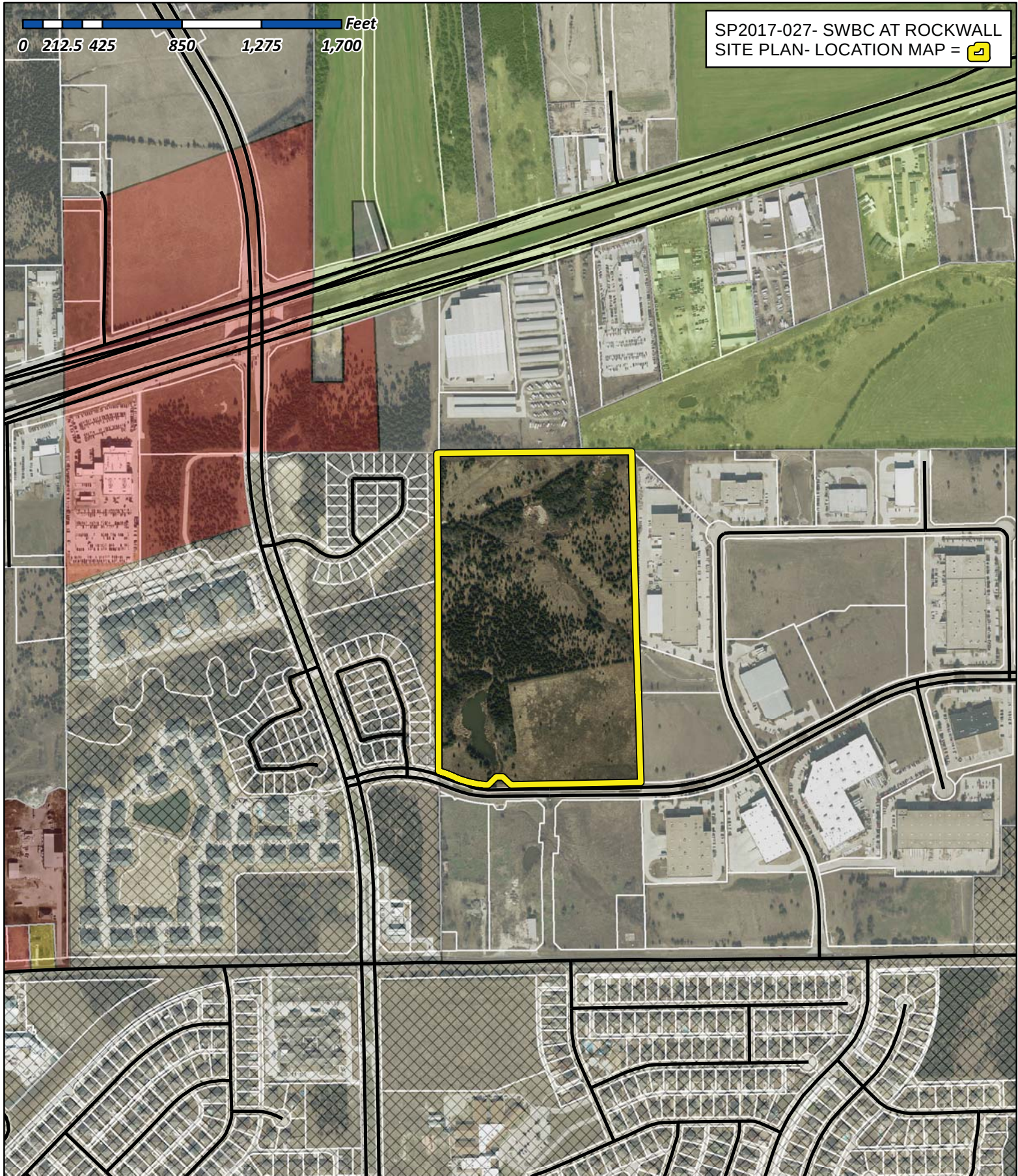




SP2017-027- SWBC AT ROCKWALL
SITE PLAN- LOCATION MAP = 



City of Rockwall

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

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





SITE

SITE DATA

BUILDING HEIGHT: 48'-0"
PHASE 1: 21.28 ACRES
295 UNITS
13.98 UNITS/ACRE

PARKING TABULATION

UNIT PARKING REQUIRED:	
1 BEDROOM UNITS	177(1.5)
2 BEDROOM UNITS	62(2)
3 BEDROOM UNITS	36(2.5)
TOTAL UNIT PARKING REQUIRED	520
CLUB PARKING REQUIRED:	1030 S.F.
TOTAL PARKING REQUIRED:	532
UNIT PARKING PROVIDED:	
UNCOVERED	403
ATTACHED GARAGE	70
CARPOR	47
TOTAL UNIT PARKING PROVIDED	520
CLUB PARKING PROVIDED	12
TOTAL PARKING PROVIDED	532

