

SITE DATA TABLE	
SITE AREA	0.51 ACRES (22,279 SF)
ZONING	COMMERCIAL OFFICE
PROPOSED USE	OFFICE
PROPOSED BUILDING AREA-TOTAL AREA:	1,221 SF
EXISTING BUILDING AREA-TOTAL AREA:	1,423 SF
LOT COVERAGE	5.48%
FLOOR TO AREA RATIO	0.0548 : 1
BUILDING HEIGHT	30 ft. MAX

PARKING TABLE	
PROPOSED PARKING-TOTAL PARKING:	1:300 = 5 SPACES
PARKING REQUIRED	5 (1 ADA)
PARKING PROVIDED	11 (1 ADA)

NOTE:
 1. Photometric plan N/A. There will be no site lighting on this project.
 2. This property will not be subdivided.

LANDSCAPE TABULATION			
Gross Area	0.51 acres	=	22,279 S.F.
Required Landscape Area	10% of 22,279 S.F.	=	2,228 S.F.
Provided Landscape Area	13% of 22,279 S.F.	=	2,833 S.F.

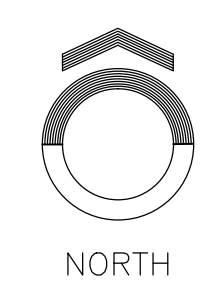
DESCRIPTION OF NEW LANDSCAPE AREA MATERIAL	QTY
Frontage 60 LF (NIC DRIVES) = 1 tree - Live Oak, 3" caliper (canopy)	1
Parking 1 tree per 80' radius = 1 tree - Live Oak 3" caliper	1
Total	2

108 Saint Mary Street
 LEGAL DESCRIPTION AND OR ADDRESS:
H.W. Boydston Addition
Rockwall, Texas
Volume 3024, Page 225 of
Deed Records of Rockwall County, Texas
0.51 Acres

OWNER
 Chuck Vickers
 2475 Riding Club Rd.
 Rockwall, TX 75087

APPLICANT
 Carroll Architects, INC
 750 E. Interstate 30 #110
 Rockwall, TX 75087
 Ph: 972-732-6085 Email: jc@carrollarch.com

CASE NUMBER
 SP2019-002



1 SITE PLAN / LANDSCAPE PLAN
 SCALE: 1:20



ISSUE: OWNER REVIEW:
 CITY SUBMITTAL 01-17-2018
 REVISED SUBMITTAL 02-04-2019

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INTERIOR REMODEL FOR
PROFESSIONAL OFFICES
 108 Saint Mary Street
 Rockwall, Texas 75087

