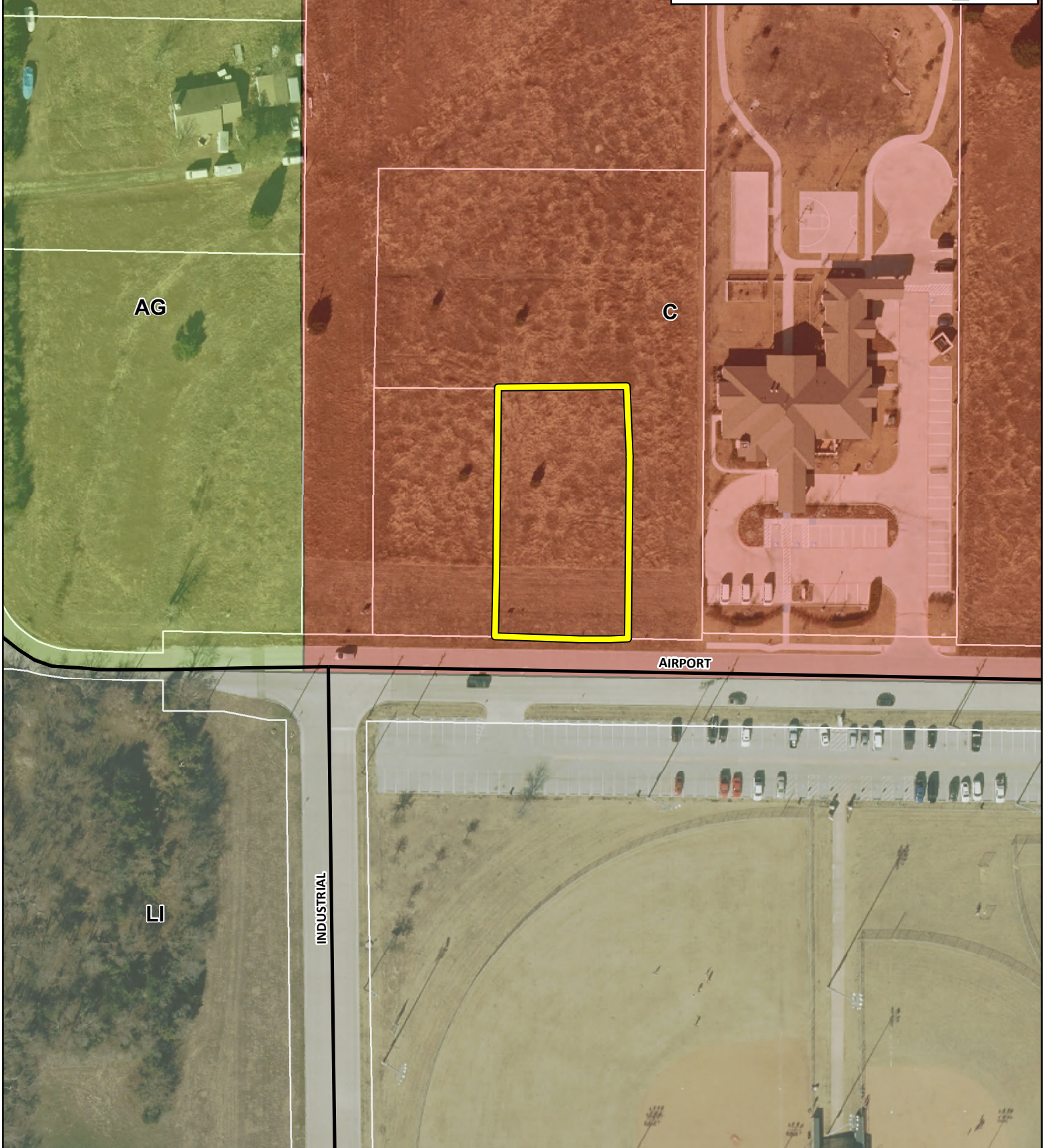


0 30 60 120 180 240 Feet

SP2020-014- LAWSON OFFICE BUILDING  
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)

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.





1501 AIRPORT ROAD - FACING E



STANDING SEAM METAL ROOF  
SILVER METALLIC



CAST STONE  
WINDOW SILL, BUILDING BASE



NATURAL STONE - LIMESTONE  
MAIN PORTION



PAINTED ROUND PVC LOAD  
BEARING COLUMN

PROJECT ADDRESS:  
1501 AIRPORT ROAD  
ROCKWALL, TEXAS 75087

OWNER/DEVELOPER:  
LAWSON REAL ESTATE  
HOLDINGS, LLC  
ROCKWALL, TEXAS 75087

ARCHITECT/PLANNER:  
RAMSAY & REYES, LLC  
2235 RIDGE RD.  
ROCKWALL, TEXAS 75032



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2235 RIDGE RD.  
ROCKWALL, TEXAS 75032



