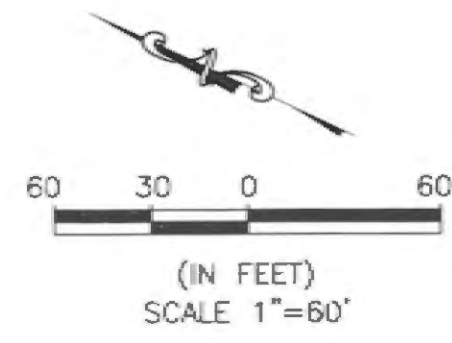




LOCATION MAP  
N.T.S.



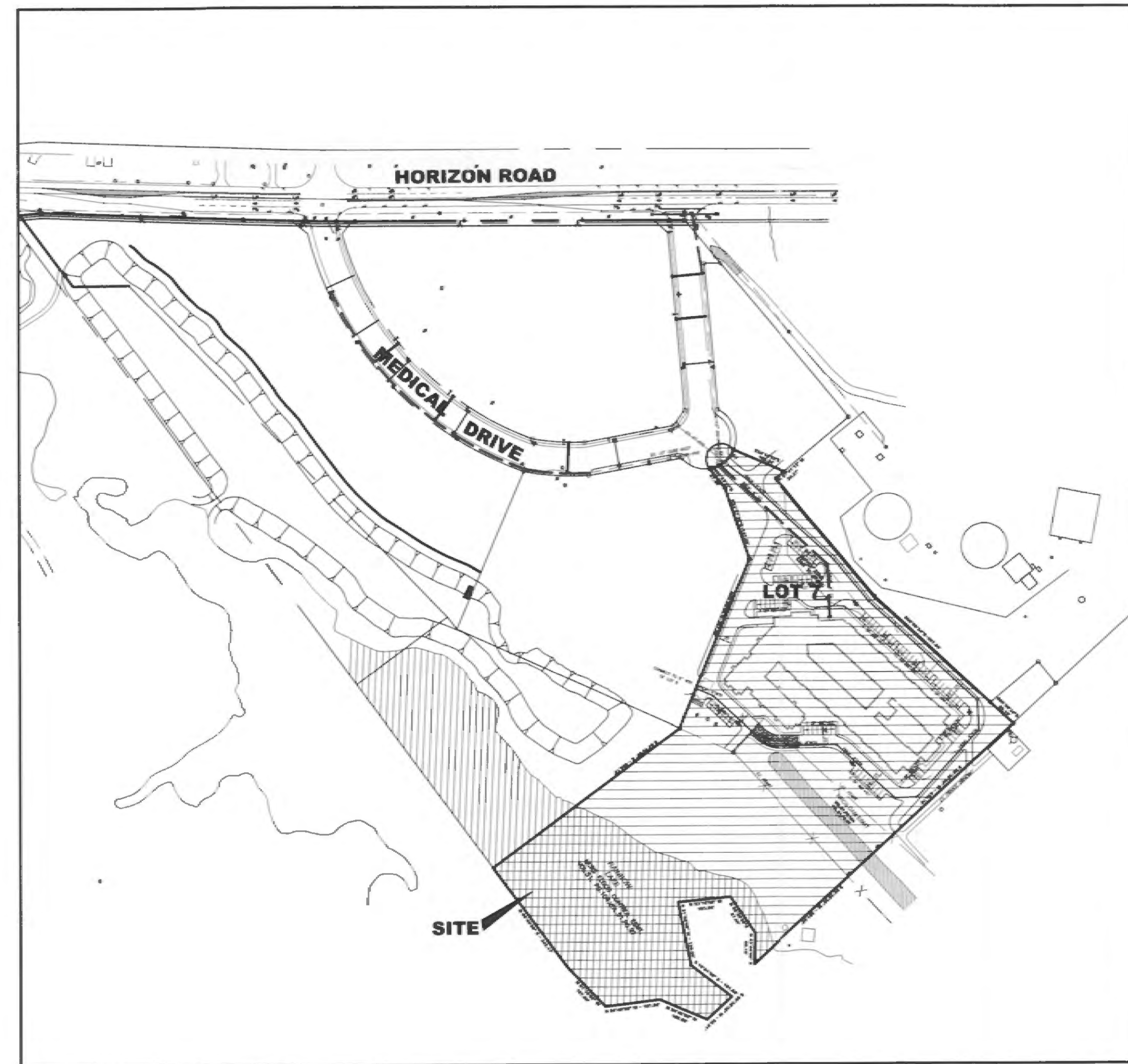
CURVE TABLE						
CURVE	DELTA	R	T	L	CH	CHD
C1	59°08'24"	60.00'	34.04'	61.93'	S85°46'15"E	59.22'

**PROJECT SUMMARY**

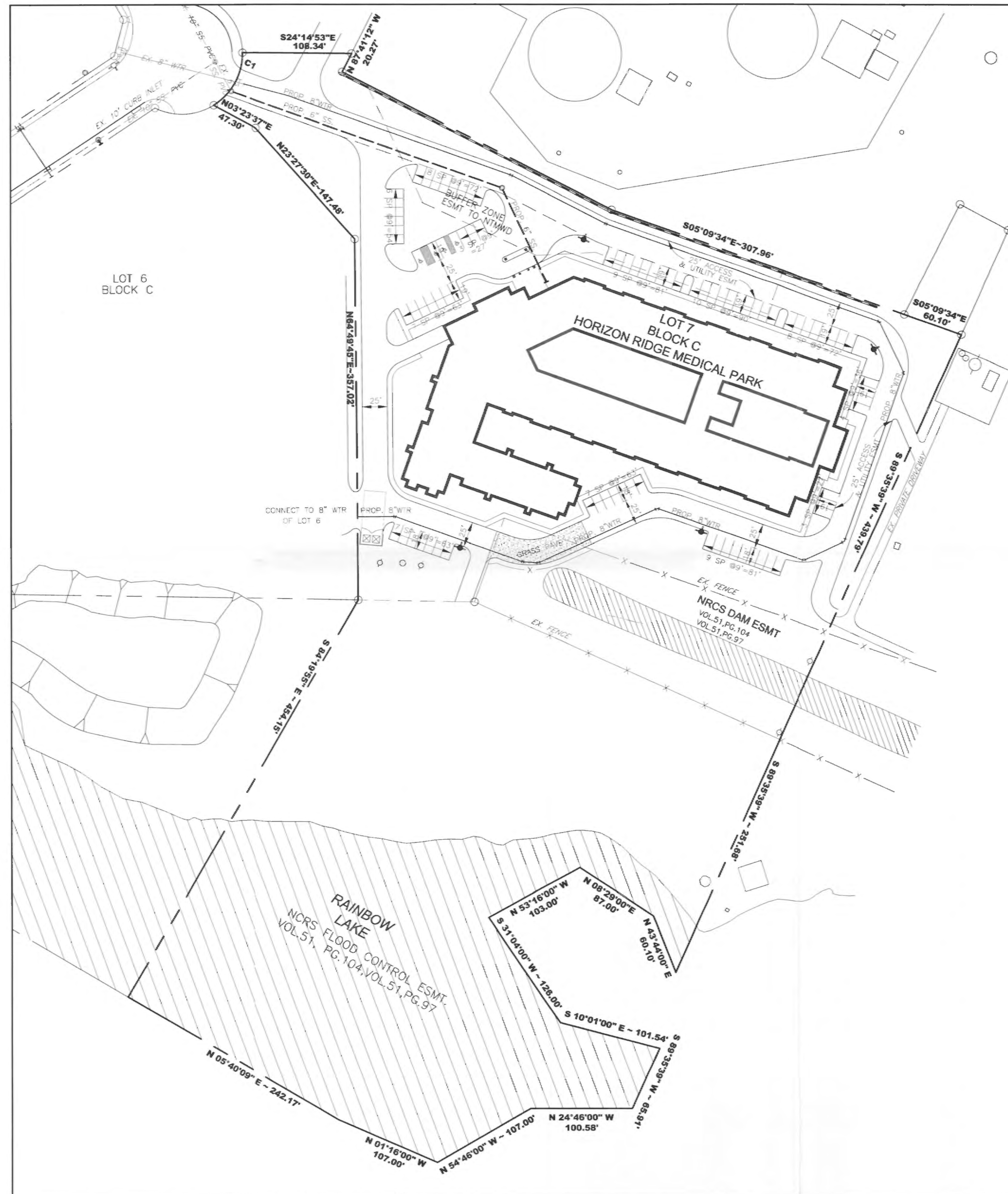
AREA	456,891 SF (10.488 AC)
ZONING	PD-9
BLDG AREA	55,460 SF
USE	ASSISTED LIVING
BED	75 BEDS
EMPLOYEE	24
PARKING SPACE REQUIRED (1 PER 6 BEDS PLUS 1 SP PER EMPLOYEE)	37 SPACES
STANDARD PARKING SPACE PROVIDED	81 SPACES
HANDICAP PARKING SPACE PROVIDED	4 SPACES
TOTAL PARKING SPACE PROVIDED	85 SPACES
LANDSCAPING REQUIRED	45,689 SF. (10%)
LANDSCAPING PROVIDED	376,772 SF. (82%)

**SITE LEGEND**

- PROP. SS. MANHOLE
- EXIST. FIRE HYDRANT
- PROP. FIRE HYDRANT
- DUMPSTER



SITE LOCATION  
1:200



SITE PLAN  
FOR  
ARBOR HOUSE ASSISTED LIVING  
AT  
ROCKWALL, TEXAS

**Arbor House**  
2401 TEE CIRCLE, SUITE 103  
NORMAN, OK 73069  
(405) 801-2879

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PURPOSE OF THE INTERIM  
BIDDING PROCESS BY THE  
AUTHORITY OF PANSAK  
SRIBHEN, P.E. 40330 ON  
BEHALF OF THE CITY OF  
NORMAN, OK FOR BIDDING  
OR CONSTRUCTION  
PURPOSES.

