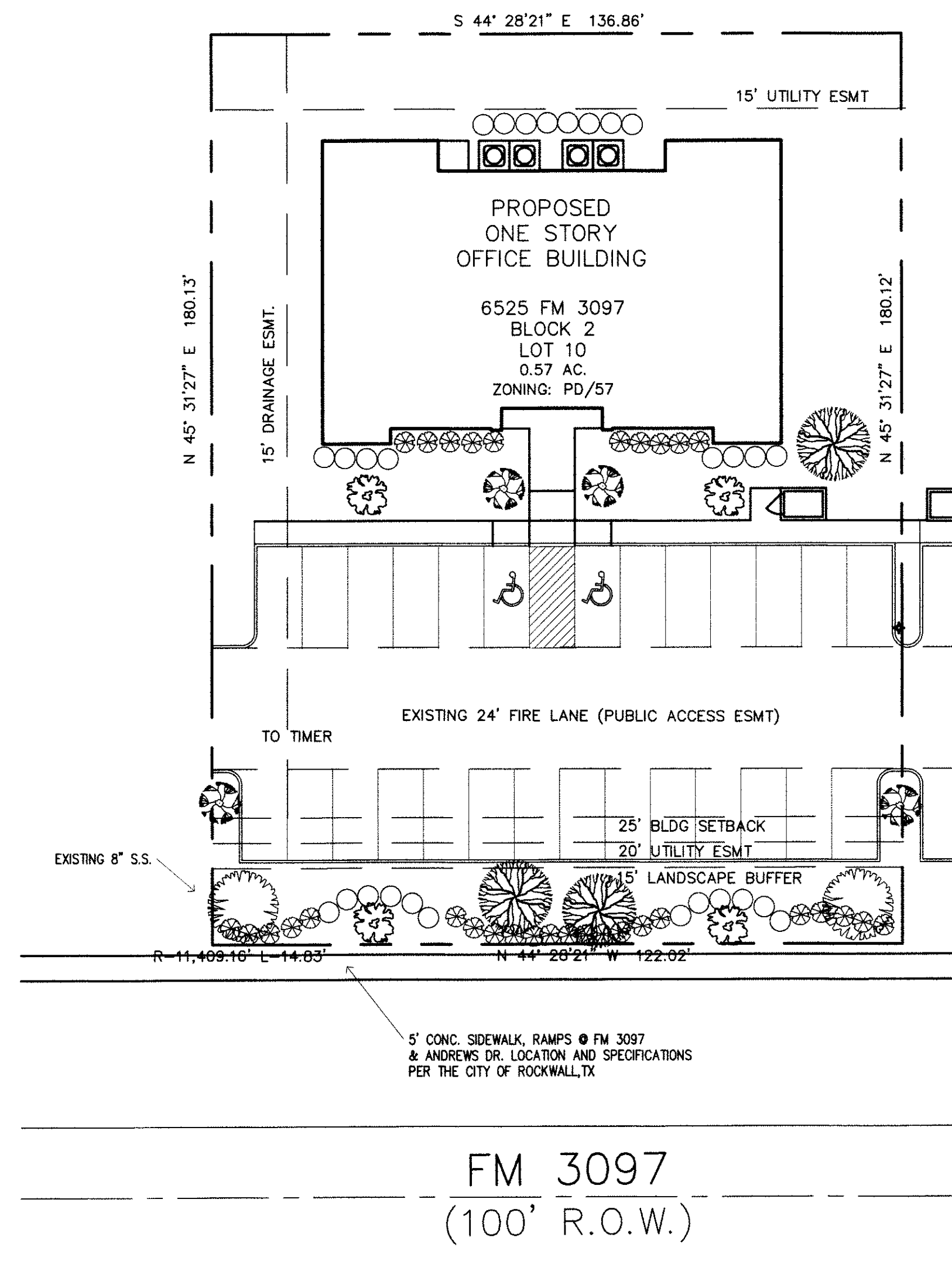
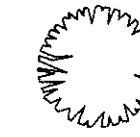




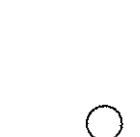


CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



-  BURR OAKS (2)  
INSTALLED WITH A MIN. 4" CALIPER
-  LIVE OAKS (3)  
INSTALLED WITH A MIN. 4" CALIPER
-  RED BUD (4)  
4' HIGH @ INSTALLATION
-  MEXICAN PLUM (4)  
4' HIGH @ INSTALLATION
-  INDIAN HAWTHORNE (32)  
PARKING SCREEN  
PLANTS SHALL BE A MINIMUM OF 5-GALLONS W/A MINIMUM HEIGHT @ PLANTING OF 15" & SHALL CREATE A MINIMUM 2' TALL SCREEN WITHIN TWO YEARS OF PLANTING. SHALL BE PLANTED @ 36" O.C.
-  BOXWOOD BUSH (28)  
PLANTS SHALL BE A MINIMUM OF 5-GALLONS W/A MINIMUM HEIGHT @ PLANTING OF 15" & SHALL CREATE A MINIMUM 2' TALL SCREEN WITHIN TWO YEARS OF PLANTING. SHALL BE PLANTED @ 36" O.C.

