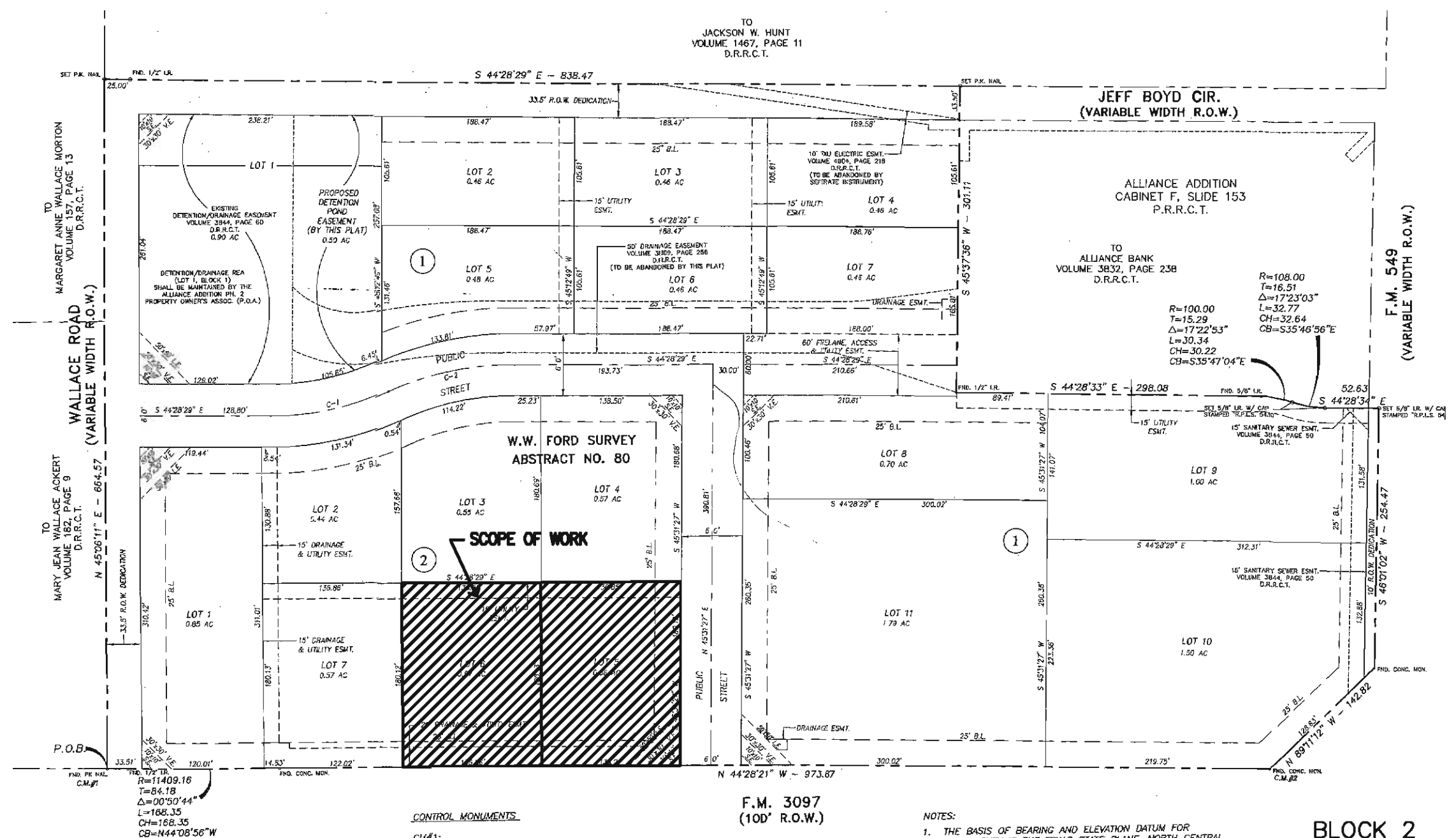
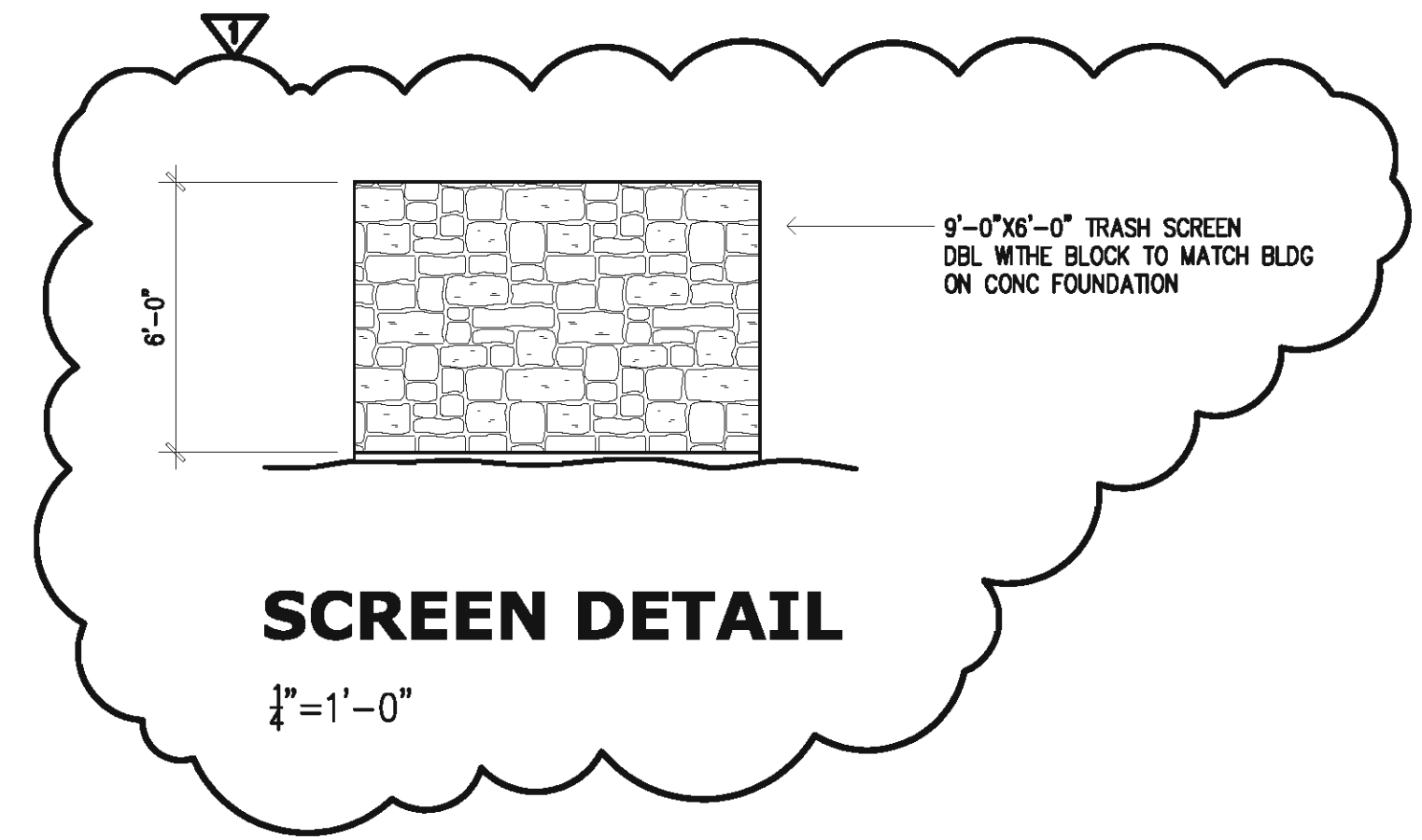


CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAW ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.

PARKING REQUIREMENTS
 OFFICE 4,967 SF @ 1/300 = 17
 17 PARKING SPACES REQUIRED PER LOT
 22 PARKING SPACES PROVIDED FOR LOT 5
 29 PARKING SPACES PROVIDED FOR LOT 6
 51 PARKING SPACES PROVIDED TOTAL
 3 HANDICAP PARKING SPACES REQUIRED FOR PARKING OF 50-75
 4 HANDICAP PARKING SPACES PROVIDED



CONTROL MEASUREMENTS

DATE	BY	DESCRIPTION
11/18/10	GW	CONTRACT MEASUREMENTS
11/18/10	GW	CONTRACT MEASUREMENTS
11/18/10	GW	CONTRACT MEASUREMENTS

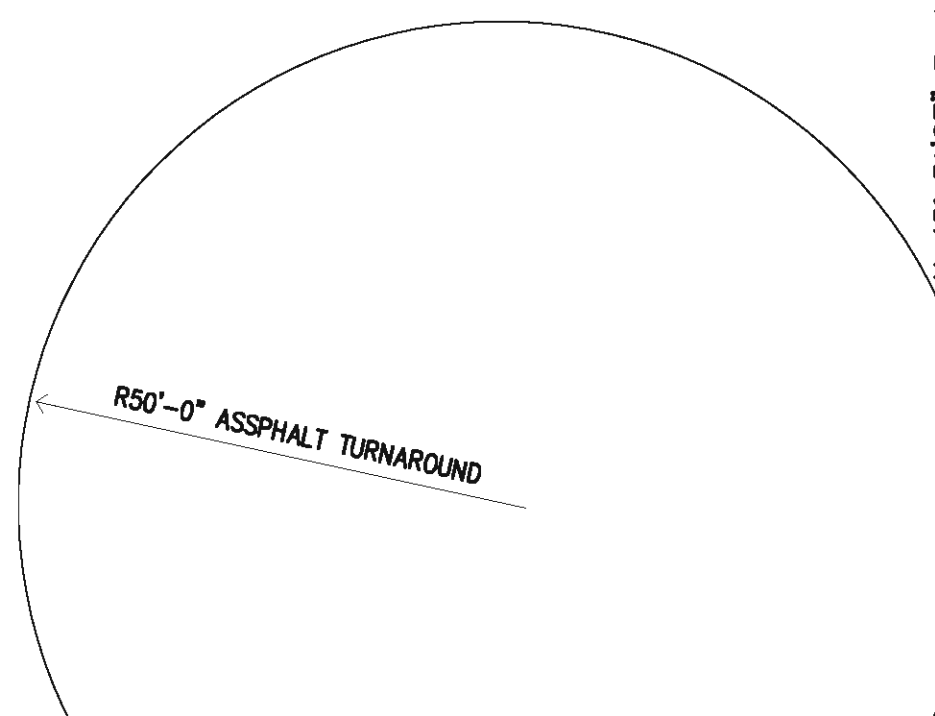
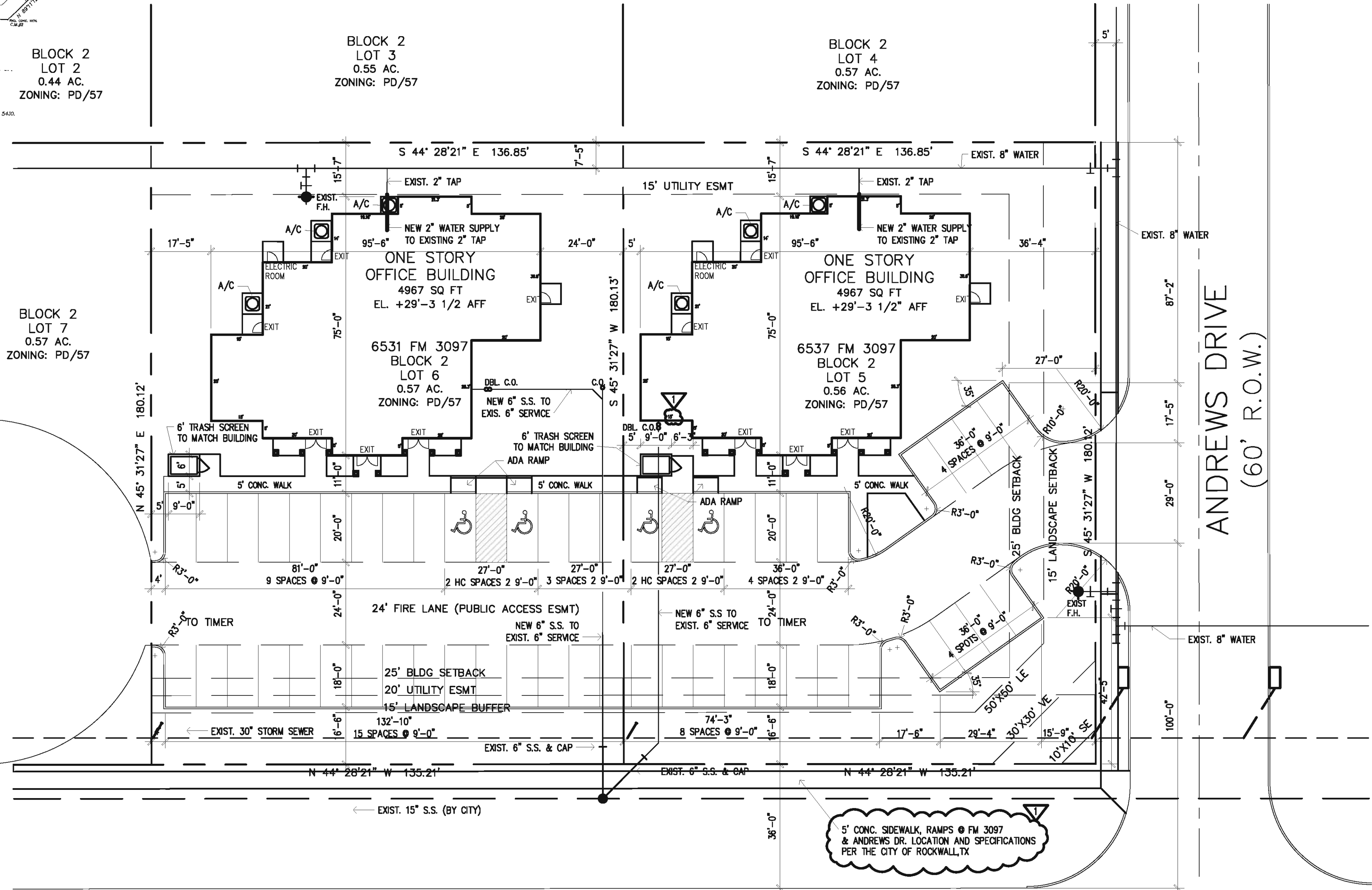
NOTES
 1. THE BASIS OF BEARING AND ELEVATION DATA FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE, GEODETIC BEARING ESTABLISHED BY CORS MEASUREMENTS TAKEN FROM BASE STATIONS WITHIN CORNERS AREA. BEARING COORDINATES AND DISTANCES FOR CORNERS ARE: (1) 214.10' S 44° 28' 21" W TO CORNER 1; (2) 111.00' S 44° 28' 21" W TO CORNER 2; (3) 111.00' S 44° 28' 21" W TO CORNER 3; (4) 111.00' S 44° 28' 21" W TO CORNER 4. ALL MEASUREMENTS WERE ALSO TAKEN ON SITE ON MARCH 23, 2007.
 2. ALL 3/8" IRON RODS SET HAVE A PLASTIC CAP STAMP R.P.L.S. 540.

