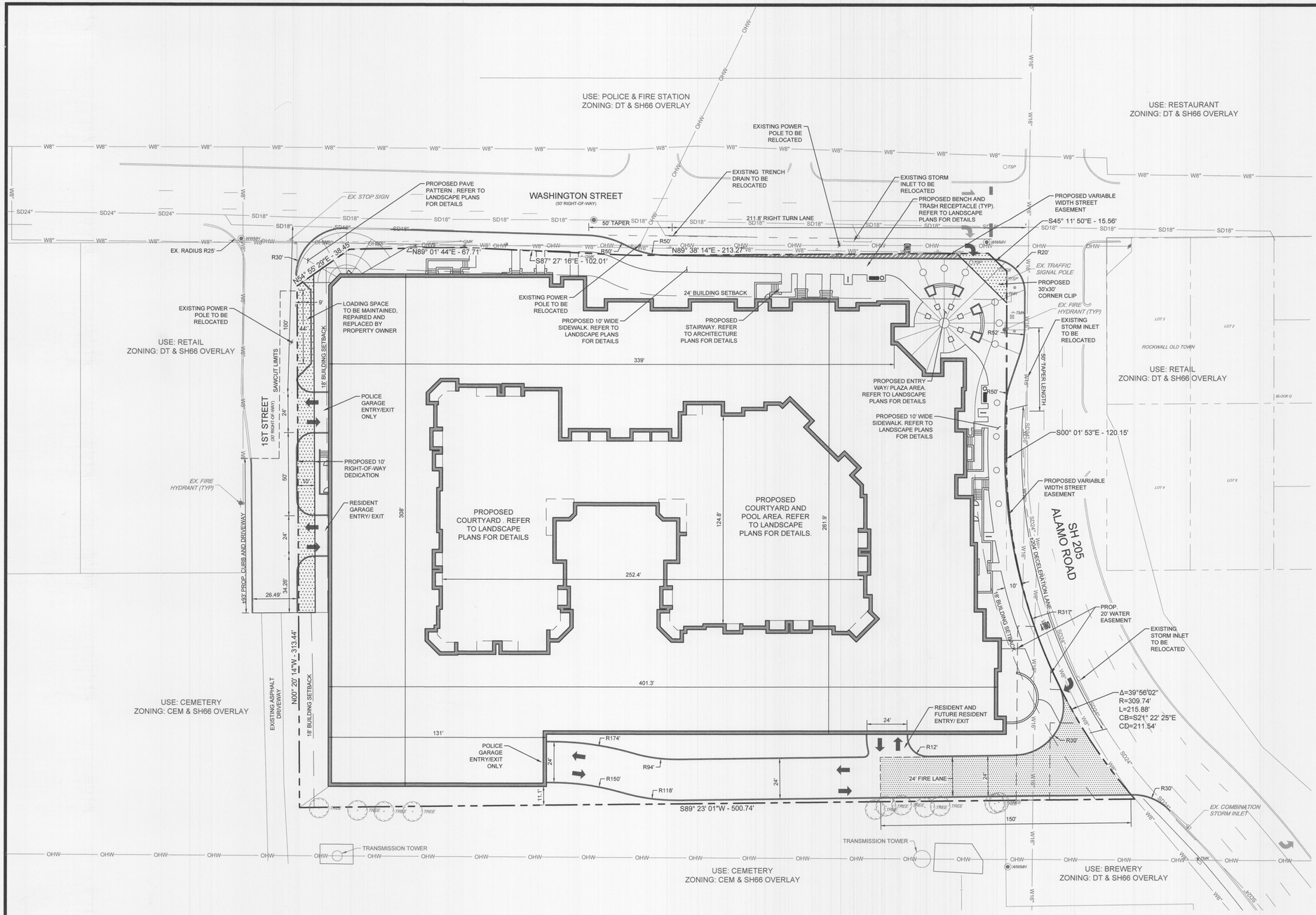

VICINITY MAP
NTS

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SCALE 1:30

LEGEND

PROPOSED FIRE LANE

General Site Data	
Zoning (from Zoning Map)	DT/ SH66 OVERLAY
Land Use (from Zoning Ordinance)	Urban Residential
Lot Area (acres)	3.338
Lot Area (square feet)	145,403
Building Footprint Area (square feet)	108,002
Total Building Area (square feet)	306,582
Building Height (# stories)	4
Building Height (feet - distance to tallest building element)	80'-7"'
Lot Coverage (percent - x.xx%)	74.28%
Floor Area Ratio (ratio x.xx:1)	2.11:1
Total Unit Count	
1 Bedroom	170
2 Bedroom	86
3 Bedroom	7
Total Unit Count	263
Parking	
Parking Ratio (from Zoning Ordinance)	1.5/1 BED + 2.0/2 BED + 2.5/3 BED
Required Resident Parking (# spaces)	445
Provided Resident Parking (# spaces)	445
Visitor Parking Provided (# spaces)	15
Provided Police Parking (# spaces)	90
Total Parking	550
Accessible Parking Required (# spaces)	9
Accessible Parking Provided (# spaces)	9

Rockwall Lofts Unit Tabulation				
Type	*Area*	*Number*	*% of Total*	*Total Area*
E1	576	24	9.13%	13,824
L1	793	36	13.69%	28,548
A1	676	48	18.25%	32,448
A2	740	46	17.49%	34,040
A3	791	14	5.32%	11,074
A4	739	1	0.38%	739
A5	794	1	0.38%	794
B1	1,070	7	2.66%	7,490
B2	982	43	16.35%	42,226
B3	1,169	20	7.60%	23,380
B4	1,194	12	4.56%	14,328
B5	1,335	4	1.52%	5,340
C1	1,406	7	2.66%	9,842
Total		263	100.00%	224,073
*Refer to Architectural Plans for Floorplans				

SITE PLAN NOTES

1. ON-SITE DETENTION WILL BE PROVIDED LIMITING POST-DEVELOPMENT DISCHARGE TO PRE-DEVELOPMENT FLOWS AND OUTFALL WILL BE AT SHEET FLOW CONDITION BEFORE CROSSING PROPERTY LINE. VERTICAL WALLS WILL NOT BE PROVIDED WITH ANY ABOVE GROUND POND.
2. DUMPSTER AREA TO DRAIN TO OIL/WATER SEPARATOR PRIOR TO STORM AS REQUIRED.
3. ALL PARKING PROVIDED WILL BE 20'X9'
4. TRAFFIC RATED GUARD RAIL OR BARRIER WILL BE REQUIRED WHEN ROADWAY OR PARKING LOT IS WITHIN 10 FEET OF A RETAINING WALL THAT IS OVER 30" IN HEIGHT.
5. ALL RETAINING WALLS MUST BE ROCK OR STONE FACE. NO SMOOTH CONCRETE WALLS.
6. ANY NEW UTILITIES MUST BE MOVED UNDERGROUND PER CITY OF ROCKWALL REQUIREMENTS.
7. PAVING SECTIONS WILL MEET OR EXCEED GEOTECHNICAL RECOMMENDATIONS.

SITE PLAN

ROCKWALL DOWNTOWN LOFTS

PROPOSED LOT 2, BLOCK A
TAC ROCKWALL ADDITION
3.338 ACRES
(FROM BLK A, PART OF LOT 4 & ALL OF LOT 5 AND BLK B, PART OF LOT 4 AND BLK B, LOTS 4 & 5 AND BLK AB, LOT 2 AND BLK P, LOT 2-5 AND BLK AB, LOT 1 AND BLK P, LOT 1,6,7,8 AND PART OF HOUSTON ST., WEST ST., AND ALAMO RD.)
OUT OF B.F. BOYDSTUN SURVEY
ABSTRACT NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
July 23, 2021
CASE NO: SP2021-020

LANDSCAPE ARCHITECT:
LAND PATTERNS
1804 W COMMERCE ST.
STE 200, DALLAS, TX 75208
CONTACT: MICHAEL E. PIERING
PHONE: (214) 219-3993
EMAIL: MIKE@LANDPATTERNS.COM

OWNER/DEVELOPER:
THOMPSON REALTY CAPITAL
1600 N. COLLINS BLVD.
STE 3000, RICHARDSON, TX 75080
CONTACT: TAYLOR FIELD
PHONE: (972) 644-2400
EMAIL: TAYLOR@THOMPSON-REALTY.COM

OWNER/DEVELOPER:
TAC, Inc
102 S. GOLIAD, SUITE 205
ROCKWALL, TEXAS 75032
CONTACT: TONY S. AUSTIN
PHONE: (214) 507-9055
EMAIL: TAUSTIN@TAC-INC.NET

