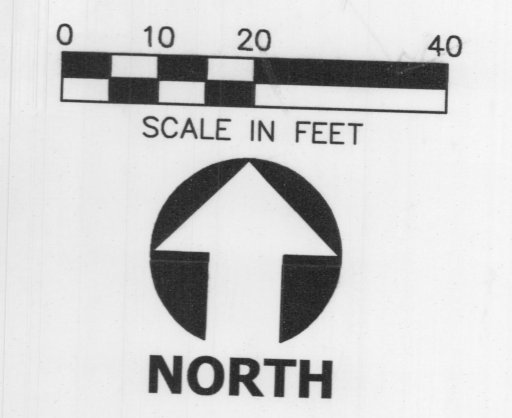
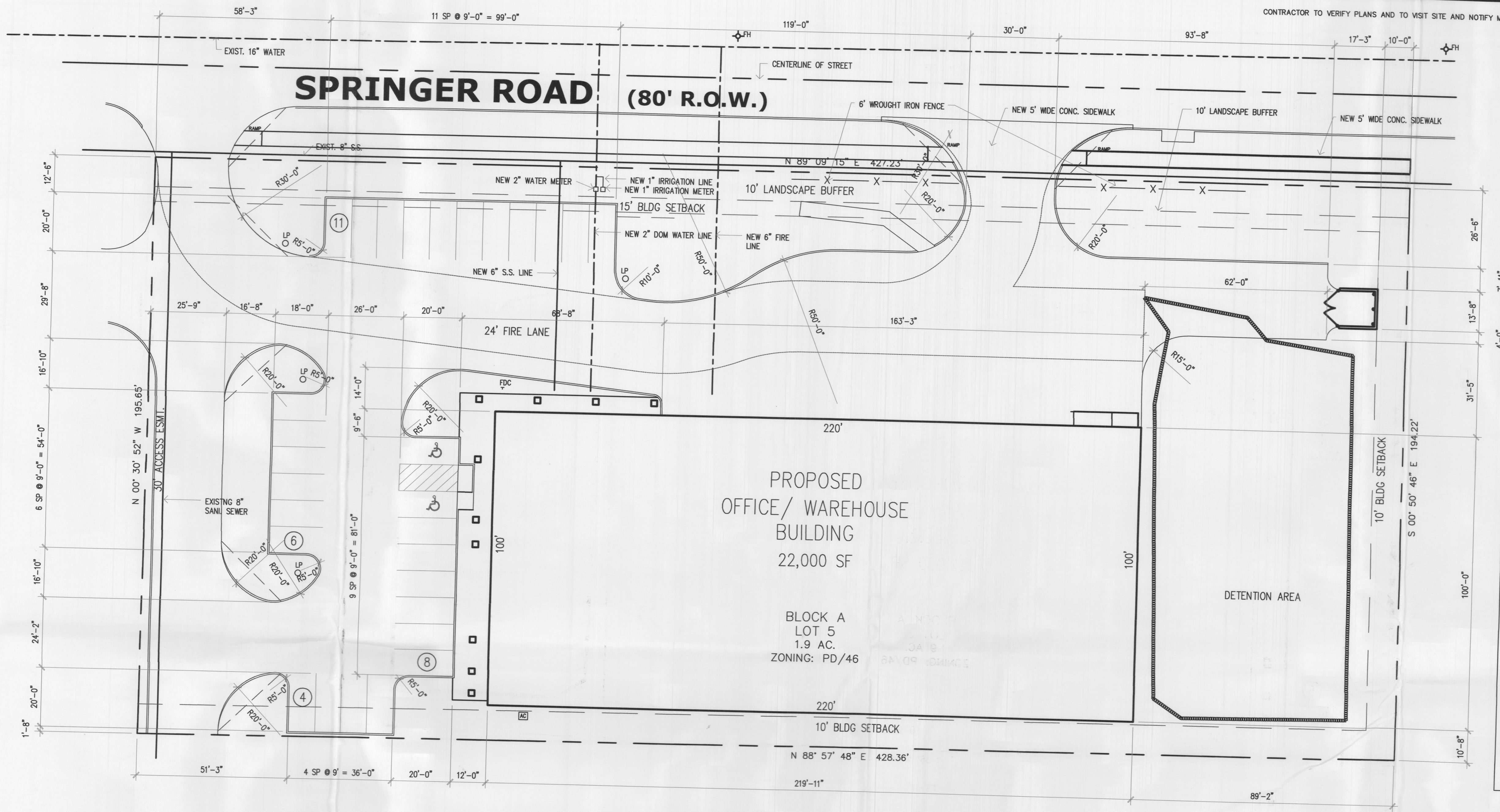


CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



NOTE: ALL DIMENSIONS ARE TO FACE OF CURB
ALL SIDEWALKS SHALL BE 3,000 PSI CONC
MIN 5.5 SACK MIX. 5' WIDE U.N.O.
ALL PAVING RADII ARE 4'-6" U.N.O.

