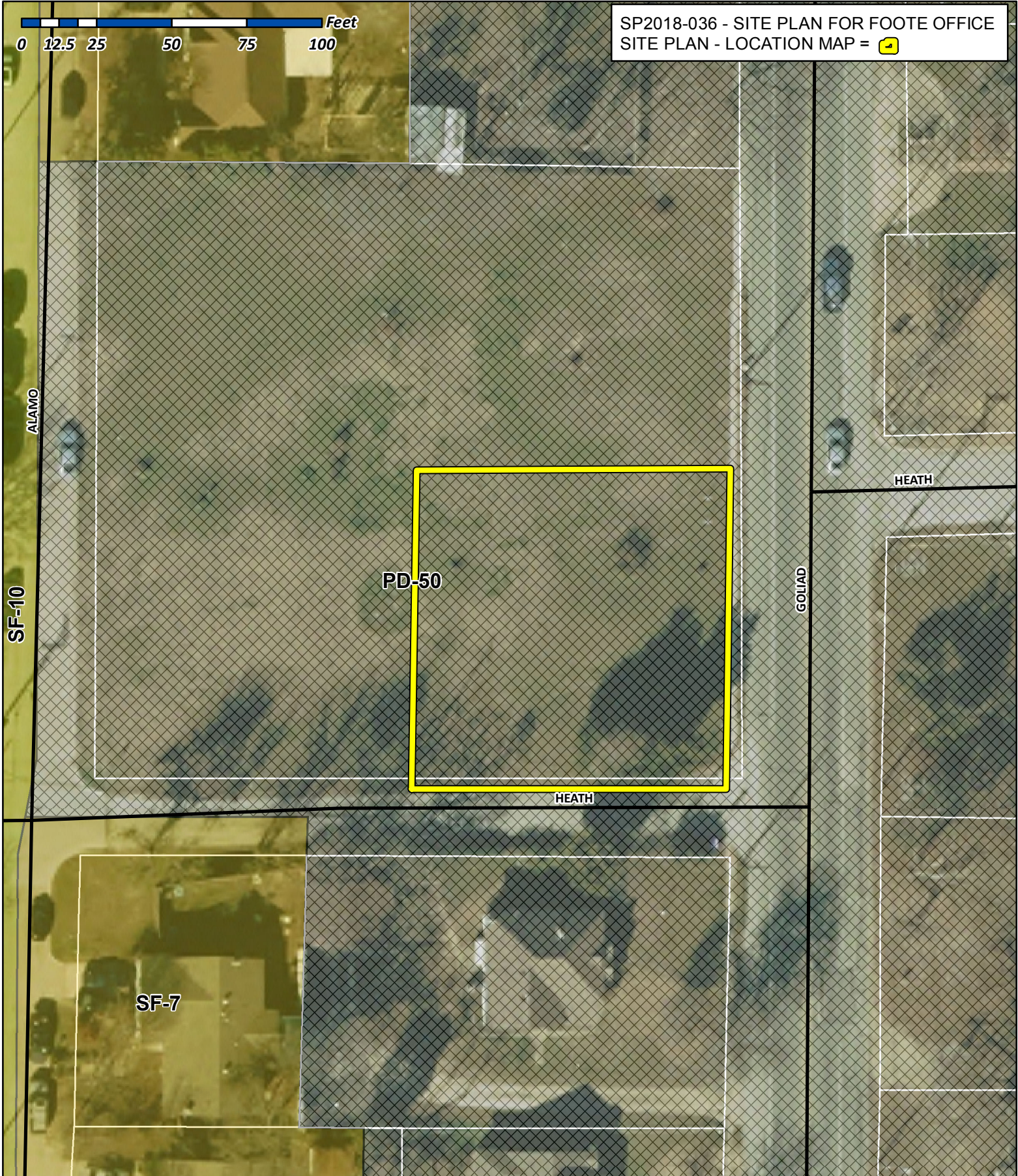


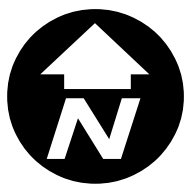
SP2018-036 - SITE PLAN FOR FOOTE OFFICE
