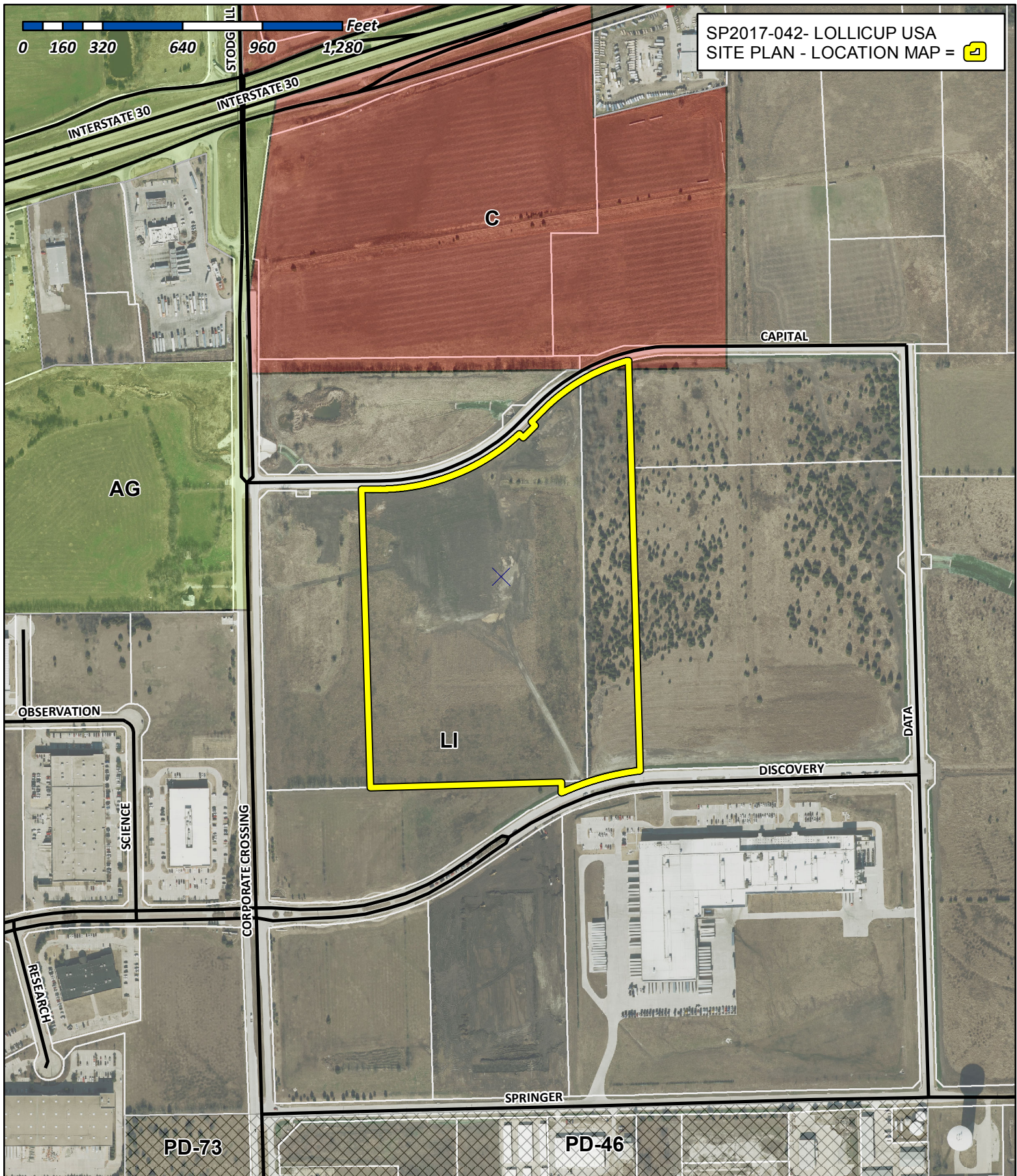




City of Rockwall

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.

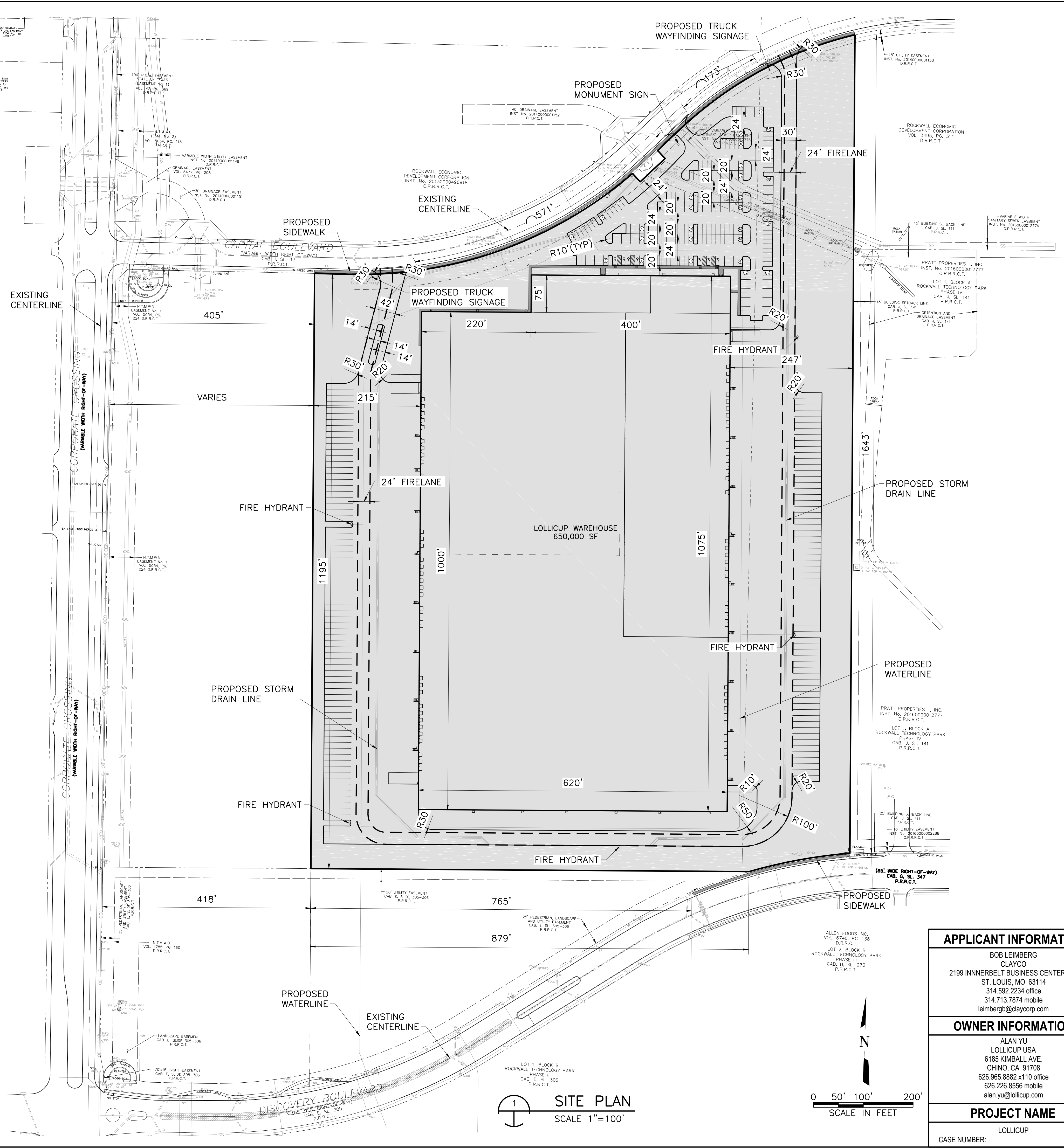
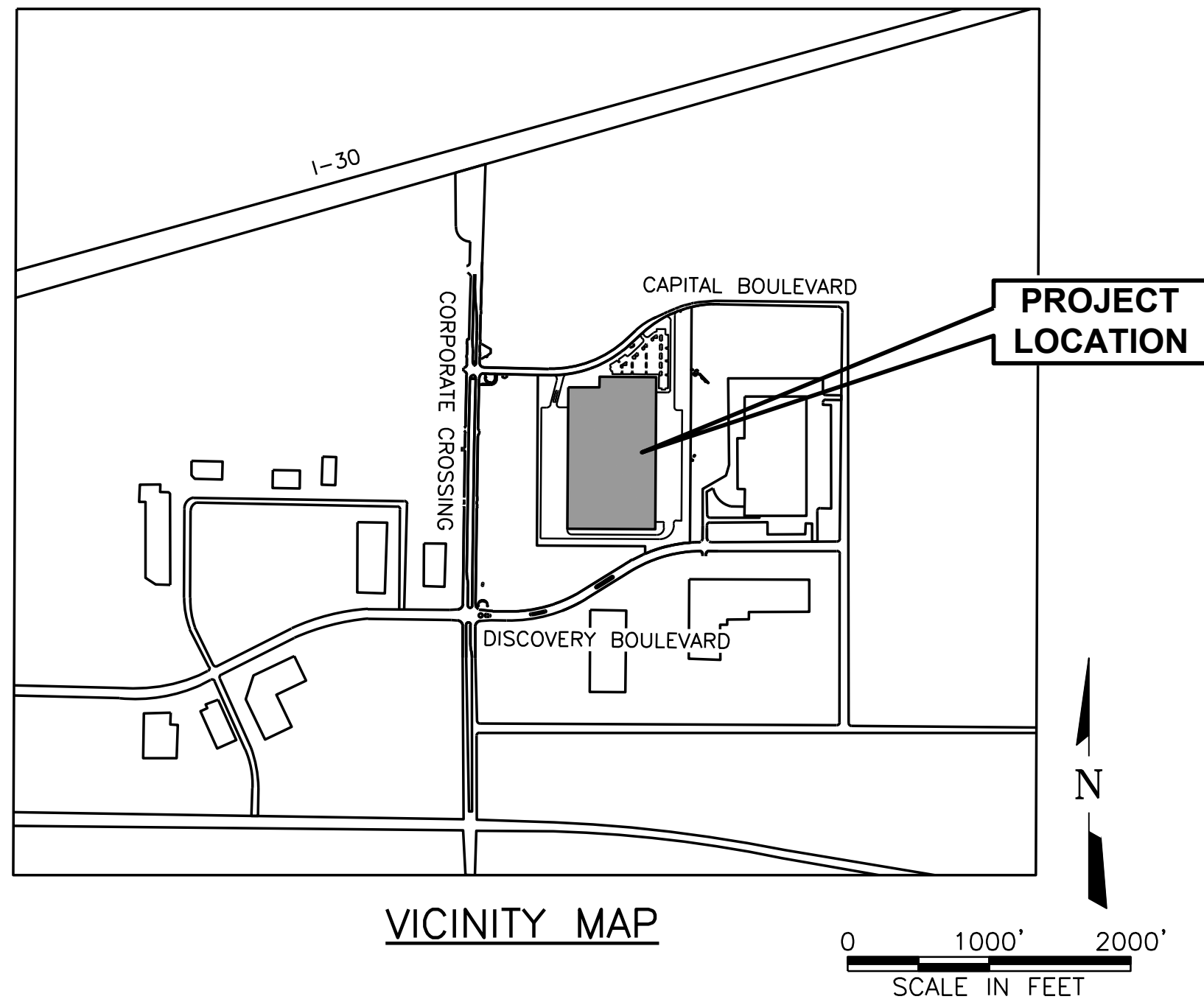


DATA TABLE

SITE PLAN INFORMATION		
SECTION 2.1		
TOTAL LOT AREA	34.23 AC	
BUILDING AREA	650,000 SF	
SECTION 2.2		
PARKING SPACES	REQUIRED	PROVIDED
	VARIANCE	215 SPACES
ADA SPACES	REQUIRED	PROVIDED
	7	7
DEPTHS/TYPES	TRUCK DRIVE/PARKING	PARKING LOT
PAVEMENT	8" CONCRETE	6" CONCRETE
LIME STABILIZATION	6"	6"

LEGEND

- ② PARKING SPACE QUANTITY
- 24' FIRELANE
- PROPOSED LOT TO BE PLATTED DURING DESIGN (34.23 AC)
- PROPOSED 5' SIDEWALK



APPLICANT INFORMATION

BOB LEIMBERG
CLAYCO
2199 INNERBELT BUSINESS CENTER DR.
ST. LOUIS, MO 63114
314.592.2234 office
314.713.7874 mobile
leimbergb@claycorp.com

OWNER INFORMATION

ALAN YU
LOLLICUP USA
6185 KIMBALL AVE.
CHINO, CA 91708
626.965.8882 x110 office
626.226.8556 mobile
alan.yu@lolicup.com

PROJECT NAME

LOLLICUP

CASE NUMBER:

NOT FOR CONSTRUCTION

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF: BRETT M. BRISTOW P.E. TEXAS NO. 101000 ON DATE: 12/15/2017 IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

CLAYCO
THE ART & SCIENCE OF BUILDING

2199 INNERBELT BUSINESS CENTER DRIVE
ST. LOUIS, MISSOURI 63114
PH 314.429.5100 FX 314.429.3137

ARCHITECT

FORUM

2199 INNERBELT BUSINESS CENTER DRIVE
ST. LOUIS, MISSOURI 63114
PH 314.429.1010 FX 314.429.7770

CONTRACTOR / DEVELOPER

CLAYCO

LANDSCAPE ARCHITECT

FORUM

CIVIL ENGINEER

FREESE & NICHOLS

STRUCTURAL ENGINEER

MECHANICAL ENGINEER

ELECTRICAL ENGINEER

PLUMBING ENGINEER

FIRE PROTECTION ENGINEER

Lollipup

ROCKWALL TECHNOLOGY PARK
ROCKWALL, TEXAS

DRAWING ISSUE

DESCRIPTION DATE

SITE PLAN SUBMITTAL - CITY OF ROCKWALL 12/15/17

DRAWING TITLE

SITE PLAN

DRAWING NO.

C-01

PROJECT NAME

LOLLICUP

Forum # 601-03049 Consult # 101-03049



CORPORATE CROSSING
(VARIABLE WITH RIGHT-OF-WAY)

CAPITAL BOULEVARD

ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
VOL. 3495, PG. 314
D.R.R.C.T.

PRATT PROPERTIES II, INC.
INST. No. 2016000001277
O.P.R.R.C.T.

INST. No. 20160000012777
 O.P.R.C.T.
 LOT 1, BLOCK A
 ROCKWALL TECHNOLOGY PARK
 PHASE IV
 CUB. J, SL. 141
 P.R.C.T.

VOL. 6740, PG. 138
D.R.R.C.T.
LOT 2, BLOCK B
ROCKWALL TECHNOLOGY PARK
PHASE III
CAB. H, SL. 273
P.R.R.C.T.

