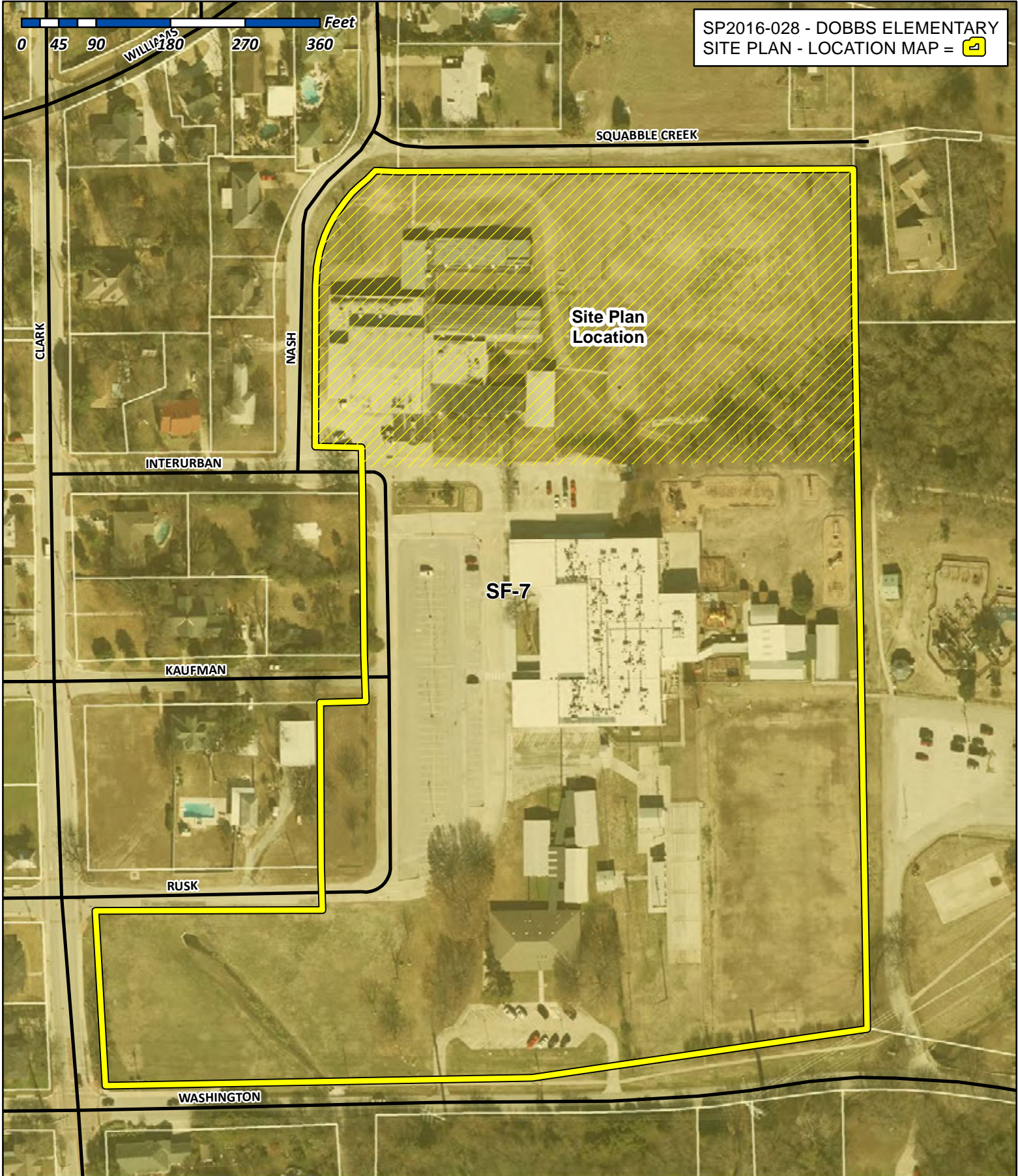




SP2016-028 - DOBBS ELEMENTARY
SITE PLAN - LOCATION MAP =



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.



Rex & Kerri Moses
Zoned SF-7

Patricia C. Spillman
Zoned SF-7

James T. Spillman, Jr.
Zoned SF-7

Alfred & Dorothy Payne
Zoned SF-7

A=11°40'31"
R=129.45'
T=13.24'
L=26.38'
CB=N43°35'29"E
26.33'

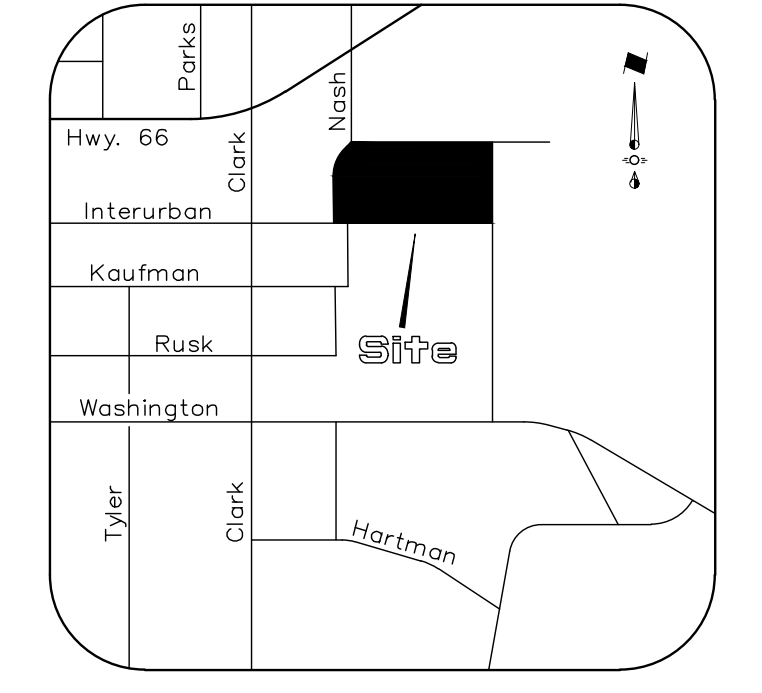
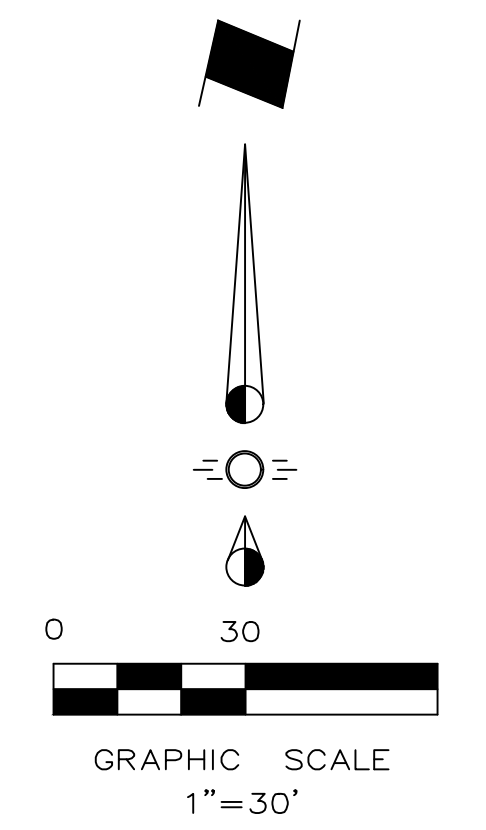
A=49°31'49"
R=160.56'
T=74.07'
L=138.80'
CB=N24°39'47"E
134.52'

Oliver R. &
Karen E. Spiller
Zoned SF-7

Kym Cullins
Zoned SF-7

Rick Cawthon
Zoned SF-7

Donald Kirk Ragsdale
Zoned SF-7



VICINITY MAP
NTS

SYNOPSIS

Zoning	SF-7
Total Lot Area	760,747 Sq. Ft.
Site Area	229,815 Sq. Ft.
Use	Elementary School
Building Area	93,281 Sq. Ft.
Building Height	2-Story (35'-2")
Parking Required	31 Spaces
Existing Parking	140 Spaces
New Parking	29 Spaces
HC Parking Required	6 Spaces
HC Parking Provided	9 Spaces
Total Parking Provided	169 Spaces
Impervious Area	102,640 Sq. Ft.
Open Space	127,175 Sq. Ft.