VICKERS
 CONSTRUCTION
 Chuck Vickers
 214.793.9794

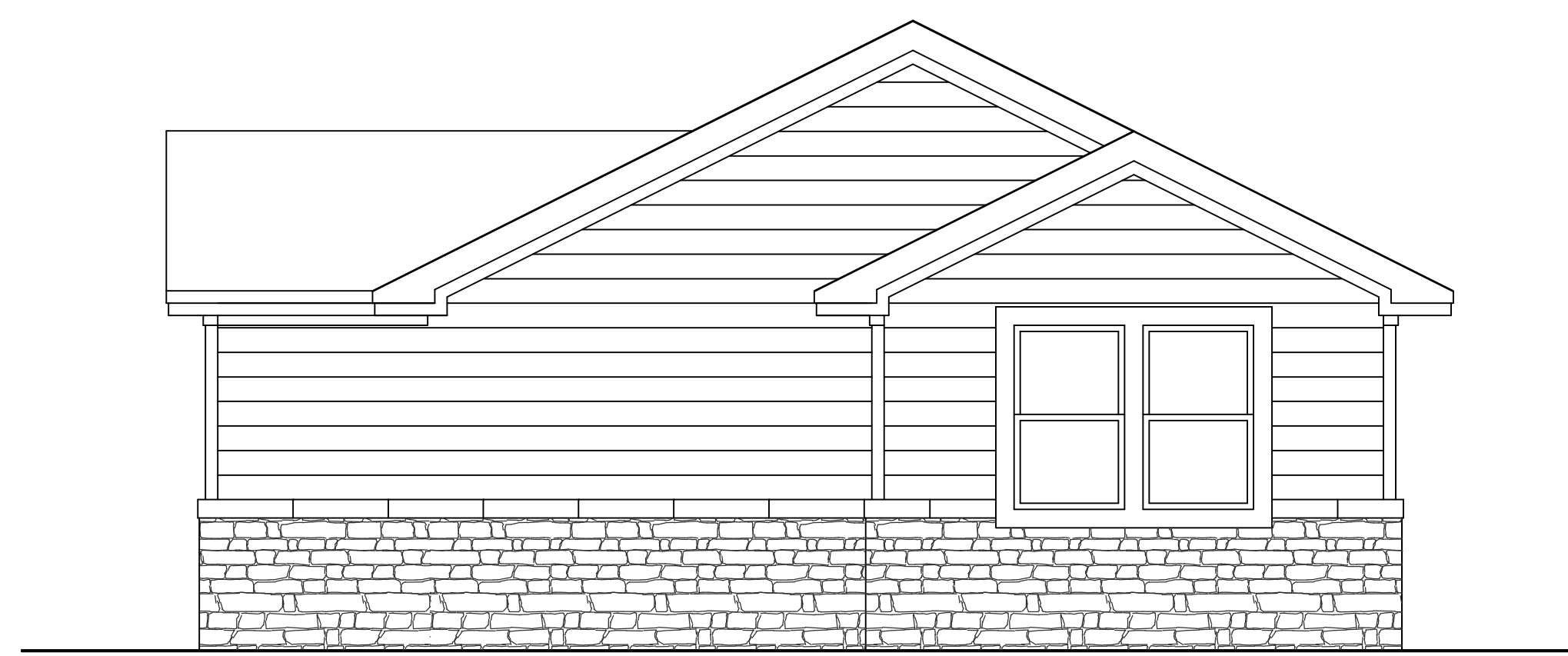
CARROLL architects
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 Suite 110
 Rockwall, TX 75087
