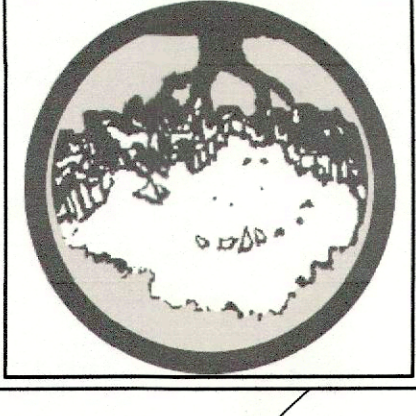




ARCHITECTONICS TEXAS, LLC  
 ARCHITECTURE - MANAGEMENT  
 2235 RIDGE RD. STE. 200  
 ROCKWALL, TEXAS 75087



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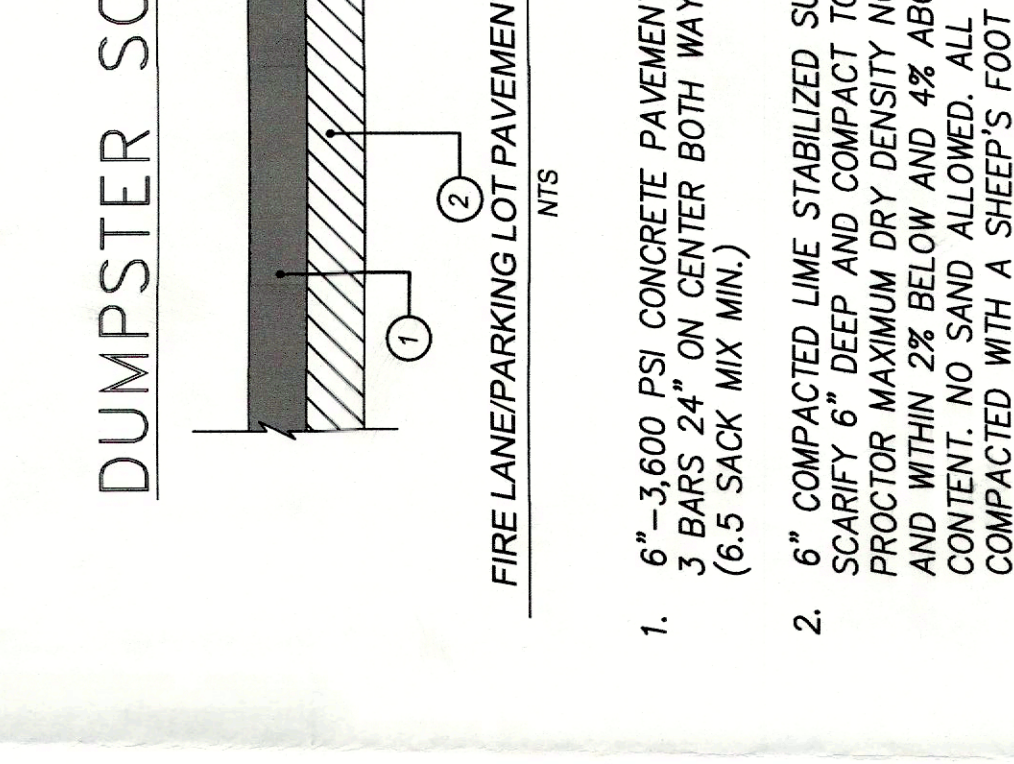
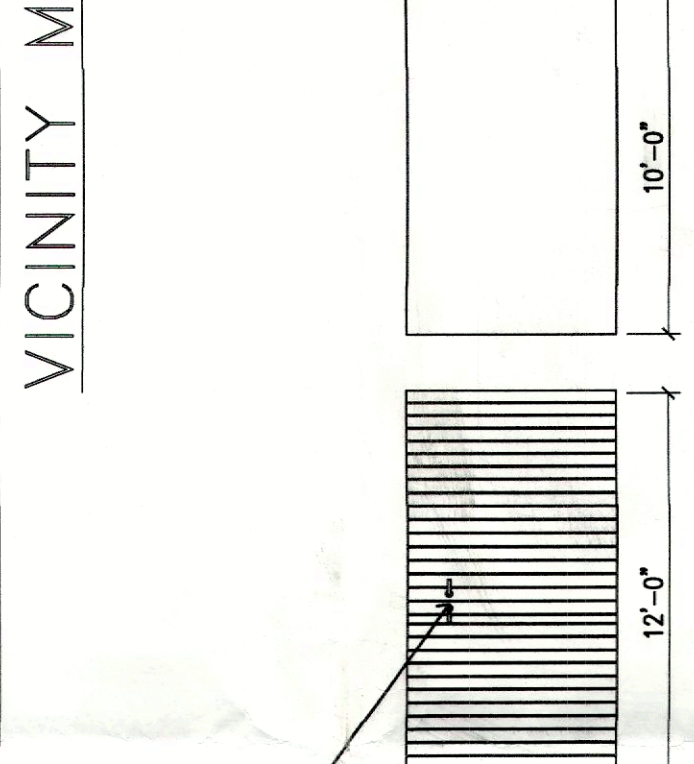
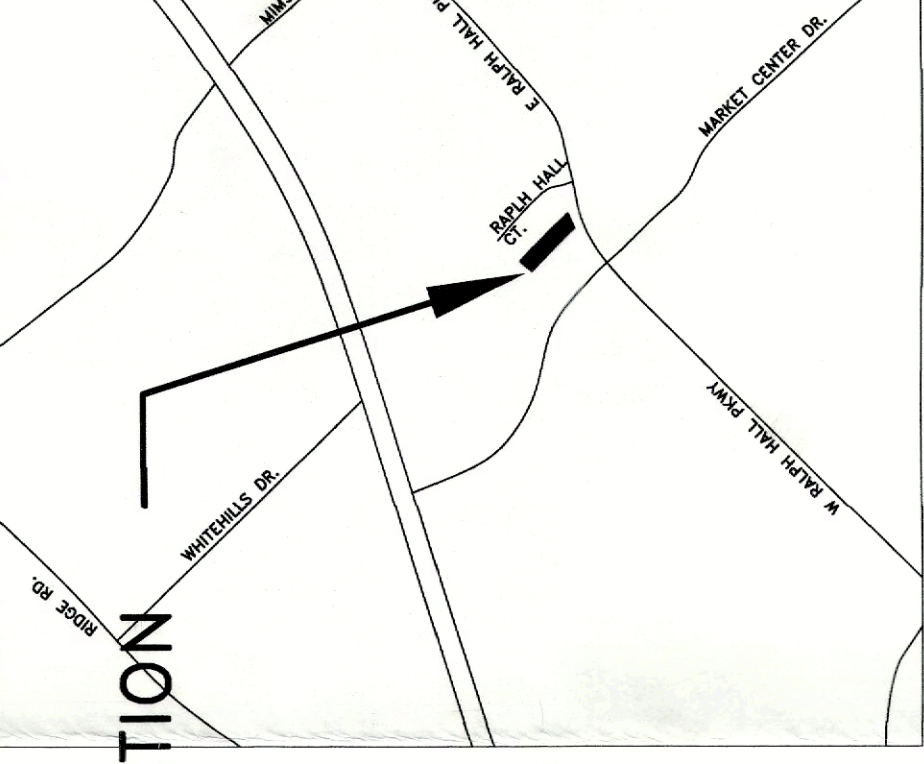
PROJECT NAME AND ADDRESS:  
 PK FLOORS  
 125 RALPH HALL PKWY  
 ROCKWALL, TX 75087

