AGENDA

ARCHITECTURAL REVIEW BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
***NOVEMBER 1, 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) ACTION AGENDA

(1) **SP2023-033 (ANGELICA GUEVARA)**
Discuss and consider a request by Dillon Stores of Stored Out Services on behalf of Michael Hendricks of Chaparral Partners for the approval of an *Amended Site Plan* for the remodel of an existing amenity center for the Eastbank Apartments (*i.e. Pebblebrook Apartments*) being a 11.579-acre parcel of land identified as Lot 1, Block A, Pebblebrook Addition, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1410 S. Goliad Street, and take any action necessary.

(2) **SP2023-034 (HENRY LEE)**
Discuss and consider a request by Trenton Jones and Ben Sanchez of Parkhill on behalf of Frank New of Rockwall County for the approval of a *Site Plan* for a *Government Building* on a 1.90-acre portion of a larger 12.79-acre parcel of land identified as Lot 1, Block A, Rockwall County Courthouse Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30) District, addressed as 963 E. Yellow Jacket Lane, and take any action necessary.

(3) **SP2023-035 (HENRY LEE)**
Discuss and consider a request by Leslie Ford of Ofi Chito on behalf of Michael Hampton of Creekside Commons Crossing, LP for the approval of a *Site Plan* for a *Restaurant, Greater than 2,000 SF, with Drive-Through or Drive-In* (*i.e. McDonald's*) on a 1.251-acre tract of land identified as a portion of Lot 3 and all of Lot 2, Block A, Creekside Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located north of the northeast corner of the intersection of S. Goliad Street [*SH-205*] and FM-549, and take any action necessary.

(4) **SP2023-036 (HENRY LEE)**
Discuss and consider a request by Juan J. Vasquez of Vasquez Engineering, LLC on behalf of Shae Shoulders of Kennor Rockwall Retail, LLC for the approval of a *Site Plan* for two (2) commercial/retail buildings on a 1.93-acre parcel of land identified as Lots 8 & 9, Block A, Dalton-Goliad Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3611 & 3775 N. Goliad Street [*SH-205*], and take any action necessary.

(5) **SP2023-037 (HENRY LEE)**
Discuss and consider a request by Bart Gardner and James Belt of Gardner Construction on behalf of Corey Fleck of C2LA, LLC for the approval of a *Site Plan* for a *Light Industrial Building* on a 6.50-acre tract of land identified as Tracts 3-1, 3-2, 3-3 & 3-4 of the J. Lockhart Survey, Abstract No. 134 and Lots 1 & 2, Block A, Eastplex Inc. Park #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District and Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District and the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located at the northwest corner of the intersection of the IH-30 Frontage Road and Enterprise Drive, and take any action necessary.

(6) **SP2023-038 (ANGELICA GUEVARA)**
Discuss and consider a request by Clay Cristy of ClayMoore Engineering on behalf of Staci Bowen of Metroplex Acquisition Fund, LP for the approval of a Site Plan for *Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In* (*i.e. HTeaO*) on a 0.93-acre portion of a larger 5.16-acre parcel of land identified as Lot 13, Block A, Stone Creek Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses, situated within North SH-205 Overlay (N. SH-205 OV) District, generally located at the northeast corner of the intersection of N. Goliad Street [*SH-205*] and Bordeaux Drive, and take any action necessary.

(7) **SP2023-039 (HENRY LEE)**

Discuss and consider a request by Ronny Klingbeil of RLK Engineering, Inc. on behalf of Tim Lyssy of the Rockwall Independent School District (RISD) for the approval of a *Site Plan* for existing *Public Secondary School* (*i.e. J. W. Williams Middle School*) on a 26.25-acre parcel of land identified as Lot 1, Block 1, Rockwall Middle School #4 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 625 FM-552, 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 *October 27, 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: 10/26/2023

PROJECT NUMBER: SP2023-033
PROJECT NAME: Amended Site Plan for 1410 S Goliad Street
SITE ADDRESS/LOCATIONS: 1410 S GOLIAD ST

CASE CAPTION: Discuss and consider a request by Dillon Stores of Stored Out Services on behalf of Michael Hendricks of Chaparral Partners for the approval of an Amended Site Plan for the remodel of an existing amenity center for the Eastbank Apartments (i.e. Pebblebrook Apartments) being a 11.579-acre parcel of land identified as Lot 1, Block A, Pebblebrook Addition, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1410 S. Goliad Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Guevara	10/25/2023	Approved w/ Comments

10/25/2023: SP2023-033; Amended Site Plan for 1410 S. Goliad Street
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of an Amended Site Plan for the remodel of an existing amenity center for the Eastbank Apartments (i.e. Pebblebrook Apartments) being a 11.579-acre parcel of land identified as Lot 1, Block A, Pebblebrook Addition, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1410 S. Goliad Street.

I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email aguevara@rockwall.com.

M.3 For reference, include the case number (SP2023-033) 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 Provide a material sample board and color rendering of building elevations. (Subsection 03.04.A, of Article 11)

I.5 This project is subject to all requirements stipulated by the Unified Development Code (UDC), the Multi-Family 14 (MF-14) District standards, the SH-205 Overlay District Standards, and the Development Standards of Article V, that are applicable to the subject property.

M.5 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.6 Building Elevations:
1) Indicate exterior elevations adjacent to public right-of-way.
2) 90% masonry materials are required on each façade of the proposed building. This will be a requested variance to the UDC per your variance request letter. (Subsection 05.01. C.2, of Article 05)
3) 20% stone is required on each façade of the proposed building. This will be a requested variance to the UDC per your variance request letter. (Subsection 05.01. A.1, of Article 05)
4) Indicate surface area of each façade. (Subsection 04.01, Article 05, UDC)
5) Indicate the roof materials and color. (Subsection 04.01, Article 05, UDC)
6) Indicate parapet wall height. (Subsection 04.01, Article 05, UDC)
7) Is there any roof mounted utility equipment? If so, indicate them on the building elevations and show any subsequent required screening (parapets need to screen equipment). (Subsection 01.05. C, of Article 05, UDC)
8) Indicate the building height. (Subsection 07.03, Article 05, UDC)
9) The vertical and horizontal articulation does not meet the Commercial District standards. This will be a requested variance to the UDC per your variance request letter. (Subsection 04.01. C.1, of Article 05)

I.12 Staff has identified the following variances associated with the proposed request: [1] less than 90% masonry material, [2] less than 20% stone, and [3] vertical articulation and horizontal articulation. Per the Unified Development Code Subsection 09.01, of Article 11, two (2) compensatory measures are required for each variance requested. In this case six (6) compensatory measures must be provided to offset the three (3) variances requested. The same section of code outlines examples of compensatory measures, however other requests may be made to serve as compensatory measures. The variances are discretionary for the Planning and Zoning Commission.

M.13 Provide staff with a variance request letter outlining the variances requested, the reasons for the request, and the subsequent compensatory measures. (Subsection 09.01, of Article 11)

I.12 Please note that failure to address all comments provided by staff by 3:00 PM on November 7, 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.

M.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 November 7, 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 November 14, 2023 Planning & Zoning Meeting.

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

(1) Planning & Zoning Work Session meeting will be held on November 1, 2023
(2) Planning and Zoning Meeting/Public Hearing will be held on November 14, 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 PM. The City requires that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are required to present their case and answer any questions the Planning Commission may have regarding this request. Please also note the Architecture Review Board will review the building elevations for this site plan an hour before the scheduled Planning and Zoning meetings (at 5:00 PM), it is highly encouraged that your project architect attends this meeting.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	10/24/2023	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	10/26/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/24/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	10/23/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	10/24/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	10/24/2023	Approved

No Comments

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	1410 S. Goliad St. Rockwall, TX 75087				
SUBDIVISION		LOT		BLOCK	
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING		CURRENT USE			
PROPOSED ZONING		PROPOSED USE			
ACREAGE		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	Chaparral Partners	☐ APPLICANT	Stoked Out Services
CONTACT PERSON	Michael Hendricks	CONTACT PERSON	Dillon Stokes
ADDRESS	4925 Greenville Ave Suite 860	ADDRESS	4455 CR. 2608
	Ste		
CITY, STATE & ZIP	Dallas, TX. 75206	CITY, STATE & ZIP	Cadoo Mills, TX, 75135
PHONE	214-912-6097	PHONE	972-922-2644
E-MAIL	mhendricks@chaparralpartners.com	E-MAIL	Dillon@stokedoutservices.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michael Hendricks [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 $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20___. 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."

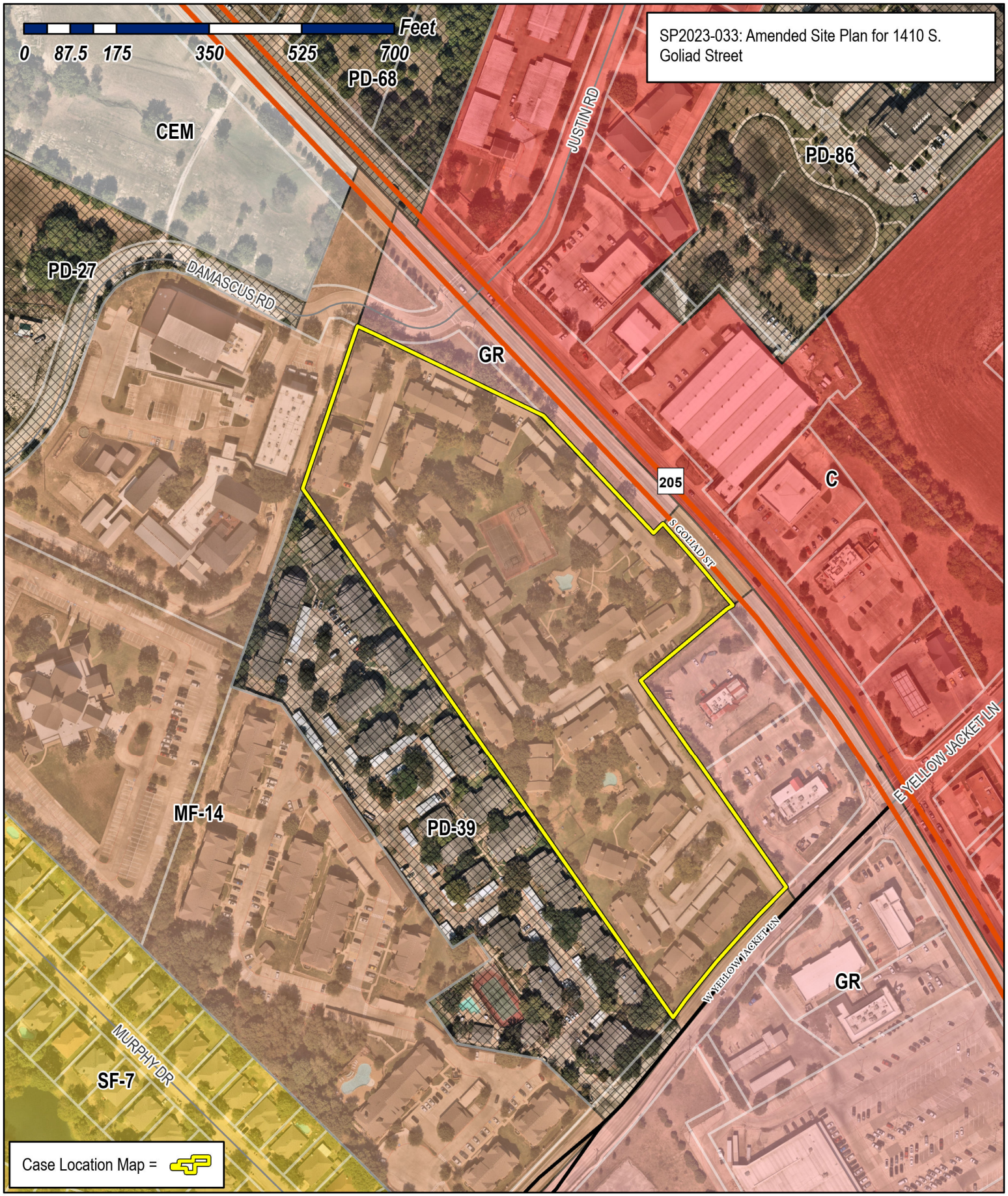
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10 *DAY OF* 19 *,* 2023

OWNER'S SIGNATURE

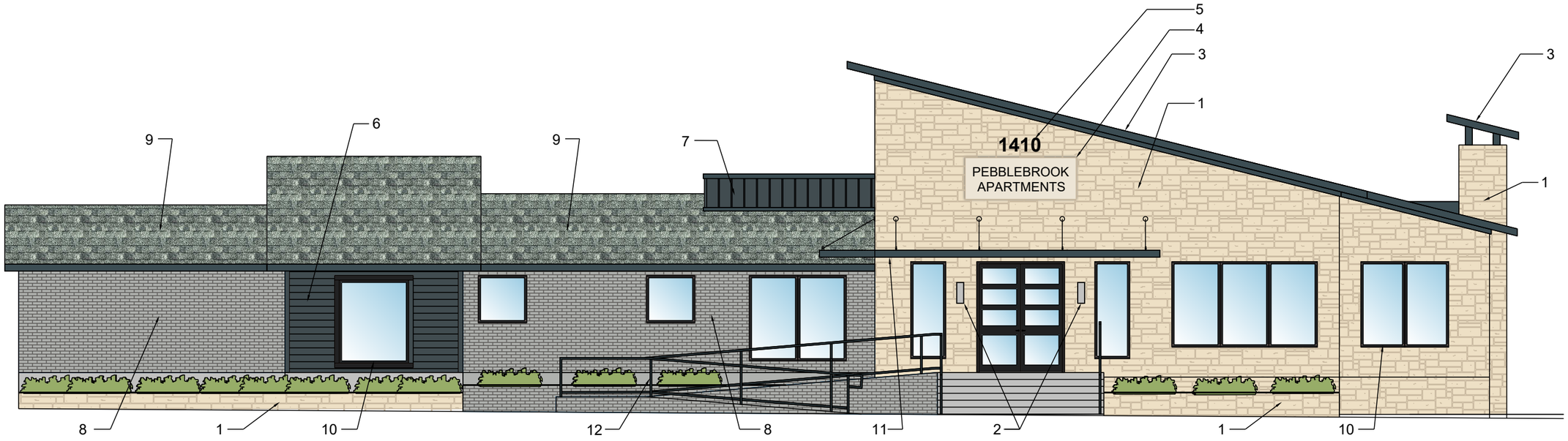
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS adrienne Stokes

ADRIENNE T. STOKES
Notary Public, State of Texas
Comm. Expires 04-25-2027
Notary ID 134324042

MY COMMISSION EXPIRES



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



FRONT ELEVATION
SCALE: ⅛" = 1'-0"

1
LUEDER LIMESTONE SONOMA WHITE

4
SIGN: MODERN HOUSE NUMBERS 8" AUSTIN MATTE BLACK LETTERS ON 3'x8' LIMESTONE SLAB

8
EXISTING AND NEW PAINTED BRICK, SW 6234 UNCERTAIN GRAY (FIELD VERIFY COLOR)

11
CUSTOM STEEL CANOPY, ALL PAINTED CHARCOAL GRAY COLOR SAME AS STANDING SEAM METAL ROOF

12
1 ½" STEEL TUBE HANDRAIL PAINTED IN CHARCOAL GRAY COLOR

2
OUTDOOR WALL SCONCE
20033LEDMG-SAT/FST BAYSIDE

5
SIGN: MODERN HOUSE NUMBERS 12" AUSTIN MATTE BLACK OFF SET NUMBER ON LIMESTONE WALL

6
JAMES HARDIE 6" HARDIE PLANK CEDARMILL HORIZONTAL SIDING, IRON GRAY

9
EXISTING COMPOSITE SHINGLE, GRAY

3
STANDING SEAM METAL ROOF
MBCI SIGNATURE 200 CHARCOAL GRAY COLOR

7
JAMES HARDIE BOARD AND BATTEN @ 12" VERTICAL SIDING, IRON GRAY
(ALL VERTICAL SIDING)

10
ALUMINUM THERMALLY BROKEN INSULATED GLASS W/ LOW-E WINDOWS, DARK BRONZE ANODIZED, REFER TO ENERGY REPORT FOR U-VALUE

APPLICANT INFORMATION

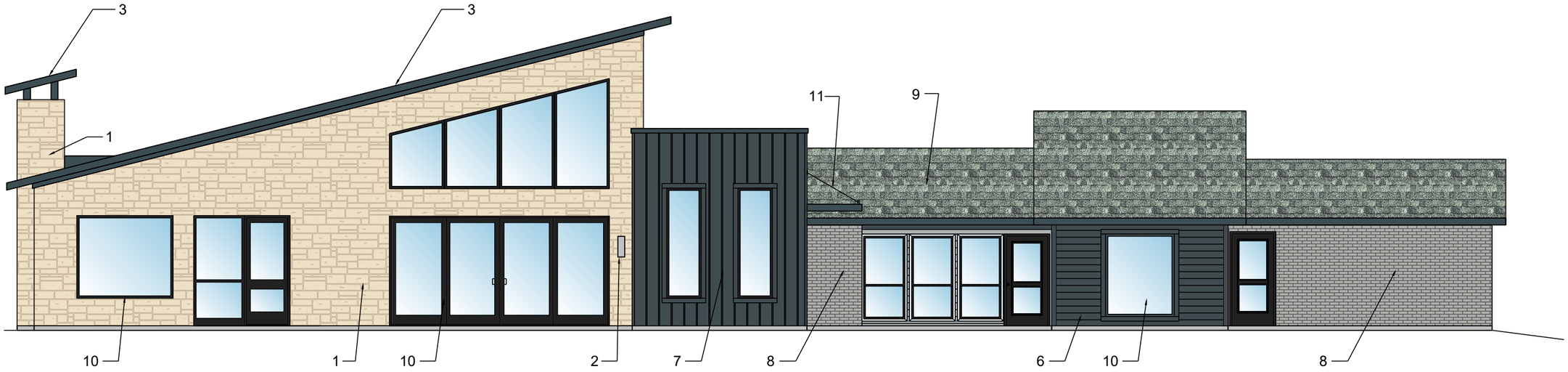
LEE HOFFMAN
CAMP CONSTRUCTION SERVICES
5243 BEAR CREEK COURT
IRVING, TX 75061
#214-535-5845
LHOFFMAN@CAMPCONSTRUCTION.COM

OWNER REP. INFORMATION

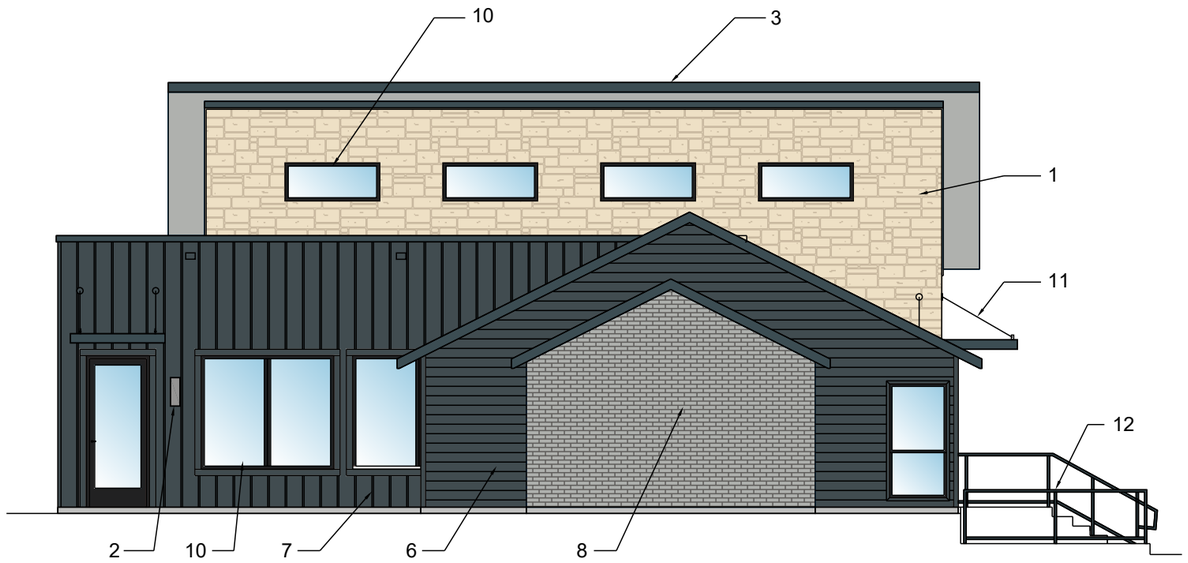
YAO WANG
VALIANT ENTERPRISES
8750 N CENTRAL EXPY. SUITE 1010
DALLAS, TX 75231
#214-522-1310
YWANG@VALIANTENTERPRISES.COM

PEBBLEBROOK APARTMENTS LEASING OFFICE REMODEL

BLD2019-2886



REAR ELEVATION
SCALE: ⅛" = 1'-0"



LEFT ELEVATION
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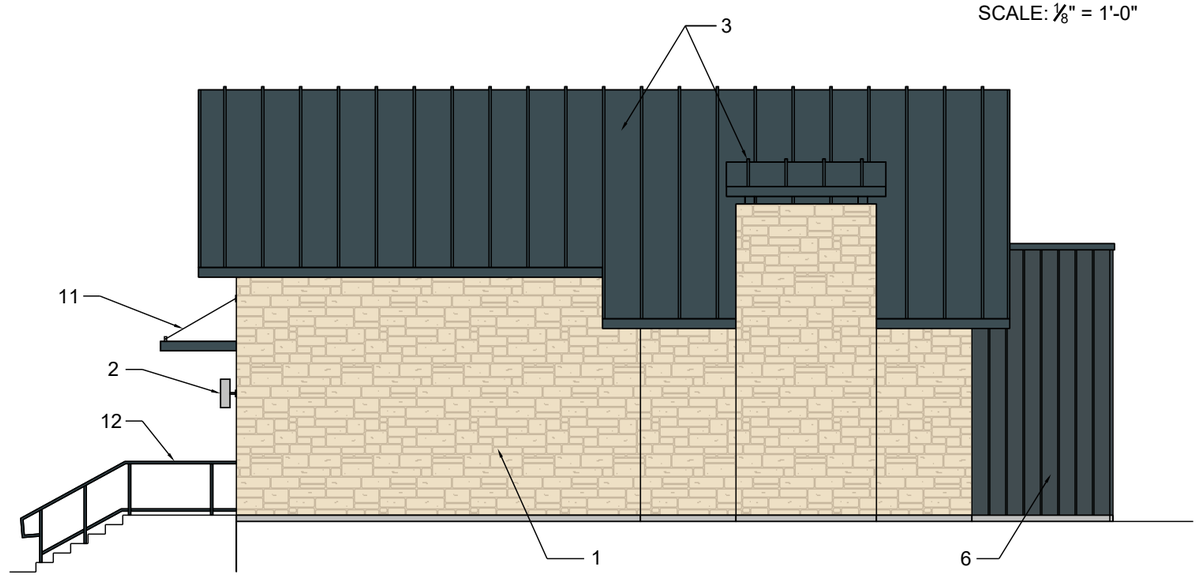

RIGHT ELEVATION
SCALE: ⅛" = 1'-0"

APPLICANT INFORMATION

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5243 BEAR CREEK COURT
IRVING, TX 75061
#214-535-5845
LHOFFMAN@CAMPCONSTRUCTION.COM

OWNER REP. INFORMATION

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DALLAS, TX 75231
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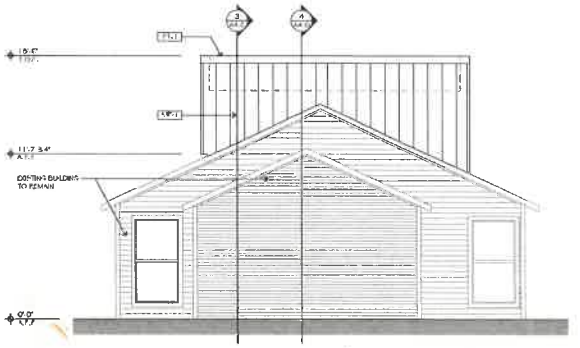
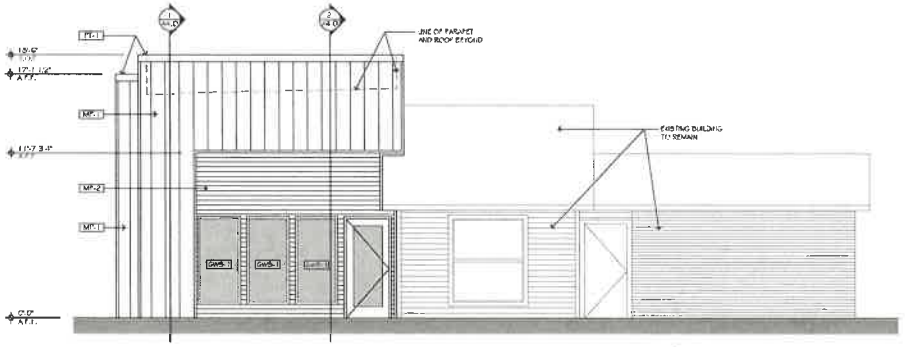
YWANG@VALIANTENTERPRISES.COM

PEBBLEBROOK APARTMENTS
LEASING OFFICE REMODEL

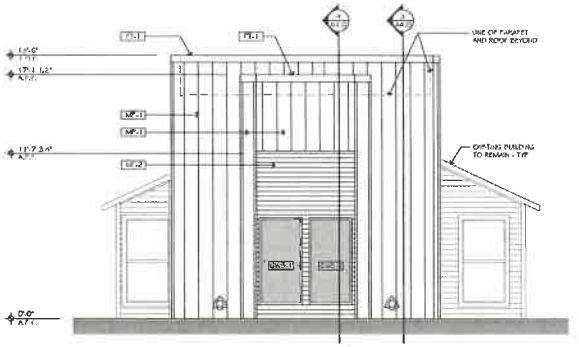
BLD2019-2886



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



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



2 EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR MATERIALS LIST

ARCHITECTURAL METAL PANELS

MP-1 METAL PANELS- MBCI, PA-1-0, FLAT PANEL CONCEALED FASTENING WALL SYSTEM, 12" WIDE PANELS, 24 GA., SMOOTH FINISH, COLOR: T.B.D.

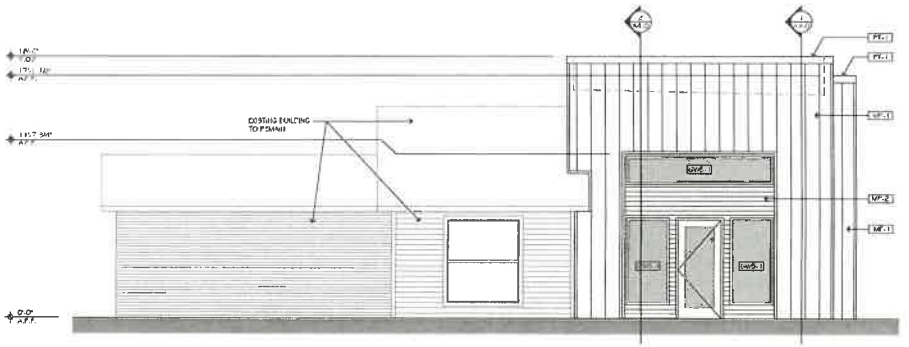
MP-2 METAL PANELS- MBCI, MASTERLINE 16, CONCEALED FASTENING WALL SYSTEM, 16" WIDE PANELS, 24 GA., SMOOTH FINISH, COLOR: T.B.D.

PAINT

PT-1 PAINT - EXTERIOR METAL FLASHING SHERWIN WILLIAMS, METAL RESTORE SATIN ENAMEL FINISH COLOR: TO MATCH MP-1

GLAZING WALL SYSTEM

GW-1 KAWNEER, ENCORE STOREFRONT FRAMING SYSTEM, IN-FILL SET GLAZED, DOUBLE PANE 1" INSULATED GLASS PANELS, GLASS 1, LOW-E, SHGC 0.24, U FACTOR 0.27, TEMPERED AS REQUIRED IN 1-3/4"x4-1/2" FRAME



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

CLARK DESIGN Co

Architecture
+
Interior Design

4101 W. Green Oaks Blvd.
#305-575
Arlington, TX 76016
Tel. 972 567.5234

Seal

08/29/23

Consultant

Project Title

Eastbank Apartments
Leasing Office
1410 S. Goliad Street
Rockwall, TX

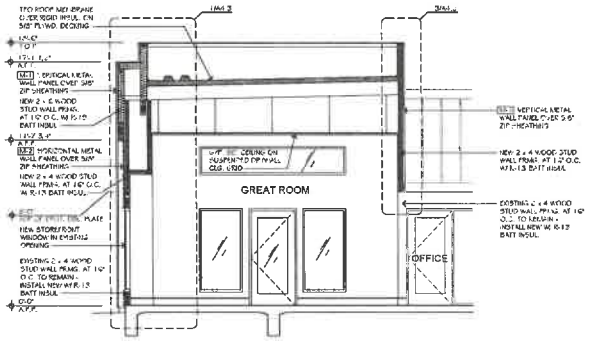
Revisions:

Drawing Title:
EXTERIOR ELEVATIONS

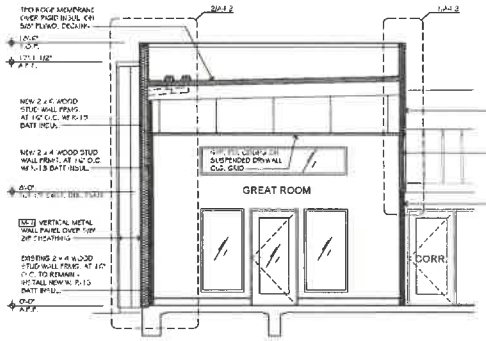
Date:
08/29/23

Project No.
G23-002

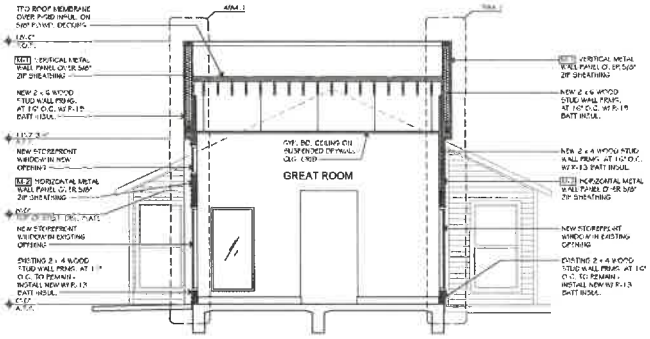
Sheet No.
A2.0



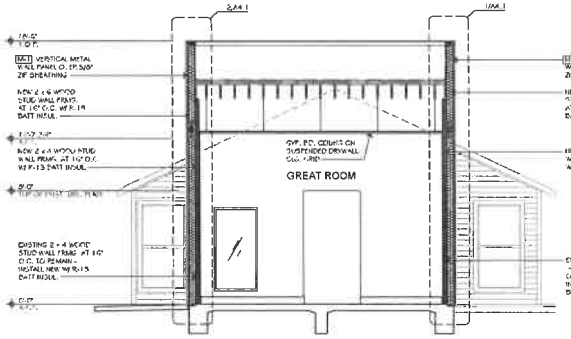
4 BUILDING SECTION
SCALE: 1/4" = 1'-0"



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



2 BUILDING SECTION
SCALE: 1/4" = 1'-0"



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

CLARK DESIGN Co
Architecture + Interior Design
4101 W. Green Oaks Blvd.
#305-575
Arlington, TX 76016
Tel: 972.567.5234

Seal

08/29/23

Consultant

Project Title

Eastbank Apartments
Leasing Office
1410 S. Goliad Street
Rockwall, TX

Revisions:

Drawing Title:
BUILDING SECTIONS

Date:
08/29/23

Project No.
G23-002

Sheet No.
A4.0

PROJECT COMMENTS

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

DATE: 10/26/2023

PROJECT NUMBER: SP2023-034
PROJECT NAME: Site Plan for Government Building
SITE ADDRESS/LOCATIONS: 1101 E YELLOW JACKET LN

CASE CAPTION: Discuss and consider a request by Trenton Jones and Ben Sanchez of Parkhill on behalf of Frank New of Rockwall County for the approval of a Site Plan for a Government Building on a 1.90-acre portion of a larger 12.79-acre parcel of land identified as Lot 1, Block A, Rockwall County Courthouse Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30) District, addressed as 963 E. Yellow Jacket Lane, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	10/26/2023	Needs Review

10/26/2023: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Trenton Jones and Ben Sanchez of Parkhill on behalf of Frank New of Rockwall County for the approval of a Site Plan for a Government Building on a 1.90 -acre portion of a larger 12.79-acre parcel of land identified as Lot 1, Block A, Rockwall County Courthouse Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30) District, addressed as 963 E. Yellow Jacket Lane.

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 (SP2023-034) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, Unified Development Code [UDC])

I.4 The subject property will be required to replat if any ROW needs to be dedicated, the establishment of new lot lines, or the establishment of new easements (e.g. fire lane or utility easements). (Subsection 03.04. A, of Article 11, UDC)

M.5 A Material Sample Board must be provided by the November 1, 2023 Architecture Review Board (ARB) meeting. (Subsection 03.04. A, of Article 11, UDC)

M.6 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 _____, _____.

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

M.7 Site Plan:
(1) Please provide an overall site plan showing the entire campus. A secondary site plan showing an artificial lot can then be incorporated for the project area.
(2) Please provide the subject property size in acreage and square feet. An artificial lot may be used if the project area warrants a smaller site size (Subsection 03.04. B, of Article 11, UDC)
(3) Please provide the perimeter dimensions of the site. (Subsection 03.04. B, of Article 11, UDC)
(4) Please delineate the building setback adjacent to E. Yellow Jacket Lane (i.e. 15-feet). (Subsection 03.04. B, of Article 11, UDC)
(5) Please indicate all existing and proposed easements. (Subsection 03.04. B, of Article 11, UDC)
(6) Drive/turning radii must be 20-feet per the Engineering and Fire code standards. (Subsection 03.04. B, of Article 11, UDC)
(7) Drive widths must be 24-feet per the Engineering standards. (Subsection 03.04. B, of Article 11, UDC)
(8) Is there any existing or proposed fire lane on the site? If so, please indicate it as Fire Lane, Public Access, and Utility Easement. (Subsection 03.04. B, of Article 11, UDC)
(9) Are there any existing or proposed fire hydrants? If so, please indicate them. (Subsection 03.04. B, of Article 11, UDC)
(10) Please provide me with the square footage of each room (e.g. bathroom, storage, office…), as this should reduce the required parking for the proposed building. Currently the required parking is 72 spaces; however, I think this number could be much less if the floor plan square footages were provided. (Subsection 05.04, of Article 06, UDC)
(11) Is there any pad mounted utility equipment? If so, please indicate it and provide the necessary screening (pad mounted equipment must be screened with 5-gallon evergreen shrubs). (Subsection 01.05. C, of Article 05, UDC)
(12) Are there any RTUs. If so, RTUs must be fully screened. (Subsection 01.05. C, of Article 05, UDC)
(13) Will there be a dumpster enclosure or will poly carts be used? If there will be a dumpster enclosure, it must be 12'x10', 8-feet tall, have self-latching gates, and be faced in the same masonry material as the building, and be surrounded by 5-gallon evergreen shrubs. (Subsection 01.05. B, of Article 05, UDC)
(14) A variance to the driveway spacing requirements will need to be requested. (Engineering Standards of Design and Construction)

M.8 Landscape Plan:
(1) Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of the checklist. (See Sec. 2.1 of the Site Plan Checklist)
(2) Please indicate the impervious area vs. the landscaped area. (Subsection 01.01. B, of Article 05)
(3) Based on the landscape table the following changes need to be made: all canopy tree must be 4" caliper and all shrubs must be 5-gallon. (Subsection 05.03. B, of Article 08)
(4) Evergreen shrubs must be provided around the transformer box shown between the proposed building and E. Yellow Jacket Lane. (Subsection 05.03. B, of Article 08)

M.9 Treescape Plan:
(1) A Treescape Plan is only required if trees are to be removed from the subject property.

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)
(3) Please provide the cutsheets for the proposed light fixtures. (Subdivision 03.03, of Article 07, UDC)

M.11 Building Elevations:
(1) Consider dressing up the northwest side of the building since it faces onto E. Yellow Jacket Lane. The Architectural Review Board (ARB) will more than likely have comments related to this façade on November 1. Consider extending a couple of tilt wall panels up and out, and facing them with the stone to create tower elements that break up the façade on this side.
(2) 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)
(3) 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)
(4) 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)
(5) Stucco must be used in lieu of EIFS. (Subsection 04.01, of Article 05, UDC)
(6) Please indicate the roof pitch. The minimum roof pitch for this zoning district is 6:12. (Subsection 04.01, of Article 05, UDC)
(7) Please indicate the parapet wall height. (Subsection 04.01, of Article 05, UDC)
(8) 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)

(9) Please indicate any RTUs by crosshatching them on the building elevations. (Subsection 04.01, of Article 05, UDC)
(10) Based on the proposed building elevations the wall length and projection height does not meet the articulation requirements. Wall lengths are not to exceed 3-times the wall height (north and west facades). Wall projections are to be less than 25% of the wall height (south and east facades). This will be a variance. (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] landscape buffer accent trees, [2] 20% stone, [3] greater than 50% cementitious material, [4] primary articulation, and [5] driveway spacing. 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 November 7, 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 November 7, 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 November 14, 2023 Planning & Zoning Meeting.

I.15 Please note the scheduled meetings for this case:
1) Planning & Zoning Work Session meeting will be held on November 1, 2023.
2) Planning & Zoning meeting/public hearing meeting will be held on November 14, 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	Madelyn Price	10/24/2023	Approved w/ Comments

10/24/2023: 1. Show driveways on the north side of Yellow Jacket and label distance from proposed driveway to the existing western adjacent driveway.
2. This utility connection shall be made by dry bore method. If you sawcut and remove pavement here, you'll need to replace full panels of concrete 1" thicker (i.e. 9" thick). Not allowed to close roadway.
3. Ramps must be aligned for a straight crossing. Sidewalk to the east of the driveway may have to be realigned.
4. Dumpsters will need oil/water separators that outfall to the storm sewer system, even if they are internal to the building.
5. Please label this 10' electrical easement. Will need to get approval from the electric company that your proposed canopy is allowed to encroach into their easement.
6. Please show and label all proposed utility lines and their associated easements.
7. Dimension the depth of these parking stalls. Must be 20' min.
8. 20' minimum depth for all parking.
9. Fiber mesh not allowed in public or private paving.

General Library Comments:
General Items:
- Must meet City Standards of Design and Construction
- Minimum easement width is 20' for new easements. No structures allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" and taller must be rock or stone face (including "tall" curbs). No smooth concrete walls.
- Must plat the property.

Roadway Paving Items:

- All 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.
- Driveway spacing is 100'. Will need a variance for Yellowjacket Driveway
- Replat for easements/fire lane

Water and Wastewater Items:
- Show proposed and existing utility lines (Water, Sewer, etc.)
- Any water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- There isn't sewer to site. Must tie into existing sewer south at the Courthouse.
- May need fire hydrant.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Boring across E Yellow Jacket Lane required.
- Water line in Yellowjacket is a 16" steel cylinder.
- Sanitary sewer service must be connected to the main by a manhole.

Drainage Items:
- Detention is provided, but the entire site must drain to ex. 24" RCP stubout.
- Dumpster areas to drain to oil/water separator and then to the storm lines.

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	10/26/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/24/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	10/23/2023	Approved w/ Comments

10/23/2023: Assigned Address will be 1101 E YELLOW JACKET LN, ROCKWALL, TX 75087

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	10/24/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	10/24/2023	Approved w/ Comments

10/24/2023: Cedar Elm Trees are required to be 4" caliper minimum per ordinance.

General Items:
- Must meet City Standards of Design and Construction
- Minimum easement width is 20' for new easements. No structures allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" and taller must be rock or stone face (including "tall" curbs). No smooth concrete walls.
- Must plat the property.

Roadway Paving Items:
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- No dead-end parking allowed, must have a City approved turnaround.
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- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

Show driveways on the north side of Yellow Jacket and label distance from proposed driveway to the existing western adjacent driveway

This utility connection shall be made by dry bore method. If you sawcut and remove pavement here, you'll need to replace full panels of concrete 1" thicker (i.e. 9" thick). Not allowed to close roadway

Ramps must be aligned for a straight crossing. Sidewalk to the east of the driveway may have to be realigned.

Dumpsters will need oil/water separators that outfall to the storm sewer system, even if they are internal to the building.

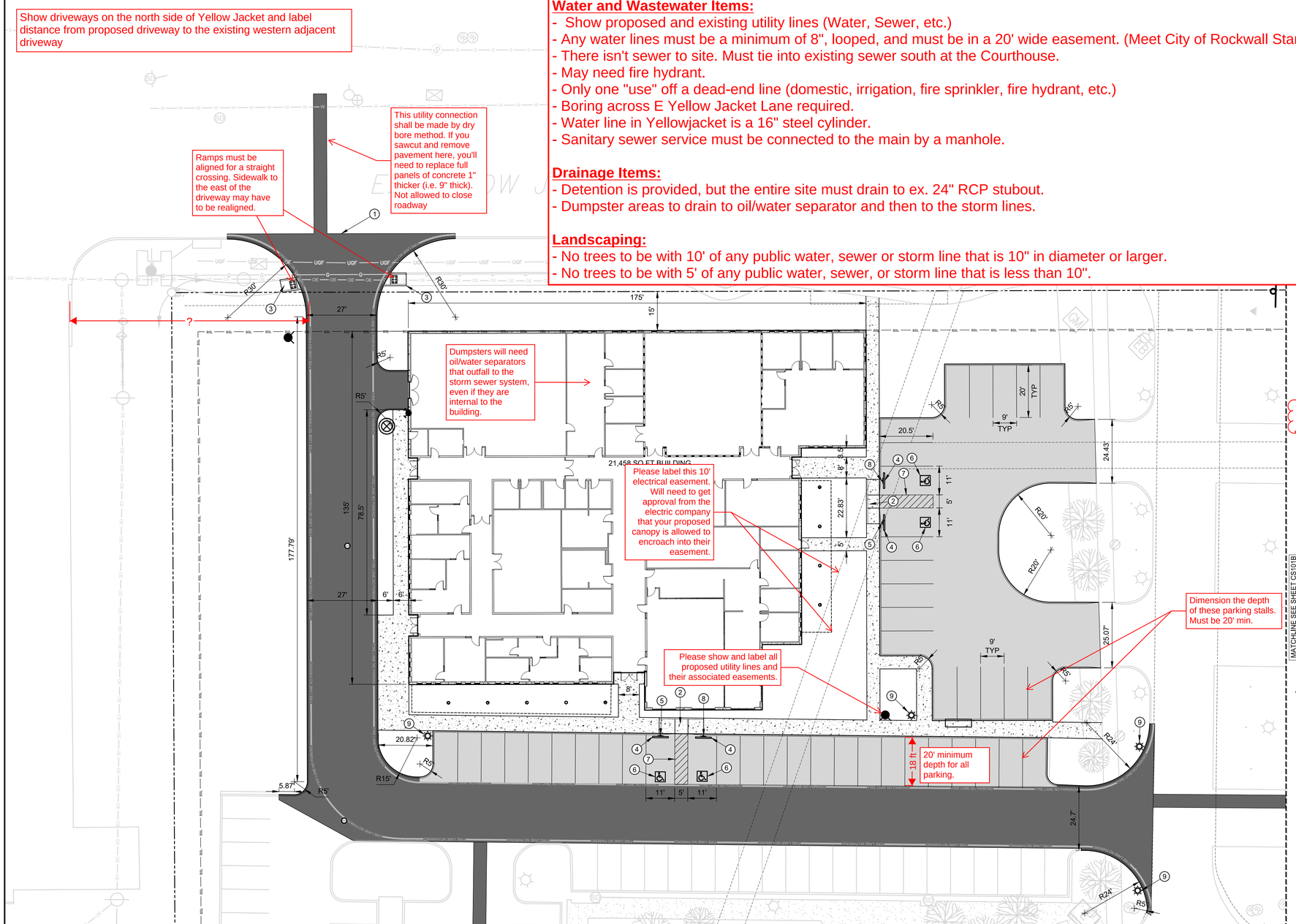
Please label this 10' electrical easement. Will need to get approval from the electric company that your proposed canopy is allowed to encroach into their easement.

Please show and label all proposed utility lines and their associated easements.

Dimension the depth of these parking stalls. Must be 20' min.

20' minimum depth for all parking.

Fiber mesh not allowed in public or private paving



A1 SITE PLAN
1" = 20'

- G. ALL CONSTRUCTION SHALL BE ACCORDANCE WITH THE LATEST CITY OF ROCKWALL DESIGN STANDARDS, REQUIREMENTS AND SPECIFICATIONS, UNLESS OTHERWISE NOTED ON THE PLANS.
- H. FOLLOW BEST MANAGEMENT PRACTICES (BMP'S) AND COMPLY WITH EPA & TCEQ STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIREMENTS.
- I. EARTHWORK AND BACKFILL WITHIN THE LIMITS OF EXISTING AND PROPOSED PAVEMENT SHALL BE COMPACTED IN MAXIMUM 8" LIFTS TO 95% MODIFIED PROCTOR (ASTM D-1557), WITHIN 2% OF OPTIMUM MOISTURE CONTENT, PRIOR TO PLACEMENT OF IMPROVEMENTS.
- J. DOWEL SIDEWALKS INTO PAVEMENT AT TIE-INS TO EXISTING SLABS, AND TO DRIVEWAY PAVEMENTS. INSTALL EXPANSION JOINT MATERIAL WHERE PAVEMENT ABUTS EXISTING STRUCTURES FOR ISOLATION PURPOSES.
- K. DO NOT INSTALL STEEL REINFORCEMENT IN CONCRETE LOCATED WITHIN THE PUBLIC RIGHT OF WAY. USE FIBER MESH PER CITY REQUIREMENTS.
- L. ALL DIMENSIONS ARE BACK OF CURB TO BACK OF CURB, FACE OF BUILDING, OR PROPERTY LINE, UNLESS OTHERWISE NOTED.
- M. CONTRACTOR IS TO SCHEDULE A PRE-PAVING MEETING WITH THE ENGINEER AT LEAST 7 DAYS PRIOR TO ANY PAVING.

LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- FIRE LANE MARKING - SEE DETAIL A5/CS501 & NOTE THIS SHEET
- EXISTING EASEMENT
- SIDEWALK - SEE DETAIL CS503
- 6" HEAVY DUTY CONCRETE PAVEMENT - SEE DETAIL A3/CS501
- 5" STANDARD DUTY CONCRETE PAVEMENT - SEE DETAIL A1/CS501

N

0 20' 40'

CLIENT
Rockwall County

1111 E Yellowjacket Lane
Rockwall, TX 75037

PROJECT NO.
11987.22

KEY PLAN
Lot 1, Block A, 12.79 Ac. Rockwall County Courthouse Addition
Plat Cabinet "H" Slide 131
Case Number: N/A
Proposed Land Use: Commercial

Designer Information:
Name: Parkhill
Address: 3000 Internet Blvd Suite 550, Frisco, Texas 75034
Phone Number: 972-987-1670

Owner Contact Information
Name: Rockwall County
Address: 101 East Rusk Street, Rockwall, Texas, 75087
Phone Number: 972-204-6000

#	DATE	DESCRIPTION
1	10/20/2023	Site Plan Submittal

Site Plan
CS101A

A:\2022\11987.22\03_DSGN\01_DWG\050_CIVIL\00_SHEETS\CS101-11987.DWG, 10/19/2023 1:52 PM, tjones

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	1111 E Yellow Jacket Ln, Rockwall, TX 75037				
SUBDIVISION	Rockwall County Courthouse Addition	LOT	1	BLOCK	A
GENERAL LOCATION	Grass area 300 ft NW of County Clerk Building				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Commercial	CURRENT USE	Commercial
PROPOSED ZONING	Commercial	PROPOSED USE	Commercial
ACREAGE	1.9 acres (Total Distrubed area)	LOTS [CURRENT]	1
		LOTS [PROPOSED]	1

☐ ***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	Rockwall County	☑ APPLICANT	Parkhill
CONTACT PERSON	Frank New	CONTACT PERSON	Trenton Jones, Ben Sanchez
ADDRESS	101 East Rusk St	ADDRESS	3000 Internet Blvd Suite 550
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Frisco, TX 75034
PHONE	972-204-6000	PHONE	972-987-1670
E-MAIL	fnew@rockwallcountytexas.com	E-MAIL	tjones@parkhill.com, bsanchez@parkhill.com

NOTARY VERIFICATION [REQUIRED]

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

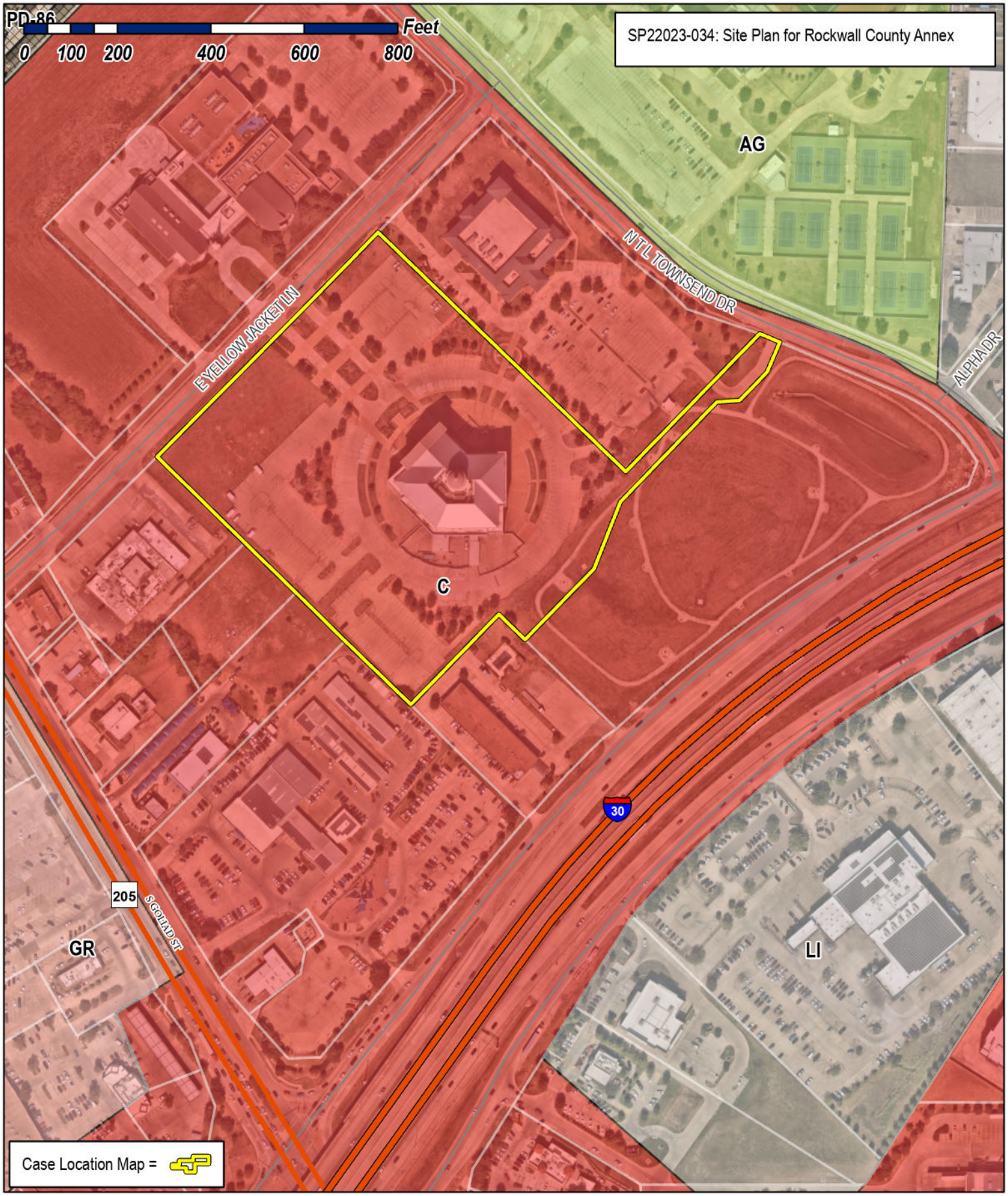
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20___. BY SIGNING THIS APPLICATION, 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 _____ DAY OF _____, 20___.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES



City of Rockwall

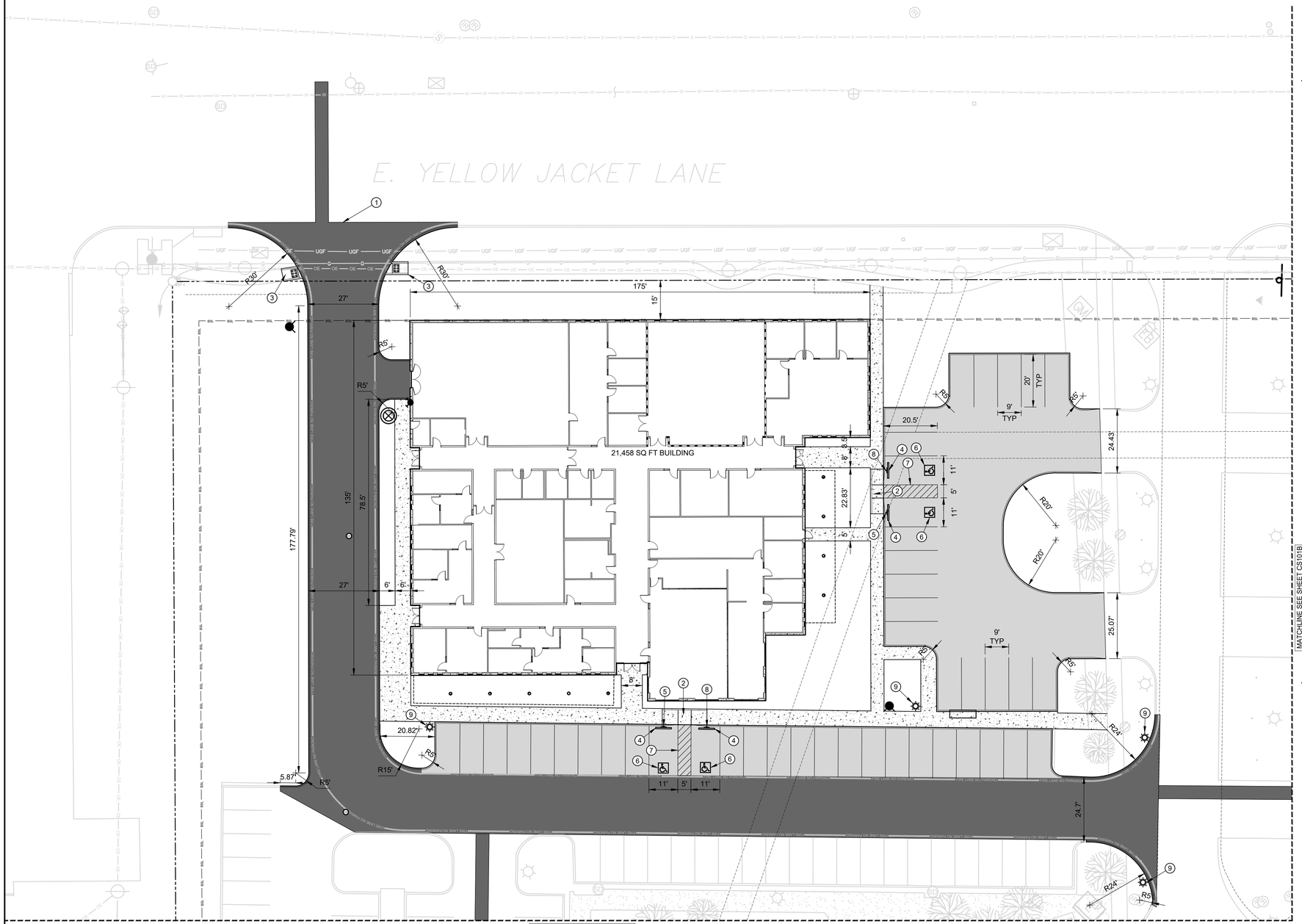
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

PARKING LOT COUNT		
	REQUIRED	PROVIDED
EXISTING REGULAR SPACES	N/A	29
PROPOSED REGULAR SPACES	15	40
ACCESSIBLE SPACES	3	4
TOTAL SPACES	72	73

KEY NOTES

AS INDICATED BY: (XX)

1. DRIVEWAY - SEE DETAIL XX/CS501
2. PARALLEL CURB RAMP - SEE DETAIL B4/CS501
3. STRAIGHT HANDICAP RAMP AT RADIUS - SEE DETAIL B1/CS501
4. PARKING BLOCK - SEE DETAIL B3/CS501
5. HANDICAP SIGN WITH "VAN ACCESSIBLE" PLACARD - SEE DETAIL A4/CS502
6. HANDICAP MARKING - SEE DETAIL A3/CS502
7. ACCESS AISLE MARKING - SEE DETAIL A2/CS502
8. HANDICAP SIGN - SEE DETAIL A1/CS502
9. RELOCATED LIGHT POLE - SEE DEMOLITION PLANS. COORDINATE WITH ELECTRICAL.



SITE PLAN NOTES

A. FIRE LANE MARKING SHALL BE 6" WIDE RED BACKGROUND STRIPE WITH 4" WHITE LETTERS USING 3/4" STROKE STATING "NO PARKING FIRE LANE". PAINT EVERY 25' ON CENTER ALONG THE FIRE LANE. PLACE FIRE LANE MARKING ON THE VERTICAL SURFACE OF THE CURB WHEN PRESENT OR ON THE PARKING SURFACE WHEN NOT.
B. FIRE LANE MARKING SHOWN IS REPRESENTATIONAL. FIRE LANE MARKING SHALL BE A MINIMUM OF 20' APART OR 26' APART WHEN ADJACENT TO BUILDINGS OVER 30' HIGH. FIRE LANE MARKING SHALL BE PAINTED ON A CURB FACE WHERE THE REPRESENTATIONAL MARKING IS SHOWN NEXT TO A CURB. COORDINATE FIRE LANE MARKINGS WITH CITY OF ROCKWALL FIRE MARSHAL PRIOR TO INSTALLATION. XXX-XXX-XXXX.
C. INSTALL FIRE APPARATUS ACCESS ROADS AND MAKE SERVICEABLE PRIOR TO THE START OF BUILDING FRAMING.
D. STRIPING WIDTH = 4". STRIPE COLOR = WHITE, HANDICAP AND MEDIAN ISLAND STRIPES (YELLOW). PLACE DIAGONAL STRIPES (45°) AT 24" ON CENTER.
E. CALL THE ONE CALL SYSTEM (811) PRIOR TO CONSTRUCTION.
F. LOCATE AND PROTECT EXISTING UTILITIES AND STRUCTURES DURING CONSTRUCTION, AND REPAIR ANY DAMAGES TO EXISTING FEATURES AT CONTRACTOR'S EXPENSE.
G. ALL CONSTRUCTION SHALL BE ACCORDANCE WITH THE LATEST CITY OF ROCKWALL DESIGN STANDARDS, REQUIREMENTS AND SPECIFICATIONS, UNLESS OTHERWISE NOTED ON THE PLANS.
H. FOLLOW BEST MANAGEMENT PRACTICES (BMP'S) AND COMPLY WITH EPA & TCEQ STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIREMENTS.
I. EARTHWORK AND BACKFILL WITHIN THE LIMITS OF EXISTING AND PROPOSED PAVEMENT SHALL BE COMPACTED IN MAXIMUM 8" LIFTS TO 95% MODIFIED PROCTOR (ASTM D-1557), WITHIN 2% OF OPTIMUM MOISTURE CONTENT, PRIOR TO PLACEMENT OF IMPROVEMENTS.
J. DOWEL SIDEWALKS INTO PAVEMENT AT TIE-INS TO EXISTING SLABS, AND TO DRIVEWAY PAVEMENTS. INSTALL EXPANSION JOINT MATERIAL WHERE PAVEMENT ABUTS EXISTING STRUCTURES FOR ISOLATION PURPOSES.
K. DO NOT INSTALL STEEL REINFORCEMENT IN CONCRETE LOCATED WITHIN THE PUBLIC RIGHT OF WAY. USE FIBER MESH PER CITY REQUIREMENTS.
L. ALL DIMENSIONS ARE BACK OF CURB TO BACK OF CURB, FACE OF BUILDING, OR PROPERTY LINE, UNLESS OTHERWISE NOTED.
M. CONTRACTOR IS TO SCHEDULE A PRE-PAVING MEETING WITH THE ENGINEER AT LEAST 7 DAYS PRIOR TO ANY PAVING.

LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- FIRE LANE MARKING - SEE DETAIL A5/CS501 & NOTE THIS SHEET
- EXISTING EASEMENT
- SIDEWALK - SEE DETAIL CS503
- 6" HEAVY DUTY CONCRETE PAVEMENT - SEE DETAIL A3/CS501
- 5" STANDARD DUTY CONCRETE PAVEMENT - SEE DETAIL A1/CS501

N

0 20' 40'

A1 SITE PLAN
1" = 20'

Rockwall County Annex

CLIENT
Rockwall County

1111 E Yellowjacket Lane
Rockwall, TX 75037

PROJECT NO.
11987.22

KEY PLAN
Lot 1, Block A, 12.79 Ac. Rockwall County Courthouse Addition
Plat Cabinet "H" Slide 131
Case Number: N/A
Proposed Land Use: Commercial

Designer Information:
Name: Parkhill
Address: 3000 Internet Blvd Suite 550, Frisco, Texas 75034
Phone Number: 972-987-1670

Owner Contact Information
Name: Rockwall County
Address: 101 East Rusk Street, Rockwall, Texas, 75087
Phone Number: 972-204-6000

#	DATE	DESCRIPTION
1	10/20/2023	Site Plan Submittal

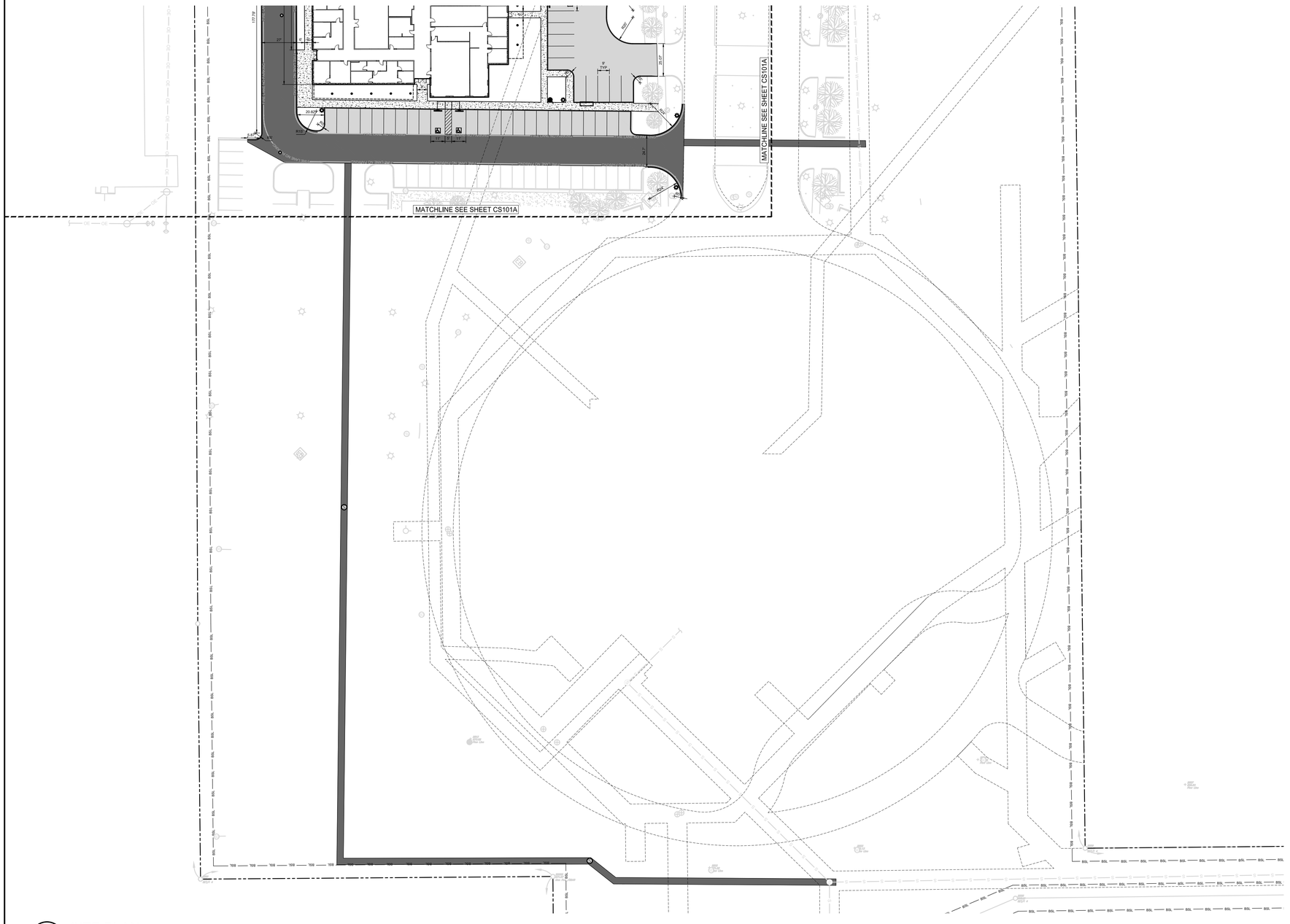
Site Plan
CS101A

PARKING LOT COUNT		
	REQUIRED	PROVIDED
EXISTING REGULAR SPACES	N/A	29
PROPOSED REGULAR SPACES	15	40
ACCESSIBLE SPACES	3	4
TOTAL SPACES	72	73

KEY NOTES

AS INDICATED BY: (XX)

1. DRIVEWAY - SEE DETAIL XX/CS501
2. PARALLEL CURB RAMP - SEE DETAIL B4/CS501
3. STRAIGHT HANDICAP RAMP AT RADIUS - SEE DETAIL B1/CS501
4. PARKING BLOCK - SEE DETAIL B3/CS501
5. HANDICAP SIGN WITH "VAN ACCESSIBLE" PLACARD - SEE DETAIL A4/CS502
6. HANDICAP MARKING - SEE DETAIL A3/CS502
7. ACCESS AISLE MARKING - SEE DETAIL A2/CS502
8. HANDICAP SIGN - SEE DETAIL A1/CS502
9. RELOCATED LIGHT POLE - SEE DEMOLITION PLANS. COORDINATE WITH ELECTRICAL.



SITE PLAN NOTES

A. FIRE LANE MARKING SHALL BE 6" WIDE RED BACKGROUND STRIPE WITH 4" WHITE LETTERS USING 3/4" STROKE STATING "NO PARKING FIRE LANE". PAINT EVERY 25' ON CENTER ALONG THE FIRE LANE. PLACE FIRE LANE MARKING ON THE VERTICAL SURFACE OF THE CURB WHEN PRESENT OR ON THE PARKING SURFACE WHEN NOT.
B. FIRE LANE MARKING SHOWN IS REPRESENTATIONAL. FIRE LANE MARKING SHALL BE A MINIMUM OF 20' APART OR 26' APART WHEN ADJACENT TO BUILDINGS OVER 30' HIGH. FIRE LANE MARKING SHALL BE PAINTED ON A CURB FACE WHERE THE REPRESENTATIONAL MARKING IS SHOWN NEXT TO A CURB. COORDINATE FIRE LANE MARKINGS WITH CITY OF ROCKWALL FIRE MARSHAL PRIOR TO INSTALLATION. XXX-XXX-XXXX.
C. INSTALL FIRE APPARATUS ACCESS ROADS AND MAKE SERVICEABLE PRIOR TO THE START OF BUILDING FRAMING.
D. STRIPING WIDTH = 4". STRIPE COLOR = WHITE, HANDICAP AND MEDIAN ISLAND STRIPES (YELLOW). PLACE DIAGONAL STRIPES (45°) AT 24" ON CENTER.
E. CALL THE ONE CALL SYSTEM (811) PRIOR TO CONSTRUCTION.
F. LOCATE AND PROTECT EXISTING UTILITIES AND STRUCTURES DURING CONSTRUCTION, AND REPAIR ANY DAMAGES TO EXISTING FEATURES AT CONTRACTOR'S EXPENSE.
G. ALL CONSTRUCTION SHALL BE ACCORDANCE WITH THE LATEST CITY OF ROCKWALL DESIGN STANDARDS, REQUIREMENTS AND SPECIFICATIONS, UNLESS OTHERWISE NOTED ON THE PLANS.
H. FOLLOW BEST MANAGEMENT PRACTICES (BMP'S) AND COMPLY WITH EPA & TCEQ STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIREMENTS.
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- 5" STANDARD DUTY CONCRETE PAVEMENT - SEE DETAIL A1/CS501

N

0 40' 80'

A1 SITE PLAN
1" = 40'

Rockwall County Annex

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Rockwall County

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PROJECT NO.
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KEY PLAN
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Plat Cabinet "H" Slide 131
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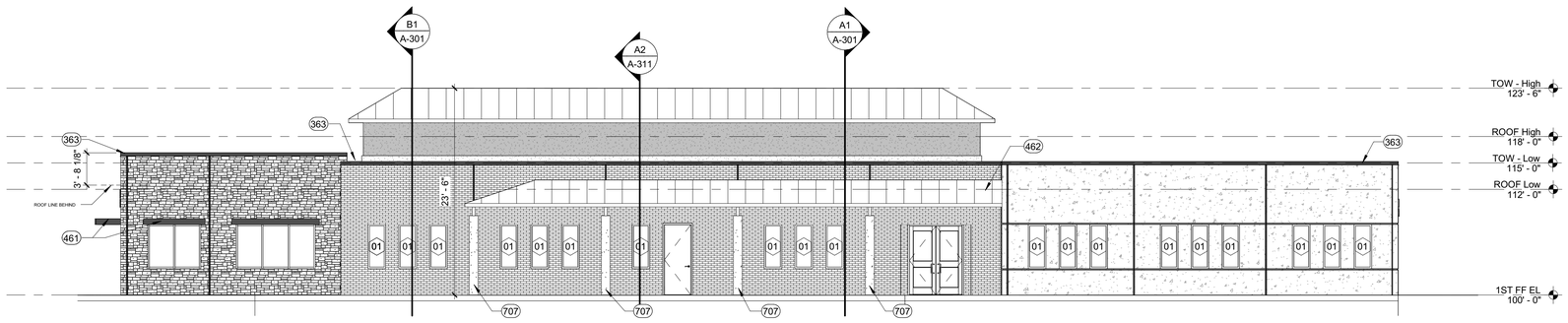
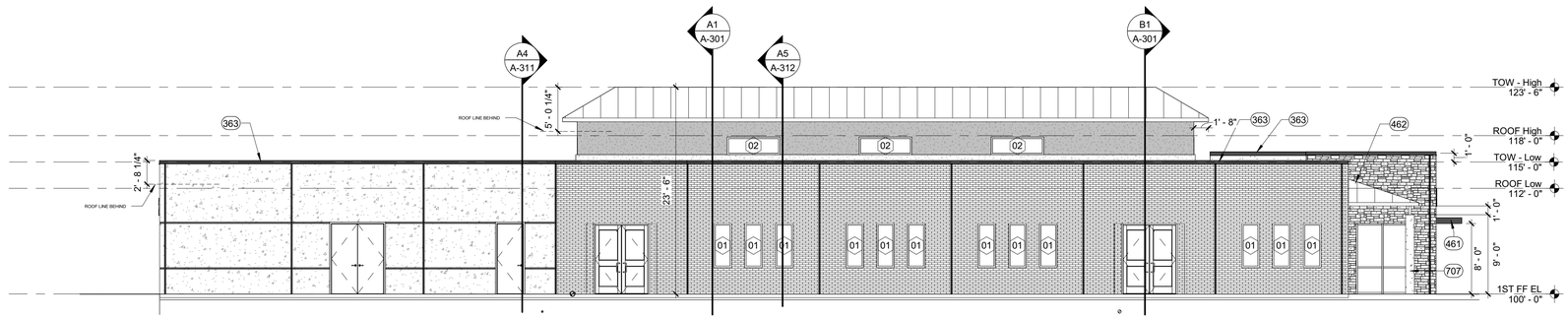
Phone Number: 972-204-6000

#	DATE	DESCRIPTION
1	10/20/2023	Site Plan Submittal

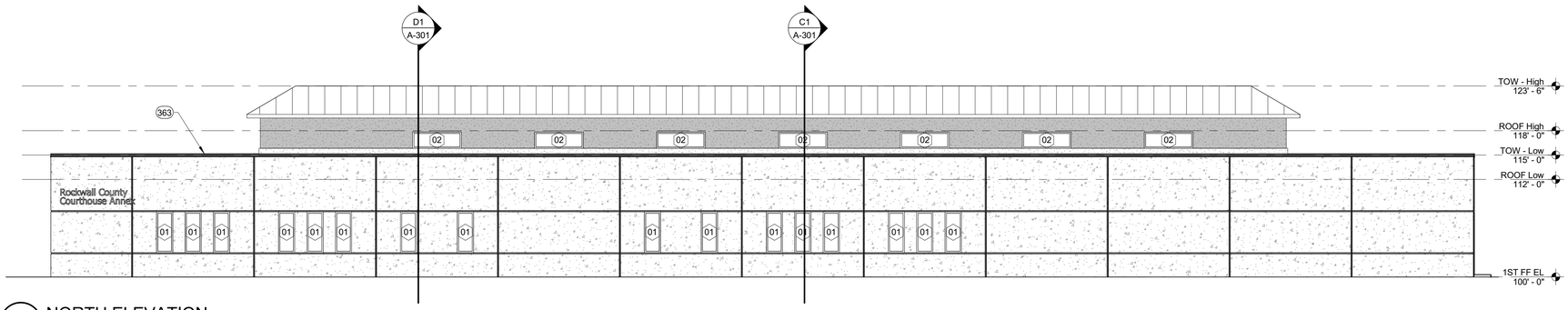
Site Plan
CS101B



D1 EAST ELEVATION
1/8" = 1'-0"



C1 WEST ELEVATION
1/8" = 1'-0"



B1 NORTH ELEVATION
1/8" = 1'-0"

A1 SOUTH ELEVATION
1/8" = 1'-0"

0 4' 8' 16'

GENERAL NOTES

A. ALL ROOF MOUNTED EQUIPMENT TO BE MOUNTED ON "ROOF HIGH" LEVEL BEHIND STANDING SEAM ROOF PARAPET.

KEY NOTES

AS INDICATED BY: (#)

363	PREFIN MTL COPING
461	ALUMINUM CANOPY
462	STANDING SEAM METAL CANOPY
707	CONC COLUMN.

LEGEND

- ADHERED VENEER BRICK OVER CONCRETE TILT PANEL.
  - Acme Pacific Clay - Calico or comparable color
- ADHERED VENEER STONE OVER CONCRETE TILT PANEL.
  - Natural Stone Veneers - Ashlar pattern - Heritage Manor or comparable color
- CONCRETE TILT PANEL w/ELASTOMERIC COATING.
  - TremGard HB - Oyster Shell or comparable color
- EIFS TYPE A
  - Dryvit - 522 Lite Gray or comparable color
- EIFS TYPE B
  - Dryvit - 715 Licorice or comparable color
- STANDING SEAM METAL ROOF
  - Awntech - Black k or comparable color
- GLAZING

FACADE SURFACE AREA

EAST:	Concrete Tilt	= 578 sf	(23.3%)
	Thin Brick	= 963 sf	(38.8%)
	Thin Stone	= 319 sf	(12.8%)
	EIFS A	= 47 sf	(1.9%)
	EIFS B	= 262 sf	(10.5%)
	Glazing	= 315 sf	(12.7%)
	Total	**= 2484 sf**	**(100%)**
WEST:	Concrete Tilt	= 668 sf	(27%)
	Thin Brick	= 1,115 sf	(45%)
	Thin Stone	= 113 sf	(4.6%)
	EIFS A	= 47 sf	(1.9%)
	EIFS B	= 226 sf	(9.1%)
	Glazing	= 306 sf	(12.4%)
	Total	**= 2,475 sf**	**(100%)**
NORTH:	Concrete Tilt	= 2,438 sf	(77.2%)
	Thin Brick	= 0 sf	
	Thin Stone	= 0 sf	
	EIFS A	= 84 sf	(2.7%)
	EIFS B	= 390 sf	(12.4%)
	Glazing	= 244 sf	(7.7%)
	Total	**= 3,158 sf**	**(100%)**
SOUTH:	Concrete Tilt	= 368 sf	(11.6%)
	Thin Brick	= 1390 sf	(43.8%)
	Thin Stone	= 495 sf	(15.6%)
	EIFS A	= 55 sf	(1.7%)
	EIFS B	= 372 sf	(11.7%)
	Glazing	= 497 sf	(15.6%)
	Total	**= 3177sf**	**(100%)**

Parkhill

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1111, E Yellow Jacket Ln
Rockwall, TX 75037

PROJECT NO.
11987.22

ROCKWALL COUNTY ANNEX

#	DATE	DESCRIPTION
-	10/20/2023	Site Plan Submittal

Exterior Elevations
A-201

10/19/2023 1:16:15 PM

R. v24

D1 3D View -NW

C1 3D View - NE

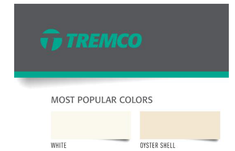
B1 3D View -SW

A1 3D View - SE

ADHERED VENEER BRICK OVER CONCRETE TILT PANEL.
- Acme Pacific Clay - Chino or comparable color

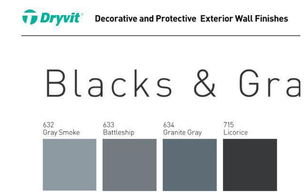
ADHERED VENEER STONE OVER CONCRETE TILT PANEL.
- Natural Stone Veneers - Heritage Manor or comparable color

CONCRETE TILT PANEL w/ELASTOMERIC COATING.
- TremGard HB - Oyster Shell or comparable color



EIFS TYPE A
- Dryvit - 472 Captain or comparable color

EIFS TYPE B
- Dryvit - 715 Licorice or comparable color



STANDING SEAM METAL ROOF
Black or comparable color

FLAT ROOF BEHIND PARAPET
TPO - Light Gray or comparable color

A4 Materials
1" = 1'-0"

Parkhill

PARKHILL

10/20/2023

Parkhill.com

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ROCKWALL COUNTY ANNEX

#	DATE	DESCRIPTION
-	10/20/2023	Site Plan Submittal

3D Views
A-900

10/19/2023 1:19:01 PM

R: v24

City of Rockwall Landscape Requirements			
ORD. REF.	**DESCRIPTION**	**REQUIRED**	**PROVIDED**
SEC 05.01.A	Required Landscaped Area	Limit of Construction Boundary = 78,645 S.F. **REQUIRED: 20% = 15,729 S.F**	**16,344 S.F. Provided**
SEC 05.01.B	Non-Residential Landscape Buffer	10' wide buffer along entire length of non residential lot w/ 1 canopy and 1 accent trees per 50' along Yellowjacket Lane: (377' frontage / 50) = 8 canopy trees & 8 accent trees, 30" tall shrubbery.	**10' wide landscape buffer w/ 30" height shrubbery. 16 Accent Trees.** ***Variance requested to substitute 5 Canopy Trees for 5 Accent Trees in Buffer due to overhead power line along Yellowjacket Lane.***
SEC 05.03.E.1	Interior Parking Lot Area Landscape Area	5% of Parking Area = 18,006 SF x .05 = **901 SF**	**2,915 SF**
SEC 05.03.E.2	Interior Parking Lot Area Trees	1 Canopy Tree per 10 spaces = 44 Parking Spaces / 10 = **5 Canopy Trees**	**3 Proposed Parking Lot Trees, 2 Existing Parking Lot Trees**

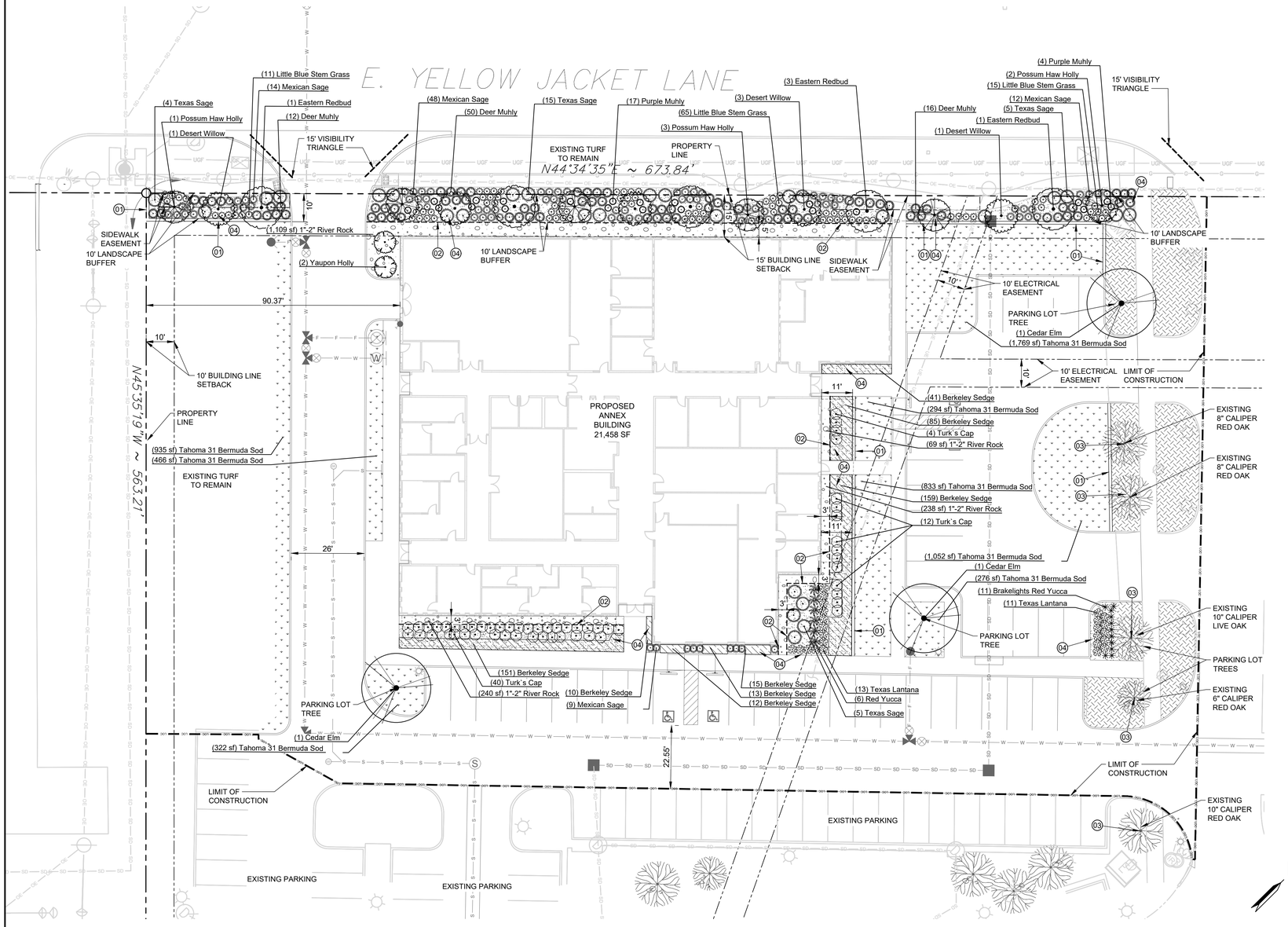
GENERAL NOTES

A. SEE SHEET LP103 FOR FULL PLANTING SCHEDULE.
B. SEE SHEETS LD501-502 FOR PLANTING DETAILS.
C. SEE SHEET LP103 FOR PLANTING GENERAL NOTES.
D. **FULL LANDSCAPE IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL PROPOSED PLANTING AREAS INDICATED. IRRIGATION WILL MEET REQUIREMENTS OF THE CITY OF ROCKWALL UNIFIED DEVELOPMENT CODE.**

KEY NOTES

AS INDICATED BY: (00)

1. 12" CONCRETE LANDSCAPE EDGE PER B4/LD501.
2. LANDSCAPE EDGE PER C5/LD501.
3. EXISTING TREE TO BE PRESERVED AND PROTECTED PER A1/LD502.
4. PLANTING BED TO RECEIVE 3" DEPTH SHREDDED HARDWOOD MULCH AS SPEC'D.



