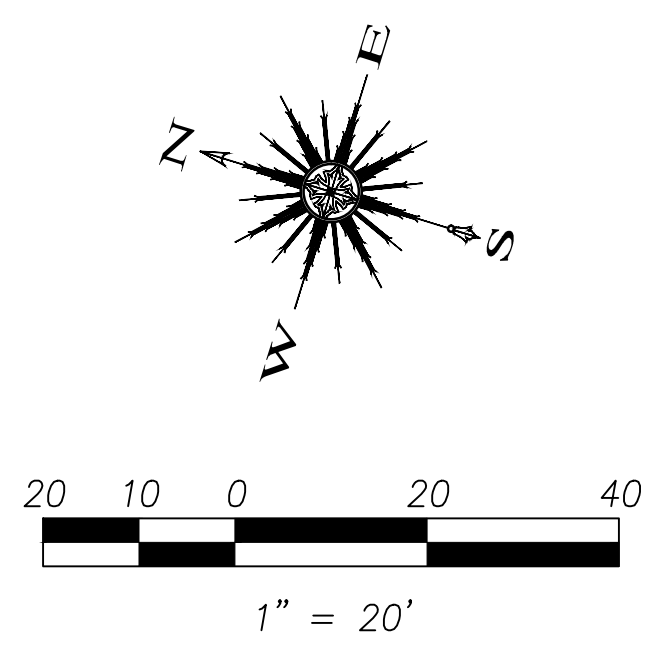


LOCATION MAP



NOTE:
 - DUMPSTER ENCLOSURE MATERIAL AND FINISH TO MATCH THAT OF THE RESTAURANT EXTERIOR.
 - A FINAL GEOTECHNICAL REPORT HAS NOT BEEN PROVIDED. A REINFORCED CONCRETE PAVEMENT SECTION WITH DETAILS WILL BE PROVIDED IN THE ENGINEERING PLANS SUBMITTAL.

SITE INFORMATION	
LAND AREA:	0.90 ACRES (39,184 S.F.)
CURRENT ZONING:	PD-32
EXISTING USE:	UNUSED
PROPOSED USE:	RESTAURANT
BUILDING AREA:	6,800 S.F.
BUILDING TO LOT COVERAGE:	6,800/39,184 = .174 --> 17.4%
BUILDING HEIGHT:	38 FEET
BUILDING REQUIRED PARKING:	68 SPACES (SEE BREAKDOWN BELOW)
BUILDING PARKING PROVIDED:	68 TOTAL (*15 TREND TOWER GARAGE, 53 PARKING LOT) (INCLUDES 3 HANDICAP SPACES)
IMPERVIOUS AREA:	30,655 S.F.
LANDSCAPE AREA REQUIRED:	0 S.F.
LANDSCAPE AREA PROVIDED:	9,551 S.F.

PARKING REQUIREMENT BREAKDOWN:
 RESTAURANT SPACE AT 1 SPACE/100 S.F. --> 6,800/100 = 68 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, A PORTION OF THIS PARKING MAY BE USED BY LOT 3 BLOCK A. THEREFORE 15 PARKING STALLS FROM THE TREND TOWER PARKING GARAGE WILL BE AVAILABLE FOR USE ON LOT 3 BLOCK A.

