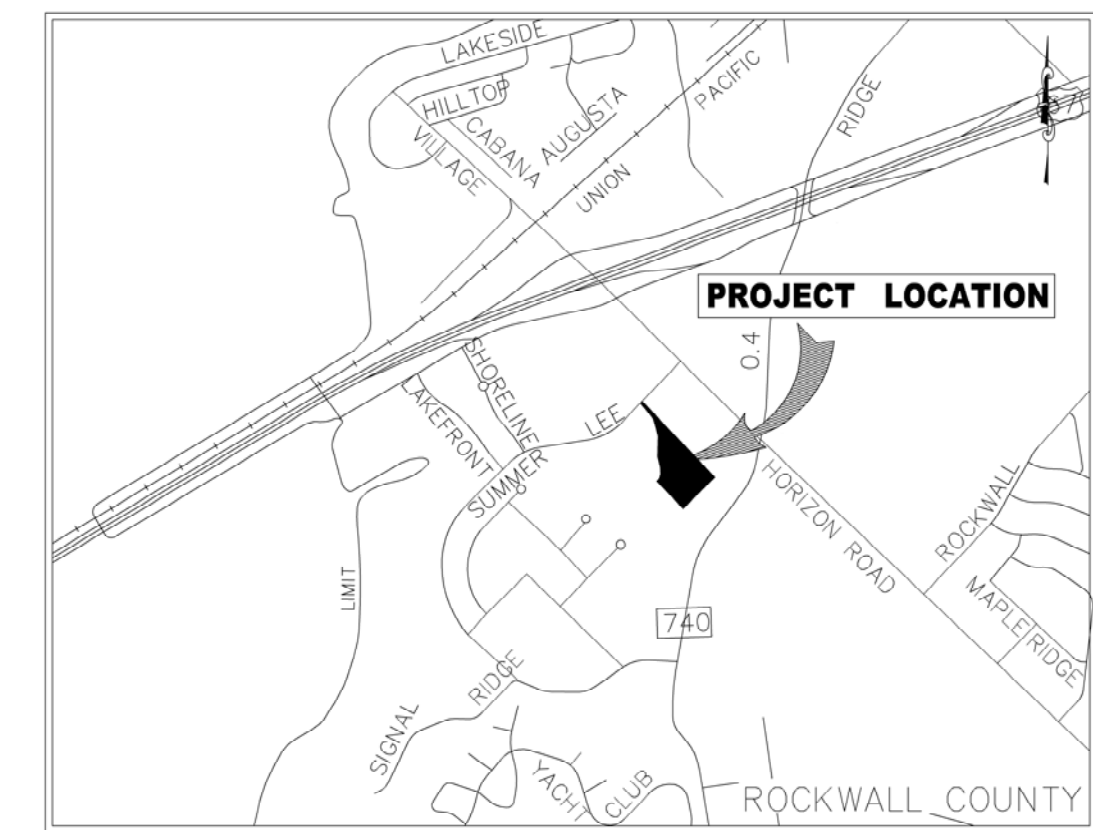
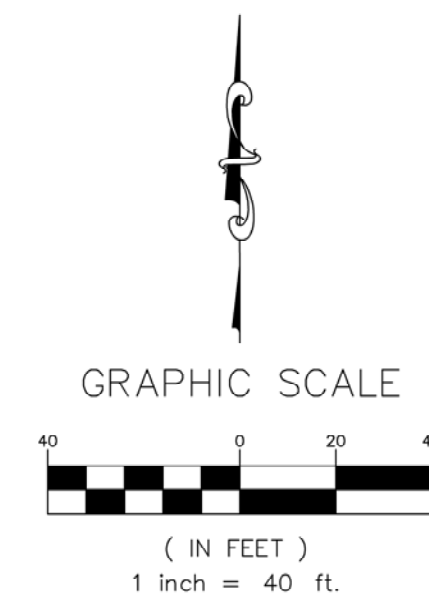


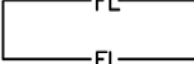






SITE DATA SUMMARY TABLE	
ZONING	PD-32
PROPOSED USE	TOWNHOMES
LOT AREA	175,679 SF/4.03 AC
BUILDING AREA MULTIFAMILY RESIDENTIAL	47,964 SF TOTAL

[illegible]

HARBOUR URBAN CENTER
TOWNHOMES
SUMMER LEE DRIVE
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS







LEGEND

	F.A.U.E. FIRE LANE, ACCESS, & UTILITY EASEMENT
F-F	FACE OF CURB TO FACE OF CURB
	ACCESSIBLE CROSSWALK
 SSMH	PROP. SANITARY SEWER MANHOLE
 FH	PROP. FIRE HYDRANT
	EX. SANITARY SEWER MANHOLE
 FDC	PROP. FIRE DEPARTMENT CONNECTION
 STMH	PROP. STORM MANHOLE
CI	PROP. CURB INLET
GI	PROP. GRATE INLET
JB	PROP. JUNCTION BOX

NOTES

1. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED

PAVING LEGEND

	<u>SIDEWALKS (PUBLIC)</u> 4" 3,000 PSI CONCRETE PAVEMENT W/ #3 BARS @ 24" O.C.E.W. PER CITY OF ROCKWALL STANDARDS.
	<u>LIGHT DUTY PAVING</u> 6" 3,600 PSI CONCRETE PAVEMENT W/ #3 BARS @ 18" O.C.E.W. SUBGRADE PER GEOTECHNICAL RECOMMENDATION.
	<u>HEAVY DUTY PAVING</u> 7" 3,600 PSI CONCRETE PAVEMENT W/ #3 BARS @ 18" O.C.E.W. SUBGRADE. PER GEOTECHNICAL RECOMMENDATION.
	<u>DUMPSTER AREA PAVING</u> 8" 3,600 PSI CONCRETE PAVEMENT W/ #3 BARS @ 18" O.C.E.W. SUBGRADE PER GEOTECHNICAL RECOMMENDATION.

civil engineering, LLC.
5339 ALPHA ROAD, SUITE 300 DALLAS, TEXAS 75240
972.701.9636 972.701.9639 FAX
TX REGISTERED ENGINEERING FIRM F-12600
www.hipscivileng.com

PRELIMINARY
[NOT FOR CONSTRUCTION]

THIS DRAWING IS RELEASED
FOR THE PURPOSE OF
SCHEMATIC REVIEW ONLY
AND IS NOT INTENDED FOR
PERMITTING, BIDDING, OR
CONSTRUCTION PURPOSES.

THESE PLANS WERE
PREPARED UNDER THE
DIRECT SUPERVISION OF
BRIAN C. ABBOTT, P.E.,
TEXAS REG. #108439
DATE: 12/2/2016

SHEET TITLE

SITE PLAN

SHEET NO.

SP

HPCE #16-433

DEVELOPER/APPLICANT:
ATTICUS SUMMER LEE
5339 ALPHA ROAD, SUITE 300
DALLAS, TEXAS 75240
PHONE: 972.701.9636
CONTACT: JASON LENTZ

ENGINEER:
HPCivil engineering, LLC
5339 ALPHA ROAD, SUITE 300
DALLAS, TEXAS 75240
PHONE: 972.701.9636
CONTACT: BRIAN ABBOTT

CASE NO. SP2016-031



COLOR LEGEND			
1. ALL BUILDING TRIM, FASCIA, HEADERS, SILLS, TRELLIS, CORNICES, PARAPETS, BALCONY BASE TRIM, STAIR OVERHANGS, AND STAIR WING WALLS TO BE SW 7098 PACER WHITE. WINDOW FRAMES AND ALUMINUM CANOPIES TO MATCH.			
2. ALL EXPOSED ALUMINUM NICHHA CORNERS, EDGING, AND CONNECTIONS TO BE DARK ANTIQUE BRONZE.			
3. ILLUMINATION SERIES CORNERS TO BE PATTERN OF SW 2885 ROCKWOOD BROWN, SW 2845 ROYCROFT PEWTER, SW 2855 SYCAMORE TAN, SW7075 CYBER SPACE, AND SW6006 BLACK BEAN. ARCHITECT TO DISTRIBUTE COLOR KEY.			
4. FLASHING & EXPANSION JOINT COVERS TO MATCH ADJACENT WALL COLOR.			
5. BALCONY RAILS, DOORS, GUTTERS, AND DOWNSPOUTS TO BE BROWN IN COLOR SELECTED FROM MANUFACTURER STANDARD COLORS BY ARCHITECT DURING THE SUBMITTAL PROCESS.			
6. CONTRACTOR TO SUBMIT MANUFACTURER COLOR OPTIONS FOR COILING GARAGE DOOR, NICHHA METAL TRIM, WINDOW FRAMES, AND ALUMINUM CANOPIES.			
P1	FIELD COLOR 1	C1	CANOPY #1 REF A7.XX
P2	FIELD COLOR 2	C2	CANOPY #2 REF A7.XX
P3	FIELD COLOR 3		

