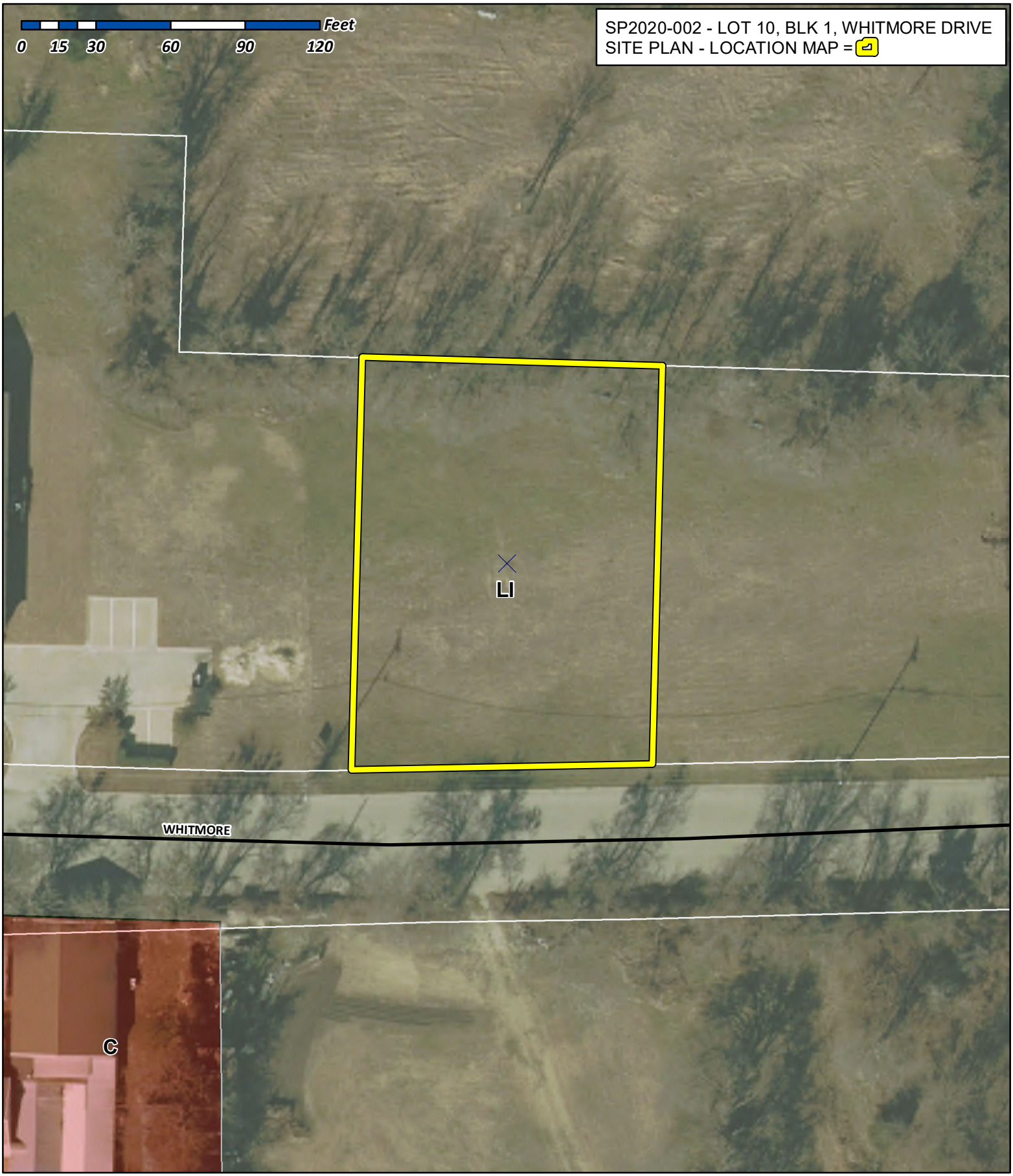
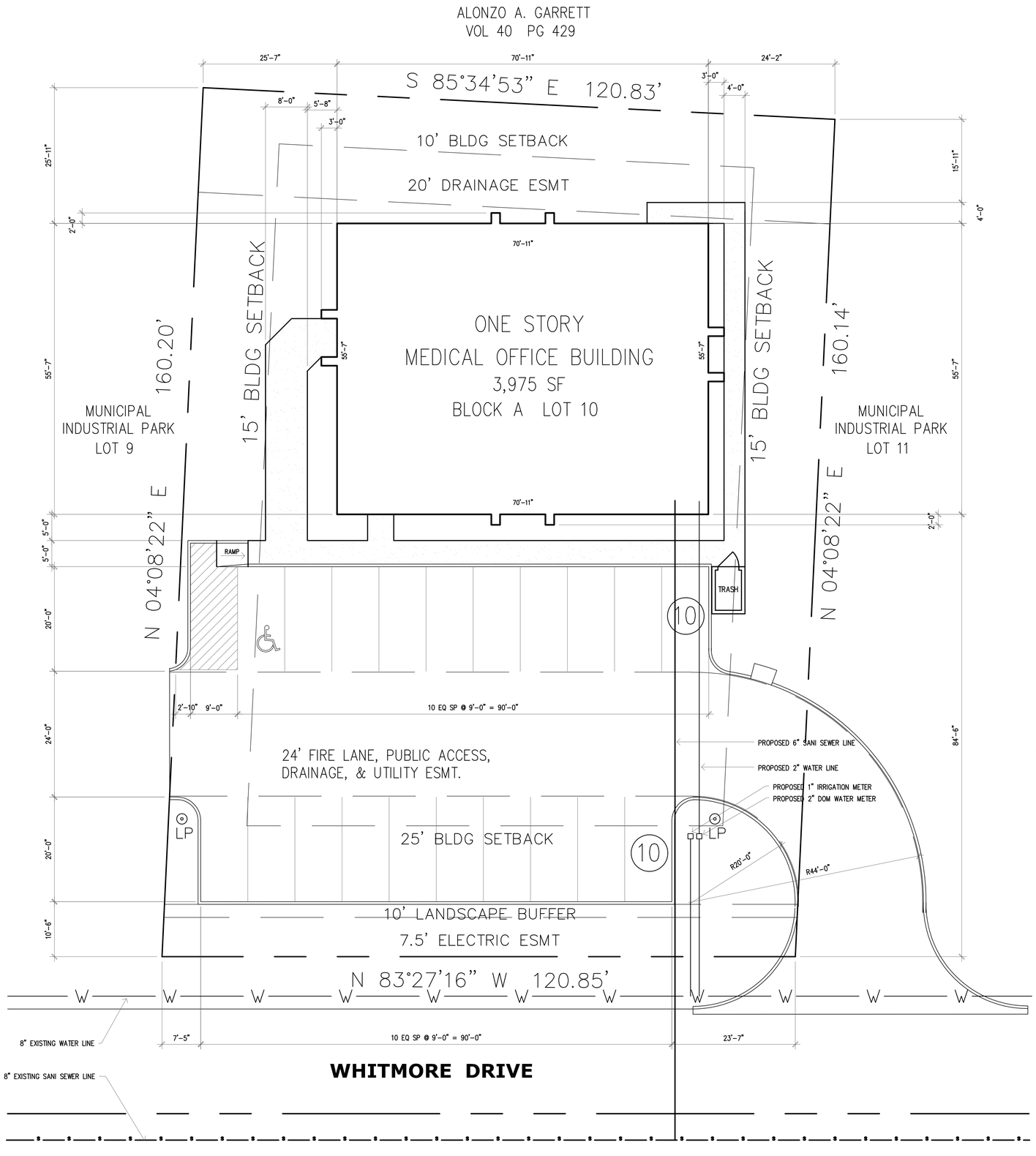


