

0 25 50 100 150 200 Feet

SP2017-034- LOT 2, BLOCK 2, ALLIANCE ADDITION
SITE PLAN - LOCATION MAP = 

AG

HWALLACE

ALLIANCE

PD-57

HORIZON

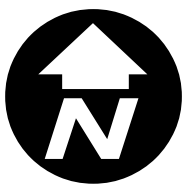
ANDREWS



City of Rockwall

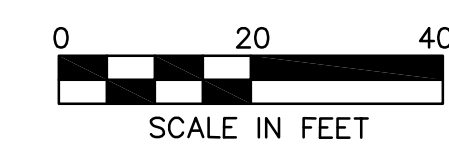
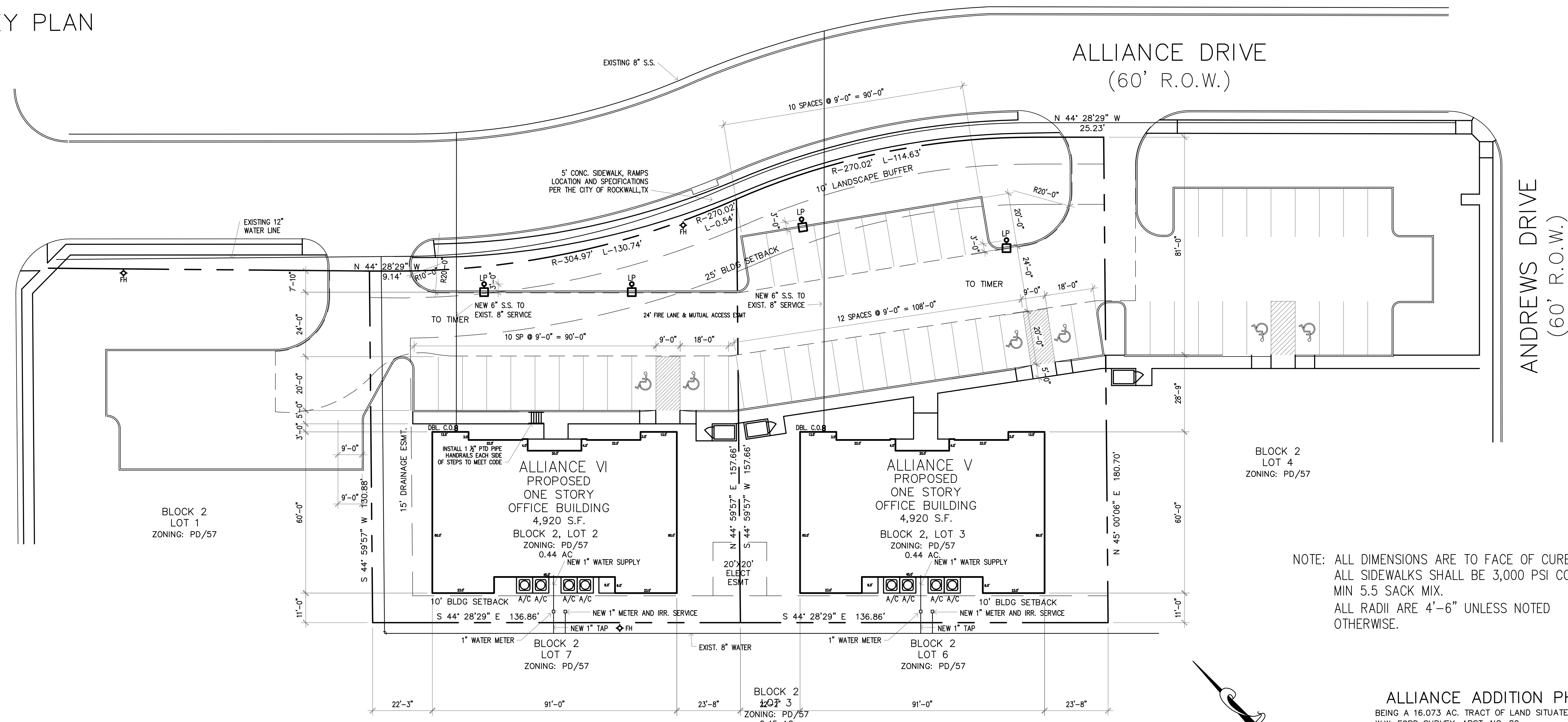
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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KEY PLAN

WALLACE ROAD (VARIABLE R.O.W.)