0' 50' 100' 200'

2

FIRE PROTECTION ENGINEER

Drum #	601-03049	Consult.#	101-4
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CASE NUMBER

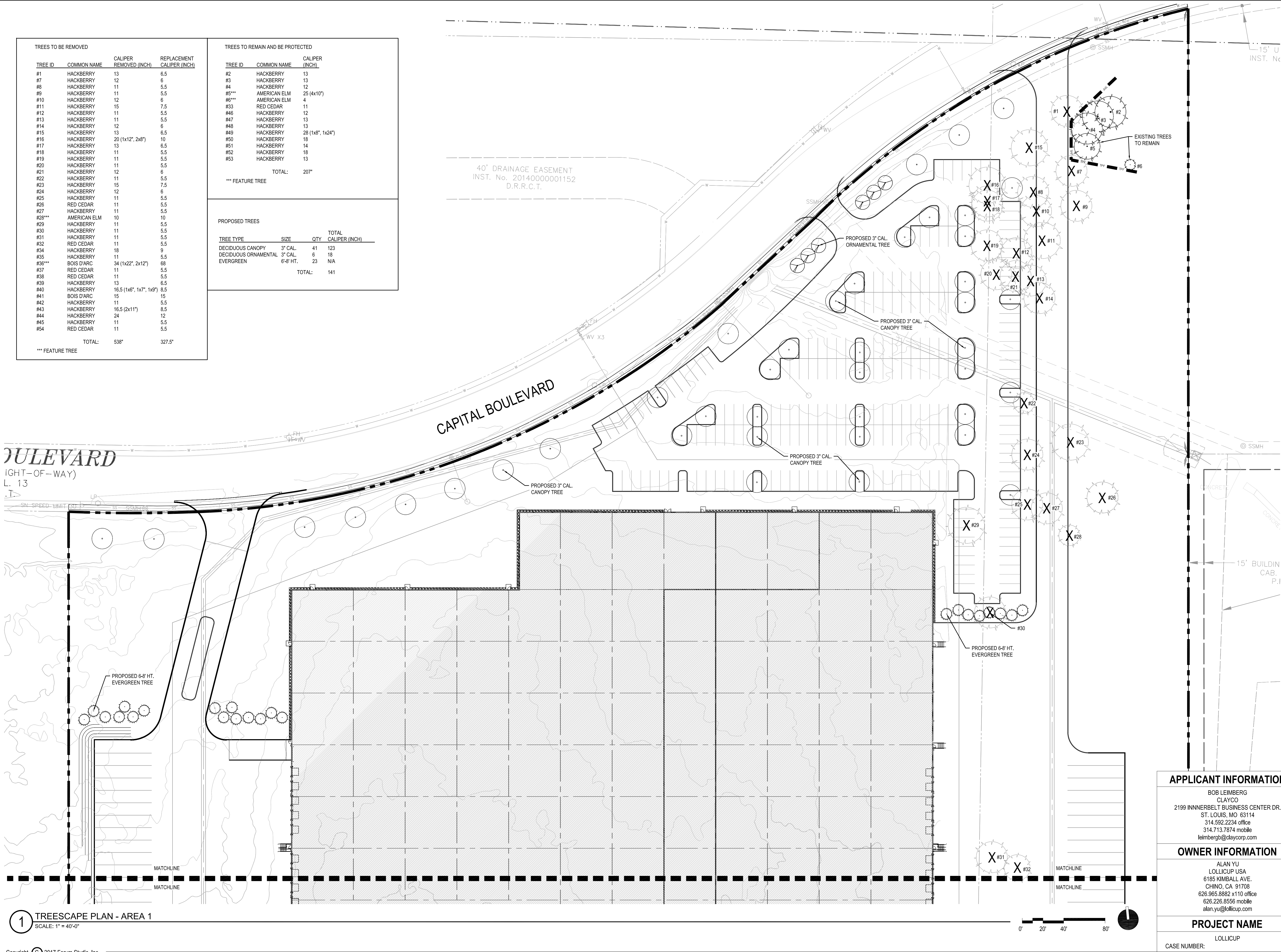
PROJECT NAME

CASE NUMBER

601-03049	Consult.#	101-4
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TREES TO BE REMOVED			
TREE ID	COMMON NAME	CALIPER REMOVED (INCH)	REPLACEMENT CALIPER (INCH)
#1	HACKBERRY	13	6.5
#7	HACKBERRY	12	6
#8	HACKBERRY	11	5.5
#9	HACKBERRY	11	5.5
#10	HACKBERRY	12	6
#11	HACKBERRY	15	7.5
#12	HACKBERRY	11	5.5
#13	HACKBERRY	11	5.5
#14	HACKBERRY	12	6
#15	HACKBERRY	13	6.5
#16	HACKBERRY	20 (1x12", 2x8")	10
#17	HACKBERRY	13	6.5
#18	HACKBERRY	11	5.5
#19	HACKBERRY	11	5.5
#20	HACKBERRY	11	5.5
#21	HACKBERRY	12	6
#22	HACKBERRY	11	5.5
#23	HACKBERRY	15	7.5
#24	HACKBERRY	12	6
#25	HACKBERRY	11	5.5
#26	RED CEDAR	11	5.5
#27	HACKBERRY	11	5.5
#28***	AMERICAN ELM	10	10
#29	HACKBERRY	11	5.5
#30	HACKBERRY	11	5.5
#31	HACKBERRY	11	5.5
#32	RED CEDAR	11	5.5
#34	HACKBERRY	18	9
#35	HACKBERRY	11	5.5
#36***	BOIS D'ARC	34 (1x22", 2x12")	88
#37	RED CEDAR	11	5.5
#38	RED CEDAR	11	5.5
#39	HACKBERRY	13	6.5
#40	HACKBERRY	16.5 (1x6", 1x7", 1x9")	8.5
#41	BOIS D'ARC	15	15
#42	HACKBERRY	11	5.5
#43	HACKBERRY	16.5 (2x11")	8.5
#44	HACKBERRY	24	12
#45	HACKBERRY	11	5.5
#54	RED CEDAR	11	5.5
TOTAL:		538"	327.5"
*** FEATURE TREE			

TREES TO REMAIN AND BE PROTECTED			
TREE ID	COMMON NAME	CALIPER (INCH)	
#2	HACKBERRY	13	
#3	HACKBERRY	13	
#4	HACKBERRY	12	
#5***	AMERICAN ELM	25 (4x10")	
#6***	AMERICAN ELM	4	
#33	RED CEDAR	11	
#46	HACKBERRY	12	
#47	HACKBERRY	13	
#48	HACKBERRY	13	
#49	HACKBERRY	28 (1x8", 1x24")	
#50	HACKBERRY	18	
#51	HACKBERRY	14	
#52	HACKBERRY	18	
#53	HACKBERRY	13	
TOTAL:		207"	
*** FEATURE TREE			
PROPOSED TREES			
TREE TYPE	SIZE	QTY	TOTAL CALIPER (INCH)
DECIDUOUS CANOPY	3" CAL.	41	123
DECIDUOUS ORNAMENTAL	3" CAL.	6	18
EVERGREEN	6'-8' HT.	23	N/A
TOTAL:			141



1 TREESCAPE PLAN - AREA 1
SCALE: 1" = 40'-0"

CLAYCO

THE ART & SCIENCE OF BUILDING

2199 INNERBELT BUSINESS CENTER DRIVE
ST. LOUIS, MISSOURI 63114
Ph 314.429.5100 Fx 314.429.3137

ARCHITECT

FORUM

2199 INNERBELT BUSINESS CENTER DRIVE
ST. LOUIS, MISSOURI 63114
Ph 314.429.1010 Fx 314.429.7770

CONTRACTOR / DEVELOPER

CLAYCO

LANDSCAPE ARCHITECT

FORUM

CIVIL ENGINEER

FREESE & NICHOLS

STRUCTURAL ENGINEER

MECHANICAL ENGINEER

ELECTRICAL ENGINEER

PLUMBING ENGINEER

FIRE PROTECTION ENGINEER

Lollicup

ROCKWALL TECHNOLOGY PARK
ROCKWALL, TEXAS

DRAWING ISSUE

DESCRIPTION

DATE

SITE PLAN SUBMITTAL - CITY OF ROCKWALL

12/15/17

APPLICANT INFORMATION

BOB LEIMBERG
CLAYCO
2199 INNERBELT BUSINESS CENTER DR.
ST. LOUIS, MO 63114
314.592.2234 office
314.713.7874 mobile
leimbergb@claycorp.com

OWNER INFORMATION

ALAN YU
LOLLICUP USA
6185 KIMBALL AVE.
CHINO, CA 91708
626.965.8862 x110 office
626.226.8556 mobile
alan.yu@lollicup.com

PROJECT NAME

LOLLICUP

CASE NUMBER:

DRAWING TITLE

TREESCAPE PLAN
AREA 1

DRAWING NO.

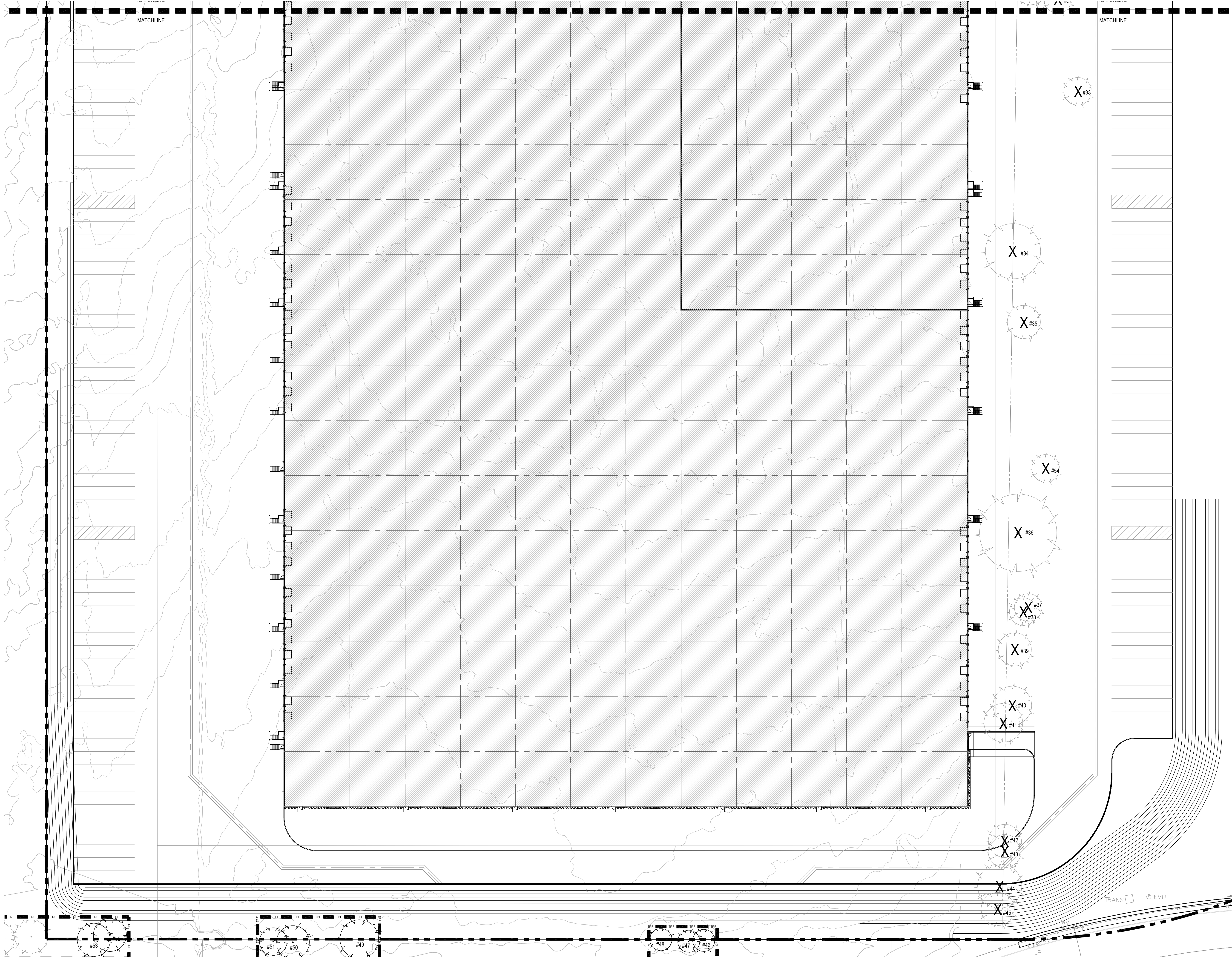
L01-01

Form #

601-03049

Consult.#

101-03049



1 TREESCAPE PLAN - AREA 2
SCALE: 1" = 40'-0"

PRATT PRO
INST. No. 2
O.P.
LOT 1,
ROCKWALL TE
PH/
CAB. /
P.R

ICV REC WATER
ICV
ICV
LP

APPLICANT INFORMATION

BOB LEIMBERG
CLAYCO
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CASE NUMBER:

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THE ART & SCIENCE OF BUILDING
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ST. LOUIS, MISSOURI 63114
Ph 314.429.5100 Fx 314.429.3137

ARCHITECT
FORUM
2199 INNERBELT BUSINESS CENTER DRIVE
ST. LOUIS, MISSOURI 63114
Ph 314.429.1010 Fx 314.429.7770

CONTRACTOR / DEVELOPER
CLAYCO

LANDSCAPE ARCHITECT
FORUM

CIVIL ENGINEER
FREESE & NICHOLS
STRUCTURAL ENGINEER

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FIRE PROTECTION ENGINEER

Lollicup
ROCKWALL TECHNOLOGY PARK
ROCKWALL, TEXAS

DRAWING ISSUE	
DESCRIPTION	DATE
SITE PLAN SUBMITTAL -	12/15/17
SITE PLAN SUBMITTAL -	12/15/17
CITY OF ROCKWALL	

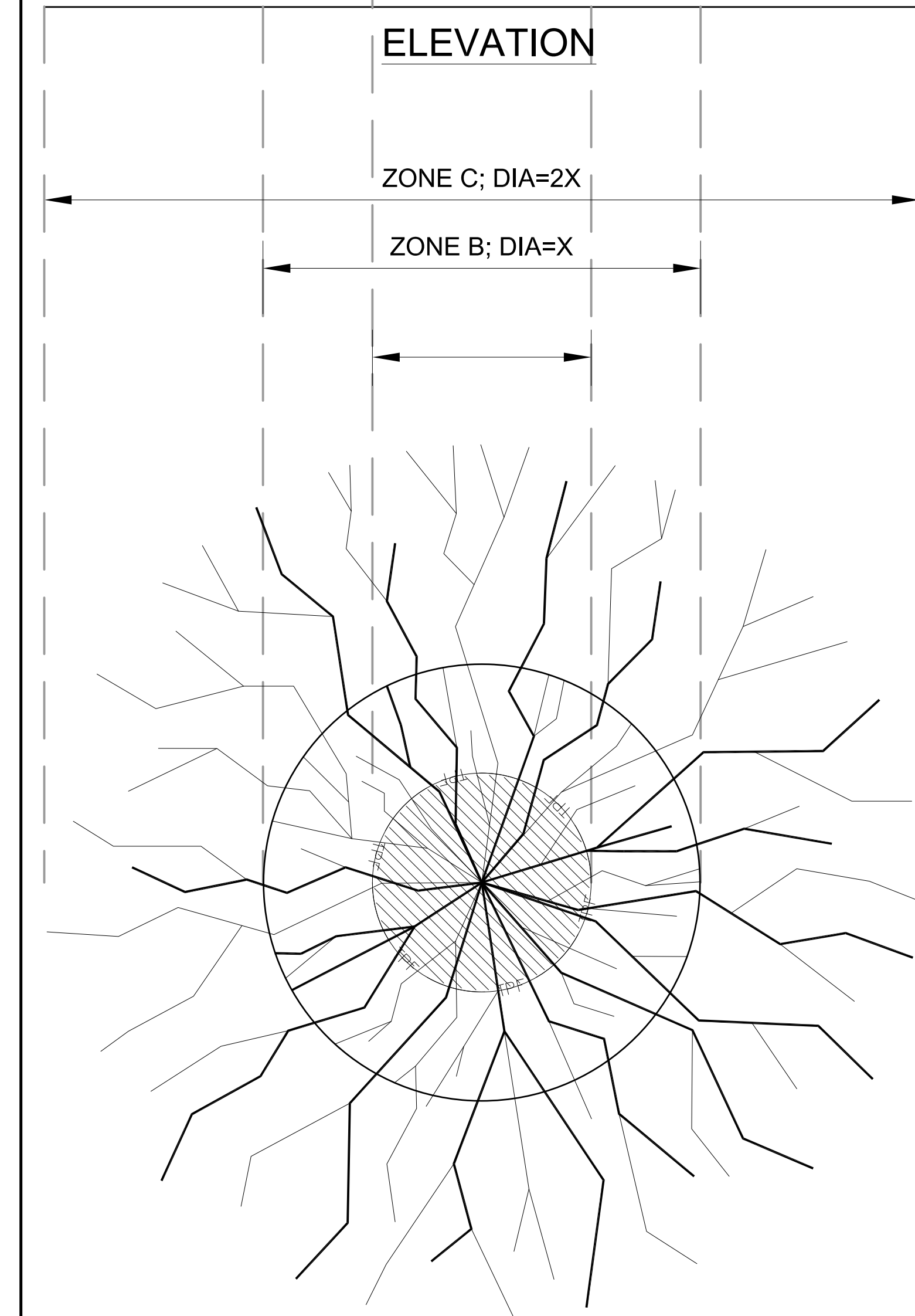
DRAWING TITLE
TREESCAPE PLAN
AREA 2

DRAWING NO.
L01-02

Forum # 601-03049 Consult.# 101-03049

12/12/2017 1:10:05 PM

PLAN VIEW



FENCING/ROOT PROTECTION

- Fencing to be provided and maintained as specified per plan
- Engineer's approval required for use/access within zone b. permission for use/access requires surface protection for all unfenced, unpaved surfaces within zone b

* SURFACE PROTECTION MEASURES

- Mulch layer, 6"-8" depth
- 3/4" plywood
- Steel plates

TRENCHING / EXCAVATION

ZONE A (CRITICAL ROOT ZONE)

- No disturbance allowed without site-specific inspection and approval of methods to minimize root damage
- Severance of roots larger than 2" diameter requires engineer's approval
- Tunnelling required to install lines 3'-0" below grade or deeper

ZONE B (DRIPLINE)

Operation of heavy equipment and/or stockpiling of materials subject to engineers approval. Surface protection* measures required trenching allowed as follows:

- Excavation by hand or with hand-driven trencher may be required
- Limit trench width. do not disturb Zone A maintain 2/3 or more of Zone B in undisturbed condition
- Tunnelling may be required for trenches deeper than 3'-0"

ZONE C (FEEDER ROOT ZONE)

Operation of heavy equipment and/or stockpiling of materials subject to engineers approval. Surface protection* measures may be required trenching with heavy equipment allowed as follows:

- Minimize trench width
- Maintain 2/3 or more of Zone C in undisturbed condition

