



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO.

SP2022-038

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 4649 SH 276.

SUBDIVISION JH BAILEY SURVEY

LOT

BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING L1

CURRENT USE VACANT LAND

PROPOSED ZONING

PROPOSED USE SELF STORAGE

ACREAGE 14.78

LOTS [CURRENT]

LOTS [PROPOSED]

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER DON VALIK

APPLICANT HELEN BYRD

CONTACT PERSON

CONTACT PERSON

ADDRESS 1450 TL TOWNSEND DR
SUITE 100

ADDRESS 1450 TL TOWNSEND DR
SUITE 100

CITY, STATE & ZIP ROCKWALL, TX 75032

CITY, STATE & ZIP ROCKWALL, TX 75032

PHONE

PHONE

E-MAIL HELEN@PLATINUMTX.COM

E-MAIL HELEN@PLATINUMTX.COM

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Hellen I Byrd [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

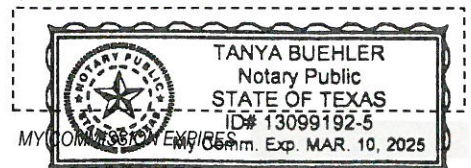
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 545.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF June, 2022 BY SIGNING THIS APPLICATION. I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

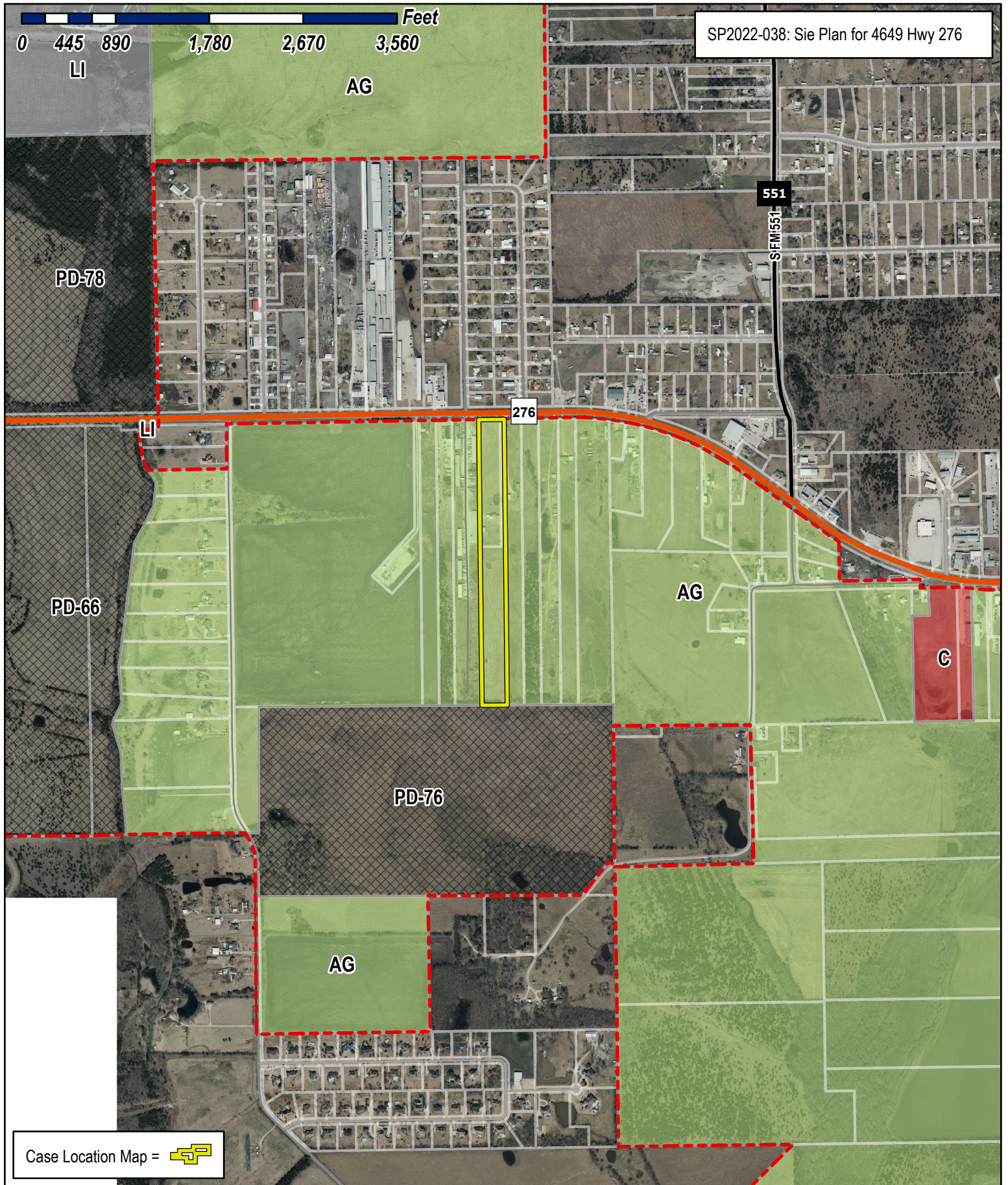
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17th DAY OF June, 2022

OWNER'S SIGNATURE

Hellen I Byrd
Jany Buehler

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



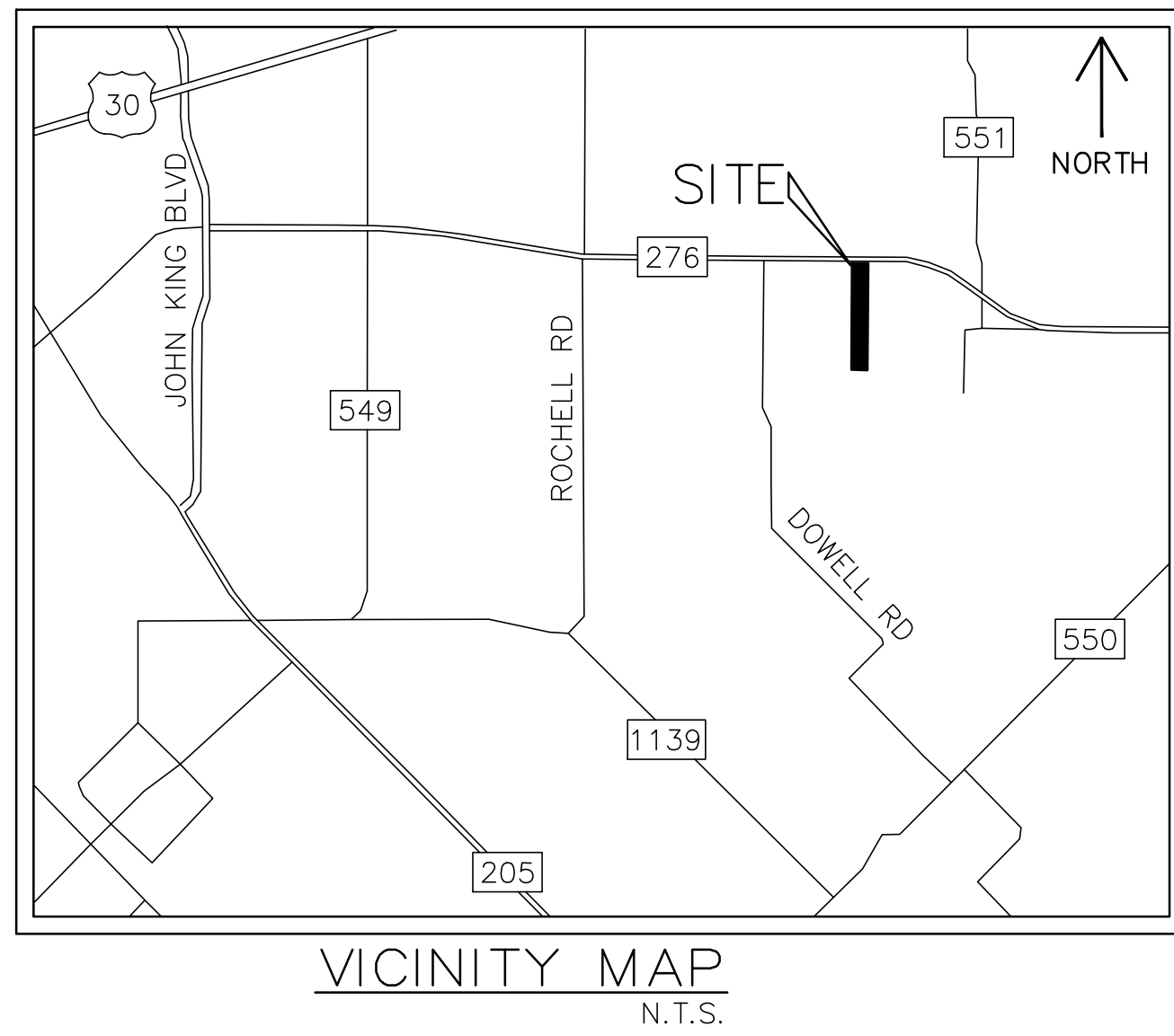


City of Rockwall

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.





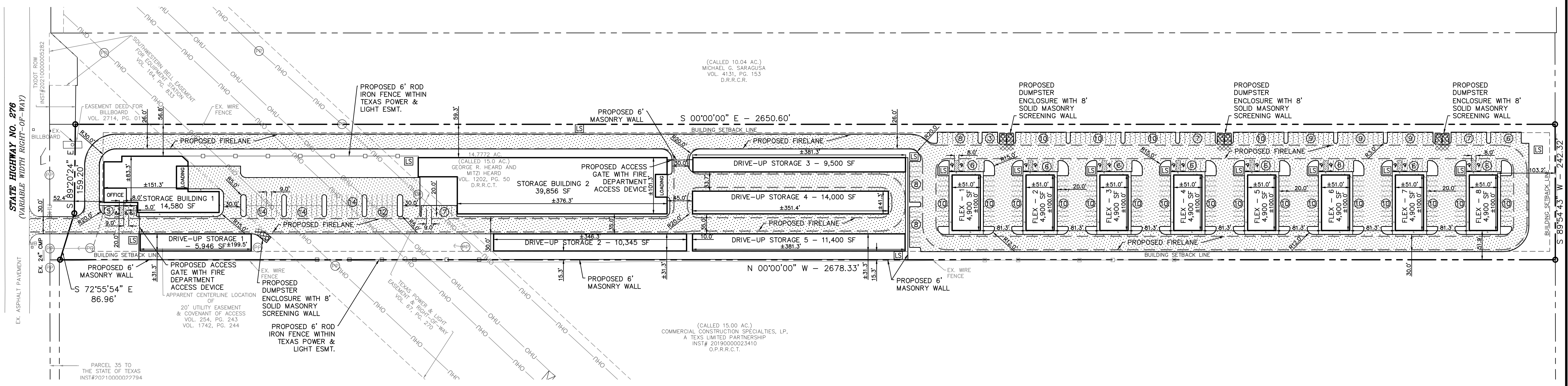
SITE DATA TABLE	
EXISTING ZONING:	AG WITH SH 276 OVERLAY
PROPOSED ZONING:	LI WITH SH 276 OVERLAY
LAND USE:	OFFICE/WAREHOUSE BUILDINGS
SITE ACREAGE:	14.78 ACRES (643,696 SQ FT)
STORAGE BUILDING FOOTPRINT:	105,627 SQUARE FEET
STORAGE BUILDING AREA:	105,627 SQUARE FEET
OFFICE/FLEX BUILDING FOOTPRINT:	39,200 SQUARE FEET
OFFICE/FLEX BUILDING AREA:	39,200 SQUARE FEET
TOTAL BUILDING FOOTPRINT:	144,827 SQUARE FEET
TOTAL BUILDING AREA:	144,827 SQUARE FEET
OPEN SPACE:	172,896/643,696 : 26.9%
PAVED SURFACE AREA:	325,973/643,696 : 50.6%
BUILDING HEIGHT:	1 STORY (28'-0" MAX HEIGHT)
PARKING REQUIRED:	
SELF-STORAGE (3 PLUS 1 SPACE/100 UNITS):	10 PARKING SPACES
OFFICE (1 SPACE/300 S.F.):	4 PARKING SPACES
FLEX (1 SPACE/250 S.F.):	157 PARKING SPACES
TOTAL:	171 PARKING SPACES
PARKING PROVIDED:	388 PARKING SPACES
ACCESSIBLE PARKING PROVIDED:	19 PARKING SPACES

- PLAN NOTES:**
- ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT, FACE OF BUILDING OR AS OTHERWISE INDICATED.
 - ALL SIDEWALKS SHALL MAINTAIN A 2% MAXIMUM CROSS SLOPE AND 5% MAXIMUM IN THE DIRECTION OF PEDESTRIAN TRAVEL. ALL ADA SIDEWALKS SHOULD INCLUDE ALL LANDINGS, MARKINGS, ETC AS REQUIRED BY CODE.
 - ANY CONSTRUCTION OR BUILDING NECESSARY TO COMPLETE THIS CONCEPT PLAN REQUEST MUST CONFORM TO THE REQUIREMENTS SET FORTH BY THE UNIFIED DEVELOPMENT CODE, THE CITY OF ROCKWALL, ADAPTED INTERNATIONAL BUILDING CODE, THE ROCKWALL MUNICIPAL CODE OF ORDINANCES, CITY ADOPTED ENGINEERING AND FIRE CODES AND WITH ALL OTHER APPLICABLE REGULATORY REQUIREMENTS ADMINISTERED AND/OR ENFORCED BY THE STATE AND FEDERAL GOVERNMENT.
 - THE MECHANICAL EQUIPMENT SHALL BE ROOF MOUNTED AND BE SCREENED FROM PUBLIC VIEW.
 - A TYPICAL PARKING SPACE SHALL BE 9' WIDE AND 20' DEEP.
 - THE PROPERTY IS CURRENTLY UNPLATTED BUT WILL BE PLATTED AS PART OF DEVELOPMENT.

LEGEND

- EXISTING CURB
- PROPOSED CURB
- ⊗ — PARKING SPACES IN A ROW
- Ⓛ — PROPOSED LANDSCAPING
- 4" PROPOSED SIDEWALK 3,600 PSI REINFORCED CONCRETE WITH #3 BARS AT 18" CENTERS. (MINIMUM 6.5 SACK MIX)
- 6" PROPOSED PAVEMENT 4,500 PSI REINFORCED CONCRETE PAVEMENT WITH #3 BARS AT 18" CENTERS. FIRELANES SHALL BE 7" 4,500 MINIMUM PSI WITH #4 BARS AT 18" CENTERS. (MINIMUM 7.0 SACK MIX).
- 8" 4,500 MINIMUM PSI REINFORCED CONCRETE PAVEMENT WITH NO. 5 AT 18" CENTERS. (MINIMUM 7.0 SACK MIX).
- Ⓜ — PROPOSED ADA SPACE PER CURRENT ADA/TSA STANDARDS

0 80 160
DRAWING SCALE
1"=80'



SITE PLAN SIGNATURE BLOCK

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____

WITNESS OUR HANDS, THIS _____ DAY OF _____

PLANNING & ZONING COMMISSION, CHAIRMAN _____ DIRECTOR OF PLANNING AND ZONING _____

THIS DOCUMENT IS FOR SITE INFORMATION ONLY. IT IS RELEASED UNDER THE AUTHORITY OF PAUL CRAGUN, P.E. NO. 112767 ON 06/15/22.

CASE NUMBER: SP2022-XXX

Cumulus Design Firm #14810
2080 N. Highway 360, Suite 240 Grand Prairie, Texas 75050
Tel. 214.235.0367

SITE PLAN
4649 HIGHWAY 276
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
J.H. BAILEY SURVEY, ABST NO. 34

DATE	PROJECT NO	DRAWING SCALE	SHEET
06/15/22	CD22011	1" = 80'	SP

III CAUTION III
UNDERGROUND UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.

CALL: TEXAS ONE CALL @ 811 AT LEAST 72 HRS PRIOR TO CONSTRUCTION.

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

SURVEYOR:
BLUE SKY SURVEYING & MAPPING
11015 MIDWAY ROAD
DALLAS, TX 75229
PH: (214) 358-4500

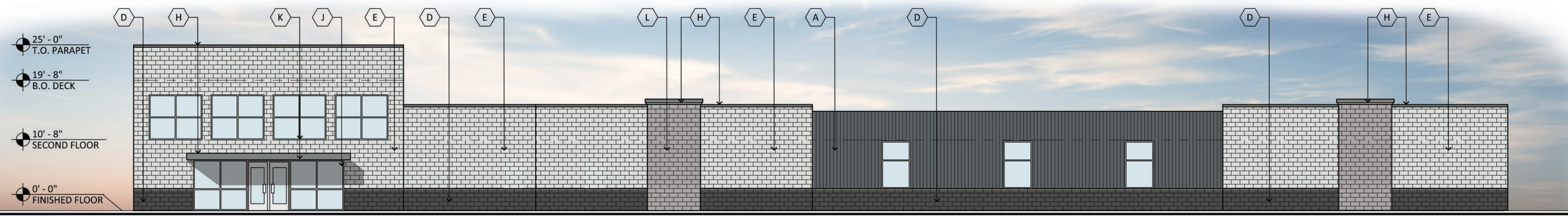
OWNER:
DONALD WALK
4649 HWY 276
ROCKWALL, TX 75032
PH: (972) 722-2590
CONTACT: HELLEN BYRD

ENGINEER:
CUMULUS DESIGN, INC.
FIRM NUMBER: 14810
PO BOX 2119
EULESS, TEXAS 76039
PH: (214) 235-0367
CONTACT: PAUL CRAGUN

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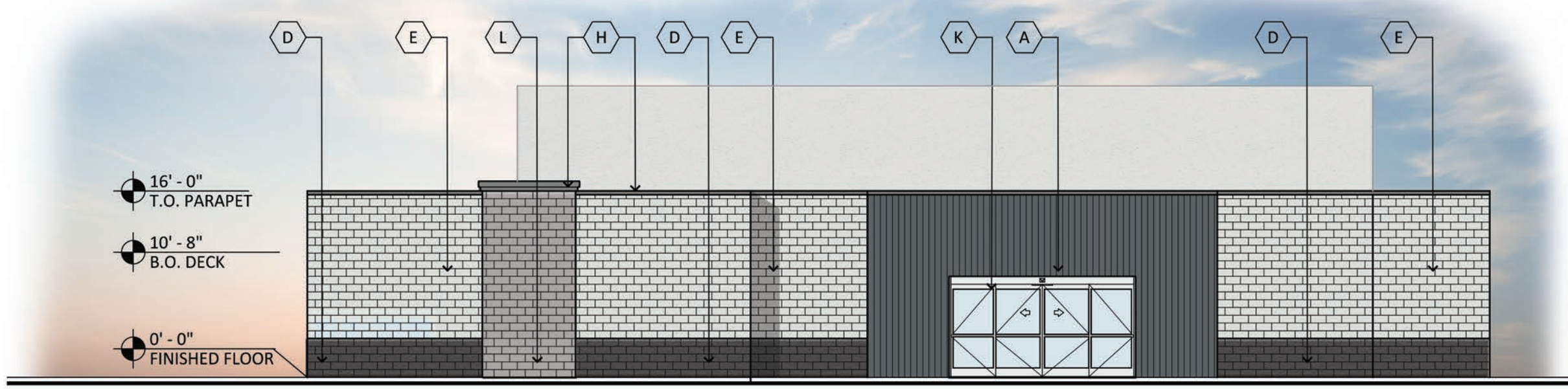
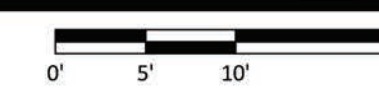
MATERIAL AND COLORS

- A METAL PANEL:**
MFG: ATAS
COLOR: CHARCOAL GRAY
SPEC: DWF 120
- B METAL PANEL:**
MFG: ATAS
COLOR: BONE WHITE
SPEC: DWF 120
- C PAINTED ROLL UP DOORS:**
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW
- D CMU:**
FINISH: SPLIT FACE
MFG: SUPERLITE
COLOR: BLACK CANYON
- E CMU:**
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: ASPEN
- F STANDING SEAM ROOF:**
MFG: ATAS
COLOR: SLATE GREY
SPEC: 2" FIELD-LOK
- G PAINTED HOLLOW METAL DOORS:**
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW
- H PAINTED METAL COPING / AWNING:**
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"
- J FAUX WINDOWS:**
MFG: VITRO
COLOR: SPANDREL GLASS WHITE
- K MULLIONS:**
MFG: KAWNEER
COLOR: CLEAR
- L CMU:**
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: CHARCOAL



WEST ELEVATION- STORAGE BLDG 1

SCALE: 3/32"=1'-0"



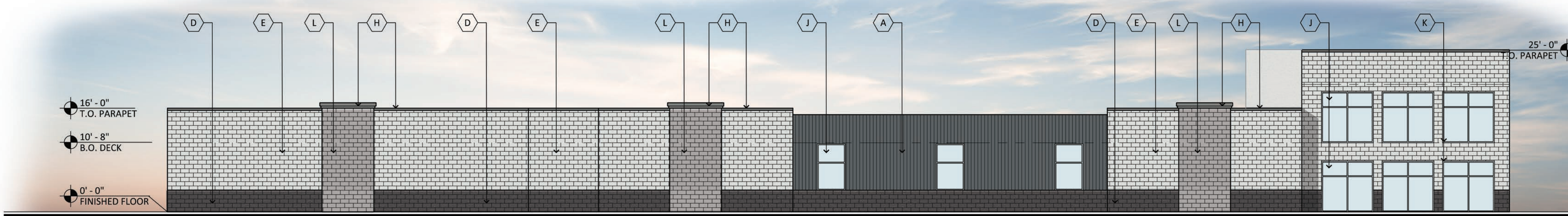
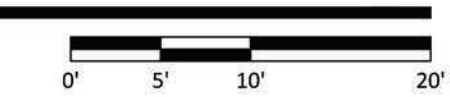
SOUTH ELEVATION- STORAGE BLDG 1

SCALE: 3/32"=1'-0"



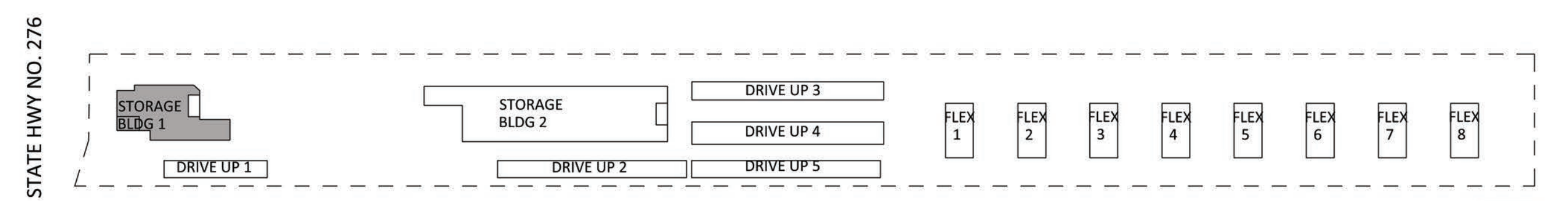
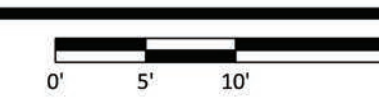
NORTH ELEVATION- STORAGE BLDG 1

SCALE: 3/32"=1'-0"



EAST ELEVATION- STORAGE BLDG 1

SCALE: 3/32"=1'-0"



KEY PLAN

SCALE: N.T.S.



