

AGENDA



ARCHITECTURAL REVIEW BOARD MEETING

CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS

JUNE 27, 2023 IN THE CITY COUNCIL CONFERENCE ROOM AT 5:00 PM

NOTES ABOUT PUBLIC PARTICIPATION = **RED**

(I) CALL TO ORDER

(II) OPEN FORUM

This is a time for anyone to address the Architectural Review Board (ARB) on any topic. Per the policies of the City of Rockwall, public comments are limited to three (3) minutes out of respect for the time of other citizens. On topics raised during the OPEN FORUM, please know that the Architectural Review Board (ARB) is not permitted to respond to your comments during the meeting per the Texas Open Meetings Act.

(III) CONSENT AGENDA

These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code (UDC), and do not involve discretionary approvals.

(1) **SP2023-019 (BETHANY ROSS)**

Discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of William Johnson of LTL Family Holdings, LLC for the approval of a Site Plan for the Marina Village Subdivision being a 6.88-acre tract of land identified as Lot 4, Block A, Spyglass Hill #4 Addition and Tract 134-12 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) [Ordinance No. 92-39] for Zero Lot Line (ZL-5) District land uses, generally located on the south side of Henry M. Chandler Drive west of Ridge Road [FM-740], and take any action necessary.

(2) **SP2023-021 (HENRY LEE)**

Discuss and consider a request by Matthew J. Peterson of DB Constructors, Inc. on behalf of Jeff Fleming for the approval of a Site Plan for a *New and/or Used Indoor Motor Vehicle Dealership/Showroom* on a 1.99- acre portion of a larger 3.853-acre tract of land identified as Tract 2-09 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development 46 (PD-46) District for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located on the southside of Springer Road east of the intersection of Springer Road and Corporate Crossing, and take any action necessary.

(IV) ADJOURNMENT

The City of Rockwall Planning and Zoning Commission reserves the right to adjourn into executive session at any time to discuss any matters listed on the agenda above, as authorized by Texas Government Code §551.071 (Consultation with City Attorney).

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Melanie Zavala, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on June 23, 2023 prior to 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 6/22/2023

PROJECT NUMBER: SP2023-019
PROJECT NAME: PD Site Plan for Marina Village
SITE ADDRESS/LOCATIONS:

CASE CAPTION: Discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of William Johnson of LTL Family Holdings, LLC for the approval of a Site Plan for the Marina Village Subdivision being a 6.88-acre tract of land identified as Lot 4, Block A, Spyglass Hill #4 Addition and Tract 134-12 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) [Ordinance No. 92-39] for Zero Lot Line (ZL-5) District land uses, generally located on the south side of Henry M. Chandler Drive west of Ridge Road [FM-740], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	06/21/2023	Needs Review

06/21/2023: SP2023-019; PD Site Plan for Marina Villages

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for the Marina Village Subdivision being a 6.88-acre tract of land identified as Lot 4, Block A, Spyglass Hill #4 Addition and Tract 134-12 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) [Ordinance No. 92-39] for Zero Lot Line (ZL-5) District land uses, and generally located on the south side of Henry M. Chandler Drive west of Ridge Road [FM-740].

I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.

M.3 For reference, include the case number (SP2023-019) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC).

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC) and Planned Development District 8 (PD-8).

M.5 The minimum driveway length is 25-feet. Please revise the site plan to meet this requirement. (Section 2, Density and Dimensional Standards, Planned Development 08 [Ordinance No. 21-38])

I.6 Please note that failure to address all comments provided by staff by 3:00 PM on July 5, 2023 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on July 5, 2023; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the July 11, 2023 Planning & Zoning Meeting.

I.8 Please note the scheduled meetings for this case:

1) Planning & Zoning Work Session meeting will be held on June 27, 2023.

2) Planning & Zoning meeting/public hearing meeting will be held on July 11, 2023.

I.9 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	06/22/2023	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	06/20/2023	Approved w/ Comments
06/20/2023: FIREWALLS CONFORMING WITH THE 2021 IRC WILL BE REQUIRED FOR THE NEW TOWNHOMES			

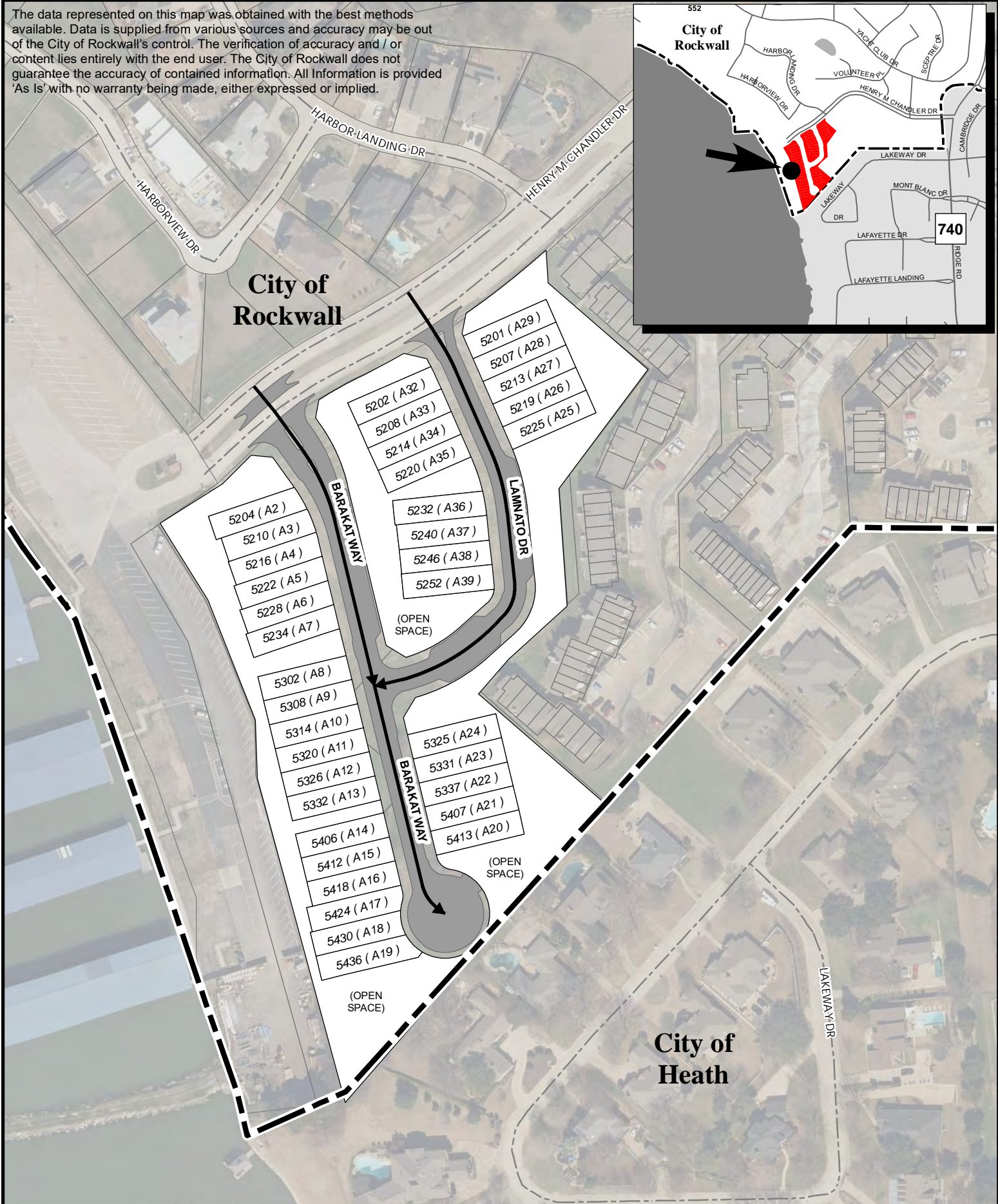
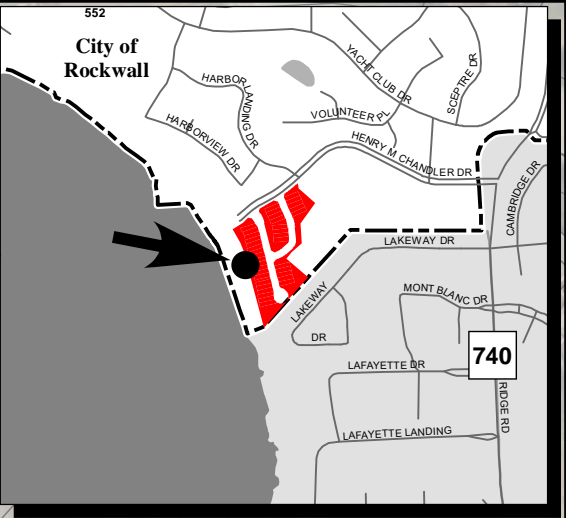
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Bethany Ross	06/22/2023	N/A
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/22/2023	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Bethany Ross	06/22/2023	N/A
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Bethany Ross	06/22/2023	N/A
No Comments			

The data represented on this map was obtained with the best methods available. Data is supplied from various sources and accuracy may be out of the City of Rockwall's control. The verification of accuracy and / or content lies entirely with the end user. The City of Rockwall does not guarantee the accuracy of contained information. All information is provided 'As Is' with no warranty being made, either expressed or implied.





DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO.

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE)¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE)¹
- REPLAT (\$300.00 + \$20.00 ACRE)¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE)¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS A0207 E Teal, Tract 134-12, Acres 2.564 Prop ID# 30591; Spyglass Hill #4, Block A, Lot 4, Acres 4.316 Prop ID# 29883

SUBDIVISION Marina Village LOT BLOCK

GENERAL LOCATION Henry M Candler Dr, Behind Marina

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-8, Ord No. 21-38 CURRENT USE Multi-Family Residential

PROPOSED ZONING PROPOSED USE

ACREAGE 6.889 LOTS [CURRENT] 36 LOTS [PROPOSED]

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER LTL Family Holdings, LLC APPLICANT Michael Joyce Properties

CONTACT PERSON William Johnson CONTACT PERSON Ryan Joyce

ADDRESS 14918 Mystic Terrace Lane ADDRESS 767 Justin Road

CITY, STATE & ZIP Cypress, TX 77429 CITY, STATE & ZIP Rockwall, TX 75087

PHONE PHONE 512-965-6280

E-MAIL E-MAIL ryan@michaeljoyceproperties.com

NOTARY VERIFICATION [REQUIRED]

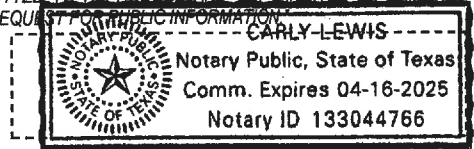
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Kinda Johnson [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 387.78 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF June 2023. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16th DAY OF June 2023

OWNER'S SIGNATURE *[Signature]*

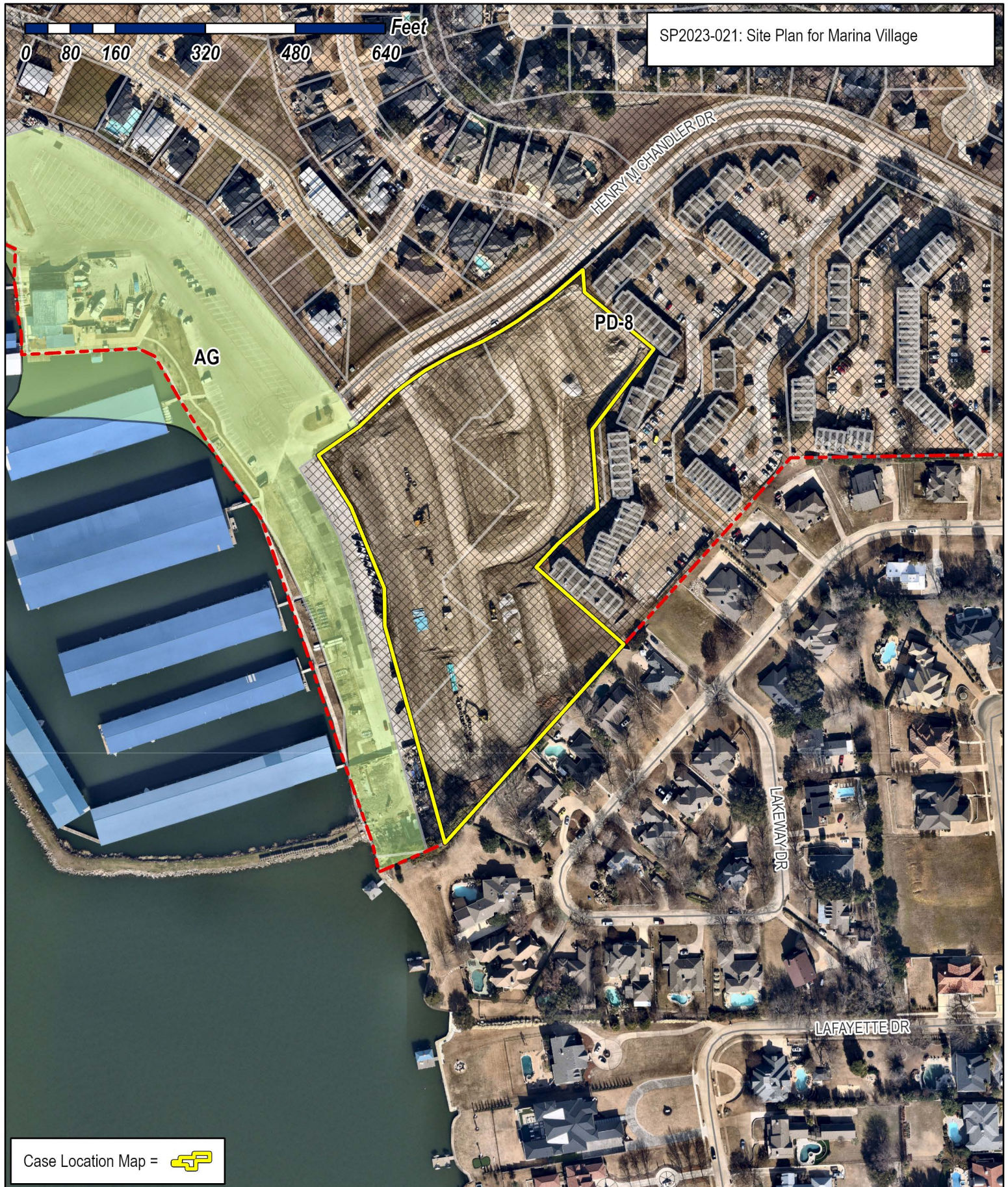
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS




MY COMMISSION EXPIRES 4-16-25



SP2023-021: Site Plan for Marina Village



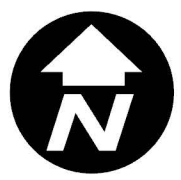
Case Location Map = 

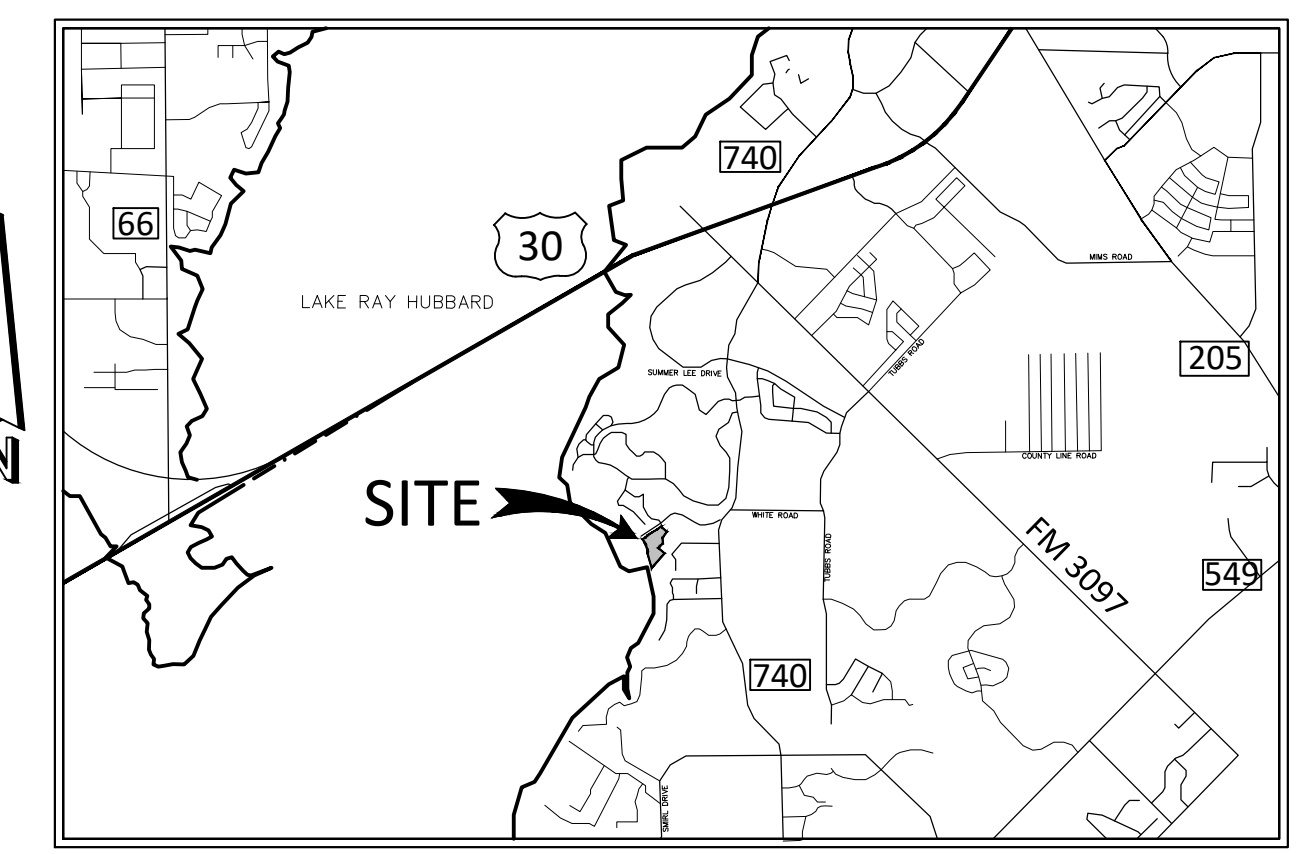


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

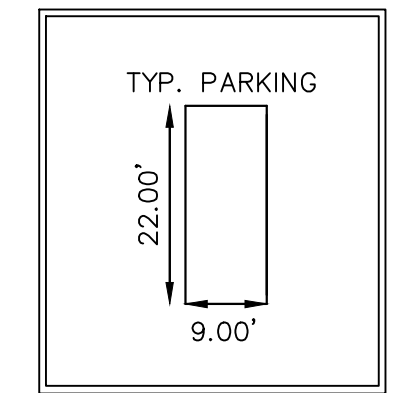




VICINITY MAP
N.T.S.

LEGEND

	6" PAVEMENT
	SIDEWALK (DEVELOPER)
	SIDEWALK (BUILDER)

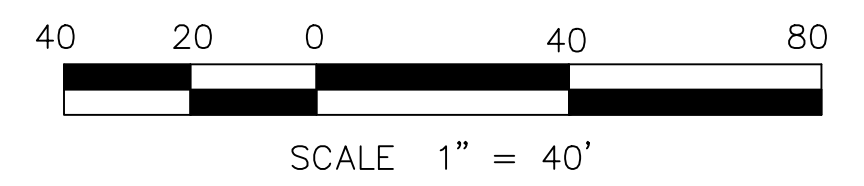
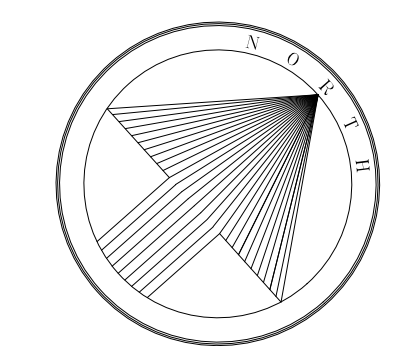


PARKING SUMMARY

REQUIRED PER ZONING	PROVIDED
2 PER DWELLING UNIT - 72	PROPOSED - 95
ACCESSIBLE SPOTS REQ.	ACCESSIBLE SPOTS PROV.
4	0

SITE PLAN DATA

EXISTING ZONING	PD-8 / ZL-5
PROPOSED ZONING	PD-8 / ZL-5
LOT AREA (SF/ACRES)	233,500.62 SF / 5.36 AC
TOTAL BUILDING AREA (SF)	78,536 SF
BUILDING HEIGHT	34'
BUILDING COVERAGE AREA (SF)	90,197 SF
BUILDING LOT COVERAGE (%)	73.00%
OPEN SPACE AREA (ACRES)	2.61 AC
OPEN SPACE (%)	37.00%



**SITE PLAN
MARINA VILLAGE**

LOTS 1X, 2-29, 30X, 31X, 32-39 BLOCK A
6.889 ACRES
 36 TOWNHOME LOTS
 SITUATED WITHIN THE
 EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

P2022-008
 SP2022-059
 November 01, 2022
 SHEET 1 OF 1

BENCHMARKS

CITY OF ROCKWALL MONUMENT NO. COR-5:
 STANDARD CITY OF ROCKWALL CONTROL MONUMENT LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF HENRY W. CHANDLER DRIVE AND COMMODORE PLAZA APPROXIMATELY 400' WEST OF THE INTERSECTION OF HENRY W. CHANDLER DRIVE AND RIDGE ROAD.
 ELEVATION = PLAN 560.58' FIELD 561.09'

CITY OF ROCKWALL MONUMENT NO. COR-7:
 STANDARD CITY OF ROCKWALL CONTROL MONUMENT LOCATED ON THE SOUTH SIDE OF SUMMER LEE DRIVE APPROXIMATELY 250' WEST OF THE INTERSECTION OF SUMMER LEE DRIVE AND RIDGE ROAD.
 ELEVATION = PLAN 567.52' FIELD 567.78'

CITY OF ROCKWALL MONUMENT NO. COR-10:
 BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE SOUTHEAST SIDE OF LAGUNA DRIVE AT THE SOUTHEAST CORNER OF A CURB INLET APPROXIMATELY 325' NORTHEAST OF THE INTERSECTION OF VILLAGE LANE AND LAGUNA DRIVE.
 ELEVATION = PLAN 521.61' FIELD 521.57'

CITY OF ROCKWALL MONUMENT NO. COR-11:
 BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE NORTHEAST SIDE OF MIMS ROAD AT THE SOUTHERLY END OF A CONCRETE HEADWALL AT THE INTERSECTION OF THE NORTHEAST LINE OF MIMS ROAD WITH THE SOUTHEAST LINE OF I-30.
 ELEVATION = PLAN 565.98' FIELD 566.02'

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 ____ DAY OF _____, 20__.

WITNESS OUR HANDS, THIS ____ DAY OF _____, 20__.

 PLANNING & ZONING COMMISSION, CHAIRMAN

 DIRECTOR OF PLANNING & ZONING

"ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN."

NOTES:

- ALL EQUIPMENT SHALL BE SCREENED WITH EVERGREEN SHRUBS A MINIMUM OF 36 INCH HEIGHT AT TIME OF PLANTING.

CAUTION!!!
EXISTING UTILITIES

THE UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF UTILITIES IN THE AREA OF CONSTRUCTION. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE UTILITY INFORMATION SHOWN ON THESE PLANS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT UTILITY COMPANIES 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITIES IN ORDER TO DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.

Owner/Applicant:
 LTL Family Holdings, LLC
 William Johnson
 14918 Mystic Terrace Lane
 Cyprus, Texas 77429
 Phone: 713-325-4294

Engineer/Surveyor:
 Johnson Volk Consulting, Inc.
 704 Central Parkway East, Suite. 1200
 Plano, Texas 75074
 Phone: 972-201-3102
 Contact: Jay Volk, PE

JOHNSON VOLK CONSULTING
 TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
 704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100



4 LEFT SIDE ELEVATION
1/8" = 1'-0"

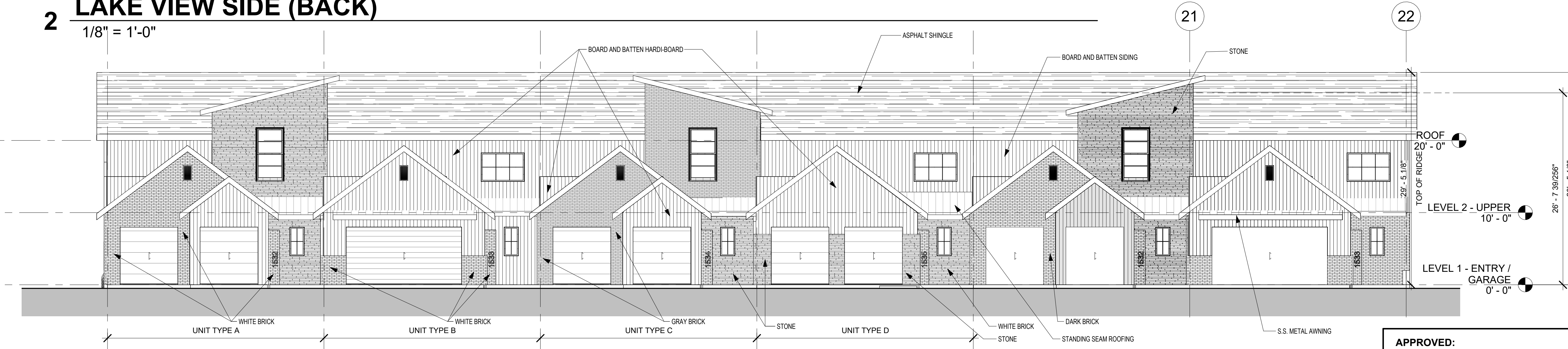


3 RIGHT SIDE ELEVATION
1/8" = 1'-0"

MATERIAL CALCULATIONS		CLUSTER A6	
		AREA	%
FRONT ELEVATION			
MASONRY		2,492	63.6%
HARDI BOARD		1,429	36.4%
LEFT ELEVATION			
MASONRY		1,257	81.9%
HARDI BOARD		278	18.1%
BACK ELEVATION			
MASONRY		4,647	84.2%
HARDI BOARD		869	15.8%
RIGHT ELEVATION			
MASONRY		1,142	75.5%
HARDI BOARD		371	24.5%



2 LAKE VIEW SIDE (BACK)
1/8" = 1'-0"



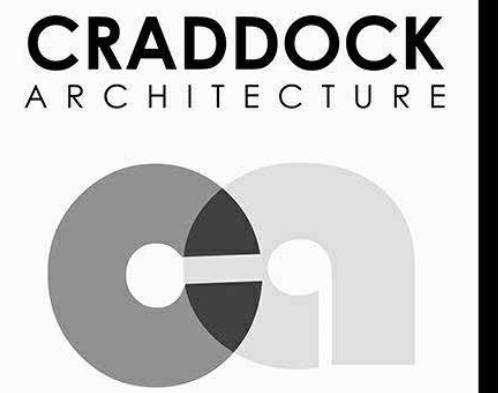
1 GARAGE ENTRY SIDE (FRONT)
1/8" = 1'-0"

ELEVATION CLUSTER A6

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 _____ day of _____, 2023.
WITNESS OUR HANDS, this ____ day of _____, 2023.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning



6.2.2023
ARCHITECT: PHIL CRADDOCK

CRADDOCK ARCHITECTURE
P.O. BOX #188 Rockwall, TX 75087 214-952-0527
MARINA VILLAGES

REVISION	
#	Revision Description

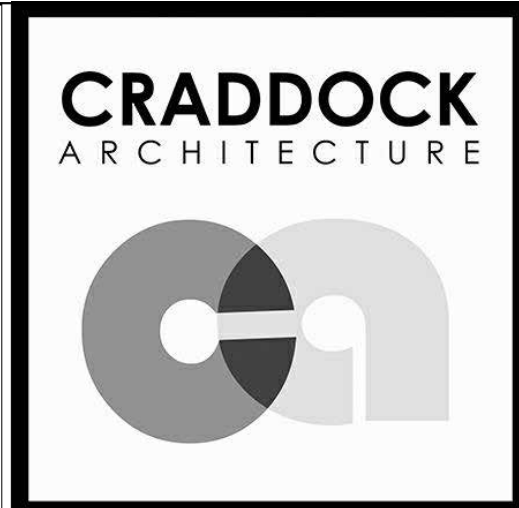
MARINA VILLAGES
HENRY M. CHANDLER DR.
ROCKWALL, TX 75087
Project number 2023-019 Date 6.2.2023
ELEVATIONS CLUSTER A6

A100

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 _____ day of _____, 2023.

WITNESS OUR HANDS, this ____ day of _____, 2023.

 Planning & Zoning Commission, Chairman Director of Planning and Zoning



6.2.2023
 ARCHITECT: PHIL CRADDOCK



CRADDOCK ARCHITECTURE
 P.O. BOX #188 Rockwall, TX 75087 214-952-0527
MARINA VILLAGES

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REVISION		
#	Revision Date	Revision Description

MARINA VILLAGES
 HENRY M. CHANDLER DR.
 ROCKWALL, TX 75087

Project number 2023-019 Date 6.2.2023

PERSPECTIVES CLUSTER A6

Scale: 1" = 1'-0"

A101

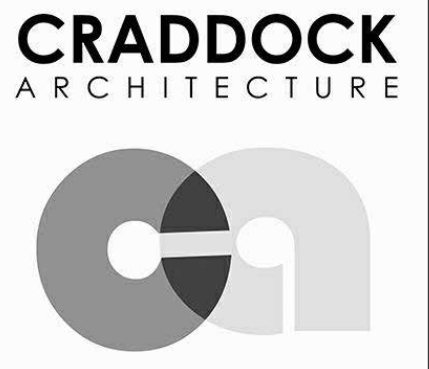
6/15/2023 7:56:47 AM



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 _____ day of _____, 2023.
 WITNESS OUR HANDS, this _____ day of _____, 2023.

 Planning & Zoning Commission, Chairman

 Director of Planning and Zoning



CRADDOCK ARCHITECTURE
 P.O. BOX #188 Rockwall, TX 75087 214-952-0527
MARINA VILLAGES

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REVISION	
#	Revision Description

MARINA VILLAGES
 HENRY M. CHANDLER DR.
 ROCKWALL, TX 75087

Project number 2023-019 Date 5.24.2023
ELEVATIONS CLUSTER A4

Scale: As indicated

A100



4 LEFT SIDE ELEVATION
 1/8" = 1'-0"



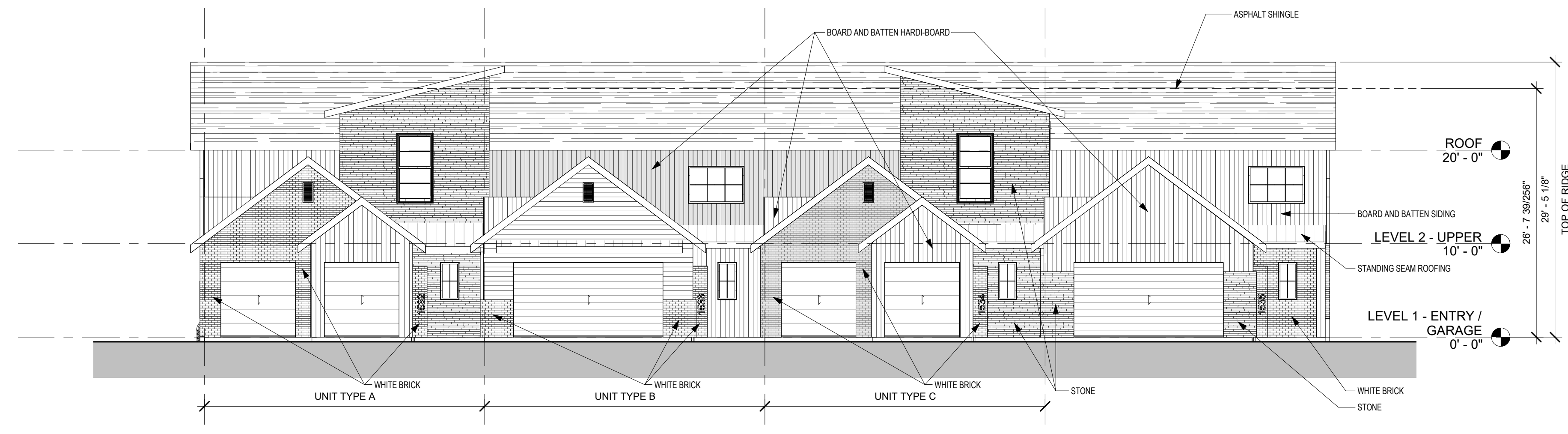
3 RIGHT SIDE ELEVATION
 1/8" = 1'-0"



2 LAKE VIEW SIDE (BACK)
 1/8" = 1'-0"

MATERIAL CALCULATIONS	CLUSTER A4	
	AREA	%
FRONT ELEVATION	2,164	100.0%
MASONRY	1,346	62.2%
HARDI BOARD	818	37.8%
LEFT ELEVATION	1,267	100.0%
MASONRY	1,032	81.5%
HARDI BOARD	235	18.5%
BACK ELEVATION	3,055	100.0%
MASONRY	2,317	75.8%
HARDI BOARD	738	24.2%
RIGHT ELEVATION	1,311	100.0%
MASONRY	993	75.7%
HARDI BOARD	318	24.3%

NOTE: ALL ELEVATIONS ARE 100% MASONRY (STONE, BRICK OR HARDI BOARD)



1 GARAGE ENTRY SIDE (FRONT)
 1/8" = 1'-0"

ELEVATION CLUSTER A4

6/15/2023 10:47:08 AM

6/15/2023 10:47:09 AM



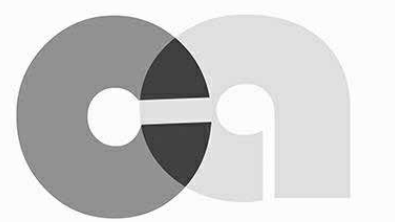
APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of ____, 2023.

WITNESS OUR HANDS, this ____ day of ____, 2023.

Planning & Zoning Commission, Chairman _____

Director of Planning and Zoning _____

CRADDOCK ARCHITECTURE



6.15.2023

ARCHITECT: PHIL CRADDOCK

CRADDOCK ARCHITECTURE
P.O. BOX #188 Rockwall, TX 75087 214-952-0527
MARINA VILLAGES

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REVISION

#	Revision Date	Revision Description

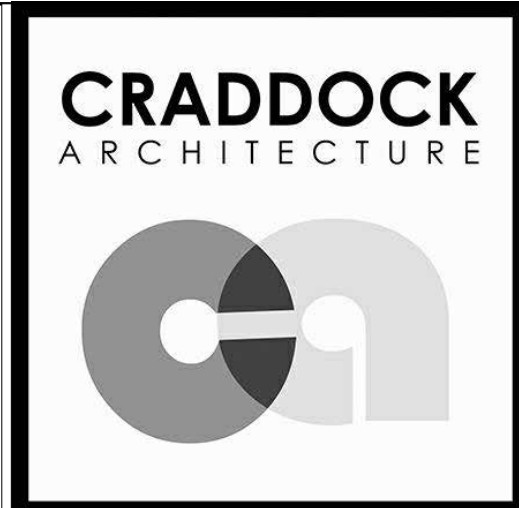
MARINA VILLAGES
HENRY M. CHANDLER DR.
ROCKWALL, TX 75087
Project number 2023-019 Date 5.24.2023
PERSPECTIVES CLUSTER A4

Scale: 1" = 1'-0"

A101

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 _____ day of _____, 2023.
 WITNESS OUR HANDS, this ____ day of _____, 2023.

