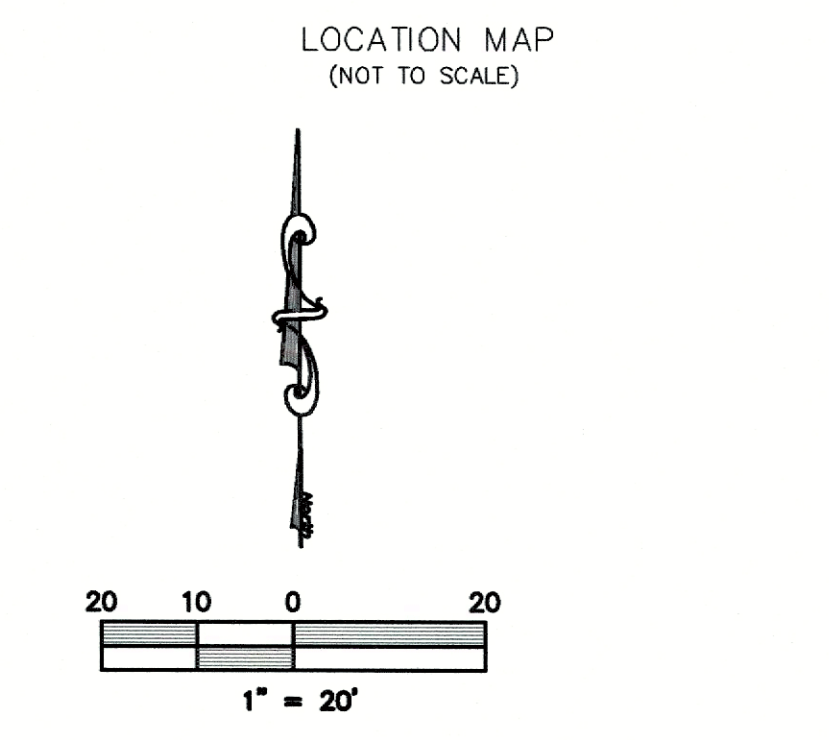
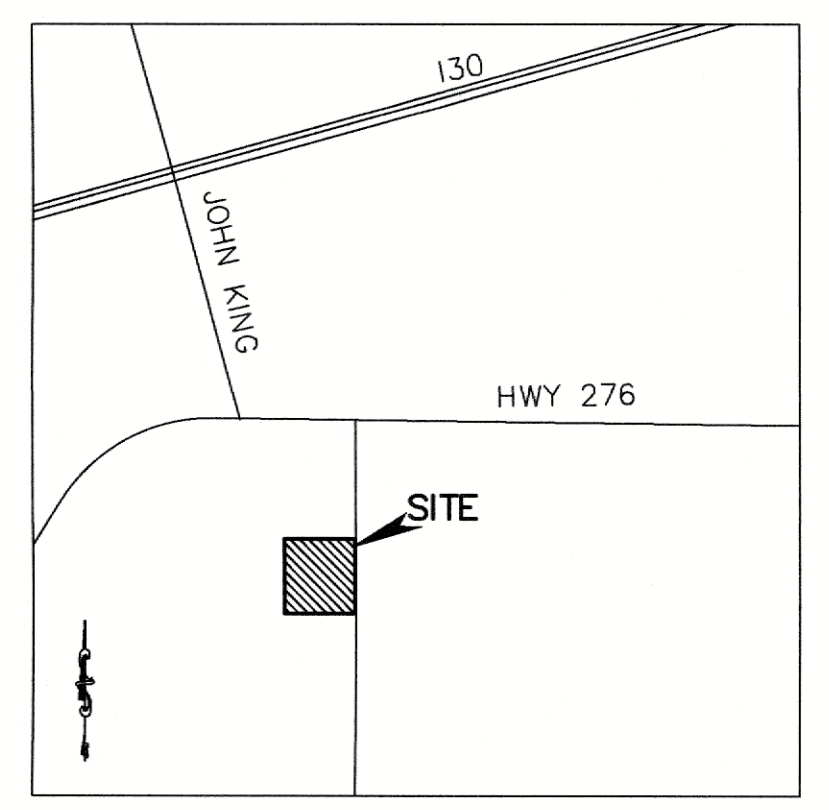


**NOTE:**  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND EASEMENTS PRIOR TO START OF OPERATIONS. CONTRACTOR WILL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO START OF CONSTRUCTION. TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

- PAVING NOTES:**
- 1) APPROACHES TO BE 8" THICK, 4200 psi, 7.5 SACK MIX, REINFORCED WITH #3 BARS @ 18" ON CENTER. (O.C.)
  - 2) FIRELANE TO BE 6" THICK, 3600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 18" ON CENTER. (O.C.)
  - 3) DUMPSTER PAD TO BE 7" THICK, 3600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 18" ON CENTER. (O.C.)
  - 4) ALL OTHER (NON-FIRELANE) PAVING CAN BE 6" THICK (SIDEWALK TO BE 4"), 3000 psi, 6 SACK MIX, REINFORCED WITH #3 BARS @ 18" O.C.
  - 5) ALL FILL (IF REQUIRED) SHALL BE PLACED ON 8" LIFTS AND COMPACTED TO 95% OF STD. PROCTOR @ MOISTURE RANGE OF 0% TO +6% OF OPTIMUM MOISTURE. (UNLESS OTHERWISE NOTED) USING A SHEEPS-FOOT ROLLER.
  - 6) SIDEWALK TO BE 4" THICK CONCRETE, 3000 psi, 5.5 SACK MIX IN R.O.W.
  - 7) NO SAND UNDER PAVING.
  - 8) NO PAVING, INCLUDING SLAB, TO BE INSTALLED UNTIL THE DETENTION SYSTEM(S) ARE FULLY INSTALLED FUNCTIONALLY, PER PLAN, & HAVE ANCHORED SEEDED CURLEX OR SOD ON THE SIDES & BOTTOM OF POND

**\*\* NOTICE TO CONTRACTORS \*\***

TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY TEXAS HERITAGE SURVEYING, LCC OF DALLAS, TEXAS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION DOCUMENTS (PS&E), WHICH NEGATIVELY IMPACT THE PROJECT. ENGINEER AND OWNER SHALL BE INDEMNIFIED OF PROBLEMS AND/OR COST WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEER AND OWNER.



**SITE DATA:**

LOT AREA:  
2.36 Acres, 102,859 sq.ft.

LOT COVERAGE:  
20.24%

FLOOR TO AREA RATIO:  
4.94:1

BUILDING AREA:  
20,818 sq.ft.

BUILDING HEIGHT:  
1 STORY (25')

PROPOSED FUTURE USE:  
Office

IMPERVIOUS AREA  
(including buildings):  
55,535 sq.ft.

ZONING:  
PD-10/C

PARKING:  
Required:  
Office (1/300sf) = 70  
Handicap = 3  
Provided:  
Standard = 67  
Handicap = 3  
Total Provided = 70

LANDSCAPE AREA:  
Required: (15%) 15,429 sq.ft.  
Provided: 47,324 sq.ft.

FIRESPRINKLER:  
NO

- \* THERE ARE NO EXIST. BUILDINGS ON THIS SITE
- \* THERE ARE TREES ON THIS SITE

- NOTES:**
- 1) ALL WORK MUST CONFORM TO CITY OF ROCKWALL & NCTCOG STANDARDS AND DETAILS 5th EDITION.
  - 2) ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS
  - 3) SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
  - 4) ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.

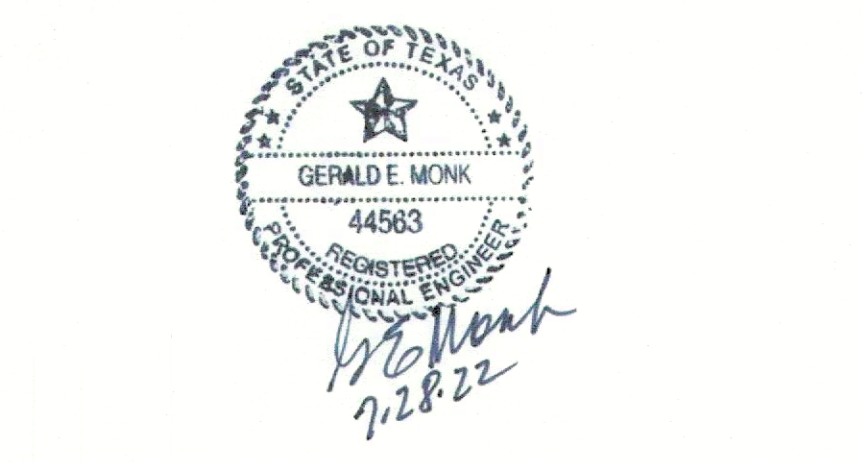
**SITE PLAN SIGNATURE BLOCK**

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 & Zoning Commission of the City of Rockwall on the 9 day of August, 2022.

WITNESS OUR HANDS, this 9 day of August, 2022.

*[Signature]*  
Planning & Zoning Commission, Chairman

*[Signature]*  
Director of Planning and Zoning



**CASE #: SP2022-040**

**SITE PLAN**

**JOHN KING OFFICE PARK**

1940 S JOHN KING BLVD  
LOT 1, W.H. BAIRD SURVEY, 2.36 ACRES  
City of Rockwall, Rockwall County, Texas

owner  
SBM REAL ESTATE SERVICES  
709 W. Rusk Street, Ste 810  
Rockwall, Texas 75087  
Contact: Aaron Davis (214)557-9093

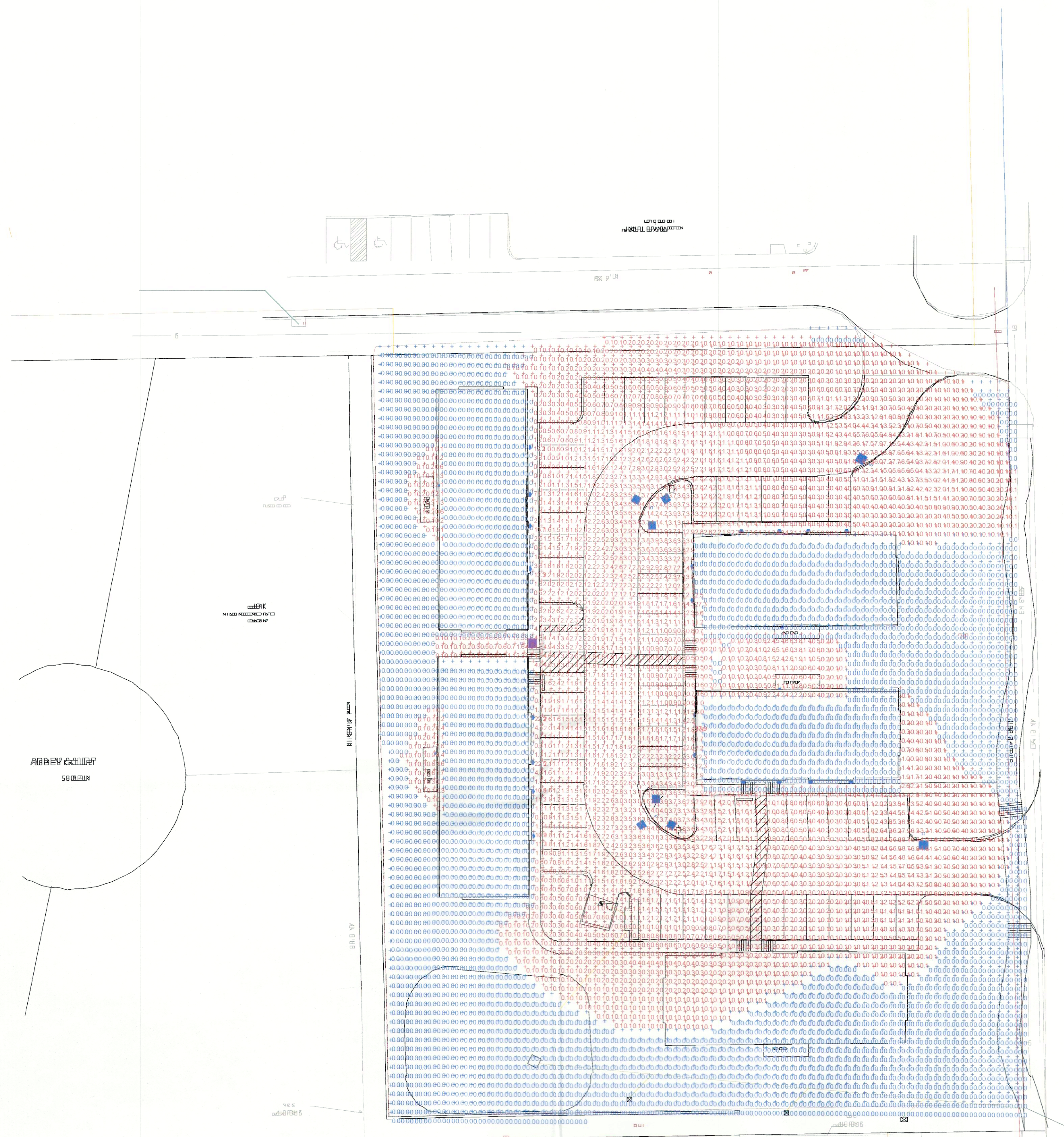
prepared by  
MONK CONSULTING ENGINEERS, INC.  
1200 W. State Street, Garland Texas 75040  
972 272-1763 Fax 972 272-8761

