


0 37.5 75 150 225 300 Feet

SP2019-033 - HARBOR HEIGHTS  
SITE PLAN - LOCATION MAP = 



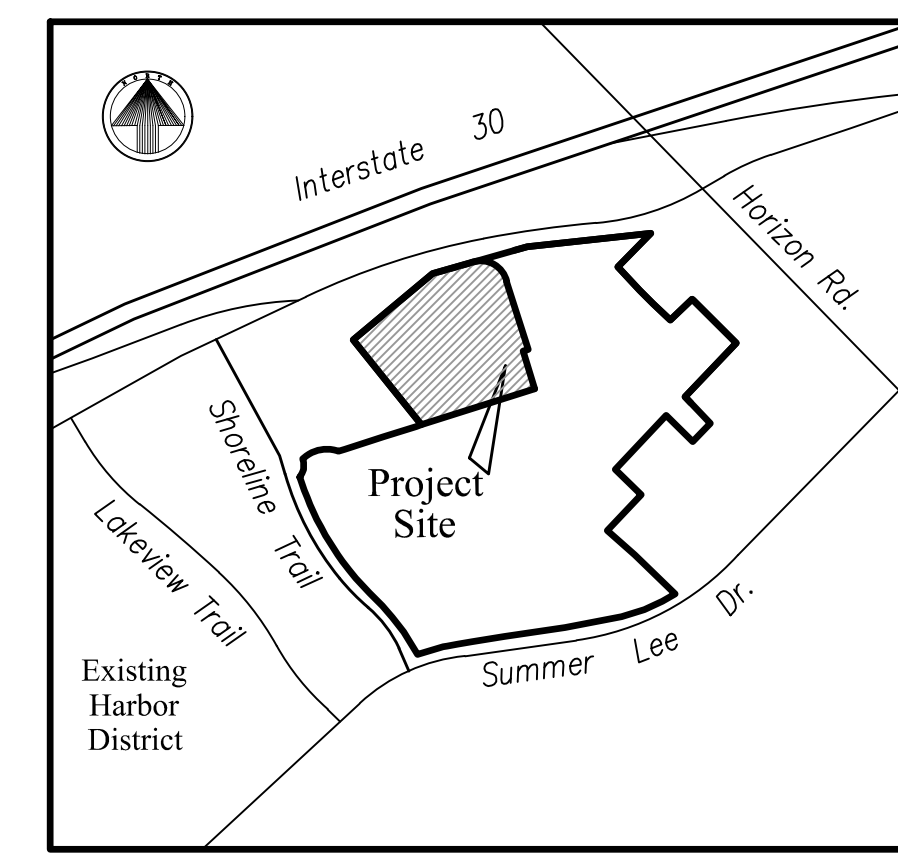
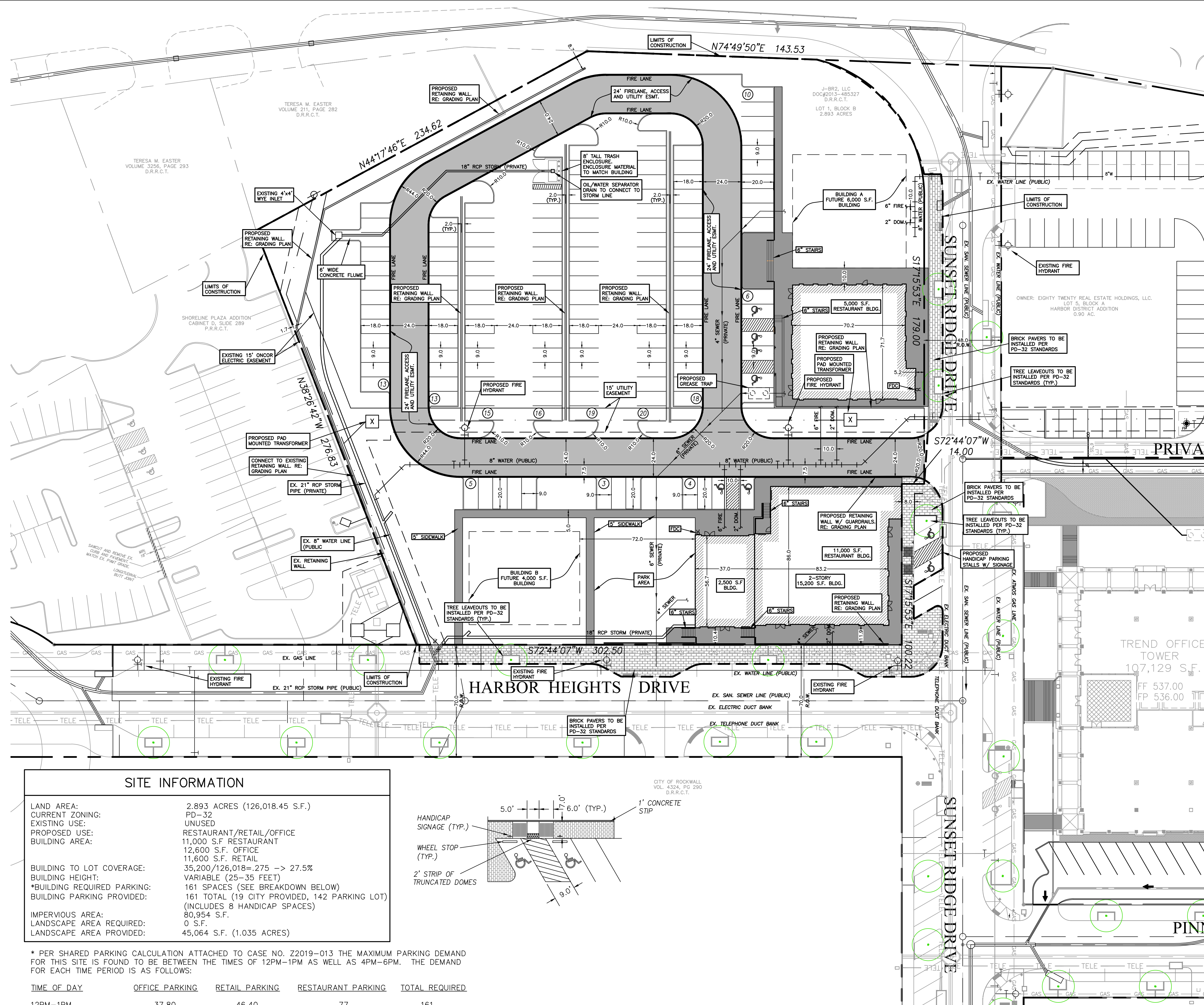
# City of Rockwall

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

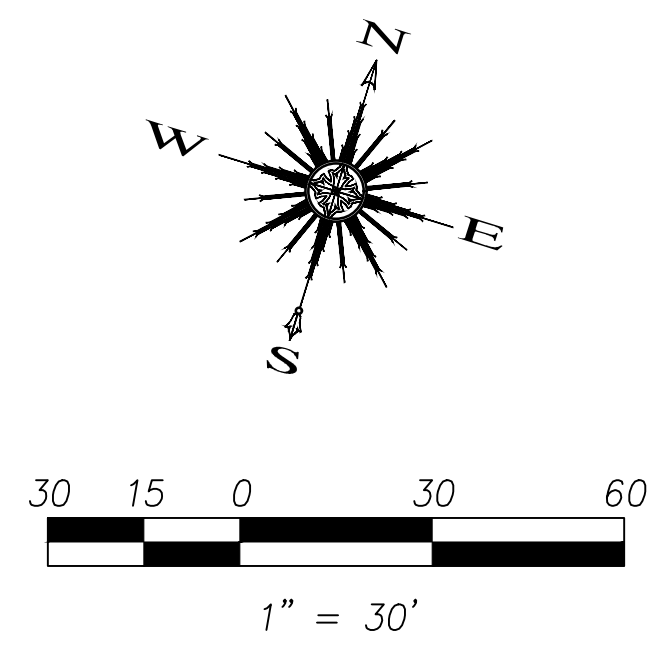
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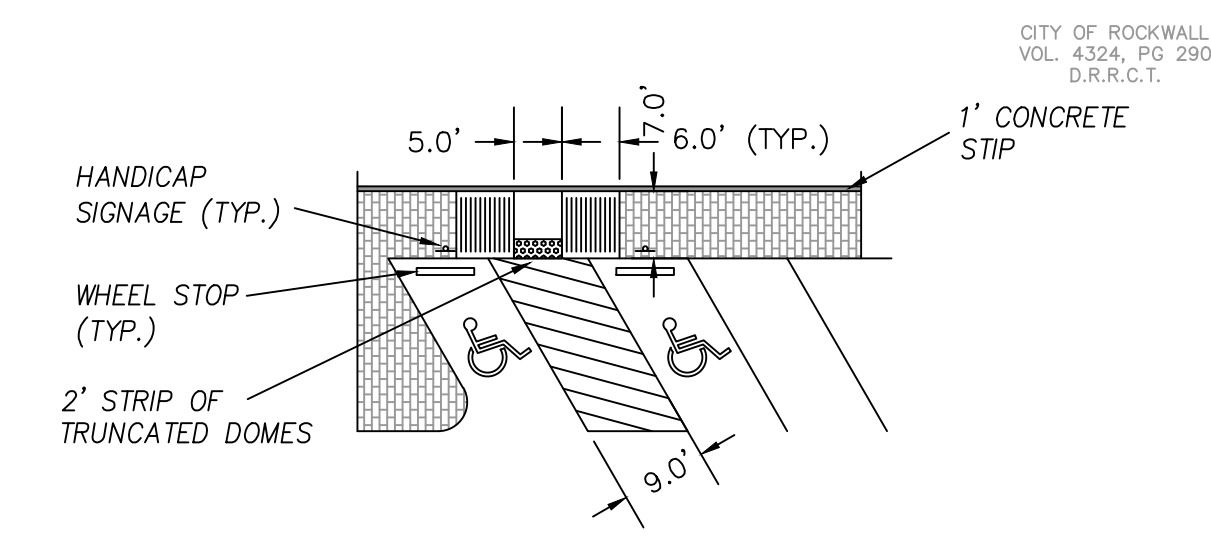


LOCATION MAP



NOTE:  
- DUMPSTER ENCLOSURE MATERIAL AND FINISH TO MATCH THAT OF THE RETAIL/RESTAURANT EXTERIOR.