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CHECKED BY	
DATE	
SCALE	
SHEET NO.	
DRAWING NAME:	

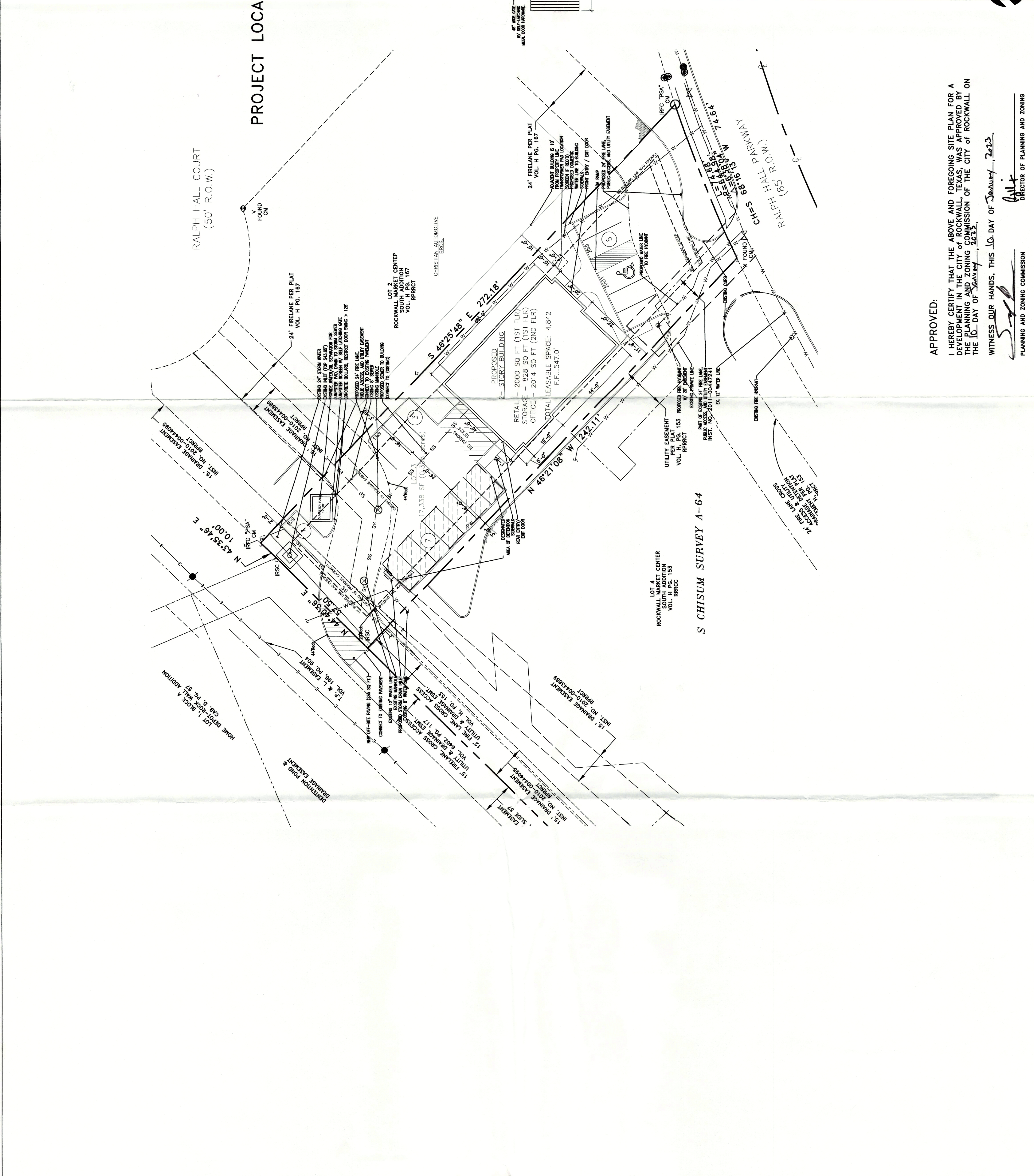
SITE PLAN  
 S1.0  
 SP2022-063

SITE SUMMARY

DESCRIPTION	SF	LOT PERCENTAGE
LOT	17,338	100 %
IMPERVIOUS	12,862	74.1%
BUILDING FOOTPRINT	3,197	18.4%
PAVEMENT AREA	9,665	55.7%
PERVIOUS	4,476	25.8%
SIDEWALK AREA	-	-
MAX. BUILDING HEIGHT PROPOSED	± 30'	-
BUILDING USE / PARKING RATIO	-	-
OFFICE	(1 per 300)	2014
RETAIL	(1 per 250)	2000
STORAGE	(1 per 1000)	828
PARK'G REQ'D	7	-
	8	-
	1	-



- 6"-3,600 PSI CONCRETE PAVEMENT WITH NO. 3 BARS 24" ON CENTER BOTH WAYS. (6.5 SACK MIX MIN.)
- 6" COMPACTED LINE STABILIZED SUBGRADE SCARIFY 6" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% AND WITHIN 2% BELOW AND 4% ABOVE OPTIMUM MOISTURE CONTENT. NO SAND ALLOWED. ALL GENERAL FILL TO BE COMPACTED WITH A SHEEP'S FOOT ROLLER.



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 WITNESS OUR HANDS, THIS 10<sup>th</sup> DAY OF January, 2023.  
 [Signature]  
 DIRECTOR OF PLANNING AND ZONING  
 PLANNING AND ZONING COMMISSION



SITE PLAN

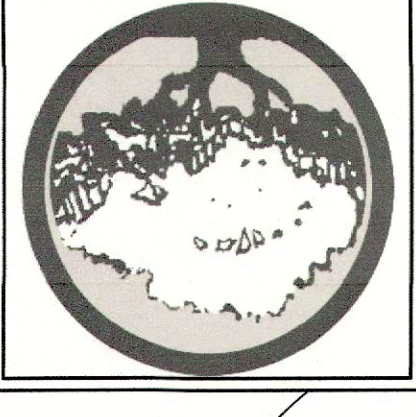
OWNER/DEVELOPER:  
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 TAHOE DR.  
 ROCKWALL, TEXAS 75087  
 (469)693-9187

