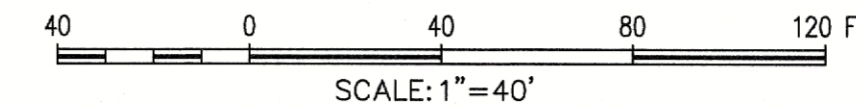


NORTH



SCALE: 1"=40'

LANDSCAPE ORDINANCE

CITY OF ROCKWALL

Final landscape plan will meet all City of Rockwall development ordinances. All landscape will be maintained according to city standards. All required landscape will be 100% watered by an underground irrigation system.

SITE LANDSCAPE

REQUIRED: All canopy/shade trees planted within this development shall be a minimum of 3 caliper inches in size and all Accent/Ornamental trees shall be a minimum of 4 feet in total height.

PROVIDED: All canopy trees are at least 3 caliper inches

REQUIRED: A minimum of 20% (5.6 acres) open space. Floodplain acreage may count for up to 50% of the 20% open space requirement.

PROVIDED: 10% Floodplain + 16.5% Landscaped area + 26.5% Open Space

BUFFER LANDSCAPE

REQUIRED: A minimum 20' landscape street buffer shall be required along Hwy 66 street frontage and a 50' landscape street buffer shall be required along John King Blvd. street frontage.

PROVIDED: 20' landscape buffer along Hwy 66 and 50' landscape buffer along John King Blvd.

REQUIRED: Two (2) large shade trees and four (4) small ornamental trees shall be required per 100 linear feet of street buffer frontage.

John King Blvd. = 1231 lf. of street frontage / 100 lf. = 12.31
12.31 x 2 = 25 large shade trees
12.31 x 4 = 50 small ornamental trees

PROVIDED: 25 shade trees + 50 ornamental trees

Hwy 66: 3' berm with enhanced landscape planting.

PROVIDED: 3' berm with enhanced landscape planting.

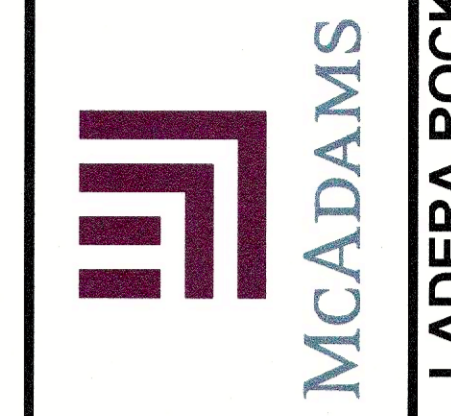
LANDSCAPE TREES SHALL NOT BE PLANTED WITHIN 5' OF ANY PUBLIC UTILITIES OR 10' OF ANY PUBLIC WATER LINE 10" IN DIAMETER OR LARGER.

REFERENCE L.11 FOR DETAILED PLANTING PLANS

LEGEND

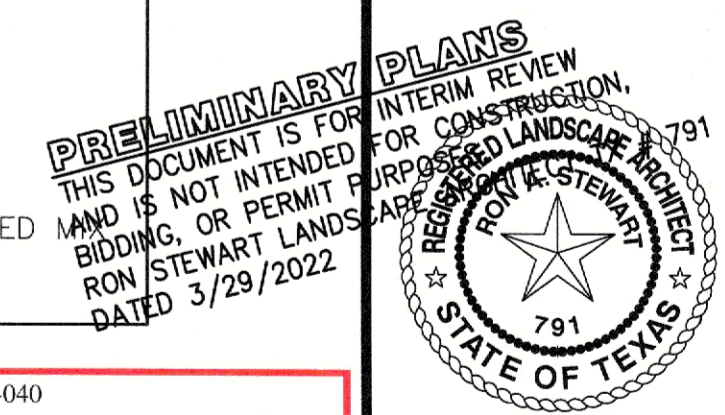
- (LO) LIVE OAK
Quercus virginiana
- (RO) RED OAK
Quercus shumardii
- (LE) LACEBARK ELM
Ulmus parvifolia
- (CE) CEDAR ELM
Ulmus crassifolia
- (BC) BALD CYPRESS
Taxodium distichum
- (MO) MONTERREY OAK
Quercus polymorpha
- (PEC) PECAN
Carya illinoensis
- (RB) RED BUD
Cercis canadensis
- (CM) Crape Myrtle
Lagerstroemia indica
- (CT) CHASTETREE
Vitex agnus-castus
- (NRS) NELLIE R. STEVENS HOLLY
Ilex x 'Nellie R. Stevens'
- ENHANCED LANDSCAPE (REF. L.11)
- BERMUDA SOD
- BERMUDA SEED
- NATIVE AMERICAN SEED
- COMPANY DRAINFIELD SEED

The John R. McAdams Company, Inc.
DBA: G&A (McAdams)
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201 Country View Drive
Rockwall, Texas 75082
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TBP#: 19762 TPA.S.: 10194440
www.mcadams.com



LADERA ROCKWALL PHASE II
LADERA ROCKWALL
Lot 2, Block A
37.800 Acres
in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

PHASE II LANDSCAPE PLAN



CASE NUMBER: SP2023-040
APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the 11 day of March, 2023.
R. Stewart
Director of Planning and Zoning

Drawn By: VC
Date: 03/01/2022
Scale: 1"=40'
Revisions:
03/29/2022

17191

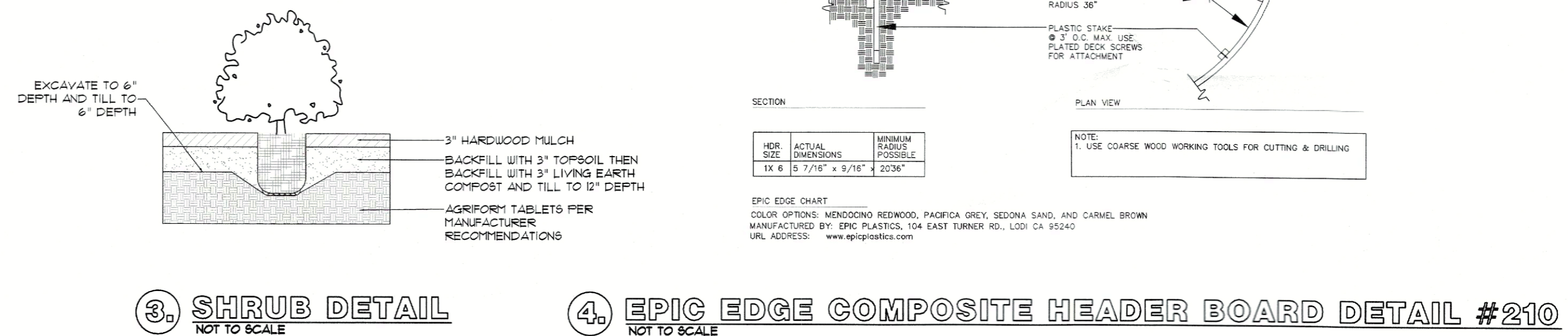
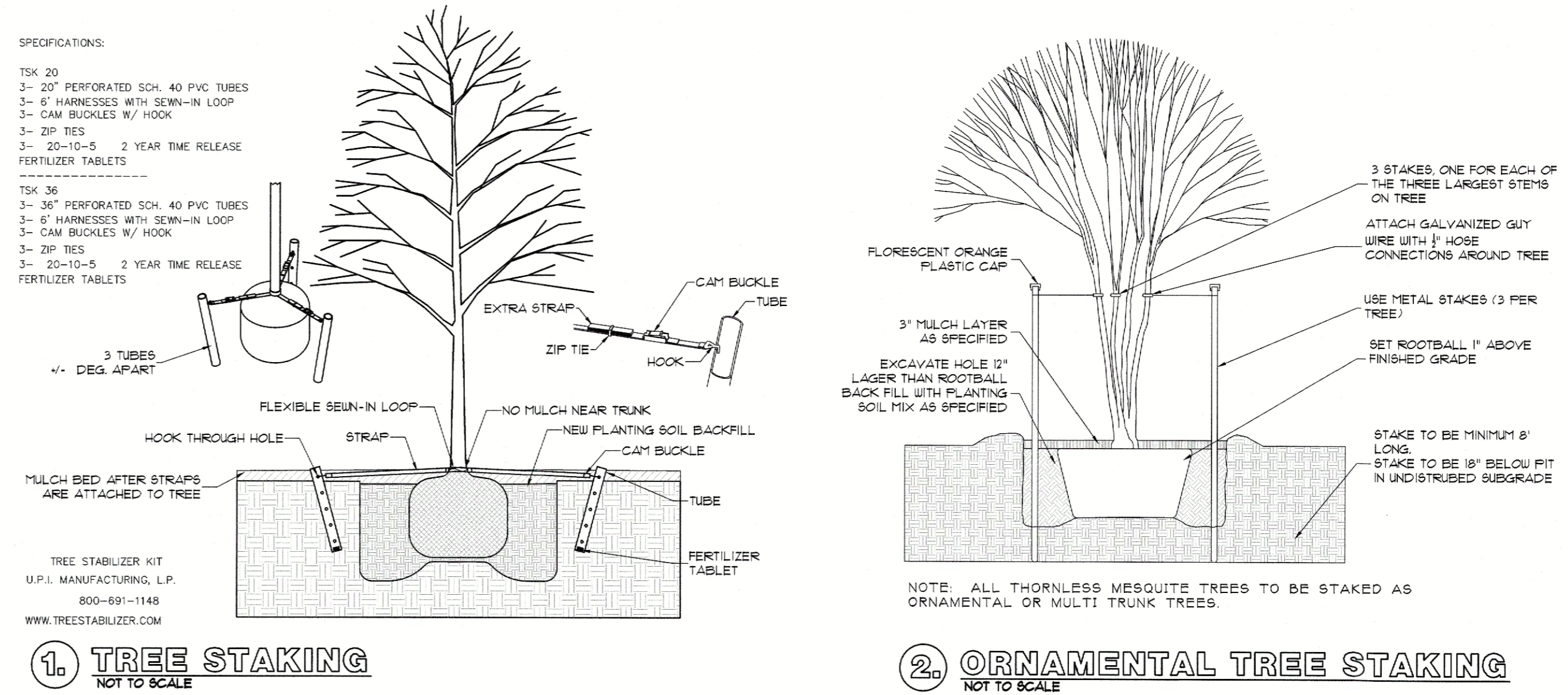
L1.0

OWNER/DEVELOPER
RW LADERA, LLC
361 W. BYRON NELSON BLVD. STE. 104
ROANOKE, TX 76262
Ph. 817.430.3318
Contact: John Dellin