ALLIANCE ADDITION PH. 2
BEING A 16.073 AC. TRACT OF LAND SITUATED IN THE
W.W. FORD SURVEY, ABST. NO. 80
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
RANDALL NOE ENTERPRISES, INC

PO BOX 569
ROCKWALL, TEXAS 75087
9727525526

CASE #

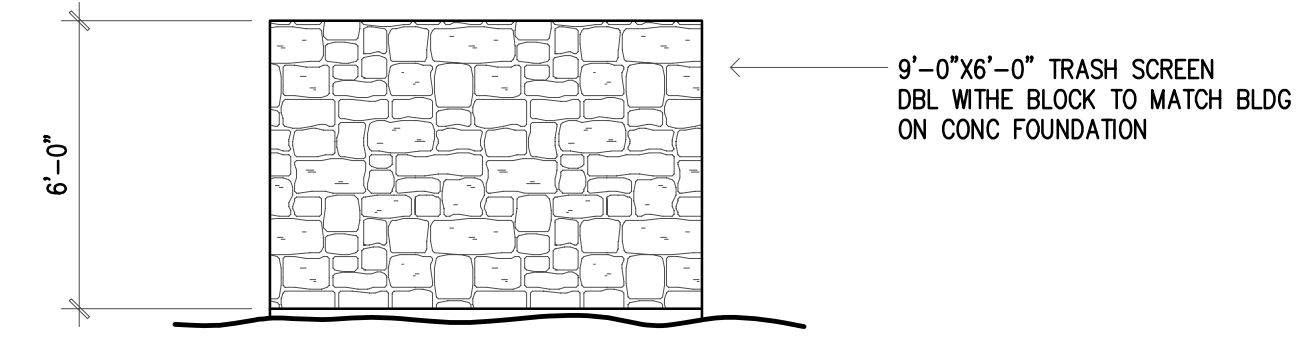
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PARKING REQUIREMENTS

OFFICE LOT 2 4,918 SF @ 1/300 = 16
OFFICE LOT 3 4,918 SF @ 1/300 = 16

16 PARKING SPACES REQUIRED EACH LOT
12 PARKING SPACES PROVIDED ON LOT 2
24 PARKING SPACES PROVIDED ON LOT 3
LOT 2 SHALL HAVE A SHARED PARKING AGREEMENT FOR
FOUR SPACES FROM LOT 3

1 HANDICAP PARKING SPACE REQUIRED FOR PARKING OF 0-25
2 HANDICAP PARKING SPACES PROVIDED ON EACH LOT



SCREEN DETAIL

$$\frac{1}{4}'' = 1' - 0''$$

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.

MERSHAWN ARCHITECTS
INSTITUTIONAL
RESIDENTIAL RESTAURANTS



MEDICAL COMMERCIAL CHURCHES

2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087

PHONE: 972-722-9302
FAX: 972-249-2081

[illegible]

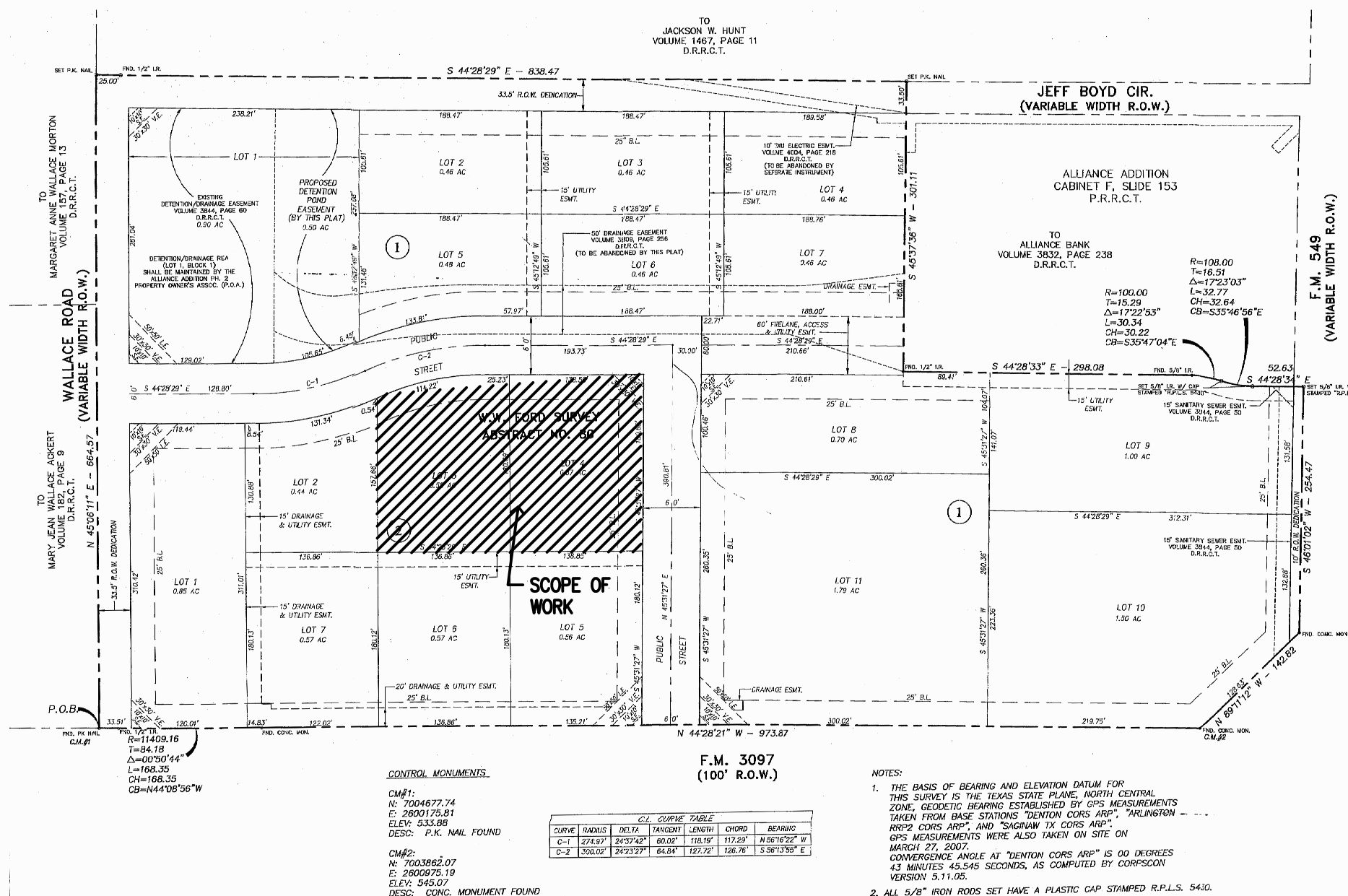
**ALLIANCE LOT 2 & LOT 3
ROCKWALL, TEXAS**

