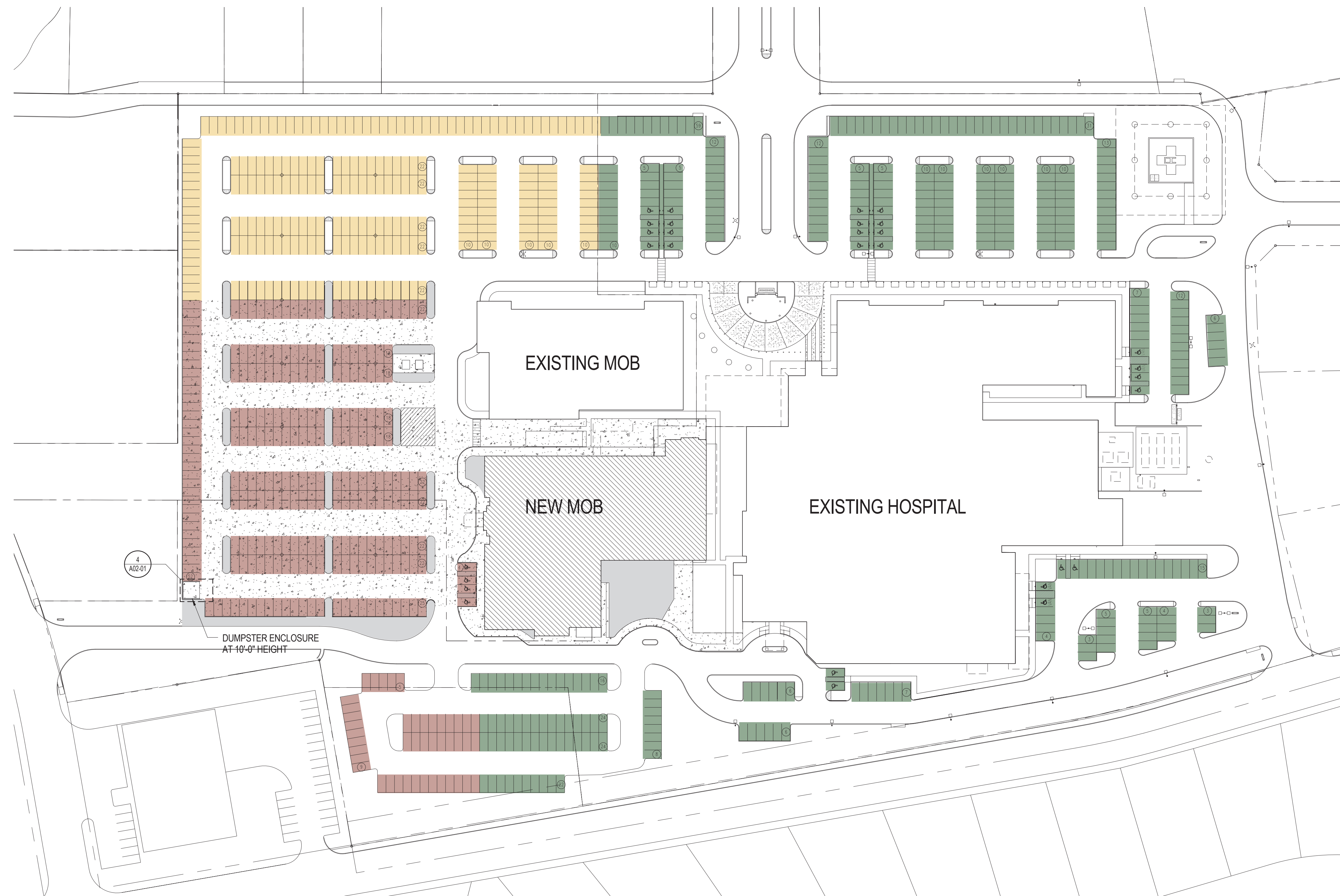


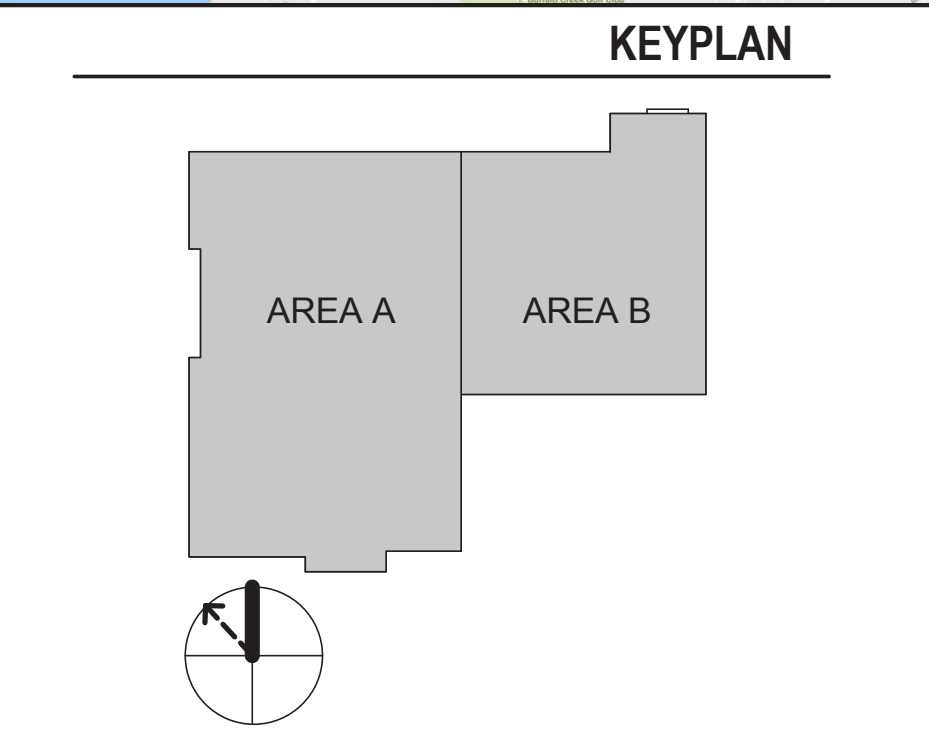
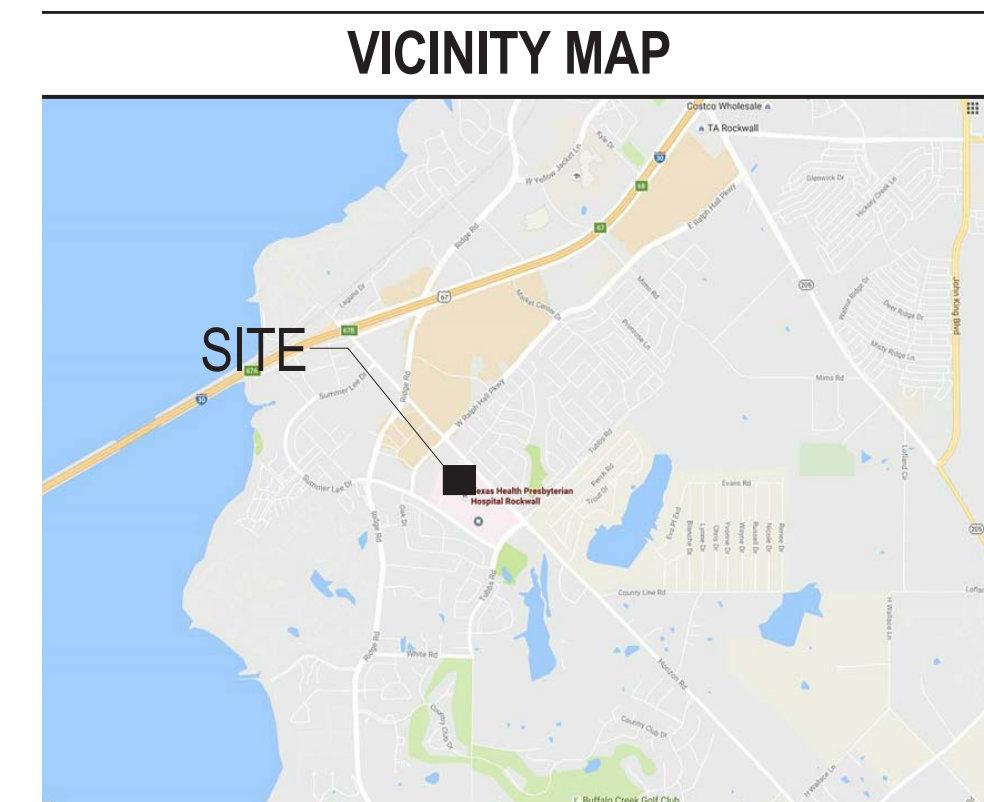


