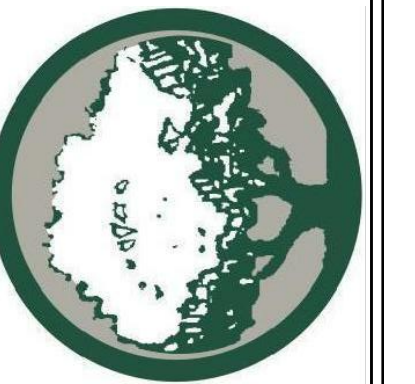


RAMSAY & REYES, LLC
ARCHITECTURE - MANAGEMENT

2235 RIDGE RD., STE. 200
ROCKWALL, TEXAS 75087



NO.	DATE	REVISIONS / DESCRIPTIONS/ISSUE

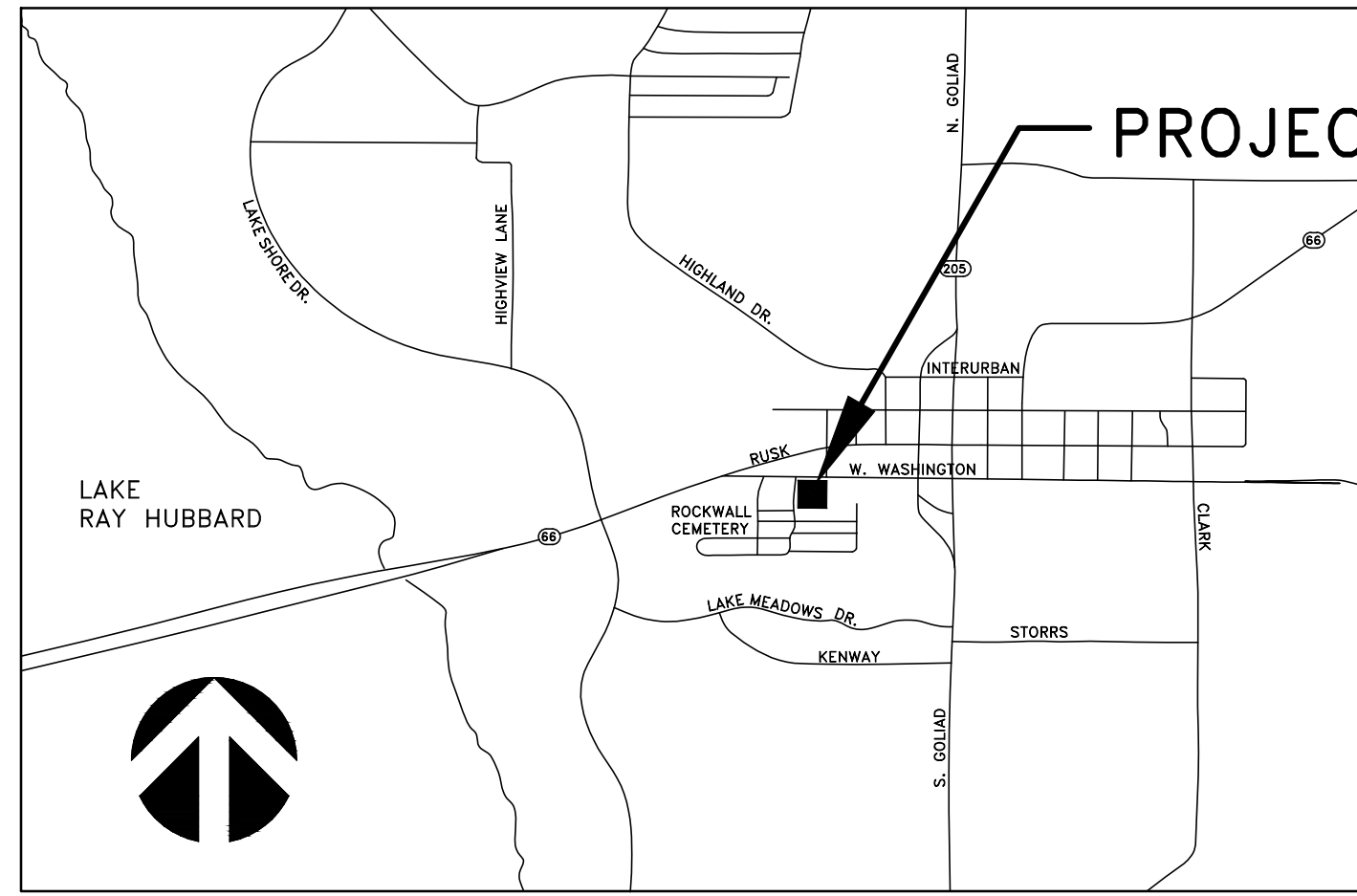
PROJECT NAME AND ADDRESS:
BUSINESS PARK
409 W. WASHINGTON
ROCKWALL, TEXAS 75087

PROJECT No.	
DRAWN BY	SR
CHECKED BY	RR
DATE	01/07/2020
SCALE	1" = 20'
SHEET NO.	of

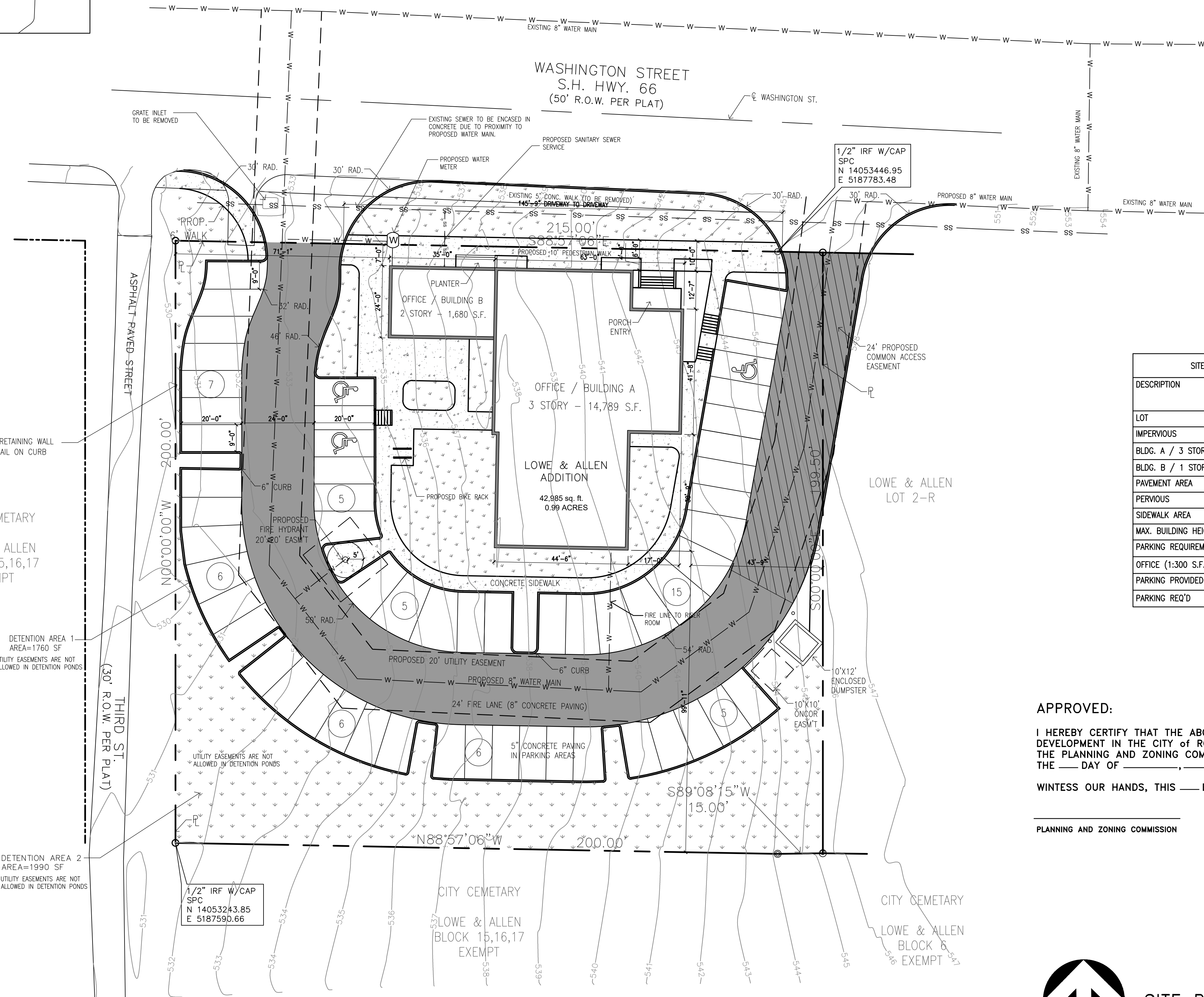
DRAWING NAME:
SITE PLAN

S1.0

SP2019-044



VICINITY MAP



SITE SUMMARY - COMMERCIAL ZONING		
DESCRIPTION		LOT PERCENTAGE
LOT	42,985 S.F.	100 %
IMPERVIOUS	31,453 S.F.	73.1%
BLDG. A / 3 STORY SURFACE AREA	4,929 S.F.	11.4%
BLDG. B / 1 STORY SURFACE AREA	840	1.9%
PAVEMENT AREA	21,049 S.F.	48.9 %
PERVIOUS	11,532 S.F.	26.8 %
SIDEWALK AREA	4,635 S.F.	10.7 %
MAX. BUILDING HEIGHT PROPOSED	40 FT 6 IN	
PARKING REQUIREMENTS		
OFFICE (1:300 S.F.)	16,469 S.F.	
PARKING PROVIDED	55	
PARKING REQ'D	55	

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 AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ___ DAY OF _____,

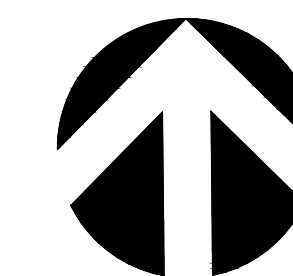
WITNESS OUR HANDS, THIS ___ DAY OF _____,

PLANNING AND ZONING COMMISSION

DIRECTOR OF PLANNING AND ZONING

OWNER/DEVELOPER:
LMGC, LLC
JIMMY MCCLINTOCK
(972)983-2222
3021 RIDGE RD.
ROCKWALL, TEXAS 75087

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



SITE PLAN

SCALE: 1"=20'
0 20' 40'

PLANT SCHEDULE SITE SCREENING

TREES	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	Ao	Acer rubrum 'October Glory' / October Glory Red Maple 4" cal.	B & B	4 16"
