

Rex & Kerri Moses
Zoned SF-7

Patricia C. Spillman
Zoned SF-7

James T. Spillman, Jr.
Zoned SF-7

Alfred & Dorothy Payne
Zoned SF-7

A=11°40'31"
R=129.45'
T=13.24'
L=26.38'
CB=N43°35'29"E
26.33'

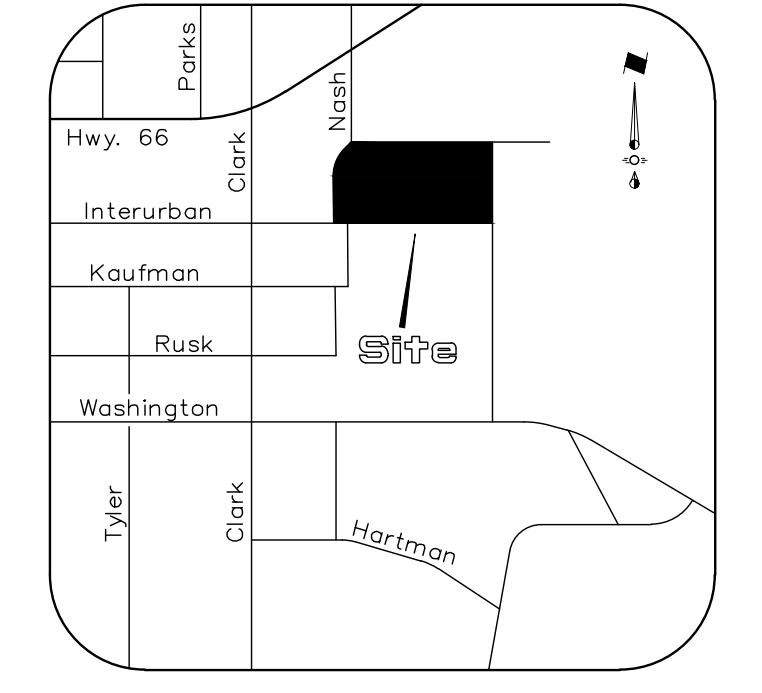
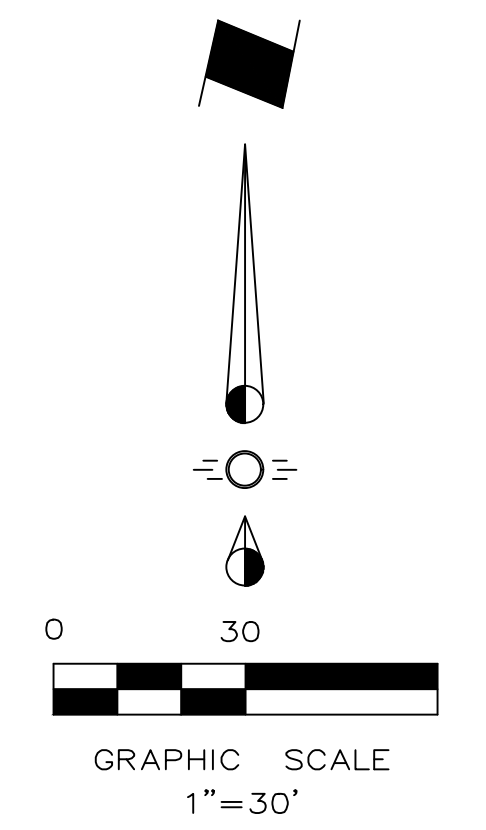
A=49°31'49"
R=160.56'
T=74.07'
L=138.80'
CB=N24°39'47"E
134.52'

Oliver R. &
Karen E. Spiller
Zoned SF-7

Kym Cullins
Zoned SF-7

Rick Cowton
Zoned SF-7

Donald Kirk Ragsdale
Zoned SF-7



VICINITY MAP
NTS

SYNOPSIS

Zoning	SF-7
Total Lot Area	760,747 Sq. Ft.
Site Area	229,815 Sq. Ft.
Use	Elementary School
Building Area	93,281 Sq. Ft.
Building Height	2-Story (35'-2")
Parking Required	31 Spaces
Existing Parking	140 Spaces
New Parking	29 Spaces
HC Parking Required	6 Spaces
HC Parking Provided	9 Spaces
Total Parking Provided	169 Spaces
Impervious Area	102,640 Sq. Ft.
Open Space	127,175 Sq. Ft.

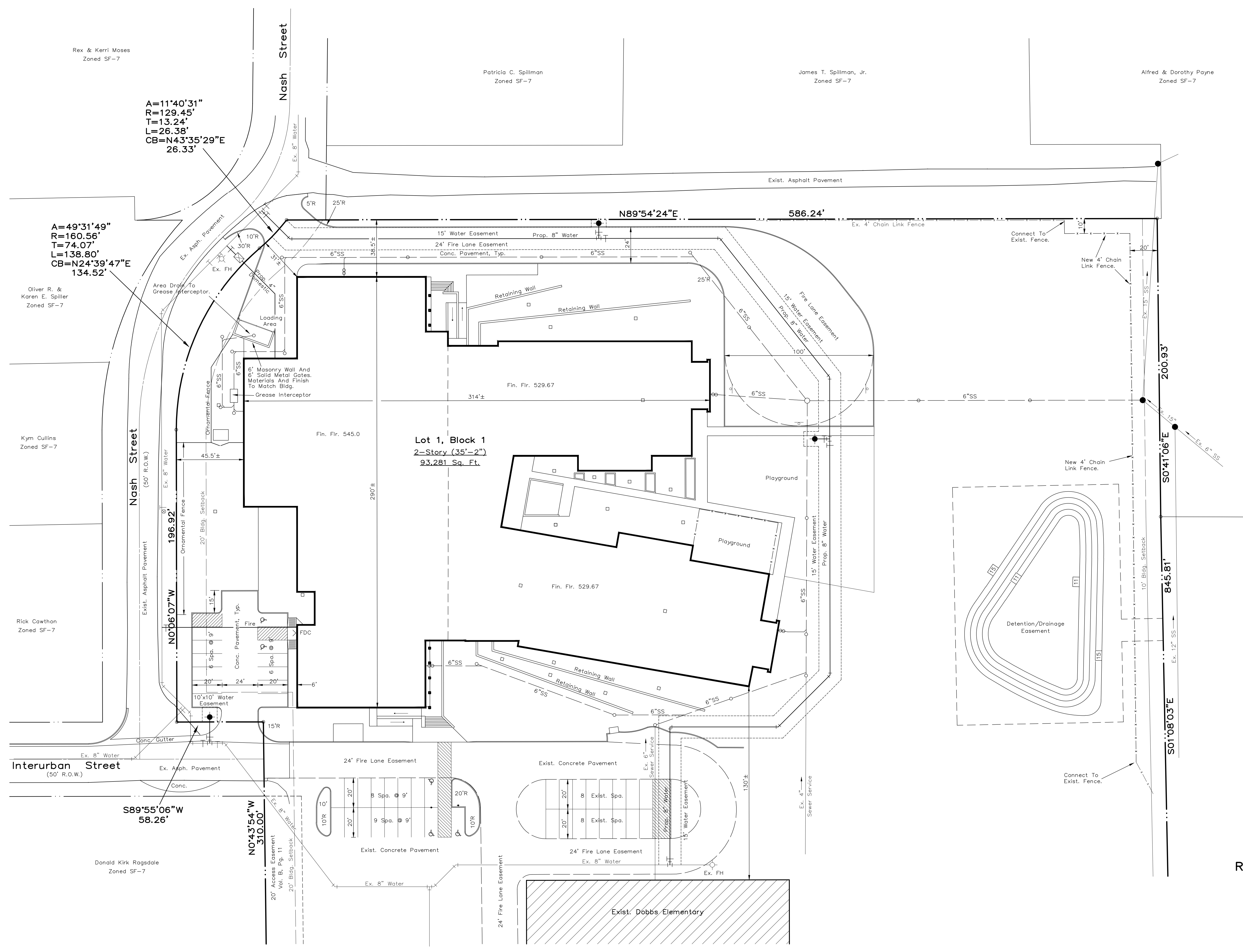
Lot 1
Municipal Park
City Of Rockwall
Zoned SF-7

SITE PLAN
**DOBBS ELEMENTARY
ADDITION**

LOT 1, BLOCK 1
Zoned SF-7
17.464 Acres Situated In The
R. BALLARD SURVEY ~ ABST. 29
ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner
Rockwall Independent School District
1191 T.L. Townsend Drive
Rockwall, Texas 75087
Telephone 972 772-1148

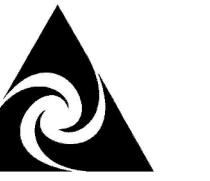
Engineer
RLK Engineering, Inc.
Texas Registration No. 579
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733
December 6, 2016
Case No. SP2016-028



Lot 1, Block 1
2-Story (35'-2")
93,281 Sq. Ft.

