

SP2019-044 - 409 W. WASHINGTON STREET
SITE PLAN - LOCATION MAP =

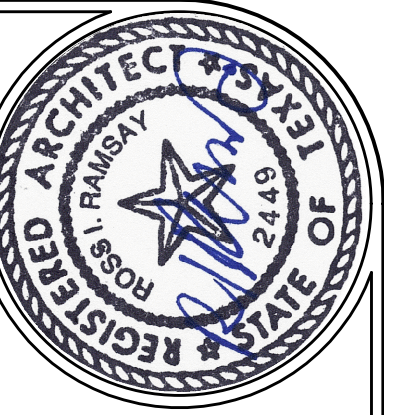


City of Rockwall

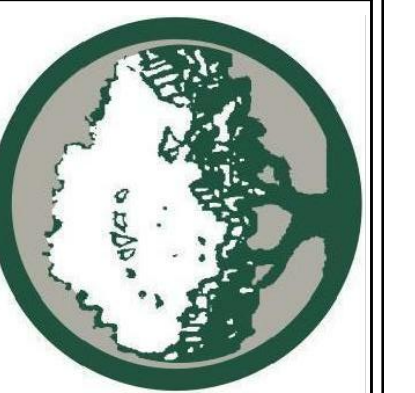
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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.





RAMSAY & REYES, LLC
 ARCHITECTURE - MANAGEMENT
 2235 RIDGE RD., STE. 200
 ROCKWALL, TEXAS 75087



NO.	DATE	REVISIONS / DESCRIPTIONS / ISSUE

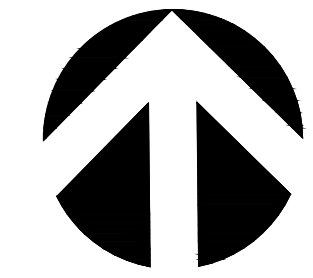
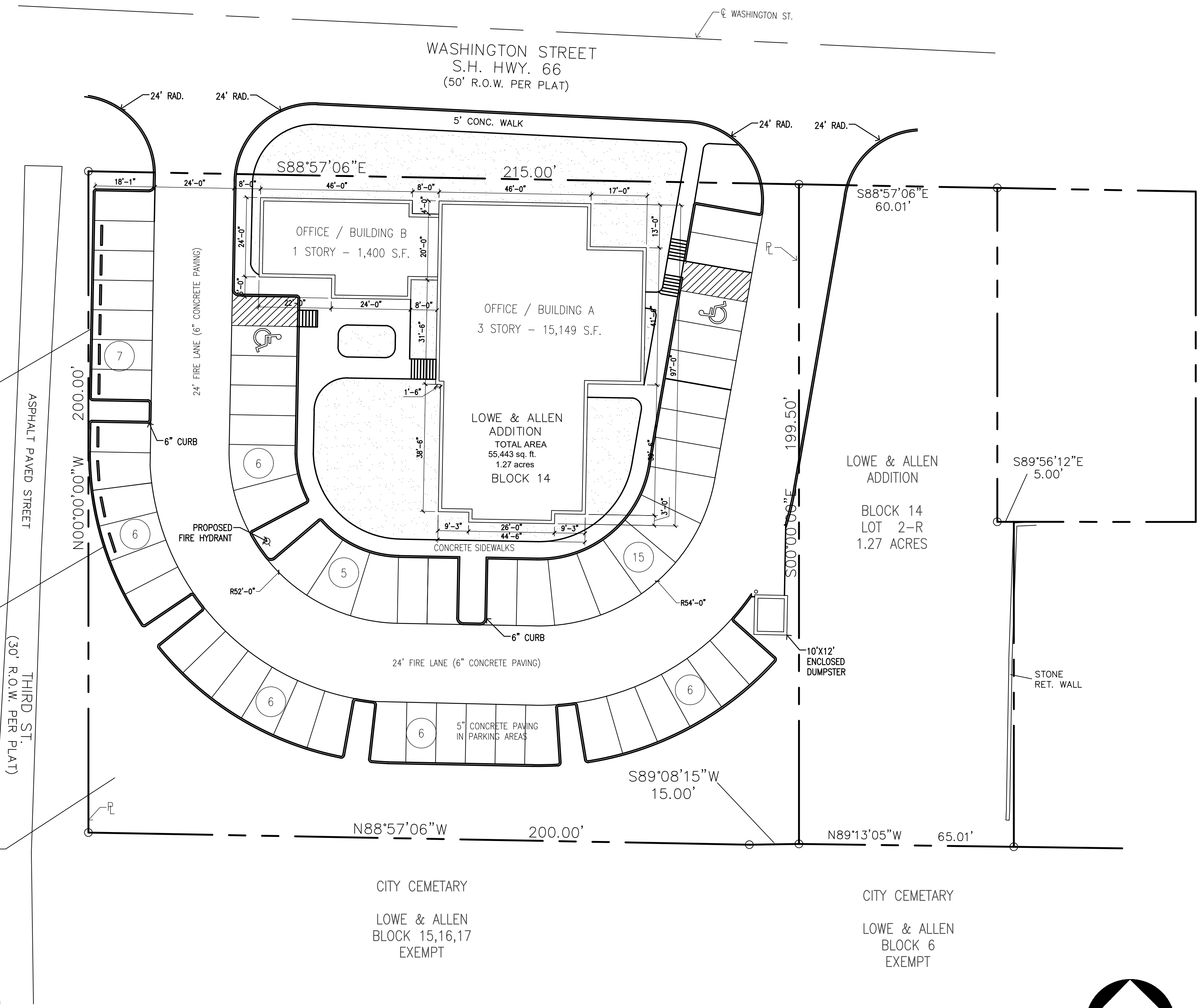
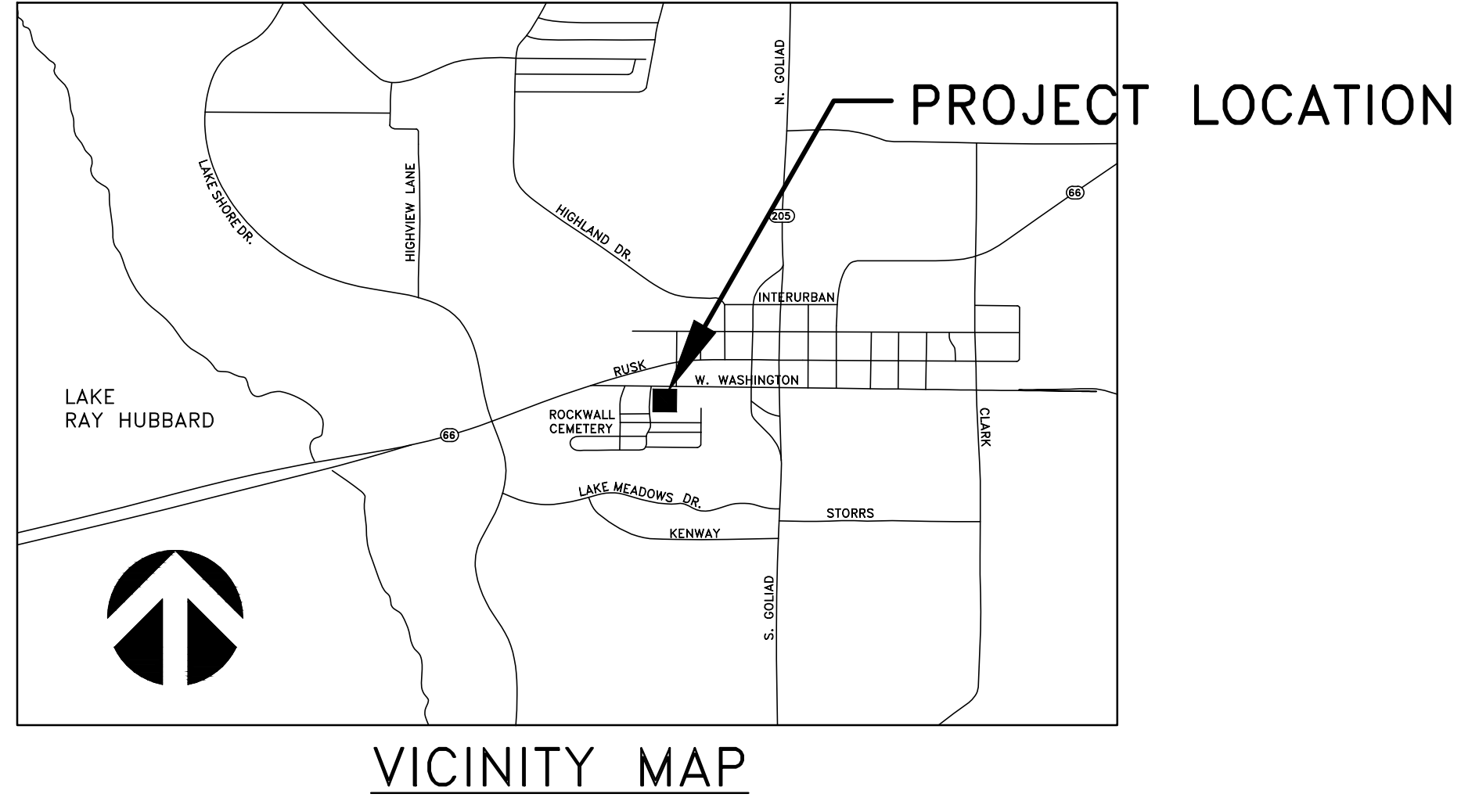
PROJECT NAME AND ADDRESS:
BUSINESS PARK
 411 W. WASHINGTON
 ROCKWALL, TEXAS 75087

