



PRODUCTIONS

800 EXPOSITION AVENUE  
DALLAS TEXAS 75226  
TEL: 214.821.8242

hubcityr2002@gmail.com

**SNUFFER'S**  
RESTAURANT & BAR  
CONVERSION  
568 EAST I-30 • ROCKWALL, TEXAS 75087

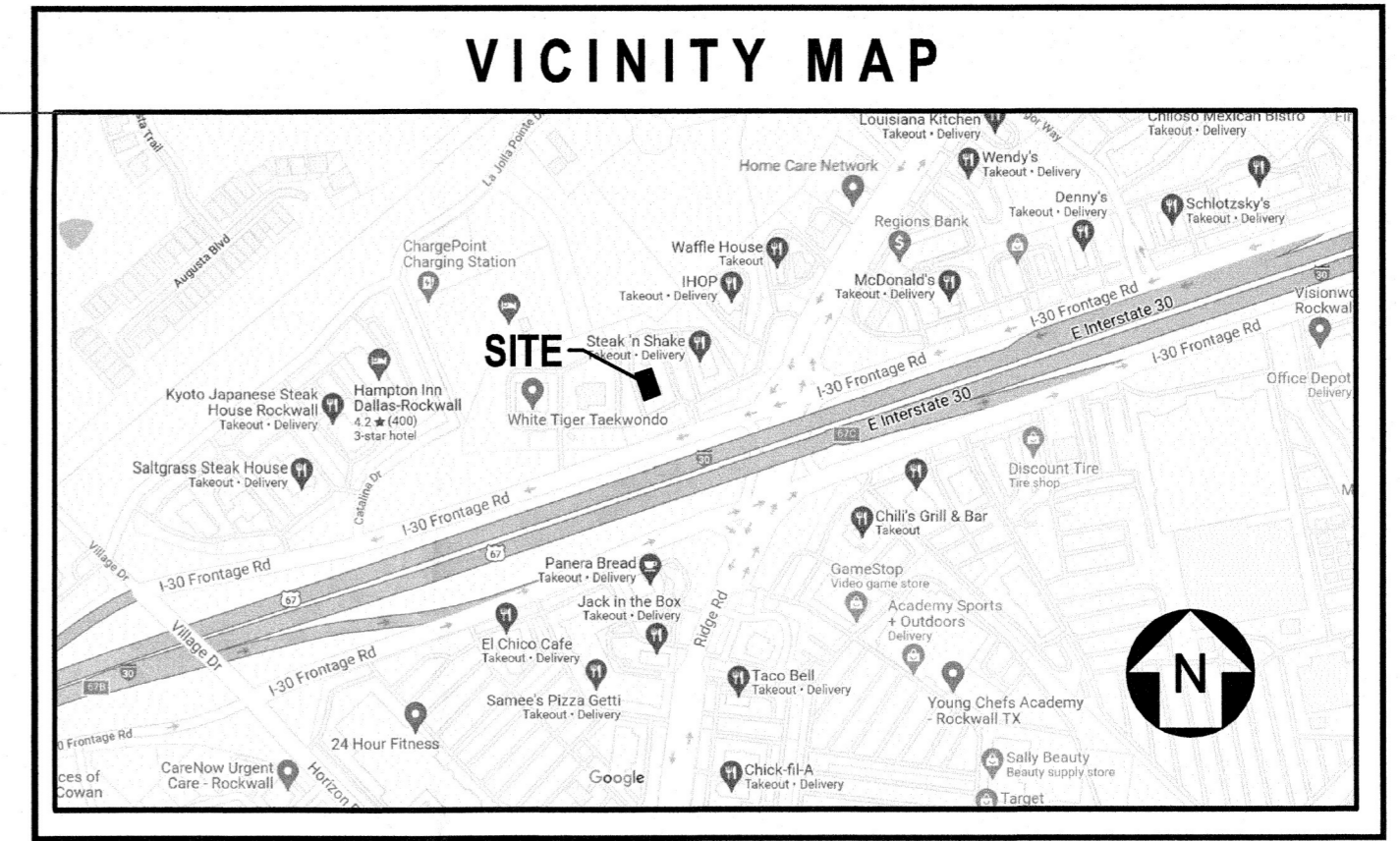
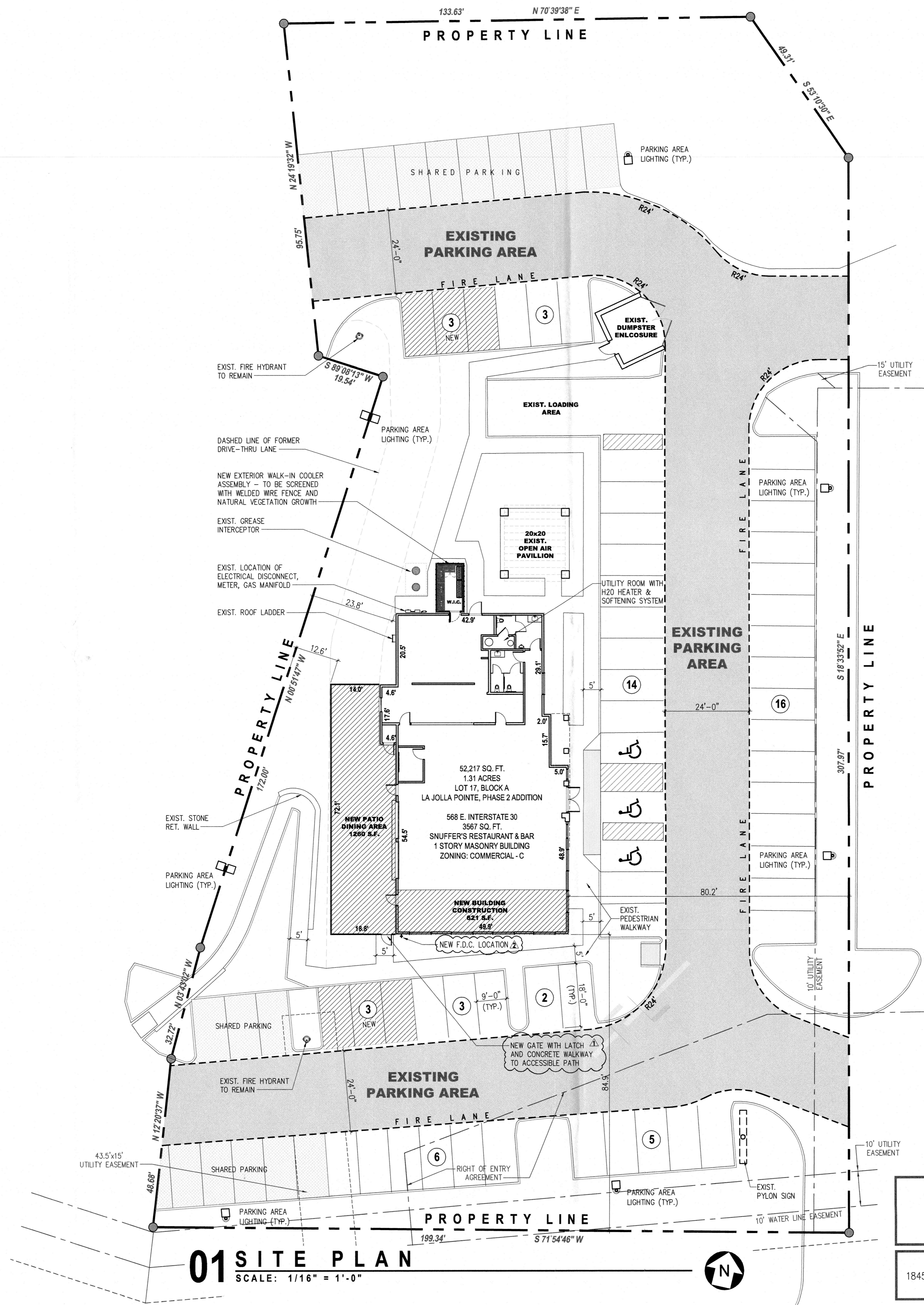
ARCHITECTURAL SITE PLAN