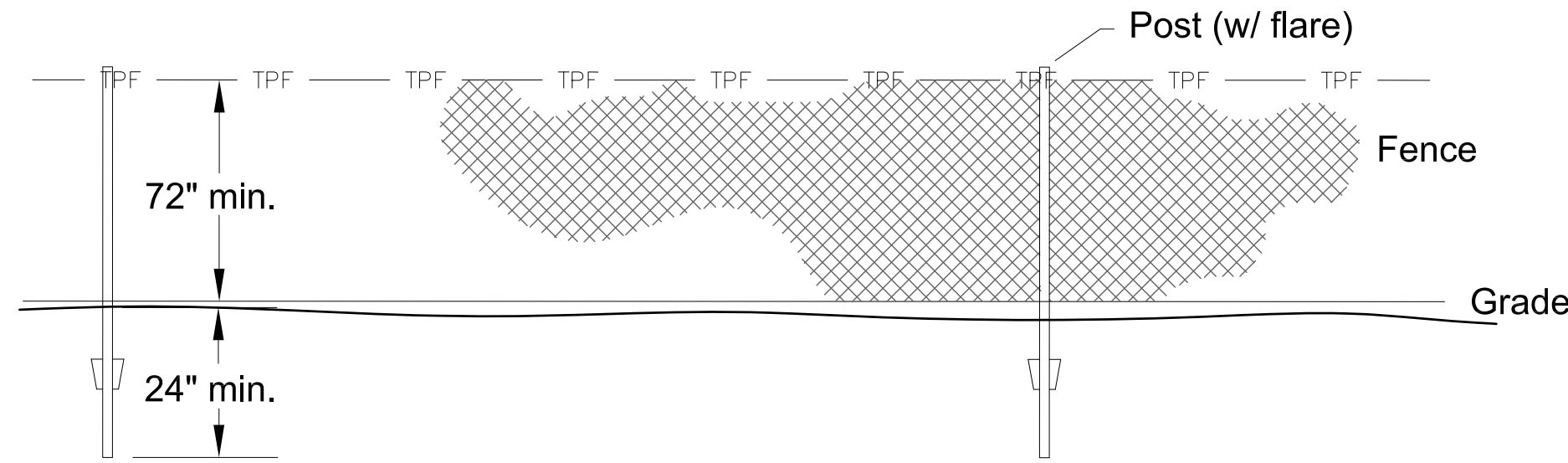
NOTES:

Tree Protection During Construction

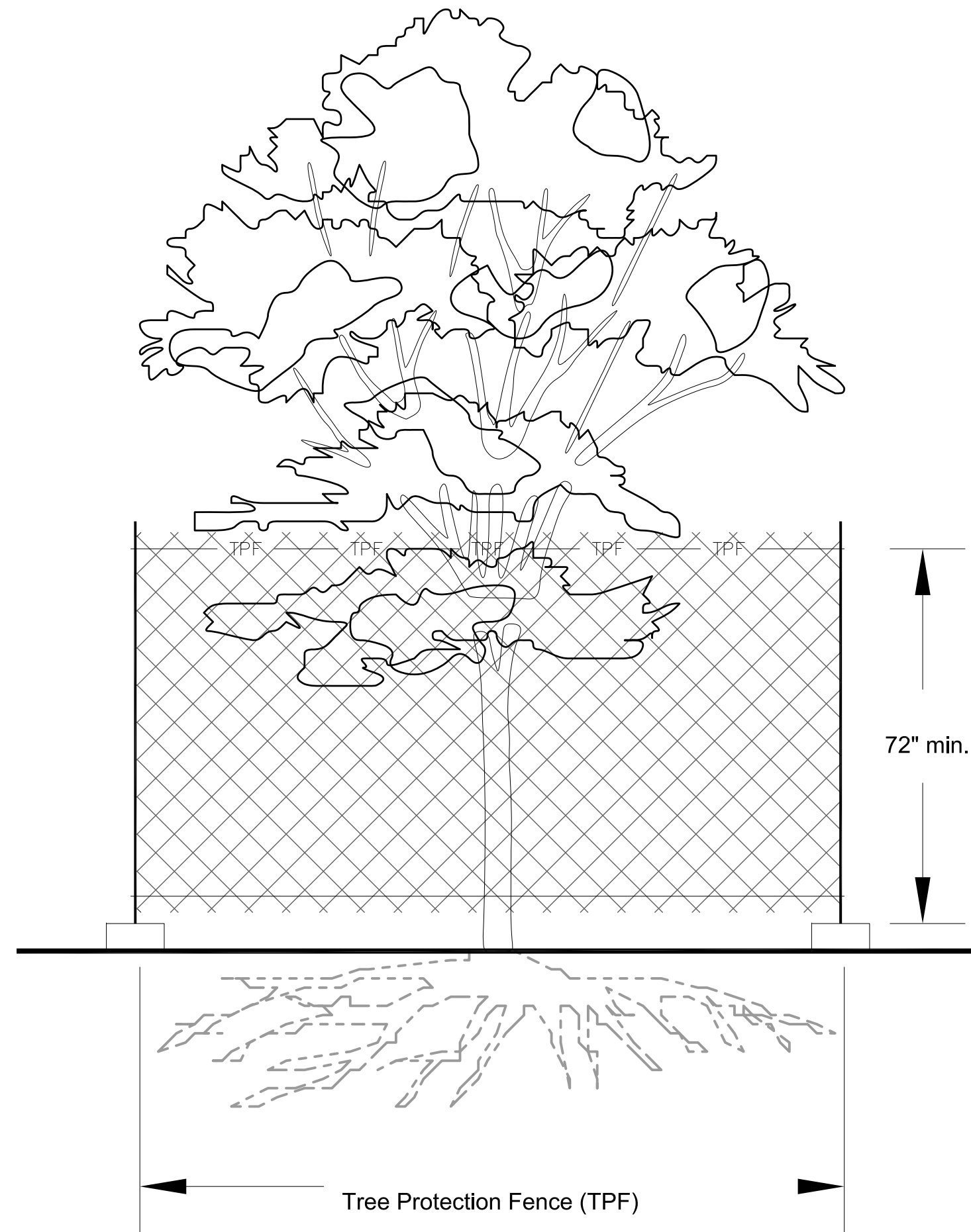
A three- to six-foot high temporary fence shall be placed at dripline of tree to be saved, or a distance of 15' from the trunk, whichever is greater. The fence shall completely encircle the tree(s) or as shown on plans. Install fence posts using pier blocks if appropriate. Avoid driving posts or stakes into major roots. Fencing may extend beyond dripline or 15' if plan design allows. Owner may permit alternative fencing methods if site prohibits installation of pier blocks (steep slopes, soft soils, etc.).

Treatment of Roots Exposed During Construction

For roots over 1" in diameter damaged during construction; make a clean, straight cut to remove damaged portion of root. all exposed roots shall be temporarily covered with damp burlap to prevent drying, and covered with soil as soon as possible. Work within protection fence shall be done manually. No excavation, stockpiling of materials, vehicular traffic, or storage of equipment or machinery shall be allowed within the limit of the fencing.



TREE PROTECTION FENCE N.T.S.



TREE PROTECTION NOTES:

1 Critical Root Zone is the minimum area of a tree's root zone that should be protected. It is calculated by multiplying the tree's diameter (in inches) by 1.5 to determine the radius of the protected area. (I.e. Tree Protection fencing should be located in a circle around the tree at the radius shown.)

2 Structural Critical Root Distance is the minimum distance that any root severance can occur. Severing roots any closer will greatly increase the chance of catastrophic tree failure due to loss of supporting roots. The distance is based on Coder, K. 1996. Construction Damage Assessments: Trees and Sites. University of Georgia, October, 1996. (Tool #8).

3 Action Item includes any required tree protection action to be taken including the following:

- OK** - Tree is adequate distance away from construction activity that no protection measures are required.
- TBR** - To Be Removed
- Fence xx** - Construction fencing will be installed prior to any grading or construction activity. See the map version of the Tree Protection Plan for specific location. The xx refers to radius minimum and maximum distance from tree to fence. The fence will delineate an area that is considered the "Tree Protection Zone". While fence is in place there should be no grading, equipment access, material storage, or root disturbance of any kind within the "Tree Protection Zone" delineated by the fencing. Fencing will be 72" tall chain-link fence that is adequately supported without sagging. Fencing will remain in place for the duration of the grading associated with the installation of new stormwater pipe. It can only be moved to permit the installation of new soil near and around trees as indicated and only with permission of City Arborist.
- Mulch** - Apply an 8-10 inch deep layer of wood chips around the tree at a radius equal to the "Critical Root Zone Radius". Do not pile up wood chips at the tree's base. Mulch only needs to be applied where equipment traffic is required that will impact the the tree's critical root zone. Mulch layer will reduce soil compaction and rutting. An additional layer of 3/4" plywood, plastic, or rubberized material may be needed on top of mulch to reduce compaction. Remove chips after project completion without damaging the original grade and without damaging roots that may be present underneath.

APPLICANT INFORMATION

BOB LEIMBERG
CLAYCO
2199 INNERBELT BUSINESS CENTER DR.
ST. LOUIS, MO 63114
314.592.2234 office
314.713.7874 mobile
leimbergb@claycorp.com

OWNER INFORMATION

ALAN YU
LOLLICUP USA
6185 KIMBALL AVE.
CHINO, CA 91708
626.965.8862 x110 office
626.226.8556 mobile
alan.yu@lollicap.com

PROJECT NAME

LOLLICUP

CASE NUMBER:

4

3

2

1

DRAWING ISSUE

DESCRIPTION	DATE
SITE PLAN SUBMITTAL - CITY OF ROCKWALL	12/15/17

DRAWING TITLE

TREE PROTECTION
DETAILS

DRAWING NO.

L01-03

Forum #	601-03049	Consult.#	101-03049
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CLAYCO
THE ART & SCIENCE OF BUILDING
2199 INNERBELT BUSINESS CENTER DRIVE
ST. LOUIS, MISSOURI 63114
Ph 314.429.5100 Fx 314.429.3137

ARCHITECT

FORUM

2199 INNERBELT BUSINESS CENTER DRIVE
ST. LOUIS, MISSOURI 63114
Ph 314.429.1010 Fx 314.429.7770

CONTRACTOR / DEVELOPER

CLAYCO

LANDSCAPE ARCHITECT

FORUM

CIVIL ENGINEER

FREESE & NICHOLS

STRUCTURAL ENGINEER

MECHANICAL ENGINEER

ELECTRICAL ENGINEER

PLUMBING ENGINEER

FIRE PROTECTION ENGINEER

Lollicap

ROCKWALL TECHNOLOGY PARK
ROCKWALL, TEXAS

TOTAL SITE AREA: 1,490,406 SF (34.21 AC)
BUILDING AREA: 650,000

LANDSCAPE AREA REQUIRED: 10%
LANDSCAPE AREA PROVIDED: 26% (400,160 SF)
IMPERVIOUS AREA: 74% (1,102,584 SF)

PARKING AREA: 90,070 SF
LANDSCAPE AREA WITHIN PARKING REQUIRED: 5%
LANDSCAPE AREA WITHIN PARKING PROVIDED: 13% (6,618 SF)

ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
INST. No. 20130000496918
O.P.R.R.C.T.

40' DRAINAGE EASEMENT
INST. No. 20140000001152
D.R.R.C.T.

CAPITAL BOULEVARD

LEVAR
-OF-WAY)

15' UTILITY
INST. No. 201-
D.R.R.

R
DEVE

SSMH

15' BUILDING SETB
CAB. J. SL.
P.R.R.C.T.

APPLICANT INFORMATION

BOB LEIMBERG
CLAYCO
2199 INNERBELT BUSINESS CENTER DR.
ST. LOUIS, MO 63114
314.592.2234 office
314.713.7874 mobile
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LOLLICUP USA
6185 KIMBALL AVE.
CHINO, CA 91708
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CASE NUMBER:

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THE ART & SCIENCE OF BUILDING

2199 INNERBELT BUSINESS CENTER DRIVE
ST. LOUIS, MISSOURI 63114
Ph 314.429.5100 Fx 314.429.3137

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ST. LOUIS, MISSOURI 63114
Ph 314.429.1010 Fx 314.429.7770

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FIRE PROTECTION ENGINEER

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ROCKWALL TECHNOLOGY PARK
ROCKWALL, TEXAS

DRAWING ISSUE

DESCRIPTION DATE

SITE PLAN SUBMITTAL - 12/15/17
CITY OF ROCKWALL

DRAWING TITLE

LANDSCAPE PLAN
AREA 1

DRAWING NO.

L07-01

Forum # 601-03049 Consult.# 101-03049

1 LANDSCAPE PLAN - AREA 1
SCALE: 1" = 40'-0"

0' 20' 40' 80'

12/12/2017 1:13:05 PM

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12/12/2017 1:13:05 PM

1 LANDSCAPE PLAN - AREA 2
SCALE: 1" = 40'-0"

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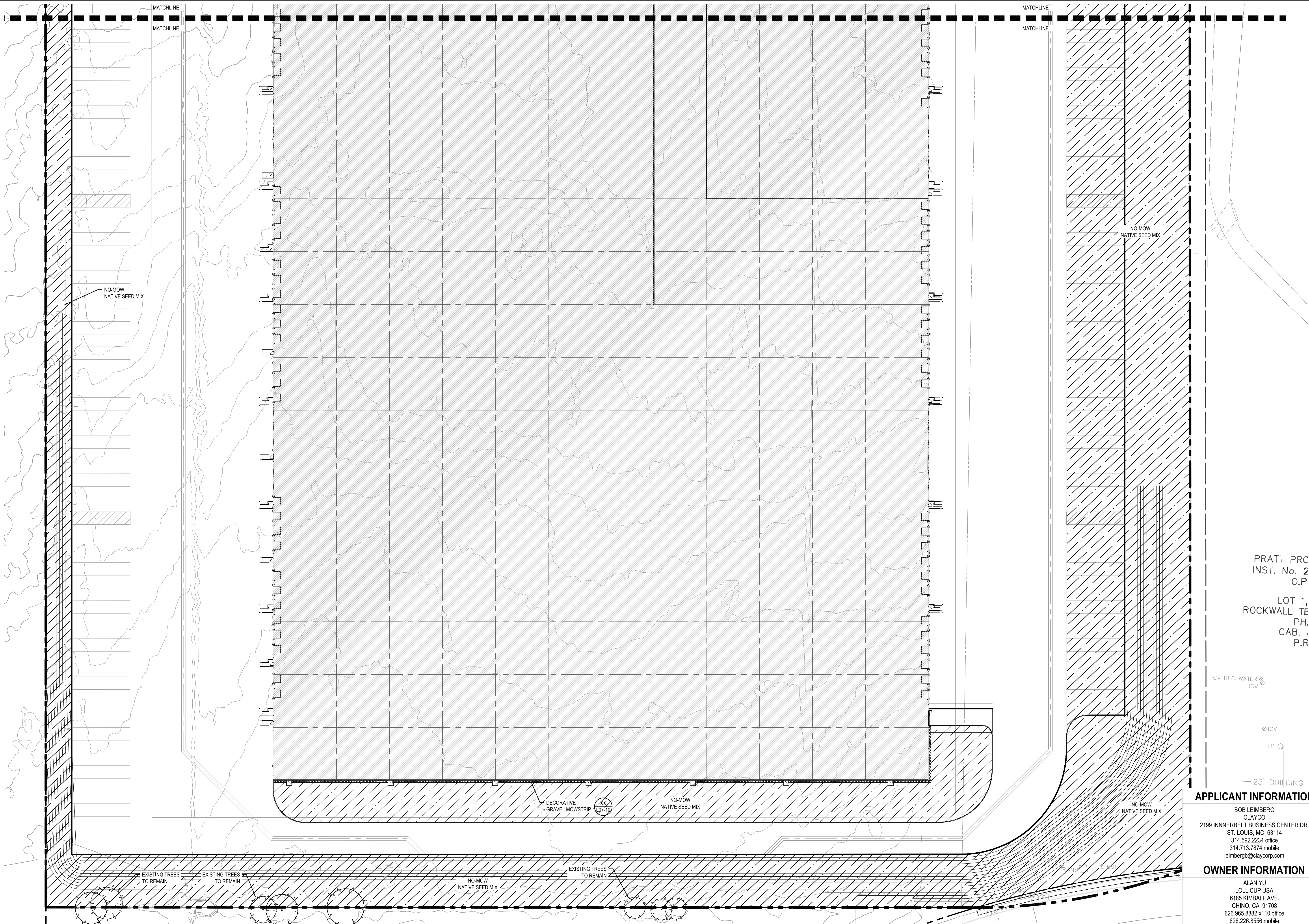
E

D

C

B

A



PRATT PRC
INST. No. 2
O.P.