SITE PLAN

Scale:	1" = 20'-0"
Date:	5/3/17
Project No.:	170501
Designed:	GW
Drawn:	GW
Checked:	WM

SHEET
A1 OF
16

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.

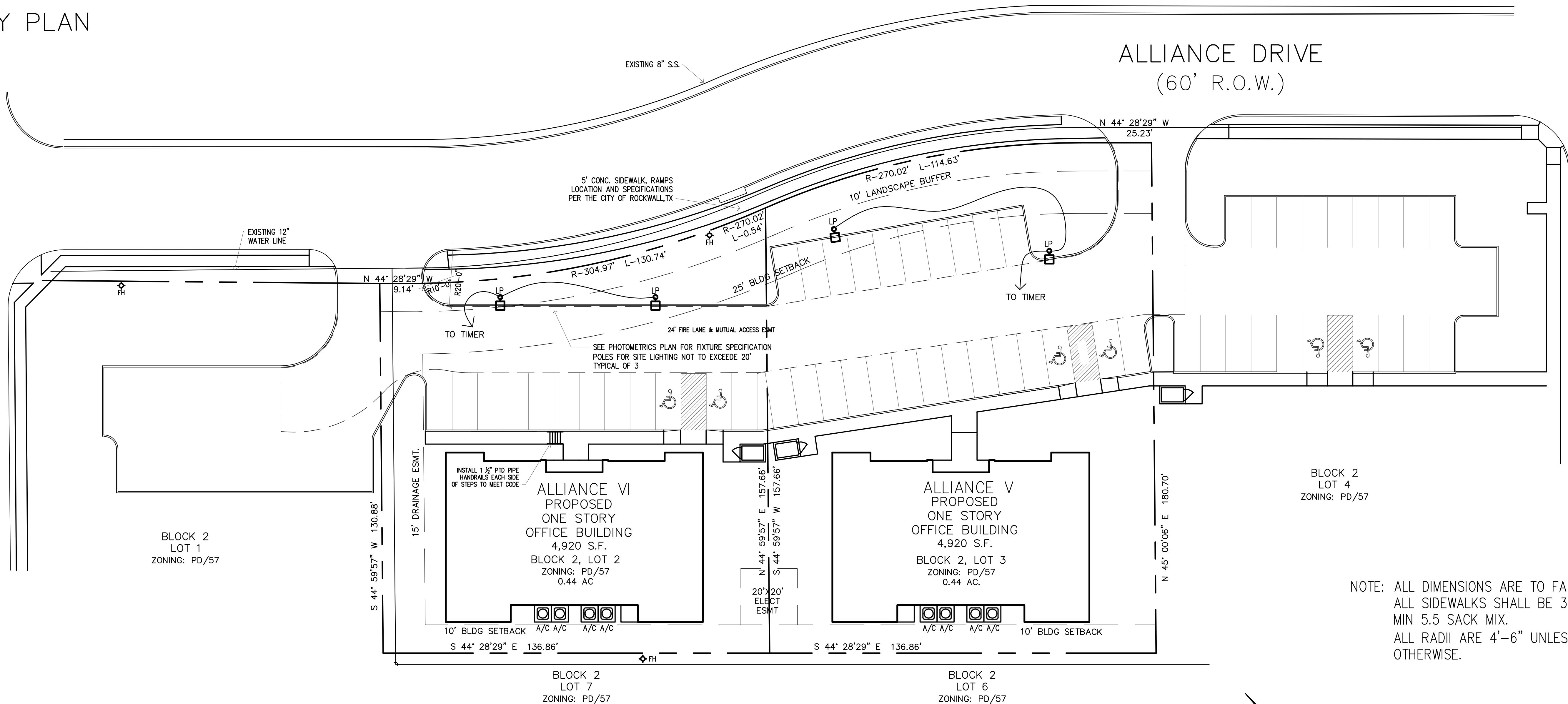


KEY PLAN

WALLACE ROAD (VARIABLE R.O.W.)

ALLIANCE DRIVE
(60' R.O.W.)

ANDREWS DRIVE
(60' R.O.W.)



