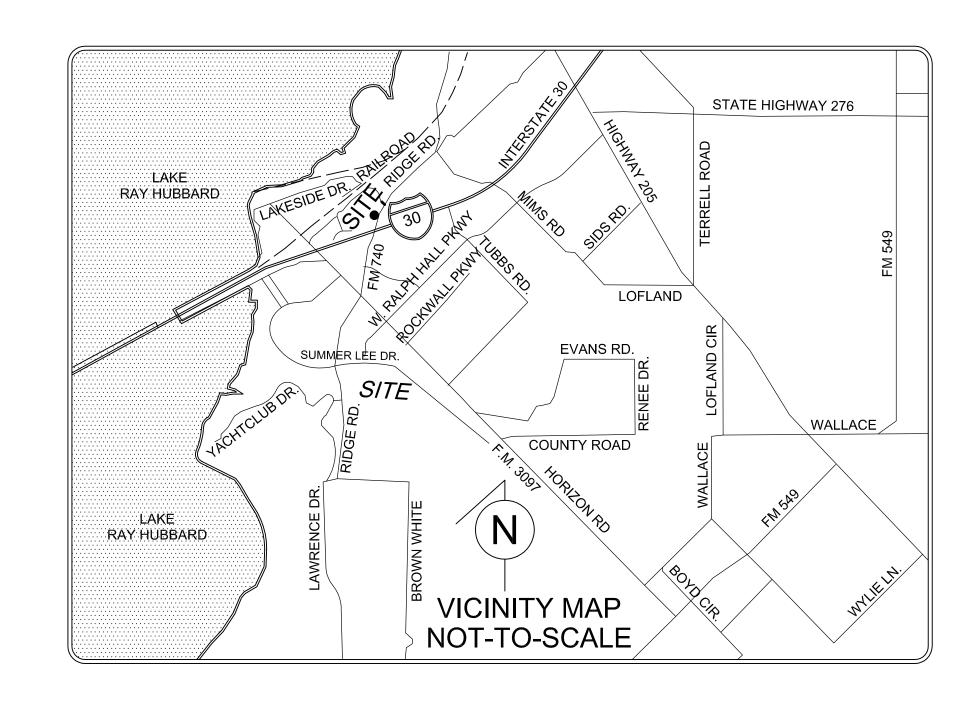


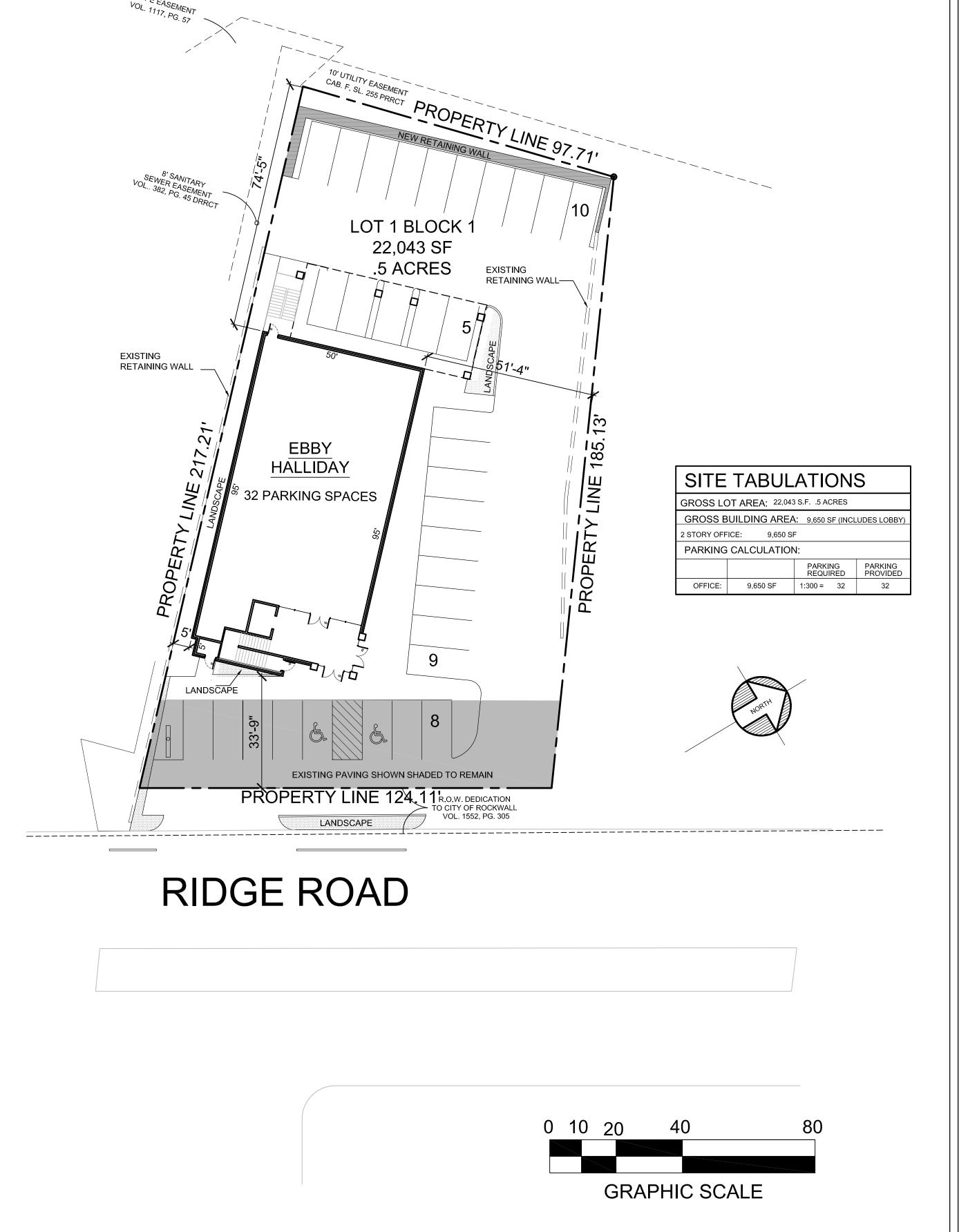


## City of Rockwall

Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.









ARCHITECTURE
PLANNING
CONSTRUCTION
INTERIORS

MICHAEL F. TWICHELL, L.P.

3624 OAK LAWN AVENUE, SUITE 320 DALLAS, TEXAS 75219