ROCKWALL STORAGE
SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 06-15-2022 (PRELIMINARY)

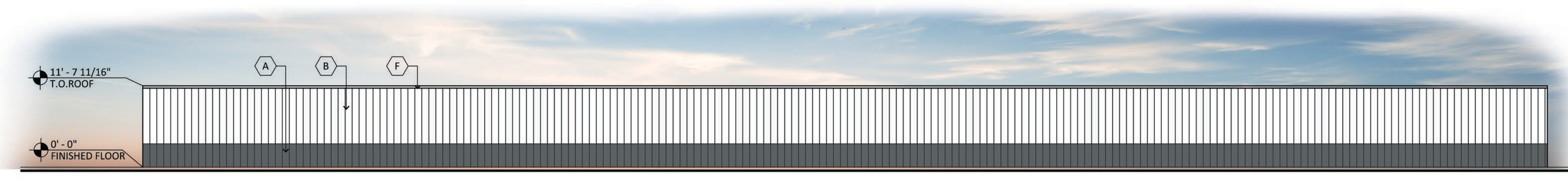
EL-1
BLDG 1

RKAA# 22040.00

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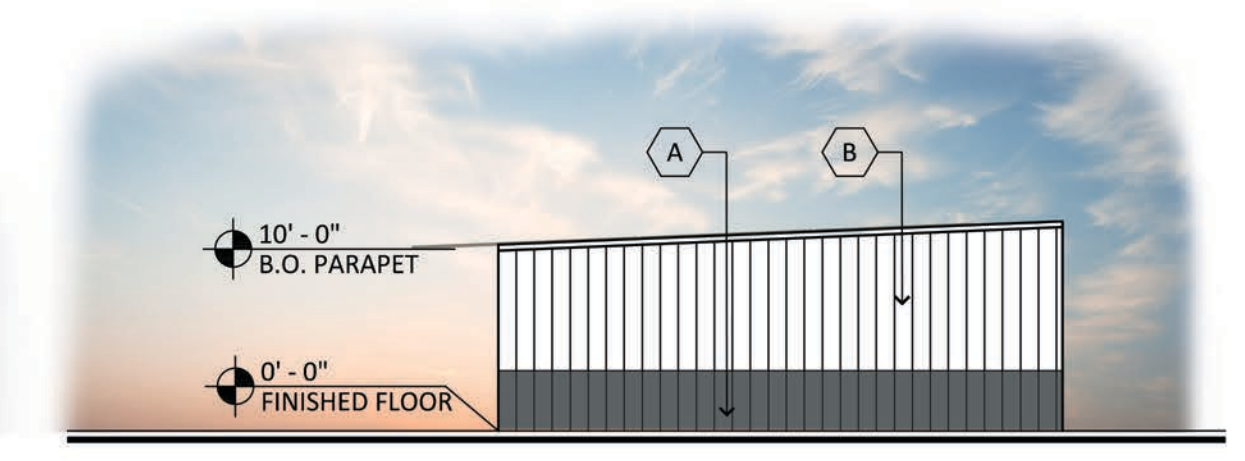
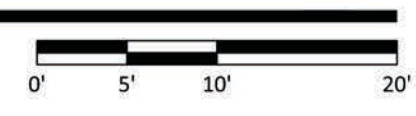
MATERIAL AND COLORS

- A METAL PANEL:**
MFG: ATAS
COLOR: CHARCOAL GRAY
SPEC: DWF 120
- B METAL PANEL:**
MFG: ATAS
COLOR: BONE WHITE
SPEC: DWF 120
- C PAINTED ROLL UP DOORS:**
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW
- D CMU:**
FINISH: SPLIT FACE
MFG: SUPERLITE
COLOR: BLACK CANYON
- E CMU:**
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: ASPEN
- F STANDING SEAM ROOF:**
MFG: ATAS
COLOR: SLATE GREY
SPEC: 2" FIELD-LOK
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COLOR: 365 YELLOW
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MFG: SHERWIN WILLIAMS
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MFG: VITRO
COLOR: SPANDREL GLASS WHITE
- K MULLIONS:**
MFG: KAWNEER
COLOR: CLEAR
- L CMU:**
FINISH: SMOOTH
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COLOR: CHARCOAL



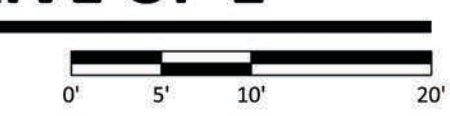
WEST ELEVATION- DRIVE UP 1

SCALE: 3/32"=1'-0"



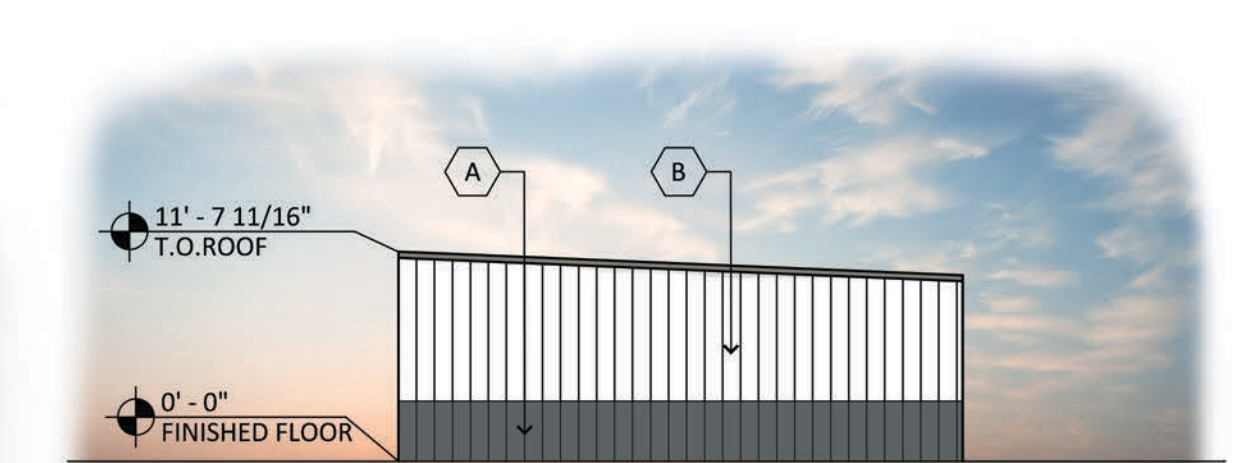
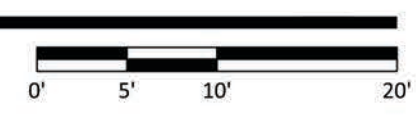
NORTH ELEVATION- DRIVE UP 1

SCALE: 3/32"=1'-0"



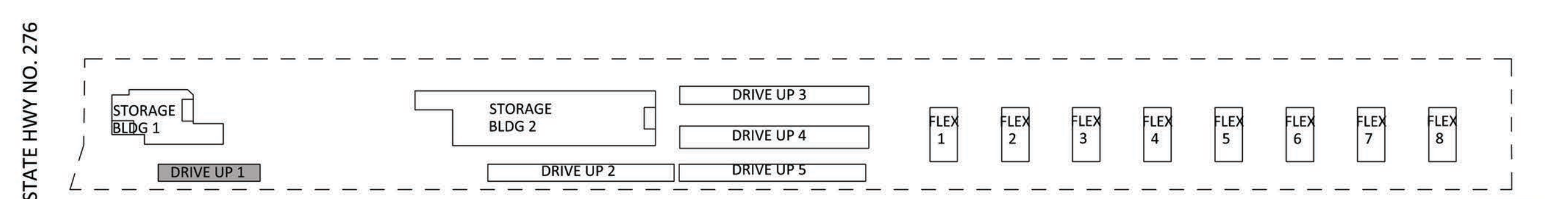
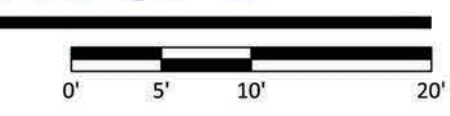
EAST ELEVATION- DRIVE UP 1

SCALE: 3/32"=1'-0"



SOUTH ELEVATION- DRIVE UP 1

SCALE: 3/32"=1'-0"



KEY PLAN

SCALE: N.T.S.



ROCKWALL STORAGE
SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 06-15-2022 (PRELIMINARY)

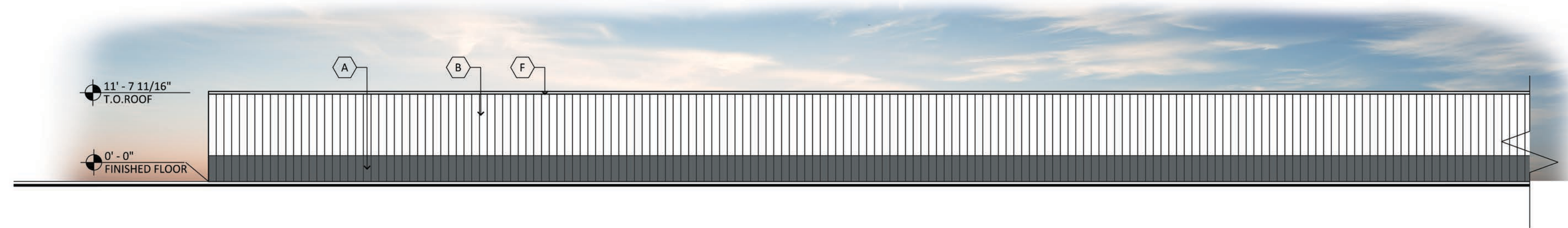
EL-3
DRIVE UP 1

RKAA# 22040.00

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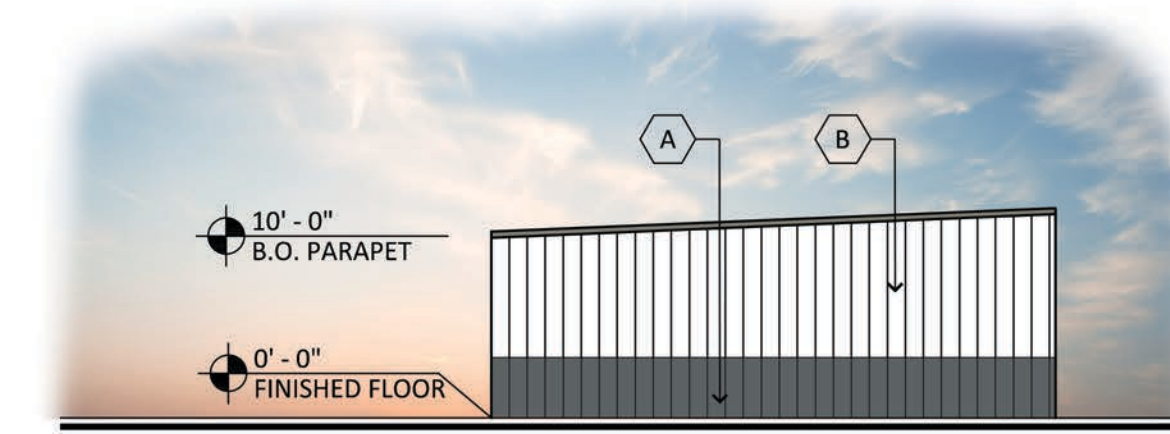
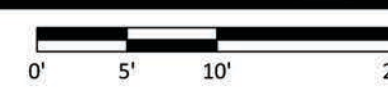
MATERIAL AND COLORS

- A METAL PANEL:**
MFG: ATAS
COLOR: CHARCOAL GRAY
SPEC: DWF 120
- B METAL PANEL:**
MFG: ATAS
COLOR: BONE WHITE
SPEC: DWF 120
- C PAINTED ROLL UP DOORS:**
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW
- D CMU:**
FINISH: SPLIT FACE
MFG: SUPERLITE
COLOR: BLACK CANYON
- E CMU:**
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MFG: ATAS
COLOR: SLATE GREY
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MFG: KAWNEER
COLOR: CLEAR
- L CMU:**
FINISH: SMOOTH
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COLOR: CHARCOAL



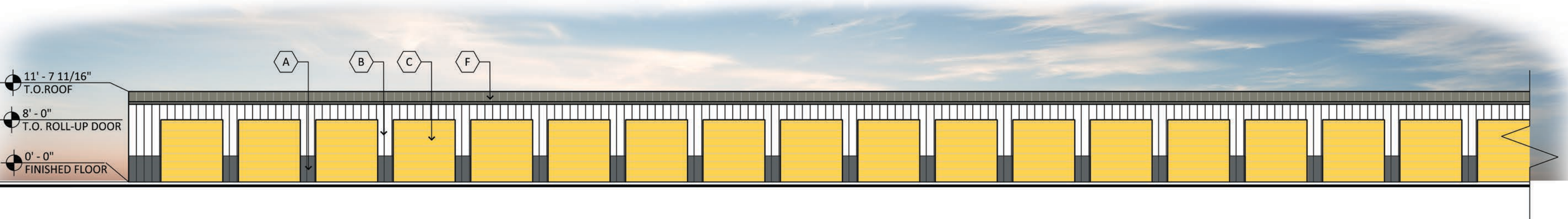
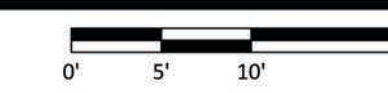
WEST ELEVATION- DRIVE UP 2

SCALE: 3/32"=1'-0"



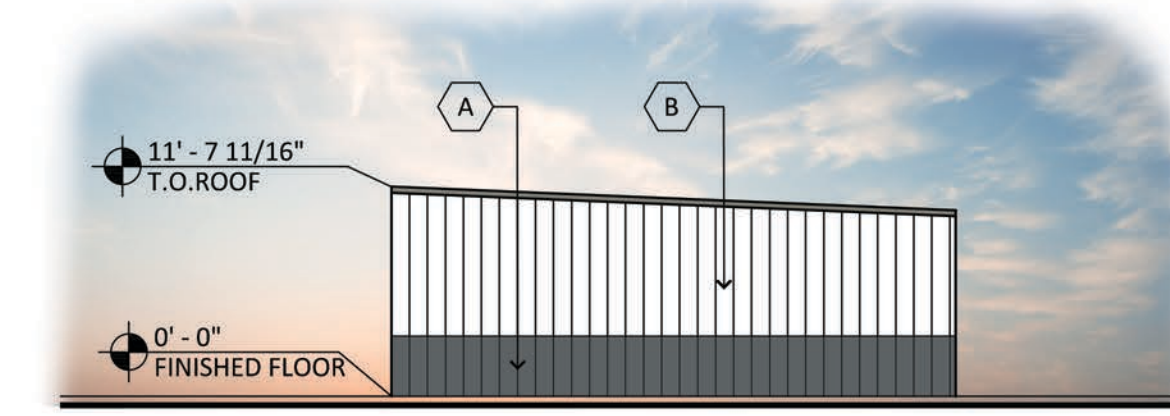
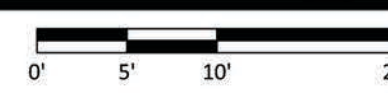
NORTH ELEVATION- DRIVE UP 2

SCALE: 3/32"=1'-0"



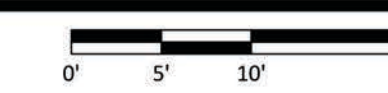
EAST ELEVATION- DRIVE UP 2

SCALE: 3/32"=1'-0"

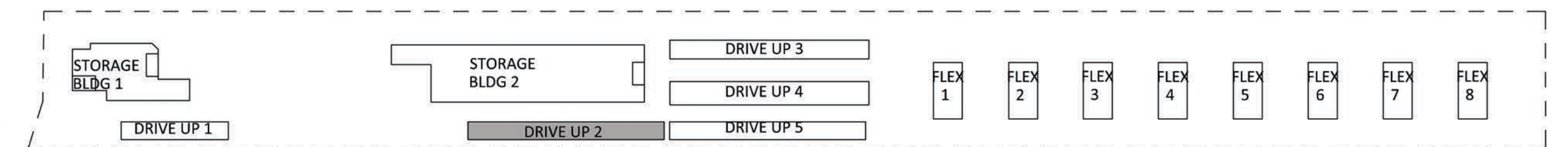


SOUTH ELEVATION- DRIVE UP 2

SCALE: 3/32"=1'-0"



STATE HWY NO. 276

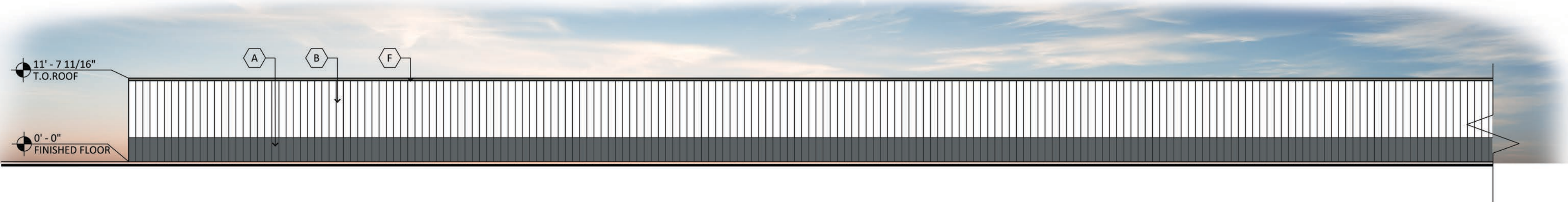


KEY PLAN

SCALE: N.T.S.

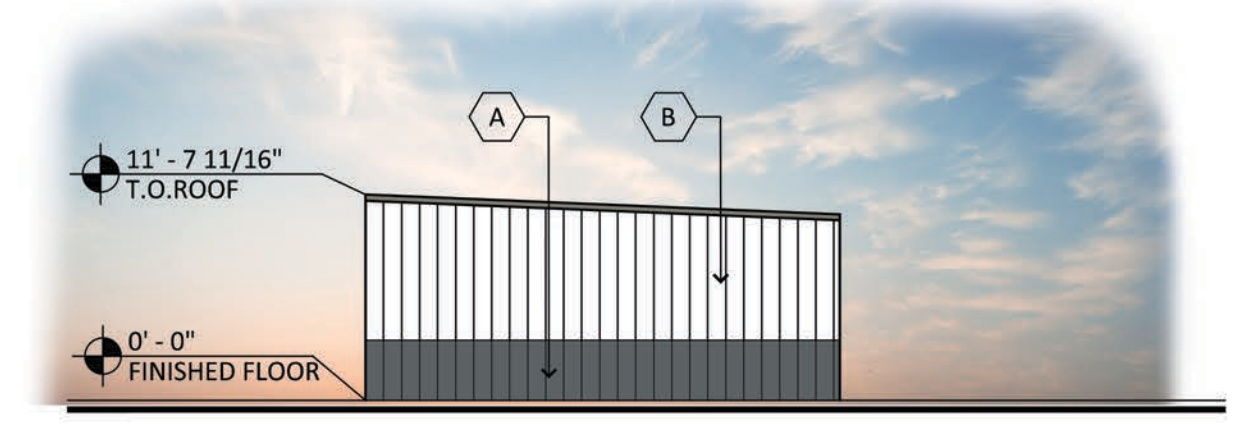
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- K MULLIONS:**
MFG: KAWNEER
COLOR: CLEAR
- L CMU:**
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: CHARCOAL



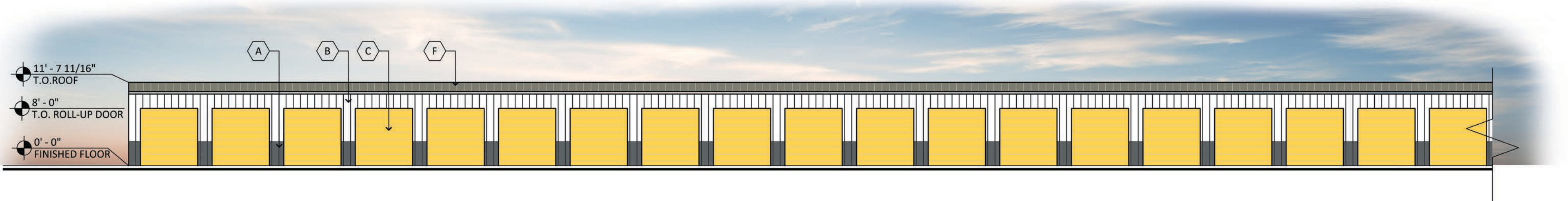
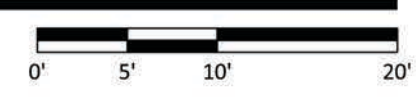
WEST ELEVATION- DRIVE UP 3

SCALE: 3/32"=1'-0"



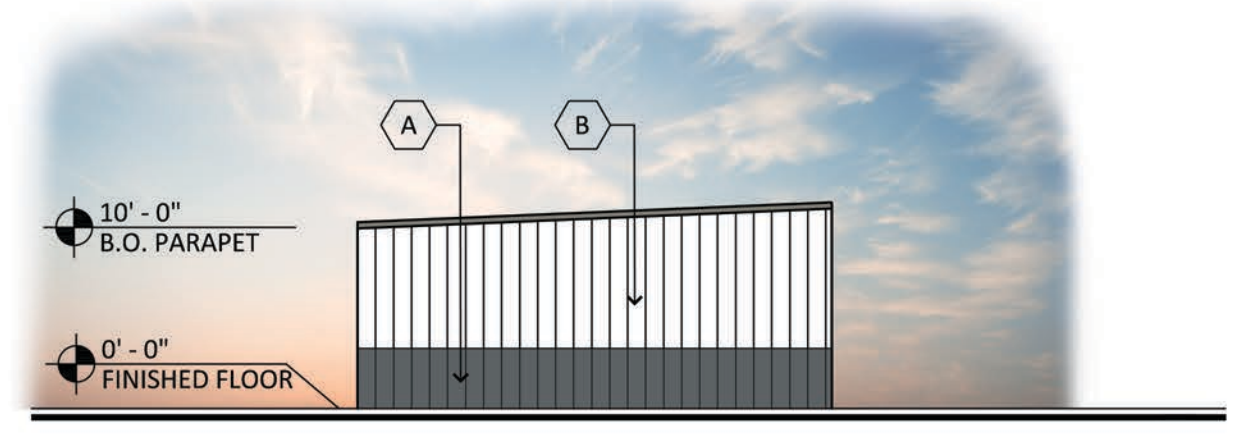
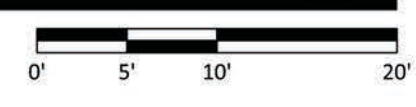
NORTH ELEVATION- DRIVE UP 3

SCALE: 3/32"=1'-0"



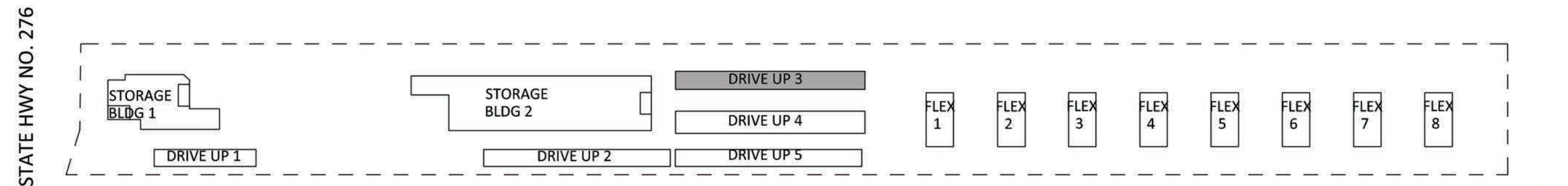
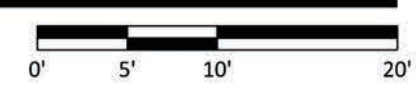
EAST ELEVATION- DRIVE UP 3

SCALE: 3/32"=1'-0"



SOUTH ELEVATION- DRIVE UP 3

SCALE: 3/32"=1'-0"



KEY PLAN

SCALE: N.T.S.



