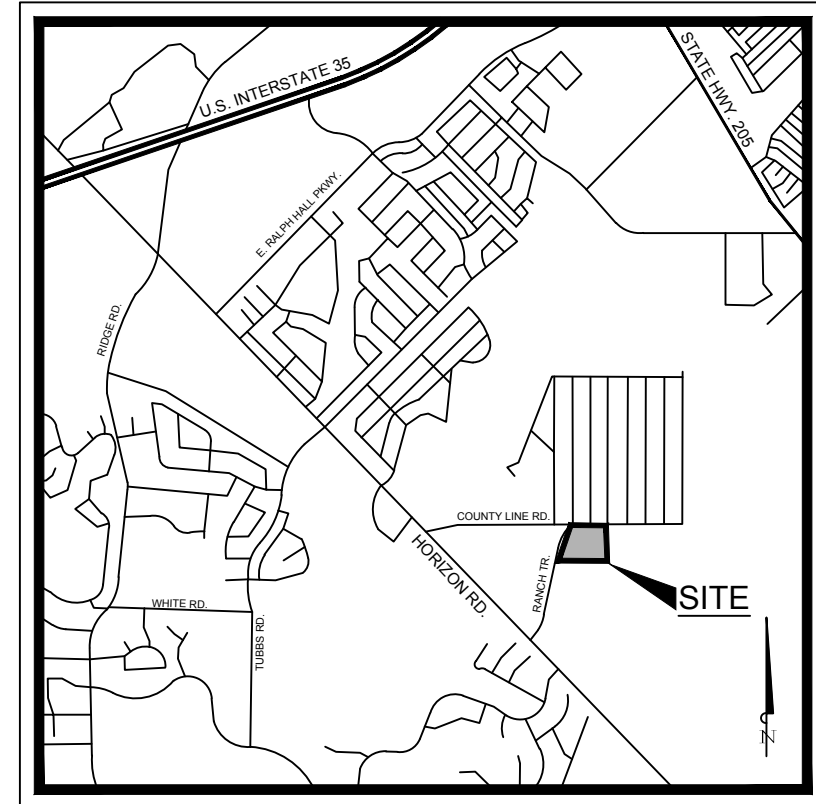
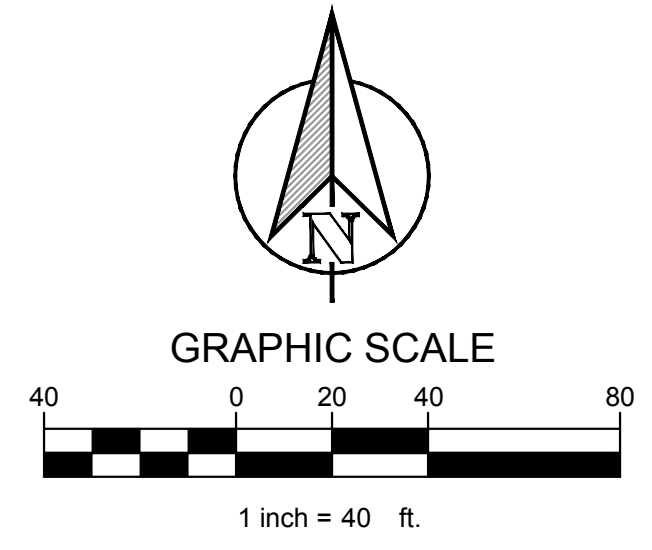


SITE DATA TABLE	
SITE AREA	7.52 AC 327,554 SF
ZONING	C - COMMERCIAL
PROPOSED USE	COMMERCIAL
BUILDING SIZE	10 BLDG @ 4,999 SF 49,990 SF TOTAL
LOT COVERAGE (MAX 60%)	15.3%
FLOOR TO AREA RATIO	0.153 : 1
IMPERVIOUS (MAX 90%)	36.9%
LANDSCAPE MIN(15%)	63.1%
BUILDING HEIGHT	1 STORY

- NOTES:
- DUMPSTERS SHALL HAVE AN OPAQUE, SELF-LATCHING GATE.
 - ROLL UP DOORS SHALL NOT BE VISIBLE FROM THE STREET.

PARKING TABLE	
PARKING REQUIREMENTS	3 SPACES FOR UP TO 300 SF OF FLOOR, PLUS 1 SPACE PER EACH ADDITIONAL 300 SF OF FLOOR
PARKING REQUIRED	190 SPACES
PARKING PROVIDED	279 SPACES
ADA REQUIRED	6 SPACES
ADA PROVIDED	11 SPACES



VICINITY MAP
N.T.S.

CONSTRUCTION SCHEDULE	
	STANDARD DUTY (6" CONCRETE)
	HEAVY DUTY (6" CONCRETE)
	DUMPSTER PAD (7" CONCRETE)
	PROPOSED SIDEWALK CONCRETE
	PROPOSED CONCRETE CURB AND GUTTER
	PROPOSED FIRE LANE
	PARKING COUNT

CONSTRUCTION SCHEDULE	
①	15' VISIBILITY TRIANGLES
②	PAVEMENT STRIPING
③	PARKING STALL STRIPING, 4" WIDE
④	SIDEWALK, 5FT MIN. WIDTH
⑤	ADA ACCESSIBLE RAMP
⑥	APPROXIMATE LOCATION OF OVERHEAD DOOR
⑦	LOADING ZONE
⊕	PROPOSED FIRE HYDRANT
Ⓜ	ADA PARKING SYMBOL

**405 RANCH TRAIL
ROCKWALL, TX 75087**

LEGAL DESCRIPTION AND OR ADDRESS:
**RAINBOW ACRES,
LOT 18 & S PT OF 19,
ACRES 9.76**

OWNER:
JT ALLIANCE, INC.
16 MEADOWLAKE DRIVE
HEATH, TX 75032

APPLICANT:
CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TX 76021
PH: 817.281.0572

CASE NUMBER
SP2019-003

TEXAS REGISTRATION #14199
CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING CONSULTANTS
1105 CREEK SPARGER RD. SUITE #1
COLLEGEVILLE, TX 76034
PHONE: 817.281.0572
WWW.CLAYMOORE.COM

PRELIMINARY
FOR REVIEW ONLY
Not for construction purposes.
CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING CONSULTANTS
Engineer: CLAY CRISTY
P.E. No. 109800, Date 02/04/2019

