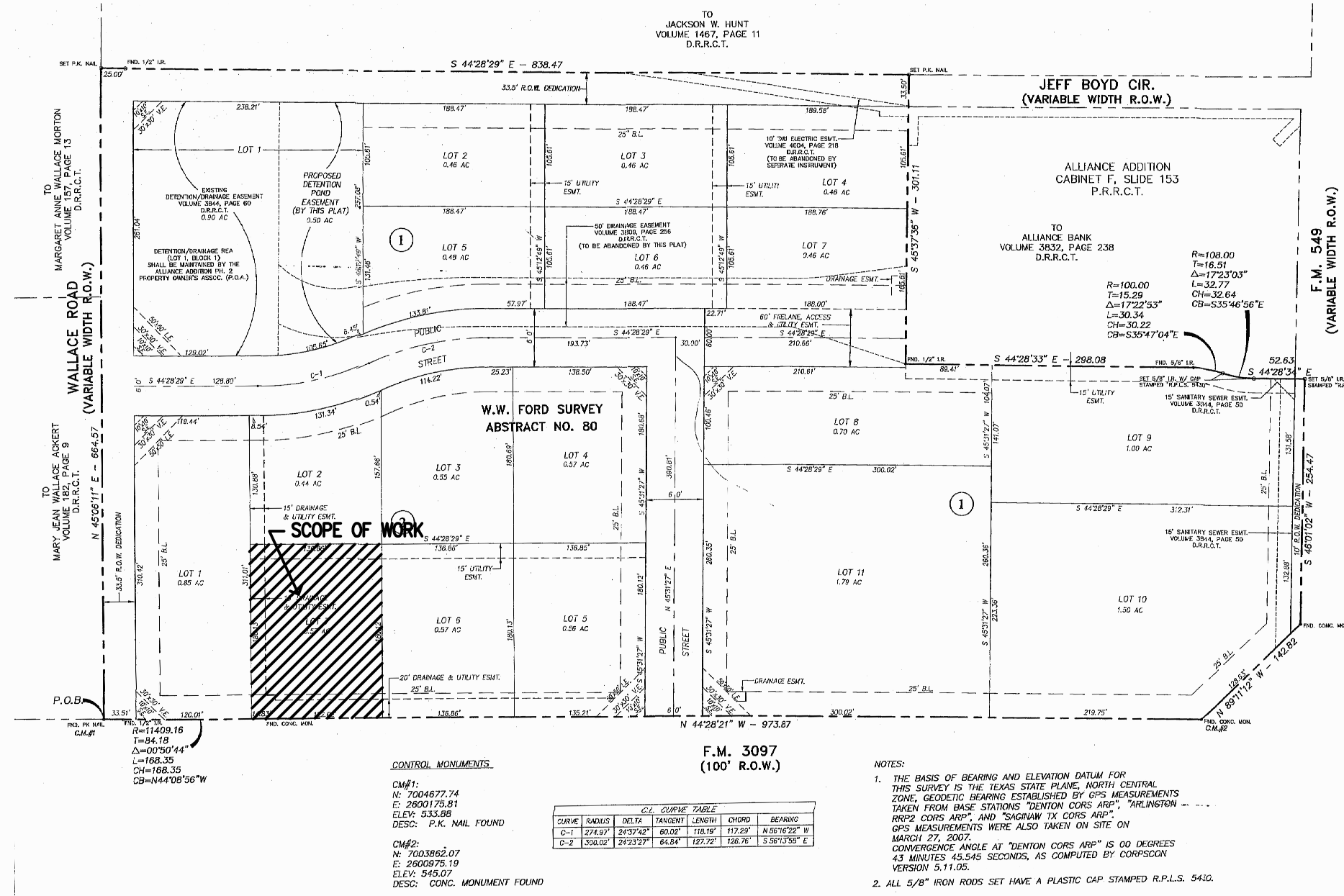
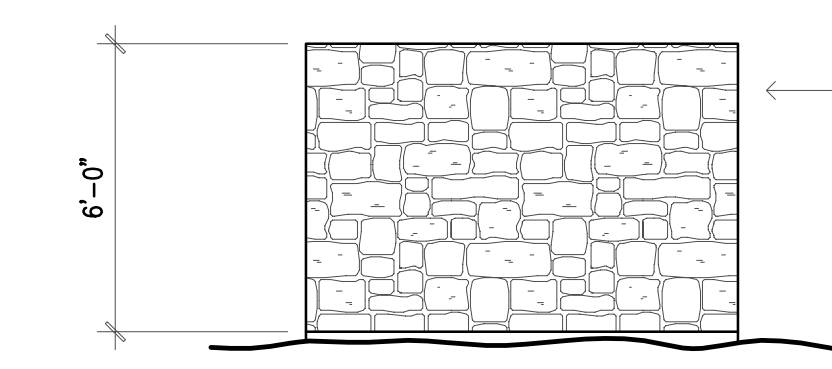


CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



PARKING REQUIREMENTS

OFFICE 4,918 SF @ 1/300 = 16
 16 PARKING SPACES REQUIRED
 27 PARKING SPACES PROVIDED
 1 HANDICAP PARKING SPACE REQUIRED FOR PARKING OF 0-25
 2 HANDICAP PARKING SPACES PROVIDED

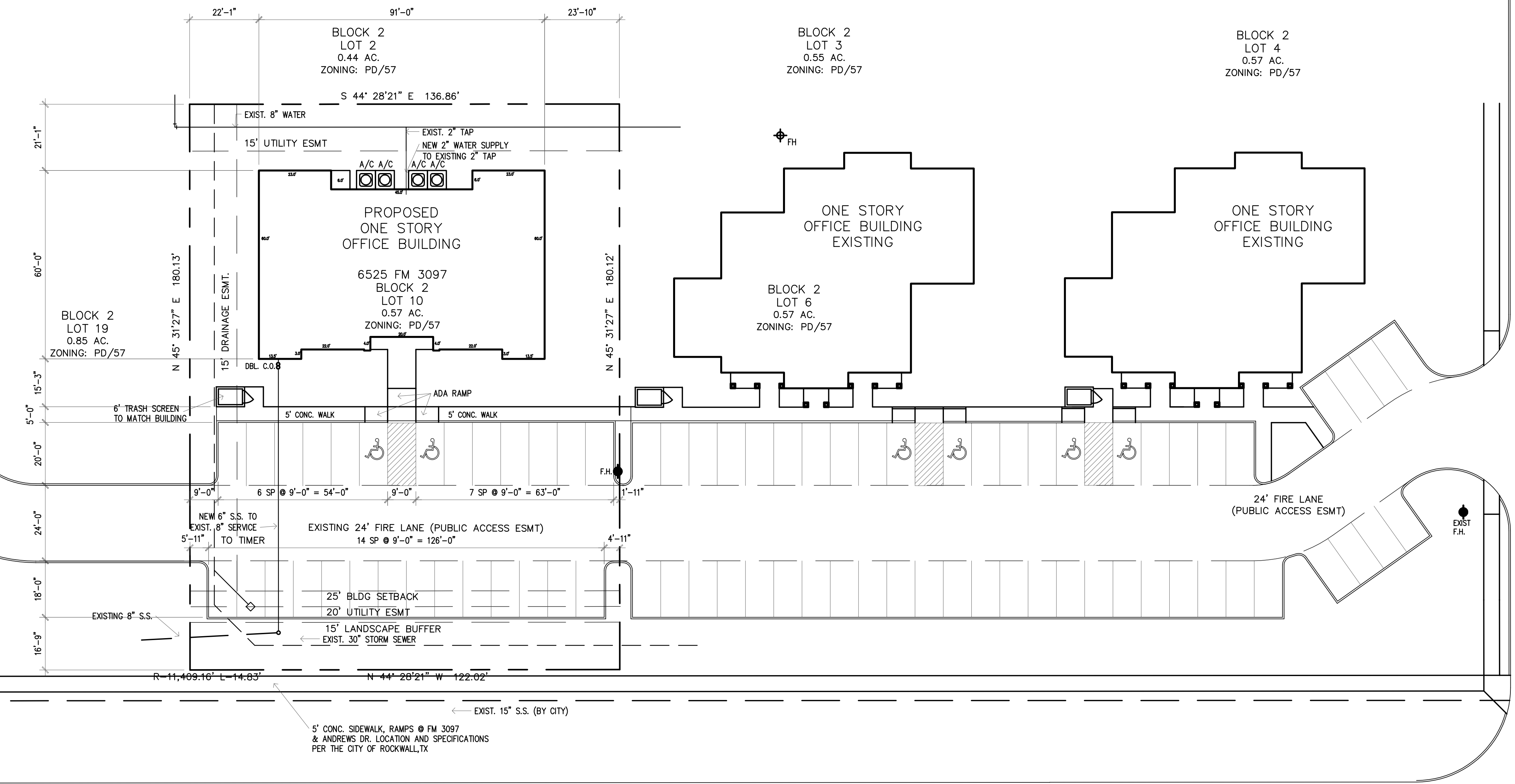


SCREEN DETAIL

6'-0"
 9'-0" x 6'-0" TRASH SCREEN
 DBL WHITE BLOCK TO MATCH BLDG
 ON CONC FOUNDATION
 1/4" = 1'-0"

KEY PLAN

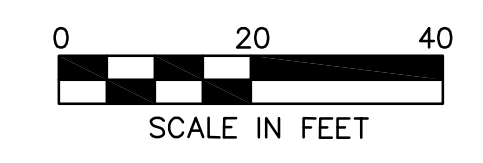
WALLACE ROAD
 (VARIABLE R.O.W.)