1 SITE - CAMPUS PARKING PLAN
1" = 60'-0"

PARKING SPACES REQUIRED	
HOSPITAL TOTAL	310 SPACES REQUIRED
EXISTING MOB TOTAL	229 SPACES REQUIRED
NEW MOB TOTAL	280 SPACES REQUIRED
819 TOTAL REQUIRED 17 ACCESSIBLE REQUIRED	

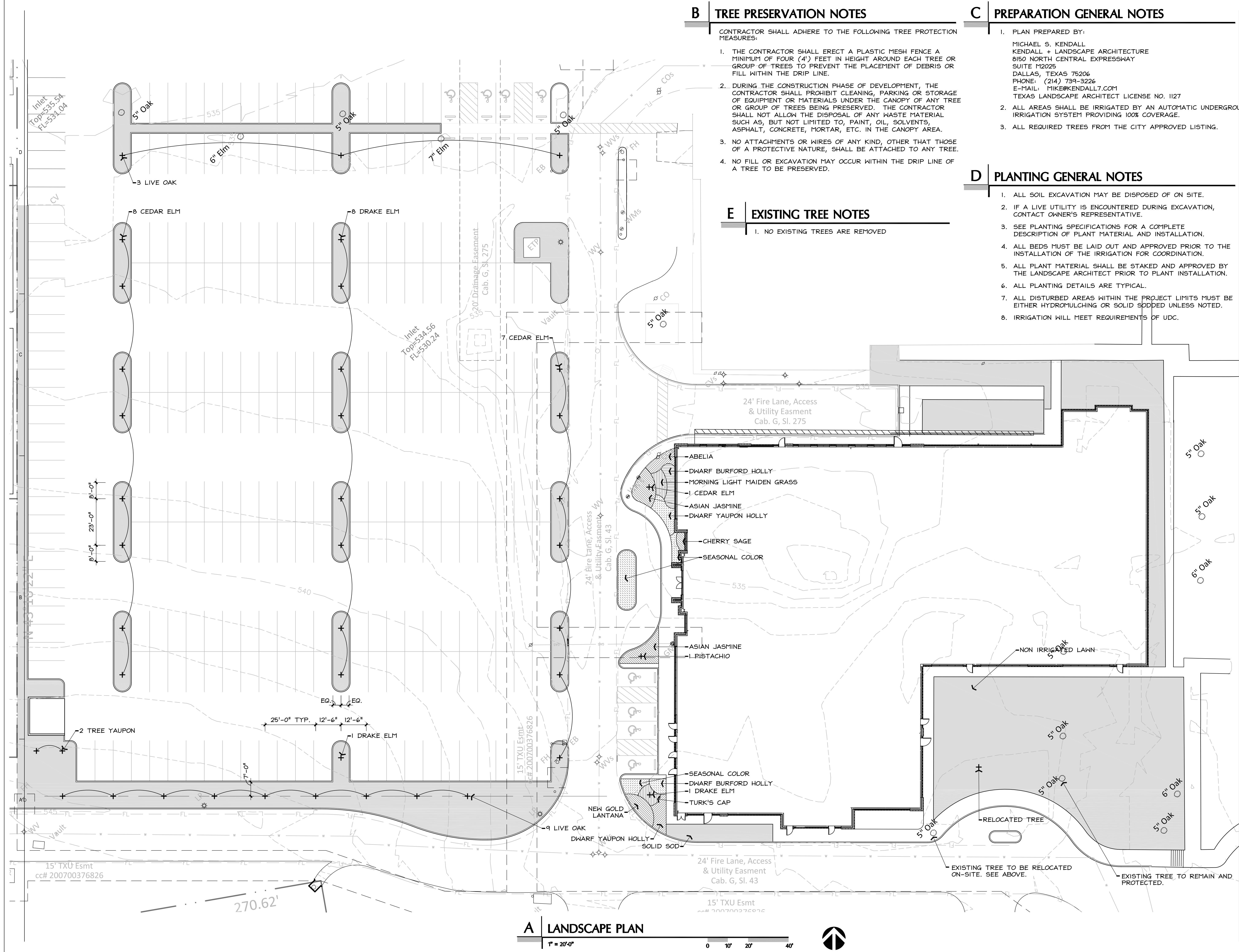
PARKING SPACES PROVIDED	
EXISTING	
HOSPITAL STANDARD SPACES	317 SPACES
HOSPITAL ACCESSIBLE SPACES	26 SPACES
EXISTING MOB STANDARD SPACES	229 SPACES
EXISTING MOB ACCESSIBLE SPACES	0 SPACES
TOTAL EXISTING SPACES	572 SPACES PROVIDED (26 ACCESSIBLE)
NEW	
NEW MOB STANDARD SPACES	+281 SPACES
NEW MOB ACCESSIBLE SPACES	+4 SPACES
TOTAL NEW SPACES	285 SPACES PROVIDED (4 ACCESSIBLE)
REVISED TOTAL SPACES (EXISTING PLUS NEW)	857 SPACES PROVIDED (30 ACCESSIBLE)

- NOTES:
1. 1 IN EVERY 8 ACCESSIBLE SPACES SHALL BE SERVED BY A 96 INCH WIDE ACCESS AISLE AND SHALL BE DESIGNATED AS "VAN ACCESSIBLE". SO FOR THIS PROJECT, 6 VAN ACCESSIBLE SPACES ARE REQUIRED.