NOTE: ALL DIMENSIONS ARE TO FACE OF CURB
ALL SIDEWALKS SHALL BE 3,000 PSI CONC
MIN 5.5 SACK MIX.
ALL RADII ARE 4'-6" UNLESS NOTED
OTHERWISE.



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W.W. FORD SURVEY, ABST. NO. 80
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
RANDALL NOE ENTERPRISES, INC.
PO BOX 369
ROCKWALL, TEXAS 75087
9727713256

CASE #

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RESIDENTIAL RESTAURANTS
INSTITUTIONAL
ARCHITECTS

MEDICAL COMMERCIAL
CHURCHES
MERSHAWN ARCHITECTS

2213 RIDGE ROAD #103
ROCKWALL, TEXAS 75087

PHONE: 972-722-9302
FAX: 972-249-0061

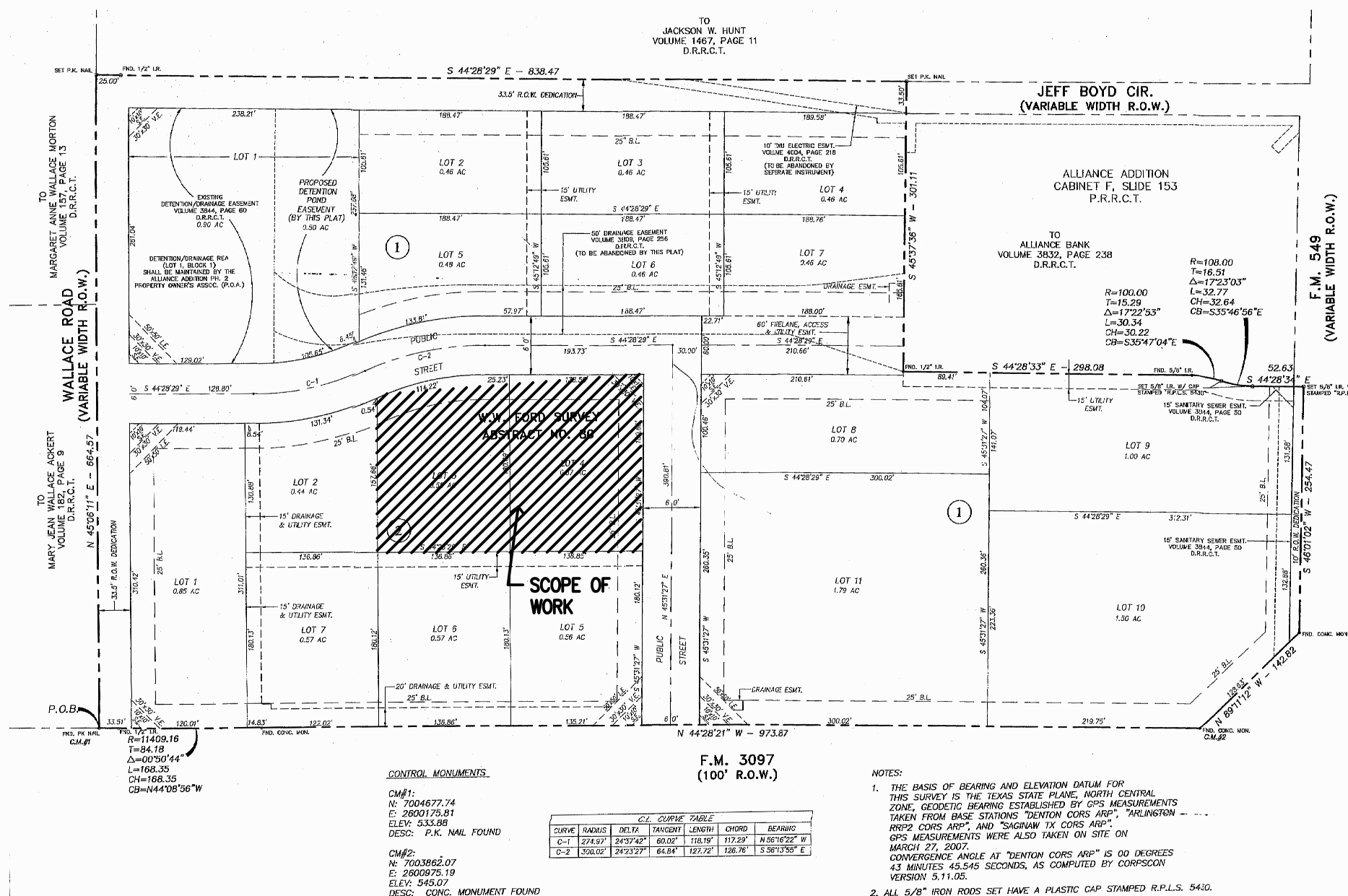
No.	Date	Revision	By



ALLIANCE LOT 2 & LOT 3
ROCKWALL, TEXAS

SITE LIGHTING
PLAN

Scale:	1" = 20'-0"
Date:	5/3/17
Project No.:	170501
Designed:	GW
Drawn:	GW
Checked:	WM
SHEET	E1 OF



