

NOTES:

1. NO CONSTRUCTION WORK TO BE DONE INSIDE THE RAIL ROAD RIGHT OF WAY WITHOUT LETTER OF PERMISSION FROM RAIL ROAD AUTHORITIES.
2. METAL SELF-LATCHING GATE SHALL BE USED ON THE DUMPSTER
3. FIRE LANE TO BE 6' MIN, 3600 PSI, 6.5 SACK.

SITE TABULATION:

APARTMENT BUILDING - 5 STORY OVER ONE LEVEL GARAGE

AVERAGE AREA = 1,059 S.F./ UNIT  
 ONE (1) BEDROOMS = 36,423 S.F. = 25% (49 UNITS)  
 TWO (2) BEDROOMS = 73,676 S.F. = 50% (67 UNITS)  
 THREE (3) BEDROOMS = 38,105 S.F. = 25% (24 UNITS)

TOTAL APARTMENTS: 148,204 S.F., 140 UNITS

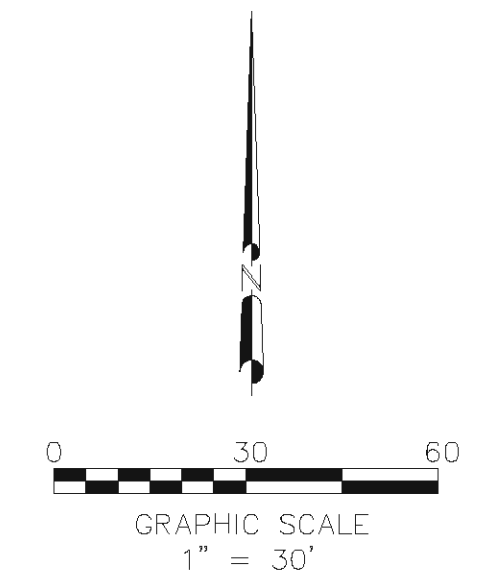
RETAIL BUILDING = 12,000 S.F.