SITE PLAN

**DOBBS ELEMENTARY
ADDITION**

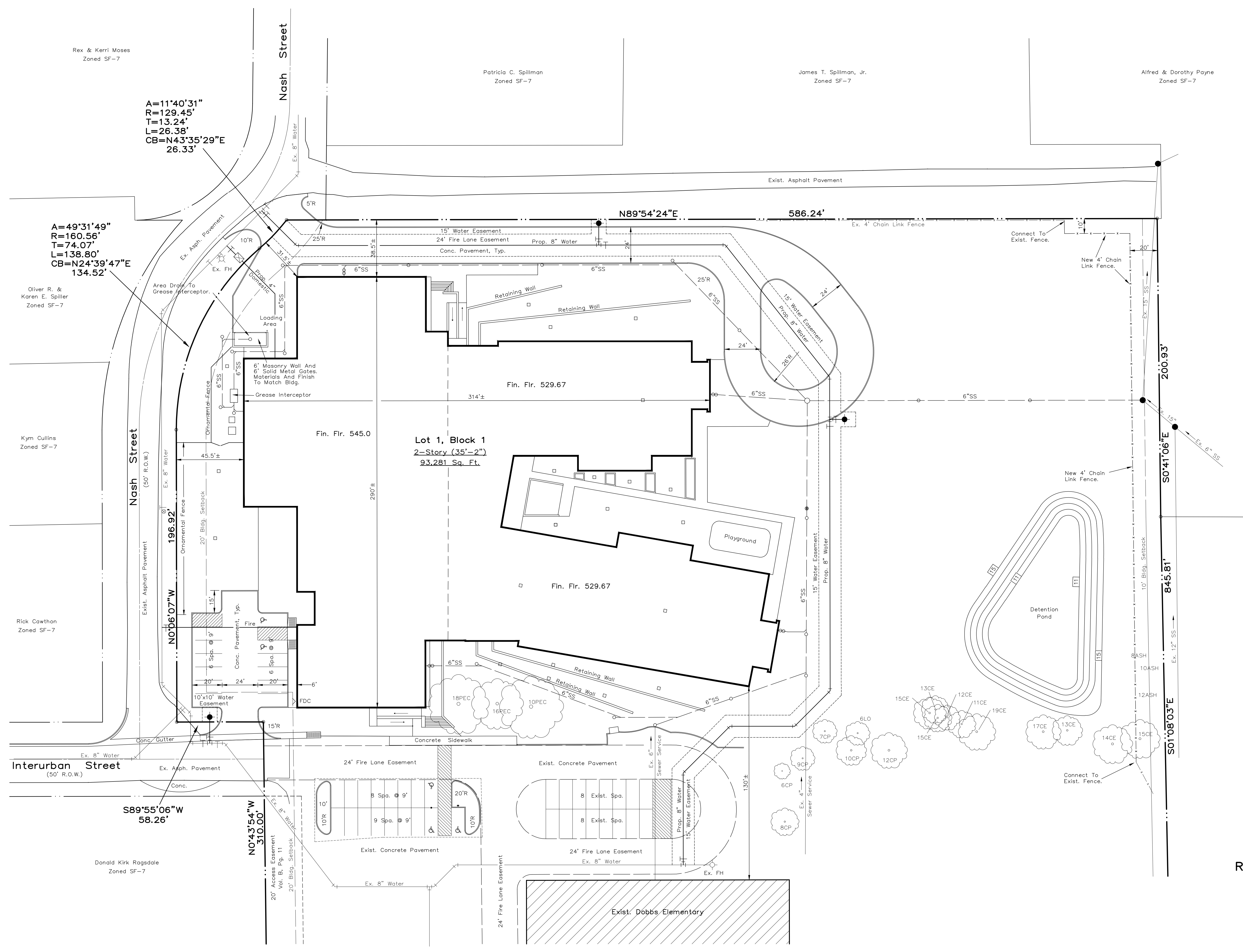
LOT 1, BLOCK 1

Zoned SF-7

**17.464 Acres Situated In The
R. BALLARD SURVEY ~ ABST. 29
ROCKWALL, ROCKWALL COUNTY, TEXAS**

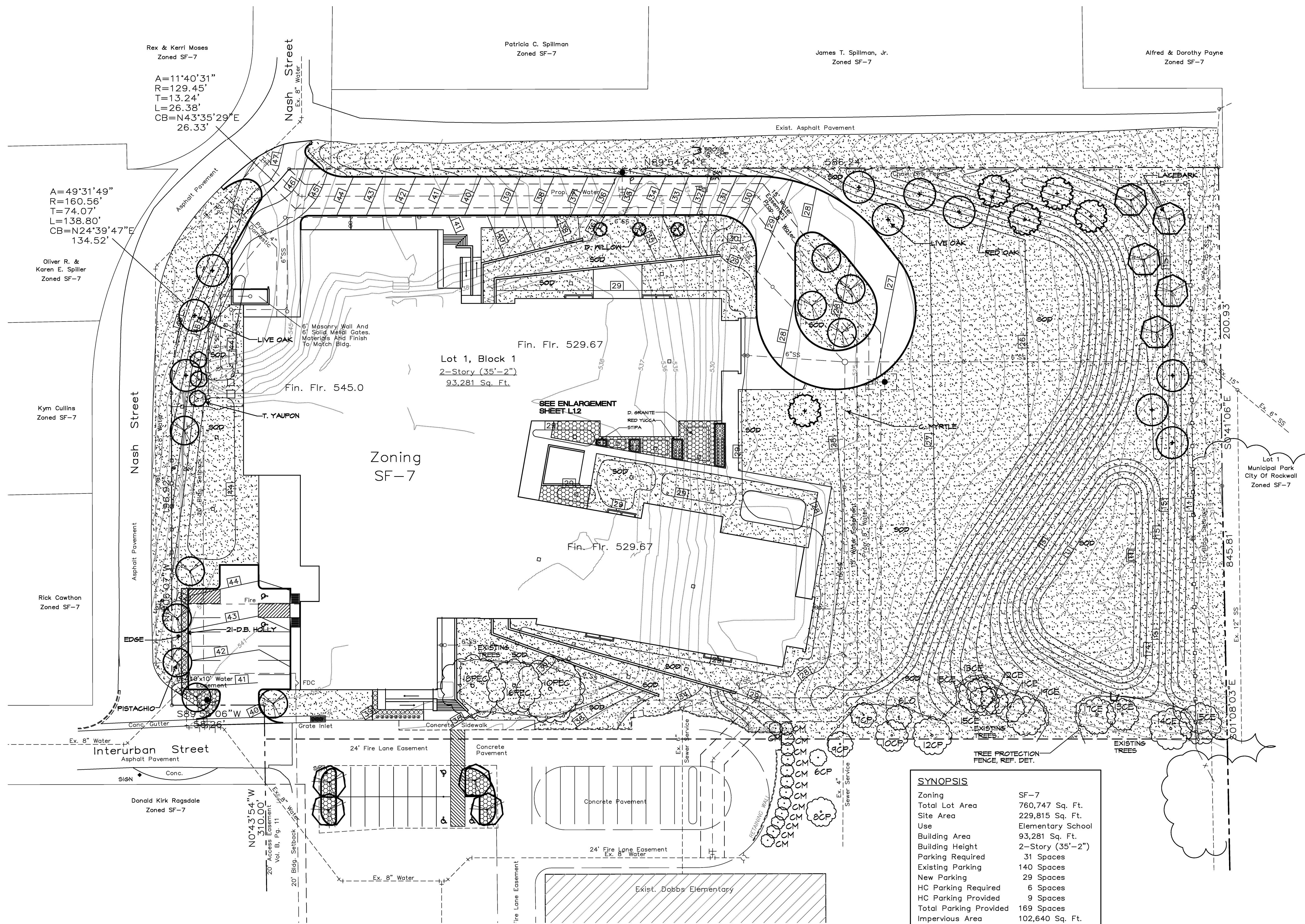
Owner
Rockwall Independent School District
1191 T.L. Townsend Drive
Rockwall, Texas 75087
Telephone 972 772-1148