> OFFICE: 214-521-3066 FAX: 214-599-0583

A PROJECT FOR:

JEFFLYN PROPERTIES VII

OFFICE FACILITY
FOR

EBBY
HALLIDAY
ROCKWALL, TEXAS

SITE PLAN

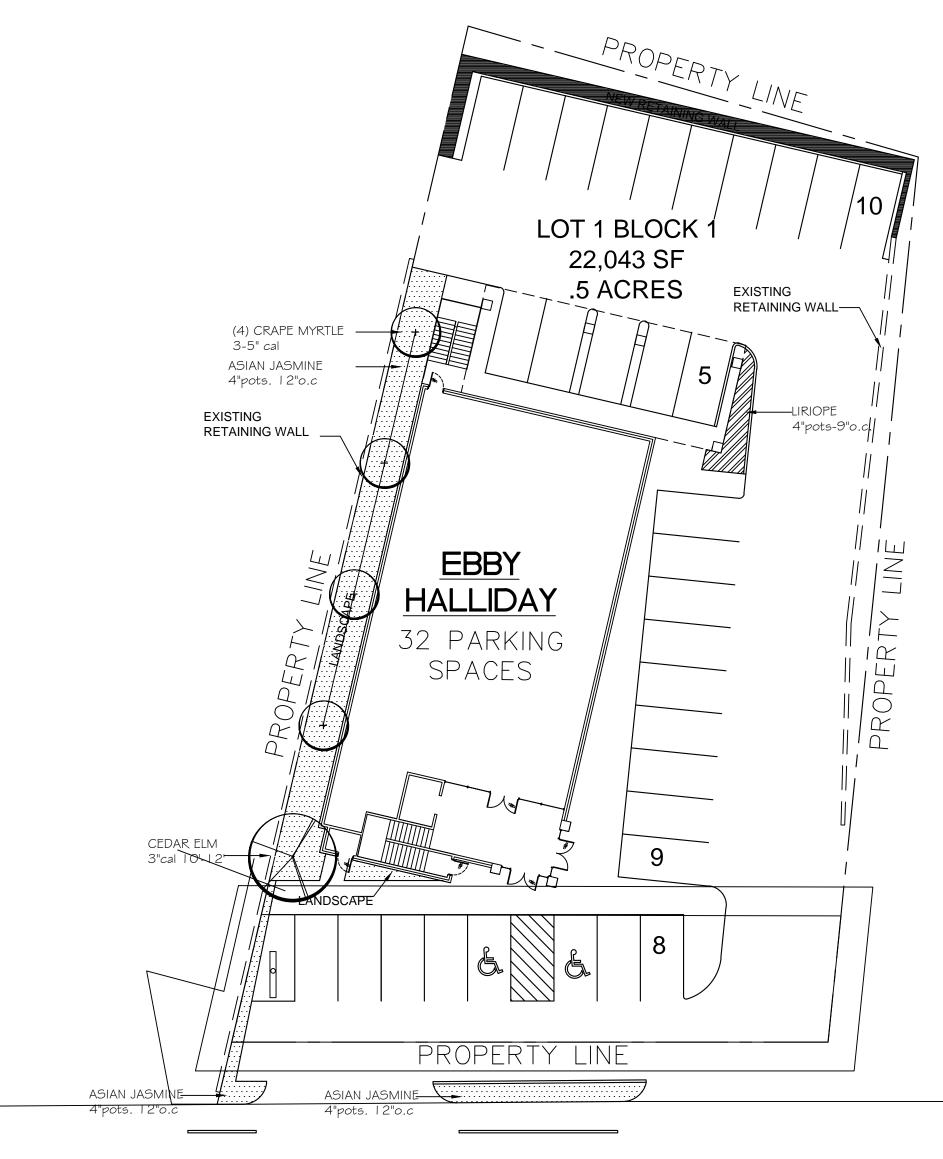
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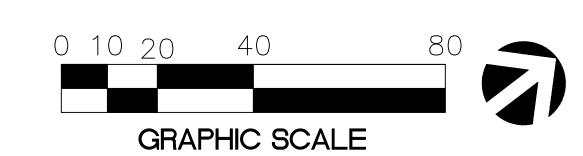
7.17.2015 SITE PLAN REVIEW