 Planning & Zoning Commission, Chairman Director of Planning and Zoning



6.15.2023
 ARCHITECT: PHIL CRADDOCK

CRADDOCK ARCHITECTURE
 P.O. BOX #188 Rockwall, TX 75087 214-952-0527
MARINA VILLAGES

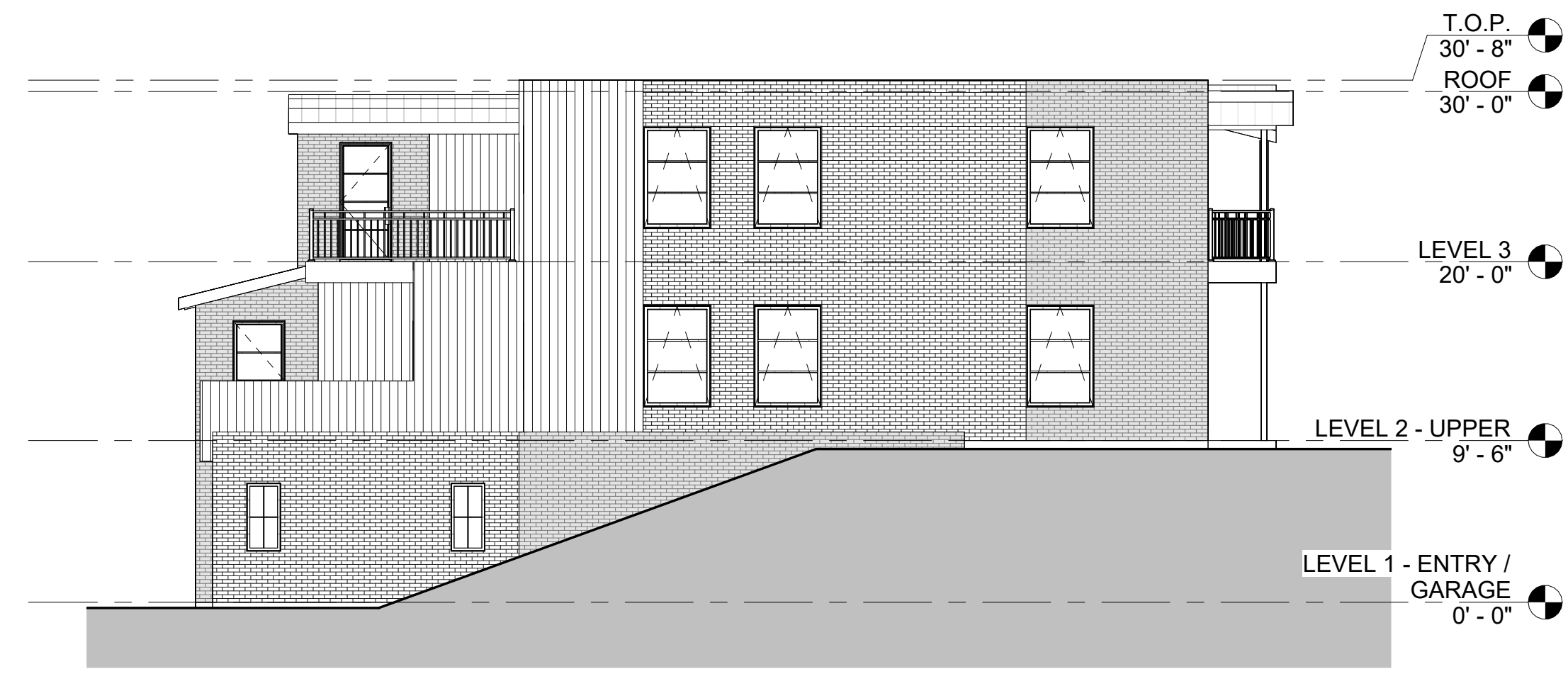
REVISION		
#	Revision Date	Revision Description

MARINA VILLAGES
 HENRY M. CHANDLER DR.
 ROCKWALL, TX 75087
 Project number 2023-019 Date 6.2.2023
ELEVATIONS CLUSTER B5
 Scale: As indicated

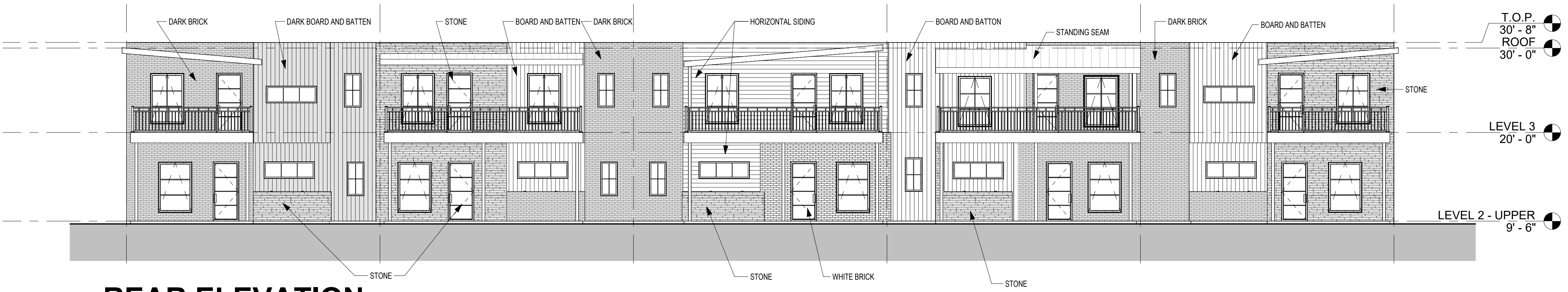
A100



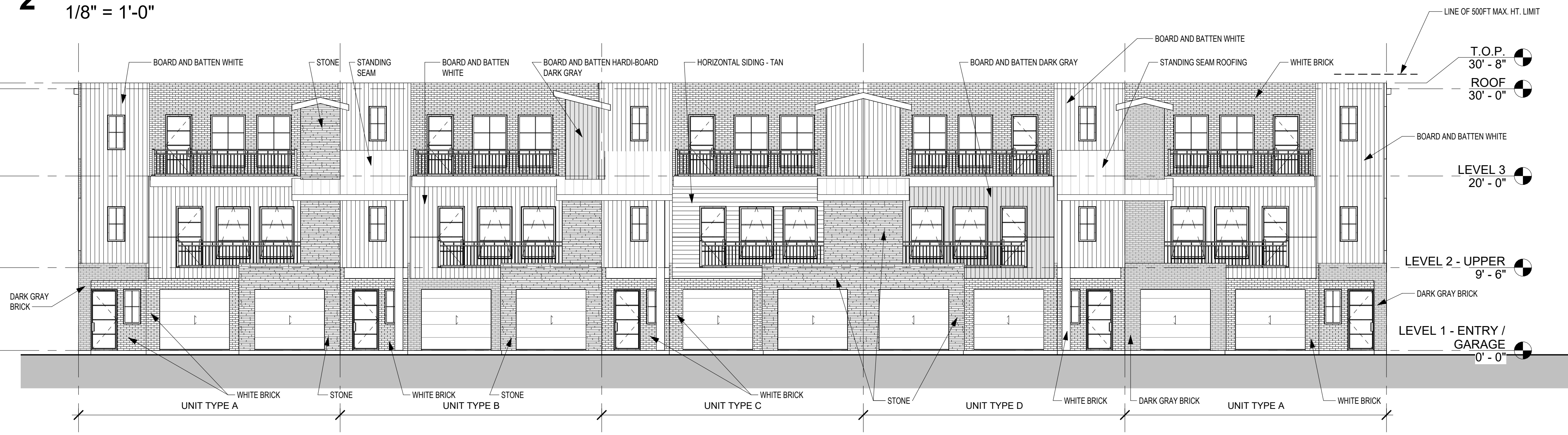
4 LEFT SIDE ELEVATION
 1/8" = 1'-0"



3 RIGHT SIDE ELEVATION
 1/8" = 1'-0"



2 REAR ELEVATION
 1/8" = 1'-0"



1 GARAGE / LAKE VIEWSIDE (FRONT)
 1/8" = 1'-0"
 ELEVATION CLUSTER B5

MATERIAL CALCULATIONS CLUSTER B5		
	AREA	%
FRONT ELEVATION	3,802	100.0%
MASONRY	2,430	63.9%
HARDI BOARD	1,372	36.1%
LEFT ELEVATION	1,154	100.0%
MASONRY	887	76.9%
HARDI BOARD	267	23.1%
BACK ELEVATION	2,624	100.0%
MASONRY	1,463	55.8%
HARDI BOARD	1,161	44.2%
RIGHT ELEVATION	1,133	100.0%
MASONRY	864	76.3%
HARDI BOARD	269	23.7%

6/15/2023 10:59:03 AM

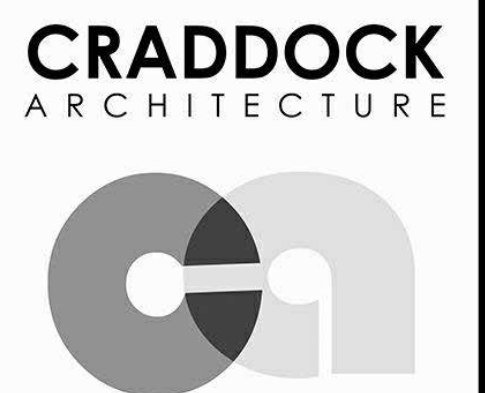


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6.15.2023
 ARCHITECT: PHIL CRADDOCK



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MARINA VILLAGES

MARINA VILLAGES
 HENRY M. CHANDLER DR.
 ROCKWALL, TX 75087

Project number 2023-019 Date 6.2.2023
PERSPECTIVES CLUSTER B5

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REVISION	
#	Revision Description

A101

6/15/2023 10:59:04 AM

Scale: 1" = 1'-0"

GENERAL CONSTRUCTION NOTES

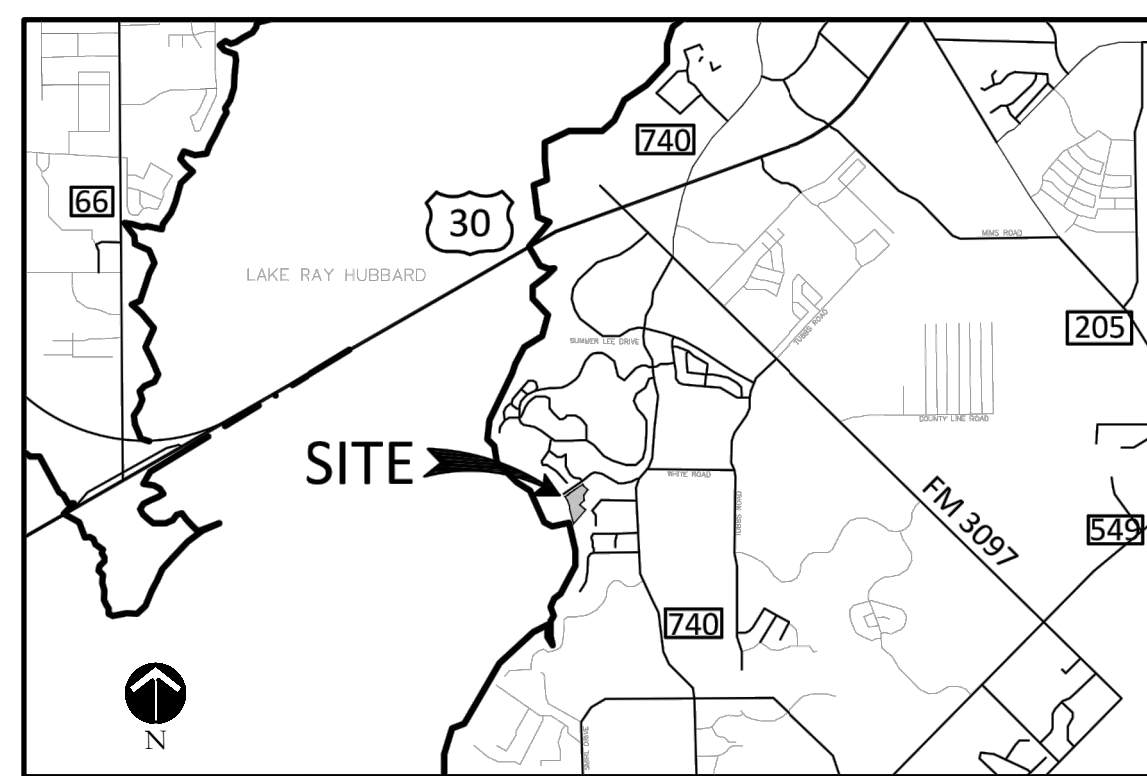
- ALL CONSTRUCTION, TESTING, AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY'S CURRENT STANDARDS, DETAILS, AND SPECIFICATIONS.
- BEFORE ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL BE FAMILIAR WITH THE PLANS INCLUDING ALL NOTES, STANDARD SPECIFICATIONS, DETAILS, AND CITY STANDARDS.
- TESTING AND INSPECTION OF MATERIALS SHALL BE PERFORMED BY A COMMERCIAL TESTING LABORATORY APPROVED BY THE CLIENT AND CITY. CONTRACTOR SHALL FURNISH MATERIALS OR SPECIMENS FOR TESTING, AND SHALL FURNISH SUFFICIENT EVIDENCE THAT THE MATERIALS PROPOSED TO BE INCORPORATED INTO THE WORK ARE IN ACCORDANCE WITH THE SPECIFICATIONS.
- CONTRACTOR SHALL NOTIFY THE CITY AT LEAST 48 HOURS PRIOR TO BEGINNING ANY CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO BEGINNING ANY CONSTRUCTION.
- CONTRACTOR MUST KEEP AVAILABLE ON-SITE AT ALL TIMES APPROVED CONSTRUCTION PLANS AND COPIES OF ANY REQUIRED PERMITS ALONG WITH THE CURRENT VERSIONS OF THE FOLLOWING REFERENCES: CITY OF ROCKWALL ENGINEERING STANDARDS, NCTCOG SPECIFICATIONS, TXDOT SPECIFICATIONS, AND STANDARD DRAWINGS.
- ALL SHOP DRAWINGS, WORKING DRAWINGS OR OTHER DOCUMENTS WHICH REQUIRE REVIEW BY THE CITY SHALL BE SUBMITTED BY THE CONTRACTOR SUFFICIENTLY IN ADVANCE OF SCHEDULED CONSTRUCTION TO ALLOW NO LESS THAN 14 CALENDAR DAYS FOR REVIEW AND RESPONSE BY THE CITY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED CONSTRUCTION SURVEYING AND STAKING AND SHALL NOTIFY THE CLIENT AND CITY OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH ANY WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL SURVEY MARKERS INCLUDING IRON RODS, PROPERTY CORNERS, OR SURVEY MONUMENTS WITHIN THE LIMITS OF CONSTRUCTION AND OUTSIDE ROW DURING CONSTRUCTION. ANY SURVEY MARKERS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE CLIENT.
- CONTRACTOR IS RESPONSIBLE FOR KEEPING STREETS AND DRIVEWAYS ADJACENT TO THE PROJECT FREE OF MUD AND DEBRIS AT ALL TIMES. CONTRACTOR SHALL CLEAN UP AND REMOVE ALL LOOSE MATERIAL RESULTING FROM CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST.
- THE EXISTENCE AND LOCATIONS OF THE PUBLIC AND FRANCHISE UTILITIES SHOWN ON THE DRAWINGS WERE OBTAINED FROM AVAILABLE RECORDS AND ARE APPROXIMATE. THE CONTRACTOR SHALL DETERMINE THE DEPTH AND LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO EXCAVATING, TRENCHING, OR DRILLING AND SHALL BE REQUIRED TO TAKE ANY PRECAUTIONARY MEASURES TO PROTECT ALL LINES SHOWN AND / OR ANY OTHER UNDERGROUND UTILITIES NOT OF RECORD OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PUBLIC AGENCIES AND FRANCHISE UTILITIES 48 HOURS PRIOR TO CONSTRUCTION. (DIG-TESS 1-800-344-8377) THE CONTRACTOR MAY BE REQUIRED TO EXPOSE THESE FACILITIES AT NO COST TO THE CITY. THE CONTRACTOR WILL BE RESPONSIBLE FOR DAMAGES TO UTILITIES IF THE DAMAGE IS CAUSED BY NEGLIGENCE OR FAILURE TO HAVE LOCATES PERFORMED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES OR ADJACENT PROPERTIES DURING CONSTRUCTION. ANY REMOVAL OR DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED OR REPAIRED TO EQUAL OR BETTER CONDITION BY THE CONTRACTOR.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING ALL TEMPORARY AND PERMANENT TRAFFIC CONTROL IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE LATEST REVISION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD) AND TXDOT BARRICADE AND CONSTRUCTION STANDARDS.
- CONTRACTOR SHALL NOT IMPEDE TRAFFIC ON EXISTING STREETS, DRIVEWAYS, ALLEYS, OR FIRE LANES OPEN TO THE PUBLIC. IN THE EVENT THE CONSTRUCTION WORK REQUIRES THE CLOSURE OF AN EXISTING STREET, ALLEY, OR FIRE LANE, THE CONTRACTOR SHALL REQUEST THE ROAD CLOSURE THROUGH THE CITY TRAFFIC DIVISION.
- CONTRACTOR SHALL NOT STORE MATERIALS, EQUIPMENT OR OTHER CONSTRUCTION ITEMS ON ADJACENT PROPERTIES OR RIGHT-OF-WAY WITHOUT THE PRIOR WRITTEN CONSENT OF THE PROPERTY OWNER AND THE CITY.
- TEMPORARY FENCING SHALL BE INSTALLED PRIOR TO THE REMOVAL OF EXISTING FENCING. TEMPORARY FENCING SHALL BE REMOVED AFTER PROPOSED FENCING IS APPROVED BY THE CITY. ALL TEMPORARY AND PROPOSED FENCING LOCATIONS SHALL BE SUBJECT TO FIELD REVISIONS AS DIRECTED BY THE CITY.
- UNUSABLE EXCAVATED MATERIAL, OR CONSTRUCTION DEBRIS SHALL BE REMOVED AND DISPOSED OF OFF-SITE AT AN APPROVED DISPOSAL FACILITY BY THE CONTRACTOR AT HIS EXPENSE.
- CONTRACTOR SHALL AVOID DAMAGE TO EXISTING TREES. WHEN NECESSARY, TREES AND SHRUB TRIMMING FOR CONSTRUCTION SHALL BE PERFORMED BY CERTIFIED TREE WORKER OR UNDER THE DIRECTION OF A REGISTERED LANDSCAPE ARCHITECT OR CERTIFIED ARBORIST.
- EROSION CONTROL DEVICES SHALL BE INSTALLED ON ALL PROJECTS PRIOR TO BEGINNING CONSTRUCTION AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT IN A CONDITION ACCEPTABLE TO THE CITY.
- CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING LANDSCAPE IRRIGATION SYSTEMS. DAMAGE TO EXISTING IRRIGATION SYSTEMS AND LANDSCAPE MATERIALS SHALL BE RESTORED TO EQUAL OR BETTER CONDITION AT NO COST TO CITY OR CLIENT.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN A NEAT AND ACCURATE RECORD OF CONSTRUCTION FOR THE CLIENT'S AND CITY'S RECORDS.

CONSTRUCTION PLANS FOR SCREENING AND BUFFERING

~MARINA VILLAGE TOWNHOMES~

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SUBMITTAL DATE: October 27, 2022



LOCATION MAP
NOT TO SCALE

SHEET INDEX	
L1	OVERALL LAYOUT PLAN
L2-L6	HARDSCAPE & LANDSCAPE PLANS
L7-L8	HARDSCAPE DETAILS
L9	LANDSCAPE DETAILS
IR1-IR5	IRRIGATION PLANS
IR6-IR7	IRRIGATION DETAILS

APPROVED:

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WITNESS OUR HANDS, this _____ day of _____.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

LANDSCAPE ARCHITECT:

JOHNSON VOLK CONSULTING
704 CENTRAL PARKWAY EAST, SUITE 1200
PLANO, TEXAS 75074
PH. (972) 201-3100
CONTACT: CODY JOHNSON, RLA, ASLA, LI

OWNER / DEVELOPER:

LTL FAMILY HOLDINGS, LLC
WILLIAM JOHNSON
14918 MYSTIC TERRACE LANE
CYPRUS, TEXAS 77429
PH. (713) 325-4294

CIVIL ENGINEER:

JOHNSON VOLK CONSULTING
704 CENTRAL PARKWAY EAST, SUITE 1200
PLANO, TEXAS 75074
PH. (972) 201-3100

GENERAL LANDSCAPE NOTES:

INSPECTIONS:

- NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT-CONTACT THE PUBLIC WORKS DEPARTMENT.
- THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
- THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

LANDSCAPE STANDARDS:

- PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS, UNLESS OTHERWISE SPECIFIED. TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
- A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
- STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
- THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
- TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
- A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
- TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
- ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL FILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
- ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
- NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

IRRIGATION STANDARDS:

- ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY.
- CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
- IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
- MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
- ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
- VALVES SHALL BE LOCATED A MINIMUM OF (5') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.
- THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
- IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES; SHALL BE FED FROM STUBBED LATERALS OR BULL-BEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
- NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

MAINTENANCE STANDARDS:

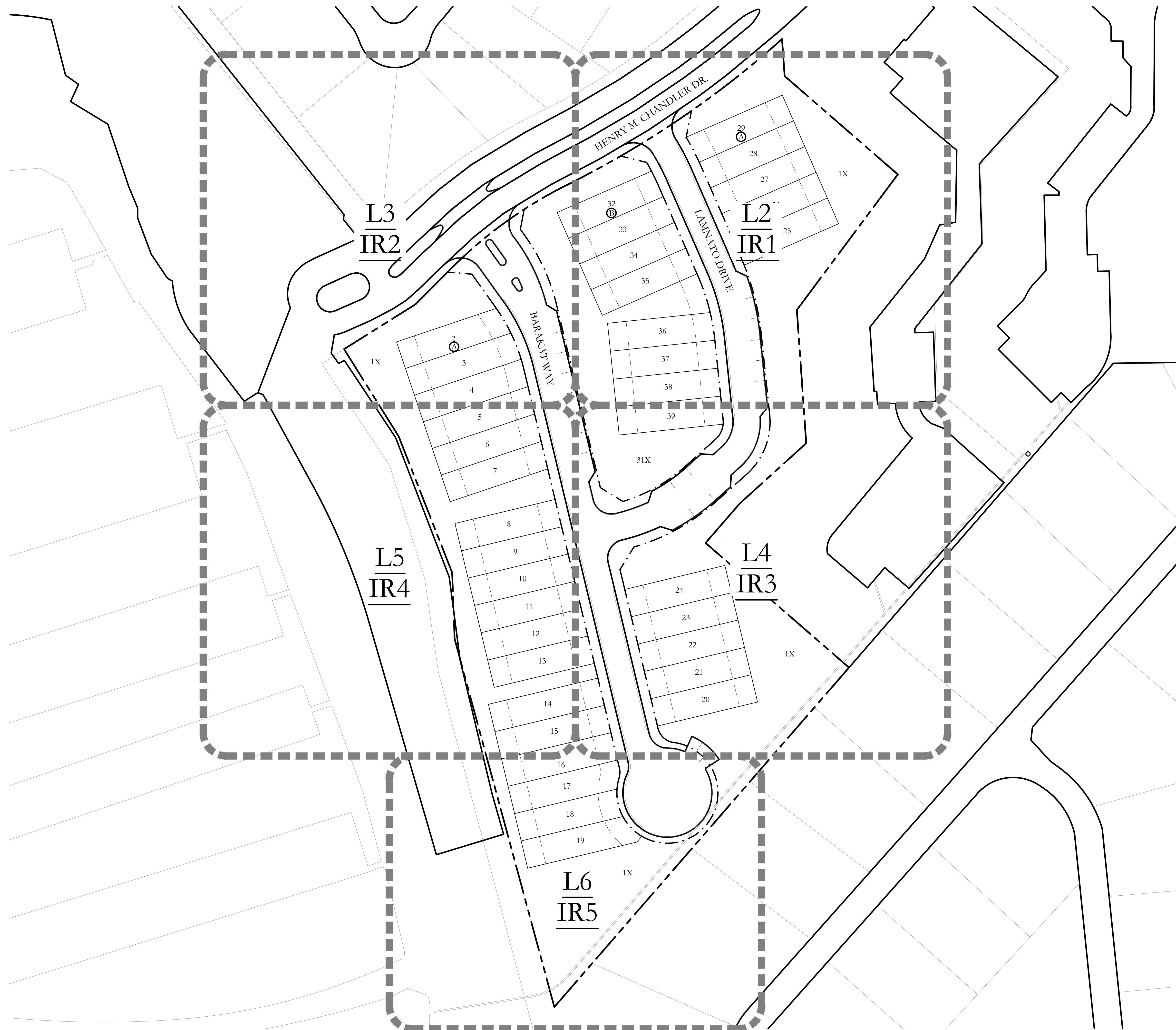
- THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
- LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
- NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
- TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
- TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

TREE PROTECTION NOTES:

- CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
- ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4") TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
- PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
- NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
- NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
- VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
- GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
- NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
- ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR Hauled OFF-SITE.
- ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.



F:\civil_3\projects\imp - marina villas - townhomes - rockwall\landscape\imp2019 - jh_bdwg

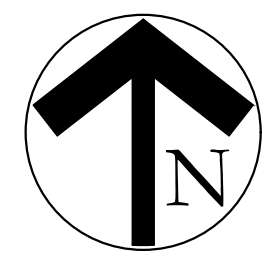
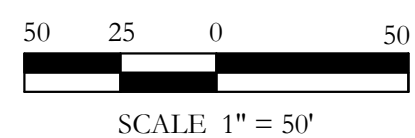


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 Director of Planning and Zoning



SCALE:
 1" = 50'
 One Inch
 JVC No MJP2209

SCREENING AND BUFFERING
 OVERALL LAYOUT PLAN

JOHNSON VOLK CONSULTING
 TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
 704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100



CITY PROJECT NO. - SP2022-059



HARDSCAPE LEGEND

	6'-0" HT. MAIN ENTRY MONUMENT REFER TO DETAILS 1/1.7.
	6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAILS 1&2/1.8.

NOTE:
REFER TO CIVIL ENGINEERING PLANS FOR RETAINING WALL AND SIDEWALK LAYOUT AND DETAILS.

PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		SUNSHINE LIGUSTRUM	LIGUSTRUM SINENSE 'SUNSHINE'	3 GALLON	36" O.C.
		LIRIOPE GRASS	LIRIOPE MUSCARI	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD

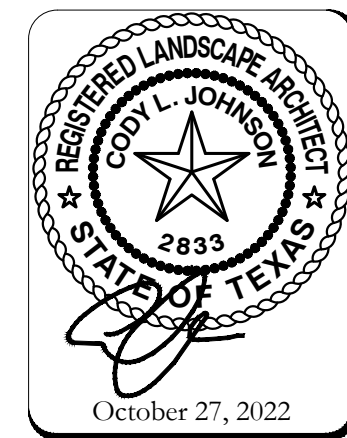
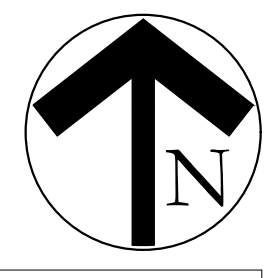
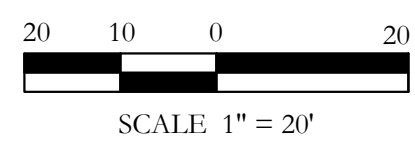
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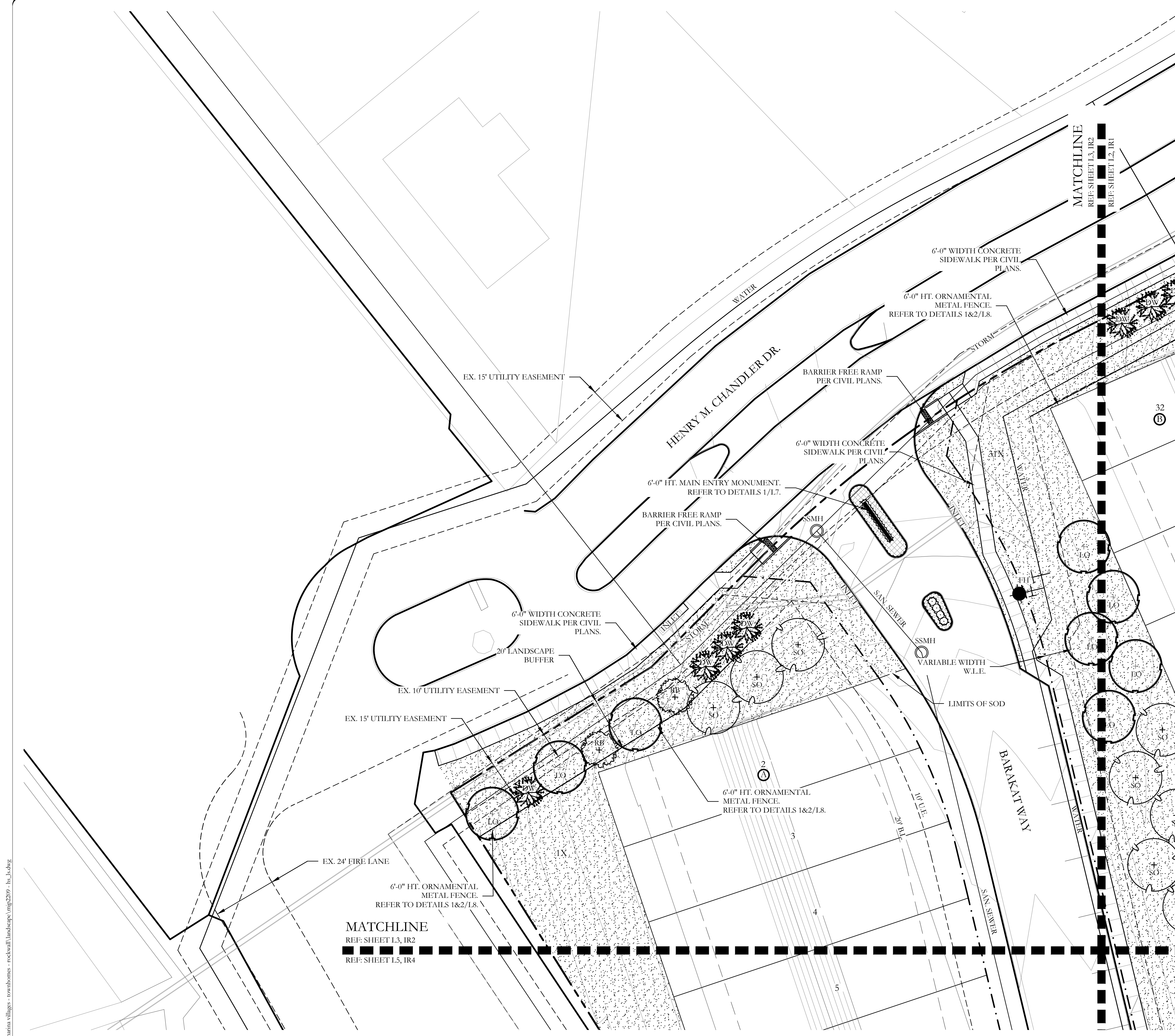
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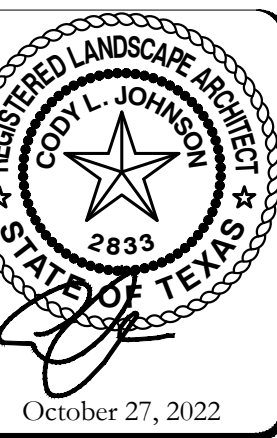
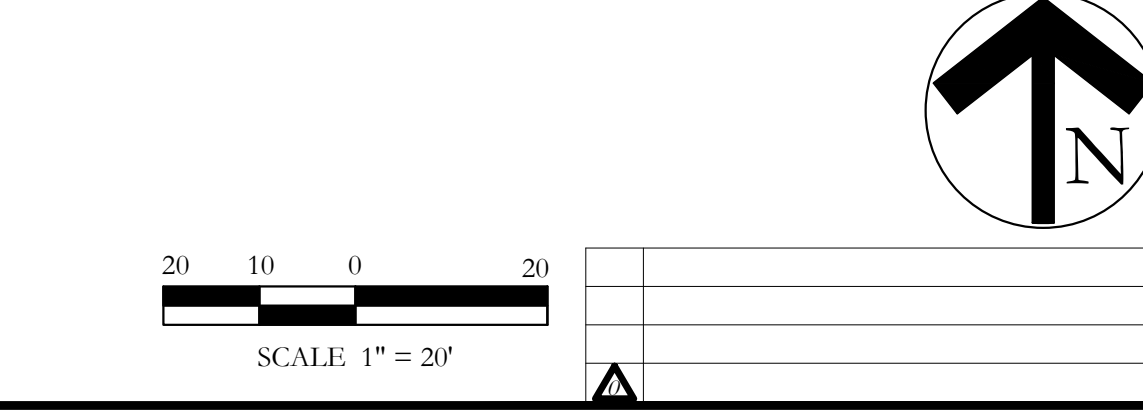
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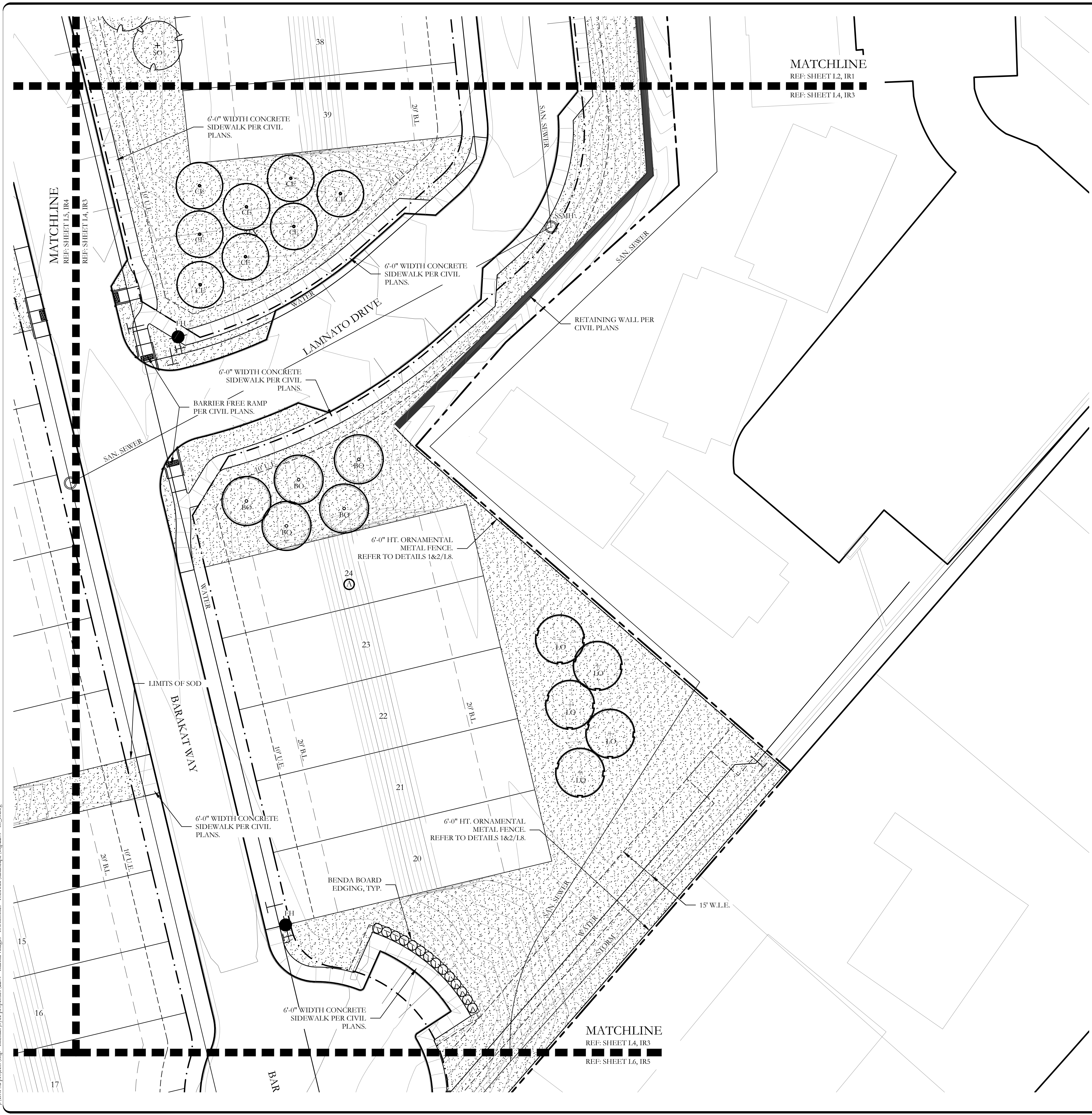
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		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD

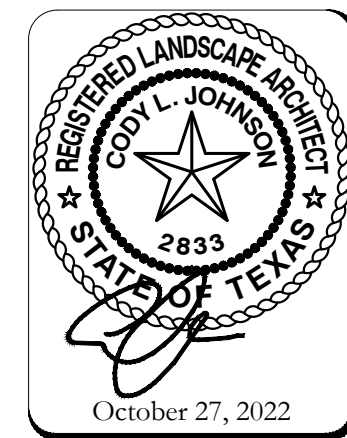
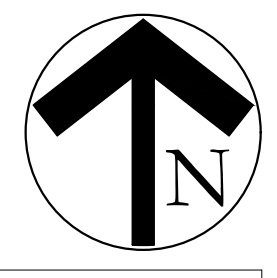
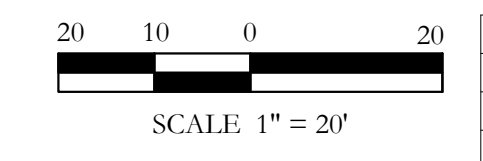
NOTE:
ALL GROUND-MOUNTED MECHANICAL EQUIPMENT WILL BE SCREENED WITH EVERGREEN SHRUBS A MINIMUM OF 36" HT. AT TIME OF PLANTING.

