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Date of issue: 08.15.25

**ROCKWALL PREGNANCY
RESOURCE CENTER**
1010 RIDGE ROAD
ROCKWALL, TEXAS 75087

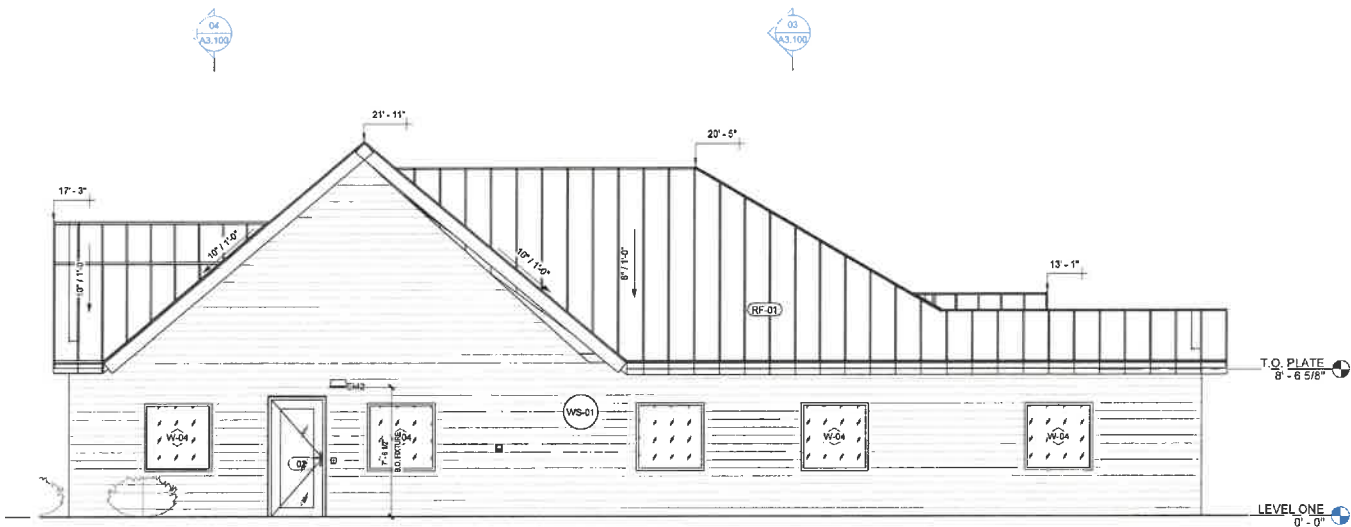
BUILDING ELEVATIONS

JOB 23.014

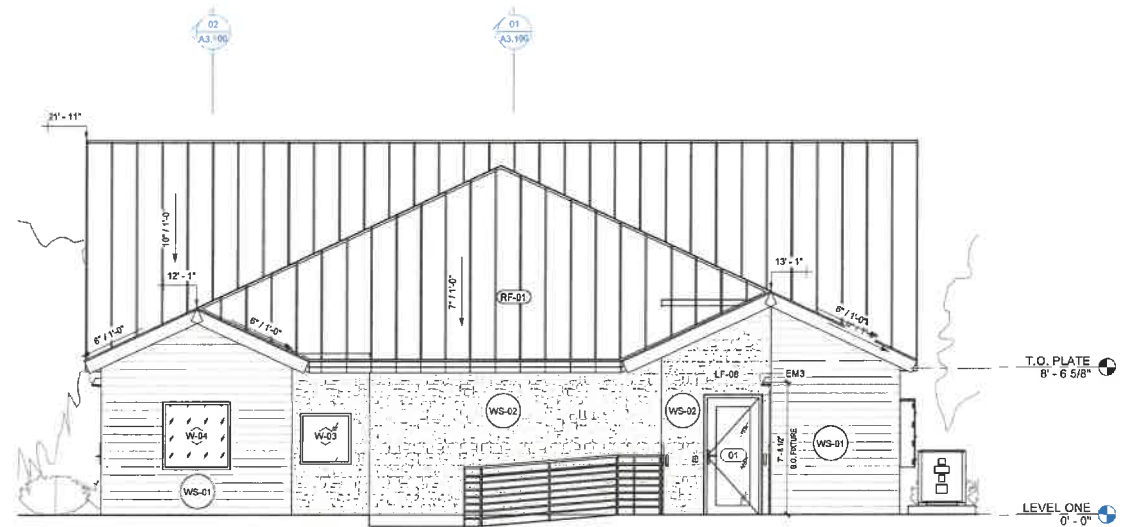
DATE 08.15.25

A2.101

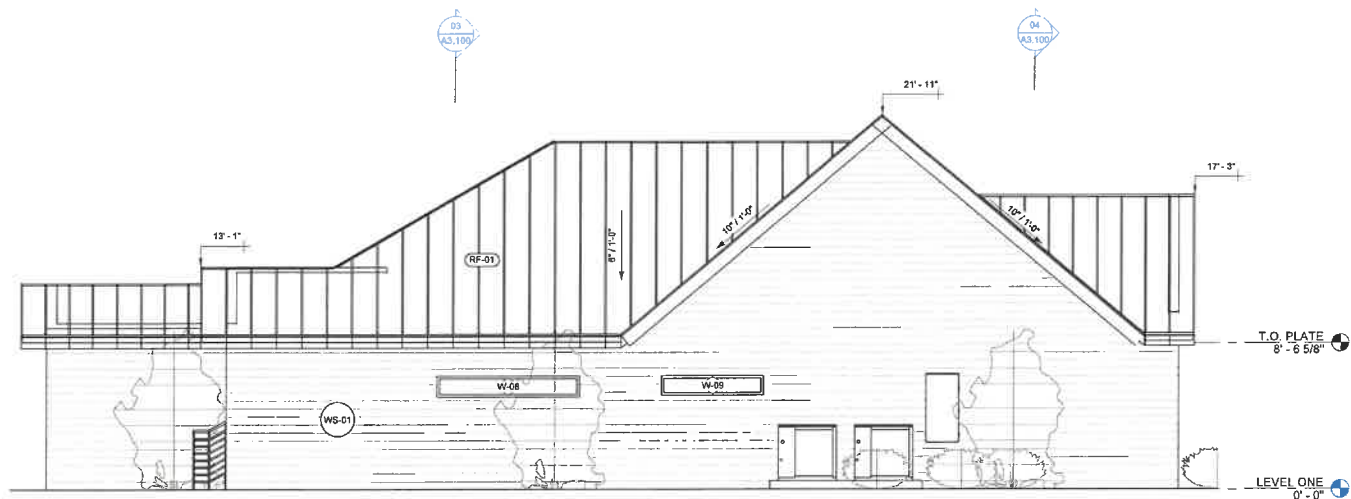
CASE # SP2024-042



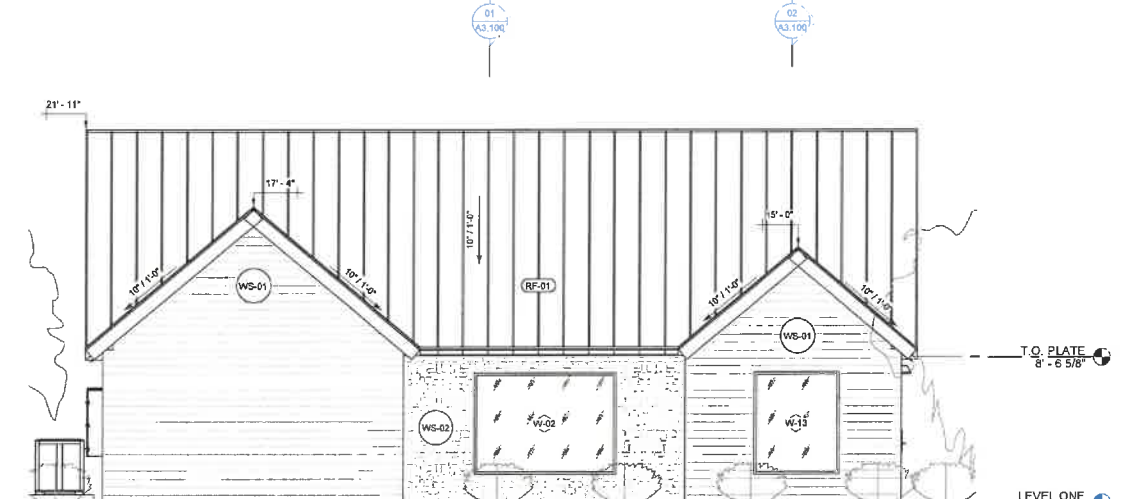
04 BUILDING ELEVATION - 04
1/4" = 1'-0"



02 BUILDING ELEVATION - 02
1/4" = 1'-0"



03 BUILDING ELEVATION - 03
1/4" = 1'-0"



01 BUILDING ELEVATION - 01
1/4" = 1'-0"

GENERAL NOTES

- A. REF: G0-SERIES FOR LEGENDS, SYMBOLS AND ABBREVIATIONS
B. REF: A0-SERIES FOR TYPICAL DEVICE MOUNTING LOCATIONS AND TYPICAL ACCESSIBILITY DIAGRAM
C. REF: A5-SERIES FOR DOOR, WINDOW, FINISH, FIXTURE AND EQUIPMENT SCHEDULES
D. REF: G SERIES FOR PROJECT RELATED GENERAL NOTES

SHEET NOTES

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 29 day of October, 2025.