SITE PLAN - LOCATION MAP =

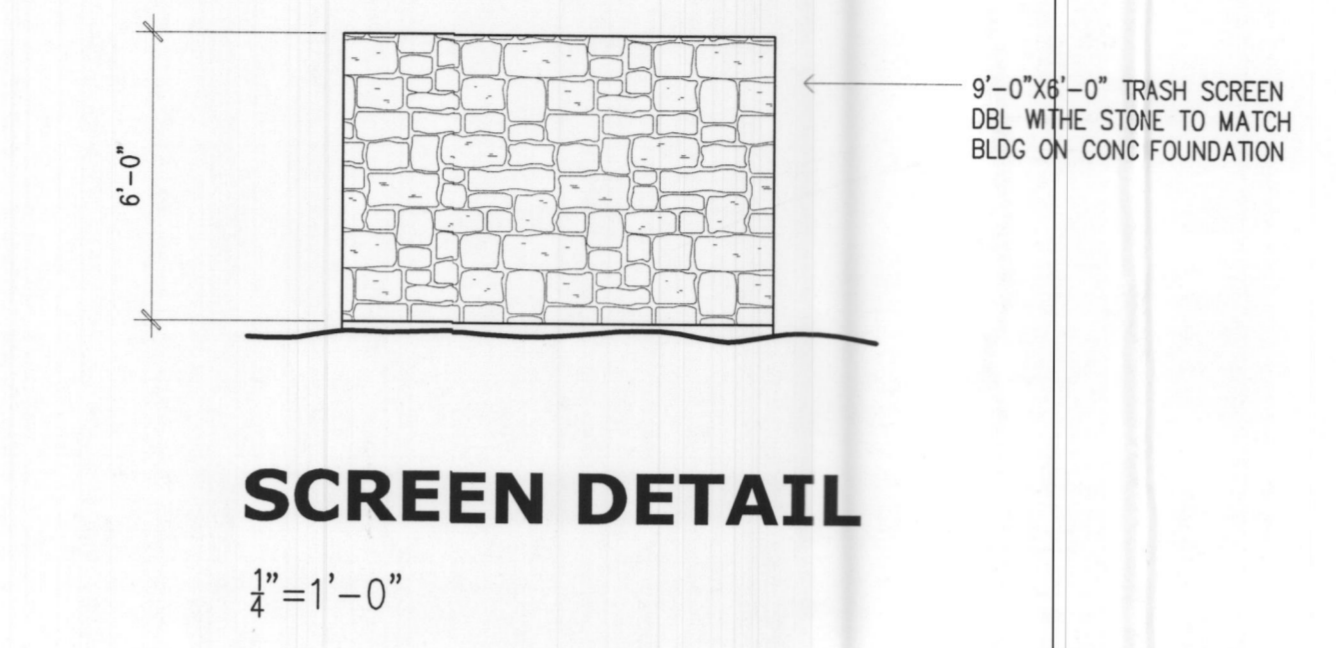
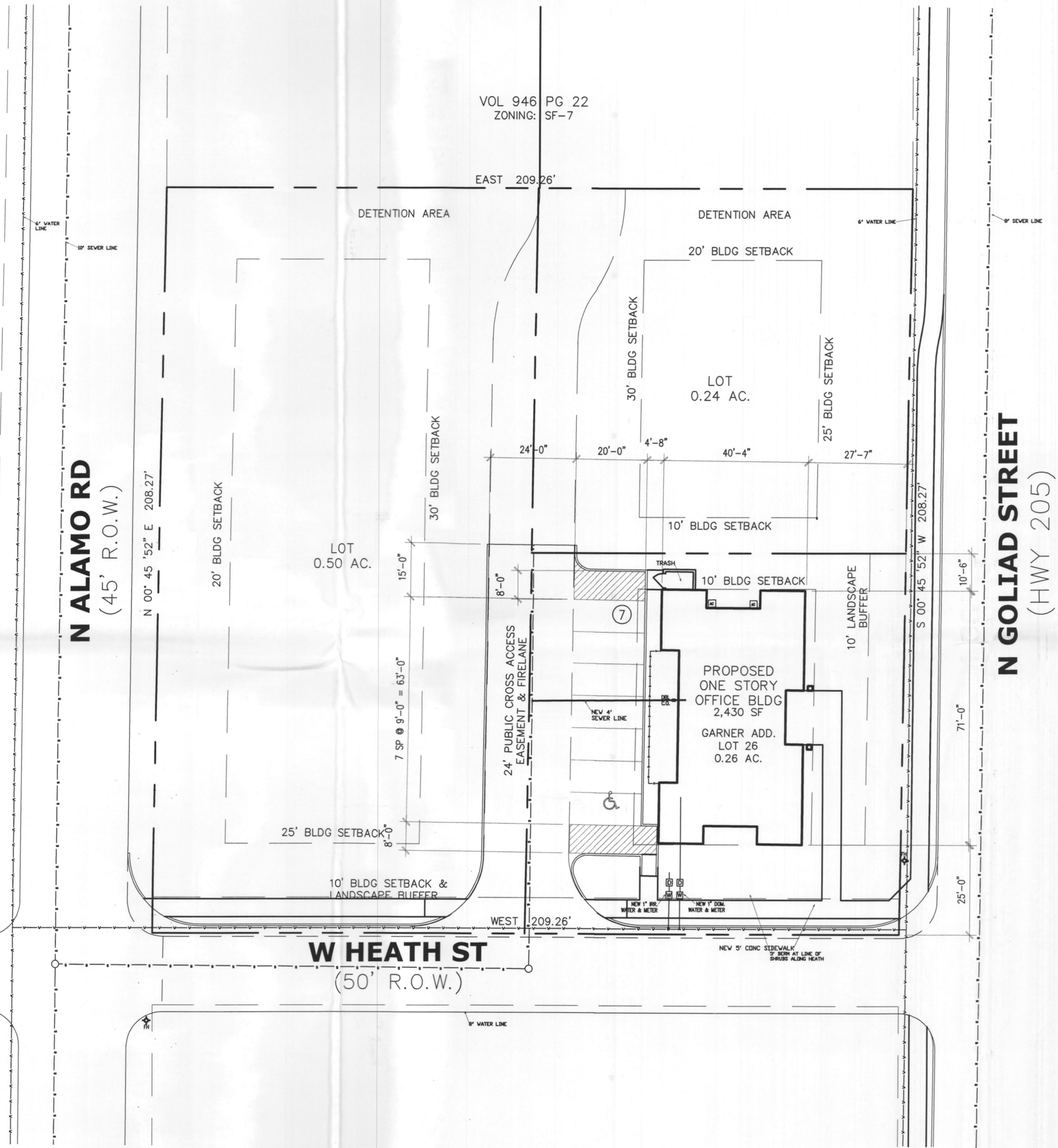