ARCHITECT:
HEDK ARCHITECTS
4595 EXCEL PARKWAY
ADDISON, TEXAS 75001
CONTACT: ERIK EARNSHAW
PHONE: (214) 520-8878
EMAIL: EEARNSHAW@HEDK.COM

SURVEYOR:
A J BEDFORD GROUP, INC.
301 N. ALAMO RD.
ROCKWALL, TEXAS 75087
CONTACT: FRANK OWENS
PHONE: (972) 722-0225
EMAIL: FRANK@AJBEDFORDGROUP.COM

ENGINEER/PREPARER:
KFM ENGINEERING & DESIGN, LLC
3501 OLYMPUS BOULEVARD, SUITE 100
DALLAS, TEXAS 75019
CONTACT: JOSH MILLSAP, P.E.
PHONE: (469) 899-0052
EMAIL: JMILLSAP@KFM-LLC.COM

SITE PLAN SIGNATURE BLOCK

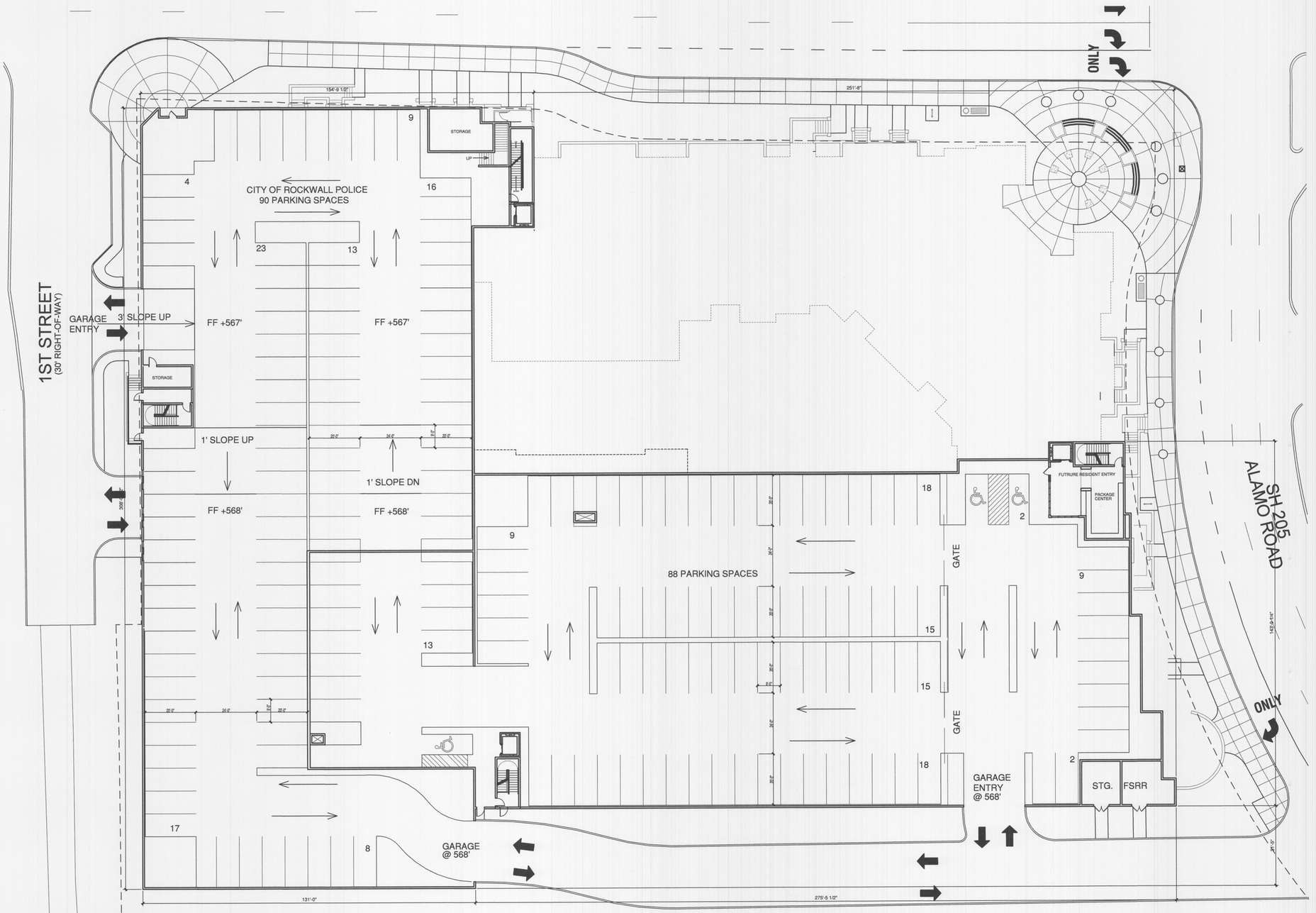
APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 27th day of July, 2021.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this 27th day of July, 2021.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning



1 BUILDING OVERALL +568 PARKING LEVEL PLAN

SCALE: 1" = 20'-0"

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WITNESS OR HANDS, this 28th day of July, 2021.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

ROCKWALL DOWNTOWN LOFTS
PROPOSED LOT 2, BLOCK A
TAC ROCKWALL ADDITION
3.338 ACRES
(FROM BLK A, PART OF LOT 4 & ALL OF LOT 5 AND BLK B, PART OF LOT 4 AND BLK B, LOTS 4 & 5 AND BLK AB, LOT 2 AND BLK P, LOT 2-5 AND BLK AB, LOT 1 AND BLK P, LOT 1,6,7,8 AND PART OF HOUSTON ST., WEST ST., AND ALAMO RD.)
OUT OF B.F. BOYDSTUN SURVEY
ABSTRACT NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
July 16, 2021
CASE NO: SP2021-20

REGISTERED ARCHITECT
ERIK O. EARNSHAW
22433
STATE OF TEXAS
07-16-2021

ROCKWALL LOFTS
ROCKWALL, TEXAS

HEDK ARCHITECTS
4595 EXCEL PARKWAY ADDISON, TX 75001
214.520.8878
hedk.com

DATE
07-16-2021

PROJECT
19103

SHEET NUMBER
A3-00 B3
+568 PARKING LEVEL PLAN

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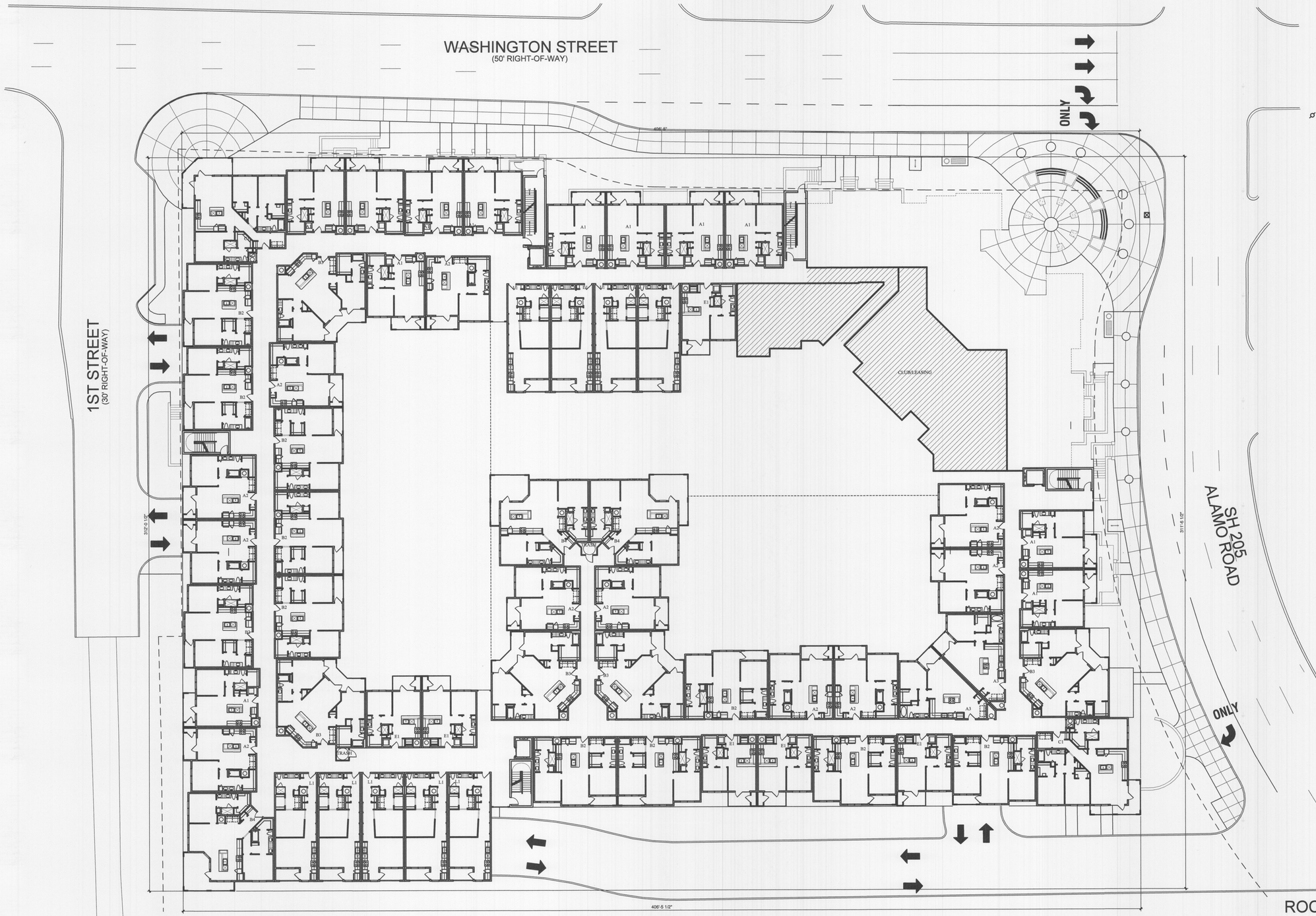