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 _____ day of _____, 2022.

WITNESS OUR HANDS, this _____ day of _____, 2022.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning





HARDSCAPE LEGEND

	6'-0" HT. MAIN ENTRY MONUMENT REFER TO DETAILS 1/1.7.
	6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAILS 1&2/1.8.

NOTE:
REFER TO CIVIL ENGINEERING PLANS FOR RETAINING WALL AND SIDEWALK LAYOUT AND DETAILS.

PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		SUNSHINE LIGUSTRUM	LIGUSTRUM SINENSE 'SUNSHINE'	3 GALLON	36" O.C.
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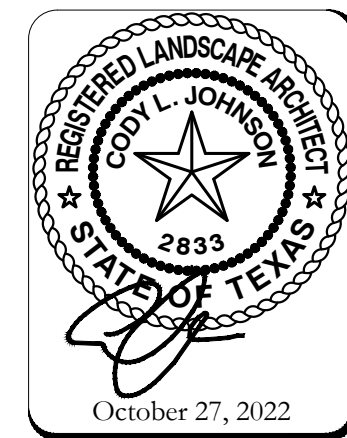
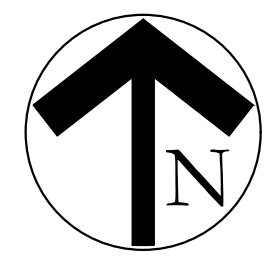
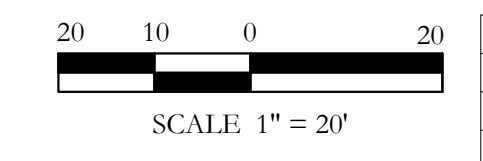
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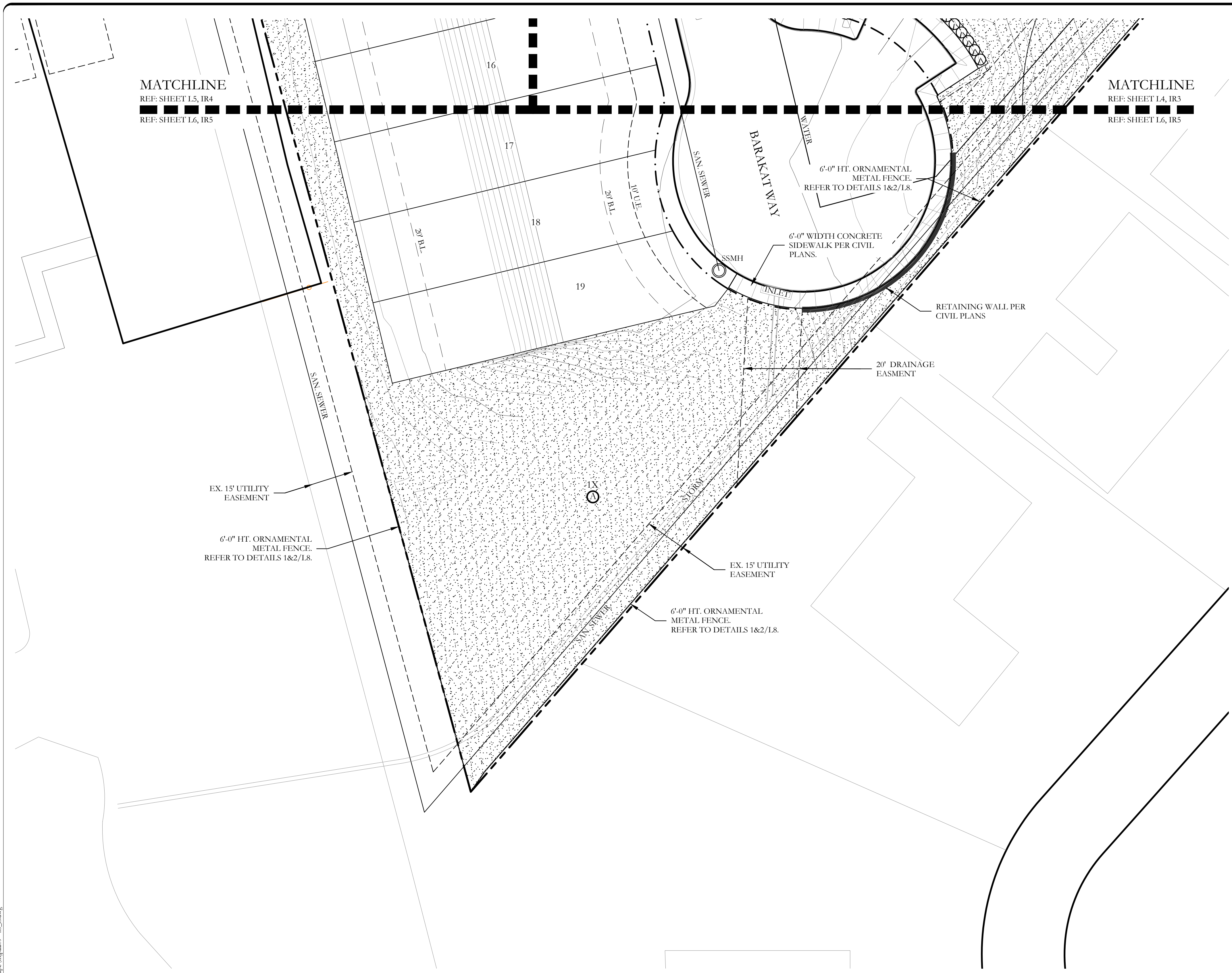
Planning & Zoning Commission, Chairman

Director of Planning and Zoning



P:\civil\3\projects\mp - marina villages - townhomes - rockwall\landscaps\mp2209 - h_s_bdwg

F:\civil_3\projects\mp - michael jayce properties\2209 - marina villas - townhomes - rockwall\landscap\mp2209 - hsc.dwg



HARDSCAPE LEGEND

	6'-0" HT. MAIN ENTRY MONUMENT REFER TO DETAILS 1/1.7.
	6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAILS 1&2/1.8.

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PLANT LEGEND

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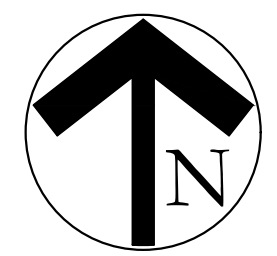
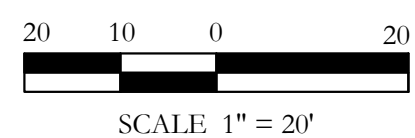
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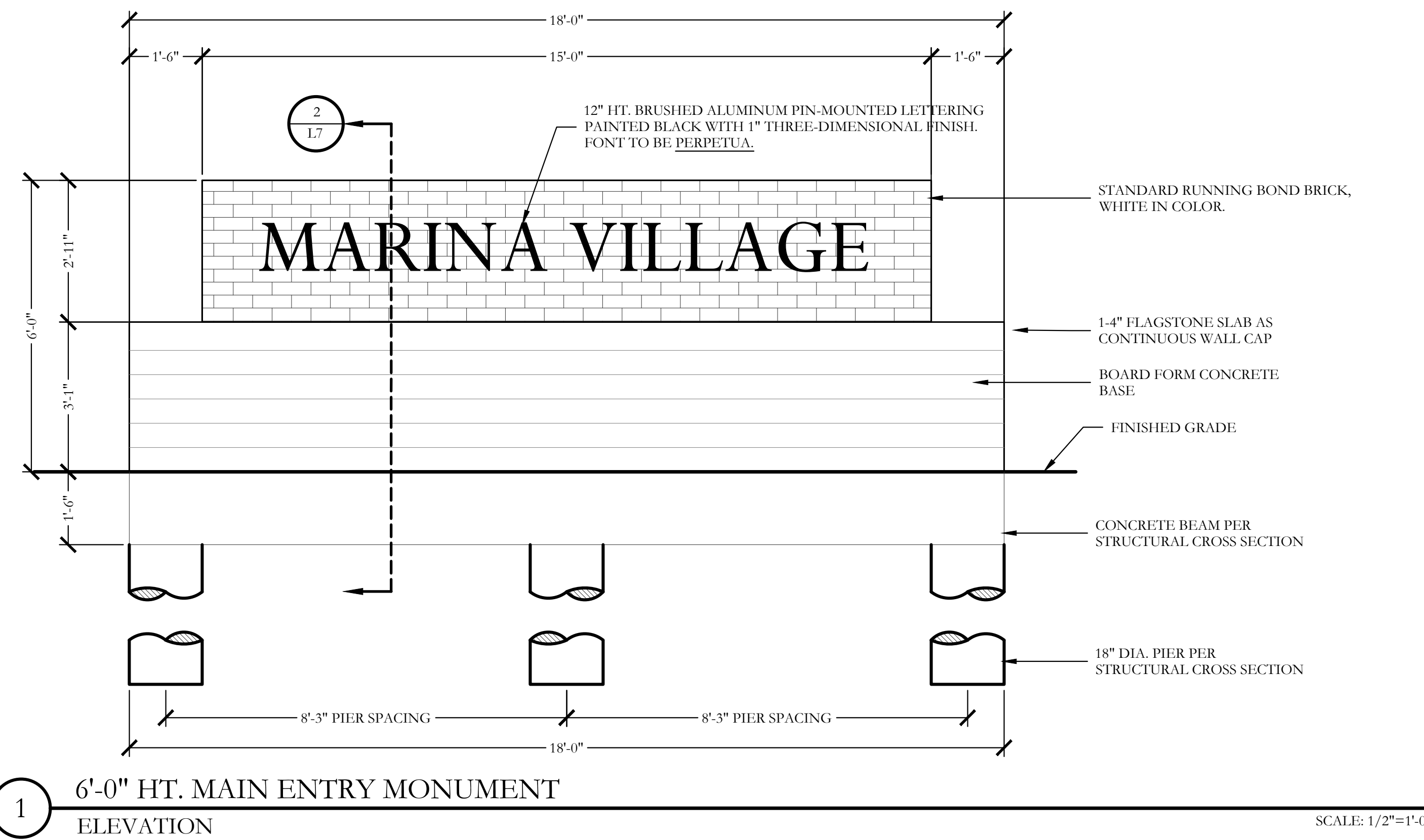
WITNESS OUR HANDS, this _____ day of _____, 2022.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning



SCALE:
1" = 20'
One Inch
JVC No MJP2209

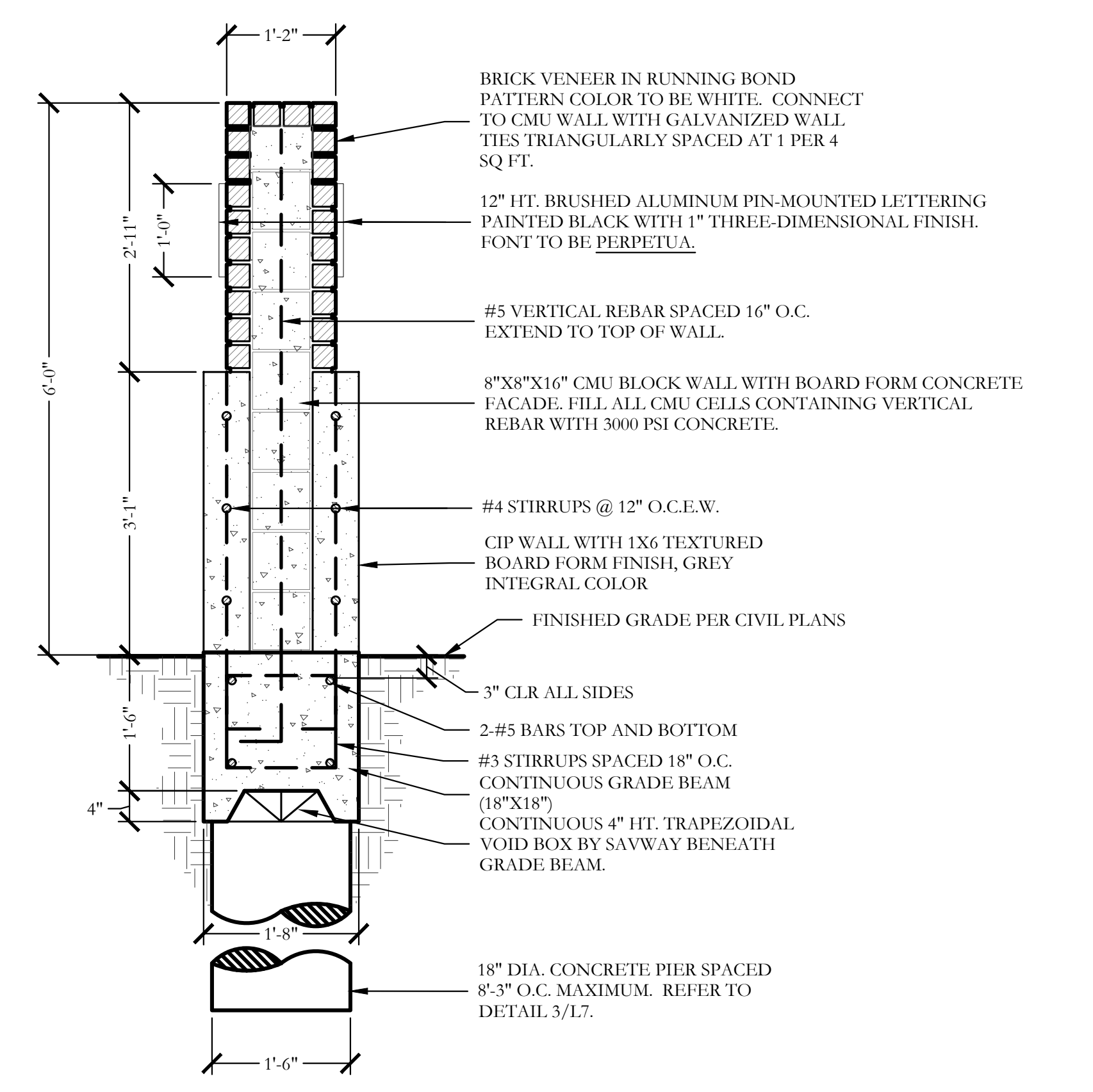


1 6'-0" HT. MAIN ENTRY MONUMENT
ELEVATION

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

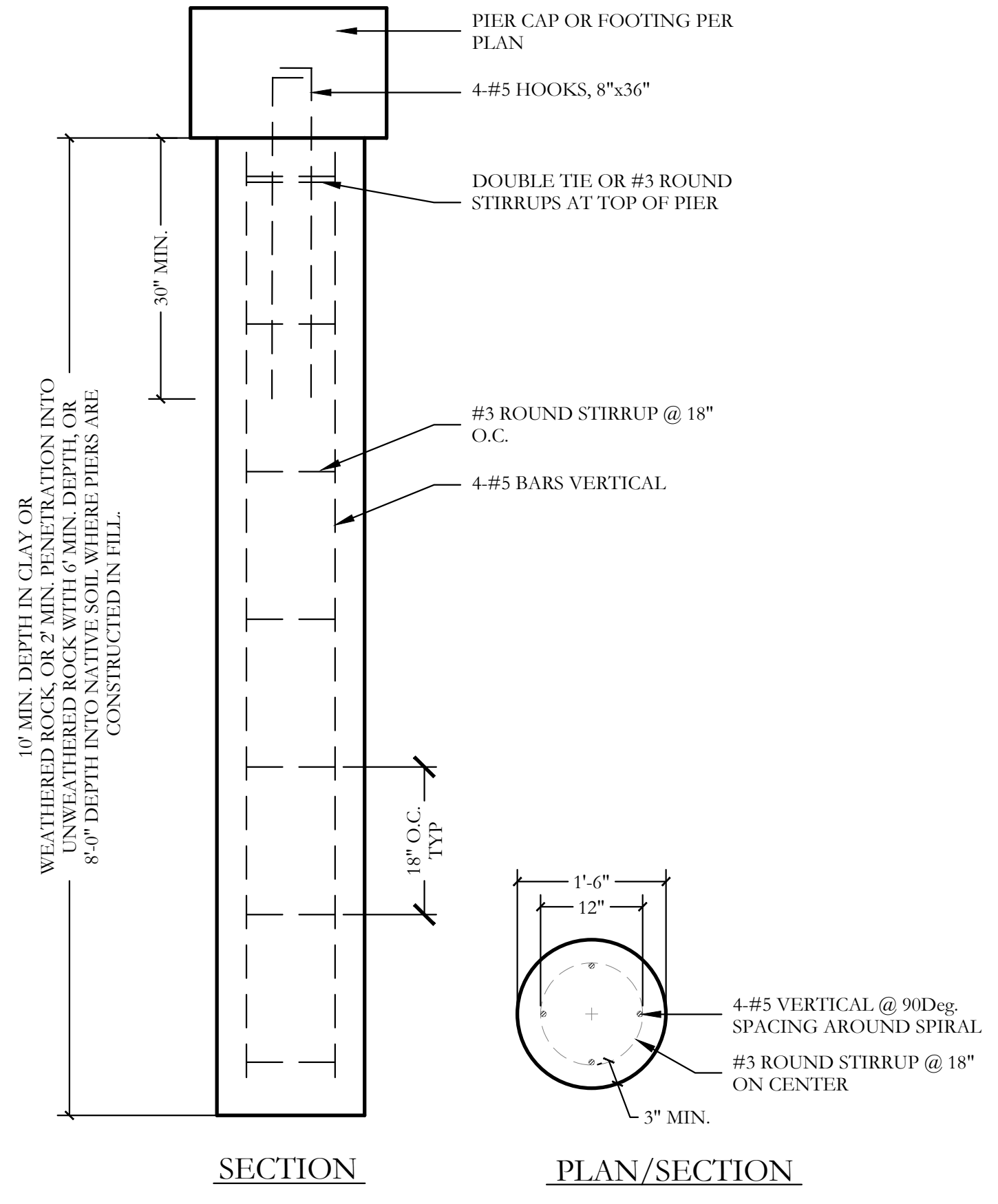
GENERAL NOTES - HARDSCAPE CONSTRUCTION

- CAST-IN-PLACE CONCRETE**
- ALL CONCRETE SHALL BE 3000 PSI, NORMAL WEIGHT, 28 DAY STRENGTH WITH A 4 TO 6 INCH SLUMP. THE CEMENT SHALL BE TYPE 1 AND SHALL CONFORM TO ASTM C150. AGGREGATES SHALL CONFORM TO ASTM C33.
 - ALL MIXING, TRANSPORTING, PLACING, AND CURING OF CONCRETE SHALL COMPLY WITH ACI 318.
 - CONCRETE SHALL NOT BE PLACED IN RAINING OR FREEZING WEATHER.
 - CHLORIDES SHALL NOT BE USED.
 - MAXIMUM AGGREGATE SIZE = 1".
- CONCRETE REINFORCING STEEL**
- ALL REINFORCEMENT SHALL CONFORM TO ASTM A615 60 GRADE AND DEFORMED PER ASTM A305. PROVIDE 3/8 BAR DIAMETER LAP SPLICES FOR ALL CONTINUOUS BARS UNLESS NOTED OTHERWISE.
 - PROVIDE THE FOLLOWING MINIMUM COVER FOR CONCRETE CAST IN PLACE REINFORCEMENT:
 - CONCRETE CAST AGAINST EARTH AND PERMANENTLY EXPOSED TO EARTH: 3 INCHES
 - CONCRETE EXPOSED TO EARTH OR WEATHER:
 - (A) BARS LARGER THAN NO. 5: 2 INCHES
 - (B) BARS NO. 5 AND SMALLER: 1-1/2 INCHES
 - CONCRETE NOT EXPOSED TO EARTH OR WEATHER:
 - SLABS, WALLS AND JOISTS
 - (A) BARS LARGER THAN NO. 11: 1-1/2 INCHES
 - (B) BARS NO. 11 AND SMALLER: 3/4 INCHES
 - BEAMS AND COLUMNS: 1-1/2 INCHES
 - SHELLS AND FOLDED PLATES
 - (A) BAR LARGER THAN NO. 5: 3/4 INCHES
 - (B) BARS NO. 5 AND SMALLER: 1/2 INCHES
 - ALL REINFORCING STEEL SHALL BE CLEAN AND FREE OF GREASE.
- DRILLED PIERS**
- PIERS NOT SPECIFICALLY LOCATED ON THE PLAN SHALL BE CENTERED ON WALL OR BEAM.
 - PIER REINFORCING AND CONCRETE SHALL BE PLACED IMMEDIATELY OR TO WITHIN A MAXIMUM OF 8 HOURS AFTER DRILLING IS COMPLETE.
 - STEEL CASING IS REQUIRED WHEN MORE THAN 2 INCHES OF STANDING WATER IS PRESENT AT THE BOTTOM OF THE SHAFTS PRIOR TO PLACEMENT OF STEEL AND CONCRETE.
 - PROVIDE 64 BAR DIAMETER LAP SPLICES IN ALL VERTICAL PIER REINFORCING AS REQUIRED
 - PROVIDE PIER TO GRADE BEAM DOWELS TO MATCH SIZE, QUANTITY, AND LOCATION OF LONGITUDINAL PIER REINFORCING. MIN DOWEL PROJECTION INTO PIER = 30 BAR DIA. MIN DOWEL PROJECTION INTO BEAM = TOP LONGITUDINAL GRADE BEAM REINFORCING. PROVIDE STANDARD HOOK AT TERMINAL END OF DOWEL IN GRADE BEAM.
- STRUCTURAL CONCRETE MASONRY UNIT**
- CONCRETE MASONRY UNITS SHALL BE HOLLOW LOAD-BEARING TYPE N-1 CONFORMING TO ASTM C90 AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI.
 - CONCRETE MASONRY UNITS SHALL HAVE A MINIMUM PRISM STRENGTH OF 1500 PSI AT 28 DAYS.
 - MORTAR SHALL BE ASTM C270, TYPE S, WITH A MINIMUM COMPRESSIVE STRENGTH OF 1800 PSI IN ACCORDANCE WITH ASTM C780. MASONRY CEMENT IS PROHIBITED.
 - COARSE GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AND A MAXIMUM AGGREGATE SIZE OF 1/2" IN ACCORDANCE WITH ASTM C476. REFER TO DETAILS FOR WALL REINFORCING BAR SIZE AND SPACING.
 - REINFORCE HORIZONTAL JOINTS WITH GALVANIZED LADDER-TYPE STEEL IN ACCORDANCE WITH ANSI/ASTM A82. SIDE AND CROSS RODS SHALL BE 9 GA MINIMUM.
 - HORIZONTAL REINFORCEMENT SHALL BE SPACED AT 16" MAXIMUM. PROVIDE A 16" LAP AT SPLICES.
 - JOINT REINFORCING SHALL BE DISCONTINUOUS AT CONTROL AND EXPANSION JOINTS.
 - LAP VERTICAL REINFORCING BARS AT 72 BAR DIAMETERS.
 - LAP HORIZONTAL REINFORCING BARS AT 48 BAR DIAMETERS.
 - PLACE GROUT USING LOW-LIFT METHOD, 6'-8" MAXIMUM LIFTS.



2 6'-0" HT. MAIN ENTRY MONUMENT
SECTION

SCALE: 3/4"=1'-0"



3 PIER (18" DIA.)
SECTION

SCALE: 3/4"=1'-0"

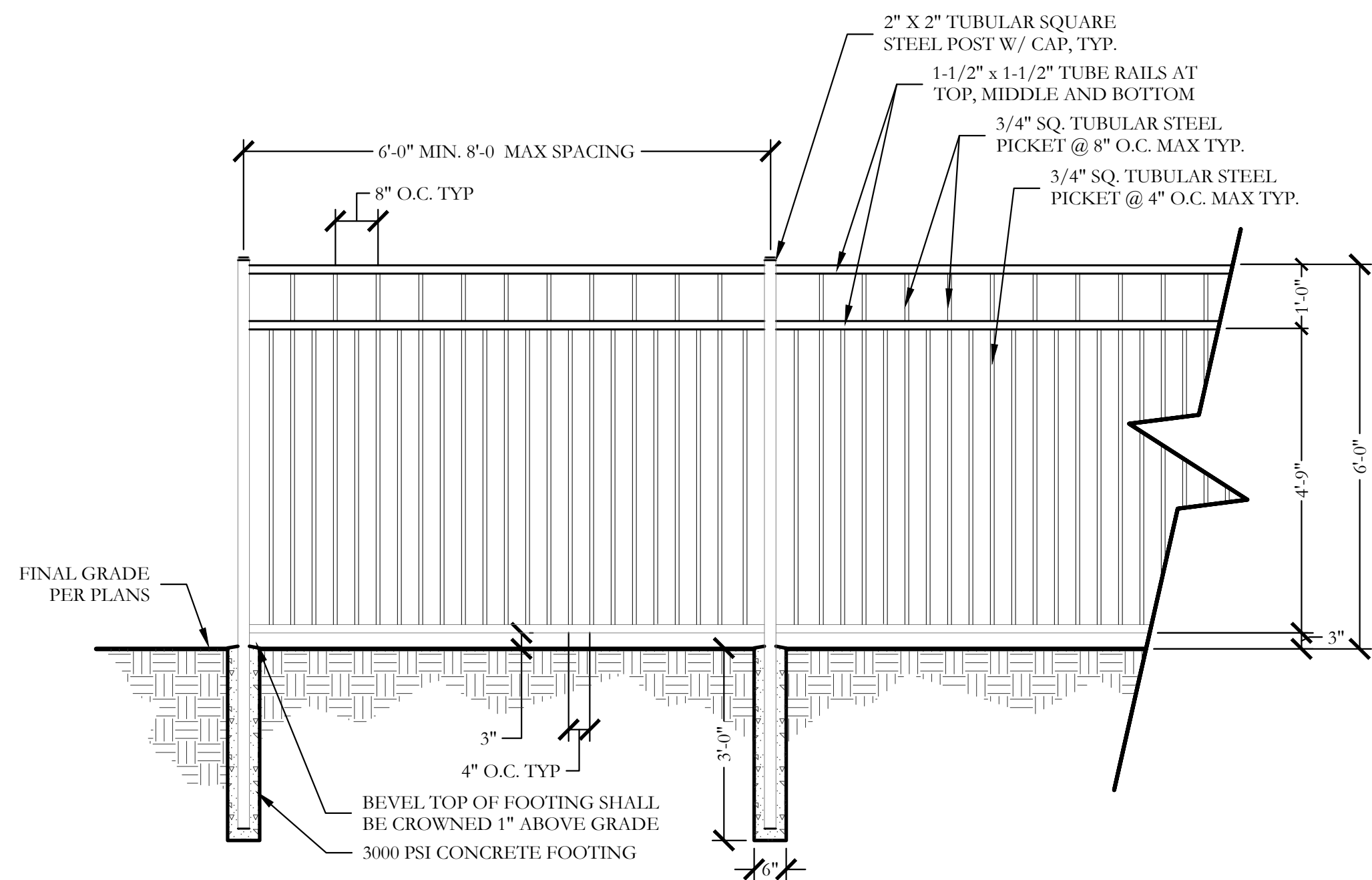
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Planning & Zoning Commission, Chairman

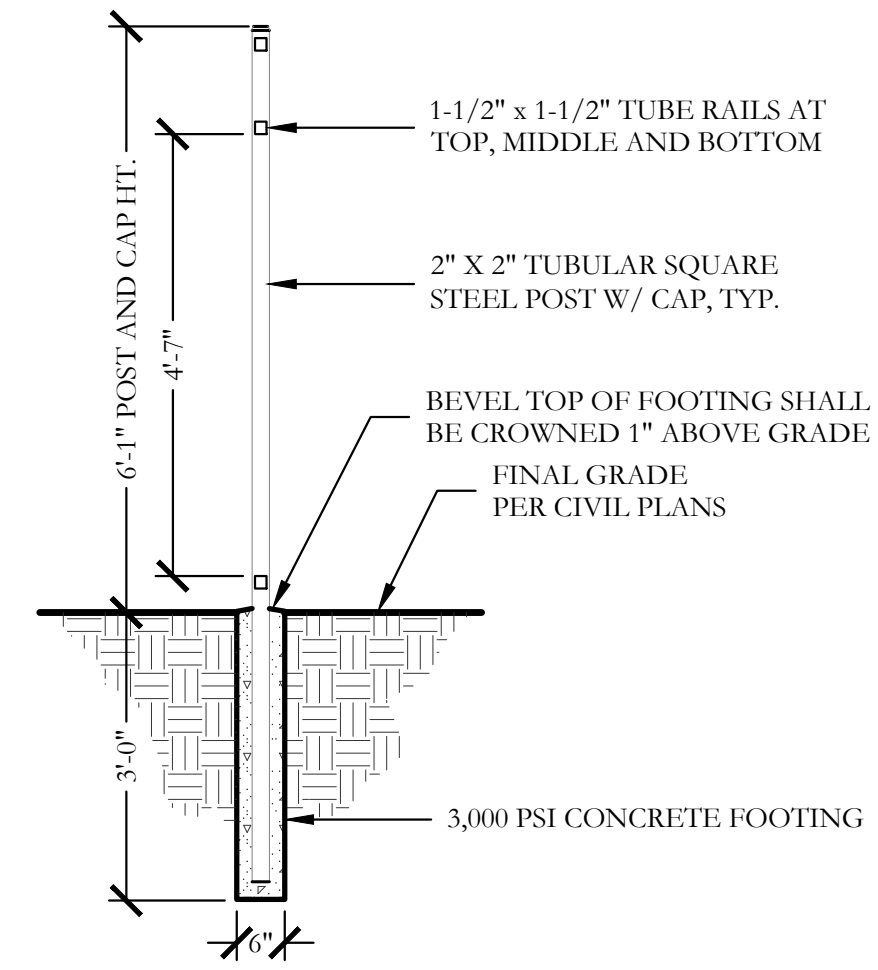
Director of Planning and Zoning

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1 6'-0" HT. ORNAMENTAL METAL FENCE
ELEVATION

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



2 TYP. METAL POST FOOTING
SECTION

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

ORNAMENTAL METAL FENCE NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCES.
2. ALL CONCRETE USED IN FOOTING AND PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS AND TOWN INSPECTIONS.
4. ALL ORNAMENTAL METAL TUBES, POSTS, RAILS AND PICKETS SHALL BE FLUSH AND FREE OF ALL DENTS, SPURS, AND SHARP EDGES AND SHALL BE INSTALLED LEVEL, PLUMB, AND SQUARE.
5. PROVIDE CONTINUOUS WELDS ALONG ALL EDGES OF FENCE MEMBERS.
6. GRIND SMOOTH ALL WELDS.
7. ALL METAL SURFACES SHALL BE PRIMED AND PAINTED WITH TWO COATS OF RUSTPROOF PAINT, COLOR TO BE FLAT BLACK. CONTRACTOR TO SUBMIT SAMPLES AS REQUIRED.
8. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS BEFORE MANUFACTURING GATES AND FENCE. GATE LOCKING MECHANISM SHALL BE SELECTED BY OWNER.
9. ALL ORNAMENTAL METAL FENCE MEMBERS ARE TO BE TUBULAR MEMBERS IN ACCORDANCE WITH ASTM 513 HOT ROLLED STRUCTURAL STEEL 50,000 PSI TENSILE STRENGTH, 60,000 PSI YIELD STRENGTH.
10. FENCE MEMBER SIZES TO BE AS FOLLOWS:
 - 10.1. PICKETS, 3/4" SQUARE 16 GA.
 - 10.2. RAILS, 1-1/2" X 1-1/2" SQUARE 16 GA.
 - 10.3. POSTS, 2" SQUARE 11 GA.
11. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL FENCE GATES AND OPENERS. SHOP DRAWINGS SHALL INCLUDE ALL PRODUCT CUT SHEETS AS WELL AS INSTALLATION AND MANUFACTURING DETAILS. CONTRACTOR TO BE RESPONSIBLE FOR STRUCTURAL DESIGN OF GATES.
12. CONCRETE FOOTING FOR POSTS SHALL BE 3X POST WIDTH FOR 2" SQUARE POSTS AND 2X POST WIDTH FOR 6" SQUARE POSTS.
13. POSTS SHALL BE PLACED AT A MINIMUM DISTANCE OF 6'-0" O.C. AND A MAXIMUM DISTANCE OF 8'-0" O.C.
14. FENCE SHALL MEET LOCAL CODES AND REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COMPLIANCE INCLUDING NECESSARY UPSIZING OF POSTS, PICKETS AND HORIZONTAL BARS AND INCREASING THE HEIGHT OF THE FENCE, AS IT APPEARS IN THIS DETAIL AT NO ADDITIONAL COST TO THE OWNER FOR MATERIALS AND/OR LABOR.

P:\civil_3\projects\mp - marina village - townhomes - rockwall\landscape\mp22010 - fs - h.dwg

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WITNESS OUR HANDS, this _____ day of _____,

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

LANDSCAPE PROVIDED

HENRY M. CHANDLER DR.

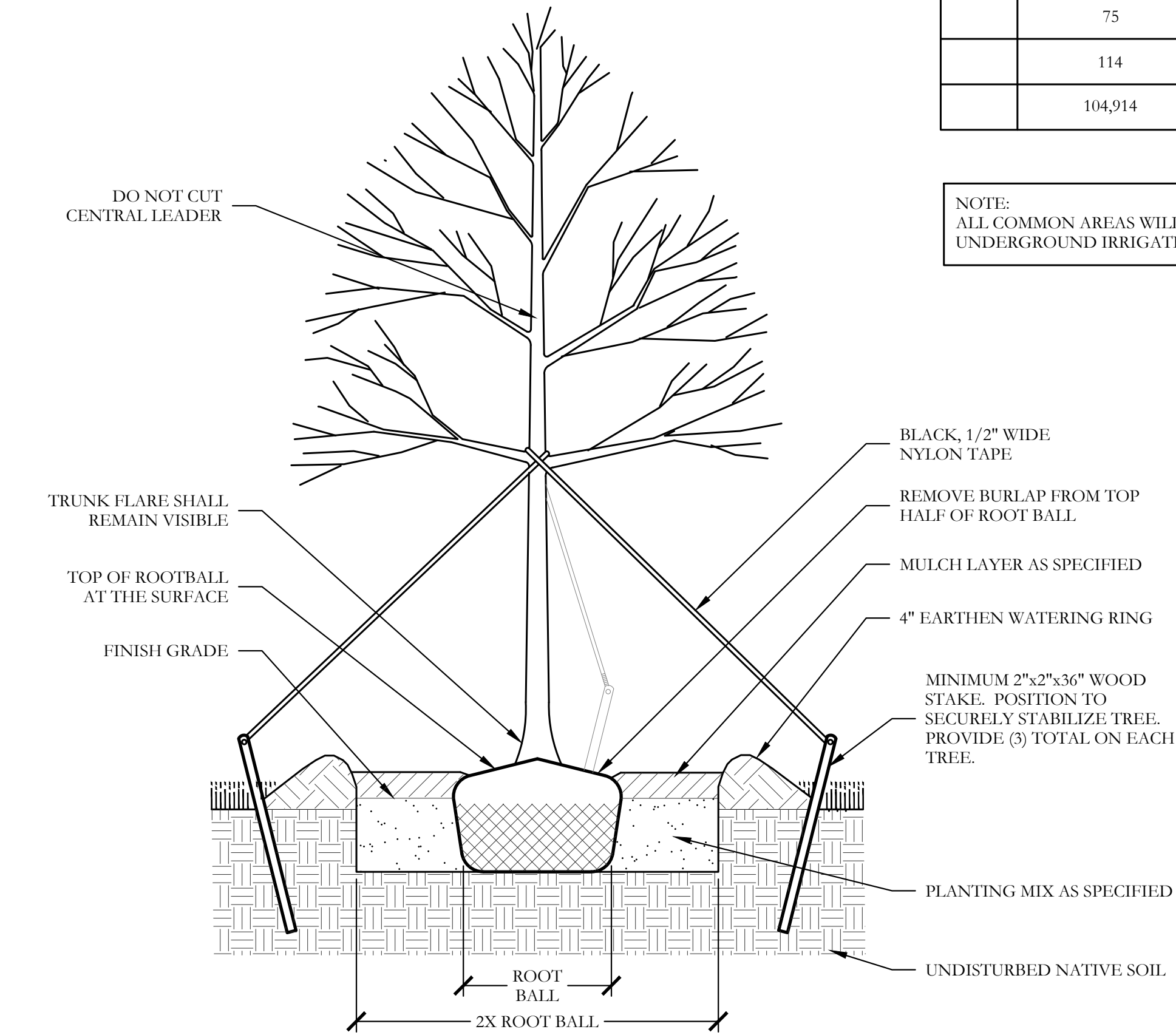
MINIMUM TEN (10) FOOT LANDSCAPE BUFFER PROVIDED

1 - 4" CAL. CANOPY TREE & 1 ACCENT TREE / 50 LF OF LINEAR FRONTAGE
576 LF OF FRONTAGE / 50 LF = 12 - 4" CAL. TREES & 12 ACCENT TREES REQUIRED
PROVIDED: 12 - 4" CALIPER CANOPY TREES & 13 ACCENT TREES PROVIDED

TREE MITIGATION

191.5 CAL. INCHES REMOVED

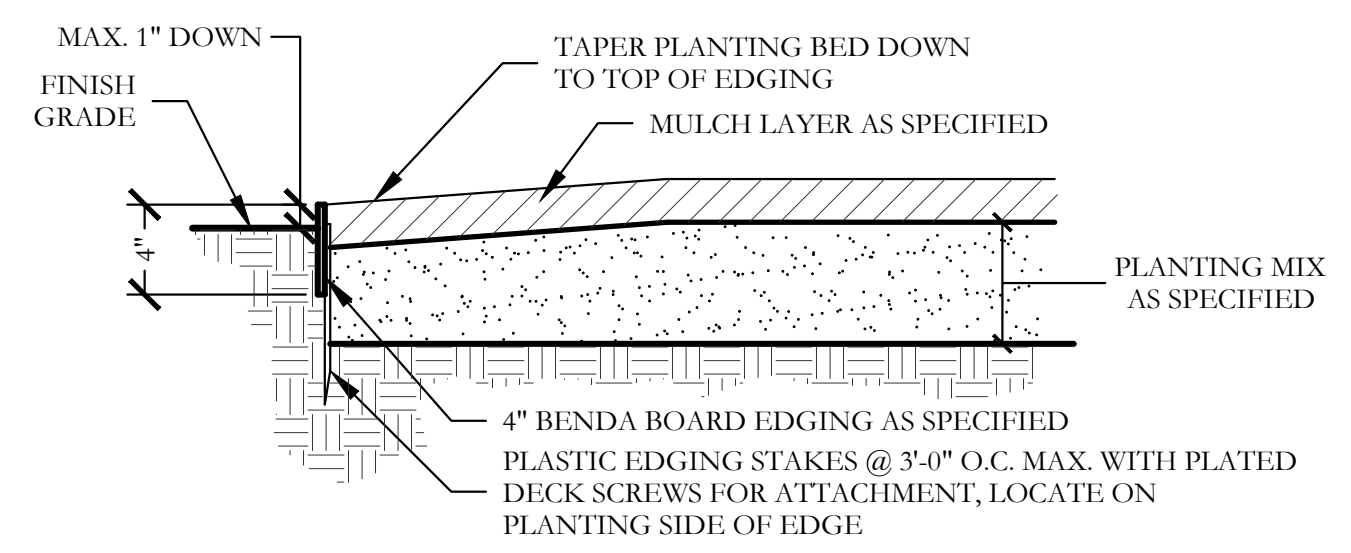
43 - 4" CAL. CANOPY TREES & 13 - 2" CAL. ACCENT TREES = 198 CAL. INCHES REPLACED.