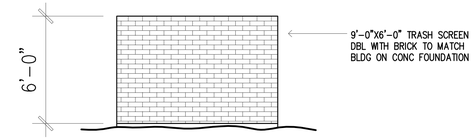
City of Rockwall

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.

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.





SCREEN DETAIL

$\frac{1}{4}$"=1'-0"

ABSTRACT NO. 9 – WILLIAM BLEVINS SURVEY

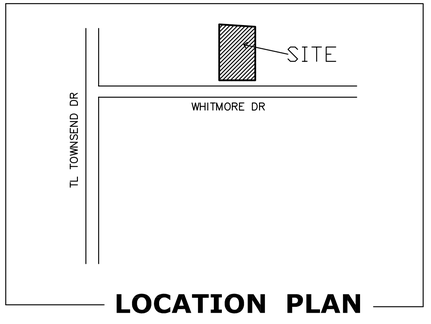
1. ZONING: L I
2. PROPOSED USE: MEDICAL OFFICE
3. PROPERTY AREA (GROSS): 19,602 SF 0.45 AC
4. BUILDING AREA: 3,975 SF
5. BUILDING HEIGHT: ONE STORY – 21'–6"
6. LOT COVERAGE: 1.8% F.A.R. = 0.002:1
7. PARKING REQUIRED: 1 SPACE/200 = 20 SPACES REQUIRED
8. HANDICAP REQUIRED 1 ACCESSIBLE IN 0–25 SPACES 1 PROVIDED
9. TOTAL PARKING PROVIDED: 20 SPACES
10. TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: 11,998 SF

NOTE: ALL DIMENSIONS ARE TO FACE OF CURB
ALL SIDEWALKS SHALL BE 3,000 PSI CONC
MIN 5.5 SACK MIX.
ALL RADII ARE 4'–6" U.N.O.
ANY DISCREPANCIES BETWEEN THE PLAN &
THE CIVIL ENGINEER'S PLANS SHALL DEFER
TO THE CIVIL ENGINEERING.