De Jean Orway
Planning & Zoning Commission, Chairman

glt
Director of Planning & Zoning

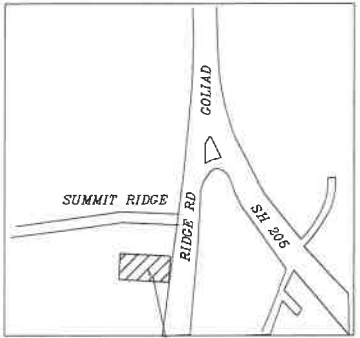


THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE II, TEXAS P.E. LICENSE NO. 60102, DATE: AUG 17, 2023

DOUPHRATE & ASSOCIATES, INC.
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

5115 PLAIN BUILDING EXPANSION & LANDSCAPING
PREGNANCY RESOURCE CENTER
1010 RIDGE ROAD
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

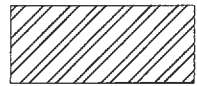
REVISION	
WLD.	
CHECKED	
G.C.W.	
DRAWN	
SCALE	1"=10' H 1"=1' V
DATE	JUNE 16, 2015
PROJECT	22029
	1



LOCATION MAP
NTS



PROPOSED 2604 SF
BUILDING



DEMO EXISTING
STRUCTURE

Missing
File: M:\
Sheet: 1

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 29 day of October,
2025.

Dr. Juan Conway
Planning & Zoning Commission, Director of Planning & Zoning
Chairman