APPLICANT INFORMATION
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SUITE 300 DALLAS, TX 75231
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OWNER INFORMATION
GRANT CALLISON
CAMBRIDGE HEALTHCARE
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8383 PRESTON CENTER PLAZA DRIVE,
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DALLAS, TX 75225
214-665-0890



B TREE PRESERVATION NOTES

- CONTRACTOR SHALL ADHERE TO THE FOLLOWING TREE PROTECTION MEASURES:
1. THE CONTRACTOR SHALL ERECT A PLASTIC MESH FENCE A MINIMUM OF FOUR (4') FEET IN HEIGHT AROUND EACH TREE OR GROUP OF TREES TO PREVENT THE PLACEMENT OF DEBRIS OR FILL WITHIN THE DRIP LINE.
 2. DURING THE CONSTRUCTION PHASE OF DEVELOPMENT, THE CONTRACTOR SHALL PROHIBIT CLEANING, PARKING OR STORAGE OF EQUIPMENT OR MATERIALS UNDER THE CANOPY OF ANY TREE OR GROUP OF TREES BEING PRESERVED. THE CONTRACTOR SHALL NOT ALLOW THE DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, ETC. IN THE CANOPY AREA.
 3. NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
 4. NO FILL OR EXCAVATION MAY OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED.

E EXISTING TREE NOTES

1. NO EXISTING TREES ARE REMOVED

C PREPARATION GENERAL NOTES

1. PLAN PREPARED BY:
MICHAEL S. KENDALL
KENDALL + LANDSCAPE ARCHITECTURE
8150 NORTH CENTRAL EXPRESSWAY
SUITE 12025
DALLAS, TEXAS 75206
PHONE: (214) 739-3226
E-MAIL: MIKE@KENDALL7.COM
TEXAS LANDSCAPE ARCHITECT LICENSE NO. 1127
2. ALL AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM PROVIDING 100% COVERAGE.
3. ALL REQUIRED TREES FROM THE CITY APPROVED LISTING.

D PLANTING GENERAL NOTES

1. ALL SOIL EXCAVATION MAY BE DISPOSED OF ON SITE.
2. IF A LIVE UTILITY IS ENCOUNTERED DURING EXCAVATION, CONTACT OWNER'S REPRESENTATIVE.
3. SEE PLANTING SPECIFICATIONS FOR A COMPLETE DESCRIPTION OF PLANT MATERIAL AND INSTALLATION.
4. ALL BEDS MUST BE LAID OUT AND APPROVED PRIOR TO THE INSTALLATION OF THE IRRIGATION FOR COORDINATION.
5. ALL PLANT MATERIAL SHALL BE STAKED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANT INSTALLATION.
6. ALL PLANTING DETAILS ARE TYPICAL.
7. ALL DISTURBED AREAS WITHIN THE PROJECT LIMITS MUST BE EITHER HYDROMULCHING OR SOLID SODDED UNLESS NOTED.
8. IRRIGATION WILL MEET REQUIREMENTS OF UDC.

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DALLAS, TX 75206

MEP
SW ASSOCIATES CONSULTING
5429 LBJ FREEWAY, STE. 300, DALLAS, TX 75240

LANDSCAPING
KENDALL + Landscape Architecture
8150 North Central, Suite 701, Dallas, TX 75206

OWNER
CAMBRIDGE ROCKWALL, LTD
1717 MAIN STREET, 59TH FLOOR, DALLAS, TX 75201

FACILITY

CONTRACTOR

PROJECT

ROCKWALL MOB
HORIZON ROAD AT
ROCKWALL PARKWAY
ROCKWALL, TEXAS 75201


CAMBRIDGE ROCKWALL
1717 MAIN STREET, 59TH
FLOOR, DALLAS, TX 75201
KEYPLAN

ISSUE CHART

MARK	ISSUE	DATE
	CITY COMMENT	09.15.16

MARK	ISSUE	DATE
	Job Number	147201.000
	Drawn	DRG
	Checked	MSK
	Approved	MSK
	TITLE	

LANDSCAPE PLAN

SHEET NUMBER

L10-01

A | PLANT LISTING

ALL SIZES SHOWN ARE MINIMUM. SMALLER CONTAINERS MEETING THE SPECIFIED HEIGHT AND SPREAD WILL NOT BE ACCEPTED.

BOTANIC NAME	COMMON NAME	SIZE	DESCRIPTION
LARGE TREES			
PISTACHIO CHINENSIS	PISTACHIO	100 GALLON CONTAINER, 3"-3 1/2" CALIPER, 8' - 10' HEIGHT, 4'-5' SPREAD	SINGLE STRAIGHT LEADER
QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.
ULMUS CRASSIFOLIA	CEDAR ELM	100 GALLON CONTAINER, 3"-3 1/2" CALIPER, 8' - 10' HEIGHT, 4'-5' SPREAD	SINGLE STRAIGHT LEADER.
ULMUS PARVIFOLIA 'DRAKE'	DRAKE ELM	100 GALLON CONTAINER, 3"-3 1/2" CALIPER, 8' - 10' HEIGHT, 4'-5' SPREAD	SINGLE STRAIGHT LEADER.
ORNAMENTAL TREES			
ILEX VOMITORIA	TREE YAUPON	65 GALLON CONTAINER, 3"-3 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM
SHRUBS			
ABELIA GRANDIFLORA	ABELIA	3 GALLON	42" ON CENTER
ILEX CORNUTA 'BURFORDII NANA'	DWARF BURFORD HOLLY	3 GALLON	24" ON CENTER
ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	3 GALLON	24" ON CENTER
SALVIA GREGGI 'HOTLIPS'	HOTLIPS CHERRY SAGE	3 GALLON	24" ON CENTER
RAPHIOLEPIS INDICA 'BALLERINA'	BALLERINA INDIAN HAWTHORN	3 GALLON	36" ON CENTER
ROSA 'RADRAZZ'	RADAZZ KNOCK OUT ROSE	3 GALLON	30" ON CENTER
GROUND COVER			
TRACHELSPERMUM ASIATICUM	ASIAN JASMINE	1 GALLON	18" ON CENTER
PERENNIALS			
LANTANA X 'NEW GOLD'	NEW GOLD LANTANA	1 GALLON	24" ON CENTER
MALVAVISCUS DRUMMONDII	TURK'S CAP	1 GALLON	24" ON CENTER
MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT MAIDEN GRASS	1 GALLON	18" ON CENTER

ANNUALS

SPRING - PANSIES 'BEACON FIELD' OR 'MAXIM BLUE' OR 'IMPERIAL SILVER PRINCESS' - 4" POT, 8" ON CENTER.

SUMMER - NEW GOLD LANTANA - 1 GALLON, 18" ON CENTER

FALL - CHRYSANTHEMUM 'SEMINOLE' - 4" POT, 8" ON CENTER.