Engineer
RLK Engineering, Inc.
Texas Registration No. 579
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733
November 18, 2016
Case No. XXXXX-XXX



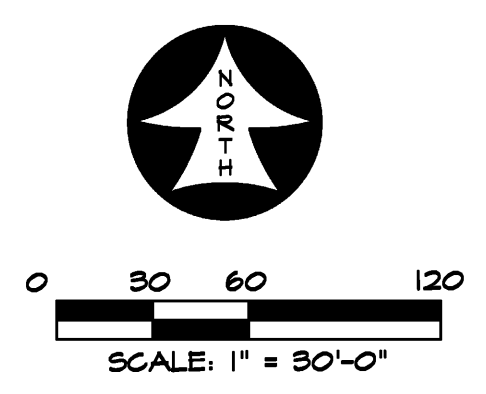
Lot 1, Block 1
2-Story (35'-2")
93,281 Sq. Ft.

Lot 1
Municipal Park
City Of Rockwall
Zoned SF-7



SYNOPSIS

Zoning	SF-7
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LANDSCAPE PLAN
DOBBS ELEMENTARY
ADDITION
 LOT 1, BLOCK 1
 Zoned SF-7
 17.464 Acres Situated In The
 R. BALLARD SURVEY ~ ABST. 29
 ROCKWALL, ROCKWALL COUNTY, TEXAS
 November 16, 2016
 Case No. XXXXX-XXX

RAMSEY LANDSCAPE ARCHITECTS, LLC
 11914 WISHING WELL CT.
 FRISCO, TEXAS 75035
 PHONE (972) 335-0889

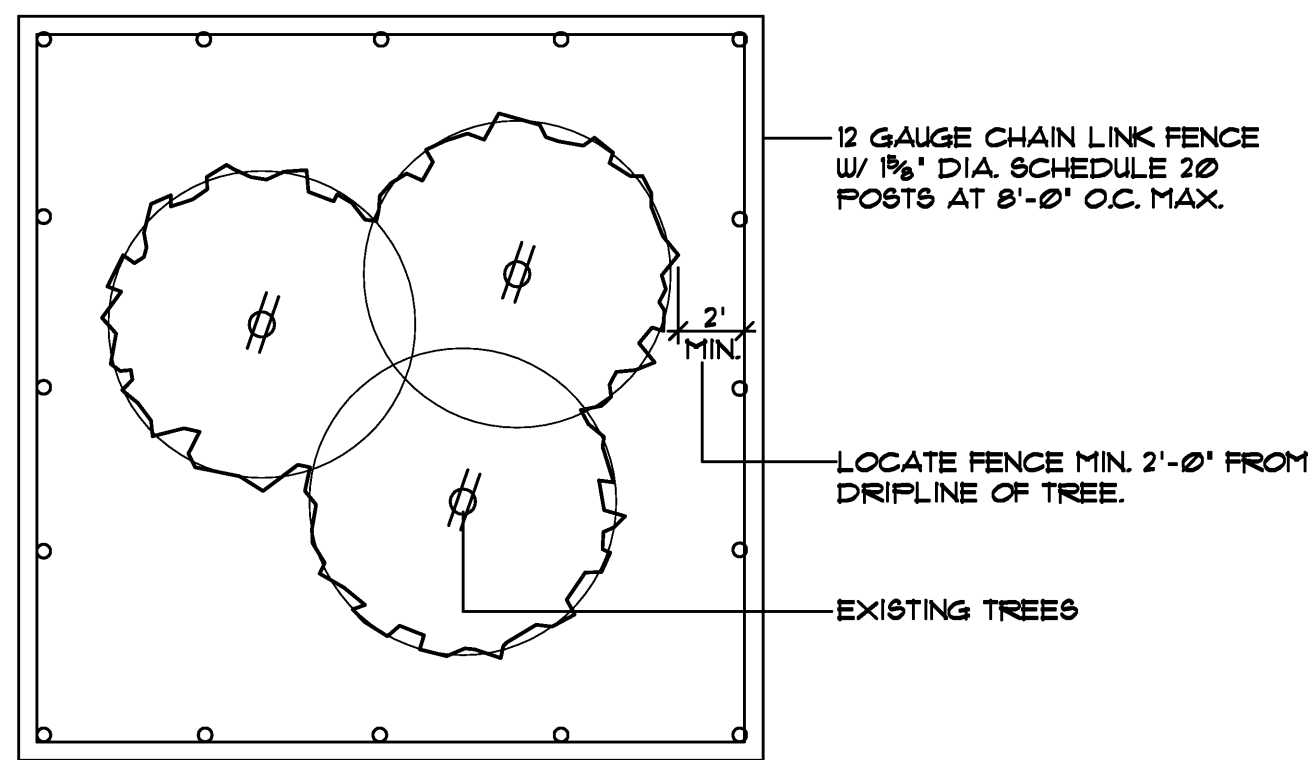
Dobbs Elementary School Replacement BP2
 ROCKWALL INDEPENDENT SCHOOL DISTRICT
 901 INTERURBAN, ROCKWALL, TEXAS, 75087

Revisions	Date
1	
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Issue Dates:
 November 16, 2016

Scale: 1"=30'
 Drawn By: MR
 Checked by: MR
 Sheet
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LANDSCAPE PLAN



- EXISTING TREES WITHIN CONTRACT LIMITS ARE SHOWN ON THE DRAWINGS. EXISTING TREES DESIGNATED FOR REMOVAL SHALL BE FLAGGED AT THE PROJECT SITE WITH FLAGGING BY THE CONTRACTOR.
- PROTECT ALL INDIVIDUAL TREES OR GROUPS OF TREES TO BE PRESERVED BY ERECTING A BARRIER AROUND EACH TREE OR GROUP OF TREES. INSTALL AND MAINTAIN BARRIER AT TREE DRIPLINE. BARRIERS SHALL REMAIN IN PLACE UNTIL REMOVAL IS NECESSARY.
- IN THE EVENT THAT HEAVY CONSTRUCTION IS SCHEDULED TO OCCUR WITHIN THE DRIPLINE OF AN EXISTING TREE, CONTRACTOR SHALL ERECT A PROTECTION FENCE OUTSIDE THE DRIPLINE UNTIL THIS CONSTRUCTION IS SCHEDULED TO OCCUR. THE PROTECTION FENCE MAY THEN BE ADJUSTED AS REQUIRED TO COMPLETE THE PROPOSED CONSTRUCTION. AFTER CONSTRUCTION IN THIS AREA IS COMPLETED, THE PROTECTION FENCE SHALL BE ADJUSTED TO ITS ORIGINAL LOCATION.
- CONTRACTORS SHALL NOT PARK, CLEAN TOOLS AND EQUIPMENT OR STORE MATERIALS WITHIN THE DRIPLINE OF ANY TREE.
- ALL ROOTS OVER 1" IN DIAMETER SHALL BE CUT CLEAN WITH A HAND SAW.