PROJECT NO.	SR
DRAWN BY	RR
CHECKED BY	RR
DATE	11/12/2019
SCALE	1" = 20'
SHEET NO.	of

DRAWING NAME:
SITE PLAN

S1.0

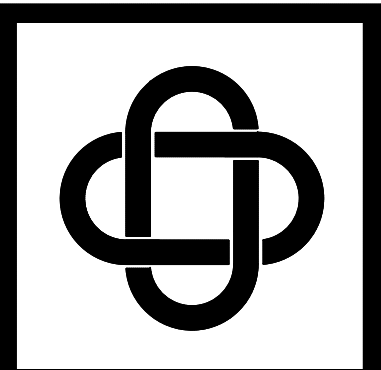
SITE SUMMARY		
DESCRIPTION		LOT PERCENTAGE
LOT	42,989 S.F.	100 %
IMPERVIOUS	29,141 S.F.	67.8 %
BLDG. A / 3 STORY SURFACE AREA	5,049 S.F.	11.7%
BLDG. B / 1 STORY SURFACE AREA	1,400 S.F.	3.2%
PAVEMENT AREA	19,891 S.F.	46.3 %
PERVIOUS	13,859 S.F.	32.2 %
SIDEWALK AREA	2,433 S.F.	5.7 %
MAX. BUILDING HEIGHT PROPOSED	41 FT 8 IN	
PARKING REQUIREMENTS		
OFFICE (1:300 S.F.)	16,549 S.F.	
PARKING PROVIDED	57	
PARKING REQ'D	57	



SITE PLAN
 SCALE: 1"=20'
 0 20' 40'

OWNER/DEVELOPER:
 LMGC, LLC
 JIMMY McCLINTOCK
 (972)983-2222
 3021 RIDGE RD.
 ROCKWALL, TEXAS 75087

ARCHITECT/PLANNER:
 RAMSAY & REYES, LLC
 ROSS RAMSAY
 (214)536-5306
 2235 RIDGE RD. STE 201
 ROCKWALL, TEXAS 75087



ERIC L. DAVIS ENGINEERING, INC.
 F-3987
 120 East Main Street
 Forney, Texas 75126
 972/564-0592 Fax 972/564-6523
 E-Mail ericdavis@edengineering.com

PRELIMINARY UTILITY PLAN
 ENGINEERED FOR:
RAMSAY & REYES, LLC

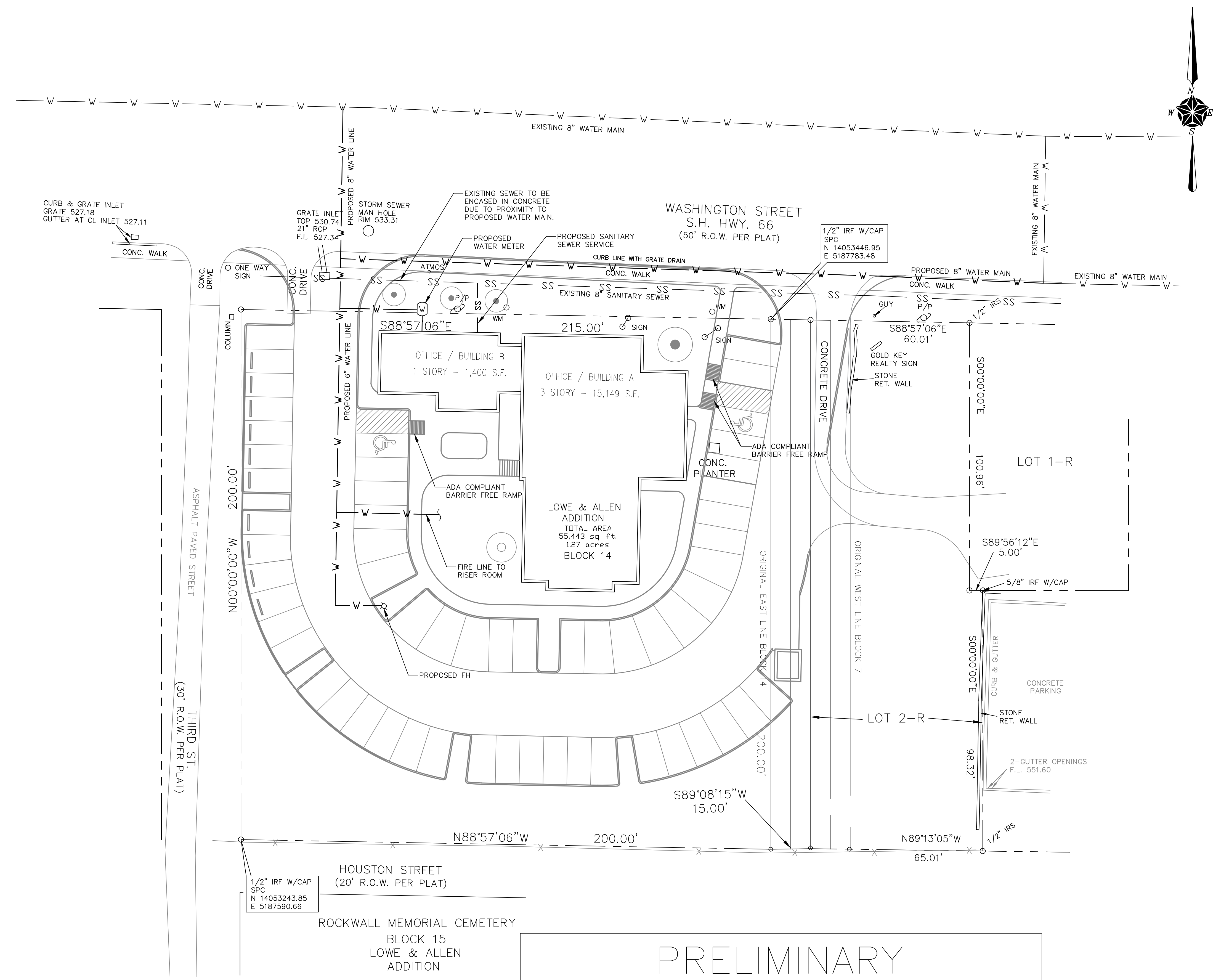
BUILDER: RAMSAY & REYES, LLC.	PLAN: PRELIMINARY UTILITY
ADDITION: LOWE & ALLEN	ELD JOB NO.: 2091
ADDRESS: 409 W. WASHINGTON ST.	DRAWN BY: JL
LOT: BLOCK: 14	FIRM REGISTRATION #: 3987
CITY: ROCKWALL, TX	