LAWN

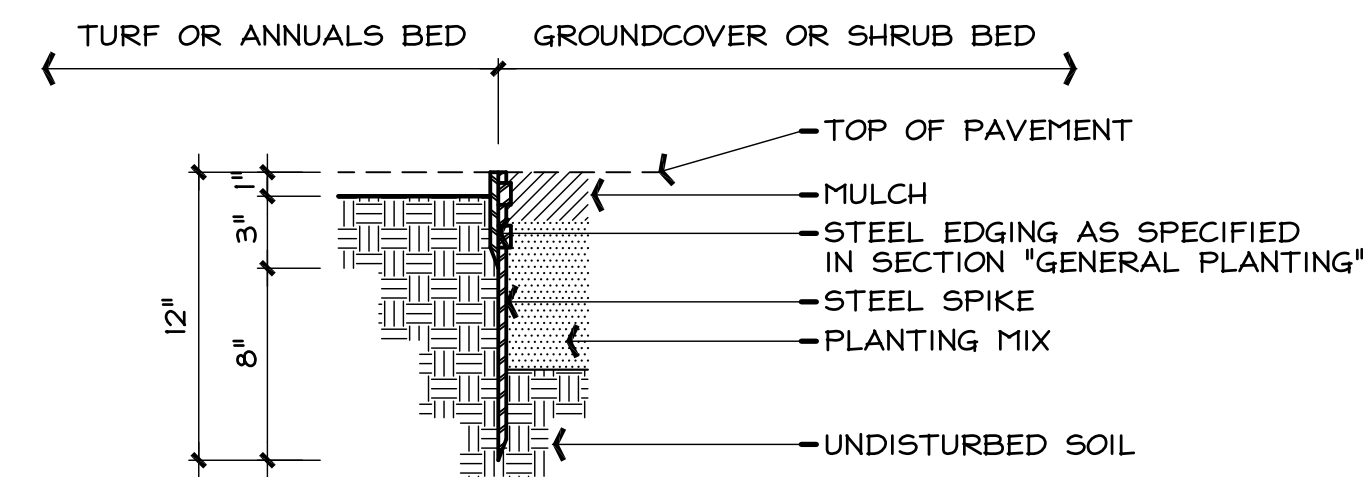
CYNDON SPP.	BERMUDA GRASS - SOLID SOD
CYNDON TIFF	TIFF BERMUDA GRASS - SOLID SOD
BUCHLOE DACTYLOIDES	BUFFALO GRASS - SOLID SOD

B | LANDSCAPE ORDINANCE - ROCKWALL, TEXAS

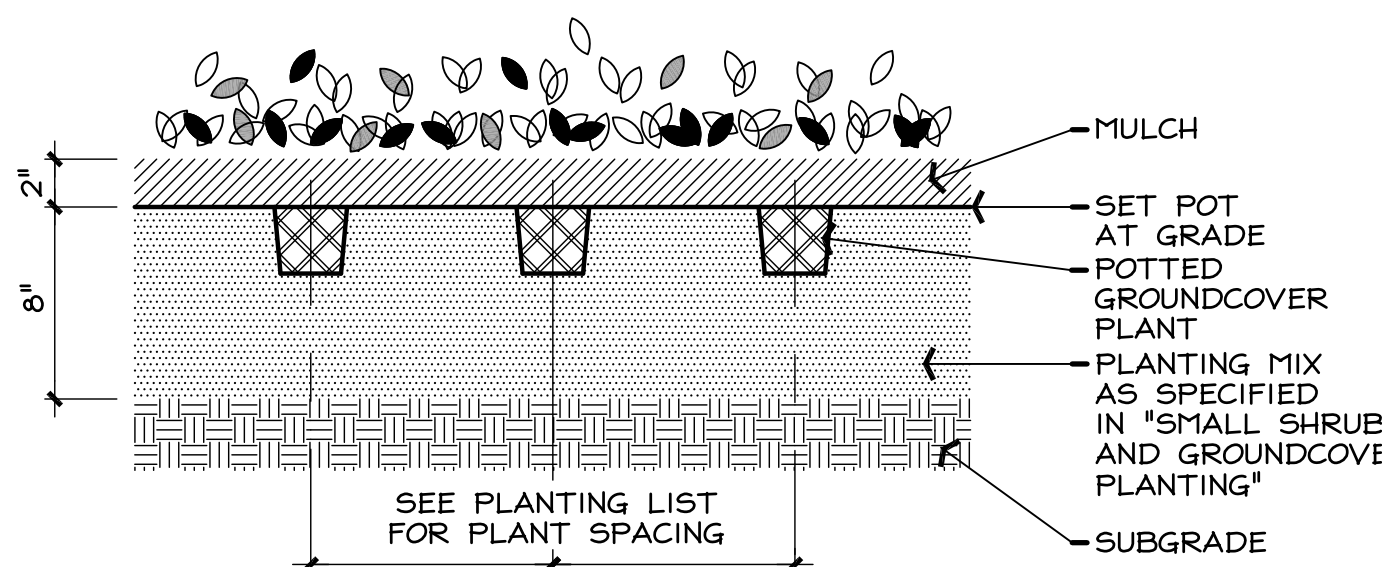
- | | | | | | |
|----|--|---------|------|--------|---------------------------|
| 1. | 10' LANDSCAPE BUFFER
PROVIDED AT ROCKWALL PARKWAY | | | | |
| 2. | SCREENING OF OFF-STREET LOADING AREAS
PROVIDED | | | | |
| 3. | RESIDENTIAL ADJACENCY
NOT APPLICABLE | | | | |
| 4. | BUFFER LANDSCAPING | | | | |
| | SHRUBS AT 3' ON CENTER | 180 | /50 | 4 | 3" CALIPER TREES REQUIRED |
| | | | | 4 | 3" CALIPER TREES PROVIDED |
| 5. | PARKING LOT LANDSCAPING | | | | |
| | SHRUBS AT 3' ON CENTER | 89,000 | *.05 | 4,450 | REQUIRED SQUARE FEET |
| | | | | 5,472 | PROVIDED SQUARE FEET |
| 6. | OPEN SPACE | | | | |
| | OFFICE ZONING REQUIRES 20% | 229,964 | *.20 | 45,993 | REQUIRED SQUARE FEET |
| | | | | 54,000 | PROVIDED SQUARE FEET |

SITE DATA TABLE	
SITE AREA	18.87 ACRES (821,862.51 SF)
ZONING	PD-009
PROPOSED USE	MEDICAL OFFICE
BUILDING SIZE	55,827 SF
LOT COVERAGE	4.3%
FLOOR TO AREA RATIO	0.04 : 1
BUILDING HEIGHT	48'-8" (2 STORY)