ROCKWALL STORAGE
SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 06-15-2022 (PRELIMINARY)

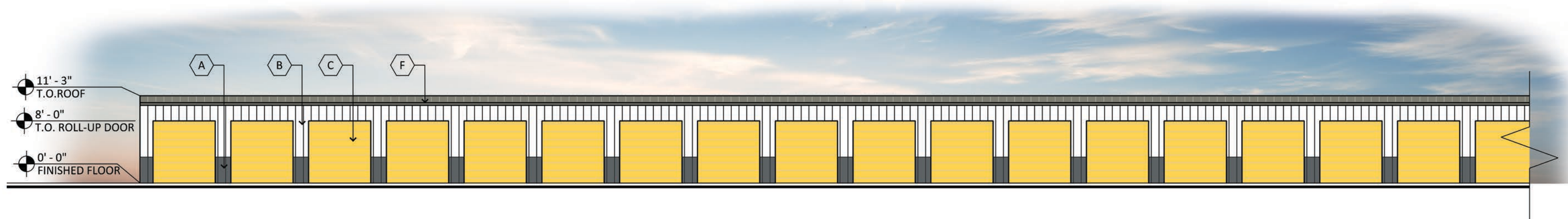
EL-5
DRIVE UP 3

RKAA# 22040.00

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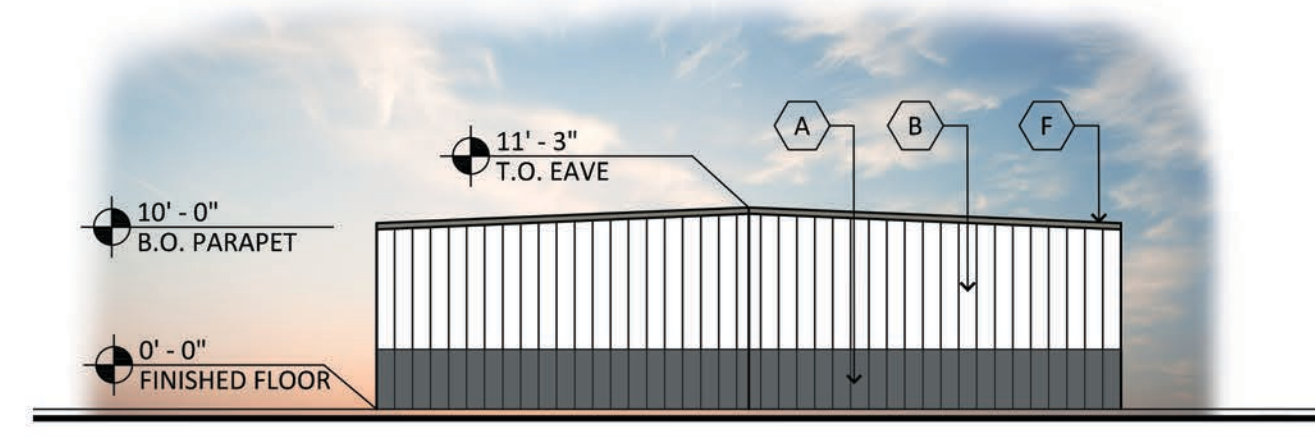
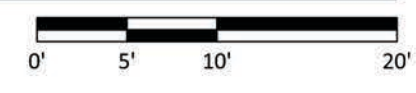
MATERIAL AND COLORS

- A METAL PANEL:**
MFG: ATAS
COLOR: CHARCOAL GRAY
SPEC: DWF 120
- B METAL PANEL:**
MFG: ATAS
COLOR: BONE WHITE
SPEC: DWF 120
- C PAINTED ROLL UP DOORS:**
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW
- D CMU:**
FINISH: SPLIT FACE
MFG: SUPERLITE
COLOR: BLACK CANYON
- E CMU:**
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: ASPEN
- F STANDING SEAM ROOF:**
MFG: ATAS
COLOR: SLATE GREY
SPEC: 2" FIELD-LOK
- G PAINTED HOLLOW METAL DOORS:**
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW
- H PAINTED METAL COPING / AWNING:**
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"
- J FAUX WINDOWS:**
MFG: VITRO
COLOR: SPANDREL GLASS WHITE
- K MULLIONS:**
MFG: KAWNEER
COLOR: CLEAR
- L CMU:**
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: CHARCOAL



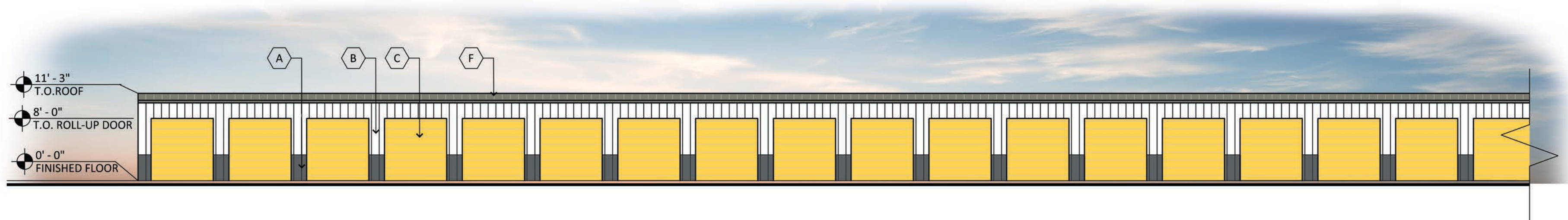
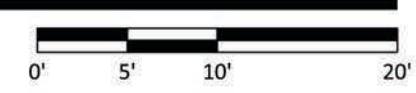
WEST ELEVATION- DRIVE UP 4

SCALE: 3/32"=1'-0"



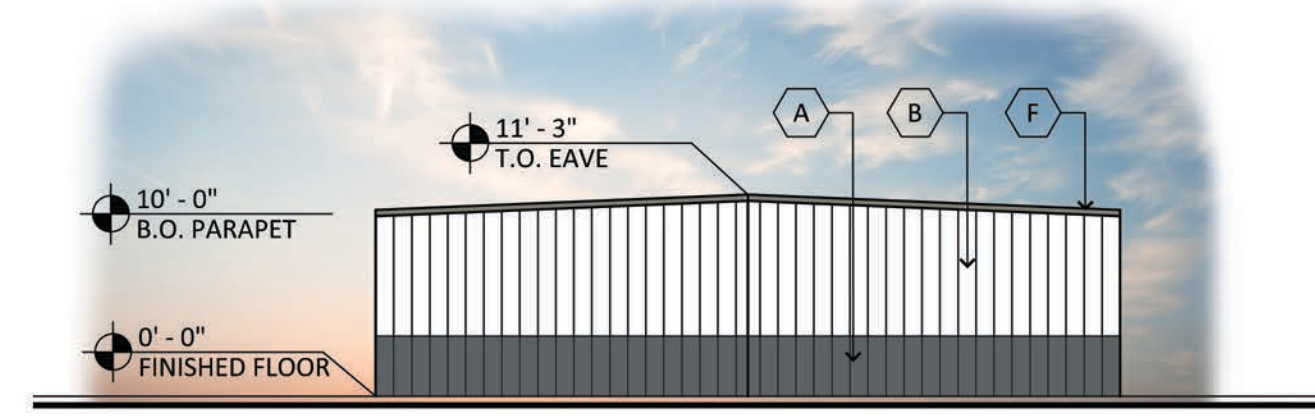
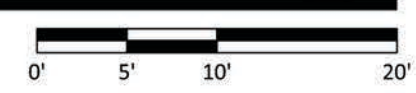
NORTH ELEVATION- DRIVE UP 4

SCALE: 3/32"=1'-0"



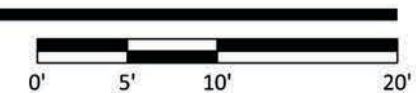
EAST ELEVATION- DRIVE UP 4

SCALE: 3/32"=1'-0"

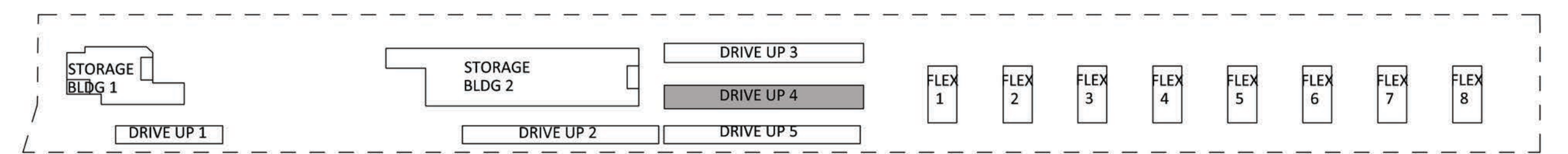


SOUTH ELEVATION- DRIVE UP 4

SCALE: 3/32"=1'-0"



STATE HWY NO. 276



KEY PLAN

SCALE: N.T.S.



ROCKWALL STORAGE
SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 06-15-2022 (PRELIMINARY)

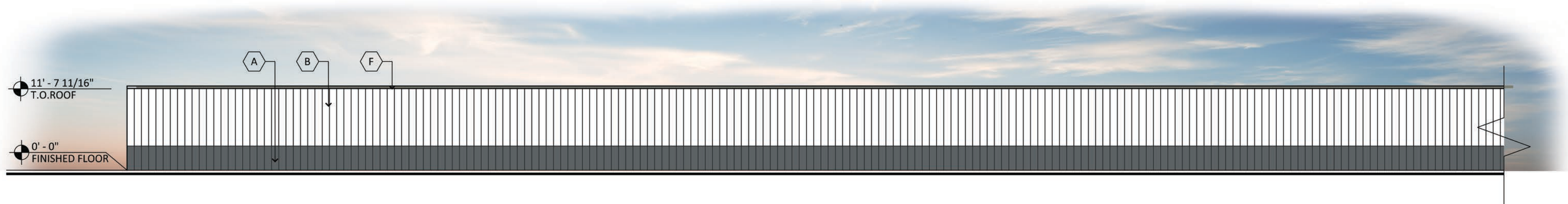
EL-6
DRIVE UP 4

RKAA# 22040.00

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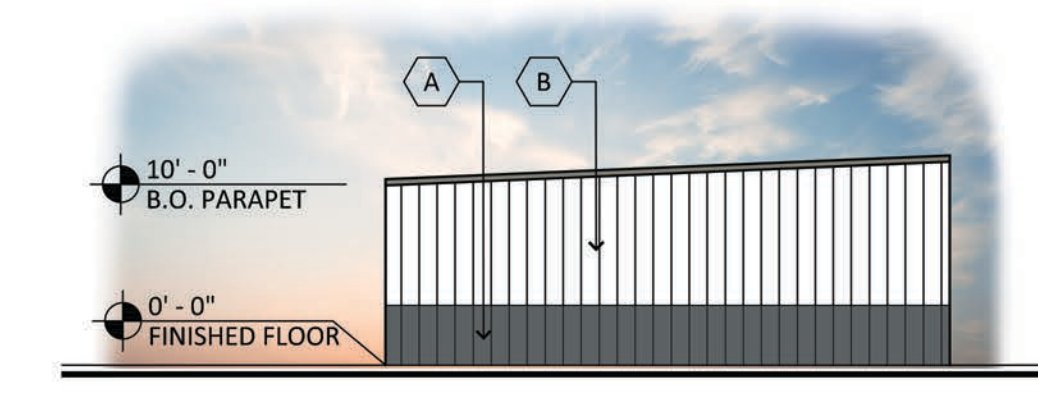
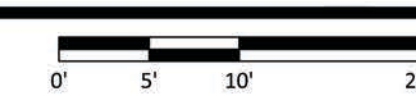
MATERIAL AND COLORS

- A METAL PANEL:**
MFG: ATAS
COLOR: CHARCOAL GRAY
SPEC: DWF 120
- B METAL PANEL:**
MFG: ATAS
COLOR: BONE WHITE
SPEC: DWF 120
- C PAINTED ROLL UP DOORS:**
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW
- D CMU:**
FINISH: SPLIT FACE
MFG: SUPERLITE
COLOR: BLACK CANYON
- E CMU:**
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: ASPEN
- F STANDING SEAM ROOF:**
MFG: ATAS
COLOR: SLATE GREY
SPEC: 2" FIELD-LOK
- G PAINTED HOLLOW METAL DOORS:**
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW
- H PAINTED METAL COPING / AWNING:**
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"
- J FAUX WINDOWS:**
MFG: VITRO
COLOR: SPANDREL GLASS WHITE
- K MULLIONS:**
MFG: KAWNEER
COLOR: CLEAR
- L CMU:**
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: CHARCOAL



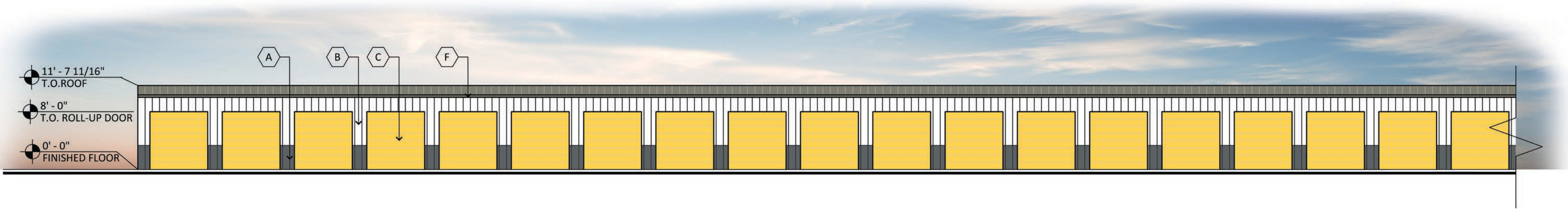
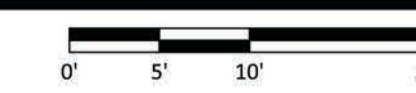
WEST ELEVATION- DRIVE UP 5

SCALE: 3/32"=1'-0"



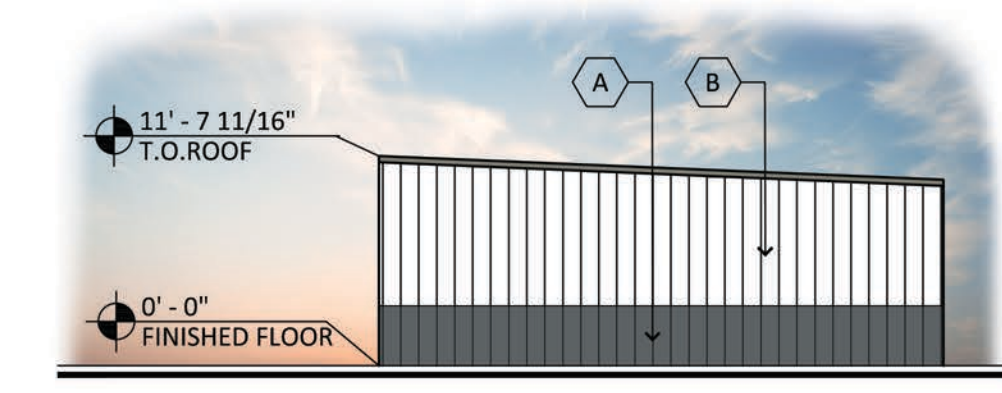
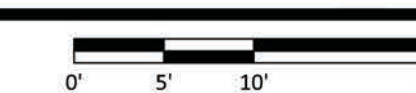
NORTH ELEVATION- DRIVE UP 5

SCALE: 3/32"=1'-0"



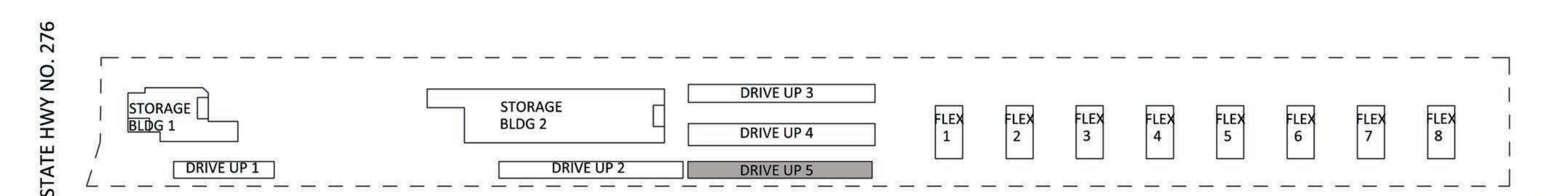
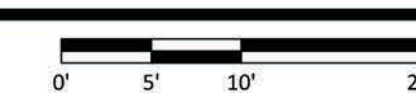
EAST ELEVATION- DRIVE UP 5

SCALE: 3/32"=1'-0"



SOUTH ELEVATION- DRIVE UP 5

SCALE: 3/32"=1'-0"



KEY PLAN

SCALE: N.T.S.



ROCKWALL STORAGE
SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 06-15-2022 (PRELIMINARY)

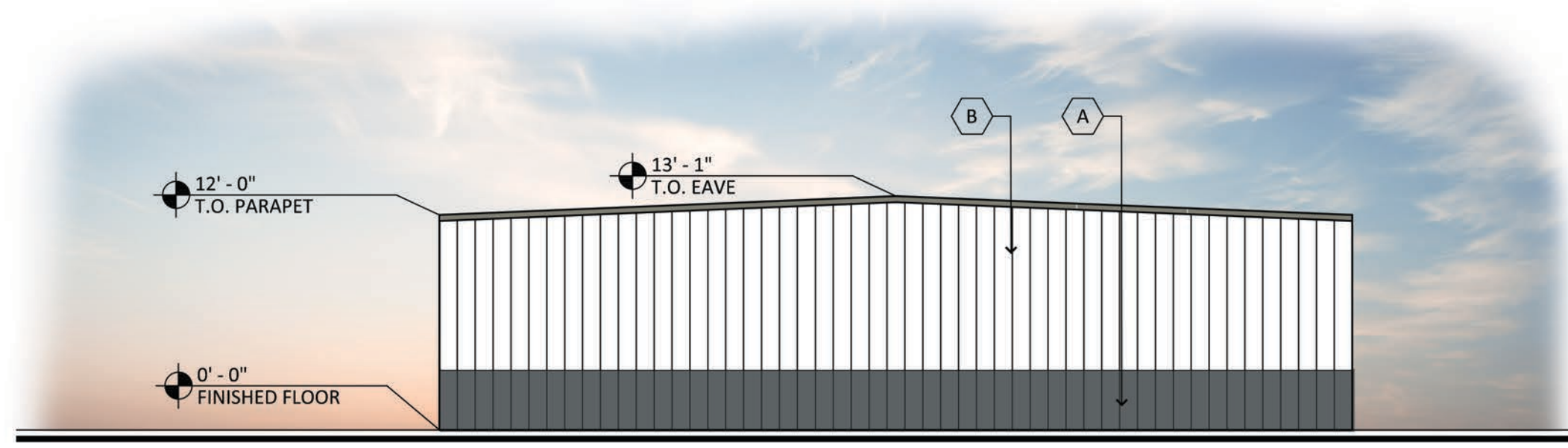
EL-7
DRIVE UP 5

RKAA# 22040.00

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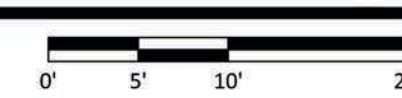
MATERIAL AND COLORS

- A METAL PANEL:**
MFG: ATAS
COLOR: CHARCOAL GRAY
SPEC: DWF 120
- B METAL PANEL:**
MFG: ATAS
COLOR: BONE WHITE
SPEC: DWF 120
- C PAINTED ROLL UP DOORS:**
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW
- D CMU:**
FINISH: SPLIT FACE
MFG: SUPERLITE
COLOR: BLACK CANYON
- E CMU:**
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: ASPEN
- F STANDING SEAM ROOF:**
MFG: ATAS
COLOR: SLATE GREY
SPEC: 2" FIELD-LOK
- G PAINTED HOLLOW METAL DOORS:**
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW
- H PAINTED METAL COPING / AWNING:**
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"
- J FAUX WINDOWS:**
MFG: VITRO
COLOR: SPANDREL GLASS WHITE
- K MULLIONS:**
MFG: KAWNEER
COLOR: CLEAR
- L CMU:**
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: CHARCOAL



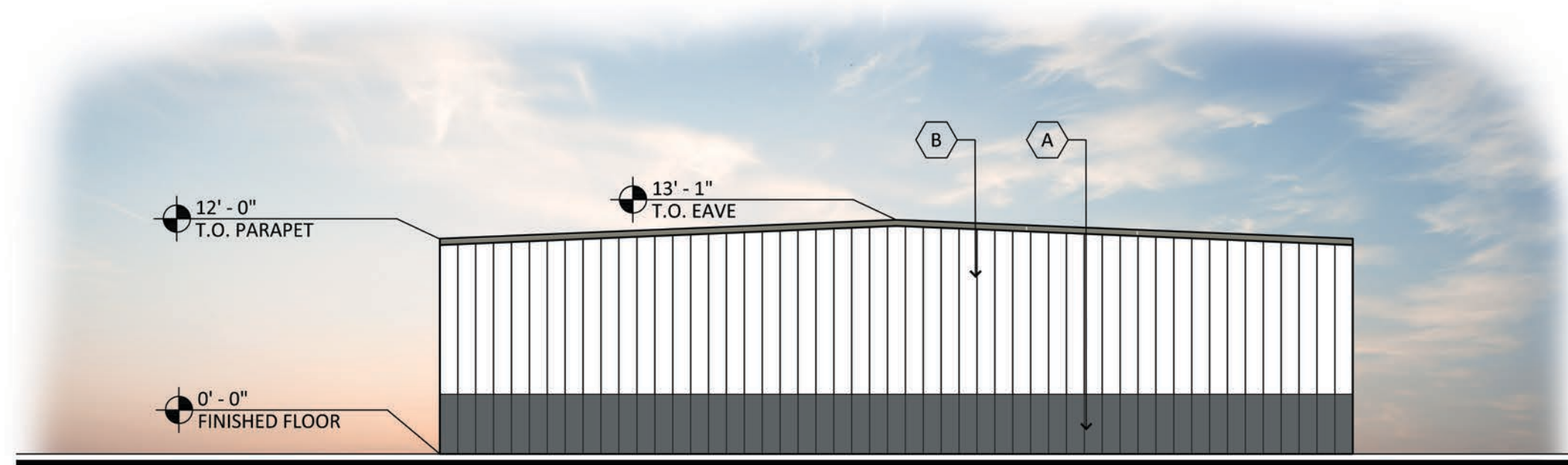
WEST ELEVATION- METAL FLEX BLDG TYPE.

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



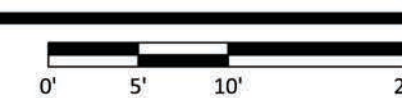
NORTH ELEVATION- METAL FLEX BLDG TYPE.

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



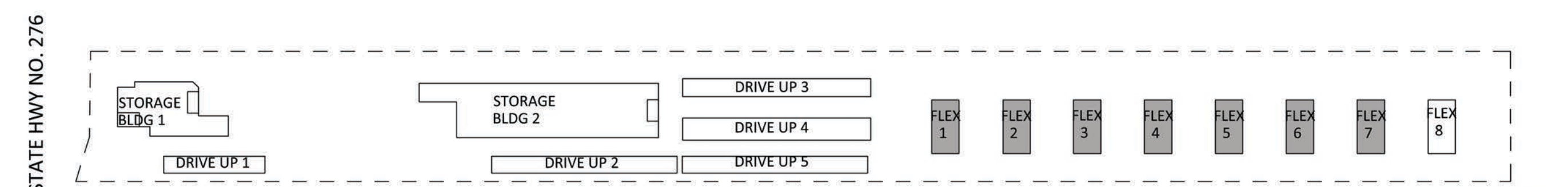
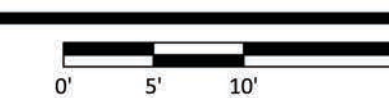
EAST ELEVATION- METAL FLEX BLDG TYPE.