CASE NUMBER: **SP2016-027**

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Revision	Date	Description

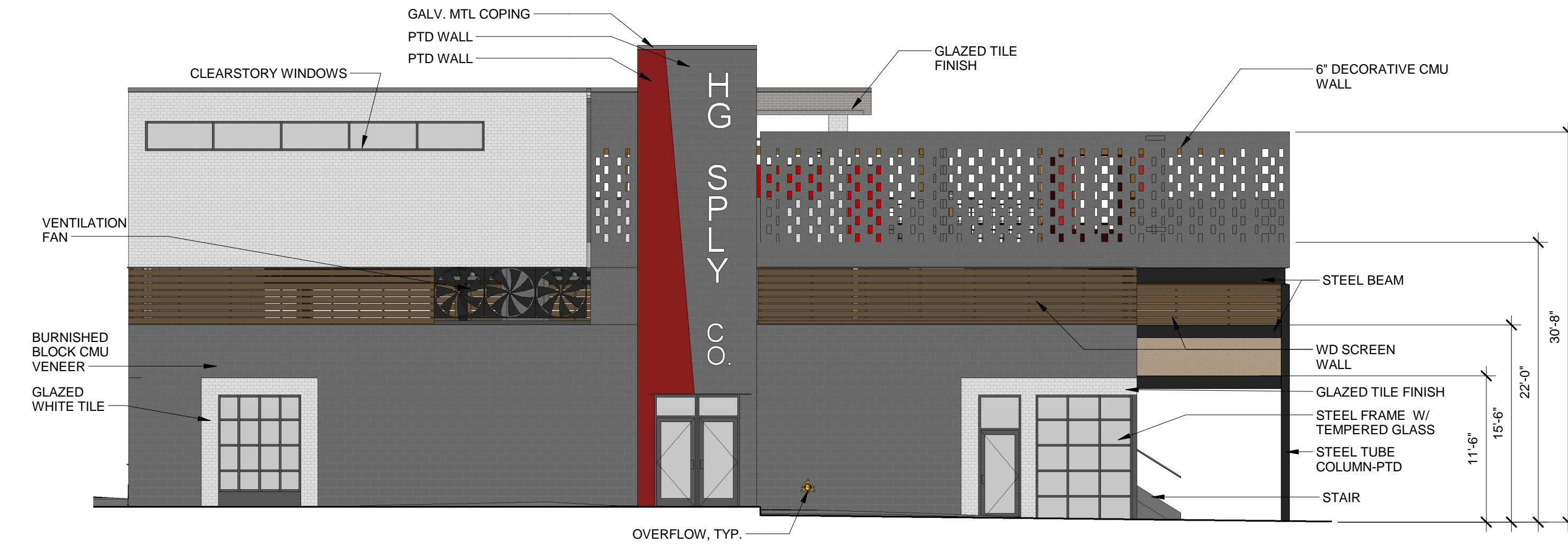
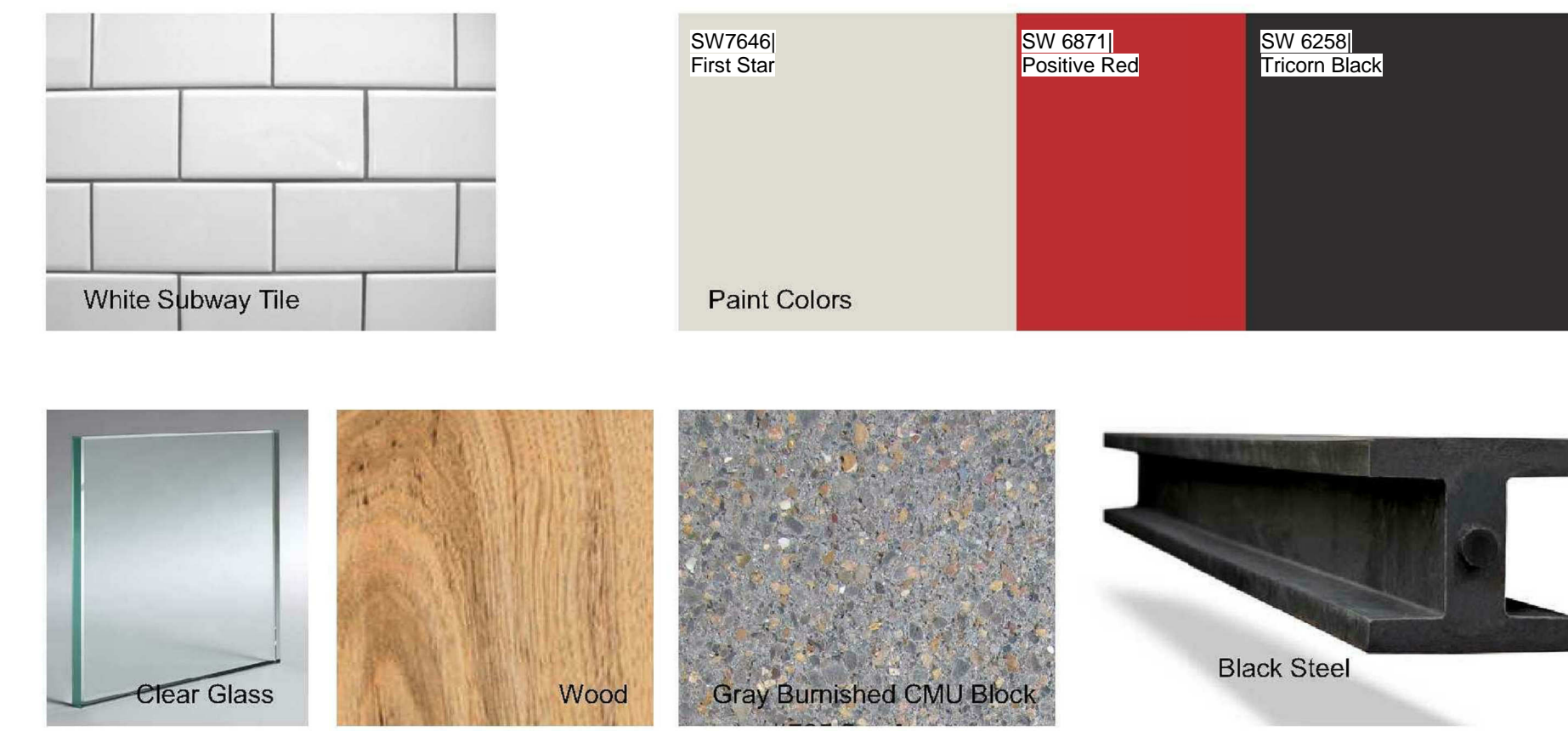
Owner: **8020 Restaurants, LLC.**
 2008 Greenville Ave. • Dallas, TX 75206

HG SUPPLY COMPANY RESTAURANT
 2651 Sunset Ridge Dr.
 Rockwall, Texas 75032

~ Civil Engineer ~
F.C. CUNY CORPORATION
 #2 Horizon Court • Heath, Texas 75032 • (469) 402-7700
 Texas Registered Engineering Firm F-7449