File: L:\V\Rockwall\2023\17191\Drawings\17191-11-01-Phase II Landscape Plan.dwg
Printed: 3/29/2022 11:17 AM by Wendy Bland - Sheet: 3/29/2022 10:50 AM by wcon

PLANT LIST

QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	MIN. HT.	SPACE	REMARKS
4	LIVE OAK	Quercus virginiana	5" cal.	12'-14'	Per Plan	Single Trunk
14	LIVE OAK	Quercus virginiana	4" cal.	11'-13'	Per Plan	Single Trunk
4	RED OAK	Quercus shumardii	4" cal.	11'-13'	Per Plan	Single Trunk
12	LACEBARK ELM	Ulmus parvifolia	4" cal.	11'-13'	Per Plan	Single Trunk
10	CEDAR ELM	Ulmus crassifolia	4" cal.	11'-13'	Per Plan	Single Trunk
8	PECAN	Carya illinoensis	4" cal.	11'-13'	Per Plan	Single Trunk
3	LIVE OAK	Quercus virginiana	3" cal.	10'-12'	Per Plan	Single Trunk
3	RED OAK	Quercus shumardii	3" cal.	10'-12'	Per Plan	Single Trunk
1	CEDAR ELM	Ulmus crassifolia	3" cal.	10'-12'	Per Plan	Single Trunk
3	MONTERREY OAK	Quercus polymorpha	3" cal.	10'-12'	Per Plan	Single Trunk
3	RED BUD	Cercis canadensis	30gal.	7'-8'	Per Plan	Single Trunk
13	CRAPEMYRTLE	Lagerstroemia indica	30gal.	7'-8'	Per Plan	Multi-trunk
75	ROSEMARY	Rosmarinus officinalis	5gal.	30"	5'-0"	Full
16	ROSEMARY	Rosmarinus officinalis	3gal.	24"	3'-0"	Full
70	DWARF INDIAN HAWTHORN	Raphiolepis indica	3gal.	24"	3'-0"	Full
223	ADAGIO MAIDEN GRASS	Miscanthus sinensis 'Adagio'	3gal.	36"	3'-0"	Full
125	PINK MUHLY	Muhlenbergia capillaris	3gal.	24"	3'-0"	Full
28	WALKER'S LOW CATMINT	Nepeta x faassenii	1 gal.	12"	3'-0"	Full
14	PINK GAURA	Gaura lindheimeri 'Siskiyou Pink'	1 gal.	12"	2'-6"	Full
21	LITTLE BLUESTEM	Schizachyrium scoparium 'Prairie Blues'	1 gal.	12"	2'-6"	Full
161	PURPLE EXPLOSION LIRIOPE	Liriope muscari 'EXC 051' PP21352	1 gal.	12"	12"	Evergreen
30 lbs	DRAINFIELD SEED MIX					



Total Mitigation Required*: 1357.75 in
 Total Mitigation Provided: Varies as approved by City of Rockwall
 *Ref. T1.0 TREE SURVEY

LANDSCAPE NOTES:

- Contractor shall stake out tree locations and bed configuration for approval approval by owner prior to installation.
- Contractor is responsible for verifying location of all underground utilities prior to construction.
- It is the responsibility of the contractor to advise the owners representative of any condition found on site which prohibits installation as shown on these plans.
- All shrub and groundcover beds shall have a minimum of 3" of hardwood bark mulch
- Landscape edging shall be located as noted on plan.
- Trees overhanging walks and parking areas shall have a clear trunk height of seven feet.
- Multi trunk and ornamental trees will be allowed in the city's right of way with staff approval only. Must be outside any visibility triangles.
- A visibility triangle must be provided at all intersections as required by the thoroughfare standards code. Trees will have a minimum clear trunk branching height of nine feet.
- All plant material shall be maintained in a healthy and growing condition, and must be replaced with plant material of similar variety and size if damaged, destroyed, or removed.
- Landscape areas shall be kept free of trash, litter and weeds.
- An automatic irrigation system shall be provided to maintain all landscape areas. Over spray on streets and walks is prohibited. A permit from the building inspection department is required for each irrigation system. Impact fees must be paid to the development services department for separate irrigation meters prior to any permit release.
- Irrigation Controller to have a Rain and Freeze Stat.
- All landscape is to be greater than 8 feet from all underground utilities.
- All areas of grading disturbance are to have grass reestablished at 75% coverage prior to letter of acceptance from the city. Means and methods of grass establishment and application of water for grass establishment are at the discretion of the owner and contractor.

HOW TO GROW NATIVE SEEDS

- General Information**
 - Most annual spring blooming wildflowers are cool season plants. They sprout and grow during the fall-winter. They bloom, go to seed, and then die back in late spring-summer. Plant these types of wildflower seeds in early fall. August through November are the best dates, the earlier the better.
 - The perennial wildflowers can be planted in spring or fall. Many perennials develop strong, deep tuberous roots the first year before producing blooms. Exotic cool season grasses and clovers are not compatible with wildflowers.
 - Warm season native grass seeds germinate when soil temps are above 65 degrees Fahrenheit. Regarding the best time to plant native grasses it is true that late spring gives the best chances of success in normal rainfall years. However, successful planting may be made up until 90 days before frost. The trade off is the daily passing of this year's growing season which translates into lighter top growth.
 - Sprouting is triggered by soil temperature, moisture, and daylight hours. However, there are always exceptions.
- Bed Preparation**
 - If you have existing warm season grass, mow short, then remove thatch. Small sites can be hand raked or tilled no more than 1" deep to expose bare soil. Almost all soils contain dormant weed seeds, which will be awakened by excessive tilling.
 - A "weedy" site may signal that special attention be required. Reduce invasive perennial weeds such as Bermuda, KR bluestem, buffel, vasey and johnsongrass prior to planting native grass. Till and remove roots if possible. For small plots, consider using black plastic to solarize and kill weeds during hot summer months. For large areas, consider plowing with a tractor and various implements several times before seeding to expose, freeze or dry unwanted roots. If you choose chemical weed killers, get advice from your county extension agent.
 - Least amount of soil disturbance will have the most favorable results, unless other objectives such as breaking hard clay sub-soils or incorporating organic matter and minerals are desired.
- The Act of Seeding**
 - Achieve good seed to soil contact. Spread seed by hand, like "feeding the chickens." A broadcast spreader or a seed drill is good for larger areas. Heavier seeding rates will work to your benefit. In comparing lost time maintaining weed control in a thin planting, the value of native seeds is very economical.
 - Mix fluffy or small seeds with a "carrier" for even distribution. Carriers such as coarse sand, perlite, rice hulls or other extenders aid in keeping seeds in suspension. This weed-carrier mix creates a "free flowing" characteristic as needed to broadcast the seed. Take half the seed mixture and spread it evenly over the whole area. Then cross back in opposite directions and spread the rest.
 - Most seeds should never be buried more than twice their diameter. Do not bury small seeds at all. One of the most common reasons that seeds fail to come up is that they have been planted too deeply. Some seeds will be visible on the ground.
 - Try using the sweeping motion of a tree branch or a leaf rake followed by a rollerpacker or the boots of a big foot. A diligent effort should be made to press the seeds into the soil. A firm seed-to-soil contact is very important.
- Water Application**
 - Nature allows seeds to lie dormant in the soil until rain falls. If you choose to irrigate, keep up with your watering until plants are established. For germination, water lightly and frequently to prevent top of soil from drying out. Rain gauges placed throughout the seeded areas can help to monitor daily waterings.
 - When wildflower seedlings around about 1 inch tall or grass seedlings have 3-5 blades per sprout, reduce the frequency of waterings to 2-3 times weekly. Increase water per application to achieve greater soaking depths for development of healthy root systems. Alternate soil moisture from good deep soakings to moderately dry in between waterings. Roots need a balance of oxygen.
 - Reduce frequency of waterings over time as plants become established. Supplemental water may be discontinued as seasonal rains return. Help young budding plants by pulling out exotic grasses and broadleaf weeds. Reduce these weeds year by year by limiting the seeds they make. Do not mow wildflowers too early - seed production for next year should be encouraged. Most of the seeds must be allowed to mature before mowing.



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Director of Planning and Zoning

OWNER/DEVELOPER
 RW LADERA, LLC.
 361 W. BYRON NELSON BLVD. STE. 104
 ROANOKE, TX 76262
 Ph. 817.430.5518
 Contact: John Della

MCADAMS
 LADERA ROCKWALL PHASE II
 LADERA ROCKWALL
 Lot 2, Block A
 37,800 Acres
 in the
 M. JONES SURVEY, ABSTRACT NO. 122
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