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 STEVEN RETES  
 (972)545-1684  
 2235 RIDGE RD., STE. 201  
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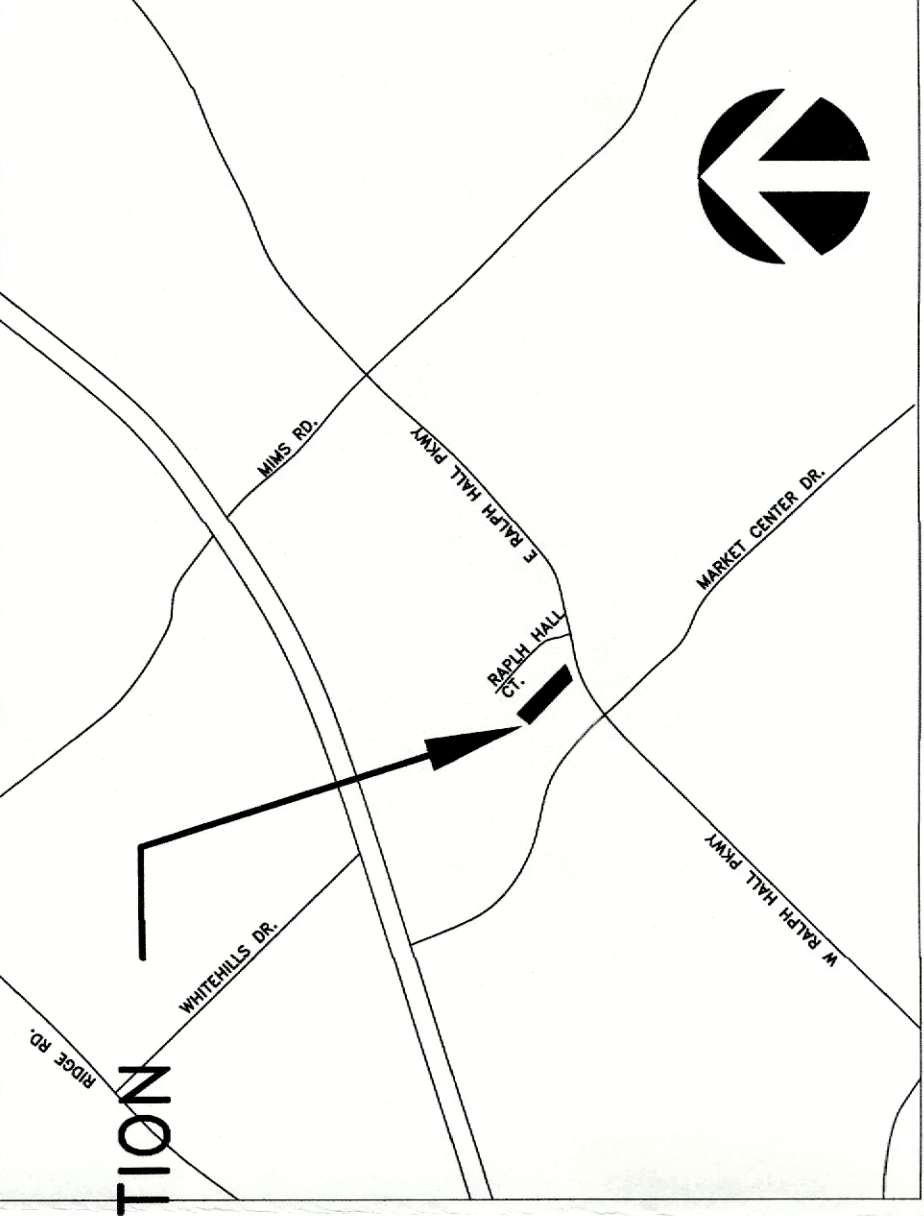
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DRAWING NAME:	

