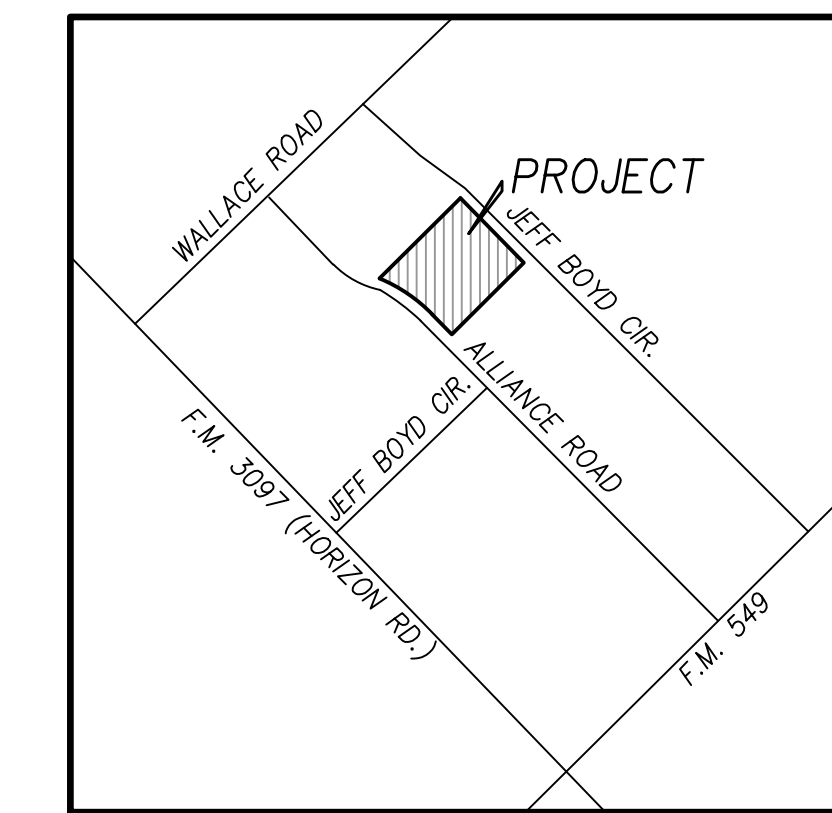
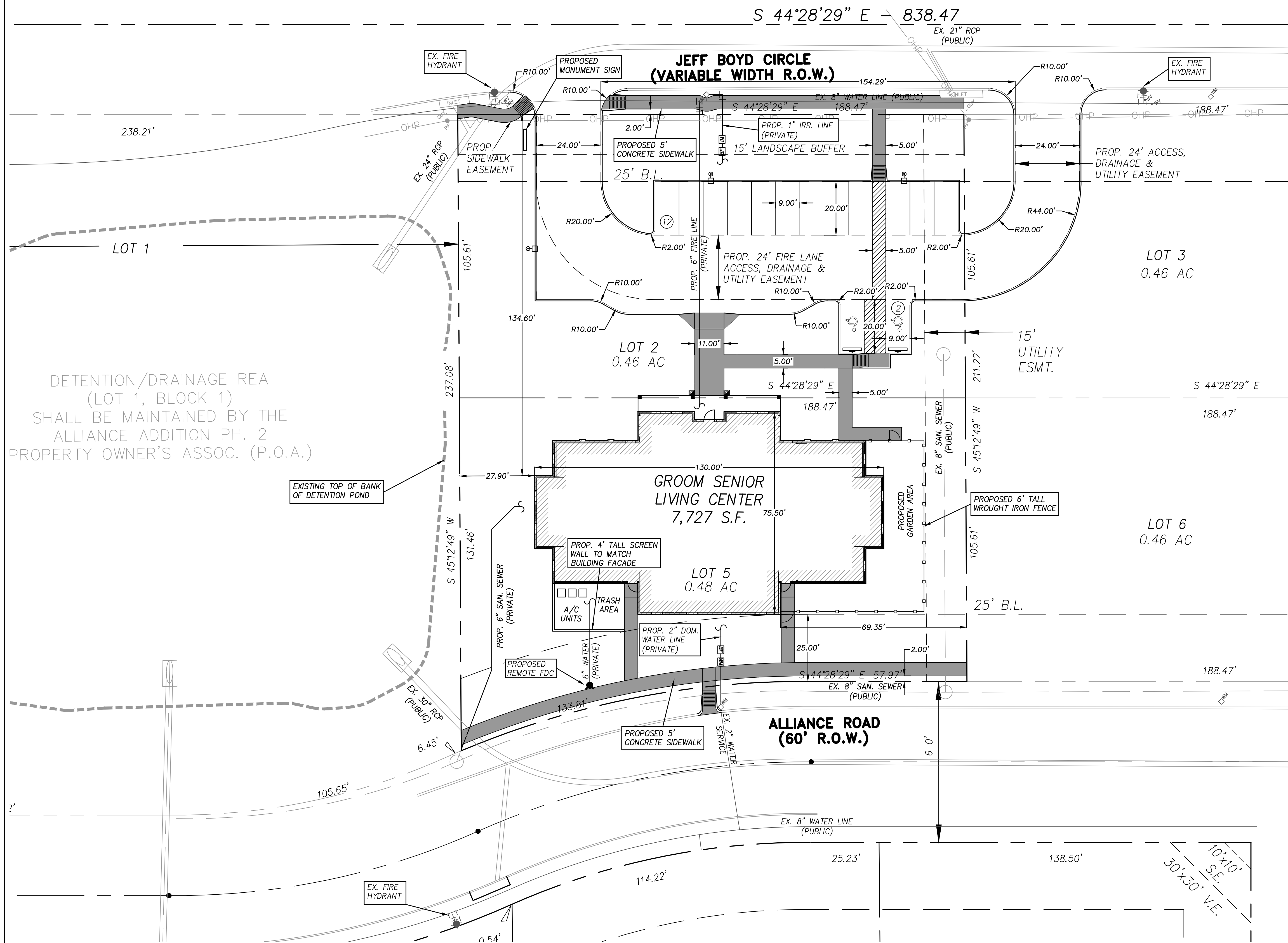
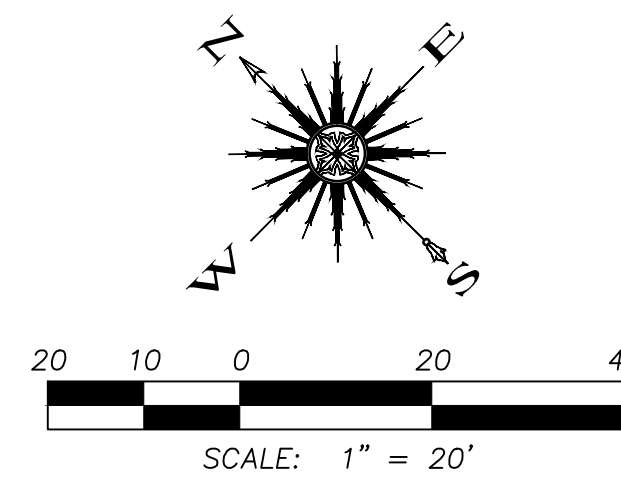


TO  
JACKSON W. HUNT  
VOLUME 1467, PAGE 11  
D.R.R.C.T.



