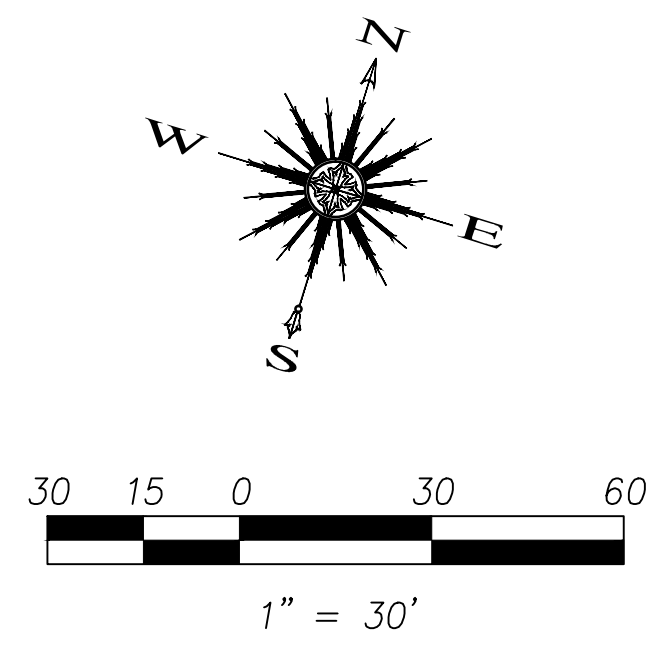
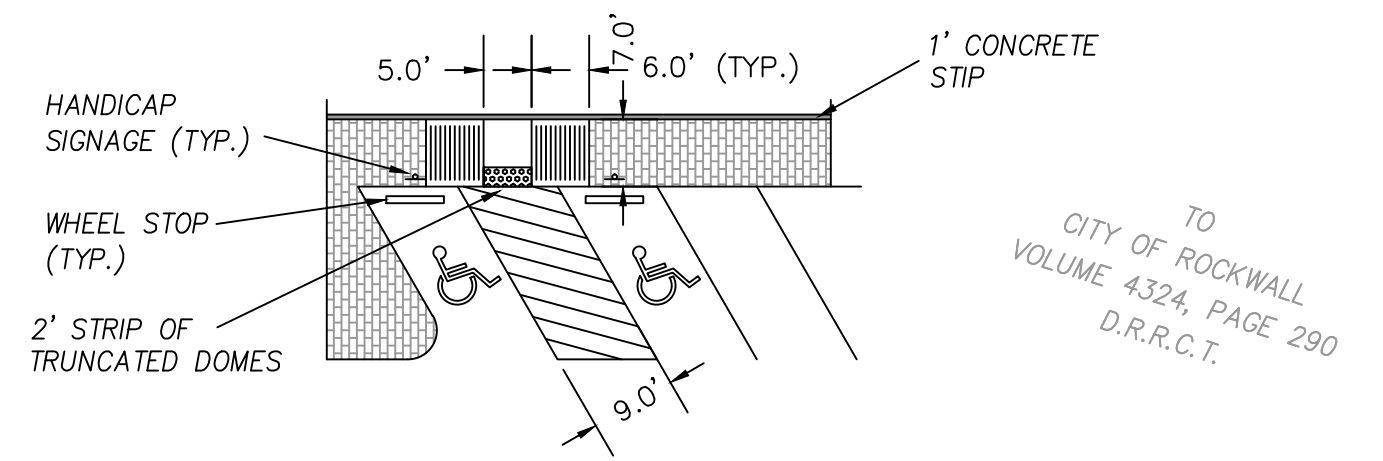


LOCATION MAP



NOTE:
 - IMPROVEMENTS TO SIGNAL RIDGE LIFT STATION WILL BE DONE AS A PART OF THIS ADDITION TO PD-32.
 - DUMPSTER ENCLOSURE MATERIAL AND FINISH TO MATCH THAT OF THE RETAIL/RESTAURANT EXTERIOR.