ELEVATION NOTES	
1. PROVIDE 1/2" MINIMUM OF SLOPE AWAY FROM WALL ON TOP SURFACE OF WALL PROJECTIONS.	
2. MOUNT ALL EXTERIOR WALL LIGHT FIXTURES WHERE BOTTOM OF LIGHT FIXTURE IS AT 6'-6" A.F.F. WHERE THEY PROJECT MORE THAN 4" FROM FACE OF WALL.	
3. REFER TO CIVIL AND STRUCTURAL DRAWINGS FOR F.F.E. AND SLAB BREAKS.	
4. FLASHING, WATERPROOF MEMBRANES, PROPER CAULKS AND SEALANTS (BACKER RODS AS REQUIRED) SHALL BE INSTALLED AROUND ALL WINDOWS, DOORS, ROOF OPENINGS. HORIZONTAL AND VERTICAL JOINTS OF DISSIMILAR MATERIALS, MATERIAL TRANSITIONS, TRIMS, BALCONIES AND OTHER WEATHER EXPOSED AREAS.	
5. PROVIDE A WATER TIGHT BUILDING/ ROOF AND EXTERIOR ENVELOPE THAT SHEDS WATER PROPERLY.	
6. ALL PATIOS, PORCHES, BALCONIES, AND SIDEWALKS TO BE SLOPED 1/4" PER 1'-0" MINIMUM IN DIRECTION INDICATED ON PLANS AND AWAY FROM EXTERIOR WALLS.	
7. GRADES AROUND ALL EXTERIOR WALLS OF THE BUILDING TO BE 8 INCHES MINIMUM BELOW THE FINISHED FLOOR AND IS TO SLOPE AWAY FROM THE BUILDING 5% MIN FOR 10 PER IRC 1904.3.	
8. GRADE ELEVATIONS ARE APPROXIMATE. REFER TO CIVIL & HANDSCAPE DRAWINGS FOR FINE GRADING.	
9. PROJECT ADDRESS SIGNAGE TO BE 12" HT. INDIVIDUAL, MOUNT, METAL REVERSE PAN CHANNEL NUMBER, STREET NUMBERS ONLY.	
10. SIGNS ARE FOR REFERENCE ONLY. ALL SIGNS SHALL BE REVIEWED AND INSTALLED UNDER SEPARATE PERMIT.	
11. ALL EXTERIOR COLORS, FINISHES, AND DECORATIVE TRIM BANDS TO TERMINATE AT AN INSIDE CORNER, U.N.O.	
12. ALIGN ALL MECHANICAL VENTS BOTH HORIZONTALLY AND VERTICALLY.	
13. PER 2012 IBC SECTION 1409.2.2(2), ARCHITECTURAL TRIM THAT EXCEEDS 48" OF IN HEIGHT ON BUILDING (I.B. III) CONSTRUCTION SHALL BE OF APPROVED, NON-COMBUSTIBLE MATERIALS AND SHALL BE SECURED TO THE WALL WITH METAL OR OTHER APPROVED, NON-COMBUSTIBLE BRACKETS.	
14. PITCHED ROOFS, CRICKETS, DORMERS, ETC. TO HAVE A MINIMUM ROOF PITCH OF 4:12. REFER TO ROOF PLAN FOR ROOF PITCHES.	

SYMBOL LEGEND - ELEVATIONS		
1	DOOR TAG	T.O.P. 100'-0" XTH FLOOR TOP OF PLATE
A	WINDOW TAG	T.O.D. 100'-0" XTH FLOOR TOP OF DECK
XX	WALL SECTION TAG	T.O.H. 100'-0" XTH FLOOR TOP OF HEEL
XX XX XX	DETAIL SECTION TAG	T.O.S. 100'-0" XTH FLOOR TOP OF SLAB
12 5	SLOPE TAGS	F.F. 100'-0" FINISH FLOOR
STONE		FIREWALL - NON-COMBUSTIBLE MATERIALS 4'-0" ON EITHER SIDE OF THE FIREWALL



1 BLDG TYPE II - FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2 BLDG TYPE II - SIDE ELEVATION
SCALE: 1/8" = 1'-0"



3 BLDG TYPE II - REAR ELEVATION
SCALE: 1/8" = 1'-0"

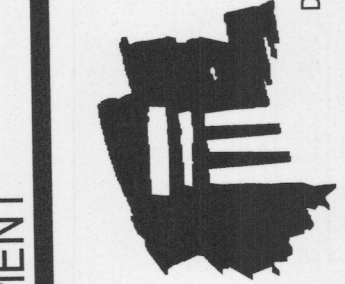
Designed by:	MS	
Drawn by:	VS	
Architect of Record:	XXX	
Date Plotted:		
Issue for Pricing / Bidding:	XX/XX/XX	
Issue for Permit Application:	XX/XX/XX	
Issue for Construction:	XX/XX/XX	
Revisions:		
#	DATE	COMMENTS

© 2016 by Humphreys & Partners Architects, L.P.
All Rights Reserved
The architectural works depicted herein are the sole property of Humphreys & Partners Architects, L.P. and may not be constructed or used without its express written permission. No permission to modify or reproduce any of the architectural works, including without limitation the construction of any building, is expressed or should be implied from delivery of preliminary drawings or unsealed construction drawings. Permission to construct the building depicted in sealed construction drawings is expressly conditioned on the full and timely payment of all fees otherwise due Humphreys & Partners Architects, L.P. and, in the absence of any written agreement to the contrary, is limited to a one-time use on the site indicated on these plans.

HARBOUR URBAN CENTER TOWNHOMES
SUMMER LEE DRIVE
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
ATTICUS REAL ESTATE DEVELOPMENT

These drawings are for preliminary coordination only and not to be used for regulatory approval or construction.

HUMPHREYS & PARTNERS
ARCHITECTS, L.P.
5239 ALPHA ROAD - SUITE 300 - DALLAS, TEXAS 75240
(972) 701-8639 / (972) 701-8639 FAX
DALLAS - CHICAGO - NEW ORLEANS - NEW YORK - NEWPORT BEACH - ORLANDO
SAN RAMON - SCOTTSDALE - EDMONTON - TORONTO - MONTEVIDEO
www.humphreys.com



SHEET CONTENTS:
BLDG T II - ELEVATIONS
SHEET NO.