SCALE: 1"=30'

SHEET 01

CAUTION!!!
 CALL: TEXAS ONE CALL ©
 1-800-245-4545
 48 HRS PRIOR TO CONSTRUCTION

!!! CAUTION !!!
 EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS OWNERS OF THE FACILITIES. THE ENGINEER DOES NOT ACCEPT THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION, AND DAMAGE BY THE CONTRACTOR TO EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OR HER EXPENSE.



LEGEND

---	EASEMENT
W	WATER LINE
SS	SANITARY SEWER LINE

REVISIONS	DATE	BY

PLANTING PLAN

JOB: BUSINESS PARK
409 W WASHINGTON ST
ROCKWALL, TX 75087

19-20-03

NOVEMBER 4, 2019

L2.1

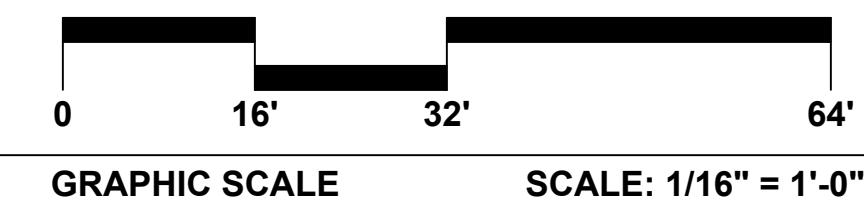
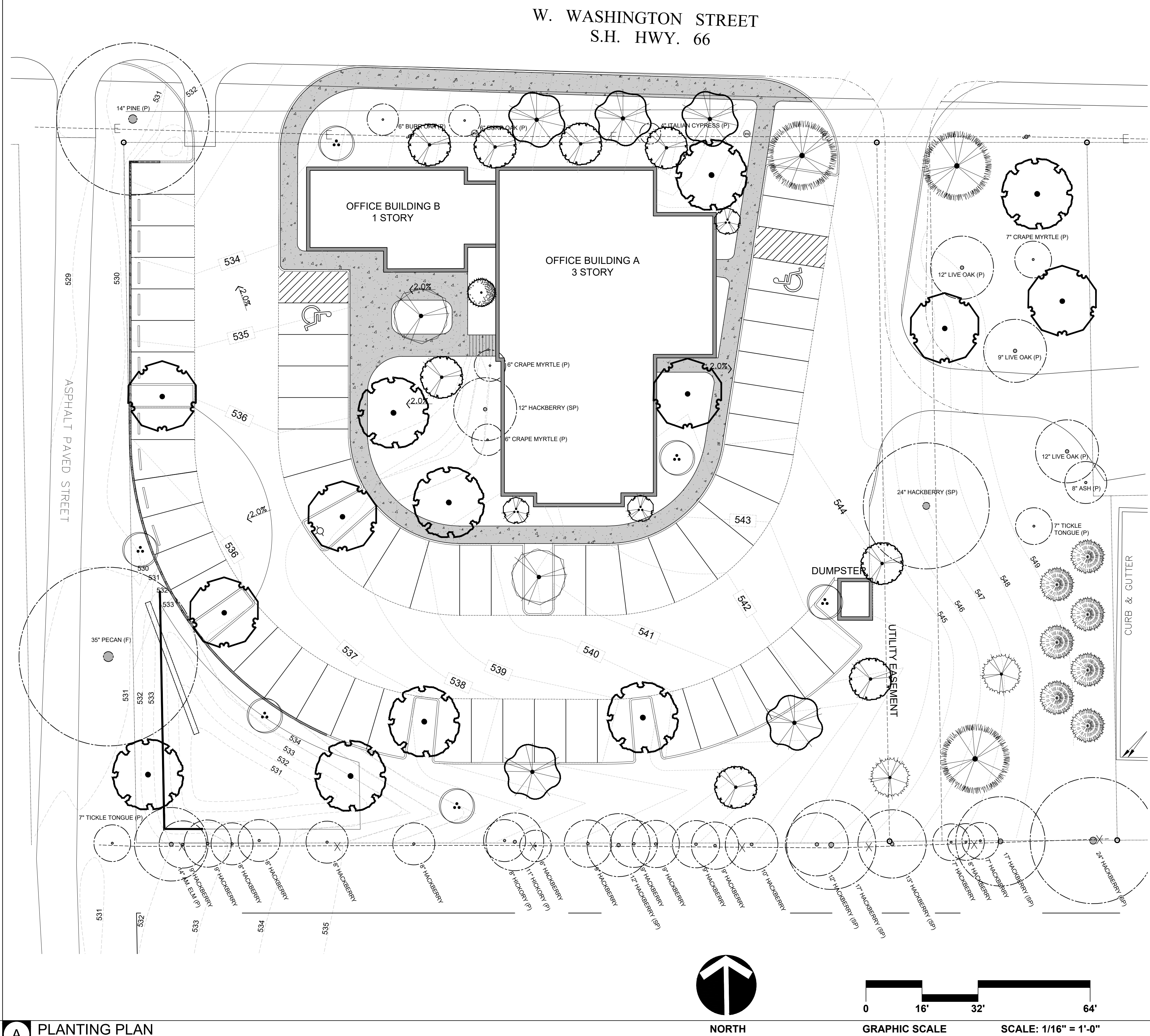
SHEET

TREE DESIGNATION KEY

SYMBOL	DESCRIPTION	MITIGATION RATIO
P	PROTECTED TREE	(1 : 1)
SP	SECONDARY PROTECTED TREE	(.5 : 1)
F	FEATURE TREE	(1 : 2)