ABBREVIATED PLANT SCHEDULE

TREES	QTY	COMMON / BOTANICAL NAME
	5	DESERT WILLOW CHILOPSIS LINEARIS
	5	EASTERN REDBUD CERCIS CANADENSIS
	2	YAUPON HOLLY ILEX VOMITORIA
	6	POSSUM HAW HOLLY ILEX DECIDUA
	3	CEDAR ELM ULMUS CRASSIFOLIA

SHRUBS	QTY	COMMON / BOTANICAL NAME
	6	RED YUCCA HESPERALOE PARVIFLORA
	11	BRAKELIGHTS RED YUCCA HESPERALOE PARVIFLORA `BRAKELIGHTS` TM
	24	TEXAS LANTANA LANTANA URTICOIDES
	29	TEXAS SAGE LEUCOPHYLLUM LANGMANIAE `LYNN`S LEGACY`
	56	TURK`S CAP MALVAVISCUS DRUMMONDII
	78	DEER MUHLY MUHLENBERGIA RIGENS
	21	PURPLE MUHLY MUHLENBERGIA RIGIDA `NASHVILLE` TM
	83	MEXICAN SAGE SALVIA LEUCANTHA
	91	LITTLE BLUE STEM GRASS SCHIZACHYRIUM SCOPARIUM

SHRUB AREAS	QTY	COMMON / BOTANICAL NAME
	486	BERKELEY SEDGE CAREX DIVULSA

GROUND COVERS	QTY	COMMON / BOTANICAL NAME
	1,656 SF	1"-2" RIVER ROCK 1"-2" RIVER ROCK
	5,361 SF	SHREDDED HARDWOOD MULCH SHREDDED HARDWOOD MULCH

SOD/SEED	QTY	COMMON / BOTANICAL NAME
	5,947 SF	TAHOMA 31 BERMUDA SOD CYNODON DACTYLON `TAHOMA 31`
	3,380 SF	EXISTING PLANTING BED EXISTING PLANTING BED

LOCATION MAP

Parkhill

Parkhill.com

Rockwall County Annex

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#	DATE	DESCRIPTION
1	10/20/2023	Site Plan Submittal

Landscape Plan
LP101

PLANT SCHEDULE

TREES	QTY	COMMON NAME	BOTANICAL NAME	CONTAINER SIZE	CALIPER	SIZE
	5	DESERT WILLOW	CHILOPSIS LINEARIS	25 GAL	2"CAL	6` - 8` HT
	5	EASTERN REDBUD	CERCIS CANADENSIS	25 GAL	2"CAL	6` - 8` HT
	2	YAUPON HOLLY	ILEX VOMITORIA	15 GAL	N/A	6` HT.
	6	POSSUM HAW HOLLY	ILEX DECIDUA	15 GAL	N/A	6` HT.
	3	CEDAR ELM	ULMUS CRASSIFOLIA	B & B	3"	12`-14` HT.

SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE
	6	RED YUCCA	HESPERALOE PARVIFLORA	5 GAL 18" MIN HT.	
	11	BRAKELIGHTS RED YUCCA	HESPERALOE PARVIFLORA `BRAKELIGHTS` TM	5 GAL	1-2` HT
	24	TEXAS LANTANA	LANTANA URTICOIDES	1 GAL	
	29	TEXAS SAGE	LEUCOPHYLLUM LANGMANIAE `LYNN`S LEGACY`	5 GAL	30" HT.
	56	TURK`S CAP	MALVAVISCUS DRUMMONDII	1 GAL.	
	78	DEER MUHLY	MUHLENBERGIA RIGENS	5 GAL	
	21	PURPLE MUHLY	MUHLENBERGIA RIGIDA `NASHVILLE` TM	5 GAL	
	83	MEXICAN SAGE	SALVIA LEUCANTHA	5 GAL	
	91	LITTLE BLUE STEM GRASS	SCHIZACHYRIUM SCOPARIUM	3 GAL	

SHRUB AREAS	QTY	COMMON NAME	BOTANICAL NAME	CONT
	486	BERKELEY SEDGE	CAREX DIVULSA	1 GAL

GROUND COVERS	QTY	COMMON NAME	BOTANICAL NAME	CONT
	1,656 SF	1"-2" RIVER ROCK	1"-2" RIVER ROCK	4" DEPTH
	5,361 SF	SHREDDED HARDWOOD MULCH	SHREDDED HARDWOOD MULCH	3" DEPTH

SOD/SEED	QTY	COMMON NAME	BOTANICAL NAME	CONT
	5,947 SF	TAHOMA 31 BERMUDA SOD	CYNODON DACTYLON 'TAHOMA 31'	SOLID SOD
	3,380 SF	EXISTING PLANTING BED	EXISTING PLANTING BED	N/A

PLANTING GENERAL NOTES

A. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CITY OF ROCKWALL STANDARDS.
B. THE LANDSCAPE CONTRACTOR SHALL REFER TO THE CONTRACT AND SPECIFICATIONS FOR REQUIREMENTS NOT LISTED HEREIN.
C. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
D. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING PLAN SHOWN ON ALL DRAWINGS. PLANT COUNTS AND SQUARE FOOTAGES ARE PROVIDED AS A COURTESY ONLY.
E. ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN OR EQUIVALENT.
F. IN THE CASE OF A DISCREPANCY BETWEEN THE CONTAINER SIZE CALLED OUT IN PLANT LIST AND THE CALIPER AND HEIGHT OF PLANT MATERIAL, THE SPECIFIED TREE MUST MEET THE CALIPER AND HEIGHT REQUIREMENTS SPECIFIED, EVEN IF THE LARGER CONTAINER SIZE IS REQUIRED TO MEET THESE SPECIFICATIONS AT NO ADDITIONAL COST TO THE OWNER.
G. ALL PLANTS TO BE GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND.
H. WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE PLANT BALL SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
I. LANDSCAPE CONTRACTOR SHALL LOCATE THE SOURCE OF AND SELECT ALL PLANTS FOR APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT.
J. ALL PLANT MATERIALS SHALL BE APPROVED PRIOR TO DELIVERY AT THE NURSERIES OR SUPPLIERS BY THE PROJECT LANDSCAPE ARCHITECT.
K. IF ANY SOURCE OF PLANTS IS LOCATED FURTHER THAN 30 MILES FROM THE PROJECT SITE THE CONTRACTOR WILL BE REQUIRED TO PAY TIME AND TRAVEL EXPENSES INCURED BY THE PROJECT LANDSCAPE ARCHITECT.
L. AT THE OPTION OF THE LANDSCAPE ARCHITECT , PHOTOS OF ALL PLANT MATERIAL SHOWING CONTAINER SIZE, HEIGHT AND CALIPER CAN BE SUBMITTED FOR APPROVAL.
M. ALL PLANTS TAGGED AS APPROVED AT NURSERY OR SUPPLIER SHALL BEAR THE SAME TAG WHEN DELIVERED ON SITE.
N. THE RIGHT TO REJECT PLANT MATERIALS DELIVERED TO THE SITE THAT DO NOT BEAR APPROVAL TAGS IS RESERVED BY THE PROJECT LANDSCAPE ARCHITECT.
O. IN AREAS WHERE PAVING SUBGRADES AND BUILDING PADS EXTEND INTO PLANT BED AREAS, 6 INCH HOLES SHALL BE DRILLED EVERY 3 FEET AND FILLED WITH 1 INCH DIAMETER GRAVEL TO PROVIDE PERCOLATION AND DRAINAGE FOR THE PLANTING BED. HOLES SHALL BE DRILLED THROUGH IMPROVED SUBGRADES INTO EXISTING SITE SOILS BUT NO DEEPER THAN FOUR FEET.
P. ALL PLANTING BEDS TO RECEIVE 2 INCHES OF BACK TO EARTH COMPOST PER SQUARE FOOT AND 1 POUND OF A 4(N):1(P):2(K) RATIO FERTILIZER PER 100 SQUARE FEET. BOTH MATERIALS SHALL BE INCORPORATED INTO THE SOIL TO A DEPTH OF 12 INCHES.
Q. ALL FINAL PLANTING BED GRADES IN AREAS WHERE ORGANIC AND/OR INORGANIC MULCH IS BEING APPLIED SHOULD BE 3 OR 4 INCHES BELOW ADJACENT HARD SURFACES ACCORDING TO MULCH DEPTH INDICATED ON PLANS.
R. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING IS COMPLETE AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT.
S. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING OR AS ESTABLISHED IN CONTAINER.
T. ALL PLANTS SHALL BE INSTALLED AS PER DETAILS.
U. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY OR MORE OFTEN AS NEEDED DURING THE FIRST GROWING SEASON.
V. ALL PLANTING BEDS SHALL RECEIVE ORGANIC AND/OR INORGANIC MULCH MATERIALS AS NOTED ON PLANS.
W. THE DAY PRIOR TO PLANTING, THE LOCATION OF ALL TREES AND SHRUBS SHALL BE STAKED FOR APPROVAL BY THE LANDSCAPE ARCHITECT.
X. THE CONTRACTOR SHALL PRUNE ALL BRANCHES 6 FEET ABOVE FINISH GRADE ON ALL DECIDUOUS TREES 12 FEET OR TALLER.
Y. AREAS TO BE FILLED WITH INORGANIC MULCHES WITH A DIAMETER LESS THAN 1/4 INCH IN SIZE SHALL BE COMPACTED TO 85% PROCTOR DENSITY BEFORE MULCH IS PLACED.
Z. THE SITE SHALL BE FINE GRADED PRIOR TO ANY PLANT INSTILLATION. ANY AREAS DISTURBED BY PLANTING SHALL BE REGRADED AND SMOOTHED PRIOR TO GRASS PLANTING.
AA. SOD SHALL BE USED AROUND DRAIN INLETS (5' BUFFER) AND IN AREAS WHERE THE SLOPE EXCEEDS 20% (1:5) UNLESS THE AREA IS A PLANTING BED.

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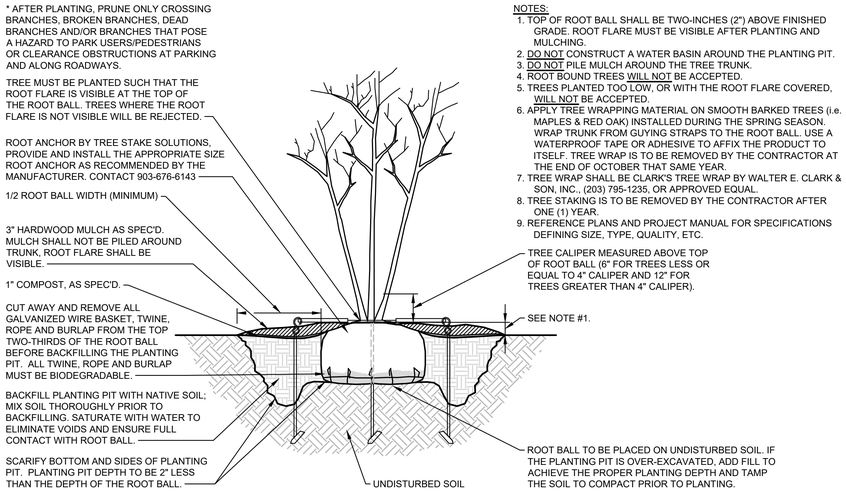
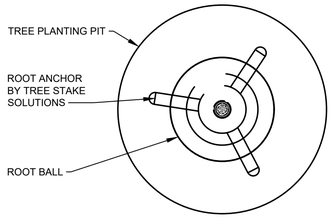
Planting Notes & Schedule

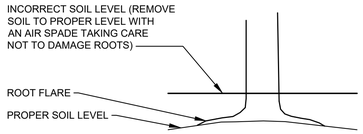
LP103



NOTES:
1. TOP OF ROOT BALL SHALL BE TWO-INCHES (2") ABOVE FINISHED GRADE. ROOT FLARE MUST BE VISIBLE AFTER PLANTING AND MULCHING.
2. DO NOT CONSTRUCT A WATER BASIN AROUND THE PLANTING PIT.
3. DO NOT PILE MULCH AROUND THE TREE TRUNK.
4. ROOT BOUND TREES WILL NOT BE ACCEPTED.
5. TREES PLANTED TOO LOW, OR WITH THE ROOT FLARE COVERED, WILL NOT BE ACCEPTED.
6. APPLY TREE WRAPPING MATERIAL ON SMOOTH BARKED TREES (i.e. MAPLES & RED OAK) INSTALLED DURING THE SPRING SEASON. WRAP TRUNK FROM GUYING STRAPS TO THE ROOT BALL. USE A WATERPROOF TAPE OR ADHESIVE TO AFFIX THE PRODUCT TO ITSELF. TREE WRAP IS TO BE REMOVED BY THE CONTRACTOR AT THE END OF OCTOBER THAT SAME YEAR.
7. TREE WRAP SHALL BE CLARK'S TREE WRAP BY WALTER E. CLARK & SON, INC., (203) 795-1235, OR APPROVED EQUAL.
8. TREE STAKING IS TO BE REMOVED BY THE CONTRACTOR AFTER ONE (1) YEAR.
9. REFERENCE PLANS AND PROJECT MANUAL FOR SPECIFICATIONS DEFINING SIZE, TYPE, QUALITY, ETC.

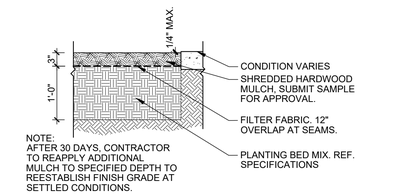


PLAN VIEW



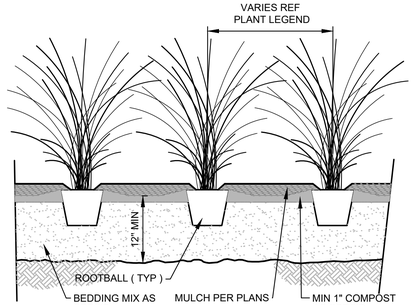
EXPOSED COVERED ROOT FLARE

C1 MULTI-TRUNK TREE PLANTING AND ANCHORING
1/2"=1'-0" L_PLANTING_TREE_MULTITRUNK

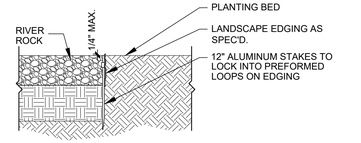


NOTE:
AFTER 30 DAYS, CONTRACTOR TO REAPPLY ADDITIONAL MULCH TO SPECIFIED DEPTH TO REESTABLISH FINISH GRADE AT SETTLED CONDITIONS.

D4 MULCH
3/4"=1'-0" L_MULCH



C4 ORNAMENTAL GRASS PLANTING
1"=1'-0" L_ORNAMENTAL_GRASS_PLANTING



C5 LANDSCAPE EDGE
1"=1'-0" LNDSCPE_EDG

PLAN VIEW

EXPOSED COVERED ROOT FLARE

NOTES:
1. TOP OF ROOT BALL SHALL BE TWO-INCHES (2") ABOVE FINISHED GRADE. ROOT FLARE MUST BE VISIBLE AFTER PLANTING AND MULCHING.
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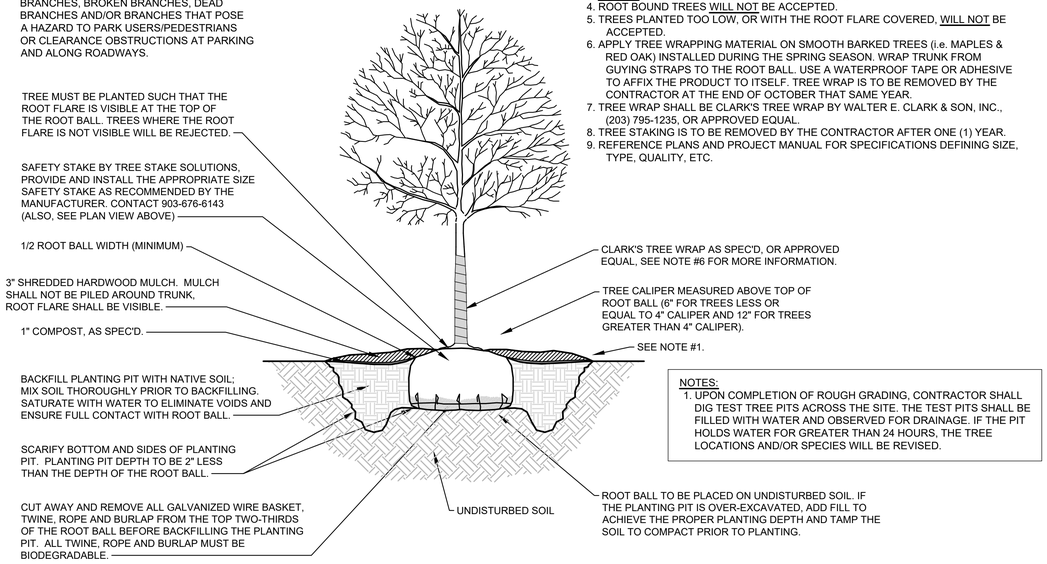
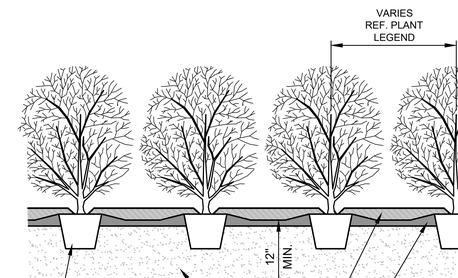


NOTES:
1. UPON COMPLETION OF ROUGH GRADING, CONTRACTOR SHALL DIG TEST TREE PITS ACROSS THE SITE. THE TEST PITS SHALL BE FILLED WITH WATER AND OBSERVED FOR DRAINAGE. IF THE PIT HOLDS WATER FOR GREATER THAN 24 HOURS, THE TREE LOCATIONS AND/OR SPECIES WILL BE REVISED.

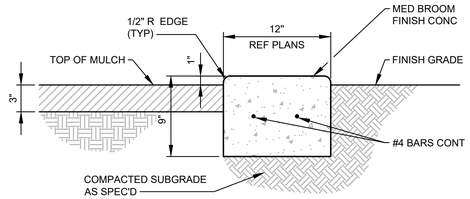
A1 TREE PLANTING AND STAKING
1/2"=1'-0" L_PLANTING_TREE_STANDARD



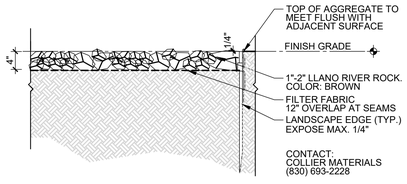
NOTE:
ALL PLANT BEDS SHALL BE EXCAVATED TO SUBGRADE ELEV AND BACKFILLED w/ SPECIFIED SOIL MIX

B3 SHRUB PLANTING
1"=1'-0" L_PLANTING_SHRUB

NOTE:
- MOWSTRIP TO BE DOWELED INTO EDGE OF CONC PAVING
- CONTROL JOINTS TO BE 1/8" WIDE X 1 3/4" DEEP, SPACED 5' OC
- DOWELED EXPANSION JOINTS TO BE 50' OC, AND AT ENDS. DOWELED EXPANSION JOINTS TO BE 12" L W/ #4 SMOOTH BAR DOWEL, CAP AND LUBE ONE END. JOINT IS TO BE 1/2" PREMOLDED FIBER EXPANSION JOINT MATERIAL WITH 1" JOINT SEALER ABOVE.
- CONTRACTOR SHALL STAKE LAYOUT OF EDGING FOR APPROVAL BY ARCHITECT / ENGINEER



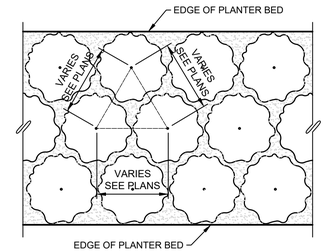
B4 12" CONCRETE LANDSCAPE EDGE
1 1/2" = 1'-0" PVMT_CONC_MOWSTRIP_LANDSCAPE_EDGE



NOTE:
SUBMIT MIN. 3 GAL. QUANTITY FOR APPROVAL PRIOR TO ORDERING AND SHIPPING TO SITE.

SUBMIT SAMPLE FOR ARCHITECT APPROVAL.

A3 RIVER ROCK - 1-2"
3/4"=1'-0" RRCK



A4 PLANT LAYOUT
1/2"=1'-0" L_PLANT_LAYOUT

Parkhill

THIS DOCUMENT IS RELEASED ON OCTOBER 20, 2023 FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF LANDON G. BELL, R.L.A., TEXAS LICENSE #3245. IT IS NOT TO BE USED FOR REGULATORY APPROVAL, CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
PARKHILL, SMITH & COOPER, INC.

Parkhill.com

Rockwall County Annex

CLIENT
Rockwall County
1111 E Yellowjacket Lane
Rockwall, TX 75037

PROJECT NO.
11987.22

KEY PLAN
Lot 1, Block A, 12.79 Ac. Rockwall County Courthouse Addition
Plat Cabinet "H" Slide 131
Case Number: N/A
Proposed Land Use: Commercial

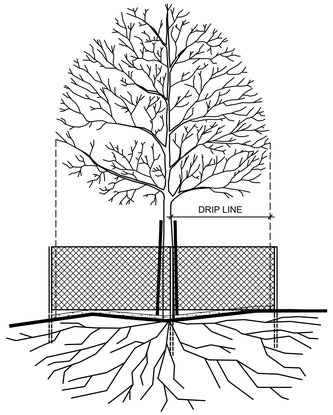
Designer Information:
Name: Parkhill
Address: 3000 Internet Blvd Suite 550, Frisco, Texas 75034
Phone Number: 972-987-1670

Owner Contact Information
Name: Rockwall County
Address: 101 East Rusk Street, Rockwall, Texas, 75087
Phone Number: 972-204-6000

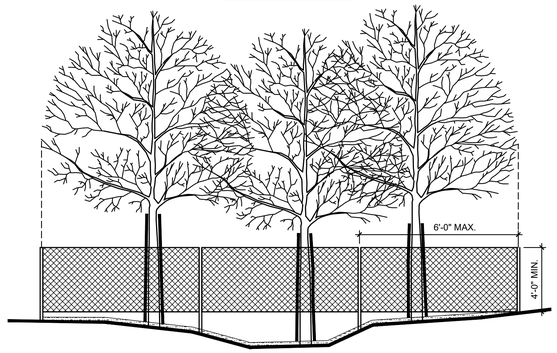
#	DATE	DESCRIPTION
1	10/20/2023	Site Plan Submittal

Landscape Details
LD501

SINGLE TREE



TREE CLUSTER



*CRITICAL ROOT ZONE:

THE AREA OF UNDISTURBED NATURAL SOIL AROUND A TREE DEFINED BY A CONCENTRIC CIRCLE WITH A RADIUS TO THE DISTANCE FROM THE TREE TRUNK TO THE OUTERMOST PORTION OF THE DRIP LINE.

DRIP LINE:

A VERTICAL LINE RUN THROUGH THE OUTERMOST PORTION OF THE CANOPY OF A TREE AND EXTENDING TO THE GROUND.

PROTECTIVE FENCING:

ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCING, SNOW FENCING, OR OTHER SIMILAR FENCING AS SPECIFIED AT LEAST FOUR FEET (4') HIGH AND SUPPORTED AT A MAXIMUM OF SIX FOOT (6') INTERVALS BY APPROVED METHOD SUFFICIENT ENOUGH TO KEEP THE FENCE UPRIGHT AND IN PLACE. THIS FENCING SHALL BE OF A HIGHLY VISIBLE MATERIAL.

*THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY TREES TO REMAIN.

1. **MATERIAL STORAGE:** NO STORAGE OR PLACEMENT OF MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE. EQUIPMENT CLEANING/LIQUID DISPOSAL: NO EQUIPMENT SHALL BE CLEANED OR OTHER LIQUIDS, INCLUDING, WITHOUT LIMITATION, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS DEPOSITED OR ALLOWED TO FLOW INTO THE CRITICAL ROOT ZONE OF A PROTECTED TREE.
2. TREE ATTACHMENTS: NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.
3. VEHICULAR TRAFFIC: NO VEHICULAR AND/OR CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING SHALL TAKE PLACE WITHIN THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE OTHER THAN ON EXISTING STREET PAVEMENT. THIS RESTRICTION DOES NOT APPLY TO SINGLE INCIDENT ACCESS WITHIN THE CRITICAL ROOT ZONE FOR PURPOSES OF ESTABLISHING THE BUILDING PAD AND ASSOCIATED LOT GRADING, VEHICULAR TRAFFIC NECESSARY FOR ROUTINE UTILITY MAINTENANCE, EMERGENCY RESTORATION OF UTILITY SERVICE, OR ROUTINE MOWING OPERATIONS.
4. GRADE CHANGES: PAVING WITHIN THE DRIP LINE SHALL BE APPROVED PRIOR TO CONSTRUCTION BY THE OWNER'S REPRESENTATIVE.
5. IMPERVIOUS PAVING: NO PAVING WITH ASPHALT, CONCRETE OR OTHER IMPERVIOUS MATERIAL SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE.
6. ROOT PRUNING: ALL ROOTS ONE INCHES OR LARGER IN DIAMETER WHICH ARE EXPOSED AS A RESULT OF TRENCHING OR OTHER EXCAVATION SHALL BE CUT OFF SQUARE WITH A SHARP MEDIUM TOOTH SAW AND COVERED WITH PRUNING COMPOUND WITHIN TWO HOURS OF INITIAL EXPOSURE.

TREE PROTECTION NOTES

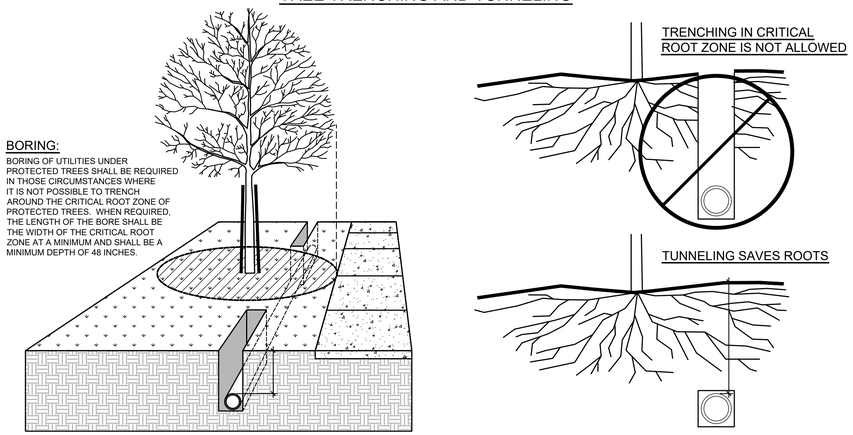
A. THE CONTRACTOR SHALL PROTECT THE TREE AND PLANT PROTECTION ZONE AT ALL TIMES FROM COMPACTION OF THE SOIL; DAMAGE OF ANY KIND TO TRUNKS, BARK, BRANCHES, LEAVES AND ROOTS OF ALL PLANTS; AND CONTAMINATION OF THE SOIL, BARK OR LEAVES WITH CONSTRUCTION MATERIALS, DEBRIS, SILT, FUELS, OILS, AND ANY CHEMICALS SUBSTANCE. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY SPILLS, COMPACTION OR DAMAGE AND TAKE CORRECTIVE ACTION IMMEDIATELY USING METHODS APPROVED BY THE OWNER'S REPRESENTATIVE.

B. THE CONTRACTOR SHALL NOT ENGAGE IN ANY CONSTRUCTION ACTIVITY WITHIN THE TREE AND PLANT PROTECTION ZONE WITHOUT THE APPROVAL OF THE OWNER'S REPRESENTATIVE INCLUDING: OPERATING, MOVING OR STORING EQUIPMENT; STORING SUPPLIES OR MATERIALS; LOCATING TEMPORARY FACILITIES INCLUDING TRAILERS OR PORTABLE TOILETS AND SHALL NOT PERMIT EMPLOYEES TO TRAVERSE THE AREA TO ACCESS ADJACENT AREAS OF THE PROJECT OR USE THE AREA FOR LUNCH OR ANY OTHER WORK BREAKS. PERMITTED ACTIVITY, IF ANY, WITHIN THE TREE AND PLANT PROTECTION AREA MAYBE INDICATED ON THE DRAWINGS ALONG WITH ANY REQUIRED REMEDIAL ACTIVITY AS LISTED BELOW.

C. TREE BRANCHES THAT INTERFERE WITH THE CONSTRUCTION MAY BE TIED BACK OR PRUNED TO CLEAR ONLY TO THE POINT NECESSARY TO COMPLETE THE WORK. OTHER BRANCHES SHALL ONLY BE REMOVED WHEN SPECIFICALLY INDICATED BY THE OWNER'S REPRESENTATIVE. TYING BACK OR TRIMMING OF ALL BRANCHES AND THE CUTTING OF ROOTS SHALL BE IN ACCORDANCE WITH ACCEPTED ARBORICULTURAL PRACTICES (ANSI A300, PART 8) AND BE PERFORMED UNDER SUPERVISION OF AN ARBORIST.

D. TRUNK PROTECTION ONLY WHERE FENCE IS NOT CONSTRUCTIBLE: PROTECT THE TRUNK OF EACH TREE TO REMAIN BY COVERING IT WITH A RING OF 8 FOOT LONG 2 INCH X 6 - INCH PLANKS LOOSELY BANDED ONTO THE TREE WITH 3 STEEL BANDS. STAPLE THE BANDS TO THE PLANKS AS NECESSARY TO HOLD THEM SECURELY IN PLACE THROUGHOUT THE CONSTRUCTION PERIOD. REMOVE TRUNK PROTECTION UPON SUBSTANTIAL COMPLETION.

TREE TRENCHING AND TUNNELING



TREE TRENCHING AND TUNNELING NOTES

A. IN THE EVENT THAT CONSTRUCTION ACTIVITY IS UNAVOIDABLE WITHIN THE TREE AND PLANT PROTECTION AREA, NOTIFY THE OWNER'S REPRESENTATIVE AND SUBMIT A DETAILED WRITTEN PLAN OF ACTION FOR APPROVAL. THE PLAN SHALL INCLUDE: A STATEMENT DETAILING THE REASON FOR THE ACTIVITY INCLUDING WHY OTHER AREAS ARE NOT SUITED; A DESCRIPTION OF THE PROPOSED ACTIVITY; THE TIME PERIOD FOR THE ACTIVITY, AND A LIST OF REMEDIAL ACTIONS THAT WILL REDUCE THE IMPACT ON THE TREE AND PLANT PROTECTION AREA FROM THE ACTIVITY. REMEDIAL ACTIONS SHALL INCLUDE BUT SHALL NOT BE LIMITED TO THE FOLLOWING: IN GENERAL, DEMOLITION AND EXCAVATION WITHIN THE DRIP LINE OF TREES AND SHRUBS SHALL PROCEED WITH EXTREME CARE EITHER BY THE USE OF HAND TOOLS, DIRECTIONAL BORING AND OR AIR KNIFE EXCAVATION WHERE INDICATED OR WITH OTHER LOW IMPACT EQUIPMENT THAT WILL NOT CAUSE DAMAGE TO THE TREE, ROOTS OR SOIL.

B. WHEN ENCOUNTERED, EXPOSED ROOTS, 1 INCHES AND LARGER IN DIAMETER SHALL BE WORKED AROUND IN A MANNER THAT DOES NOT BREAK THE OUTER LAYER OF THE ROOT SURFACE (BARK). THESE ROOTS SHALL BE COVERED IN WOOD CHIPS AND SHALL BE MAINTAINED ABOVE PERMANENT WILT POINT AT ALL TIMES. ROOTS ONE INCH AND LARGER IN DIAMETER SHALL NOT BE CUT WITH OUT THE APPROVAL OF THE OWNERS REPRESENTATIVE. EXCAVATION SHALL BE TUNNELED UNDER THESE ROOTS WITHOUT CUTTING THEM. IN THE AREAS WHERE ROOTS ARE ENCOUNTERED, WORK SHALL BE PERFORMED AND SCHEDULED TO CLOSE EXCAVATIONS AS QUICKLY AS POSSIBLE OVER EXPOSED ROOTS.

A1 TYPICAL TREE PROTECTION

1/2" - 1'-0"

PLANT DET 6_REV

A:\2022\11987.22\03_DSGN\01_DWG\06\0_LAND\03_SHEETS\LD502-11987.DWG, 10/19/2023 11:36 AM, lgbell

Parkhill

Parkhill.com

Rockwall County Annex

CLIENT

Rockwall County

1111 E Yellowjacket Lane
Rockwall, TX 75037

PROJECT NO.

11987.22

KEY PLAN

Lot 1, Block A, 12.79 Ac. Rockwall County Courthouse Addition
Plat Cabinet "H" Slide 131
Case Number: N/A
Proposed Land Use: Commercial

Designer Information:
Name: Parkhill
Address: 3000 Internet Blvd Suite 550, Frisco, Texas 75034
Phone Number: 972-987-1670

Owner Contact Information
Name: Rockwall County
Address: 101 East Rusk Street, Rockwall, Texas, 75087
Phone Number: 972-204-6000

#	DATE	DESCRIPTION
1	10/20/2023	Site Plan Submittal

Landscape Details

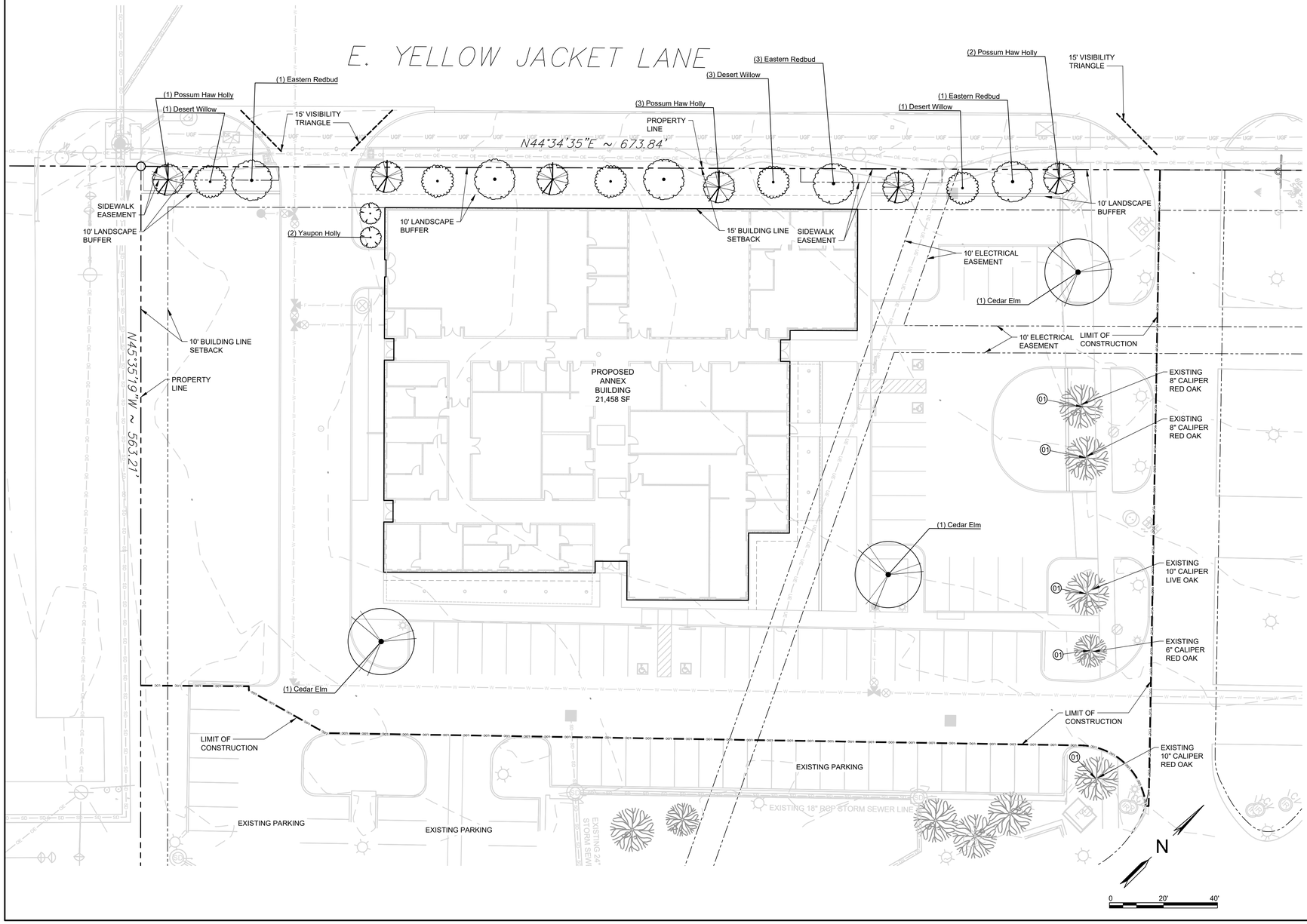
LD502

City of Rockwall Landscape Requirements			
ORD. REF.	**DESCRIPTION**	**REQUIRED**	**PROVIDED**
SEC 05.01.A	Required Landscaped Area	Limit of Construction Boundary = 78,645 S.F. **REQUIRED: 20% = 15,729 S.F**	**16,344 S.F. Provided**
SEC 05.01.B	Non-Residential Landscape Buffer	10' wide buffer along entire length of non residential lot w/ 1 canopy and 1 accent trees per 50' along Yellowjacket Lane: (377' frontage / 50) = 8 canopy trees & 8 accent trees, 30" tall shrubbery.	**10' wide landscape buffer w/ 30" height shrubbery. 16 Accent Trees. *Variance requested to substitute 5 Canopy Trees for 5 Accent Trees in Buffer due to overhead power line along Yellowjacket Lane.***
SEC 05.03.E.1	Interior Parking Lot Area Landscape Area	5% of Parking Area = 18,006 SF x .05 = **901 SF**	**2,915 SF**
SEC 05.03.E.2	Interior Parking Lot Area Trees	1 Canopy Tree per 10 spaces = 44 Parking Spaces / 10 = **5 Canopy Trees**	**3 Proposed Parking Lot Trees, 2 Existing Parking Lot Trees**

KEY NOTES

AS INDICATED BY: (00)

1. EXISTING TREE TO BE PRESERVED AND PROTECTED PER A1/LD502.



LOCATION MAP

Parkhill

Parkhill.com

Rockwall County Annex

CLIENT
Rockwall County

1111 E Yellowjacket Lane
Rockwall, TX 75037

PROJECT NO.
11987.22

KEY PLAN
Lot 1, Block A, 12.79 Ac. Rockwall County Courthouse Addition
Plat Cabinet "H" Slide 131
Case Number: N/A
Proposed Land Use: Commercial

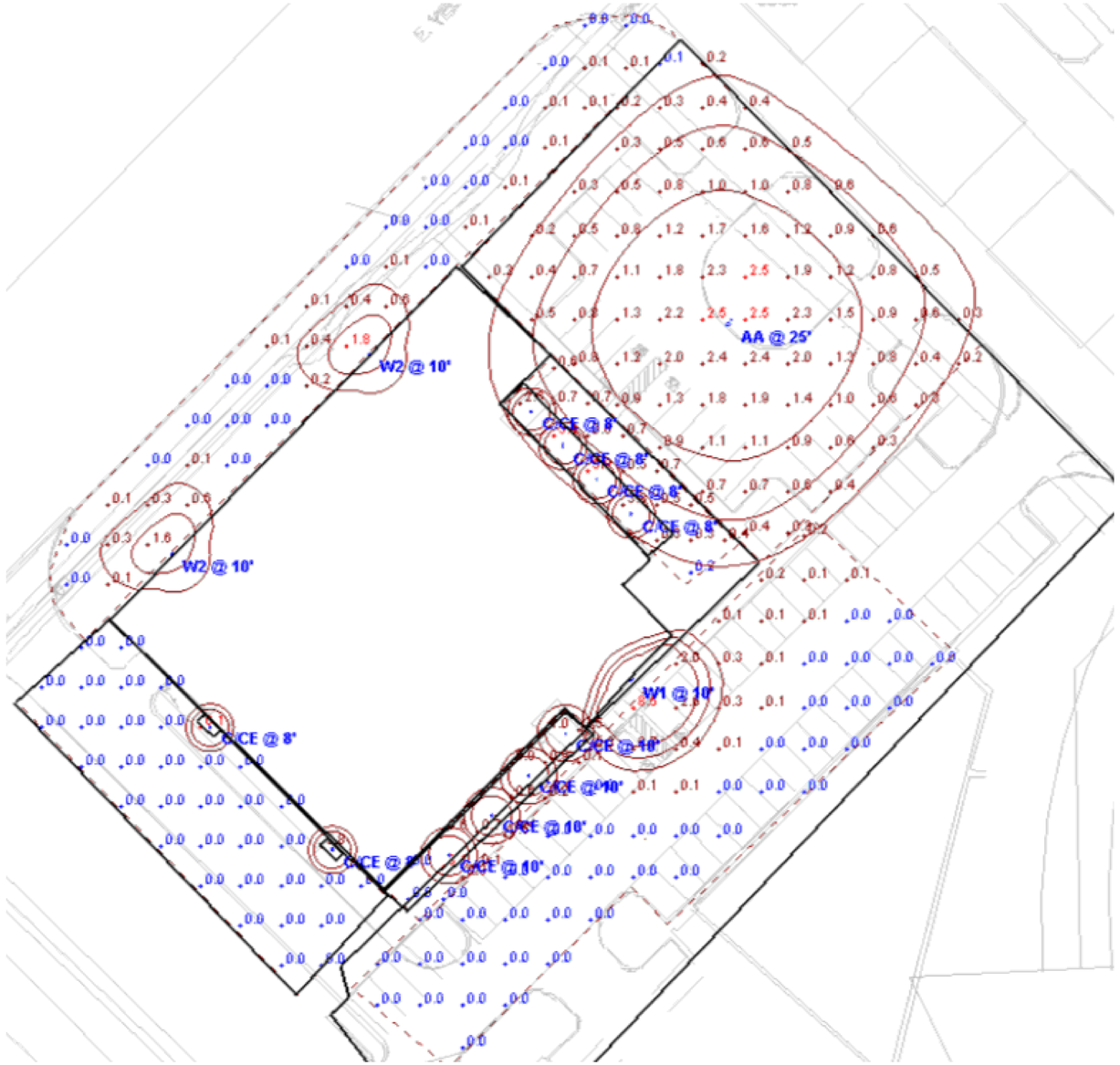
Designer Information:
Name: Parkhill
Address: 3000 Internet Blvd Suite 550, Frisco, Texas 75034
Phone Number: 972-987-1670

Owner Contact Information
Name: Rockwall County
Address: 101 East Rusk Street, Rockwall, Texas, 75087
Phone Number: 972-204-6000

#	DATE	DESCRIPTION
1	10/20/2023	Site Plan Submittal

Treescape Plan

LP102



GENERAL NOTES

A. REFER TO CIVIL SITE PLAN FOR INFORMATION REQUIRED FOR SECTION 2.1 (PROVIDE SITE DATA TABLE)

Statistics

Description	Avg	Max	Min	Max/Min	Avg/Min
Existing Parking Lot	0.3 fc	8.5 fc	0.0 fc	N/A	N/A
New Parking Lot	1.0 fc	2.5 fc	0.1 fc	25.0:1	10.0:1
Existing Parking Lot Canopy	0.7 fc	3.1 fc	0.0 fc	N/A	N/A
FIRELANE ROAD	0.3 fc	6.1 fc	0.0 fc	N/A	N/A
Front Canopy	1.2 fc	3.9 fc	0.2 fc	19.5:1	6.0:1
Yellow Jacket Lane Sidewalk	0.2 fc	1.8 fc	0.0 fc	N/A	N/A

Wattage

Symbol	Label	Catalog Number	Description	Lumens Per Lamp	Light Loss Factor	Manufacturer	Wattage
	W1	WST LED P3 40K VF MVOLT	WST LED, Performance package 3, 4000 K, visual comfort forward throw, MVOLT	6609	0.8	Lithonia Lighting	50
	AA	ESX1 LED P4 40K R5	ESX LED Area Luminaire Size 1 P4 Lumen Package 4000K CCT Type R5 Distribution	26273	0.8	Lithonia Lighting	189.98
	W2	WST LED P1 40K Mvolt	WPX1 LED wallpack 1500lm 4000K color temperature 120-277 Volts	1568	0.8	Lithonia Lighting	11.47
	C/CE	LDN6 40/07 LO6AR LD	6IN LDN, 4000K, 750LM, CLEAR, MATTE DIFFUSE REFLECTOR, CRI80	679	0.8	Lithonia Lighting	8.91

A1 Photometrics
NOT TO SCALE

N

Parkhill

PARKHILL, SMITH & COOPER, INC. STATE OF TEXAS F-560 ISAAC N. AGUILAR 117619 LICENSED PROFESSIONAL ENGINEER

10/20/2022

Parkhill.com

Rockwall County Annex

Rockwall COUNTY

CLIENT
Rockwall County

1111 E Yellowjacket Lane
Rockwall, TX 75037

PROJECT NO.
11987.22

KEY PLAN
Lot 1, Block A, 12.79 Ac. Rockwall County Courthouse Addition
Plat Cabinet "H" Slide 131
Case Number: N/A
Proposed Land Use: Commercial

Designer Information:
Name: Parkhill
Address: 3000 Internet Blvd Suite 550, Frisco, Texas 75034
Phone Number: 972-987-1670

Owner Contact Information
Name: Rockwall County
Address: 101 East Rusk Street, Rockwall, Texas, 75087
Phone Number: 972-204-6000

#	DATE	DESCRIPTION
1	10/20/2023	Site Plan Submittal

Electrical Photometrics

E-101

PROJECT COMMENTS

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

DATE: 10/26/2023

PROJECT NUMBER: SP2023-035
PROJECT NAME: Site Plan for McDonalds Restaurant w/ Drive Through
SITE ADDRESS/LOCATIONS: 4901 S GOLIAD ST

CASE CAPTION: Discuss and consider a request by Leslie Ford of Ofi Chito on behalf of Michael Hampton of Creekside Commons Crossing, LP for the approval of a Site Plan for a Restaurant, Greater than 2,000 SF, with Drive-Through or Drive-In (i.e. McDonald's) on a 1.251-acre tract of land identified as a portion of Lot 3 and all of Lot 2, Block A, Creekside Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located north of the northeast corner of the intersection of S. Goliad Street [SH-205] and FM-549, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	10/26/2023	Needs Review

10/26/2023: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Leslie Ford of Ofi Chito on behalf of Michael Hampton of Creekside Commons Crossing, LP for the approval of a Site Plan for a Restaurant, Greater than 2,000 SF, with Drive-Through or Drive-In (i.e. McDonald's) on a 1.251-acre tract of land identified as a portion of Lot 3 and all of Lot 2, Block A, Creekside Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located north of the northeast corner of the intersection of S. Goliad Street [SH-205] and FM-549.

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 (SP2023-035) 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 and building elevations. 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 replat if any lot lines are adjusted, ROW is required, or any new easements are established.

M.6 A Material Sample Board must be provided by the November 1, 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 _____, _____.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

M.8 Site Plan:
(1) Please indicate any existing or proposed fire hydrants. (Subsection 03.04. B, of Article 11, UDC)
(2) Please provide an exhibit of the proposed flag pole. As a note the flag pole must be 15-feet away from the building and there shall be no up lighting. (Subsection 03.04. B, of Article 11, UDC)
(3) Is there any existing or proposed fencing? If so, please indicate the location, height, and material. (Subsection 08.02. F, of Article 08, UDC)
(4) Is there any pad mounted utility equipment? If so, please indicate then and provide the required screening on the landscape plan. (Subsection 01.05. C, of Article 05, UDC)
(5) Are there any RTUs? If so, please crosshatch the RTUs on the building elevations (RTUs must be fully screened by an enclosed parapet system). (Subsection 01.05. C, of Article 05, UDC)
(6) The storage area incorporated into the dumpster enclosure must be incorporated into the primary building. Accessory buildings are not permitted within a Commercial (C) District. Please update the plans to reflect this. (Subsection 01.05. B, of Article 05, UDC)
(7) 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)
(8) There shall be no outside storage.

M.9 Landscape Plan:
(1) Proposed a different evergreen shrub for the headlight screening as the Blue Pacific Shore Juniper is not a tall enough species. (Subsection 05.03. B, of Article 08, UDC)
(2) A row of canopy trees must be provided at the rear of the property. (Subsection 06.02. C (5), of Article 05, UDC)
(3) Please delineate the berm within the landscape buffer. (Subsection 05.01, of Article 08, UDC)
(4) Evergreen shrubs must be provided in front of all the parking spaces to provide headlight screening. In addition, evergreen shrubs must be provided along the rear of the property to screen headlights from the drive-through. (Subsection 05.01, of Article 08, UDC)
(5) All parking spaces shall be within 80-feet of a canopy tree. Please provide an exhibit indicating conformance with this requirement. (Subsection 05.03. B, of Article 08, UDC)

M.10 Photometric Plan:
(1) The dumpster is in a different location on this plan, please correct is to be consistent with the other plan sheets.
(2) Please confirm that there are no light fixtures to be on the proposed building. Currently, no cutsheets were provided for building lighting.
(3) Can the light pole adjacent to SH-205 be further shielded? Staff has concerns about glare from this light on the roadway.

M.11 Building Elevations:
(1) Please provide color elevations. The Architectural Review Board (ARB) will want to review color elevations.
(2) Please remove the note referring to the building as a prototype.
(3) All buildings within a common retail, commercial or office development shall incorporate complementary architectural styles, materials, and colors. In this case, you will need to provide complementary materials and architectural styles to the 7-11 (Case No. SP2021-021). (Subsection 06.02, of Article 05)
(4) Being in an overlay district and being less than 6,000 SF requires the roof to be pitched. This will be a variance. (Subsection 06.02. C.2, of Article 05)
(5) Exterior walls should consist of 90% masonry materials excluding doors and windows. In this case, the building does not incorporate 90% masonry or primary materials. This will be a variance. (Subsection 06.02. C, of Article 05, UDC)
(6) At least 20% natural or quarried stone shall be utilized on each façade. In this case, no façade provides the required stone percentage. This will be a variance. (Subsection 06.02. C, of Article 05, UDC)
(7) 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)
(8) Please provide a note indicating the parapet will be enclosed (i.e. wraps around the building) and the back of the parapet will be finished in the same material as the exterior facing material. (Subsection 04.01, of Article 05, UDC)
(9) Please indicate the parapet wall height. (Subsection 04.01, of Article 05, UDC)
(10) The parapet must fully screen any RTUs from all adjacent properties and ROW. (Subsection 04.01, of Article 05, UDC)
(11) The articulation requirement for wall length exceeds the maximum on the east and west sides. The wall length shall not exceed three (3) times the wall height. This will be a variance. (Subsection 04.01, of Article 05, UDC)

(12) The proposed building does not provide the required vertical articulation elements as required by the General Commercial District Standards. Please provide the required projecting elements and ensure that they meet the massing requirements.

I.12 Staff has identified the following exception(s) and variance(s) associated with the proposed request: [1] 90% masonry, [2] 20% stone, [3] roof design, and [4] four (4) sided architecture requirements. 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 November 7, 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 November 7, 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 November 14, 2023 Planning & Zoning Meeting.

I.15 Please note the scheduled meetings for this case:
1) Planning & Zoning Work Session meeting will be held on November 1, 2023.
2) Planning & Zoning meeting/public hearing meeting will be held on November 14, 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). A representative(s) must 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	Madelyn Price	10/24/2023	Approved w/ Comments

10/24/2023: 1. Min 3,600 psi (6.5 sack mix)
2. Provide traffic barricade.
3. Dimension how wide this entrance is.
4. Creekside Commons Ph II development shows this drive as being a 24' drive, not 30'.
5. Extend out.
6. Before you can remove this existing detention pond you will need to construct the new one for the overall development.
7. Dimension the angle of these parking spaces.
8. Creekside Commons PH II shows the water meters over located over here.
9. Sidewalk to TXDOT ditch?
10. Remove sign from site plan. Must be permitted separately and can't be in ROW or easements
11. Need One Way "Do Not Enter" signage in sign permit set and shown on civil plans.
12. Extend out.
13. Angle of parking?
14. Extended thickened paving into dumpster enclosure.
15. Dumpsters will need oil/water separators that outfall to the storm sewer system.
16. Dumpsters will need to be outside of the 10' building setback.
17. Oil/water separator required. Dumpster enclosure should be sloped to inlet.

General Library Comments:
General Items:
- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees

- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" and taller must be rock or stone face. No smooth concrete walls.
- Dumpsters may not directly face a public roadway.
-Improvements proposed by 7-11 are currently being installed. As-Builts are not available at this time, only construction plans.

Drainage Items:
- Detention is required. Use the Modified Rational Method for acreages less than 20acres.
- Temporary detention pond on site must be mitigated and easement abandoned by plat.
- Dumpster areas to drain to oil/water separator and then to the storm lines.
- No vertical walls allowed in detention easement
- No public water or sanitary sewer allowed in detention easement
-There is no underground storm sewer system within SH205 ROW. Drainage must outfall to bar ditch with TxDOT permit. Permit will be submitted to TxDOT by the City. SIte drainage must met approved drainage plan for relocated detention system and drainage improvements (not yet approved).

Water and Wastewater Items:
- Water minimum 8" water line on site.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Minimum public sewer is 8".
- Water and sewer must be 10' apart.
- Sanitary sewer must be extended to property to the northwest.

Roadway Paving Items:
- Parking to be 20'x9' facing the building or nose-to-nose.
- No dead-end parking allowed without an 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.
-Fire Lane though or turn around maybe required for the north east fire lane.

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	10/26/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/24/2023	Approved w/ Comments

10/24/2023: The total building occupant load will be limited to a maximum of 99 occupants if the building is not equipped with automatic fire sprinkler protection.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	10/23/2023	Approved w/ Comments

10/23/2023: Assigned Address will be: 4901 S. GOLIAD ST, ROCKWALL, TX 75032

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT

POLICE	Chris Cleveland	10/24/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	10/24/2023	Approved w/ Comments

10/24/2023: 1. Recommended to wrap trunks of Maple species for 1st year to prevent bark sunscald and eventual loss of trees.

2. all parking space need to be within 80' pf tree canopy.

3. Ensure trees planted 5' from 10" and under utilities and 10' from 10" or greater utilities

4. Additional landscape needed in island by drive thru for headlight glare reduction

LEGEND

- LIGHT STANDARD (15' CLEAR FROM ALL OVERHEAD UTILITY LINES) (24" CLEAR FROM BACK OF CURB)
- McDONALD'S DIGITAL MENU BOARD
- McDONALD'S ORDER HERE CANOPY
- McDONALD'S DIGITAL PRE-BROWSE BOARD
- McDONALD'S DOUBLE GATEWAY
- McDONALD'S DIRECTIONAL SIGN
- DETECTOR LOOP (LOCATION TO BE APPROVED BY McDONALD'S) (RE: C10.0 STANDARD DETAILS)
- "DRIVE-THRU" WITH "CIRCLE / ARROW" - COLOR : YELLOW (DRIVE THRU)
- PAINTED "STOP" AND 12" STOP BAR WITH "STOP" SIGN - COLOR : YELLOW * (STOP)
- "THANK YOU" AT END OF PATH - COLOR : YELLOW (THANK YOU)
- "CIRCLE / ARROW" - COLOR : YELLOW
- ARROW PATH DIRECTION - COLOR : WHITE
- STRAIGHT DRIVE-THRU "ARROW MARKING" - COLOR: YELLOW

PAVING LEGEND

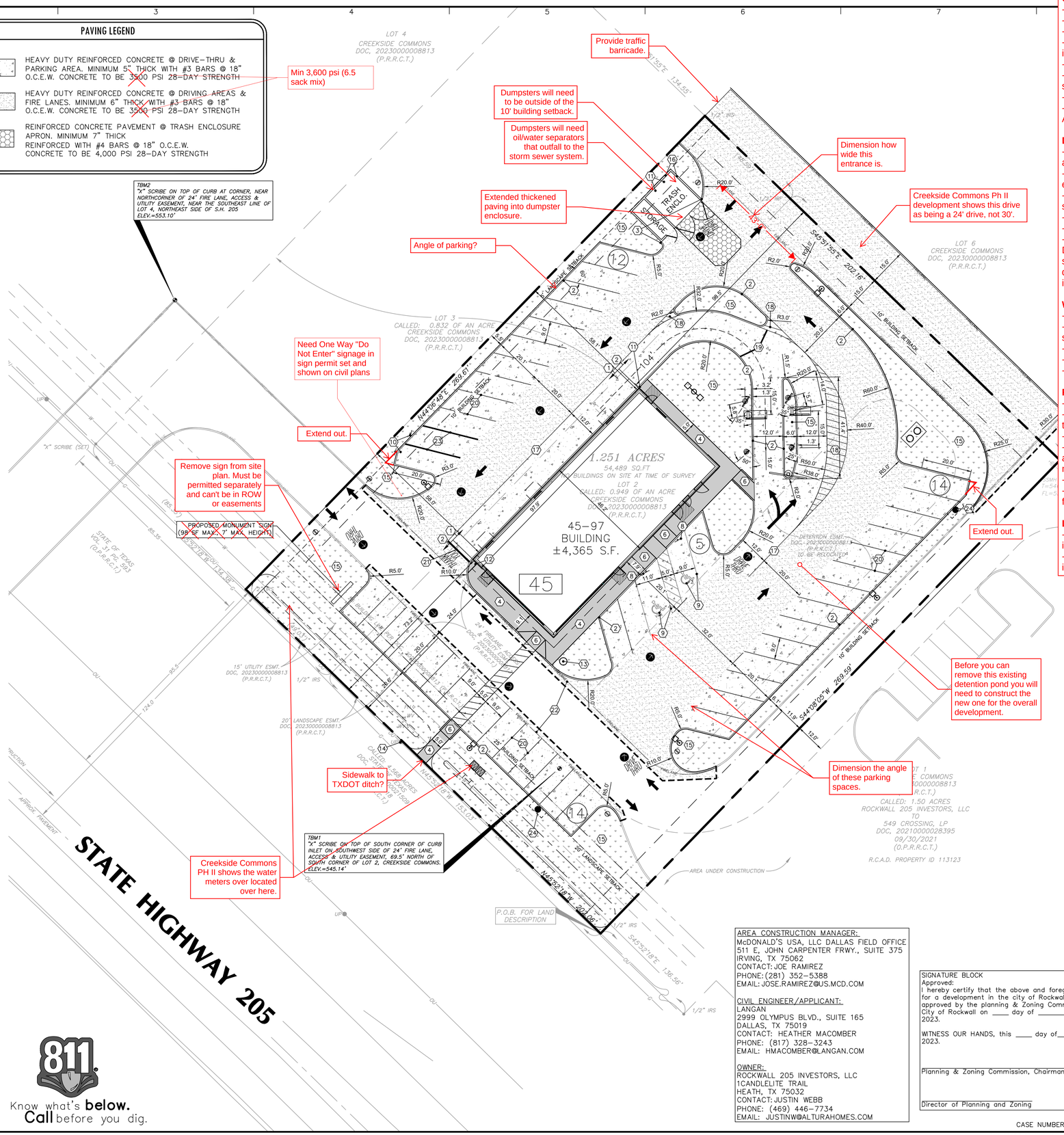
- HEAVY DUTY REINFORCED CONCRETE @ DRIVE-THRU & PARKING AREA. MINIMUM 5" THICK WITH #3 BARS @ 18" O.C.E.W. CONCRETE TO BE 3500 PSI 28-DAY STRENGTH
- HEAVY DUTY REINFORCED CONCRETE @ DRIVING AREAS & FIRE LANES. MINIMUM 6" THICK WITH #3 BARS @ 18" O.C.E.W. CONCRETE TO BE 3500 PSI 28-DAY STRENGTH
- REINFORCED CONCRETE PAVEMENT @ TRASH ENCLOSURE APRON. MINIMUM 7" THICK REINFORCED WITH #4 BARS @ 18" O.C.E.W. CONCRETE TO BE 4,000 PSI 28-DAY STRENGTH

KEY NOTE LEGEND

MARK	MARK DESCRIPTION
1	CONCRETE VERTICAL CURB @DRIVE-THRU (RE: C10.2 STANDARD DETAILS)
2	CURB AND GUTTER @NON DRIVE-THRU AREAS (RE: C10.2 STANDARD DETAILS)
3	TURN DOWN CURB (RE: C10.3 STANDARD DETAILS)
4	REINFORCED CONCRETE SIDEWALK (RE: C10.3 STANDARD DETAILS)
5	NOT USED
6	H.C. ACCESS RAMP @1:12 MAX SLOPE (RE: C10.1 STANDARD DETAILS)
7	NOT USED
8	HANDICAP ACCESSIBLE SIGN (POLE MOUNTED) (RE: C10.1 STANDARD DETAILS)
9	HANDICAP ACCESSIBLE SPACES / SYMBOLS / CROSSWALK - COLOR : (RE: C10.1 STANDARD DETAILS)
10	McDONALD'S OOSP, MOBILE & ROLL FORWARD SIGNS (RE: C10.4 STANDARD DETAILS)
11	BOLLARD (RE: C10.0 STANDARD DETAILS)
12	5' GUARDRAIL @ INGRESS/EGRESS DOOR (RE: C10.1 STANDARDS DETAILS)
13	FLAG POLE (60' MAX. HEIGHT)
14	POLE MOUNTED TRANSFORMER (RE: C9.0 UTILITY PLAN)
15	LANDSCAPE FINISH GRADE 1" BELOW TOP OF CURB IN ALL LAWN AREAS AND 2" BELOW TOP OF CURB IN ALL BED AREAS
16	8' TALL MASONRY SCREENING WALL (RE: ARCHITECTURAL PLANS)
17	6" DRIVE-THRU STRIPING - COLOR : YELLOW
18	4" DIAGONAL PAINTED ISLANDS AT DRIVE-THRU - COLOR : YELLOW
19	6" MERGE POINT - COLOR : YELLOW
20	4" PARKING STALL STRIPING - COLOR : WHITE (TYP)
21	8" OOSP STRIPING - COLOR : YELLOW
22	FIRE LANE STRIPING PER CITY OF ROCKWALL FIRE CODE STANDARDS
23	4" OOSP & MOBILE PICK-UP STRIPING - COLOR : YELLOW
24	DRAINAGE STRUCTURE (RE: C8.1 POST DEVELOPED DRAINAGE PLAN)

SITE INFORMATION

LAND AREA:	54,489 SF (1.251 AC)
CURRENT ZONING:	C-COMMERCIAL DISTRICT (SH205 OVERLAY DISTRICT)
EXISTING USE:	VACANT LOT
PROPOSED USE:	McDONALD'S RESTAURANT W/DRIVE-THRU
BUILDING AREA (APPROXIMATE):	4,365 GFA
BUILDING LOT COVERAGE:	4,365 SF/54,489 SF = 8.01%
PARKING CALCULATIONS:	1 SPACE PER 100 SF
PARKING SPACED REQUIRED:	44
PARKING SPACES PROVIDED:	45
HANDICAP PARKING REQUIRED:	2
HANDICAP PARKING PROVIDED:	2
LANDSCAPE SETBACK:	20' FRONT; 5' REAR & SIDE
BUILDING SETBACK:	25' FRONT; 10' SIDES & REAR
EXISTING IMPERVIOUS AREAS:	13.9% (7,592 SF)
PROPOSED IMPERVIOUS AREAS:	64.4% (35,072 SF)
PROPOSED LANDSCAPE PERCENTAGE:	21.7% (11,825 SF)



811 Know what's **below.** **Call** before you dig.

AREA CONSTRUCTION MANAGER:
McDONALD'S USA, LLC DALLAS FIELD OFFICE
511 E. JOHN CARPENTER FRWY., SUITE 375
IRVING, TX 75062
CONTACT: JOE RAMIREZ
PHONE: (281) 352-5388
EMAIL: JOSE.RAMIREZ@US.MCD.COM

CIVIL ENGINEER/APPLICANT:
LANGAN
2999 OLYMPUS BLVD., SUITE 165
DALLAS, TX 75019
CONTACT: HEATHER MACOMBER
PHONE: (817) 328-3243
EMAIL: HMACOMBER@LANGAN.COM

OWNER:
ROCKWALL 205 INVESTORS, LLC
1CANDLELITE TRAIL
HEATH, TX 75032
CONTACT: JUSTIN WEBB
PHONE: (469) 446-7734
EMAIL: JUSTINW@ALTURAHOMES.COM

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 ____ day of _____, 2023.

