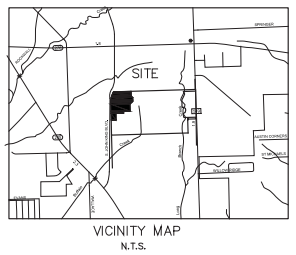
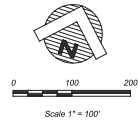


REMAINDER ROCKWALL ISD
173.00 ACRES
INSTRUMENT NO. 2010-00443616
D.R.R.C.T.

- GENERAL NOTES:**
1. STARTING & FINISH ELEVATIONS ARE FROM FACE OF CURB
 2. ALL TREE REMOVALS, STUMP REMOVAL, AND STUMP REMOVALS SHALL BE ACCORDANCE WITH CITY OF ROCKWALL REQUIREMENTS, TYP.
 3. PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS, THE PLANS AND ALL NOTES, THE CITY OF ROCKWALL SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS OR SPECIFICATIONS RELAYING TO THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE CITY OF ROCKWALL OF ANY APPLICABLE STANDARDS OR SPECIFICATIONS RELAYING TO THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE CITY OF ROCKWALL OF ANY APPLICABLE STANDARDS OR SPECIFICATIONS RELAYING TO THE PROJECT.
 4. CONTRACTOR SHALL HAVE IN HIS POSSESSION, PRIOR TO CONSTRUCTION, ALL NECESSARY PERMITS, LICENSES, ETC. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON-SITE AT ALL TIMES.
 5. ALL WORK SHALL CONFORM TO THE CITY OF ROCKWALL SPECIFICATIONS, STANDARDS, AND ORDINANCES.
 6. IF ANY DISCREPANCY OR CONFLICTS ARE ENCOUNTERED BY THE CONTRACTOR, FOR WHICH AN IMMEDIATE SOLUTION IS NOT APPARENT, THE ENGINEER AND OWNER SHALL BE NOTIFIED IMMEDIATELY.
 7. IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THE PROJECT. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES FOR UTILITY LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED TO THEIR UTILITIES.
 8. CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
 9. TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT DESIGN TO THE CITY OF ROCKWALL ENGINEERING DEPARTMENT FOR REVIEW.
 10. MARK FIRE LINES TO THE CITY OF ROCKWALL SPECIFICATION, "NO PARKING FIRE LANE" EVERY 20 FEET & LETTERS ON A 6" X 6" SIGN TO BE MAINTAINED.
 11. NO TREES ARE TO BE PLANTED WITHIN 10' OF ANY UTILITIES.
 12. THE HICKORY RIDGE LIFT STATION WILL BE UPGRADED TO ACCOMMODATE THE SCHOOL SITE.
 13. ADHERENCE TO ENGINEERING AND FIRE DEPARTMENT STANDARDS SHALL BE REQUIRED.

NOTE

UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE MAPS AND RECORDS AND THEREFORE, THEIR LOCATIONS ARE APPROXIMATE. FIELD SURVEYS AND MEASUREMENTS, THERE MAY BE OTHER UTILITIES THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE ENGINEER. THE LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.



PAVING LEGEND

- PROPOSED 7" REINFORCED CONCRETE PAVEMENT
3,600 P.S.I. CONCRETE, 6 1/2" SACK HAND FINISH
6" SACK MACHINE FINISH
WITH #4 REBARS ON 18" CENTERS EACH WAY.
- PROPOSED 6" REINFORCED CONCRETE PAVEMENT
3,600 P.S.I. CONCRETE, 6 1/2" SACK HAND FINISH
6" SACK MACHINE FINISH
WITH #4 REBARS ON 18" CENTERS EACH WAY.
- PROPOSED 5" REINFORCED CONCRETE PAVEMENT
3,600 P.S.I. CONCRETE, 6 1/2" SACK HAND FINISH
6" SACK MACHINE FINISH
WITH #4 REBARS ON 18" CENTERS EACH WAY.
- PROPOSED 4" REINFORCED CONCRETE SIDEWALK
WITH #3 REBARS ON 18" CENTERS EACH WAY

SITE DATA SUMMARY TABLE

EXISTING ZONING	AG
PROPOSED ZONING	AG - SUP (22016-035)
USE	PUBLIC ELEMENTARY SCHOOL
LOT AREA	1,095.89 SQ. FT. OR 24.238 ACRES
BUILDING AREA (FLOOR AREA)	
PROPOSED FIRST FLOOR	112,725 SF
PROPOSED SECOND FLOOR	38,123 SF
TOTAL BUILDING AREA	150,848 SF
TOTAL FLOOR AREA (FIRST FLOOR)	112,725 SF
LOT COVERAGE	112,725 SF / 1,095,819 SF = 10.7%
FLOOR AREA RATIO	0.11 : 1
TOTAL IMPERVIOUS COVERAGE	380,096 SF OR 8.725 ACRES
CLASSROOM BUILDING HEIGHT - AREA A	41'-0" (2 STORY) MEASURED TO PARAPET
PARKING REQUIREMENTS	
HIGH SCHOOL - CLASSROOMS	28 CLASSROOMS
COLLEGE - CLASSROOMS	11 CLASSROOMS
HIGH SCHOOL - STUDENTS	1400 STUDENTS
COLLEGE - STUDENTS	400 STUDENTS
TOTAL STUDENT POPULATION	1,800 STUDENTS
TOTAL REQUIRED PARKING 1 PER 5 STUDENTS (FOR HIGH SCHOOL)	1,800 / 5 = 360 SPACES
TOTAL REQUIRED PARKING	360 SPACES
PARKING PROVIDED	
PARKING HIGH SCHOOL	(9.0' X 20.0') 270 SPACES
HC SPACES	10 SPACES
PARKING COLLEGE	(9.0' X 20.0') 147 SPACES
HC SPACES	8 SPACES
TEACHER / VISITOR	(9.0' X 20.0') 210 SPACES
HC SPACES	9 SPACES
TOTAL PARKING PROVIDED	664 SPACES

- GENERAL NOTES:**
- CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
- BARRIER FREE RAMPS (BFR) IN PUBLIC R.O.W. SHALL BE PER CITY STANDARDS AND DETAILS.
- REFER TO DEVELOPMENT PLANS FOR GRADING DETAILS.
- OUTDOOR LIGHTING NOTE:**
- ALL OUTDOOR LIGHTING MUST BE ORIENTED SO THAT LIGHTING LEVELS AT ALL PROPERTY LINES ARE 1 FOOT-CANDLE OR LESS.

**ROCKWALL - CCA ADDITION
LOT 1, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**

OWNER: ROCKWALL ISD
80 EAST WASHINGTON ST.
ROCKWALL TEXAS 75087
(972) 771-5666 CONTACT: JAMES WATSON

SURVEYOR: SURVEY GROUP
400 SOUTH INDUSTRIAL BLVD SUITE 910
ROCKWALL TEXAS 75087
TELEPHONE NO. F-303
TPRS NO. 101733-00
(817) 384-1444
(817) 354-1451 FAX
CONTACT: ROBERT HOFFMAN

ENGINEER: GLENN ENGINEERING CORP
105 DECKER COURT, SUITE #10 IRVING
TEXAS 75042
TELEPHONE NO. F-303
(972) 989-2174 CELL
(972) 717-6555 OFFICE
CONTACT: ROBERT HOFFMAN

CITY OF ROCKWALL CASE NO. SP2016-029

**ADDITION #2
CITY SITE PLAN COMMENTS**

Date: 1/11/2016
Revision: 1

Project: ROCKWALL COLLEGE AND CAREER ACADEMY FOR ROCKWALL I.S.D. ROCKWALL, TEXAS

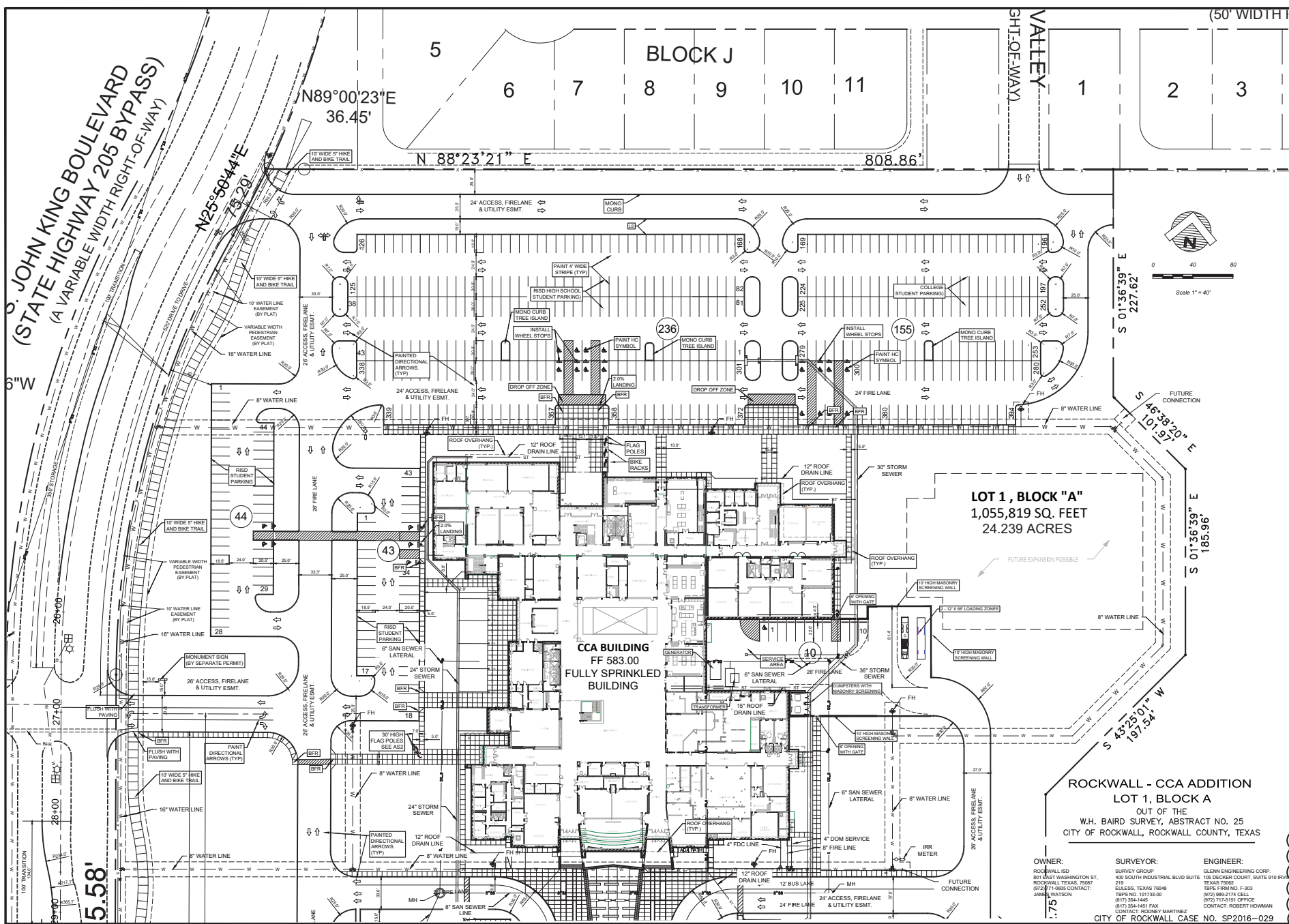
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Huckabee

OVERALL SITE PLAN

Sheet No. **CS**
1.0

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ADENDUM #2
CITY SITE PLAN COMMENTS