**CAUTION EXISTING UTILITIES !!!**  
CALL TEXAS 811!!! EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

SITE INFORMATION	
LAND AREA:	0.94 ACRES (40,895 S.F.)
CURRENT ZONING:	PD-57
EXISTING USE:	UNUSED
PROPOSED USE:	ASSISTED LIVING BUILDING
BUILDING AREA (1 STORY):	±7,727 S.F.
BUILDING TO LOT COVERAGE:	7,727/40,895=18.9% → 18.9%
BUILDING HEIGHT:	20.0 FEET
BUILDING REQUIRED PARKING:	1/6 BEDS + 1/ EACH EMPLOYEE
BUILDING PARKING PROVIDED:	16/6 BEDS + 3 EMPLOYEES = 9 SPACES 14 TOTAL (INCLUDES 2 HANDICAP SPACES)
IMPERVIOUS AREA:	18,066 S.F.
LANDSCAPE AREA REQUIRED: (15% OF TOTAL AREA)	6,135 S.F.
LANDSCAPE AREA PROVIDED:	22,829 S.F.
DRIVEWAY AND PARKING PAVEMENT THICKNESS:	6" (REINFORCED PER GEOTECH REPORT)

DETENTION/DRAINAGE REA  
(LOT 1, BLOCK 1)  
SHALL BE MAINTAINED BY THE  
ALLIANCE ADDITION PH. 2  
PROPERTY OWNER'S ASSOC. (P.O.A.)

Revision	Date	Description
11/14/13		SITE PLAN SUBMITTAL
12/02/13		SITE PLAN SUBMITTAL

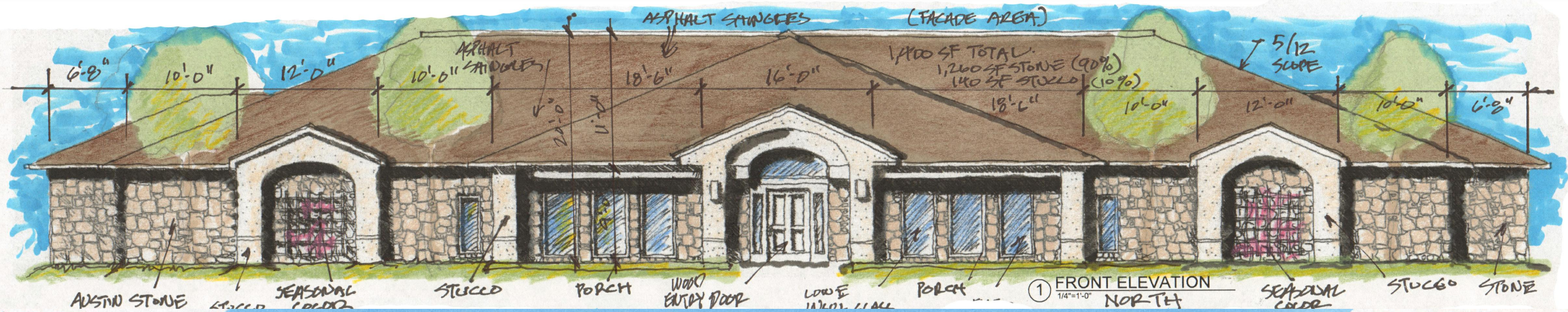
Owner:  
**MED-TECH  
CONSTRUCTION, INC.**  
P.O. Box 2497 • Rockwall, TX 75087

**Groom Senior Living  
Lot 2 & 5, Block 1  
Alliance Addition Phase 2  
Rockwall, Texas**

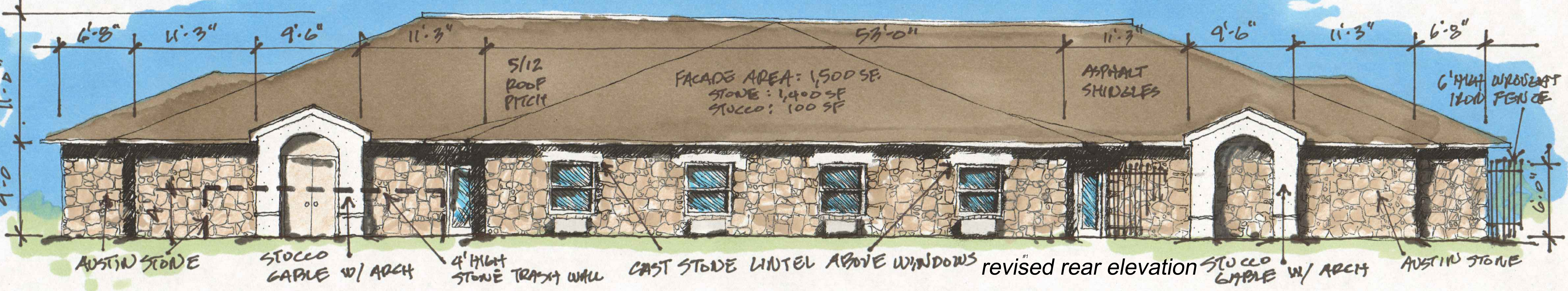
~ Civil Engineer ~  
**F.C. CUNY CORPORATION**  
#2 Horizon Court • Heath, Texas 75032 • (469) 402-7700  
Texas Registered Engineering Firm F-7449

Drawn By: F.C. CUNY	Checked By: F.C. CUNY
Date: 11/2013	Project No.: -
Sheet Title: <b>Site Plan</b>	
Scale: 1"=20'	Sheet No.: 3 of 7





① FRONT ELEVATION  
1/4"=1'-0" NORTH



revised rear elevation

Requirements	OK	N/A	Comments	REV Reference
6.1 BUILDING ELEVATIONS - NON-INDUSTRIAL				
Provide Exterior Elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Indicate Exterior Elevations Adjacent to Public Right of Way	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
50% Masonry Requirement	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Indicate Amount and Location of the 20% of the Stone Masonry Requirement	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Indicate the Surface Area of Each Facade	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Proposed Building Materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Indicate the Roofing Materials and Color	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Indicate Parapet Wall Height (if Applicable)	<input type="checkbox"/>	<input type="checkbox"/>		
Indicate All Roof Mounted Mechanical Equipment (if Applicable)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Indicate Any Additional Design Elements Proposed (if Applicable)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Indicate Building Height(s) (if)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Minimum Standards for Annotations:				
Horizontal Annotation of Facades	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Vertical Annotation of Facades	<input checked="" type="checkbox"/>	<input type="checkbox"/>		

NORTH AND SOUTH ELEVATIONS ADJACENT TO PUBLIC RIGHT OF WAY  
NORTH, SOUTH, AND WEST ELEVATIONS ADJACENT TO OPEN SPACE  
3,440 SF TOTAL: 3,300 SF STONE, 140 SF STUCCO.

NORTH ELEVATION: 1,400 SF, 1,260 (90%) STONE, 140 SF (10%) STUCCO.  
SOUTH ELEVATION: 1,500 SF, 1,400 (94%) STONE, 100 SF (6%) STUCCO.  
EAST ELEVATION: 540 SF, 540 (100%) STONE  
WEST ELEVATION: 540 SF, 540 (100%) STONE

9'-0" PLATE HEIGHT, 20'-0" TO PEAK OF ROOF.  
THE FRONT PORCH EXTENDS OUT 8' FROM WALL FOR 53' (40%) OF THE 130' THE SIDES AND REAR ARTICULATE 6'-8" AND 11'-4" OVER 40% OF THE LENGTH.  
VERTICAL ARTICULATION IS ACHIEVED BY THE 9'-0" PLATE HEIGHT AND 1/2 ROOF SLOPE TO THE PEAK OF ROOF.