NOTE: DUMPSTER PAVING AND FIRE LANE PAVING
TO BE 3600 PSI CONCRETE 6.5 SACK MIX

0 5 10 20
SCALE IN FEET

NORTH



LOCATION PLAN

MUNICIPAL INDUSTRIAL PARK
BEING A 0.45 AC. TRACT OF LAND SITUATED IN THE
MUNICIPAL INDUSTRIAL PARK LOT 10 BLOCK A
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
EVA MACKEY
112 CHATFIELD DR
ROCKWALL, TEXAS 75087

CASE #SP2020-000

PRICING & CONSTRUCTION
GENERAL NOTES:

1. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO INDICATE EACH AND EVERY FITTING, OFFSET, OR OTHER APPURTENANCE NECESSARY TO COMPLETE THE SYSTEM.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE DOCUMENTS AND INCLUDE ALL NECESSARY ITEMS TO PROVIDE A COMPLETE OPERATIONAL SYSTEM.
3. ANY DISCREPANCIES NOTED BY THE CONTRACTOR SHALL BE BROUGHT TO THE ATTENTIONS OF THE ARCHITECT (IN WRITING) BEFORE BIDDING THIS PROJECT.
4. AFTER BIDS ARE TURNED IN, THE CONTRACTOR SHALL COMPLETE THE SYSTEMS AT NO ADDITIONAL COST.
5. PLUMBING, MECHANICAL, AND ELECTRICAL SUBCONTRACTORS ARE RESPONSIBLE FOR COORDINATING ALL COMPONENTS TO INSURE COMPLETE AND WORKING SYSTEMS EACH SUBCONTRACTOR SHALL REVIEW ALL DRAWINGS FOR COMPLIANCE.
6. THE ARCHITECT WILL BE RESPONSIBLE TO DETERMINE WHICH TRADE SHALL PROVIDE AND INSTALL ANY COMPONENTS MISSED FOR WORKING SYSTEMS AS NEEDED.

© COPYRIGHT 2019 MERSHAWN ARCHITECTS, INC.
NO PRINTING OR COPING IS ALLOWED
WITHOUT PERMISSION FROM MERSHAWN.

MEDICAL COMMERCIAL
CHURCHES
RESIDENTIAL RESTAURANTS
INSTITUTIONAL
MERSHAWN ARCHITECTS
1520 E INTERSTATE 30
ROCKWALL, TEXAS 75087
PHONE: 469-745-1701