A4.22

16382

COLOR LEGEND			
1. ALL BUILDING TRIM, FASCIA, HEADERS, SILL, TRELLIS, CORNICES, PARAPETS, BALCONY, BASE TRIM, STAIR OVERHANGS, AND STAIR WING WALLS TO BE SW 7098 PAPER WHITE. WINDOW FRAMES AND ALUMINUM CANOPIES TO MATCH. 2. ALL EXPOSED ALUMINUM NICHHA CORNERS, EDGING, AND CONNECTIONS TO BE DARK ANTIQUE BRONZE. 3. ILLUMINATION SERIES CORNERS TO BE PATTERN OF SW 2806 ROCKWOOD BROWN, SW 2848 ROYCKROFT PEWTER, SW 2855 SYCAMORE TAN, SW7075 CYBER SPACE, AND SW6006 BLACK BEAN. ARCHITECT TO DISTRIBUTE COLOR KEY. 4. FLASHING & EXPANSION JOINT COVERS TO MATCH ADJACENT WALL COLOR. 5. BALCONY RAILS, DOORS, GUTTERS, AND DOWNSPOUTS TO BE BROWN IN COLOR SELECTED FROM MANUFACTURER STANDARD COLORKEY ARCHITECT DURING THE SUBMITTAL PROCESS. 6. CONTRACTOR TO SUBMIT MANUFACTURER COLOR OPTIONS FOR COILING GARAGE DOOR, NICHHA METAL TRIM, WINDOW FRAMES, AND ALUMINUM CANOPIES.			
P1	FELD COLOR 1	C1	CANOPY #1 REF A7.XX
P2	FELD COLOR 2	C2	CANOPY #2 REF A7.XX
P3	FELD COLOR 3		

ELEVATION NOTES	
1. PROVIDE 1/2" MINIMUM OF SLOPE AWAY FROM WALL ON TOP SURFACE OF WALL PROJECTIONS. 2. MOUNT ALL EXTERIOR WALL LIGHT FIXTURES WHERE BOTTOM OF LIGHT FIXTURE IS AT 6'-8" A.F.F. WHERE THEY PROJECT MORE THAN 4" FROM FACE OF WALL. 3. REFER TO CIVIL AND STRUCTURAL DRAWINGS FOR F.F.E. AND SLAB BREAKS. 4. FLASHING, WATERPROOF MEMBRANES, PROPER CAULKS AND SEALANTS (BACKER RODS AS REQUIRED) SHALL BE INSTALLED AROUND ALL WINDOWS, DOORS, ROOF OPENINGS, HORIZONTAL AND VERTICAL JOINTS OF DISSIMILAR MATERIALS, MATERIAL TRANSITIONS, TRIMS, BALCONIES AND OTHER WEATHER EXPOSED AREAS. 5. PROVIDE A WATER TIGHT BUILDING(S) ROOF AND EXTERIOR ENVELOPE THAT SHEDS WATER PROPERLY. 6. ALL PATIOS, PORCHES, BALCONIES, AND SIDEWALKS TO BE SLOPED 1/4" PER 1'-0" MINIMUM IN DIRECTION INDICATED ON PLANS AND AWAY FROM EXTERIOR WALLS. 7. GRADES AROUND ALL EXTERIOR WALLS OF THE BUILDING TO BE 8 INCHES MINIMUM BELOW THE FINISHED FLOOR AND IS TO SLOPE AWAY FROM THE BUILDING 5% MIN FOR 10' PER IBC 1804.3. 8. GRADE ELEVATIONS ARE APPROXIMATE. REFER TO CIVIL & HARDSCAPE DRAWINGS FOR FINE GRADING. 9. PROJECT ADDRESS SIGNAGE TO BE 12" HT. INDIVIDUAL MOUNT, METAL REVERSE PAN CHANNEL NUMBER, STREET NUMBERS ONLY. 10. SIGNS ARE FOR REFERENCE ONLY. ALL SIGNS SHALL BE REVIEWED AND INSTALLED UNDER SEPARATE PERMIT. 11. ALL EXTERIOR COLORS, FINISHES, AND DECORATIVE TRIM BANDS TO TERMINATE AT AN INSIDE CORNER, U.N.O. 12. ALIGN ALL MECHANICAL VENTS BOTH HORIZONTALLY AND VERTICALLY. 13. PER 2012 IBC SECTION 1408.2.2(2), ARCHITECTURAL TRIM THAT EXCEEDS 40'-0" AFG IN HEIGHT ON BUILDING (I-B, III) CONSTRUCTION SHALL BE OF APPROVED, NON-COMBUSTIBLE MATERIALS AND SHALL BE SECURED TO THE WALL WITH METAL OR OTHER APPROVED, NON-COMBUSTIBLE BRACKETS. 14. PITCHED ROOFS, CRICKETS, DORMERS, ETC. TO HAVE A MINIMUM ROOF PITCH OF 4:12. REFER TO ROOF PLAN FOR ROOF PITCHES.	

SYMBOL LEGEND - ELEVATIONS			
1	DOOR TAG	T.O.P. 100'-0"	TOP OF PLATE
A	WINDOW TAG	T.O.D. 100'-0"	TOP OF DECK
XX	WALL SECTION TAG	T.O.H. 100'-0"	TOP OF HEEL
XX	DETAIL SECTION TAG	T.O.S. 100'-0"	TOP OF SLAB
12	SLOPE TAGS	F.F. 100'-0"	FINISH FLOOR
STONE			



1 BLDG TYPE III - FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2 BLDG TYPE III - RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



3 BLDG TYPE III - LEFT ELEVATION
SCALE: 1/8" = 1'-0"



4 BLDG TYPE III - REAR ELEVATION
SCALE: 1/8" = 1'-0"

Designs* by:	MS	
Drawn by:	VS	
Architect of Record:	XXX	
Date Plotted:		
Issue for Pricing / Bidding:	XX/XX/XX	
Issue for Permit Application:	XX/XX/XX	
Issue for Construction	XX/XX/XX	
Revisions:		
#	DATE	COMMENTS

© 2016 by Humphreys & Partners Architects, L.P.
All Rights Reserved
The architectural works depicted herein are the sole property of Humphreys & Partners Architects, L.P. and may not be constructed or used without its express written permission. No permission to modify or reproduce any of the architectural works, including without limitation the construction of any building, is expressed or should be implied from delivery of preliminary drawings or unsealed construction drawings. Permission to construct the building depicted in sealed construction drawings is expressly conditioned on the full and timely payment of all fees otherwise due Humphreys & Partners Architects, L.P. and, in the absence of any written agreement to the contrary, is limited to a one-time use on the site indicated on these plans.

HARBOUR URBAN CENTER TOWNHOMES
SUMMER LEE DRIVE
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
ATTICUS REAL ESTATE DEVELOPMENT

These drawings are for preliminary coordination only and not to be used for regulatory approval or construction.

HUMPHREYS & PARTNERS
ARCHITECTS, L.P.
5339 ALPHA ROAD - SUITE 300 - DALLAS, TEXAS 75240
(972) 701 - 9639 (972) 701 - 9639 FAX
DALLAS - CHICAGO - NEW ORLEANS - NEW YORK - NEWPORT BEACH - ORLANDO
SAN RAMON - SCOTTSDALE - EDMONTON - TORONTO - MONTEVIDEO
www.humphreys.com



SHEET CONTENTS:
BLDG T II - ELEVATIONS
SHEET NO.

A4.32

COLOR LEGEND			
1. ALL BUILDING TRIM, FASCIA, HEADERS, SILLS, TRELLIS, CORNICES, PARAPETS, BALCONY BASE TRIM, STAR OVERHANGS, AND STAR WING WALLS TO BE SW 7066 PAGES WHITE. WINDOW FRAMES AND ALUMINUM CANOPIES TO MATCH.			
2. ALL EXPOSED ALUMINUM NICHHA CORNERS, EDGING, AND CONNECTIONS TO BE DARK ANTIQUE BRONZE.			
3. ILLUMINATION SERIES CORNERS TO BE PATTERN OF SW 2866 ROCKWOOD BROWN, SW 2848 ROYCROFT PEWTER, SW 2855 SYCAMORE TAN, SWITCH COVER SPACE, AND SW9008 BLACK BEAN. ARCHITECT TO DISTRIBUTE COLOR KEY.			
4. FLASHING & EXPANSION JOINT COVERS TO MATCH ADJACENT WALL COLOR.			
5. BALCONY RAILS, DOORS, GUTTERS, AND DOWNSPOUTS TO BE BROWN IN COLOR SELECTED FROM MANUFACTURER STANDARD COLORS BY ARCHITECT DURING THE SUBMITTAL PROCESS.			
6. CONTRACTOR TO SUBMIT MANUFACTURER COLOR OPTIONS FOR COILING GARAGE DOOR, NICHHA METAL TRIM, WINDOW FRAMES, AND ALUMINUM CANOPIES.			
P1	FIELD COLOR 1	C1	CANOPY #1 REF A7.XX
P2	FIELD COLOR 2	C2	CANOPY #2 REF A7.XX
P3	FIELD COLOR 3		