SITE INFORMATION	
LAND AREA:	2.893 ACRES (126,018.45 S.F.)
CURRENT ZONING:	PD-32
EXISTING USE:	UNUSED
PROPOSED USE:	RESTAURANT/RETAIL
BUILDING AREA:	10,000 S.F. RESTAURANT/26,000 S.F. RETAIL
BUILDING TO LOT COVERAGE:	36,000/126,018 = .286 → 28.6%
BUILDING HEIGHT:	VARIABLE (25-35 FEET)
BUILDING REQUIRED PARKING:	204 SPACES (SEE BREAKDOWN BELOW)
BUILDING PARKING PROVIDED:	204 TOTAL (*36 TREND TOWER GARAGE, 26 STREET, 142 PARKING LOT) (INCLUDES 8 HANDICAP SPACES)
IMPERVIOUS AREA:	99,104 S.F.
LANDSCAPE AREA REQUIRED:	0 S.F.
LANDSCAPE AREA PROVIDED:	26,914 S.F.



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 (HRRR) PADS CAN USE A PORTION OF THIS PARKING, THEREFORE 36 PARKING STALLS FROM THE TREND TOWER PARKING GARAGE WILL BE AVAILABLE FOR HRRR USE.

TO
 CITY OF ROCKWALL
 VOLUME 4324, PAGE 290
 D.R.R.C.T.

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 • (469) 402-7700
 Texas Registered Engineering Firm F-7449

12/02/2014

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
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Revisions:
REVISED 2/21/2017

Sheet Title:

A-201

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

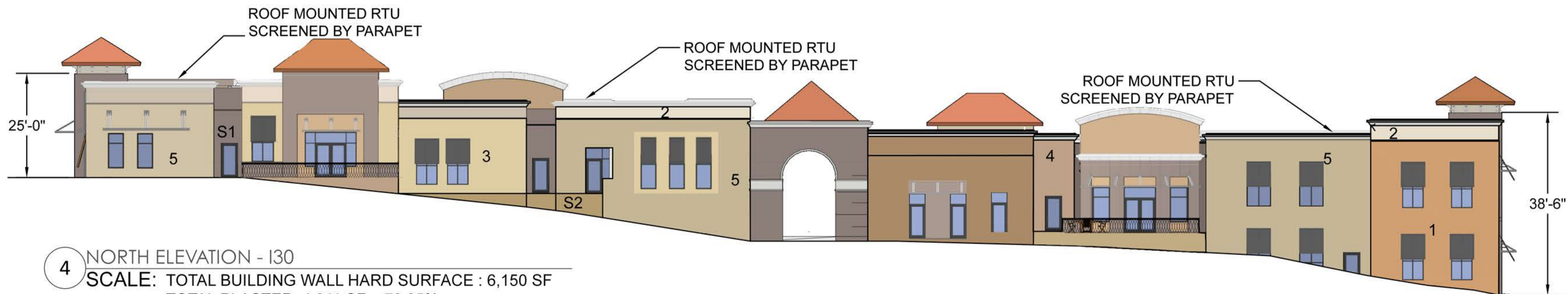
CLAY TILE ROOFING (C1)- MATCH TREND TOWER



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



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%



4 NORTH ELEVATION - I30
SCALE: TOTAL BUILDING WALL HARD SURFACE : 6,150 SF
TOTAL PLASTER: 4,911 SF = 79.85%
TOTAL BUILDING STONE: 1,239 SF = 20.15%



