

## City of Rockwall Project Plan Review History

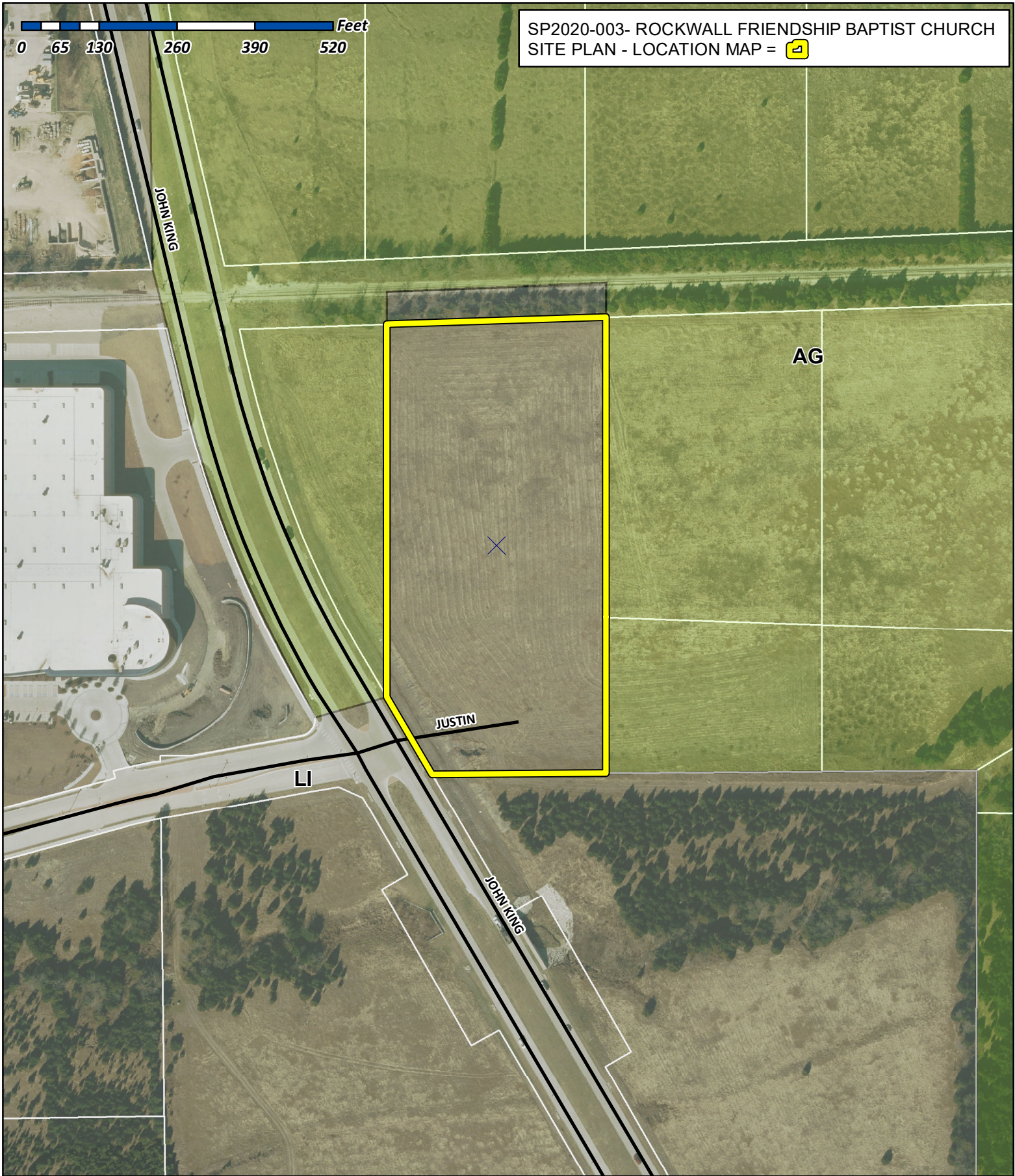


<b>Project Number</b>	SP2020-003	<b>Owner</b>	REV SHANON THOMAS, PASTOR			<b>Applied</b>	2/20/2020	AG
<b>Project Name</b>	Rockwall Friendship Baptist Church	<b>Applicant</b>	Shanon Thomas			<b>Approved</b>		
<b>Type</b>	SITE PLAN					<b>Closed</b>		
<b>Subtype</b>	AMENDING					<b>Expired</b>		
<b>Status</b>	Staff Review					<b>Status</b>		
<b>Site Address</b>		<b>City, State Zip</b>						
AIRPORT RD		ROCKWALL, TX 75087						
<b>Subdivision</b>		<b>Tract</b>	<b>Block</b>	<b>Lot No</b>	<b>Parcel No</b>	<b>General Plan</b>		
		2-4		2-4	0102-0000-0002-04-0R			

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	2/20/2020	2/27/2020				
ENGINEERING	Sarah Johnston	2/20/2020	2/27/2020	2/21/2020	1	APPROVED	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
<p>(2/21/2020 11:45 AM SJ)</p> <ul style="list-style-type: none"> <li>I - Minimum 20' wide easements. Water line to be centered in easement with 10' of easement on either side of the line.</li> <li>I - Dumpster to drain to an oil/water separator.</li> <li>I - 12" water line to be installed along John King and tie into Airport Rd Water line to be in 20' easement, not the ROW.</li> <li>I - No sand allowed under paving.</li> <li>I - Drainage culvert to be out of TXDOT ROW.</li> <li>I - Fire Hydrant to have 10' parking island for safety.</li> <li>I - 4:1 maximum slope.</li> <li>I - Monument sign can't be in the detention easement.</li> <li>I - Each of the storm outfalls must have a 1% sloped concrete flume to prevent erosion This flume will connect the outfall to the next intake</li> <li>I - No grate inlets allowed</li> <li>I - Median in Justin Road to be stamped and stained in the truck</li> <li>I - Must have 20' offsite sewer easement for the connection</li> <li>I - Water line can't be in City property.</li> <li>I - All parking against the building to be 20'x9'.</li> <li>I - All fire hydrants to be placed 5' back from the curb.</li>   <li>I - 4% Engineering fees</li> <li>I - Engineering review fees apply.</li> <li>I - Impact fees</li> <li>I - Walls 3' and over must be engineered.</li> <li>I - All retaining walls to be rock or stone face No smooth concrete walls.</li> <li>I - No utilities in Detention Must have 2' of freeboard from the 100-year water surface to the detention easement</li> <li>I - Utilities to have 10' Easement on both sides of the line</li> <li>I - Min 20' easements</li> <li>I - No structures or utilities in detention easement</li> <li>I - Must build Justin Rd.</li> <li>I - TxDOT permit for John King utilities</li> <li>I - Off-site esmts required for sewer</li> <li>I - Sidewalk along Justin</li> <li>I - Show dedication of rows for Justin</li> <li>I - Show dedication (future) of row for TxDOT Plans for John King No detention allowed in future row of John King</li> <li>I - Need Note: Dimensions are to face curb or edge of paving? (unless stated)</li> <li>I - Must meet all City Standards of Design and Construction</li>   <li>I - Landscaping: No trees are allowed to be within 5' of any utility.</li> </ul>						
FIRE	Ariana Hargrove	2/20/2020	2/27/2020			
GIS	Lance Singleton	2/20/2020	2/27/2020			
PLANNING	Korey Brooks	2/20/2020	2/27/2020	2/21/2020	1 COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
SP2020-003; Amended Site Plan for Friendship Baptist Church						
Please address the following comments (M= Mandatory Comments; I = Informational Comments)						
I.1 This is a request by Shannon Thomas of Rockwall Friendship Baptist Church for the approval of an Amending Site Plan for a church on a 6.03-acre tract of land being identified as Tract 2-4 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located east of the intersection of Justin Road and John King Boulevard						
I.2 For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.						
M.3 For reference, include the case number (SP2020-003) in the lower right-hand corner of all pages on future submittals.						
I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC).						
M.5 In order to constitute a complete submittal all applications are required to provide the following elements [1] Site Plan, [2] Landscape Plan, [3] Building Elevations. This application is considered to be complete.						
M.6 Please note that all comments will be provided by February 24, 2020.						
I.7 Please note that failure to address all comments provided by staff by 5:00 PM on March 3, 2020 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal and a new application and fee will be required to resubmit the case.						
I.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on March 3, 2020; The Planning and Zoning Worksession is February 25, 2020 and the Planning & Zoning Meeting is March 10, 2020. The City Council Meetings are March 16, 2020 and April 6, 2020.						