**ARCHITECTONICS TEXAS, LLC**  
 ARCHITECTURE - MANAGEMENT  
 2235 RIDGE RD., STE. 200  
 ROCKWALL, TEXAS 75087



DATE	REVISIONS	DESCRIPTIONS/ISSUE

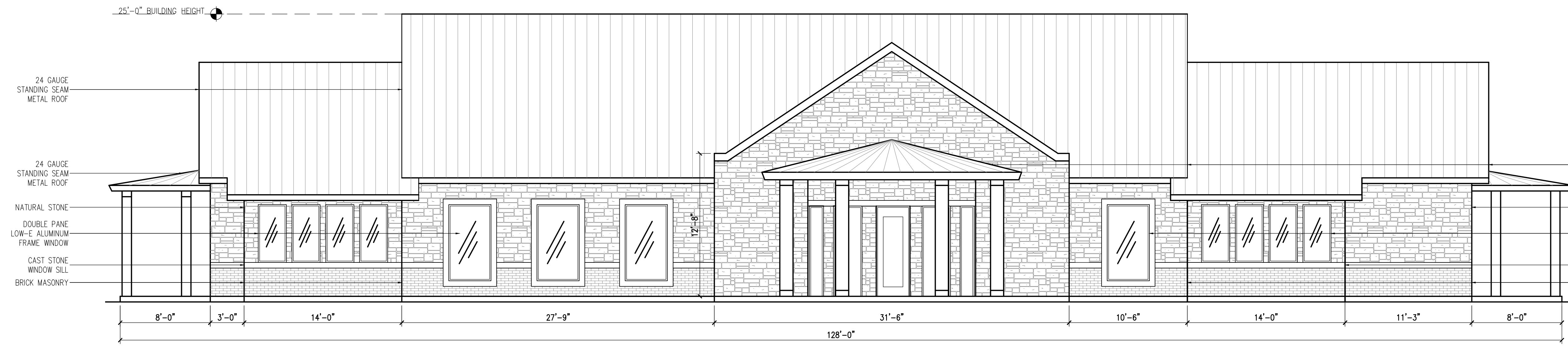
PROJECT NAME AND ADDRESS:  
**LAWSON REAL ESTATE HOLDINGS, LLC**  
 1501 AIRPORT RD.  
 ROCKWALL, TX 75087  
 LANDING POINT ADDITION

PROJECT No.	
DRAWN BY	
CHECKED BY	
DATE	07/17/2020
SCALE	
SHEET No.	of

DRAWING NAME:  
**ELEVATIONS**

**A1.0**

SP2020-0??



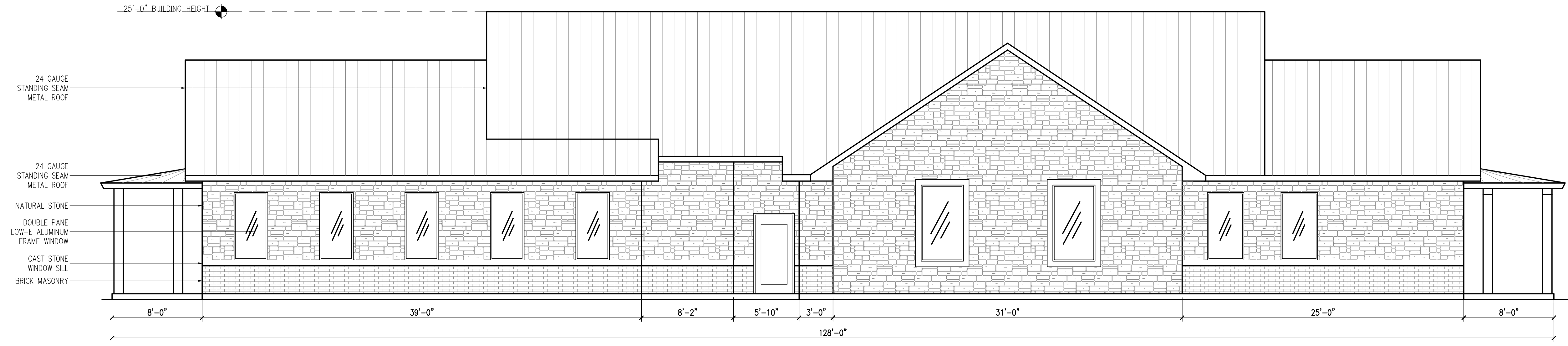
**EAST ELEVATION (FRONT ENTRANCE)**  
 SCALE: 3/16" = 1'

MATERIAL USAGE (%) - EAST			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		1,273	
DOORS & WINDOWS (DEDUCTED)		285	
ACCOUNTABLE AREA		988	100%
MASONRY - BRICK		170	17%
NATURAL STONE		738	75%
CAST STONE		80	8%

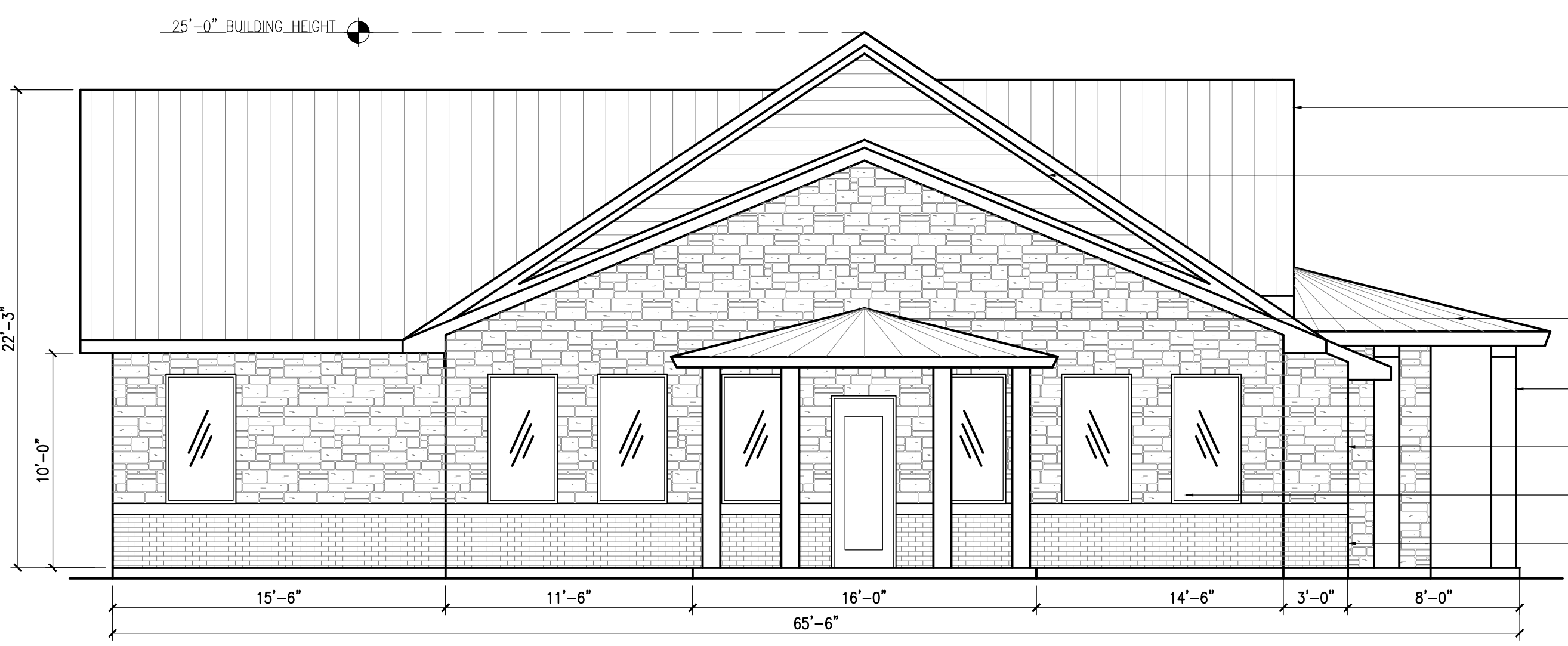
MATERIAL USAGE (%) - WEST			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		1,339	
DOORS & WINDOWS (DEDUCTED)		224	
ACCOUNTABLE AREA		1,115	100%
MASONRY - BRICK		193	17%
NATURAL STONE		878	79%
CAST STONE		44	4%