UNIT TABULATION

UNIT TYPE	# UNITS	UNIT S.F.	TOTAL S.F.
A1 - ONE BEDROOM, ONE BATH	34	650	22,100
A2 - ONE BEDROOM, ONE BATH	40	750	30,000
A3 - ONE BEDROOM, ONE BATH	38	650	24,750
A4 - ONE BEDROOM, ONE BATH	4	542	2,168
A5 - ONE BEDROOM, ONE BATH	34	675	22,950
A6 - ONE BEDROOM, ONE BATH, STUDY	23	1,075	24,725
A7 - ONE BEDROOM, ONE BATH	4	1,075	4,304
B1 - TWO BEDROOM, TWO BATH	22	1,125	24,750
B2 - TWO BEDROOM, TWO BATH	11	1,125	12,375
B3 - TWO BEDROOM, TWO BATH	20	1,175	23,500
B4 - TWO BEDROOM, TWO BATH	29	1,230	35,670
B5 - TWO BEDROOM, TWO BATH, STUDY	0	1,240	0
C1 - THREE BEDROOM, TWO BATH	24	1,360	32,640
C2 - THREE BEDROOM, THREE BATH	12	1,560	18,720
TOTAL	295		298,002

BUILDING TABULATION

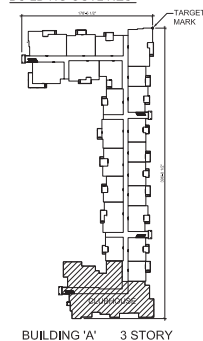
TYPE	# BLDGS	UNITS/BLDG	UNIT TYPES	BLDG. S.F.	TOTAL S.F.
A	1	71	A1-2, A3-4, A3-3, A4-4, A5-7, A5-5, B1-6, B2-1, B4-5, C2-6, CLUB	67,428	67,428
B	3	34	A1-3, A2-6, A3-3, A5-6, A6-2, B1-3, B4-5, C1-6	34,940	104,820
C	1	45	A1-3, A3-4, A3-3, A5-10, B1-3, B4-6, C1-6	44,915	44,915
D	2	2	A7-2	2,152	4,304
E	1	20	A1-2, A3-4, A3-4, A5-2, B2-4, B3-2, C2-2	19,620	19,620
F	2	18	A1-4, A3-2, A6-2, B1-2, B3-4, C2-2	18,870	37,740
G	1	17	A6-5, B2-6, B3-6	19,805	19,805
TOTAL	11				298,002

LEGEND	
PROPERTY LINE	---
EASEMENTS/SETBACKS	---
TARGET MARK	+
HANDICAP PARKING	♿
HANDICAP VAN PARKING	♿
HANDICAP UNIT DESIGNATION	♿
A/C CONDENSING UNIT	■
FIRE SPRINKLER RISER ROOM	*