Date: 11/17/2016
12/02/2016

Project:
ROCKWALL COLLEGE AND CAREER ACADEMY
FOR
ROCKWALL I.S.D.
ROCKWALL, TEXAS



Huckabee
www.huckabee.com
800.858.8278

DETAILED NORTH
SITE PLAN

VOLUME	1
Sheet No.	CS
Scale	1:1

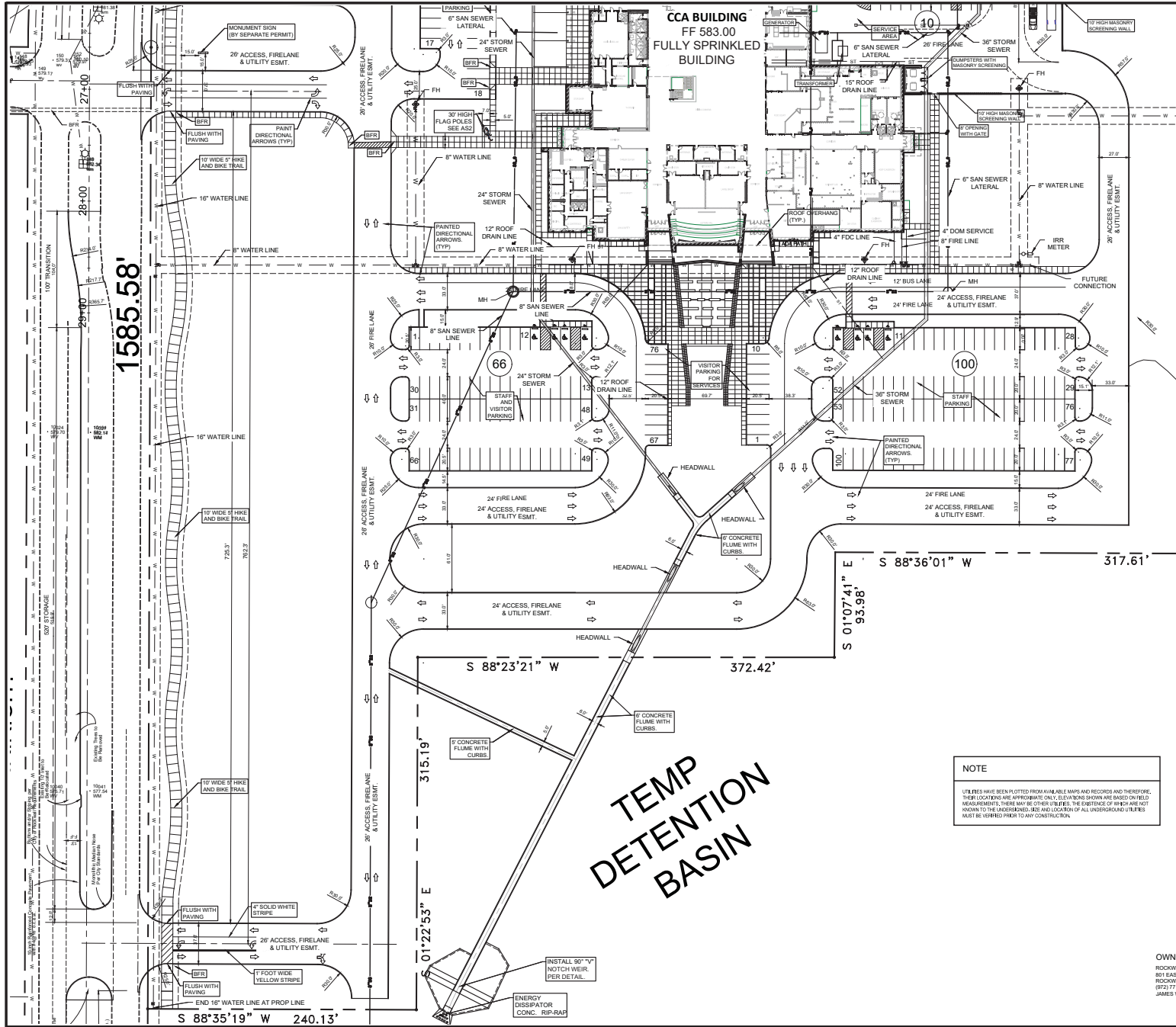
OWNER:
ROCKWALL ISD
80 EAST WASHINGTON ST.
ROCKWALL TEXAS 75087
(972) 717-5555 CONTACT:
JAMES WATSON

SURVEYOR:
SURVEY GROUP
400 SOUTH INDUSTRIAL BLVD SUITE 910
ROCKWALL TEXAS 75087
TEL: 972-717-5555 TEXAS REG. NO. F-330
TPRS NO. 101733-00
(817) 354-1445
(817) 354-1451 FAX
CONTACT: ROBERT HARTMANZ

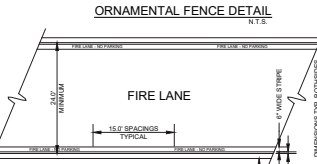
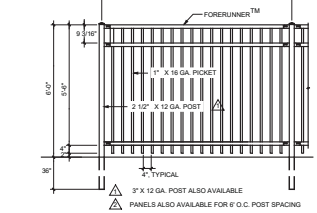
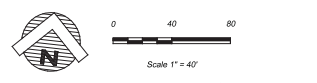
ENGINEER:
GLENN ENGINEERING CORP
105 BECKER COURT, SUITE #10
TEXAS 75042
TEL: 972-989-2174 CELL
(972) 717-5555 OFFICE
CONTACT: ROBERT HOFFMAN

CITY OF ROCKWALL CASE NO. SP2016-029

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- GENERAL NOTES:**
1. STRIPING & SIGNAGE DIMENSIONS ARE FROM FACE OF CURB
 2. ALL FIRE LANES (SHOWING STRIPING) HIGH PAVEMENT STRIPING LENGTHS ARE TO BE IN ACCORDANCE WITH CITY OF ROCKWALL REQUIREMENTS, TYP.
 3. PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS, THE PLANS INCLUDING ALL NOTES, THE CITY OF ROCKWALL SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS OR SPECIFICATIONS RELIANT TO THE PROPOSED CONSTRUCTION OF THE WORK SPECIFIED. THE CITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS OR SPECIFICATIONS PERTAINING TO THE WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL APPLICABLE STANDARDS AND SPECIFICATIONS.
 4. CONTRACTOR SHALL MAKE, IN THE POSSIBLE, PRIOR TO CONSTRUCTION, ALL NECESSARY PERMITS, ETC. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON SITE AT ALL TIMES.
 5. ALL WORK SHALL CONFORM TO THE CITY OF ROCKWALL SPECIFICATIONS, STANDARDS, AND DETAILS.
 6. IF UNRESOLVED PROBLEMS OR COMMENTS ARE ENCOUNTERED IN THE CONSTRUCTION FOR WHICH AN IMMEDIATE SOLUTION IS NOT APPARENT, THE ENGINEER AND OWNER SHALL BE NOTIFIED IMMEDIATELY.
 7. IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THE PROJECT. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES FOR THE LOCATIONS PRIOR TO CONSTRUCTION OF CONSTRUCTION AND SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED TO THEIR FACILITIES.
 8. CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
 9. TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT DESIGN TO THE CITY OF ROCKWALL ENGINEERING DEPARTMENT FOR REVIEW.
 10. MARK FIRE LANES TO THE CITY OF ROCKWALL SPECIFICATION, NO PARKING FIRE LANE EVERY 20 FEET, LETTERS ON ALL FIELD STRIPED BACKGROUND.
 11. NO TREES ARE TO BE PLANTED WITHIN 5' OF ANY UTILITIES.
 12. THE HIGHWAY RIDGE LEFT STATION WILL BE UPGRADED TO ACCOMMODATE THE SCHOOL RITEL.
 13. EXISTENCE TO ENGINEERING AND FIRE DEPARTMENT STANDARDS SHALL BE REQUIRED.



NOTE

UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE MAPS AND RECORDS AND THEREFORE, THEIR LOCATIONS ARE APPROXIMATE ONLY. ELEVATIONS SHOWN ARE BASED ON FIELD MEASUREMENTS, THERE MAY BE OTHER UTILITIES. THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE ENGINEER. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

- STRIPING DETAILS AND SPECIFICATIONS**
- A. PAINT:**
1. STRIPE SHALL BE SIX(6) INCHES WIDE PAINTED WITH AN EXTERIOR ACRYLIC LATEX PAINT. COLOR SHALL BE "TRAFFIC RED" GILDESEN NO. 63251 OR EQUIVALENT.
 2. LETTERS SHALL BE FOUR(4) INCHES HIGH PAINTED WITH AN EXTERIOR ACRYLIC PAINT. COLOR SHALL BE "TRAFFIC WHITE" GILDESEN NO. 65345 OR EQUIVALENT.
- B. APPLICATION:**
1. STRIPE MAY BE BRUSHED OR SPRAYED, ONE COAT TO FINISH.
 2. LETTERS SHALL BE STENCIL FORMED, BRUSH APPLIED AND SPACED AS DETAILED ON THIS SHEET.

**ROCKWALL - CCA ADDITION
LOT 1, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**

OWNER:
ROCKWALL ISD
801 EAST WASHINGTON ST.
ROCKWALL, TEXAS 75087
(972) 771-5665 CONTACT:
JAMES WATSON

SURVEYOR:
SURVEY GROUP
219
E.ILWACO, TEXAS 75048
TPRS NO. 101733-30
(817) 354-1445
(817) 354-1451 FAX
10215 S. RICHMOND STREET
CONTACT: ROBERT HOFFMAN

ENGINEER:
GLENN ENGINEERING CORP
105 DECKER COURT, SUITE #10 IRVING
TEXAS 75042
TPRS FORM NO. F-303
(972) 688-2174 CELL
(972) 717-5155 OFFICE
CONTACT: ROBERT HOFFMAN

CITY OF ROCKWALL, CASE NO. SP2016-029

ADDITIONAL #2
CITY SITE PLAN COMMENTS

Date: 1/11/2016
12/28/2016

Revised: 1

ROCKWALL COLLEGE AND CAREER ACADEMY
FOR
ROCKWALL I.S.D.
ROCKWALL, TEXAS



Huckabee
www.huckabee.com
800.888.8278

**DETAILED SOUTH
CITY SITE PLAN**

VOLUME

Job No. 173643-01

Sheet No. **CS**

Date: 1/11/2016

Drawn By: RHH

Checked: RHH

1/11/2016

Printed: Dec 6, 2016, 9:22 AM by user: rhhobert - Saved: 12/06/2016 by user: rhhobert
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3D VIEW DISCLAIMER

DURING CONSTRUCTION CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR MATERIALS, ELEVATIONS, LENGTH, AND HEIGHT OF CUT STONE VENEER. COORDINATE WITH ARCHITECT BEFORE MANDATORY VENEER CONSTRUCTION BEGINS.

CUT STONE VENEER

- 1. METAL ALL WINDOW, DOOR, AND OTHER WALL PENETRATION SYSTEMS AND MEMBRANE FLASHINGS AND WATER TEST PRIOR TO VENEER FINISH INSTALLATION.
- 2. REFER TO 42 SHEETS FOR PHYSICAL CONFIGURATION. APPLICABLE TO ALL SHEETS.