REG NO.: F-2567  
date: 7/28/22 scale: 1" = 20' sheet: C101









| Symbol | Label | Image | Quantity | Manufacturer      | Catalog Number           | Description   | Number Lamps | Lumens Per Lamp | Light Loss Factor | Wattage  | Plot |
|--------|-------|-------|----------|-------------------|--------------------------|---|--------------|-----------------|-------------------|----------|------|
| A      |       |       | 2        | Lithonia Lighting | RSX2 LED P1 30K R5 EGS   | RSX Area Fixture Size 2 P1 Lumen Package 3000K CCT Type R5 Distribution with EGS Shield         | 1            | 7167            | 0.95              | 216.1926 |      |
| B      |       |       | 2        | Lithonia Lighting | RSX2 LED P1 30K AFR90 HS | RSX LED Area Luminaire Size 2 P1 Lumen Package 3000K CCT Type AFR90 Distribution with HS shield | 1            | 8155            | 0.95              | 72.0642  |      |
| C      |       |       | 20       | Lithonia Lighting | OLLWU LED P1 40K 120 DDB | OUTDOOR LED WALL CYLINDER UP & DOWN LIGHT   | 1            | 1086            | 0.95              | 13.8     |      |
| D      |       |       | 4        | Lithonia Lighting | ARC1 LED P1 40K          | ARC1 LED WITH P1 - PERFORMANCE PACKAGE, 4000K   | 1            | 1454            | 0.95              | 10.8751  |      |
| E      |       |       | 1        | Lithonia Lighting | RSX2 LED P1 30K R4 EGS   | RSX Area Fixture Size 2 P1 Lumen Package 3000K CCT Type R4 Distribution with EGS Shield         | 1            | 8676            | 0.95              | 72.0642  |      |

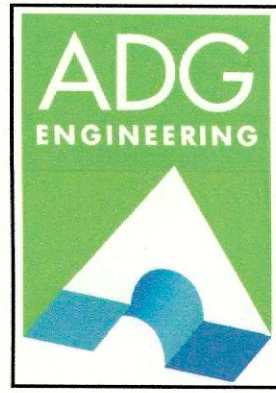
| Statistics   |        |        |         |        |         |         |
|--------------|--------|--------|---------|--------|---------|---------|
| Description  | Symbol | Avg    | Max     | Min    | Max/Min | Avg/Min |
| Calc Zone #1 | +      | 0.7 fc | 27.9 fc | 0.0 fc | N/A     | N/A     |

Plan View  
Scale - 1" = 30'

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 9 day of August, 2022.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning



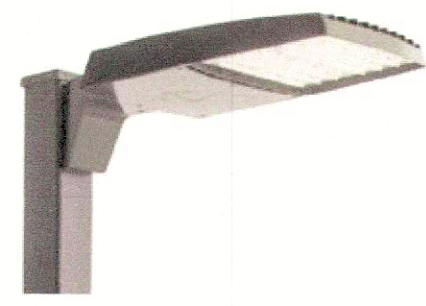
**ADG TEXAS, LLC**  
107 Equestrian Trail  
Rockwall, Texas 75087  
Phone: (972) 832-5709  
Email: adginc@adginc.org

Texas Registered  
Engineering Firm  
F-14649

Project No. T22-006

NEW SHELL OFFICE FACILITY FOR  
OFFICE CONDO  
JOHN KING BLVD  
ROCKWALL, TX 75032



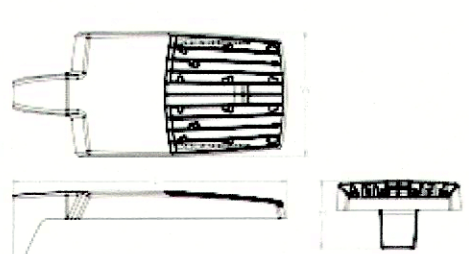


## RSX2 LED Area Luminaire



### Specifications

|                            |   |
|----------------------------|---|
| EPA (ft <sup>2</sup> /hr): | 0.69 ft <sup>2</sup> (0.06 m <sup>2</sup> )   |
| Length:                    | 29.2" (74.4 cm) (SPA mount)                   |
| Width:                     | 13.4" (34.0 cm)                               |
| Height:                    | 3.0" (7.6 cm) Main Body<br>7.2" (18.3 cm) Arm |
| Weight:                    | 30.0 lbs (13.6 kg)                            |



### Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX2 delivers 11,000 to 31,000 lumens allowing it to replace 250W to 1000W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral splitter and other mounting configurations are available.

### Ordering Information

EXAMPLE: RSX2 LED P6 40K R3 MVOLT SPA DDBXD

| Series   | Performance Package | Color Temperature | Distribution                     | Voltage  | Mounting  |
|----------|---------------------|-------------------|----------------------------------|--|---|
| RSX2 LED | P1                  | 30K 3000K         | R2                               | MVOLT (120V/277V)  | SFA Square pole mounting (3.3" min. X2 pole for 1 or 3.5" min. X2 pole for 2, 3, 4, 4.5")   |
|          | P2                  | 40K 4000K         | R3                               | MVOLT (347V/480V)  | RPA Round pole mounting (3.3" min. dia. 90 pole for 1, 3.4 90", 3.3" min. dia. 90 pole for 1, 3.4 90", 3.3" min. dia. 90 pole for 1, 3.4 90") |
|          | P3                  | 50K 5000K         | R5                               | MVOLT (277V/480V)  | MVA Mast arm adaptor (16" 2.3/8" OD horizontal arm)   |
|          | P4                  |                   | R4                               | Use specific voltage for options as noted                          | IS Adjustable splitter (16" 2.3/8" OD service)  |
|          | P5                  |                   | R4S                              | Use specific voltage for options as noted                          | ISBA Splitter   |
|          | P6                  |                   | R5S                              | Use specific voltage for options as noted                          | ISVSCA Splitter with surface conductive base  |
|          |                     | R5                | 120V 277V                        | ASAP Adjustable 90° arm mount pole mounting*                       |   |
|          |                     | R5S               | 208V 347V                        | JAWR Adjustable 90° arm with splitter*                             |   |
|          |                     | AFR               | Adjustable Front Row             | JAWSC Adjustable 90° arm wall bracket and surface conductive base* |   |
|          |                     | AFRRD             | Adjustable Front Row Right Rowed |  |   |
|          |                     | AFRLSD            | Adjustable Front Row Left Rowed  |  |   |

### Options

| Options | Shipped Installed  | Finish                |
|---------|--|-----------------------|
| HS      | House wire bond  | DDBD Dark Bronze      |
| PE      | Photocontrol, auto dimmer**  | DBLD Black            |
| FEK     | Photocontrol, external dimmer, adjustable***   | DBAD Natural Aluminum |
| PER7    | Seven-wire, back-inverter only (no remote)****                                       | DBWD White            |
| CEJ4    | Conduit entry 3/4" NPT (Qty. 2)  | DBED Dark Bronze      |
| SE      | Single eye (135, 177, 347)   | DBRD Dark Bronze      |
| SE      | Double eye (135, 177, 347)   | DBRD Natural Aluminum |
| SF2020X | 20K (single pack) (100 standard)   | DBDGD Inverted Bronze |
| FAD     | Field adjustable keypad****  |                       |
| DWG     | 3-3W dimming control at back of housing for external control (not included separate) |                       |
| DS      | Dimming switch****   |                       |

\* Home R300 Area LED Rev. 08/16/22 Page 1 of 9  
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### FEATURES & SPECIFICATIONS

**INTENDED USE**  
 Provides years of maintenance-free illumination for outdoor use in residential & commercial applications. Ideal for applications such as lighting walkways and stairways for safety and security.

**CONSTRUCTION**  
 Cast aluminum housing with corrosion-resistant paint in either dark bronze or white finish.

### OPTICS

4000K CCT LEDs.  
 Polycarbonate lens protects the LED from moisture, dirt and other contaminants.  
**LUMEN MAINTENANCE:** The LED will deliver 70% of its initial lumens at 50,000 hour average LED life. See Lighting Facts label on page 2 for performance details.

### ELECTRICAL

0-10V dimmer operation, on any line voltage from 120-277V  
 Operating temperature: 30°C to 45°C  
 IK9 surge protection standard.

### INSTALLATION

Surface-mount to universal junction box (provided by others).

### LISTINGS

UL Listed to U.S. and Canadian safety standards for wet locations.

Trusted in accordance with IESNA LM-79 and LM-80 standards.

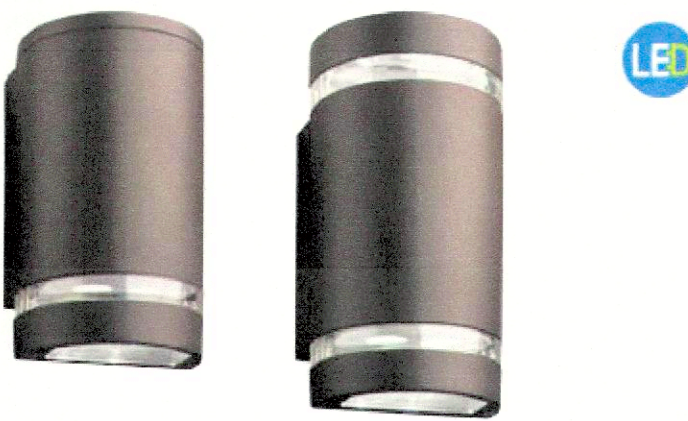
**WARRANTY** - 3 year limited warranty. This is the only warranty provided and no other statements in this specification sheet make any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: [www.acuitybrands.com/support/customer-support/terms-and-conditions](http://www.acuitybrands.com/support/customer-support/terms-and-conditions)

Note: Actual performance may differ as a result of end-use environment and application. All colors are design or typical values, measured under laboratory conditions at 25°C.

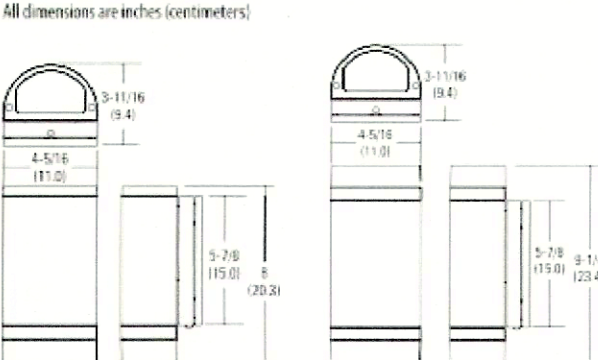
Specifications subject to change without notice.

|                |  |
|----------------|--|
| Catalog Number |  |
| Notes          |  |
| Type           |  |

## Outdoor General Purpose OLLWD & OLLWU LED WALL CYLINDER LIGHT



### Specifications



### ORDERING INFORMATION

For shortest lead times, configure products using **bolded options**.

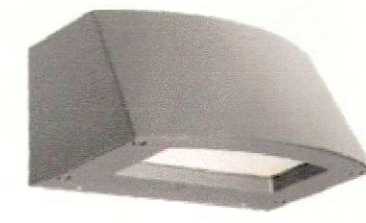
EXAMPLE: OLLWD LED P1 40K MVOLT DDB

| Series    | Performance Package | Color temperature (CCT) | Voltage         | Finish          |
|-----------|---------------------|-------------------------|-----------------|-----------------|
| OLLWD LED | Downlight           | 40K 4000K               | MVOLT 120V/277V | DDB Dark Bronze |
| OLLWU LED | Up & downlight      |                         | 120 120V        | WH White        |

Notes:  
 1. Only available with OLLWD and in 308  
 2. Only available with OLLWU

DECORATIVE INDOOR & OUTDOOR

OLLWD-OLLWU



## ARC1 LED Architectural Wall Luminaire



|                |  |
|----------------|--|
| Catalog Number |  |
| Notes          |  |
| Type           |  |

### Specifications

|             |       |
|-------------|-------|
| Depth (D1): | 6.5"  |
| Depth (D2): | 4.75" |
| Height:     | 5"    |
| Width:      | 11"   |
| Weight:     | 7 lbs |



### Introduction

The Lithonia Lighting ARC LED wall-mounted luminaires provide both architectural styling and visually comfortable illumination while providing the high energy savings and low initial costs for quick financial payback.

ARC1 delivers up to 3,000 lumens with a soft, non-bleated light source, creating a visually comfortable environment. The compact size of ARC1, with its integrated emergency battery backup option, is ideal for over-the-door applications.

### ARC LED Family Overview

| Luminaire | Standard EM, 0°C | Cold EM, -35°C | Approximate Lumens (8000K) |       |       |       |       |
|-----------|------------------|----------------|----------------------------|-------|-------|-------|-------|
|           |                  |                | P1                         | P2    | P3    | P4    | P5    |
| ARC1 LED  | 40W              | —              | 1,500                      | 2,000 | 3,000 | —     | —     |
| ARC2 LED  | 40W              | 80W            | 1,500                      | 2,000 | 3,000 | 4,000 | 5,500 |

### Ordering Information

EXAMPLE: ARC1 LED P2 40K MVOLT PE DDBXD

| Series   | Package         | Color Temperature | Voltage    | Options  | Finish                |
|----------|-----------------|-------------------|------------|--|-----------------------|
| ARC1 LED | P1 1,500 Lumens | 30K 3000K         | MVOLT 347V | EBWH Emergency battery backup, CCC compliant (50, 80°C), need factory type photocontrol for dusk-to-dawn operation                               | DDBD Dark Bronze      |
|          | P2 2,000 Lumens | 40K 4000K         |            | DWG 0-10V dimming control (not included) for use with an external dimmer (not ordered separately)  | DBLD Black            |
|          | P3 3,000 Lumens | 50K 5000K         |            | SPDKY 40K surge protector<br>FAD Field adjustable light output device. Allows for easy adjustment to the desired light levels, from 20% to 100%. | DBAD Natural Aluminum |
|          |                 |                   |            |  | DBWD White            |
|          |                 |                   |            |  | DBED Dark Bronze      |
|          |                 |                   |            |  | DBRD Dark Bronze      |
|          |                 |                   |            |  | DBRD Natural Aluminum |
|          |                 |                   |            |  | DBDGD Inverted Bronze |

### Accessories

EBWH (DBD) 0 Surface-mounted back box (specify HW)

### NOTES

1. 347V not available with EBWH  
 2. FAD not available with DWG.



