City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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VICINITY MAP
(NOT TO SCALE)

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

LEGEND

- PROPOSED FIRELANE
- ACCESSIBLE CROSSWALK
- PROPOSED FENCE

NOTES

1. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. REFER TO SHEET C2.1 FOR GENERAL NOTES AND LEGEND.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING, DUMPSTER ENCLOSURE AND DETACHED GARAGE FOUNDATION LAYOUT AND DESIGN.
4. REFER TO LANDSCAPE PLANS FOR FENCE AND HARDSCAPE LAYOUT AND DESIGN.

PAVING LEGEND

SIDEWALKS (PUBLIC)
4" 3,600 PSI CONCRETE PAVEMENT W/ #3 BARS @ 24" O.C.E.W. PER CITY OF ROCKWALL STANDARDS.

LIGHT DUTY PAVING
5" 3,600 PSI CONCRETE PAVEMENT W/ #3 BARS @ 24" O.C.E.W. PER GEOTECHNICAL RECOMMENDATION.

HEAVY DUTY PAVING
7" 3,600 PSI CONCRETE PAVEMENT W/ #3 BARS @ 24" O.C.E.W. PER GEOTECHNICAL RECOMMENDATION.

DUMPSTER AREA PAVING
6" 3,600 PSI CONCRETE PAVEMENT W/ #3 BARS @ 24" O.C.E.W. PER GEOTECHNICAL RECOMMENDATION.

RESIDENTIAL THOROUGHFARE (PUBLIC)
6" 3,600 PSI CONCRETE PAVEMENT W/ #3 BARS @ 24" O.C.E.W. ON 8" LIME STABILIZED SUBGRADE PER CITY OF ROCKWALL STANDARDS.

DEVELOPER/APPLICANT:
ATTICUS SUMMER LEE
5339 ALPHA ROAD, SUITE 300
DALLAS, TEXAS 75240
PHONE: 972.701.9636
CONTACT: JASON LENTZ

ENGINEER:
HPcivil engineering, LLC
5339 ALPHA ROAD, SUITE 300
DALLAS, TEXAS 75240
PHONE: 972.701.9636
CONTACT: BRIAN ABBOTT

Engineer of Record:	BCA
Drawn by:	YCG
Date Printed:	11/16/2016
Issue for Pricing / Bidding:	
Issue for Permit Application:	
Issue for Construction:	

REVISIONS

#	DATE	COMMENTS

HARBOUR URBAN CENTER
PODIUM
SUMMER LEE DRIVE
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

civil engineering, LLC.
5339 ALPHA ROAD, SUITE 300 DALLAS, TEXAS 75240
972.701.9636 972.701.9639 FAX
TX REGISTERED ENGINEERING FIRM F-23508
www.hpcivilengineering.com

PRELIMINARY
(NOT FOR CONSTRUCTION)

THIS DRAWING IS RELEASED FOR THE PURPOSE OF SUBMITTAL REVIEW ONLY AND IS NOT INTENDED FOR PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.