No.	Date	Revision	By

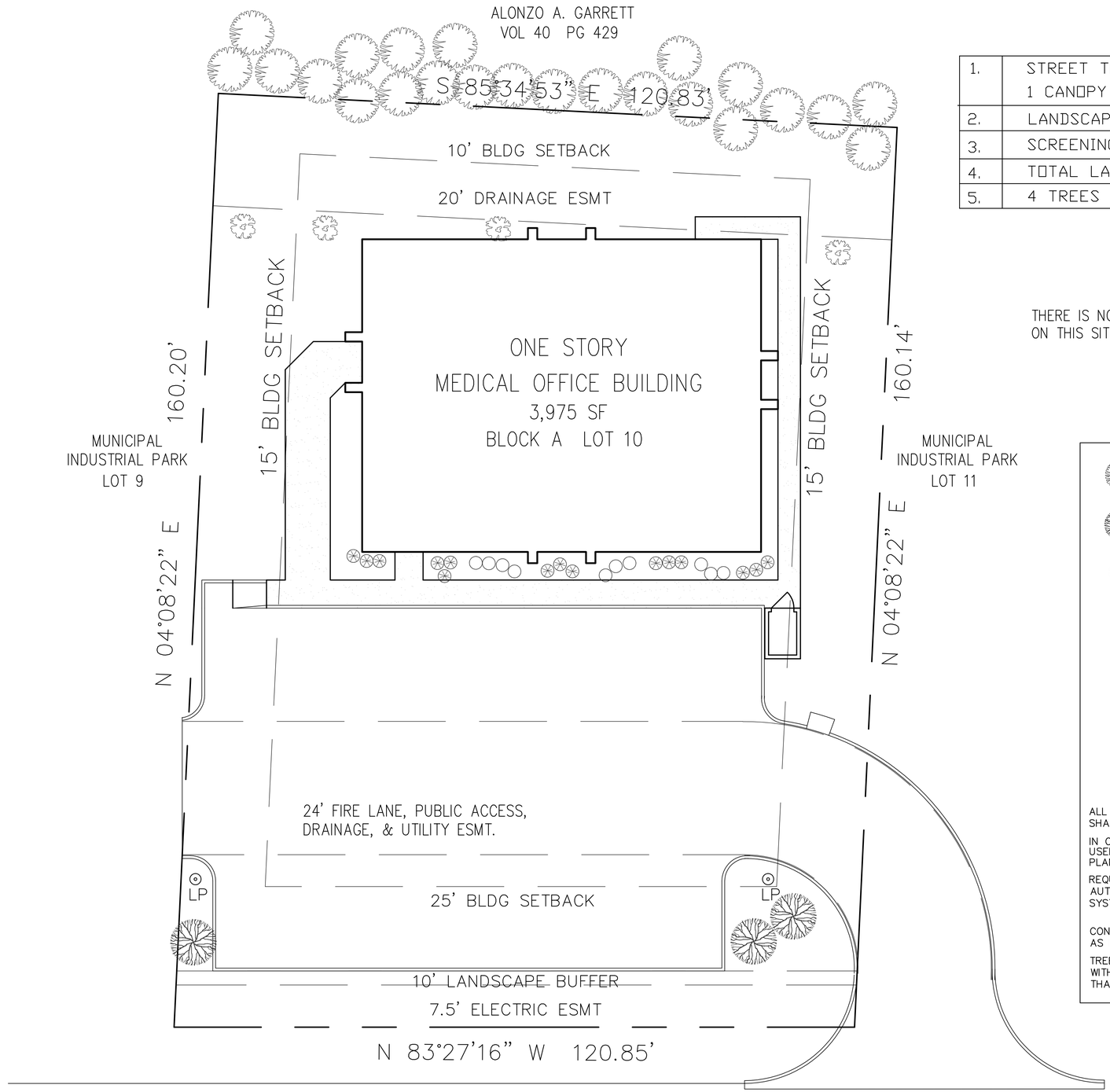
TOWNSEND MEDICAL OFFICE
ROCKWALL, TEXAS

SITE PLAN

Scale:	1" = 10'-0"
Date:	MM/DD/YY
Project No.:	191203
Designed:	GW
Drawn:	GW
Checked:	WM

SHEET
A1
OF

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



		REQUIRED	PROVIDED
1.	STREET TREES 1 CANOPY PER 50' LINEAR OF R.O.W.	3	3
2.	LANDSCAPE BUFFER	10'	10'
3.	SCREENING OF OFF STREET PARKING	NO	NO
4.	TOTAL LANDSCAPE AREA 10% REQUIRED	1,960 SF	7,604 SF
5.	4 TREES REQUIRED AT REAR OF PROPERTY	4	4

THERE IS NO MITIGATION
ON THIS SITE

ABSTRACT NO. 9 – WILLIAM BLEVINS SURVEY

1. ZONING: L I
2. PROPOSED USE: MEDICAL OFFICE
3. PROPERTY AREA (GROSS): 19,602 SF 0.45 AC
4. BUILDING AREA: 3,975 SF
5. BUILDING HEIGHT: ONE STORY – 21'–6"
6. LOT COVERAGE: 1.8% F.A.R. = 0.002:1
7. PARKING REQUIRED: 1 SPACE/200 = 20 SPACES REQUIRED
8. HANDICAP REQUIRED 1 ACCESSIBLE IN 0–25 SPACES 1 PROVIDED
9. TOTAL PARKING PROVIDED: 20 SPACES
10. TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: 11,998 SF

EXISTING TREE TO REMAIN
REFER TO TREE MITIGATION PLAN

LIVE OAKS (6)
INSTALLED WITH A MIN. 4"
CALIPER

RED BUD (4)
4' HIGH @ INSTALLATION

INDIAN HAWTHORNE (34)
PLANTS SHALL BE A MINIMUM
OF 5–GALLONS & SHALL
CREATE A MINIMUM 2' TALL SCREEN
WITHIN TWO YEARS OF PLANTING.
SHALL BE PLANTED @ 36" O.C.

BOXWOOD BUSH (17)
PLANTS SHALL BE A MINIMUM
OF 5–GALLONS & SHALL
CREATE A MINIMUM 2' TALL SCREEN
WITHIN TWO YEARS OF PLANTING.
SHALL BE PLANTED @ 36" O.C.

ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE HYDROMULCHED, BERMUDA.

IN ORDER TO MEET BUDGET TREES SPECIFIED MAY NOT BE USED OTHER TREES FROM THE APPROVED CITY OF ROCKWALL PLANT LIST MAY BE SUITABLE FOR SUBSTITUTION.

REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. SYSTEM SHALL HAVE FREEZE GUARD AND RAINSTAT.

CONTRACTOR SHALL SUPPLY SLEEVES AS NEEDED FOR IRRIGATION.

TREES AND PLANTS SHALL BE PLANTED NO CLOSER THAN WITHIN 4' OF CURB AT PARKING SPACES AND NO CLOSER THAN 5' FROM ANY WATER, SEWER, OR STORM SEWER LINES.