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VLK ARCHITECTS

ARCHITECT

VLK Architects, Inc.
2821 West 7th Street, Suite 300
Fort Worth, Texas 76107
Main Phone: 817.633.1600
www.vlkarchitects.com

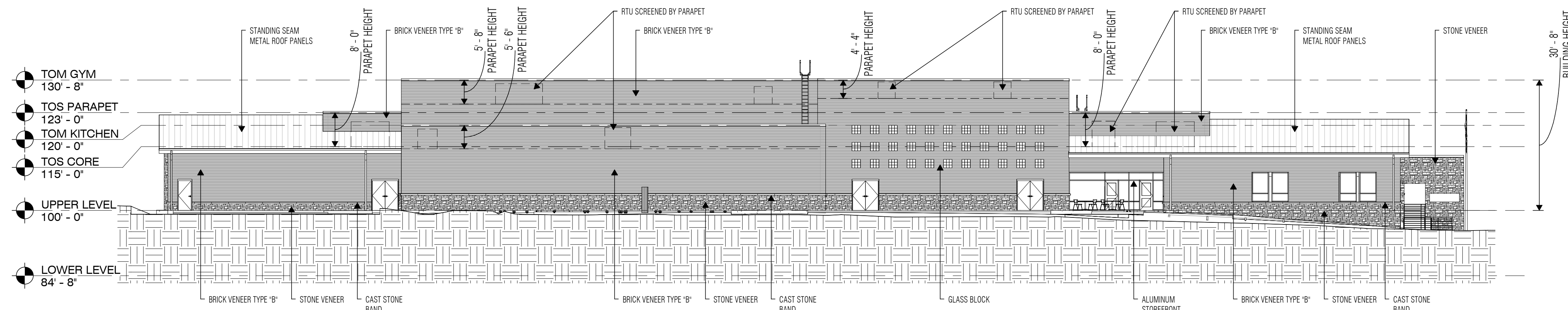
ROCKWALL INDEPENDENT SCHOOL DISTRICT
901 INTERURBAN, ROCKWALL, TX 75087

DOBBS ELEMENTARY SCHOOL

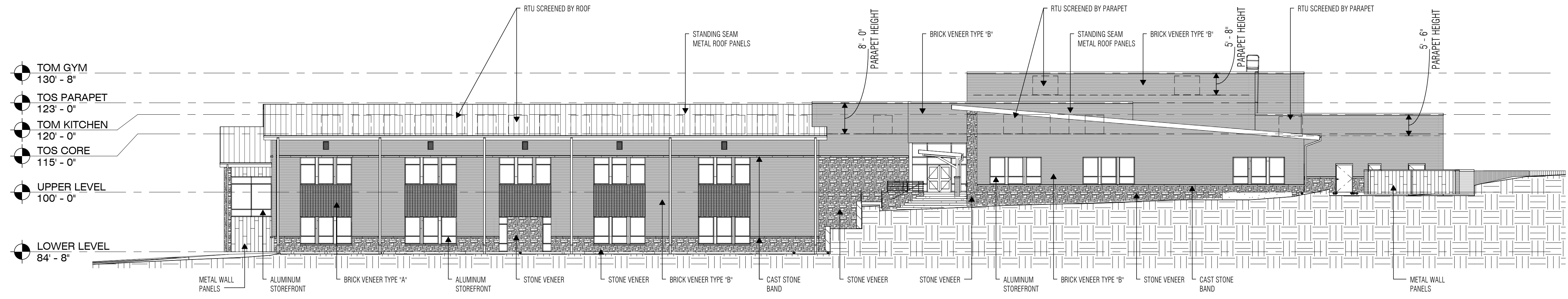
EXTERIOR ELEVATION LEGEND

- MATERIALS:**
 BRICK VENEER, TYPE 'A' - ACME SAN JACINTO ST. BLEND
 BRICK VENEER, TYPE 'B' - ACME CHARCOAL ACCENT
 ALUMINUM STOREFRONT/CURTAINWALL - VISTAWALL, THERMALLY BROKEN - DARK BRONZE
 METAL WALL PANEL - BERRIDGE FW-12 PANEL - DARK BRONZE
 GLAZING - VITRO SOLARBAN 60 W/ SOLARBronze TINT
 GLASS BLOCK - PITTSBURG CORNING VISTABRIK
 STONE VENEER - ACME NATURAL BRISCO GOLD
 CAST STONE BAND/SILL - ROCKCAST SL200
 STANDING SEAM METAL ROOF - BERRIDGE ZEE LOCK - MEDIUM BRONZE
 MULTI-PLY ROOF SYSTEMS - WHITE

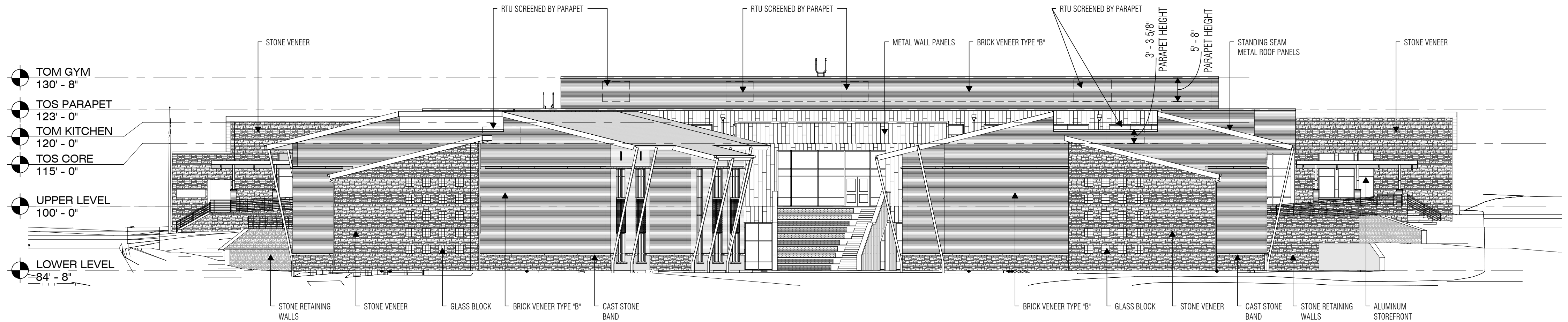
FACADE SURFACE AREA:
 WEST ELEVATION: TOTAL FACADE = 7,003 SQFT (ADJACENT TO PUBLIC RIGHT-OF-WAY)
 STONE VENEER = 1,456 SQFT = 21%
 BRICK VENEER = 5,547 SQFT = 79%
 NORTH ELEVATION: TOTAL FACADE = 7,727 SQFT
 STONE VENEER = 1,609 SQFT = 20%
 BRICK VENEER = 5,970 SQFT = 78%
 METAL PANEL = 148 SQFT = 2%
 EAST ELEVATION: TOTAL FACADE = 9,578 SQFT (ADJACENT TO OPEN SPACE)
 STONE VENEER = 3,457 SQFT = 36%
 BRICK VENEER = 5,371 SQFT = 56%
 METAL PANEL = 750 SQFT = 8%
 SOUTH ELEVATION: TOTAL FACADE = 9,870 SQFT
 STONE VENEER = 2,077 SQFT = 21%
 BRICK VENEER = 7,643 SQFT = 77%
 METAL PANEL = 150 SQFT = 2%