11/2/2016

Drawn By: F.C. CUNY
 Checked By: F.C. CUNY
 Date: 06/15
 Project No.:
 Sheet Title: **Site Plan**
 Scale: 1"=20'
 Sheet No.: 4 of 11



NORTH ELEVATION

1

1/8" = 1'-0"

TOTAL BUILDING WALL HARD SURFACE= 2,371 SF
 TOTAL BURNISHED BLOCK = 1395 SF=58.8%
 TOTAL GLAZED TILE = 539 SF= 22.8%
 TOTAL WOOD SCREEN = 335 SF= 14.1%
 TOTAL METAL PANELS = NA
 TOTAL PTD WALLS = 102 SF= 4.3%



EAST ELEVATION

2

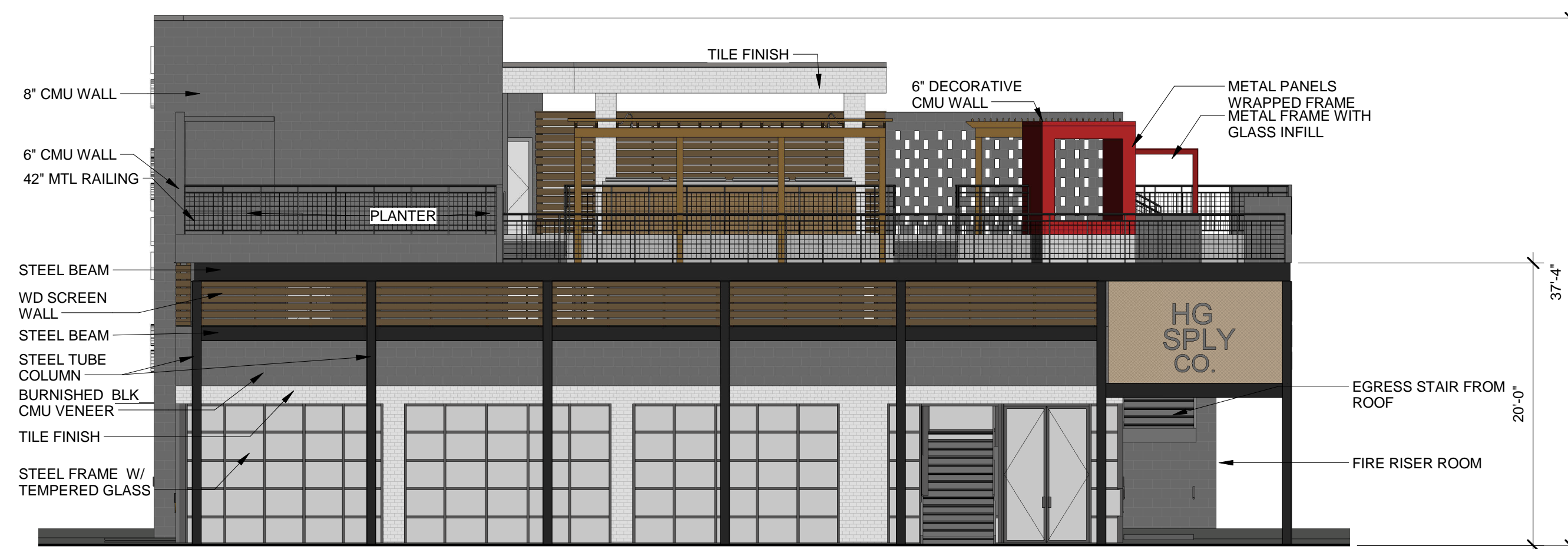
1/8" = 1'-0"

TOTAL ELEVATION WALL HARD SURFACE: 2,292 SF
 TOTAL BURNISHED BLOCK: 1,172 SF 51.1%
 TOTAL GLAZED TILE: 531.5 SF 23.2%
 TOTAL WOOD SCREEN: 465.5 SF 20.3%
 TOTAL PTD WALLS: 123 SF 5.4%

PROJECT NO. : 1621
 DATE : 11/21/2016
 DRAWN BY : Author
 SCALE : AS NOTED
 SQFT :

