



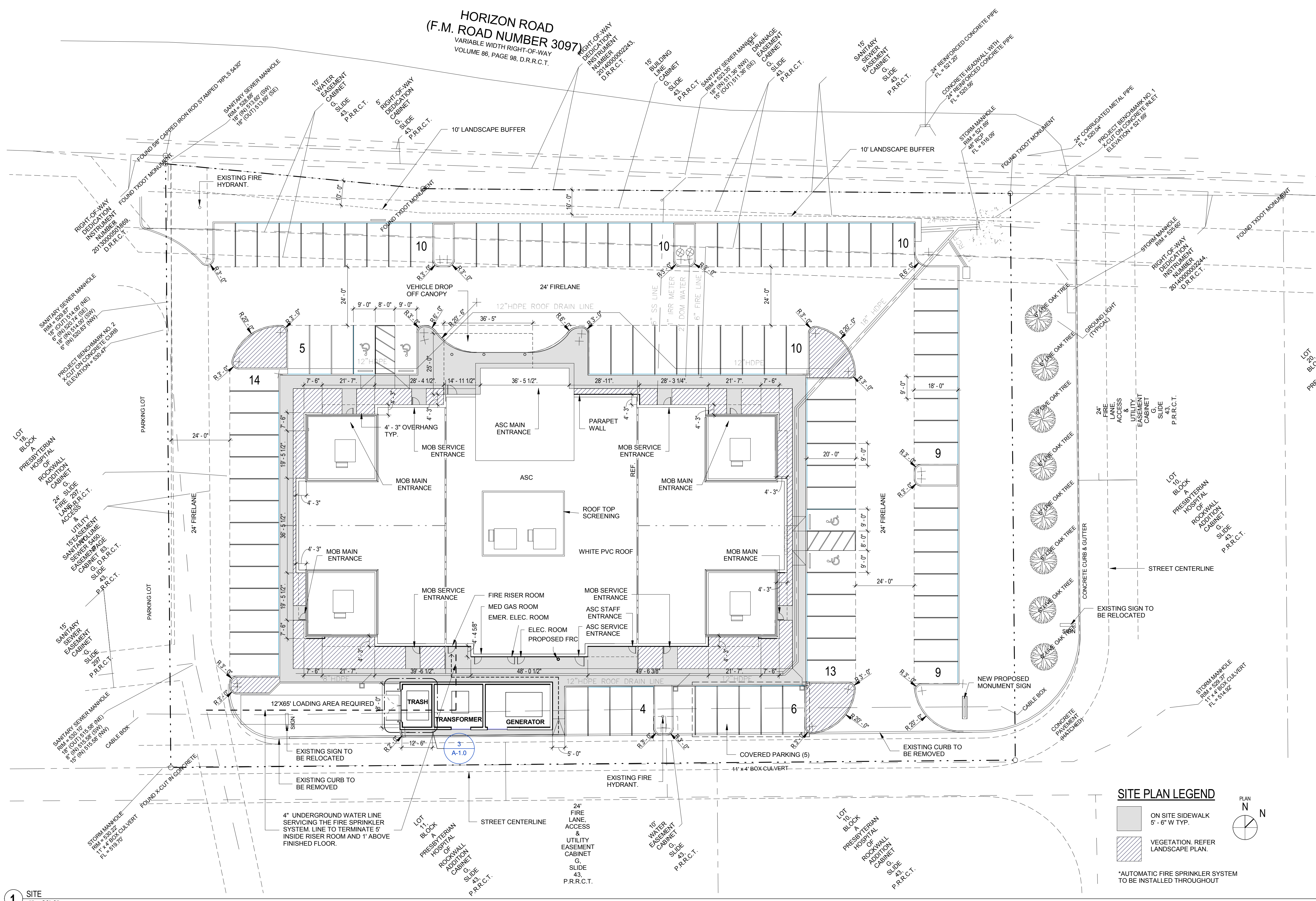
ISSUES

REVISIONS

Rockwall Medical Plaza

FM3097 (HORIZON RD) LOT 3
ROCKWALL, TX 75032

Spine Team Texas, PA

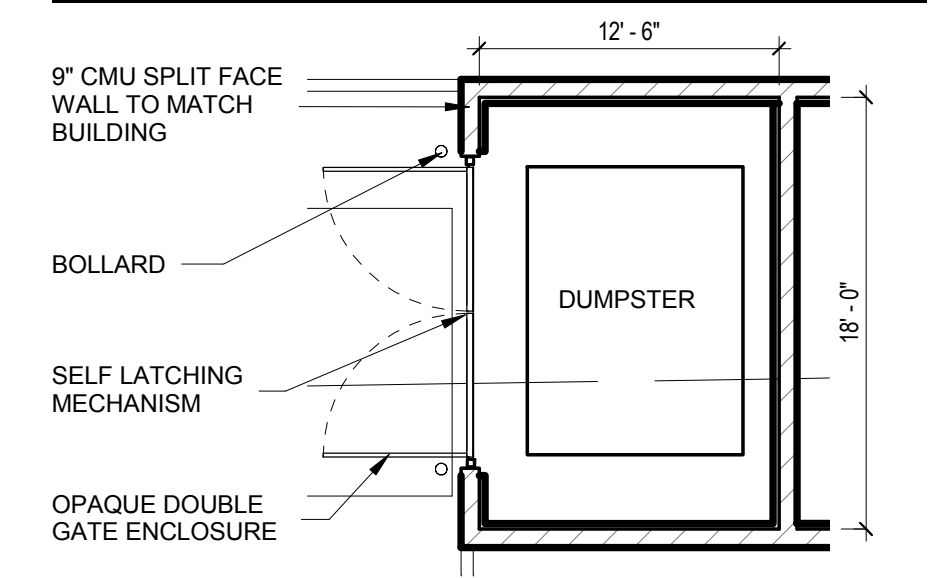


SITE PLAN LEGEND

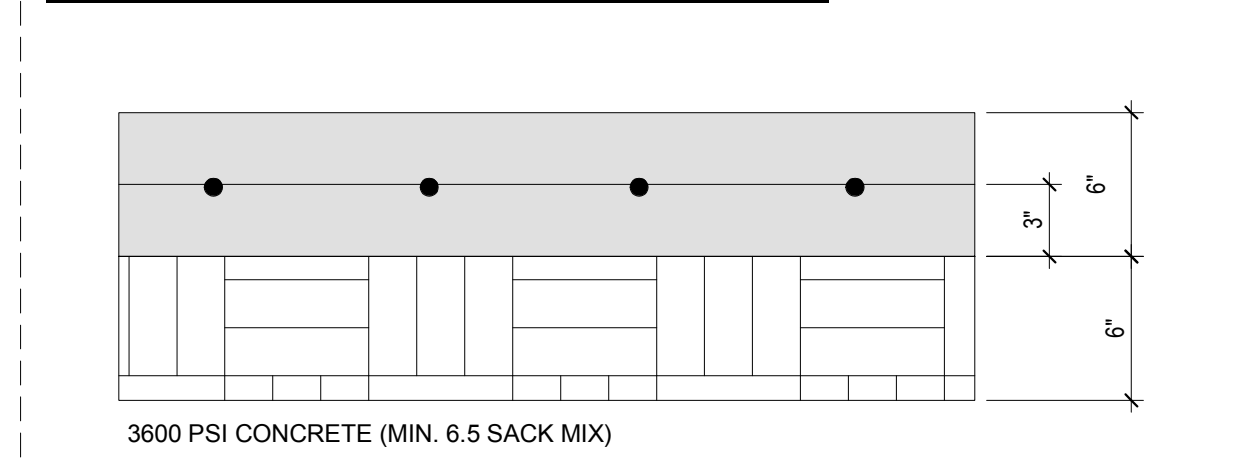
- ON SITE SIDEWALK 5'-6" W TYP.
 - VEGETATION - REFER LANDSCAPE PLAN.
- *AUTOMATIC FIRE SPRINKLER SYSTEM TO BE INSTALLED THROUGHOUT