- LOT 5 BLOCK A - SHARP ADDITION**
1. ZONING: PD46
 2. PROPOSED USE: OFFICE/DISTRIBUTION
 3. PROPERTY AREA (GROSS): 83,390 SF 1.91 AC
 4. BUILDING AREA: 22,000 SF
 5. BUILDING HEIGHT: ONE STORY - 33'-8"
 6. LOT COVERAGE: 26.3% F.A.R. = 0.263:1
 7. PARKING REQ: 26 OFFICE $546 \frac{3}{1000} = 18$ DISTRIBUTION $1653 \frac{7}{2000} = 8$
 8. HANDICAP REQUIRED 2 ACCESSIBLE IN 25-50 SPACES 2 PROVIDED
 9. TOTAL PARKING PROVIDED: 29 SPACES
 10. TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: 51,574 SF
 11. 15% LANDSCAPE REQUIRED = 12,509 SF PROVIDED 31,816 SF

SITE PLAN SIGNATURE BLOCK

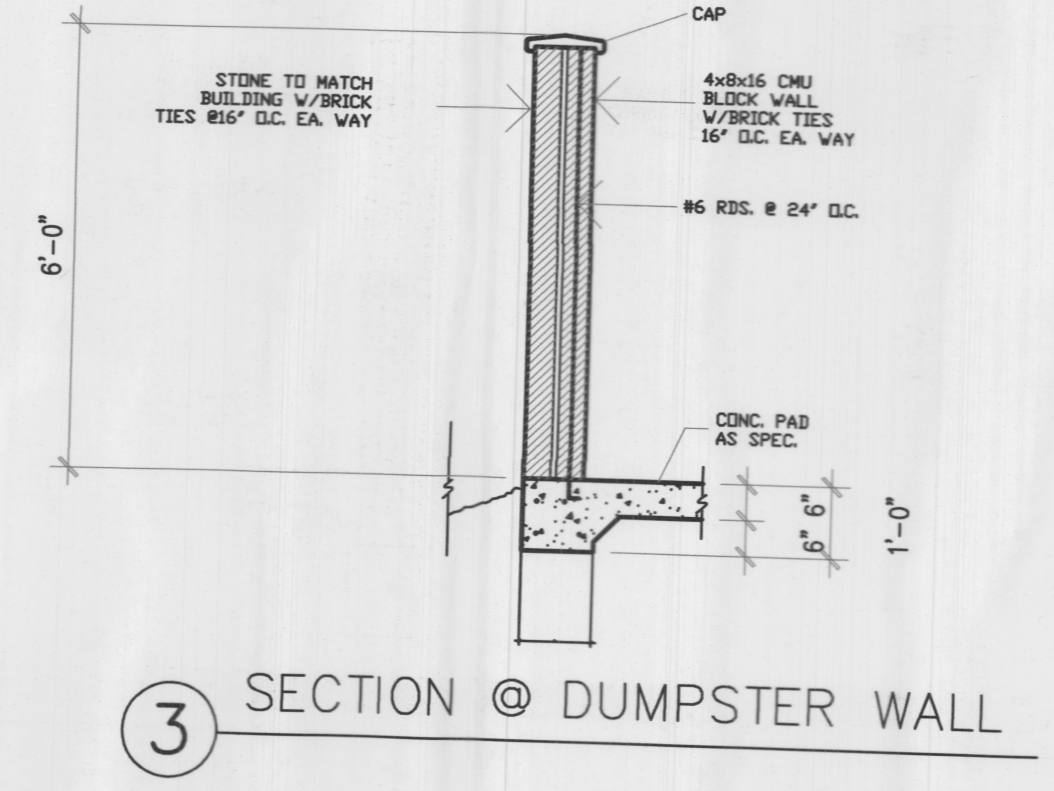
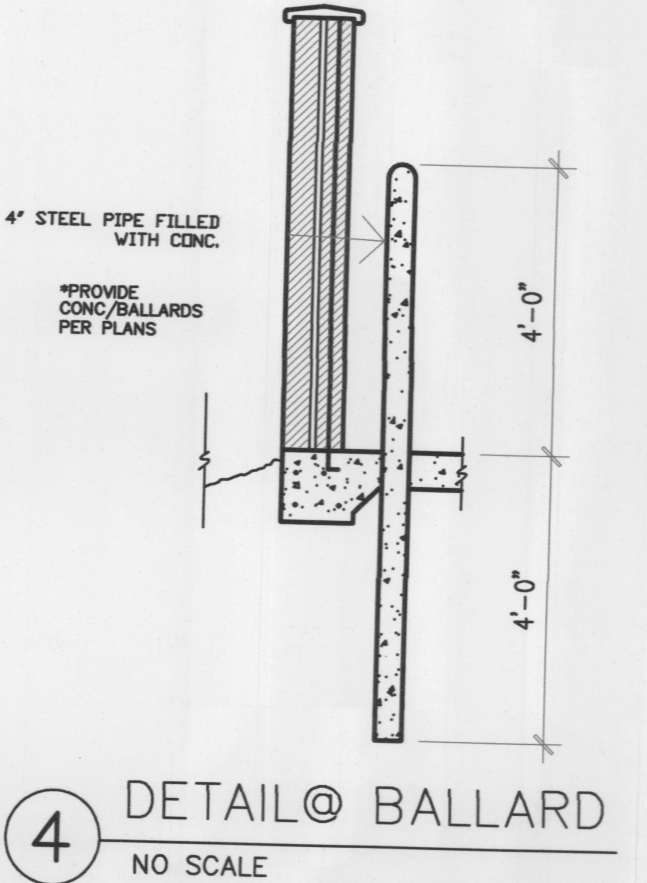
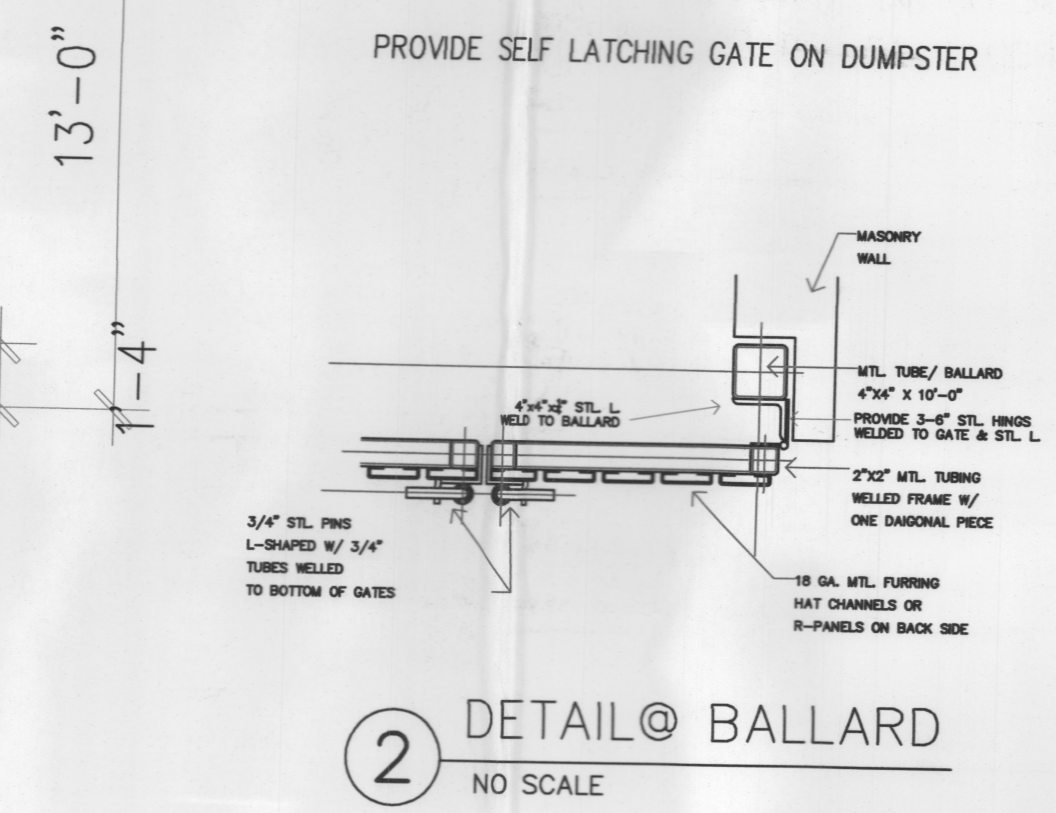
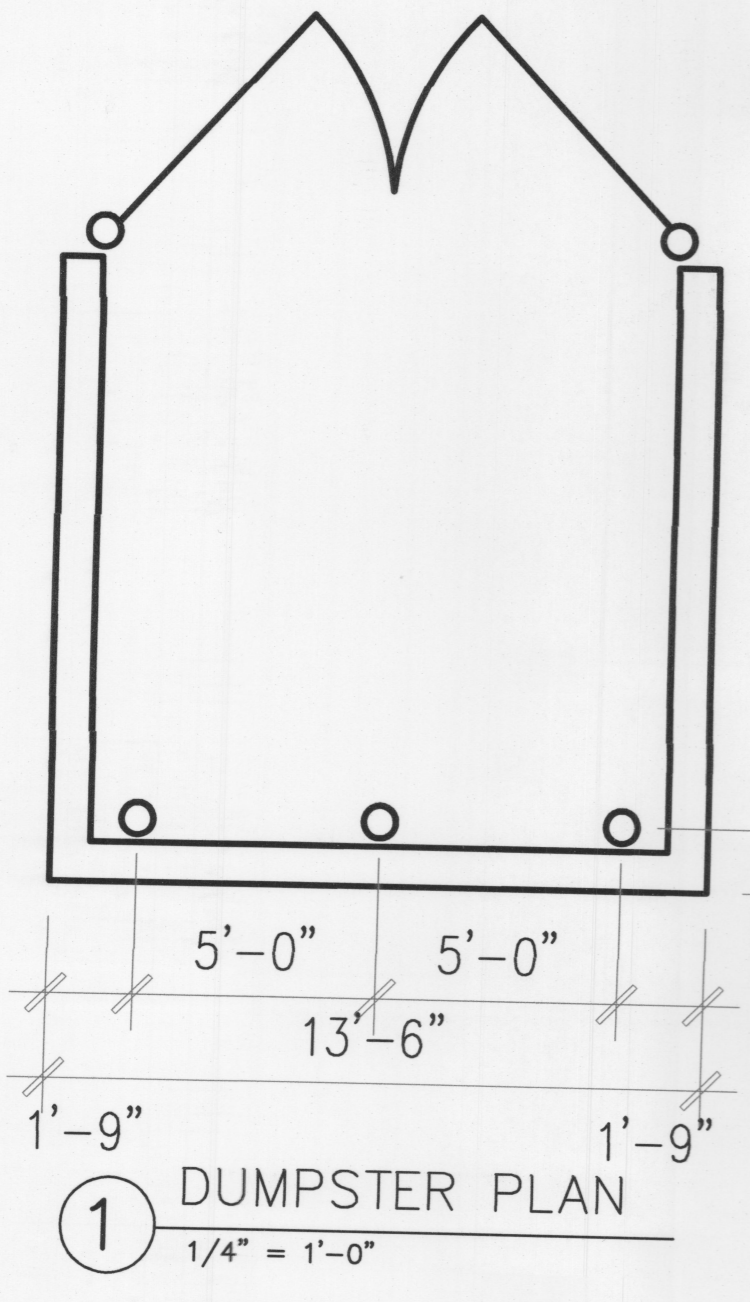
APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the planning and zoning commission of the City of Rockwall on the August 10th, 2021.