BLOCK 2 LOT 2
 0.44 AC.
 ZONING: PD/57

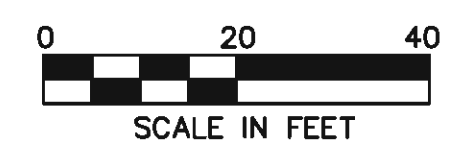
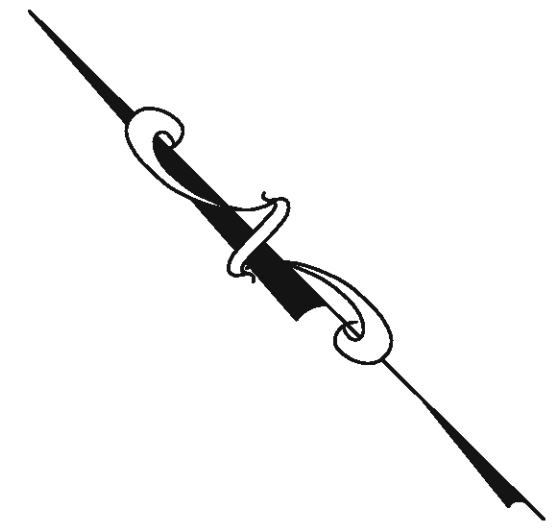
BLOCK 2 LOT 3
 0.55 AC.
 ZONING: PD/57

BLOCK 2 LOT 4
 0.57 AC.
 ZONING: PD/57

KEY PLAN



5' CONC. SIDEWALK RAMP @ FM 3097 & ANDREWS DR. LOCATION AND SPECIFICATIONS PER THE CITY OF ROCKWALL, TX



FM 3097 (100' R.O.W.)

ALLIANCE ADDITION PH. 2
 BEING A 16.073 AC. TRACT OF LAND SITUATED IN THE W.W. FORD SURVEY, ABST. NO. 80 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER WHITTLE DEVELOPMENT CO.
 10101 W. 10TH ST. SUITE 200 ROCKWALL, TEXAS 78087
 CASE # SP2012-030

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 MEDICAL COMMERCIAL CHURCHES
MERSHAW ARCHITECTS
 INSTITUTIONAL
 2313 RIDGE ROAD #103
 ROCKWALL, TEXAS 75087
 PHONE: 972-722-9302
 FAX: 972-249-2081