MATERIAL USAGE (%) - SOUTH (FACING AIRPORT RD.)			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		894	
DOORS & WINDOWS (DEDUCTED)		157	
ACCOUNTABLE AREA		737	100%
MASONRY - BRICK		158	21%
NATURAL STONE		485	66%
CEMENT BOARD		66	9%
CAST STONE		28	4%

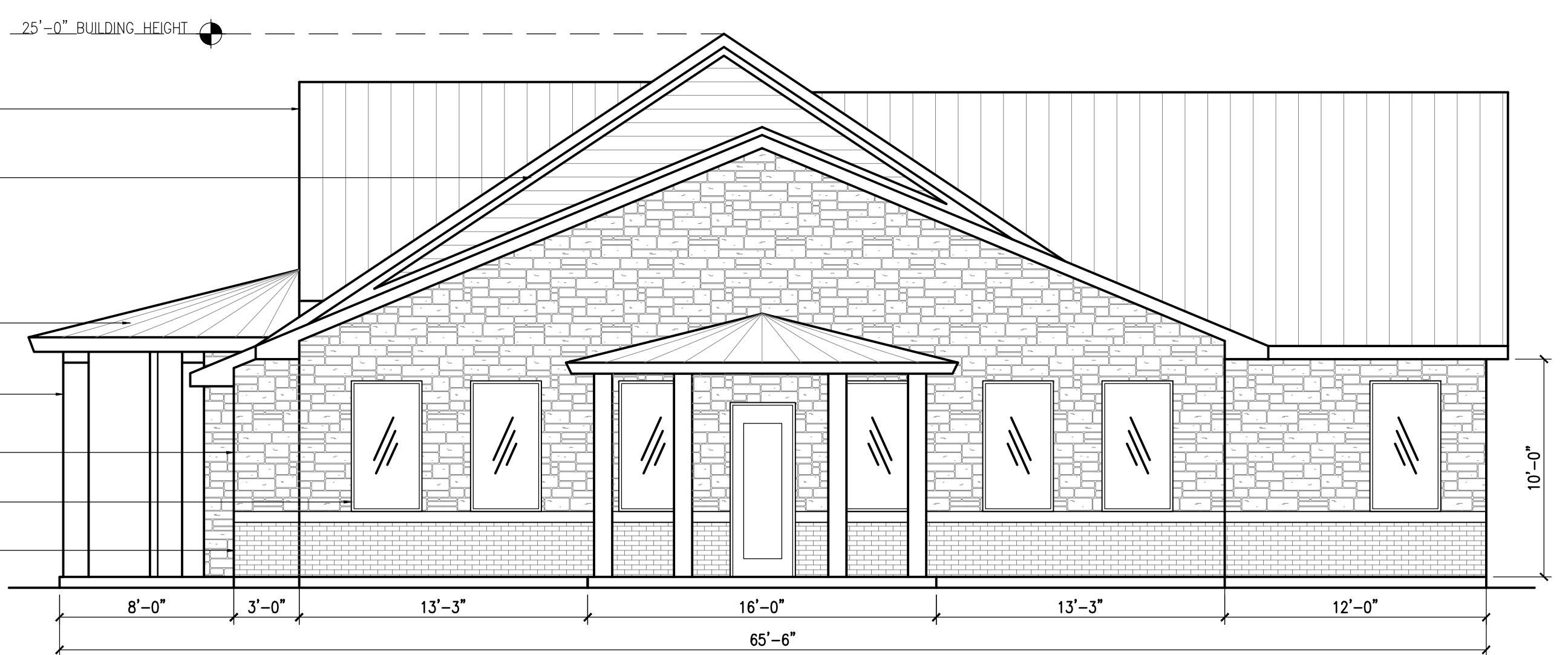
MATERIAL USAGE (%) - NORTH			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		878	
DOORS & WINDOWS (DEDUCTED)		157	
ACCOUNTABLE AREA		721	100%
MASONRY - BRICK		135	19%
NATURAL STONE		489	68%
CEMENT BOARD		69	10%
CAST STONE		28	4%