REV. NO.	DATE	DESCRIPTION
1	07.09.22	CITY COMMENTS
2	10.31.22	PLANNING & ZONING COMMENTS

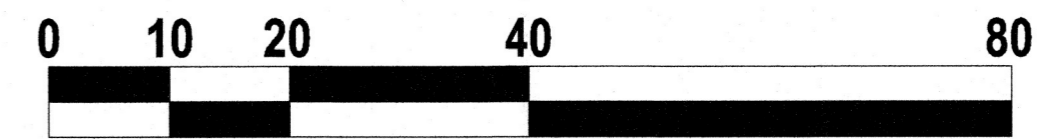
DATE ISSUED:  
03-13-22

PROJECT NO.:  
21751

DRAWING NO.:  
**A001**



PARKING ANALYSIS	
EXIST. BUILDING =	3567 SF
PROPOSED EXPANSION =	1881 SF
TOTAL AREA =	5448 SF
49 PARKS EXISTING	
6 PARKS PARKS ADDED	
55 PARKS PROVIDED	
54 PARKS REQUIRED	
03 ACCESSIBLE SPACES	



**LEGAL DESCRIPTION**  
LOT 17, BLOCK A, LA JOLLA POINTE, PHASE 2 ADDITION,  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS,  
ZONED COMMERCIAL (C) DISTRICT, SITUATED  
WITHIN THE IH-30 OVERLAY (IH-30 OV) DISTRICT

OWNER: LOCAL FAVORITE RESTAURANTS, LLC  
1845 WOODALL RODGERS FWY. #1100 DALLAS, TX 75201  
BILL McMAHON 972.241.2171

**PROJECT NUMBER: SP2022-54**

**SITE PLAN SIGNATURE BLOCK:**  
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT  
IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING & ZONING  
COMMISSION OF THE CITY OF ROCKWALL.  
WITNESS OUR HANDS, THIS 13<sup>th</sup> DAY OF December, 2022  
PLANNING & ZONING COMMISSION CHAIRMAN DIRECTOR OF PLANNING & ZONING