No.	Date	Revision	By
1	12/26/12	REVISED PER CITY COMMENTS	

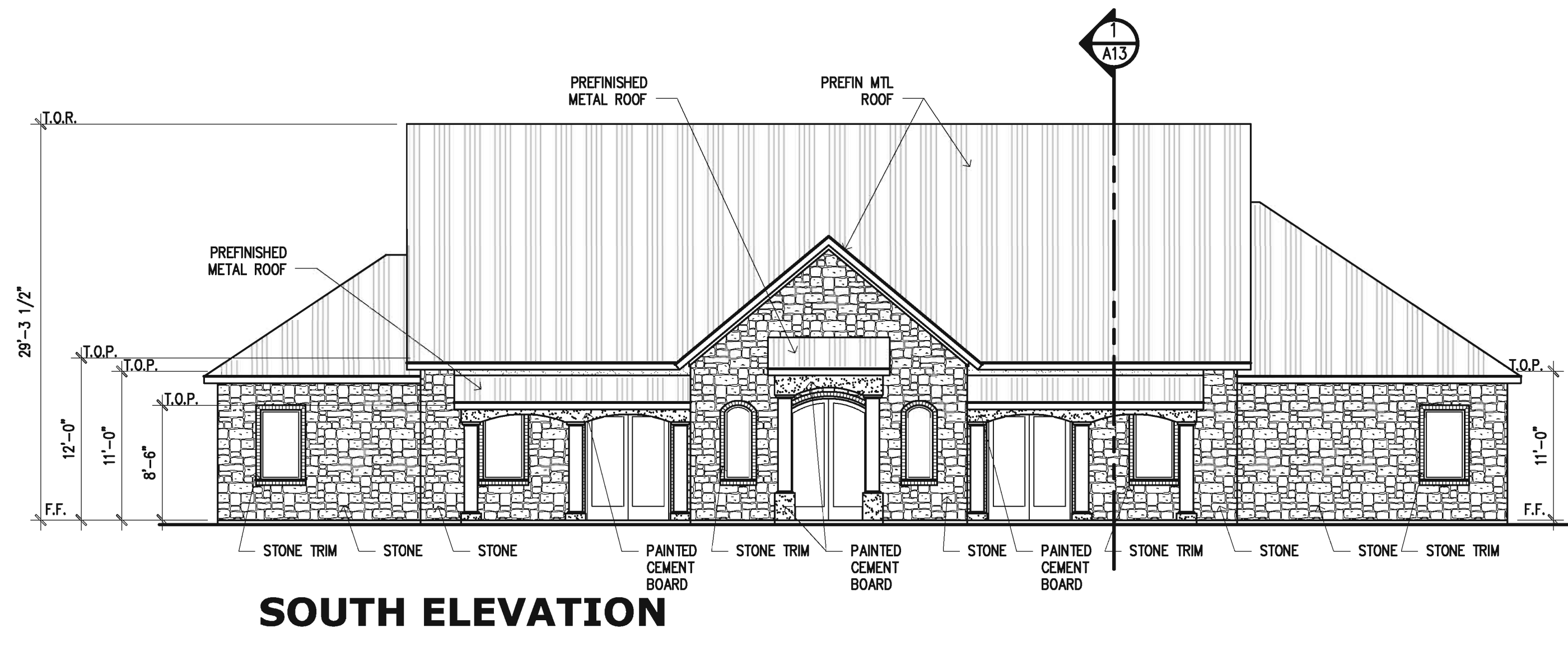
ALLIANCE OFFICE BUILDING
 ROCKWALL, TEXAS
SITE PLAN

Scale: 1" = 20'-0"

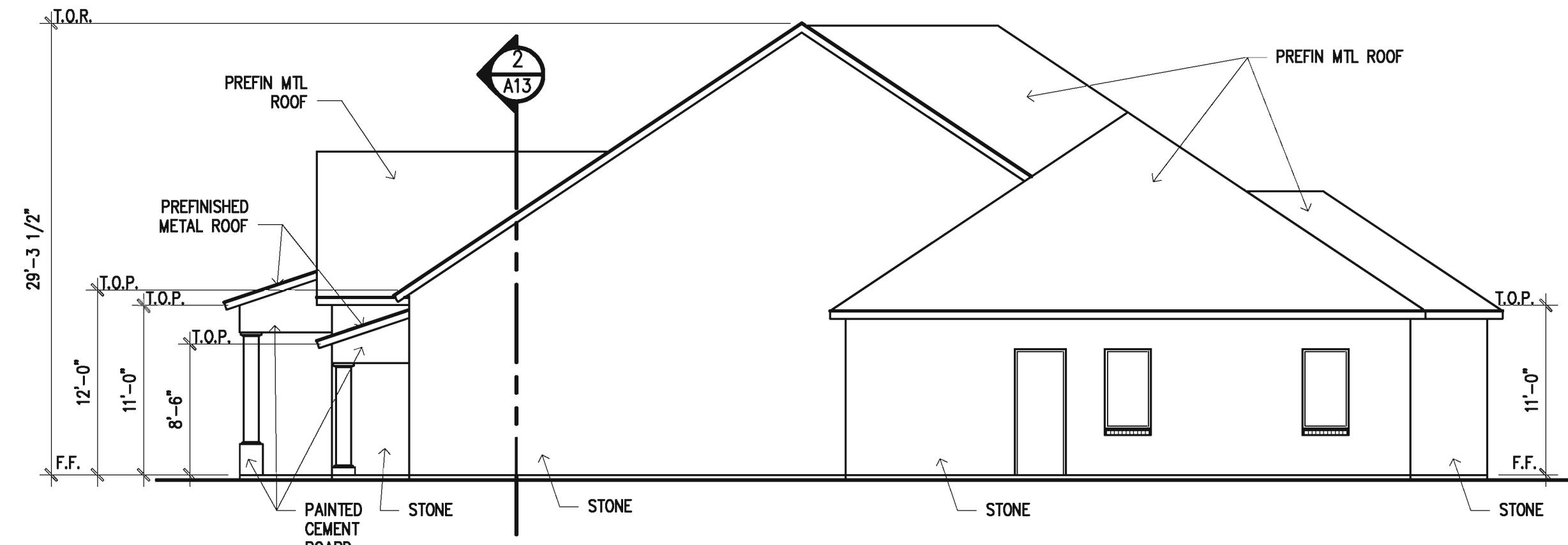
Date: 12/14/12
 Project No.: 121102
 Designed: GW
 Drawn: GW
 Checked: WM