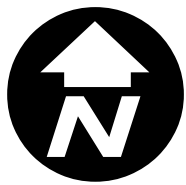
SP2020-003- ROCKWALL FRIENDSHIP BAPTIST CHURCH  
 SITE PLAN - LOCATION MAP =

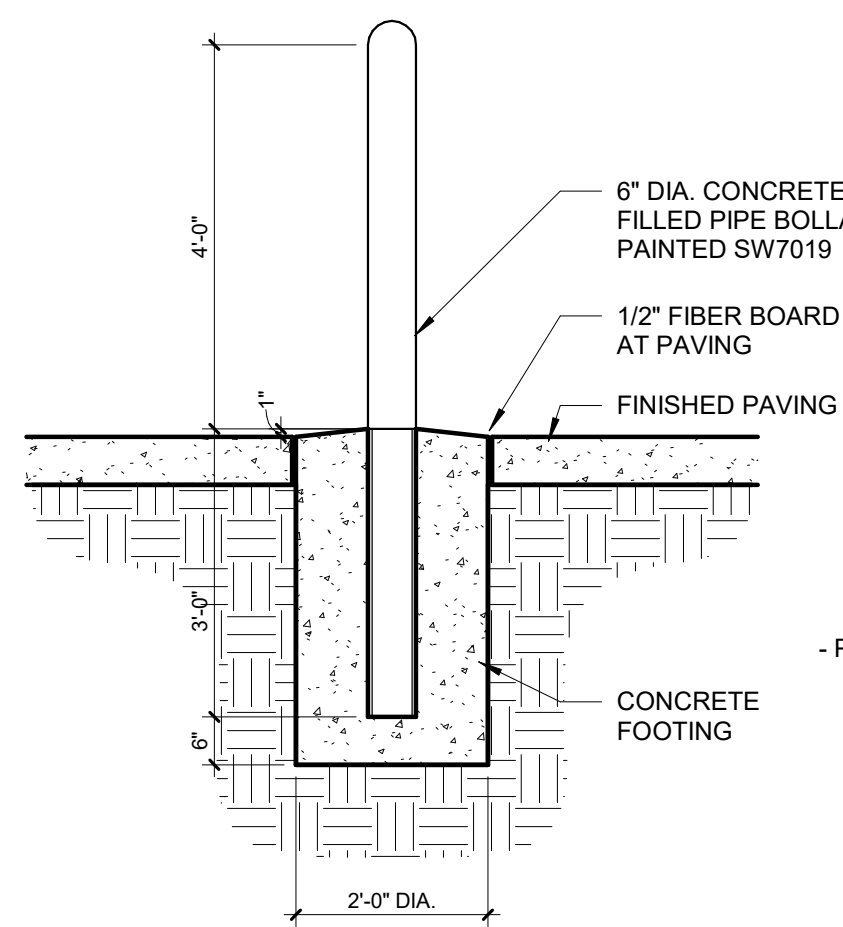


# City of Rockwall

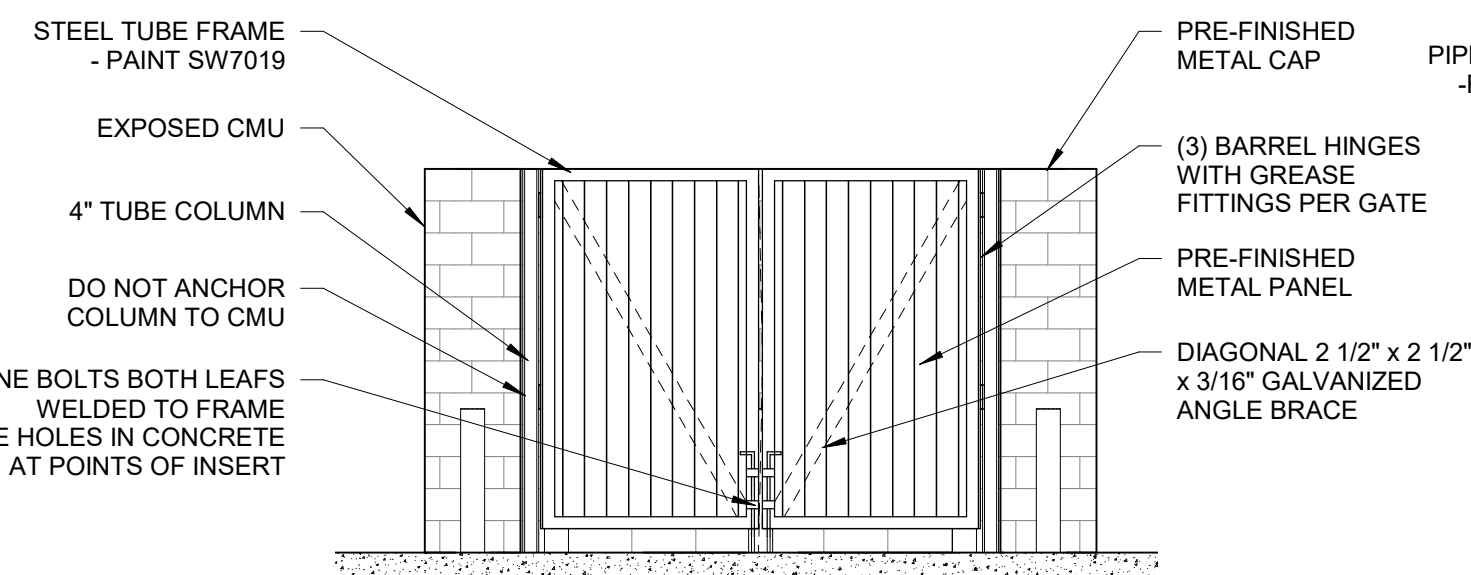
Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75032  
 (P): (972) 771-7745  
 (W): www.rockwall.com

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.