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

CASE NUMBER:

General Items:
- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
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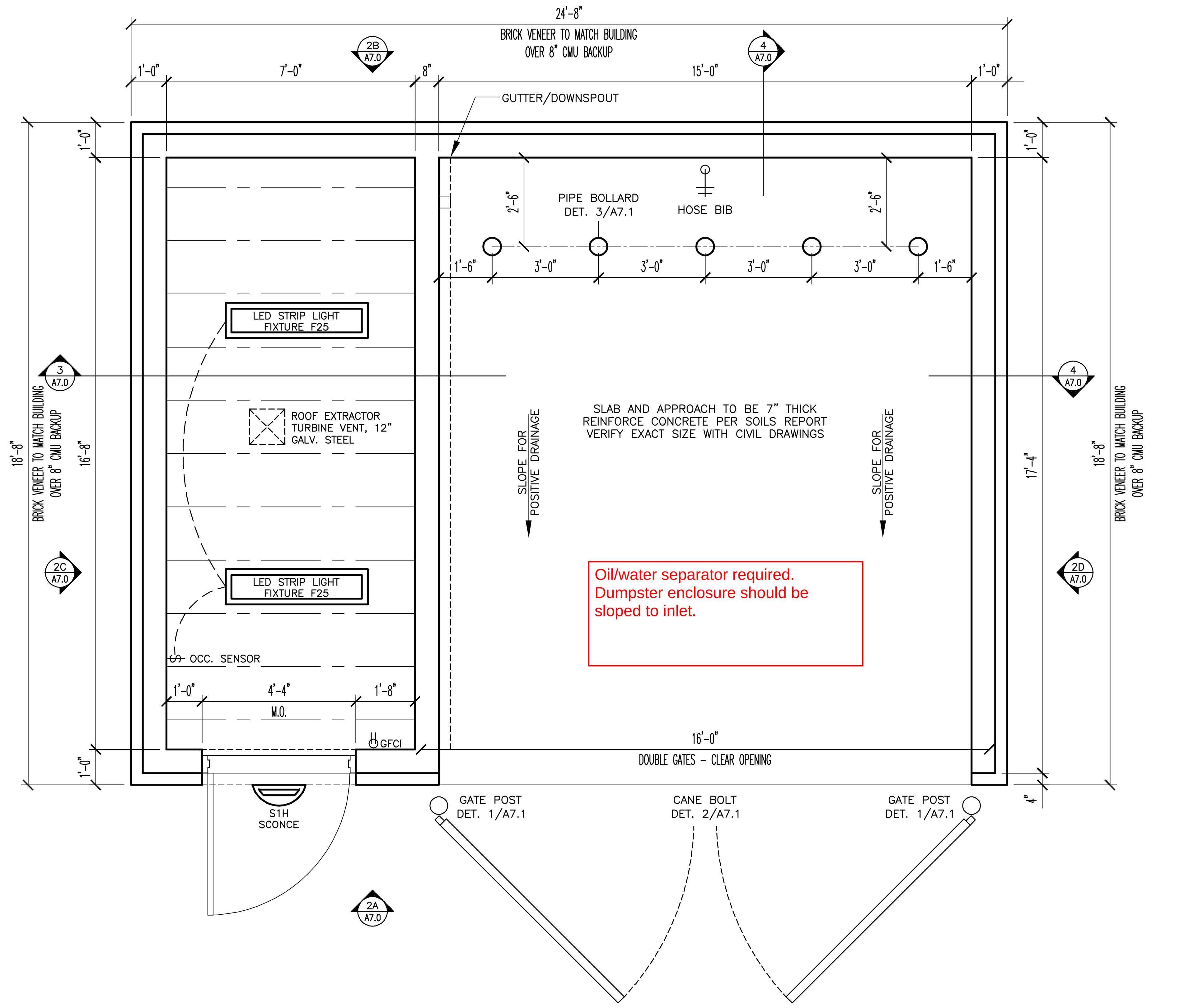
10.19.23
STATE OF TEXAS
G. ROBERT ADAMS
86184
LICENSED
PROFESSIONAL ENGINEER

LANGAN
Langan Engineering and Environmental Services, Inc.
2999 Olympus Blvd, Suite 165
Dallas, TX 75019
T: 817.328.3200 www.langan.com
TBPE FIRM REG. #F-13709

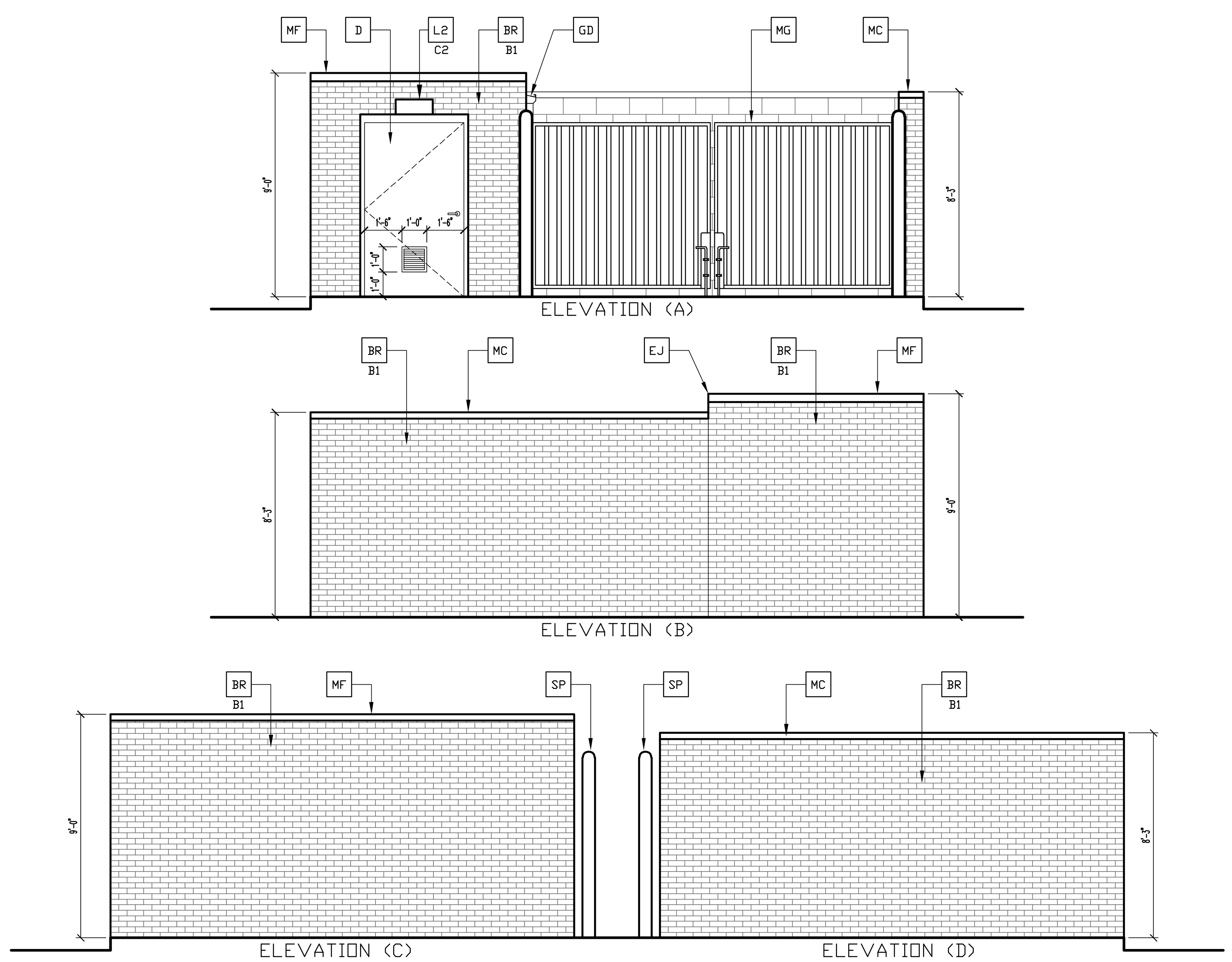
Project
McDonald's Restaurant
L/C #042-3426 (NSN 41096)
NWC S.H. 205 & FM 549
PROPOSED LOT 2R, BLOCK A,
CREEKSIDE COMMONS
ROCKWALL
ROCKWALL COUNTY **TEXAS**

Drawing Title
SITE PLAN

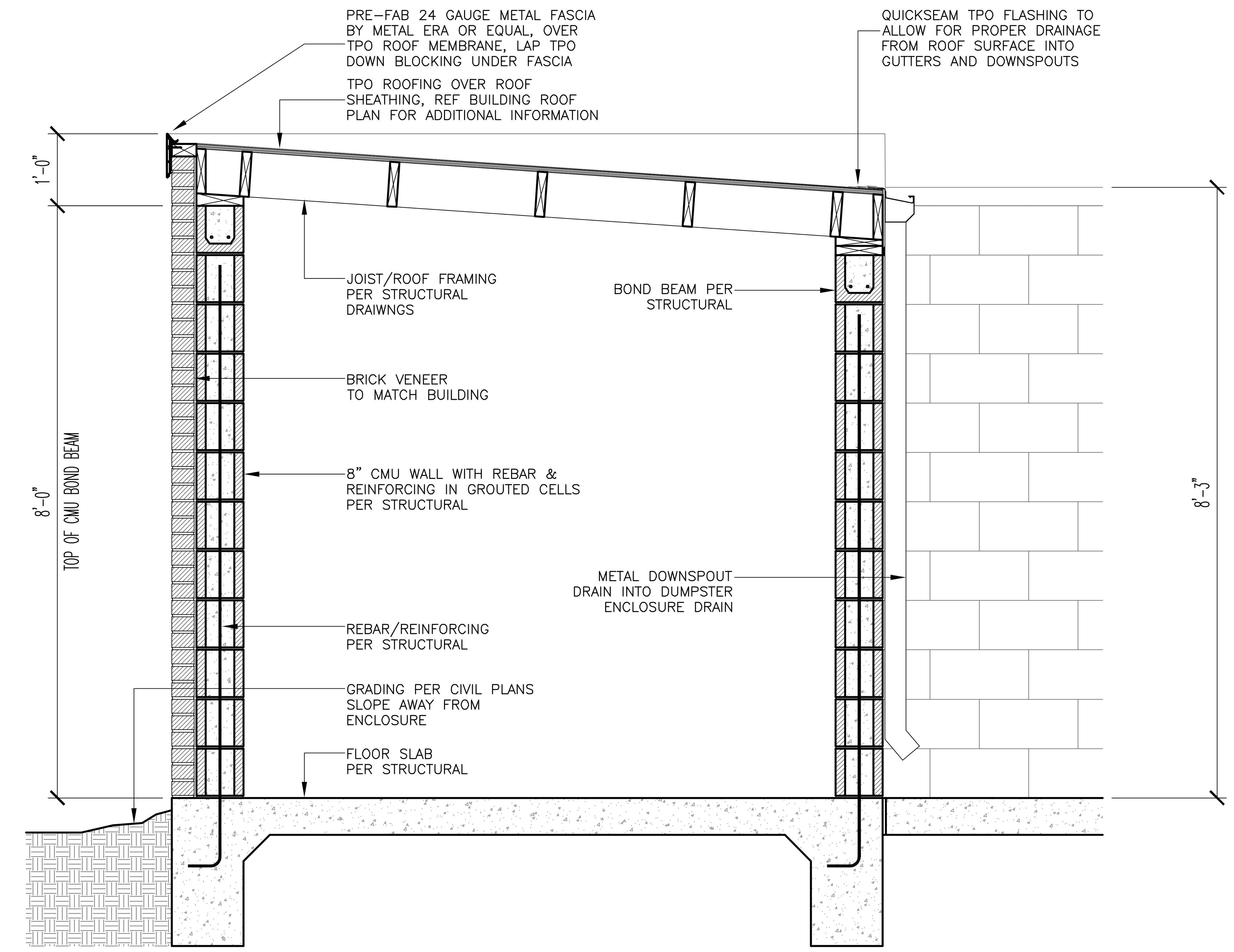
Project No. 520061401	Drawing No. C4.0
Date 10/18/2023	
Drawn By MNK	
Checked By HJM	Sheet 6 of 21



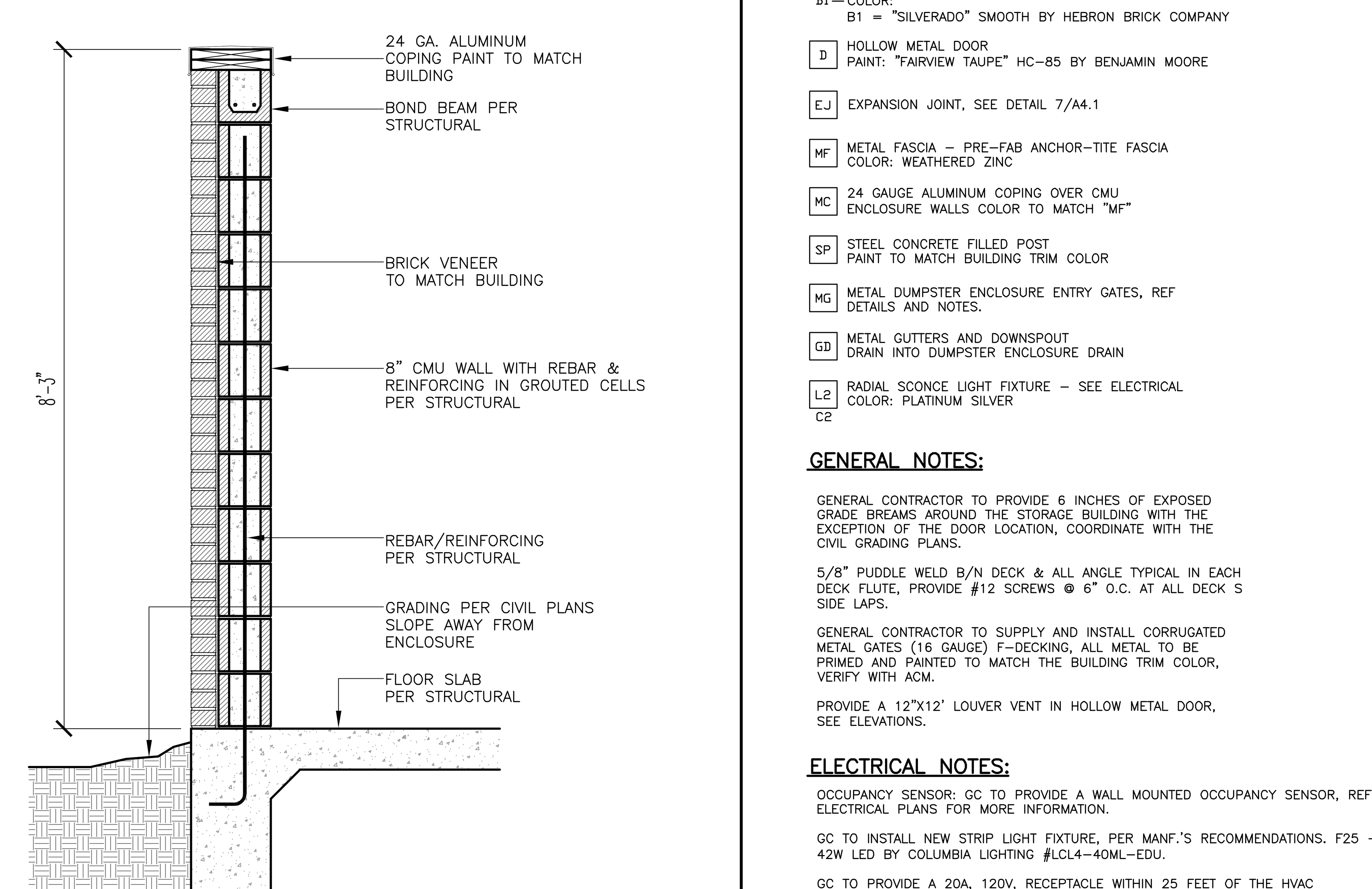
1 DUMPSTER ENCLOSURE PLAN SCALE 3/8"=1'-0"



2 DUMPSTER ELEVATIONS SCALE 1/4"=1'-0"



3 WALL SECTION DETAIL SCALE 3/4"=1'-0"



4 WALL SECTION DETAIL SCALE 3/4"=1'-0"

KEY NOTES:

BR MODULAR FACE BRICK
B1 — COLOR:
B1 = "SILVERADO" SMOOTH BY HEBRON BRICK COMPANY

D HOLLOW METAL DOOR
PAINT: "FAIRVIEW TAUPE" HC-85 BY BENJAMIN MOORE

EJ EXPANSION JOINT, SEE DETAIL 7/A4.1

MF METAL FASCIA – PRE-FAB ANCHOR-TITE FASCIA
COLOR: WEATHERED ZINC

MC 24 GAUGE ALUMINUM COPING OVER CMU
ENCLOSURE WALLS COLOR TO MATCH "MF"

SP STEEL CONCRETE FILLED POST
PAINT TO MATCH BUILDING TRIM COLOR

MG METAL DUMPSTER ENCLOSURE ENTRY GATES, REF
DETAILS AND NOTES.

GD METAL GUTTERS AND DOWNSPOUT
DRAIN INTO DUMPSTER ENCLOSURE DRAIN

L2 RADIAL SCONCE LIGHT FIXTURE – SEE ELECTRICAL
C2 COLOR: PLATINUM SILVER

GENERAL NOTES:

GENERAL CONTRACTOR TO PROVIDE 6 INCHES OF EXPOSED GRADE BREAMS AROUND THE STORAGE BUILDING WITH THE EXCEPTION OF THE DOOR LOCATION, COORDINATE WITH THE CIVIL GRADING PLANS.

5/8" PUDDLE WELD B/N DECK & ALL ANGLE TYPICAL IN EACH DECK FLUTE, PROVIDE #12 SCREWS @ 6" O.C. AT ALL DECK S SIDE LAPS.

GENERAL CONTRACTOR TO SUPPLY AND INSTALL CORRUGATED METAL GATES (16 GAUGE) F-DECKING, ALL METAL TO BE PRIMED AND PAINTED TO MATCH THE BUILDING TRIM COLOR, VERIFY WITH ACM.

PROVIDE A 12"X12' LOUVER VENT IN HOLLOW METAL DOOR, SEE ELEVATIONS.

ELECTRICAL NOTES:

OCCUPANCY SENSOR: GC TO PROVIDE A WALL MOUNTED OCCUPANCY SENSOR, REF ELECTRICAL PLANS FOR MORE INFORMATION.

GC TO INSTALL NEW STRIP LIGHT FIXTURE, PER MANF.'S RECOMMENDATIONS. F25 – 42W LED BY COLUMBIA LIGHTING #LCL4-40ML-EDU.

GC TO PROVIDE A 20A, 120V, RECEPTACLE WITHIN 25 FEET OF THE HVAC EQUIPMENT, PER CODE.

ALL LIGHTING/POWER SHALL BE CONNECTED TO AN APPROPRIATE CIRCUIT IN THE MAIN BUILDING PANELS, VERIFY CIRCUITING PRIOR TO ROUGH-IN.

REV	DATE	DESCRIPTION	BY

PREPARED BY:
REGISTERED ARCHITECT JERAMY WILLIAMS 21926 STATE OF TEXAS
JAW Architects, Inc.
Jeramy Williams, Architect
Phone: 817-705-3387
Email: jeramy@jaw-arch.com

PREPARED FOR:
McDonald's USA, LLC

DRAWN BY
STD ISSUE DATE 2023
REVIEWED BY JAW
DATE ISSUED 10/06/2023

TITLE
2023 STANDARD BUILDING – BB20
4597-WOOD/WOOD

DESCRIPTION
WOOD BEARING WALLS W/4" BRICK VENEER
WOOD ROOF TRUSS FRAMING
STONE/BATTEN/BRICK EXTERIOR FINISH

SITE ID 042-3426
SITE ADDRESS NWC OF STATE HWY 205 & FM 549, ROCKWALL TEXAS

JAWA 23-0038
SHEET NO. A7.0

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	To Be Assigned				
SUBDIVISION	Creekside Commons	LOT		BLOCK	A
GENERAL LOCATION	NWC of State Hwy 205 FM 549				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	C - Commercial District in SH205 Overlay District	CURRENT USE	Vacant
PROPOSED ZONING	No change to base zoning designation requested.	PROPOSED USE	McDonald's Restaurant with Drive-Through
ACREAGE		LOTS [CURRENT]	1
		LOTS [PROPOSED]	1

☐ ***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	Creekside Commons Crossing, LP	☐ APPLICANT	Ofi Chito
CONTACT PERSON	Michael Hampton, Vice President	CONTACT PERSON	Leslie Ford
ADDRESS	10755 Sandhill Road	ADDRESS	3224 Collinsworth Street
CITY, STATE & ZIP	Dallas, Texas 75238	CITY, STATE & ZIP	Fort Worth, TX 76107
PHONE	214-271-4630	PHONE	325-370-9965
E-MAIL	mhampton@prudentdevelopment.com	E-MAIL	leslie@ofichito.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michael Hampton [*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 $ 270.00 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 18th *DAY OF* October *, 20* 23 *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."*

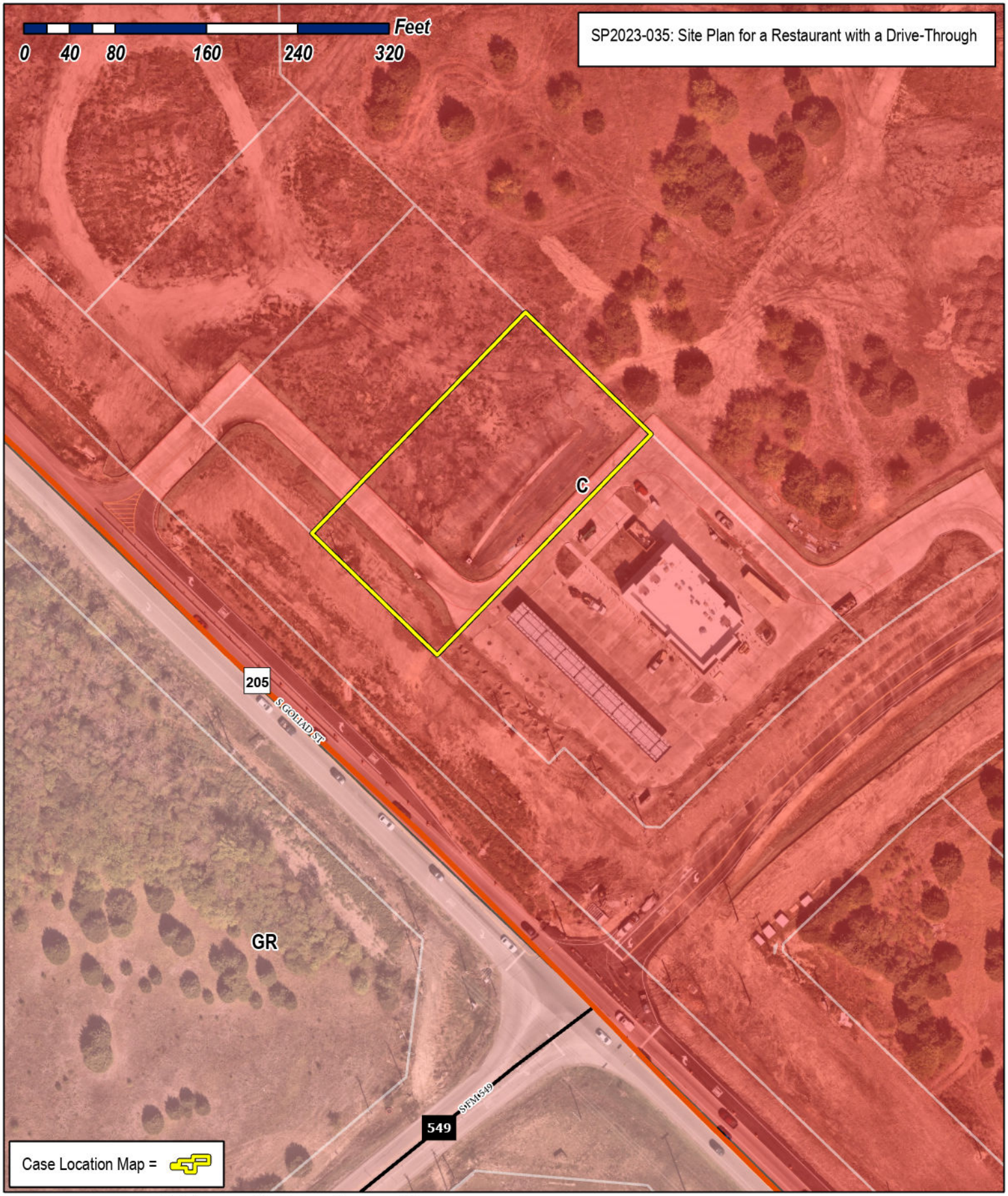
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18th *DAY OF* October *, 20* 23

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Courtney Frizzell

CORTNEY FRIZZELL
Notary Public, State of Texas
Comm. Expires 03-23-2025
Notary ID 132992190

MY COMMISSION EXPIRES 03-23-2025



City of Rockwall

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

LEGEND

LIGHT STANDARD (15' CLEAR FROM ALL OVERHEAD UTILITY LINES) (24" CLEAR FROM BACK OF CURB)	
McDONALD'S DIGITAL MENU BOARD	
McDONALD'S ORDER HERE CANOPY	
McDONALD'S DIGITAL PRE-BROWSE BOARD	
McDONALD'S DOUBLE GATEWAY	
McDONALD'S DIRECTIONAL SIGN	
DETECTOR LOOP (LOCATION TO BE APPROVED BY McDONALD'S) (RE: C10.0 STANDARD DETAILS)	
"DRIVE-THRU" WITH "CIRCLE / ARROW" - COLOR : YELLOW	DRIVE THRU
PAINTED "STOP" AND 12" STOP BAR WITH "STOP" SIGN - COLOR : YELLOW *	STOP
"THANK YOU" AT END OF PATH - COLOR : YELLOW	THANK YOU
"CIRCLE / ARROW" - COLOR : YELLOW	
ARROW PATH DIRECTION - COLOR : WHITE	
STRAIGHT DRIVE-THRU "ARROW MARKING" - COLOR: YELLOW	

PAVING LEGEND

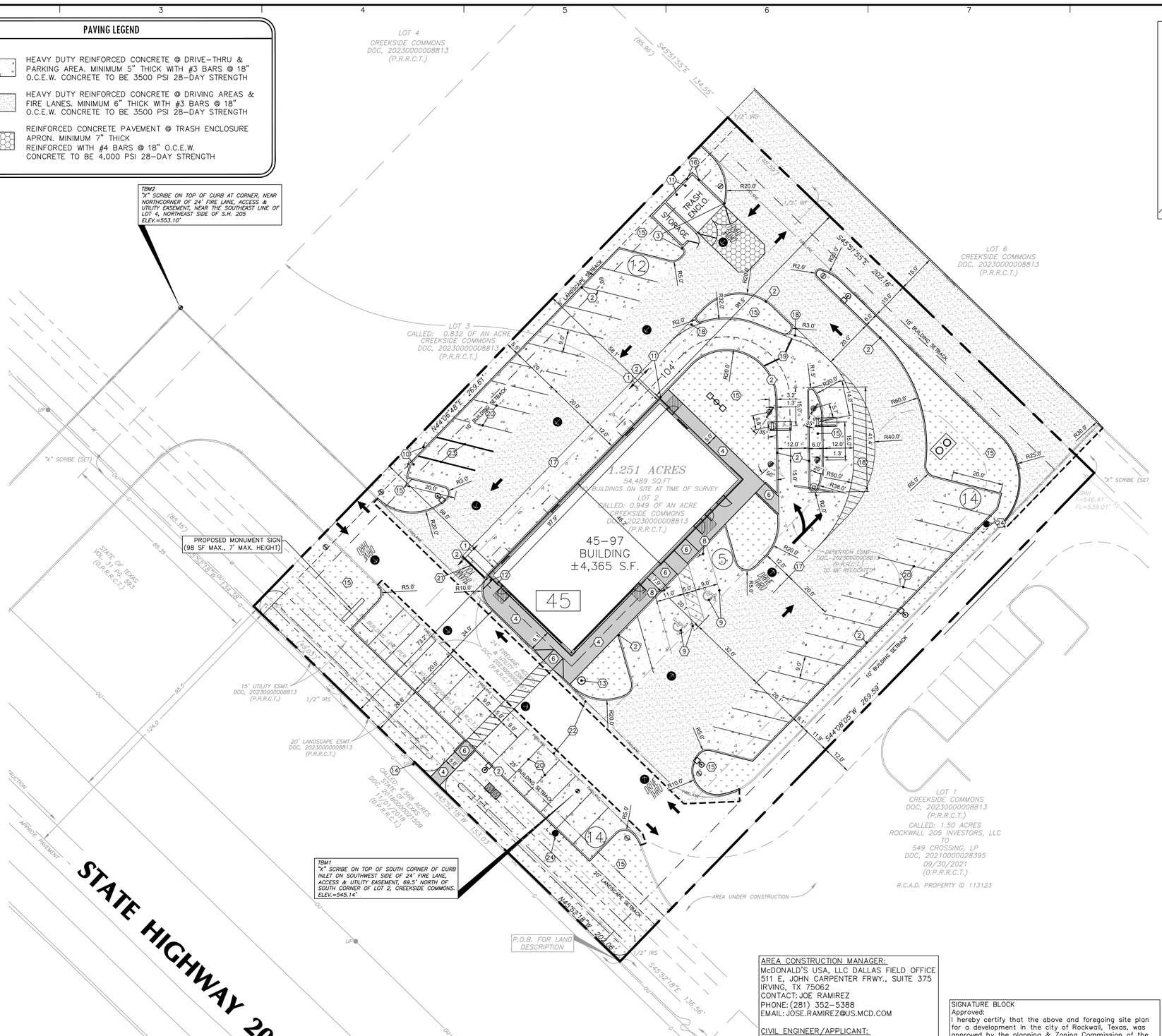
- HEAVY DUTY REINFORCED CONCRETE @ DRIVE-THRU & PARKING AREA. MINIMUM 5" THICK WITH #3 BARS @ 18" O.C.E.W. CONCRETE TO BE 3500 PSI 28-DAY STRENGTH
- HEAVY DUTY REINFORCED CONCRETE @ DRIVING AREAS & FIRE LANES. MINIMUM 6" THICK WITH #3 BARS @ 18" O.C.E.W. CONCRETE TO BE 3500 PSI 28-DAY STRENGTH
- REINFORCED CONCRETE PAVEMENT @ TRASH ENCLOSURE APRON. MINIMUM 7" THICK REINFORCED WITH #4 BARS @ 18" O.C.E.W. CONCRETE TO BE 4,000 PSI 28-DAY STRENGTH

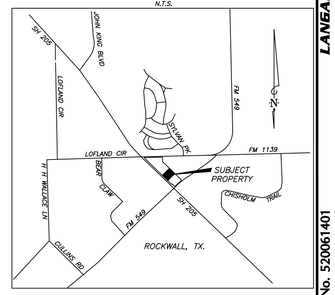
KEY NOTE LEGEND

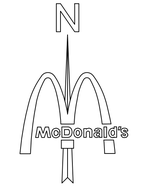
MARK	MARK DESCRIPTION
1	CONCRETE VERTICAL CURB @DRIVE-THRU (RE: C10.2 STANDARD DETAILS)
2	CURB AND GUTTER @NON DRIVE-THRU AREAS (RE: C10.2 STANDARD DETAILS)
3	TURN DOWN CURB (RE: C10.3 STANDARD DETAILS)
4	REINFORCED CONCRETE SIDEWALK (RE: C10.3 STANDARD DETAILS)
5	NOT USED
6	H.C. ACCESS RAMP @1:12 MAX SLOPE (RE: C10.1 STANDARD DETAILS)
7	NOT USED
8	HANDICAP ACCESSIBLE SIGN (POLE MOUNTED) (RE: C10.1 STANDARD DETAILS)
9	HANDICAP ACCESSIBLE SPACES / SYMBOLS / CROSSWALK - COLOR : (RE: C10.1 STANDARD DETAILS)
10	McDONALD'S OOSP, MOBILE & ROLL FORWARD SIGNS (RE: C10.4 STANDARD DETAILS)
11	BOLLARD (RE: C10.0 STANDARD DETAILS)
12	5' GUARDRAIL @ INGRESS/EGRESS DOOR (RE: C10.1 STANDARDS DETAILS)
13	FLAG POLE (60' MAX. HEIGHT)
14	POLE MOUNTED TRANSFORMER (RE: C9.0 UTILITY PLAN)
15	LANDSCAPE FINISH GRADE 1" BELOW TOP OF CURB IN ALL LAWN AREAS AND 2" BELOW TOP OF CURB IN ALL BED AREAS
16	8' TALL MASONRY SCREENING WALL (RE: ARCHITECTURAL PLANS)
17	6" DRIVE-THRU STRIPING - COLOR : YELLOW
18	4" DIAGONAL PAINTED ISLANDS AT DRIVE-THRU - COLOR : YELLOW
19	6" MERGE POINT - COLOR : YELLOW
20	4" PARKING STALL STRIPING - COLOR : WHITE (TYP)
21	8" OOSP STRIPING - COLOR : YELLOW
22	FIRE LANE STRIPING PER CITY OF ROCKWALL FIRE CODE STANDARDS
23	4" OOSP & MOBILE PICK-UP STRIPING - COLOR : YELLOW
24	DRAINAGE STRUCTURE (RE: C8.1 POST DEVELOPED DRAINAGE PLAN)

SITE INFORMATION

LAND AREA:	54,489 SF (1.251 AC)
CURRENT ZONING:	C-COMMERCIAL DISTRICT (SH205 OVERLAY DISTRICT)
EXISTING USE:	VACANT LOT
PROPOSED USE:	McDONALD'S RESTAURANT W/DRIVE-THRU
BUILDING AREA (APPROXIMATE):	4,365 GFA
BUILDING LOT COVERAGE:	4,365 SF/54,489 SF = 8.01%
PARKING CALCULATIONS:	1 SPACE PER 100 SF
PARKING SPACED REQUIRED:	44
PARKING SPACES PROVIDED:	45
HANDICAP PARKING REQUIRED:	2
HANDICAP PARKING PROVIDED:	2
LANDSCAPE SETBACK:	20' FRONT; 5' REAR & SIDE
BUILDING SETBACK:	25' FRONT; 10' SIDES & REAR
EXISTING IMPERVIOUS AREAS:	13.9% (7,592 SF)
PROPOSED IMPERVIOUS AREAS:	64.4% (35,072 SF)
PROPOSED LANDSCAPE PERCENTAGE:	21.7% (11,825 SF)







0 10 20 30 40

SCALE: 1" = 20'

Date	Description	No.
Revisions		

McDonald's USA, LLC

10.19.23

STATE OF TEXAS
G. ROBERT ADAMS
86184
LICENSED PROFESSIONAL ENGINEER

LANGAN
Langan Engineering and Environmental Services, Inc.
2999 Olympus Blvd, Suite 165
Dallas, TX 75019
T: 817.328.3200 www.langan.com
TBPE FIRM REG. #F-13709

Project
McDonald's Restaurant
L/C #042-3426 (NSN 41096)
NWC S.H. 205 & FM 549
PROPOSED LOT 2R, BLOCK A,
CREEKSIDE COMMONS
ROCKWALL
ROCKWALL COUNTY **TEXAS**

Drawing Title
SITE PLAN

Project No.	520061401
Date	10/18/2023
Drawn By	MNK
Checked By	HJM

Drawing No. **C4.0**

Sheet 6 of 21

AREA CONSTRUCTION MANAGER:
McDONALD'S USA, LLC DALLAS FIELD OFFICE
511 E, JOHN CARPENTER FRWY., SUITE 375
IRVING, TX 75062
CONTACT: JOE RAMIREZ
PHONE: (281) 352-5388
EMAIL: JOSE.RAMIREZ@US.MCD.COM

CIVIL ENGINEER/APPLICANT:
LANGAN
2999 OLYMPUS BLVD., SUITE 165
DALLAS, TX 75019
CONTACT: HEATHER MACOMBER
PHONE: (817) 328-3243
EMAIL: HMACOMBER@LANGAN.COM

OWNER:
ROCKWALL 205 INVESTORS, LLC
1CANDLELITE TRAIL
HEATH, TX 75032
CONTACT: JUSTIN WEBB
PHONE: (469) 446-7734
EMAIL: JUSTINW@ALTURAHOMES.COM

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 ____ day of _____, 2023.

WITNESS OUR HANDS, this ____ day of_____, 2023.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

CASE NUMBER:

811 Know what's **below.** **Call** before you dig.

Project No. 520061401

LANGAN

BUILDING MATERIAL CALCULATIONS BUILDING										
	South Elevation		East Elevation		North Elevation		West Elevation		Totals	
Materials	**SF**	**%**	**SF**	**%**	**SF**	**%**	**SF**	**%**	**SF**	**%**
Brick	406	60.87%	1,135	72.57%	532	60.52%	1,097	58.32%	3,170	63.51%
Limestone	55	8.25%	230	14.71%	141	16.04%	342	18.18%	768	15.39%
Wood-Look Battens	179	26.84%	142	9.08%	179	20.36%	95	5.05%	595	11.92%
Metal Trim/Paneling	27	4.05%	57	3.64%	27	3.07%	347	18.45%	458	9.18%
Totals (Excluding Glazing)	**667**	**100%**	**1,564**	**100%**	**879**	**100%**	**1,881**	**100%**	**4,991**	**100%**
	South Elevation		**North Elevation**		**East Elevation**		**West Elevation**		**Totals**	
Materials	**SF**	**%**	**SF**	**%**	**SF**	**%**	**SF**	**%**	**SF**	**%**
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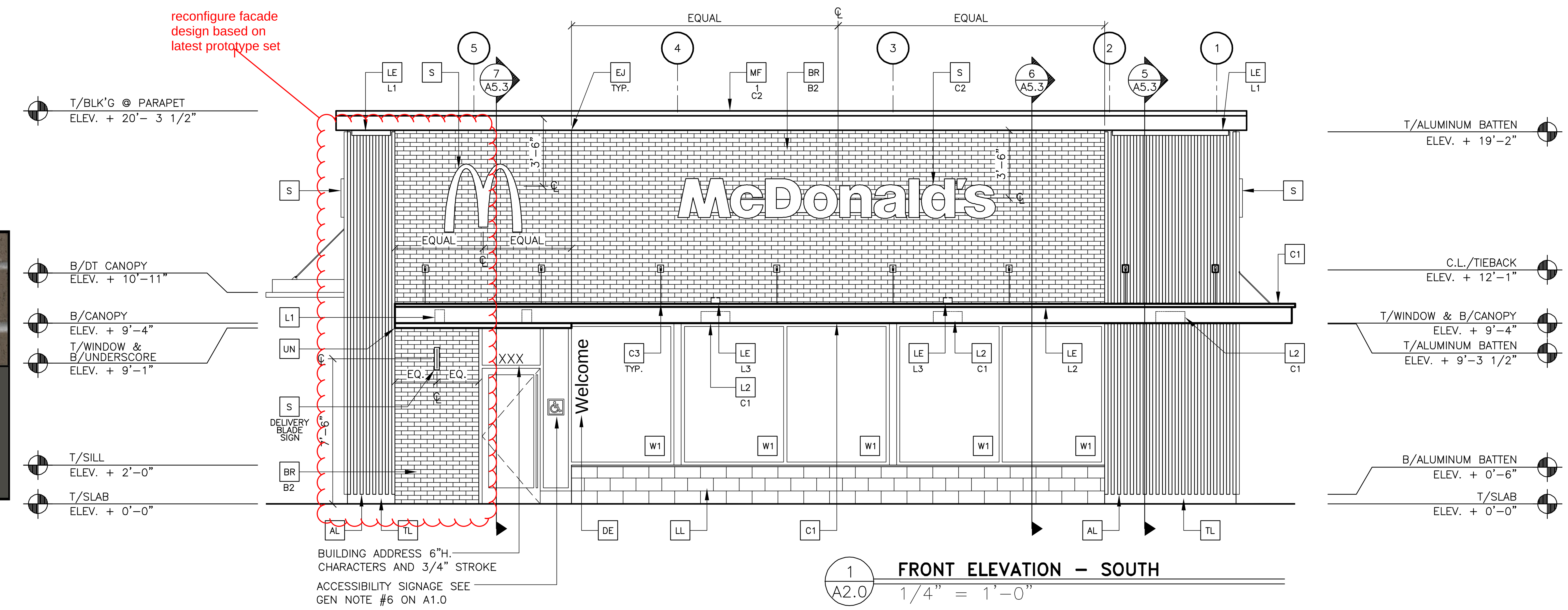
Total Façade	**914**	**27%**	**1,942**	**19%**	**914**	**4%**	**1,942**	**3%**	**5,712**	**13%**

BR - BRICK "ONYX" LL - LIMESTONE "LINEN" BR - BRICK "SILVERADO"

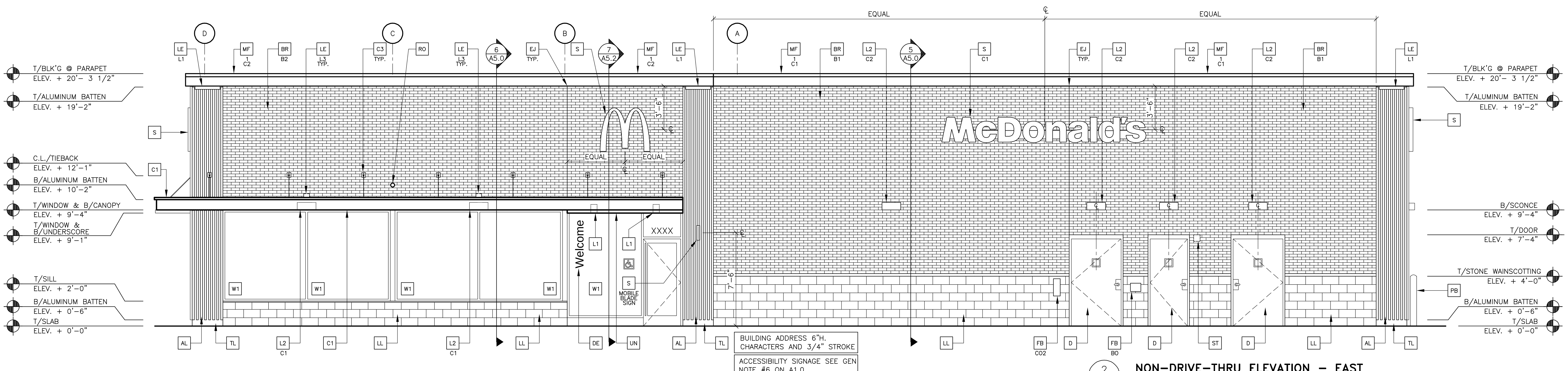
CN - ALUM CANOPY WHITE
UN - UNDERSCORE YELLOW

AL - ALUMINUM BATTENS

AP - APOLIC METAL PANELS



1 A2.0 **FRONT ELEVATION – SOUTH**
1/4" = 1'–0"



2 A2.0 **NON–DRIVE–THRU ELEVATION – EAST**
1/4" = 1'–0"

KEY NOTES:

AL — ALUMINUM BATTEN SYSTEM
MFR: B+N INDUSTRIES
SIZE: 2"X2" PROFILE
COLOR: WOOD GRAIN, BACKRAIL UNFINISHED, ENDCAP PAINTED TO MATCH
SUBSTRATE: 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB, GROUP 1. HDO BOTH FACES. APAP TRADEMARKED. COURSE GRIT SAND SURFACES PRIOR TO PRIMING. PRIME AN DPAINT BOTH SIDES AND ALL EDGES.
SUBSTRATE COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS

AP — ALPOLIC METAL PANEL (COLOR: RAL 7022)

BR — MODULAR FACE BRICK COLOR:
B1— B1 = "SILVERADO" SMOOTH BY HEBRON BRICK COMPANY
B2 = "ONYX" SMOOTH BY HEBRON BRICK COMPANY
(GROUT TO MATCH BRICK COLOR AS MUCH AS POSSIBLE)

C1 — ALUMINUM CANOPY SYSTEM W/FASCIA
COLOR: WHITE

C2 — ALUMINUM CANOPY SYSTEM
COLOR: RAL 7022

C3 — ALUMINUM CANOPY TIEBACK
COLOR: RAL 7022
GC TO PROVIDE CONTINUOUS BLOCKING ON WALL BEHIND TIEBACKS, WHEN TIEBACKS ARE INSTALLED ON METAL PANELING.
SEE DETAIL 3/A5.0

EJ — EXPANSION JOINT, SEE DETAIL 7/A4.1

FB
CO2— CO2 = BULK CO2 FILL BOX (EQPM SCHEDULE ITEM 49.00)
BO = BULK OIL FILL BOX (EQPM SCHEDULE ITEM 700.18)

D — HOLLOW METAL DOOR
PAINT: "FAIRVIEW TAUPE" HC–85 BY BENJAMIN MOORE

DE — DECAL BY GRAPHICS SUPPLIER
SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED.
SUPPLIERS:
VOMELA (865) 330–7337, ann.bowen@vomela.com
GFX INTERNATIONAL (847) 543–4600, mcdonaldsdecor@gfxi.com

LL — LIMESTONE BY SALADO LIMESTONE (ARCHITECTURAL CUT)
COLOR: LINEN (RUNNING BOND) SIZE: 8"X16"X4"
FINISH: BRUSHED

LIMESTONE TO HAVE 1/4" RAKED MORTAR JOINTS (MORTAR COLORS TO BE LIGHT GRAY/IVORY) SUBMIT TO ARCHITECT FOR APPROVAL

GR — GUARD RAIL –SEE SITE PLAN FOR EXACT LOCATION AND LENGTH
USE STAINLESS STEEL OR GALVANIZED STEEL

L1 — RECESSED DOWN LIGHT FIXTURE – SEE ELECTRICAL
COLOR: GOLD

W1 — EXTERIOR WINDOW ASSEMBLY – TEMPERED GLASS
COLOR: EXTRA DARK BRONZE

W2 — DRIVE–THRU WINDOW BY READY ACCESS
XX— MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL OPEN; ELECTRONIC RELEASE
COLOR: DEEP BRONZE
SLIDE DIRECTION: RL = RIGHT TO LEFT
LR = LEFT TO RIGHT

L2 — RADIAL SCONCE LIGHT FIXTURE – SEE ELECTRICAL
C1—COLOR:
C1= WHITE
C2= PLATINUM SILVER

LE — ACCENT LIGHTING – SEE ELECTRICAL
L1—LED LIGHT:
L1 = SLIM LED (DOWN ONLY)
L2 = INTEGRAL CANOPY FIXTURE
L3 = UP ONLY FLOOD FIXTURE

MF — METAL FASCIA
1 — TYPE:
C1— 1 = PRE–FAB ANCHOR–TITE FASCIA
2 = BOTTOM TRIM AT METAL REVEAL PANEL
3 = VERTICAL TRIM AT METAL REVEAL PANEL CORNERS, CLOSURES
COLOR:
C1= WEATHERED ZINC
C2= RAL 7022

PB — PIPE BOLLARD – PAINTED YELLOW

PT — (RMHC) COIN COLLECTOR
MODEL: #WPT STD
CALL 1–888–743–7435 TO ORDER

RO — ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL

S — McDONALD'S SIGNAGE BY OTHERS – UNDER SEPARATE PERMIT.
C1— COLOR:
C1= WEATHERED ZINC RACEWAY
C2= RAL 7022 RACEWAY

ST — CO2 STROBE/ALARM. SEE MECHANICAL DRAWINGS FOR SPECIFICATION.

TL — TRU EXTERIOR 1"X6" TRIM, PAINTED ON SITE
COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS

UN — METAL UNDERSCORE
COLOR: GOLD

REQUIRED ARCHITECTURAL ELEMENTS:

1. CANOPIES, AWNINGS OR PORTICOS (CANOPIES PROVIDED)
2. ARTICULATED GROUND FLOOR LEVELS OR BASES (STONE BASE PROVIDED)
3. ARTICULATED CORNICE LINE (PROVIDED)
4. DISPLAY WINDOWS (PROVIDED)

GENERAL OVERLAY DISTRICT STANDARDS:

1. INCREASED LANDSCAPING (PROVIDED REF CIVIL PACKAGE)
2. MASONRY BUILDING PERCENTAGES (78.9% PROVIDED)
3. INCLUSION OF NATURAL/CULTURED STONE (15.39% PROVIDED)

REV | DATE | DESCRIPTION | BY

REGISTERED ARCHITECT JERAMY WILLIAMS 21926 STATE OF TEXAS

PREPARED BY:
JAW ARCHITECTS
JAW Architects, Inc.
Jeramy Williams, Architect
Phone: 817-705-3387
Email: jeramy@jaw-arch.com

PREPARED FOR:
McDonald's USA, LLC

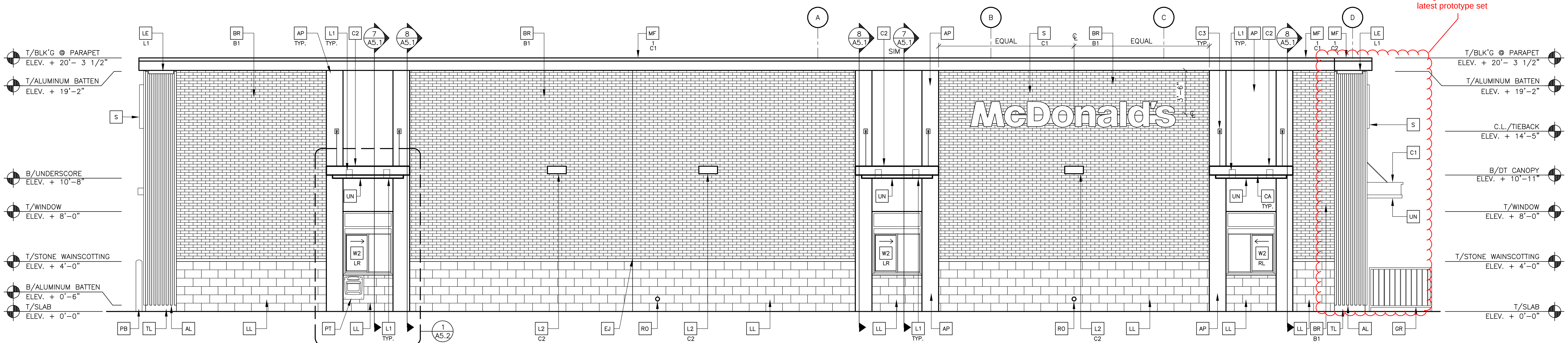
DRAWN BY JAW
STD ISSUE DATE 2023
REVIEWED BY JAW
DATE ISSUED 10/06/2023

TITLE
2023 STANDARD BUILDING – BB20
4597–WOOD/WOOD

DESCRIPTION
WOOD BEARING WALLS W/4" BRICK VENEER
WOOD ROOF TRUSS FRAMING
STONE/BATTEN/BRICK EXTERIOR FINISH

SITE ID 042–3426
SITE ADDRESS NWC OF STATE HWY 205 & FM 549, ROCKWALL TEXAS

JAWA 23–0038
SHEET NO. **A2.0**
ELEVATIONS



1 A2.1 DRIVE THRU ELEVATION – WEST
1/4" = 1'–0"

BUILDING MATERIAL CALCULATIONS BUILDING										
	South Elevation		East Elevation		North Elevation		West Elevation		Totals	
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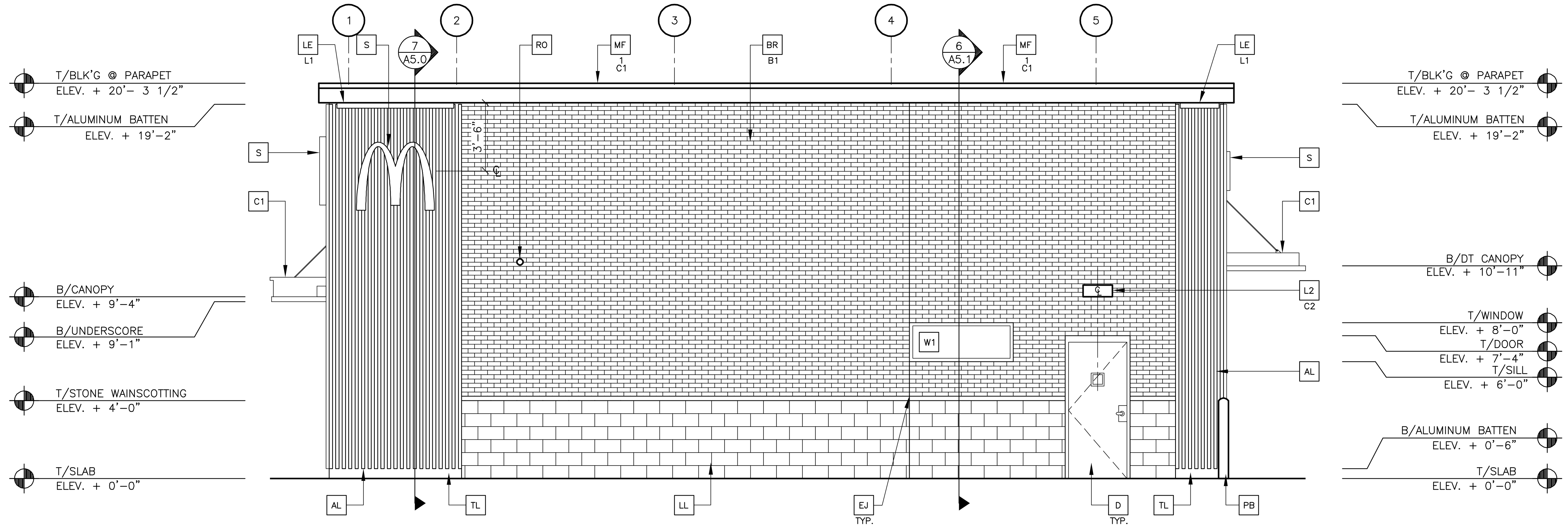

2 A2.1 REAR ELEVATION – NORTH
1/4" = 1'–0"

KEY NOTES:

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MFR: B+N INDUSTRIES
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BO = BULK OIL FILL BOX (EQPM SCHEDULE ITEM 700.18)

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DE DECAL BY GRAPHICS SUPPLIER
SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED.
SUPPLIERS:
VOMELA (865) 330–7337, ann.bowen@vomela.com
GFX INTERNATIONAL (847) 543–4600, mcdonaldsdecor@gfxi.com

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COLOR: LINEN (RUNNING BOND) SIZE: 8"X16"X4"
FINISH: BRUSHED

LIMESTONE TO HAVE 1/4" RAKED MORTAR JOINTS
(MORTAR COLORS TO BE LIGHT GRAY/IVORY)
SUBMIT TO ARCHITECT FOR APPROVAL

GR GUARD RAIL –SEE SITE PLAN FOR EXACT LOCATION AND LENGTH
USE STAINLESS STEEL OR GALVANIZED STEEL

L1 RECESSED DOWN LIGHT FIXTURE – SEE ELECTRICAL
COLOR: GOLD

W1 EXTERIOR WINDOW ASSEMBLY – TEMPERED GLASS
COLOR: EXTRA DARK BRONZE

W2 DRIVE–THRU WINDOW BY READY ACCESS
MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL OPEN; ELECTRONIC RELEASE
XX— COLOR: DEEP BRONZE
SLIDE DIRECTION: RL = RIGHT TO LEFT
LR = LEFT TO RIGHT

L2 RADIAL SCONCE LIGHT FIXTURE – SEE ELECTRICAL
C1—COLOR:
C1= WHITE
C2= PLATINUM SILVER

LE ACCENT LIGHTING – SEE ELECTRICAL
L1—LED LIGHT:
L1 = SLIM LED (DOWN ONLY)
L2 = INTEGRAL CANOPY FIXTURE
L3 = UP ONLY FLOOD FIXTURE

MF METAL FASCIA
1 — TYPE:
C1 1 = PRE–FAB ANCHOR–TITE FASCIA
2 = BOTTOM TRIM AT METAL REVEAL PANEL
3 = VERTICAL TRIM AT METAL REVEAL PANEL CORNERS, CLOSURES
COLOR:
C1= WEATHERED ZINC
C2= RAL 7022

PB PIPE BOLLARD – PAINTED YELLOW

PT (RMHC) COIN COLLECTOR
MODEL: #WPT STD
CALL 1–888–743–7435 TO ORDER

RO ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL

S McDONALD'S SIGNAGE BY OTHERS – UNDER SEPARATE PERMIT.
C1— COLOR:
C1= WEATHERED ZINC RACEWAY
C2= RAL 7022 RACEWAY

ST CO2 STROBE/ALARM. SEE MECHANICAL DRAWINGS FOR SPECIFICATION.

TL TRU EXTERIOR 1"X6" TRIM, PAINTED ON SITE
COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS

UN METAL UNDERSCORE
COLOR: GOLD

REQUIRED ARCHITECTURAL ELEMENTS:

1. CANOPIES, AWNINGS OR PORTICOS (CANOPIES PROVIDED)
2. ARTICULATED GROUND FLOOR LEVELS OR BASES (STONE BASE PROVIDED)
3. ARTICULATED CORNICE LINE (PROVIDED)
4. DISPLAY WINDOWS (PROVIDED)

GENERAL OVERLAY DISTRICT STANDARDS:

1. INCREASED LANDSCAPING (PROVIDED REF CIVIL PACKAGE)
2. MASONRY BUILDING PERCENTAGES (78.9% PROVIDED)
3. INCLUSION OF NATURAL/CULTURED STONE (15.39% PROVIDED)

REV | DATE | DESCRIPTION | BY

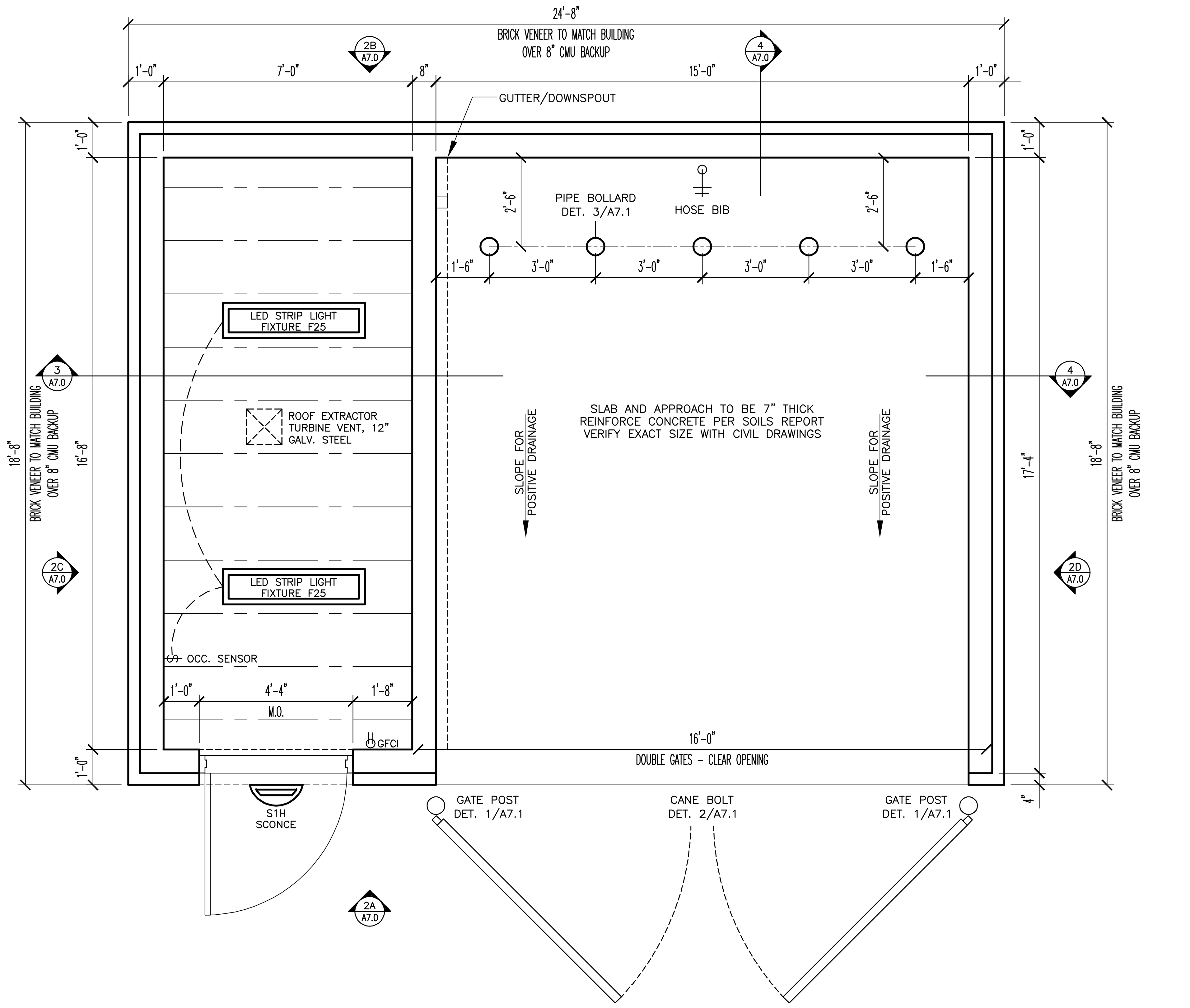
PREPARED BY: JAW Architects, Inc. Jeramy Williams, Architect

PREPARED FOR: McDonald's USA, LLC

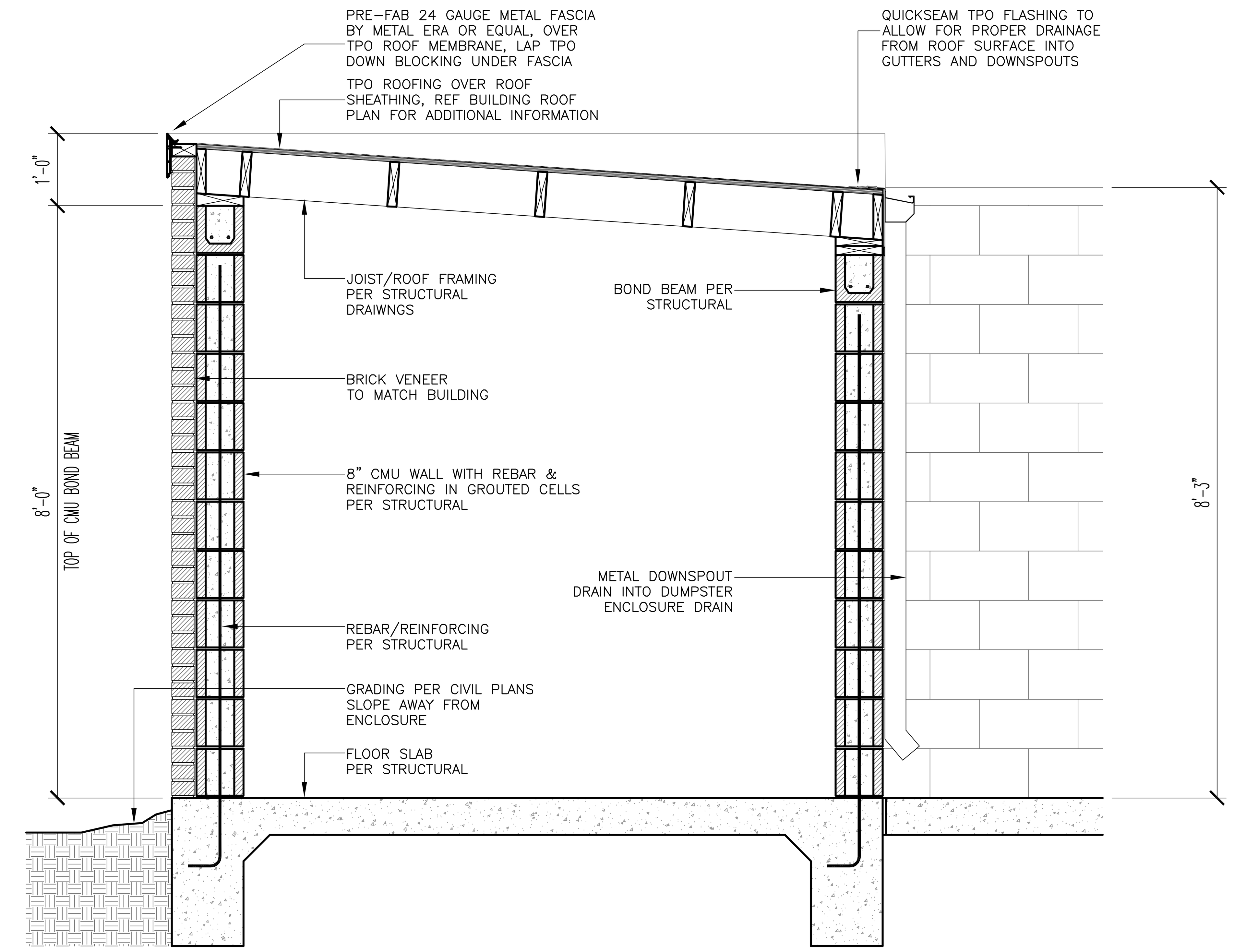
DRAWN BY: JAW | STD ISSUE DATE: 2023 | REVIEWED BY: JAW | DATE ISSUED: 10/06/2023

TITLE: 2023 STANDARD BUILDING – BB20 4597–WOOD/WOOD
DESCRIPTION: WOOD BEARING WALLS W/4" BRICK VENEER; WOOD ROOF TRUSS FRAMING; STONE/BATTEN/BRICK EXTERIOR FINISH
SITE ID: 042–3426 | SITE ADDRESS: NWC OF STATE HWY 205 & FM 549, ROCKWALL TEXAS

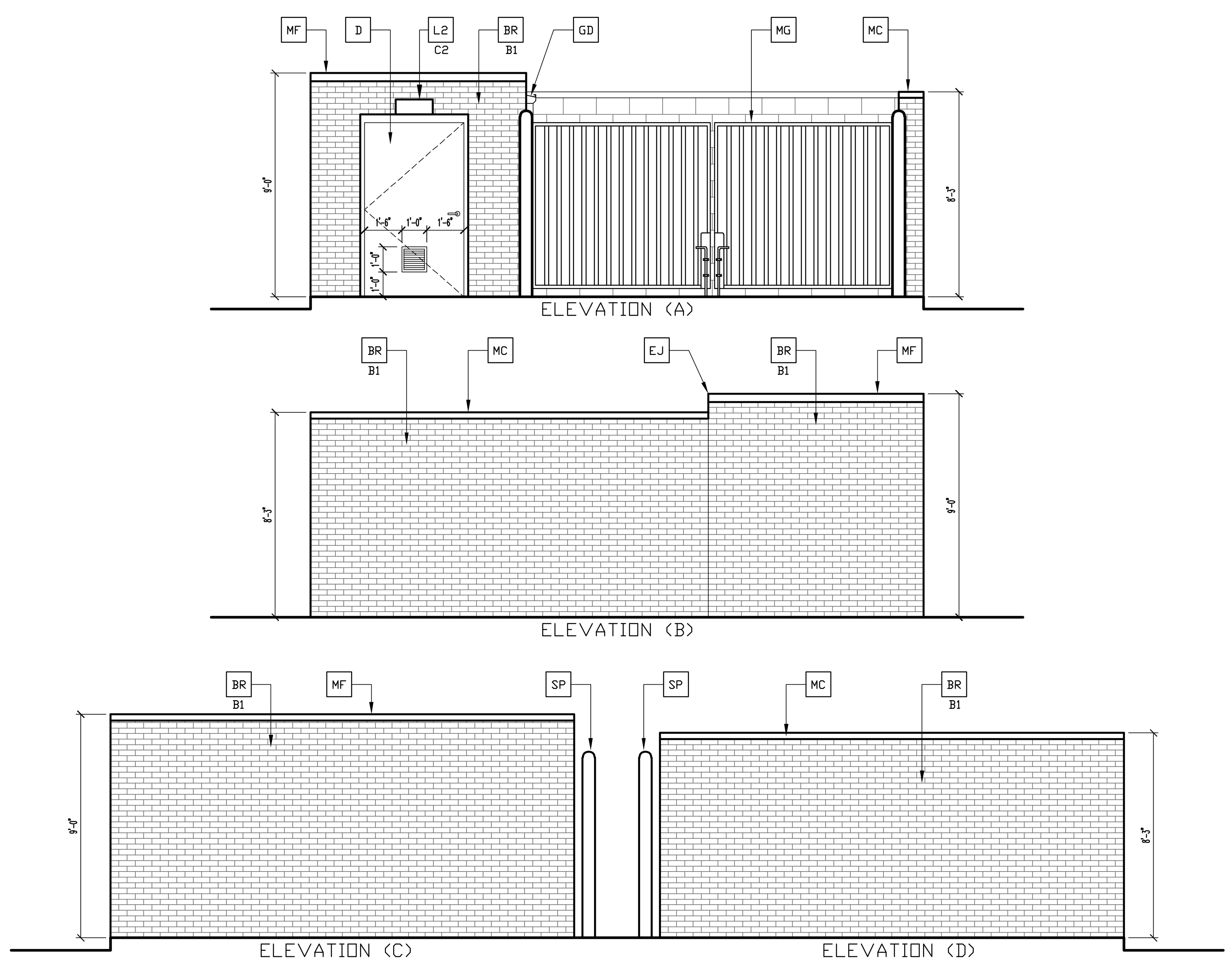
SHEET NO. JAWA 23–0038 A2.1 ELEVATIONS



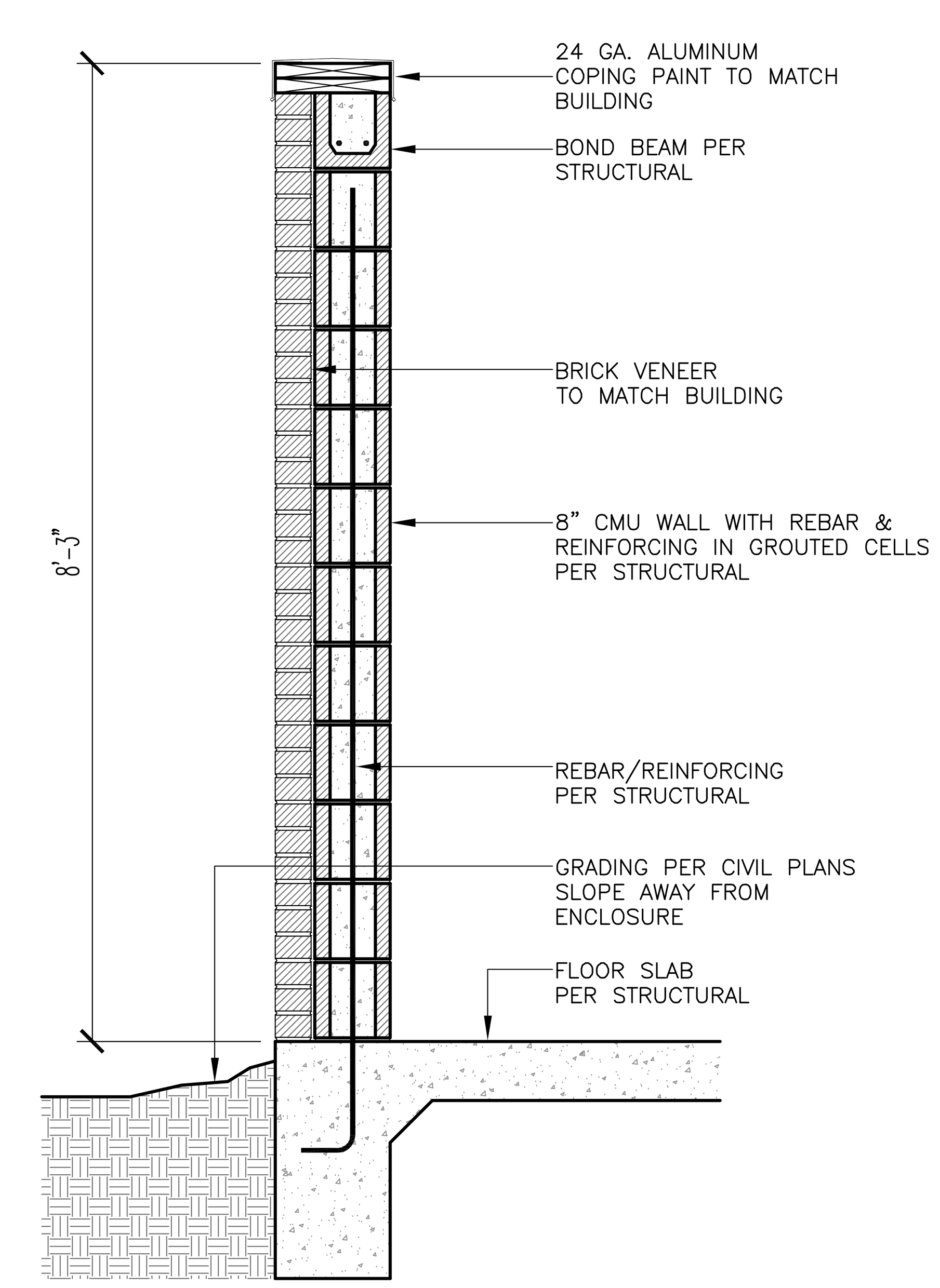
1 DUMPSTER ENCLOSURE PLAN SCALE 3/8"=1'-0"



3 WALL SECTION DETAIL SCALE 3/4"=1'-0"



2 DUMPSTER ELEVATIONS SCALE 1/4"=1'-0"



4 WALL SECTION DETAIL SCALE 3/4"=1'-0"

KEY NOTES:

- BR — MODULAR FACE BRICK
  B1 — COLOR:
  B1 = "SILVERADO" SMOOTH BY HEBRON BRICK COMPANY
- D — HOLLOW METAL DOOR
  PAINT: "FAIRVIEW TAUPE" HC-85 BY BENJAMIN MOORE
- EJ — EXPANSION JOINT, SEE DETAIL 7/A4.1
- MF — METAL FASCIA – PRE-FAB ANCHOR-TITE FASCIA
  COLOR: WEATHERED ZINC
- MC — 24 GAUGE ALUMINUM COPING OVER CMU ENCLOSURE WALLS COLOR TO MATCH "MF"
- SP — STEEL CONCRETE FILLED POST
  PAINT TO MATCH BUILDING TRIM COLOR
- MG — METAL DUMPSTER ENCLOSURE ENTRY GATES, REF DETAILS AND NOTES.
- GD — METAL GUTTERS AND DOWNSPOUT
  DRAIN INTO DUMPSTER ENCLOSURE DRAIN
- L2 / C2 — RADIAL SCONCE LIGHT FIXTURE – SEE ELECTRICAL
  COLOR: PLATINUM SILVER

GENERAL NOTES:

GENERAL CONTRACTOR TO PROVIDE 6 INCHES OF EXPOSED GRADE BREAMS AROUND THE STORAGE BUILDING WITH THE EXCEPTION OF THE DOOR LOCATION, COORDINATE WITH THE CIVIL GRADING PLANS.

5/8" PUDDLE WELD B/N DECK & ALL ANGLE TYPICAL IN EACH DECK FLUTE, PROVIDE #12 SCREWS @ 6" O.C. AT ALL DECK S SIDE LAPS.

GENERAL CONTRACTOR TO SUPPLY AND INSTALL CORRUGATED METAL GATES (16 GAUGE) F-DECKING, ALL METAL TO BE PRIMED AND PAINTED TO MATCH THE BUILDING TRIM COLOR, VERIFY WITH ACM.

PROVIDE A 12"X12' LOUVER VENT IN HOLLOW METAL DOOR, SEE ELEVATIONS.

ELECTRICAL NOTES:

OCCUPANCY SENSOR: GC TO PROVIDE A WALL MOUNTED OCCUPANCY SENSOR, REF ELECTRICAL PLANS FOR MORE INFORMATION.

GC TO INSTALL NEW STRIP LIGHT FIXTURE, PER MANF.'S RECOMMENDATIONS. F25 – 42W LED BY COLUMBIA LIGHTING #LCL4-40ML-EDU.

GC TO PROVIDE A 20A, 120V, RECEPTACLE WITHIN 25 FEET OF THE HVAC EQUIPMENT, PER CODE.

ALL LIGHTING/POWER SHALL BE CONNECTED TO AN APPROPRIATE CIRCUIT IN THE MAIN BUILDING PANELS, VERIFY CIRCUITING PRIOR TO ROUGH-IN.

REV	DATE	DESCRIPTION	BY

PREPARED BY:
JAW Architects, Inc.
Jeramy Williams, Architect

PREPARED FOR:
McDonald's USA, LLC

DRAWN BY
STD ISSUE DATE 2023
REVIEWED BY JAW
DATE ISSUED 10/06/2023

TITLE
2023 STANDARD BUILDING – BB20
4597–WOOD/WOOD

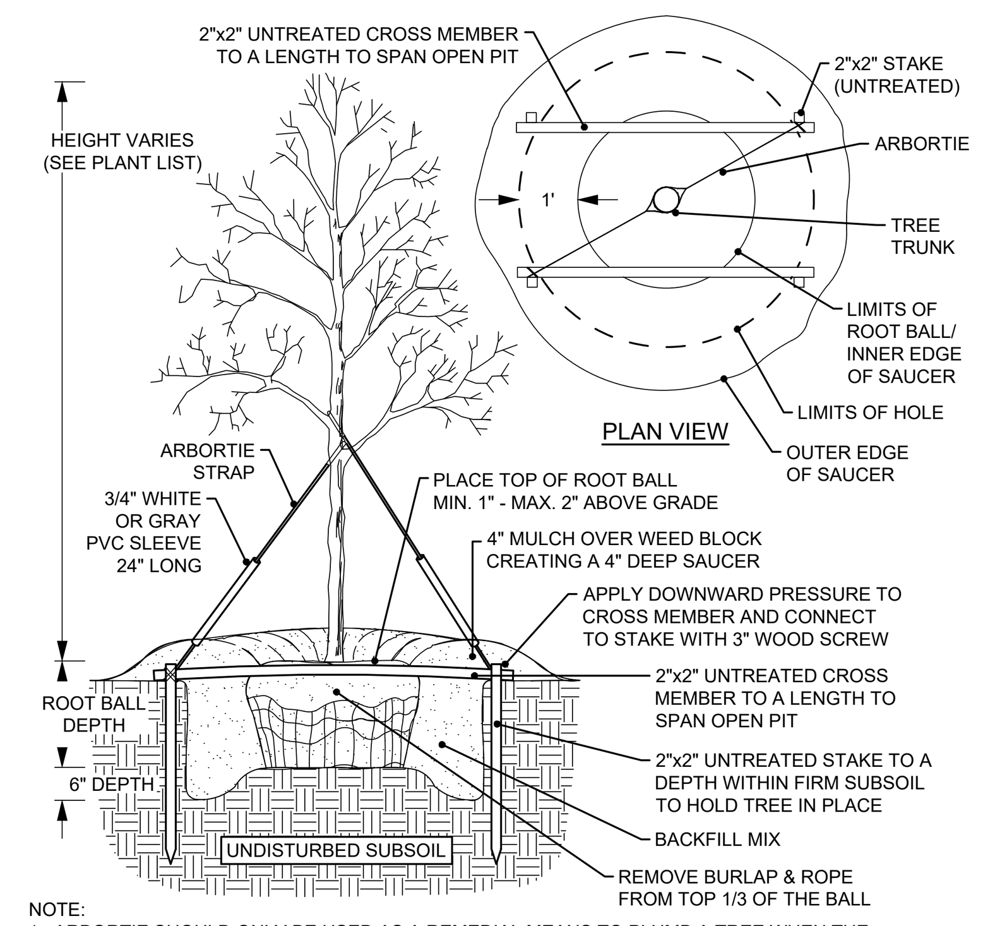
DESCRIPTION
WOOD BEARING WALLS W/4" BRICK VENEER
WOOD ROOF TRUSS FRAMING
STONE/BATTEN/BRICK EXTERIOR FINISH

SITE ID 042-3426
SITE ADDRESS NWC OF STATE HWY 205 & FM 549, ROCKWALL TEXAS

SHEET NO.
JAWA 23-0038
A7.0

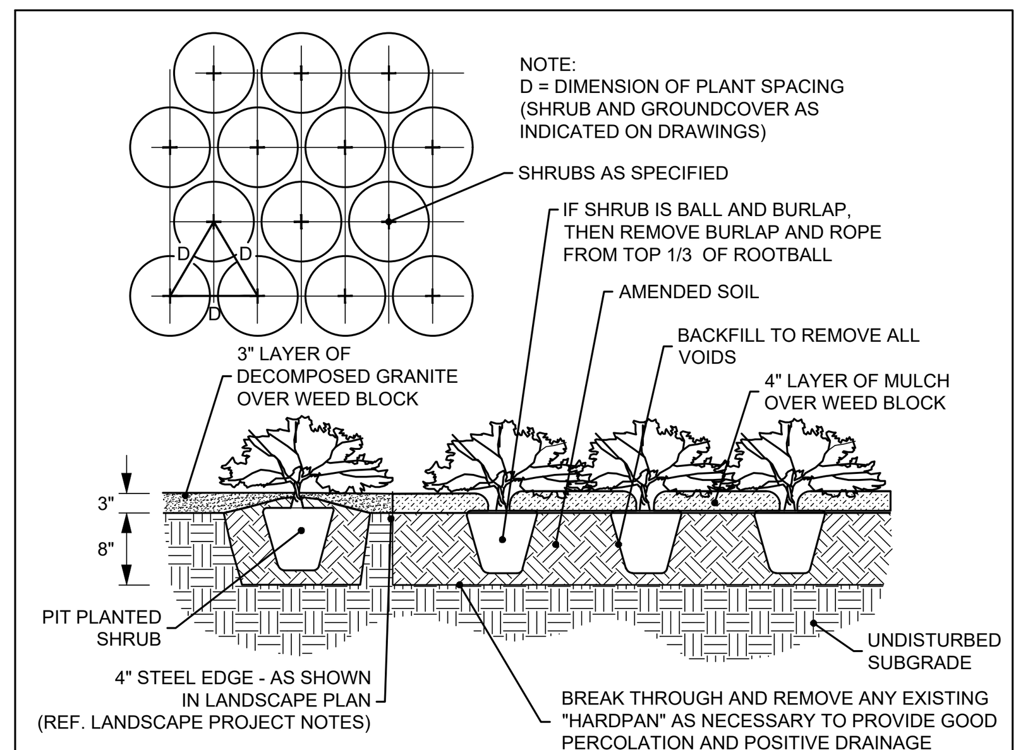
LANDSCAPE ORDINANCE COMPLIANCE CHART

ORDINANCE SECTION		DESCRIPTION	REQUIRED/PROVIDED	COMPLIANCE
Rockwall, TX Unified Development Code Article 8: Landscape and Fence Standards	Section 5.01	Minimum of 20' wide landscape buffer along all State Highway 205	REQUIRED: 20' wide buffer PROVIDED: 20' wide buffer	COMPLIES
		All landscape buffers adjacent to a public right-of-way shall incorporate ground cover, a built-up 30" tall berm and minimum 30" tall shrubbery along the entire length of the frontage	REQUIRED: 30" tall berm, 30" tall shribs, and groundcover along entire length of frontage PROVIDED: 30" tall berm, 30" tall shribs, and groundcover along entire length of frontage	COMPLIES
		Also a minimum of one (2) canopy tree and one (4) accent tree shall be incorporated into the landscape buffer per 100-linear feet of frontage along the State Highway 205	REQUIRED: 180 LF/ 50'= 3.6 Canopy Trees and 7.2 Accent Trees PROPOSED: 4 Canopy Trees and 8 Accent Trees	COMPLIES
	Section 5.03	Minimim of 20% of the total site must be landscaped	REQUIRED: 54,489 Sq.Ft x 0.2= 10,897.8 Sq.Ft PROPOSED: 11,627 Sq.Ft (21.3%)	COMPLIES
		Minimum 5% or 200 Sq.Ft of Landscaping (whichever is greater) in the interior parking lot area. And must have a tree within 80' of each required parking space.	REQUIRED: 9,297.46 Sq.Ft (Proposed parking area) x 0.05= 464.87 Sq.Ft of Landscape required PROPOSED: 723.12 Sq.Ft (7.8%) and every parking space has a tree within 80' of it	COMPLIES
		Minimum of 50% of required landscape must be located in the front yard or side yards of the site.	REQUIRED: 10,897.8 Sq.Ft x 0.5 = 5,448.9 Sq.Ft PROPOSED: 7,981.32 Sq.Ft	COMPLIES



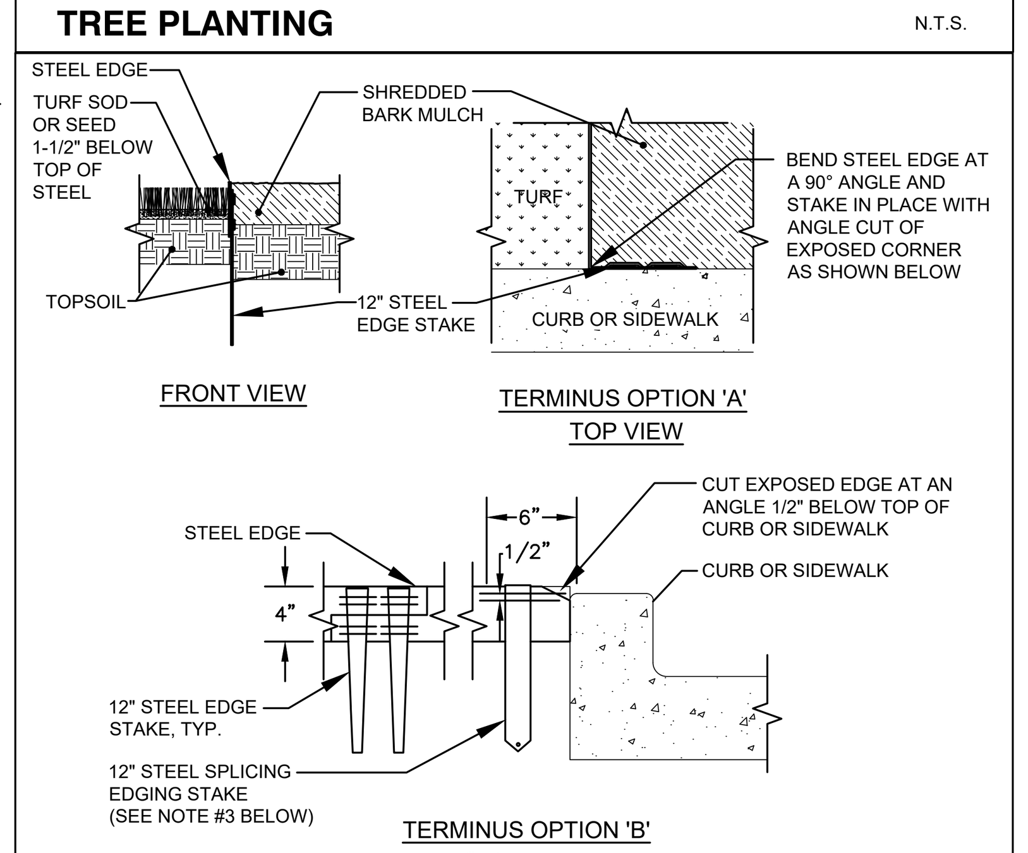
NOTE:
1. ARBORTIE SHOULD ONLY BE USED AS A REMEDIAL MEANS TO PLUMB A TREE WHEN THE PRIMARY BELOW GRADE STAKING CAN NO LONGER BE ADJUSTED EFFECTIVELY AND CONDITIONS ARE WARRANTED BY THE LANDSCAPE ARCHITECT.
2. SEE LANDSCAPE NOTES FOR THE TYPE OF WEED BLOCK AND MULCH MATERIAL TO USE.