**BUILDING MATERIALS:**  
WINDOWS: WOOD CLAD WITH LOW E INSULATED GLASS  
WOOD TRIM: CEDAR FASCIA AND HARDY BOARD SOFFIT.  
ROOF: ASPHALT SHINGLES WARM TONE COLOR  
NORTH ELEV: AUSTIN STONE, STUCCO.  
SOUTH ELEV: AUSTIN STONE  
EAST AND WEST ELEV: AUSTIN STONE  
TRASH ENCLOSURE WALL: AUSTIN STONE - 4' HIGH  
YARD ENCLOSURE: WROUGHT IRON - 6' HIGH



③ LEFT SIDE ELEVATION/ RIGHT SIDE OPP. HAND  
1/4"=1'-0" EAST & WEST

④ BUILDING MATERIALS AND PERCENTAGES  
1/4"=1'-0"

Owner:  
**MED-TECH CONSTRUCTION, INC.**  
P.O. Box 2497 Rockwall, TX 75087

ARCHITECT  
**GOLESKI ARCHITECTURAL DESIGN**  
2340 TRINITY MILLS, #300, CARROLLTON, TEXAS  
Texas Registered Architect

Groom Senior Living  
Lot 2 & 5, Block 1  
Alliance Addition Phase 2  
Rockwall, Texas

# RENDERED ELEVATIONS

Revision #	Date	Description	Drawn By	Checked By
1	12/3/13	revised rear elevation	mpg	mpg
		Date:	11/13/13	
		Project No.:		
RENDERED ELEVATIONS				
			Scale:	Sheet No.:
			1/4"=1'-0"	2 of 2

NOT FOR CONSTRUCTION

CASE #: SP2013-028





1. ASPHALT SHINGLE - BARKWOOD



2. WOOD FACIA- HARDY TRIM



3. SOFFIT - HARDY PLANK



4. ACCENT COLUMNS-STUCCO



5. WINDOWS - WOOD CLAD



6. WALLS - AUSTIN STONE



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

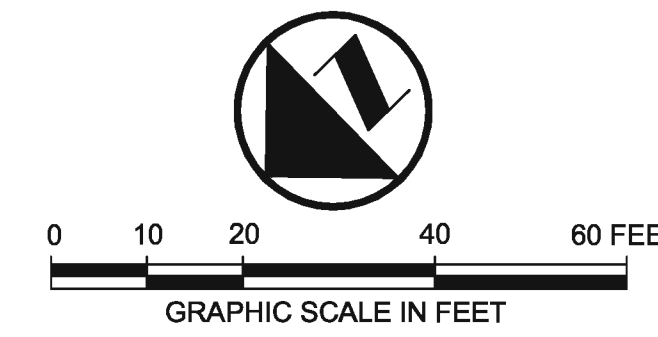
ARCHITECT  
**GOLESKI ARCHITECTURAL DESIGN**  
 2340 TRINITY MALLS, #300, CARROLLTON, TEXAS  
 Texas Registered Architect

Owner:  
**MED-TECH  
 CONSTRUCTION, INC.**  
 P.O. Box 2497 Rockwall, TX 75087

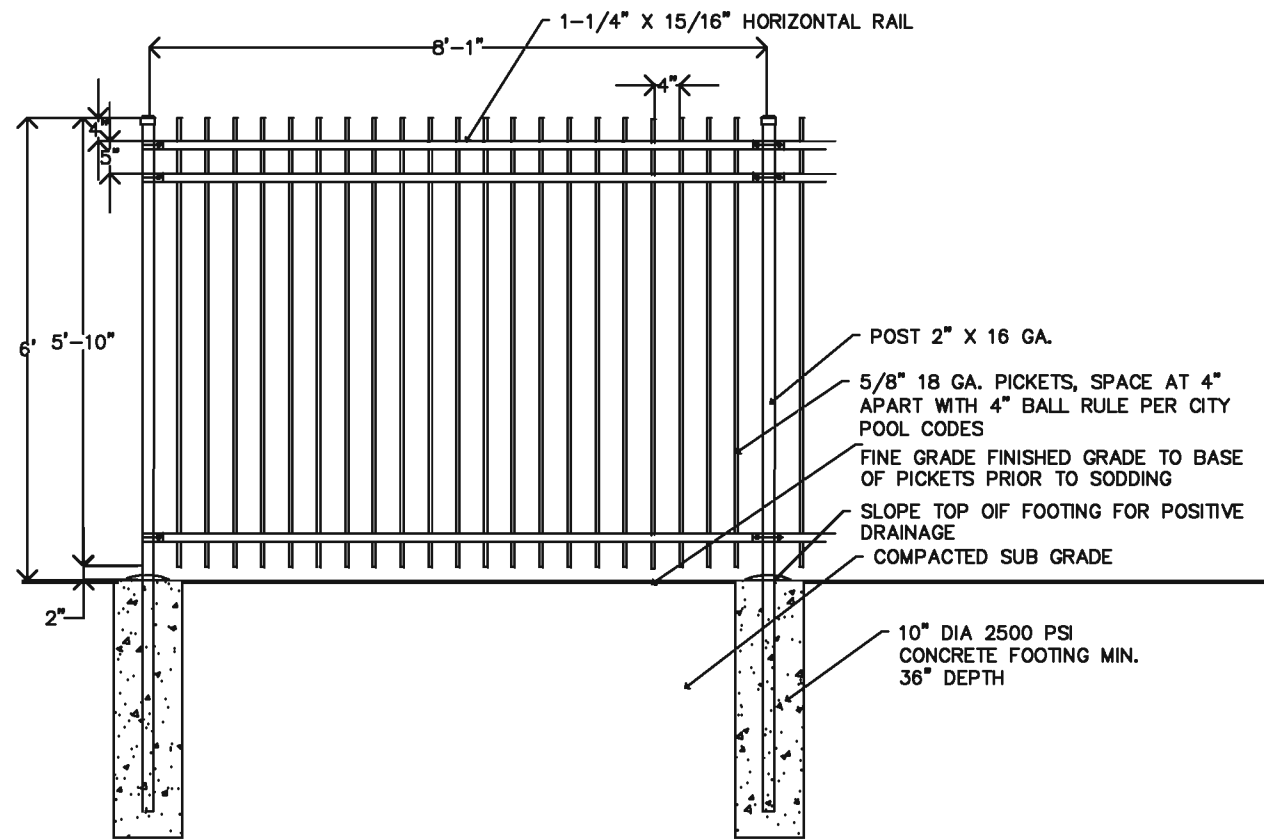
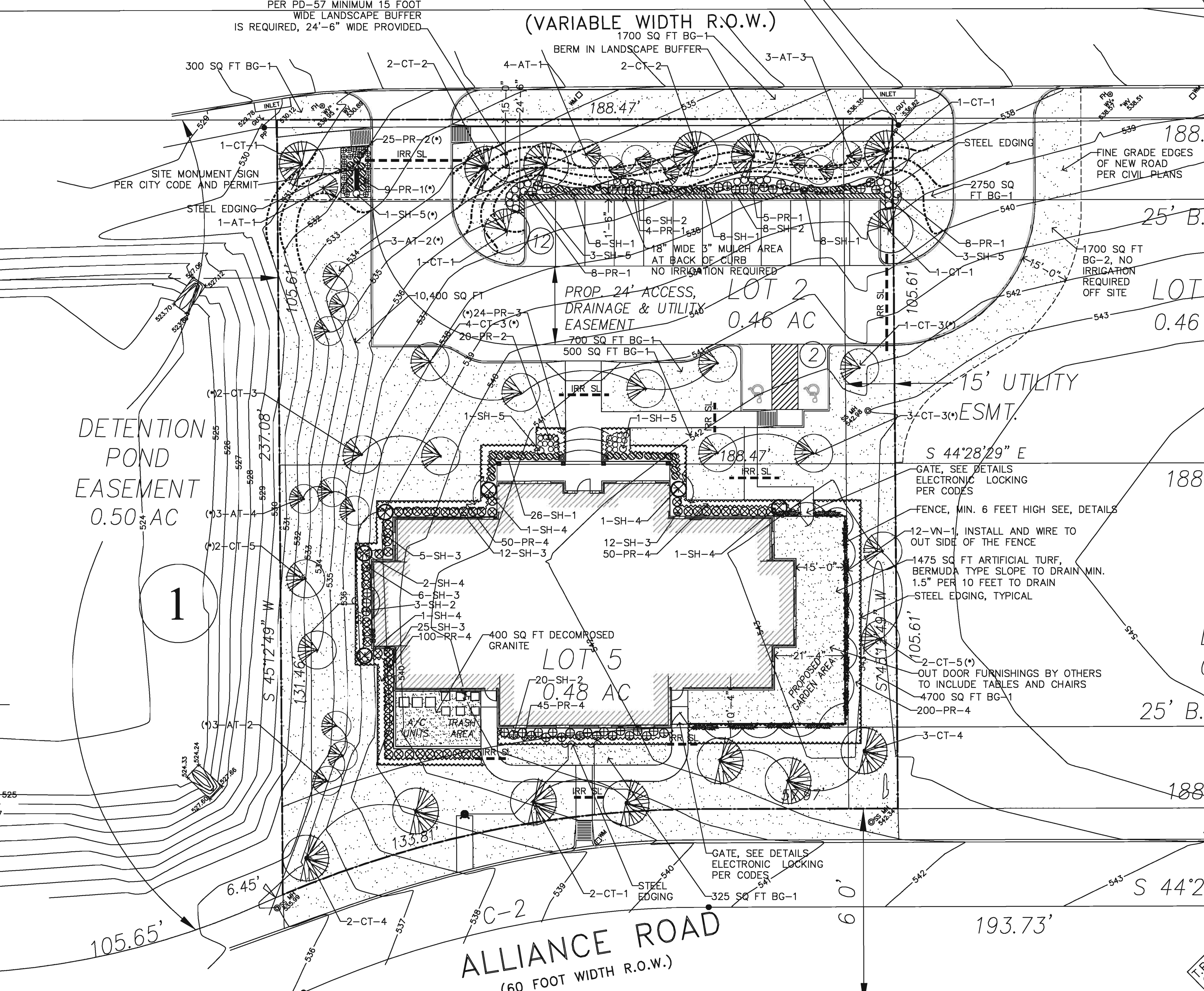
Groom Senior Living  
 Lot 2 & 5, Block 1  
 Alliance Addition Phase 2  
 Rockwall, Texas