PHASE II LANDSCAPE DETAILS

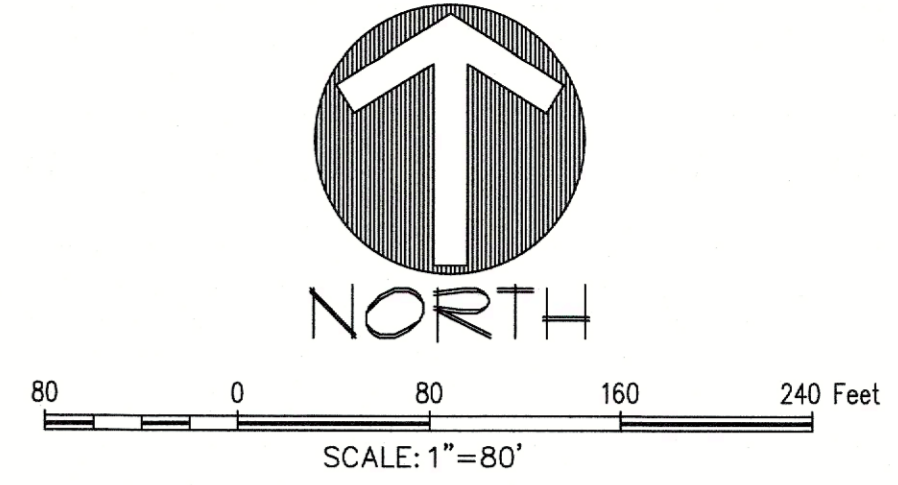
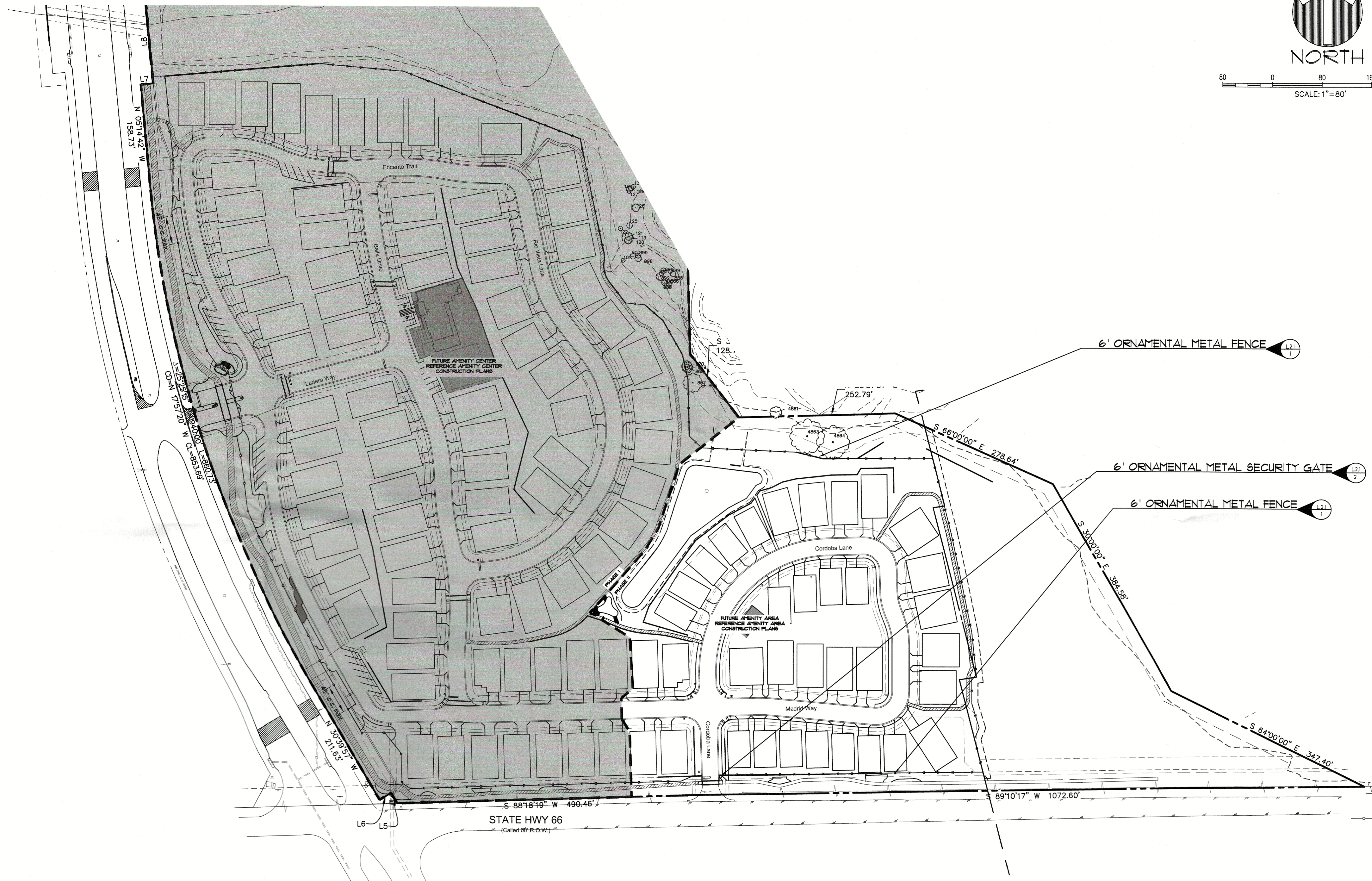
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 Scale:
 Revisions:
 03/29/2022

17191

L1.2

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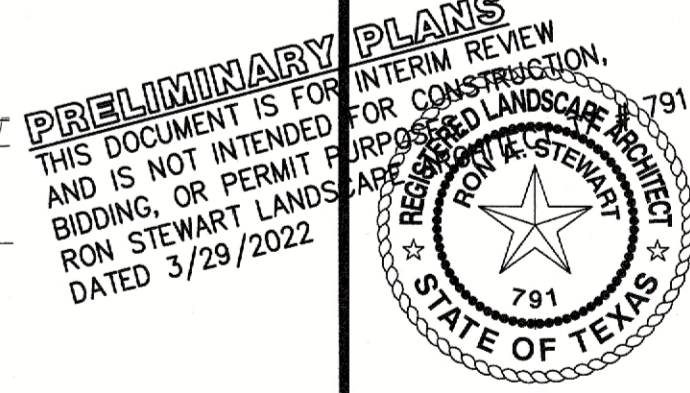
- NOTE:
1. NO CONCRETE FOOTINGS TO BE USED ON FENCES THAT ARE WITHIN THE EXISTING WATER LINE EASEMENT ALONG HWY 66.
 2. HARDSCAPE IMPROVEMENTS SHALL BE INCLUDED UNDER SEPARATE BUILDING PERMIT.

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[Signature]
 Director of Planning and Zoning

OWNER/DEVELOPER
 RW LADERA, LLC
 361 W. BYRON NELSON BLVD. STE. 104
 ROANOKE, TX 75082
 Ph. 817.430.3318
 Contact: John Dellin



PHASE II HARDSCAPE PLAN

LADERA ROCKWALL PHASE II

LADERA ROCKWALL
 Lot 2, Block A
 37,800 Acres
 in the
 M. JONES SURVEY, ABSTRACT NO. 122
 CITY OF ROCKWALL
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MCADAMS

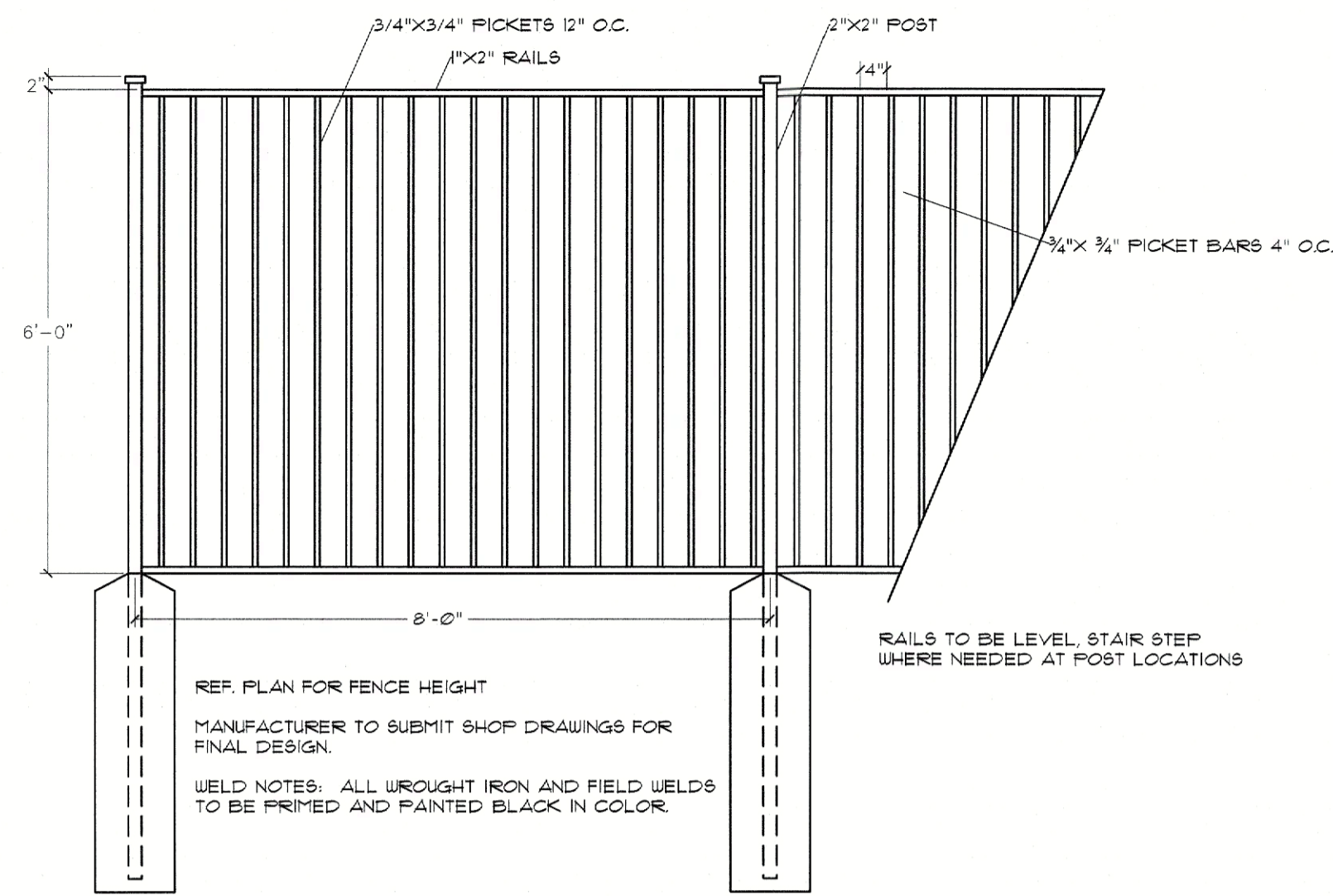
The John R. McAdams Company, Inc.
 (DBA: GSA | McAdams)
 111 Hillside Drive
 Lewisville, Texas 75057
 972.436.9712
 201 Country View Drive
 Rockwall, Texas 75087
 940.240.1012
 www.mcadams.com