- BURR OAKS (2)
INSTALLED WITH A MIN. 4" CALIPER
 - LIVE OAKS (8)
INSTALLED WITH A MIN. 4" CALIPER
 - RED BUD (3)
4' HIGH @ INSTALLATION
 - MEXICAN PLUM (6)
4' HIGH @ INSTALLATION
 - INDIAN HAWTHORNE (32)
PARKING SCREEN
PLANTS SHALL BE A MINIMUM OF 5-GALLONS W/A MINIMUM HEIGHT @ PLANTING OF 15" & SHALL CREATE A MINIMUM 2' TALL SCREEN WITHIN TWO YEARS OF PLANTING. SHALL BE PLANTED @ 36" O.C.
 - BOXWOOD BUSH (33)
PLANTS SHALL BE A MINIMUM OF 5-GALLONS W/A MINIMUM HEIGHT @ PLANTING OF 15" & SHALL CREATE A MINIMUM 2' TALL SCREEN WITHIN TWO YEARS OF PLANTING. SHALL BE PLANTED @ 36" O.C.
- ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE HYDROMULCHED, BERMUDA.
- IN ORDER TO MEET BUDGET TREES SPECIFIED MAY NOT BE USED OTHER TREES FROM THE APPROVED CITY OF ROCKWALL PLANT LIST MAY BE SUITABLE FOR SUBSTITUTION.
- REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. SYSTEM SHALL HAVE FREEZE GUARD AND RAINSTAT.
- CONTRACTOR SHALL SUPPLY SLEEVES AS NEEDED FOR IRRIGATION.
- TREES AND PLANTS SHALL BE PLANTED NO CLOSER THAN WITHIN 4' OF CURB AT PARKING SPACES AND NO CLOSER THAN 5' FROM ANY WATER, SEWER, OR STORM SEWER LINES.

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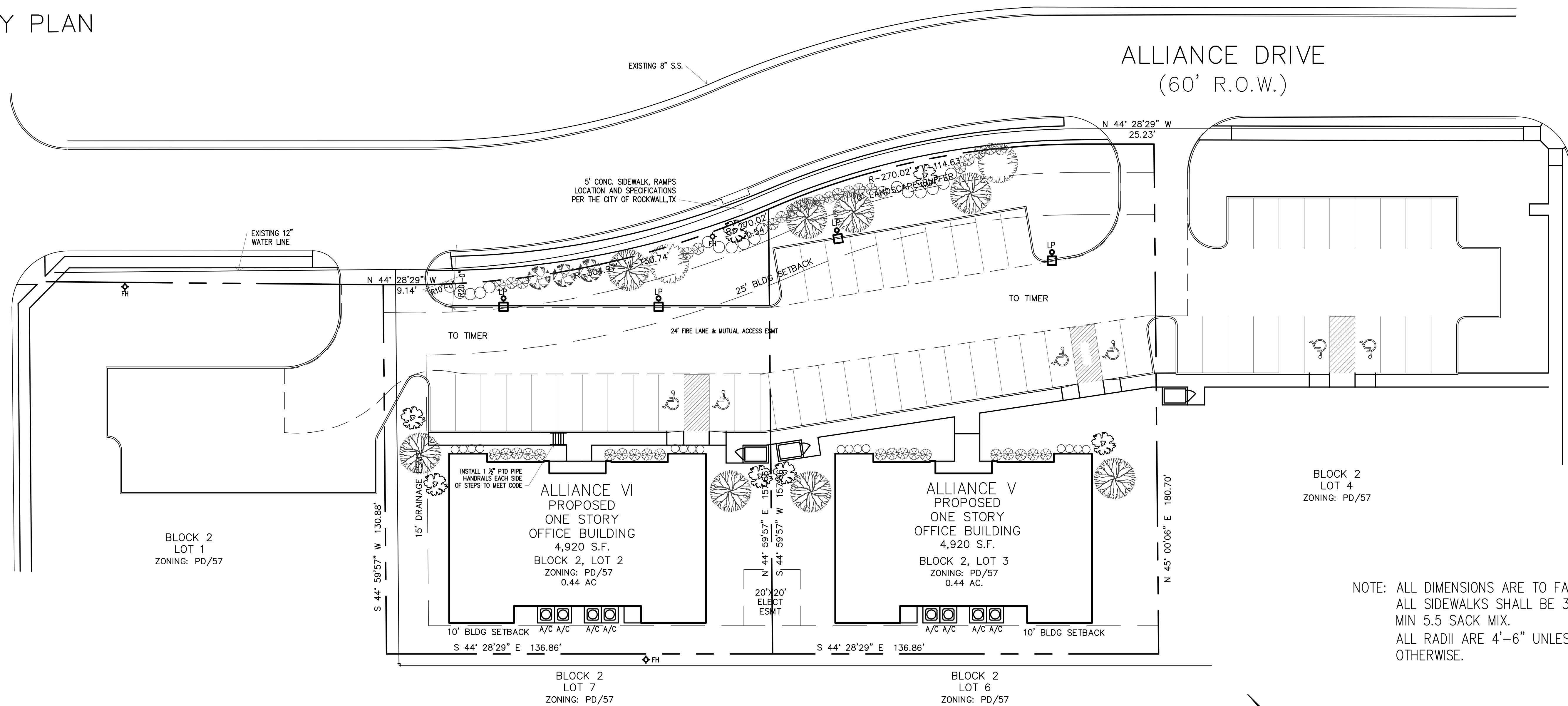
- LOT 2 & 3, BLOCK 2 - CARUTH LAKE DEVELOPMENT INC
PO BOX 369 ROCKWALL, TEXAS 75087
(972) 771-5253
1. ZONING: PD-57 - BUSINESS OCCUPANCY
 2. PROPOSED USE: OFFICE
 3. PROPERTY AREA (GROSS): 42,929.8 SF 0.99 AC
 4. BUILDING AREA: 4,918 SF EACH = 9,836 SF TOTAL
 5. BUILDING HEIGHT: SINGLE STORY - 28'-0"
 6. LOT COVERAGE: 22.9% F.A.R. = 0.023:1
 7. PARKING REQUIRED: 1 SPACE/300 SF 9,836 SF/300 = 34 SPACES REQUIRED
 8. HANDICAP REQUIRED 1 ACCESSIBLE IN 0-25 SPACES 2 ACCESSIBLE PROVIDED
 9. TOTAL PARKING PROVIDED: 36 SPACES
 10. TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: 25,837 SF