1 BUILDING OVERALL FIRST FLOOR - +579

SCALE: 1" = 20'-0"

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SITE PLAN SIGNATURE BLOCK

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 26th day of July, 2021.

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WITNESS OR HANDS, this 26th day of July, 2021.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

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TAC ROCKWALL ADDITION
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ABSTRACT NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
July 16, 2021
CASE NO: SP2021-20

REGISTERED ARCHITECT
K. D. EARNSHAW
22433
STATE OF TEXAS
07-16-2021

ROCKWALL LOFTS
ROCKWALL , TEXAS

HEDK ARCHITECTS
4595 EXCEL PARKWAY ADDISON, TX 75001
214.520.8878
hedk.com

DATE
07-16-2021

PROJECT
19103

SHEET NUMBER
A3-01
BUILDING
FIRST FLOOR

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1 BUILDING OVERALL SECOND FLOOR - +590

SCALE: 1" = 20'-0"

LANDSCAPE ARCHITECT:
LAND PATTERNS
1804 W COMMERCE ST.
STE 200, DALLAS, TX 75208
CONTACT: MICHAEL E. PIERING
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WITNESS OR HANDS, this 27th day of July, 2021.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

REGISTERED ARCHITECT
F. O. EARNSHAW
22433
STATE OF TEXAS
07-16-2021

ROCKWALL LOFTS

ROCKWALL , TEXAS

HEDK ARCHITECTS
4595 EXCEL PARKWAY ADDISON, TX 75001
214.520.8878 hedk.com

DATE
07-16-2021

PROJECT
19103

SHEET NUMBER
A3-02
BUILDING
SECOND FLOOR

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ROCKWALL DOWNTOWN LOFTS

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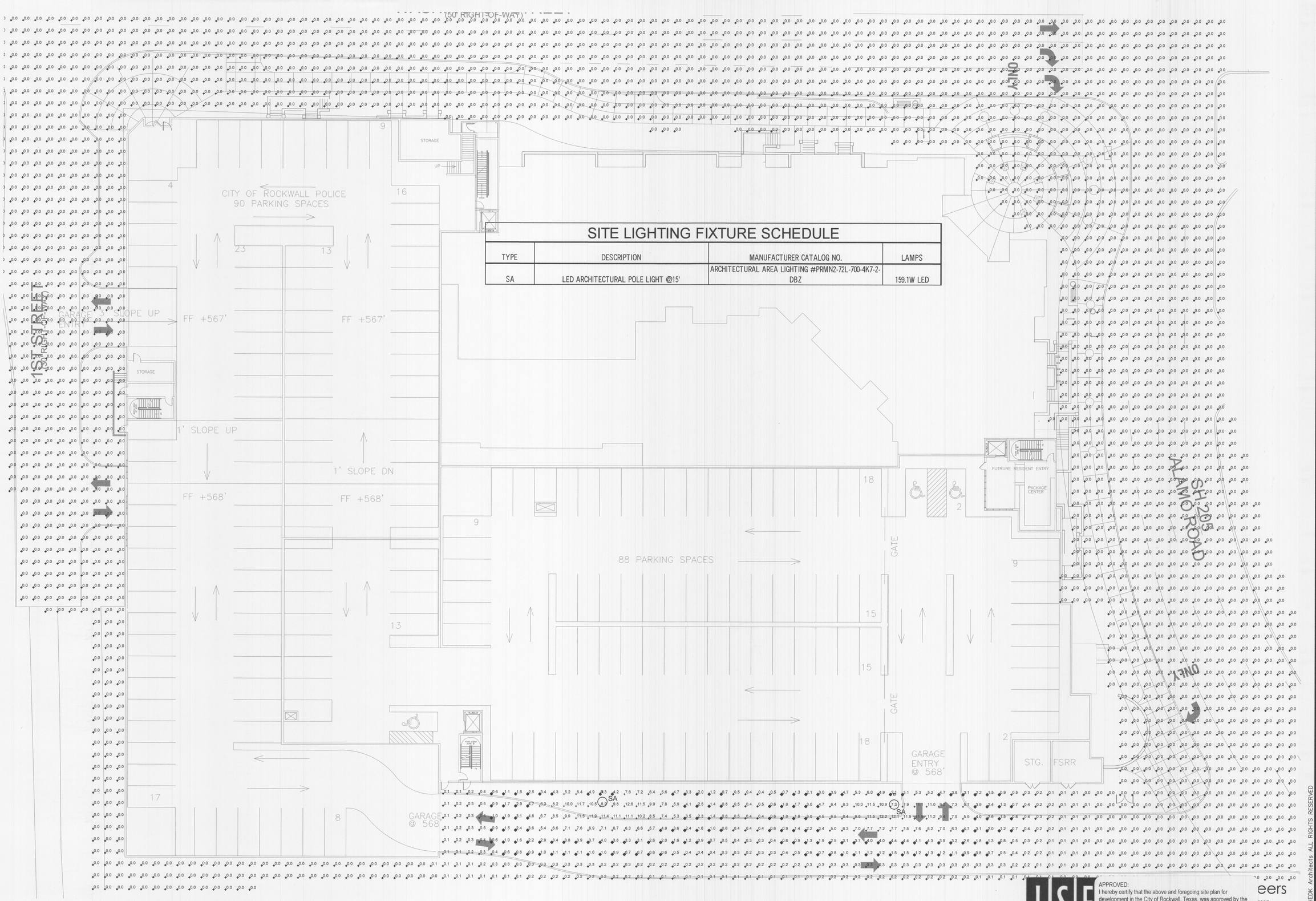

SITE LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER CATALOG NO.	LAMPS
SA	LED ARCHITECTURAL POLE LIGHT @15'	ARCHITECTURAL AREA LIGHTING #PRMN2-72L-700-4K7-2-DBZ	159.1W LED

APPROVED:
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission on the 27 day of July, 2021.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

