



MATERIAL CALCULATIONS

	AREA	%
NORTH ELEVATION	1,695 SF	100%
MASONARY BRICK	1,661 SF	97.9%
STUCCO STUCCO	34 SF	2.1%
EAST ELEVATION	1,755 SF	100%
MASONARY BRICK	1,410 SF	80.3%
STUCCO STUCCO	345 SF	19.7%
SOUTH ELEVATION	1,749 SF	100%
MASONARY BRICK	1,612 SF	92.2%
STUCCO STUCCO	137 SF	7.8%
WEST ELEVATION	1,726 SF	100%
MASONARY BRICK	1,553 SF	89.9%
STUCCO STUCCO	173 SF	10.1%

MATERIAL LEGEND

- BRICK A - ACME BRICK - GLACIER WHITE
- BRICK B - ACME BRICK - MARBLE GRAY
- METAL TRIM - DARK BRONZE
- STUCCO A - SAHARA MAXI - SAGE
- STUCCO B - SAHARA MAXI - GRAY MORTAR

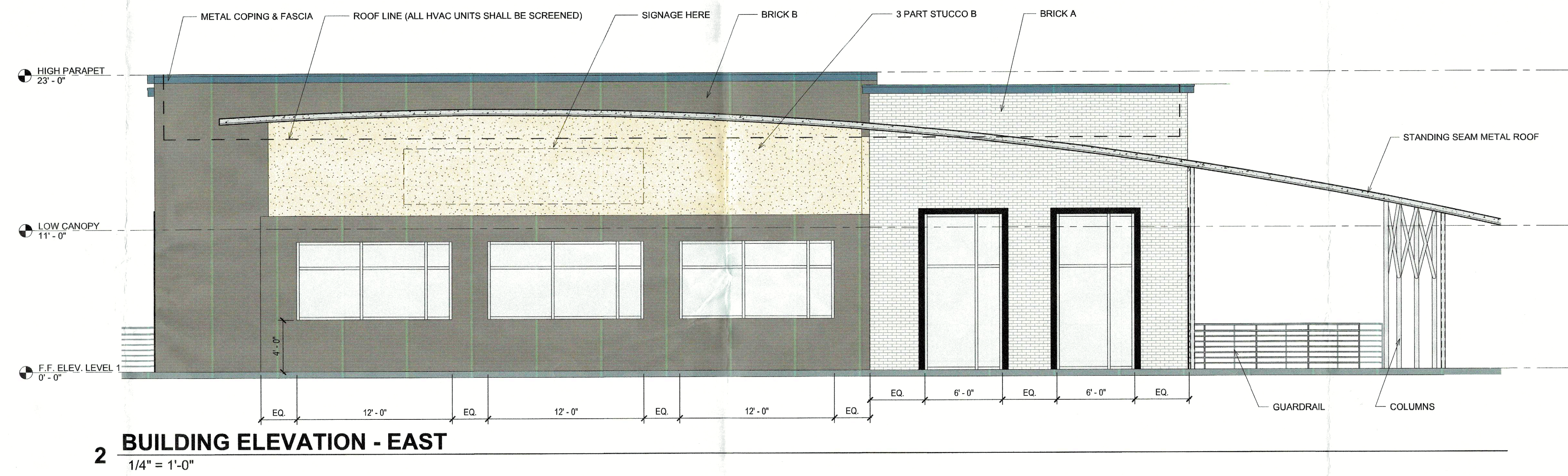
APPROVED:
 I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 9th day of May, 2023.
 WITNESS OUR HANDS, this 2nd day of June, 2023.