**ASA  
ENGINEERING**  
17818 DAVENPORT ROAD, SUITE 215  
DALLAS, TEXAS 75252  
(972) 246-9851 FAX (972) 246-9851

SCALE: AS SHOWN  
DESIGNED BY: DISK...  
DRAWN BY: DISK...  
CHECKED BY: P. SRIBHEN  
PROJECT NO. 2745.ALR

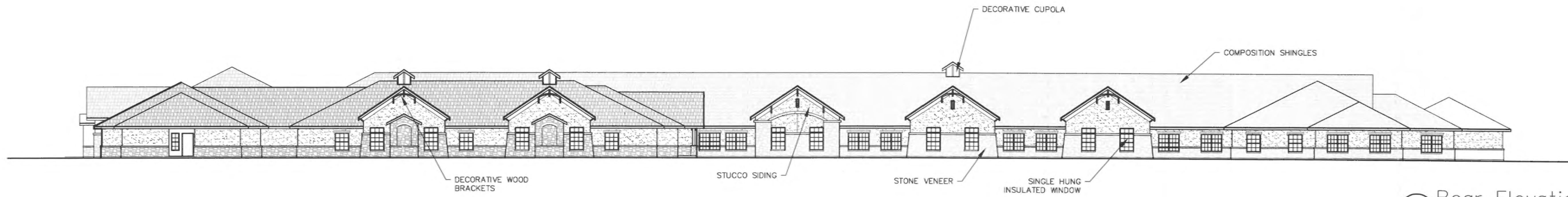
FILE COPY  
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OCT 04 2007  
By SP2007-021

SHEET  
C-1

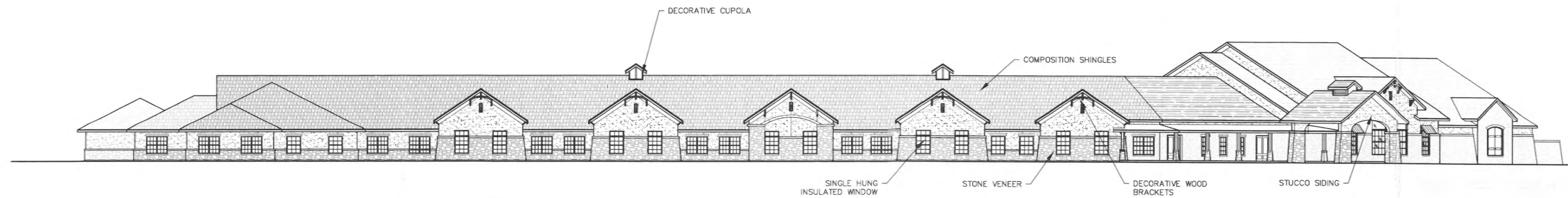
OCT 3, 2007



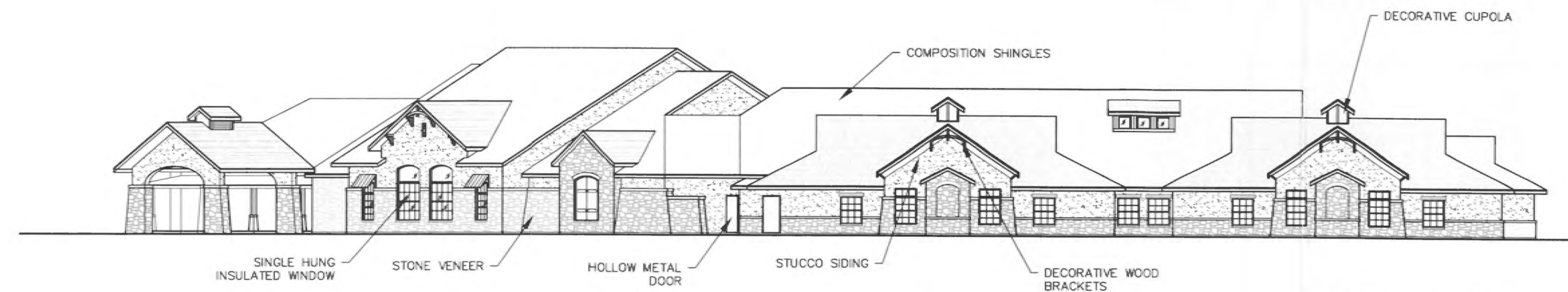
This document set is  
NOT for Regulatory  
Approval, Permitting or  
Construction



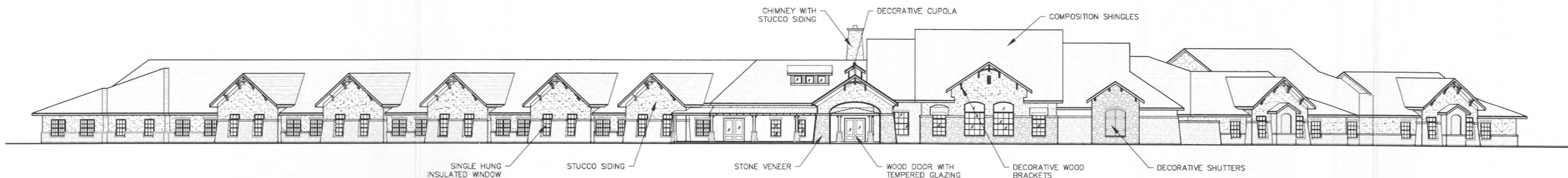
4 Rear Elevation  
1/16" = 1'-0"



3 Left Elevation  
1/16" = 1'-0"



2 Right Elevation  
1/16" = 1'-0"



1 Front Elevation  
1/16" = 1'-0"

2007 021

2007 021

Senior Realty of Texas, L.L.C.  
2401 Tee Circle  
Norman, OK 73069

Voice 405.701.1593  
Fax 405.360.3301

A New 75 Unit  
Assisted Living Facility  
Rockwall, Texas

FILE COPY





IMAGE RENDERING

2007 021

FILE COPY

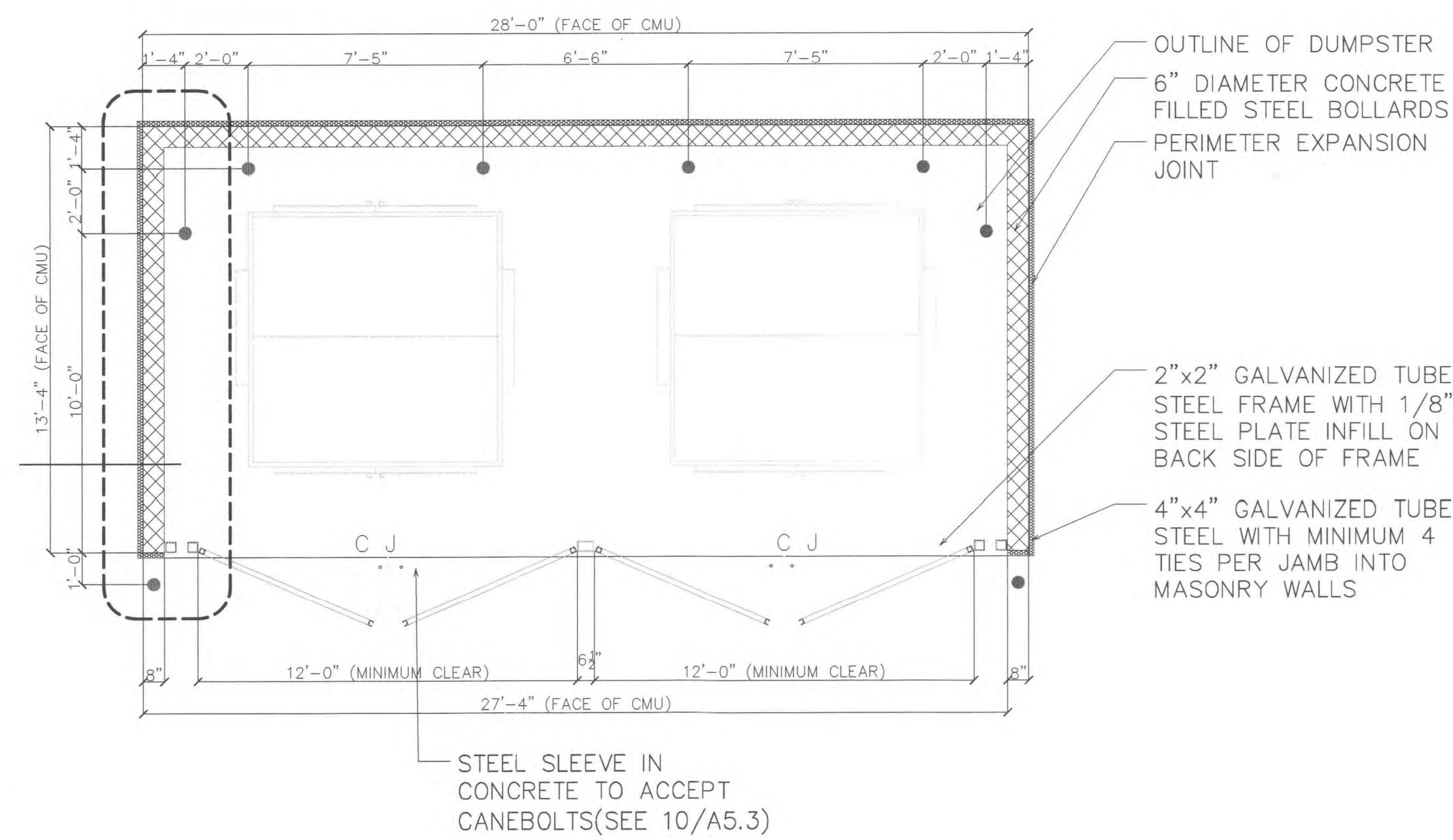
**Senior Realty of Texas, LLC.**  
2401 Tee Circle  
Norman, OK 73069