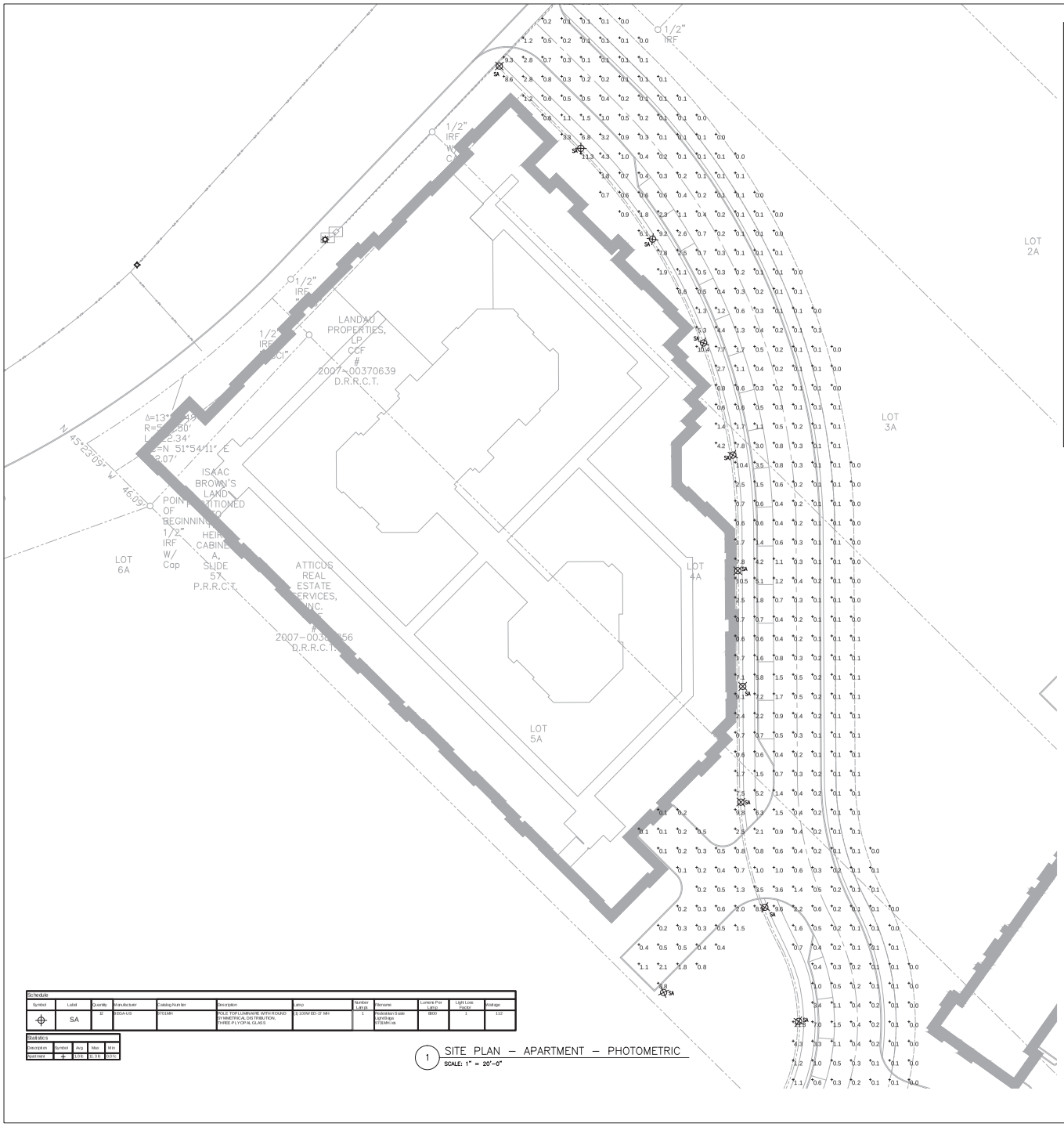
THESE PLANS WERE PREPARED UNDER THE DIRECT SUPERVISION OF BRIAN C. ABBOTT, P.E.
TEXAS REG. #109439
DATE: 11/16/2016

SHEET TITLE
SITE PLAN

SHEET NO.
SP-1

HPCE #16-434

P:\S:\Projects\2016 16-434 TX\Blocwall-Harbor Urban Center\Construction\Autocad\Working Drawings\16-434-Phase 1 Civil\SITE PLAN.dwg
LAYOUT: Landscape DATE/TIME: Nov 16 2016 - 10:20am

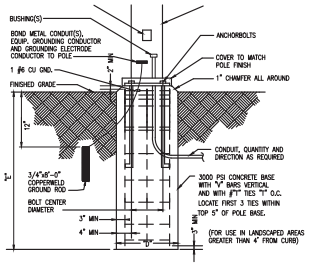


Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Voltage
	SA	12	BEGA-US	9701MH	POLE TOP LUMINAIRE WITH ROUND SYMMETRICAL DISTRIBUTION, THREE PLY OPAL GLASS	1 @ 100W ED-17 MH	1	Pedestrian Scale 12ft 4ft sym 9701MH.ies	8000	1	112

Statistics					
Description	Symbol	Avg	Max	Min	
Apartment	+	1.0 fc	12.3 fc	0.0 fc	

1 SITE PLAN – APARTMENT – PHOTOMETRIC
SCALE: 1" = 20'-0"

WIND SPEED OF 91 MPH TO 100 MPH		
	≤ 2 LIGHT FIXTURES ON POLE	
POLE HEIGHT ≤ 11'8"	DIAMETER (D) 1'-6"	EMBEDMENT (E) 4'-9"



2 POLE BASE DETAIL
SCALE: 1" = 20'-0"

JSE
JORDAN & SKALA ENGINEERS
17855 N. DALLAS PKWY.,
SUITE 320
DALLAS, TX 75287
V: (469) 385-1616 F: (469) 385-1615

MARK N. BIGBIE
83876
LICENSED
PROFESSIONAL ENGINEER
11/17/16

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HARBOUR URBAN CENTER PROJECT I
ROCKWALL, TX
ATTICUS REAL ESTATE DEVELOPMENT

PRINT RECORD

DATE	ISSUED FOR
11/17/2016	SITE PLAN SUBMITTAL

REVISIONS

#	DATE	DESCRIPTION

Texas Firm Registration # F-4990
Project Number: 1613-0722
Drawn By: BDH Checked By: MNB