WITNESS OUR HANDS, this 10th day of August, 2021

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

- PRICING & CONSTRUCTION**
- GENERAL NOTES:**
1. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO INDICATE EACH AND EVERY FITTING, OFFSET, OR OTHER APPURTENANCE NECESSARY TO COMPLETE THE SYSTEM.
 2. IT IS THE SUBCONTRACTOR'S RESPONSIBILITY TO REVIEW THE DOCUMENTS AND INCLUDE ALL NECESSARY ITEMS TO PROVIDE A COMPLETE OPERATIONAL SYSTEM.
 3. ANY DISCREPANCIES NOTED BY THE SUBCONTRACTOR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT (IN WRITING) BEFORE BIDDING THIS PROJECT.
 4. AFTER BIDS ARE TURNED IN, THE SUBCONTRACTOR SHALL COMPLETE THE SYSTEMS AT NO ADDITIONAL COST.
 5. PLUMBING, MECHANICAL, AND ELECTRICAL SUBCONTRACTORS ARE RESPONSIBLE FOR COORDINATING ALL COMPONENTS TO INSURE COMPLETE AND WORKING SYSTEMS. EACH SUBCONTRACTOR SHALL REVIEW ALL DRAWINGS FOR COMPLIANCE.
 6. THE ARCHITECT WILL BE RESPONSIBLE TO DETERMINE WHICH TRADE SHALL PROVIDE AND INSTALL ANY COMPONENTS MISSED FOR WORKING SYSTEMS AS NEEDED.



OWNER SHARP INSULATION
2275 HWY 67E
ROCKWALL, TEXAS 75087
972-989-5698

CASE #SP2021-015

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MERSHAWN ARCHITECTS
RESIDENTIAL RESTAURANTS INSTITUTIONAL
MEDICAL COMMERCIAL CHURCHES

2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972-792-9302
FAX: 972-249-2081

No.	Date	Revision	By

SHARP WAREHOUSE III
ROCKWALL, TEXAS

SITE PLAN

Scale: 1" = 20'-0"

