedar
2044	12"	Hackberry	2098	12"	Cedar
2045	8" 10" 10"	Hackberry	2099	10"	Cedar
2046	10"	Hackberry	2100	8"	Cedar
2047	16"	Cedar	2101	10"	Cedar
2048	12"	Cedar	2102	10"	Cedar
2049	10"	Hackberry	2103	8"	Cedar
2050	10"	Hackberry	2104	15"	Cedar
2051	10" 10"	Hackberry	2105	10"	Hackberry
2052	12"	Hackberry	2106	10"	Hackberry
2053	8"	Hackberry			

* = PRESERVED TREE

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TEXAS REGISTRATION #14199

GLAY MOORE ENGINEERING

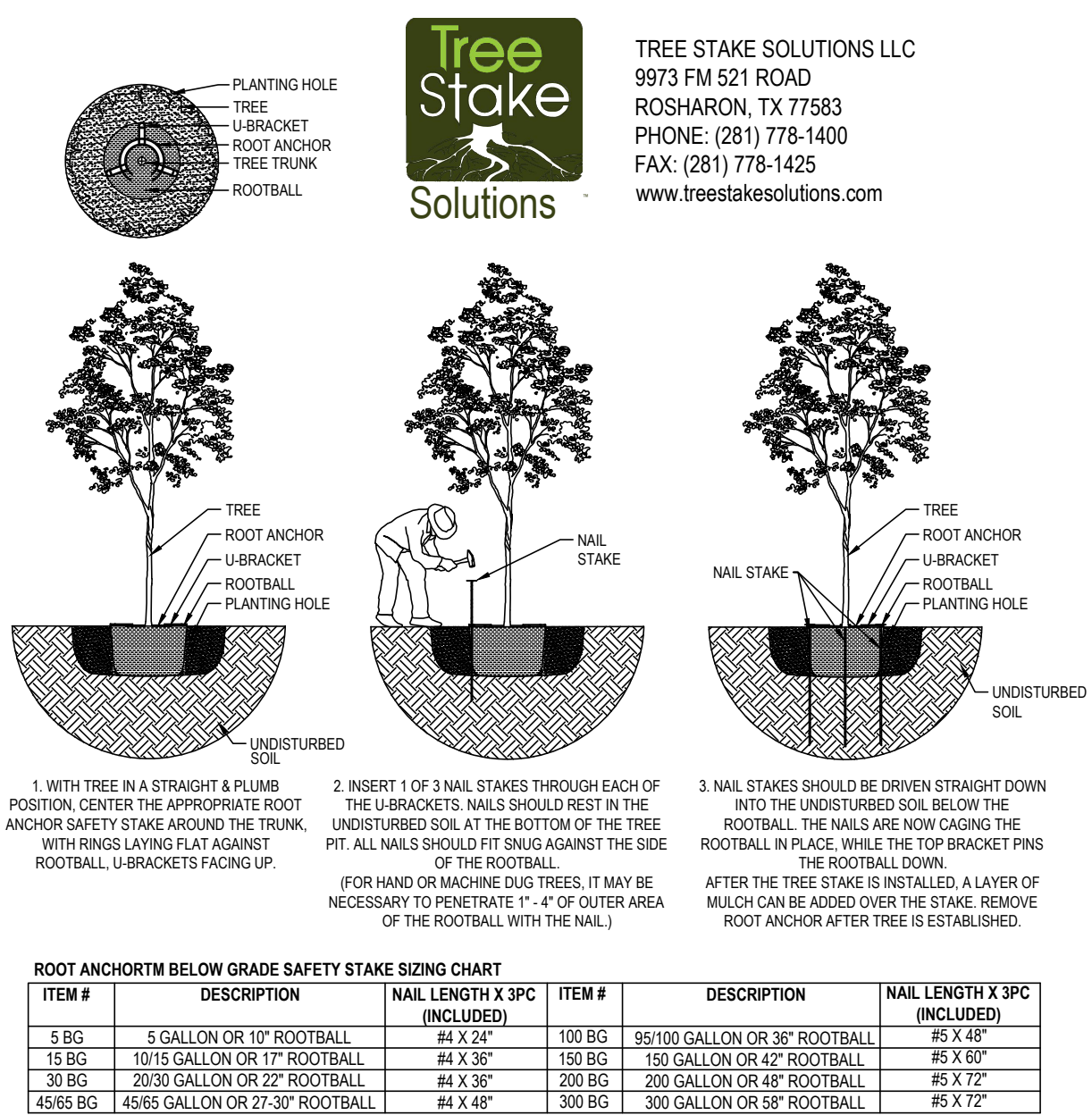
PHONE: 017.28.0672
 WWW.GLMENGINEERING.COM