REVISIONS :
 UPDATED ELEVATIONS 12/6/2016

ELEVATIONS

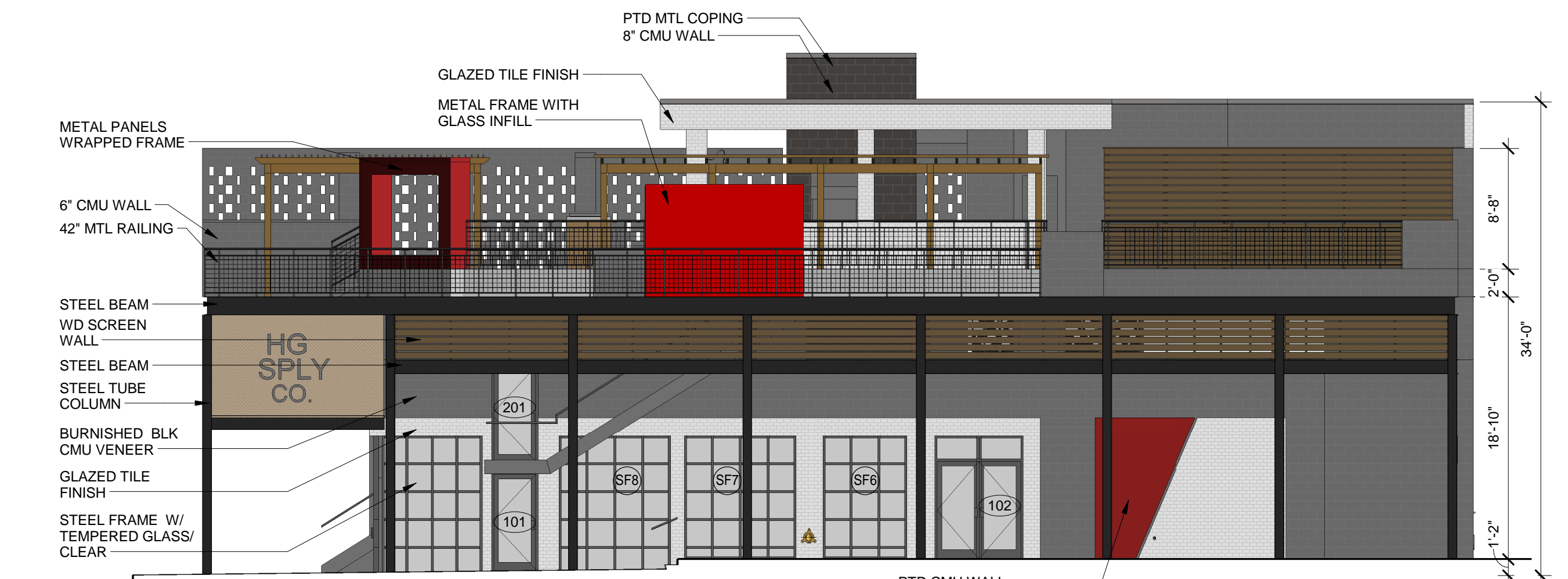


WEST ELEVATION

3

1/8" = 1'-0"

TOTAL BUILDING WALL HARD SURFACE: 1557 SF
 TOTAL BURNISHED BLOCK: 890 SF 57.2%
 TOTAL GLAZED TILE: 231 SF 14.8%
 TOTAL WOOD SCREEN: 388 SF 25%
 TOTAL METAL PANELS: 48 SF 3%
 TOTAL PTD WALLS: - SF



SOUTH ELEVATION

4

1/8" = 1'-0"

TOTAL BUILDING WALL HARD SURFACE: 1,971 SF
 TOTAL BURNISHED BLOCK: 955 SF 48.5%
 TOTAL GLAZED TILE: 376 SF 19.1%
 TOTAL WOOD SCREEN: 459 SF 23.3%
 TOTAL METAL PANELS: 129 SF 6.5%
 TOTAL PTD WALLS: 52 SF 2.6%

HG SPLY
 2651 SUNSET RIDGE DR.
 ROCKWALL, TX 75032

P101

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CONSTRUCTION



PROJECT NO. : 1621
DATE : 11/21/2016
DRAWN BY : Author
SCALE : AS NOTED
SQFT :