**01 SITE PLAN**  
SCALE: 1/16" = 1'-0"



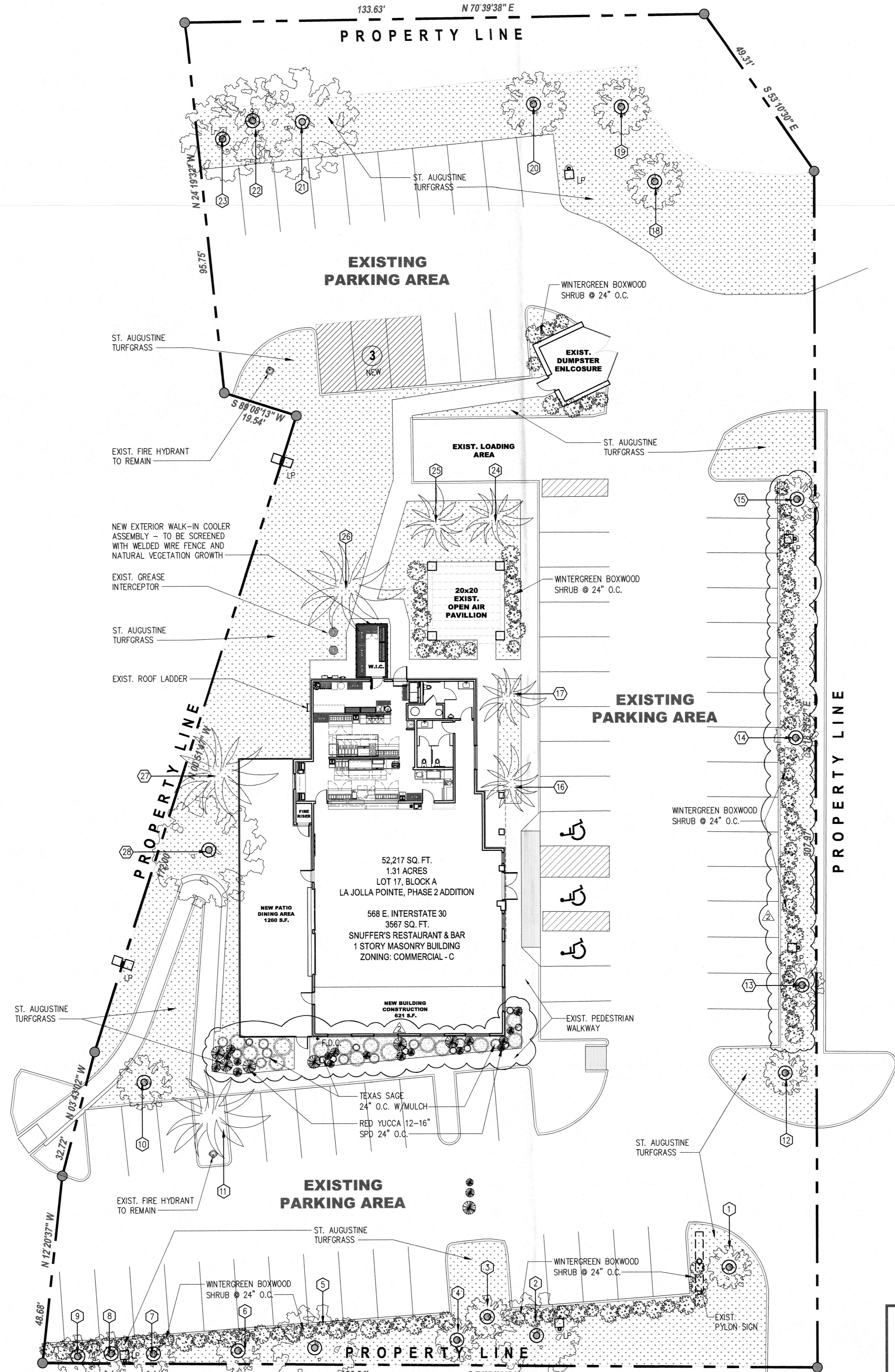


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### SITE DATA SUMMARY TABLE

ZONING	COMMERCIAL	RESTAURANT	
PROPOSED USE	RESTAURANT	1 PER 100 S.F. OF GROSS BUILDING AREA	
TOTAL LOT AREA / SQ. FT. & AC	57,217 SQ. FT. / 1.31 AC	TOTAL HANDICAP REQUIRED	2
TOTAL BUILDING FOOTPRINT	5448 SQ. FT.	TOTAL HANDICAP PROVIDED	3
TOTAL BUILDING FLOOR AREA	5448 SQ. FT.	TOTAL PARKING PROVIDED	55
BUILDING HEIGHT	1-STORY	TOTAL PARKING AREA	28,172 SQ. FT.
MAX. ALLOWABLE LOT COVERAGE	NONE	INTERIOR PLANTING AREA (5%)	572 SQ. FT.
ACTUAL LOT COVERAGE	9.5%	LANDSCAPE AREA REQUIRED (20%)	11,443 SQ. FT.
FLOOR AREA RATIO	0.095:1	LANDSCAPE AREA PROVIDED	15,192 SQ. FT.
TOTAL PARKING REQUIRED	54	AREA OF IMPERVIOUS SURFACE	36,577 SQ. FT.

### EXISTING TREES

MARK	DESCRIPTION	MARK	DESCRIPTION	MARK	DESCRIPTION
1	PIN OAK/6" CALIPER	12	PIN OAK/6" CALIPER	24	MEXICAN FAN PALM/14"
2	RED MAPLE/10" CALIPER	13	PIN OAK/6" CALIPER	25	MEXICAN FAN PALM/18"
3	PIN OAK/8" CALIPER	14	LIVE OAK/10" CALIPER	26	MEXICAN FAN PALM/18"
4	RED MAPLE/6" CALIPER	15	PIN OAK/8" CALIPER	27	MEXICAN FAN PALM/18"
5	RED MAPLE/6" CALIPER	16	MEXICAN FAN PALM/14"	28	RED MAPLE/10" CALIPER
6	PIN OAK/10" CALIPER	17	MEXICAN FAN PALM/14"		
7	RED MAPLE/10" CALIPER	18	PIN OAK/10" CALIPER		
8	RED MAPLE/6" CALIPER	19	RED MAPLE/8" CALIPER		
9	PIN OAK/10" CALIPER	20	RED MAPLE/10" CALIPER		
10	RED MAPLE/10" CALIPER	21	LIVE OAK/12" CALIPER		
11	MEXICAN FAN PALM/14"	22	PIN OAK/10" CALIPER		
		23	LIVE OAK/6" CALIPER		

### MAINTENANCE NOTES

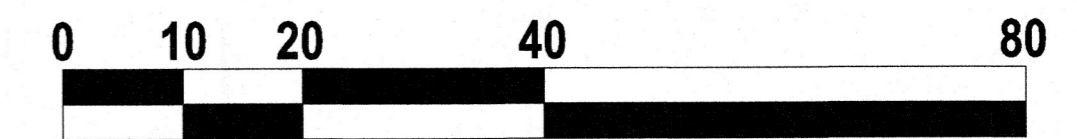
- THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
- ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
- ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
- ALL PLANT MATERIAL WHICH DOES NOT MEET THE SPECIFICATIONS OF THIS PLAN SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
- CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

### LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY OWNER OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY OWNER OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
- CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
- ALL LANDSCAPE AREAS THAT EXCEED 1000 SQ. FT. TO BE IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS. METAL EDGING SHALL BE 8" X 4" MIN.
- ALL LANDSCAPE SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM PROVIDED.

### PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
18		HESPERALOE PARVIFLORAH	RED YUCCA	60" HT X 36" SPR.	-
25		LEUCOPHYLLUM FRUTESCENS	TEXAS SAGE	96" HT X 72" W	-
197		BUXUS SINICA VAR. INSULARIS 'WINTERGREEN'	WINTERGREEN BOXWOOD	24" HT X 60" W	-
-		STENOTAPHRUM SECUNDATUM	ST. AUGUSTINE TURFGRASS	SOD	SOD TO HAVE TIGHT, ROLLED JOINTS & BE FREE OF WEEDS, DEBRIS, & ROCK.



### LEGAL DESCRIPTION

LOT 17, BLOCK A, LA JOLLA POINTE, PHASE 2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ZONED COMMERCIAL (C) DISTRICT, SITUATED WITHIN THE IH-30 OVERLAY (IH-30 OV) DISTRICT

### PROJECT NUMBER: SP2022-54

### SITE PLAN SIGNATURE BLOCK:

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL.  
WITNESS OUR HANDS, THIS 13th DAY OF December, 2022  
PLANNING & ZONING COMMISSION CHAIRMAN DIRECTOR OF PLANNING & ZONING

OWNER: LOCAL FAVORITE RESTAURANTS, LLC  
1845 WOODALL RODGERS FWY. #1100 DALLAS, TX 75201  
BILL McMAHON 972.241.2171

### LANDSCAPE PLAN

REV. NO.	DATE	DESCRIPTION
07.09.22		CITY COMMENTS
10.31.22		PLANNING & ZONING COMMENTS

DATE ISSUED:  
03-13-22

PROJECT NO.:  
21751

DRAWING NO.:  
**A002**

# 01 LANDSCAPE PLAN

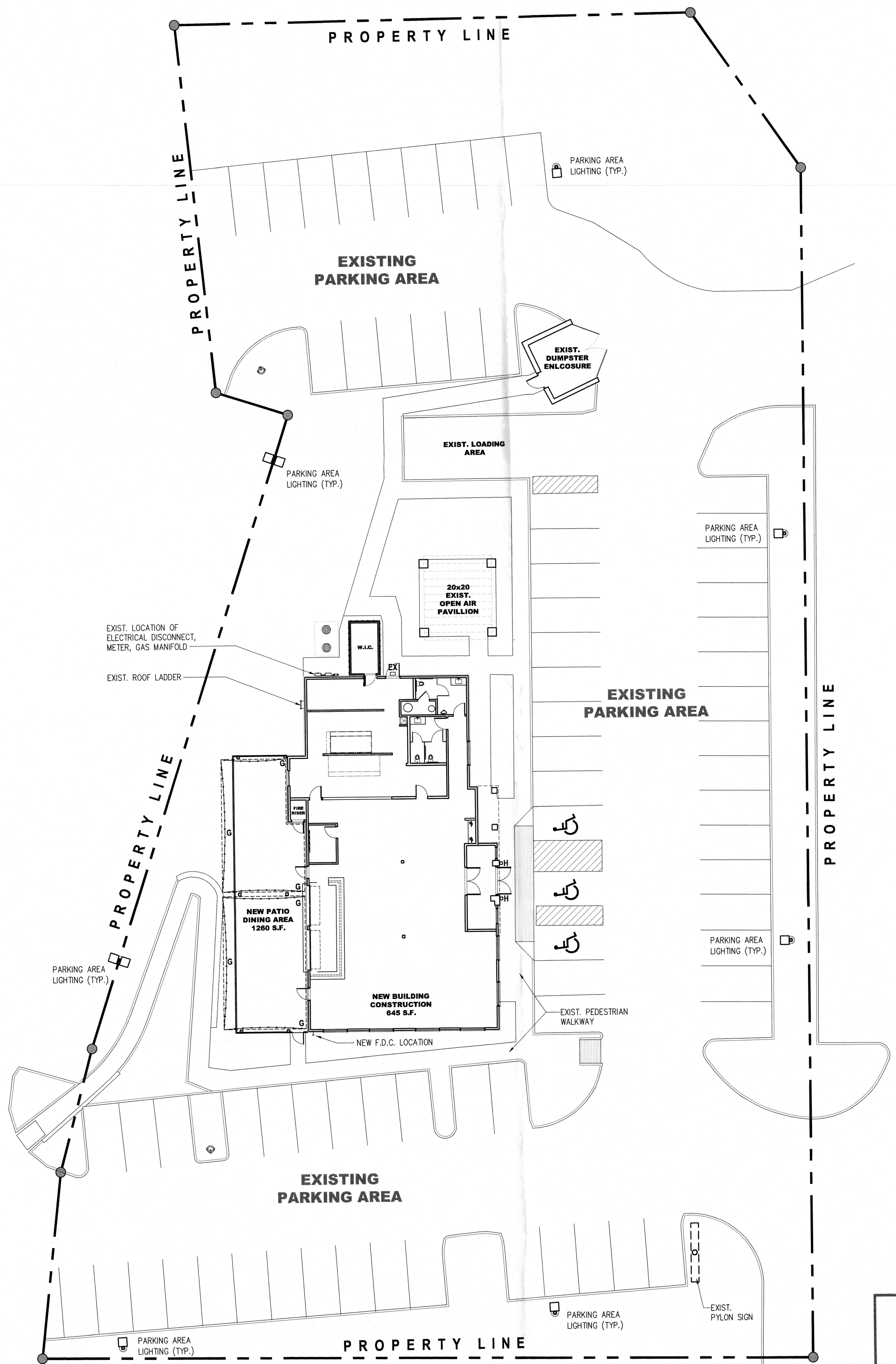
SCALE: 1/16" = 1'-0"