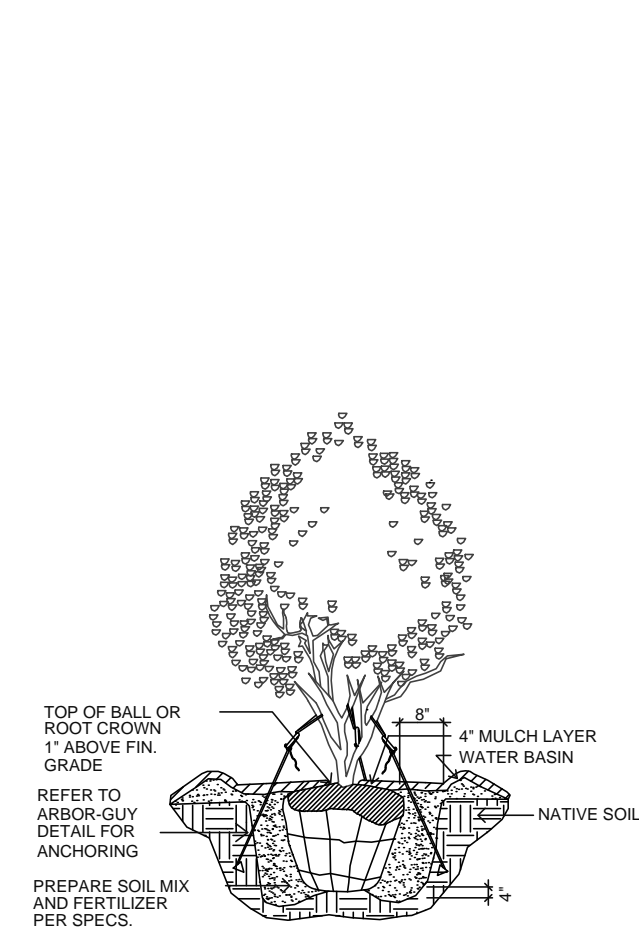
**RANCH TRAIL
ROCKWALL, TEXAS**

LANDSCAPE DETAILS

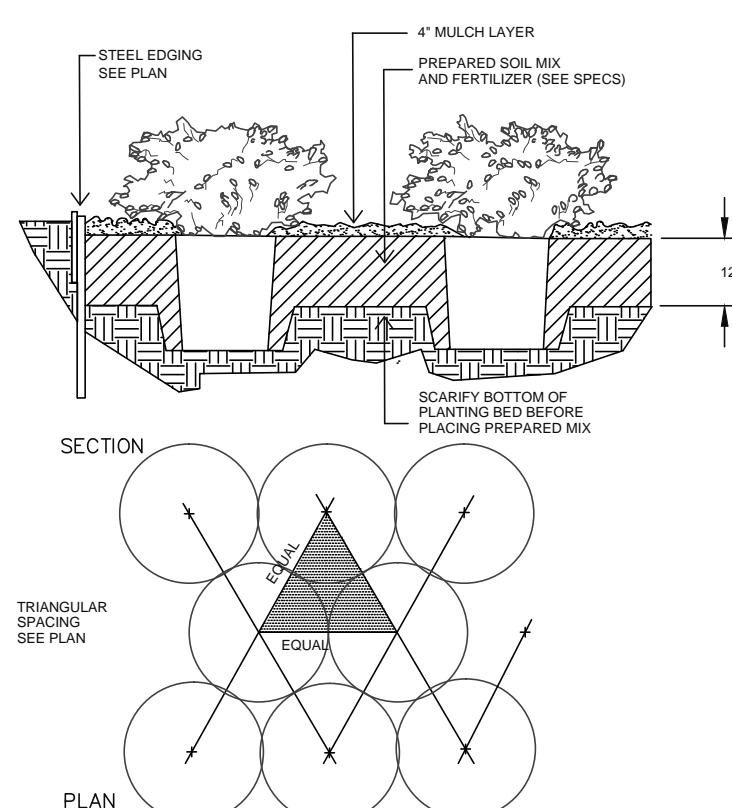
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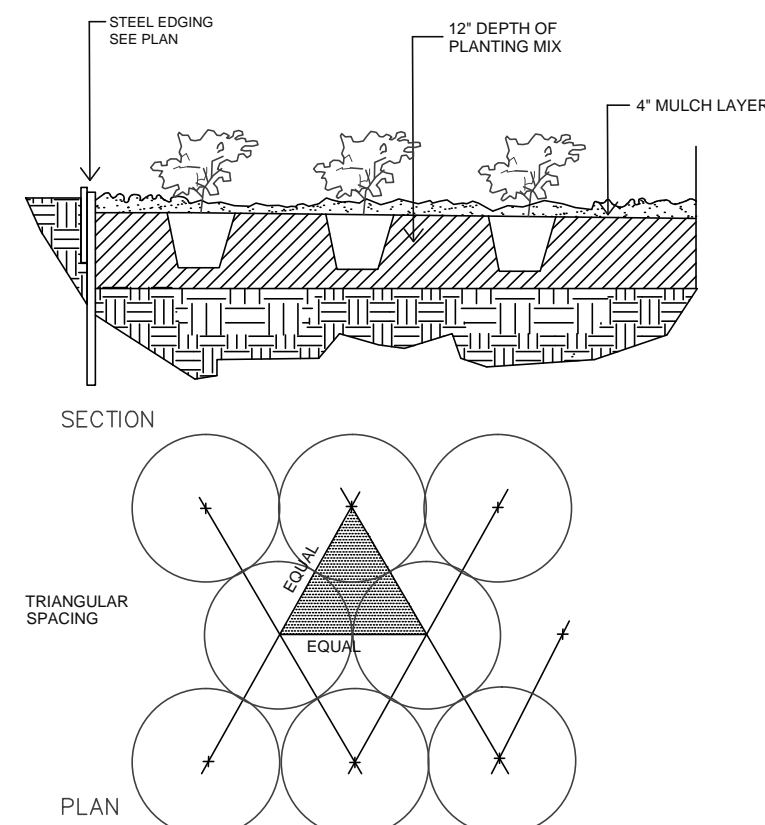
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SCALE: NONE



2 MULTI-TRUNK PLANTING
SCALE: NONE



3 SHRUB PLANTING
SCALE: NONE

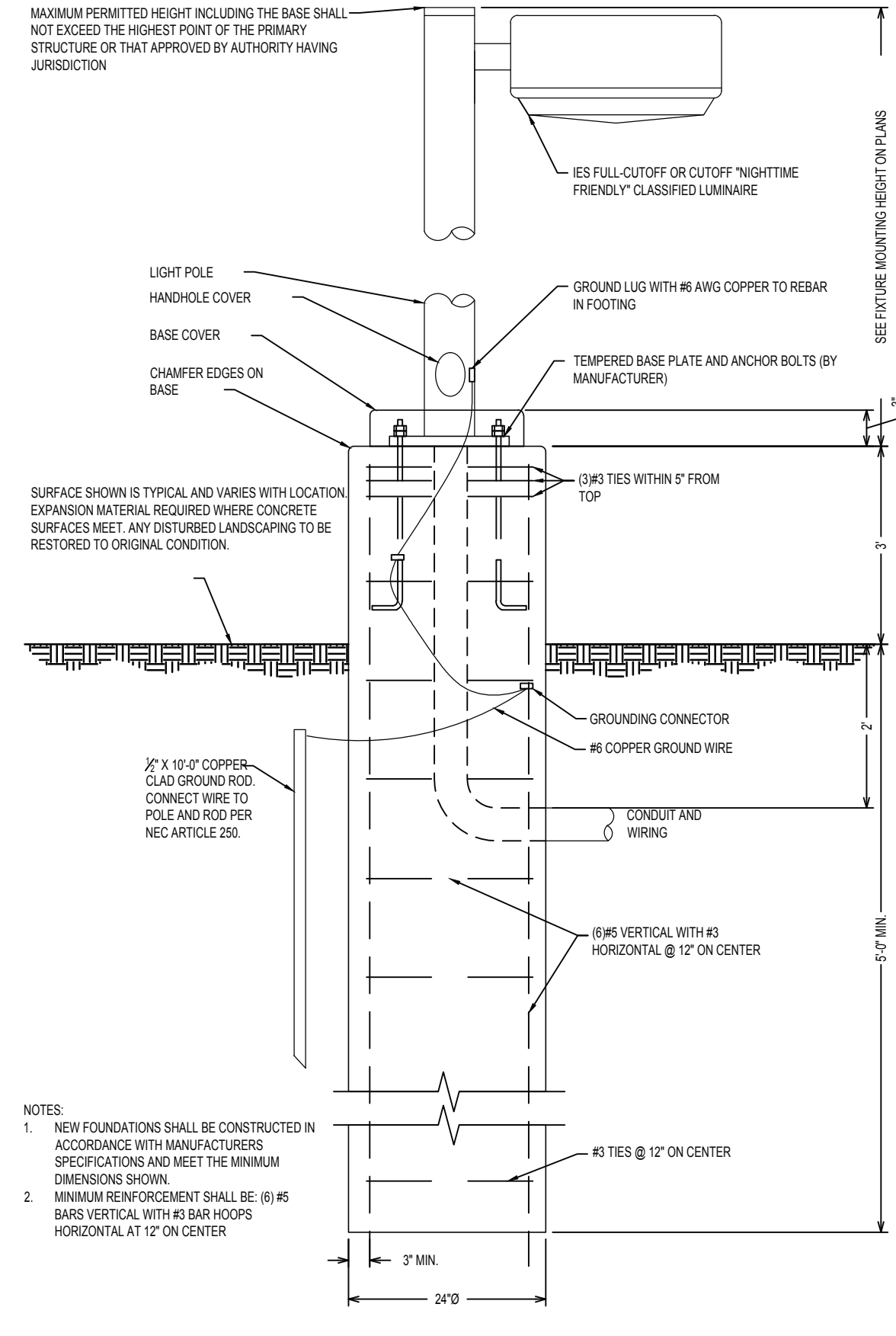
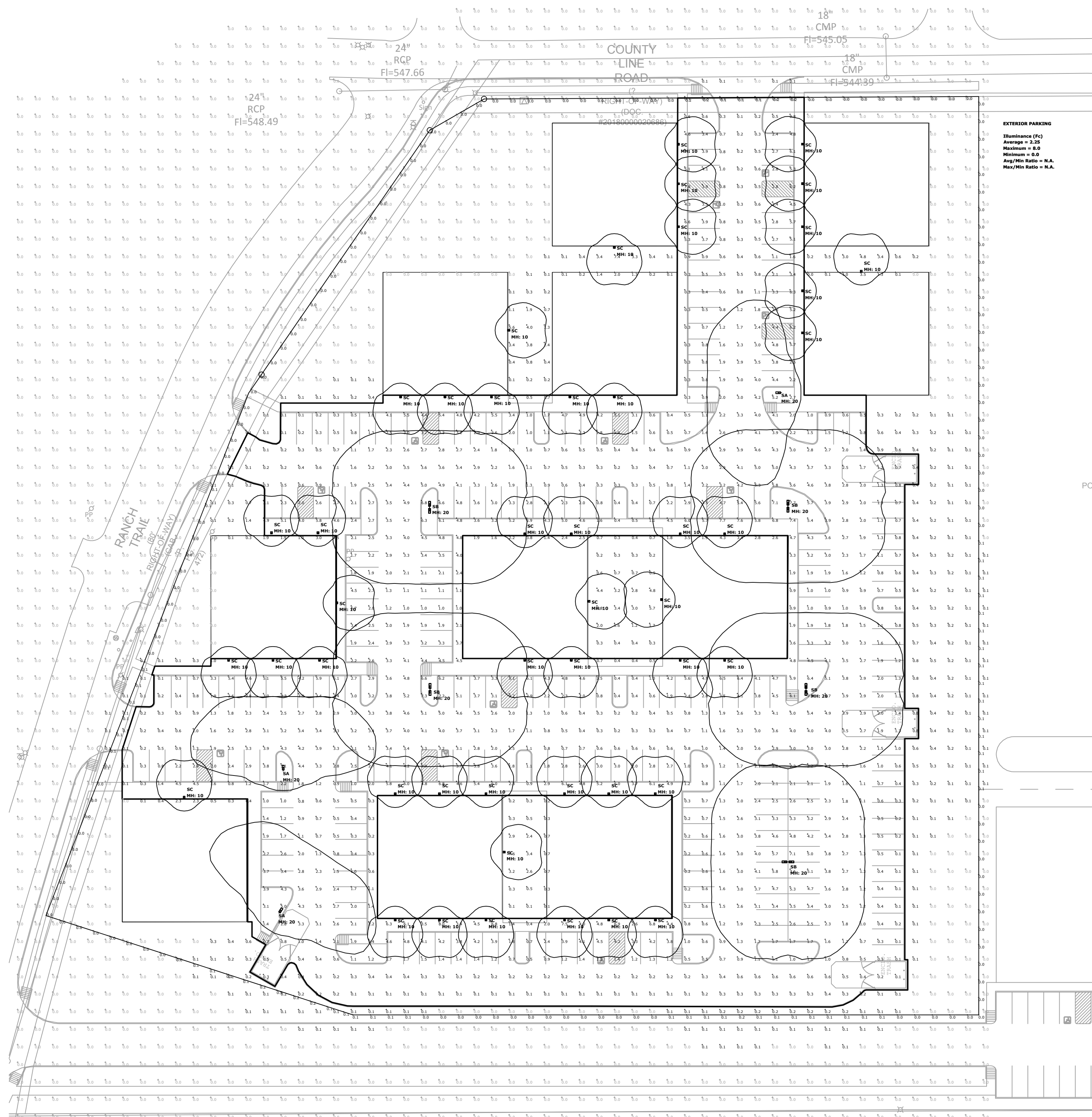