ELEVATION NOTES	
1. PROVIDE 1/2" MINIMUM OF SLOPE AWAY FROM WALL ON TOP SURFACE OF WALL PROJECTIONS.	
2. MOUNT ALL EXTERIOR WALL LIGHT FIXTURES WHERE BOTTOM OF LIGHT FIXTURE IS AT 6'-6" A.F.F. WHERE THEY PROJECT MORE THAN 4" FROM FACE OF WALL.	
3. REFER TO CIVIL AND STRUCTURAL DRAWINGS FOR F.F.E. AND SLAB BREAKS.	
4. FLASHING, WATERPROOF MEMBRANES, PROPER CAULKS AND SEALANTS (BACKER RODS AS REQUIRED) SHALL BE INSTALLED AROUND ALL WINDOWS, DOORS, ROOF OPENINGS, HORIZONTAL AND VERTICAL JOINTS OF DISSIMILAR MATERIALS, MATERIAL TRANSITIONS, TRIMS, BALCONIES AND OTHER WEATHER EXPOSED AREAS.	
5. PROVIDE A WATER TIGHT BUILDING ROOF AND EXTERIOR ENVELOPE THAT SHEDS WATER PROPERLY.	
6. ALL PATIOS, PORCHES, BALCONIES, AND SIDEWALKS TO BE SLOPED 1/4" PER 1'-0" MINIMUM IN DIRECTION INDICATED ON PLANS AND AWAY FROM EXTERIOR WALLS.	
7. GRADES AROUND ALL EXTERIOR WALLS OF THE BUILDING TO BE 8 INCHES MINIMUM BELOW THE FINISHED FLOOR AND IS TO SLOPE AWAY FROM THE BUILDING 5% MIN FOR 10' PER IRC 1804.3.	
8. GRADE ELEVATIONS ARE APPROXIMATE. REFER TO CIVIL & HARDSCAPE DRAWINGS FOR FINE GRADING.	
9. PROJECT ADDRESS SIGNAGE TO BE 12" HT. INDIVIDUAL MOUNT METAL REVERSE PAN CHANNEL NUMBER, STREET NUMBERS ONLY.	
10. SIGNS ARE FOR REFERENCE ONLY. ALL SIGNS SHALL BE REVIEWED AND INSTALLED UNDER SEPARATE PERMIT.	
11. ALL EXTERIOR COLORS, FINISHES, AND DECORATIVE TRIM BANDS TO TERMINATE AT AN INSIDE CORNER, U.N.O.	
12. ALIGN ALL MECHANICAL VENTS BOTH HORIZONTALLY AND VERTICALLY.	
13. PER 2012 IRC SECTION 1408.2.2(2), ARCHITECTURAL TRIM THAT EXCEEDS 40" HT. IN HEIGHT ON BUILDING (I.E. III) CONSTRUCTION SHALL BE OF APPROVED, NON-COMBUSTIBLE MATERIALS AND SHALL BE SECURED TO THE WALL WITH METAL OR OTHER APPROVED, NON-COMBUSTIBLE BRACKETS.	
14. PITCHED ROOFS, CRICKETS, DORMERS, ETC. TO HAVE A MINIMUM ROOF PITCH OF 4:12. REFER TO ROOF PLAN FOR ROOF PITCHES.	

SYMBOL LEGEND - ELEVATIONS			
1	DOOR TAG	T.O.P. 100'-0"	TOP OF PLATE
A	WINDOW TAG	T.O.D. 100'-0"	TOP OF DECK
XX	WALL SECTION TAG	T.O.H. 100'-0"	TOP OF HEEL
XX	DETAIL SECTION TAG	T.O.S. 100'-0"	TOP OF SLAB
12	SLOPE TAGS	F.F. 100'-0"	FINISH FLOOR
STONE	STONE		FIREWALL - NON-COMBUSTIBLE MATERIALS 4'-0" ON EITHER SIDE OF THE FIREWALL



1 BLDG TYPE IV - FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2 BLDG TYPE IV - RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



3 BLDG TYPE IV - LEFT ELEVATION
SCALE: 1/8" = 1'-0"



4 BLDG TYPE IV - REAR ELEVATION
SCALE: 1/8" = 1'-0"

Designed by:	MS	
Drawn by:	VS	
Architect of Record:	XXX	
Date Plotted:		
Issue for Pricing / Bidding:	XX/XX/XX	
Issue for Permit Application:	XX/XX/XX	
Issue for Construction	XX/XX/XX	
Revisions:		
#	DATE	COMMENTS

© 2016, by Humphreys & Partners Architects, L.P.
All Rights Reserved
The architectural works depicted herein are the sole property of Humphreys & Partners Architects, L.P. and may not be constructed or used without its express written permission. No permission to modify or reproduce any of the architectural works, including without limitation the construction of any building, is expressed or should be implied from delivery of preliminary drawings or unsealed construction drawings. Permission to construct the building depicted in sealed construction drawings is expressly conditioned on the full and timely payment of all fees otherwise due Humphreys & Partners Architects, L.P. and, in the absence of any written agreement to the contrary, is limited to a one-time use on the site indicated on these plans.

HARBOUR URBAN CENTER TOWNHOMES
SUMMER LEE DRIVE
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
ATTICUS REAL ESTATE DEVELOPMENT

These drawings are for preliminary coordination only and not to be used for regulatory approval or construction.

HUMPHREYS & PARTNERS
ARCHITECTS, L.P.
5238 ALPHA ROAD, SUITE 300, DALLAS, TEXAS 75240
(972) 701-9539 / (972) 701-9539 FAX
DALLAS · CHICAGO · NEW ORLEANS · NEW YORK · NEWPORT BEACH · ORLANDO
SAN RAMON · SCOTTSDALE · EDMONTON · TORONTO · MONTEVIDEO
www.humphreys.com



SHEET CONTENTS:
BLDG T.II - ELEVATIONS

SHEET NO.

A4.42

16382

DESIGN DEVELOPMENT

COLOR LEGEND			
1. ALL BUILDING TRIM, FASCIA, HEADERS, SILL, TRELLIS, CORNICES, PARAPETS, BALCONY BASE TRIM, STAIR OVERHANGS, AND STAIR WING WALLS TO BE SW 7098 PAPER WHITE. WINDOW FRAMES AND ALUMINUM CANOPIES TO MATCH.			
2. ALL EXPOSED ALUMINUM NICHHA CORNERS, EDGING, AND CONNECTIONS TO BE DARK ANTIQUE BRONZE.			
3. ILLUMINATION SERIES CORNERS TO BE PATTERN OF SW 2806 ROCKWOOD BROWN, SW 2848 ROYCROFT PEWTER, SW 2855 EYECAMORE TAN, SW7076 CYBER SPACE, AND SW6006 BLACK BEAN. ARCHITECT TO DISTRIBUTE COLOR KEY.			
4. FLASHING & EXPANSION JOINT COVERS TO MATCH ADJACENT WALL COLOR.			
5. BALCONY RAILS, DOORS, GUTTERS, AND DOWNSPOUTS TO BE BROWN IN COLOR SELECTED FROM MANUFACTURER STANDARD COLORS BY ARCHITECT DURING THE SUBMITTAL PROCESS.			
6. CONTRACTOR TO SUBMIT MANUFACTURER COLOR OPTIONS FOR COILING GARAGE DOOR, NICHHA METAL TRIM, WINDOW FRAMES, AND ALUMINUM CANOPIES.			
P1	FIELD COLOR 1	C1	CANOPY #1 REF A7.XX
P2	FIELD COLOR 2	C2	CANOPY #2 REF A7.XX
P3	FIELD COLOR 3		