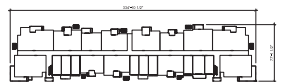
BUILDING KEY

1	BUILDING NUMBER
A	BUILDING TYPE

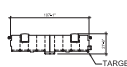
BUILDING OUTLINES



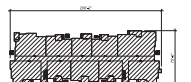
BUILDING 'B' 3 STORY



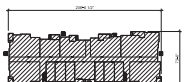
BUILDING 'C' 3 STORY



BUILDING 'D' 2 STORY



BUILDING 'E' 2 STORY



BUILDING 'F' 2 STORY



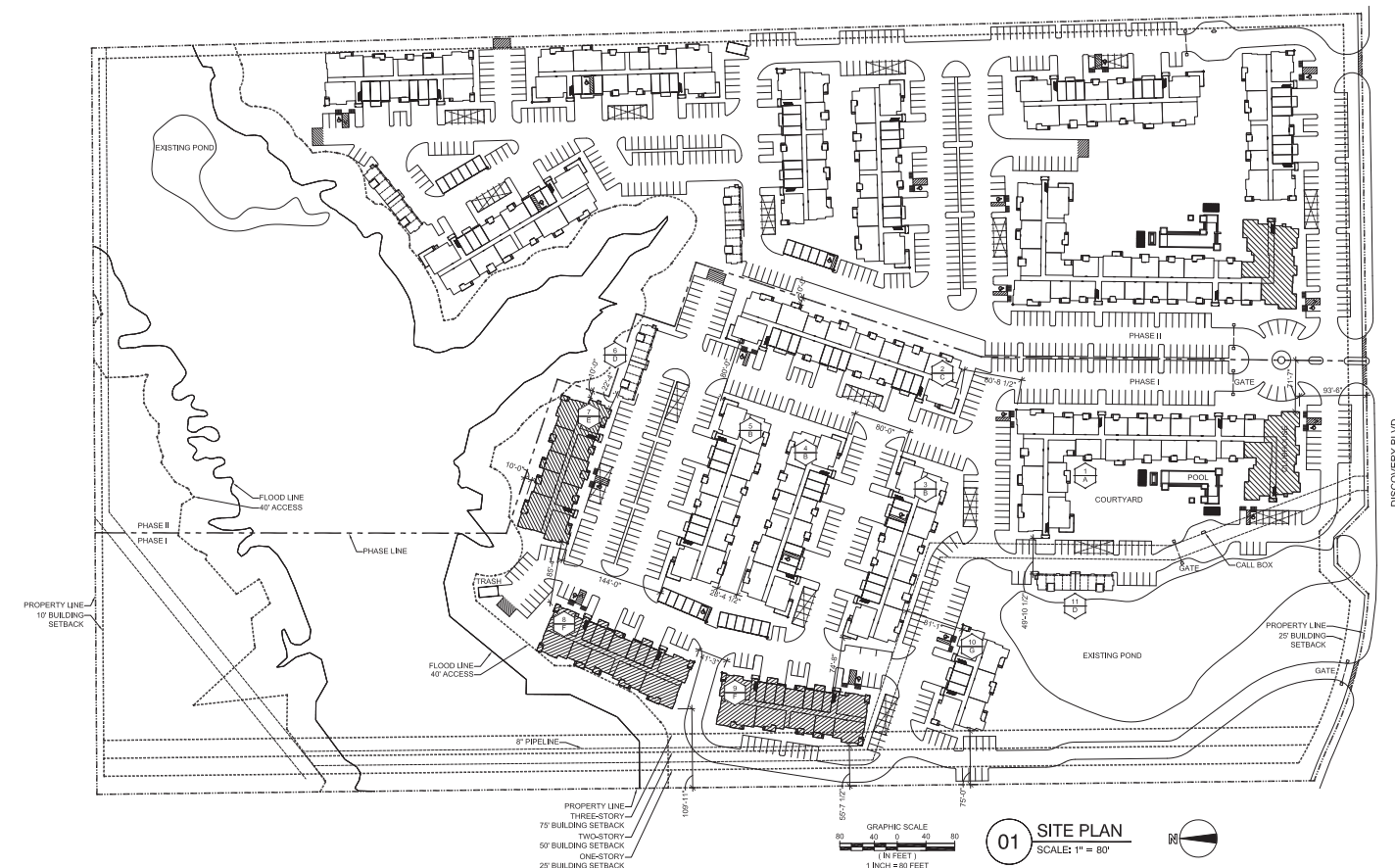
BUILDING 'G' 3 STORY



GARAGE



CARPOR



GRAPHIC SCALE
0 40 80
(IN FEET)
1 INCH = 80 FEET

01 SITE PLAN
SCALE: 1" = 80'



CROSS ARCHITECTS
1255 W. 15TH ST., SUITE 125
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PH: 972.398.6644
FAX: 972.312.8666
brumsey@crossarchitects.com