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	QTY	
	Ao	Acer rubrum 'October Glory' / October Glory Red Maple 4" cal.	B & B	6	24"
	Cl	Chilopsis linearis 'Lucretia Hamilton' / Desert Willow 3" cal.	B & B	6	18"
	Cp	Cornus florida 'Cherokee Princess' / White Dogwood 3" cal.	B & B	1	3"
	Jb	Juniperus virginiana 'Brodie' / Brodie Columnar Cedar 3" cal.	B & B	7	21"
	Mdd	Magnolia grandiflora 'D.D. Blanchard' / Dwarf Magnolia 3" cal.	45 gal	2	6"
	Pe	Pinus eiderica / Afghan Pine 6" cal.	B & B	3	18"
	Qm	Quercus macrocarpa / Burr Oak 6" cal.	B & B	5	30"
	Qv	Quercus virginiana / Southern Live Oak 6" cal.	B & B	8	48"
	Ss	Sophora secundiflora / Texas Mountain Laurel 2" cal.	20" Box	3	6"
	Tax	Taxodium distichum / Bald Cypress 4" cal.	B & B	2	8"
	Vc	Vitex agnus-castus / Chaste Tree 3" cal.	B & B	8	24"
					206"





RAMSAY & REYES, LLC
 ARCHITECTURE - MANAGEMENT

2235 RIDGE RD., STE. 200
 ROCKWALL, TEXAS 75087



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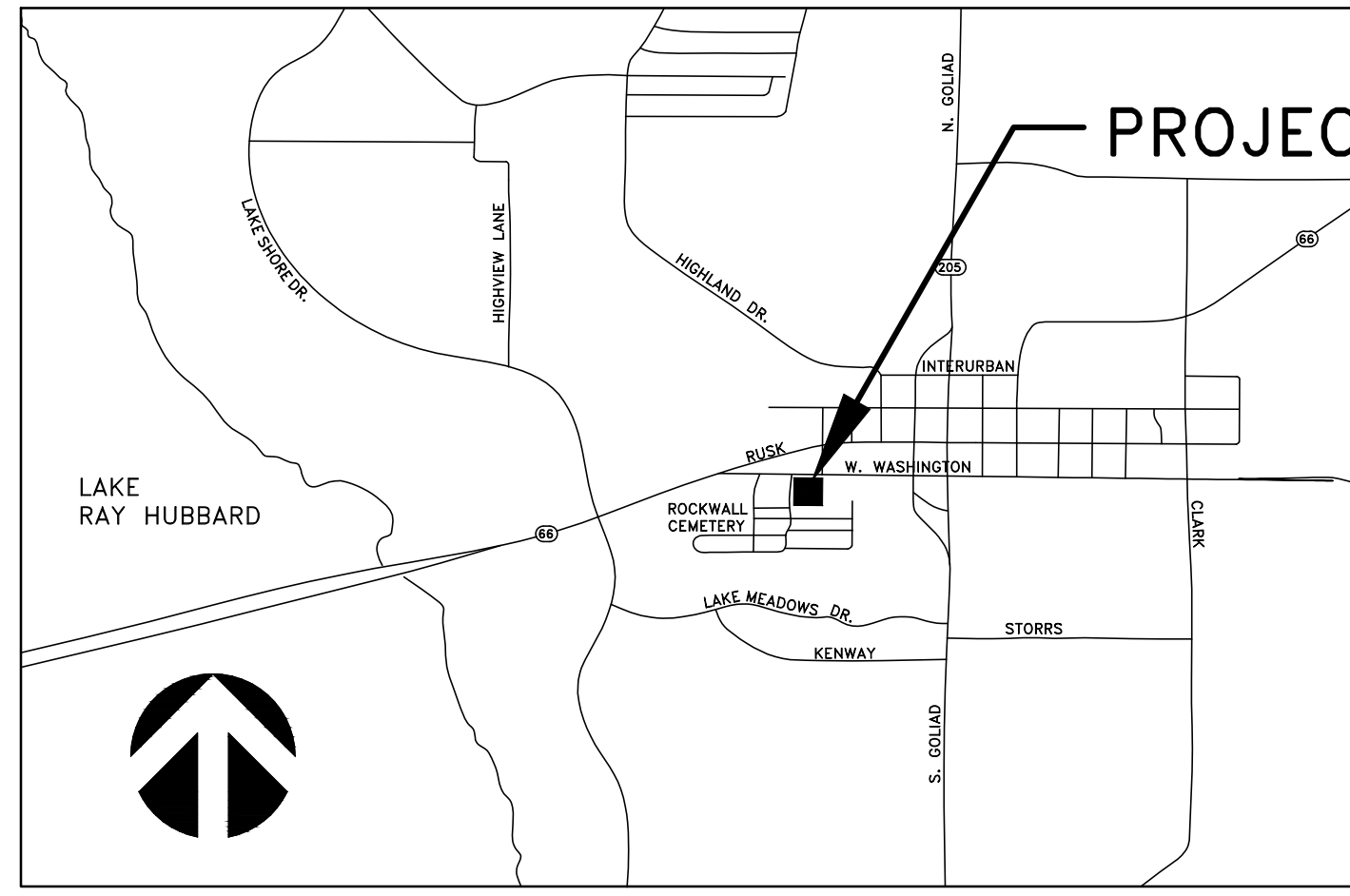
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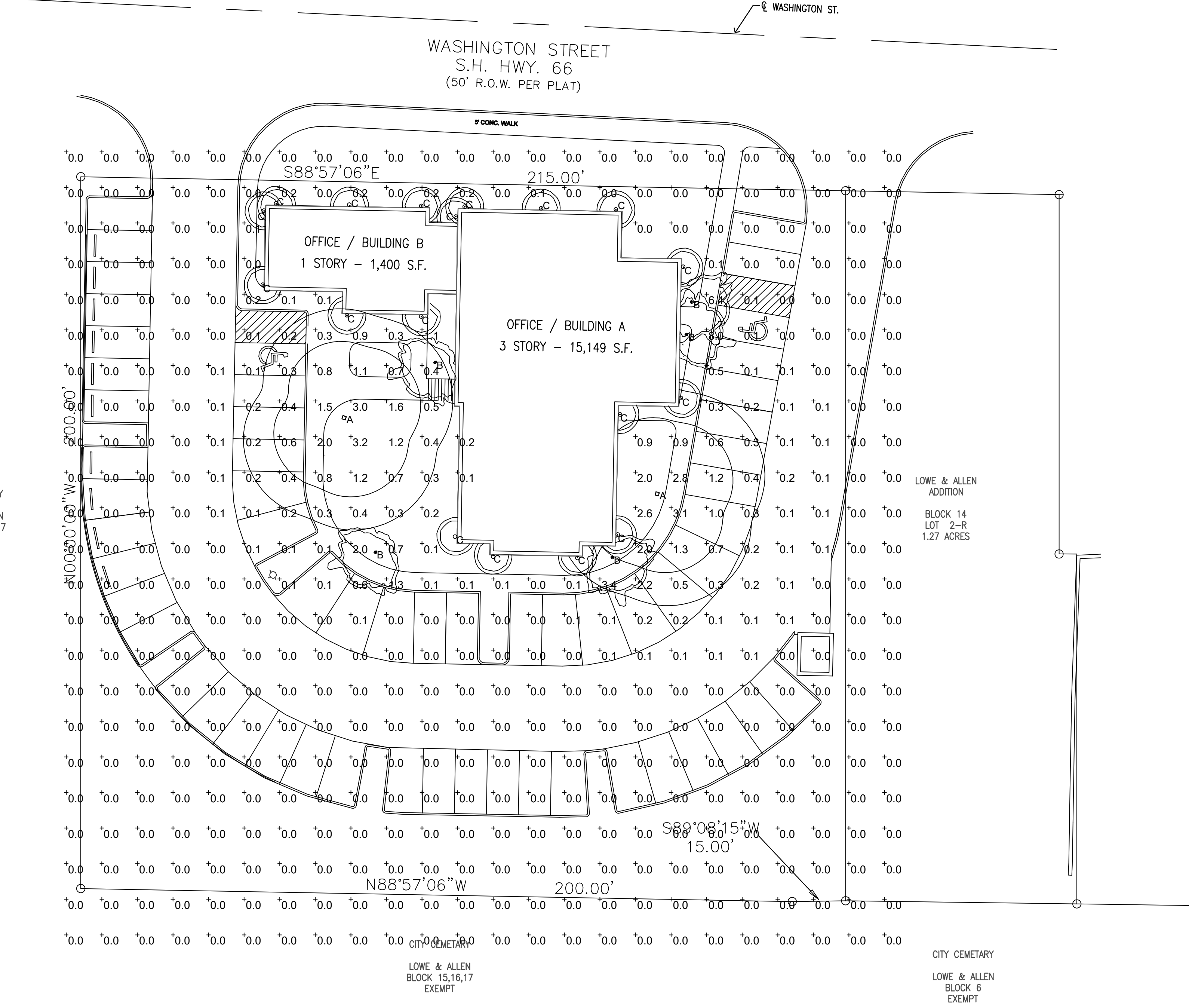
DRAWING NAME:
PHOTOMETRIC SITE PLAN