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

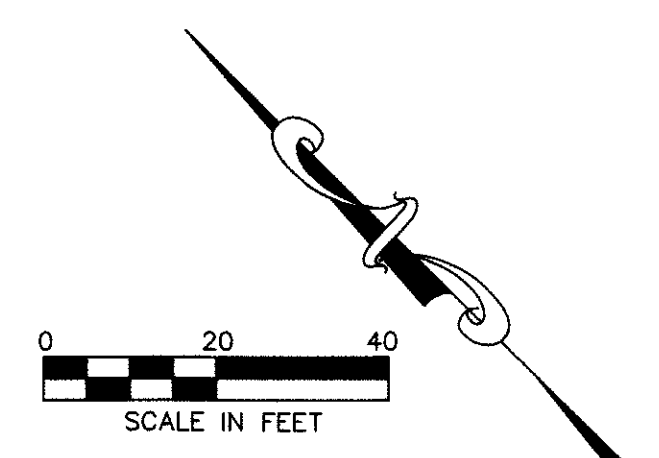
CONTRACTOR SHALL SUPPLY SLEEVES AS NEEDED FOR IRRIGATION.

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.

		REQUIRED	PROVIDED
1.	STREET TREES 3 CANOPY & 4 ACCENT PER 100'	4	4
2.	SITE TREES - ONE TREE W/ A CALIPER OF AT LEAST 2" FOR EACH 20,000 SF OF PARKING. 1 PER EVERY TEN REQ. PARKING SPACES	2	2
3.	LANDSCAPE BUFFER	15'	15'
4.	SCREENING OF OFF STREET PARKING	YES	YES
5.	TOTAL LANDSCAPE AREA 20% REQUIRED	3,725 SF	10,537 SF

LOT 7, BLOCK 2 - CARUTH LAKE DEVELOPMENT INC  
PO BOX 369 ROCKWALL, TEXAS 75087  
(972) 771-5253

- ZONING: PD-57 - BUSINESS OCCUPANCY
- PROPOSED USE: OFFICE
- PROPERTY AREA (GROSS): 24,829.2 SF 0.57 AC
- BUILDING AREA: 4,918 SF
- BUILDING HEIGHT: SINGLE STORY - 21'-0"
- LOT COVERAGE: 19.8% F.A.R. = 0.020:1
- PARKING REQUIRED: 1 SPACE/300 SF 4,918 SF/300 = 17 SPACES REQUIRED
- HANDICAP REQUIRED: 1 ACCESSIBLE IN 0-25 SPACES 2 ACCESSIBLE PROVIDED
- TOTAL PARKING PROVIDED: 27 SPACES
- TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: 15,455 SF



ALLIANCE ADDITION PH. 2  
BEING A 16.073 AC. TRACT OF LAND SITUATED IN THE W.W. FORD SURVEY, ABST. NO. 80 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER  
WHITTLE DEVELOPMENT CO.  
PO BOX 894  
ROCKWALL, TEXAS 75087  
972725828

CASE #

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RESIDENTIAL RESTAURANTS  
INSTITUTIONAL  
ARCHITECTS

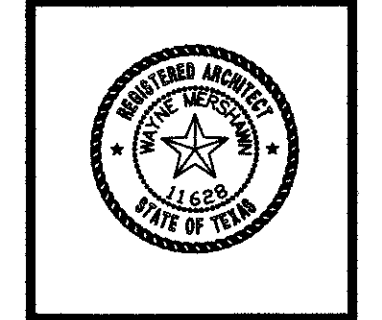
MEDICAL COMMERCIAL  
CHURCHES

**MERSHAWN** ARCHITECTS

2313 RIDGE ROAD #103  
ROCKWALL, TEXAS 75087

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

No.	Date	Revision	By



ALLIANCE III OFFICE BUILDING  
ROCKWALL, TEXAS

**LANDSCAPE PLAN**

Scale: 1" = 20'-0"

Date: 10/28/2014

Project No.: 140356

Designed: CW

Drawn: CW

Checked: WM

SHEET  
**A2** OF  
**17**