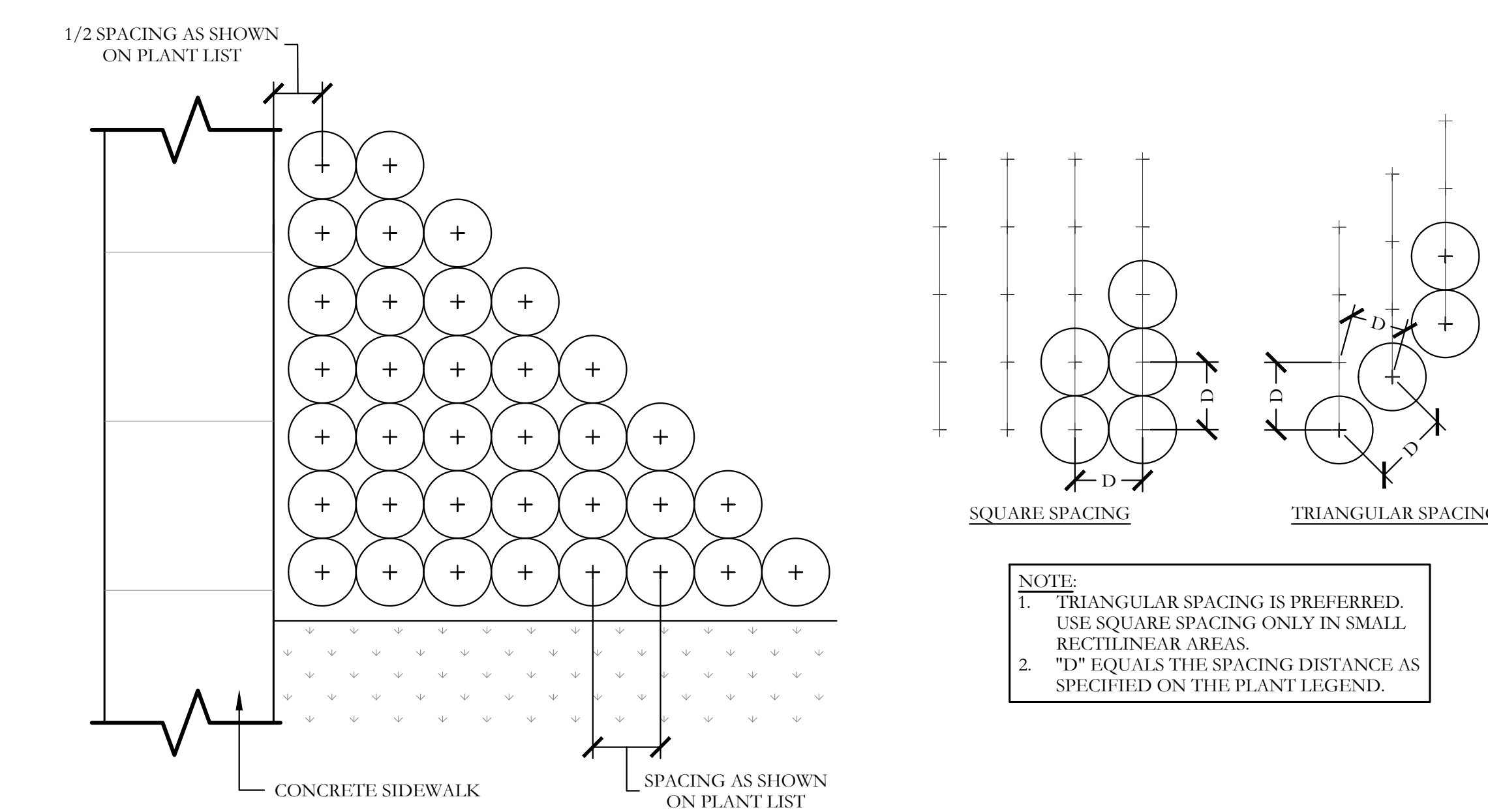
1 TYPICAL TREE PLANTING SECTION
NOT TO SCALE

NOTE:
ALL COMMON AREAS WILL RECEIVE PERMANENT UNDERGROUND IRRIGATION SYSTEM.

NOTE:
ALL GROUND-MOUNTED MECHANICAL EQUIPMENT WILL BE SCREENED WITH EVERGREEN SHRUBS A MINIMUM OF 36" HT. AT TIME OF PLANTING.

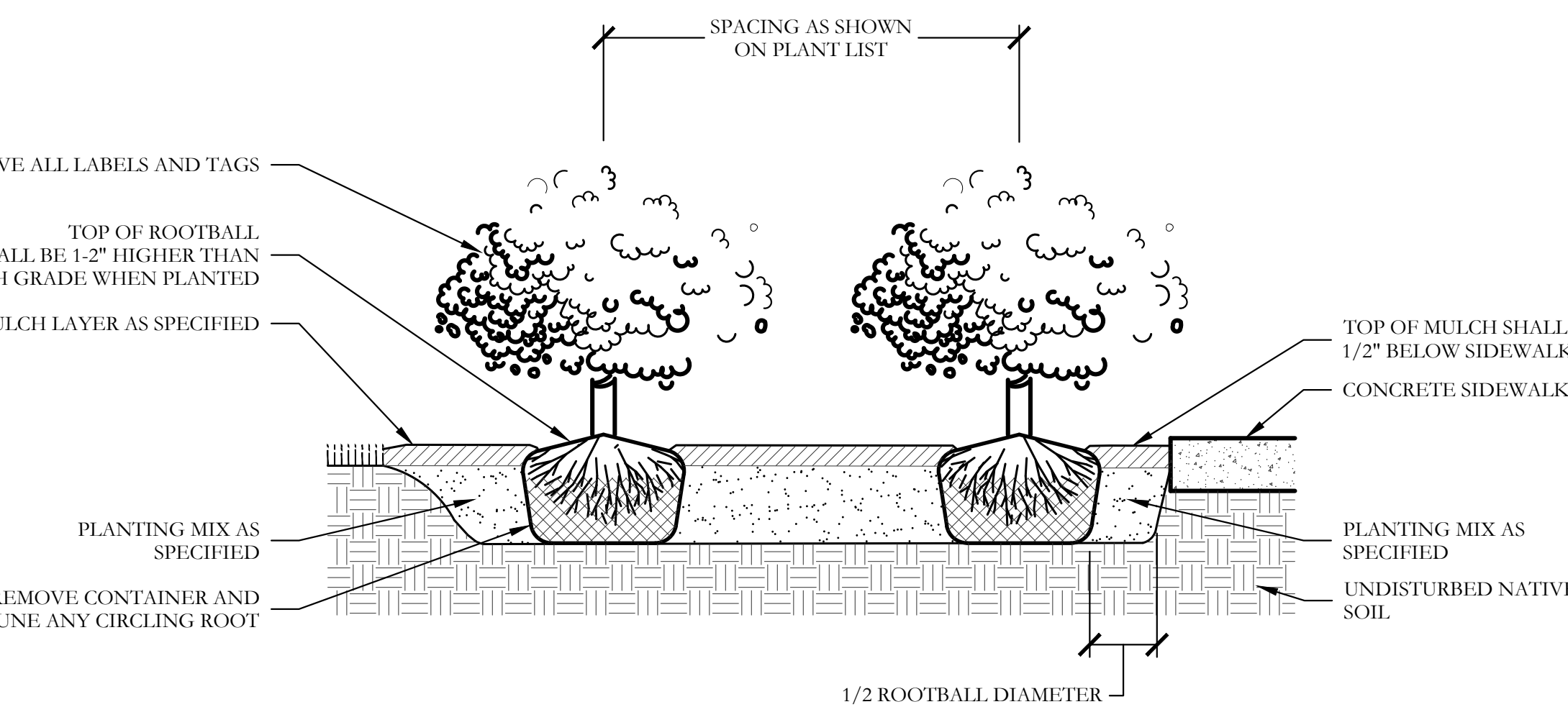


3 TYPICAL BED EDGING DETAIL SECTION
NOT TO SCALE



2 TYPICAL SHRUB AND GROUND COVER PLANTING PLAN/SECTION
NOT TO SCALE

NOTE:
1. TRIANGULAR SPACING IS PREFERRED. USE SQUARE SPACING ONLY IN SMALL RECTILINEAR AREAS.
2. "D" EQUALS THE SPACING DISTANCE AS SPECIFIED ON THE PLANT LEGEND.



2 TYPICAL SHRUB AND GROUND COVER PLANTING PLAN/SECTION
NOT TO SCALE

PLANT LIST						
KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
LO	13	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
SO	11	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
BO	8	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CE	11	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
DW	7	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
RB	6	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
	14	TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	4	SUNSHINE LIGUSTRUM	LIGUSTRUM SINENSE 'SUNSHINE'	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	75	LIRIOPE GRASS	LIRIOPE MUSCARI	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	114	ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.	CONTAINER GROWN; FULL PLANT.
	104,914	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD	MINIMUM 100% COVERAGE ALL AREAS SHOWN

GENERAL LANDSCAPE NOTES

- INSPECTIONS:**
- NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT THE PUBLIC WORKS DEPARTMENT.
 - THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
 - THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 - WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

- LANDSCAPE STANDARDS:**
- PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC ROW VISIBILITY REQUIREMENTS, UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
 - A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
 - STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
 - THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z601-2004) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
 - TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
 - A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
 - TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
 - ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
 - ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
 - NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AN ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

- IRRIGATION STANDARDS:**
- ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
 - IRRIGATION OVER SPRAY ON STREETS AND WALKS IS PROHIBITED.
 - MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
 - ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
 - VALVES SHALL BE LOCATED A MINIMUM OF (3') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.
 - THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
 - IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES, SHALL BE FED FROM STUBBED LATERALS OR BULL-BEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
 - NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

- MAINTENANCE STANDARDS:**
- THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
 - LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
 - NO PLANT MATERIAL SHALL BE ALLOWED TO ENCRUCH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
 - TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
 - TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

- TREE PROTECTION NOTES:**
- CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
 - ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
 - PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
 - NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
 - NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
 - VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
 - GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
 - NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
 - ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
 - ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

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 _____ day of _____, 2022.
WITNESS OUR HANDS, this _____ day of _____, 2022.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 6/22/2023

PROJECT NUMBER: SP2023-021
PROJECT NAME: Site Plan for Corporate Crossing
SITE ADDRESS/LOCATIONS: 3101 SPRINGER RD

CASE CAPTION: Discuss and consider a request by Matthew J. Peterson of DB Constructors, Inc. on behalf of Jeff Fleming for the approval of a Site Plan for a New and/or Used Indoor Motor Vehicle Dealership/Showroom on a 1.99- acre portion of a larger 3.853-acre tract of land identified as Tract 2-09 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development 46 (PD-46) District for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located on the southside of Springer Road east of the intersection of Springer Road and Corporate Crossing, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	06/22/2023	Needs Review

06/22/2023: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Matthew J. Peterson of DB Constructors, Inc. on behalf of Jeff Fleming for the approval of a Site Plan for a New and/or Used Indoor Motor Vehicle Dealership/Showroom on a 1.99- acre portion of a larger 3.853-acre tract of land identified as Tract 2-09 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development 46 (PD-46) District for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located on the southside of Springer Road east of the intersection of Springer Road and Corporate Crossing.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (SP2023-021) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, Unified Development Code [UDC])

M.4 Please remove all proposed signage from the site plan. All signage will be covered by a separate permit. (Subsection 06.02. F, of Article 05, UDC)

I.5 The subject property will be required to be Final Plat, to establish the new lot lines and new easements.

M.6 A Material Sample Board must be provided by the June 27, 2023 Architecture Review Board (ARB) meeting. (Subsection 03.04. A, of Article 11, UDC)

M.7 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11, UDC)

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 ____ day of _____, _____.

WITNESS OUR HANDS, this ____ day of _____, _____.

M.8 Site Plan:

- (1) Please remove the 'Per Plat' language from the fire lanes. (Subsection 03.04. B, of Article 11, UDC)
- (2) The dimension of a typical parking space is 9'x20'. Please correct the parking spaces to reflect this. (Engineering Standards of Design and Construction)
- (3) Is there and existing or proposed fencing. If so, please indicate the location, height, and material. (Subsection 08.02. F, of Article 08, UDC)
- (4) All pad mounted equipment must be screened with 5-gallon evergreen shrubs. (Subsection 01.05. C, of Article 05, UDC)
- (5) RTUs must be fully screened by an enclosed parapet system (i.e. the parapet must go all around the building). (Subsection 01.05. C, of Article 05, UDC)
- (6) Please provide a dumpster detail that addresses the dumpster enclosure requirements, which are as follows. Trash/Recycling enclosures shall be four (4) sided. These receptacles shall be screened by a minimum eight (8) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. The enclosure must have 5-gallon evergreen shrubs planted around it. (Subsection 01.05. B, of Article 05, UDC)
- (7) Please expand the landscape screening for the south and east roll up doors, and provide shrubs adjacent to the building next to the east roll up door. (Subsection 01.05. A, of Article 05, UDC)

M.9 Landscape Plan:

- (1) Please delineate the landscape buffer along Springer Road. (Subsection 05.01, of Article 08, UDC)
- (2) A row of canopy trees must be provided at the rear of the property. (Subsection 06.02, of Article 05, UDC)
- (3) Please indicate the visibility triangles for all driveways. (Subsection 01.08, of Article 05, UDC)

M.10 Photometric Plan:

- (1) Provide the same site data information required in Section 2.1 of the site plan checklist. (See Section 2.1 of the site plan checklist)
- (2) No light pole, base or combination thereof shall exceed 20 feet. (Subsection 03.03. D, of Article 07, UDC)

M.11 Building Elevations:

- (1) Exterior walls should consist of 90% masonry materials excluding doors and windows. This will be a variance. (Subsection 06.02. C, of Article 05, UDC)
- (2) At least 20% natural or quarried stone shall be utilized on each façade. This will be a variance. (Subsection 06.02. C, of Article 05, UDC)
- (3) Please remove the windows from the material percentages. Doors and windows do not count toward the total percentage. (Subsection 04.01, of Article 05, UDC)
- (4) The use of tilt-wall is an exception. (Subsection 04.01, of Article 05, UDC)
- (5) Please provide a note indicating the parapet will be enclosed (i.e. wraps around the building) and will be finished in the same material as the exterior facing material. (Subsection 04.01, of Article 05, UDC)
- (6) Please indicate the parapet height on each side of the façade. (Subsection 04.01, of Article 05, UDC)
- (7) Per the four (4) sided architecture requirements in the overlay district, each façade is a primary façade. Given this, the wall length requirement on the south and east façades do not meet the requirements (Wall Length = 3 x Building Height), and the wall projection requirement on the north façade does not meet the requirements (Wall Projection = 25% x Building Height). This will be variance to the primary articulation. (Subsection 04.01. C, of Article 05, UDC)

I.12 Staff has identified the following exception(s) and variance(s) associated with the proposed request: [1] 90% masonry, [2] 20% stone, [3] tilt wall, and [4] primary articulation. Should you decide to request these items as variance(s)/exception(s), please provide a letter that lists the variance(s)/exception(s), why they are being requested, and the subsequent compensatory measures. For each variance/exception requested the UDC requires two (2) compensatory measures (Subsection 09.01, of Article 11). Examples of compensatory measures include the increased use of masonry material or stone, increased articulation, increased architectural elements, more pedestrian amenity, larger landscape planting sizes, etc.

I.13 Please note that failure to address all comments provided by staff by 3:00 PM on July 5, 2023 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.14 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on July 5, 2023; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the July 11, 2023 Planning & Zoning Meeting.

I.15 Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session meeting will be held on June 27, 2023.
- 2) Planning & Zoning meeting/public hearing meeting will be held on July 11, 2023.

I.16 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	06/22/2023	Needs Review

- 06/22/2023: - All water lines are public and need to be centered in a 20' easement.
- Parking must be 20'x9' if you have wheel stops installed.
 - add note for each paving design "min 6.5 sack mix"
 - Min 8" lead for over 50' fire hydrant
 - Check with fire marshal regarding if this fire hydrant is needed since you are fire sprinkling the building. The fire hydrant coverage is different.

The following items are informational for the engineering design process.

General Items:

- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees
- Minimum easement width is 20' for new easements. No structures or overhangs allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.
- Must plat the property. Remaining tract must be platted as well.

Roadway Paving Items:

- Driveways have a minimum separation of 100'
- Parking to be 20'x9'.
- No dead-end parking allowed, must have a City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Fire lane to be in a platted easement.
- Must build 5' wide sidewalk along Springer Road.
- Springer Road pro-rata \$11.47/lf of frontage.

Water and Wastewater Items:

- Show existing/proposed utility lines (Water, Sewer, etc.)
- Any water lines must be a minimum of 8", looped, and must be centered in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- Water lines must have 10' separation from all other utilities.
- Water line crossings of Springer Road must be by bore. Open cut not allowed.
- One fire hydrant will be needed. Additional hydrants may be needed based on site layout. .

Fences and signs may not be within easements.

- Sewer connection will need to be at a manhole, a new manhole may be required.
- Sewer pro-rata \$981.51/acre
- Springer Sewer pro-rata \$21/lf of frontage.

Drainage Items:

- Detention is required. Runoff coefficient calculated based on zoning. Detention pond must be platted in a drainage easement.
- No vertical walls in detention area. 4:1 max slope on sides of detention
- Dumpster areas to drain to oil/water separator and then to the storm lines.
- Trash rack required at detention pond outfall.

Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	06/22/2023	Approved w/ Comments

06/22/2023: DUMPSTER ENCLOSURE DETAIL AND SITE PLAN NEEDS TO SHOW THE INLET DRAIN AND SPECIFY SIZE AND LOCATION OF THE OIL/WATER SEPARATOR BEFORE DISCHARGING TO THE STORM DRAIN LINE

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Henry Lee	06/22/2023	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/19/2023	Approved w/ Comments

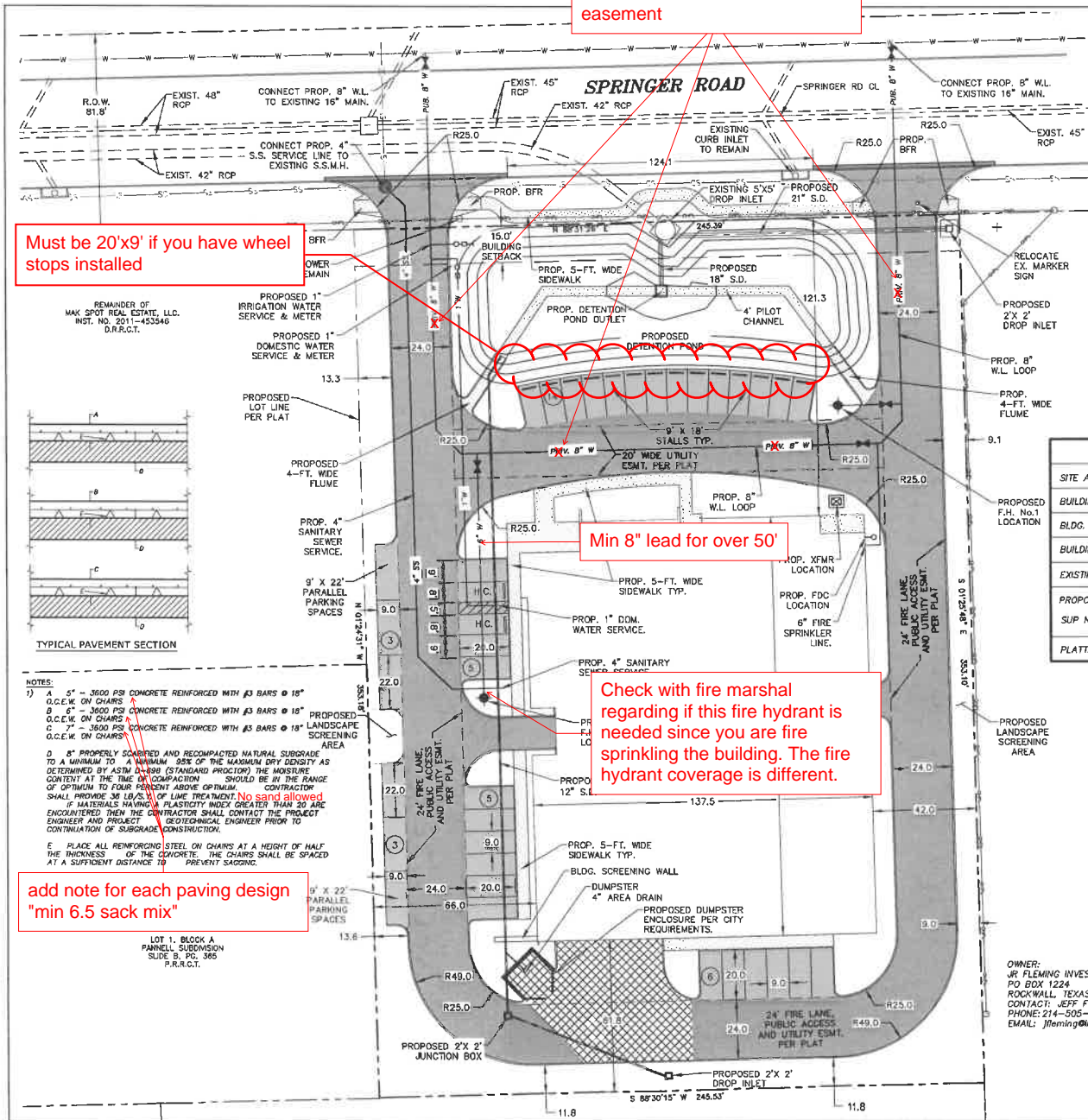
06/19/2023: Address will be 3101 SPRINGER RD, ROCKWALL, TX 75032

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	06/22/2023	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/19/2023	Approved

No Comments



All water lines are public and need to be centered in a 20' easement

Must be 20'x9' if you have wheel stops installed

Min 8" lead for over 50'

Check with fire marshal regarding if this fire hydrant is needed since you are fire sprinkling the building. The fire hydrant coverage is different.

add note for each paving design "min 6.5 sack mix"

- General Items:**
- Must meet City Standards of Design and Construction
 - 4% Engineering Inspection Fees
 - Impact Fees
 - Minimum easement width is 20' for new easements. No structures or overhangs allowed in easements.
 - Retaining walls 3' and over must be engineered.
 - All retaining walls must be rock or stone face. No smooth concrete walls.
 - Must plat the property. Remaining tract must be platted as well.

- Roadway Paving Items:**
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 - Parking to be 20'x9'.
 - No dead-end parking allowed, must have a City approved turnaround.
 - Drive isles to be 24' wide.
 - Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
 - Fire lane to be in a platted easement.
 - Must build 5' wide sidewalk along Springer Road.
 - Springer Road pro-rata \$11.47/lf of frontage.

- Water and Wastewater Items:**
- Show existing/proposed utility lines (Water, Sewer, etc.)
 - Any water lines must be a minimum of 8", looped, and must be centered in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
 - Water lines must have 10' separation from all other utilities.
 - Water line crossings of Springer Road must be by bore. Open cut not allowed.
 - One fire hydrant will be needed. Additional hydrants may be needed based on site layout. Fences and signs may not be within easements.
 - Sewer connection will need to be at a manhole, a new manhole may be required.
 - Sewer pro-rata \$981.51/acre
 - Springer Sewer pro-rata \$21/lf of frontage.

- Drainage Items:**
- Detention is required. Runoff coefficient calculated based on zoning. Detention pond must be platted in a drainage easement.
 - No vertical walls in detention area. 4:1 max slope on sides of detention
 - Dumpster areas to drain to oil/water separator and then to the storm lines.
 - Trash rack required at detention pond outfall.

- Landscaping:**
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
 - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

CHARLES CROOK CONSULTING, INC.
 P.L.L.C.
 P.L.L.C.
 STATE OF TEXAS
 REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 10112
 EXPIRES 09/01/2025
 110
 811-133-1200 OFFICE
 811-133-1200 MOBILE
 www.CCrookConsulting.com

INTERSTATE CLASSIC CARS
 ROCKWALL, TEXAS

SITE PLAN

35
 223
 S
 100 JOB# 22-125
 COPYRIGHT ©
 CHARLES CROOK CONSULTING, INC.
 JUN 15, 2022

1

SHEET NO.



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE)¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE)¹
- REPLAT (\$300.00 + \$20.00 ACRE)¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE)¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

NOTES:

¹ IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
² A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **CORPORATE CROSSING**

SUBDIVISION **REMAINDER OF MAK SPOT REAL ESTATE LLC** LOT _____ BLOCK _____

GENERAL LOCATION **LOT ON SPRINGER ROAD JUST EAST OF THE INTERSECTION AT CORPORATE CROSSING**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **PD-46**

CURRENT USE **VACANT LOT**

PROPOSED ZONING _____

PROPOSED USE **OFFICE + INDOOR VEHICLE SHOWROOM**

ACREAGE **1.99 ACRES**

LOTS [CURRENT] _____

LOTS [PROPOSED] _____

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER

APPLICANT

DB CONSTRUCTORS, INC

CONTACT PERSON _____

CONTACT PERSON

MATTHEW J PETERSON, AIA

ADDRESS _____

ADDRESS

2400 GREAT SOUTHWEST PARKWAY

CITY, STATE & ZIP _____

CITY, STATE & ZIP

FORT WORTH, TX 76106

PHONE _____

PHONE

972.837.6244

E-MAIL _____

E-MAIL

MATTHEW@DBCONSTRUCTORS.COM

NOTARY VERIFICATION [REQUIRED]

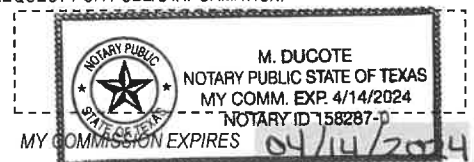
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Joel Burch [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 290.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF JUNE, 2023 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16th DAY OF June, 2023

OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____



SP2023-021: Site Plan for Interstate Classic Cars



CORPORATE GROSSING

LI

SPRINGER RD



PD-46

276

G

SFE-1.5

PD-45

Case Location Map =



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





Henry Lee, AICP
Senior Planner
Planning and Zoning Department
385 S Goliad Street
Rockwall, TX 75087
HLee@rockwall.com
972.7726434

15 June 2023

RE : Interstate Classic Cars, Springer Road | Site Plan Submittal

Henry,

First, thank you for all the guidance you have provided to us during the preparation of these documents and the SUP prior to this. We are excited that the project has got to this next step and are looking forward to another great project with and in the City of Rockwall.

A few items of note as you review the documents :

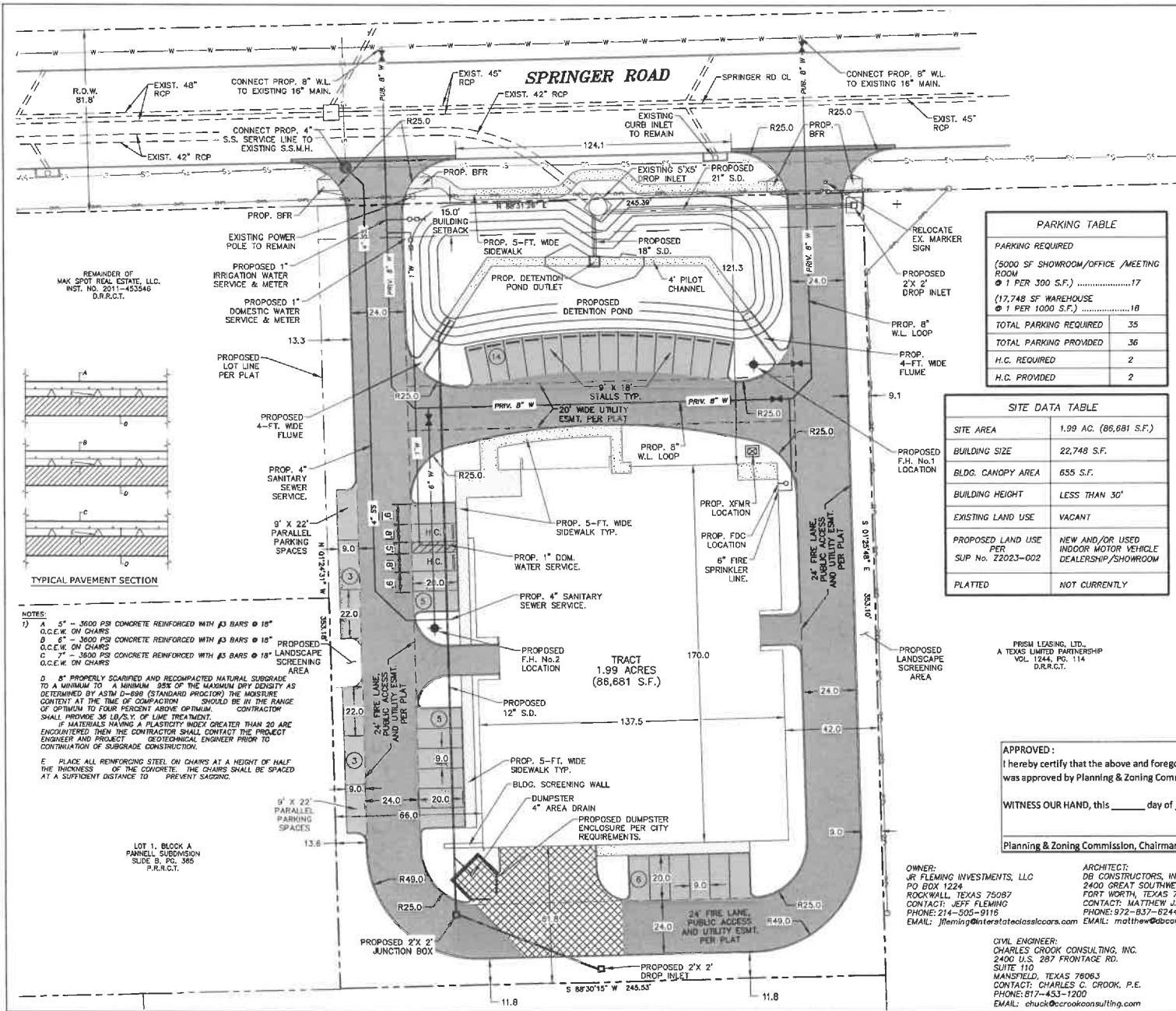
1. Photometric : We are anticipating the revised design but it was not completed in time. We will NOT have any spillover off of our site AND we will be removing the up lights from the front elevation. The up lights will be replaced with building mounted decorative downlights.
2. Building Elevations : As discussed, we will need some variances from the standard commercial development code. We have balanced the elevations aesthetically and attempted to meet the intent of the Code where we were unable to meet the letter of it. As such, we have provided additional and enhanced landscaping around the building itself that is in excess of the required landscaping. We have provided awning roofs (canopy roofs) at several locations. We have varied the height and articulated as much as was feasible for the use. The rear elevation is the one that is most out of compliance. We have added landscaping across from the overhead doors (which is required but we have added more than was necessary).
3. Parapets : The building has parapet walls all the way around. The interior of the panels will be painted to match (there will not be visible "raw" concrete. The RTU's are shown on all elevations and are correctly scaled – none of these units "breach" the parapet wall heights.

I believe that will help in your review, but we are always available to talk through any questions that come up during your review and we will respond quickly. Thank you for the time and effort it takes to review all of these documents, we appreciate it.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Matthew J Peterson', followed by a horizontal line.

Matthew J Peterson, AIA
Vice-President of Design and Development



NOTES:

1) A 5" - 3600 PSI CONCRETE REINFORCED WITH #3 BARS @ 18" O.C.E.W. ON CHAIRS
 B 6" - 3600 PSI CONCRETE REINFORCED WITH #3 BARS @ 18" O.C.E.W. ON CHAIRS
 C 7" - 3600 PSI CONCRETE REINFORCED WITH #3 BARS @ 18" O.C.E.W. ON CHAIRS
 D 8" PROPERLY SCARIFIED AND RECOMPACTED NATURAL SUBGRADE TO A MINIMUM OF A MINIMUM 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-898 (STANDARD PROCTOR) THE MOISTURE CONTENT AT THE TIME OF COMPACTION SHOULD BE IN THE RANGE OF OPTIMUM TO FOUR PERCENT ABOVE OPTIMUM. CONTRACTOR SHALL PROVIDE 36 LB/SY. OF LIME TREATMENT. IF MATERIALS HAVING A PLASTICITY INDEX GREATER THAN 20 ARE ENCOUNTERED THEN THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER AND PROJECT GEOTECHNICAL ENGINEER PRIOR TO CONTINUATION OF SUBGRADE CONSTRUCTION.
 E PLACE ALL REINFORCING STEEL ON CHAIRS AT A HEIGHT OF HALF THE THICKNESS OF THE CONCRETE. THE CHAIRS SHALL BE SPACED AT A SUFFICIENT DISTANCE TO PREVENT SAGGING.

LOT 1, BLOCK A
 PANNELL SUBDIVISION
 SUBD. B, P.C. 365
 P.R.R.C.T.

PARKING TABLE	
PARKING REQUIRED	
(5000 SF SHOWROOM/OFFICE /MEETING ROOM @ 1 PER 300 S.F.)	17
(17,748 SF WAREHOUSE @ 1 PER 1000 S.F.)	18
TOTAL PARKING REQUIRED	35
TOTAL PARKING PROVIDED	36
H.C. REQUIRED	2
H.C. PROVIDED	2

SITE DATA TABLE	
SITE AREA	1.99 AC. (86,681 S.F.)
BUILDING SIZE	22,748 S.F.
BLDG. CANOPY AREA	655 S.F.
BUILDING HEIGHT	LESS THAN 30'
EXISTING LAND USE	VACANT
PROPOSED LAND USE PER SUP No. Z2023-002	NEW AND/OR USED INDOOR MOTOR VEHICLE DEALERSHIP/SHOWROOM
PLATTED	NOT CURRENTLY

PRISM LEASING, LTD.
 A TEXAS LIMITED PARTNERSHIP
 VOL. 1244, PG. 114
 D.R.R.C.T.

