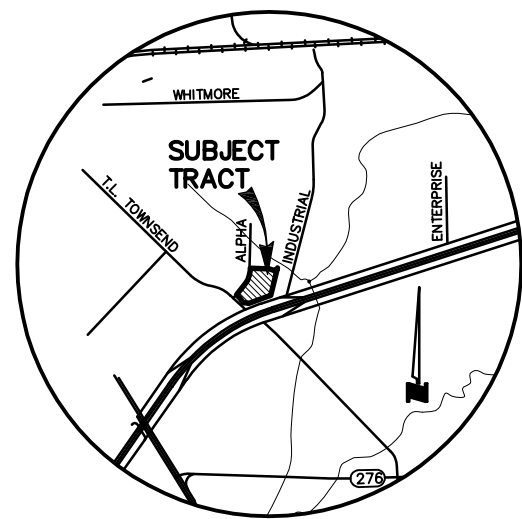




LOCATION MAP
NOT TO SCALE

LEGEND

- = FIRELANE, PUBLIC ACCESS, DRAINAGE & UTILITY EASEMENT
SSE = SANITARY SEWER EASEMENT
DE = DRAINAGE EASEMENT
WE = WATER EASEMENT
UE = UTILITY EASEMENT
HC = HANDICAP PARKING SPACE
 = TELEPHONE PEDESTAL
 = LIGHT POLE
 = POWER POLE
 = 10' CURB INLET
 = GRATE INLET
 = WYE INLET
 = OUTLET STRUCTURE
→ = FLOW DIRECTION

$\Delta=36^{\circ}54'48''$
 $R=330.00'$
 $T=110.14'$
 $L=212.60'$
Chord=N20°35'50"E 208.95'

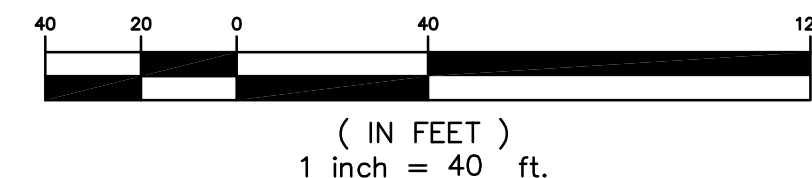
LOT 1, BLOCK B
ELLIS CENTRE
CABINET B, SLIDE 101
P.R.R.C.T.
ZONING: INDUSTRIAL

ZONING: INDUSTRIAL

$\Delta=32^{\circ}12'14''$
 $R=80.00'$
 $T=23.09'$
 $L=44.96'$
Chord=N71°43'15"W 44.38'

$\Delta=110^{\circ}19'35''$
 $R=50.00'$
 $T=71.84'$
 $L=96.28'$
Chord=N69°13'04"E 82.08'

GRAPHIC SCALE



SITE DATA SUMMARY TABLE

EXISTING ZONING	LIGHT INDUSTRIAL (LI)
PROPOSED USE	HOSPITAL FACILITY (1ST FLOOR) MEDICAL OFFICE (2ND FLOOR)
LOT AREA	182,677 S.F. (4.194 AC)
BUILDING AREA	FOOTPRINT AREA = 19,929 S.F. TOTAL AREA = 37779 S.F.
BUILDING HEIGHT	34' 10"
LOT COVERAGE	10.9% (MAX 60%)
FLOOR AREA RATIO	0.21:1 (MAX 2:1 FAR)
TOTAL PARKING REQUIRED	
HOSPITAL:	HOSPITAL:
- 1 SPACE FOR EACH BED	16 BEDS = 16 SPACES
MEDICAL OFFICE:	MEDICAL OFFICE: (18,986 SF)
- 1 PER EACH 200 SQUARE FEET	TOTAL REQUIRED = 95 SPACES
TOTAL PARKING PROVIDED	121 SPACES
(HANDICAP SPACES PROVIDED)	(10 SPACES)
PERVIOUS PERMANENTLY LANDSCAPED AREA REQUIRED	10% OF LOT AREA = 18,268 S.F.
PERVIOUS PERMANENTLY LANDSCAPED AREA PROVIDED	92,829 S.F.
IMPERVIOUS COVERAGE	49% (MAX 90%-95%)

TREE PROTECTION NOTE

NO PROTECTED TREES EXIST ON THIS SITE

FLOOD STATEMENT

ACCORDING TO COMMUNITY MAP NO. 48397C0040L DATED SEPTEMBER 26, 2008 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF ROCKWALL COUNTY, TEXAS. THIS PROPERTY IS IN FLOOD ZONE AE.

NOTES

- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
- ALL PARKING SPACES ARE 9'x18' UNLESS OTHERWISE SHOWN.
- THE COVERED DROP-OFF POINT SHALL HAVE A MINIMUM 14.0' VERTICAL CLEARANCE.
- PORTS MUST MAINTAIN A 14' VERTICAL CLEARANCE.
- THE STRUCTURE SHALL BE FIRE SPRINKLED.
- MONUMENT SIGNS SHALL CONFORM TO CITY OF ROCKWALL SIGN ORDINANCE.
- FIRE LANES SHALL MAINTAIN A 14' VERTICAL CLEARANCE AT ALL TIMES.
- ALL FIRE LANES, DRIVEWAYS, PARKING SPACES SHALL BE REINFORCED CONCRETE PAVEMENT. SPECIFICATIONS SHALL BE PROVIDED WITH CONSTRUCTION PLANS.
- A SEPARATE SIGN PERMIT SHALL BE APPLIED FOR AND APPROVED BY THE CITY PRIOR TO CONSTRUCTION.
- FEMA BFE ELEVATIONS BASED ON AERIAL TOPOGRAPHY LIES EAST OF THE PROPERTY. THE MAJORITY OF FLOODPLAIN LIES EAST OF THE ADJOINING STRUCTURE.

CITY SUBMITTAL DATE: SEPTEMBER 03, 2012

4.194 ACRES ~ 182,677 S.F.

SITE PLAN
BEING PART OF BLOCK B, LOTS 1 & 2
EMERUS EMERGENCY HOSPITAL

AN ADDITION TO THE CITY OF ROCKWALL
ARCHIBALD HANNA SURVEY ~ ABSTRACT NO. 99
ROCKWALL COUNTY, TEXAS

SCALE: 1"=40'

REVISION DATE: OCTOBER 31, 2012

OWNER

ESTATE OF RICHARD M. ELLIS, JR.
16361 LAUDER LANE
DALLAS, TEXAS 75248
TEL: 318-361-8003
DELLIS@ELLISCOMPANIES.COM

DEVELOPER

EMERUS HOLDINGS, INC.
10077 GROGANS MILL ROAD
SUITE 200
THE WOODLANDS, TEXAS 77380
CONTACT: DUDLEY CARPENTER

ARCHITECT

PhioWike PARTNERSHIP
11275 S. HOUSTON PARKWAY W.
SUITE 203
HOUSTON, TEXAS 77031
TEL: 832-554-1130
CONTACT: DAVID BALDACCHINO

LANDSCAPE ARCHITECT

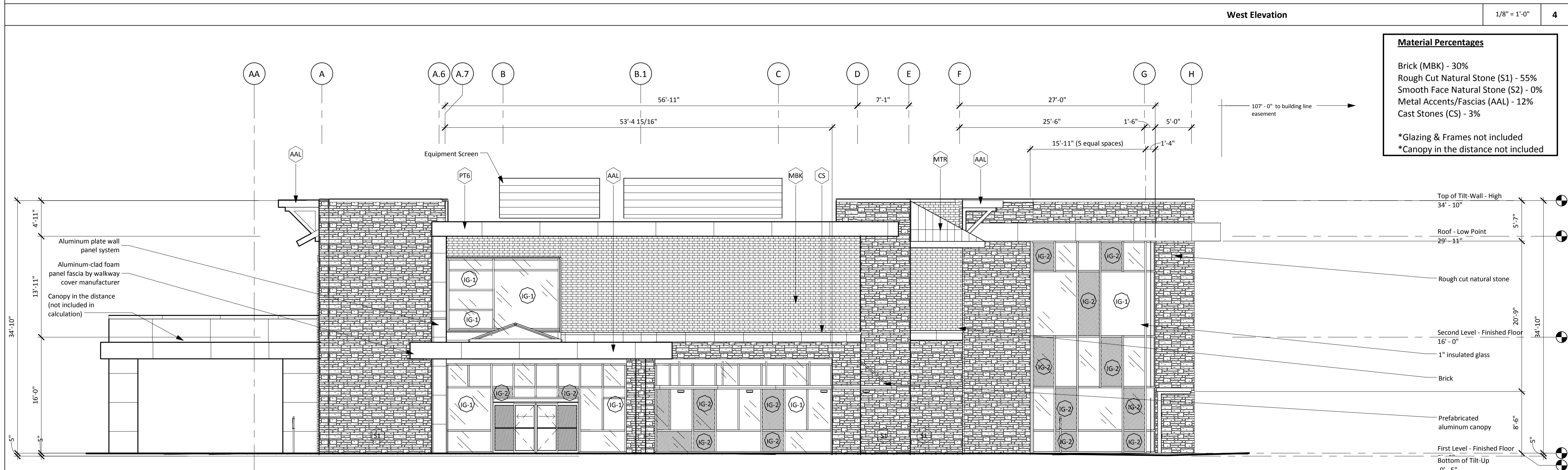
STUDIO 13 DESIGN GROUP
519 BENNETT LANE
SUITE 203
LEWISVILLE, TEXAS 75057
TEL: 469-635-1900
CONTACT: LEONARD REEVES, RLA ASLA

ENGINEER/SURVEYOR

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
CONTACT: BRENT L. MURPHREE, P.E.
bmurphree@daa-civil.com