JOSHUA WILEY
LICENSED
PROFESSIONAL ENGINEER
129688
7/16/21

REVISIONS

ROCKWALL LOFTS

ROCKWALL, TEXAS

ISSUED
07-16-2021

HEDK ARCHITECTS
4595 EXCEL PARKWAY ADDISON, TX 75001
214.520.8878
hedk.com

DATE
07-16-2021

PROJECT
19103

SHEET NUMBER
E1.0P

SITE PLAN
PHOTOMETRIC

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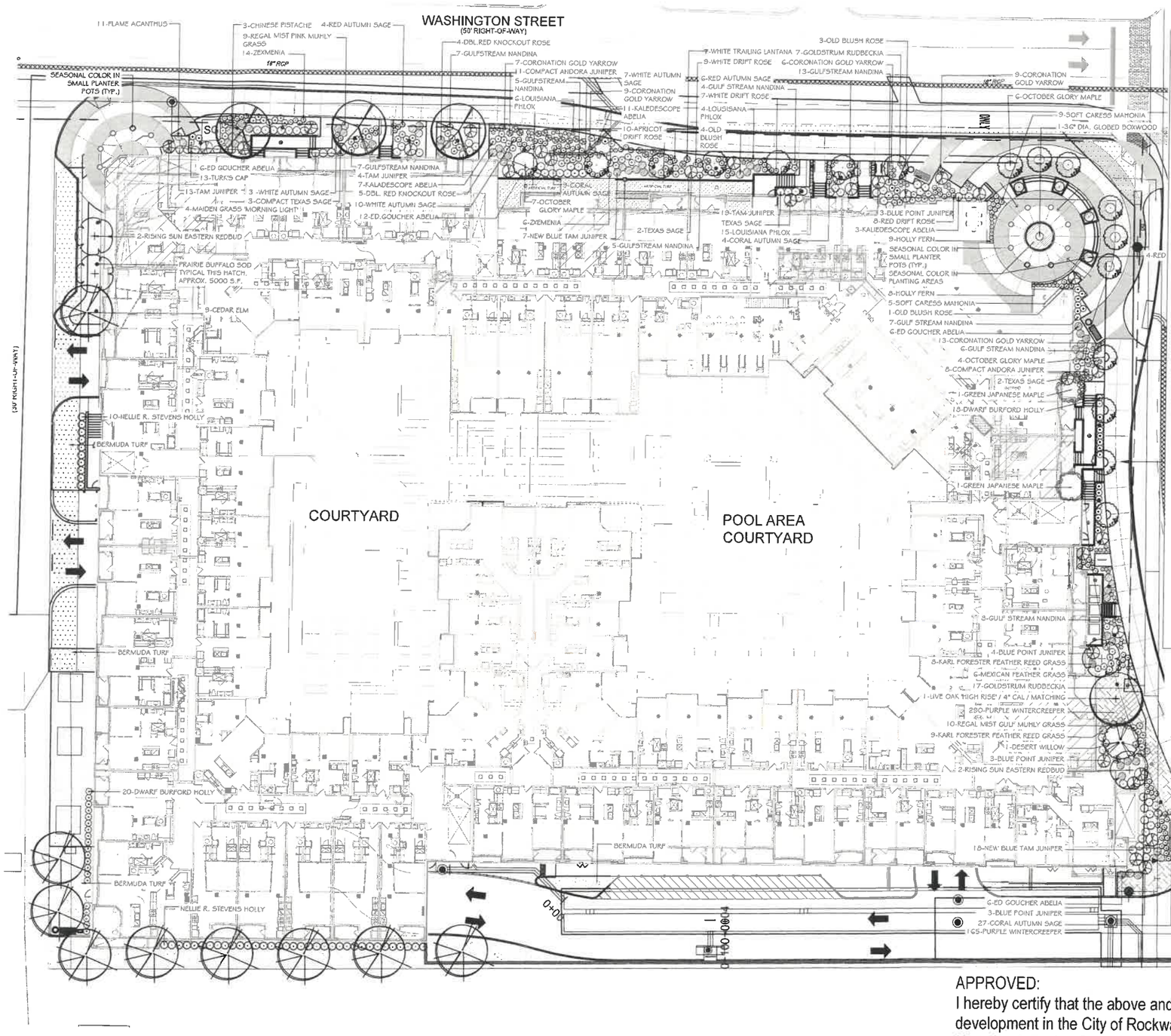

QTY	DESCRIPTION	SIZE/REMARKS
TREES		
3	Chinese Pistache (Pistacho Chinensis)	4" cal / cont. grown. / 12' ht x 6' spd / matching
1	Live Oak 'Highrise' (Quercus Virginiana 'high rise')	4" cal / cont. grown. / 12' ht x 6' spd / matching
9	Cedar Elm (Ulmus Crassifolia)	4" cal / cont. grown. / 12' ht x 6' spd / matching
12	Windmill Palm (Trachycarpus Fortunei)	10'-12' ht / 6' clear trunk / cont. grown / matching
11	East Palatka Holly (Ilex Attenuata 'east palatka')	45 gal. cont. / standard / 5' clear trk. / 12' ht / 5' spd.
21	October Glory Maple (Acer rubrum 'October Glory')	3" cal / cont. grown / 8'-10' ht / 4' spd. / matching
2	Green Japanese Maple (Acer Palmatum 'verde')	30 gal. cont / 6'-8' ht / 4' spd.
4	Rising Sun Eastern Redbud (Ceras canadensis 'JN2')	2.5" cal / cont. grown / matching
1	Desert Willow (Chilopsis linearis)	30 gal. cont / 6'-8' ht / matching
SHRUBS		
30	Abelia 'Ed Goucher' (Abelia Grandiflora 'e.goucher')	5 gal. cont. / 24" ht / 15" spd
46	Abelia 'Mardi Gras' (Abelia Grandiflora 'mardi gras')	3 gal. cont. / 15" ht / 15" spd.
20	Abelia 'Plum Creek' (Abelia Grandiflora 'plum creek')	3 gal. cont. / 18" ht / 15" spd.
21	Abelia 'Kaledoscope' (Abelia Grandiflora 'kaledoscope')	3 gal. cont. / 15" ht / 15" spd.
7	Agave 'Whale Tongue' (Agave spp. 'whale tongue')	15 gal. cont. / 24" x24"
1	Buxus (Globed Boxwood)	36 Diameter
8	Texas Sage 'greencloud' (Leucophyllum Frutescens 'green cloud')	5 gal. cont. / 18" ht / 15" spd.
13	Juniper 'Blue Point' (Juniperus Chinensis 'blue point')	15 gal. cont. / 48" ht / 18" spd.
25	Juniper ' New Blue Tam' (Juniperus Tamariscifolia 'new blue')	3 gal. cont. / 15" ht / 15" spd.
36	Juniper ' Compact Andora' (Juniperus Horizontalis 'plumosa')	3 gal. cont. / 12" ht / 15" spd.
14	Mahonia ' Soft Caress' (Mahonia Eurybracteata 'soft caress')	3 gal. cont. / 15" ht / 12" spd.
61	Nandina 'Gulfstream' (Nandina Domestica 'gulfstream')	3 gal. cont. / 15" ht / 12" spd.
20	Nandina 'Moonbay' (Nandina Domestica 'moonbay')	3 gal. cont. / 15" ht / 12" spd.
4	Red Yucca (Hesperaloe parviflora)	15 gal. cont. /
8	Rose 'Old Blush' (Rose spp. 'old blush')	3 gal. cont. / 18" ht / 15" spd.
9	Rose 'Dbl. Red Knockout (Rose spp. 'knock out dbl. red.)	3 gal. cont. / 18" ht / 15" spd.
10	Rose 'Drift Apricot' (Rose spp. 'drift apricot')	3 gal. cont. / 12" ht / 12" spd.
20	Rose 'Drift Red' (Rose spp. 'drift red')	3 gal. cont. / 12" ht / 12" spd.
24	Rose 'Drift White' (Rose spp. drift white)	3 gal. cont. / 12" ht / 12" spd.
41	Holly 'Dwarf Burford' (Ilex Cornuta burfordii 'nana:)	5 gal. cont. / 24" ht / 18" spd.
45	Holly 'Nellie R. Stevens' (Ilex x 'Nellie R. Stevens')	15 gal. cont.
PERENNIALS/GRASSES		
11	Flame Acanthus (Anisacanthus quadrifidus 'wrightii')	3 gal. cont. / 18" ht / 15" spd.
13	Turks Cap (Malvaviscus drummondii)	3 gal. cont. / 24" ht / 12" spd.
20	Autumn Sage 'White' (Salvia Greggii 'white')	3 gal. cont. / 12" ht / 12" spd.
17	Autumn Sage 'Red' (Salvia Greggii 'red')	3 gal. cont. / 12" ht / 12" spd.
40	Autumn Sage 'Coral' (Salvia Greggii 'coral')	3 gal. cont. / 12" ht / 12" spd.
20	Zexmenia (Wedelia texana)	1 gal. cont. / 12" ht / 12" spd.
18	Yarrow 'Coronation Gold' (Achillea Millefolium 'coron.gold)	1 gal. cont. / 12" ht / 12" spd.
67	Phlox 'Louisana' (Phlox Subiata 'louisana')	1 gal. cont. / 12" ht / 12" spd.
24	Rudbeckia 'goldstrum' (Rudbeckia hirta 'boldstrum')	1 gal. cont. / 12" ht / 12" spd.
11	Mex. Petunia 'Katies Dwarf' (Ruellia spp. 'katies dwarf')	1 gal. cont. / 8" ht / 8" spd.
5	Daylily 'Stella D'oro' (Hererocallis Flava 'stella d'oro)	1 gal. cont. / 12" ht / 12" spd.
18	Pink Skullcap (Scutellaria suffrutescens 'pink')	1 gal. cont. / 12" ht / 8" spd.
18	Lantana 'New Gold' (Lantana spp. 'new gold')	1 gal. cont. / 12" ht x 12" spd.
7	Lantana 'White Trailing' (Lantana spp. 'white trailing'	1 gal. cont. / 12" ht / 12" spd.
17	Fern Holly (Cyrtomium Falcatum)	3 gal. cont. / 15" ht / 15" spd.
9	Maiden Grass 'Adagio' (Miscanthus Gracillimus 'adagio')	3 gal. cont. / 24" ht / 24" spd.
4	Maiden Grass ' Morning Light' (Miscanthus Gracillimus 'morning light')	3 gal. cont. / 24" ht / 24" spd.
19	Pink Muhly Grass 'Regal Mist' (Muhlenbergia Capillaris 'regal mist')	3 gal. cont. / 18" ht / 15" spd.
56	Feather Reed Grass 'Karl Foerster' (Calamagrosbs acutiflora)	3 gal. cont. / 24" ht / 18" spd.
6	Mexican Feather Grass (Stipa Tenuissima)	1 gal. cont. / 12" ht / 8" spd.
27	Spanish Lavender (Lavendula Stoechas 'spanish')	3 gal. cont. / 15" ht / 12" spd.
GROUND COVERS		
495	Purple Wintercreeper (Euonymous Coloratus)	4" pots / 4 - 6" runner per pot
89	Brilliance Autumn Fern (Dryopteris erythrosora 'brilliance)	1 gal. / 18" spd.
33	Marlberry (Ardisia japonica)	4" pots / 12" o.c., 18 pots per flat (3.3 flats total)
TURF		
550	Buffalo 'G09' (Buchloe Dactyloides 'G09')	Sod / Square Yards
	Artificial Turf	Refer to L1.4 Information Plan for Spec Info