APPROVED:
 I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by Planning & Zoning Commission of the City of Rockwall on the ___ day of ___, 2023

WITNESS OUR HAND, this ___ day of ___, 2023

 Planning & Zoning Commission, Chairman Director of Planning and Zoning

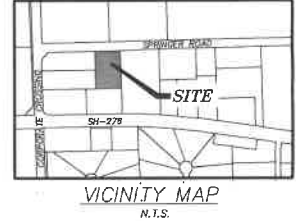
OWNER:
 JF FLEMING INVESTMENTS, LLC
 PO BOX 1224
 ROCKWALL, TEXAS 75087
 CONTACT: JEFF FLEMING
 PHONE: 214-505-9115
 EMAIL: jfleming@interstateclassiccars.com

ARCHITECT:
 DC CONSTRUCTORS, INC.
 2400 GREAT SOUTHWEST PARKWAY
 FORT WORTH, TEXAS 76106
 CONTACT: MATTHEW J. PETERSON, AIA
 PHONE: 972-832-6244
 EMAIL: matthew@dcconstructors.com

CIVIL ENGINEER:
 CHARLES CROOK CONSULTING, INC.
 2400 U.S. 287 FRONTAGE RD.
 SUITE 110
 MANFIELD, TEXAS 76063
 CONTACT: CHARLES C. CROOK, P.E.
 PHONE: 817-453-1200
 EMAIL: chuck@ccrookconsulting.com

LEGEND

- PROPOSED 4" CONCRETE SIDEWALK PAVEMENT
- PROPOSED 5" CONCRETE PAVEMENT
- PROPOSED 6" CONCRETE PAVEMENT
- PROPOSED 7" CONCRETE PAVEMENT
- PROPOSED FIRE LANE STRIPE
- PROPOSED UTILITY EASEMENT
- PROPOSED PARKING CANT
- BFR BARRIER FREE RAMP
- H.C. ADA PARKING SPACE



CAUTION!!!
 EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM RESPONSE INFORMATION SUPPLIED BY VARIOUS OWNERS OF THE FACILITIES. THE ENGINEER DOES NOT ACCEPT THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION. TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL INSURE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE TO THE CONTRACTOR TO EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE.

Interstate Classic Cars
 Office + Auto Showroom
 SPRINGER ROAD
 ROCKWALL, TEXAS 76032
 PROPERTY DESCRIPTION:
 REMAINDER OF MAK SPOT REAL ESTATE, LLC
 INST. NO. 2011-453546 D.R.R.C.T.
CASE No.

CHARLES CROOK CONSULTING, INC.
 P.M. REGISTRATION NO. F-19812
 110 MANFIELD, TEXAS 76063
 P.O. BOX 1200 FORT WORTH, TEXAS 76106
 PHONE: 817-453-1200
 WWW.CCROOKCONSULTING.COM

INTERSTATE CLASSIC CARS
 ROCKWALL, TEXAS

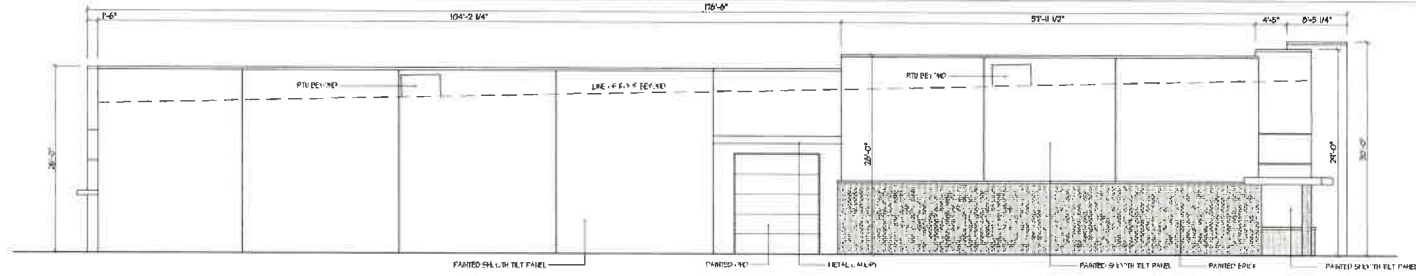
SITE PLAN



DATE: JUN 15, 2023
 CDD JOB# 22-125
 COPYRIGHT © CHARLES CROOK CONSULTING, INC.

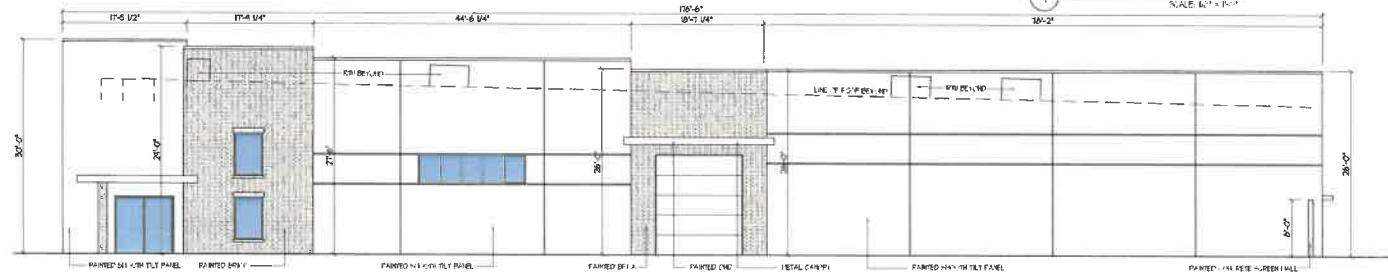
SHEET No.
 1

THE PLAN, SPECIFICATIONS AND DIMENSIONS SHOWN ON THESE DRAWINGS ARE THE PROPERTY OF DB CONSTRUCTORS, INC. NO PART OF THESE DRAWINGS OR THE INFORMATION CONTAINED HEREIN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DB CONSTRUCTORS, INC.



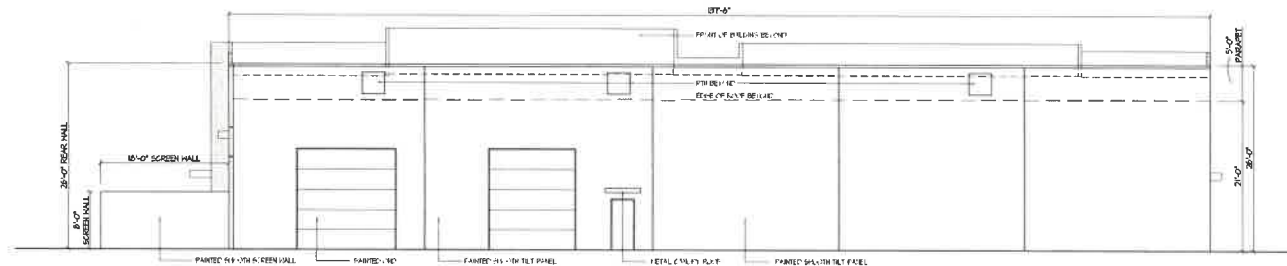
4 EAST ELEVATION

SCALE: 1/4\"/>



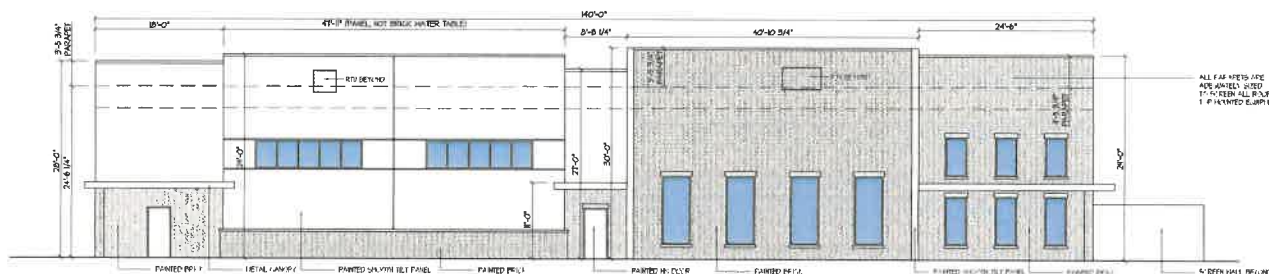
3 WEST ELEVATION

SCALE: 1/4\"/>



2 SOUTH ELEVATION

SCALE: 1/4\"/>



1 NORTH ELEVATION

SCALE: 1/4\"/>

INTERSTATE CLASSIC CARS

18-Jun-23

NORTH ELEVATION:	
TOTAL WALL AREA:	4968 SF
WINDOW + DOOR:	414 SF
% FENESTRATION:	10%
NET WALL AREA:	3653 SF
BRICK / MASONRY:	1893 SF
PERCENTAGE OF BRICK:	52%
SOUTH ELEVATION:	
TOTAL WALL AREA:	8375 SF
WINDOW + DOOR:	382 SF
% FENESTRATION:	11%
NET WALL AREA:	3193 SF
BRICK / MASONRY:	0 SF
PERCENTAGE OF BRICK:	0%

EAST ELEVATION:	
TOTAL WALL AREA:	4733 SF
WINDOW + DOOR:	363 SF
% FENESTRATION:	4%
NET WALL AREA:	4548 SF
BRICK / MASONRY:	629 SF
PERCENTAGE OF BRICK:	14%
WEST ELEVATION:	
TOTAL WALL AREA:	4779 SF
WINDOW + DOOR:	340 SF
% FENESTRATION:	7%
NET WALL AREA:	4439 SF
BRICK / MASONRY:	379.5 SF
PERCENTAGE OF BRICK:	17%

APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by Planning & Zoning Commission of the City of Rockwall on the ____ day of ____ 2023

WITNESS OUR HAND, this ____ day of ____ 2023

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

DATE	DESCRIPTION	BY
23 MAY 23	SITE PLAN SUBMITTAL	UP



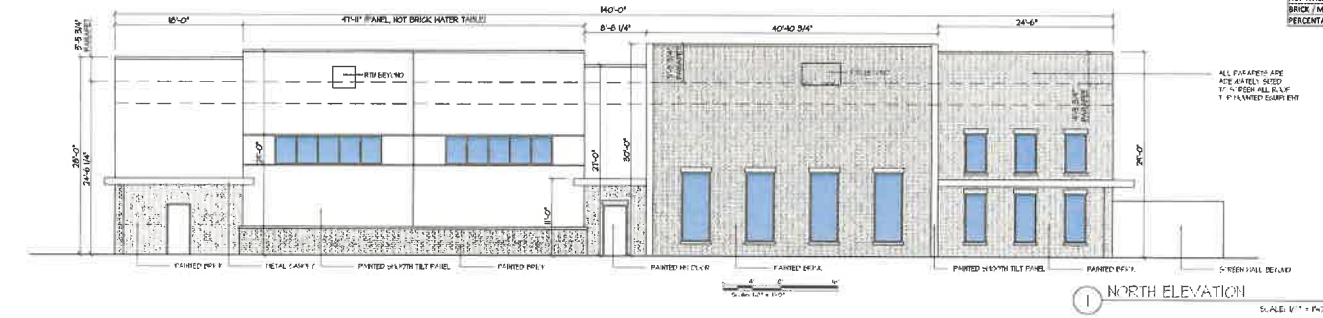
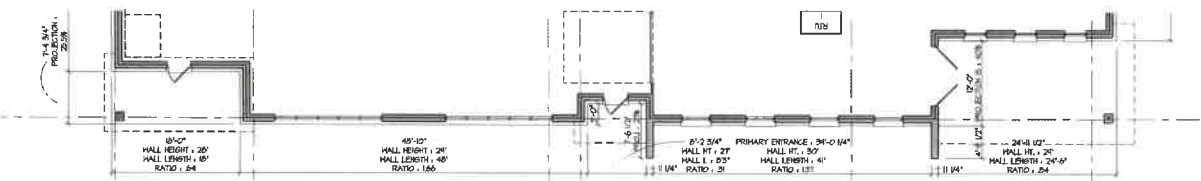
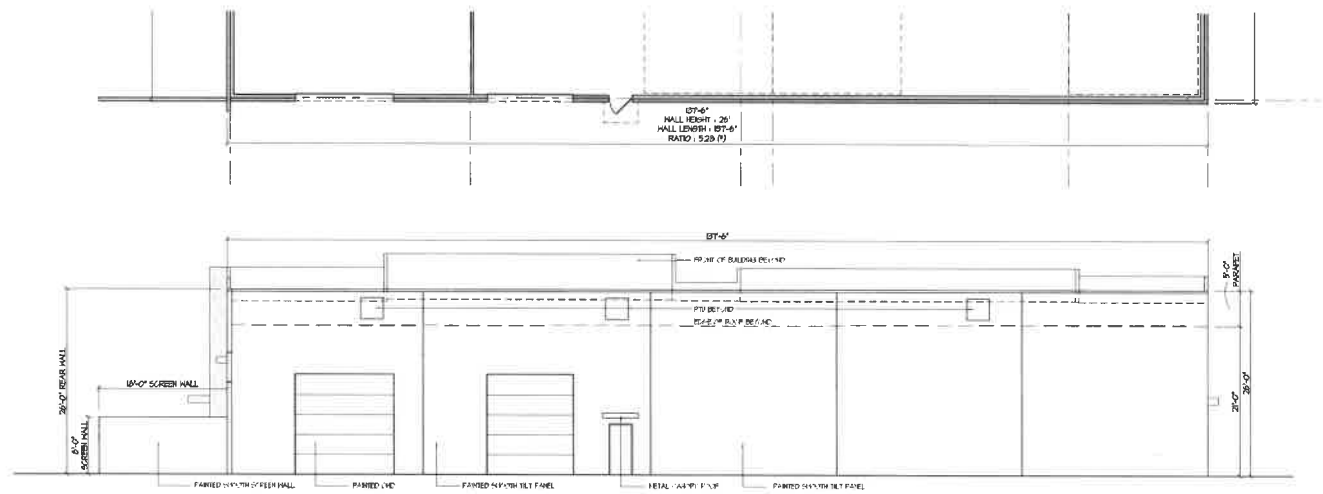
Interstate Classic Cars
 Office + Auto Showroom
 SPRINGER ROAD
 ROCKWALL, TEXAS 75082

db constructors, inc.
 2408 Great Southwest Pkwy
 F-100
 Rockwall, TX 75087
 972-424-7300
 TBAE Architecture Firm BR-4042

OWNER:
 JR FLEMING INVESTMENTS
 2835 OBSERVATION TRAIL
 ROCKWALL, TX 75082

APPLICANT:
 DB CONSTRUCTORS, INC
 MATTHEW J PETERSON
 972.837.8214
 MATTHEW@DBCONSTRUCTORS.COM

PROPERTY DESCRIPTION:
 REMAINDER OF MAR SPOT
 REAL ESTATE, LLC
 INST. NO. 2015-453648
 D.R.P.L.T.



INTERSTATE CLASSIC CARS

NORTH ELEVATION:	
TOTAL WALL AREA:	4086 SF
WINDOW + DOOR:	414 SF
% PENETRATION:	10%
NET WALL AREA:	3672 SF
BRICK / MASONRY:	1893 SF
PERCENTAGE OF BRICK:	52%

SOUTH ELEVATION:	
TOTAL WALL AREA:	3579 SF
WINDOW + DOOR:	382 SF
% PENETRATION:	11%
NET WALL AREA:	3197 SF
BRICK / MASONRY:	0 SF
PERCENTAGE OF BRICK:	0%

18 Jun 23

EAST ELEVATION:	
TOTAL WALL AREA:	4713 SF
WINDOW + DOOR:	185 SF
% PENETRATION:	4%
NET WALL AREA:	4528 SF
BRICK / MASONRY:	629 SF
PERCENTAGE OF BRICK:	14%

WEST ELEVATION:	
TOTAL WALL AREA:	4779 SF
WINDOW + DOOR:	340 SF
% PENETRATION:	7%
NET WALL AREA:	4439 SF
BRICK / MASONRY:	773.5 SF
PERCENTAGE OF BRICK:	17%

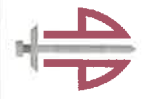
APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by Planning & Zoning Commission of the City of Rockwall on the ____ day of _____, 2013.

WITNESS OUR HAND, this ____ day of _____, 2013

Planning & Zoning Commission, Chairman Director of Planning and Zoning

Interstate Classic Cars
 Office + Auto Showroom
 SPRINGER ROAD
 ROCKWALL, TEXAS 75087

db constructors, inc.
 2408 Gravel Southwest Pkwy
 Suite 101B
 817-232-1300
 TBAE Architecture Firm BR-4042



DATE	DESCRIPTION	BY
23 MAY 23	SITE PLAN SUBMITTAL	MP

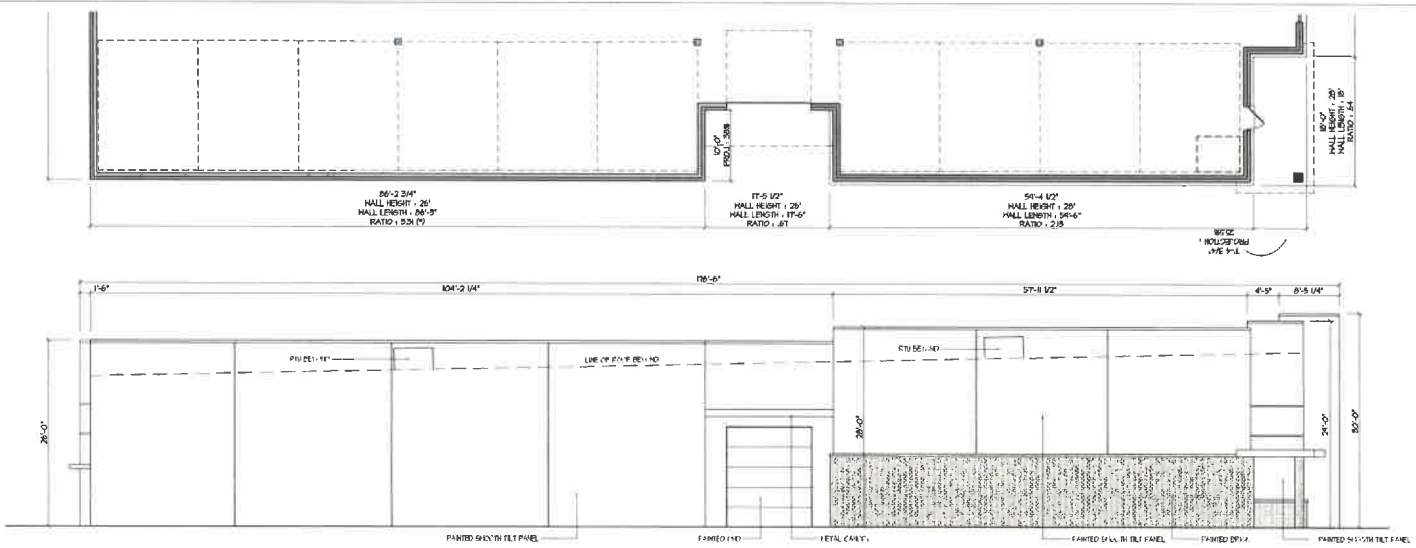
OWNER:
 JR FLEMING INVESTMENTS
 2635 OBSERVATION TRAIL
 ROCKWALL, TX 75087

APPLICANT:
 DB CONSTRUCTORS, INC
 MATTHEW J PETERSON
 972.837.6244
 MATTHEW@DBCONSTRUCTORS.COM

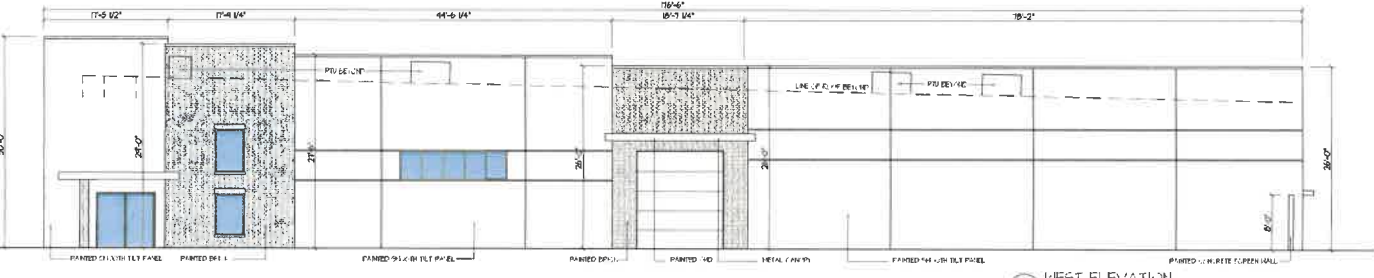
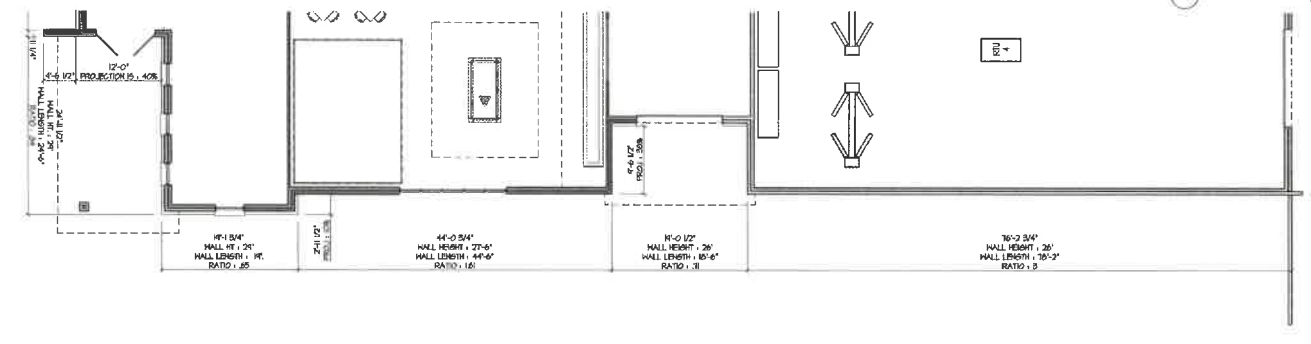
CASE NUMBER:
PROPERTY DESCRIPTION:
 REMAINDER OF MAK SPOT
 REAL ESTATE, LLC
 INST. NO. 2013-493646
 D.R.R.C.T.

PROJ NO	DATE	DESIGN	CH-NO	SHEET NO
				A-106

THE DATA CONTAINED HEREIN IS THE PROPERTY OF DB CONSTRUCTORS, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS INFORMATION WITHOUT THE WRITTEN CONSENT OF DB CONSTRUCTORS, INC. IS STRICTLY PROHIBITED.



4 EAST ELEVATION
SCALE: 1/8" = 1'-0"



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

INTERSTATE CLASSIC CARS

NORTH ELEVATION:	
TOTAL WALL AREA:	4066 SF
WINDOW + DOOR:	414 SF
% FENESTRATION:	10%
NET WALL AREA:	3652 SF
BRICK / MASONRY:	1893 SF
PERCENTAGE OF BRICK:	52%

SOUTH ELEVATION:	
TOTAL WALL AREA:	3575 SF
WINDOW + DOOR:	332 SF
% FENESTRATION:	11%
NET WALL AREA:	3153 SF
BRICK / MASONRY:	0 SF
PERCENTAGE OF BRICK:	0%

EAST ELEVATION:	
TOTAL WALL AREA:	4719 SF
WINDOW + DOOR:	365 SF
% FENESTRATION:	4%
NET WALL AREA:	4354 SF
BRICK / MASONRY:	619 SF
PERCENTAGE OF BRICK:	14%

WEST ELEVATION:	
TOTAL WALL AREA:	4779 SF
WINDOW + DOOR:	340 SF
% FENESTRATION:	7%
NET WALL AREA:	4439 SF
BRICK / MASONRY:	272.5 SF
PERCENTAGE OF BRICK:	37%

Interstate Classic Cars
 Office + Auto Showroom
 SPRINGER ROAD
 ROCKWALL, TEXAS 75082



DATE	REVISION	DESCRIPTION	BY
16-JUN-23	1	SITE PLAN SUBMITTAL	MP

OWNER:
 JR FLEMING INVESTMENTS
 2635 OBSERVATION TRAIL
 ROCKWALL, TX 75082

APPLICANT:
 DB CONSTRUCTORS, INC
 MATTHEW J PETERSON
 972.837.8244
 MATTHEW@DBCONSTRUCTORS.COM

PROPERTY DESCRIPTION:
 REMAINDER OF MAX SPOT
 REAL ESTATE, LLC
 INST. NO. 2013-45346
 D.B.R.C.T.

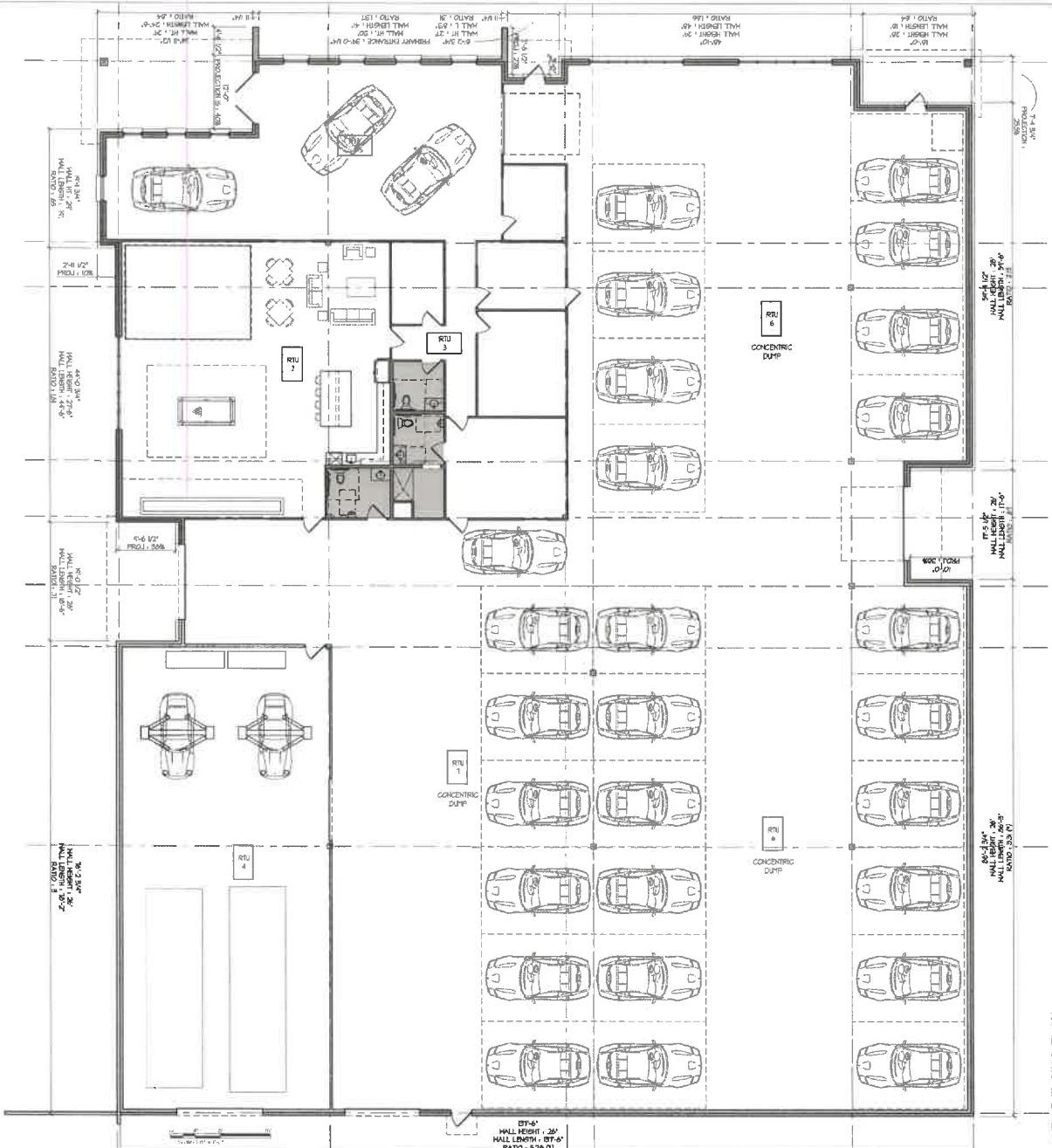
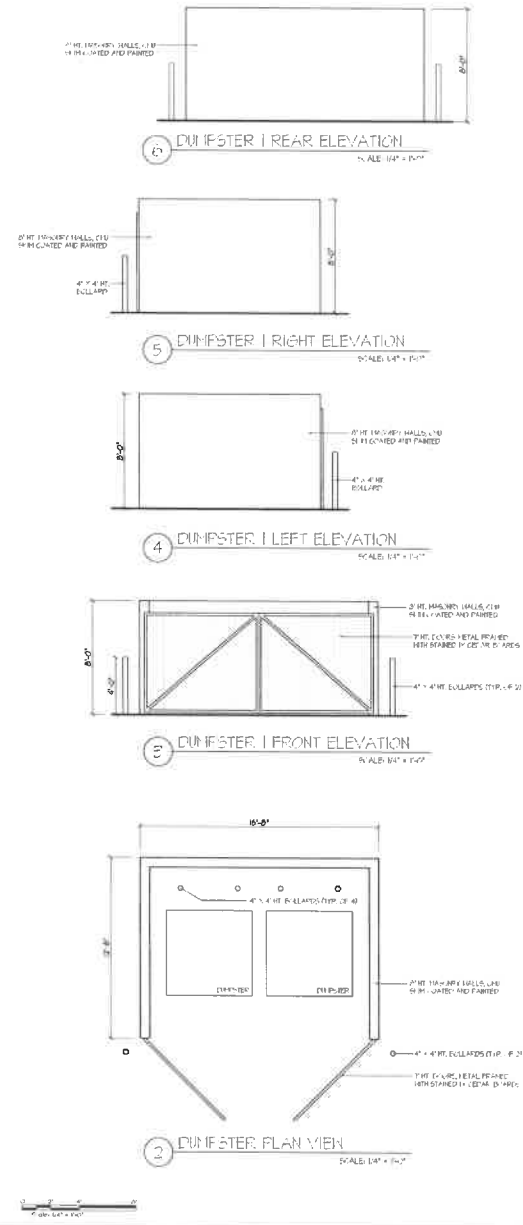
APPROVED:
 I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by Planning & Zoning Commission of the City of Rockwall on the ____ day of ____ 2023.

WITNESS OUR HAND, this ____ day of ____ 2023.

 Planning & Zoning Commission, Chairman

 Director of Planning and Zoning

FILE NAME: C:\BENTLEY\PROJECTS\2005\2005-05-18\2005-05-18-01\CONSTRUCTION DOCUMENTS\2005-05-18-01\2005-05-18-01.dwg
 PLOT FILE: A:\PLOTS\2005\2005-05-18-01\2005-05-18-01.dwg
 PLOTTER: HP DesignJet 5400
 PLOT DATE: 2005-05-18 10:00:00
 PLOT BY: MATHIEW J PETERSON



db constructors inc.

2600 Great Southwest Pkwy
Fort Worth, TX 76105
817-338-2330
DBA: Architecture Firm DB-042

Interstate Classic Cars
Office + Auto Showroom
SPRINGER ROAD
ROCKWALL, TEXAS 75082

PLAN SHEET	DATE	DESCRIPTION	BY
23 MAY 23	23 MAY 23	SITE PLAN SUBMITTAL	MP

OWNER:
JR FLEMING INVESTMENTS
2635 OBSERVATION TRAIL
ROCKWALL, TX 75082

APPLICANT:
DB CONSTRUCTORS, INC
MATTHEW J PETERSON
972.837.8244
MATTHEW@DBCONSTRUCTORS.COM

PROPERTY DESCRIPTION:
REMAINDER OF MAK SPOT
REAL ESTATE, LLC
INST. NO. 2015-453548
D.B.A.C.T.