1 SITE
1" = 20'-0"

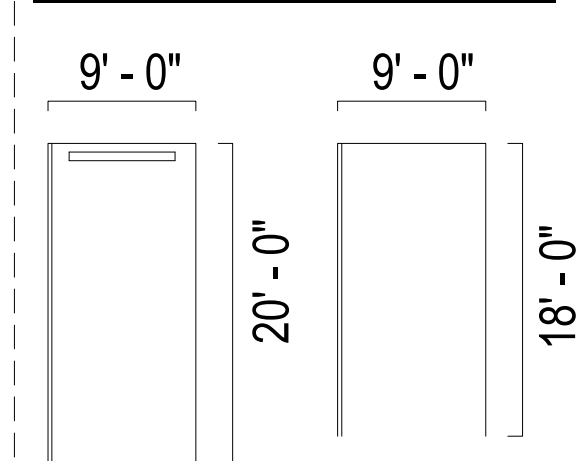
ENLARGED DUMPSTER ENCLOSURE DETAIL



6" FIRE LANE PAVEMENT SECTION TYP.



TYPICAL PARKING STALLS



PARKING TABLE

- PARKING RATIO: 1 SPACE/200 SQ. FT.
- REQUIRED PARKING: 20000 GSF/200 = 100 SPACES
- REQUIRED HANDICAP: (PER ARTICLE III, SECTION 5.4, FIGURE 4): 4 SPACES(INCLUDING 1 VAN)
- PROVIDED PARKING: 100 SPACES (INCLUDING 4 H.C.)

GENERAL SITE INFORMATION

- TOTAL LOT/SITE AREA: 82,359 SQ.FT./1.8907 ACRES
- PERIMETER DIMENSIONS OF SITE: 1175'
- BUILDING SQUARE FOOTAGE: 20,000 SQ.FT.
- PERIMETER DIMENSIONS OF ALL BUILDINGS: 797' - 10"
- DISTANCE BETWEEN BUILDING & PROPERTY LINES:
NORTH: 75' - 0"; EAST: 95' - 5"; SOUTH: 43' - 6"; WEST: 51' - 6"
- BUILDING SETBACKS (PER PD-9):
FRONT: 20' - 0"; SIDE: 15' - 0"; REAR: 20' - 0"
LANDSCAPE BUFFER SETBACK: 10' - 0"

CASE #: SP2014-010

A-1.0

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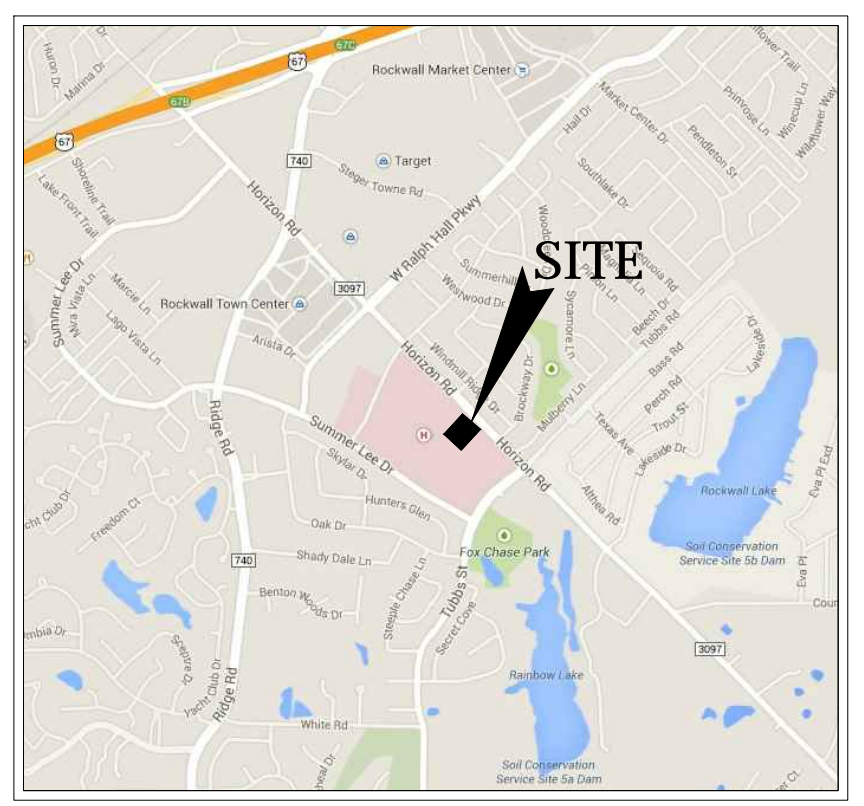
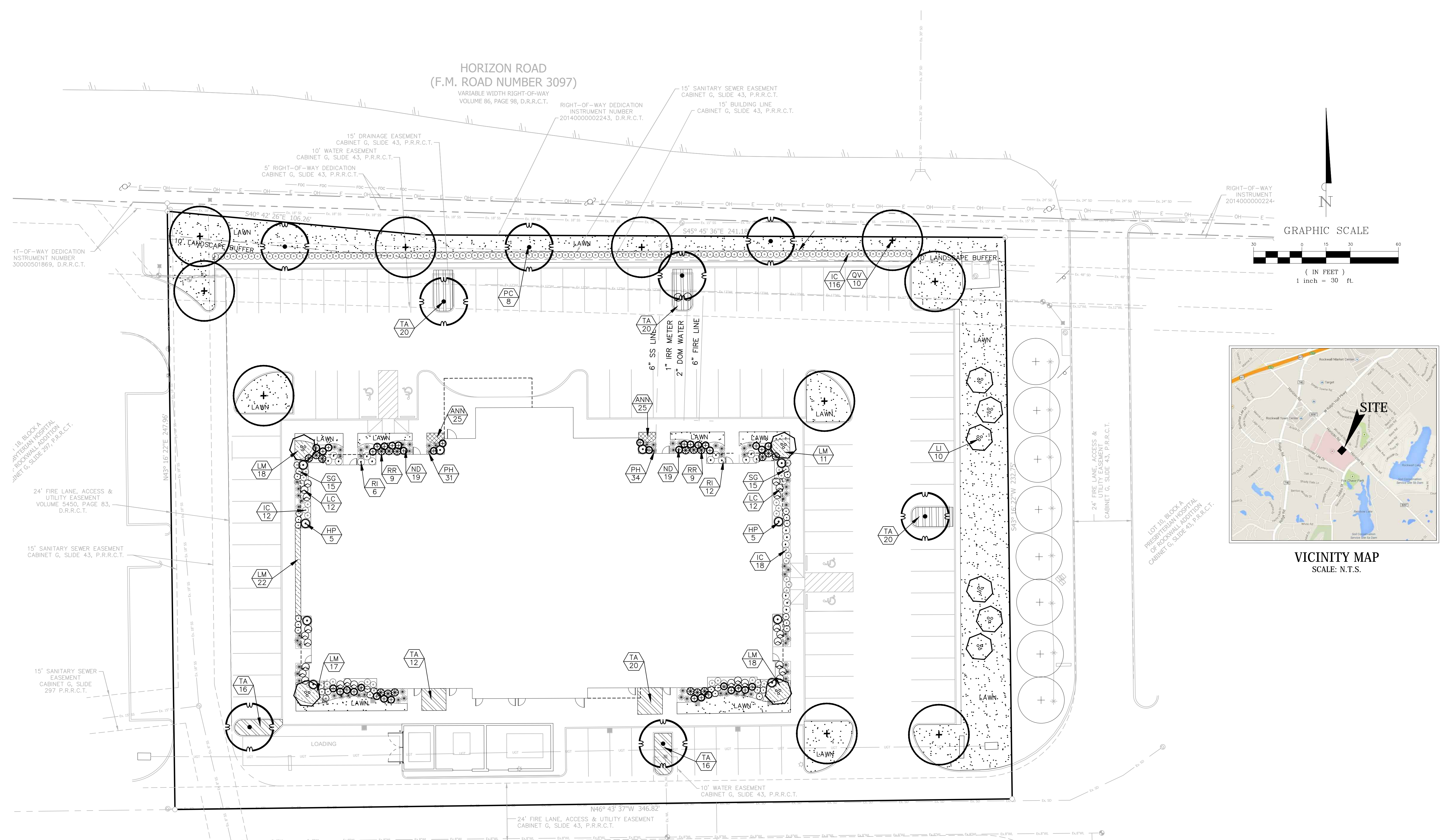
7/30/2014 11:50:24 AM A-1.0 SITE PLAN