SHEET TITLE
SITE PLAN - APARTMENT - PHOTOMETRIC

SHEET NUMBER
E1.00

COLOR LEGEND

1. ALL BUILDING TRIM, FASCIA, HEADERS, SILLS, TRELLIS, CORNICES, PARAPETS, BALCONY BASE TRIM, STAIR OVERHANGS, AND STAIR WING WALLS TO BE SW7006 PACIFIC WHITE. WINDOW FRAMES AND ALUMINUM CANOPIES TO MATCH.
2. ALL EXPOSED ALUMINUM MCHIHA CORNERS, EDGING, AND CONNECTIONS TO BE DARK ANTIQUE BRONZE.
3. ILLUMINATION SERIES CORNERS TO BE PATTERN OF SW 2806 ROOKWOOD BROWN, SW 2848 ROYCROFT PEWTER, SW 2855 SYCAMORE TAN, SW7076 CYBER SPACE, AND SW6008 BLACK BEAN. ARCHITECT TO DISTRIBUTE COLOR KEY.
4. FLASHING & EXPANSION JOINT COVERS TO MATCH ADJACENT WALL COLOR.
5. BALCONY RAILS, DOORS, GUTTERS, AND DOWNSPOUTS TO BE BROWN IN COLOR SELECTED FROM MANUFACTURER STANDARD COLORS BY ARCHITECT DURING THE SUBMITTAL PROCESS.
6. CONTRACTOR TO SUBMIT MANUFACTURER COLOR OPTIONS FOR COILING GARAGE DOOR. MCHIHA METAL TRIM, WINDOW FRAMES, AND ALUMINUM CANOPIES.

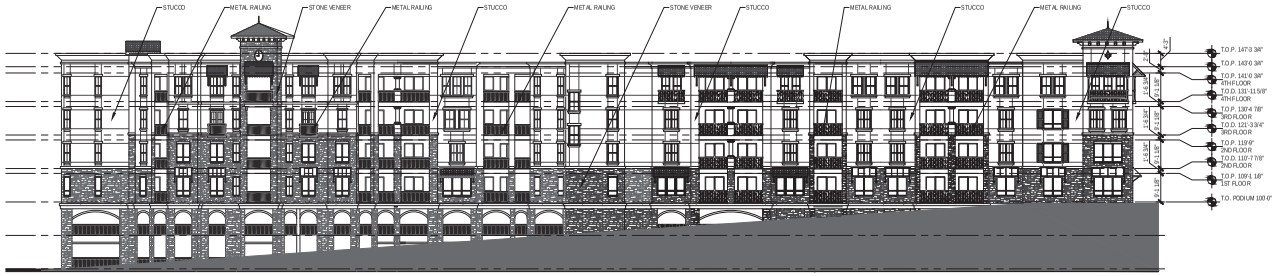
P1	FIELD COLOR 1	C1	**CANOPY #1. REF A7.XX**
P2	FIELD COLOR 2	C2	CANOPY #2. REF A7.XX
P3	FIELD COLOR 3		

ELEVATION NOTES

1. PROVIDE 12" MINIMUM OF SLOPE AWAY FROM WALL ON TOP SURFACE OF WALL PROJECTIONS.
2. MOUNT ALL EXTERIOR WALL LIGHT FIXTURES WHERE BOTTOM OF LIGHT FIXTURE IS AT 6'-8" A.F.F. WHERE THEY PROJECT MORE THAN 4" FROM FACE OF WALL.
3. REFER TO CIVIL AND STRUCTURAL DRAWINGS FOR F.F.E. AND SLAB BREAKS
4. FLASHING, WATERPROOF MEMBRANES, PROPER CAULKS AND SEALANTS (BACKER RODS AS REQUIRED) SHALL BE INSTALLED AROUND ALL WINDOWS, DOORS, ROOF OPENINGS, HORIZONTAL AND VERTICAL JOINTS OF DISSIMILAR MATERIALS, MATERIAL TRANSITIONS, TRIMS, BALCONIES AND OTHER WEATHER EXPOSED AREAS.
5. PROVIDE A WATER TIGHT BUILDING(S), ROOF AND EXTERIOR ENVELOPE THAT SHEDS WATER PROPERLY.
6. ALL PATIOS, PORCHES, BALCONIES, AND SIDEWALKS TO BE SLOPED 1/4" PER 1'-0" MINIMUM IN DIRECTION INDICATED ON PLANS AND AWAY FROM EXTERIOR WALLS.
7. GRADES AROUND ALL EXTERIOR WALLS OF THE BUILDING TO BE 8 INCHES MINIMUM BELOW THE FINISHED FLOOR AND IS TO SLOPE AWAY FROM THE BUILDING. 5% MIN FOR 10' PER IBC 1804.3
8. GRADE ELEVATIONS ARE APPROXIMATE. REFER TO CIVIL & HARDSCAPE DRAWINGS FOR FINE GRADING.
9. PROJECT ADDRESS SIGNAGE TO BE 12" HT. INDIVIDUAL MOUNT, METAL REVERSE PAN CHANNEL NUMBER, STREET NUMBERS ONLY.
10. SIGNS ARE FOR REFERENCE ONLY. ALL SIGNS SHALL BE REVIEWED AND INSTALLED UNDER SEPARATE PERMIT.
11. ALL EXTERIOR COLORS, FINISHES, AND DECORATIVE TRIM BANDS TO TERMINATE AT AN INSIDE CORNER, U.N.O.
12. ALIGN ALL MECHANICAL VENTS BOTH HORIZONTALLY AND VERTICALLY.
13. PER 2012 IBC SECTION 1406.2.2(2), ARCHITECTURAL TRIM THAT EXCEEDS 40'-0" ARE IN HEIGHT ON BUILDING (I-B, IIB) CONSTRUCTION) SHALL BE OF APPROVED, NON-COMBUSTIBLE MATERIALS AND SHALL BE SECURED TO THE WALL WITH METAL OR OTHER APPROVED, NON-COMBUSTIBLE BRACKETS.
14. PITCHED ROOFS, CRICKETS, DORMERS, ETC. TO HAVE A MINIMUM ROOF PITCH OF 4:12. REFER TO ROOF PLAN FOR ROOF PITCHES.