PROJECT NO: _____
DATE: _____
DESIGN: _____
CHECK: _____
SCALE: 1/4" = 1'-0"
SHEET NO: **A-101**





VIEW FROM SPRINGER
SHOWING DUMPSTER
SCREEN WALL



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

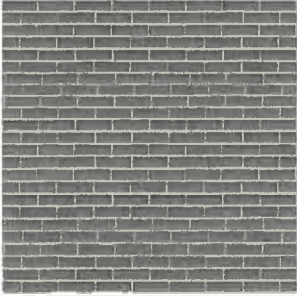


WEST ELEVATION

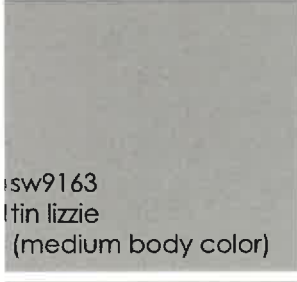


NORTH ELEVATION

ironspot brick or paint to match



sw7674
peppercorn
(dark body color)



sw9163
tin lizzie
(medium body color)



black anodized windows



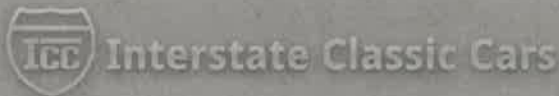
slate gray metal canopies



rosso corsa
accent color (doors)



sw7064
argos
(light body color)

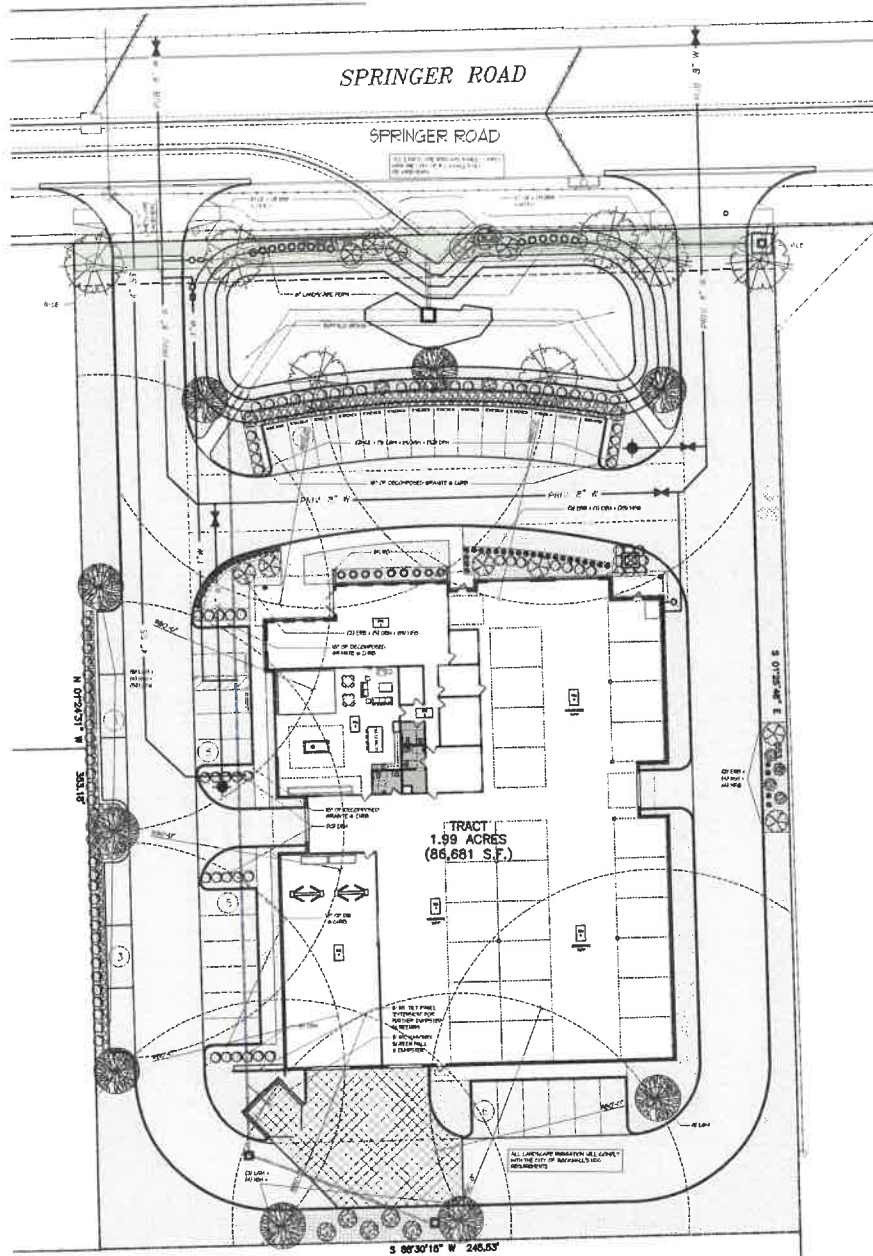


AFFIDAVIT
I hereby verify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2023.
WITNESS (OUR HANDS) this _____ day of _____, 2023.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning





1 OVERALL SITE LANDSCAPE PLAN

Interstate Classic Cars 16-Jun-23

SITE TABULATIONS:

TOTAL SITE AREA:	86,681 SF	1.99 AC
TOTAL IMPERVIOUS:	58,533 SF	1.34 AC
ROADS + PARKING:	33,375 SF	0.766 AC
BUILDING:	22,748 SF	0.522 AC
BUILDING SIDEWALKS:	1,501 SF	0.034 AC
PAVING SIDEWALKS:	- SF	0.000 AC
NEW SIDEWALKS:	913 SF	0.021 AC

REQUIRED LANDSCAPE: 15% OF TOTAL AREA
13,000 SF 0.30 AC

PROPOSED LANDSCAPE:

TURF / GRASS AREA:	16,536 SF	0.375 AC
MULCHED BEDS:	4,882 SF	0.112 AC
GRASED PORTION OF DETENTION:	4,954 SF	0.113 AC

LANDSCAPE PROVIDED: 26,255 SF 0.603 AC
30%

REQUIRED PARKING:

OFFICE / SHOWROOM:	3,000 SF	1/100	17 SPACES
WAREHOUSE:	17,748 SF	1/2000	18 SPACES

TOTAL PARKING REQUIRED: 34 SPACES

PARKING PROVIDED:

OFFICE:	18 SPACES
WAREHOUSE:	18 SPACES

36 SPACES

NOTE: INCLUDED WITHIN THE PROVIDED PARKING SPACES ARE 6 ACCESSIBLE PARKING SPACES

REQUIRED LANDSCAPE:

REQUIRED:	PROVIDED:
1. LANDSCAPE EASEMENT REQ. MIN. 10'	10' LANDSCAPE EASEMENT PROVIDED
2. (1) CANOPY TREE / 50 L.F. OF ROW	(2) CANOPY TREES PROVIDED
AT 240' OF ROW, 5 CANOPY TREES REQ.	
3. (1) ACCENT TREE / 50 L.F. OF ROW	(1) ACCENT TREES PROVIDED
AT 240' OF ROW, 5 ACCENT TREES REQ.	
4. HEADLIGHT SCREENING @ PARKING	ALTERNATIVE 1 PROVIDED (5 BERM W/24" HT EVERGREEN SHRUBS)
5. 15% REQUIRED LANDSCAPE	15% LANDSCAPE PROVIDED

PARKING AREA LANDSCAPING:

(1) CANOPY TREE / 10 PARKING SPACES	(10) CANOPY TREES PROVIDED
36 SPACES / 10 + 3.6 CANOPY TREES REQ.	
NO REQ. PARKING TO BE MORE THAN 100' FROM THE TRUNK OF A CANOPY TREE.	ALL SPACES ARE WITHIN 80' OF TRUNK OF CANOPY TREE

DETENTION BASIN:

(1) CANOPY TREE PER 100 SF	1 CANOPY TREE PROVIDED
1005 SQ FT / 720 SQ FT + 4.1 TREES	
(1) ACCENT TREE PER 1500 SF.	
3075 SQ FT / 1000 SQ. FT. = 2.05	

REQUEST THAT THE CURRENT LANDSCAPE DESIGN BE APPROVED WITHOUT VIOLATING THIS REQUIREMENT. THE OVERALL DESIGN INCORPORATES THE DETENTION BASIN AS A PART OF THE AESTHETIC AND IS SURROUNDED BY CANOPY TREES, ACCENT TREES AND BERMS THAT ARE IN EXCESS OF THE LANDSCAPE REQUIREMENT FOR THE SITE. THE BASIN IS REQUESTED TO BE APPROVED WITH BUFFALO GRASS BEING PLANTED AT THE BOTTOM

SYMBOL	DESCRIPTION	HEIGHT	SPACING	PLANTING NOTES	PLANTING DATE
(1)	1" CALIPER	10'	10'	1" CALIPER TREES TO BE PLANTED AT 10' SPACING	18 IN. 2023
(2)	1 1/2" CALIPER	10'	10'	1 1/2" CALIPER TREES TO BE PLANTED AT 10' SPACING	18 IN. 2023
(3)	2" CALIPER	10'	10'	2" CALIPER TREES TO BE PLANTED AT 10' SPACING	18 IN. 2023
(4)	3" CALIPER	10'	10'	3" CALIPER TREES TO BE PLANTED AT 10' SPACING	18 IN. 2023
(5)	4" CALIPER	10'	10'	4" CALIPER TREES TO BE PLANTED AT 10' SPACING	18 IN. 2023
(6)	5" CALIPER	10'	10'	5" CALIPER TREES TO BE PLANTED AT 10' SPACING	18 IN. 2023
(7)	6" CALIPER	10'	10'	6" CALIPER TREES TO BE PLANTED AT 10' SPACING	18 IN. 2023
(8)	7" CALIPER	10'	10'	7" CALIPER TREES TO BE PLANTED AT 10' SPACING	18 IN. 2023
(9)	8" CALIPER	10'	10'	8" CALIPER TREES TO BE PLANTED AT 10' SPACING	18 IN. 2023
(10)	9" CALIPER	10'	10'	9" CALIPER TREES TO BE PLANTED AT 10' SPACING	18 IN. 2023
(11)	10" CALIPER	10'	10'	10" CALIPER TREES TO BE PLANTED AT 10' SPACING	18 IN. 2023
(12)	11" CALIPER	10'	10'	11" CALIPER TREES TO BE PLANTED AT 10' SPACING	18 IN. 2023
(13)	12" CALIPER	10'	10'	12" CALIPER TREES TO BE PLANTED AT 10' SPACING	18 IN. 2023
(14)	13" CALIPER	10'	10'	13" CALIPER TREES TO BE PLANTED AT 10' SPACING	18 IN. 2023
(15)	14" CALIPER	10'	10'	14" CALIPER TREES TO BE PLANTED AT 10' SPACING	18 IN. 2023
(16)	15" CALIPER	10'	10'	15" CALIPER TREES TO BE PLANTED AT 10' SPACING	18 IN. 2023
(17)	16" CALIPER	10'	10'	16" CALIPER TREES TO BE PLANTED AT 10' SPACING	18 IN. 2023
(18)	17" CALIPER	10'	10'	17" CALIPER TREES TO BE PLANTED AT 10' SPACING	18 IN. 2023
(19)	18" CALIPER	10'	10'	18" CALIPER TREES TO BE PLANTED AT 10' SPACING	18 IN. 2023
(20)	19" CALIPER	10'	10'	19" CALIPER TREES TO BE PLANTED AT 10' SPACING	18 IN. 2023
(21)	20" CALIPER	10'	10'	20" CALIPER TREES TO BE PLANTED AT 10' SPACING	18 IN. 2023
(22)	21" CALIPER	10'	10'	21" CALIPER TREES TO BE PLANTED AT 10' SPACING	18 IN. 2023
(23)	22" CALIPER	10'	10'	22" CALIPER TREES TO BE PLANTED AT 10' SPACING	18 IN. 2023
(24)	23" CALIPER	10'	10'	23" CALIPER TREES TO BE PLANTED AT 10' SPACING	18 IN. 2023
(25)	24" CALIPER	10'	10'	24" CALIPER TREES TO BE PLANTED AT 10' SPACING	18 IN. 2023
(26)	25" CALIPER	10'	10'	25" CALIPER TREES TO BE PLANTED AT 10' SPACING	18 IN. 2023
(27)	26" CALIPER	10'	10'	26" CALIPER TREES TO BE PLANTED AT 10' SPACING	18 IN. 2023
(28)	27" CALIPER	10'	10'	27" CALIPER TREES TO BE PLANTED AT 10' SPACING	18 IN. 2023
(29)	28" CALIPER	10'	10'	28" CALIPER TREES TO BE PLANTED AT 10' SPACING	18 IN. 2023
(30)	29" CALIPER	10'	10'	29" CALIPER TREES TO BE PLANTED AT 10' SPACING	18 IN. 2023
(31)	30" CALIPER	10'	10'	30" CALIPER TREES TO BE PLANTED AT 10' SPACING	18 IN. 2023

APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by Planning & Zoning Commission of the City of Rockwall on the _____ day of _____ 2023

WITNESS OUR HAND, this _____ day of _____ 2023

Planning & Zoning Commission, Chairman _____ Director of Planning and Zoning _____

Interstate Classic Cars
Office + Auto Showroom
SPRINGER ROAD
ROCKWALL, TEXAS 75082

db constructors, inc.
2406 Great Southwest Pkwy
Ft Worth, TX 76106
TBAE Architecture Firm BR-74042



PLAN REVISION

DATE	DESCRIPTION	BY
11/14/23	SITE PLAN SUBMITTAL	MP

OWNER:
JR FLEMING INVESTMENTS
2855 OBSERVATION TRAIL
ROCKWALL, TX 75082

APPLICANT:
DB CONSTRUCTORS, INC
MATTHEW J PETERSON
972.857.8244
MATTHEW@ROCKWALLCONSTRUCTORS.COM

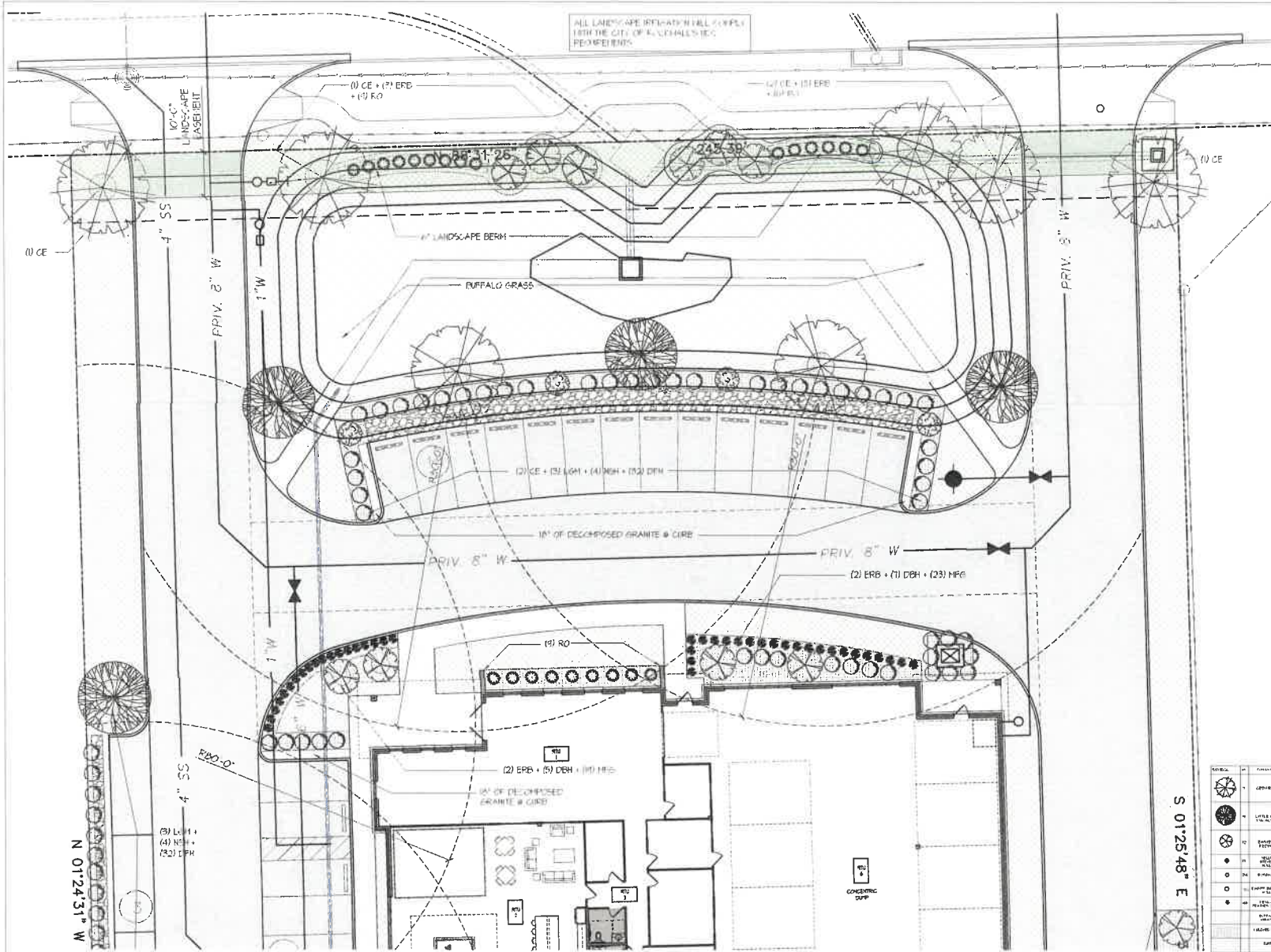
CASE NUMBER:

PROPERTY DESCRIPTION:
REMAINDER OF MAIN SPOT
REAL ESTATE, LLC
INST. NO. 2013.453548
D.R.R.C.T.

PROJECT NO. _____ SHEET NO. _____
DATE DRAWN _____ DATE CHECKED _____
DATE REVISION _____ DATE CHECKED _____
DATE APPROVED _____ DATE CHECKED _____

PROJECT: 19. JAMES HANCOCK INVESTMENT COMPANY (DB CONSTRUCTORS) 19.0000 SPRINGER ROAD ROCKWALL, TEXAS 75082
PLOT DATE: 06/15/2023 11:57 AM

PREPARED BY: JR FLEMING INVESTMENTS, 2635 OBSERVATION TRAIL, ROCKWALL, TX 75082
 DRAWN BY: MATHIEW J. PETERSON, JR FLEMING INVESTMENTS, 2635 OBSERVATION TRAIL, ROCKWALL, TX 75082
 DATE: 05/23/2023



ENLARGED LANDSCAPE PLAN | NORTH

NO.	SYMBOL	DESCRIPTION	DATE	BY
1	(Symbol)	CEILING LIGHT	05/23/2023	JR
2	(Symbol)	CONCRETE DRIVE	05/23/2023	JR
3	(Symbol)	CONCRETE DRIVE	05/23/2023	JR
4	(Symbol)	CONCRETE DRIVE	05/23/2023	JR
5	(Symbol)	CONCRETE DRIVE	05/23/2023	JR
6	(Symbol)	CONCRETE DRIVE	05/23/2023	JR
7	(Symbol)	CONCRETE DRIVE	05/23/2023	JR
8	(Symbol)	CONCRETE DRIVE	05/23/2023	JR
9	(Symbol)	CONCRETE DRIVE	05/23/2023	JR
10	(Symbol)	CONCRETE DRIVE	05/23/2023	JR
11	(Symbol)	CONCRETE DRIVE	05/23/2023	JR
12	(Symbol)	CONCRETE DRIVE	05/23/2023	JR
13	(Symbol)	CONCRETE DRIVE	05/23/2023	JR
14	(Symbol)	CONCRETE DRIVE	05/23/2023	JR
15	(Symbol)	CONCRETE DRIVE	05/23/2023	JR
16	(Symbol)	CONCRETE DRIVE	05/23/2023	JR
17	(Symbol)	CONCRETE DRIVE	05/23/2023	JR
18	(Symbol)	CONCRETE DRIVE	05/23/2023	JR
19	(Symbol)	CONCRETE DRIVE	05/23/2023	JR
20	(Symbol)	CONCRETE DRIVE	05/23/2023	JR
21	(Symbol)	CONCRETE DRIVE	05/23/2023	JR
22	(Symbol)	CONCRETE DRIVE	05/23/2023	JR
23	(Symbol)	CONCRETE DRIVE	05/23/2023	JR
24	(Symbol)	CONCRETE DRIVE	05/23/2023	JR
25	(Symbol)	CONCRETE DRIVE	05/23/2023	JR
26	(Symbol)	CONCRETE DRIVE	05/23/2023	JR
27	(Symbol)	CONCRETE DRIVE	05/23/2023	JR
28	(Symbol)	CONCRETE DRIVE	05/23/2023	JR
29	(Symbol)	CONCRETE DRIVE	05/23/2023	JR
30	(Symbol)	CONCRETE DRIVE	05/23/2023	JR
31	(Symbol)	CONCRETE DRIVE	05/23/2023	JR
32	(Symbol)	CONCRETE DRIVE	05/23/2023	JR
33	(Symbol)	CONCRETE DRIVE	05/23/2023	JR
34	(Symbol)	CONCRETE DRIVE	05/23/2023	JR
35	(Symbol)	CONCRETE DRIVE	05/23/2023	JR
36	(Symbol)	CONCRETE DRIVE	05/23/2023	JR
37	(Symbol)	CONCRETE DRIVE	05/23/2023	JR
38	(Symbol)	CONCRETE DRIVE	05/23/2023	JR
39	(Symbol)	CONCRETE DRIVE	05/23/2023	JR
40	(Symbol)	CONCRETE DRIVE	05/23/2023	JR
41	(Symbol)	CONCRETE DRIVE	05/23/2023	JR
42	(Symbol)	CONCRETE DRIVE	05/23/2023	JR
43	(Symbol)	CONCRETE DRIVE	05/23/2023	JR
44	(Symbol)	CONCRETE DRIVE	05/23/2023	JR
45	(Symbol)	CONCRETE DRIVE	05/23/2023	JR
46	(Symbol)	CONCRETE DRIVE	05/23/2023	JR
47	(Symbol)	CONCRETE DRIVE	05/23/2023	JR
48	(Symbol)	CONCRETE DRIVE	05/23/2023	JR
49	(Symbol)	CONCRETE DRIVE	05/23/2023	JR
50	(Symbol)	CONCRETE DRIVE	05/23/2023	JR

APPROVED: _____
 I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas
 was approved by Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2023.
 WITNESS OUR HAND, this _____ day of _____, 2023.
 Planning & Zoning Commission, Chairman _____ Director of Planning and Zoning _____

Interstate Classic Cars
Office + Auto Showroom
SPRINGER ROAD
ROCKWALL, TEXAS 75082

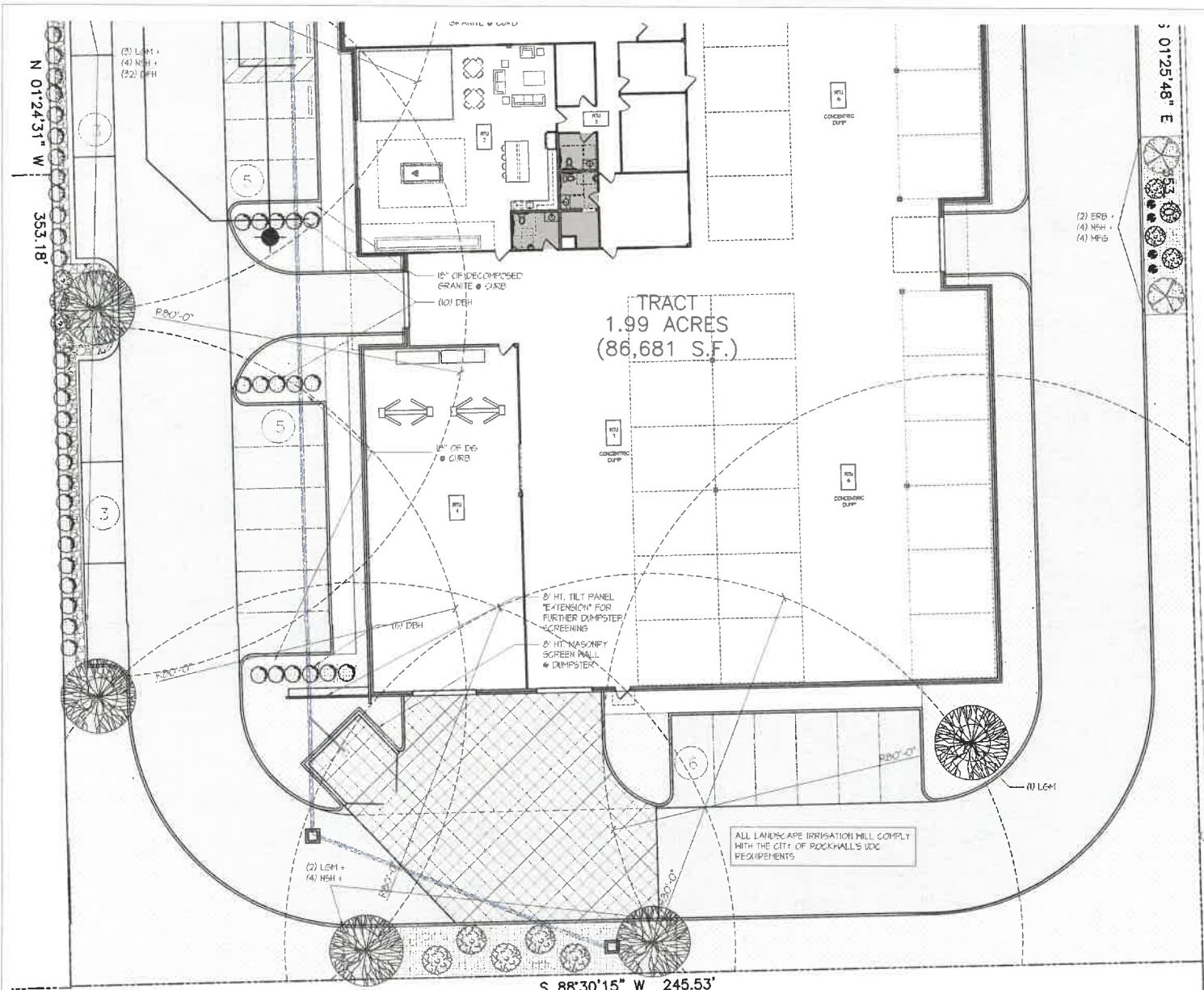
db constructors, inc.
2400 Great Southwest Pkwy
Suite 100
Rockwall, TX 75087
TBAE Architecture Firm BR-4042

OWNER:
JR FLEMING INVESTMENTS
2635 OBSERVATION TRAIL
ROCKWALL, TX 75082

APPLICANT:
DB CONSTRUCTORS, INC
MATTHEW J PETERSON
972.837.6244
MATH@DBCONSTRUCTORS.COM

PROPERTY DESCRIPTION:
REMAINDER OF MAX SPOT
REAL ESTATE, LLC
INST. NO. 2013-483546
D.R.A.C.T.

THIS PLAN IS THE PROPERTY OF DB CONSTRUCTORS, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE DESCRIBED HEREON. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DB CONSTRUCTORS, INC.



TRACT
1.99 ACRES
(86,681 S.F.)

ALL LANDSCAPE IRRIGATION WILL COMPLY WITH THE CITY OF ROCKHALL'S UDC REQUIREMENTS

1 ENLARGED LANDSCAPE PLAN | SOUTH

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

SYMBOL	NO.	DESCRIPTION	QUANTITY	DATE	BY
(Tree symbol)	1	LEMON LIME	10	05/23/23	MP
(Tree symbol)	2	SMALL TREE	10	05/23/23	MP
(Tree symbol)	3	SHRUB	10	05/23/23	MP
(Tree symbol)	4	GROUND COVER	10	05/23/23	MP
(Tree symbol)	5	SMALL TREE	10	05/23/23	MP
(Tree symbol)	6	SHRUB	10	05/23/23	MP
(Tree symbol)	7	GROUND COVER	10	05/23/23	MP
(Tree symbol)	8	SMALL TREE	10	05/23/23	MP
(Tree symbol)	9	SHRUB	10	05/23/23	MP
(Tree symbol)	10	GROUND COVER	10	05/23/23	MP

APPROVED: _____
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2023.
WITNESS OUR HAND, this _____ day of _____, 2023.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

Interstate Classic Cars
Office + Auto Showroom
SPRINGER ROAD
ROCKWALL, TEXAS 75082

db constructors, inc.
2400 Great Southwest Freeway
Suite 100
Rockwall, TX 75086
TBAE Architecture Firm BR-4042

JR FLEMING INVESTMENTS
2635 OBSERVATION TRAIL
ROCKWALL, TX 75082

APPLICANT:
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MATTHEW@DBCONSTRUCTORS.COM

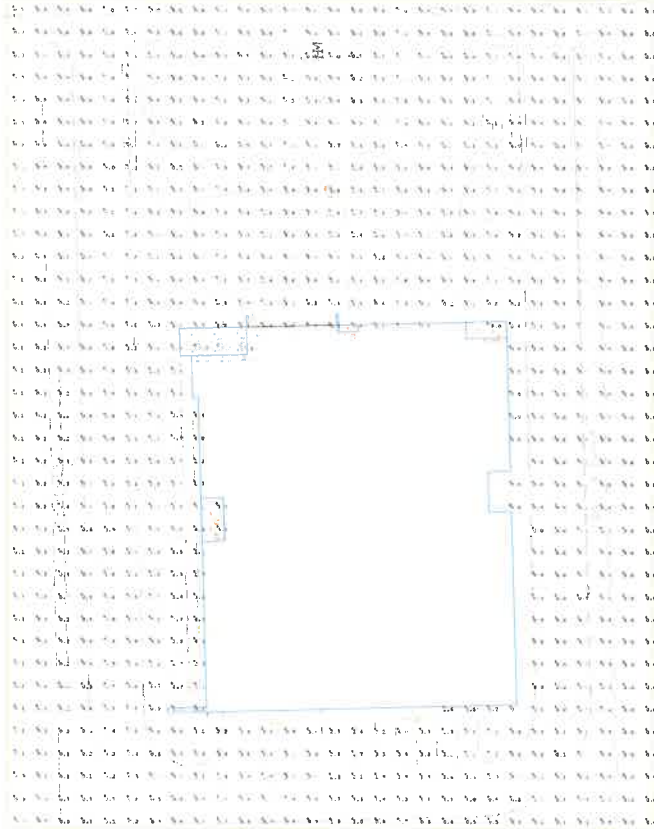
PROPERTY DESCRIPTION:
REMAINDER OF MAX SPOT
REAL ESTATE, LLC
INST. NO. 2015-453546
D.R.R.C.T.

DATE NUMBER: _____
SHEET NO: **LD-3**

- GENERAL NOTES:
 1. NOT FOR CONSTRUCTION PURPOSES.
 2. ALL CALCULATIONS CONTAIN AN ERROR FACTOR OF +/- 10%.
 3. CALCULATION POINT SPACING IS 10' x 10'.
 4. ALL CALCULATIONS ARE IN FOOT/CANDELA MEASUREMENTS.
 5. UNLESS OTHERWISE NOTED - ALL REFLECTANCE VALUES ARE CALCULATED USING THE DEFAULT VALUES OF: SURFACE = 2, WALLS = 5, CEILING = 8



Bell & McCoy
 Lighting and Controls
 4830 Neil Road
 Farmers Branch, TX 75244



REV	DATE	BY	CHKD	DESCRIPTION	APP	REV	DATE	BY	CHKD	DESCRIPTION
1	04/19/2023	J.PENTON		ISSUED FOR PERMIT						
2	04/19/2023	J.PENTON		REVISED PER COMMENTS						
3	04/19/2023	J.PENTON		REVISED PER COMMENTS						

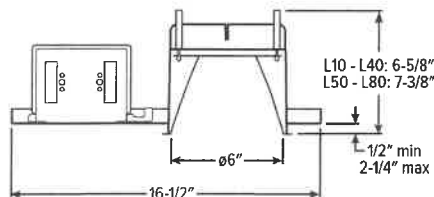
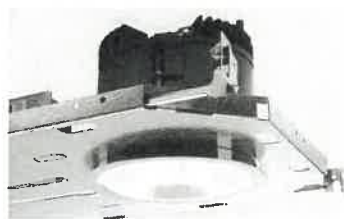
INTERSTATE CLASSIC CARS

Revisions:
 X XXXXXXXX

Drawn By:
 J. PENTON
 Date:
 4/19/2023
 Scale:
 N.T.S.
 Sheet Title:
 Site Photometrics
 Sheet No.
 1



6DR LED 6" Downlight – Round



CATALOG #: 6DR-TL-L10/840-DIM-UNV-OW-OF-CS-WET-CC

TYPE: DL

PROJECT: Interstate Classic Cars

NEW CONSTRUCTION AND REMODEL

ORDERING EXAMPLE: 6DR - TL - L20/835 - OPTIONS - CONTROL/DIM - UNV - OW - OF - CS - TRIM OPTIONS - N - F1

HOUSING

SERIES	LUMENS ^[1]	CRI	CCT	OPTIONS	CONTROL	DRIVER ^[2]	VOLTAGE
6DR - TL TrimLock	L10 1,000lm ^[3]	8 80	27 2700K	SCA__ Sloped ceiling adapter ^[15]	- None	DIM Dimming driver, 0-10V	UNV 120-277V
	L15 1,500lm	9 90 ^[4]	30 3000K	ATH Airtight construction	AVI-LVFA Avi-on wireless fixture control ^[11]	DIM1 1% Dimming driver, 0-10V	347 347V ^[13]
	L20 2,000lm		35 3500K	F Fuse		DA Driver with 12V auxiliary power, without external dimming wires ^[12]	
	L30 3,000lm		40 4000K	EM/7W 7-watt emergency battery ^[6]			
	L40 4,000lm		50 5000K	EM/10W 10-watt emergency battery ^[7]			
	L50 5,000lm			EM/10W/RTS 10-watt emergency battery with regressed test switch ^[8]			
	L60 6,000lm			CP Chicago plenum (CCEA) ^[9]			
	L70 7,000lm			SDT Stepdown transformer ^[10]			
	L80 8,000lm						

TRIM ^[14]

TRIM TYPE	DISTRIBUTION ^[15]	FLANGE TYPE	REFLECTOR FINISH	TRIM OPTIONS
O Open reflector	W Wide	OF 1/2" standard flange	Open trim types	MWT Textured white trim flange ^[23]
L Flush lens	65° Open	SF 1/4" mud-in flange ^[21]	CS Clear semi-specular anodize	IP IP65 rated trim ^[24]
R Regressed lens	55° Flush		SG Satin-glow anodize	AD Diffuse acrylic lens ^[25]
A Angled lens ^[16]	55° Regressed		GD Gold anodize	PD Diffuse 1/8" polycarbonate lens ^[26]
S Non-conductive flush lens for shower applications ^[17]	M Medium ^[18]		CG Champagne gold anodize	TD Diffuse polycarbonate lens media at top of open reflector ^[27]
	35° Open		PW Pewter anodize	WET/CC Wet location, covered ceiling listed ^[28]
	35° Flush		SPC Clear specular anodize	AM Anti-microbial ^[29]
	35° Regressed		RG Rose gold anodize	
	N Narrow ^[19]		WH White texture powder coat	
	10° Open		BL Black texture powder coat	
	25° Flush		Lens trim types	
	25° Regressed		CS Clear semi-specular powder coat	
	WW Wall wash ^[20]		WH White texture powder coat	
			BL Black texture powder coat	
			MB Black texture splay with white flange ^[22]	

MOUNTING

MOUNTING TYPE ^[30]	MOUNTING HARDWARE ^[31]
N Open pan for new construction	F1 Integral 2-position fixed pan bracket, universal bar hanger included ^[34]
I IC-rated enclosure for new construction ^[32]	BA1 Adjustable butterfly pan bracket, bar hanger not included ^[35]
R Remodel kit ^[33]	CA1 Adjustable caterpillar pan bracket, universal bar hanger included ^[36]

NOTES

- Lumen output based on O trim type, W distribution and CS finish, 3500K/80CRI. Actual lumens may vary +/-5%. See page 2 for FIXTURE PERFORMANCE DATA.
- See page 7 for ADDITIONAL DRIVER OPTIONS.
- Not available with EM/10W emergency batteries.
- Extended lead times may apply. Consult factory for availability.
- 11-1/2" aperture, specify degrees of slope in 5° increments, 05°-30°. Not available with I Mounting Type, ATH or WET/CC options. Painted white. Other colors available, consult factory. See page 3 for SLOPED CEILING ADAPTOR DETAILS.
- N and R Mounting Types only. Not available with ATH or IP options.
- N and R Mounting Types only. Not available with ATH or IP options.
- Not available with WET/CC, ATH or IP options. N and R Mounting Types only. See page 5 for EM/10W/RTS DETAILS.
- I Mounting Type required.
- May be required for 347V, see product builder at hew.com/product-builder.
- DA Driver only. See page 7 for AVI-ON BLUETOOTH WIRELESS CONTROL DETAILS.
- Avi-on Controls only.
- Not available with EM batteries, DMX Driver, or Avi-on Controls.
- Trim ships separately.
- Beam angle based on CS or WH reflector finish. See page 2 for FIXTURE PERFORMANCE DATA.
- Available with WW Distribution only.
- W Distribution, OF Flange Type and WH Reflector Finish only. Standard with AD diffuse acrylic lens. IP and WET/CC options standard.
- Not available with lumen stops L50 and higher when specified with flush or regressed trim types.
- Not available with lumen stops L50 and higher when specified with flush or regressed trim types.
- O and A Trim Types only.
- For use with mud-in plaster construction only, supplied with mud flange installation kit. See page 4 for FLANGE TYPE DETAILS. Not available with ATH or IP options.
- R Trim Type only. Not available with MWT.
- Not available with WH Reflector Finish, L or S Trim Types.
- L and R trim types only.
- Not available with O trim type. W and WW distributions only.
- Not available with O trim type. W and WW distributions only.
- O Trim Type only. WET/CC standard unless ordered with EM/RTS. L50 lumen package max.
- L50 lumen package max with O Trim Type. Not available with PD trim option.
- WH and BL Reflector Finishes only. Not available with S Trim Type.
- Mounting hardware required (N and I only), ordered separately, see MOUNTING HARDWARE ordering info. See page 4 for MOUNTING TYPE DETAILS.
- Additional mounting hardware options available. See page 6 for MOUNTING HARDWARE DETAILS.
- L30 lumen package max.
- Also used in new construction sheetrock ceilings. Pan-less installation.
- N and I Mounting Types only. I Mounting requires external brackets.
- N Mounting Type only.
- N Mounting Type only.

6DR LED 6" Downlight – Round

FEATURES

TrimLock®

- Innovative TrimLock reflector retention system ensures trim remains flush with ceiling plane
- Wide range of lumen options for general illumination
- Beam angles ranging from 10° narrow to 65° wide for tailored performance
- Industry-leading efficacies as high as 116 lm/W
- New construction mounting pan, IC-rated, or pan-less remodel kit available
- Available on QuickShip
- Available with Avi-on wireless fixture controls



Available with BIOS® consult factory

SPECIFICATIONS

- HOUSING – Die-cast aluminum trim housing with forged aluminum heat sink. Galvanized steel splice compartment with driver mounting plate/enclosure. Swing-out mounting arms field adjust for ceiling thickness from 1/2" – 2-1/4".
- TRIMLOCK – Innovative TrimLock reflector retention system ensures the trim remains flush with the ceiling plane.
- OPEN REFLECTOR – Low-iridescent anodized aluminum. Clear semi-specular finish standard.
- LENSED TRIM – Die-cast aluminum frame with micro-prismatic, acrylic lens.
- ELECTRICAL – High-performance Class 2 C.O.B. LED array. Modular quick-connect plug for easy field-connection of LED light assembly to driver. Reported L70>55,000 hours. Reported L90>55,000 hours. Estimated L70 = 200,000 hours.
- MOUNTING – Recessed. 20 ga. galvanized steel mounting pan for new construction or IC-rated enclosure. Remodel kit option includes receiver bracket hardware. Minimum 24" O.C. marked spacing required for L60 - L80 lumen packages.
- LISTINGS –
 - cCSAus conforms to UL STD 1598; Certified to CAN/CSA STD C22.2 No. 250.0 for dry and damp locations. LED light assembly conforms to UL 2108 for remote installation.
 - Suitable for wet location under covered ceiling when specified with WET/CC or TD options.
 - ENERGY STAR® certified in select configurations, see www.energystar.gov
 - IC-rated for direct contact with insulation when specified with I Mounting Type.
 - City of Chicago Environmental Air approved when specified with CP option.
 - Complies with ASTM-E283 when specified with ATH option.
 - RoHS compliant.
 - Title 24 (JAB) compliant in select configurations, see www.cacertappliances.energy.ca.gov.
 - WARRANTY – 5-year limited warranty, see hew.com/warranty.