PROJECT: 15070

SP1-1



# RIDGE ROAD



PLANT	TABULATION			
QUANTITY	COMMON NAME	SPECIFIC NAME	SIZE	NOTES
4	CRAPE MYRTLE	Lagerstroemia indica	3" CAL.	3-5" TRUNK MINIMUM. NURSERY GROWN
l	CEDAR ELM	Ulmus crassifolia	3" CAL.	10'-12' HT. 4.5' SPD. NURSERY GROWN
1332	ASIAN JASMINE	Trachelospermum asiaticum	4" Pots	FULLY ROOTED- 6"-8" RUNNERS PER POT PLANTED 12" o.c.
151	LIRIOPE	Liriope Muscari 'Bia Blue'	4" Pots	6" HT X 6" SPD PLANTED 9" o.c.

I) ALL QUANTITIES ARE ESTIMATED AND ARE TO BE VERIFIED BY THE CONTRACTOR

### GENERAL LANDSCAPE NOTES

1. All landscape areas are to be received within .1' of proposed finish grade and free from all trash and debris. 2. All trees are to be planted in pits twice the diameter of the tree ball and no deeper than the depth of the ball. Scarify all tree pit sides prior to planting. All trees are to be planted plumb and at or slightly above finish grade. All tree pits are to have a 3" watering saucer formed around the perimeter of the pit. All tree pits are to be top dressed with a 2" layer of shredded hardwood mulch. Stake and / or guy trees only at the direction of the landscape architect. 3. Rotovate the existing soil of all planting beds to a minimum depth of 6". Add a 3" layer of premium compost as supplied by Living Earth Technology and till into the top 3" of the existing soil. Install all shrubs 1" above finish grade and fertilize with Agri-form slow release fertilizer tablets at the manufacturer's recommended rates of application. Top dress all planting beds with a 2" layer of shredded hardwood mulch.

4. All planting beds not formed by a concrete curb or sidewalk are to edged with Steel Edging (1/8"x4" painted green) or an approved equal. All edging stakes are to be placed to the inside of the bed and the top of the edging is to be no less than 1" and no more than 1.5" above proposed finish grade.

5. All turf areas are to be hydromulch Bermudagrass, unless

otherwise noted on the plan. 6. Hydromulch with Bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. If installation occurs between September 1 and April 1, all hydromulch areas to be Winter Ryegrass at a rate of four (4) pounds per thousand square feet. Contractor shall be required to re-hydromulch with Bermudagrass the following growing season.