GENERAL NOTES

APPLICABLE TO ALL SHEETS

APPLICABLE TO ALL SHEETS

APPLICABLE TO ALL SHEETS

APPLICABLE TO ALL SHEETS

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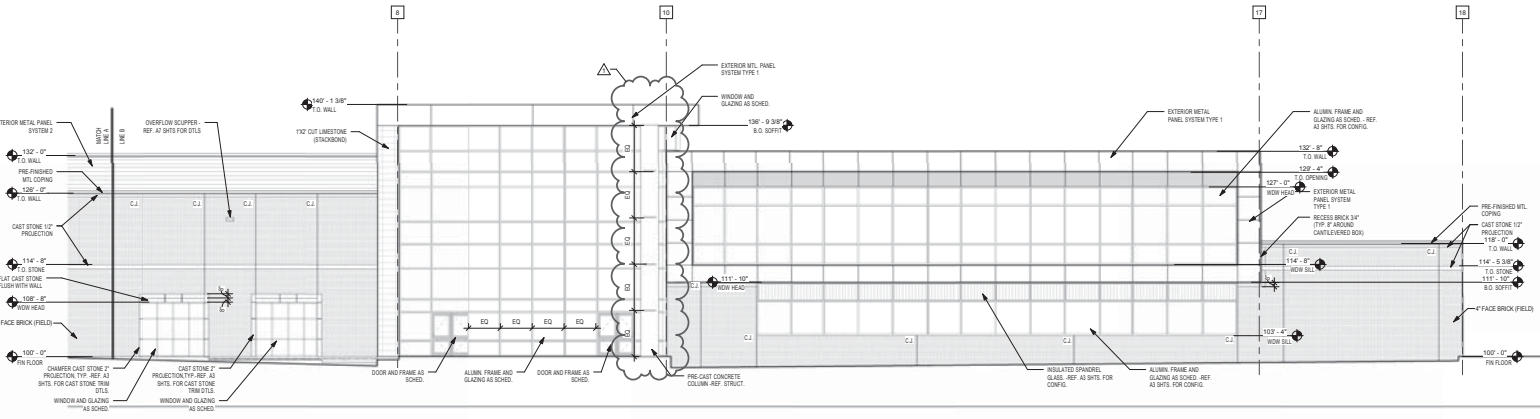
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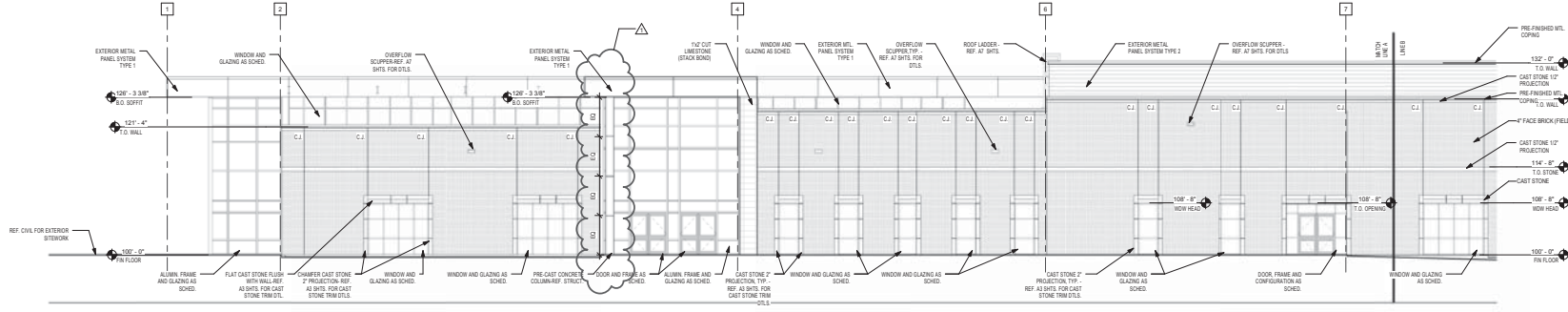
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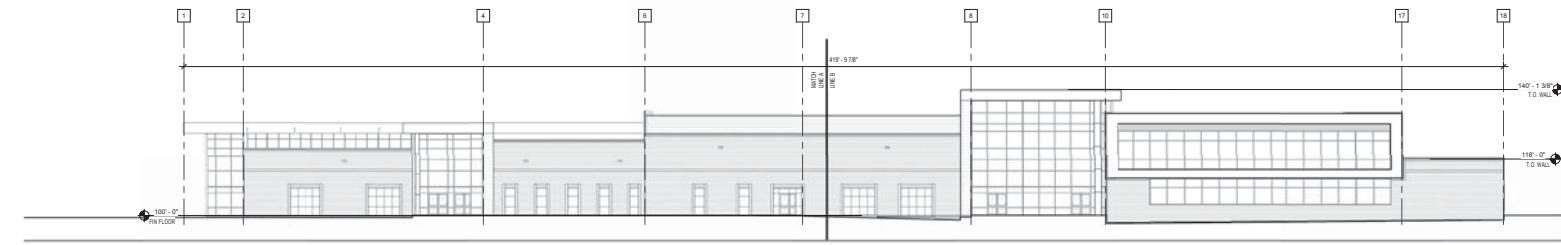
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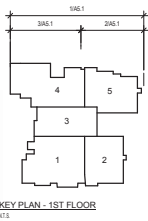
3 NORTH ELEVATION - SECTION 3/A5.1
AS1: 1/8" = 1'-0"



2 NORTH ELEVATION - SECTION 2/A5.1
AS1: 1/8" = 1'-0"



1 NORTH KEY ELEVATION
AS1: 1/8" = 1'-0"



KEY PLAN - 1ST FLOOR
N15

ADDENDUM #1

Date: 1/15/19

Revision: 1

ROCKWALL COLLEGE AND CAREER ACADEMY
FOR
ROCKWALL I.S.D.
ROCKWALL, TEXAS

Project:



EXTERIOR ELEVATIONS

VOLUME
ADDENDUM #2
Sheet No.
A5.1

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3D VIEW DISCLAIMER
DURING CONSTRUCTION CONTRACTOR SHALL PROVIDE 3D PHOTO RENDERING FOR NORMAL ELEVATIONS. LENGTH AND HEIGHT OF 3D PHOTO RENDERING COORDINATE WITH ARCHITECT BEFORE MAJORITY VENDOR CONSTRUCTION BEGINS.

CUT STONE VENEER
1. INSTALL ALL WINDOW, DOOR AND OTHER WALL PENETRATION SYSTEMS AND MEMBRANE FLASHING AND WATER TEST PRIOR TO VENEER FINISH INSTALLATION.
2. REFER TO A7 SHEETS FOR TYPICAL FLASHING CONFIGURATIONS.
APPLICABLE TO ALL A6 SHEETS

GENERAL NOTES
A1.14.1. PROVIDE I.C.T. IN LEVEL OF VINYL TRIMMED OCCURS. VINYL TRIM TO BE BASE IS.
A1.14.2. OUTDOOR VENER WALL AND SOUND SYSTEM TRIM SHOULD INCLUDE ALL ELEMENTS INCLUDING: WEA, STRUCTURE, AND ARCHITECTURE.
A1.14.3. INTERIOR STOREFRONT GRAPHIC FILM
A1.14.4. DINING COMMONS VENER WALL
ALUM. CORING BEZEL DISPLAY MOUNTING
ALUM. CORING BEZEL DISPLAY MOUNTING - 12" TO 24" TOTAL SIZE, SEPARATION WIDTH.
A1.14.5. R.T.S. MFR #1. REF. MECHANICAL
A1.14.6. R.T.S. MFR #2. REF. MECHANICAL
A1.14.7. R.T.S. MFR #3. REF. MECHANICAL
ALTERNATES

Date

Revision/

ROCKWALL COLLEGE AND CAREER ACADEMY
FOR
ROCKWALL I.S.D.
ROCKWALL, TEXAS

Project

Sheet No.

Volume No.

Accession #

Drawn By

Check

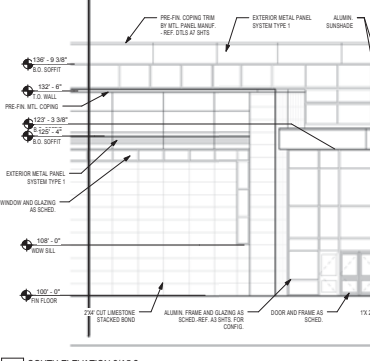
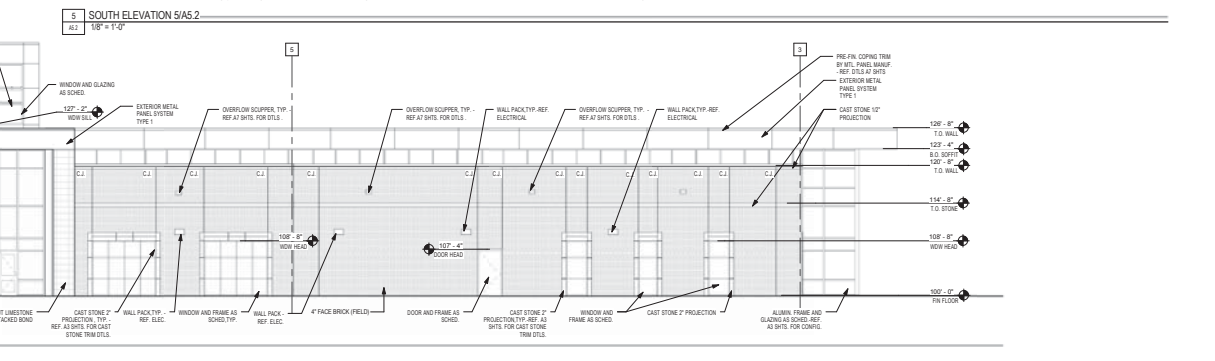
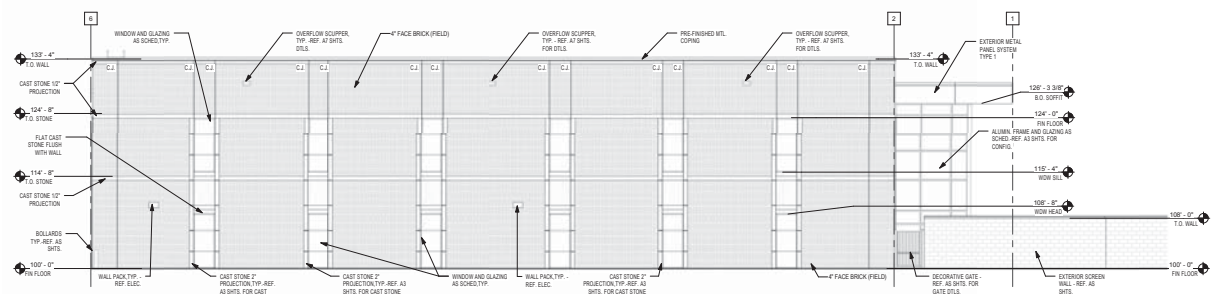
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11/20/2016

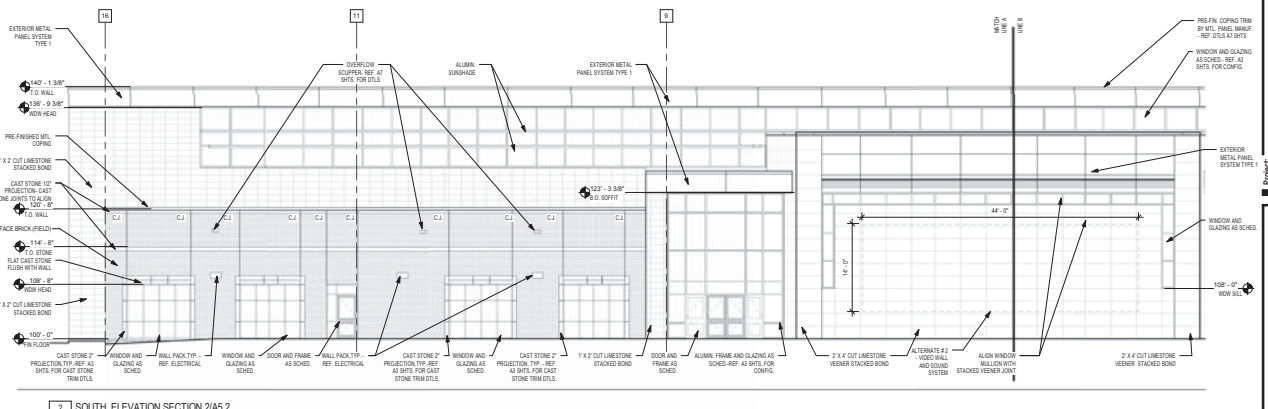


EXTERIOR ELEVATIONS

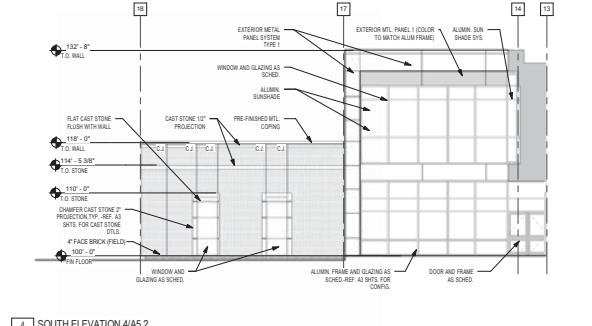
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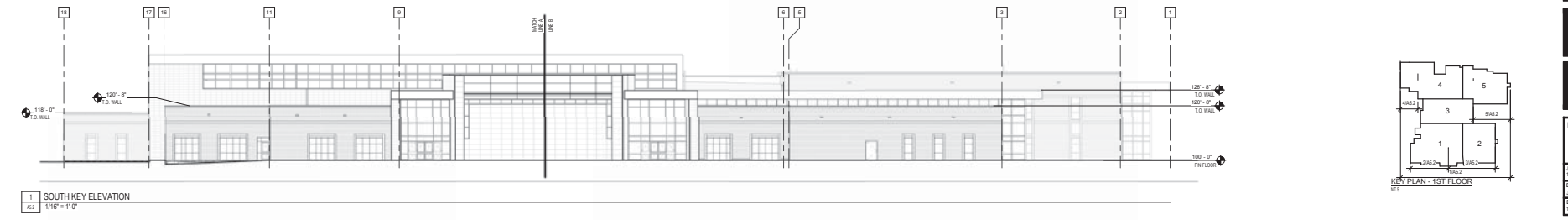
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A2 1/8" = 1'-0"