SITE PLAN

JOB 14146.0100
DATE 07/30/2014
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7/21/2014 8:59:47 AM L-1.0 LANDSCAPE/TREESCAPE PLAN



VICINITY MAP
SCALE: N.T.S.

LANDSCAPE TABULATIONS:

TOTAL LOT AREA:	82,230.82 SF (1.89 AC)
LANDSCAPE AREA REQUIRED: 15% OF SITE AREA	12,334.6 SF (0.28 AC)
LANDSCAPE AREA PROVIDED:	14,717 SF (0.32 AC) 18%
IMPERVIOUS PAVEMENT AREAS:	47,090.55 SF
BUILDING AREA:	19,698.20 SF
LANDSCAPE TREES REQUIRED:	
STREET TREES - 1 TREE / 50 LF - 347 lf	7 TREES
PARKING LOT TREES - 1 TREE / 10 SPACES (100 S)	10 TREES
TOTAL TREES:	17 TREES
LANDSCAPE TREES PROVIDED:	
18 SHADE TREES	
10 ORNAMENTAL TREES	
TOTAL TREES:	28 TREES

NOTES:
 1. AN AUTOMATIC SPRINKLER SYSTEM WILL BE INSTALLED PER DEVELOPER, CITY, STATE, AND UDC REQUIREMENTS
 2. THERE ARE NO EXISTING TREES ON THIS SITE. ALL EXISTING TREES ARE ON ADJACENT PROPERTY.

LEGEND:



OWNER:
 SPINE TEAM TEXAS, PA
 MARK HOOD
 1460 MAIN STREET, STE. 202
 SOUTHLAKE, TX 76092
 817-442-930

CASE NUMBER: SP2014-010

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 FOR REVIEW ONLY
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 Architect: JEFFREY W. LINDER
 L.A. No. 2033 Date 07/21/2014

LANDSCAPE/TREESCAPE PLAN

JOB 14146.0100
DATE 07/21/2014
SHEET

L-1.0

Rockwall Medical Plaza

FM3097 (HORIZON RD) LOT 3
 ROCKWALL, TX 75032
 Spine Team Texas, PA

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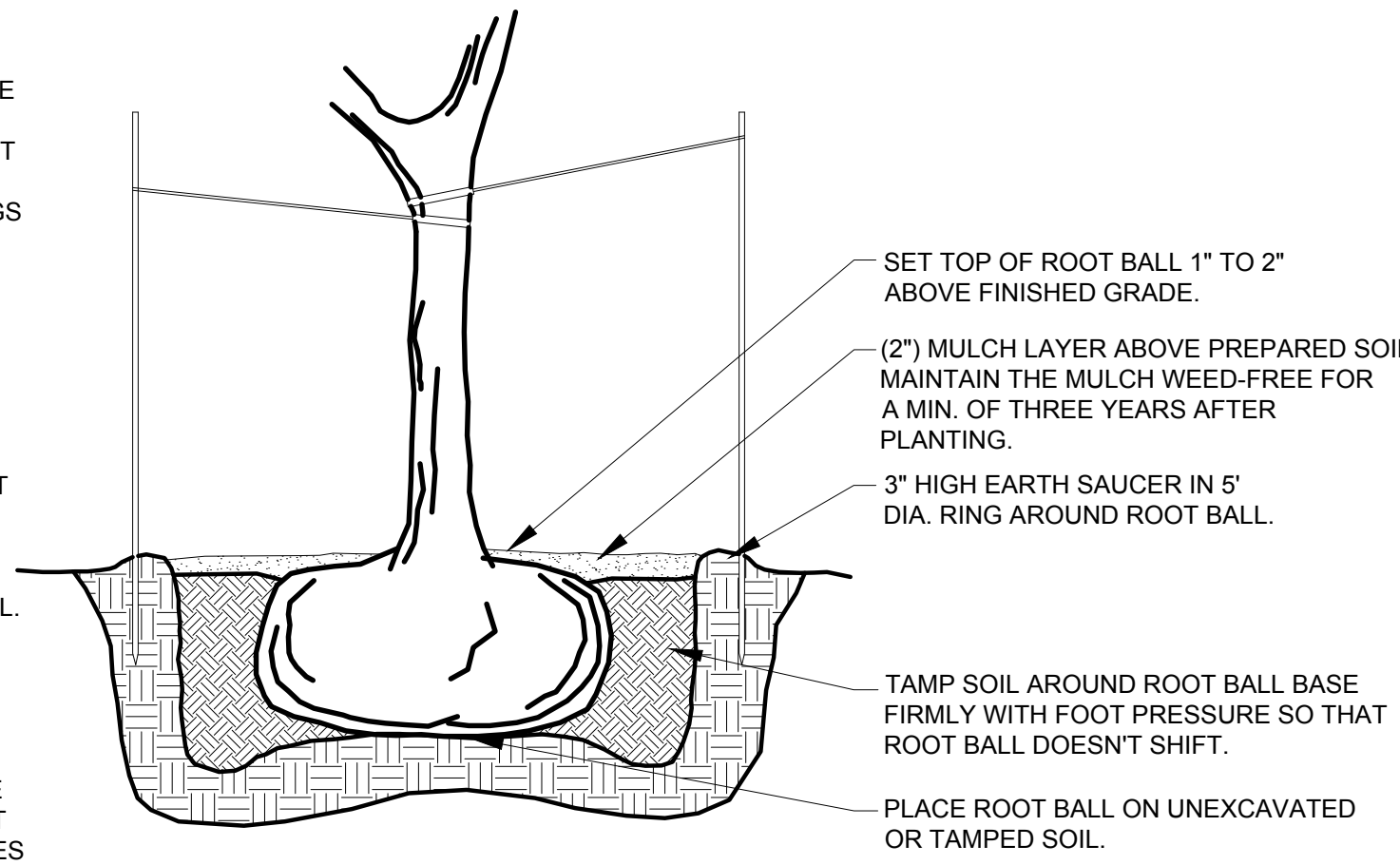
7/21/2014 9:01:44 AM L-1.1 LANDSCAPE NOTES