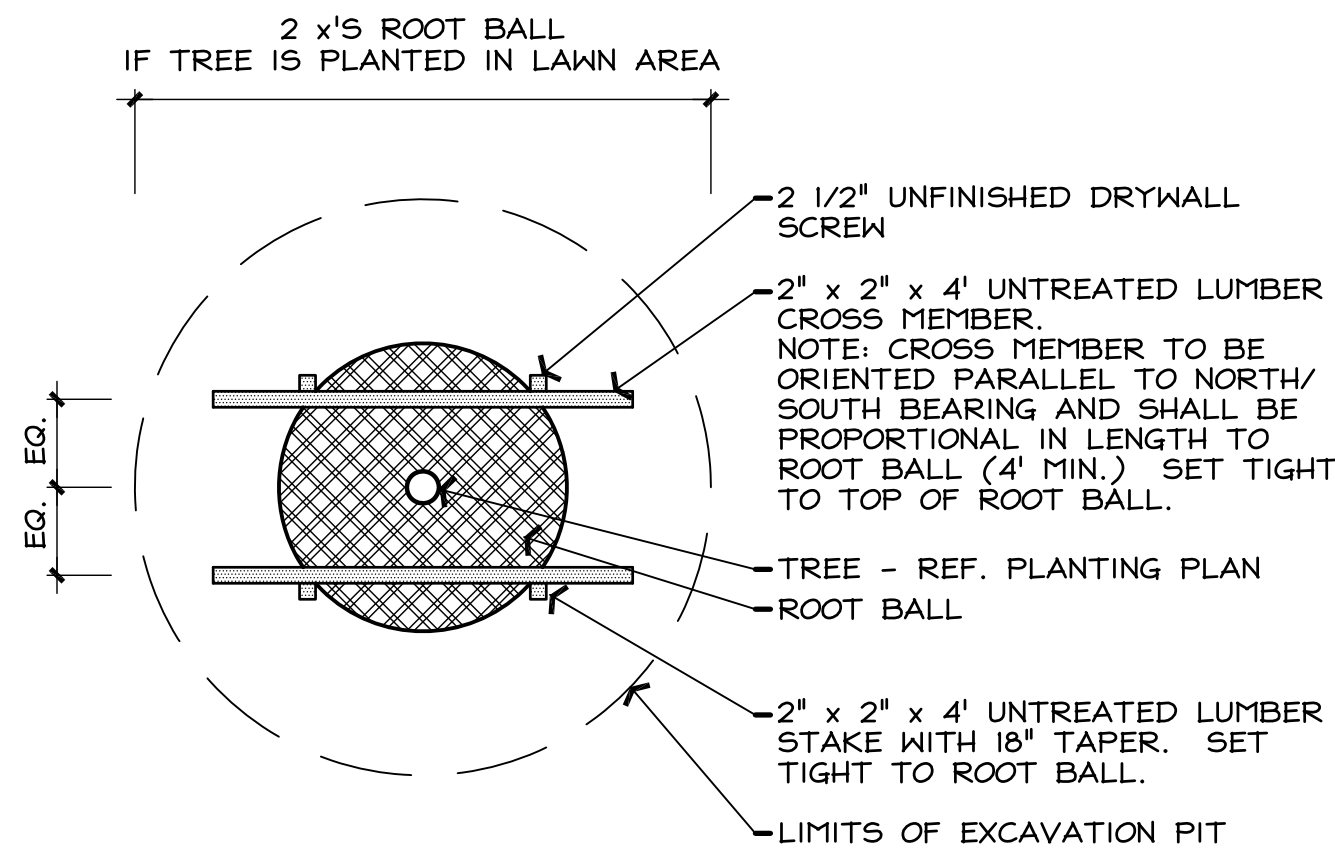
PARKING TABLE	
PARKING REQUIREMENTS	1 PER 200 SQ FT
PARKING REQUIRED	280 SPACES (6 ADA)
PARKING PROVIDED	281 SPACES (7 ADA)



C STEEL EDGING - SECTION



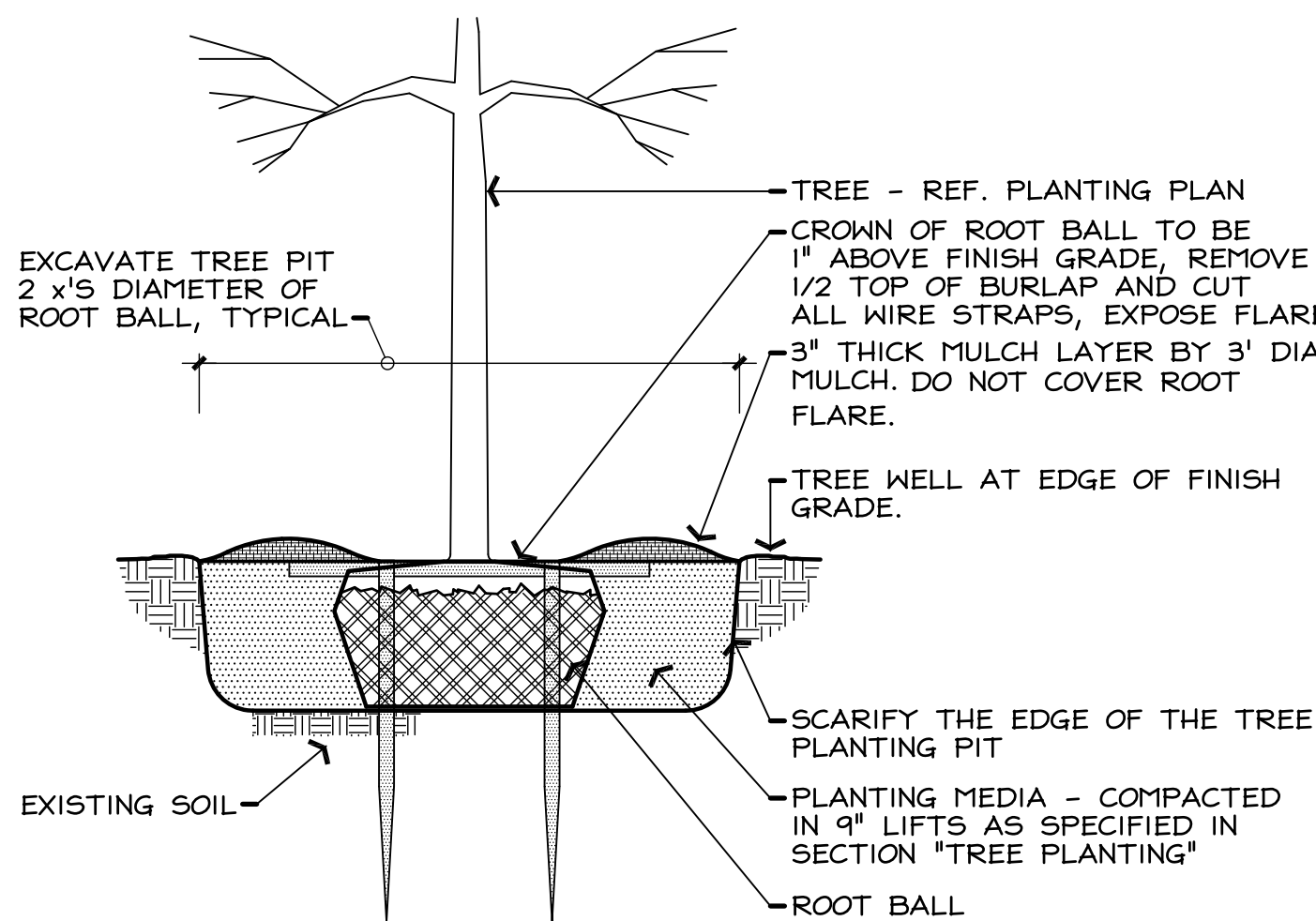
D GROUNDCOVER PLANTING - SECTION



F TYPICAL TREE STAKING - PLAN

1/2" = 1'-0"