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



SOUTH ELEVATION- METAL FLEX BLDG TYPE.

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

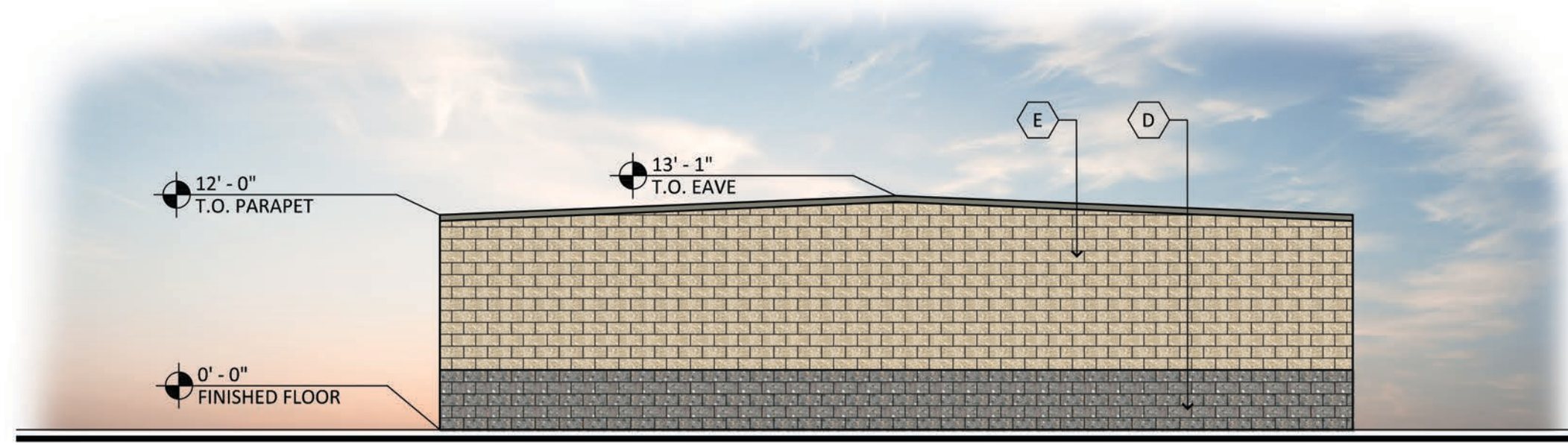


KEY PLAN

SCALE: N.T.S.

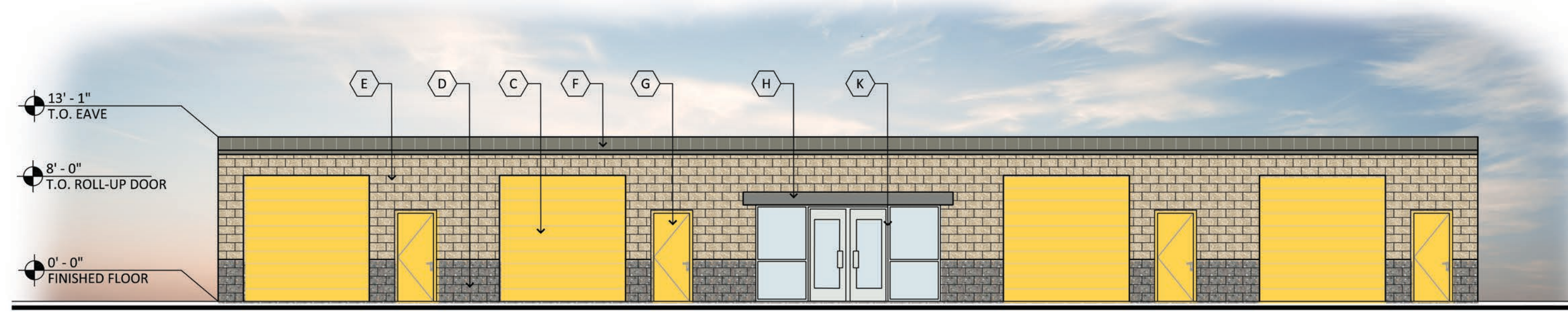
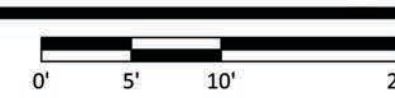
MATERIAL AND COLORS

- A METAL PANEL:**
MFG: ATAS
COLOR: CHARCOAL GRAY
SPEC: DWF 120
- B METAL PANEL:**
MFG: ATAS
COLOR: BONE WHITE
SPEC: DWF 120
- C PAINTED ROLL UP DOORS:**
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW
- D CMU:**
FINISH: SPLIT FACE
MFG: SUPERLITE
COLOR: BLACK CANYON
- E CMU:**
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: ASPEN
- F STANDING SEAM ROOF:**
MFG: ATAS
COLOR: SLATE GREY
SPEC: 2" FIELD-LOK
- G PAINTED HOLLOW METAL DOORS:**
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW
- H PAINTED METAL COPING / AWNING:**
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"
- J FAUX WINDOWS:**
MFG: VITRO
COLOR: SPANDREL GLASS WHITE
- K MULLIONS:**
MFG: KAWNEER
COLOR: CLEAR
- L CMU:**
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: CHARCOAL



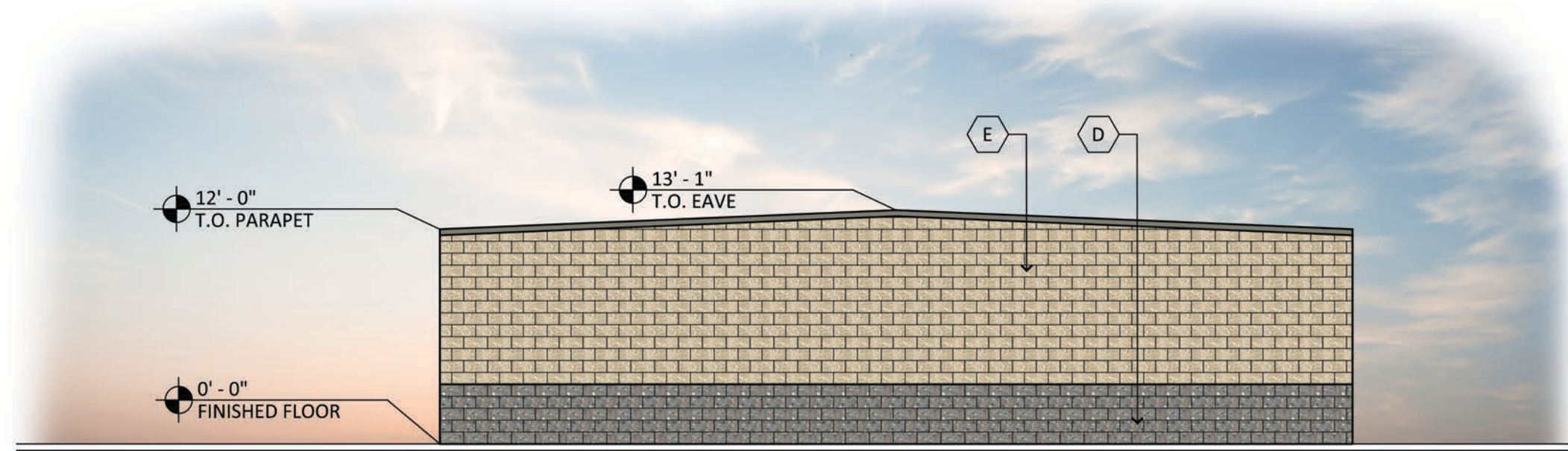
WEST ELEVATION- MASONRY FLEX BLDG TYPE.

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



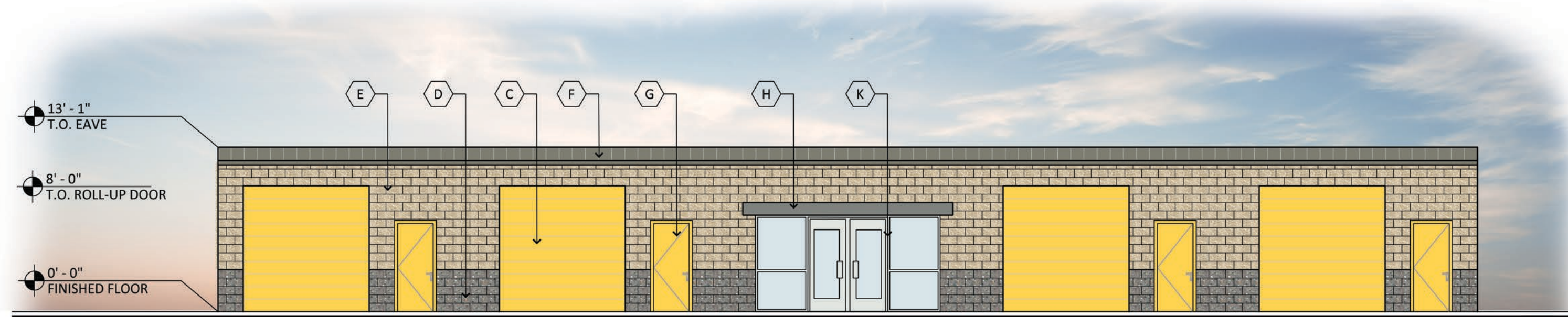
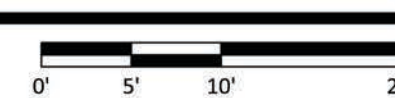
NORTH ELEVATION- MASONRY FLEX BLDG TYPE.

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



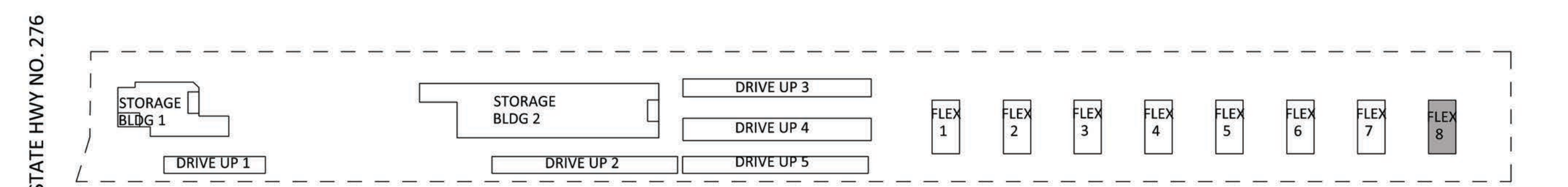
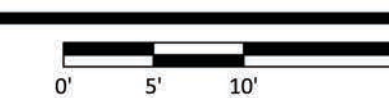
EAST ELEVATION- MASONRY FLEX BLDG TYPE.

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



SOUTH ELEVATION- MASONRY FLEX BLDG TYPE.

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



KEY PLAN

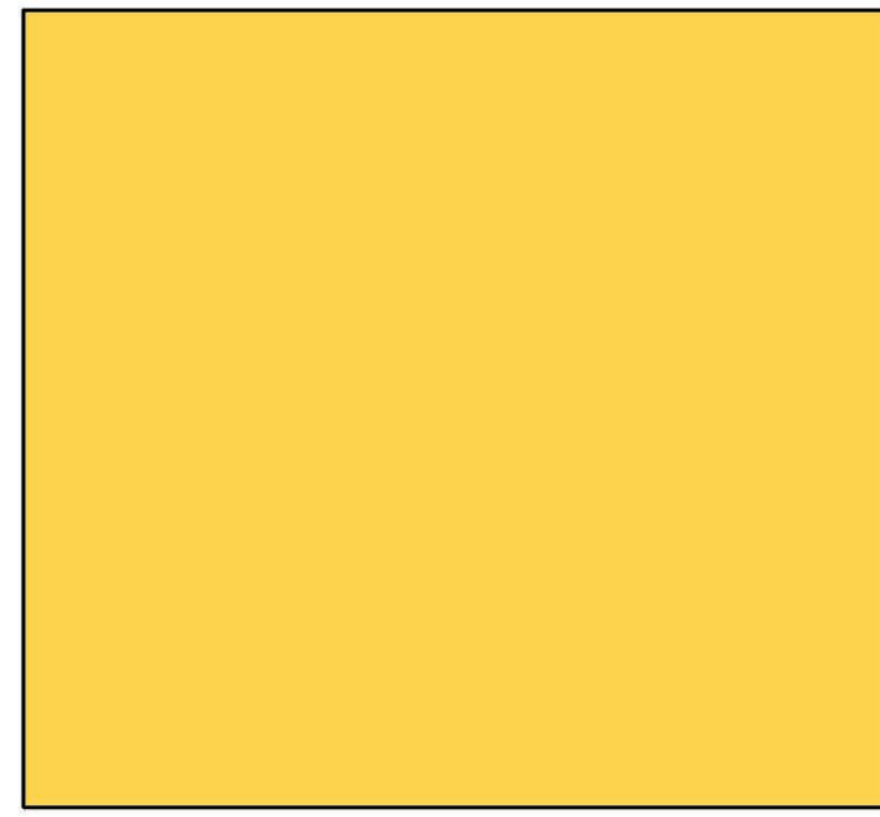
SCALE: N.T.S.



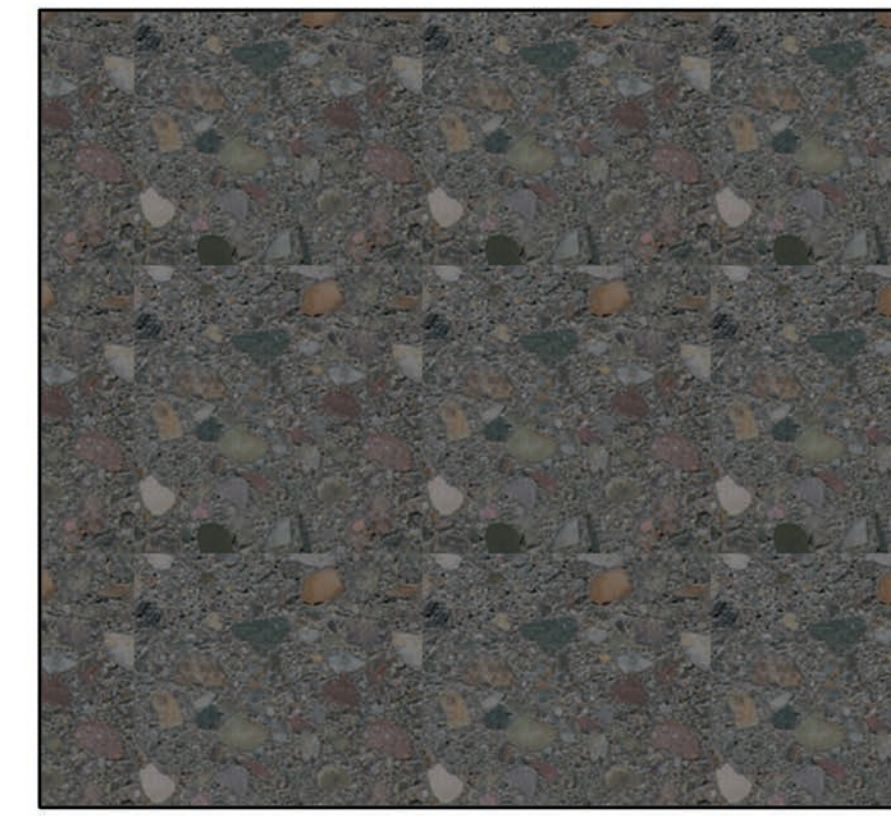
A METAL PANEL:
 MFG: ATAS
 COLOR: CHARCOAL GRAY
 SPEC: DWF 120



B METAL PANEL:
 MFG: ATAS
 COLOR: BONE WHITE
 SPEC: DWF 120



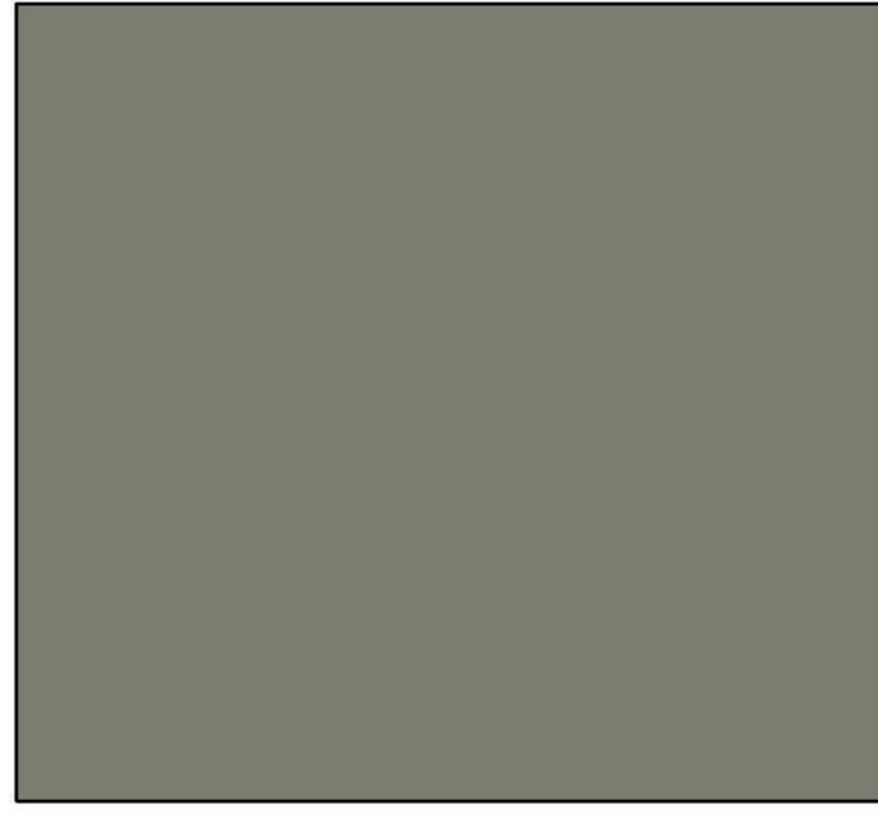
C PAINTED ROLL UP DOORS:
 MFG: SHERWIN WILLIAMS
 COLOR: 365 YELLOW



D CMU:
 FINISH: SPLIT FACE
 MFG: SUPERLITE
 COLOR: BLACK CANYON



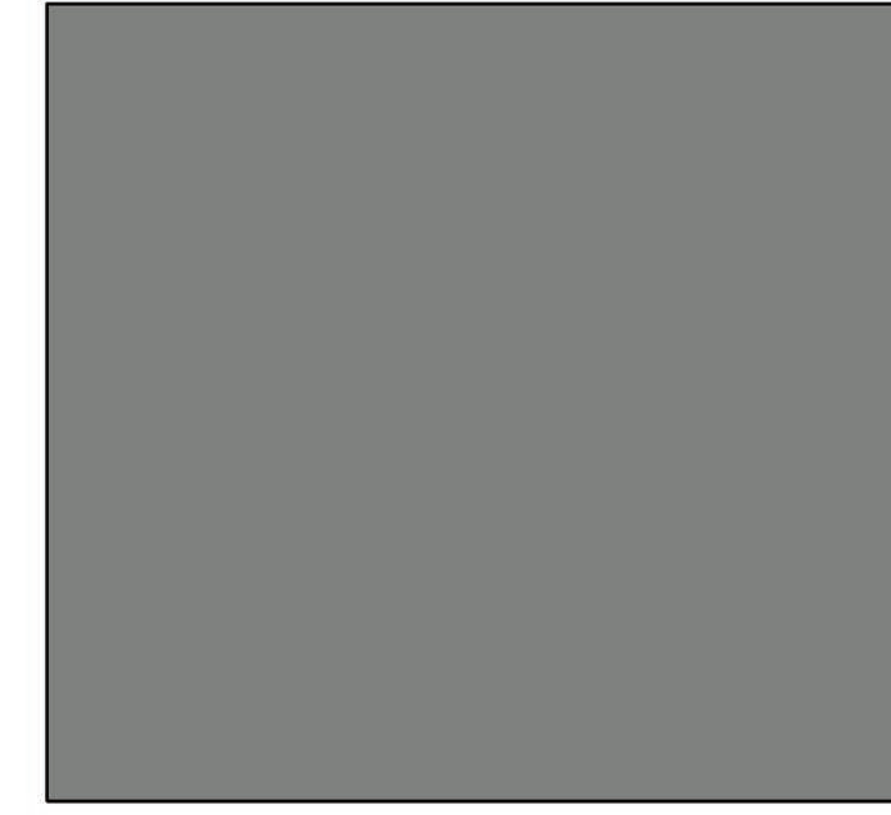
E CMU:
 FINISH: SMOOTH
 MFG: SUPERLITE
 COLOR: ASPEN



F STANDING SEAM ROOF:
 MFG: ATAS
 COLOR: SLATE GREY
 SPEC: 2" FIELD-LOK



G PAINTED HOLLOW METAL DOORS:
 MFG: SHERWIN WILLIAMS
 COLOR: 365 YELLOW



H PAINTED METAL COPING / AWNING:
 MFG: SHERWIN WILLIAMS
 COLOR: SW 7067 "CITYSCAPE"



J FAUX WINDOWS:
 MFG: VITRO
 COLOR: SPANDREL GLASS WHITE

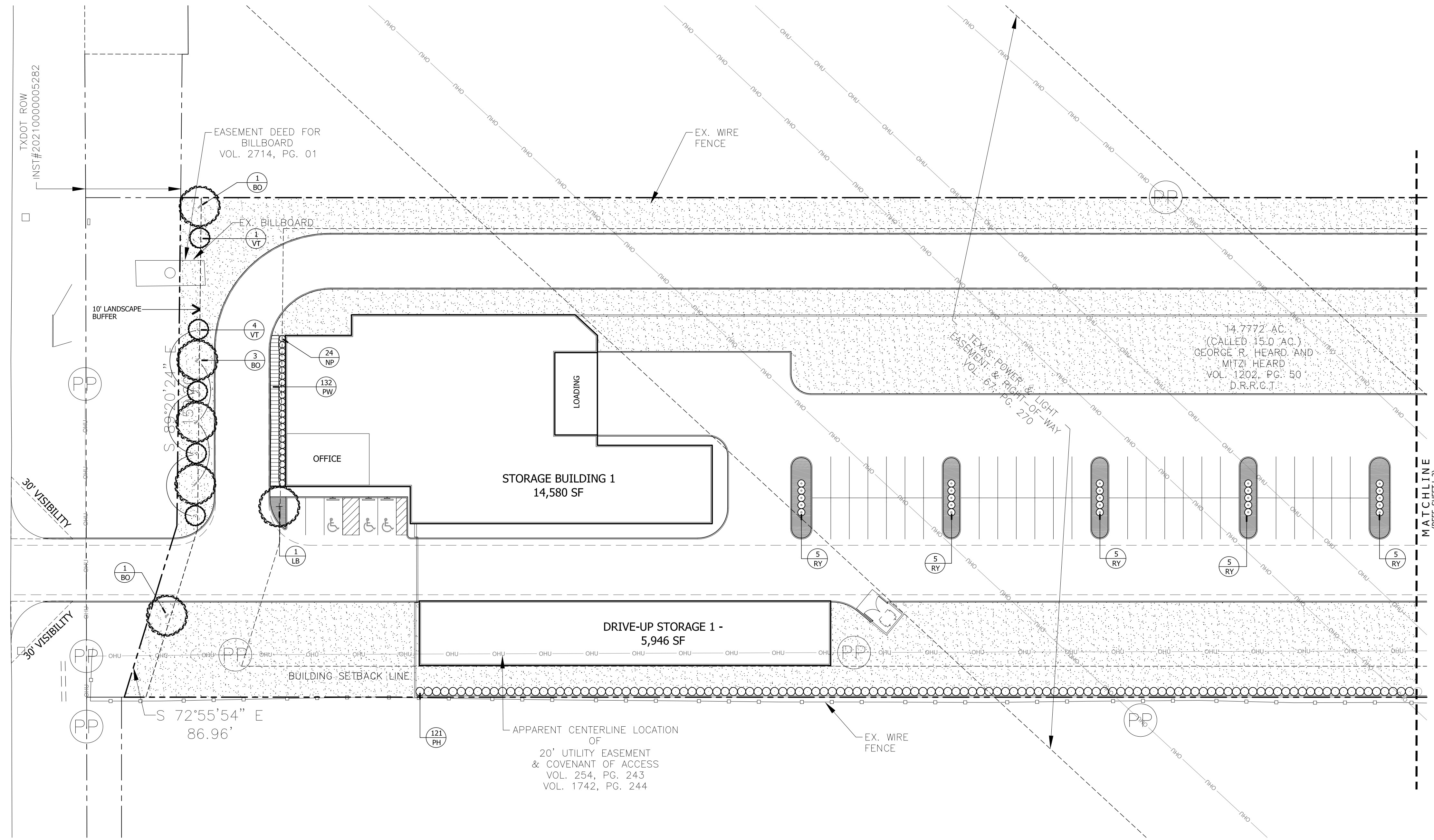


K MULLIONS:
 MFG: KAWNEER
 COLOR: CLEAR



L CMU:
 FINISH: SMOOTH
 MFG: SUPERLITE
 COLOR: CHARCOAL

STATE HIGHWAY NO. 276
(VARIABLE WIDTH RIGHT-OF-WAY)