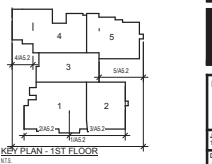
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A2 1/8" = 1'-0"



4 SOUTH ELEVATION 4/A5.2
A2 1/8" = 1'-0"



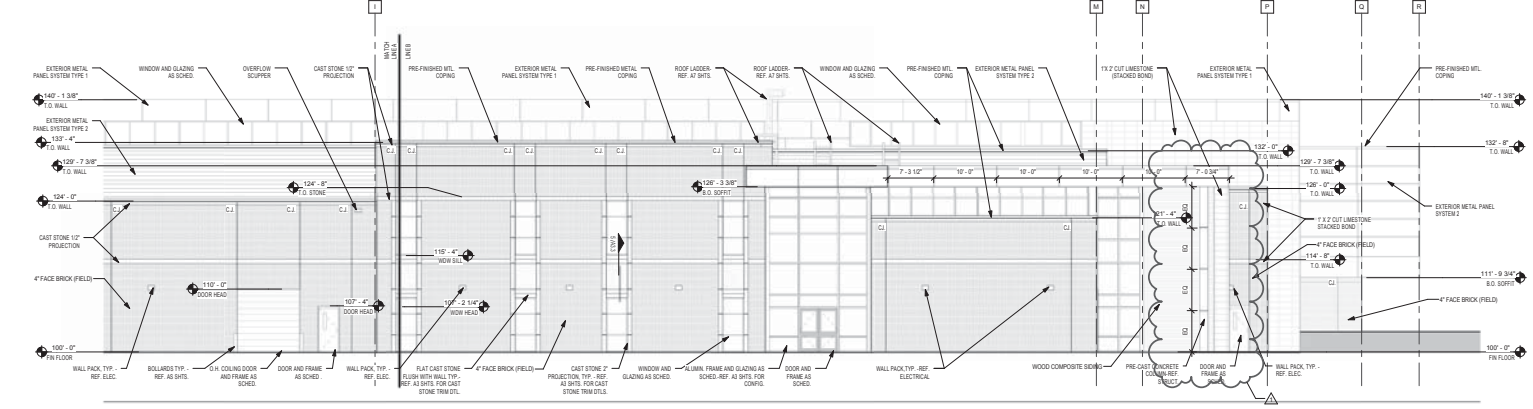
1 SOUTH KEY ELEVATION
A2 1/8" = 1'-0"



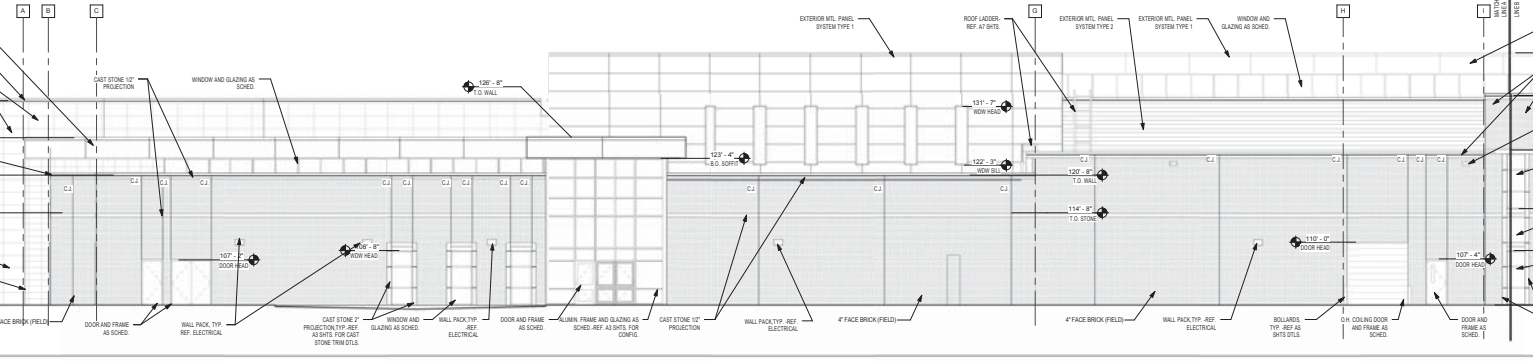
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CUT STONE VENEER
 1. METALS, ALL WINDOW, DOOR, AND OTHER WALL PENETRATION SYSTEMS AND UMBRELLA FLASHING AND WATER TEST PROC TO VENEER FINISH INSTALLATION.
 2. REFER TO CUT SHEETS FOR TYPICAL FLASHING CONFIGURATION.
 3. REFER TO CUT SHEETS FOR TYPICAL FLASHING CONFIGURATION.
 APPLICABLE TO ALL AS-BUILT.

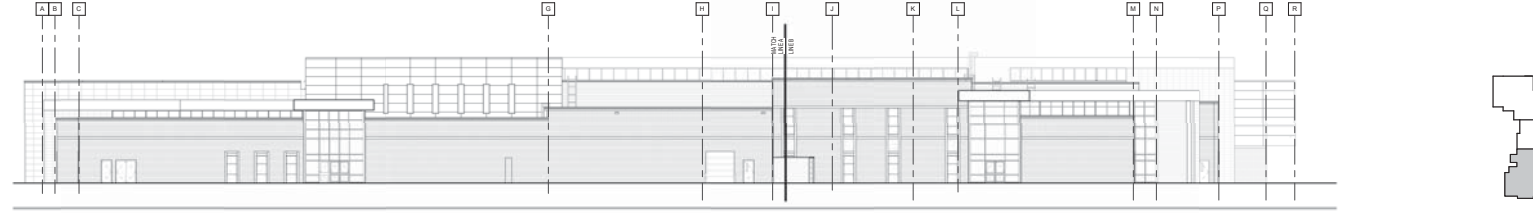
GENERAL NOTES



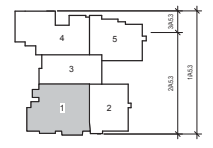
3 ELEVATION SECTION - 31A5.3
 A3 1/8" = 1'-0"



2 EAST ELEVATION - SECTION 21A5.3
 A3 1/8" = 1'-0"



1 EAST KEY ELEVATION
 A3 1/8" = 1'-0"



KEY PLAN - 1ST FLOOR
 A3

ACCORDIANUM #1

Date 11/16/18

Revision/ 1

ROCKWALL COLLEGE AND CAREER ACADEMY
 FOR
 ROCKWALL I.S.D.
 ROCKWALL, TEXAS

Project

Sheet No.

Drawn By

Check

Date

11/16/2018

Volume

ACCORDIANUM #2

Sheet No.

A5.3

Exterior Elevations

Volume

ACCORDIANUM #2

Sheet No.

A5.3

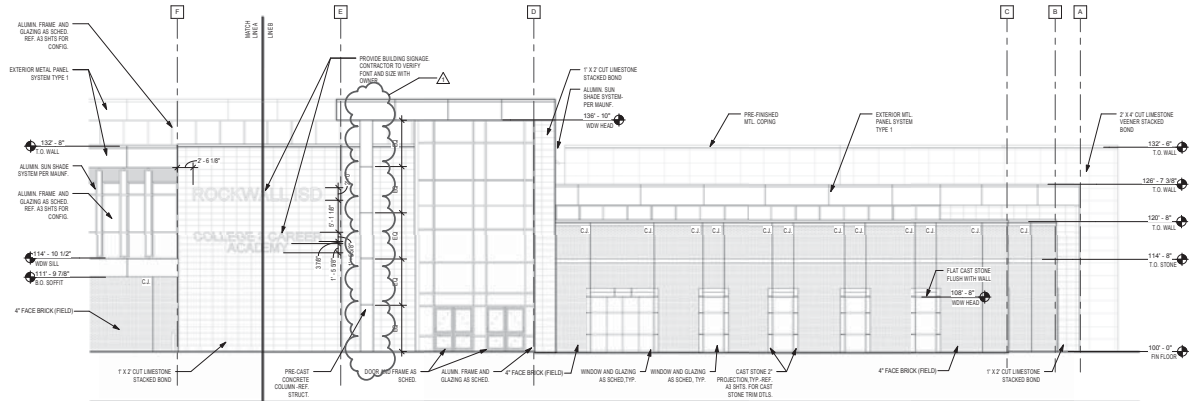
Exterior Elevations

Volume

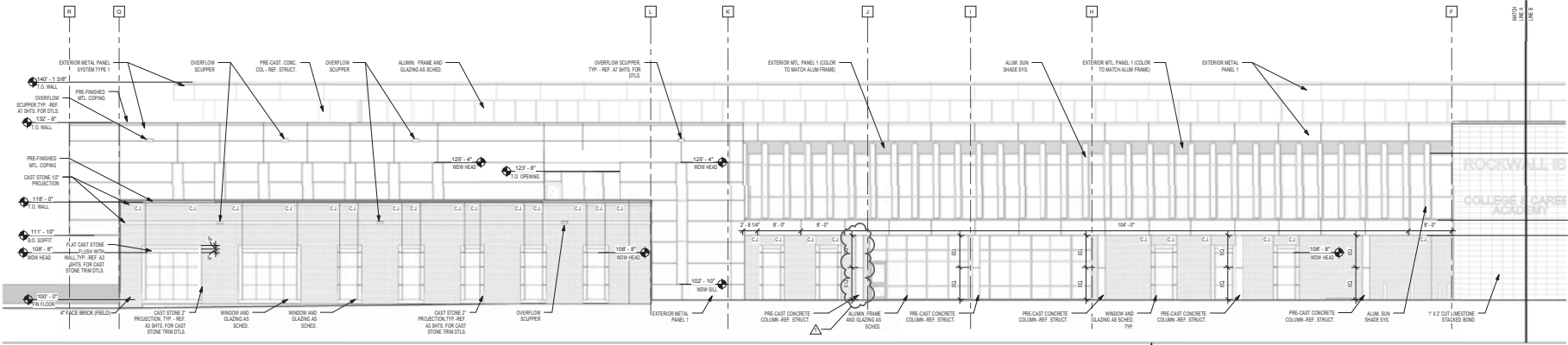
ACCORDIANUM #2

Sheet No.