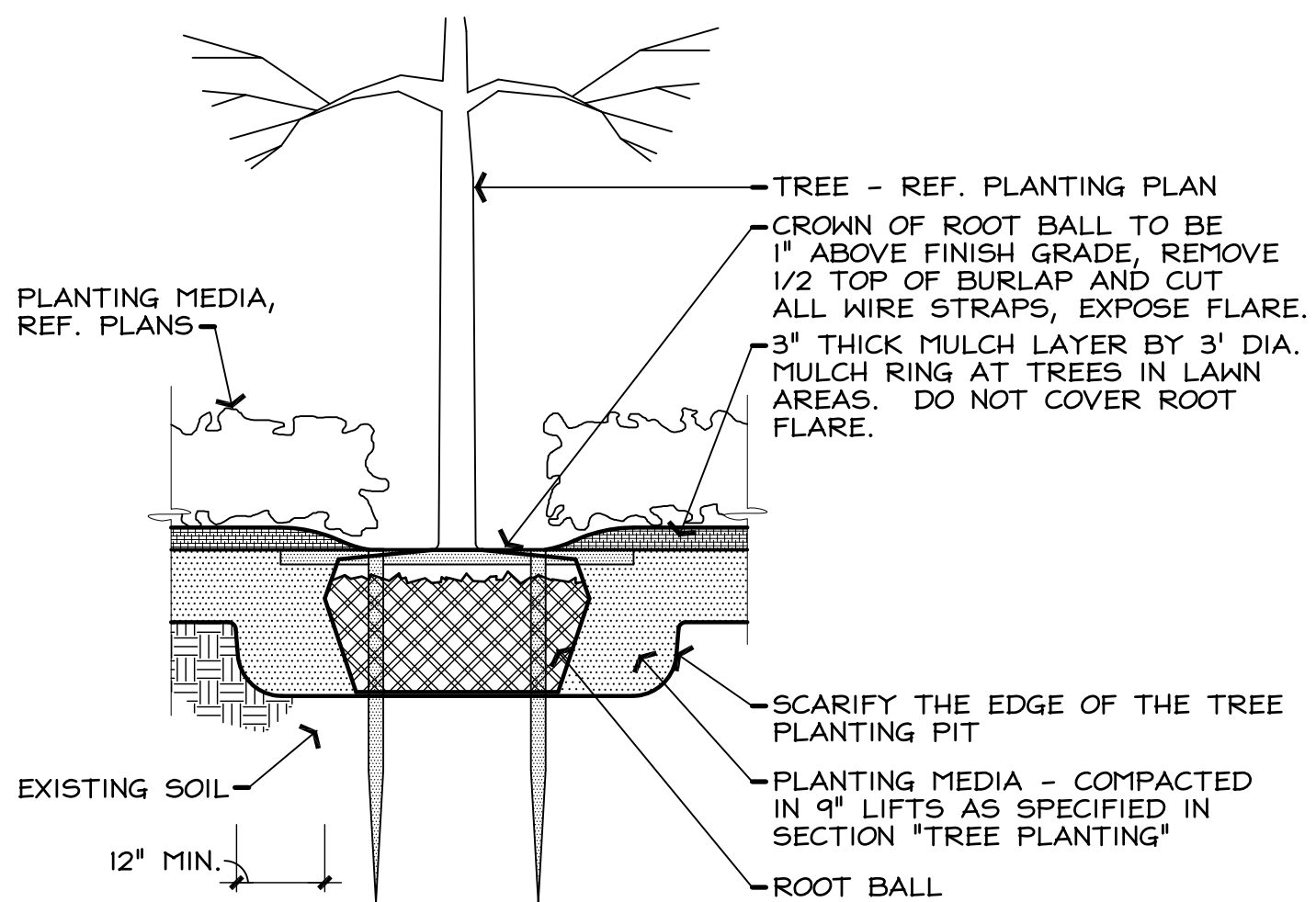
0 2'



G TREE PLANTING IN LAWN - SECTION

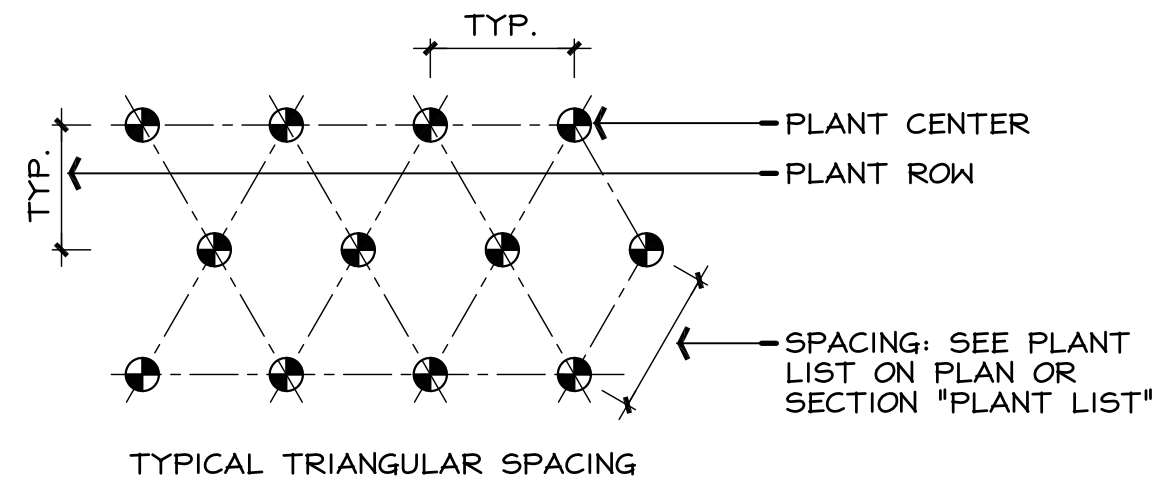
1/2" = 1'-0"

0 2'



