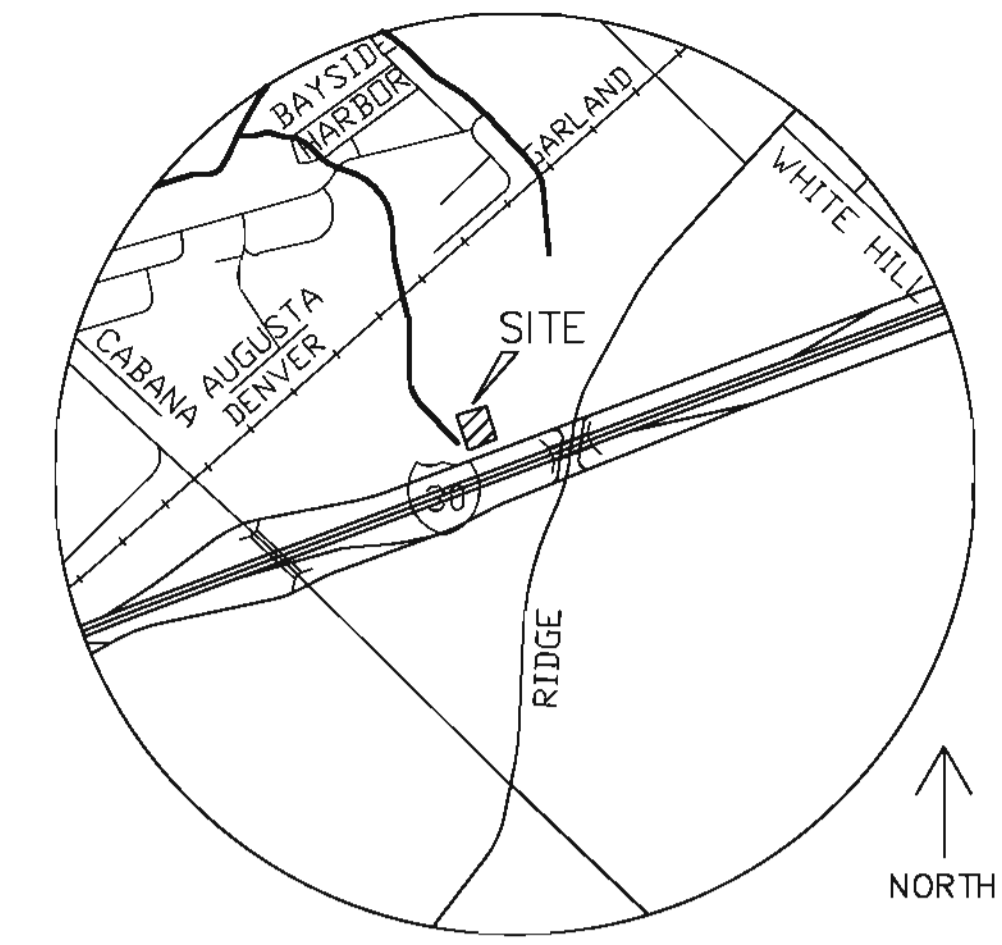


THIS DOCUMENT IS FOR SITE INFORMATION ONLY. IT IS RELEASED UNDER THE AUTHORITY OF PAUL CRAGUN, P.E. NO. 112787 ON 05/06/13.