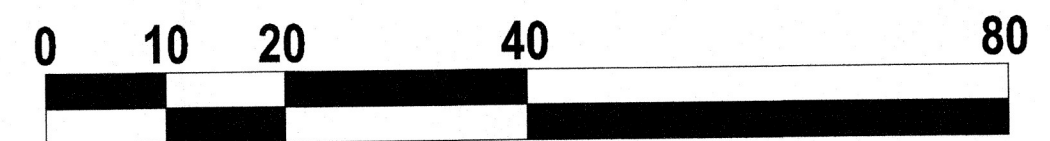
800 EXPOSITION AVENUE  
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EXTERIOR LIGHTING SCHEDULE					
KEY NO.	TYPE	MANUFACTURER	MODEL NO.	LAMP	REMARKS
G -	FESTOON LIGHTING	BUDGET LIGHTING	BAYSIDE LIGHT STRIP HEAVY DUTY	(30) 1.5W LED	(APPROX. 150') STRING LOOSELY @ BOTTOM OF WOOD TRELLIS
H 2	EXTERIOR SCOURCE	-	-	17W LED	EXTERIOR WALL LUMINAIRE MOUNT PER PLAN
EX 1	EXTERIOR DOWN LIGHT	LITHONIA	DSXW1 LED	17W LED	EXTERIOR WALL LUMINAIRE MOUNT PER PLAN

EXTERIOR LIGHTING LEGEND					
	FESTOON LIGHTING		EXTERIOR SCOURCE		EXTERIOR DOWNLIGHT



**01 SITE LIGHTING PLAN**  
SCALE: 1/16" = 1'-0"



**LEGAL DESCRIPTION**  
LOT 17, BLOCK A, LA JOLLA POINTE, PHASE 2 ADDITION,  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS,  
ZONED COMMERCIAL (C) DISTRICT, SITUATED  
WITHIN THE IH-30 OVERLAY (IH-30 OV) DISTRICT