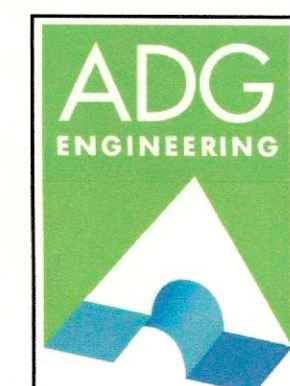
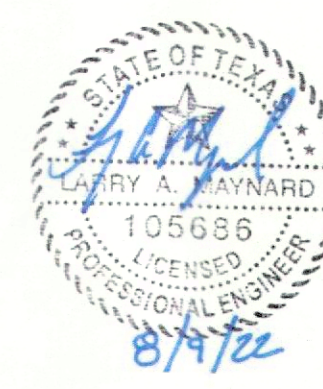
COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • [www.lithonia.com](http://www.lithonia.com)

ARC1 LED Rev. 08/16/22

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 9 day of August, 2022.

*Jack Gilie*  
 Director of Planning & Zoning Commission



**ADG Texas, LLC**  
 107 Equestrian Trail  
 Rockwall, Texas 75087  
 Phone: (972) 832-5709  
 Email: [adginc@adginc.com](mailto:adginc@adginc.com)

Texas Registered Engineering Firm  
 F-14649

Project No. T22-006

NEW SHELL OFFICE FACILITY FOR  
 OFFICE CONDO  
 JOHN KING BLVD  
 ROCKWALL, TX 75032

Designer

Date: 08/03/2022  
 Scale: Not to Scale  
 Drawing No.:

Summary

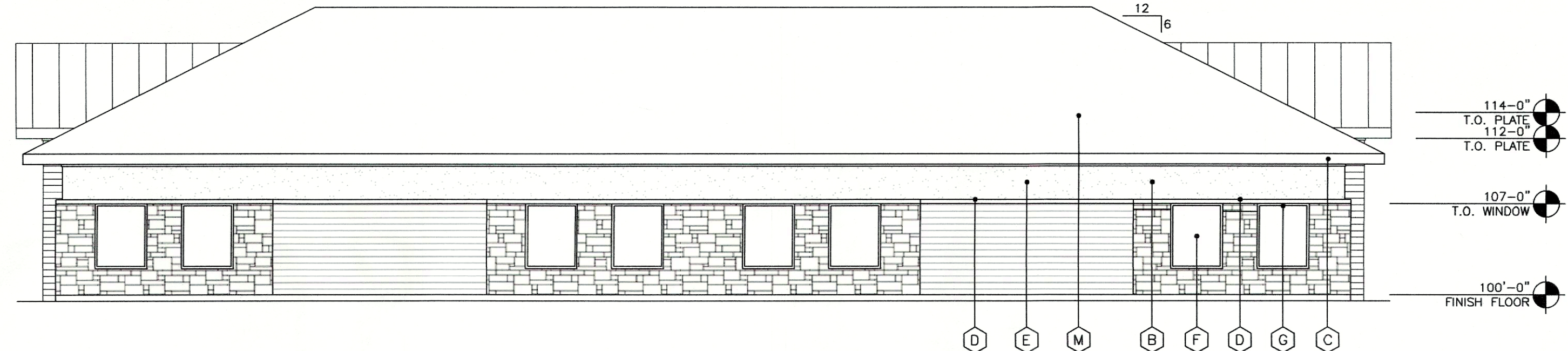


| EXTERIOR FINISH SCHEDULE |  |
|--------------------------|--|
| A                        | STONE, ROUGH FACE, COLOR - GRANDBURY<br>CHOPPED 4 SIDES<br>MORTAR/SEALANT - BASE, COLOR - TAN        |
| B                        | FIELD STUCCO 3-COAT SYSTEM W/ EIFS FINISH<br>TEXTURE - FINE,<br>COLOR - SW 7661 REFLECTION           |
| C                        | ACCENT STUCCO 3-COAT SYSTEM TRIM W/ EIFS FINISH<br>TEXTURE - FINE,<br>COLOR - SW 9163 TIN LIZZIE     |
| D                        | BAND STUCCO 3-COAT SYSTEM TRIM W/ EIFS FINISH<br>TEXTURE - FINE,<br>COLOR - SW 7506 LOGGIA           |
| E                        | HARDIE SIDING & TRIM,<br>STYLE SELECT - CEDARMILL, PRIME, SIZE 8.25,<br>COLOR - SW 9093 NEARLY BROWN |
| F                        | STOREFRONT & DOORS, COLOR - DARK BRONZE  |
| G                        | EXTERIOR GLASS 1" INSULATED, LOW "E",<br>COLOR - 10% TINTED, GRAY                                    |
| H                        | EXTERIOR HOLLOW METAL DOOR,<br>PAINTED - SW 9093 NEARLY BROWN  |
| J                        | PREFINISHED GUTTER & DOWNSPOUTS,<br>COLOR - TO MATCH STONE   |
| K                        | DECORATIVE LIGHTING - EXTERIOR SCENCE, LIGHTING SELECTED<br>BY OWNER                                 |
| L                        | STANDING SEAM METAL, MFG - BERRIDGE;<br>CEE - LOCK, COLOR - CHARCOAL GREY                            |
| M                        | ASPHALT SHINGLE ROOF - CHARCOAL GREY   |

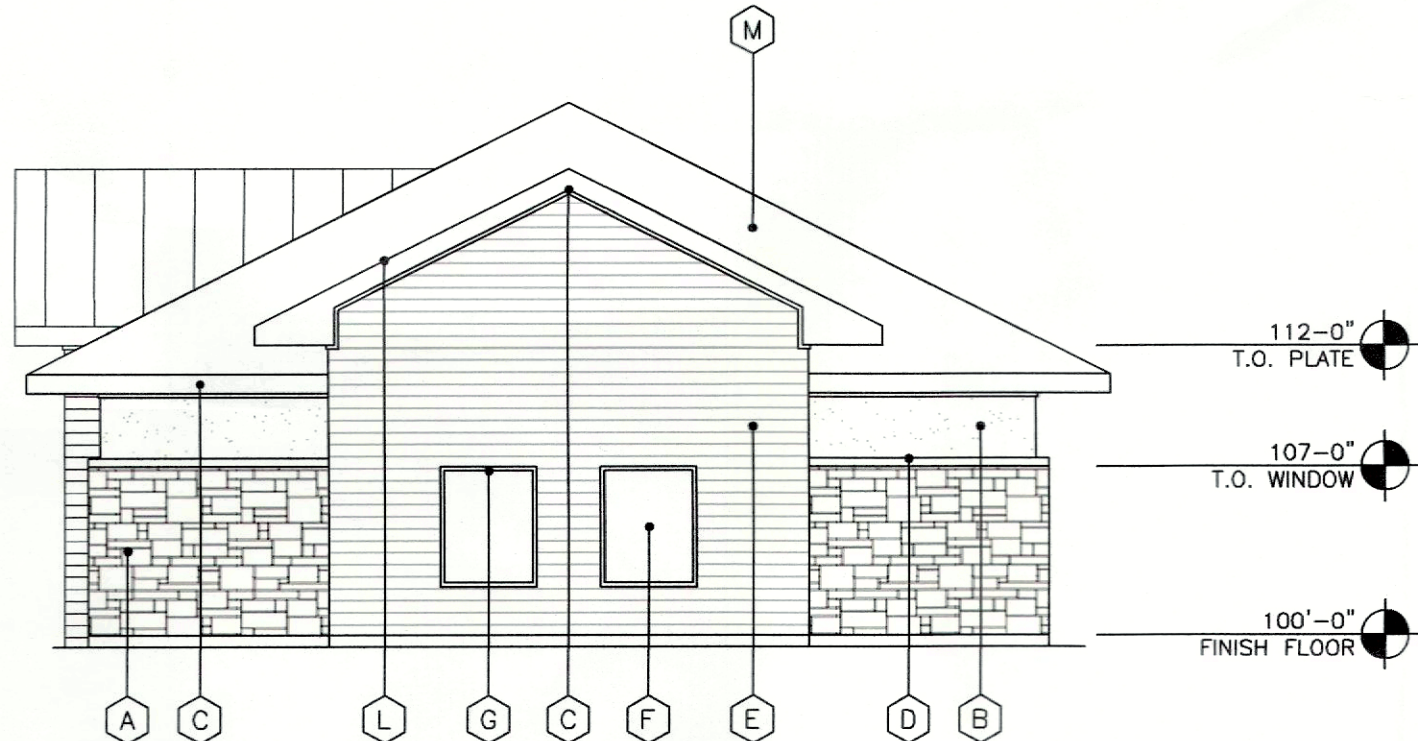
NOTE: PROVIDE 26 GA. METAL FOR ALL FLASHING, GUTTERS & DOWNSPOUTS WITH SPLASH BLOCKS

|                            |  |
|----------------------------|--|
| ISSUE:                     |  |
| CITY SUBMITTAL: 07-15-2022 |  |
| CITY COMMENTS: 08-01-2022  |  |

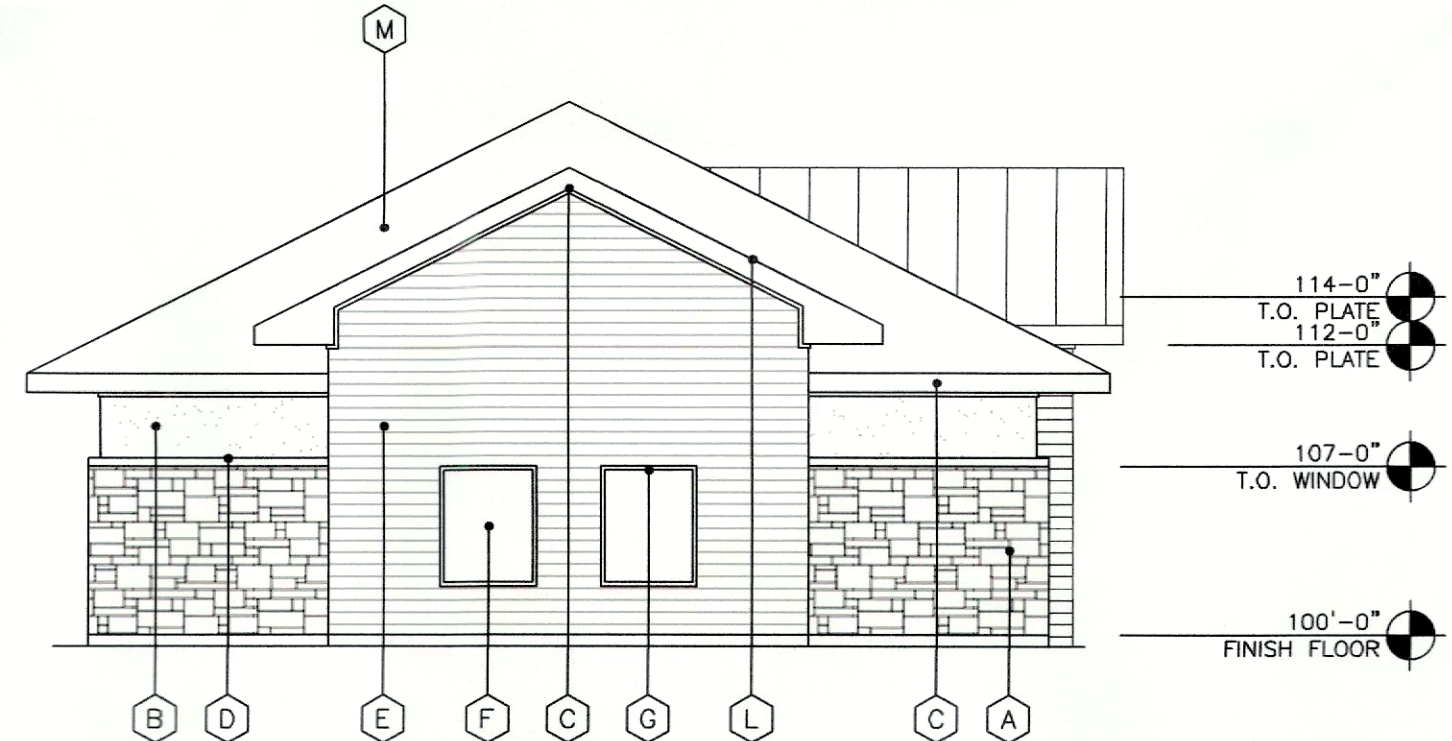
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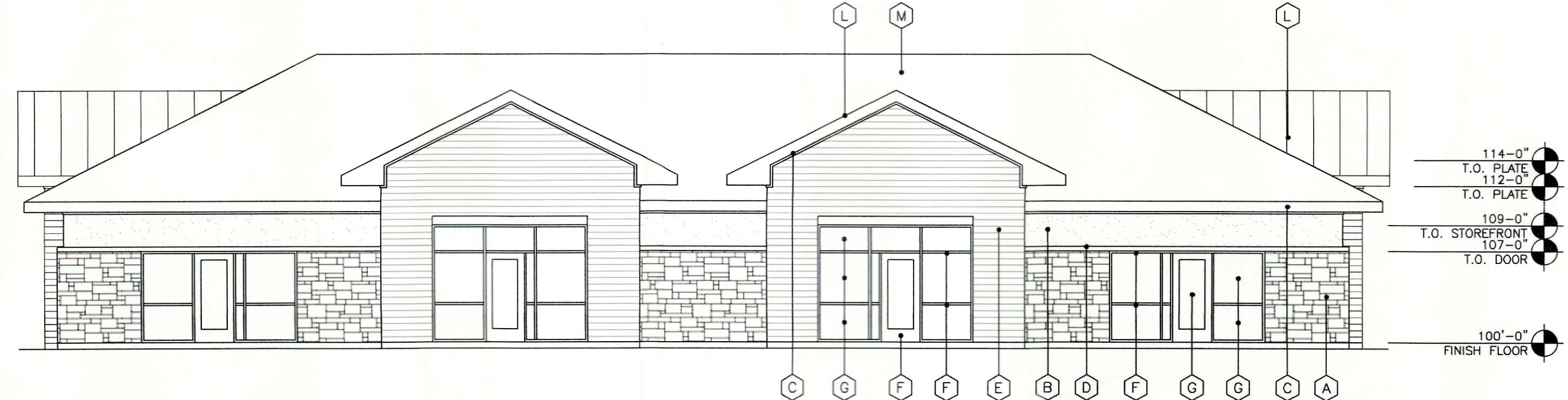
|             |            |         |  |
|-------------|------------|---------|--|
| HRD. BRD. - | 230 S.F. - | 28.2 %  | <b>4 REAR ELEVATION</b><br>SCALE: 1/8" = 1'-0" |
| STONE -     | 332 S.F. - | 40.8 %  |  |
| STUCCO -    | 252 S.F. - | 31.0 %  |  |
| TOTAL -     | 814 S.F. - | 100.0 % |  |