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



**SOUTH ELEVATION (FACING AIRPORT RD.)**  
 SCALE: 3/16" = 1'



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

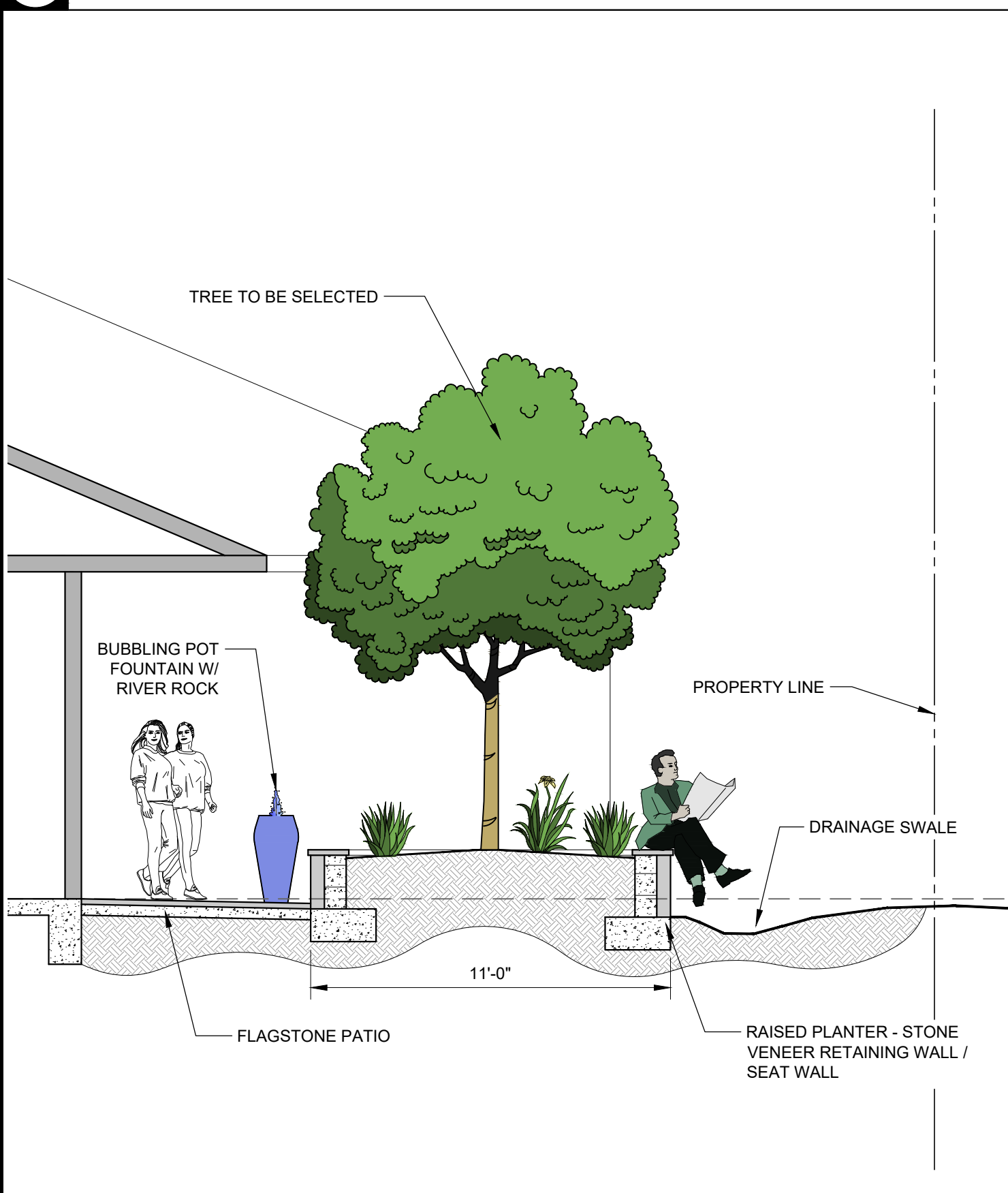
- 24 GAUGE STANDING SEAM METAL ROOF
- CEMENT BOARD SIDING (PAINTED)
- 24 GAUGE STANDING SEAM METAL ROOF
- 12" ROUND PERMACAST COLUMNS
- NATURAL STONE
- DOUBLE PANE LOW-E ALUMINUM FRAME WINDOW
- BRICK MASONRY



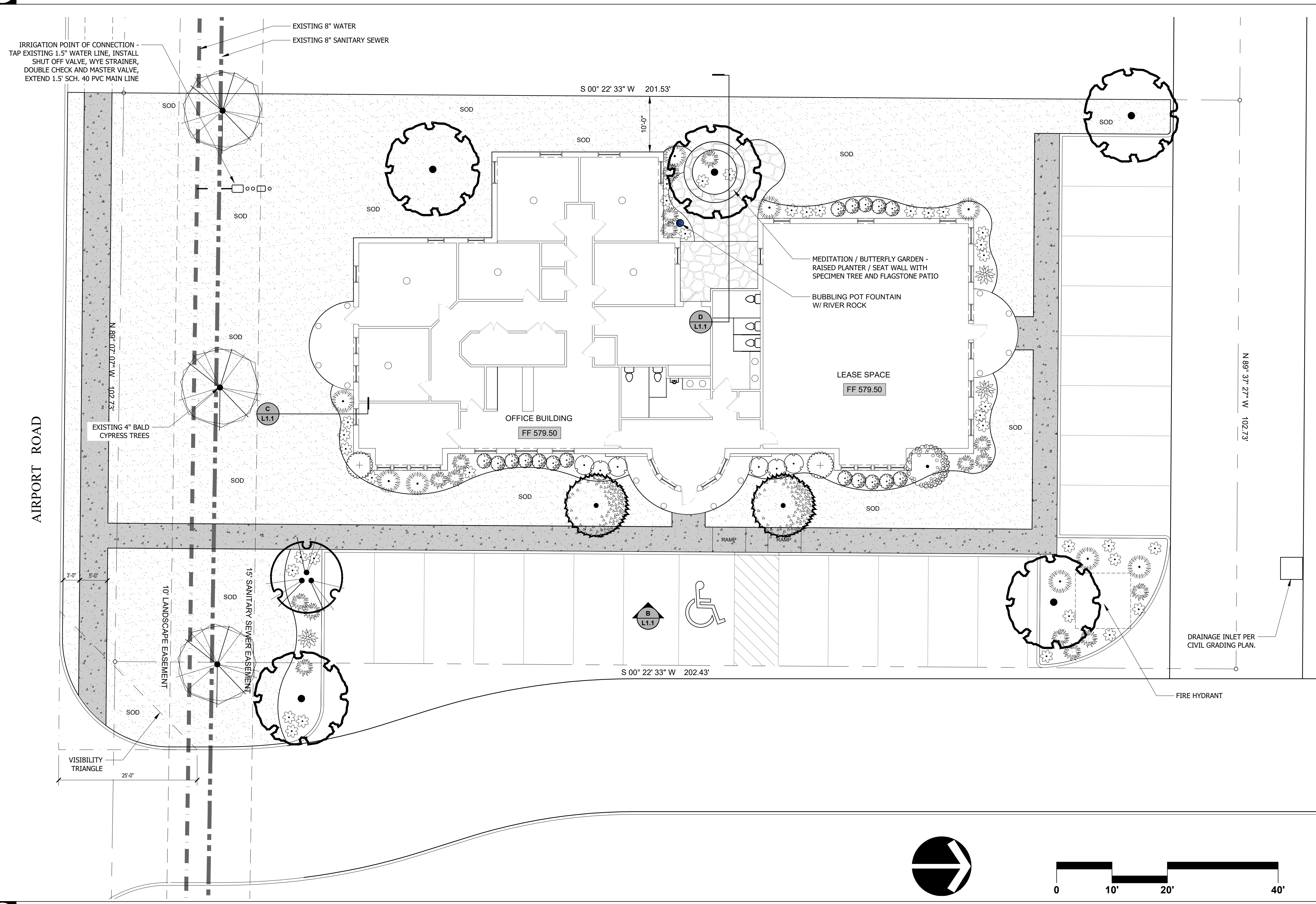
**C** SECTION - DRY STREAM BED SCALE: 1/4" = 1'-0"