PLANTLIST

SYM	MATERIAL	QNTY	SIZE	HT	SP	NOTES	SPACING
BO	BURR OAK QUERCUS MACROCARPA	5	4" CAL.	11-13'	6-7'	NURSERY GROWN	
CO	CHINKAPIN OAK QUERCUS MUHLENBERGIA	16	4" CAL.	11-13'	6-7'	NURSERY GROWN	
CE	CEDAR ELM ULMUS CRASSIFOLIA	13	4" CAL.	11-13'	6-7'	NURSERY GROWN	
LB	LACEBARK ELM ULMUS PARVIFOLIA SEMPERVIRENS	17	4" CAL.	11-13'	6-7'	NURSERY GROWN	
VT	VITEX VITEX AGNUS-CASTUS	5	30 GAL.	8-10'	4-5'	CONTAINER GROWN	
PH	PHOTINIA PHOTINIA FRASERI	631	5 GAL.	30"	20"	FULL	48"oc
RY	RED YUCCA HESPERALOE PARVIFOLIA	25	5 GAL.	15"	20"	FULL	42"oc
NP	NEEDLEPOINT HOLLY ILEX CORNUTA 'NEEDLEPOINT'	213	5 GAL.	26"	18"	FULL	36"oc
DB	DWF BURFORD HOLLY ILEX CORNUTA 'BURFORDI' NANA	42	5 GAL.	15"	15"	FULL	30"oc
PW	WINTERCREEPER EUONYMUS FORTUNEI 'COLORATUS'	132	1 GAL.	MIN.	3-12"	RUNNERS	18"oc

LANDSCAPE NOTES

1. PLANT LIST FOR SHEETS L-1 THROUGH L-4.
2. PLANT LIST TO BE USED AS AIDE TO BIDDER ONLY. LANDSCAPE CONTRACTOR TO VERIFY ALL QUANTITIES.
3. ALL BEDS SHALL BE ACCEPTED AT ROUGH FINISH GRADE. IF ANY EXISTING VEGETATION IS EVIDENT, LANDSCAPE CONTRACTOR SHALL SPRAY AREA WITH BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
4. AFTER APPROPRIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION, STONES, CLODS AND DEBRIS.
5. AFTER INSTALLATION OF STEEL EDGING, ALL BEDS SHALL BE TILLED TO A DEPTH OF 4-6", RAKING OUT ALL DEAD VEGETATION.
6. APPLY A 2-3" DEPTH OF ORGANIC MATERIAL OVER ENTIRE BED AND TILL INTO EXISTING SOIL. ORGANIC MATERIAL SHALL BE ONE OF FOLLOWING:
VITAL EARTH COMPOST
BACK-TO-EARTH SOIL CONDITIONER
LIVING EARTH COMPOST
SOIL BUILDING SYSTEMS COMPOST
SILVER CREEK MATERIALS COMPOST
7. TOPDRESS ENTIRE BED WITH MINIMUM 2" DEPTH SHREDDED NATIVE CEDAR MULCH.
8. ALL SHADE TREES AND ORNAMENTAL TREES SHALL BE PLANTED AS PER DETAILS ON THIS SHEET.
9. ALL LANDSCAPE AREAS SHALL BE WATERED WITH AUTOMATIC IRRIGATION SYSTEM, COMPLETE WITH FREEZE SENSOR, RAIN STAT, AND CONTROLLER. SYSTEM SHALL BE DESIGNED TO UTILIZE WATER-SAVING TECHNIQUES AND EQUIPMENT. INSTALLATION OF SYSTEM SHALL BE MADE BY A FIRM DULY LICENSED UNDER ARTICLE NO. 8751 VTCs (LICENSED IRRIGATORS ACT), S.B. NO. 259.
10. NO TREES SHALL BE PLANTED WITHIN 5' OF ANY PUBLIC UTILITY LESS THAN 10" AND WITHIN 10' OF ANY PUBLIC UTILITY GREATER THAN 10".

CITY REQUIREMENTS

STREET FRONTAGE
10' LANDSCAPE BUFFER REQUIRED
10' LANDSCAPE BUFFER PROVIDED

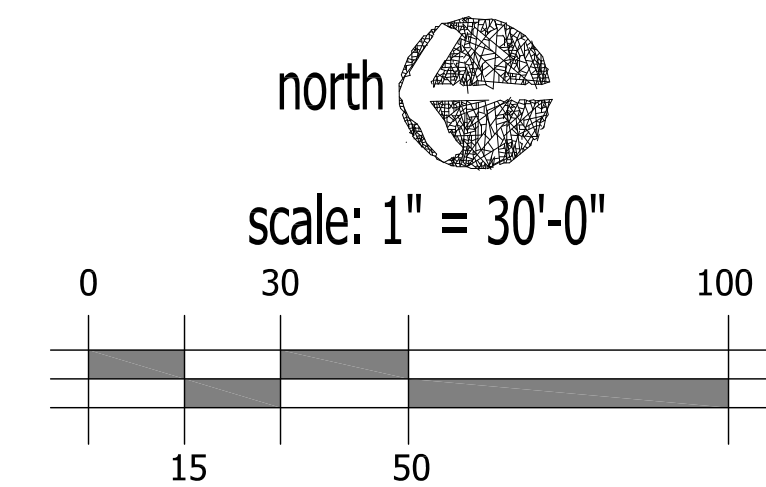
STREET TREES
1 SHADE TREE PER 50 LF STREET FRONTAGE
STATE HIGHWAY 276
 $\frac{246.16}{50} = 4.92 = 5$ TREES REQUIRED
5 TREES PROVIDED

1 ACCENT TREE PER 50 LF STREET FRONTAGE
STATE HIGHWAY 276
 $\frac{246.16}{50} = 4.92 = 5$ TREES REQUIRED
5 TREES PROVIDED

PARKING LOT LANDSCAPING
5% INTERIOR LANDSCAPE REQUIRED
135,339 SF x 5% = 6,767 SF REQUIRED
15,503 SF PROVIDED (11.45%)

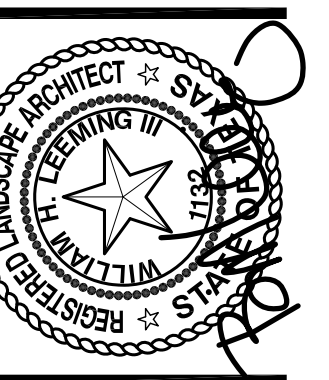
1 TREE PER 10 SPACES
 $\frac{388 \text{ SPACES}}{10} = 38.8 = 39$ TREES REQUIRED
46 TREES PROVIDED

TOTAL LANDSCAPE AREA
15% TOTAL LANDSCAPE REQUIRED (LI)
TOTAL SITE
643,696 SF x 15% = 96,554 SF REQUIRED
147,239 SF PROVIDED (22.87%)



appr. by:
drawn by:
date: 06-16-22

revisions



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Landscape Architecture
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(817) 577-8889 Fax: (817) 577-8896
leemingdesigngroup@leemingdesign.com

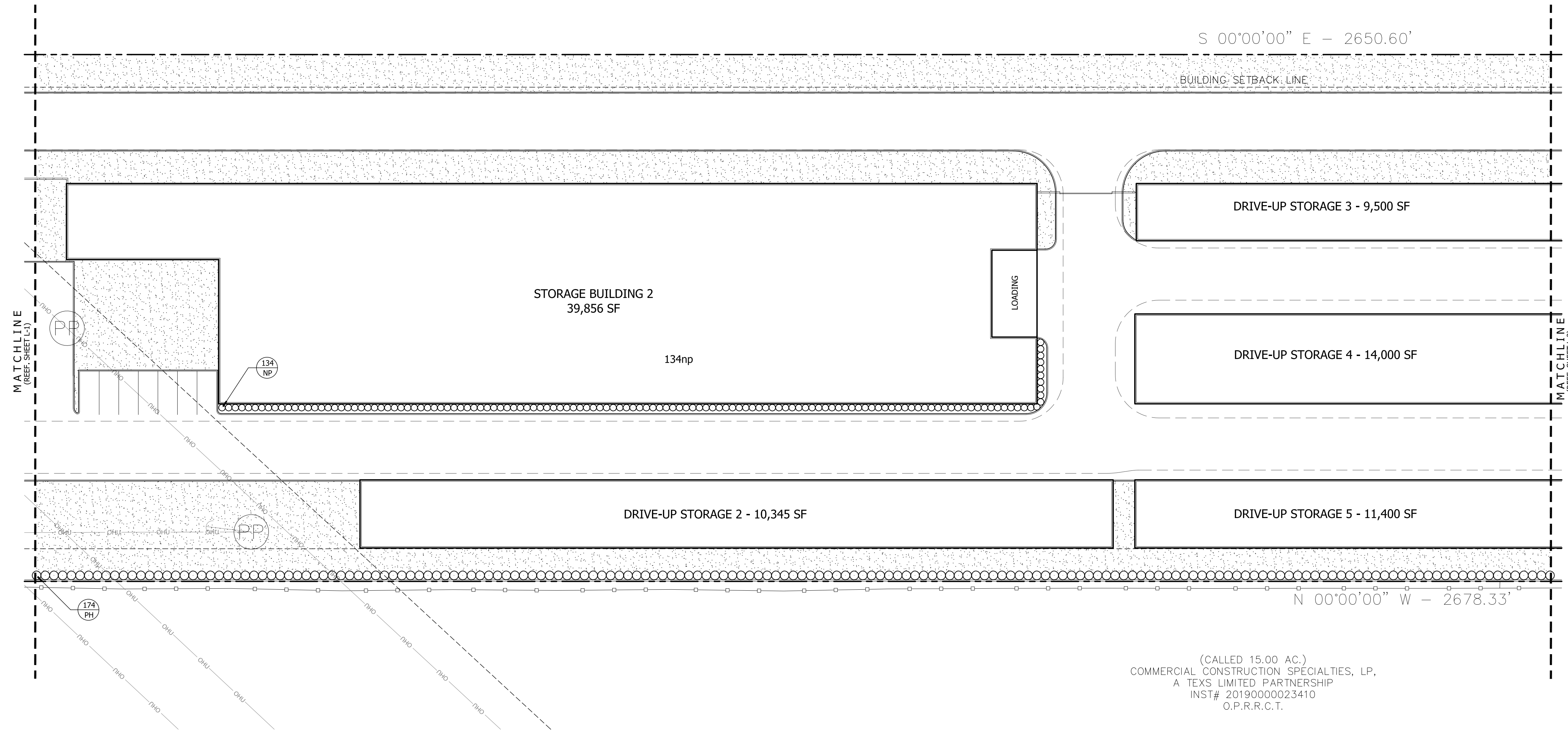
LANDSCAPE PLAN

PLATINUM STORAGE
STATE HIGHWAY 276
ROCKWALL, TEXAS

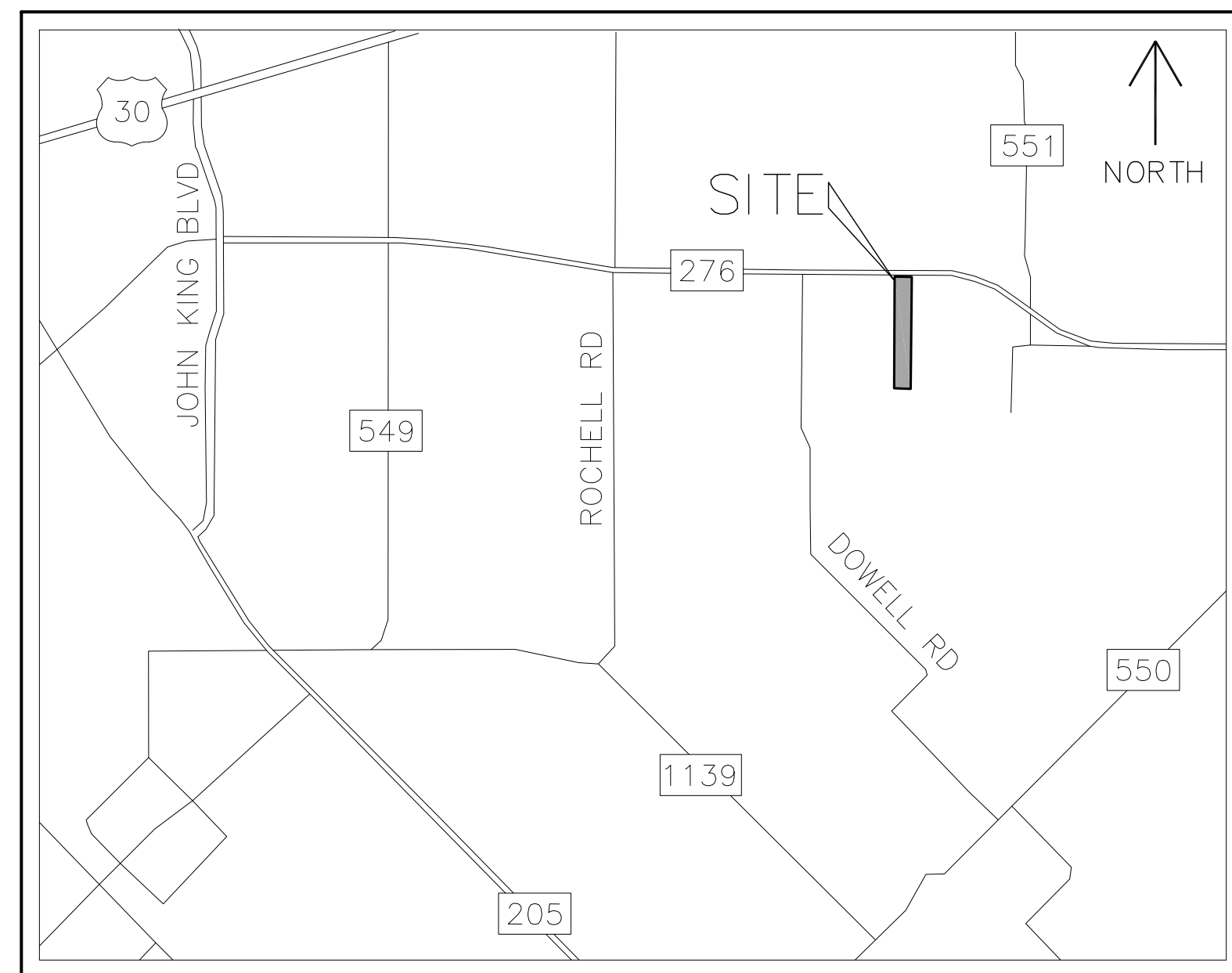
(CALLED 10.04 AC.)
 MICHAEL G. SARAGUSA
 VOL. 4131, PG. 153
 D.R.R.C.R.

appr. by:
 drawn by:
 date: 06-16-22

revisions

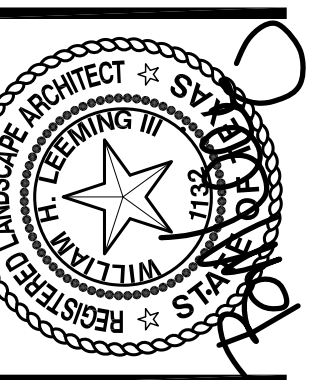
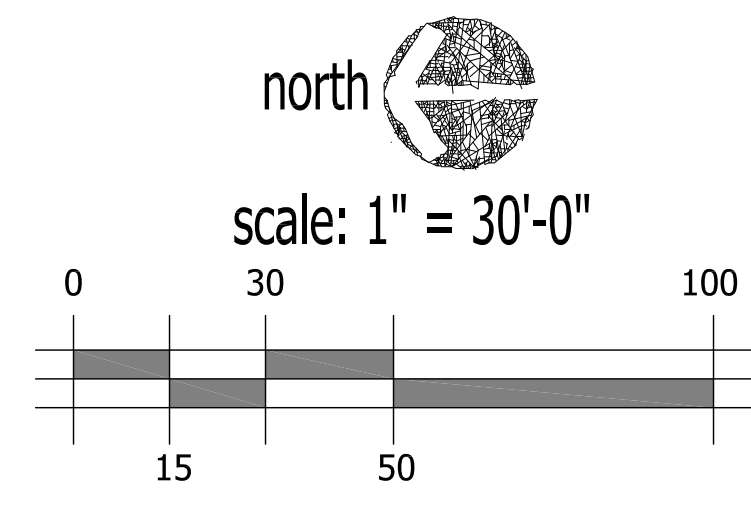


(CALLED 15.00 AC.)
 COMMERCIAL CONSTRUCTION SPECIALTIES, LP,
 A TEXS LIMITED PARTNERSHIP
 INST# 20190000023410
 O.P.R.C.C.T.



VICINITY MAP
 N.T.S.

SITE DATA TABLE	
EXISTING ZONING:	AG WITH SH 276 OVERLAY
PROPOSED ZONING:	LI WITH SH 276 OVERLAY
LAND USE:	OFFICE/WAREHOUSE BUILDINGS
SITE ACREAGE:	14.78 ACRES (643,696 SQ FT)
STORAGE BUILDING FOOTPRINT:	105,627 SQUARE FEET
STORAGE BUILDING AREA:	105,627 SQUARE FEET
OFFICE/FLEX BUILDING FOOTPRINT:	39,200 SQUARE FEET
OFFICE/FLEX BUILDING AREA:	39,200 SQUARE FEET
TOTAL BUILDING FOOTPRINT:	144,827 SQUARE FEET
TOTAL BUILDING AREA:	144,827 SQUARE FEET
OPEN SPACE:	172,896/643,696 : 26.9%
PAVED SURFACE AREA:	325,973/643,696 : 50.6%
BUILDING HEIGHT:	1 STORY (28'-0" MAX HEIGHT)
PARKING REQUIRED:	
SELF-STORAGE (3 PLUS 1 SPACE/100 UNITS):	10 PARKING SPACES
OFFICE (1 SPACE/300 S.F.):	4 PARKING SPACES
FLEX (1 SPACE/250 S.F.):	157 PARKING SPACES
TOTAL:	171 PARKING SPACES
PARKING PROVIDED:	388 PARKING SPACES
ACCESSIBLE PARKING PROVIDED:	19 PARKING SPACES



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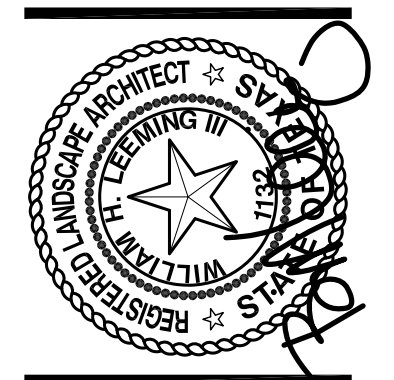
LANDSCAPE PLAN