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

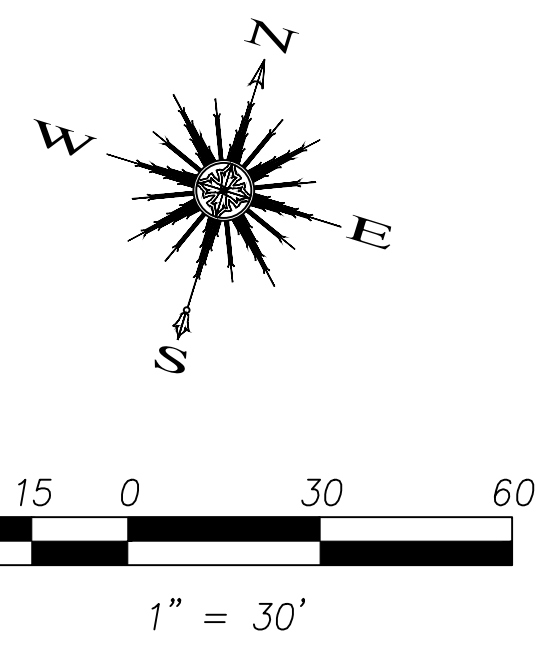
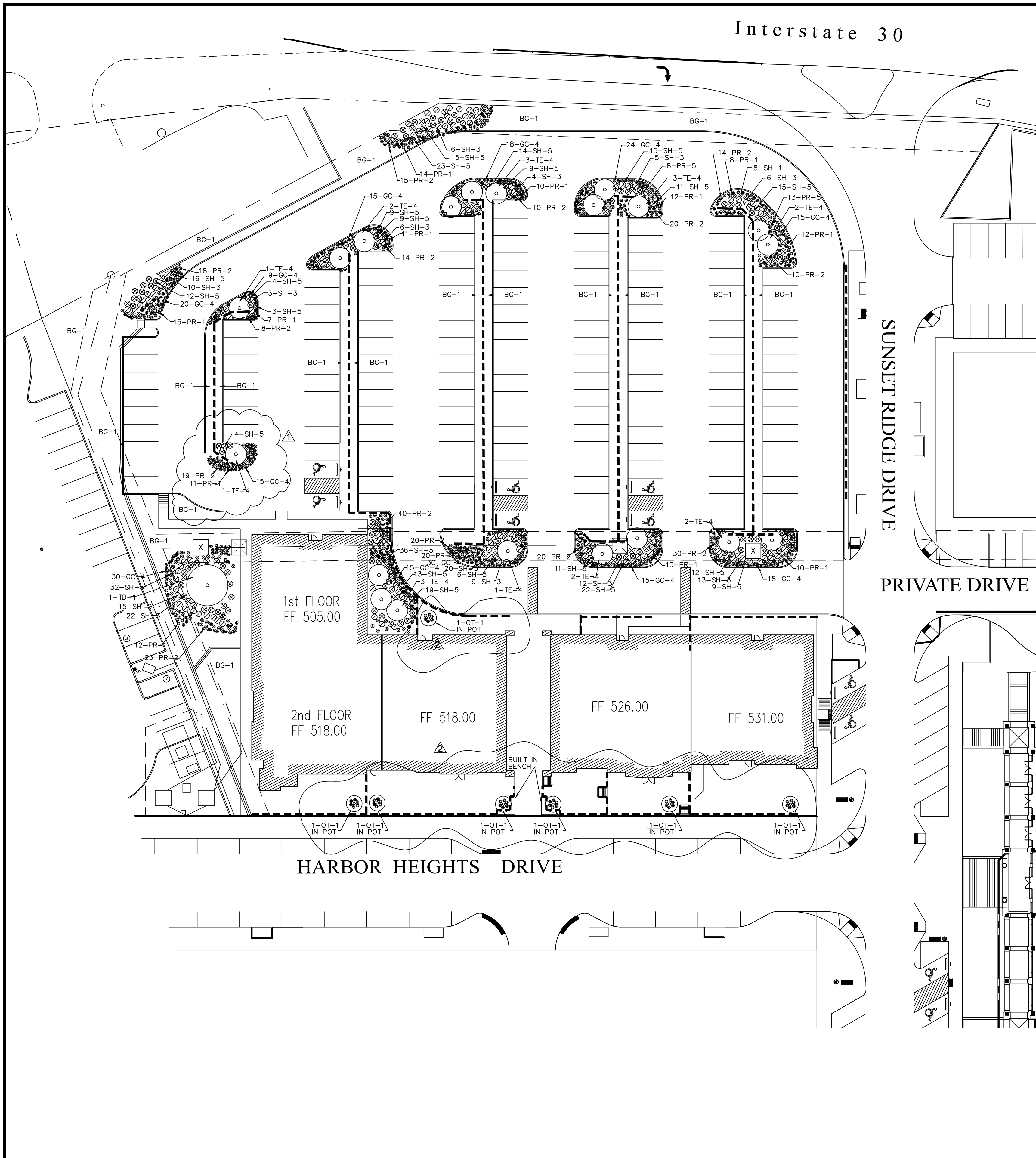
OWNER: J-BR2, LLC
1400 RIDGE ROAD
ROCKWALL, TEXAS 75087