SITE INFORMATION	
LAND AREA:	2.893 ACRES (126,018.45 S.F.)
CURRENT ZONING:	PD-32
EXISTING USE:	UNUSED
PROPOSED USE:	RESTAURANT/RETAIL/OFFICE
BUILDING AREA:	11,000 S.F. RESTAURANT 12,600 S.F. OFFICE 11,600 S.F. RETAIL
BUILDING TO LOT COVERAGE:	35,200/126,018 = 27.5% → 27.5%
BUILDING HEIGHT:	VARIABLE (25-35 FEET)
*BUILDING REQUIRED PARKING:	161 SPACES (SEE BREAKDOWN BELOW)
BUILDING PARKING PROVIDED:	161 TOTAL (19 CITY PROVIDED, 142 PARKING LOT) (INCLUDES 8 HANDICAP SPACES)
IMPERVIOUS AREA:	80,954 S.F.
LANDSCAPE AREA REQUIRED:	0 S.F.
LANDSCAPE AREA PROVIDED:	45,064 S.F. (1.035 ACRES)



\* PER SHARED PARKING CALCULATION ATTACHED TO CASE NO. Z2019-013 THE MAXIMUM PARKING DEMAND FOR THIS SITE IS FOUND TO BE BETWEEN THE TIMES OF 12PM-1PM AS WELL AS 4PM-6PM. THE DEMAND FOR EACH TIME PERIOD IS AS FOLLOWS:

TIME OF DAY	OFFICE PARKING	RETAIL PARKING	RESTAURANT PARKING	TOTAL REQUIRED
12PM-1PM	37.80	46.40	77	161
4PM-6PM	19.74	41.76	99	161

Revision	Date	Description

Owner:  
**J-BR2, LLC.**

**Harbor Heights Restaurant and Retail Site**  
Rockwall, Texas 75032

1400 Ridge Road • Rockwall, TX 75087

~ Civil Engineer ~  
**F.C. CUNY CORPORATION**  
#2 Horizon Court • Heath, Texas 75032 • (469) 402-7700  
Texas Registered Engineering Firm F-7449

8/16/2019

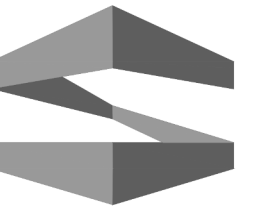
Drawn By: F.C. CUNY  
Checked By: F.C. CUNY

Date: 08/19  
Project No: -

Sheet Title:  
**Site Plan**

Scale: 1" = 30'  
Sheet No: 1 of 1





**STROHMEYER**  
ARCHITECTS INC.

Consultants:  
CIVIL:  
STRUCTURAL:  
MEP:  
FOOD SERVICE:  
LANDSCAPING:

FOR SITE PLAN  
APPROVAL ONLY

**NOT FOR  
CONSTRUCTION**

**OWNER**  
**J-BR2, LLC**  
**2701 SUNSET RIDGE**  
**SUITE 610**  
**ROCKWALL, TEXAS**  
**75032**

**HARBOR HEIGHTS**  
**RESTAURANT &**  
**RETAIL PADS**  
**ROCKWALL, TEXAS**

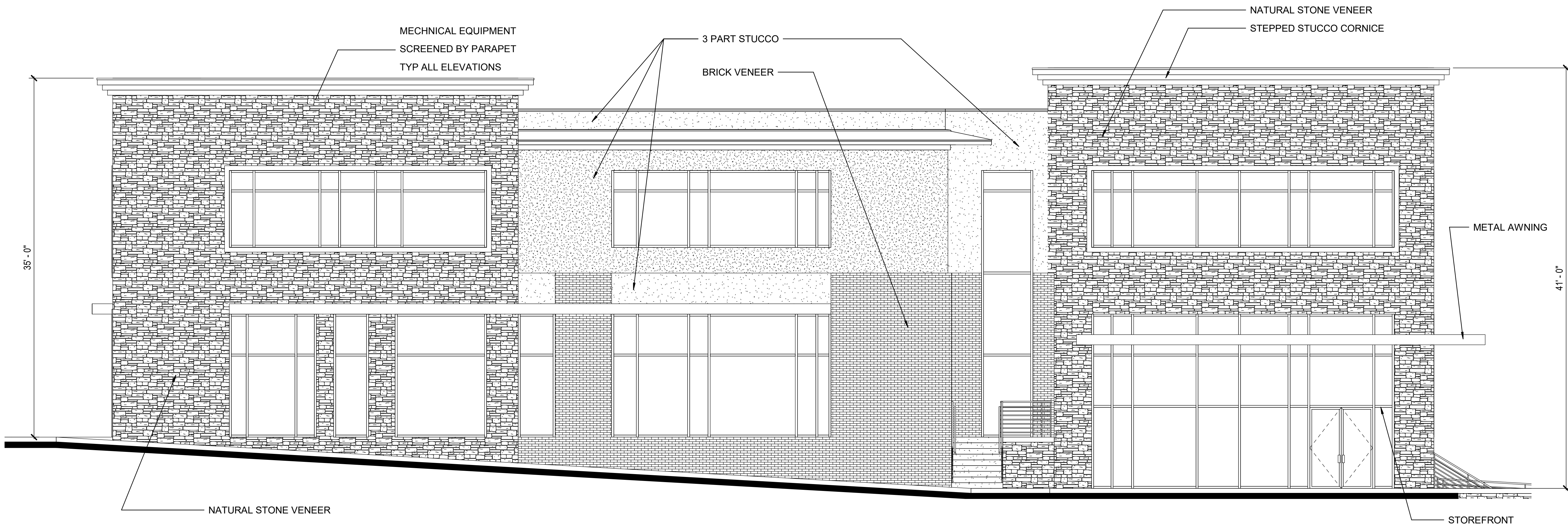
Project Number: HHRR  
Drawing Date: 8/15/2019  
Drawn: Author  
Checked: Checker  
Scale: 3/16" = 1'-0"

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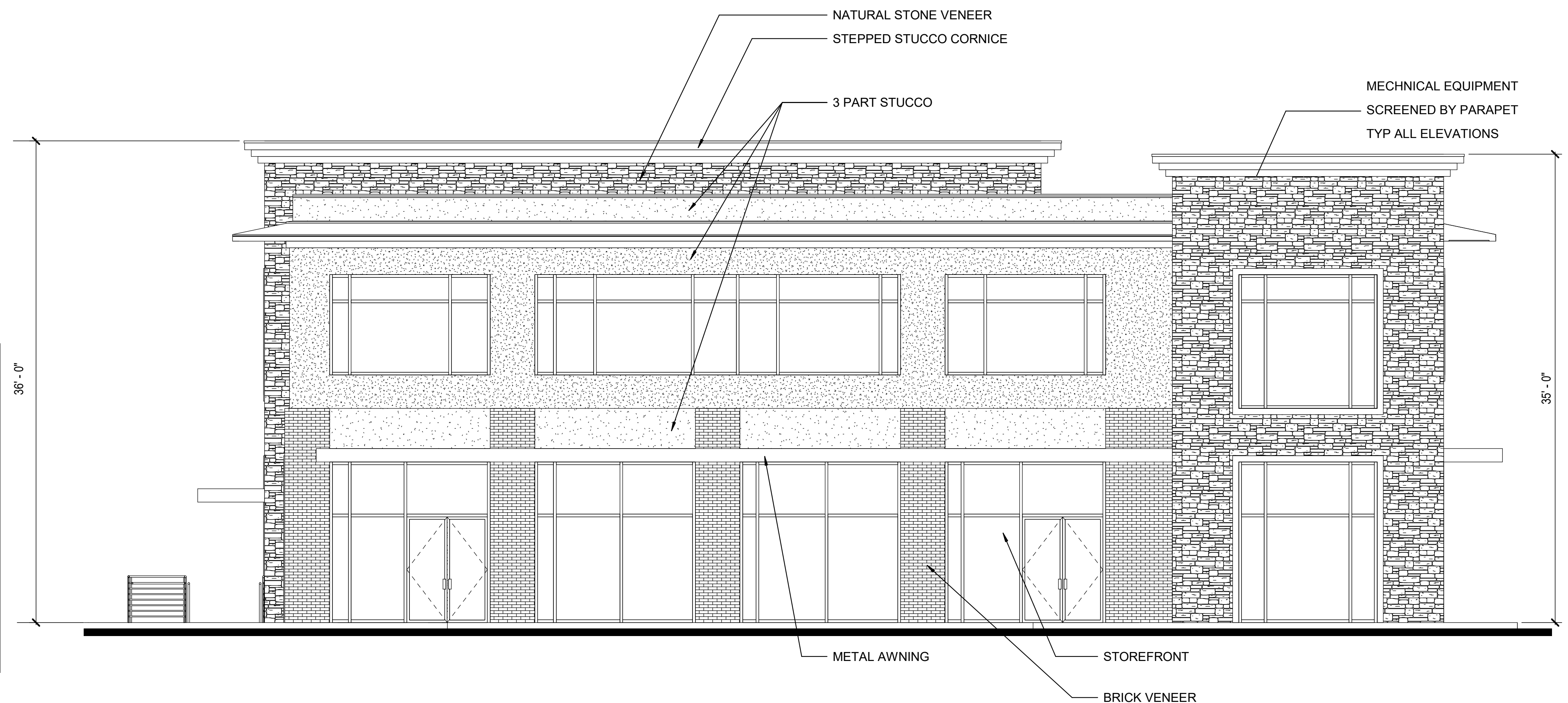
Revisions:		
#	Revision Date	Revision Description