LADERA ROCKWALL PHASE II

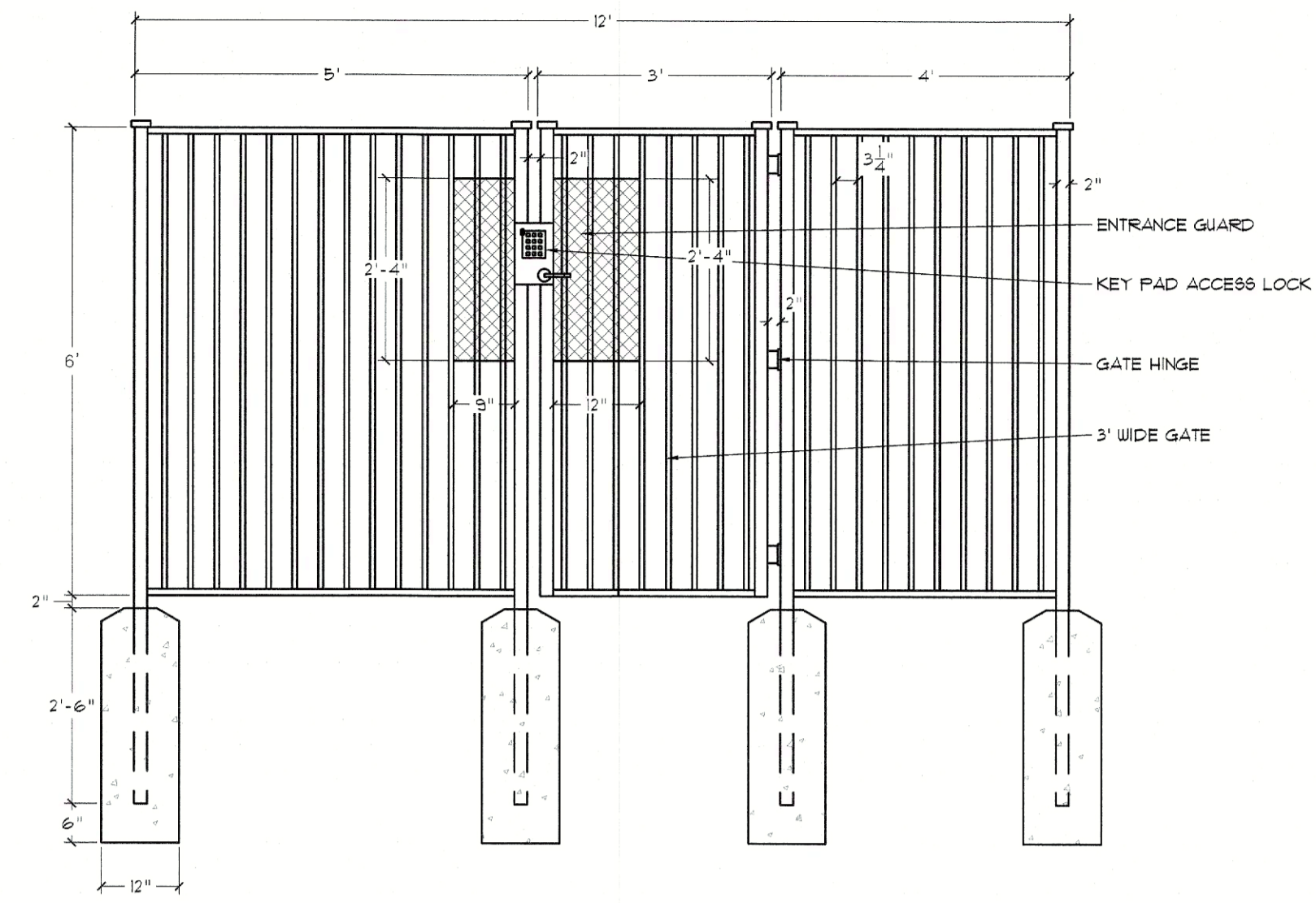
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 Date: 03/07/2022
 Scale: 1"=80'
 Revisions:

17191

L2.0



1. 6' ORNAMENTAL METAL FENCE
1/2" = 1'



2. 6' ORNAMENTAL METAL SECURITY GATE DETAIL
1/2" = 1'

- NOTE:
1. NO CONCRETE FOOTINGS TO BE USED ON FENCES THAT ARE WITHIN THE EXISTING WATER LINE EASEMENT ALONG HWY 66.
 2. HARDSCAPE IMPROVEMENTS SHALL BE INCLUDED UNDER SEPARATE BUILDING PERMIT.

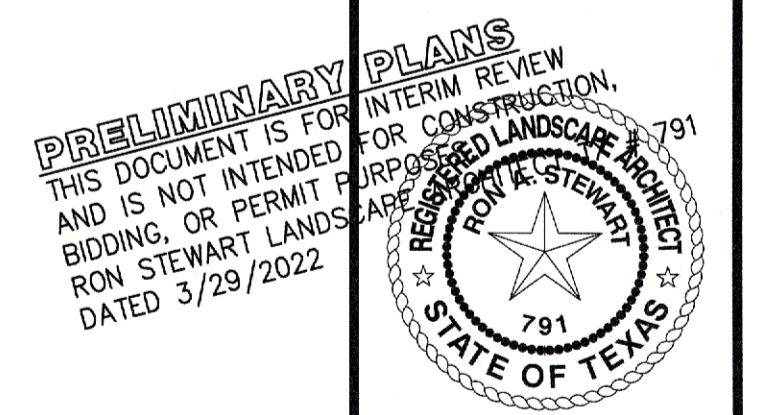
The Jim R. McAdams
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LADERA ROCKWALL PHASE II

LADERA ROCKWALL PHASE II
 LADERA ROCKWALL
 Lot 2, Block A
 37,800 Acres
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 CITY OF ROCKWALL,
 ROCKWALL COUNTY, TEXAS

**PHASE II HARDSCAPE
 DETAILS**



Drawn By: YC
 Date: 03/01/2022
 Scale:
 Revisions:

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 RW LADERA, LLC.
 381 W. BYRON NELSON BLVD. STE. 104
 ROANOKE, TX 76282
 Ph. 817.430.3318
 Contact: John Dolin

17191

L2.1

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LANDSCAPE SPECIFICATIONS
PART I - GENERAL CONDITIONS

- QUALITY ASSURANCE**
- Comply with applicable Federal, state, county and local regulations governing landscape materials and work.
 - Employ only experienced personnel familiar with required work. Provide adequate supervision by qualified foreman.
 - Substitutions: Do not make substitutions of tree and shrub materials. If required landscape material is not obtainable, submit proof of nonavailability to owner's representative, together with proposal for use of equivalent material.
 - Provide quantity, size, genus, species and variety of trees, shrubs, and groundcover indicated and scheduled for landscape work and complying with applicable requirements of ANSI Z601, "American Standard for Nursery Stock".
 - Measurements: Take caliper measurements 6" above ground for trees. Measure main body of tree or shrub for height and spread dimensions, do not measure from branch or root tip-to-tip.
 - Intent of Drawings and Specifications: It is the intent of the drawings and specifications to provide planting with plants in vigorous growth, ready for owner's use. Any items not specifically shown in the drawing or called for in the specifications, but normally required to conform with such intent, are to be considered as part of the work.

- JOB CONDITIONS**
- Timing Coordination with Irrigation System: The underground irrigation system must be installed and fully operational prior to commencement of planting operations. Report potential conflicts with the irrigation system to the owner's representative.
 - In order to minimize conflict, secure location of all underground utility lines and other structures.

- LANDSCAPE WARRANTY**
- Upon written acceptance following "Substantial Completion Inspection", warranty trees, shrubs, groundcover and turf for a period of one year, against defects including death and unsatisfactory growth, but excepting defects resulting from neglect by owner, abuse or damage by others, or unusual phenomena or incidents which are beyond landscape installer's control.
 - At the end of the warranty period, or any time during the warranty period, all dead plants, and all plants not in a healthy thriving growing condition, as determined by owner's representative, shall be replaced as soon as weather conditions permit at no cost to owner.
 - Damage to lawns or planting during the replacement shall be repaired without cost to owner.

- PART II - PRODUCTS:**
- GENERAL**
- Provide nursery grown trees, shrubs and groundcover, except as otherwise indicated, grown in a recognized nursery in accordance with good horticultural practice, with healthy root systems developed by transplanting or root pruning.
 - Provide only healthy stock to be free of disease, insects, eggs, larvae, and defects such as knots, sunscald, injuries, abrasions, or disfigurement.
 - Provide trees, shrubs, and groundcover of the sizes indicated in planting lists, on designs and in accordance with dimensional relationship requirements of ANSI Z601 for kind and type of plant material required.

- BALLED AND BURLAPPED STOCK**
- Where indicated to be balled and burlapped, provide trees and shrubs dug with a firm, natural ball of earth in which they are grown.
 - Provide ball size of not less than diameter and depth recommended by ANSI Z601 for type and size of tree or shrub required. Increase ball size or modify ratio of depth to diameter as required to encompass fibrous and feeding root system necessary for full recovery of trees and shrubs subject to unusual or non-typical conditions of growth, soil conditions or horticultural practice.

- CONTAINER GROWN STOCK**
- Where specified as acceptable, provide healthy, vigorous, well-rooted trees or shrubs established in container in which they are sold.
 - Established container stock is defined as a tree or shrub transplanted into container and grown in container for a length of time sufficient to develop new fibrous roots, so that root mass will retain its shape and hold together when removed from container.
 - Use rigid container that will hold ball shape and protect root mass during shipping. Provide trees and shrubs established in containers of not less than minimum sizes recommended by ANSI Z601 for kind, type and size of plant material required.

- SOIL UPGRADE**
- Composted Soil Conditioner: As provided by Living Earth, or approved equal, either in bag or bulk condition. Approved equal must be in writing with attached spec. sheet and soil analysis.
 - Topsoil:
 - Natural, fertile, friable soil, possessing characteristics of representative productive soils in the vicinity.
 - Obtain topsoil from natural, well drained areas. Topsoil shall not be stripped, collected or deposited while wet.
 - Topsoil shall be free of growth of reproductive parts of noxious weeds, and free of subsoil, stones, stumps, roots or similar substances.

MULCH Double shredded hardwood mulch free of sticks, dirt and other debris.

STEEL EDGING
Use 1/8" thick, 4" wide, in 10' or 16' sections, with integrated stakes. Factory finished in green. As manufactured by Ryerson Steel Products, or approved equal. Separate all bed and grass edges.

- PART 3 - EXECUTION:**
- EXCAVATION**
- Excavate pits and beds with vertical sides and with bottom of excavation slightly raised at center to provide proper drainage. Loosen hard sub soil in bottom of excavation.
 - Dispose of subsoil removed from landscape excavations. Do not mix with planting soil or use as back fill unless otherwise indicated.
 - If rock, underground construction, or other obstructions are encountered for planting trees or shrubs, notify owner's representative. New locations may be selected by representative.

- SHRUB INSTALLATION**
- Bed preparation: Excavate bed area to 6" depth. Then till bed area to 6" depth. Back fill with 3" approved topsoil and then back fill with 3" Living Earth Compost. Roto-till thoroughly until a homogeneous mixture is achieved to a full depth of 12". Note: Living Earth "Ready Mix" may be substituted for topsoil and Compost. Install at 6" depth. Till to 12" depth.
 - Carefully insert plants into prepared soil beds at slightly above finished grade. When all plants are in place, rake the entire area smooth. Water and allow to soak away. After settlement, add soil necessary to finish grade and water again.
 - Top dress with 3" double shredded hardwood mulch.

- TREES**
- Excavate tree pits a minimum of 3" deeper than the root ball. Minimum diameter of these pits shall be one foot greater than the ball, container, or spread of roots.
 - Set balled and burlapped stock on layer of compacted soil, plumb and in center of pit with top of ball at same elevation as adjacent finished landscape grades. Do not use stock if ball is cracked or broken before or during planting operation. When set, place additional back fill around base and side of ball, and work each layer to settle back fill and eliminate voids and air pockets. When excavations is approximately 2/3 full, water thoroughly before placing remainder of back fill. Repeat watering until no more water is absorbed. Water again, after placing final layer of back fill and mounded soil tree ring. Cover entire mounded soil tree ring with 3" of hardwood mulch.
 - Trees outside bed areas will be back filled with 50% native soil and 50% top soil thoroughly mixed.