LOT 1,
ROCKWALL TE
PH.
CAB. ,
P.R

ICV REC WATER
ICV

ICV

LP

25' BUILDING

APPLICANT INFORMATION

BOB LEIMBERG
CLAYCO
2199 INNERBELT BUSINESS CENTER DR.
ST. LOUIS, MO 63114
314.592.2234 office
314.713.7874 mobile
leimbergb@claycorp.com

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ALAN YU
LOLLICUP USA
6185 KIMBALL AVE.
CHINO, CA 91708
626.965.8862 x110 office
626.226.8556 mobile
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CASE NUMBER:

CLAYCO
THE ART & SCIENCE OF BUILDING
2199 INNERBELT BUSINESS CENTER DRIVE
ST. LOUIS, MISSOURI 63114
Ph 314.429.5100 Fx 314.429.3137

ARCHITECT

FORUM

2199 INNERBELT BUSINESS CENTER DRIVE
ST. LOUIS, MISSOURI 63114
Ph 314.429.1010 Fx 314.429.7770

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FIRE PROTECTION ENGINEER

Lollicup
ROCKWALL TECHNOLOGY PARK
ROCKWALL, TEXAS

DRAWING ISSUE

DESCRIPTION DATE

SITE PLAN SUBMITTAL -
CITY OF ROCKWALL

12/15/17

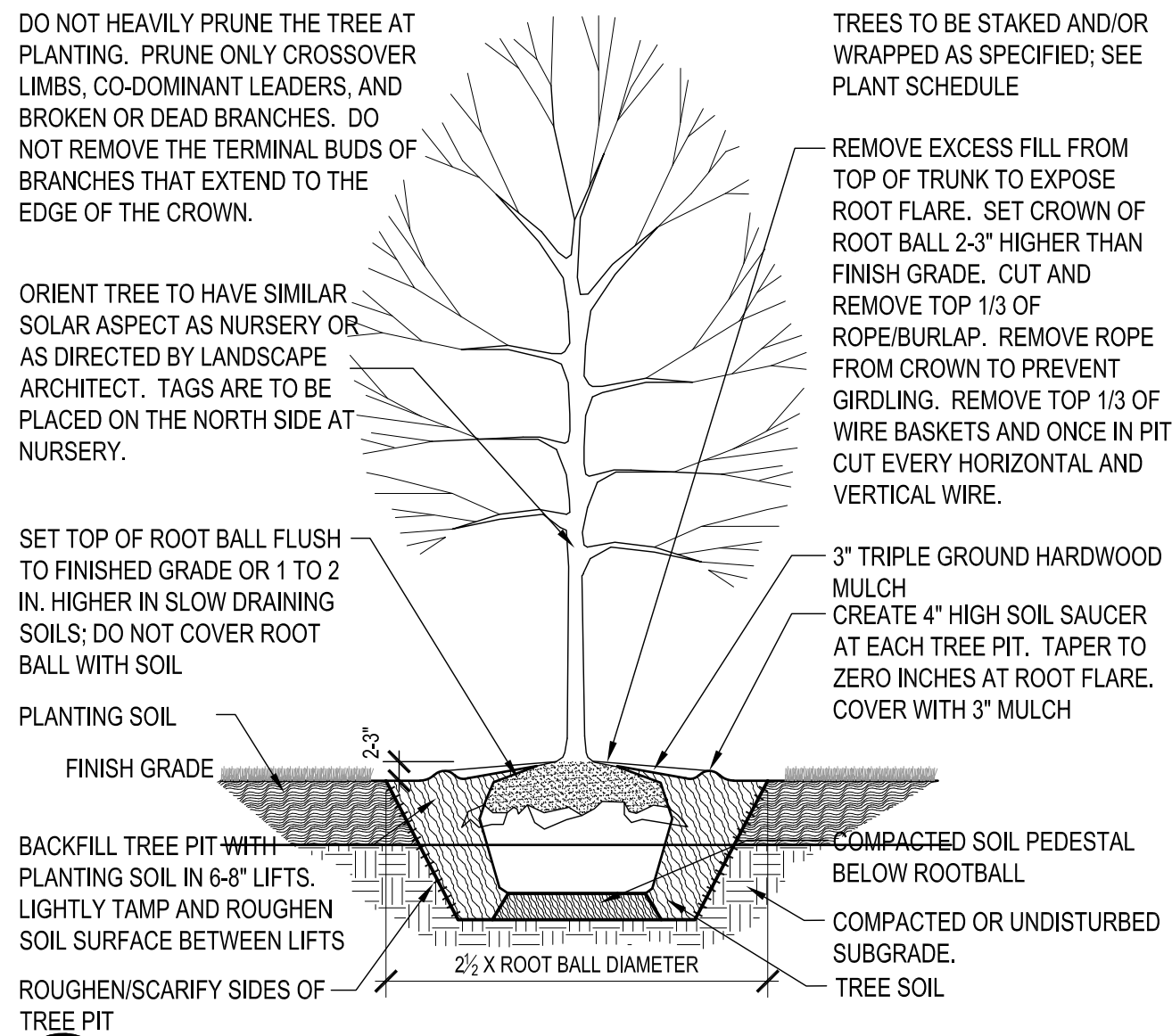
DRAWING TITLE

LANDSCAPE PLAN
AREA 2

DRAWING NO.

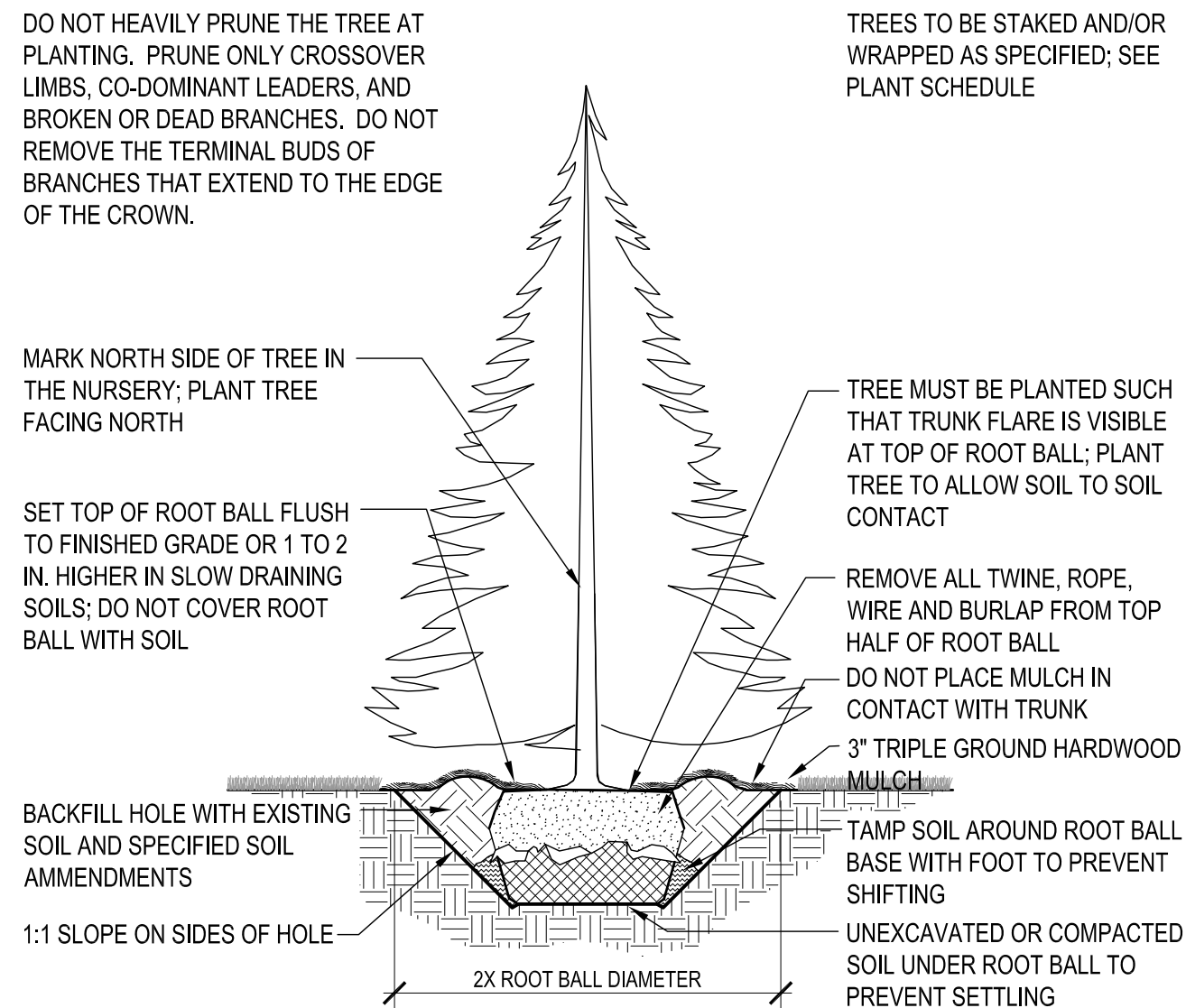
L07-02

Forum # 601-03049 Consult.# 101-03049



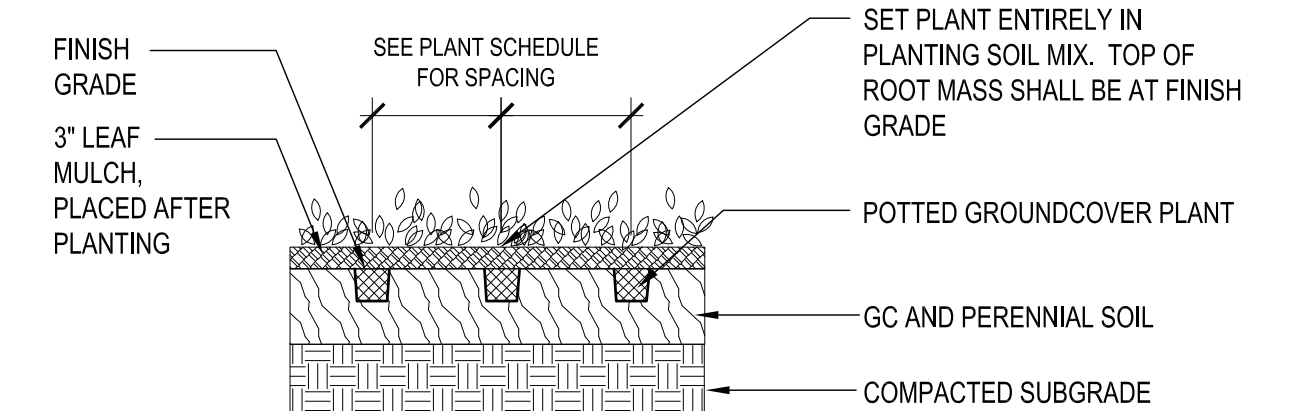
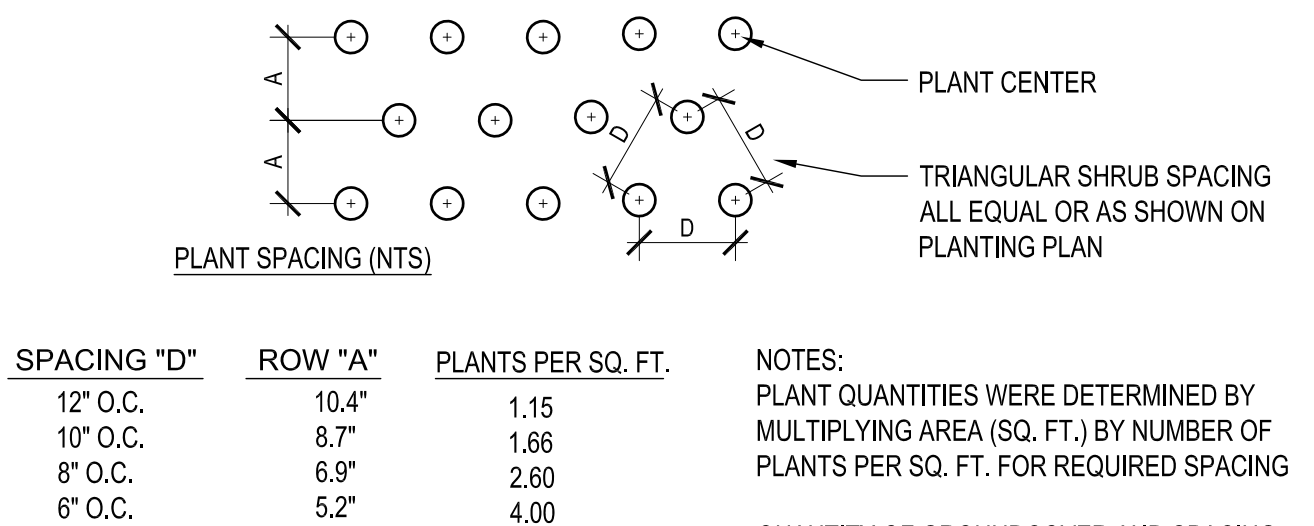
D3 DECIDUOUS TREE PLANTING

1/4" = 1'-0"



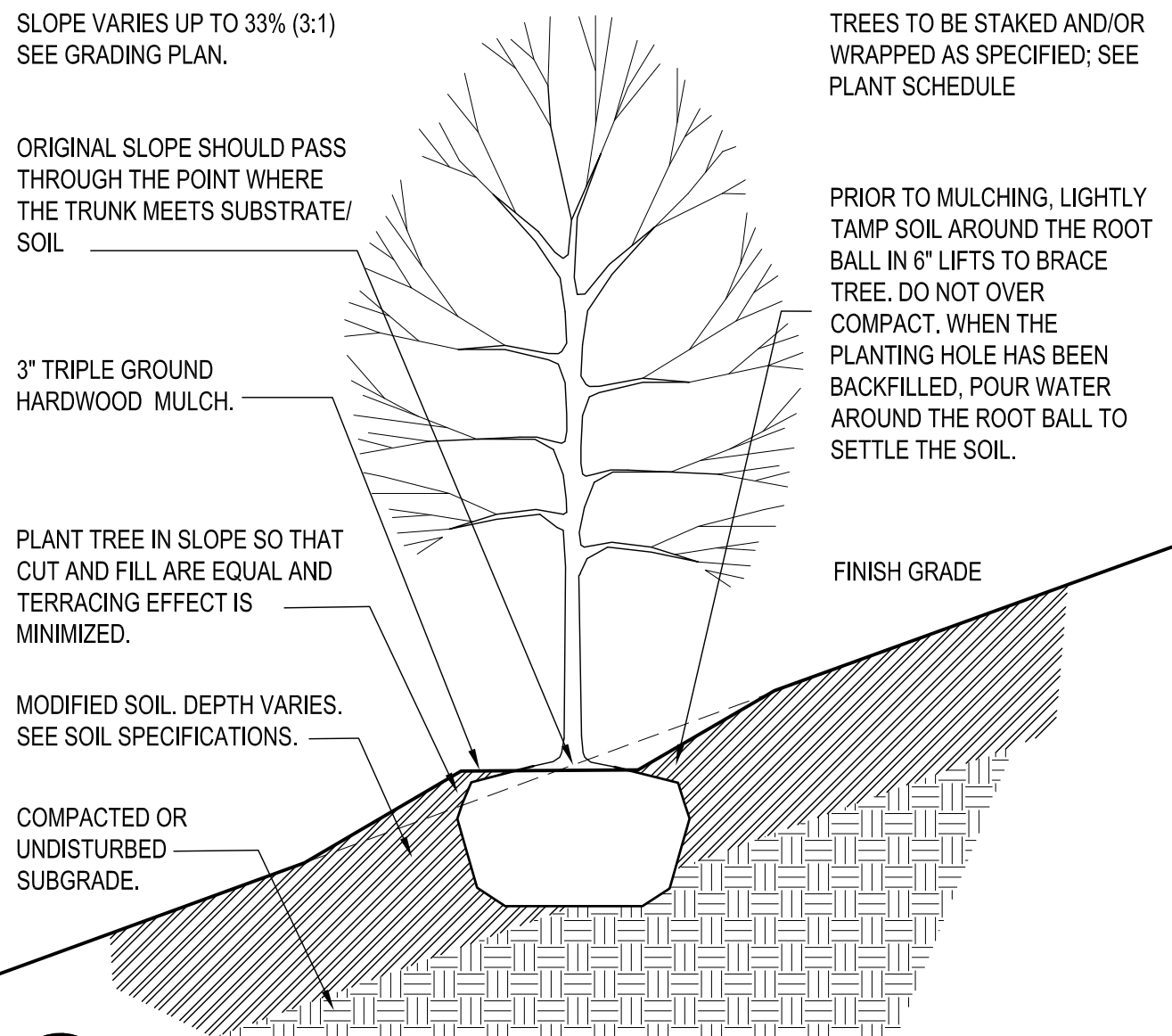
D2 EVERGREEN TREE PLANTING

1/4" = 1'-0"