City of Rockwall

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.





NOTE: ALL DIMENSIONS ARE TO FACE OF CURB
 ALL SIDEWALKS SHALL BE 3,000 PSI CONC
 MIN 5.5 SACK MIX.
 ALL RADII ARE 4'-6" U.N.O.
 ANY DISCREPANCIES BETWEEN THE PLAN &
 THE CIVIL ENGINEER'S PLANS SHALL DEFER
 TO THE CIVIL ENGINEERING.

ABSTRACT NO. 9 - WILLIAM BLEVINS SURVEY

1. ZONING: PD 50
2. PROPOSED USE: OFFICE
3. PROPERTY AREA (GROSS): 11,141.4 SF 0.26 AC
4. BUILDING AREA: 2,430 SF
5. BUILDING HEIGHT: ONE STORY - 16'-11"
6. LOT COVERAGE: 2.2% F.A.R. = 0.002:1
7. PARKING REQUIRED: 1 SPACE/500 = 5 SPACES REQUIRED
8. HANDICAP REQUIRED 1 ACCESSIBLE IN 0-25 SPACES 1 PROVIDED
9. TOTAL PARKING PROVIDED: 7 SPACES
10. TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: 6,855 SF

LA JOLLA POINTE ADDITION
 PHASE 2
 BEING A 1.00 AC. TRACT OF LAND SITUATED IN THE
 GARNER ADDITION BLOCK 26
 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
CARI FOOTE & ASSOCIATES, LLC
 203 SERRA ROAD
 ROCKWALL, TEXAS 75087
 CASE #SP2018-000