PROJECT: HARBOR HEIGHTS
RESTAURANT & RETAIL PADS 1-5

CASE NUMBER: Z2014-031







LANDSCAPE REQUIREMENTS:

PROPOSED PARKING SPACES: 148

REQUIREMENT: 1 - 3" CALIPER 65 GALLON TREE FOR EVERY 8 SPACES

REQUIRED TREES: 19 EACH

PROPOSED TREES: 28 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, 6.0"-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, 16-18 FT.HIGH, MULTITRUNK 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	BALD CYPRESS	TAXODIUM DISTICHUM	100 GAL, 4.0"-4.5" CAL, 16-18 FT.HIGH, CLEAR TRUNK TO 6 FEET
TD-2	CEDAR ELM "CA"	ULMUS CRASSIFOLIA	100 GAL, 4.0"-4.5" CAL, 12-14 FT.HIGH, CLEAR TRUNK TO 8 FEET
TD-3	CEDAR ELM "CB"	ULMUS CRASSIFOLIA	200 GAL, 6.0"-6.5" CAL, 24-26 FT. HIGH, CLEAR TRUNK TO 8 FEET
ORNAIMENTAL 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 YAUPOH HOLLY	ILEX VOMITORIA, NANA	5 GAL, 16" O.C. MAX, 16" 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 SPECIES, 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	HAMELI FOUNTAIN GRASS	PENNISETUM ALOPECURICOLIS HAMELI	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 MONTEVIDEENSIS, 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, 19" O.C. MAX.
GRASS	COMMON NAME	BOTANICAL NAME	SIZE
BG-1	BERMUDA GRASS	BERMUDA SPECIES, COMMON	SOLID SOD, ROLL TWO TIMES WITH IN 24 HOURS, AS WETTING
BG-2	BERMUDA GRASS	BERMUDA SPECIES, COMMON	HYDROMULCH PER SPECS, PROVIDE UNIFORM COVERAGE



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STRUCTURAL:

MEP:

FOOD SERVICE:

LANDSCAPING:

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HARBOR HEIGHTS LLC

**RESTUARANTS
RETAIL
PADS 1 -5**

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

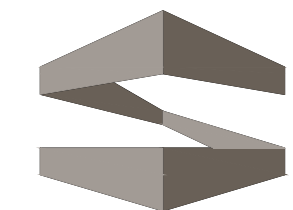
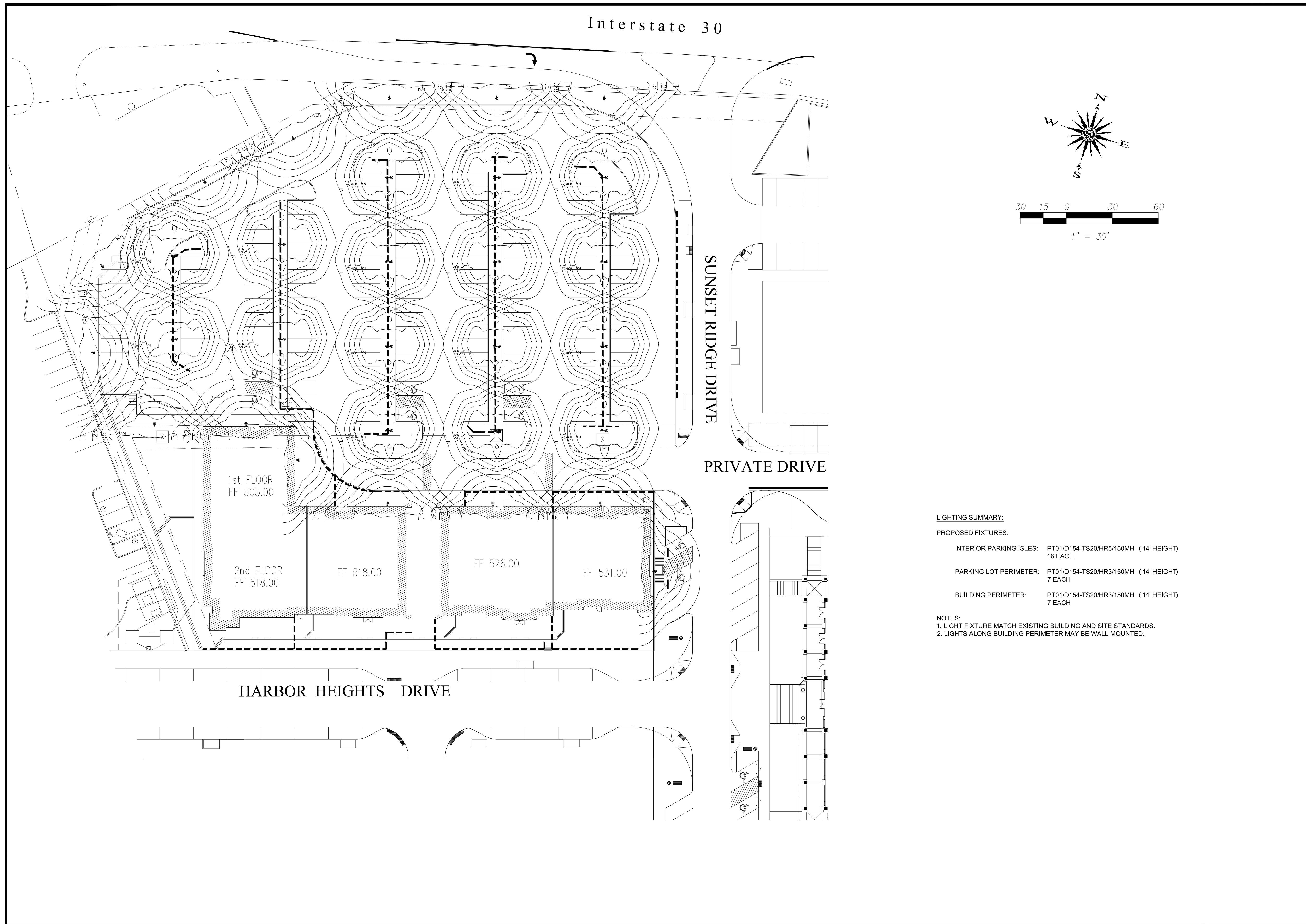
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 Drawing Date: 9-22-14
 Drawn:
 Checked:
 Scale: AS SHOWN
 ACAD File:
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Revisions:

11/17/14	Rev. Parking Layout
2/20/17	City Comments

Sheet Title:
LANDSCAPING PLAN

LS-101



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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
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 ACAD File:
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Revisions:

Sheet Title:
SITE PHOTOMETRICS

PHOTO-101

LIGHTING SUMMARY:

PROPOSED FIXTURES:

INTERIOR PARKING ISLES: PT01/D154-TS20/HR5/150MH (14' HEIGHT)
 16 EACH

PARKING LOT PERIMETER: PT01/D154-TS20/HR3/150MH (14' HEIGHT)
 7 EACH

BUILDING PERIMETER: PT01/D154-TS20/HR3/150MH (14' HEIGHT)
 7 EACH

NOTES:

1. LIGHT FIXTURE MATCH EXISTING BUILDING AND SITE STANDARDS.
2. LIGHTS ALONG BUILDING PERIMETER MAY BE WALL MOUNTED.

800.364.0098 • Fax: 281.997.5441 • www.amerluxexterior.com

Description

This contemporary styled **D154-TS20 Series** combines a cast aluminum housing, a spun aluminum shade and segmented reflector to create an efficient luminaire with Type III(**HR3**) or Type V(**HR5**) light distribution. Some of the most popular brackets for use with this fixture are shown below, however there are others available in the "Brackets & Wall Luminaires" section of this catalog.

Installation

The luminaire will mount to the bracket as shown on the reverse page. Post top luminaire brackets will mount to a 3" OD post or tenon with (6) 5/16" stainless steel set screws. Wall bracket models have four 3/8" holes for mounting (wall mount hardware is not included).

Electrical

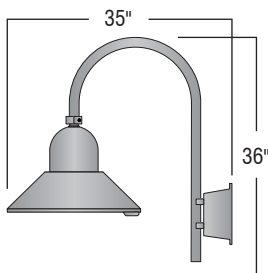
- High power factor ballast (HPF), core and coil type, pre-wired and tested
- Easy ballast pod access
- 4KV pulse rated porcelain socket
- Suitable for wet location

Lens

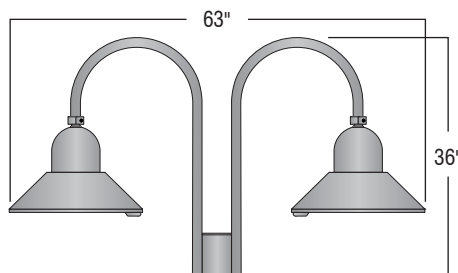
Clear smooth flat tempered glass (**GL**)

Finish

Premium quality thermoset polyester powdercoat (see Finish Selection)

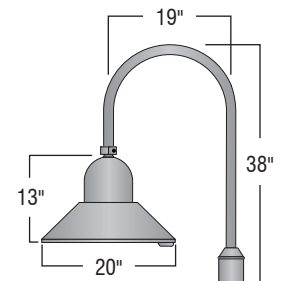


WBR03/D154-TS20



PT12/D154-TS20

EPA: 2.58
Also available in three and four light combinations.