4 GROUNDCOVER PLANTING
SCALE: NONE

DESIGN: CWP
 DRAWN: CWP
 CHECKED: CLC
 DATE: 01/17/2019

SHEET
L-3

File No. 2019-001



1 TYPICAL LIGHT POLE AND BASE
NOT TO SCALE

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.

Symbol	Type	Qty	Manufacturer / Catalog Number	Total Lumen Output	Total Input Watts	Ballast Factor	Light Lost Factor	User Defined Factor
SA	SA	3	LITHONIA_DSX1-LED-P6-40K-T3M-MVOLT-[MOUNTING]-[OPTIONS]-[FINISH]-DM19AS	13452	163	1.000	0.808	1.000
SB	SB	5	LITHONIA_DSX1-LED-P6-40K-T3M-MVOLT-[MOUNTING]-[OPTIONS]-[FINISH]-DM28AS	36984	326	1.000	0.808	1.000
SC	SC	46	LITHONIA_KAXX-LED-P1-40K-R4-MVOLT-[OPTIONS]-[FINISH]	3644	29	1.000	0.808	1.000

Calc. Location	Calc. Height (ft.)	Units	Avg	Max	Min	Avg/Min
CalcPt. 1	N.A.	Fc	0.03	0.2	0.0	N.A.
CalcPt. 2	N.A.	Fc	0.05	0.2	0.0	N.A.
SITE Planar	0	Fc	0.77	8.0	0.0	N.A.
EXTERIOR PARKING		Fc	2.25	8.0	0.0	N.A.

- ELECTRICAL LIGHTING AND POWER NOTES**
1. ALL WORK SHALL MEET CURRENTLY ADOPTED IBC, IECC AND NEC CODE REQUIREMENTS AS WELL AS ANY CITY ADOPTED AMENDMENTS.
 2. LOADING AND BREAKER LAYOUT SHOWN IS BASED ON BEST AVAILABLE DATA. SPECIALTY, MEDICAL OR IT EQUIPMENT AND APPLIANCES, ETC MAY NEED SEPARATE CIRCUITS. INSTALLING ELECTRICIAN TO VERIFY ACTUAL EQUIPMENT WATTS AND SUPPLY CORRECT EQUIPMENT AS NEEDED.
 3. ALL RECEPTACLES SHALL BE GFCI PROTECTED IF REQUIRED BY NEC OR AHJ.
 4. ALL EXTERIOR RECEPTACLES TO BE GFCI PROTECTED WITH WEATHERPROOF IN-USE COVERS.
 5. ALL RECEPTACLES IN AREAS GENERALLY OCCUPIED BY CHILDREN INCLUDING CLASSROOMS, PATIENT EXAM ROOMS, WAITING ROOMS, RESTROOMS, HALLWAYS AND GYMS TO BE TAMPER-RESISTANT.
 6. ELECTRICAL CONTRACTOR TO PROVIDE JUNCTION BOX FOR BUILDING SIGNAGE AND PHOTOCELL WITH TIME CLOCK NEXT TO BREAKER PANEL.
 7. ALL LIGHTING AND CONTROLS SHALL CONFORM TO CURRENT IECC SECTION C405.2
 8. EMERGENCY ELECTRICAL SYSTEM AS LOCATED ON THIS PLAN SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND AN INITIAL ILLUMINATION OF AN AVERAGE 1 FOOTCANDLE. EMERGENCY POWER SYSTEM TO BE IN COMPLIANCE WITH IBC SECTION 1006.
 9. ALUMINUM CONDUCTORS GREATER THAN 2/0 (APPROX 200 AMPS) CAN BE USED FOR THE INDIVIDUAL SERVICE.
 10. OWNER MAY CHANGE EQUIPMENT MANUFACTURER BUT SHALL KEEP MINIMUM SPECIFICATIONS, UNLESS NOTED OTHERWISE.
 11. CONTRACTOR TO CONTACT UNDERDESIGNED 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 INSTALLATION.
 3. REVIEW PLAN SHEET "MEP0 - MEP NOTES" PRIOR TO PERMITTING, BIDDING 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 SITUATION OCCURRING ON THE PROJECT THAT ARE OR 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.