Notes to Schedule:

1. This finish is to be used on all aluminum mullions
2. Match Architect's sample

[illegible]

Emerus Emergency
Hospital - Rockwall



Interstate Highway 30 and T.L. Townsend Drive
Rockwall, TX 75087

Exterior Elevations

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Exterior Rendering Copper Option



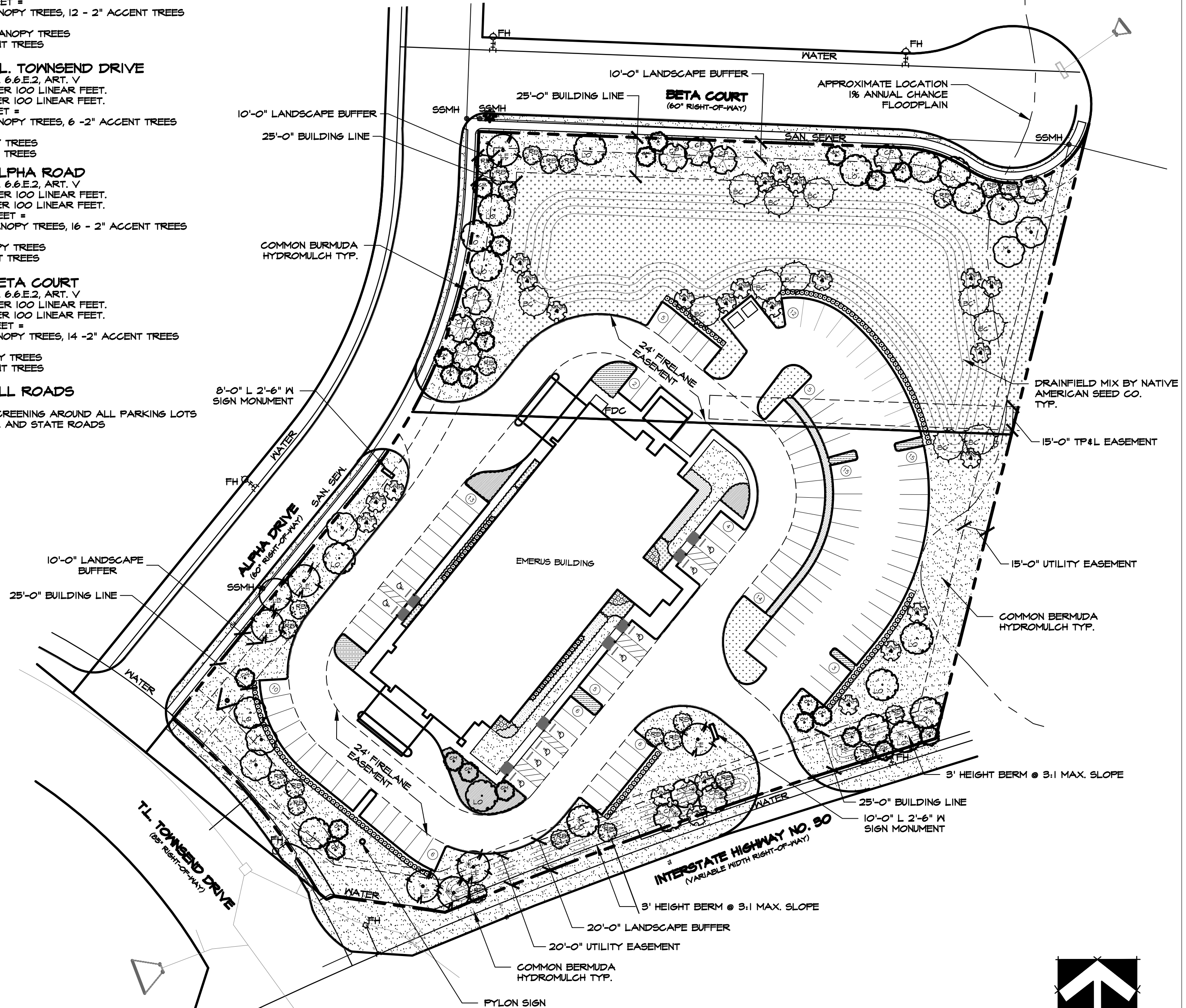
Exterior Rendering Champagne Gold Option

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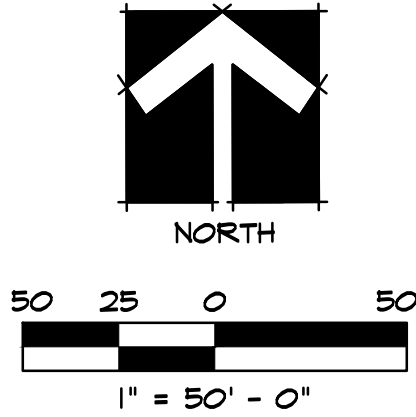
Drawing: S:\Projects\W\W003\DWG\W003 18x24.dwg Saved By: Audrey Save Time: 10/11/2012 4:41 PM

- LANDSCAPE LEGEND**
- LO LIVE OAK / QUERCUS VIRGINIANA (3" CALIPER)
 - MC CADDY MAPLE / ACER SACCHARUM 'CADDY' (3" CALIPER)
 - LE LACEBARK ELM / ULMUS PARVIFOLIA (3" CALIPER)
 - BC BALD CYPRESS / TAXODIUM DISTICHUM (3" CALIPER)
 - CE CHINESE PISTACHIO / PISTACHIA CHINENSIS (3" CALIPER)
 - RE FOREST PANSY REDBUD / CERCIS CANADENSIS 'FOREST PANSY' (2" CALIPER)
 - MC MARY NELL HOLLY / ILEX x 'MARY NELL' (2" CALIPER)
 - MC NATCHEZ CRAPMYRTLE / LAGERSTROEMIA x 'NATCHEZ' (2" CALIPER)
 - NELLIE R. STEVENS HOLLY / ILEX x NELLIE R. STEVENS (7 GALLON)
 - DWARF BURFORD HOLLY / ILEX CORNUTA 'DWARF BURFORD' (7 GALLON)
 - KNOCKOUT ROSE / ROSA SPP. (3 GALLON)
 - BLACK KNIGHT BUTTERFLY BUSH / BUDDLEIA DAVIDII 'BLACK KNIGHT' (3 GALLON)
 - LI LIRIOPE / LIRIOPE MUSCARI (1 GALLON, SPACED 12" O.C.)
 - MF MEXICAN FEATHER GRASS / STIPA TENNUSSIMA (1 GALLON, SPACED 18" O.C.)
 - LI LITTLE BLUESTEM GRASS / SCHIZACHYRIUM SCOPARIUM (1 GALLON, SPACED 12" O.C.)
 - BB BAR HARBOR JUNIPER / JUNIPERUS HORIZONTALIS 'BAR HARBOR' (3 GALLON, SPACED 36" O.C.)
 - JP JAPANESE YEW 'EMERALD SPREADER' / TAXUS CUSPIDATA 'MONLOO' (3 GALLON, PLANTS SPACED AT 36" O.C.)
 - KL KEEPING LOVE GRASS
 - DM DRAINFIELD MIX BY NATIVE AMERICAN SEED CO. (MINIMUM 100% COVERAGE @ 10% DENSITY)
 - CB COMMON BERMUDA HYDROMULCH (MINIMUM 100% COVERAGE @ 10% DENSITY)
 - * 4" CALIPER TREE

- LANDSCAPE PROVIDED**
- REQUIRED - INTERSTATE HIGHWAY NO. 90**
-20' WIDE LANDSCAPE BUFFER WITH BERM
PER SEC. 6.6.E.3, ART. V.
REQUIRED PER SEC. 6.6.E.3, ART. V.
-3 CANOPY TREE -4" CAL. PER 100 LINEAR FEET.
-4 ACCENT TREE CAL. PER 100 LINEAR FEET.
242 LINEAR FEET =
9 - 4" CANOPY TREES, 12 - 2" ACCENT TREES
- PROVIDED**
-9 - 4" CAL. CANOPY TREES
-12 - 2" ACCENT TREES
- REQUIRED - T.L. TOWNSEND DRIVE**
REQUIRED PER SEC. 6.6.E.2, ART. V.
-3 CANOPY TREE PER 100 LINEAR FEET.
-4 ACCENT TREE PER 100 LINEAR FEET.
150 LINEAR FEET =
5 - 3" CANOPY TREES, 6 - 2" ACCENT TREES
- PROVIDED**
-5 - 3" CANOPY TREES
-6 - 2" ACCENT TREES
- REQUIRED - ALPHA ROAD**
REQUIRED PER SEC. 6.6.E.2, ART. V.
-3 CANOPY TREE PER 100 LINEAR FEET.
-4 ACCENT TREE PER 100 LINEAR FEET.
400 LINEAR FEET =
12 - 3" CANOPY TREES, 16 - 2" ACCENT TREES
- PROVIDED**
-12 - 3" CANOPY TREES
-16 - 2" ACCENT TREES
- REQUIRED - BETA COURT**
REQUIRED PER SEC. 6.6.E.2, ART. V.
-3 CANOPY TREE PER 100 LINEAR FEET.
-4 ACCENT TREE PER 100 LINEAR FEET.
350 LINEAR FEET =
11 - 3" CANOPY TREES, 14 - 2" ACCENT TREES
- PROVIDED**
-11 - 3" CANOPY TREES
-14 - 2" ACCENT TREES
- REQUIRED - ALL ROADS**
PROVIDED
-HEADLIGHT SCREENINGS AROUND ALL PARKING LOTS
FACING LOCAL AND STATE ROADS



NOTE:
STUDIO 13 WILL PROVIDE ENLARGED PLANS
AT A SCALE OF 1:20 OR LARGER PRIOR TO
CONSTRUCTION.