Voice 405.701.1593  
Fax 405.360.3301

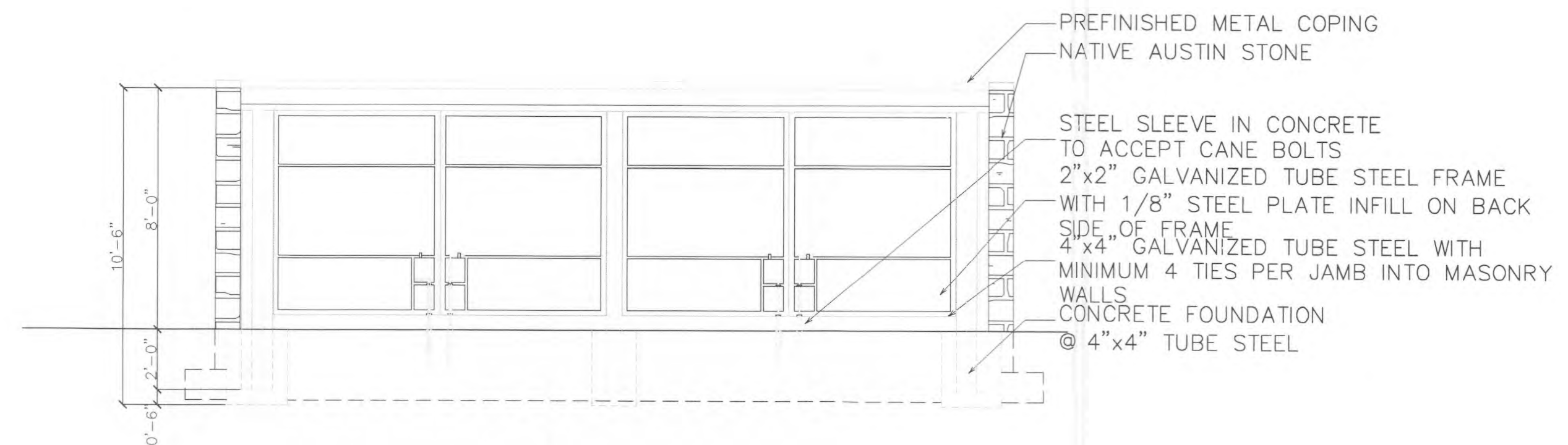
**A New 75 Unit  
Assisted Living Facility  
Rockwall, Texas**

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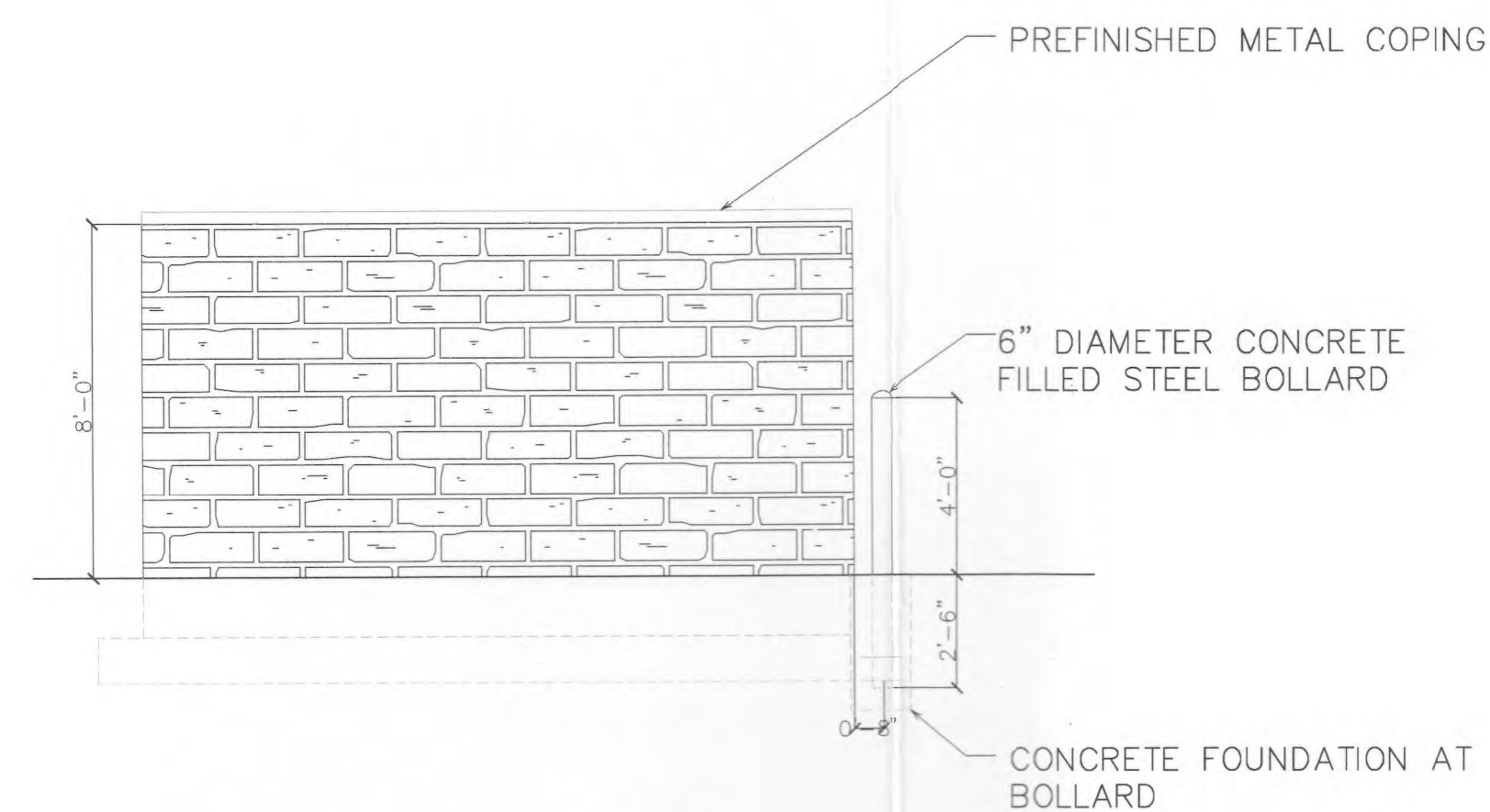