PLATINUM STORAGE
 STATE HIGHWAY 276
 ROCKWALL, TEXAS

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 L-2

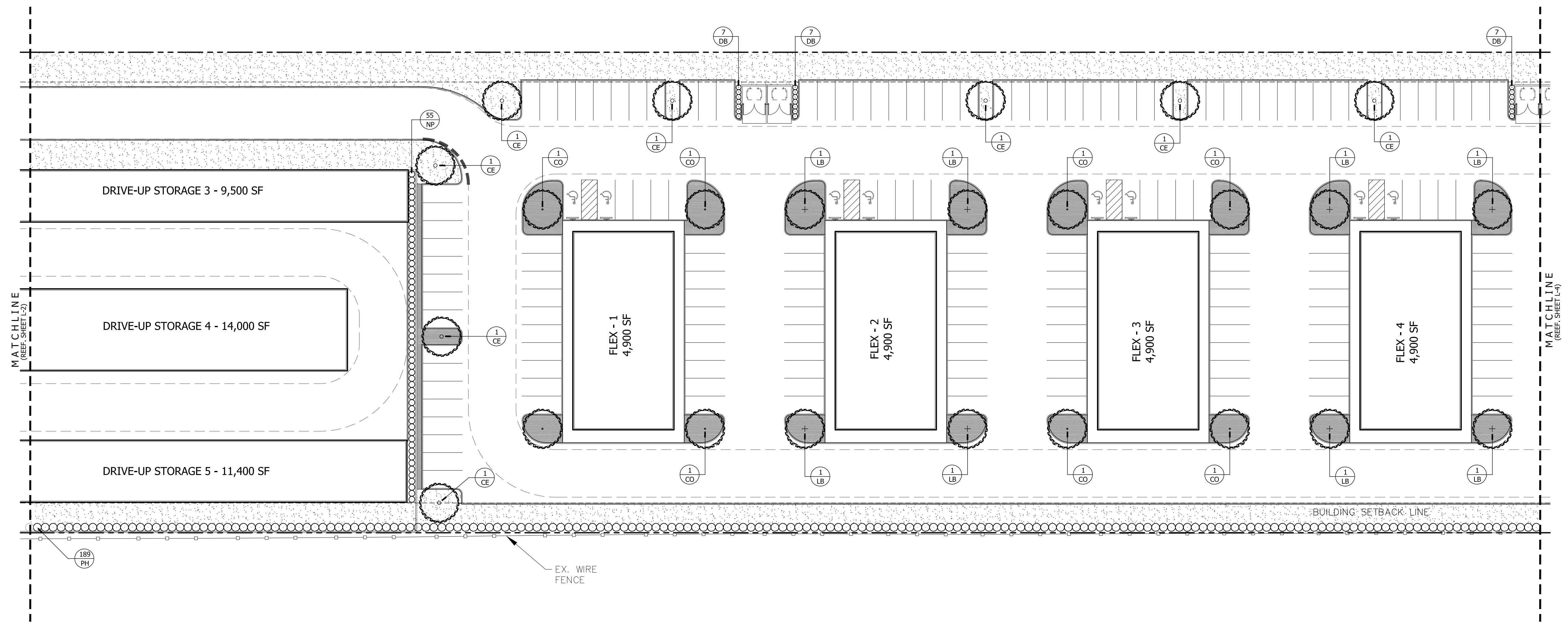
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 date: 06-16-22

revisions



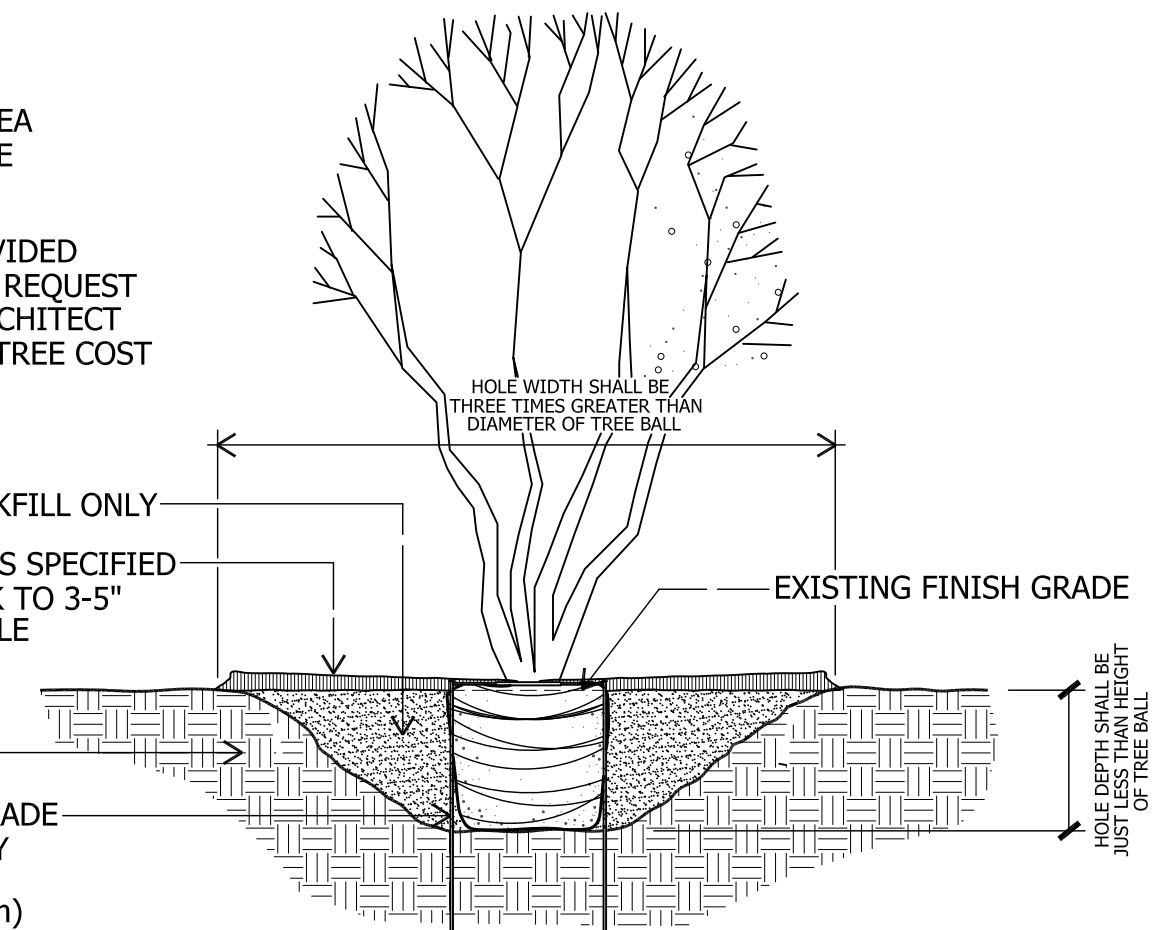
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 Landscape Architecture
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 leemingdesigngroup@scsghd.com

LANDSCAPE PLAN



DRENCH WITH COMPOST TEA OR GARRETT JUICE AT TIME OF INSTALLATION
 TREE STAKING TO BE PROVIDED ONLY AS REQUIRED OR AT REQUEST OF OWNER/LANDSCAPE ARCHITECT AND REIMBURSED AT PER TREE COST

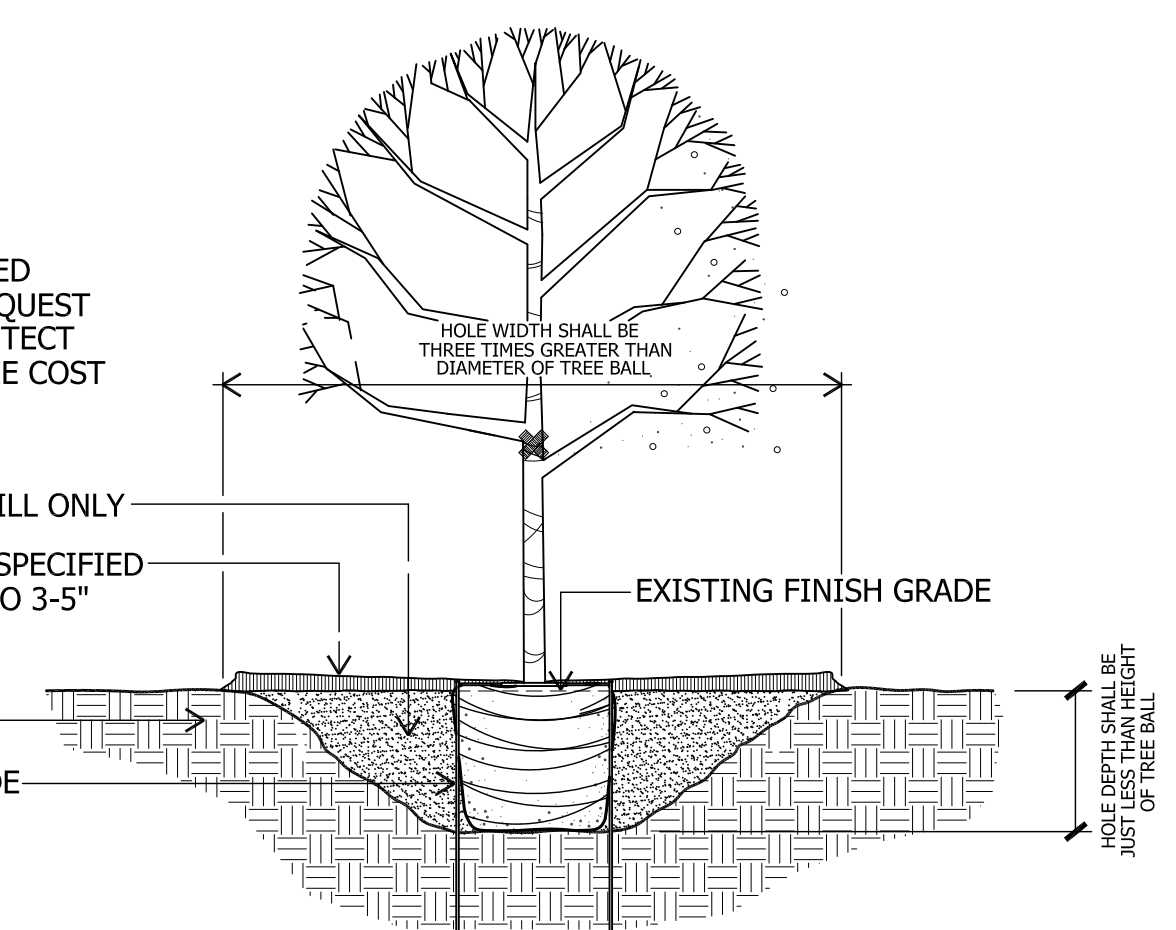
EXISTING NATIVE SOIL BACKFILL ONLY
 SHREDDED CEDAR MULCH AS SPECIFIED TAPER FROM 1/2" AT TRUNK TO 3-5" AT OUTSIDE EDGE TREE HOLE
 UNDISTURBED SUBGRADE
 MODEL 65BG-NS BELOW-GRADE TREE STAKING AS MNFG. BY "TREE STAKE SOLUTIONS" (www.treestakesolutions.com)



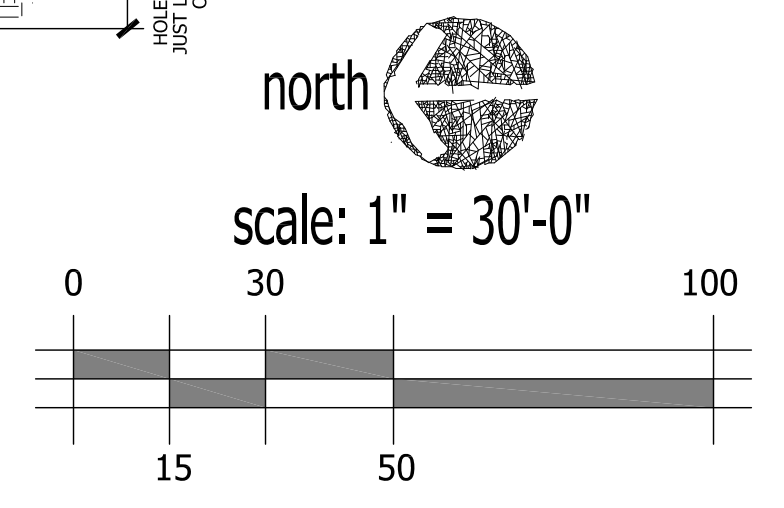
TREE PLANTING
 TYPICAL MULTI-TRUNK TREE
 not to scale

DRENCH WITH COMPOST TEA OR GARRETT JUICE AT TIME OF INSTALLATION
 TREE STAKING TO BE PROVIDED ONLY AS REQUIRED OR AT REQUEST OF OWNER/LANDSCAPE ARCHITECT AND REIMBURSED AT PER TREE COST

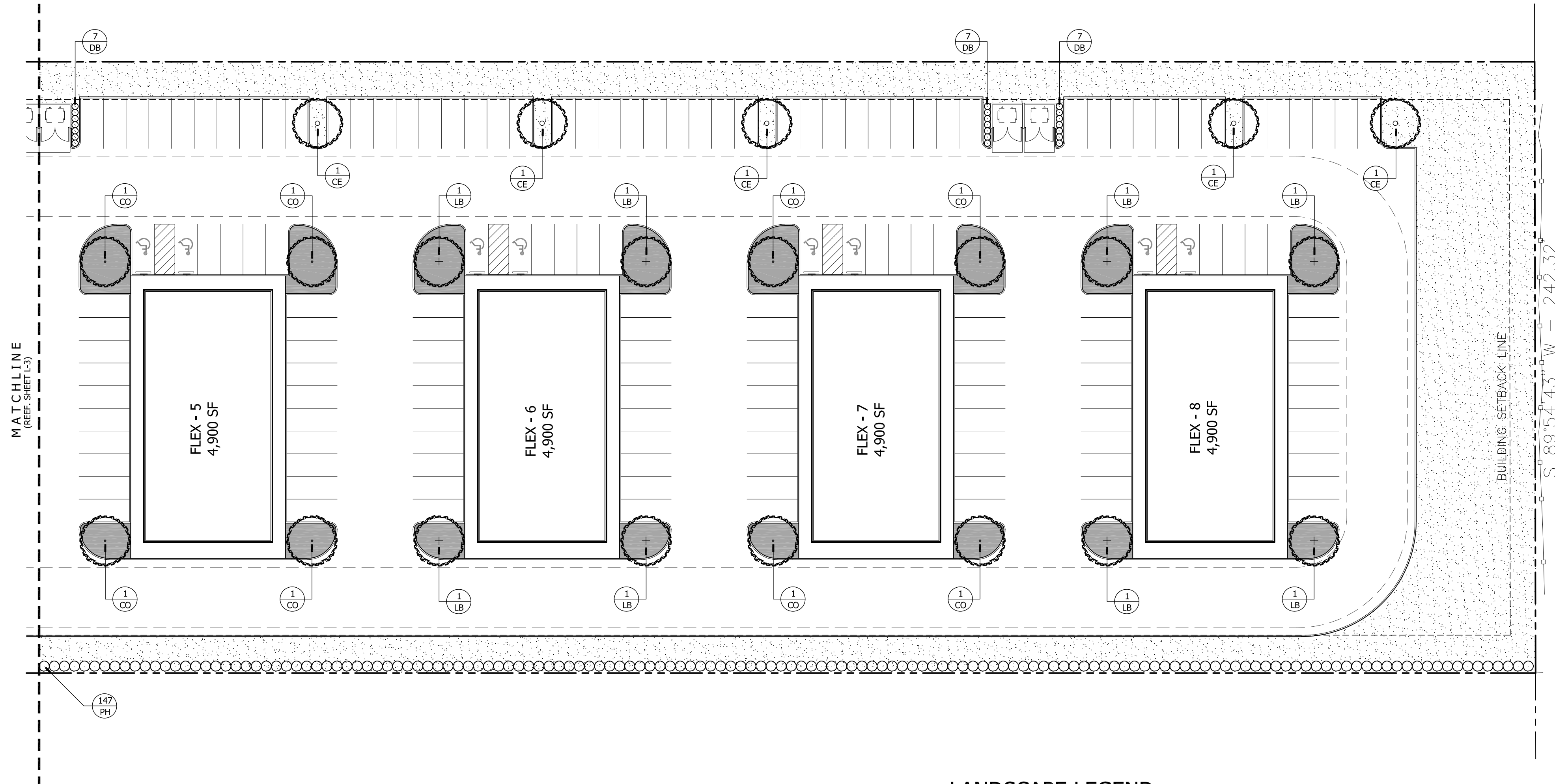
EXISTING NATIVE SOIL BACKFILL ONLY
 SHREDDED CEDAR MULCH AS SPECIFIED TAPER FROM 1/2" AT TRUNK TO 3-5" AT OUTSIDE EDGE TREE HOLE
 UNDISTURBED SUBGRADE
 MODEL 65BG-NS BELOW-GRADE TREE STAKING AS MNFG. BY "TREE STAKE SOLUTIONS" (www.treestakesolutions.com)



TREE PLANTING
 SHADE TREE - 3" CAL. and smaller
 not to scale



PLATINUM STORAGE
 STATE HIGHWAY 276
 ROCKWALL, TEXAS



LANDSCAPE LEGEND

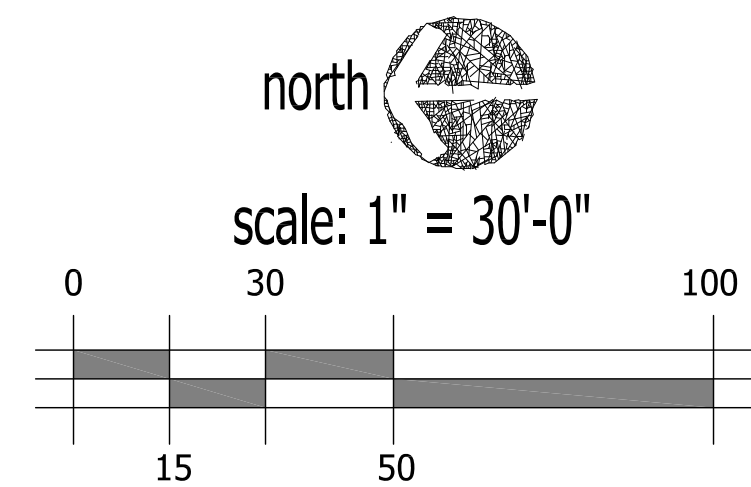
COMMON BERMUDA SOD (CYNODON DACTYLON)	DECOMPOSED GRANITE (SEE NOTE BELOW)

SOD INSTALLATION NOTES:

- ALL SUBGRADE SHALL BE ACCEPTED AT ROUGH FINISH GRADE. IF ANY EXISTING VEGETATION IS EVIDENT, LANDSCAPE CONTRACTOR SHALL SPRAY AREA WITH BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
- AFTER APPROPRIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION, STONES, CLODS AND DEBRIS.
- SOD SHALL BE VIGOROUS, WELL-ROOTED AND SHALL BE DELIVERED AT A UNIFORM SOIL THICKNESS.
- SOD SHALL BE LAID WITH ALTERNATING JOINTS.
- ALL SOD SHALL BE ROLLED TO CONSISTENT SURFACE, FILLING JOINTS WITH COARSE SAND AS REQUIRED.
- ALL SOD AREAS SHALL BE WATERED BY PERMANENT AUTOMATIC IRRIGATION SYSTEM.

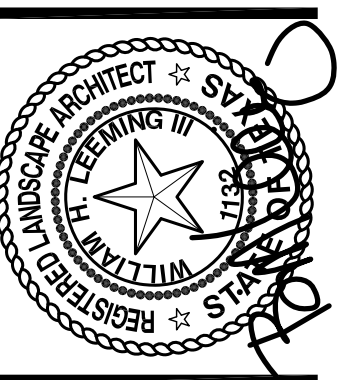
DECOMPOSED GRANITE INSTALLATION NOTES:

- LANDSCAPE CONTRACTOR SHALL INSPECT D.G. AREAS FOR ANY EXISTING VEGETATION AND PROVIDE BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
- AFTER APPROPRIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION.
- TILL TOP 1" OF SUBGRADE AND COMPACT TO 95% STANDARD PROCTOR WITH DRUM OR AUTOMATIC HAND TAMPERS. CROWN
- INSTALL FILTER FABRIC OVER ENTIRE AREA TO RECEIVE GRANITE.
- PLACE FOUR (4) INCHES OF DECOMPOSED GRANITE WITH "STABILIZER BINDER OVER A DRY SUB-BASE, INSTALLING IN 1" LIFTS, COMPACTED WITH AUTOMATIC HAND TAMPER.
- CONTRACTOR SHALL PROVIDE FIVE (5) 50 lbs. BAGS OF PRE-MIXED DECOMPOSED GRANITE FOR FUTURE MAINTENANCE USES.



appr. by:
drawn by:
date: 06-16-22

revisions

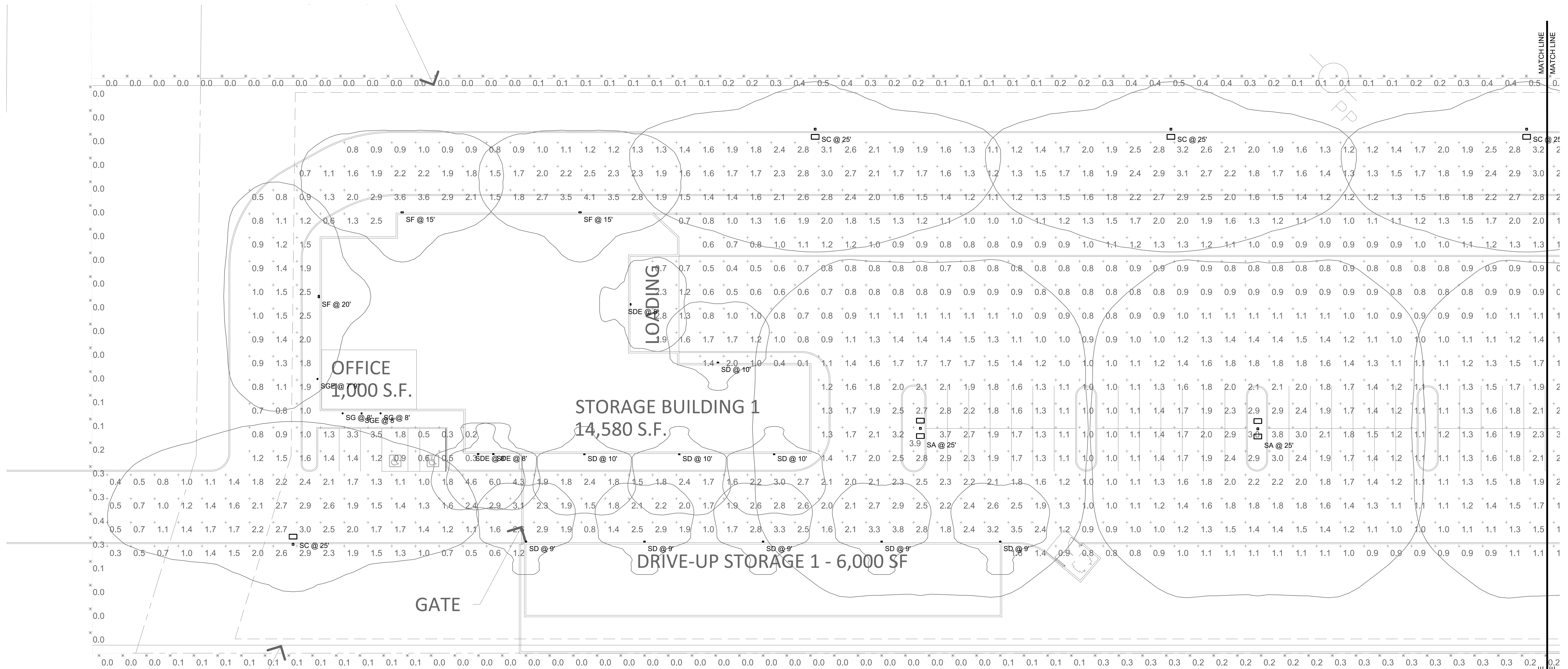


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LANDSCAPE PLAN

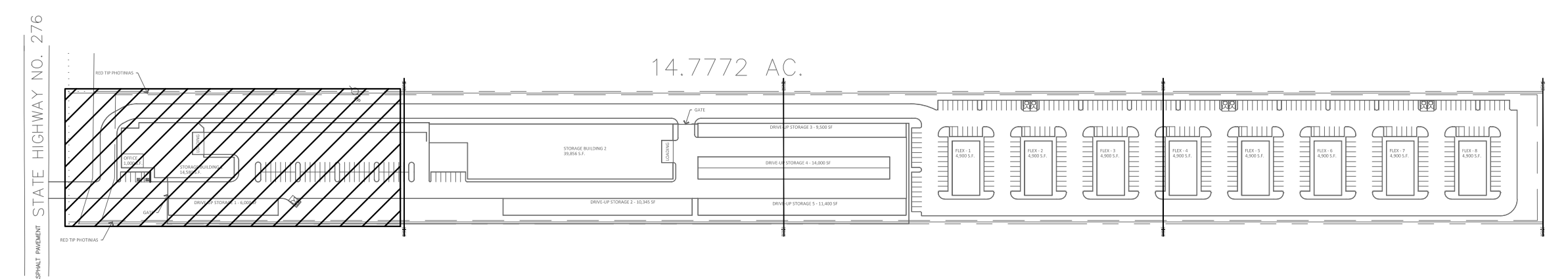
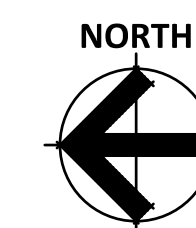
PLATINUM STORAGE
STATE HIGHWAY 276
ROCKWALL, TEXAS

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L-4

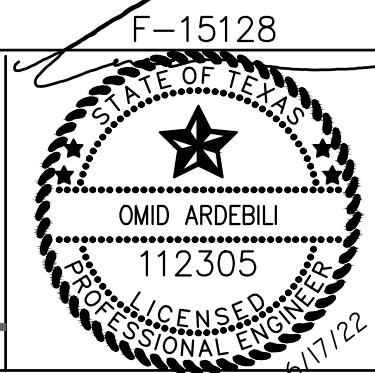


RED TIP PHOTINIAS

EXTERIOR PHOTOMETRICS
SCALE: 1/20" PSCALE



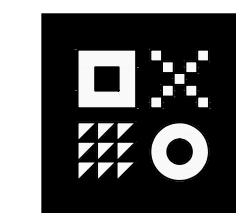
SITE KEY MAP
N.T.S.