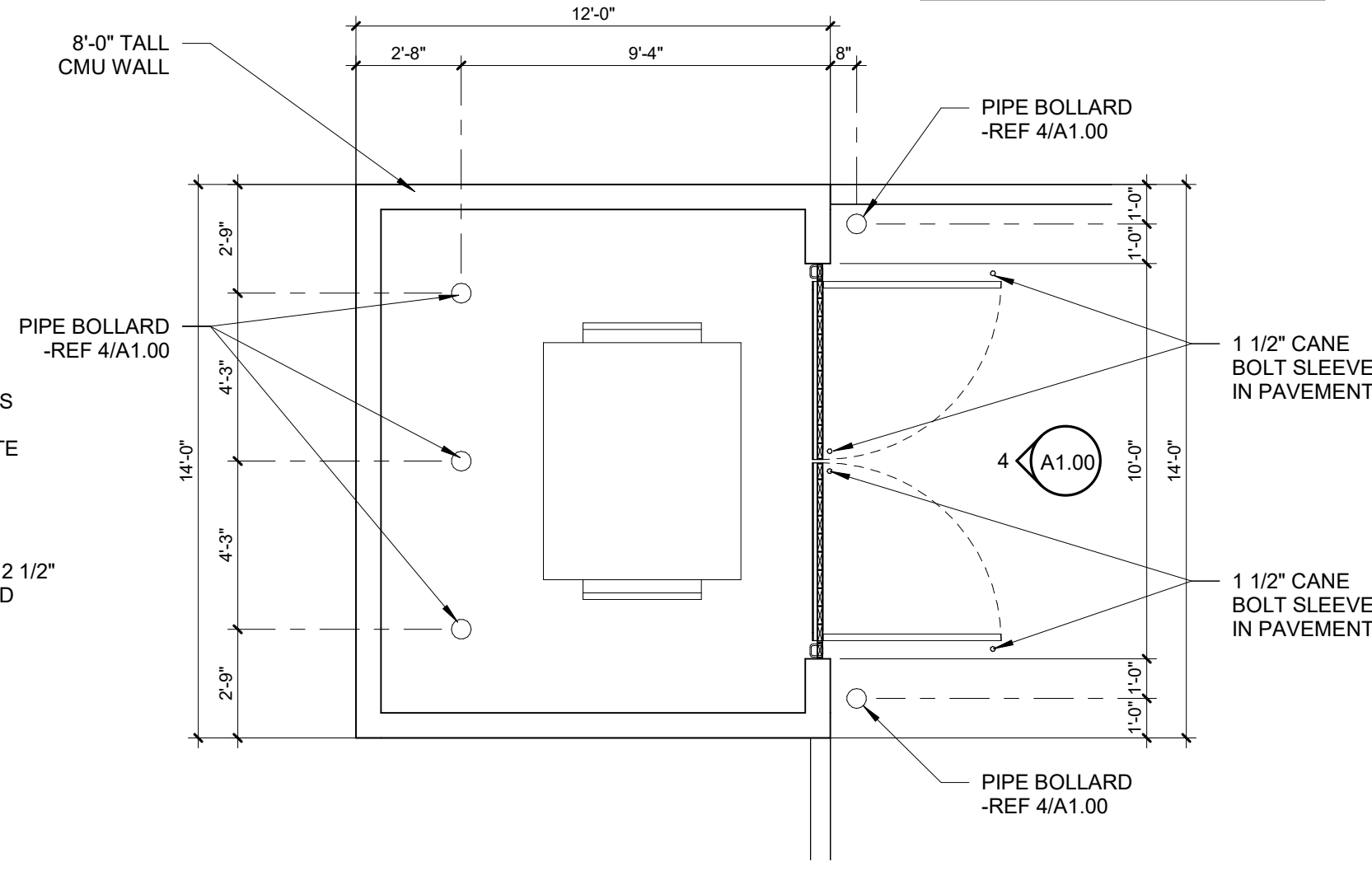




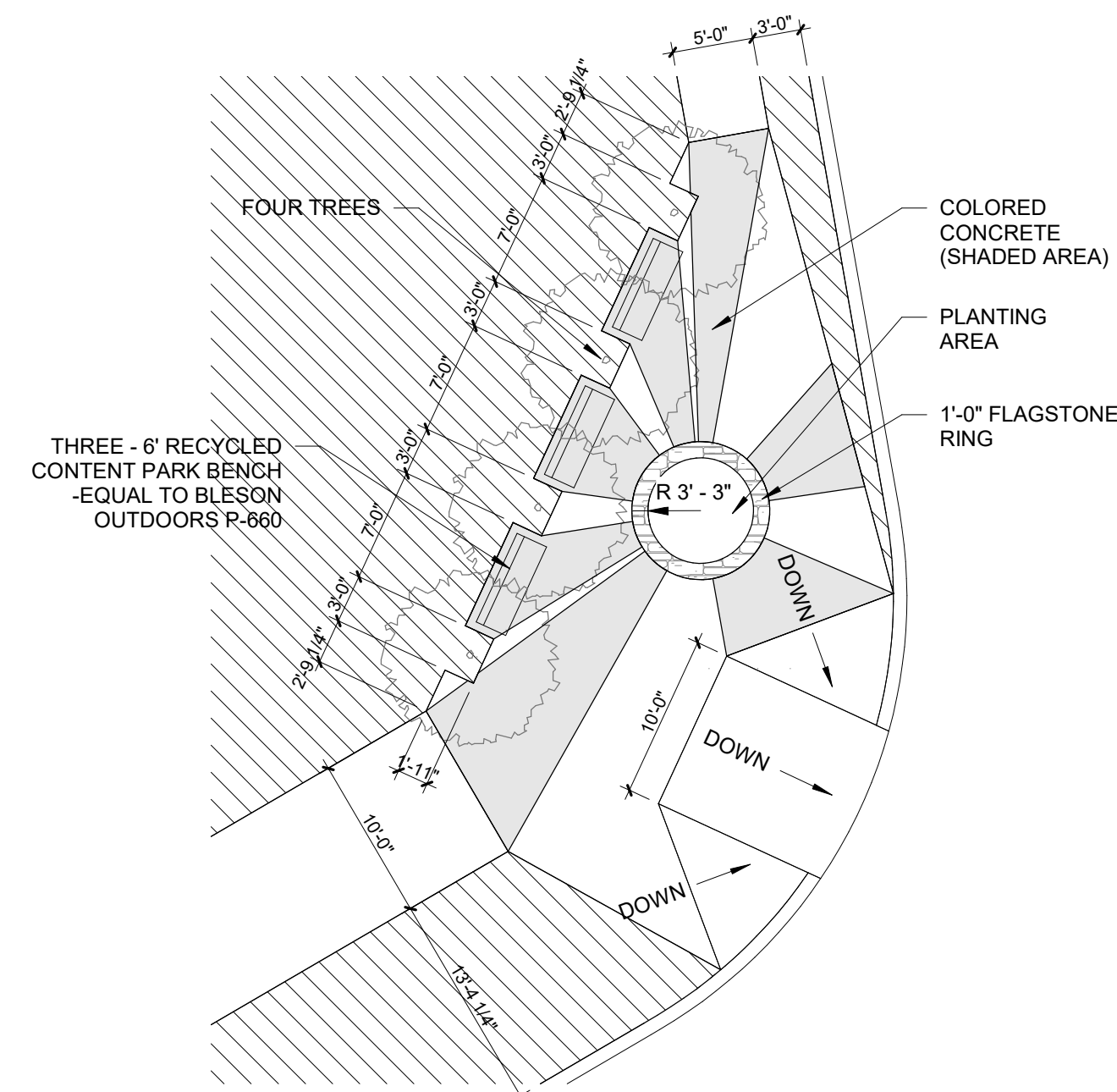
**BOLLARD DETAIL | 5**  
SCALE: 1/2" = 1'-0" A1.00



**DUMPSTER ENCLOSURE ELEVATION | 4**  
SCALE: 1/4" = 1'-0" A1.00



**ENLARGED DUMPSTER ENCLOSURE | 3**  
SCALE: 1/4" = 1'-0" A1.00



**INTERSECTION ENHANCEMENT | 2**  
SCALE: 1" = 10'-0" A1.00

**PARKING CALCULATIONS**

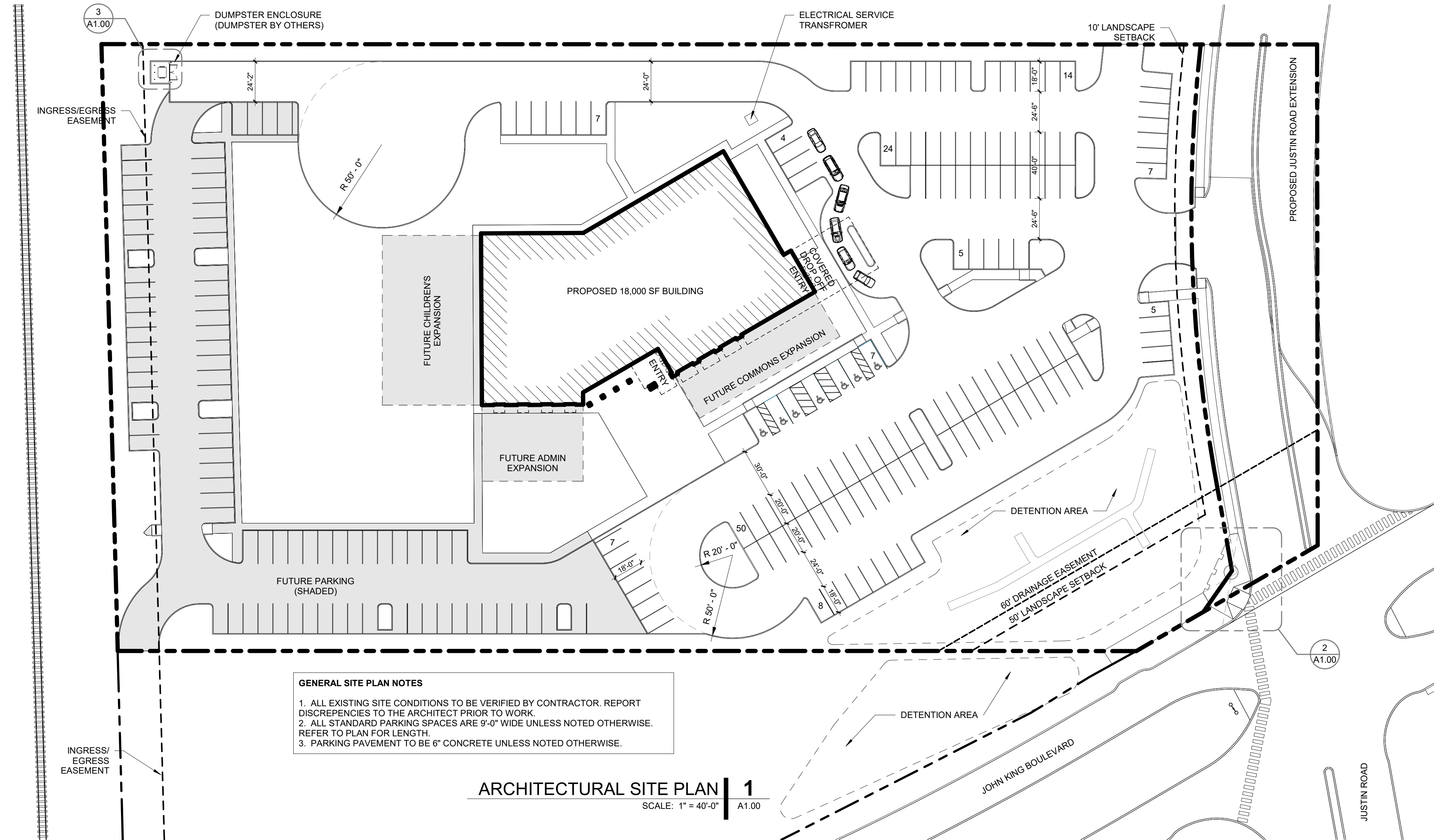
**TOTAL REQUIRED = 99 SPACES (7 HANDICAP)**

CHURCH (1 PER 4 SEAT IN SACUARY):  
357 SEATS / 4 = 89.25 (90 SPACES)

OFFICE, GENERAL (1 PER 300 SF):  
1,260 / 300 = 4.2 (5 SPACES)

SCHOOL, ELEMENTARY (1 PER 25 STUDENT):  
16 PERSON OCCUPANY LOAD IN EACH ROOM  
6 ROOMS  
16 x 6 = 96 STUDENTS  
96 / 25 = 3.84 (4 SPACES)

**TOTAL PROVIDED = 149 SPACES**



**GENERAL SITE PLAN NOTES**

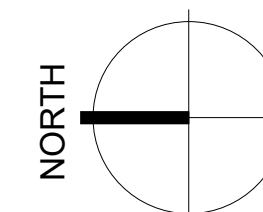
1. ALL EXISTING SITE CONDITIONS TO BE VERIFIED BY CONTRACTOR. REPORT DISCREPANCIES TO THE ARCHITECT PRIOR TO WORK.
2. ALL STANDARD PARKING SPACES ARE 9'-0" WIDE UNLESS NOTED OTHERWISE. REFER TO PLAN FOR LENGTH.
3. PARKING PAVEMENT TO BE 6" CONCRETE UNLESS NOTED OTHERWISE.