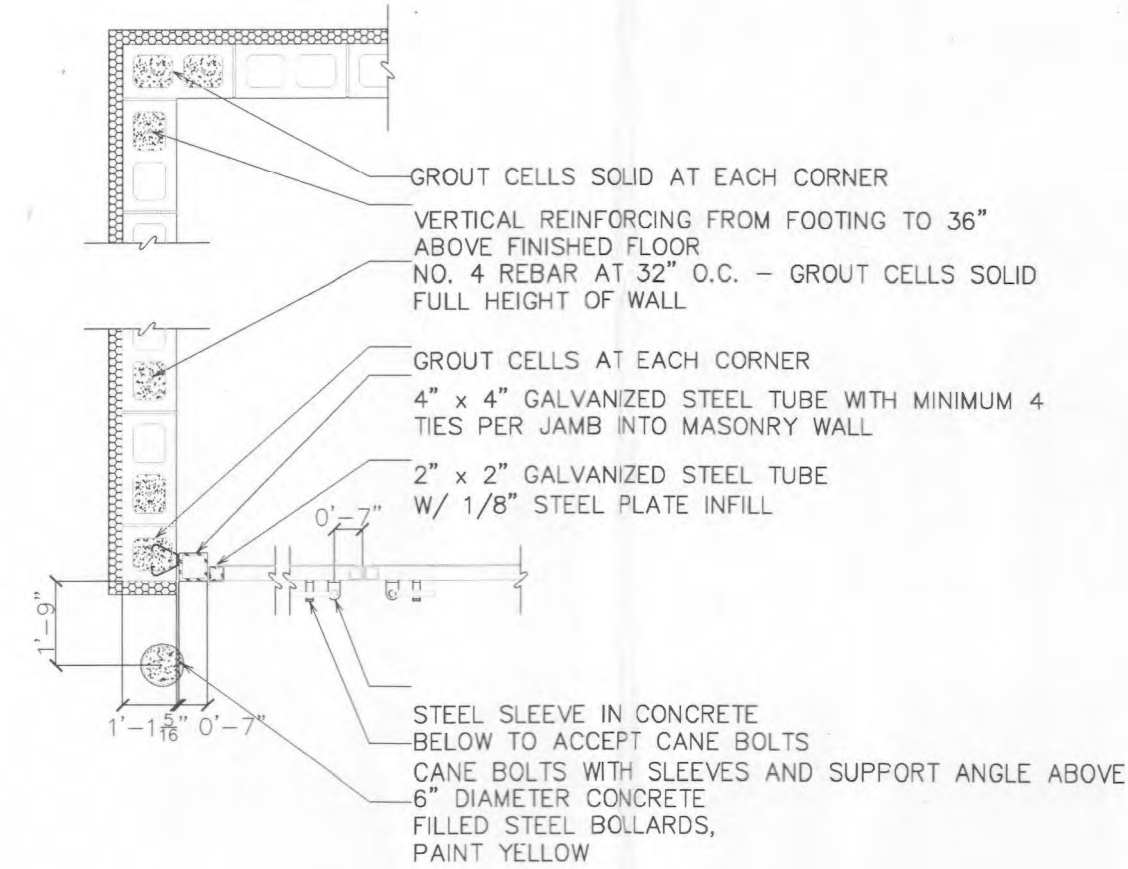
1 DUMPSTER PLAN  
SCALE 1/4" = 1'



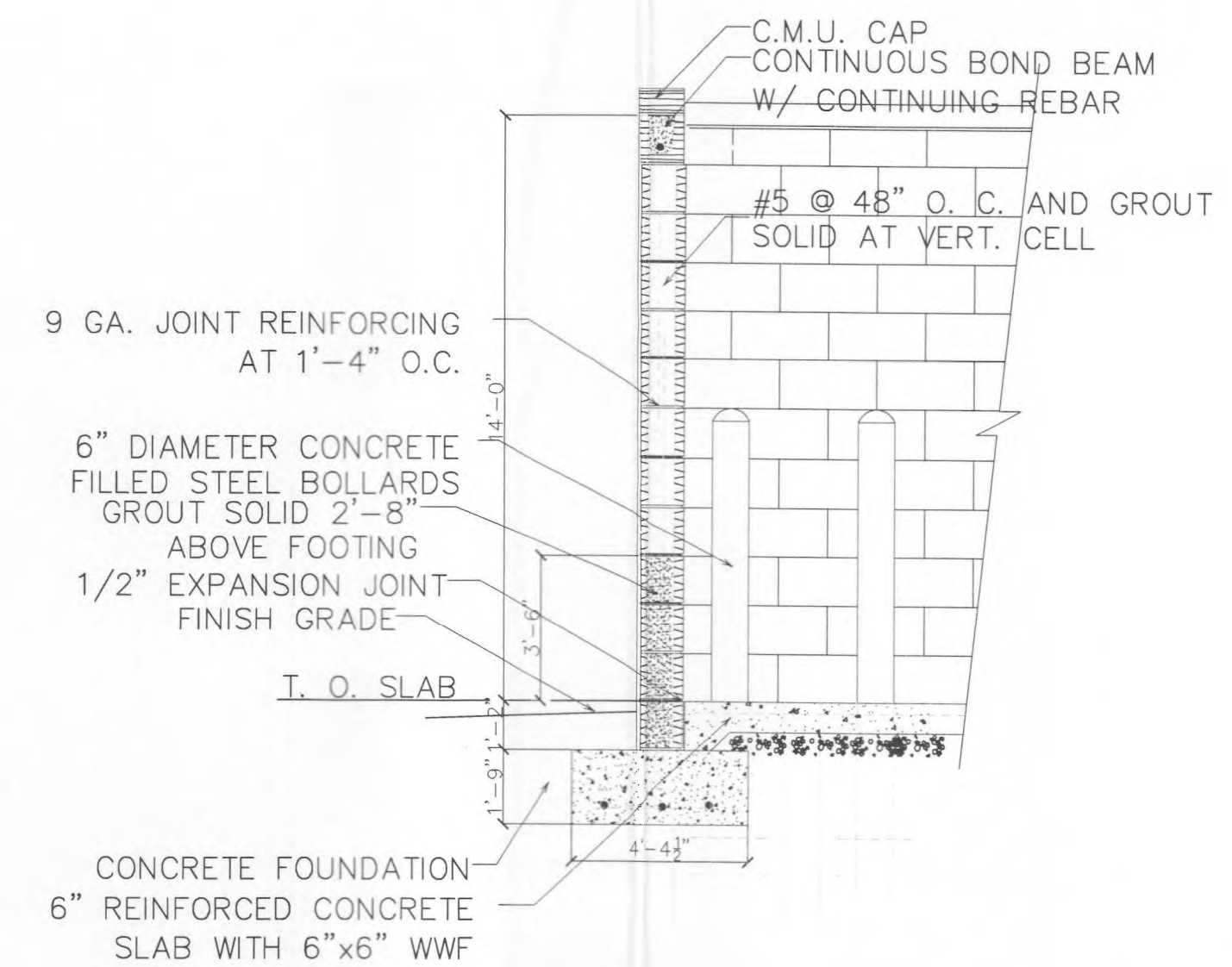
2 DUMPSTER ELEVATION  
SCALE 1/4" = 1'



3 DUMPSTER ELEVATION  
SCALE 1/4" = 1'



4 PLAN SECTION  
SCALE 1/4" = 1'



5 WALL SECTION  
SCALE 1/4" = 1'

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DUMPSTER DETAILS  
FOR  
ARBOR HOUSE ASSISTED LIVING  
AT  
ROCKWALL, TEXAS

Arbor House  
2401 TEE CIRCLE, SUITE 103  
NORMAN, OK 73069  
(405) 801-2879

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FOR REVIEW UNDER THE  
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INTERIM DESIGN  
ACT, P.L. 106-189  
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ASA  
ENGINEERING  
17819 DAVENPORT ROAD, SUITE 215  
DALLAS, TEXAS 75222  
(972) 248-8851 FAX (972) 248-9861