TOTAL PARKING SPACES REQUIRED = 284

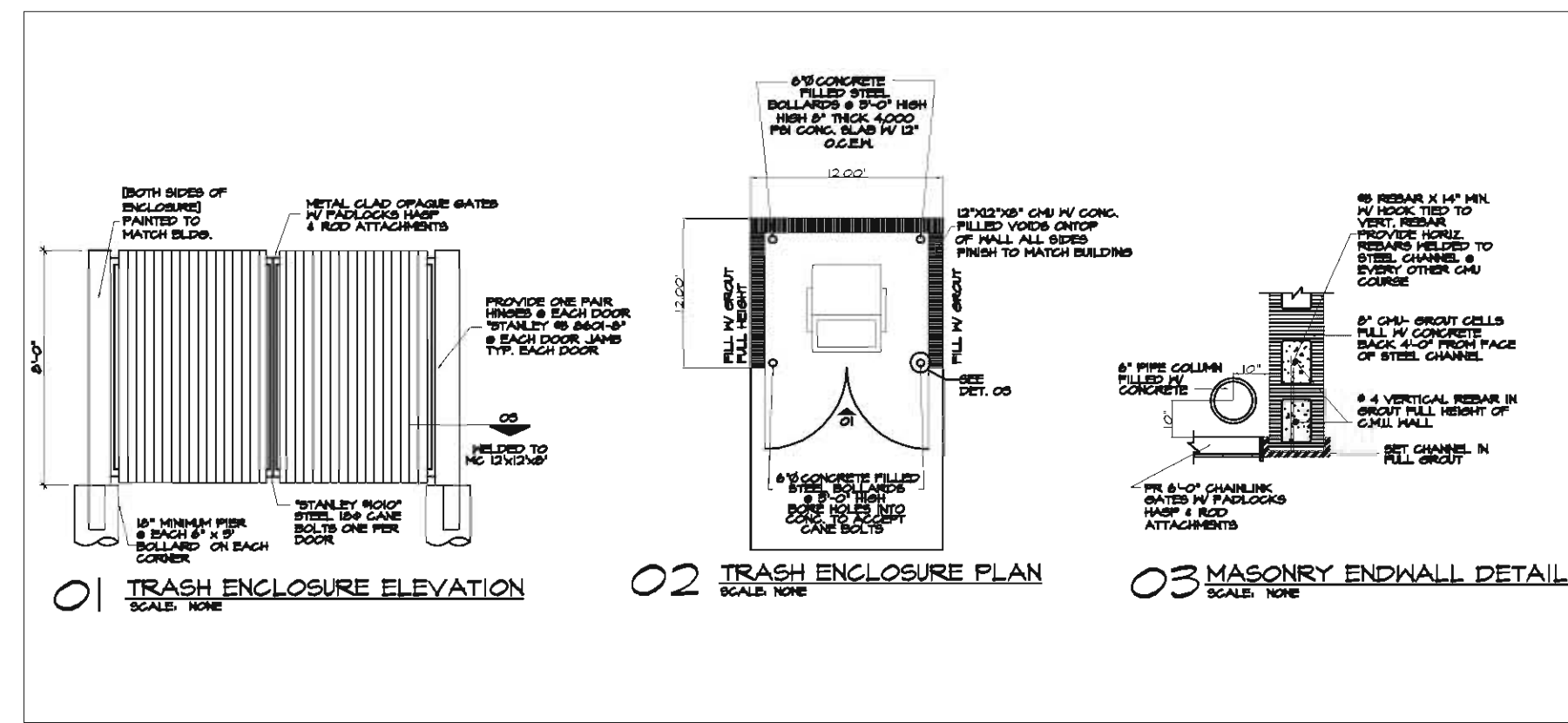
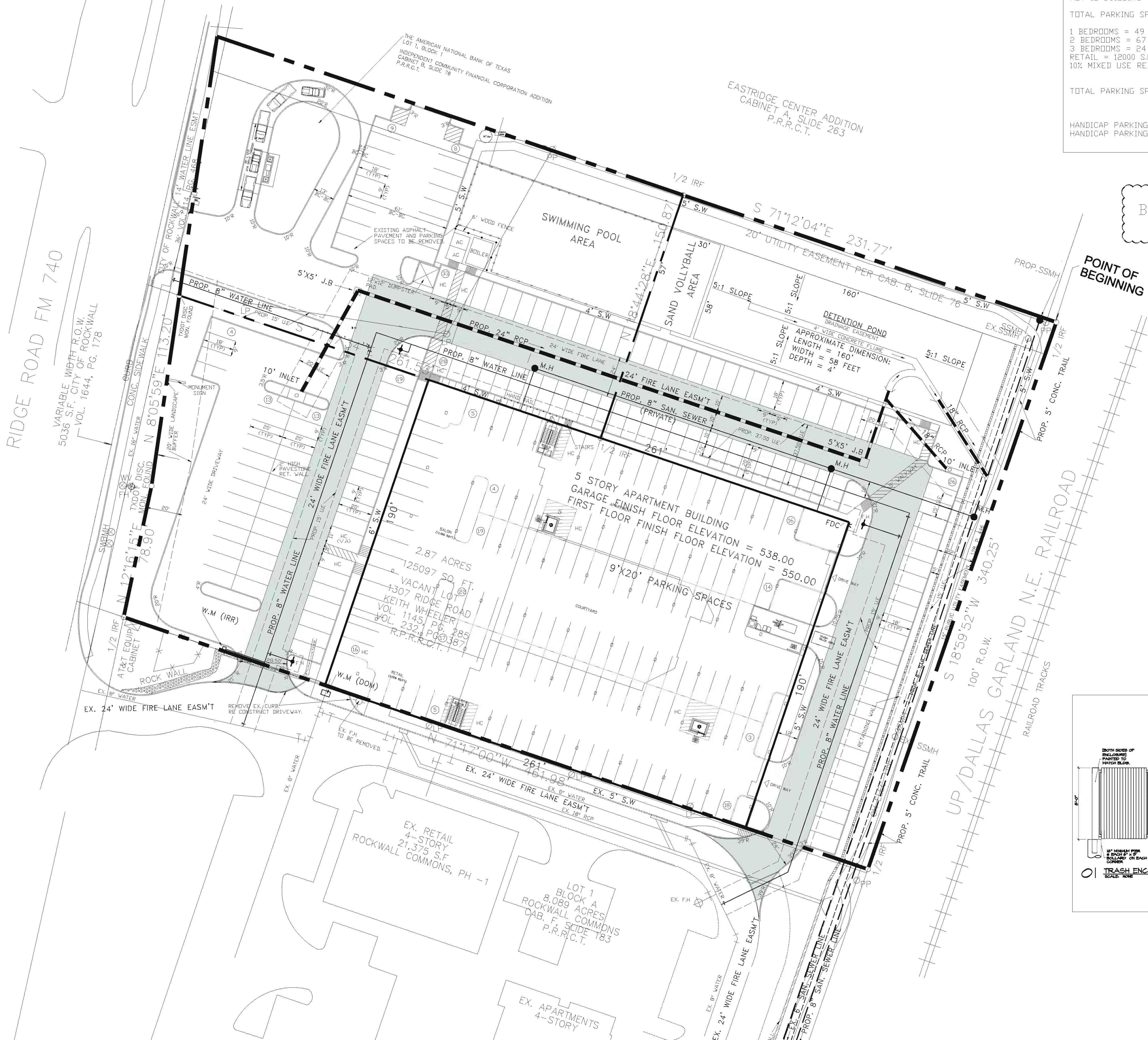
1 BEDROOMS = 49 X 1.5 = 73.5  
 2 BEDROOMS = 67 X 2 = 134  
 3 BEDROOMS = 24 X 2.5 = 60  
 RETAIL = 12000 S.F. X 4/1000 = 48  
 10% MIXED USE REDUCTION = -32