Studio 13 Design Group, PLLC.
519 Bennett Lane, Suite 203
Lewisville, Texas 75057
469-635-1900

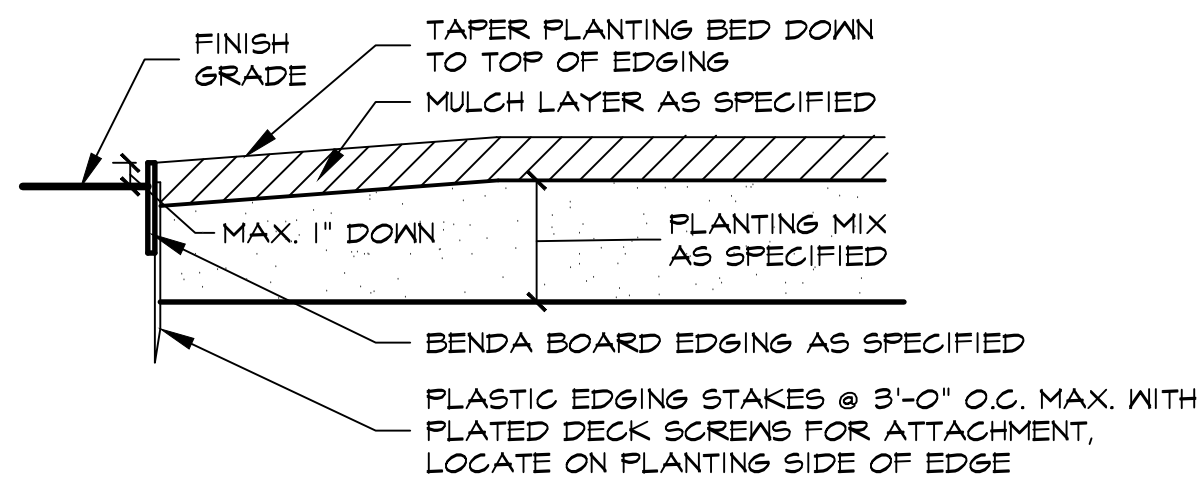


October 12, 2012

LANDSCAPE PLAN							
				Planting Plan			
				Emerus Emergency Hospital			
						City of Rockwall, Rockwall County, Texas	
PROJECT		PWP003					
SHEET		L1 of 3					

LANDSCAPE NOTES.

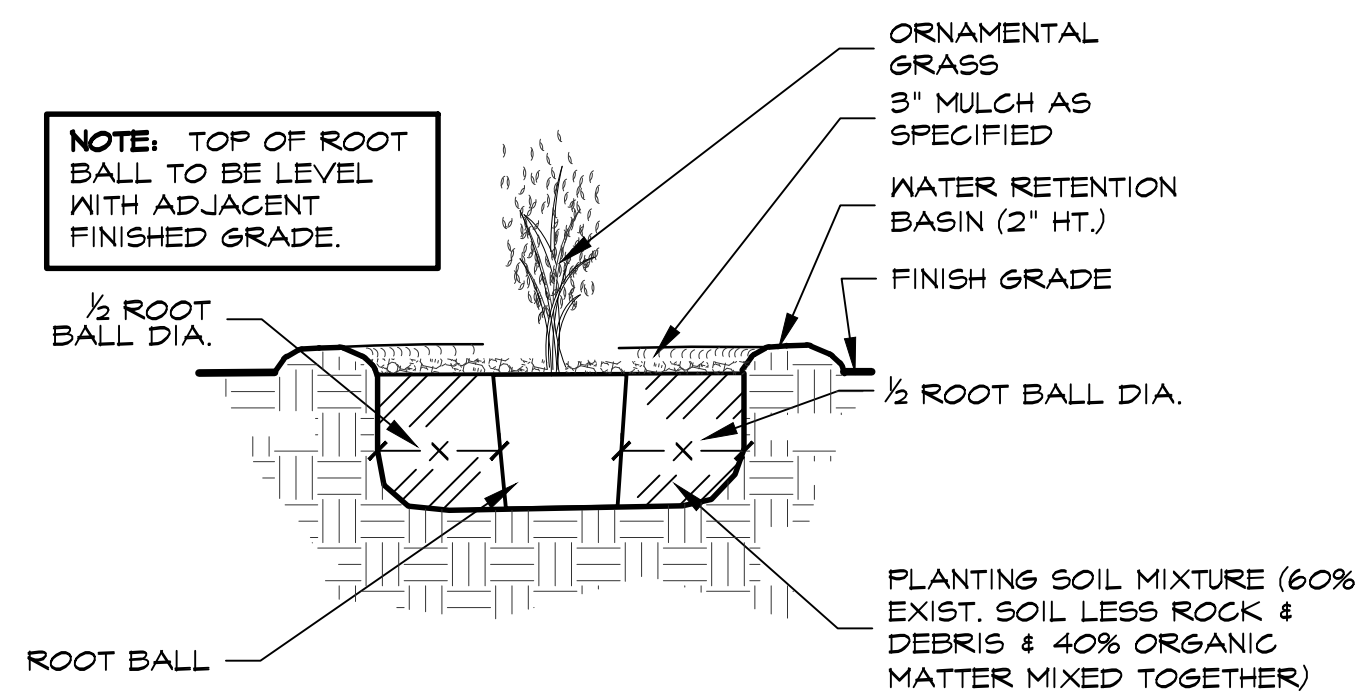
1. A TREE PERMIT IS REQUIRED FOR ALL REMOVAL OF ALL TREES, PROTECTED AND UNPROTECTED.
2. PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING TO THE LATEST EDITION OF THE TEXAS NURSERY & LANDSCAPE ASSOCIATION (TNLA) SPECIFICATIONS, GRADES AND STANDARDS.
3. ALL PLANT SUBSTITUTIONS ARE SUBJECT TO CITY APPROVAL AND MUST BE SPECIFIED ON THE APPROVED LANDSCAPE PLAN.
4. GROUND COVERS USED IN LIEU OF TURF GRASS MUST PROVIDE COMPLETE COVERAGE WITHIN ONE (1) YEAR OF PLANTING AND MAINTAIN ADEQUATE COVERAGE AS APPROVED BY THE CITY OF ROCKWALL.
5. TREES MUST BE PLANTED FOUR FEET (4') OR GREATER FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND/OR OTHER STRUCTURES. THE CITY OF ROCKWALL HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
6. TREE PITS SHALL HAVE ROUGHENED SIDES AND BE TWO TO THREE TIMES WIDER THAN THE ROOT BALL OF THE TREE IN ORDER TO FACILITATE HEALTHY ROOT GROWTH.
7. TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITH IN A 24-HOUR PERIOD, THE CONTRACTOR SHALL PROVIDE BERMING, OR DEVISE DRAINAGE PRACTICES, AND CONTACT THE CITY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
8. TREES SHALL NOT BE PLANTED DEEPER THAN THE BASE OF THE "TRUNK FLARE".
9. THE TREE PIT SHALL BE BACKFILLED WITH NATIVE TOPSOIL FREE OF ROCK AND OTHER DEBRIS.
10. BURLAP, TWINE AND WIRE BASKETS SHALL BE LOOSENEED AND PULLED BACK FROM THE TRUNK OF TREE AS MUCH AS POSSIBLE.
11. TREES SHALL NOT BE WATERED TO EXCESS THAT RESULTS IN SOIL SATURATION. IF SOIL BECOMES SATURATED, THE WATERING SCHEDULE SHALL BE ADJUSTED TO ALLOW FOR DRAINAGE AND ABSORPTION OF THE EXCESS WATER.
12. A 3"-4" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 1-2" FROM THE TRUNK OF THE TREE.
13. NO PERSON(S) OR ENTITY MAY USE IMPROPER OR MALICIOUS MAINTENANCE OR PRUNING TECHNIQUES WHICH WOULD LIKELY LEAD TO THE DEATH OF THE TREE. IMPROPER OR MALICIOUS TECHNIQUES INCLUDE, BUT ARE NOT LIMITED TO, TOPPING OR OTHER UNSYMMETRICAL TRIMMING OF TREES, TRIMMING TREES WITH A BACKHOE, OR USE OF FIRE OR POISON TO CAUSE THE DEATH OF A TREE.
14. TOPSOIL SHALL BE A MINIMUM OF 8 INCHES IN DEPTH IN PLANTING AREAS. SOIL SHALL BE FREE OF STONES, ROOTS, AND CLODS AND ANY OTHER FOREIGN MATERIAL THAT IS NOT BENEFICIAL FOR PLANT GROWTH.
15. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 2 INCHES OF FINE SAND MULCH.
16. TREES OVERHANGING WALKS AND PARKING SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 7 FEET. TREES OVERHANGING PUBLIC STREET PAVEMENT DRIVE AISLES AND FIRE LANES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 14 FEET.
17. A VISIBILITY TRIANGLE MUST BE PROVIDED AT ALL INTERSECTIONS. SHRUBS ARE NOT TO EXCEED 30 INCHES IN HEIGHT. TREES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 9 FEET.
18. TREES PLANTED ON A SLOPE SHALL HAVE THE SOIL STAIN AT THE AVERAGE GRADE OF SLOPE.
19. NO SHRUBS SHALL BE PERMITTED WITHIN AREAS LESS THAN 3 FEET IN WIDTH. ALL BEDS LESS THAN 3 FEET IN WIDTH SHALL BE GRASS, GROUNDCOVER OR SOME TYPE OF FIXED PAVING.
20. THE OWNER, TENANT, AND/OR THEIR AGENTS, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE, ESTABLISHMENT, AND PERMANENCE OF PLANT MATERIAL. ALL LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE, BUT NOT LIMITED TO, MOVING, EDGING, PRUNING, FERTILIZING, WATERING, AND OTHER ACTIVITIES NECESSARY FOR THE MAINTENANCE OF LANDSCAPING AREAS.
21. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT IS DAMAGED, DESTROYED, OR REMOVED SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY WITHIN 30 DAYS UNLESS OTHERWISE APPROVED IN WRITING BY THE CITY OF ROCKWALL.
22. LANDSCAPE AND OPEN AREAS SHALL BE KEPT FREE OF TRASH, LITTER AND WEEDS.
23. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO IRRIGATE ALL LANDSCAPE AREAS. OVERSPRAY ON STREETS AND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM.
24. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON RIGHT-OF-WAY, SIDEWALKS OR EASEMENTS TO THE EXTENT THAT THE VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
25. NO PLANTING AREAS SHALL EXCEED 3:1 SLOPE. 3' HORIZONTAL TO 1' VERTICAL.
26. EARTHEN BERMS SHALL NOT INCLUDE CONSTRUCTION DEBRIS. CONTRACTOR MUST CORRECT SLIPPAGE OR DAMAGE TO THE SMOOTH FINISH GRADE OF THE BERM PRIOR TO ACCEPTANCE.
27. ALL WALKWAYS SHALL MEET A.D.A. AND T.A.S. REQUIREMENTS.
28. FINAL INSPECTION AND APPROVAL OF SCREENING WALLS, IRRIGATION AND LANDSCAPE IS SUBJECT TO ALL PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO MANHOLES, VALVES, WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, TO BE ACCESSIBLE, ADJUSTED TO GRADE AND TO THE CITY OF ROCKWALL'S PUBLIC WORKS DEPARTMENT STANDARDS.
29. PRIOR TO CALLING FOR A LANDSCAPE INSPECTION, CONTRACTOR IS RESPONSIBLE FOR MARKING ALL MANHOLES, VALVES, WATER METERS, CLEANOUTS AND OTHER UTILITY APPURTENANCES WITH FLAGGING FOR FIELD VERIFICATION BY THE PUBLIC WORKS DEPARTMENT.