 Planning & Zoning Commission, Chairman

 Director of Planning and Zoning



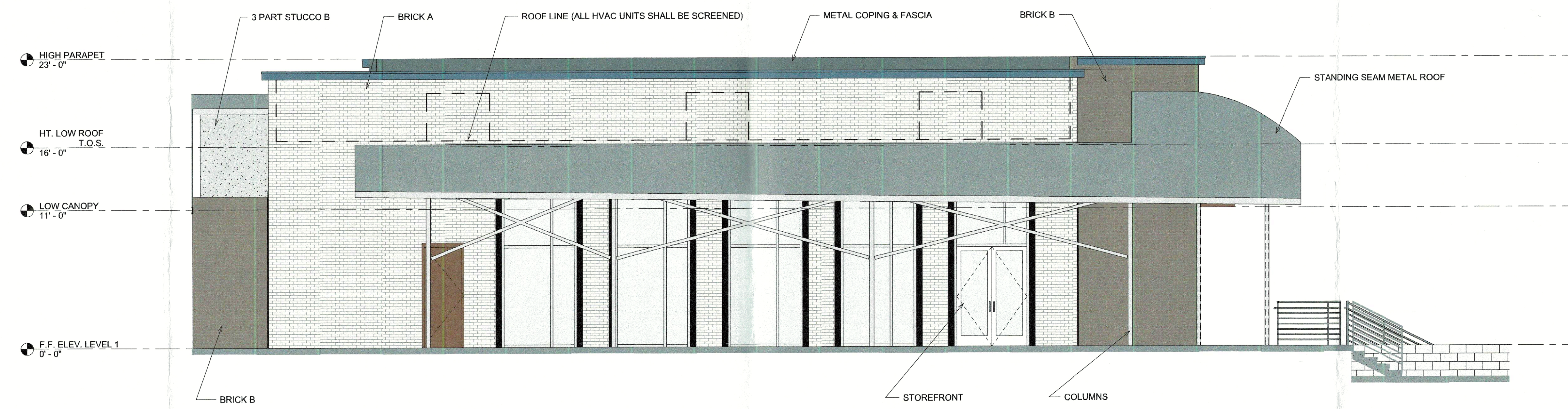
ARCHITECT
 STROHMEYER ARCHITECTS, INC.
 2701 SUNSET RIDGE DR.
 SUITE 607
 ROCKWALL, TEXAS 75032

CIVIL
 TNP, INC.
 825 WATTERS CREEK BLVD.
 SUITE M300
 ALLEN, TEXAS 75013

STRUCTURAL
 C1S GROUP, INC.
 4231 SIGMA RD
 DALLAS, TEXAS 75244



2 BUILDING ELEVATION - EAST
 1/4" = 1'-0"



1 BUILDING ELEVATION - NORTH
 1/4" = 1'-0"

JIMMY STROHMEYER, AIA
 PRELIMINARY -
 NOT FOR
 CONSTRUCTION,
 PERMITTING, OR
 REGULATORY
 APPROVAL

HARBOR HEIGHTS

THE FINCH
 2600 SUNSET RIDGE
 DR.
 ROCKWALL, TX 75132

Project Number: 52219
 Drawing Date: 4/14/23
 Drawn: Author
 Checked: Checker
 Scale: AS indicated

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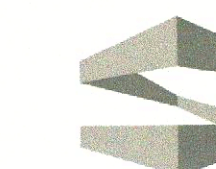
Revisions:

#	Revision Date	Revision Description

Sheet Title:
EXTERIOR ELEVATIONS

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HARBOR HEIGHTS FINCH SHELL ONLY SUNSET RIDGE, ROCKWALL, TEXAS



STROHMEYER
ARCHITECTS INC.

ARCHITECT
STROHMEYER ARCHITECTS, INC.
2701 SUNSET RIDGE DR.
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ALLEN, TEXAS 75013

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**HARBOR
HEIGHTS
FINCH
SHELL ONLY**

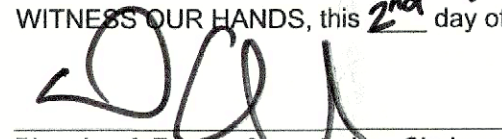
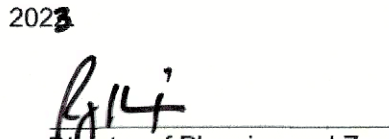
THE FINCH
2600 SUNSET RIDGE
DR.
ROCKWALL, TX 75132

Project Number: 52219
Drawing Date: 5/2/23
Drawn: Author
Checked: Checker
Scale:

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1	5/2/23	ISSUED FOR PERMIT

Sheet Title:
COVER SHEET

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 Planning & Zoning Commission Chairman
 Director of Planning and Zoning

SP2023-015

A000

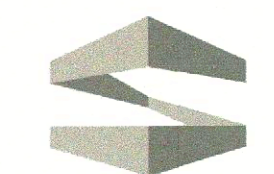


PLANTER POT EXAMPLE

Service Road
30 SERVICE ROAD

LEGEND

	STONEWARE GRECIAN SERIES - EQUAL PLANTING POT
	SHRUB
	DWARF YAUPON HOLLY 5 GAL. 16" O.C. MAX, 16" HIGH AT TIME OF PLANTING
	DWARF BURFORD HOLLY 5 GAL. 38" O.C. MAX, 30" HIGH AT TIME OF PLANTING
	PATIO TABLES
	CANOPY TREE
	LIVE OAK "LC" 100 GAL. 4.0"-4.5" CAL 14-16 FT. HIGH. CLEAR TRUNK TO 8 FT.
	CEDAR ELM "CA" 100 GAL. 4.0"-4.5" CAL 12-14 FT. HIGH. CLEAR TRUNK TO 8 FT.