TOTAL PARKING SPACES PROVIDED = 292  
 139 SPACES - GARAGE  
 153 SPACES - OUTDOOR

HANDICAP PARKING SPACES REQUIRES = 8  
 HANDICAP PARKING SPACES PROVIDED = 9



BUILDING SIZE = 190'X261'



DUMPSTER DETAIL (NTS)

**MJR Engineering**  
 New Construction • Engineering • Environmental Services  
 7953 PINKERTON COURT  
 PLANO, TEXAS 75025  
 PH: (469) 644-6150 FAX: (972) 767-3003  
 EMAIL: mjkamalb7@gmail.com  
 FIRM # F - 9928

**Rockwall Commons, Phase-2**  
 1301 Ridge Road  
 Rockwall, Texas

**JAHVANI CONSULTING ENGINEERS, INC.**  
 TBPE REGISTRATION NO. F-10198  
 CONSULTING ENGINEERS  
 2121 N. JOSEY LANE, #100  
 CARROLLTON, TEXAS 75006  
 TEL: (214) 718-9469  
 jahvani@hotmail.com

| REVISIONS | DATE |
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DWG. TITLE:  
 PRELIMINARY SITE PLAN

PROJECT #:  
 DRAWN BY: HJ  
 SCALE: 1" = 30'  
 FILE NO:

DATE 1-4-2013



WEST ELEVATION

| MATERIAL | AREA     | PERCENTAGE |
|----------|----------|------------|
| STONES   | 1525 SF. | 18 %       |
| STUCCO   | 6824 SF. | 82 %       |
| TOTAL    | 8349 SF. | 100 %      |

EAST ELEVATION

| MATERIAL | AREA     | PERCENTAGE |
|----------|----------|------------|
| STONES   | 1126 SF. | 14 %       |
| STUCCO   | 7290 SF. | 86 %       |
| TOTAL    | 8416 SF. | 100 %      |