1 TYPICAL BED EDGING DETAIL

L2

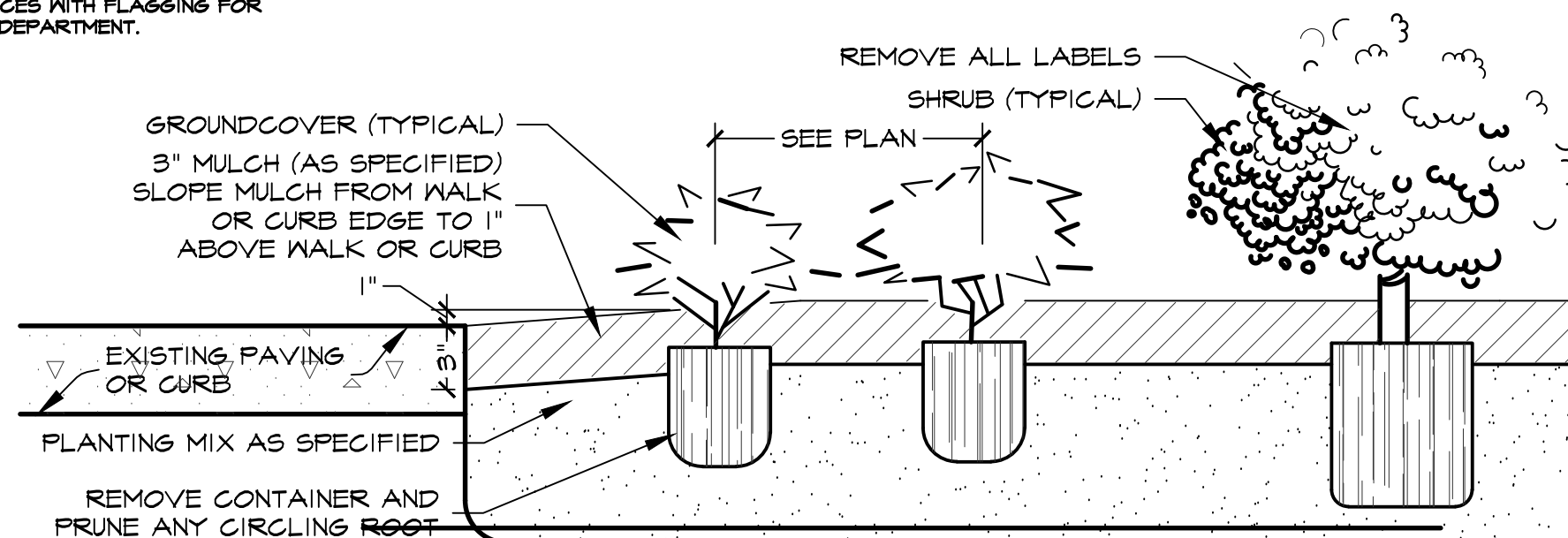
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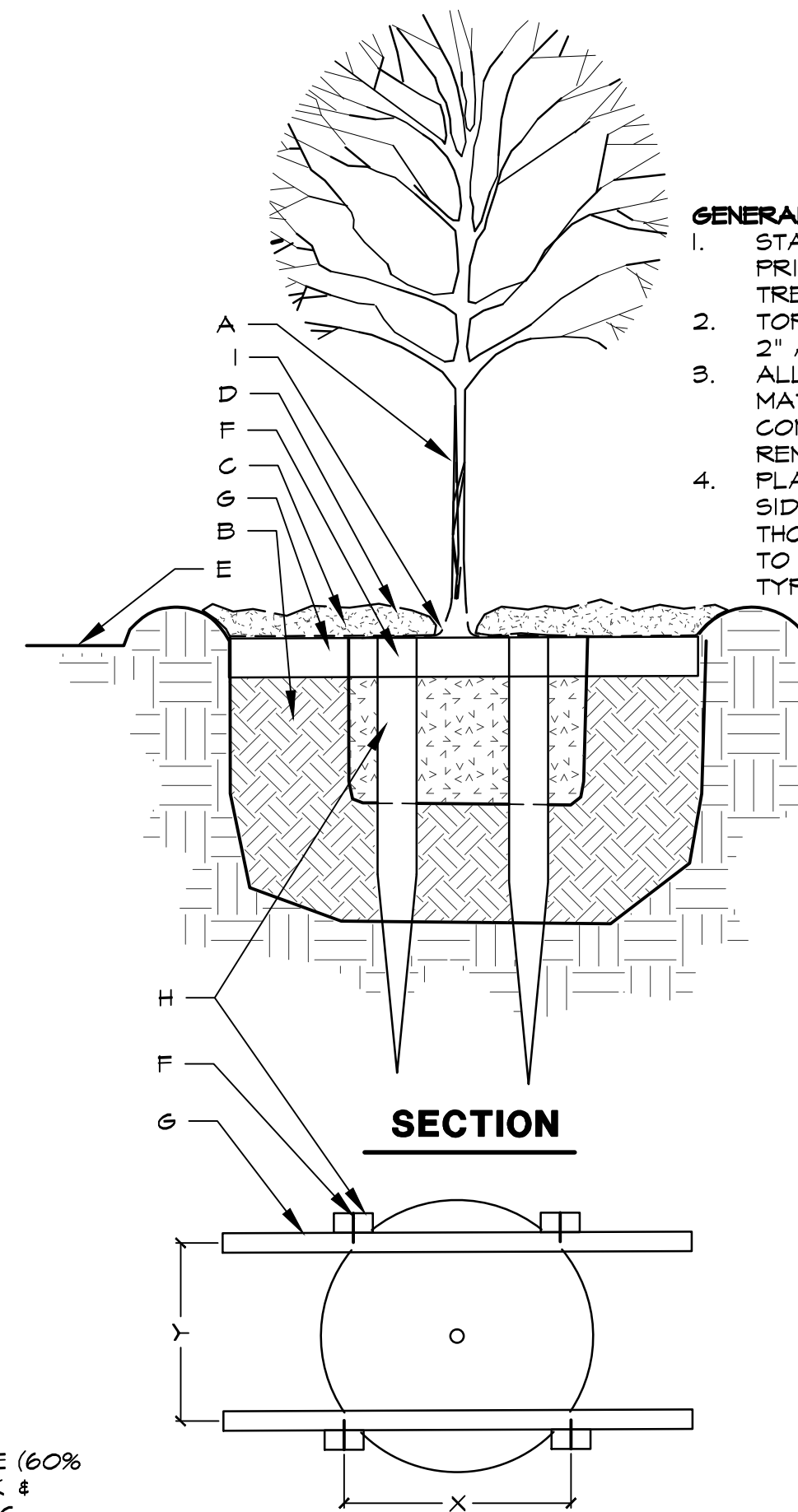
**POCKET PLANTING
ORNAMENTAL GRASS DETAIL**

2
L2

NOT TO SCALE



3 SHRUB AND GROUND COVER PLANTING DETAIL



PLAN VIEW

4 TREE PLANTING

NOT TO SCALE

GENERAL NOTES:

1. STABILIZE SOIL BELOW ROOT BALL PRIOR TO PLANTING TO PREVENT TREE FROM SETTLING.
2. TOP OF ROOTBALL SHALL BE 1" TO 2" ABOVE FINISHED GRADE.
3. ALL WIRE ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED COMPLETELY FROM ROOTBALL AND REMOVE TOP 1/3 OF BURLAP
4. PLANTING PITS SHALL BE SQUARE, SIDES OF PITS SHALL BE THOROUGHLY SCARIFIED/ROUGHENED TO ELIMINATE FLARED AS SHOWN IN TYPICAL DETAIL