OWNER
PREGNANCY RESOURCE CENTER
1010 RIDGE RD
ROCKWALL, TX 75087
972-722-8292

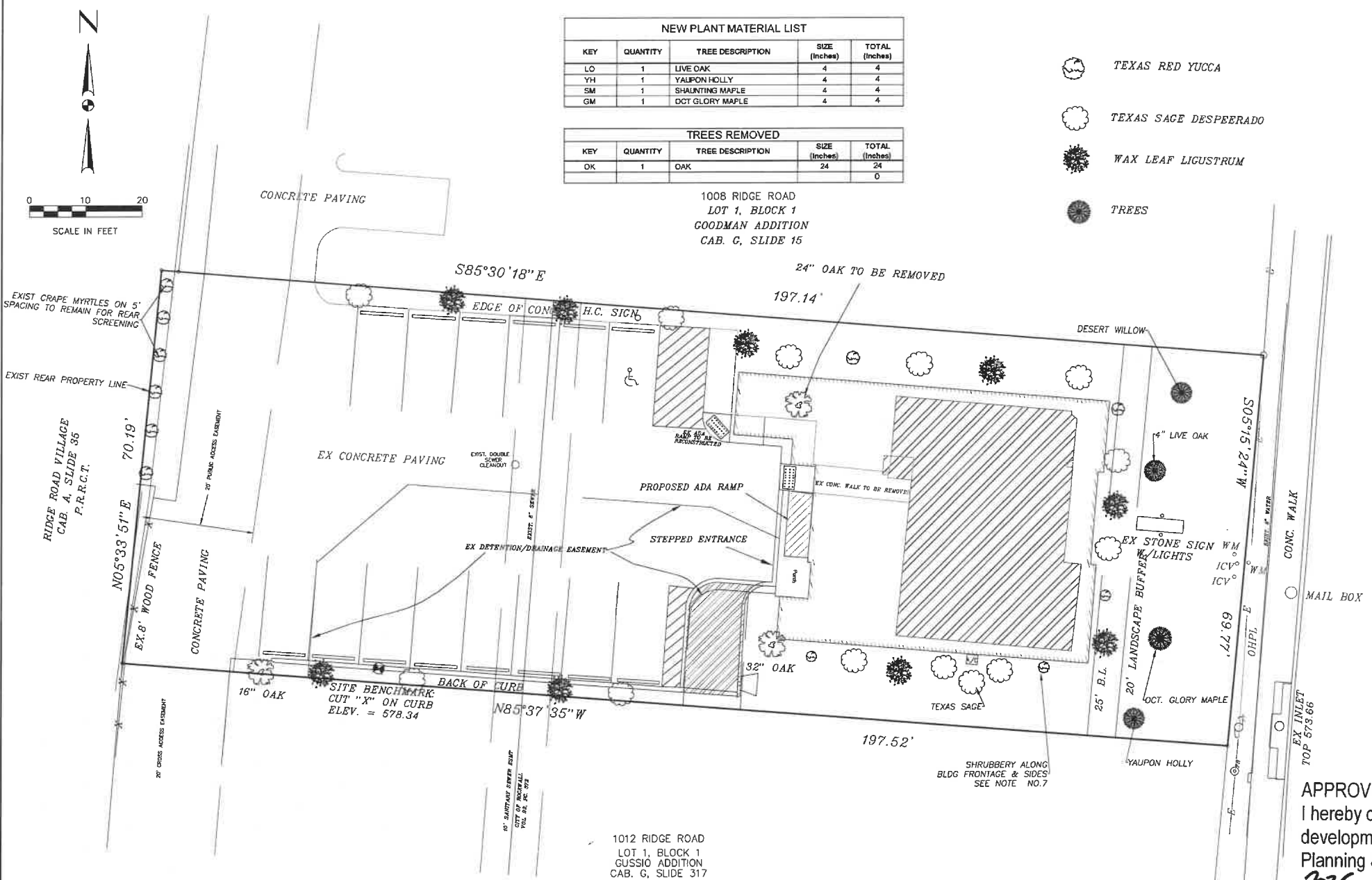
CASE NO. SP2023-005

NEW PLANT MATERIAL LIST				
KEY	QUANTITY	TREE DESCRIPTION	SIZE (Inches)	TOTAL (Inches)
LO	1	LIVE OAK	4	4
YH	1	YALPON HOLLY	4	4
SM	1	SHAUNTING MAPLE	4	4
GM	1	OCT GLORY MAPLE	4	4

TREES REMOVED				
KEY	QUANTITY	TREE DESCRIPTION	SIZE (Inches)	TOTAL (Inches)
OK	1	OAK	24	24
				0

1008 RIDGE ROAD
LOT 1, BLOCK 1
GOODMAN ADDITION
CAB. G, SLIDE 15

- TEXAS RED YUCCA
- TEXAS SAGE DESPERADO
- WAX LEAF LIGUSTRUM
- TREES



- NOTES:
1. PARKING SPACES ARE 9'X20'
 2. ALL GROUND MOUNTED HVAC TO BE SCREENED WITH 3-5 GAL TEXAS SAGE BUSHES
 3. THE EXISTING CRAPE MYRTLES LOCATED ALONG THE WEST PROPERTY LINE ARE TO BE PRESERVED FOR RESIDENT SCREENING
 4. SCREEN PARKING FRONTAGE WITH A MIXTURE OF 3-7 GAL TEXAS SAGE DESPERADO & 3-5 GAL WAX LEAF LIGUSTRUM BUSHES
 5. LANDSCAPE BLDG FRONTAGE & SIDES WITH 16-5 GAL TEXAS RED YUCCA PLANTS
 6. ALL MUTUAL ACCESS EASEMENTS TO BE PAVED PER CITY OF ROCKWALL STANDARDS OF DESIGN
 7. ALL SHRUBS SHALL BE A 5 GAL MINIMUM IN SIZE.
 8. 2 CANOPY TREES TO BE PLANTED WITHIN THE 20' LANDSCAPE BUFFER 1-4" LIVE OAK, 1-4" OCTOBER GLORY MAPLE
 9. 2 ACCENT TREES TO BE PLANTD WITHIN THE 20' LANDSCAPE BUFFER 1-SHAUNTING MAPLE & 1- YALPON HOLLY

SITE DATA SUMMARY:
NAME OF FINAL PLAT: PREGNANCY RESOURCE CENTER LOT 1 BLOCK A BEING A REPLAT OF LOT 3 R.S. LOFLAND SUBD
ZONING: RO (RESIDENTIAL OFFICE DISTRICT) PD-53
PROPOSED USE: BUSINESS OFFICE
EXIST BUILDING SQUARE FOOTAGE: 1200 SF
PROPOSED BUILDING EXPANSION SQUARE FOOTAGE 1070 SF
TOTAL BUILDING FOOTPRINT: 2604 SF
BUILDING HEIGHT: 28 FT
LOT COVERAGE: 18.68%
PARKING SPACES REQUIRED: 1 SPACE/300 SF= 9
HANDICAP PARKING REQUIRED: 1
TOTAL PARKING SPACES PROVIDED: 14
HANDICAP PARKING PROVIDED: 1
INTERIOR LANDSCAPING REQUIRED: 30%
INTERIOR LANDSCAPING PROVIDED: 30% 4150 SF
TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE=9314 SF