PRICING & CONSTRUCTION
GENERAL NOTES:

1. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO INDICATE EACH AND EVERY FITTING, OFFSET, OR OTHER APPURTENANCE NECESSARY TO COMPLETE THE SYSTEM.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE DOCUMENTS AND INCLUDE ALL NECESSARY ITEMS TO PROVIDE A COMPLETE OPERATIONAL SYSTEM.
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4. AFTER BIDS ARE TURNED IN, THE CONTRACTOR SHALL COMPLETE THE SYSTEMS AT NO ADDITIONAL COST.
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6. THE ARCHITECT WILL BE RESPONSIBLE TO DETERMINE WHICH TRADE SHALL PROVIDE AND INSTALL ANY COMPONENTS MISSED FOR WORKING SYSTEMS AS NEEDED.

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RESIDENTIAL RESTAURANTS
 INSTITUTIONAL
MERSHAWN ARCHITECTS
 MEDICAL COMMERCIAL CHURCHES

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

2313 RIDGE ROAD #103
 ROCKWALL, TEXAS 75087

No.	Date	Revision	By

FOOTE OFFICE
 ROCKWALL, TEXAS

SITE PLAN

Scale: 1" = 20'-0"

Date: 10/12/2018

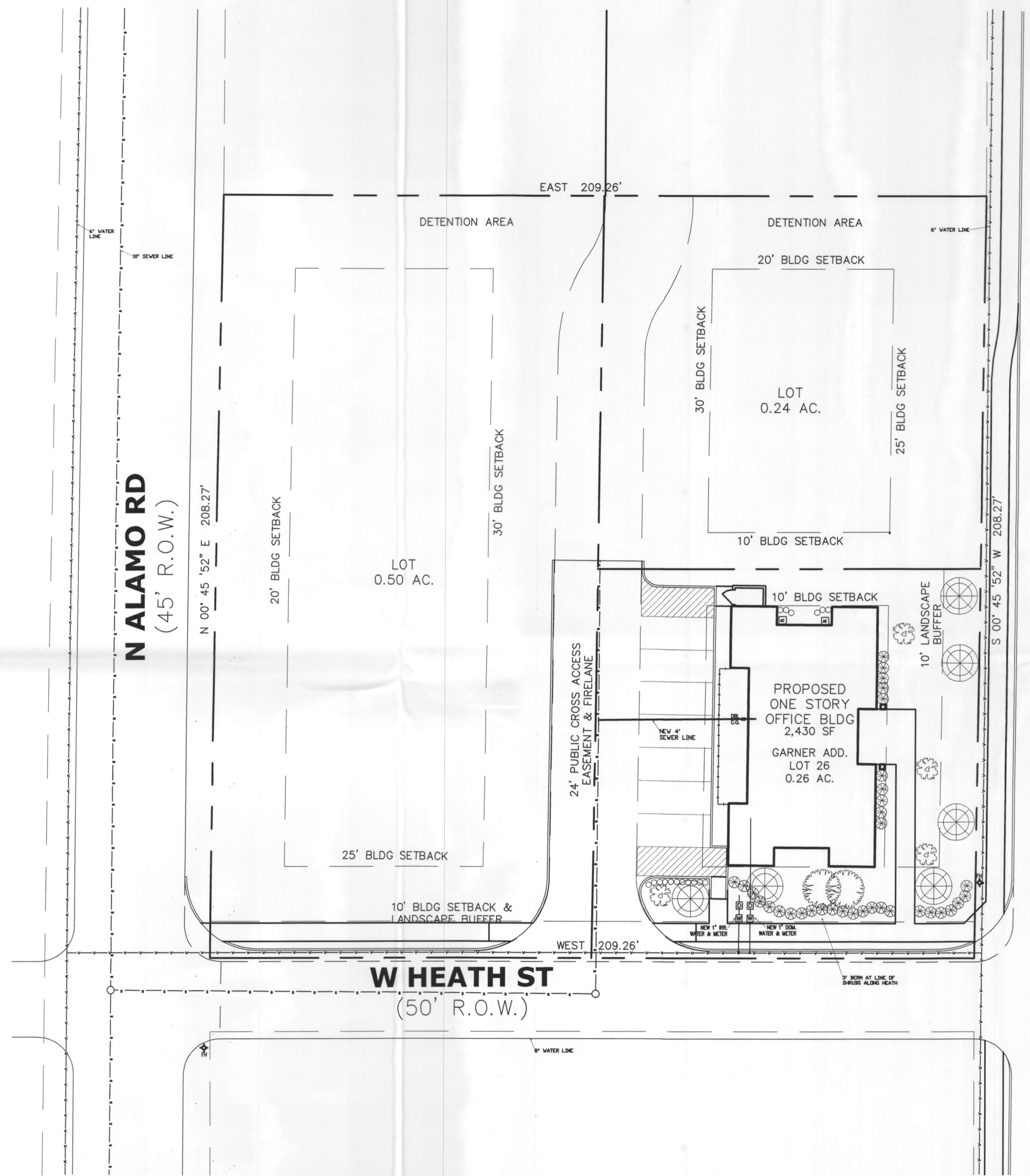