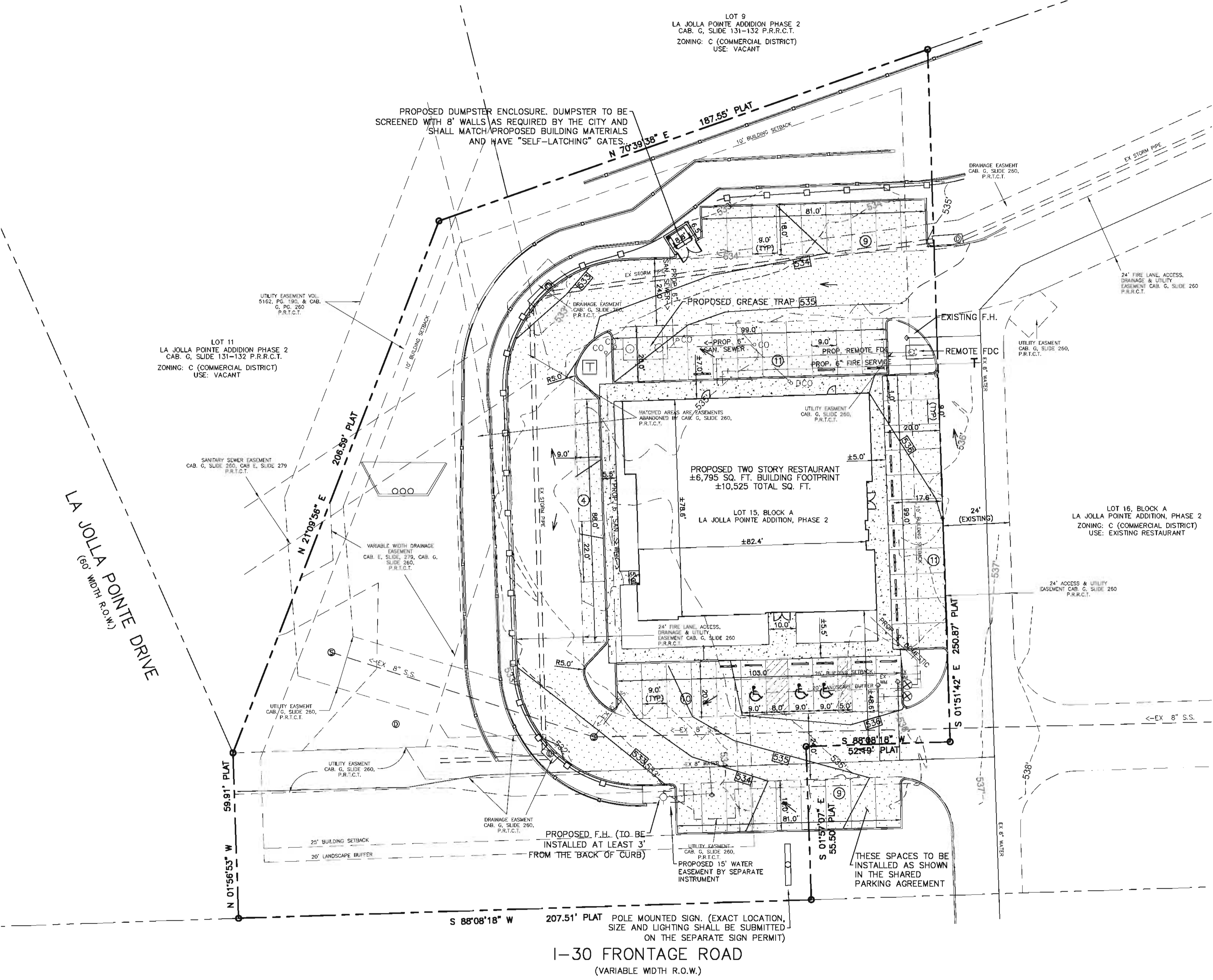


VICINITY MAP
 NTS

SITE DATA TABLE	
EXISTING ZONING:	C (COMMERCIAL DISTRICT) USE:
LAND USE:	RESTAURANT
SITE ACREAGE:	1.364 ACRES (49,416 SQ FT)
BUILDING FOOTPRINT:	6,795 SQUARE FEET
SITE COVERAGE:	6,795/49,416 : 14%
OPEN SPACE:	19,860/49,416 : 40%
IMPERVIOUS AREA:	29,556 SQ FT
PERCENT IMPERVIOUS AREA:	29,556/49,416: 60%
PARKING REQUIRED (1 PER 100 SQ FT):	68 SPACES
PARKING PROVIDED: (ON-SITE)	54 SPACES
PARKING PROVIDED: (PARKING AGREEMENT)	14 SPACES
PARKING PROVIDED: (TOTAL)	68 SPACES
PARKING PROVIDED: (ACCESSIBLE)	3 SPACES
BUILDING HEIGHT:	36' (2 STORIES)
CONSTRUCTION TYPE:	SLAB ON GRADE AND METAL

LEGEND	
	EXISTING CURB
	PROPOSED CURB
	PROPOSED BARRIER FREE RAMP
	PARKING SPACES IN A ROW
	PROPOSED LANDSCAPING
	SIDEWALK PAVEMENT
	REINFORCED CONCRETE PAVEMENT

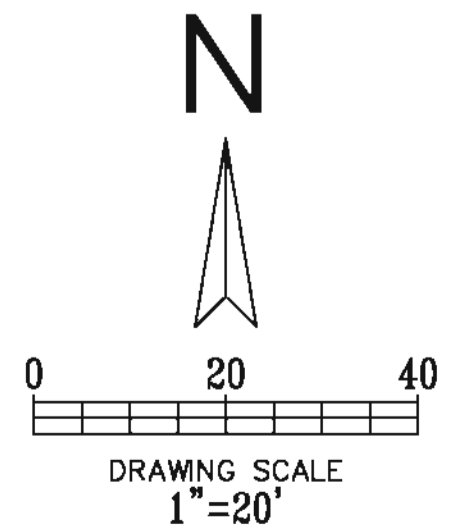
- SITE NOTES:**
1. THE PROPOSED BUILDING WILL BE FIRE SPRINKLERED.
 2. ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT, FACE OF BUILDING OR AS OTHERWISE INDICATED.
 3. ALL SIDEWALKS SHALL MAINTAIN A 2% MAXIMUM CROSS SLOPE AND 5% MAXIMUM IN THE DIRECTION OF PEDESTRIAN TRAVEL. ALL ADA SIDEWALKS SHOULD INCLUDE ALL LANDINGS, MARKINGS, ECT AS REQUIRED BY CODE.
 4. THERE ARE NO EXISTING TREES TO BE REMOVED FROM THE SITE FOR CONSTRUCTION.



LA JOLLA POINTE DRIVE
 (60' WIDTH R.O.W.)

I-30 FRONTAGE ROAD
 (VARIABLE WIDTH R.O.W.)