NOV. 18, 2013  
 REV. NOV. 21, 2013



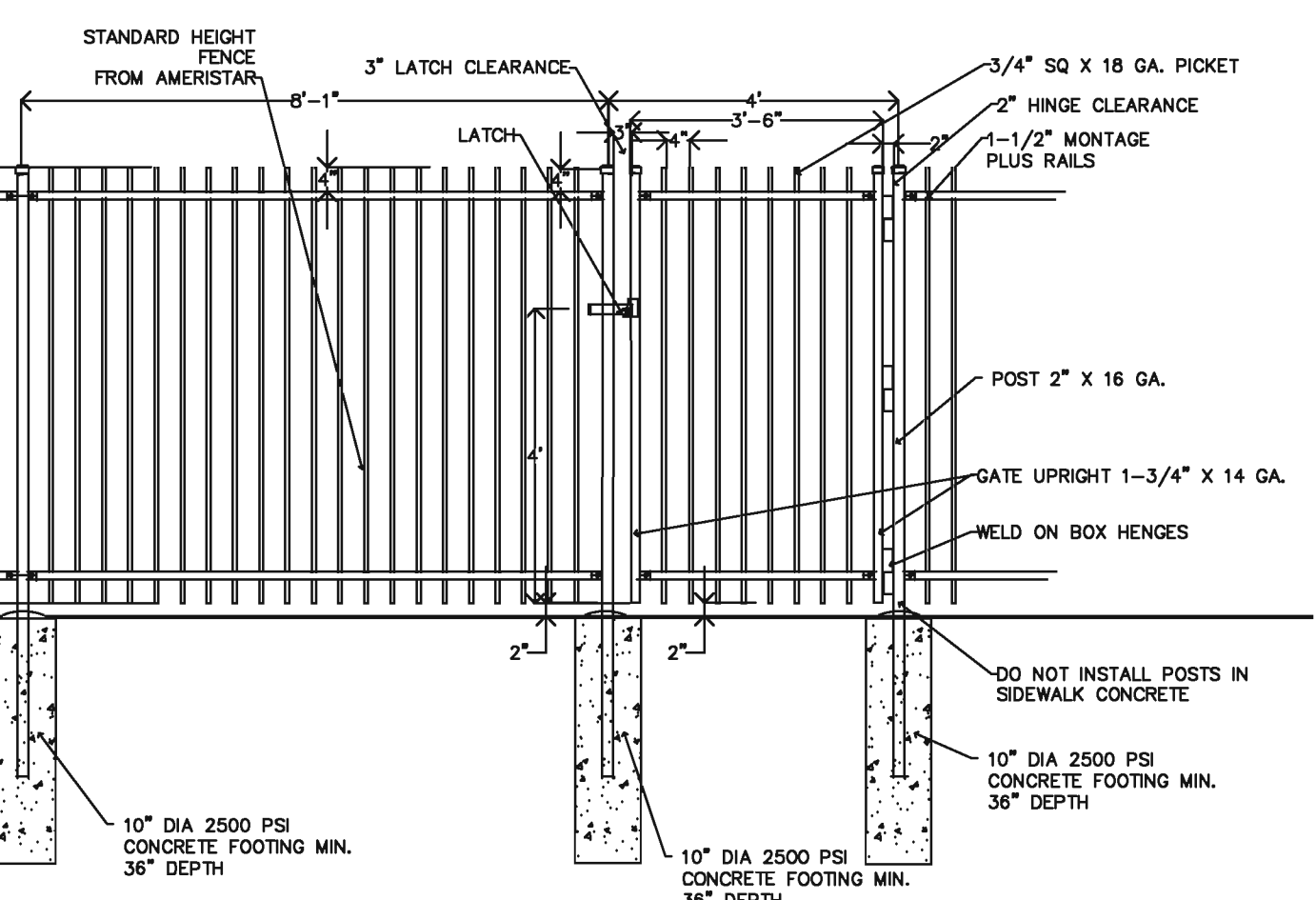


# S 44°28'29" E - 838.47 JEFF BOYD CIR.



NOTE: FENCE SHOWN AS MANUFACTURED BY AMERISTAR FENCE COMPANY, "MONTAGE GENESIS" STYLE, BLACK COLOR.  
ANY VARIATIONS OR SUBSTITUTIONS TO BE SUBMITTED AS DETAILS FOR APPROVAL PRIOR TO FABRICATION. ALL INSTALLATIONS SHALL BE PERMITTED BY THE CITY.

1 SITE 6' HIGH FENCE DETAIL N.T.S.  
AMERISTAR  
1555 N. MINCO, TULSA OK. 74116  
1-888-333-3422  
WWW.AMERISTARFENCE.COM



2 SITE 6' HIGH FENCE AND GATE DETAIL N.T.S.  
AMERISTAR  
1555 N. MINCO, TULSA OK. 74116  
1-888-333-3422  
WWW.AMERISTARFENCE.COM