A5.3



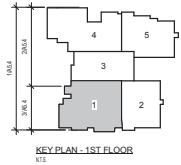
3 WEST ELEVATION 3/A5.4
 A5.4 1/8" = 1'-0"



2 WEST ELEVATION 2/A5.4
 A5.4 1/8" = 1'-0"



1 WEST KEY ELEVATION
 A5.4 1/8" = 1'-0"



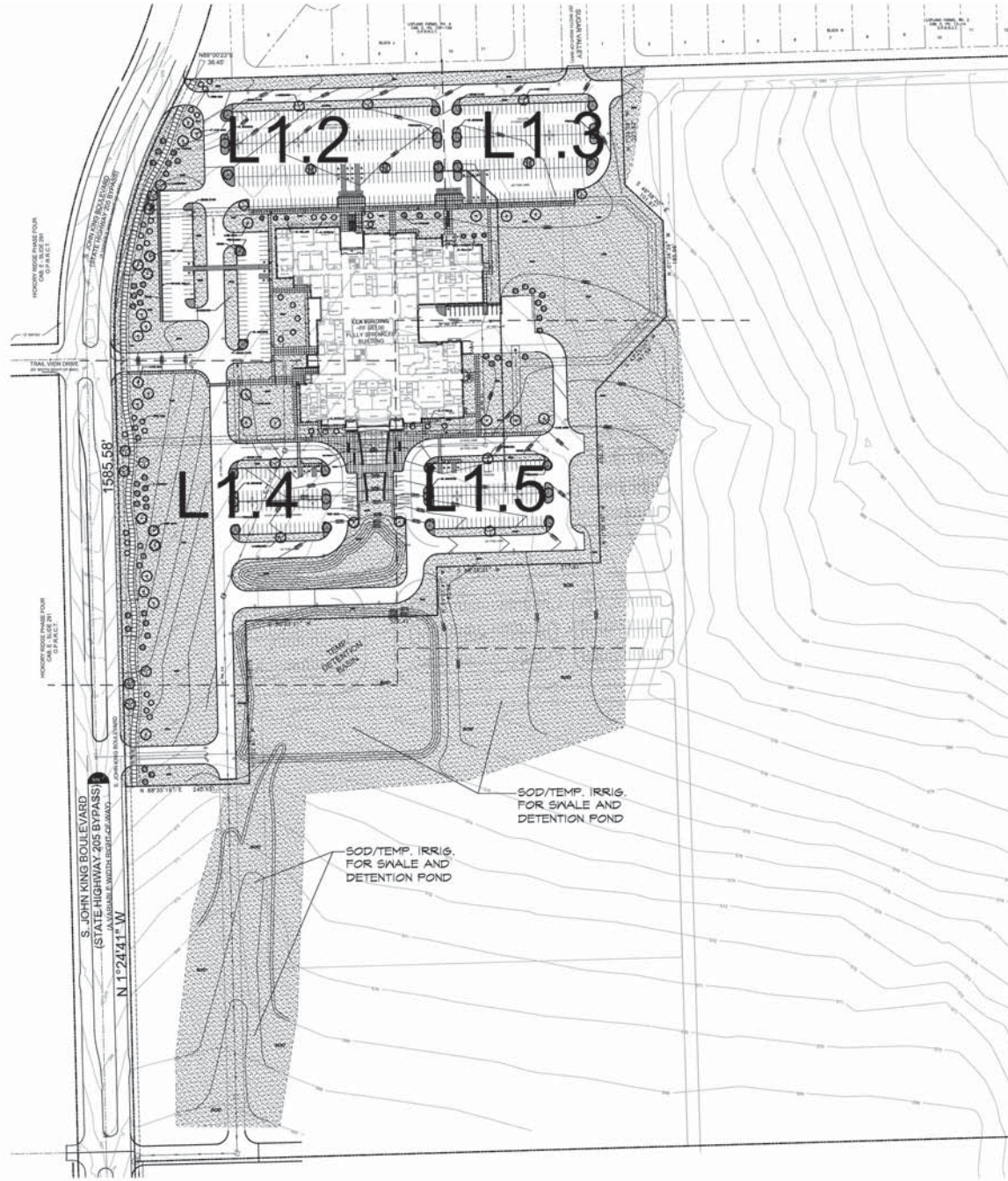
Date: 1/18/16
 Revision: 1
 ACCENDUM #1

ROCKWALL COLLEGE AND CAREER ACADEMY
 FOR
 ROCKWALL I.S.D.
 ROCKWALL, TEXAS

Project:

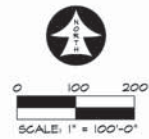


EXTERIOR ELEVATIONS	
VOLUME	ACCENDUM #2
Job No.:	1110001
Drawn By:	3/2/16
Date:	1/18/2016
Sheet No.:	A5.4



SITE DATA SUMMARY TABLE

EXISTING ZONING	AG
PROPOSED ZONING	AG - SUP (22016-035)
USE	PUBLIC ELEMENTARY SCHOOL
LOT AREA	1,055,819 SQ. FT. OR
24.238 ACRES	
BUILDING AREA (FLOOR AREA)	112,725 SF
PROPOSED FIRST FLOOR	38,123 SF
PROPOSED SECOND FLOOR	150,848 SF
TOTAL BUILDING AREA	
TOTAL FLOOR AREA (FIRST FLOOR)	112,725 SF
LOT COVERAGE	112,725 SF / 1,055,819 SF =
10.7%	
FLOOR AREA RATIO	0.11 : 1
TOTAL IMPERVIOUS COVERAGE	380,096 SF
OR 8.725 ACRES	
CLASSROOM BUILDING HEIGHT - AREA A	41'-0" (2 STORY) *MEASURED TO PARAPET
PARKING REQUIREMENTS	
HIGH SCHOOL - CLASSROOMS	28 CLASSROOMS
COLLEGE - CLASSROOMS	11 CLASSROOMS
HIGH SCHOOL - STUDENTS	1400 STUDENTS
COLLEGE - STUDENTS	400 STUDENTS
TOTAL STUDENT POPULATION	1,800 STUDENTS
TOTAL REQUIRED PARKING (FOR HIGH SCHOOL)	1 PER 5 STUDENTS 1,800 / 5 = 360 SPACES
TOTAL REQUIRED PARKING	360 SPACES
PARKING PROVIDED	
PARKING HIGH SCHOOL	(9.0' X 20.0') 270 SPACES
	HC SPACES 10 SPACES
PARKING COLLEGE	(9.0' X 20.0') 147 SPACES
	HC SPACES 8 SPACES
TEACHER / VISITOR	(9.0' X 20.0') 216 SPACES
	HC SPACES 9 SPACES
TOTAL PARKING PROVIDED	634 SPACES



ROCKWALL - CCA ADDITION
LOT 1, BLOCK A
 OUT OF THE
 WH BAIRD SURVEY, ABSTRACT NO. 25
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER: ROCKWALL ISD 801 EAST WASHINGTON ST. ROCKWALL TEXAS 75087 (972) 771-0800 CONTACT: JAMES WATSON	SURVEYOR: SURVEY GROUP 400 SOUTH INDUSTRIAL BLVD SUITE 219 EULESS, TEXAS 75048 TSPS NO. 10172-04 (817) 364-1445 (817) 364-1461 FAX CONTACT: ROONEY MARTINEZ CITY OF ROCKWALL CASE NO.	ENGINEER: GLENN ENGINEERING CORP. 155 DECKER COURT, SUITE 910 IRVING, TEXAS 75039 TSPS FIRM NO. F-303 (972) 960-5174 CELL (972) 717-8151 OFFICE CONTACT: ROBERT HOWMAN
-----------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

RAMSEY LANDSCAPE ARCHITECTS, LLC
 1104 WASHINGTON WELL CT
 ROCKWALL, TEXAS 75087
 PHONE (972) 330-0889
 FAX (972) 330-0889
 EMAIL: TSPS@RAMSEYLA.COM

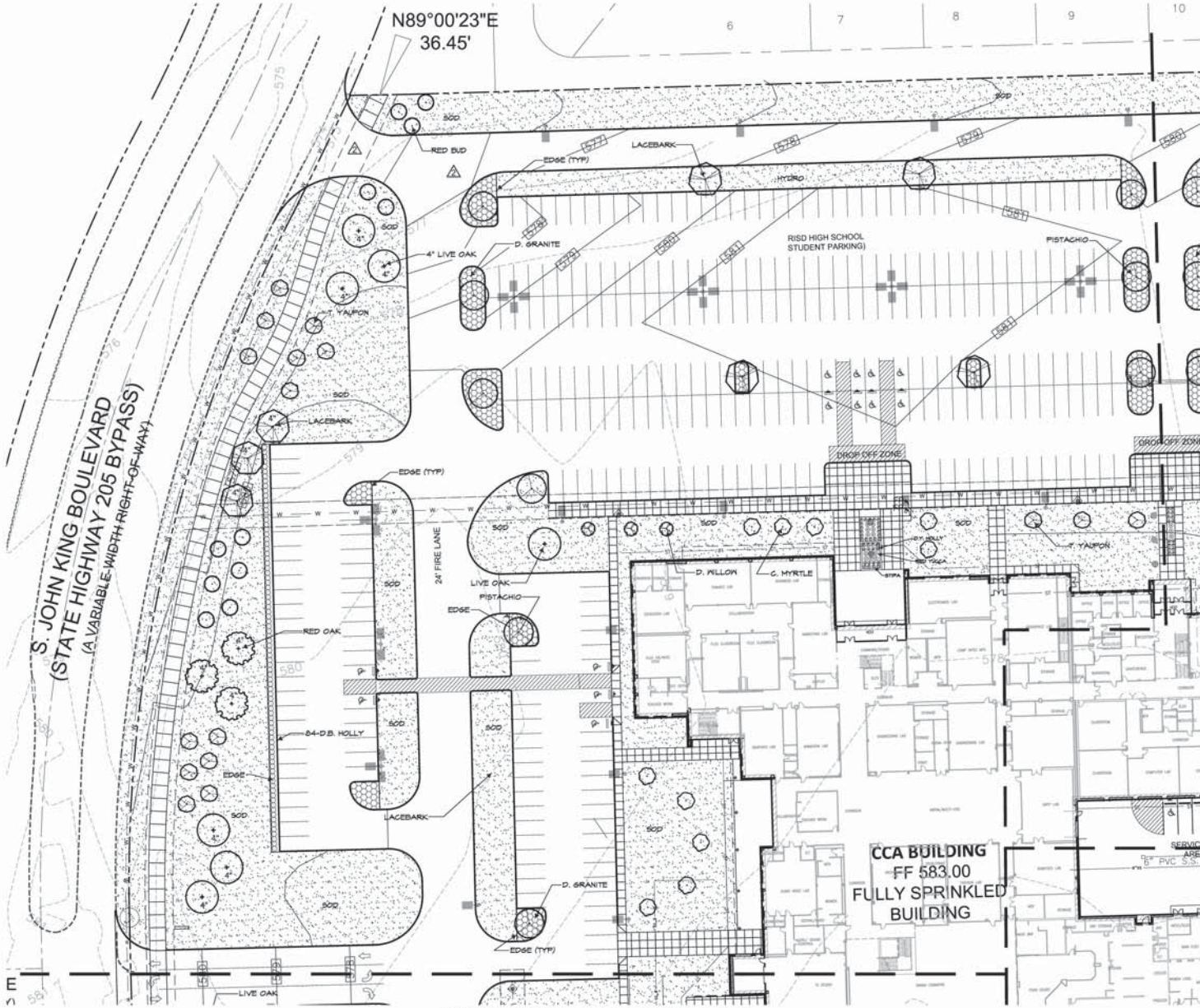
ROCKWALL COLLEGE AND CAREER ACADEMY FOR
ROCKWALL I.S.D.
ROCKWALL, TEXAS
OVERALL LANDSCAPE PLAN



ISSUES/
REVISIONS

DATE: 10/20/2016
SCALE: 1"=100'

SHEET NO.
L1.1



MATCHLINE SEE SHEET L1.4

MATCHLINE SEE SHEET L1.3



RAMSEY LANDSCAPE ARCHITECTS, LLC
 1104 WISHING WELL CT
 ROCKWALL, TEXAS 75087
 PHONE: 972.335.0888
 FAX: (972) 335-0889
 EMAIL: TARA@RAMSEYLA.COM

ROCKWALL COLLEGE AND CAREER ACADEMY FOR
 ROCKWALL I.S.D.
 ROCKWALL, TEXAS
 LANDSCAPE PLAN AREA A



ISSUES/
 REVISIONS

DATE: 10/20/2016
 SCALE: 1"=30'