 t: 972-732-6085
 f: 972-732-8058

**SITE PLAN/
 LANDSCAPE
 PLAN**

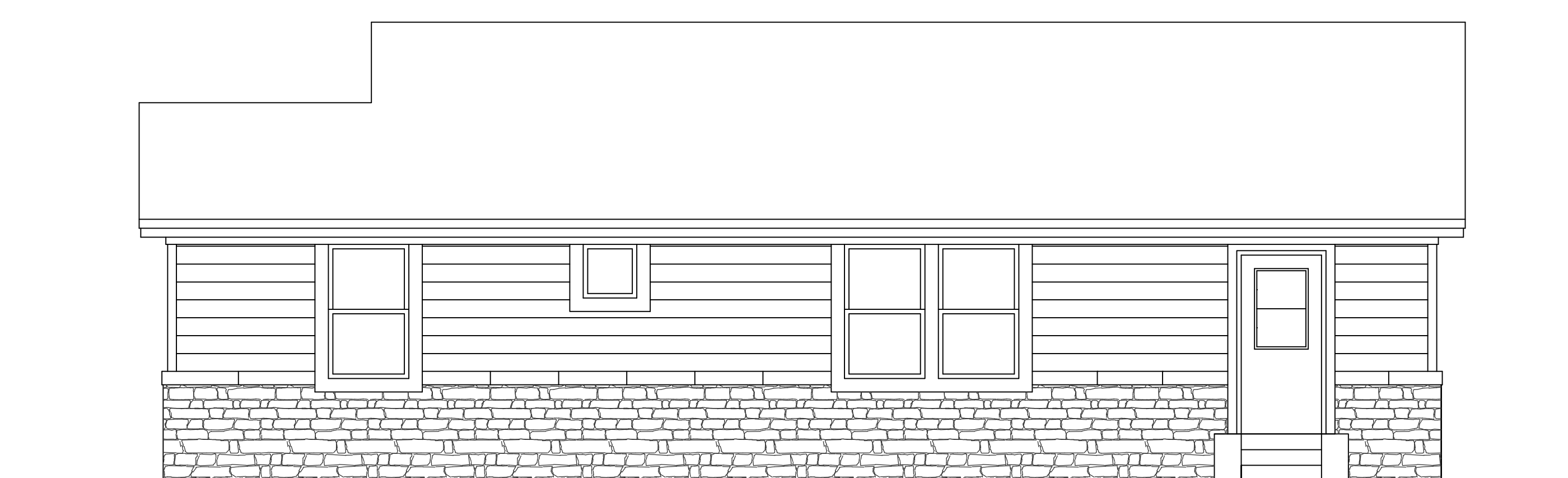
DATE: JULY 2018 SHEET NO:
 PROJECT NO: 2018009
 DRAWN BY: A100
 CHECKED BY:

ISSUE: OWNER REVIEW: 01-17-2018

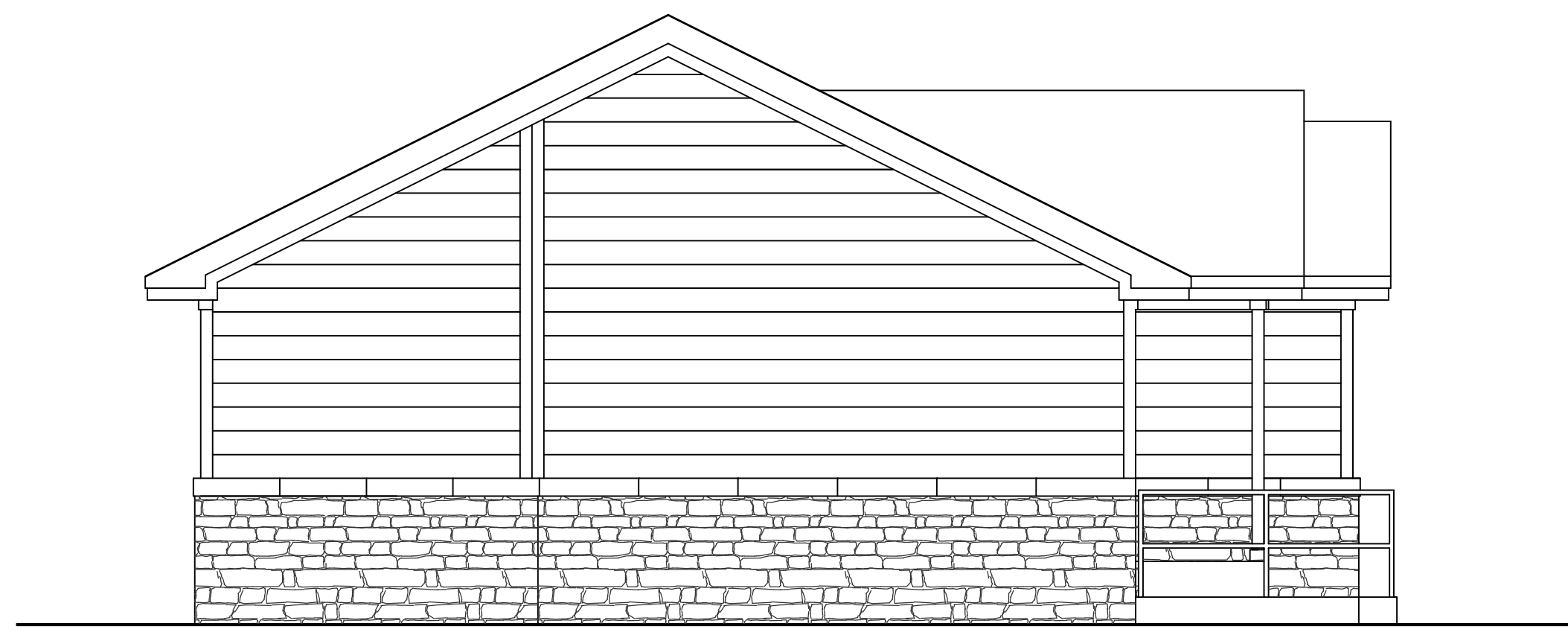
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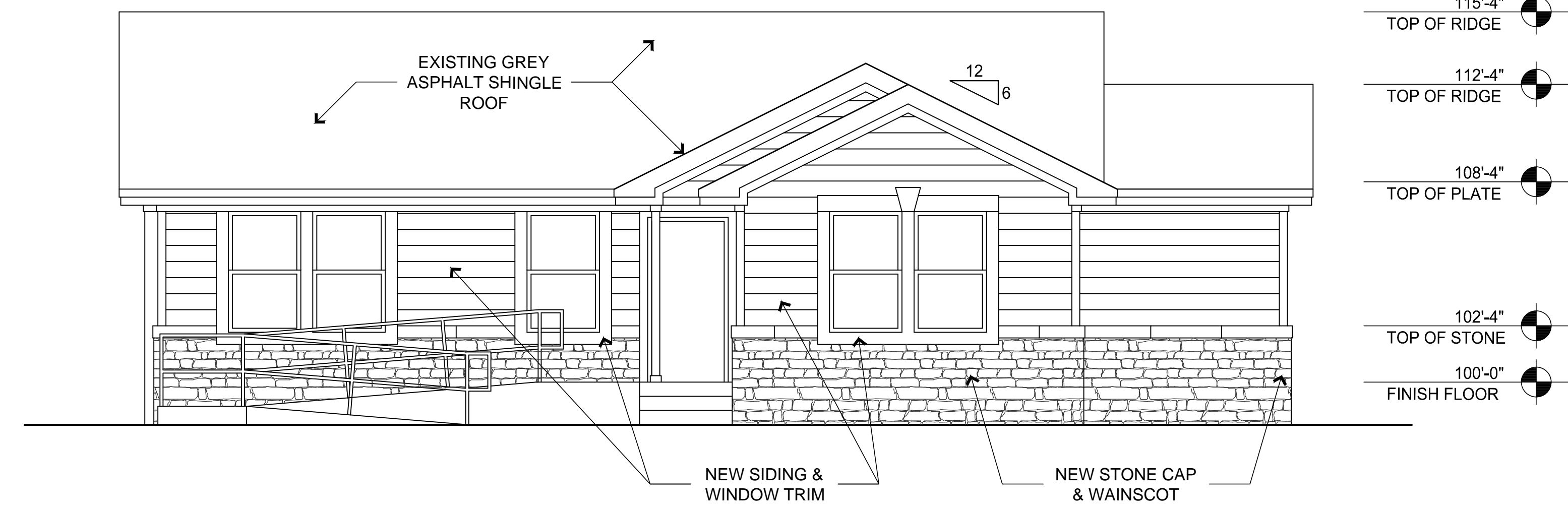
4 RIGHT SIDE ELEVATION
 SCALE: 1/4"=1'-0"