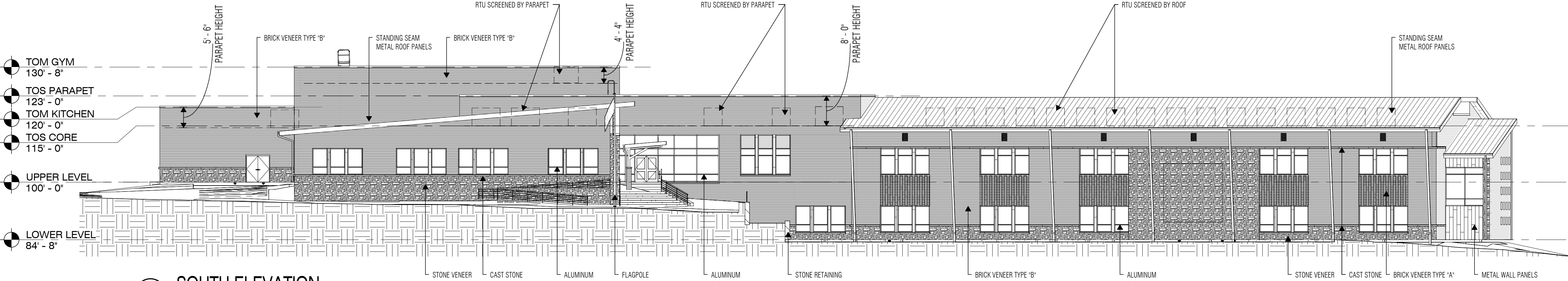
1 WEST ELEVATION
SCALE: 1/16" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



3 EAST ELEVATION
SCALE: 1/16" = 1'-0"



4 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

Case No. SP2016-028

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.
PRINCIPAL IN CHARGE TX LIC. #XXXXX

NOVEMBER 30, 2016

REVISIONS

Revision No.

Director	Drawn By
Approver	Author
Designer	Quality Control
Designer	
Proj. Arch.	
Checker	

PROJECT NO.

1593.00

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NO.

A-1

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SYNOPSIS

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EXISTING TREES REMOVED

TREE #	SIZE	TYPE	REASON	MITIGATE
1	13"	CHIN. PISTACHE	UTILITY	13
2	6"	CHIN. PISTACHE	UTILITY	6
3	27"	BLACK WILLOW	SICK/GRADING	EXEMPT
4	13"	CEDAR ELM	GRADING	13
5	16"	CEDAR ELM	GRADING	16
6	15"	CEDAR ELM	GRADING	15
7	12"	ASH	GRADING	12
8	10"	ASH	GRADING	10
9	8"	ASH	GRADING	8
10	5"	ASH	GRADING	5
11	22"	ASH	GRADING	22
12	15"	ASH	GRADING	15
13	22"	MULBERRY	SICK/PARKING	EXEMPT
14	15"	MULBERRY	SICK/PARKING	EXEMPT
SUB-TOTAL				-135' MITIG.
34-4" NEW TREES				+136' MITIG.

RAMSEY LANDSCAPE ARCHITECTS, LLC
 11914 WISHING WELL CT.
 FRISCO, TEXAS 75035
 PHONE (972) 335-0889

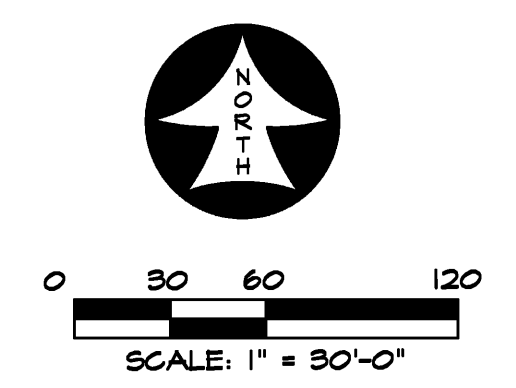
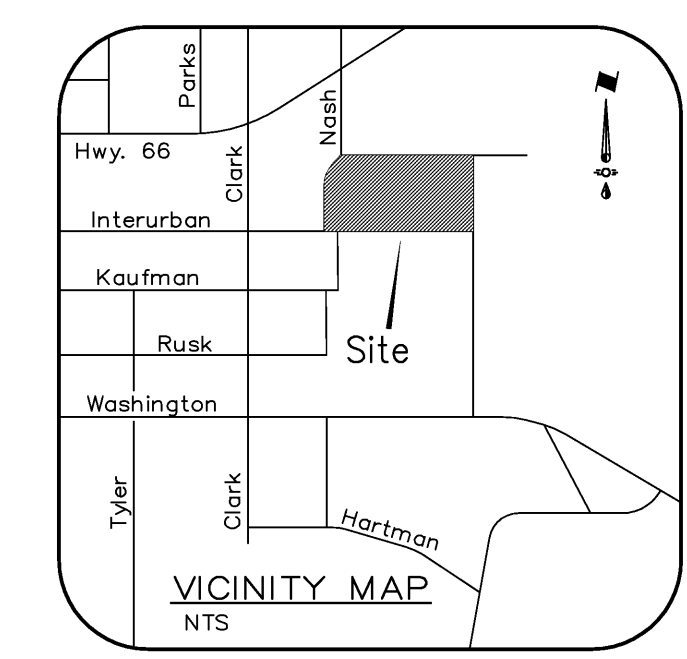
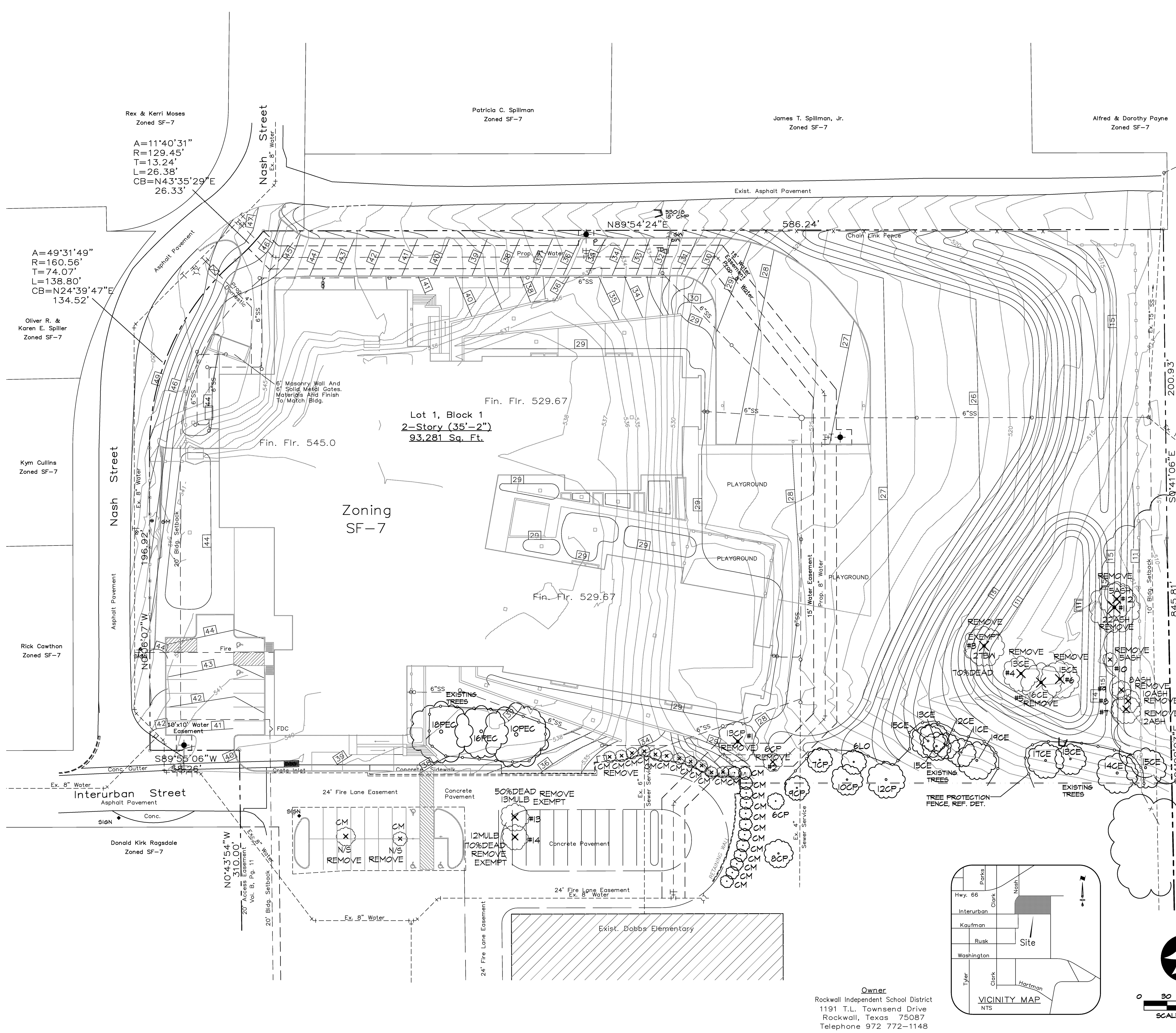
Dobbs Elementary School Replacement BP2
 ROCKWALL INDEPENDENT SCHOOL DISTRICT
 901 INTERURBAN, ROCKWALL, TEXAS, 75087