### LANDSCAPE LEGEND

- LANDSCAPE BUFFER LARGE TREES, PD-57 REQUIRED 3.5" CALIPER TREE AND 3" MULCH OVER ROOT BALL, SEE DETAILS
- LANDSCAPE BUFFER ACCENT TREE, PER PD-57 REQUIRED WITH TREE RING AND 3" MULCH OVER ROOT BALL
- LANDSCAPE BUFFER LARGE TREE AT STREET R.O.W., 1 PER 50 FEET 3.5" CALIPER TREE AND 3" MULCH OVER ROOT BALL, SEE DETAILS
- PARKING LOT LARGE CANOPY TREE, 1 PER 10 SPACES WITH TREE RING AND 3" MULCH OVER ROOT BALL
- ADDITIONAL LANDSCAPE CANOPY TREE WITH TREE RING AND 3" MULCH OVER ROOT BALL
- ADDITIONAL LANDSCAPE ORNAMENTAL TREE WITH TREE RING AND 3" MULCH OVER ROOT BALL
- PRIMARY LANDSCAPE SHRUBS "SH" 36" HIGH SHRUB BED WITH 3" MULCH 4 FOOT WIDE BED WITH STEEL EDGING
- GROUNDCOVER AND PERENNIALS AREAS 1-3 GAL. WITH 3" MULCH, SEE PLANT LIST
- VINES, 3 GAL. WITH 3" MULCH SEE PLANT LIST
- GRASS AREAS WITH STEEL EDGING AT EDGES OF BEDS ONLY FINE GRADE ALL BEDS TO DRAIN PER CIVIL PLANS AND OVER TOP OF CURBS
- DECOMPOSED GRANITE 3" DEEP INSTALL OVER 2 LAYERS OF SOIL SAVER, A/C AND TRASH AREA
- ARTIFICIAL GRASS AREA, OVER 4" 0.75" DRAIN GRAVEL, FOR PERMEABLE SURFACE INSTALL OVER 2 LAYERS OF SOIL SAVER, AND SUB SOIL DRAIN PER PIPES SUB SOIL TO BE TREATED THREE TIMES WITH ROUND UP PRIOR TO INSTALLING GRASS SITE FENCE AND GATES, SEE DETAILS 1 AND 2, FINAL FENCE TO MATCH THIS FENCE ALL GATES TO MEET TEXAS STATE CODES FOR ELECTRONIC GATE LOCKING SYSTEM

### LANDSCAPE LEGEND

- PLANT LIST KEY PLANT KEY TO SYMBOL, SEE PLANT LIST
- QUANTITY OF PLANTS
- PLANT MATERIAL WITH (\*) EXCEEDS MINIMUM LANDSCAPE ORDINANCES
- 300 SQ FT BG-1 SQUARE FEET OF GRASS AREA
- IRR SL IRRIGATION SLEEVE REQUIRED LOCATIONS PROVIDE (1) 2" AND 4" SCH 80 PVC AT ALL LOCATION SHOWN

### IRRIGATION SYMBOLS AND CITY NOTES

NOTE: THE CITY OF ROCKWALL PUBLIC WORKS DEPARTMENT DOES NOT ALLOW MAIN LINE BETWEEN BACK OF CURB AND R.O.W. WHICH INCLUDES THE SIDEWALK. SO IN ADDITION TO THE SLEEVING SHOWN ON THE PLANS, THE CITY REQUIRES MIN. SCH 40 1/2" PVC DIRECT BURIAL LATERAL LINES UNDER THE PAVING AT THE SPACING REQUIRED ON THE APPROVAL IRRIGATION PLAN. THE MAIN LINE AND WIRES WOULD PARALLEL THE SIDEWALK OUTSIDE THE R.O.W. AND THE LATERAL LINES WOULD BE PERPENDICULAR TO THE CURB AND OR THE SIDEWALK. CONTRACTOR TO COORDINATE LOCATION AND INSTALLATION OF LATERAL LINES WITH SUB CONTRACTOR PRIOR TO PLACING CONCRETE SIDEWALK PAVING. THE OTHER OPTION IS TO BORE EACH LOCATION AFTER PLACEMENT OF THE CONCRETE SIDEWALK.

### CITY OF THE ROCKWALL, TEXAS SELECTED PLANT LIST, LOW WATER USE

SYMBOL KEY	COMMON NAME	BOTANICAL NAME	SIZE
<b>CANOPY TREES</b>			
CT-1	LIVE OAK	QUERCUS VIRGINIANA	SINGLE TRUNK, 100 GAL, 4.0-4.5" CAL., 16-18 FT CANOPY HEIGHT, FULL HEAD
CT-2	CEDAR ELM	ULMAS CRASSIFOLIA	SINGLE TRUNK, 100 GAL, 4.0-4.5" CAL., 16-18 FT CANOPY HEIGHT, FULL HEAD
CT-3	(*) CEDAR ELM	ULMAS CRASSIFOLIA	SINGLE TRUNK, 65 GAL, 2.5-3.0" CAL., 12-14 FT CANOPY HEIGHT, FULL HEAD
CT-4	BALD CYPRESS	TAXODIUM DISTICHUM	SINGLE TRUNK, 100 GAL, 4.0-4.5" CAL., 16-18 FT CANOPY HEIGHT, FULL HEAD
CT-5	(*) BALD CYPRESS	TAXODIUM DISTICHUM	SINGLE TRUNK, 65 GAL, 2.5-3.0" CAL., 12-14 FT CANOPY HEIGHT, FULL HEAD
<b>ACCENT TREES</b>			
AT-1	(*) CREPEMYRTLE, TUSCARORA RED	LAGERSTROMIEA INDICA	65 GAL, 3.0-3.5" CAL, 10-12 HIGH, MULTI TRUNK TREES, (4) MAX CLEAR 6 FEET
AT-2	(*) CREPEMYRTLE, TUSCARORA RED	LAGERSTROMIEA INDICA	25 GAL, 1.5-2.0" CAL, 8-10 HIGH, MULTI TRUNK TREES, (4) MAX CLEAR 6 FEET
AT-3	(*) CREPEMYRTLE, NATCHEZ WHITE	LAGERSTROMIEA INDICA	65 GAL, 3.0-3.5" CAL, 10-12 HIGH, MULTI TRUNK TREES, (4) MAX CLEAR 6 FEET
AT-4	(*) CREPEMYRTLE, NATCHEZ WHITE	LAGERSTROMIEA INDICA	25 GAL, 1.5-2.0" CAL, 8-10 HIGH, MULTI TRUNK TREES, (4) MAX CLEAR 6 FEET
<b>SHRUBS, EVERGREEN</b>			
SH-1	DWARF YAUPON HOLLY	ILEX VOMITORIA NANA	3 GAL, 16"-24" HIGH, FULL HEAD, PLANT 1" HIGH AND MULCH
SH-2	INDIAN HAWTHORN, WHITE	RAHPELOPIS INDICA	3 GAL, 16"-24" HIGH, FULL HEAD, PLANT 1" HIGH AND MULCH
SH-3	DWARF BURFORD HOLLY	ILEX CORNUTA, BURFORDII	3 GAL, 16" HIGH, FULL HEAD, PLANT 1" HIGH AND MULCH
SH-4	NELLIE R. STEVENS	YUCCA RECURVIFOLIA	25 GAL, 1.5-2.0" CAL, 5-7 HIGH, FULL HEAD AND LOW TO GROUND
SH-5	KNOCK OUT ROSE, DOUBLE RED	ROSEACEA, KNOCK OUT SPECIES, RED	3 GAL, 16" HIGH, FULL HEAD, PLANT 1" HIGH AND MULCH
<b>VINES</b>			
VN-1	CROSS VINE, ORANGE, PINK	BIGNONIA CAPREOLATA	3 GAL., AS SHOWN, WIRE AT 12" O.C. TO OUT SIDE OF FENCE
<b>PERENNIALS WITH BED PREPARATION</b>			
PR-1	CARPET ROSES, RED	ROSE SPECS, DRIFT ROSE, RED	3 GAL, FULL LOW, DOUBLE FLOWER
PR-2	DAYLILIES, RED ORANGE	HEMEROCLIDUS HYBRID EVERGREEN	3 GAL NO SUBSTITUTIONS.
PR-3	RED ORANGE TRAILING LANTANA	LANTANA MONTEVIDENSIS, RED ORANGE	1 GAL NO SUBSTITUTIONS.
PR-4	PURPLE WINTER CREEPER	EUONYMUS FORTUNEI	1 GAL WITH 3" MULCH.
<b>GRASS</b>			
BG-1	BERMUDA GRASS, LARGE SOD ROLLS	CYNODON DACTYLON.	SOLID SOD, ROLLED SAME DAY AS INSTALLED AND AGAIN UNTIL SMOOTH AND APPROVED BY L.A. HYDRO MULCH, 1 LB PER 1000 SQ FEET, PROVIDE TEMPORARY IRRIGATION FOR 30 DAYS
BG-2	BERMUDA SEED, AS REQUIRED	CYNODON DACTYLON.	