**B** EAST ELEVATION SCALE: 1" = 10'-0"



**D** SECTION - RAISED PLANTER SCALE: 1/4" = 1'-0"



**A** LANDSCAPE PLAN SCALE: 1" = 10'-0"

THE IRRIGATION SYSTEM FOR THIS PROJECT IS TO CONSIST OF A 12 STATION SMART CONTROLLER WITH WI-FI CAPABILITIES AND A WIRELESS RAIN / FREEZE SENSOR. SHRUBS WILL BE IRRIGATED WITH IN-LINE DRIP TUBE FED FROM 1" DRIP ZONE VALVE ASSEMBLIES. LAWN AREAS TO BE IRRIGATED WITH LOW FLOW ROTARY NOZZLES ON 4" POP-UP BODIES. POINT OF CONNECTION, BACKFLOW, WYE STRAINER AND SHUT OFF VALVE TO BE INSTALLED PER CITY OF HOUSTON STANDARD IRRIGATION REQUIREMENTS.

**ZONING: COMMERCIAL**

**REQUIRED PLANTINGS**

**A. STREET TREES:**  
 1 TREE FOR EVERY 50 L.F. OF FRONTAGE  
 Airport Road - 102.73 / 50 = 2.05

**2 TREES REQUIRED (3) 4" EXISTING TREES PROVIDED**

**NOTE:**  
 NO TREES TO BE WITHIN 5' OF PUBLIC UTILITIES

**E** SCHEDULE AND NOTES

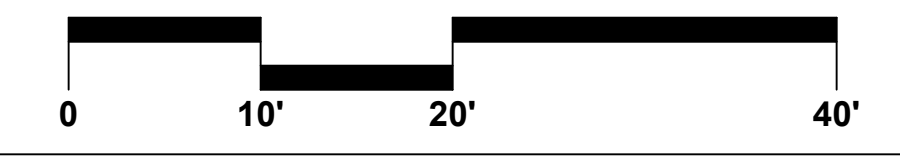
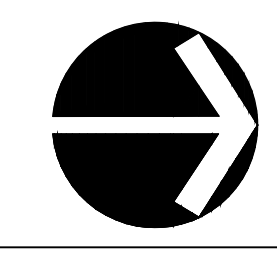
REVISIONS	DATE	BY