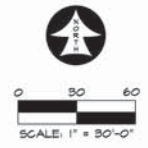
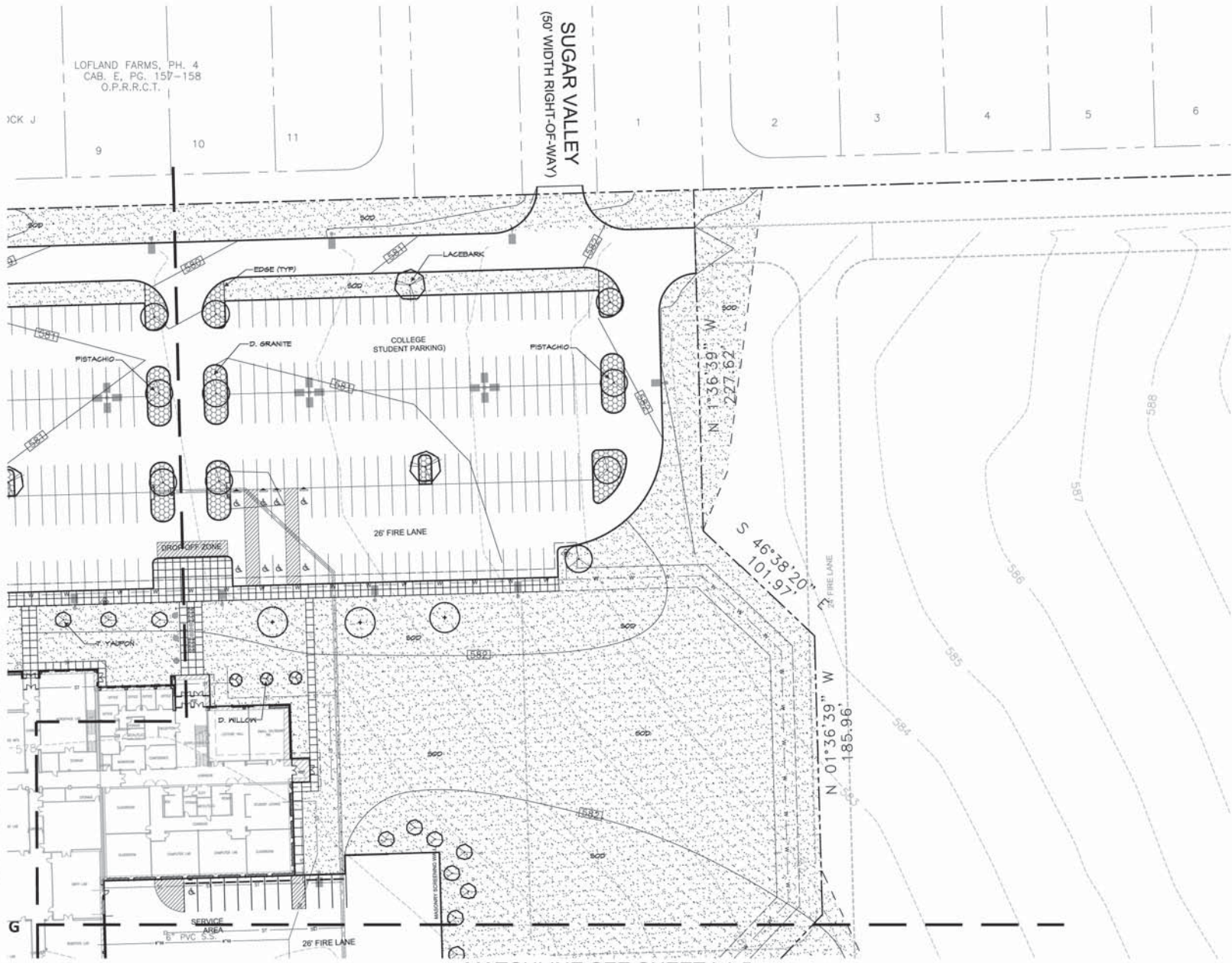
SHEET No.
L1.2

LOFLAND FARMS, PH. 4
 CAB. E. PG. 157-158
 O.P.R.R.C.T.

SUGAR VALLEY
 (50' WIDTH RIGHT-OF-WAY)

MATCHLINE SEE SHEET L1.2

MATCHLINE SEE SHEET L1.5



RAMSEY LANDSCAPE ARCHITECTS, LLC
 1194 WISHING WELL CT
 ROCKWALL, TEXAS 75087
 PHONE: (972) 332-0888
 FAX: (972) 332-0433
 EMAIL: RAMSEY@RAMSAYL.AE

ROCKWALL COLLEGE AND CAREER ACADEMY FOR
 ROCKWALL I.S.D.
 ROCKWALL, TEXAS
 LANDSCAPE PLAN AREA B

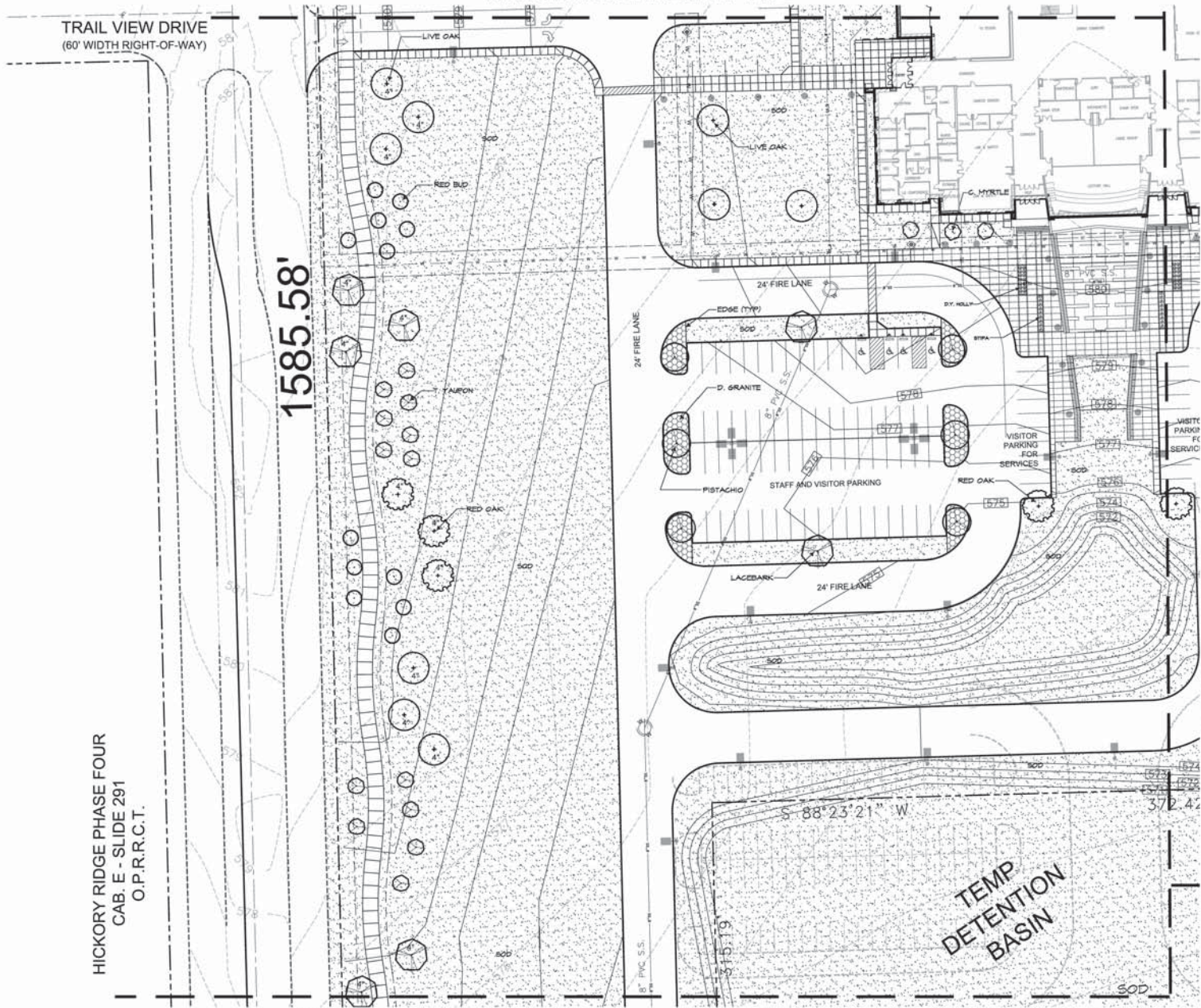


ISSUES/
 REVISIONS

DATE: 10/20/2016

SCALE: 1"=30'

SHEET No.
L1.3



TRAIL VIEW DRIVE
(60' WIDTH RIGHT-OF-WAY)

HICKORY RIDGE PHASE FOUR
CAB. E - SLIDE 291
O.P.R.R.C.T.

1585.58'

MATCHLINE SEE SHEET L2.1

MATCHLINE SEE SHEET L1.2

MATCHLINE SEE SHEET L1.1

MATCHLINE SEE SHEET L1.5

TEMP
DETENTION
BASIN



RAMSEY LANDSCAPE ARCHITECTS, LLC
1194 WISHING WELL CT
ROCKWALL, TEXAS 75087
PHONE: 972.335.0688
FAX: 972.335.0689
EMAIL: TARA@RAMSEYLA.COM

ROCKWALL COLLEGE AND CAREER ACADEMY FOR
ROCKWALL I.S.D.
ROCKWALL, TEXAS
LANDSCAPE PLAN AREA C



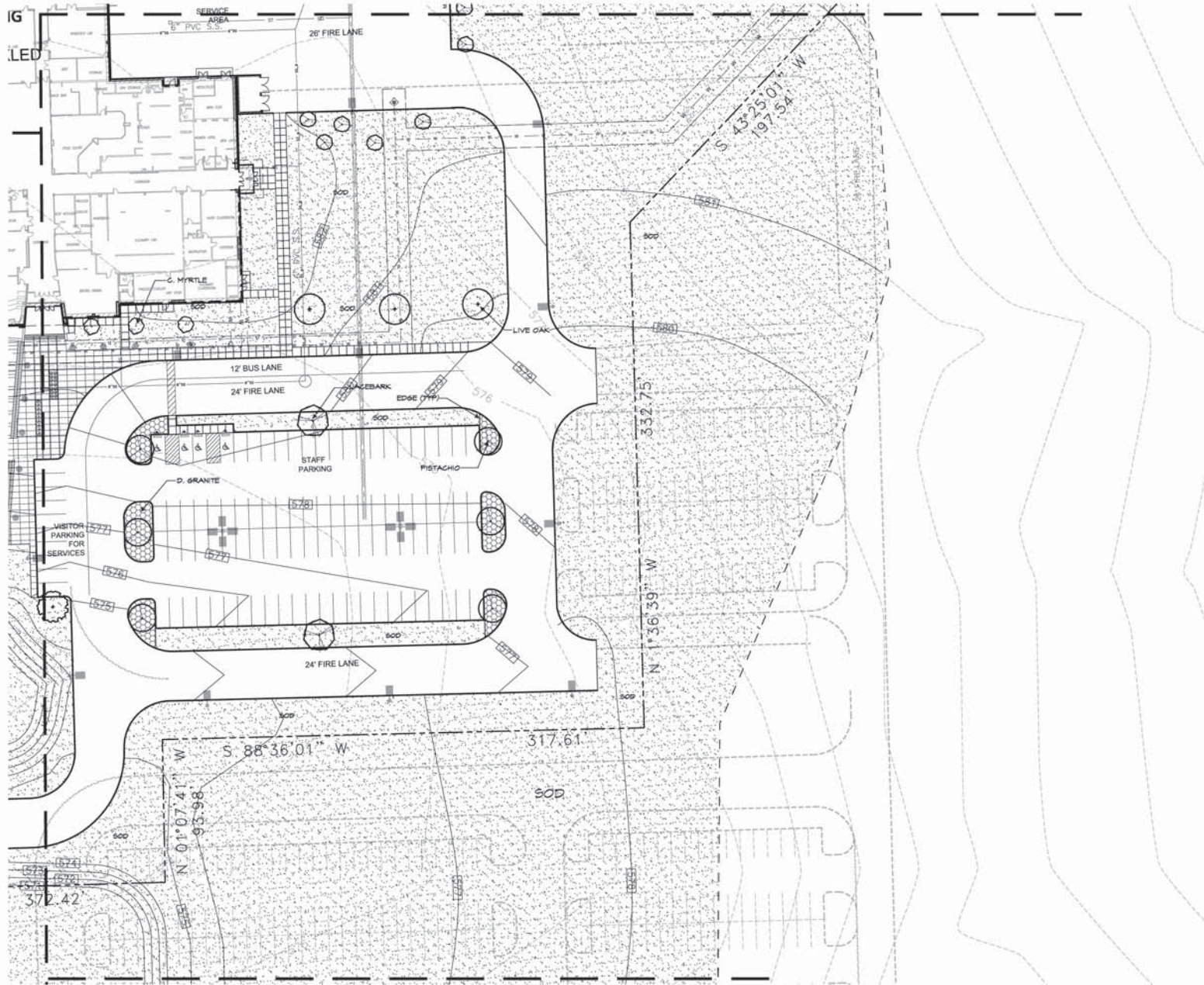
ISSUES/
REVISIONS

DATE: 10/20/2016
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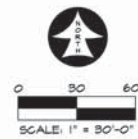
SHEET No.
L1.4