Project No.: 181001

Designed: GW

Drawn: GW

Checked: WM

SHEET
A1 OF



- EXISTING TREE TO REMAIN REFER TO TREE MITIGATION PLAN
- LIVE OAKS (6) INSTALLED WITH A MIN. 4" CALIPER
- RED BUD (4) 4' HIGH @ INSTALLATION
- INDIAN HAWTHORNE (34) PLANTS SHALL BE A MINIMUM OF 5-GALLONS & SHALL CREATE A MINIMUM 2' TALL SCREEN WITHIN TWO YEARS OF PLANTING. SHALL BE PLANTED @ 36" O.C.
- BOXWOOD BUSH (17) PLANTS SHALL BE A MINIMUM OF 5-GALLONS & SHALL CREATE A MINIMUM 2' TALL SCREEN WITHIN TWO YEARS OF PLANTING. SHALL BE PLANTED @ 36" O.C.

NOTE: 56 TREES PROVIDED TOWARDS MITIGATION TOTALING 168" CALIPER 194" REMAINING.

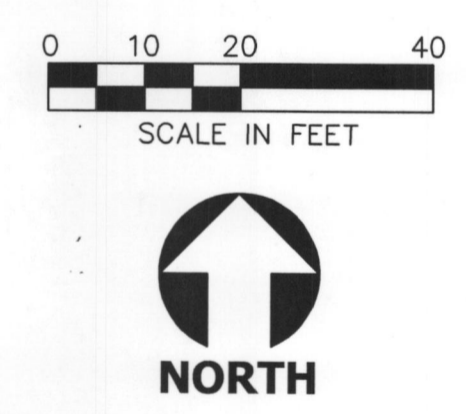
ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE HYDROMULCHED, BERMUDA.

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.



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		REQUIRED	PROVIDED
1.	STREET TREES 1 CANOPY PER 50' LINEAR OF R.O.W.	6	6
2.	LANDSCAPE BUFFER	10'	10'
3.	SCREENING OF OFF STREET PARKING	YES	YES
4.	TOTAL LANDSCAPE AREA 15% REQUIRED	2,785 SF	4,286 SF