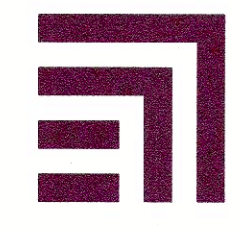
- PRUNING**
- Prune, thin out and shape trees and shrubs in accordance with standard horticultural practices.
 - Prune trees to retain required height and spread. Unless otherwise directed by owner's representative, do not cut tree leaders, and remove only injured or dead branches from flowering trees, if any.
 - Prune shrubs to retain natural character. The required shrub size indicated on the design is the size the plant is to be upon completion of the pruning process.

STAKING
Tree staking method and need is as per landscape contractor. Lack of specified staking method or requirement in no way relieves the contractor of full plant warranty.

- SODDING**
- General: Equipment necessary for the proper preparation of the ground surface and for handling and placing all required materials shall be on hand, in good condition, and shall be approved before the work is started.
 - Tillage: The areas to be sodded shall be thoroughly tilled adding and 20-10-5 fertilizer at the rate of 1 lb./100 sq. ft. to a depth of at least 4 inches by plowing, discing, harrowing, or other approved methods until the condition of the soil is acceptable to the owner's representative. The work shall be performed only during periods when beneficial results are likely to be obtained.
 - Final grading: Prior to sodding, the surface shall be raked and cleared of all stones, stumps, or other objects larger than 1/2" in diameter.
 - Watering: Contractor shall water sod immediately after transplanting. As sodding is completed in any one section, the entire area shall be rolled. It shall then be thoroughly watered to a depth sufficient that the underside of the new sod pad and the upper 4 inches of topsoil are thoroughly wet.

- CLEAN UP**
- Remove all debris resulting from each stage of landscape operations at the time it occurs and dispose of such debris off of the owner's property.
 - Leave all affected pavements and walks in "broom clean" condition, washing if necessary, after each landscape maintenance operation.

The John R. McAdams Company, Inc.
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MCADAMS

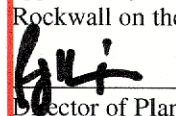
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LANDSCAPE SPECIFICATIONS



Drawn By: VC
Date: 03/07/2022
Scale:
Revisions:
03/23/2022

CASE NUMBER: SP2023-040
APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the 11 day of November, 2022.



Director of Planning and Zoning

OWNER/DEVELOPER
RW LADERA, LLC
361 W. BYRON NELSON BLVD. STE. 104
ROCKWALL, TX 75082
PH: 817.430.3318
Contact: John Dellin

17191

L4.0

File: L:\2023\400\SP2023\17191\Drawings\SP - Case Plans\Sheet\17191.dwg
Printed: 3/29/2022 11:58 AM by Jerry Boak. Saved: 3/23/2022 10:59 AM by jrdellin

805 CORDOBA
THE SHACK
LADERA ROCKWALL

DATE PRINTED:
3-9-23 MDS-SE;
7-25-23 MDS-SE
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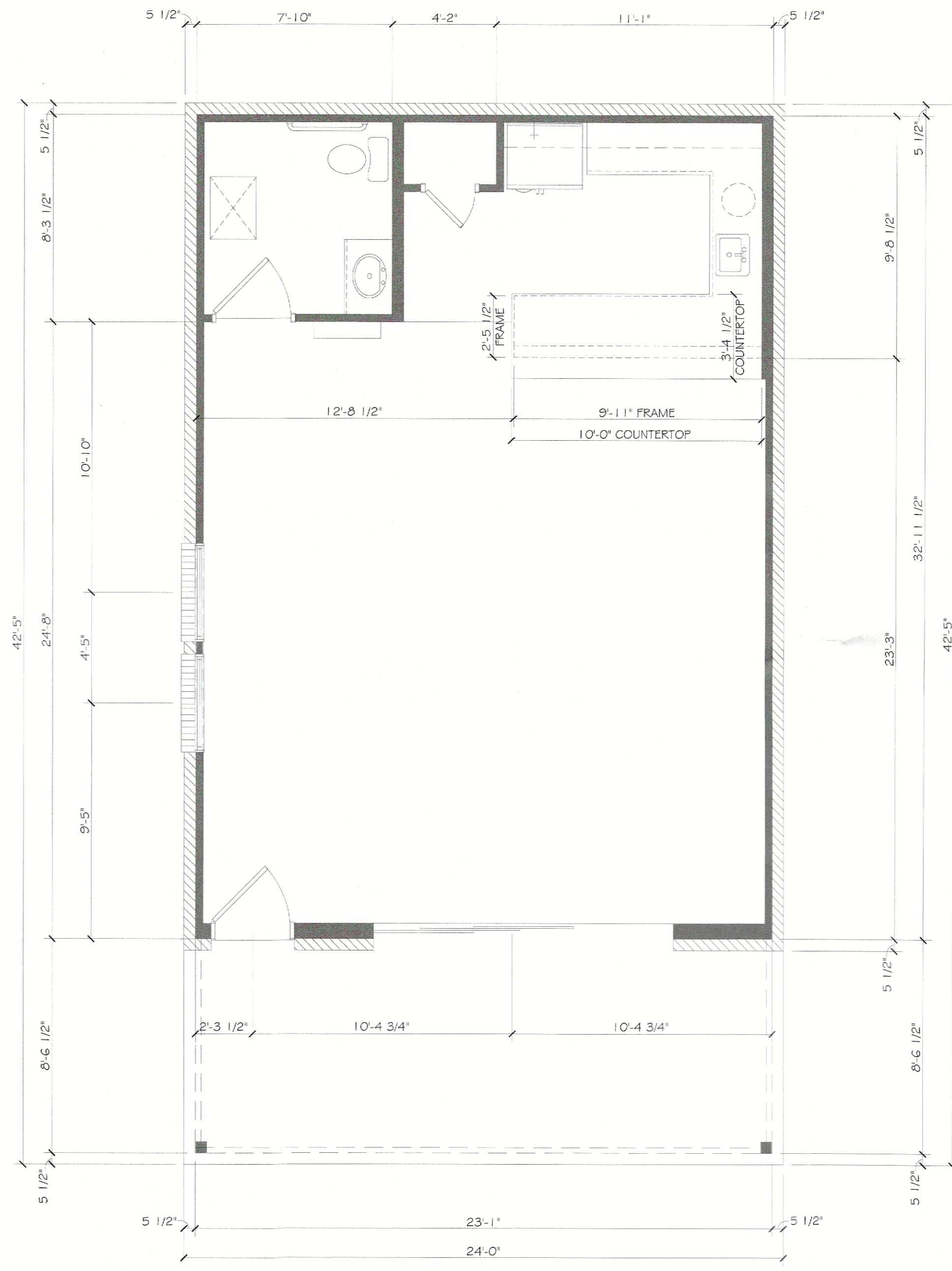
INTEGRITY GROUP
Developing & Building Dreams

SHACK
PLAN

FLOOR PLAN
DIMENSIONS

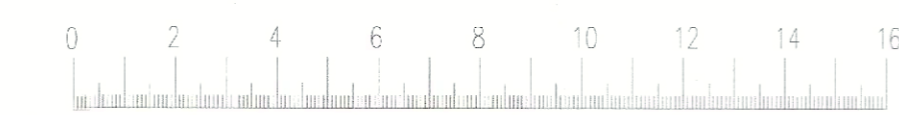
SHEET 2 OF 7

HATCH LEGEND	
	BRICK
	STONE
	STONE WAINSCOT



FLOOR PLAN DIMENSIONS

SCALE: 1/4" = 1'-0" (22"x34" SHEET)
1/8" = 1'-0" (11"x17" SHEET)



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 Director on the 17 day of November, 2023.