OWNER: LOCAL FAVORITE RESTAURANTS, LLC  
1845 WOODALL RODGERS FWY. #1100 DALLAS, TX 75201  
BILL McMAHON 972.241.2171

**PROJECT NUMBER: SP2022-54**

**SITE PLAN SIGNATURE BLOCK:**  
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL.

WITNESS OUR HANDS, THIS 10th DAY OF December 2022

*[Signature]*  
PLANNING & ZONING COMMISSION CHAIRMAN

*[Signature]*  
DIRECTOR OF PLANNING & ZONING

**SITE LIGHTING PLAN**

REV. NO.	DATE	DESCRIPTION
1	07.09.22	CITY COMMENTS
2	10.31.22	PLANNING & ZONING COMMENTS

DATE ISSUED:  
**03-13-22**

PROJECT NO.:  
**21751**

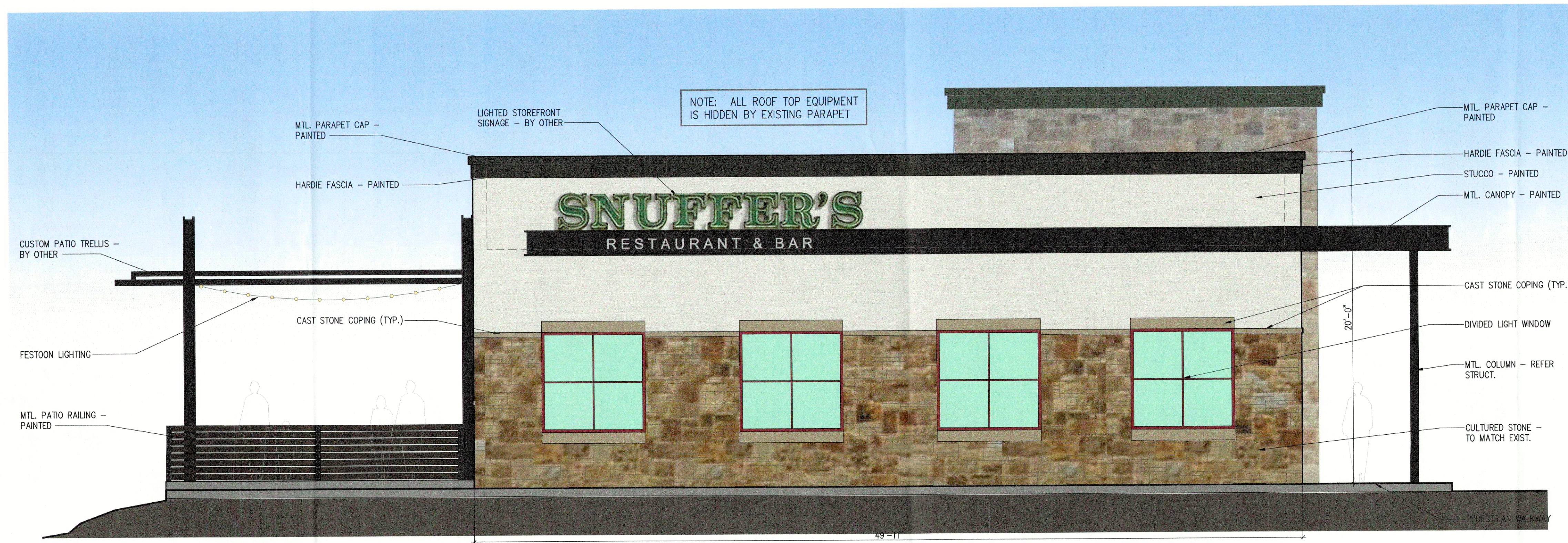
DRAWING NO.:  
**A003**



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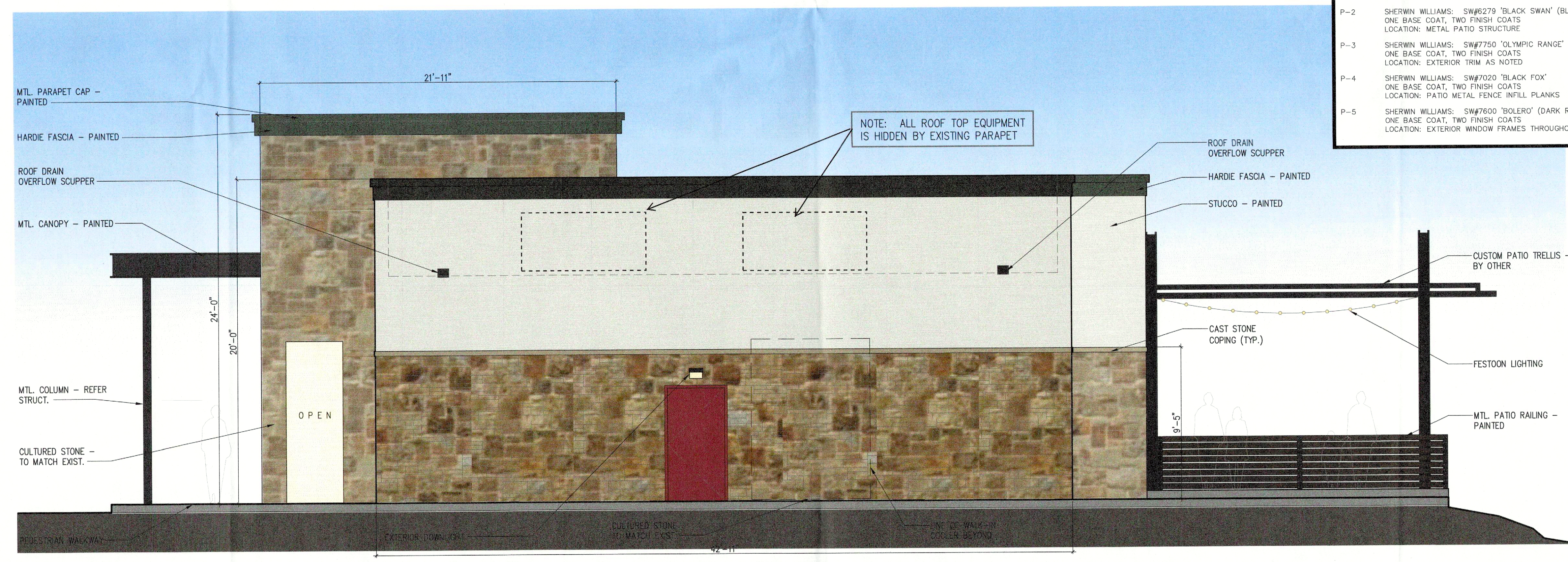
### 02 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

**ARCHITECTURE REVIEW BOARD COMMENTS:**  
THE VISIBLE BACK SIDE OF PARAPET TO BE FINISHED USING GROUTED STONE.

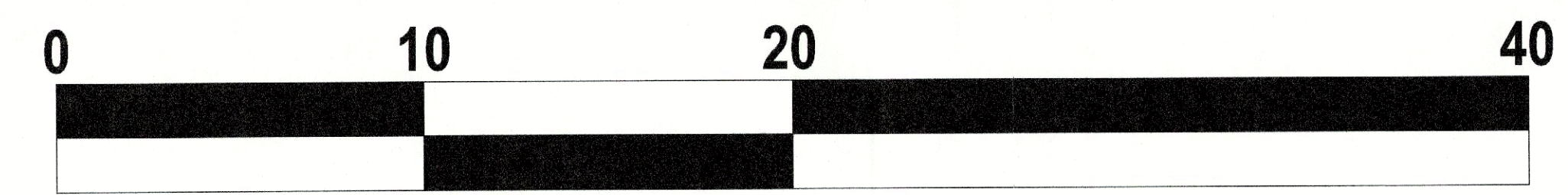
MATERIAL CALCULATIONS - SOUTH ELEVATION		
MATERIAL	AREA (S.F.)	PERCENTAGE
PRIMARY - CULTURED STONE	301	39%
PRIMARY - STUCCO (OFF-WHITE)	450	50%
SECONDARY - HARDIE FASCIA/TRIM	95	11%
<b>TOTAL</b>	<b>846</b>	<b>100%</b>

SPECIFICATIONS	
<b>KEY</b>	<b>EXTERIOR WALL FINISHES</b>
CS-1	CULTURED STONE VENEER (TO MATCH EXISTING)
ST-1	STUCCO FINISH - PAINTED
TR-1	HARDIE FASCIA TRIM - PAINTED
AL-1	ALUMINUM PARAPET CAP - PAINTED
<b>KEY</b>	<b>PAINT FINISH</b>
P-1	SHERWIN WILLIAMS: SW#203 'SPARE WHITE' ONE BASE COAT, TWO FINISH COATS LOCATION: STUCCO FINISH THROUGHOUT
P-2	SHERWIN WILLIAMS: SW#6279 'BLACK SWAN' (BLACK) ONE BASE COAT, TWO FINISH COATS LOCATION: METAL PATIO STRUCTURE
P-3	SHERWIN WILLIAMS: SW#7750 'OLYMPIC RANGE' (DARK GREEN) ONE BASE COAT, TWO FINISH COATS LOCATION: EXTERIOR TRIM AS NOTED
P-4	SHERWIN WILLIAMS: SW#7020 'BLACK FOX' ONE BASE COAT, TWO FINISH COATS LOCATION: PATIO METAL FENCE INFILL PLANKS
P-5	SHERWIN WILLIAMS: SW#7600 'BOLERO' (DARK RED) ONE BASE COAT, TWO FINISH COATS LOCATION: EXTERIOR WINDOW FRAMES THROUGHOUT



### 01 NORTH ELEVATION

SCALE: 1/4" = 1'-0"



MATERIAL CALCULATIONS - NORTH ELEVATION		
MATERIAL	AREA (S.F.)	PERCENTAGE
PRIMARY - CULTURED STONE	549	49%
PRIMARY - STUCCO (OFF-WHITE)	463	41%
SECONDARY - HARDIE FASCIA/TRIM	104	10%
<b>TOTAL</b>	<b>1116</b>	<b>100%</b>