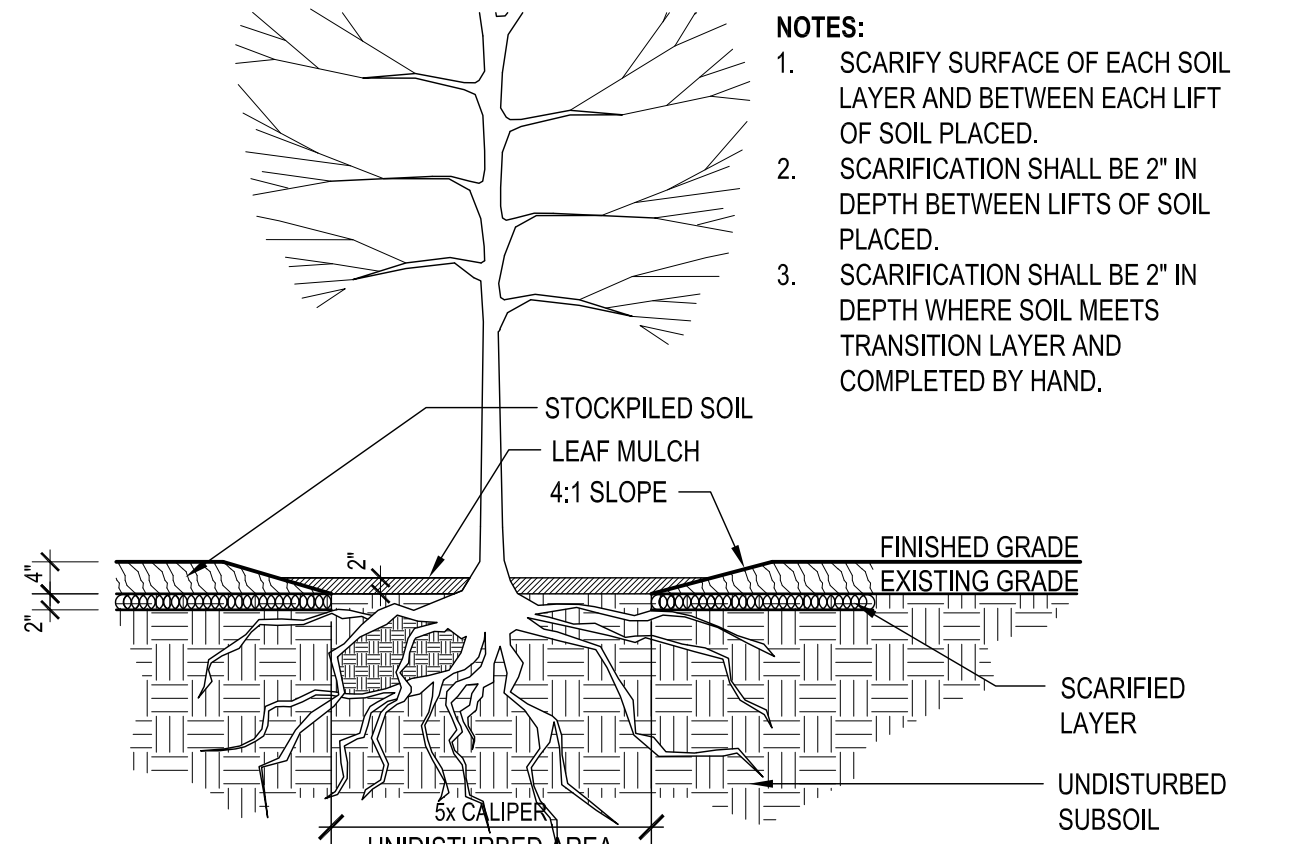
D1 GROUND COVER PLANTING

1/2" = 1'-0"



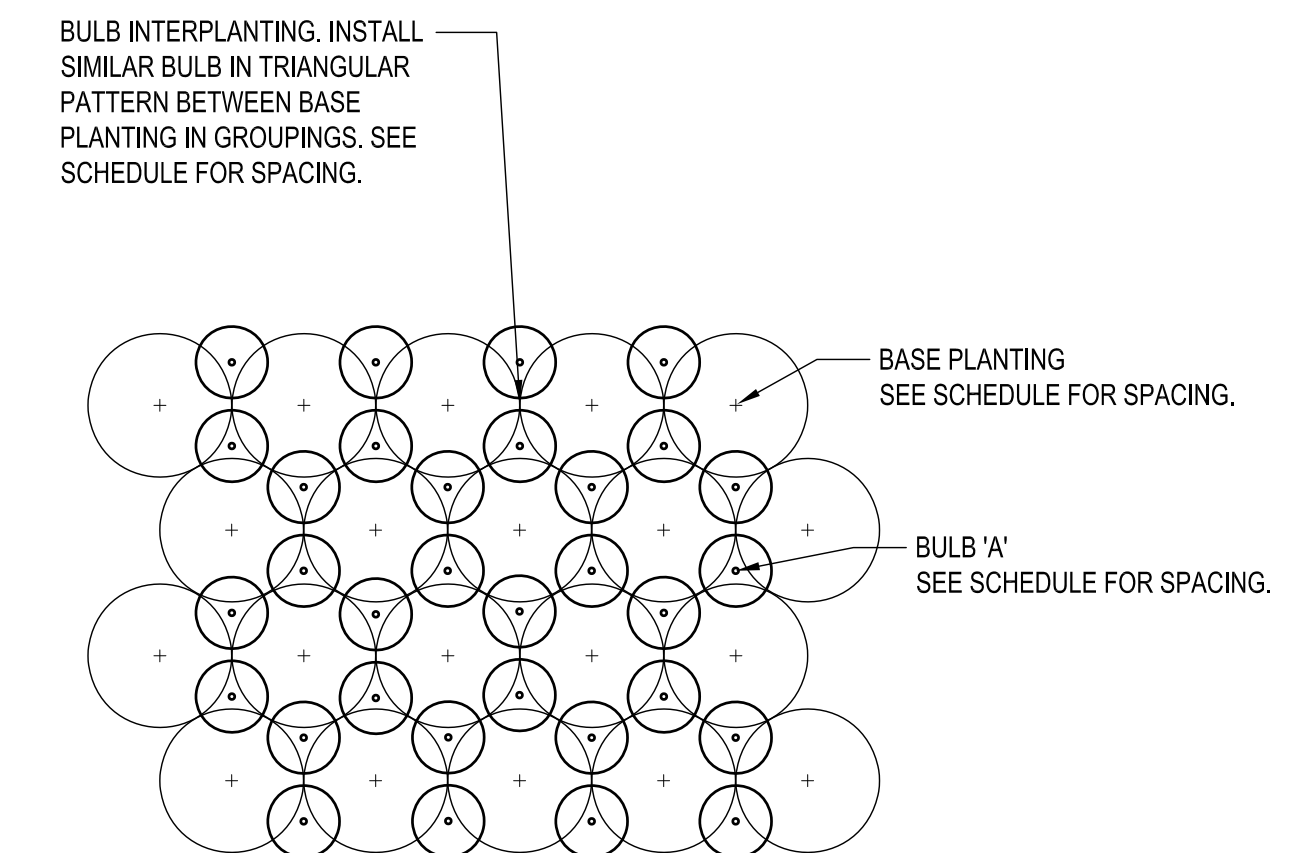
C8 DECIDUOUS TREE PLANTING ON SLOPE

1/4" = 1'-0"



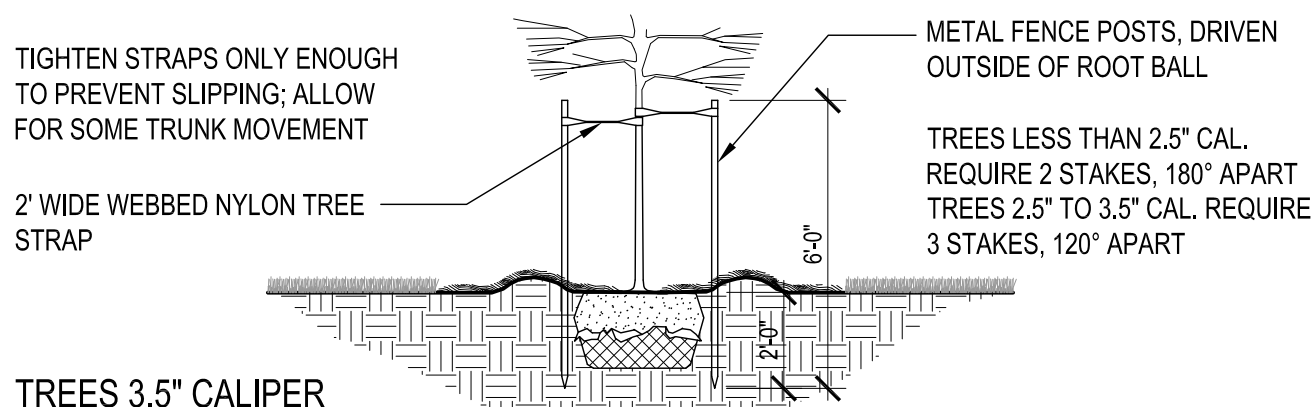
C2 EXISTING TREES IN LAWN AREAS

1" = 1'-0"

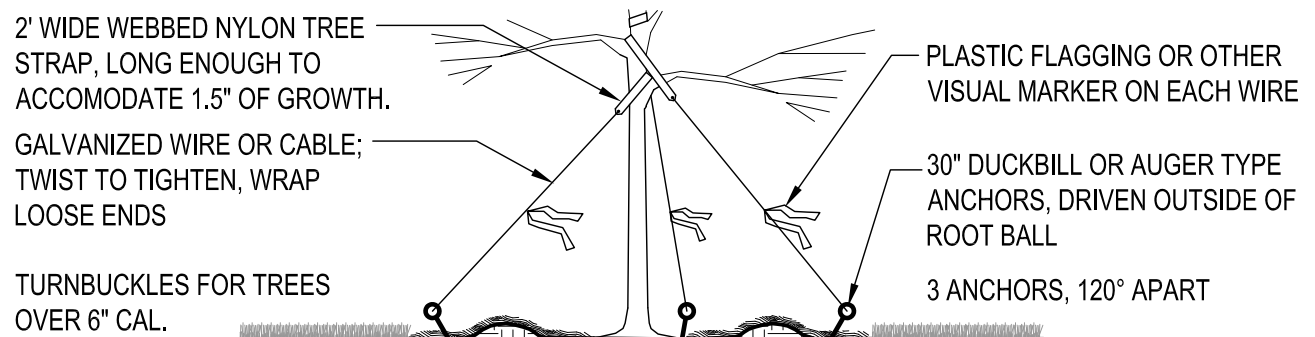


C1 INTERMINGLED PERENNIAL/GRASS & BULB PLANTING

1/2" = 1'-0"



TREES 3.5" CALIPER OR LESS

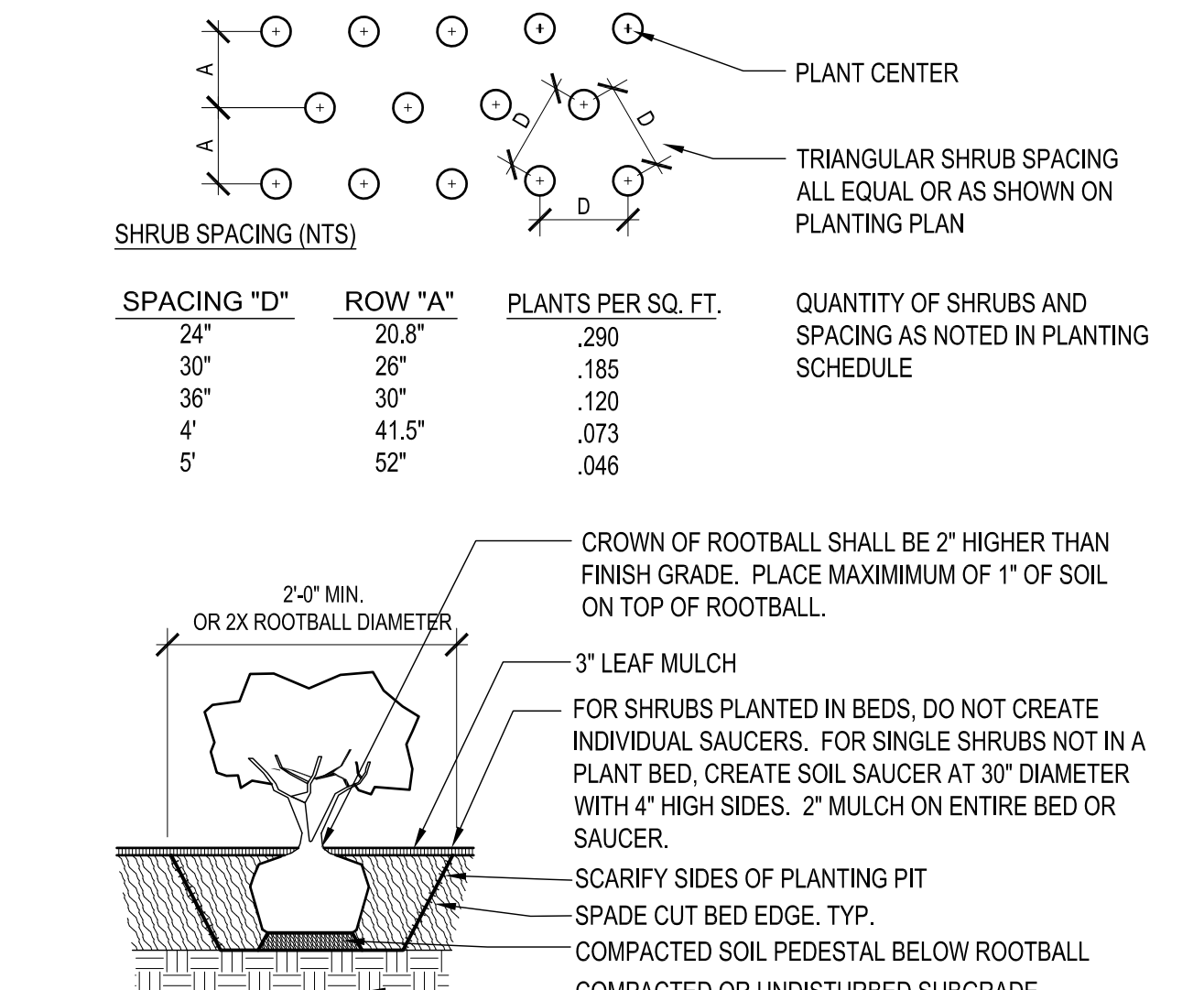


TREES GREATER THAN 3.5" CALIPER

- GENERAL NOTES:
1. TREES TO BE STAKED ONLY AS SPECIFIED, SEE PLANT SCHEDULE.
2. STAKES SHALL BE REMOVED NO LATER THAN THE END OF FIRST GROWING SEASON AFTER PLANTING.

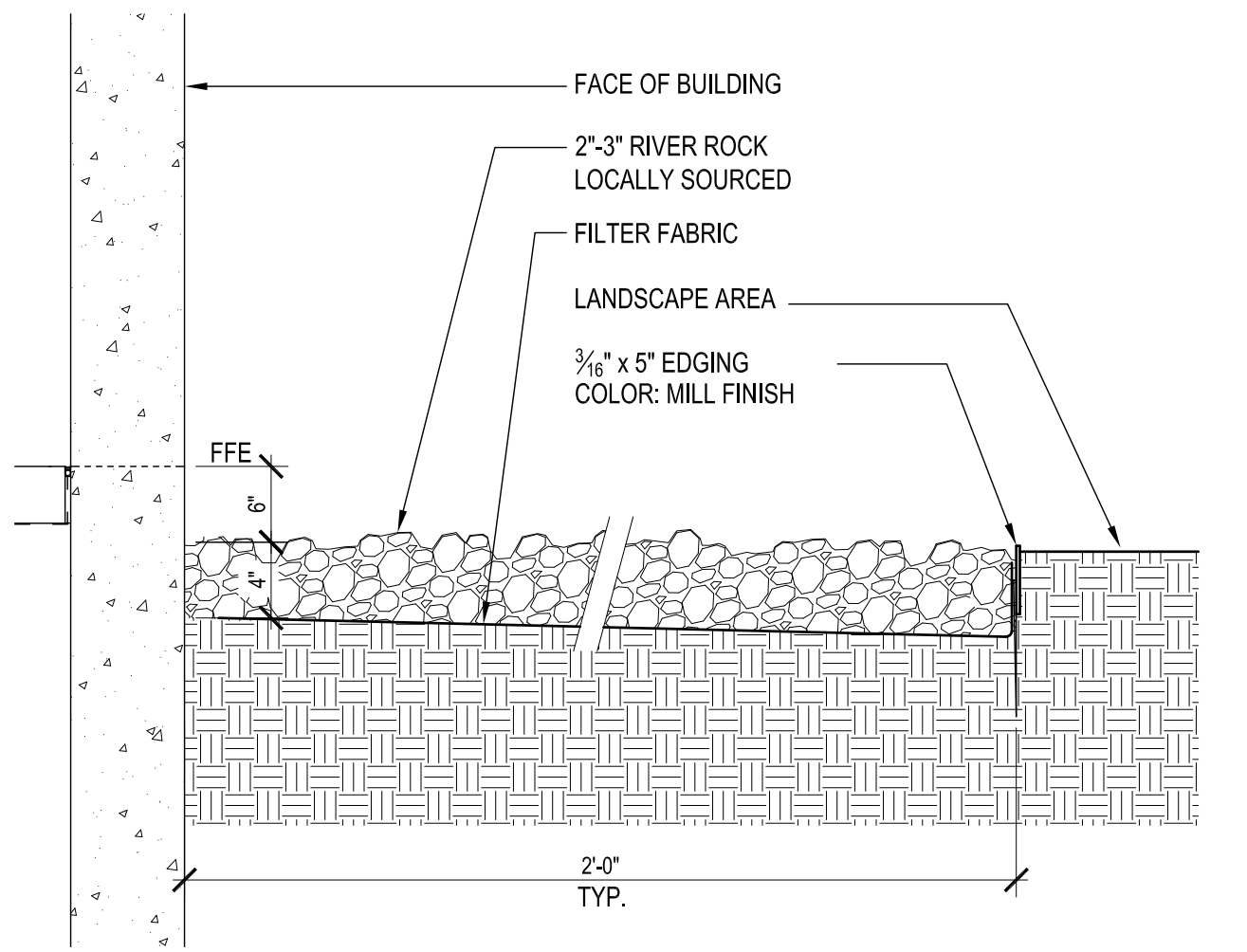
B3 TREE STAKING

1/4" = 1'-0"