TREE PROTECTION FENCE

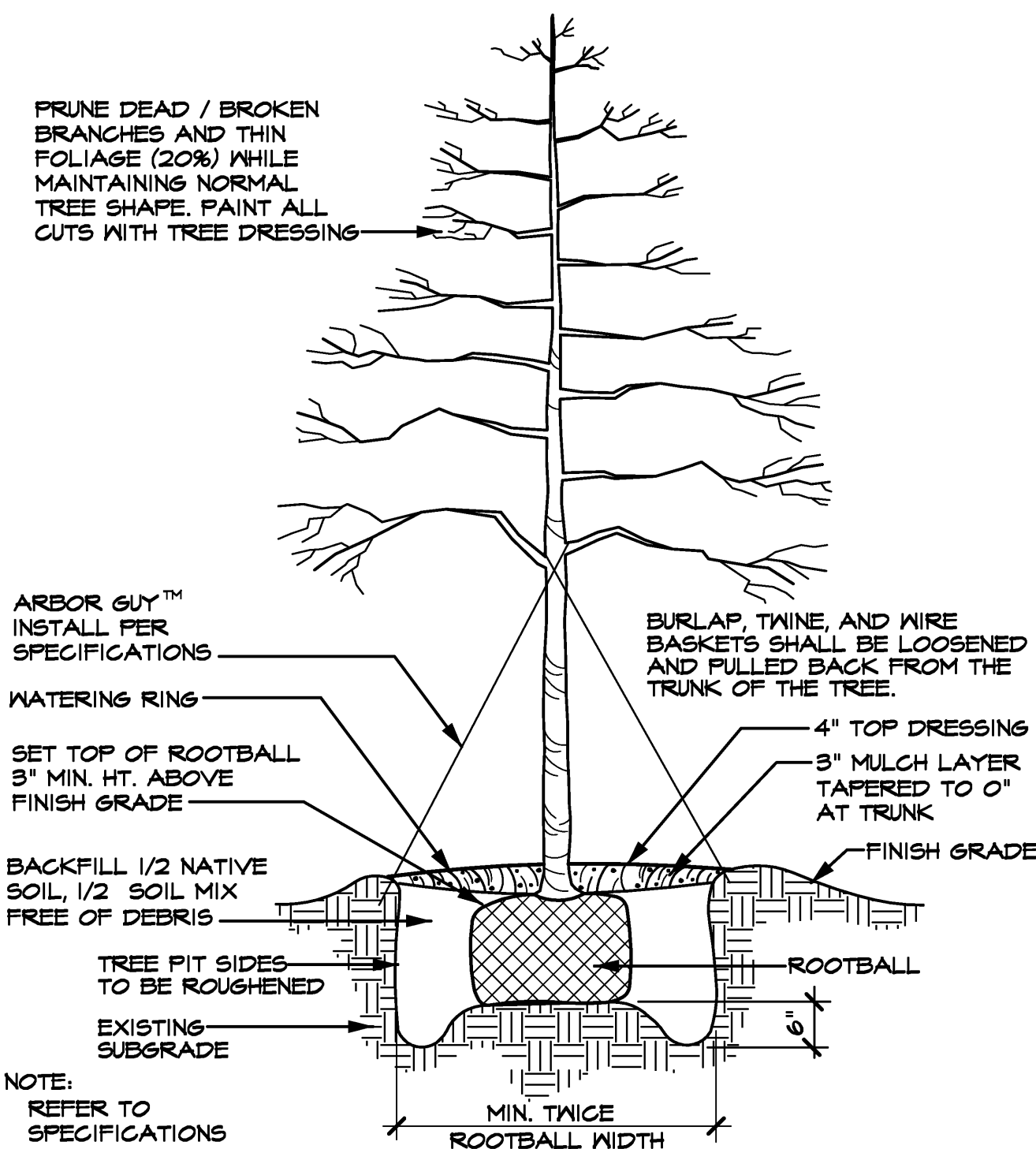
SCALE: N.T.S.

LANDSCAPE NOTES

LANDSCAPE CONTRACTOR SHALL GRASS ALL AREAS DISTURBED BY CONSTRUCTION. THE DISTURBED AREAS SHALL BE REPLACED WITH SOD PER THE SPECIFICATIONS UNLESS NOTED OTHERWISE ON THE PLANS.

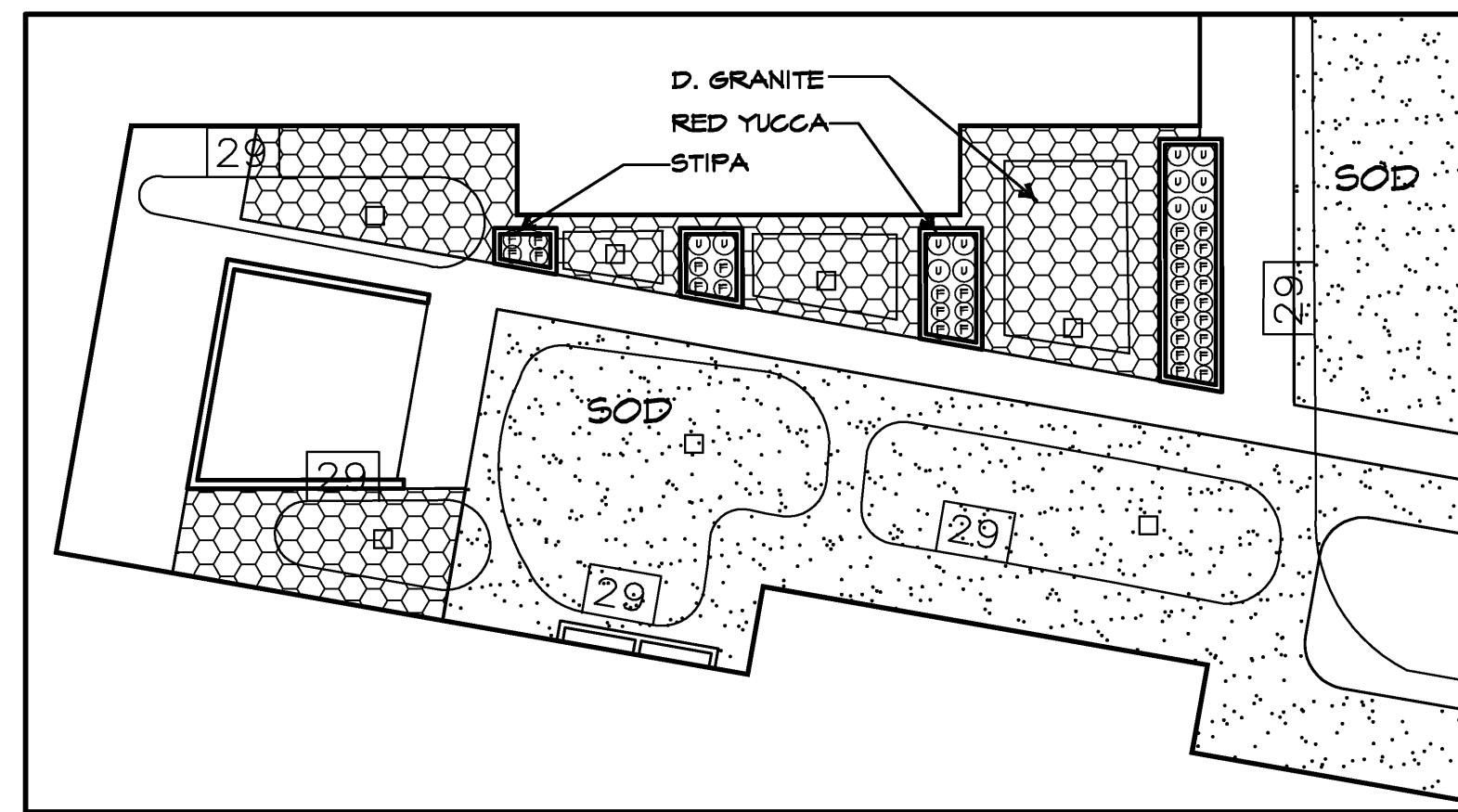
LANDSCAPE CONTRACTOR SHOULD VISIT SITE AND REFERENCE CIVIL ENGINEER'S GRADING PLAN PRIOR TO BIDDING AND COMMENCEMENT OF CONSTRUCTION TO VERIFY AREAS TO BE DISTURBED BY CONSTRUCTION ACTIVITIES.