TREESCAPE PLAN

Revisions	Date
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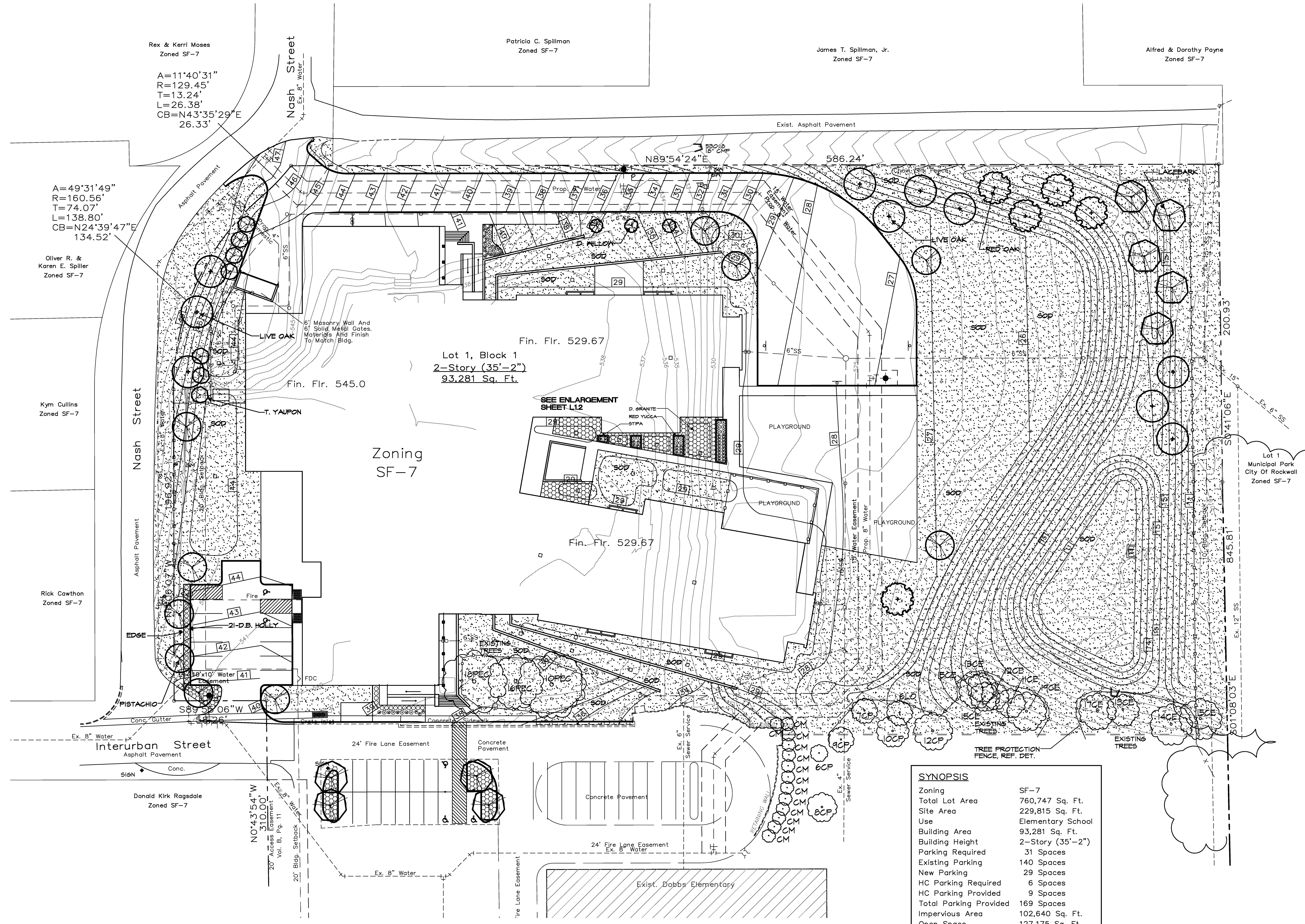
Issue Dates:
 December 6, 2016

Scale: 1"=30'
 Drawn By: MR
 Checked by: MR
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Owner
 Rockwall Independent School District
 1191 T.L. Townsend Drive
 Rockwall, Texas 75087
 Telephone 972 772-1148

TREESCAPE PLAN
DOBBS ELEMENTARY
ADDITION
 LOT 1, BLOCK 1
 Zoned SF-7
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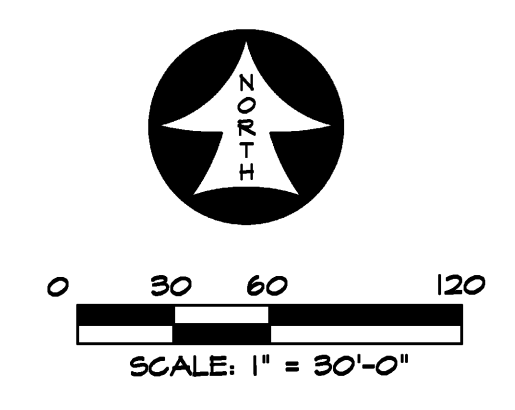
Kym Cullins
Zoned SF-7

Rick Cawthon
Zoned SF-7

Donald Kirk Ragsdale
Zoned SF-7

N0°43'54"W
310.00'
20' Access Easement
Vol. B, Pg. 11

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DOBBS ELEMENTARY
ADDITION
LOT 1, BLOCK 1
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17.464 Acres Situated In The
R. BALLARD SURVEY ~ ABST. 29
ROCKWALL, ROCKWALL COUNTY, TEXAS
November 16, 2016
Rev. December 6, 2016
Case No. SP2016-028