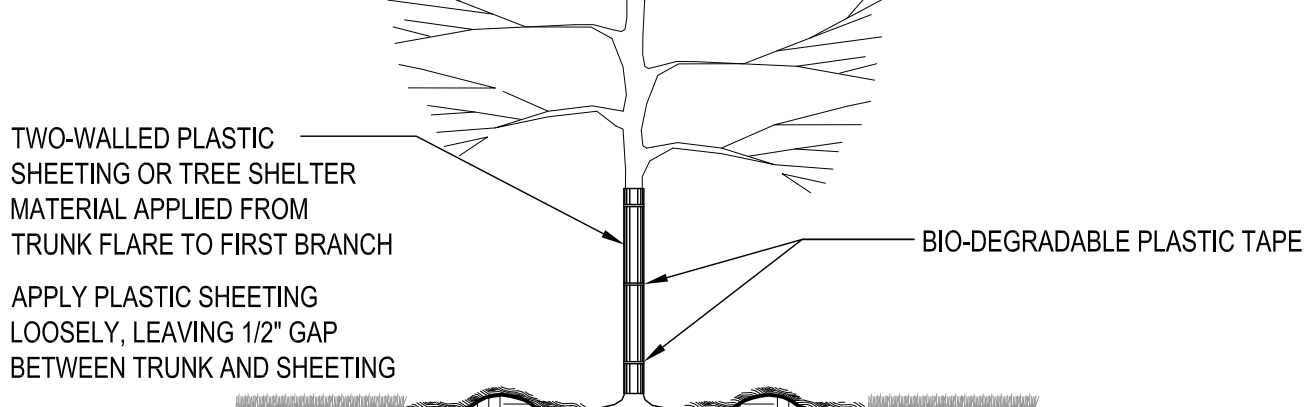
B2 SHRUB PLANTING

1/4" = 1'-0"

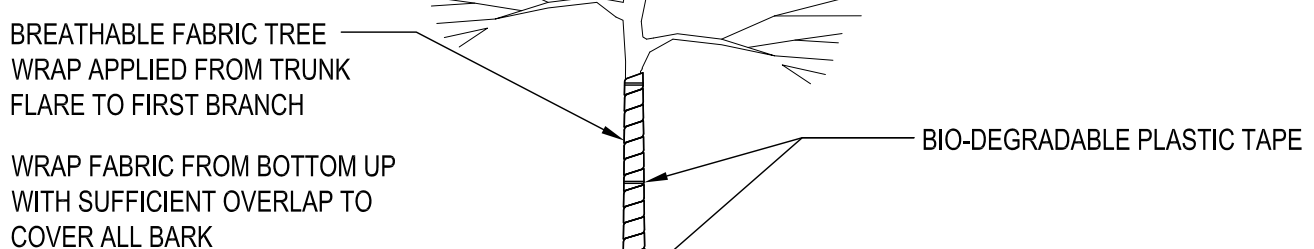


B1 GRAVEL MOW STRIP

3/4" = 1'-0"



OPTION 1

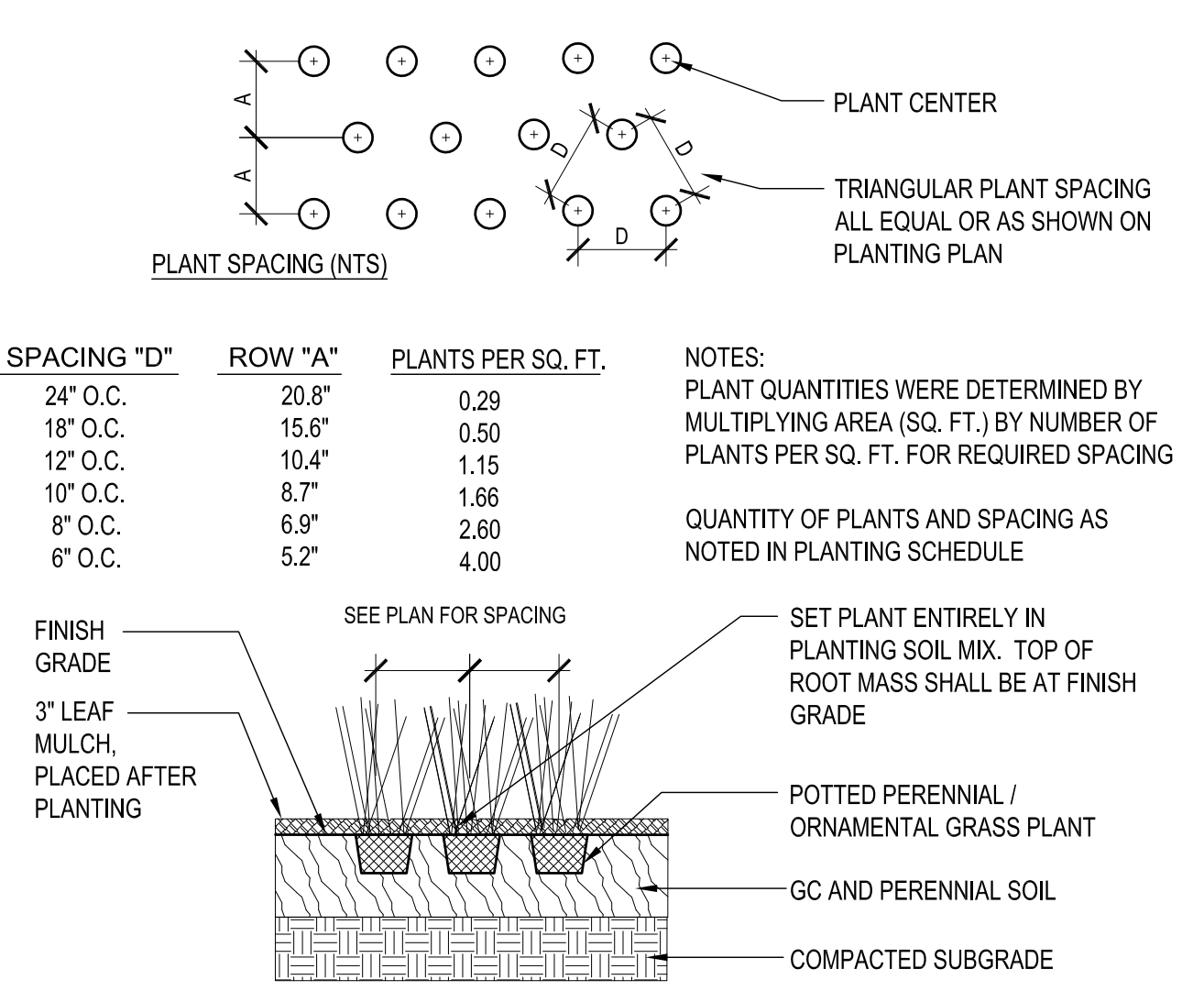


OPTION 2

- GENERAL NOTES:
1. TREES TO BE WRAPPED ONLY AS SPECIFIED, SEE PLANT SCHEDULE.
2. TREE WRAP SHALL BE REMOVED NO LATER THAN THE END OF FIRST GROWING SEASON AFTER PLANTING.

A3 TREE WRAPPING

1/4" = 1'-0"



A2 PERENNIAL AND ORNAMENTAL GRASS PLANTING

1/2" = 1'-0"

PLANTING PLAN NOTES

- ALL PLANTS SHALL BE GUARANTEED FOR ONE FULL YEAR FROM THE SUBSTANTIAL COMPLETION OF THE LANDSCAPE CONTRACT AT FULL REPLACEMENT VALUE INCLUDING LABOR TO REPLACE PLANT MATERIALS.
- ALL PROVIDED PLANT MATERIAL SHALL BE OF SPECIMEN QUALITY AND OF THE SIZE AND TYPE SPECIFIED IN THE PLANT SCHEDULE. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND THE CITY OF MAPLEWOOD IN WRITING OF ANY PLANT MATERIALS THAT DO NOT MEET SPECIFICATIONS.
- VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO STARTING CONSTRUCTION AND IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- VERIFY THE LOCATION OF ALL UTILITIES INCLUDING SANITARY AND STORM SEWER + ROOF DRAINS PRIOR TO BEGINNING CONSTRUCTION.
- ALL WORK PERFORMED SHALL BE IN COMPLIANCE WITH THE CONTRACT DOCUMENTS AND WITH ALL APPLICABLE CODES, STANDARDS AND ORDINANCES.
- THE SITE SHALL BE FINISH GRADED BY THE LANDSCAPE CONTRACTOR. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN FINISHED GRADES AND RE-GRADE ANY AREAS DISTURBED BY LANDSCAPE OPERATIONS.
- ANY CLEAN, EXCESS SOIL FROM LANDSCAPE OPERATIONS SHALL BE WASTED ON SITE AT THE DISCRETION OF THE CONTRACTOR OR DISPOSED OF OFF SITE. ALL CONSTRUCTION DEBRIS FROM LANDSCAPE OPERATIONS SHALL BE DISPOSED OF OFF SITE.
- REFER TO SPECIFICATION FOR SOD TYPE. ALL AREAS INDICATED IN THE PLANS TO BE SODDED SHALL BE MOWED JUST PRIOR TO INSTALLATION AND SHALL BE GUARANTEED FOR A PERIOD OF ONE MONTH. ALL SOD AREAS ARE TO BE WATERED DAILY FOR ONE WEEK AND EVERY OTHER DAY FOR THE NEXT TWO WEEKS.
- ALL PLANTING AREAS MUST BE FREE OF ALL WEEDS AND DEBRIS BEFORE PLANTING, SODDING, AND/OR SEEDING.
- PROVIDE AND INSTALL LOCALLY AVAILABLE LEAF MULCH IN ALL MIXED PLANTING BEDS CONTAINING SHRUBS, AND PERENNIAL/ORNAMENTAL GRASSES.
- PROVIDE TRIPLE GROUND LEAF MULCH AROUND BASE OF ALL TREES, UNLESS PLANTED IN A MIXED PLANTING BED.

APPLICANT INFORMATION

BOB LEIMBERG
CLAYCO
2199 INNERBELT BUSINESS CENTER DR.
ST. LOUIS, MO 63114
314.592.2234 office
314.713.7874 mobile
leimbergb@claycorp.com

OWNER INFORMATION

ALAN YU
LOLLICUP USA
6185 KIMBALL AVE.
CHINO, CA 91708
626.965.8862 x110 office
626.226.8556 mobile
alan.yu@lollicip.com

PROJECT NAME

LOLLICUP

CASE NUMBER:

DRAWING ISSUE

DESCRIPTION DATE

SITE PLAN SUBMITTAL - CITY OF ROCKWALL

12/15/17

DRAWING TITLE

LANDSCAPE DETAILS

DRAWING NO.

L07-10

Foram # 601-03049 Consult.# 101-03049

1

601-03049 101-03049

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ARCHITECT

FORUM

2199 INNERBELT BUSINESS CENTER DRIVE
ST. LOUIS, MISSOURI 63114
Ph 314.429.1010 Fx 314.429.7770

CONTRACTOR / DEVELOPER

CLAYCO

LANDSCAPE ARCHITECT

FORUM

CIVIL ENGINEER

FREESSE & NICHOLS

STRUCTURAL ENGINEER

MECHANICAL ENGINEER

ELECTRICAL ENGINEER

PLUMBING ENGINEER

FIRE PROTECTION ENGINEER

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NS-1 NATIVE SEED MIX 1	LAWN SEED MIX FULL SUN - PART SUN
SHORT MEADOW MIX % by weight	NATIVE TURF BLEND
Schizachyrium scoparium Little Bluestem	BUFFALO GRASS
Panicum virgatum Switchgrass	BLUE GRAMA
Sporobolus compositus Tall Dropseed	CURLY MESQUITE
Tridens flavus Purple Top	
Botobous curtipendula Side Oats Grama	
Baptisia australis Blue False Indigo	
Dalea purpurea Purple Prairie Clover	
Rudbeckia hirta Black-eyed Susan	
Coneopsis lanceolata Lance Leaved Coneopsis	
Cassia fasciculata Partridge Pea	
Dalea candida White Prairie Clover	
Eryngium yuccifolium Rattlesnake Master	
Helopsis helianthoides False Sunflower	
Liatris spicata Spiked Blazing Star	
Monarda fistulosa Bergamot	
Parthenium integrifolium Wild Quinine	
Ratibida pinnata Greyheaded Coneflower	
Solidago rigida Rigid Goldenrod	
Aster laevis Smooth Aster	
Gaillardia pulchella Indian Blanket	
Solidago nemoralis Gray Goldenrod	

PLANT SCHEDULE									
DECIDUOUS TREES									
SYM	QTY	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	MATURE HEIGHT	DETAIL	COMMENTS
AC RU	-	Acer rubrum	October Glory	Red Maple	3" Cal.	B & B	45+	D3 / L07-10	Tree Wrap Required
AC SA	-	Acer saccharum	Caddo	Sugar Maple	3" Cal.	B & B	30-35+	D3 / L07-10	Tree Wrap Required
CA IL	-	Carya illinoensis		Pecan	3" Cal.	B & B	45+	D3 / L07-10	
FR TE	-	Fraxinus texensis		Texas Ash	3" Cal.	B & B	45+	D3 / L07-10	
QU B	-	Quercus buckleyi		Texas Red Oak	3" Cal.	B & B	45+	D3 / L07-10	
QU FA	-	Quercus falcata		Southern Red Oak	3" Cal.	B & B	45+	D3 / L07-10	
QU MA	-	Quercus macrocarpa		Bur Oak	3" Cal.	B & B	45+	D3 / L07-10	
QU MU	-	Quercus muehlenbergii		Chinquapin Oak	3" Cal.	B & B	45+	D3 / L07-10	
QU VI	-	Quercus virginiana		Live Oak	3" Cal.	B & B	45+	D3 / L07-10	
RH LA	-	Rhus lanceolata		Flameleaf Sumac	3" Cal.	B & B	45+	D3 / L07-10	
TA DI	-	Taxodium distichum		Bald Cypress	10-12" Ht.	B & B	45+	D3 / L07-10	
UL PA	-	Ulmus parvifolia	Emer II ALLEE	Lacebark Elm	3" Cal.	B & B	45+	D3 / L07-10	
UL CR	-	Ulmus crassifolia		Cedar Elm	3" Cal.	B & B	45+	D3 / L07-10	
DECIDUOUS UNDERSTORY TREES									
SYM	QTY	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	MATURE HEIGHT	DETAIL	COMMENTS
AC TR	-	Acer truncatum		Shantung Maple	3" Cal.	B & B	25' - 35'	D3 / L07-10	
CE CA	-	Cercis canadensis		Eastern Redbud	3" Cal.	B & B	20' - 30'	D3 / L07-10	
CH LI	-	Chilopsis linearis		Desert-Willow	8-10" Ht.	B & B	15' - 20'	D3 / L07-10	
CR MO	-	Crataegus mollis		Downy Hawthorn	3" Cal.	B & B	20-30"	D3 / L07-10	
IL DE	-	Ilex decidua		Possumhaw Holly	6-8" Ht.	B & B	10-12'	D3 / L07-10	Multi-stem
IL VO	-	Ilex vomitoria		Yapon Holly	6-8" Ht.	B & B	10-20'	D3 / L07-10	Multi-stem
MA GR	-	Magnolia grandiflora	Little Gem	Large-flowered Magnolia	8-10" Ht.	B & B	15' - 20'	D3 / L07-10	
SO AF	-	Sophora affinis		Eve's Necklace	3" Cal.	B & B	15-35'	D3 / L07-10	
UN SP	-	Ungradiola speciosa		Mexican Buckeye	8-10" Ht.	B & B	15-30'	D3 / L07-10	Multi-stem
EVERGREEN TREES									
SYM	QTY	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	MATURE HEIGHT	DETAIL	COMMENTS
CU LE	-	Cuprocyparis leylandii		Leyland Cypress	6-8" Ht.	B & B	45+	D2 / L07-10	
JU VI	-	Juniperus virginiana	Canaertii	Eastern Red Cedar	6-8" Ht.	B & B	45+	D2 / L07-10	
PI EL	-	Pinus eldarica		Afghan Pine	6-8" Ht.	B & B	45+	D2 / L07-10	
EVERGREEN SHRUBS									
SYM	QTY	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL	COMMENTS
bu ja	-	Buxus japonica		Japanese Boxwood	24" Ht.	Container	36" O.C.		
il co	-	Ilex cornuta	Burfordii Nana	Dwarf Buford Holly	24" Ht.	Container	36" O.C.		
ju ch	-	Juniperus chinensis	Grey Owl	Juniper	24" Ht.	Container	36" O.C.		
DECIDUOUS SHRUBS									
SYM	QTY	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL	COMMENTS
ch ja	-	Chaenomeles japonica		Japanese Quince	18" Ht.	Container	48" O.C.		
ro of	-	Rosmarinus officianalis		Rosemary	24" Ht.	Container	36" O.C.		
il vi	-	Itea virginica	Little Henry	Virginia Sweetspire	18" Ht.	Container	30" O.C.		
ma tr	-	Mahonia trifoliolata		Agarita	18" Ht.	Container	48" O.C.		
pa la	-	Pavonia lasiopetala		Mexican Oregano	24" Ht.	Container	36" O.C.		
po lo	-	Pollomenitha longiflora		Mexican Oregano	24" Ht.	Container	36" O.C.		
ra in	-	Raphiolepis indica		Indian Hawthorn	24" Ht.	Container	48" O.C.		
ORNAMENTAL GRASSES									
SYM	QTY	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL	COMMENTS
pa	-	Panicum virgatum	Shenandoah	Prairie Dropseed	1 GAL.	Container	36" O.C.		
pe	-	Pennisetum alopecuroides	Hamelii	Fountain Grass	1 GAL.	Container	24" O.C.		
sp	-	Sporobolus heterolepis		Prairie Dropseed	1 GAL.	Container	24" O.C.		
HERBACEOUS PERENNIALS & GROUNDCOVERS									
SYM	QTY	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL	COMMENTS
ca	-	Callirhoe involucrata		Winecups	1 Quart	Container	24" O.C.		
cb	-	Calydophus berlandieri ssp. pinnifolius		Sundrops	1 Quart	Container	24" O.C.		
ep	-	Engelmannia peristeneae		Cutleaf Daisy	1 Quart	Container	18" O.C.		
gl	-	Glandularia bipinnatifida		Purple Prairie Verbena	1 Quart	Container	18" O.C.		
li	-	Liatris mucronata		Blazing Star	1 Quart	Container	18" O.C.		
me	-	Melampodium leucanthum		Blackfoot Daisy	1 Quart	Container	18" O.C.		
oe	-	Oenothera speciosa		Pink Evening Primrose	1 Quart	Container	18" O.C.		
pc	-	Penstemon cobaea		Foxglove Penstemon	1 Quart	Container	18" O.C.		
sa	-	Salvia farinacea		Mealy Blue Sage	1 Quart	Container	18" O.C.		
th	-	Thelesperma filifolium		Stiff Greenthread	1 Quart	Container	18" O.C.		
we	-	Wedelia texana		Zexmenia	1 Quart	Container	18" O.C.		

