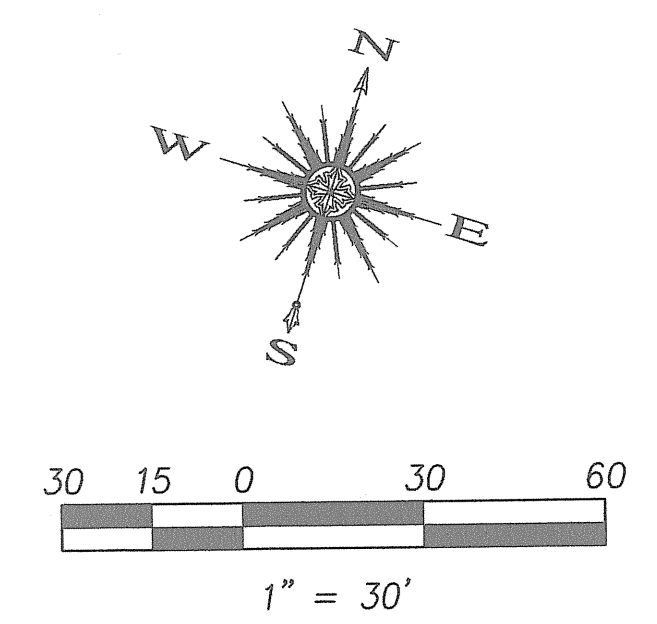


LOCATION MAP

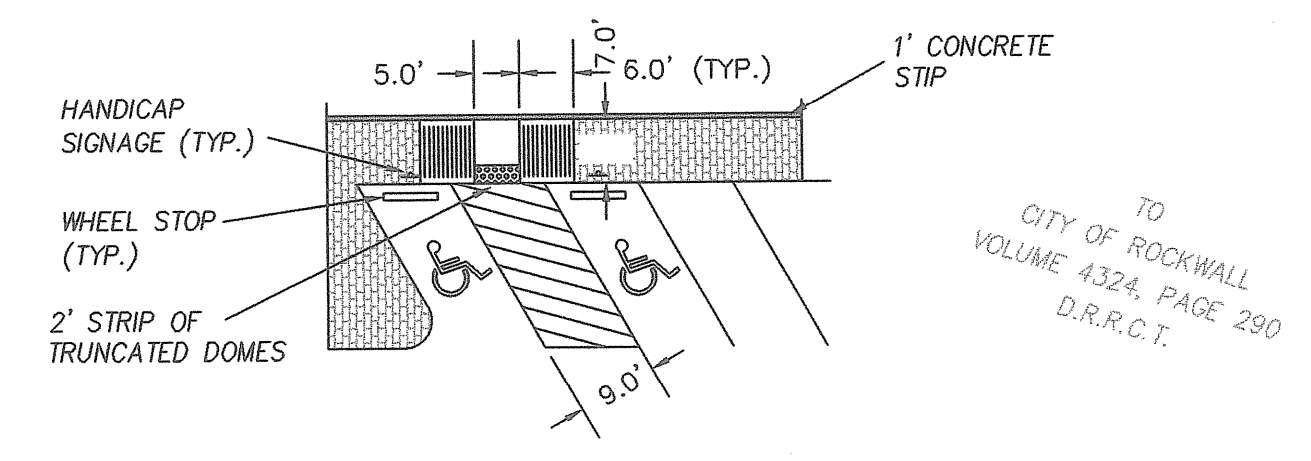


| SITE INFORMATION | |
|----------------------------|--|
| LAND AREA: | 2.893 ACRES (126,018.45 S.F.) |
| CURRENT ZONING: | PD-32 UNUSED |
| EXISTING USE: | RESTAURANT/RETAIL |
| PROPOSED USE: | 10,000 S.F. RESTAURANT/26,000 S.F. RETAIL |
| BUILDING AREA: | 36,000 / 26,018 = 286 -> 28.6% |
| BUILDING TO LOT COVERAGE: | VARIABLE (25-35 FEET) |
| BUILDING HEIGHT: | 204 SPACES (SEE BREAKDOWN BELOW) |
| BUILDING REQUIRED PARKING: | 204 TOTAL (*26 TREND TOWER GARAGE, INCLUDES 8 HANDICAP SPACES) |
| BUILDING PARKING PROVIDED: | 99,104 S.F. |
| IMPERVIOUS AREA: | 0 S.F. |
| LANDSCAPE AREA REQUIRED: | 26,914 S.F. |
| LANDSCAPE AREA PROVIDED: | |