MATCHLINE SEE SHEET L1.4

MATCHLINE SEE SHEET L1.3



MATCHLINE SEE SHEET L1.1



RAMSEY LANDSCAPE ARCHITECTS, LLC
 1184 WISHING WELL CT
 ROCKWALL, TEXAS 75087
 PHONE: (972) 335-0888
 FAX: (972) 335-0889
 EMAIL: RAMSEY@RAMSLA.COM

ROCKWALL COLLEGE AND CAREER ACADEMY FOR
 ROCKWALL I.S.D.
 ROCKWALL, TEXAS

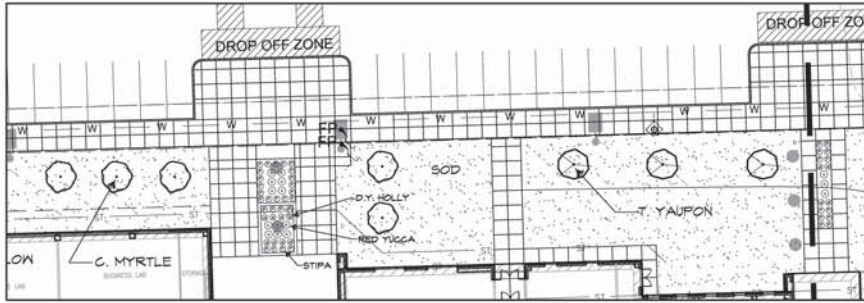
LANDSCAPE PLAN AREA D



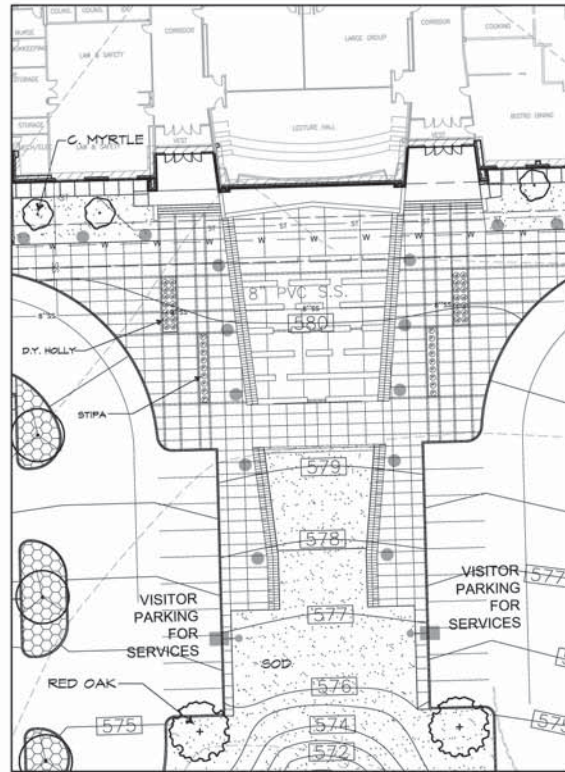
ISSUES/
REVISIONS

DATE: 10/20/2016
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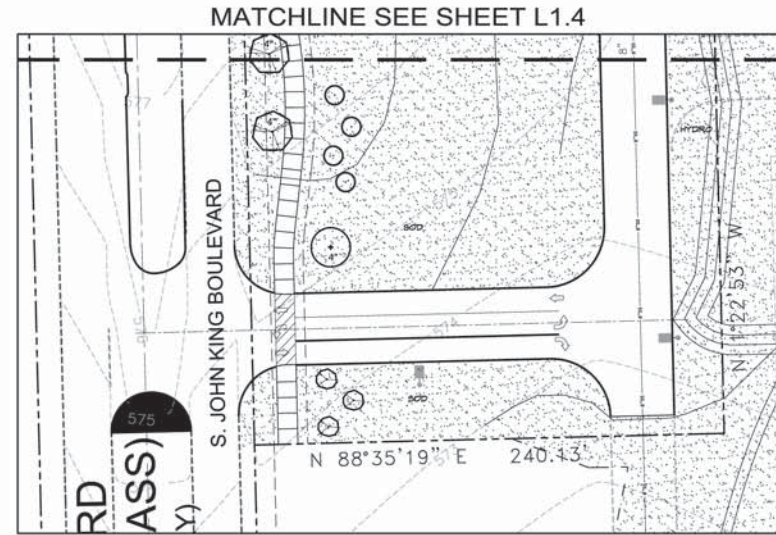
SHEET No.
L1.5



NORTH ENTRY ENLARGEMENT
SCALE: 1" = 20'-0"



SOUTH ENTRY ENLARGEMENT
SCALE: 1" = 20'-0"



RAMSEY LANDSCAPE ARCHITECTS, LLC
1314 WISHING WELL CT
ROCKWALL, TEXAS 75087
PHONE: 972.335.0888
FAX: (972) 335-0433
EMAIL: INFO@RAMSEYLA.COM

ROCKWALL COLLEGE AND CAREER ACADEMY FOR
ROCKWALL I.S.D.
ROCKWALL, TEXAS

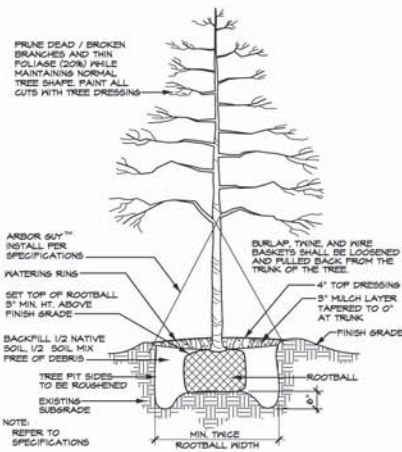
LANDSCAPE NOTES



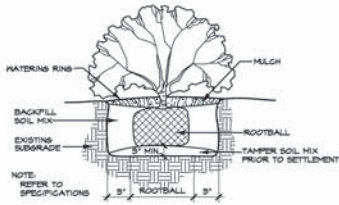
ISSUES/
REVISIONS

DATE: 10/20/2016
SCALE: AS SHOWN

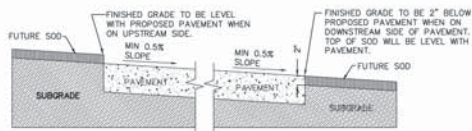
SHEET No.
L2.1



TREE PLANTING DETAIL (TYPICAL)
SCALE: N.T.S.



SHRUB PLANTING DETAIL (TYPICAL)
SCALE: N.T.S.



GRADING DETAIL FOR PAVEMENT WITHOUT CURB
SCALE: N.T.S.

LANDSCAPE TABULATIONS

LANDSCAPE BUFFER STRIP

10' WIDE ALONG PERIMETER OF COMMERCIAL THAT ABUTS WITHOUT ALLEY OR DRIVE SEPARATION OR IS DIRECTLY ACROSS STREET FROM RESIDENTIAL. IF COMMERCIAL STRUCTURE EXCEEDS 24' ADJ. TO AN ALLEY 10' BUFFER SHALL BE REQUIRED ALONG ALLEY.

NORTH RESIDENTIAL BUFFER REQUIRED 10' BUFFER
BUFFER PROVIDED 10' BUFFER

STREET LANDSCAPING

10' BUFFER ALONG MAJOR ARTERIAL OR COLLECTOR, 1 LG. TREE PER 50 LF
WEST STREET BUFFER REQUIRED 10' BUFFER
BUFFER PROVIDED 10' BUFFER

WEST BUFFER TREES REQUIRED (1,945 LF X 50 LF =) 28 TREES
BUFFER PROVIDED 28 TREES

PARKING LOT LANDSCAPING

LOT WITH 2 ROWS HAVE GREATER OF 5% OR 200 SF LANDSCAPE, IF LOT OVER 20,000 SF 1 LG. TREE PER 10 SPACES INTERIOR TO LOT, MAX 80 LF FROM TREE TO SPACE.

PARKING SPACES 557 SPACES
PARKING LANDSCAPE REQUIRED (149,100 SF X 5% =) 7,455 SF
PARKING LANDSCAPE PROVIDED 9,450 SF

AMOUNT OF LANDSCAPING

% LANDSCAPE BY ZONING, COMMERCIAL 15%, 50% LOCATED FRONT AND SIDE, DETENTION LANDSCAPED GRASSES, SHRUBS, TREES IN NATURAL MANNER, 1 TREE PER 750 SF OF DRY LAND AREA.

SITE AREA 987,900 SF
SITE LANDSCAPE REQUIRED 987,900 SF X 15% =) 148,185 SF
SITE LANDSCAPE PROVIDED 291,350 SF
% LANDSCAPE PROVIDED FRONT/SIDE (82%) 121,600 SF
SITE IMPERVIOUS AREA 380,046 SF

205 BY-PASS CORRIDOR OVERLAY DISTRICT

15' BUFFER FOR COMMERCIAL 25' RESID. W/ 30' FROM QUAIL RUN TO 205, 50' FOR OFFICE, RESEARCH, TECH, AND INDUSTRIAL AND INCLUDE BERM AND/OR SHRUBS OR COMBO ALONG JOHN KINS, BERM/SHRUB MIN HT. 30" MAX. HT. 48".

BUFFER PLANTINGS: 2 LG. TREES AND 4 ACCENT TREES PER 100 LF OF JKS, LG. TREES 4", BUR RED LIVE OAK, CED, ELM, LACEBARK, SHRUBS 15" ACCENT 4", YAUPON/POSSH, RED BUD, PEAR, ELДАРICA PINE, MAX MYRTLE, MEX. PLUM

205 OVERLAY (WEST) BUFFER REQUIRED 30' BUFFER
205 OVERLAY (WEST) BUFFER PROVIDED 30' BUFFER
205 OVERLAY LARGE TREES REQUIRED (1,945 LF / 100 LF X 2 =) 28 4" TREES
205 OVERLAY LARGE TREES PROVIDED 28 4" TREES
205 OVERLAY ACCENT TREES REQUIRED (1,945 LF / 100 LF X 4 =) 56 4" TREES
205 OVERLAY ACCENT TREES PROVIDED 56 4" TREES

ALL REQUIRED LANDSCAPE AREAS TO RECEIVE AUTOMATIC UNDERGROUND IRRIGATION WITH RAIN AND FREEZE PROTECTION TO MEET REQUIREMENTS OF UDC.

LANDSCAPE NOTES

LANDSCAPE CONTRACTOR SHALL REPLACE ALL AREAS DISTURBED BY CONSTRUCTION. THE DISTURBED AREAS SHALL BE REPLACED WITH SOD OR HYDRO PER THE SPECIFICATIONS UNLESS NOTED OTHERWISE ON THE PLANS.