|             |            |         |   |
|-------------|------------|---------|---|
| HRD. BRD. - | 197 S.F. - | 50.3 %  | <b>3 RIGHT ELEVATION</b><br>SCALE: 1/8" = 1'-0" |
| STONE -     | 147 S.F. - | 37.5 %  |   |
| STUCCO -    | 48 S.F. -  | 12.2 %  |   |
| TOTAL -     | 392 S.F. - | 100.0 % |   |



|             |            |         |  |
|-------------|------------|---------|--|
| HRD. BRD. - | 197 S.F. - | 50.3 %  | <b>2 LEFT ELEVATION</b><br>SCALE: 1/8" = 1'-0" |
| STONE -     | 147 S.F. - | 37.5 %  |  |
| STUCCO -    | 48 S.F. -  | 12.2 %  |  |
| TOTAL -     | 392 S.F. - | 100.0 % |  |



|             |            |         |   |
|-------------|------------|---------|---|
| HRD. BRD. - | 243 S.F. - | 36.5 %  | <b>1 FRONT ELEVATION</b><br>SCALE: 1/8" = 1'-0" |
| STONE -     | 272 S.F. - | 41.0 %  |   |
| STUCCO -    | 150 S.F. - | 22.5 %  |   |
| TOTAL -     | 665 S.F. - | 100.0 % |   |

|  |   |
|--|---|
| JOHN KING OFFICE PARK  |   |
| LEGAL DESCRIPTION AND/OR ADDRESS:<br>JOHN KING OFFICE PARK<br>LOT 1, W.H. BAIRD SURVEY, 2.36 ACRES<br>CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS 75087   |   |
| OWNER:<br>SBM Real Estate Services<br>709 W. Rusk Street, Ste 810<br>Rockwall, TX 75087<br>C: Aaron Davis<br>P: 214-557-9093   | APPLICANT:<br>Carroll Architects, Inc.<br>750 E. Interstate 30 #110<br>Rockwall, TX 75087<br>P: 972-732-6085<br>E: jc@carrollarch.com<br>ATTN: Jeff Carroll |
| CITY OF ROCKWALL CASE NUMBER:<br>SP2022-000  |   |
| SITE PLAN SIGNATURE BLOCK  |   |
| APPROVED:<br>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 <u>9</u> day of <u>August</u> , 2022. |   |
| <i>Jeff Carroll</i><br>Chairman  | <i>John King</i><br>Director of Planning & Zoning   |

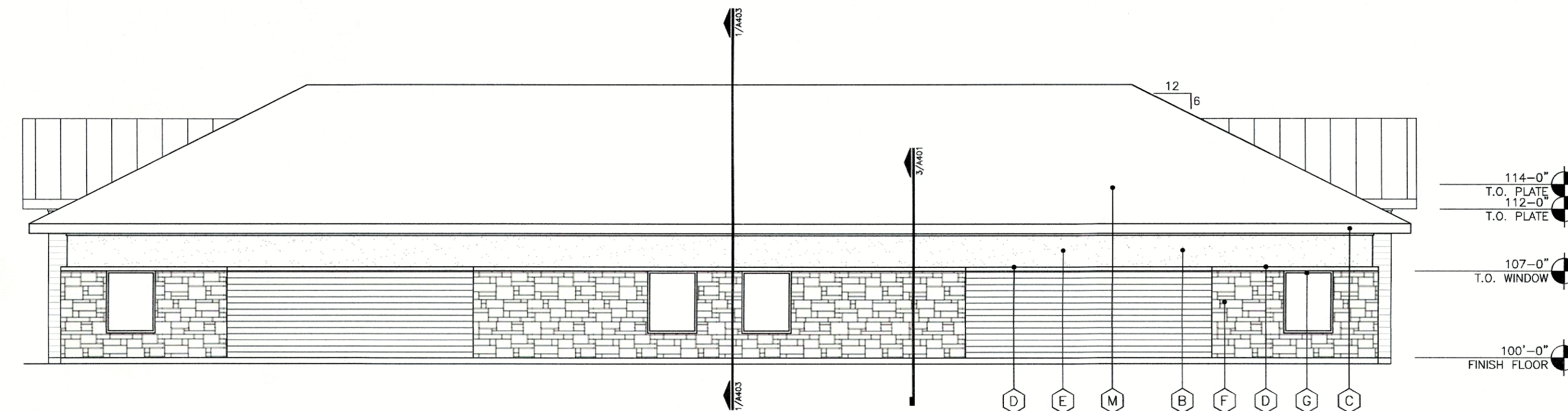
NEW SHELL OFFICE FACILITY FOR  
**OFFICE CONDO**  
 JOHN KING BLVD  
 Rockwall, Texas 75032

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

**EXTERIOR ELEVATIONS**

|              |           |            |      |
|--------------|-----------|------------|------|
| DATE:        | JUNE 2022 | SHEET NO.: | A501 |
| PROJECT NO.: | 2022044   |            |      |
| DRAWN BY:    |           |            |      |
| CHECKED BY:  |           |            |      |



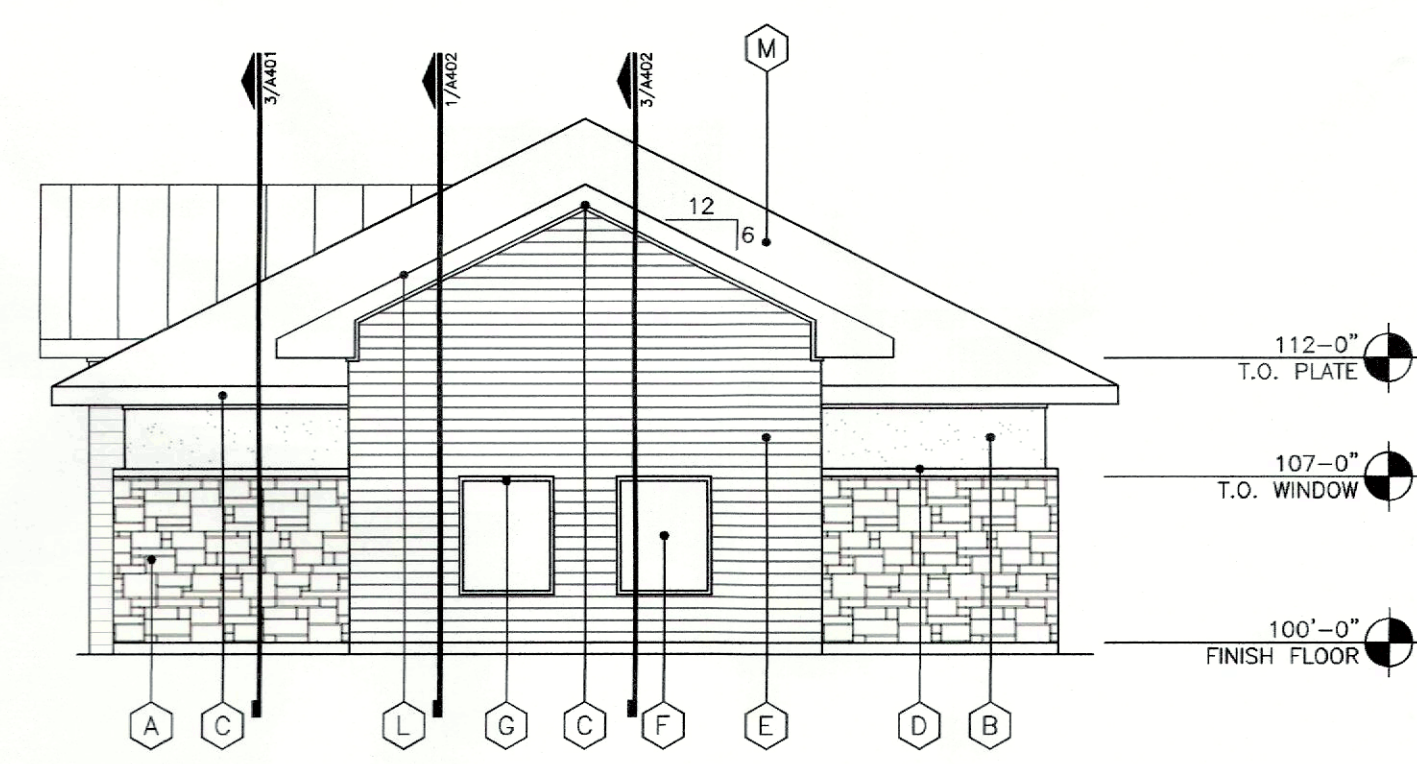


|             |            |         |
|-------------|------------|---------|
| HRD. BRD. - | 280 S.F. - | 28.7 %  |
| STONE -     | 389 S.F. - | 40.0 %  |
| STUCCO -    | 304 S.F. - | 31.3 %  |
| TOTAL -     | 973 S.F. - | 100.0 % |

**4 REAR ELEVATION**  
SCALE: 1/8" = 1'-0"

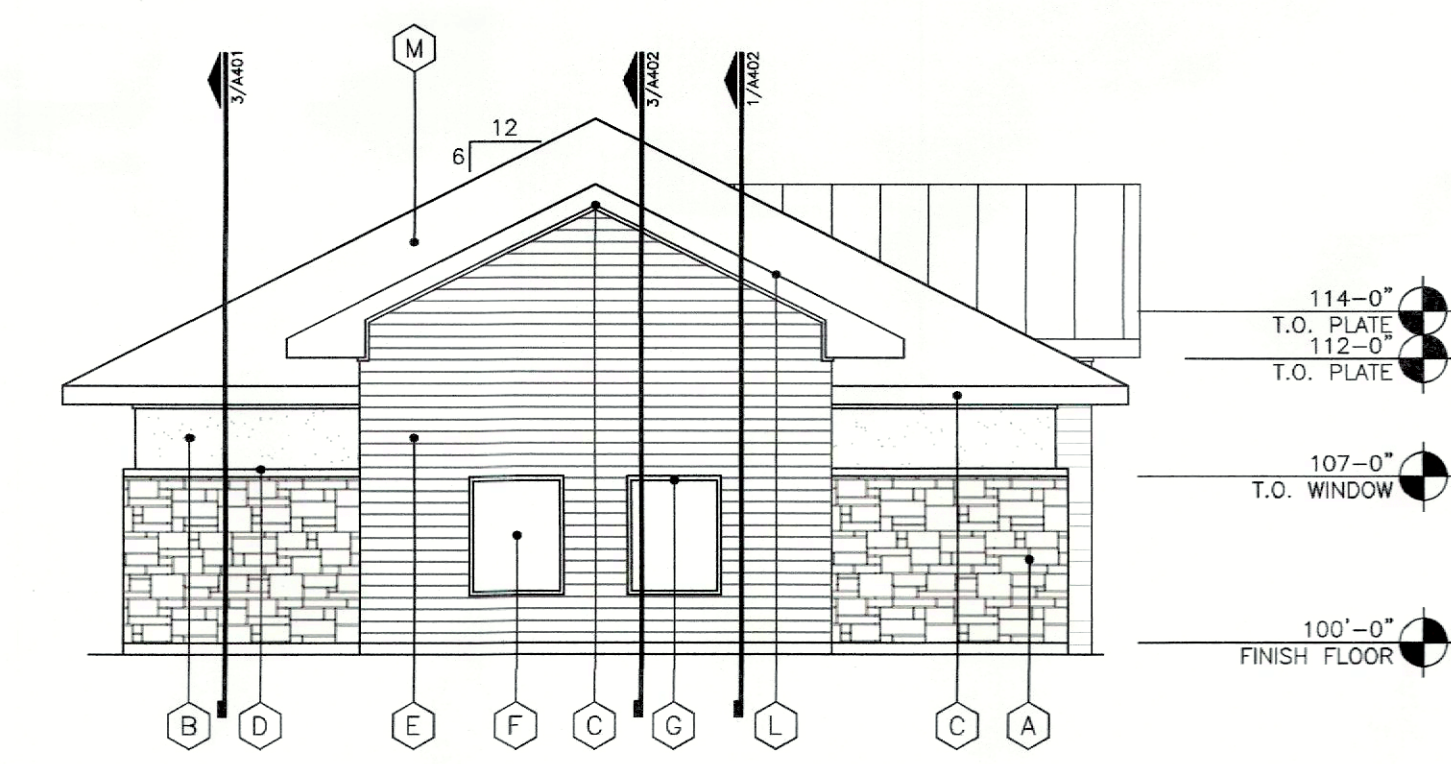
| EXTERIOR FINISH SCHEDULE |  |
|--------------------------|--|
| A                        | STONE, ROUGH FACE, COLOR - GRANDBURY<br>CHOPPED 4 SIDES<br>MORTAR/SEALANT - BASE, COLOR - TAN        |
| B                        | FIELD STUCCO 3-COAT SYSTEM W/ EIFS FINISH<br>TEXTURE - FINE,<br>COLOR - SW 7661 REFLECTION           |
| C                        | ACCENT STUCCO 3-COAT SYSTEM TRIM W/ EIFS FINISH<br>TEXTURE - FINE,<br>COLOR - SW 9163 TIN LIZZIE     |
| D                        | BAND STUCCO 3-COAT SYSTEM TRIM W/ EIFS FINISH<br>TEXTURE - FINE,<br>COLOR - SW 7506 LOGGIA           |
| E                        | HARDIE SIDING & TRIM,<br>STYLE SELECT - CEDARMILL, PRIME, SIZE 8.25,<br>COLOR - SW 9093 NEARLY BROWN |
| F                        | STOREFRONT & DOORS, COLOR - DARK BRONZE  |
| G                        | EXTERIOR GLASS 1" INSULATED, LOW "E",<br>COLOR - 10% TINTED, GRAY                                    |
| H                        | EXTERIOR HOLLOW METAL DOOR,<br>PAINTED - SW 9093 NEARLY BROWN  |
| J                        | PREFINISHED GUTTER & DOWNSPOUTS,<br>COLOR - TO MATCH STONE   |
| K                        | DECORATIVE LIGHTING - EXTERIOR SCONCE, LIGHTING SELECTED<br>BY OWNER                                 |
| L                        | STANDING SEAM METAL, MFG - BERRIDGE,<br>CEE - LOCK, COLOR - CHARCOAL GREY                            |
| M                        | ASPHALT SHINGLE ROOF - CHARCOAL GREY   |