KEY PLAN

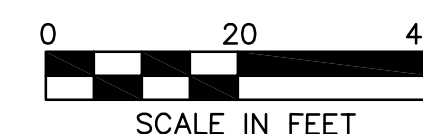
WALLACE ROAD (VARIABLE R.O.W.)

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(60' R.O.W.)

ANDREWS DRIVE
(60' R.O.W.)



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9727715253

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MERSHAWN

2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087

PHONE: 972-722-9302
FAX: 972-249-0061

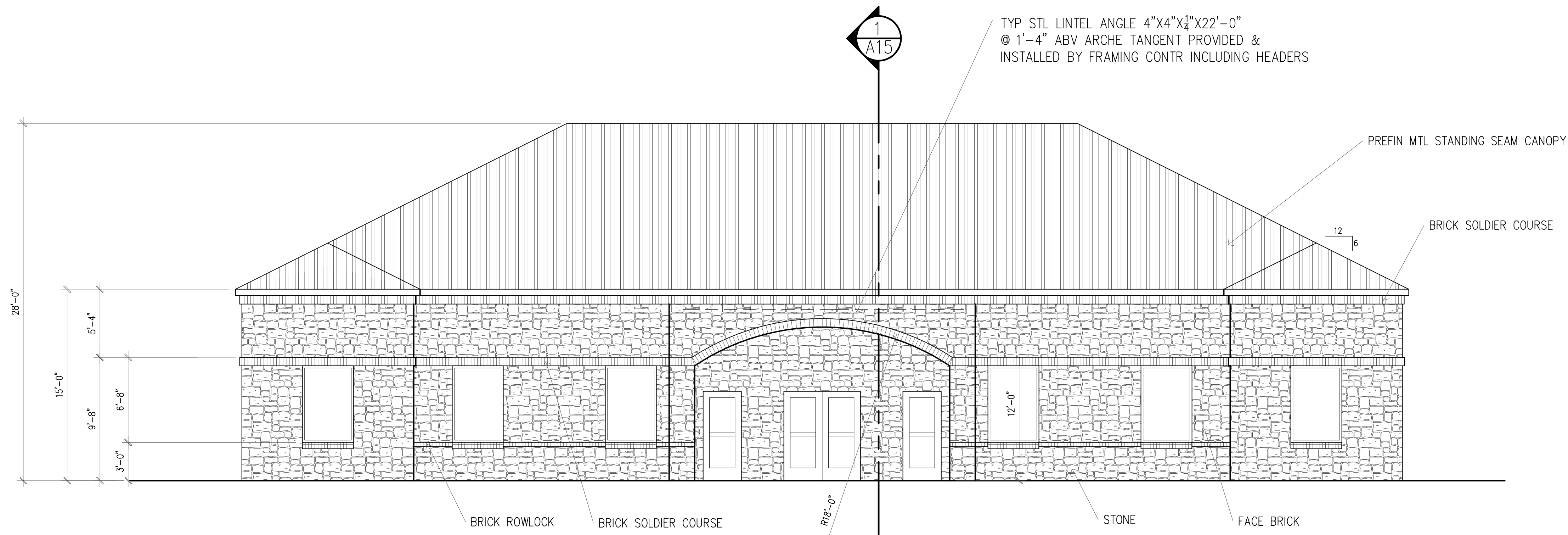
No.	Date	Revision	By



ALLIANCE LOT 2 & LOT 3
ROCKWALL, TEXAS

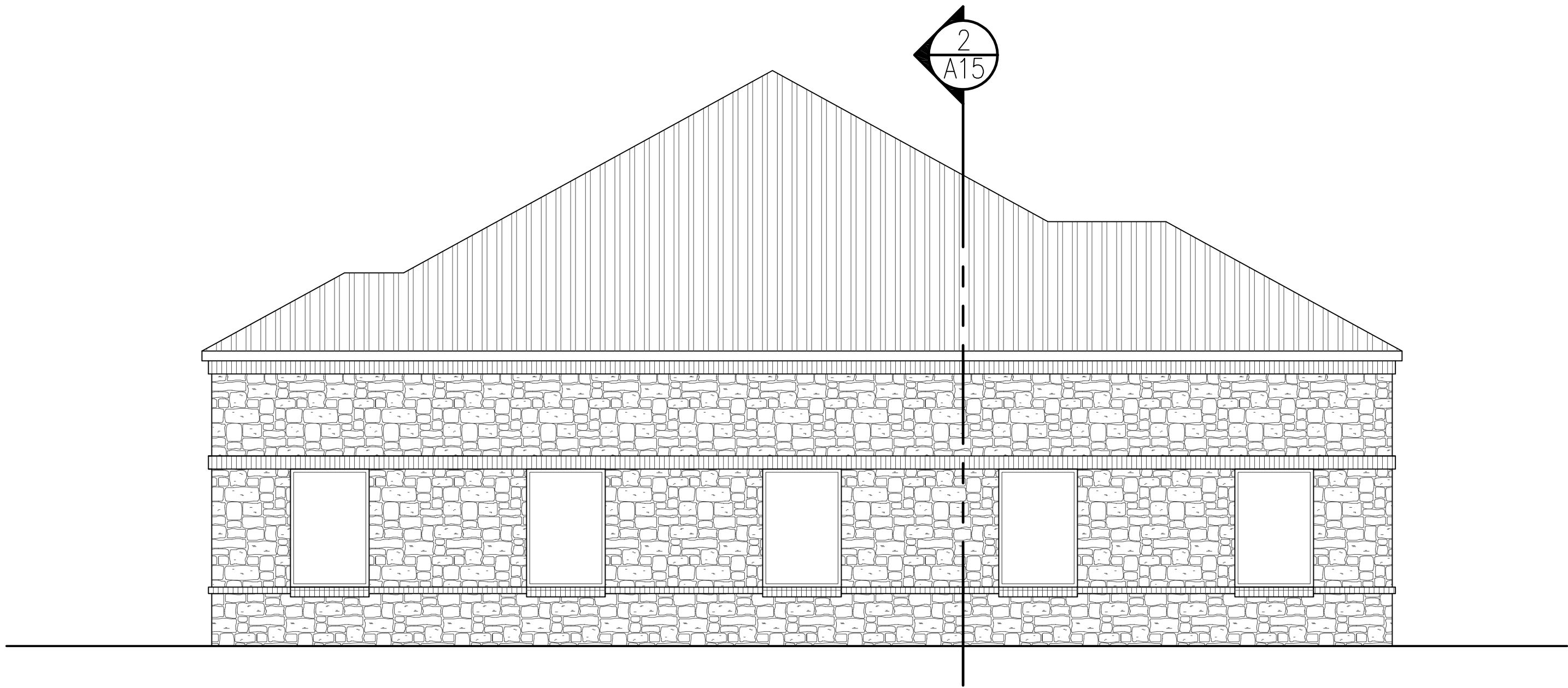
LANDSCAPE PLAN

Scale:	1" = 20'-0"
Date:	5/3/17
Project No.:	170501
Designed:	GW
Drawn:	GW
Checked:	WM
SHEET	OF
A2	16