MULCHING NOTES:
ALL STAND ALONE DECIDUOUS AND EVERGREEN TREES TO RECEIVE TRIPLE GROUND HARDWOOD MULCH.
ALL MIXED PLANTING BEDS TO RECEIVE LEAF MULCH.
REFER TO DETAILS FOR MULCH DEPTH.

APPLICANT INFORMATION

BOB LEIMBERG
CLAYCO
2199 INNERBELT BUSINESS CENTER DR.
ST. LOUIS, MO 63114
314.592.2234 office
314.713.7874 mobile
leimbergb@claycorp.com

OWNER INFORMATION

ALAN YU
LOLLICUP USA
6185 KIMBALL AVE.
CHINO, CA 91708
626.965.8862 x110 office
626.226.8556 mobile
alan.yu@lollicip.com

PROJECT NAME

LOLLICUP

CASE NUMBER:

DRAWING ISSUE

DESCRIPTION DATE

SITE PLAN SUBMITTAL - 12/15/17
CITY OF ROCKWALL

DRAWING TITLE
LANDSCAPE SCHEDULE

DRAWING NO.

L07-11

Forum # 601-03049 Consult.# 101-03049

CLAYCO
THE ART & SCIENCE OF BUILDING
2199 INNERBELT BUSINESS CENTER DRIVE
ST. LOUIS, MISSOURI 63114
Ph 314.429.5100 Fx 314.429.3137

ARCHITECT
FORUM
2199 INNERBELT BUSINESS CENTER DRIVE
ST. LOUIS, MISSOURI 63114
Ph 314.429.1010 Fx 314.426.7770

CONTRACTOR / DEVELOPER
CLAYCO

LANDSCAPE ARCHITECT
FORUM

CIVIL ENGINEER
FREESE & NICHOLS

STRUCTURAL ENGINEER

MECHANICAL ENGINEER

ELECTRICAL ENGINEER

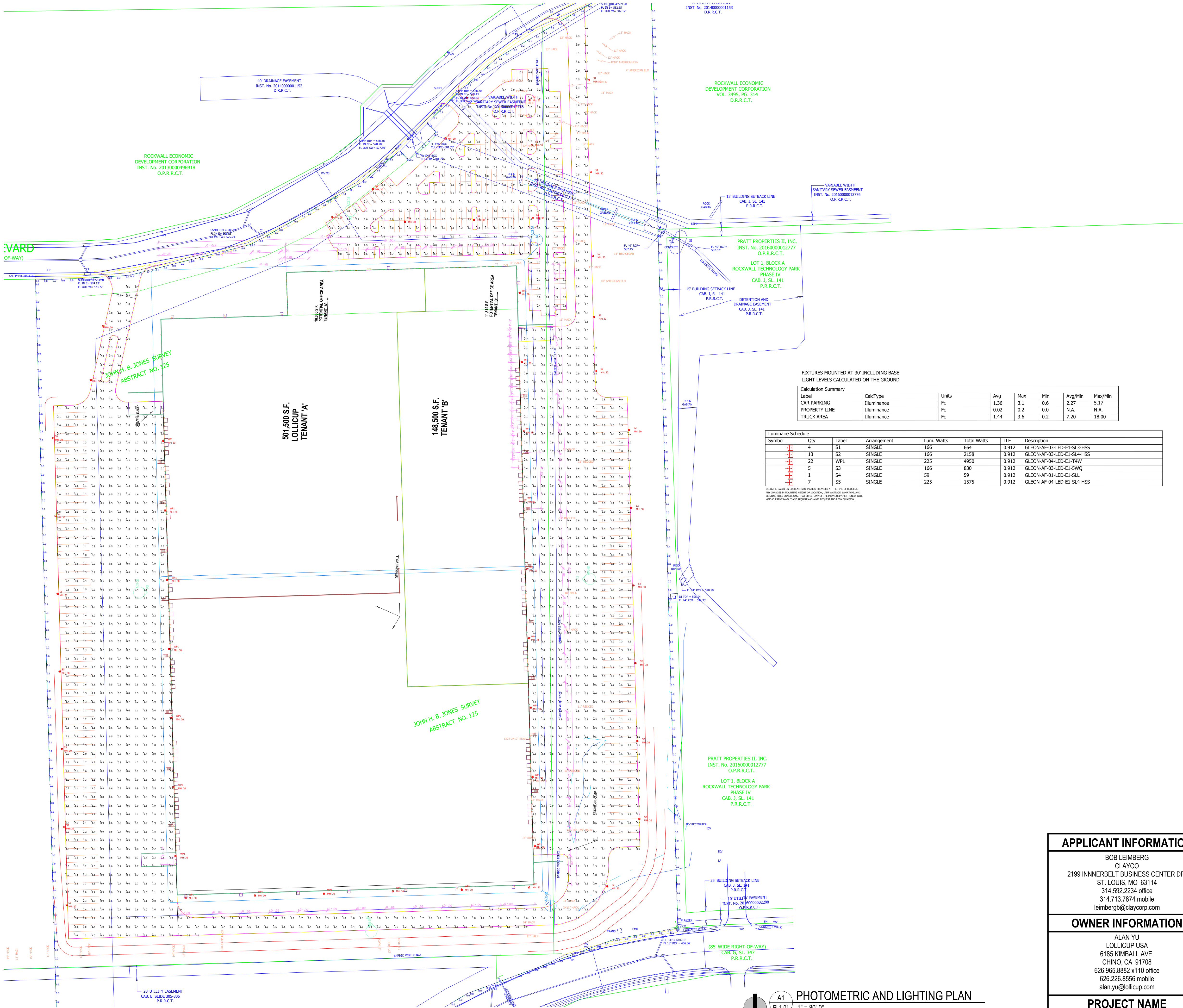
PLUMBING ENGINEER

FIRE PROTECTION ENGINEER

Lollicup
ROCKWALL TECHNOLOGY PARK
ROCKWALL, TEXAS

LEGEND

SITE PLAN INFORMATION		
SECTION 2.1		
TOTAL LOT AREA	34.23 AC	
BUILDING AREA	650,000 SF	
SECTION 2.2		
PARKING SPACES	REQUIRED	PROVIDED
	VARIANCE	215 SPACES
ADA SPACES	REQUIRED	PROVIDED
	7	7
PAVEMENT DEPTH	TRUCK DRIVE/PARKING	PARKING LOT
	8" CONCRETE	6" CONCRETE
LIME STABILIZATION	6"	6"

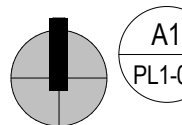


FIXTURES MOUNTED AT 30' INCLUDING BASE
LIGHT LEVELS CALCULATED ON THE GROUND

Calculation Summary		CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Label		Illuminance	FC	1.36	3.1	0.6	2.27	5.17
PROPERTY LINE		Illuminance	FC	0.02	0.2	0.0	N.A.	N.A.
TRUCK AREA		Illuminance	FC	1.44	3.6	0.2	7.20	18.00

Luminaire Schedule		Label	Arrangement	Lum. Watts	Total Watts	LLF	Description
Symbol	Qty	S1	SINGLE	166	664	0.912	GLEON-AF-03-LED-EI-SL3-HSS
	13	S2	SINGLE	166	2158	0.912	GLEON-AF-03-LED-EI-SL4-HSS
	22	WP1	SINGLE	225	4950	0.912	GLEON-AF-04-LED-EI-T4W
	5	S3	SINGLE	166	830	0.912	GLEON-AF-03-LED-EI-5WQ
	1	S4	SINGLE	59	59	0.912	GLEON-AF-03-LED-EI-SLL
	7	S5	SINGLE	225	1575	0.912	GLEON-AF-04-LED-EI-SL4-HSS

DESIGN IS BASED ON DESIGN INFORMATION PROVIDED AT THE TIME OF REQUEST.
ANY CHANGES IN PLANNING, REPORT OR LOCATION, LAMP WATTS, LAMP TYPE, AND
FIXTURE FIELD CONDITIONS, THAT EFFECT ANY OF THE PREVIOUSLY PROVIDED, WILL
VOID CURRENT LAYOUT AND REQUIRE A CHANGE REQUEST AND RE-CALCULATION.



PHOTOMETRIC AND LIGHTING PLAN

1" = 80'-0"

0' 40' 80' 160'

APPLICANT INFORMATION

BOB LEIMBERG
CLAYCO
2199 INNERBELT BUSINESS CENTER DR.
ST. LOUIS, MO 63114
314.592.2234 office
314.713.7874 mobile
leimberg@claycorp.com

OWNER INFORMATION

ALAN YU
LOLLICUP USA
6185 KIMBALL AVE.
CHINO, CA 91708
626.965.8882 x110 office
626.226.8556 mobile
alan.yu@lolicup.com

PROJECT NAME

LOLLICUP

CASE NUMBER:

DRAWING ISSUE

DESCRIPTION DATE

SITE PLAN SUBMITTAL - 12/15/17
CITY OF ROCKWALL

DRAWING TITLE
PHOTOMETRIC AND LIGHTING
PLAN

DRAWING NO.

PL1-01

Form # 601-03049 Consult#

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Lollicup

ROCKWALL TECHNOLOGY PARK
ROCKWALL, TEXAS

ARCHITECT

FORUM

CONTRACTOR / DEVELOPER

CLAYCO

LANDSCAPE ARCHITECT

FORUM

CIVIL ENGINEER

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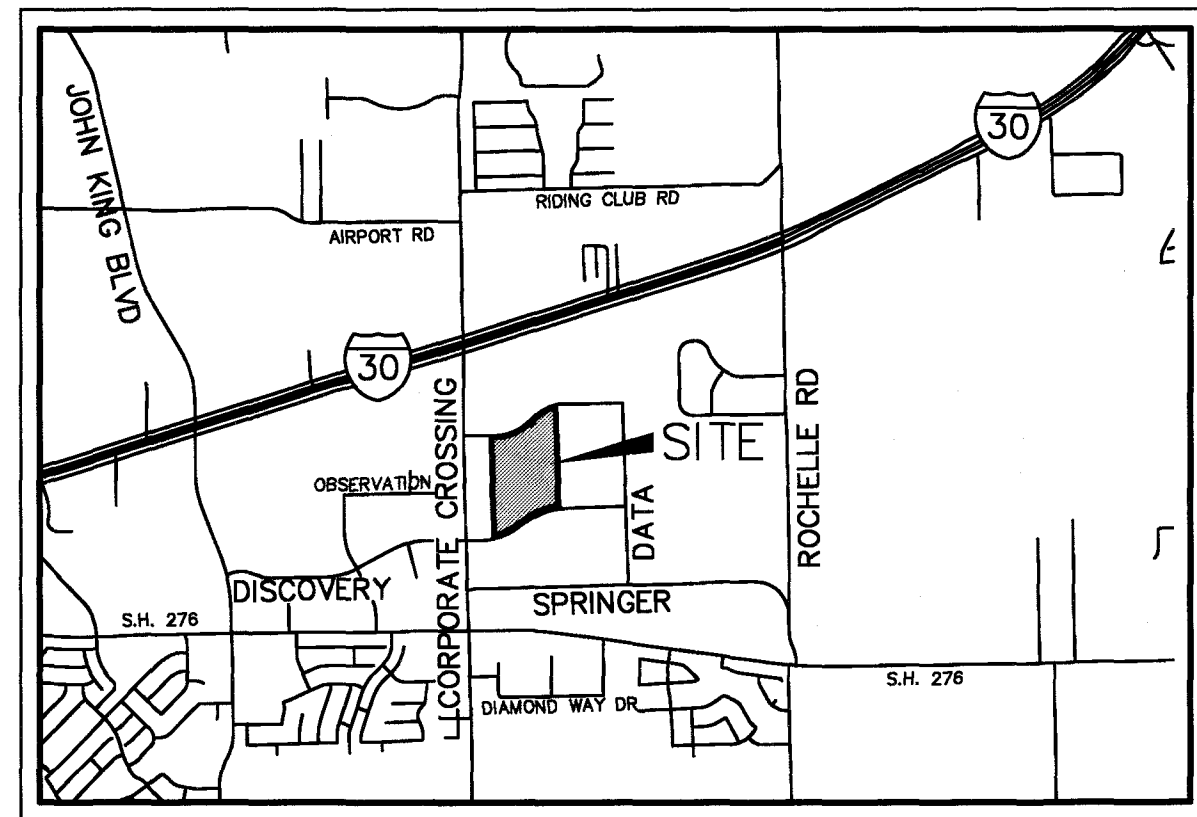
2199 INNERBELT BUSINESS CENTER DRIVE
ST. LOUIS, MISSOURI 63114
Ph 314.429.1010 Fx 314.429.7770

CLAYCO

THE ART & SCIENCE OF BUILDING

2199 INNERBELT BUSINESS CENTER DRIVE
ST. LOUIS, MISSOURI 63114
Ph 314.429.1010 Fx 314.429.7770

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VICINITY MAP
NOT TO SCALE



CAPSTAR HOLDINGS CORPORATION
VOL. 2014, PG. 12808
D.R.R.C.T.

CAPSTAR HOLDINGS CORPORATION
VOL. 2014, PG. 7994
D.R.R.C.T.

ROBERT BOYD IRVINE SURVEY
ABSTRACT NO. 120

ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
INST. No. 20130000498918
O.P.R.R.C.T.

34.229 ACRES
(1,491,028 SQ. FT.)
NO BUILDINGS
EXISTING ON THE
SUBJECT TRACT

ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
INST. No. 20130000498918
O.P.R.R.C.T.

JOHN H. B. JONES SURVEY
ABSTRACT NO. 125

ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
VOL. 3495, PG. 314
D.R.R.C.T.

ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
VOL. 3495, PG. 314
D.R.R.C.T.