SCALE: AS SHOWN  
DESIGNED BY: DISK..  
DRAWN BY: DISK..  
CHECKED BY: P. SRIBHEN  
PROJECT NO. 2745.ALR

SHEET  
A-3  
OCT 3, 2007



**ARBOR HOUSE**  
Rockwall, Texas



2607 Walnut Hill, Suite 210  
Dallas, Texas 75229

214.366.0585

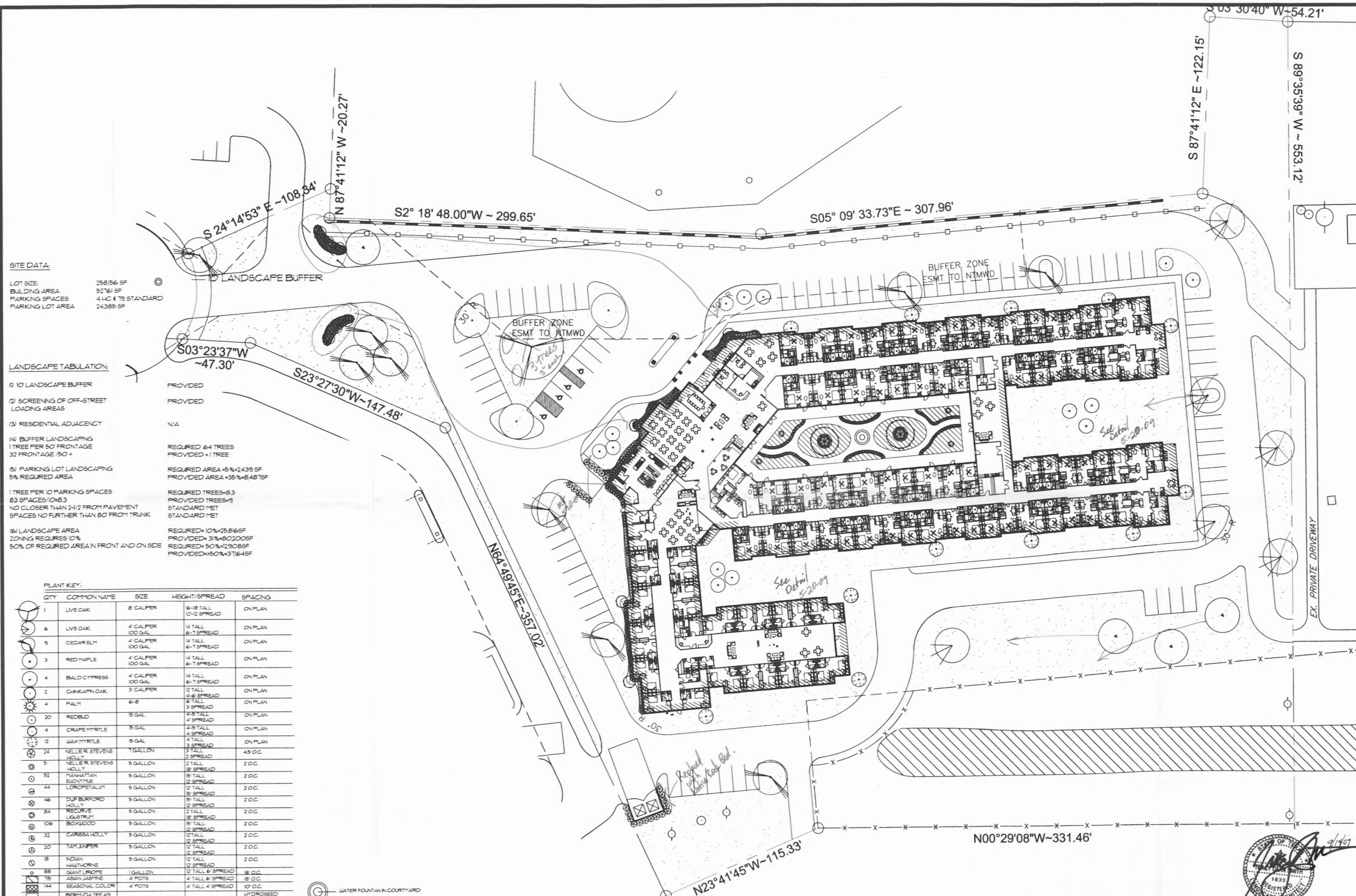
GARDEN DESIGN  
LANDSCAPING  
Scale: 1/8" = 1'-0"



SP2007 21

SIGNATURE \_\_\_\_\_  
JOB \_\_\_\_\_  
DRAWN JC  
APPROVED \_\_\_\_\_  
DATE 9.12.07  
REVISIONS \_\_\_\_\_

SHEET OF  
L2 3



**SITE DATA:**  
LOT SIZE 298,156 SF  
BUILDING AREA 52,761 SF  
PARKING SPACES 4 HC & 79 STANDARD  
PARKING LOT AREA 243,895 SF

**LANDSCAPE TABULATION:**

(1) 10' LANDSCAPE BUFFER	PROVIDED
(2) SCREENING OF OFF-STREET LOADING AREAS	PROVIDED
(3) RESIDENTIAL ADJACENCY	N/A
(4) BUFFER LANDSCAPING 1 TREE PER 50' FRONTAGE 32' FRONTAGE / 50'	REQUIRED 64 TREES PROVIDED 11 TREE
(5) PARKING LOT LANDSCAPING 5% REQUIRED AREA	REQUIRED AREA 5% = 2439 SF PROVIDED AREA 35% = 84,873 SF
1 TREE PER 10' PARKING SPACES 83 SPACES / 10 = 8.3 NO CLOSER THAN 2'-1/2' FROM PAVEMENT SPACES NO FURTHER THAN 80' FROM TRUNK	REQUIRED TREES = 8.3 PROVIDED TREES = 9 STANDARD MET STANDARD MET
(6) LANDSCAPE AREA ZONING REQUIRES 10% 50% OF REQUIRED AREA IN FRONT AND ON SIDE	REQUIRED = 10% = 29,816 SF PROVIDED = 31% = 90,200 SF REQUIRED = 50% = 149,080 SF PROVIDED = 50% = 311,645 SF

**PLANT KEY:**

QTY	COMMON NAME	SIZE	HEIGHT/SPREAD	SPACING
1	LIVE OAK	8" CALIPER	6'-8" TALL 10'-12" SPREAD	ON PLAN
6	LIVE OAK	4" CALIPER	4' TALL 6'-7" SPREAD	ON PLAN
9	CEDAR ELM	4" CALIPER	14' TALL 6'-7" SPREAD	ON PLAN
3	RED MAPLE	4" CALIPER	4' TALL 6'-7" SPREAD	ON PLAN
4	BALD CYPRESS	4" CALIPER	4' TALL 6'-7" SPREAD	ON PLAN
2	CHINKAPIN OAK	3" CALIPER	12' TALL 4'-6" SPREAD	ON PLAN
4	PALM	6'-8"	6' TALL 3' SPREAD	ON PLAN
20	REDBUD	5" GAL	7'-8" TALL 4' SPREAD	ON PLAN
4	GRAPE MYRTLE	5" GAL	4'-5" TALL 4' SPREAD	ON PLAN
12	WAX MYRTLE	5" GAL	4' TALL 3' SPREAD	ON PLAN
24	NELLIE R. STEVENS HOLLY	1 GALLON	3' TALL 2' SPREAD	49 O.C.
5	NELLIE R. STEVENS HOLLY	5 GALLON	2' TALL 2' SPREAD	70 C.
52	MANHATTAN BLYNYMUS	5 GALLON	5' TALL 12' SPREAD	70 C.
44	LOROPETALUM	5 GALLON	12' TALL 5' SPREAD	70 C.
46	DUFF BURFORD HOLLY	5 GALLON	5' TALL 7' SPREAD	70 C.
84	RESERVE LIGSTRONG	5 GALLON	7' TALL 12' SPREAD	70 C.
106	BOXWOOD	5 GALLON	5' TALL 7' SPREAD	70 C.
32	CARISSA HOLLY	5 GALLON	12' TALL 12' SPREAD	70 C.
20	TAN JUNIPER	5 GALLON	12' TALL 7' SPREAD	70 C.
18	INDIAN HAWTHORNE	5 GALLON	12' TALL 12' SPREAD	70 C.
88	GIANT LOROPETALUM	1 GALLON	12' TALL 6" SPREAD	18 O.C.
75	ASIAN JASMINE	4" POTS	4' TALL 6" SPREAD	18 O.C.
144	SEASONAL COLOR	4" POTS	4' TALL 4" SPREAD	10' O.C.
80	MOSS BOLDERS			HYDROSEED

GRAPHIC SCALE: 1"=30'  
ALL PLANS AND SPECIFICATIONS ARE PROPERTY OF METROPLEX GARDEN DESIGN LANDSCAPING, L.P. ANY USE FOR SOLICITATION OF BIDS IS PROHIBITED UNLESS A DESIGN FEE HAS BEEN PAID TO METROPLEX GARDEN DESIGN LANDSCAPING, L.P.

**OWNER INFORMATION:**  
ARBOR HOUSE CORPORATE OFFICE  
2401 TEE CIRCLE, STE# 103  
NORMAN, OK 73069  
PH# 405-701-1593  
FX# 405-360-3301

**SITE ADDRESS:**  
LOT 7, BLOCK C  
HORIZON RIDGE MEDIAL ADDITION  
ROCKWALL, TEXAS

**ENHANCED  
LANDSCAPE PLAN**



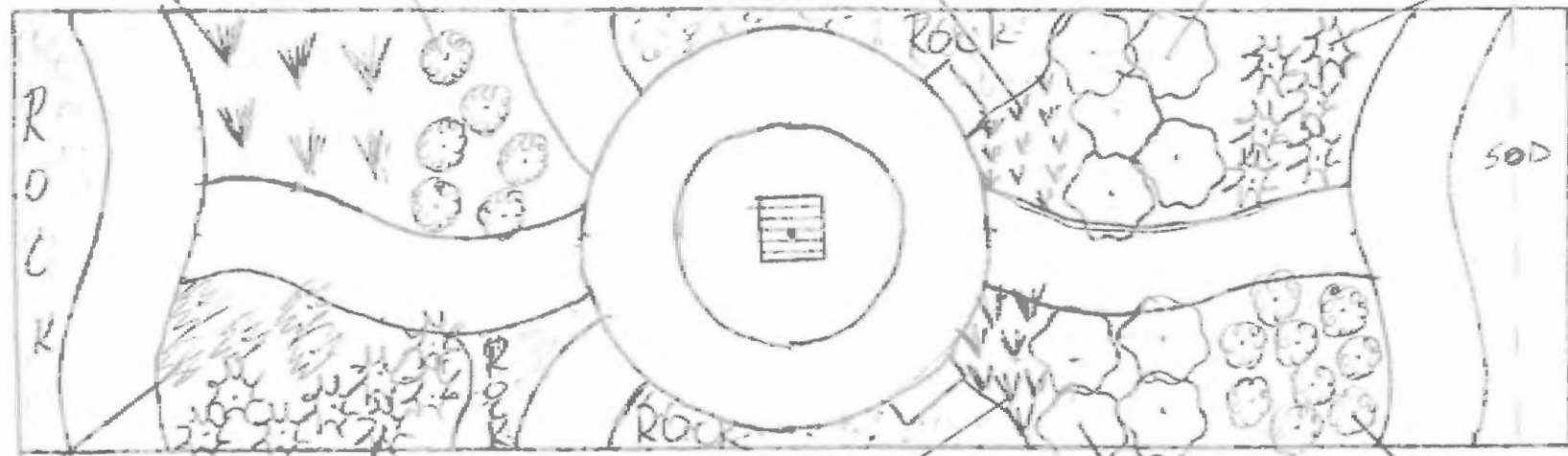
Dwarf Fountain  
GRASS - 5qt (6)