ANDREWS DRIVE
 (60' R.O.W.)

FM 3097
 (100' R.O.W.)

NOTE: ALL DIMENSIONS ARE TO FACE OF CURB



ALLIANCE ADDITION PH. 2
 BEING A 16.073 AC. TRACT OF LAND SITUATED IN THE
 W.W. FORD SURVEY, ABST. NO. 80
 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 OWNER
 WHITTLE DEVELOPMENT CO.
 PD 801 369
 ROCKWALL, TEXAS 75087
 972713256
 CASE #
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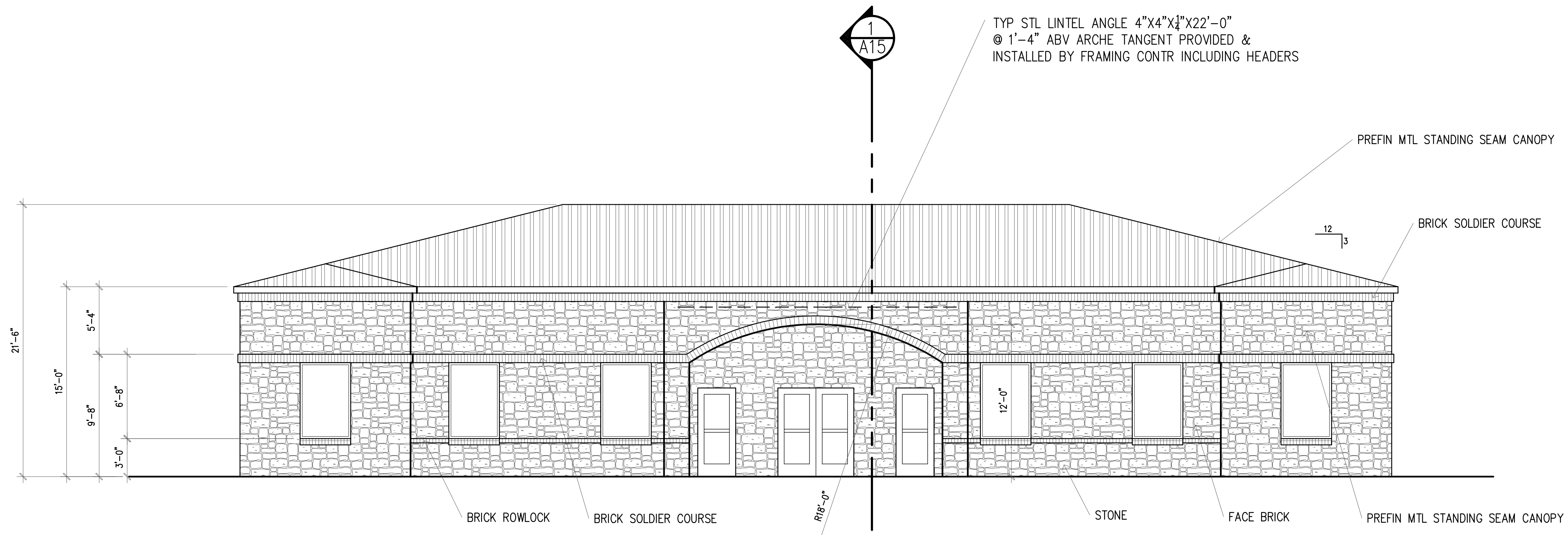
RESIDENTIAL RESTAURANTS
 INSTITUTIONAL
MERSHAWN ARCHITECTS
 MEDICAL COMMERCIAL
 CHURCHES
 2313 RIDGE ROAD #103
 ROCKWALL, TEXAS 75087
 PHONE: 972-722-9302
 FAX: 972-249-0261