REFERENCE CIVIL PLANS FOR FINAL GRADING AND UTILITIES.



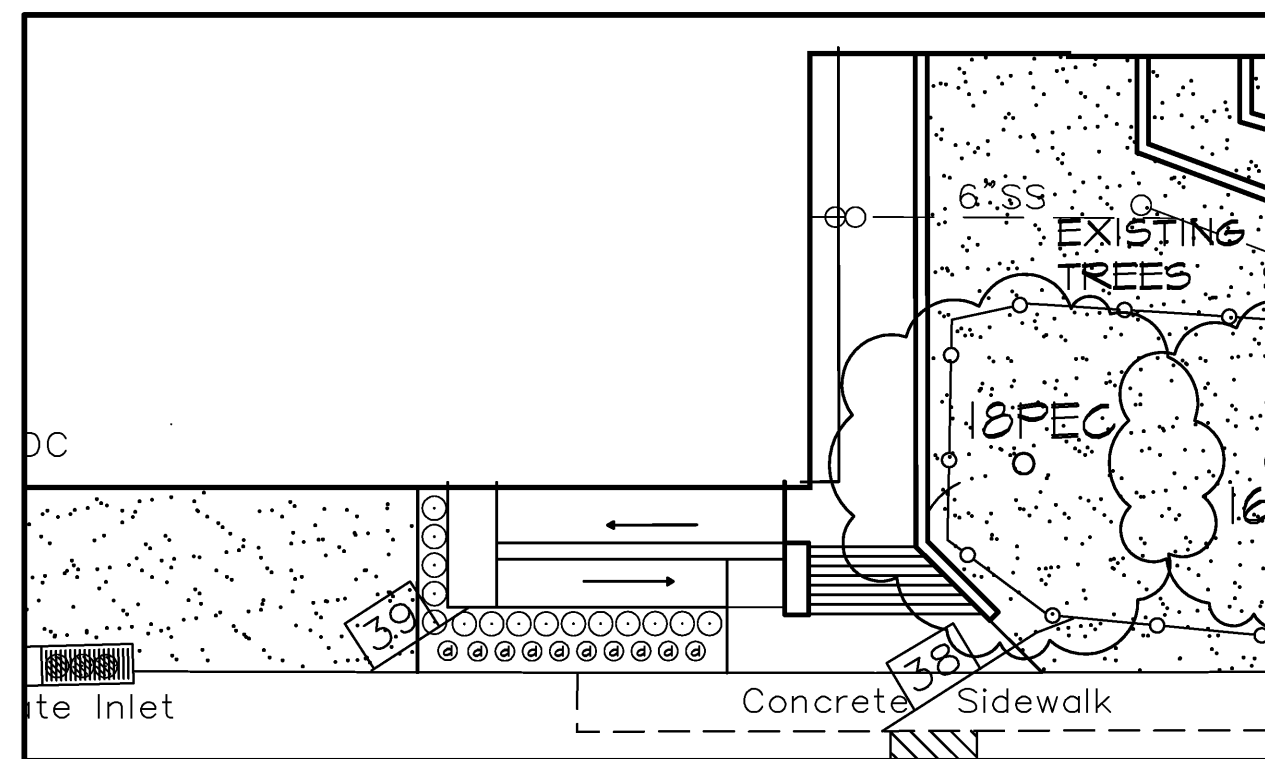
TREE PLANTING DETAIL (TYPICAL)

SCALE: N.T.S.



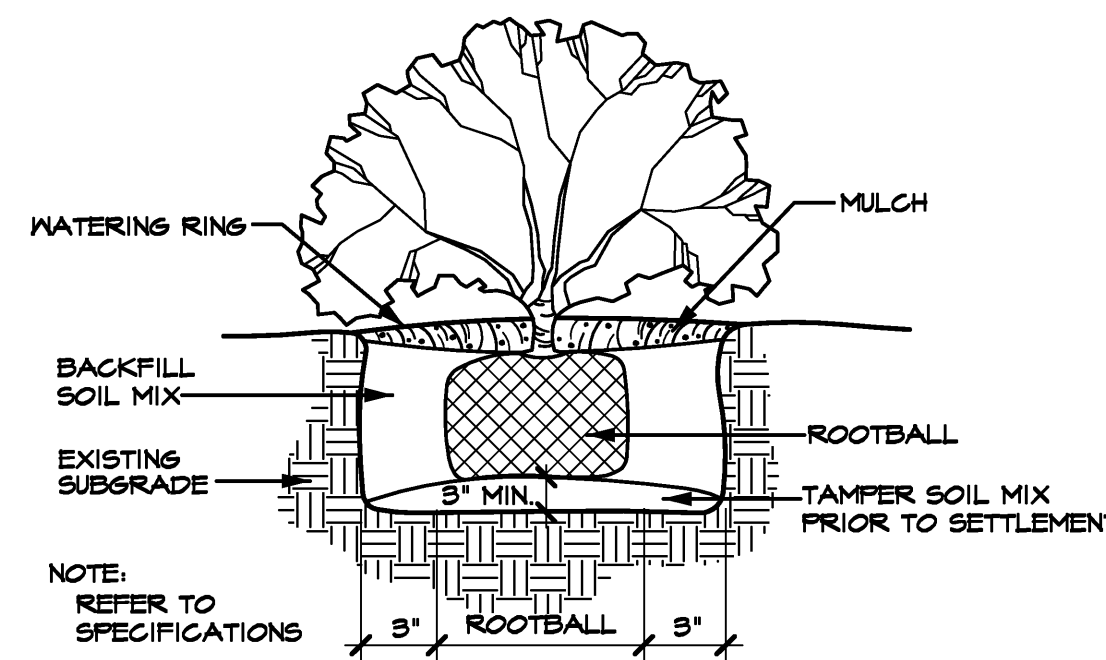
COURTYARD ENLARGEMENT

SCALE: 1" = 20'-0"