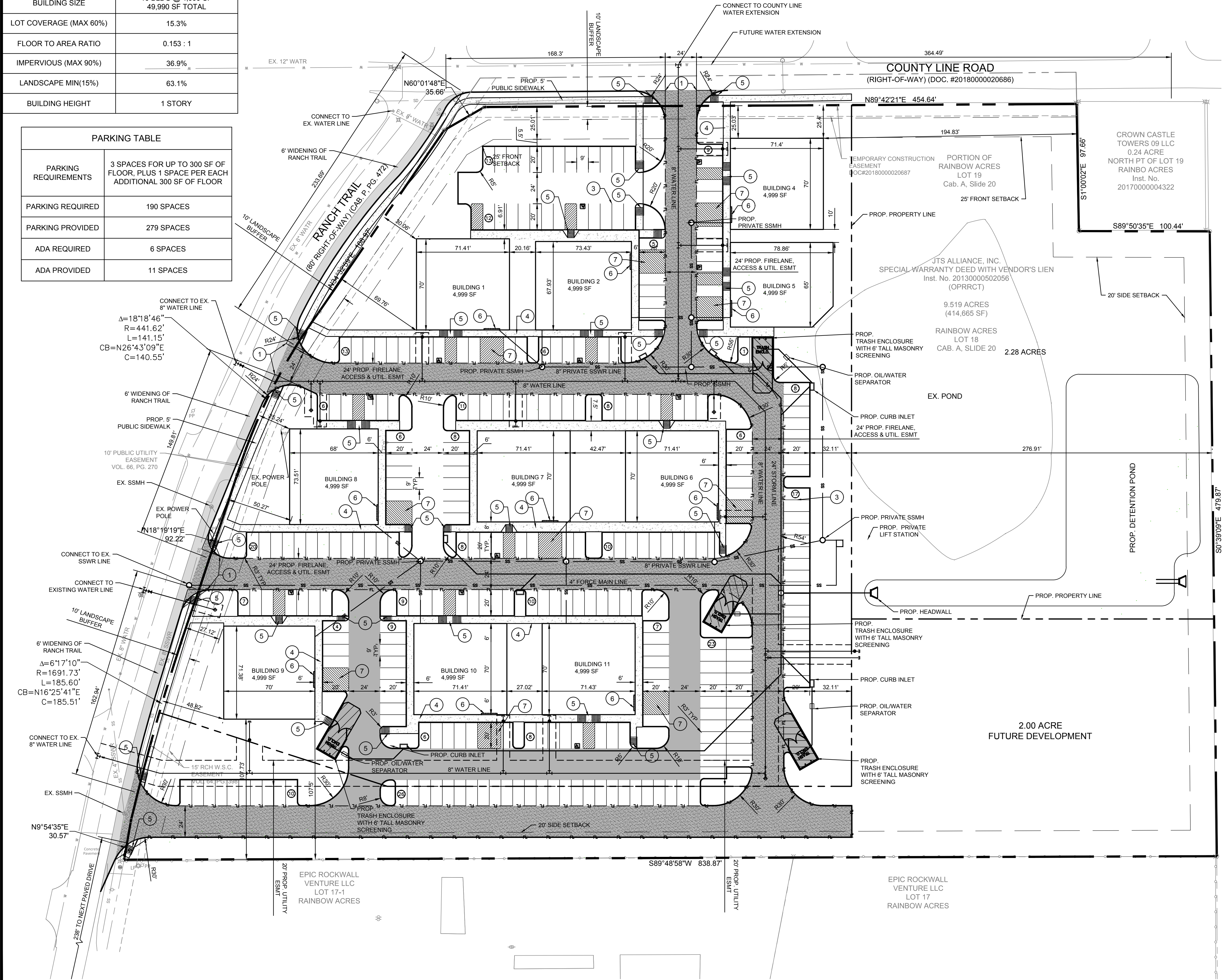
**405 RANCH TRAIL
ROCKWALL, TEXAS 75032**

NO.	DATE	REVISION	BY

CITY SITE PLAN

DESIGN:	CWP
DRAWN:	CWP
CHECKED:	CLC
DATE:	02/04/2019
SHEET	
SP-1	
File No.	2019-003

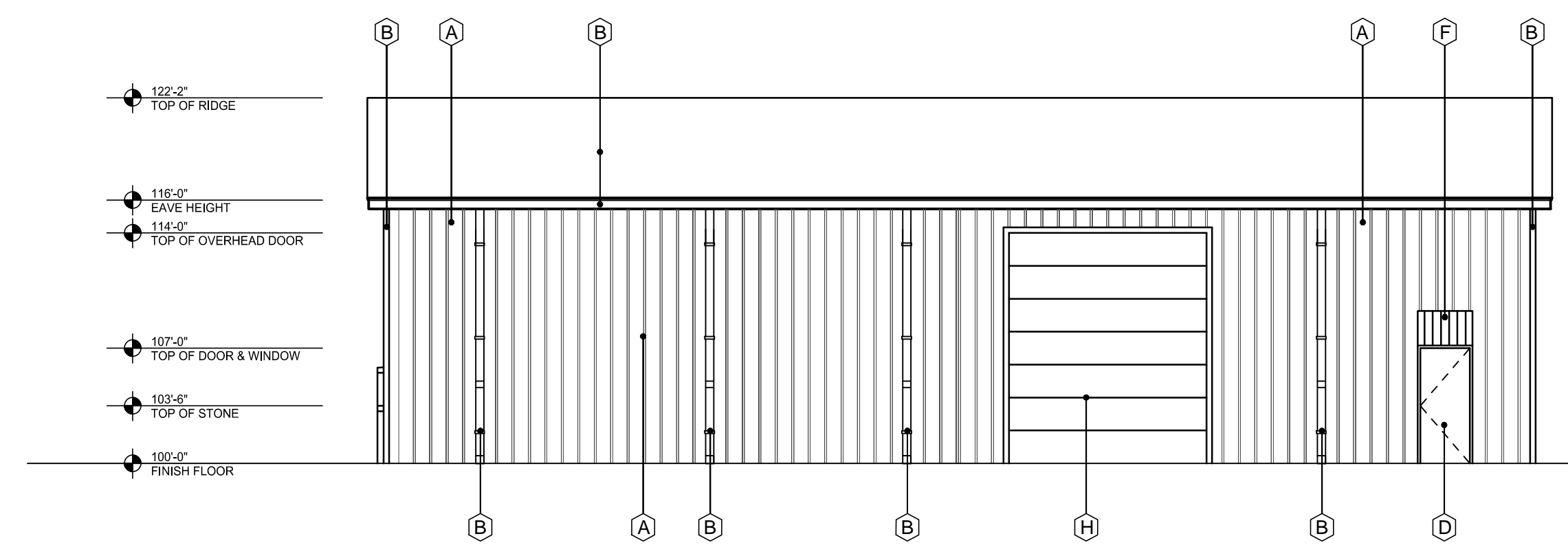
PLOTTED BY: LYNN ROWLAND
PLOT DATE: 2/11/2019 4:09 PM
LOCATION: Z:\PROJECTS\PROJECTS\2019-001 RANCH TRAIL ROCKWALL\CADD\SHEETS\SP-1 SITE PLAN.DWG
LAST SAVED: 2/11/2019 4:08 PM