No.	Date	Revision	By
1	4.29.13	REVISED PER CITY COMMENTS	

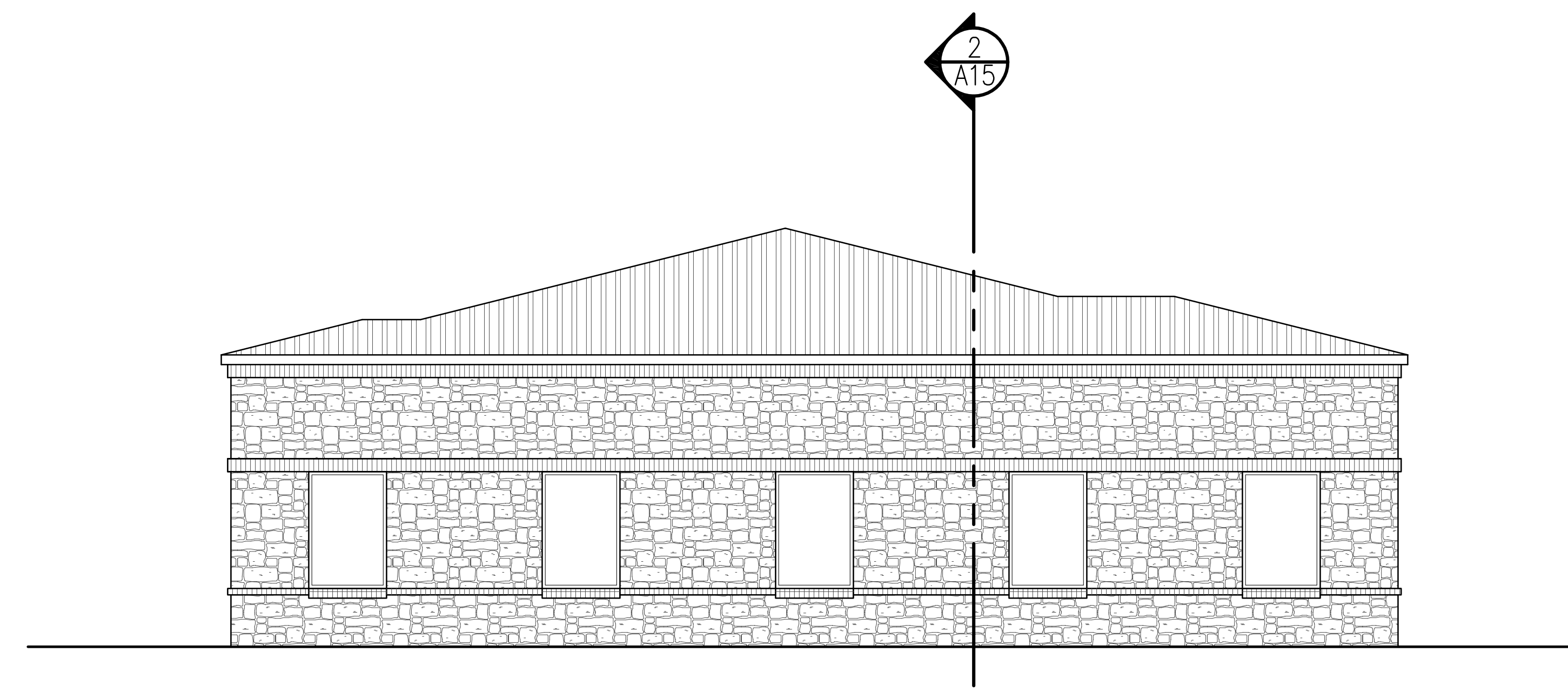


ALLIANCE III OFFICE BUILDING
 ROCKWALL, TEXAS
SITE PLAN

Scale: 1" = 20'-0"
 Date: 10/28/2014
 Project No.: 140306
 Designed: GW
 Drawn: GW
 Checked: WM
 SHEET
A1 OF
17



SOUTH ELEVATION



EAST ELEVATION

RESIDENTIAL RESTAURANTS
INSTITUTIONAL
ARCHITECTS

MEDICAL COMMERCIAL
CHURCHES
MERSHAWN

2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087

PHONE: 972-722-9302
FAX: 972-249-2051

No.	Date	Revision	By



WHITTLE ALLIANCE III
ROCKWALL, TEXAS

FLOOR PLAN

Scale: 3/16" = 1'-0"