LANDSCAPE PLAN

JOB:  
 Lawson Real Estate Holdings LLC  
 AIRPORT ROAD  
 ROCKWALL, TX 75087

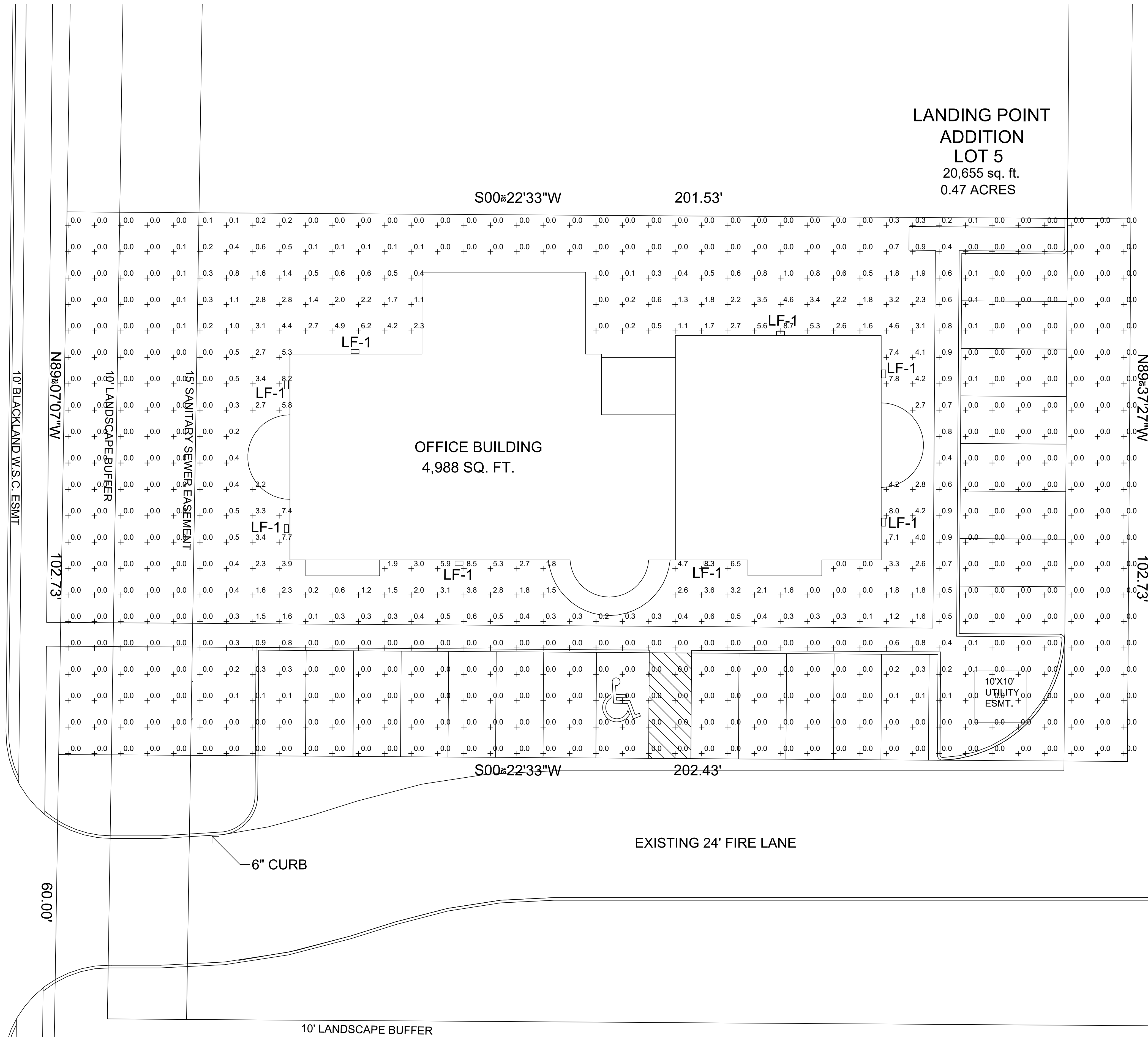
20-10-102  
 JOB#  
 JULY 7, 2020  
 DATE

L1.1  
 SHEET



GRAPHIC SCALE SCALE: 1" = 10'-0"

AIRPORT ROAD  
(VARIABLE WIDTH R.O.W. PER PLAT)




LANDING POINT  
ADDITION  
LOT 5  
20,655 sq. ft.  
0.47 ACRES

OFFICE BUILDING  
4,988 SQ. FT.

10'x10'  
UTILITY  
ESMT.

EXISTING 24' FIRE LANE

10' LANDSCAPE BUFFER



**WSQ LED**  
Architectural Wall Sconce

Height: 9.3/8" (23.8 cm)  
Width: 18" (45.7 cm)  
Depth: 9" (22.8 cm)  
Weight: 17 lbs (7.7 kg)

Crating Number: **LF-1**

Notes: **BLACK**

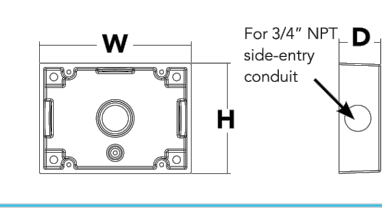
Type:

Introduction

Classic Architectural Wall Sconce with the LED technology. Long-life, maintenance-free product with typical energy savings of 80% compared to metal halide versions. The integral battery backup option provides emergency egress lighting, without the use of a back-box or remote gear, so installations maintain their aesthetic integrity. The WSQ LED is ideal for replacing existing 50 - 250W metal halide wall-mounted products. The expected service life is 20+ years of nighttime use.

Optional Back Box (BBW)

Height: 4" (10.2 cm)  
Width: 5-1/2" (14.0 cm)  
Depth: 1-1/2" (3.8 cm)



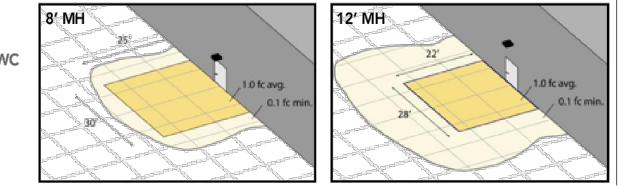
**Ordering Information**

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting	Options	Finish (required)
WSQLED	P1	30K	SR2 Type II	120	Shipped included (Blank) Surface mount	Shipped installed	DBRBD Dark bronze
	P2	40K	SR3 Type III	120	Shipped separately <sup>2</sup>	PE Photometric cell, button type <sup>1,3</sup>	DBLBD Black
	P3	50K	SR4 Type IV	208	Shipped separately <sup>2</sup>	SF Single face (120, 277, 347V) <sup>4</sup>	DNKAD Natural aluminum
	P4	50K	SR4 Type IV	240	BBW Surface-mounted back box	DF Double face (208, 240, 480V) <sup>4</sup>	DWHWD White
				327		DNG 0-10V dimming wire pulled outside fixture (for use with an external control, ordered separately)	DSDD Sandstone
				347			DOBTD Textured dark bronze
				480			DBLBD Textured black
						E20WC Emergency battery backup, Certified in CA Title 20 MARS (18W, 20°C) <sup>5</sup>	DNKAD Textured natural aluminum
						E10WH Emergency battery backup, Certified in CA Title 20 MARS (18W, 20°C) <sup>5</sup>	DWHWD Textured white
						WLU Wet location door for up orientation <sup>6</sup>	DSSTD Textured sandstone
						PIR Motion/ambient light sensor <sup>7</sup>	
						DS Dual switching <sup>8</sup>	
						SPD Separate Surge Protection <sup>9</sup>	
						Shipped separately	
						VG Vandal guard	
						WG Wire guard	

**Emergency Battery Operation**

The emergency battery backup (E20WC & E10WH options) is integral to the luminaire - no external housing required. This design provides reliable emergency operation while maintaining the aesthetics of the product. All E20WC & E10WH configurations include an independent secondary driver with an integral relay to immediately detect AC power loss.