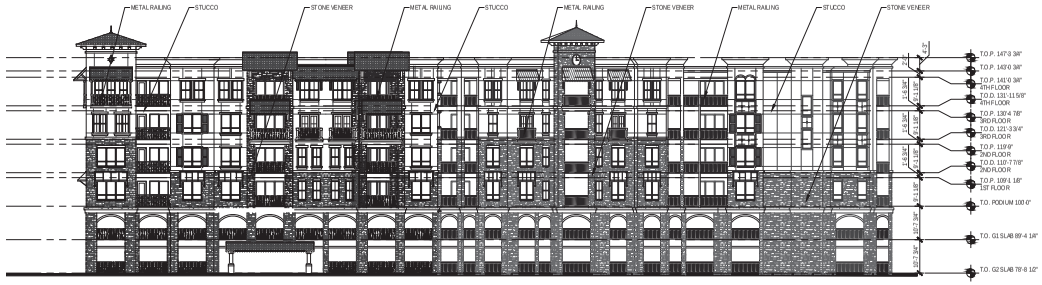
SYMBOL LEGEND - ELEVATIONS

1	DOOR TAG	T.O.P. 100'-0" / ATH FLOOR	TOP OF PLATE
A	WINDOW TAG	T.O.D. 100'-0" / ATH FLOOR	TOP OF DECK
XX	WALL SECTION TAG	T.O.H. 100'-0" / ATH FLOOR	TOP OF HEEL
XX / A4.XX	DETAIL SECTION TAG	T.O.S. 100'-0" / ATH FLOOR	TOP OF SLAB
12 / 1	SLOPE TAGS	F.F. 100'-0"	FINISH FLOOR
	STONE		FIREWALL - NON-COMBUSTIBLE MATERIALS 4'-0" ON EITHER SIDE OF THE FIREWALL

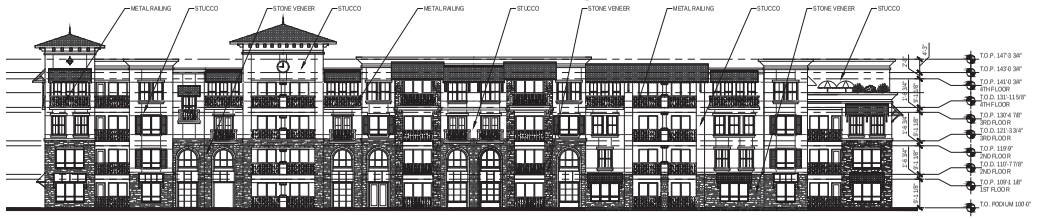


4 BLDG. TYPE I - EAST ELEVATION
SCALE: 1/16" = 1'-0"

3 BLDG. TYPE I - WEST ELEVATION
SCALE: 1/16" = 1'-0"



2 BLDG. TYPE I - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



1 BLDG. TYPE I - NORTH ELEVATION
SCALE: 1/16" = 1'-0"

DESIGN DEVELOPMENT

Designed by: MS
Drawn by: DF
Architect of Record: XXX
Date Plotted: XXXX/XX

Issue for Pricing / Bidding	XXXX/XX
Issue for Permit Application	XXXX/XX
Issue for Construction	XXXX/XX

Revisions:

#	DATE	COMMENTS

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HARBOUR URBAN CENTER PODIUM

SUMMER LEE DRIVE
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ATTICUS REAL ESTATE DEVELOPMENT

These drawings are for preliminary coordination only and not to be used for regulatory approval or construction.