02 WEST ELEVATION  
SCALE: 3/32" = 1'-0"



03 EAST ELEVATION  
SCALE: 3/32" = 1'-0"



02 NORTH ELEVATION  
SCALE: 3/32" = 1'-0"

NORTH ELEVATION

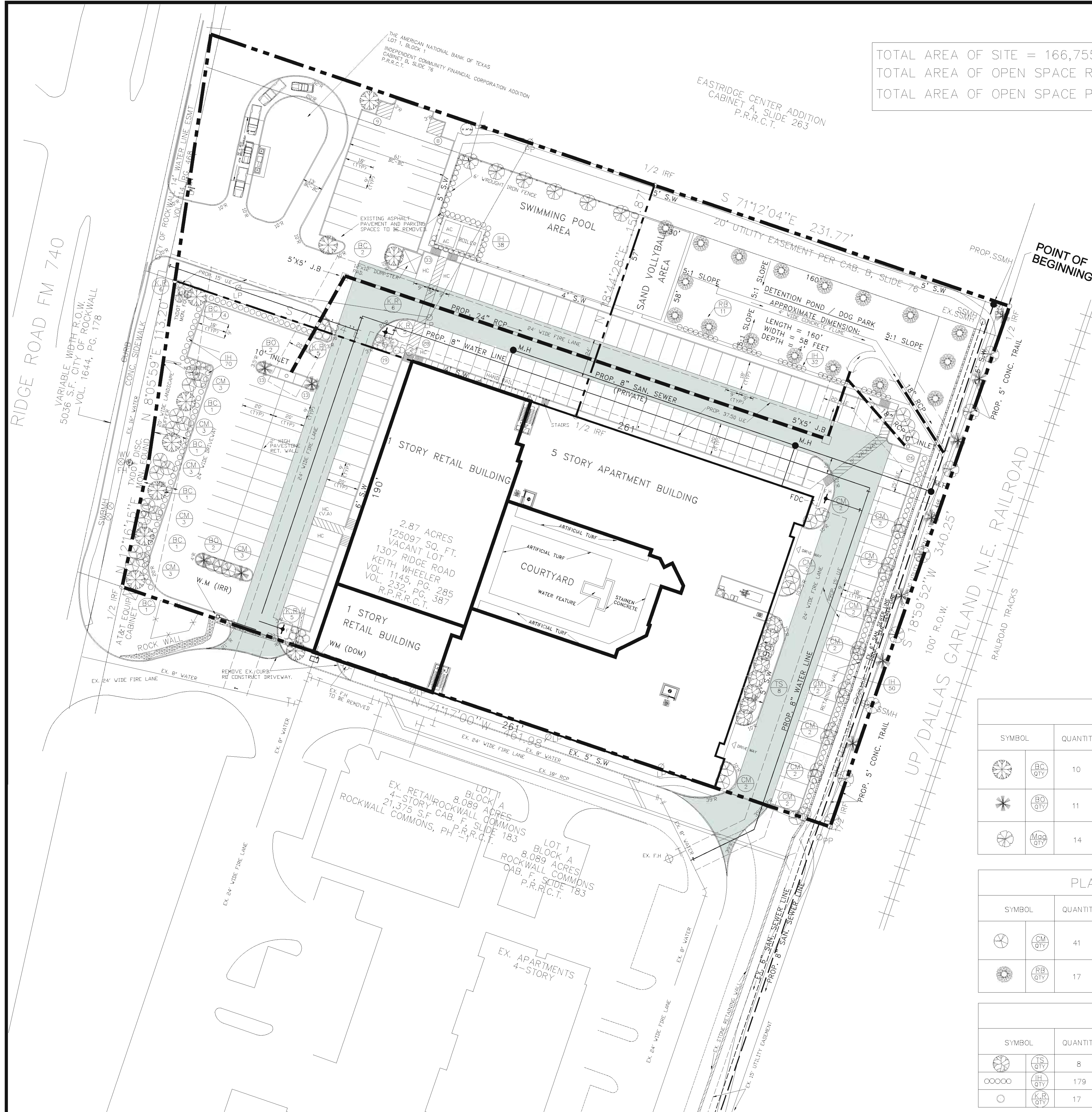
| MATERIAL | TOTAL AREA | PERCENTAGE |
|----------|------------|------------|
| STONES   | 2716 SF    | 23.5 %     |
| STUCCO   | 8,842 SF   | 76.5 %     |
| TOTAL    | 11,558 SF  | 100 %      |