CONSTRUCTION NOTES:

- A. TREE
- B. LOOSEN EXISTING BACKFILL (NO SOIL AMENDMENTS IN CONTRACT)
- C. WATER RETENTION BASIN
- D. 3" DEPTH MULCH AS SPECIFIED
- E. FINISH GRADE
- F. 2 1/2 DRYWALL SCREW (UNFINISHED)
- G. 2" X 2" X 4" CROSS MEMBER (UNTREATED LUMBER). **NOTE:** CROSS MEMBERS TO BE ORIENTED PARALLEL TO NORTH / SOUTH BEARING AND SHALL BE PROPORTIONAL IN LENGTH TO ROOT BALL (4' MIN).
- H. 2" X 2" X 4' STAKE WITH 18" MIN. TAPER (UNTREATED LUMBER)
- I. REMOVE TOP 1/3 OF BURLAP SURROUNDING ROOTBALL AFTER INSTALLATION (TO PREVENT "WICKING" OF MOISTURE) X. DIMENSION EQUAL TO "Y" Y. DIMENSION EQUAL TO "X"



Studio 13 Design Group, PLLC.
519 Bennett Lane, Suite 203
Lewisville, Texas 75057
469-635-1900



October 12, 2012

LANDSCAPE PLAN

Planting Details

Emerus Emergency Hospital

City of Rockwall, Rockwall County, Texas

[illegible]

PROJECT

PWP003

SHEET

L2 of 3

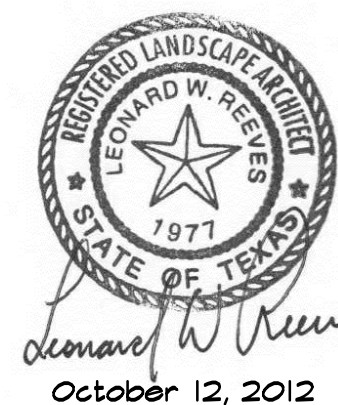
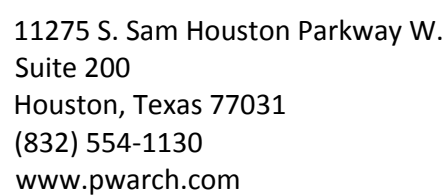


11275 S. Sam Houston Parkway W.
Suite 200
Houston, Texas 77031
(832) 554-1130
www.pwarch.com

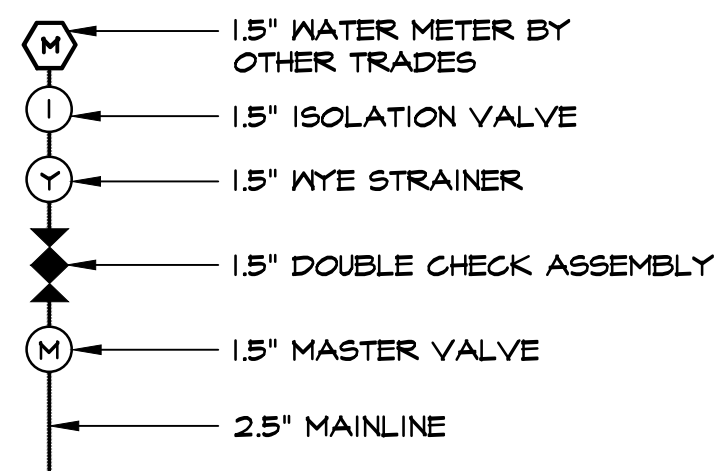


NOT TO SCALE

SYMBOL	COMMON/BOTANICAL NAME	SIZE	SPACING	QUANTITY	REMARKS
LO	LIVE OAK / QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN	4	8' MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 7' MINIMUM BRANCHING HEIGHT; NURSERY GROWN,
LE	LACEBARK ELM / ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN	2	8' MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 7' MINIMUM BRANCHING HEIGHT; NURSERY GROWN,
CP	CHINESE PISTACHIO / PISTACHIA CHINENSIS	4" CALIPER	AS SHOWN	3	8' MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 7' MINIMUM BRANCHING HEIGHT; NURSERY GROWN,
LO	LIVE OAK / QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN	14	6' MINIMUM SPREAD; MINIMUM 7' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN,
LE	LACEBARK ELM / ULMUS PARVIFOLIA	3" CALIPER	AS SHOWN	6	6' MINIMUM SPREAD; MINIMUM 7' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN,
M	CADDO MAPLE / ACER SACCHARUM 'CADDO'	3" CALIPER	AS SHOWN	6	6' MINIMUM SPREAD; MINIMUM 7' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN
CP	CHINESE PISTACHIO / PISTACHIA CHINENSIS	3" CALIPER	AS SHOWN	8	6' MINIMUM SPREAD; MINIMUM 7' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN,
BC	BALD CYPRESS / TAXODIUM DISTICHUM	3" CALIPER	AS SHOWN	11	6' MINIMUM SPREAD; MINIMUM 7' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN,
RB	FOREST PANSY REDBUD / CERCIS CANADENSIS 'FOREST PANSY'	2" CALIPER	AS SHOWN	22	5' MINIMUM SPREAD; MINIMUM 6' HEIGHT; 2" MIN. CAL.; FULL HEAD NURSERY GROWN
MNH	MARY NELL HOLLY / ILEX x 'MARY NELL'	2" CALIPER	AS SHOWN	24	5' MINIMUM SPREAD; MINIMUM 6' HEIGHT; 2" MIN. CAL.; FULL HEAD NURSERY GROWN
CM	NATCHEZ GRAPEMYRTLE / LAGERSTROEMIA x 'NATCHEZ'	2" CALIPER	AS SHOWN	22	5' MINIMUM SPREAD; MINIMUM 6' HEIGHT; 2" MIN. CAL.; FULL HEAD NURSERY GROWN
	DWARF BURFORD HOLLY / ILEX CORNUTA 'DWARF BURFORD'	7 GALLON	AS SHOWN	205	FULL PLANTS
	KNOCKOUT ROSE / ROSA SPP.	3 GALLON	AS SHOWN	24	FULL PLANTS
	LIRIOPE / LIRIOPE MUSCAR	1 GALLON	12" O.C.	899	FULL PLANTS
	MEXICAN FEATHER GRASS / STIPA TENNUSSIMA	1 GALLON	18" O.C.	647	FULL PLANTS
	LITTLE BLUESTEM GRASS / SCHIZACHYRIUM SCOPARIUM	1 GALLON	12" O.C.	1,229	FULL PLANTS
	BAR HARBOR JUNIPER / JUNIPERUS HORIZONTALIS 'BAR HARBOR'	3 GALLON	36" O.C.	50	FULL PLANTS
	JAPANESE YEW 'EMERALD SPREADER' / TAXUS CUSPIDATA 'MONLOO'	3 GALLON	36" O.C.	199	FULL PLANTS
	WEeping LOVE GRASS	1 GALLON	12" O.C.	1,797	FULL PLANTS
	DRAINFIELD MIX BY NATIVE AMERICAN SEED CO.	HYDROMULCH	SQUARE FEET	35,195	MINIMUM 100% COVERAGE @ 70% DENSITY
	COMMON BERMUDA HYDROMULCH	HYDROMULCH	SQUARE FEET	60,650	MINIMUM 100% COVERAGE @ 70% DENSITY