Sheet Title:  
**ELEVATIONS -  
BUILDING "A"**

**A1**



**2 BUILDING "A" - NORTH**  
3/16" = 1'-0"



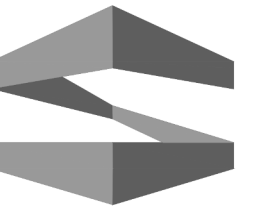
**1 BUILDING "A" - EAST**  
3/16" = 1'-0"

HHRR		8/15/19				
HARBOR HEIGHTS						
FAÇADE MATERIAL CALCULATIONS						
<b>BUILDING A</b>	<b>NORTH</b>	3,120.0	%	<b>EAST</b>	1,910.0	%
	BRICK	503.0	16.1%	BRICK	276.0	14.5%
	STONE	1,604.0	51.4%	STONE	605.0	31.7%
	METAL	184.0	5.9%	METAL	218.0	11.4%
	STUCCO	829.0	26.6%	STUCCO	811.0	42.5%
<b>BUILDING A</b>	<b>SOUTH</b>	2,890.0	%	<b>WEST</b>	2,911.0	%
	BRICK	527.0	18.2%	BRICK	430.0	14.8%
	STONE	1,306.0	45.2%	STONE	1,985.0	68.2%
	METAL	220.0	7.6%	METAL	149.0	5.1%
	STUCCO	837.0	29.0%	STUCCO	347.0	11.9%

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8/15/2019 5:09:49 PM





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STRUCTURAL:

MEP:

FOOD SERVICE:

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**J-BR2, LLC**  
**2701 SUNSET RIDGE**  
**SUITE 610**  
**ROCKWALL, TEXAS**  
**75032**

**HARBOR HEIGHTS**  
**RESTAURANT &**  
**RETAIL PADS**  
**ROCKWALL, TEXAS**

Project Number: HHRR  
Drawing Date: 8/15/2019  
Drawn: PC  
Checked: JS  
Scale: 3/16" = 1'-0"

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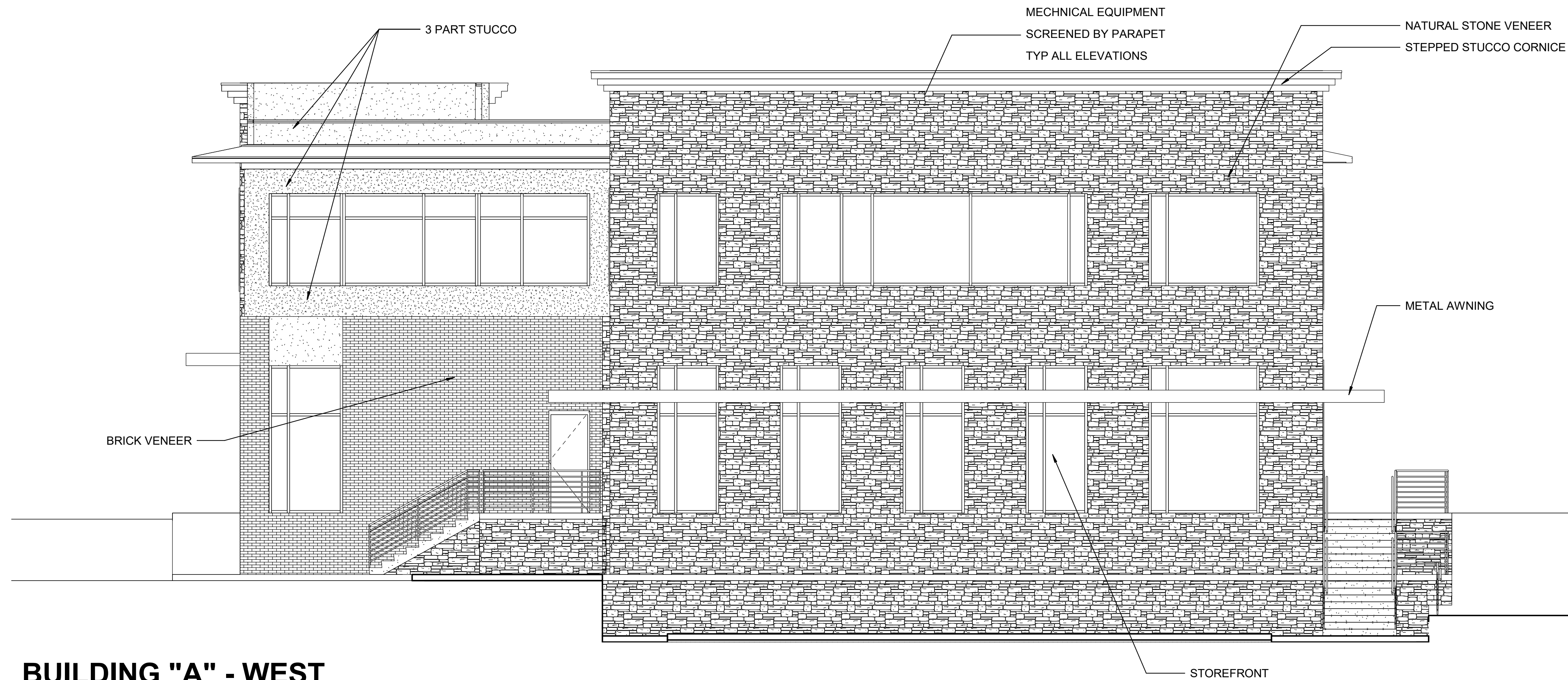
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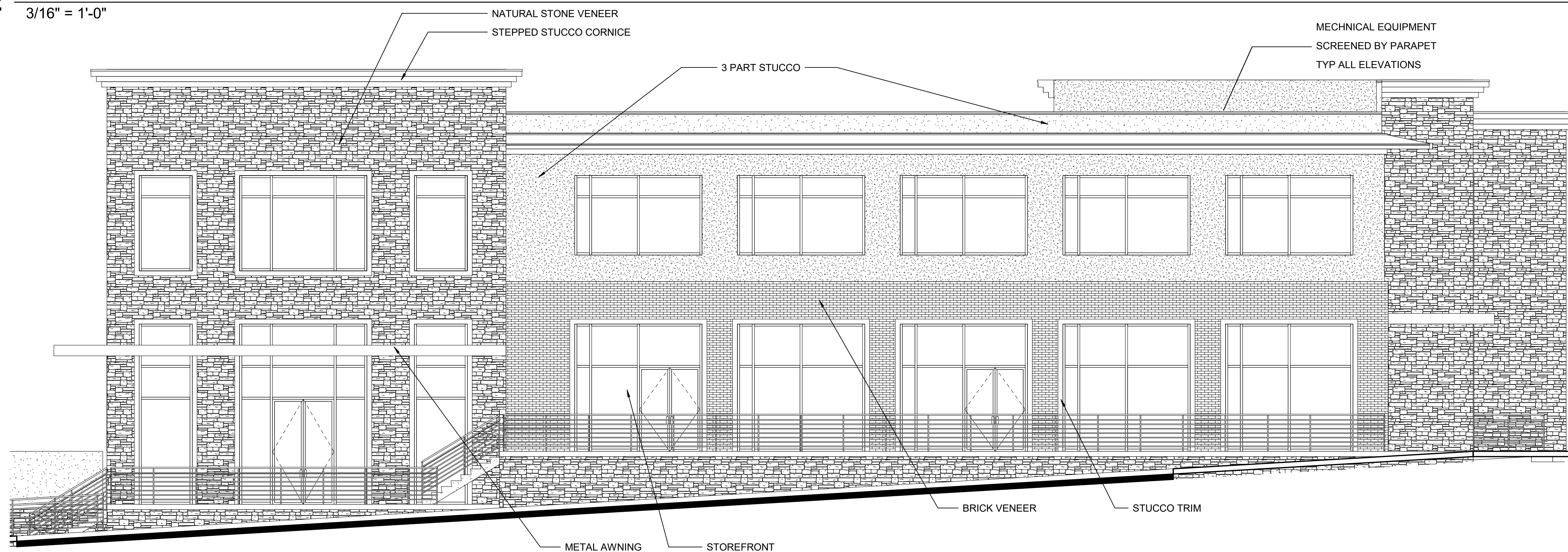
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**ELEVATIONS -  
BUILDING "A"**