**ARCHITECTURAL SITE PLAN | 1**  
SCALE: 1" = 40'-0" A1.00

FEBRUARY 17, 2020

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Revision Schedule		
Rev. #	Revision Description	Revision Date



**OWT ARCHITECTS**

509 PECAN STREET  
SUITE 100  
FORT WORTH, TX 76102  
817.993.9844

www.owtarchitects.com

**ROCKWALL  
FRIENDSHIP  
JUSTIN ROAD CHURCH**  
ROCKWALL, TEXAS 75189

2019-012-00  
FEBRUARY 17, 2020

**ARCHITECTURAL  
SITE PLAN**

**A1.00**

# C ORDINANCE REQUIREMENT

## Mandatory Provisions

- 15' landscape buffer**  
Provided.
- Screening of off-street loading areas**  
Provided.
- Residential Adjacency**  
6' masonry fencing
- Buffer landscaping**  
1 tree per 50' linear feet
- Parking lot landscaping**  
5% required
- Open space**  
Residential Zoning
- SH 205 Overlay District**  
Planting at Buffer
- Detention Area Planning**
- Excess Planting**  
Buffer Planting
- Site trees**

SITE DATA TABLE	
SITE AREA	5.53 ACRES 240,887 SF
ZONING	L1
PROPOSED USE	CHURCH
BUILDING SIZE	18,292 SF
LOT COVERAGE	8%
FLOOR TO AREA RATIO	0.08 : 1
BUILDING HEIGHT	(1 STORY)
PARKING TABLE	
PARKING REQUIREMENTS	1 PER X 4 SEATS
PARKING REQUIRED	99 SPACES - 4 ADA
PARKING PROVIDED	231 SPACES

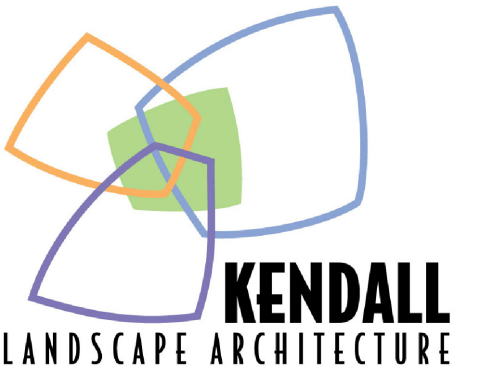
# C PLANT LISTING

ALL SIZES SHOWN ARE MINIMUM. SMALLER CONTAINERS MEETING THE SPECIFIED HEIGHT AND SPREAD WILL NOT BE ACCEPTED. IF QUANTITIES ARE SHOWN, CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES. PLAN REFERENCES GOVERN.

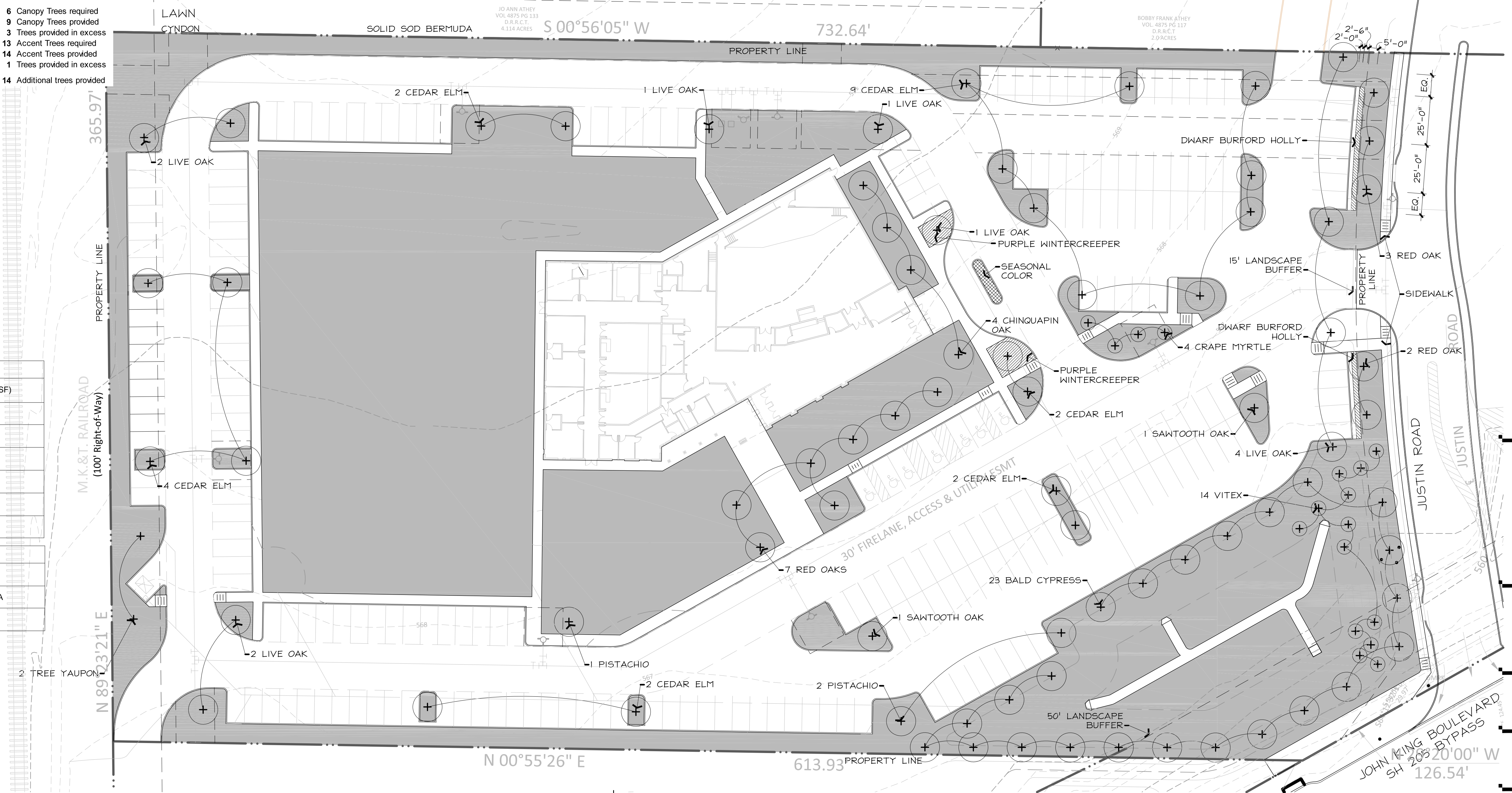
BOTANIC NAME	COMMON NAME	SIZE	DESCRIPTION
<b>LARGE TREES</b>			
QUERCUS PHELLOS	CHINQUAPIN OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.
QUERCUS SHUMARDII	SHUMARD RED OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.
QUERCUS VIRGINIANA	LIVE OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.
TAXODIUM DISTICHUM	BALD CYPRESS	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.
ULMUS CRASSIFOLIA	CEDAR ELM	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.
<b>ORNAMENTAL TREES</b>			
VITEX AGNUS-CASTUS	VITEX	65 GALLON CONTAINER, 3"-3 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM
ILEX VOMITORIA 'NANA'	TREE YAUPON	65 GALLON CONTAINER, 3"-3 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM
LAGESTROEMIA INDICA	CRAPE MYRTLE	65 GALLON CONTAINER, 3"-3 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM
<b>SHRUBS</b>			
ILEX CRENATA BURFORDII NANA	DWARF BURFORD HOLLY	3 GALLON	24" ON CENTER
SALVIA GREGII 'HOTLIPS'	HOT LIPS CHERRY SAGE	3 GALLON	24" ON CENTER
<b>GROUNDCOVER / PERINNEL</b>			
EUONYMUS COLORATA	PURPLE WINTERCREEPER	1 GALLON	18" ON CENTER
TRACHELSPERMUM ASIATICUM	ASIAN JASMINE	1 GALLON	18" ON CENTER
<b>LAWN</b>			
CYNDOX	SOLID SOD BERMUDA		

# B PREPARATION GENERAL NOTES

- PLAN PREPARED BY:  
MICHAEL S. KENDALL  
KENDALL + LANDSCAPE ARCHITECTURE  
6976 SANTA BARBARA  
DALLAS, TEXAS 75214  
PHONE: (214) 739-3226  
E-MAIL: MIKE@KENDALL7.COM  
TEXAS LANDSCAPE ARCHITECT LICENSE NO. 1127
- ALL AREAS SHALL BE IRRIGATED BY A LICENSED IRRIGATOR WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM PROVIDING 100% COVERAGE. FOLLOW UDC REQUIREMENTS.
- ALL REQUIRED TREES FROM THE CITY APPROVED LISTING.
- IRRIGATION WILL MEET THE REQUIREMENTS OF UDC.
- NO TREES WITHIN 5' OF ANY UTILITIES.