Date: 10/28/2014

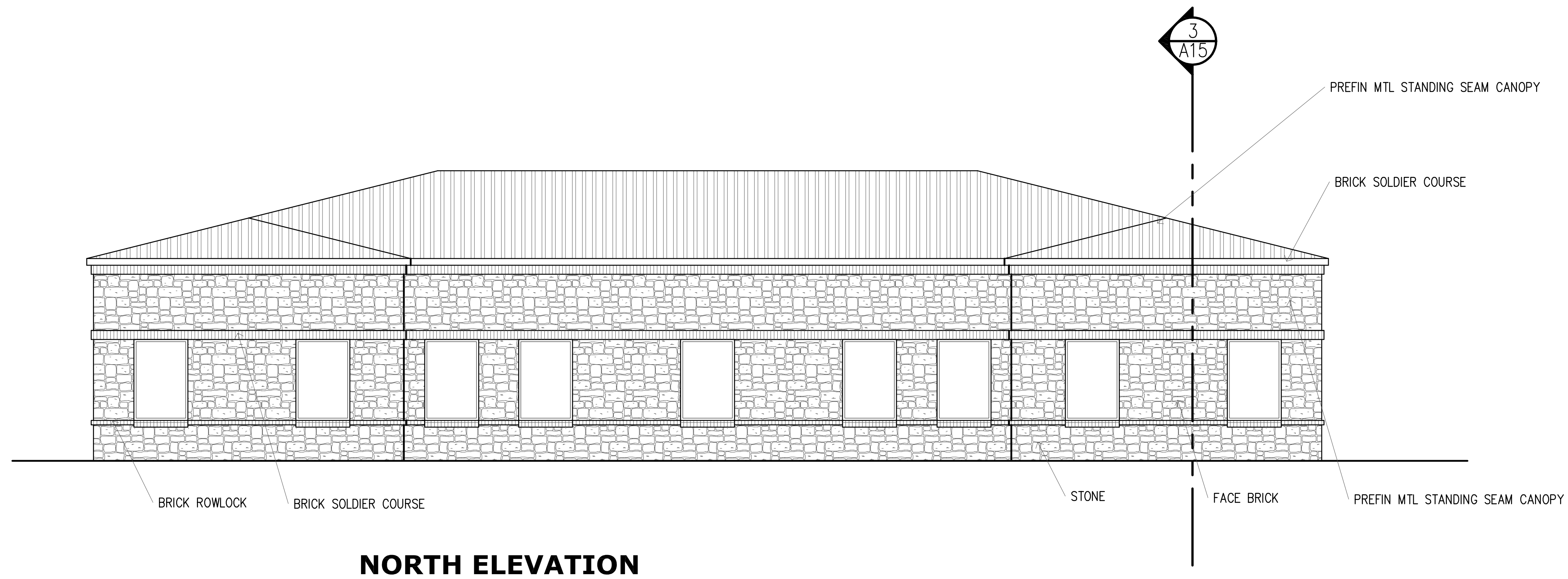
Project No.: 140306

Designed: GW

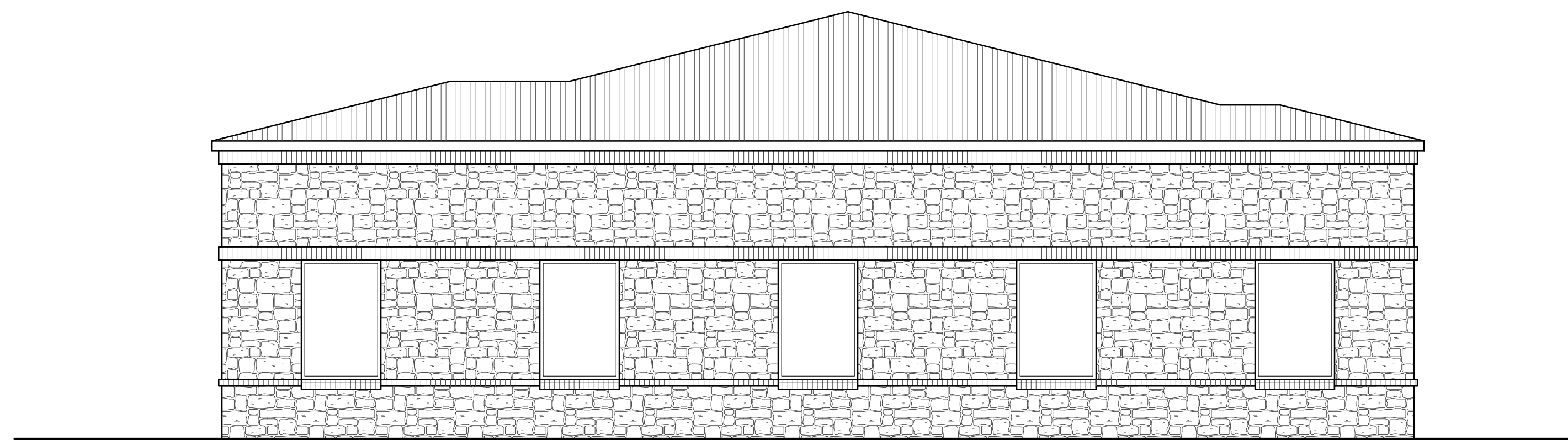
Drawn: GW

Checked: WM

SHEET
A6 OF
17



NORTH ELEVATION



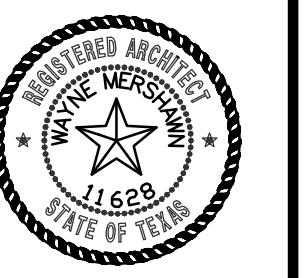
WEST ELEVATION

RESIDENTIAL RESTAURANTS
INSTITUTIONAL
MERSHAWN ARCHITECTS
MEDICAL COMMERCIAL CHURCHES