SOUTH ELEVATION

93.0% (1230 SF) MASONRY
7.0% (90 SF) METAL CANOPIES
9.0% (121 SF) BRICK ACCENTS
84.0% (1109 SF) STONE



EAST ELEVATION

90.0% (780 SF) MASONRY
10.0% (90 SF) METAL CANOPIES
12.0% (100 SF) BRICK ACCENTS
78.0% (680 SF) STONE

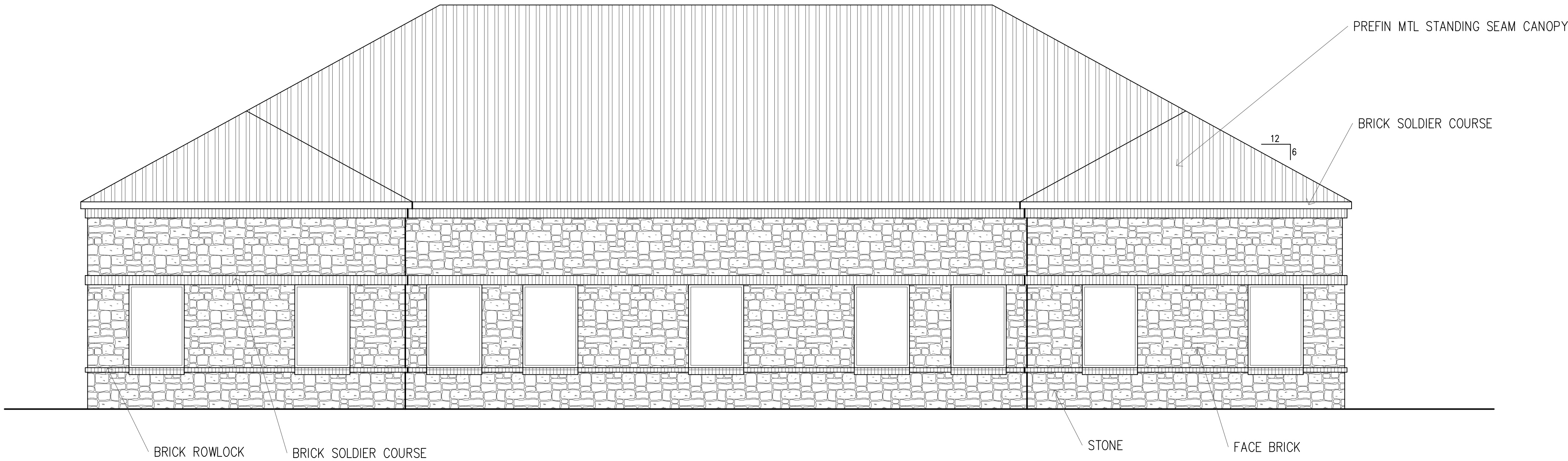
No.	Date	Revision	By



WHITTLE ALLIANCE V & VI
ROCKWALL, TEXAS
EXTERIOR ELEVATIONS

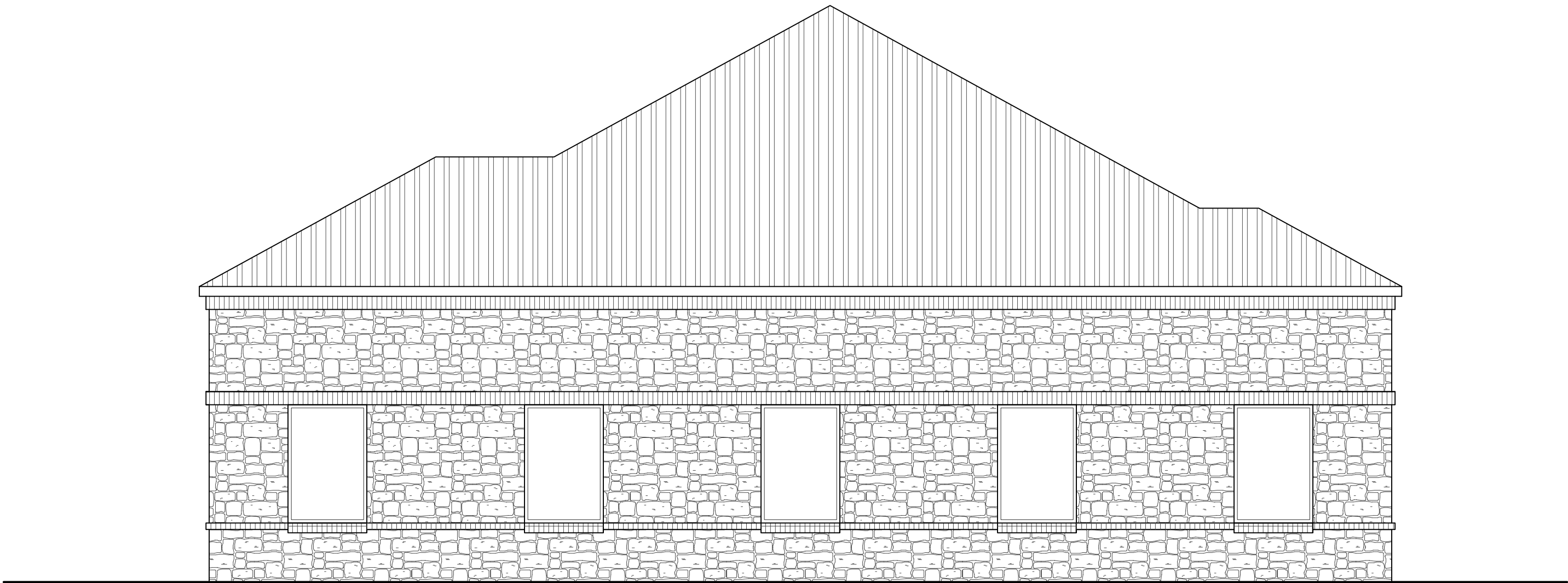
Scale:	3/16" = 1'-0"
Date:	08-03-2017
Project No.:	170501
Designed:	GW
Drawn:	GW
Checked:	WM

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NORTH ELEVATION

92.5% (1214 SF) MASONRY
7.5% (92 SF) METAL CANOPIES
12% (147 SF) BRICK ACCENTS
80.5% (975 SF) STONE



WEST ELEVATION

90.0% (780 SF) MASONRY
10.0% (90 SF) METAL CANOPIES
12.0% (100 SF) BRICK ACCENTS
78.0% (680 SF) STONE

MEDICAL COMMERCIAL CHURCHES
RESIDENTIAL RESTAURANTS INSTITUTIONAL
ARCHITECTS
MERSHAWN
2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972-722-9302
FAX: 972-249-2061

No.	Date	Revision	By

REGISTERED ARCHITECT
WAYNE MERSHAWN
11628
STATE OF TEXAS

Wayne Mershawn
8-18-2017

WHITTLE ALLIANCE V & VI
ROCKWALL, TEXAS
EXTERIOR ELEVATIONS

Scale:	3/16" = 1'-0"
Date:	08-03-2017
Project No.:	170501
Designed:	GW
Drawn:	GW
Checked:	WM

SHEET
A6
OF
16