TREE PLANTING N.T.S.



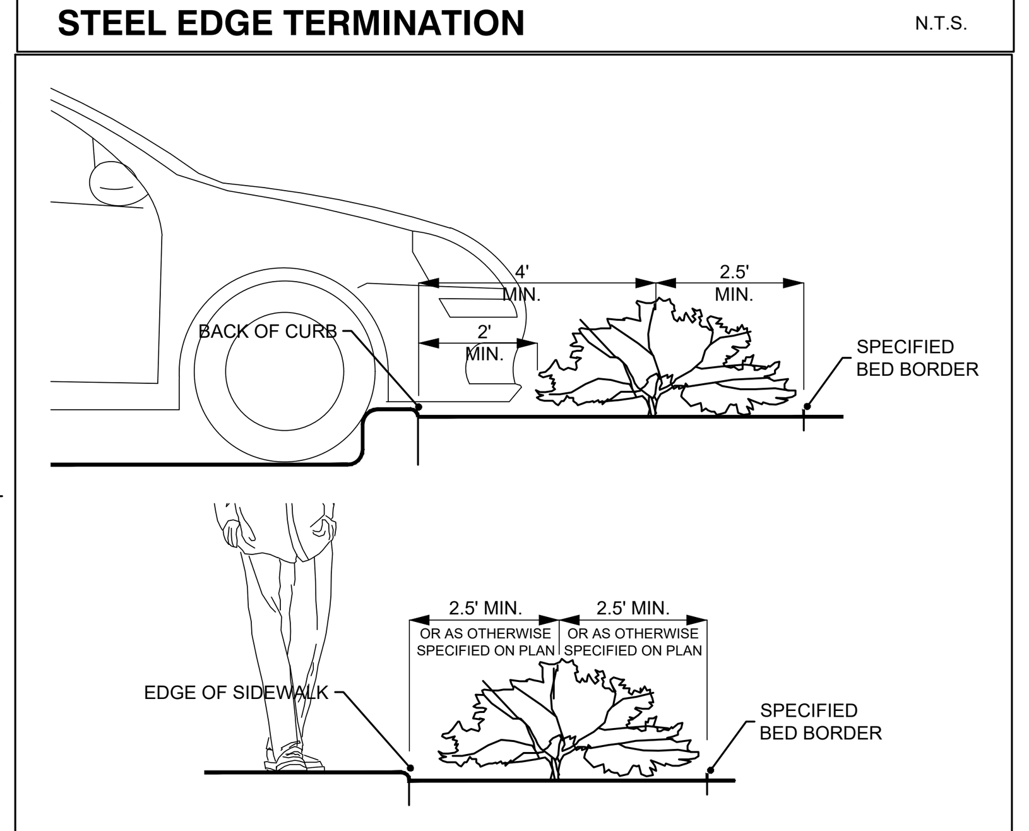
NOTE:
1. SEE LANDSCAPE NOTES FOR THE TYPE OF WEED BLOCK AND MULCH MATERIAL TO USE.
2. OMIT WEED BLOCK WHEN PLANT SPACING IS 18" O.C. OR LESS

SHRUB PLANTING AND SPACING N.T.S.



NOTES:
1. INSTALL STEEL EDGING TO UTILIZE FULL SECTIONS UNLESS CONTROLLED OTHERWISE WITH PLAN SHEET DIMENSIONS.
2. CUT STEEL EDGING AT AN ANGLE TO ACHIEVE A FINISHED STEEL EDGE HEIGHT OF 1/2" BELOW THE TOP OF ADJACENT HARDSCAPE.
3. IF STAKING IS NOT AVAILABLE WITHIN 12" OF THE EDGING TERMINATION, INSTALL A SPLICING EDGING STAKE WITHIN 6" OF THE TERMINATING EDGE AS SHOWN WITH OPTION 'B'
4. WHERE POSSIBLE, EDGE TERMINATION SHALL BE INSTALLED AS SHOWN IN TERMINUS OPTION 'A'.

STEEL EDGE TERMINATION N.T.S.



NOTE: SEE LANDSCAPE NOTES AND SHRUB PLANTING AND SPACING DETAIL FOR INSTALLATION.

SHRUB DISTANCE FROM EDGE OF BED N.T.S.

LANDSCAPE PROJECT NOTES

Refer to Sitework Specifications for all information needed for landscape work.

Notify Landscape Architect or designated representative of any layout discrepancies or any condition which may prohibit the installation as shown.

Verify and locate all utilities and site lighting conduits before landscape construction begins. Protection of all utilities is the responsibility of the Contractor.

All landscape planting areas illustrated shall be graded smooth with three inches (3") of topsoil and three inches (3") of compost applied and consistently blended (tilled) to a depth of nine inches (9") . If adequate or sufficient topsoil is not available on site, the Contractor shall provide topsoil per the specifications and approved by the Owner. To obtain final grade, excavation may be necessary to accept the required depth of topsoil/compost mix with surface dressing or mulch. All beds shall be crowned to anticipate settlement and ensure drainage without disrupting surrounding planned drainage paths. Any areas disturbed for any reason prior to final acceptance of the project shall be corrected by the Contractor at no additional expense to the Owner.

All required landscape areas shall be provided with an automatic underground irrigation system with rain and freeze sensors, and said irrigation shall be designed by a qualified professional and installed by a licensed irrigator.

Quantities shown on these plans are for reference only. Plant spacing is as indicated in the Plant Material List unless otherwise noted. The Contractor has full responsibility to provide coverage in all planting areas as specified.

All trees and shrubs shall be installed per planting details.

The developer shall establish grass and maintain the seeded are, including watering, until a "Permanent Stand of Grass" is obtained at which time the project will be accepted by the city. A "Stand of Grass" shall consist of 75% to 80% coverage and a minimum of one-inch (1") in height as determined by the city.

206.A.4.B TREE PLACEMENT AND CLEARANCES

I. if a required canopy tree is proposed within 12 feet of a building foundation, an alternate planting location on-site may be approved by the director of planning.
II. no tree shall be planted closer than four feet to a right-of-way line, nor closer than eight feet to any public water line, wastewater line, fire protection connection, or drainage line, nor within any detention pond, unless approved by the director of engineering.
III. a landscape area in which trees are to be provided shall not overlap or otherwise infringe upon a utility easement, unless no alternative is available.
IV. no tree that has a mature height of 25 feet or greater shall be planted within ten feet of an existing or proposed overhead utility line. where canopy trees are required adjacent to or underneath overhead utility lines, ornamental trees shall be provided instead of the required canopy trees at a ratio of two ornamental trees per every one required canopy tree.

All plant material shall be maintained in a healthy and growing condition, and must be replaced with similar variety and size if damaged or removed. Container grown plant material is preferred, however ball and burlap material may be substituted as indicated in the plant material list.

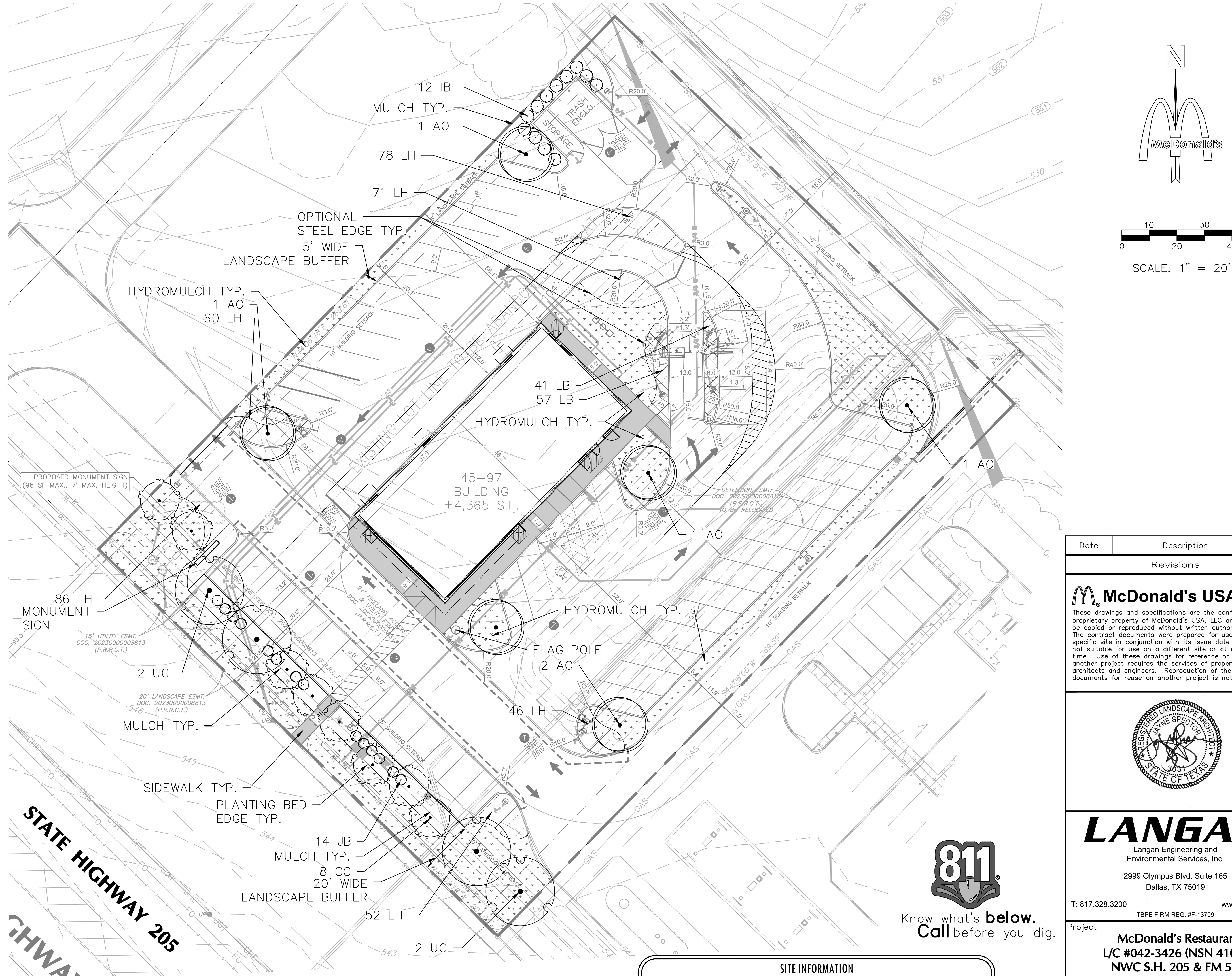
All planting beds as designated shall be bordered by Owner approved four inch (4") steel edging w/ 3/16" min. thickness unless bed is bordered by concrete. Steel edging adjacent to river rock beds shall have a 1/4" min. thickness. Terminate edging flush with paved surface with no sharp corners exposed.

A four inch (4") dressing of Shredded hardwood mulch over a 4.1 oz, woven polypropylene, needle-punched fabric or equal weed barrier shall be used in all plant beds and around all trees. Single trees or shrubs shall be mulched to the outside edge of the saucer or landscape island (See planting details).

Fertilize all plants at the time of planting with 10-10-10 time release fertilizer.

IRRIGATION REQUIREMENT

Irrigation system must meet the requirements of the UDC.



PLANT SCHEDULE

TREES	KEY	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	HEIGHT/WIDTH	SPACING
	AO	6	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE	4" CAL.	B&B	40–50' H 25–30'W	
	CC	8	CERCIS CANADENSIS / TEXAS REDBUD	2" CAL.	B&B	30–40' H 15–20' W	25' O.C.
	UC	4	ULMUS CRASSIFOLIA / CEDAR ELM	4" CAL.	B&B	50–90' H 40–60' W	50' O.C.
SHRUBS	KEY	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	HEIGHT/WIDTH	SPACING
	IB	12	ILEX CORNUTA 'BURFORDII NANA' / DWARF BURFORD HOLLY	5 GAL.	CONTAINER	6–8' H 8–10' W	4' O.C.
	JB	14	JUNIPERUS CONFERTA 'BLUE PACIFIC' / BLUE PACIFIC SHORE JUNIPER	5 GAL.	CONTAINER	1–2' H 4–6' W	4' O.C.
GROUND COVERS	KEY	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	HEIGHT/WIDTH	SPACING
▨	LB	98	LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF	1 GAL.	CONTAINER	6–18" H 6–18" W	24" O.C.
▨	LH	393	LANTANA X 'NEW GOLD' / NEW GOLD LANTANA	1 GAL	CONTAINER	18–24" H 4–6' W	24" O.C.

SITE INFORMATION

LAND AREA:	54,489 SF (1.251 AC)
CURRENT ZONING:	C–COMMERCIAL DISTRICT (SH205 OVERLAY DISTRICT)
EXISTING USE:	VACANT LOT
PROPOSED USE:	McDONALD'S RESTAURANT W/DRIVE–THRU
BUILDING AREA (APPROXIMATE):	4,365 GFA
BUILDING LOT COVERAGE:	4,365 SF/54,489 SF = 0.08%
PARKING CALCULATIONS:	1 SPACE PER 100 SF
PARKING SPACED REQUIRED:	44
PARKING SPACES PROVIDED:	42
HANDICAP PARKING REQUIRED:	2
HANDICAP PARKING PROVIDED:	2
LANDSCAPE SETBACK:	10' FRONT; 10' STREET SIDE
BUILDING SETBACK:	25' FRONT; 10' SIDES & REAR
EXISTING IMPERVIOUS AREAS:	7,741 SF
PROPOSED IMPERVIOUS AREAS:	42,862 SF
PROPOSED LANDSCAPE PERCENTAGE:	21.3% (11,627 SF)

Know what's **below.** **Call** before you dig.

CASE #

Date	Description	No.

Revisions

McDonald's USA, LLC

REGISTERED LANDSCAPE ARCHITECT JAYNE SPECTOR 3031 STATE OF TEXAS

LANGAN
Langan Engineering and Environmental Services, Inc.
2999 Olympus Blvd, Suite 165
Dallas, TX 75019
T: 817.328.3200 www.langan.com
TBPE FIRM REG. #F-13709

Project
McDonald's Restaurant
L/C #042-3426 (NSN 41096)
NWC S.H. 205 & FM 549
PROPOSED LOT 2R, BLOCK A,
CREEKSIDE COMMONS
ROCKWALL
ROCKWALL COUNTY TEXAS

Drawing Title
LANDSCAPE PLAN

Project No. 520061401	Drawing No. L1.0
Date 10/18/2023	
Drawn By DH	
Checked By AM/JS	Sheet 12 of 21

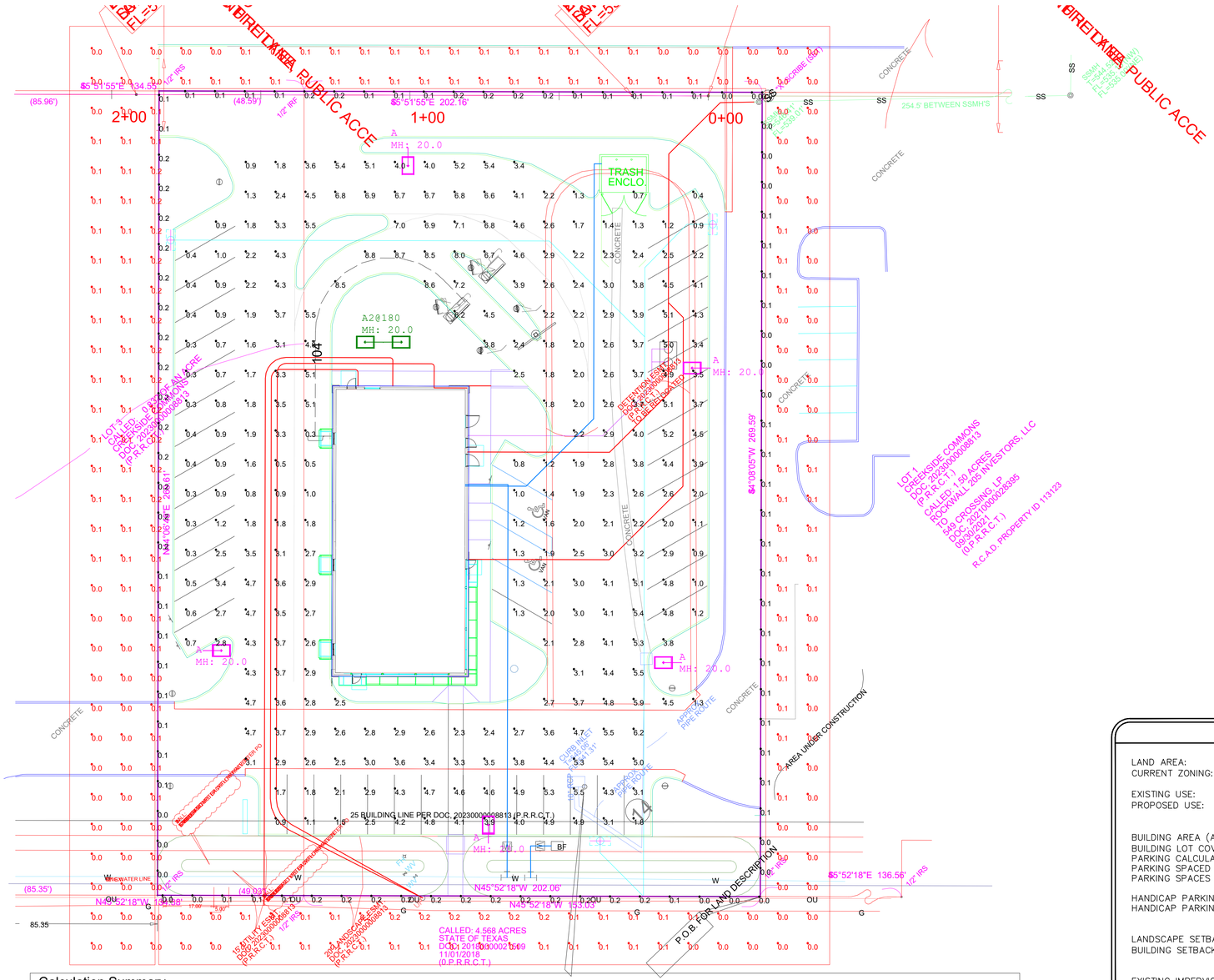
Project No. 520061401

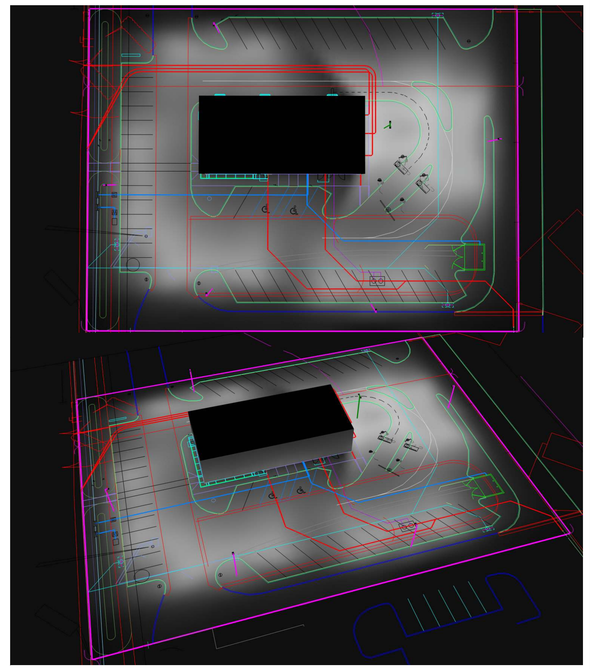
LANGAN

NOTES:

1. THE FOOTCANDLE LEVELS AS SHOWN ARE BASED ON THE FOLLOWING CRITERIA. ANY SUBSTITUTIONS IN SPECIFIED FIXTURES OR CHANGES TO LAYOUT WILL AFFECT LIGHTING LEVELS SHOWN AND WILL NOT BE THE RESPONSIBILITY OF SECURITY LIGHTING.

2. DISTANCE BETWEEN READINGS 10'





Pole Fixtures Are Full Cutoff
Tilt=0
Calculation Grids Are At Grade
Pole Light Mounting Height=20ft
(17' Pole + 3' Base)

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ADJACENT PROPERTY READINGS	Illuminance	Fc	0.07	0.2	0.0	N.A.	N.A.
PAVED SURFACE READINGS	Illuminance	Fc	3.16	8.8	0.3	10.53	29.33
PROPERTY LINE READINGS	Illuminance	Fc	0.11	0.2	0.0	N.A.	N.A.

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	EPA	Mtg Height	Pole Type
→	5	A	Single	1.000	VP-2-320L-145-5K7-4W-DBS-HSS-90-B	145.6	0.607	20	SES-17-40-1-TA-GL-DB (4")
← →	1	A2@180	Back-Back	1.000	VP-2-320L-145-5K7-4W-DBS	150	0.607	20	SES-17-40-1-TA-GL-DB (4")

SITE INFORMATION

LAND AREA:	54,489 SF (1.251 AC)
CURRENT ZONING:	C–COMMERCIAL DISTRICT (SH205 OVERLAY DISTRICT)
EXISTING USE:	VACANT LOT
PROPOSED USE:	McDONALD'S RESTAURANT W/DRIVE–THRU
BUILDING AREA (APPROXIMATE):	4,365 GFA
BUILDING LOT COVERAGE:	4,365 SF/54,489 SF = 8.01%
PARKING CALCULATIONS:	1 SPACE PER 100 SF
PARKING SPACED REQUIRED:	44
PARKING SPACES PROVIDED:	45
HANDICAP PARKING REQUIRED:	2
HANDICAP PARKING PROVIDED:	2
LANDSCAPE SETBACK:	20' FRONT; 5' REAR & SIDE
BUILDING SETBACK:	25' FRONT; 10' SIDES & REAR
EXISTING IMPERVIOUS AREAS:	13.9% (7,592 SF)
PROPOSED IMPERVIOUS AREAS:	64.4% (35,072 SF)
PROPOSED LANDSCAPE PERCENTAGE:	21.7% (11,825 SF)

PROJECT WIND LOAD CRITERIA BASED ON:
ASCE 7-10 WIND SPEEDS (3-SEC PEAK GUST MPH)
50 YEAR MEAN RECURRENCE INTERVAL
ALLOWED EPA XX.X @ WIND LOAD XX MPH

Regional Drawing
423426

1. THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS TO SECURITY LIGHTING SYSTEMS. SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VISUALIZATION AID. FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT.

2. LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS.

3. CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.

4. THIS LAYOUT MAY NOT MEET TITLE 24 OR LOCAL ENERGY REQUIREMENTS. IF THIS LAYOUT NEEDS TO E COMPLIANT WITH TITLE 24 OR OTHER ENERGY REQUIREMENTS, PLEASE CONSULT FACTORY WITH SPECIFIC DETAILS REGARDING PROJECT REQUIREMENTS SO THAT REVISIONS MAY BE MADE TO THE DRAWING.

THIS DRAWING MEETS OR EXCEEDS McDONALDS CURRENT ILLUMINATION SPECIFICATIONS OF A 3-4 FOOTCANDLE AVERAGE, UNLESS SUPERSEDED BY OTHER REQUIREMENTS.

SECURITY LIGHTING
2100 Golf Road, Suite 460, Rolling Meadows, IL 60008
1-800-544-4848

UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN INCHES

SCALE 1"=20' 0"

DRAWN BY CLB LEED AP BD+C

POINT-BY-POINT FOOTCANDLE PLOT FOR
MCDONALDS
550 FARM TO MARKET RD 549
ROCKWALL, TX 75032

NATIONAL STORE NUMBER
41096

DATE 9/15/2023

DRAWING NUMBER A231820A.AGI

BEACON
design . performance . technology

DATE: | LOCATION:

TYPE: | PROJECT:

CATALOG #:

VIPER Area/Site

VIPER LUMINAIRE

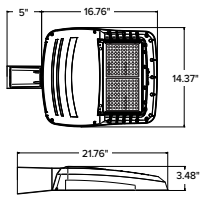
MICRO STRIKE | OPTICS STRIKE

FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as auto dealership, retail, commercial, and campus parking lots
- Featuring two different optical technologies, Strike and Micro Strike Optics, which provide the best distribution patterns for retrofit or new construction
- Rated for high vibration applications including bridges and overpasses. All sizes are rated for 1.5G
- Control options including photo control, occupancy sensing, NX Lighting Controls™, LightGRID+ and 7-Pin with networked controls
- New customizable lumen output feature allows for the wattage and lumen output to be customized in the factory to meet whatever specification requirements may entail
- Field interchangeable mounting provides additional flexibility after the fixture has shipped

c UL us IP65 | DLC LISTED | DLC LISTED PREMIUM | ida DARK SKY APPROVED 2016 | BAA | TAA

SIZE 1



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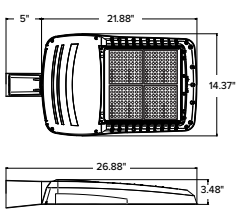

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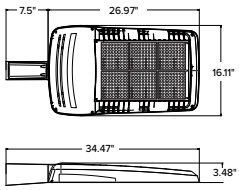
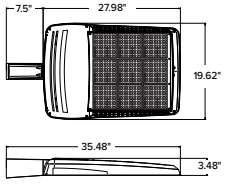


SIZE 4



CONTROL TECHNOLOGY

NX CONNECT | NX WIRED | NX WIRELESS | LIGHTGRID+

SERVICE PROGRAMS

STOCK | QS10

SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with 1000 hour powder coat paint finish
- External hardware is corrosion resistant

OPTICS

- Micro Strike Optics (160, 320, 480, or 720 LED counts) maximize uniformity in applications and come standard with mid-power LEDs which evenly illuminate the entire luminous surface area to provide a low glare appearance. Catalog logic found on page 2
- Strike Optics (36, 72, 108, or 162 LED counts) provide best in class distributions and maximum pole spacing in new applications with high powered LEDs. Strike optics are held in place with a polycarbonate bezel to mimic the appearance of the Micro Strike Optics so both solutions can be combined on the same application. Catalog logic found on page 3
- Both optics maximize target zone illumination with minimal losses at the house-side, reducing light trespass issues. Additional backlight control shields and house side shields can be added for further reduction of illumination behind the pole
- One-piece silicone gasket ensures a weatherproof seal
- Zero up-light at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Mounting patterns for each arm can be found on page 11
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option (ASQU) or accessory for square and round poles
- All mounting hardware included
- Knuckle arm fitter option available for 2-3/8" OD tenon
- For products with EPA less than 1 mounted to a pole greater that 20ft, a vibration damper is recommended

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40˚C to 40˚C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/ IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised
- Dual Driver option provides 2 drivers within luminaire but only one set of leads exiting the luminaire, where Dual Power Feed provides two drivers which can be wired independently as two sets of leads are extended from the luminaire. Both options cannot be combined

CONTROLS

- Photo control, occupancy sensor programmable controls, and Zigbee wireless controls available for complete on/off and dimming control
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)

CONTROLS (CONTINUED)

- 0- 10V Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6" standard
- NX Lighting Controls™ available with in fixture wireless control module, features dimming and occupancy sensor
- LightGRID+ available with in fixture wireless control module, features dimming and occupancy sensor. Also available in 7-pin configuration

	EPA				
	VP1 (Size 1)	VP2 (Size 2)	VP3 (Size 3)	VP4 (Size 4)	Config.
Single Fixture	0.454	0.555	0.655	0.698	
Two at 180	0.908	1.110	1.310	1.396	
Two at 90	0.583	0.711	0.857	0.948	
Three at 90	1.037	1.266	1.512	1.646	
Three at 120	0.943	1.155	1.392	1.680	
Four at 90	1.166	1.422	1.714	1.896	

CERTIFICATIONS

- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Not all product variations listed in this document are DLC® qualified. Refer to http://www.designlights.org for the most up-to-date list.
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40˚C ambient temperatures
- 1.5 G rated for ANSI C136.31 high vibration applications
- Fixture is IP65 rated
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product meets federal procurement law requirements under the Buy American Act (FAR 52.225-9) and Trade Agreements Act (FAR 52.225-11). See Buy America(n) Solutions (link to https://www.currentlighting.com/resources/america-solutions)

WARRANTY

- 5 year warranty

BEACON
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DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

VIPER Area/Site

VIPER LUMINAIRE

MICROSTRIKE OPTICS – ORDERING GUIDE

Gray Shading = Service Program Limit of 15 luminaires

QS10

Example: VP–2–320L-145–3K7–2–R–UNV–A3–BLT

CATALOG #

VP –

Series	
VP	Viper

Optic Platform	
Micro Strike	

Size	
1	Size 1
2	Size 2
3	Size 3
4	Size 4

Light Engine	
160L-35 [6]	5500 lumens
160L-50 [6]	7500 lumens
160L-75	10000 lumens
160L-100	12500 lumens
160L-115	15000 lumens
160L-135	18000 lumens
160L-160	21000 lumens
320L-145	21000 lumens
320L-170	24000 lumens
320L-185	27000 lumens
320L-210	30000 lumens
320L-235	33000 lumens
320L-255	36000 lumens
320L-315 [6]	40000 lumens
480L-285	40000 lumens
480L-320	44000 lumens
480L-340	48000 lumens
480L-390	52000 lumens
480L-425	55000 lumens
480L-470	60000 lumens
720L-435	60000 lumens
720L-475	65000 lumens
720L-515	70000 lumens
720L-565 [6]	75000 lumens
720L-600 [6]	80000 lumens
CLO	Custom Lumen Output [1]

CCT/CRI	
AP	AP-Amber Phosphor Converted
27K8	2700K, 80 CRI
3K7	3000K, 70 CRI
3K8	3000K, 80 CRI
35K8	3500K, 80 CRI
3K9	3000K, 90 CRI
4K7	4000K, 70 CRI
4K8	4000K, 80 CRI
4K9	4000K, 90 CRI
5K7	5000K, 70 CRI
5K8	5000K, 80 CRI

Distribution	
2	Type 2
3	Type 3
4F	Type 4 Forward
4W	Type 4 Wide
5QW	Type 5 Square Wide

Optic Rotation	
BLANK	No Rotation
L	Optic rotation left
R	Optic rotation right

Voltage	
UNV	120-277V
120	120V
208	208V
240	240V
277	277V
347	347V
480	480V

Mounting	
A	Arm mount for square pole/flat surface (B3 Drill Pattern) (Does not include round pole adapter)
A_	Arm mount for round pole [2]
ASQU	Universal arm mount for square pole. Can be used with B3 or S2 Drill Pattern
A_U	Universal arm mount for round pole [2]
AAU	Adjustable arm for pole mounting (universal drill pattern)
AA_U	Adjustable arm mount for round pole [2]
ADU	Decorative upswept Arm (universal drill pattern)
AD_U	Decorative upswept arm mount for round pole [2]
MAF	Mast arm fitter for 2-3/8" OD horizontal arm
K	Knuckle
T	Trunnion
WB	Wall Bracket, horizontal tenon with MAF
WM	Wall mount bracket with decorative upswept arm
WA	Wall mount bracket with adjustable arm

Color	
BLT	Black Matte Textured
BLS	Black Gloss Smooth
DBT	Dark Bronze Matte Textured
DBS	Dark Bronze Gloss Smooth
GTT	Graphite Matte Textured
LGS	Light Grey Gloss Smooth
LGT	Light Grey Gloss Textured
PSS	Platinum Silver Smooth
WHT	White Matte Textured
WHS	White Gloss Smooth
VGT	Verde Green Textured

Color Option	
CC	Custom Color

Options	
F	Fusing
2PF	Dual Power Feed
2DR	Dual Driver
TE	Tooless Entry
BC	Backlight Control [8]
TB	Terminal Block

Network Control Options	
NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,3,4]
NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,3,4]
NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor [3,4]
WIR	LightGRID+ In-Fixture Module [3,4]
WIRSC	LightGRID+ Module and Occupancy Sensor [3,4]
Stand Alone Sensors	
BTS-14F	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
BTS-40F	Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
BTSO-12F	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
7PR	7-Pin Receptacle [4]
7PR-SC	7-Pin Receptacle with shorting cap [4]
3PR	3-Pin twist lock [4]
3PR-SC	3-Pin receptacle with shorting cap [4]
3PR-TL	3-Pin PCR with photocontrol [4]
Programmed Controls	
SCP-_F	Sensor Control Programmable, 8F or 40F [9]
ADD	AutoDim Timer Based Dimming [4]
ADT	AutoDim Time of Day Dimming [4]
Photocontrols	
PC	Button Photocontrol [4,7]

1 – Items with a grey background can be done as a custom order. Contact brand representative for more information
2 – Replace "_" with "2" for 2.5"-3.4" OD pole, "3" for 3.5"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole
3 – Networked Controls cannot be combined with other control options
4 – Not available with 2PF option
5 – Not available with Dual Driver option
6 – Some voltage restrictions may apply when combined with controls
7 – Not available with 480V
8 – BC not available on 4F and type 5 distributions
9 – At least one SCPREMOTE required to program SCP motion sensor. Must select 8ft or 40ft.

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

VIPER Area/Site

VIPER LUMINAIRE

ORDERING GUIDE (CONT'D)

CATALOG #

Accessory Type	Size	Option		Color	
SHD	Shield	**1**	Size 1	**HSS-90-B**	House Side Shield 90° Back	**BLS**	Black Gloss Smooth
		2	Size 2	**HSS-90-F**	House Side Shield 90° Front	**BLT**	Black Matte Textured
		3	Size 3	**HSS-90-S**	House Side Shield 90° Side	**DBS**	Dark Bronze Gloss Smooth
		4	Size 4	**HSS-270-BSS**	House Side Shield 270° Back/Side/Side	**DBT**	Dark Bronze Matte Textured
				HSS-270-FSS	House Side Shield 270° Front/Side/Side	**GTT**	Graphite Matte Textured
				HSS-270-FSB	House Side Shield 270° Front/Side/Back	**LGS**	Light Gray Gloss Smooth
				HSS-360	House Side Shield 360°	**PSS**	Platinum Silver Smooth
				BC	Back Light Control	**WHS**	White Gloss Smooth
MTG	Mounting			**A**	Arm Mount for square pole/flat surface	**WHT**	White Matte Textured
				ASQU	Universal Arm Mount for square pole	**VGT**	Green Landscape Decorative
				AAU	Adjustable Arm for pole mounting	**LEG**	Legacy Colors
				ADU	Decorative upswept Arm	**Color Option**	
				RPA	Round Pole Adapter	**CC**	Custom Color
				MAF	Mast Arm Fitter for 2-3/8" OD horizontal arm		
				K	Knuckle		
				T	Trunnion		
				WB	Wall Bracket (compatible with universal arm mounts)		

Accessory Type		Option	
MSC	Miscellaneous	**BIRD SPK**	Bird Spike

Current Control Solutions — Accessories (Sold Separately)

NX Lighting Controls

☐ **NXOFM-1R1D-UNV** — On-fixture Module (7-pin), On / Off / Dim, Daylight Sensor with NX Radio and Bluetooth® Radio, 120–480VAC

LightGRID+ Lighting Control

☐ **WIR-RME-L** — On-fixture Module (7-pin or 5-pin), On / Off / Dim, Daylight Sensor with LightGRID+ Radio, 110–480VAC

☐ **SCP-REMOTE** — Remote Control for SCP/_F option. Order at least one per project to program and control the occupancy sensor

For additional information related to these accessories please visit currentlighting.com/beacon. Options provided for use with integrated sensor, please view specification sheet ordering information table for details.

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DATE: LOCATION:

TYPE: PROJECT:

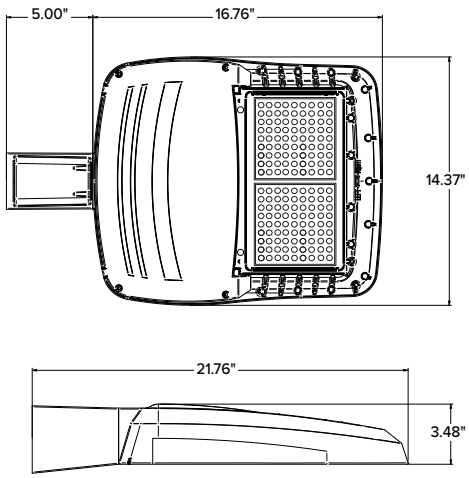
CATALOG #:

VIPER Area/Site

VIPER LUMINAIRE

DIMENSIONS

SIZE 1



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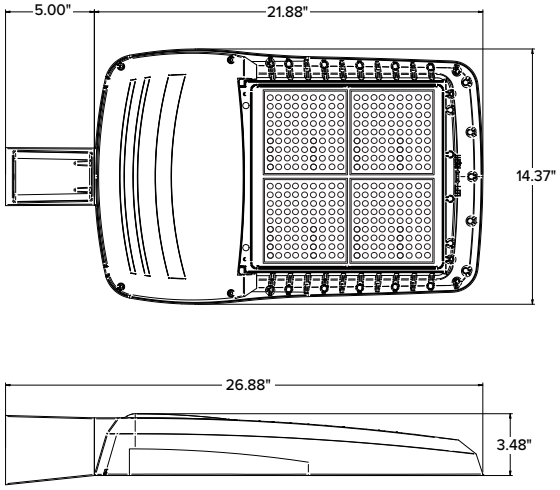

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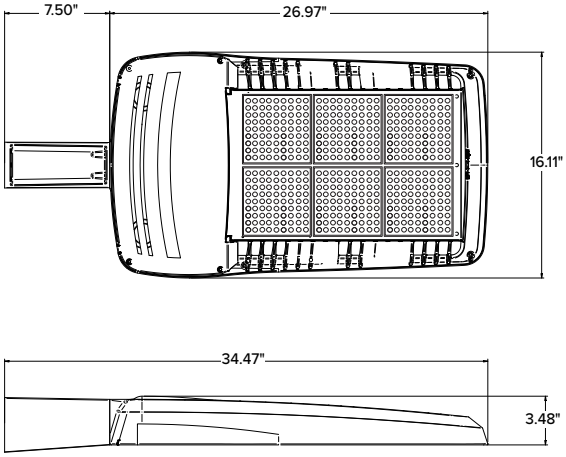

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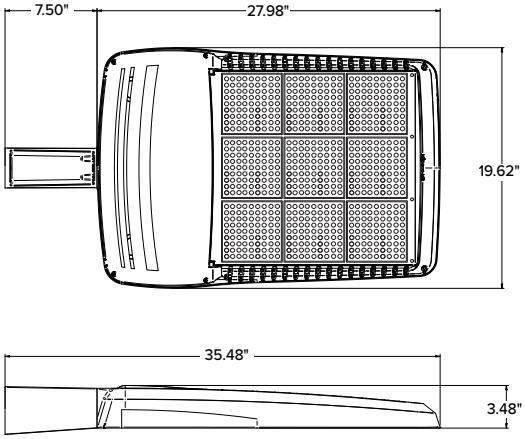


	EPA				
	VP1 (Size 1)	VP2 (Size 2)	VP3 (Size 3)	VP4 (Size 4)	Config.
Single Fixture	0.454	0.555	0.655	0.698	
Two at 180	0.908	1.110	1.310	1.396	
Two at 90	0.583	0.711	0.857	0.948	
Three at 90	1.037	1.266	1.512	1.646	
Three at 120	0.943	1.155	1.392	1.680	
Four at 90	1.166	1.422	1.714	1.896	

	Weight	
	lbs	kgs
VP1 (Size 1)	13.7	6.2
VP2 (Size 2)	16.0	7.26
VP3 (Size 3)	25.9	11.7
VP4 (Size 4)	30.8	13.9

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

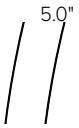
VIPER Area/Site

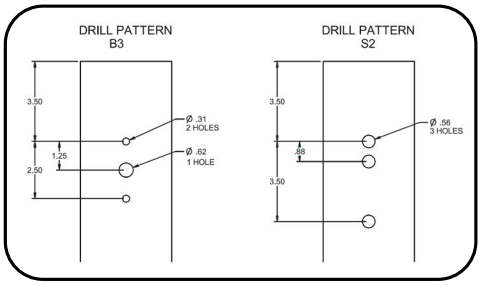
VIPER LUMINAIRE

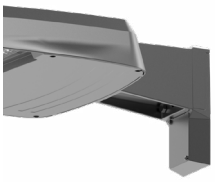
MOUNTING

A–STRAIGHT ARM MOUNT

Fixture ships with integral arm for ease of installation. Compatible with Current Outdoor B3 drill pattern for ease of installation on square poles. For round poles add applicable suffix (2/3/4/5)

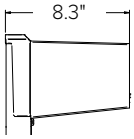


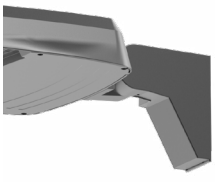




ASQU–UNIVERSAL ARM MOUNT

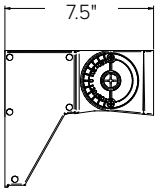
Universal mounting block for ease of installation. Compatible with drill patterns from 2.5" to 4.5" and Current drill pattern S2. For round poles add applicable suffix (2/3/4/5)

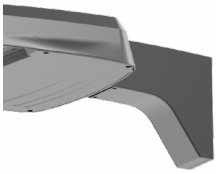




AAU–ADJUSTABLE ARM FOR POLE MOUNTING

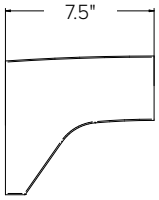
Rotatable arm mounts directly to pole. Compatible with drill patterns from 2.5" to 4.5" and Current drill pattern S2 and B3. For round poles add applicable suffix (2/3/4/5). Rotatable in 15˚ aiming angle increments. Micro Strike configurations have a 45° aiming limitation.
Strike configurations have a 30° aiming limitation.

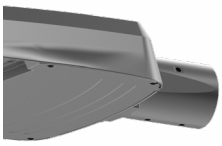




ADU–DECORATIVE UPSWEPT ARM

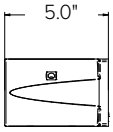
Upswept Arm compatible with drill patterns from 2.5" to 4.5" and Current drill pattern S2. For round poles add applicable suffix (2/3/4/5).

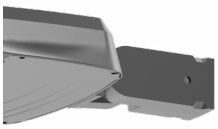




MAF–MAST ARM FITTER

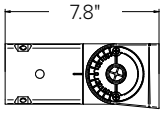
Fits 2-3/8" OD horizontal tenons.

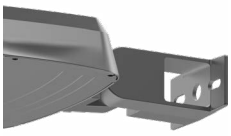




K–KNUCKLE

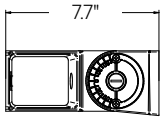
Knuckle mount 15˚ aiming angle increments for precise aiming and control, fits 2-3/8" tenons or pipes. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.





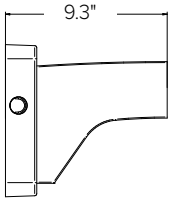
T–TRUNNION

Trunnion for surface and crossarm mounting using (1) 3/4" or (2) 1/2" size through bolts. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.



WM–WALL MOUNT

Compatible with universal arm mount, adjustable arm mount, and decorative arm mount. The WA option uses the same wall bracket but replaces the decorative arm with an adjustable arm.



VIPER Area/Site

VIPER LUMINAIRE

DATE: LOCATION:

TYPE: PROJECT:

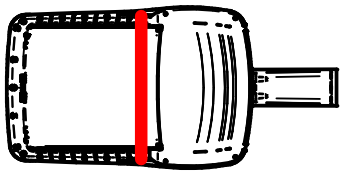
CATALOG #:

ADDITIONAL INFORMATION (CONTINUED)

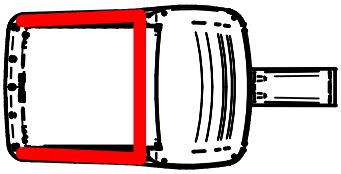
HOUSE SIDE SHIELD FIELD INSTALL ACCESSORIES

HSS has a depth of 5" for all Viper sizes
Not to be used with Occupancy Sensors as the shield may block the light to the sensor.

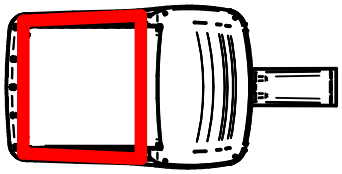
VPR2x HSS-90-B-xx



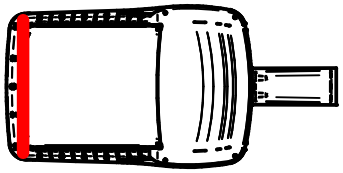
VPR2x HSS-270-BSS-xx



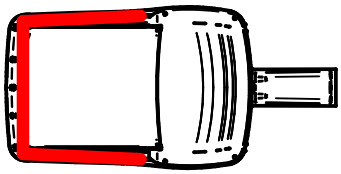
VPR2x HSS-360-xx



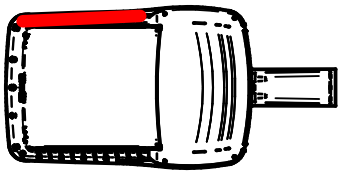
VPR2x HSS-90-F-xx



VPR2x HSS-270-FSS-xx



VPR2x HSS-90-S-xx



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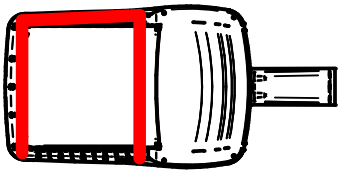

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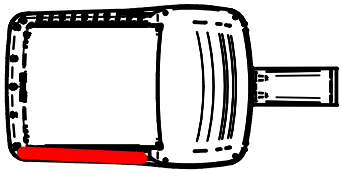

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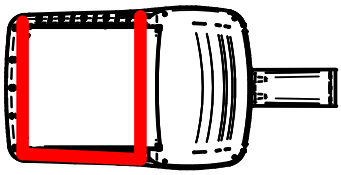


PROJECT COMMENTS

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

DATE: 10/27/2023

PROJECT NUMBER: SP2023-036
PROJECT NAME: Site Plan for Kennor Rockwall retail
SITE ADDRESS/LOCATIONS:

CASE CAPTION: Discuss and consider a request by Juan J. Vasquez of Vasquez Engineering, LLC on behalf of Shae Shoulders of Kennor Rockwall Retail, LLC for the approval of a Site Plan for two (2) commercial/retail buildings on a 1.93-acre parcel of land identified as Lots 8 & 9, Block A, Dalton-Goliad Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3611 & 3775 N. Goliad Street [SH-205], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	10/26/2023	Needs Review

10/26/2023: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Juan J. Vasquez of Vasquez Engineering, LLC on behalf of Shae Shoulders of Kennor Rockwall Retail, LLC for the approval of a Site Plan for two (2) commercial/retail buildings on a 1.93-acre parcel of land identified as Lots 8 & 9, Block A, Dalton-Goliad Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3611 & 3775 N. Goliad Street [SH-205].

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 (SP2023-036) 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 and building elevations. 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 replat if any lot lines are adjusted, ROW is required, or any new easements are established.

M.6 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 _____, _____.

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

M.7 Site Plan:
(1) Please correct the Lot and Block in the Title Block to Lots 8 & 9, Block A. (Subsection 03.04. A, of Article 11, UDC)
(2) The separation between buildings in 15-feet without a fire rated wall. Please shift the buildings to meet this requirement or indicate that the walls will be fire rated. (Subsection 03.04. B, of Article 11, UDC)
(3) Indicate the type and depth of the paving material and provide a detail or cut-sheet. All required parking and loading areas shall be constructed of concrete, but may have a surface treatment of brick, stone or other similar material. (Subsection 03.02, of Article 06, UDC)
(4) Please provide a detail of the proposed 6-foot wrought iron fence. (Subsection 08.02. F, of Article 08, UDC)
(5) Is there any pad mounted utility equipment? If so, please indicate then and provide the required screening on the landscape plan. (Subsection 01.05. C, of Article 05, UDC)
(6) Are there any RTUs? If so, please crosshatch the RTUs on the building elevations (RTUs must be fully screened by an enclosed parapet system). (Subsection 01.05. C, of Article 05, UDC)
(7) 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. (Subsection 01.05. B, of Article 05, UDC)
(8) There shall be no outside storage.

M.8 Landscape Plan:
(1) All canopy trees must be 4” caliper. Please correct the landscape table to reflect this. (Subsection 05.03. B, of Article 08, UDC)
(2) Please label the berm within the landscape buffer. (Subsection 05.03. B, of Article 08, UDC)
(3) A row of canopy trees must be provided at the rear of the property. (Subsection 06.02. C (5), of Article 05, UDC)
(4) Please incorporate additional shrubs in front of the drive-through to screen the headlights. (Subsection 05.03. B, of Article 08, UDC)
(5) The landscape buffer must incorporate six (6) canopy trees and twelve (12) accent trees. Please correct the landscape plan to reflect this. (Subsection 05.03. B, of Article 08, UDC)

M.9 Photometric Plan:
(1) No light pole, base or combination thereof shall exceed 20 feet. (Subsection 03.03. E, of Article 07)
(2) Please clarify that the wall sconce will not have up lighting, as up lighting is not permitted. (Subsection 03.03, of Article 07)

M.10 Building Elevations:
(1) All buildings within a common retail, commercial or office development shall incorporate complementary architectural styles, materials, and colors. In this case you will need to complement the building south of the subject property. (Subsection 06.02, of Article 05)
(2) Staff would recommend using all stone and brick on the proposed building. This would better match the building next door.
(3) Please provide a note indicating the parapet will be enclosed (i.e. wraps around the building) and that the backs of the parapet will be finished in the same material as the exterior facing material. (Subsection 04.01, of Article 05, UDC)
(4) Building 2 utilizes stucco within the first four (4) feet. This will be a variance; this could be easily addressed through comment M.10.2. (Subsection 06.02. C, of Article 05, UDC)
(5) 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)
(6) Please indicate the parapet wall height. (Subsection 04.01, of Article 05, UDC)
(7) The parapet must fully screen any RTUs from all adjacent properties and ROW. Please crosshatch the RTUs on the building elevations. (Subsection 04.01, of Article 05, UDC)
(8) The articulation requirements for wall length (i.e. wall length = 3 x height), wall projection (i.e. wall projection = 25% x height), and projection height (i.e. projection height = 25% x height) are not met: (Subsection 04.01, of Article 05, UDC)
(a) Building 1: Wall length on the north, south, and west side; wall projection on the east and south side.
(b) Building 2: Wall length on the north and west side; wall projection on the east and north side.
(c) Projection height is not met on both buildings.

I.11 Staff has identified the following exception(s) and variance(s) associated with the proposed request: [1] 20% stone, [2] stucco in first four (4) feet, [3] primary articulation, and [4] four (4) sided architecture requirements. 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.12 Please note that failure to address all comments provided by staff by 3:00 PM on November 7, 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.13 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 November 7, 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 November 14, 2023 Planning & Zoning Meeting.

I.14 Please note the scheduled meetings for this case:
1) Planning & Zoning Work Session meeting will be held on November 1, 2023.
2) Planning & Zoning meeting/public hearing meeting will be held on November 14, 2023.

I.15 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). A representative(s) must 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	Madelyn Price	10/24/2023	Approved w/ Comments

10/24/2023: 1. Dumpsters will need oil/water separators that outfall to the storm sewer system.
2. Grate inlets not allowed - confirm this is a curb inlet.
3. Will you need a grease trap for either of these buildings?
4. Dimension landscape islands.
5. No improvements (including berms and landscaping) can be located in existing easements (NTMWD or City easements) without NTMWD or City approval.
6. Trees to be 5' away from water and sewer.
7. No berms to be constructed on public or NTMWD water or sewer lines.

General Library Comments:
General Items:
- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Platting will be required.
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20'. No structures allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.
- Dumpsters should be orientated so that trash truck only has to pass through the site once.

Drainage Items:
- Drainage from the site must follow the approved drainage area map.
- Dumpster to go through oil/water separator before draining to the storm lines.
- Will need to account for the drainage swale that takes the water to the existing detention pond.

Water and Wastewater Items:
- 8" water may need to be looped in around the site.
- Only one "use" can be off a dead-end water line (Domestic service, irrigation, fire hydrant, or fire line).
- Water to be 10' separated from storm and sewer lines.
- Existing 8" water stub out at southwest property corner.
- 10' minimum separation between City utilities, and between City to private utilities.

Roadway Paving Items:
- Parking to be 20'x9'.
- Drive isles to be 24' wide.
- No deadend parking allowed. Must connect through if you have two way traffic.

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	Henry Lee	10/27/2023	Needs Review

10/27/2023: * Dumpster enclosure must meet minimum size requirements from the Unified Development Code - Depth shows 10 feet, minimum requirement is 12 feet.
* I believe the dumpster enclosure requires a 10' separation from the property line - this location does not meet this requirement
* Oil/Water Separator required for the dumpster enclosure, drain inside enclosure, and must discharge to the storm line

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/26/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	10/23/2023	Approved

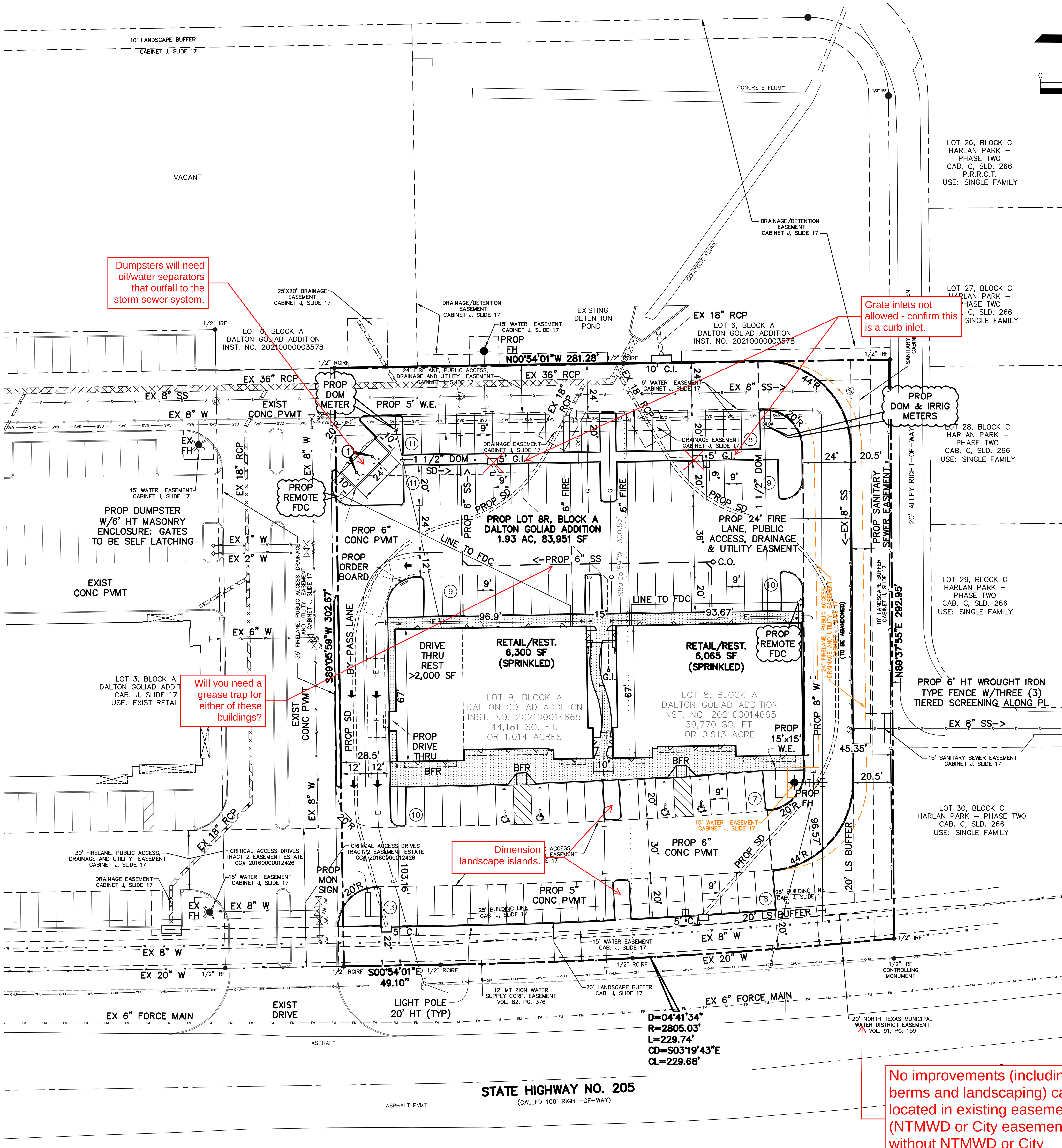
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	10/24/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	10/24/2023	Approved w/ Comments

10/24/2023: 1. All canopy/shade trees are required to be 4" caliper minimum.
2. Please ensure all parking spaces are within 80' of tree canopy



GRAPHIC SCALE

General Items:
- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Platting will be required.
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20'. No structures allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.
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- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

WATER SEPARATOR

SAN. SEWER MH
CURB INLET — C.I.
GRATE INLET — G.I.
LIGHT POLE

SITE SUMMARY TABLE

Site Address	GOLIAD	
County	ROCKWALL	
Project Name	KENNOR ROCKWALL RETAIL	
Zoning District	GR W/N. SH 205 OVERLAY DISTRICT	
Proposed use	RETAIL/REST.	
Site Area:	1.93 Acres 83,951 S.F.	
Building Area	12,365 S.F.	
Building Height:	1 Story	
Lot Coverage:	12,365 / 83,951 = 14.73%	
Floor Area Ratio:	12,365 S.F. / 83,951 = 1:14.73	
Parking Required Building:	12,365 S.F.	
	RETAIL 1 SPCS/250 SF (5,365 SF/250) =	22 SPACES
	REST. 1 SPCS/100 SF (7,000 SF/100) =	70 SPACES
Total Parking Required:	=	92 SPACES
Parking Provided:	REGULAR =	92 SPACES
	ACCESSIBLE =	4 SPACES
	TOTAL =	96 SPACES
Impervious Area:	66,545 S.F.	
Impervious Area Ratio:	66,545 S.F. / 83,951 = 79.27%	
Pervious Area Ratio:	17,406 S.F. / 83,951 = 20.73%	

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 OUT HANDS, THIS ______ DAY OF_________ ______

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

NOTES

1. TOPOGRAPHY SURVEY PREPARED BY PEISER & MANKIN SURVEYING, LLC,. DATED 06/28/2023.
2. PROPERTY OWNER RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACEMENT OF THE DETENTION/DRAINAGE SYSTEM.

OWNER/DEVELOPER:
KENNOR ROCKWALL RETAIL, LLC.
8848 GREENVILLE AVE.
DALLAS, TEXAS 75243
PHONE: 903-819-1208
CONTACT: SHANE SHOULDERS

ENGINEER:
VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD, SUITE 440
GARLAND, TEXAS 75042
PHONE: 972-272-4610
CONTACT: JUAN J. VASQUEZ, P.E.

SITE PLAN
KENNOR ROCKWALL RETAIL
LOT 8R, BLOCK A
DALTON GOLIAD ADDITION
1.93 ACRES
ROCKWALL, ROCKWALL COUNTY, TEXAS
OCTOBER 20, 2023
CASE #SP2023–0XX

NO.	DATE	APP.

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration # F-12266

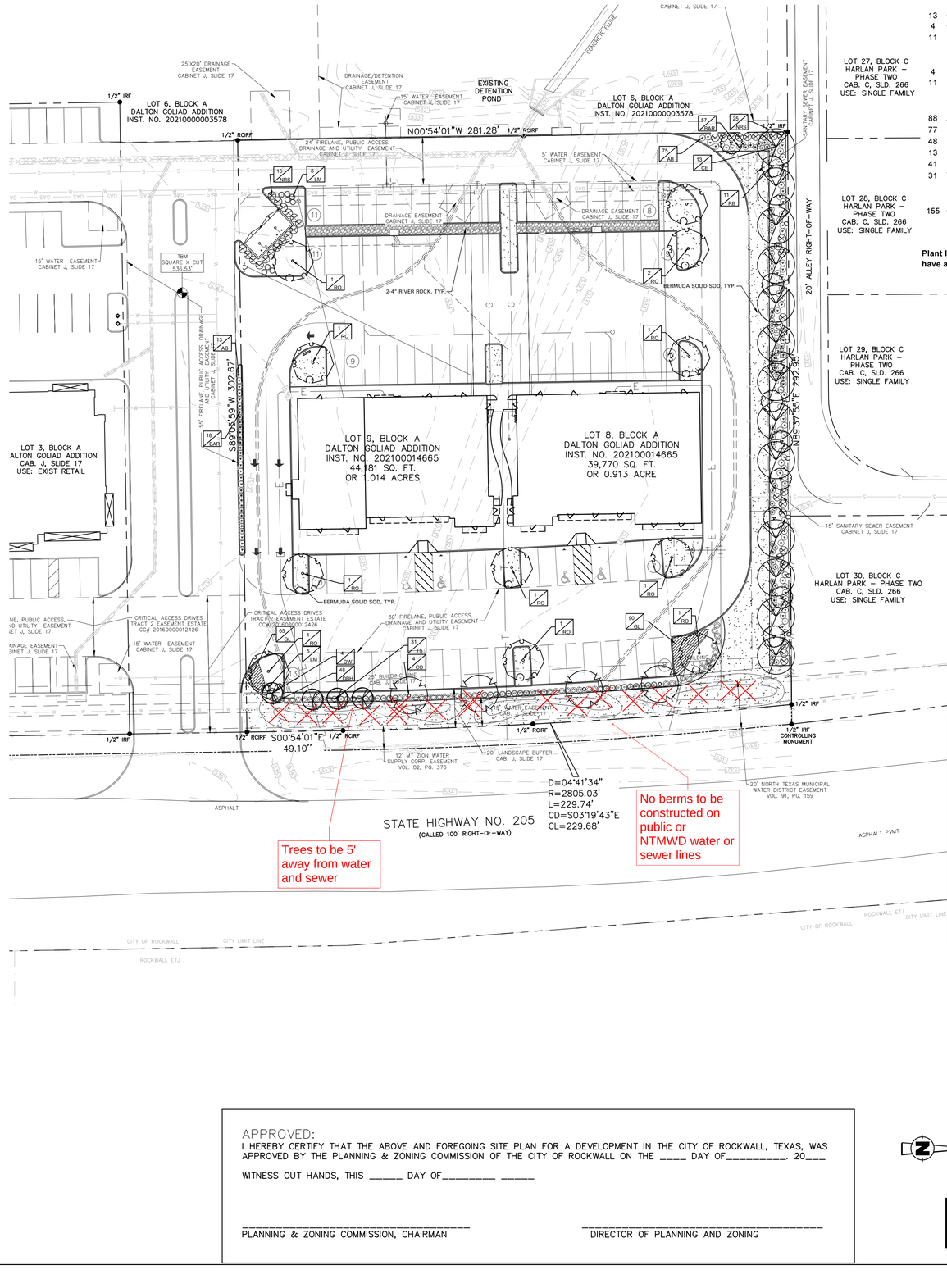
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, PERMITTING OR BIDDING PURPOSES
JUAN J. VASQUEZ, P.E.
TEXAS NO. 85852
DATED 10/20/2023
VASQUEZ ENGINEERING, L.L.C.
TX REG. F-12266

DEVELOPER:
KENNOR ROCKWALL RETAIL, LLC
8848 GREENVILLE AVE.
DALLAS, TEXAS 75243

SITE PLAN
KENNOR ROCKWALL RETAIL
LOT 8R, BLOCK A
DALTON GOLIAD ADDITION
CITY OF ROCKWALL, TX.

Scale: 1" = 30'
Designed by: JJV
Drawn by: DRS
Checked by: JJV
720-01/DWG/SITE PLAN/SP1-SITE PLAN.dwg
Date: 10/20/2023

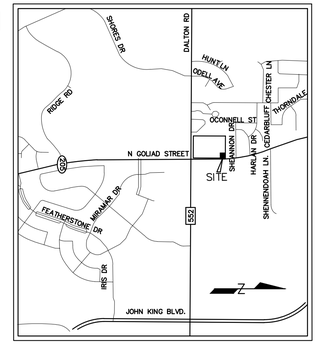
SHEET
SP1



PLANT SCHEDULE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
		SHADE TREES			
13	CE	Cedar Elm	*Ulmus crassifolia*	3" cal.	12' ht., 4' spread, matching
4	CO	Chinkapin Oak	*Quercus muhlenbergii*	3" cal.	12' ht., 4' spread, matching
11	RO	Texas Red Oak	*Quercus texana*	3" cal.	12' ht., 4' spread, matching
		ORNAMENTAL TREES			
4	DW	Desert Willow	*Chilopsis linearis*	30 gal.	8' ht., 4' spread, multi trunk, 3 cane min.
11	RB	Oklahoma Redbud	*Cercis reniformis 'Oklahoma'*	30 gal.	8' ht., 4' spread, 3 trunk min.
		SHRUBS			
88	AB	Edward Goucher Abelia	*Abelia x grandiflora 'Edward Goucher'*	5 gal.	full, 20" spread, 36" o.c.
77	BAR	Crimson Pygmy Barberry	*Berberis thunbergii 'Crimson Pygmy'*	5 gal.	full, 20" sprd, 30" o.c.
48	DBH	Dwarf Burford Holly	*Ilex cornuta ' Burford Nana'*	5 gal.	full, 20" spread, 36" o.c.
13	LM	Lindheimer Muhly Grass	*Muhlenbergia lindheimeri*	5 gal.	full, 24" spread, 36" o.c.
41	NRS	Nellie R Stevens Holly	*Illex x 'Nellie R. Stevens'*	7 gal.	full, 40" o.c.
31	TS	Texas Sage 'Green Cloud'	*Leucophyllum frutescens 'Green Cloud'*	5 gal.	full, 24" sprd, 36" o.c.
		GROUNDCOVER/VINES/GRASS			
155	GL	Giant Lirope Bermuda Solid Sod TifTuf 2-4" River Rock	*Liriope gigantea*	1 gal.	full, 18" o.c.

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.



LOCATION MAP
N.T.S.

LANDSCAPE TABULATIONS
ROCKWALL, TEXAS

NON RESIDENTIAL BUFFERS ABUTTING R.O-W

1. Buffer strips shall be a minimum of 20' wide along the entire length of the property's frontage abutting the right of way. All landscape buffers shall incoproate groundcover, a built up berm and shrubbery. Berms and shrubs shall have a minimum height of 30".

2. One canopy tree and one accent tree shall be incorporated for every 50 l.f.

State Highway 205 = 278 l.f.

REQUIRED	PROVIDED
20' wide buffer	20' wide buffer
berm and/or shrubs	shrubs 36" ht.
4 canopy trees, 4" cal.	4 canopy trees, 4" cal.
4 accent trees, 4' ht.	4 accent trees, 4' ht.

NON RESIDENTIAL ABUTTING RESIDENTIAL

1. Buffer of 20' shall be placed between non residential and residential properties

2. 6' wrought iron fence with three tiered screening (1 small to mid sized shrub, large shrubs or accent trees and canopy trees along the entry length of adjacency with canopy trees being placed 20' o.c.

REQUIRED	PROVIDED
20' wide buffer	20' wide buffer
6' ht. wrought iron fence	6' ht. wrought iron fence
3 tier landscape	3 tier landscape

PARKING LOT LANDSCAPE

1. Surface parking shall be screened from all adjacent public streets and neighboring sites. The screen must extend along all edges and be a min. 3' in height, 80% opaque.

2. There shall be a landscape island every 10 parking spaces. One shade tree shall be provided for every 10 cars.

REQUIRED	PROVIDED
36" screen	36" screen
10 canopy trees, 4" cal.	10 canopy trees, 4" cal.

SITE SUMMARY TABLE

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Impervious Area Ratio:	66,545 S.F. / 83,951 = 79.27%	
Pervious Area Ratio:	17,406 S.F. / 83,951 = 20.73%	

GENERAL LAWN NOTES

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER
2. LAWN AREAS SHALL BE LEFT 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
3. CONTRACTOR TO FIND GRADE AREAS TO ACHIEVE FINAL CONTOURS AS SHOWN ON CIVIL DRAWINGS. POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. ROUNDING AT TOP AND BOTTOM OF SLOPES SHALL BE PROVIDED AND IN OTHER BREAKS IN GRADE. CORRECT AREAS WHERE STANDING WATER MAY OCCUR.
4. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" IN DIAMETER AND LARGER. REMOVE ALL DIRT CLODS, STICKS, CONCRETE SPOILS, TRASH ETC PRIOR TO PLACING TOPSOIL AND GRASS INSTALLATION.
6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE.
7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT IF NECESSARY.

SOLID SOD:

1. SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM. THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.
2. SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+1/4"), EXCLUDING TOP GROWTH AND THATCH.
3. LAY SOD BY HAND TO COVER INDICATED AREAS COMPLETELY, ENSURING EDGES ARE TOUCHING WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.
4. TOP DRESS JOINTS IN SOD BY HAND WITH TOPSOIL TO FILL VOIDS IF NECESSARY
5. SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.
6. SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, OVERSEED BERMUDAGRASS SOD WITH WINTER RYEGRASS AT A RATE OF 4 POUNDS PER 1000 S.F.

HYDROMULCH:

1. SCARIFY AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
2. BERMUDA GRASS SEED SHALL BE EXTRA HULLED, TREATED LAWN TYPE. SEED SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET ALL STATE/LOCAL LAW REQUIREMENTS.
3. FIBER SHALL BE 100% WOOD CELLULOSE FIVER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY "CONWEB' OR EQUAL.
4. FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS UNOPENED CONTAINER AND SHALL BE 'TERRO-TACK ONE', AS MANUFACTURED BY GROWERS, INC OR APPROVED EQUAL.
5. HYDROMULCH WITH BERMUDA GRASS SEET AT A RATE OF 2 POUNDS PER 1000 S.F.
6. USE A BATTER BOARD AGAINST ALL BED AREAS TO PREVENT OVER SPRAY.
7. IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.
8. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1ST AND MAY 1ST, ALL HYDORMULCH AREAS SHALL BE OVER-SEEDED WITH WINTER RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDA GRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
9. AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.
10. ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE NOTES

1. CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES.
3. A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.
6. PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.
7. EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND/OR CURBS.
8. MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.
9. QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.
10. CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
11. TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.
12. 4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL. PINE STRAW MULCH IS PROHIBITED.
13. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MIRAFI 140S WEED BARRIER OR APPROVED EQUAL.
14. CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION:

1. ALL REQUIRED LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

MAINTENANCE REQUIREMENTS:

1. VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.
2. MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.
3. ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

MISCELLANEOUS MATERIALS:

1. STEEL EDGING SHALL BE 3/16" X 4 X 16' DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS/DETAILS.
2. RIVER ROCK SHALL BE ARIZONA RIVER ROCK, 2" - 4" DIAMETER. RIVER ROCK SHALL BE COMPACTED TO A MINIMUM OF 3" DEPTH OVER FILTER FABRIC.

IRRIGATION WILL MEET THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (UDC). (SUBSECTION 05.04, OF ARTICLE 08)

NO EXISTING TREES ON SITE.

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 OUT HANDS, THIS _____ DAY OF_____ _____

_____
PLANNING & ZONING COMMISSION, CHAIRMAN

_____
DIRECTOR OF PLANNING AND ZONING

GRAPHIC SCALE
0 30 60 FEET
Scale 1"=30' - 0"

AWR Designs, LLC
P.O. Box 1746
Aledo, Texas 76008
amanda@awr-designs.com
c. 512.517.5589

OWNER/DEVELOPER:
KENNOR ROCKWALL RETAIL, LLC.
8848 GREENVILLE AVE.
DALLAS, TEXAS 75243
PHONE: 903-819-1208
CONTACT: SHANE SHOULDERS

ENGINEER:
VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD, SUITE 440
GARLAND, TEXAS 75042
PHONE: 972-272-4610
CONTACT: JUAN J. VASQUEZ, P.E.

LANDSCAPE PLAN
KENNOR ROCKWALL RETAIL
LOT 8R, BLOCK A
DALTON GOLIAD ADDITION
1.93 ACRES
ROCKWALL, ROCKWALL COUNTY, TEXAS
OCTOBER 20, 2023
CASE #SP2023-0XX

NO.	DATE		APP.

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration # F-12266

REGISTERED LANDSCAPE ARCHITECT
AMANDA N. RICHARDSON
2754
STATE OF TEXAS

DEVELOPER:
KENNOR ROCKWALL RETAIL, LLC
8848 GREENVILLE AVE.
DALLAS, TEXAS 75243

LANDSCAPE PLAN
KENNOR ROCKWALL RETAIL
LOT 8R, BLOCK A
DALTON GOLIAD ADDITION
CITY OF ROCKWALL, TX.

Scale: 1" = 30'
Designed by: JJV
Drawn by: DRS
Checked by: JJV
720-01\DWG\SITE PLAN\SP1-SITE PLAN.dwg
Date: 10/20/2023

SHEET
L1.1

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	Not assigned yet				
SUBDIVISION	Dalton Goliad Addition	LOT	8&9	BLOCK	A
GENERAL LOCATION	West side of S.H. 205 two lots north of Dalton Road				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	GR w/N SH 205 Overlay	CURRENT USE	Vacant		
PROPOSED ZONING	Same	PROPOSED USE	Retail/Rest. Shopping Center		
ACREAGE	1.93	LOTS [CURRENT]	2	LOTS [PROPOSED]	1

■ ***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	Kennor Rockwall Retail, LLC	■ APPLICANT	Vasquez Engineering, LLC
CONTACT PERSON	Shane Shoulders	CONTACT PERSON	Juan J. Vasquez
ADDRESS	8848 Greenville Ave.	ADDRESS	1919 S. Shiloh Road
			Suite 440
CITY, STATE & ZIP	Dallas, TX 75243	CITY, STATE & ZIP	Garland, TX 75042
PHONE	903-819-1208	PHONE	972-278-2948
E-MAIL	sshoulders@sbcglobal.net	E-MAIL	jvasquez@vasquezengineering.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED David Shane Shoulder [*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 $ 288.60 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 17th *DAY OF* October *, 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."*

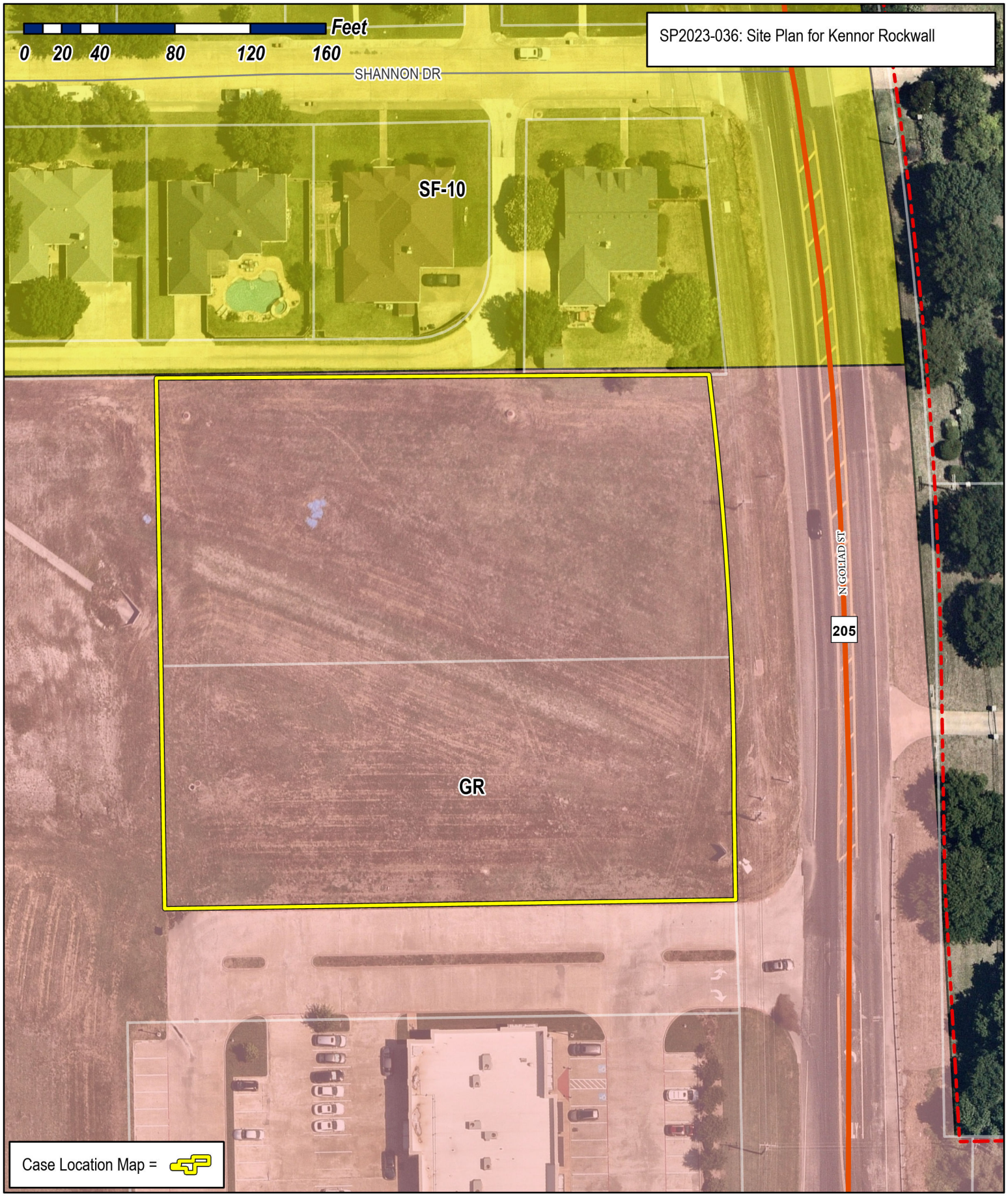
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17th *DAY OF* October *, 2023*

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

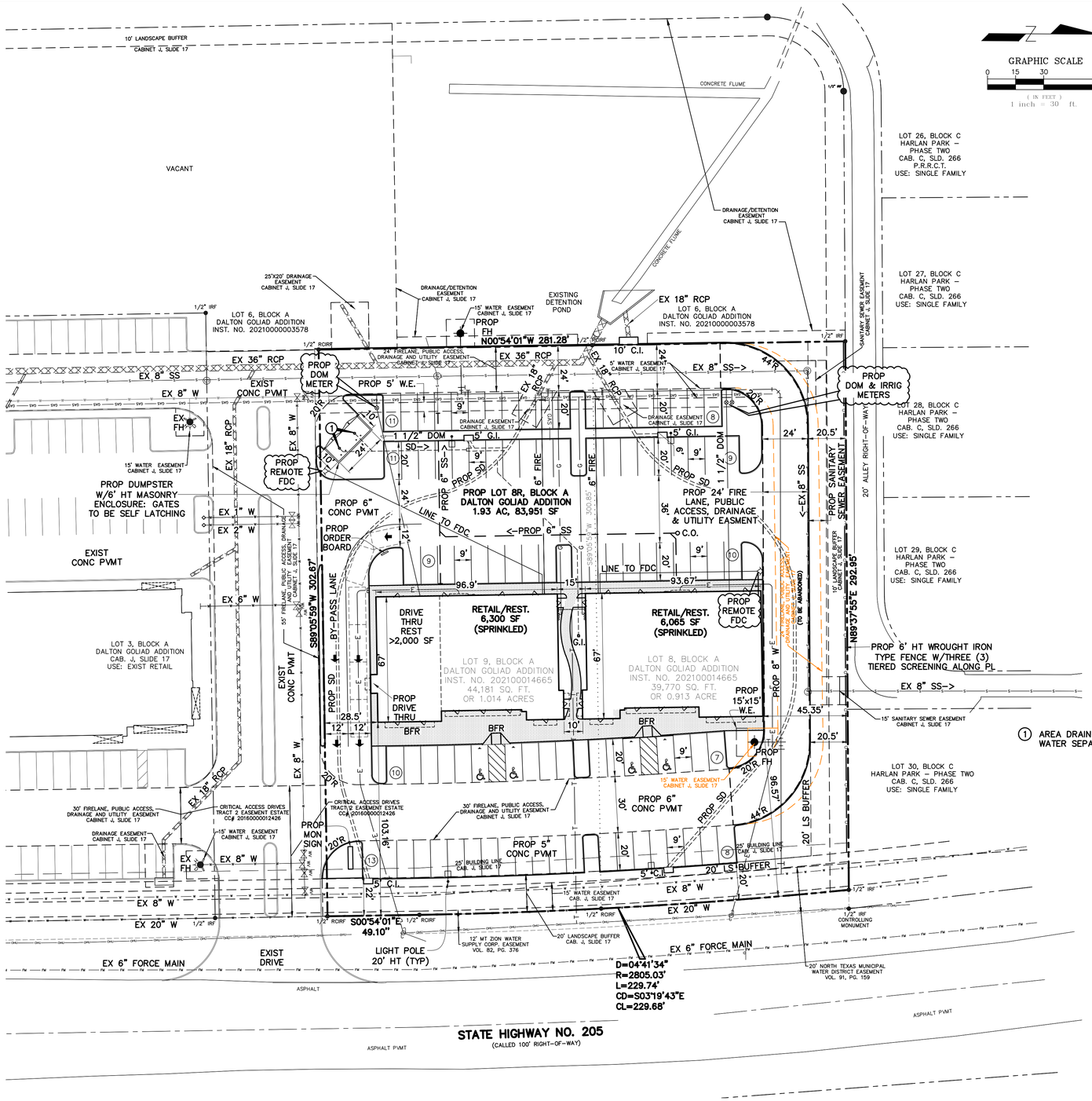
NOTARY PUBLIC STATE OF TEXAS
Soledad Hernandez
My Commission Expires
05/07/2025
ID No. 133088987

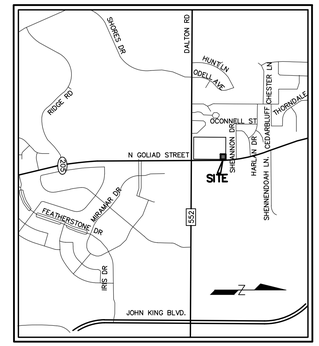
MY COMMISSION EXPIRES



City of Rockwall

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





LOCATION MAP
N.T.S.