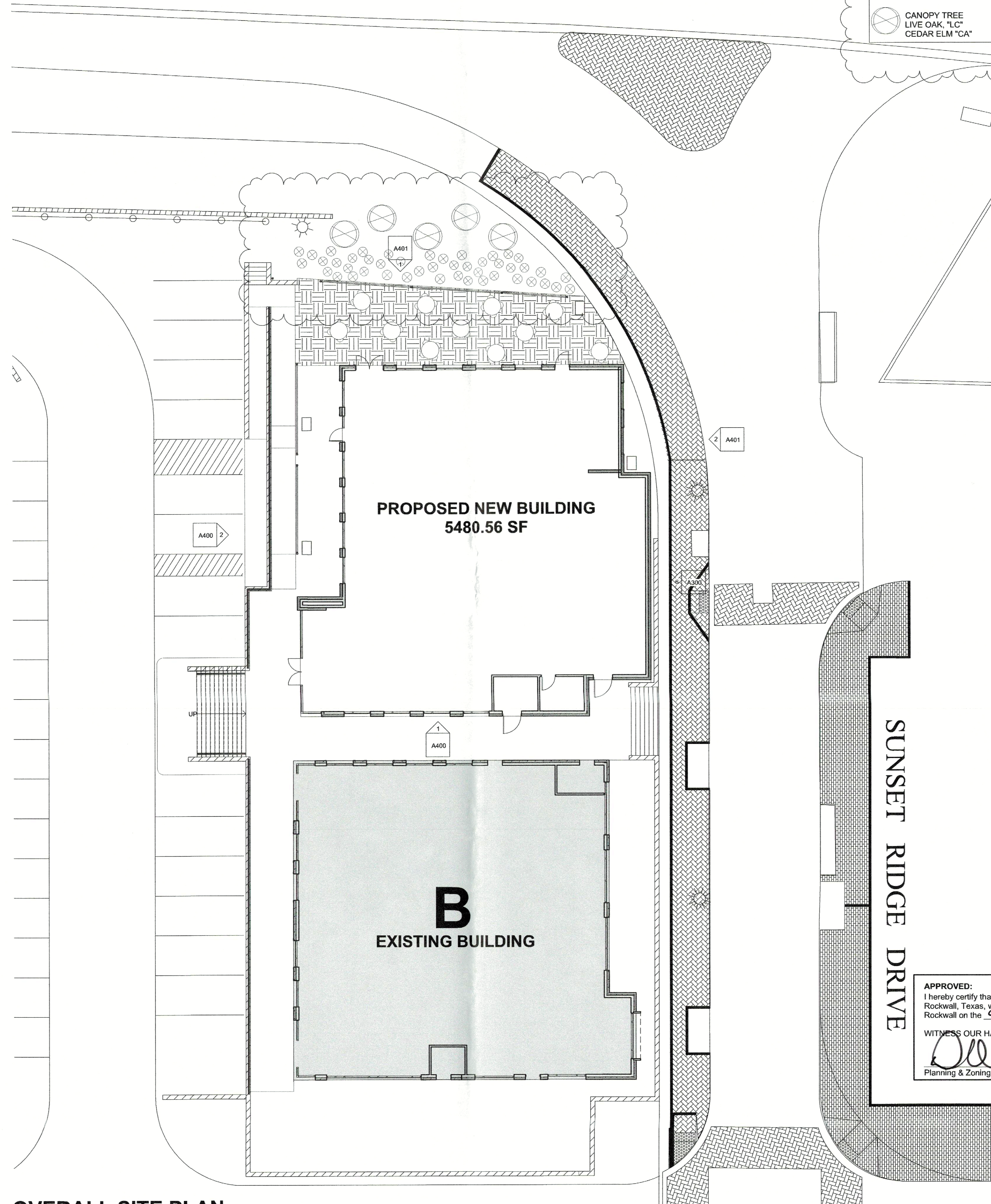


STROHMEYER
ARCHITECTS INC.