	Cl	Chilopsis linearis 'Lucretia Hamilton' / Desert Willow 3" cal.	B & B	5 15"
	Cp	Cornus florida 'Cherokee Princess' / White Dogwood 3" cal.	B & B	2 6"
	Mdd	Magnolia grandiflora 'D.D. Blanchard' / Dwarf Magnolia 3" cal.	45 gal	2 6"
	Pe	Pinus ularica / Afghan Pine 6" cal.	B & B	2 12"
	Om	Quercus macrocarpa / Burr Oak 6" cal.	B & B	2 12"
	Qv	Quercus virginiana / Southern Live Oak 6" cal.	B & B	2 12"
	Ss	Sophora secundiflora / Texas Mountain Laurel 2" cal.	20" Box	3 6"
	Ul	Ulmus parviflora / Chinese Lacebark Elm 3" cal.	B & B	4 12"
	Vc	Vitex agnus-castus / Chaste Tree 3" cal.	B & B	10 127"
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	Hp	Hesperaloe parviflora / Red Yucca	3 gal	8
	Lm	Lantana montevidensis 'New Gold' / Gold Lantana	3 gal	3
	Lg	Leucophyllum frutescens 'Green Cloud' TM / Texas Ranger	5 gal	12
	Ls	Ligustrum sinense 'Sunshine' / Sunshine Ligustrum	5 gal	30
	Lp	Loropetalum chinense 'Purple Diamond' / Fringe Flower	3 gal	21
	Msc	Mahonia 'Soft Caress' / Soft Caress Mahonia	3 gal	7
	Ma	Miscanthus sinensis 'Adagio' / Dwarf Maiden Grass	3 gal	6
	Ptv	Pittosporum tobira 'Variegata' / Variegated Mock Orange	5 gal	15
	Ptw	Pittosporum tobira 'Wheeler's Dwarf' / Dwarf Pittosporum	3 gal	5
	Rop	Rosmarinus officinalis 'Prostratus' / Trailing Rosemary	3 gal	7
	Sg	Salvia greggii 'Pink' / Pink Autumn Sage	3 gal	6
	Yp	Yucca pendula / Soft Leaf Yucca	5 gal	2
CACTI	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	Af	Agave ovatifolia 'Frosty Blue' / Whale's Tongue Agave	5 gal	3
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	Ch	Cynodon dactylon '419 Hybrid' / Bermuda Grass	sod	2,245 sf