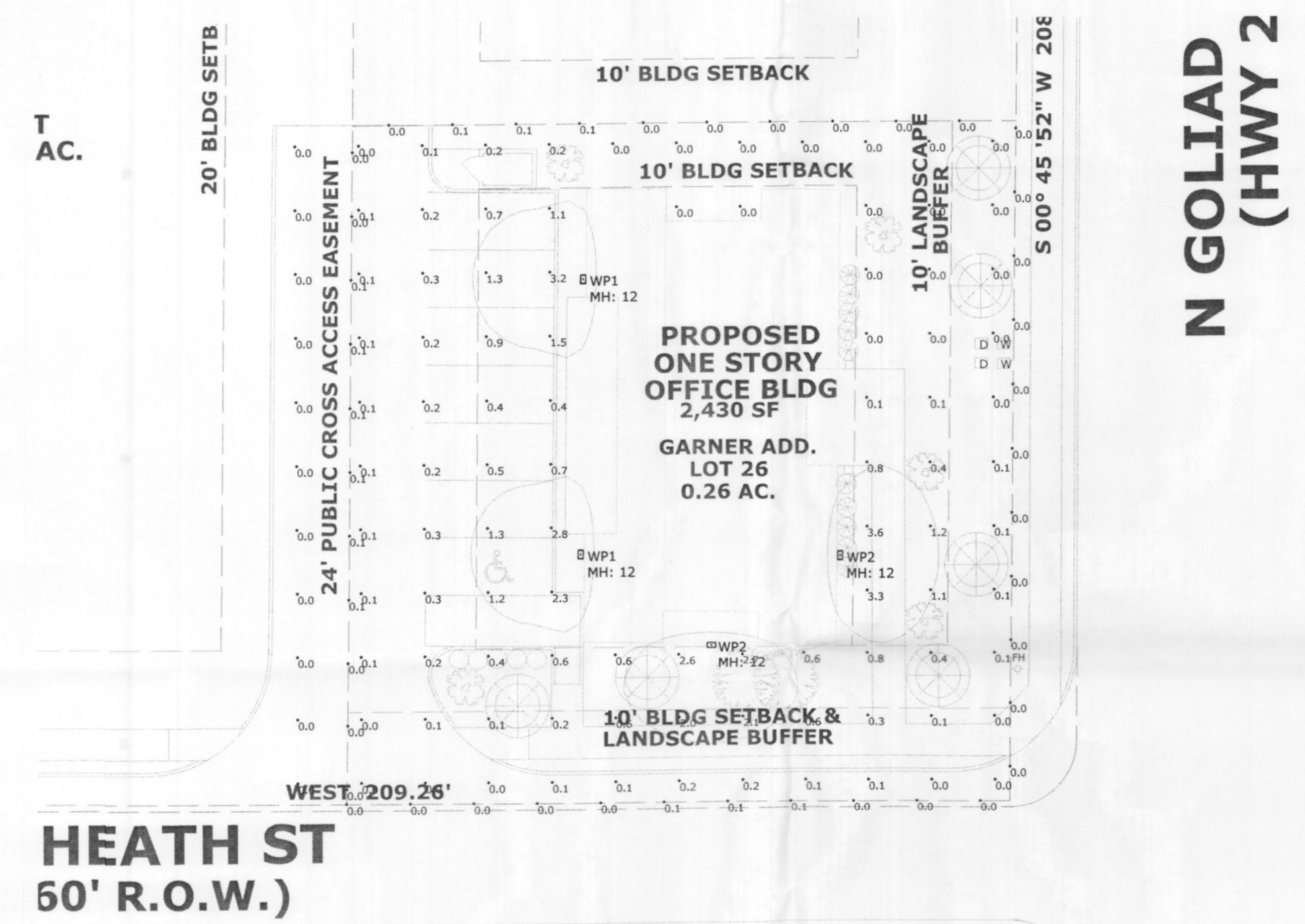
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**LA JOLLA POINTE ADDITION
PHASE 2**

BEING A 1.00 AC. TRACT OF LAND SITUATED IN THE GARNER ADDITION BLOCK 26 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
CARI FOOTE & ASSOCIATES, LLC
303 S. WILSON ST.
ROCKWALL, TEXAS 75087
CASE #SP2018-000



Calculation Summary						
Calculation Grid Location	Calc. Height (FT.)	Units	Avg	Max	Min	Avg/Min
PROPERTY LINE	N.A.	Fc	0.0	0.1	0.0	N.A.
SITE	0	Fc	0.5	3.6	0.0	N.A.

Luminaire Schedule				Total Lumen Output	Total Input Watts	Light Loss Factor	User Defined Factor
Symbol	Type	Qty	Manufacturer / Catalog Number				
WP1	WP1	2	LITHONIA WST LED P1 40K VF MVOLT [FINISH]	1640	12	0.800	1.000
WP2	WP2	2	LITHONIA WST LED P1 40K VW MVOLT [FINISH]	1659	12	0.800	1.000

- Notes:
1. Surface reflectances: Vertical/Horizontal - 50/20.
 2. Calculation values are at height indicated in summary table.
 3. Mounting heights are designated on drawing with "MH."
 4. Luminaire description does not necessarily reflect specification model number. Contact salesperson for verification.
 5. Sytama lamp data used unless otherwise noted. LED luminaires use integrated photometric lamp data provided by manufacturer.
 6. Lighting power density is calculated based on estimated ballast/driver energy consumption. Engineer to verify.
 7. For lumen output of scaled luminaires, multiply Total Lumen Output by User Defined Factor.