SWBC AT ROCKWALL

NORTH OF DISCOVERY BLVD, ±500' E
OF INTERSECTION WITH JOHN KING
ROCKWALL, TEXAS

CROSS PROJECT NO.	DATE	CASE NUMBER
16129	06/18/17	

OWNER
PNEUMA VENTURES, LTD.
714 SANCTUARY WAY
HEATH, TX 75032
Ph: (972) 345-1498
Contact: ROBERT LAMBERTH

DEVELOPER
SWBC BUILDERS
5949 SHERRY LANE #750
DALLAS, TX 75225
Ph: (214) 987-6317
Contact: SPENCER BYINGTON



04 BUILDING A REAR ELEVATION
1/16" = 1'-0"



02 BUILDING A SIDE ELEVATION
1/16" = 1'-0"



02 BUILDING A SIDE ELEVATION
1/16" = 1'-0"



01 BUILDING A FRONT ELEVATION
1/16" = 1'-0"



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SWBC AT ROCKWALL

NORTH OF DISCOVERY BLVD, ±500' E
OF INTERSECTION WITH JOHN KING
ROCKWALL, TEXAS

CROSS PROJECT NO.	DATE	CASE NUMBER
18129	08/18/17	

OWNER
PNEUMA VENTURES, LTD
714 SANCTUARY WAY
HEATH, TX 75032
Ph: (972) 345-1498
Contact: ROBERT LAMBERTH

DEVELOPER
SWBC BUILDERS
5949 SHERRY LANE #750
DALLAS, TX 75225
Ph: (214) 987-0317
Contact: SPENCER BYINGTON



MATERIALS PROVIDED:	
STONE	25.0%
BRICK	25.0%
STUCCO	25.0%
FIBER CEMENT	25.0%
TOTAL	100%

04 BUILDING B REAR ELEVATION
1/16" = 1'-0"



MATERIALS PROVIDED:	
STONE	25.0%
BRICK	25.0%
STUCCO	25.0%
FIBER CEMENT	25.0%
TOTAL	100%

03 BUILDING B SIDE ELEVATION
1/16" = 1'-0"



MATERIALS PROVIDED:	
STONE	25.0%
BRICK	25.0%
STUCCO	25.0%
FIBER CEMENT	25.0%
TOTAL	100%

02 BUILDING B SIDE ELEVATION
1/16" = 1'-0"



MATERIALS PROVIDED:	
STONE	25.0%
BRICK	25.0%
STUCCO	25.0%
FIBER CEMENT	25.0%
TOTAL	100%

01 BUILDING B FRONT ELEVATION
1/16" = 1'-0"

OWNER
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Ph: (872) 345-1498
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brumsey@crossarchitects.com

SWBC AT ROCKWALL

NORTH OF DISCOVERY BLVD, ±500' E
OF INTERSECTION WITH JOHN KING
ROCKWALL, TEXAS

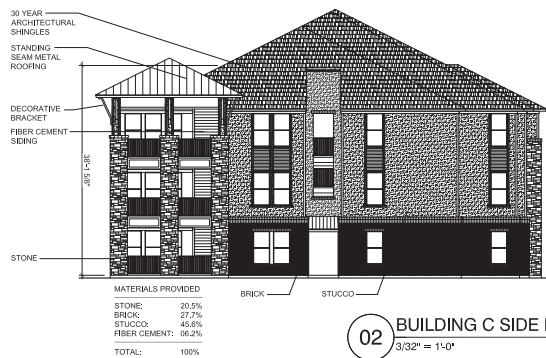
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16129	08/18/17	



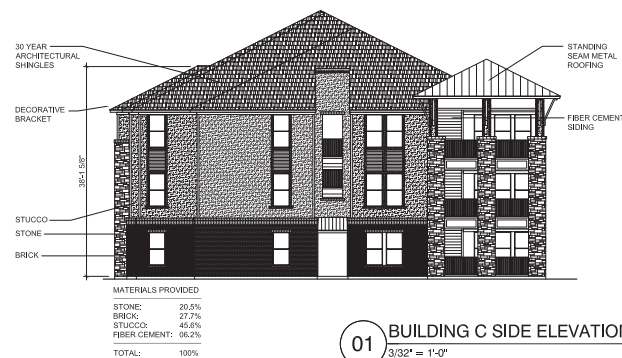
04 BUILDING C REAR ELEVATION
3/32" = 1'-0"



03 BUILDING C FRONT ELEVATION
3/32" = 1'-0"



02 BUILDING C SIDE ELEVATION
3/32" = 1'-0"



01 BUILDING C SIDE ELEVATION
3/32" = 1'-0"

OWNER
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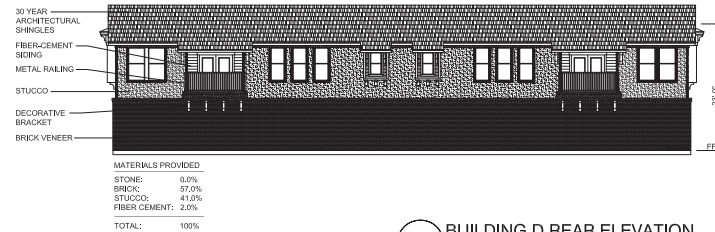


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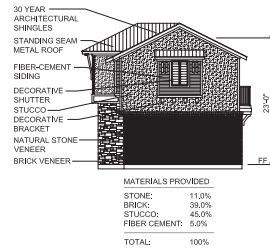
SWBC AT ROCKWALL

NORTH OF DISCOVERY BLVD, ±500' E
OF INTERSECTION WITH JOHN KING
ROCKWALL, TEXAS

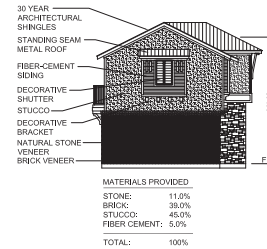
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16129	08/18/17	



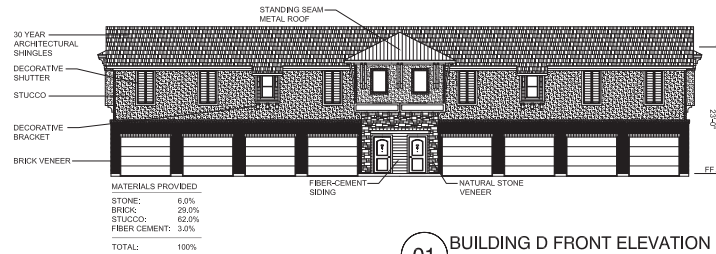
04 BUILDING D REAR ELEVATION
3/32" = 1'-0"