Date: 02/01/2021

Project No.: 210106

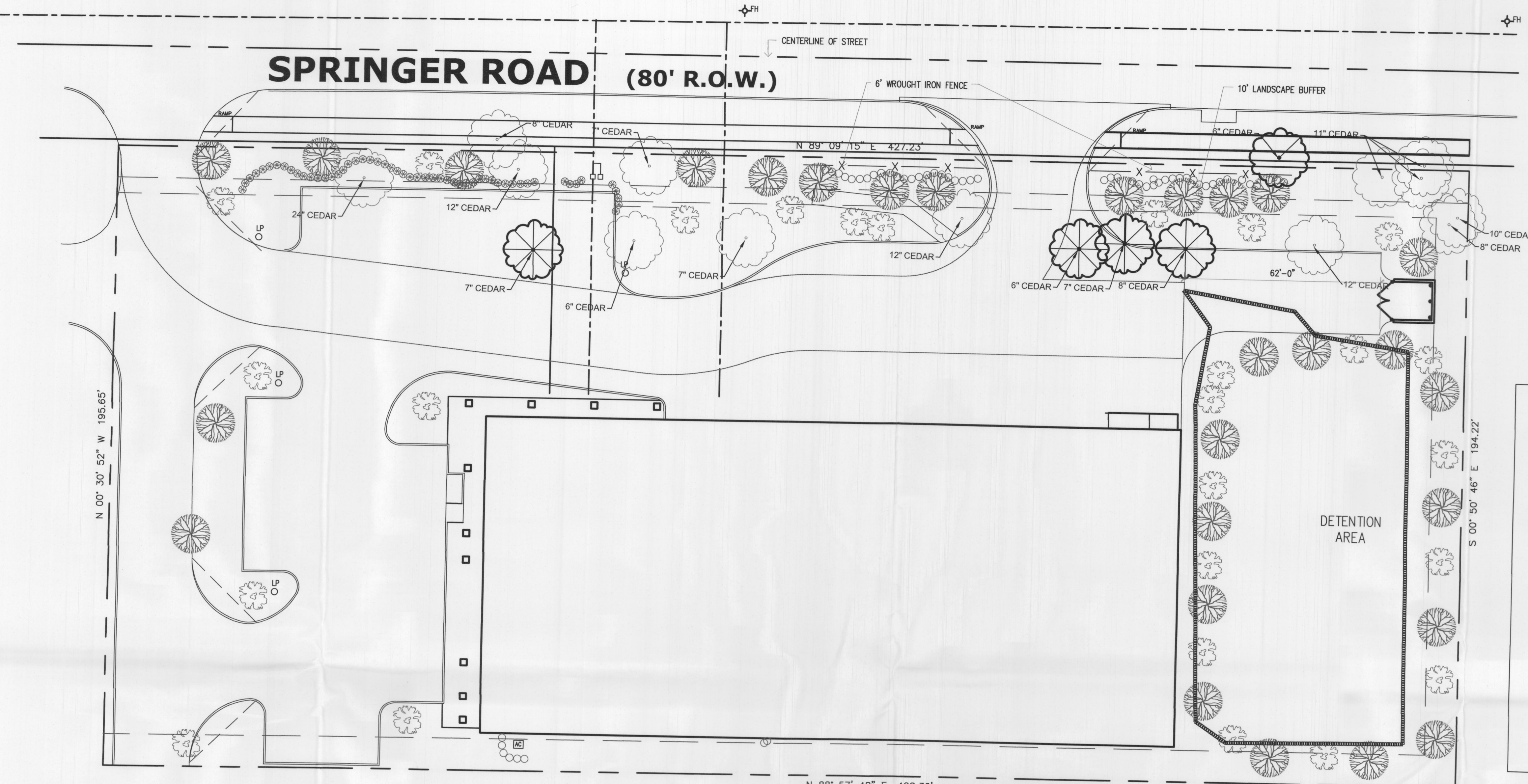
Designed: GW

Drawn: GW

Checked: WM

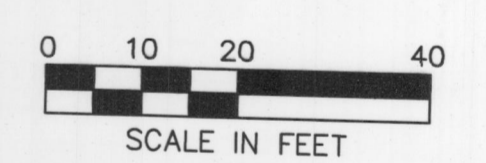
SHEET **A1** OF

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



- THERE IS NO MITIGATION FOR THIS PROPERTY
- NON-PROTECTED TREE TO BE REMOVED (4)
 - EXISTING TREE TO REMAIN (14)
 - LIVE OAKS (28)
INSTALLED WITH A MIN. 4" CALIPER
 - RED BUD (26)
MIN 4' TALL
 - INDIAN HAWTHORNE (54)
PLANTS SHALL BE A MINIMUM OF 5-GALLONS & SHALL CREATE A MINIMUM 30" TALL SCREEN WITHIN TWO YEARS OF PLANTING. SHALL BE PLANTED @ 36" O.C.
 - BOXWOOD BUSH (53)
PLANTS SHALL BE A MINIMUM OF 5-GALLONS & SHALL CREATE A MINIMUM 2' TALL SCREEN WITHIN TWO YEARS OF PLANTING. SHALL BE PLANTED @ 36" O.C.

REFER TO MITIGATION PLAN FOR EXISTING TREES TO BE REMOVED



- LOT 5 BLOCK A - SHARP ADDITION
- ZONING: PD46
 - PROPOSED USE: OFFICE/DISTRIBUTION
 - PROPERTY AREA (GROSS): 83,390 SF 1.91 AC
 - BUILDING AREA: 22,000 SF
 - BUILDING HEIGHT: ONE STORY - 33'-8"
 - LOT COVERAGE: 26.3% F.A.R. = 0.263:1
 - PARKING REQ: 26 OFFICE $\frac{546}{300} = 18$ DISTRIBUTION $\frac{16537}{2000} = 8$
 - HANDICAP REQUIRED 2 ACCESSIBLE IN 25-50 SPACES 2 PROVIDED
 - TOTAL PARKING PROVIDED: 31 SPACES
 - TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: 51,574 SF
 - 15% LANDSCAPE REQUIRED = 12,509 SF PROVIDED 31,816 SF

NO PARKING SPACE SHALL BE MORE THAN 80' FROM A CANOPY TREE

ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE SODDED, BERMUDA.

IN ORDER TO MEET BUDGET TREES SPECIFIED MAY NOT BE USED OTHER TREES FROM THE APPROVED CITY OF ROCKWALL PLANT LIST MAY BE SUITABLE FOR SUBSTITUTION.

REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. SYSTEM SHALL HAVE FREEZE GUARD AND RAINSTAT.

CONTRACTOR SHALL SUPPLY SLEEVES AS NEEDED FOR IRRIGATION.

TREES AND PLANTS SHALL BE PLANTED NO CLOSER THAN WITHIN 4' OF CURB AT PARKING SPACES AND NO CLOSER THAN 5' FROM ANY WATER, SEWER, OR STORM SEWER LINES.

ALL R.O.W. SHALL BE SODDED

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 and zoning commission of the City of Rockwall on the August 12th, 2021.

WITNESS OUR HANDS, this 12th day of August, 2021

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

PRICING & CONSTRUCTION
GENERAL NOTES:

- THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO INDICATE EACH AND EVERY FITTING, OFFSET, OR OTHER APPURTENANCE NECESSARY TO COMPLETE THE SYSTEM.
- IT IS THE SUBCONTRACTOR'S RESPONSIBILITY TO REVIEW THE DOCUMENTS AND INCLUDE ALL NECESSARY ITEMS TO PROVIDE A COMPLETE OPERATIONAL SYSTEM.
- ANY DISCREPANCIES NOTED BY THE SUBCONTRACTOR SHALL BE BROUGHT TO THE ATTENTIONS OF THE ARCHITECT (IN WRITING) BEFORE BIDDING THIS PROJECT.
- AFTER BIDS ARE TURNED IN, THE SUBCONTRACTOR SHALL COMPLETE THE SYSTEMS AT NO ADDITIONAL COST.
- PLUMBING, MECHANICAL, AND ELECTRICAL SUBCONTRACTORS ARE RESPONSIBLE FOR COORDINATING ALL COMPONENTS TO INSURE COMPLETE AND WORKING SYSTEMS. EACH SUBCONTRACTOR SHALL REVIEW ALL DRAWINGS FOR COMPLIANCE.
- THE ARCHITECT WILL BE RESPONSIBLE TO DETERMINE WHICH TRADE SHALL PROVIDE AND INSTALL ANY COMPONENTS MISSED FOR WORKING SYSTEMS AS NEEDED.