CITY OF ROCKWALL LANDSCAPE ORDINANCE CODE NOTE  
1. LANDSCAPE PLANTING PLAN WITH (\*) NOTING, ADDITIONAL PLANT MATERIALS, BY THE PLANT LIST AND PLANT KEY EXCEED THE MINIMUM CITY OF ROCKWALL LANDSCAPE ORDINANCE AND PD-57 FOR TREES AND REQUIRED PER THE ORDINANCE.  
2. THERE IS ADDITIONAL PLANT MATERIAL WITH (\*) NOTING THE LOCATION ON SITE AROUND THE BUILDINGS AND MONUMENT SIGNS THAT EXCEED THE MINIMUM CITY OF ROCKWALL LANDSCAPE CODE. THESE PLANTS ARE SHOWN FOR INSTALLATION AT THE TIME THE OWNERS DESIRE AND ARE NOT PART OF THE REQUIRED CERTIFICATE OF OCCUPANCY REQUIRED PLANTS. IN LUE OF THESE PLANTS OWNER SHALL INSTALL BERMUDA GRASS SOD IN THESE PLACES.

### CITY OF ROCKWALL - LANDSCAPE STANDARDS

SITE DESIGN CRITERIA	REQUIRED	PROVIDED
TOTAL GROSS AREA OF THE SITE		40,901 SQ. FT.
A. LANDSCAPE BUFFER ADJACENT TO RESIDENTIAL, REQUIRED TO 10 FT. WIDE BUFFER WITH 1 TREE PER 50 FEET	NOT REQUIRED	NOT REQUIRED
B. SCREENING OFF SITE LOADING DOCKS	NONE	NONE
C. ACCEPTABLE LANDSCAPE PLANT MATERIAL MINIMUM 3.5" CALIPER OR GREATER ON ALL REQUIRED TREES	YES	YES
D. PROTECTION OF ALL LANDSCAPE AREAS BY CONCRETE CURBS OR CURB STOPS	YES	YES
E. IRRIGATION REQUIREMENT, ALL REQUIRED NEW LANDSCAPE AREAS TO BE IRRIGATED WITH UNDER GROUND IRRIGATION SYSTEM	YES	YES
F. SCREENING FROM RESIDENTIAL USES, REQUIRED MASONRY WALL 6 FEET HIGH ALTERNATIVE IS PROVIDED WITH 6 FOOT IRON FENCE WITH BRICK COLUMNS	NOT REQUIRED	NOT REQUIRED YES
G. RIGHT OF WAY STREET LANDSCAPE BUFFER, AREA BETWEEN R.O.W AND ROAD WAY SURFACES TO BE SEEDD.	YES	YES
H. STREET LANDSCAPE BUFFER REQUIRED IN 20 FOOT WIDE BUFFER AND 1 LARGE TREE PER 30 FEET JEFF BOYD DRIVE = 188.47' ALLIANCE DRIVE = 191.76'	7 TREES 7 TREES	7 TREES 7 TREES
I. PARKING LOT LANDSCAPING, MINIMUM 5% OF THE PARKING LOT SHALL BE LANDSCAPE AREA. ALL PARKING SPACES SHALL BE WITHIN 60 FEET OF A LARGE TREE, ADDED PARKING LOT TREES	YES	YES
J. SCREENING OF DUMPSTER AND WALLED BEHIND WALL WITH GATES, REQUIRED	YES	YES
K. REQUIRED LANDSCAPE AREA ON SITE. THE REQUIRED AREA FOR THE LOT IS 15% COMMERCIAL USES. SITE IS APPROX SITE AREA = 40,901 SQ. FT.	6,135 SQ FT	21,945 SQ FT. 54%
L. PARKING LOTS SHALL PROVIDE 1 TREE PER 10 PARKING SPACES, 14 PARKING SPACES, TREES ALLOCATED PER AREA.	2 TREES	2 TREES
M. TREE PRESERVATION, NO EXISTING TREES ON SITE		

### PD-57 - LANDSCAPE STANDARDS

SPECIAL DESIGN CRITERIA	REQUIRED	PROVIDED
A. LANDSCAPE BUFFER, REQUIRED MIN. 15 FT. WIDE BUFFER ON JEFF BOYD DR. THE BUFFER SHALL INCLUDE A MINIMUM OF THREE (3) CANOPY TREES AND FOUR (4) ACCENT TREES PER 100 FEET OF FRONTAGE. FRONTAGE 188.47'	6 CANOPY TREES 8 ACCENT TREES	6 CANOPY TREES 8 ACCENT TREES
ADDITIONALLY, A LIVING SCREEN CONSISTING OF A COMBINATION OF BERMS, SHRUBBERY AND OR SCREENING WALLS SHALL BE INSTALLED ALONG JEFF BOYD DR.	BERMS & SHRUBS	BERMS & SHRUBS
B. DUMPSTER SHALL BE SCREENED WITH MATERIALS CONSISTENT WITH THE PRIMARY STRUCTURES AND NOT FACE A PUBLIC STREET.	YES	NO DUMPSTER ON SITE TRASH AREA SCREENED

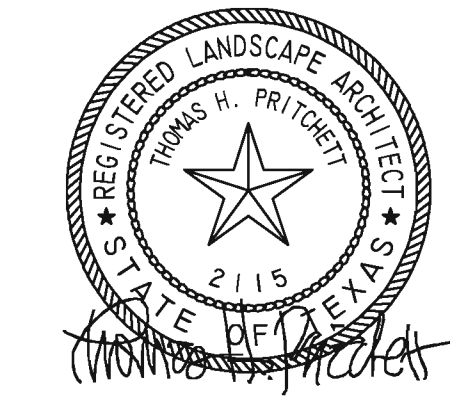
### CITY OF ROCKWALL MAINTENANCE NOTE;

THE OWNER SHALL BE RESPONSIBLE FOR THE CONTINUED MAINTENANCE IN PERPETUITY OF ALL LANDSCAPING AND IRRIGATION. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, KEEPING BEDS MULCHED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES OR AS RECOMMENDED BY THE LANDSCAPE ADMINISTER AND OTHER ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THE LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. ALL IRRIGATION HEADS OR LINES WHICH ARE BROKEN AND FLOW WATER SHALL BE REPLACED/REPAIRED IMMEDIATELY TO PREVENT WASTE OF WATER.

Land Owner: MED-TECH COMPANIES  
P.O. Box 2497  
Rockwall, Texas 75087  
(469) 402-1410

Tenant: GROOM SENIOR LIVING, INC.  
100 Allentown Parkway, Suite 214  
Allen, Texas 75002  
(214) 383-9077

Engineer: F.C. CUNY CORP.  
#2 Horizon Court  
Heath, Texas 75032  
(469) 402-7700



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY T.H. PRITCHETT, R.L.A. NO. 2115 ON 11/28/2013

**T. H. Pritchett / Associates**  
LANDSCAPE ARCHITECTS SITE PLANNERS LICENSED IRRIGATOR  
1218 CAMINO LAGO, IRVING, TEXAS 75039 214-697-2900 tom@tandhdesignplan.com

**LANDSCAPE PLANTING PLAN**  
**GROOM SENIOR LIVING CENTER**  
**0.94 ACRES, JEFF BOYD DRIVE**  
**CITY OF ROCKWALL**  
**ROCKWALL COUNTY, TEXAS**

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
THP	THP	NOV 28 2012	1"=20'			LA-1