REVISIONS :
UPDATED ELEVATIONS 12/6/2016

RENDERING



HG SPLY
2651 SUNSET RIDGE DR.
ROCKWALL, TX 75032

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. 16-18 FT.HIGH, MULT 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, FULL UPRIGHT	CUPRESSUS SEMPERVIRENS	48" BOX, 3.0"-3.5" CAL. 16-18 FT.HIGH, FULL ROUNDED FORM MATCHED HEIGHT INSTALL WITH (3) 2" DIA. 10' STEEL POSTS EA. TIE TO KEEP UPRIGHT, FROM WIND
DECIDUOUS TREES			
TD-1	BALD CYPRESS	TAXODIUM DISTICHUM	100 GAL, 4.0"-4.5" CAL. 16-18 FT.HIGH, CLEAR TRUNK TO 8 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, 8.0"-8.5" CAL. 24-26 FT. HIGH, CLEAR TRUNK TO 8 FEET
ORNAMENTAL TREES			
OT-1	DWARF MAGNOLIA LITTLE GEM	MAGNOLIA GRANDIFLORA - LITTLE GEM	65 GALLON 8-10 FT. FULL TO GROUND, MAIN LEADER FORM
OT-2	CREPE MYRTLE, RED	LAURUSTROEMIA INDICA, TUSCORORA	45 GALLON 8-10 FT. THREE TO FIVER UPRIGHT TRUNKS, TWIN LAKES NURSERY
SHRUBS, HEDGES			
SH-1	DWARF YALPOUN HOLLY	ILEX VOMITORIA, NANA	3 GAL 18" 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	SALVIA LEUCANTHA	SALVIA LEUCANTHA	3 GAL 24" O.C. MIN. PURPLE
SH-4	AUTUMN SAGE	SALVIA GREGGII	3 GAL 48" O.C. MIN
SH-5	EDWARD GOUCHER ABELIA	ABELIA GRANDIFLORA, E.GOUCHER	3 GAL 36" O.C. MAX. NO SUBSTITUTE
SH-6	NELLIE R. STEVENS	ILEX ATTENUATA, "EMERALD"	25 GAL 6-8 FT HIGH, FULL LOW TO GROUND.
GROUND COVERS			
GC-1	CREeping LILY TURF	LIRIOPE SPICATA	4" POTS, 12" O.C. MAX.
GC-2	ROSEMARY WOODY	ROSMARINUS OFFICINALIS	4" POTS, 12" O.C. MAX.
GC-3	PURPLE WINTER CREEPER	EUONYMUS FORTUNEI	4" POTS, 12" O.C. MAX. WITH JUTTE MESH AND 3" MULCH
GC-4	MEXICAN FEATHER GRASS	STIPA TENISSIMA	1 GAL., 18" O.C. MAX.
VINES			
VN-1	TRUMPET "MME. GALEN" SALMON	CAMPUSUS TAGLIABUJA	5 GALLON ON STAKE, FULL, TIE TO WIRE FRAME
VN-2	COMMON TRUMPET CREEPER	CAMPUSUS RADICANS	5 GALLON ON STAKE, FULL, TIE TO WIRE FRAME
VN-3	BOSTON IVY	TRACHELOSPERMUM ASIATICUM	5 GALLON ON STAKE, FULL, TIE TO WIRE FRAME
PERENNIALS			
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	TEXAS RED YUCCA	HESPERALOEFORA	3 GAL., 18" O.C. MAX.
PR-4	VARIATED YUCCA	YUCCA GLORIOSA, VARIATED	3 GAL., 18" O.C. MAX.
PR-5	FLAX LILY	DIANELLA TASMANNIA VARIATA	1 GAL., 18" O.C. MAX.
GRASS			
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

- CERAMIC PLANTERS**
- CCP-1 30" WIDE, 30" HIGH, ROUND, SELECTED AT SOUTHWEST NURSERY BY LANDSCAPE ARCHITECT.
 - CCP-2 36" WIDE 24" HIGH, ROUND, SELECTED AT SOUTHWEST NURSERY BY LANDSCAPE ARCHITECT.
 - CCP-3 24" WIDE 30" HIGH, SQUARE TOP, SELECTED AT SOUTHWEST NURSERY BY LANDSCAPE ARCHITECT.
- SOIL PREPARATION**
- SP-1 TILLED TOP SOIL, SLOPE TO DRAIN, WEED LAYER, 2" SANDY LOAM, ROCK MULCH LAYER 3" DEEP
 - SP-2 TILLED TOP SOIL, SLOPE TO DRAIN, WEED LAYER, 2" SANDY LOAM, ROCK MULCH LAYER 4" DEEP
 - SP-3 SEE SPECS FOR TREE PLANTING SPECIFICATIONS, INCLUDE "T" POSTS (3) PER TREE, PAINTED DARK BROWN
 - SP-4 SEE SPECS FOR SHRUB PLANTING SPECIFICATIONS
 - SP-5 PLANTERS, 6" DEEP, 1.0"-1.5" DRAIN ROCK, SOIL SAVER LAYER, SANDY TOP SOIL, 3" LAYER RM-2

LANDSCAPE PLANT LEGEND

QUANTITY SYMBOL KEY TO PLANT LIST

IRR SLEEVE IRRIGATION SLEEVE, IRRIGATION WATER SUPPLY 4", WRES 2" OR AS NOTED ON PLAN

"LA" "A" LIVE OAK TREES, 200 GALLON, 8" CALIPER, SPREADING SHAPE 20-22 FEET HIGH, MULT TRUNK, CLEAR 8 FEET

"LB" "B" LIVE OAK TREES, 150 GALLON, 4" CALIPER, SPREADING SHAPE 16-18 FEET HIGH, MULT TRUNK, CLEAR 6 FEET

"LC" "C" LIVE OAK TREES, 100 GALLON, 4" CALIPER, UP RIGHT SHAPE 14-16 FEET HIGH, SINGLE TRUNK, CLEAR 6 FEET

"CB" AUTUMN BLAZE MAPLE TREES, 150 GALLON, 4" CALIPER 16-18 FEET HIGH, SINGLE TRUNK, CLEAR 6 FEET

"BC" BALD CYPRESS TREES, 100 GALLON, 5" CALIPER 16-18 FEET HIGH, SINGLE TRUNK, CLEAR 6 FEET

"MC" MAGNOLIA TREES, 65 GALLON, 8-10 FT HIGH

"TC" ITALIAN CYPRESS TREES, 48" BOX, 3.0-3.5" CALIPER 16-18 FEET HIGH, SINGLE TRUNK, FULL TO GROUND

SCREENING SHRUB, 25 GAL. EVERGREEN SHRUB SPACE AS SHOWN

EVERGREEN SHRUBS, SEE PLANT LIST

FLOWERING SHRUBS, SEE PLANT LIST

PERINIALS, SEE PLANT LIST

GROUND COVER, SEE PLANT LIST

BERMUDA GRASS SOD, SEE NOTES FOR IRRIGATION AND ROLLING

PLANT MINIMUM CRITERIA STATEMENT

1. PLANTS ARE REQUIRED TO MEET MINIMUM SPECIFICATIONS OF THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION, MAY 12, 2014, AND RECOMMENDED BY THE TEXAS NURSERY & LANDSCAPE ASSOCIATION.

