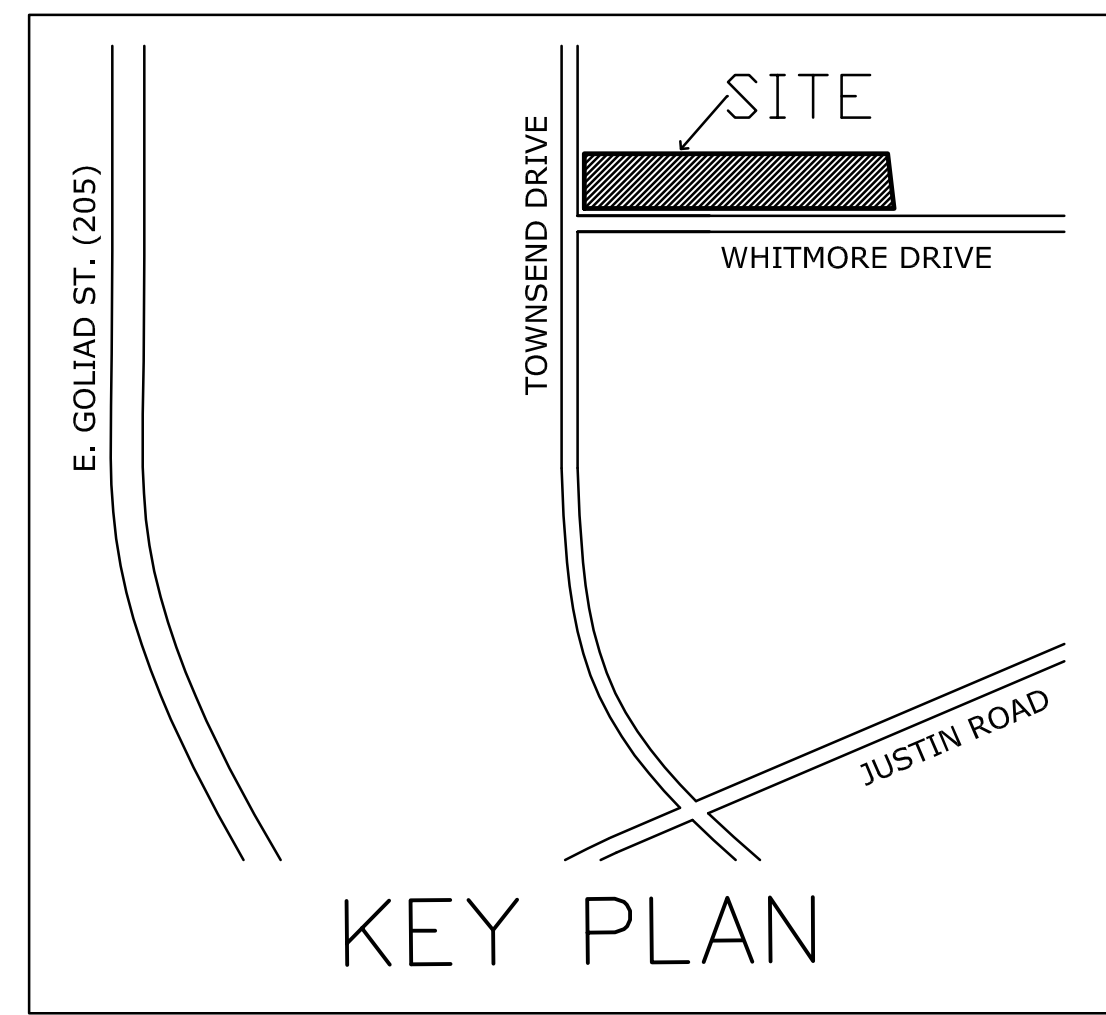


NOTE: ALL PAVING RADII ARE 4'-6" U.N.O.  
ALL PAVING DIMENSIONS ARE TO FACE OF CURB



**PARKING REQUIREMENTS**

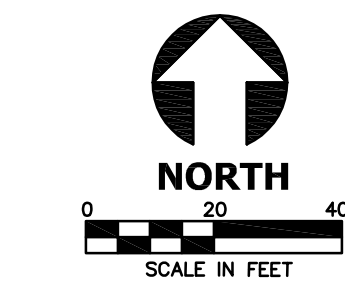
OFFICE 4,988 SF @ 1/300 = 17  
 17 PARKING SPACES REQUIRED  
 17 PARKING SPACES PROVIDED  
 1 HANDICAP PARKING SPACE REQUIRED FOR 0-25 SPACES  
 1 HANDICAP PARKING SPACES PROVIDED