AME Engineering, Inc.
 TEXAS FIRM F-16469
 mail@ameengineer.com | ofc 817-653-4122 | fax 817-754-6615
 3825 W Green Oaks Blvd Suite 200, Arlington TX 76016-2700

OWNER REVIEW: 01-18-2018

ISSUE:

DATE: JAN 2019

PROJECT NO: 2019001

DRAWN BY:

CHECKED BY:

OFFICE/WAREHOUSE PROJECT
for
RANCH TRAIL DEVELOPMENT
407 RANCH TRAIL
ROCKWALL, TX 75032

RANCH TRAIL DEVELOPMENT

2 ESSEX COURT
 HEATH, TX 75032

CARROLL architects

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

RANCH TRAIL ROCKWALL, TX 75087
 LEGAL DESCRIPTION AND OR ADDRESS:

RAINBOW ACRES, LOT 18 & S PT OF 19, 9.76 ACRES

OWNER
 JT Alliance, Inc.
 16 Meadowlake Drive
 Heath, TX 75032

APPLICANT
 Carroll Architects, INC
 750 E. Interstate 30 #110
 Rockwall, TX 75087
 Ph: 972-732-6085 Email: jc@carrollarch.com

CASE NUMBER
 2018XXX

DATE: JAN 2019 SHEET NO:

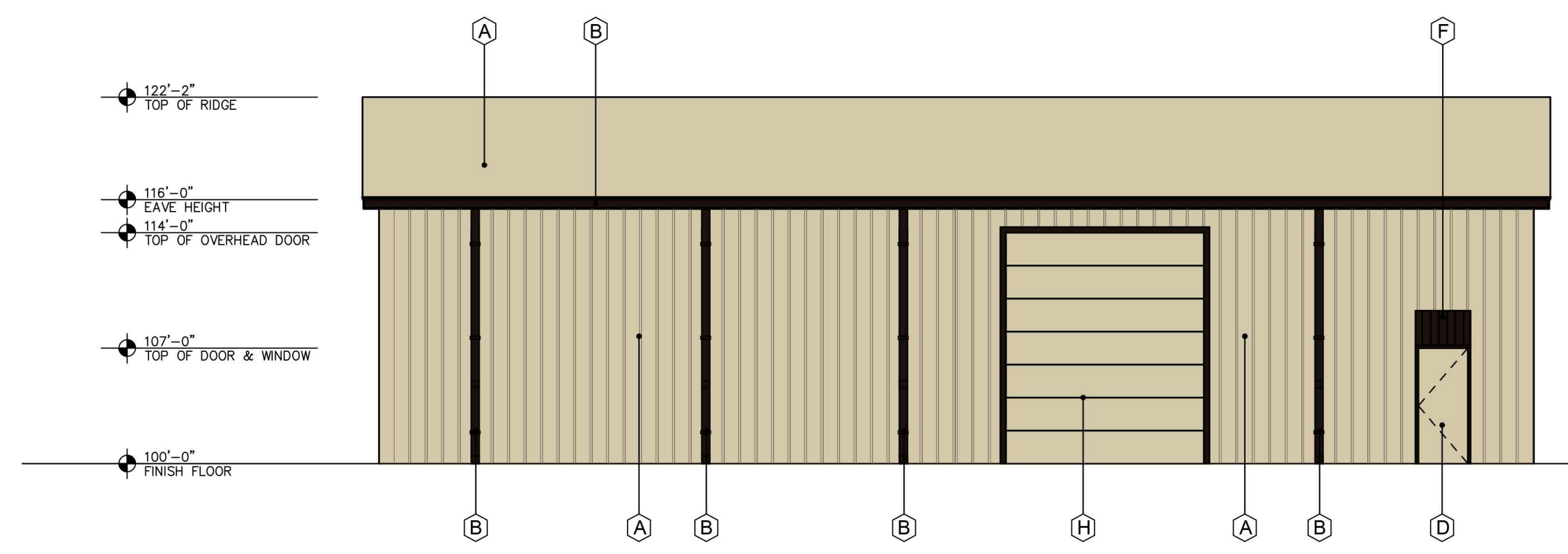
PROJECT NO: 2019001

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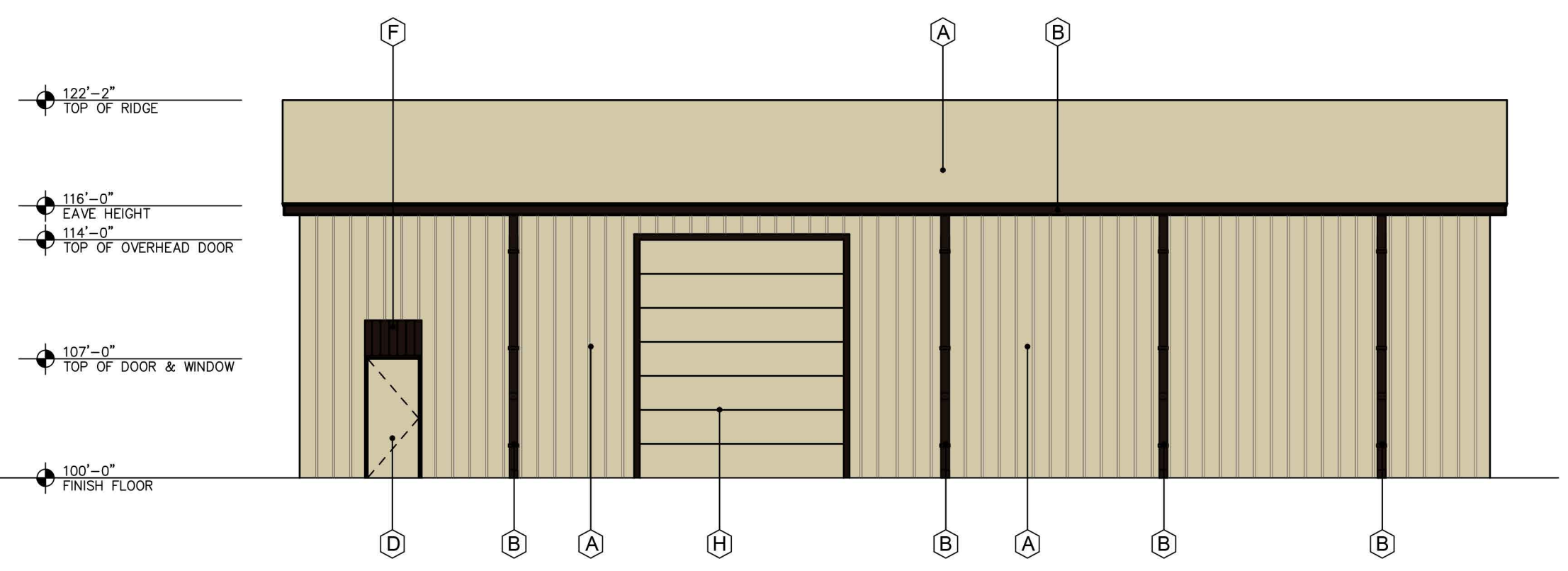
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OFFICE/WAREHOUSE PROJECT
 for
RANCH TRAIL DEVELOPMENT
 407 RANCH TRAIL
 ROCKWALL, TX 75032