SHEET **A1** OF **15**

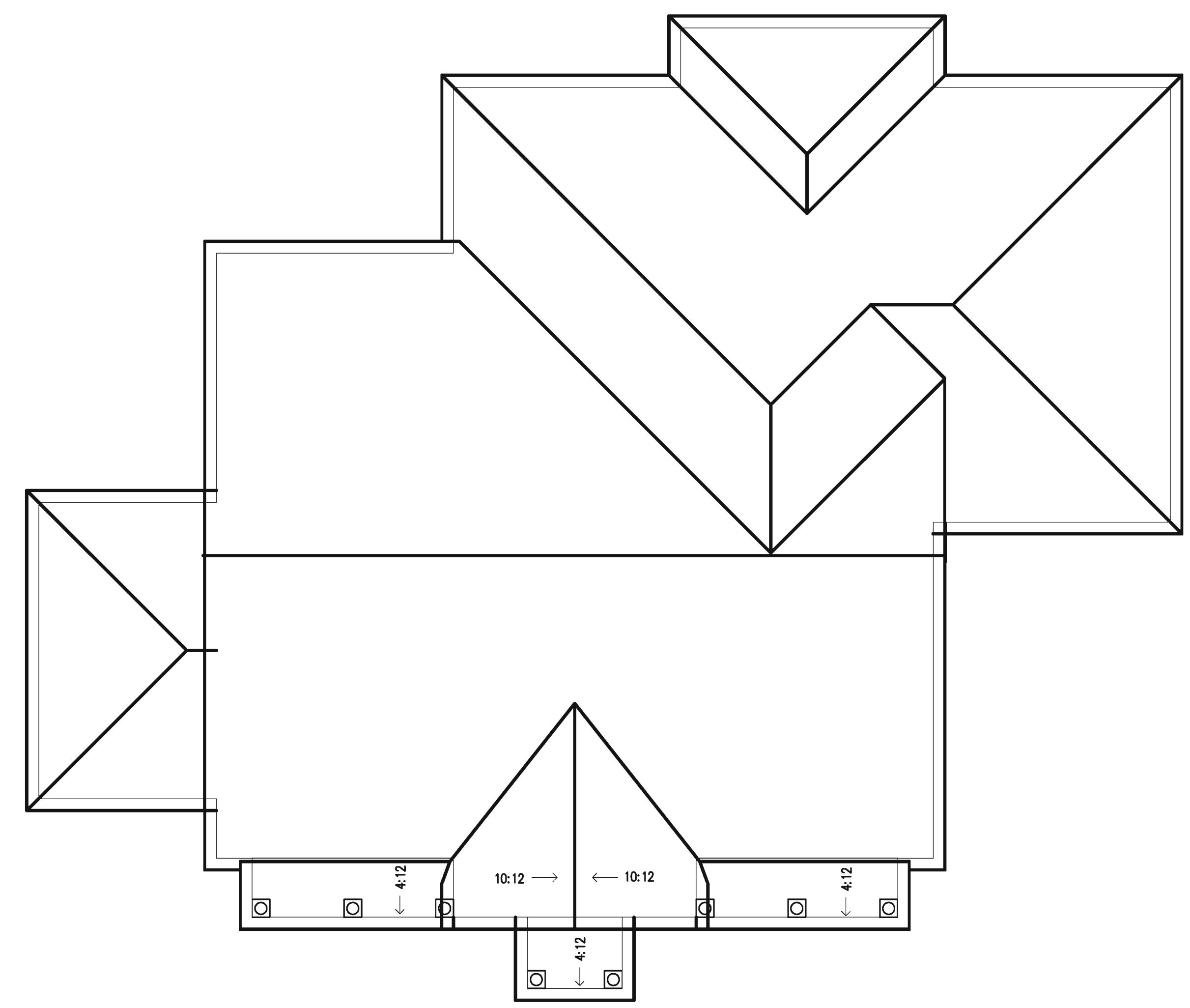
CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