REQUIRED PLANTINGS

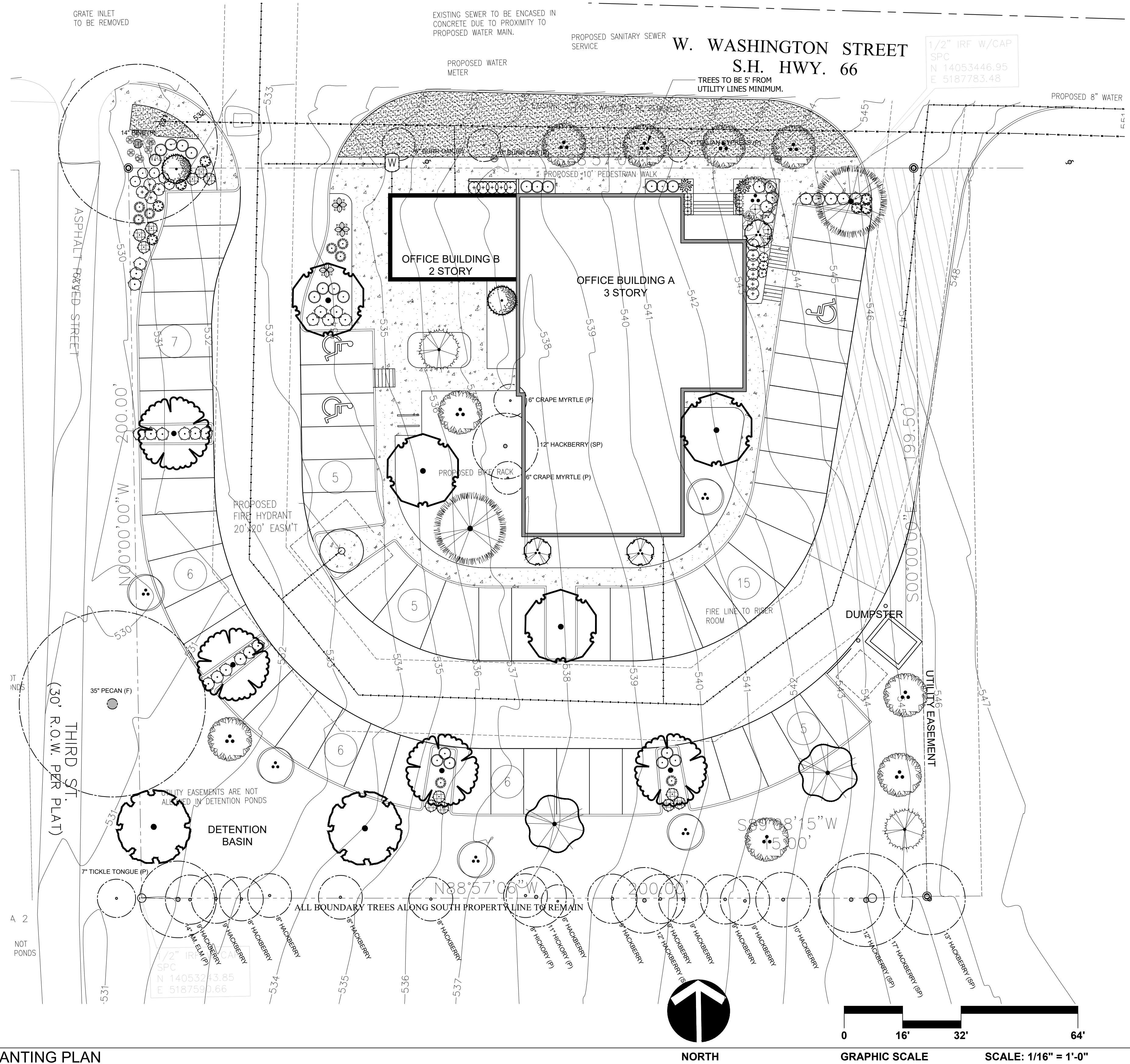
A. STREET TREES:
1 TREE FOR EVERY 50 L.F. OF FRONTAGE W Washington Street - 215 / 50 = 4.3
4 TREES REQUIRED
(6) 3" TREES PROVIDED
(1) 6" TREE PROVIDED

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

TREE DESIGNATION KEY

SYMBOL	DESCRIPTION	MITIGATION RATIO
P	PROTECTED TREE	(1 : 1)
SP	SECONDARY PROTECTED TREE	(1 : .5)
F	FEATURE TREE	(1 : 2)
D	DISEASED TREE PER ARBORIST	(1 : 0)

SITE SUMMARY		
DESCRIPTION	AMOUNT	LOT PERCENTAGE
LOT	42,985 S.F.	100 %
IMPERVIOUS	31,708 S.F.	73.8%
BLDG. A / 3 STORY SURFACE AREA	4,962 S.F.	11.5%
BLDG. B / 1 STORY SURFACE AREA	808 S.F.	1.9%
PAVEMENT AREA	21,049 S.F.	48.9 %
PERVIOUS	11,277 S.F.	26.2 %
SIDEWALK AREA	4,889 S.F.	11.4 %
MAX. BUILDING HEIGHT PROPOSED	40 FT 6 IN	
PARKING REQUIREMENTS		
OFFICE (1:300 S.F.)	16,502 S.F.	
PARKING PROVIDED	55	
PARKING REQ'D	55	



Landscape Architecture
 TX #5629 NV #583
MAYER
 Design Studio
 2617 Jasmine Lane
 Plano, TX 75074
 Phone (702) 339-0825
 voice (702) 339-0825
 mike@mayerdesignstudio.com

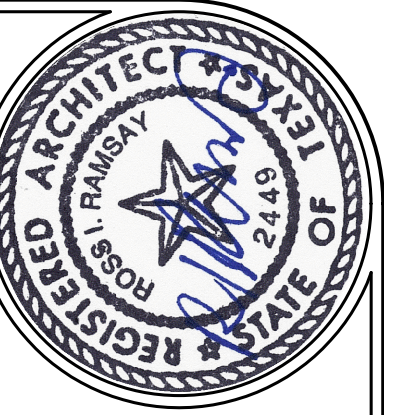


REVISIONS	DATE	BY

PLANTING PLAN

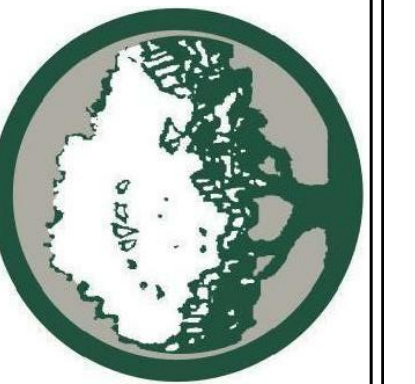
JOB:
BUSINESS PARK
 409 W WASHINGTON ST
 ROCKWALL, TX 75087