LANDSCAPE PLAN

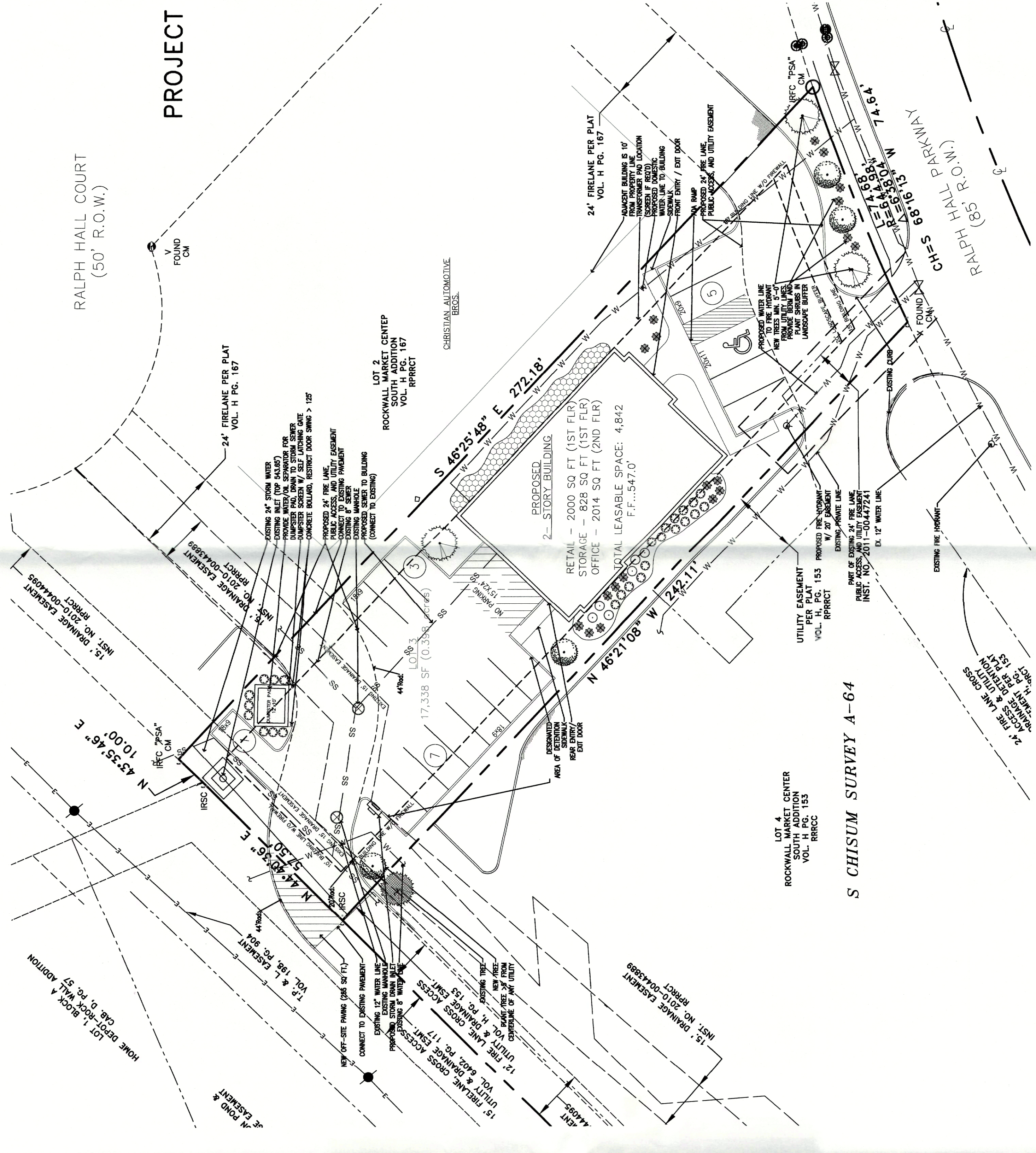
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BUILDING USE / PARKING REQ'D	-	-
OFFICE	(1 per 300)	2014
RETAIL	(1 per 250)	2000
STORAGE	(1 per 1000)	828
PARK'G REQ'D	7	-
	8	-
	1	-