ARCHITECT
STROHMEYER ARCHITECTS, INC.
2701 SUNSET RIDGE DR.
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ROCKWALL, TEXAS 75032

CIVIL
TNP, INC.
825 WATTERS CREEK BLVD.
SUITE M300
ALLEN, TEXAS 75013

MEP
CIS GROUP, INC.
4231 SIGMA RD
DALLAS, TEXAS 75244



JIMMY STROHMEYER, AIA
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**HARBOR
HEIGHTS
FINCH
SHELL ONLY**

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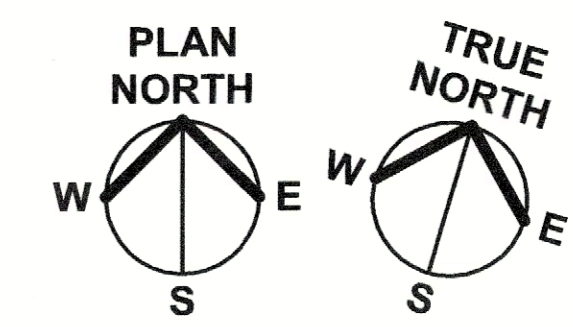
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Planning & Zoning Commission, Chairman

Director of Planning and Zoning



1 OVERALL SITE PLAN
3/32" = 1'-0"

SP2023-015

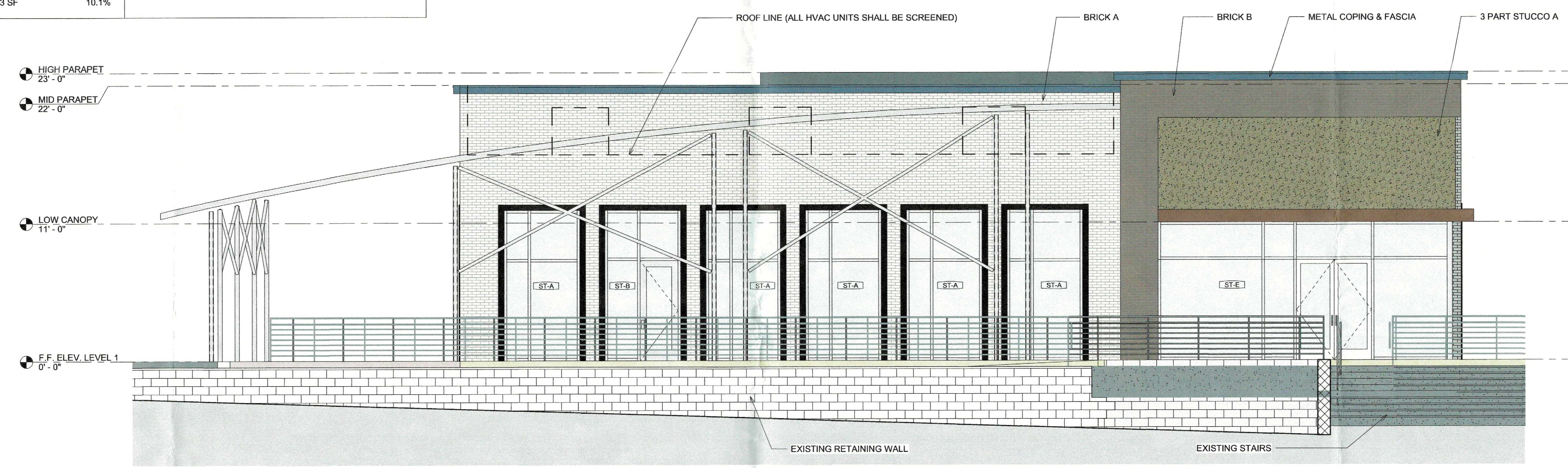
A101

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MATERIAL CALCULATIONS			MATERIAL LEGEND	
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 [Signature] Director of Planning and Zoning

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2 BUILDING ELEVATION - WEST
 1/4" = 1'-0"



1 BUILDING ELEVATION - SOUTH
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HARBOR HEIGHTS FINCH SHELL ONLY

THE FINCH
 2600 SUNSET RIDGE DR.
 ROCKWALL, TX 75132

Project Number: 52219
 Drawing Date: 5/2/23
 Drawn: PC
 Checked: JS
 Scale: As indicated

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Revisions:

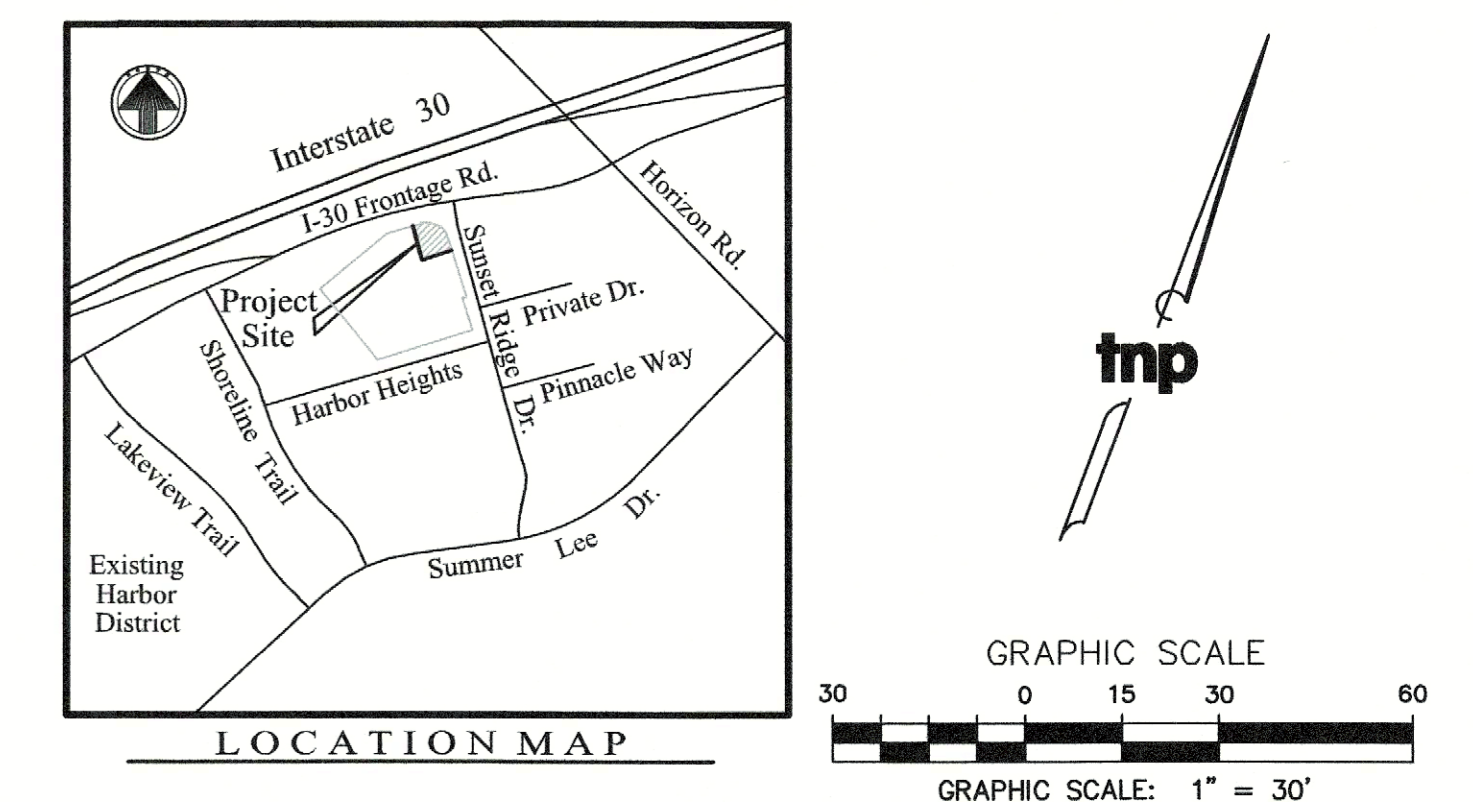
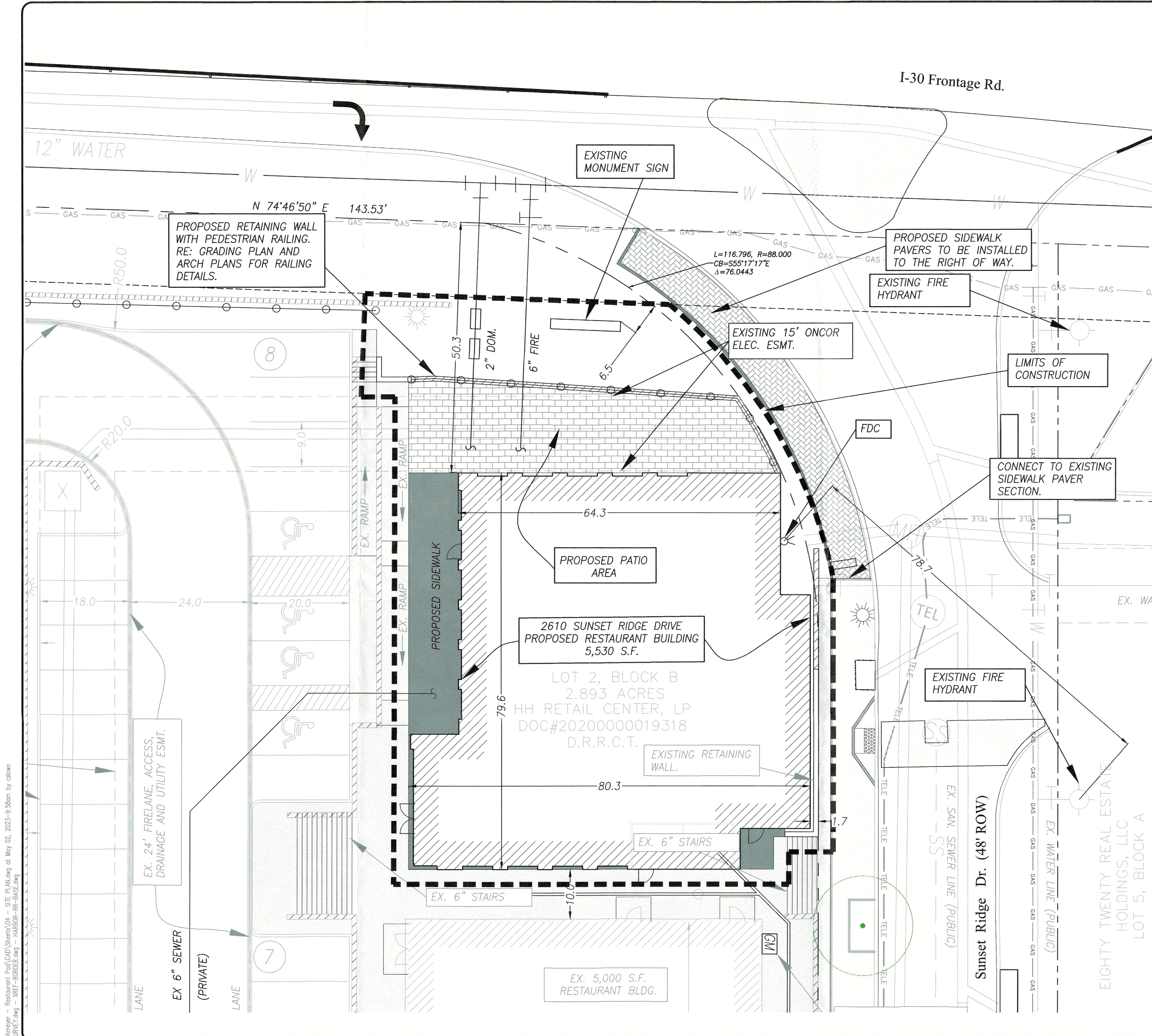
#	Revision Date	Description
1	5/2/23	ISSUED FOR PERMITTING