# FRIENDSHIP BAPTIST CHURCH ROCKWALL, TEXAS



# A LANDSCAPE PLAN



Seal

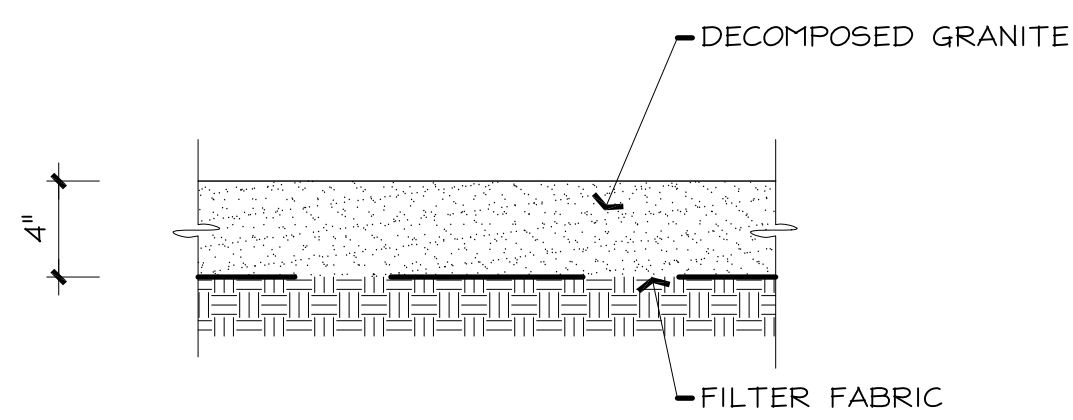
Revisions

Issue Date  
**21 February 2020**

Sheet Name  
**LANDSCAPE PLAN**

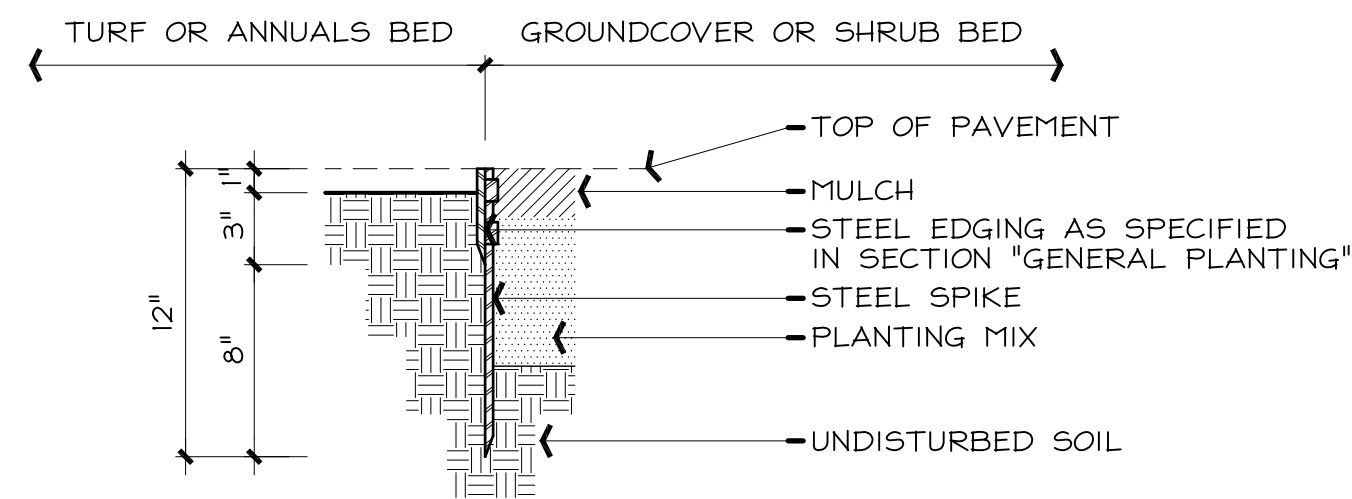
Sheet Number  
**L1.1**

SP2019-024



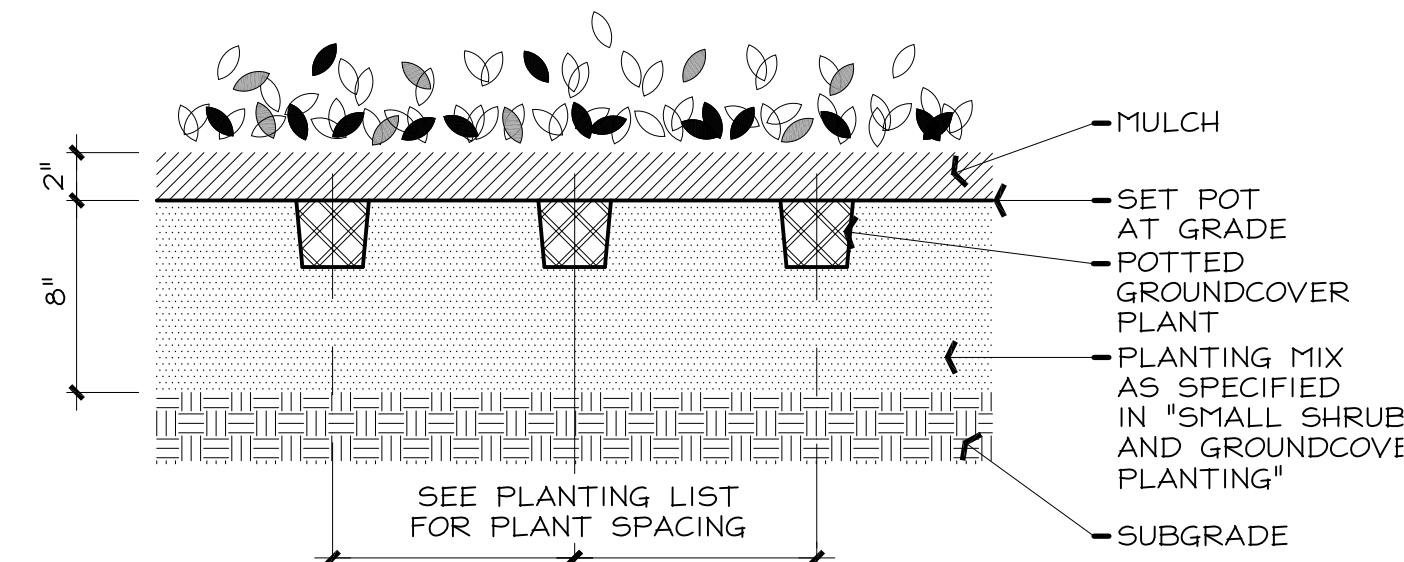
**E DECOMPOSED GRANITE PAVING SECTION**

1 1/2" = 1'-0" 0 1'



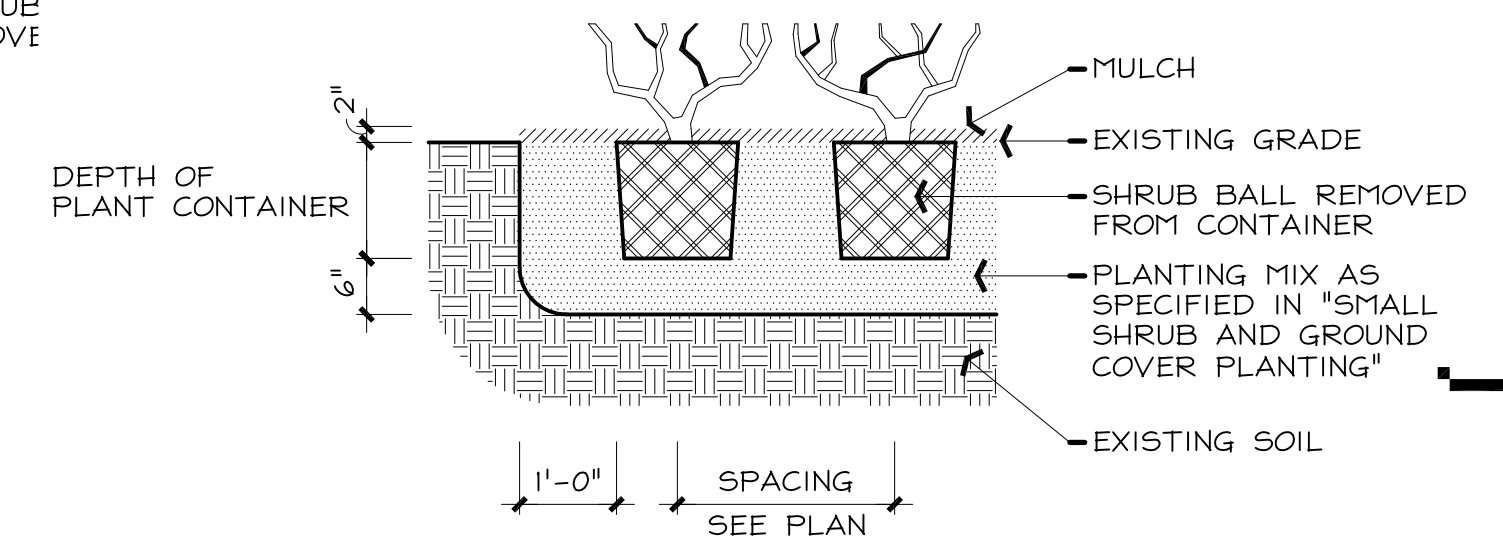
**F STEEL EDGING - SECTION**

1 1/2" = 1'-0" 0 1'