E1

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PARKING PROVIDED	57	
PARKING REQ'D	57	



VICINITY MAP



PHOTOMETRIC SITE PLAN
 SCALE: 1" = 20'

OWNER/DEVELOPER:
 LMGC, LLC
 JIMMY McCLINTOCK
 (972)983-2222
 3021 RIDGE RD.
 ROCKWALL, TEXAS 75087

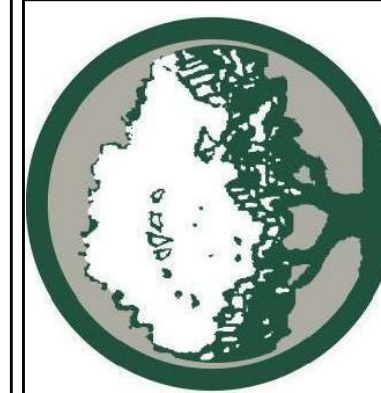
ARCHITECT/PLANNER:
 RAMSAY & REYES, LLC
 ROSS RAMSAY
 (214)536-5306
 2235 RIDGE RD. STE 201
 ROCKWALL, TEXAS 75087



RAMSAY & REYES, LLC

ARCHITECTURE - MANAGEMENT

2235 RIDGE RD., STE. 200
ROCKWALL, TEXAS 75087



NO.	REVISIONS	DATE

PROJECT NAME AND ADDRESS:
BUSINESS PARK
411 W. WASHINGTON
ROCKWALL, TEXAS 75087

PROJECT No.	
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DRAWING NAME:
OUTDOOR LIGHT SPECS.

E2



Consistent with LEED® goals & Green Globes® criteria for light pollution reduction

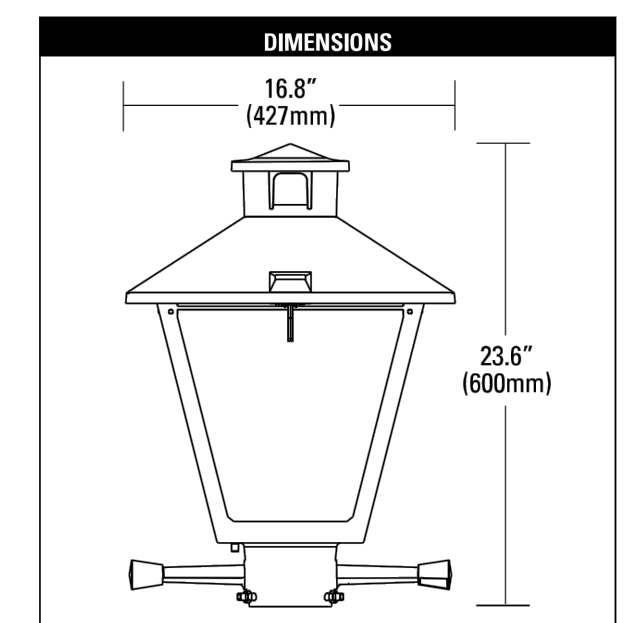
American Revolution
Series 247 and 247 Cutoff
50-150W HPS, 100-175W MH

PRODUCT OVERVIEW



Features:
Die-cast aluminum housing and hood for long-life performance
Die-cast trigger latch (TL) option available for easy access to internal components
Optical assembly designed for maximum performance
Hinged hood and captive screw provision afford quick, easy access to electrical and optical area for relamping or servicing
Slipfitter with three set screws allows secure installation to pole sizes 2-3/8" or 3" O.D.
E39 mogul base socket standard
All electrical components warranted by American Electric Lighting's 6-year guarantee
Complies with ANSI: C136.2, C136.10, C136.15, C136.31 (regular only), C136.16 (FC only)
Suitable for -30°C MH & / -40°C HPS

Applications:
Streetscapes
Walkways
Pathways
Parks



PREFERRED SELECTION CATALOG NUMBERS
Series 247
247 10S RN 120 R3 AY
247 15S RN 120 R3 AY
247 10S RN 120 R5 AY
247 15S RN 120 R5 AY
Series 247 Cutoff
247 10S XN 120 R2 FC TL
247 10M MT1 R2 FC TL

Decorative

DL-247-A



ANTIQUE STREET LAMPS
RESONANCE BOLLARD 1.0 HID
TLRCB10

CATALOG # _____
PROJECT _____
TYPE _____



Construction:
The luminaire is die cast and permanent mold aluminum. The roof has an internal hinge, hidden from view. Roof and ballast lids are sealed with silicone gaskets. All exposed hardware is weather resistant. FINISH The luminaire has a powder coat finish utilizing a premium FGC polyester powder. The finish is a three-stage process that consists of drying, powder application and curing. Before coating, the parts are treated with a five-stage pretreatment process, consisting of a heated alkaline cleaner, rinse, phosphate coating, rinse and sealant.
Optics:
The horizontal lens is tempered flt glass with a continuous seal. The luminaire utilizes an internal anodized and segmented reflector with sockets for horizontal lamp. Reflectors are available in Type II, III, IV, and V, full cutoff distributions, are interchangeable and rotatable.
Electrical:
Luminaire is furnished with an HID ballast assembly. Sockets are porcelain, medium base, with a copper alloy nickel-plated screw shell and center contact. Ballasts are core and coil, high-power factor, regulating type. Lamp is not included.
Installation:
The Resonance Bollard offers a patented impact resistant mounting and leveling design ensuring lifelong performance. Three leveling pads within the base mounting plate are easily accessible through the access panel. The leveling pads provide full contact with the concrete pad, providing a high degree of stability. The base mounting plate is fully welded to the bollard post, providing complete structural support from all directions, giving the bollard superior vandal resistance.
Listings:
The luminaire is tested to and meets all NRTL's outdoor requirement standards, wet location use, through the fully accredited and approved CSA laboratory.