PARKING REQUIREMENT BREAKDOWN:

RETAIL SPACE AT 1 SPACE/250 S.F. ---> 26,000/250 = 104 SPACES
 RESTAURANT SPACE AT 1 SPACE/100 S.F. ---> 10,000/100 = 100 SPACES

* TREND TOWER PARKING REQUIREMENT:
 OFFICE SPACE AT 1 SPACE/300 S.F. ---> 107,129/300 = 357 SPACES
 TREND TOWER PARKING GARAGE CURRENTLY PROVIDES 441 PARKING SPACES SO PER THE SHARED PARKING AGREEMENT, HARBOR HEIGHTS RESTAURANT AND RETAIL (HHR) PADS CAN USE A PORTION OF THIS PARKING, THEREFORE 26 PARKING SPACES FROM THE TREND TOWER PARKING GARAGE WILL BE AVAILABLE FOR HHR USE.



| Revision | Date | Description |
|----------|------|-------------|
| | | |
| | | |

Owner:
J-BR2, LLC
 1400 Ridge Road • Rockwall, TX 75087 • 972-741-9748

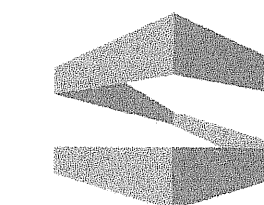
Harbor Heights
 Restaurant & Retail Pads 1-5
 Rockwall, Texas

~ Civil Engineer ~
F.C. CUNY CORPORATION
 #2 Horizon Court • Heath, Texas 75032 • (409) 402-7700
 Texas Registered Engineering Firm F-7449

09/19/2014

 Drawn By: F.C. CUNY
 Checked By: F.C. CUNY
 Date: 09/14
 Project No: -

Sheet Title:
Site Plan
 Scale: 1" = 30'
 Sheet No.: 4 of 11



STROHMEYER
ARCHITECTS INC.

Consultants:

CIVIL:

STRUCTURAL:

MEP:

FOOD SERVICE:

LANDSCAPING:

ELEVATIONS

**NOT FOR
CONSTRUCTION**

OWNER
J-BR2, LLC
1400 RIDGE ROAD
ROCKWALL, TEXAS
75087

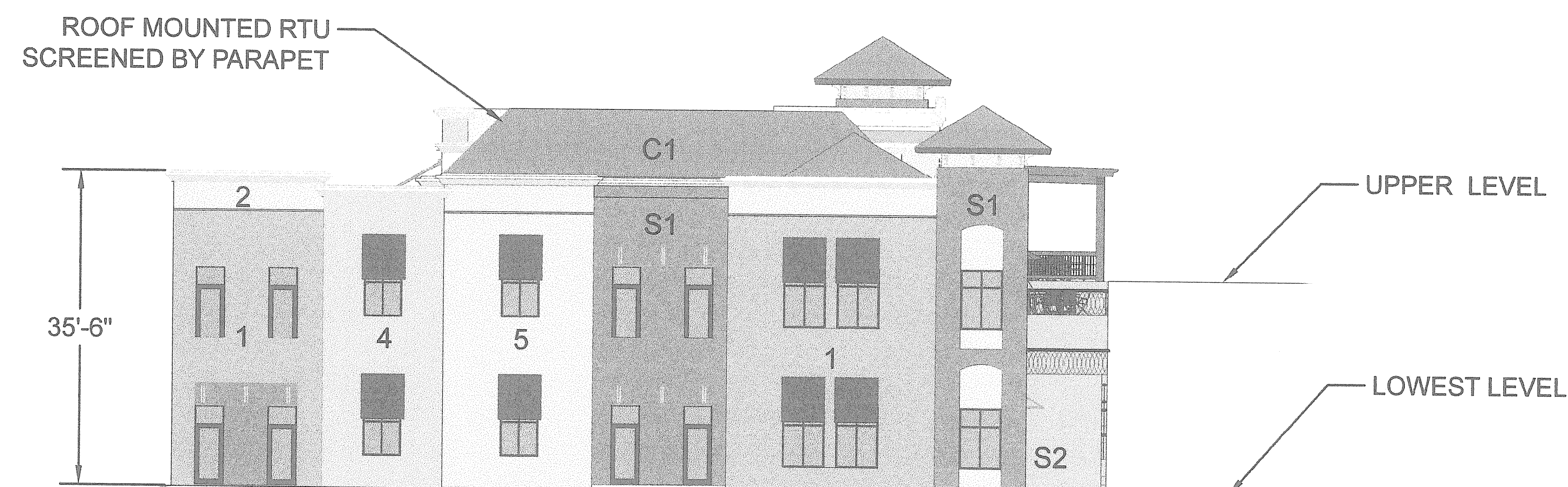
HARBOR HEIGHTS
RESTAURANT &
RETAIL PADS 1-5
ROCKWALL, TEXAS

Project Number: 051302
Drawing Date: 03/20/14
Drawn:
Checked:
Scale:
ACAD File: HHRR-092214-CitySub.dwg
© 2014 Strohmeier Architects, Inc.

Revisions:

Sheet Title:

A-201



3 WEST ELEVATION
SCALE: TOTAL BUILDING WALL HARD SURFACE : 3,616 SF
TOTAL PLASTER: 2,857 SF = 79%
TOTAL BUILDING STONE: 759 SF = 21%

MATERIAL SCHEDULE

PLASTER COLOR 1 - [Color swatch]

PLASTER COLOR 2 - [Color swatch]

PLASTER COLOR 3 - [Color swatch]

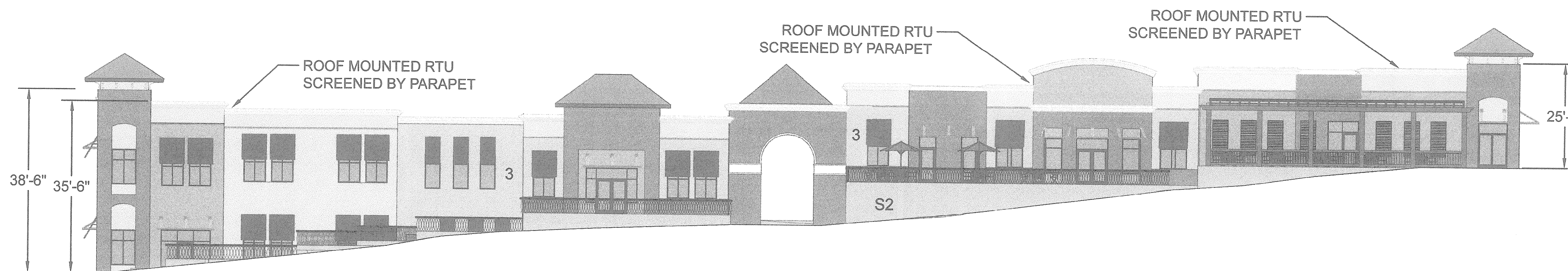
PLASTER COLOR 4 - [Color swatch]

PLASTER COLOR 5 - [Color swatch]