* LEGEND *

- | | |
|-------|-----------------------------------|
| BOL | BOLLARD |
| CI | CURB INLET |
| CM | CONTROLLING MONUMENT |
| CMP | CORRUGATED METAL STORM DRAIN PIPE |
| CONC. | CONCRETE |
| CPD | CABLE PEDESTAL |
| CVLT | CABLE VAULT |
| DI | DROP INLET |
| EB | ELECTRIC BOX |
| EM | ELECTRIC METER |
| EMH | ELECTRIC MANHOLE |
| EVL | ELECTRIC VAULT |
| FDC | FIRE DEPARTMENT CONNECTION |
| FH | FIRE HYDRANT |
| FOVLT | FIBER OPTIC VAULT |
| FOCM | FIBER OPTIC CURB MARKER |
| FP | FLAG POLE |
| GI | GRATE INLET |
| GL | GROUND LIGHT |
| GM | GAS METER |
| GMH | GAS MANHOLE |
| GMH | GREASE TRAP MANHOLE |
| GTS | GAS TEST STATION |
| GUY | GUY WIRE |
| HDWL | CONCRETE HEADWALL |
| ICV | IRRIGATION CONTROL VALVE |
| IRF | IRON ROD FOUND |
| IRS | IRON ROD SET |
| LP | LIGHT POLE |
| MB | MAILBOX |
| PP | POWER POLE |
| PPC | POWER POLE W/CONDUIT |
| PPLP | POWER POLE W/LIGHT POLE |
| PPT | POWER POLE W/TRANSFORMER |
| RCP | CONCRETE STORM DRAIN PIPE |
| SSMH | STORM DRAIN MANHOLE |
| SHD | SPRINKLER HEAD |
| SN | SIGN |
| SNHC | HANDICAP PARKING SIGN |
| SNFO | UNDERGROUND FIBER OPTIC MARKER |
| SNG | UNDERGROUND GAS MARKER |
| SSMH | SANITARY SEWER MANHOLE |
| SSCO | SANITARY SEWER CLEANOUT |
| TPD | TELEPHONE PEDESTAL |
| TRANS | TRANSFORMER PAD |
| TSP | TRAFFIC SIGNAL BOX |
| TSP | TRAFFIC SIGNAL POLE |
| TVLT | TELEPHONE VAULT |
| TXDOT | TEXAS DEPT. OF TRANSPORTATION |
| WM | WATER METER |
| WMH | WATER MANHOLE |
| WV | WATER VALVE |
| WVLT | WATER VAULT |
| OE | OVERHEAD ELECTRIC LINE |
| UE | UNDERGROUND ELECTRIC LINE |
| W | WATER LINE |
| SS | SANITARY SEWER LINE |
| FO | FIBER OPTIC LINE |
| UT | UNDERGROUND TELEPHONE |
| OT | OVERHEAD TELEPHONE |
| G | UNDERGROUND GAS |

MATCH LINE - SEE SHEET 2

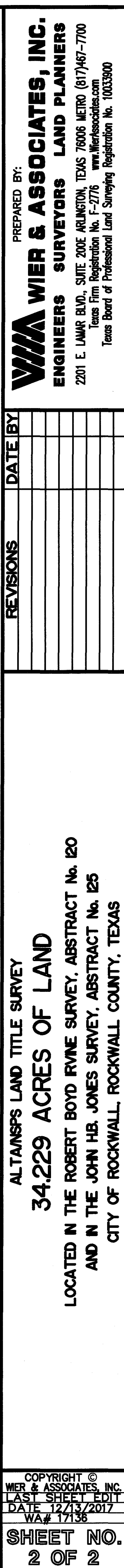
ALTA/NSPS
LAND TITLE SURVEY

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76010 METRO (817) 467-7700
Texas Firm Registration No. F-2776 www.wierassociates.com
Texas Board of Professional Land Surveying Registration No. 10033300

DATE	BY	REVISIONS

ALTA/NSPS LAND TITLE SURVEY
34.229 ACRES OF LAND
LOCATED IN THE ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120
AND IN THE JOHN H. B. JONES SURVEY, ABSTRACT NO. 125
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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LAST SHEET EDIT
DATE 12/13/2017
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SHEET NO.
1 OF 2





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BUILDING MATERIAL QUANTITIES

EAST ELEVATION

MATERIAL	% FACADE	AREA (S.F.)
CONCRETE TILT-UP, PAINTED	90	35,985
STOREFRONT SYSTEMS	<1	384
OVERHEAD DOORS	9	3,464
HOLLOW METAL DOORS & FRAMES	<1	336
TOTAL FACADE	100	40,169

WEST ELEVATION

MATERIAL	% FACADE	AREA (S.F.)
CONCRETE TILT-UP, PAINTED	90	35,687
STOREFRONT SYSTEMS	<1	384
OVERHEAD DOORS	9	3,464
HOLLOW METAL DOORS & FRAMES	<1	336
TOTAL FACADE	100	39,871

NORTH ELEVATION

MATERIAL	% FACADE	AREA (S.F.)
CONCRETE TILT-UP, PAINTED	92	22,273
STOREFRONT SYSTEMS	8	1,976
HOLLOW METAL DOORS & FRAMES	<1	72
TOTAL FACADE	100	24,321

SCREEN WALL EAST

MATERIAL	% FACADE	AREA (S.F.)
CONCRETE TILT-UP, PAINTED	100	543

SCREEN WALL WEST

MATERIAL	% FACADE	AREA (S.F.)
CONCRETE TILT-UP, PAINTED	100	658

SOUTH ELEVATION

MATERIAL	% FACADE	AREA (S.F.)
CONCRETE TILT-UP, PAINTED	99	22,895
HOLLOW METAL DOORS & FRAMES	1	168
TOTAL FACADE	100	23,063

SCREEN WALL EAST

MATERIAL	% FACADE	AREA (S.F.)
CONCRETE TILT-UP, PAINTED	100	543

SCREEN WALL WEST

MATERIAL	% FACADE	AREA (S.F.)
CONCRETE TILT-UP, PAINTED	100	658

ROOF

45 MIL WHITE TPO OVER RIGID INSULATION

BUILDING MATERIALS

EXTERIOR WALLS

TILT-UP CONCRETE PANELS: SITE CAST, REINFORCED, UN-INSULATED CONCRETE TILT-UP PANELS - PAINTED

ROOFING

45-MIL SINGLE PLY MECHANICALLY FASTENED TPO OVER R-20 ROOF INSULATION. COLOR: WHITE

SHEET METAL

"KYNAR" FINISHED ALUMINUM SHEET METAL GUTTERS & DOWNSPOUTS. MANUFACTURER: UNACLAD OR EQUAL, COLOR: SLATE GRAY

CANOPY

CLEAR ANODIZED ALUMINUM CANOPY AT MAIN OFFICE ENTRANCES

HOLLOW METAL DOORS & FRAMES

18 GAUGE, 1 3/4" THICK FLUSH PANELS, INSULATED, PAINTED.

OVERHEAD DOORS

9'x10' MANUALLY OPERATED VERTICAL LIFT INSULATED SECTIONAL DOCK DOORS. COLOR: WHITE

14'x16' ELECTRICALLY OPERATED SECTIONAL DRIVE-IN DOORS. COLOR: WHITE

STOREFRONT SYSTEMS

2" WIDE x 4 1/2" DEEP ALUMINUM FRAMED STOREFRONT SYSTEM WITH 1" INSULATED GLASS. COLOR: CLEAR ANODIZED

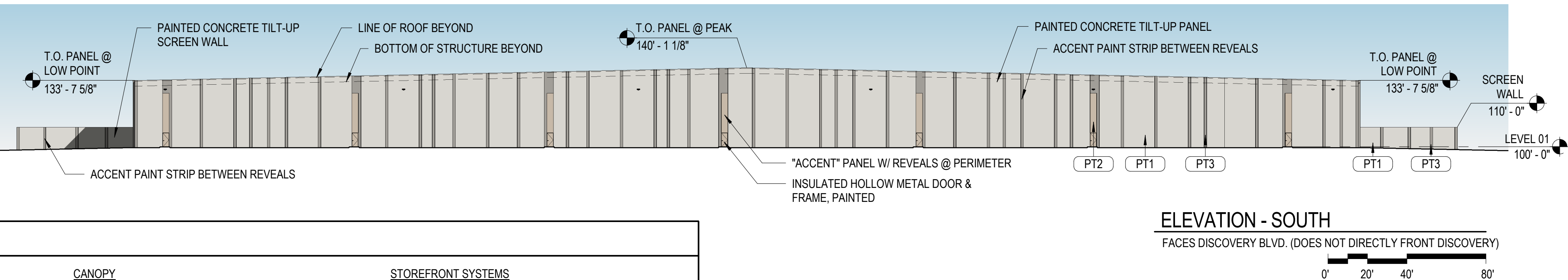
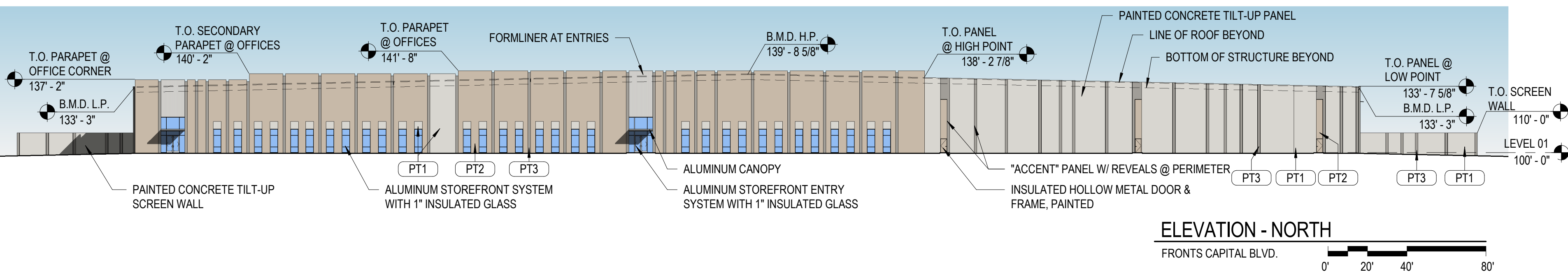
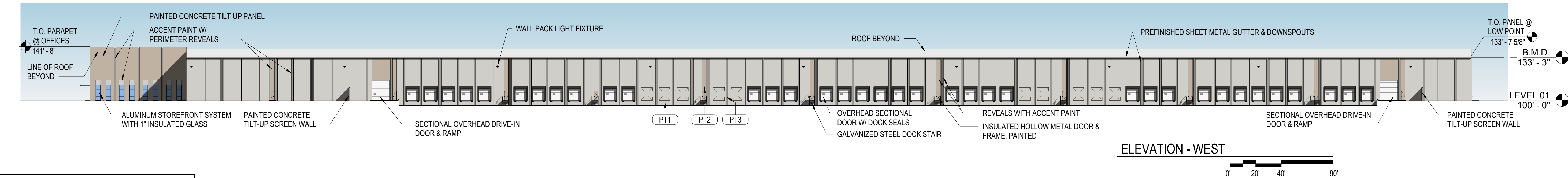
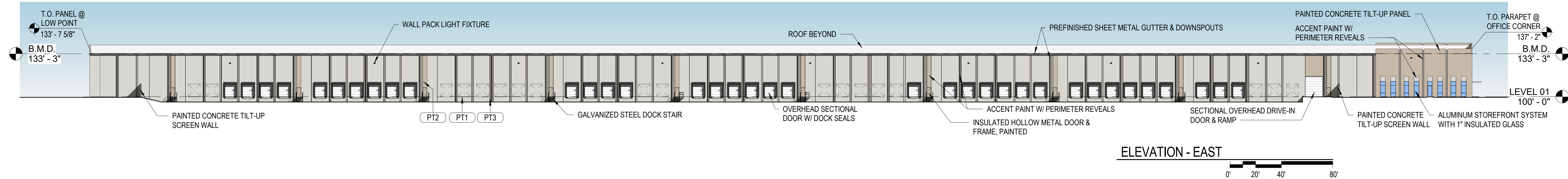
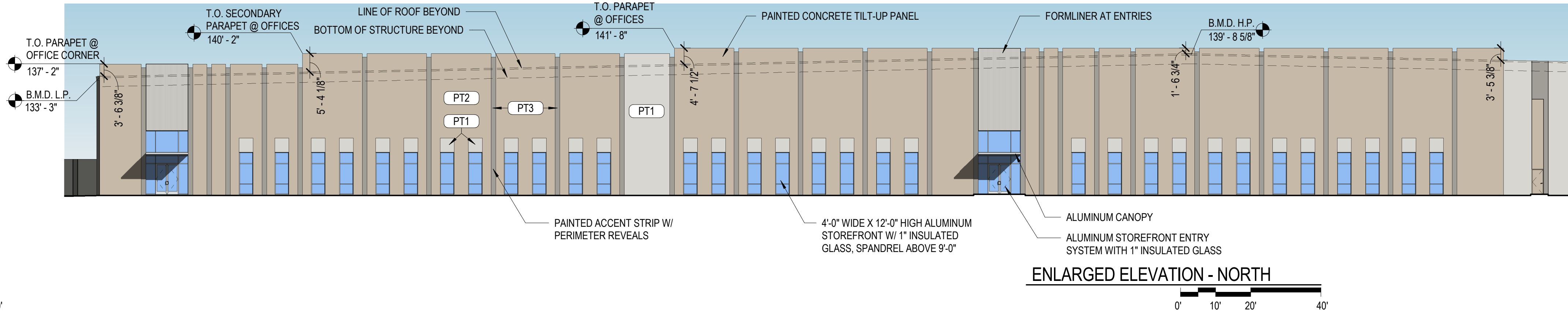
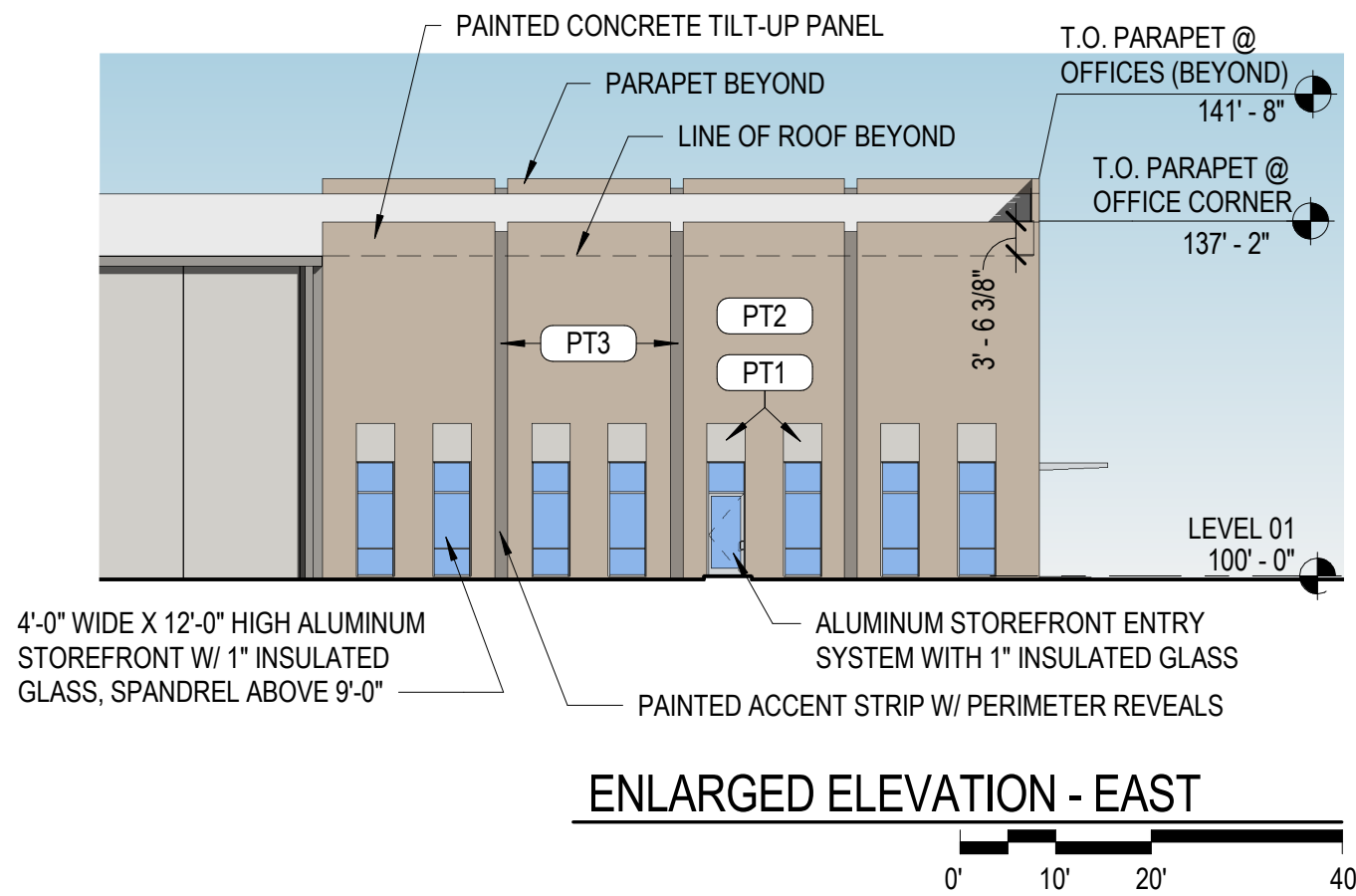
PAINT

SMOOTH TEXTURED 2-COAT ELASTOMERIC SYSTEM ON TILT-UP PANELS

PT1: SW 7648 BIG CHILL (OVERALL COLOR)

PT2: SW 7037 BALANCED BEIGE (ACCENT, OFFICE AREA WALLS, HOLLOW METAL DOORS)

PT3: SW 7673 PEWTER CAST (ACCENT)



ELEVATION - SOUTH

FACES DISCOVERY BLVD. (DOES NOT DIRECTLY FRONT DISCOVERY)

CLAYCO
THE ART & SCIENCE OF BUILDING

2199 INNERBELT BUSINESS CENTER DRIVE
ST. LOUIS, MISSOURI 63114
Ph 314.429.5100 Fx 314.429.3137

ARCHITECT

FORUM

2199 INNERBELT BUSINESS CENTER DRIVE
ST. LOUIS, MISSOURI 63114
Ph 314.429.1010 Fx 314.429.7770

CONTRACTOR / DEVELOPER

CLAYCO

LANDSCAPE ARCHITECT

FORUM

CIVIL ENGINEER

FREESE & NICHOLS

STRUCTURAL ENGINEER

MECHANICAL ENGINEER

ELECTRICAL ENGINEER

PLUMBING ENGINEER

FIRE PROTECTION ENGINEER

Lollicup

ROCKWALL TECHNOLOGY PARK
ROCKWALL, TEXAS

DRAWING ISSUE

DESCRIPTION DATE

SITE PLAN SUBMITTAL - CITY OF ROCKWALL 12/15/17

APPLICANT INFORMATION

BOB LEIMBERG
CLAYCO
2199 INNERBELT BUSINESS CENTER DR.
ST. LOUIS, MO 63114
314.592.2234 office
314.713.7874 mobile
leimbergb@claycorp.com

OWNER INFORMATION

ALAN YU
LOLLICUP USA
6185 KIMBALL AVE.
CHINO, CA 91708
626.965.8882 x110 office
626.226.8556 mobile
alan.yu@lollicup.com

PROJECT NAME

LOLLICUP

CASE NUMBER:

DRAWING TITLE

BUILDING ELEVATIONS

DRAWING NO.

A3-01

Forum # 601-03049 Consult # 101-03049