SOUTH ELEVATION

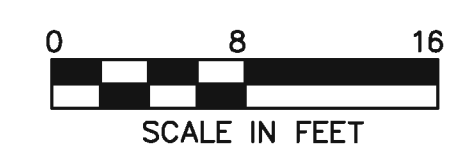


WEST ELEVATION

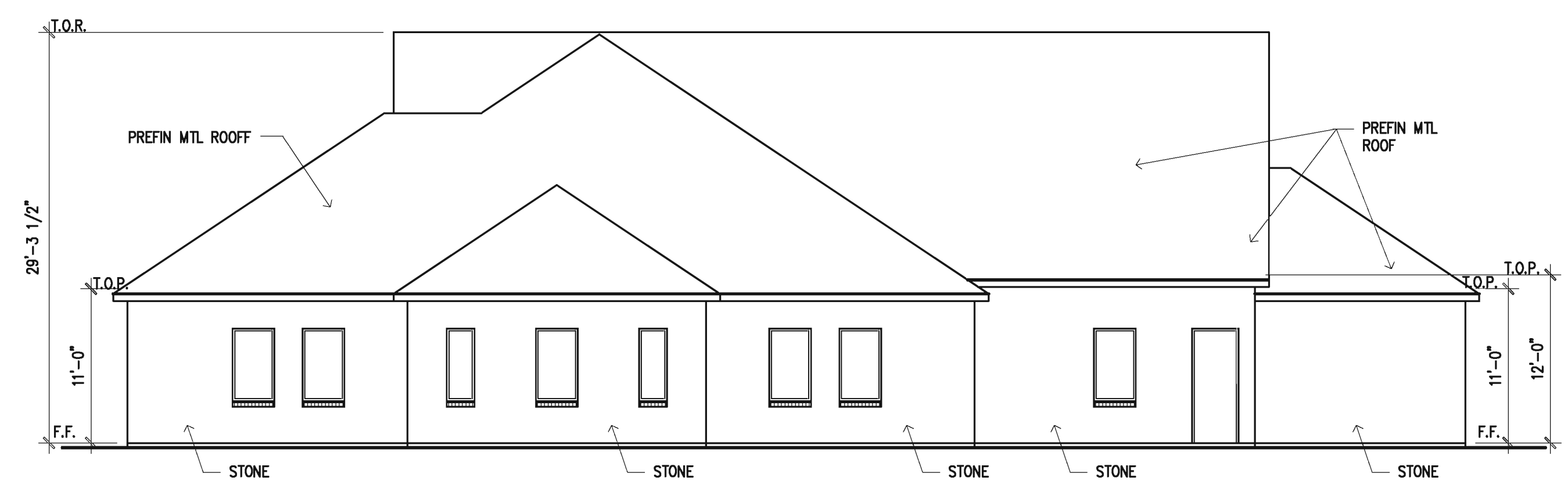


ROOF PLAN

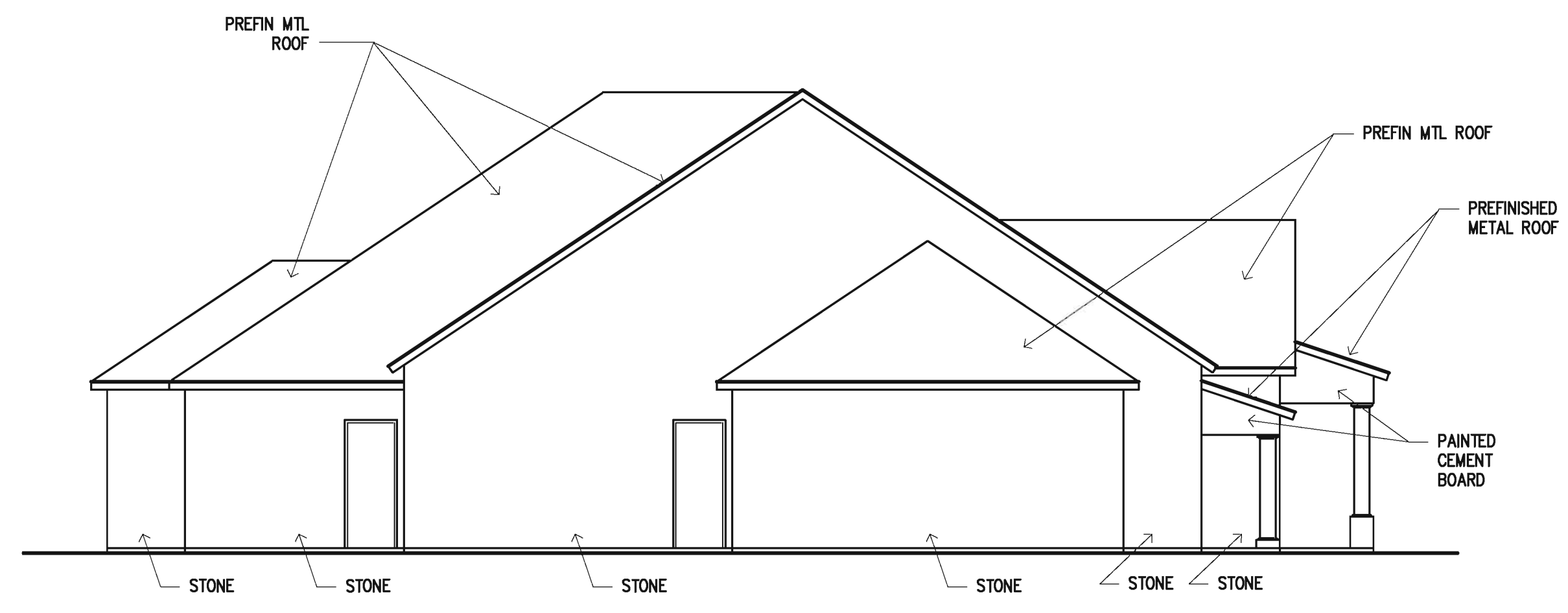
NOTE: ALL ROOF PITCHES SHALL BE 8:12 UNLESS NOTED OTHERWISE



SCALE IN FEET



NORTH ELEVATION



EAST ELEVATION

OWNER
WHITTLE DEVELOPMENT CO.
PO BOX 369
ROCKWALL, TEXAS 75087
9727752020

CASE # SP2012-030

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2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972-722-9302
FAX: 972-249-2081