SOUTH ELEVATION

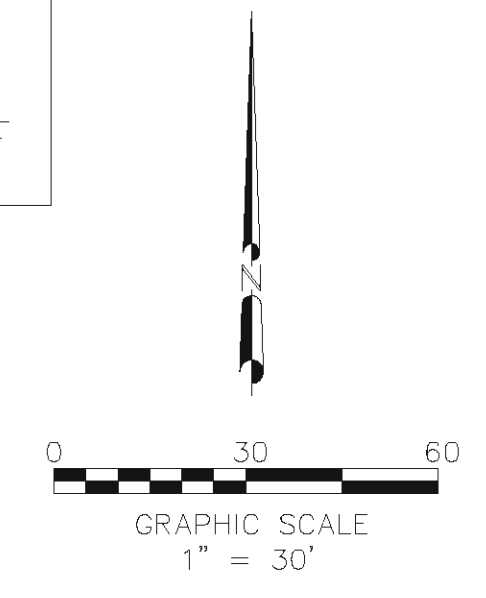
| MATERIAL | TOTAL AREA | PERCENTAGE |
|----------|------------|------------|
| STONES   | 2749 SF    | 24 %       |
| STUCCO   | 8,842 SF   | 76 %       |
| TOTAL    | 11,591 SF  | 100 %      |



03 SOUTH ELEVATION  
SCALE: 3/32" = 1'-0"



TOTAL AREA OF SITE = 166,755.00 S.F  
 TOTAL AREA OF OPEN SPACE REQUIRED = 20% OF SITE = 33,351.00 S.F  
 TOTAL AREA OF OPEN SPACE PROVIDED = 28.71% OF SITE = 47,870.00 S.F

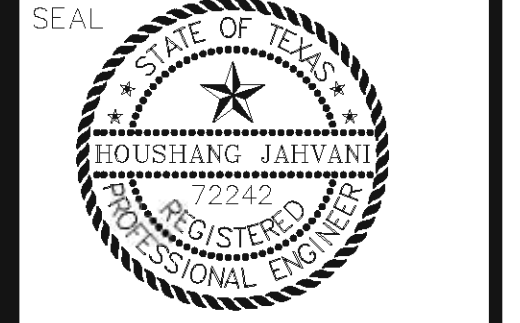


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DWG. TITLE:  
 PRELIMINARY SITE PLAN

PROJECT #:  
 DRAWN BY: HJ  
 SCALE: 1" = 30'  
 FILE NO:

DATE 1-4-2013

1 OF 1  
 SHEET NUMBER

| SYMBOL    | QUANTITY | COMMON NAME  | BOTANICAL NAME     | SIZE/ CAL. | HEIGHT   | SPACING       |
|-----------|----------|--------------|--------------------|------------|----------|---------------|
| (BC OTY)  | 10       | BALD CYPRESS | Taxodium Distichum | 4"         | 10' MIN. | AS-SHOWN' MIN |
| (BO OTY)  | 11       | BUR OAK      | Quercus Macrocarpa | 4"         | 10' MIN. | AS-SHOWN' MIN |
| (Mag OTY) | 14       | MAGNOLIA     | Grandiflora        | 4"         | 8' MIN.  | AS-SHOWN' MIN |