Dwarf Yucca  
Holly - 3qt (6)

Liriodie "Big Blue"  
4" LINER (20)

Variiegated Pittisporum  
5qt (5)

Dwarf Chinese  
Holly - 3qt (6)



LANTANA - "New Gold"  
1qt. (5)

Dwarf Burkford  
Holly - 3qt (8)

Azalea GRASS -  
1qt. (8-10)

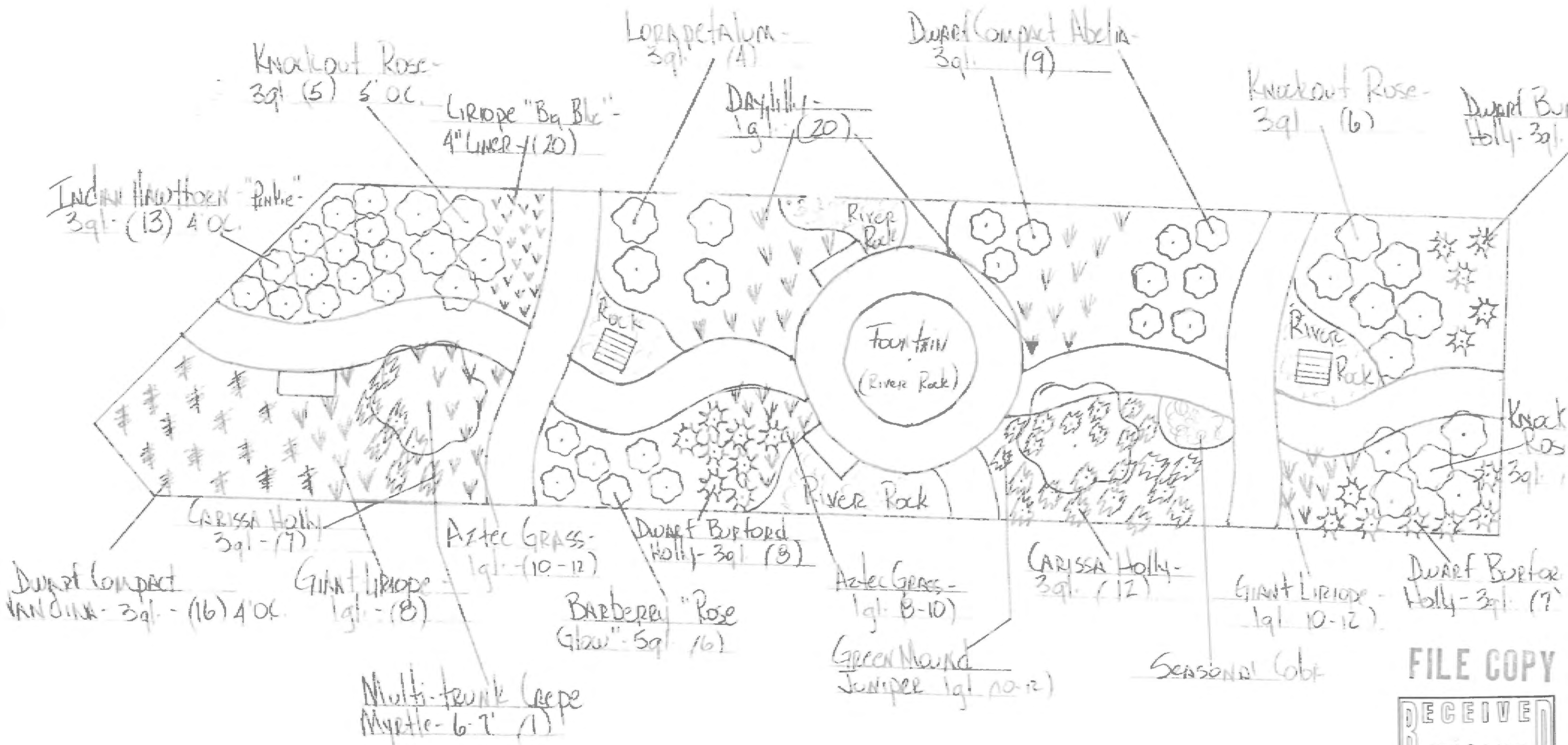
Knockout Rose.  
3qt (4)

Dwarf Yucca  
Holly - 3qt (9)

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EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIFLINE OF TREE.

IF ANY ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION/CONSTRUCTION NOTIFY THE ARCHITECT IMMEDIATELY. IT IS RECOMMENDED THAT A LICENSED ARBORIST PERFORM AND/OR REVIEW ALL PRUNING AND EVALUATE THE HEALTH OF THE TREES BOTH PRIOR AND DURING CONSTRUCTION OPERATIONS.

ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE DRIFLINE OF THE EXISTING TREES.

NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE DRIP LINE OF ANY TREE.

NO EQUIPMENT MAY BE CLEANED WITHIN THE DRIFLINE OF THE EXISTING TREES.

NO LIQUID CHEMICALS SHALL BE DEPOSITED WITHIN THE LIMITS OF THE DRIP LINE OF A TREE. THIS WOULD INCLUDE BUT NOT BE LIMITED TO PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, ETC.

NO SIGNS, WIRES OR OTHER ATTACHMENTS OTHER THAN THOSE OF A PROTECTIVE NATURE SHALL BE ATTACHED TO ANY TREE.

NO VEHICULAR AND/OR CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE DRIP LINE OF THE TREES.

IF BORING UNDER THE EXISTING TREES IS REQUIRED THE CONTRACTOR IS TO OBTAIN WRITTEN DIRECTION FROM A CERTIFIED ARBORIST.

ANY IRRIGATION TRENCHING WHICH MUST BE DONE WITHIN THE DRIFLINE OF AN EXISTING TREE SHALL BE DUG BY HAND AND ENTER THE AREA IN A RADIAL MANNER.

ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE 3" WIDTH WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF (4') ABOVE GRADE. FLAGGING SHALL BE APPROVED BY CITY PRIOR TO ANY TREE REMOVAL. CONTRACTOR SHALL CONTACT THE CITY WITH 48-HOUR NOTICE TO SCHEDULE ON-SITE REVIEW.

ALL TREES TO REMAIN AS NOTED ON DRAWINGS SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREES DRIP LINE. THE PROTECTIVE FENCING MAY BE COMPRISED OF SNOW FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR FENCING WITH A FOUR (4') APPROXIMATE HEIGHT. THE PROTECTIVE FENCING WILL BE LOCATED AS INDICATED ON THE TREE MANAGEMENT PLAN.

IN SITUATIONS WHERE A TREE REMAINS IN THE IMMEDIATE AREA OF INTENDED CONSTRUCTION THE TREE SHALL BE PROTECTED BY ENCLOSED THE ENTIRE CIRCUMFERENCE OF THE TREE(S) TRUNK WITH LUMBER ENCLOSED WITH WIRE OR OTHER MEANS THAT DOES NOT DAMAGE THE TREE.

AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED TO WATER ALL LANDSCAPE AREAS INCLUDING RIGHT OF WAY AREAS, UNLESS OTHERWISE NOTED. ADJUSTMENT TO SYSTEM WILL LIMIT OVERSPRAY ONTO ADJACENT ROADWAYS. A RAIN SENSOR DEVICE AND A FREEZE SENSOR WILL BE PART OF THE SYSTEM.

ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AT ALL TIMES ANY PLANT THAT DIES OR IS DAMAGED MUST BE REPLACED WITH ANOTHER LIVING PLANT THAT COMPLES WITH THE APPROVED LANDSCAPE PLAN. REPLACEMENT IS REQUIRED WITHIN 30 DAYS AFTER NOTIFICATION BY THE CITY.

LANDSCAPE AREA SHALL BE KEPT CLEAR OF TRASH, LITTER, WEEDS AND OTHER MATERIALS OR PLANTS NOT OF THE ORIGINAL LANDSCAPING.

ALL LANDSCAPE AREAS SHALL BE PROTECTED FROM VEHICULAR TRAFFIC THROUGH THE USE OF CONCRETE CURBS, WHEELSTOPS OR OTHER PERMANENT BARRIERS.

ALL LANDSCAPE AREAS SHALL BE CONSTRUCTED, INSTALLED AND MAINTAINED SO AS NOT TO OBSTRUCT THE VIEW OF MOTORISTS BETWEEN THE STREET AND ACCESS DRIVES. VISIBILITY TRIANGLES SHALL REMAIN UNOBSTRUCTED AT ALL TIMES.