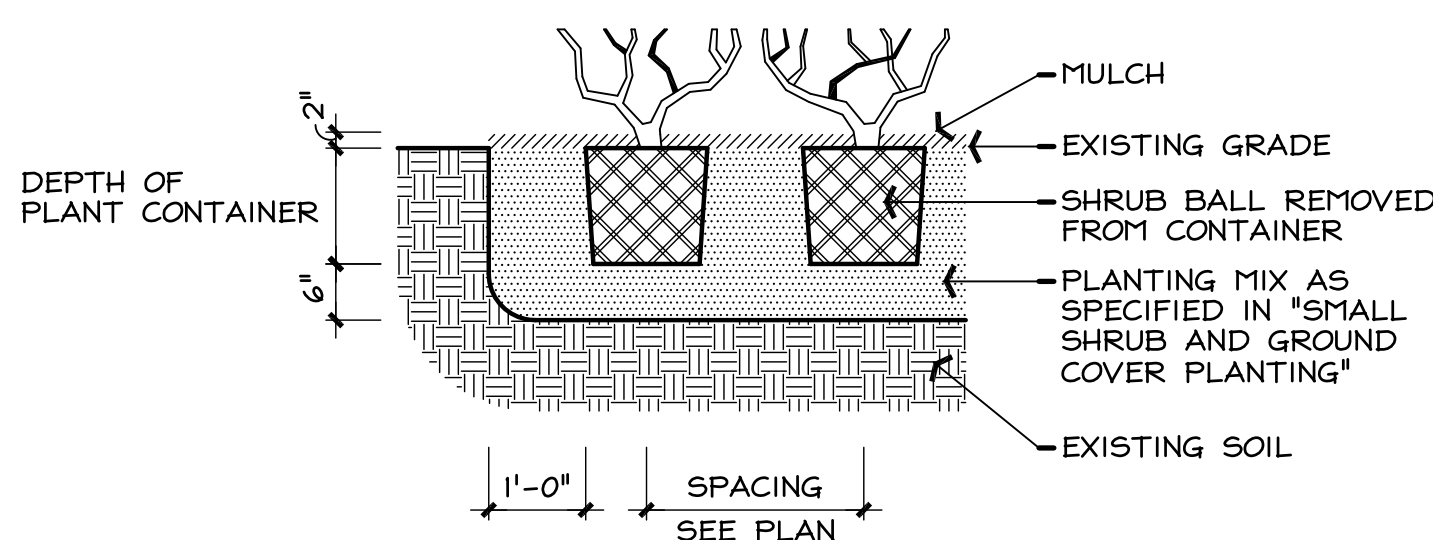
H TREE PLANTING IN PLANTER - SECTION

1/2" = 1'-0" 0 2'



E PLANT SPACING - PLAN

1/2" = 1'-0" 0 2'



SHRUB PLANTING - SECTION

1/2" = 1'-0"

0 2'

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Cambridge
**CAMBRIDGE
ROCKWALL**
1717 MAIN STREET, 59TH
FLOOR, DALLAS, TX 75201
KEYPLAN

ISSUE CHART

CITY COMMENT 09.15.16

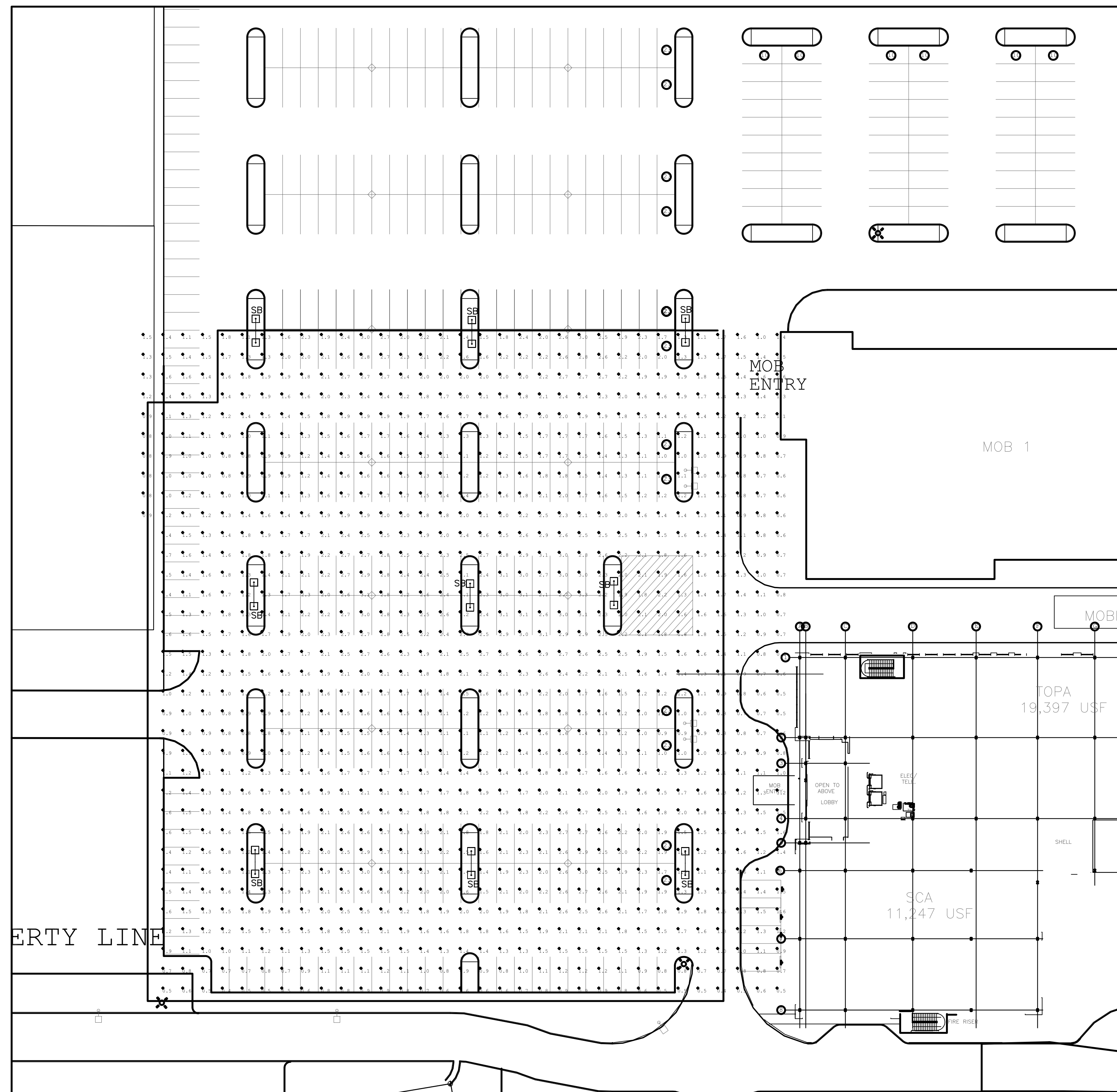
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Job Number	147201.000	
Drawn	DRG	
Checked	MSK	
Approved	MSK	

TITLE

LANDSCAPE PLAN

SHEET NUMBER

L10-02



 **01 SITE PLAN - PHOTOMETRIC ANALYSIS**
SCALE: 1/32" = 1'-0"

LEGAL DESCRIPTION: LOT 156, BLOCK A PRESBYTERIAN HOSPITAL OF ROCKWALL, LTD. CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
<u>OWNER:</u> CAMBRIDGE ROCKWALL, LTD 8383 PRESTON CENTER PLAZA DRIVE DALLAS, TX 75201 CONTACT: TREY SULLIVAN PH: 214.915.0107
<u>DEVELOPER:</u> CAMBRIDGE ROCKWALL, LTD 8383 PRESTON CENTER PLAZA DRIVE DALLAS, TX 75201 CONTACT: TREY SULLIVAN PH: 214.915.0107
<u>APPLICANT:</u> CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DR., SUITE #406 BEDFORD, TX 76021 PH: 817.281.0572
<u>CITY CASE #:</u>

DESIGN:	JEV
DRAWN:	JEV
CHECKED:	MAN
DATE:	9/16/2016

SHEET
E1.01P

File No. 2016-113



2 ELEVATION- WEST
3/32" = 1'-0"



1 ELEVATION- EAST
3/32" = 1'-0"

EXTERIOR MATERIALS OVERALL SURFACE AREAS AND %			
Material: Name	Material: Area	Material: Description	% Material
Curtain Wall Glazing	2,932.90 SF		11%
Exterior Stone Cladding- Flamed	4,885.97 SF	Concrete masonry units	19%
Masonry Brick	10,281.44 SF		39%
Masonry Featherite	7,962.78 SF	Concrete masonry units	30%
Masonry Stone Veneer	93.63 SF	Concrete masonry units	0%
	26,156.71 SF		100%