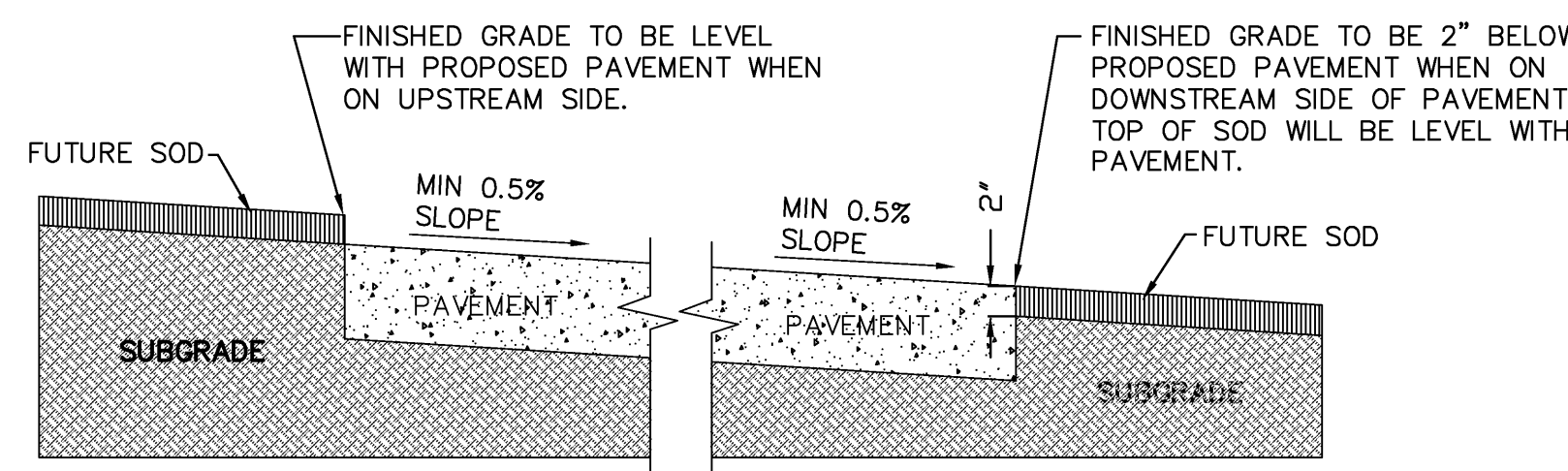
SOUTH ENLARGEMENT

SCALE: 1" = 20'-0"



SHRUB PLANTING DETAIL (TYPICAL)

SCALE: N.T.S.



GRADING DETAIL FOR PAVEMENT WITHOUT CURB

SCALE: N.T.S.

LANDSCAPE TABULATIONS	
LANDSCAPE BUFFER STRIP	
10' WIDE ALONG PERIMETER OF COMMERCIAL THAT ABUTS WITHOUT ALLEY OR DRIVE SEPARATION OR IS DIRECTLY ACROSS STREET FROM RESIDENTIAL. IF COMMERCIAL STRUCTURE EXCEEDS 24' ADJ. TO AN ALLEY 10' BUFFER SHALL BE REQUIRED ALONG ALLEY.	
EAST RESIDENTIAL BUFFER REQUIRED	10' BUFFER
BUFFER PROVIDED	10' BUFFER
STREET LANDSCAPING	
10' BUFFER ALONG MAJOR ARTERIAL OR COLLECTOR, 1 LG. TREE PER 50 LF WEST STREET BUFFER REQUIRED	
NO COLLECTORS OR ARTERIAL ROADS	NONE
PARKING LOT LANDSCAPING	
LOT WITH 2 ROWS HAVE GREATER OF 5% OR 200 SF LANDSCAPE. IF LOT OVER 20,000 SF 1 LG TREE PER 10 SPACES INTERIOR TO LOT, MAX 80 LF FROM TREE TO SPACE.	
PARKING SPACES	14 SPACES
PARKING LANDSCAPE REQUIRED (3,834 SF X 5% =)	192 SF
PARKING LANDSCAPE PROVIDED	316 SF
AMOUNT OF LANDSCAPING	
% LANDSCAPE BY ZONING, COMMERCIAL 15%, 50% LOCATED FRONT AND SIDE, DETENTION LANDSCAPED GRASSES, SHRUBS, TREES IN NATURAL MANNER, 1 TREE PER 150 SF OF DRY LAND AREA.	
SITE AREA	229,815 SF
SITE LANDSCAPE REQUIRED (229,815 SF X 15% =)	34,472 SF
SITE LANDSCAPE PROVIDED	127,175 SF
% LANDSCAPE PROVIDED FRONT/SIDE	(25%) 8,833 SF
ALL REQUIRED LANDSCAPE AREAS TO RECEIVE AUTOMATIC UNDERGROUND IRRIGATION WITH RAIN AND FREEZE PROTECTION. IRRIGATION SHALL MEET REQUIREMENTS OF UDC.	

LARGE TREES					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
10	(+)	LIVE OAK	Live Oak	Quercus virginiana	4" caliper, 12'-14' Ht./ 5'-6' spread, B4B straight trunk full rounded canopy
5	(+)	RED OAK	Shumard Red Oak	Quercus shumardii	4" caliper, 12'-14' Ht./ 5'-6' spread, B4B straight trunk full rounded canopy
4	(+)	LACEBARK	Lacebark Elm	Ulmus parvifolia	4" caliper, 12'-14' Ht./ 5'-6' spread, B4B straight trunk full rounded canopy
10	(+)	PISTACHIO	Chinese Pistachio	Pistacia chinensis	4" caliper, 12'-14' Ht./ 5'-6' spread, B4B straight trunk full rounded canopy
3	(+)	D. WILLOW	Desert Willow	Chilopsis linearis	4'-5' Ht, 3'-4' spread, container
3	(+)	T. YAUPON	Yaupon Holly	Ilex vomitoria	3/4" caliper per trunk, 5 trunk min., 5' Ht./4' spread, container, female - heavy berried tree form, limbed to 4'
SHRUBS					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
21	(O)	D.B. HOLLY	Dwarf Burford Holly	Ilex cornuta 'Nana'	5 gallon, 16" Ht./14" spread, bushy, full to ground
12	(O)	RED YUCCA	Red Yucca	Hesperaloe parviflora	1 gallon
32	(O)	STIPA	Mexican Feathergrass	Stipa tenuisima	1 gallon
GROUNDCOVER / VINES					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
AS SHOWN	(SOD)	SOD	Common Bermuda Grass	Cynodon dactylon	Sod refer to specifications
MISCELLANEOUS					
AS SHOWN	(EDGE)	EDGE	L.F. Ryerson steel edge	1/8" x 4" with 12" stakes, green in color	
AS SHOWN	(D. GRANITE)	D. GRANITE	Decomposed Granite	4" thick compacted decomposed granite. To be flush with adjacent grade or pavement. Separated at grass areas by steel edging.	

LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES

RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 355-0889

Dobbs Elementary School Replacement BP2

ROCKWALL INDEPENDENT SCHOOL DISTRICT
901 INTERURBAN, ROCKWALL, TEXAS, 75087

LANDSCAPE DETAILS

Revisions	Date
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Issue Dates:
November 16, 2016

Scale: N.T.S.
Drawn By: MR
Checked by: MR

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ARCHITECT

VLK Architects, Inc.
 2821 West 7th Street, Suite 300
 Fort Worth, Texas 76107
 Main Phone: 817.633.1600
 www.vlkarchitects.com

M.E.P. ENGINEER

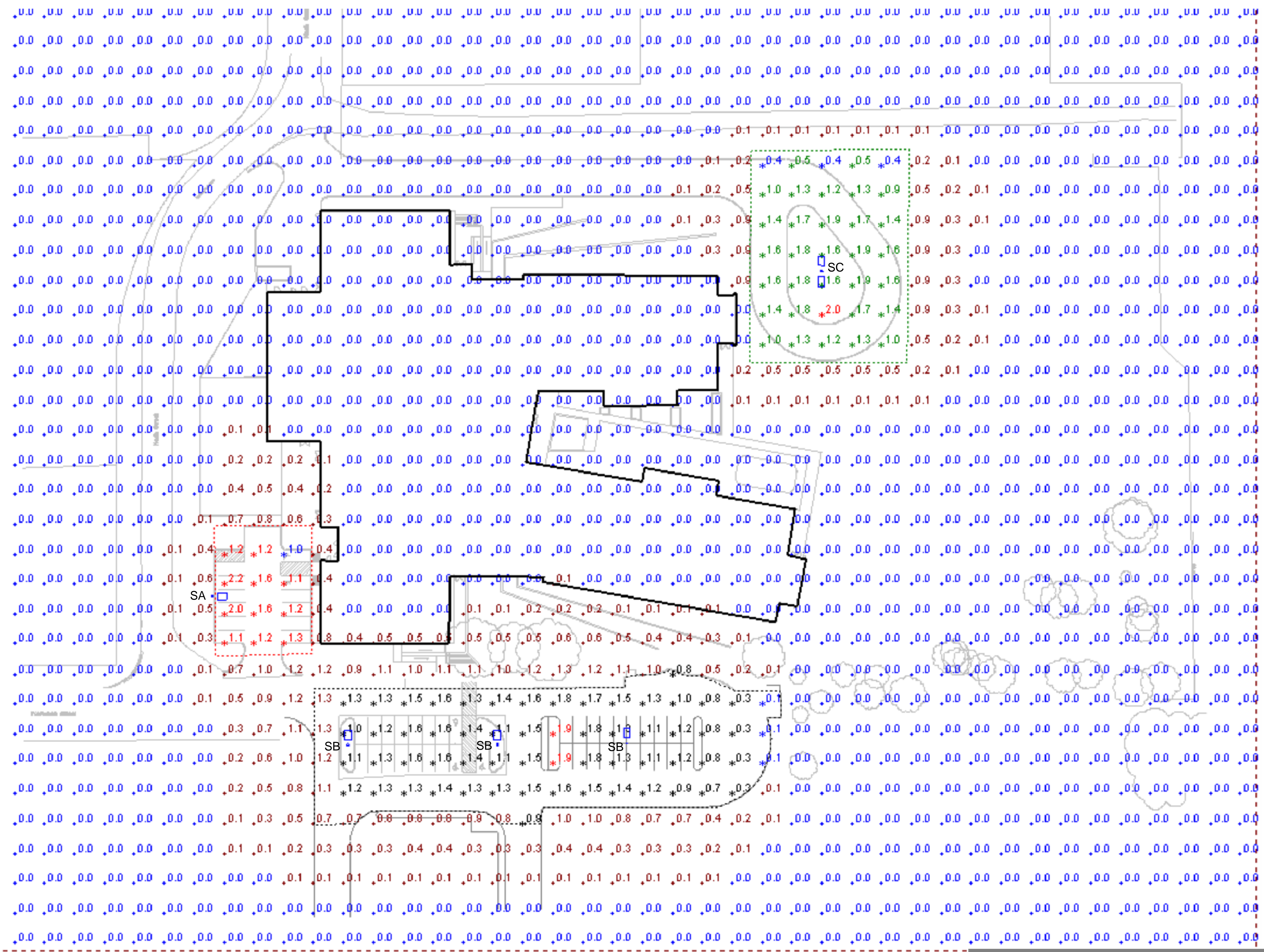
Reed, Wells, Benson & Company
 12001 North Central Expy, suite 1100
 Dallas, Texas 75243
 Main Phone: 972.778.4222
 www.rwb.net

ROCKWALL INDEPENDENT SCHOOL DISTRICT
 901 INTERURBAN, ROCKWALL, TEXAS, 75087

Dobbs Elementary School

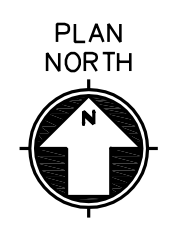
NOTE:

ALL SITE LIGHTING FIXTURES ARE MOUNTED AT 30'-0".



Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
SA	SA	1	Lithonia Lighting	DSX1 LED 60C 700 40K TSM MVOLT HS	DSX1 LED with 60 LEDs @ 700 mA, 4000K, TYPE 4 MEDIUM OPTICS WITH HOUSE-SIDE SHIELD	LED	1	DSX1_LED_60C_700_40K_TSM_MVOL_T_HS.ies	12492	1	131
SB	SB	3	Lithonia Lighting	DSX1 LED 60C 700 40K TSM MVOLT	DSX1 LED with 60 LEDs @ 700 mA, 4000K, TYPE 5 MEDIUM OPTICS	LED	1	DSX1_LED_60C_700_40K_TSM_MVOL_T.ies	17051	1	131
SC	SC	1	Lithonia Lighting	DSX1 LED 60C 530 40K TSM MVOLT	DSX1 LED with 60 LEDs @ 530 mA, 4000K, TYPE 5 MEDIUM OPTICS	LED	1	DSX1_LED_60C_530_40K_TSM_MVOL_T.ies	13425	1	198

Current View



01 SITE LIGHTING PHOTOMETRIC - SITE PLAN
 SCALE: NOT TO SCALE

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.2 fc	2.2 fc	0.0 fc	N/A	N/A
North East Drive	✕	1.3 fc	2.0 fc	0.4 fc	5.0:1	3.3:1
South Parking Lot	✕	1.2 fc	1.9 fc	0.1 fc	19.0:1	12.0:1
South West Parking Lot	✕	1.4 fc	2.2 fc	1.0 fc	2.2:1	1.4:1

ISSUED: NOVEMBER 18, 2016

REVISIONS

Revision No.

Principal: _____ Drawn By: _____
 Designer: _____ Proj. Director: _____
 Proj. Arch.: _____ Quality Control: _____

PROJECT NO.