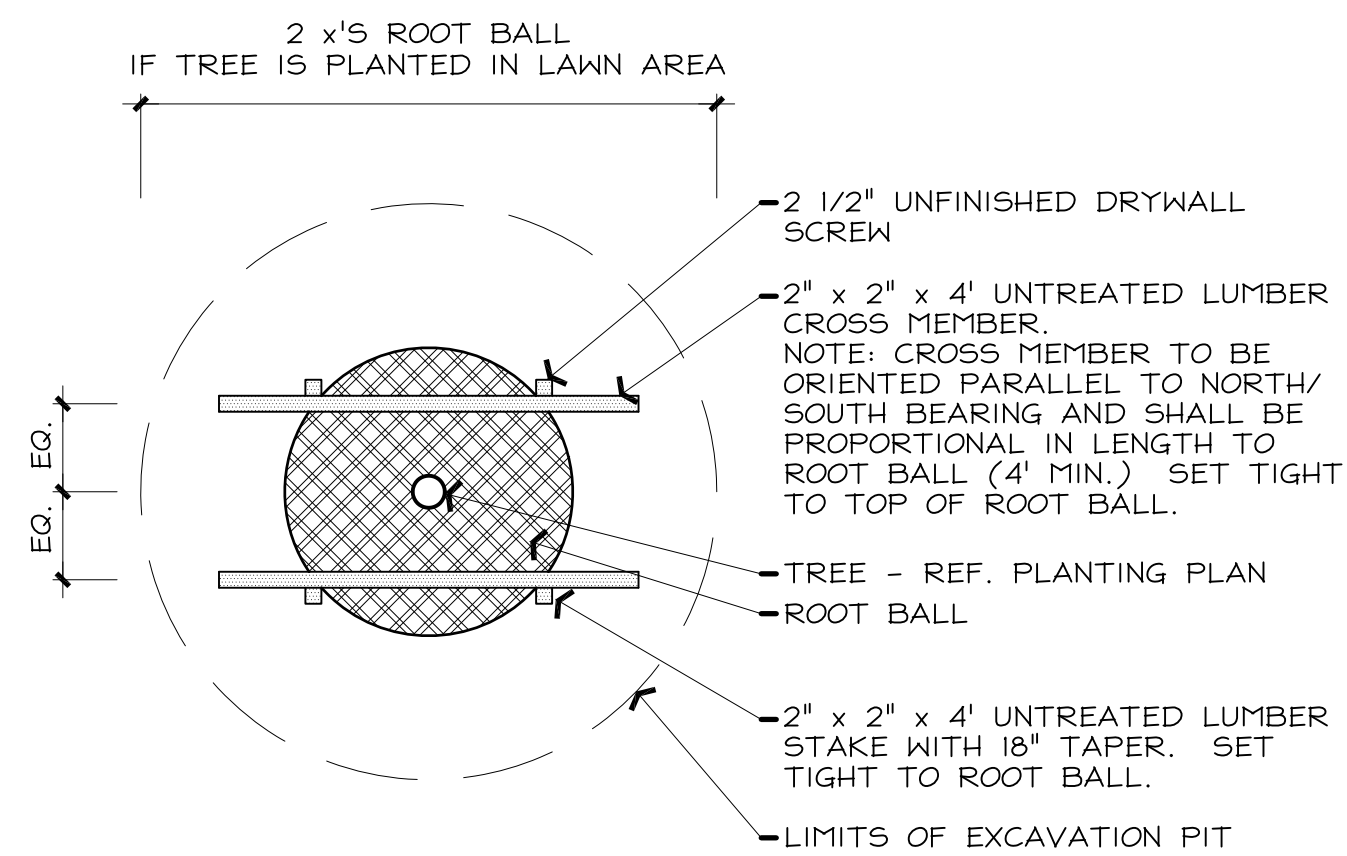
**G GROUNDCOVER PLANTING - SECTION**

1 1/2" = 1'-0" 0 1'



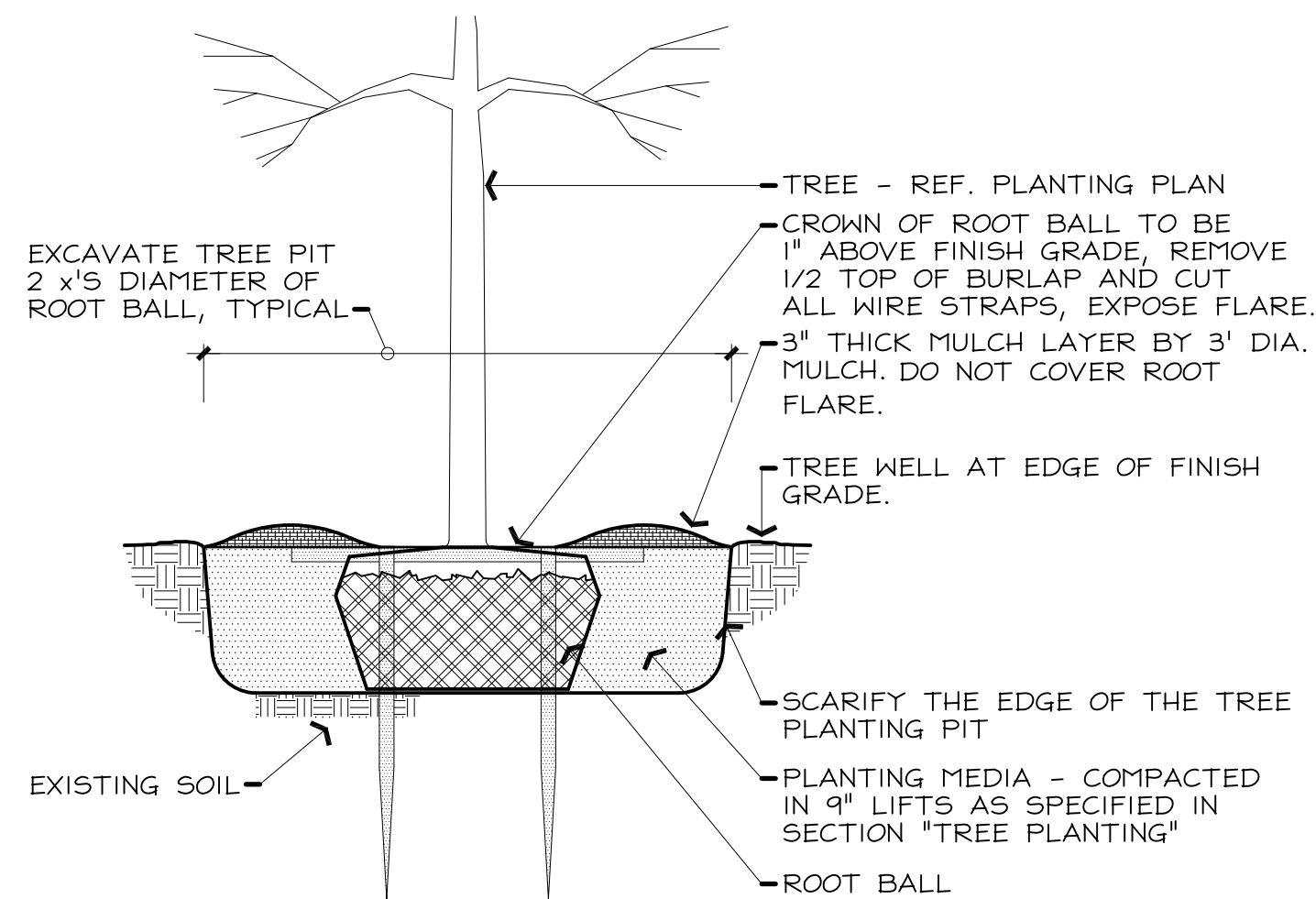
**H SHRUB PLANTING - SECTION**

1/2" = 1'-0" 0 2'



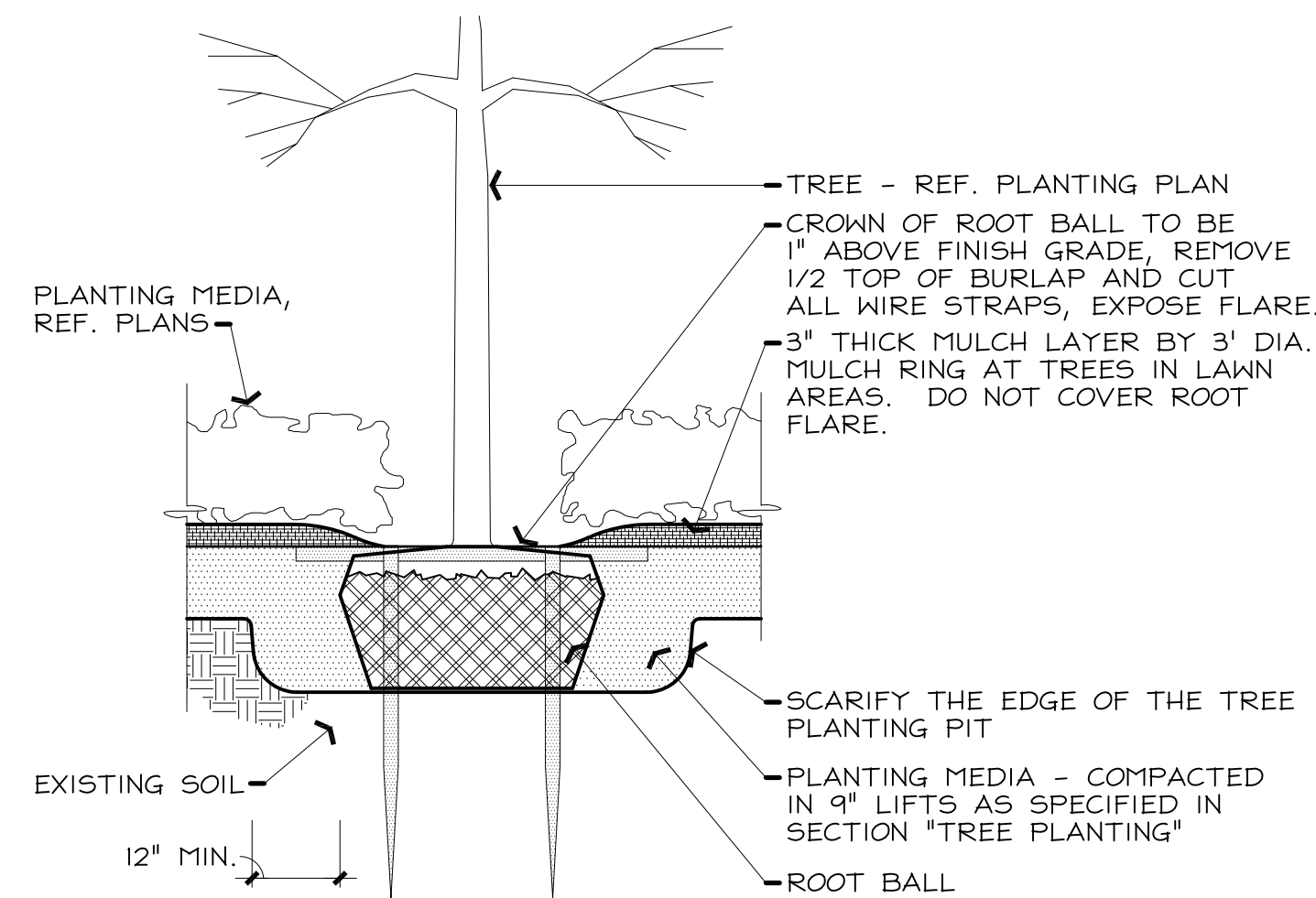
**A TYPICAL TREE STAKING - PLAN**

1/2" = 1'-0" 0 2'