NOTE: PROVIDE 26 GA. METAL FOR ALL FLASHING, GUTTERS & DOWNSPOUTS WITH SPLASH BLOCKS



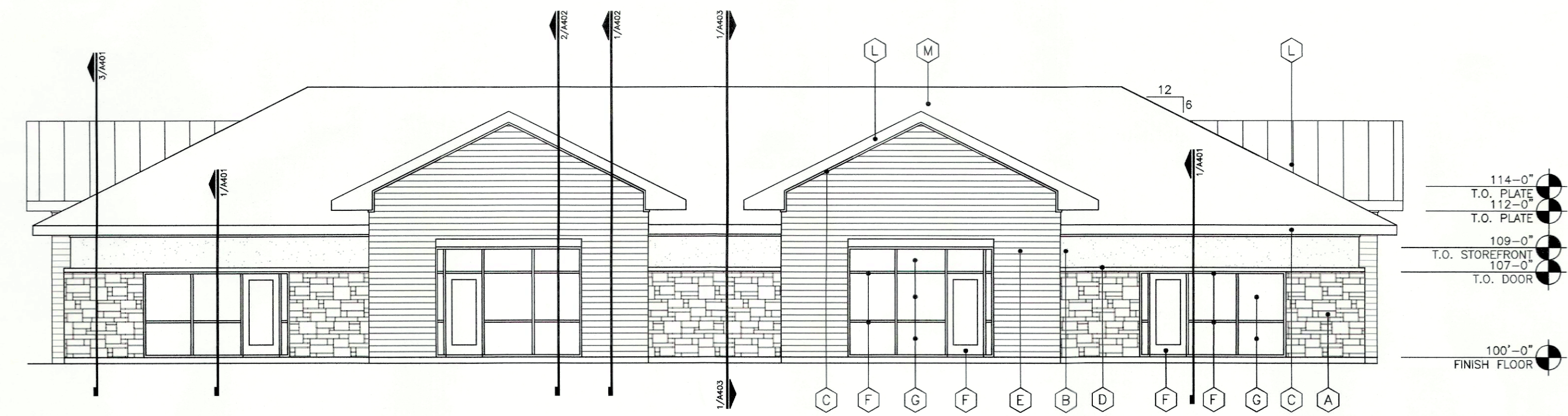
|             |            |         |
|-------------|------------|---------|
| HRD. BRD. - | 197 S.F. - | 50.3 %  |
| STONE -     | 147 S.F. - | 37.5 %  |
| STUCCO -    | 48 S.F. -  | 12.2 %  |
| TOTAL -     | 392 S.F. - | 100.0 % |

**3 RIGHT ELEVATION**  
SCALE: 1/8" = 1'-0"



|             |            |         |
|-------------|------------|---------|
| HRD. BRD. - | 197 S.F. - | 50.3 %  |
| STONE -     | 147 S.F. - | 37.5 %  |
| STUCCO -    | 48 S.F. -  | 12.2 %  |
| TOTAL -     | 392 S.F. - | 100.0 % |

**2 LEFT ELEVATION**  
SCALE: 1/8" = 1'-0"



|             |              |         |
|-------------|--------------|---------|
| HRD. BRD. - | 509.9 S.F. - | 54.0 %  |
| STONE -     | 259.0 S.F. - | 28.0 %  |
| STUCCO -    | 173.0 S.F. - | 18.0 %  |
| TOTAL -     | 941.9 S.F. - | 100.0 % |

**1 FRONT ELEVATION**  
SCALE: 1/8" = 1'-0"

|  |  |
|--|--|
| JOHN KING OFFICE PARK  |  |
| LEGAL DESCRIPTION AND/OR ADDRESS:<br>JOHN KING OFFICE PARK<br>LOT 1, W.H. BAIRD SURVEY, 2.36 ACRES<br>CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS 75087   |  |
| OWNER<br>SBM Real Estate Services<br>709 W. Rusk Street, Ste 810<br>Rockwall, TX 75087<br>C: Aaron Davis<br>P: 214-557-9093  | APPLICANT<br>Carroll Architects, INC.<br>750 E. Interstate 30 #110<br>Rockwall, TX 75087<br>P: 972-732-6085<br>E: je@carrollarch.com<br>ATTN: Jeff Carroll |
| CITY OF ROCKWALL CASE NUMBER:<br>SP2022-000  |  |
| SITE PLAN SIGNATURE BLOCK  |  |
| APPROVED:<br>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 <u>9</u> day of <u>August</u> , 2022. |  |
| <i>Sam</i><br>Planning & Zoning Commission,<br>Chairman  | <i>Bill</i><br>Director of Planning & Zoning   |

|                   |            |
|-------------------|------------|
| ISSUE:            |            |
| OWNER REVIEW:     | 10-31-2022 |
| CITY COMMENTS:    | 08-01-2022 |
| PERMIT SUBMITTAL: | 10-21-2022 |

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NEW SHELL OFFICE FACILITY FOR  
**OFFICE CONDO- 4,366 SF**  
JOHN KING BLVD  
Rockwall, Texas 75032



750 E. Interstate 30  
Suite 110  
Rockwall, TX 75087  
P: 972-732-6085  
F: 972-732-6085

**EXTERIOR ELEVATIONS**

|              |          |            |      |
|--------------|----------|------------|------|
| DATE:        | NOV 2022 | SHEET NO.: | A501 |
| PROJECT NO.: | 2022044  |            |      |
| DRAWN BY:    |          |            |      |
| CHECKED BY:  |          |            |      |



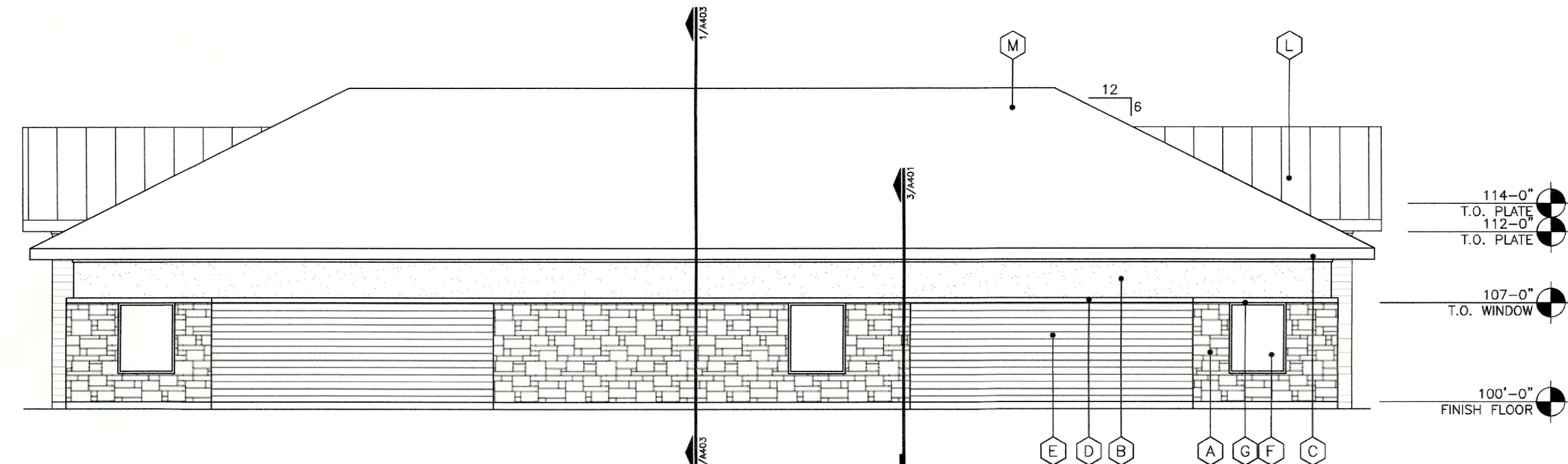
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| EXTERIOR FINISH SCHEDULE |  |
|--------------------------|--|
| A                        | STONE, ROUGH FACE, COLOR - GRANDBURY<br>CHOPPED, 4 SIDES<br>MORTAR/SEALANT - BASE, COLOR - TAN       |
| B                        | FIELD STUCCO 3-COAT SYSTEM W/ EIFS FINISH<br>TEXTURE - FINE,<br>COLOR - SW 7661 REFLECTION           |
| C                        | ACCENT STUCCO 3-COAT SYSTEM TRIM W/ EIFS FINISH<br>TEXTURE - FINE,<br>COLOR - SW 9163 TIN LIZZIE     |
| D                        | BAND STUCCO 3-COAT SYSTEM TRIM W/ EIFS FINISH<br>TEXTURE - FINE,<br>COLOR - SW 7506 LOGGIA           |
| E                        | HARDIE SIDING & TRIM,<br>STYLE SELECT - CEDARMILL, PRIME, SIZE 8.25,<br>COLOR - SW 9093 NEARLY BROWN |
| F                        | STOREFRONT & DOORS, COLOR - DARK BRONZE  |
| G                        | EXTERIOR GLASS 1" INSULATED, LOW "E",<br>COLOR - 10% TINTED, GRAY                                    |
| H                        | EXTERIOR HOLLOW METAL DOOR,<br>PAINTED - SW 9093 NEARLY BROWN  |
| J                        | PREFINISHED GUTTER & DOWNSPOUTS,<br>COLOR - TO MATCH STONE   |
| K                        | DECORATIVE LIGHTING - EXTERIOR SCONCE, LIGHTING SELECTED<br>BY OWNER                                 |
| L                        | STANDING SEAM METAL, MFC - BERRIDGE;<br>CEE - LOCK, COLOR - CHARCOAL GREY                            |
| M                        | ASPHALT SHINGLE ROOF - CHARCOAL GREY   |

NOTE: PROVIDE 26 GA. METAL FOR ALL FLASHING, GUTTERS & DOWNSPOUTS WITH SPLASH BLOCKS

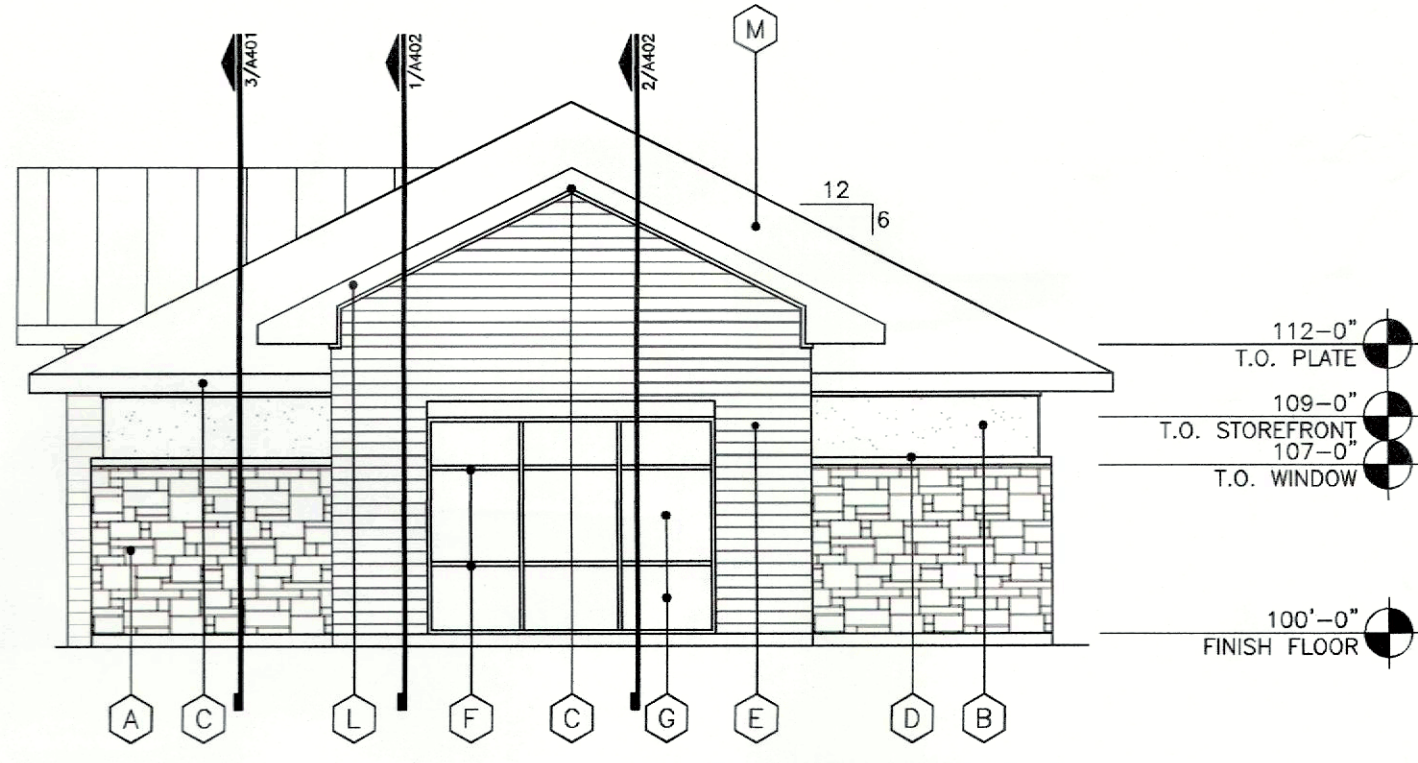
|                   |            |
|-------------------|------------|
| OWNER REVIEW:     | 10-31-2022 |
| CITY COMMENTS:    | 08-01-2022 |
| PERMIT SUBMITTAL: | 10-21-2022 |
| ISSUE:            |            |