3 BACK ELEVATION
 SCALE: 1/4"=1'-0"



2 LEFT SIDE ELEVATION
 SCALE: 1/4"=1'-0"



1 FRONT ELEVATION
 SCALE: 1/4"=1'-0"

- NOTE:**
1. New siding applied to all 4 elevations.
 2. New stone cap / wainscot applied to all 4 elevations.
 3. New insulated windows applied to all 4 elevations.

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H.W. Boydston Addition Rockwall, Texas Volume 3024, Page 225 of Deed Records of Rockwall County, Texas 0.51 Acres	
<small>OWNER</small>	
Chuck Vickers 2475 Riding Club Rd. Rockwall, TX 75087	
<small>APPLICANT</small>	
Carroll Architects, INC 750 E. Interstate 30 #110 Rockwall, TX 75087 Ph: 972-732-6085 Email: jc@carrollarch.com	
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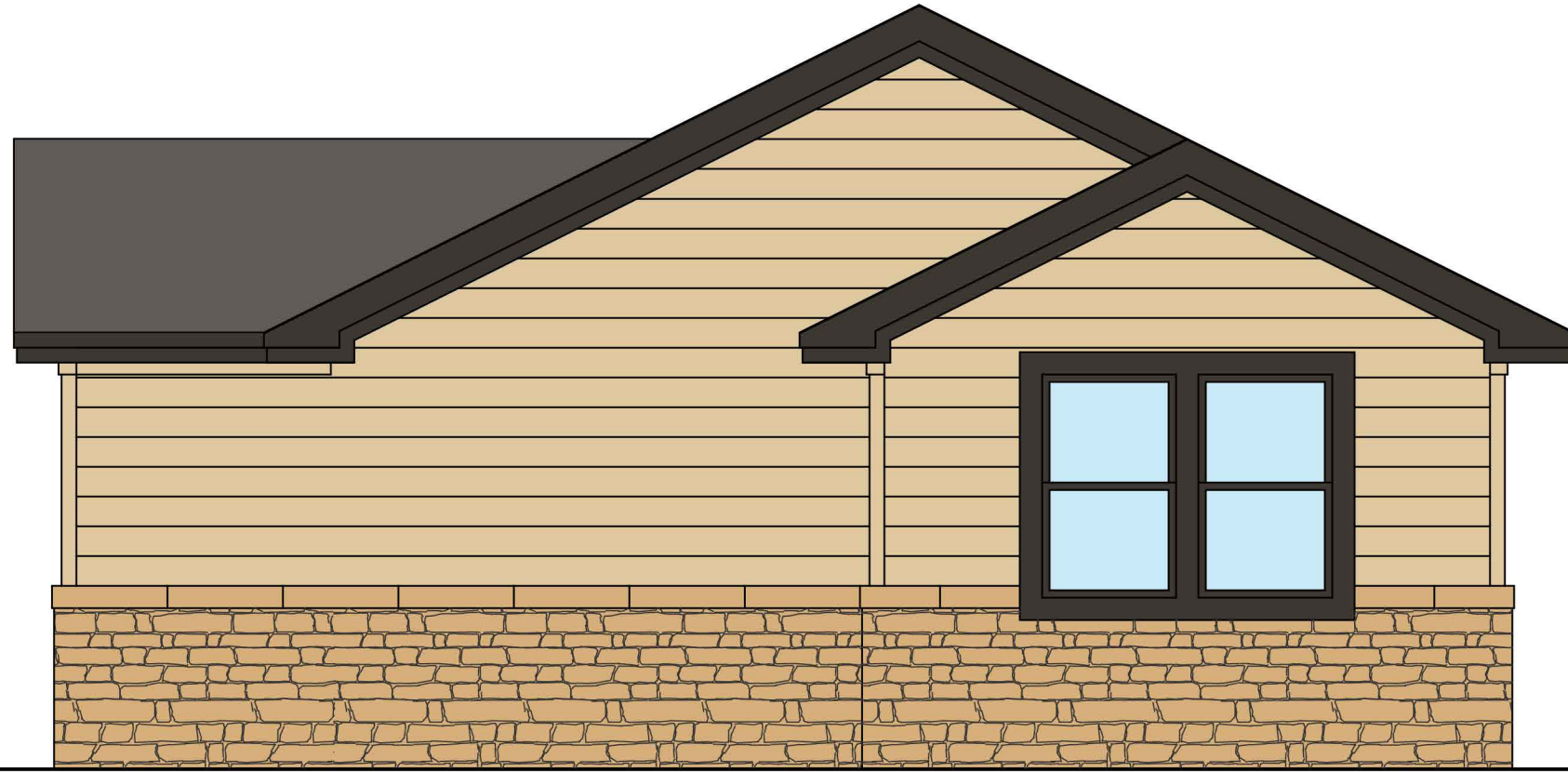
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ELEVATIONS