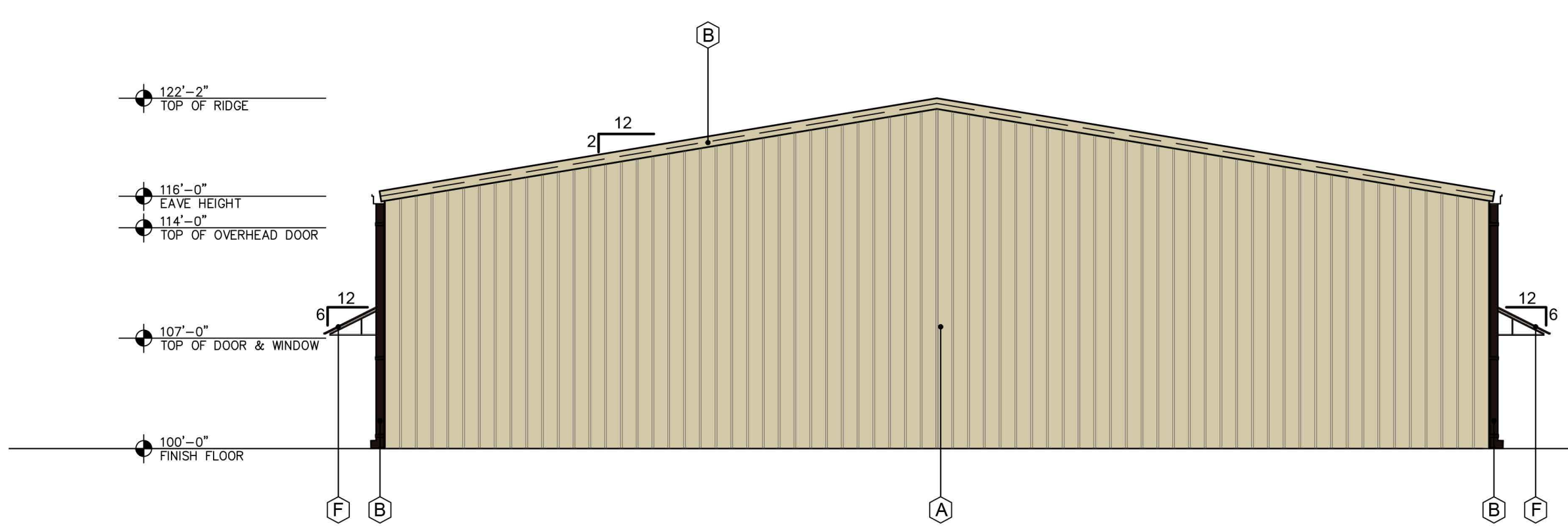


4 SOUTH ELEVATION
 SCALE: 1/8"=1'-0"

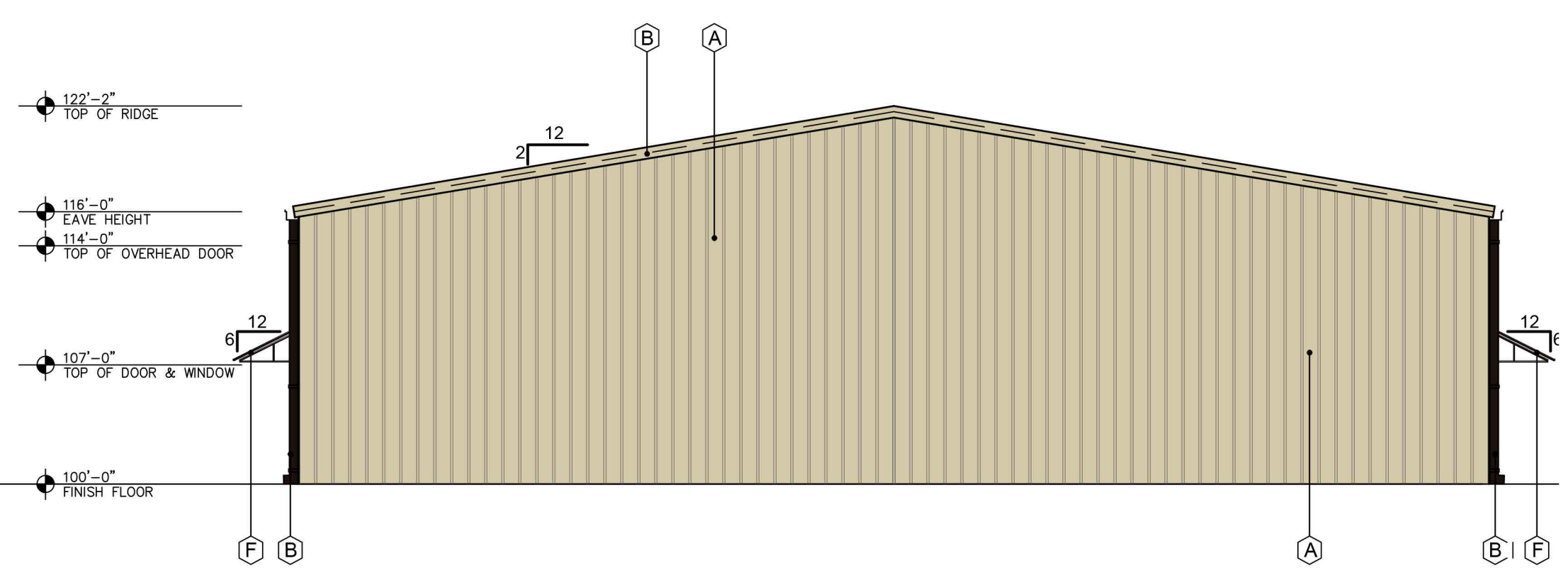


3 NORTH ELEVATION - STREET SIDE
 SCALE: 3/16"=1'-0"

EXTERIOR FINISH SCHEDULE	
A	PREFINISHED METAL WALLS & ROOF PANELS COLOR: STONE
B	PREFINISHED GUTTER, DOWNSPOUTS, AND TRIM COLOR: BURNISH SLATE
C	ALUM. STOREFRONT SYSTEM COLOR: MED. BRONZE - NOT USED
D	EXTERIOR HOLLOW METAL DOOR & FRAME. PAINT COLOR: MATCH - A
E	STONE VENEER COLOR: BLANCO, SIZE: 8"-12" WITH 4" PRECAST CAP
F	PREFINISHED METAL AWNING BY METAL BUILDING CO. COLOR: BURNISH SLATE
G	BRICK VENEER COLOR: ACME, OXFORD PLACE
H	OVERHEAD DOOR -12x14 COLOR: MATCH - A