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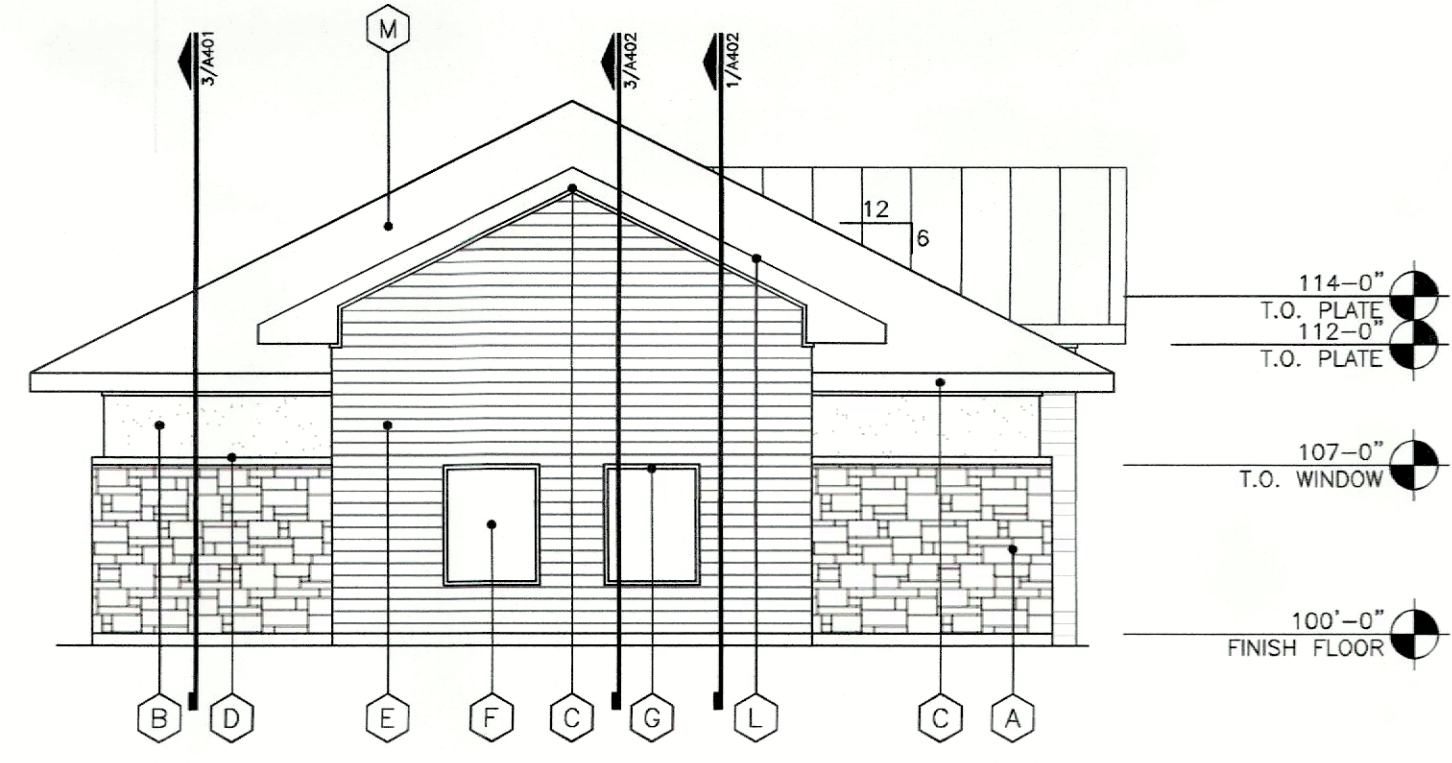
|           |   |            |   |         |
|-----------|---|------------|---|---------|
| HRD. BRD. | - | 280 S.F.   | - | 34 %    |
| STONE     | - | 290 S.F.   | - | 35 %    |
| STUCCO    | - | 256.5 S.F. | - | 31 %    |
| TOTAL     | - | 826.5 S.F. | - | 100.0 % |

**4 REAR ELEVATION**  
SCALE: 1/8" = 1'-0"



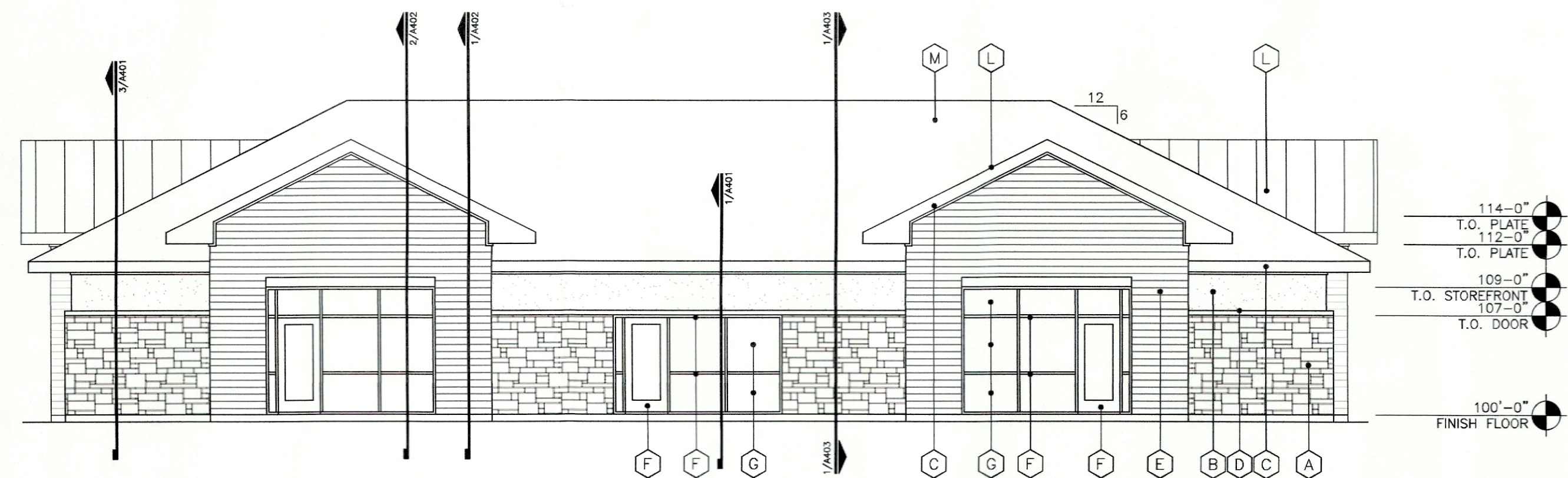
|           |   |          |   |         |
|-----------|---|----------|---|---------|
| HRD. BRD. | - | 197 S.F. | - | 50.3 %  |
| STONE     | - | 147 S.F. | - | 37.5 %  |
| STUCCO    | - | 48 S.F.  | - | 12.2 %  |
| TOTAL     | - | 392 S.F. | - | 100.0 % |

**3 RIGHT ELEVATION**  
SCALE: 1/8" = 1'-0"



|           |   |          |   |         |
|-----------|---|----------|---|---------|
| HRD. BRD. | - | 197 S.F. | - | 50.3 %  |
| STONE     | - | 147 S.F. | - | 37.5 %  |
| STUCCO    | - | 48 S.F.  | - | 12.2 %  |
| TOTAL     | - | 392 S.F. | - | 100.0 % |

**2 LEFT ELEVATION**  
SCALE: 1/8" = 1'-0"



|           |   |            |   |         |
|-----------|---|------------|---|---------|
| HRD. BRD. | - | 397.7 S.F. | - | 49.4 %  |
| STONE     | - | 266 S.F.   | - | 33.1 %  |
| STUCCO    | - | 141.3 S.F. | - | 17.5 %  |
| TOTAL     | - | 805 S.F.   | - | 100.0 % |

**1 FRONT ELEVATION**  
SCALE: 1/8" = 1'-0"

**JOHN KING OFFICE PARK**

LEGAL DESCRIPTION AND/OR ADDRESS:  
JOHN KING OFFICE PARK  
LOT 1, W.H. BAIRD SURVEY, 2.36 ACRES  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS 75087

OWNER:  
SBM Real Estate Services  
709 W. Rusk Street, Ste 810  
Rockwall, TX 75087  
C: Aaron Davis  
P: 214-557-9093

APPLICANT:  
Carroll Architects, Inc.  
750 E. Interstate 30 #110  
Rockwall, TX 75087  
P: 972-732-6085  
E: jc@carrollarch.com  
ATTN: Jeff Carroll

CITY OF ROCKWALL CASE NUMBER:  
SP2022-000

SITE PLAN SIGNATURE BLOCK

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 9 day of August, 2022.

*Signature*  
Planning & Zoning Commission, Chairman

*Signature*  
Director of Planning & Zoning

NEW SHELL OFFICE FACILITY FOR  
**OFFICE CONDO - 3,680 SF**  
JOHN KING BLVD  
Rockwall, Texas 75032

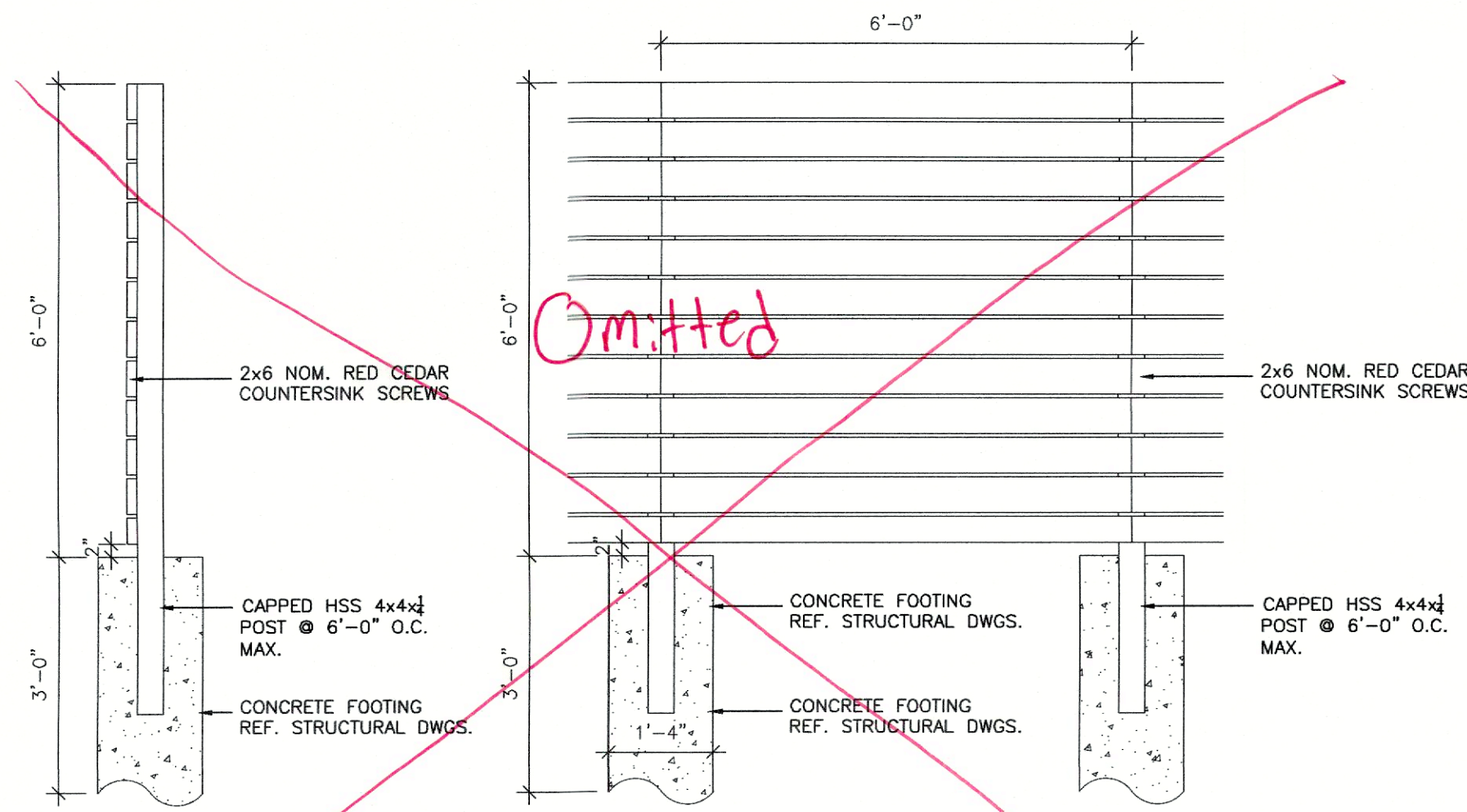
**CARROLL architects**

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

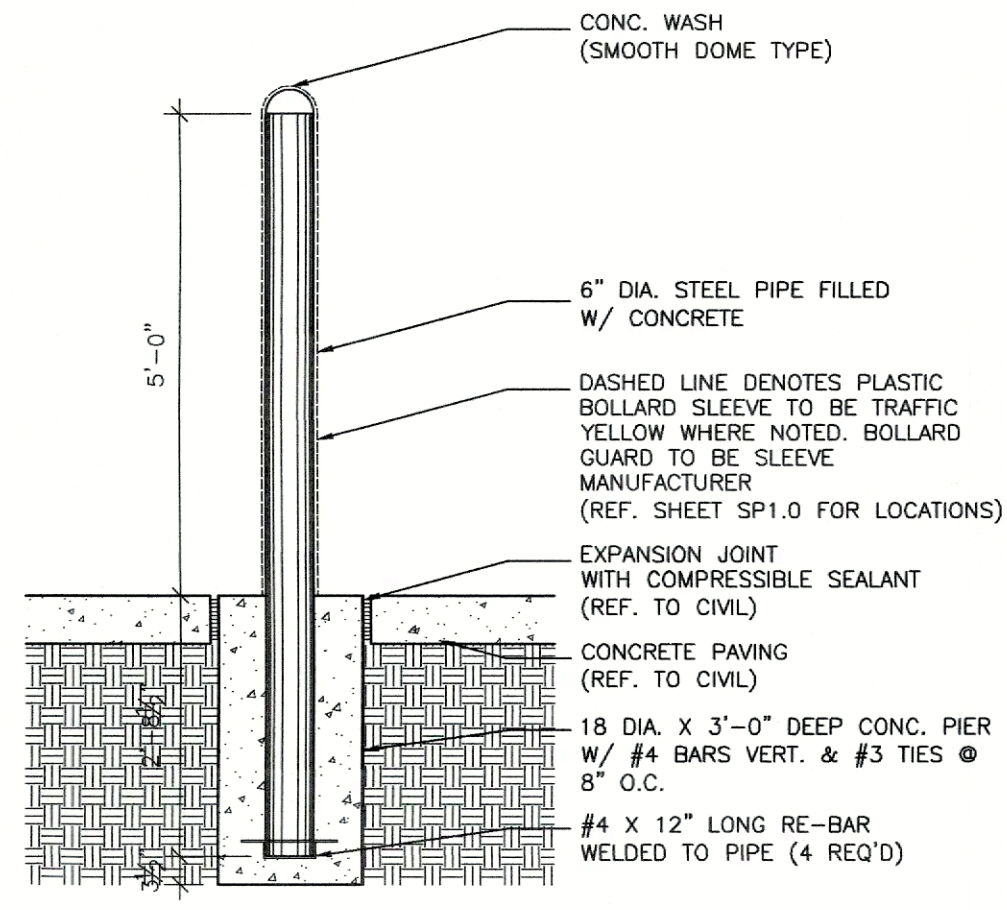
**EXTERIOR ELEVATIONS**

DATE: NOV 2022  
PROJECT NO: 2022044  
DRAWN BY: A501  
CHECKED BY:

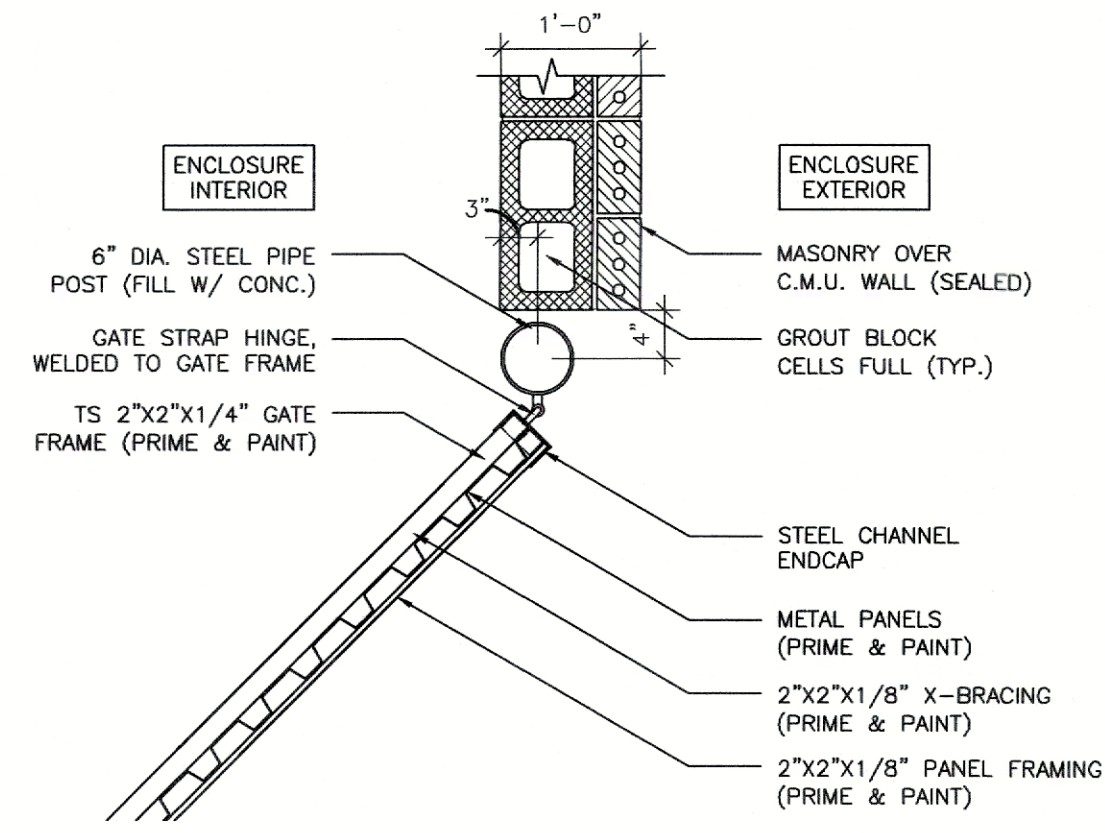




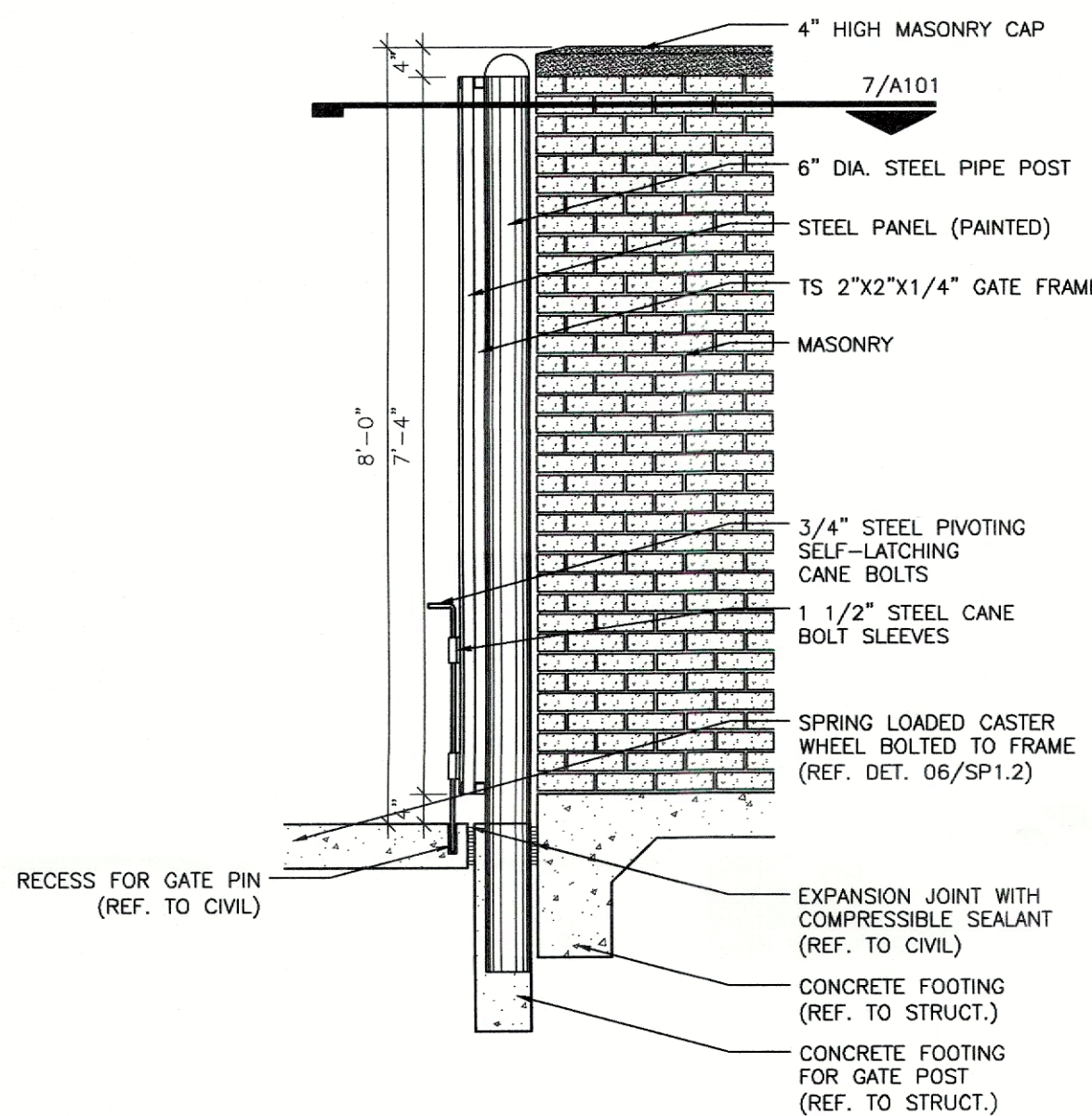
**9 WOOD SCREEN FENCE**  
SCALE: 1/2" = 1'-0"



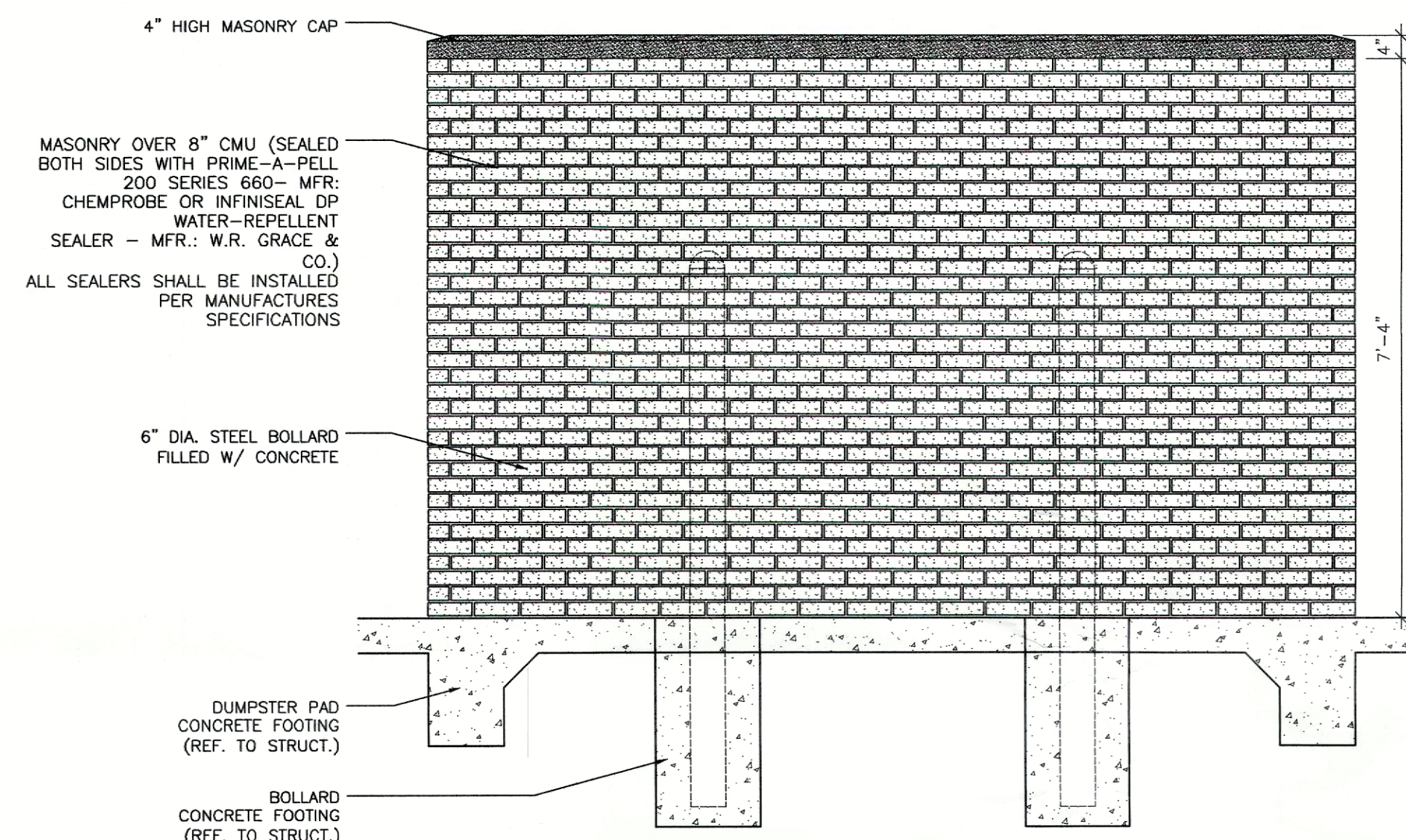
**8 BOLLARD DETAIL**  
SCALE: 1/2" = 1'-0"