[Signature]
Director of Planning & Zoning

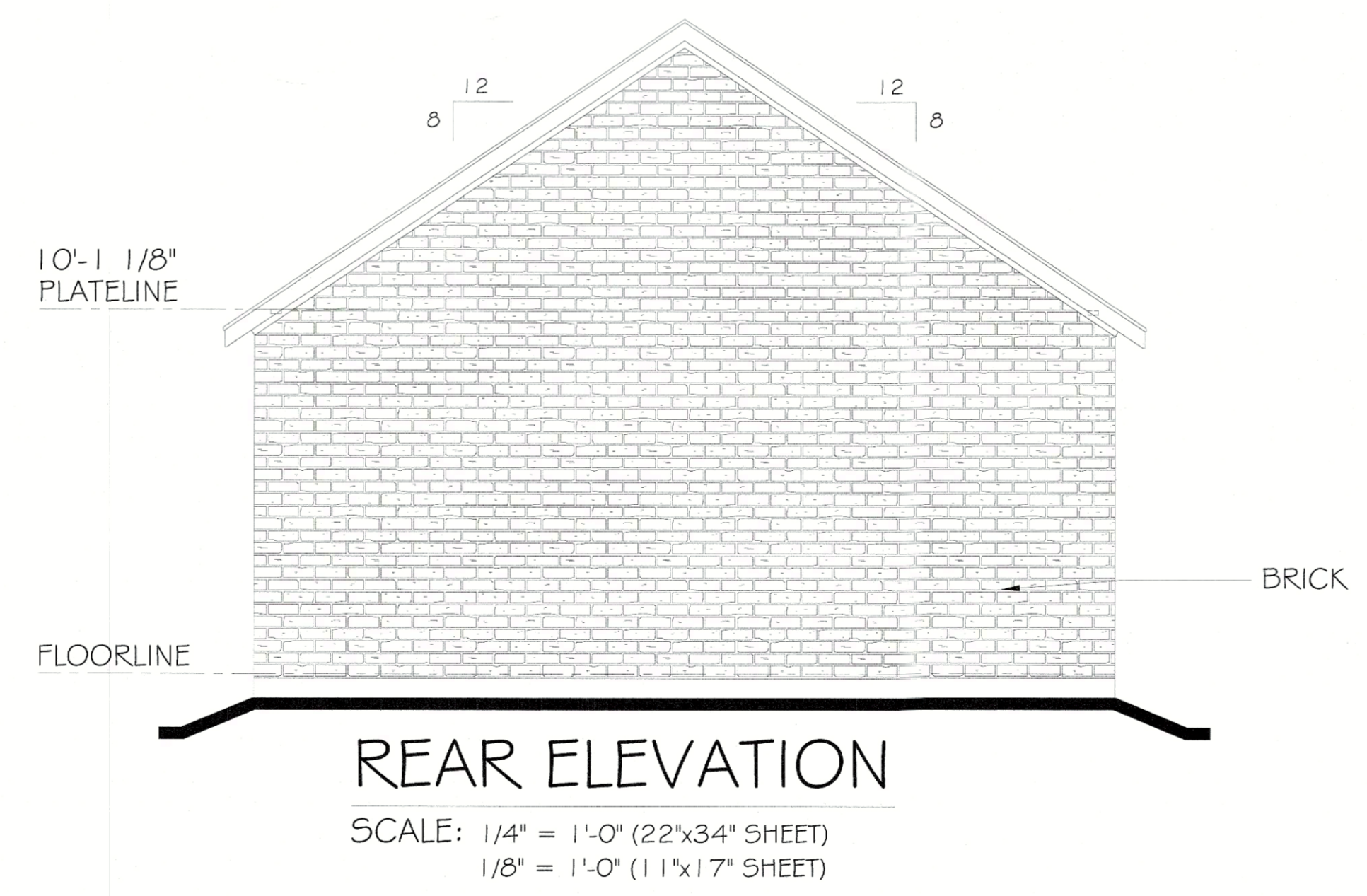
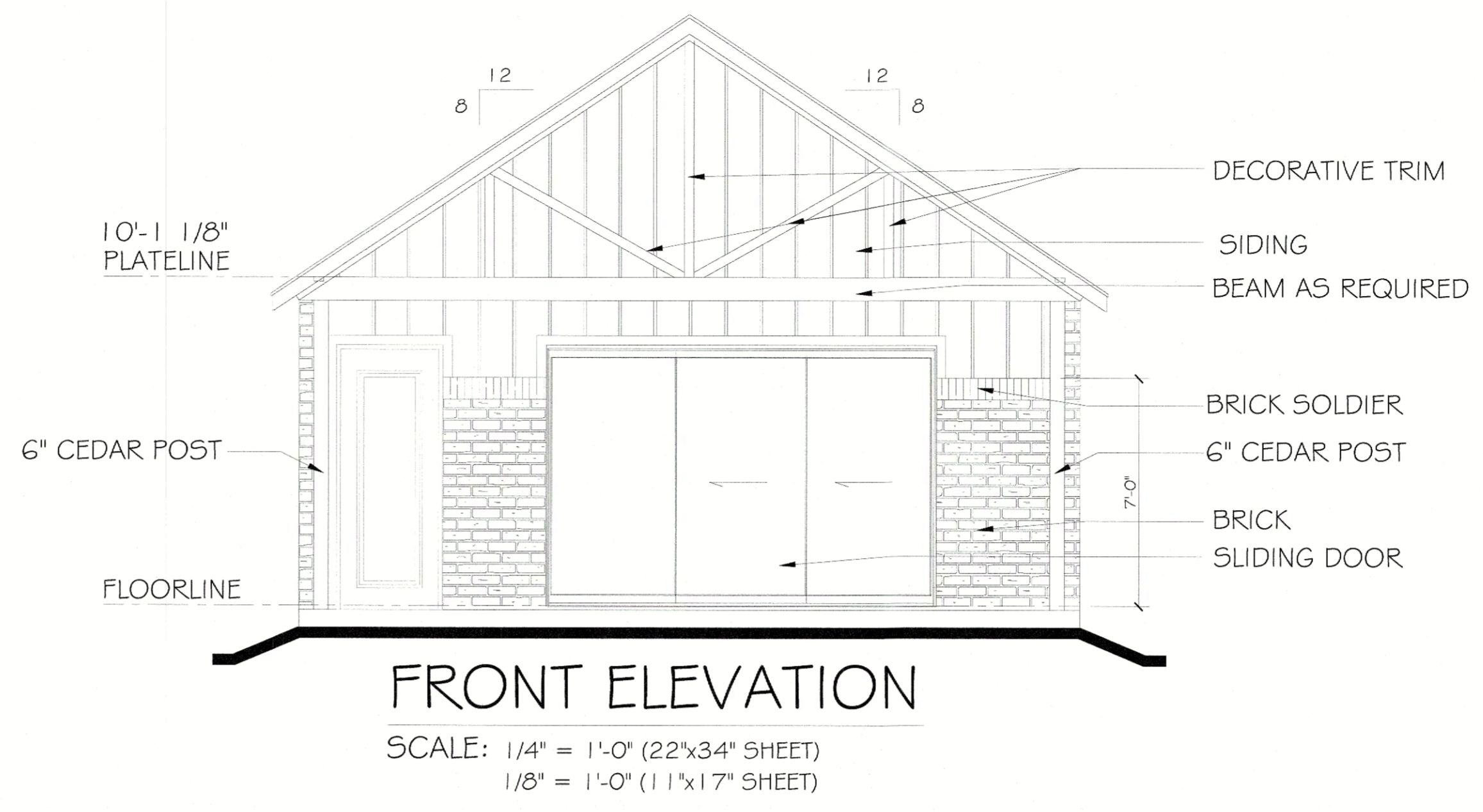
805 CORDOBA
 THE SHACK
 LADERA ROCKWALL
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 7-25-23 MDS-SE
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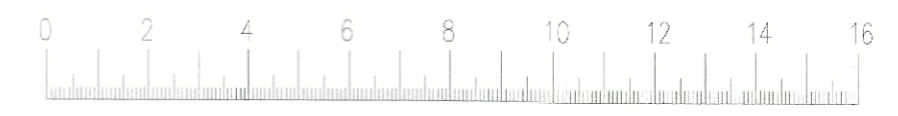
SHACK
 PLAN
 FRONT/REAR
 ELEVATIONS
 SHEET 4 OF 7

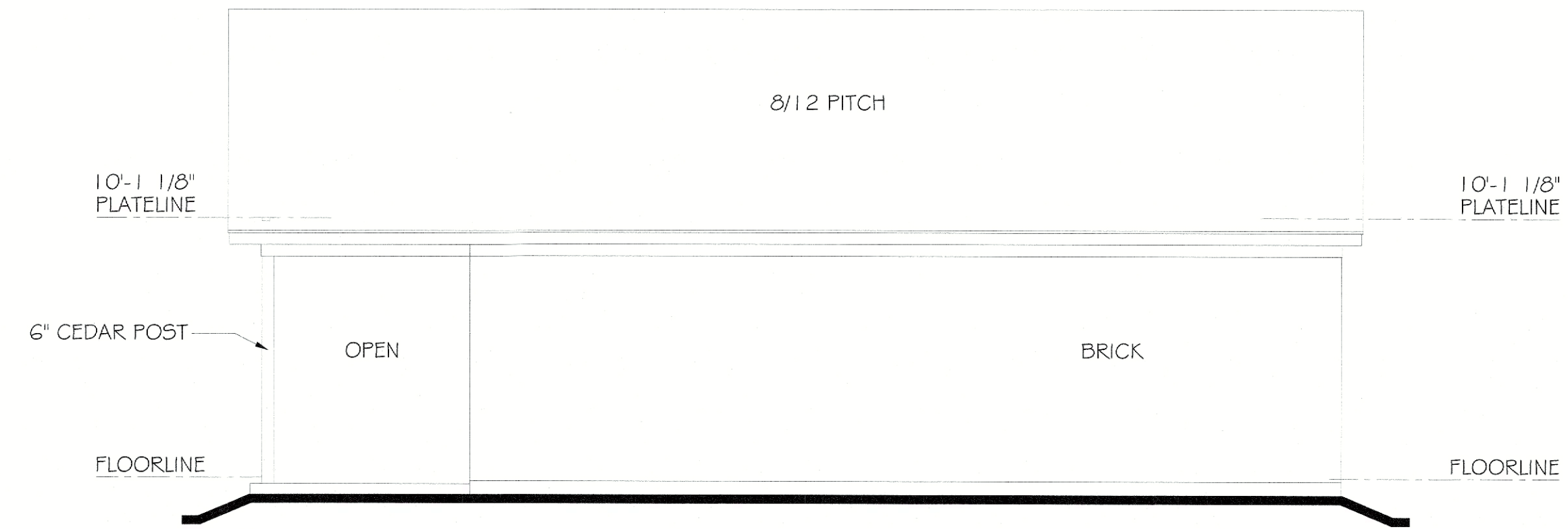


HATCH LEGEND	
	BRICK
	STONE
	STONE WAINSCOT

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 Director on the 11 day of November, 2023.

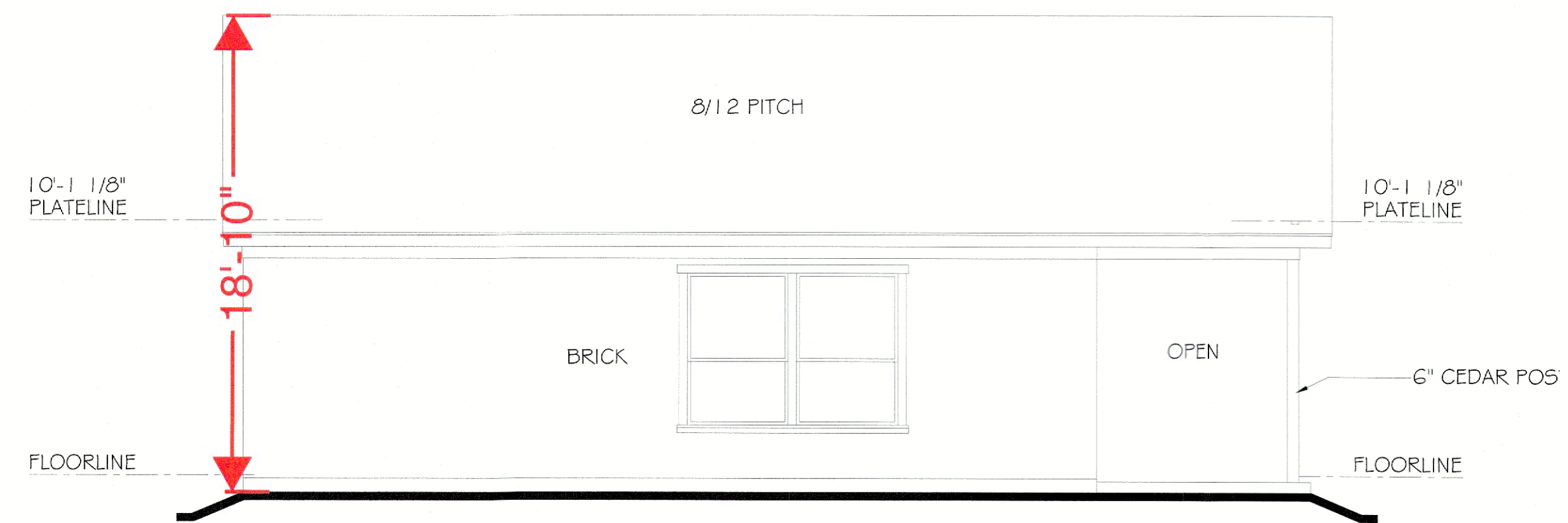
 Director of Planning & Zoning





RIGHT ELEVATION "A"