The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours from the time supply power is lost, per International Building Code Section 1003 and NFPA 101 1316.5.1.5. See Code Section 1316.5.1 for provided luminaires are mounted at an appropriate height and illuminate an open space with no major obstructions. The examples below show illuminance of 1 ft. average and 0.1 ft. minimum of the P1 power package Type IV product in emergency mode.



WSQ P1 LED 40K SR4 MVOLT E20WC for a 10' Gridline  
8" and 12" Mounting Height

**NOTES**

- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Not available with 480V option.
- PE option is voltage specific.
- Single face (DF) requires 120V, 277V or 347V options. Double face (DF) requires 208V, 240V or 480V options.
- Not available with 347V or 480V. Not available with WLU.
- WLU not available with PIR, E20WC or E10WH.
- See PIR Table for default settings.
- Only available with P1 & P4 packages. Provides 50/50 luminaire operation via two independent drivers and light angles on two separate circuits. Not available with E20WC, E10WH, WLU, SF, or DF. When ordered with photocell (PE) or motion sensor (PIR), only the primary power source leads will be controlled.
- See electrical section on page 2 for more details.

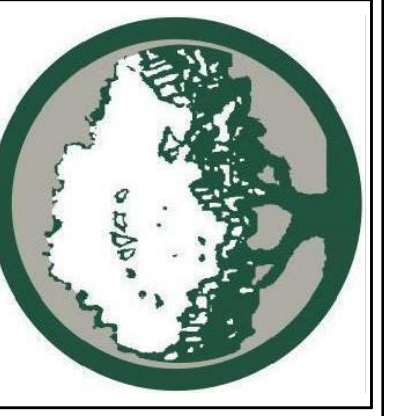
**LITHONIA LIGHTING** Commercial Outdoor

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-7378 • [www.lithonia.com](http://www.lithonia.com)

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ARCHITECTONICS TEXAS, LLC  
ARCHITECTURE - MANAGEMENT  
2235 RIDGE RD., STE. 200  
ROCKWALL, TEXAS 75087



DATE	REVISIONS
	DESCRIPTION/ISSUE


PROJECT NAME AND ADDRESS:  
LAWSON REAL ESTATE HOLDINGS, LLC  
1501 AIRPORT RD.  
ROCKWALL, TX 75087  
LANDING POINT ADDITION

PROJECT No.	
DRAWN BY	
CHECKED BY	
DATE	07/17/2020
SCALE	
SHEET No.	of

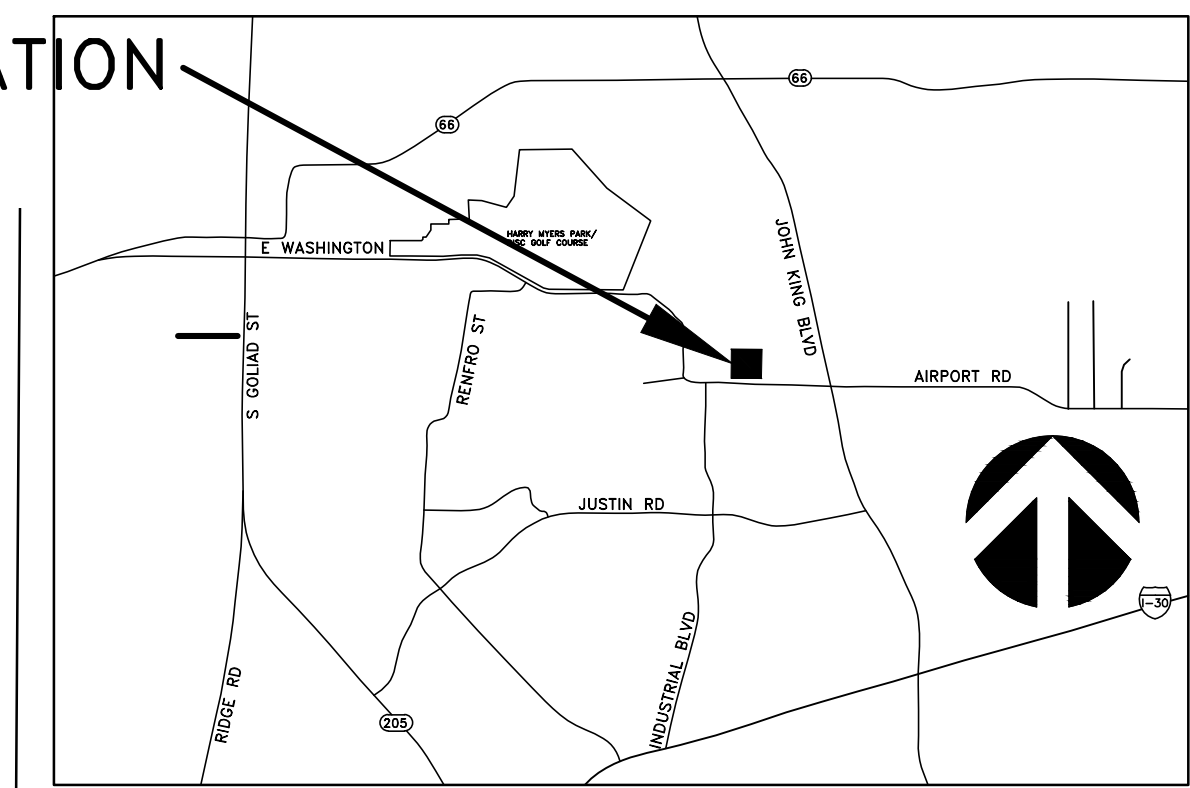
DRAWING NAME:  
PHOTOMETRIC PLAN

P1.0  
SP2020-0??