HUMPHREYS & PARTNERS
ARCHITECTS, L.P.
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DALLAS · CHICAGO · NEW ORLEANS · NEW YORK · NEWPORT BEACH · ORLANDO
SAN RAMON · SCOTTSDALE · EDMONTON · TORONTO · MONTEVIDEO
www.humphreys.com

SHEET CONTENTS:
BLDG TYPE I - OVERALL EXTERIOR ELEVATIONS

SHEET NO.
A4.17

16205

COLOR LEGEND

1. ALL BUILDING TRIM, FASCIA, HEADERS, SILLS, TRELLIS, CORNICES, PARAPETS, BALCONY BASE TRIM, STAIR OVERHANGS, AND STAIR WING WALLS TO BE SW7006 PACER WHITE. WINDOW FRAMES AND ALUMINUM CANOPIES TO MATCH.
2. ALL EXPOSED ALUMINUM MCHIHA CORNERS, EDGING, AND CONNECTIONS TO BE DARK ANTIQUE BRONZE.
3. ILLUMINATION SERIES CORNERS TO BE PATTERN OF SW 2806 ROCKWOOD BROWN, SW 2848 ROYCROFT PEWTER, SW 2855 SPONGE TAN, SW7075 OTTER SPACE, AND SW6006 BLACK BEAN. ARCHITECT TO DISTRIBUTE COLOR KEY.
4. FLASHING & EXPANSION JOINT COVERS TO MATCH ADJACENT WALL COLOR.
5. BALCONY RAILS, DOORS, GUTTERS, AND DOWNSPOUTS TO BE BROWN IN COLOR SELECTED FROM MANUFACTURER STANDARD COLORS BY ARCHITECT DURING THE SUBMITTAL PROCESS.
6. CONTRACTOR TO SUBMIT MANUFACTURER COLOR OPTIONS FOR COILING GARAGE DOOR, MCHIHA METAL TRIM, WINDOW FRAMES, AND ALUMINUM CANOPIES.

P1	FIELD COLOR 1	C1	CANOPY #1. REF A7.XX
P2	FIELD COLOR 2	C2	CANOPY #2. REF A7.XX
P3	FIELD COLOR 3		

ELEVATION NOTES

1. PROVIDE 12" MINIMUM OF SLOPE AWAY FROM WALL ON TOP SURFACE OF WALL PROJECTIONS.
2. MOUNT ALL EXTERIOR WALL LIGHT FIXTURES WHERE BOTTOM OF LIGHT FIXTURE IS AT 6'-6" A.F.F. WHERE THEY PROJECT MORE THAN 4" FROM FACE OF WALL.
3. REFER TO CIVIL AND STRUCTURAL DRAWINGS FOR F.F.E. AND SLAB BREAKS
4. FLASHING, WATERPROOF MEMBRANES, PROPER CAULKS AND SEALANTS (BACKER RODS AS REQUIRED) SHALL BE INSTALLED AROUND ALL WINDOWS, DOORS, ROOF OPENINGS, HORIZONTAL AND VERTICAL JOINTS OF DISSIMILAR MATERIALS, MATERIAL TRANSITIONS, TRIMS, BALCONIES AND OTHER WEATHER EXPOSED AREAS.
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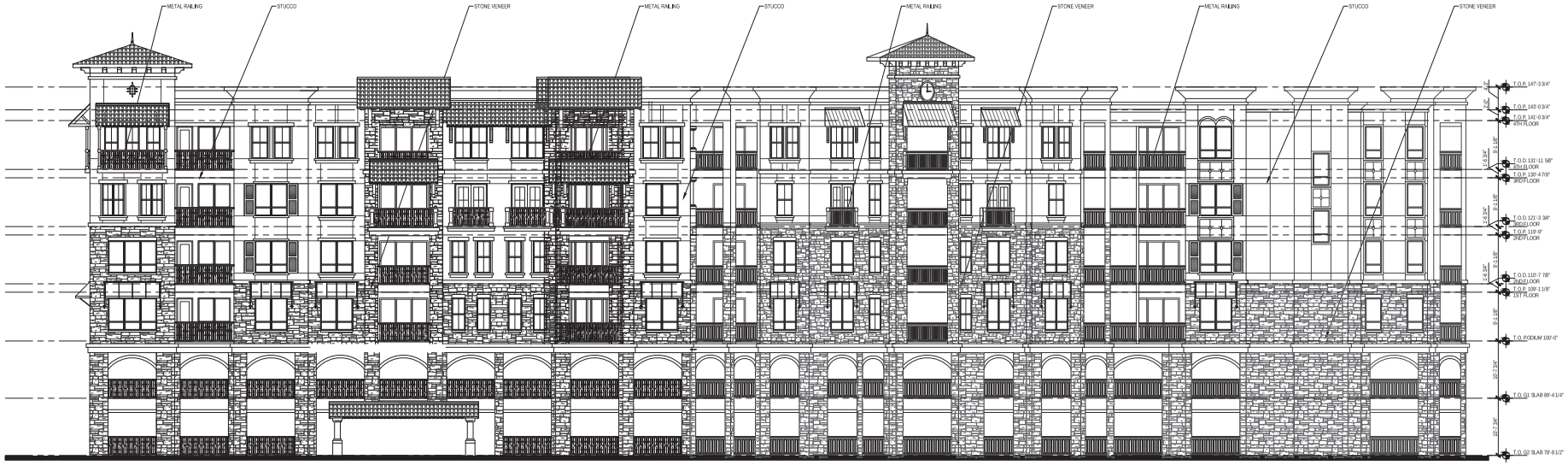
7. GRADES AROUND ALL EXTERIOR WALLS OF THE BUILDING TO BE 8 INCHES MINIMUM BELOW THE FINISHED FLOOR AND IS TO SLOPE AWAY FROM THE BUILDING 5% MIN FOR 10' PER IBC 1804.3
8. GRADE ELEVATIONS ARE APPROXIMATE. REFER TO CIVIL & HARDSCAPE DRAWINGS FOR FINE GRADING.
9. PROJECT ADDRESS SIGNAGE TO BE 12" HT. INDIVIDUAL MOUNT, METAL REVERSE PAN CHANNEL NUMBER, STREET NUMBERS ONLY.
10. SIGNS ARE FOR REFERENCE ONLY. ALL SIGNS SHALL BE REVIEWED AND INSTALLED UNDER SEPARATE PERMIT.
11. ALL EXTERIOR COLORS, FINISHES, AND DECORATIVE TRIM BANDS TO TERMINATE AT AN INSIDE CORNER, UNO.
12. ALIGN ALL MECHANICAL VENTS BOTH HORIZONTALLY AND VERTICALLY.
13. PER 2012 IBC SECTION 1406.2.2(2), ARCHITECTURAL TRIM THAT EXCEEDS 40'-0" AFG IN HEIGHT ON BUILDING (I-B, IIB) CONSTRUCTION) SHALL BE OF APPROVED, NON-COMBUSTIBLE MATERIALS AND SHALL BE SECURED TO THE WALL WITH METAL OR OTHER APPROVED, NON COMBUSTIBLE BRACKETS.
14. PITCHED ROOFS, CRICKETS, DORMERS, ETC. TO HAVE A MINIMUM ROOF PITCH OF 4:12. REFER TO ROOF PLAN FOR ROOF PITCHES.