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	PAVEMENT	
	CENTER LINE	
	CONC WALK	
	PARKING COUNT	13
	STACKING	9' / 20'
W	WATER	
S	SEWER	
FM	FORCE MAIN	
STORM SEWER		
OHU	ELEC	E
GAS	GAS	G
	TELEPHONE	T
	FENCE	O
WV	WATER VALVE	
	FIRE HYDRANT	
	FDC	
	WATER METER	
S	SAN. SEWER MH	
	CURB INLET	C.I.
	GRATE INLET	G.I.
	LIGHT POLE	

SITE SUMMARY TABLE

Site Address	GOLIAD	
County	ROCKWALL	
Project Name	KENNOR ROCKWALL RETAIL	
Zoning District	GR W/N. SH 205 OVERLAY DISTRICT	
Proposed use	RETAIL/REST.	
Site Area:	1.93 Acres 83,951 S.F.	
Building Area	12,365 S.F.	
Building Height:	1 Story	
Lot Coverage:	12,365 / 83,951 = 14.73%	
Floor Area Ratio:	12,365 S.F. / 83,951 = 1:14.73	
Parking Required Building:	12,365 S.F.	
	RETAIL 1 SPCS/250 SF (5,365 SF/250) =	22 SPACES
	REST. 1 SPCS/100 SF (7,000 SF/100) =	70 SPACES
Total Parking Required:	=	92 SPACES
Parking Provided:	REGULAR =	92 SPACES
	ACCESSIBLE =	4 SPACES
	TOTAL =	96 SPACES
Impervious Area:	66,545 S.F.	
Impervious Area Ratio:	66,545 S.F. / 83,951 = 79.27%	
Pervious Area Ratio:	17,406 S.F. / 83,951 = 20.73%	

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 OUT HANDS, THIS _____ DAY OF_____ _____

_____ PLANNING & ZONING COMMISSION, CHAIRMAN

_____ DIRECTOR OF PLANNING AND ZONING

NOTES

1. TOPOGRAPHY SURVEY PREPARED BY PEISER & MANKIN SURVEYING, LLC,. DATED 06/28/2023.
2. PROPERTY OWNER RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACEMENT OF THE DETENTION/DRAINAGE SYSTEM.

OWNER/DEVELOPER:
KENNOR ROCKWALL RETAIL, LLC.
8848 GREENVILLE AVE.
DALLAS, TEXAS 75243
PHONE: 903-819-1208
CONTACT: SHANE SHOULDERS

ENGINEER:
VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD, SUITE 440
GARLAND, TEXAS 75042
PHONE: 972-272-4610
CONTACT: JUAN J. VASQUEZ, P.E.

SITE PLAN
KENNOR ROCKWALL RETAIL
LOT 8R, BLOCK A
DALTON GOLIAD ADDITION
1.93 ACRES
ROCKWALL, ROCKWALL COUNTY, TEXAS
OCTOBER 20, 2023
CASE #SP2023-0XX

NO.	DATE	APP.

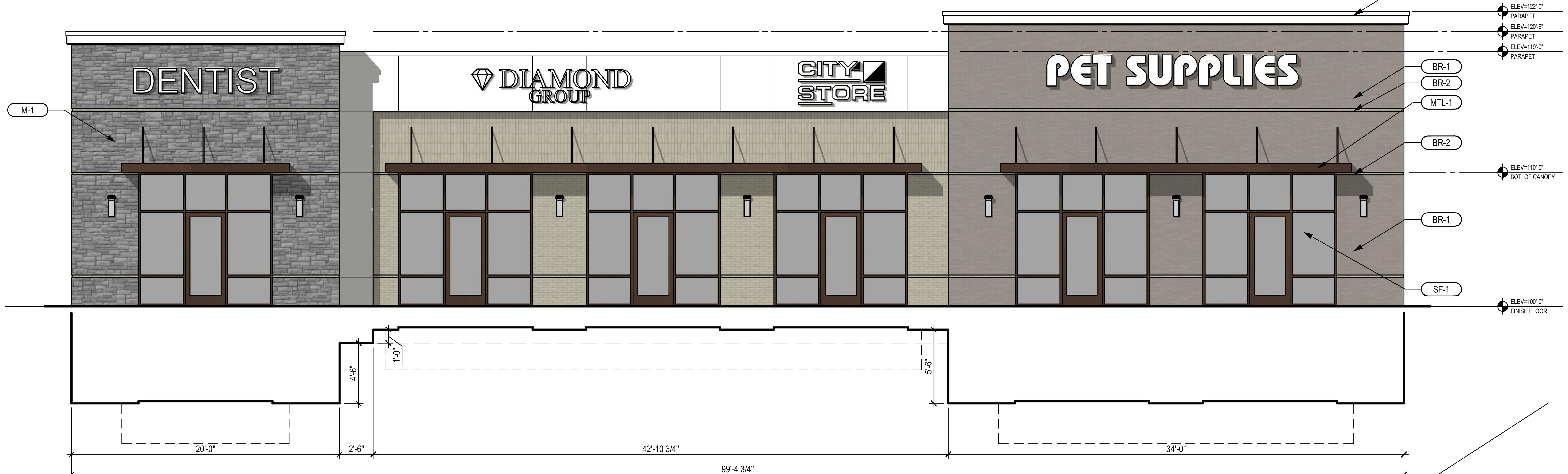
VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration # F-12266

DEVELOPER:
KENNOR ROCKWALL RETAIL, LLC
8848 GREENVILLE AVE.
DALLAS, TEXAS 75243

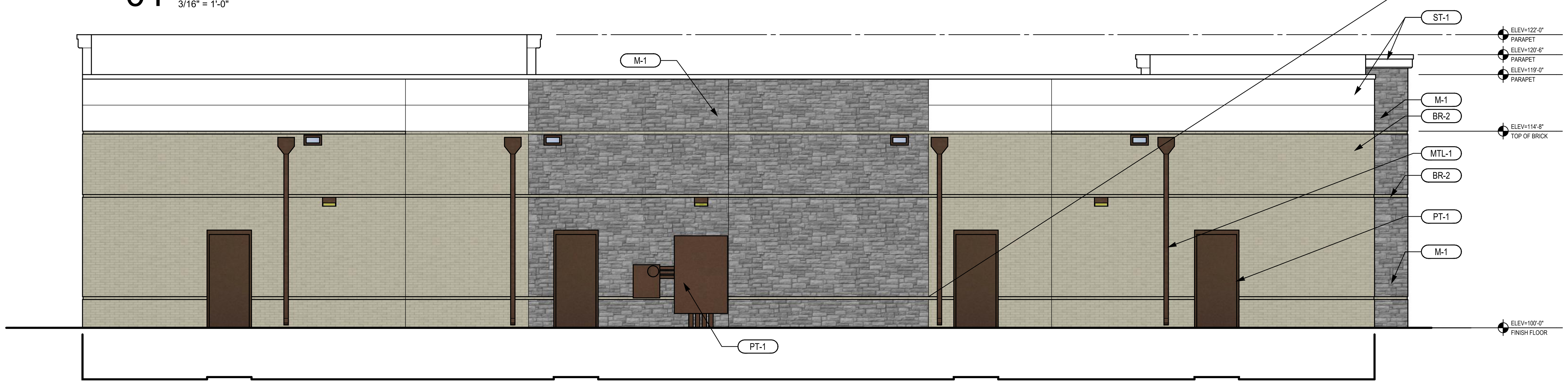
SITE PLAN
KENNOR ROCKWALL RETAIL
LOT 8R, BLOCK A
DALTON GOLIAD ADDITION
CITY OF ROCKWALL, TX.

Scale: 1" = 30'
Designed by: JJV
Drawn by: DRS
Checked by: JJV
720-01\DWG\SITE PLAN\SP1-SITE PLAN.dwg
Date: 10/20/2023

SHEET
SP1



01 EAST ELEVATION-BLDG 01
3/16" = 1'-0"



02 WEST ELEVATION-BLDG 01
3/16" = 1'-0"

FINISH SCHEDULE

FINISH KEY	DESCRIPTION / LOCATION	COLOR / MATERIAL	MANUFACTURER / FINISH	NOTES
PT-1	PAINT	SW7645 THUNDER GRAY	SHERWIN WILLIAMS	MED BRONZE MATCH
BR-1	BRICK VENEER	MARBLE GRAY	ACME BRICK	GRAY MORTOR
BR-2	BRICK VENEER	DOESKIN	ACME BRICK	GRAY MORTOR
SF-1	STOREFRONT SYSTEM	MEDIUM BRONZE	KAWNEER	CENTER SET
M-1	STONE	CHAPEL BUFF SAWN	JACOBS STONE	
MLT-1	METAL TRIM/CANOPIES	MED BRONZE	BERRIDGE	DOWNSPOUTS TO MATCH
ST-1	SYNTHETIC STUCCO	35237 CLOUD	STO	FINE FINISH SW6203 COLOR MATCH

MATERIAL CALCULATIONS

WALL AREA (ALL IN SF)		NORTH		SOUTH		EAST		WEST	
TOTAL FACADE AREA		1297		1289		2080		1960	
FACADE SF EXCLUDING DOORS & WINDOWS		1197		1273		1480		1876	
DOORS & WINDOWS		100		16		600		84	
FACADE CALCULATIONS									
	STONE	202	17%	129	10%	335	23%	588	31%
	BRICK (BR1)	0	0%	115	9%	514	35%	0	0%
	BRICK (BR2)	780	65%	801	63%	320	22%	926	49%
	SYNTHETIC STUCCO (ST-1)	215	18%	228	18%	311	21%	362	19%
	TOTAL SF / % OF FACADE	1197	100%	1273	100%	1480	100%	1876	100%

NOTE - EAST ELEVATION FACES PUBLIC RIGHT OF WAY

BUILDING ELEVATIONS
KENNOR ROCKWALL RETAIL
LOT 8R, BLOCK A
DALTON GOLIAD ADDITION
1.93 ACRES
ROCKWALL, ROCKWALL COUNTY, TEXAS
OCTOBER 20, 2023
CASE #SP2023-0XX

OWNER/DEVELOPER:
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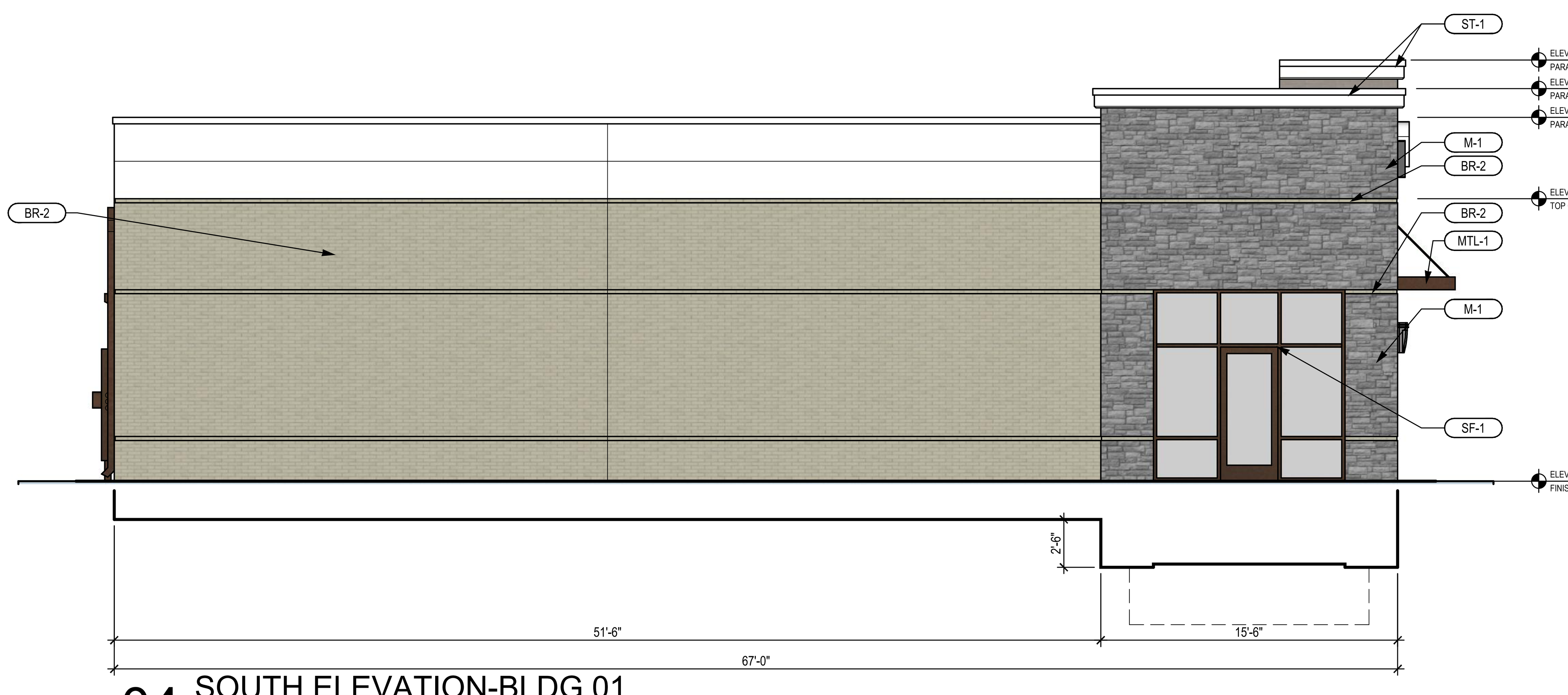
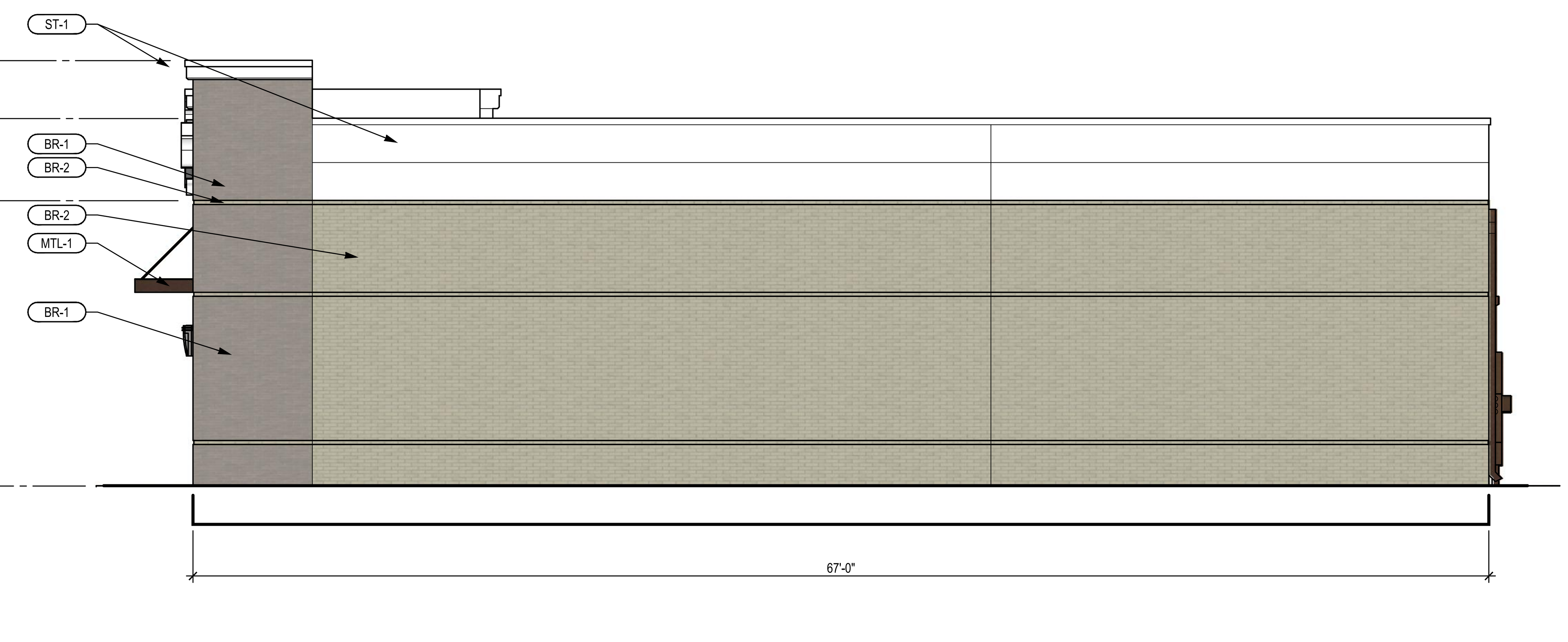
DALLAS, TEXAS 75243
PHONE: 903-819-1208
CONTACT: SHANE SHOULDERS

ENGINEER:
VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD, SUITE 440
GARLAND, TEXAS 75042
PHONE: 972-272-4610
CONTACT: JUAN J. VASQUEZ, P.E.



04 SOUTH ELEVATION-BLDG 01
3/16" = 1'-0"



03 NORTHELEVATION-BLDG 01
3/16" = 1'-0"

NCA | Partners
ARCHITECTURE
5646 MILTON ST.
SUITE 610
DALLAS, TX 75206
214.361.9901
214.361.9906 FAX
ncapartners.com

PRELIMINARY
THIS DOCUMENT SHALL NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION. RELEASED UNDER THE AUTHORITY OF NICHOLAS K. CADE, TBAE LICENSE #9301

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration # F-12266

NO. | DATE | APP.

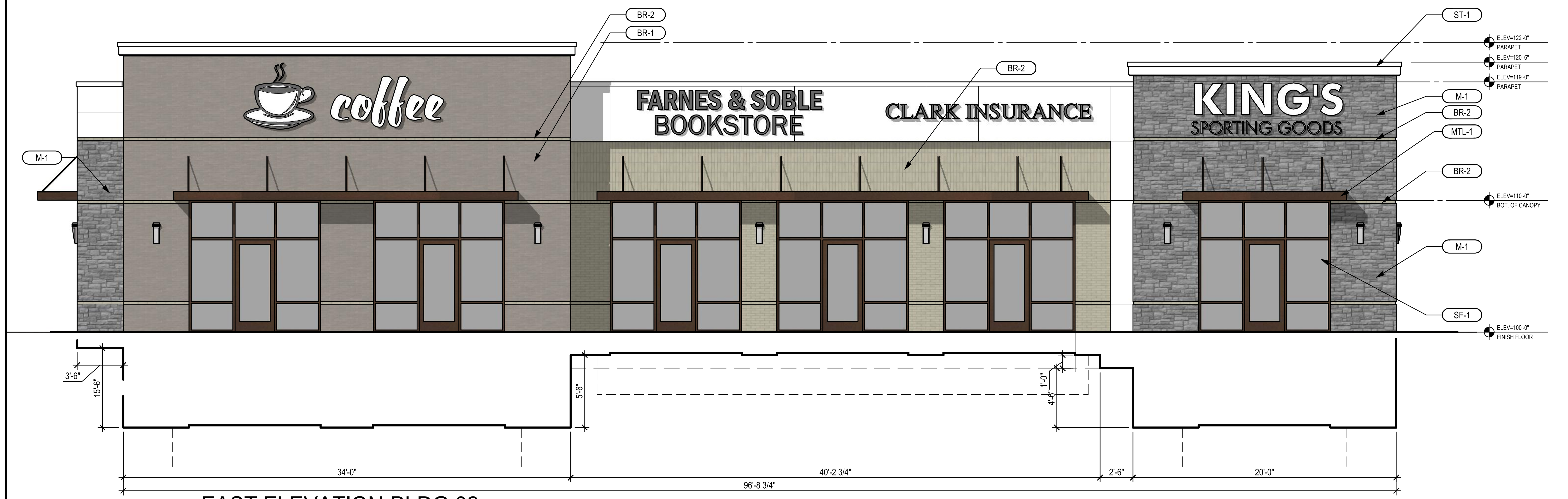
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, PERMITTING OR BIDDING PURPOSES
JUAN J. VASQUEZ, P.E.
TEXAS NO. 85662
DATED 10/20/2023
VASQUEZ ENGINEERING, L.L.C.
TX REG. F-12266

DEVELOPER:
KENNOR ROCKWALL RETAIL, LLC
8848 GREENVILLE AVE.
DALLAS, TEXAS 75243

BUILDING ELEVATIONS - BLDG 01
KENNOR ROCKWALL RETAIL
LOT 8R, BLOCK A
DALTON GOLIAD ADDITION
CITY OF ROCKWALL, TX.

Scale: 3/16" = 1'-0"
Designed by: KAB
Drawn by: KAB
Checked by: KAB
Date: 10/20/2023

SHEET
A301



01 EAST ELEVATION-BLDG 02
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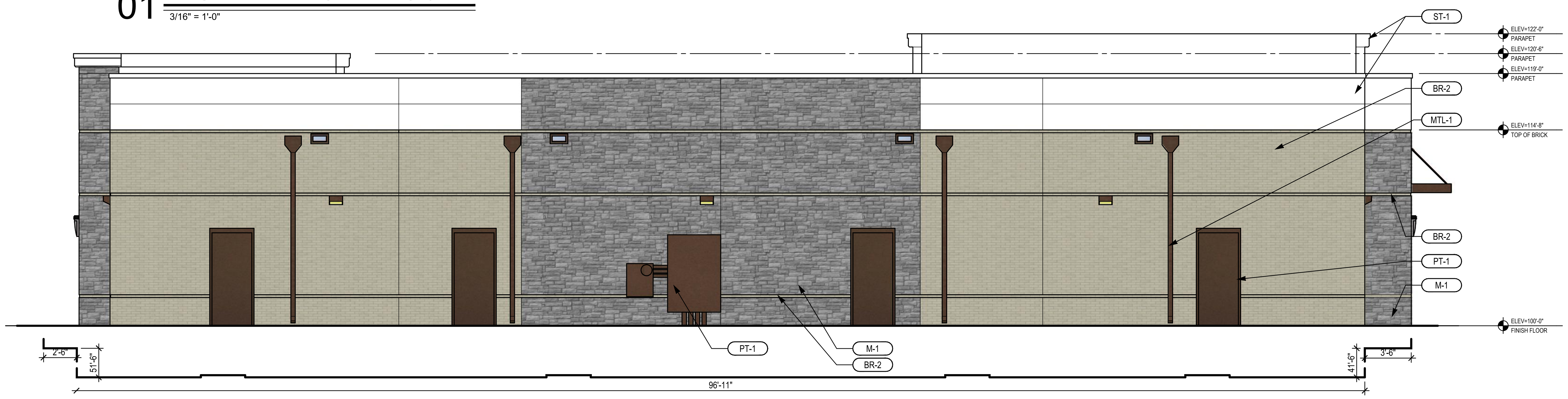

02 WEST ELEVATION-BLDG 02
3/16" = 1'-0"

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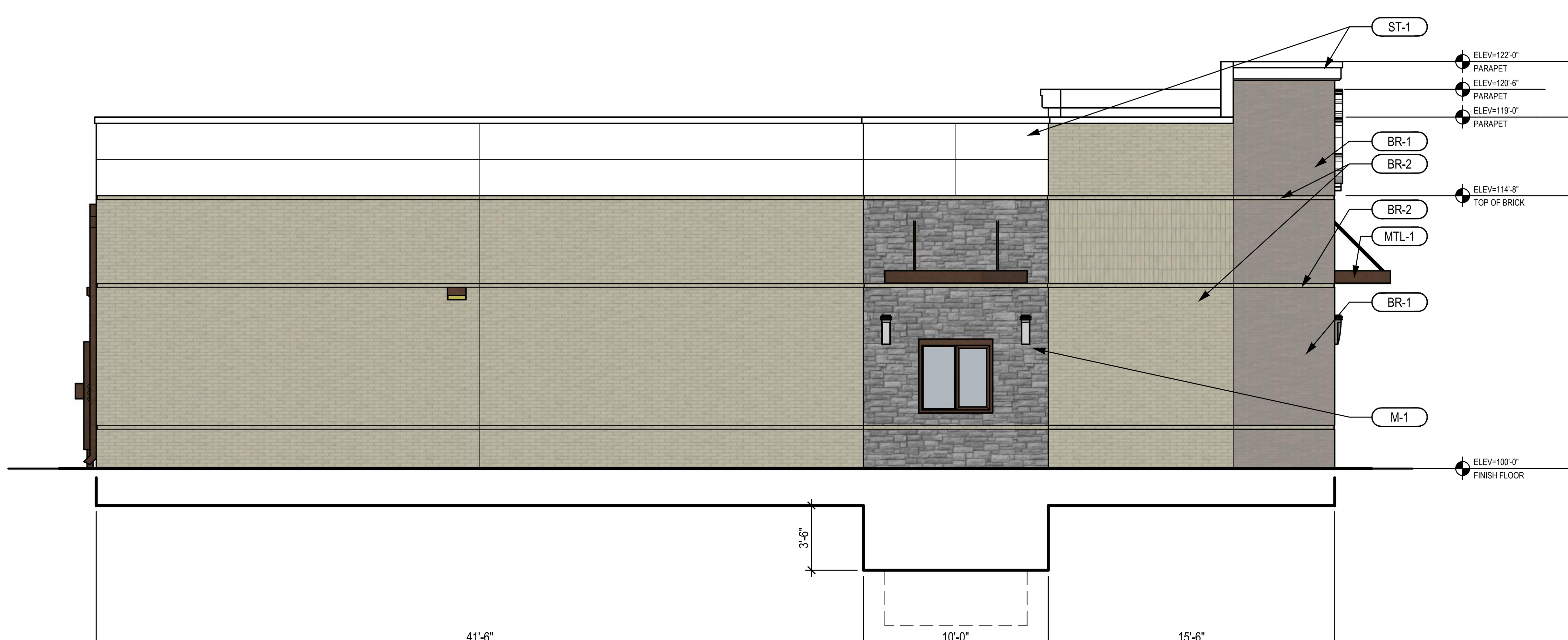
	TOTAL SF / % OF FACADE	1197	100%	1273	100%	1480	100%	1876	100%

NOTE - EAST ELEVATION FACES PUBLIC RIGHT OF WAY

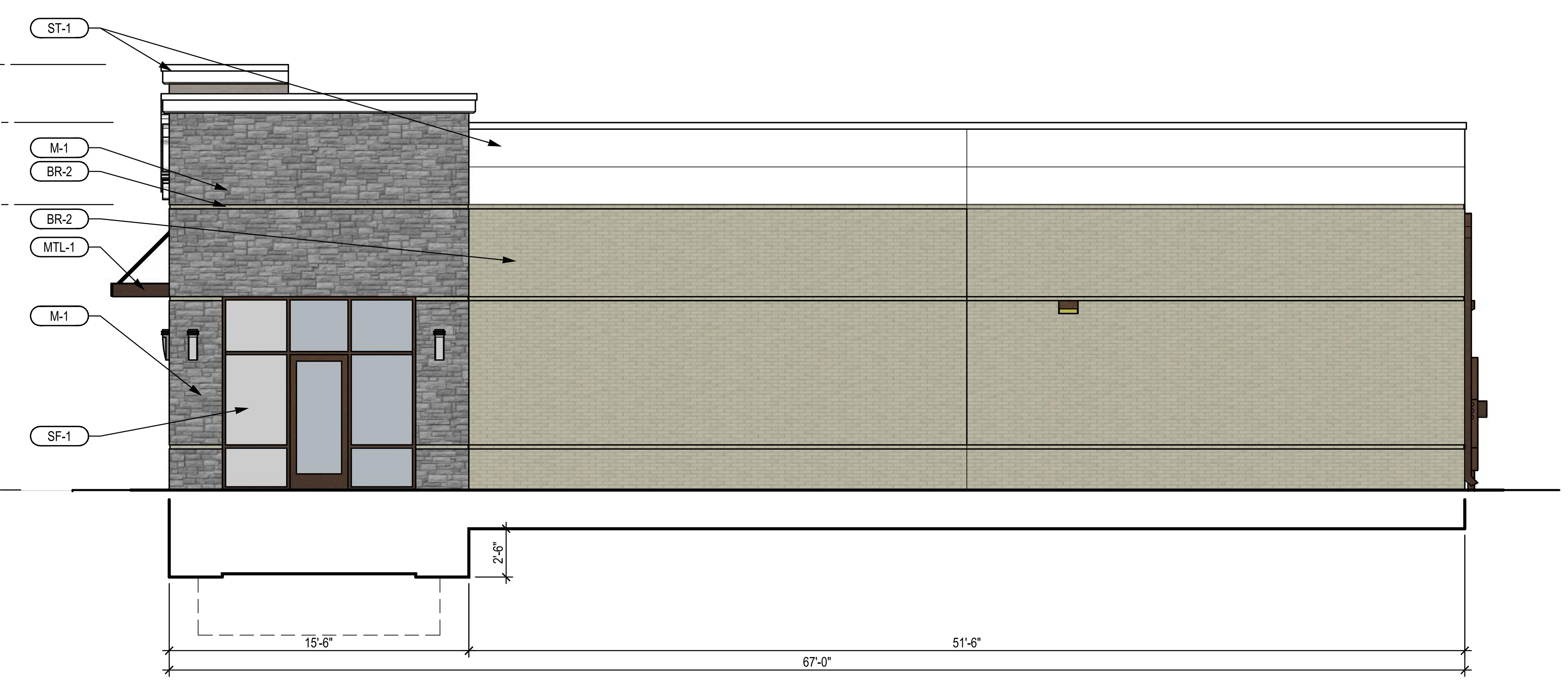
OWNER/DEVELOPER:
KENNOR ROCKWALL RETAIL, LLC.
8848 GREENVILLE AVE.
DALLAS, TEXAS 75243
PHONE: 903-819-1208
CONTACT: SHANE SHOULDERS

ENGINEER:
VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD, SUITE 440
GARLAND, TEXAS 75042
PHONE: 972-272-4610
CONTACT: JUAN J. VASQUEZ, P.E.

BUILDING ELEVATIONS
KENNOR ROCKWALL RETAIL
LOT 8R, BLOCK A
DALTON GOLIAD ADDITION
1.93 ACRES
ROCKWALL, ROCKWALL COUNTY, TEXAS
OCTOBER 20, 2023
CASE #SP2023-0XX



04 SOUTH ELEVATION-BLDG 02
3/16" = 1'-0"



03 NORTH ELEVATION-BLDG 02
3/16" = 1'-0"

NO. | DATE | APP.

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration # F-12266

NCA | Partners
ARCHITECTURE

5646 MILTON ST.
SUITE 610
DALLAS, TX 75206
214.361.9901
214.361.9906 FAX
ncapartners.com

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, PERMITTING OR BIDDING PURPOSES
JUAN J. VASQUEZ, P.E.
TEXAS NO. 85852
DATED 10/20/2023
VASQUEZ ENGINEERING, L.L.C.
TX REG. F-12266

PRELIMINARY
THIS DOCUMENT SHALL NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION. RELEASED UNDER THE AUTHORITY OF NICHOLAS K. CADE, TBAE LICENSE #9301

DEVELOPER:
KENNOR ROCKWALL RETAIL, LLC
8848 GREENVILLE AVE.
DALLAS, TEXAS 75243

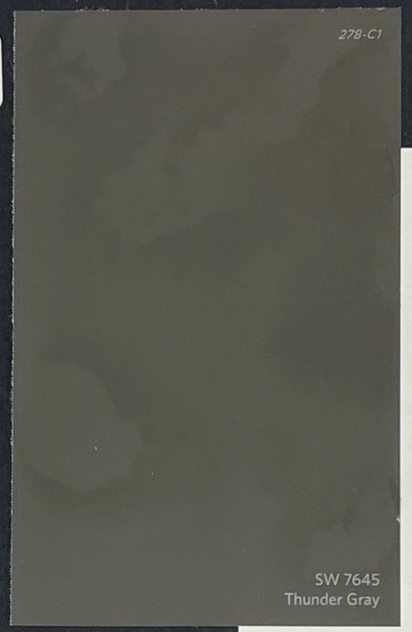
BUILDING ELEVATIONS - BLDG 02

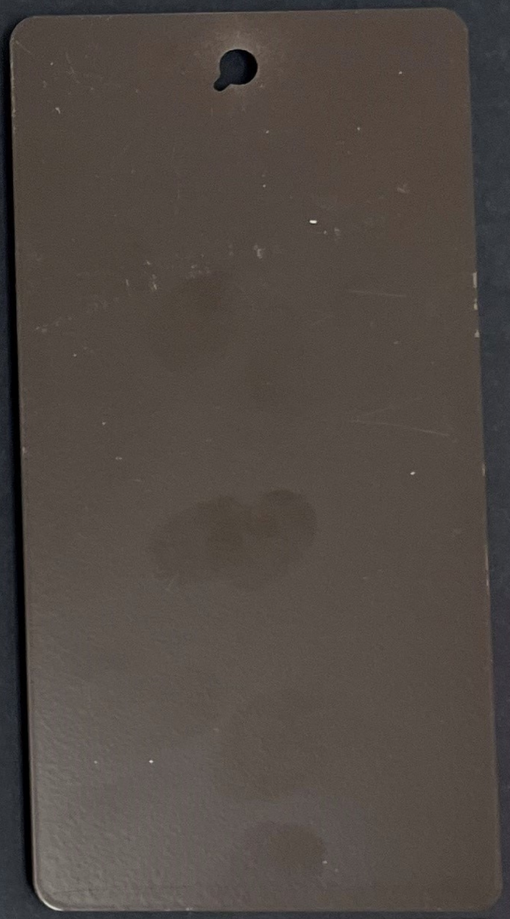
KENNOR ROCKWALL RETAIL
LOT 8R, BLOCK A
DALTON GOLIAD ADDITION
CITY OF ROCKWALL, TX.

Scale: 3/16" = 1'-0"
Designed by: KAB
Drawn by: KAB
Checked by: KAB
Date: 10/20/2023

SHEET
A302

P1-SW7645
THUNDER GRAY

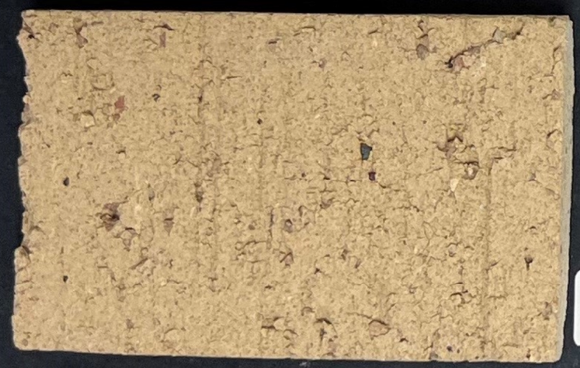




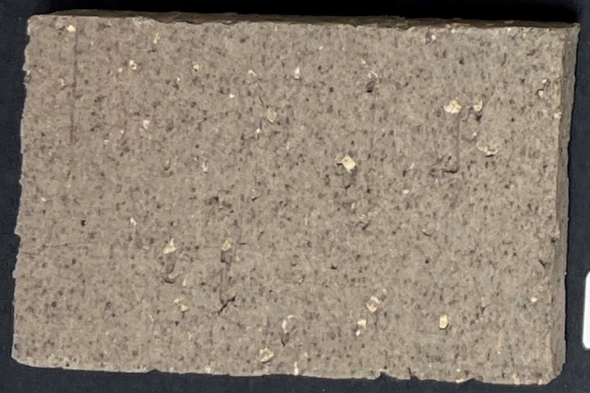
MLT-1 METAL
MED. BRONZE

M1-STONE
CHAPEL BUFF

ST-1 STUCCO
SW6203 SPARE WHITE



BR2-BRICK
DOESKIN



BR1-BRICK
MARBLE GRAY

SF1-STOREFRONT
MED. BRONZE

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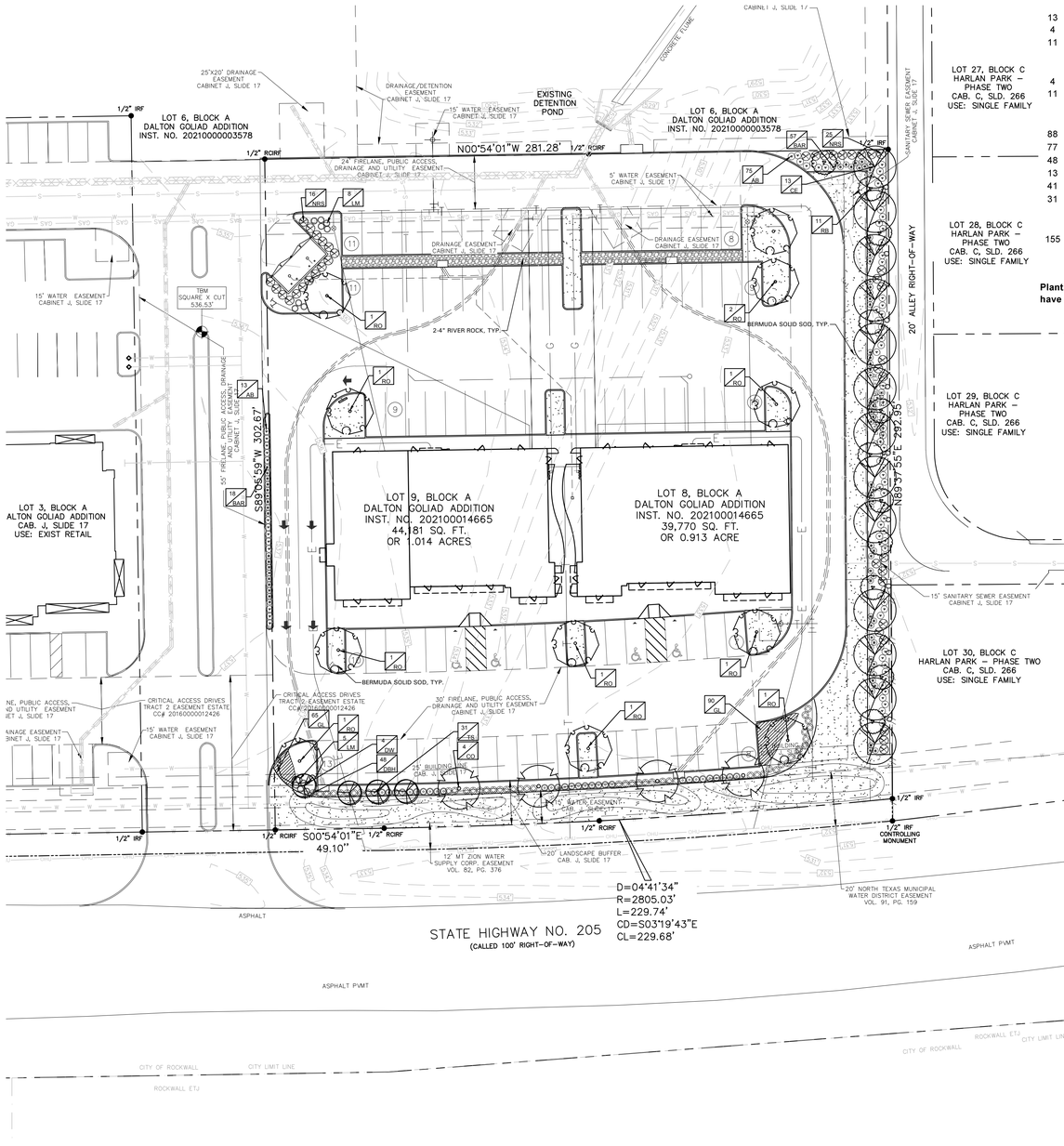
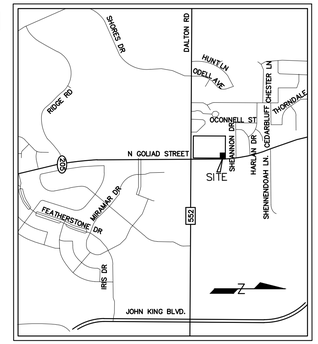
KENNOR ROCKWALL RETAIL
2023-10-20



PLANT SCHEDULE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
		SHADE TREES			
13	CE	Cedar Elm	*Ulmus crassifolia*	3" cal.	12' ht., 4' spread, matching
4	CO	Chinkapin Oak	*Quercus muhlenbergii*	3" cal.	12' ht., 4' spread, matching
11	RO	Texas Red Oak	*Quercus texana*	3" cal.	12' ht., 4' spread, matching
		ORNAMENTAL TREES			
4	DW	Desert Willow	*Chilopsis linearis*	30 gal.	8' ht., 4' spread, multi trunk, 3 cane min.
11	RB	Oklahoma Redbud	*Cercis reniformis 'Oklahoma'*	30 gal.	8' ht., 4' spread, 3 trunk min.
		SHRUBS			
88	AB	Edward Goucher Abelia	*Abelia x grandiflora 'Edward Goucher'*	5 gal.	full, 20" spread, 36" o.c.
77	BAR	Crimson Pygmy Barberry	*Berberis thunbergii 'Crimson Pygmy'*	5 gal.	full, 20" sprd, 30" o.c.
48	DBH	Dwarf Burford Holly	*Ilex cornuta ' Burford Nana'*	5 gal.	full, 20" spread, 36" o.c.
13	LM	Lindheimer Muhly Grass	*Muhlenbergia lindheimeri*	5 gal.	full, 24" spread, 36" o.c.
41	NRS	Nellie R Stevens Holly	*Illex x 'Nellie R. Stevens'*	7 gal.	full, 40" o.c.
31	TS	Texas Sage 'Green Cloud'	*Leucophyllum frutescens 'Green Cloud'*	5 gal.	full, 24" sprd, 36" o.c.
		GROUNDCOVER/VINES/GRASS			
155	GL	Giant Lirope Bermuda Solid Sod TifTuf 2-4" River Rock	*Liriope gigantea*	1 gal.	full, 18" o.c.

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.



LOCATION MAP
N.T.S.

LANDSCAPE TABULATIONS
ROCKWALL, TEXAS

NON RESIDENTIAL BUFFERS ABUTTING R.O-W

1. Buffer strips shall be a minimum of 20' wide along the entire length of the property's frontage abutting the right of way. All landscape buffers shall incoproate groundcover, a built up berm and shrubbery. Berms and shrubs shall have a minimum height of 30".

2. One canopy tree and one accent tree shall be incorporated for every 50 l.f.

State Highway 205 = 278 l.f.

REQUIRED	PROVIDED
20' wide buffer	20' wide buffer
berm and/or shrubs	shrubs 36" ht.
4 canopy trees, 4" cal.	4 canopy trees, 4" cal.
4 accent trees, 4' ht.	4 accent trees, 4' ht.

NON RESIDENTIAL ABUTTING RESIDENTIAL

1. Buffer of 20' shall be placed between non residential and residential properties

2. 6' wrought iron fence with three tiered screening (1 small to mid sized shrub, large shrubs or accent trees and canopy trees along the entry length of adjacency with canopy trees being placed 20' o.c.

REQUIRED	PROVIDED
20' wide buffer	20' wide buffer
6' ht. wrought iron fence	6' ht. wrought iron fence
3 tier landscape	3 tier landscape

PARKING LOT LANDSCAPE

1. Surface parking shall be screened from all adjacent public streets and neighboring sites. The screen must extend along all edges and be a min. 3' in height, 80% opaque.

2. There shall be a landscape island every 10 parking spaces. One shade tree shall be provided for every 10 cars.

REQUIRED	PROVIDED
36" screen	36" screen
10 canopy trees, 4" cal.	10 canopy trees, 4" cal.

SITE SUMMARY TABLE

Site Address	GOLIAD	
County	ROCKWALL	
Project Name	KENNOR ROCKWALL RETAIL	
Zoning District	GR W/N. SH 205 OVERLAY DISTRICT	
Proposed use	RETAIL/REST.	
Site Area:	1.93 Acres 83,951 S.F.	
Building Area	12,365 S.F.	
Building Height:	1 Story	
Lot Coverage:	12,365 / 83,951 = 14.73%	
Floor Area Ratio:	12,365 S.F. / 83,951 = 1:14.73	
Parking Required Building:	12,365 S.F.	
	RETAIL 1 SPCS/250 SF (5,365 SF/250) =	22 SPACES
	REST. 1 SPCS/100 SF (7,000 SF/100) =	70 SPACES
Total Parking Required:	=	92 SPACES
Parking Provided:	REGULAR =	92 SPACES
	ACCESSIBLE =	4 SPACES
	TOTAL =	96 SPACES
Impervious Area:	66,545 S.F.	
Impervious Area Ratio:	66,545 S.F. / 83,951 = 79.27%	
Pervious Area Ratio:	17,406 S.F. / 83,951 = 20.73%	

GENERAL LAWN NOTES

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER
2. LAWN AREAS SHALL BE LEFT 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
3. CONTRACTOR TO FIND GRADE AREAS TO ACHIEVE FINAL CONTOURS AS SHOWN ON CIVIL DRAWINGS. POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. ROUNDING AT TOP AND BOTTOM OF SLOPES SHALL BE PROVIDED AND IN OTHER BREAKS IN GRADE. CORRECT AREAS WHERE STANDING WATER MAY OCCUR.
4. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" IN DIAMETER AND LARGER. REMOVE ALL DIRT CLODS, STICKS, CONCRETE SPOILS, TRASH ETC PRIOR TO PLACING TOPSOIL AND GRASS INSTALLATION.
6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE.
7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT IF NECESSARY.

SOLID SOD:

1. SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM. THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.
2. SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+1/4"), EXCLUDING TOP GROWTH AND THATCH.
3. LAY SOD BY HAND TO COVER INDICATED AREAS COMPLETELY, ENSURING EDGES ARE TOUCHING WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.
4. TOP DRESS JOINTS IN SOD BY HAND WITH TOPSOIL TO FILL VOIDS IF NECESSARY
5. SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.
6. SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, OVERSEED BERMUDAGRASS SOD WITH WINTER RYEGRASS AT A RATE OF 4 POUNDS PER 1000 S.F.

HYDROMULCH:

1. SCARIFY AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
2. BERMUDA GRASS SEED SHALL BE EXTRA HULLED, TREATED LAWN TYPE. SEED SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET ALL STATE/LOCAL LAW REQUIREMENTS.
3. FIBER SHALL BE 100% WOOD CELLULOSE FIVER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY "CONWEB' OR EQUAL.
4. FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS UNOPENED CONTAINER AND SHALL BE 'TERRO-TACK ONE', AS MANUFACTURED BY GROWERS, INC OR APPROVED EQUAL.
5. HYDROMULCH WITH BERMUDA GRASS SEET AT A RATE OF 2 POUNDS PER 1000 S.F.
6. USE A BATTER BOARD AGAINST ALL BED AREAS TO PREVENT OVER SPRAY.
7. IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.
8. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1ST AND MAY 1ST, ALL HYDORMULCH AREAS SHALL BE OVER-SEEDED WITH WINTER RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDA GRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
9. AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.
10. ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE NOTES

1. CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES.
3. A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.
6. PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.
7. EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND/OR CURBS.
8. MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.
9. QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.
10. CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
11. TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.
12. 4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL. PINE STRAW MULCH IS PROHIBITED.
13. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MIRAFI 140S WEED BARRIER OR APPROVED EQUAL.
14. CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION:

1. ALL REQUIRED LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

MAINTENANCE REQUIREMENTS:

1. VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.
2. MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.
3. ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

MISCELLANEOUS MATERIALS:

1. STEEL EDGING SHALL BE 3/16" X 4 X 16' DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS/DETAILS.
2. RIVER ROCK SHALL BE ARIZONA RIVER ROCK, 2" - 4" DIAMETER. RIVER ROCK SHALL BE COMPACTED TO A MINIMUM OF 3" DEPTH OVER FILTER FABRIC.

IRRIGATION WILL MEET THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (UDC). (SUBSECTION 05.04, OF ARTICLE 08)

NO EXISTING TREES ON SITE.

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 OUT HANDS, THIS _____ DAY OF_____ _____

_____
PLANNING & ZONING COMMISSION, CHAIRMAN

_____
DIRECTOR OF PLANNING AND ZONING

GRAPHIC SCALE
0 30 60 FEET
Scale 1"=30' - 0"

AWR Designs, LLC
P.O. Box 1746
Aledo, Texas 76008
amanda@awr-designs.com
c. 512.517.5589

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KENNOR ROCKWALL RETAIL, LLC.
8848 GREENVILLE AVE.
DALLAS, TEXAS 75243
PHONE: 903-819-1208
CONTACT: SHANE SHOULDERS

ENGINEER:
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1919 S. SHILOH ROAD, SUITE 440
GARLAND, TEXAS 75042
PHONE: 972-272-4610
CONTACT: JUAN J. VASQUEZ, P.E.

LANDSCAPE PLAN
KENNOR ROCKWALL RETAIL
LOT 8R, BLOCK A
DALTON GOLIAD ADDITION
1.93 ACRES
ROCKWALL, ROCKWALL COUNTY, TEXAS
OCTOBER 20, 2023
CASE #SP2023-0XX

NO.	DATE	APP.

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration # F-12266

AMANDA W. RICHARDSON #2754 REGISTERED LANDSCAPE ARCHITECT STATE OF TEXAS

DEVELOPER:
KENNOR ROCKWALL RETAIL, LLC
8848 GREENVILLE AVE.
DALLAS, TEXAS 75243

LANDSCAPE PLAN
KENNOR ROCKWALL RETAIL
LOT 8R, BLOCK A
DALTON GOLIAD ADDITION
CITY OF ROCKWALL, TX.

Scale: 1" = 30'
Designed by: JJV
Drawn by: DRS
Checked by: JJV
720-01\DWG\SITE PLAN\SP1-SITE PLAN.dwg
Date: 10/20/2023

SHEET
L1.1

SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 QUALIFICATIONS OF THE LANDSCAPE CONTRACTOR.

A. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING

1.2 REFERENCE DOCUMENTS

A. REFER TO LANDSCAPE PLANS, NOTES, SCHEDULES AND DETAILS FOR ADDITIONAL REQUIREMENTS

1.3 SCOPE OF WORK / DESCRIPTION OF WORK

A. WORK COVERED BY THESE SECTIONS INCLUDES: FURNISH ALL SUPERVISIONS, LABOR, MATERIALS, SERVICES, EQUIPMENT AND APPLIANCES REQUIRED TO COMPLETE THE WORK COVERED IN CONJUNCTION WITH THE LANDSCAPING COVERED IN LANDSCAPE PLANS AND SPECIFICATIONS INCLUDING:

1. PLANTING (TREES, SHRUBS, GRASSES)
1. BED PREP AND FERTILIZATION
3. NOTIFICATION OF SOURCES
4. WATER AND MAINTENANCE UNTIL ACCEPTANCE
5. GUARANTEE

B. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.

C. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK

1.4 REFERENCES

A. AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICAN ASSOCIATION OF NURSERYMEN; 27 OCTOBER 1980, EDITION; BY AMERICAN NATIONAL STANDARDS INSTUTUTE (Z60.1) - PLANT MATERIAL

B. AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE; 1942 EDITION OF STANDARDIZED PLANT NAMES.

C. TEXAS ASSOCIATION OF NURSERYMEN, GRADES AND STANDARDS

1.5 SUBMITTALS

A. PROVIDE REPRESENTATIVE QUANTITIES OF EACH SOIL, MULCH, BED MIX, GRAVEL AND STONE BEFORE INSTALLATION. SAMPLES TO BE APPROVED BY OWNER'S REPRESENTATIVE BEFORE USE.

B. SOIL AMENDMENTS AND FERTILIZERS SHOULD BE RESEARCHED AND BASED ON THE SOILS IN THE AREA.

C. BEFORE INSTALLATION, SUBMIT DOCUMENTATION THAT PLANT MATERIALS ARE AVAILABLE AND HAVE BEEN RESERVED. FOR ANY PLANT MATERIAL NOT AVAILABLE, SUBMIT REQUEST FOR SUBSTITUTION.

1.6 JOB CONDITIONS, DELIVERY, STORAGE AND HANDLING

A. GENERAL CONTRACTOR TO COMPLETE WORK BEFORE LANDSCAPE CONTRACTOR TO COMMENCE.

B. ALL PLANTING BED AREAS SHALL BE LEFT THREE INCHES BELOW FINAL GRADE OF SIDEWALKS, DRIVES AND CURBS. ALL AREAS TO RECEIVE SOLID SOD SHALL BE LEFT ONE INCH BELOW THE FINAL GRADE OF WALKS, DRIVES AND CURBS. CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO LANDSCAPE CONTRACTOR BEGINNING WORK

C. STORAGE OF MATERIALS AND EQUIPMENT AT THE JOB SITE WILL BE AT THE RISK OF THE LANDSCAPE CONTRACTOR. THE OWNER CANNOT BE HELD RESPONSIBLE FOR THEFT OR DAMAGE.

1.7 SEQUENCING

A. INSTALL TREES, SHRUBS, AND LINER STOCK PLANT MATERIALS PRIOR TO INSTALLATION OF LAWN/SOLID SOD.

B. WHERE EXISTING TURF AREAS ARE BEING CONVERTED TO PLANTING BEDS, THE TURF SHALL BE CHEMICALLY ERADICATED TO MINIMIZE RE-GROWTH IN THE FUTURE. AREAS SHALL BE PROPERLY PREPARED WITH AMENDED ORGANIC MATTER.

1.8 MAINTENANCE AND GUARANTEE

MAINTENANCE:

A. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK FROM THE TIME OF PLANTING UNTIL FINAL ACCEPTANCE BY OWNER.

B. NO TREES, GRASS, GROUNDCOVER OR GRASS WILL BE ACCEPTED UNLESS THEY SHOW HEALTHY GROWTH AND SATISFACTORY FOLIAGE CONDITIONS.

C. MAINTENANCE SHALL INCLUDE WATERING OF TREES AND PLANTS, CULTIVATION, WEED SPRAYING, EDGING, PRUNING OF TREES, MOWING OF GRASS, CLEANING UP AND ALL OTHER WORK NECESSARY FOR MAINTENANCE.

D. A WRITTEN NOTICE REQUESTING FINAL INSPECTION AND ACCEPTANCE SHOULD BE SUBMITTED TO THE OWNER AT LEAST 7 DAYS PRIOR TO COMPLETION. AN ON SITE INSPECTION BY THE OWNER'S AUTHORIZED REPRESENTATIVE WILL BE COMPLETED PRIOR TO WRITTEN ACCEPTANCE.

E. NOTIFY OWNER OR OWNER'S REPRESENTATIVE SEVEN DAYS PRIOR TO THE EXPIRATION OF THE WARRANTY PERIOD.

F. REMOVE DEAD, UNHEALTHY AND UNSIGHTLY PLANTS DURING WARRANTY PERIOD

G. REMOVE GUYING AND STAKING MATERIALS AFTER ONE YEAR

H. ALL LANDSCAPE MUST BE MAINTAINED AND GRASS MOWED/EDGED ON A WEEKLY SCHEDULE UNTIL ACCEPTANCE BY OWNER. REMOVE CLIPPINGS AND DEBRIS FROM SITE PROMPTLY.

I. REMOVE TRASH, DEBRIS, AND LITTER. WATER, PRUNE, RESTAKE TREES, FERTILIZE, WEED AND APPLY HERBICIDES AND FUNGICIDES AS REQUIRED.

J. COORDINATE THE OPERATION OF IRRIGATION SYSTEM TO ENSURE THAT PLANTS ARE ADEQUATELY WATERED. HAND WATER AREAS NOT RECEIVING ADEQUATE WATER FROM AN IRRIGATION SYSTEM.

K. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN ACCORDANCE TO THE MAINTENANCE SERVICE TO ENSURE THE SYSTEM IS IN PROPER WORKING ORDER WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.

L. REAPPLY MULCH TO BARE AND THIN AREAS.

M. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.

N. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:

a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.

b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.

c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

GUARANTEE:

A. TREES, SHRUBS, GROUNDCVOER SHALL BE GUARANTEED (IN WRITING) FOR A 12 MONTH PERIOD (90 DAYS FOR ANNUAL PLANTING OR AT THE END OF THE SEASONAL COLOR GROWING SEASON, WHICHEVER COMES SOONER) AFTER FINAL ACCEPTANCE. THE CONTRACTOR SHALL REPLACE ALL DEAD MATERIALS AS SOON AS WEATHER PERMITS AND UPON NOTIFICATION OF THE OWNER.

B. PLANTS INCLUDING TREES, WHICH HAVE PARTIALLY DIED SO THAT SHAPE, SIZE OR SYMMETRY HAVE BEEN DAMAGED SHALL BE CONSIDERED SUBJECT TO REPLACEMENT. IN SUCH CASES, THE OPINION OF THE OWNER SHALL BE FINAL.

C. PLANTS USED FOR REPLACEMENT SHALL BE OF THE SAME SIZE AND KIND AS THOSE ORIGINALLY PLANTED OR SPECIFIED. ALL WORK INCLUDING MATERIALS, LABOR AND EQUIPMENT USED IN REPLACEMENTS SHALL CARRY A 12 MONTH GUARANTEE. ANY DAMAGE INCLUDING RUTS IN LAWN OR BED AREAS INCURRED AS A RESULT OF MAKING REPLACEMENTS SHALL BE IMMEDIATELY REPAIRED.

D. WHEN PLANT REPLACEMENTS ARE MADE, PLANTS, SOIL MIX, FERTILIZER AND MULCH ARE TO BE UTILIZED AS ORIGINALLY SPECIFIED AND RE-INSPECTED FOR FULL COMPLIANCE WITH THE CONTRACT REQUIREMENTS. ALL REPLACEMENTS ARE INCLUDED UNDER "WORK" OF THIS SECTION.

E. THE OWNER AGREES THAT FOR THE ONE YEAR WARRANTY PERIOD TO BE EFFECTIVE, HE WILL WATER PLANTS AT LEAST TWICE A WEEK DURING DRY PERIODS.

F. THE ABOVE GUARANTEE SHALL NOT APPLY WHERE PLANTS DIE AFTER ACCEPTANCE BECAUSE OF DAMAGE DUE TO ACTS OF GOD, VANDALISM, INSECTS, DISEASE, INJURY BY HUMANS, MACHINES, THEFT OR NEGLIGENCE BY OWNER.

G. ACCEPTANCE FOR ALL LANDSCAPE WORK SHALL BE GIVEN AFTER FINAL INSPECTION BY THE OWNER PROVIDED THE JOB IS IN A COMPLETE, UNDAMAGED CONDITION AND THERE IS A STAND OF GRASS IN ALL LAWN AREAS. AT THAT TIME, THE OWNER WILL ASSUME MAINTENANCE ON THE ACCEPTED WORK.

1.9 QUALITY ASSURANCE

A. COMPLY WITH ALL FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.

B. EMPLOY PERSONNEL EXPERIENCED AND FAMILIAR WITH THE REQUIRED WORK AND SUPERVISION BY A FOREMAN.

C. MAKE CONTACT WITH SUPPLIERS IMMEDIATELY UPON OBTAINING NOTICE OF CONTRACT ACCEPTANCE TO SELECT AND BOOK MATERIALS.

D. DEVELOP A PROGRAM OF MAINTENANCE (PRUNING AND FERTILIZATION) WHICH WILL ENSURE THE PURCHASED MATERIALS WILL MEET AND/OR EXCEED PROJECT SPECIFICATIONS.

E. DO NOT MAKE PLANT MATERIAL SUBSTITUTIONS. IF THE LANDSCAPE MATERIAL SPECIFIED IS NOT READILY AVAILABLE, SUBMIT PROOF TO LANDSCAPE ARCHITECT ALONG WITH THE PROPOSED MATERIAL TO BE USED IN LIEU OF THE SPECIFIED PLANT.

F. AT THE TIME BIDS ARE SUBMITTED, THE CONTRACTOR IS ASSUMED TO HAVE LOCATED THE MATERIALS NECESSARY TO COMPLETE THE JOB AS SPECIFIED.

G. OWNER'S REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL AND RETAINS THE RIGHT TO INSPECT MATERIALS UPON ARRIVAL TO THE SITE AND DURING INSTALLATION. THE OWNER'S REPRESENTATIVE MAY ALSO REJECT ANY MATERIALS HE/SHE FEELS TO BE UNSATISFACTORY OR DEFECTIVE DURING THE WORK PROCESS. ALL PLANTS DAMAGED IN TRANSIT OR AT THE JOB SITE SHALL BE REJECTED.

1.10 PRODUCT DELIVERY, STORAGE AND HANDLING

A. PREPARATION

1. BALLED AND BURLAPPED B&B PLANTS): DIG AND PREPARE SHIPMENT IN A MANNER THAT WILL NOT DAMAGE ROOTS, BRANCHES, SHAPE AND FUTURE DEVELOPMENT.

2. CONTAINER GROWN PLANTS: DELIVER PLANTS IN RIGID CONTAINER TO HOLD BALL SHAPE AND PROTECT ROOT MASS.

B. DELIVERY

1. DELIVER PACKAGED MATERIALS IN SEALED CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. PROTECT MATERIALS FROM DETERIORATION DURING DELIVERY AND WHILE STORED ON SITE.

2. DELIVER ONLY PLANT MATERIALS THAT CAN BE PLANTED IN ONE DAY UNLESS ADEQUATE STORAGE AND WATERING FACILITIES ARE AVAILABLE ON SITE

3. PROTECT ROOT BALLS BY HEELING IN WITH SAWDUST OR OTHER APPROVED MOISTURE RETAINING MATERIAL IF NOT PLANTED WITHIN 24 HOURS OF DELIVERY.

4. PROTECT PLANTS DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALL OR DESICCATION OF LEAVES.

5. KEEP PLANTS MOIST AT ALL TIMES. COVER ALL MATERIALS DURING TRANSPORT.

6. NOTIFY OWNERS REPRESENTATIVE OF DELIVERY 72 HOURS PRIOR TO DELIVERY OF PLANT MATERIAL AT JOB SITE.

7. REMOVE REJECTED PLANT MATERIAL IMMEDIATELY FROM JOB SITE.

8. TO AVOID DAMAGE OR STRESS, DO NOT LIFT, MOVE, ADJUST TO PLUMB, OR OTHERWISE MANIPULATE PLANTS BY TRUNK OR STEMS.

PART 2 - PRODUCTS

2.1 PLANT MATERIALS

A. GENERAL: WELL FORMED NO. 1 GRADE OR BETTER NURSERY GROWN STOCK. LISTED PLANT HEIGHTS ARE FROM TOPS OF FOOT BALLS TO NOMINAL TOPS OF PLANTS. PLANT SPREAD REFERS TO NOMINAL OUTER WIDTH OF THE PLANT NOT THE OUTER LEAF TIPS. PLANTS SHALL BE INDIVIDUALLY APPROVED BY THE OWNERS REPRESENTATIVE AND THEIR DECISION AS TO THEIR ACCEPTABILITY SHALL BE FINAL.

B. QUANTITIES: THE DRAWINGS AND SPECIFICATIONS ARE COMPLIMENTARY. ANYTHING CALLED FOR ON ONE AND NOT THE OTHER IS AS BINDING AS IF SHOWN AND CALLED FOR ON BOTH. THE PLANT SCHEDULE IS AN AID TO BIDDERS ONLY. CONFIRM ALL QUANTITIES ON PLAN.

C. QUANTITIES AND SIZE: PLANT MATERIALS SHALL CONFORM TO THE SIZE GIVEN ON THE PLAN AND SHALL BE HEALTHY, WELL SHAPED, FULL BRANCHED AND WELL ROOTED. SYMMETRY IS ALSO IMPERATIVE. PLANTS SHALL BE FREE FROM INSECTS, INJURY, DISEASE, BROKEN BRANCHES, DISFIGUREMENTS, INSECT EGGS AND ARE TO BE OF SPECIMEN QUALITY.

D. APPROVAL: ALL PLANTS WHICH ARE FOUND UNSUITABLE IN GROWTH OR ARE UNHEALTHY, BADLY SHAPED OR UNDERSIZED WILL BE REJECTED BY THE OWNERS REPRESENTATIVE EITHER BEFORE OR AFTER PLANTING AND SHALL BE REMOVED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR AND REPLACED WITH ACCEPTABLE SPECIMENS.

E. TREES SHALL BE HEALTHY, FULL BRANCHED, WELL SHAPED AND SHALL MEET THE MINIMUM REQUIREMENTS AS SPECIFIED ON THE PLANT SCHEDULE. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE IF POSSIBLE, AND WITH SIMILAR CLIMACTIC CONDITIONS.

F. PRUNING: ALL PRUNING OF TREES AND SHRUBS SHALL BE EXECUTED BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER, PRIOR TO FINAL ACCEPTANCE.

G. PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED, EXCEPT THE PLANTS LARGER THAN THOSE SPECIFIED MAY BE USED. USE OF LARGER PLANTS SHALL NOT INCREASE THE CONTRACT PRICE.

H. WHERE MATERIALS ARE PLANTED IN MASSES, PROVIDE PLANTS OF UNIFORM SIZE.

I. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED, FIBROUS ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).

J. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING

K. TREE TRUNKS TO BE STURDY, EXHIBIT HARDENED SYSTEMS AND VIGOROUS AND FIBROUS ROOT SYSTEMS, NOT ROOT OR POT BOUND.

L. TREES WITH DAMAGED OR CROOKED LEADERS, BARK ABRASIONS, SUNSCALD, DISFIGURING KNOTS, OR\INSECT DAMAGE WILL BE REJECTED.

M. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER

N. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.

O. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.

P. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.

2.2 SOIL PREPARATION MATERIALS

A. SANDY LOAM:

1. FRIABLE, FERTILE, DARK, LOAMY SOIL, FREE OF CLAY LUMPS, SUBSOIL, STONES AND OTHER EXTRANEOUS MATERIAL AND REASONABLY FREE OF WEEDS AND FOREIGN GRASSES. LOAM CONTAINING DALLASGRASS OR NUTGRASS SHALL BE REJECTED.

2. PHYSICAL PROPERTIES AS FOLLOWS:

a. CLAY – BETWEEN 7-27%
b. SILT – BETWEEN 15-25%
c. SAND – LESS THAN 52%

3. ORGANIC MATTER SHALL BE 3%-10% OF TOTAL DRY WEIGHT.

4. IF REQUESTED, LANDSCAPE CONTRACTOR SHALL PROVIDE A CERTIFIED SOIL ANALYSIS CONDUCTED BY AN APPROVED SOIL TESTING LABORATORY VERIFYING THAT SANDY LOAM MEETS THE ABOVE REQUIREMENTS.

B. ORGANIC MATERIAL: COMPOST WITH A MIXTURE OF 80% VEGETATIVE MATTER AND 20% ANIMAL WASTE. INGREDIENTS SHOULD BE A MIX OF COURSE AND FINE TEXTURED MATERIAL.

C. PREMIXED BEDDING SOIL AS SUPPLIED BY VITAL EARTH RESOURCES, GLADEWATER, TEXAS; PROFESSIONAL BEDDING SOIL AS SUPPLIED BY LIVING EARTH TECHNOLOGY, DALLAS, TEXAS OR ACID GRO MUNICIPAL MIX AS SUPPLIED BY SOIL BUILDING SYSTEMS, DALLAS, TEXAS OR APPROVED EQUAL.

D. SHARP SAND: SHARP SAND MUST BE FREE OF SEEDS, SOIL PARTICLES AND WEEDS.

E. MULCH: DOUBLE SHREDDED HARDWOOD MULCH, PARTIALLY DECOMPOSED, DARK BROWN.

F. ORGANIC FERTILIZER: FERTILAID, SUSTANE, OR GREEN SENSE OR EQUAL AS RECOMMENDED FOR REQUIRED APPLICATIONS. FERTILIZER SHALL BE DELIVERED TO THE SITE IN ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS.

G. COMMERCIAL FERTILIZER: 10-20-10 OR SIMILAR ANALYSIS. NITROGEN SOURCE TO BE A MINIMUM 50% SLOW RELEASE ORGANIC NITROGEN (SCU OR UF) WITH A MINIMUM 8% SULFUR AND 4% IRON, PLUS MICRONUTRIENTS.

H. PEAT: COMMERCIAL SPHAGNUM PEAT MOSS OR PARTIALLY DECOMPOSED SHREDDED PINE BARK OR OTHER APPROVED ORGANIC MATERIAL.

2.3 MISCELLANEOUS MATERIALS

A. STEEL EDGING - SHALL BE 3/16" X 4" X 16" DARK GREEN LANDSCAPE EDGING. DURAEDGE STEEL OR APPROVED EQUAL.

B. TREE STAKING - TREE STAKING SOLUTIONS OR APPROVED SUBSTITUTE; REFER TO DETAILS.

C. FILTER FABRIC - MIRAFI 1405 BY MIRAFI INC. OR APPROVED SUBSTITUTE. AVAILABLE AT LONE STAR PRODUCTS, INC. (469-523-0444)

D. SAND - UNIFORMLY GRADED, WASHED, CLEAN, BANK RUN SAND.

E. GRAVEL: WASHED NATIVE PEA GRAVEL, GRADED 1" TO 1.5"

F. DECOMPOSED GRANITE - BASE MATERIAL OF NATURAL MATERIAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE.

G. RIVER ROCK - LOCALLY AVAILABLE NATIVE RIVER ROCK BETWEEN 2"-4" IN DIAMETER.

H. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

PART 3 - EXECUTION

3.1 PREPARATION

A. LANDSCAPE CONTRACTOR TO INSPECT ALL EXISTING CONDITIONS AND REPORT ANY DEFICIENCIES TO THE OWNER.

B. ALL PLANTING AREAS SHALL BE CONDITIONED AS FOLLOWS:

1. PREPARE NEW PLANTING BEDS BY SCRAPING AWAY EXISTING GRASS AND WEEDS AS NECESSARY. TILL EXISTING SOIL TO A DEPTH OF SIX (6") INCHES PRIOR TO PLACING COMPOST AND FERTILIZER. APPLY FERTILIZER AS PER MANUFACTURER'S RECOMMENDATIONS. ADD SIX (6") INCHES OF COMPOST AND TILL INTO A DEPTH OF SIX (6") INCHES OF SPECIFIED MULCH (SETTLED THICKNESS).

2. BACKFILL FOR TREE PITS SHALL BE AS FOLLOWS: USE EXISTING TOP SOIL ON SITE (USE IMPORTED TOPSOIL AS NEEDED) FREE FROM LARGE CLUMPS, ROCKS, DEBRIS, CALICHE, SUBSOILS, ETC., PLACED IN NINE (9") INCH LAYERS AND WATERED IN THOROUGHLY.

C. GRASS AREAS:

1. BLOCKS OF SOD SHOULD BE LAID JOINT TO JOINT (STAGGERED JOINTS) AFTER FERTILIZING THE GROUND FIRST. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE. THE JOINTS BETWEEN THE BLOCKS OF SOD SHOULD BE FILLED WITH TOPSOIL WHERE THEY ARE GAPED OPEN, THEN WATERED THOROUGHLY.

3.2 INSTALLATION

A. MAINTENANCE OF PLANT MATERIALS SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS DELIVERED TO THE SITE AND SHALL CONTINUE UNTIL ALL CONSTRUCTION HAS BEEN SATISFACTORILY ACCOMPLISHED.

B. PLANT MATERIALS SHALL BE DELIVERED TO THE SITE ONLY AFTER THE BEDS ARE PREPARED AND AREAS ARE READY FOR PLANTING. ALL SHIPMENTS OF NURSERY MATERIALS SHALL BE THOROUGHLY PROTECTED FROM THE WINDS DURING TRANSIT. ALL PLANTS WHICH CANNOT BE PLANTED AT ONCE, AFTER DELIVERY TO THE SITE, SHALL BE WELL PROTECTED AGAINST THE POSSIBILITY OF DRYING BY WIND AND BALLS OF EARTH OF B & B PLANTS SHALL BE KEPT COVERED WITH SOIL OR OTHER ACCEPTABLE MATERIAL. ALL PLANTS REMAIN THE PROPERTY OF THE CONTRACTOR UNTIL FINAL ACCEPTANCE.

C. POSITION THE TREES AND SHRUBS IN THEIR INTENDED LOCATION AS PER PLAN.

D. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL POSITIONING OF PLANT MATERIALS.

E. EXCAVATE PITS WITH VERTICAL SIDES AND HORIZONTAL BOTTOM. TREE PITS SHALL BE LARGE ENOUGH TO PERMIT HANDLING AND PLANTING WITHOUT INJURY TO BALLS OF EARTH OR ROOTS AND SHALL BE OF SUCH DEPTH THAT,WHEN PLANTED AND SETTLED, THE CROWN OF THE PLANT SHALL BEAR THE SAME RELATIONSHIP TO THE FINISH GRADE AS IT DID TO SOIL SURFACE IN ORIGINAL PLACE OF GROWTH. THE SIDES OF THE HOLE SHOULD BE ROUGH AND JAGGED, NEVER SLICK OR GLAZED.

F. SHRUB AND TREE PITS SHALL BE NO LESS THAN TWENTY-FOUR (24") INCHES WIDER THAN THE LATERAL DIMENSION OF THE EARTH BALL AND SIX (6") INCHES DEEPER THAN IT'S VERTICAL DIMENSION. REMOVE AND HAUL FROM SITE ALL ROCKS AND STONES OVER THREE-QUARTER (¾") INCH IN DIAMETER. PLANTS SHOULD BE THOROUGHLY MOIST BEFORE REMOVING CONTAINERS.

G. PERCOLATION TEST: FILL THE HOLE WITH WATER. IF THE WATER LEVEL DOES NOT PERCOLATE WITHIN 24 HOURS, THE TREE NEEDS TO MOVE TO ANOTHER LOCATION OR HAVE DRAINAGE ADDED. INSTALL A PVC STAND PIPE PER TREE IF THE PERCOLATION TEST FAILS.

H. BACKFILL ONLY WITH 5 PARTS EXISTING SOIL OR SANDY LOAM AND 1 PART BED PREPARATION. WHEN THE HOLE IS DUG IN SOLID ROCK, TOPSOIL FROM THE SAME AREA SHOULD NOT BE USED. CAREFULLY SETTLE BY WATERING TO PREVENT AIR POCKETS. REMOVE THE BURLAP FROM THE TOP ⅓ OF THE BALL, AS WELL AS ALL NYLON, PLASTIC STRING AND WIRE. CONTAINER TREES WILL USUALLY BE ROOT BOUND, IF SO FOLLOW STANDARD NURSERY PRACTICE OF 'ROOT SCORING'.