03 BUILDING D SIDE ELEVATION
3/32" = 1'-0"



02 BUILDING D SIDE ELEVATION
3/32" = 1'-0"



01 BUILDING D FRONT ELEVATION
3/32" = 1'-0"

OWNER
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HEATH, TX 75032
Ph. (972) 345-1498
Contact: ROBERT LAMBERTH

DEVELOPER
SWBC BUILDERS
5949 SHERRY LANE #750
DALLAS, TX 75225
Ph. (214) 987-6317
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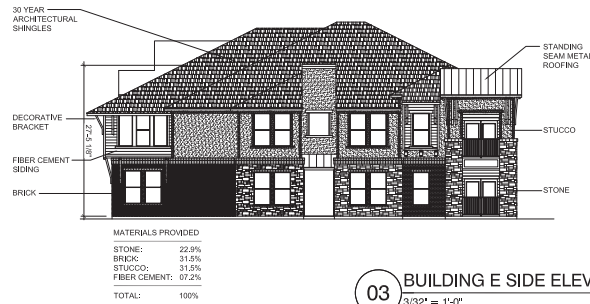
SWBC AT ROCKWALL

NORTH OF DISCOVERY BLVD, ±500' E
OF INTERSECTION WITH JOHN KING
ROCKWALL, TEXAS

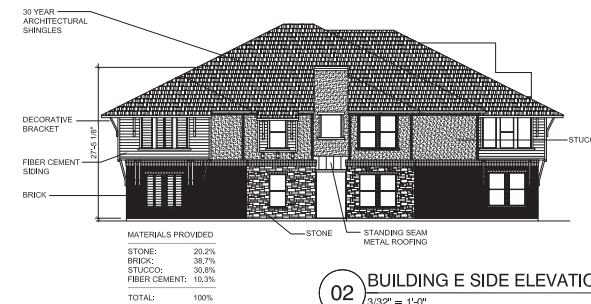
CROSS PROJECT NO.	DATE	CASE NUMBER
16129	08/18/17	



04 BUILDING E REAR ELEVATION
3/32" = 1'-0"



03 BUILDING E SIDE ELEVATION
3/32" = 1'-0"



02 BUILDING E SIDE ELEVATION
3/32" = 1'-0"



01 BUILDING E FRONT ELEVATION
3/32" = 1'-0"

OWNER
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HEATH, TX 75032
Ph. (972) 345-1498
Contact: ROBERT LAMBERTH

DEVELOPER
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brumsey@crossarchitects.com

SWBC AT ROCKWALL

NORTH OF DISCOVERY BLVD, ±500' E
OF INTERSECTION WITH JOHN KING
ROCKWALL, TEXAS

CROSS PROJECT NO.	DATE	CASE NUMBER
16129	08/18/17	



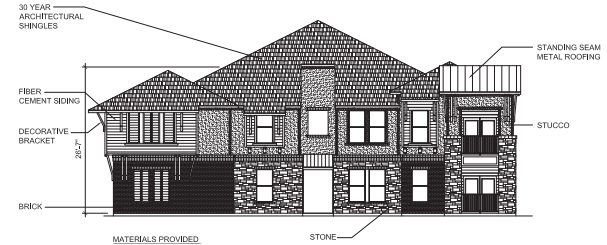
MATERIALS PROVIDED
 STONE: 20.0%
 BRICK: 29.0%
 STUCCO: 38.0%
 FIBER CEMENT: 13.0%
 TOTAL: 100%

04 BUILDING F REAR ELEVATION
 3/32" = 1'-0"



MATERIALS PROVIDED
 STONE: 20.8%
 BRICK: 33.4%
 STUCCO: 37.4%
 FIBER CEMENT: 6.4%
 TOTAL: 100%

03 BUILDING F SIDE ELEVATION
 3/32" = 1'-0"



MATERIALS PROVIDED
 STONE: 27.1%
 BRICK: 28.9%
 STUCCO: 33.0%
 FIBER CEMENT: 10.9%
 TOTAL: 100%

02 BUILDING F SIDE ELEVATION
 3/32" = 1'-0"



MATERIALS PROVIDED
 STONE: 22.5%
 BRICK: 33.6%
 STUCCO: 38.6%
 FIBER CEMENT: 5.0%
 TOTAL: 100%

01 BUILDING F FRONT ELEVATION
 3/32" = 1'-0"

OWNER
 PNEUMA VENTURES, LTD
 714 SANCTUARY WAY
 HEATH, TX 75032
 Ph. (972) 345-1498
 Contact: ROBERT LAMBERTH

DEVELOPER
 SWBC BUILDERS
 5949 SHERRY LANE #750
 DALLAS, TX 75225
 Ph. (214) 987-6317
 Contact: SPENCER BYINGTON



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 brumsey@crossarchitects.com