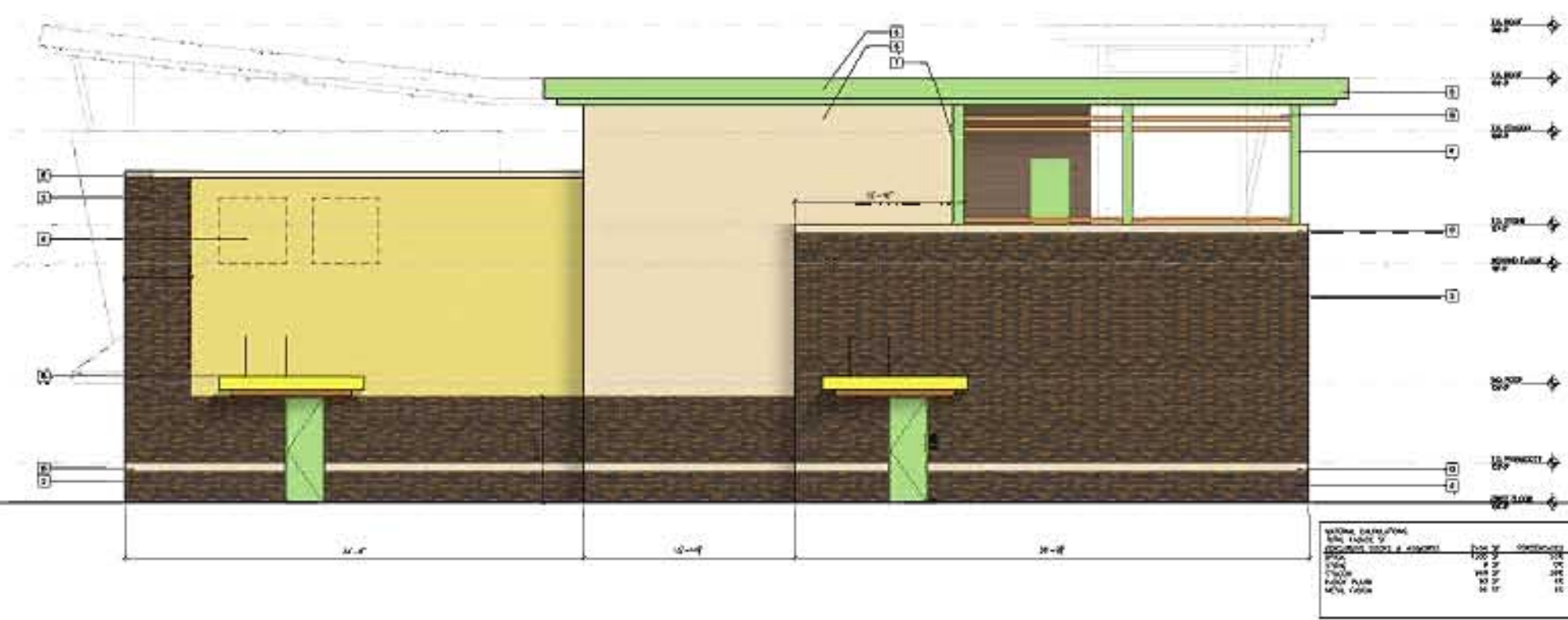
SUBMISSION DATE: APRIL 19, 2013
 LOT 15, BLOCK A
 LA JOLLA POINTE PHASE 2
 AN ADDITION TO THE CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS



ENGINEER: CUMULUS DESIGN, INC. P.O. BOX 2119 EULESS, TEXAS 76039 PH: 214-235-0367
 DEVELOPER: JIM AUBUCHON 2820 EAST SOUTHLAKE BOULEVARD SOUTHLAKE, TEXAS 76092 PHONE: 817-749-1111
 OWNER: ROCKWALL SUMMIT PARTNERS 620 EAST SOUTHLAKE BOULEVARD SOUTHLAKE, TEXAS 76092

BENCHMARK: SQUARE CUT ON THE TOP OF THE EXISTING CURB LOCATED ON THE SOUTHERN EDGE OF THE SOUTHERN DRIVE OF THE EXISTING FIRELANE APPROXIMATELY 20' WEST OF THE INTERSECTION OF THE DRIVE TO THE IH30 FRONTAGE ROAD
 ELEVATION 535.77'
SITE PLAN
 C1.01

- GENERAL NOTES**
1. ALL EXTERIOR CORNER MATERIALS DISCONTINUED EDGE BY 1/2" TO AVOID CHIPPING, SCRAPING, AND OTHER DAMAGE.
 2. REFER TO MATERIAL SAMPLE BOOK FOR SPECIFIC MATERIALS, COORDINATIONS.
- KEY NOTES**
- 1. INTERIOR FINISH
 - 2. BRICK
 - 3. BRICK PLANT BEDDING - BRICKS
 - 4. SLATED ANCHORED ROOF
 - 5. 1/2" THICK POLYURETHANE INSULATION
 - 6. GYPSUM - 5/8"
 - 7. 1/2" STEEL STUDS - GREEN
 - 8. 1/2" BRICK WITH MORTAR - GREEN
 - 9. 1/2" BRICK WITH MORTAR - GREEN
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 - 98. 1/2" BRICK WITH MORTAR - GREEN
 - 99. 1/2" BRICK WITH MORTAR - GREEN
 - 100. 1/2" BRICK WITH MORTAR - GREEN



02 NORTH ELEVATION
 SCALE 3/8" = 1'-0"



01 SOUTH ELEVATION
 SCALE 3/8" = 1'-0"

MELLOW MUSHROOM
 568 EAST 1-30
 ROCKWALL, TEXAS

- GENERAL NOTES**
1. ALL EXTERIOR FACED MATERIALS CALCULATED BASED ON THE EXISTENCE OF WINDOWS, DOORS, AND VENTILATION.
 2. REFER TO MATERIAL SAMPLE BOARD FOR SPECIFIC MATERIAL SELECTIONS.
- KEY NOTES:**
- 1. SPANNA STONE
 - 2. BRICK
 - 3. HONEY FLAME STONE - GRAY
 - 4. BRICK - BURNED EDGE
 - 5. POLYMER BRICK ALUMINUM THERMOPLASTIC UNITS
 - 6. STAIN - 1/4"
 - 7. PLY. PANEL - GREEN
 - 8. PLY. BRICK METAL PANEL - GREEN
 - 9. STAINLESS STEEL METAL ROOF - YELLOW
 - 10. PLY. BRICK CLAY - ORANGE
 - 11. PLY. BRICK TOWER - ORANGE
 - 12. GUT. GUTTER - BRN
 - 13. GUT. DOWN SPOUT - BRN
 - 14. BRICK
 - 15. BRICK - PLY. - PLY. - PLY.
 - 16. HONEY FLAME STONE - GRAY
 - 17. GUT. DOWN SPOUT - BRN
 - 18. PLY. BRICK CLAY - ORANGE