I. DO NOT WRAP TREES.

J. DO NOT OVER PRUNE.

K. REMOVE NURSERY TAGS AND STAKES FROM ALL PLANTS

L. REMOVE BOTTOM OF PLANT BOXES PRIOR TO PLACING PLANTS. REMOVE SIDES AFTER PLACEMENT AND PARTIAL BACKFILLING.

M. REMOVE UPPER THIRD OF BURLAP FROM BALLED AND BURLAPPED TREES AFTER PLACEMENT.

N. PLACE PLANT UPRIGHT AND PLUMB IN CENTER OF HOLE. ORIENT PLANTS FOR BEST APPEARANCE.

O. MULCH THE TOP OF THE BALL. DO NOT PLANT GRASS ALL THE WAY TO THE TRUNK OF THE TREE. LEAVE THE AREA ABOVE THE TOP OF THE BALL AND MULCH WITH AT LEAST TWO (2") INCHES OF SPECIFIED MULCH.

P. ALL PLANT BEDS AND TREES TO BE MULCHED WITH A MINIMUM SETTLED THICKNESS OF TWO (2") INCHES OVER THE ENTIRE BED OR PIT.

Q. OBSTRUCTION BELOW GROUND: IN THE EVENT THAT ROCK, OR UNDERGROUND CONSTRUCTION WORK OR OBSTRUCTIONS ARE ENCOUNTERED IN ANY PLANT PIT EXCAVATION WORK TO BE DONE UNDER THIS SECTION, ALTERNATE LOCATIONS MAY BE SELECTED BY THE OWNER. WHERE LOCATIONS CANNOT BE CHANGED, THE OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF NOT LESS THAN THREE (3') FEET BELOW GRADE AND NO LESS THAN SIX (6") INCHES BELOW THE BOTTOM OF BALL WHEN PLANT IS PROPERLY SET AT THE REQUIRED GRADE. THE WORK OF THIS SECTION SHALL INCLUDE THE REMOVAL FROM THE SITE OF SUCH ROCK OR UNDERGROUND OBSTRUCTIONS ENCOUNTERED AT THE COST OF THE LANDSCAPE CONTRACTOR.

R. TREES AND LARGE SHRUBS SHALL BE STAKED AS SITE CONDITIONS REQUIRE. POSITION STAKES TO SECURE TREES AGAINST SEASONAL PREVAILING WINDS.

S. PRUNING AND MULCHING: PRUNING SHALL BE DIRECTED BY THE LANDSCAPE ARCHITECT AND SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE FOLLOWING FINE PRUNING, CLASS I PRUNING STANDARDS PROVIDED BY THE NATIONAL ARBORIST ASSOCIATION.

1. DEAD WOOD, SUCKERS, BROKEN AND BADLY BRUISED BRANCHES SHALL BE REMOVED. GENERAL TIPPING OF THE BRANCHES IS NOT PERMITTED. DO NOT CUT TERMINAL BRANCHES.

2. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.

3. IMMEDIATELY AFTER PLANTING OPERATIONS ARE COMPLETED, ALL TREE PITS SHALL BE COVERED WITH A LAYER OF ORGANIC MATERIAL TWO (2") INCHES IN DEPTH. THIS LIMIT OF THE ORGANIC MATERIAL FOR TREES SHALL BE THE DIAMETER OF THE PLANT PIT.

Q. STEEL EDGE INSTALLATION: EDGE SHALL BE ALIGNED AS INDICATED ON PLANS. STAKE OUT LIMITS OF STEEL CURBING AND OBTAIN OWNERS APPROVAL PRIOR TO INSTALLATION.

1. ALL STEEL CURBING SHALL BE FREE OF KINKS AND ABRUPT BENDS.

2. TOP OF EDGING SHALL BE ½" MAXIMUM HEIGHT ABOVE FINAL FINISHED GRADE.

3. STAKES ARE TO BE INSTALLED ON THE PLANTING BED SIDE OF THE CURBING, AS OPPOSED TO THE GRASS SIDE.

4. DO NOT INSTALL STEEL EDGING ALONG SIDEWALKS OR CURBS.

5. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE EDGING MEETS SIDEWALKS OR CURBS.

3.3 CLEANUP AND ACCEPTANCE

A. CLEANUP: DURING THE WORK, THE PREMISES SHALL BE KEPT NEAT AND ORDERLY AT ALL TIMES. STORAGE AREAS FOR ALL MATERIALS SHALL BE SO ORGANIZED SO THAT THEY, TOO, ARE NEAT AND ORDERLY. ALL TRASH AND DEBRIS SHALL BE REMOVED FROM THE SITE AS WORK PROGRESSES. KEEP PAVED AREAS CLEAN BY SWEEPING OR HOSING THEM AT END OF EACH WORK DAY.

B. REPAIR RUTS, HOLES AND SCARES IN GROUND SURFACES.

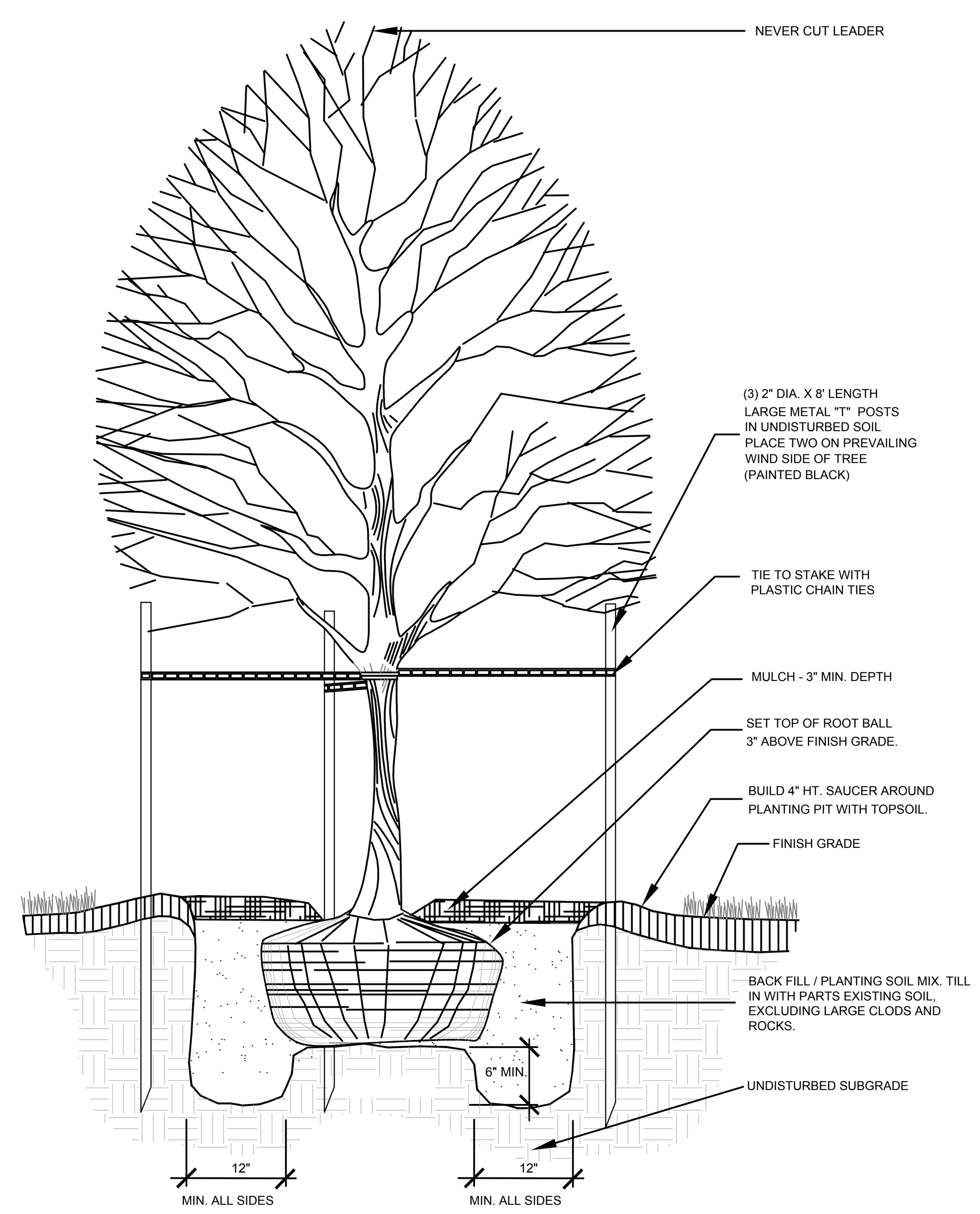
C. ENSURE THAT WORK IS COMPLETE AND PLANT MATERIALS ARE IN VIGOROUS AND HEALTHY GROWING CONDITION.

D. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.

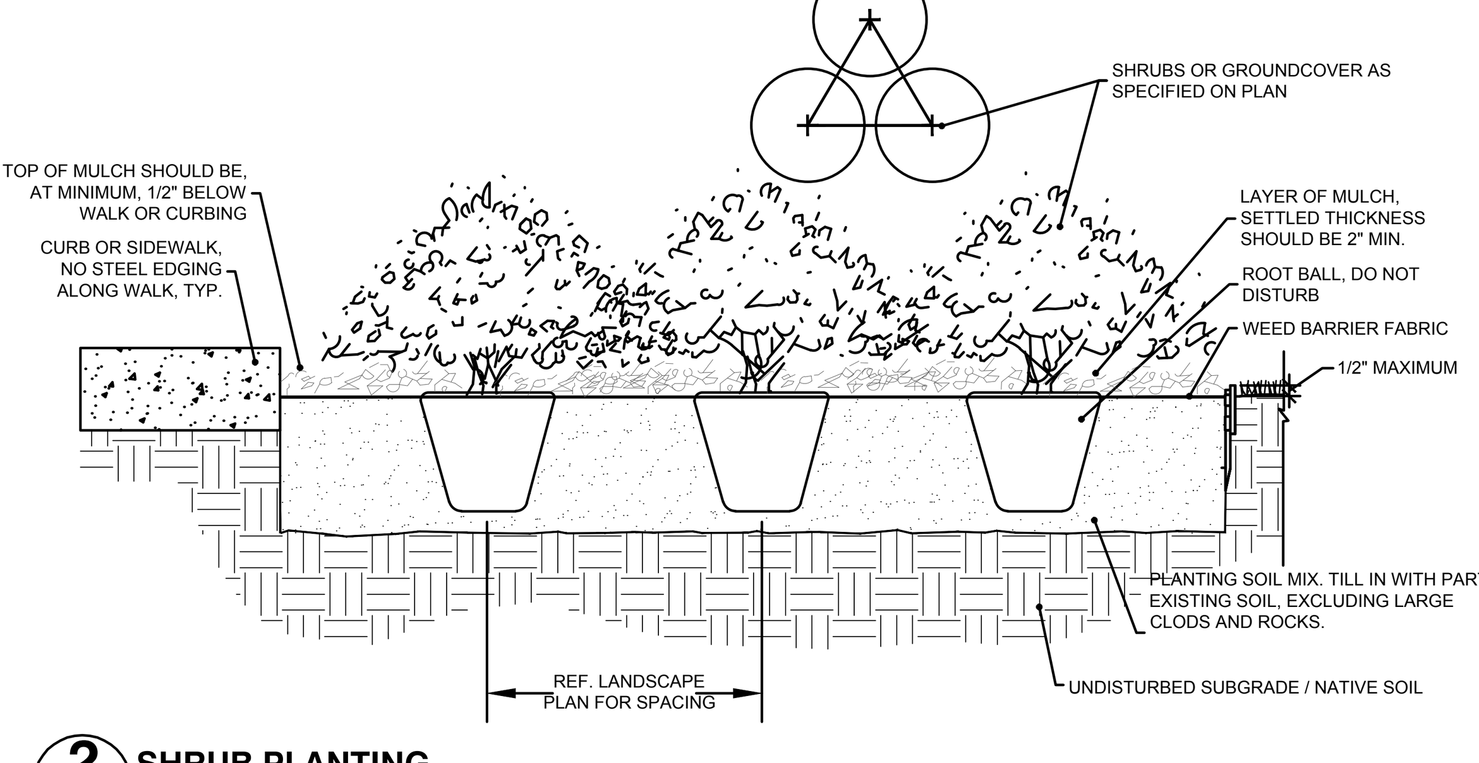
E. WHEN/IF THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.

F. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

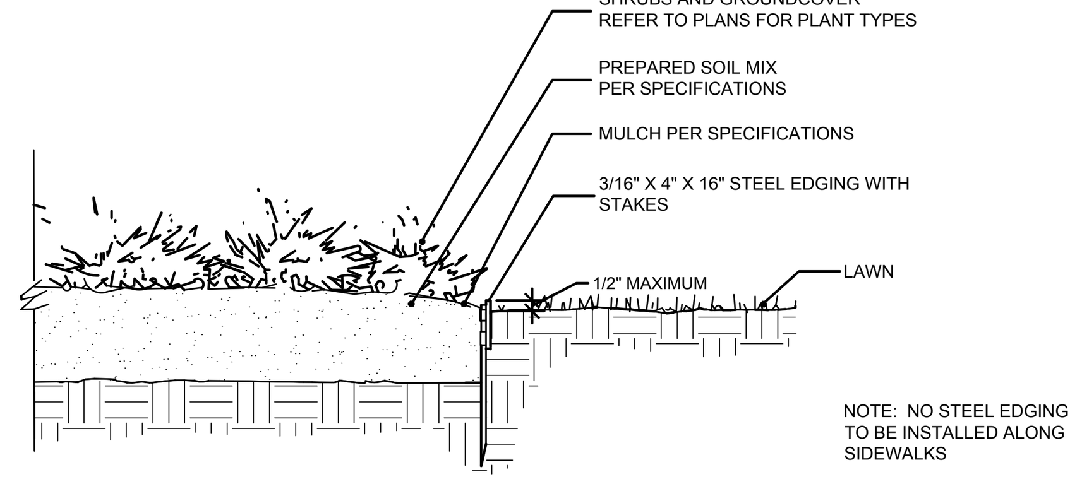
END OF SECTION



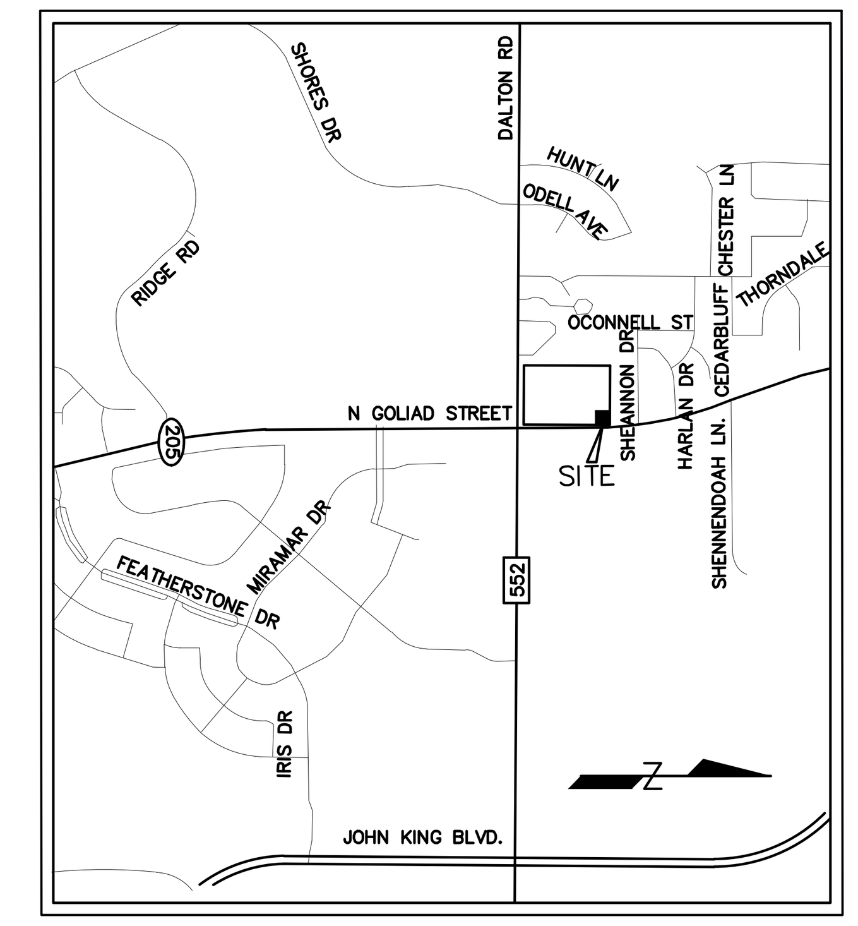
1 TREE PLANTING
N.T.S.



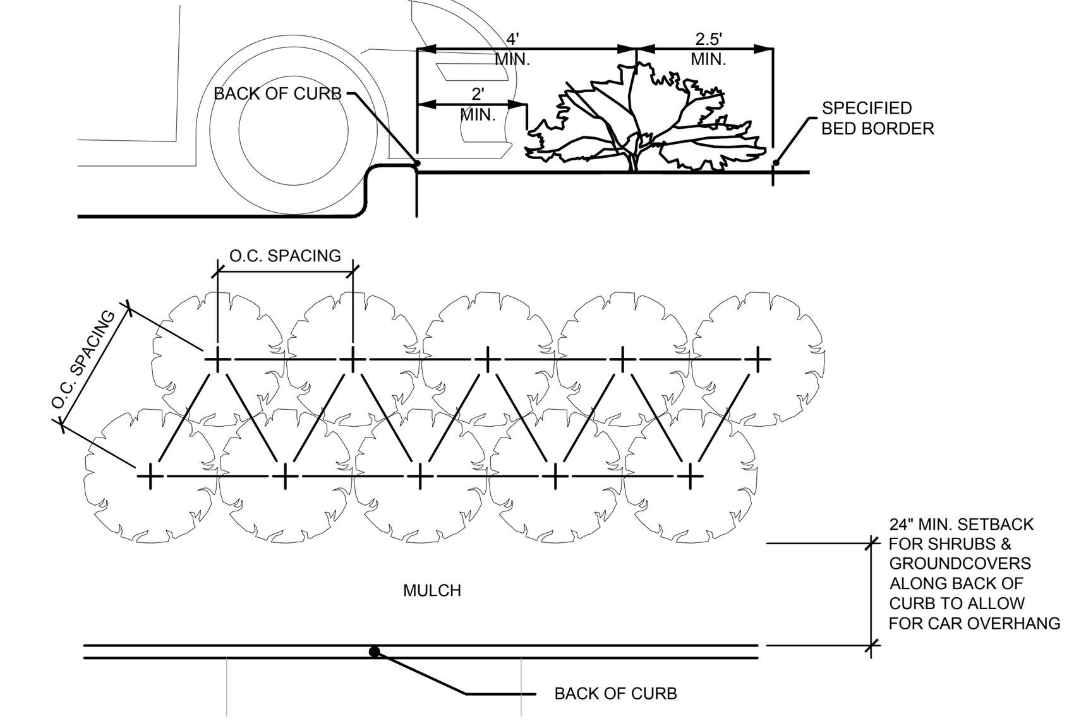
2 SHRUB PLANTING
N.T.S.



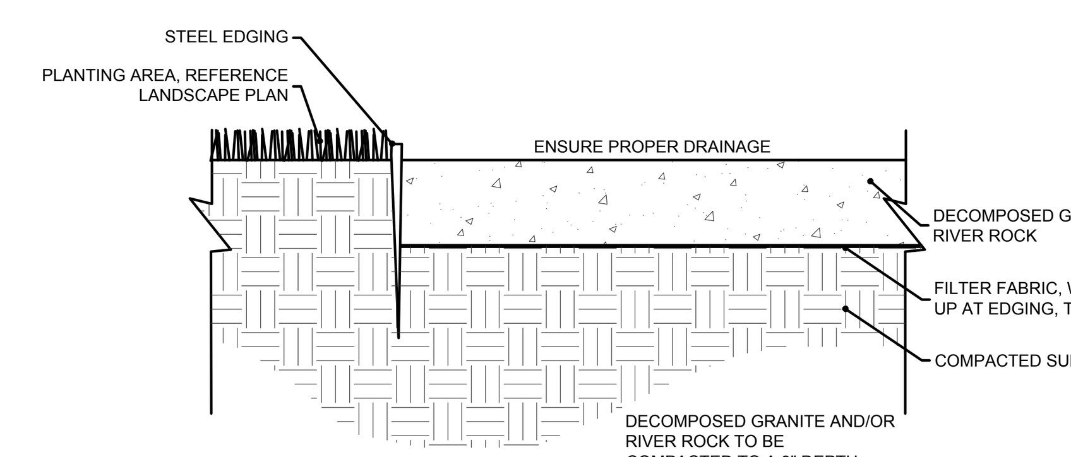
4 STEEL EDGING DETAIL
N.T.S.



LOCATION MAP
N.T.S.



3 SHRUB SPACING AND PLANTING AT B.O.C.
N.T.S.



5 DECOMPOSED GRANITE / RIVER ROCK
N.T.S.

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 OUT HANDS, THIS _____ DAY OF________ _____

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

AWR Designs, LLC
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OWNER/DEVELOPER:
KENNOR ROCKWALL RETAIL, LLC.
8848 GREENVILLE AVE.
DALLAS, TEXAS 75243
PHONE: 903-819-1208
CONTACT: SHANE SHOULDERS

ENGINEER:
VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD, SUITE 440
GARLAND, TEXAS 75042
PHONE: 972-272-4610
CONTACT: JUAN J. VASQUEZ, P.E.

LANDSCAPE SPECS AND DETAILS
KENNOR ROCKWALL RETAIL
LOT 8R, BLOCK A
DALTON GOLIAD ADDITION
1.93 ACRES
ROCKWALL, ROCKWALL COUNTY, TEXAS
OCTOBER 20, 2023
CASE #SP2023–0XX

NO.	DATE			APP.

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration # F-12266

REGISTERED LANDSCAPE ARCHITECT
AMANDA W. RICHARDSON
2754
STATE OF TEXAS

DEVELOPER:
KENNOR ROCKWALL RETAIL, LLC
8848 GREENVILLE AVE.
DALLAS, TEXAS 75243

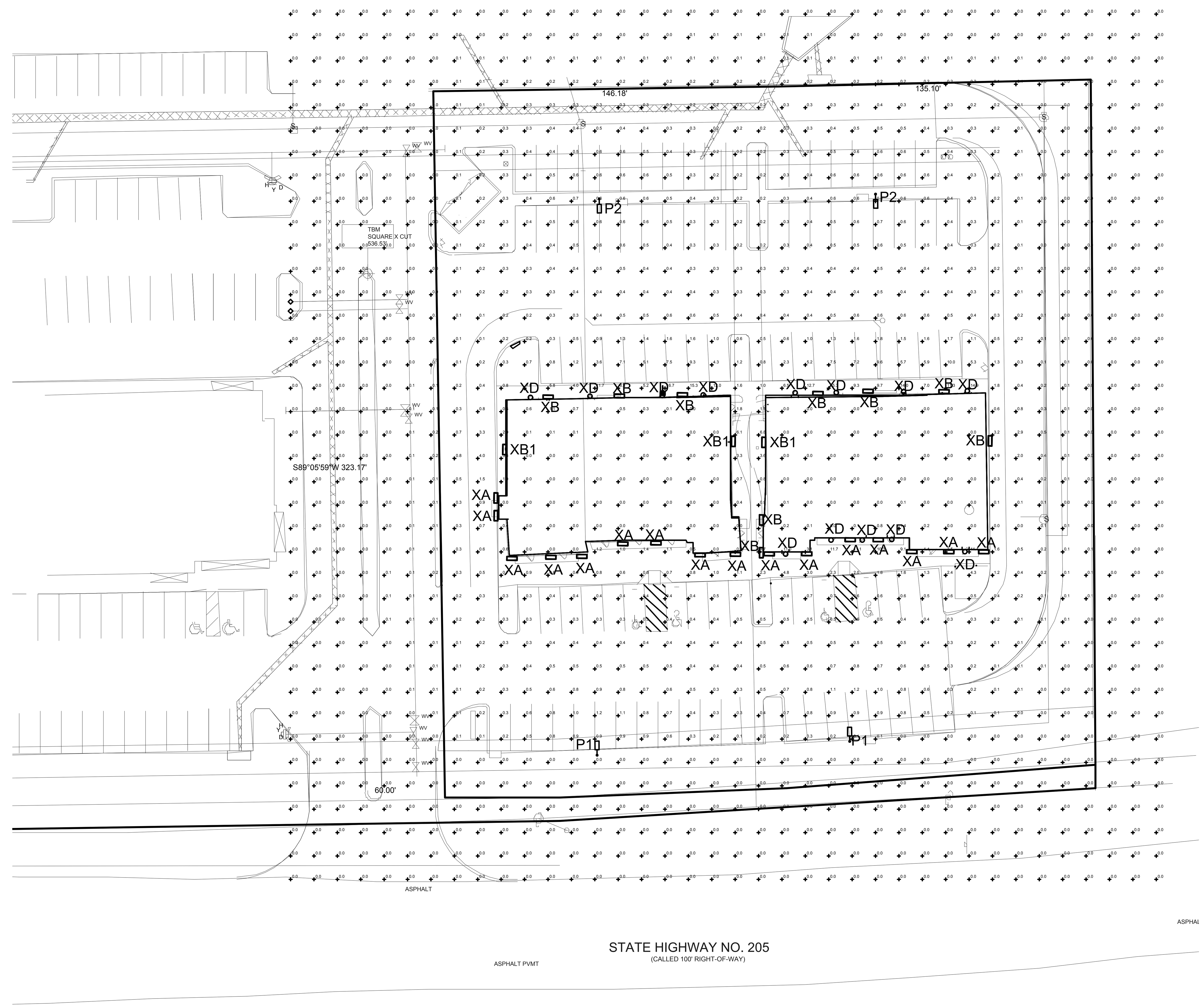
LANDSCAPE SPECS AND DETAILS
KENNOR ROCKWALL RETAIL
LOT 8R, BLOCK A
DALTON GOLIAD ADDITION
CITY OF ROCKWALL, TX.

Scale: 1" = 30'
Designed by: JJV
Drawn by: DRS
Checked by: JJV
720-01/DWG/SITE PLAN/SP1-SITE PLAN.dwg
Date: 10/20/2023

SHEET
L1.2

LIGHT FIXTURE SCHEDULE

TYPE	MANUFACTURER	CATALOG NUMBER	LAMP TYPE	WATTS	VOLTS	COMMENTS
XA	SCOTT ARCHITECTURAL	S9205-L16 40K [FINISH]	LED	16	120-277	LED EXTERIOR DECORATIVE WALL SCONCE
XB	LITHONIA	ARC2P4 40K MVOLT [FINISH]	LED	30	120-277	LED WALL PACK
XB1	LITHONIA	ARC2P1 40K MVOLT [FINISH]	LED	10.6	120-277	LED WALL PACK
XD	EELP	OMEL 20W C BZ SD CPY1 CW1	LED	20	120-277	LED MULLION MOUNT EMERGENCY OVER DOOR LIGHT
P1	ACUITY BRANDS	DSX0 LED P1 40K 80CRI BLC4	LED	33.2	120-277	D-SERIES SIZE 0 AREA LUMINAIRE P1 PERFORMANCE PACKAGE 4000K CCT 80 CRI TYPE 4 EXTREME BACKLIGHT CONTROLBLC4. MOUNTING HEIGHT 20'.
P2	ACUITY BRANDS	DSX0 LED P1 40K 80CRI T5M	LED	33.2	120-277	D-SERIES SIZE 0 AREA LUMINAIRE P1 PERFORMANCE PACKAGE 4000K CCT 80 CRI TYPE 5 MEDIUM. MOUNTING HEIGHT 20'.



1 PHOTOMETRIC PLAN

SCALE = 1"=30'

PHOTOMETRIC PLAN
KENNOR ROCKWALL RETAIL
LOT 8R, BLOCK A
DALTON GOLIAD ADDITION
1.93 ACRES
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TEL. 214-750-2900
TX REGISTRATION #10349
Job Number: 51136

DRAWN DSM | DESIGN DSM | QC WMG | APPD WMG

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, PERMITTING OR BIDDING PURPOSES
JUAN J. VASQUEZ, P.E.
TEXAS NO. 85852
DATED 10/20/2023
VASQUEZ ENGINEERING, L.L.C.
TX REG. F-12266

STATE OF TEXAS
WILLIAM M. GOULD IV
112881
LICENSED
PROFESSIONAL ENGINEER
[illegible]
10/18/23

DEVELOPER:
KENNOR ROCKWALL RETAIL, LLC
8848 GREENVILLE AVE.
DALLAS, TEXAS 75243

PHOTOMETRIC PLAN
KENNOR ROCKWALL RETAIL
LOT 8R, BLOCK A
DALTON GOLIAD ADDITION
CITY OF ROCKWALL, TX.

Scale: 1" = 30'
Designed by: JJV
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720-01/DWG/SITE PLAN/SP1-SITE PLAN.dwg
Date: 10/20/2023

SHEET
E1

D-Series Size 0
LED Area Luminaire

Catalog Number

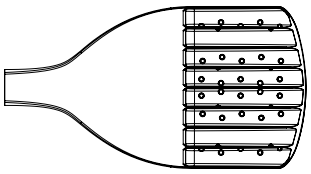
Notes

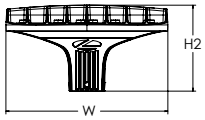
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	0.44 ft² (0.04 m²)
Length:	26.18" (66.5 cm)
Width:	14.06" (35.7 cm)
Height H1:	2.26" (5.7 cm)
Height H2:	7.46" (18.9 cm)
Weight:	23 lbs (10.4 kg)





Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Series

DSX0 LED

LEDs

Forward optics

P1	P5
P2	P6
P3	P7
P4	

Rotated optics

P10 [1]	P12 [1]
P11 [1]	P13 [1]

Color temperature [2]

(this section 70CRI only)

30K	3000K
40K	4000K
50K	5000K

(this section 80CRI only, extended lead times apply)

27K	2700K
30K	3000K
35K	3500K
40K	4000K
50K	5000K

Color Rendering Index [2]

70CRI
70CRI
70CRI
80CRI
80CRI
80CRI
80CRI
80CRI

Distribution

AFR	Automotive front row
T1S	Type I short
T2M	Type II medium
T3M	Type III medium
T3LG	Type III low glare [3]
T4M	Type IV medium
T4LG	Type IV low glare [3]
TFTM	Forward throw medium
T5M	Type V medium
T5LG	Type V low glare
T5W	Type V wide
BLC3	Type III backlight control [3]
BLC4	Type IV backlight control [3]
LCCO	Left corner cutoff [3]
RCCO	Right corner cutoff [3]

Voltage

MVOLT	(120V-277V) [4]
HVOLT	(347V-480V) [5,6]
XVOLT	(277V-480V) [7,8]
120	[16, 24]
208	[16, 24]
240	[16, 24]
277	[16, 24]
347	[16, 24]
480	[16, 24]

Mounting

Shipped included

SPA	Square pole mounting (#8 drilling, 3.5" min. SQ pole)
RPA	Round pole mounting (#8 drilling, 3" min. RND pole)
SPA5	Square pole mounting (#5 drilling. 3" min. SQ pole) [9]
RPA5	Round pole mounting (#5 drilling, 3" min. RND pole) [9]
SPA8N	Square narrow pole mounting (#8 drilling, 3" min. SQ pole)
WBA	Wall bracket [10]
MA	Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options

Shipped installed

NLTAIR2 PIRHN	nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc. [11, 12, 18, 19]
PIR	High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc [13, 18, 19]
PER	NEMA twist-lock receptacle only (controls ordered separate) [14]
PER5	Five-pin receptacle only (controls ordered separate) [14, 19]
PER7	Seven-pin receptacle only (controls ordered separate) [14, 19]
FAO	Field adjustable output [15, 19]
BL30	Bi-level switched dimming, 30% [16, 19]
BL50	Bi-level switched dimming, 50% [16, 19]
DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) [17]

Other options

Shipped installed

HS	Houseside shield (black finish standard) [20]
L90	Left rotated optics [1]
R90	Right rotated optics [1]
CCE	Coastal Construction [21]
HA	50°C ambient operation [22]
BAA	Buy America(n) Act Compliant
SF	Single fuse (120, 277, 347V) [24]
DF	Double fuse (208, 240, 480V) [24]

Shipped separately

EGSR	External Glare Shield (reversible, field install required, matches housing finish)
BSDB	Bird Spikes (field install required)

Finish *(required)*

DDBXD	Dark Bronze
DBLXD	Black
DNAXD	Natural Aluminum
DWHXD	White
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white

Ordering Information

Accessories

Ordered and shipped separately.

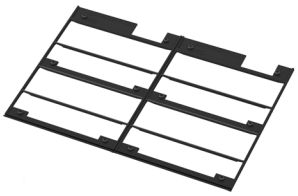
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [23]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [23]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [23]
DSHORT SBK	Shorting cap [23]
DSX0HS P#	House-side shield (enter package number P1-7, P10-13 in place of #)
DSXRPA (FINISH)	Round pole adapter (#8 drilling, specify finish)
DSXRPA5 (FINISH)	Round pole adapter #5 drilling (specify finish)
DSXSPA5 (FINISH)	Square pole adapter #5 drilling (specify finish)
DSX0EGSR (FINISH)	External glare shield (specify finish)
DSX0BSDB (FINISH)	Bird spike deterrent bracket (specify finish)

NOTES

1 Rotated optics available with packages P10, P11, P12 and P13. Must be combined with option L90 or R90.
2 30K, 40K, and 50K available in 70CRI and 80CRI. 27K and 35K only available with 80CRI. Contact Technical Support for other possible combinations.
3 T3LG, T4LG, BLC3, BLC4, LCCO, RCCO not available with option HS.
4 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
5 HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
6 HVOLT not available with package P1, P2 and P10 when combined with option NLTAIR2 PIRHN or option PIR.
7 XVOLT operates with any voltage between 277V and 480V (50/60 Hz).
8 XVOLT not available in packages P1, P2 or P10. XVOLT not available with fusing (SF or DF).
9 SPA5 and RPA5 for use with #5 drilling only (Not for use with #8 drilling).
10 WBA cannot be combined with Type 5 distributions plus photocell (PER).
11 NLTAIR2 and PIRHN must be ordered together. For more information on nLight Air 2.
12 NLTAIR2 PIRHN not available with other controls including PIR, PER, PER5, PER7, FAO, BL30, BL50 and DMG. NLTAIR2 PIRHN not available with P1, P2 and P10 using HVOLT. NLTAIR2 PIRHN not available with P1, P2 and P10 using XVOLT. NLTAIR2 PIRHN not available with P1 using MVOLT.
13 PIR not available with NLTAIR2, PER, PER5, PER7, FAO BL30, BL50 and DMG. PIR not available with P1, P2 and P10 using HVOLT. PIR not available with P1, P2 and P10 using XVOLT. PIR not available with P1 using MVOLT.
14 PER/PER5/PER7 not available with NLTAIR2, PIR, BL30, BL50. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
15 FAO not available with other dimming control options NLTAIR2 PIRHN, PIR, PER5, PER7, BL30, BL50, or DMG.
16 BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, FAO and DMG. BL30 or BL50 must specify 120, 277 or 347V. Consult tech support for 208, 240 or 480V.
17 DMG not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50 and FAO.
18 Reference Motion Sensor Default Settings table on page 4 to see functionality.
19 Reference Controls Options table on page 4.
20 Option HS not available with T3LG, T4LG, BLC3, BLC4, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
21 CCE option not available with option BS and EGSR. Contact Technical Support for availability.
22 Option HA not available with performance packages P6, P7, P12 and P13.
23 Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.
24 Single fuse (SF) requires 120V, 277V, or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).

Shield Accessories

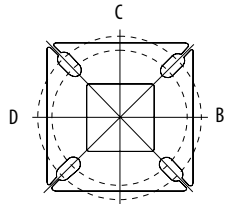
External Glare Shield (EGSR)

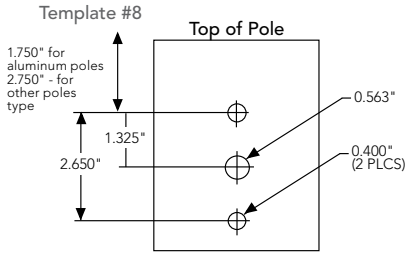


House Side Shield (HS)

Drilling

HANDHOLE ORIENTATION
(from top of pole)





Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
		Minimum Acceptable Outside Pole Dimension					
SPA	#8	3.5"	3.5"	3.5"	3.5"		3.5"
RPA	#8	3"	3"	3"	3"	3"	3"
SPA5	#5	3"	3"	3"	3"		3"
RPA5	#5	3"	3"	3"	3"	3"	3"
SPA8N	#8	3"	3"	3"	3"		3"

DSX0 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX0 with SPA	0.44	0.88	0.96	1.18	---	1.16
DSX0 with SPA5, SPA8N	0.51	1.02	1.06	1.26	---	1.29
DSX0 with RPA, RPA5	0.51	1.02	1.06	1.26	1.24	1.29
DSX0 with MA	0.64	1.28	1.24	1.67	1.70	1.93

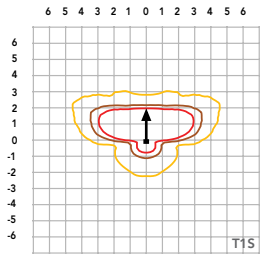
Photometric Diagrams

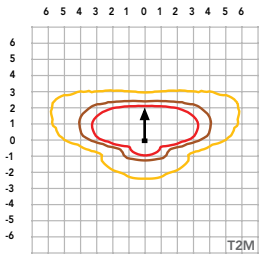
To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's homepage.

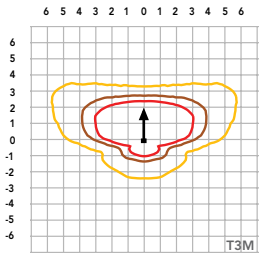
Isofootcandle plots for the DSX0 LED P7 40K 70CRI. Distances are in units of mounting height (20').

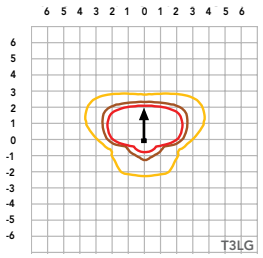
LEGEND

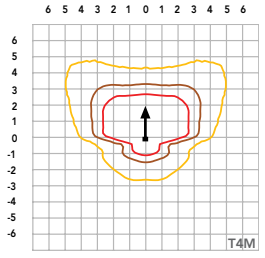
- 0.1 fc
- 0.5 fc
- 1.0 fc

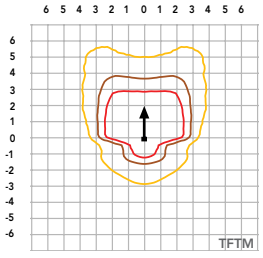


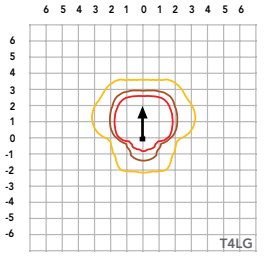


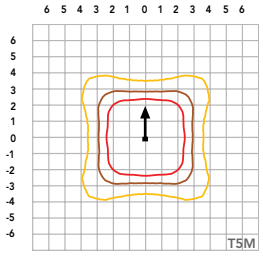


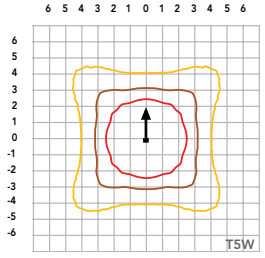


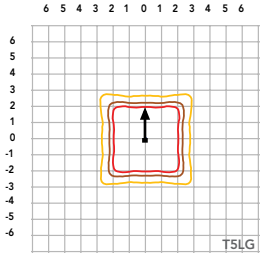


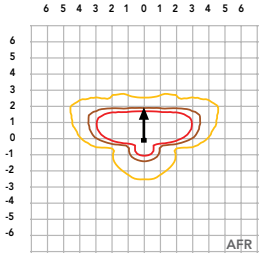


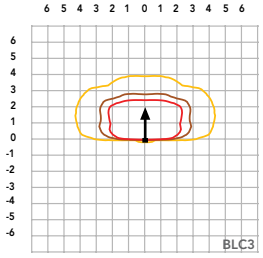


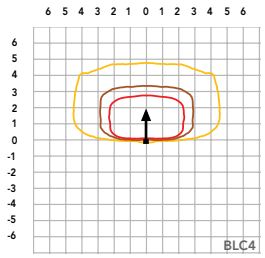


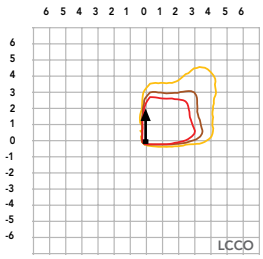


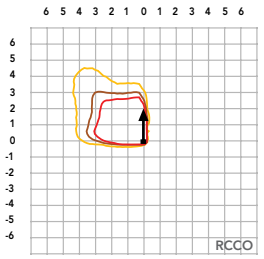












Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	50°F	1.02
20°C	68°F	1.01
25°C	**77°C**	**1.00**
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.94
50,000	0.89
100,000	0.80

FAO Dimming Settings

FAO Position	% Wattage	% Lumen Output
8	100%	100%
7	93%	95%
6	80%	85%
5	66%	73%
4	54%	61%
3	41%	49%
2	29%	36%
1	15%	20%

*Note: Calculated values are based on original performance package data. When calculating new values for given FAO position, use published values for each package based on input watts and lumens by optic type.

Electrical Load

					Current (A)					
	Performance Package	LED Count	Drive Current (mA)	Wattage	120V	208V	240V	277V	347V	480V
Forward Optics (Non-Rotated)	P1	20	530	34	0.28	0.16	0.14	0.12	0.10	0.07
	P2	20	700	45	0.38	0.22	0.19	0.16	0.13	0.09
	P3	20	1050	69	0.57	0.33	0.29	0.25	0.20	0.14
	P4	20	1400	94	0.78	0.45	0.39	0.34	0.27	0.19
	P5	40	700	89	0.75	0.43	0.38	0.33	0.26	0.19
	P6	40	1050	136	1.14	0.66	0.57	0.49	0.39	0.29
	P7	40	1300	170	1.42	0.82	0.71	0.62	0.49	0.36
Rotated Optics (Requires L90 or R90)	P10	30	530	51	0.42	0.24	0.21	0.18	0.15	0.11
	P11	30	700	67	0.57	0.33	0.28	0.25	0.20	0.14
	P12	30	1050	103	0.86	0.50	0.43	0.37	0.30	0.22
	P13	30	1300	129	1.07	0.62	0.54	0.46	0.37	0.27

LED Color Temperature / Color Rendering Multipliers

	70 CRI		80CRI		90CRI	
	Lumen Multiplier	Availability	Lumen Multiplier	Availability	Lumen Multiplier	Availability
5000K	102%	Standard	92%	Extended lead-time	71%	(see note)
4000K	100%	Standard	92%	Extended lead-time	67%	(see note)
3500K	100%	(see note)	90%	Extended lead-time	63%	(see note)
3000K	96%	Standard	87%	Extended lead-time	61%	(see note)
2700K	94%	(see note)	85%	Extended lead-time	57%	(see note)

Note: Some LED types are available as per special request. Contact Technical Support for more information.

Motion Sensor Default Settings

Option	Unoccupied Dimmed Level	High Level (when occupied)	Phototcell Operation	Dwell Time	Ramp-up Time	Dimming Fade Rate
PIR	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min
NLTAIR2 PIRHN	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS (not available on DSX0)	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PER5 or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire. Cannot be used with other controls options that need the 0-10V leads.
PIR	Motion sensor with integral photocell. Sensor suitable for 8' to 40' mounting height.	Luminaires dim when no occupancy is detected.	Acuity Controls rSBG	Cannot be used with other controls options that need the 0-10V leads.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclypse.	nLight Air rSBG	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app. Cannot be used with other controls options that need the 0-10V leads.
BL30 or BL50	Integrated bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output	BLC device provides input to 0-10V dimming leads on all drivers providing either 100% or dimmed (30% or 50%) control by a secondary circuit	BLC UVOLT1	BLC device is powered off the 0-10V dimming leads, thus can be used with any input voltage from 120 to 480V

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79.
Contact factory for performance data on any configurations not shown here.

Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	33W	20	530	T1S	4,906	1	0	1	148	5,113	1	0	1	154	5,213	1	0	1	157
				T2M	4,545	1	0	2	137	4,736	1	0	2	143	4,829	1	0	2	145
				T3M	4,597	1	0	2	138	4,791	1	0	2	144	4,885	1	0	2	147
				T3LG	4,107	1	0	1	124	4,280	1	0	1	129	4,363	1	0	1	131
				T4M	4,666	1	0	2	141	4,863	1	0	2	146	4,957	1	0	2	149
				T4LG	4,244	1	0	1	128	4,423	1	0	1	133	4,509	1	0	1	136
				TFTM	4,698	1	0	2	141	4,896	1	0	2	147	4,992	1	0	2	150
				T5M	4,801	3	0	1	145	5,003	3	0	1	151	5,101	3	0	1	154
				T5W	4,878	3	0	1	147	5,084	3	0	2	153	5,183	3	0	2	156
				T5LG	4,814	2	0	1	145	5,018	2	0	1	151	5,115	2	0	1	154
				BLC3	3,344	0	0	1	101	3,485	0	0	1	105	3,553	0	0	1	107
				BLC4	3,454	0	0	2	104	3,599	0	0	2	108	3,670	0	0	2	111
				RCCO	3,374	0	0	1	102	3,517	0	0	1	106	3,585	0	0	1	108
				LCCO	3,374	0	0	1	102	3,517	0	0	1	106	3,585	0	0	1	108
				AFR	4,906	1	0	1	148	5,113	1	0	1	154	5,213	1	0	1	157
P2	45W	20	700	T1S	6,328	1	0	1	140	6,595	1	0	1	146	6,724	1	0	1	149
				T2M	5,862	1	0	2	130	6,109	1	0	2	135	6,228	1	0	2	138
				T3M	5,930	1	0	3	131	6,180	1	0	3	137	6,301	1	0	3	140
				T3LG	5,297	1	0	1	117	5,521	1	0	1	122	5,628	1	0	1	125
				T4M	6,018	1	0	3	133	6,272	1	0	3	139	6,395	1	0	3	142
				T4LG	5,474	1	0	1	121	5,705	1	0	1	126	5,816	1	0	1	129
				TFTM	6,060	1	0	3	134	6,316	1	0	3	140	6,439	1	0	3	143
				T5M	6,192	3	0	1	137	6,453	3	0	2	143	6,579	3	0	2	146
				T5W	6,293	3	0	2	139	6,558	3	0	2	145	6,686	3	0	2	148
				T5LG	6,210	2	0	1	138	6,472	3	0	1	143	6,598	3	0	1	146
				BLC3	4,313	0	0	2	96	4,495	0	0	2	100	4,583	0	0	2	102
				BLC4	4,455	0	0	2	99	4,643	0	0	2	103	4,733	0	0	2	105
				RCCO	4,352	0	0	2	96	4,536	0	0	2	100	4,624	0	0	2	102
				LCCO	4,352	0	0	2	96	4,536	0	0	2	100	4,624	0	0	2	102
				AFR	6,328	1	0	1	140	6,595	1	0	1	146	6,724	1	0	1	149
P3	69W	20	1050	T1S	9,006	1	0	2	131	9,386	1	0	2	136	9,569	1	0	2	139
				T2M	8,343	2	0	3	121	8,694	2	0	3	126	8,864	2	0	3	129
				T3M	8,439	2	0	3	122	8,795	2	0	3	128	8,967	2	0	3	130
				T3LG	7,539	1	0	2	109	7,857	1	0	2	114	8,010	1	0	2	116
				T4M	8,565	2	0	3	124	8,926	2	0	3	129	9,100	2	0	3	132
				T4LG	7,790	1	0	2	113	8,119	1	0	2	118	8,277	1	0	2	120
				TFTM	8,624	1	0	3	125	8,988	1	0	3	130	9,163	2	0	3	133
				T5M	8,812	3	0	2	128	9,184	4	0	2	133	9,363	4	0	2	136
				T5W	8,955	4	0	2	130	9,333	4	0	2	135	9,515	4	0	2	138
				T5LG	8,838	3	0	1	128	9,211	3	0	1	134	9,390	3	0	1	136
				BLC3	6,139	0	0	2	89	6,398	0	0	2	93	6,522	0	0	2	95
				BLC4	6,340	0	0	3	92	6,607	0	0	3	96	6,736	0	0	3	98
				RCCO	6,194	1	0	2	90	6,455	1	0	2	94	6,581	1	0	2	95
				LCCO	6,194	1	0	2	90	6,455	1	0	2	94	6,581	1	0	2	95
				AFR	9,006	1	0	2	131	9,386	1	0	2	136	9,569	1	0	2	139
P4	93W	20	1400	T1S	11,396	1	0	2	122	11,877	1	0	2	128	12,109	2	0	2	130
				T2M	10,557	2	0	3	113	11,003	2	0	3	118	11,217	2	0	3	121
				T3M	10,680	2	0	3	115	11,130	2	0	3	120	11,347	2	0	3	122
				T3LG	9,540	1	0	2	103	9,942	1	0	2	107	10,136	1	0	2	109
				T4M	10,839	2	0	3	117	11,296	2	0	3	121	11,516	2	0	4	124
				T4LG	9,858	1	0	2	106	10,274	1	0	2	110	10,474	1	0	2	113
				TFTM	10,914	2	0	3	117	11,374	2	0	3	122	11,596	2	0	3	125
				T5M	11,152	4	0	2	120	11,622	4	0	2	125	11,849	4	0	2	127
				T5W	11,332	4	0	3	122	11,811	4	0	3	127	12,041	4	0	3	129
				T5LG	11,184	3	0	1	120	11,656	3	0	2	125	11,883	3	0	2	128
				BLC3	7,768	0	0	2	83	8,096	0	0	2	87	8,254	0	0	2	89
				BLC4	8,023	0	0	3	86	8,362	0	0	3	90	8,524	0	0	3	92
				RCCO	7,838	1	0	2	84	8,169	1	0	2	88	8,328	1	0	2	90
				LCCO	7,838	1	0	2	84	8,169	1	0	2	88	8,328	1	0	2	90
				AFR	11,396	1	0	2	122	11,877	1	0	2	128	12,109	2	0	2	130

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P5	90W	40	700	T1S	12,380	2	0	2	137	12,902	2	0	2	143	13,154	2	0	2	146
				T2M	11,468	2	0	3	127	11,952	2	0	3	133	12,185	2	0	3	135
				T3M	11,601	2	0	3	129	12,091	2	0	3	134	12,326	2	0	4	137
				T3LG	10,363	2	0	2	115	10,800	2	0	2	120	11,011	2	0	2	122
				T4M	11,774	2	0	4	131	12,271	2	0	4	136	12,510	2	0	4	139
				T4LG	10,709	1	0	2	119	11,160	2	0	2	124	11,378	2	0	2	126
				TFTM	11,856	2	0	3	132	12,356	2	0	4	137	12,596	2	0	4	140
				T5M	12,114	4	0	2	134	12,625	4	0	2	140	12,871	4	0	2	143
				T5W	12,310	4	0	3	137	12,830	4	0	3	142	13,080	4	0	3	145
				T5LG	12,149	3	0	2	135	12,662	3	0	2	141	12,908	3	0	2	143
				BLC3	8,438	0	0	2	94	8,794	0	0	2	98	8,966	0	0	2	99
				BLC4	8,715	0	0	3	97	9,083	0	0	3	101	9,260	0	0	3	103
				RCCO	8,515	1	0	2	94	8,874	1	0	2	98	9,047	1	0	2	100
				LCCO	8,515	1	0	2	94	8,874	1	0	2	98	9,047	1	0	2	100
				AFR	12,380	2	0	2	137	12,902	2	0	2	143	13,154	2	0	2	146
P6	137W	40	1050	T1S	17,545	2	0	3	128	18,285	2	0	3	133	18,642	2	0	3	136
				T2M	16,253	3	0	4	119	16,939	3	0	4	124	17,269	3	0	4	126
				T3M	16,442	2	0	4	120	17,135	3	0	4	125	17,469	3	0	4	128
				T3LG	14,687	2	0	2	107	15,306	2	0	2	112	15,605	2	0	2	114
				T4M	16,687	2	0	4	122	17,391	3	0	5	127	17,730	3	0	5	129
				T4LG	15,177	2	0	2	111	15,817	2	0	2	115	16,125	2	0	2	118
				TFTM	16,802	2	0	4	123	17,511	2	0	4	128	17,852	2	0	5	130
				T5M	17,168	4	0	2	125	17,893	5	0	3	131	18,241	5	0	3	133
				T5W	17,447	5	0	3	127	18,183	5	0	3	133	18,537	5	0	3	135
				T5LG	17,218	4	0	2	126	17,944	4	0	2	131	18,294	4	0	2	134
				BLC3	11,959	0	0	3	87	12,464	0	0	3	91	12,707	0	0	3	93
				BLC4	12,352	0	0	4	90	12,873	0	0	4	94	13,124	0	0	4	96
				RCCO	12,067	1	0	3	88	12,576	1	0	3	92	12,821	1	0	3	94
				LCCO	12,067	1	0	3	88	12,576	1	0	3	92	12,821	1	0	3	94
				AFR	17,545	2	0	3	128	18,285	2	0	3	133	18,642	2	0	3	136
P7	171W	40	1300	T1S	20,806	2	0	3	122	21,683	2	0	3	127	22,106	2	0	3	129
				T2M	19,273	3	0	4	113	20,086	3	0	4	118	20,478	3	0	4	120
				T3M	19,497	3	0	5	114	20,319	3	0	5	119	20,715	3	0	5	121
				T3LG	17,416	2	0	2	102	18,151	2	0	2	106	18,504	2	0	2	108
				T4M	19,787	3	0	5	116	20,622	3	0	5	121	21,024	3	0	5	123
				T4LG	17,997	2	0	2	105	18,756	2	0	2	110	19,121	2	0	2	112
				TFTM	19,924	3	0	5	117	20,765	3	0	5	122	21,170	3	0	5	124
				T5M	20,359	5	0	3	119	21,217	5	0	3	124	21,631	5	0	3	127
				T5W	20,689	5	0	3	121	21,561	5	0	3	126	21,982	5	0	3	129
				T5LG	20,418	4	0	2	120	21,279	4	0	2	125	21,694	4	0	2	127
				BLC3	14,182	0	0	3	83	14,780	0	0	3	87	15,068	0	0	3	88
				BLC4	14,647	0	0	4	86	15,265	0	0	4	89	15,562	0	0	4	91
				RCCO	14,309	1	0	3	84	14,913	1	0	3	87	15,204	1	0	3	89
				LCCO	14,309	1	0	3	84	14,913	1	0	3	87	15,204	1	0	3	89
				AFR	20,806	2	0	3	122	21,683	2	0	3	127	22,106	2	0	3	129

Performance Data

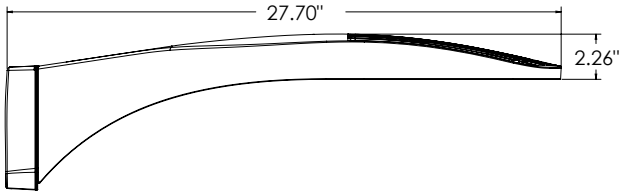
Lumen Output

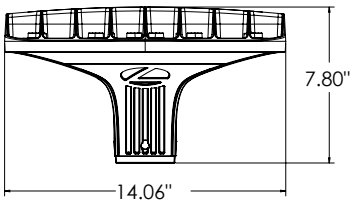
Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79.
Contact factory for performance data on any configurations not shown here.

Rotated Optics

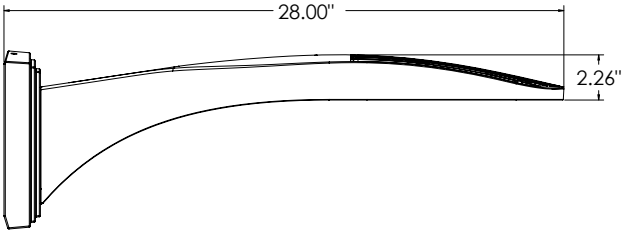
Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P10	51W	30	530	T1S	7,399	3	0	3	145	7,711	3	0	3	151	7,862	3	0	3	154
				T2M	6,854	3	0	3	135	7,144	3	0	3	140	7,283	3	0	3	143
				T3M	6,933	3	0	3	136	7,225	3	0	3	142	7,366	3	0	3	145
				T3LG	6,194	2	0	2	122	6,455	2	0	2	127	6,581	2	0	2	129
				T4M	7,036	3	0	3	138	7,333	3	0	3	144	7,476	3	0	3	147
				T4LG	6,399	2	0	2	126	6,669	2	0	2	131	6,799	2	0	2	134
				TFTM	7,086	3	0	3	139	7,385	3	0	3	145	7,529	3	0	3	148
				T5M	7,239	3	0	2	142	7,545	3	0	2	148	7,692	3	0	2	151
				T5W	7,357	3	0	2	145	7,667	3	0	2	151	7,816	4	0	2	154
				T5LG	7,260	3	0	1	143	7,567	3	0	1	149	7,714	3	0	1	152
				BLC3	5,043	3	0	3	99	5,256	3	0	3	103	5,358	3	0	3	105
				BLC4	5,208	3	0	3	102	5,428	3	0	3	107	5,534	3	0	3	109
				RCCO	5,089	0	0	2	100	5,303	0	0	2	104	5,407	0	0	2	106
				LCCO	5,089	0	0	2	100	5,303	0	0	2	104	5,407	0	0	2	106
				AFR	7,399	3	0	3	145	7,711	3	0	3	151	7,862	3	0	3	154
P11	68W	30	700	T1S	9,358	3	0	3	138	9,753	3	0	3	143	9,943	3	0	3	146
				T2M	8,669	3	0	3	127	9,034	3	0	3	133	9,211	3	0	3	135
				T3M	8,768	3	0	3	129	9,138	3	0	3	134	9,316	3	0	3	137
				T3LG	7,833	3	0	3	115	8,164	3	0	3	120	8,323	3	0	3	122
				T4M	8,899	3	0	3	131	9,274	3	0	3	136	9,455	3	0	3	139
				T4LG	8,093	3	0	3	119	8,435	3	0	3	124	8,599	3	0	3	126
				TFTM	8,962	3	0	3	132	9,340	3	0	3	137	9,522	3	0	3	140
				T5M	9,156	4	0	2	135	9,542	4	0	2	140	9,728	4	0	2	143
				T5W	9,304	4	0	2	137	9,696	4	0	2	143	9,885	4	0	2	145
				T5LG	9,182	3	0	1	135	9,569	3	0	1	141	9,756	3	0	1	143
				BLC3	6,378	3	0	3	94	6,647	3	0	3	98	6,777	3	0	3	100
				BLC4	6,587	3	0	3	97	6,865	3	0	3	101	6,999	3	0	3	103
				RCCO	6,436	0	0	2	95	6,707	0	0	2	99	6,838	0	0	2	101
				LCCO	6,436	0	0	2	95	6,707	0	0	2	99	6,838	0	0	2	101
				AFR	9,358	3	0	3	138	9,753	3	0	3	143	9,943	3	0	3	146
P12	103W	30	1050	T1S	13,247	3	0	3	128	13,806	3	0	3	134	14,075	3	0	3	136
				T2M	12,271	4	0	4	119	12,789	4	0	4	124	13,038	4	0	4	126
				T3M	12,412	4	0	4	120	12,935	4	0	4	125	13,187	4	0	4	128
				T3LG	11,089	3	0	3	107	11,556	3	0	3	112	11,782	3	0	3	114
				T4M	12,597	4	0	4	122	13,128	4	0	4	127	13,384	4	0	4	129
				T4LG	11,457	3	0	3	111	11,940	3	0	3	116	12,173	3	0	3	118
				TFTM	12,686	4	0	4	123	13,221	4	0	4	128	13,479	4	0	4	130
				T5M	12,960	4	0	2	125	13,507	4	0	2	131	13,770	4	0	2	133
				T5W	13,170	4	0	3	127	13,726	4	0	3	133	13,994	4	0	3	135
				T5LG	12,998	3	0	2	126	13,546	3	0	2	131	13,810	3	0	2	134
				BLC3	9,029	3	0	3	87	9,409	3	0	3	91	9,593	3	0	3	93
				BLC4	9,324	4	0	4	90	9,718	4	0	4	94	9,907	4	0	4	96
				RCCO	9,110	1	0	2	88	9,495	1	0	2	92	9,680	1	0	2	94
				LCCO	9,110	1	0	2	88	9,494	1	0	2	92	9,680	1	0	2	94
				AFR	13,247	3	0	3	128	13,806	3	0	3	134	14,075	3	0	3	136
P13	129W	30	1300	T1S	15,704	3	0	3	122	16,366	3	0	3	127	16,685	4	0	4	130
				T2M	14,547	4	0	4	113	15,161	4	0	4	118	15,457	4	0	4	120
				T3M	14,714	4	0	4	114	15,335	4	0	4	119	15,634	4	0	4	121
				T3LG	13,145	3	0	3	102	13,700	3	0	3	106	13,967	3	0	3	108
				T4M	14,933	4	0	4	116	15,563	4	0	4	121	15,867	4	0	4	123
				T4LG	13,582	3	0	3	105	14,155	3	0	3	110	14,431	3	0	3	112
				TFTM	15,039	4	0	4	117	15,673	4	0	4	122	15,979	4	0	4	124
				T5M	15,364	4	0	2	119	16,013	4	0	2	124	16,325	4	0	2	127
				T5W	15,613	5	0	3	121	16,272	5	0	3	126	16,589	5	0	3	129
				T5LG	15,409	3	0	2	120	16,059	3	0	2	125	16,372	4	0	2	127
				BLC3	10,703	4	0	4	83	11,155	4	0	4	87	11,372	4	0	4	88
				BLC4	11,054	4	0	4	86	11,520	4	0	4	89	11,745	4	0	4	91
				RCCO	10,800	1	0	2	84	11,256	1	0	2	87	11,475	1	0	3	89
				LCCO	10,800	1	0	2	84	11,255	1	0	2	87	11,475	1	0	3	89
				AFR	15,704	3	0	3	122	16,366	3	0	3	127	16,685	4	0	4	130

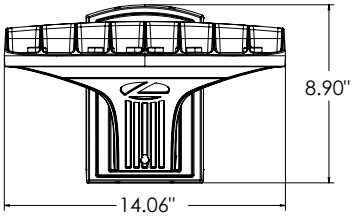
Dimensions



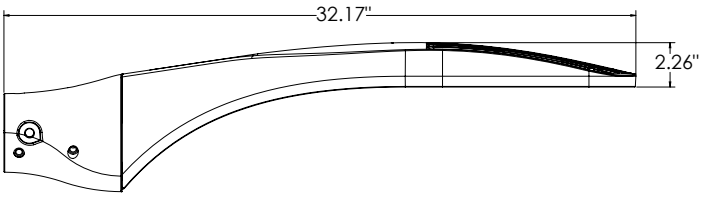


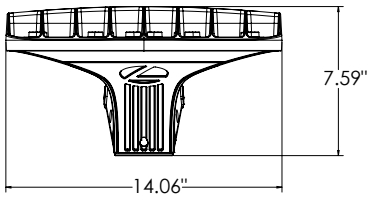
DSX0 with RPA, RPA5, SPA5, SPA8N mount
Weight: 25 lbs





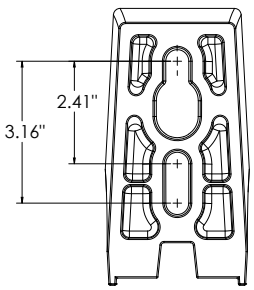
DSX0 with WBA mount
Weight: 27 lb



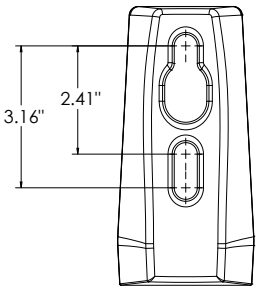


DSX0 with MA mount
Weight: 28 lbs

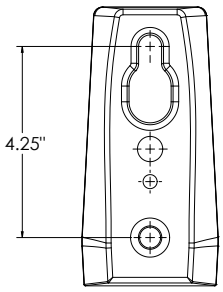
SPA (STANDARD ARM)



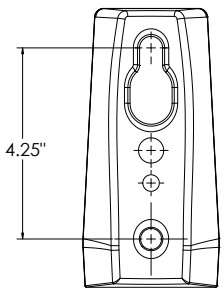
RPA



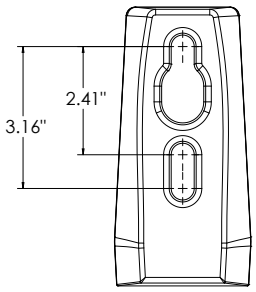
SPA5



RPA5



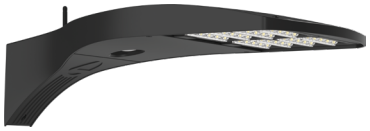
SPA8N

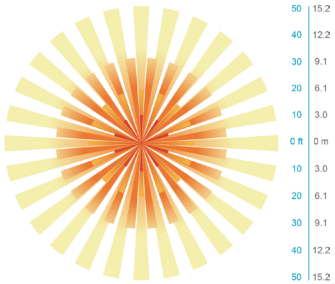


nLight Control - Sensor Coverage and Settings

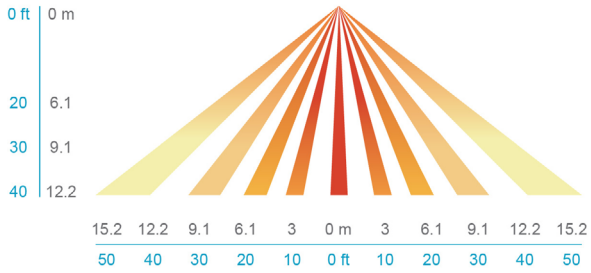
nLight Sensor Coverage Pattern

NLTAIR2 PIRHN





Top



Side

FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 0 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and pedestrian areas.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing driver compartment is completely sealed against moisture and environmental contaminants (IP66). Vibration rated per ANSI C136.31 for 3G. Low EPA (0.44 ft²) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

COASTAL CONSTRUCTION (CCE)

Optional corrosion resistant construction is engineered with added corrosion protection in materials and/or pre-treatment of base material under super durable paint. Provides additional corrosion protection for applications near coastal areas. Finish is salt spray tested to over 5,000 hours per ASTM B117 with scribe rating of 10. Additional lead-times may apply.

OPTICS

Precision-molded proprietary silicone lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 3000 K, 4000 K or 5000 K (70 CRI) configurations. 80CRI configurations are also available. The D-Series Size 0 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L80/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS

The DSX0 LED area luminaire has a number of control options. DSX Size 0, comes standard with 0-10V dimming driver. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. PIR integrated motion sensor with on-board photocell feature field-adjustable programing and are suitable for mounting heights up to 40 feet. Control option BL features a bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output.

nLIGHT AIR CONTROLS

The DSX0 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

INSTALLATION

Integral mounting arm allows for fast mounting using Lithonia standard #8 drilling and accommodates pole drilling's from 2.41 to 3.12" on center. The standard "SPA" option for square poles and the "RPA" option for round poles use the #8 drilling. For #5 pole drillings, use SPA5 or RPA5. Additional mountings are available including a wall bracket (WBA) and mast arm (MA) option that allows luminaire attachment to a 2 3/8" horizontal mast arm.

LISTINGS

UL listed to meet U.S. and Canadian standards. UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP66 rated. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

BUY AMERICAN ACT

Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations. Please refer to www.acuitybrands.com/buy-american for additional information.

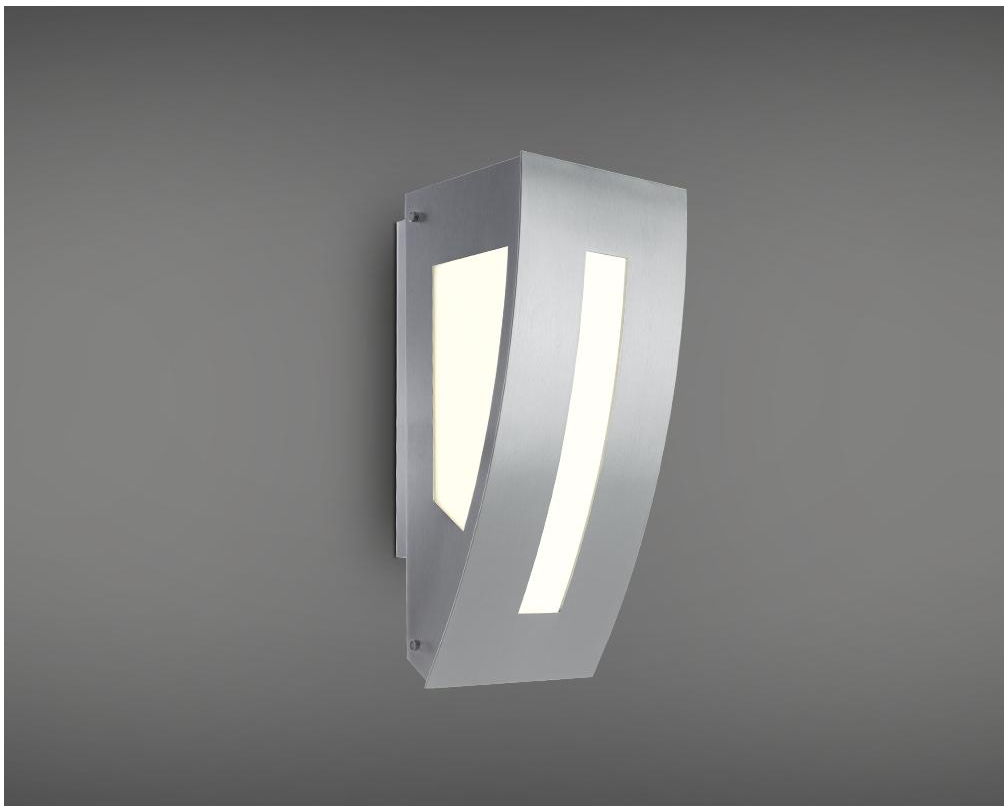
WARRANTY

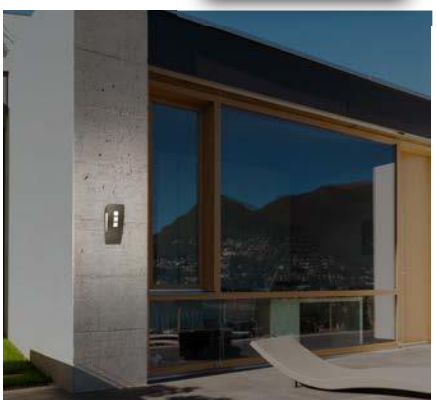
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

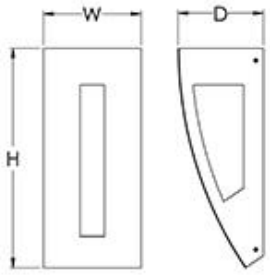
XA

S9205 Series





DIMENSIONS



W	H	D	MC	BASE MODEL NO.
8″	18″	7″	7″	**S9205-L16**

SPECIFICATIONS

Driver: 0-10V dimming to 1%, 120/277
Mounting: Mounts to all Standard Electrical Junction Boxes (by others) With Hardware Provided. Silicone Seal Required (by others).

FEATURES

- Opal Acrylic Panels
- UL Listed for Wet Location
- LED 0-10V Dimming Driver

ORDER AS A COMPLETE UNIT:

Model No. + Lamp Code + CCT + Finish + Option Code

S9205-L16	+	27K 30K 35K 40K	+	PT BA	+	Option

FINISHES

BA Brushed Aluminum

PT Powder Coated Finishes* **

*(Specify Color Code from the list of Powder Coating Finishes [except interior only metallics])

OPTIONS

EML Remote 10W Emergency LED Battery Backup

LIGHT OUTPUT

LXX = ~ 61 LPW Delivered Lumens (Example: L16= 16W x 61LPW = 976 Lumens)

** Try our new **Shimmer Metalic Paints**, Formulated for Exterior Conditions.

www.ScottArchLighting.com | Tel (707) 864-2172 | Fax (707) 864-2182

ARC2 LED

Architectural Wall Luminaire

Catalog Number

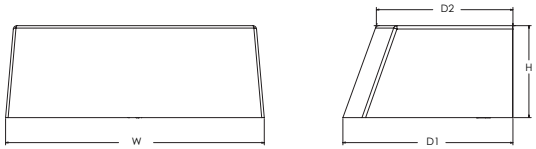
Notes

Type XB XB1

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth (D1): 9.25"
Depth (D2): 7.5"
Height: 5"
Width: 14"
Weight: (without options) 11 lbs



Introduction

The Lithonia Lighting ARC LED wall-mounted luminaires provide both architectural styling and visually comfortable illumination while providing the high energy savings and low initial costs for quick financial payback.

ARC2 delivers up to 6,500 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. It offers integrated emergency battery backup options, including an 8W cold temperature option, making it suitable for pedestrian scale applications in any environment.

ARC LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	Approximate Lumens (4000K)				
			P1	P2	P3	P4	P5
ARC1 LED	4W	--	1,500	2,000	3,000	--	--
ARC2 LED	4W	8W	1,500	2,000	3,000	4,000	6,500

Ordering Information

EXAMPLE: ARC2 LED P2 40K MVOLT PE DDBXD

Series	Package	Color Temperature	Voltage	Options	Finish
ARC2 LED	P1 1,500 Lumens P2 2,000 Lumens P3 3,000 Lumens P4 4,000 Lumens P5 6,500 Lumens	30K 3000K 40K 4000K 50K 5000K	MVOLT 347[1]	E4WH Emergency battery backup, CEC compliant (4W, 0°C min)[1] E8WC Emergency battery backup, CEC compliant (8W, -20°C min)[1] PE Button type photocell for dusk-to-dawn operation DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)[2] SPD6KV 6kV surge protection[1] FAO Field adjustable light output device. Allows for easy adjustment to the desired light levels, from 20% to 100%[2]	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

Accessories

Ordered and shipped separately.

WSBBW DDBXD U Surface - mounted back box (specify finish)

NOTES

1 347V not available with E4WH, E8WC and SPD6KV.
2 FAO not available with DMG.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	30K (3000K, 80 CRI)					40K (4000K, 80 CRI)					50K (5000K, 80 CRI)				
		Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P1	11W	1,502	142	0	0	1	1,587	150	0	0	1	1,598	151	0	0	1
P2	16W	2,250	140	0	0	1	2,377	147	0	0	1	2,393	148	0	0	1
P3	24W	3,206	135	0	0	1	3,387	143	0	0	1	3,410	144	0	0	1
P4	30W	3,903	128	1	0	1	4,124	136	1	0	1	4,152	136	1	0	1
P5	51W	6,260	122	1	0	1	6,615	129	1	0	1	6,659	130	1	0	1

Electrical Load

Performance Package	System Watts	Current (A)				
		120V	208V	240V	277V	347V
P1	11W	0.090	0.055	0.049	0.046	0.045
P2	16W	0.141	0.081	0.072	0.064	0.059
P3	24W	0.202	0.117	0.103	0.091	0.079
P4	30W	0.280	0.162	0.144	0.128	0.095
P5	51W	0.471	0.272	0.239	0.212	0.158

Lumen Output in Emergency Mode (4000K, 80 CRI)

Option	Lumens
E4WH	693
E8WC	1,413

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
10°C	50°F	1.03
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.96	>0.93	>0.88

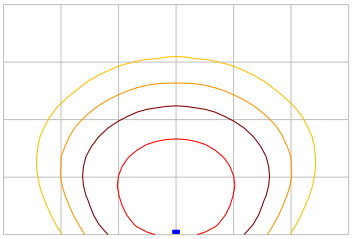
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting ARC LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.

LEGEND

- 0.25 fc
- 0.5 fc
- 1.0 fc
- 3.0 fc

MH = 15ft
Grid = 15ft x 15ft



ARC2 LED P3 40K

Emergency Egress Options

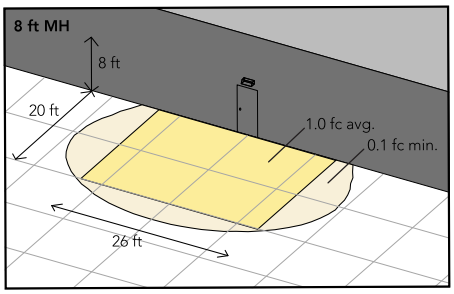
Emergency Battery Backup

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90minutes.

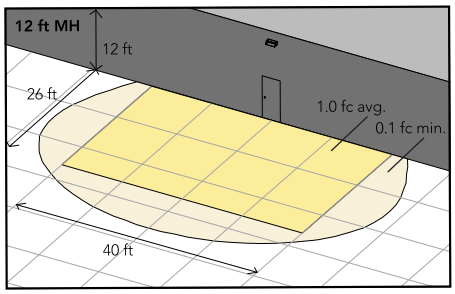
Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

The example below shows illuminance of 1 fc average and 0.1 fc minimum in emergency mode.

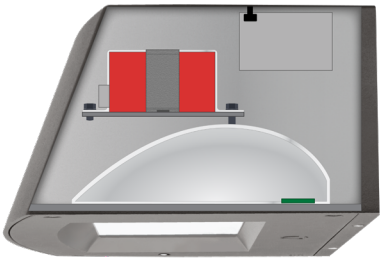
Grid = 10ft x 10ft



ARC2 LED 40K MVOLT E4WH



ARC2 LED 40K MVOLT E8WC



Self-contained solution for clean aesthetic

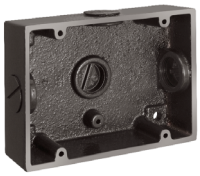
Mounting, Options & Accessories

E4WH and E8WC – Emergency Battery Backup

D = 6.5”

H = 5”

W = 11”



BBW – Standard Back Box

D = 1.5”

H = 4”

W = 5.5”

For surface conduit applications.
3/4" conduit entry holes.

FEATURES & SPECIFICATIONS

INTENDED USE
The clean architectural shape of the ARC LED was designed for applications such as hospitals, schools, malls, restaurants, and commercial buildings. The long-life LEDs and driver make this luminaire nearly maintenance-free.

CONSTRUCTION
The die-cast aluminum housing and door act as heat sinks to optimize thermal transfer from the light engine and driver to promote long-life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.