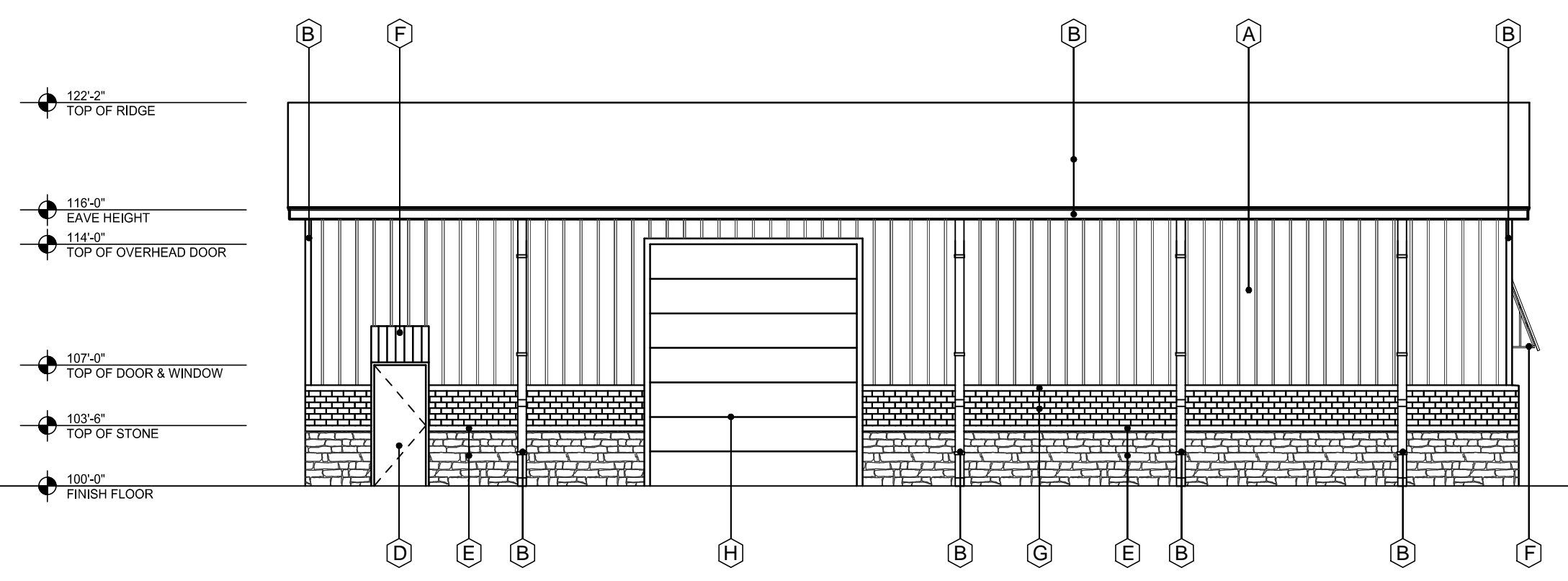
ISSUE: OWNER REVIEW: 01-18-2018

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SITE DATA TABLE	
SITE AREA	7.52 ACRES (327,554 SF)
ZONING	C - COMMERCIAL
PROPOSED USE	COMMERCIAL
BUILDING SIZE	11 BUILDINGS @ 4,900 SF 54,989 SF TOTAL
LOT COVERAGE	36.9%
FLOOR TO AREA RATIO	0.17 : 1
BUILDING HEIGHT	1 STORY