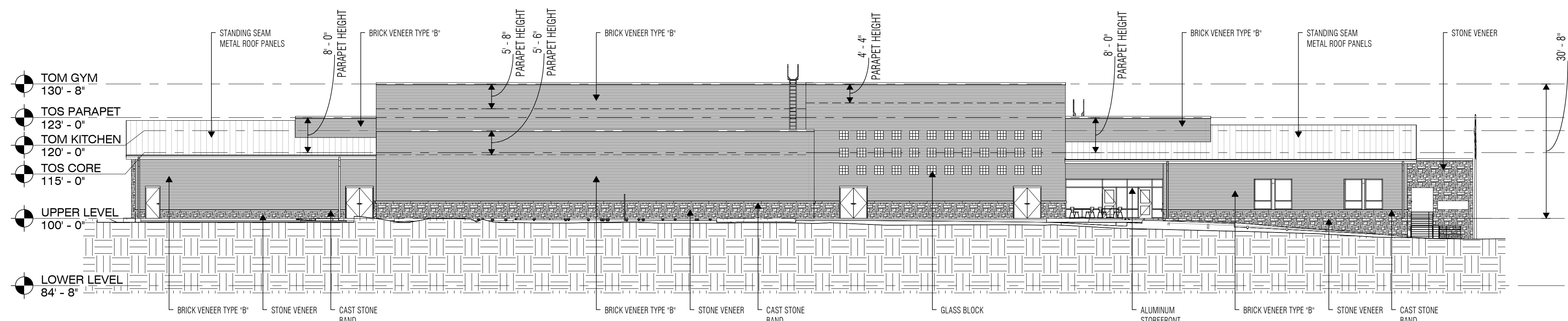
1593.00

SHEET TITLE

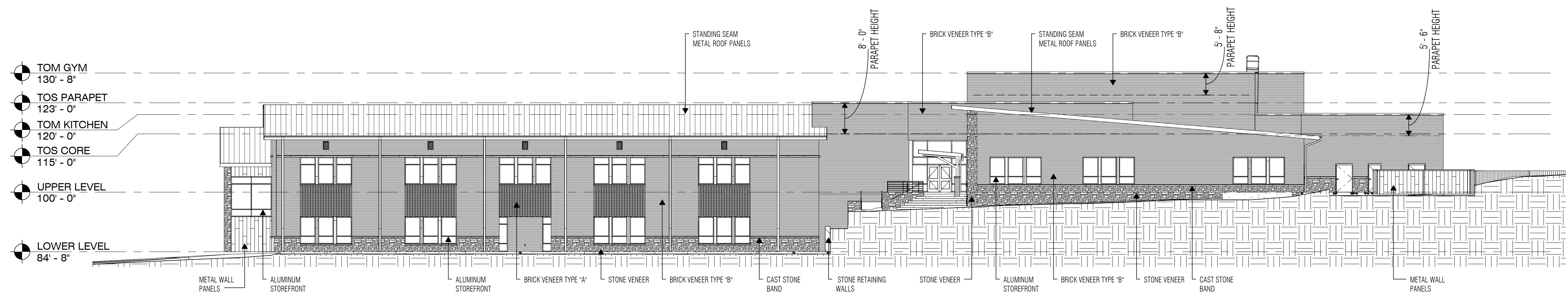
SITE LIGHTING PHOTOMETRIC - SITE PLAN

SHEET NO.

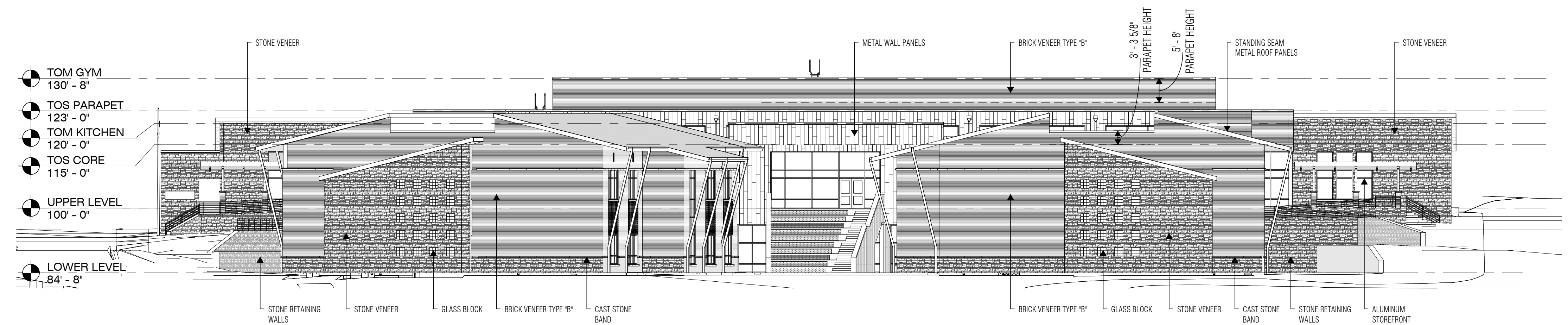
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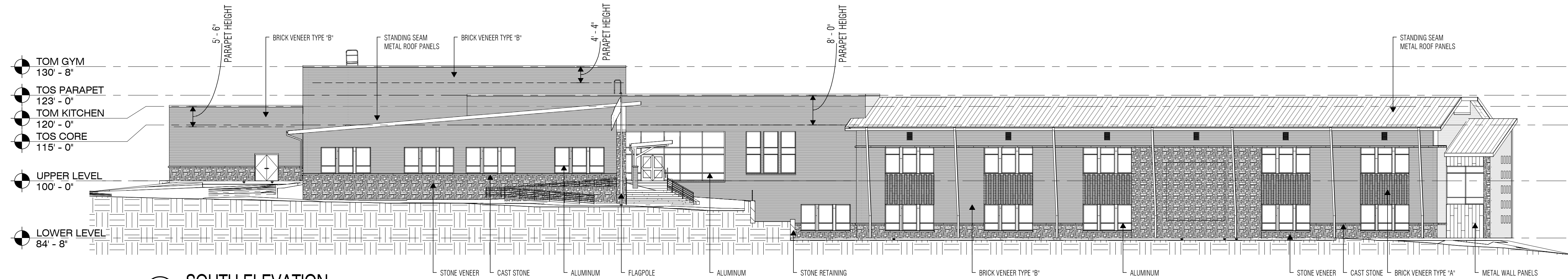
1 WEST ELEVATION
SCALE: 1/16" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



3 EAST ELEVATION
SCALE: 1/16" = 1'-0"



4 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

EXTERIOR ELEVATION LEGEND

MATERIALS:
 BRICK VENEER, TYPE 'A' - ACME SAN JACINTO ST. BLEND
 BRICK VENEER, TYPE 'B' - ACME CHARCOAL ACCENT

ALUMINUM STOREFRONT/CURTAINWALL - VISTAWALL, THERMALLY BROKEN - DARK BRONZE

METAL WALL PANEL - BERRIDGE FW-12 PANEL - DARK BRONZE

GLAZING - VITRO SOLARBAN 60 W/ SOLARBRONZE TINT

GLASS BLOCK - PITTSBURG CORNING VISTABRIK

STONE VENEER - ACME NATURAL BRISCO GOLD

CAST STONE BAND/SILL - ROCKCAST SL200

STANDING SEAM METAL ROOF - BERRIDGE ZEE LOCK - MEDIUM BRONZE

MULTI-PLY ROOF SYSTEMS - WHITE

FACADE SURFACE AREA:
 WEST ELEVATION: TOTAL FACADE = 7,460 SQFT (ADJACENT TO PUBLIC RIGHT-OF-WAY)
 STONE VENEER = 1,456 SQFT = 20%
 BRICK VENEER = 5,547 SQFT = 74%
 GLASS = 457 SQFT = 6%
 NORTH ELEVATION: TOTAL FACADE = 9,489 SQFT
 STONE VENEER = 1,155 SQFT = 12%
 BRICK VENEER = 6,814 SQFT = 72%
 METAL PANEL = 148 SQFT = 2%
 GLASS = 1,372 SQFT = 14%
 EAST ELEVATION: TOTAL FACADE = 10,396 SQFT (ADJACENT TO OPEN SPACE)
 STONE VENEER = 3,457 SQFT = 33%
 BRICK VENEER = 5,371 SQFT = 52%
 METAL PANEL = 750 SQFT = 7%
 GLASS = 818 SQFT = 8%
 SOUTH ELEVATION: TOTAL FACADE = 11,733 SQFT
 STONE VENEER = 2,077 SQFT = 18%
 BRICK VENEER = 7,643 SQFT = 65%
 METAL PANEL = 150 SQFT = 1%
 GLASS = 1,863 SQFT = 16%



VLK ARCHITECTS

ARCHITECT

VLK Architects, Inc.
 2821 West 7th Street, Suite 300
 Fort Worth, Texas 76107
 Main Phone: 817.633.1600
 www.vlkarchitects.com

ROCKWALL INDEPENDENT SCHOOL DISTRICT
 901 INTERURBAN, ROCKWALL, TX 75087

NOVEMBER 30, 2016

REVISIONS

Revision No.

Director Drawn By
 Approver Author
 Designer Quality Control
 Designer
 Proj. Arch.
 Checker

PROJECT NO.

1593.00

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NO.

A-1

DOBBS ELEMENTARY SCHOOL