FIXTURE PERFORMANCE DATA

OPEN REFLECTOR TRIM TYPE

	DIST.	DELIVERED LUMENS	WATTAGE	EFFICACY (lm/W)
L10	W	1014	8.7	116.9
	M	982	8.7	113.2
	N	1003	8.7	115.7
L15	W	1497	13.8	108.6
	M	1495	13.8	108.4
	N	1528	13.8	110.8
L20	W	1988	19.0	104.6
	M	1983	19.1	103.8
	N	2026	19.1	106.1
L30	W	3062	26.9	114.0
	M	3003	26.9	111.8
	N	3000	26.9	111.7
L40	W	4094	36.5	112.2
	M	4016	36.4	110.3
	N	4011	36.4	110.2
L50	W	5014	43.9	114.1
	M	4935	43.9	112.3
	N	5047	43.9	114.9
L60	W	6043	54.0	111.9
	M	5948	54.0	110.1
	N	6083	54.0	112.6
L70	W	7008	67.8	103.3
	M	6898	67.8	101.7
	N	7055	67.8	104.0
L80	W	8018	79.8	100.5
	M	7891	79.8	98.9
	N	8071	79.8	101.2

FLUSH LENS TRIM TYPE

	DIST.	DELIVERED LUMENS	WATTAGE	EFFICACY (lm/W)
L10	W	774	8.7	89.2
	M	910	8.7	104.9
	N	909	8.7	104.8
L15	W	1178	13.8	85.4
	M	1385	13.8	100.4
	N	1384	13.8	100.4
L20	W	1562	19.5	80.1
	M	1837	19.1	96.1
	N	1836	19.5	94.2
L30	W	2335	26.9	86.9
	M	2782	26.9	103.6
	N	2718	26.9	101.2
L40	W	3122	36.5	85.5
	M	3720	36.4	102.2
	N	3635	36.4	99.9
L50	W	3824	43.9	87.0
	M	-	-	-
	N	-	-	-
L60	W	4609	54.0	85.4
	M	-	-	-
	N	-	-	-
L70	W	5345	67.8	78.8
	M	-	-	-
	N	-	-	-
L80	W	6115	79.8	76.7
	M	-	-	-
	N	-	-	-

REGRESSED LENS TRIM TYPE

	DIST.	DELIVERED LUMENS	WATTAGE	EFFICACY (lm/W)
L10	W	716	8.7	82.5
	M	883	8.7	101.7
	N	897	8.7	103.4
L15	W	1090	13.8	79.0
	M	1344	13.8	97.4
	N	1366	13.8	99.1
L20	W	1445	19.5	74.1
	M	1782	19.1	93.3
	N	1812	19.5	92.9
L30	W	2160	26.9	80.4
	M	2699	26.9	100.5
	N	2683	26.9	99.9
L40	W	2889	36.5	79.1
	M	3609	36.4	99.1
	N	3587	36.4	98.6
L50	W	3537	43.9	80.5
	M	-	-	-
	N	-	-	-
L60	W	4264	54.0	79.0
	M	-	-	-
	N	-	-	-
L70	W	4945	67.8	72.9
	M	-	-	-
	N	-	-	-
L80	W	5657	79.8	70.9
	M	-	-	-
	N	-	-	-

MULTIPLIER TABLES

	COLOR TEMPERATURE	
	CCT	CONVERSION FACTOR
80 CRI	2700K	0.92
	3000K	0.98
	3500K	1.00
	4000K	1.01
	5000K	1.02
90 CRI	2700K	0.76
	3000K	0.79
	3500K	0.82
	4000K	0.84
	5000K	0.88

	REFLECTOR FINISH	
	CATALOG NUMBER	CONVERSION FACTOR
O TRIM	CS	1.00
	SG ¹	0.92
	GD	0.93
	CG	0.96
	PW	0.86
	SPC	1.02
	RG	0.88
	WH ¹	0.89
BL ¹	0.47	
R TRIM	WH	1.00
	CS	0.98
	BL	0.79

TRIM	
CATALOG NUMBER	CONVERSION FACTOR
S	0.85
AD	0.85
PD	0.85
TD	0.75
WET/CC ²	0.85

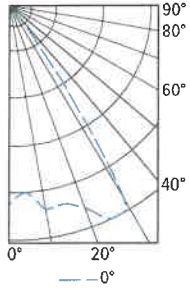
- 1 Distribution will also be affected, consult factory.
 - 2 Use multiplier when specified with O Trim Type.
- Photometrics tested in accordance with IESNA LM-79. Results shown are based on 25°C ambient temperature.
 - Wattage shown is based on 120V input.
 - Results based on 3500K, 80 CRI, actual lumens may vary +/-5%
 - Use multiplier tables to calculate additional options.



6DR LED 6" Downlight – Round

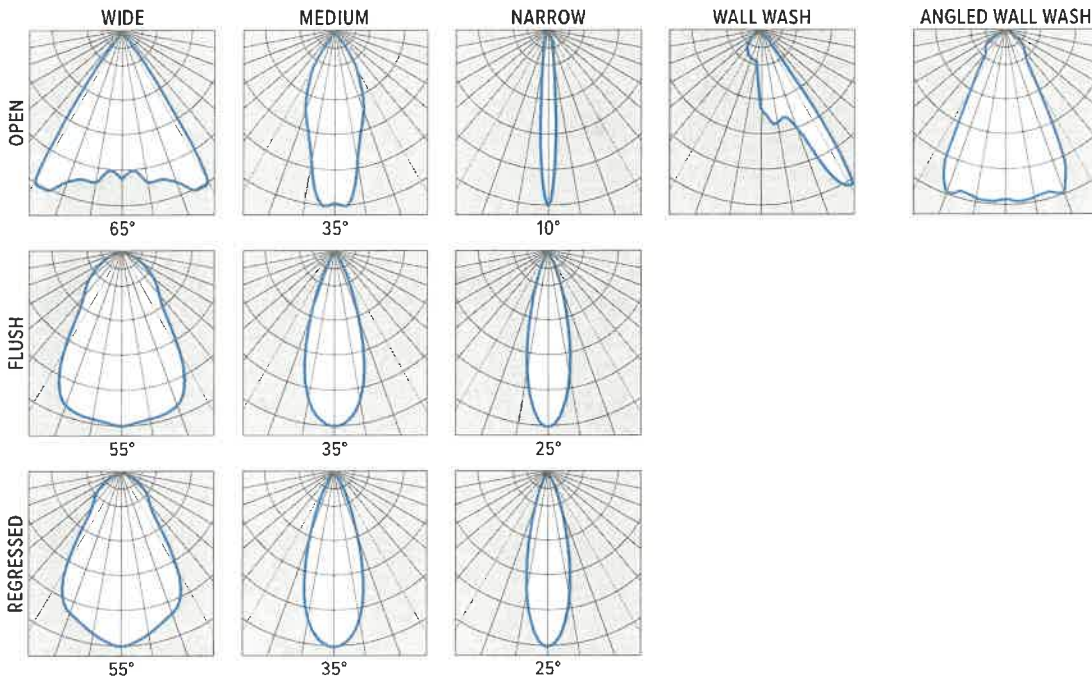
PHOTOMETRY

6DR-TL-L20/835-DIM-UNV-OW-OF-CS Report #: 20687; 12/12/18 | Total Luminaire Output: 1988 lumens; 19.0 Watts | Efficacy: 104.6 lm/W | 82.9 CRI; 3457K CCT



CANDLEPOWER DISTRIBUTION	VERTICAL ANGLE	HORIZONTAL ANGLE	ZONAL LUMENS
		0°	
	0	1672	
	5	1579	151
	15	1735	492
	25	1982	917
	35	604	380
	45	46	36
	55	13	12
	65	2	2
	75	0	0
	85	0	0
	90	0	0

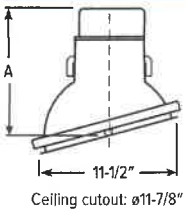
LUMEN SUMMARY	ZONE	LUMENS	% FIXTURE
	0 - 40	1939	98
	0 - 60	1987	100
	0 - 90	1988	100
	0 - 180	1988	100



TRIMLOCK DETAILS



SLOPED CEILING ADAPTOR DETAILS



LUMENS	A (HEIGHT)					PLENUM HEIGHT	
	5°	10°	15°	20°	25°		30°
L10 - L40	10-11/16"	10-7/8"	10-15/16"	10-7/8"	10-13/16"	10-5/8"	11-1/4"
L50 - L80	11-7/16"	11-9/16"	11-5/8"	11-5/8"	11-1/2"	11-1/4"	12"

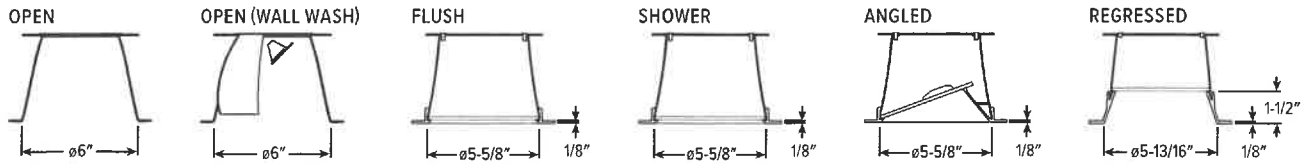
15° Shown



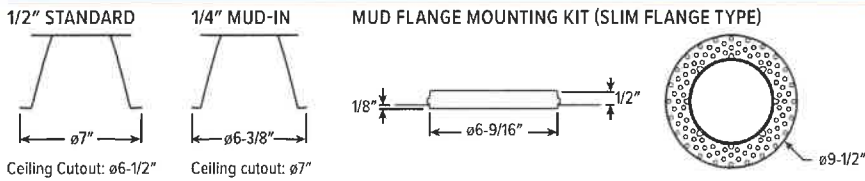
6DR LED

6" Downlight – Round

TRIM TYPE DETAILS



FLANGE TYPE DETAILS

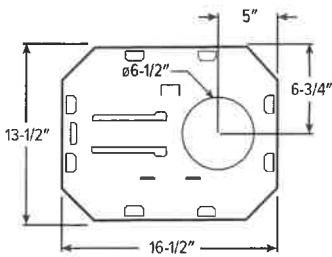


REFLECTOR FINISH DETAILS

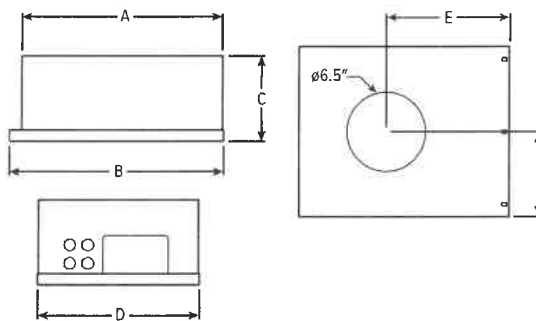


MOUNTING TYPE DETAILS

NEW CONSTRUCTION

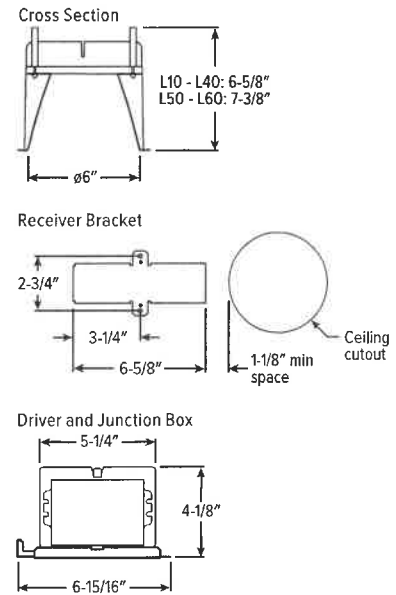


IC-RATED



LUMENS	LENGTH					
	A	B	C	D	E	F
L10 - L20	15-3/16"	16"	6-3/8"	12-1/8"	9-1/2"	6-1/16"
L30	16-5/8"	17-1/2"	7-7/8"	14"	10-1/4"	7"

REMODEL



6DR LED

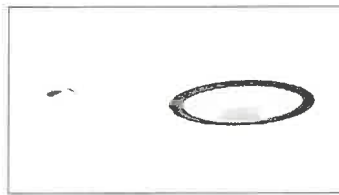
6" Downlight – Round

APERTURE ADAPTOR ORDERING INFO

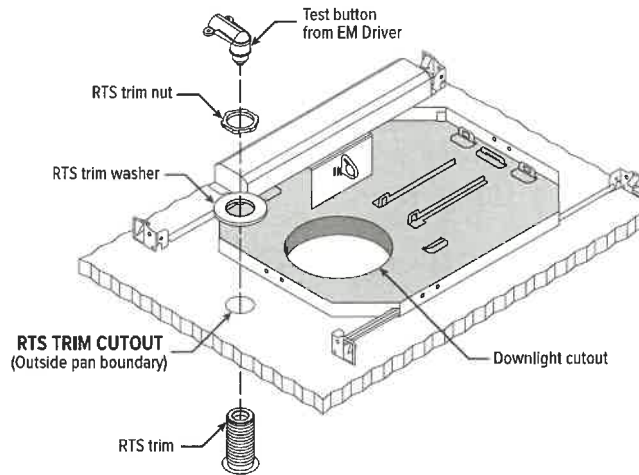
ORDERING EXAMPLE: 4DR - GR - 0575 - WH			
SERIES	CATALOG NUMBER	CEILING CUTOUT	FINISH
4AR	6AR	Specify ceiling cutout in 1/8" increments. Example: 5.75" = 0575 See Kit Components for application limits.	CS Clear semi-specular powder coat
4DR	6DR		WH White texture powder coat
4DS	6DS		BL Black texture powder coat
4PR	6PR		
4PS	6PS		
	8DR		

Additional finishes available, consult factory. For use with remodel downlights. For limitations and instructions, see hew.com/aperture-adaptor.pdf

EM/10W/RTS DETAILS



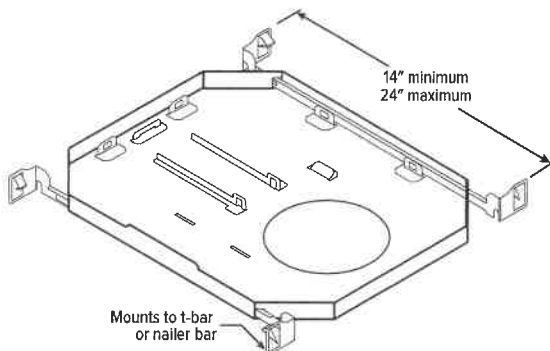
Shown Installed



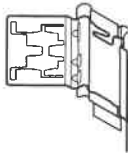
6DR LED 6" Downlight – Round

MOUNTING HARDWARE DETAILS

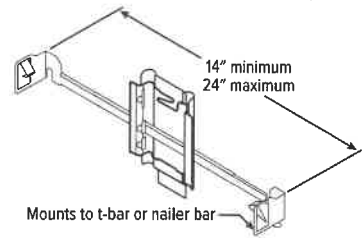
F1 Integral 2-position fixed pan bracket, universal bar hanger included



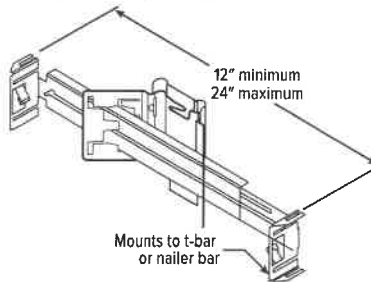
BA1 Adjustable butterfly pan bracket, bar hanger not included (N Mounting Type only)



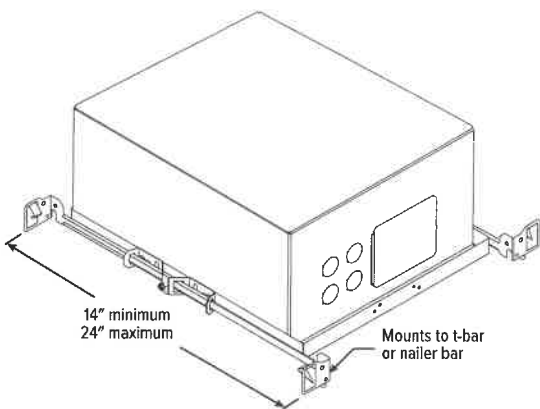
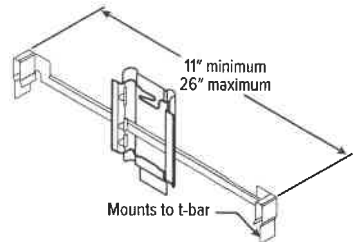
CA1 Adjustable caterpillar pan bracket, universal bar hanger included (N Mounting Type only)



BA2 Adjustable butterfly pan bracket, heavy-duty universal bar hanger included (N Mounting Type only)



CA2 Adjustable caterpillar pan bracket, t-bar hanger included (N Mounting Type only)



F1 with I Mounting Type

SEE NEXT PAGE FOR CONTROL DETAILS.



6DR LED 6" Downlight – Round

AVI-ON BLUETOOTH WIRELESS CONTROL DETAILS

AVI-ON NETWORK FEATURES

Simple

- Gateway-free distributed control
- Factory pre-commissioning
- Contractor friendly installation
- Occupancy/vacancy/daylight sensing

Scalable

- Virtually unlimited network size
- Spans small areas to large warehouses
- Flexible control strategies

Secure

- Optional cloud connectivity
- UL IoT platinum security rating
- DLC 5.0 compliant

DIGITAL INSTALLATION TOOLS

Avi-On mobile apps provide intuitive, quick installation and commissioning. Pro tools are available to qualified installers.



Commissioning Mobile App

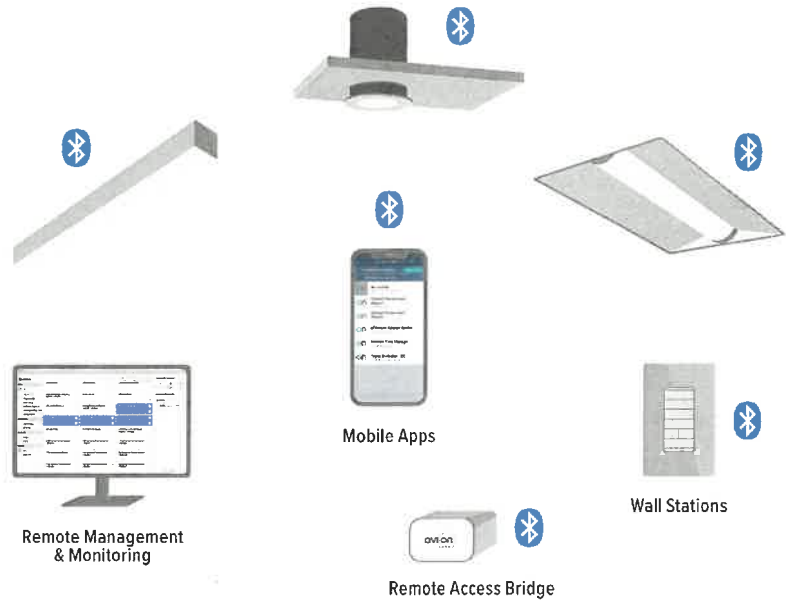


Zone Scanner Web App



Commissioning Pro App

SYSTEM COMPONENTS



The Bluetooth® word mark and logos are registered trademarks owned by Bluetooth SIG, Inc. and any use of such marks by Avi-On is under license. Other trademarks and trade names are those of their respective owners.

ACCESSORIES

WALL STATIONS	
AVI-2401AC	Scene controller - numbered 1-4, 120-277VAC
AVI-2402BAT	Scene controller - numbered 1-4, battery powered
AVI-2401AC-2	Dimmer with presets - percentages, 120-277VAC
AVI-2402BAT-2	Dimmer with presets - percentages, battery powered
AVI-SWITCH	AC paddle wall switch
AVI-DIMMER	Circuit dimmer switch
CONNECTIVITY	
AVI-2001RAB-01-P	Remote access bridge for projects 100 or greater
AVI-2001RAB-01-C	Remote access bridge for projects less than 100
AVI-KIT-NTM	Network time manager with Battery Backup
CEILING MOUNT SENSORS	
AVI-KIT-SEN-DUCM	PIR motion and ultrasonic sensor kit
AVI-KIT-SEN-ICM	PIR motion and photocell sensor kit

For load controllers and additional accessory info, see hew.com/avi-on

ADDITIONAL DRIVER OPTIONS

Lumen restrictions apply: L40 max for DMX driver, L40 max for Lutron drivers, L50 max for ELDO drivers, L15 minimum for DIM LINE driver, L60 max for DIM LINE driver. R Mounting Type not available with DMX controls. R Mounting Type requires 12" minimum plenum depth when specified with VRF/DBI controls. 347V may require stepdown transformer, see product builder at hew.com/product-builder. I Mounting Type not available with Lutron controls.

CATALOG NUMBER	DESCRIPTION
DIM	Dimming driver prewired for 0-10V low voltage applications
DIM1	1% dimming driver prewired for 0-10V low voltage applications
DIM LINE	Line voltage dimming driver (TRIAC and ELV compatible at 120V only)
DA	Dimming driver with 12V auxiliary
DMX	0.1% dimming driver for DMX controls
LDE1	Lutron Hi-lume 1% EcoSystem dimming LED driver
VRF/DBI/LDE1	Lutron Vive integral fixture control, RF only (DFCSJ-OEM-RF) and digital link interface, for use with Lutron Hi-lume 1% EcoSystem dimming LED driver
FCJS/DIM	Lutron Vive PowPak wireless fixture control with dimming driver
FCJS/DIM1	Lutron Vive PowPak wireless fixture control with 1% dimming driver





MODEL #: ORSB500L4K

UPC #: 765364027109

Small Bullet Flood



Specifications

Electrical Specifications

- Input Wattage: 5W
- Efficacy: 111 LpW
- AC Input: 120/208/240 V
- Driver: Constant current, Class 2, 120-240VAC 50/60Hz

Lighting Specifications

- Total Lumens: 553
- Color Temperature: 4000K
- Color Rendering Index: 70

Housing Specifications

- Die-cast aluminum housing
- UV stabilized power coated finish
- Color: Bronze
- Lifespan: 50,000 hours

Lens Specifications

- Integral glare shield and tempered glass lens

Listings

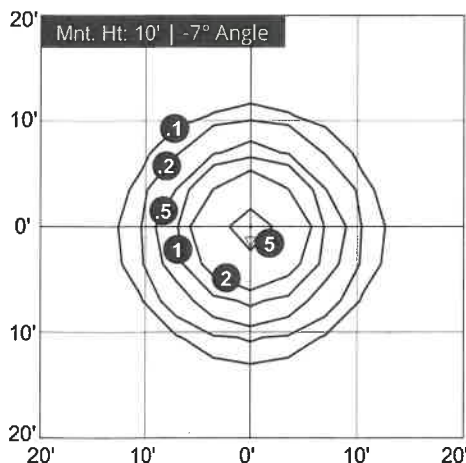
- UL/cUL standards for wet locations

Warranty

- 5-Year limited warranty

Model	Watts	Lumens	Volts	Color Temp.
ORSB500L4K	5 LED	553	120-240	4000K

Photometrics



Light Loss Factor	1.00
Total Lumens	552.91
Mounting Height	10'
Tilt	-7°
Max. Calculated Value	6.45 Fc



PROJECT INFORMATION

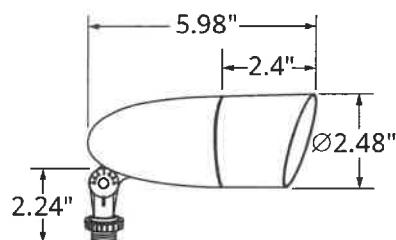
MODEL #: ORSB500L4K

UPC #: 765364027109

Small Bullet Flood

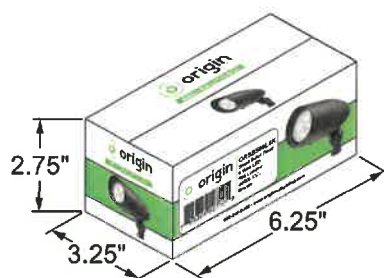
Dimensions

Product Dimensions



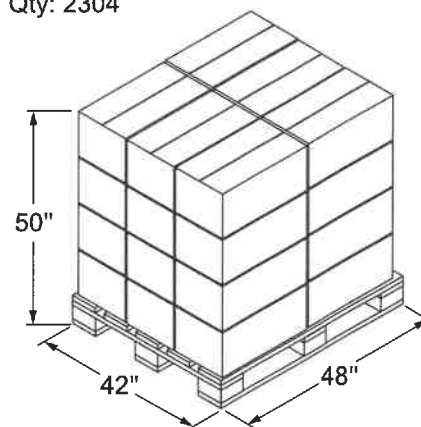
Carton Dimensions

Weight: 2.65 lbs.



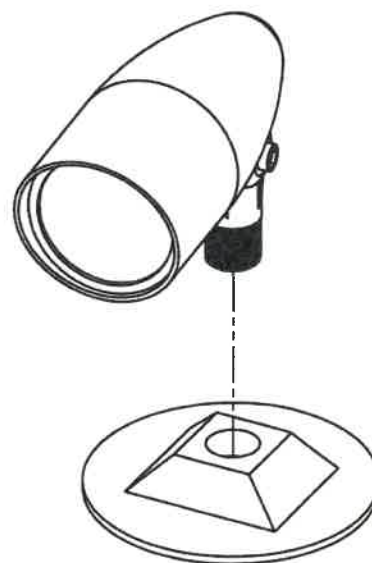
Pallet Dimensions

Qty: 2304



Installation

- Before starting ensure that the power is disconnected.
- Unpack fixture and ensure that there are no damaged parts.
- This fixture is supplied with a knuckle bracket for surface mounting.
- The knuckle is a 1/2" NPS thread with a locking nut.
- Seal thread with Teflon tape or silicone sealant prior to installation.
- Secure fixture to conduit thread.
- When the fixture is secured loosen the knuckle bolt to aim fixture to a desired angle.
- Tighten knuckle screw when desired angle is achieved.





Catalog #: MRS-LED-15L-SIL-2-40-70CRI

Project: Interstate Classic Cars

Prepared By: _____

Date: _____

Mirada Small Area (MRS)

Outdoor LED Area Light



IP66 IK08



OVERVIEW

Lumen Package	6,000 - 24,000
Wattage Range	39-196
Efficacy Range (LPW)	112-158
Fixture Weight lbs (kg)	20 (9.1)

QUICK LINKS

[Ordering Guide](#)[Performance](#)[Photometrics](#)[Dimensions](#)

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Fixtures are finished with LSI's DuraGrip[®] polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 27 lbs in carton.

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated seal.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in distribution types 2, 3, 5W, and FT.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377
- Minimum CRI of 70.
- Integral louver (IL) and integral half louver (IH) options available for enhanced backlight control.

Electrical

- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- L70 Calculated Life: >60K Hours
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F).
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10KV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls

- Optional integral passive infrared Bluetooth[™] motion and photocell sensor. Fixtures operate independently and can be commissioned via iOS or Android configuration app.
- LSI's AirLink[™] wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7.

Installation

- Designed to mount to square or round poles.
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional B3 drill pattern.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to <https://www.lsicorp.com/resources/terms-conditions-warranty/> for more information.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applications are qualified.
- IK08 rated luminaire per IEC 66262 mechanical impact code
- DesignLights Consortium[®] (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.



Mirada Small Area Light (MRS)

Type: _____

 **Have questions?** Call us at (800) 436-7800

ORDERING GUIDE

[Back to Quick Links](#)

TYPICAL ORDER EXAMPLE: MRS LED 18L SIL FT UNV DIM 40 70CRI ALBCS1 BLK IH

Prefix	Light Source	Lumen Package	Lens	Distribution	Orientation ²	Voltage	Driver
MRS - Mirada Small Area Light	LED	6L - 6,000 lms 9L - 9,000 lms 12L - 12,000 lms 15L - 15,000 lms 18L - 18,000 lms 21L - 21,000 lms 24L - 24,000 lms Custom Lumen Packages ³	SIL - Silicone	2 - Type 2 3 - Type 3 5W - Type 5 Wide FT - Forward Throw	(blank) - standard L - Optics rotated left 90° R - Optics rotated right 90°	UNV - Universal Voltage (120-277V) HV - High Voltage (347-480V)	DIM - 0-10V Dimming (0-10%)
Color Temp	Color Rendering	Controls (Choose One)			Finish	Options	
50 - 5,000 CCT 40 - 4,000 CCT 30 - 3,000 CCT	70CRI - 70 CRI	(Blank) - None Wireless Controls System ALS - AirLink Synapse Control System ALSCS2 - AirLink Synapse Control System with 12-20' MH Motion Sensor ALSCS4 - AirLink Synapse Control System with 20-40' MH Motion Sensor ALBCS1 - AirLink Blue Wireless Motion & Photo Sensor Controller (8-24' MH) ALBCS2 - AirLink Blue Wireless Motion & Photo Sensor Controller (25-40' MH) Stand-Alone Controls EXT - 0-10v Dimming leads extended to housing exterior CR7P - 7 Pin Control Receptacle ANSI C136.41 ³ IMSBT1 - Integral Bluetooth™ Motion and Photocell Sensor (8-24' MH) ⁴ IMSBT2 - Integral Bluetooth™ Motion and Photocell Sensor (25-40' MH) ⁴			BLK - Black BRZ - Dark Bronze GMG - Gun Metal Gray GPT - Graphite MSV - Metallic Silver PLP - Platinum Plus SVG - Satin Verde Green WHT - White	(Blank) - None IH - Integral Half Louver (Moderate Spill Light Cutoff) ² IL - Integral Louver (Sharp Spill Light Cutoff) ²	



Need more information?
Click here for our glossary

Have additional questions?
Call us at (800) 436-7800



Accessory Ordering Information⁵

CONTROLS ACCESSORIES	
Description	Order Number
Twist Lock Photocell (120V) for use with CR7P	122514
Twist Lock Photocell (208-277) for use with CR7P	122515
Twist Lock Photocell (347V) for use with CR7P	122516
Twist Lock Photocell (480V) for use with CR7P	1225180
AirLink 5 Pin Twist Lock Controller	661409
AirLink 7 Pin Twist Lock Controller	661410
Shorting Cap for use with CR7P	149328

FUSING OPTIONS ⁷	
Description	Order Number
Single Fusing (120V)	See Fusing Accessory Guide
Single Fusing (277V)	
Double Fusing (208V, 240V)	
Double Fusing (480V)	
Double Fusing (347V)	

SHIELDING OPTIONS	
Description	Order Number
Mirada Small	See Shielding Guide
Mirada Medium	
Mirada Large	
Zone Medium	
Zone Large	
Slice Medium	

1. Custom lumen and wattage packages available, consult factory. Values are within industry standard tolerances but not DLC listed.
2. Not available on "Type 5W" distribution.
3. Control device or shorting cap must be ordered separately. See Accessory Ordering Information.
4. IMSBT is field configurable via the LSI app that can be downloaded from your smartphone's native app store.
5. Accessories are shipped separately and field installed.
6. "CLR" denotes finish. See Finish options.
7. Fusing must be located in hand hole of pole. See [Fusing Accessory Guide](#) for compatibility.

Mirada Small Area Light (MRS)

Type: _____

Have questions? Call us at (800) 436-7800

ACCESSORIES

[Back to Quick Links](#)

MOUNTING ACCESSORIES		SHIELDING, POLES & MISC. ACCESSORIES			
Side Arm	Universal Mounting Bracket Mounts to $\geq 3"$ square or round (tapered/straight) poles with (2) mounting hole spaces between 3.5" to 5" Part Number: BKA UMB CLR		Integral Louver Field Install Integral Louver provides maximum backlight control by shielding each individual row of LEDs Part Number: 686485		
	Quick Mount Plate True one person installation to existing/new construction poles with hole spaces between 2.4 to 4.6" Part Number: BKS PQM B385 XX CLR			Integral Half Louver Field Install Integral Half Louver provides great backlight control without impacting front side distribution. Part Number: 743416	
	15° Tilt Quick Mount Plate True one person installation to existing/new construction poles with hole spaces between 2.4 to 4.6" Part Number: BKS PQ15 B385 XX CLR				External Shield External shield blocks view of light source from any side of luminaire, additional shielding configurations available Part Number: 783607BLK (3") / 776538BLK (6")
Tenon / Slipfitter	Adjustable Slipfitter Mounts onto a 2" (51mm) ID, 2.375" (60mm) O.D. tenon and provides 180° of tilt (max 45° above horizontal) Part Number: BKA ASF CLR		Square Poles 14 - 39' steel and aluminum poles in 4", 5" and 6" sizes for retrofit and new construction Part Number: 45Q/55Q/65Q		
	Square Tenon Top Mounts onto a 2" (51mm) ID, 2.375" (60mm) O.D. tenon and allows for mounting up to 4 luminaires Part Number: BKA XNM *			Round Poles 10 - 30' steel and aluminum poles in 4" and 5" sizes for retrofit and new construction Part Number: 4RP/5RP	
	Square Internal Slipfitter Mounts inside 4" or 5" square pole and allows for mounting up to 4 luminaires Part Number: BKA X_ISF * CLR			Tapered Poles 20' - 39' steel and aluminum poles for retrofit and new construction Part Number: RTP	
Wall Mount/ Wood Pole	Wall Mount Bracket Mounts onto vertical wall surface (hardware/anchors not included) Part Number: BKS XBO WM CLR		Bird Spikes 10' Linear Bird Spike Kit, 4' recommended per luminaire, includes silicone adhesive and application tool Part Number: 736795		
	Wood Pole Bracket Mounts onto wooden poles (6" minimum OD, hardware/anchors not included) Part Number: BKS XBO WP CLR				

Replace CLR with paint finish description

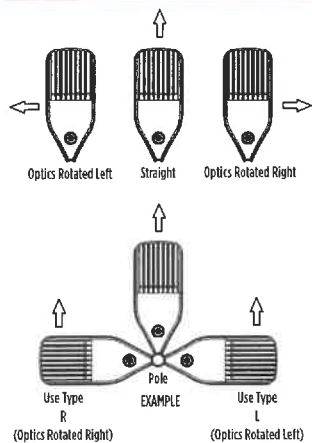
Replace XX with SQ for square pole or RD for round pole (as 3" OD)

Replace * with S (Single), D180 (Double @180°), D90 (Double @90°), T90 (Triple), Q90 (Quad)

Replace _ with 4 (4" square pole) or 5 (5" square pole)

OPTICS ROTATION

Top View



ACCESSORIES/OPTIONS

Integral Louver (IL) and House-Side Shield (IH)

Integral Louver (IL) and half louver (IH) accessory shields available for improved backlight control without sacrificing street side performance. LSI's Integral Louver (IL) and Integral House-Side Shield (IH) options deliver backlight control that significantly reduces spill light behind the poles for applications with pole locations close to adjacent properties. The design maximizes forward reflected light while reducing glare, maintaining the optical distribution selected, and most importantly eliminating light trespass. Both options rotate with the optical distribution.

Luminaire Shown with Integral Louver (IL)



Luminaire Shown with IMSBT Option



7 Pin Photoelectric Control


7-pin ANSI C136.41-2013 control receptacle option available for twist lock photocontrols or wireless control modules. Control accessories sold separately. Dimming leads from the receptacle will be connected to the driver dimming leads (Consult factory for alternate wiring).

Luminaire Shown with CR7P



Mirada Small Area Light (MRS)

Type: _____

 Have questions? Call us at (800) 436-7800

PERFORMANCE

[Back to Quick Links](#)

DELIVERED LUMENS*												
Lumen Package	Distribution	CRI	3000K CCT			4000K CCT			5000K CCT			Wattage
			Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	
6L	2	70	5918	149	B2-U0-G1	6136	155	B2-U0-G1	6122	155	B2-U0-G1	39
	3		6016	152	B1-U0-G2	6238	158	B1-U0-G2	6224	157	B1-U0-G2	
	5W		5690	144	B3-U0-G1	5899	149	B3-U0-G1	5886	149	B3-U0-G1	
	FT		5822	147	B1-U0-G1	6037	152	B1-U0-G1	6023	152	B1-U0-G1	
9L	2	70	9091	145	B2-U0-G2	9484	152	B2-U0-G2	9462	151	B2-U0-G2	63
	3		9241	148	B2-U0-G2	9641	154	B2-U0-G2	9619	154	B2-U0-G2	
	5W		8740	140	B3-U0-G2	9,118	146	B3-U0-G2	9097	144	B3-U0-G2	
	FT		8943	143	B2-U0-G2	9330	149	B2-U0-G2	9308	149	B2-U0-G2	
12L	2	70	12132	141	B3-U0-G2	12685	148	B3-U0-G2	12514	146	B3-U0-G2	86
	3		12333	143	B2-U0-G2	12894	150	B2-U0-G2	12721	148	B2-U0-G2	
	5W		11664	136	B4-U0-G2	12195	142	B4-U0-G2	12031	140	B4-U0-G2	
	FT		11935	139	B2-U0-G2	12479	145	B2-U0-G2	12311	143	B2-U0-G2	
15L	2	70	14220	128	B3-U0-G2	15167	137	B3-U0-G2	14488	131	B3-U0-G2	111
	3		14938	135	B2-U0-G2	15933	144	B2-U0-G2	15219	137	B2-U0-G2	
	5W		14304	129	B4-U0-G2	15257	137	B4-U0-G2	14574	131	B4-U0-G2	
	FT		14342	129	B2-U0-G2	15297	138	B2-U0-G2	14612	132	B2-U0-G2	
18L	2	70	16438	122	B3-U0-G3	17532	130	B3-U0-G3	16747	124	B3-U0-G3	135
	3		17267	128	B3-U0-G3	18417	137	B3-U0-G3	17592	131	B3-U0-G3	
	5W		16535	123	B4-U0-G2	17636	133	B5-U0-G3	16846	125	B4-U0-G2	
	FT		16578	123	B3-U0-G3	17682	131	B3-U0-G3	16890	125	B3-U0-G3	
21L	2	70	19488	118	B3-U0-G3	20786	126	B3-U0-G3	19885	120	B3-U0-G3	165
	3		20472	124	B3-U0-G3	21835	132	B3-U0-G3	20857	126	B3-U0-G3	
	5W		19604	119	B5-U0-G3	20,909	126	B5-U0-G3	19973	121	B5-U0-G3	
	FT		19655	119	B3-U0-G3	20964	127	B3-U0-G3	20025	121	B3-U0-G3	
24L	2	70	21976	112	B3-U0-G3	23439	120	B3-U0-G3	22390	114	B3-U0-G3	196
	3		23085	118	B3-U0-G3	24622	126	B3-U0-G3	23519	120	B3-U0-G3	
	5W		22105	113	B5-U0-G3	23578	120	B5-U0-G3	22522	115	B5-U0-G3	
	FT		22164	113	B3-U0-G3	23640	121	B3-U0-G3	22581	115	B3-U0-G3	

*LEDs are frequently updated therefore values are nominal.

