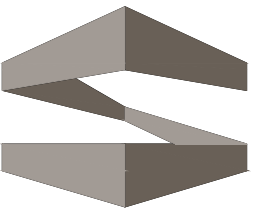
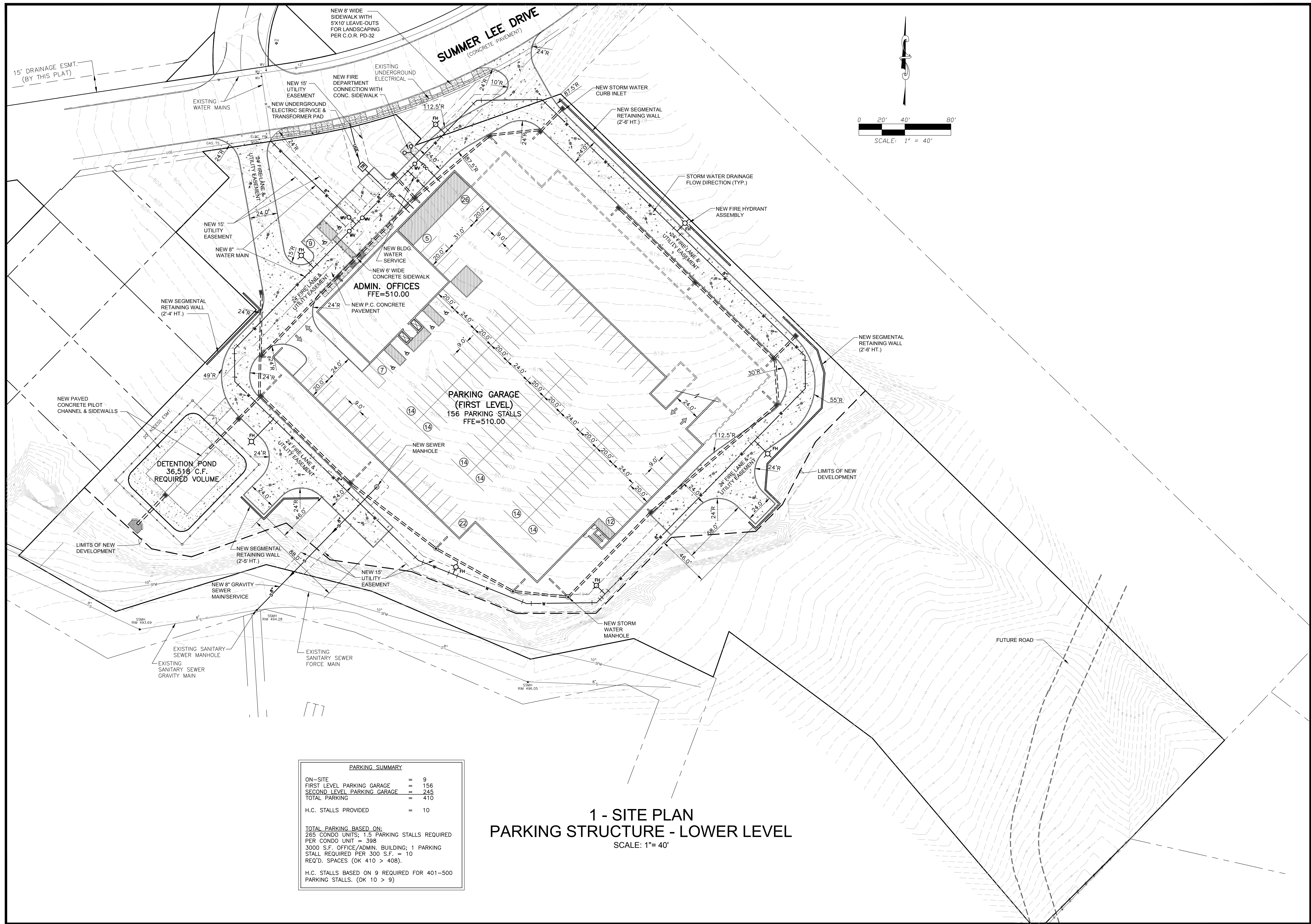


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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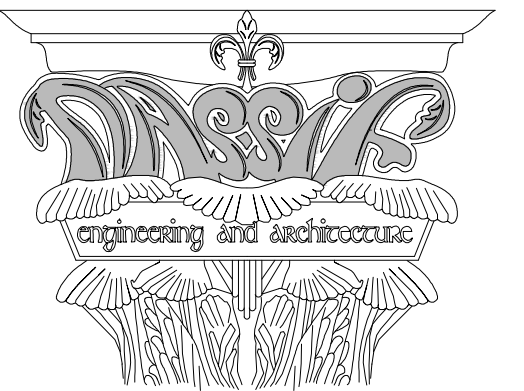




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Consultants:

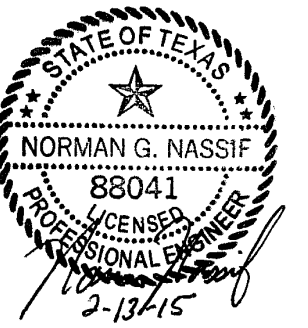
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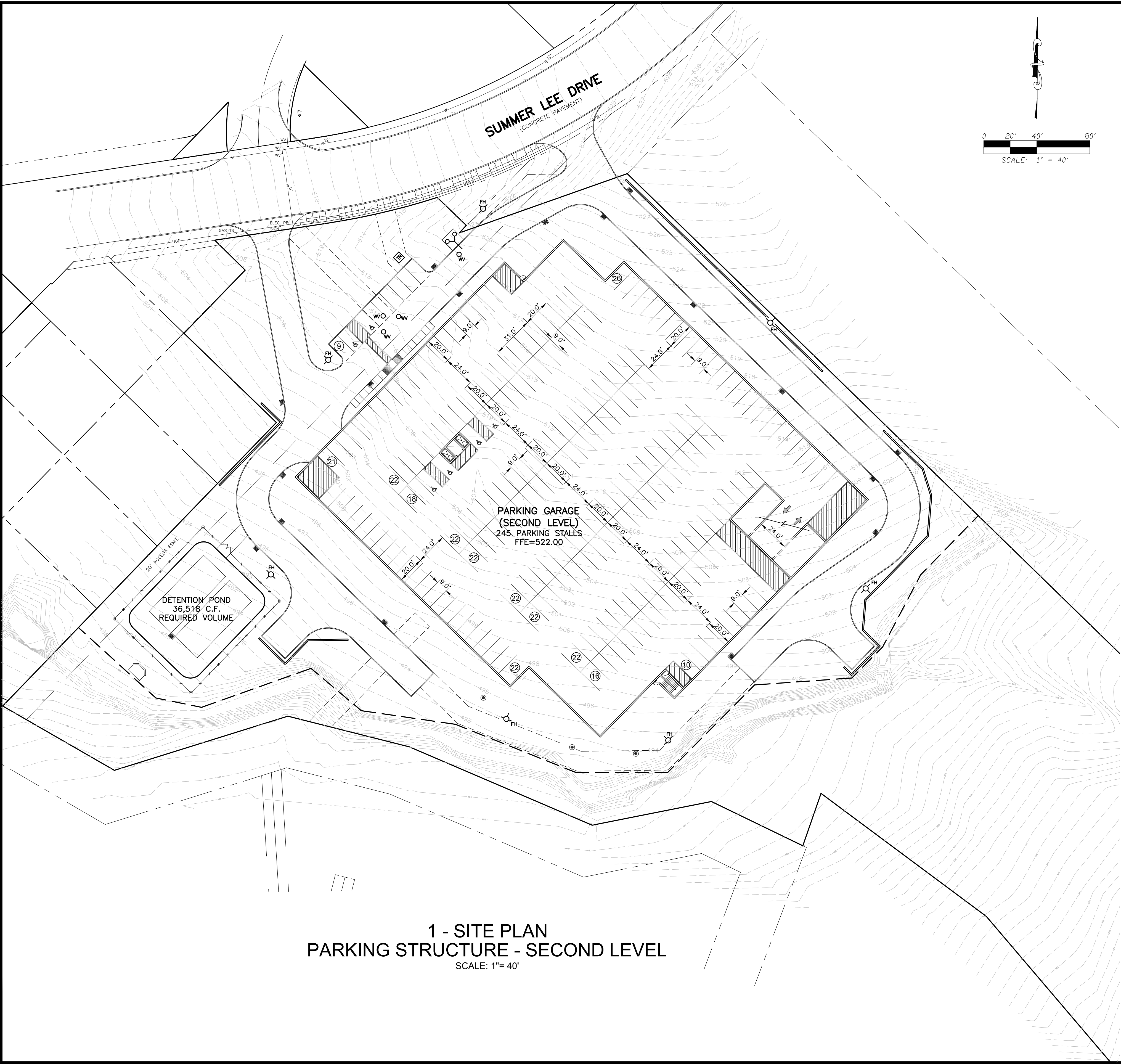
**SUMMER LEE
CONDOMINIUMS**

ROCKWALL, TX 75032

Project Number: 15-118
Drawing Date: 2/13/15
Drawn:
Checked:
Scale: AS SHOWN
ACAD File:
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Revisions:

Sheet Title:
**SITE PLAN
PARKING STRUCTURE
LOWER LEVEL
C-101**



| Summer Lee Condominiums 100 year Storm Detention Calculations | | | |
|---|-------|---------|---|
| Modified Rational Method - HYDRO-35 | | | |
| Existing Conditions | | | |
| Area | 4.42 | acres | |
| Time (Tc) | 20 | minutes | |
| C value | 0.35 | | |
| I-100yr | 8.40 | in/hr | Per City of Rockwall Storm Drainage Design Manual |
| Q100 yr | 12.99 | cfs | Allowable Release |

| Onsite Proposed Conditions | | | |
|----------------------------|-------|---------|---|
| Area | 4.42 | acres | |
| Time (Tc) | 10 | minutes | |
| C value | 0.90 | | |
| I-100yr | 9.80 | in/hr | Per City of Rockwall Storm Drainage Design Manual |
| Q100 yr | 38.98 | cfs | Developed Runoff |

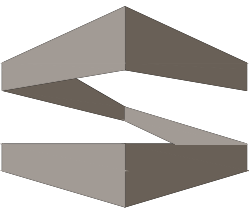
| Developed Runoff per Storm Event (Per City of Rockwall Chart - Figure 1) | | | | |
|---|----------|---------|-----------|--------------|
| Time (min.) | I-100 yr | C value | Area (ac) | Runoff (cfs) |
| 10 | 9.80 | 0.90 | 4.42 | 38.98 |
| 15 | 9.00 | 0.90 | 4.42 | 35.80 |
| 20 | 8.40 | 0.90 | 4.42 | 33.42 |
| 30 | 6.90 | 0.90 | 4.42 | 27.45 |
| 40 | 5.80 | 0.90 | 4.42 | 23.07 |
| 50 | 5.00 | 0.90 | 4.42 | 19.89 |
| 60 | 4.45 | 0.90 | 4.42 | 17.70 |
| 70 | 4.00 | 0.90 | 4.42 | 15.91 |
| 80 | 3.75 | 0.90 | 4.42 | 14.92 |
| 90 | 3.50 | 0.90 | 4.42 | 13.92 |
| 100 | 3.25 | 0.90 | 4.42 | 12.93 |

| Inflow per Storm Event | | | |
|------------------------|--------|----------------|--|
| Storm Event | Runoff | Inflow (ft³/s) | |
| 10 | 38.98 | 23.391 | |
| 15 | 35.80 | 32.222 | |
| 20 | 33.42 | 40.098 | |
| 30 | 27.45 | 49.407 | |
| 40 | 23.07 | 55.374 | |
| 50 | 19.89 | 59.670 | |
| 60 | 17.70 | 63.728 | |
| 70 | 15.91 | 66.830 | |
| 80 | 14.92 | 71.604 | |
| 90 | 13.92 | 75.184 | |
| 100 | 12.93 | 77.571 | |

| Outflow per Storm Event | | | |
|-------------------------|------|---------|-----------------|
| Storm Event | Time | Release | Outflow (ft³/s) |
| 10 | 20 | 12.99 | 7.797 |
| 15 | 25 | 12.99 | 9.746 |
| 20 | 30 | 12.99 | 11.695 |
| 30 | 40 | 12.99 | 15.594 |
| 40 | 50 | 12.99 | 19.492 |
| 50 | 60 | 12.99 | 23.391 |
| 60 | 70 | 12.99 | 27.289 |
| 70 | 80 | 12.99 | 31.188 |
| 80 | 90 | 12.99 | 35.086 |
| 90 | 100 | 12.99 | 38.984 |
| 100 | 110 | 12.99 | 42.883 |

| Detention Volume | | | |
|------------------|--------|---------|---------------|
| Storm Event | Inflow | Outflow | Storage (ft³) |
| 10 | 23.391 | 7.797 | 15.594 |
| 15 | 32.222 | 9.746 | 22.476 |
| 20 | 40.098 | 11.695 | 28.403 |
| 30 | 49.407 | 15.594 | 33.813 |
| 40 | 55.374 | 19.492 | 35.882 |
| 50 | 59.670 | 23.391 | 36.279 |
| 60 | 63.728 | 27.289 | 36.438 |
| 70 | 66.830 | 31.188 | 35.643 |
| 80 | 71.604 | 35.086 | 36.518 |
| 90 | 75.184 | 38.984 | 36.200 |
| 100 | 77.571 | 42.883 | 34.688 |

