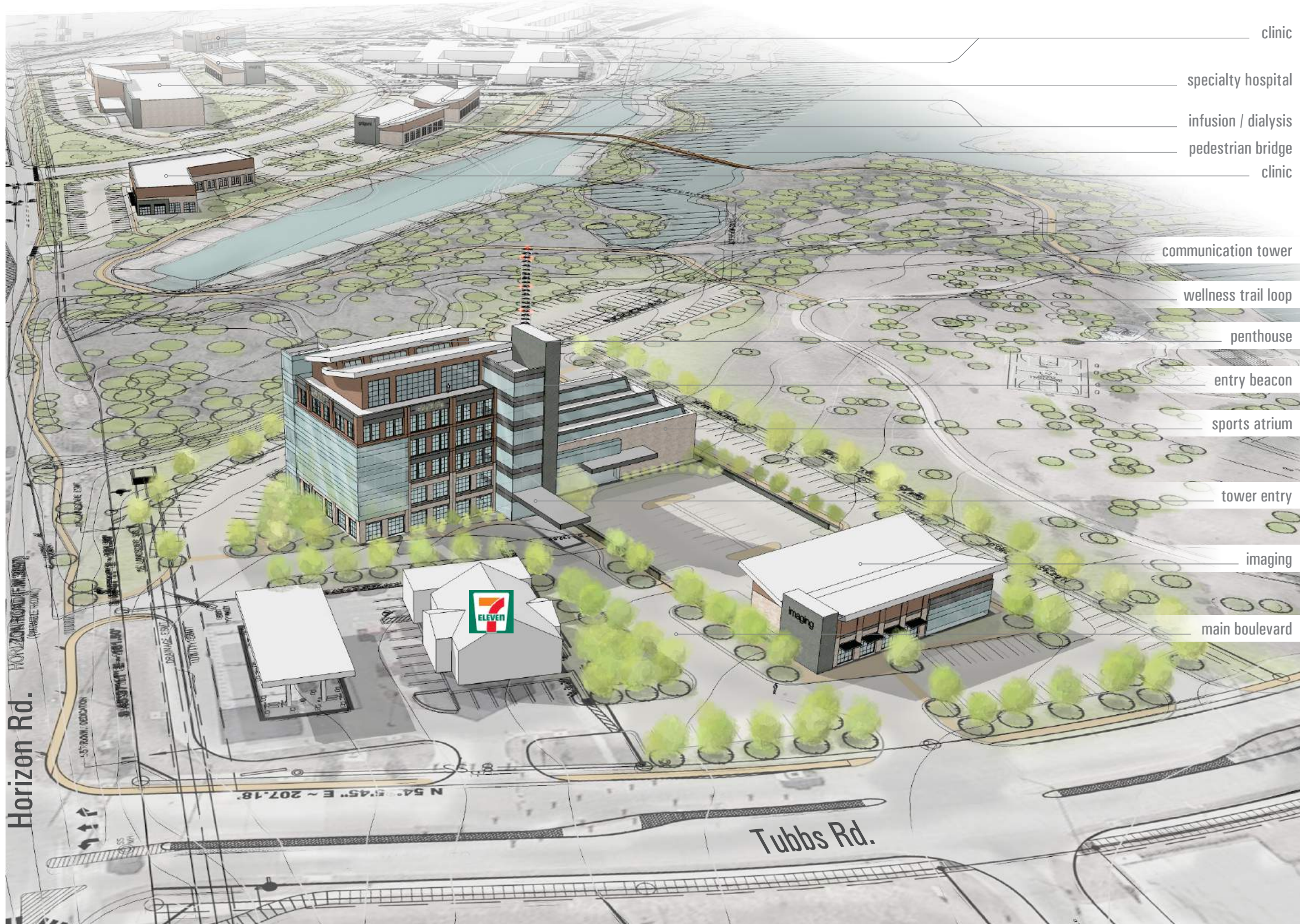




SCHULER DEVELOPMENT

Rockwall, TX

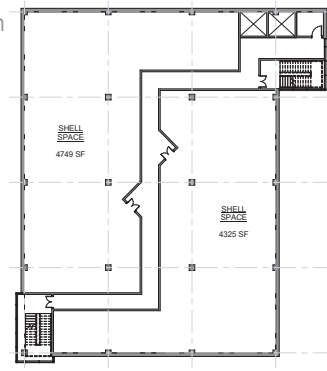




clinic
 specialty hospital
 infusion / dialysis
 pedestrian bridge
 clinic

communication tower
 wellness trail loop
 penthouse
 entry beacon
 sports atrium
 tower entry
 imaging
 main boulevard

typical tower floor plan



CONCEPTUAL MASTER PLAN 2017
Rockwall, Texas

APPROACH SUMMARY

These sites have the unique opportunity to engage with both the Rockwall neighborhood community and medical community.

BENEFITS/GOALS

Synergy with the adjacent Hospital physicians and medical office space.
 Connection of fitness/walking trail and City Park which provide wellness, healing and integration with the neighborhood activity.
 Central and Convenient parking for visitors and staff
 Efficient tower floorplate that provides long views of Rockwall and lake beyond.

MATERIALS

90% Brick, Stone (natural or cultured), glass, tile or Custom CMU
 No more that 75% of one material
 Min. Landscape 10%

PROPOSED PROGRAM

Tower/Parking Deck	Approx. 4 acres (176,941 sf)
Horizon Drive and Tubbs Road	PUD 9
Allowable Max Height	120'
Allowable Max Floor Area 2:1	353,882 sf
Imaging Outpatient	7,200 sf
Medical Office Tower & Penthouse	62,000 sf
Performance Sports Analytics	10,000 sf
TOTAL GROSS	80,000 sf

Parking	1:200 sf
Required	80,000/200 = 400 spaces
Provided Surface Parking	189 spaces (\$12.50 sf)
Provided: Parking Deck Spaces	125 spaces (\$35.50 sf)
Shared 380 Parking with Park	86 spaces (free)
Total Parking provided:	400 spaces

Micro Hospital & Wellness Blocks C (Partial) And D

Horizon and Medical Drive	Approx. 12 acres (522,972 sf)
Micro Hospital	25,000 sf
Wellness Related Dialysis / Infusion	5 units @ 7,200 sf
Clinic 12,000 sf	12,000 sf

Horizon Rd.

Tubbs Rd.

N 54° 5'45" E ~ 207.18'

SCHULER DEVELOPMENT
 Rockwall, TX