SP-2013-028

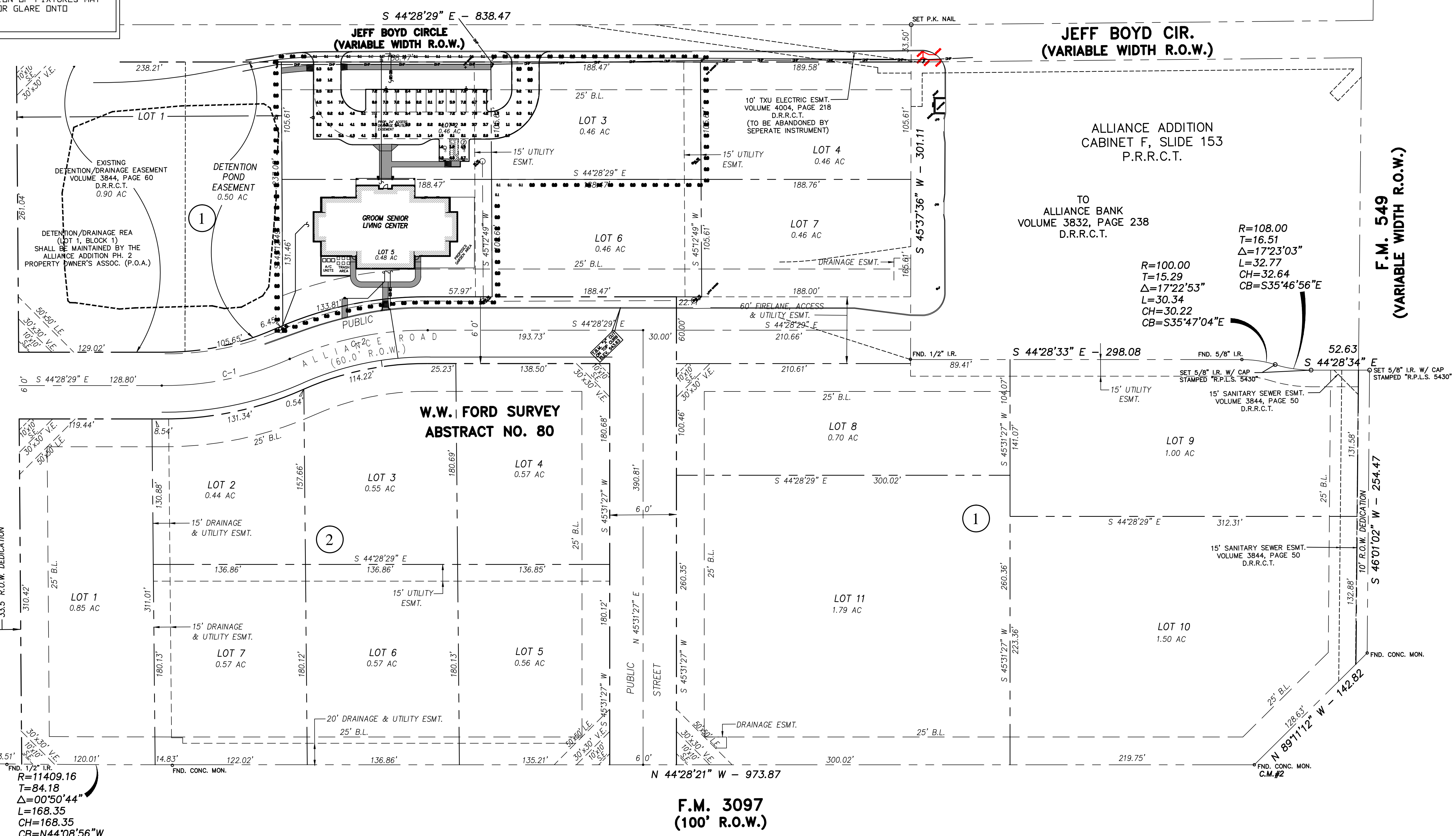
LANDSCAPE PLANTING PLAN

GROOM SENIOR LIVING CENTER



NOTES:

1. THE FOOTCANDLE LEVELS AS SHOWN ARE BASED ON THE FOLLOWING CRITERIA. ANY SUBSTITUTIONS IN SPECIFIED FIXTURES OR CHANGES TO LAYOUT WILL AFFECT LIGHTING LEVELS SHOWN AND WILL NOT BE THE RESPONSIBILITY OF SECURITY LIGHTING.
2. THE CONTRIBUTION OF THE SOFFIT / BUILDING LIGHTING IS NOT REFLECTED ON THE DRAWING UNLESS SOFFIT / BUILDING LIGHTING IS SPECIFIED IN THE FIXTURE SCHEDULE BELOW.
3. DISTANCE BETWEEN READINGS 10'
4. FINAL ADJUSTMENTS TO AIMING ANGLE/DIRECTION OF FIXTURES MAY BE REQUIRED TO ELIMINATE LIGHT TRESPASS OR GLARE ONTO ADJOINING PROPERTIES OR ROADWAYS.



TO MARGARET ANNE WALLACE MORTON  
VOLUME 157, PAGE 13  
D.R.R.C.T.  
WALLACE ROAD  
(VARIABLE WIDTH R.O.W.)

TO MARY JEAN WALLACE ACKERT  
VOLUME 182, PAGE 9  
D.R.R.C.T.  
N 45°06'11" E - 664.57  
33.5' R.O.W. DEDICATION

P.O.B.  
FND. PK NAIL C.M.#1  
R=11409.16  
T=84.18  
Δ=00°50'44"  
L=168.35  
CH=168.35  
CB=N44°08'56"W

JEFF BOYD CIR.  
(VARIABLE WIDTH R.O.W.)

ALLIANCE ADDITION  
CABINET F, SLIDE 153  
P.R.R.C.T.

TO ALLIANCE BANK  
VOLUME 3832, PAGE 238  
D.R.R.C.T.

R=108.00  
T=16.51  
Δ=17°23'03"  
L=32.77  
CH=32.64  
CB=S35°46'56"E

R=100.00  
T=15.29  
Δ=17°22'53"  
L=30.34  
CH=30.22  
CB=S35°47'04"E

F.M. 549  
(VARIABLE WIDTH R.O.W.)

W.W. FORD SURVEY  
ABSTRACT NO. 80

F.M. 3097  
(100' R.O.W.)

\*\* - SPECIFY COLOR

NOTE: ALL POLES ARE DRILLED

FIXTURE TYPE:	SYMBOL	FIXTURE QUANTITY	CONFIG	QUANTITY	EPA	MOUNTING HEIGHT	LLF	POLE TYPE:	QUANTITY	WIND LOAD	ALLOWED EPA
RSB/RCS-320PSMH-**-4-MT	☐	3	SGL	3	2.10	20'	0.75	SSP-4118-**(4')	3	90mph	13.8

\* PROJECT WIND LOAD CRITERIA BASED ON:  
ASCE 7-10 WIND SPEEDS (3-SEC PEAK GUST MPH)  
50 YEAR MEAN RECURRENCE INTERVAL

THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.

UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN INCHES

NOTES:

SCALE	1" = 20' 0"	DATE	11/13/13	NEXT ASSEMBLY		REF. DRWGS.	
DRAWN BY	MW						
CHECKED BY							
APPROVED BY							
APPROVED BY				FINISH			
APPROVED BY							
SHIP ORDER				MATERIAL			
PROJECT NO.							