ELEVATION NOTES	
1. PROVIDE 1/2" MINIMUM OF SLOPE AWAY FROM WALL ON TOP SURFACE OF WALL PROJECTIONS.	
2. MOUNT ALL EXTERIOR WALL LIGHT FIXTURES WHERE BOTTOM OF LIGHT FIXTURE IS AT 6'-0" A.F.F. WHERE THEY PROJECT MORE THAN 4" FROM FACE OF WALL.	
3. REFER TO CIVIL AND STRUCTURAL DRAWINGS FOR F.F.E. AND SLAB BREAKS.	
4. FLASHING, WATERPROOF MEMBRANES, PROPER CAULKING AND SEALANTS (BACKER RODS AS REQUIRED) SHALL BE INSTALLED AROUND ALL WINDOWS, DOORS, ROOF OPENINGS, HORIZONTAL AND VERTICAL JOINTS OF DISSIMILAR MATERIALS, MATERIAL TRANSITIONS, TRIMS, BALCONIES AND OTHER WEATHER EXPOSED AREAS.	
5. PROVIDE A WATER TIGHT BUILDING(S), ROOF AND EXTERIOR ENVELOPE THAT SHEDS WATER PROPERLY.	
6. ALL PATIOS, PORCHES, BALCONIES, AND SIDEWALKS TO BE SLOPED 1/4" PER 1'-0" MINIMUM IN DIRECTION INDICATED ON PLANS AND AWAY FROM EXTERIOR WALLS.	
7. GRADES AROUND ALL EXTERIOR WALLS OF THE BUILDING TO BE 8 INCHES MINIMUM BELOW THE FINISHED FLOOR AND IS TO SLOPE AWAY FROM THE BUILDING 5% MIN FOR 10' PER IBC 1804.3.	
8. GRADE ELEVATIONS ARE APPROXIMATE. REFER TO CIVIL & LANDSCAPE DRAWINGS FOR FINE GRADING.	
9. PROJECT ADDRESS SIGNAGE TO BE 12" HT. INDIVIDUAL MOUNT, METAL, REVERSE PAN CHANNEL NUMBER, STREET NUMBERS ONLY.	
10. SIGNS ARE FOR REFERENCE ONLY. ALL SIGNS SHALL BE REVIEWED AND INSTALLED UNDER SEPARATE PERMIT.	
11. ALL EXTERIOR COLORS, FINISHES, AND DECORATIVE TRIM BANDS TO TERMINATE AT AN INSIDE CORNER, U.N.O.	
12. ALIGN ALL MECHANICAL VENTS BOTH HORIZONTALLY AND VERTICALLY.	
13. PER 2012 IBC SECTION 1408.2.2(2), ARCHITECTURAL TRIM THAT EXCEEDS 40'-0" AFG IN HEIGHT ON BUILDING (I.B. III) CONSTRUCTION SHALL BE OF APPROVED, NON-COMBUSTIBLE MATERIALS AND SHALL BE SECURED TO THE WALL WITH METAL OR OTHER APPROVED, NON-COMBUSTIBLE BRACKETS.	
14. PITCHED ROOFS, CRICKETS, DORMERS, ETC. TO HAVE A MINIMUM ROOF PITCH OF 4:12. REFER TO ROOF PLAN FOR ROOF PITCHES.	

SYMBOL LEGEND - ELEVATIONS			
1	DOOR TAG	T.O.P. 100'-0"	TOP OF PLATE
A	WINDOW TAG	T.O.D. 100'-0"	TOP OF DECK
XX	WALL SECTION TAG	T.O.H. 100'-0"	TOP OF HEEL
XX A1.XX	DETAIL SECTION TAG	T.O.S. 100'-0"	TOP OF SLAB
12 15	SLOPE TAGS	F.F. 100'-0"	FINISH FLOOR
STONE	STONE		
			FIREWALL - NON-COMBUSTIBLE MATERIALS 4'-0" ON EITHER SIDE OF THE FIREWALL



1 BLDG TYPE V - FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2 BLDG TYPE V - SIDE ELEVATION
SCALE: 1/8" = 1'-0"



3 BLDG TYPE V - REAR ELEVATION
SCALE: 1/8" = 1'-0"

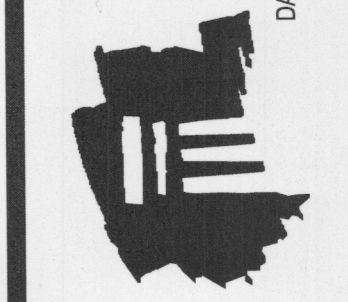
Designed by:	MS	
Drawn by:	VS	
Architect of Record:	XXX	
Date Plotted:		
Issue for Pricing / Bidding:	XX/XX/XX	
Issue for Permit Application:	XX/XX/XX	
Issue for Construction:	XX/XX/XX	
Revisions:		
#	DATE	COMMENTS

© 2016 by Humphreys & Partners Architects, L.P.
All Rights Reserved.
The architectural works depicted herein are the sole property of Humphreys & Partners Architects, L.P. and may not be constructed or used without its express written permission. No permission to modify or reproduce any of the architectural works, including without limitation the construction of any building, is expressed or should be implied from delivery of preliminary drawings or unsealed construction drawings. Permission to construct the building depicted in sealed construction drawings is expressly conditioned on the full and timely payment of all fees otherwise due Humphreys & Partners Architects, L.P. and, in the absence of any written agreement to the contrary, is limited to a one-time use on the site indicated on these plans.

HARBOUR URBAN CENTER TOWNHOMES
SUMMER LEE DRIVE
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
ATTICUS REAL ESTATE DEVELOPMENT

These drawings are for preliminary coordination only and not to be used for regulatory approval or construction.

HUMPHREYS & PARTNERS
ARCHITECTS, L.P.
5338 ALPHA ROAD, SUITE 300, DALLAS, TEXAS 75240
(972) 701-5639 / (972) 701-5639 FAX
DALLAS · CHICAGO · NEW ORLEANS · NEW YORK · NEWPORT BEACH · ORLANDO
SAN RAMON · SCOTTSDALE · EDMONTON · TORONTO · MONTEVIDEO
www.humphreys.com



SHEET CONTENTS:
BLDG T II - ELEVATIONS
SHEET NO.