Max EPA: 1.8 sq feet
Max Height: 3' 8" (111.8 cm)
Max Width: 1' 1" (33 cm)
Max Weight: 35 lbs (15.8 kg)

Sample Catalog number:

Series	Lamp Type	GCF	R3	240	SF	DWH
TLRCB10	100M MED	Lens	Distribution	Voltage	Options	Finish

Ordering Guide:

Series	Lamp Type	Lens	Distribution	Voltage	Options
TLRCB10	50M MED 70M MED 100M MED 39MHC G12 70MHC G12 26TRT 32TRT 42TRT	GCF	R2 TYPE 2 R3 TYPE 3 R4 TYPE 4 R5 TYPE 5	120 208 240 277 MVOLTS	SF SINGLE FUSE DF DOUBLE FUSE HF HOUSE SIDE SHIELD (TYPE 2 & 3 ONLY)

Finish
DBL BLACK
DDB DARK BRONZE
DNA NATURAL ALUMINUM
DWH WHITE
CM CUSTOM MATCH
CS CUSTOM SELECT
RAL COLORS

Notes:
1. 120V and 277V only
2. Not available with CFL
3. Consult factory for 208 volt available in Canada
4. Multi-cap ballast (120, 208, 240, 277V), only available CFL

Antique Street Lamps™ | 3825 Columbia Road | Greenville, OH 45033 | Phone: 1-800-410-8899 | www.antiquestreetlamps.com
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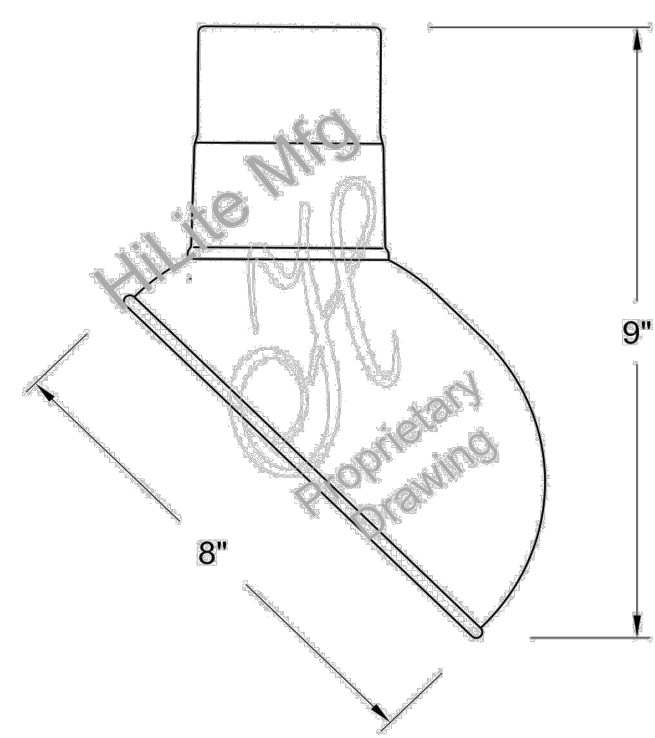


HI-LITE MFG. CO., INC

13450 Monte Vista Avenue
Chino, California 91710
Telephone: (909) 465-1999
Toll Free: (800) 465-0211
Fax: (909) 465-0907
web: www.hilitemfg.com
e-mail: sales@hilitemfg.com

H-EM-08 Emblem Shade Collection

Job Name: _____
Type: _____
Quantity: _____



FINISH - Offered in exceptional finishes, comprised of: polyester/polished powder coat, baking enamel liquid, raw metal, or galvanized finishes.
Standard Finishes are: 91(Black), 93(White), 95(Dark Green), 96(Galvanized), BR47(Powder Coat Rust), BK01(Black Texture), GN20(Powder Coat Patina).
Upgraded Finishes are: 29, 66, 82, 90, 92, 94, 97, 99, 100, 103, 104, 105, 110, 112, 113, 114, 115, 117, 118, 119, 120, 127, 128, 129, 133, 134, 135, 136, 98, 101, 102, 137, 138, 139, 140, 121, 122, 123, 124, 125, 126, 11, 01, 22, 25, 33, 77, 89, 24, 44, 48, 49, 15, 16.

REFLECTOR - Heavy duty, spun shade, aluminum 6061-0 and/or 1100-0, galvanized 22 gauge, steel 20/22 gauge, copper 032/040 and brass 032/040 construction. Dependant on finish.

SOCKETS/LAMPS - Available in:
Incandescent
- rated 200 watt max/120 volt, medium base.
Compact Fluorescent(CFL)
- rated 13/18/26/32 watt max/120/277 volt, GX24Q base.

Metal Halide(MH)
- rated 35/50/70/100 watt max/120/208/240/277 volt, medium base, 4KV socket.

High Pressure Sodium(HPS)
- rated 50/70/100 watt max/120/277 volt, medium base.

For interior finish of fixture refer to color chart on pages 344-348.

MOUNTING - Stem, Arm, and Flush mounting available.

ACCESSORIES - WGR(Wire Guard) and SK(Swivel Knuckle) available.

MADE IN THE U.S.A.

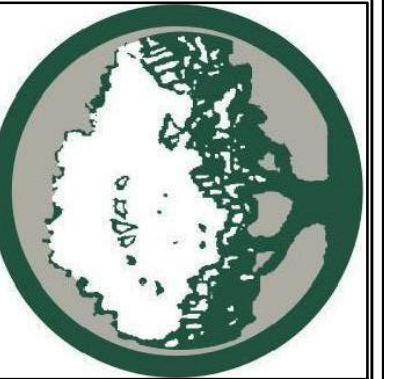
Suitable for wet location. (Except when cord mounted)