PT01/D154-TS20

EPA: 1.23

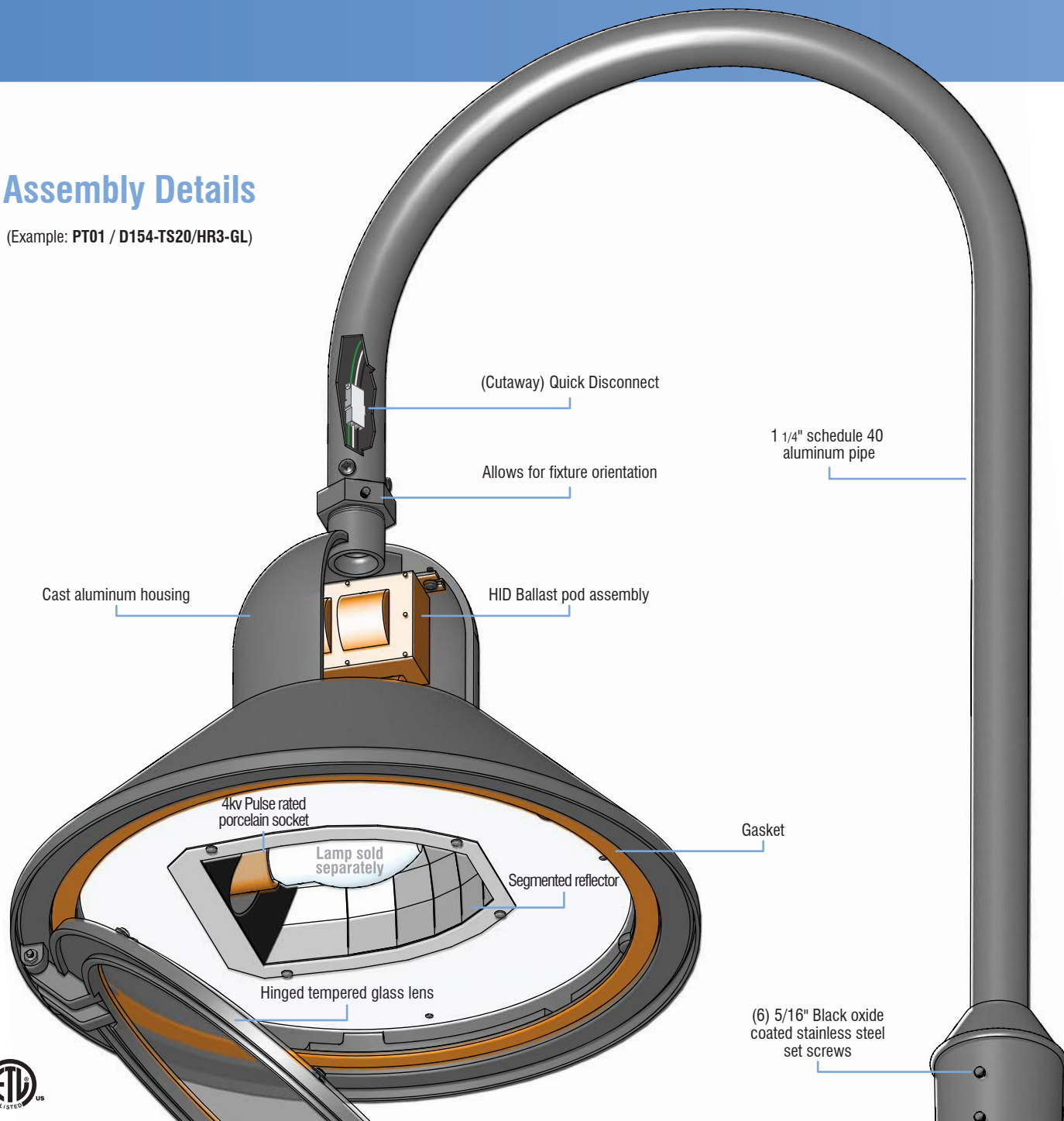
Ordering Guide							
Bracket	Luminaire	Light Distribution	Lens	Light Source	Voltage	Finish	Option
PT01	D154-TS20	HR5	GL	100HPS	120v	BLK	PCL
		HR3		50MH,70MH	208v	CLB,GRN	
				100MH,50HPS	240v	WHT,TBK	
				70HPS	277v	ATC,GTG	

Additional light sources, voltages, and custom colors are available. Contact factory for details.

Light Sources	
Wattage	Socket Type
50MH, 70MH, 100MH, 150MH	Medium
50HPS, 70HPS, 100HPS, 150HPS	Medium
PL-13	2-pin
CFL 26, 32, or 42	4-pin

Assembly Details

(Example: PT01 / D154-TS20/HR3-GL)

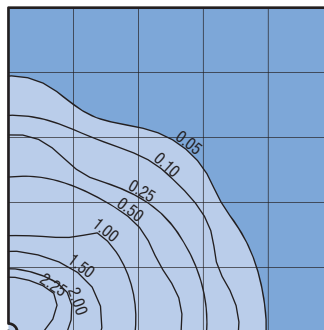


Optical Systems

Standard
(HR3-GL) - Type III segmented reflector with a clear flat tempered glass.

(HR5-GL) - Type V segmented reflector with a clear flat tempered glass.

Standard Photometry



PT01/D154-TS20/HR5
 Typical HID light source
 8,500 Lumen
 12' Mounting Height
 Grid Spacing is 12'