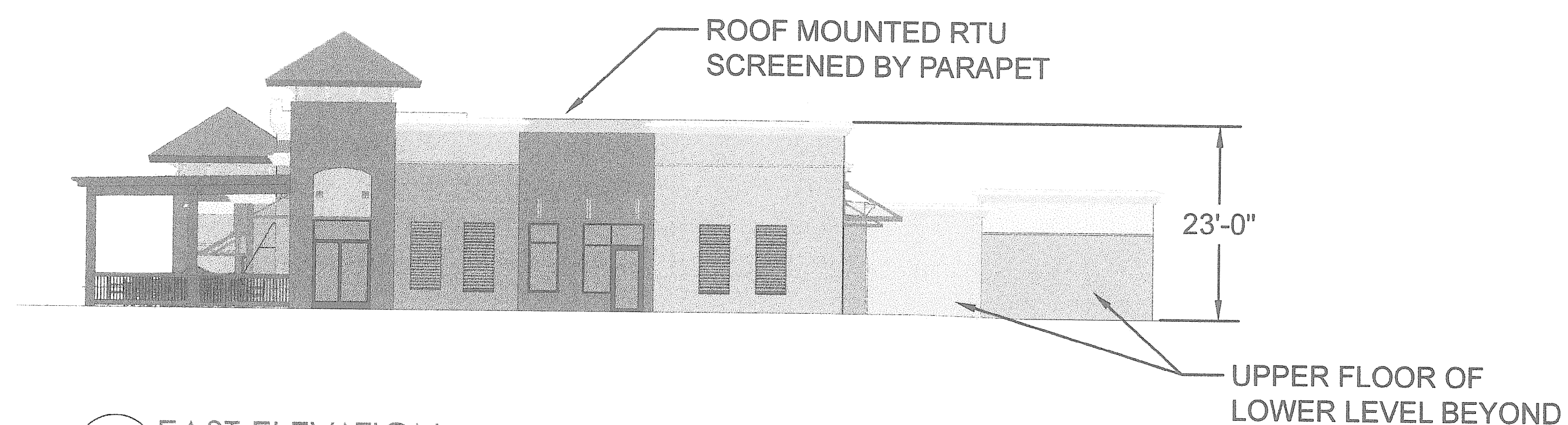
BUILDING STONE (S1) - CORONADO ITALIAN VILLA
STONE - PORTABELLA TO MATCH TREND TOWER. [Color swatch]

RETAINING WALL - (S2) - AUSTIN STONE

CLAY TILE ROOFING (C1)- MATCH TREND TOWER



2 SOUTH ELEVATION - HARBOR HEIGHTS DRIVE
SCALE: TOTAL BUILDING WALL HARD SURFACE : 6,350 SF
TOTAL PLASTER: 4,584 SF = 72.18%
TOTAL BUILDING STONE: 1,766 SF = 27.82%



1 EAST ELEVATION
SCALE: TOTAL BUILDING WALL HARD SURFACE : 1,426 SF
TOTAL PLASTER: 1,096 SF = 76.86%
TOTAL BUILDING STONE: 330 SF = 23.14%

APPLICANT: JIMMY STROHMEYER
STROHMEYER ARCHITECTS INC
1620 FAIRLAKES POINTE
ROCKWALL, TEXAS 75087
214-497-2057
JIMMY@STROHMEYERARCHITECTS.COM

OWNER: J-BR2, LLC
1400 RIDGE ROAD
ROCKWALL, TEXAS 75087

PROJECT: HARBOR HEIGHTS
RESTAURANT & RETAIL PADS 1-5

CASE NUMBER:



South Elevation with Future Tower 2 in the background.



View of West and South Elevation with Existing Trend Tower in the background.



STROHMEYER
ARCHITECTS, INC.

Consultants:
CIVIL:
STRUCTURAL:
MEP:
FOOD SERVICE:
LANDSCAPING:

ELEVATIONS

**NOT FOR
CONSTRUCTION**

**OWNER
J-BR2, LLC
1400 RIDGE ROAD
ROCKWALL, TEXAS
75087**

**HARBOR HEIGHTS
RESTAURANT &
RETAIL PADS 1-5
ROCKWALL, TEXAS**

Project Number: 051302
Drawing Date: 03/20/14
Drawn:
Checked:
Scale:
ACAD File: HHRR-092214-CitySub.dwg
© 2014 Strohmeier Architects, Inc.