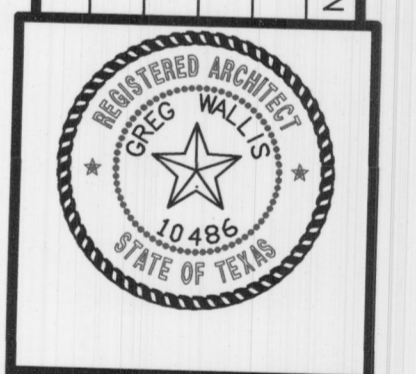
RESIDENTIAL RESTAURANTS
INSTITUTIONAL
ARCHITECTS

MERSHAWN ARCHITECTS

2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087

PHONE: 972-722-9302
FAX: 972-249-2081

No.	Date	Revision	By



SHARP WAREHOUSE III
ROCKWALL, TEXAS
LANDSCAPE PLAN

Scale: 1" = 20'-0"

Date: 02/01/2021

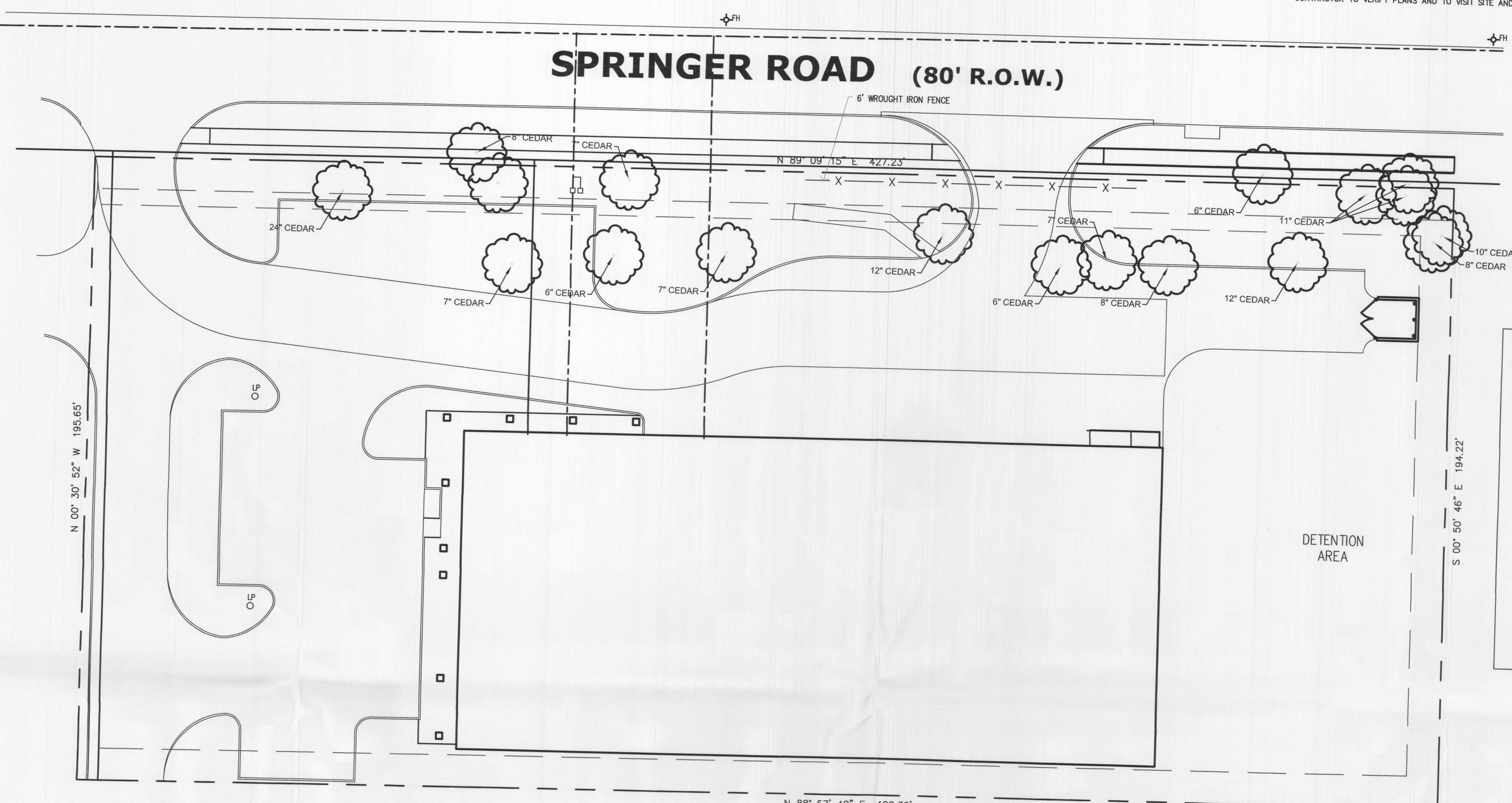
Project No.: 210106

Designed: GW

Drawn: GW

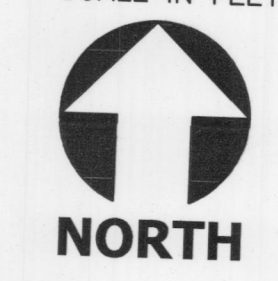
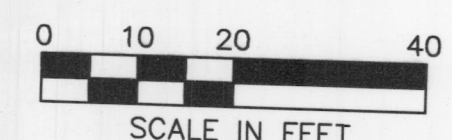
Checked: WM