ROCKWALL STORAGE
SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 04-13-2022 (PRELIMINARY)

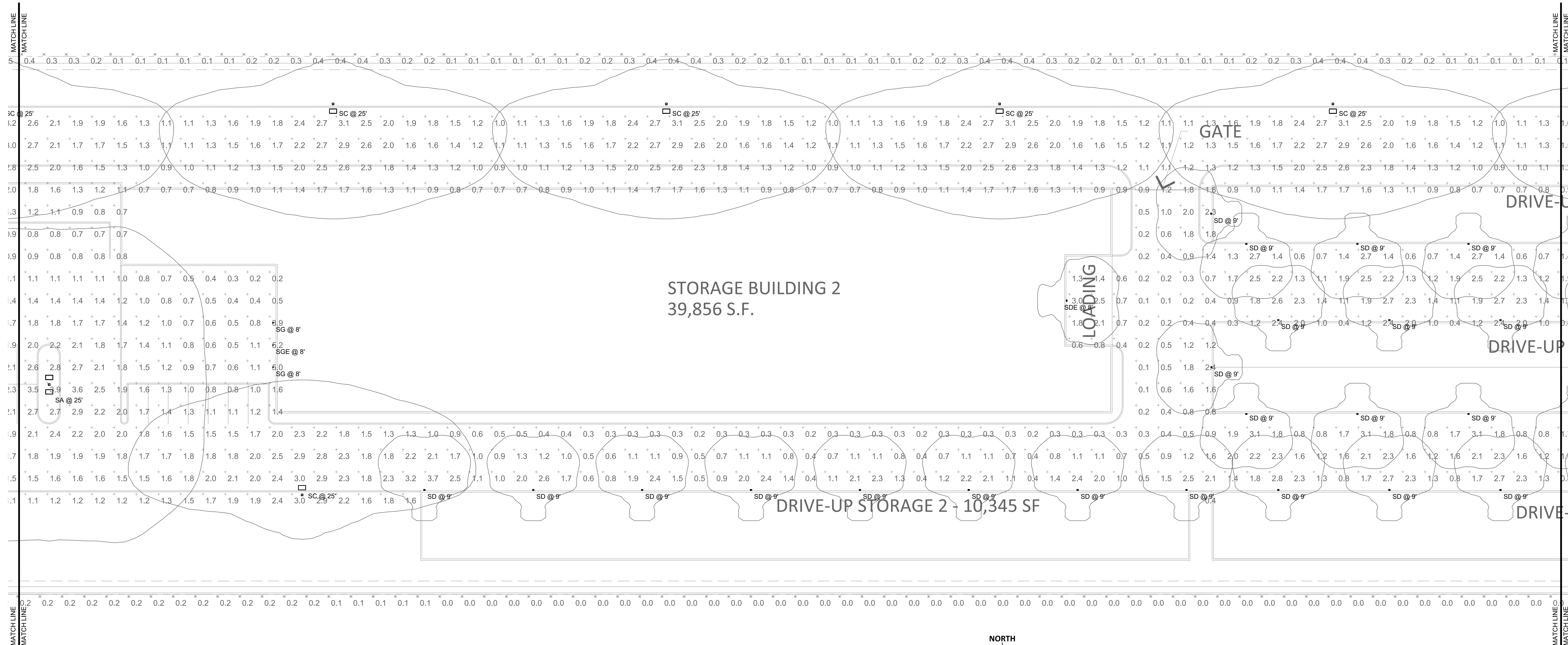
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EXTERIOR
PHOTOMETRICS
RKA# 22040.00

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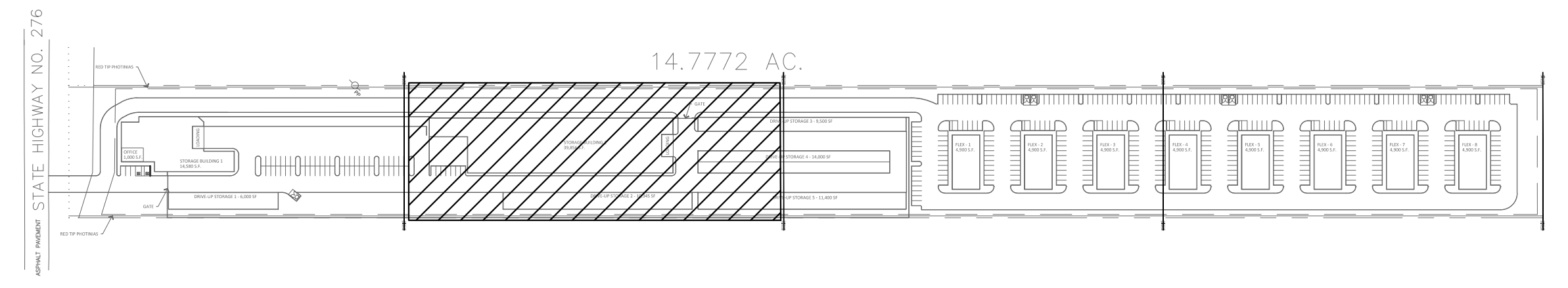
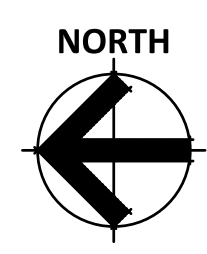


ARDEBILI
Engineering

Project Number: 22377 | Project Manager: JFO
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EXTERIOR PHOTOMETRICS
SCALE:1/20' PSCALE



SITE KEY MAP
N.T.S

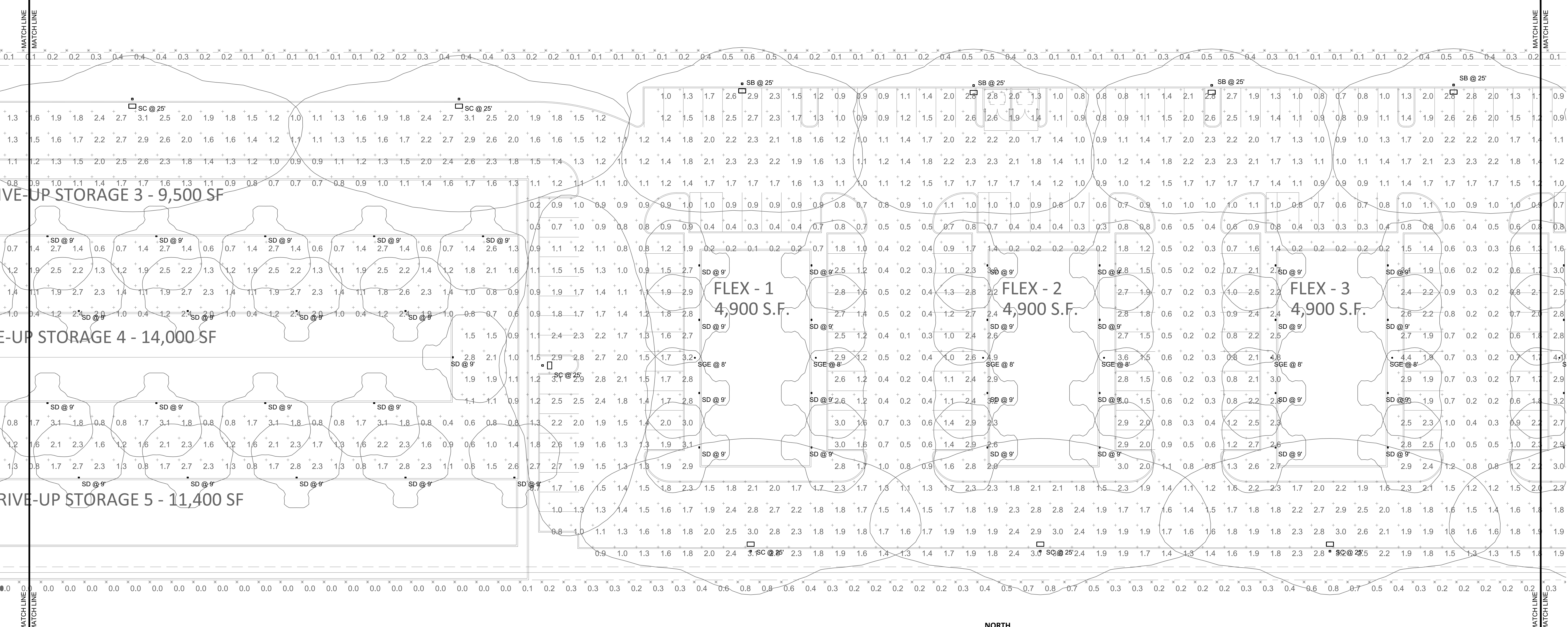


ROCKWALL STORAGE
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ROCKWALL, TX 75032
DATE: 04-13-2022 (PRELIMINARY)

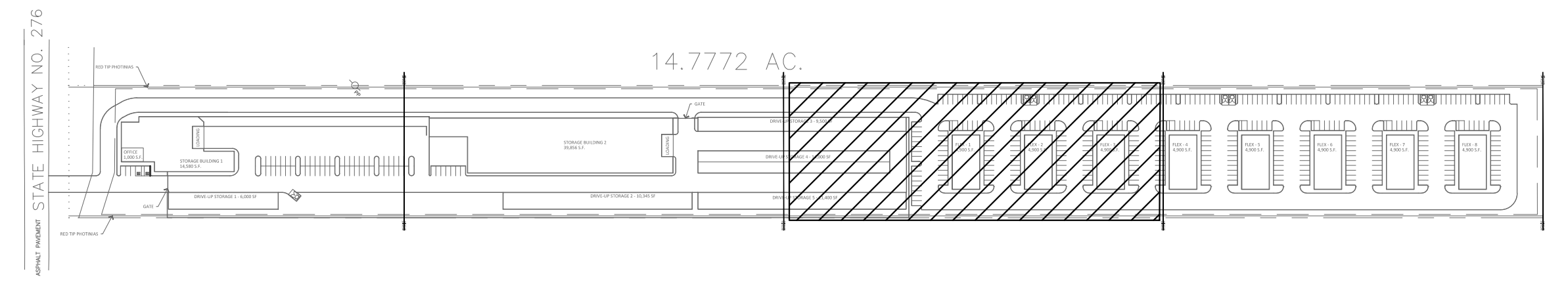
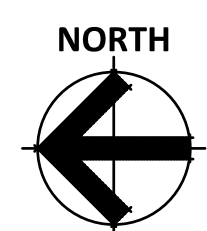
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EXTERIOR
PHOTOMETRICS
RKAA# 22040.00

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EXTERIOR PHOTOMETRICS
SCALE: 1/20" PS SCALE



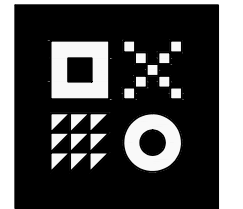
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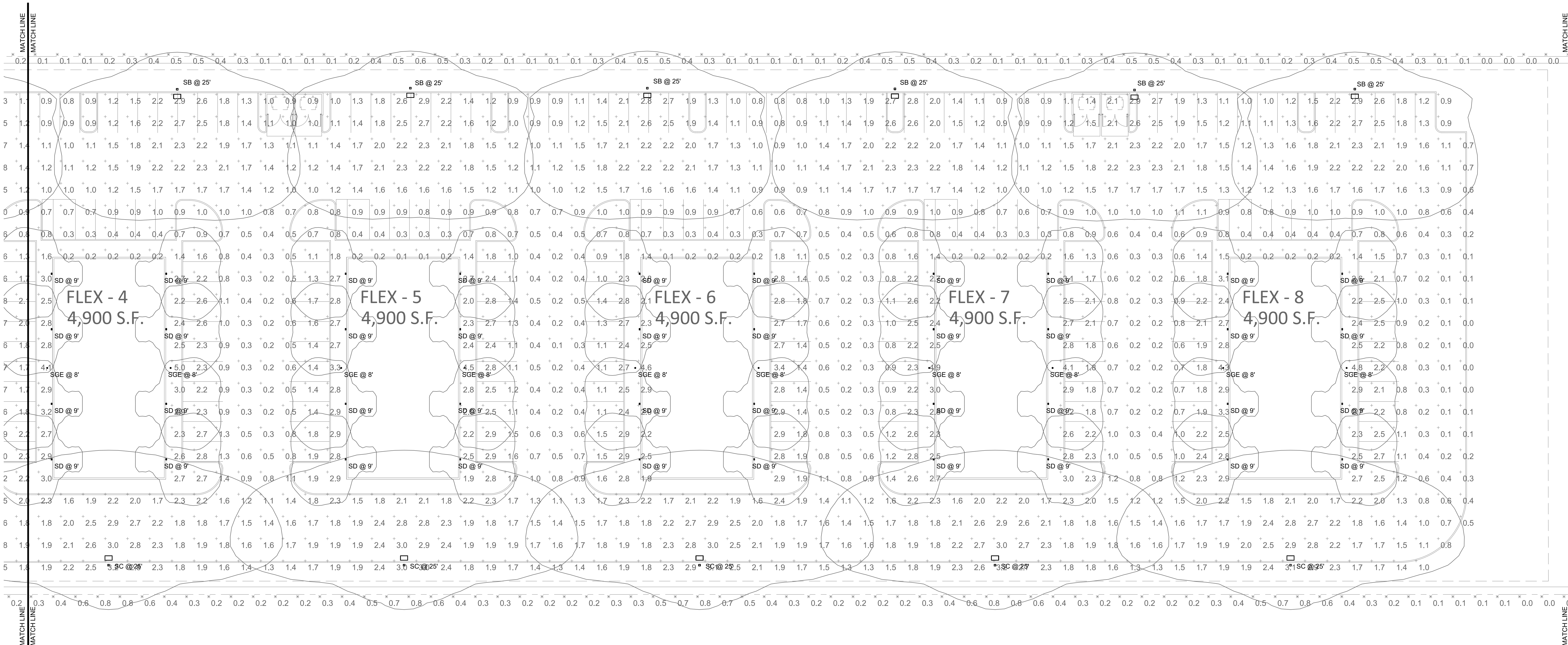
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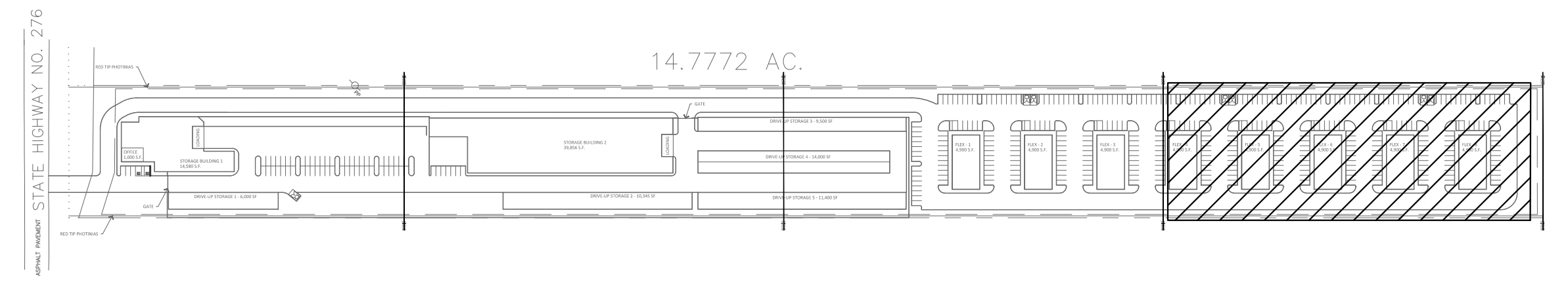
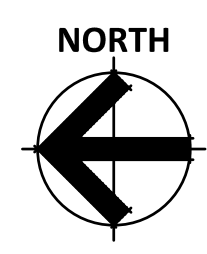
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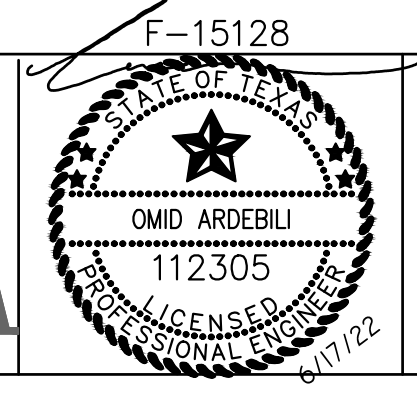
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EXTERIOR PHOTOMETRICS
SCALE: 1/20" PSCALE



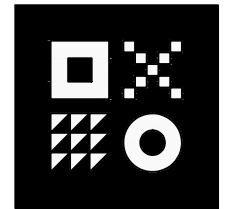
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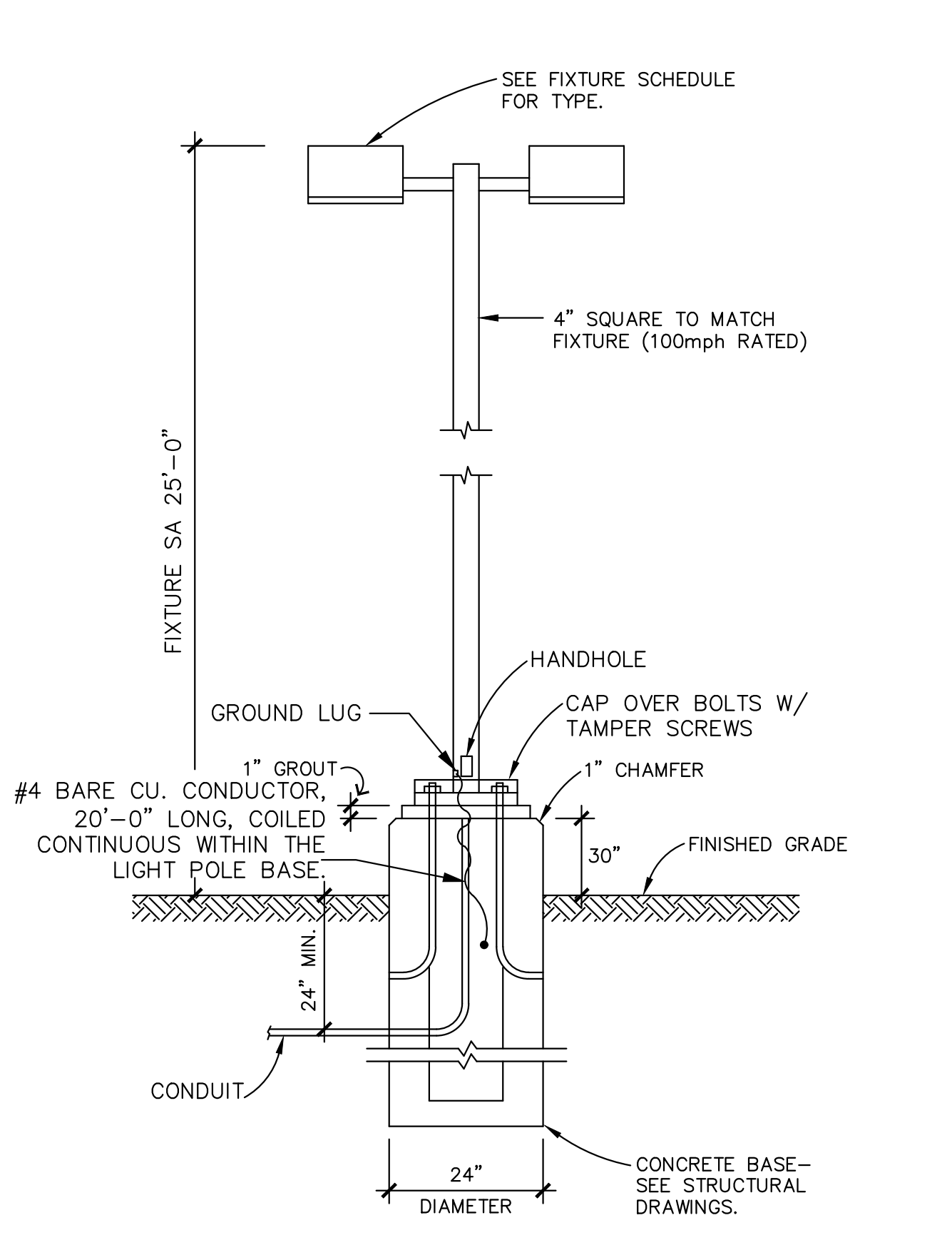
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SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 04-13-2022 (PRELIMINARY)

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EXTERIOR
PHOTOMETRICS
RKAA# 22040.00

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D-Series Size 0 LED Area Luminaire

Specifications

EPA: 0.95 ft² (0.09m²)
 Length: 26" (0.66m)
 Width: 13" (0.33m)
 Height₁: 3" (0.08m)
 Height₂: 7" (0.18m)
 Weight: 16 lbs (7.2kg) (max)

Ordering Information

EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTAR2 PIRNH DDBXD

Series	LEDs	Color Temperature	Distribution	Voltage	Mounting
DSX0 LED	Forward optics P1 P5 P2 P6 P3 P7 P4 ¹	30K 3000K 40K 4000K 50K 5000K	T15 Type I short (Automotive) T25 Type I short T2M Type II medium T35 Type II short T3M Type II medium T4M Type IV medium TFTM Forward throw medium T3VS Type V very short	T35 Type V short ¹ T3M Type V medium ¹ T5W Type V wide ¹ BLC Backlight control ⁴ LCC Left corner cutoff ⁴ RCCO Right corner cutoff ⁴	MVOLT (120V-277V) ¹⁰ VOLT (277V-480V) ¹⁰ SPA Square pole mounting ¹¹ RPA Round pole mounting ¹¹ WBA Wall bracket ¹ SPUMBA Square pole universal mounting adapter ¹¹ RPUMBA Round pole universal mounting adapter ¹¹

ThinTek™ Wafer R Direct Mount Recessed

DESCRIPTION

The ThinTek™ Wafer Series from TGS allows for easy installation from below the ceiling without the need for an existing can and is ideal for shallow ceiling plenum applications. The CCT switch allows for selection between 2700K, 3000K, 3500K, 4000K, and 5000K. With Title 24 certification, 90 CRI, and a variety of sizes and lumen packages, ThinTek™ Wafers provide versatility, reliable performance, and a fast, simple installation process.

APPLICATIONS

Residential, Institution, Hospitality, Retail, Offices, Schools, Hospitals, Airports and Hallways.

FEATURES

Construction: Die-cast aluminum housing and PC lens. Air-tight IC Rated.

Electrical: Input voltage: 120-347VAC, 60Hz. 25W High Voltage Emergency Battery Backup option available. 12" Power Cable (Standard); Extension Cable option available in 3' or 10'.

Optical System: Glare controlling lens for comfortable light distribution. Provides a 110° beam angle.

Installation/ Mounting: Recessed Mounting with adjustable spring loaded retention tabs for secure fixture. New Construction Kit (4', 6', 8') and New Construction Kit with Hanger Bar (3', 4', 6') option available.

Warranty: 5 year warranty. See warranty documentation for more information.

Controls/Dimming: 0-10V Dimming (Dims to 10%) Tunable White between 2700K, 3000K, 3500K, 4000K, 5000K.