02 WEST ELEVATION
SCALE 3/16" = 1'-0"



01 EAST ELEVATION
SCALE 3/16" = 1'-0"

MELLOW MUSHROOM
568 EAST I-30
ROCKWALL, TEXAS

GENERAL LANDSCAPE NOTES:

LANDSCAPE NOTES:

1. PROPOSED LANDSCAPING SHALL BE IN CONFORMANCE WITH ARTICLE VIII OF THE CITY OF ROCKWALL'S CODE OF ORDINANCES.
2. VERIFY EXISTING AND PROPOSED SITE ELEMENTS FOR DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
3. LOCATE EXISTING UNDERGROUND UTILITIES FOR CONFLICTS. EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
4. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
5. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
6. CROWN LANDSCAPE ISLANDS TO 6" HEIGHT, TYPICAL AND UNIFORM THROUGHOUT THE SITE.
7. PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
8. TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
9. TREES MUST BE PLANTED AT LEAST FIVE (5) FEET FROM WATER, SEWER, AND STORM SEWER LINES.

IRRIGATION NOTES:

1. ALL IRRIGATION SYSTEMS SHALL COMPLY WITH THE IRRIGATION CODE OF CHAPTER 10, ARTICLE XVI OF THE CITY OF ROCKWALL CODE OF ORDINANCES, AND ALL APPLICABLE STATE LAWS, AS MAY BE AMENDED.
2. IRRIGATION SYSTEMS ARE TO BE FITTED WITH RAIN AND FREEZE GAUGES IN ACCORDANCE WITH CITY STANDARDS.

GENERAL LAWN NOTES:

1. CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
2. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE.
4. REMOVE ROCKS 3/4" DIAMETER AND LARGER, DIRT CLOUDS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
5. GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

SOLID SOD NOTES:

1. SOD AREAS SHALL BE SOLID SOD BERMUDA GRASS UNLESS OTHERWISE NOTED ON DRAWINGS.
2. PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
3. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
4. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
5. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED BERMUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

HYDROMULCH NOTES:

1. REFERENCE GENERAL LAWN NOTES.
2. CONTRACTOR TO SCARIFY, RIP AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
3. BERMUDA GRASS SEED SHALL BE EXTRA HULLED AND TREATED LAWN TYPE, SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET STATE LAW REQUIREMENTS.
4. FIBER SHALL BE ONE HUNDRED PERCENT (100%) WOOD CELLULOSE FIBER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY 'CONWEB' OR EQUAL.
5. FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL BE 'TERRO-TACK ONE', AS MANUFACTURED BY GROWERS INC. OR EQUAL.
6. HYDROMULCH WITH BERMUDA GRASS SEED AT A RATE OF TWO (2) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.
7. USE A 4'X8' BATTER BOARD AGAINST BED AREAS.

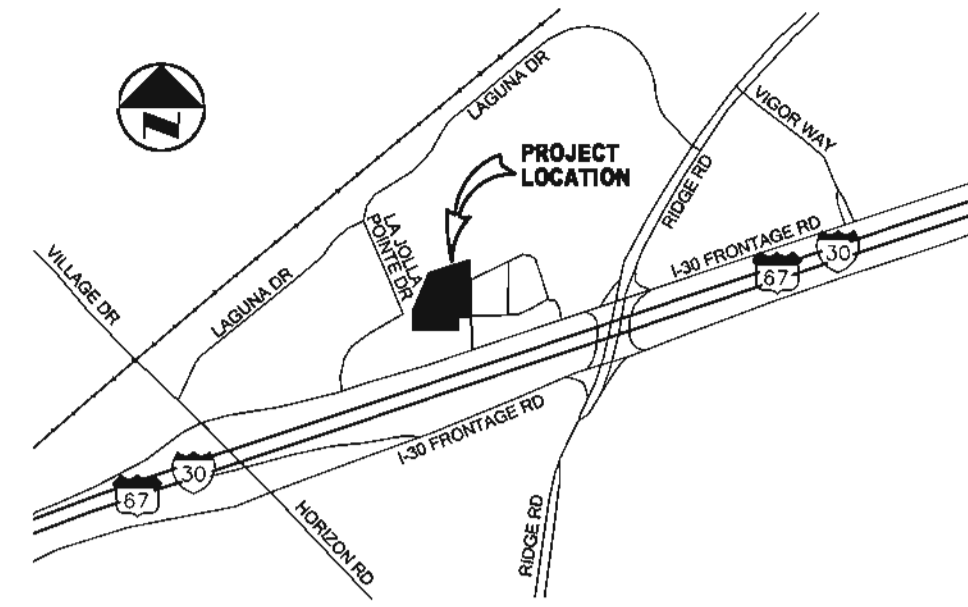
MAINTENANCE NOTES:

PER CITY ORDINANCE SECTION 9.1 - REQUIRED LANDSCAPING MUST BE MAINTAINED IN A HEALTHY, GROWING CONDITION AT ALL TIMES. THE PROPERTY OWNER IS RESPONSIBLE FOR REGULAR WEEDING, MOWING OF GRASS, IRRIGATION, FERTILIZING, PRUNING, OR OTHER MAINTENANCE OF ALL PLANTINGS AS NEEDED. ANY PLANT THAT DIES MUST BE REPLACED WITH ANOTHER APPROVED PLANT VARIETY, GENERALLY OF THE SAME SIZE, THAT COMPLIES WITH THE APPROVED LANDSCAPE PLAN WITHIN 90 DAYS AFTER NOTIFICATION BY THE CITY.