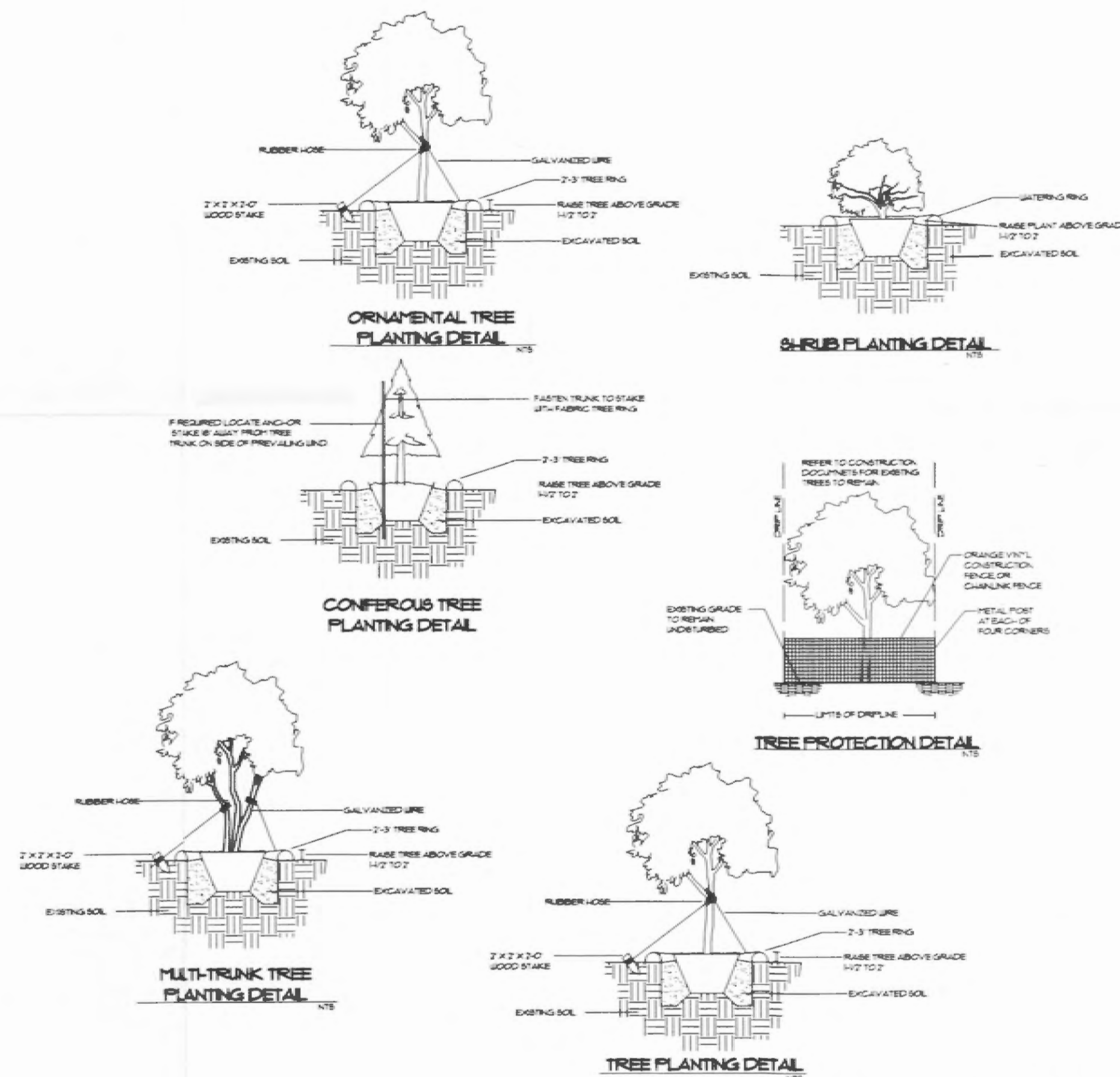
ALL PERMEABLE SURFACES NOT OCCUPIED BY TREES, SHRUBS, PLANTING BEDS, SIGNS AND OTHER PERMITTED ITEMS OR FIXTURES SHALL BE APPROVED GRASS LAWN AREAS, UNLESS OTHERWISE NOTED.

ALL TREES ARE TO BE LOCATED, WHENEVER POSSIBLE, OUTSIDE FIRE HYDRANTS, SANITARY SEWER AND UTILITY ASSESSMENTS.

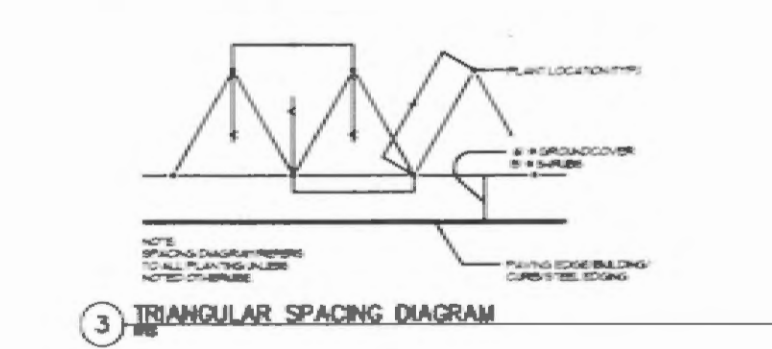
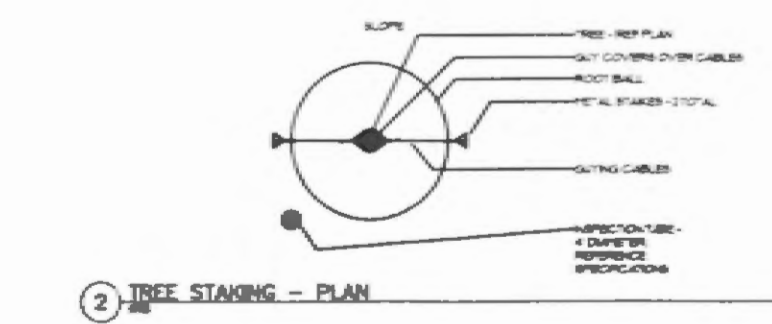
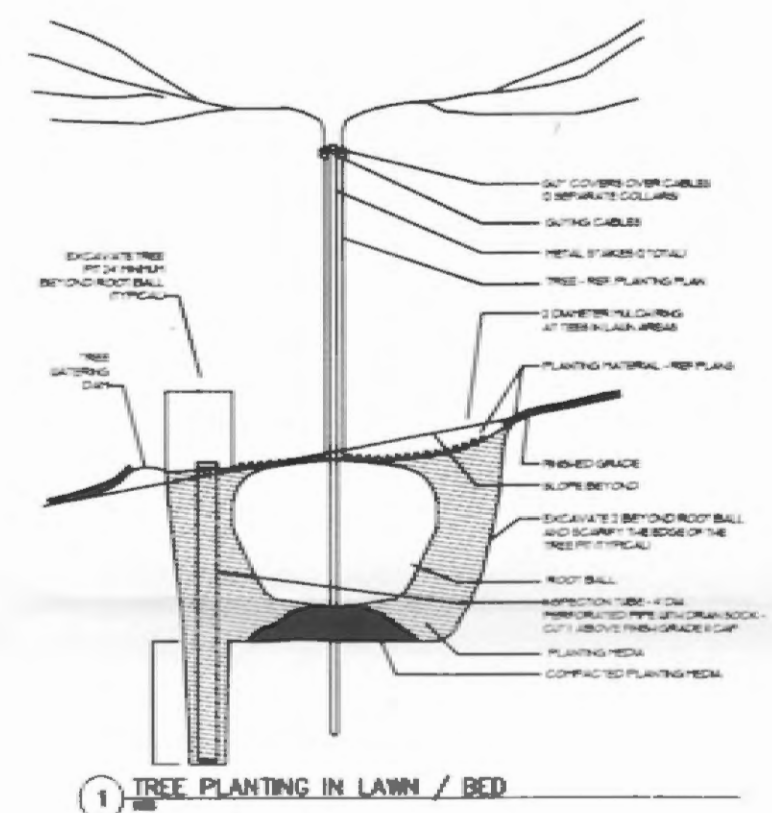
REFERENCE ENGINEERING PLANS FOR PROPOSED GRADES.

FINAL LOCATION OF PLANT MATERIAL MAY VARY DUE TO ACTUAL FIELD CONDITIONS AND PROPOSED GRADES.

OWNER TO PROVIDE MAINTENANCE BEGINNING AT THE TIME OF FINAL COMPLETION.