PHONE: 972-722-9302
FAX: 972-249-2051

2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087

No.	Date	Revision	By

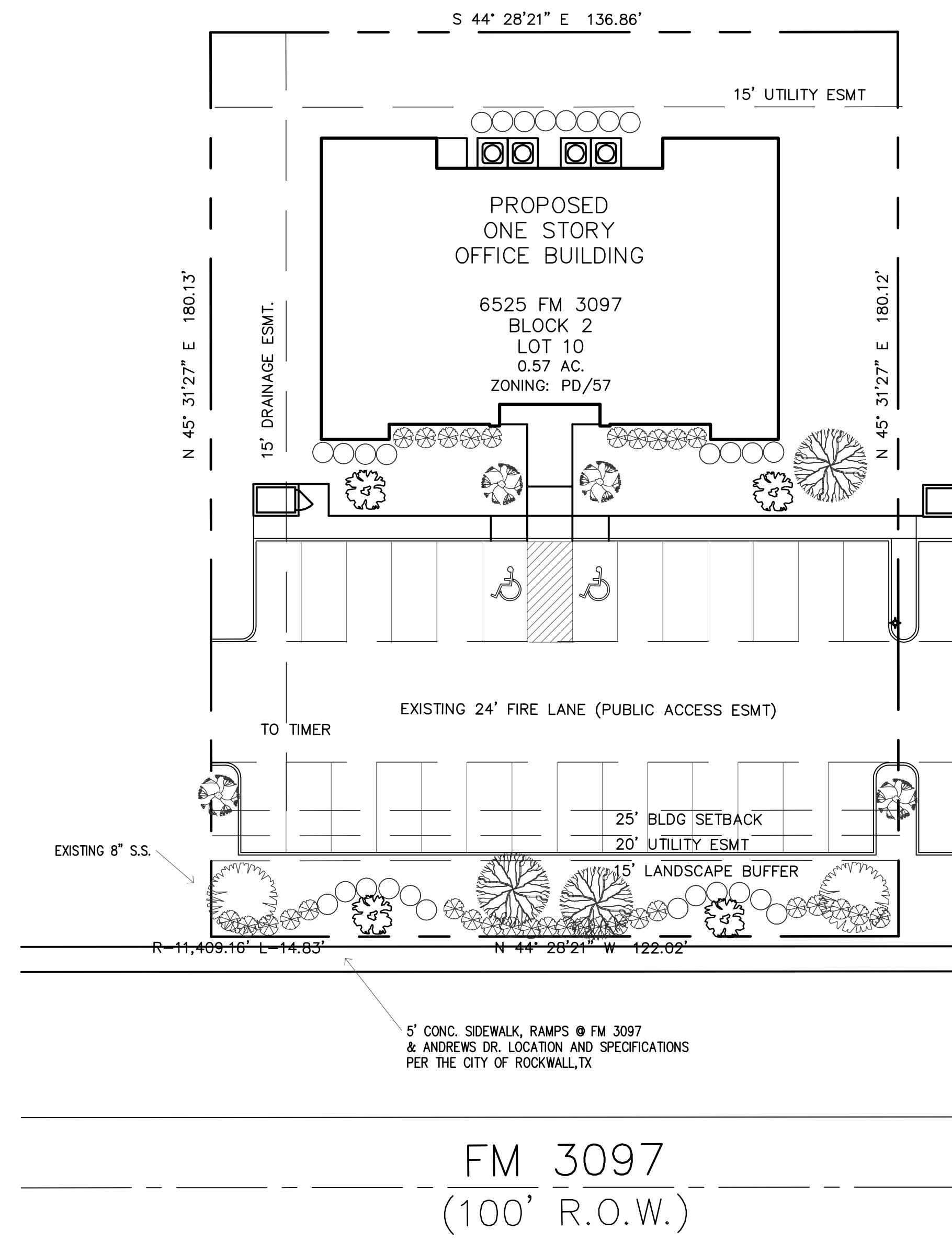








**WHITTLE ALLIANCE III
ROCKWALL, TEXAS**

FLOOR PLAN

Scale: 3/16" = 1'-0"
Date: 10/28/2014
Project No.: 140306
Designed: GW
Drawn: GW
Checked: WM