LANDSCAPE REQUIREMENTS TABLE
Based on the requirements of Rockwall, TX

AREA	REQUIRED	PROPOSED
Landscape Requirements *There are no shrub or tree requirements for the downtown district.		
Bicyle Rack Requirements Bicycle Racks will be provided at 1 per 10 parking spaces (total 46 bike spaces)	46	46
Tree Mitigation Requirements Based on the city of Rockwall Tree Replacement Guidelines and the Tree Survey prepared by Integrated Environmental Solutions, there are 734 replacement caliper inches required. Approximately 150 caliper inches will be planted along Washington Street and South Alamo Road. *Any deficient mitigation inches will be paid by an agreed upon fee between the developer and city.	734	134

APPROVED:
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission on the 27 day of July 2021.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

NORTH

0' 10' 20' 40'
SCALE: 1" = 20'

REGISTERED LANDSCAPE ARCHITECT
MICHAEL E. PRESNO
STATE OF TEXAS

LANDPATTERNS, INC.
landscape architects

LANDSCAPE ARCHITECT:
LANDPATTERNS, LLC
1804 WEST COMMERCE ST.
DALLAS, TEXAS 75208
P: 214.219.3993
WWW.LANDPATTERNS.COM

THE BAILEY
ROCKWALL, TEXAS

DATE:
05/16/2025

PROJECT NUMBER:
210510D

REVISIONS

NO	DATE
1	03/07/2025
2	05/10/2025

ISSUED FOR:
BID SET

SHEET NUMBER
L.4.1

LANDSCAPE PLAN

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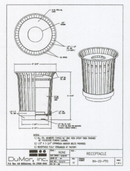
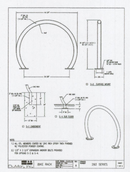


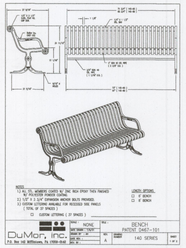
1 L.3 DETAIL: TRASH RECEPTACLE

SCALE: 1/4"=1'-0"



2 L.3 DETAIL: BIKE RACK - EXTERIOR

SCALE: 1/4"=1'-0"



3 L.3 DETAIL: BENCH

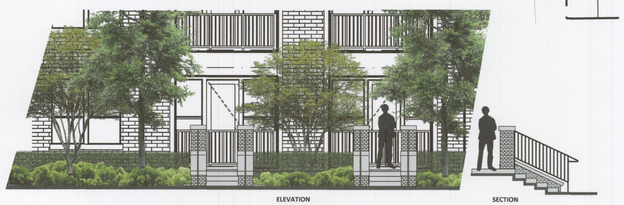
SCALE: 1/4"=1'-0"

4 L.3 DETAIL: BIKE RACK - PARKING GARAGE

SCALE: 1/4"=1'-0"

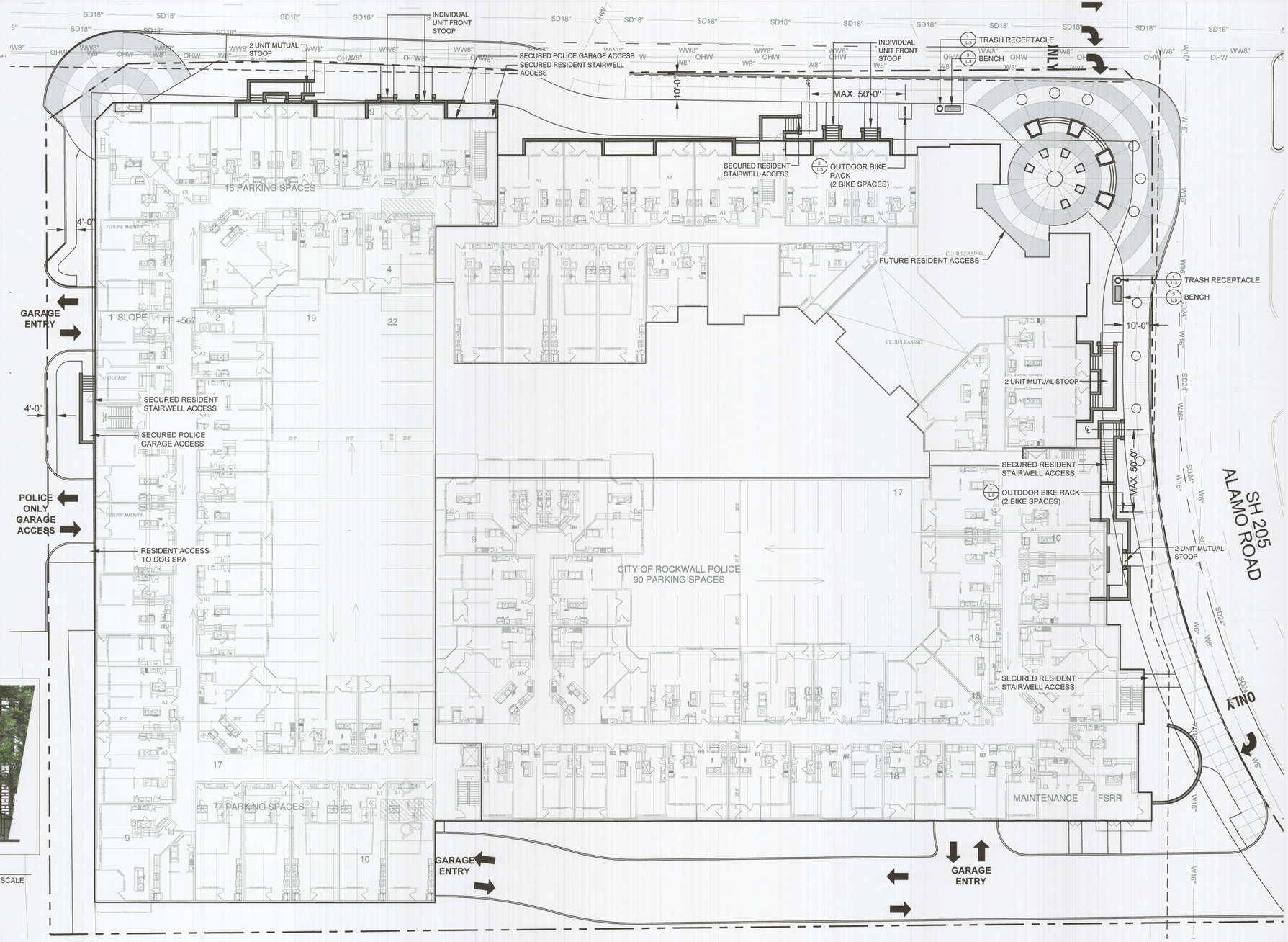
5 L.3 ELEVATION: TYPICAL DUAL FRONT STOOP