19-20-03
 DATE
JANUARY 7, 2020



RAMSAY & REYES, LLC
ARCHITECTURE - MANAGEMENT

2235 RIDGE RD., STE. 200
ROCKWALL, TEXAS 75087



DATE	REVISIONS / DESCRIPTIONS/ISSUE

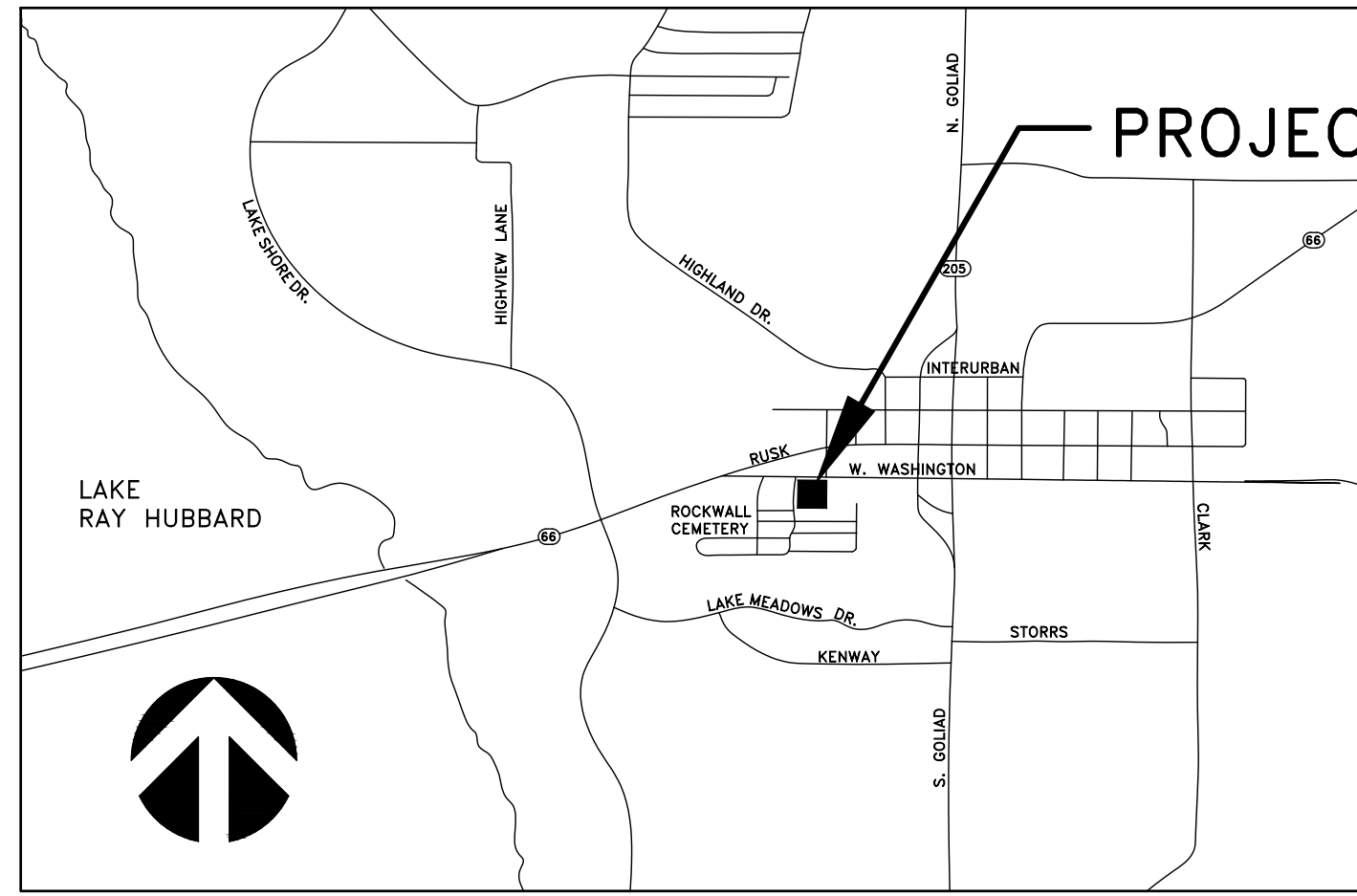
PROJECT NAME AND ADDRESS:
BUSINESS PARK
409 W. WASHINGTON
ROCKWALL, TEXAS 75087

PROJECT No.	
DRAWN BY	SR
CHECKED BY	RR
DATE	01/07/2020
SCALE	1" = 20'
SHEET NO.	of

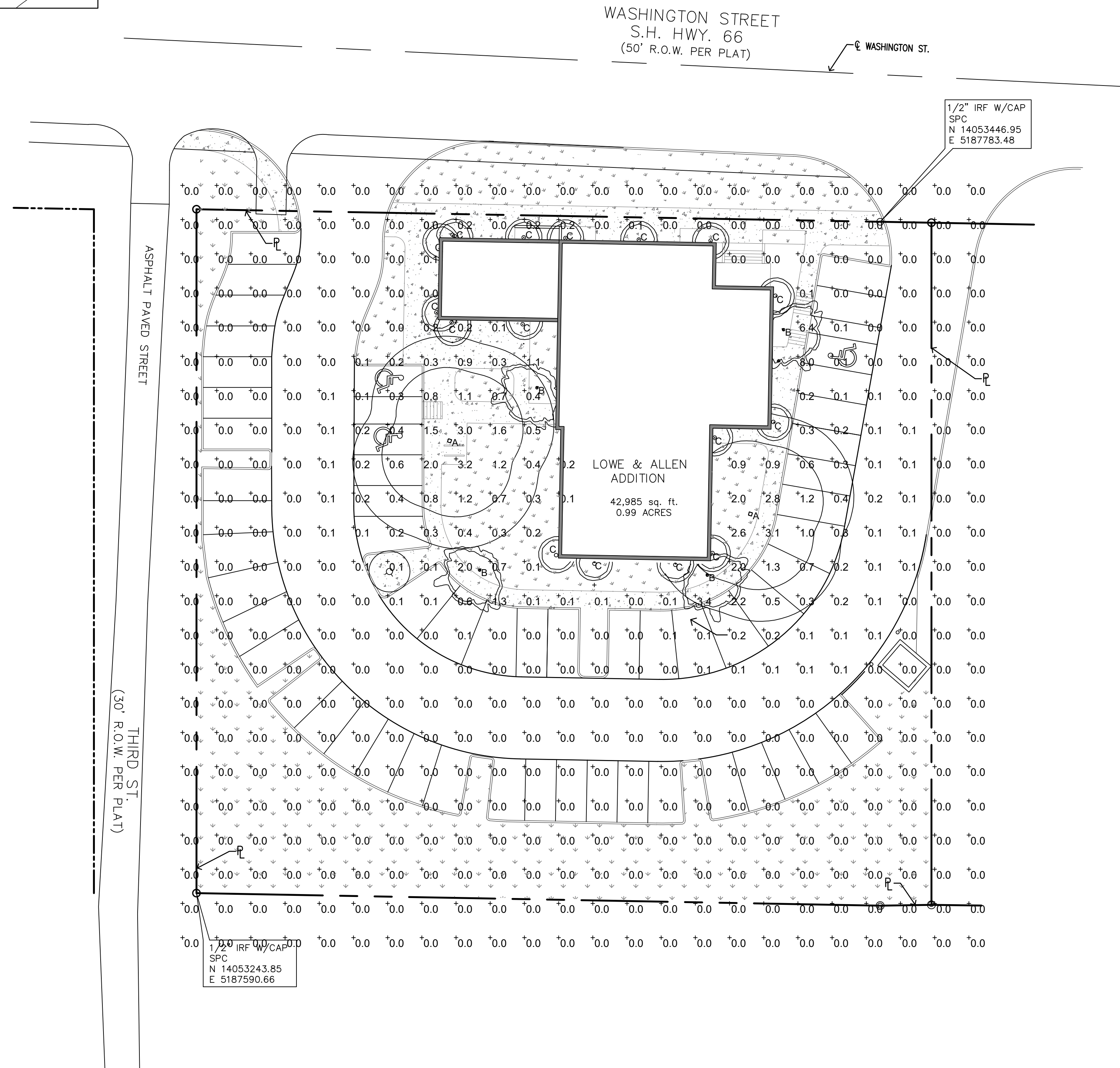
DRAWING NAME:
PHOTOMETRIC SITE PLAN

E1

SP2019-044



VICINITY MAP



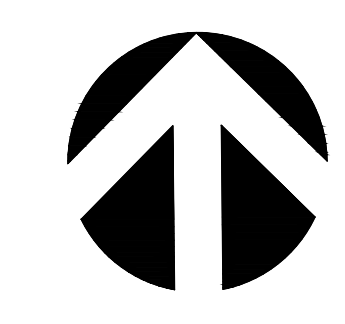
WASHINGTON STREET
S.H. HWY. 66
(50' R.O.W. PER PLAT)

1/2" IRF W/CAP
SPC
N 14053446.95
E 5187783.48

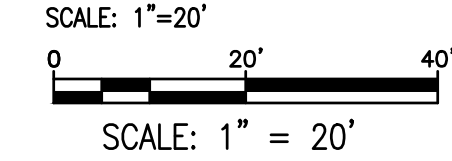
THIRD ST
(30' R.O.W. PER PLAT)