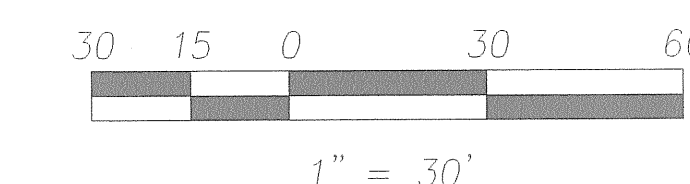
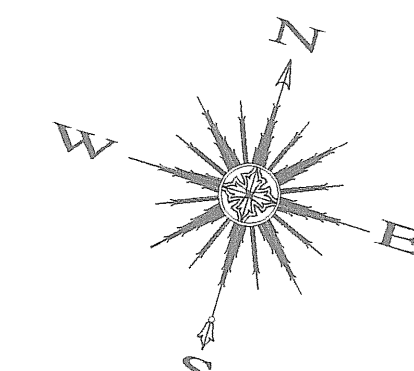
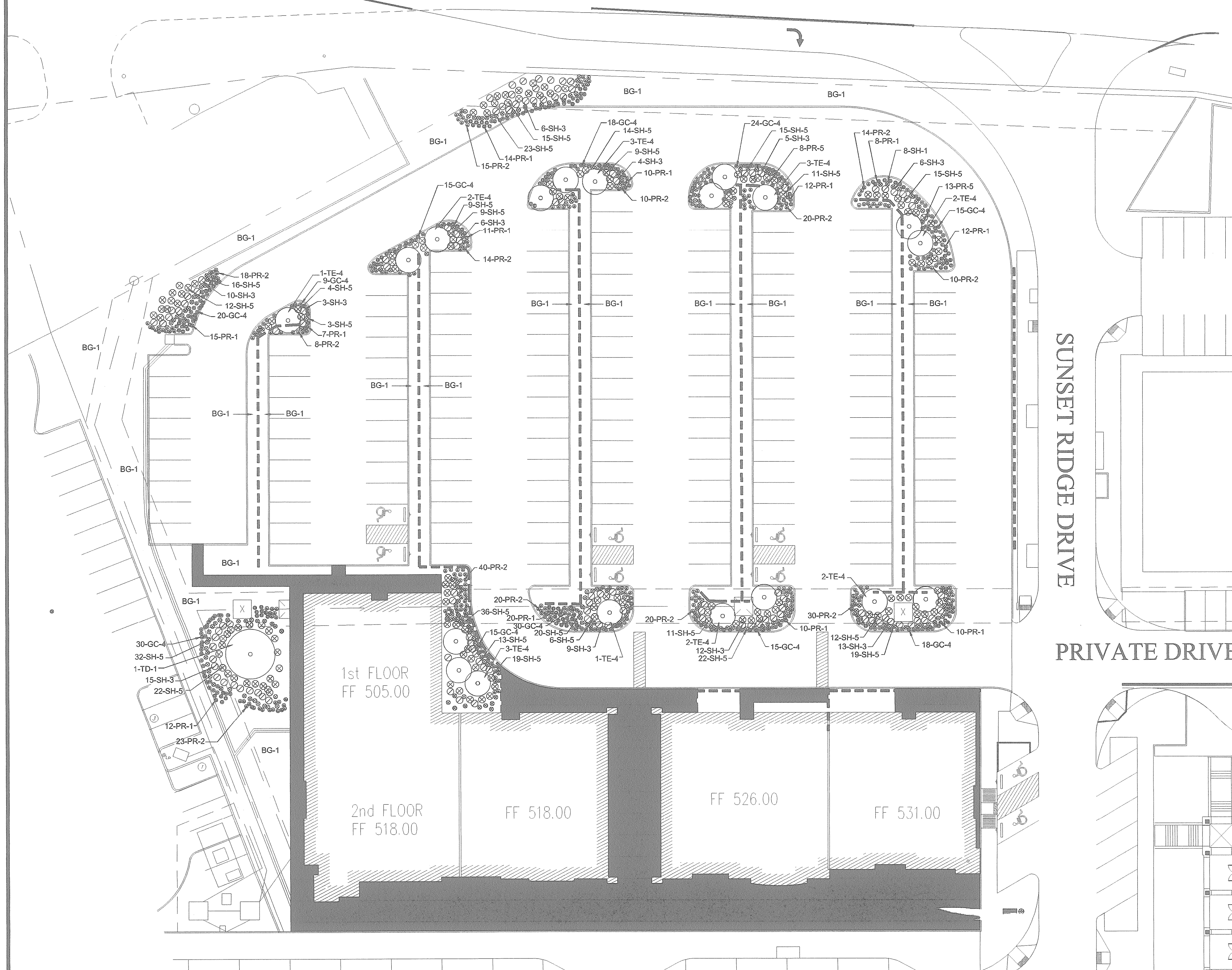
Revisions:

| | |
|--|--|
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |

Sheet Title:

A-202

Interstate 30



SUNSET RIDGE DRIVE

PRIVATE DRIVE

HARBOR HEIGHTS DRIVE

LANDSCAPE REQUIREMENTS:

| | |
|--------------------------|--|
| PROPOSED PARKING SPACES: | 152 |
| REQUIREMENT: | 1 - 3" CALIPER 65 GALLON TREE FOR EVERY 8 SPACES |
| REQUIRED TREES: | 19 EACH |
| PROPOSED TREES: | 20 EACH |

- GENERAL NOTES:
- IRRIGATION REQUIRED AT ALL LANDSCAPE AREAS.
 - 3" MULCH REQUIRED AT ALL LANDSCAPE AREAS.

THE HARBOR DISTRICT SELECTED PLANT LIST

| EVERGREEN TREES | COMMON NAME | BOTANICAL NAME | SIZE |
|------------------|----------------------------------|-------------------------------------|---|
| TE-1 | LIVE OAK, "LA" | QUERCUS VIRGINIANA, CLAY SOIL GROWN | 200 GAL, 8.0"-7.5" CAL, 24-26 FT.HIGH, CLEAR TRUNK TO 8 FEET |
| TE-2 | LIVE OAK, "LB" | QUERCUS VIRGINIANA, CLAY SOIL GROWN | 150 GAL, 6.0"-6.5" CAL, 18-18 FT.HIGH, CLEAR TRUNK TO 8 FEET |
| TE-3 | LIVE OAK, "LC" | QUERCUS VIRGINIANA, CLAY SOIL GROWN | 100 GAL, 4.0"-4.5" CAL, 14-16 FT.HIGH, CLEAR TRUNK TO 8 FEET |
| TE-4 | ITALIAN CYPRESS, ROCKET | CUPRESSUS SEMPERVIRENS | 48" BOX, 3.0"-3.5" CAL, 14-16 FT.HIGH, FULL ROUNDED FORM MATCHED HEIGHT |
| DECIDUOUS TREES | COMMON NAME | BOTANICAL NAME | SIZE |
| TD-1 | SALE CYPRESS | TAXODIUM DISTICHUM | 100 GAL, 4.0"-4.5" CAL, 16-18 FT.HIGH, CLEAR TRUNK TO 6 FEET |
| TD-2 | CEDAR ELM "CA" | ULMAS CRASSIFOLIA | 100 GAL, 4.0"-4.5" CAL, 12-14 FT.HIGH, CLEAR TRUNK TO 8 FEET |
| TD-3 | CEDAR ELM "CB" | ULMAS CRASSIFOLIA | 200 GAL, 8.0"-8.5" CAL, 24-26 FT. HIGH, CLEAR TRUNK TO 8 FEET |
| ORNAMENTAL TREES | COMMON NAME | BOTANICAL NAME | SIZE |
| OT-1 | DWARF MAGNOLIA LITTLE GEM | MAGNOLIA GRANDIFLORA, LITTLE GEM | 65 GAL, 8-10 FT. FULL TO GROUND, MAIN LEADER FORM |
| OT-2 | SAVANNAH HOLLY | ILEX ATTENUATA, SAVANNAH | 65 GAL, 8-10 FT. TREE FORM. |
| SHRUBS, HEDGES | COMMON NAME | BOTANICAL NAME | SIZE |
| SH-1 | DWARF YAUPON HOLLY | ILEX VOMITORIA, NANA | 5 GAL, 16" O.C. MAX, 18" HIGH AT TIME OF PLANTING |