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



- THERE IS NO MITIGATION FOR THIS PROPERTY
- EXISTING TREE TO REMAIN
 - LIVE OAKS (00) INSTALLED WITH A MIN. 4" CALIPER
 - RED BUD (00) MIN 4" TALL
 - INDIAN HAWTHORNE (00) PLANTS SHALL BE A MINIMUM OF 5-GALLONS & SHALL CREATE A MINIMUM 30" TALL SCREEN WITHIN TWO YEARS OF PLANTING. SHALL BE PLANTED @ 36" O.C.
 - BOXWOOD BUSH (00) PLANTS SHALL BE A MINIMUM OF 5-GALLONS & SHALL CREATE A MINIMUM 2' TALL SCREEN WITHIN TWO YEARS OF PLANTING. SHALL BE PLANTED @ 36" O.C.

REFER TO MITIGATION PLAN FOR EXISTING TREES TO BE REMOVED



LOT 5 BLOCK A - SHARP ADDITION

- ZONING: PD46
- PROPOSED USE: OFFICE/DISTRIBUTION
- PROPERTY AREA (GROSS): 83,390 SF 1.91 AC
- BUILDING AREA: 22,000 SF
- BUILDING HEIGHT: ONE STORY - 33'-8"
- LOT COVERAGE: 26.3% F.A.R. = 0.263:1
- PARKING REQ: 26 OFFICE $546 \frac{3}{500} = 18$ DISTRIBUTION $16,537 \frac{2000}{2000} = 8$
- HANDICAP REQUIRED 2 ACCESSIBLE IN 25-50 SPACES 2 PROVIDED
- TOTAL PARKING PROVIDED: 29 SPACES
- TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: 51,574 SF
- 15% LANDSCAPE REQUIRED = 12,509 SF PROVIDED 31,816 SF

	REQUIRED	PROVIDED
1. STREET TREES 1 CANOPY PER 50' LINEAR OF R.O.W.	9	9
2. LANDSCAPE BUFFER	10'	10'
3. SCREENING OF OFF STREET PARKING	NO	NO
4. TOTAL LANDSCAPE AREA 15% REQUIRED	12,509 SF	31,816 SF

NO PARKING SPACE SHALL BE MORE THAN 80' FROM A CANOPY TREE

ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE SODDED, BERMUDA.

IN ORDER TO MEET BUDGET TREES SPECIFIED MAY NOT BE USED OTHER TREES FROM THE APPROVED CITY OF ROCKWALL PLANT LIST MAY BE SUITABLE FOR SUBSTITUTION.

REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. SYSTEM SHALL HAVE FREEZE GUARD AND RAINSTAT.

CONTRACTOR SHALL SUPPLY SLEEVES AS NEEDED FOR IRRIGATION.

TREES AND PLANTS SHALL BE PLANTED NO CLOSER THAN WITHIN 4' OF CURB AT PARKING SPACES AND NO CLOSER THAN 5' FROM ANY WATER, SEWER, OR STORM SEWER LINES.

ALL R.O.W. SHALL BE SODDED

APPROVED:
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission on the 10th day of August, 2021.

[Signature]
Director of Planning & Zoning
Chairman

SP2021-000

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MERSHAWN
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MEDICAL COMMERCIAL
CHURCHES

2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972-722-9302
FAX: 972-249-2081

No.	Date	Revision	By



SHARP WAREHOUSE III
ROCKWALL, TEXAS

EXISTING TREE SURVEY

Scale: 1" = 20'-0"