POINT-BY-POINT FOOTCANDLE PLOT FOR  
GROOM SENIOR LIVING CENTER  
ROCKWALL, TX

DRAWING NUMBER  
1PCP28534A

CASE#: SP2013-028

# SQUARE STRAIGHT STEEL POLES

## Specifications

### SSP SERIES

- Square straight steel shaft
- One-piece construction
- 2 3/8" OD tenons, or factory-drilled side mount
- Ground lug standard (3/8" 16 thread)
- Steel base plate
- Two-piece base cover
- Four L-shaped fully galvanized anchor bolts with nuts and washers, metal template
- Finished in weatherproof powder-coat paint
- Gasketed hand hole standard



### ORDERING INFORMATION

Pole Catalog Number <sup>1</sup>	Height	Wind Load Rating <sup>2,5</sup>				Pole Size	Base Square	Anchor Bolt Size <sup>3</sup>	Suggested Bolt Circle	Bolt Circle Range	Bolt Projection	Pole Weight <sup>4</sup> lbs
		90mph EPA	100mph EPA	110mph EPA	120mph EPA							
11 GAUGE												
<b>SSP-4118-XXX-XX</b>	18	13.8	10.6	8.2	6.3	4"	10.25"	3/4"	10.5"	8-11"	4"	147
<b>SSP-4125-XXX-XX</b>	25	6.4	4.3	2.7	1.4	4"	10.25"	3/4"	10.5"	8-11"	4"	190
<b>SSP-5125-XXX-XX</b>	25	8.8	5.9	3.6	1.9	5"	12"	1"	10.5"	10-13.5"	4"	231
7 GAUGE												
<b>SSP-4725-XXX-XX</b>	25	10.9	8.1	6.0	4.4	4"	11"	3/4"	10.5"	8-11"	4"	266
<b>SSP-5722-XXX-XX</b>	22	22.4	17.3	13.5	10.5	5"	12"	1"	10.5"	10-13.5"	4"	263
<b>SSP-5728-XXX-XX</b>	28	13.7	9.9	7.1	4.9	5"	12"	1"	10.5"	10-13.5"	4"	340
<b>SSP-5730-XXX-XX</b>	30	11.5	8.0	5.4	3.4	5"	12"	1"	10.5"	10-13.5"	4"	398

<sup>1</sup> Catalog Number, as listed, does not include tenons or machining for side mounting. Fixture mounting must be specified by substituting for all Xs in Catalog Number. Refer to Catalog Logic for top type and for mounting arrangements.

<sup>2</sup> Maximum allowable luminaire and bracketing weight is determined by multiplying the EPA values above by 30 pounds.

<sup>3</sup> Factory supplied template must be used when setting anchor bolts. Security Lighting will deny any claim for incorrect anchorage placement resulting from failure to use factory supplied template.

<sup>4</sup> Anchor bolt weights not included.

<sup>5</sup> Allowable EPA loading based on AASHTO 2009 (LTS5) specification; Group II Loading, 50 year recurrence internal calculations are based on 3-second-gust wind speed data.

### CATALOG LOGIC

#### SAMPLE CATALOG NUMBER



SERIES	
<b>SSP</b>	Square Straight Steel

SHAFT SIZE SQUARE / GAUGE	
<b>41</b>	4.0", 11 ga.
<b>47</b>	4.0", 7 ga.
<b>51</b>	5.0", 11 ga.
<b>57</b>	5.0", 7 ga.

NOMINAL POLE HEIGHT (in feet)	
See ordering information above <sup>1</sup>	

- NOTES:
- Aluminum poles available, consult factory.
  - All factory stocked poles are shipped as tenon tops unless drill mounting holes are specified.
  - Consult factory for available pole options (receptacle, mid-pole brackets, and banner mounting arm)



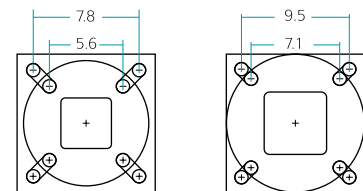
TOP TYPE	
<b>1</b>	2 3/8" OD Tenon <sup>2</sup>
<b>5</b>	Removable Tenon <sup>2</sup>
<b>6</b>	Side mount

MOUNTING ARRANGEMENT	
<b>A</b>	One Fixture
<b>B</b>	Two Fixtures at 90°
<b>C</b>	Two Fixtures at 180°
<b>D</b>	Three Fixtures at 90°
<b>F</b>	Four Fixtures at 90°
<b>P</b>	Tenons only

FIXTURE TYPE	
<b>0</b>	None, tenon only
<b>2</b>	ASB-F, RSB-RCS/RCL, WL, MXC, SL, CR1, CM, CM2

OPTION	
<b>BLANK</b>	Standard
<b>GL</b>	Hot Dip Galvanized

#### BOLT TEMPLATE



4" Square Pole

5" Square Pole

FINISH	
<b>DB</b>	Dark Bronze
<b>BK</b>	Black
<b>WH</b>	White
<b>PS</b>	Platinum Silver
<b>00</b>	Natural Galvanized Finish

- <sup>1</sup> Consult factory for other available pole heights.  
<sup>2</sup> Only for use with optional tenon top mounting brackets or ASB mounting brackets.

### ACCESSORY: TENON TOP MOUNTING BRACKET

Catalog Number	Description
<b>TTF-10</b>	Single
<b>TTF-29</b>	Twin 90°
<b>TTF-28</b>	Twin 180°
<b>TTF-39</b>	Triple 90°
<b>TTF-30</b>	Triple 120°
<b>TTF-49</b>	Quad 90°

A HUBBELL LIGHTING, INC. COMPANY

Performance Designed Lighting Products

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www.securitylighting.com

Rev. 1/12

# RSB-RCS/L SERIES

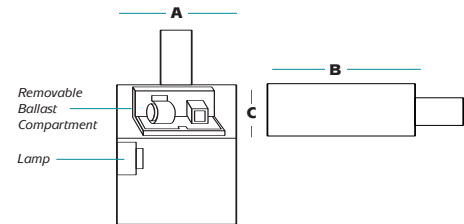


The RSB-RCS/L Series rectangular shoebox is offered in a variety of lighting distributions with sharp cutoff to meet the challenging demands of today's site lighting projects.



## Fixture Specifications

- One-piece formed aluminum housing
- Hydroformed aluminum reflector
- Die cast zinc latches permit tool-free entry
- High power factor ballast with -20 °F starting
- Consult factory for glare shield options
- Lamp and arm included
- Flat tempered glass lens
- Luminaire finished in weatherproof powder-coat paint
- Available with photocell and polycarbonate shield
- Rotatable optics (RCL only)
- UL listed for wet locations



### ORDERING INFORMATION

#### SAMPLE CATALOG NUMBER

**RSB-RCX**   **XXXXXXXX**   **XX**   **X**   **XX**

Series                      Wattage/Source                      Finish                      Distribution                      Voltage

#### SERIES

**RSB-RCS**   RSB Series - Small  
**RSB-RCL**   RSB Series - Large

#### WATTAGE/SOURCE<sup>1</sup>

**100PMH**   100 watt pulse start metal halide (RCS)  
**175PMH**   175 watt pulse start metal halide (RCS)  
**250PMH**   250 watt pulse start metal halide (RCS)  
**320PMH**   320 watt pulse start metal halide (RCS/L)  
**1000MH**   1000 watt metal halide (RCL)  
**100HPS**   100 watt high pressure sodium (RCS)  
**150HPS**   150 watt high pressure sodium (RCS)  
**250HPS**   250 watt high pressure sodium (RCS)  
**400HPS**   400 watt high pressure sodium (RCS/L)  
**1000HPS**   1000 watt high pressure sodium (RCL)

#### FINISH<sup>2</sup>

**DB**   Dark Bronze  
**BK**   Black  
**WH**   White  
**PS**   Platinum Silver

#### DISTRIBUTION

**3**   Type III  
**4**   Type IV  
**5**   Type V (square)

#### VOLTAGE

**MT**   Multi-tap ballast (120, 208, 240, 277)  
**48**   480 volt

<sup>1</sup> Consult factory for other wattages and Pulse Start availability.  
<sup>2</sup> Consult factory for other finishes.

A	B	C	EPA	WEIGHT
<b>RSB-RCS</b>				
16.25"	23.5"	8.5"	2.1 ft <sup>2</sup>	42 lbs.
<b>RSB-RCL</b>				
22.25"	30"	10.5"	3.0 ft <sup>2</sup>	70 lbs.



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