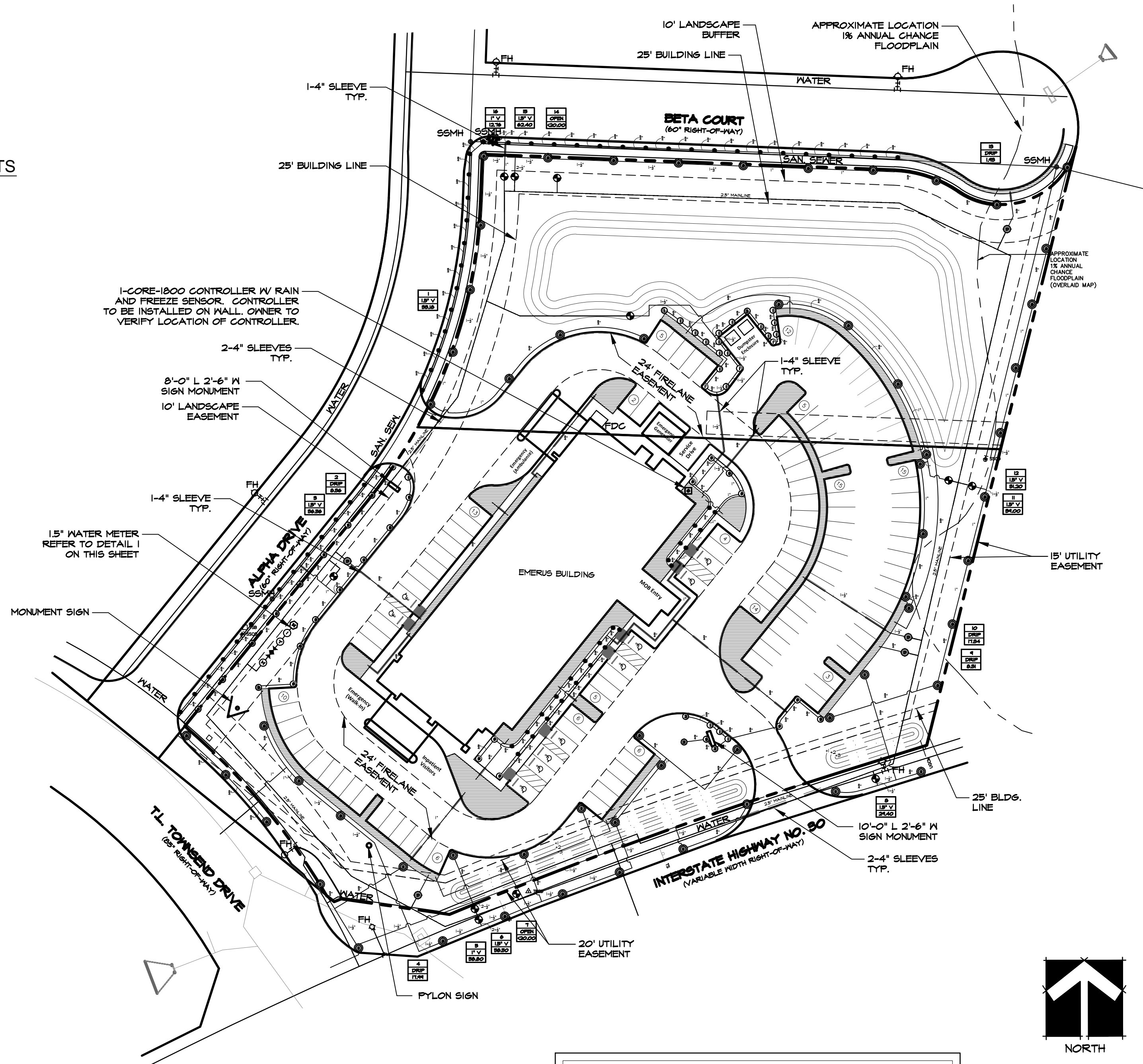


LANDSCAPE PLAN			
Plant List			
Emerus Emergency Hospital			
City of Rockwall, Rockwall County, Texas			
#	P L A N REVIEW REVISIONS	BY	DATE
1	Issued for Building Permit & Construction	AEN	10/12/2012
PROJECT			
PWP003			
SHEET			
L3 of 3			

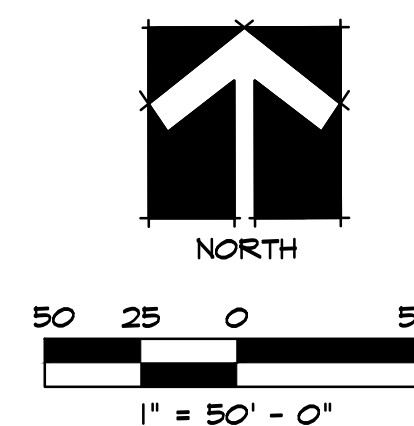


1 BACKFLOW AND RELATED COMPONENTS

NOTE:
STUDIO 13 WILL PROVIDE ENLARGED PLANS
AT A SCALE OF 1:20 OR LARGER PRIOR TO
CONSTRUCTION



ZONE VALVES LABELED AS "OPEN" ARE INTENDED FOR THE USE OF SUPPLYING HUNTER AFB-ADJ TREE BUBBLERS ON EACH PROPOSED TREE. IRRIGATION CONTRACTOR SHALL FIELD VERIFY THAT THESE ZONES DO NOT EXCEED 20 GALLONS PER MINUTE. THE IRRIGATION CONTRACTOR SHALL STAKE EACH TREE BUBBLER HEAD LOCATION AND RECEIVE APPROVAL FROM THE OWNER AND/OR THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.



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October 12, 2012

LANDSCAPE PLAN

Irrigation Plan

Emerus Emergency Hospital

City of Rockwall, Rockwall County, Texas

[illegible]

PROJECT

PWP003

SHEET

IR1 of 3

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IRRIGATION LEGEND AND SCHEDULE

SYM	DESCRIPTION	MANUFACTURER	MODEL	SIZE / NOZZLE	NOTES
	AUTOMATIC CONTROLLER	HUNTER	I-CORE-1800	N/A	INSTALL PER MANUFACTURER'S STANDARDS. IN ADDITION, INSTALL SOLAR-SYNC SYSTEM BY HUNTER.
	DRIP IRRIGATION CONTROL VALVE	HUNTER	ICZ-101	1"	INSTALL PER DETAIL IN 10" ROUND BOX W/ BOLT DOWN LID. ROUT AND PAINT VALVE NUMBER ON LID.
	DRIP IRRIGATION	HUNTER	PLD-06-18	N/A	INSTALL PER DETAIL W/ 40 PSI AT OUTFLOW OF DRIP ZONE VALVE.
	REMOTE CONTROL VALVE	HUNTER	ICV-1016 ICV-1516	Refer to Plan for Size	INSTALL PER DETAIL IN 10" ROUND PENTEK VALVE BOX WITH BOLT DOWN LID. ROUT AND PAINT VALVE NUMBER ON LID.
	LAWN ROTATOR	HUNTER	MP ROTATOR	MP1000, MP2000, MP3000	INSTALL PER DETAIL W/ 40 PSI AT BASE OF HEAD. INSTALL NOZZLES ON 4" PRS40 OR 12" PROS-12 SPRAY BODIES.
	4" POP UP CORNER STRIP	HUNTER	STRIP SERIES	MPLCB15 IVORY MPRC5515 COPPER MPSS5530 BROWN	INSTALL PER DETAIL W/ 40 PSI AT BASE OF HEAD. INSTALL NOZZLES ON 4" PRS40 SPRAY BODIES.
	ROTOR HEAD	HUNTER	P&P SERIES	#8 NOZZLE #11 NOZZLE	INSTALL PER DETAIL W/ 40 PSI AT BASE OF HEAD. INSTALL LASCO P-1207 SWING JOINTS ON ALL ROTORS.
	WATER METER	----	PER CITY	Refer to Plan for Size	INSTALLED BY GENERAL CONTRACTOR
	DOUBLE CHECK VALVE	Febco	850-BV Series	Refer to Plan for Size	FURNISH AND INSTALL PER LOCAL CODE BY LICENSED IRRIGATION CONTRACTOR.
	ISOLATION VALVE	Nibco	*T-113	Line Size	INSTALL PER DETAIL IN 12"x17" PENTEK VALVE BOX WITH BOLT DOWN LID.
	WYE STRAINER	Febco	*850	Refer to Plan for Size	INSTALL PER DETAIL IN 12"x17" PENTEK VALVE BOX WITH BOLT DOWN LID.
	MASTER VALVE	Hunter	ICV-1016 ICV-1516	Refer to Plan for Size	INSTALL PER DETAIL IN 12"x17" PENTEK VALVE BOX WITH BOLT DOWN LID.
	IRRIGATION SLEEVE	----	SCH. 40 W/ 12 GA. FULL WIRE IN SLEEVE	Refer to Plan for Size	DRIVEWAY SLEEVES INSTALLED BY GENERAL CONTRACTOR. SIDEWALK SLEEVES INSTALLED BY IRRIGATION CONTRACTOR.
	IRRIGATION MAIN LINE	----	SCH. 40	Refer to Plan for Size	18" INSTALLATION DEPTH.
	IRRIGATION LATERAL LINE	----	CLASS 200	Refer to Plan for Size	12" INSTALLATION DEPTH STANDARD. 18" INSTALLATION DEPTH UNDER PAVING.

IRRIGATION NOTES

1. PROVIDE A COMPLETE, FUNCTIONING AUTOMATIC IRRIGATION SYSTEM INCLUDING LABOR, MATERIALS, FEES, TAXES, EQUIPMENT, AND OTHER COSTS INCIDENTAL TO ACCOMPLISHING WORK.
2. ACQUIRE WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT OR LICENSED IRRIGATOR FOR MATERIAL SUBSTITUTES PRIOR TO BEGINNING INSTALLATION.
3. FORTY EIGHT (48) HOURS BEFORE IRRIGATION CONSTRUCTION BEGINS, IRRIGATION CONTRACTOR MUST CALL (800) DEG-TESS AND IS RESPONSIBLE FOR LOCATING EXISTING UNDERGROUND UTILITIES AND/OR OBSTACLES PRIOR TO BEGINNING WORK. ANY DAMAGE TO UTILITIES AND/OR FINISHES FROM INFERIOR WORKMANSHIP BY THE IRRIGATION CONTRACTOR SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
4. PIPING IS DIAGRAMMATIC AND SHOWN FOR CLARITY ONLY. ADJUST AS REQUIRED FOR EXISTING UTILITIES, OBSTRUCTIONS, TREE ROOT BALLS, ETC. PIPING AND VALVES SHOWN IN PAVING FOR CLARITY ONLY AND SHALL BE INSTALLED IN ADJACENT LANDSCAPE AREA.
5. COORDINATE SLEEVE AND CONDUIT REQUIREMENTS WITH GENERAL CONTRACTOR. IRRIGATION SLEEVES SHALL BE AS FOLLOWS:

5.1. SLEEVES INTENDED FOR LATERAL LINES ARE TO BE ONE-FOUR INCH SLEEVE AND ARE TO BE NO MORE THAN A DEPTH OF TWO FEET BELOW TOP OF CURB. SLEEVES SHOULD EXTEND A MINIMUM OF 2'-0" BEYOND BACK OF CURB.