PROJECT LOCATION

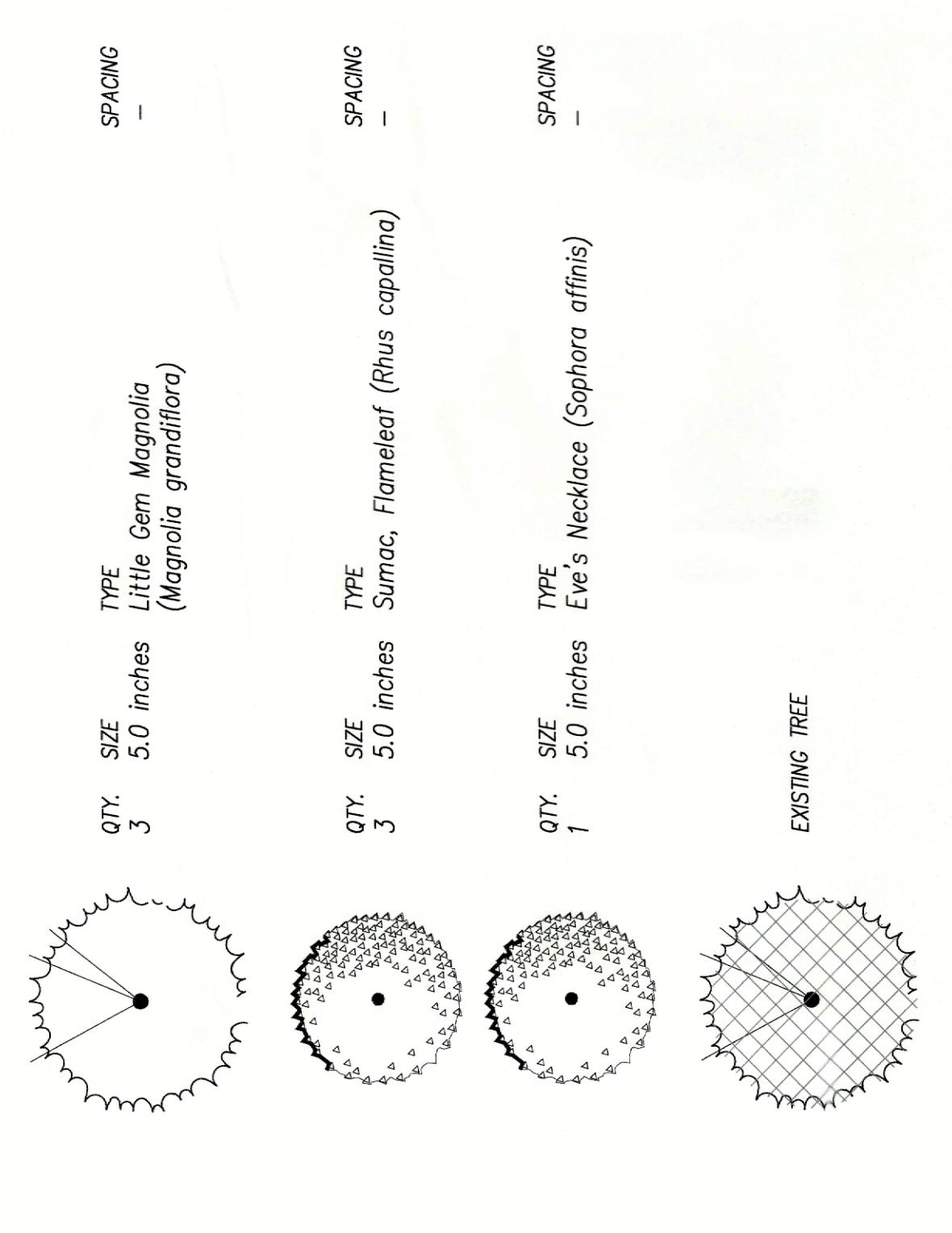


**PLANT SCHEDULE**

QTY.	SIZE	TYPE	SPACING
13	#3	Yucca, Red ( <i>Hesperaloe parviflora</i> )	24"
6	#3	Sage, Texas ( <i>Leucophyllum frutescens</i> )	> 36"
16	#3	Nandina ( <i>Nandina domestica</i> )	> 24" - 36"
9	#5	dumpster/equip. pad screen	> 24" - 36"
-	-	jasmine Ivy ( <i>Asiatic jasmine minima</i> )	>

**TREE SCHEDULE**

QTY.	SIZE	TYPE	SPACING
3	5.0 inches	Little Gem Magnolia ( <i>Magnolia grandiflora</i> )	-
3	5.0 inches	Sumac, Flameleaf ( <i>Rhus copallina</i> )	-
1	5.0 inches	Eve's Necklace ( <i>Sophora affinis</i> )	-



Buffalo grass to cover all other areas. IRRIGATION SYSTEMS SHALL MEET THE REQUIREMENTS PER CITY OF ROCKWALL UNIFIED DEVELOPMENT CODE (UDC).