SHEET
A7 OF
17

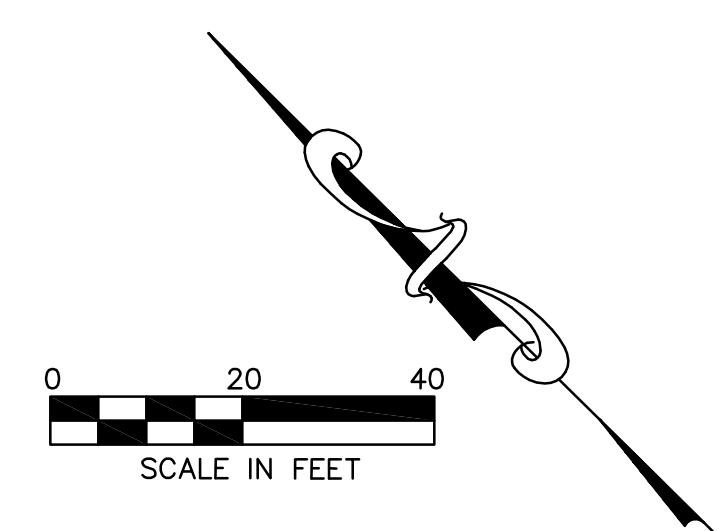


-  BURR OAKS (2)
INSTALLED WITH A MIN. 4" CALIPER
 -  LIVE OAKS (3)
INSTALLED WITH A MIN. 4" CALIPER
 -  RED BUD (4)
4' HIGH @ INSTALLATION
 -  MEXICAN PLUM (4)
4' HIGH @ INSTALLATION
 -  INDIAN HAWTHORNE (32)
PARKING SCREEN
PLANTS SHALL BE A MINIMUM OF 5-GALLONS W/A MINIMUM HEIGHT @ PLANTING OF 15" & SHALL CREATE A MINIMUM 2' TALL SCREEN WITHIN TWO YEARS OF PLANTING. SHALL BE PLANTED @ 36" O.C.
 -  BOXWOOD BUSH (28)
PLANTS SHALL BE A MINIMUM OF 5-GALLONS W/A MINIMUM HEIGHT @ PLANTING OF 15" & SHALL CREATE A MINIMUM 2' TALL SCREEN WITHIN TWO YEARS OF PLANTING. SHALL BE PLANTED @ 36" O.C.
- ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE HYDROMULCHED, BERMUDA.
- IN ORDER TO MEET BUDGET TREES SPECIFIED MAY NOT BE USED OTHER TREES FROM THE APPROVED CITY OF ROCKWALL PLANT LIST MAY BE SUITABLE FOR SUBSTITUTION.
- REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. SYSTEM SHALL HAVE FREEZE GUARD AND RAINSTAT.
- CONTRACTOR SHALL SUPPLY SLEEVES AS NEEDED FOR IRRIGATION.
- TREES AND PLANTS SHALL BE PLANTED NO CLOSER THAN WITHIN 4' OF CURB AT PARKING SPACES AND NO CLOSER THAN 5' FROM ANY WATER, SEWER, OR STORM SEWER LINES.

		REQUIRED	PROVIDED
1.	STREET TREES 3 CANOPY & 4 ACCENT PER 100'	4	4
2.	SITE TREES - ONE TREE W/ A CALIPER OF AT LEAST 2" FOR EACH 20,000 SF OF PARKING. 1 PER EVERY TEN REQ. PARKING SPACES	2	2
3.	LANDSCAPE BUFFER	15'	15'
4.	SCREENING OF OFF STREET PARKING	YES	YES
5.	TOTAL LANDSCAPE AREA 20% REQUIRED	3,725 SF	10,537 SF

LOT 7, BLOCK 2 - CARUTH LAKE DEVELOPMENT INC
PO BOX 369 ROCKWALL, TEXAS 75087
(972) 771-5253

- ZONING: PD-57 - BUSINESS OCCUPANCY
- PROPOSED USE: OFFICE
- PROPERTY AREA (GROSS): 24,829.2 SF 0.57 AC
- BUILDING AREA: 4,918 SF
- BUILDING HEIGHT: SINGLE STORY - 21'-0"
- LOT COVERAGE: 19.8% F.A.R. = 0.020:1
- PARKING REQUIRED: 1 SPACE/300 SF 4,918 SF/300 = 17 SPACES REQUIRED
- HANDICAP REQUIRED 1 ACCESSIBLE IN 0-25 SPACES 2 ACCESSIBLE PROVIDED
- TOTAL PARKING PROVIDED: 27 SPACES
- TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: 15,455 SF



ALLIANCE ADDITION PH. 2
BEING A 16.073 AC. TRACT OF LAND SITUATED IN THE W.W. FORD SURVEY, ABST. NO. 80 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
WHITTLE DEVELOPMENT CO.
PO BOX 369
ROCKWALL, TEXAS 75087
9727715253

CASE #

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RESIDENTIAL RESTAURANTS INSTITUTIONAL ARCHITECTS

MEDICAL COMMERCIAL CHURCHES

MERSHAWN ARCHITECTS

2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972-722-9302
FAX: 972-249-2081

No.	Date	Revision	By

REGISTERED ARCHITECT
STATE OF TEXAS

ALLIANCE III OFFICE BUILDING
ROCKWALL, TEXAS

LANDSCAPE PLAN

Scale: 1" = 20'-0"