0 5 10 20
SCALE IN FEET

NORTH

PRICING & CONSTRUCTION GENERAL NOTES:

1. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO INDICATE EACH AND EVERY FITTING, OFFSET, OR OTHER APPURTENANCE NECESSARY TO COMPLETE THE SYSTEM.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE DOCUMENTS AND INCLUDE ALL NECESSARY ITEMS TO PROVIDE A COMPLETE OPERATIONAL SYSTEM.
3. ANY DISCREPANCIES NOTED BY THE CONTRACTOR SHALL BE BROUGHT TO THE ATTENTIONS OF THE ARCHITECT (IN WRITING) BEFORE BIDDING THIS PROJECT.
4. AFTER BIDS ARE TURNED IN, THE CONTRACTOR SHALL COMPLETE THE SYSTEMS AT NO ADDITIONAL COST.
5. PLUMBING, MECHANICAL, AND ELECTRICAL SUBCONTRACTORS ARE RESPONSIBLE FOR COORDINATING ALL COMPONENTS TO INSURE COMPLETE AND WORKING SYSTEMS EACH SUBCONTRACTOR SHALL REVIEW ALL DRAWINGS FOR COMPLIANCE.
6. THE ARCHITECT WILL BE RESPONSIBLE TO DETERMINE WHICH TRADE SHALL PROVIDE AND INSTALL ANY COMPONENTS MISSED FOR WORKING SYSTEMS AS NEEDED.

MUNICIPAL INDUSTRIAL PARK
BEING A 0.45 AC. TRACT OF LAND SITUATED IN THE MUNICIPAL INDUSTRIAL PARK LOT 10 BLOCK A IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
EVA MACKEY
112 CHATFIELD DR
ROCKWALL, TEXAS 75087

CASE #SP2020–000

© COPYRIGHT 2019 MERSHAWN ARCHITECTS, INC.
NO PRINTING OR COPING IS ALLOWED
WITHOUT PERMISSION FROM MERSHAWN.

MERSHAWN ARCHITECTS
MEDICAL COMMERCIAL RESIDENTIAL RESTAURANTS
CHURCHES INSTITUTIONAL
1520 E. INTERSTATE 30
ROCKWALL, TEXAS 75087
PHONE: 469–745–1701