5.2. SLEEVES INTENDED FOR THE 2" MAINLINE ARE TO BE TWO-FOUR INCH SLEEVES SIDE BY SIDE AND ARE TO BE NO MORE THAN A DEPTH OF TWO FEET BELOW TOP OF CURB. SLEEVES SHOULD EXTEND A MINIMUM OF 2'-0" BEYOND BACK OF CURB.
6. LOCATE EACH END OF IRRIGATION SLEEVES DIMENSIONALLY ON THE RECORD "AS BUILT" DRAWINGS.
7. THE IRRIGATION CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE IRRIGATION SYSTEM WITH THE LANDSCAPE CONTRACTOR TO ENSURE ALL PLANT MATERIAL WILL BE WATERED IN ACCORDANCE WITH THE INTENT OF THE PLANS AND SPECIFICATIONS.
8. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO PLANT MATERIAL DUE TO SYSTEM FAILURE FROM INFERIOR WORKMANSHIP FOR THE DURATION OF THE INSTALLATION OF PLANT MATERIAL AND MAINTENANCE PERIOD FOLLOWING INSTALLATION.
9. THE IRRIGATION CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIAL NECESSARY TO HAND DIG WITHIN ALL EXISTING TREE DRIPLINE ZONES AT NO ADDITIONAL COST TO THE OWNER. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE TO STAKE AND RECEIVE APPROVAL FROM ALL DISCIPLINES PRIOR TO AN TRENCHING AND HAND DIGGING IN AREAS OF EXISTING TREE COVERAGE OR ANY ADDITIONAL AREAS THAT MIGHT BE QUESTIONABLE.
10. EXTEND ONE EXTRA CONTROL WIRE TO FARTHEST VALVE, ROUTED PARALLEL TO COMMON GROUND WIRE WITH INSTALLATION OF LEAD AND COMMON WIRES.
11. CONTROL WIRE SHALL BE DIRECT BURIAL, 24 VOLT, SINGLE CONDUCTOR, SOLID COPPER, PLASTIC INSULATED CABLE, RATED FOR DIRECT BURIAL APPLICATIONS, UF-, UL-, APPROVED, 14 GAUGE MINIMUM LEAD AND COMMON GROUND RETURN WIRE UNLESS NOTED OTHERWISE ON PLANS. COLOR OF INSULATION AS FOLLOWS:

11.1. LEAD WIRE: ANY COLOR (SAME COLOR), EXCEPT WHITE OR ORANGE

11.2. COMMON GROUND WIRE: WHITE (COLOR)

11.3. EXTRA CONTROL WIRE: ORANGE (COLOR)
12. WIRE SPLICES SHALL BE KING ONE-STEP #7 (TAN) OR 3M-DBY PERMANENT AND WATERPROOF. INSTALL ALL WIRE SPLICES IN 10" ROUND PENTEK VALVE BOXES.
13. THE OWNER AND/OR LANDSCAPE ARCHITECT SHALL DETERMINE THE FINAL CONTROLLER LOCATION. THE IRRIGATION CONTRACTOR SHALL MAKE FINAL ELECTRICAL CONNECTION OF CONTROLLER PER LOCAL ELECTRICAL CODE. PROVIDE ALL NECESSARY FUSE BOXES, CONDUIT, FITTINGS, CONNECTORS OR OTHER ELECTRICAL DEVICES TO MAKE CONNECTION. OWNER SHALL PROVIDE ELECTRICAL SERVICE WITHIN 10 LINEAR FEET OF CONTROLLER LOCATION UNLESS NOTED OTHERWISE ON DRAWINGS.
14. CONNECT REMOTE SENSORS TO CONTROLLER WITH GROUND WIRE IN SERIES PRIOR TO CONNECTING TO REMOTE CONTROL VALVES.
15. ALL P.V.C. MAINLINES AND LATERAL LINES SHALL RECEIVE AS FOLLOWS:

15.1. 18" MINIMUM COVER FOR MAIN LINES

15.2. 18" MINIMUM COVER FOR PIPING LOCATED UNDER PAVING

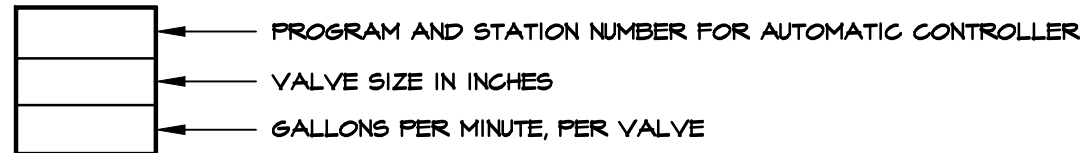
15.3. 12" MINIMUM COVER FOR LATERAL LINES
16. THE MINIMUM DISTANCE BETWEEN THE MAINLINE AND LATERAL LINE FITTINGS (EXCEPT FOR REDUCER BUSHINGS) SHALL BE 18".
17. THE MINIMUM HORIZONTAL DISTANCE OF 36" SHALL BE MAINTAINED BETWEEN ANY VALVES THAT ARE INSTALLED SIDE BY SIDE.
18. WHERE SERVICE TREES ARE INSTALLED ON THE MAINLINE FOR INSTALLATION OF THE ELECTRIC VALVES AND/OR QUICK COUPLING VALVES, THE CONTRACTOR SHALL LIMIT THE NUMBER OF THESE PER SERVICE TEE. DO NOT INSTALL MORE THAN A TOTAL OF EITHER THREE ELECTRIC VALVES OR A COMBINATION OF TWO ELECTRIC VALVES AND ONE QUICK COUPLER VALVE AT EACH TEE. THE MINIMUM DISTANCE BETWEEN FITTINGS SHALL BE 18" AS REFERENCED IN THE ABOVE NOTES.
19. ALL PVC PIPE AND FITTINGS ARE TO BE PRIMED WITH PURPLE PVC PRIMER SOLVENT BEFORE APPLYING PVC CEMENT IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE.
20. INSTALL QUICK COUPLING VALVES IN 12"x17" PENTEK VALVE BOXES PER DETAIL SHOWN. CONNECT QUICK COUPLING VALVES TO MAINLINE PIPE WITH LASCO UNITIZED, O-RING SWING JOINTS PER DETAIL SHOWN, #T722-22. SUPPLY OWNER WITH THREE COUPLER KEYS WITH SWIVEL HOSE BIBB EACH, #33DK-10 AND #SH-0 RESPECTIVELY. VALVES TO BE INSTALLED SO THAT THE TOP OF THE QUICK COUPLER IS 2" BELOW BOTTOM OF VALVE BOX LID. PURPLE LID SHALL READ "NON-POTABLE, NOT SAFE FOR DRINKING" IN ENGLISH AND SPANISH.
21. ALL LATERAL LINES SHALL BE 3/4" CLASS 200 PVC UNLESS OTHERWISE NOTED ON PLANS.
22. SLEEVES INTENDED FOR LATERAL LINES ARE TO BE ONE-FOUR INCH SLEEVE AND ARE TO BE NO MORE THAN A DEPTH OF TWO FEET BELOW TOP OF CURB. SLEEVES SHOULD EXTEND A MINIMUM OF 2'-0" BEYOND BACK OF CURB.
23. SLEEVES INTENDED FOR THE 2.5" MAINLINE ARE TO BE TWO-FOUR INCH SLEEVES SIDE BY SIDE AND ARE TO BE NO MORE THAN A DEPTH OF TWO FEET BELOW TOP OF CURB. SLEEVES SHOULD EXTEND A MINIMUM OF 2'-0" BEYOND BACK OF CURB.
24. ZONE VALVES LABELED AS 'OPEN" ARE INTENDED FOR THE USE OF SUPPLYING HUNTER AFB-ADJ TREE BUBBLERS ON EACH PROPOSED TREE. IRRIGATION CONTRACTOR SHALL FIELD VERIFY THAT THESE ZONES DO NOT EXCEED 20 GALLONS PER MINUTE. THE IRRIGATION CONTRACTOR SHALL STAKE EACH TREE BUBBLER HEAD LOCATION AND RECEIVE APPROVAL FROM THE OWNER AND/OR THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
25. ALL STATE OF TEXAS LAWS/RULES AND ALL LOCAL CODES/ORDINANCES AREA MADE PART OF THESE PLANS AND SPECIFICATIONS WHETHER SHOWN OR NOT. THESE LAWS AND ORDINANCES WILL SUPERCEDE THE PLANS, DETAILS, AND/OR SPECIFICATIONS FOR THIS PROJECT. THE IRRIGATION CONTRACTOR IS CAUTIONED THAT HE/SHE IS TO INCLUDE ANY AND ALL COST NECESSARY TO MEET OR EXCEED THE LAWS OF THE STATE OF TEXAS AND LOCAL CODES CONCERNING LANDSCAPE IRRIGATION.

HYDRAULIC CALCULATION NOTES:

TEN DAYS PRIOR TO COMMENCING WORK, VERIFY STATIC PRESSURE. IF STATIC PRESSURE IS LESS THAN THE ASSUMED STATIC PRESSURE DO NOT START WORK UNTIL NOTIFIED IN WRITING TO PROCEED BY OWNER. IF CONTRACTOR PROCEEDS WITH WORK WITHOUT AUTHORIZATION FROM OWNER, THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE TO CORRECT, MODIFY OR REPAIR ANY ITEMS OR MATERIALS THAT MAY BE REQUIRED TO PROVIDE A FULLY FUNCTIONING AND OPERATIONAL IRRIGATION SYSTEM IN COMPLIANCE WITH THE PLANS AND SPECIFICATIONS. HYDRAULIC CALCULATIONS FOR THIS SYSTEM ARE BASED ON THE STATIC PRESSURE AS STATED ABOVE. THE STATIC PRESSURE SHOWN IS AN ASSUMED PRESSURE, A PRESSURE MEASURED AT THE SITE, OR AN ESTIMATED PRESSURE PROVIDED BY THE COUNTY OR CITY. THE OWNER UNDERSTANDS THIS PROJECT MAY NOT PROVIDE 100% COVERAGE AT ALL TIMES.