Date: 10/28/2014

Project No.: 140306

Designed: GW

Drawn: GW

Checked: WM

SHEET **A2** OF **17**

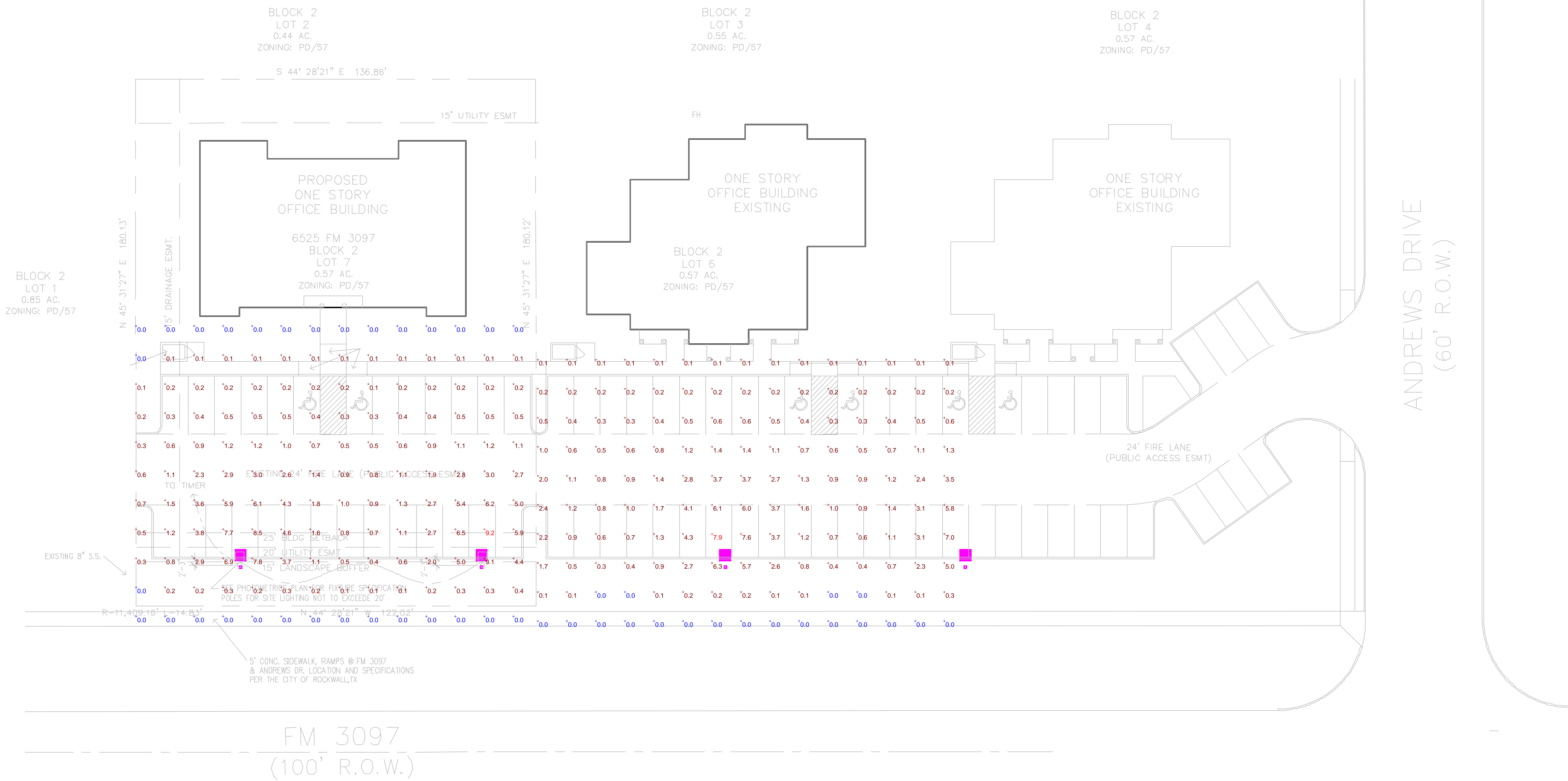


STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
LOT 3	+	1.1 fc	7.9 fc	0.0 fc	N/A	N/A
LOT 2	+	1.3 fc	9.2 fc	0.0 fc	N/A	N/A

NOTES

1. FIXTURES MOUNTED AT 15' POLE WITH 2' BASE

LUMINAIRE SCHEDULE								
Symbol	Label	Qty	Catalog Number	Description	Lamp	Lumens	LLF	Watts
+	A	4	KAD 400M SR4SC (PULSE START)	Area Luminaire, 400W MH, High Performance SR4SC Sharp Cutoff, Reflector, Full Cutoff MEETS THE NIGHTTIME FRIENDLY CRITERIA	ONE 400 WATT CLEAR ED28 PULSE START METAL HALIDE IN HORIZONTAL POSITION	38000	0.75	456



Plan View
Scale 1" = 20'