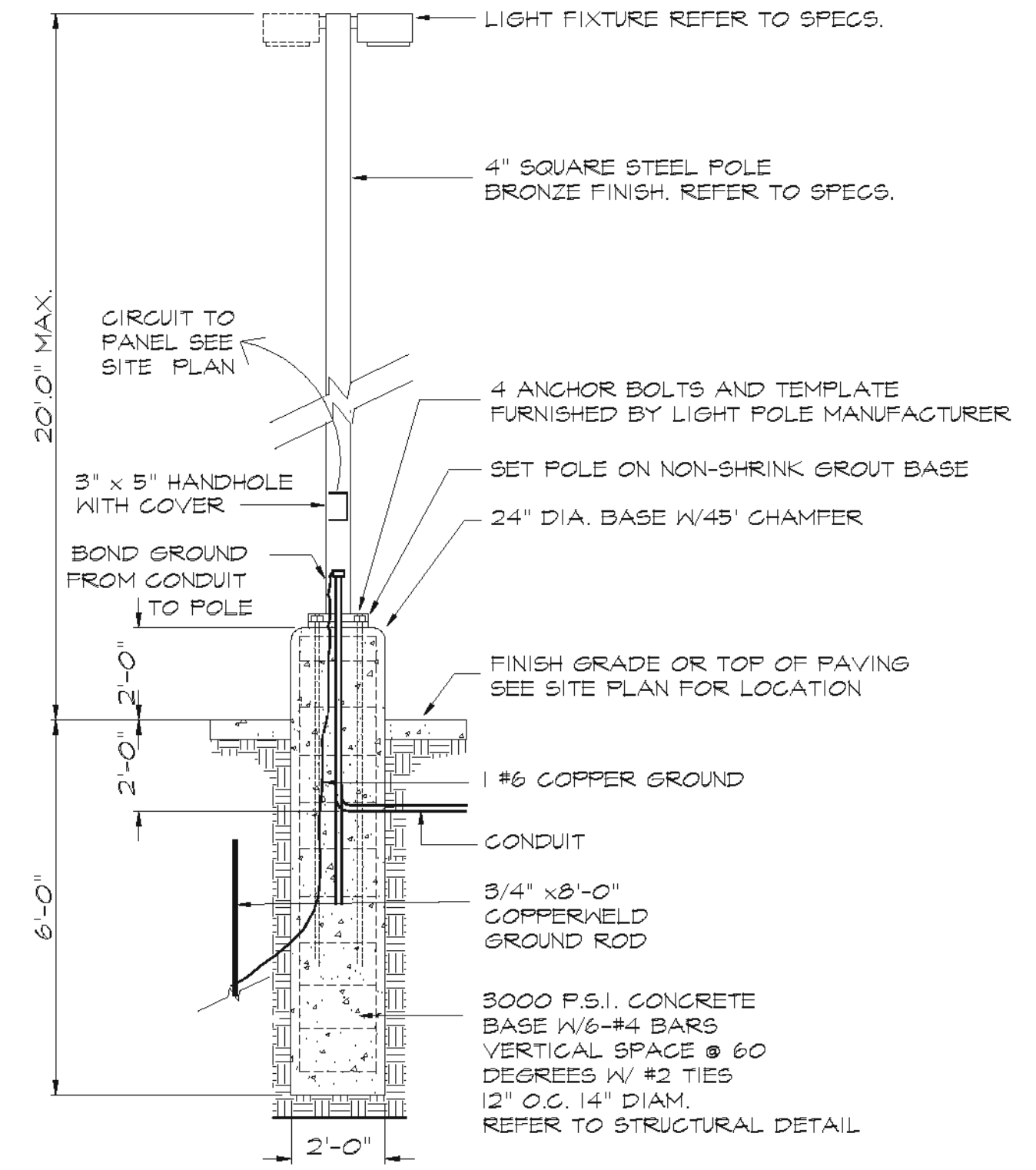
| SYMBOL   | QUANTITY | COMMON NAME        | BOTANICAL NAME       | SIZE/ CAL.         | HEIGHT  | SPACING  |
|----------|----------|--------------------|----------------------|--------------------|---------|----------|
| (CM OTY) | 41       | CRAPE MYRTLE (RED) | Lagerstroemia Indica | 1 1/2" MULTI-TRUNK | 8' MIN. | AS SHOWN |
| (RB OTY) | 17       | RED BUD            | Cercis Canadensis    | 2"                 | 8' MIN. | AS-SHOWN |

| SYMBOL   | QUANTITY | COMMON NAME     | BOTANICAL NAME          | SIZE/ CAL. | HEIGHT | SPACING  |
|----------|----------|-----------------|-------------------------|------------|--------|----------|
| (TS OTY) | 8        | TEXAS SAGE      | Leucophyllum Frutescens | 2 GAL.     | 24"    | AS SHOWN |
| (IH OTY) | 179      | INDIAN HAWTHORN | Raphiolepis Indica      | 2 GAL.     | 24"    | 3' O.C   |
| (KO OTY) | 17       | KNOCK OUT ROSES | -                       | 2 GAL.     | 24"    | 3' O.C   |