HYDRAULIC CALCULATIONS FROM METER A

ITEM	SIZE	PSI	NOTES
MAXIMUM GPM ESTIMATED - 120 GPM			FITTING LOSS ACCOUNTED BY ADDING 10% TO FLOW SHOWN IN MANUF. NOZZLE CHART.
SERVICE	1.5"	2.81	TYPE "K" COPPER 20 LN. FT. (62.40 GPM)
WATER METER	1.5"	1.20	(62.40 GPM)
BALL VALVE	1.5"	1.00	(62.40 GPM)
WYE FILTER	1.5"	0.30	(62.40 GPM)
BACKFLOW PREVENTER	1.5"	4.00	(62.40 GPM)
MASTER VALVE	1.5"	3.00	(62.40 GPM)
MAIN LINE	2-1/2"	2.41	1607 LN. FT. (62.40 GPM)
STATION VALVE	1.5"	3.00	(62.40 GPM)
ZONE	1.5"	2.15	(62.40 GPM)
CRITICAL HEAD 'A'		40.00	
TOTAL LOSS		65.87	
ASSUMED STATIC PRESSURE		75.00	
PRESSURE DIFFERENTIAL		-4.13	



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October 12, 2012

LANDSCAPE PLAN

Irrigation Details

Emerus Emergency Hospital

City of Rockwall, Rockwall County, Texas

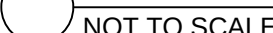
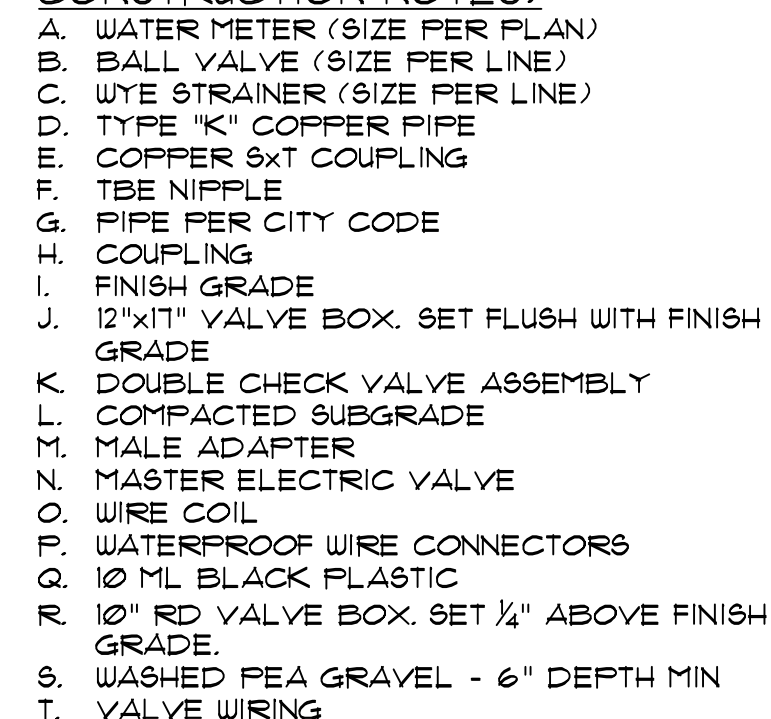
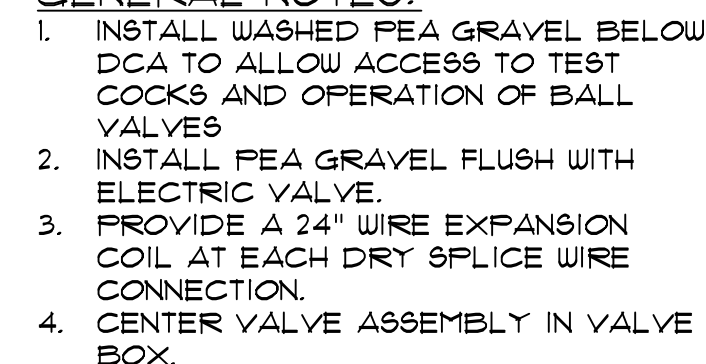
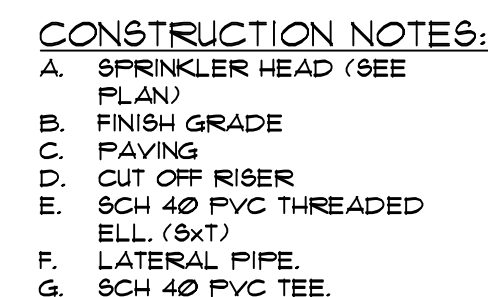
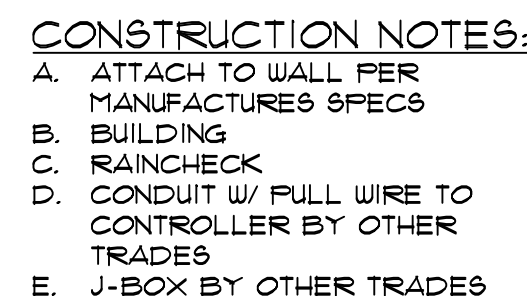
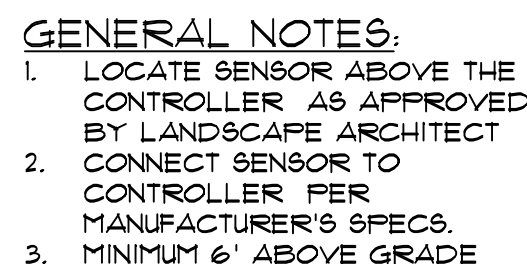
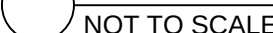
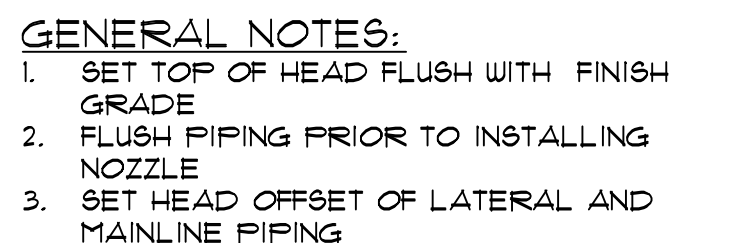
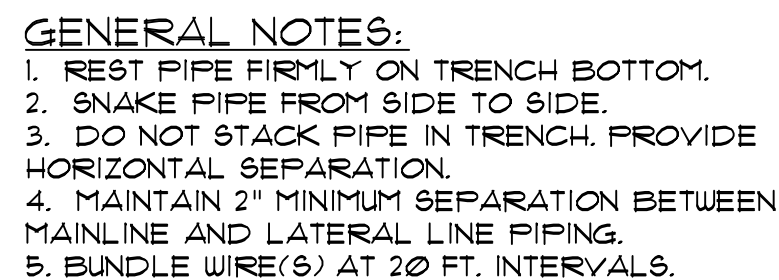
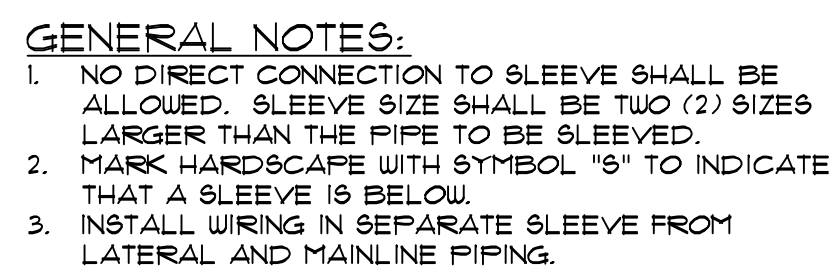
#	P	LAN REVIEW REVISIONS	BY	DATE						
1		Issued for Building Permit & Construction	AEM	10/12/2012						

PROJECT

PWP003

SHEET

IR2 of 3



LANDSCAPE PLAN

Irrigation Details

Emerus Emergency Hospital

City of Rockwall, Rockwall County, Texas

#	P LAN REVIEW REVISIONS	BY	DATE
1	Issued for Building Permit & Construction	AEM	10/12/2012

PROJECT

PWP003

SHEET

IR3 of 3



EMERUS ROCKWALL SITE LIGHTING
EMERUS EMERGENCY HOSPITAL
ROCKWALL, TEXAS

Designer
S Ying

Date
Oct 8, 2012

Scale
1" = 30'

Drawing No.
EEH-ROCKWALL-1



LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	PF	14	Holophane P400PM48FSX- HSSBK	Single Pechina, Forward Throw Distribution with House Side Shield, Sag glass lens, 480V	(1) Venture 40124: Clear Horizontal 400W Pulse Start MH; MS 400W/H75/ED28/PS/740	P400MH00FSX- HSS.ies	40000	0.72	454
	PW	12	Holophane P400PM48WSX	Single Pechina, Wide Distribution, Sag glass lens, 480V	(2) Venture 40124: Clear Horizontal 400W Pulse Start MH; MS 400W/H75/ED28/PS/740	P400MH00WS X.ies	40000	0.72	454

STATISTICS								
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	CV	
Entire Site	+	1.3 fc	13.7 fc	0.0 fc	N / A	N / A	1.8	
Parking Area	×	5.1 fc	13.7 fc	1.1 fc	12.5:1	4.6:1	0.5	
Property Line	✕	0.1 fc	0.2 fc	0.0 fc	N / A	N / A	0.7	

NOTES

1. Mounting Height = 25' Pole x 3' Base = 28'
2. Light Loss Factor = 0.80 LLD x 0.90 LDD x 1.0 BF = 0.72
3. No contribution from any lighting sources other than light fixtures indicated in Luminaire Schedule have been considered in this calculation.
4. No reflectances have been considered in this calculation.
5. Shadowing from buildings and canopies have been considered in this calculation.
6. Coefficient of Variance = Average Deviation / Average Illumination. CV=0.0 is perfectly uniform.

Plan View
Scale 1" = 30'