PLANT LIST:

	QNTY.	SYMBOL	COMMON NAME	BOTANIC NAME	SIZE	HEIGHT	NOTES
CANOPY TREES	7	BO	BUR OAK	Quercus macrocarpa	3" CAL.	6'-8'	4' SPREAD, 3' BRANCHING HT, MATCHING
	5	CP	CHINESE PISTACHE	Pistacia chinensis	3" CAL.	6'-8'	4' SPREAD, 3' BRANCHING HT, MATCHING
ACCENT TREES	9	CM	CRAPE MYRTLE	Lagerstroemia indica	30 GAL.	6'-7'	4' SPREAD, MULTI-TRUNK, MATCHING
	21	NH	N. R. STEVENS HOLLY	Ilex 'Nellie R. Stevens'	30 GAL.	5'-6'	3' SPREAD, FULL TO BASE, MATCHING
SHRUBS	51	WM	DWARF WAX MYRTLE	Myrica pusilla	7 GAL.	36"	30" SPREAD, SPACING PER PLAN
	70	DR	RED DRIFT ROSE	Rosa 'Meigalpio'	5 GAL.	24"	24" SPREAD, SPACING PER PLAN

VICINITY MAP: NOT TO SCALE



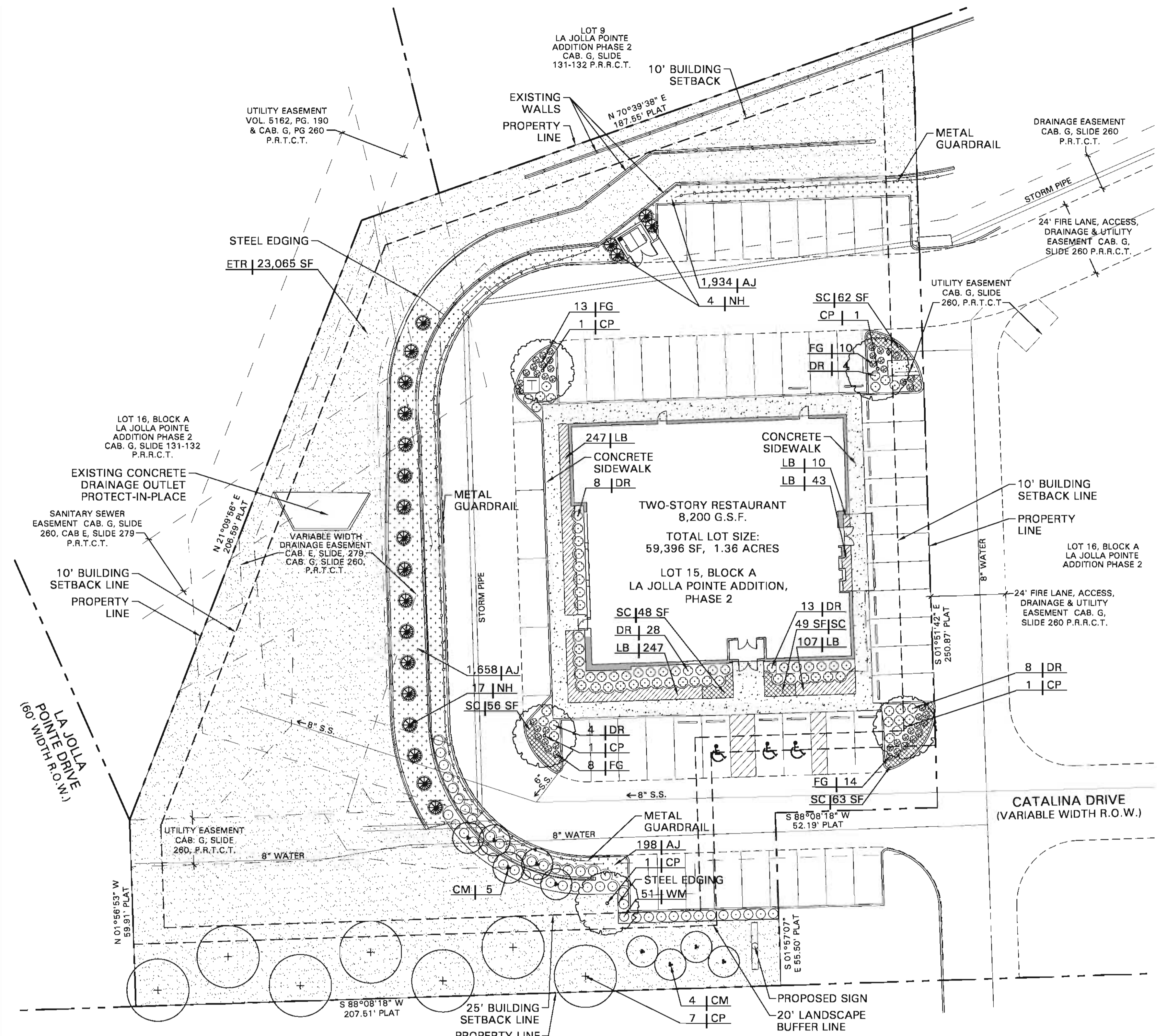
LANDSCAPE TABULATIONS:

THE CITY ROCKWALL, TEXAS
NO EXISTING TREES ON THIS PROPERTY

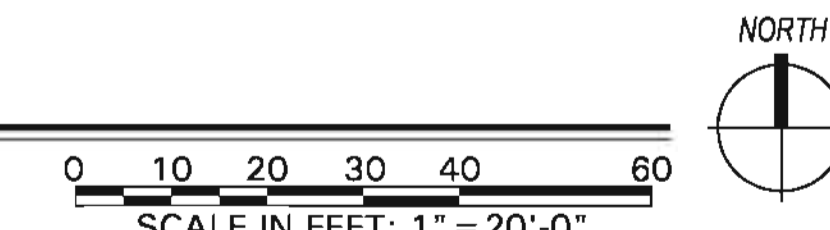
LANDSCAPE AREA

1. ZONING DISTRICT: COMMERCIAL
2. FOR COMMERCIAL ZONED PROPERTIES A MINIMUM OF 15% OF THE TOTAL LOT AREA SHALL BE LANDSCAPE AREA.
3. NO LESS THAN 50% OF THE TOTAL REQUIRED LANDSCAPE AREA SHALL BE LOCATED IN FRONT OF AND ALONG SIDE OF BUILDINGS WITH STREET FRONTAGE.
4. THE OVERALL LANDSCAPING REQUIREMENT MAY BE REDUCED BY 2.5% WHEN SURFACE PARKING LOCATED ADJACENT TO A PUBLIC STREET IS SCREENED WITH 36" TALL EVERGREEN PLANTING MATERIAL.
5. TOTAL LOT AREA: 59,396 S.F.

REQUIRED:	PROVIDED:
LANDSCAPE AREA: 7,425 S.F. (12.5%)	7,742 S.F. (13.0%)
LANDSCAPE AREA IN FRONT OR SIDE OF BLDG.: 3,713 S.F. (50%)	5,400 S.F. (72.7%)
INTERIOR PARKING LOT TREES: 5	INTERIOR PARKING LOT TREES: 5
I-30 OVERLAY DISTRICT REQUIREMENTS: 20' LANDSCAPE BUFFER CANOPY TREES: 7 ACCENT TREES: 9	20' LANDSCAPE BUFFER CANOPY TREES: 7 ACCENT TREES: 9



01 LANDSCAPE PLAN



	QNTY.	SYMBOL	COMMON NAME	BOTANIC NAME	SIZE	HEIGHT	NOTES
ORNAMENTAL GRASS	45	FG	MEXICAN FEATHER GRASS	Nassella tenuissima	3 GAL.	18"	CONTAINER FULL, SPACING PER PLAN
GROUND-COVERS & TURF	655	LB	LIRIOPE 'BIG BLUE'	Liriope muscari 'Big Blue'	1 GAL.	N/A	TRIANGULAR SPACING AT 12" O.C.
	3,790	AJ	ASIAN JASMINE	Trachelospermum asiaticum	4" POT	N/A	TRIANGULAR SPACING AT 12" O.C.
	23,065 SF	ETR	EXISTING TURF TO REMAIN.				CONTRACTOR TO PROTECT-IN-PLACE. (AREA NOT INCLUDED IN LANDSCAPE CALCS.)
SEASONAL COLOR	278 SF	SC	PERENNIALS AND ANNUALS PER OCCUPANT'S SPECIFICATIONS AS NEEDED TO MAINTAIN SEASONAL COLOR.				