7. All sodded areas are to receive common bermuda sod laid parallel to the contour of the land. All sod on slopes greater than 1:4 is to be pinned with 1"x1"x12" wooden stakes. All sod is to be laid with tight joints and with all joints staggerd. Roll all sod with a water ballast lawn roller upon installation and fertilize with a complete fertilizer (13-13-13) at the rate of 1.5# actual nitrogen per 1000 square feet. Water all sod thoroughly.

8. All irrigation meter(s) are to be by utility contractors as per local codes. Irrigation sleeves to be installed by licensed irrigation contractor as per the plan.

9. All irrigation controllers are to have mini-click freeze and rain stats installed as per manufacturer's recommendations. 10. All irrigation sleeves to be by licensed irrigation contractor. All sleeves to be PVC schedule 40 with 90 degree elbows on both ends with extensions protruding 18" above proposed finish grade.

11. All turf and planting beds to be zoned separately. All planting bed heads to be on 12" pop—up risers. All turf heads to be on 4" pop—up risers. All valves to be plastic valves. All equipment to be

Rainbird or approved equal.

12. All mainline and lateral line to have a minimum of 12" of cover and to be SDR (class 200) pipe.

13. Quantities shown on plant list are landscape architect's estimate only and should be verified prior to bidding. Contractor shall be responsible for bidding and providing quantity of plants required at spacing designated for bed sizes and configurations shown on the plans regardless of quantities designated on plant list.

## IRRIGATION NOTES:

1. All landscaped areas shall be irrigated with an automatic irrigation system capable of providing the proper amount of water for the particular type of plant material used. Irrigation will be provided by an underground sprinkler system, or a subterranean drip system as approved by the City Arborist.

2. Automatic underground irrigation system shall be equipped with freeze guard set at 38 degrees F.

3. Areas of open space which contain preserved trees need not be irrigated if the City Arborist determines irrigation would be harmful to the preserved trees.