PROJECT: FOOTE OFFICE
 SALESPERSON:
 SCALE: 1" = 20'-0"
 CALC BY: JM
 FILE: 181023_FOOTE OFFICE - SITE_V1

2018-10-23

Architectural Lighting Alliance

101 Turtle Creek Blvd, Dallas TX 75207
 O 214-658-9000 | F 214-658-9002
 www.alatx.com



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



EAST ELEVATION
100% MASONRY 39% STONE 61% HARDI PLANK



NORTH ELEVATION
100% MASONRY 34% STONE 66% HARDI PLANK

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2313 RIDGE ROAD #103
 ROCKWALL, TEXAS 75087

PHONE: 972-722-5302
 FAX: 972-249-2081

No.	Date	Revision	By



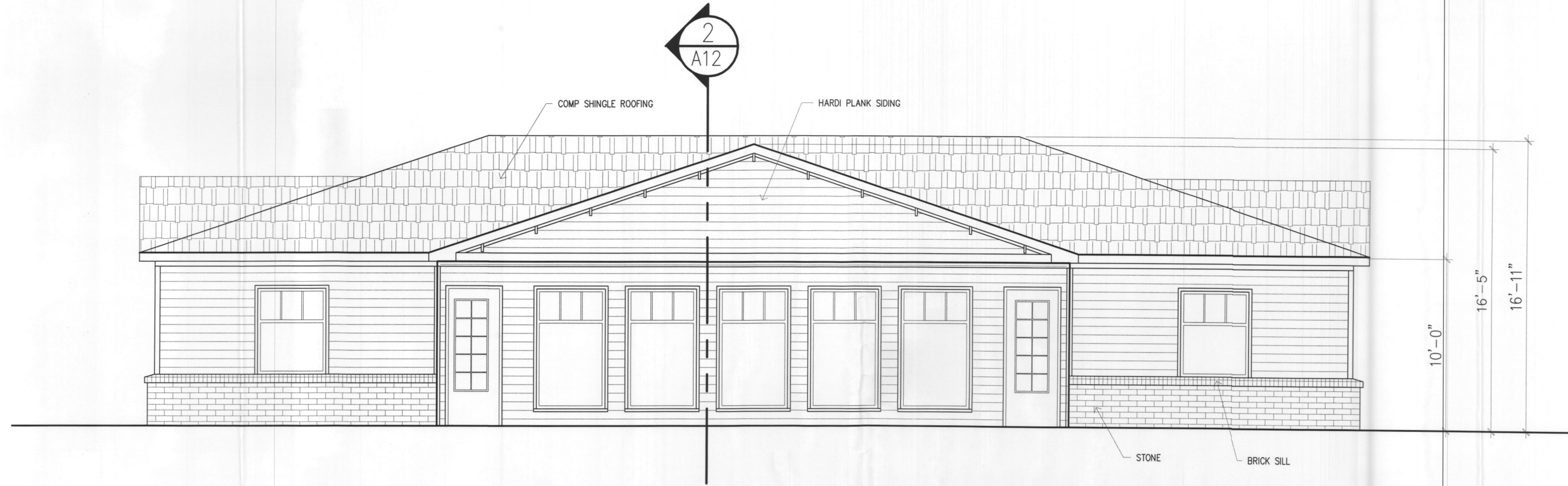
FOOTE OFFICE
 ROCKWALL, TEXAS