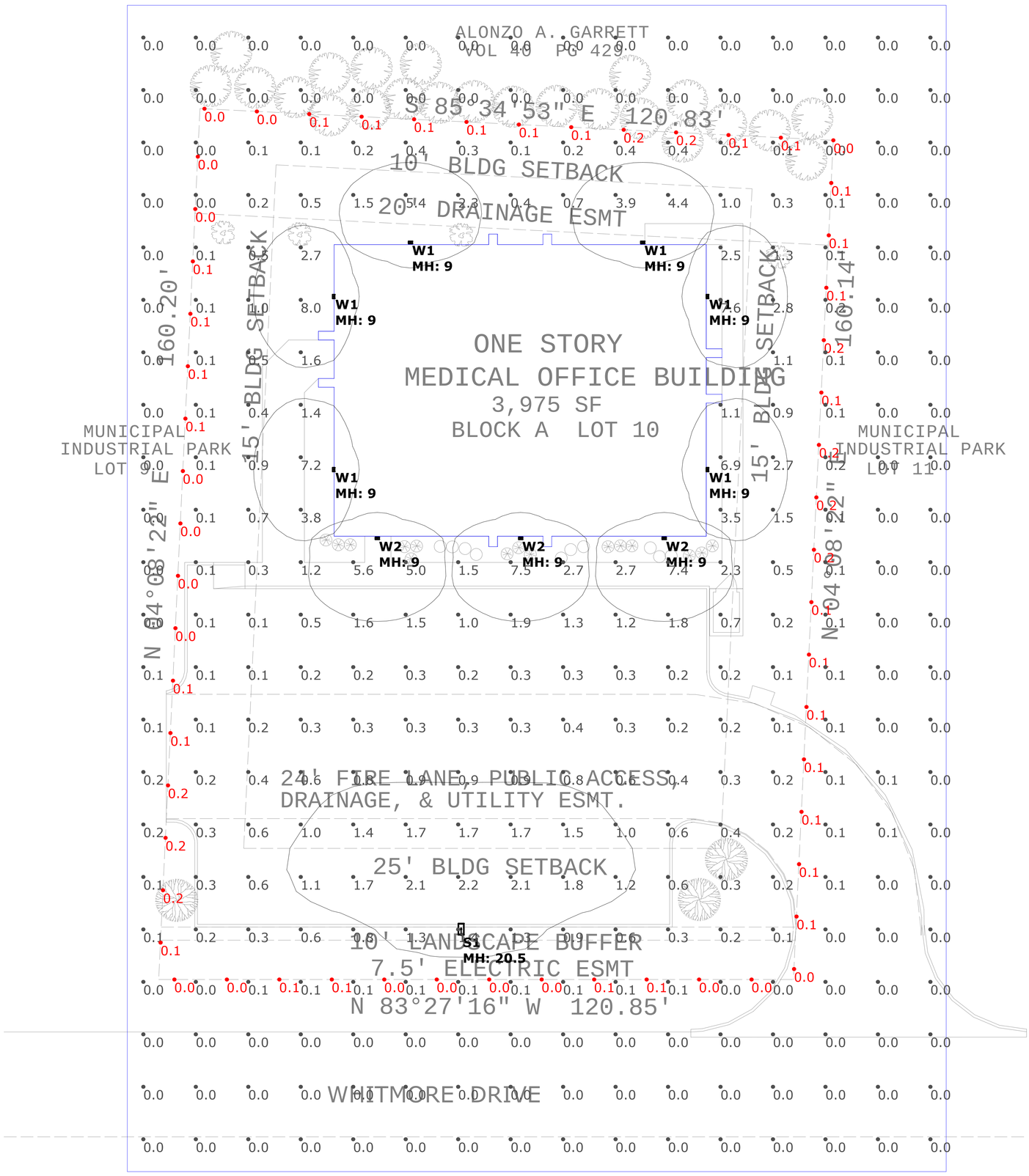
No.	Date	Revision	By

TOWNSEND MEDICAL OFFICE
ROCKWALL, TEXAS

LANDSCAPE PLAN

Scale:	1" = 10'–0"
Date:	MM/DD/YY
Project No.:	191203
Designed:	GW
Drawn:	GW
Checked:	WM

SHEET L1 OF 1



Luminaire Schedule							
Symbol	Type	Qty	Manufacturer / Catalog Number	Total Lumen Output	Total Input Watts	Light Lost Factor	User Defined Factor
	S1	1	LITHONIA DSX0 LED P2 40K BLC MVOLT MOUNTING FINISH / 18' POLE ON 30IN BASE	4925	49	1.000	1.000
	W1	6	LITHONIA WDGE1 LED P2 40K 80CRI VW VOLTAGE MOUNTING	1983	15.02	1.000	1.000
	W2	3	LITHONIA WDGE1 LED P2 40K 80CRI VF VOLTAGE MOUNTING	1979	15.02	1.000	1.000

Calculation Summary						
Calculation Grid Location	Calc. Height (Ft.)	Units	Avg	Max	Min	Avg/Min
GRADE_Planar	0	Fc	0.59	8.0	0.0	N.A.
PROPERTY LINE	N.A	Fc	0.08	0.2	0.0	N.A.

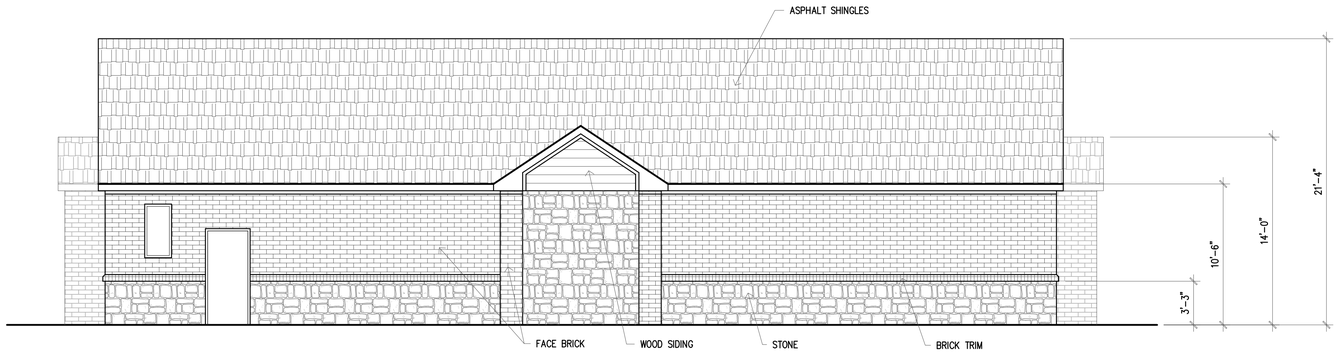
Notes:
1. Surface reflectances: Vertical/Horizontal - 50/20.
2. Calculation values are at height indicated in summary table.
3. Mounting heights are designated on drawing with "MH."
4. Luminaire description does not necessarily reflect specification model number. Contact salesperson for verification.
5. Sylvania lamp data used unless otherwise noted. LED luminaires use integrated photometric lamp data provided by manufacturer.
6. Lighting power density is calculated based on estimated ballast/driver energy consumption. Engineer to verify.
7. For lumen output of scaled luminaires, multiply Total Lumen Output by User Defined Factor.