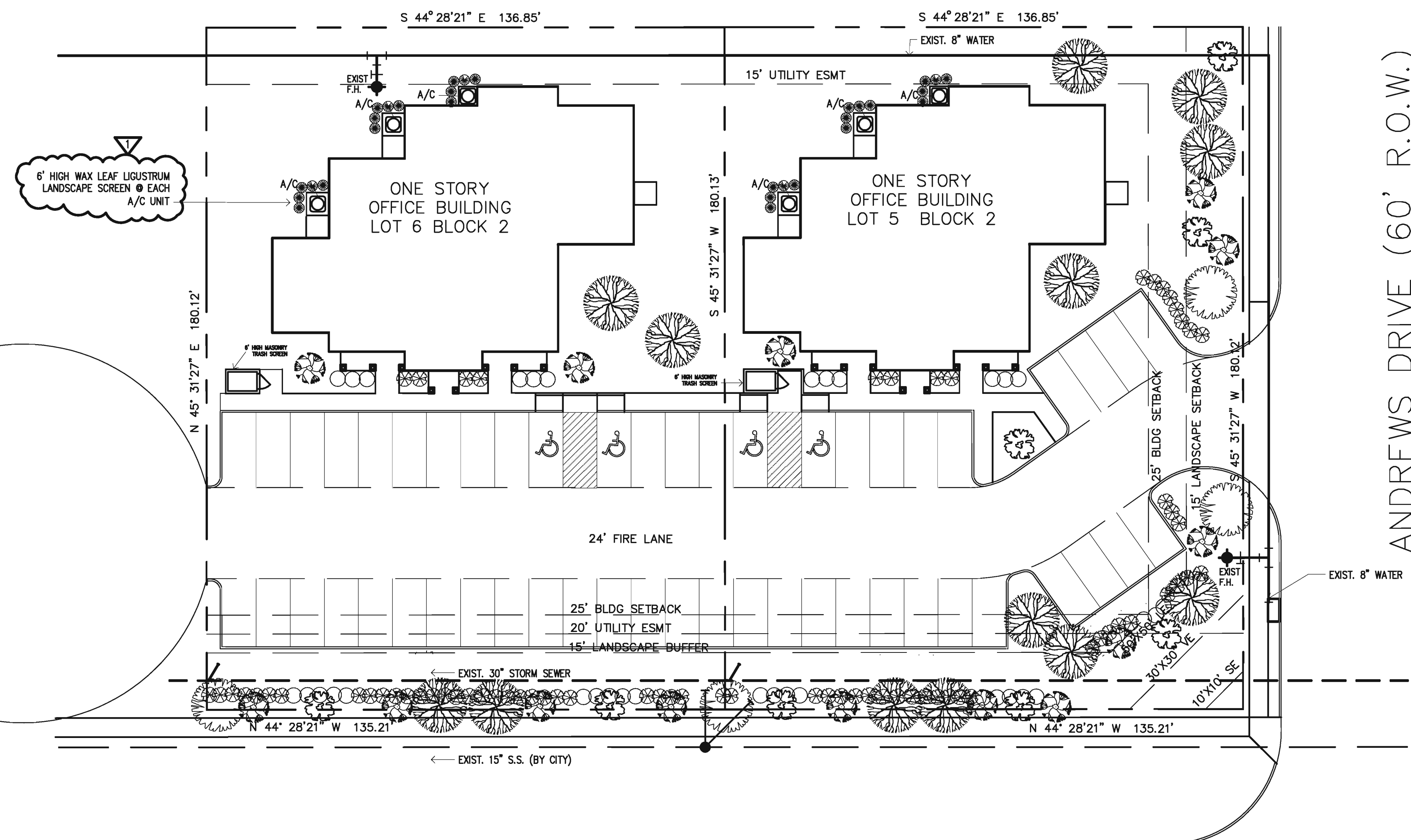
No.	Date	Revision	By
1	12.28.12	REVISED PER CITY COMMENTS	



WHITTLE ALLIANCE
ROCKWALL, TEXAS
**ELEVATIONS
ROOF PLAN**

Scale: 1/8" = 1'-0"
Date: 12/14/12
Project No.: 121102
Designed: GW
Drawn: GW
Checked: WM

SHEET
A6 OF
15



ANDREWS DRIVE (60' R.O.W.)

FM 3097 (100' R.O.W.)

- BURR OAKS (2 @ LOT 5) (2 @ LOT 6) INSTALLED WITH A MIN. 4" CALIPER
- LIVE OAKS (9 @ LOT 5) (4 @ LOT 6) INSTALLED WITH A MIN. 4" CALIPER
- RED BUD (8 @ LOT 5) (6 @ LOT 6) 4' HIGH @ INSTALLATION
- MEXICAN PLUM (6 @ LOT 5) (2 @ LOT 6) 4' HIGH @ INSTALLATION
- INDIAN HAWTHORNE (38 @ LOT 5) (34 @ LOT 6) PARKING SCREEN PLANTS SHALL BE A MINIMUM OF 5-GALLONS W/A MINIMUM HEIGHT @ PLANTING OF 15" & SHALL CREATE A MINIMUM 2' TALL SCREEN WITHIN TWO YEARS OF PLANTING. SHALL BE PLANTED @ 36" O.C.
- BOXWOOD BUSH (18 @ LOT 5) (16 @ LOT 6) PLANTS SHALL BE A MINIMUM OF 5-GALLONS W/A MINIMUM HEIGHT @ PLANTING OF 15" & SHALL CREATE A MINIMUM 2' TALL SCREEN WITHIN TWO YEARS OF PLANTING. SHALL BE PLANTED @ 36" O.C.

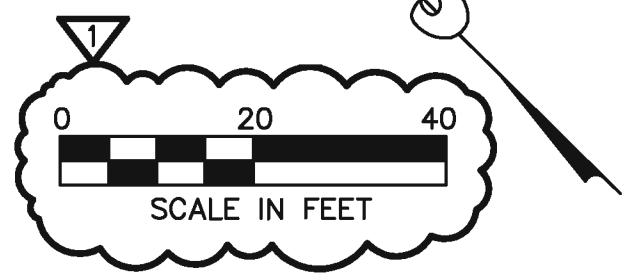
ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE HYDROMULCHED, BERMUDA.

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; PROVIDED HOWEVER, THAT A HOSE BIB SYSTEM MAY BE USED FOR IRRIGATION WHEN A LANDSCAPE AREA IS LESS THAN 1,000 SF IN SIZE AND WHEN ALL PORTIONS OF THE AREA ARE WITHIN 50' OF A HOSE ATTACHMENT. SYSTEM SHALL HAVE FREEZE GAURD 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.



		LOT 5		LOT 6	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED
1.	STREET TREES 3 CANOPY & 4 ACCENT PER 100'	9/12	9/12	4/6	4/6
2.	SITE TREES - ONE TREE W/ A CALIPER OF AT LEAST 2" FOR EACH 20,000 SF OF PARKING. 1 PER EVERY TEN REQ. PARKING SPACES	2	2	2	2
3.	LANDSCAPE BUFFER	15'	15'	15'	15'
4.	SCREENING OF OFF STREET PARKING	YES	YES	YES	YES
5.	TOTAL LANDSCAPE AREA 20% REQUIRED	3,659 SF	10,501 SF	3,725 SF	10,007 SF