SYMBOL LEGEND - ELEVATIONS

1	DOOR TAG	T.O.P. 100'-0" / XTH FLOOR	TOP OF PLATE
A	WINDOW TAG	T.O.D. 100'-0" / XTH FLOOR	TOP OF DECK
XX	WALL SECTION TAG	T.O.H. 100'-0" / XTH FLOOR	TOP OF HEEL
XX / AX.X	DETAIL SECTION TAG	T.O.S. 100'-0" / XTH FLOOR	TOP OF SLAB
12 / 1	SLOPE TAGS	F.F. 100'-0"	FINISH FLOOR
	STONE	FIREWALL - NON-COMBUSTIBLE MATERIALS 4'-0" ON EITHER SIDE OF THE FIREWALL	



2 BLDG. TYPE I - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

1 BLDG. TYPE I - NORTH ELEVATION
SCALE: 1/8" = 1'-0"

DESIGN DEVELOPMENT

Designed by:	MS
Drawn by:	DF
Architect of Record:	XXX
Date Plotted:	XXXX/XX
Issue for Pricing / Bidding	XXXX/XX
Issue for Permit Application	XXXX/XX
Issue for Construction	XXXX/XX

Revisions

#	DATE	COMMENTS

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HARBOUR URBAN CENTER PODIUM

SUMMER LEE DRIVE
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
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SHEET CONTENTS:
BLDG TYPE I - PARTIAL EXTERIOR ELEVATIONS

SHEET NO.
A4.18

16205

COLOR LEGEND

1. ALL BUILDING TRIM, FASCIA, HEADERS, SILLS, TRELLIS, CORNICES, PARAPETS, BALCONY BASE TRIM, STAIR OVERHANGS, AND STAIR WING WALLS TO BE SW7696 PACIFIC WHITE. WINDOW FRAMES AND ALUMINUM CANOPIES TO MATCH.
2. ALL EXPOSED ALUMINUM MCHIHA CORNERS, EDGING, AND CONNECTIONS TO BE DARK ANTIQUE BRONZE.
3. ILLUMINATION SERIES CORNERS TO BE PATTERN OF SW 2806 ROCKWOOD BROWN, SW 2848 ROYCROFT PEWTER, SW 2855 SYCAMORE TAN, SW7076 CYBER SPACE, AND SW6008 BLACK BEAN. ARCHITECT TO DISTRIBUTE COLOR KEY.
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P1	FIELD COLOR 1	C1	**CANOPY #1. REF A7.XX**
P2	FIELD COLOR 2	C2	CANOPY #2. REF A7.XX
P3	FIELD COLOR 3		

ELEVATION NOTES

1. PROVIDE 12" MINIMUM OF SLOPE AWAY FROM WALL ON TOP SURFACE OF WALL PROJECTIONS.
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SYMBOL LEGEND - ELEVATIONS

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12 / 1	SLOPE TAGS	F.F. 100'-0"	FINISH FLOOR
	STONE		FIREWALL - NON-COMBUSTIBLE MATERIALS 4'-0" ON EITHER SIDE OF THE FIREWALL

2 BLDG. TYPE I - WEST ELEVATION
SCALE: 1/8" = 1'-0"

1 BLDG. TYPE I - WEST ELEVATION
SCALE: 1/8" = 1'-0"

DESIGN DEVELOPMENT

Designed by:	MS
Drawn by:	DF
Architect of Record:	XXX
Date Plotted:	XXXX/XX
Issue for Pricing / Bidding	XXXX/XX
Issue for Permit Application	XXXX/XX
Issue for Construction	XXXX/XX

Revisions:

#	DATE	COMMENTS

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SUMMER LEE DRIVE
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ATTICUS REAL ESTATE DEVELOPMENT

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ARCHITECTS, L.P.
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SHEET CONTENTS:
BLDG TYPE I - PARTIAL EXTERIOR ELEVATIONS

SHEET NO.