A4.52



FRONT ELEVATION



FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION

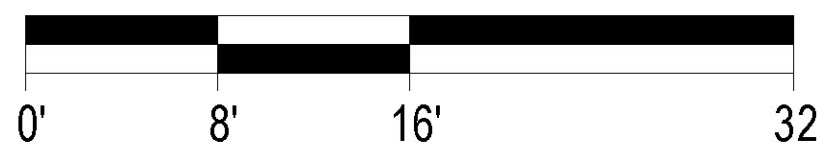


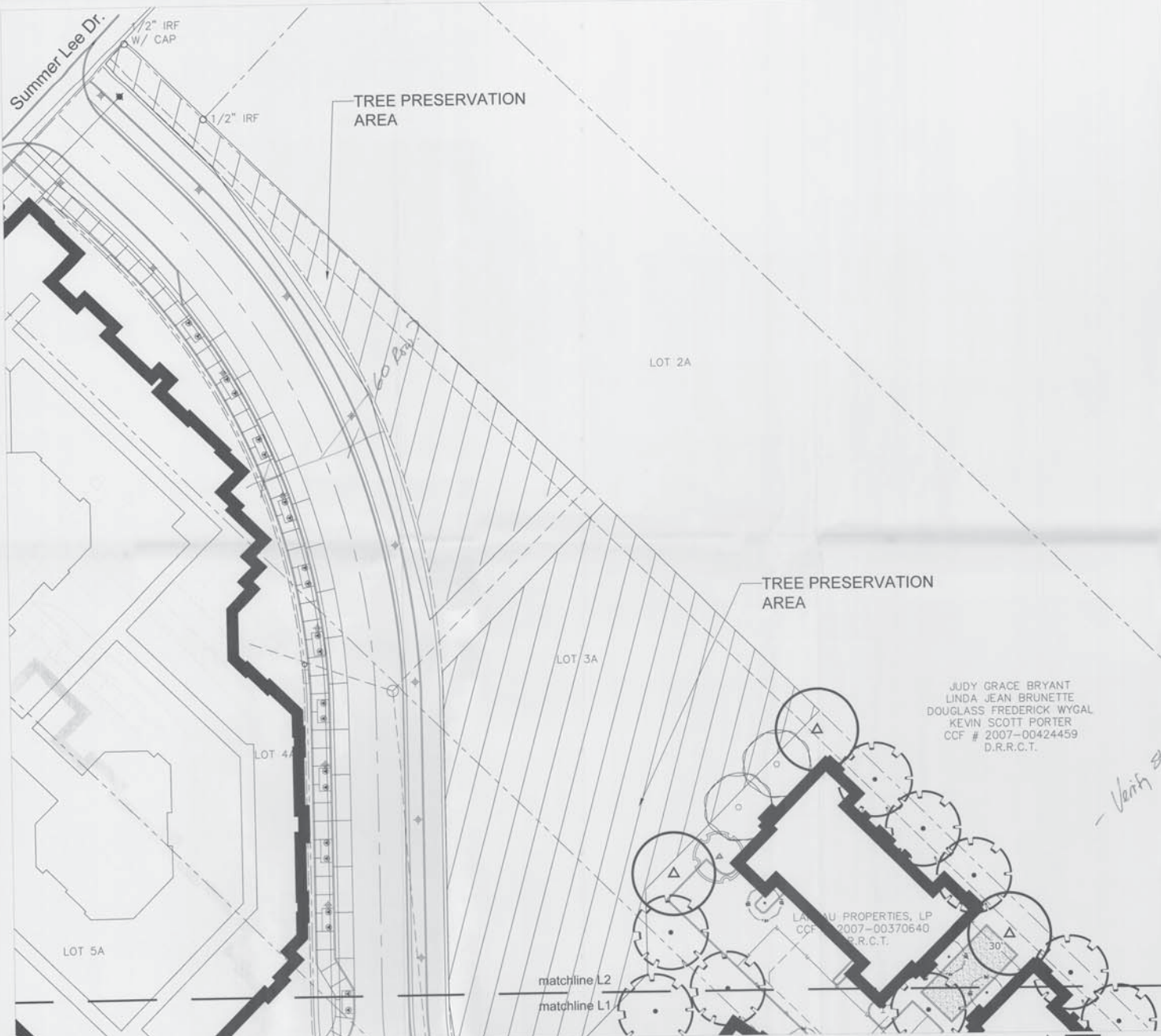
REAR ELEVATION



REAR ELEVATION

SCALE: 1/8" = 1'-0" (24"x36" SHEET)





PLANT PALETTE

CANOPY TREES

NAME	SIZE/QUANTITY	DESCRIPTION
<i>Taxodium distichum</i> BALD CYPRESS	4" Cal/Single Trunk Qty: 03	canopy tree, deciduous 60HT.x30SPR., spacing - 25' o.c.
<i>Quercus rubra</i> RED OAK	4" Cal/Single Trunk Qty: 28	canopy tree, deciduous 50HT.x50SPR., spacing - 30' o.c.
<i>Quercus virginiana</i> LIVE OAK	4" Cal/Single Trunk Qty: 14	canopy tree, evergreen 40HT.x60SPR., spacing - 30' o.c.
<i>Ulmus crassifolia</i> CEDAR ELM	4" Cal/Single Trunk Qty: 24	canopy tree, deciduous 50HT.x40SPR., spacing - 30' o.c.

ORNAMENTAL/UNDERSTORY TREES

NAME	SIZE/QUANTITY	DESCRIPTION
<i>Cercis canadensis</i> var. <i>Texensis</i> TEXAS REDBUD	3" Cal/Single Trunk Qty: 14	understory tree, deciduous 20HT.x20SPR., spacing - 20' o.c.
<i>Ilex vomitoria</i> YAUPOH HOLLY	3" Cal/Multi Trunk Qty: 20	ornamental tree, evergreen 15HT.x15SPR., spacing - 20' o.c.

SURFACE MATERIALS

DESCRIPTION	
SHREDDED HARDWOOD MULCH 4" DEPTH MIN. IN ALL BEDS	
BERMUDA GRASS <i>Cynodon dactylon</i>	5,668 Sq.Ft.

SITE LANDSCAPE CALCULATIONS

IMPERVIOUS AREA	168,866 SF/3.88 ACRES
LANDSCAPE/OPEN SPACE AREA	119,501 SF/2.74 ACRES
TOTAL SITE AREA	288,367 SF/6.62 ACRES
REQUIRED LANDSCAPE PERCENTAGE PER ZONING	25% OF TOTAL SITE
PROVIDED LANDSCAPE/OPEN SPACE PERCENTAGE	41% OF TOTAL SITE

JUDY GRACE BRYANT
LINDA JEAN BRUNETTE
DOUGLASS FREDERICK WYGAL
KEVIN SCOTT PORTER
CCF # 2007-00424459
D.R.R.C.T.

LANDAU PROPERTIES, LP
CCF # 2007-00370640
D.R.R.C.T.

- Verify Street Base Section



VICINITY MAP NTS

LANDSCAPE PLAN



L2.4
townhomes
landscape

HARBOUR URBAN CENTER
Rockwall, TX
December 1, 2016
HPA# 16205

HUMPHREYS & PARTNERS ARCHITECTS, L.P.
5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com