Dobbs Elementary School Replacement BP2

ROCKWALL INDEPENDENT SCHOOL DISTRICT
901 INTERURBAN, ROCKWALL, TEXAS, 75087

LANDSCAPE PLAN

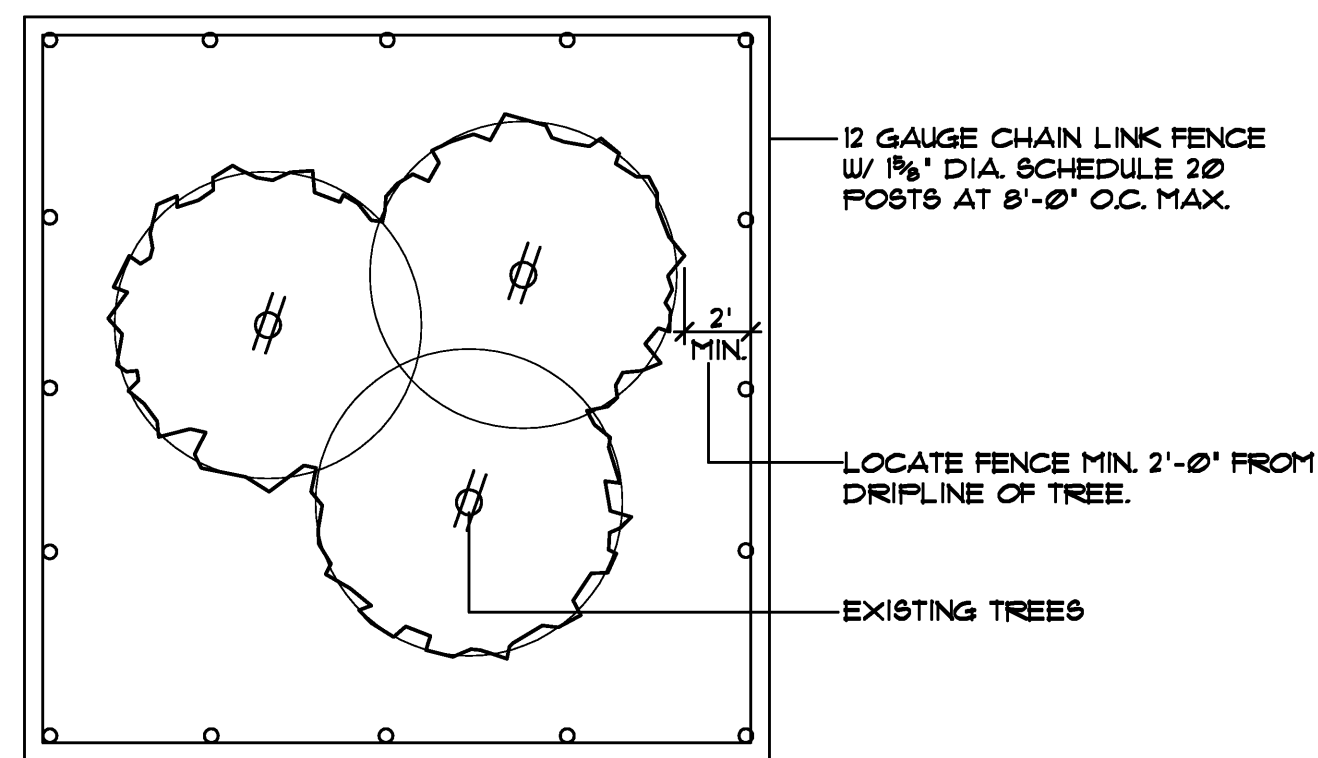
Revisions	Date
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10	

Issue Dates:
December 6, 2016

Scale: 1"=30'
Drawn By: MR
Checked by: MR

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of

RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889



- EXISTING TREES WITHIN CONTRACT LIMITS ARE SHOWN ON THE DRAWINGS. EXISTING TREES DESIGNATED FOR REMOVAL SHALL BE FLAGGED AT THE PROJECT SITE WITH FLAGGING BY THE CONTRACTOR.
- PROTECT ALL INDIVIDUAL TREES OR GROUPS OF TREES TO BE PRESERVED BY ERECTING A BARRIER AROUND EACH TREE OR GROUP OF TREES. INSTALL AND MAINTAIN BARRIER AT TREE DRIPLINE. BARRIERS SHALL REMAIN IN PLACE UNTIL REMOVAL IS NECESSARY.
- IN THE EVENT THAT HEAVY CONSTRUCTION IS SCHEDULED TO OCCUR WITHIN THE DRIPLINE OF AN EXISTING TREE, CONTRACTOR SHALL ERECT A PROTECTION FENCE OUTSIDE THE DRIPLINE UNTIL THIS CONSTRUCTION IS SCHEDULED TO OCCUR. THE PROTECTION FENCE MAY THEN BE ADJUSTED AS REQUIRED TO COMPLETE THE PROPOSED CONSTRUCTION. AFTER CONSTRUCTION IN THIS AREA IS COMPLETED, THE PROTECTION FENCE SHALL BE ADJUSTED TO ITS ORIGINAL LOCATION.
- CONTRACTORS SHALL NOT PARK CLEAN TOOLS AND EQUIPMENT OR STORE MATERIALS WITHIN THE DRIPLINE OF ANY TREE.
- ALL ROOTS OVER 1" IN DIAMETER SHALL BE CUT CLEAN WITH A HAND SAW.

TREE PROTECTION FENCE

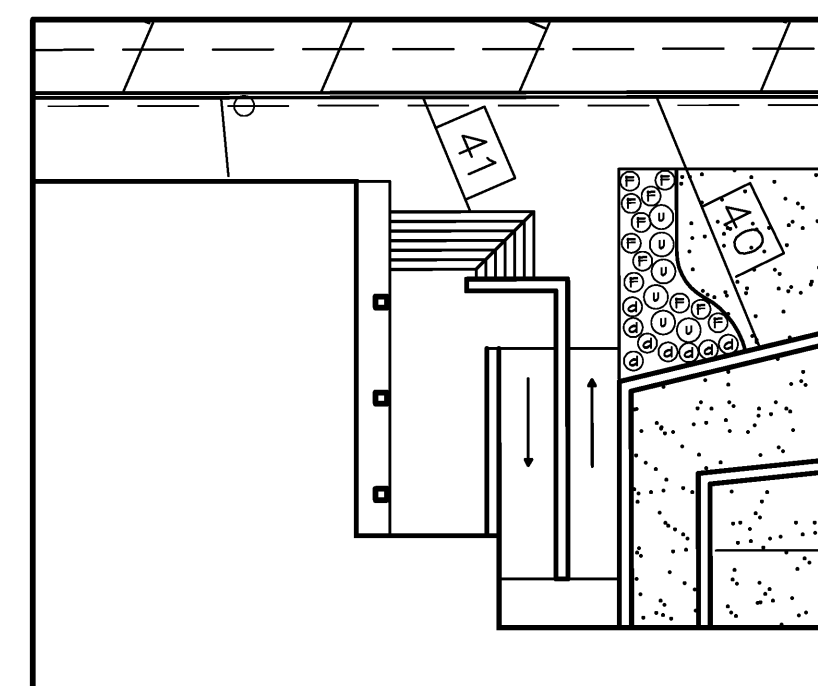
SCALE: N.T.S.

LANDSCAPE NOTES

LANDSCAPE CONTRACTOR SHALL GRASS ALL AREAS DISTURBED BY CONSTRUCTION. THE DISTURBED AREAS SHALL BE REPLACED WITH SOD PER THE SPECIFICATIONS UNLESS NOTED OTHERWISE ON THE PLANS.