NOT TO SCALE



6 L.3 ELEVATION: TYPICAL INDIVIDUAL FRONT STOOP

NOT TO SCALE



BIKE RACK TABLE	REQUIRED	PROVIDED
BIKE PARKING SPACES REQUIREMENT		
-EXTERIOR (PLAZA)		4
-PARKING GARAGE (BIKE RACKS LOCATED ON GARAGE LEVEL 558)		43
*BIKE RACKS TO BE LOCATED WITHIN 50' OF ENTRANCES/EXITS		
TOTAL BIKE RACK/STORAGE CAPACITY = 47 SPACES		

LANDSCAPE ARCHITECT:
LAND PATTERNS
1804 W COMMERCE ST.
STE 200, DALLAS, TX 75208
CONTACT: MICHAEL E. PIERING
PHONE: (214) 219-3993
EMAIL: MIKE@LANDPATTERNS.COM

OWNER/DEVELOPER:
THOMPSON REALTY CAPITAL
1600 N. COLLINS BLVD.
STE 3000, RICHARDSON, TX 75080
CONTACT: TAYLOR FIELD
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ARCHITECT:
HEDK ARCHITECTS
4595 EXCEL PARKWAY
ADDISON, TEXAS 75001
CONTACT: ERIK EARNSHAW
PHONE: (214) 520-8878
EMAIL: EEARNSHAW@HEDK.COM

SURVEYOR:
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301 N. ALAMO RD.
ROCKWALL, TEXAS 75087
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SITE PLAN SIGNATURE BLOCK

APPROVED:
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This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this 20th day of July, 2021.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

LANDSCAPE ARCHITECT:
LANDPATTERNS, LLC
1804 WEST COMMERCE ST.
DALLAS, TEXAS 75208
P: 214.219.3993
WWW.LANDPATTERNS.COM

ROCKWALL LOFTS
ROCKWALL, TEXAS

DATE: 7/16/2021

PROJECT NUMBER: 210510D

REVISIONS

NO	DATE

ISSUED FOR: SITE PLAN

SHEET NUMBER: L.3

STREETSCAPE PLAN

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ROCKWALL DOWNTOWN LOFTS

PROPOSED LOT 2, BLOCK A
TAC ROCKWALL ADDITION
3.338 ACRES
(FROM BLK A, PART OF LOT 4 & ALL OF LOT 5 AND BLK B, PART OF LOT 4 AND BLK B, LOTS 4 & 5 AND BLK AB, LOT 2 AND BLK P, LOT 2-5 AND BLK AB, LOT 1 AND BLK P, LOT 1,6,7,8 AND PART OF HOUSTON ST., WEST ST., AND ALAMO RD.)
OUT OF B.F. BOYDSTUN SURVEY
ABSTRACT NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
July 7, 2021
CASE NO: SP2021-20

EAST WASHINGTON STREET — STREETSCAPE — 1/8" =1'-0"

LANDSCAPE ARCHITECT:
LAND PATTERNS
1804 W COMMERCE ST.
STE 200, DALLAS, TX 75208
CONTACT: MICHAEL E. PIERING
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EMAIL: JMILLSAP@KFM-LLC.COM

SITE PLAN SIGNATURE BLOCK

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 26th day of July, 2021.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this 26th day of July, 2021.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

ROCKWALL DOWNTOWN LOFTS

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July 7, 2021
CASE NO: SP2021-20

LANDSCAPE ARCHITECT:
LANDPATTERNS, LLC
1804 WEST COMMERCE ST.
DALLAS, TEXAS 75208
P: 214.219.3993
WWW.LANDPATTERNS.COM

ELECTRONICALLY SEALED 07.16.2021

LANDPATTERNS, INC.
landscape architects

ROCKWALL LOFTS
ROCKWALL, TEXAS

DATE:
7/16/21

PROJECT NUMBER:
210510D

REVISIONS

NO	DATE

ISSUED FOR:
SITE PLAN

SHEET NUMBER
L.4

EAST WASHINGTON STREET STREETSCAPE
ELEVATION

COPYRIGHT © 2021

SOUTH ALAMO ROAD STREETSCAPE 1/8"=1'-0"

STATE OF TEXAS
579
REGISTERED LANDSCAPE ARCHITECT

ELECTRONICALLY SEALED 07.16.2021

LANDPATTERNS, INC.
landscape architects

DATE:
7/16/21

PROJECT NUMBER:
210510D

REVISIONS

NO	DATE

ISSUED FOR:
SITE PLAN

SHEET NUMBER
L.5

SOUTH ALAMO STREETSCAPE ELEVATION

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ROCKWALL DOWNTOWN LOFTS

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July 7, 2021
CASE NO: SP2021-20

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1804 W COMMERCE ST.
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CONTACT: MICHAEL E. PIERING
PHONE: (214) 219-3993
EMAIL: MIKE@LANDPATTERNS.COM

OWNER/DEVELOPER:
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ARCHITECT:
HEDK ARCHITECTS
4595 EXCEL PARKWAY
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CONTACT: ERIK EARNSHAW
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EMAIL: JMILLSAP@KFM-LLC.COM

SITE PLAN SIGNATURE BLOCK

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 20th day of July, 2021.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this 20th day of July, 2021.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

SOUTH FIRST STREET 1/8" =1'-0"

SOUTH FIRST STREET 1/8" =1'-0"

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SITE PLAN SIGNATURE BLOCK

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 14th day of July, 2021.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this 14th day of July, 2021.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

STATE OF TEXAS
879
REGISTERED
LANDSCAPE ARCHITECT
ELECTRONICALLY SEALED 07.16.2021

LANDPATTERNS, INC.
landscape architects

LANDSCAPE ARCHITECT:
LANDPATTERNS, LLC
1804 WEST COMMERCE ST.
DALLAS, TEXAS 75208
P: 214.219.3993
WWW.LANDPATTERNS.COM

ROCKWALL LOFTS
ROCKWALL, TEXAS

DATE:
7/16/21

PROJECT NUMBER:
210510D

REVISIONS

NO	DATE

ISSUED FOR:
SITE PLAN

SHEET NUMBER
L.6

SOUTH FIRST STREET ELEVATION

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ROCKWALL DOWNTOWN LOFTS

PROPOSED LOT 2, BLOCK A
TAC ROCKWALL ADDITION
3.338 ACRES
(FROM BLK A, PART OF LOT 4 & ALL OF LOT 5 AND BLK B, PART OF LOT 4
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OUT OF B.F. BOYDSTUN SURVEY
ABSTRACT NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
July 7, 2021
CASE NO: SP2021-20

SOUTH ELEVATION 1/8" =1'-0"

SOUTH ELEVATION 1/8" =1'-0"

LANDSCAPE ARCHITECT:
LAND PATTERNS
1804 W COMMERCE ST.
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SITE PLAN SIGNATURE BLOCK

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I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 13th day of July, 2021.

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WITNESS OUR HANDS, this 13th day of July, 2021.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

ROCKWALL DOWNTOWN LOFTS

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July 7, 2021
CASE NO: SP2021-20

ELECTRONICALLY SEALED 07.16.2021

LANDSCAPE ARCHITECT:
LANDPATTERNS, LLC
1804 WEST COMMERCE ST.
DALLAS, TEXAS 75208
P: 214.219.3993
WWW.LANDPATTERNS.COM

ROCKWALL LOFTS
ROCKWALL, TEXAS

DATE: 7/16/21

PROJECT NUMBER: 210510D

REVISIONS

NO.	DATE

ISSUED FOR: SITE PLAN

SHEET NUMBER: L.7

SOUTH SIDE ELEVATION

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1 BUILDING - NORTHEAST ELEVATION (WASHINGTON STREET & ALAMO ROAD CORNER)
SCALE: 1/8" = 1'-0"

BUILDING ELEVATION MATERIALS PORCENTAGE	
BRICK/CAST STONE	98%
STUCCO/FIBER CEMENT SIDING LAP	2%

2 BUILDING OVERALL - NORTH ELEVATION (WASHINGTON STREET)
SCALE: 1/16" = 1'-0"

GRADING BEEN REVIEW TO MAXIMIZE UNIT ENTRY BY THE SIDEWALK

BUILDING ELEVATION MATERIALS PORCENTAGE	
BRICK/CAST STONE	91%
STUCCO/FIBER CEMENT SIDING LAP	9%

2a BUILDING ENLARGED - NORTH ELEVATION (WASHINGTON STREET)
SCALE: 1/8" = 1'-0"

GRADING BEEN REVIEW TO MAXIMIZE UNIT ENTRY BY THE SIDEWALK

BUILDING ELEVATION MATERIALS PORCENTAGE	
BRICK/CAST STONE	91%
STUCCO/FIBER CEMENT SIDING LAP	9%

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WITNESS OR HANDS, this 27th day of July, 2021.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