SOIL AMENDMENT NOTES (LISTED FOR BASE BID)

INCLUDE THE NOTES BELOW AND LANDSCAPE SPECIFICATIONS ON SHEET L1-02

SOIL PREPARATION FOR GRASS AREAS ON SITE

1. SPRAY ROLL UP TWO TIMES IN HEAT OVER 20 DEGREES OR MANUALLY REMOVE THE EXISTING BERMUDA GRASS, TWO WEEKS PRIOR TO SITE WORK AND IRRIGATION SYSTEM INSTALLATION FOR THE TOTAL SITE AREA. CONTINUE TO REMOVE AND REMOVE ALL BERMUDA GRASS AND WEEDS FROM THE SITE DURING CONSTRUCTION.
2. FINE GRADE SOIL AFTER SITE CLEAN UP PER THE APPROVED GRADING AND DRAINAGE PLANS FOR THE SITE. SW-2 CONTRACTOR HAS THE PLAN ON FILE, OR CALL FOR A PDF FILE.
3. REMOVE ALL DEBRIS FROM SITE. ROCKS AND TILES OVER 1" DIA. ALL EXTRA CONCRETE, FORM BOARDS.
4. HAND RAKE SOIL SMOOTH AND SHAPE BEDS AND EDGES OF BACK OF CURB PER LANDSCAPE ARCHITECTS DIRECTIONS. CALL TO SET UP MEETING PRIOR TO ACCEPTANCE OF THE FINAL GRADE.
5. AFTER IRRIGATION SYSTEM INSTALLATION, WATER SETTLE ALL TRENCHES AND RAKE SMOOTH FOR FINISHED GRADES FOR THE SITE.
6. INSTALL SOD SOD GRASS, ALLOWING FOR JOINTS BETWEEN ALL SECTIONS OF SOD. DO NOT LEAVE GAPS OR ADD AZALEA MIX IN ALL GAPS OVER 0.5" TO FILL IN AFTER SODDING IF GAPS REMAIN.
7. WATER AND ROLL THE SOD TWO TIMES.
8. IN BASE BID ALLOW FOR ONE (1) TIME MOWING AND EDGING PRIOR TO FINAL ACCEPTANCE.

SOIL PREPARATION FOR 4" POTS AND 1 GALLON GROUND COVER BEDS

1. SOIL AMENDMENTS, EXCAVATE BEDS OR ALLOW FOR 4" SOIL PREPARED BY LIVING EARTH TECHNOLOGY OR EQUAL.
2. TILL IN TO DEPTH OF 6" AND MIX WITH NATIVE SOIL.
3. INSTALL BEDDING PLANTS SETTING THE TOP OF BALLS, MINIMUM 0.5" ABOVE SOIL GRADE.
4. MULCH 2" WITH FINE PINE BARK MULCH OR HARDWOOD MULCH.
5. IN BASE BID ALLOW FOR FINE PRUNING AS REQUIRED BY GENERAL CONTRACTOR PRIOR TO FINAL ACCEPTANCE.

SOIL PREPARATION FOR 3 GALLON AND 5 GALLON SHRUB BEDS

1. SOIL AMENDMENTS, EXCAVATE BEDS OR ALLOW FOR 4" SOIL PREPARED BY LIVING EARTH TECHNOLOGY OR EQUAL.
2. TILL IN TO DEPTH OF 12" AND MIX WITH NATIVE SOIL.
3. INSTALL SHRUBS PLANTS SETTING THE TOP OF BALLS, MINIMUM 1.5" ABOVE SOIL GRADE.
4. MULCH 2" WITH FINE PINE BARK MULCH OR HARDWOOD MULCH.
5. IN BASE BID ALLOW FOR FINE PRUNING AS REQUIRED BY GENERAL CONTRACTOR PRIOR TO FINAL ACCEPTANCE.

SOIL PREPARATION FOR 25 GALLON AND 65 GALLON SHRUB BEDS

1. SOIL AMENDMENTS, EXCAVATE BEDS OR ALLOW FOR 4" SOIL PREPARED BY LIVING EARTH TECHNOLOGY OR EQUAL.
2. TILL IN TO DEPTH OF 16" AND MIX WITH NATIVE SOIL.
3. INSTALL SHRUBS PLANTS SETTING THE TOP OF BALLS, MINIMUM 2.5" ABOVE SOIL GRADE.
4. MULCH 2" WITH FINE PINE BARK MULCH OR HARDWOOD MULCH.
5. IN BASE BID ALLOW FOR FINE PRUNING AS REQUIRED BY GENERAL CONTRACTOR PRIOR TO FINAL ACCEPTANCE.