SWBC AT ROCKWALL

NORTH OF DISCOVERY BLVD, ±500' E
 OF INTERSECTION WITH JOHN KING
 ROCKWALL, TEXAS

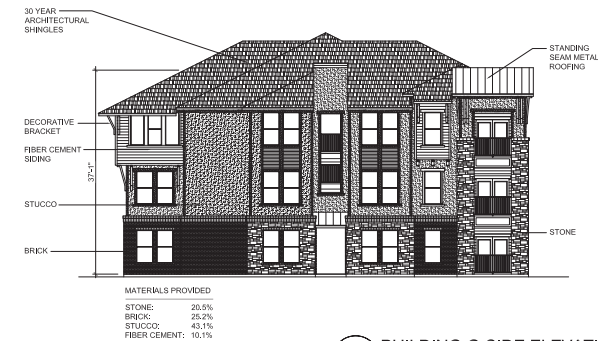
CROSS PROJECT NO.	DATE	CASE NUMBER
16129	08/18/17	



04 BUILDING G REAR ELEVATION
3/32" = 1'-0"



03 BUILDING G SIDE ELEVATION
3/32" = 1'-0"



02 BUILDING G SIDE ELEVATION
3/32" = 1'-0"



01 BUILDING G FRONT ELEVATION
3/32" = 1'-0"

OWNER
PNEUMA VENTURES, LTD
714 SANCTUARY WAY
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Ph. (972) 345-1498
Contact: ROBERT LAMBERTH

DEVELOPER
SWBC BUILDERS
5949 SHERRY LANE #750
DALLAS, TX 75225
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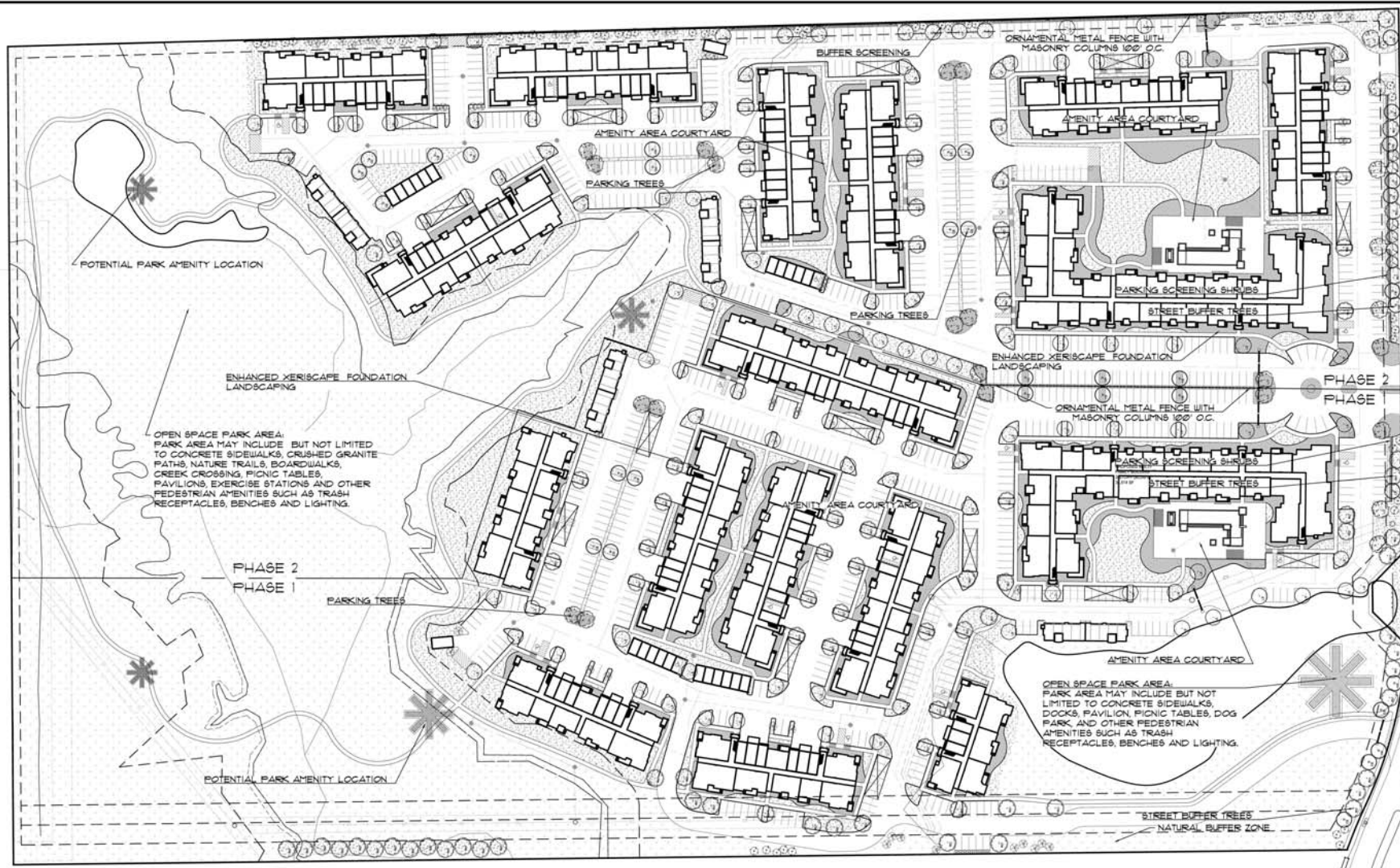