**PHOTOMETRIC PLAN**  
SCALE: 1"=10'



PROJECT LOCATION



VICINITY MAP



ARCHITECTONICS TEXAS, LLC  
ARCHITECTURE - MANAGEMENT  
2235 RIDGE RD, STE. 200  
ROCKWALL, TEXAS 75087



SITE SUMMARY - COMMERCIAL ZONING		
DESCRIPTION		LOT PERCENTAGE
LOT	20,748 S.F.	100 %
IMPERVIOUS	12,041 S.F.	58 %
1 STORY SURFACE AREA	5,444 S.F.	26 %
PAVEMENT AREA	5,382 S.F.	26 %
PERVIOUS	8,707 S.F.	42 %
SIDEWALK AREA	1,215 S.F.	6 %
MAX. BUILDING HEIGHT PROPOSED	25'	
PARKING REQUIREMENTS		
OFFICE (1:300 S.F.)	4,988 S.F.	
PARKING PROVIDED	21	
PARKING REQ'D	17	

NO.	DATE	REVISIONS / DESCRIPTIONS / ISSUE

PROJECT NAME AND ADDRESS:  
**LAWSON REAL ESTATE HOLDINGS, LLC**  
1501 AIRPORT RD.  
ROCKWALL, TX 75087  
LANDING POINT ADDITION

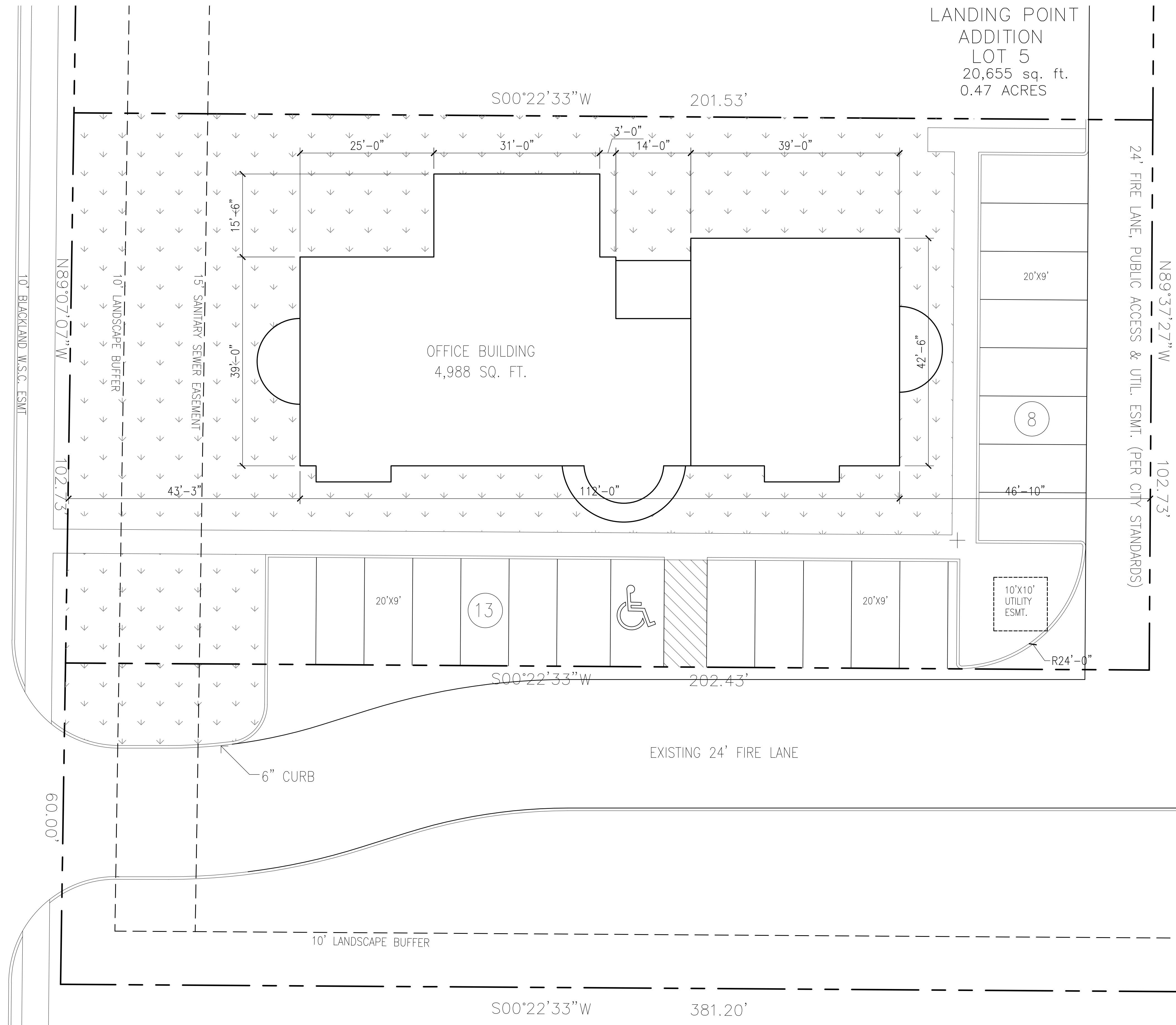
PROJECT No.	
DRAWN BY	SR
CHECKED BY	RR
DATE	07/17/2020
SCALE	1" = 10'
SHEET NO.	of

DRAWING NAME:  
**SITE PLAN**

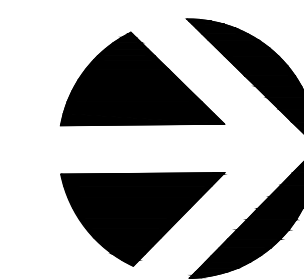
**S1.0**

SP2020-0??

LANDING POINT ADDITION  
LOT 5  
20,655 sq. ft.  
0.47 ACRES



AIRPORT ROAD  
(VARIABLE WIDTH R.O.W. PER PLAT)



SITE PLAN

SCALE: 1"=10'  
0 10' 20'

OWNER/DEVELOPER:  
LAWSON REAL ESTATE HOLDINGS, LLC  
(???)???  
ROCKWALL, TEXAS 75087

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