GENERAL NOTES:

1. Locate all utilities prior to digging. Contractor shall be responsible for all damage incurred by his/her work.
2. Contractor shall advise the Owner of Landscape Architect of any condition found on site which prohibits installation as shown on these plans.
3. If a discrepancy between drawings and plant schedule is found, the drawings shall take precedent over the plant schedule.
4. Plant material shall comply with all sizing and grading standards of the latest edition of 'American Standard for Nursery Stock.'
5. Contractor shall stake out tree locations and bed configuration for approval by Owner prior to installation.
6. Substitutions shall not be made without prior written authorization from the Owner or Landscape Architect.
7. All disturbed areas not indicated as planting beds shall be sodded or seeded by Contractor to provide an established turf area.
8. Contractor shall remove reasonable amount of stones, dead roots, detritus and other undesirable material from existing soil.
9. If rocks are encountered, remove to a depth of 3" and add 3" of friable fertile topsoil to all sodded areas. Contractor to ensure that site is graded according to the Engineer's grading plan.
10. Lawn areas shall have 3" minimum friable topsoil and be treated with fertilizer applied at a rate of 20 pounds per 1,000 square feet.
11. Soil preparation for planting beds shall be as follows:
 - 3" of organic compost
 - 20 pounds of organic fertilizer / 1,000 sf of bed area
 - Till bed to a depth of 6" to 8"
 - Check soil acidity. Soil acidity should range from 5.0 to 7.0 pH. Regulate if necessary.
12. All plant beds shall be top dressed with a minimum 2" of shredded wood mulch.
13. Provide steel edge between all plant beds and lawn areas unless indicated differently on plans.
14. Tree planting pits shall be cleared of undesirable material and backfilled with prepared top soil. Place 1" of compost and 3" of shredded hardwood mulch on top of root ball.
15. The Contractor will be held liable for any damage caused to trees due to improper staking methods, including absence of staking throughout the warranty period.
16. Trees shall be planted at least 2.5 feet from any right-of-way line, curb, walk or fire hydrant, and outside all utility easements.
17. Trees shall be planted at least 8 feet from any public utility line where possible. In the event this is not possible, Contractor shall install a root barrier, per the detail(s) noted on this sheet.
18. Trees overhanging walks and parking areas shall have a clear trunk height of 7 feet from finish surface grade.
19. Contractor shall warranty plant material to remain alive and healthy for a period of one year after the final acceptance. All plant material shall be maintained in a healthy condition in accordance with the season. Dead, damaged or destroyed plant material shall be replaced in kind within thirty days. Warranty shall not include damage for loss of plant material due to natural causes, acts of vandalism or negligence on the part of the owner.
20. Landscape areas shall be kept free of trash, litter and weeds.
21. An automatic irrigation system shall be provided to maintain all landscape areas. Overspray on streets is prohibited.

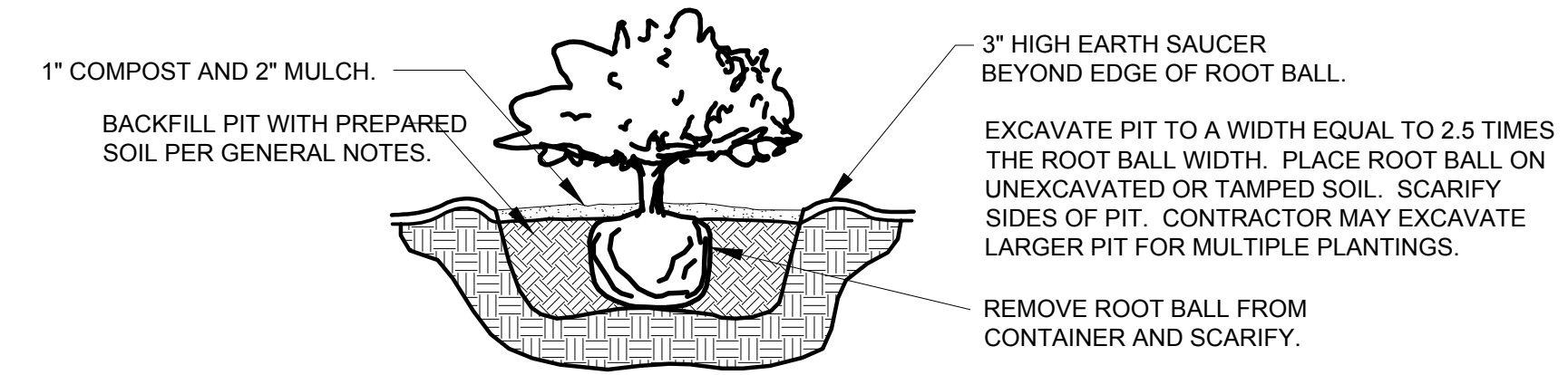
NOTES:

1. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
2. EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
3. REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM TOP HALF OF ROOT BALL.
4. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN 8" INTO PLANTING HOLE.