Caryn Chaffin
5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636

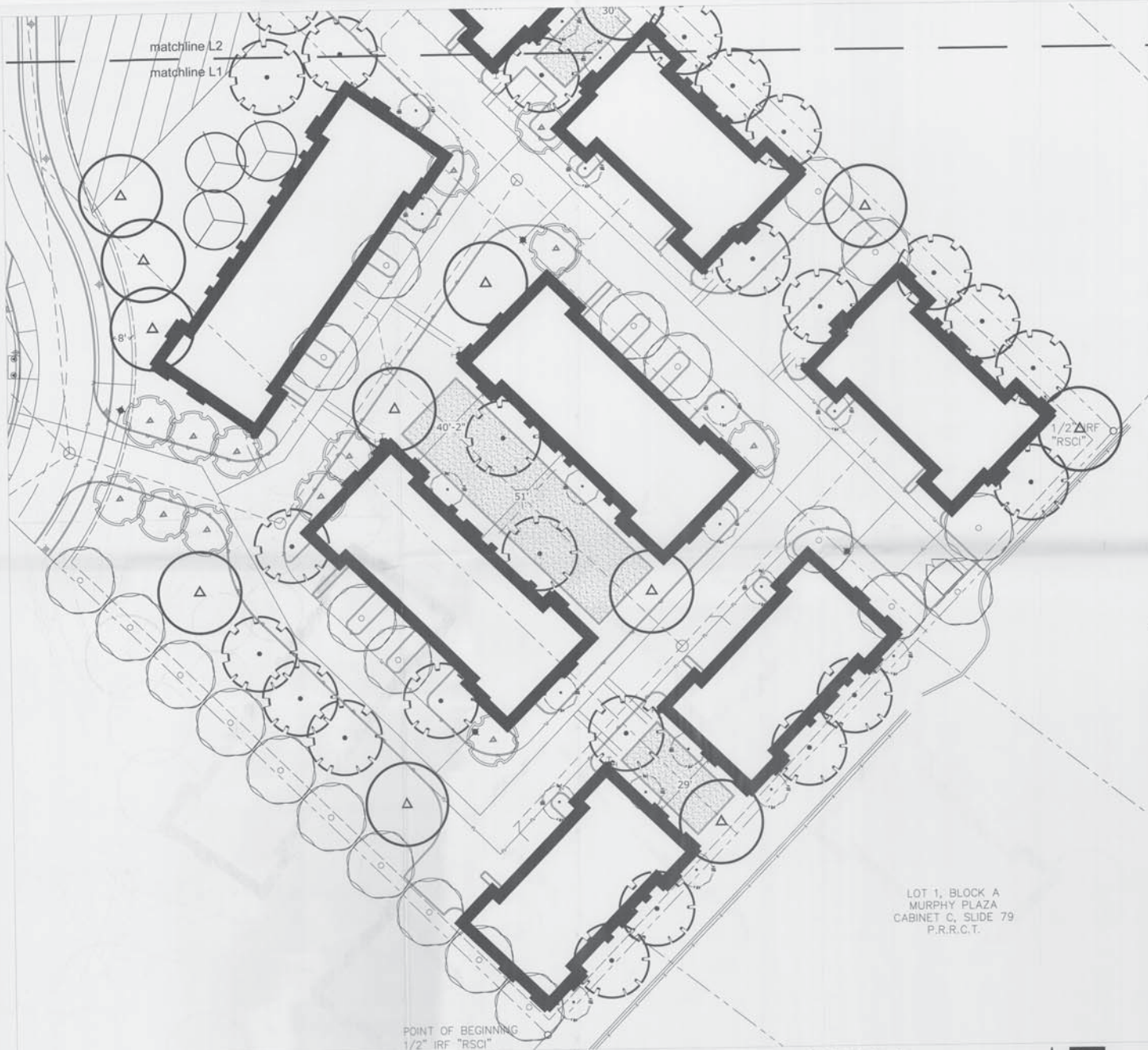
civil engineering

5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636



HPLA Studio
7633 East Acoma, Suite 206, Scottsdale AZ, 85260 | 214.269.5150

© 2016 HUMPHREYS & PARTNERS ARCHITECTS, L.P. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF HUMPHREYS & PARTNERS ARCHITECTS, L.P. AND MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM HUMPHREYS & PARTNERS ARCHITECTS, L.P. ANY UNAUTHORIZED USE OF THIS DOCUMENT IS PROHIBITED. THE INFORMATION CONTAINED HEREIN IS FOR THE EXCLUSIVE USE OF THE CLIENT AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE CLIENT AGREES TO HOLD HUMPHREYS & PARTNERS ARCHITECTS, L.P. HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THIS DOCUMENT OR THE INFORMATION CONTAINED HEREIN.



PLANT PALETTE

CANOPY TREES

NAME	SIZE/QUANTITY	DESCRIPTION
Taxodium distichum BALD CYPRESS	12" 4" Cal/Single Trunk Qty: 03	canopy tree, deciduous 60HT.x30SPR., spacing - 25' o.c.
Quercus rubra RED OAK	12" 4" Cal/Single Trunk Qty: 28	canopy tree, deciduous 50HT.x50SPR., spacing - 30' o.c.
Quercus virginiana LIVE OAK	56" 4" Cal/Single Trunk Qty: 14	canopy tree, evergreen 40HT.x60SPR., spacing - 30' o.c.
Ulmus crassifolia CEDAR ELM	96" 4" Cal/Single Trunk Qty: 24	canopy tree, deciduous 50HT.x40SPR., spacing - 30' o.c.

ORNAMENTAL/UNDERSTORY TREES

NAME	SIZE/QUANTITY	DESCRIPTION
Cercis canadensis var. Texensis TEXAS REDBUD	46" 3" Cal/Single Trunk Qty: 14	understory tree, deciduous 20HT.x20SPR., spacing - 20' o.c.
Ilex vomitoria YAUPOH HOLLY	60" 3" Cal/Multi Trunk Qty: 20	ornamental tree, evergreen 15HT.x15SPR., spacing - 20' o.c.

SURFACE MATERIALS

DESCRIPTION
SHREDDED HARDWOOD MULCH
4" DEPTH MIN. IN ALL BEDS

BERMUDA GRASS
Cynodon dactylon

5,668 Sq. Ft.

SITE LANDSCAPE CALCULATIONS

IMPERVIOUS AREA	168,866 SF/3.88 ACRES
LANDSCAPE/OPEN SPACE AREA	119,501 SF/2.74 ACRES
TOTAL SITE AREA	288,367 SF/6.62 ACRES
REQUIRED LANDSCAPE PERCENTAGE PER ZONING	25% OF TOTAL SITE
PROVIDED LANDSCAPE/OPEN SPACE PERCENTAGE	41% OF TOTAL SITE



VICINITY MAP NTS

LANDSCAPE PLAN

L1.4
townhomes
landscape
SCALE: 1" = 20'-0"

HUMPHREYS & PARTNERS ARCHITECTS, L.P.
5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com



Caryn Chaffin
5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636

civil engineering

5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636



HPLA Studio
7633 East Acoma, Suite 206, Scottsdale AZ, 85260 | 214.269.5150

HARBOUR URBAN CENTER
Rockwall, TX
December 1, 2016 HPA# 16205

(see separate Tree Survey List Table for existing tree reference numbers)
(see separate Landscape Plan Sheets L2,L5,L6 for replacement planting)

CALIPER INCHES TO BE REPLACED: -1032"
-1024" 859"

NOTE: ALL EXISTING TREES WITHIN PROPERTY LINES--WITH THE EXCEPTION OF HATCHED "TREE PRESERVATION AREAS" -- ARE EXPECTED TO BE REMOVED

$$\begin{array}{r} 3561'' \\ - 1032 \\ \hline 2529'' \text{ due} \end{array}$$

Lot 2A

TREE PRESERVATION AREA

S 45°18'32" E 832.95'

Isaac Brown's Land Partitioned to His Heirs Cabinet A, Slide

Scale: 0 1 2 Miles

Landau
Properties,
LP
CCF #
2007-00370640
D.R.R.C.T.

LAMAU PROPERTIES, LP
CCF 2007-00370640
R.R.C.T.

matchline L4
matchline L3

Map of the Rockwall Harbour area showing the proposed site for the Rockwall Harbour Front. The map includes roads such as T-30 Frontage Rd, Summer Lee Drive, Horizon Road, Ridge Road, and various Vista Lanes. A shaded area labeled "THIS SITE" is located near Summer Lee Drive and Horizon Road. A north arrow is present in the bottom right corner.

VICINITY MAP NTS

TREESCAPE PLAN

L4.4

townhomes mitigation

HARBOUR URBAN CENTER

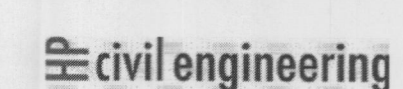
Rockwall, TX

December 1, 2016 HPA# 16205

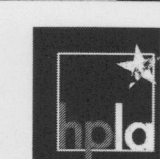
HUMPHREYS & PARTNERS ARCHITECTS, L.P.
5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com



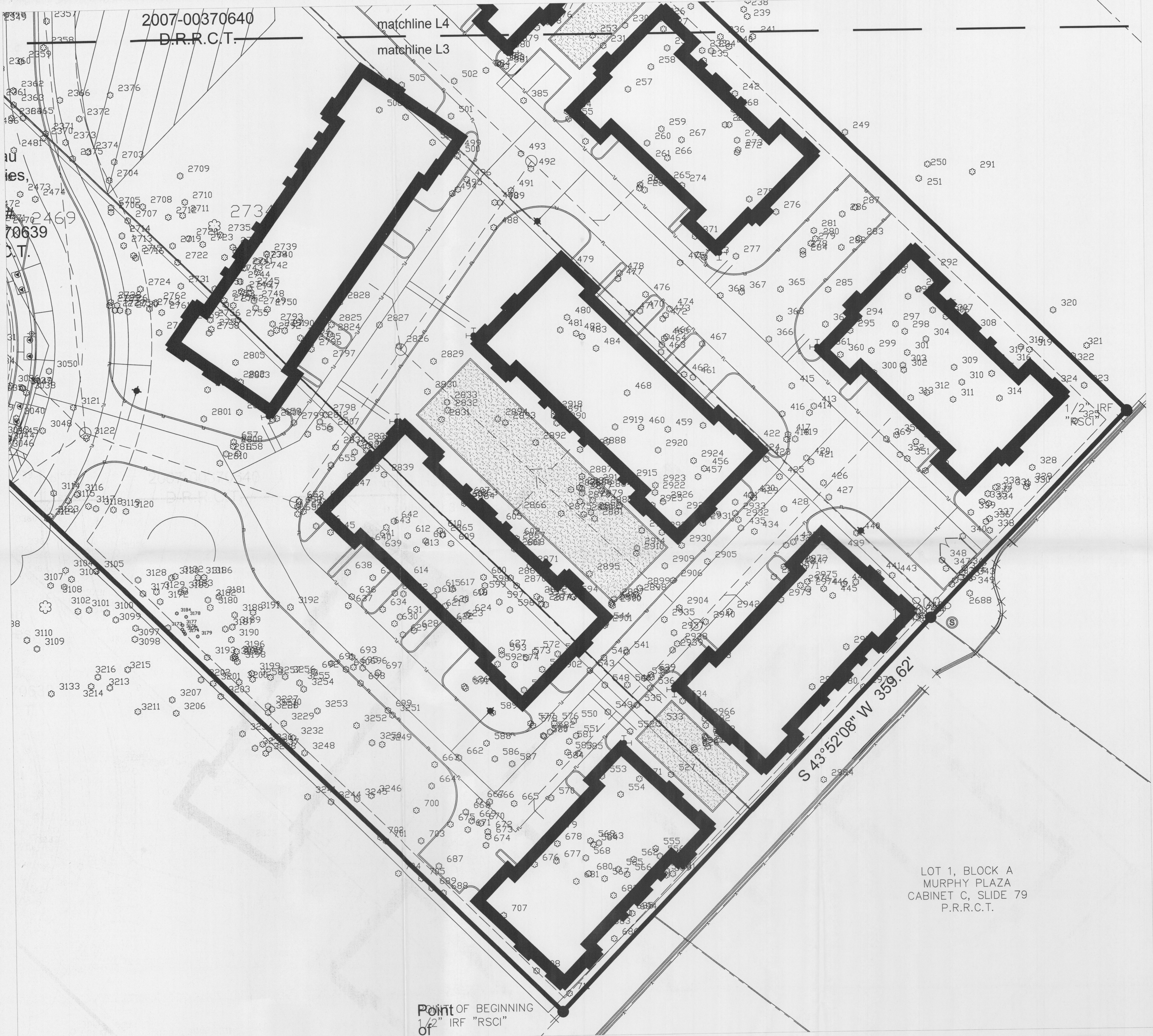
Caryn Chaffin
5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636