PROJECT: TOWNSEND MEDICAL OFFICE
SALESPERSON: BRYAN JOHNSON
SCALE: 1" = 10'-0"
CALC BY: SA
FILE: 200106_TOWNSEND MEDICAL OFFICE_V1

2020-01-06

Architectural Lighting Alliance
101 Turtle Creek Blvd. Dallas TX 75207
O 214-658-9000 | F 214-658-9002
www.alatx.com

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



SOUTH ELEVATION

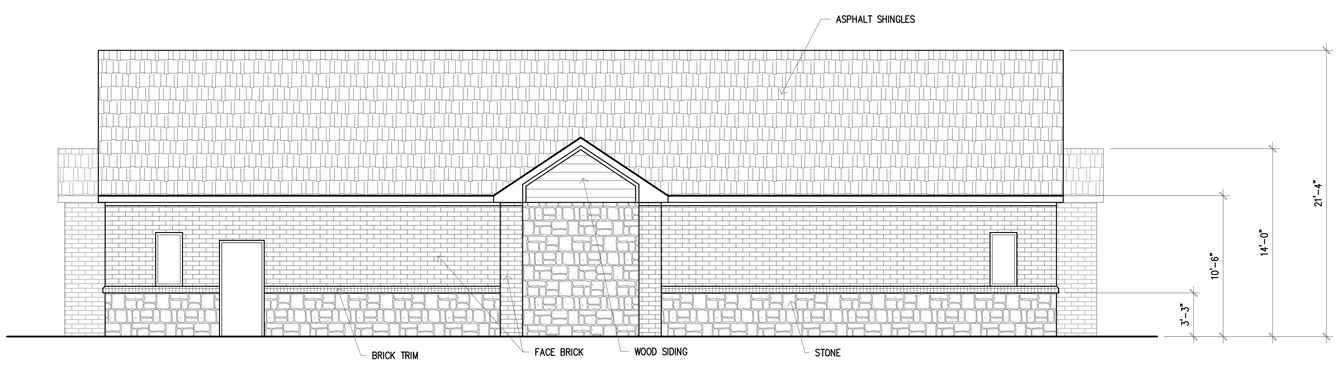
38% STONE 3% WOOD SIDING 59% BRICK

EAST ELEVATION

21% STONE 2% WOOD SIDING 77% BRICK

WEST ELEVATION

25% STONE 2% WOOD SIDING 73% BRICK



NORTH ELEVATION

38% STONE 3% WOOD SIDING 59% BRICK

PRICING & CONSTRUCTION GENERAL NOTES:

1. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO INDICATE EACH AND EVERY FITTING, OFFSET, OR OTHER APPURTENANCE NECESSARY TO COMPLETE THE SYSTEM.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE DOCUMENTS AND INCLUDE ALL NECESSARY ITEMS TO PROVIDE A COMPLETE OPERATIONAL SYSTEM.
3. ANY DISCREPANCIES NOTED BY THE CONTRACTOR SHALL BE BROUGHT TO THE ATTENTIONS OF THE ARCHITECT (IN WRITING) BEFORE BIDDING THIS PROJECT.
4. AFTER BIDS ARE TURNED IN, THE CONTRACTOR SHALL COMPLETE THE SYSTEMS AT NO ADDITIONAL COST.
5. PLUMBING, MECHANICAL, AND ELECTRICAL SUBCONTRACTORS ARE RESPONSIBLE FOR COORDINATING ALL COMPONENTS TO INSURE COMPLETE AND WORKING SYSTEMS EACH SUBCONTRACTOR SHALL REVIEW ALL DRAWINGS FOR COMPLIANCE.
6. THE ARCHITECT WILL BE RESPONSIBLE TO DETERMINE WHICH TRADE SHALL PROVIDE AND INSTALL ANY COMPONENTS MISSED FOR WORKING SYSTEMS AS NEEDED.