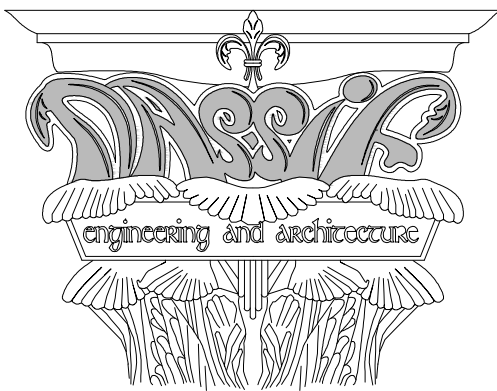
| Detention Volume Required (ft³) |
|---------------------------------|
| 36,518 |



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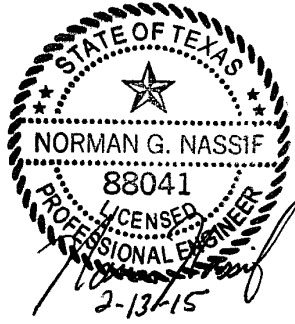
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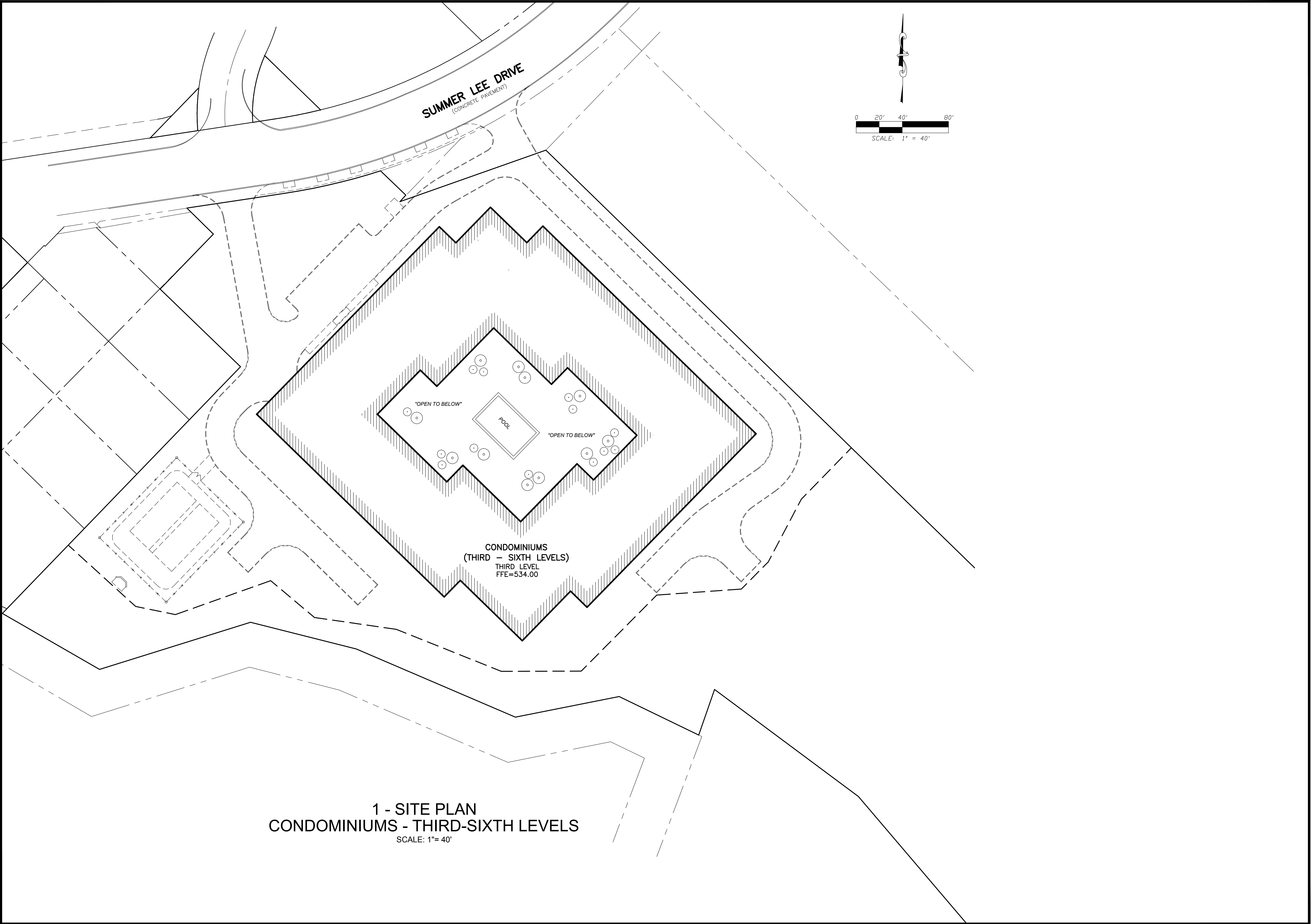
SUMMER LEE
CONDOMINIUMS

ROCKWALL, TX 75032

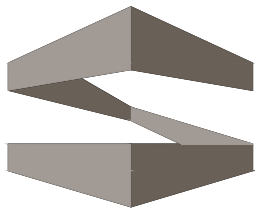
Project Number: 15-118
Drawing Date: 2/13/15
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Sheet Title:
SITE PLAN
PARKING STRUCTURE
SECOND LEVEL
C-102