Sheet Title:
EXTERIOR ELEVATIONS

SP2023-015

A400

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SITE INFORMATION:

LAND AREA:	2.893 ACRES (126,018.45 S.F.)
CURRENT ZONING:	PD-32
EXISTING USE:	RESTAURANT/RETAIL/OFFICE
PROPOSED USE:	RESTAURANT/RETAIL/OFFICE
BUILDING AREA:	10,530 S.F. RESTAURANT 12,600 S.F. OFFICE 11,600 S.F. RETAIL
BUILDING TO LOT COVERAGE:	34,730/126,018 = 27.5% → 27.5%
BUILDING HEIGHT:	VARIABLE (25-35 FEET)
*BUILDING REQUIRED PARKING:	161 SPACES (SEE BREAKDOWN BELOW)
BUILDING PARKING PROVIDED:	161 TOTAL (19 CITY PROVIDED, 142 PARKING LOT) (INCLUDES 8 HANDICAP SPACES)
IMPERVIOUS AREA:	80,954 S.F.
LANDSCAPE AREA REQUIRED:	0 S.F.
LANDSCAPE AREA PROVIDED:	45,064 S.F. (1.035 ACRES)

* PER SHARED PARKING CALCULATION ATTACHED TO CASE NO. Z2019-013 THE MAXIMUM PARKING DEMAND FOR THIS SITE IS FOUND TO BE BETWEEN THE TIMES OF 12PM-1PM AS WELL AS 4PM-6PM. THE DEMAND FOR EACH TIME PERIOD IS AS FOLLOWS:

TIME OF DAY	OFFICE PARKING	RETAIL PARKING	RESTAURANT PARKING	TOTAL REQUIRED
12PM-1PM	37.80	46.40	77	161
4PM-6PM	19.74	41.76	99	161