SURFACE AREA BY FACADE		
Name	Surface Area	% of Total Surface Area
NORTH ELEVATION	6251 FT2	24.2%
SOUTH ELEVATION	6251 FT2	24.2%
WEST ELEVATION	6726 FT2	26.1%
EAST ELEVATION	6558 FT2	25.5%

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DEVELOPMENT, INC.
8383 PRESTON CENTER PLAZA DRIVE,
5TH FLOOR
DALLAS, TX 75225
214-665-0890



1 ELEVATION- NORTH
3/32" = 1'-0"

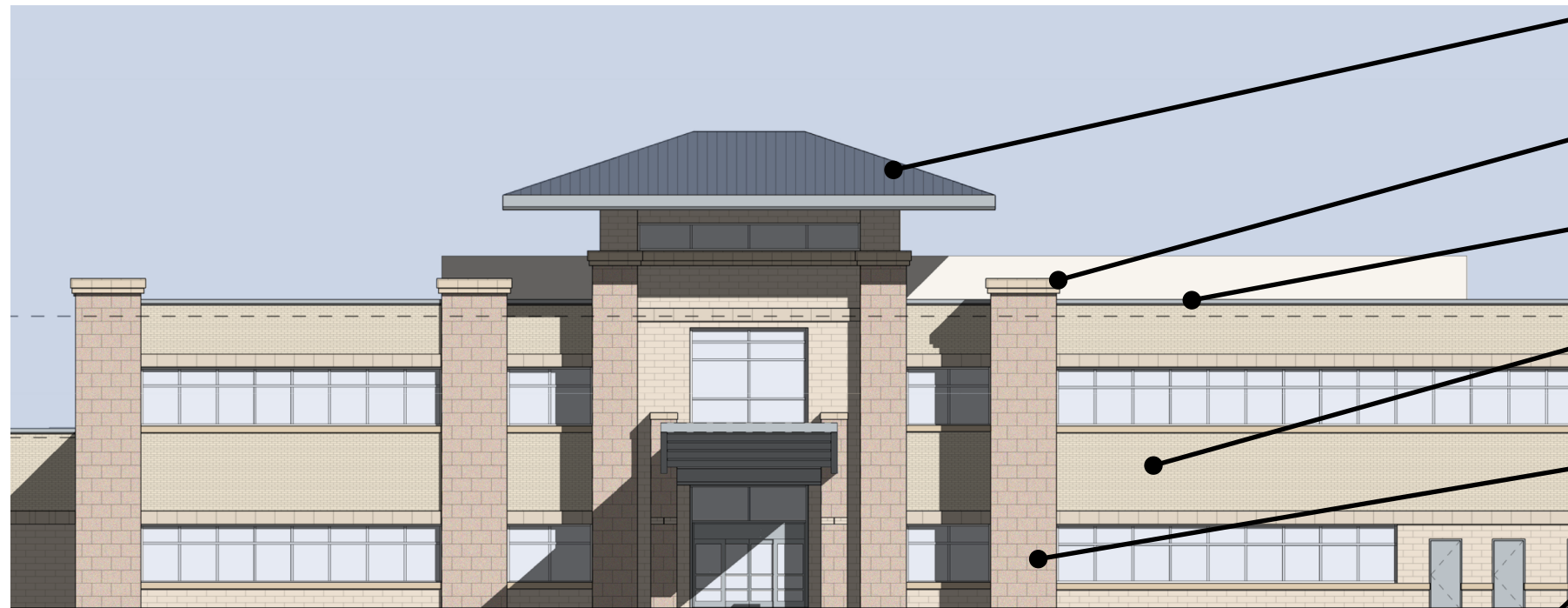


2 ELEVATION- SOUTH
3/32" = 1'-0"

EXTERIOR MATERIALS OVERALL SURFACE AREAS AND %			
Material: Name	Material: Area	Material: Description	% Material
Curtain Wall Glazing	2,932.90 SF		11%
Exterior Stone Cladding- Flamed	4,885.97 SF	Concrete masonry units	19%
Masonry Brick	10,281.44 SF		39%
Masonry Featherlite	7,962.78 SF	Concrete masonry units	30%
Masonry Stone Veneer	93.63 SF	Concrete masonry units	0%
	26,156.71 SF		100%

SURFACE AREA BY FACADE		
Name	Surface Area	% of Total Surface Area
NORTH ELEVATION	6251 FT2	24.2%
SOUTH ELEVATION	6251 FT2	24.2%
WEST ELEVATION	6726 FT2	26.1%
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8385 PRESTON CENTER PLAZA DRIVE,
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1.) ROOF- STANDING SEAM METAL ROOFING

2.) CAST STONE

3.) METAL COPING- MATCHING STOREFRONT SYSTEM COLOR

4.) BRICK- ACME, PERLA PLANT, RIDGEMAR

5.) GRANITE- PINK PORRINO, FLAMED

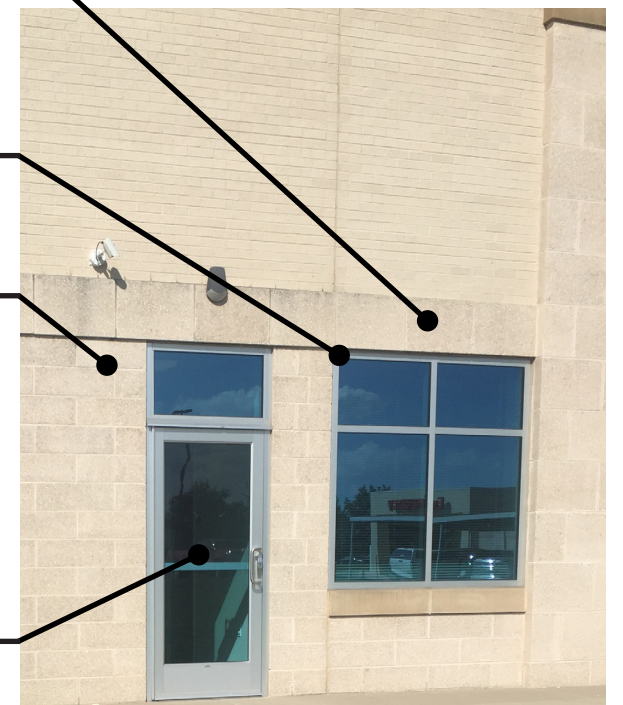
6.) CMU- BURNISHED FEATHERLITE, ROUND ROCK PLANT, GROUND-FACE, SADDLE TAN, 16X24"

7.) WINDOW FRAMING- ANODIZED ALUMINUM

8.) CMU- BURNISHED FEATHERLITE, ROUND ROCK PLANT, GROUND-FACE, SADDLE TAN, 8X24"

9.) CANOPY- MATCHING STOREFRONT SYSTEM COLOR

10.) GLAZING- LOW- E COATED, TINTED GLASS



APPLICANT INFORMATION

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ROCKWALL MOB II

Horizon Rd at Rockwall Pkwy, Rockwall, TX 75201
Project Case #:
September 16th, 2016