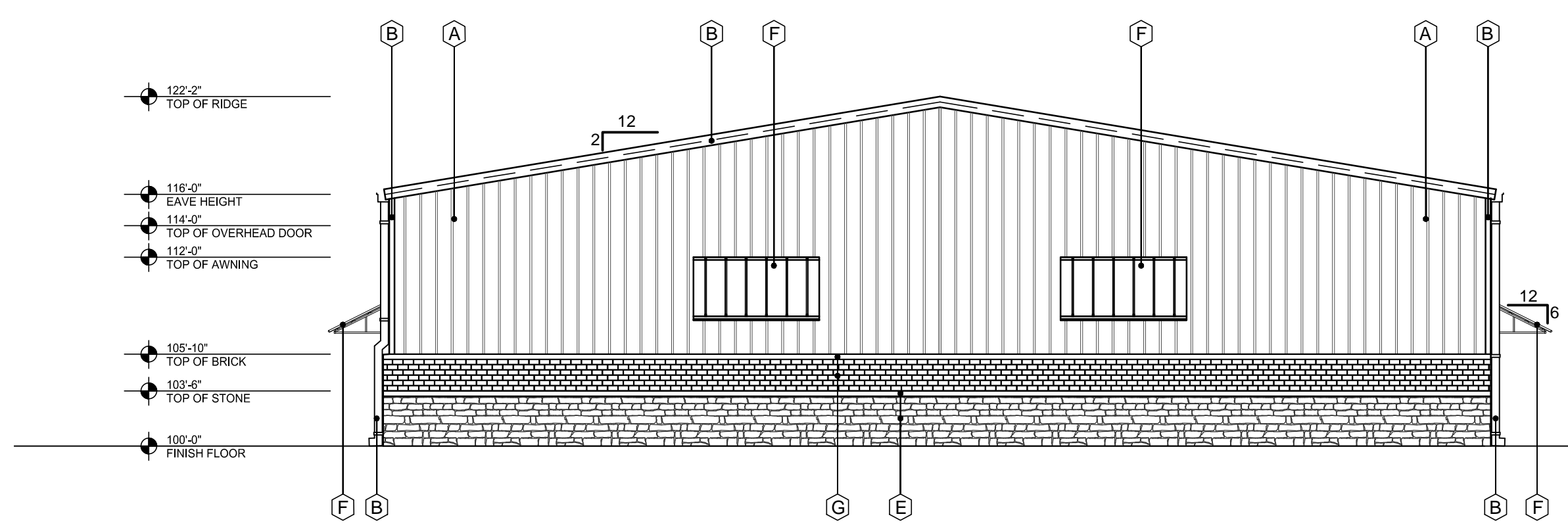


4 SOUTH ELEVATION
SCALE: 1/8"=1'-0"
MASONRY - 0%

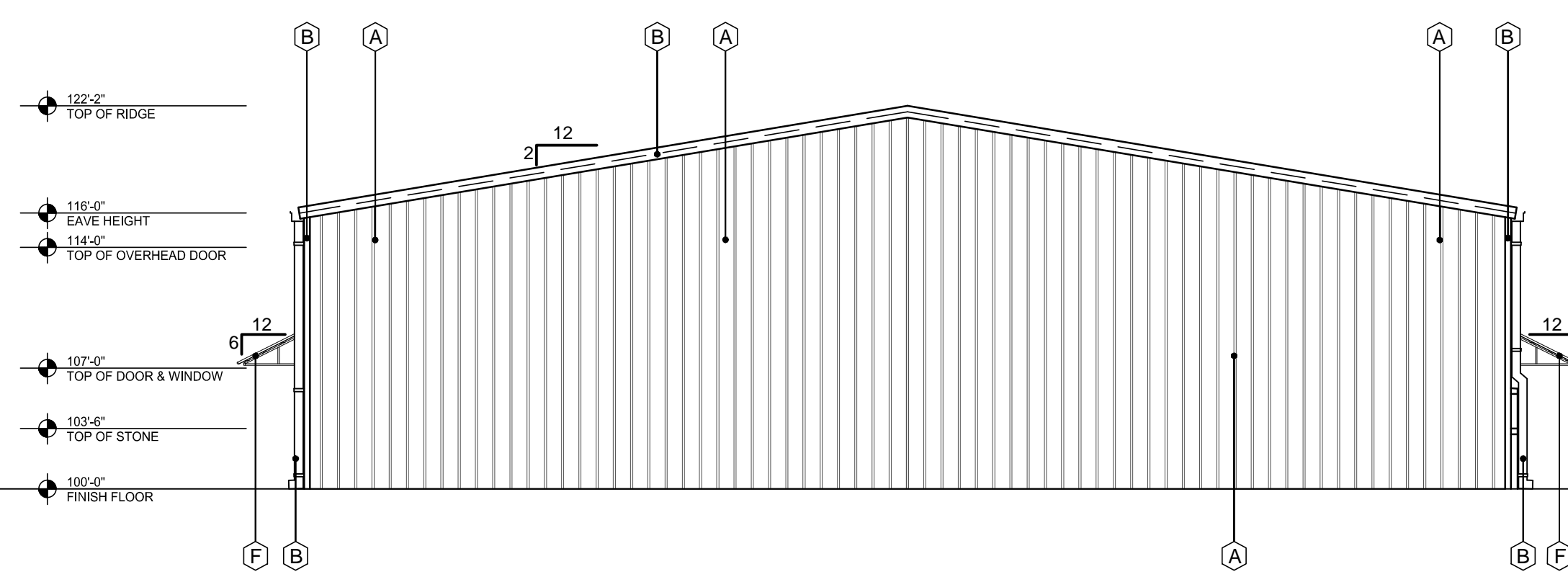


3 NORTH ELEVATION - STREET SIDE
SCALE: 3/16"=1'-0"
MASONRY -
BRICK: 12 %
STONE: 19 %
TOTAL: 31 %

EXTERIOR FINISH SCHEDULE	
A	PREFINISHED METAL WALL PANELS: COLOR: STONE
B	ROOF, PREFINISHED GUTTER, DOWNSPOUTS, AND TRIM; COLOR: BURNISH SLATE
C	ALUM. STOREFRONT SYSTEM COLOR: MED. BRONZE - NOT USED
D	EXTERIOR HOLLOW METAL DOOR & FRAME. PAINT: COLOR: MATCH - A
E	STONE VENEER COLOR: BLANCO, SIZE: 8"-12" WITH 4" PRECAST CAP
F	PREFINISHED METAL AWNING BY METAL BUILDING CO. COLOR: BURNISH SLATE
G	BRICK VENEER COLOR: ACME, OXFORD PLACE
H	OVERHEAD DOOR - 12x14 COLOR: MATCH - A



2 WEST ELEVATION - STREET SIDE
SCALE: 1/8"=1'-0"
MASONRY -
BRICK: 14 %
STONE: 21 %
TOTAL: 35 %



1 EAST ELEVATION
SCALE: 1/8"=1'-0"
MASONRY - 0%

RANCH TRAIL ROCKWALL, TX 75087	
<small>LEGAL DESCRIPTION AND OR ADDRESS:</small>	
RAINBOW ACRES, LOT 18 & S PT OF 19, 9.76 ACRES	
<small>OWNER</small>	
JT Alliance, Inc. 16 Meadowlake Drive Heath, TX 75032	
<small>APPLICANT</small>	
Carroll Architects, INC 750 E. Interstate 30 #110 Rockwall, TX 75087 Ph: 972-732-6085 Email: jc@carrollarch.com	
<small>CASE NUMBER</small> SP2019-003	

OFFICEWAREHOUSE PROJECT
for
RANCH TRAIL DEVELOPMENT
407 RANCH TRAIL
ROCKWALL, TX 75032

RANCH TRAIL
DEVELOPMENT
2. ESSEX COURT
HEATH, TX 75032

CARROLL
architects
750 E. Interstate 30
Suite 110
Rockwall, TX 75087
t: 972-732-6085
f: 972-732-8058