ROCKWALL DOWNTOWN LOFTS
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(FROM BLK A, PART OF LOT 4 & ALL OF LOT 5 AND BLK B, PART OF LOT 4 AND BLK B, LOTS 4 & 5 AND BLK AB, LOT 2 AND BLK P, LOT 2-5 AND BLK AB, LOT 1 AND BLK P, LOT 1,6,7,8 AND PART OF HOUSTON ST., WEST ST., AND ALAMO RD.)
OUT OF B.F. BOYDSTUN SURVEY
ABSTRACT NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
July 16, 2021
CASE NO: SP2021-20

REGISTERED ARCHITECT
ERIK O. EARNSHAW
22433
STATE OF TEXAS
07-16-2021

ROCKWALL LOFTS
ROCKWALL , TEXAS

HEDK ARCHITECTS
4595 EXCEL PARKWAY ADDISON, TX 75001
214.520.8878
hedk.com

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DATE
07-16-2021

PROJECT
19103

SHEET NUMBER
A4-00
BUILDING ELEVATIONS

B1
BRICK 1
MAIN BRICK BODY COLOR
ACME BRICK
GARNET
VELOUR TEXTURE

B2
BRICK 2
FEATURE BRICK COLOR
ACME BRICK
STEELE GRAY

B3
BRICK 3
ACCENT BRICK COLOR
ACME BRICK
TEXAS ROSEWOOD

P1
PAINT 1
BALCONY SIDING & CORNICE FEATURE COLOR
SHERWIN WILLIAMS
GRECIAN IVORY
SW 7541

P2
PAINT 2
ACCENT COLOR
SHERWIN WILLIAMS
ASTRUZE GRAY
SW 7060

P3
PAINT 3
TERRACE FEATURE COLOR
SHERWIN WILLIAMS
BALANCED BEIGE
SW 7037

M1
PAINT 4
RAILINGS AND CANOPIES COLOR
SHERWIN WILLIAMS
GREENLACE
SW 6994

BERRIDGE
DARK BRONZE

2b BUILDING ENLARGED - NORTH ELEVATION (WASHINGTON STREET)

SCALE: 1/8" = 1'-0"

GRADING BEEN REVIEW TO MAXIMIZE UNIT ENTRY BY THE SIDEWALK

BUILDING ELEVATION MATERIALS PORCENTAGE	
BRICK/CAST STONE	91%
STUCCO/FIBER CEMENT SIDING LAP	9%

BUILDING ELEVATION MATERIALS PORCENTAGE	
BRICK/CAST STONE	96%
STUCCO/FIBER CEMENT SIDING LAP	4%

3 BUILDING OVERALL - WEST ELEVATION (SOUTH FIRST STREET)

SCALE: 1/32" = 1'-0"

3a BUILDING ENLARGED - WEST ELEVATION (SOUTH FIRST STREET)

SCALE: 1/8" = 1'-0"

LANDSCAPE ARCHITECT:
LAND PATTERNS
1804 W COMMERCE ST.
STE 200, DALLAS, TX 75208
CONTACT: MICHAEL E. PIERING
PHONE: (214) 219-3993
EMAIL: MIKE@LANDPATTERNS.COM

OWNER/DEVELOPER:
THOMPSON REALTY CAPITAL
1600 N. COLLINS BLVD.
STE 3000, RICHARDSON, TX 75080
CONTACT: TAYLOR FIELD
PHONE: (972) 644-2400
EMAIL: TAYLOR@THOMPSON-REALTY.COM

OWNER/DEVELOPER:
TAC, Inc
102 S. GOLIAD, SUITE 205
ROCKWALL, TEXAS 75032
CONTACT: TONY S. AUSTIN
PHONE: (214) 507-9055
EMAIL: TAUSTIN@TAC-INC.NET

ARCHITECT:
HEDK ARCHITECTS
4595 EXCEL PARKWAY
ADDISON, TEXAS 75001
CONTACT: ERIK EARNSHAW
PHONE: (214) 520-8878
EMAIL: EEARNSHAW@HEDK.COM

SURVEYOR:
A J BEDFORD GROUP, INC.
301 N. ALAMO RD.
ROCKWALL, TEXAS 75087
CONTACT: FRANK OWENS
PHONE: (972) 722-0225
EMAIL: FRANK@AJBEDFORDGROUP.COM

ENGINEER/PREPARER:
KFM ENGINEERING & DESIGN, LLC
3501 OLYMPUS BOULEVARD, SUITE 100
DALLAS, TEXAS 75019
CONTACT: JOSH MILLSAP, P.E.
PHONE: (469) 899-0052
EMAIL: JMILLSAP@KFM-LLC.COM

SITE PLAN SIGNATURE BLOCK

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 27th day of July, 2021.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OR HANDS, this 16th day of July, 2021.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

REGISTERED ARCHITECT
D. EARNSHAW
22433
STATE OF TEXAS
07-16-2021

ROCKWALL LOFTS

ROCKWALL , TEXAS

HEDK ARCHITECTS
4595 EXCEL PARKWAY ADDISON, TX 75001
214.520.8878
hedk.com

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DATE
07-16-2021

PROJECT
19103

SHEET NUMBER
A4-01
BUILDING ELEVATIONS

ROCKWALL DOWNTOWN LOFTS
PROPOSED LOT 2, BLOCK A
TAC ROCKWALL ADDITION
3.338 ACRES
(FROM BLK A, PART OF LOT 4 & ALL OF LOT 5 AND BLK B, PART OF LOT 4 AND BLK B, LOTS 4 & 5 AND BLK AB, LOT 2 AND BLK P, LOT 2-5 AND BLK AB, LOT 1 AND BLK P, LOT 1,6,7,8 AND PART OF HOUSTON ST., WEST ST., AND ALAMO RD.)
OUT OF B.F. BOYDSTUN SURVEY
ABSTRACT NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
July 16, 2021
CASE NO: SP2021-20

BUILDING ELEVATION MATERIALS PORCENTAGE	
BRICK/CAST STONE	98%
STUCCO/FIBER CEMENT SIDING LAP	4%

3b BUILDING ENLARGED - WEST ELEVATION (SOUTH FIRST STREET)
SCALE: 1/8" = 1'-0"

BUILDING ELEVATION MATERIALS PORCENTAGE	
BRICK/CAST STONE	94%
STUCCO/FIBER CEMENT SIDING LAP	6%

4 BUILDING OVERALL - SOUTH ELEVATION (FIRST SOUTH STREET)
SCALE: 1/16" = 1'-0"

LANDSCAPE ARCHITECT:
LAND PATTERNS
1804 W COMMERCE ST.
STE 200, DALLAS, TX 75208
CONTACT: MICHAEL E. PIERING
PHONE: (214) 219-3993
EMAIL: MIKE@LANDPATTERNS.COM

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CONTACT: TAYLOR FIELD
PHONE: (972) 644-2400
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ARCHITECT:
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ADDISON, TEXAS 75001
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EMAIL: JMILLSAP@KFM-LLC.COM

SITE PLAN SIGNATURE BLOCK

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WITNESS OR HANDS, this 26th day of July, 2021.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

ROCKWALL DOWNTOWN LOFTS
PROPOSED LOT 2, BLOCK A
TAC ROCKWALL ADDITION
3.338 ACRES
(FROM BLK A, PART OF LOT 4 & ALL OF LOT 5 AND BLK B, PART OF LOT 4 AND BLK B, LOTS 4 & 5 AND BLK AB, LOT 2 AND BLK P, LOT 2-5 AND BLK AB, LOT 1 AND BLK P, LOT 1,6,7,8 AND PART OF HOUSTON ST., WEST ST., AND ALAMO RD.)
OUT OF B.F. BOYDSTUN SURVEY
ABSTRACT NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
July 16, 2021
CASE NO: SP2021-20

REGISTERED ARCHITECT ERIK O. EARNSHAW 22433 STATE OF TEXAS
07-16-2021

ROCKWALL LOFTS
ROCKWALL , TEXAS

HEDK ARCHITECTS
4595 EXCEL PARKWAY ADDISON, TX 75001
214.520.8878
hedk.com

DATE
07-16-2021

PROJECT
19103

SHEET NUMBER
A4-02
BUILDING ELEVATIONS

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B1
BRICK 1
MAIN BRICK BODY COLOR
ACME BRICK
GARNET
VELOUR TEXTURE

B2
BRICK 2
FEATURE BRICK COLOR
ACME BRICK
STEELE GRAY

B3
BRICK 3
ACCENT BRICK COLOR
ACME BRICK
TEXAS ROSEWOOD

P1
PAINT 1
BALCONY SIDING & CORNICE
FEATURE COLOR
SHERWIN WILLIAMS
GRECIAN IVORY
SW 7341

P2
PAINT 2
ACCENT COLOR
SHERWIN WILLIAMS
ATTITUDE GRAY
SW 7000

P3
PAINT 3
TERRACE
FEATURE COLOR
SHERWIN WILLIAMS
BALANCED BEIGE
SW 7037

PAINT 4
RAILINGS AND CANOPIES
COLOR
SHERWIN WILLIAMS
GREENBLACK
SW 6994

BERROGIE
DARK BRONZE

4a BUILDING - SOUTH ELEVATION (FIRST SOUTH STREET)
SCALE: 1/8" = 1'-0"