2 WEST ELEVATION - STREET SIDE
 SCALE: 1/8"=1'-0"



1 EAST ELEVATION
 SCALE: 1/8"=1'-0"

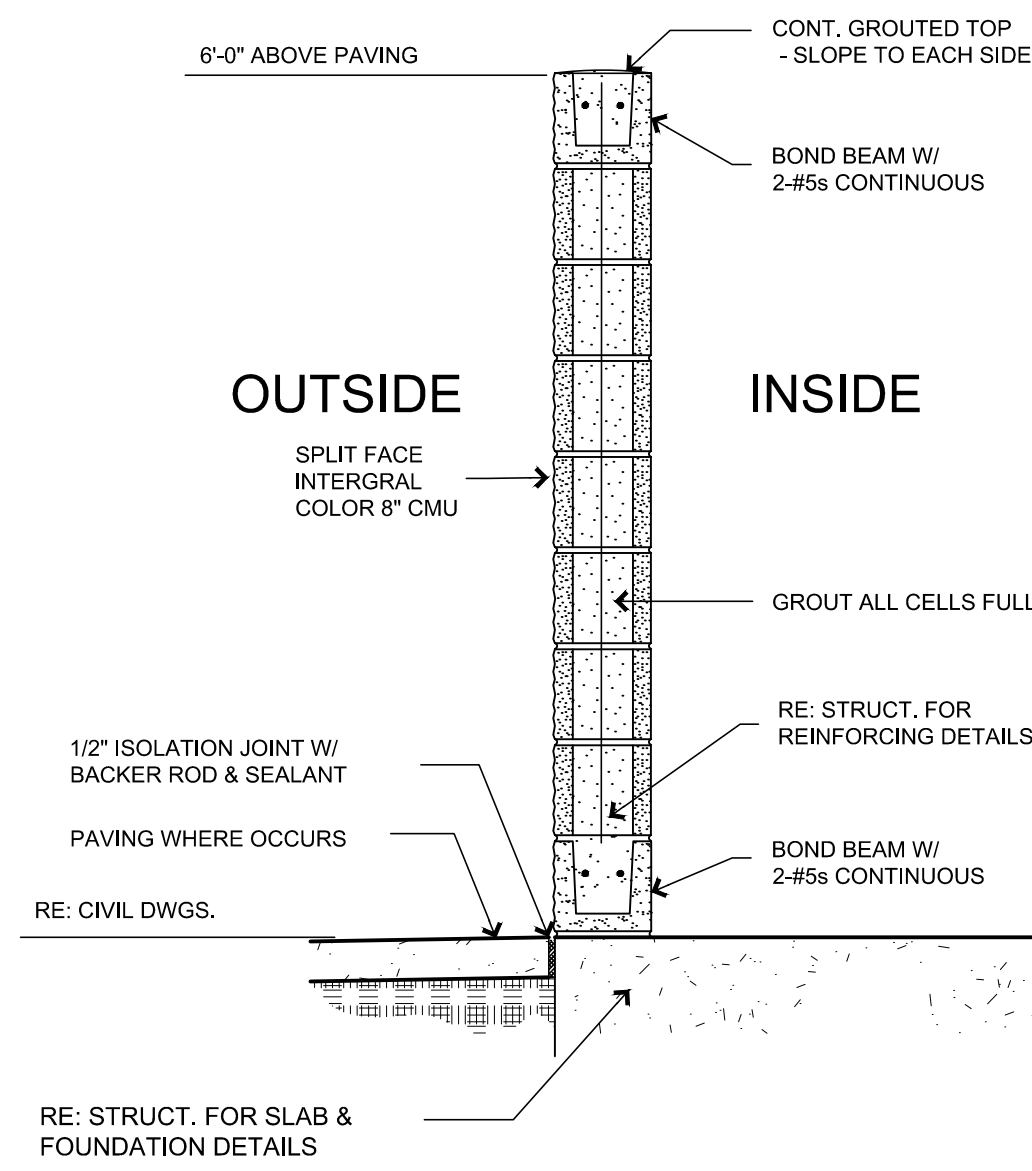
RANCH TRAIL DEVELOPMENT

2 ESSEX COURT
 HEATH, TX 75032

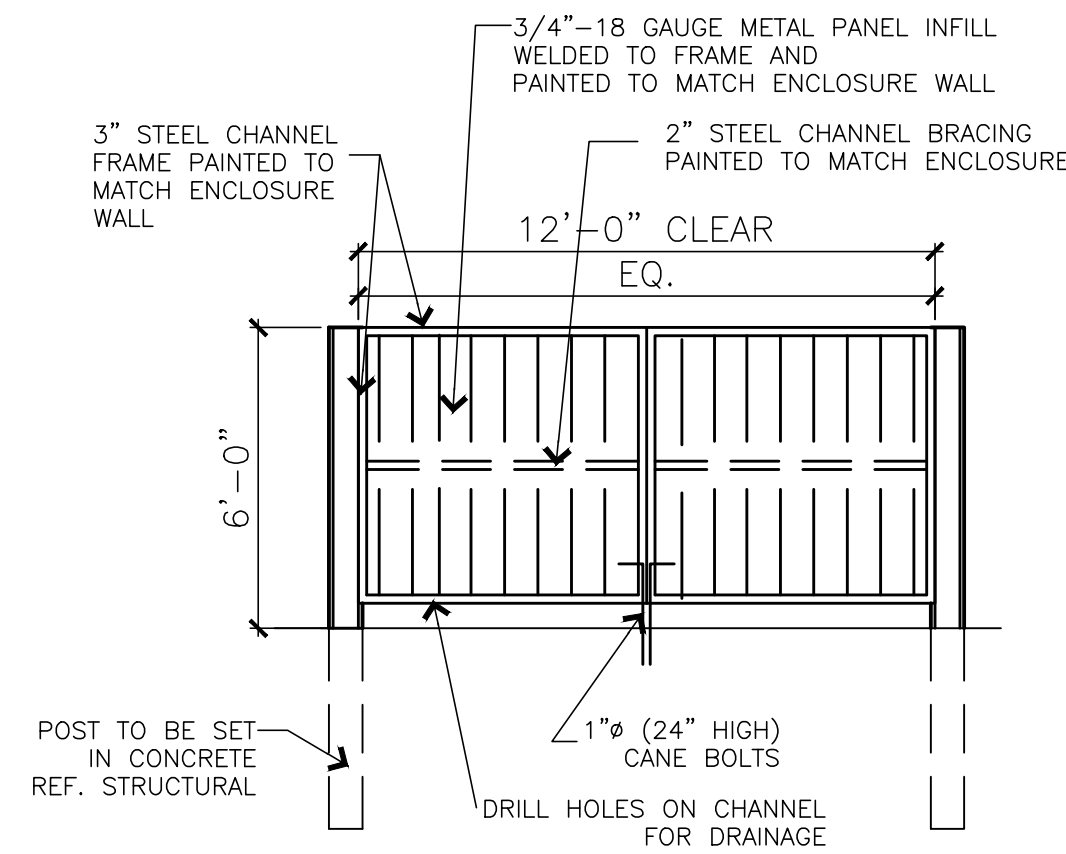


750 E. Interstate 30
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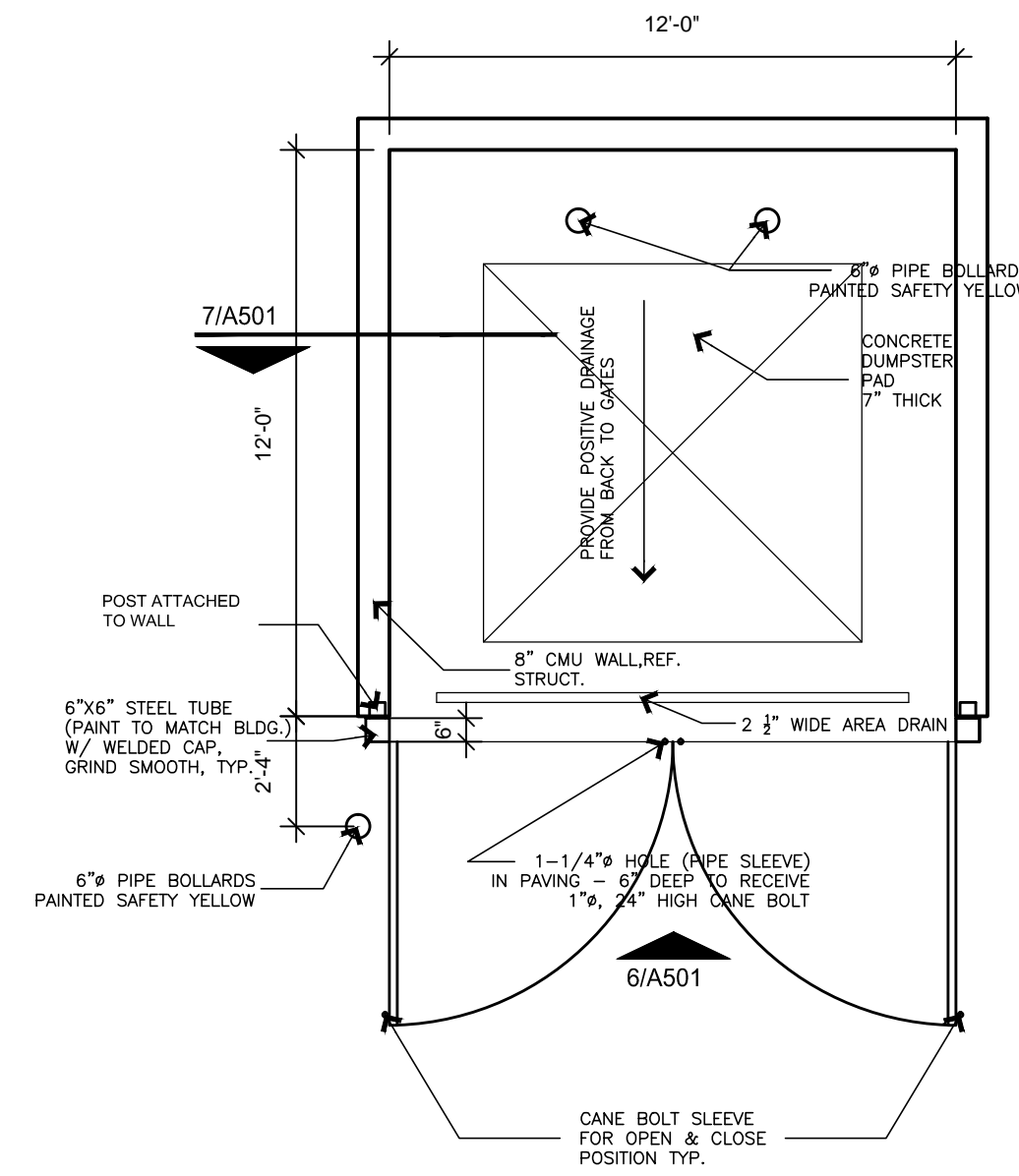
EXTERIOR ELEVATIONS CONCEPT A