LANDSCAPE CONTRACTOR SHOULD VISIT SITE AND REFERENCE CIVIL ENGINEER'S GRADING PLAN PRIOR TO BIDDING AND COMMENCEMENT OF CONSTRUCTION TO VERIFY AREAS TO BE DISTURBED BY CONSTRUCTION ACTIVITIES.

REFERENCE CIVIL PLANS FOR FINAL GRADINGS AND UTILITIES.

TREES					
QUANTITY	SYMBOL	GALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
15	(Symbol: Circle with cross)	4" LIVE OAK	Live Oak	<i>Quercus virginiana</i>	4" caliper, 12'-14" H./ 3'-6" spread, B&B straight trunk, full rounded canopy
10	(Symbol: Circle with cross)	LIVE OAK	Live Oak	<i>Quercus virginiana</i>	3" caliper, 10'-12" H./ 4'-0" spread, B&B straight trunk, full rounded canopy
6	(Symbol: Circle with cross)	4" RED OAK	Shumard Red Oak	<i>Quercus shumardii</i>	4" caliper, 12'-14" H./ 3'-6" spread, B&B straight trunk, full rounded canopy
2	(Symbol: Circle with cross)	RED OAK	Shumard Red Oak	<i>Quercus shumardii</i>	3" caliper, 10'-12" H./ 4'-0" spread, B&B straight trunk, full rounded canopy
1	(Symbol: Circle with cross)	4" LACEBARK	Lacebark Elm	<i>Ulmus parvifolia</i>	4" caliper, 12'-14" H./ 3'-6" spread, B&B straight trunk, full rounded canopy
15	(Symbol: Circle with cross)	LACEBARK	Lacebark Elm	<i>Ulmus parvifolia</i>	3" caliper, 10'-12" H./ 4'-0" spread, B&B straight trunk, full rounded canopy
28	(Symbol: Circle with cross)	PISTACHIO	Chinese Pistachio	<i>Pistacia chinensis</i>	3" caliper, 10'-12" H./ 4'-0" spread, B&B straight trunk, full rounded canopy
6	(Symbol: Circle with cross)	D. PELLOR	Desert Nilam	<i>Chrysopsis thiansa</i>	3'-4" H, 3'-4" spread, container
16	(Symbol: Circle with cross)	G. MYRTLE	Red Flowering Crepe Myrtle	<i>Lagerstroemia indica</i> <i>Cochlospermum</i>	3'-4" caliper per trunk, 4 trunk minimum, 6" H, 4" spread, B&B tree form, trained to 5'
48	(Symbol: Circle with cross)	T. YAUPON	Yaupon Holly	<i>Ilex vomitoria</i>	3'-4" caliper per trunk, 3 trunk min., 6" H, 4" spread, container, female - heavily berried tree form, trained to 5'
27	(Symbol: Circle with cross)	RED BUD	Oklahoma Red Bud	<i>Cercia canadensis</i> <i>oklahoma</i>	3'-4" H, 3'-4" spread, container

SHRUBS					
QUANTITY	SYMBOL	GALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
40	(Symbol: Circle with cross)	D.Y. HOLLY	Dwarf Yaupon Holly	<i>Ilex vomitoria</i> Nana	5 gallon, 16" H, 14" spread, bushy, full to ground
56	(Symbol: Circle with cross)	STPA	Mexican Feathergrass	<i>Stipa tenuissima</i>	1 gallon
84	(Symbol: Circle with cross)	D.B. HOLLY	Dwarf Burford Holly	<i>Ilex cornuta</i> Nana	5 gallon, 16" H, 14" spread, bushy, full to ground
15	(Symbol: Circle with cross)	RED YUCCA	Red Yucca	<i>Hesperaloe parviflora</i>	1 gallon

GROUND COVER					
QUANTITY	SYMBOL	GALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
AS SHOWN	(Symbol: Square with cross)	SOD	Common Bermuda Grass	<i>Cynodon dactylon</i>	Sod refer to specifications
AS SHOWN	(Symbol: Square with cross)	HYDRO	Common Bermuda Grass	<i>Cynodon dactylon</i>	Hydro mulch refer to specifications

MISCELLANEOUS					
AS SHOWN	SYMBOL	GALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
AS SHOWN	(Symbol: Dashed line)	SHOVEL EDGE	Shovel edge		4" deep, 6" wide, formed per plan.
AS SHOWN	(Symbol: Solid line)	EDGE	Ryerson steel edge		Install to separate granite from turf areas or granite from bed areas.
AS SHOWN	(Symbol: Grid pattern)	D. GRANITE	Decomposed granite		4" thick compacted decomposed granite. To be between 1/2" to 1" below curb or adjacent pavement. Separated at grass areas by steel edging. Install weed barrier mat below granite. Install binder with decomposed granite. Binder to be STABILIZER from Stabilizer Solutions. (BOO) 306-2468.

LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES



ISSUES/
REVISIONS

DATE: 10/20/2016
SCALE: AS SHOWN

SHEET No.
L2.2

PHOTOMETRIC CALCULATIONS GENERAL NOTES (SOME NOTES MAY NOT BE USED)

1. THESE PLANS ARE ACCURATE AND DESIGNED IN COMPLIANCE WITH AND MEET THE REQUIREMENTS OF THE CITY OF ROCKWALL OUTDOOR LIGHTING ORDINANCE IN EFFECT AT THE TIME OF THE SUBMISSION OF PLANS.
2. ALL CALCULATIONS SHOWN ARE AT THE GROUND LEVEL AND ARE MEASURED HORIZONTALLY IN FOOTCANDLES (FC).
3. LIGHTING CALCULATIONS HAVE BEEN PRODUCED USING AGED LIGHTING SOFTWARE BY LIGHTINGANALYSTS, INC.
4. ALL MOUNTING HEIGHTS (MH) INDICATED ARE IN FEET.

Revised: 4/18/16
DATE: 11/17/16

Project:
ROCKWALL COLLEGE AND CAREER ACADEMY
FOR
ROCKWALL I.S.D.,
ROCKWALL, TEXAS

Sheet No.

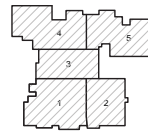
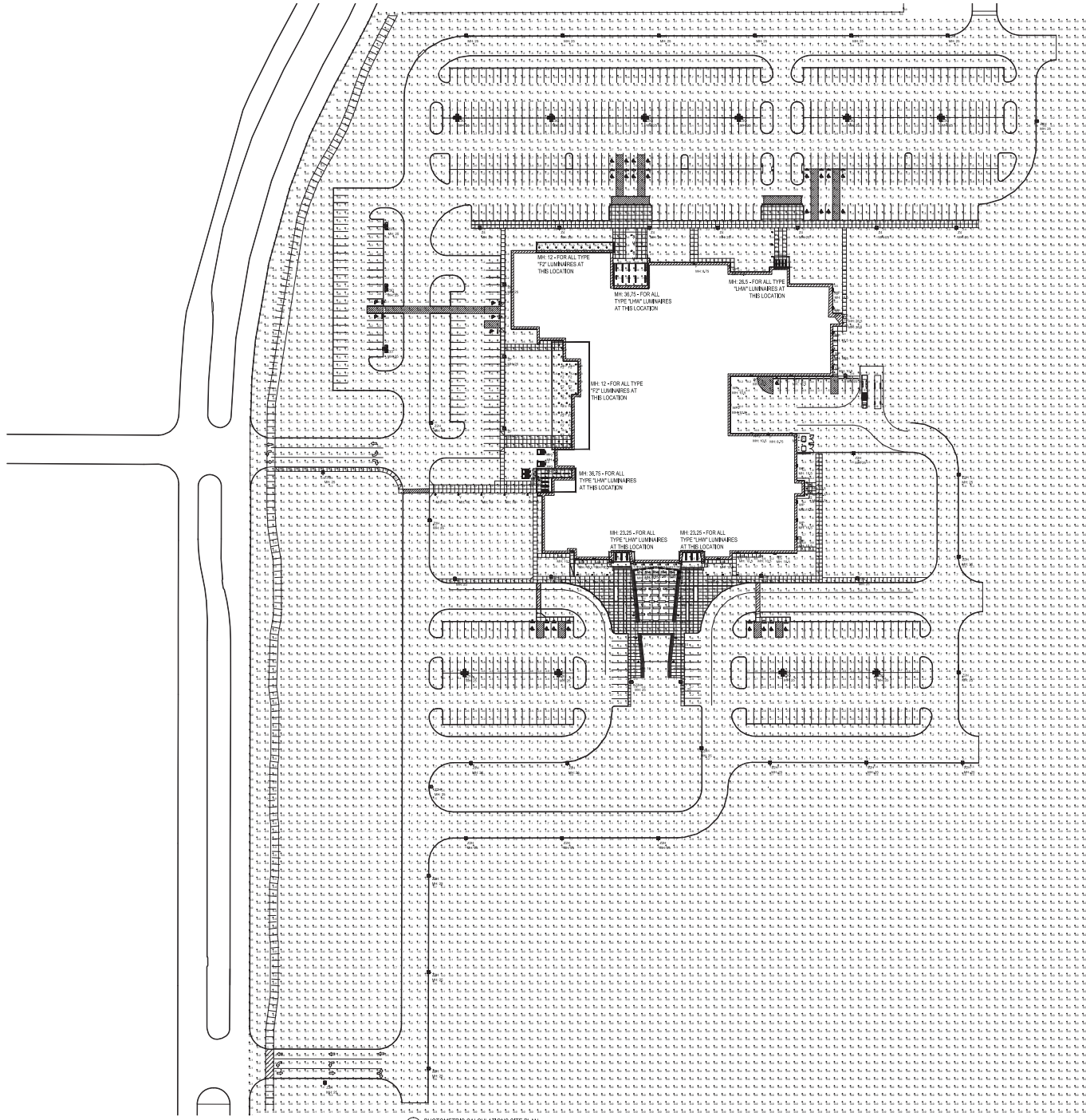


PHOTOMETRIC CALCULATIONS
SITE PLAN - CITY PERMIT

EMA Engineering and Consulting
Tyler • Austin • Houston
Phone: 1-800-933-0538
TXPE Firm Registration No. F-993
www.estesmcclure.com

Drawn By: JAW
Date: 11/17/16

Sheet No.
ES1.3



1 PHOTOMETRIC CALCULATIONS SITE PLAN
11/17/16

LUMINAIRE SCHEDULE FOR ROCKWALL ISD - COLLEGE & CAREER ACADEMY

EMA PROJECT # 1-067-0079-001

Unless otherwise indicated, all fluorescent ballasts are to be P5 with a minimum B.F. of .87. All HID ballasts are to be E1 with a minimum B.F. of 1. Ballasts & Drivers that exceed max V.A. or operate below minimum B.F. will not be accepted. See specs for EEC and NPFA controls requirements.

FOR ALL LUMINAIRES ENDING IN "E", PROVIDE A BODINE GENERATOR TRANSFER DEVICE. FOR LINEAR LUMINAIRES EVERY THIRD 4' SECTION SHALL BE EMERGENCY.

Table with 8 columns: TYPE, DESCRIPTION, PART NUMBERS, LAMPS, QTY, BALLASTS / DRIVERS, VOLTS, WATTAGE. Rows include various luminaire types like TROFFER, SURFACE MOUNTED, and GYM MOUNTED with detailed specifications.

Table with 8 columns: LUMINAIRE ID, DESCRIPTION, PART NUMBERS, LAMPS, QTY, BALLASTS / DRIVERS, VOLTS, WATTAGE. Rows include various luminaire types like WOOD MOUNTED, GRID MOUNTED, and SURFACE MOUNTED with detailed specifications.

Revision # 4

Date: 11/20/16

Rockwall College and Career Academy

FOR ROCKWALL ISD, ROCKWALL, TEXAS

Project:

11-17-16



LUMINAIRE SCHEDULE
EMA Engineering and Consulting
Tylor • Austin • Houston
Phone: 1-800-933-0538
TDFE Firm Registration No. F-893
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Sheet No. EL8.1