**PRICING & CONSTRUCTION GENERAL NOTES:**

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- IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE DOCUMENTS AND INCLUDE ALL NECESSARY ITEMS TO PROVIDE A COMPLETE OPERATIONAL SYSTEM.
- ANY DISCREPANCIES NOTED BY THE CONTRACTOR SHALL BE BROUGHT TO THE ATTENTIONS OF THE ARCHITECT (IN WRITING) BEFORE BIDDING THIS PROJECT.
- AFTER BIDS ARE TURNED IN, THE CONTRACTOR SHALL COMPLETE THE SYSTEMS AT NO ADDITIONAL COST.
- PLUMBING, MECHANICAL, AND ELECTRICAL SUBCONTRACTORS ARE RESPONSIBLE FOR COORDINATING ALL COMPONENTS TO INSURE COMPLETE AND WORKING SYSTEMS. EACH SUBCONTRACTOR SHALL REVIEW ALL DRAWINGS FOR COMPLIANCE.
- THE ARCHITECT WILL BE RESPONSIBLE TO DETERMINE WHICH TRADE SHALL PROVIDE AND INSTALL ANY COMPONENTS MISSED FOR WORKING SYSTEMS AS NEEDED.

**VARNER ADDITION**  
 BEING A 2.29 AC. TRACT OF LAND SITUATED IN THE MUNICIPAL INDUSTRIAL PARK BEING LOT 8, BLOCK A, IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

**OWNER**  
**ROBERT VARNER JR.**  
 3401 MAPLELEAF LANE  
 RICHARDSON, TEXAS 75082  
 214-740-0214



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RESIDENTIAL RESTAURANTS  
 INSTITUTIONAL  
**MERSHAWN ARCHITECTS**  
 MEDICAL COMMERCIAL CHURCHES

2313 RIDGE ROAD #103  
 ROCKWALL, TEXAS 75087  
 PHONE: 972-722-9302  
 FAX: 972-249-2051

No.	Date	Revision	By

**TOWNSEND PROFESSIONAL CENTRE**  
 ROCKWALL, TEXAS  
**SITE PLAN**

Scale: 1" = 30'-0"  
 Date: 5/1/16  
 Project No.: 160103  
 Designed: GW  
 Drawn: GW  
 Checked: WM