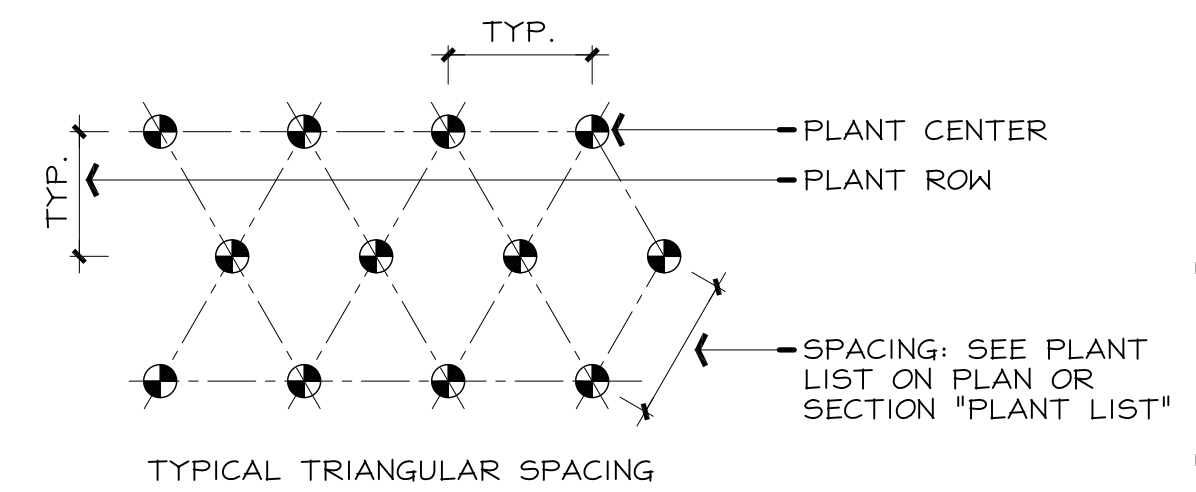
**B TREE PLANTING IN LAWN - SECTION**

1/2" = 1'-0" 0 2'



**C TREE PLANTING IN PLANTER - SECTION**

1/2" = 1'-0" 0 2'



**D PLANT SPACING - PLAN**

1/2" = 1'-0" 0 2'

Seal

Revisions

Issue Date

21 February 2020

Sheet Name  
**LANDSCAPE  
DETAILS**

Sheet Number

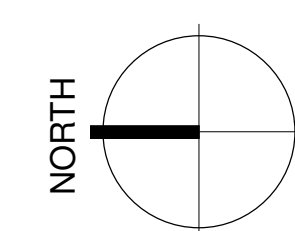
**L1.2**

Revision Schedule		
Rev. #	Revision Description	Revision Date
	Site Plan	02/21/2020

FOR REVIEW

Matthew J. Nichols  
P.E.

SUITE 517 479-636-5004  
1805 N 2ND ST JOB NO.: 24581  
ROGERS, AR 72756 DESIGNED BY: MOR



OWT ARCHITECTS

509 PECAN STREET  
SUITE 100  
FORT WORTH, TX 76102  
817.993.9844

www.owtarchitects.com

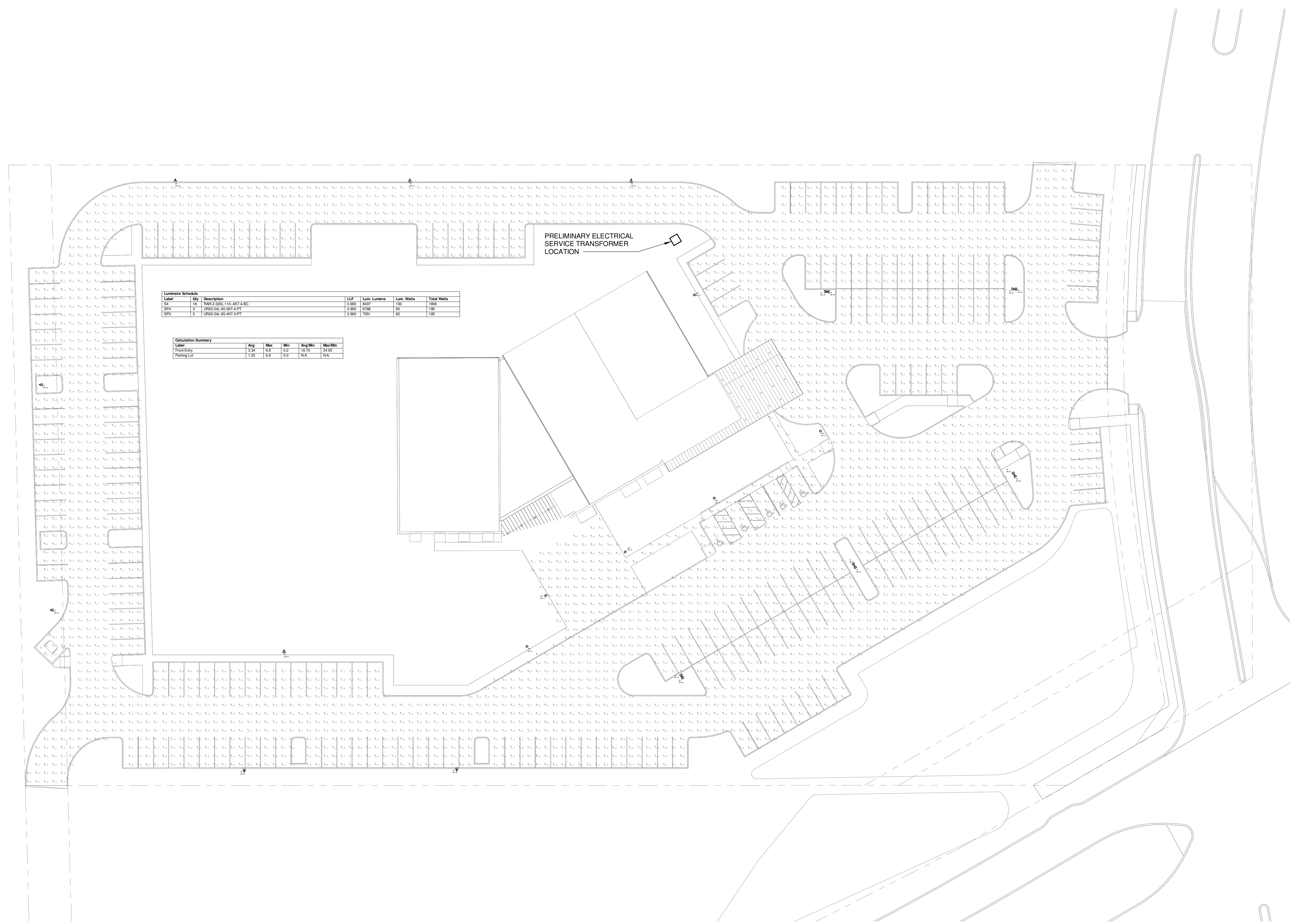


ROCKWALL  
FRIENDSHIP  
BAPTIST CHURCH

JUSTIN ROAD  
ROCKWALL, TEXAS 75189  
2019-012-00  
FEBRUARY 3, 2020

ELECTRICAL SITE  
PLAN

E1.11

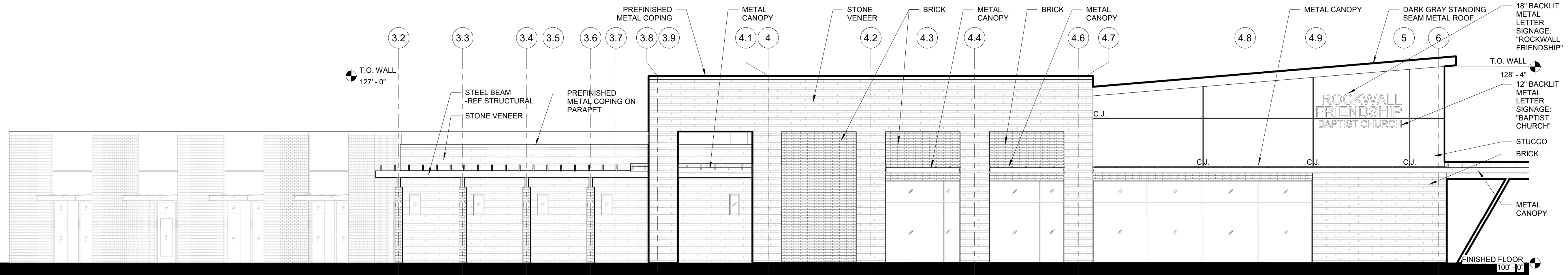


Label	Qty	Description	LF	Lum. Lumens	Lum. Watts	Total Watts
SL	18	FRS2-306-115-407-4-8C	0.960	1437	150	1800
SP4	3	UR52-24-48-307-43PF	0.960	6768	65	195
SP3	3	UR52-24-48-407-33PF	0.960	7651	65	195

Label	Avg	Max	Min	Avg/Min	Max/Min
Front Entry	3.56	6.8	0.2	16.75	24.50
Parking Lot	1.23	6.8	0.0	N/A	N/A

1 ELECTRICAL SITE PLAN  
1" = 30'-0" E1.11





**SOUTHWEST ELEVATION | 3**  
SCALE: 1/8" = 1'-0" A3.01



**WEST ELEVATION | 2**  
SCALE: 1/8" = 1'-0" A3.01

**EXTERIOR FINISHES**

**BASIS OF DESIGN:**  
 BRICK: ACME - COLOR, CHESNEY  
 STONE: TEXAS STONE DESIGNS - COLOR, TEXAS STACK  
 STUCCO: PAREX - TEXTURE, SAND STONE. COLOR, MOUNTAIN 3014L (56)  
 EXPOSED STEEL: COLOR, SHERWIN WILLIAMS 7074 SOFTWARE  
 ROOF/STOREFRONT - BERRIDGE - COLOR, ZINC GREY