ELECTRICAL DATA (AMPS)*						
Lumens	120V	208V	240V	277V	347V	480V
6L	0.34	0.20	0.17	0.15	0.12	0.09
9L	0.52	0.30	0.26	0.23	0.18	0.13
12L	0.72	0.41	0.36	0.31	0.25	0.18
15L	0.93	0.53	0.46	0.40	0.32	0.23
18L	1.12	0.65	0.56	0.49	0.39	0.28
21L	1.38	0.80	0.69	0.60	0.48	0.34
24L	1.63	0.94	0.82	0.71	0.56	0.41

*Electrical data at 25°C (77°F). Actual wattage may differ by +/-10%

RECOMMENDED LUMEN MAINTENANCE ¹					
Ambient Temp	Lumen Multiplier				
	0 hrs. ²	25K hrs. ²	50K hrs. ²	75K hrs. ³	100K hrs. ³
0 C - 25 C	100%	95%	89%	84%	79%
40 C	100%	94%	87%	80%	74%

- Lumen maintenance values at 25°C are calculated per TM-21 based on LM-80 data and in-situ luminaire testing.
- In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip).
- In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times NA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip).

Mirada Small Area Light (MRS)

Type: _____

 Have questions? Call us at (800) 436-7800

PHOTOMETRICS

[Back to Quick Links](#)

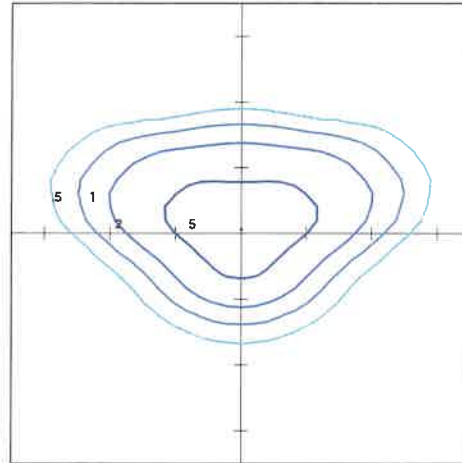
Luminaire photometry has been conducted by an accredited laboratory in accordance with IESNA LM-79. As specified by IESNA LM-79 the entire luminaire is tested as the source resulting in a luminaire efficiency of 100%.

MRS-LED-18L-SIL-2-40-70CRI

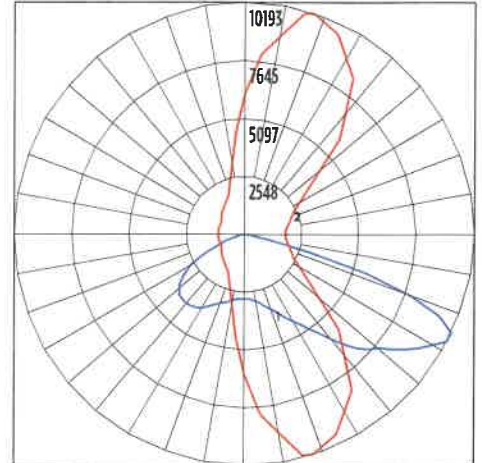
Luminaire Data	
Type 2 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	17,532
Watts	135
Efficacy	130
IES Type	Type II - Short
BUG Rating	B3-U0-G3

Zonal Lumen Summary		
Zone	Lumens	% Luminaire
Low (0-30)°	2831	16%
Medium (30-60)°	10310	59%
High (60-80)°	4208	24%
Very High (80-90)°	184	1%
Uplight (90-180)°	0	0%
Total Flux	17532	100%

ISO FOOTCANDLE



POLAR CURVE



20' Mounting Height/20' Grid Spacing

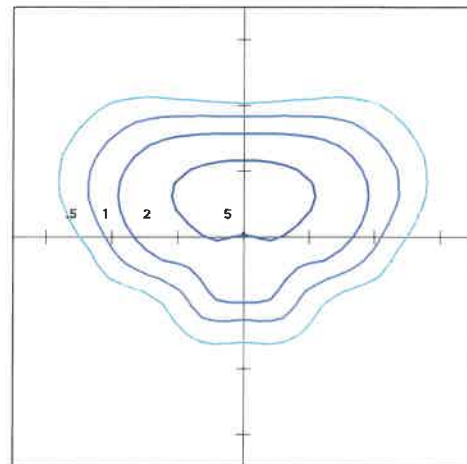
■ 5 FC ■ 2 FC ■ 1 FC ■ 0.5 FC

MRS-LED-18L-SIL-3-40-70CRI

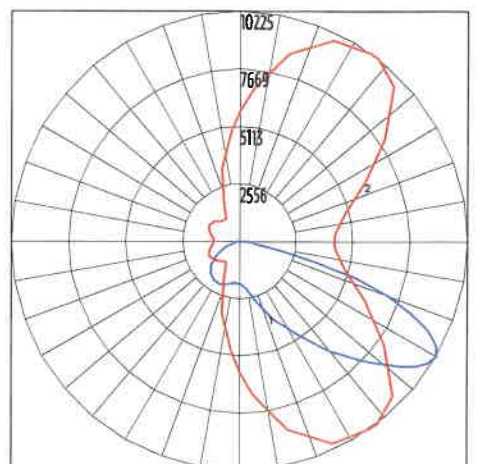
Luminaire Data	
Type 3 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	18,417
Watts	135
Efficacy	137
IES Type	Type III - Short
BUG Rating	B3-U0-G3

Zonal Lumen Summary		
Zone	Lumens	% Luminaire
Low (0-30)°	2329	13%
Medium (30-60)°	10634	61%
High (60-80)°	5246	30%
Very High (80-90)°	208	1%
Uplight (90-180)°	0	0%
Total Flux	18417	100%

ISO FOOTCANDLE



POLAR CURVE



20' Mounting Height/20' Grid Spacing

■ 5 FC ■ 2 FC ■ 1 FC ■ 0.5 FC

Mirada Small Area Light (MRS)

Type: _____

 Have questions? Call us at (800) 436-7800

PHOTOMETRICS (CONT)

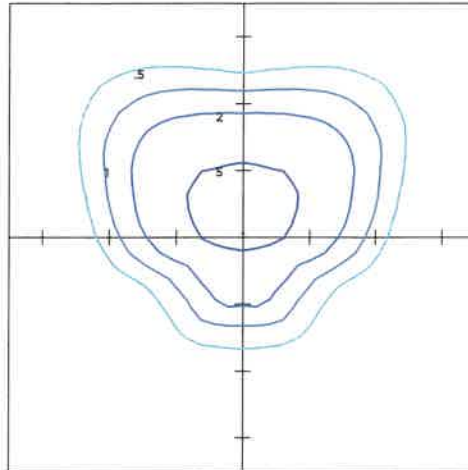
[Back to Quick Links](#)

MRS-LED-18L-SIL-FT-40-70CRI

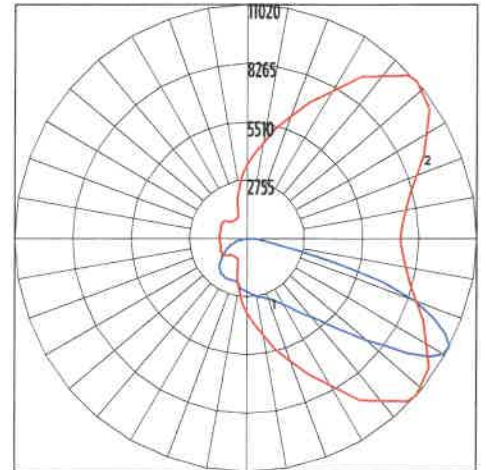
Luminaire Data	
Type FT Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	17,682
Watts	135
Efficacy	131
IES Type	Type III - Short
BUG Rating	B3-U0-G2

Zonal Lumen Summary		
Zone	Lumens	% Luminaire
Low (0-30)°	2255	13%
Medium (30-60)°	9463	54%
High (60-80)°	5696	32%
Very High (80-90)°	268	2%
Uplight (90-180)°	0	0%
Total Flux	17682	100%

ISO FOOTCANDLE



POLAR CURVE



20' Mounting Height/20' Grid Spacing

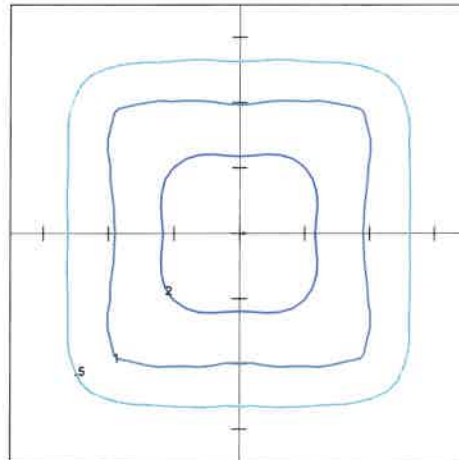
■ 5 FC ■ 2 FC ■ 1 FC ■ 0.5 FC

MRM-LED-30L-SIL-5W-40-70CRI

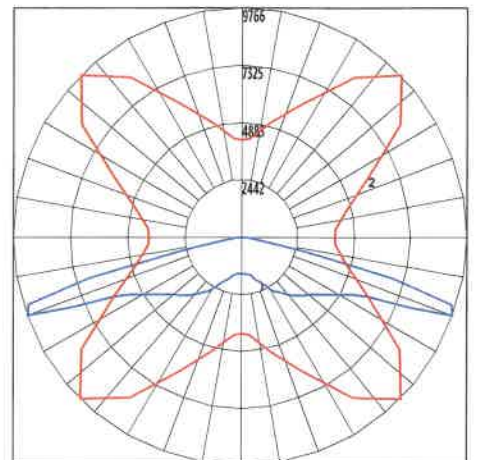
Luminaire Data	
Type SW Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	17,636
Watts	135
Efficacy	131
IES Type	Type VS - Short
BUG Rating	B4-U0-G2

Zonal Lumen Summary		
Zone	Lumens	% Luminaire
Low (0-30)°	1646	9%
Medium (30-60)°	7453	43%
High (60-80)°	8405	48%
Very High (80-90)°	132	1%
Uplight (90-180)°	0	0%
Total Flux	17636	100%

ISO FOOTCANDLE



POLAR CURVE



20' Mounting Height/20' Grid Spacing

■ 5 FC ■ 2 FC ■ 1 FC ■ 0.5 FC



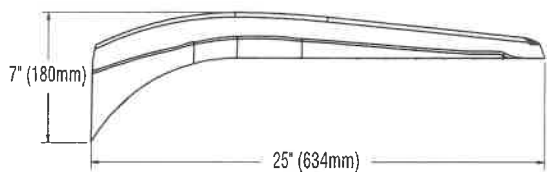
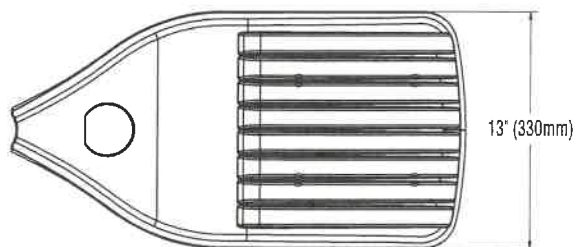
Mirada Small Area Light (MRS)







Type: _____

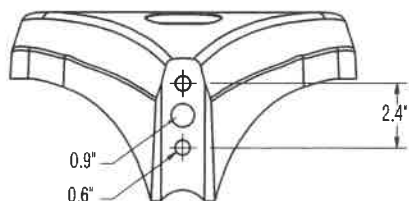
 **Have questions?** Call us at (800) 436-7800

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PRODUCT DIMENSIONS



LUMINAIRE EPA CHART - MRS									
Tilt Degree		0°	30°	45°	Tilt Degree		0°	30°	45°
	Single	0.5	1.3	1.8		T90°	1.4	2.3	2.6
	D180°	0.9	1.3	1.8		TN120°	1.4	1.9	2.3
	D90°	0.9	1.8	2.2		Q90°	1.4	2.3	2.6



B3 Drill Pattern

CONTROLS

AirLink Wireless Lighting Controller

The AirLink integrated controller is a California Title 24 compliant lighting controller that provides real-time light monitoring and control with utility-grade power monitoring. It includes a 24V sensor input and power supply to connect a sensor into the outdoor AirLink wireless lighting system. The wireless integrated controller is compatible with this fixture.

[Click here to learn more about AirLink.](#)

Integral Bluetooth™ Motion and Photocell Sensor (IMSBT)

Slim low profile sensor provides multi-level control based on motion and/or daylight. Sensor controls 0-10 VDC LED drivers and is rated for cold and wet locations (-30° C to 70° C). Two unique PIR lenses are available and used based on fixture mounting height. All control parameters are adjustable via an iOS or Android App capable of storing and transmitting sensor profiles.

[Click here to learn more about IMSBT.](#)

AirLink Blue

Wireless Bluetooth Mesh Outdoor Lighting Control System that provides energy savings, code compliance and enhanced safety/security for parking lots and parking garages. Three key components; Bluetooth wireless radio/sensor controller, Time Keeper and an iOS App. Capable of grouping multiple fixtures and sensors as well as scheduling time-based events by zone. Radio/Sensor Controller is factory integrated into Area/Site, Wall Mounted, Parking Garage and Canopy luminaires.

[Click here to learn more about AirLink Blue.](#)



Mirada Medium Wall Sconce (XWM)

Outdoor Wall Sconce



IK08



OVERVIEW

Lumen Range	3,000 - 21,000
Wattage Range	23 - 175
Efficacy Range (LPW)	125 - 158
Weight lbs(kg)	30 (13.6)

QUICK LINKS

[Ordering Guide](#)[Performance](#)[Photometrics](#)[Dimensions](#)

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Hinged die-cast aluminum wiring access door located underneath.
- Galvanized-steel universal wall mount bracket comes standard with hinging mechanism to easily access the junction box wire connections without removing the luminaire.
- Optional pole-mounting bracket (XPMa) permits mounting to standard poles.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 30 lbs in carton.

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP65 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in Types 2, 3, and Forward Throw (FT) distributions.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K and 3000K color temperatures per ANSI C78.377. Also Available in Phosphor Converted Amber with Peak intensity at 610nm.
- Minimum CRI of 70.

Electrical

- High-performance programmable driver features over-voltage, under-voltage, short-

circuit and over temperature protection.

Custom lumen and wattage packages available.

- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours
- Total harmonic distortion: <20%
- 3L to 12L operating temperature: -40°C to +50°C (-40°F to +122°F)
- 15L operating temperature: -40°C to +45°C (-40°F to +113°F).
- 18L operating temperature: -40°C to +40°C (-40°F to +104°F).
- 21L operating temperature: -40°C to +35°C (-40°F to + 95°F).
- Power factor: >.90
- Input power stays constant over life.
- Optional 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed via hinged door.
- Optional integral emergency battery pack provides 90-minutes of constant power to the LED system, ensuring code compliance. A test switch/indicator button is installed on the housing for ease of maintenance. The fixture delivers 1500 lumens during emergency mode.

Controls

- Integral passive infrared Bluetooth™ motion and photocell sensor options. Fixtures operate independently and can be commissioned via an iOS or Android configuration app. Updates and modifications to the control strategy are

easily implemented via an intuitive app.

- LSI's AirLink™ Blue lighting control system is a simple feature rich wireless Bluetooth mesh network. The integrated fixture sensor module provides wireless control of grouped fixtures based on motion sensors, daylight or a fully customizable schedule.

Installation

- Universal wall mounting plate easily mounts directly to 4" octagonal or square junction box.
- 2 fasteners secure the hinged door underneath the housing and provide quick & easy access to the electrical compartment for installing/servicing.
- Optional terminal block accepts up to 12 ga wire.

Warranty

- LSI LED Fixtures carry a 5-year warranty.
- 1 Year warranty on Battery Back-up option.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K or lower color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet Locations.
- IP65 rated luminaire per IEC 60598.
- 3G rated for ANSI C136.31 high vibration applications when pole mounted (using optional XPMa bracket) or wall mounted.
- IK08 rated luminaire per IEC 66262 mechanical impact code
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.





Mirada Wall Sconce (XWM)

ORDERING GUIDE

[Back to Quick Links](#)TYPICAL ORDER EXAMPLE: **XWM 2 LED 03L 30 UE BRZ ALSC**

Family	Distribution	LED Technology	Lumen Package	Color Temperature	Voltage
XWM - Mirada Medium Wall Sconce	2 - Type 2 3 - Type 3 FT - Type 4 Forward Throw	LED	3L - 3,000 lms 4L - 4,000 lms 6L - 6,000 lms 8L - 8,000 lms 12L - 12,000 lms 15L - 15,000 lms 18L - 18,000 lms 21L - 21,000 lms Custom Lumen Packages ⁶	30 - 3000K 40 - 4000K 50 - 5000K AMB - Phosphor Converted Amber ¹	UE - Universal Voltage (120-277V) HV - High Voltage (347-480V)

Finish	Controls (Choose One)	Options
BLK - Black BRZ - Dark Bronze GMG - Gun Metal Gray GPT - Graphite MSV - Metallic Silver PLP - Platinum Plus SVG - Satin Verde Green WHT - White	<u>Wireless Controls</u> ALSC - AirLink Synapse Control System ALSCS01 - AirLink Synapse Control System with 8-12' Motion Sensor ALSCS02 - AirLink Synapse Control System with 12-20' Motion Sensor ALBSC1 - AirLink Blue Wireless Motion & Photo Sensor Controller (8-24' mounting height) ALBSC2 - AirLink Blue Wireless Motion & Photo Sensor Controller (25-40' mounting height) <u>Standalone Controls</u> DM - 0-10v Dimming leads extended to housing exterior IMSBT1 - Integral Bluetooth [®] Motion and Photocell Sensor max 8-24' mounting height ⁴ IMSBT2 - Integral Bluetooth Motion and Photocell Sensor max 25-40' mounting height ⁴ <u>Button Type Photocells</u> PC120 - 120V PC1208-277 - 208 - 277V PC347 - 347V	BB - Battery Back-up (0°C) ² CWBB - Cold Weather Battery Backup (-20°C) ² XPMA - Pole Mounting Bracket SPI - 10kV Surge Protection TB - Terminal Block

ACCESSORY ORDERING INFORMATION⁷

Description	Order Number	Description	Order Number
XWM Surface Wiring Box	356915CLR	FK347 - Single Fusing	FK347 ⁵
10' Linear Bird Spike Kit (2' Recommended per Luminaire)	75163Z	DFK - Double Fusing	DFK208 ⁵
FK120 - Single Fusing	FK120 ⁵	DFK - Double Fusing (240V)	DFK240 ⁵
FK277 - Single Fusing	FK277 ⁵	DFK - Double Fusing (480V)	DFK480 ⁵

1. Only available in 6L Lumen Package. Consult factory for lead time and availability.
2. Not available in HV.
3. Consult Factory for Site Layout.
4. IMSBT is field configurable via the LSI app that can be downloaded from your smartphone's native app store.
5. Fusing must be located in a hand hole for pole or in the junction box.
6. Custom lumen and wattage packages available consult factory. Values are within industry standard tolerances but not DLC listed.
7. Accessories are shipped separately and field installed.





Mirada Wall Sconce (XWM)

PERFORMANCE

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DELIVERED LUMENS*												
Lumen Package	Distribution	CRI	3000K			4000K			5000K			Wattage
			Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	
03L	2	70	3178	138	B1-U0-G1	3368	146	B1-U0-G1	3313	143	B1-U0-G1	23
	3	70	3224	140	B1-U0-G1	3416	148	B1-U0-G1	3361	145	B1-U0-G1	
	FT	70	3160	137	B1-U0-G1	3349	145	B1-U0-G1	3294	143	B1-U0-G1	
04L	2	70	4230	139	B1-U0-G1	4483	147	B1-U0-G1	4410	145	B1-U0-G1	30
	3	70	4291	141	B1-U0-G1	4547	150	B1-U0-G1	4473	147	B1-U0-G1	
	FT	70	4206	138	B1-U0-G1	4458	147	B1-U0-G1	4385	144	B1-U0-G1	
06L	2	70	6326	134	B2-U0-G1	6704	142	B2-U0-G2	6595	140	B2-U0-G2	47
	3	70	6417	136	B1-U0-G2	6800	144	B1-U0-G2	6689	142	B1-U0-G2	
	FT	70	6290	134	B2-U0-G2	6666	142	B2-U0-G2	6557	139	B2-U0-G2	
08L	2	70	8166	128	B2-U0-G2	8654	135	B2-U0-G2	8513	133	B2-U0-G2	64
	3	70	8283	129	B2-U0-G2	8778	137	B2-U0-G2	8635	134	B2-U0-G2	
	FT	70	8120	126	B2-U0-G2	8605	134	B2-U0-G2	8465	132	B2-U0-G2	
12L	2	70	11902	146	B3-U0-G2	12358	151	B3-U0-G2	12927	158	B3-U0-G2	82
	3	70	11834	145	B2-U0-G2	12287	150	B2-U0-G2	12853	157	B2-U0-G2	
	FT	70	11737	143	B2-U0-G2	12186	149	B2-U0-G2	12747	156	B2-U0-G2	
15L	2	70	14662	140	B3-U0-G3	15223	145	B3-U0-G3	15924	152	B3-U0-G3	105
	3	70	14603	139	B2-U0-G2	15162	145	B2-U0-G3	15860	151	B2-U0-G3	
	FT	70	14502	139	B2-U0-G3	15057	144	B2-U0-G3	15750	150	B2-U0-G3	
18L	2	70	17403	134	B3-U0-G3	18069	139	B3-U0-G3	18901	145	B3-U0-G3	130
	3	70	17438	134	B3-U0-G3	18106	139	B3-U0-G3	18940	146	B3-U0-G3	
	FT	70	17259	133	B3-U0-G3	17920	138	B3-U0-G3	18745	144	B3-U0-G3	
21L	2	70	20380	127	B3-U0-G3	21160	132	B3-U0-G3	22134	138	B4-U0-G3	161
	3	70	20375	125	B3-U0-G3	21155	131	B3-U0-G3	22129	131	B3-U0-G3	
	FT	70	20215	126	B3-U0-G3	20989	130	B3-U0-G3	21955	136	B3-U0-G3	

*LEDs are frequently updated therefore values are nominal.

ELECTRICAL DATA*						
Lumen Package	120V	208V	240V	277V	347V	480V
03L	0.19	0.11	0.10	0.08	0.07	0.05
04L	0.25	0.15	0.13	0.11	0.09	0.06
06L	0.39	0.23	0.20	0.17	0.14	0.10
08L	0.54	0.31	0.27	0.23	0.19	0.13
12L	0.68	0.39	0.34	0.30	0.24	0.17
15L	0.87	0.50	0.44	0.38	0.30	0.22
18L	1.08	0.63	0.54	0.47	0.37	0.27
21L	1.34	0.77	0.67	0.58	0.46	0.34

*Electrical data at 25C (77F). Actual wattage may differ by +/-10%.

DELIVERED LUMENS*					
Lumen Package	Distribution	Amber			Wattage
		Delivered Lumens	Efficacy	BUG Rating	
6L	2	3325	76	B1-U0-G1	43.5
	3	3385	78	B1-U0-G1	
	FT	3343	77	B1-U0-G1	

RECOMMENDED LUMEN MAINTENANCE (3L-8L) ¹					
Ambient Temperature C	Initial ²	25K hrs. ²	50K hrs. ³	75K hrs. ³	100K hrs. ³
0 C - 50 C	100%	98%	95%	93%	90%

RECOMMENDED LUMEN MAINTENANCE (12L-21L) ¹					
Ambient Temperature C	Initial ²	25K hrs. ²	50K hrs. ³	75K hrs. ³	100K hrs. ³
0 - 35 C	99%	97%	95%	93%	91%

- 1 - Lumen maintenance values at 25C are calculated per TM-21 based on LM-80 data and in-situ testing.
- 2 - In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times the IESNA LM-80-08 total test duration for the device under testing.
- 3 - Lumen maintenance values at 25C are calculated per TM-21 based on LM-80 data and in-situ testing times the IESNA LM-80-08 total test duration for the device under testing





Mirada Wall Sconce (XWM)

PHOTOMETRICS

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All published luminaire photometric testing performed to IESNA LM-79 standards. ISO footcandle plots below demonstrate the Mirada Wall Sconce (XWM) light patterns only. Not for total fixture output. For complete specifications and IES files, see website.

XWM-2-LED-6L-40

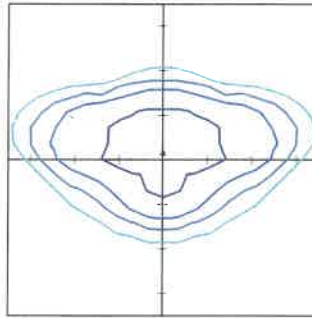
LUMINAIRE DATA

Type 2 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	6,025
Watts	44.7
Efficacy	135
IES Type	Type III - Medium
BUG Rating	B2-U0-G2

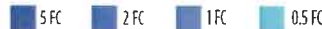
Zonal Lumen Summary

Zone	Lumens	%Luminaire
Low (0-30)°	807.1	13.4%
Medium (30-60)°	3301.0	54.8%
High (60-90)°	1847.4	30.7%
Very High (90-90)°	69.2	1.1%
Uplight (90-180)°	0.0	0.0%
Total Flux	6024.7	100%

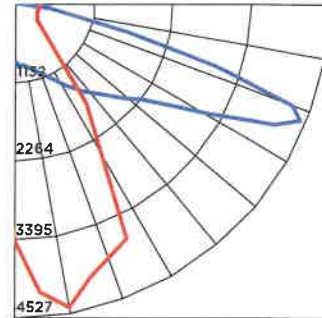
ISO FOOTCANDLE PLOT



15' Mounting Height / 10' Grid Spacing



POLAR CURVE



XWM-3-LED-6L-40

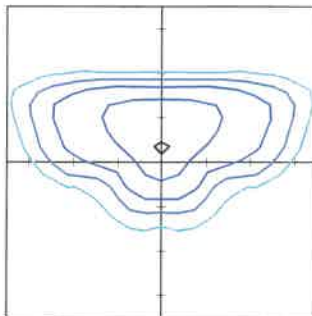
LUMINAIRE DATA

Type 3 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	6,133
Watts	44.7
Efficacy	137
IES Type	Type III - Medium
BUG Rating	B1-U0-G2

Zonal Lumen Summary

Zone	Lumens	%Luminaire
Low (0-30)°	567.4	9.3%
Medium (30-60)°	3106.3	50.6%
High (60-90)°	2368.8	38.6%
Very High (90-90)°	90.7	1.5%
Uplight (90-180)°	0.0	0.0%
Total Flux	6133.2	100%

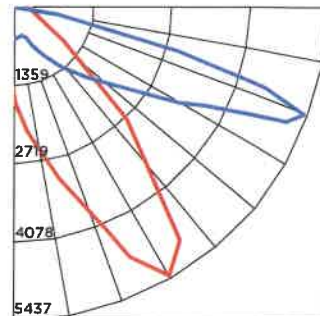
ISO FOOTCANDLE PLOT



10' Mounting Height / 10' Grid Spacing



POLAR CURVE



XWM-FT-LED-6L-40

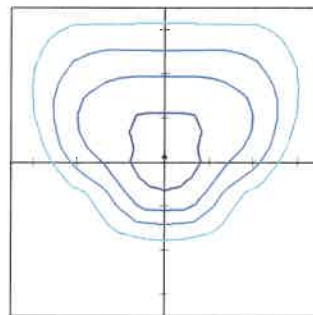
LUMINAIRE DATA

Type FT Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	6,058
Watts	44.7
Efficacy	136
IES Type	Type IV - Short
BUG Rating	B1-U0-G2

Zonal Lumen Summary

Zone	Lumens	%Luminaire
Low (0-30)°	779.0	12.9%
Medium (30-60)°	2584.4	42.7%
High (60-90)°	2573.2	41.7%
Very High (90-90)°	170.8	2.8%
Uplight (90-180)°	0.0	0.0%
Total Flux	6057.4	100.0%

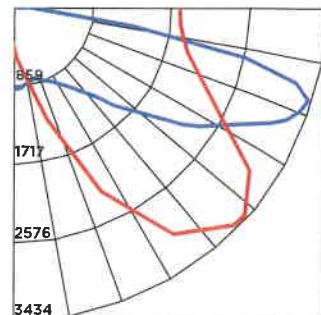
ISO FOOTCANDLE PLOT



10' Mounting Height / 10' Grid Spacing



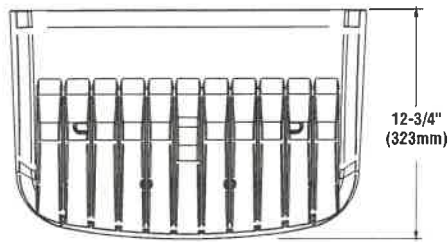
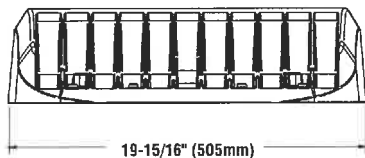
POLAR CURVE



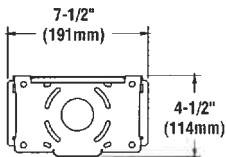


Mirada Wall Sconce (XWM)

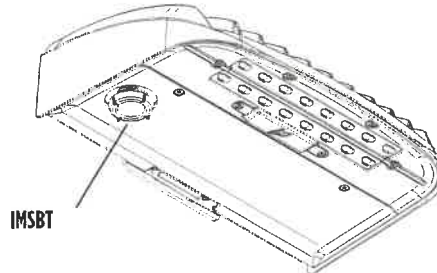
PRODUCT DIMENSIONS

[Back to Quick Links](#)12-3/4"
(323mm)

19-15/16" (505mm)

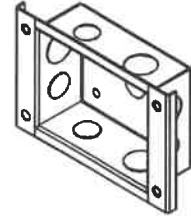
7-1/2"
(191mm)4-1/2"
(114mm)5-5/16"
(134mm)

Luminaire Shown with IMSBT



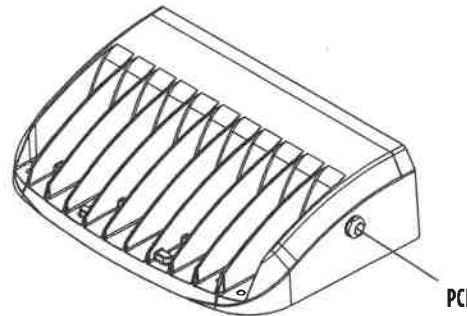
IMSBT

Surface Wiring Box



Wet location rated surface wiring box features 1/2" and 3/4" knockouts for surface conduit

Luminaire Shown with PCI



PCI

CONTROLS

AirLink Wireless Lighting Controller

The AirLink integrated controller is a California Title 24 compliant lighting controller that provides real-time light monitoring and control with utility-grade power monitoring. It includes a 24V sensor input and power supply to connect a sensor into the outdoor AirLink wireless lighting system. The wireless integrated controller is compatible with this fixture.

[Click here to learn more about AirLink.](#)

Integral Bluetooth™ Motion and Photocell Sensor (IMSBT)

Slim low profile sensor provides multi-level control based on motion and/or daylight. Sensor controls 0-10 VDC LED drivers and is rated for cold and wet locations (-30° C to 70° C). Two unique PIR lenses are available and used based on fixture mounting height. All control parameters are adjustable via an iOS or Android App capable of storing and transmitting sensor profiles.

[Click here to learn more about IMSBT.](#)

AirLink Blue

Wireless Bluetooth Mesh Outdoor Lighting Control System that provides energy savings, code compliance and enhanced safety/security for parking lots and parking garages. Three key components; Bluetooth wireless radio/sensor controller, Time Keeper and an iOS App. Capable of grouping multiple fixtures and sensors as well as scheduling time-based events by zone. Radio/Sensor Controller is factory integrated into Area/Site, Wall Mounted, Parking Garage and Canopy luminaires.

[Click here to learn more about AirLink Blue.](#)



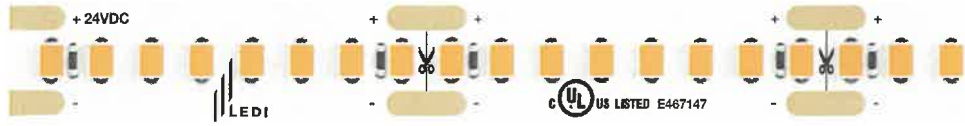


Inspire V5 Spec 2.8

LED Tape Light

Performance Data

TYPE FC2

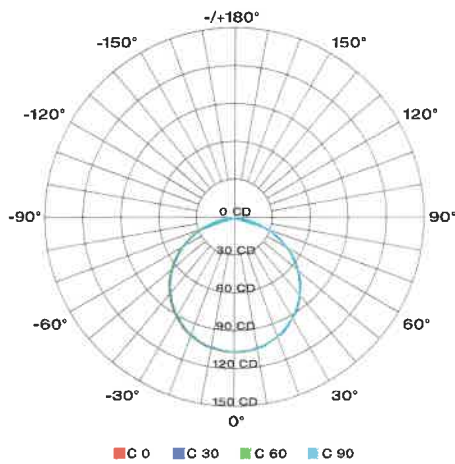


4000K Performance Summary

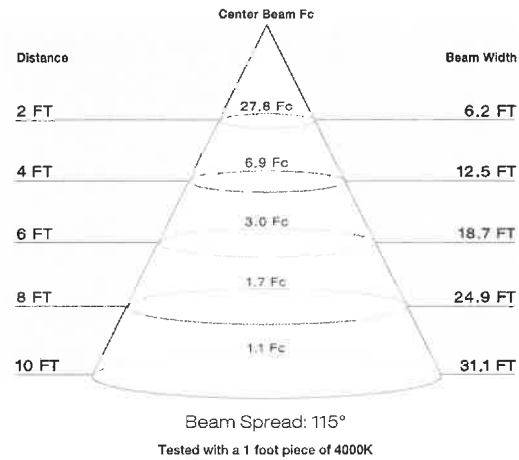
Color Temperature	Lumens/FT	Efficacy (LM/W)	CRI	R9	TM-30-15	
					Rf	Rg
4000K	303	108	94+	90	88	98

4000K Photometrics

Polar Candela Distribution

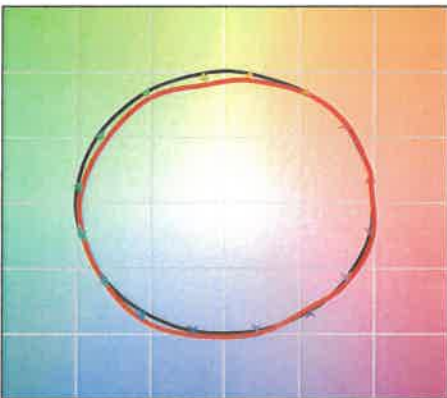


Illumination at a Distance



4000K TM-30-15

Color Vector Graphic



Hue Bin	Fidelity Index	Chroma Change
1	91	0%
2	94	1%
3	94	0%
4	88	-5%
5	86	-9%
6	92	-5%
7	87	-6%
8	86	-3%
9	82	-1%
10	80	1%
11	83	6%
12	93	3%
13	92	2%
14	93	-1%
15	87	2%
16	87	2%