**LEGAL DESCRIPTION**  
LOT 17, BLOCK A, LA JOLLA POINTE, PHASE 2 ADDITION,  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS,  
ZONED COMMERCIAL (C) DISTRICT, SITUATED  
WITHIN THE IH-30 OVERLAY (IH-30 OV) DISTRICT

OWNER: LOCAL FAVORITE RESTAURANTS, LLC  
1845 WOODALL RODGERS FWY. #1100 DALLAS, TX 75201  
BILL McMAHON 972.241.2171

**PROJECT NUMBER: SP2022-54**

**SITE PLAN SIGNATURE BLOCK:**  
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL.

WITNESS OUR HANDS, THIS 18th day of December, 2022

PLANNING & ZONING COMMISSION CHAIRMAN  
DIRECTOR OF PLANNING & ZONING

EXTERIOR ELEVATIONS

REV. NO.	DATE	DESCRIPTION
1	07.09.22	CITY COMMENTS
2	10.31.22	PLANNING & ZONING COMMENTS

DATE ISSUED:  
03-13-22

PROJECT NO.:  
21751

DRAWING NO.:  
**A300**



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**MATERIAL CALCULATIONS - WEST ELEVATION**

MATERIAL	AREA (S.F.)	PERCENTAGE
PRIMARY - CULTURED STONE	680	41%
PRIMARY - STUCCO (OFF-WHITE)	870	50%
SECONDARY - HARDIE FASCIA/TRIM	155	9%
TOTAL	1705	100%

**02 WEST ELEVATION**  
SCALE: 1/4" = 1'-0"

**ARCHITECTURE REVIEW BOARD COMMENTS:**  
THE VISIBLE BACK SIDE OF PARAPET TO BE FINISHED USING GROUTED STONE.

**SPECIFICATIONS**

**KEY EXTERIOR WALL FINISHES**

- CS-1 CULTURED STONE VENEER (TO MATCH EXISTING)
- ST-1 STUCCO FINISH - PAINTED
- TR-1 HARDIE FASCIA TRIM - PAINTED
- AL-1 ALUMINUM PARAPET CAP - PAINTED

**KEY PAINT FINISH**

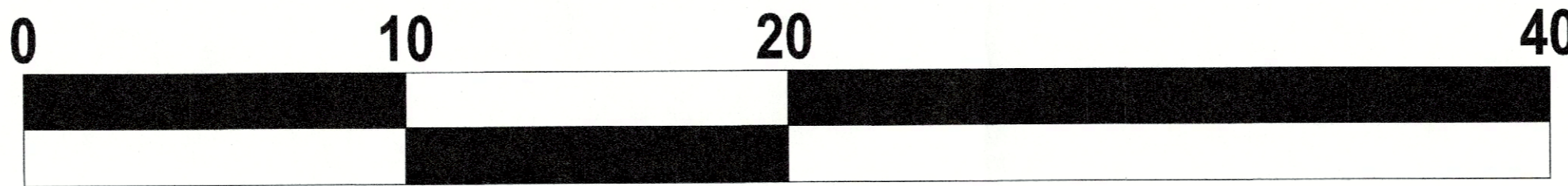
- P-1 SHERWIN WILLIAMS: SW#6203 'SPARE WHITE' ONE BASE COAT, TWO FINISH COATS LOCATION: STUCCO FINISH THROUGHOUT
- P-2 SHERWIN WILLIAMS: SW#6279 'BLACK SWAN' (BLACK) ONE BASE COAT, TWO FINISH COATS LOCATION: METAL PATIO STRUCTURE
- P-3 SHERWIN WILLIAMS: SW#7750 'OLYMPIC RANGE' (DARK GREEN) ONE BASE COAT, TWO FINISH COATS LOCATION: EXTERIOR TRIM AS NOTED
- P-4 SHERWIN WILLIAMS: SW#7020 'BLACK FOX' ONE BASE COAT, TWO FINISH COATS LOCATION: PATIO METAL FENCE INFILL PLANKS
- P-5 SHERWIN WILLIAMS: SW#7600 'BOLERO' (DARK RED) ONE BASE COAT, TWO FINISH COATS LOCATION: EXTERIOR WINDOW FRAMES THROUGHOUT



**MATERIAL CALCULATIONS - EAST ELEVATION**

MATERIAL	AREA (S.F.)	PERCENTAGE
PRIMARY - CULTURED STONE	1078	62%
PRIMARY - STUCCO (OFF-WHITE)	498	29%
SECONDARY - HARDIE FASCIA/TRIM	157	9%
TOTAL	1733	100%

**01 EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



**LEGAL DESCRIPTION**  
LOT 17, BLOCK A, LA JOLLA POINTE, PHASE 2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ZONED COMMERCIAL (C) DISTRICT, SITUATED WITHIN THE IH-30 OVERLAY (IH-30 OV) DISTRICT

OWNER: LOCAL FAVORITE RESTAURANTS, LLC  
1845 WOODALL RODGERS FWY. #1100 DALLAS, TX 75201  
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WITNESS OUR HANDS, THIS 14th DAY OF December 2022  
[Signature] [Signature]  
PLANNING & ZONING COMMISSION CHAIRMAN DIRECTOR OF PLANNING & ZONING