SCALE: 3/16" = 1'-0" (22"x34" SHEET)
 3/32" = 1'-0" (11"x17" SHEET)



LEFT ELEVATION "A"

SCALE: 3/16" = 1'-0" (22"x34" SHEET)
 3/32" = 1'-0" (11"x17" SHEET)

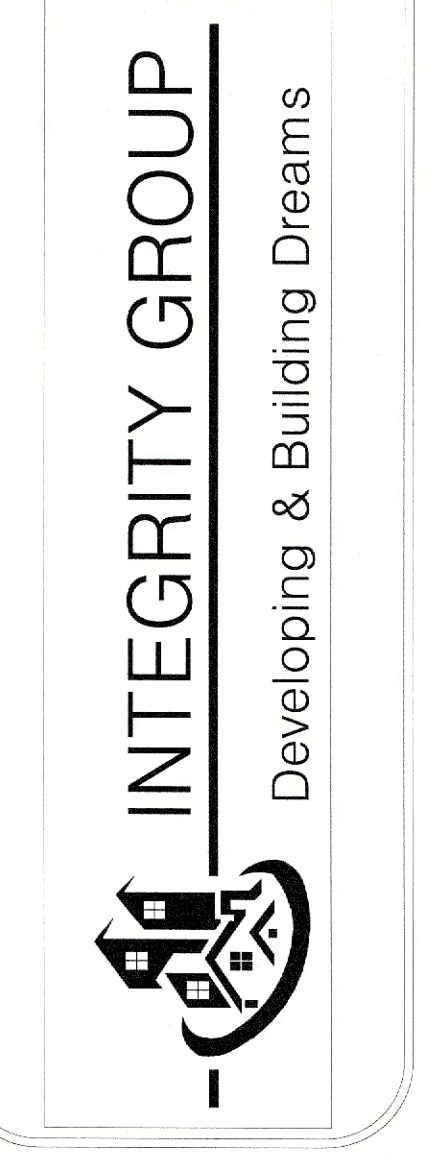
APPROVED:
 I hereby certify that the above and foregoing site plan for
 development in the City of Rockwall, Texas, was approved by the
 Planning & Zoning Director on the 21 day of November,
2023.

[Signature]
 Director of Planning & Zoning

805 CORDOBA
 THE SHACK
 LADERA ROCKWALL
 DATE PRINTED:
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 7-25-23 MDS-SE
 8-15-23 MDS-SE

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SHACK
 PLAN
 SIDE
 ELEVATIONS
 SHEET 5 OF 7

ATTIC VENT CALCULATION

NOTE: ATTIC AREAS WHICH USE THE 1:300 RATIO HAVE BEEN DESIGNED SO THAT 50% OF THE REQUIRED VENTILATION AREA IS PROVIDED IN THE UPPER PORTION OF THE ATTIC SPACE AND 50% IN THE LOWER PORTION.

GENERAL CONTRACTOR SHALL VERIFY THE NET FREE VENTILATION OF THE VENT PRODUCT SELECTED AGAINST THOSE NOTED ABOVE. THE REQUIRED VENTILATION SHALL BE MAINTAINED. PROVIDE INSULATION STOP SUCH THAT INSULATION DOES NOT OBSTRUCT FREE AIR MOVEMENT AS REQUIRED BY THE BUILDING OFFICIAL

ALL OVERLAP FRAMED ROOF AREAS SHALL HAVE OPENINGS BETWEEN THE ADJACENT ATTICS IN THE ROOF SHEATHING (AS ALLOWED BY THE STRUCTURAL ENGINEER) TO ALLOW PASSAGE AND ATTIC VENTILATION BETWEEN THE TWO OR ISOLATED ATTIC SPACES SHALL BE VENTED INDEPENDENTLY TO IRC/IBC REQUIREMENTS.

ALL CANTILEVERED FLOORS, CANTILEVERED ARCHITECTURAL POP-OUTS, AND ANY DOUBLE FRAMING PROJECTIONS THAT ARE SEPARATED FROM THE VENTING CALCULATIONS SHOWN ABOVE, PROVIDE A CONTINUOUS 2" CORROSION RESISTANT SOFFIT VENT AT UNDERSIDE OF FRAMED ELEMENT.

FORMULA:

1 SQUARE INCH VENT FOR EVERY 300 SQUARE INCHES OF CEILING

$$*144 \text{ SQ. IN.} = 1 \text{ SQ. FT.}$$

BLDG. CEILING (SF) X 144 BLDG (SQ. IN.)

BLDG. (SQ. IN.) / 300 = SQ. IN. OF VENT REQUIRED

SQ. IN. OF VENT REQUIRED / 2 = 50% AT HIGH & 50% AT LOW (PER 2006 IRC SECTION R806.2)

ATTIC AREA A

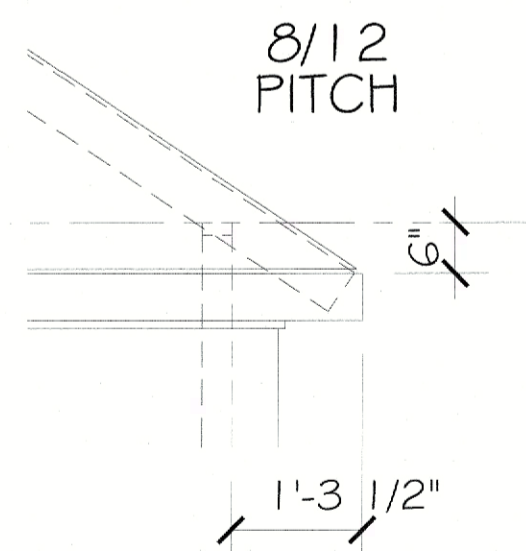
$$2523 \times 144 = 363312$$

$$363312 / 300 = 1211.04 \text{ OF VENT REQ'D}$$

$$1211.04 / 2 = 605.52$$

605.52 OF VENT AT HIGH &

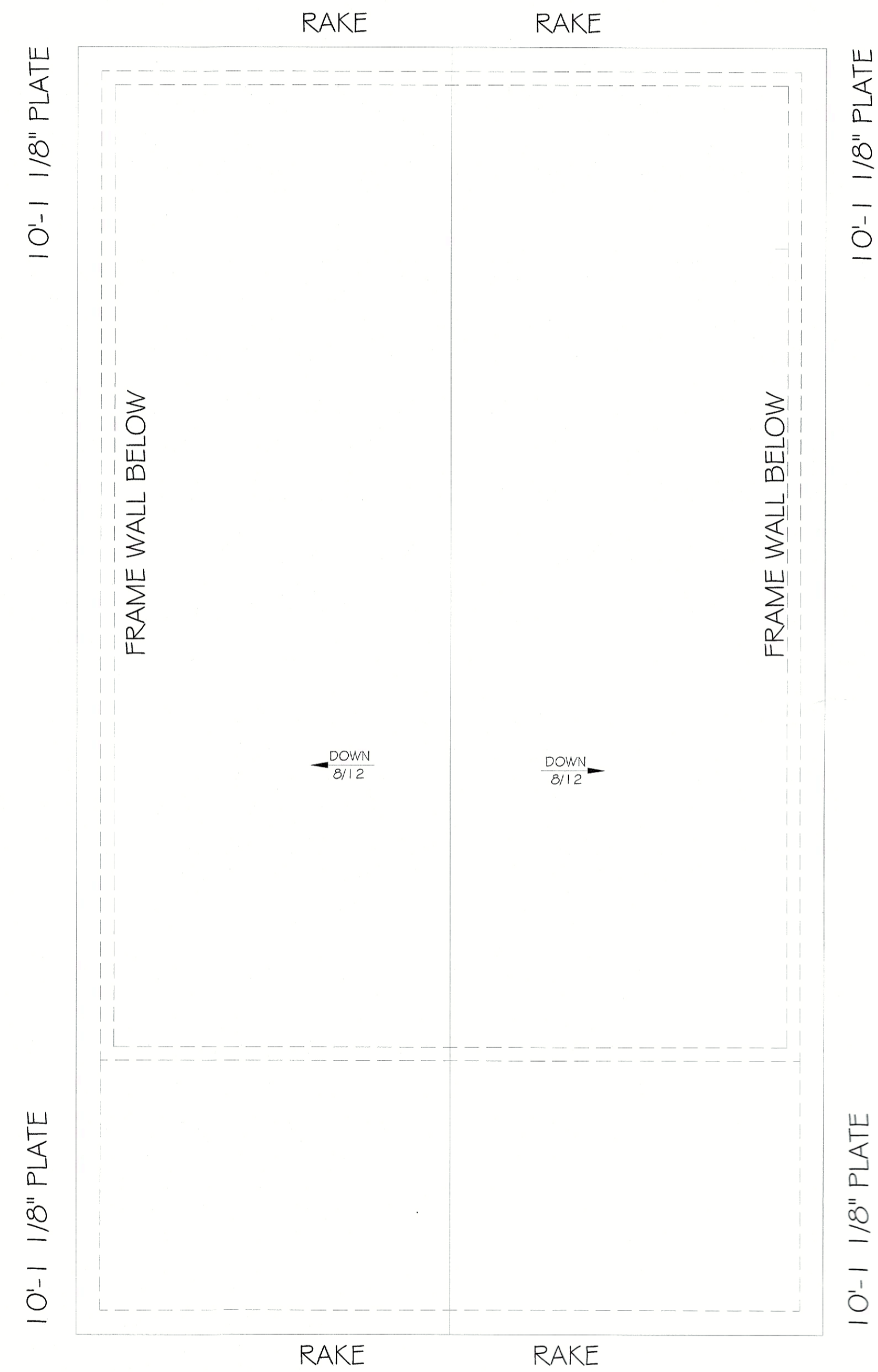
605.52 OF VENT AT LOW



OVERHANG DEPTH

SCALE: 1/2" = 1'-0" (22"x34" SHEET)

1/4" = 1'-0" (11"x17" SHEET)



ROOF PLAN

SCALE: 1/4" = 1'-0" (22"x34" SHEET)

1/8" = 1'-0" (11"x17" SHEET)

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 Director on the 11 day of November, 2013.