**A2**



**2 BUILDING "A" - WEST**  
3/16" = 1'-0"

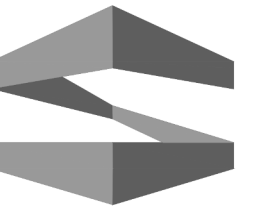


**1 BUILDING "A" - SOUTH**  
3/16" = 1'-0"

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**75032**

**HARBOR HEIGHTS**  
**RESTAURANT &**  
**RETAIL PADS**  
**ROCKWALL, TEXAS**

Project Number: HHRR  
Drawing Date: 8/15/2019  
Drawn: BJ  
Checked: PC  
Scale: 3/16" = 1'-0"

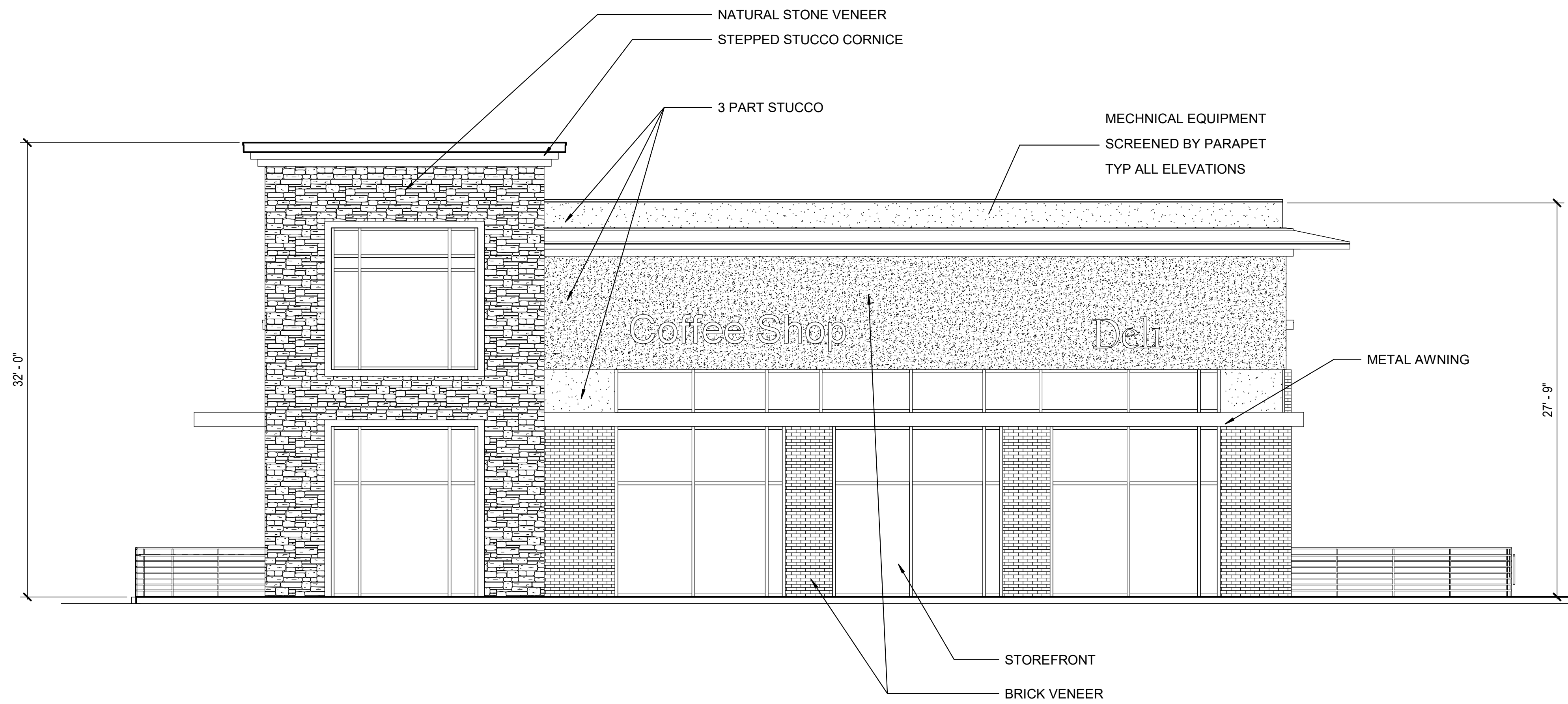
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Revisions:

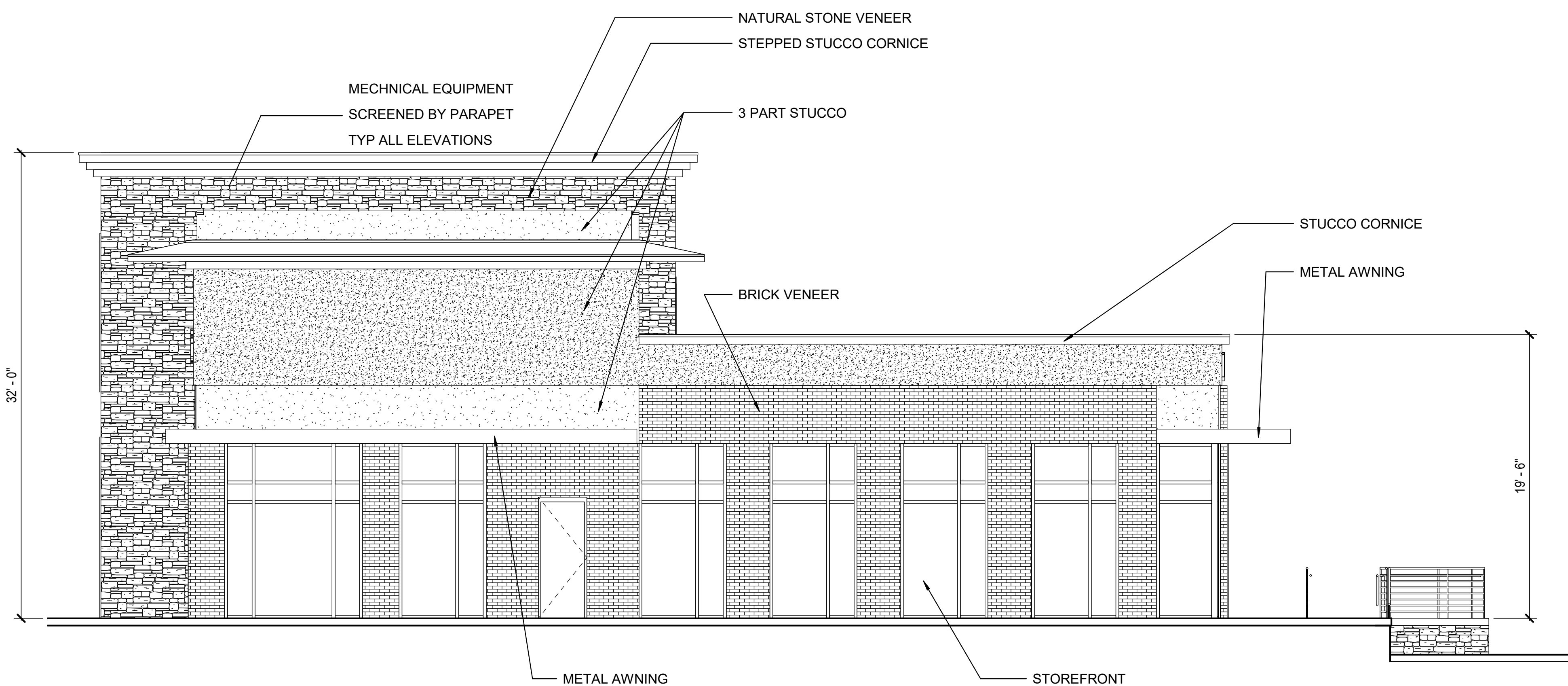
#	Revision Date	Revision Description

Sheet Title:

**ELEVATIONS -  
BUILDING "B"**



**2 BUILDING "B" - EAST**  
3/16" = 1'-0"



**1 BUILDING "B" - NORTH**  
3/16" = 1'-0"

HHRR		8/15/19			
HARBOR HEIGHTS		FAÇADE MATERIAL CALCULATIONS			
<b>NORTH</b>	1,441.0	%	<b>EAST</b>	1,286.0	%
BRICK	439.0	30.5%	BRICK	200.0	15.6%
STONE	280.0	19.4%	STONE	333.0	25.9%
METAL	104.0	7.2%	METAL	170.0	13.2%
STUCCO	618.0	42.9%	STUCCO	583.0	45.3%
<b>SOUTH</b>	1,326.0	%	<b>WEST</b>	1,416.0	%
BRICK	122.0	9.2%	BRICK	382.0	27.0%
STONE	845.0	63.7%	STONE	188.0	13.3%
METAL	72.0	5.4%	METAL	138.0	9.7%
STUCCO	287.0	21.6%	STUCCO	708.0	50.0%

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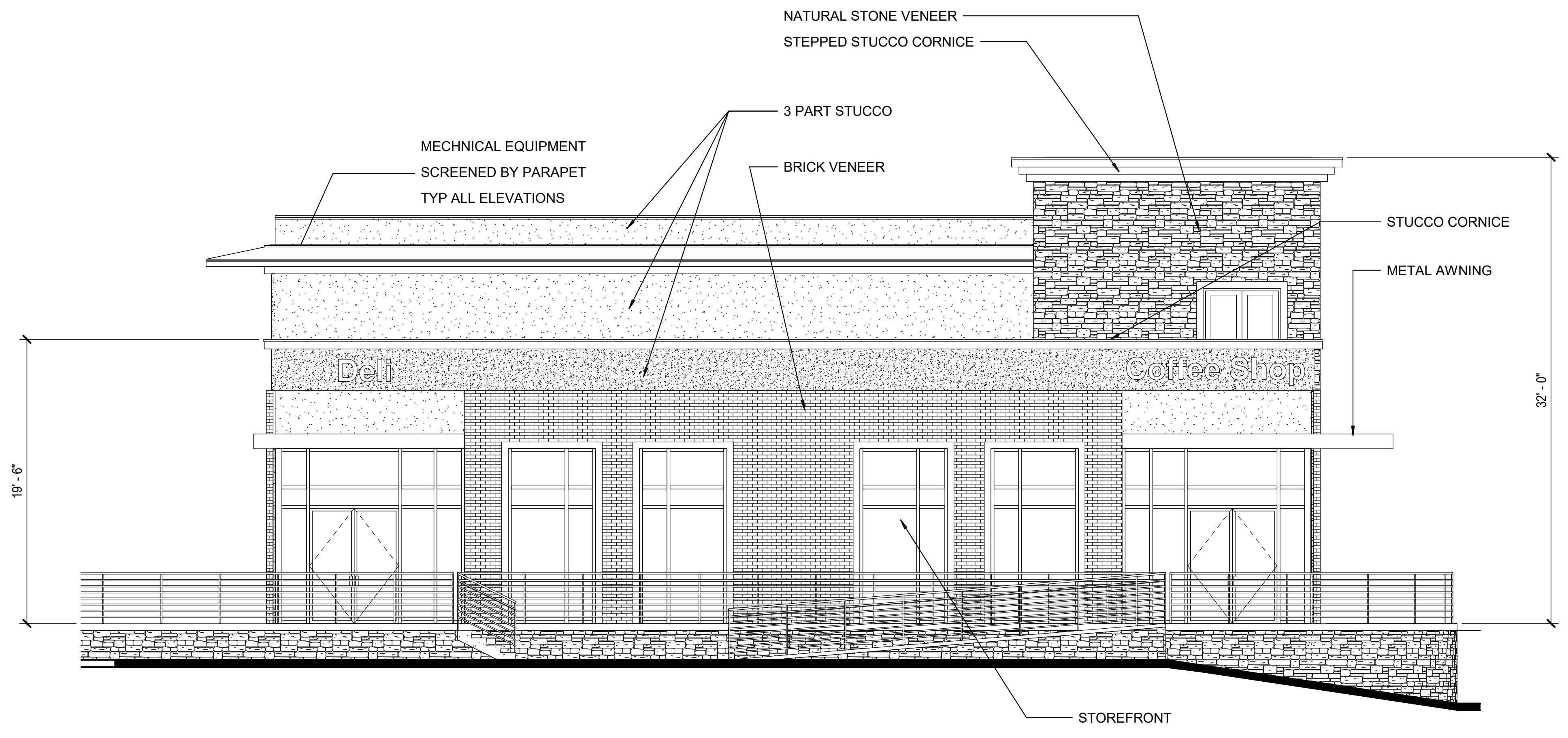
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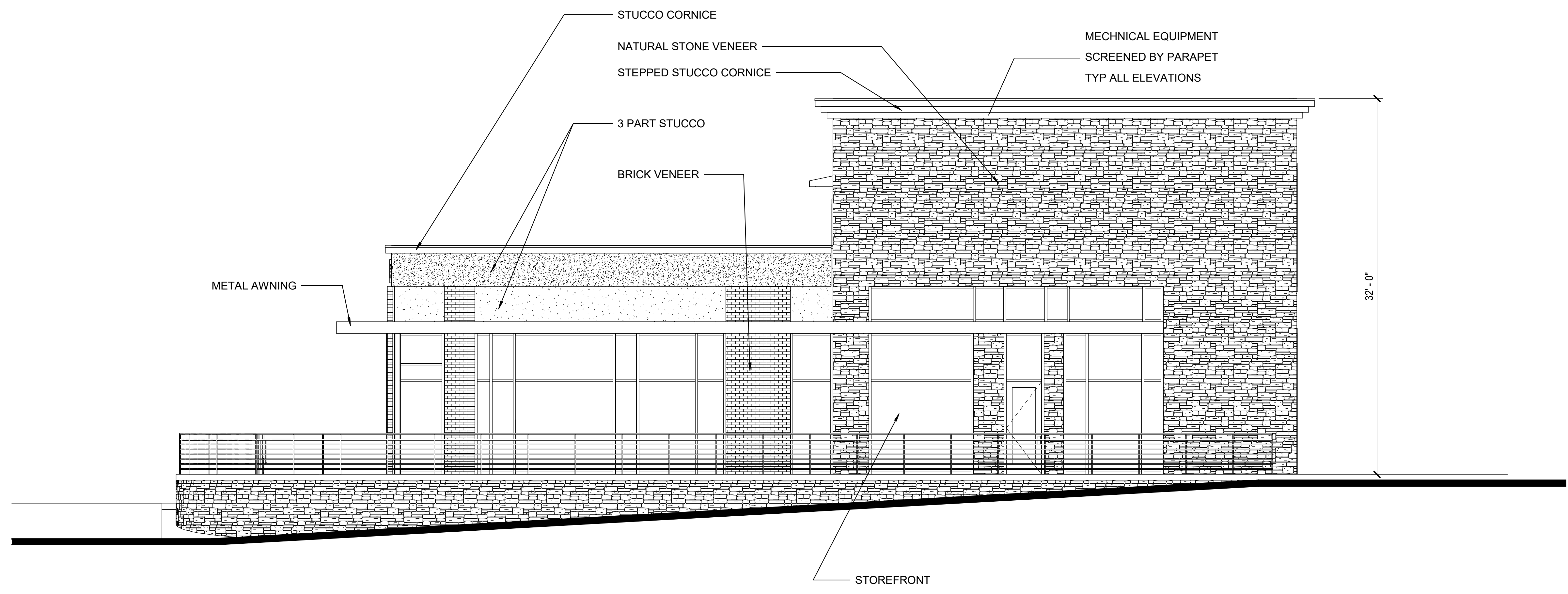
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4

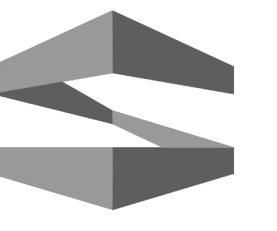
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**2 BUILDING "B" - WEST**  
3/16" = 1'-0"



**1 BUILDING "B" - SOUTH**  
3/16" = 1'-0"



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**HARBOR HEIGHTS**  
**RESTAURANT &**  
**RETAIL PADS**  
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Revisions:

#	Revision Date	Revision Description

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**ELEVATIONS -  
BUILDING "B"**