BUILDING ELEVATION MATERIALS PORCENTAGE	
BRICK/CAST STONE	94%
STUCCO/FIBER CEMENT SIDING LAP	6%

4b BUILDING - SOUTH ELEVATION (FIRST SOUTH STREET)
SCALE: 1/8" = 1'-0"

BUILDING ELEVATION MATERIALS PORCENTAGE	
BRICK/CAST STONE	94%
STUCCO/FIBER CEMENT SIDING LAP	6%

LANDSCAPE ARCHITECT:
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STE 200, DALLAS, TX 75208
CONTACT: MICHAEL E. PIERING
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EMAIL: MIKE@LANDPATTERNS.COM

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CONTACT: TAYLOR FIELD
PHONE: (972) 644-2400
EMAIL: TAYLOR@THOMPSON-REALTY.COM

OWNER/DEVELOPER:
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102 S. GOLIAD, SUITE 205
ROCKWALL, TEXAS 75032
CONTACT: TONY S. AUSTIN
PHONE: (214) 507-9055
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ARCHITECT:
HEDK ARCHITECTS
4595 EXCEL PARKWAY
ADDISON, TEXAS 75001
CONTACT: ERIK EARNSHAW
PHONE: (214) 520-8878
EMAIL: EEARNSHAW@HEDK.COM

SURVEYOR:
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301 N. ALAMO RD.
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CONTACT: JOSH MILLSAP, P.E.
PHONE: (469) 899-0052
EMAIL: JMILLSAP@KFM-LLC.COM

SITE PLAN SIGNATURE BLOCK

APPROVED:
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This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OR HANDS, this 23th day of July, 2021.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

REGISTERED ARCHITECT
JOHN O. EARNSHAW
22433
STATE OF TEXAS
07-16-2021

ROCKWALL LOFTS
ROCKWALL , TEXAS

HEDK ARCHITECTS
4595 EXCEL PARKWAY ADDISON, TX 75001
214.520.8878 HEDK.COM

DATE
07-16-2021

PROJECT
19103

SHEET NUMBER
A4-03
BUILDING ELEVATIONS

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ROCKWALL DOWNTOWN LOFTS
PROPOSED LOT 2, BLOCK A
TAC ROCKWALL ADDITION
3.338 ACRES
(FROM BLK A, PART OF LOT 4 & ALL OF LOT 5 AND BLK B, PART OF LOT 4 AND BLK B, LOTS 4 & 5 AND BLK AB, LOT 2 AND BLK P, LOT 2-5 AND BLK AB, LOT 1 AND BLK P, LOT 1,6,7,8 AND PART OF HOUSTON ST., WEST ST., AND ALAMO RD.)
OUT OF B.F. BOYDSTUN SURVEY
ABSTRACT NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
July 16, 2021
CASE NO: SP2021-20

B1
BRICK
MAIN BRICK BODY COLOR
ACME BRICK
GARNET
VELOUR TEXTURE

B2
BRICK
FEATURE BRICK COLOR
ACME BRICK
STEELE GRAY

B3
BRICK
ACCENT BRICK COLOR
ACME BRICK
TEXAS ROSEWOOD

P1
PAINT
BALCONY SIDING & CORNICE
FEATURE COLOR
SHERWIN WILLIAMS
GRECIAN IVORY
SW 7541

P2
PAINT
ACCENT COLOR
SHERWIN WILLIAMS
ATTITUDE GRAY
SW 7060

P3
PAINT
TERRACE BODY COLOR
SHERWIN WILLIAMS
RUSTIC RED
SW 7593

P4
PAINT
TERRACE
FEATURE COLOR
SHERWIN WILLIAMS
BALANCED BEIGE
SW 7037

P5
PAINT
RAILINGS AND CANOPIES
COLOR
SHERWIN WILLIAMS
GREENBLACK
SW 6994

M1
METAL ROOF
BERRIDGE
DARK BRONZE

BUILDING ELEVATION MATERIALS PORCENTAGE

BRICK/CAST STONE	90%
STUCCO/FIBER CEMENT SIDING LAP	10%

5 BUILDING - EAST ELEVATION (ALAMO ROAD)

SCALE: 1/16" = 1'-0"

GRADING BEEN REVIEW TO MAXIMIZE UNIT ENTRY BY THE SIDEWALK

BUILDING ELEVATION MATERIALS PORCENTAGE

BRICK/CAST STONE	90%
STUCCO/FIBER CEMENT SIDING LAP	10%

5a BUILDING - EAST ELEVATION (ALAMO ROAD)

SCALE: 1/8" = 1'-0"

GRADING BEEN REVIEW TO MAXIMIZE UNIT ENTRY BY THE SIDEWALK

BUILDING ELEVATION MATERIALS PORCENTAGE

BRICK/CAST STONE	90%
STUCCO/FIBER CEMENT SIDING LAP	10%

5b BUILDING - EAST ELEVATION (ALAMO ROAD)

SCALE: 1/8" = 1'-0"

GRADING BEEN REVIEW TO MAXIMIZE UNIT ENTRY BY THE SIDEWALK

LANDSCAPE ARCHITECT:
LAND PATTERNS
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STE 200, DALLAS, TX 75208
CONTACT: MICHAEL E. PIERING
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CONTACT: JOSH MILLSAP, P.E.
PHONE: (469) 899-0052
EMAIL: JMILLSAP@KFM-LLC.COM

SITE PLAN SIGNATURE BLOCK

APPROVED:
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WITNESS OR HANDS, this 26th day of July, 2021.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

REGISTERED ARCHITECT
K. O. EARNSHAW
22433
STATE OF TEXAS
07-16-2021

ROCKWALL LOFTS

ROCKWALL , TEXAS

HEDK ARCHITECTS
4595 EXCEL PARKWAY ADDISON, TX 75001
214.520.8878
hedk.com

DATE
07-16-2021

PROJECT
19103

SHEET NUMBER
A4-04
BUILDING ELEVATIONS

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ROCKWALL DOWNTOWN LOFTS
PROPOSED LOT 2, BLOCK A
TAC ROCKWALL ADDITION
3.338 ACRES
(FROM BLK A, PART OF LOT 4 & ALL OF LOT 5 AND BLK B, PART OF LOT 4
AND BLK B, LOTS 4 & 5 AND BLK AB, LOT 2
AND BLK P, LOT 2-5 AND BLK AB, LOT 1 AND BLK P, LOT 1,6,7,8
AND PART OF HOUSTON ST., WEST ST., AND ALAMO RD.)
OUT OF B.F. BOYDSTUN SURVEY
ABSTRACT NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
July 16, 2021
CASE NO: SP2021-20

B1
BRICK 1
MAIN BRICK BODY COLOR

ACME BRICK
GARNET
VELOUR TEXTURE

B2
BRICK 2
FEATURE BRICK COLOR

ACME BRICK
STEELE GRAY

B3
BRICK 3
ACCENT BRICK COLOR

ACME BRICK
TEXAS ROSEWOOD

P1
PAINT 1
BALCONY SIDING &
CORNICE
FEATURE COLOR

SHERWIN WILLIAMS
GRECIAN IVORY
SW 7541

P2
PAINT 2
ACCENT COLOR

SHERWIN WILLIAMS
ATTITUDE GRAY
SW 7060

P3
PAINT 1
TERRACE
FEATURE COLOR

SHERWIN WILLIAMS
BALANCED BEIGE
SW 7037

P4
PAINT 5
RAILINGS AND CANOPIES
COLOR

SHERWIN WILLIAMS
GREENBLACK
SW 6994

W1
W1- WINDOWS

PLYGEM
CLAY COLOR

D1
D1-DOWNSPOUT

SENOX
CLAY COLOR

M1
M1-METAL ROOF

BERRIDGE
DARK BRONZE

APPROVED:
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission on the 27 day of July, 2021.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

HEDK ARCHITECTS.

ROCKWALL LOFTS SCHEMATIC MATERIAL BOARD

Rockwall, Texas

SCALE 1/16"= 1'-0"

19103/ 07.16.2021
Thompson Realty Capital/TAC INC.

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