RIDGE ROAD FM 740  
 VARIABLE WIDTH R.O.W. CITY OF ROCKWALL  
 VOL. 1644, PG. 178

**ELECTRICAL SITE NOTES**

- COORDINATE EXACT REQUIREMENT FOR, AND LOCATION OF, INTERNALLY LIT SIGN CONTRACTOR.
- EXTERIOR LIGHTING SHALL BE INSTALLED PER CITY OF ROCKWALL ELECTRICAL CODE IN CONJUNCTION WITH THE 2009 NEC.
- FLOOD LIGHT SHALL BE AIMED TO PROVIDE CONSISTENT ILLUMINATION FOR BUILDING SIGNAGE.
- ALL EXTERIOR SIGNAGE SHALL BE AS DIRECTED BY OWNER AND IN COMPLIANCE WITH ADA GUIDELINES AND LOCAL CODES. CONTRACTOR TO PROVIDE ELECTRICAL CONDUIT AND POWER. SIGNAGE IS O.F.O.I.
- ALL CONDUIT FOR ELECTRICAL SERVICE SHALL BE INSTALLED PER UTILITY STANDARDS AND SHALL HAVE MINIMUM 42" COVER. CONTRACTOR SHALL BE RESPONSIBLE FOR FILING WITH UTILITY AND INSTALLING PER UTILITY INSTRUCTIONS.
- CONTRACTOR SHALL INSTALL ALL TELEPHONE CONDUIT PER TELEPHONE COMPANY STANDARDS. CONTACT PHONE COMPANY BEFORE ANY WORK BEGINS AND COORDINATE WITH PHONE COMPANY.
- CONTRACTOR SHALL INSTALL ALL CABLE CONDUIT PER CABLE COMPANY STANDARDS, COORDINATE AS REQUIRED.
- CONNECT POST INDICATOR VALVE TO FIRE ALARM SYSTEM. VERIFY EXACT LOCATION BEFORE ROUGH-IN.
- MOUNT POWER METER AT PAD MOUNTED TRANSFORMER OR AS DIRECTED BY UTILITY CO.
- DESIGN STANDARDS REQUIRE 2FC OF ILLUMINATION THROUGHOUT PARKING LOT. ENSURE COMPLIANCE.

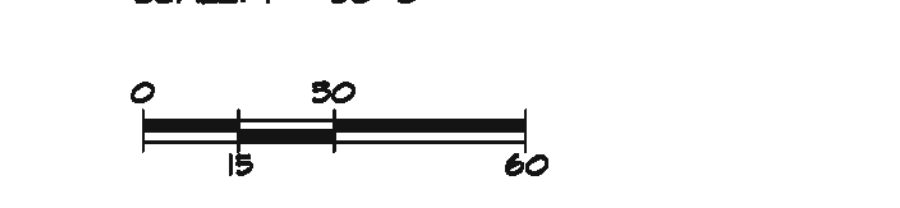


**02 TYPICAL SITE LIGHT POLE**  
 SCALE: NONE

**ELECTRICAL LEGEND**

- TRANSFORMER
- CONDUIT STUB UP
- ELECTRICAL UNDERGROUND SECONDARY
- TELEPHONE CONDUIT
- CABLE TV CONDUIT
- ELEG. CONDUIT
- POST INDICATOR VALVE
- JUNCTION BOX
- PHILIPS GARDCO 20' POLE FORM 10 SQUARE HV19 CLEAR VERTICAL 150PSMH RATED FORWARD THROW PERFORMANCE
- PHILIPS GARDCO 20' POLE FORM 10 SQUARE HV19 CLEAR VERTICAL 150PSMH RATED FORWARD THROW PERFORMANCE
- HUBBELL LIGHTING IN 20' POLE FLOODLIGHT 150 WATT TUNG. HALOGEN T-4 CLE. UNO.
- THE GREAT OUTDOORS 9201-144-PL 1-1/2" SPIRAL FL.