A TREE PLANTING DETAIL

NOT TO SCALE

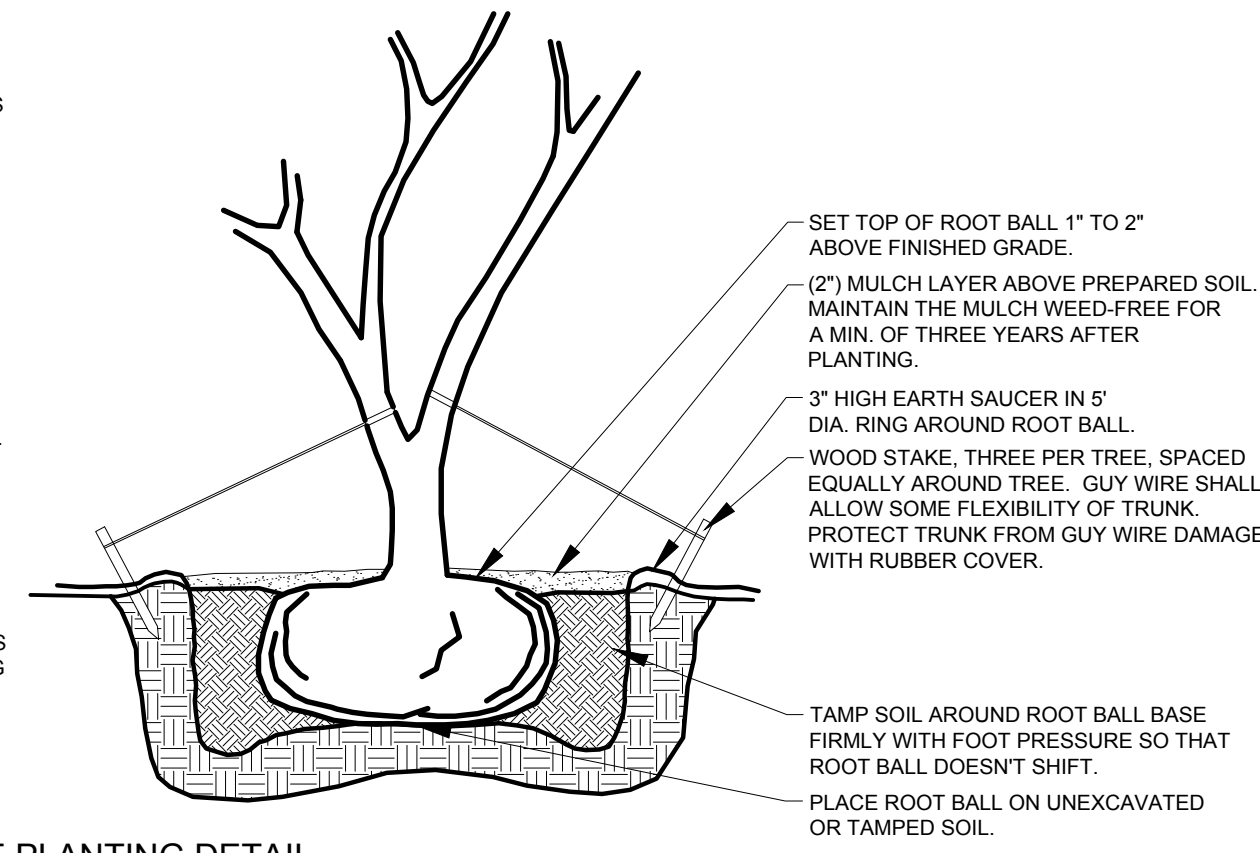


B SHRUB PLANTING DETAIL

NOT TO SCALE

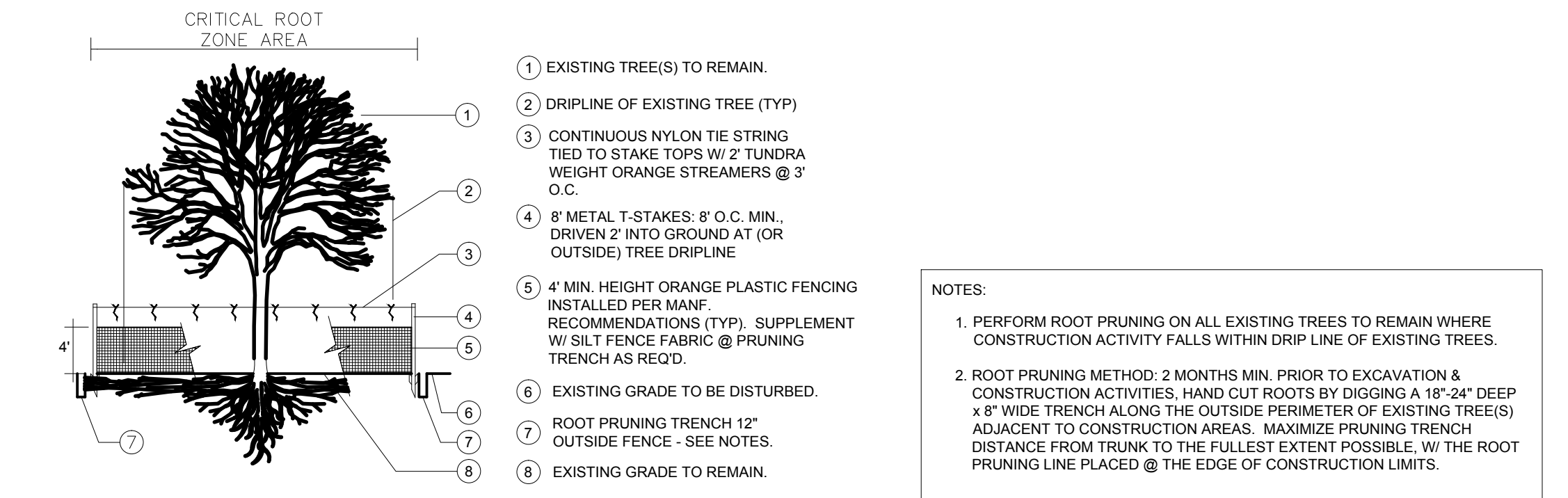
NOTES:

1. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
2. EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
3. REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM TOP HALF OF ROOT BALL.
4. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN 8" INTO PLANTING HOLE.



C MULTI-TRUNK TREE PLANTING DETAIL

NOT TO SCALE



D TREE PROTECTION DETAIL

NOT TO SCALE

- NOTES:**
1. PERFORM ROOT PRUNING ON ALL EXISTING TREES TO REMAIN WHERE CONSTRUCTION ACTIVITY FALLS WITHIN DRIP LINE OF EXISTING TREES.
 2. ROOT PRUNING METHOD: 2 MONTHS MIN. PRIOR TO EXCAVATION & CONSTRUCTION ACTIVITIES. HAND CUT ROOTS BY DIGGING A 18"-24" DEEP x 8" WIDE TRENCH ALONG THE OUTSIDE PERIMETER OF EXISTING TREE(S) ADJACENT TO CONSTRUCTION AREAS. MAXIMIZE PRUNING TRENCH DISTANCE FROM TRUNK TO THE FULLEST EXTENT POSSIBLE, W/ THE ROOT PRUNING LINE PLACED @ THE EDGE OF CONSTRUCTION LIMITS.