FINISH
Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS
Recessed lens to cut off high angle light and reduce glare. Combination of diffused lens and reflector design has low surface brightness creating a visually comfortable environment with great distribution. LEDs are fully hidden from view to eliminate pixelization and harsh glare. The ARC LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long-life (up to L88/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire is 0-10V dimmable.

INSTALLATION
The universal wall plate, supplied with the luminaire, fits multiple size junction boxes and supports it during wiring for easy installation. Built-in wet location wiring compartment on the luminaire to accommodate wiring connections for applications with no junction box. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS
CSA certified to U.S. and Canadian standards. Luminaire is IP65 rated. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International DarkSky Association (IDA) Fixture Seal of approval (FSA) is available for all products on this page utilizing 3000K color temperature only. Rated for -40°C minimum ambient.

WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:
www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

EELP
Life Safety and Lighting Products

Project

Type XD

Catalog Number

SPECIFICATIONS EMERGENCY

HOUSING
- Decorative low profile die-cast aluminum housing
- Available in white, black, brushed aluminum, or satin bronze finishes
- Stainless Steel hardware
- Full 90° Cutoff

ELECTRICAL
- Unit offered as AC only, or battery backup
- Dual 120/277V
- Operating Temperature: -20°C - 40°C (-4°F - 104°F)

BATTERY
- 3.6V, 5Ah Li-SOCl2 Battery
- LVD prevents battery from deep discharge
- Internal transfer switch automatically connects battery to lamp heads for 90-minute emergency illumination
- Two-rate charger initiates battery charge to recharge in battery in 24 hours

ILLUMINATION
- Sealed diffused lens
- 50,000 Hours
- 5300K standard; 2900 - 3800K available

MOUNTING
- Mounts directly to structural mullion beams in glass fronted entrances
- Suitable for wall or ceiling mount

CODE COMPLIANCE
- cETLus Listed for Outdoor Locations
- Meets UL924, NFPA 101, Life Safety Code, NEC, OSHA, Local and State Codes
- IP66 Rated
- BAA Compliant

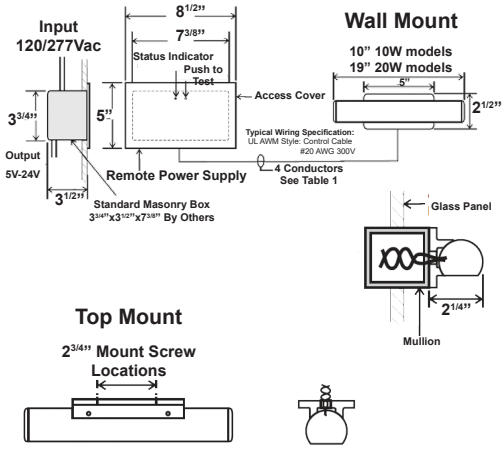
WARRANTY
- 5 Year

OMEL
Mullion Mount LED AC/EM Unit

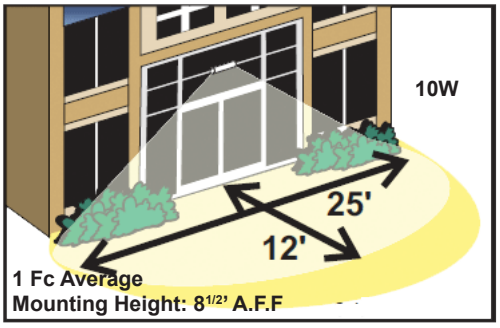
ORDERING INFORMATION

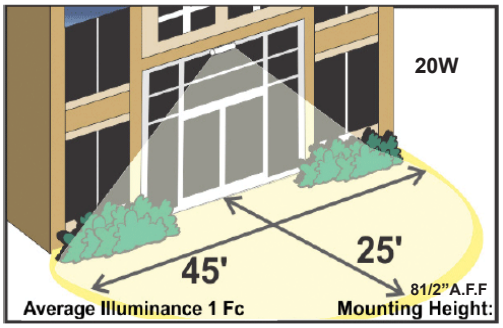
CATALOG#	Description
OMEL-10W-*-#	10W, 371 Lumens, AC Only
OMEL-10W-*-EM-#	10W, 494 Lumens, Battery Backup
OMEL-20W-*-#	20W, 742 Lumens, AC Only
OMEL-20W-*-EM-#	20W, 988 Lumens, Battery Backup
Specify Mounting; C-Ceiling Mount, W-Wall Mount	
#Specify Color; WH-White; BA-Brushed Aluminum; BZ-Bronze, BK-Black	

OPTIONS (Factory Installed)		
EM120	-	2 Hour Emergency Operation (replaces EM in part number)
SD	-	Self Diagnostics *(EM Models Only)*
SW120	-	Security Lighting with Control Switch-120V *(Standard EM Models)*
SW277	-	Security Lighting with Control Switch-277V *(Standard EM Models)*
SW-SD	-	Security Lighting with Control Switch for EM-SD models *(120/277V)*
2AC120	-	Dual AC Output - 120V
2AC277	-	Dual AC Output - 277V
CW1	-	Custom Window Filter - 3800K
CW2	-	Custom Window Filter - 3200K
CW3	-	Custom Window Filter - 2900K
CPY1	-	Canopy - 2" Height
CPY2	-	Canopy - 5" Height
CC	-	Custom Housing Color



SPACING GUIDELINES





Model #	Mounting Height (ft)	3' Wide Egress Path	6' Wide Egress Path	10' Wide Egress Path
OMEL-10W	8'	25'	25'	25'

SELF DIAGNOSTICS

STATUS	LED DISPLAY
NORMAL FULL CHARGE	GREEN ON
NORMAL FAST CHARGE	ORANGE ON
FAILED BATTERY	RED FLASH FAST
FAILED LAMP	GREEN FLASH
FAILED TRANSFER	ORANGE FLASH
FAILED CHARGER	RED FLASH SLOW

PROJECT COMMENTS

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

DATE: 10/27/2023

PROJECT NUMBER: SP2023-037
PROJECT NAME: Site Plan for Arms of America
SITE ADDRESS/LOCATIONS: 1601 E INTERSTATE 30

CASE CAPTION: Discuss and consider a request by Bart Gardner and James Belt of Gardner Construction on behalf of Corey Fleck of C2LA, LLC for the approval of a Site Plan for a Light Industrial Building on a 6.50-acre tract of land identified as Tracts 3-1, 3-2, 3-3 & 3-4 of the J. Lockhart Survey, Abstract No. 134 and Lots 1 & 2, Block A, Eastplex Inc. Park #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District and Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District and the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located at the northwest corner of the intersection of the IH-30 Frontage Road and Enterprise Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	10/26/2023	Needs Review

10/26/2023: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Bart Gardner and James Belt of Gardner Construction on behalf of Corey Fleck of C2LA, LLC for the approval of a Site Plan for a Light Industrial Building on a 6.50-acre tract of land identified as Tracts 3-1, 3-2, 3-3 & 3-4 of the J. Lockhart Survey, Abstract No. 134 and Lots 1 & 2, Block A, Eastplex Inc. Park #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District and Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District and the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located at the northwest corner of the intersection of the IH-30 Frontage Road and Enterprise Drive.

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 (SP2023-037) 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 and building elevations. 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 replat if any lot lines are adjusted, ROW is required, or any new easements are established.

M.6 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 _____, _____.

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

M.7 Site Plan:
(1) Please include the lot size in both acres and square feet in the Site Data. (Subsection 03.04. B, of Article 11, UDC)
(2) Please include the perimeter dimensions of the proposed building. (Subsection 03.04. B, of Article 11, UDC)
(3) Please indicate the front building setback, which is 25-feet. (Subsection 03.04. B, of Article 11, UDC)
(4) Please indicate any existing or proposed fire hydrants, and indicate any proposed fire lane. Fire lane should be labeled as, Fire Lane, Public Access, and Utility Easement. (Subsection 03.04. B, of Article 11, UDC)
(5) Based on the Master Thoroughfare Plan (MTP) the right-of-way indicated south of the existing building needs to be swapped for the internal road. (Subsection 03.04. B, of Article 11, UDC)
(6) The warehouse square footage is different on the site plan vs. the parking table. Please correct this. (Subsection 03.04. B, of Article 11, UDC)
(7) Please indicate any existing or proposed fence. The height and material should also be included. Please provide a detail for any proposed fencing. (Subsection 08.02. F, of Article 08, UDC)
(8) Is there any pad mounted utility equipment? If so, please indicate then and provide the required screening on the landscape plan. (Subsection 01.05. C, of Article 05, UDC)
(9) Are there any RTUs? If so, please crosshatch the RTUs on the building elevations (RTUs must be fully screened by an enclosed parapet system). (Subsection 01.05. C, of Article 05, UDC)
(10) 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 12'x10' and 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 be surrounded in 5-gallon evergreen shrubs. (Subsection 01.05. B, of Article 05, UDC)
(11) Please provide a note that there shall not be any outside storage; as outside storage is not permitted within the IH-30 Overlay District. (Subsection 03.04. B, of Article 11, UDC)

M.8 Landscape Plan:
(1) Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (See Sec. 2.1 of the Site Plan checklist)
(2) Landscape Table revisions: (Subsection 05.03. B, of Article 08, UDC)
(a) All canopy tree shall be 4" caliper.
(b) All shrubs shall be 5-gallon.
(c) Desert Willow only needs to be 4' at the time of planting.
(3) The landscape buffer is 10-feet along the "internal road." (Subsection 05.03. B, of Article 08, UDC)
(4) Please delineate the 20-foot landscape buffer along the E. I-30 Frontage road and the 10-foot landscape buffer along Enterprise Drive. (Subsection 05.03. B, of Article 08, UDC)
(5) Within the 10-foot landscape buffer there should be a berm, and one (1) canopy and one (1) accent tree per 50 linear feet (i.e. there should be four (4) canopy trees and four (4) accent trees). (Subsection 05.03. B, of Article 08, UDC)
(6) The detention pond is required to have one (1) canopy tree per 750 SF and one (1) accent tree per 1,500 SF of detention area. Consider putting this landscaping along the north property line. This would continue the same design scheme as the landscaping on the east property line. (Subsection 05.03. D, of Article 08, UDC)
(7) Provide note indicating irrigation will meet requirements of UDC. (Subsection 05.04, of Article 08, UDC)

M.9 Photometric Plan:
(1) Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (See Sec. 2.1 of the Site Plan checklist)
(2) The foot-candles cannot exceed 0.2 FC at the property lines. (Subsection 03.03. G, of Article 07)
(3) No light pole, base or combination thereof shall exceed 20 feet. (Subsection 03.03. D, of Article 07)
(4) Up lighting is not permitted for any of the proposed light fixtures. (Subsection 03.03, of Article 07)

M.10 Building Elevations:
(1) Exterior walls should consist of 90% masonry materials excluding doors and windows. This will be a variance. (Subsection 05.01. A, of Article 05, UDC)
(2) At least 20% natural or quarried stone shall be utilized on each façade. This will be a variance. (Subsection 05.01. A, of Article 05, UDC)
(3) The minimum roof pitch is 6:12, please correct any that do not comply. (Subsection 05.01, of Article 05, UDC)
(4) The articulation requirement for wall length (i.e. wall length = 4 x height) is not met. (Subsection 05.01, of Article 05, UDC)

I.11 Staff has identified the following exception(s) and variance(s) associated with the proposed request: [1] 20% stone, [2] 90% masonry material, and [3] 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. Consider [1] providing a row of landscaping, composed of evergreen shrubs and accent trees, along the west and north sides of the proposed building, and [2] continue the stone wainscot along the east side of the building; these could work as good compensatory measures for the requested variances.

I.12 Please note that failure to address all comments provided by staff by 3:00 PM on November 7, 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.13 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 November 7, 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 November 14, 2023 Planning & Zoning Meeting.

I.14 Please note the scheduled meetings for this case:
1) Planning & Zoning Work Session meeting will be held on November 1, 2023.
2) Planning & Zoning meeting/public hearing meeting will be held on November 14, 2023.

I.15 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). A representative(s) must 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	Madelyn Price	10/24/2023	Approved w/ Comments

10/24/2023: 1. You will need to get acquire easement from property owner for this 20' easement.
2. Is this a water main stub? Please label.
3. Show as 60' of dedicated ROW.
4. 10' Utility easement along all roadways.
5. 12" main, 12" and 6" valves.
6. Dimension these parking spaces.
7. 10' minimum from sewer main and the building.
8. 5/8" or 1"... no 1/2"
9. Property line?
10. Will the 8" loop be able to provide for the 12"? one off the 8" may need to be a 12".

General Library Comments:
General Items:
- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20'. No structures allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.

Drainage Items:
- Detention is required. Calculations based by zoning. Detention is not allowed in flood plain.
- Detention pond shall be in a drainage easement.
- Dumpster to go through oil/water separator before draining to the storm lines.

- Will need a flood study if you are touching the existing floodplain.
- Building FF will need to be 2' above the floodplain elevation and 100-yr WSEL of detention pond, and parking to be 1' above floodplain.

Water and Wastewater Items:
- 8" water will need to be looped in around the site.
- Water main is located along IH30 and Justin Road. Water main must be extended along Enterprise Road.
- Only one "use" can be off a dead-end water line (Domestic service, irrigation, fire hydrant, or fire line).
- Sanitary sewer is located on the west side of the property in a 15' easement. No structures may be placed within this easement.
- Commercial sanitary sewer service line size is minimum 6" and must connect to a manhole.
- Water to be 10' separated from storm and sewer lines.
- City's Master Water plan calls for a 12" water main to cross the southeast corner of the property.

Roadway Paving Items:
- Parking will not be allowed to back onto public roadway
- Parking to be 20'x9'.
- Drive isles to be 24' wide.
- No dead end parking allowed. Must connect through or have a turnaround.
- All new paving to be reinforced concrete.
- Must verify that there is 50' ROW for Enterprise Dr. Fire Department will need minimum 24' of all weather surface (gravel and asphalt not allowed to be used) from IH-30 to site.
Must have an approved turn around.
-City's master thoroughfare plan calls for a 4 lane roadway within a 65' ROW in this area. Dedicate 32.5' of ROW will be required and pave 24' to meet City Standards.
- Enterprise will need underground storm sewer.

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	10/27/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/26/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	10/23/2023	Approved

No Comments

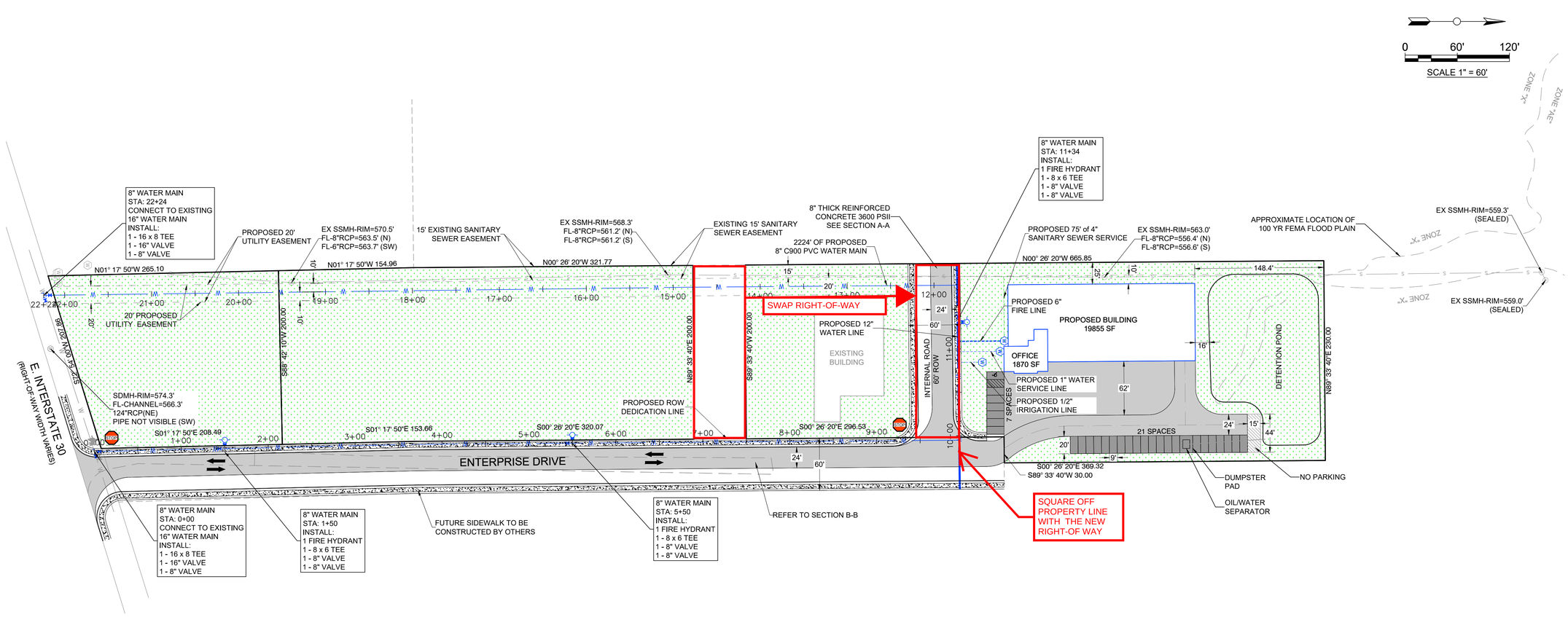
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	10/24/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	10/24/2023	Approved w/ Comments

10/24/2023: 1. Monterey Oak is approved for use on this site.
2. All shade / canopy trees are required to be 4" caliper minimum per ordinance
3. Tifway 419 is a great turfgrass, but nay new varieties are better with drought tolerance, wear tolerance, shade tolerance and cold tolerance such as TifTuf or Tahoma 31.

4. Please provide detention pond landscape calculations



NOTES:

1. CONTRACTOR SHALL FIELD LOCATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. ONLY VISUALLY APPARENT UTILITIES SHOWN ON THE PLANS. CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH ANY UNDERGROUND UTILITY PROVIDERS THAT EXISTS IN THE AREA.
3. WATER AND SANITARY SEWER LINES SHALL MAINTAIN A MINIMUM OF 10' SEPARATION.
4. CONTRACTOR TO COORDINATE WITH THE PROPERTY OWNER WHEN REPLACING THE CONCRETE DRIVE TO NOT TO INTERRUPT TRAFFIC FLOW TO/FROM THE LOT.

PRIVATE UTILITY NOTE:

"ALL WASTEWATER WORK DESIGNATED AS "PRIVATE" IN THIS SET OF PLANS SHALL BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL PLUMBING CODE, PERMITTED AND INSPECTED BY THE CITY BUILDING INSPECTION DEPARTMENT AND INSTALLED BY A LICENSED PLUMBER."

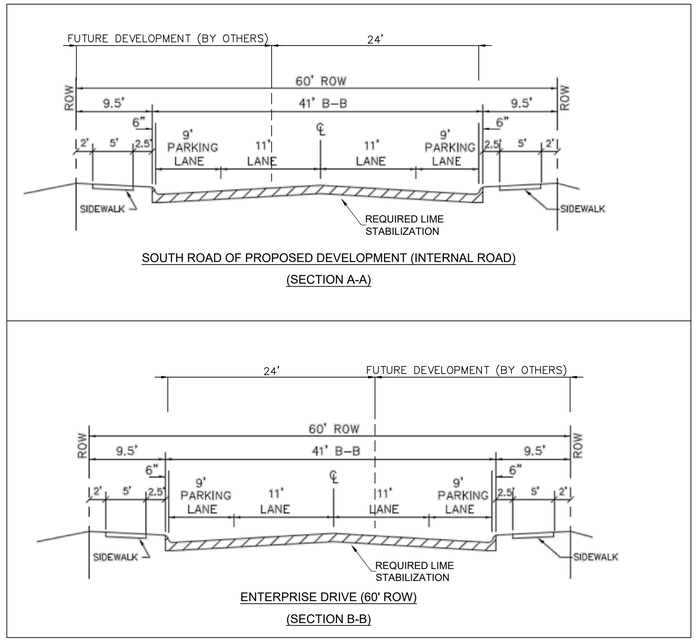
SITE DATA:

TOTAL SITE AREA = 6.58 AC
TOTAL GREEN SPACE / LANDSCAPE AREA = 5.14 AC
NO. OF PROPOSED BUILDINGS = 1
PARKING DIMENSIONS = 9' X 20'

	WAREHOUSE AND OFFICE PARKING CALCULAITONS				
No. OF BUILDING	**TOTAL FLOOR AREA (SF)**	**BUILDING TYPE**	**PARKING CRITERIA**	**PARKING REQUIRED**	**PARKING PROVIDED**
1	17985	WAREHOUSE WITH INSIDE STORAGE	1\1000 SF	18	20
1	1870	OFFICES	1\300 SF	6	7
HANDICAPPED PARKING SPACES			1/25 SPACES		1
TOTAL PARKING SPACES				24	28

NOTE:

PAVING THICKNESS SHOWN IN PLANS IS FOR INFORMATION PURPOSE ONLY. THE OWNER IS RESPONSIBLE FOR CONTACTING A GEOTECH ENGINEER FOR ALL SOIL RELATED WORKS SUCH AS PAVING, FOUNDATION, EARTHWORK, AND RETAINING WALLS.



SITE PLAN.dwg

SITE PLAN

NOT FOR CONSTRUCTION

No.	Revision/Issue	Date

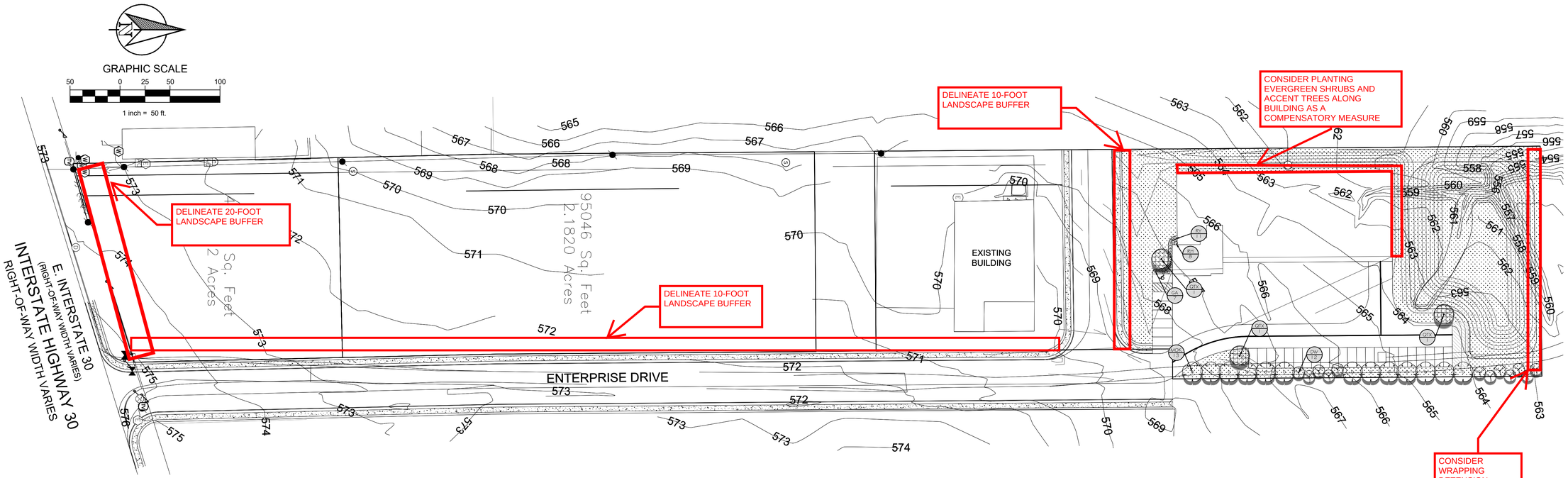
Firm Name and Address

TURNKEY TRACT
2770 MAIN ST #171
FRISCO, TX 75033
F-22283
nkcivilengineer4@gmail.com
214-483-1599

Project Name and Address

1601 E INTERSTATE 30
ROCKWALL, TEXAS 75087

Project	Sheet
Date 08/18/2023	01 / 01
Scale	



PLANT_SCHEDULE

TREES	CODE	COMMON / BOTANICAL NAME	SIZE	CONTAINER	QTY
	DW	Desert Willow / Chilopsis linearis min. 12' ht; street tree	3" Cal.	Cont.	12
	MOK	Monterey Oak / Quercus polymorpha `Monterey` min. 12' ht; street tree	3" Cal.	Cont.	13
	QTX	Shumard Oak / Quercus shumardii min. 12' ht; parking lot tree	3" Cal.	Cont.	3
SHRUBS	**CODE**	**COMMON / BOTANICAL NAME**	**SIZE**		**QTY**
	GA	Glossy Abelia / Abelia grandiflora 36" o.c	5 gal		7
	RY	Red Yucca / Hesperaloe parviflora 30" o.c.	3 gal		11
	RH	Indian Hawthorn / Raphiolepsis Indica `Snow` 36" o.c.	5 gal		8
GROUND COVERS	**CODE**	**COMMON / BOTANICAL NAME**	**SIZE**		**QTY**
	CD	Bermuda Grass / Cynodon dactylon `tif 419`	sod		47,240 sf

LANDSCAPE STANDARDS

05.01 LANDSCAPE BUFFERS - NON-RESIDENTIAL	
ENTERPRISE DR.:	20' WIDE BUFFER REQ. W/ 3 CANOPY + 4 ACCENT
±365' STREET FRONTAGE	TREE PER 100 LIN. FT. OF FRONTAGE; GROUND COVER, BUILT-UP BERM AND SHRUBBERY ALONG ENTIRE FRONTAGE, 30" HIGH, MIN.
REQUIRED PLANTING:	13 CANOPY TREES, 12 ACCENT TREES, W/ SHRUBS
PROVIDED 30' BUFFER:	13 NEW CANOPY TREES; 12 ACCENT TREES
WEST PROPERTY LINE BUFFER:	NOT REQUIRED. PROPERTY ZONED COMMERCIAL (C)
05.02 LANDSCAPE SCREENING	
REQ. HEADLIGHT SCREENING	HEAD-IN PARKING ADJ. TO STREET SHALL INCORP. MIN. 2' BERM W/ MATURE EVERGREEN SHRUBS ALONG ENTIRE PARKING AREAS
PROVIDED SCREENING	N/A
SCREENING FROM RESIDENTIAL	N/A
05.03 LANDSCAPE REQUIREMENTS - COMMERCIAL (C) DISTRICT	
TOTAL SITE AREA:	144,251 SF
LANDSCAPE AREA REQUIRED TOTAL SITE:	28,850 SF (20%)
LANDSCAPE PROVIDED, TOTAL SITE:	±29,121 SF
LOCATION OF LANDSCAPING:	MIN. 50% OF REQ. LANDSCAPING SHALL BE LOCATED IN THE FRONT OF & ALONG THE SIDE OF BUILDINGS W/ STREET FRONTAGE.
LANDSCAPE AREAS IN FRONT & SIDES OF BUILDINGS:	102,608 SF (17.4%)
MIN. SIZE OF AREAS:	ALL REQ. LANDSCAPING SHALL BE NO LESS THAN 5' WIDE AND A MIN. OF 25 SF IN AREA
PARKING LOT LANDSCAPING	MIN. 5% OR 200 SF OF LANDSCAPING, WHICHEVER IS GREATER, IN THE INTERIOR OF PARKING LOT AREA.
PROPOSED PARKING AREA:	±6,400 SF
REQ. PARKING LOT LANDSCAPING:	±320 SF (6,400 x 5%) AND (1) LG. CANOPY TREE FOR EVERY 10 PARKING SPACES INTERNAL TO PARKING AREAS (PARKING AREA OVER 20,000 SF) REQ. PARKING SPACES MUST BE WITHIN 80' OF A CANOPY TREE TRUNK
PROPOSED PARKING LOT LANDSCAPING:	±1,200 SF
TREES PROVIDED:	28 PARKING SPACES / 10 = 28 (3) TREES 3 CANOPY TREES

GENERAL GRADING AND PLANTING NOTES

1. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
3. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
   a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
   b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
   c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
   d. AFTER INSTALLING SOIL AMENDMENTS IN SHRUB AREAS, AND IN ORDER TO ALLOW FOR PROPER MULCH DEPTH, ENSURE THAT THE FINISH GRADE IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES IS 3" BELOW FINISH GRADE, TAPERING TO MEET FINISH GRADE AT APPROXIMATELY 18" AWAY FROM THE SURFACE.
   e. AFTER INSTALLING SOIL AMENDMENTS IN TURF AREAS, ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES IS 1" BELOW FINISH GRADE, TAPERING TO MEET FINISH GRADE AT APPROXIMATELY 18" AWAY FROM THE SURFACE.
   f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
4. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
   a. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
   b. **NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.** IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
   c. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
5. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
6. PROVIDE HYDROMULCH FOR ALL DISTURBED LANDSCAPE AREAS OUTSIDE PROPERTY LIMITS.
7. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

PLANTING AND IRRIGATION GUARANTEE

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

EVERGREEN
DESIGN GROUP
(800) 680-6630
15455 Dallas Pkwy., Ste 600
Addison, TX 75001
www.EvergreenDesignGroup.com

REGISTERED LANDSCAPE ARCHITECT
DANIEL REECE
STATE OF TEXAS
9-20-23

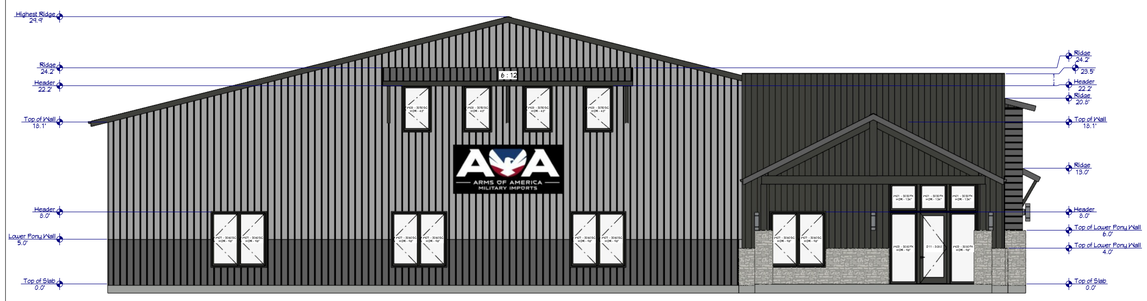
Project Name
Arms of America
Rockwall, TX

LANDSCAPE PLANTING

Date	Comment

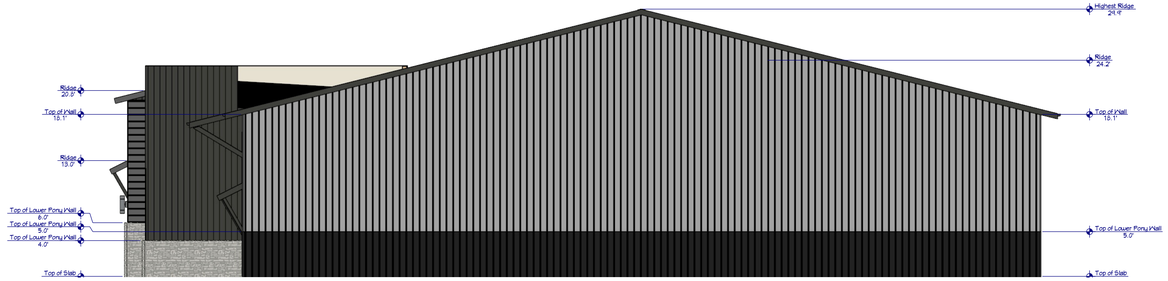
Project Number	
Date	XX/XX/2018
Drawn By	LML
Checked By	LML/RM

LP-1



Exterior Elevation Front

ELEVATION MATERIALS (EXCLUDING ROOF AND DOORS & WINDOWS):
95% METAL
5% STONE



Exterior Elevation Back

ELEVATION MATERIALS (EXCLUDING ROOF AND DOORS & WINDOWS):
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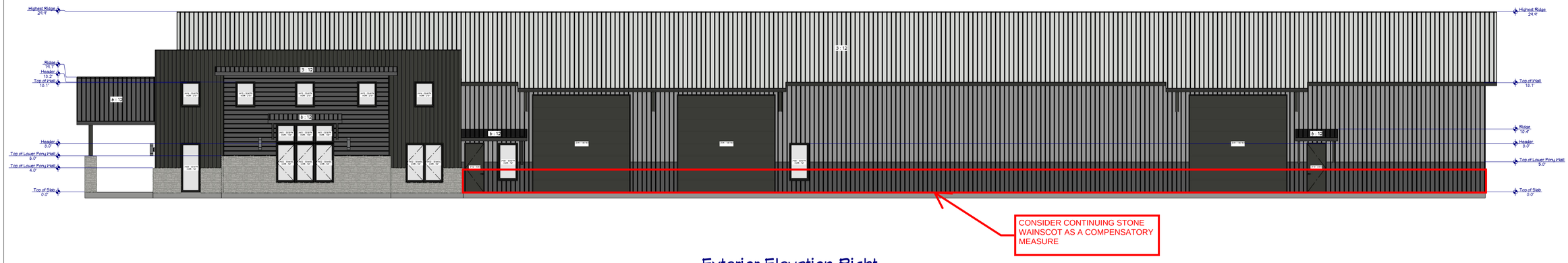
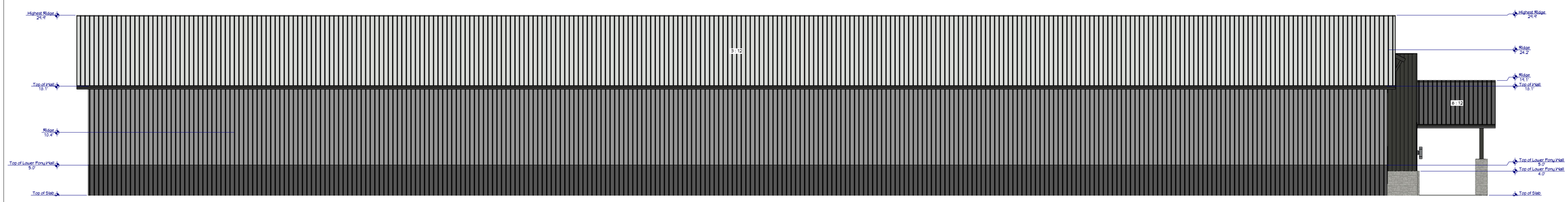
3% STONE



CONSIDER CONTINUING STONE WAINSCOT AS A COMPENSATORY MEASURE

Exterior Elevation Right

ELEVATION MATERIALS (EXCLUDING ROOF AND DOORS & WINDOWS):
82% METAL
18% STONE



Exterior Elevation Left

ELEVATION MATERIALS (EXCLUDING ROOF AND DOORS & WINDOWS):
99% METAL
1% STONE

SCALE: 1/8" = 1'

EXTERIOR MATERIALS:	
SOFFIT:	METAL
SIDING:	R PANEL
ACCENT SIDING	R PANEL
ROOF:	R PANEL
ROOF/AWNINGS:	R PANEL
PORCH POSTS:	8" METAL COLUMNS, BLACK
POST BASES (IF APPLICABLE):	CHOPPED LEUDER POST BASES
	(SEE STYLE SHEET FOR ADDITIONAL INFO.)

REV 03

HOME DESIGNED BY:
AARON HAMILTON
ABIDE HOME DESIGNS
ROYSE CITY, TX / 972-533-0959
AARON@ABIDEHOMEDESIGNS.COM

ELEVATIONS

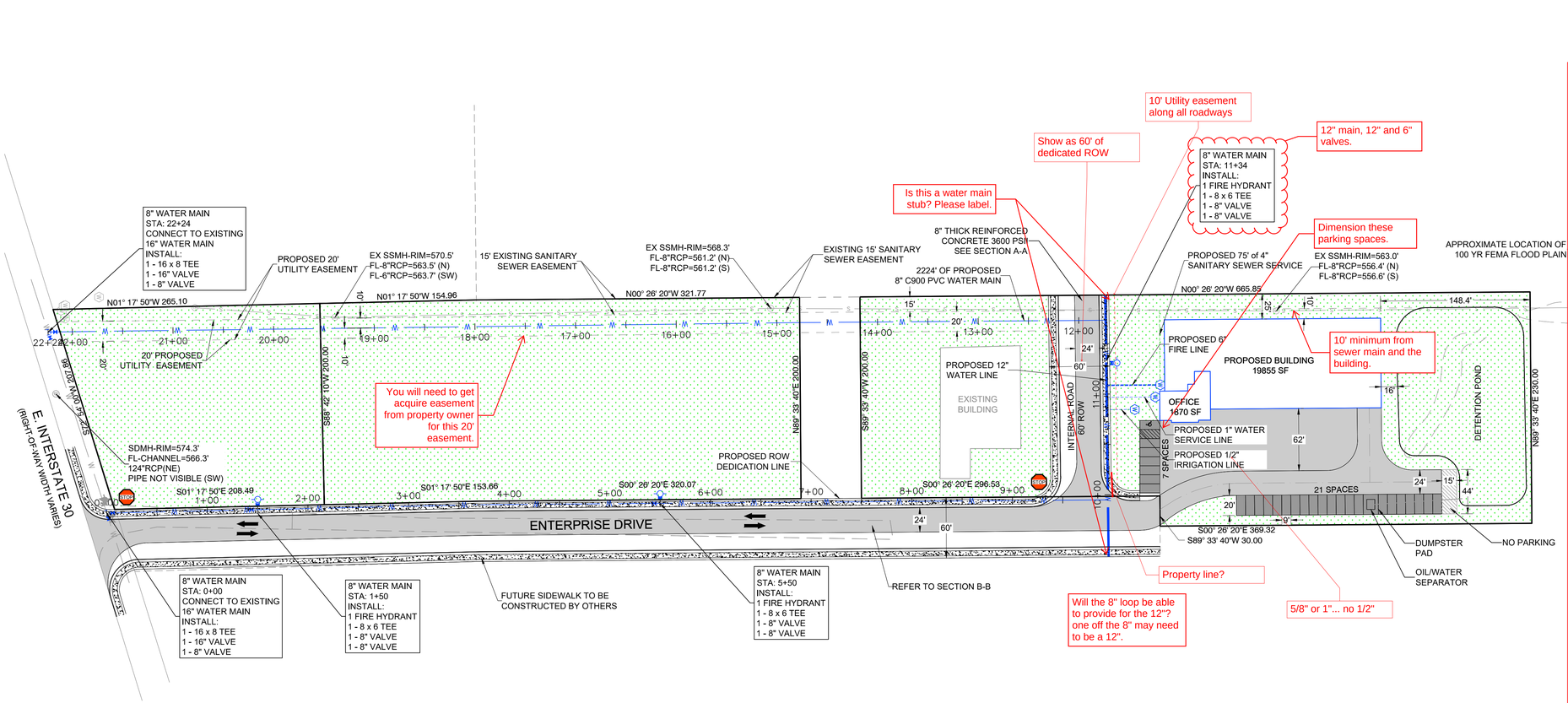
ARMS OF AMERICA
ENTERPRISE DR
ROCKWALL, TX

ABIDE HOME DESIGNS

DATE:
10/23/2023

SCALE:
1/8"=1'

SHEET:
2



NOTES:

1. CONTRACTOR SHALL FIELD LOCATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. ONLY VISUALLY APPARENT UTILITIES SHOWN ON THE PLANS. CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH ANY UNDERGROUND UTILITY PROVIDERS THAT EXISTS IN THE AREA.
3. WATER AND SANITARY SEWER LINES SHALL MAINTAIN A MINIMUM OF 10' SEPARATION.
4. CONTRACTOR TO COORDINATE WITH THE PROPERTY OWNER WHEN REPLACING THE CONCRETE DRIVE TO NOT TO INTERRUPT TRAFFIC FLOW TO/FROM THE LOT.

PRIVATE UTILITY NOTE:

"ALL WASTEWATER WORK DESIGNATED AS "PRIVATE" IN THIS SET OF PLANS SHALL BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL PLUMBING CODE, PERMITTED AND INSPECTED BY THE CITY BUILDING INSPECTION DEPARTMENT AND INSTALLED BY A LICENSED PLUMBER."

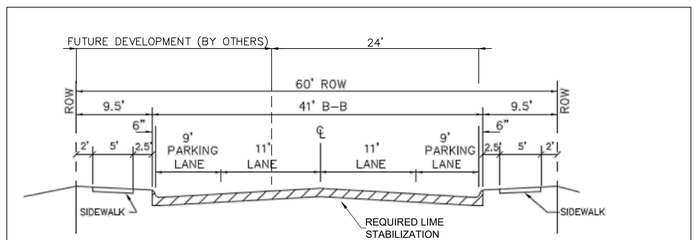
SITE DATA:

TOTAL SITE AREA = 6.58 AC
TOTAL GREEN SPACE / LANDSCAPE AREA = 5.14 AC
NO. OF PROPOSED BUILDINGS = 1
PARKING DIMENSIONS = 9' X 20'

	WAREHOUSE AND OFFICE PARKING CALCULAITONS				
No. OF BUILDING	**TOTAL FLOOR AREA (SF)**	**BUILDING TYPE**	**PARKING CRITERIA**	**PARKING REQUIRED**	**PARKING PROVIDED**
1	17985	WAREHOUSE WITH INSIDE STORAGE	1\1000 SF	18	20
1	1870	OFFICES	1\300 SF	6	7
HANDICAPPED PARKING SPACES			1/25 SPACES		1
			TOTAL PARKING SPACES	24	28

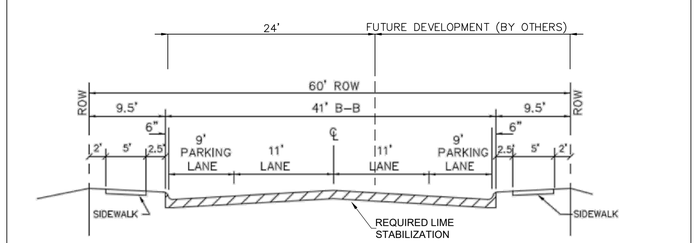
NOTE:

PAVING THICKNESS SHOWN IN PLANS IS FOR INFORMATION PURPOSE ONLY. THE OWNER IS RESPONSIBLE FOR CONTACTING A GEOTECH ENGINEER FOR ALL SOIL RELATED WORKS SUCH AS PAVING, FOUNDATION, EARTHWORK, AND RETAINING WALLS.



SOUTH ROAD OF PROPOSED DEVELOPMENT (INTERNAL ROAD)

(SECTION A-A)



ENTERPRISE DRIVE (60' ROW)

(SECTION B-B)

General Items:
- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20'. No structures allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.

Drainage Items:
- Detention is required. Calculations based by zoning. Detention is not allowed in flood plain.
- Detention pond shall be in a drainage easement.
- Dumpster to go through oil/water separator before draining to the storm lines.
- Will need a flood study if you are touching the existing floodplain.
- Building FF will need to be 2' above the floodplain elevation and 100-yr WSEL of detention pond, and parking to be 1' above floodplain.

Water and Wastewater Items:
- 8" water will need to be looped in around the site.
- Water main is located along IH30 and Justin Road. Water main must be extended along Enterprise Road.
- Only one "use" can be off a dead-end water line (Domestic service, irrigation, fire hydrant, or fire line).
- Sanitary sewer is located on the west side of the property in a 15' easement. No structures may be placed within this easement.
- Commercial sanitary sewer service line size is minimum 6" and must connect to a manhole.
- Water to be 10' separated from storm and sewer lines.
- City's Master Water plan calls for a 12" water main to cross the southeast corner of the property.

Roadway Paving Items:
- Parking will not be allowed to back onto public roadway
- Parking to be 20'x9'.
- Drive isles to be 24' wide.
- No dead end parking allowed. Must connect through or have a turnaround.
- All new paving to be reinforced concrete.
- Must verify that there is 50' ROW for Enterprise Dr. Fire Department will need minimum 24' of all weather surface (gravel and asphalt not allowed to be used) from IH-30 to site. Must have an approved turn around.
-City's master thoroughfare plan calls for a 4 lane roadway within a 65' ROW in this area. Dedicate 32.5' of ROW will be required and pave 24' to meet City Standards.
- Enterprise will need underground storm sewer.

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".

Texas 811

SITE PLAN.dwg

PLAN

URNKEY
RACT

ISTRUCTION

Issue	Date

Y TRACT
N ST #171
X 75033
283
4@gmail.com
3-1599

ERSTATE 30
TEXAS 75087

Project	Sheet
Date 08/18/2023	01 / 01
Scale	

LAYOUT: 8- UTILITY PLAN

PATH: C:\Users\TT Engineer\OneDrive\300_2007 Arms of America Rockwall\DRAWINGS\

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. SP2023-037

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	1601 ±/INTESTATE 30, ROCKWALL, TEXAS 75087				
SUBDIVISION	J LOCKHART	LOT	A0134	BLOCK	3-2
GENERAL LOCATION	JOHN KING & I-30 (NW CORNER)				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	C2		CURRENT USE	VACANT	
PROPOSED ZONING	C2		PROPOSED USE		
ACREAGE	6.5	LOTS [CURRENT]	5	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	C2LA, LLC	☑ APPLICANT	GARDNER CONSTRUCTION
CONTACT PERSON	CORY FLECK	CONTACT PERSON	BART GARDNER / JAMES BELT
ADDRESS	382 RANCH TRAIL	ADDRESS	15950 STATE HIGHWAY 205
CITY, STATE & ZIP	ROCKWALL TX 75032	CITY, STATE & ZIP	TERRELL TX 75160
PHONE	469-338-0262	PHONE	214-675-4435
E-MAIL	CORY@ARMSOFAMERICA.COM	E-MAIL	BART@GARDNER-CONSTRUCTION.COM

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED James Belt [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 $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 26 DAY OF Sept., 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."

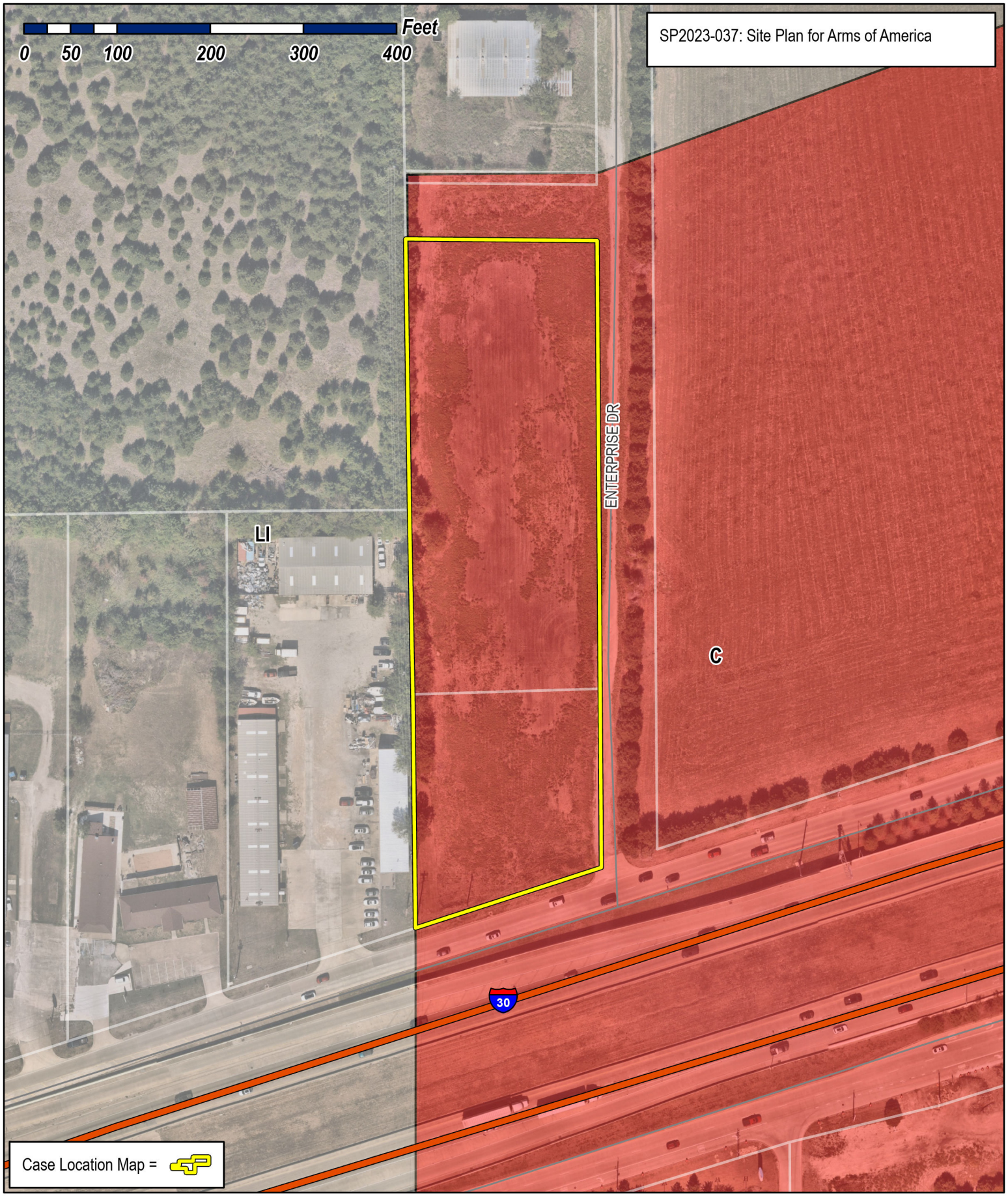
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 26 *DAY OF* Sept *, 20* 23

OWNER'S SIGNATURE [signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Molly Faye Jacks

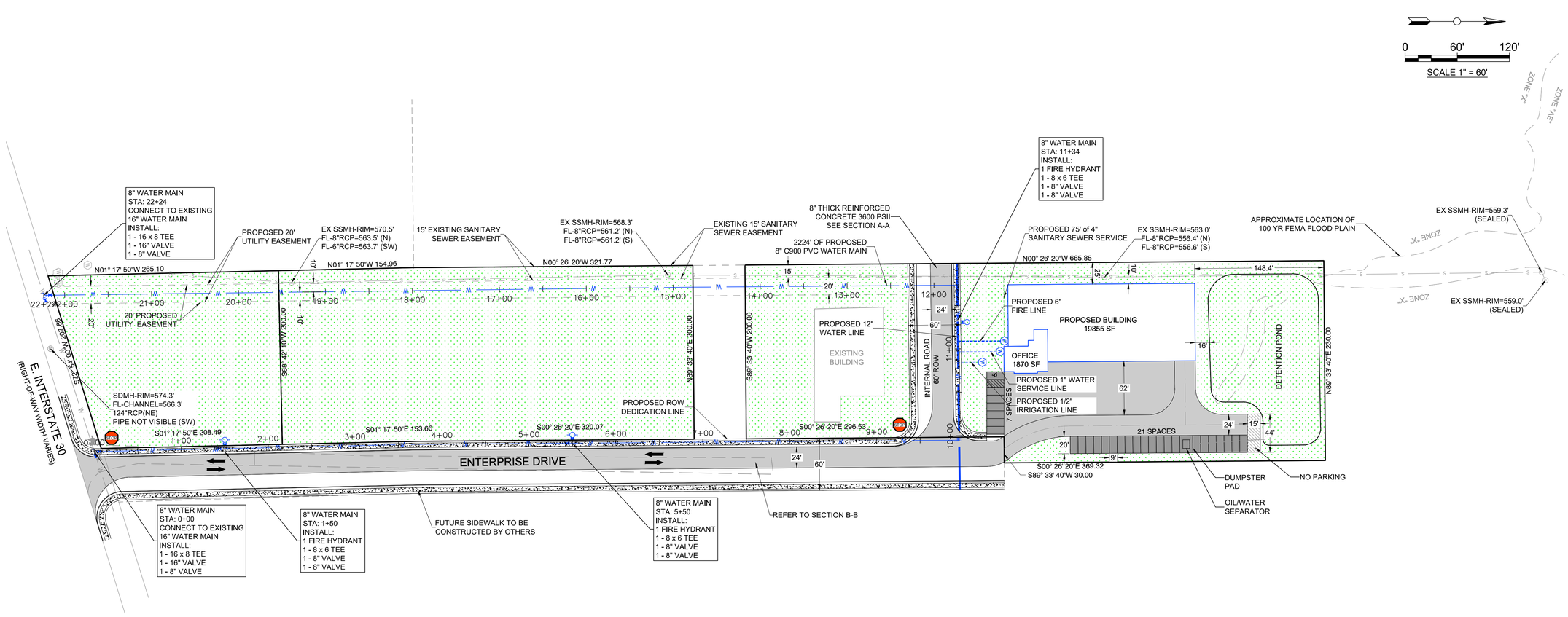
NOTARY PUBLIC STATE OF TEXAS
MOLLY FAYE JACKS
Notary Public
State of Texas
ID # 129064821
My Comm Expires 07-24-24

MY COMMISSION EXPIRES



City of Rockwall

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



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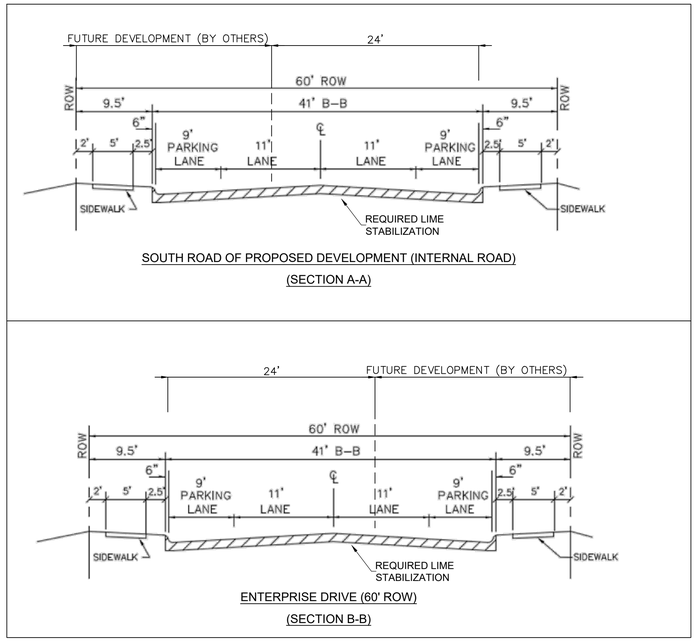


SITE PLAN.dwg

SITE PLAN

NOT FOR CONSTRUCTION

No.	Revision/Issue	Date

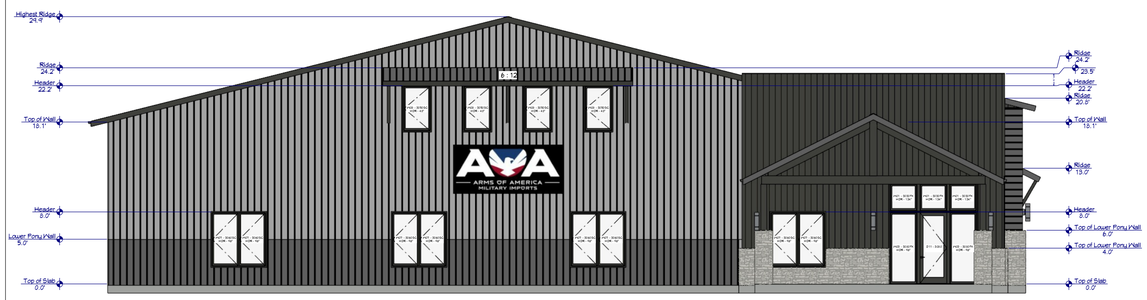
Firm Name and Address

TURNKEY TRACT
2770 MAIN ST #171
FRISCO, TX 75033
F-22283
nkcivilengineer4@gmail.com
214-483-1599

Project Name and Address

1601 E INTERSTATE 30
ROCKWALL, TEXAS 75087

Project	Sheet
Date 08/18/2023	01 / 01
Scale	



Exterior Elevation Front

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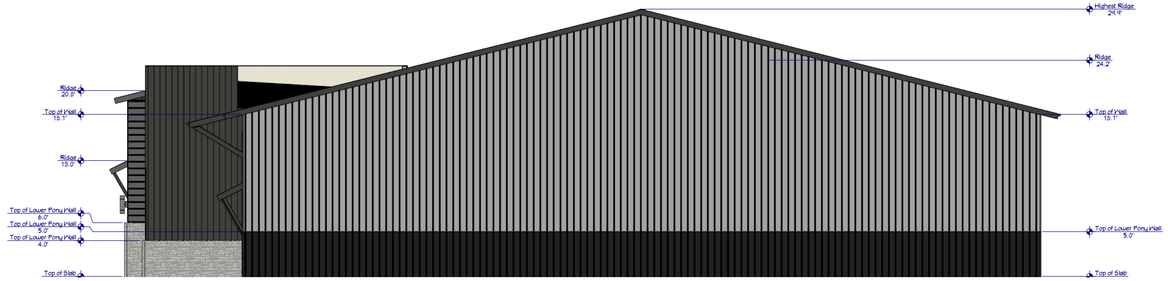

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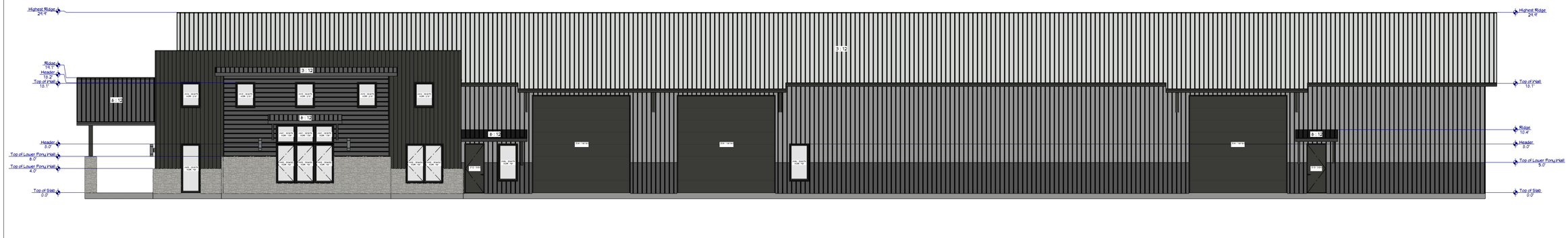

Exterior Elevation Right

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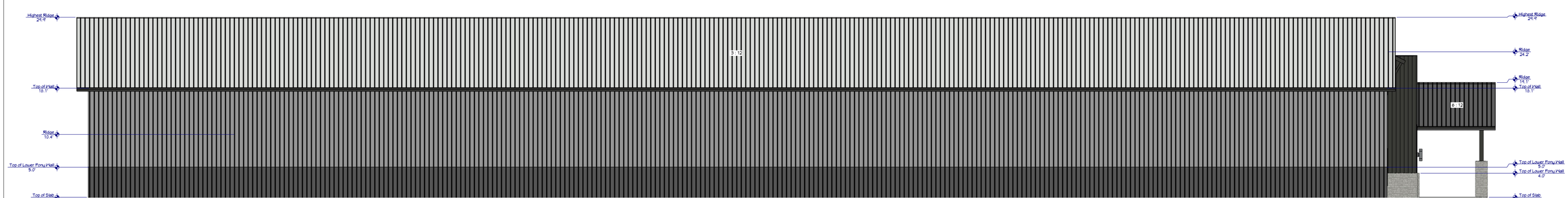
18% STONE



Exterior Elevation Left

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PORCH POSTS:	8" METAL COLUMNS, BLACK
POST BASES (IF APPLICABLE):	CHOPPED LEUDER POST BASES
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REV 03

HOME DESIGNED BY:
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AARON@ABIDEHOMEDESIGNS.COM

ELEVATIONS

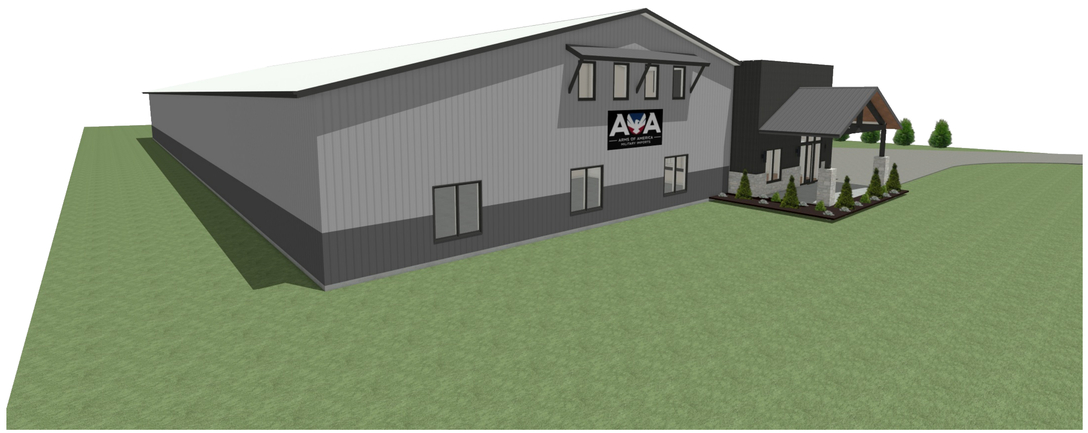
ARMS OF AMERICA
ENTERPRISE DR
ROCKWALL, TX

ABIDE HOME DESIGNS

DATE:
10/23/2023

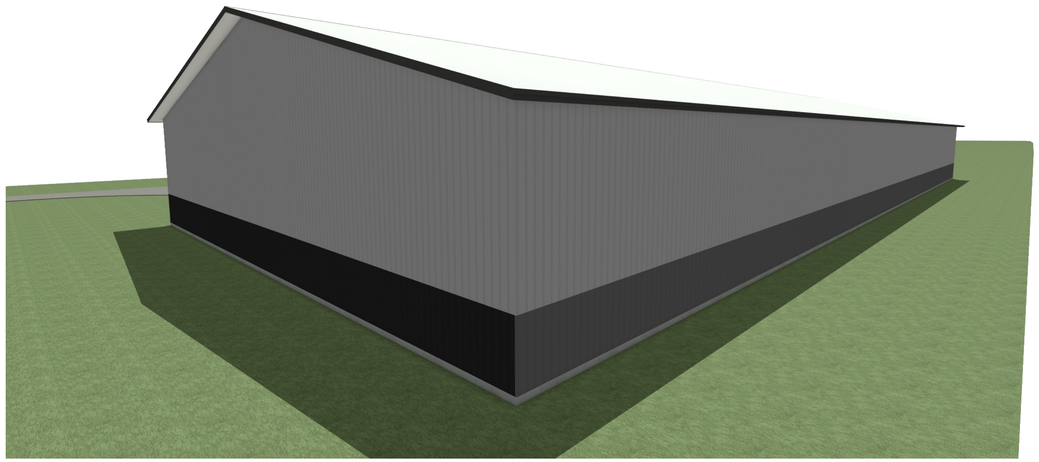
SCALE:
1/8"=1'

SHEET:
2

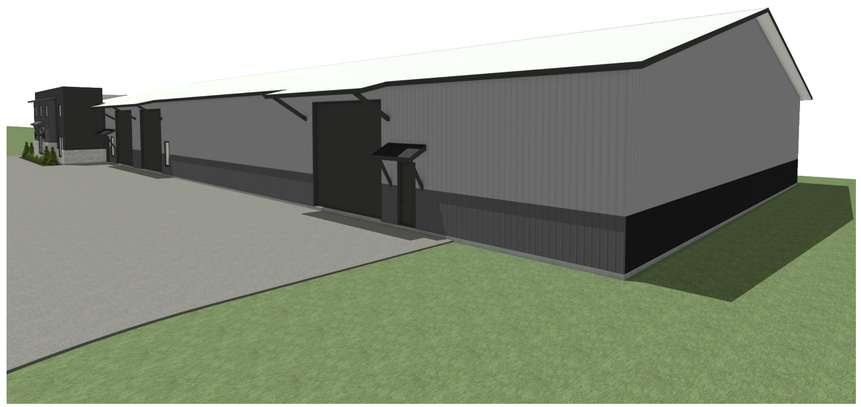


FRONT-LEFT

FRONT-RIGHT



BACK-LEFT



BACK-RIGHT

GENERAL NOTES:

THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

BUILDING PERFORMANCE:

HEAT LOSS CALCULATIONS SHALL COMPLY WITH THE REQUIREMENTS OF REGIONAL AND LOCAL CODES. SEE CALCULATIONS. PORCHES, DECKS, FOUNDATION, FIREPLACE ENCLOSURES, AND GARAGE AREAS NOT INCLUDED IN LIVING AREA. ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR. ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.

Layout Page Table

TOTAL OFFICE HEATED SF:	1853 SF
TOTAL SLAB SF:	20,273 SF (INCLUDES SHEET/STONE LEDGE)
TOTAL PORCHES UNDER ROOF:	317 SF
TOTAL WAREHOUSE:	18,103 SF
TOTAL UNDER ROOF SF:	20,273 SF

Revision Table

Label	Date	Revised By	Description
REV 01	1/12/2021	AJH	INITIAL PLAN DEVELOPMENT
REV 03	10/2/2023	AJH	BUILDING & SITE PLAN UPDATES

-INTERIOR & EXTERIOR 3D MODEL AVAILABLE (AS NEEDED) UPON REQUEST
-2D ELECTRONIC CAD FILE AVAILABLE (.DWG, .DXF) UPON REQUEST
-PLEASE REQUEST EITHER HOMEOWNER OR VIA DESIGNER CONTACT INFO

BUILDING CONTRACTOR/HOME OWNER
TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS, LOCAL CODE/BUILDER REQUIREMENTS & CONNECTIONS BEFORE CONSTRUCTION BEGINS.

MIN. CODE RECOMMENDATIONS:
ELECTRICAL SYSTEM CODE: SEC.2701
MECHANICAL SYSTEM CODE: SEC.2801
PLUMBING SYSTEM CODE: SEC.2901
(CONSULT LOCAL/CITY BUILDING REQUIREMENTS)

REV 03

HOME DESIGNED BY:
AARON HAMILTON
ABIDE HOME DESIGNS
ROYSE CITY, TX/ 972-533-0959
AARON@ABIDEHOMEDESIGNS.COM

PROJECT OVERVIEW

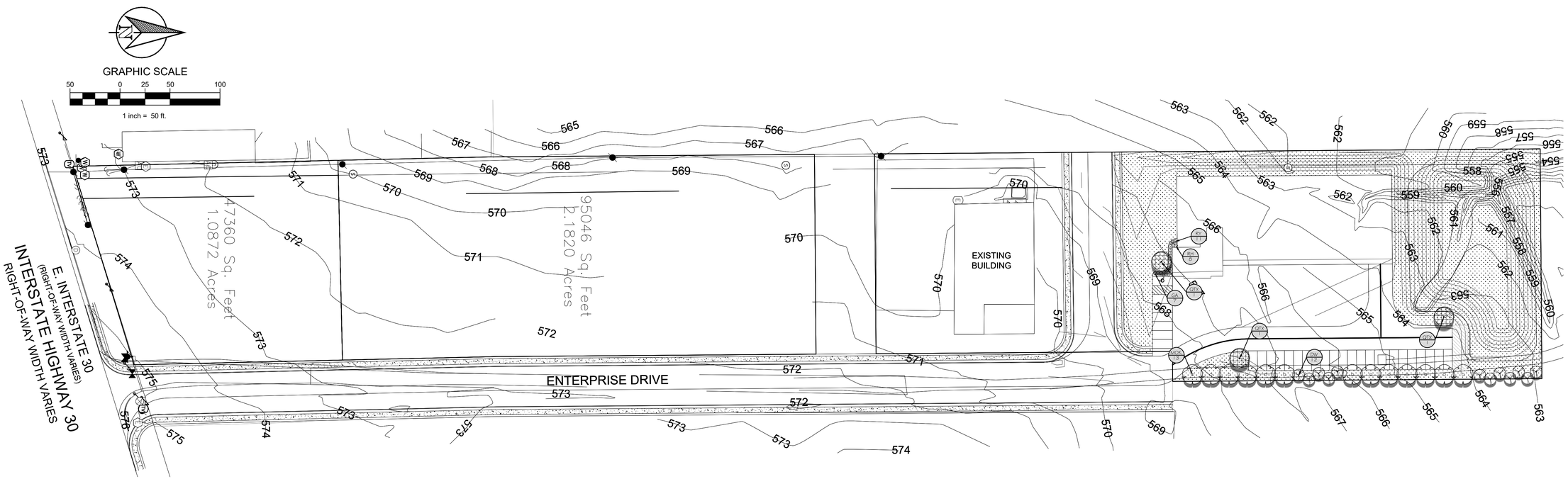
ARMS OF AMERICA
ENTERPRISE DR
ROCKWALL, TX

ABIDE HOME DESIGNS

DATE:
10/23/2023

SCALE:
1/8"=1'

SHEET:
1



PLANT_SCHEDULE

TREES	CODE	COMMON / BOTANICAL NAME	SIZE	CONTAINER	QTY
	DW	Desert Willow / Chilopsis linearis min. 12' ht; street tree	3" Cal.	Cont.	12
	MOK	Monterey Oak / Quercus polymorpha `Monterey` min. 12' ht; street tree	3" Cal.	Cont.	13
	QTX	Shumard Oak / Quercus shumardii min. 12' ht; parking lot tree	3" Cal.	Cont.	3
SHRUBS	**CODE**	**COMMON / BOTANICAL NAME**	**SIZE**		**QTY**
	GA	Glossy Abelia / Abelia grandiflora 36" o.c	5 gal		7
	RY	Red Yucca / Hesperaloe parviflora 30" o.c.	3 gal		11
	RH	Indian Hawthorn / Raphiolepsis Indica `Snow` 36" o.c.	5 gal		8
GROUND COVERS	**CODE**	**COMMON / BOTANICAL NAME**	**SIZE**		**QTY**
	CD	Bermuda Grass / Cynodon dactylon `tif 419`	sod		47,240 sf

LANDSCAPE STANDARDS

05.01 LANDSCAPE BUFFERS - NON-RESIDENTIAL	
ENTERPRISE DR.:	20' WIDE BUFFER REQ. W/ 3 CANOPY + 4 ACCENT
±365' STREET FRONTAGE	TREE PER 100 LIN. FT. OF FRONTAGE; GROUND COVER, BUILT-UP BERM AND SHRUBBERY ALONG ENTIRE FRONTAGE, 30" HIGH, MIN.
REQUIRED PLANTING:	13 CANOPY TREES, 12 ACCENT TREES, W/ SHRUBS
PROVIDED 30' BUFFER:	13 NEW CANOPY TREES; 12 ACCENT TREES
WEST PROPERTY LINE BUFFER:	NOT REQUIRED. PROPERTY ZONED COMMERCIAL (C)
05.02 LANDSCAPE SCREENING	
REQ. HEADLIGHT SCREENING	HEAD-IN PARKING ADJ. TO STREET SHALL INCORP. MIN. 2' BERM W/ MATURE EVERGREEN SHRUBS ALONG ENTIRE PARKING AREAS
PROVIDED SCREENING	N/A
SCREENING FROM RESIDENTIAL	N/A
05.03 LANDSCAPE REQUIREMENTS - COMMERCIAL (C) DISTRICT	
TOTAL SITE AREA:	144,251 SF
LANDSCAPE AREA REQUIRED TOTAL SITE:	28,850 SF (20%)
LANDSCAPE PROVIDED, TOTAL SITE:	±29,121 SF
LOCATION OF LANDSCAPING:	MIN. 50% OF REQ. LANDSCAPING SHALL BE LOCATED IN THE FRONT OF & ALONG THE SIDE OF BUILDINGS W/ STREET FRONTAGE.
LANDSCAPE AREAS IN FRONT & SIDES OF BUILDINGS:	102,608 SF (17.4%)
MIN. SIZE OF AREAS:	ALL REQ. LANDSCAPING SHALL BE NO LESS THAN 5' WIDE AND A MIN. OF 25 SF IN AREA
PARKING LOT LANDSCAPING	MIN. 5% OR 200 SF OF LANDSCAPING, WHICHEVER IS GREATER, IN THE INTERIOR OF PARKING LOT AREA.
PROPOSED PARKING AREA:	±6,400 SF
REQ. PARKING LOT LANDSCAPING:	±320 SF (6,400 x 5%) AND (1) LG. CANOPY TREE FOR EVERY 10 PARKING SPACES INTERNAL TO PARKING AREAS (PARKING AREA OVER 20,000 SF) REQ. PARKING SPACES MUST BE WITHIN 80' OF A CANOPY TREE TRUNK
PROPOSED PARKING LOT LANDSCAPING:	±1,200 SF 28 PARKING SPACES / 10 = 28 (3) TREES
TREES PROVIDED:	3 CANOPY TREES

GENERAL GRADING AND PLANTING NOTES

1. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
3. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
   a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
   b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
   c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
   d. AFTER INSTALLING SOIL AMENDMENTS IN SHRUB AREAS, AND IN ORDER TO ALLOW FOR PROPER MULCH DEPTH, ENSURE THAT THE FINISH GRADE IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES IS 3" BELOW FINISH GRADE, TAPERING TO MEET FINISH GRADE AT APPROXIMATELY 18" AWAY FROM THE SURFACE.
   e. AFTER INSTALLING SOIL AMENDMENTS IN TURF AREAS, ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES IS 1" BELOW FINISH GRADE, TAPERING TO MEET FINISH GRADE AT APPROXIMATELY 18" AWAY FROM THE SURFACE.
   f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
4. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
   a. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
   b. **NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.** IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
   c. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
5. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
6. PROVIDE HYDROMULCH FOR ALL DISTURBED LANDSCAPE AREAS OUTSIDE PROPERTY LIMITS.
7. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

PLANTING AND IRRIGATION GUARANTEE

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

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15455 Dallas Pkwy., Ste 600
Addison, TX 75001
www.EvergreenDesignGroup.com

REGISTERED LANDSCAPE ARCHITECT
DANIEL RECCE
STATE OF TEXAS
9-20-23

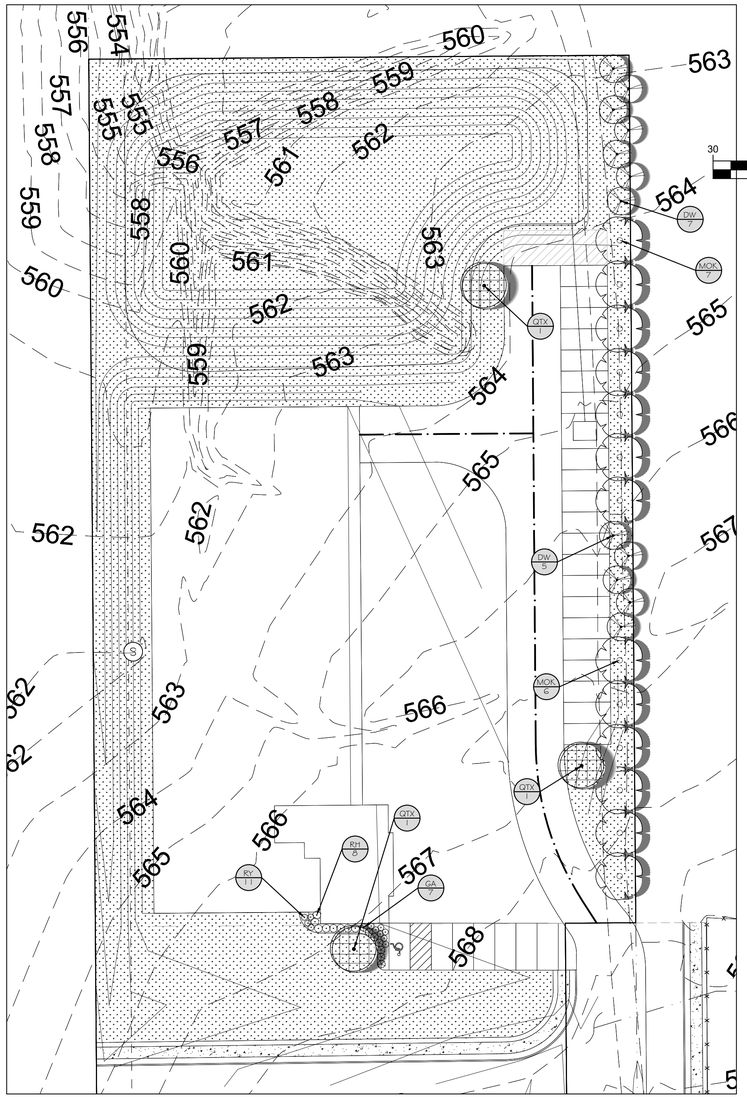
Project Name
Arms of America
Rockwall, TX

LANDSCAPE PLANTING

Date	Comment

Project Number
Date XX/XX/2018
Drawn By LML
Checked By LML/RM

LP-1



PLANT_SCHEDULE

TREES	CODE	COMMON / BOTANICAL NAME	SIZE	CONTAINER	QTY
	DW	Desert Willow / Chilopsis linearis min. 12' ht; street tree	3" Cal.	Cont.	12
	MOK	Monterey Oak / Quercus polymorpha `Monterey` min. 12' ht; street tree	3" Cal.	Cont.	13
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SHRUBS	**CODE**	**COMMON / BOTANICAL NAME**	**SIZE**		**QTY**
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	RH	Indian Hawthorn / Raphiolepsis indica `Snow` 36" o.c.	5 gal		8
GROUND COVERS	**CODE**	**COMMON / BOTANICAL NAME**	**SIZE**		**QTY**
	CD	Bermuda Grass / Cynodon dactylon `tif 419`	sod		75,040 sf

LANDSCAPE STANDARDS

05.01 LANDSCAPE BUFFERS - NON-RESIDENTIAL	
ENTERPRISE DR.: ±365' STREET FRONTAGE	20' WIDE BUFFER REQ. W/ 3 CANOPY + 4 ACCENT TREE PER 100 LIN. FT. OF FRONTAGE; GROUND COVER, BUILT-UP BERM AND SHRUBBERY ALONG ENTIRE FRONTAGE, 30" HIGH, MIN.
REQUIRED PLANTING: PROVIDED 30' BUFFER:	13 CANOPY TREES, 12 ACCENT TREES, W/ SHRUBS 13 NEW CANOPY TREES; 12 ACCENT TREES
WEST PROPERTY LINE BUFFER:	NOT REQUIRED. PROPERTY ZONED COMMERCIAL (C)
05.02 LANDSCAPE SCREENING	
REQ. HEADLIGHT SCREENING	HEAD-IN PARKING ADJ. TO STREET SHALL INCORP. MIN. 2' BERM W/ MATURE EVERGREEN SHRUBS ALONG ENTIRE PARKING AREAS
PROVIDED SCREENING SCREENING FROM RESIDENTIAL	N/A N/A
05.03 LANDSCAPE REQUIREMENTS - COMMERCIAL (C) DISTRICT	
TOTAL SITE AREA: LANDSCAPE AREA REQUIRED TOTAL SITE: LANDSCAPE PROVIDED, TOTAL SITE:	144,251 SF 28,850 SF (20%) ±29,121 SF
LOCATION OF LANDSCAPING:	MIN. 50% OF REQ. LANDSCAPING SHALL BE LOCATED IN THE FRONT OF & ALONG THE SIDE OF BUILDINGS W/ STREET FRONTAGE.
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PARKING LOT LANDSCAPING	MIN. 5% OR 200 SF OF LANDSCAPING, WHICHEVER IS GREATER, IN THE INTERIOR OF PARKING LOT AREA.
PROPOSED PARKING AREA: REQ. PARKING LOT LANDSCAPING:	±6,400 SF ±320 SF (6,400 x 5%) AND (1) LG. CANOPY TREE FOR EVERY 10 PARKING SPACES INTERNAL TO PARKING AREAS (PARKING AREA OVER 20,000 SF) REQ. PARKING SPACES MUST BE WITHIN 80' OF A CANOPY TREE TRUNK
PROPOSED PARKING LOT LANDSCAPING:	±1,200 SF
TREES PROVIDED:	28 PARKING SPACES / 10 = 28 (3) TREES 3 CANOPY TREES

GENERAL GRADING AND PLANTING NOTES

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Addison, TX 75001
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REGISTERED LANDSCAPE ARCHITECT
DANIEL RECCE
STATE OF TEXAS
9-18-23

Project Name
Arms of America
Rockwall, TX

LANDSCAPE PLANTING

Date	Comment

Project Number	
Date	XX/XX/2018
Drawn By	LML
Checked By	LML/RM

LP-1

PLANTING SPECIFICATIONS

GENERAL

A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
   1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
   2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
   3. THE LANDSCAPE CONTRACTOR MUST HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.