**MASONRY CALCULATIONS**

**EAST/NORTHEAST: 3,239 SF**  
 BRICK = 3,179 (98.1%)  
 STONE = 60 (1.9%)  
 GLAZING = 34

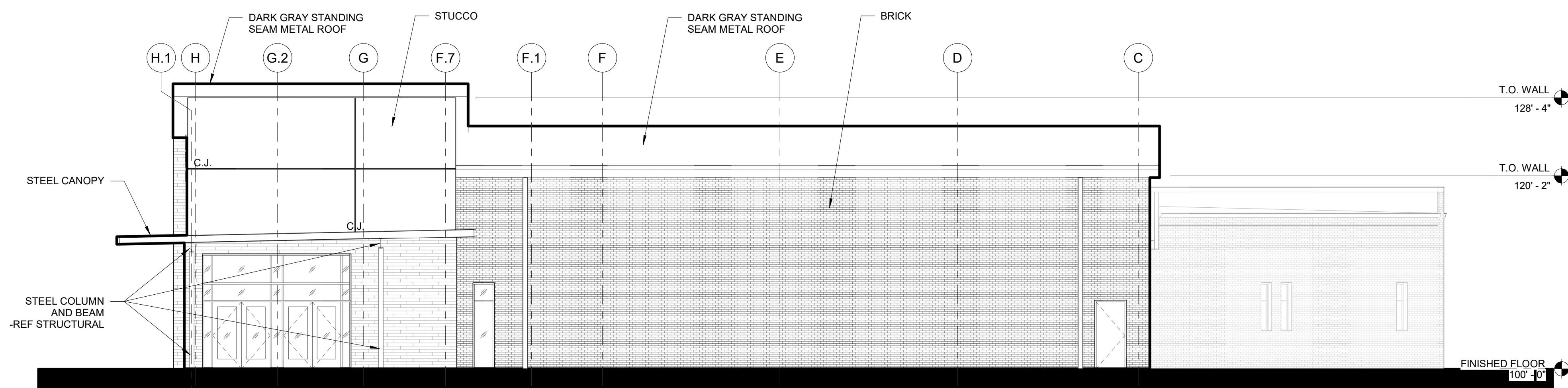
**WEST/SOUTHWEST: 4,034 SF**  
 BRICK = 1,057 (26.2%)  
 STONE = 1,993 (49.4%)  
 STUCCO = 985 (24.4%)  
 GLAZING = 851

**SOUTHEAST: 2,044 SF**  
 BRICK = 1,428 (69.8%)  
 STONE = 210 (10.3%)  
 STUCCO = 406 (19.9%)  
 GLAZING = 207

**NORTH: 1,822 SF**  
 BRICK = 1,822 (100%)  
 GLAZING = 152

**TOTAL: 11,139 SF**  
 BRICK = 7,486 (67.2%)  
 STONE = 2,263 (20.3%)  
 STUCCO = 1,391 (12.5%)

\*TOTALS AND PERCENTAGES DO NOT INCLUDE GLAZING SQUAREFOOTAGES.



**SOUTHEAST ELEVATION | 1**  
SCALE: 1/8" = 1'-0" A3.01

FEBRUARY 17, 2020

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Revision Schedule		
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**OWT ARCHITECTS**

509 PECAN STREET  
 SUITE 100  
 FORT WORTH, TX 76102  
 817.993.9844

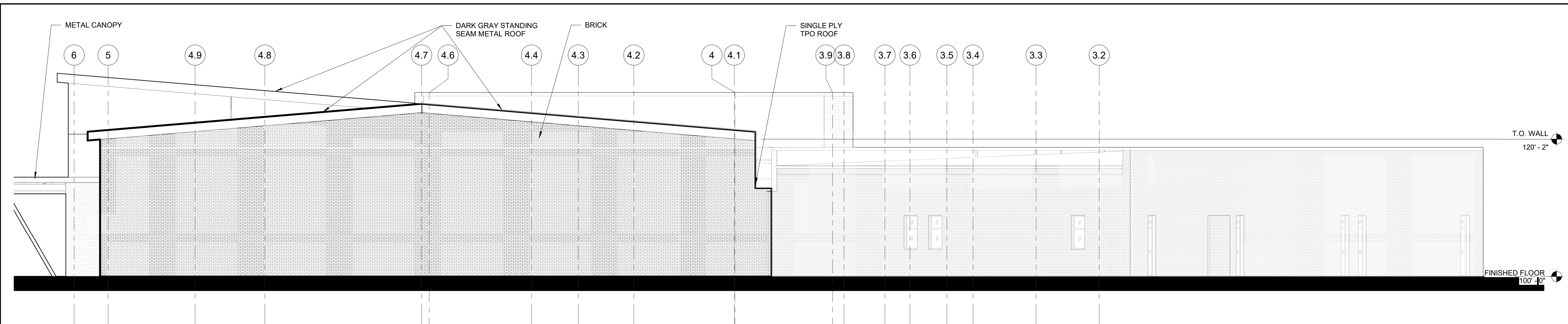
www.owtarchitects.com

**ROCKWALL FRIENDSHIP  
 JUSTIN ROADT CHURCH**  
 ROCKWALL, TEXAS 75189

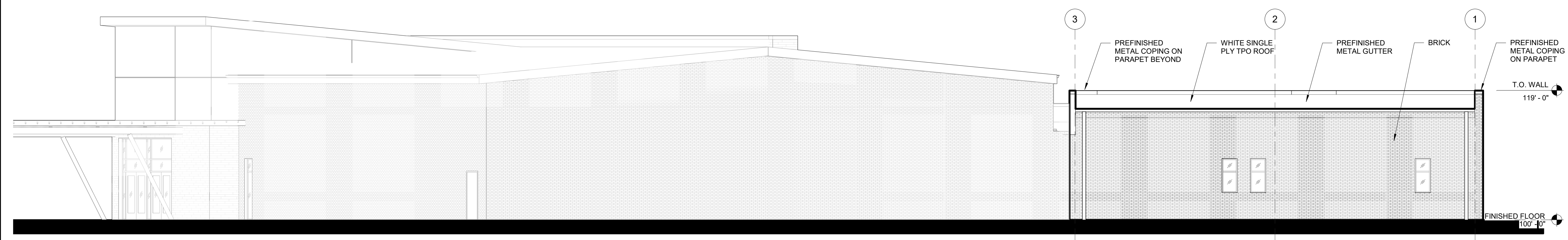
2019-012-00  
 FEBRUARY 17, 2020

**EXTERIOR ELEVATIONS**

**A3.01**



**NORTHEAST ELEVATION | 3**  
SCALE: 1/8" = 1'-0" A3.02



**EAST ELEVATION | 2**  
SCALE: 1/8" = 1'-0" A3.02

**EXTERIOR FINISHES**

BASIS OF DESIGN:

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STONE: TEXAS STONE DESIGNS - COLOR, TEXAS STACK

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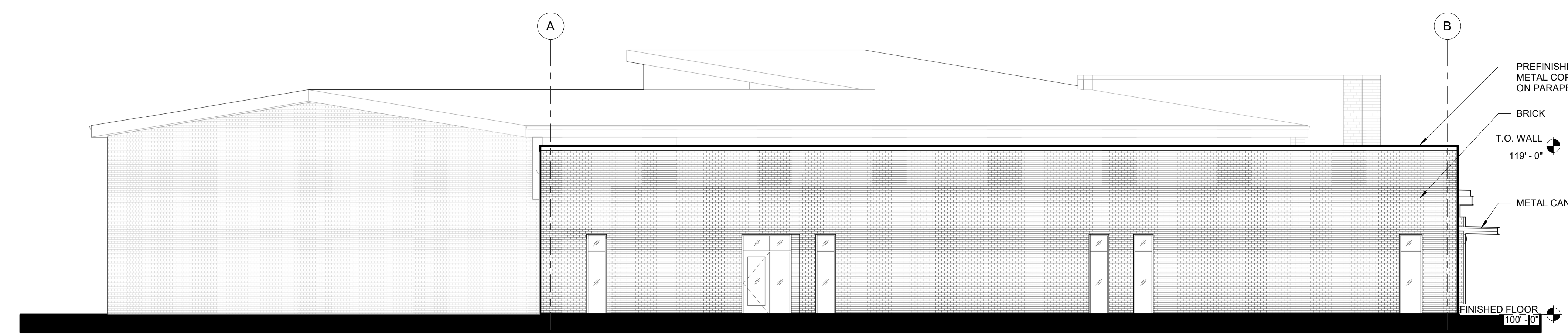
**WEST/SOUTHWEST: 4,034 SF**  
BRICK = 1,057 (26.2%)  
STONE = 1,993 (49.4%)  
STUCCO = 985 (24.4%)  
GLAZING = 851

**SOUTHEAST: 2,044 SF**  
BRICK = 1,428 (69.8%)  
STONE = 210 (10.3%)  
STUCCO = 406 (19.9%)  
GLAZING = 207

**NORTH: 1,822 SF**  
BRICK = 1,822 (100%)  
GLAZING = 152

**TOTAL: 11,139 SF**  
BRICK = 7,486 (67.2%)  
STONE = 2,263 (20.3%)  
STUCCO = 1,391 (12.5%)

\*TOTALS AND PERCENTAGES DO NOT INCLUDE GLAZING SQUAREFOOTAGES.



**NORTH ELEVATION | 1**  
SCALE: 1/8" = 1'-0" A3.02

FEBRUARY 17, 2020

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**Revision Schedule**

Rev. #	Revision Description	Revision Date

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2019-012-00  
FEBRUARY 17, 2020

**EXTERIOR  
ELEVATIONS**

**A3.02**