LOWE & ALLEN
ADDITION
42,985 sq. ft.
0.99 ACRES

SITE SUMMARY - COMMERCIAL ZONING		
DESCRIPTION		LOT PERCENTAGE
LOT	42,985 S.F.	100 %
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BLDG. A / 3 STORY SURFACE AREA	4,929 S.F.	11.4%
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PARKING REQUIREMENTS		
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PARKING PROVIDED	55	
PARKING REQ'D	55	

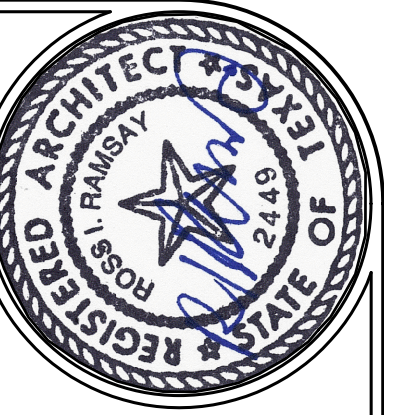


PHOTOMETRIC SITE PLAN



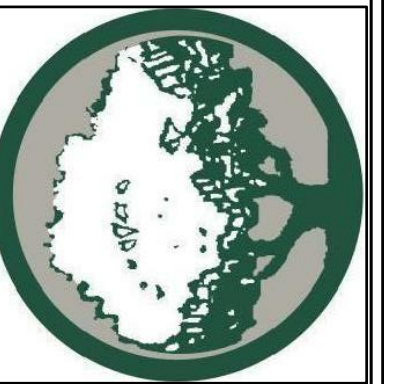
OWNER/DEVELOPER:
LMGC, LLC
JIMMY McCLINTOCK
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ARCHITECTURE - MANAGEMENT

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NO.	DATE	REVISIONS / ISSUES

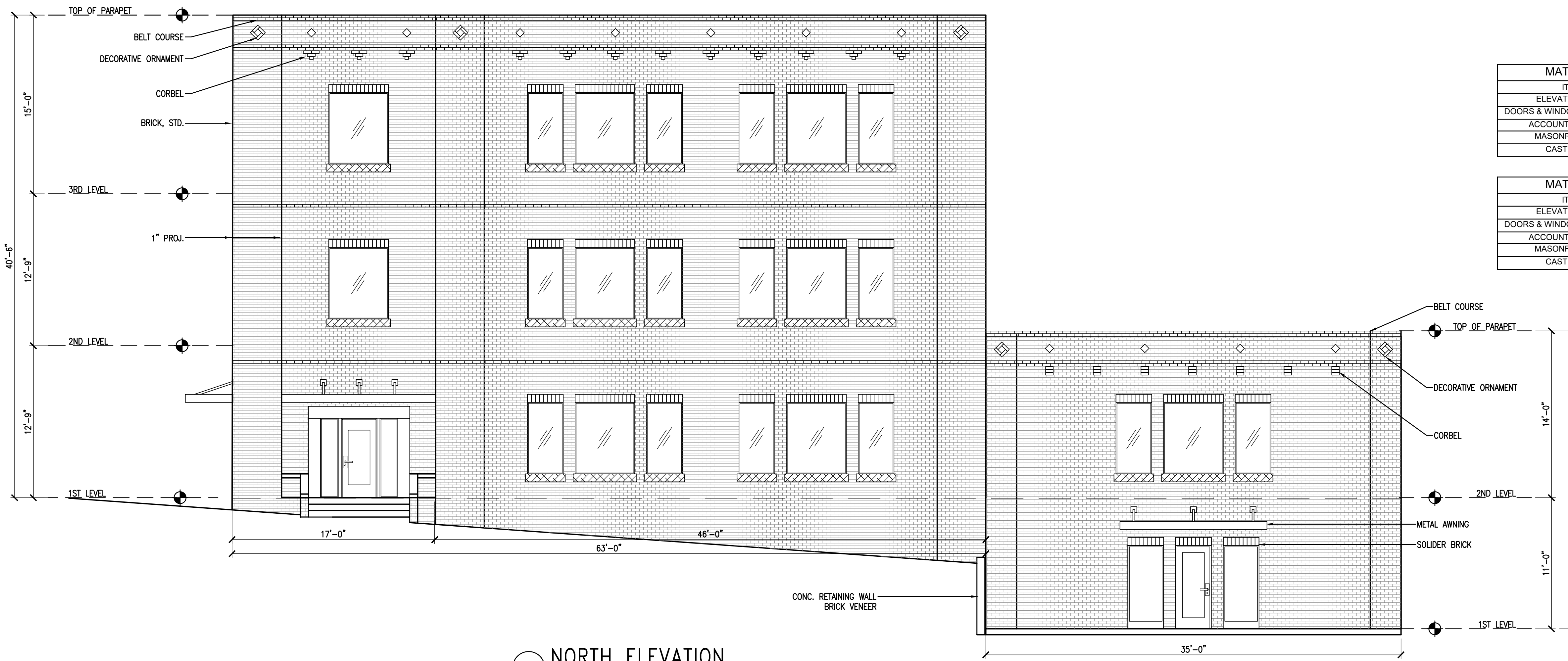
PROJECT NAME AND ADDRESS:
BUSINESS PARK
409 W. WASHINGTON
ROCKWALL, TEXAS 75087

PROJECT No.	----
DRAWN BY	SR
CHECKED BY	RR
DATE	01/07/2020
SCALE	3/16" = 1'
SHEET NO.	of

DRAWING NAME:
ELEVATION NORTH & SOUTH

A-201

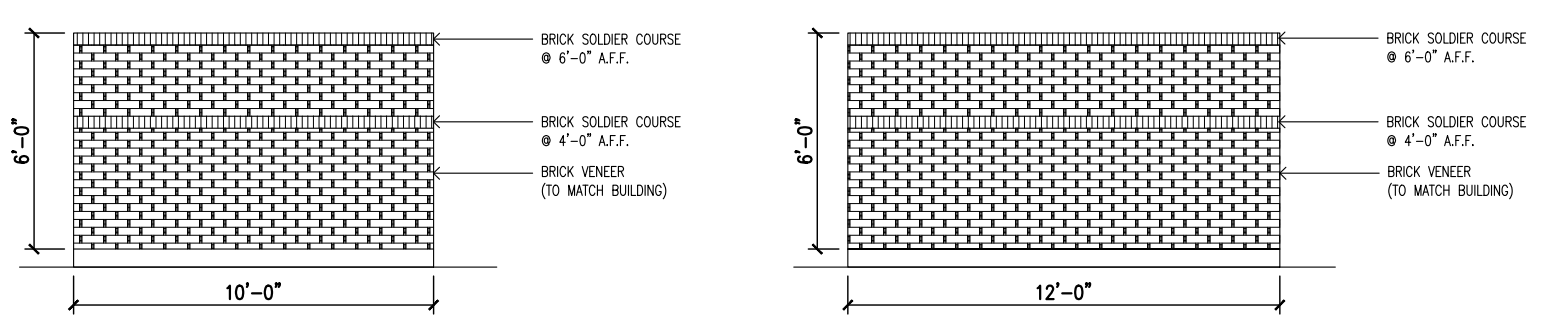
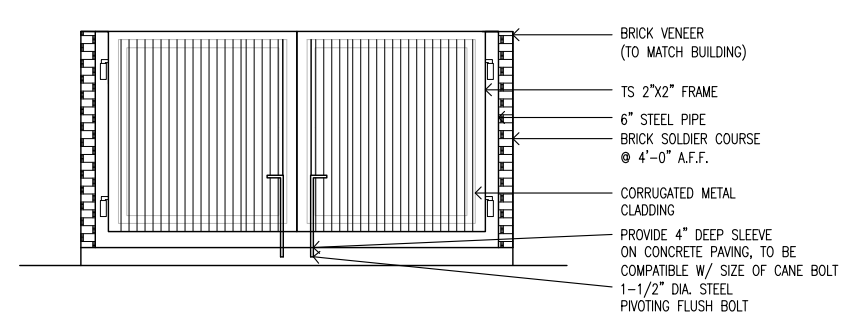
SP2019-044



ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		2,743	
DOORS & WINDOWS (DEDUCTED)		488	
ACCOUNTABLE AREA		2,255	100%
MASONRY - BRICK		2,178	96%
CAST STONE		77	4%

ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		893	
DOORS & WINDOWS (DEDUCTED)		127	
ACCOUNTABLE AREA		766	100%
MASONRY - BRICK		740	96%
CAST STONE		26	4%

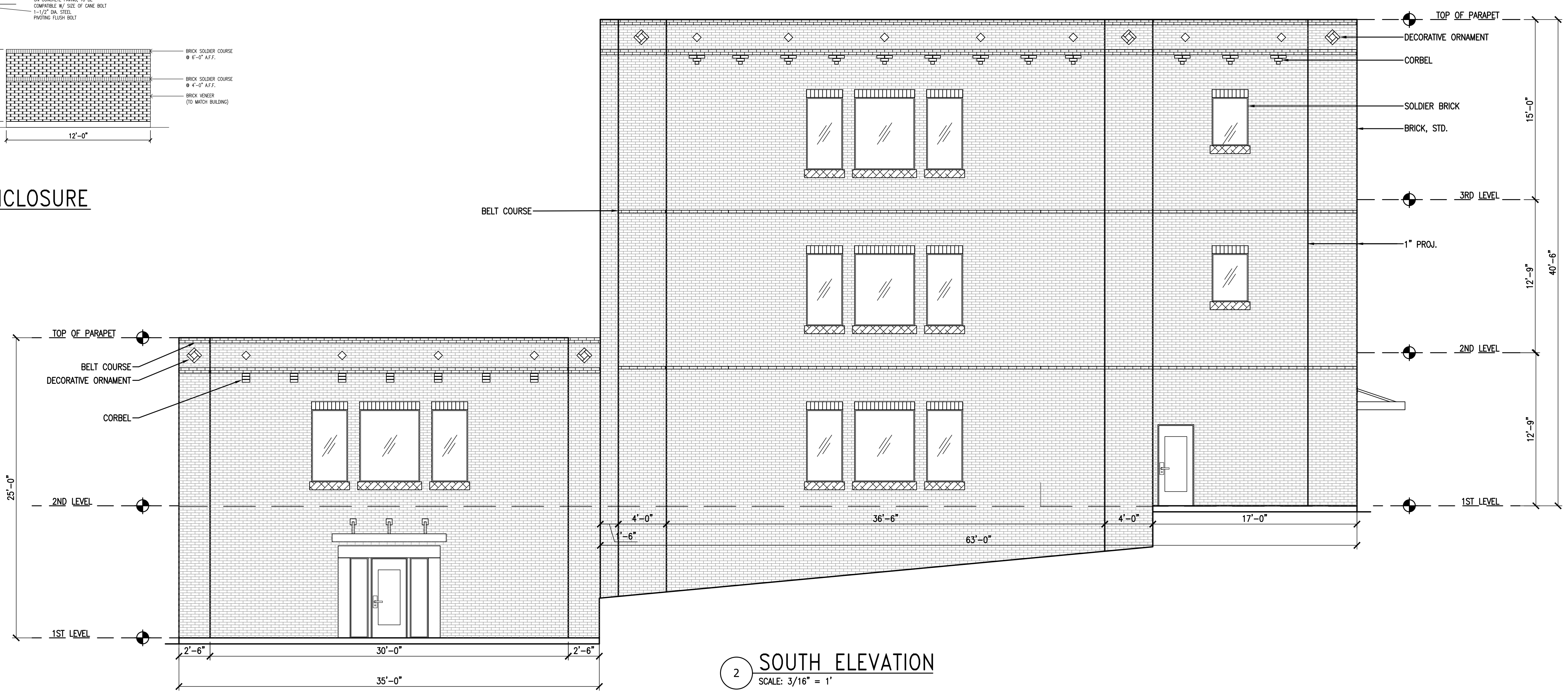
1 NORTH ELEVATION
SCALE: 3/16" = 1'



1 DUMPSTER ENCLOSURE
SCALE: 3/16" = 1'

ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		2,804	
DOORS & WINDOWS (DEDUCTED)		237	
ACCOUNTABLE AREA		2,567	100%
MASONRY - BRICK		1,770	97%
CAST STONE		77	3%

ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		893	
DOORS & WINDOWS (DEDUCTED)		107	
ACCOUNTABLE AREA		786	100%
MASONRY - BRICK		756	96%
CAST STONE		30	4%