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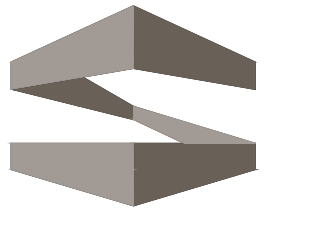
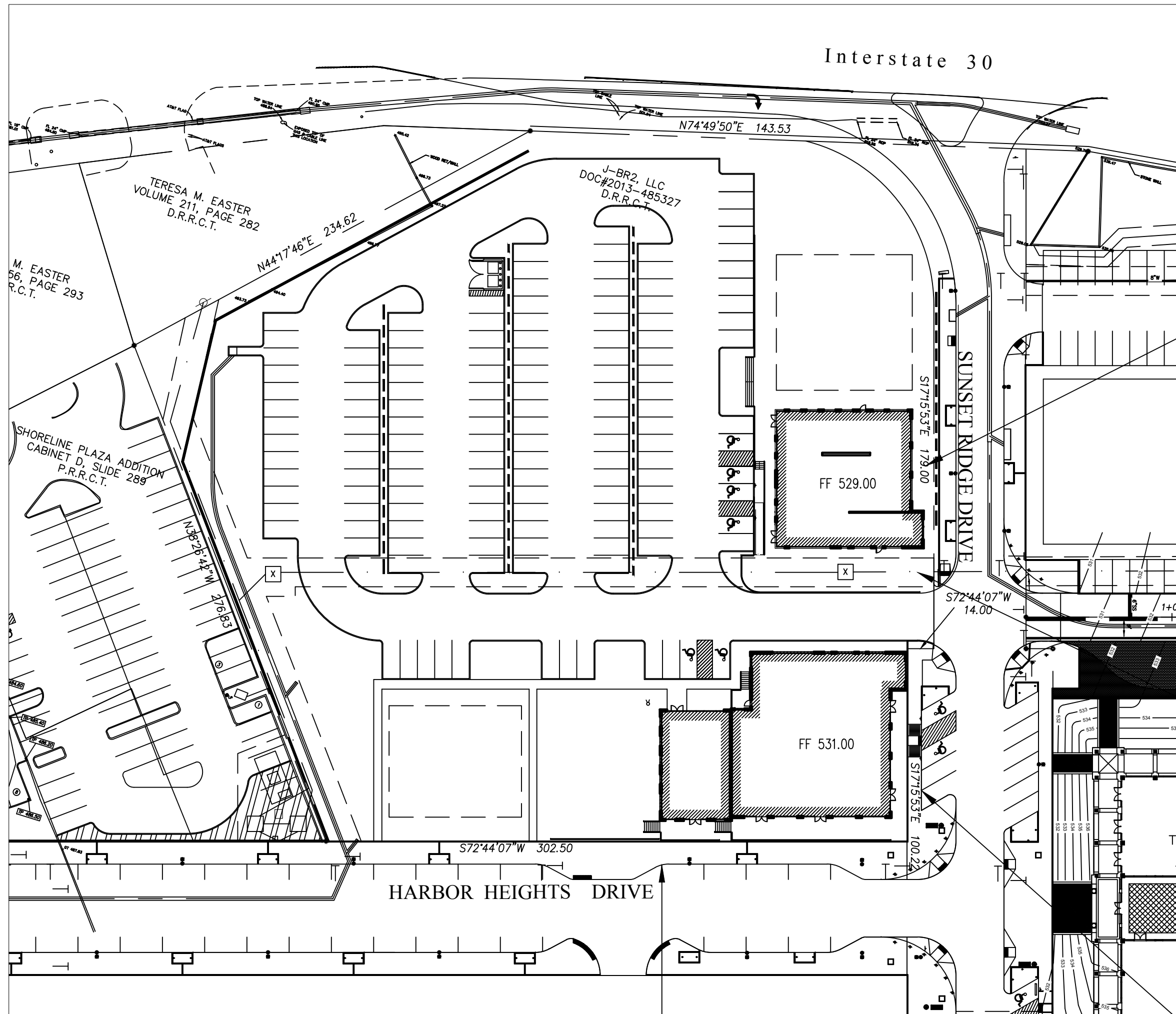
3

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**A4**





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**75032**

**HARBOR HEIGHTS**  
**RESTAURANT &**  
**RETAIL PADS**  
**ROCKWALL, TEXAS**

Project Number: 051302

Drawing Date: 08/15/2019

Drawn:

Checked:

Scale:

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Revisions:

1	DESCRIPTION

Sheet Title:

**ELEVATIONS**

**A-5**

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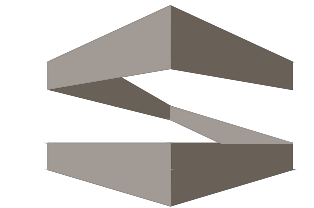
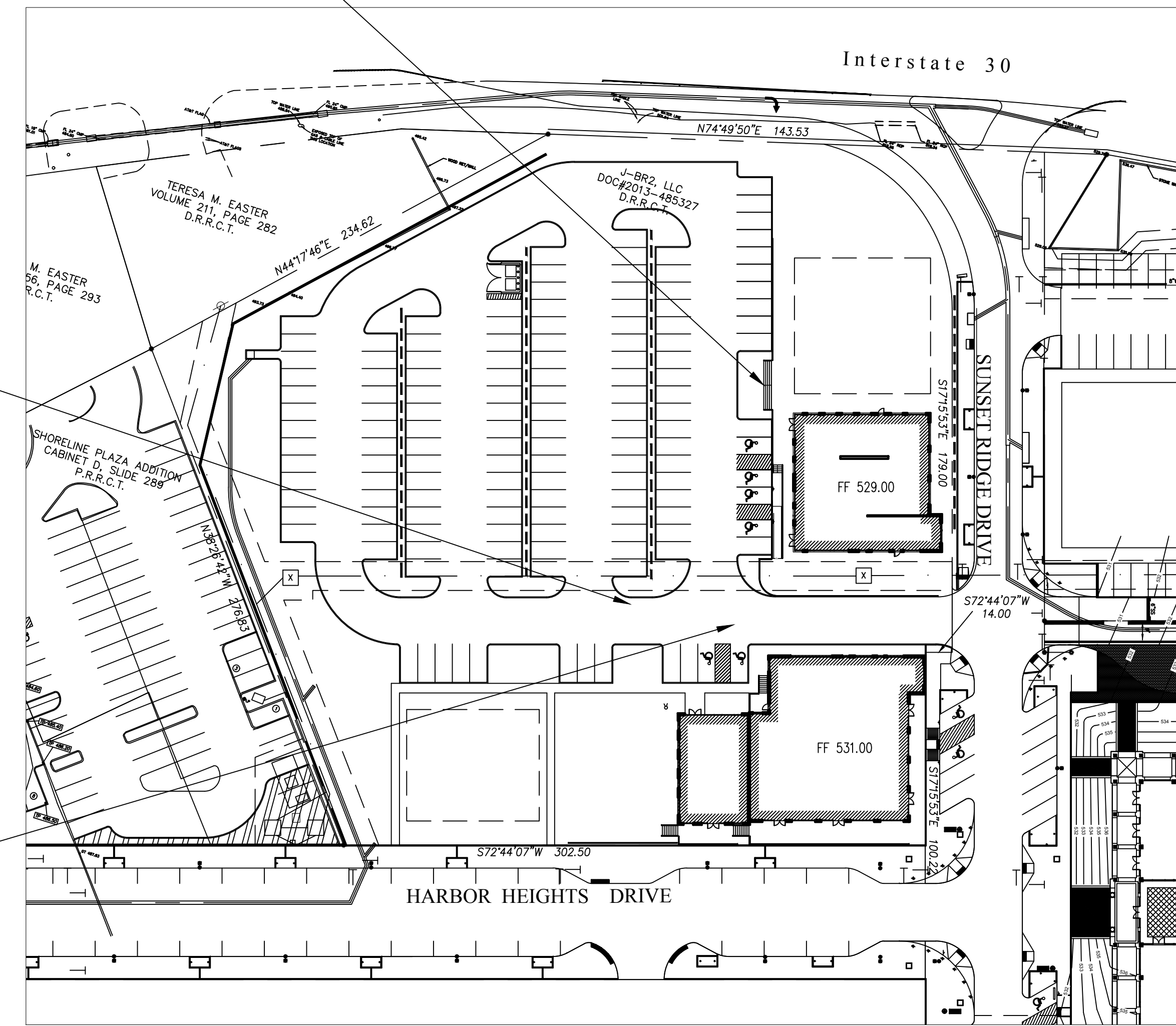
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D

C

B

A



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**HARBOR HEIGHTS**  
**RESTAURANT &**  
**RETAIL PADS**  
**ROCKWALL, TEXAS**