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

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



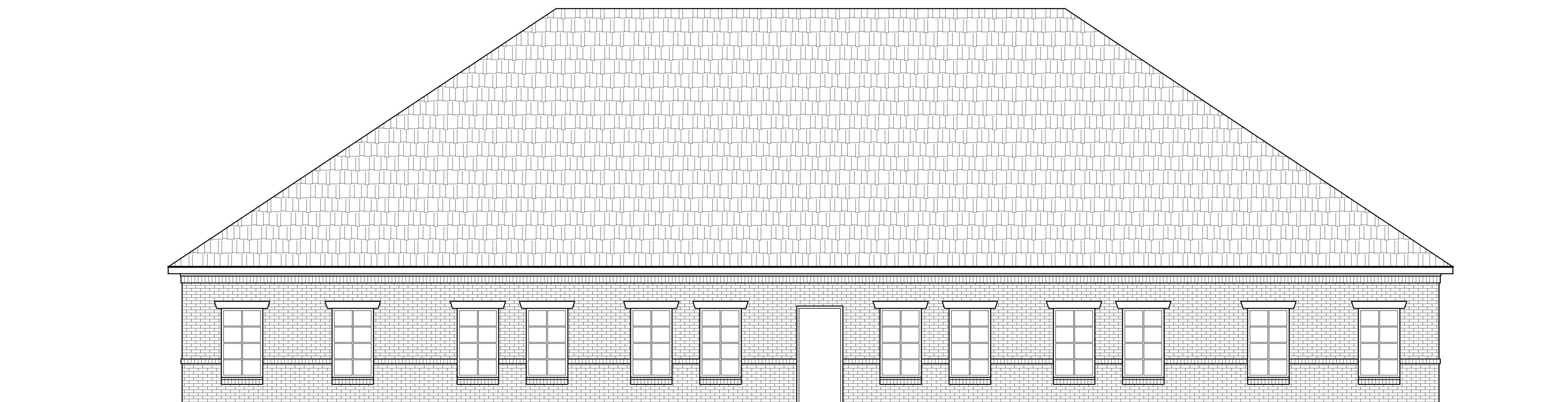
**SOUTH ELEVATION**



**WEST ELEVATION**



**EAST ELEVATION**



**NORTH ELEVATION**

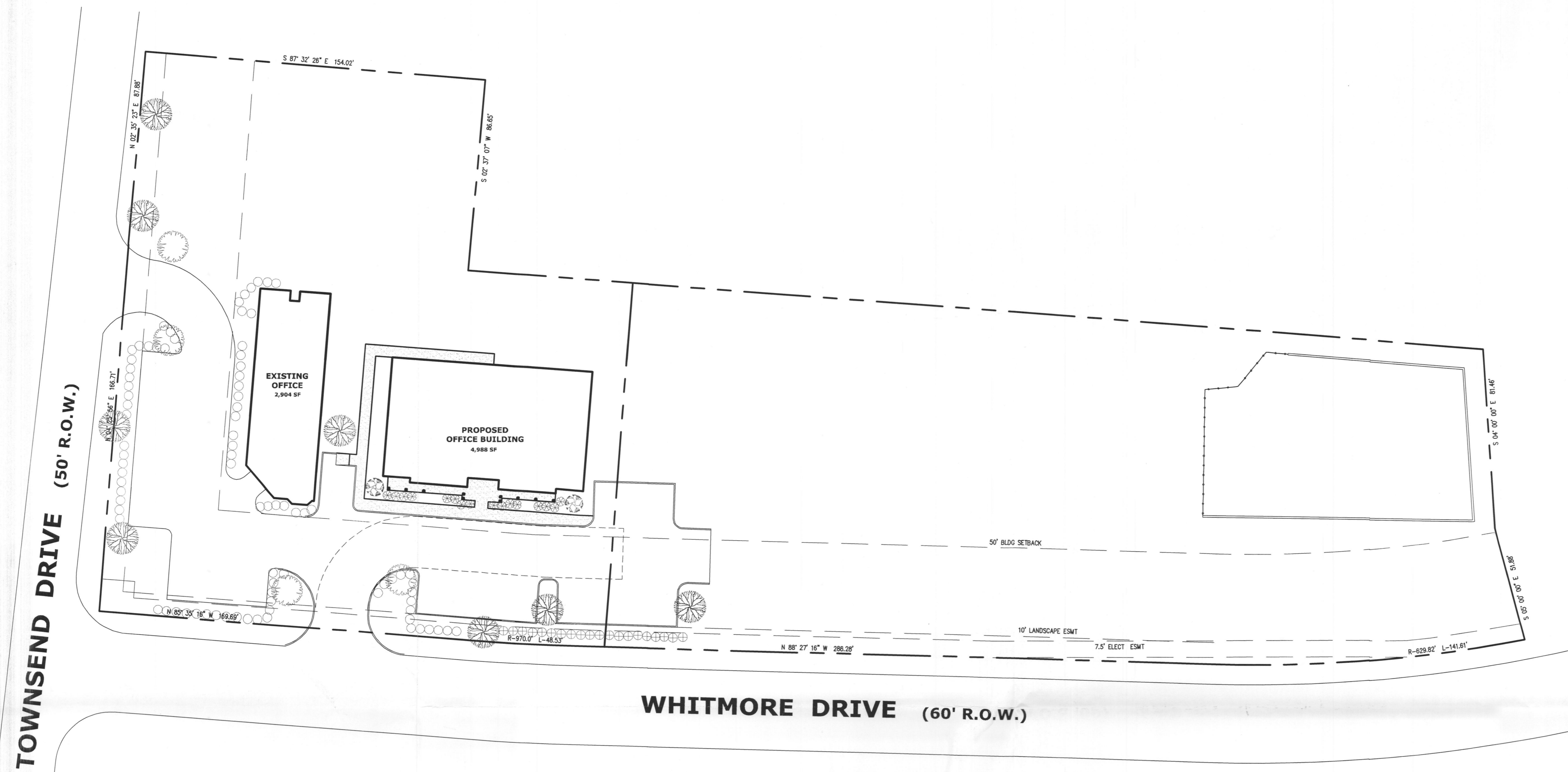
RESIDENTIAL RESTAURANTS  
INSTITUTIONAL  
**MERSHAWN ARCHITECTS**  
MEDICAL COMMERCIAL  
CHURCHES  
2313 RIDGE ROAD #103  
ROCKWALL, TEXAS 75087  
PHONE: 972-722-9302  
FAX: 972-249-2081