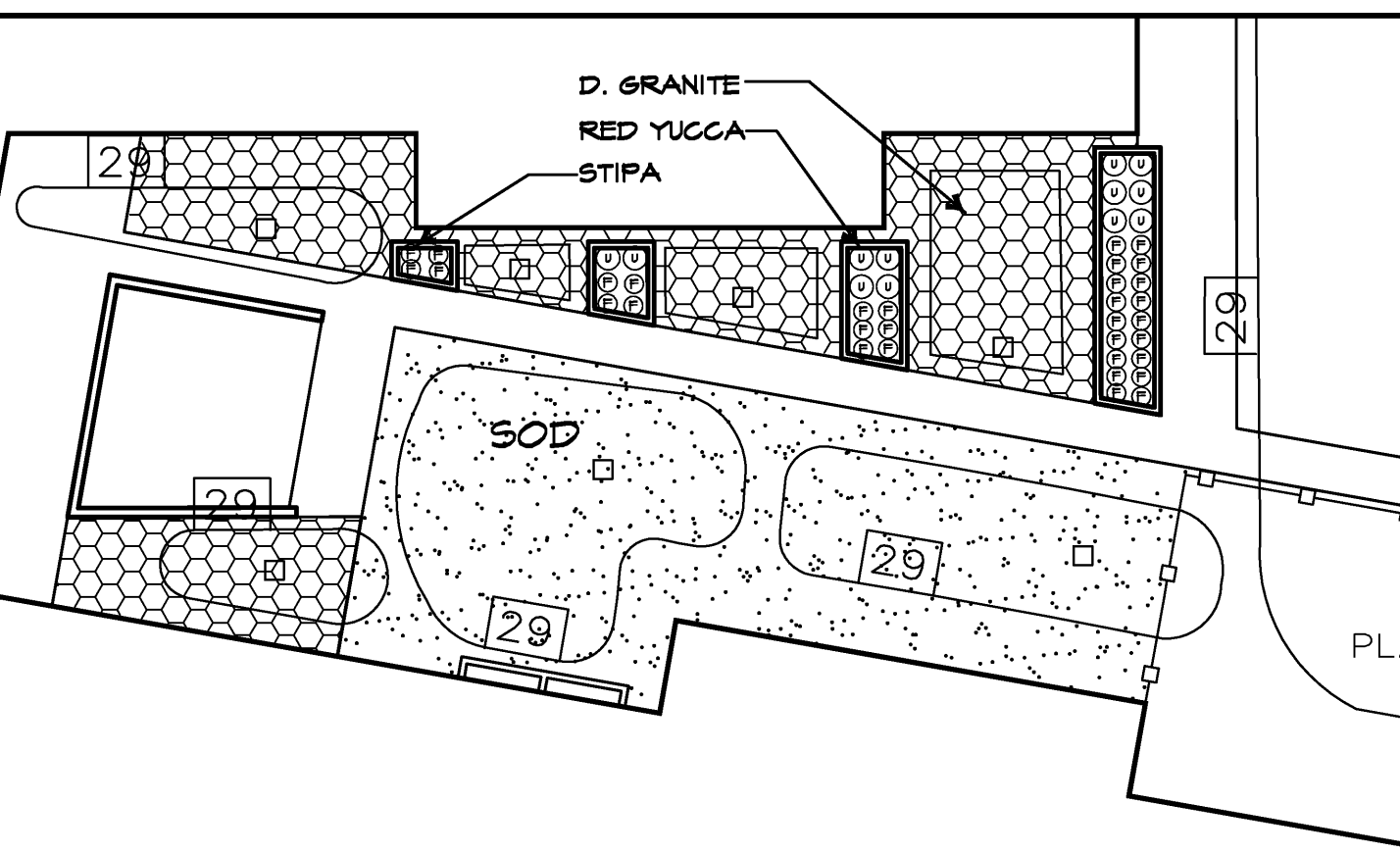
LANDSCAPE CONTRACTOR SHOULD VISIT SITE AND REFERENCE CIVIL ENGINEER'S GRADING PLAN PRIOR TO BIDDING AND COMMENCEMENT OF CONSTRUCTION TO VERIFY AREAS TO BE DISTURBED BY CONSTRUCTION ACTIVITIES.

REFERENCE CIVIL PLANS FOR FINAL GRADING AND UTILITIES.



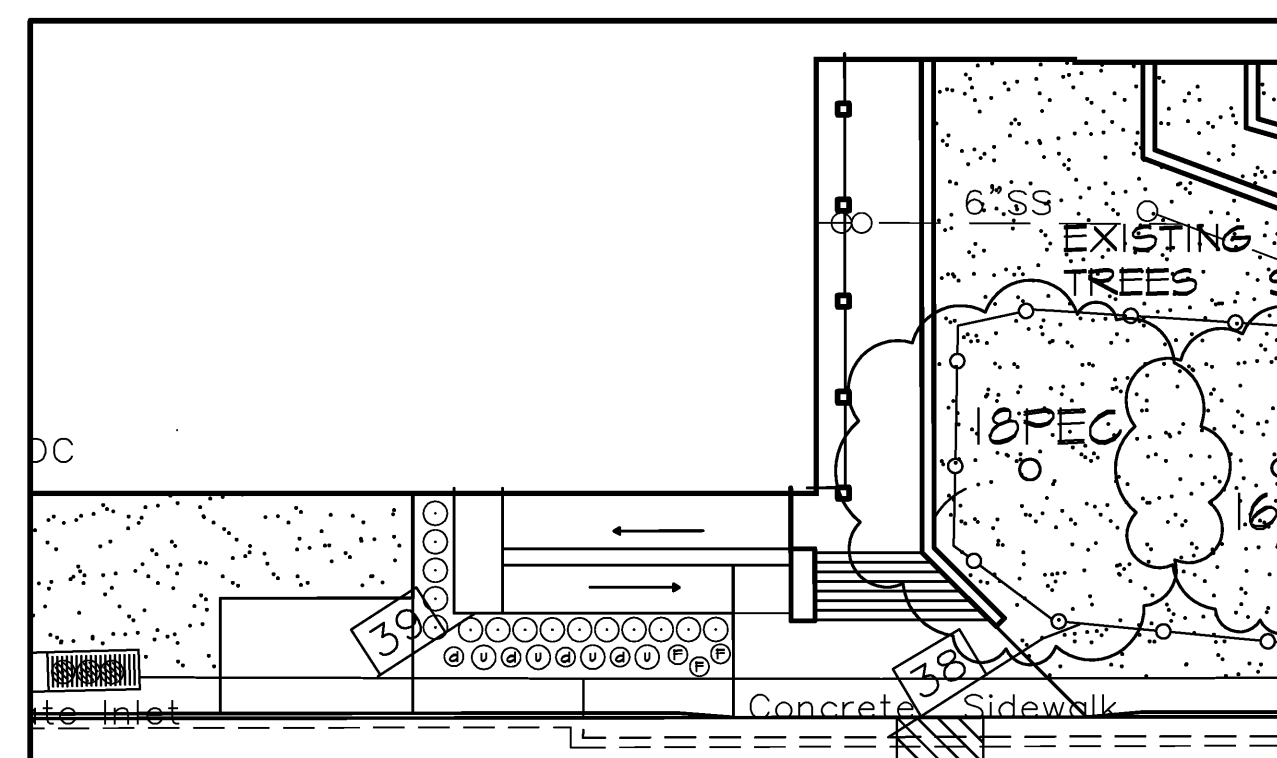
NORTH ENLARGEMENT

SCALE: 1" = 20'-0"