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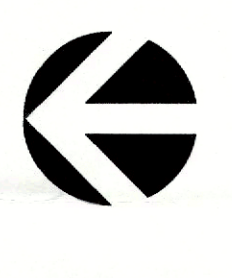
WITNESS OUR HANDS, THIS 10 DAY OF January, 2022.

\_\_\_\_\_  
 DIRECTOR OF PLANNING AND ZONING

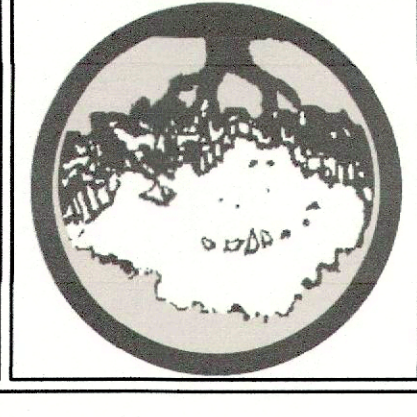
OWNER/DEVELOPER:  
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 TAHOE DR.  
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 (469)693-9187

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 ARCHITECTONICS TEXAS, LLC  
 STEVEN REYES  
 (972)745-1684  
 2235 RIDGE RD. STE. 201  
 ROCKWALL, TEXAS 75087

LANDSCAPE PLAN  
 SCALE: 1"=20'





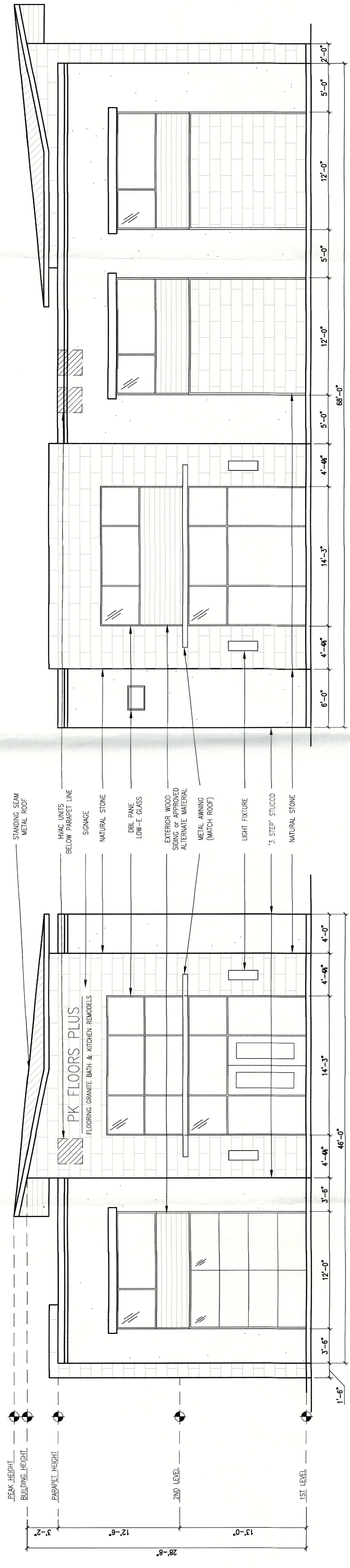


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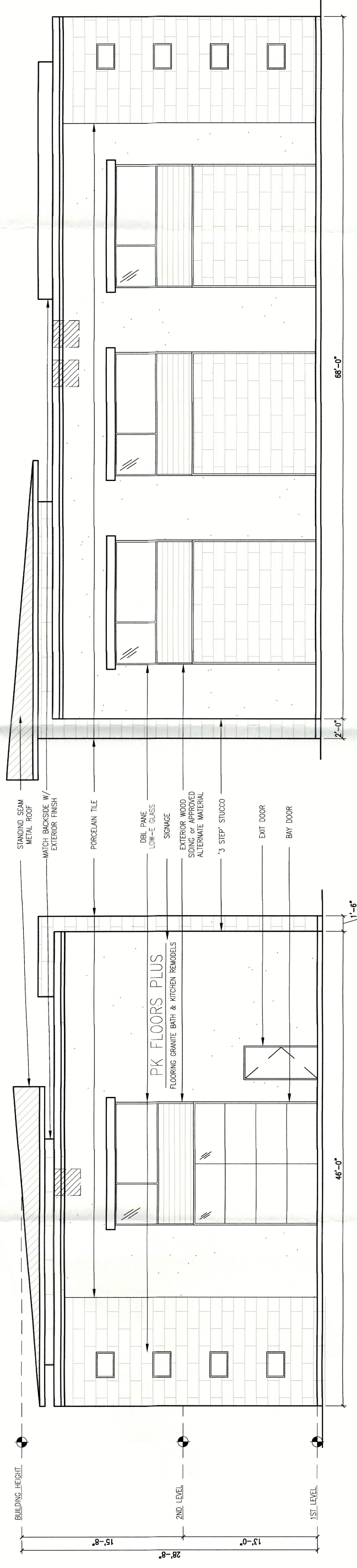
**SOUTH ELEVATION (FACING RALPH HALL PKWY)**  
 SCALE: 3/16" = 1'

ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		1,174	
DOORS & WINDOWS (DEDUCTED)		481	100%
ACCOUNTABLE AREA		693	46%
MASONRY - 3 STEP STUCCO		324	47%
PORCELAIN TILE		329	7%
TREX CLADDING		40	5%

- STANDING SEAM METAL ROOF
- HVAC UNITS BELOW PARAPET LINE
- NATURAL STONE SIGNAGE
- DBL PANE LOW-E GLASS
- EXTERIOR WOOD SIDING or APPROVED ALTERNATE MATERIAL
- METAL AWNING (MATCH ROOF)
- LIGHT FIXTURE
- 3 STEP STUCCO
- NATURAL STONE

**WEST ELEVATION**  
 SCALE: 3/16" = 1'

ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		1755	
DOORS & WINDOWS (DEDUCTED)		320	100%
ACCOUNTABLE AREA		1,475	46%
MASONRY - 3 STEP STUCCO		675	45%
PORCELAIN TILE		657	45%
TREX CLADDING		143	5%



**NORTH ELEVATION**  
 SCALE: 3/16" = 1'

ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		1,180	
DOORS & WINDOWS (DEDUCTED)		232	100%
ACCOUNTABLE AREA		948	70%
MASONRY - 3 STEP STUCCO		668	25%
PORCELAIN TILE		240	5%
TREX CLADDING		40	5%

- STANDING SEAM METAL ROOF
- MATCH BACKSIDE W/ EXTERIOR FINISH
- PORCELAIN TILE
- DBL PANE LOW-E GLASS
- EXTERIOR WOOD SIDING or APPROVED ALTERNATE MATERIAL
- 3 STEP STUCCO
- EXIT DOOR
- BAY DOOR

**EAST ELEVATION**  
 SCALE: 3/16" = 1'

ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		1,782	
DOORS & WINDOWS (DEDUCTED)		161	100%
ACCOUNTABLE AREA		1,621	48%
MASONRY - 3 STEP STUCCO		770	45%
PORCELAIN TILE		731	45%
TREX CLADDING		120	7%

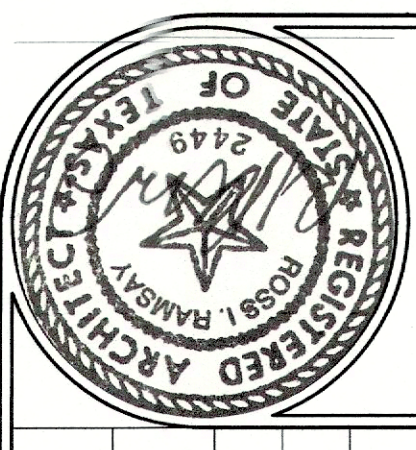
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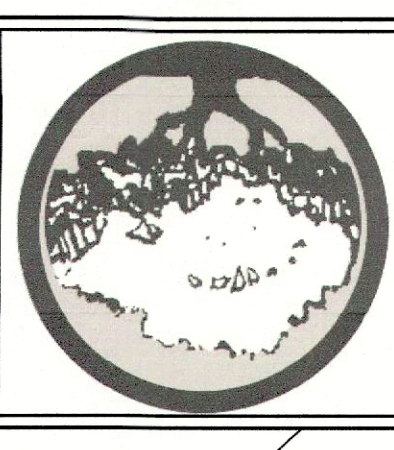
*[Signature]*  
 DIRECTOR OF PLANNING AND ZONING