A4.19

16205

COLOR LEGEND

1. ALL BUILDING TRIM, FASCIA, HEADERS, SILLS, TRELLIS, CORNICES, PARAPETS, BALCONY BASE TRIM, STAIR OVERHANGS, AND STAIR WING WALLS TO BE SW7006 PACER WHITE. WINDOW FRAMES AND ALUMINUM CANOPIES TO MATCH.
2. ALL EXPOSED ALUMINUM MCHHA CORNERS, EDGING, AND CONNECTIONS TO BE DARK ANTIQUE BRONZE.
3. ILLUMINATION SERIES CORNERS TO BE PATTERN OF SW 2806 ROCKWOOD BROWN, SW 2848 ROYCROFT PEWTER, SW 2855 SYCAMORE TAN, SW7015 CHIEF SPACE, AND SW6008 BLACK BEAN. ARCHITECT TO DISTRIBUTE COLOR KEY.
4. FLASHING & EXPANSION JOINT COVERS TO MATCH ADJACENT WALL COLOR.
5. BALCONY RAILS, DOORS, GUTTERS, AND DOWNSPOUTS TO BE BROWN IN COLOR SELECTED FROM MANUFACTURER STANDARD COLORS BY ARCHITECT DURING THE SUBMITTAL PROCESS.
6. CONTRACTOR TO SUBMIT MANUFACTURER COLOR OPTIONS FOR COILING GARAGE DOOR, MCHHA METAL TRIM, WINDOW FRAMES, AND ALUMINUM CANOPIES.

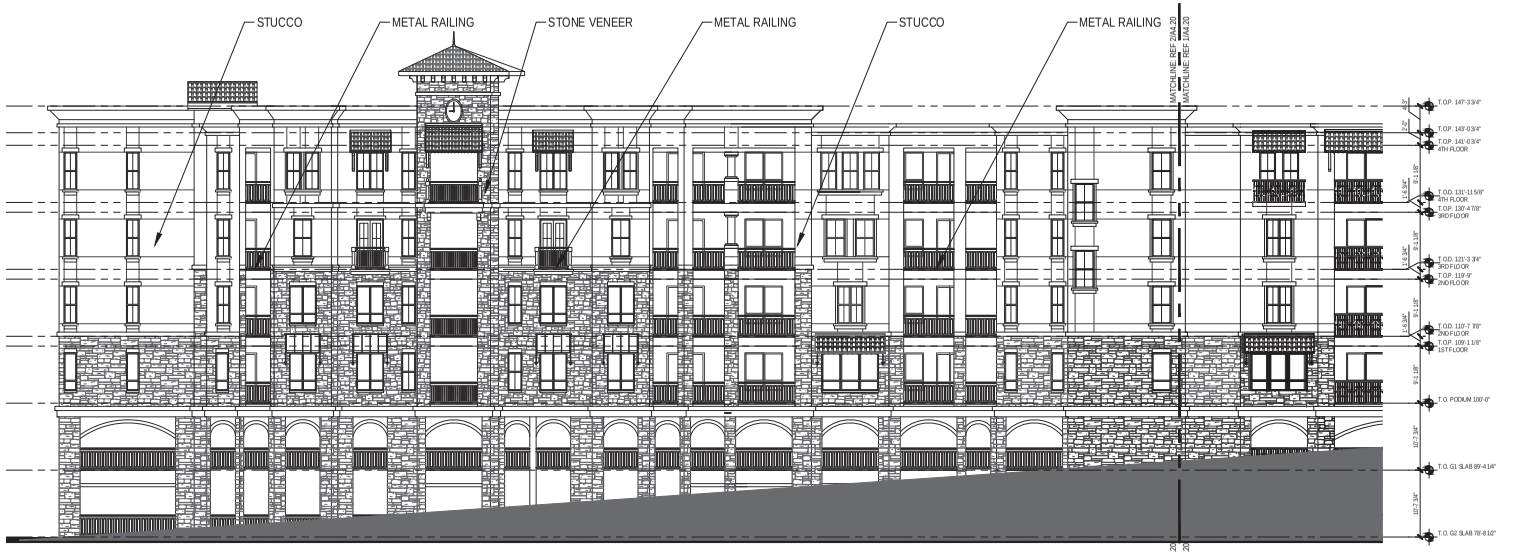
P1	FIELD COLOR 1	C1	CANOPY #1 REF A7.XX
P2	FIELD COLOR 2	C2	CANOPY #2 REF A7.XX
P3	FIELD COLOR 3		