PLANT LIST AND SPECIFICATIONS:

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATION
TREES				
QV	10	Quercus virginiana	Live Oak	3" cal., 10'-12' height, Full, Matching
PC	8	Pistachia chinensis	Chinese Pistache	3" cal., 10'-12' height, Full, Matching
LI	10	Lagerstroemia indica	Crape Myrtle 'Natchez'	6'-8' ht., 3" cal., 3 canes, min., Full, Matched
SHRUBS				
IC	146	Ilex cornuta 'Burfordii'	Burford Holly	5 gal., 24" ht., 30" O.C., triangular spacing
ND	38	Nandina domestica 'Firepower'	Nandina 'Firepower'	3 gal., 24" ht., 30" O.C., triangular spacing
HP	10	Hesperaloe parviflora	Red Yucca	3 gal., 24" ht., 30" O.C., triangular spacing
RI	18	Raphiolepis indica	Indian Hawthorn 'Clara'	3 gal., 24" ht., 30" O.C., triangular spacing
RR	18	Rose 'Radrazz' P#11836	Knockout Rose 'Red'	3 gal., 24" ht., 30" O.C., triangular spacing
LC	24	Loropetalum chinensis 'Purple Diamond'	Loropetalum	3 gal., 24" ht., 30" O.C., triangular spacing
SG	30	Salvia greggii	Salvia 'Purple'	1 gal., 18"-24" ht., 30" O.C., triangular spacing
PH	65	Pennisetum alopecuroides 'Hameln'	Hameln Grass	1 gal., 18"-24" ht., 30" O.C., triangular spacing
GROUND COVER				
ANN	50		Seasonal Annuals	4" pots, 8" O.C., triangular spacing
LM	86	Liriope muscari 'Evergreen Giant'	Giant Liriope	1 gal., 18" O.C., triangular spacing
TA	104	Trachelospermum asiaticum	Asian Jasmine	1 gal., 24" O.C., triangular spacing
LAWN	Per Plan	Cynodon transvaalensis x C. dactylon	Tifway 419	Sod
STEEL EDGING			Steel Edge	4" steel edging to brued 3" deep. Contractor to install steel stakes at the end of each section of edging.



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Architect: JEFFREY W. LINDER
L.A. No. 2033 Date 07/21/2014

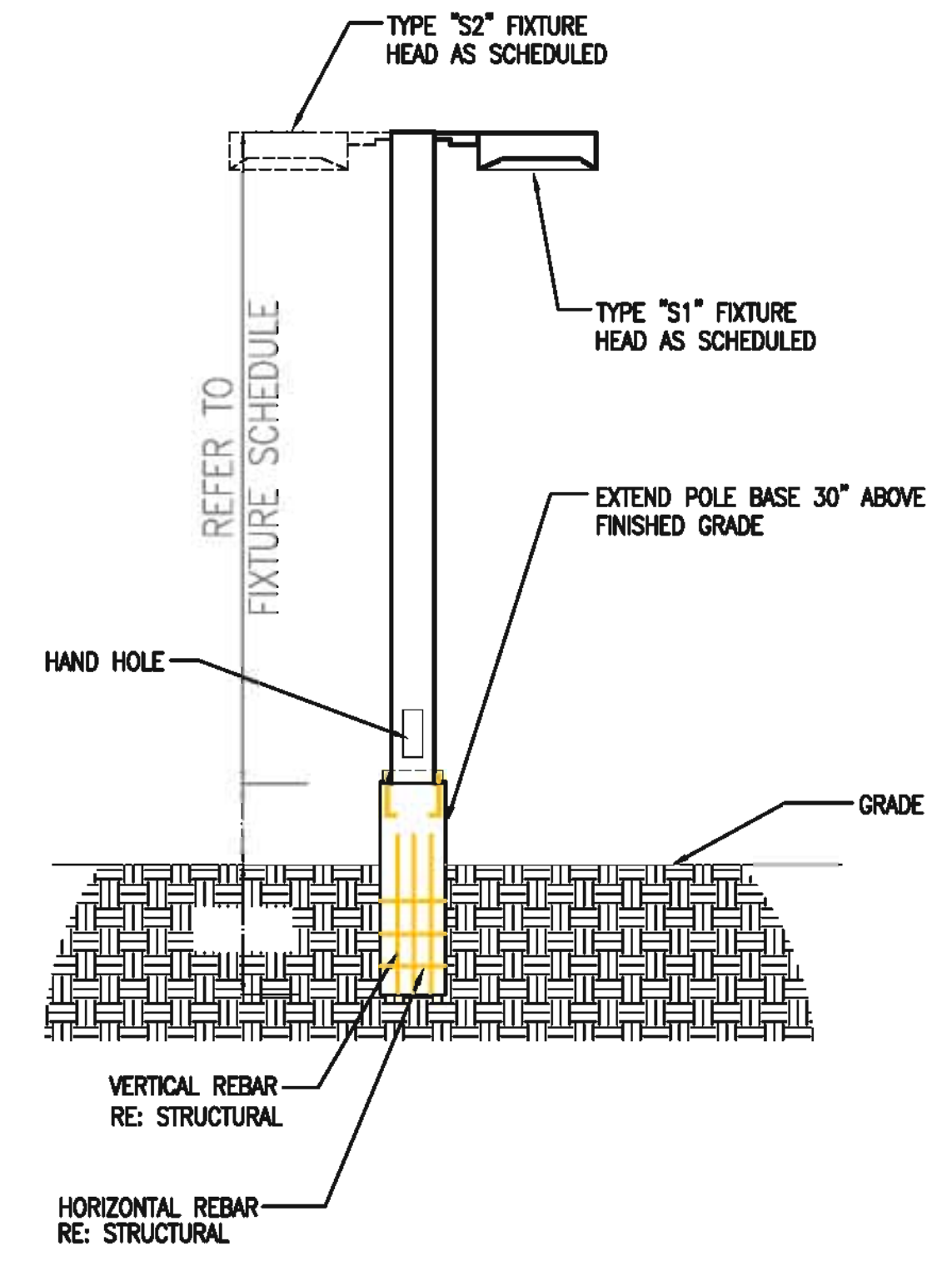
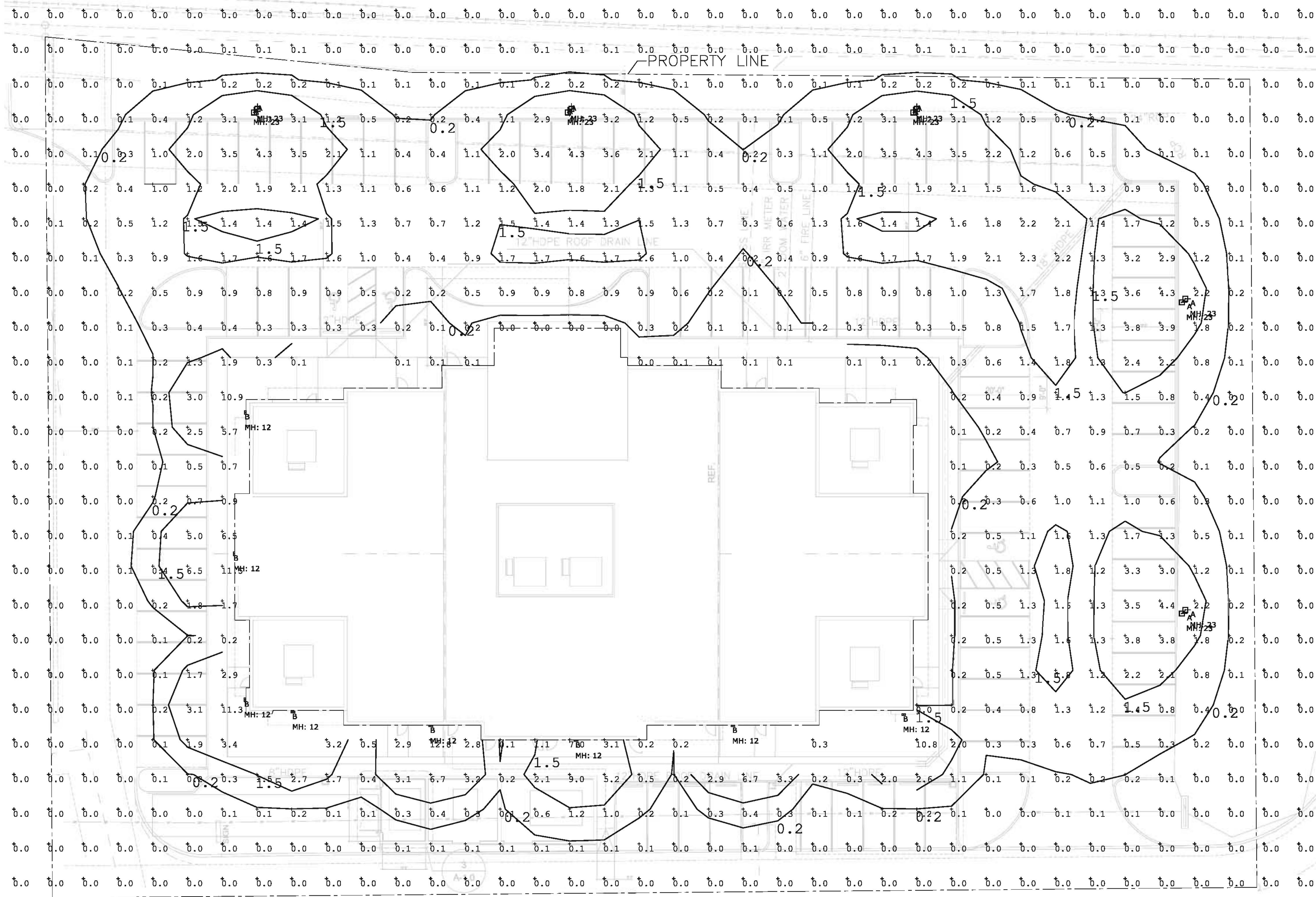
LANDSCAPE NOTES