Date: 02/01/2021

Project No: 210106

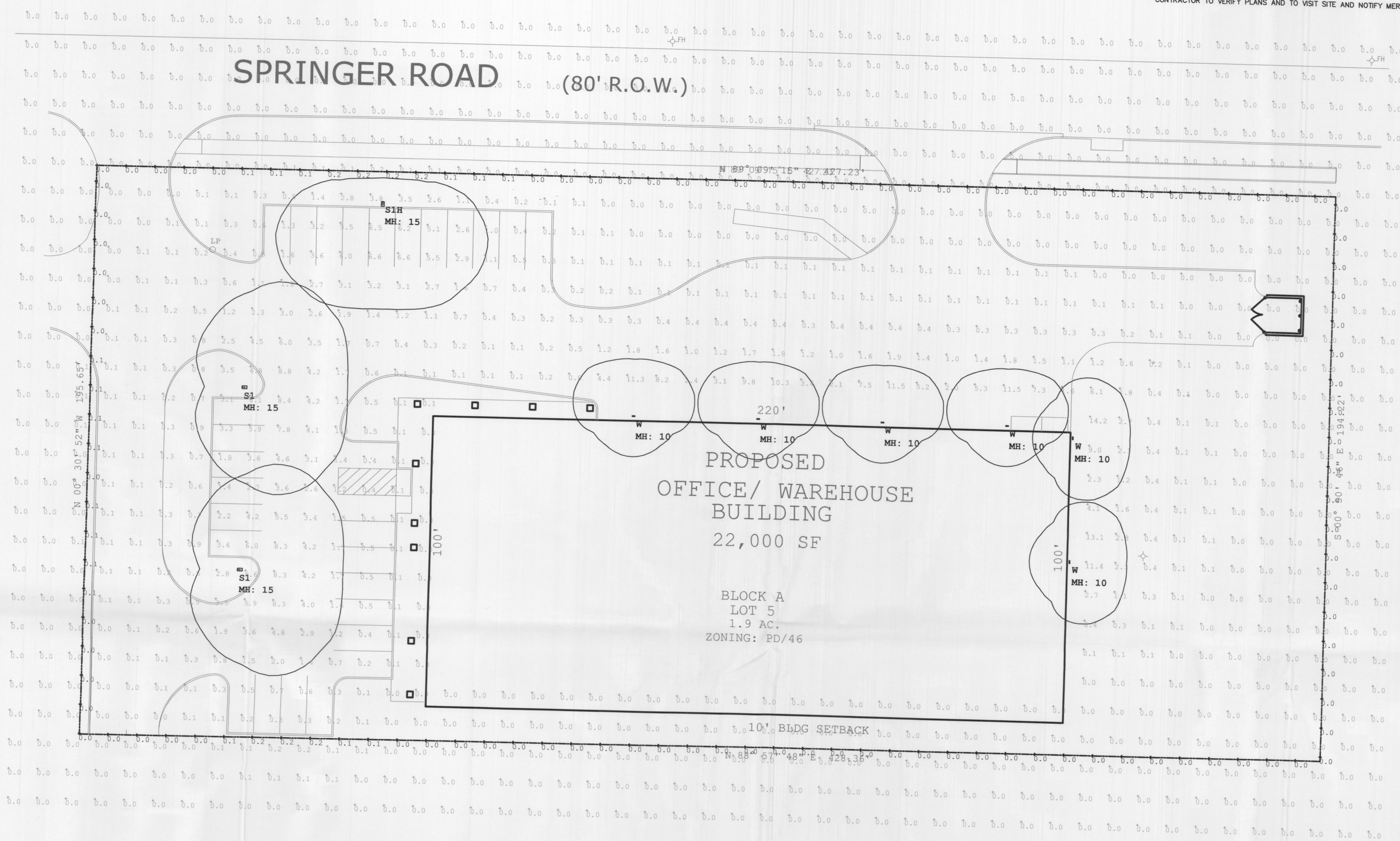
Designed: CW

Drawn: CW

Checked: WM

SHEET 12 OF 2

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



- LOT 5 BLOCK A - SHARP ADDITION
1. ZONING: PD46
 2. PROPOSED USE: OFFICE/DISTRIBUTION
 3. PROPERTY AREA (GROSS): 83,390 SF 1.91 AC
 4. BUILDING AREA: 22,000 SF
 5. BUILDING HEIGHT: ONE STORY - 33'-8"
 6. LOT COVERAGE: 26.3% F.A.R. = 0.263:1
 7. PARKING REQ: 26 OFFICE $\frac{5463}{2000} = 27.3$ DISTRIBUTION $\frac{16537}{2000} = 8.27$
 8. HANDICAP REQUIRED 2 ACCESSIBLE IN 25-50 SPACES 2 PROVIDED
 9. TOTAL PARKING PROVIDED: 29 SPACES
 10. TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: 51,574 SF
 11. 15% LANDSCAPE REQUIRED = 12,509 SF PROVIDED 31,816 SF



NOTE: ALL POLE LIGHT FIXTURES ARE 15' HIGH AS INDICATED.

Luminaire Schedule				Total Lumen Output	Total Input Watts	Light Lost Factor	User Defined Factor
S1	2	LITHONIA ESX1 LED P2 40K R3 VOLTAGE		13916	97.59	1.000	1.000
SIH	1	LITHONIA ESX1 LED P2 40K R3 HS VOLTAGE		11398	97.5852	1.000	1.000
W	6	LITHONIA WPX2 LED 40K Mvot		5896	47.77	1.000	1.000

Calculation Summary						
Calculation Grid Location	Calc. Height (Ft.)	Units	Avg	Max	Min	Avg/Min
PROPERTY LINE	N.A.	Fc	0.02	0.2	0.0	N.A.
PARKING+DRIVE		Fc	2.11	14.2	0.0	N.A.

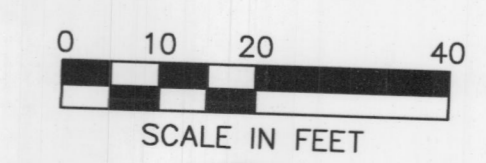
SITE PLAN SIGNATURE BLOCK

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 and zoning commission of the City of Rockwall on the August 10th, 2021.

WITNESS OUR HANDS, this 10th day of August, 2021

[Signature]
Planning & Zoning Commission, Chairman

[Signature]
Director of Planning and Zoning



OWNER
SHARP INSULATION
2079 HWY 576
ROCKWALL, TEXAS 75087
972-992-5669

CASE #SP2021-015

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RESIDENTIAL RESTAURANTS
INSTITUTIONAL
MERSHAWN ARCHITECTS

MEDICAL COMMERCIAL
CHURCHES

2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087

PHONE: 972-722-9302
FAX: 972-249-2081

No.	Date	Revision	By

SHARP WAREHOUSE III
ROCKWALL, TEXAS
**PHOTOMETRIC
SITE PLAN**

Scale: 1" = 20'-0"
Date: 02/01/2021
Project No.: 210106
Designed: GW
Drawn: GW
Checked: WM