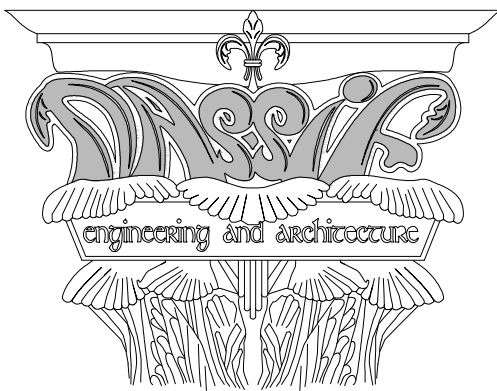
1 - SITE PLAN
CONDOMINIUMS - THIRD-SIXTH LEVELS
SCALE: 1"= 40'



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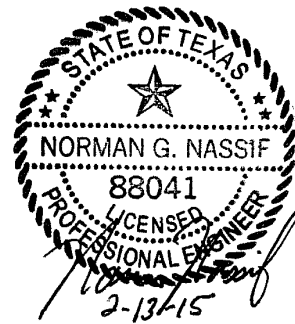
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ROCKWALL, TX 75032

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Sheet Title:
**SITE PLAN
CONDOMINIUMS
THIRD - SIXTH LEVELS
C-103**


Feb 15, 2015 - 8:00pm User: jimmystrohmeyer
/tmp/AcPublish_56987/SL-Elevations.dwg

MATERIAL SCHEDULE

PLASTER COLOR 1 - 

PLASTER COLOR 2 - 

PLASTER COLOR 3 - 

BUILDING STONE (S1) - CORONADO ITALIAN VILLA
STONE - PORTABELLA 

RETAINING WALL - (S2) - AUSTIN STONE

CLAY TILE ROOFING (C1)- SPANISH TILE 



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"

TOTAL BUILDING WALL HARD SURFACE : 12,841 SF
TOTAL PLASTER: 911,043 SF = 86%
TOTAL BUILDING STONE: 1,798 SF = 14%



1 NORTH ELEVATION - SUMMER LEE
SCALE: 1/8" = 1'-0"

TOTAL BUILDING WALL HARD SURFACE : 11,186 SF
TOTAL PLASTER: 9,388 SF = 83.93%
TOTAL BUILDING STONE: 1,798 SF = 16.07%



STROHMEYER
ARCHITECTS INC.

Consultants:

PRELIMINARY DESIGN

SUMMER LEE CONDOS, LLC

SUMMER LEE CONDOMINIUMS ROCKWALL, TEXAS ROCKWALL COUNTY

Project Number:
Drawing Date: 02/13/2015
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Checked:
Scale:
ACAD File: SL-Condos-NE-Elevations.dwg
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Revisions:



Sheet Title:

A-201

Feb 15, 2015 - 8:33pm User: jimmystrohmeyer /Users/jimmystrohmeyer/Documents/SL-Condos-SW-Elevations.dwg

MATERIAL SCHEDULE

- PLASTER COLOR 1 - 
- PLASTER COLOR 2 - 
- PLASTER COLOR 3 - 

- BUILDING STONE (S1) - CORONADO ITALIAN VILLA
STONE - PORTABELLA 
- RETAINING WALL - (S2) - AUSTIN STONE
- CLAY TILE ROOFING (C1)- SPANISH TILE 



STROHMEYER
ARCHITECTS INC.

Consultants:

PRELIMINARY DESIGN

SUMMER LEE CONDOS, LLC

SUMMER LEE
CONDOMINIUMS
ROCKWALL, TEXAS
ROCKWALL COUNTY

Project Number:
Drawing Date: 02/13/2015
Drawn:
Checked:
Scale:
ACAD File: SL-Condos-SW-Elevations.dwg
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Sheet Title:

A-202



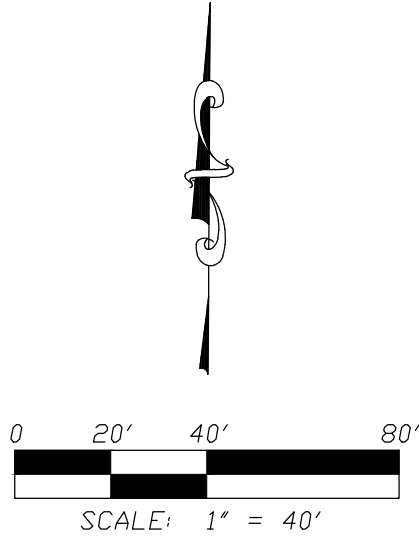
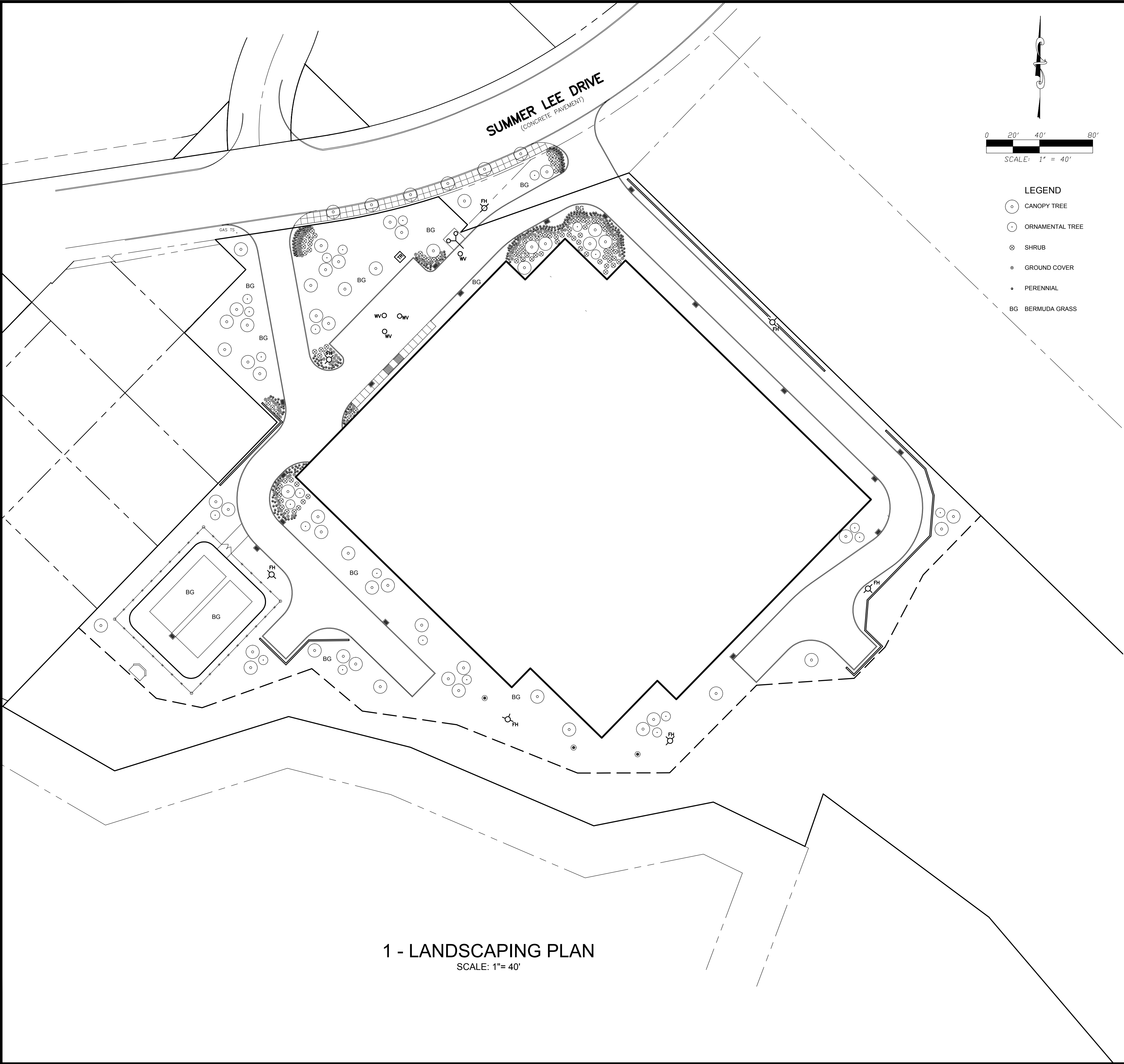
2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