*[Signature]*  
 PLANNING AND ZONING COMMISSION





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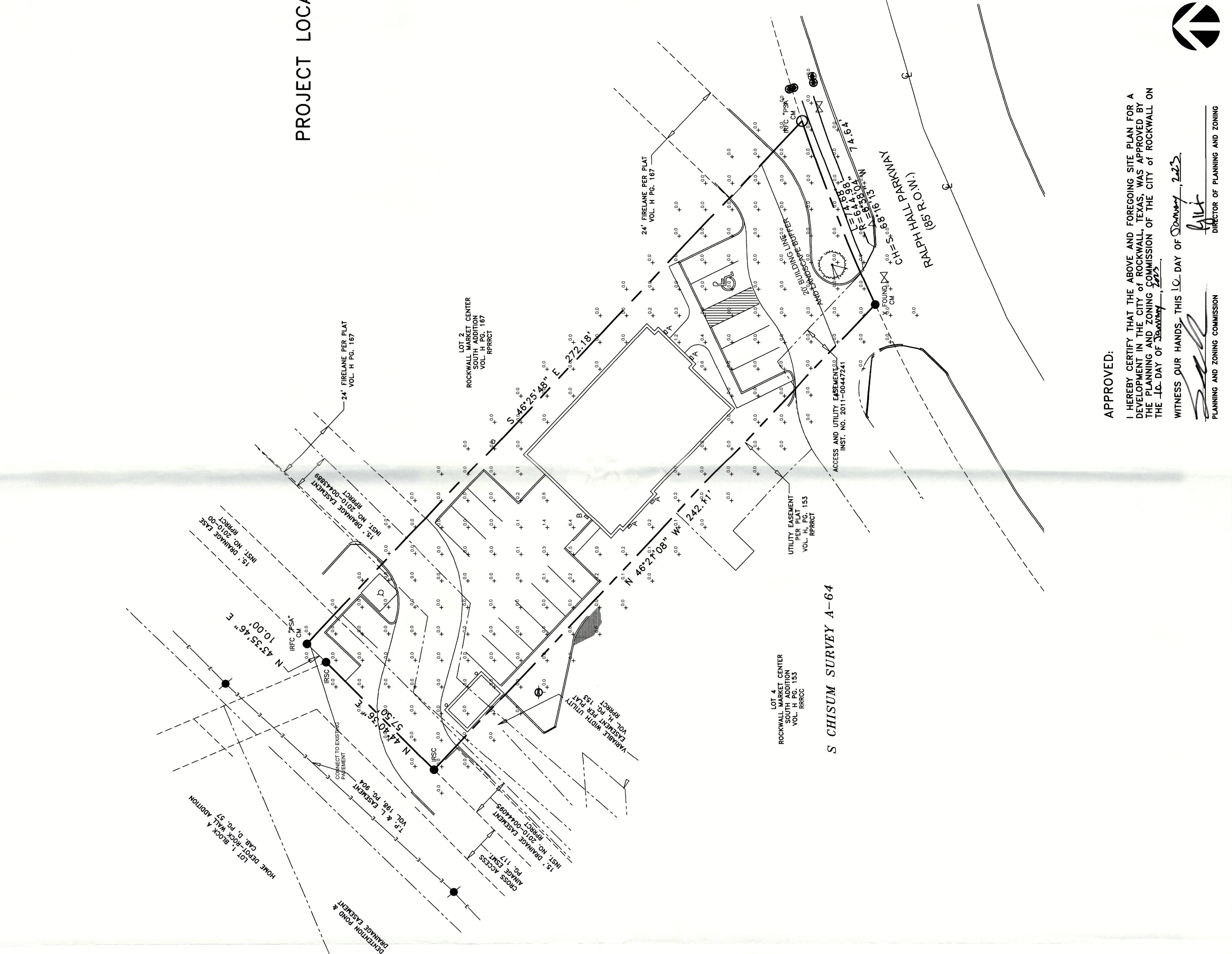
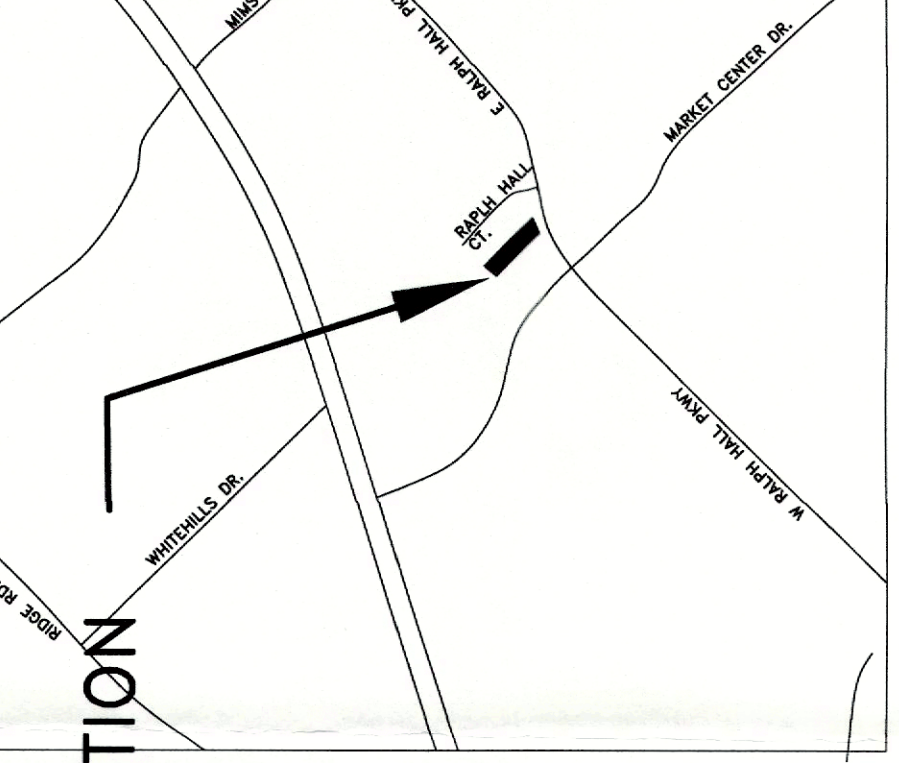
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of	

PHOTOMETRIC PLAN

P1.0  
 SP2022-063

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STORAGE (1 per 1000)	828	1



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PHOTOMETRIC PLAN  
 SCALE: 1"=20'  
 0 20' 40'

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