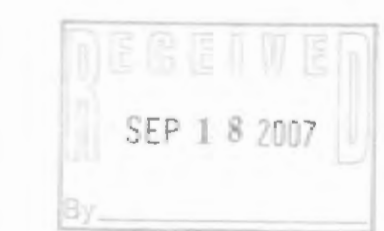


PLANTING SPECS  
NTS



120 2002

SP 2007 021



LANDSCAPE NOTES

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**ARBOR HOUSE**  
Rockwall, Texas



2607 Walnut Hill, Suite 210  
Dallas, Texas 75229

214.366.0585

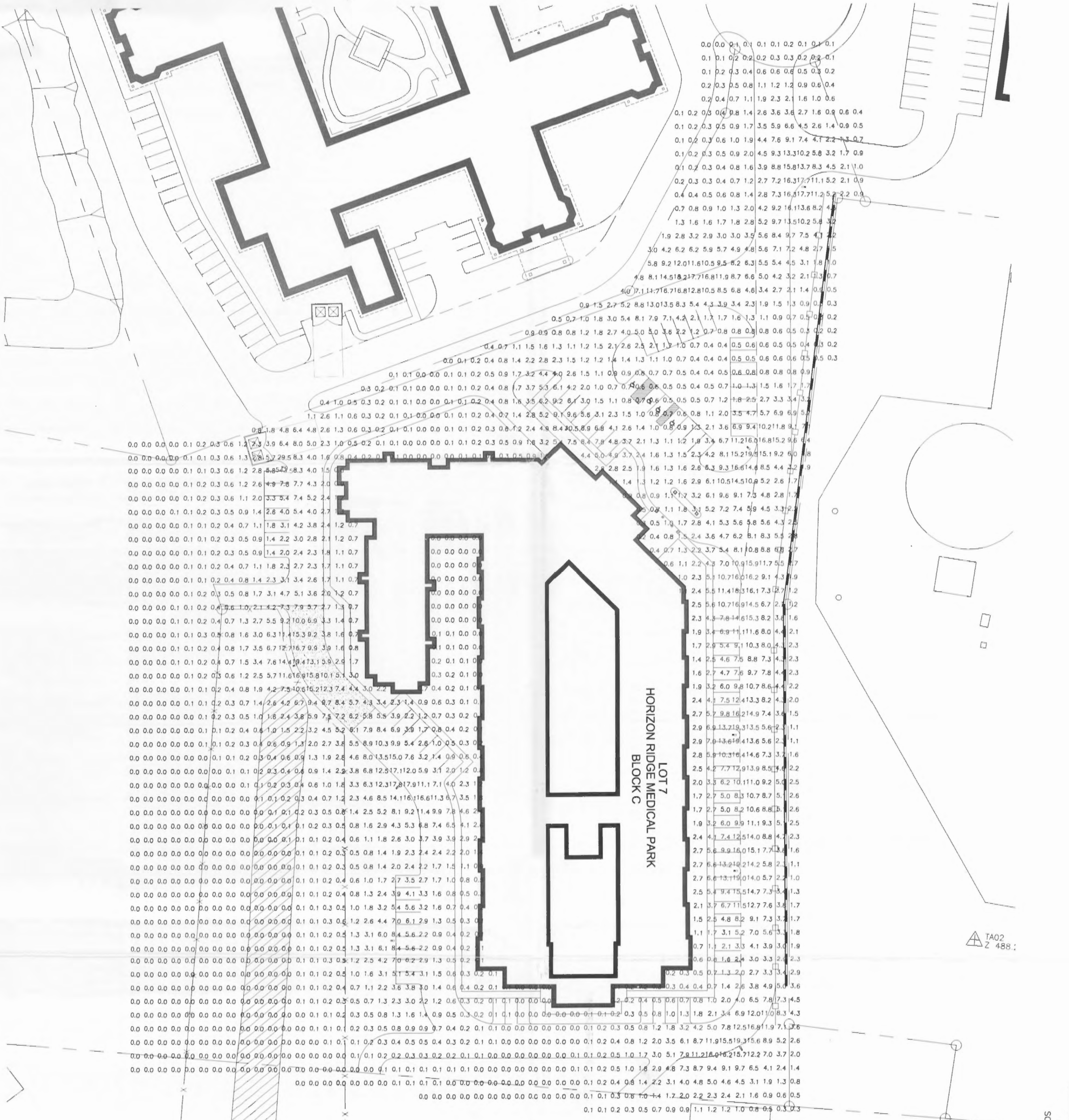
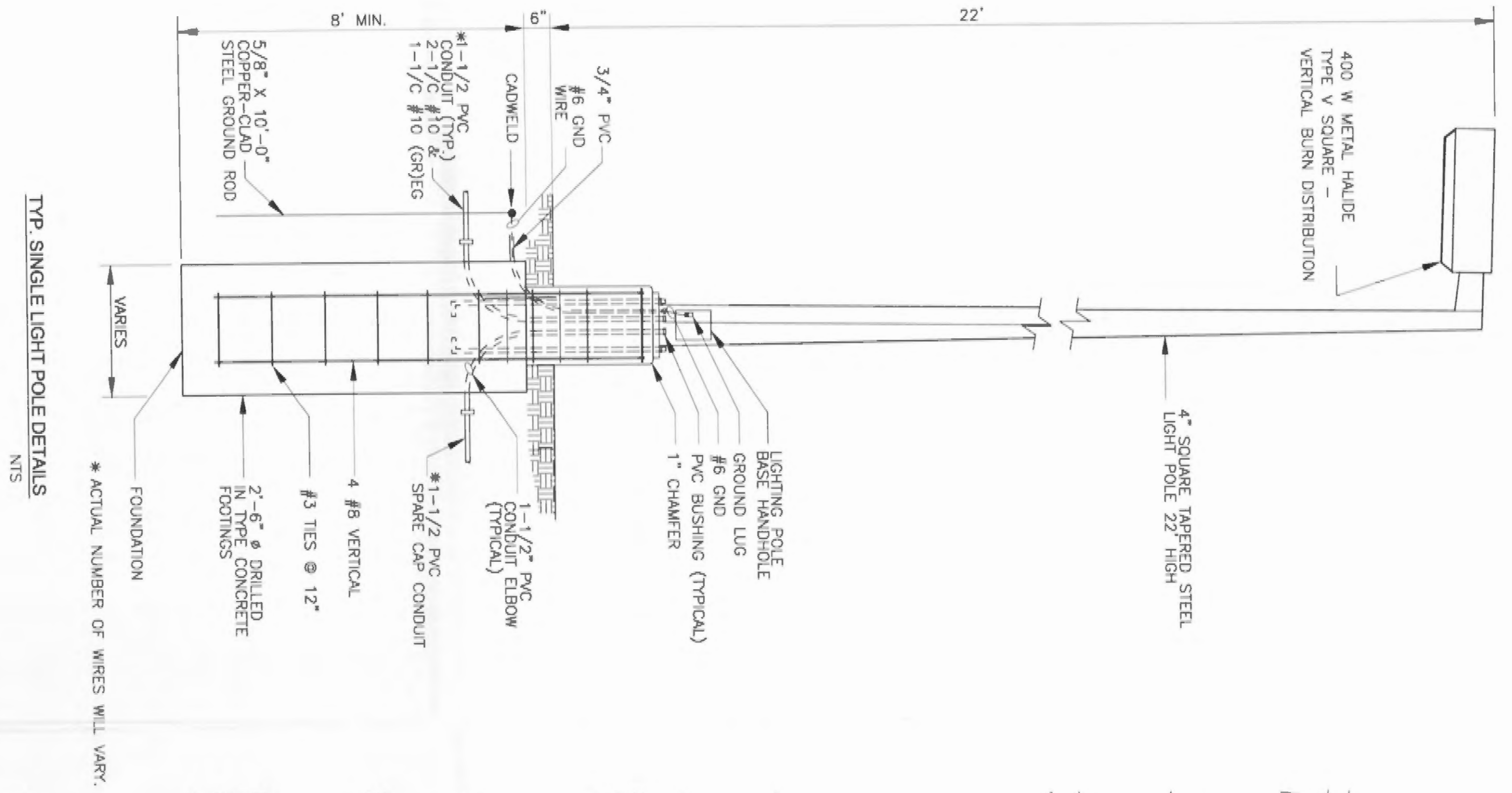
GARDEN DESIGN LANDSCAPING  
Scale: 1/8" = 1'-0"

SIGNATURE \_\_\_\_\_  
JOB \_\_\_\_\_  
DRAWN JC  
APPROVED \_\_\_\_\_  
DATE 9.12.07  
REVISIONS


SHEET L3 OF 3



KIM LIGHTING W2112/400HP-E18  
 KIM LIGHTING Inc report no. K101306  
 lamp(s): 400 WATT CLEAR, HPS E18 LAMP,  
 candle file "m2112-400sies"  
 1 lamp(s) per luminaire, 40000 initial lumens per lamp  
 Light Loss Factor = 0.00, watts per luminaire = 400  
 Luminaire Height = 22 ft, watts per photometric center = 20 in  
 number locations = 22, number luminaires = 16  
 kw all locations = 6.4



SHEET L-1  
 OCT 3, 2007

**ASA ENGINEERING**  
 17819 DAVENPORT ROAD, SUITE 215  
 DALLAS, TEXAS 75252  
 (972) 248-9551 FAX (972) 248-9881

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**Arbor House**  
 2401 TEE CIRCLE, SUITE 103  
 NORMAN, OK 73069  
 (405) 801-2879

**PHOTOMETRIC PLAN**  
 FOR  
**ARBOR HOUSE ASSISTED LIVING**  
 AT  
**ROCKWALL, TEXAS**