JOB 14146.0100
DATE 07/21/2014
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CASE NUMBER: SP2014-010

OWNER:
SPINE TEAM TEXAS, PA
MARK HOOD
1460 MAIN STREET, STE. 202
SOUTHLAKE, TX 76092
817-442-930



StatArea
 Illuminance (Fc)
 Average = 1.34
 Maximum = 12.8
 Minimum = 0.0
 Avg/Min Ratio = 0.00
 Max/Min Ratio = 0.00

01 PHOTOMETRIC SITE PLAN
 SCALE: 1/16" = 1'

SITE LIGHT FIXTURE SCHEDULE									
FIXTURE QUANTITY	FIXTURE TYPE	FIXTURE DESCRIPTION / MODEL NUMBER	# BATT. PACK	VOLTAGE	BALLAST TYPE	LAMP		MOUNTING	REMARKS
						NO.	TYPE		
5	"A"	PHILIPS # G18-1-4XL-BLC-400PSMH w/ SSP25-4.0-7-BRZ-DM3-DC (POLE)	-	480V	ELECTRONIC	1	400W MH	23'	EXTERIOR SITE LIGHT FIXTURE, SINGLE HEAD MOUNTED AT 23' MOUNTED ON A 20.5' SQUARE TAPERED STEEL POLE AND 30" CONCRETE BASE. PROVIDE DISTRIBUTION AS SHOWN ON MODEL NUMBER.
8	"B"	PHILIPS # 101-FT-277-BRP-150PSMH	-	277V	ELECTRONIC	1	400W MH	12'	EXTERIOR WALL PACK FIXTURE MOUNTED 12'-0" ABOVE GROUND. LIGHT DISTRIBUTION PER MODEL NUMBER.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
GRADE_Planar	Illuminance	Fc	0.65	12.8	0.0	N.A.	N.A.
StatArea	Illuminance	Fc	1.34	12.8	0.0	N.A.	N.A.



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PHOTOMETRIC PLAN

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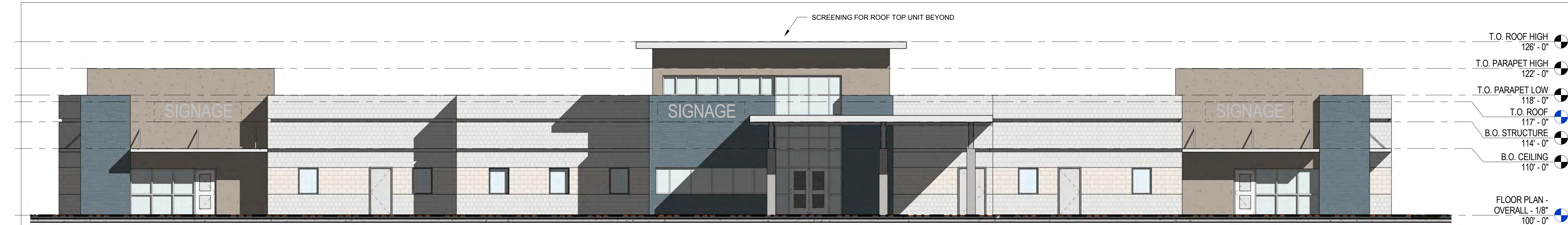
Spine Team Texas, PA