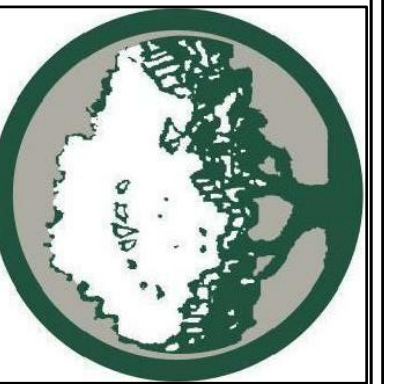


2 SOUTH ELEVATION
SCALE: 3/16" = 1'



RAMSAY & REYES, LLC
ARCHITECTURE - MANAGEMENT

2235 RIDGE RD., STE. 200
ROCKWALL, TEXAS 75087



DATE	REVISIONS / DESCRIPTIONS / ISSUE

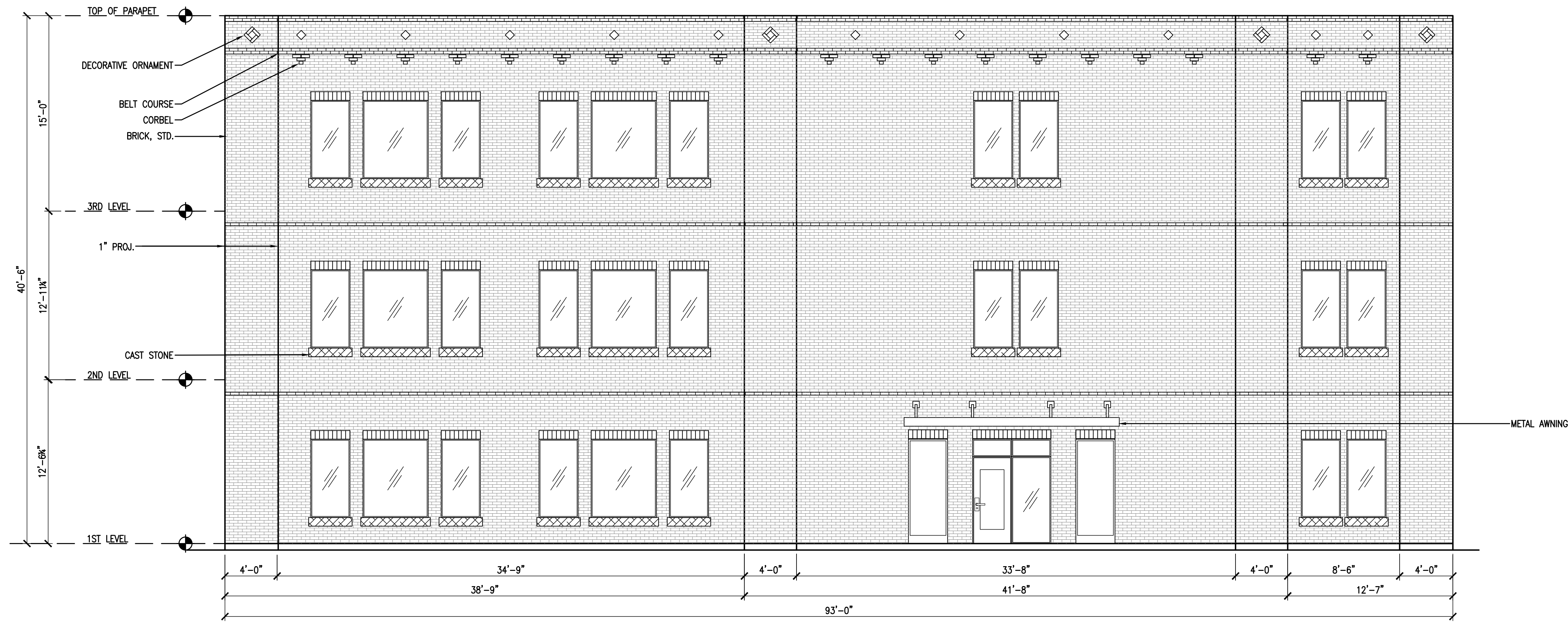
PROJECT NAME AND ADDRESS:
BUSINESS PARK
409 W. WASHINGTON
ROCKWALL, TEXAS 75087

PROJECT No.	----
DRAWN BY	SR
CHECKED BY	RR
DATE	01/07/2020
SCALE	3/16" = 1'
SHEET NO.	of

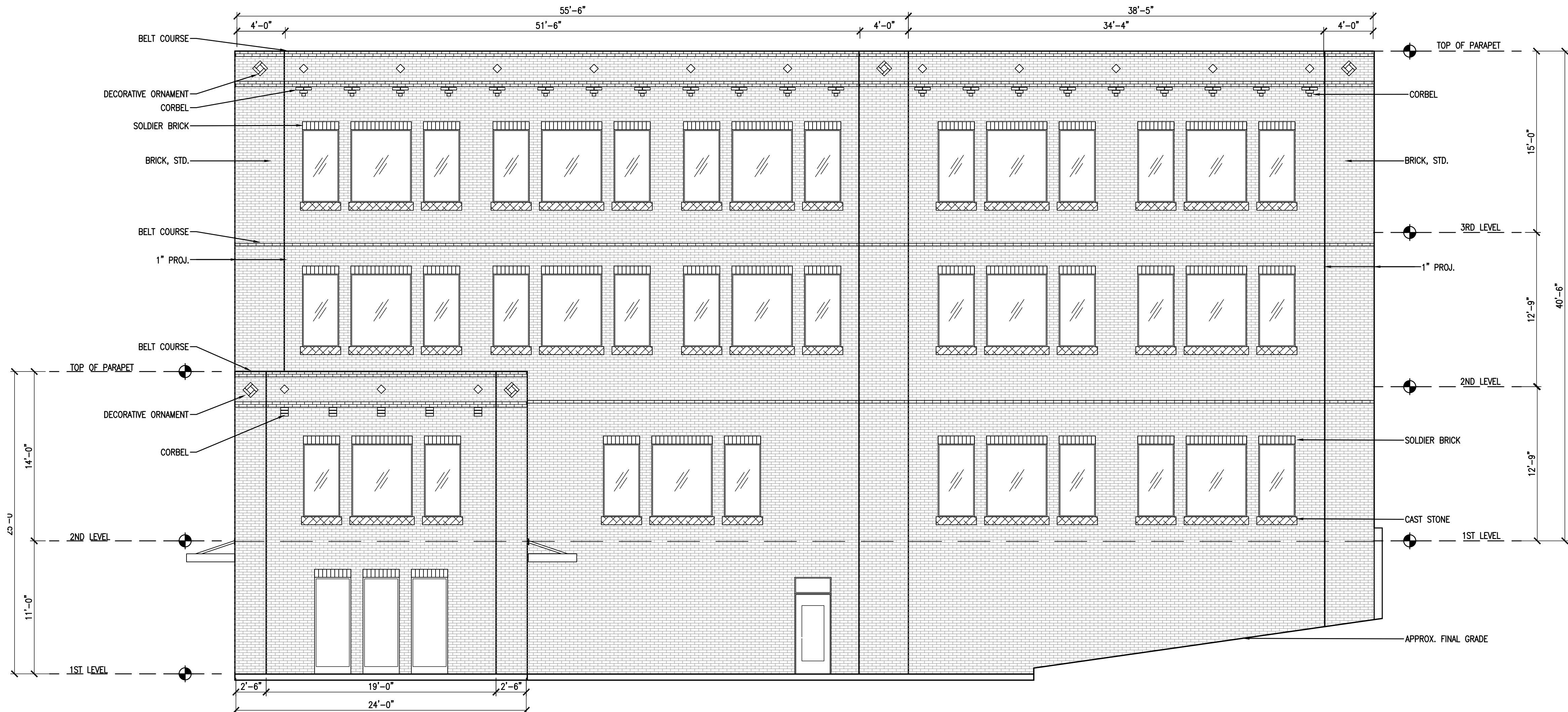
DRAWING NAME:
**ELEVATION
EAST & WEST**

A-202

SP2019-044



1 EAST ELEVATION
SCALE: 3/16" = 1'



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

MATERIAL USAGE (%) - BLDG 'A' EAST

ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		3,810	
DOORS & WINDOWS (DEDUCTED)		660	
ACCOUNTABLE AREA		3,150	100%
MASONRY		3,080	97%
CAST STONE		70	3%

MATERIAL USAGE (%) - BLDG 'A' WEST

ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		4,176	
DOORS & WINDOWS (DEDUCTED)		853	
ACCOUNTABLE AREA		3,323	100%
MASONRY		3,219	97%
CAST STONE		104	3%

MATERIAL USAGE (%) - BLDG 'B' WEST

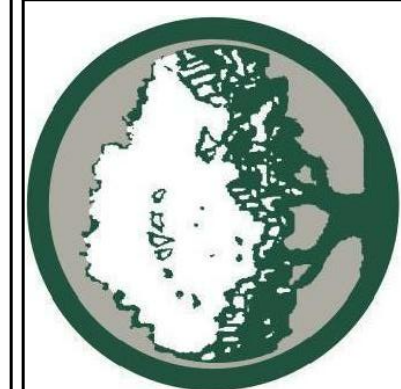
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		604	
DOORS & WINDOWS (DEDUCTED)		136	
ACCOUNTABLE AREA		468	100%
MASONRY		460	99%
CAST STONE		8	1%



RAMSAY & REYES, LLC

ARCHITECTURE - MANAGEMENT

2235 RIDGE RD., STE. 200
ROCKWALL, TEXAS 75087



NO.	REVISIONS	DATE

PROJECT NAME AND ADDRESS:
BUSINESS PARK
409 W. WASHINGTON
ROCKWALL, TEXAS 75087

PROJECT No.	
DRAWN BY	SR
CHECKED BY	RR
DATE	01/07/2020
SCALE	1" = 20'
SHEET NO.	of

DRAWING NAME:
OUTDOOR LIGHT SPECS.