NOTE: PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN



4.19.2013
Bryan G. Hawkins

MELLOW MUSHROOM
 568 EAST I-30
 ROCKWALL, TEXAS

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 MERRIMAN ASSOCIATES/
 ARCHITECTS, INC.
 REVISIONS

5.6.13 CITY COMMENTS

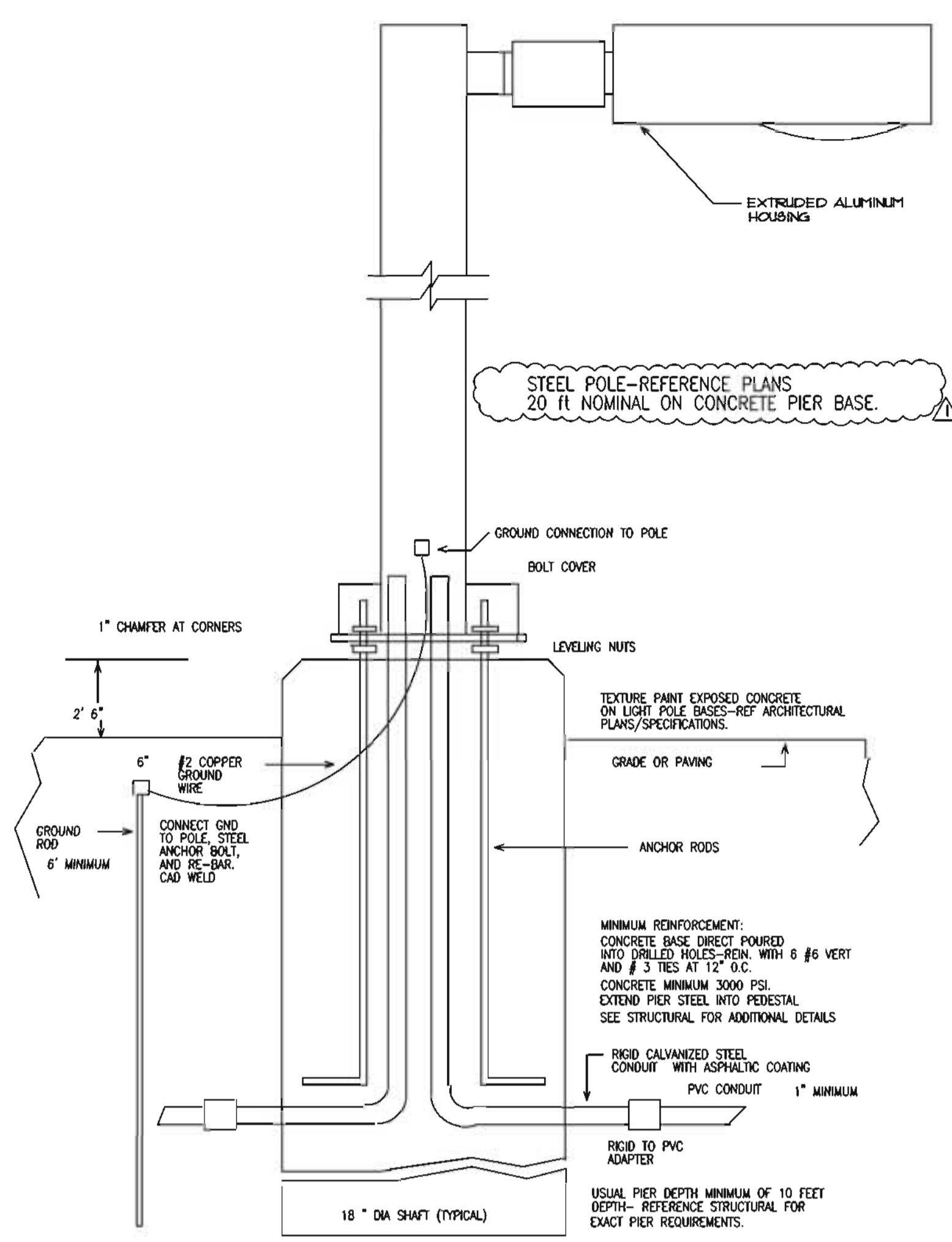
PROJECT NUMBER:
 2012167

ISSUE:
 APRIL 19, 2013

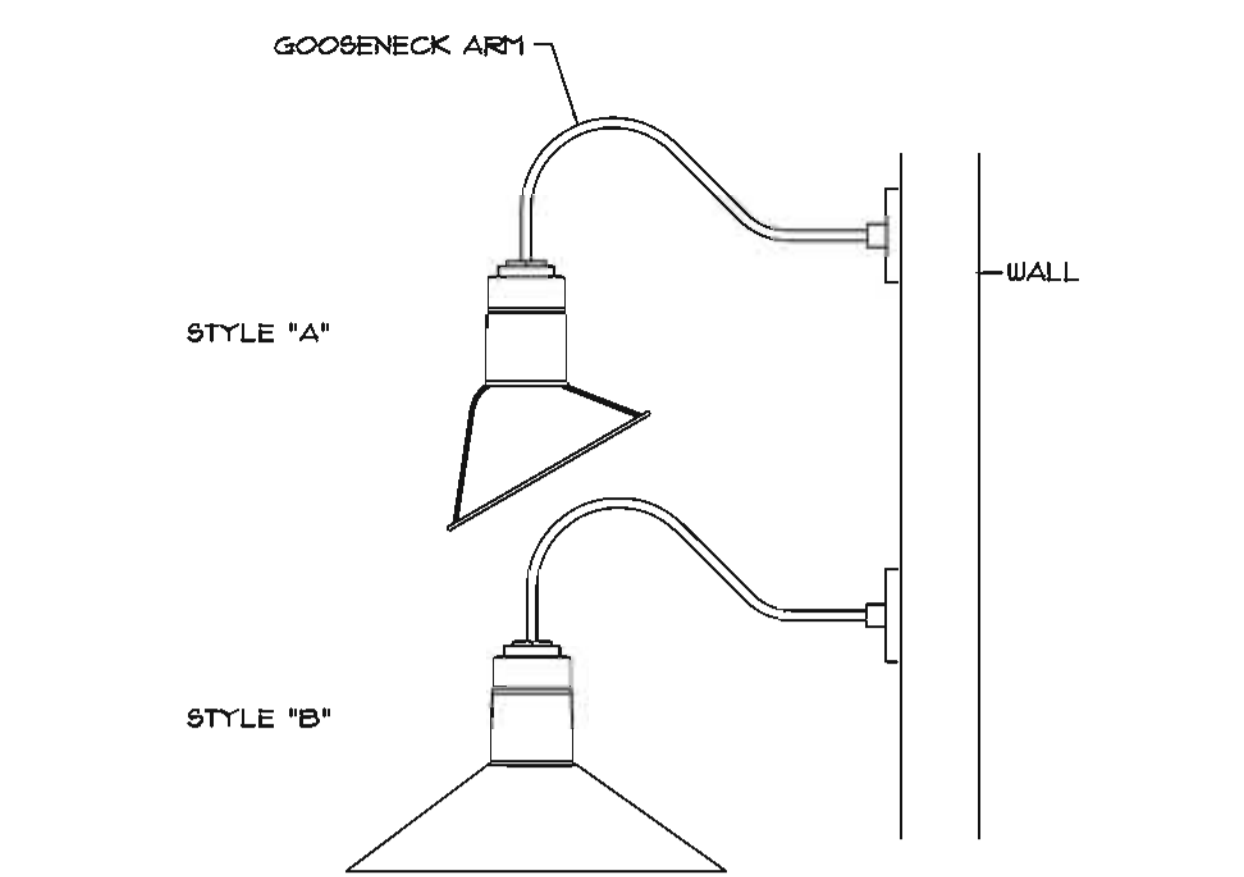
SHEET NAME:
 SITE LIGHTING
 PHOTOMETRIC
 CALCUS