**ELECTRICAL SITE PLAN**  
 SCALE: 1" = 50'-0"



LOT 1, BLOCK A  
 ROCKWALL COMMONS  
 CAB. F, SLIDE 183  
 P.R.R.C.T.

2.87 ACRES  
 125097 SQ. FT.  
 VACAN<sup>9</sup> LOT  
 1307 RIDGE ROAD  
 KEITH WHEELER  
 VOL. 1145, PG. 285  
 VOL. 232, PG. 387,  
 R.P.R.C.T.

5 STORY APARTMENT BUILDING  
 GARAGE FINISH FLOOR ELEVATION = 538.00  
 FIRST FLOOR FINISH FLOOR ELEVATION = 550.0000

9'X20' PARKING SPACES

**FORM IEN**

GENERAL DESCRIPTION: The data on this form is for the production and distribution of electrical equipment and materials. It is not to be used for the design of electrical systems. The data on this form is for the production and distribution of electrical equipment and materials. It is not to be used for the design of electrical systems.

| ITEM | DESCRIPTION | QUANTITY | UNIT | PRICE | TOTAL  |
|------|-------------|----------|------|-------|--------|
| 1    | CONDUIT     | 100      | FT.  | 0.50  | 50.00  |
| 2    | CONDUIT     | 200      | FT.  | 0.50  | 100.00 |
| 3    | CONDUIT     | 300      | FT.  | 0.50  | 150.00 |
| 4    | CONDUIT     | 400      | FT.  | 0.50  | 200.00 |
| 5    | CONDUIT     | 500      | FT.  | 0.50  | 250.00 |

**DIMENSIONS**

| ITEM | DESCRIPTION | QUANTITY | UNIT | PRICE | TOTAL  |
|------|-------------|----------|------|-------|--------|
| 1    | CONDUIT     | 100      | FT.  | 0.50  | 50.00  |
| 2    | CONDUIT     | 200      | FT.  | 0.50  | 100.00 |
| 3    | CONDUIT     | 300      | FT.  | 0.50  | 150.00 |
| 4    | CONDUIT     | 400      | FT.  | 0.50  | 200.00 |
| 5    | CONDUIT     | 500      | FT.  | 0.50  | 250.00 |

**HPV Specifications**

HPV Ordering

| ITEM | DESCRIPTION | QUANTITY | UNIT | PRICE | TOTAL  |
|------|-------------|----------|------|-------|--------|
| 1    | CONDUIT     | 100      | FT.  | 0.50  | 50.00  |
| 2    | CONDUIT     | 200      | FT.  | 0.50  | 100.00 |
| 3    | CONDUIT     | 300      | FT.  | 0.50  | 150.00 |
| 4    | CONDUIT     | 400      | FT.  | 0.50  | 200.00 |
| 5    | CONDUIT     | 500      | FT.  | 0.50  | 250.00 |

PROJECT STATUS:  
 PRELIMINARY  
 PROJECT MANAGER:  
 DAYNE RAM  
 DESIGN MANAGER:  
 RCM  
 PROJECT DATE:  
 ---  
 REVISION DATE:  
 122812

ADR-DESIGNS-LLC  
 TOTAL DESIGN MANAGERS  
 601 SADDLE HILL DRIVE, GRAND PRAIRIE, TX 76060  
 PH: 817-262-1333 FAX: 214-272-2987  
 E-Mail: adrdesigns@sbcglobal.net  
 FOR: JOHN C. SARGENT

Rockwall Commons, Phase-2  
 1301 Ridge Road  
 Rockwall, Texas

WAHEED CONSULTING  
 420 PARKSIDE COURT  
 MURPHY, TEXAS 75094  
 PH: 817-793-2010  
 FAX: 817-793-2010  
 FIRM # : F-6636

JOB NUMBER:  
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SHEET NUMBER  
**ESP**