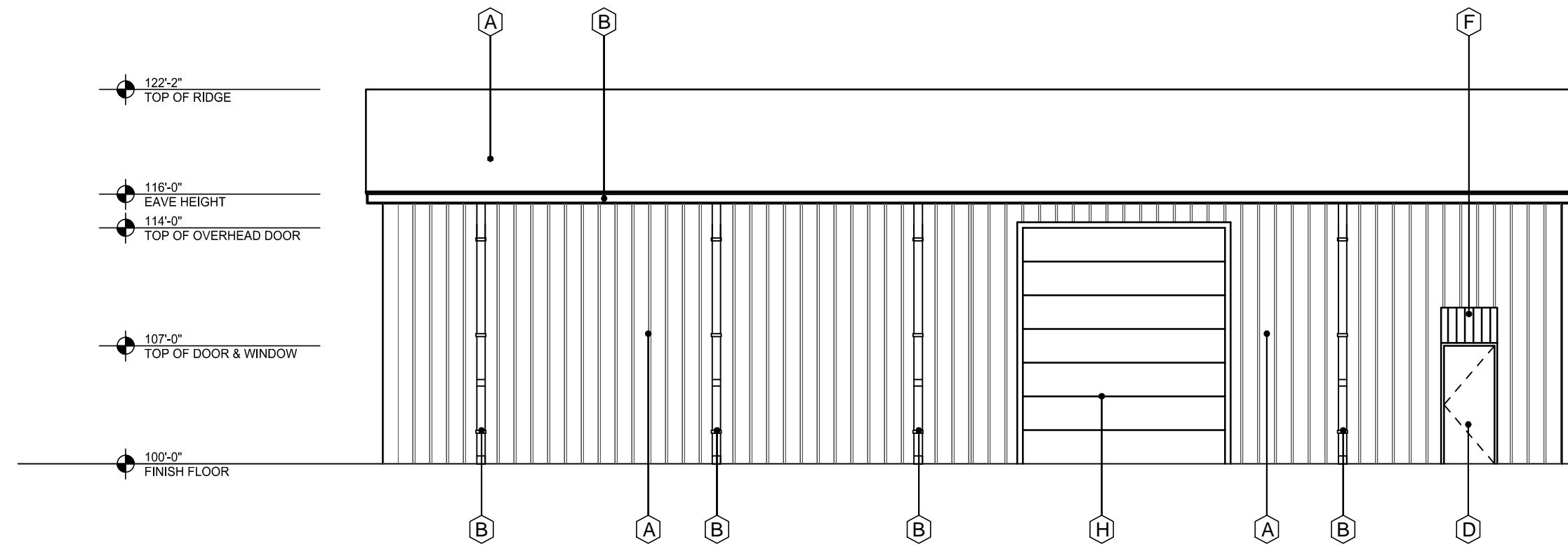
7 DUMPSTER SECTION
SCALE: 3/16"=1'-0"



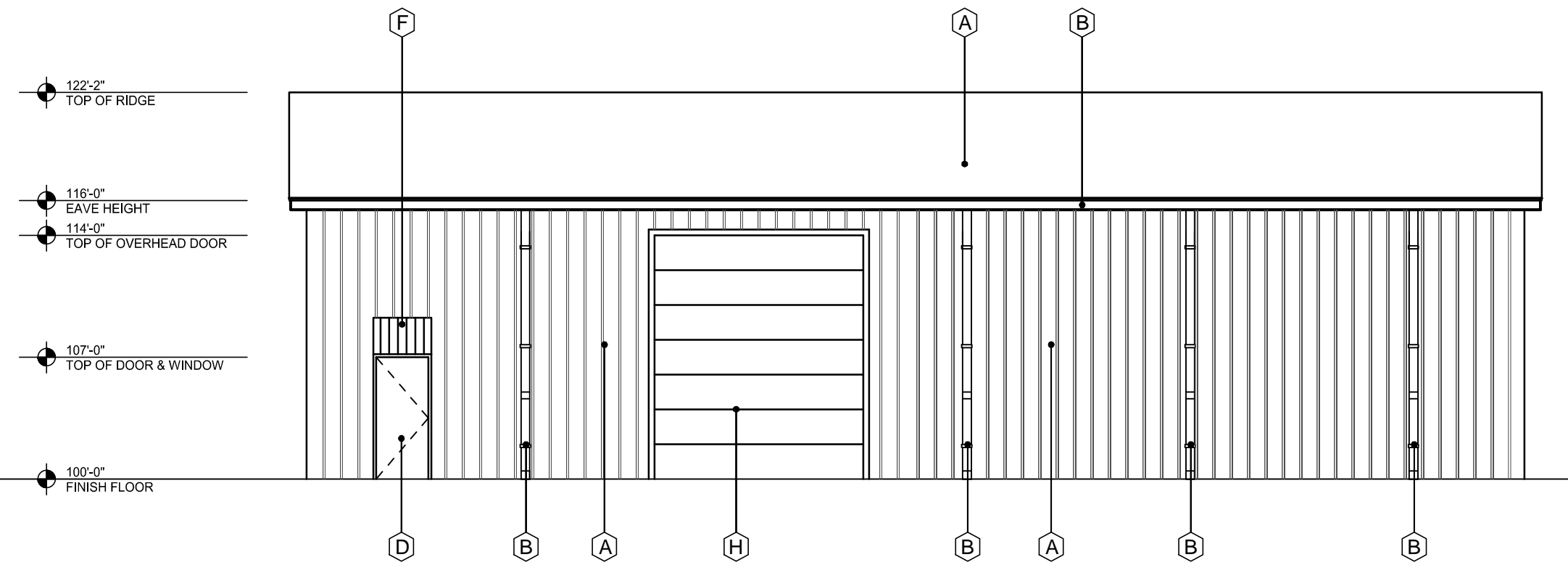
6 DUMPSTER ELEVATION
SCALE: 1/4"=1'-0"



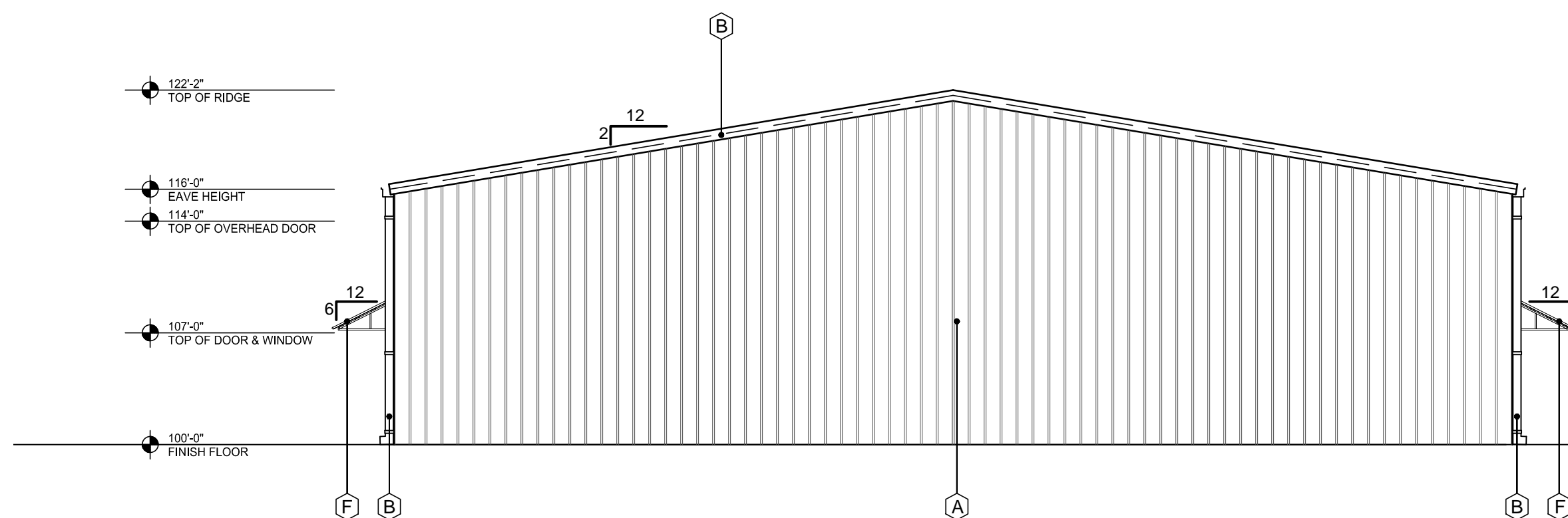
5 DUMPSTER PLAN
SCALE: 1/4"=1'-0"