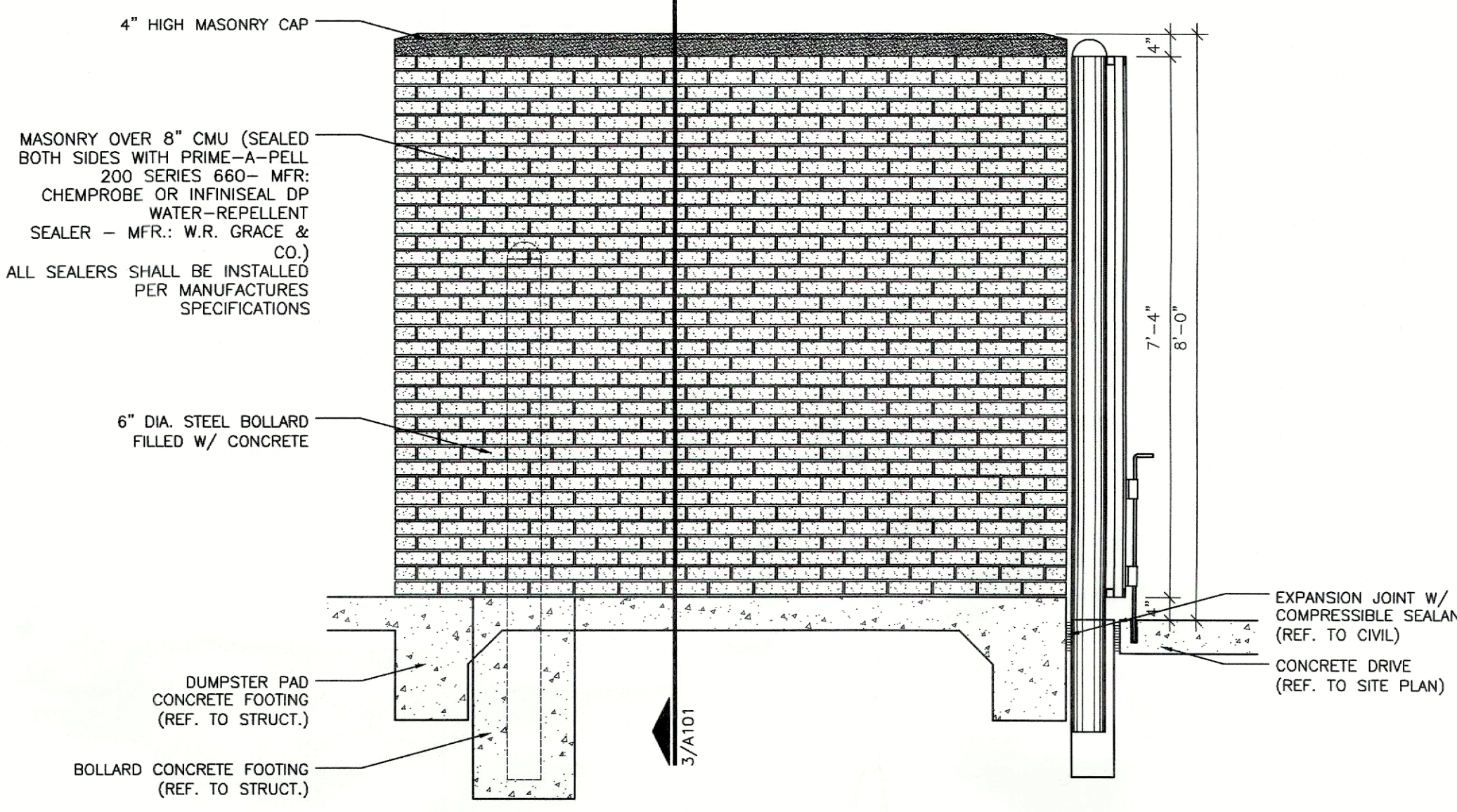
**7 DUMPSTER ENCLOSURE GATE DETAIL**  
SCALE: 3/4" = 1'-0"



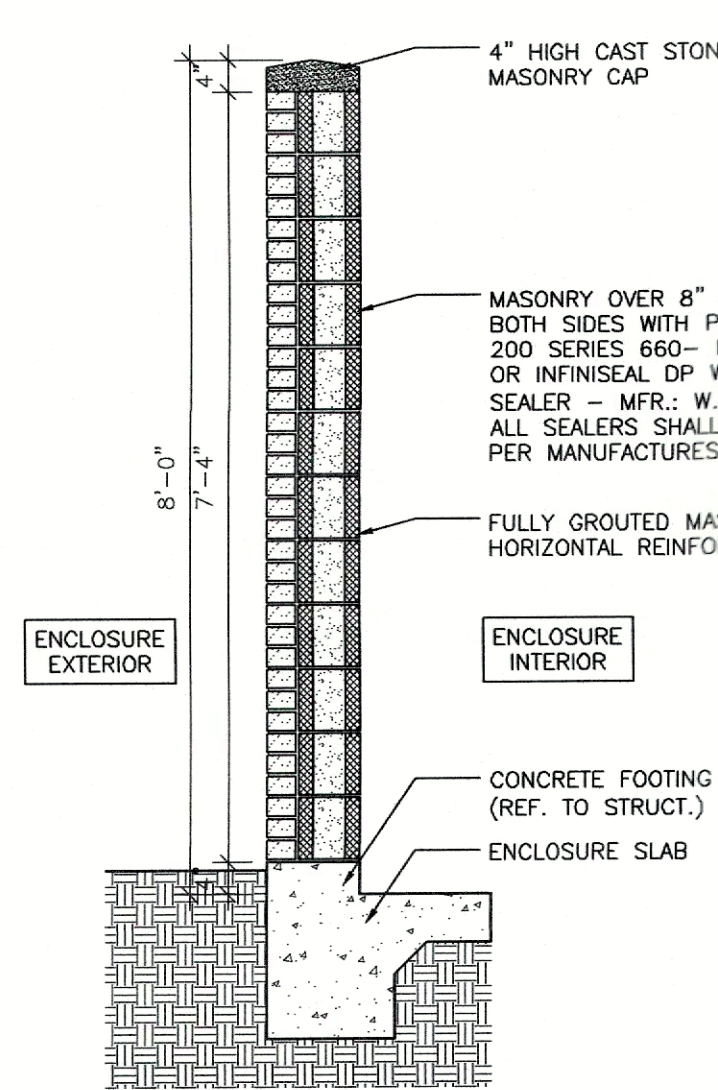
**6 GATE SECTION @ DUMPSTER ENCLOSURE**  
SCALE: 1/2" = 1'-0"



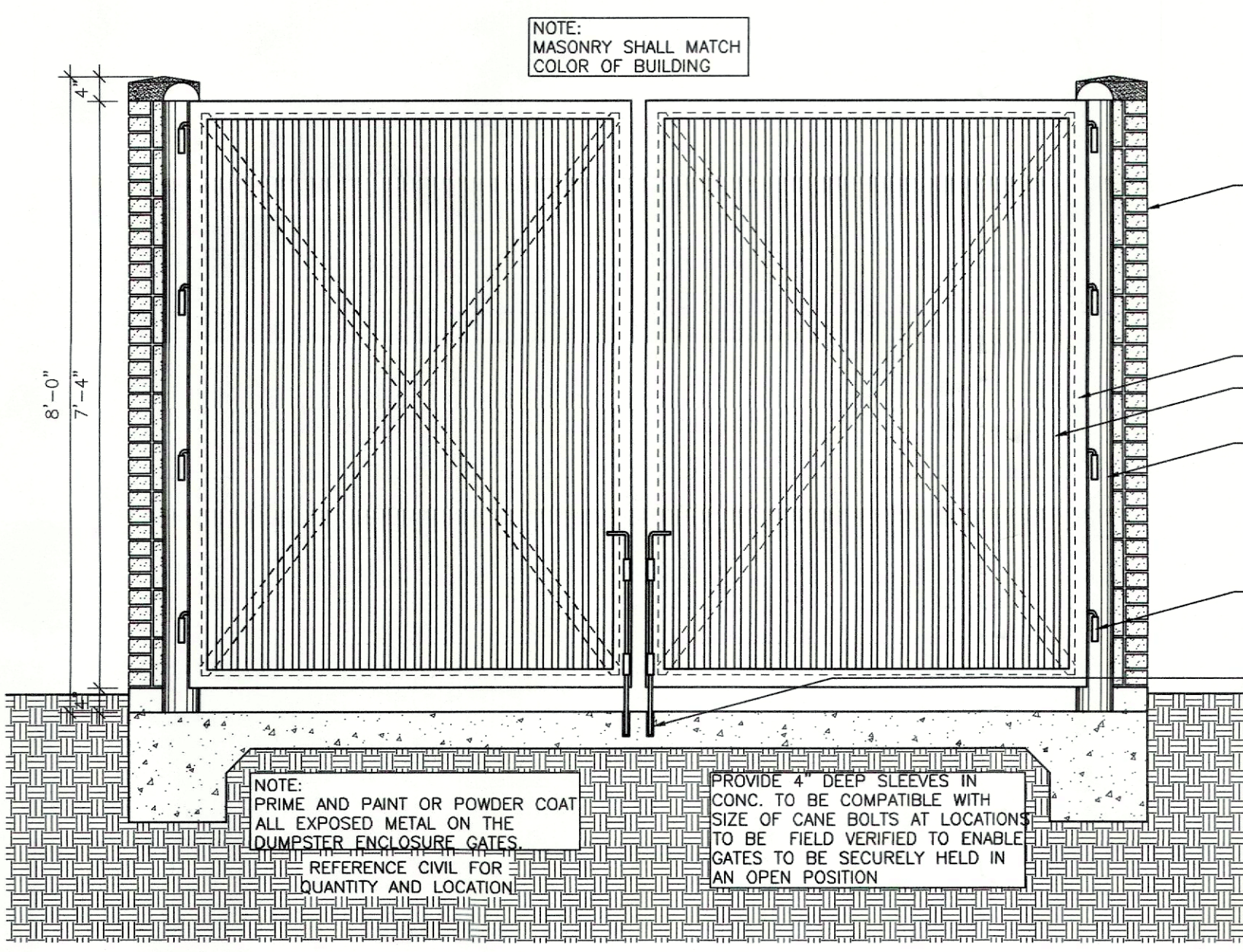
**5 DUMPSTER ENCLOSURE REAR ELEVATION**  
SCALE: 1/2" = 1'-0"



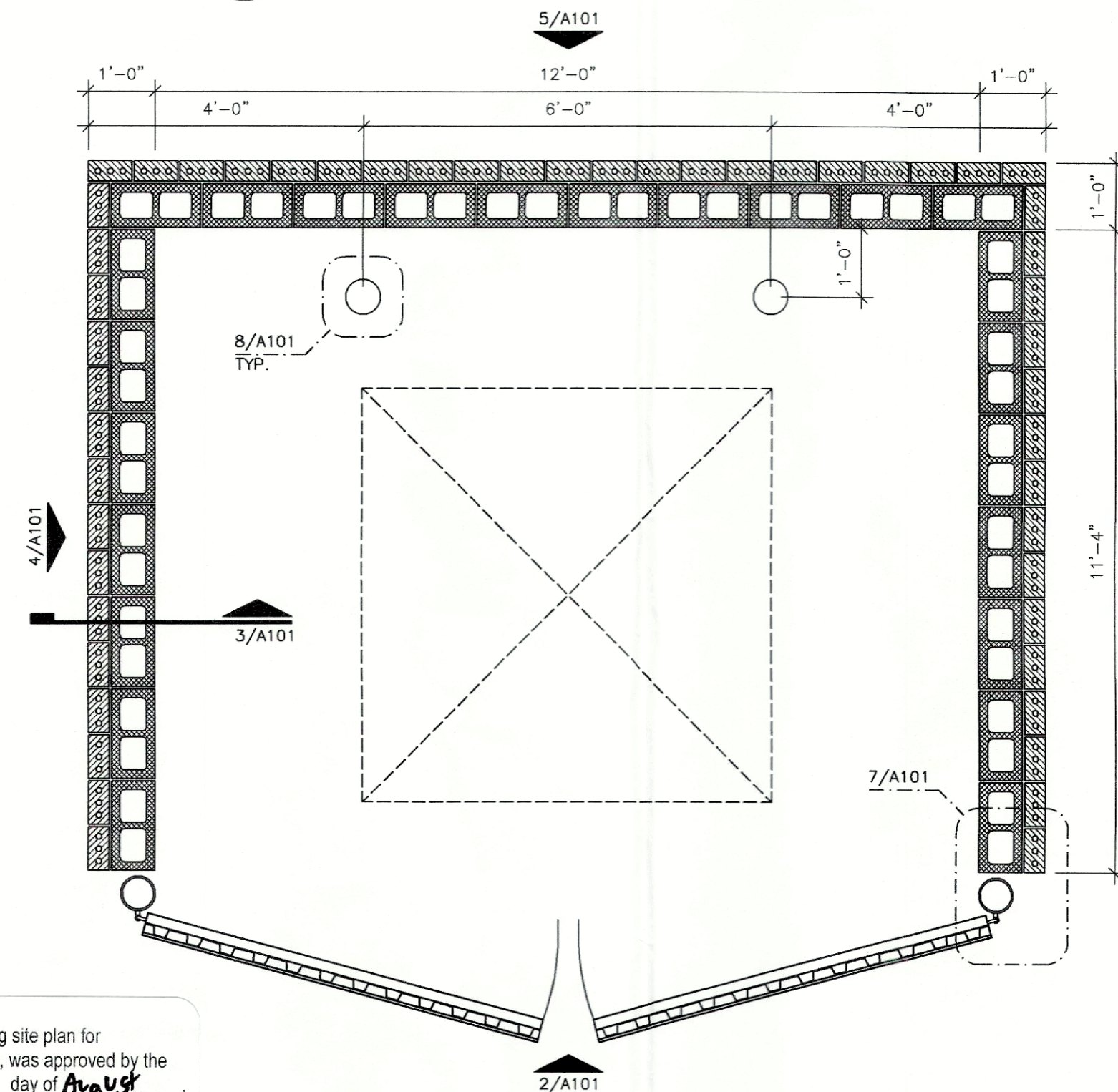
**4 DUMPSTER ENCLOSURE SIDE ELEVATION**  
SCALE: 1/2" = 1'-0"



**3 WALL SECTION @ DUMPSTER ENCLOSURE**  
SCALE: 1/2" = 1'-0"



**2 DUMPSTER ENCLOSURE FRONT ELEVATION**  
SCALE: 1/2" = 1'-0"



**1 DUMPSTER ENCLOSURE ENLARGED PLAN**  
SCALE: 1/2" = 1'-0"

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 9 day of August 2022.

*[Signature]*  
Director of Planning & Zoning  
Chairman

|                  |            |
|------------------|------------|
| ISSUE            |            |
| OWNER REVIEW     | 10-31-2022 |
| CITY COMMENTS    | 08-01-2022 |
| PERMIT SUBMITTAL | 10-21-2022 |

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Rockwall, Texas 75032



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t: 972-732-6085  
f: 972-732-8058

**MASONRY  
DUMPSTER  
ENCLOSURE**

|              |          |            |      |
|--------------|----------|------------|------|
| DATE:        | NOV 2022 | SHEET NO.: | A101 |
| PROJECT NO.: | 2022044  |            |      |
| DRAWN BY:    |          |            |      |
| CHECKED BY:  |          |            |      |