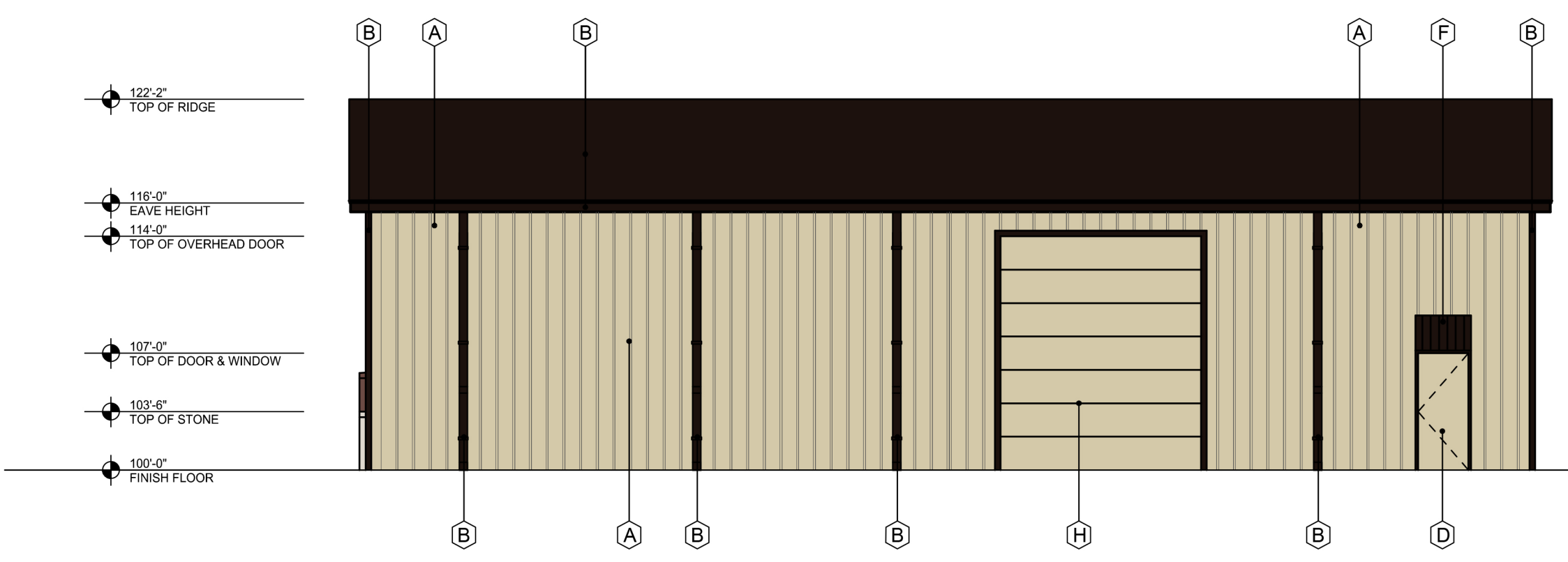
**EXTERIOR
ELEVATIONS**

DATE: JAN 2019 SHEET NO:
PROJECT NO: 2019001
DRAWN BY: A501
CHECKED BY:

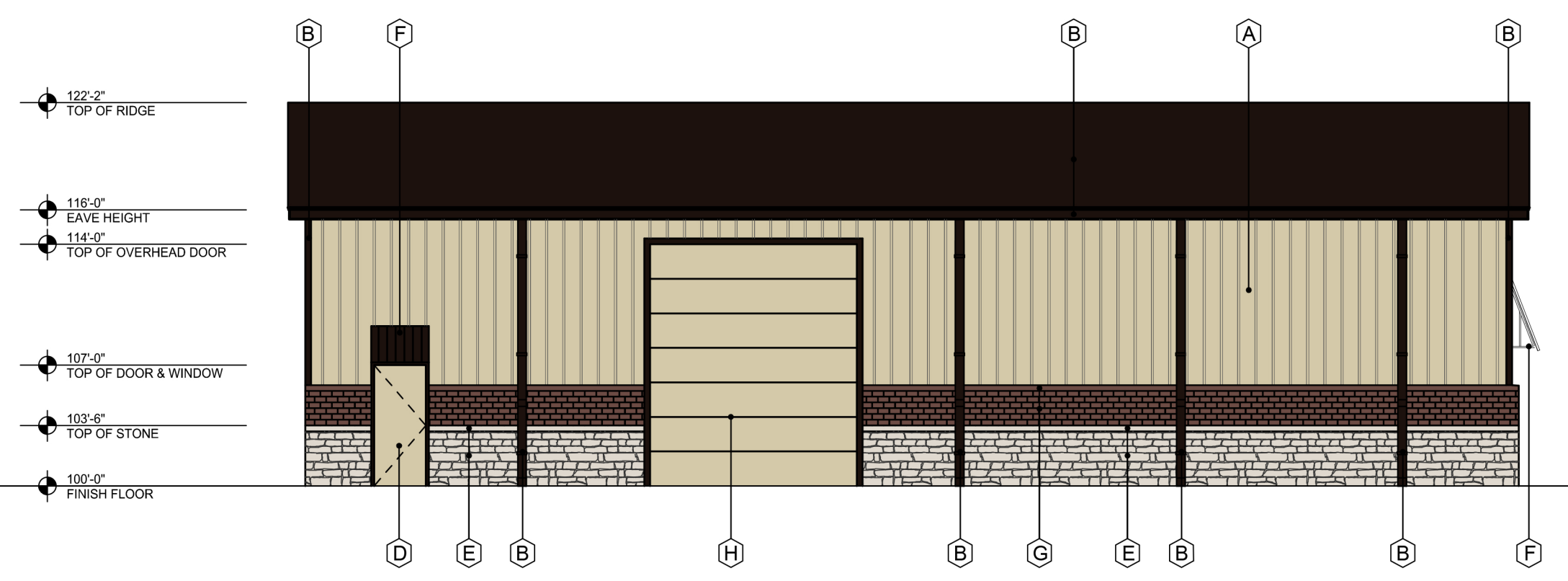
ISSUE: OWNER REVIEW: 01-18-2018

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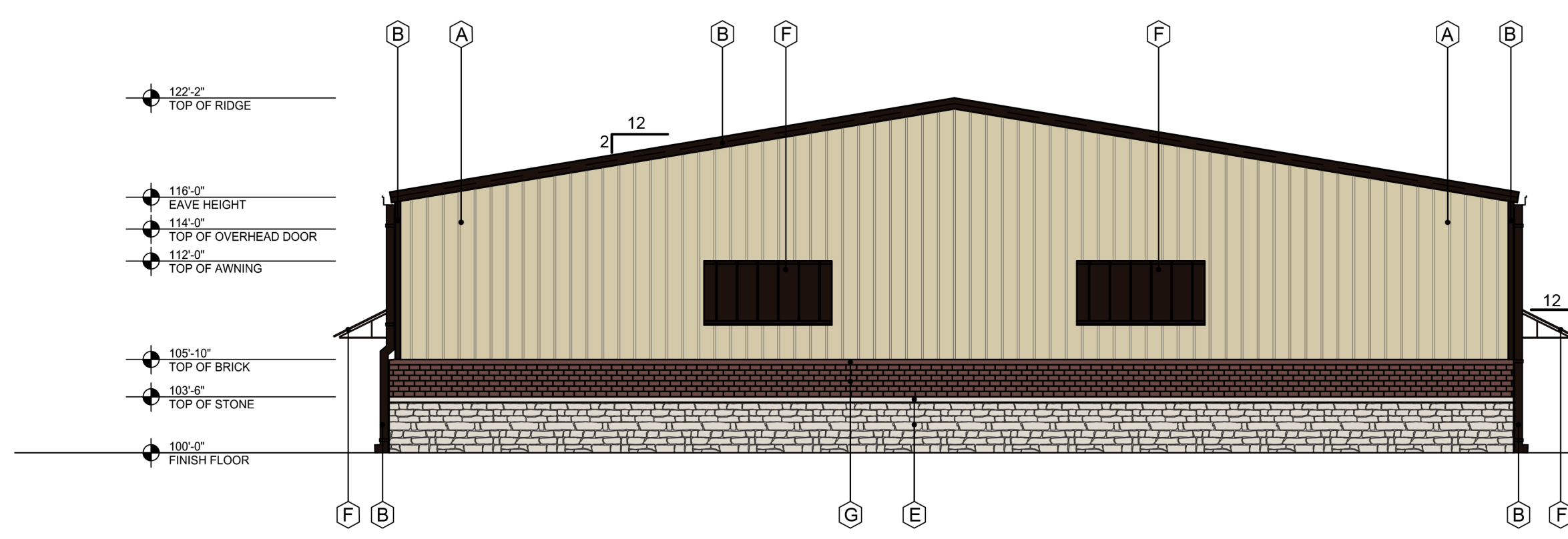