RAMSAY & REYES, LLC
 ARCHITECTURE - MANAGEMENT

2235 RIDGE RD., STE. 200
 ROCKWALL, TEXAS 75087



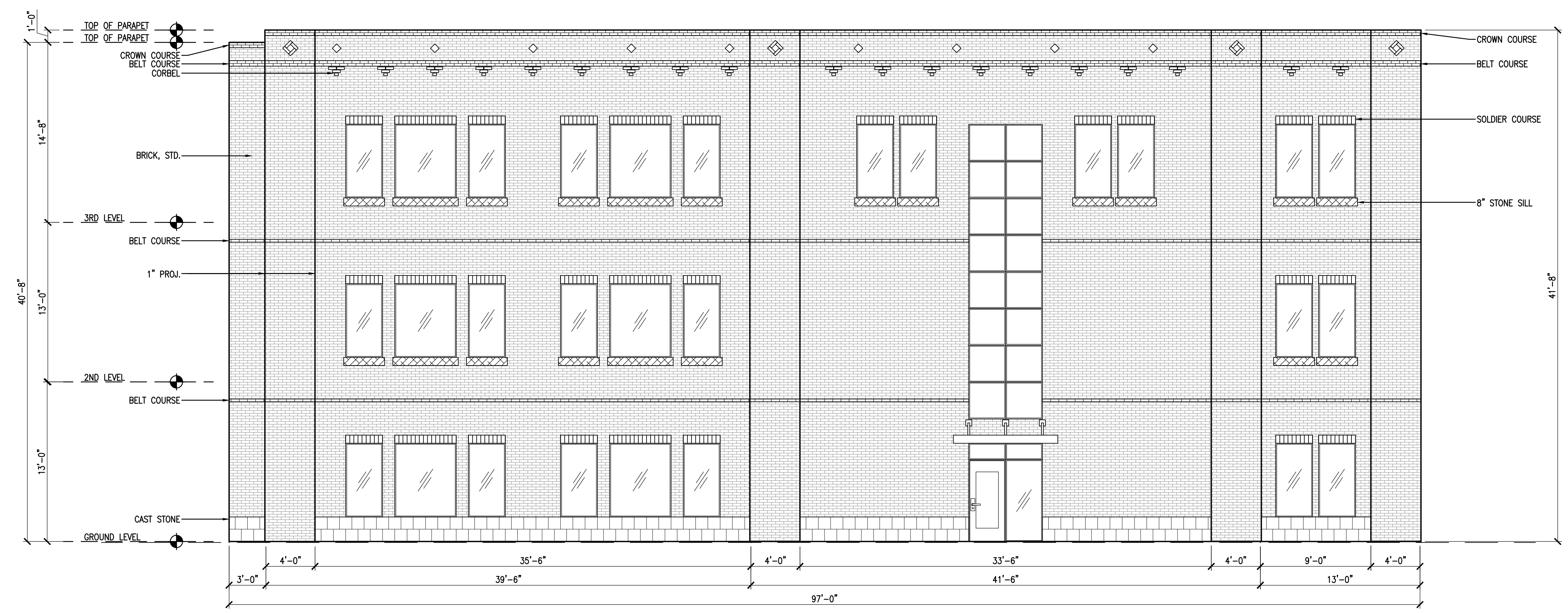
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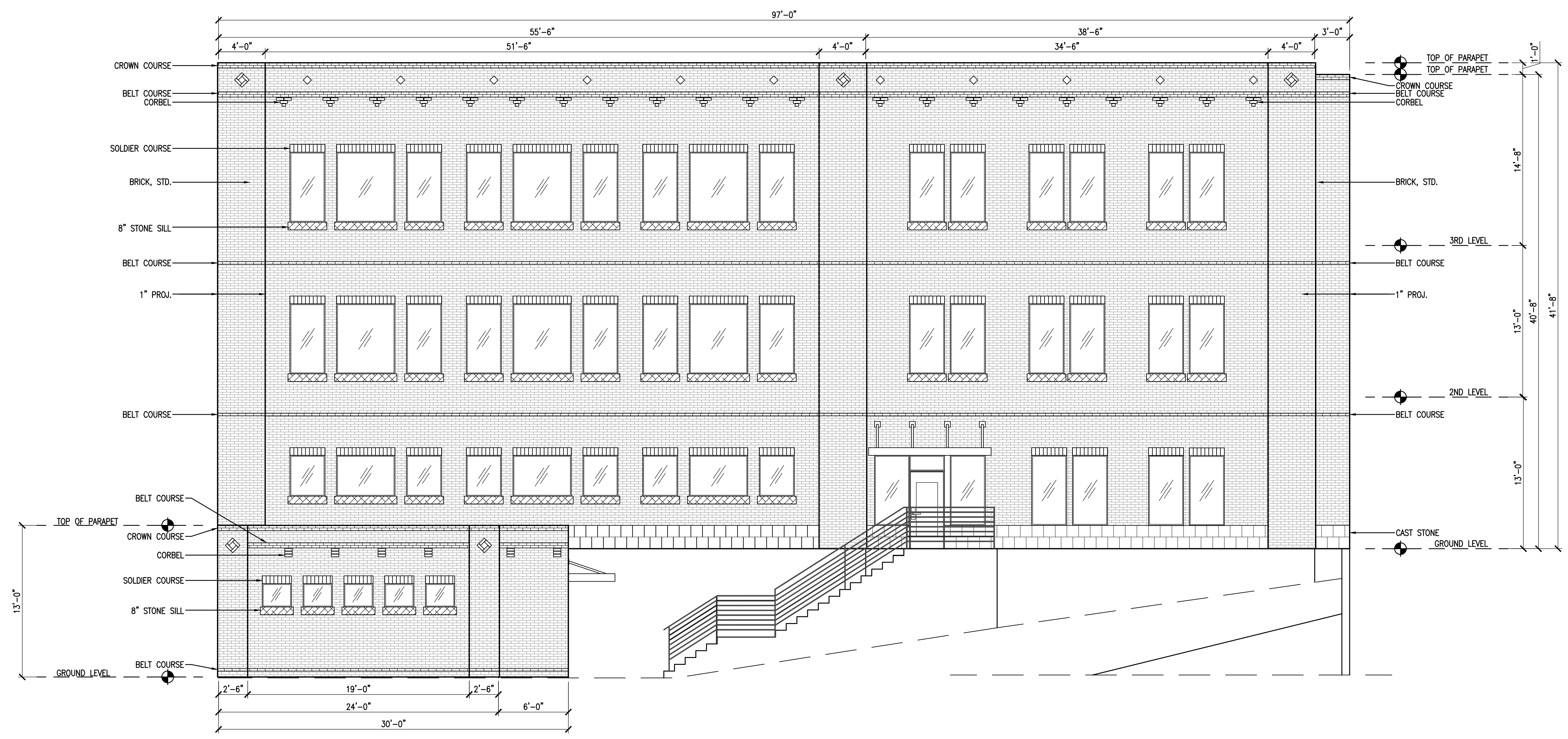
PROJECT No.	---
DRAWN BY	SR
CHECKED BY	RR
DATE	11/15/2019
SCALE	3/16" = 1'
SHEET NO.	####

DRAWING NAME:
**ELEVATION
 EAST & WEST**

#####



1 EAST ELEVATION
 SCALE: 3/16" = 1'



2 WEST ELEVATION
 SCALE: 3/16" = 1'

MATERIAL USAGE (%) - BLDG 'A' EAST

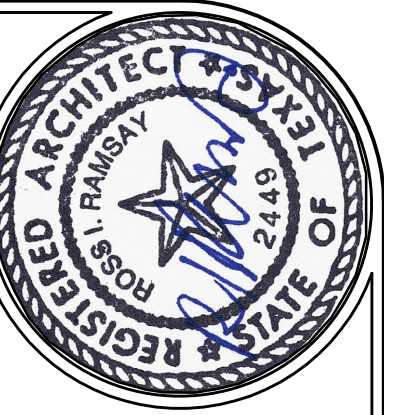
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		4,042	
DOORS & WINDOWS (DEDUCTED)		768	
ACCOUNTABLE AREA		3,274	100%
MASONRY (BRICK 'A')		3,074	94%
CAST STONE		200	6%

MATERIAL USAGE (%) - BLDG 'A' WEST

ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		4,042	
DOORS & WINDOWS (DEDUCTED)		859	
ACCOUNTABLE AREA		3,183	100%
MASONRY (BRICK 'A')		2,920	92%
CAST STONE		262	8%

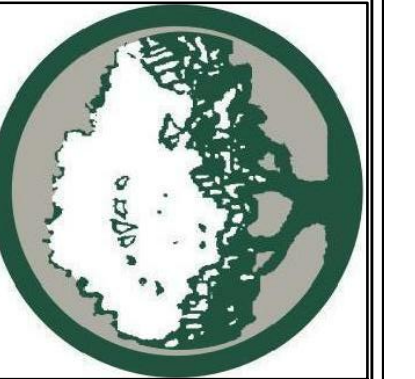
MATERIAL USAGE (%) - BLDG 'B' NORTH

ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		391	
DOORS & WINDOWS (DEDUCTED)		25	
ACCOUNTABLE AREA		366	100%
MASONRY (BRICK 'A')		357	98%
CAST STONE		9	2%