[Signature]
Director of Planning & Zoning

805 CORDOBA
THE SHACK
LADERA ROCKWALL
DATE PRINTED:
3-9-23 MDS-SE;
7-25-23 MDS-SE
8-15-23 MDS-SE

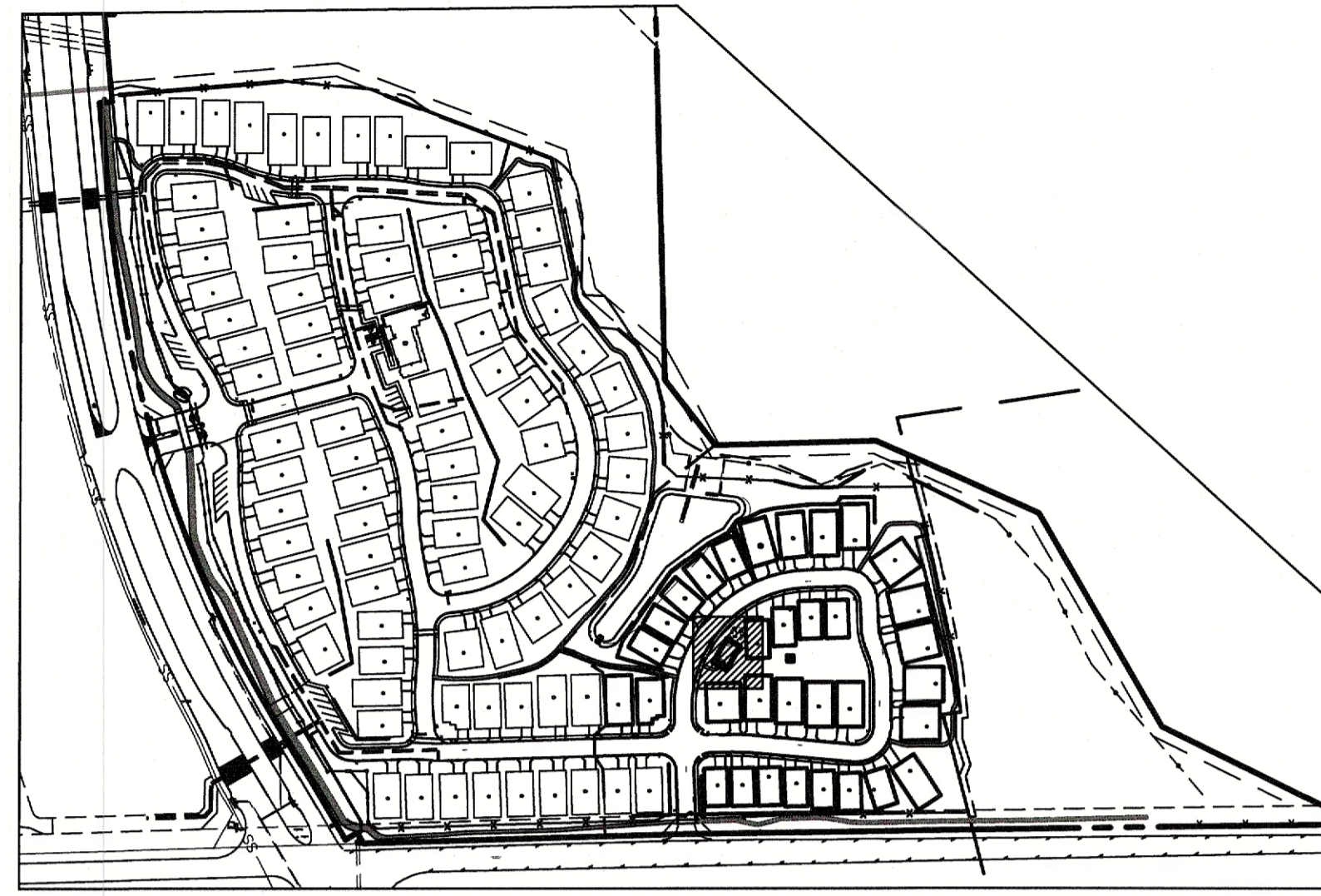
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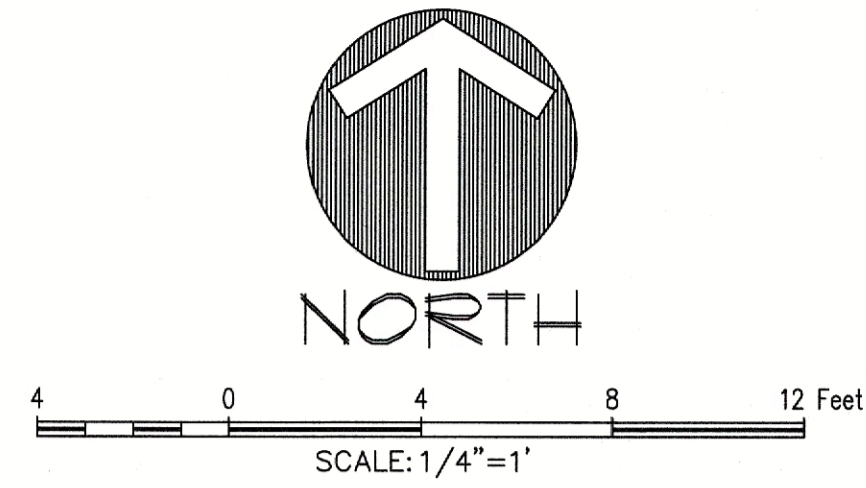
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SHACK
PLAN
ROOF PLAN
SHEET 6 OF 7

CONTEXT MAP

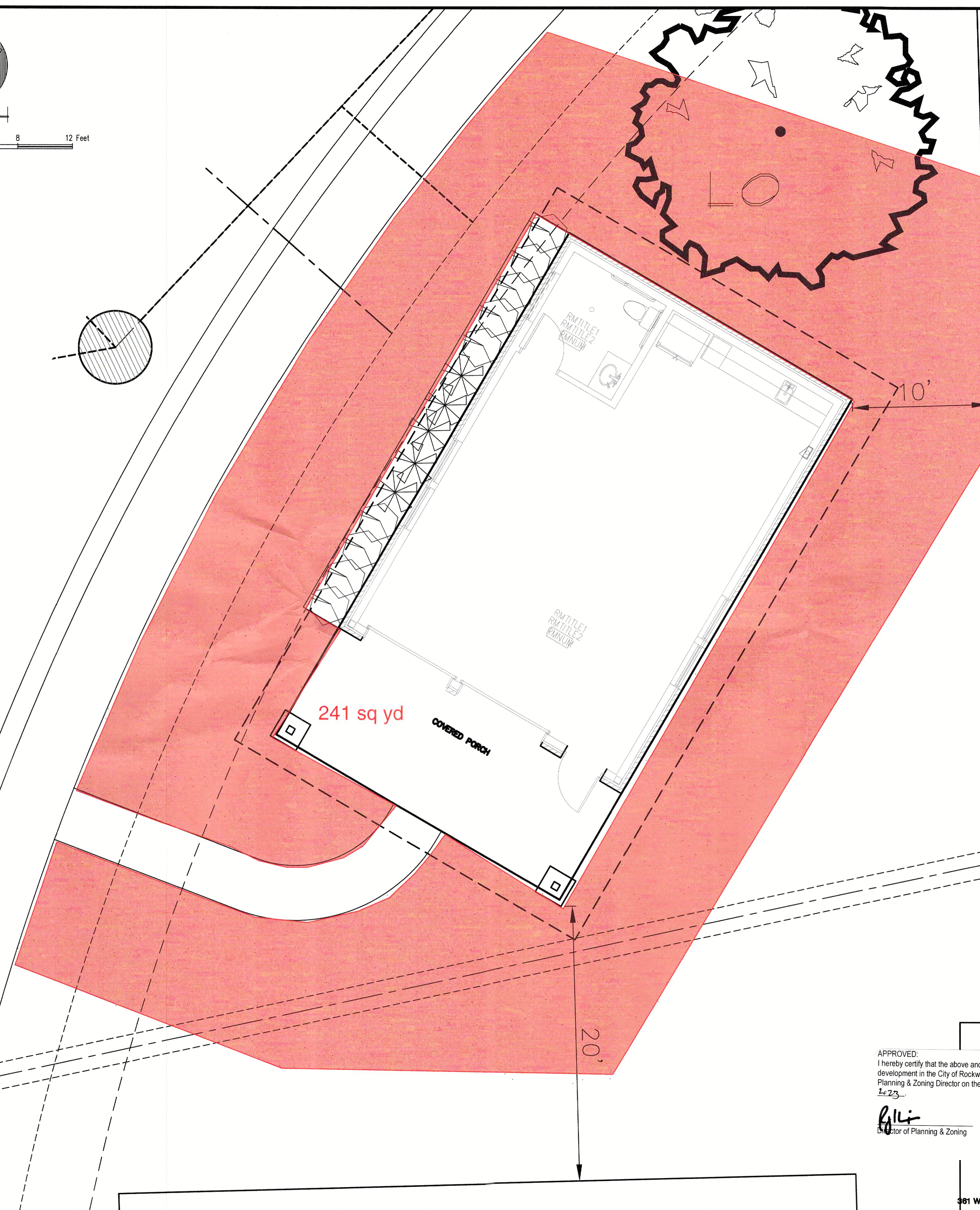


SCALE: 1"=250'



LEGEND

- 5" CAL. LIVE OAK FROM APPROVED PH II LS PLAN
- KALEIDOSCOPE ABELIA
- ADAGIO MAIDEN GRASS
- BERMUDA SOD



The John R. McAdams Company, Inc.
 (DBA, G&A, McAdams)
 111 Hillside Drive
 Lewisville, Texas 75067
 972.436.9712
 201 County View Drive
 Rockwall, TX 75087
 TBP# 16762 TBP#S: 1019444
 www.jrmc.com

MCADAMS

LADERA ROCKWALL
 LADERA ROCKWALL
 Lot 1, Block A
 37.905 Acres
 in the
 M. JONES SURVEY, ABSTRACT NO. 122
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

**PHASE II SHACK CONCEPT
 LANDSCAPE PLAN**

PRELIMINARY PLANS
 THIS DOCUMENT IS FOR INTERIM REVIEW
 AND IS NOT INTENDED FOR CONSTRUCTION,
 BIDDING, OR PERMIT PURPOSES.
 RON STEWART LANDSCAPE ARCHITECT
 DATED 8/15/2023

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 Director on the 11 day of September, 2023.

Director of Planning & Zoning

OWNER/DEVELOPER
 RW LADERA, LLC
 361 W. BYRON NELSON BLVD. STE. 104
 ROANOKE, TX 76282
 Ph. 817.430.3318
 Contact John Dellin

Drawn By: VC
Date: 08/15/2023
Scale: 1/4"=1'
Revisions:

18193

CL.1.0

File: A:\2023\18193\Concept\PH II SHACK\PH II SHACK CONCEPT A.dwg
 Plot Date: 8/15/2023 4:08 PM, by: Jerry Barr, Sheet: 8/15/2023 3:52 PM, 17 of 20