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MASONRY - 0%

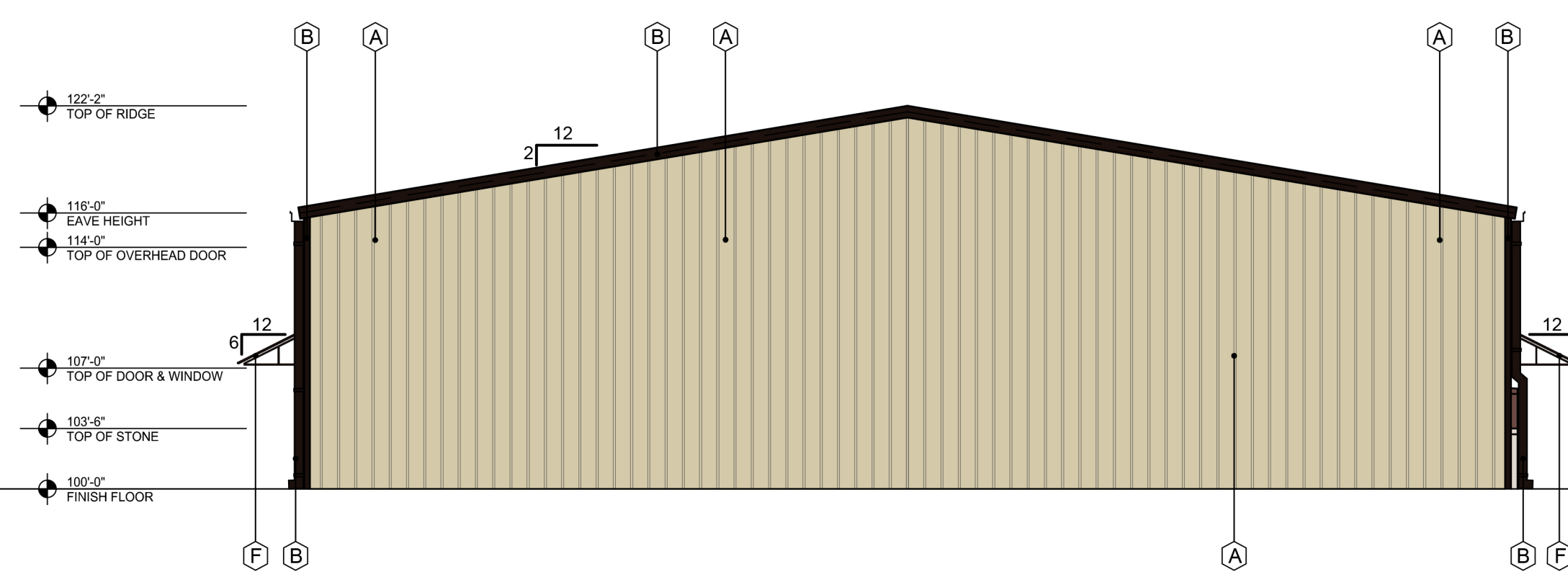


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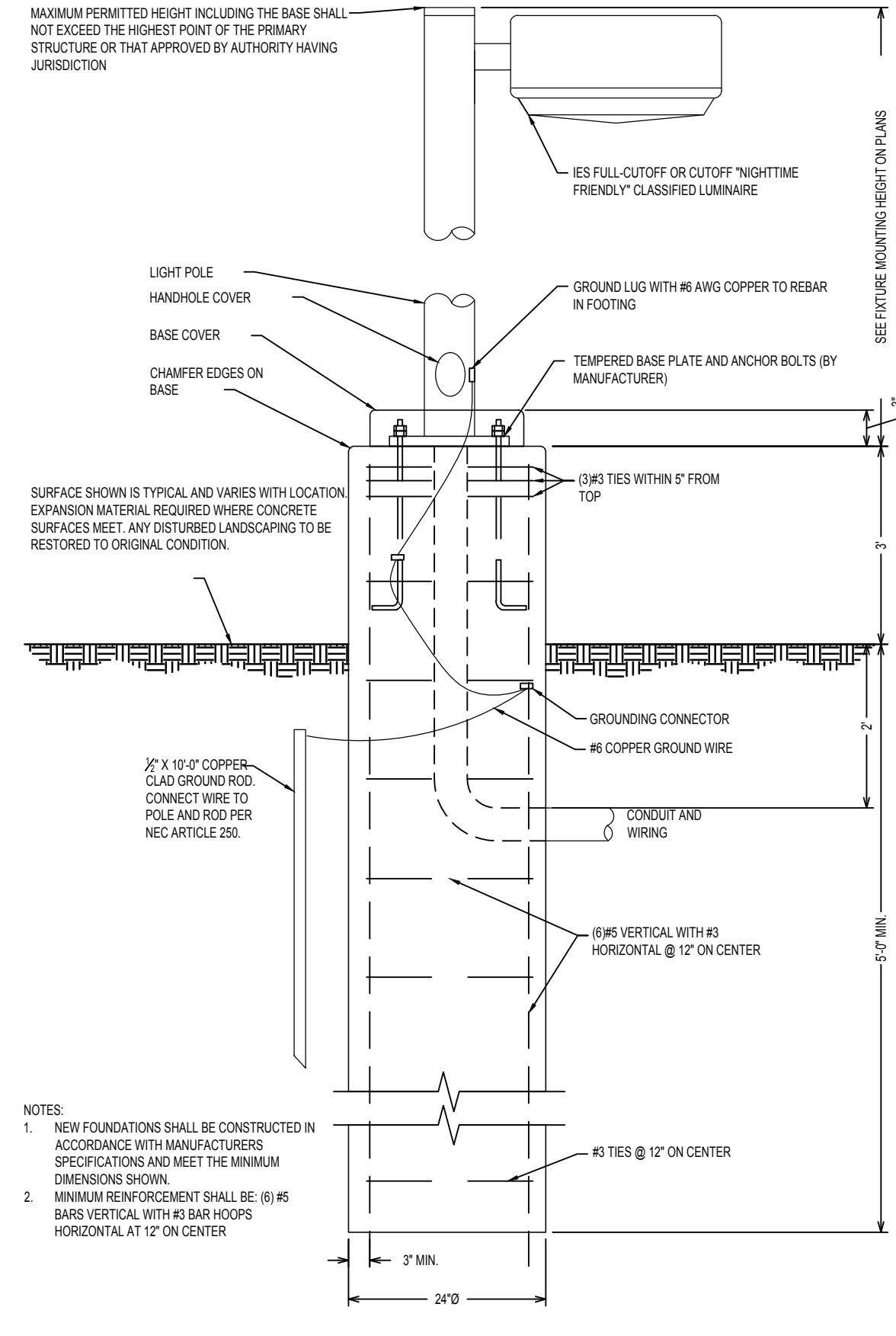
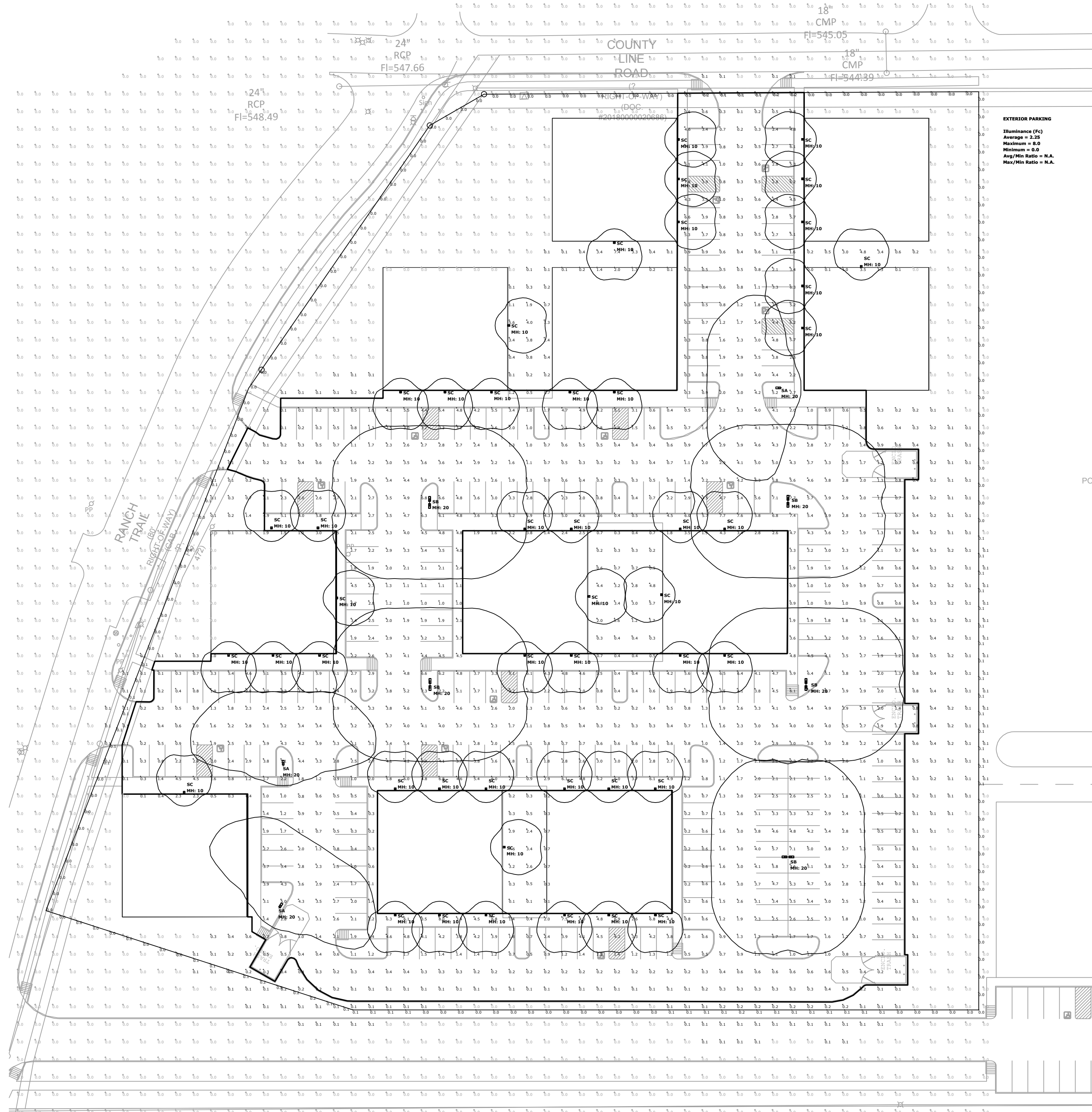
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HEATH, TX 75032

CARROLL architects
750 E. Interstate 30
Suite 110
Rockwall, TX 75087
T: 972-732-6085
F: 972-732-8058

EXTERIOR ELEVATIONS

DATE: JAN 2019 SHEET NO:
PROJECT NO: 2019001
DRAWN BY: A501
CHECKED BY:



1 TYPICAL LIGHT POLE AND BASE
NOT TO SCALE

SITE PHOTOMETRIC NOTES

1. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL CONDITIONS AND IS ALSO RESPONSIBLE FOR REPORTING ANY CONFLICTS TO THE ENGINEER PRIOR TO THE START OF WORK.
2. THE PHOTOMETRIC ZONE IS CALCULATED AT 3 FEET ABOVE FINISH GRADE LEVEL AND SPACED EVERY 10FTx10FT.
3. THIS PLAN REPRESENTS A SOFTWARE SIMULATED PHOTOMETRIC STUDY OF THE EXTERIOR SITE LIGHTING. IT WAS CREATED UNDER THE ENGINEER'S SUPERVISION; HOWEVER, THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE SOFTWARE OR LIGHT FIXTURE DATA. VISUAL LIGHTING SOFTWARE WAS USED TO GENERATE THIS DOCUMENT ALONG WITH THE IES DATA FILES PROVIDED BY THE LIGHT FIXTURE MANUFACTURER. THE SIMULATION DOES NOT TAKE INTO EFFECT A CHANGE IN GRADE ELEVATION OR CONTRIBUTION FROM OTHER (NEW/EXISTING) LIGHT SOURCES IN ADJACENT PROPERTIES.