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SWBC AT ROCKWALL

NORTH OF DISCOVERY BLVD, ±500' E
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CROSS PROJECT NO.	DATE	CASE NUMBER
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LANDSCAPE ORDINANCE

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 4 caliper inches in size and all Accent/Ornamental trees shall be a minimum of 4 feet in total height.
PROVIDED: All canopy trees are 4 caliper inches.
REQUIRED: A minimum of 20% (6.5 acres) open space. Floodplain acreage by canopy 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 10' landscape street buffer shall be required along any street frontage.
PROVIDED: 10' landscape buffer

REQUIRED: Three large shade 3 and 2 small ornamental trees shall be required per 100 linear feet of street buffer frontage. Discarding Boulevard - 942 lf. of street frontage / 100 lf. x 28 canopy trees and 15 ornamental trees.
PROVIDED: 28 canopy trees + 15 ornamental trees

PARKING LANDSCAPE
REQUIRED: Any parking lot with more than two rows of spaces shall have a minimum of five spaces or 200 feet, whichever is greater, in the interior of the parking lot in landscaping. Such landscaping shall be counted toward the total landscape requirement.
REQUIRED: If the parking and maneuvering space exceeds 20,000 sq. ft. one large canopy tree for every ten spaces.
80 parking spaces x 16 sq. ft. = 1280 sq. ft.
PROVIDED: 400 sq. ft. of landscape and 1 shade tree with in 80 feet of every parking space.

OPEN SPACE CHART			
	AREA (SF)	REQUIRED	PROVIDED
TOTAL SITE	1,853,313		
FLOODPLAIN	559,223		10%
LANDSCAPED AREA	305,278		16.5%
OPEN SPACE	864,501	20%	26.5%



SCALE: 1"=60'

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SITE PLANNING CIVIL ENGINEERING PLANNING
CONSULTANTS, LLC
LANDSCAPE ARCHITECTURE
11124 E. 11th Street, Suite 100
P.O. Box 100
Rockwall, TX 75087
P: 972.458.9112 F: 972.458.9115
144 Old Town Blvd. North, Suite 100
P.O. Box 100
Rockwall, TX 75087
P: 972.458.9112 F: 972.458.9115



SWBC ROCKWALL
Lot Value: \$1,853,313
Block Value: \$1,853,313
Approx. 42.56 Acres
in the
J.M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