**EXTERIOR ELEVATIONS**

REV. NO.	DATE	DESCRIPTION
A	07.09.22	CITY COMMENTS
A	10.31.22	PLANNING & ZONING COMMENTS

DATE ISSUED:  
03-13-22

PROJECT NO.:  
21751

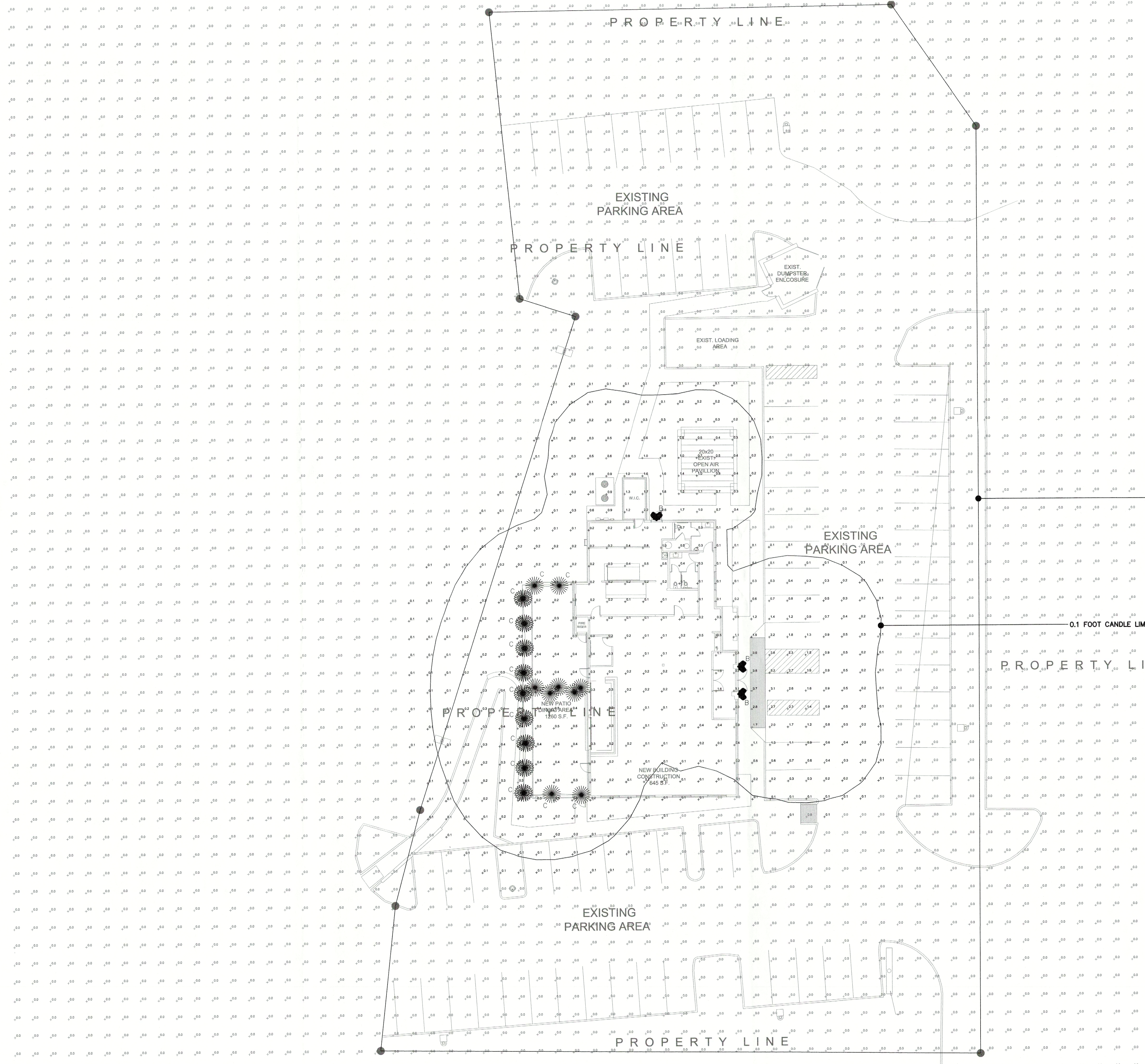
DRAWING NO.:  
**A301**



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**SNUFFER'S**  
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EXTERIOR LIGHTING LEGEND	
	WALL PACK, 19.1W LED, 120V MANF: LITHONIA LIGHTING MODEL: DSX1 LED 10C 530 40K TFTM MVOLT 10'-0" MOUNTING HEIGHT
	FESTOON LIGHTING, 1.5W LED, 120V MANF: BUDGET LIGHTING MODEL: BAYSIDE LIGHT STRIP HEAVY DUTY 10'-0" MOUNTING HEIGHT
*COORDINATE FIXTURE FINISHES WITH ARCHITECT.	
**VERIFY ALL FINAL SPECIFICATIONS WITH ARCHITECT.	
***PARKING LOT LIGHTING IS EXISTING TO REMAIN.	

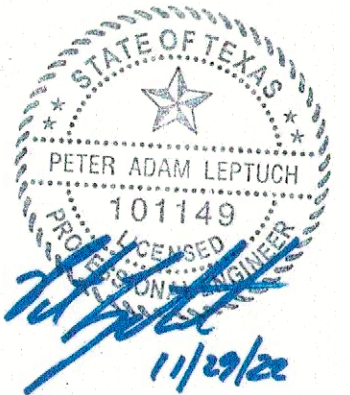
OVERALL ILLUMINATED ZONE CALCULATION	
AVERAGE FOOTCANDLE:	0.5
MAXIMUM FOOTCANDLE:	3.8
MINIMUM FOOTCANDLE:	0.1
MAXIMUM/MINIMUM:	38:1
AVERAGE/MINIMUM:	5:1

CIRCUIT ALL EXTERIOR LIGHTING TO CIRCUIT LA-36. CONTROLS SHALL BE VIA PHOTOCELL (ON) AND TIMECLOCK (OFF).

APPROVED:  
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission on the 13th day of February 2022.  
*[Signature]*  
Planning & Zoning Commission, Chairman

LIGHTING PLAN

REV. NO.	DATE	DESCRIPTION
A	07.09.22	CITY COMMENTS
A	10.31.22	PLANNING & ZONING COMMENTS



Peter A. Leptuch, P.E.  
PE #101149, FIRM #13543  
300 N. Carroll Blvd. #200  
Denton, TX 76201  
(940) 808-0615

DATE ISSUED:	03-13-22
PROJECT NO.:	21751
DRAWING NO.:	E3.1

**01 EXTERIOR PHOTOMETRIC PLAN**  
SCALE: 1/16" = 1'-0"