Project Number: 051302

Drawing Date: 08/15/2019

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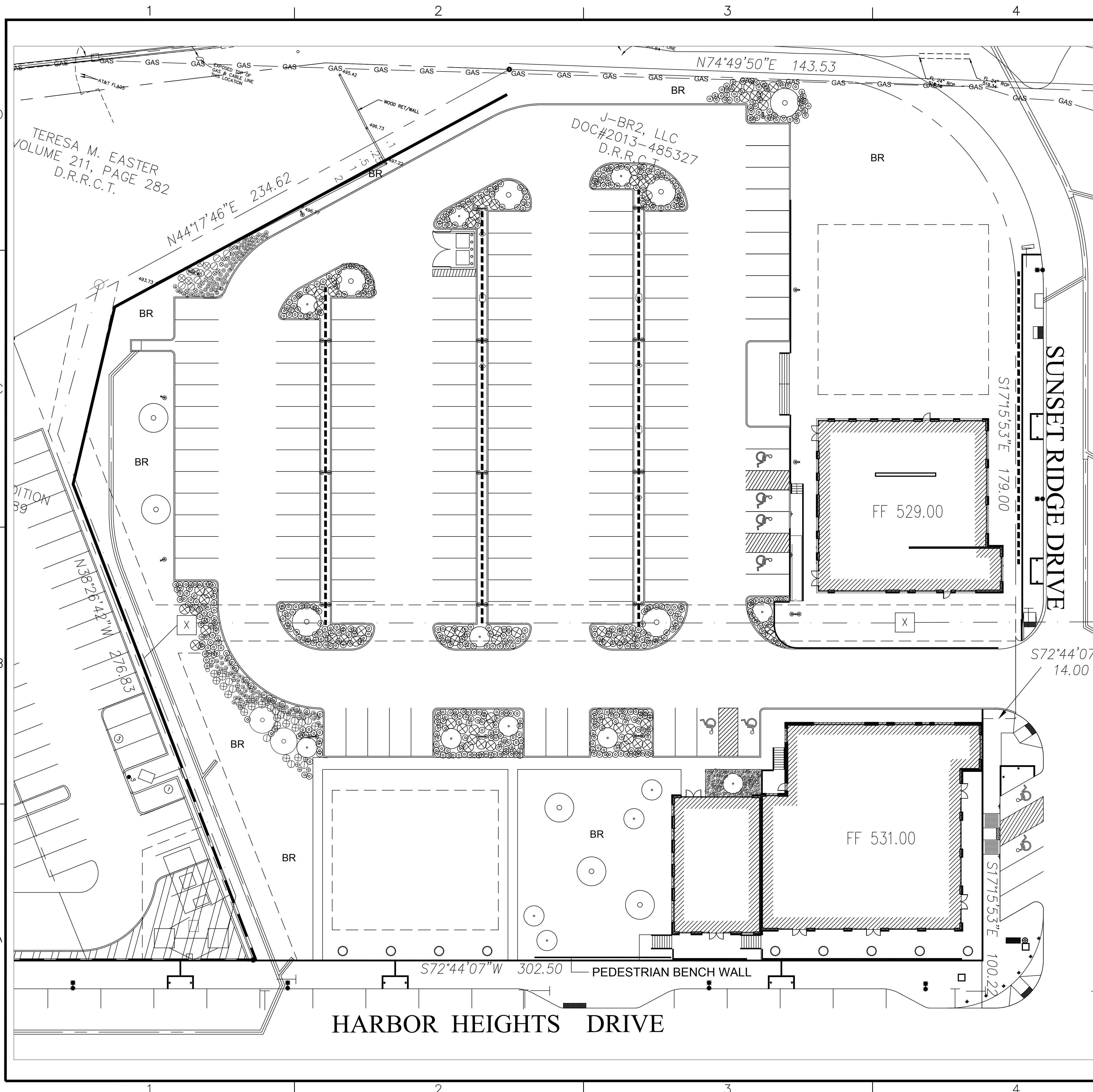
Sheet Title:

**ELEVATIONS**

**A-6**

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**LEGEND**

- CANOPY TREE
- ORNAMENTAL (ACCENT) TREE
- SHRUB
- GROUND COVER
- PERENNIAL
- BERMUDA GRASS
- PLANTING POTS AT 20' SPACING IN FRONT OF BUILDINGS ALONG HARBOR HEIGHTS DRIVE

**LANDSCAPING GENERAL REQUIREMENTS**

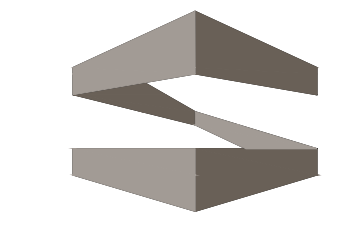
PROPOSED PARKING SPACES - 142 SPACES  
 REQUIREMENT - 1 - 3" CALIPER 65 GALLON TREE PER 8 PARKING SPOTS  
 REQUIRED TREES - 18  
 PROVIDED - 26 TREES

**LANDSCAPING GENERAL NOTES:**

1. NO LANDSCAPING TREES SHALL BE WITHIN 5' OF ANY UTILITY.
2. A MINIMUM CLEARANCE OF 5' SHALL BE MAINTAINED BETWEEN LANDSCAPING AND FIRE HYDRANTS.
3. IRRIGATION SHALL BE IN ACCORDANCE WITH THE UNIFIED DEVELOPMENT CODE.

**SITE LANDSCAPING SCHEDULE:**

1. CANOPY TREES OF THE FOLLOWING VARIETY ARE ACCEPTABLE: CEDAR ELM, TEXAS RED OAK, HOMESTEAD ELM, LACE BARK ELM, BALD CYPRESS, CHINESE PISTACHIO, OCTOBER GLORY MAPLE, PECAN, TEXAS ASH, LIVE OAK, CHINQUAPIN OAK, BURR OAK. 4" CALIPER, 60 GALLON, 12'-14" HEIGHT.
2. UNDERSTORY ORNAMENTAL(ACCENT) TREES OF THE FOLLOWING VARIETY ARE ACCEPTABLE: TEXAS REDBUD, MEXICAN PLUM, DOWNY HAWTHORN, WAX MYRTLE YAUPON, DECIDUOUS YAUPON. 3" CALIPER, 60 GALLON, 8'-10" HEIGHT.
3. SHRUBS SHALL BE 3 GALLON EVERBLOOMING ROSE AND 7 GALLON EDWARD GOUCHER ABELIA.
4. PERENNIAL ORNAMENTAL GRASS SHALL BE HAMELIN 1 GALLON FOUNTAIN GRASS.
5. PERENNIALS SHALL BE 1 GALLON RED VELVET EVERGREEN DAYLILLIES AND 1 GALLON WHITE LANTANA TRAILING.
6. WHERE NOTED, AREAS SHALL BE SOLID SODDED WITH BERMUDA GRASS.



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 STRUCTURAL:  
 MEP:  
 FOOD SERVICE:  
 LANDSCAPING:

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**SUITE 610**  
**ROCKWALL, TEXAS**  
**75032**

**HARBOR HEIGHTS RESTAURANT & RETAIL PADS**  
 ROCKWALL, TEXAS

Project Number: 051302  
 Drawing Date: 08/15/2019  
 Drawn:  
 Checked:  
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 ACAD File: HHRR-Photo-081619.dwg  
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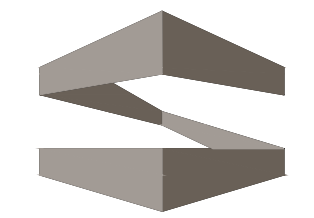
Revisions:	DESCRIPTION
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Sheet Title:

**LANDSCAPING PLAN**  
**LS-1**

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**HARBOR HEIGHTS**  
**RESTAURANT &**  
**RETAIL PADS**  
**ROCKWALL, TEXAS**

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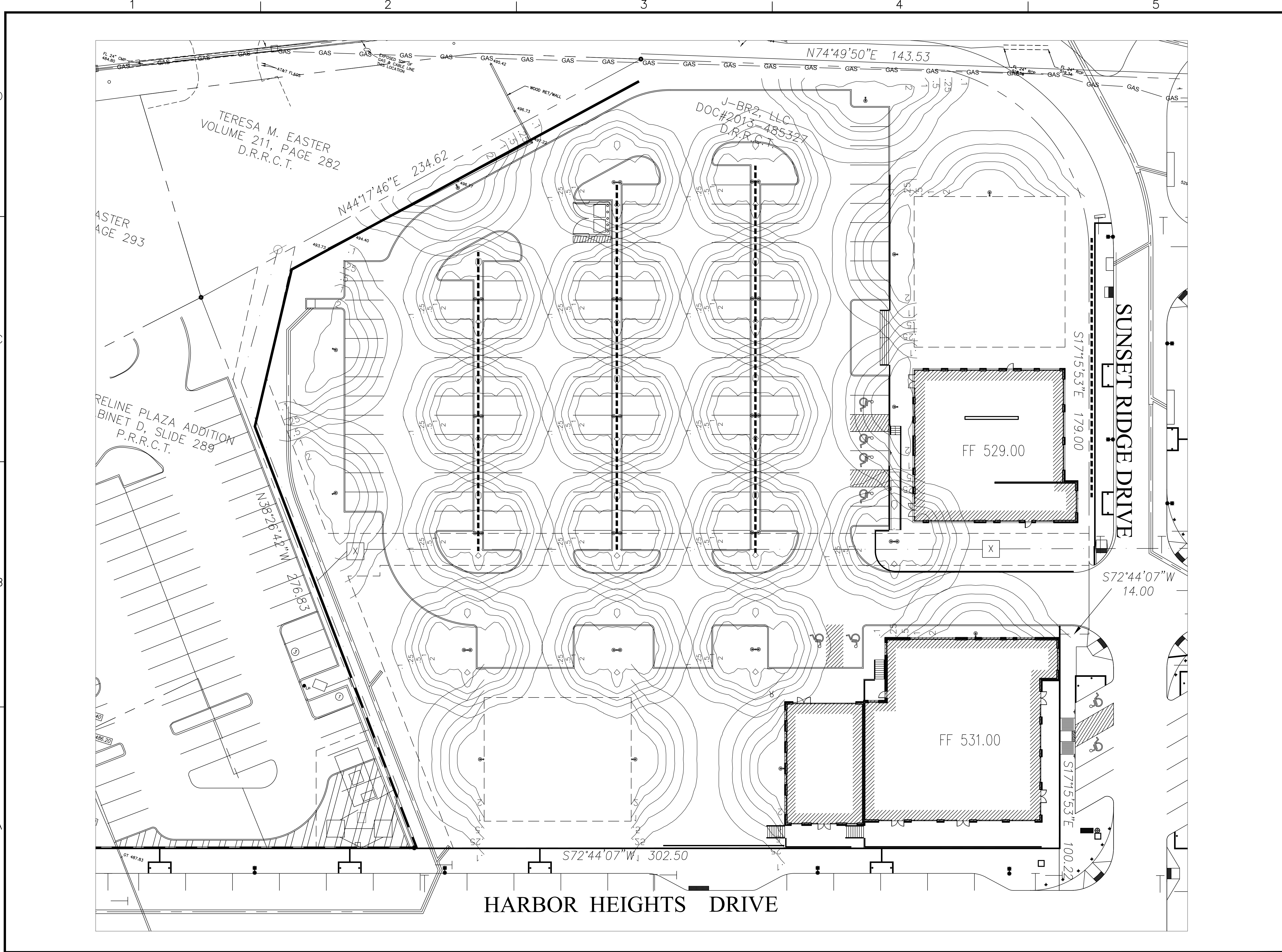
Revisions:

1 - / - / - - DESCRIPTION

Sheet Title:

**PHOTOMETRICS**

**P-1**



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800.364.0098 • Fax: 281.997.5441 • www.amerluxexterior.com

**Description**

This contemporary styled **D154-TS20 Series** combines a cast aluminum housing, a spun aluminum shade and segmented reflector to create an efficient luminaire with Type III(**HR3**) or Type V(**HR5**) light distribution. Some of the most popular brackets for use with this fixture are shown below, however there are others available in the "Brackets & Wall Luminaires" section of this catalog.

**Installation**

The luminaire will mount to the bracket as shown on the reverse page. Post top luminaire brackets will mount to a 3" OD post or tenon with (6) 5/16" stainless steel set screws. Wall bracket models have four 3/8" holes for mounting (wall mount hardware is not included).

**Electrical**

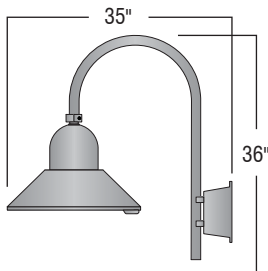
- High power factor ballast (HPF), core and coil type, pre-wired and tested
- Easy ballast pod access
- 4KV pulse rated porcelain socket
- Suitable for wet location

**Lens**

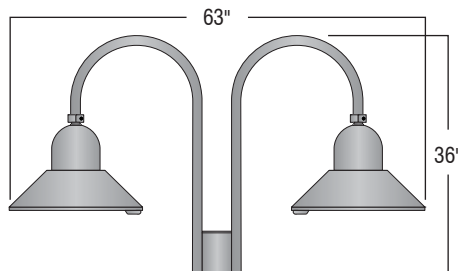
Clear smooth flat tempered glass (**GL**)

**Finish**

Premium quality thermoset polyester powdercoat (see Finish Selection)

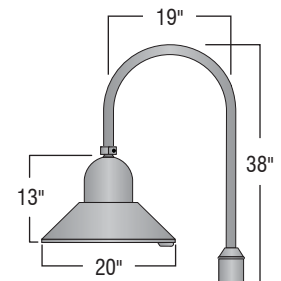


**WBR03/D154-TS20**



**PT12/D154-TS20**

EPA: 2.58  
Also available in three and four light combinations.



**PT01/D154-TS20**

EPA: 1.23

Ordering Guide							
Bracket	Luminaire	Light Distribution	Lens	Light Source	Voltage	Finish	Option
<b>PT01</b>	<b>D154-TS20</b>	<b>HR5</b>	<b>GL</b>	<b>100HPS</b>	<b>120v</b>	<b>BLK</b>	<b>PCL</b>
		<b>HR3</b>		<b>50MH,70MH</b>	<b>208v</b>	<b>CLB,GRN</b>	
				<b>100MH,50HPS</b>	<b>240v</b>	<b>WHT,TBK</b>	
				<b>70HPS</b>	<b>277v</b>	<b>ATC,GTG</b>	

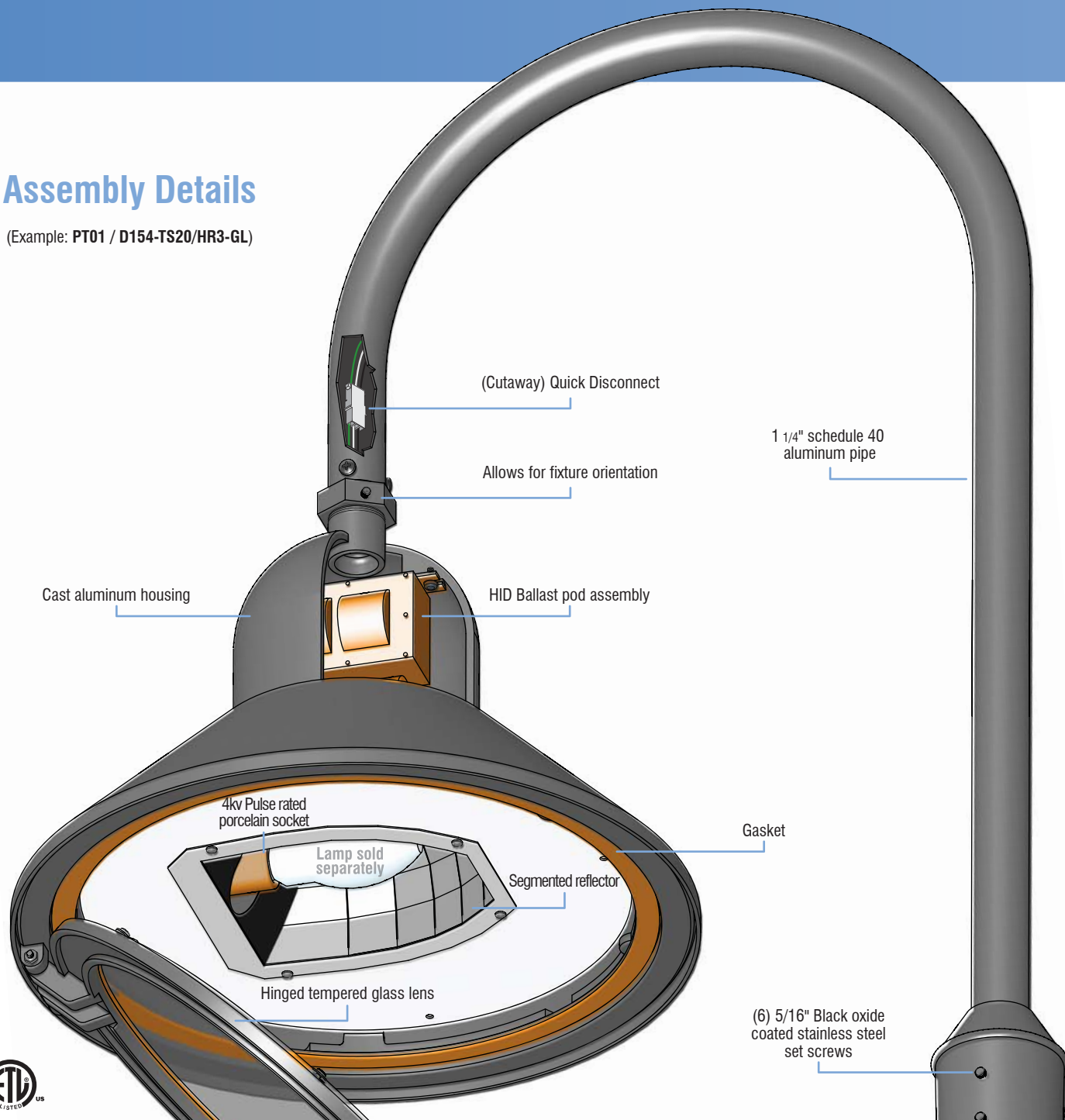
Additional light sources, voltages, and custom colors are available. Contact factory for details.

Light Sources	
Wattage	Socket Type
<b>50MH, 70MH, 100MH, 150MH</b>	Medium
<b>50HPS, 70HPS, 100HPS, 150HPS</b>	Medium
<b>PL-13</b>	2-pin
<b>CFL 26, 32, or 42</b>	4-pin



## Assembly Details

(Example: PT01 / D154-TS20/HR3-GL)

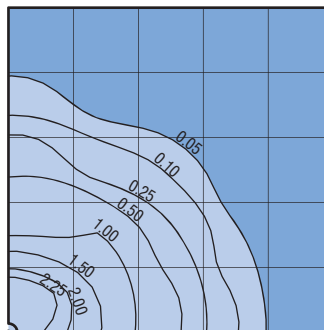


### Optical Systems

Standard  
**(HR3-GL)** - Type III segmented reflector with a clear flat tempered glass.

**(HR5-GL)** - Type V segmented reflector with a clear flat tempered glass.

### Standard Photometry



**PT01/D154-TS20/HR5**  
 Typical HID light source  
 8,500 Lumen  
 12' Mounting Height  
 Grid Spacing is 12'