SOIL PREPARATION FOR 100 GALLON AND LARGER TREES

1. SEE TREE PLANTING ON LA-2.

LANDSCAPE IRRIGATION WARRANTEE

1. LANDSCAPE CONTRACTOR SHALL WARRANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM TIME OF FINAL ACCEPTANCE AND PAYMENT OF THE COMPLETED WORK.
2. IRRIGATION SYSTEM SHALL BE WARRANTED FOR ONE YEAR PARTS AND LABOR FOR NEW ITEMS.

IRRIGATION AFFIDAVIT

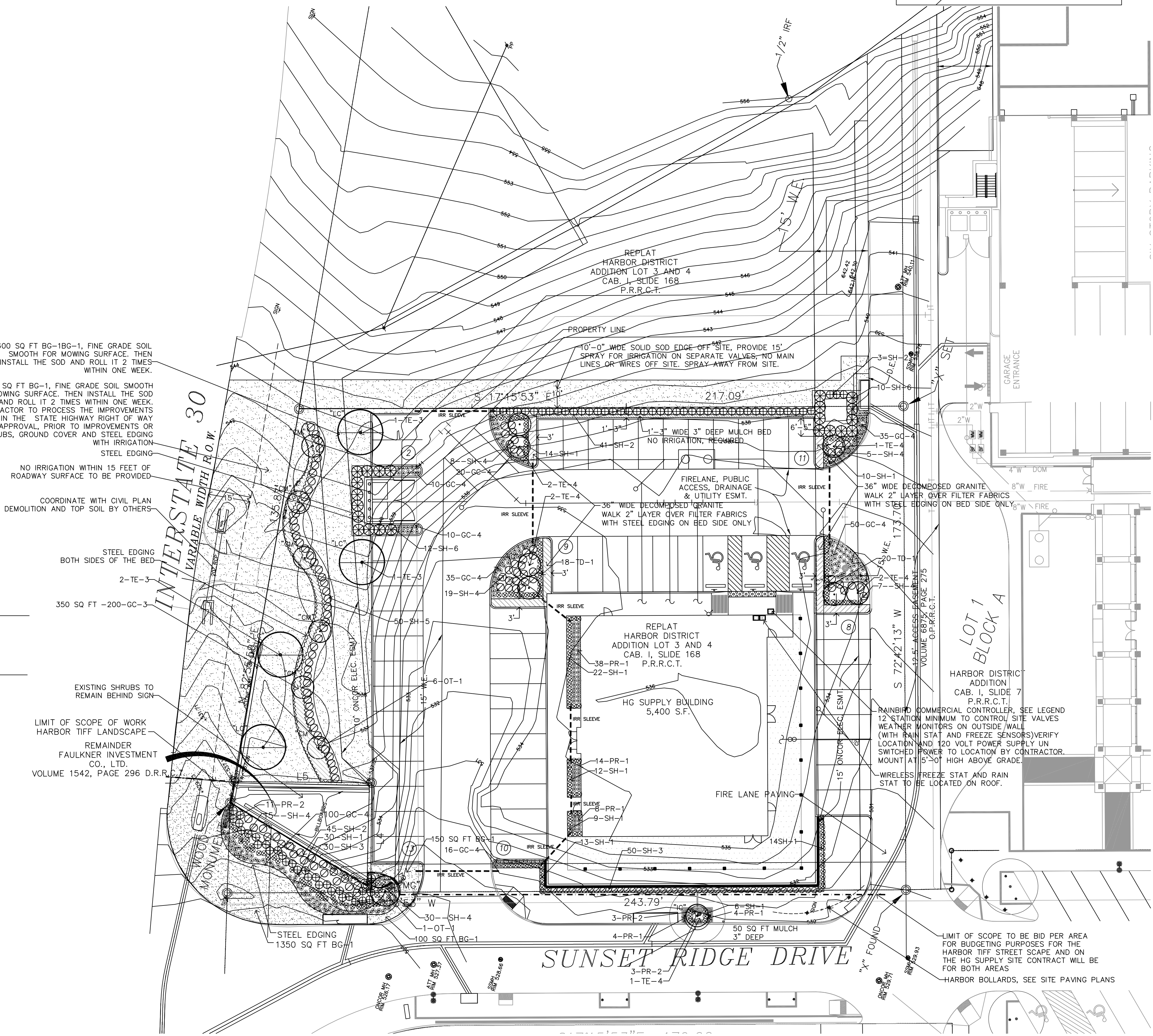
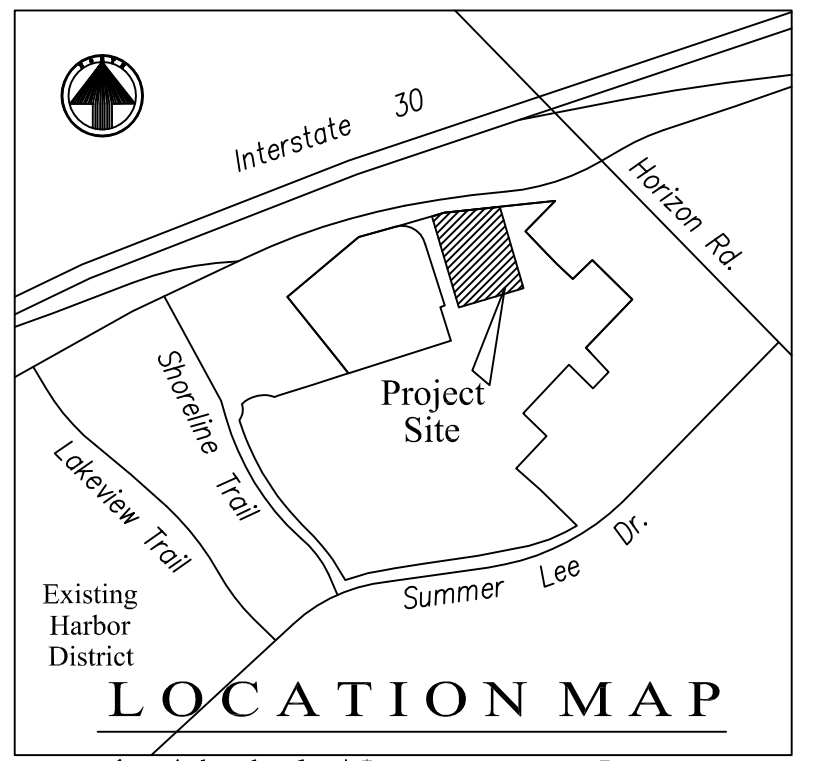
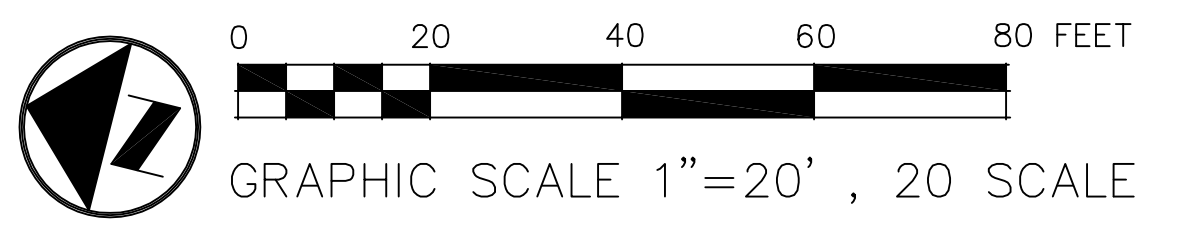
ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATIVE (ET) WEATHER BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED LICENSED IRRIGATOR.