LOT 5 & 6, BLOCK 2 - CARUTH LAKE DEVELOPMENT INC
PO BOX 369 ROCKWALL, TEXAS 75087
(972) 771-5253

- ZONING: PD-57 - BUSINESS OCCUPANCY
- PROPOSED USE: OFFICE
- PROPERTY AREA (GROSS): 24,393.6 SF 0.56 AC @ LOT 5 24,829.2 SF 0.57 AC @ LOT 6
- BUILDING AREA: 4,967 SF
- BUILDING HEIGHT: SINGLE STORY - 29'-3 1/2"
- LOT COVERAGE: 20.4% F.A.R. = 0.020:1
- PARKING REQUIRED: 1 SPACE/300 SF 4,967 SF/300 = 17 SPACES REQUIRED @ EACH LOT
- HANDICAP REQUIRED 3 ACCESSIBLE IN 50-75 SPACES 4 ACCESSIBLE PROVIDED
- TOTAL PARKING PROVIDED: 22 SPACES @ LOT 5 29 SPACES @ LOT 6
- TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: 13,744 SF @ LOT 5 14,438 SF @ LOT 6

OWNER
WHITTLE DEVELOPMENT CO.
10001 W. 309
ROCKWALL, TEXAS 75087
972/712523

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ROCKWALL, TEXAS 75087

PHONE: 972-772-9302
FAX: 972-249-2081

NO.	DATE	REVISION	BY
1	12/28/12	REVISION PER CITY COMMENTS	

ALLIANCE OFFICE BUILDING
ROCKWALL, TEXAS

LANDSCAPE PLAN

Scale: 1" = 20'-0"

Date: 12/14/12

Project No.: 121102

Designed: GW

Drawn: GW

Checked: WM

SHEET
A2 OF
15

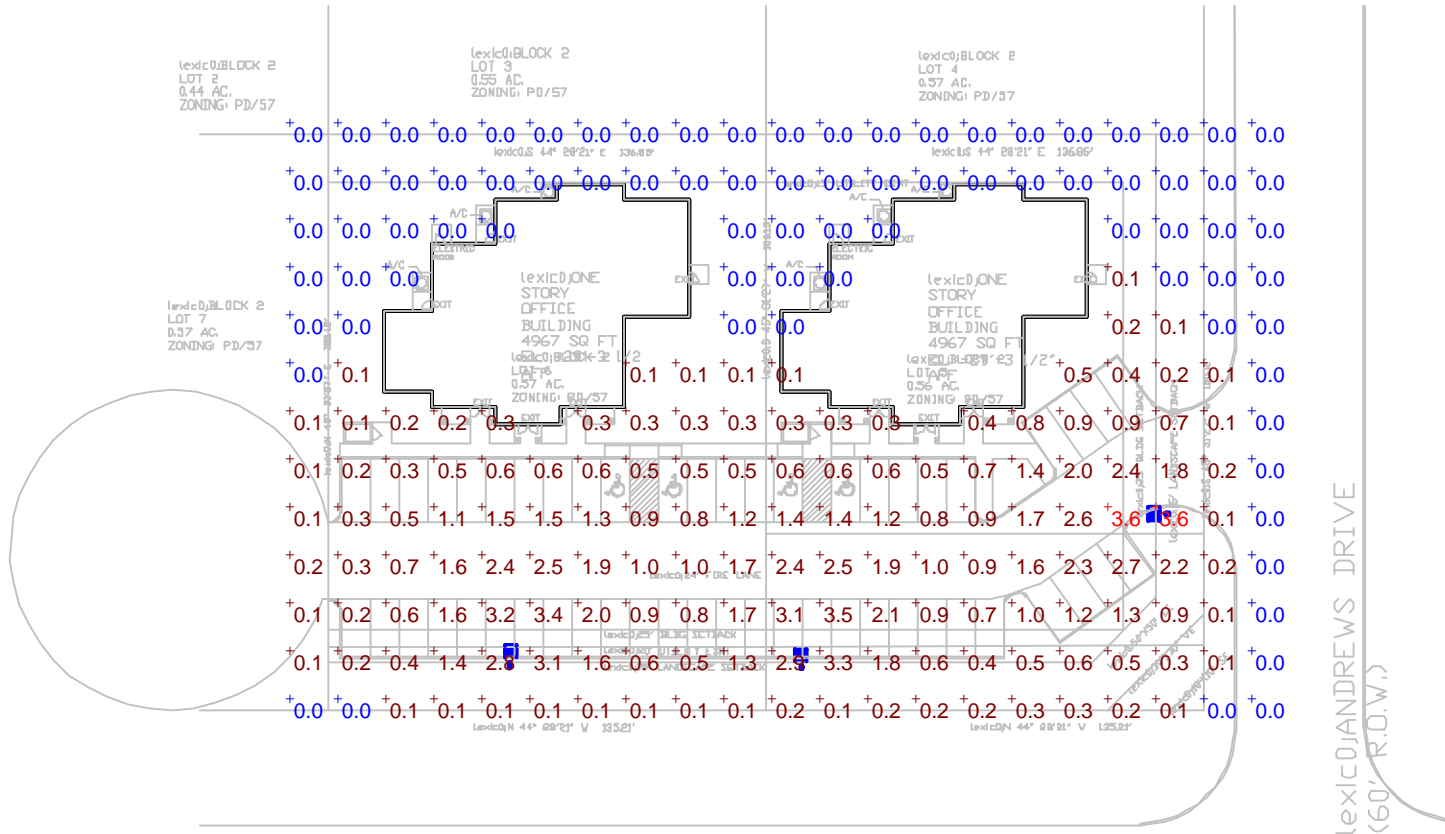
STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	0.6 fc	3.6 fc	0.0 fc	N / A	N / A



LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
■	A	3	KAD 400M SR4SC (PULSE START)	Area Luminaire, 400W MH, High Performance SR4SC Sharp Cutoff Reflector, Full Cutoff MEETS THE 'NIGHTTIME FRIENDLY' CRITERIA	ONE 400 WATT CLEAR ED28 PULSE START METAL HALIDE IN HORIZONTAL POSITION	KAD_400M_SR4SC_(PULSE_START).ies	38000	0.75	456



Plan View

Scale 1" = 60'

lexic0|ANDREWS DRIVE
(60' R.O.W.)