LANDSCAPE PLAN



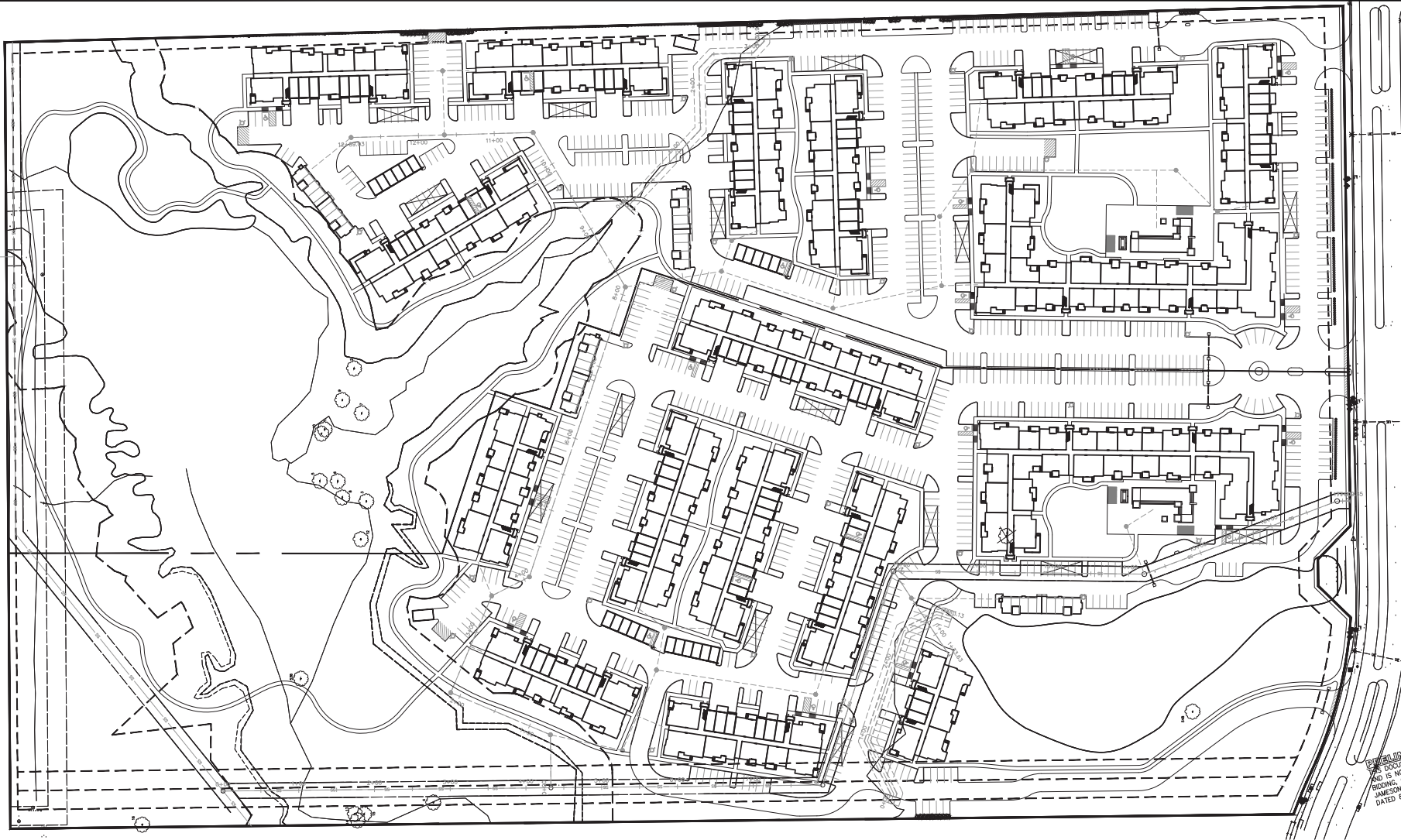
Drawn By: J. B. BROWN
Date: 08/17/2017
Scale: 1"=60'
Sheet: 1 of 1

17193

L1.0

OWNER/DEVELOPER
SWBC BUILDERS
8948 SHERRY LAKE #750
DALLAS, TX 75225
PH: 214.887.4317
Contact: SPENCER BYINGTON

SWBC ROCKWALL





01 SITE PLAN - PHOTOMETRICS
SCALE: 1" = 60' 0"

Item	Quantity	Unit	Notes
1.00	1.00	sq ft	Building Footprint
2.00	1.00	sq ft	Parking Area
3.00	1.00	sq ft	Landscaping Area
4.00	1.00	sq ft	Driveway Area
5.00	1.00	sq ft	Other Area

Statistics	Area	Perimeter	Volume	Weight	Length	Width	Height	Area	Perimeter	Volume	Weight	Length	Width	Height
Property #1	84.6	143.9	0.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Property #2	0.3	4.2	0.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



PCRA
Mechanical, Plumbing and Electrical
Engineering Consultants
5600 Tennyson Parkway, Suite 290
Plano, Texas 75024
214.559.8263
www.pcra.com
Texas Registered Engineering
Firm F-16851

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CROSS ARCHITECTS
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SWBC AT ROCKWALL

**NORTH OF DISCOVERY BLVD, ±500' E
OF INTERSECTION WITH JOHN KING
ROCKWALL, TEXAS**

CROSS PROJECT NO.	DATE	CASE NUMBER
16129	08/18/17	



P1: "EXTRA WHITE"



P2: "FROST WHITE"



P3: "SILVERPLATE"



METAL ROOF:
"PREWEATHERED
GALVALUME"



SHINGLES: "WEATHERED WOOD"



BRICK: "SMOKEY MOUNTAIN"



NATURAL STONE: "BUFF LIMESTONE"

SWBC AT ROCKWALL

ROCKWALL, TEXAS

AUGUST 2017