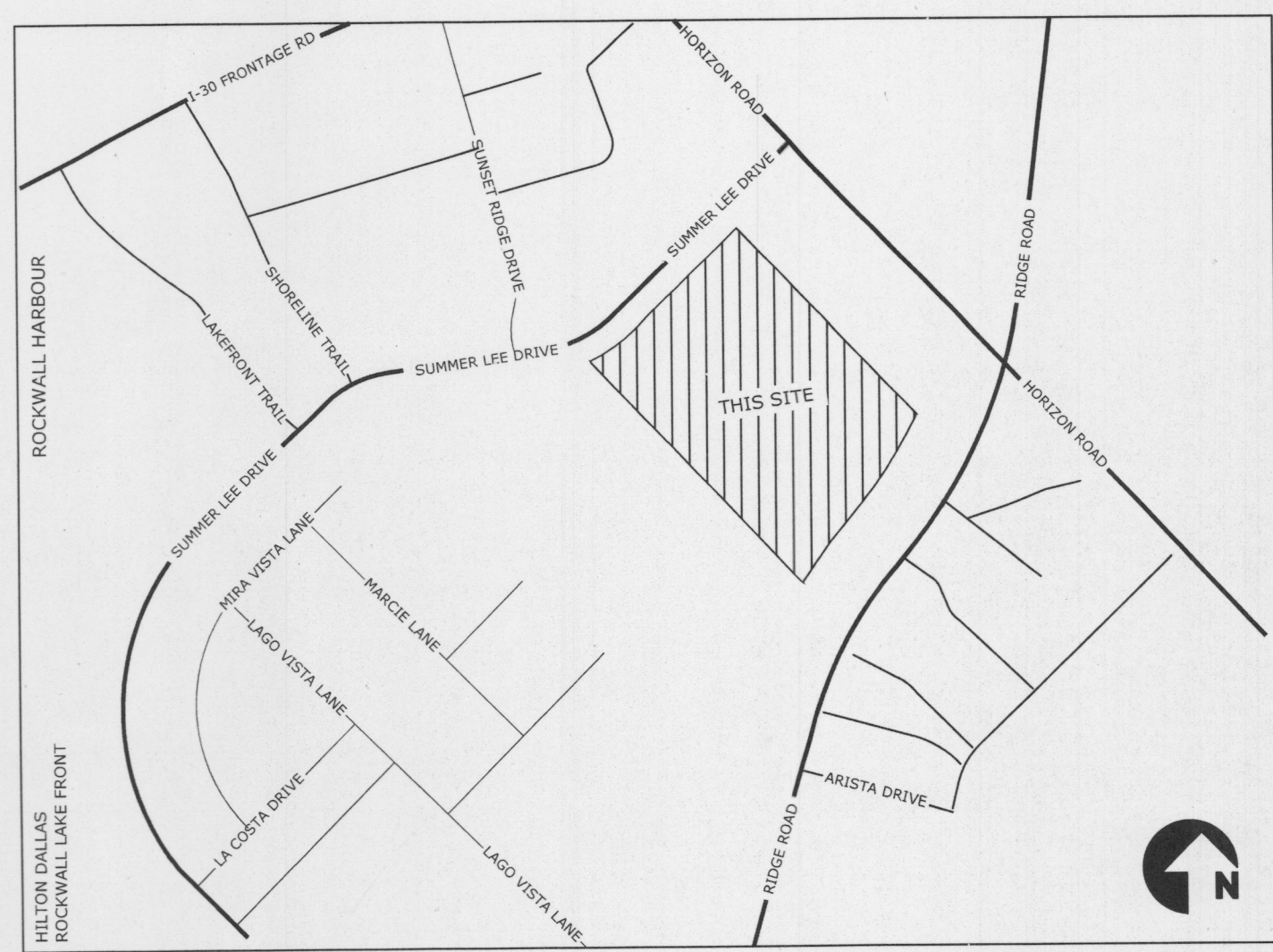
5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636



HPLA Studio
7633 East Acoma, Suite 206, Scottsdale AZ, 85260 | 214. 269. 5150



TREE MITIGATION TOTALS	
(see separate Tree Survey List Table for existing tree reference numbers)	
(see separate Landscape Plan Sheets L2,L5,L6 for replacement planting)	
REMOVED TREE CALIPER INCHES TO BE MITIGATED:	3,561
CALIPER INCHES TO BE REPLACED:	1032 859
TOTAL CALIPER INCHES TO BE MITIGATED:	2529 due 2,702
NOTE: ALL EXISTING TREES WITHIN PROPERTY LINES--WITH THE EXCEPTION OF HATCHED "TREE PRESERVATION AREAS" -- ARE EXPECTED TO BE REMOVED	



VICINITY MAP NTS

TREESCAPE PLAN

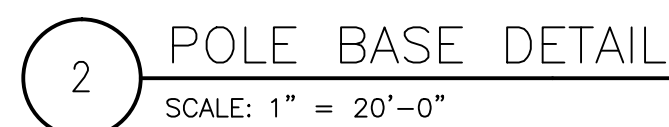
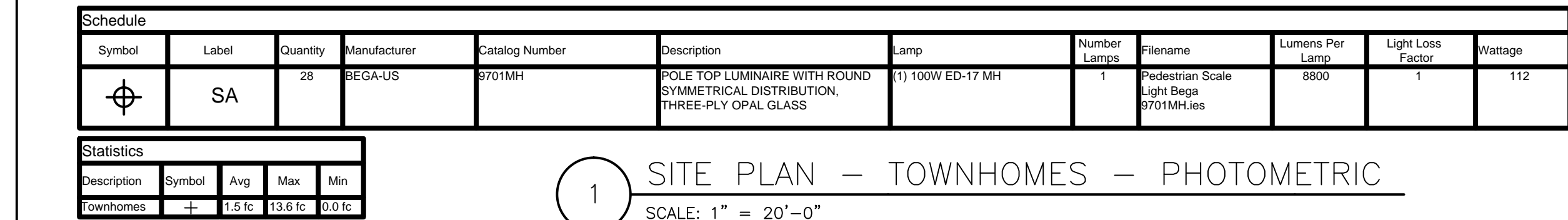
0" 10' 20' 40'

SCALE: 1" = 20'-0"

L3.4

townhomes

mitigation



ATTICUS REAL ESTATE DEVELOPMENT

E1.01