ThinTek™ Mini R

3", 8W (500 lm)
 4", 10W (650 lm)
 4", 12W (850 lm)
 6", 15W (1100 lm)
 8", 18W (1500 lm)

Projected L70: 50,000+ hours
 Warranty: 5 Years
 0-10V Dimming (10%)

90+ CRI
 WET LOCATION
 Tunable White
 Air Tight
 0-10V Dimming (Dims to 10%)

Ordering Information

EXAMPLE: TWRF-0308-C-U

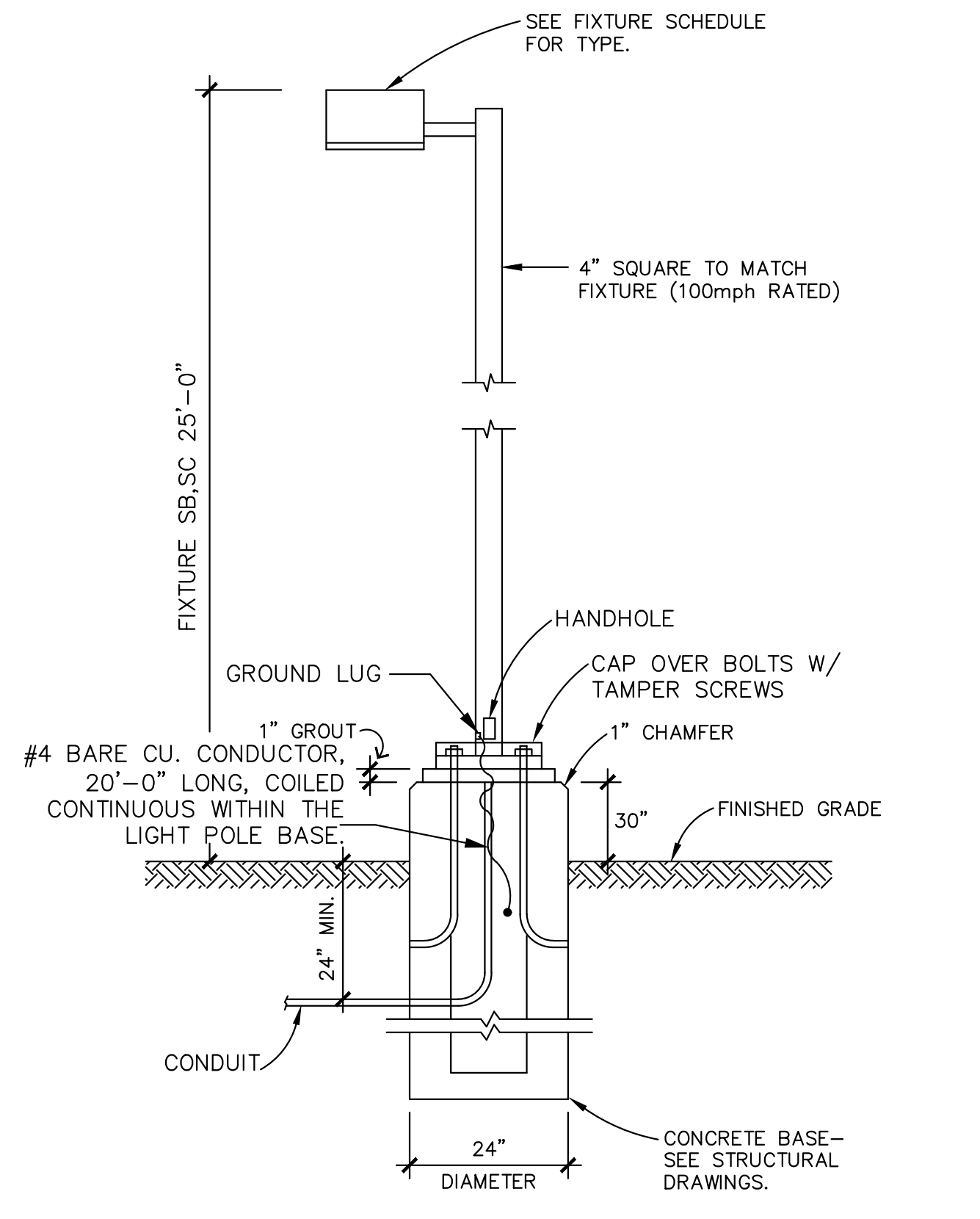
Series	Size/Wattage	CCT Switchable	Input Voltage/Control
TWRF - ThinTek Wafer Round Flat	0308 - 3"/8W 0410 - 4"/10W 0412 - 4"/12W 0612 - 6"/12W 0615 - 6"/15W 0818 - 8"/18W	C - 2700K/3000K/3500K/4000K/5000K	U - 120-347VAC 0-10V Dimming

Accessories: TW-EC03 (3' Extension Cable), TW-EC10 (10' Extension Cable), 90025-H (25W High Voltage Emergency Battery Backup)

Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	A	B	C	D	E
	Lamps/ Fixture	# of Fixtures	Fixture Watt.	(C X D)	
LED 7: SD: Other:	1	5	19		95
STORAGE 1 (Illuminated area of facade wall or surface 38100 ft2): Tradable Wattage	2	3	268		804
LED 8: SA: Other:	1	1	12		23
STORAGE 2 (Illuminated area of facade wall or surface 864 ft2): Non-tradable Wattage	1	1	12		12
LED 9: SG: Other:	1	1	19		19
LED 10: SGE: Other:	1	1	12		12
LED 11: SDE: Other:	1	1	19		19
STORAGE 2 (Landscaping 22643 ft2): Tradable Wattage	1	4	134		536
LED 12: SC: Other:	1	8	19		152
DRV-2 (Illuminated area of facade wall or surface 3105 ft2): Non-tradable Wattage	1	3	134		402
LED 13: SD: Other:	1	9	19		171
DRV-3 (Landscaping 16496 ft2): Tradable Wattage	1	16	19		304
LED 14: SC: Other:	1	8	19		152
DRV-4 (Illuminated area of facade wall or surface 3645 ft2): Non-tradable Wattage	1	10	134		1340
LED 15: SD: Other:	1	8	19		152
DRV-4 (Illuminated area of facade wall or surface 7840 ft2): Non-tradable Wattage	1	64	19		1216
LED 16: SD: Other:	1	16	12		186
DRV-5 (Illuminated area of facade wall or surface 3800 ft2): Non-tradable Wattage	1	16	12		186
LED 17: SD: Other:	1	8	19		152
FLEX (Parking area 62576 ft2): Tradable Wattage	1	10	134		1340
LED 18: SB: Other:	1	8	134		1072
FLEX (Landscaping 34585 ft2): Tradable Wattage	1	64	19		1216
LED 19: SC: Other:	1	16	12		186
FLEX BGS (Illuminated area of facade wall or surface 14256 ft2): Non-tradable Wattage	1	16	12		186
LED 20: SD: Other:	1	16	12		186
LED 21: SGE: Other:	1	16	12		186
Total Tradable Proposed Watts =					4690

LIGHT POLE AND FIXTURE 'SA'

NOTE: CONTRACTOR SHALL PROVIDE NEW POLE BASES WHERE INDICATED ON PLANS. LIGHTING FIXTURE POLE DETAILS AND DESCRIPTIONS ARE FOR ELECTRICAL REFERENCES ONLY. PLEASE REFER TO ARCHITECTURAL SHEETS FOR POLE BASE DETAILS.



WDGE2 LED Architectural Wall Sconce Precision Refractive Optic

Specifications

Depth (D1): 7"
 Depth (D2): 1.5"
 Height: 9"
 Width: 11.5"
 Weight: 13.5 lbs (without options)

Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI VF MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE2 LED	P0 ¹ P1 ¹ P2 ¹ P3 ¹ P4 ¹	27K 2700K 30K 3000K 40K 4000K 50K 5000K AMB Amber	70CR ¹ 80CRI UP Limited Viewangle	T15 Type I Short T2M Type II Medium T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium	MVOLT 347 ¹ 480 ¹	SRM Surface mounting bracket ICW In-crown Clamping/Wiring IPBWB In-crown Pole Mounting Bracket (dry/damp locations only) ²

WDGE LED Family Overview

Luminaire	Optics	Standard EM, @ C	Cold EM, 20° C	Source	Approximate Lumens (4000K, 50CRI)						
					P0	P1	P2	P3	P4	P5	P6
WDGE2 LED	Visual Comfort	4W	--	--	750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	--	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000
WDGE2 LED	Precision Refractive	10W	--	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--
WDGE2 LED	Precision Refractive	15W	--	18W	Standalone / nLight	--	7,500	8,500	10,000	12,000	--
WDGE4 LED	Precision Refractive	--	--	--	Standalone / nLight	--	12,000	16,000	18,000	20,000	25,000

Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI VF MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE2 LED	P0 ¹ P1 ¹ P2 ¹ P3 ¹ P4 ¹	27K 2700K 30K 3000K 40K 4000K 50K 5000K AMB Amber	70CR ¹ 80CRI UP Limited Viewangle	T15 Type I Short T2M Type II Medium T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium	MVOLT 347 ¹ 480 ¹	SRM Surface mounting bracket ICW In-crown Clamping/Wiring IPBWB In-crown Pole Mounting Bracket (dry/damp locations only) ²

Options

E10WH Emergency battery backup, Certified in CA Title 20 MAE285 (10W, 5°C min)
 E20WC Emergency battery backup, Certified in CA Title 20 MAE285 (20W, 20°C min)
 P0¹ Photocell, Button Type
 DMG³ 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)
 BEE Bottom entry for back box (P0/P1), Total of 4 entry points.
 BAA Buy America(s) Act Compliant

Stand-alone Sensors/Controls

PR Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.
 PRH Bi-level (100/25%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.
 PRHFCV Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation.
 PRHFCVH Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.

Networked Sensors/Controls

NLTAR2 PIR nLight® Wireless enabled Bi-level motion/ambient sensor for 8-15' mounting heights.
 NLTAR2 PIRH nLight® Wireless enabled Bi-level motion/ambient sensor for 15-30' mounting heights. See page 4 for nLight® functionality.

Finish

DBRZ Dark bronze
 DBLX Black
 DNAXD Natural aluminum
 DWHWD White
 DSXSD Sandstone
 DBLSD Tinted dark bronze
 DBLND Tinted black
 DNAXD Tinted natural aluminum
 DWHWD Tinted white
 DSXSD Tinted sandstone

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

COMMERCIAL OUTDOOR

WDGE2 LED Rev. 02/19/21

LIGHT POLE AND FIXTURE 'SB', 'SC'

NOTE: CONTRACTOR SHALL PROVIDE NEW POLE BASES WHERE INDICATED ON PLANS. LIGHTING FIXTURE POLE DETAILS AND DESCRIPTIONS ARE FOR ELECTRICAL REFERENCES ONLY. PLEASE REFER TO ARCHITECTURAL SHEETS FOR POLE BASE DETAILS.

Specifications and Dimensions subject to change without notice.

*MOQ and longer lead times may apply. please contact customer service for more information.

1 12022021 9601 Variel Ave | Chatsworth, CA 91311 | Ph: (818) 266-4044 | trulysolutions.com © 2021 True Green Solutions. All rights reserved.

COMcheck Software Version 4.1.5.4 Exterior Lighting Compliance Certificate

Project Information

Energy Code: 2018 IECC
 Project Title: 22377
 Project Type: New Construction
 Exterior Lighting Zone: 2 (Residential mixed use area (LZ2))

Construction Site: SWC OF GUMBO DR AND TX HWY 276 ROCKWALL, TX 75032
 Owner/Agent: Designer/Contractor:

Allowed Exterior Lighting Power

Area/Surface Category	B Quantity	C Allowed Watts / Unit	D Tradable Wattage	E Allowed Watts (B X C)
STORAGE 1 (Illuminated area of facade wall or surface)	6480 ft2	0.07	No	486
STORAGE 1 (Landscaping)	24714 ft2	0.04	Yes	989
DRV-1 (Illuminated area of facade wall or surface)	4713 ft2	0.07	No	353
STORAGE 1 (Parking area)	38100 ft2	0.04	Yes	1524
STORAGE 2 (Illuminated area of facade wall or surface)	864 ft2	0.07	No	65
STORAGE 2 (Landscaping)	22643 ft2	0.04	Yes	906
DRV-2 (Illuminated area of facade wall or surface)	3105 ft2	0.07	No	233
DRV-3 (Landscaping)	16496 ft2	0.04	Yes	660
DRV-3 (Illuminated area of facade wall or surface)	3645 ft2	0.07	No	273
DRV-4 (Illuminated area of facade wall or surface)	7840 ft2	0.07	No	588
DRV-5 (Illuminated area of facade wall or surface)	3800 ft2	0.07	No	285
FLEX (Parking area)	62576 ft2	0.04	Yes	2503
FLEX (Landscaping)	34585 ft2	0.04	Yes	1383
FLEX BGS (Illuminated area of facade wall or surface)	14256 ft2	0.07	No	1059
Total Tradable Watts (a) =				7965
Total Allowed Supplemental Watts (b) =				400

(a) Wattage tradeoffs are only allowed between tradable areas/surfaces.
 (b) A supplemental allowance equal to 400 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Proposed Exterior Lighting Power

Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
STORAGE 1 (Illuminated area of facade wall or surface 6480 ft2): Non-tradable Wattage	1	3	51	153
LED 1: SF: Other:	1	2	12	23
LED 2: SG: Other:	1	2	12	23
LED 3: SGE: Other:	1	4	19	76
LED 4: SD: Other:	1	3	19	57
LED 5: SDE: Other:	1	4	134	536
STORAGE 1 (Landscaping 24714 ft2): Tradable Wattage	1	4	134	536
LED 6: SC: Other:	1	4	134	536
DRV-1 (Illuminated area of facade wall or surface 4713 ft2): Non-tradable Wattage	1	4	19	76

Project Title: 22377
 Data filename: Z:\Shared\01_P\Projects\2022\22377_RKAA_Rockwall Storage (DR)\01_Construction Documents\ENERGY\22377_IECC.cck

Report date: 06/17/22
 Page 1 of 6

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
SA	SA	3	Lithonia Lighting	(2) DSX0 LED P6 40K T5W MVOLT SPA (FINISH) / SSS 22.5" W/2.5" BASE	TWIN-HEAD DSX0 LED P6 40K T5W MVOLT	LED - 4000K	DSX0_LED_P6_4 0K_T5W_MVOLT_ies	16466	0.91	268
SB	SB	10	Lithonia Lighting	DSX0 LED P6 40K TFTM MVOLT SPA HS (FINISH) / SSS 22.5" W/2.5" BASE	DSX0 LED P6 40K TFTM MVOLT with housesside shield	LED - 4000K	DSX0_LED_P6_4 0K_TFTM_MVOL T_HS_ies	12465	0.91	134
SC	SC	20	Lithonia Lighting	DSX0 LED P6 40K T2M MVOLT SPA (FINISH) / SSS 22.5" W/2.5" BASE	DSX0 LED P6 40K T2M MVOLT	LED - 4000K	DSX0_LED_P6_4 0K_T2M_MVOLT_ies	15931	0.91	134
SD	SD	114	Lithonia Lighting	WDGE2 LED P2 40K 80CRI TFTM MVOLT (FINISH)	WDGE2 LED WITH P2 - PERFORMANCE PACKAGE, 4000K, 80CRI, TYPE FORWARD THROW MEDIUM OPTIC	LED - 4000K	WDGE2_LED_P2 40K_80CRI_TF TM_ies	2030	0.91	189615
SDE	SDE	4	Lithonia Lighting	WDGE2 LED P2 40K 80CRI TFTM MVOLT (FINISH)	WDGE2 LED WITH P2 - PERFORMANCE PACKAGE, 4000K, 80CRI, TYPE FORWARD THROW MEDIUM OPTIC W/EM BATTERY PACK	LED - 4000K	WDGE2_LED_P2 40K_80CRI_TF TM_ies	2030	0.91	189615
SF	SF	3	Lithonia Lighting	WDGE3 LED P1 80CRI R3 40K MVOLT (FINISH)	WDGE3 LED WITH P1 - PERFORMANCE PACKAGE, 4000K, 70CRI, TYPE 3 OPTIC	LED - 4000K	WDGE3_LED_P1 70CRLR3_40K_ies	7523	0.91	51,1717
SG	SG	4	TGS	TWRF 0612 C-4000K U	ThinTek Wafer R - Direct Mount Recessed Downlight	LED - 4000K	TWRF-0612-C-U (2700K)_IESNA 2002.IES	918	0.91	11,6284
SGE	SGE	19	TGS	TWFR 0612 C-4000K UJ 90025-h	ThinTek Wafer R - Direct Mount Recessed Downlight w/EM Battery Pack	LED - 4000K	TWFR-0612-C-U (2700K)_IESNA 2002.IES	918	0.91	11,6284

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PROPERTY LINE - FC @ GRADE	X	0.2 ft.	0.8 ft.	0.0 ft.	N/A	N/A
SITE - FC @ GRADE	+	1.5 ft.	6.0 ft.	0.0 ft.	N/A	N/A

ARCHITECTS, INC.

OMID ARDEBILI
 112305
 PROFESSIONAL ENGINEER
 STATE OF TEXAS
 EXPIRES 06/17/22

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
 ROCKWALL, TX 75032
 DATE: 04-13-2022 (PRELIMINARY)

E0.5 EXTERIOR CUTSHEETS AND IECC REPORT

RKAA# 22040.00

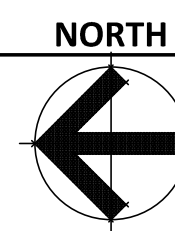
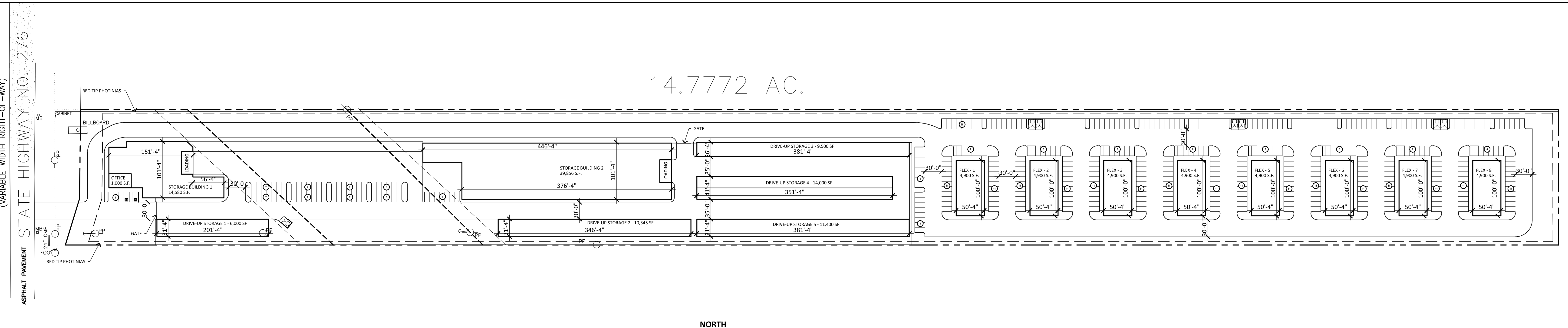
PROJECT NUMBER: 22377 | PROJECT MANAGER: JFO
 7328 E STETSON DR., SCOTTSDALE, AZ 85251
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PROJECT DIRECTORY

ARCHITECT:

RKAA ARCHITECTS, INC.
 2233 EAST THOMAS ROAD
 PHOENIX, ARIZONA 85016
 CONTACT: NEIL FEASER
 PHONE: (602) 955-3900
 FAX: (602) 955-0496
 E-MAIL: nfeaser@rkaa.com



SITE PLAN

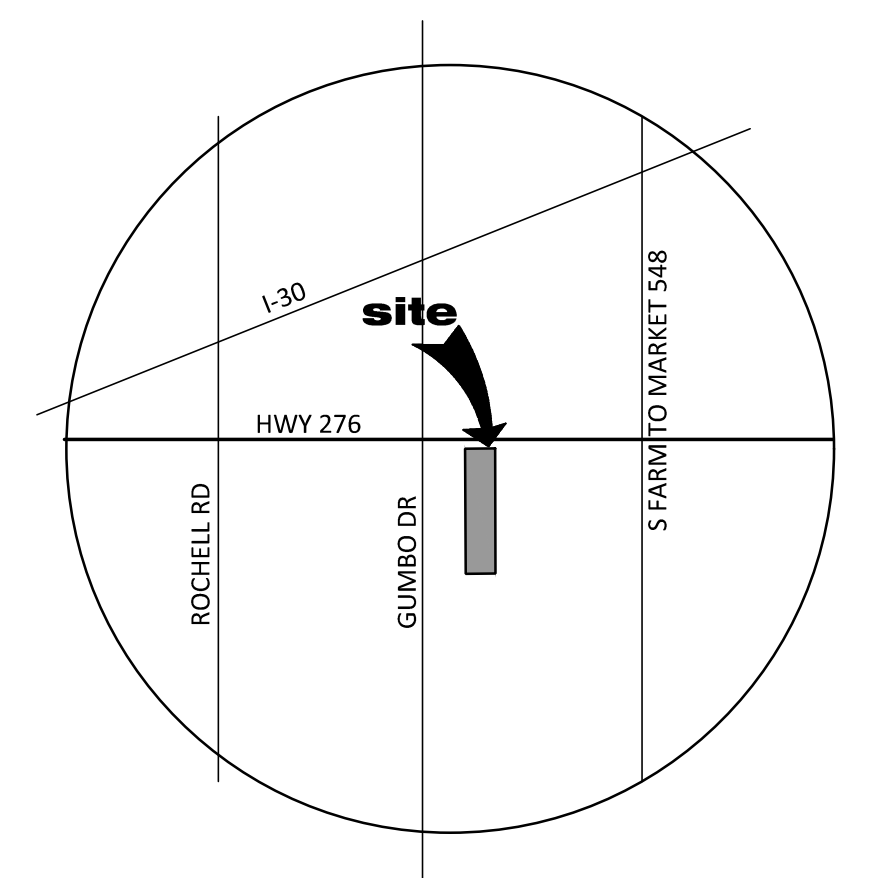
SCALE: 1" = 80'-0"

SITE DATA

PROPERTY ID:	10369 & 10368
EXISTING ZONING:	AG
SITE AREA:	14.77 ACRES (643,381 S.F.)
PROPOSED USE:	SELF STORAGE
STORAGE BUILDING 1 AREA:	15,580 S.F.
STORAGE BUILDING 2 AREA:	39,856 S.F.
TOTAL STORAGE BUILDING AREA:	55,436 S.F.
DRIVE-UP STORAGE 1 AREA:	6,000 S.F.
DRIVE-UP STORAGE 2 AREA:	10,345 S.F.
DRIVE-UP STORAGE 3 AREA:	9,500 S.F.
DRIVE-UP STORAGE 4 AREA:	14,000 S.F.
DRIVE-UP STORAGE 5 AREA:	11,400 S.F.
TOTAL DRIVE-UP AREA:	51,245 S.F.
TOTAL PARKING REQUIRED:	34 SPACES
TOTAL PARKING PROVIDED:	61 SPACES

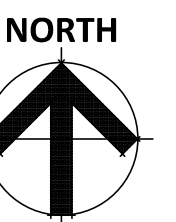
STORAGE BUILDING 1 UNITS:	109 UNITS
STORAGE BUILDING 2 UNITS:	298 UNITS
TOTAL STORAGE BUILDING UNITS:	407 UNITS
DRIVE-UP STORAGE 1 UNITS:	20 UNITS
DRIVE-UP STORAGE 2 UNITS:	35 UNITS
DRIVE-UP STORAGE 3 UNITS:	38 UNITS
DRIVE-UP STORAGE 4 UNITS:	70 UNITS
DRIVE-UP STORAGE 5 UNITS:	38 UNITS
TOTAL DRIVE-UP UNITS:	201 UNITS
TOTAL UNITS:	608 UNITS

TOTAL FLEX UNITS:	8 UNITS
AREA OF EACH FLEX UNIT:	4,900 S.F.
TOTAL FLEX BUILDING AREA:	39,200 S.F.
PARKING PROVIDED:	338 SPACES



VICINITY MAP

SCALE: N.T.S.



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ROCKWALL STORAGE
 SEC OF GUMBO DR AND TX HWY 276
 ROCKWALL, TX 75032
 DATE: 06-16-2022 (PRELIMINARY)

SP-1

RKAA# 22040.00

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