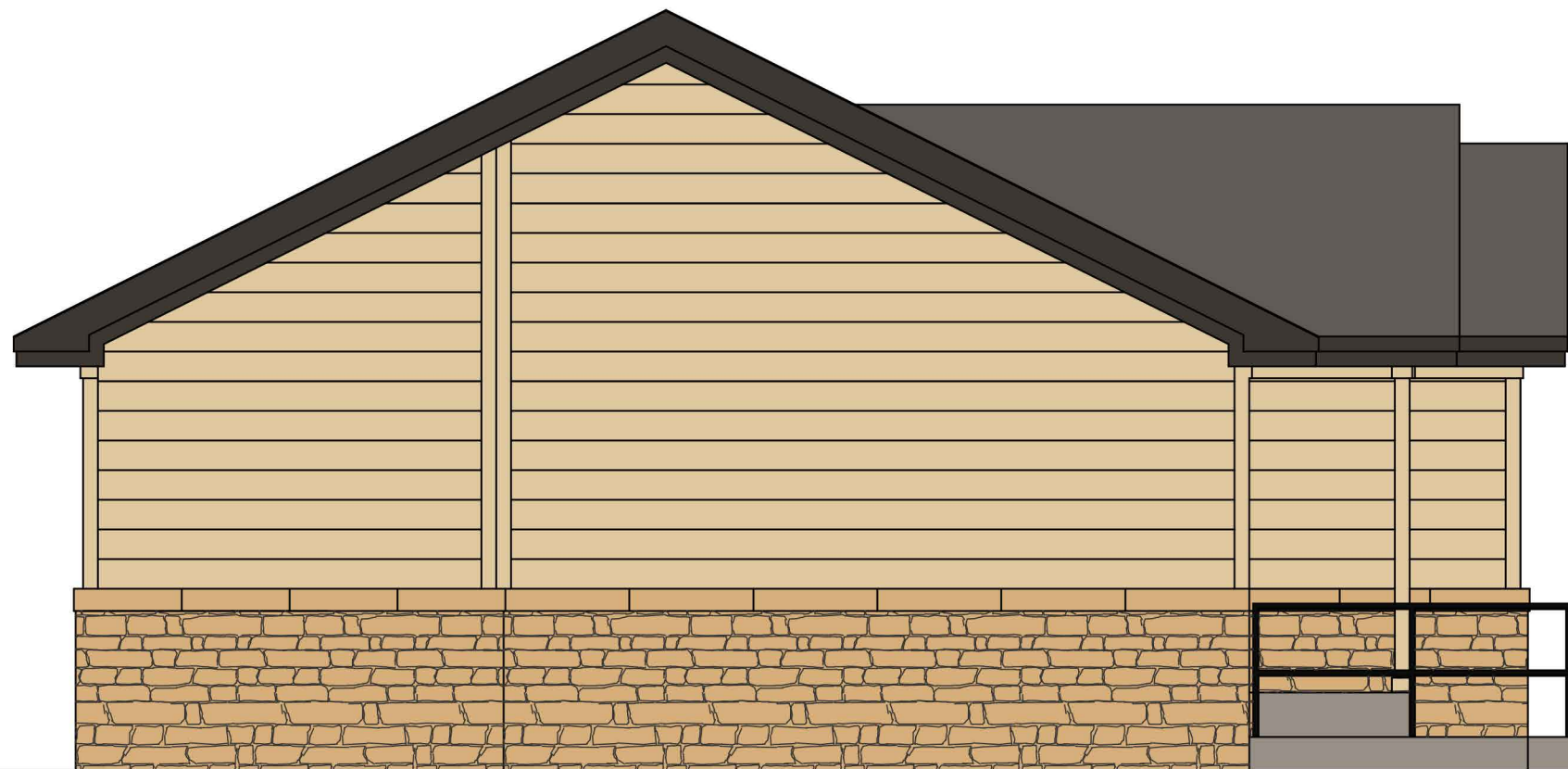
DATE:	JULY 2018	SHEET NO.:	
PROJECT NO.:	2018009		
DRAWN BY:			A501
CHECKED BY:			



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SCALE: 1/4"=1'-0"



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ISSUE:
OWNER REVIEW 7-13-2018

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