CITY OF ROCKWALL MAINTENANCE NOTE:

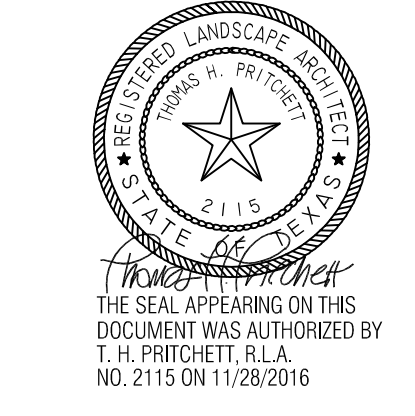
MAINTENANCE: THE CURRENT OWNER AND SUBSEQUENT OWNERS OF THE LANDSCAPED PROPERTY, OR MANAGER OR AGENT OF THE OWNER, SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL THE LANDSCAPED AREAS AND MATERIALS, REQUIRED BUFFER YARD AREAS AND MATERIALS AND REQUIRED SCREENING MATERIALS. SAID AREAS MUST BE MAINTAINED AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE AT ALL TIMES AND SHALL BE KEPT FREE OF REFUSE AND DEBRIS. MAINTENANCE WILL INCLUDE REPLACEMENT OF ALL DEAD PLANT MATERIAL IF THAT MATERIAL WAS USED TO MEET THE REQUIREMENTS OF THE LUDC. ALL SUCH PLANTS SHALL BE REPLACED WITHIN (6) SIX MONTHS OF NOTIFICATION, OR BY THE NEXT PLANTING SEASON, WHICH EVER COMES FIRST. A PROPERTY HOMEOWNERS ASSOCIATION MAY ASSUME RESPONSIBILITY FOR MAINTENANCE OF COMMON AREAS.

ROOT BARRIERS AT UTILITIES AND PAVING EDGES

1. NO TREE SHALL BE PLANTED WITHIN 5 FEET OF ALL UTILITIES WATER, SEWER, ELEC, CABLE, STORM, ECT.
2. ROOT BARRIERS ARE REQUIRED ON ALL TREES WITHIN UTILITY EASEMENTS AND AT EDGE OF PAVING WITHIN 5 FEET. PROVIDE ON ALL TREES SHOWN, UNLESS NOTED
3. DEEP ROOT BARRIERS, 1-800-458-7668, INSTALL UB-48-2 PER SPECIFICATIONS AT EACH TREE ON SIDE OF PAVING OR UTILITY, INCLUDE 4" WIDE TRENCH OF 3/4" DRAIN GRAVEL ON OUT SIDE OF BARRIER, 24" DEEP, BARRIER TO EXTEND 1" ABOVE GRADE.



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PROJECT NO. : 1621
DATE : 11/28/2016
DRAWN BY : THP
SCALE : 1"=20'-0"

REVISIONS :

SITE LANDSCAPE PLAN
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ROCKWALL, TX 75032