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**PROJECT** 

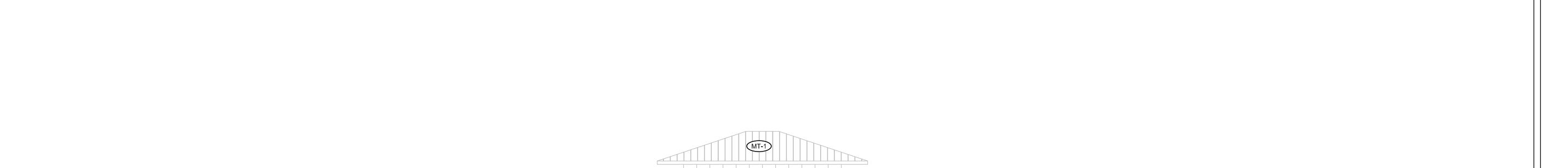
**JEFFLYN PROPERTIES** VII

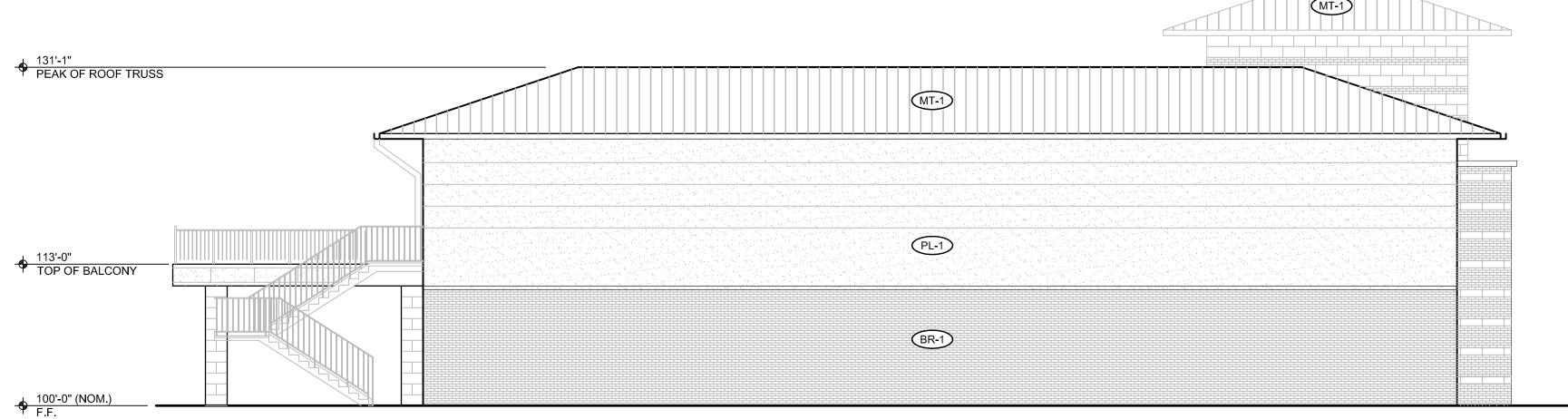
OFFICE FACILITY FOR **EBBY HALLIDAY** ROCKWALL, TEXAS

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PROJECT: 15070

Landscape Architecture Landscape Construction 1804 WEST COMMERCE ST. / DALLAS, TX 75208 T: (214) 219-3993 F: (214) 219-7005 EMAIL: mail.landpatterns.com





SOUTH (SIDE ELEVATION) MATERIALS AND COLORS						
#	MATERIAL	COLOR	AREA	TOTAL AREA	PERCENTAGE	
BR-1	BRICK	ACME KO-KO BROWN MODULAR	1097	2437	45.0	
ST-1	STONE	GRANBURY STONE	27	2437	1.1	
PL-1	EIFS	OYSTER SHELL	1314	2437	53.9	
WD-1	EXTERIOR WOOD (TRELLIS, UNDERSIDE OF CANOPY)	STAINED SW - CANYON BROWN	0	2437	0.0	
MT-1	METAL (ROOF, CANOPY FRAMES,	COLOR - ZINC				

04 SOUTH ELEVATION

138'-11" PEAK OF ROOF TRU	JSS MT-1				
					131'-1" 🗼
			MT-1		PEAK OF ROOF TRUSS
		PL-1			113'-0" TOP OF BALCONY
	PL-1				PL-1 TOP OF BALCONY
		ST-1			•
100'-0" (NOM.) F.F.	ST-1 ST-1	BR-1	WD-1	BR-1 ST-1	100'-0" (NOM.) F.F.

NORTH (SIDE ELEVATION) MATERIALS AND COLORS						
#	MATERIAL	COLOR	AREA	TOTAL AREA	PERCENTAGE	
BR-1	BRICK	ACME KO-KO BROWN MODULAR	137	1816	7.5	
ST-1	STONE	GRANBURY STONE	935	1816	51.5	
PL-1	EIFS	OYSTER SHELL	695	1816	38.3	
WD-1	EXTERIOR WOOD (TRELLIS, UNDERSIDE OF CANOPY)	STAINED SW - CANYON BROWN	49	1816	2.7	
MT-1	METAL (ROOF, CANOPY FRAMES, DOWNSPOUTS, RAILING)	COLOR - ZINC	544			





WEST (SIDE ELEVATION) MATERIALS AND COLORS							
#	MATERIAL	COLOR	AREA	TOTAL AREA	PERCENTAGE		
BR-1	BRICK	ACME KO-KO BROWN MODULAR	18	1000	1.8		
ST-1	STONE	GRANBURY STONE	390	1000	39.0		
PL-1	EIFS	OYSTER SHELL	592	1000	59.2		
WD-1	EXTERIOR WOOD (TRELLIS, UNDERSIDE OF CANOPY)	STAINED SW - CANYON BROWN	0	1000	0.0		
MT-1	METAL (ROOF, CANOPY FRAMES, DOWNSPOUTS, RAILING)	COLOR - ZINC					

03 WEST ELEVATION

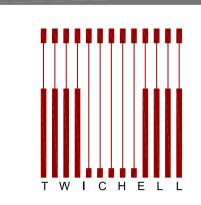


SCALE: 1/8" = 1'-0"

EAST (SIDE ELEVATION) MATERIALS AND COLORS							
#	MATERIAL	COLOR	AREA	TOTAL AREA	PERCENTAGE		
BR-1	BRICK	ACME KO-KO BROWN MODULAR	524	1128	46.5		
ST-1	STONE	GRANBURY STONE	454	1128	40.2		
PL-1	EIFS	OYSTER SHELL	150	1128	13.3		
WD-1	EXTERIOR WOOD (TRELLIS, UNDERSIDE OF CANOPY)	STAINED SW - CANYON BROWN	0	1128	0.0		
MT-1	METAL (ROOF, CANOPY FRAMES, DOWNSPOUTS, RAILING)	COLOR - ZINC	255				

01 EAST ELEVATION

SCALE: 1/8" = 1'-0"



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SCALE: 1/8" = 1'-0"

REV. DATE DESCRIPTION

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PROJECT: 15070
SHEET

A2-1

SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"