EXTERIOR ELEVATIONS

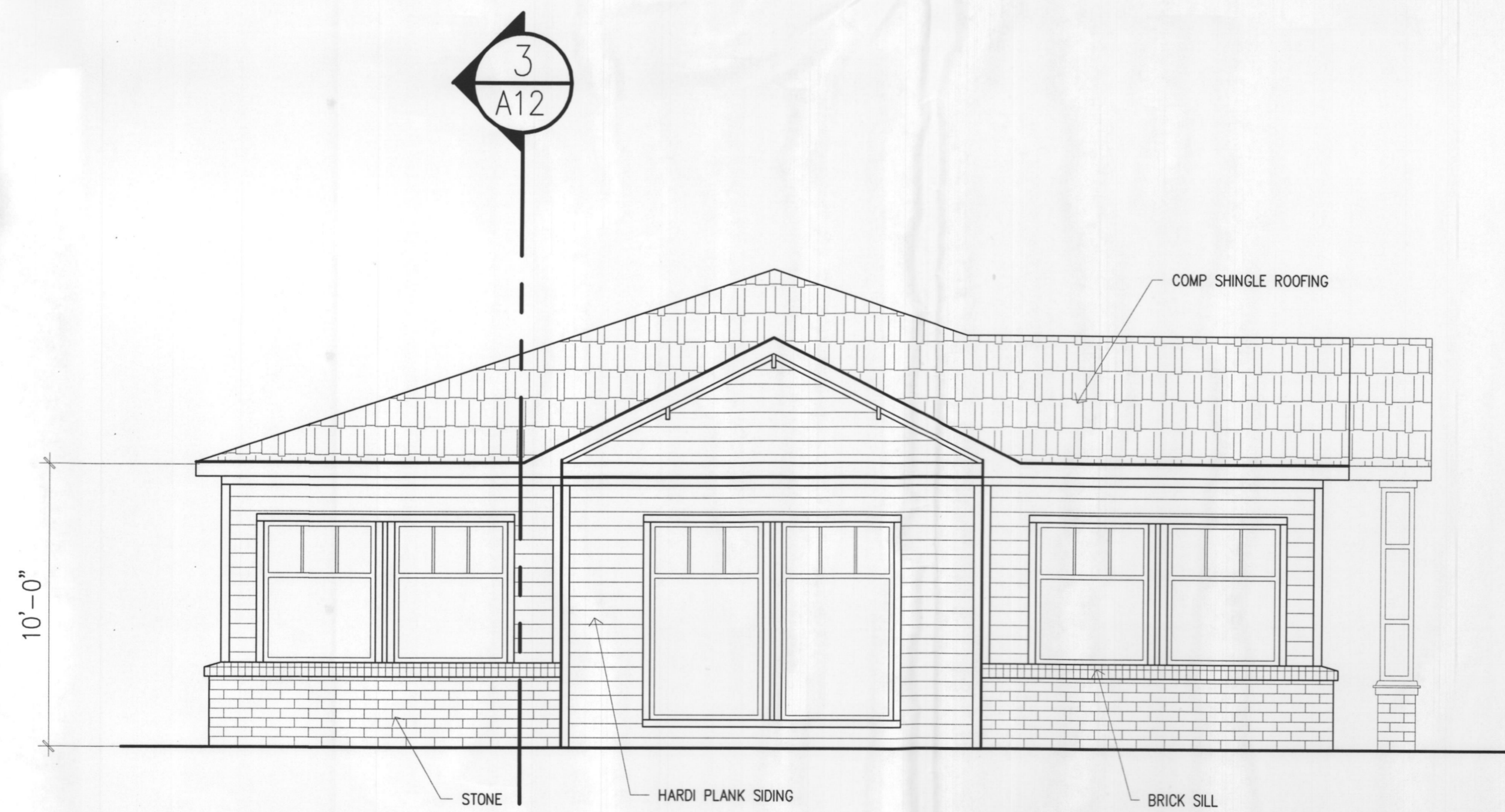
Scale: 1/4" = 1'-0"

Date: 10/12/2018
 Project No.: 181001
 Designed: GW
 Drawn: GW
 Checked: WM

SHEET
A4 OF
 17



WEST ELEVATION
100% MASONRY 58% STONE 42% HARDI PLANK



SOUTH ELEVATION
100% MASONRY 34% STONE 66% HARDI PLANK

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 2313 RIDGE ROAD #103
 ROCKWALL, TEXAS 75087
 PHONE: 972-742-8300
 FAX: 972-249-2881

No.	Date	Revision	By



FOOTE OFFICE
ROCKWALL, TEXAS
EXTERIOR ELEVATIONS

Scale:	1/4" = 1'-0"
Date:	10/12/2018
Project No.:	181001
Designed:	GW
Drawn:	GW
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