OWNER
EVA MACKEY
112 CHATFIELD DR
ROCKWALL, TEXAS 75087

CASE #SP2020-000

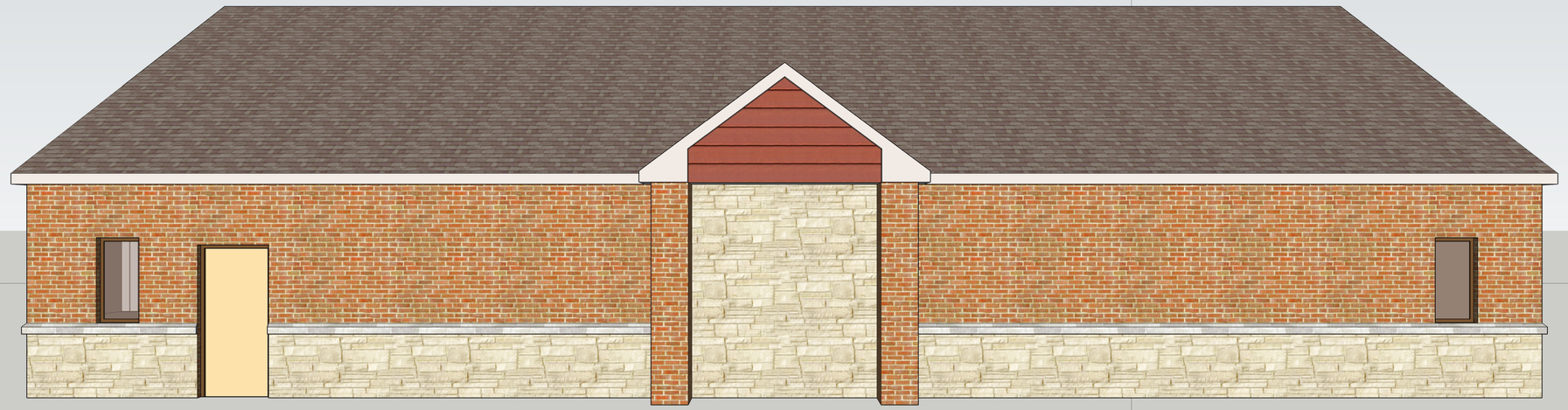
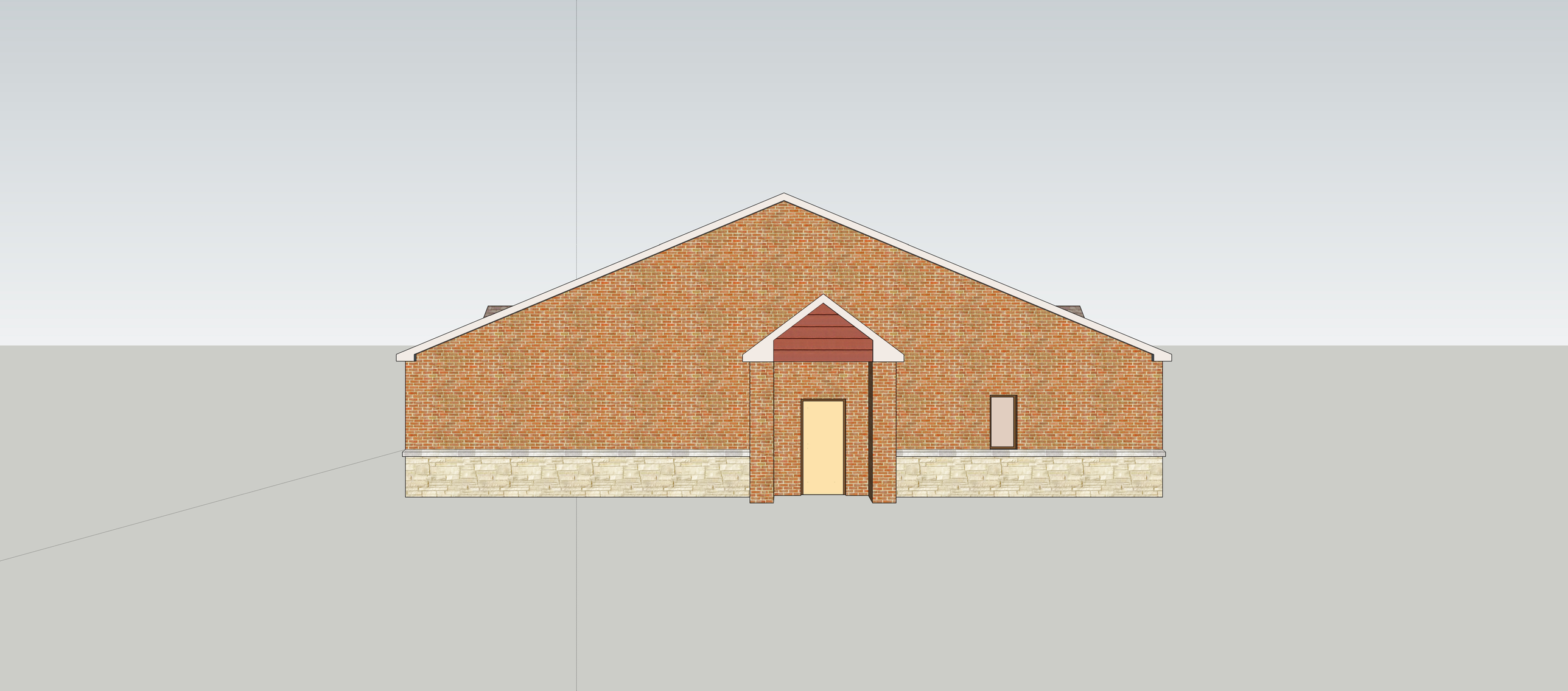
© COPYRIGHT 2019 MERSHAWN ARCHITECTS, INC.
NO PRINTING OR COPING IS ALLOWED
WITHOUT PERMISSION FROM MERSHAWN.

MEDICAL COMMERCIAL
CHURCHES
RESIDENTIAL RESTAURANTS
INSTITUTIONAL
MERSHAWN ARCHITECTS
1520 E. INTERSTATE 30
ROCKWALL, TEXAS 75087
PHONE: 469-745-1701

No.	Date	Revision	By

TOWNSEND MEDICAL OFFICE
ROCKWALL, TEXAS

EXTERIOR ELEVATIONS

Scale:	3/16" = 1'-0"
Date:	12/17/19
Project No.:	191203
Designed:	GW
Drawn:	GW
Checked:	WM

SHEET
A3
OF