BUILDING ELEVATIONS

JOB 14146.0100
DATE 07/21/2014
SHEET

A-4.0

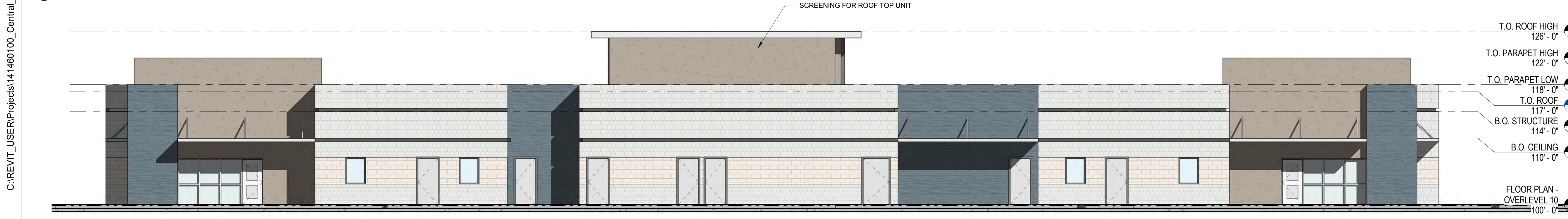
CASE #: SP2014-010



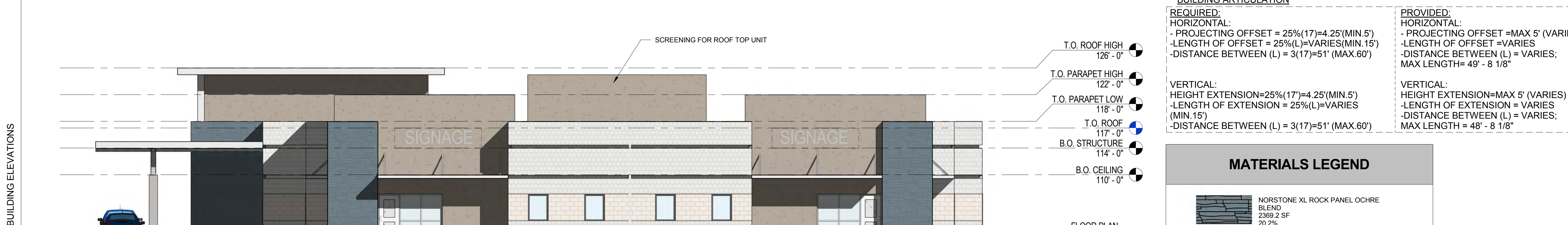
1 North
1/8" = 1'-0"



2 East
1/8" = 1'-0"



3 South
1/8" = 1'-0"



4 West
1/8" = 1'-0"

BUILDING ARTICULATION	
REQUIRED:	PROVIDED:
HORIZONTAL:	HORIZONTAL:
- PROJECTING OFFSET = 25%(17)=4.25'(MIN.5')	- PROJECTING OFFSET = MAX 5' (VARIES)
- LENGTH OF OFFSET = 25%(L)=VARIES(MIN.15')	- LENGTH OF OFFSET = VARIES
- DISTANCE BETWEEN (L) = 3(17)=51' (MAX.60')	- DISTANCE BETWEEN (L) = VARIES;
	MAX LENGTH= 49' - 8 1/8"
VERTICAL:	VERTICAL:
HEIGHT EXTENSION=25%(17)=4.25'(MIN.5')	HEIGHT EXTENSION=MAX 5' (VARIES)
- LENGTH OF EXTENSION = 25%(L)=VARIES (MIN.15')	- LENGTH OF EXTENSION = VARIES
- DISTANCE BETWEEN (L) = 3(17)=51' (MAX.60')	- DISTANCE BETWEEN (L) = VARIES;
	MAX LENGTH = 48' - 8 1/8"

MATERIALS LEGEND	
	NORSTONE XL ROCK PANEL OCHRE BLEND 2369.2 SF 20.2%
	SMOOTH TEXTURED STUCCO 3414.6 SF 29.1%
	"TEXAS CREAM" SPLIT FACE BLOCK 970.67 SF 8.2%
	"WHITE ROCK" BURNISHED BLOCK 4990.87 SF 42.5%

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7/21/2014 4:22:52 PM A-4.0 BUILDING ELEVATIONS



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NORTHEAST PERSPECTIVE



NORTHWEST PERSPECTIVE

MATERIALS LEGEND

-  NORSTONE XL ROCK PANEL OCHRE BLEND
2369.2 SF
20.2%
-  SMOOTH TEXTURED STUCCO
3414.6 SF
29.1%
-  "TEXAS CREAM" SPLIT FACE BLOCK
970.67 SF
8.2%
-  "WHITE ROCK" BURNISHED BLOCK
4990.87 SF
42.5%

Rockwall Medical Plaza

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Spine Team Texas, PA

BUILDING PERSPECTIVES - NE/NW

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CASE #: SP2014-010



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SOUTHEAST PERSPECTIVE



SOUTHWEST PERSPECTIVE

MATERIALS LEGEND

	NORSTONE XL ROCK PANEL OCHRE BLEND 2369.2 SF 20.2%
	SMOOTH TEXTURED STUCCO 3414.6 SF 29.1%
	'TEXAS CREAM' SPLIT FACE BLOCK 970.67 SF 8.2%
	'WHITE ROCK' BURNISHED BLOCK 4990.87 SF 42.5%

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BUILDING PERSPECTIVES - SE/SW

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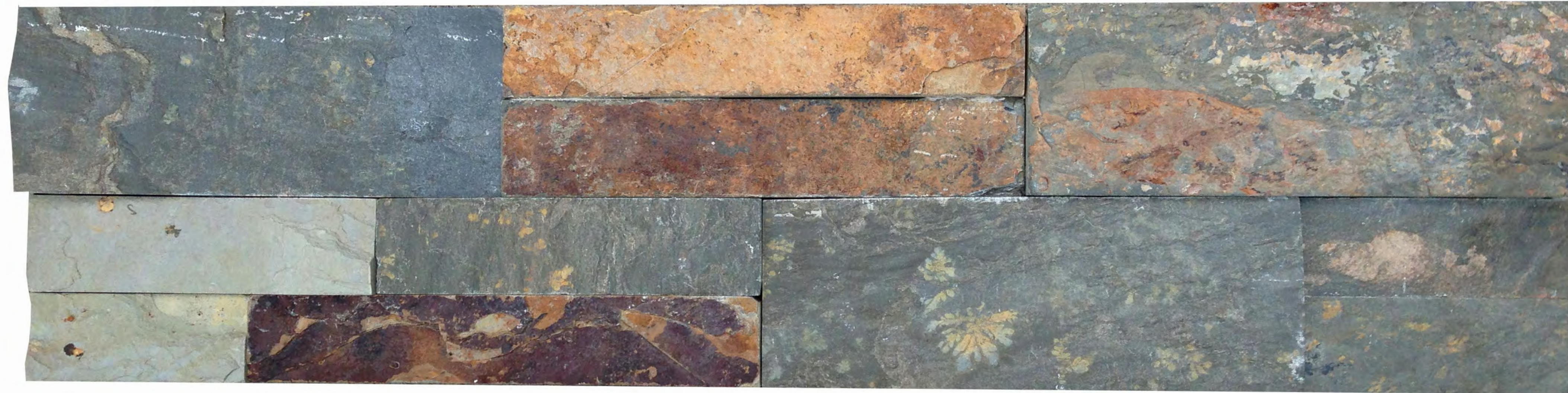
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CASE #: SP2014-010



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NORSTONE XL ROCK PANEL OCHRE BLEND



SMOOTH TEXTURED STUCCO



"TEXAS CREAM" SPLITFACE BLOCK



"WHITE ROCK" BURNISHED BLOCK



EXISTING SITE CONTEXT



Rockwall Medical Plaza

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Spine Team Texas, PA

MATERIALS PALETTE & SITE CONTEXT

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