- SITE NOTES:**
- PRIOR TO BEGINNING STAKING OF BUILDING LOCATION, CONTRACTOR SHALL CONFIRM THE ARCHITECTURAL, STRUCTURAL, AND CIVIL DESIGN PLANS MATCH; NOTIFY DESIGNERS OF ANY DISCREPANCY
 - REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS
 - DIMENSIONS ARE TO FACE OF CURB AND EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

LEGEND

[Symbol]	EXISTING BRICK PAVERS	[Symbol]	EXISTING AT&T MANHOLE
[Symbol]	PROPOSED CONCRETE SIDEWALK	[Symbol]	EXISTING WATER METER
[Symbol]	EXISTING TREE WELL W/ UPLIGHTS	[Symbol]	EXISTING ELECTRICAL MANHOLE
[Symbol]	EXISTING SEWER LINE	[Symbol]	EXISTING SEWER MANHOLE
[Symbol]	EXISTING WATER LINE	[Symbol]	EXISTING POWER POLE
[Symbol]	EXISTING GAS LINE	[Symbol]	EXISTING LIGHT POLE
[Symbol]	EXISTING TELEPHONE DUCT BANK	[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	EXISTING ELECTRICAL DUCT BANK		

LEGAL DESCRIPTION
 LOT 2, BLOCK B OF HARBOR DISTRICT ADDITION RECORDED AS INSTRUMENT NO. 2020000019318 ROCKWALL COUNTY OFFICIAL PLAT RECORDS. BEING 2.893 ACRES SITUATED IN THE M.J. BARKSDALE SURVEY, ABST. NO. 11 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS.

OWNER INFORMATION
 HH RETAIL CENTER, LP,
 2701 SUNSET RIDGE DRIVE
 ROCKWALL, TX 75032

ENGINEER INFORMATION
 CAMERON SLOW, P.E.
 TEAGUE, NALL AND PERKINS, INC.
 825 WATERS CREEK BLVD, SUITE M300
 ALLEN, TX 75013

APPROVED:
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 Witness our hands this 21st day of June, 2023.
 [Signature] Director of Planning & Zoning

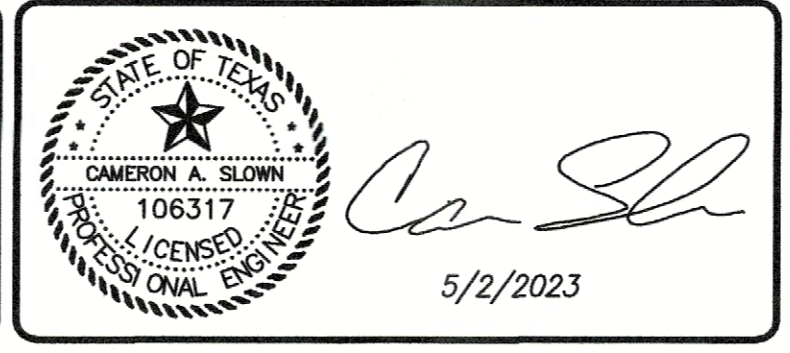
CASE NUMBER: SP2023-015 **NOT FOR CONSTRUCTION**

Drawing: 01/Prospect/2023/2023/04 - Restaurant/Prof/CAZ/Sheet/04 - SITE PLAN/Issued at May 02, 2023 - 9:58am by calvin
 Layout: SITE PLAN
 Author: A. BARKSDALE
 Appr: A. BARKSDALE

no.	revision	by	date



teague nall and perkins, inc
 825 Waters Creek Blvd., Suite M300
 Allen, Texas 75013
 214.461.9867 ph 214.461.9864 fx
 www.tnppinc.com
 TBPE: F-230; TBPLS: 10011600, 10011601, 10194381