| SH-2 | DWARF BURFORD HOLLY | ILEX CORNUTA BURFORDI | 5 GAL, 36" O.C. MAX, 30" HIGH AT TIME OF PLANTING |
| SH-3 | EVERBLOOMING ROSE, RED | ROSE SPECS, EVERBLOOMING RED | 3 GAL, 48" O.C. MIN. DOUBLE FLOWER |
| SH-4 | AUTUMN SAGE | SALVIA GREGGII | 3 GAL, 48" O.C. MIN. |
| SH-5 | EDWARD GOUCHER ABELIA | ABELIA GRANDIFLORA, E.GOUCHER | 7 GAL, 36" O.C. MAX, NO SUBSTITUTE |
| SH-6 | NELLIE R. STEVENS | ILEX ATTENUATA, "EMERALD" | 25 GAL, 4-5 FT HIGH, FULL LOW TO GROUND. |
| GROUND COVERS | COMMON NAME | BOTANICAL NAME | SIZE |
| GC-1 | CREEPING LILY TURF | LIRIOPE SPICATA | 4" POTS, 12" O.C. MAX. |
| GC-2 | ROSEMARY WOODY | ROSMARINUS OFFICINALIS | 1 GAL, 24" O.C. MAX. |
| GC-3 | PURPLE WINTER CREEPER | EUONYMUS FORTUNEI | 4" POTS, 12" O.C. MAX. WITH JUTTE MESH AND 3" MULCH |
| GC-4 | HAMELN FOUNTAIN GRASS | PENNISETUM ALOPECUROIDES HAMELN | 1 GAL, 24" O.C. MAX. |
| PERENNIALS | COMMON NAME | BOTANICAL NAME | SIZE |
| PR-1 | DAYLILIES, RED VELVET, EVERGREEN | HEMEROCALLIS, "RED VELET" | 1 GAL., 18" O.C. MAX. |
| PR-2 | LANTANA TRAILING, WHITE | LANTANA MONTEVIDENSIS, WHITE | 1 GAL., 18" O.C. MAX. |
| PR-3 | JAPANESE, WHITE/PURPLE | IRIS ENSATA, WHITE/PURPLE | 1 GAL., 18" O.C. MAX. |
| PR-4 | PURPLE SAGE | SALVIA GREGGII | 1 GAL., 18" O.C. MAX. |
| PR-5 | TURKS CAP | MALVAUSCUS DRUMMONDII | 1 GAL., 18" O.C. MAX. |
| GRASS | COMMON NAME | BOTANICAL NAME | SIZE |
| BG-1 | BERMUDA GRASS | BERMUDA SPECIES, COMMON | SOLID SOO, ROLL TWO TIMES WITH IN 24 HOURS, AS WETTING HYDROMULCH PER SPECS, PROVIDE UNIFORM COVERAGE |
| BG-2 | BERMUDA GRASS | BERMUDA SPECIES, COMMON | |

STROHMEYER
ARCHITECTS INC.

Consultants:
 CIVIL:
 STRUCTURAL:
 MEP:
 FOOD SERVICE:
 LANDSCAPING:

NOT FOR
CONSTRUCTION

HARBOR HEIGHTS LLC

**RESTUARANTS
RETAIL
PADS 1 -5**

**TREND TOWER
2701 SUNSET RIDGE
ROCKWALL, TX 75032**

Project Number: 14-000
 Drawing Date: 9-22-14
 Drawn:
 Checked:
 Scale: AS SHOWN
 ACAD File:

Revisions:

Sheet Title:
LANDSCAPING PLAN

LS-101