ELEVATION NOTES

1. PROVIDE 12" MINIMUM OF SLOPE AWAY FROM WALL ON TOP SURFACE OF WALL PROJECTIONS.
2. MOUNT ALL EXTERIOR WALL LIGHT FIXTURES WHERE BOTTOM OF LIGHT FIXTURE IS AT 6'-8" A.F.F. WHERE THEY PROJECT MORE THAN 4" FROM FACE OF WALL.
3. REFER TO CIVIL AND STRUCTURAL DRAWINGS FOR F.F.E. AND SLAB BREAKS
4. FLASHING, WATERPROOF MEMBRANES, PROPER CAULKS AND SEALANTS (BACKER RODS AS REQUIRED) SHALL BE INSTALLED AROUND ALL WINDOWS, DOORS, ROOF OPENINGS, HORIZONTAL AND VERTICAL JOINTS OF DISSIMILAR MATERIALS, MATERIAL TRANSITIONS, TRIMS, BALCONIES AND OTHER WEATHER EXPOSED AREAS.
5. PROVIDE A WATER TIGHT BUILDING(S), ROOF AND EXTERIOR ENVELOPE THAT SHEDS WATER PROPERLY.
6. ALL PATIOS, PORCHES, BALCONIES, AND SIDEWALKS TO BE SLOPED 1/4" PER 1'-0" MINIMUM IN DIRECTION INDICATED ON PLANS AND AWAY FROM EXTERIOR WALLS.
7. GRADES AROUND ALL EXTERIOR WALLS OF THE BUILDING TO BE 8 INCHES MINIMUM BELOW THE FINISHED FLOOR AND IS TO SLOPE AWAY FROM THE BUILDING 5% MIN FOR 10' PER IBC 1804.3
8. GRADE ELEVATIONS ARE APPROXIMATE. REFER TO CIVIL & HARDSCAPE DRAWINGS FOR FINE GRADING.
9. PROJECT ADDRESS SIGNAGE TO BE 12" HT. INDIVIDUAL MOUNT, METAL REVERSE PAN CHANNEL NUMBER, STREET NUMBERS ONLY.
10. SIGNS ARE FOR REFERENCE ONLY. ALL SIGNS SHALL BE REVIEWED AND INSTALLED UNDER SEPARATE PERMIT.
11. ALL EXTERIOR COLORS, FINISHES, AND DECORATIVE TRIM BANDS TO TERMINATE AT AN INSIDE CORNER, UNO.
12. ALIGN ALL MECHANICAL VENTS BOTH HORIZONTALLY AND VERTICALLY.
13. PER 2012 IBC SECTION 1406.2.2(2), ARCHITECTURAL TRIM THAT EXCEEDS 40'-0" AFG IN HEIGHT ON BUILDING (I-B, IIB) CONSTRUCTION) SHALL BE OF APPROVED, NON-COMBUSTIBLE MATERIALS AND SHALL BE SECURED TO THE WALL WITH METAL OR OTHER APPROVED, NON-COMBUSTIBLE BRACKETS.
14. PITCHED ROOFS, CIRCLETS, DORMERS, ETC. TO HAVE A MINIMUM ROOF PITCH OF 4:12. REFER TO ROOF PLAN FOR ROOF PITCHES.

SYMBOL LEGEND - ELEVATIONS

1	DOOR TAG	T.O.P. 100'-0" / 4TH FLOOR	TOP OF PLATE
1	WINDOW TAG	T.O.D. 100'-0" / 4TH FLOOR	TOP OF DECK
XX	WALL SECTION TAG	T.O.H. 100'-0" / 4TH FLOOR	TOP OF HEEL
XX / A1.X	DETAIL SECTION TAG	T.O.S. 100'-0" / 4TH FLOOR	TOP OF SLAB
12 / 1	SLOPE TAGS	F.F. 100'-0"	FINISH FLOOR
	STONE		FIREWALL - NON-COMBUSTIBLE MATERIALS 4'-0" ON EITHER SIDE OF THE FIREWALL



2 BLDG. TYPE I - EAST ELEVATION
SCALE: 1/8" = 1'-0"

1 BLDG. TYPE I - EAST ELEVATION
SCALE: 1/8" = 1'-0"

DESIGN DEVELOPMENT

Designed by:	MS
Drawn by:	DF
Architect of Record:	XXX
Date Plotted:	XXXX/XX
Issue for Pricing / Bidding	XXXX/XX
Issue for Permit Application	XXXX/XX
Issue for Construction	XXXX/XX

Revisions:

#	DATE	COMMENTS

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HARBOUR URBAN CENTER PODIUM

SUMMER LEE DRIVE
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
ATTICUS REAL ESTATE DEVELOPMENT

These drawings are for preliminary coordination only and not to be used for regulatory approval or construction.

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SHEET NO.
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