TOTAL BUILDING WALL HARD SURFACE : 11,882 SF
TOTAL PLASTER: 11,272 SF = 95%
TOTAL BUILDING STONE: 610 SF = 5%



1 WEST ELEVATION
SCALE: 1/8" = 1'-0"

TOTAL BUILDING WALL HARD SURFACE : 13,054 SF
TOTAL PLASTER: 11,694 SF = 89.6%
TOTAL BUILDING STONE: 1,360 SF = 10.4%



- LEGEND
- CANOPY TREE
 - ORNAMENTAL TREE
 - ⊗ SHRUB
 - GROUND COVER
 - PERENNIAL
 - BG BERMUDA GRASS

LANDSCAPING GENERAL REQUIREMENTS AND SCHEDULE

LAND DEVELOPMENT DISTRICT: PD-32
STREET TYPE: O

STREETSCAPE LANDSCAPING REQUIREMENTS & SCHEDULE:

1. CONTRACTOR SHALL PROVIDE EITHER LANDSCAPING OPTION A OR B PER PD-32, EXHIBIT C-4, IN TREE LEAVE-OUTS TO MATCH EXISTING ALONG SUMMER LEE DRIVE. OPTION A SHALL BE A MIX OF SHRUB PERENNIAL, ORNAMENTAL GRASS, AND GROUNDCOVER PLANTING. PLANT MATERIALS SHALL PROVIDE A MIX OF HEIGHT, COLOR, TEXTURE AND EVERGREEN STRUCTURE. OPTION B SHALL BE MEXICAN BEACH STONE PEBBLES.

2. LANDSCAPING LEAVE-OUTS SHALL HAVE TREE SUB-DRAINAGE TIED TO THE STORM DRAIN SYSTEM.

3. TREES IN LANDSCAPING LEAVE-OUTS SHALL BE 4-INCH CALIPER, 100 GALLON. THE VARIETY OF TREES SHALL MATCH EXISTING PLANTINGS ALONG SUMMER LEE DRIVE.

SITE LANDSCAPING REQUIREMENTS & SCHEDULE:

1. REQUIREMENT: ONE 3-INCH CALIPER, 65 GALLON CANOPY TREE MUST BE PROVIDED FOR EVERY 8 PARKING SPACES. AT 410 TOTAL PARKING SPACES, 52 CANOPY TREES ARE REQUIRED.

2. TREE VARIETIES SHALL BE A MIX OF ANY OF THE FOLLOWING CANOPY AND ORNAMENTAL TREES IN NATURAL GROUPINGS: LIVE OAK, CEDAR ELM, RED OAK, BURR OAK, CHINQUAPIN OAK, BALD CYPRESS, POND CYPRESS, MEXICAN PLUM, DESERT WILLOW, CHINESE PISTACHIO, YAUPON HOLLY, RED BUD, CRAPE MYRTLE VITEX AND EVE'S NECKLACE. CANOPY TREES TO BE 4-INCH CALIPER, 100 GALLON, 12'-14' HEIGHT. ORNAMENTAL TREES TO BE 3-INCH CALIPER, 60 GALLON, 8'-10' HEIGHT.

3. ORNAMENTAL TREES, SHRUBS, PERENNIAL ORNAMENTAL GRASS AND PERENNIALS SHALL BE PROVIDED AT LANDSCAPE ISLANDS AND ADJACENT TO THE BUILDING.

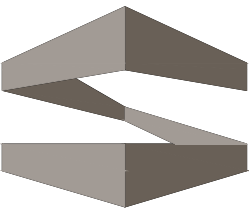
4. SHRUBS SHALL BE 3 GALLON EVERBLOOMING ROSE AND 7 GALLON EDWARD GOUICHER ABELIA.