No.	Date	Revision	By

TOWNSEND PROFESSIONAL CENTRE  
ROCKWALL, TEXAS  
**EXTERIOR ELEVATIONS**

Scale: 3/16" = 1'-0"  
Date: MM/DD/YY  
Project No.: 160103  
Designed: GW  
Drawn: GW  
Checked: WM

SHEET  
OF



- EXISTING LIVE OAK (4)
  - LIVE OAKS (8)  
INSTALLED WITH A MIN. 4" CALIPER
  - RED BUD (2)  
4' HIGH @ INSTALLATION
  - EXISTING SHRUB
  - INDIAN HAWTHORNE (16)  
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 (20)  
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 HYDOMULCHED, 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 1 CANOPY PER 50'	9	9
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	3	3
3.	LANDSCAPE BUFFER	10'	10'
4.	SCREENING OF OFF STREET PARKING	YES	YES
5.	TOTAL LANDSCAPE AREA 10% REQUIRED	5,173 SF	28,681 SF

LOT 8, BLOCK A - VARNER ADDITION  
3401 MAPLELEAF LN. RICHARDSON, TEXAS 75082  
(214) 740-0214

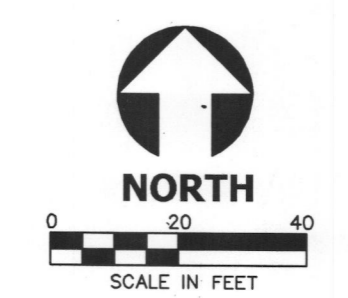
- ZONING: LI - LIGHT INDUSTRIAL
- PROPOSED USE: OFFICE
- PROPERTY AREA (GROSS): 51,718.0 SF 1.19 AC
- BUILDING AREA: 7,892 SF
- BUILDING HEIGHT: SINGLE STORY - 21'-0"
- LOT COVERAGE: 19.8% F.A.R. = 0.020:1
- PARKING REQUIRED: 1 SPACE/300 SF 7,892 SF/300 = 26 SPACES REQUIRED
- HANDICAP REQUIRED 2 ACCESSIBLE IN 25-50 SPACES 2 ACCESSIBLE PROVIDED
- TOTAL PARKING PROVIDED: 30 SPACES
- TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: 23,037 SF

**PRICING & CONSTRUCTION  
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BEING A 1.19 AC. TRACT OF LAND SITUATED IN THE MUNICIPAL INDUSTRIAL PARK BEING LOT 9, BLOCK A, IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

**OWNER  
ROBERT VARNER JR.**  
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RICHARDSON, TEXAS 75082  
214-740-0214



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2313 RIDGE ROAD #103  
ROCKWALL, TEXAS 75087

PHONE: 972-722-9302  
FAX: 972-249-2081

No.	Date	Revision	By

**TOWNSEND PROFESSIONAL CENTRE  
ROCKWALL, TEXAS**

**LANDSCAPE PLAN**

Scale: 1" = 30'-0"

Date: 5/1/16

Project No.: 160103

Designed: GW

Drawn: GW

Checked: WM

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**L1** OF  
**1**