Luminaire Schedule	
Symbol	Type
SA	3
SB	5
SC	46

Manufacturer / Catalog Number	Total Lumen Output	Total Input Watts	Ballast Factor	Light Lost Factor	User Defined Factor
LITHONIA_DSX1-LED-P6-40K-T3M-MVOLT-(MOUNTING)-(OPTIONS)-(FINISH)-DM19AS	13492	163	1.000	0.808	1.000
LITHONIA_DSX1-LED-P6-40K-T3M-MVOLT-(MOUNTING)-(OPTIONS)-(FINISH)-DM28AS	36984	326	1.000	0.808	1.000
LITHONIA_KAXX-LED-P1-40K-R4-MVOLT-(OPTIONS)-(FINISH)	3644	29	1.000	0.808	1.000

Calculation Summary					
Calc. Location	Calc. Height (FT.)	Units	Avg	Max	Avg/Min
CalcPt. 1	N.A	Fc	0.03	0.2	N.A.
CalcPt. 2	N.A	Fc	0.05	0.2	N.A.
SITE Planar	0	Fc	0.77	8.0	N.A.
EXTERIOR PARKING		Fc	2.25	8.0	N.A.

ELECTRICAL LIGHTING AND POWER NOTES

1. ALL WORK SHALL MEET CURRENTLY ADOPTED IBC, IECC AND NEC CODE REQUIREMENTS AS WELL AS ANY CITY ADOPTED AMENDMENTS.
2. LOADING AND BREAKER LAYOUT SHOWN IS BASED ON BEST AVAILABLE DATA. SPECIALTY, MEDICAL OR IT EQUIPMENT AND APPLIANCES, ETC MAY NEED SEPARATE CIRCUITS. INSTALLING ELECTRICIAN TO VERIFY ACTUAL EQUIPMENT WATTS AND SUPPLY CORRECT EQUIPMENT AS NEEDED.
3. ALL RECEPTACLES SHALL BE GFCI PROTECTED IF REQUIRED BY NEC OR AHJ.
4. ALL EXTERIOR RECEPTACLES TO BE GFCI PROTECTED WITH WEATHERPROOF IN-USE COVERS.
5. ALL RECEPTACLES IN AREAS GENERALLY OCCUPIED BY CHILDREN INCLUDING CLASSROOMS, PATIENT EXAM ROOMS, WAITING ROOMS, RESTROOMS, HALLWAYS AND GYMS TO BE TAMPER-RESISTANT.
6. ELECTRICAL CONTRACTOR TO PROVIDE JUNCTION BOX FOR BUILDING SIGNAGE AND PHOTOCELL WITH TIME CLOCK NEXT TO BREAKER PANEL.
7. ALL LIGHTING AND CONTROLS SHALL CONFORM TO CURRENT IECC SECTION C405.2
8. EMERGENCY ELECTRICAL SYSTEM AS LOCATED ON THIS PLAN SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND AN INITIAL ILLUMINATION OF AN AVERAGE 1 FOOTCANDLE. EMERGENCY POWER SYSTEM TO BE IN COMPLIANCE WITH IBC SECTION 1006.
9. ALUMINUM CONDUCTORS GREATER THAN 2/0 (APPROX 200 AMPS) CAN BE USED FOR THE INDIVIDUAL SERVICE.
10. OWNER MAY CHANGE EQUIPMENT MANUFACTURER BUT SHALL KEEP MINIMUM SPECIFICATIONS, UNLESS NOTED OTHERWISE.
11. CONTRACTOR TO CONTACT UNDERDESIGNED ENGINEER WITH ANY DESIGN PLAN CHANGES.

MEP GENERAL NOTES

1. ALL CONSTRUCTION TO CONFORM TO INTERNATIONAL, STATE AND LOCAL CODES AND ORDINANCES CURRENTLY ADOPTED BY THE AUTHORITY HAVING JURISDICTION (AHJ).
2. CONTRACTORS TO CONFIRM ALL SPECIFICATIONS HEREIN WITH ACTUAL EQUIPMENT IN FIELD PRIOR TO INSTALLATION.
3. REVIEW PLAN SHEET "MEP0 - MEP NOTES" PRIOR TO PERMITTING, BIDDING AND CONSTRUCTION.
4. THE INTENT OF THE DRAWINGS HEREIN IS TO REPRESENT A COMPLETE WORKING SYSTEM. ALL BIDDERS SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL COMPONENTS NECESSARY TO PROVIDE A COMPLETE WORKING SYSTEM WHETHER SHOWN OR NOT SHOWN ON THE DRAWINGS.
5. SEE CIVIL AND ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ALL FIXTURES AND STRUCTURES.
6. SEE ARCHITECTURAL FINISH OUT SCHEDULES FOR SPECIFIC MODELS, COLORS AND DESIGN NOT DEFINED HEREIN.
7. WITH OWNER APPROVAL, CONTRACTOR MAY CHANGE SPECIFIED EQUIPMENT BUT SHALL KEEP MINIMUM UNIT SPECIFICATIONS.
8. CONTRACTOR TO CONTACT AME ENGINEERING, INC. AT 817-653-4122 PRIOR TO ANY SIGNIFICANT DESIGN REVISIONS.
9. DETAILS LABELED "TYPICAL" ON THE DRAWINGS SHALL APPLY TO ALL SITUATION OCCURRING ON THE PROJECT THAT ARE OR SIMILAR TO THOSE SPECIFICALLY DETAILED. THE APPLICABILITY OF THE DETAIL TO ITS LOCATION ON THE DRAWINGS CAN BE DETERMINED BY THE TITLE OF DETAIL. SUCH DETAILS SHALL APPLY WHETHER OR NOT THEY ARE REFERENCED AT EACH LOCATION. QUESTIONS REGARDING APPLICABILITY OF TYPICAL DETAILS SHALL BE DETERMINED BY THE ENGINEER OF RECORD.

AME Engineering, Inc.
 TEXAS FIRM F-16469
 mail@ameengineer.com | ofc 817-653-4122 | fax 817-754-6615
 3825 W Green Oaks Blvd Suite 200, Arlington TX 76016-2700

ISSUE: OWNER REVIEW: 01-18-2018

DATE: _____ SHEET NO: _____

PROJECT NO: _____

DRAWN BY: _____

CHECKED BY: _____

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407 RANCH TRAIL
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2 ESSEX COURT
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CARROLL architects
 750 E Interstate 30
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 t: 972-732-6085
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