5. PERENNIAL ORNAMENTAL GRASS SHALL BE HAMELIN 1 GALLON FOUNTAIN GRASS.

6. PERENNIALS SHALL BE 1 GALLON RED VELVET EVERGREEN DAYLILIES AND 1 GALLON WHITE LANTANA TRAILING.

7. WHERE NOTED, AREAS SHALL BE SOLID SODDED WITH BERMUDA GRASS.

1 - LANDSCAPING PLAN
SCALE: 1"= 40'



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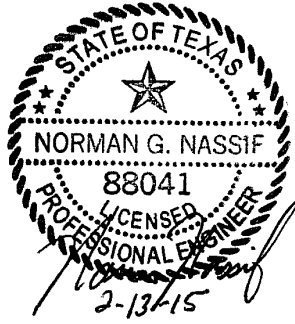
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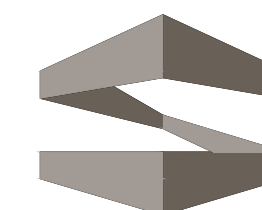
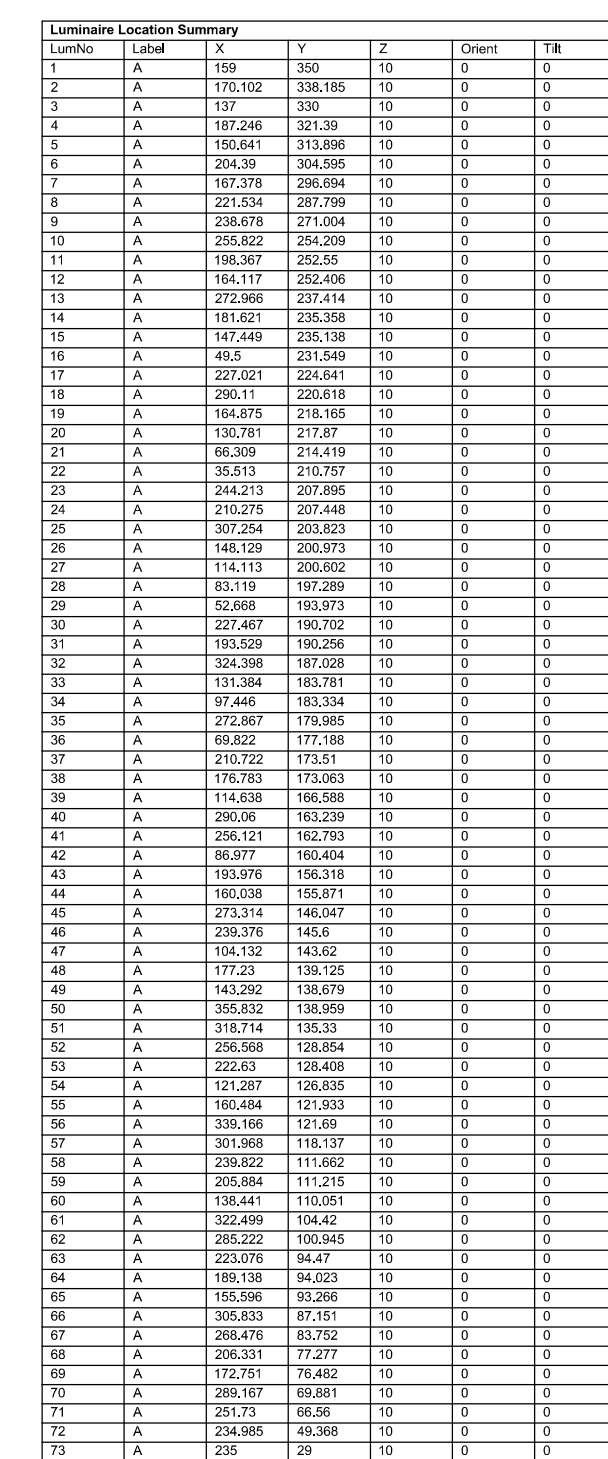
SUMMER LEE
CONDOMINIUMS

ROCKWALL, TX 75032

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Sheet Title:
LANDSCAPING
PLAN

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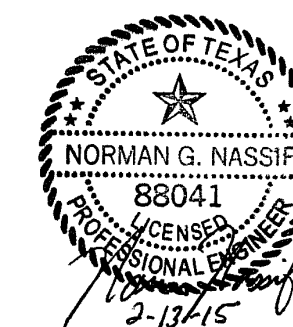
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SUMMER LEE CONDOMINIUMS

ROCKWALL, TX 75032

Project Number: 15-118

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Drawn: _____

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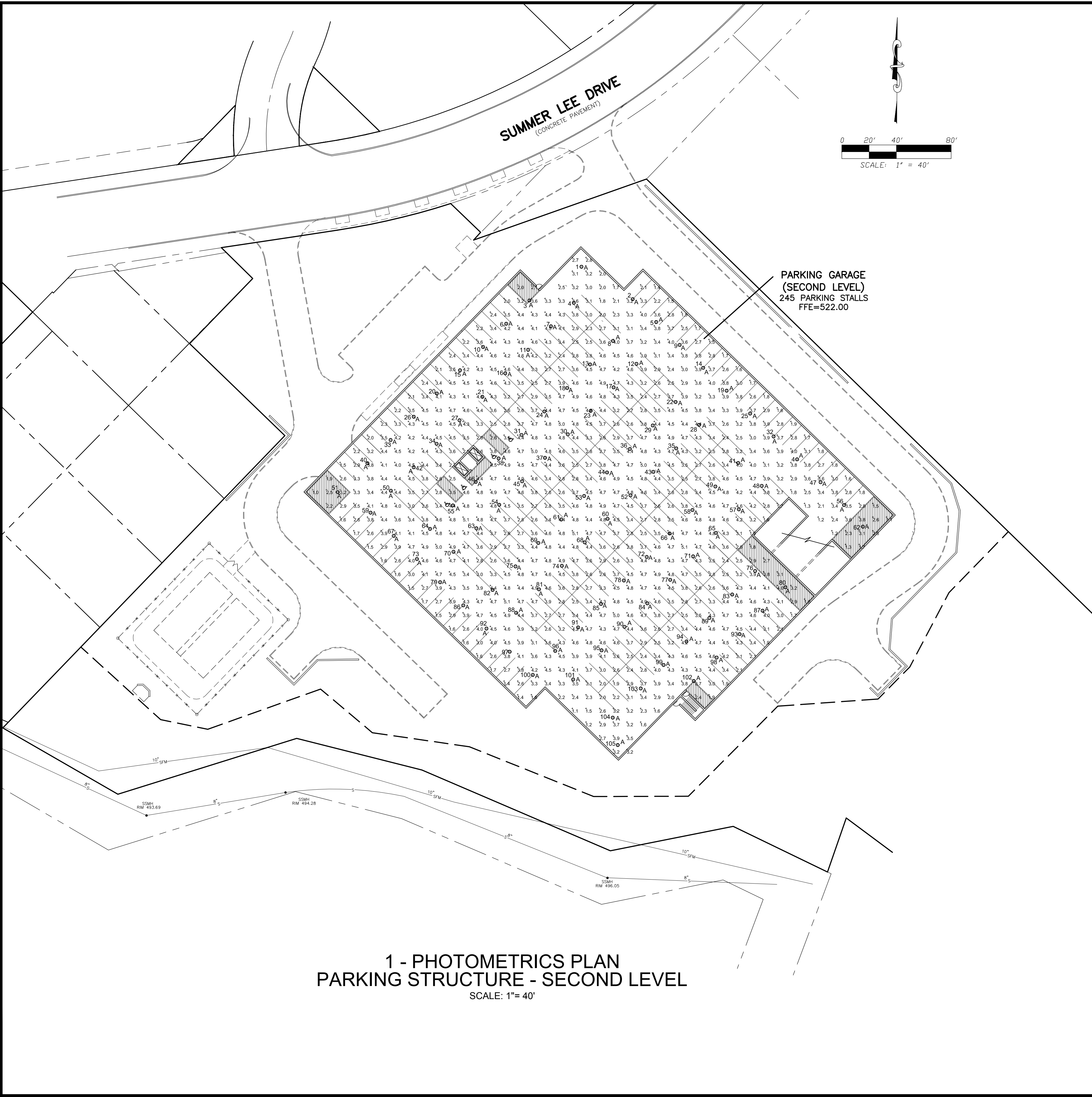
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Revisions:

Sheet Title:
PHOTOMETRICS PLAN
SITE & PARKING STRUCTURE
LOWER LEVEL
PH-101

PH-101



LIGHT SCHEDULE - PARKING STRUCTURE - SECOND LEVEL

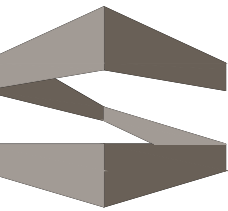
| Luminaire Schedule | Symbol | Qty | Label | Arrangement | Total Lamp Lumens | LLF | Description | Lum. Watts |
|--------------------|--------|-----|-------|-------------|-------------------|------|------------------|------------|
| | ○ | 105 | A | SINGLE | N/A | 0.84 | T1-A1 LED E1-VIG | 34 |

| Calculation Summary | CalcType | Units | Avg | Max | Min | AvgMin | MaxMin | PSocLr | PSocRb |
|-----------------------|-------------|-------|------|-----|-----|--------|--------|--------|--------|
| Parking Garage, Floor | Illuminance | Fc | 3.57 | 5.1 | 1.0 | 3.57 | 5.10 | 10 | 10 |

| Room Summary | Type | Wall Ht. | Description |
|----------------|-----------|----------|----------------------------|
| Parking Garage | Polygonal | 8 | Assume Reflectance 2, 2, 2 |

| Luminaire Location Summary | LumNo | Label | X | Y | Z | Orient | Tilt |
|----------------------------|-------|---------|---------|----|---|--------|------|
| 1 | A | 207.989 | 387.447 | 10 | 0 | 0 | |
| 2 | A | 244.592 | 343.723 | 10 | 0 | 0 | |
| 3 | A | 188.89 | 342.735 | 10 | 0 | 0 | |
| 4 | A | 201.49 | 341.034 | 10 | 0 | 0 | |
| 5 | A | 201.994 | 328.977 | 10 | 0 | 0 | |
| 6 | A | 151.854 | 325.72 | 10 | 0 | 0 | |
| 7 | A | 184.744 | 323.241 | 10 | 0 | 0 | |
| 8 | A | 226.144 | 313.124 | 10 | 0 | 0 | |
| 9 | A | 278.977 | 310.251 | 10 | 0 | 0 | |
| 10 | A | 135.036 | 305.705 | 10 | 0 | 0 | |
| 11 | A | 187.898 | 306.548 | 10 | 0 | 0 | |
| 12 | A | 247.536 | 295.978 | 10 | 0 | 0 | |
| 13 | A | 213.386 | 295.932 | 10 | 0 | 0 | |
| 14 | A | 296.169 | 293.485 | 10 | 0 | 0 | |
| 15 | A | 178.117 | 291.28 | 10 | 0 | 0 | |
| 16 | A | 151.253 | 286.457 | 10 | 0 | 0 | |
| 17 | A | 235.581 | 275.196 | 10 | 0 | 0 | |
| 18 | A | 196.652 | 278.739 | 10 | 0 | 0 | |
| 19 | A | 313.361 | 270.759 | 10 | 0 | 0 | |
| 20 | A | 191.185 | 274.975 | 10 | 0 | 0 | |
| 21 | A | 134.507 | 272.284 | 10 | 0 | 0 | |
| 22 | A | 276.39 | 266.469 | 10 | 0 | 0 | |
| 23 | A | 213.845 | 261.864 | 10 | 0 | 0 | |
| 24 | A | 178.937 | 251.547 | 10 | 0 | 0 | |
| 25 | A | 330.554 | 259.994 | 10 | 0 | 0 | |
| 26 | A | 142.269 | 257.967 | 10 | 0 | 0 | |
| 27 | A | 177.761 | 255.072 | 10 | 0 | 0 | |
| 28 | A | 293.183 | 251.723 | 10 | 0 | 0 | |
| 29 | A | 299.245 | 251.276 | 10 | 0 | 0 | |
| 30 | A | 197.589 | 244.301 | 10 | 0 | 0 | |
| 31 | A | 163.151 | 244.355 | 10 | 0 | 0 | |
| 32 | A | 347.345 | 243.348 | 10 | 0 | 0 | |
| 33 | A | 197.333 | 240.946 | 10 | 0 | 0 | |
| 34 | A | 101.015 | 237.975 | 10 | 0 | 0 | |
| 35 | A | 276.437 | 234.531 | 10 | 0 | 0 | |
| 36 | A | 342.499 | 234.084 | 10 | 0 | 0 | |
| 37 | A | 180.353 | 227.609 | 10 | 0 | 0 | |
| 38 | A | 144.615 | 225.752 | 10 | 0 | 0 | |
| 39 | A | 354.339 | 226.302 | 10 | 0 | 0 | |
| 40 | A | 56.363 | 223.031 | 10 | 0 | 0 | |
| 41 | A | 191.937 | 223.013 | 10 | 0 | 0 | |
| 42 | A | 84.269 | 220.087 | 10 | 0 | 0 | |
| 43 | A | 259.891 | 217.336 | 10 | 0 | 0 | |
| 44 | A | 225.753 | 216.892 | 10 | 0 | 0 | |
| 45 | A | 193.937 | 215.474 | 10 | 0 | 0 | |
| 46 | A | 128.669 | 209.37 | 10 | 0 | 0 | |
| 47 | A | 350.131 | 209.759 | 10 | 0 | 0 | |
| 48 | A | 189.029 | 207.067 | 10 | 0 | 0 | |
| 49 | A | 305.091 | 206.251 | 10 | 0 | 0 | |
| 50 | A | 27.524 | 203.485 | 10 | 0 | 0 | |
| 51 | A | 28.548 | 202.477 | 10 | 0 | 0 | |
| 52 | A | 242.545 | 200.749 | 10 | 0 | 0 | |
| 53 | A | 206.007 | 199.666 | 10 | 0 | 0 | |