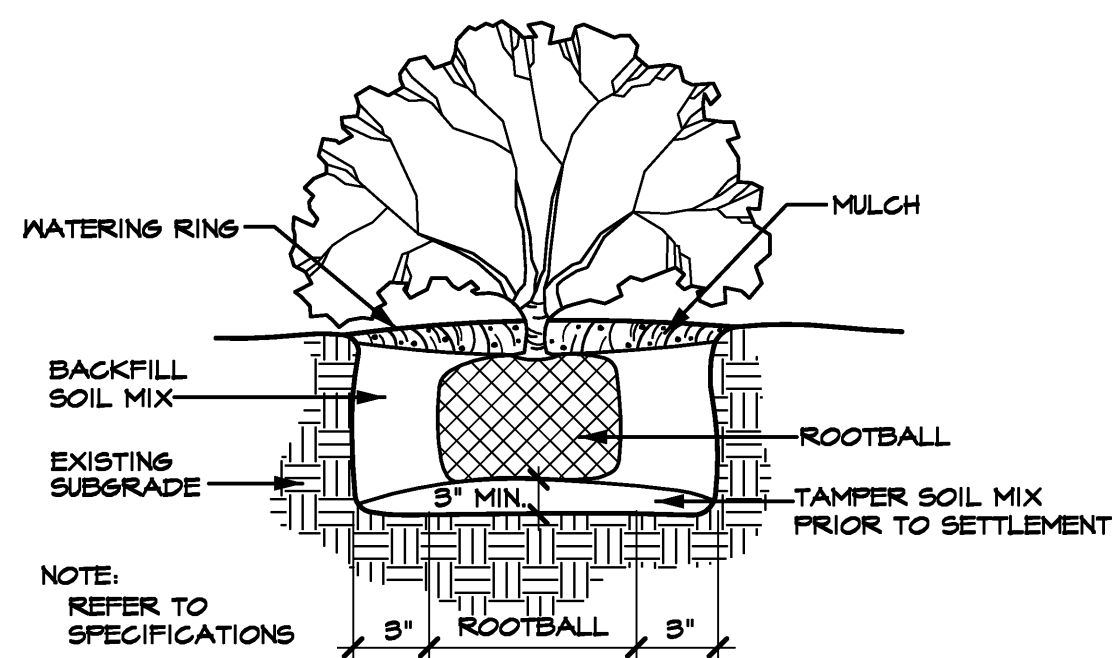
COURTYARD ENLARGEMENT

SCALE: 1" = 20'-0"



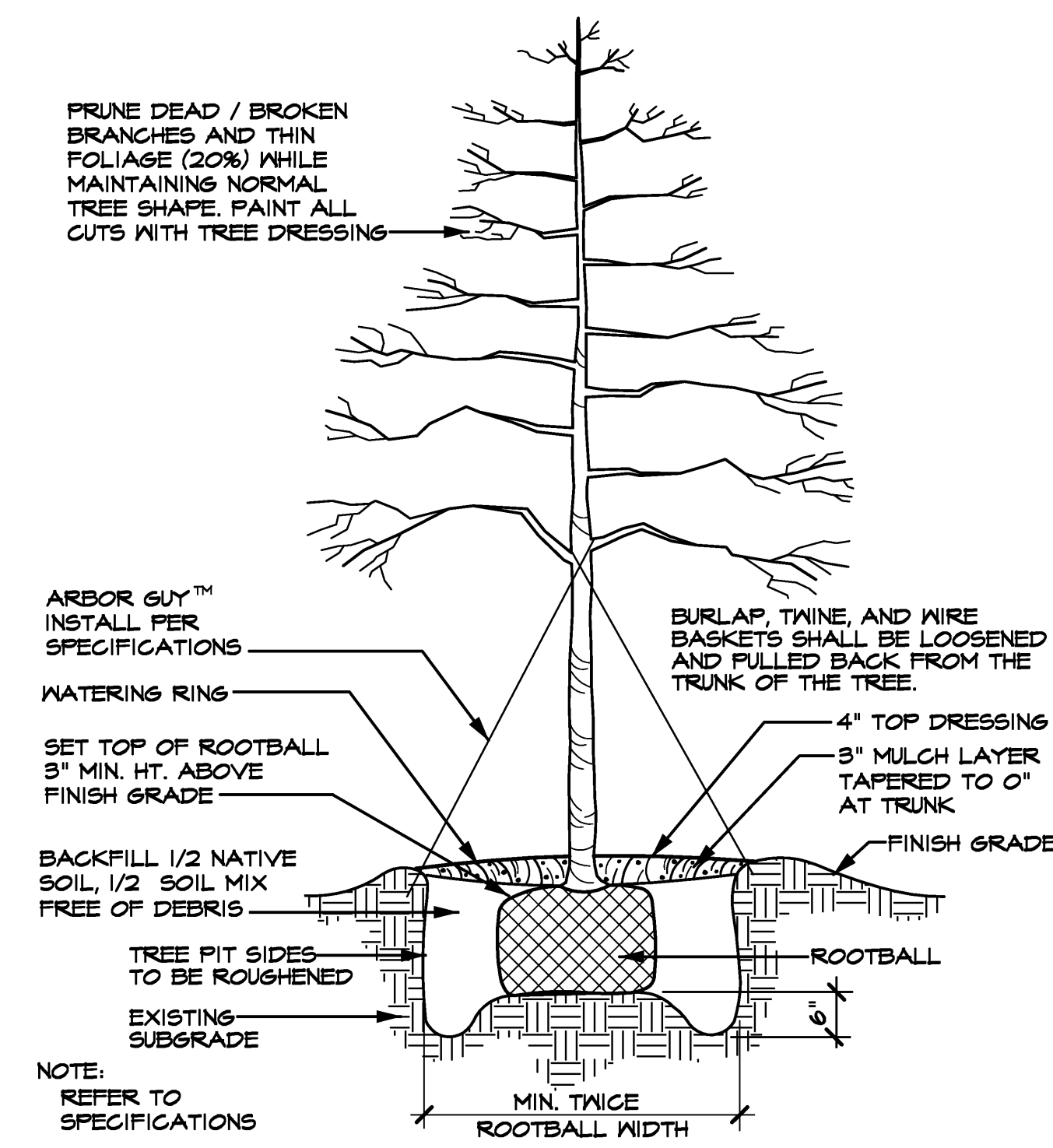
SOUTH ENLARGEMENT

SCALE: 1" = 20'-0"



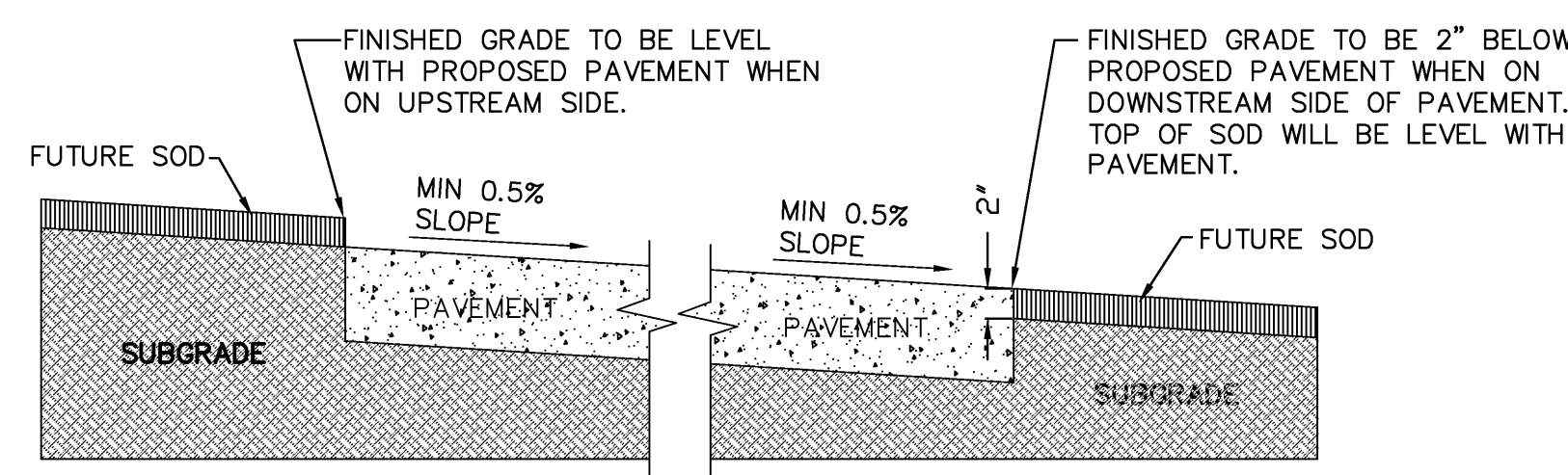
SHRUB PLANTING DETAIL (TYPICAL)

SCALE: N.T.S.