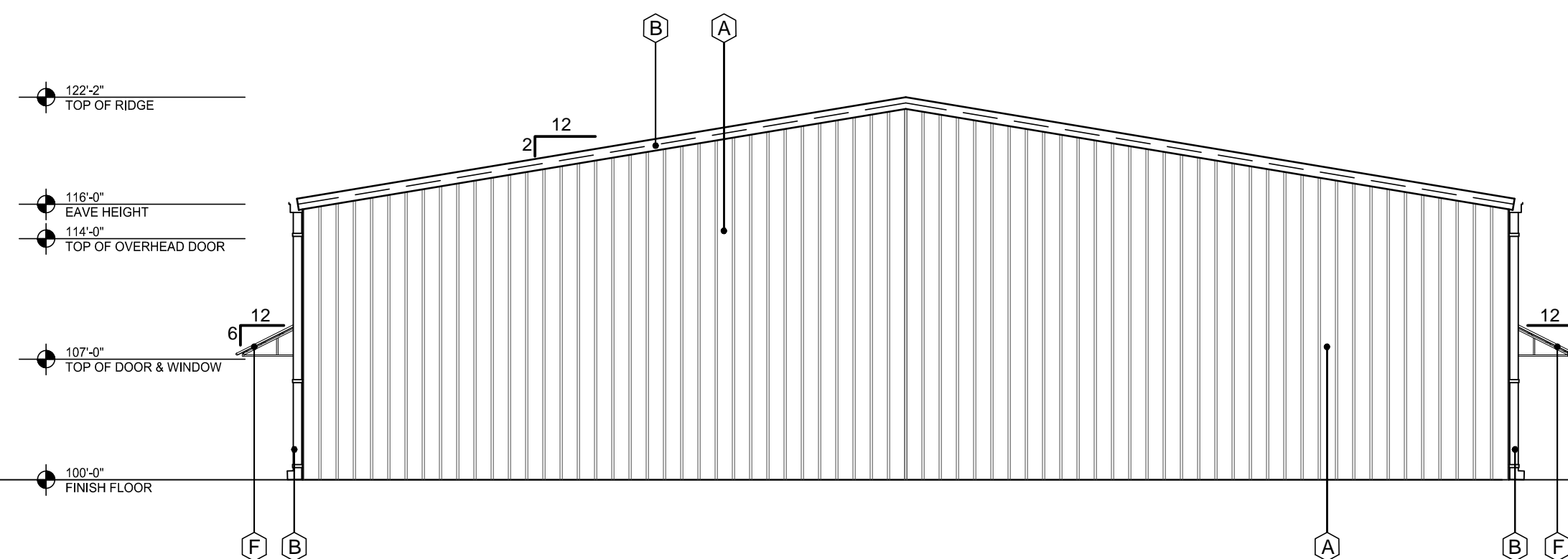
4 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



3 NORTH ELEVATION - STREET SIDE
SCALE: 3/16"=1'-0"



2 WEST ELEVATION - STREET SIDE
SCALE: 1/8"=1'-0"



1 EAST ELEVATION
SCALE: 1/8"=1'-0"

EXTERIOR FINISH SCHEDULE	
A	PREFINISHED METAL WALLS & ROOF PANELS COLOR: STONE
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H	OVERHEAD DOOR - 12x14 COLOR: MATCH - A

RANCH TRAIL ROCKWALL, TX 75087	
LEGAL DESCRIPTION AND/OR ADDRESS:	
RAINBOW ACRES, LOT 18 & S PT OF 19, 9.76 ACRES	
OWNER	
JT Alliance, Inc. 16 Meadowlake Drive Heath, TX 75032	
APPLICANT	
Carroll Architects, INC 750 E. Interstate 30 #110 Rockwall, TX 75087 Ph: 972-732-6085 Email: jc@carrollarch.com	
CASE NUMBER 2018XXX	

OWNER REVIEW:
01-18-2018

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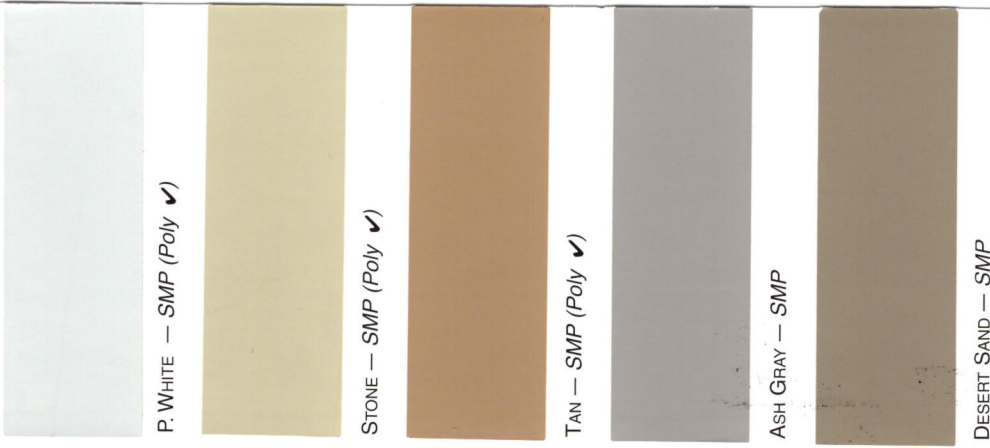
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**EXTERIOR ELEVATIONS
CONCEPT A**

DATE: _____ SHEET NO: _____
 PROJECT NO: JAN 2019
 DRAWN BY: 2019001
 CHECKED BY: **A501**



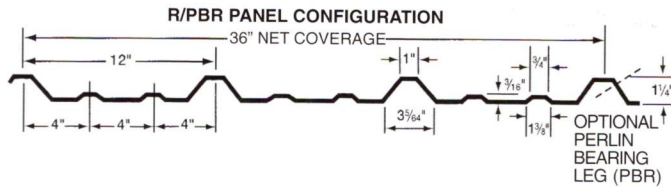
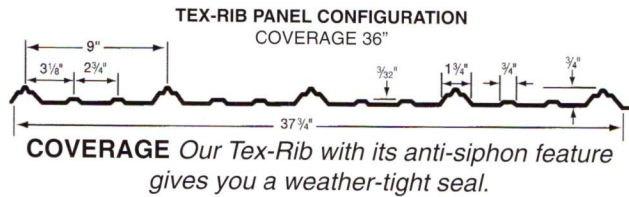
SAWYER

METAL

12562 Hwy 64W, Tyler, TX 75704
 (903) 531-0182 • Fax: (903) 531-2402
www.sawyermetal.com

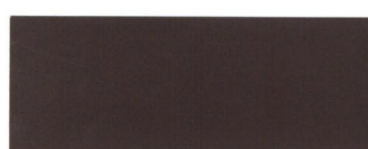
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