E2
SP2019-044

NIGHTTIME FRIENDLY

Consistent with LEED® goals & Green Globes® criteria for light pollution reduction

American Revolution
Series 247 and 247 Cutoff
50-150W HPS, 100-175W MH

PRODUCT OVERVIEW

SERIES 247

Features:

- Die-cast aluminum housing and hood for long-life performance
- Die-cast trigger latch (TL) option available for easy access to internal components
- Optical assembly designed for maximum performance
- Hinged hood and captive screw provision afford quick, easy access to electrical and optical area for relamping or servicing
- Slipfitter with three set screws allows secure installation to pole sizes 2-3/8" or 3" O.D.
- E39 mogul base socket standard
- All electrical components warranted by American Electric Lighting's 6-year guarantee
- Complies with ANSI: C136.2, C136.10, C136.15, C136.31 (regular only), C136.16 (FC only)
- Suitable for -30°C MH & / -40°C HPS

SERIES 247 CUTOFF

Applications:

- Streetscapes
- Walkways
- Pathways
- Parks

DIMENSIONS

Effective Projected Area (EPA)
The EPA for the American Revolution Series 247 is 1.6 sq. ft. Approx. Wt. = 36 lbs.

PREFERRED SELECTION CATALOG NUMBERS

Series 247
247 10S RN 120 R3 AY
247 15S RN 120 R3 AY
247 10S RN 120 R5 AY
247 15S RN 120 R5 AY

Series 247 Cutoff
247 10S XN 120 R2 FC TL
247 10M XN MT1 R2 FC TL

Decorative

DL-247-A

ANTIQUE STREET LAMPS

RESONANCE BOLLARD 1.0 HID
TLRCB10

CATALOG # _____
PROJECT _____
TYPE _____

Construction:
The luminaire is die cast and permanent mold aluminum. The roof has an internal hinge, hidden from view. Roof and ballast lids are sealed with silicone gaskets. All exposed hardware is weather resistant. FINISH: The luminaire has a powder coat finish utilizing a premium IGC polyester powder. The finish is a three-stage process that consists of drying, powder application and curing. Before coating, the parts are treated with a five-stage pretreatment process, consisting of a heated alkaline cleaner, rinse, phosphate coating, rinse and sealant.

Optics:
The horizontal lens is tempered flt glass with a continuous seal. The luminaire utilizes an internal anodized and segmented reflector with sockets for horizontal lamp. Reflectors are available in Type II, III, IV, and V, full cutoff distributions, are interchangeable and rotatable.

Electrical:
Luminaire is furnished with an HID ballast assembly. Sockets are porcelain, medium base, with a copper alloy nickel plated screw shell and center contact. Ballasts are core and coil, high-power factor, regulating type. Lamp is not included.

Installations:
The Resonance Bollard offers a patented impact resistant mounting and leveling design ensuring lifelong performance. Three leveling pads within the base mounting plate are easily accessible through the access panel. The leveling pads provide full contact with the concrete pad, providing a high degree of stability. The base mounting plate is fully welded to the bollard post, providing complete structural support from all directions, giving the bollard superior vandal resistance.

Listings:
The luminaire is tested to and meets all NRTL's outdoor requirement standards, wet location use, through the fully accredited and approved CSA laboratory.

Max EPA: 1.8 sq feet
Max Height: 3' 8" (111.8 cm)
Max Width: 1' 1" (33 cm)
Max Weight: 35 lbs (15.8 kg)

Sample Catalog number:

Series	Lamp Type	GCF	R3	240	SF	DWH
TLRCB10	100M MED					

Ordering Guide:

Series	Lamp Type	Lens	Distribution	Voltage	Options
TLRCB10	50M MED 70M MED 100M MED 39MHC G12 70MHC G12 26TRT 32TRT 42TRT	GCF	R2 TYPE 2 R3 TYPE 3 R4 TYPE 4 R5 TYPE 5	120 208 240 277 MVOLTS	SF SINGLE FUSE DF DOUBLE FUSE HF HOUSE SIDE SHIELD (TYPE 2 & 3 ONLY)

Finish

DBL	BLACK
DDB	DARK BRONZE
DNA	NATURAL ALUMINUM
DWH	WHITE
CM	CUSTOM MATCH
CS	CUSTOM SELECT
	RAL COLORS

Notes:
1. 120V and 277V only
2. Not available with CFL
3. Consult factory for 208 volt available in Canada
4. Multi-cap ballast (120, 208, 240, 277V), only available CFL

Antique Street Lamps™ | 3825 Columbia Road | Grinnville, OH 43023 | Phone: 1-800-410-8899 | www.antiquestreetlamps.com

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TLRCB10 HID

Rev. 414

HILITE MFG. CO., INC

13450 Monte Vista Avenue
Chino, California 91710
Telephone: (909) 465-1999
Toll Free: (800) 465-0211
Fax: (909) 465-0907
web: www.hilitemfg.com
e-mail: sales@hilitemfg.com

H-EM-08 Emblem Shade Collection

Job Name: _____
Type: _____
Quantity: _____

FINISH - Offered in exceptional finishes, comprised of: polyester/polished powder coat, baking enamel liquid, raw metal, or galvanized finishes.

Standard Finishes are: 91(Black), 93(White), 95(Dark Green), 96(Galvanized), BR47(Powder Coat Rust), BK01(Black Texture), GN20(Powder Coat Patina).

Upgraded Finishes are: 29, 66, 82, 90, 92, 94, 97, 99, 100, 103, 104, 105, 110, 112, 113, 114, 115, 117, 118, 119, 120, 127, 128, 129, 133, 134, 135, 136, 98, 101, 102, 137, 138, 139, 140, 121, 122, 123, 124, 125, 126, 11, 01, 22, 25, 33, 77, 89, 24, 44, 48, 49, 15, 16.

For interior finish of fixture refer to color chart on pages 344-348.

REFLECTOR - Heavy duty, spun shade, aluminum 6061-0 and/or 1100-0, galvanized 22 gauge, steel 20/22 gauge, copper 032/040 and brass 032/040 construction. Dependant on finish.

SOCKETS/LAMPS - Available in:
Incandescent
- rated 200 watt max/120 volt, medium base.
Compact Fluorescent(CFL)
- rated 13/18/26/32 watt max/120/277 volt, GX24Q base.
Metal Halide(MH)
- rated 35/50/70/100 watt max/120/208/240/277 volt, medium base, 4KV socket.
High Pressure Sodium(HPS)
- rated 50/70/100 watt max/120/277 volt, medium base.

MOUNTING - Stem, Arm, and Flush mounting available.

ACCESSORIES - WGR(Wire Guard) and SK(Swivel Knuckle) available.

MADE IN THE U.S.A.

Suitable for wet location.
(Except when cord mounted)