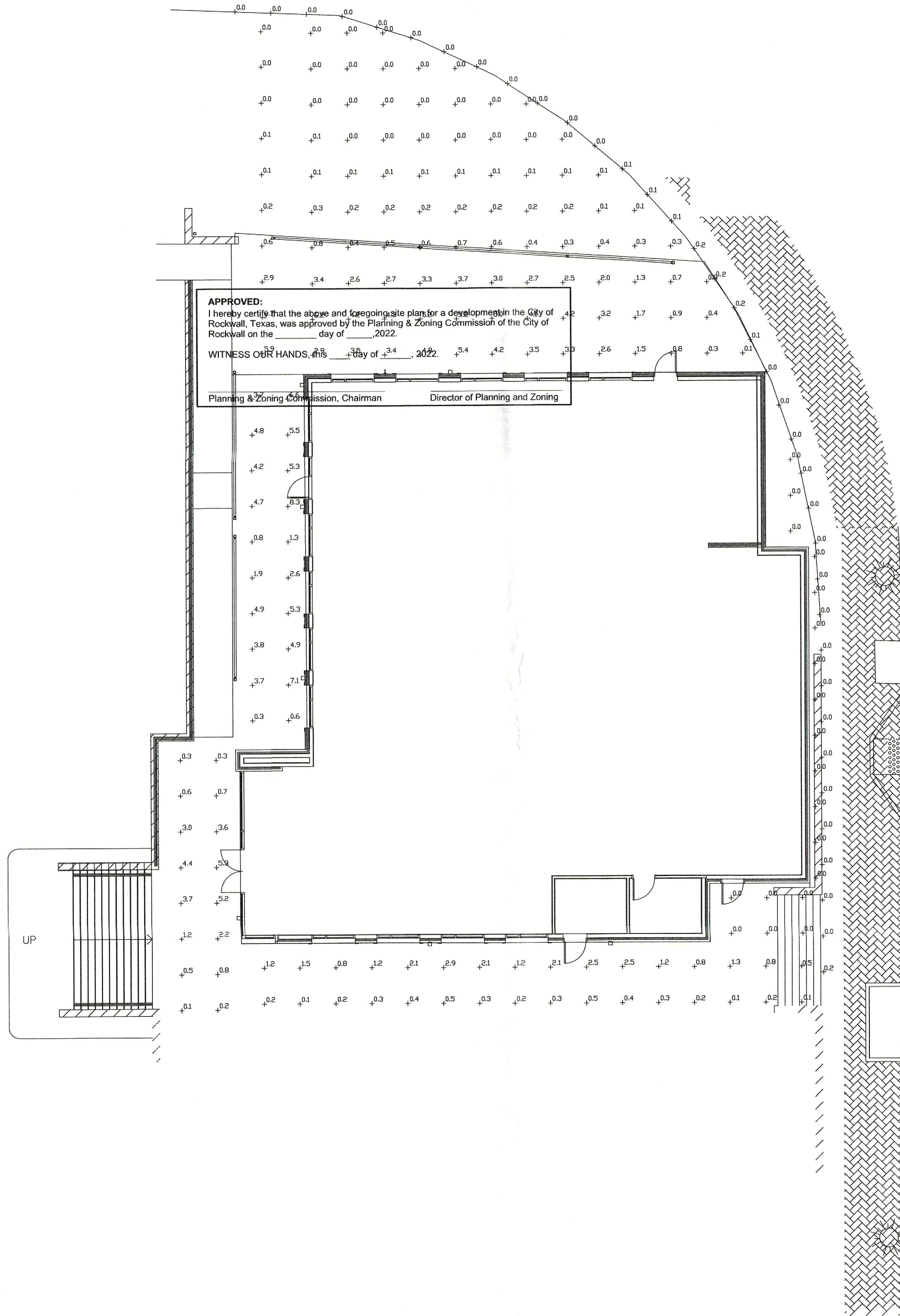
scale when bar is 1 inch long
 horiz 1"=30'
 vert N/A
 MAY 2023

HH RETAIL CENTER, LP.

ROCKWALL, Texas
 Improvements for
2610 SUNSET RIDGE DRIVE - RESTAURANT BUILDING
SITE PLAN

tnp project
 OZO20505
 sheet
C1.04

LIGHTING FIXTURE SCHEDULE							
MARK	DESCRIPTION	MANUFACTURER	MODEL	LOAD	LAMP	VOLTAGE	NOTES
WP	OVER-DOOR LED OUTDOOR EGRESS AND SECURITY LIGHT WITH CUT OFF SHIELDING	COOPER EATON	IST-AF-600-LED-E1-SL2	33 VA	LED	277V	WALL MOUNT 4045 LUMENS



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CIVIL
TNP, INC
825 WATTERS CREEK BLVD.
SUITE 500
ALLEN, TEXAS 75013

MEP ENGINEERING
C1S GROUP
4231 SIGMA ROAD, SUITE 110,
DALLAS, TEXAS 75244

PROFESSIONAL SEALS
LECHTENBERG ENGINEERING, PLLC
TEXAS REGISTERED ENGINEERING FIRM
F-15918

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04/20/23

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HARBOR HEIGHTS

THE FINCH
2600 SUNSET RIDGE
DR.
ROCKWALL, TX 75132

Project Number: 52219
Drawing Date: 4/20/23
Drawn: AUTHOR
Checked: CHECKER
Scale: NONE

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Revisions:
Revision Date Revision Description

Sheet Title:
PHOTOMETRIC
SITE PLAN

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