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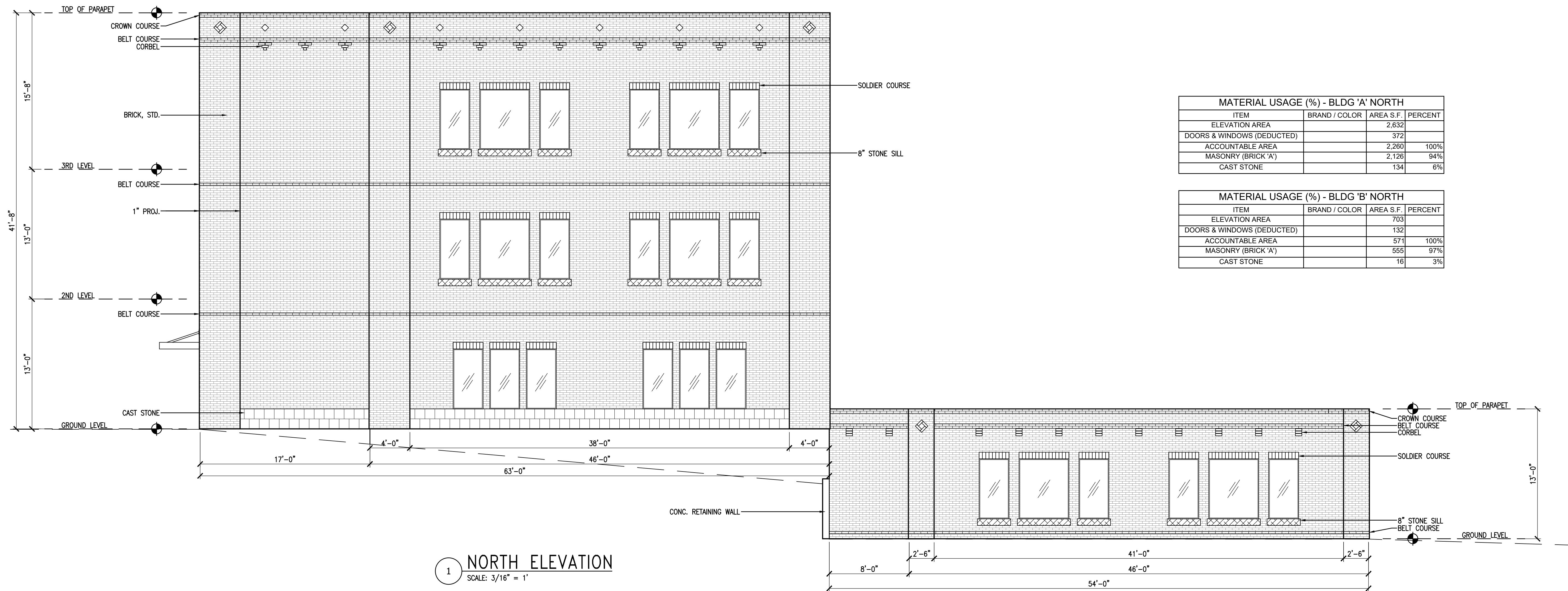
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DRAWING NAME:
ELEVATION NORTH & SOUTH

#####

ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		2,632	
DOORS & WINDOWS (DEDUCTED)		372	
ACCOUNTABLE AREA		2,260	100%
MASONRY (BRICK 'A')		2,126	94%
CAST STONE		134	6%

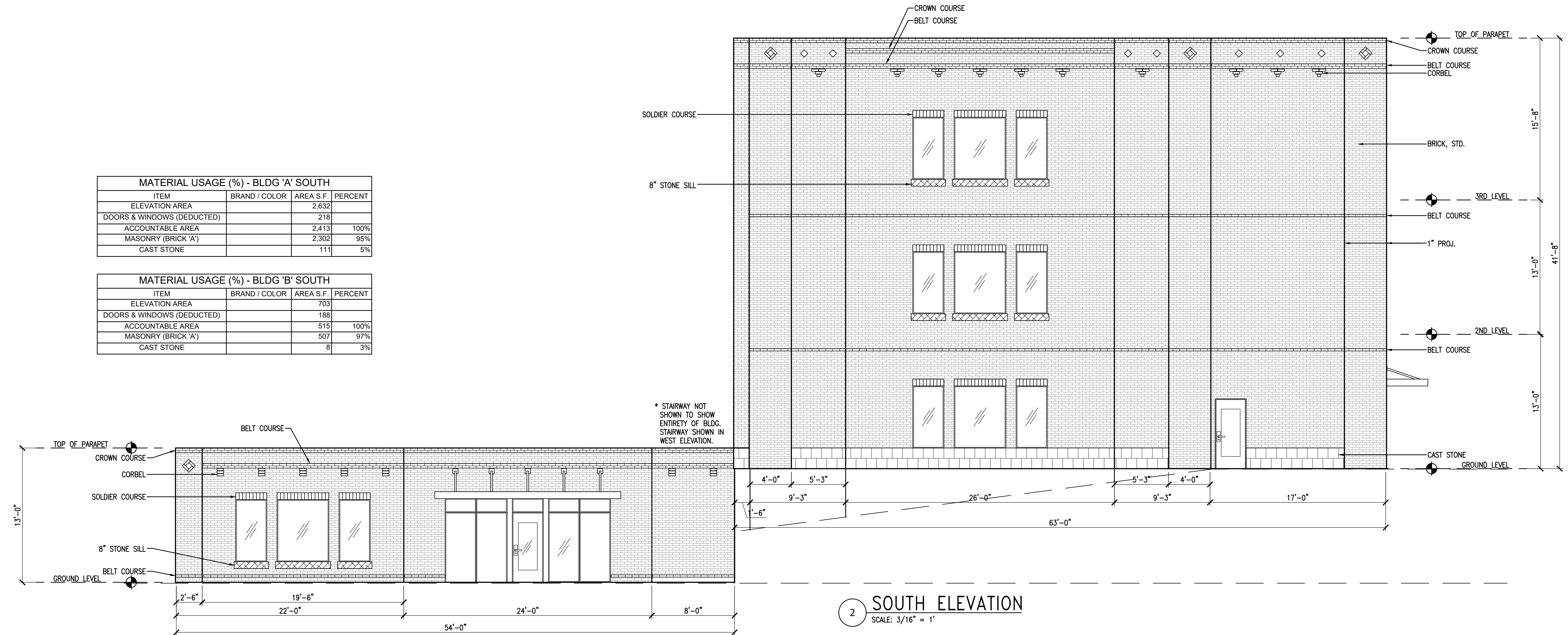
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		703	
DOORS & WINDOWS (DEDUCTED)		132	
ACCOUNTABLE AREA		571	100%
MASONRY (BRICK 'A')		555	97%
CAST STONE		16	3%



1 NORTH ELEVATION
 SCALE: 3/16" = 1'

ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		2,632	
DOORS & WINDOWS (DEDUCTED)		218	
ACCOUNTABLE AREA		2,413	100%
MASONRY (BRICK 'A')		2,302	95%
CAST STONE		111	5%

ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		703	
DOORS & WINDOWS (DEDUCTED)		188	
ACCOUNTABLE AREA		515	100%
MASONRY (BRICK 'A')		507	97%
CAST STONE		8	3%



2 SOUTH ELEVATION
 SCALE: 3/16" = 1'