TREE PLANTING DETAIL (TYPICAL)

SCALE: N.T.S.



GRADING DETAIL FOR PAVEMENT WITHOUT CURB

SCALE: N.T.S.

LANDSCAPE TABULATIONS	
LANDSCAPE BUFFER STRIP 10' WIDE ALONG PERIMETER OF COMMERCIAL THAT ABUTS WITHOUT ALLEY OR DRIVE SEPARATION OR IS DIRECTLY ACROSS STREET FROM RESIDENTIAL. IF COMMERCIAL STRUCTURE EXCEEDS 24' ADJ. TO AN ALLEY 10' BUFFER SHALL BE REQUIRED ALONG ALLEY. EAST RESIDENTIAL BUFFER REQUIRED BUFFER PROVIDED	10' BUFFER 10' BUFFER
STREET LANDSCAPING 10' BUFFER ALONG MAJOR ARTERIAL OR COLLECTOR, 1 LG. TREE PER 50 LF WEST STREET BUFFER REQUIRED NO COLLECTORS OR ARTERIAL ROADS	NONE
PARKING LOT LANDSCAPING LOT WITH 2 ROWS HAVE GREATER OF 5% OR 200 SF LANDSCAPE, IF LOT OVER 20,000 SF 1 LG TREE PER 10 SPACES INTERIOR TO LOT, MAX 80 LF FROM TREE TO SPACE. PARKING SPACES PARKING LANDSCAPE REQUIRED 3,884 SF X 5% =) PARKING LANDSCAPE PROVIDED	14 SPACES 142 SF 316 SF
AMOUNT OF LANDSCAPING % LANDSCAPE BY ZONING, COMMERCIAL 15%, 50% LOCATED FRONT AND SIDE, DETENTION LANDSCAPED GRASSES, SHRUBS, TREES IN NATURAL MANNER, 1 TREE PER 150 SF OF DRY LAND AREA. SITE AREA SITE LANDSCAPE REQUIRED 224,815 SF X 15% =) SITE LANDSCAPE PROVIDED % LANDSCAPE PROVIDED FRONT/SIDE	224,815 SF 34,472 SF 127,175 SF (25%) 8,833 SF
ALL REQUIRED LANDSCAPE AREAS TO RECEIVE AUTOMATIC UNDERGROUND IRRIGATION WITH RAIN AND FREEZE PROTECTION. IRRIGATION SHALL MEET REQUIREMENTS OF UDC.	

LARGE TREES					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
10	(+)	LIVE OAK	Live Oak	<i>Quercus virginiana</i>	4" caliper, 12'-14' Ht./ 3'-6" spread, B&B straight trunk full rounded canopy
5	(+)	RED OAK	Shumard Red Oak	<i>Quercus shumardii</i>	4" caliper, 12'-14' Ht./ 3'-6" spread, B&B straight trunk full rounded canopy
4	(+)	LACEBARK	Lacebark Elm	<i>Ulmus parvifolia</i>	4" caliper, 12'-14' Ht./ 3'-6" spread, B&B straight trunk full rounded canopy
10	(+)	PISTACHIO	Chinese Pistachio	<i>Pistacia chinensis</i>	4" caliper, 12'-14' Ht./ 3'-6" spread, B&B straight trunk full rounded canopy
3	(+)	D. WILLOW	Desert Willow	<i>Chilopsis linearis</i>	4'-5' Ht, 3'-4' spread, container
3	(+)	T. YAUPON	Yaupon Holly	<i>Ilex vomitoria</i>	3/4" caliper per trunk, 5 trunk min, 8" Ht./4" spread, container, female - heavy berried tree form, limited to 4'
SHRUBS					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
21	(O)	D.B. HOLLY	Dwarf Burford Holly	<i>Ilex cornuta 'Nana'</i>	5 gallon, 16" Ht./14" spread, bushy, full to ground
12	(O)	RED YUCCA	Red Yucca	<i>Hesperaloe parviflora</i>	1 gallon
32	(O)	STIPA	Mexican Feathergrass	<i>Stipa tenuissima</i>	1 gallon
GROUNDCOVER / VINES					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
AS SHOWN	(SOD)	SOD	Common Bermuda Grass	<i>Cynodon dactylon</i>	Sod refer to specifications
MISCELLANEOUS					
AS SHOWN	(EDGE)	EDGE	L.F. Ryerson steel edge 1/8" x 4" with 12" stakes, green in color		
AS SHOWN	(D. GRANITE)	D. GRANITE	Decomposed Granite		4" thick compacted decomposed granite. To be flush with adjacent grade of pavement. Separated at grass areas by steel edging.

LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES

LANDSCAPE DETAILS
DOBBS ELEMENTARY
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PHONE (972) 385-0889

Dobbs Elementary School Replacement BP2

ROCKWALL INDEPENDENT SCHOOL DISTRICT
901 INTERURBAN, ROCKWALL, TEXAS, 75087

LANDSCAPE DETAILS

Revisions	Date
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

Issue Dates:
December 6, 2016

Scale: N.T.S.

Drawn By: MR

Checked by: MR

Sheet
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of

ARCHITECT

VLK Architects, Inc.
 2821 West 7th Street, Suite 300
 Fort Worth, Texas 76107
 Main Phone: 817.633.1600
 www.vlkarchitects.com

M.E.P. ENGINEER

Reed, Wells, Benson & Company
 12001 North Central Expy, suite 1100
 Dallas, Texas 75243
 Main Phone: 972.778.4222
 www.rwb.net

NOTE:
 ALL SITE LIGHTING FIXTURES ARE
 MOUNTED AT 30'-0".



Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
SA	SA	3	Lithonia Lighting	DSX1 LED 60C 700 40K T4H MVOLT HS	DSX1 LED with 60 LEDs @ 700 mA, 4000K, TYPE 4 MEDIUM OPTICS WITH HOUSE-SIDE SHIELD	LED	1	DSX1_LED_60C_700_40_K-T4H_MVOLT_HS_4e	12492	1	131
SB	SB	3	Lithonia Lighting	DSX1 LED 60C 700 40K T5H MVOLT	DSX1 LED with 60 LEDs @ 700 mA, 4000K, TYPE 5 MEDIUM OPTICS	LED	1	DSX1_LED_60C_700_40_K-T5H_MVOLT_1e	17951	1	131

PLAN NORTH
01 SITE LIGHTING PHOTOMETRIC - SITE PLAN
 SCALE: NOT TO SCALE

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.1 fc	1.9 fc	0.0 fc	N/A	N/A
NORTH EAST PARKING LOT	✱	1.1 fc	1.8 fc	0.1 fc	18.0:1	11.0:1
SOUTH PARKING LOT	✱	1.2 fc	1.9 fc	0.2 fc	9.5:1	6.0:1
SOUTH WEST PARKING LOT	✱	1.2 fc	1.8 fc	0.9 fc	2.0:1	1.3:1

Case No. sp2016-028

ISSUED: NOVEMBER 18, 2016

REVISIONS	
Revision No.	Description

Principal: _____
 Designer: _____
 Proj. Arch.: _____
 Drawn By: _____
 Proj. Director: _____
 Quality Control: _____

PROJECT NO.

1593.00

SHEET TITLE

SITE LIGHTING
 PHOTOMETRIC -
 SITE PLAN

SHEET NO.

SP1.01