SHEET:

MEP-5.1

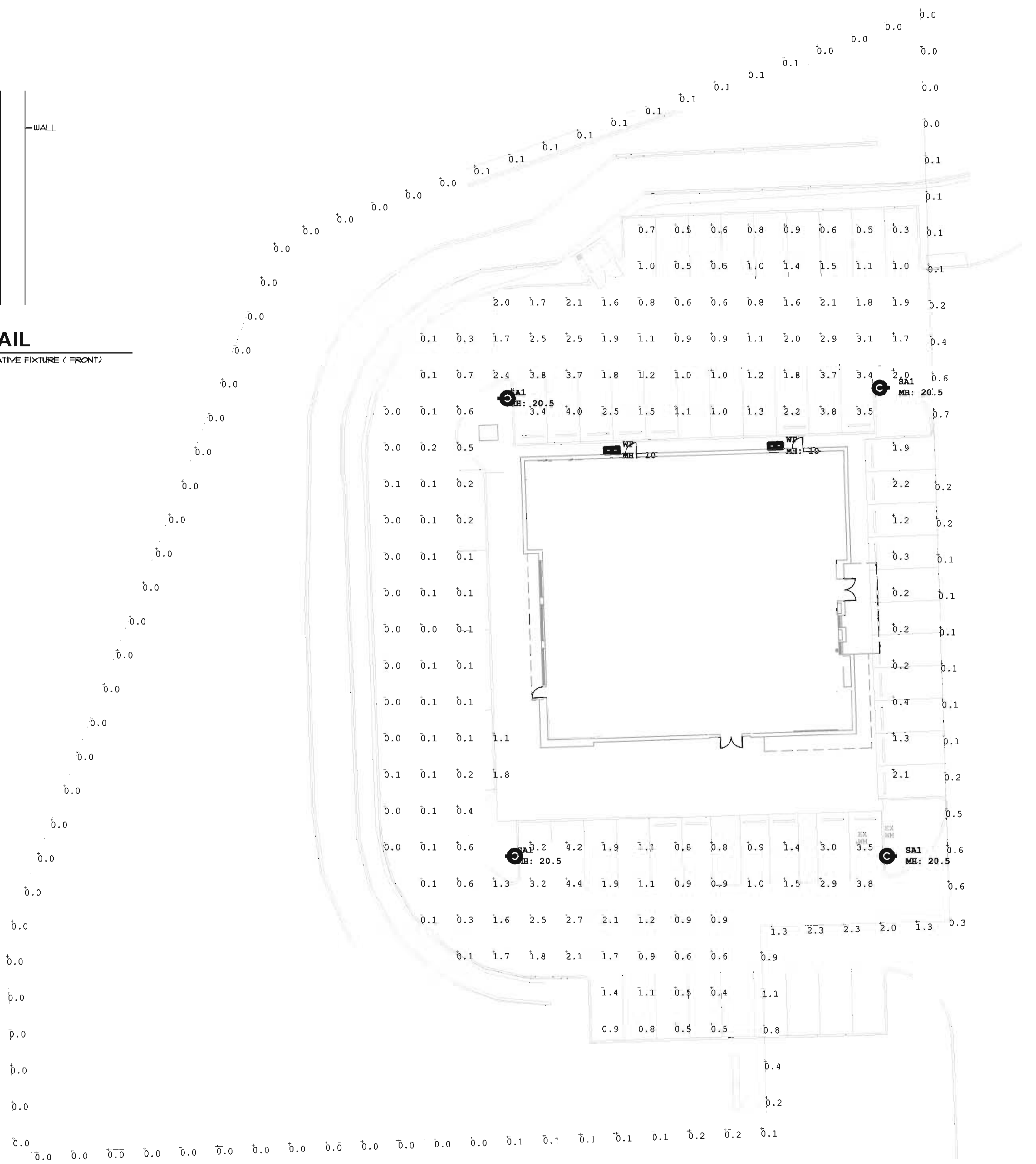


2 SITE POLE LIGHTING DETAIL
 SCALE: NONE



3 SC SCONCE DETAIL
 SCALE: N.T.S. ALTERNATE DECORATIVE FIXTURE (FRONT)

LA JOLLA POINTE DRIVE
 (60' WIDER R.O.W.)



1 MEP SITE PHOTO METRIC CALCUS
 SCALE: N.T.S.

Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LIF	Description	Lum. Watts	Total Watts
⊙	4	SA1	SINGLE	34000	0.675	HPSV-3-320-PSMV-F-HSS	368	1472
⊙	2	WP	SINGLE	3200	0.950	HWSO-FM-42-CFL-F	46	92

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Lot	Illuminance	Fc	1.18	4.4	0.0	N.A.	N.A.
Property Line	Illuminance	Fc	0.20	2.3	0.0	N.A.	N.A.



Hawkes & Associates, Inc.
 Consulting Engineers REG # F-1230
 811 S. Denton Drive - Lake Dallas, TX 75065
 PHONE (940)-497-4295 FAX (940)-497-4298 E-MAIL hawkesas@aol.com
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