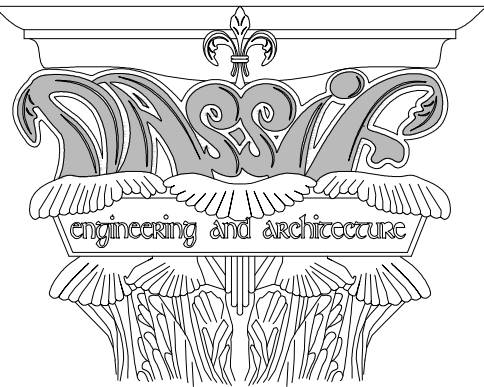
| Luminaire Location Summary | LumNo | Label | X | Y | Z | Orient | Tilt |
|----------------------------|-------|---------|---------|----|---|--------|------|
| 54 | A | 146.862 | 183.324 | 10 | 0 | 0 | |
| 55 | A | 112.923 | 182.777 | 10 | 0 | 0 | |
| 56 | A | 196.353 | 180.017 | 10 | 0 | 0 | |
| 57 | A | 322.283 | 180.475 | 10 | 0 | 0 | |
| 58 | A | 286.545 | 180.428 | 10 | 0 | 0 | |
| 59 | A | 52.834 | 187.473 | 10 | 0 | 0 | |
| 60 | A | 226.2 | 182.863 | 10 | 0 | 0 | |
| 61 | A | 192.261 | 182.807 | 10 | 0 | 0 | |
| 62 | A | 413.132 | 177.235 | 10 | 0 | 0 | |
| 63 | A | 135.116 | 176.32 | 10 | 0 | 0 | |
| 64 | A | 96.778 | 175.585 | 10 | 0 | 0 | |
| 65 | A | 385.537 | 172.663 | 10 | 0 | 0 | |
| 66 | A | 271.699 | 172.256 | 10 | 0 | 0 | |
| 67 | A | 49.613 | 170.51 | 10 | 0 | 0 | |
| 68 | A | 299.454 | 166.761 | 10 | 0 | 0 | |
| 69 | A | 175.516 | 165.314 | 10 | 0 | 0 | |
| 70 | A | 113.337 | 165.839 | 10 | 0 | 0 | |
| 71 | A | 288.792 | 165.46 | 10 | 0 | 0 | |
| 72 | A | 254.054 | 155.544 | 10 | 0 | 0 | |
| 73 | A | 86.291 | 153.547 | 10 | 0 | 0 | |
| 74 | A | 192.768 | 148.869 | 10 | 0 | 0 | |
| 75 | A | 159.77 | 146.122 | 10 | 0 | 0 | |
| 76 | A | 334.191 | 144.773 | 10 | 0 | 0 | |
| 77 | A | 272.046 | 138.298 | 10 | 0 | 0 | |
| 78 | A | 238.108 | 137.351 | 10 | 0 | 0 | |
| 79 | A | 103.569 | 135.364 | 10 | 0 | 0 | |
| 80 | A | 356.423 | 132.391 | 10 | 0 | 0 | |
| 81 | A | 175.862 | 131.396 | 10 | 0 | 0 | |
| 82 | A | 142.024 | 130.59 | 10 | 0 | 0 | |
| 83 | A | 317.446 | 127.561 | 10 | 0 | 0 | |
| 84 | A | 295.3 | 125.105 | 10 | 0 | 0 | |
| 85 | A | 221.382 | 120.559 | 10 | 0 | 0 | |
| 86 | A | 120.548 | 119.621 | 10 | 0 | 0 | |
| 87 | A | 339.638 | 116.736 | 10 | 0 | 0 | |
| 88 | A | 156.216 | 114.164 | 10 | 0 | 0 | |
| 89 | A | 390.77 | 110.388 | 10 | 0 | 0 | |
| 90 | A | 238.554 | 103.913 | 10 | 0 | 0 | |
| 91 | A | 294.616 | 103.467 | 10 | 0 | 0 | |
| 92 | A | 137.526 | 102.659 | 10 | 0 | 0 | |
| 93 | A | 322.054 | 98.561 | 10 | 0 | 0 | |
| 94 | A | 263.954 | 95.195 | 10 | 0 | 0 | |
| 95 | A | 221.699 | 86.721 | 10 | 0 | 0 | |
| 96 | A | 191.87 | 86.274 | 10 | 0 | 0 | |
| 97 | A | 154.504 | 85.686 | 10 | 0 | 0 | |
| 98 | A | 196.089 | 81.427 | 10 | 0 | 0 | |
| 99 | A | 267.258 | 76.053 | 10 | 0 | 0 | |
| 100 | A | 171.683 | 66.735 | 10 | 0 | 0 | |
| 101 | A | 281.008 | 65.491 | 10 | 0 | 0 | |
| 102 | A | 298.285 | 64.272 | 10 | 0 | 0 | |
| 103 | A | 256.463 | 59.811 | 10 | 0 | 0 | |
| 104 | A | 228.957 | 37.441 | 10 | 0 | 0 | |
| 105 | A | 233.669 | 17.4 | 10 | 0 | 0 | |



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Consultants:

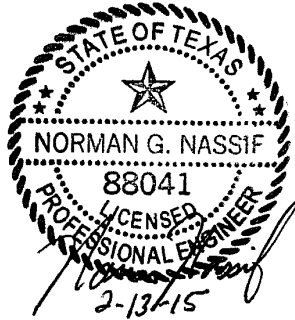
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STERLING
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GROUP, LLC

SUMMER LEE
CONDOMINIUMS

ROCKWALL, TX 75032

Project Number: 15-118
Drawing Date: 2/13/15
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Scale: AS SHOWN
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| Revisions: |
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