B. SCOPE OF WORK
   1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
   2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
   3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
   1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2004. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMACTIC CONDITIONS.
   2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED, FIBROUS ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
   3. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTBLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
   4. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
   5. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
   6. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.
   7. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
D. SEED: PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.
E. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN ½ INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
F. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
G. PLANTING MIX: AN EQUAL PART MIXTURE OF TOPSOIL, SAND AND COMPOST.
H. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
I. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
J. WEED FABRIC: 5 OUNCE, WOVEN, NEEDLE-PUNCHED FABRIC, SUCH AS DEWITT PRO5 LANDSCAPE FABRIC (OR APPROVED EQUAL).
K. TREE STAKING AND GUYING
   1. STAKES: 6' LONG GREEN METAL T-POSTS.
   2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
   3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
L. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
M. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

A. SOIL PREPARATION
   1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
   2. SOIL TESTING:
      a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL.
      b. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
      c. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
   3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
   4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
      a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
         i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
         ii. AMMONIUM PHOSPHATE 16-20-0 - 15 LBS PER 1,000 S.F.
         iii. AGRICULTURAL GYPSUM - 100 LBS PER 1,000 S.F.
      b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
         i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
         ii. 12-12-12 FERTILIZER - 10 LBS. PER CU. YD.
         iii. AGRICULTURAL GYPSUM - 10 LBS. PER CU. YD.
         iv. IRON SULPHATE - 2 LBS. PER CU. YD.
   5. CONTRACTOR SHALL ENSURE THAT THE GRADE IN SOD AREAS SHALL BE 1" BELOW FINISH GRADE AFTER INSTALLING SOIL AMENDMENTS, AND 2" BELOW FINISH GRADE IN SHRUB AREAS AFTER INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
   6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

B. GENERAL PLANTING
   1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
   2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
   3. TRENCHING NEAR EXISTING TREES:
      a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
      b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
      c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
      d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.

C. TREE PLANTING
   1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO INCHES.
   2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
   3. FOR CONTAINER TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
   4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO THREE INCHES ABOVE THE SURROUNDING GRADE.
   5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER.
   6. THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
      a. 15 - 30 GAL TREES — TWO STAKES PER TREE
      b. 45 - 100 GAL TREES — THREE STAKES PER TREE
      c. MULTI-TRUNK TREES — THREE STAKES PER TREE MINIMUM, POSITIONED AS NEEDED TO STABILIZE THE TREE
   7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS).

D. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
   1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
   2. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
   3. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.

E. SODDING
   1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
   2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
   3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
   4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
   5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.

F. HYDROMULCHING
   1. THE HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
      a. WINTER MIX (OCTOBER 1 - MARCH 31)
         50# CELLULOSE FIBER MULCH
         2# UNHULLED BERMUDA SEED
         2# ANNUAL RYE SEED
         15# 15-15-15 WATER SOLUBLE FERTILIZER
      b. SUMMER MIX (APRIL 1 - SEPTEMBER 30)
         50# CELLULOSE FIBER MULCH
         2# HULLED BERMUDA SEED
         15# 15-15-15 WATER SOLUBLE FERTILIZER

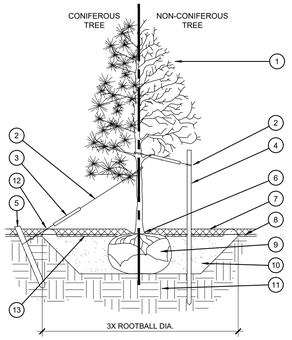
G. CLEAN UP
   1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
   2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.

H. INSPECTION AND ACCEPTANCE
   1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
   3. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
   4. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

I. LANDSCAPE MAINTENANCE
   1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES,REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
   2. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHAL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
   3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
      a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
      b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
      c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

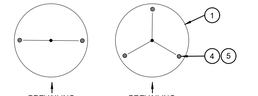
J. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
   1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED/HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
   2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.

K. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.



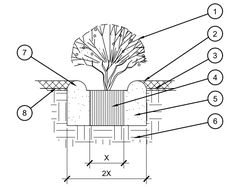
1. TREE CANOPY.
2. CINCH-TIES (24" BOX TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
3. 24" X 3/4" P.V.C. MARKERS OVER WIRES.
4. GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
5. PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
6. TRUNK FLARE.
7. MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
8. WEED FABRIC UNDER MULCH.
9. ROOT BALL.
10. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
11. UNDISTURBED NATIVE SOIL.
12. 4" HIGH EARTHEN WATERING BASIN.
13. FINISH GRADE.

STAKING EXAMPLES (PLAN VIEW)



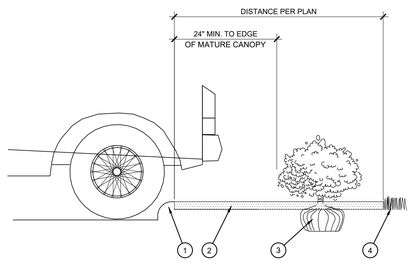
NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2"-3" ABOVE FINISH GRADE.
3. FOR BALLED-AND-BURLAPPED TREES, REMOVE WIRE BASKET AND BURLAP BEFORE BACKFILLING.
4. REMOVE ALL NURSERY STAKES AFTER PLANTING.
5. FOR TREES OVER 3" CALIPER AND TREES 36" BOX AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
6. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.

A TREE PLANTING
SCALE: NOT TO SCALE



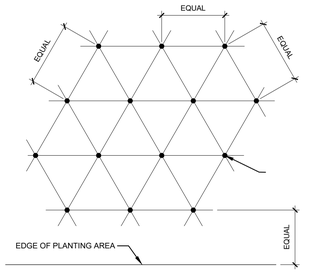
1. SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
2. MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
3. FINISH GRADE.
4. ROOT BALL.
5. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
6. UNDISTURBED NATIVE SOIL.
7. 3" HIGH EARTHEN WATERING BASIN.
8. WEED FABRIC UNDER MULCH.

B SHRUB AND PERENNIAL PLANTING
SCALE: NTS



1. CURB.
2. MULCH LAYER.
3. PLANT.
4. TURF (WHERE SHOWN ON PLAN).

E HEDGE PLANTING AT PARKING AREA
SCALE: NOT TO SCALE



NOTE: ALL PLANTS SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING DISTANCE BETWEEN PLANTS.

PLANT SPACING	AREA DIVIDER TO DETERMINE NO. OF PLANTS
6"	0.25
8"	0.45
10"	0.69
12"	1
15"	1.56
18"	2.25
24"	4
30"	6.25
36"	9

EXAMPLE: PLANTS AT 18" O.C. IN 100 SF OF PLANTING AREA = 100/2.25 = 44 PLANTS

C PLANT SPACING
SCALE: NTS

EVERGREEN DESIGN GROUP
(800) 680-6630
15455 Dallas Pkwy., Ste 600
Addison, TX 75001
www.EvergreenDesignGroup.com

REGISTERED LANDSCAPE ARCHITECT DANIEL RECK STATE OF TEXAS
9-18-23

Project Name
Arms of America
Rockwall, TX

LANDSCAPE DETAILS & SPECIFICATIONS

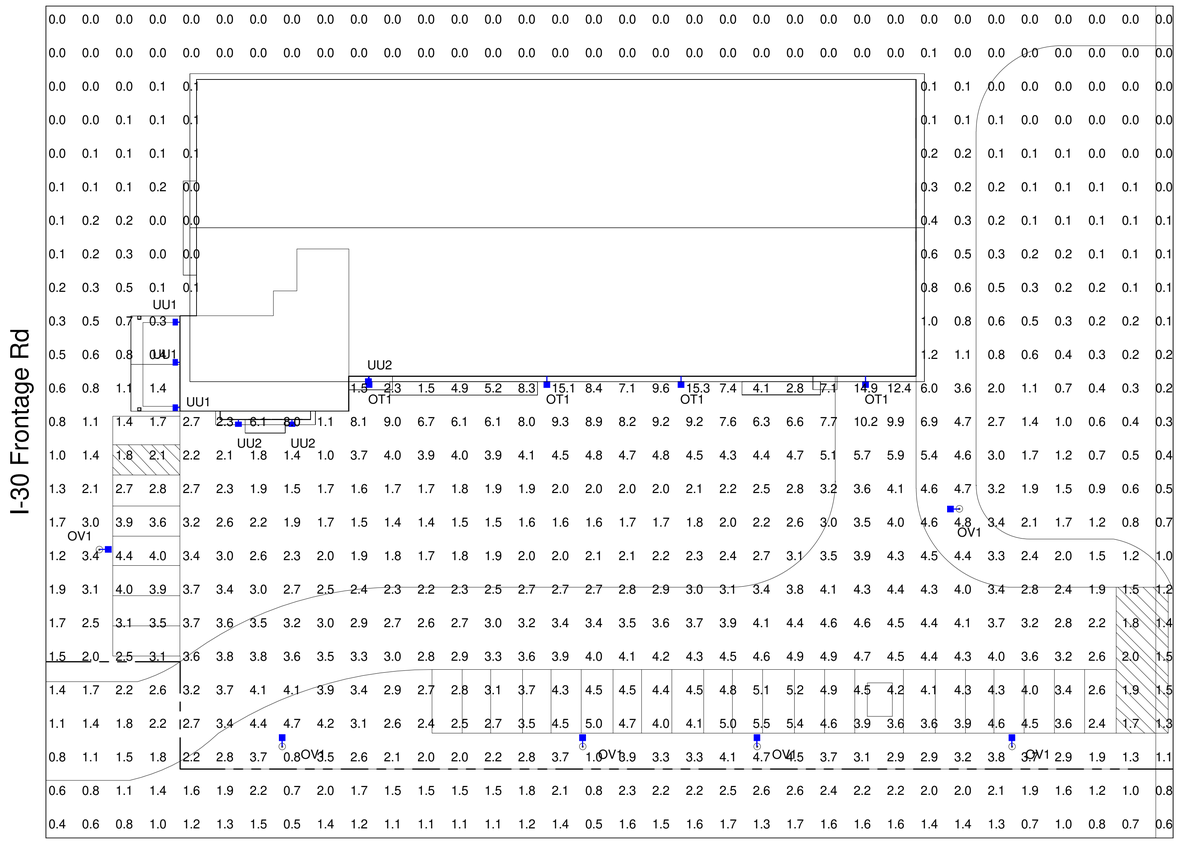
Date	Comment

Project Number	
Date	XX/XX/2018
Drawn By	LML
Checked By	LML/RM

LP-2

NOTES:

1. THE SCOPE OF WORK FOR THIS PROJECT IS LIMITED TO EXTERIOR LIGHTING RENOVATIONS AS SHOWN ON THE PLANS.
2. ALL PROPOSED LIGHTS WILL BE FULL CUTOFF LED LIGHT FIXTURES.
3. ALL EXISTING LIGHTS WILL BE REPLACED WITH FULL CUT OFF LED LIGHT FIXTURES.
4. REFERENCE THE LUMINAIRE SCHEDULE (SHEET LU-2) FOR ADDITIONAL LIGHT FIXTURE INFORMATION.



CALCULATION SUMMARY FULL SITE					
Calculation Points Name	Average	Maximum	Minimum	Ave/Min	Max/Min
FULL SITE @ GRADE	2.2 fc	15.3 fc	0.0 fc	0.0 fc	0.0 fc
PARKING LOT @ 60" V	2.3 fc	13.1 fc	0.7 fc	3.1 fc	18.1 fc
PARKING LOT @ GRADE	4.0 fc	16.5 fc	0.7 fc	5.3 fc	22.1 fc

THIS LIGHTING PLAN ILLUSTRATES ILLUMINATE LEVELS CALCULATED FROM LABORATORY DATA UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICAN (IESNA) APPPROVED METHODS. ACTUAL SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER RELATED VARIABLE FIELD CONDITIONS.

ARMS OF AMERICA MILITARY IMPORTS

BLUE = NEW FIXTURE
GREEN = EXISTING FIXTURE LOCATION TO BE REPLACED
ORANGE = EXISTING FIXTURE TO REMAIN
TURQUOISE = FIXTURE TO BE REMOVED
PINK = REPLACE WITH NEW POLE AT NEW HEIGHT
= PROPERTY LINE BASED ON COUNTY APPRAISAL INFORMATION
= INDICATES NEW SECURITY FENCE
= BURIED ELECTRICAL CIRCUIT

STATE OF TEXAS
RAUL A. RIVERA
148441
LICENSED
PROFESSIONAL ENGINEER
10/19/2023

GMR Protection Resources
TX Registered Engineering Firm F-13803

SCALE: 3/64" = 1'-0"

V1 231016

REVISION NO.	DESCRIPTION	REVISED BY
1		
2		
3		

Rockwall - 1601 E I30
1601 E I30,
Rockwall, TX 75087

FULL SITE PHOTOMETRICS PLAN

DESIGNED BY:	DRAWN BY:
CAS	CAS
REVIEWED BY:	APPROVED BY:
AWD	KRM

SHEET NO.
LU-4

CONTRACTOR RESPONSIBILITIES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITTING, INCLUDING COORDINATION WITH THE LOCAL JURISDICTION AND ANY ASSOCIATED PERMIT FEES OR PROCESSING.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITTING DOCUMENTS THAT ARE NOT INCLUDED IN THE LIGHTING DESIGN PACKAGE.
3. CONTRACTOR IS REQUIRED TO RECYCLE ALL LAMPS AND BALLASTS WHEN SUCH REPLACEMENT IS REQUIRED.
4. CONTRACTOR SHALL VERIFY VOLTAGE REQUIREMENTS FOR FIXTURES PRIOR TO PLACEMENT OF FIXTURE ORDERS.
5. CONTRACTOR TO VERIFY LIGHTING CONTROLS PRIOR TO BEGINNING CONSTRUCTION. SEE LIGHTING CONTROL NOTES.
6. CONTRACTOR SHALL RECEIVE FORMAL APPROVAL FROM GMR ON ANY FIXTURE MODIFICATIONS OR VARIATIONS FROM THE LUMINAIRE SCHEDULE.
7. CONTRACTOR SHALL VERIFY EXISTING AND PROPOSED FIXTURE MOUNTING CONDITIONS IN FIELD. ANY SPECIAL MOUNTING HARDWARE NEEDED FOR PROPOSED FIXTURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
8. CONTRACTOR SHALL SUPPLY ALL NEW LIGHT POLES. NEW LIGHT POLES SHALL MATCH EXISTING CONDITIONS ON SITE FOR POLE TYPE AND PAINT COLOR.
9. CONTRACTOR SHALL PERFORM ALL NECESSARY PATCHING OR REPAINTING FOR ADDED, REMOVED, OR REPLACED FIXTURES.
10. CONTRACTOR SHALL REPAIR ANY DISTURBED AREAS BACK TO EXISTING CONDITION INCLUDING PAVED AREAS, LANDSCAPED AREAS, ETC.
11. EXPOSED CONDUIT (ONLY WHERE IT CANNOT BE CONCEALED) SHALL BE PAINTED TO MATCH THE BACKGROUND SURFACE COLOR.
12. CONTRACTOR SHALL VERIFY AND DOCUMENT COMPLETED WORK DURING NIGHT HOURS. ALL FIXTURES (INCLUDING OUT OF SCOPE FIXTURES) MUST BE FUNCTIONAL DURING NIGHT HOURS PRIOR TO SCHEDULING A FINAL SURVEY WITH GMR.
13. CONTRACTOR SHALL RECEIVE A PUNCHLIST FROM GMR UPON FINAL SURVEY FOR ANY REMAINING ITEMS TO BE COMPLETED.
14. NEW LIGHT FIXTURES IN NEW LOCATIONS ARE TO BE MOUNTED IN THE INSTALL RANGE SET BY GMR ON THE DESIGN DOCUMENTS.
    ALL FIXTURES MOUNTED TO COLUMNS OR WALLS LESS THAN 5 FEET WIDE ARE TO BE CENTERED.
    ALL FIXTURE COLORS AND STYLE AND LUMEN OUTPUT ARE TO BE AS REQUIRED BY GMR WITH NO SUBSTITUTIONS WITHOUT GMR APPROVAL.
    CONDUIT AND BOXES ARE TO BE FULLY CONCEALED IN ALL WALLS, SOFFITS AND COLUMNS THAT ARE NOT A PART OF THE BUILDING STRUCTURE OR OF MASONRY THICKER THAN 6 INCHES.
    ALL EXPOSED CONDUIT AND BOXES LOCATED IN AREAS WHERE VISIBLE TO THE PUBLIC SHALL BE PAINTED TO MATCH THE COLOR OF ITS SURROUNDING SURFACES.
15. ALL FIXTURE REPLACEMENT FOR EXISTING FIXTURE LOCATIONS SHALL FULLY COVER ALL OF THE MOUNTING SURFACE EXPOSED BY THE REMOVAL OF THE EXISTING FIXTURE, SHOULD THE NEW FIXTURE NOT ENTIRELY COVER THE EXPOSED SURFACE THEN A BEAUTY PLATE IS TO BE INSTALLED BEHIND THE NEW FIXTURE.
16. ALL REMOVED FIXTURES SHALL HAVE LAMPS AND BALLASTS RECYCLED.
17. ALL DEBRIS CAUSED BY THE REQUIRED SCOPE OF WORK SHALL BE REMOVED FROM THE SITE DAILY AT THE END OF THE WORKDAY.
18. NO MATERIALS OR EQUIPMENT ARE TO BE STORED ON SITE OVERNIGHT OR WEEKENDS.
19. WORK DURING BUSINESS HOURS AND AFTER-HOURS MUST BE APPROVED BY THE PPM.
20. ACCESS INTO THE BUILDING AND TO ELECTRICAL EQUIPMENT WILL BE AT THE DIRECTION OF THE STORE MANAGER.

GENERAL NOTES:

1. EXISTING CONDITIONS SHOWN ON THE DRAWINGS ARE BASED ON A LIMITED AMOUNT OF INFORMATION AVAILABLE TO THE ENGINEER. ALL SUCH CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO SUBMITTING THE BID AND ADJUSTED IF NECESSARY. NO ADDITIONAL COMPENSATION SHALL BE GRANTED AFTER AWARDING A BID FOR ANY EQUIPMENT, MATERIAL OR LABOR REQUIRED TO REWORK OR OTHERWISE MODIFY EXISTING CONDITIONS.
2. THIS LIGHTING DESIGN IS BASED ON A COMBINATION OF STATE STANDARDS ADN THE CUSTOMER'S CURRENT SECURITY POLICY.
3. TRIM ALL TREES/LANDSCAPING TO MINIMIZE IMPEDING LIGHT FROM ANY LIGHT FIXTURES. CONSIDERATION MUST BE GIVEN TO TREES/LANDSCAPING IN A STATE OF FULL FOLIAGE/BLOOM AND FUTURE GROWTH. ALL LANDSCAPING WORK WILL BE PERFORMED BY OTHERS WITH A SEPARATE PERMIT (IF REQUIRED).
4. ALL MOUNTING HEIGHTS ARE INTENDED TO THE BOTTOM OF THE FIXTURE.
5. CONTRACTOR TO FIELD VERIFY FIXTURE PLACEMENT DIMENSIONS PRIOR TO CONSTRUCTION.
6. DIMENSIONING PROVIDED IS FOR PROPOSED FIXTURE LOCATIONS ONLY, UNLESS OTHERWISE NOTED ON THE DRAWING.
7. THE CONTRACTOR SHALL ATTEMPT TO ELIMINATE THE USE OF EXPOSED CONDUIT WHERE POSSIBLE. IF EXPOSED CONDUIT IS NECESSARY, THE CONTRACTOR SHALL VERIFY USE WITH PROJECT MANAGER.
8. THE CONTRACTOR SHALL VERIFY THAT LIGHT POLES FOR PROPOSED OR MODIFIED FIXTURES ARE ADEQUATE FOR THE INTENDED MOUNTING HEIGHT. IF AN EXISTING LIGHT POLE IS BEING USED, THE CONTRACTOR SHALL VERIFY THAT IT IS IN SATISFACTORY CONDITION. A TYPICAL POLE BASE DETAIL (AS PER EACH STATE) WILL BE PROVIDED BY GMR FOR EACH SITE. IF A SITE SPECIFIC POLE BASE DETAIL IS REQUIRED, THIS WILL BE COORDINATED BY THE CONTRACTOR AND WILL FOLLOW ANY APPLICABLE STATE OR LOCAL JURISDICTION STANDARDS.

FIXTURE CLARIFICATION NOTES:

1. GMR MAY COMBINE OR ADD TO NOTES AS NEEDED IN ORDER TO CLARIFY FURTHER.
2. OUT OF SCOPE - EXISTING FIXTURES TO REMAIN ON SITE WITHOUT MODIFICATION. NO ACTION REQUIRED UNLESS NOTED OTHERWISE.
3. REMOVE AND PATCH - EXISTING FIXTURES TO BE FULLY REMOVED AND ANY PAINTING, PATCHING OR ELECTRICAL WORK NEEDED IS TO BE ASSESSED AND PERFORMED BY GC.
4. REPLACE EXISTING FIXTURE - EXISTING FIXTURE TO BE FULLY REMOVED AND REPLACED IN THE SAME LOCATION WITH A NEW FIXTURE. GC TO VERIFY IF POLE AND/OR POLE BASE IS SUFFICIENT FOR THE NEW FIXTURES. ANY PAINTING, PATCHING OR ELECTRICAL WORK NEEDED IS TO BE ASSESSED AND PERFORMED BY GC.
5. ADD NEW FIXTURE - NEW FIXTURES TO BE ADDED. ANY PAINTING, PATCHING OR ELECTRICAL WORK NEEDED TO BE ASSESSED AND PERFORMED BY GC.
6. ADD NEW POLE & FIXTURE - A NEW POLE AND FIXTURE TO BE ADDED. GC TO SPECIFY POLE TO MATCH EXISTING STYLE AND COLOR AND, IF NOT PROVIDED, POLE BASE DATA FOR NEW POLE LOCATIONS. GC TO VERIFY IF POLE AND POLE BASE IS SUFFICIENT FOR THE HEIGHT, LOCATION AND FIXTURE SPECIFIED.
7. GMR DOES NOT SPECIFY MOUNTING HARDWARE FOR ANY SPECIFIED FIXTURES. GC IS TO WORK WITH DISTRIBUTOR AND/OR MANUFACTURER ON A CASE BY CASE BASIS TO IDENTIFY AND ORDER REQUIRED MOUNTING HARDWARE.
8. GC TO VERIFY WHETHER EXISTING WIRING LOCATIONS OR THE ADDITION OF WIRING FOR NEW FIXTURE LOCATIONS IS SUFFICIENT FOR THE DESIGNATED FIXTURE LOCATION.
9. GC TO SPECIFY POLE COLOR AND TYPE PRIOR TO ORDERING.
10. ALL FIXTURES ARE ASSUMED BRONZE IN COLOR UNLESS NOTED OTHERWISE IN THE LUMINAIRE SCHEDULE. GC TO CONFIRM PRIOR TO ORDERING.

SITE ABBREVIATIONS:

PL = PROPERTY LINE
AFG = ABOVE FINISHED GRADE
FC = FOOTCANDLE
CBO = CONTROLLED BY OTHERS

THIS LIGHTING PLAN ILLUSTRATES ILLUMINATE LEVELS CALCULATED FROM LABORATORY DATA UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICAN (IESNA) APPROVED METHODS. ACTUAL SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER RELATED VARIABLE FIELD CONDITIONS.

AOA ARMS OF AMERICA MILITARY IMPORTS

STATE OF TEXAS
RAUL A. RIVERA
148441
LICENSED PROFESSIONAL ENGINEER
10/19/2023

GMR Protection Resources
TX Registered Engineering Firm F-13803

V1 231016

REVISION NO.	DESCRIPTION	REVISED BY
1		
2		
3		

Rockwall - 1601 E I30
1601 E I30,
Rockwall, TX 75087

GENERAL NOTES

DESIGNED BY:	DRAWN BY:
CAS	CAS
REVIEWED BY:	APPROVED BY:
AWD	KRM

SHEET NO.
LU-1

SEE FIXTURE CLARIFICATION NOTE #9

LUMINAIRE SCHEDULE

CONTRACTOR TO VERIFY MOUNTING ACCESSORIES BEFORE ORDERING

SYMBOL	TOTAL FIXTURE COUNT	TYPE	NEW POLE COUNT	MANUFACTURER	MODEL	MODEL NUMBER	NOTES	MOUNTING HEIGHT	MOUNTING ACCESSORY	BUG RATING	MOUNTING	KILOWATT PER HOUR	TOTAL WATTAGE
	4	OT1	-	CREE	OSQ	OSQM-C-16L-40K7-3M-UL-NM-SV	ADD NEW FIXTURE	16' AFG	OSQ-ML-C-DA-SV, WM-DM-SV	B3-U0-G3	WALL MOUNT	0.097	388 W
	6	OV1	6	CREE	OSQ	OSQL-C-30L-40K7-3M-UL-NM-BZ	ADD NEW POLE AND FIXTURE	40' AFG	OSQ-ML-C-DA-BZ	B3-U0-G3	POLE MOUNT	0.175	1050 W
	3	UU1	-	LITHONIA	OLLWD	OLLWD LED-P1-40K-MVOLT-DDB	ADD NEW FIXTURE	7' AFG	-	B1-U0-G1	WALL MOUNT	0.0091	27 W
	3	UU2	-	LITHONIA	OLLWD	OLLWD LED-P1-40K-MVOLT-DDB	ADD NEW FIXTURE	8' AFG	-	B1-U0-G1	WALL MOUNT	0.0091	27 W
GRAND TOTAL WATTAGE													1493 W

ARMS OF AMERICA
MILITARY IMPORTS

STATE OF TEXAS
RAUL A. RIVERA
148441
LICENSED
PROFESSIONAL ENGINEER

10/19/2023

GMR Protection Resources
TX Registered Engineering Firm F-13803

V1 231016

REVISION NO.	DESCRIPTION	REVISED BY
1		
2		
3		

Rockwall - 1601 E I30
1601 E I30,
Rockwall, TX 75087

LUMINAIRE SCHEDULE

DESIGNED BY:	DRAWN BY:
CAS	CAS
REVIEWED BY:	APPROVED BY:
AWD	KRM

SHEET NO.

LU-2

TYPE OT

OSQM-C-16L-40K7-3M-UL-NM-SV

OSQ Series

OSQ™ LED Area/Flood Luminaire featuring Patented NanoComfort™ Technology – Version C

Rev. Date: V3 04/17/2023

GC TO SEE NOTES BELOW

Product Description

The OSQ™ Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weathertight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. Medium is suitable upgrade for HID applications up to 400 Watts. Large is suitable upgrade for HID applications up to 1000 Watts. Extra Large is suitable upgrade for HID applications up to multiple 1000 Watts.

Applications: Parking lots, walkways, campuses, car dealerships, office complexes, high-mast and internal roadways

GC TO VERIFY THAT FIXTURES CAN BE MOUNTED PER PLAN AND ALL NECESSARY HARDWARE IS SPECIFIED FOR INSTALLATION PRIOR TO PURCHASING

Performance Summary

Utilizes Patented NanoComfort™ Technology

Utilizes Cree TrueWhite® Technology on 5000K Luminaires

Assembled in the USA by Cree Lighting from US and imported parts

Initial Delivered Lumens: 4,000 - 75,000

Efficacy: Up to 171 LPW

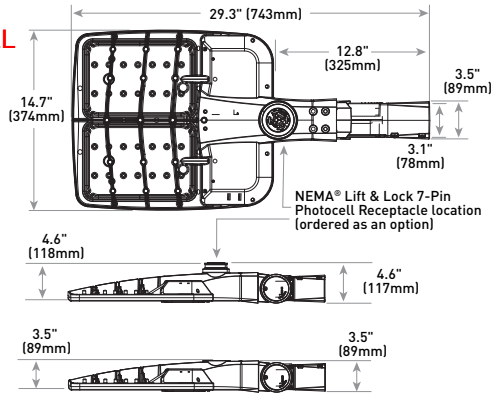
CRI: Minimum 70 CRI (3000K, 4000K & 5700K); 90 CRI (5000K)

CCT: 3000K, 4000K, 5000K, 5700K

Limited Warranty†: 10 years for luminaire; 10 years for Colorfast DeltaGuard® finish; 5 years for BML sensor; up to 5 years for Synapse® accessories; 1 year for luminaire accessories

† See http://creelighting.com/warranty for warranty terms. For Synapse accessories, consult Synapse spec sheets for details on warranty terms.

OSQM - AA Mount



Luminaire	Weight
OSQM	19.3 lbs. (8.8kg)

Note: For OSQL, OSQX and additional mounts, refer to drawings beginning on page 26.

Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately:
Example: **Mount:** OSQ-ML-C-AA-BK + **Luminaire:** OSQM-C-4L-30K7-2M-UL-NM-BK

Mount (Luminaire must be ordered separately)*				
OSQ-				
Medium/Large Mounts **OSQ-ML-C-AA** Adjustable Arm **OSQ-ML-C-DA** Direct Arm **OSQ-ML-C-TM** Trunnion Mount	**Extra Large Mounts** **OSQ-X-C-AA** Adjustable Arm **OSQ-X-C-DA** Direct Arm	**Color Options:**	**SV** Silver **BK** Black	**BZ** Bronze **WH** White

* Reference fixture mounting drill pattern, EPA, and pole configuration suitability data beginning on page 14.

GC TO REFERENCE PLANS FOR COLOR DESIGNATION

Luminaire (Mount must be ordered separately)

OSQ		C								
Family	**Size**	**Series**	**Lumen Package†**	**CCT/ CRI**	**Optic**	**Voltage**	**Mount**	**Color Options**	**Controls***	**Options**
OSQ	**M** Medium **L** Large **X** Extra Large	C	**Medium** **4L** 4,000 Lumens **6L** 6,000 Lumens **9L** 9,000 Lumens **11L** 11,000 Lumens **16L** 16,000 Lumens **Large** **22L** 22,000 Lumens **30L** 30,000 Lumens **40L** 40,000 Lumens **Extra Large** **50L** 50,000 Lumens **65L** 65,000 Lumens **75L** 75,000 Lumens	**30K7** 3000K, 70 CRI **40K7** 4000K, 70 CRI **50K9** 5000K, 90 CRI **57K7** 5700K, 70 CRI	**Asymmetric** **2M** Type II Mid **2B** Type II Mid w/ Factory-Installed Backlight Shield **3M** Type III Mid **3B** Type III Mid w/ Factory-Installed Backlight Shield **4M** Type IV Mid **4B** Type IV Mid w/ Factory-Installed Backlight Shield **AF** Automotive FrontlineOptic™ **AB** Automotive-FrontlineOptic™ w/Factory-Installed Backlight Shield **Symmetric** **5M** Type V Mid **5N** Type V Narrow **33** NEMA® 3x3 **44** NEMA® 4x4 **55** NEMA® 5x5 **66** NEMA® 6x6 **75** NEMA® 7x5	**UL** Universal 120-277V **UH** Universal 347-480V - Not available with 4L, 40L or 75L lumen packages **UE** Universal 277-480V - Available only with 40L and 75L lumen packages	**NM** No Mount - Must specify mount from table above - Mount ships separately	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**BML** **Bluetooth® Technology Enabled Multi-Level Sensor** - Utilizes a multifunction sensor - Refer to BML spec sheet for details - 20-40' sensor lens installed on luminaire; 8-20' sensor lens and aisle shroud included - Intended for downlight applications at 0° tilt - Not available with Q or X options or Synapse TL7-B2 or TL7-HVG accessories **Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1** **Field Adjustable Output** - Must select Q9, Q8, Q7, Q6, Q5, Q4, Q3, Q2, or Q1 - Offers full range adjustability - Refer to pages 15-25 for power and lumen values - Not available with BML or X options or Synapse TL7-B2 or TL7-HVG accessories **X8/X7/X6/X5/X4/X3/X2/X1** **Locked Lumen Output** - Must select X8, X7, X6, X5, X4, X3, X2, or X1 - Not available with BML or Q options - X1 option not available with the following lumen package/voltage offerings: 9L/UL, 16L/UL, 16L/UH, 30L/UL, 30L/UH, 65L/UL, 65L/UH - X2 option not available 9L/UL lumen package/voltage - Lumen output is permanently locked to the setting selected - Refer to pages 15-25 for power and lumen values	**20KV** **20kV/10kA Surge Suppression** - Replaces standard 10kV/5kA surge protection **F** **Fuse** - Compatible with 120V, 277V or 347V (phase to neutral) - Consult factory if fusing is required for 208V, 240V or 480V (phase to phase) - When code dictates fusing, use time delay fuse **N** **Utility Label and NEMA® Lift & Lock 7-Pin Photocell Receptacle** - External utility label per ANSI C136.15-2020 - 7-pin receptacle per ANSI C136.41 - Available only with OSQM & OSQL luminaires - Intended for downlight applications with maximum 45° tilt - Factory connected 0-10V dim leads - Requires photocell or shorting cap by others **R** **NEMA® Lift & Lock 7-Pin Photocell Receptacle** - 7-pin receptacle per ANSI C136.41 - Intended for downlight applications with maximum 45° tilt - Factory connected 0-10V dim leads - Requires photocell or shorting cap by others - Refer to page 2 for compatible Synapse control offerings **RL** **Rotate Left** - LED and optic are rotated to the left - Refer to RR/RL configuration diagram on page 26 for optic directionality - Not for use with symmetric optics **RR** **Rotate Right** - LED and optic are rotated to the right - Refer to RR/RL configuration diagram on page 26 for optic directionality - Not for use with symmetric optics

GC TO VERIFY AND SPECIFY IF NOT UL

† Lumen Package codes identify approximate light output only. Actual lumen output levels vary by CCT and optic selection. Refer to Initial Delivered Lumen tables for specific lumen values
* Luminaire comes standard with 0-10V dimming

CREE TRUE WHITE TECHNOLOGY

CREE LIGHTING®

US: creelighting.com (800) 236-6800
Canada: creelighting-canada.com (800) 473-1234

Product Specifications

CREE LIGHTING NANOCOMFORT™ TECHNOLOGY

Cree Lighting's NanoComfort™ Technology ends the trade-offs in outdoor lighting by providing superior glare reduction and visual comfort in high-efficiency illumination delivered precisely where it is needed. The basic building block of NanoComfort™Technology is a compact 4x4 array of LEDs. Each of the 16 LEDs in a module is in contact with its own acrylic polymer lens to capture and precisely direct light. With NanoComfort™ Technology, the acrylic optics are cut and sculpted into facets that relieve the glare and harshness while improving visual comfort – all while retaining superb efficacy and control.

CREE TRUEWHITE® TECHNOLOGY

A revolutionary way to generate high-quality white light, Cree TrueWhite® Technology is a patented approach that delivers an exclusive combination of 90+ CRI, beautiful light characteristics and lifelong color consistency, all while maintaining high luminous efficacy – a true no compromise solution.

CONSTRUCTION & MATERIALS

- Slim, low profile design minimizes wind load requirements
- Luminaire housing is rugged die cast aluminum with an integral, weathertight LED driver compartment and high-performance heat sink
- Acrylic optic w/clear tempered glass lens
- Convenient interlocking mounting method on direct arm. Mounting adaptor is rugged die cast aluminum and mounts to 3" (76mm) or larger square or round pole, secured by two 5/16-18 UNC bolts spaced on 2" (51mm) centers. Refer to page 14 for fixture mounting drill pattern
- Adjustable arm mount adapters are rugged die cast aluminum
- OSQ-ML-C-AA mounts to a horizontal or vertical 2" (51mm) IP, 2.375" (60mm) O.D. tenon and can be adjusted 180˚ in 2.5˚ increments
- OSQ-X-C-AA mounts to a horizontal or vertical 2" (51mm) IP, 2.375-2.50" (60-64mm) O.D. steel tenon and can be adjusted 180˚ in 5.0˚ increments. **NOTE: Tenon length must be a minimum of 3.75" (95mm), and tenon must be steel**
- Trunnion mount is constructed of A500 and A1011 steel and is adjustable from 0-180˚ in 15˚ degree increments. Trunnion mount secures to surface with (1) 3/4" bolt or (2) 1/2" or 3/8" bolts
- Luminaires include 15" (381mm) 18/5 cord exiting the luminaire
- Designed for uplight and downlight applications. Uplight orientation not suitable for use with N or R options
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, bronze, black, and white are available

Weight

Mount	Housing Size		
	Medium	Large	Extra Large
Direct Arm	19.7 lbs. (8.9kg)	28.8 lbs. (13.1kg)	45.8 lbs. (20.8kg)
Adjustable Arm	19.3 lbs. (8.8kg)	28.4 lbs. (12.9kg)	48.6 lbs. (22.0kg)
Trunnion	23.2 lbs. (10.5kg)	32.3 lbs. (14.7kg)	N/A

For BML sensor add 0.1 lbs. (45g), and for NEMA receptacle, add 0.3 lbs. (136g).

ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V, 277-480V or 347-480V, 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral 10kV/5kA surge suppression protection standard; 20kV/10kA surge suppression protection optional
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- Designed with 0-10V dimming capabilities. Controls by others
- Refer to Dimming spec sheet for details
- **Maximum 10V Source Current:** 1.8mA
- **Operating Temperature Range:** -40˚C - +40˚C (-40˚F - +104˚F)

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed (UL1598)
- Suitable for wet locations
- Meets NEMA C82.77 standards
- Drivers and LEDs are UL certified in accordance with UL8750
- Meets requirements of IP66 per IEC 60529 when ordered without N or R options
- Certified to ANSI C136.31-2018, 3G bridge and overpass vibration standards
- ANSI C136.2 10kV/5kA (standard) and 20kV/10kA (optional) surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A limits for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Lens meets IK07 requirements per IEC 60068-2
- Assembled in the USA by Cree Lighting from US and imported parts
- Meets Buy American requirements within ARRA
- RoHS compliant. Consult factory for additional details
- Dark Sky Friendly, IDA Approved when ordered with 30K CCT and direct arm mount only. Please refer to https://www.darksky.org/our-work/lighting/lighting-for-industry/fsa/fsa-products/ for most current information (Pending)
- **CA RESIDENTS WARNING:** Cancer and Reproductive Harm – www.p65warnings.ca.gov

Product Specifications

SYNAPSE® SIMPLYSNAP INTELLIGENT CONTROL

The Synapse SimplySNAP platform is a highly intuitive connected lighting solution featuring zone dimming, motion sensing, and daylight harvesting with utility-grade power monitoring and support of up to 1000 nodes per gateway. The system features a reliable and robust self-healing mesh network with a browser-based interface that runs on smartphones, tablets, and PCs. The Twist-Lock Lighting Controller (TL7-B2 or TL7-HVG) and Site Controller (SS450-002) take the OSQ Series to a new performance plateau, providing extreme energy productivity, code compliance and a better light experience.

Synapse Wireless Control Accessories

Twist-Lock Lighting Controller
TL7-B2
- Suitable for 120-277V (UL) voltage only
- Requires NEMA/ANSI C136.41 7-Pin Dimming Receptacle
- Not for use with BML or Q options
- Provides On/Off switching, dimming, power metering, digital sensor input, and status monitoring of luminaire
- Refer to TL7-B2 spec sheet for details

Twist-Lock Lighting Controller
TL7-HVG
- Suitable for 120-480V (UL, UE and UH) voltages
- Requires NEMA/ANSI C136.41 7-Pin Dimming Receptacle
- Not for use with BML or Q options
- Provides On/Off switching, dimming, power metering, digital sensor input, and status monitoring of luminaire
- Refer to TL7-HVG spec sheet for details

SimplySNAP Central Base Station
CBSSW-450-002
- Includes On-Site Controller (SS450-002) and 5-button switch
- Indoor and Outdoor rated
- Refer to CBSSW-450-002 spec sheet for details

Synapse Wireless Sensor
WSN-DPM
- Motion and light sensor
- Control multiple zones
- Refer to WSN-DPM spec sheet for details

SimplySNAP On-Site Controller
SS450-002
- Verizon® LTE-enabled
- Designed for indoor applications
- Refer to SS450-002 spec sheet for details

Building Management System (BMS) Gateway
BMS-GW-002
- Required for BACnet integration
- Refer to BMS-GW-002 spec sheet for details

Outdoor Antennas
(Optional, for increased range, 8dB gain)
KIT-ANT420SM
- Kit includes antenna, 20' cable and bracket

KIT-ANT360
- Kit includes antenna, 30' cable and bracket

KIT-ANT600
- Kit includes antenna, 50' cable and bracket
- Refer to Outdoor antenna spec sheet for details

Electrical Data*

Lumen Package	System Watts 120-480V	Utility Label Wattage	Total Current (A)					
			120V	208V	240V	277V	347V	480V
4L**	26	30	0.21	0.12	0.11	0.09	N/A	N/A
6L	37	40	0.31	0.18	0.15	0.13	0.11	0.08
9L	55	60	0.46	0.27	0.23	0.20	0.16	0.12
11L	68	70	0.57	0.33	0.28	0.25	0.20	0.14
16L	97	100	0.81	0.47	0.40	0.35	0.28	0.20
22L	131	130	1.09	0.63	0.55	0.47	0.38	0.27
30L	175	180	1.46	0.84	0.73	0.63	0.50	0.36
40L	236	240	1.96	1.13	0.98	0.85	0.68	0.49
50L	297	N/A	2.48	1.43	1.24	1.07	0.86	0.62
65L	384	N/A	3.20	1.85	1.60	1.39	1.11	0.80
75L	447	N/A	3.73	2.15	1.86	1.61	1.29	0.93

* Electrical data at 25˚C (77˚F). Actual wattage may differ by +/- 10% when operating between 120-277V, 277-480V or 347-480V+/-10%.
** Available with UL voltage only.

OSQ-C Series Ambient Adjusted Lumen Maintenance[1]

Ambient	Initial LMF	25K hr Reported[2] LMF	50K hr Reported[2] LMF	75K hr Reported[2] LMF	100K hr Reported[2] LMF
5˚C (41˚F)	1.02	0.99	0.93	0.88	0.83
10˚C (50˚F)	1.02	0.98	0.93	0.87	0.82
15˚C (59˚F)	1.01	0.98	0.92	0.87	0.82
20˚C (68˚F)	1.01	0.97	0.92	0.86	0.81
25˚C (77˚F)	1.00	0.97	0.91	0.86	0.81

[1] Lumen maintenance values at 25˚C (77˚F) are calculated per IES TM-21 based on IES LM-80 report data for the LED package and in-situ luminaire testing. Luminaire ambient temperature factors (LATF) have been applied to all lumen maintenance factors. Please refer to the Temperature Zone Reference Document for outdoor average nighttime ambient conditions.
[2] In accordance with IES TM-21, Reported values represent interpolated values based on time durations that are up to 6x the tested duration in the IES LM-80 report for the LED.

Accessories

Field-Installed

Backlight Shield
OSQ-M-C-BLSF (Medium)
OSQ-L-C-BLSF (Large)
OSQ-X-C-BLSF (Extra Large)
- Not for use with rotated optics

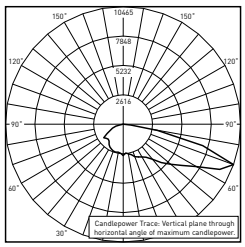
Bird Spikes
OSQ-M-C-BRDSPK
OSQ-L-C-BRDSPK
OSQ-X-C-BRDSPK

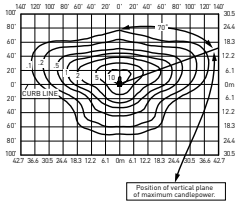
Shorting Cap
XA-XSLSHRT

Photometry

All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project consult:
https://creelighting.com/products/outdoor/area/osq-series

2M





PRELIMINARY RESTL Test Report
OSQ Luminaire w/2M Optic
Initial Delivered Lumens: 15,560

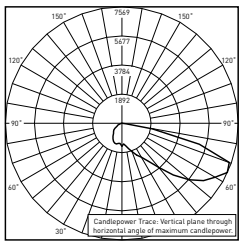
OSQL-C-40L-40K7-2M-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 38,000
Initial FC at grade

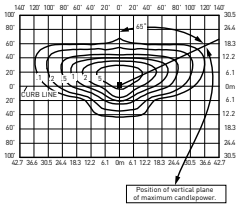
Type II Mid Distribution

Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
4L	3,650	B1 U1 G1	3,800	B1 U1 G1	2,590	B1 U1 G1	3,800	B1 U1 G1
6L	5,475	B1 U1 G1	5,700	B1 U1 G1	3,880	B1 U1 G1	5,700	B1 U1 G1
9L	8,225	B2 U1 G2	8,550	B2 U1 G2	5,825	B1 U1 G1	8,550	B2 U1 G2
11L	10,025	B2 U1 G2	10,450	B2 U1 G2	7,100	B2 U1 G2	10,450	B2 U1 G2
16L	14,650	B3 U1 G3	15,200	B3 U1 G3	10,325	B2 U1 G2	15,200	B3 U1 G3
22L	20,100	B3 U1 G3	20,900	B3 U1 G3	14,200	B3 U1 G3	20,900	B3 U1 G3
30L	27,400	B3 U1 G3	28,500	B3 U1 G3	19,400	B3 U1 G3	28,500	B3 U1 G3
40L	36,500	B4 U1 G4	38,000	B4 U1 G4	25,900	B3 U1 G3	38,000	B4 U1 G4
50L	45,600	B4 U1 G5	47,500	B4 U1 G5	32,300	B3 U1 G4	47,500	B4 U1 G5
65L	59,300	B4 U1 G5	61,800	B4 U1 G5	42,000	B4 U1 G4	61,800	B4 U1 G5
75L	68,400	B5 U1 G5	71,300	B5 U1 G5	48,500	B4 U1 G5	71,300	B5 U1 G5

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

2B





PRELIMINARY RESTL Test Report
OSQ Luminaire w/2B Optic
Initial Delivered Lumens: 10,422

OSQL-C-40L-40K7-2B-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 26,200
Initial FC at grade

Type II Mid w/BLS Distribution

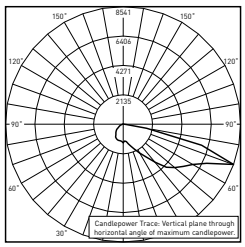
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
4L	2,510	B1 U1 G1	2,620	B1 U1 G1	1,780	B0 U1 G1	2,620	B1 U1 G1
6L	3,760	B1 U1 G1	3,920	B1 U1 G1	2,670	B1 U1 G1	3,920	B1 U1 G1
9L	5,650	B1 U1 G1	5,875	B1 U1 G1	4,000	B1 U1 G1	5,875	B1 U1 G1
11L	6,900	B1 U1 G2	7,200	B1 U1 G2	4,890	B1 U1 G1	7,200	B1 U1 G2
16L	10,075	B2 U1 G2	10,450	B2 U1 G2	7,100	B1 U1 G2	10,450	B2 U1 G2
22L	13,800	B2 U1 G2	14,375	B2 U1 G2	9,775	B1 U1 G2	14,375	B2 U1 G2
30L	18,800	B2 U1 G3	19,600	B2 U1 G3	13,350	B2 U1 G2	19,600	B2 U1 G3
40L	25,100	B3 U1 G3	26,200	B3 U1 G3	17,800	B2 U1 G3	26,200	B3 U1 G3
50L	31,400	B3 U1 G4	32,700	B3 U1 G4	22,200	B3 U1 G3	32,700	B3 U1 G4
65L	40,800	B3 U1 G4	42,500	B3 U1 G4	28,900	B3 U1 G3	42,500	B3 U1 G4
75L	47,100	B3 U1 G4	49,000	B3 U1 G5	33,300	B3 U1 G4	49,000	B3 U1 G5

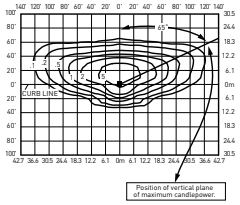
* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

Photometry

All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project consult: https://creelighting.com/products/outdoor/area/osq-series

2M W/OSQ-*-C-BLSF





PRELIMINARY RESTL Test Report
OSQ Luminaire w/2M Optic w/OSQ-M-C-BLSF
Initial Delivered Lumens: 9,579

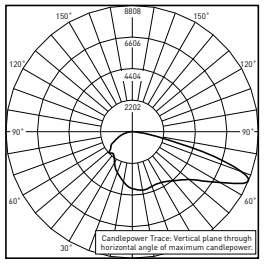
OSQL-C-40L-40K7-2M-UL w/OSQ-L-C-BLSF
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 26,200
Initial FC at grade

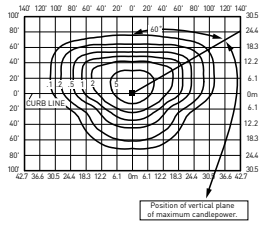
Type II Mid Distribution w/OSQ-*-C-BLSF

Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
4L	2,510	B1 U1 G1	2,620	B1 U1 G1	1,780	B0 U1 G1	2,620	B1 U1 G1
6L	3,760	B1 U1 G1	3,920	B1 U1 G1	2,670	B1 U1 G1	3,920	B1 U1 G1
9L	5,650	B1 U1 G1	5,875	B1 U1 G1	4,000	B1 U1 G1	5,875	B1 U1 G1
11L	6,900	B1 U1 G2	7,200	B1 U1 G2	4,890	B1 U1 G1	7,200	B1 U1 G2
16L	10,075	B1 U1 G2	10,450	B1 U1 G2	7,100	B1 U1 G2	10,450	B1 U1 G2
22L	13,800	B2 U1 G2	14,375	B2 U1 G2	9,775	B1 U1 G2	14,375	B2 U1 G2
30L	18,800	B2 U1 G3	19,600	B2 U1 G3	13,350	B2 U1 G2	19,600	B2 U1 G3
40L	25,100	B3 U1 G3	26,200	B3 U1 G4	17,800	B2 U1 G3	26,200	B3 U1 G4
50L	31,400	B3 U1 G4	32,700	B3 U1 G4	22,200	B3 U1 G3	32,700	B3 U1 G4
65L	40,800	B3 U1 G4	42,500	B3 U1 G5	28,900	B3 U1 G4	42,500	B3 U1 G5
75L	47,100	B3 U1 G5	49,000	B3 U1 G5	33,300	B3 U1 G4	49,000	B3 U1 G5

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

3M





RESTL Test Report #: PL17240-001A
OSQM-C-16L-57K7-3M-UL-NM-WH
Initial Delivered Lumens: 15,444

OSQL-C-40L-40K7-3M-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 38,000
Initial FC at grade

Type III Mid Distribution

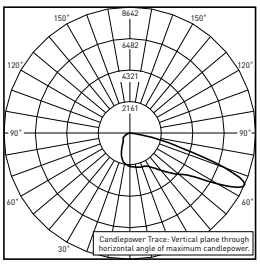
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
4L	3,650	B1 U0 G1	3,800	B1 U0 G1	2,590	B1 U0 G1	3,800	B1 U0 G1
6L	5,475	B1 U0 G1	5,700	B1 U0 G1	3,880	B1 U0 G1	5,700	B1 U0 G1
9L	8,225	B2 U0 G2	8,550	B2 U0 G2	5,825	B1 U0 G1	8,550	B2 U0 G2
11L	10,025	B2 U0 G2	10,450	B2 U0 G2	7,100	B2 U0 G2	10,450	B2 U0 G2
16L	14,650	B3 U0 G3	15,200	B3 U0 G3	10,325	B2 U0 G2	15,200	B3 U0 G3
22L	20,100	B3 U0 G3	20,900	B3 U0 G3	14,200	B3 U0 G3	20,900	B3 U0 G3
30L	27,400	B3 U0 G3	28,500	B3 U0 G3	19,400	B3 U0 G3	28,500	B3 U0 G3
40L	36,500	B4 U0 G4	38,000	B4 U0 G4	25,900	B3 U0 G3	38,000	B4 U0 G4
50L	45,600	B4 U0 G4	47,500	B4 U0 G4	32,300	B3 U0 G4	47,500	B4 U0 G4
65L	59,300	B5 U0 G5	61,800	B5 U0 G5	42,000	B4 U0 G4	61,800	B5 U0 G5
75L	68,400	B5 U0 G5	71,300	B5 U0 G5	48,500	B4 U0 G4	71,300	B5 U0 G5

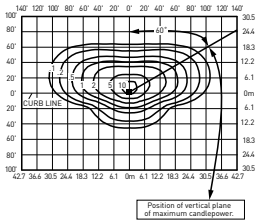
* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

Photometry

All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project consult: https://creelighting.com/products/outdoor/area/osq-series

3B





RESTL Test Report #: PL17366-001A
OSQM-C-16L-57K7-3B-UL-NM-WH
Initial Delivered Lumens: 10,081

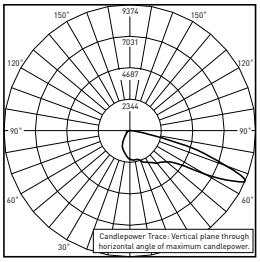
OSQL-C-40L-40K7-3B-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 26,200
Initial FC at grade

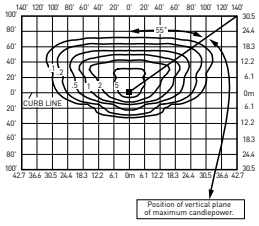
Type III Mid w/BLS Distribution

Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
4L	2,510	B1 U0 G1	2,620	B1 U0 G1	1,780	B0 U0 G1	2,620	B1 U0 G1
6L	3,760	B1 U0 G1	3,920	B1 U0 G1	2,670	B1 U0 G1	3,920	B1 U0 G1
9L	5,650	B1 U0 G1	5,875	B1 U0 G1	4,000	B1 U0 G1	5,875	B1 U0 G1
11L	6,900	B1 U0 G2	7,200	B1 U0 G2	4,890	B1 U0 G1	7,200	B1 U0 G2
16L	10,075	B2 U0 G2	10,450	B2 U0 G2	7,100	B1 U0 G2	10,450	B2 U0 G2
22L	13,800	B2 U0 G2	14,375	B2 U0 G2	9,775	B2 U0 G2	14,375	B2 U0 G2
30L	18,800	B3 U0 G3	19,600	B3 U0 G3	13,350	B2 U0 G2	19,600	B3 U0 G3
40L	25,100	B3 U0 G3	26,200	B3 U0 G3	17,800	B3 U0 G3	26,200	B3 U0 G3
50L	31,400	B3 U0 G4	32,700	B3 U0 G4	22,200	B3 U0 G3	32,700	B3 U0 G4
65L	40,800	B3 U0 G4	42,500	B4 U0 G4	28,900	B3 U0 G4	42,500	B4 U0 G4
75L	47,100	B4 U0 G5	49,000	B4 U0 G5	33,300	B3 U0 G4	49,000	B4 U0 G5

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

3M W/OSQ-*-C-BLSF





RESTL Test Report#: PL17054-001A
OSQM-C-16L-57K7-3M-UL-NM-WH-R w/ OSQ-M-C-BLSF
Initial Delivered Lumens: 10,227

OSQL-C-40L-40K7-3M-UL w/OSQ-L-C-BLSF
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 26,200
Initial FC at grade

Type III Mid Distribution w/OSQ-*-C-BLSF

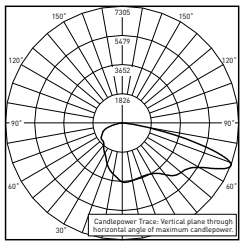
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
4L	2,510	B1 U1 G1	2,620	B1 U1 G1	1,780	B0 U1 G1	2,620	B1 U1 G1
6L	3,760	B1 U1 G1	3,920	B1 U1 G1	2,670	B1 U1 G1	3,920	B1 U1 G1
9L	5,650	B1 U1 G1	5,875	B1 U1 G2	4,000	B1 U1 G1	5,875	B1 U1 G2
11L	6,900	B1 U1 G2	7,200	B1 U1 G2	4,890	B1 U1 G1	7,200	B1 U1 G2
16L	10,075	B2 U1 G2	10,450	B2 U1 G2	7,100	B1 U1 G2	10,450	B2 U1 G2
22L	13,800	B2 U2 G2	14,375	B2 U2 G2	9,775	B2 U1 G2	14,375	B2 U2 G2
30L	18,800	B3 U2 G3	19,600	B3 U2 G3	13,350	B2 U2 G2	19,600	B3 U2 G3
40L	25,100	B3 U2 G4	26,200	B3 U2 G4	17,800	B3 U2 G3	26,200	B3 U2 G4
50L	31,400	B3 U2 G4	32,700	B3 U2 G4	22,200	B3 U2 G3	32,700	B3 U2 G4
65L	40,800	B3 U2 G5	42,500	B3 U2 G5	28,900	B3 U2 G4	42,500	B3 U2 G5
75L	47,100	B4 U2 G5	49,000	B4 U2 G5	33,300	B3 U2 G4	49,000	B4 U2 G5

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

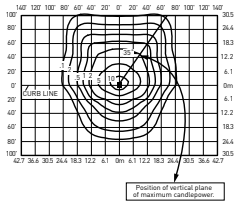
Photometry

All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project consult: https://creelighting.com/products/outdoor/area/osq-series

4M



RESTL Test Report #: PL17299-001A
OSQM-C-16L-57K7-4M-UL-NM-WH
Initial Delivered Lumens: 15,584



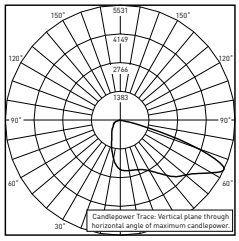
OSQL-C-40L-40K7-4M-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 38,000
Initial FC at grade

Type IV Mid Distribution

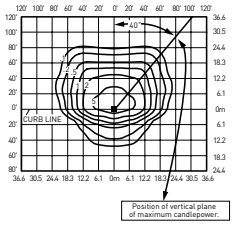
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
4L	3,650	B1 U0 G1	3,800	B1 U0 G1	2,590	B1 U0 G1	3,800	B1 U0 G1
6L	5,475	B1 U0 G1	5,700	B1 U0 G1	3,880	B1 U0 G1	5,700	B1 U0 G1
9L	8,225	B2 U0 G2	8,550	B2 U0 G2	5,825	B1 U0 G1	8,550	B2 U0 G2
11L	10,025	B2 U0 G2	10,450	B2 U0 G2	7,100	B2 U0 G1	10,450	B2 U0 G2
16L	14,650	B3 U0 G2	15,200	B3 U0 G2	10,325	B2 U0 G2	15,200	B3 U0 G2
22L	20,100	B3 U0 G3	20,900	B3 U0 G3	14,200	B3 U0 G2	20,900	B3 U0 G3
30L	27,400	B3 U0 G3	28,500	B3 U0 G3	19,400	B3 U0 G3	28,500	B3 U0 G3
40L	36,500	B4 U0 G4	38,000	B4 U0 G4	25,900	B3 U0 G3	38,000	B4 U0 G4
50L	45,600	B4 U0 G4	47,500	B4 U0 G4	32,300	B4 U0 G3	47,500	B4 U0 G4
65L	59,300	B5 U0 G5	61,800	B5 U0 G5	42,000	B4 U0 G4	61,800	B5 U0 G5
75L	68,400	B5 U0 G5	71,300	B5 U0 G5	48,500	B4 U0 G4	71,300	B5 U0 G5

* Initial delivered lumens at 25˚C (77˚F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

4B



RESTL Test Report #: PL17367-001A
OSQM-C-16L-57K7-4B-UL-NM-WH
Initial Delivered Lumens: 9,812



OSQL-C-40L-40K7-4B-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 24,000
Initial FC at grade

Type IV Mid w/BLS Distribution

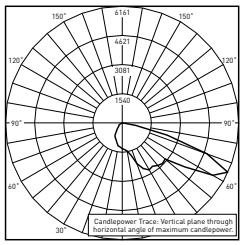
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
4L	2,300	B1 U0 G0	2,400	B1 U0 G0	1,630	B0 U0 G0	2,400	B1 U0 G0
6L	3,440	B1 U0 G1	3,590	B1 U0 G1	2,440	B1 U0 G0	3,590	B1 U0 G1
9L	5,175	B1 U0 G1	5,400	B1 U0 G1	3,670	B1 U0 G1	5,400	B1 U0 G1
11L	6,325	B1 U0 G1	6,600	B1 U0 G1	4,480	B1 U0 G1	6,600	B1 U0 G1
16L	9,225	B2 U0 G2	9,575	B2 U0 G2	6,525	B1 U0 G1	9,575	B2 U0 G2
22L	12,625	B2 U0 G2	13,175	B2 U0 G2	8,950	B2 U0 G2	13,175	B2 U0 G2
30L	17,200	B3 U0 G2	18,000	B3 U0 G2	12,225	B2 U0 G2	18,000	B3 U0 G2
40L	23,000	B3 U0 G3	24,000	B3 U0 G3	16,300	B3 U0 G2	24,000	B3 U0 G3
50L	28,700	B3 U0 G3	29,900	B3 U0 G3	20,400	B3 U0 G2	29,900	B3 U0 G3
65L	37,400	B3 U0 G4	38,900	B3 U0 G4	26,500	B3 U0 G3	38,900	B3 U0 G4
75L	43,100	B4 U0 G4	44,900	B4 U0 G4	30,500	B3 U0 G3	44,900	B4 U0 G4

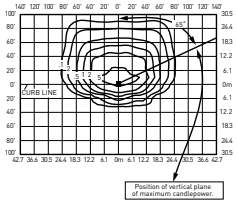
* Initial delivered lumens at 25˚C (77˚F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

Photometry

All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project consult: https://creelighting.com/products/outdoor/area/osq-series

4M W/OSQ-*-C-BLSF





PRELIMINARY RESTL Test Report
OSQ Luminaire w/4M Optic w/OSQ-M-C-BLSF
Initial Delivered Lumens: 9,345

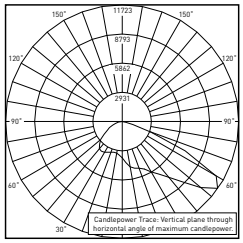
OSQL-C-40L-40K7-4M-UL w/OSQ-L-C-BLSF
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 24,000
Initial FC at grade

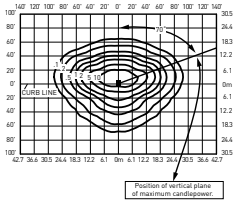
Type IV Mid Distribution w/OSQ-*-C-BLSF

Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
4L	2,300	B0 U1 G1	2,400	B1 U1 G1	1,630	B0 U1 G1	2,400	B1 U1 G1
6L	3,440	B1 U1 G1	3,590	B1 U1 G1	2,440	B1 U1 G1	3,590	B1 U1 G1
9L	5,175	B1 U1 G1	5,400	B1 U1 G1	3,670	B1 U1 G1	5,400	B1 U1 G1
11L	6,325	B1 U1 G2	6,600	B1 U1 G2	4,480	B1 U1 G1	6,600	B1 U1 G2
16L	9,225	B1 U1 G2	9,575	B1 U1 G2	6,525	B1 U1 G2	9,575	B1 U1 G2
22L	12,625	B2 U1 G2	13,175	B2 U1 G2	8,950	B1 U1 G2	13,175	B2 U1 G2
30L	17,200	B2 U1 G3	18,000	B2 U1 G3	12,225	B2 U1 G2	18,000	B2 U1 G3
40L	23,000	B3 U1 G3	24,000	B3 U1 G3	16,300	B2 U1 G2	24,000	B3 U1 G3
50L	28,700	B3 U1 G4	29,900	B3 U1 G4	20,400	B2 U1 G3	29,900	B3 U1 G4
65L	37,400	B3 U1 G4	38,900	B3 U1 G4	26,500	B3 U1 G4	38,900	B3 U1 G4
75L	43,100	B3 U1 G5	44,900	B3 U1 G5	30,500	B3 U1 G4	44,900	B3 U1 G5

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

AF





PRELIMINARY RESTL Test Report
OSQ Luminaire w/AF Optic
Initial Delivered Lumens: 15,866

OSQL-C-40L-40K7-AF-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 38,000
Initial FC at grade

Automotive FrontLineOptic™ Distribution

Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
4L	3,650	B1 U1 G1	3,800	B1 U1 G1	2,590	B1 U1 G1	3,800	B1 U1 G1
6L	5,475	B1 U1 G1	5,700	B1 U1 G1	3,880	B1 U1 G1	5,700	B1 U1 G1
9L	8,225	B2 U1 G1	8,550	B2 U1 G1	5,825	B1 U1 G1	8,550	B2 U1 G1
11L	10,025	B2 U1 G2	10,450	B2 U1 G2	7,100	B2 U1 G1	10,450	B2 U1 G2
16L	14,650	B3 U1 G2	15,200	B3 U1 G2	10,325	B2 U1 G2	15,200	B3 U1 G2
22L	20,100	B3 U1 G3	20,900	B3 U1 G3	14,200	B2 U1 G2	20,900	B3 U1 G3
30L	27,400	B3 U1 G3	28,500	B3 U1 G3	19,400	B3 U1 G3	28,500	B3 U1 G3
40L	36,500	B4 U1 G3	38,000	B4 U1 G3	25,900	B3 U1 G3	38,000	B4 U1 G3
50L	45,600	B4 U1 G4	47,500	B4 U1 G4	32,300	B3 U1 G3	47,500	B4 U1 G4
65L	59,300	B5 U1 G4	61,800	B5 U1 G4	42,000	B4 U1 G3	61,800	B5 U1 G4
75L	68,400	B5 U1 G4	71,300	B5 U1 G4	48,500	B4 U1 G4	71,300	B5 U1 G4

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

Photometry

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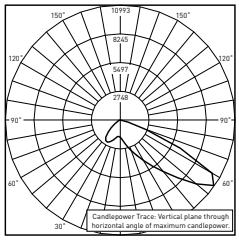
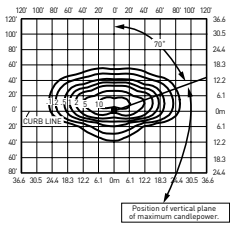
AB



PRELIMINARY RESTL Test Report
OSQ Luminaire w/AB Optic
Initial Delivered Lumens: 11,393



OSQL-C-40L-40K7-AB-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 26,200
Initial FC at grade

Automotive FrontLineOptic™ w/BLS Distribution

Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
4L	2,510	B1 U1 G0	2,620	B1 U1 G0	1,780	B0 U1 G0	2,620	B1 U1 G0
6L	3,760	B1 U1 G0	3,920	B1 U1 G1	2,670	B1 U1 G0	3,920	B1 U1 G1
9L	5,650	B1 U1 G1	5,875	B1 U1 G1	4,000	B1 U1 G1	5,875	B1 U1 G1
11L	6,900	B1 U1 G1	7,200	B1 U1 G1	4,890	B1 U1 G1	7,200	B1 U1 G1
16L	10,075	B2 U1 G1	10,450	B2 U1 G1	7,100	B1 U1 G1	10,450	B2 U1 G1
22L	13,800	B2 U1 G2	14,375	B2 U1 G2	9,775	B2 U1 G1	14,375	B2 U1 G2
30L	18,800	B2 U1 G2	19,600	B2 U1 G2	13,350	B2 U1 G2	19,600	B2 U1 G2
40L	25,100	B3 U1 G2	26,200	B3 U1 G2	17,800	B2 U1 G2	26,200	B3 U1 G2
50L	31,400	B3 U1 G2	32,700	B3 U1 G2	22,200	B3 U1 G2	32,700	B3 U1 G2
65L	40,800	B3 U1 G3	42,500	B3 U1 G3	28,900	B3 U1 G2	42,500	B3 U1 G3
75L	47,100	B3 U1 G3	49,000	B4 U1 G3	33,300	B3 U1 G2	49,000	B4 U1 G3

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
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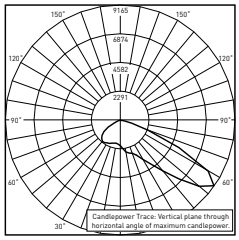
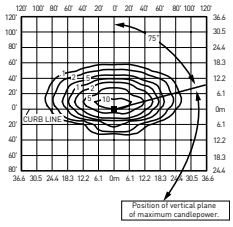
AF W/OSQ-*-C-BLSF



PRELIMINARY RESTL Test Report
OSQ Luminaire w/AF Optic w/OSQ-M-C-BLSF
Initial Delivered Lumens: 9,783



OSQL-C-40L-40K7-AF-UL w/OSQ-L-C-BLSF
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 26,200
Initial FC at grade

Automotive FrontLineOptic™ w/OSQ-*-C-BLSF

Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
4L	2,510	B1 U1 G0	2,620	B1 U1 G0	1,780	B0 U1 G0	2,620	B1 U1 G0
6L	3,760	B1 U1 G0	3,920	B1 U1 G1	2,670	B1 U1 G0	3,920	B1 U1 G1
9L	5,650	B1 U1 G1	5,875	B1 U1 G1	4,000	B1 U1 G1	5,875	B1 U1 G1
11L	6,900	B1 U1 G1	7,200	B1 U1 G1	4,890	B1 U1 G1	7,200	B1 U1 G1
16L	10,075	B2 U1 G1	10,450	B2 U1 G1	7,100	B1 U1 G1	10,450	B2 U1 G1
22L	13,800	B2 U1 G2	14,375	B2 U1 G2	9,775	B2 U1 G1	14,375	B2 U1 G2
30L	18,800	B3 U1 G2	19,600	B3 U1 G2	13,350	B2 U1 G2	19,600	B3 U1 G2
40L	25,100	B3 U1 G2	26,200	B3 U1 G2	17,800	B2 U1 G2	26,200	B3 U1 G2
50L	31,400	B3 U1 G2	32,700	B3 U1 G2	22,200	B3 U1 G2	32,700	B3 U1 G2
65L	40,800	B3 U1 G3	42,500	B3 U1 G3	28,900	B3 U1 G2	42,500	B3 U1 G3
75L	47,100	B4 U1 G3	49,000	B4 U1 G3	33,300	B3 U1 G2	49,000	B4 U1 G3

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
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Photometry

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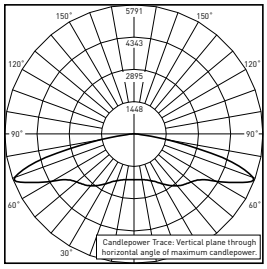
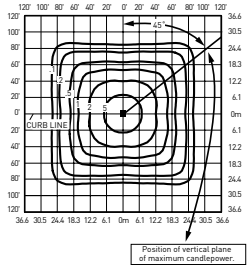
5M





RESTL Test Report #: PL17290-002A
OSQM-C-16L-57K7-5M-UL-NM-WH
Initial Delivered Lumens: 15,567

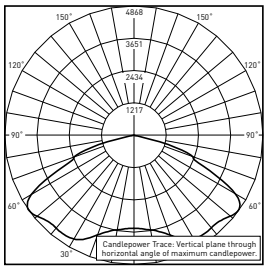
OSQL-C-40L-40K7-5M-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 40,000
Initial FC at grade

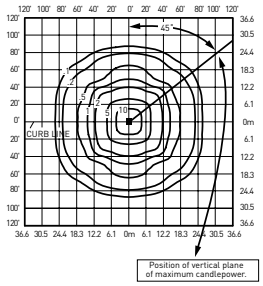
Type V Mid Distribution

Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
4L	3,840	B2 U0 G1	4,000	B2 U0 G1	2,720	B2 U0 G1	4,000	B2 U0 G1
6L	5,750	B3 U0 G1	6,000	B3 U0 G1	4,080	B2 U0 G1	6,000	B3 U0 G1
9L	8,650	B3 U0 G1	9,000	B3 U0 G1	6,125	B3 U0 G1	9,000	B3 U0 G1
11L	10,550	B3 U0 G2	11,000	B3 U0 G2	7,475	B3 U0 G1	11,000	B3 U0 G2
16L	15,400	B4 U0 G2	16,000	B4 U0 G2	10,875	B3 U0 G2	16,000	B4 U0 G2
22L	21,100	B4 U0 G2	22,000	B4 U0 G2	14,950	B4 U0 G2	22,000	B4 U0 G2
30L	28,800	B5 U0 G3	30,000	B5 U0 G3	20,400	B4 U0 G2	30,000	B5 U0 G3
40L	38,400	B5 U0 G3	40,000	B5 U0 G4	27,200	B5 U0 G3	40,000	B5 U0 G4
50L	48,000	B5 U0 G4	50,000	B5 U0 G4	34,000	B5 U0 G3	50,000	B5 U0 G4
65L	62,400	B5 U0 G5	65,000	B5 U0 G5	44,200	B5 U0 G4	65,000	B5 U0 G5
75L	72,000	B5 U0 G5	75,000	B5 U0 G5	51,000	B5 U0 G4	75,000	B5 U0 G5

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

5N





RESTL Test Report #: PL17333-002A
OSQM-C-16L-57K7-5N-UL-NM-WH
Initial Delivered Lumens: 16,299

OSQL-C-40L-40K7-5N-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 40,000
Initial FC at grade

Type V Narrow Distribution

Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
4L	3,840	B2 U0 G0	4,000	B2 U0 G0	2,720	B1 U0 G0	4,000	B2 U0 G0
6L	5,750	B2 U0 G0	6,000	B2 U0 G1	4,080	B2 U0 G0	6,000	B2 U0 G1
9L	8,650	B2 U0 G1	9,000	B3 U0 G1	6,125	B2 U0 G1	9,000	B3 U0 G1
11L	10,550	B3 U0 G1	11,000	B3 U0 G1	7,475	B2 U0 G1	11,000	B3 U0 G1
16L	15,400	B3 U0 G1	16,000	B3 U0 G2	10,875	B3 U0 G1	16,000	B3 U0 G2
22L	21,100	B4 U0 G2	22,000	B4 U0 G2	14,950	B3 U0 G1	22,000	B4 U0 G2
30L	28,800	B4 U0 G2	30,000	B5 U0 G2	20,400	B4 U0 G2	30,000	B5 U0 G2
40L	38,400	B5 U0 G2	40,000	B5 U0 G2	27,200	B4 U0 G2	40,000	B5 U0 G2
50L	48,000	B5 U0 G3	50,000	B5 U0 G3	34,000	B5 U0 G2	50,000	B5 U0 G3
65L	62,400	B5 U0 G3	65,000	B5 U0 G3	44,200	B5 U0 G2	65,000	B5 U0 G3
75L	72,000	B5 U0 G4	75,000	B5 U0 G4	51,000	B5 U0 G3	75,000	B5 U0 G4

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

Photometry

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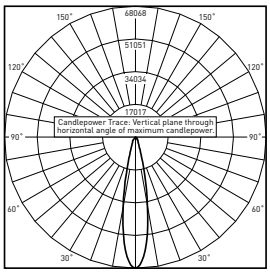
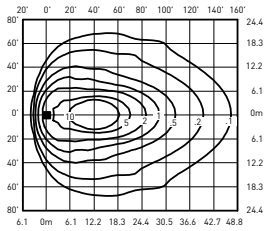
https://creelighting.com/products/outdoor/area/osq-series

33



RESTL Test Report #: PL17338-001A
OSQM-C-16L-57K7-33-UL-NM-WH
Initial Delivered Lumens: 16,127



OSQL-C-40L-40K7-33-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 40,000
Initial FC at grade

NEMA® 3x3 Distribution				
Lumen Package	3000K (70 CRI)	4000K (70 CRI)	5000K (90CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
4L	3,840	4,000	2,720	4,000
6L	5,750	6,000	4,080	6,000
9L	8,650	9,000	6,125	9,000
11L	10,550	11,000	7,475	11,000
16L	15,400	16,000	10,875	16,000
22L	21,100	22,000	14,950	22,000
30L	28,800	30,000	20,400	30,000
40L	38,400	40,000	27,200	40,000
50L	48,000	50,000	34,000	50,000
65L	62,400	65,000	44,200	65,000
75L	72,000	75,000	51,000	75,000

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

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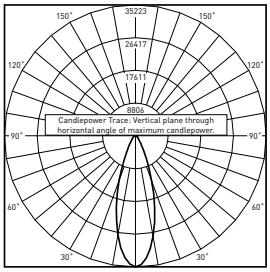
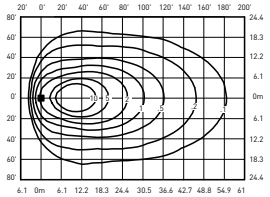


PRELIMINARY RESTL Test Report
OSQ Luminaire w/44 Optic
Initial Delivered Lumens: 16,001



OSQL-C-40L-40K7-44-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 40,000
Initial FC at grade

NEMA® 4x4 Distribution				
Lumen Package	3000K (70 CRI)	4000K (70 CRI)	5000K (90CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
4L	3,840	4,000	2,720	4,000
6L	5,750	6,000	4,080	6,000
9L	8,650	9,000	6,125	9,000
11L	10,550	11,000	7,475	11,000
16L	15,400	16,000	10,875	16,000
22L	21,100	22,000	14,950	22,000
30L	28,800	30,000	20,400	30,000
40L	38,400	40,000	27,200	40,000
50L	48,000	50,000	34,000	50,000
65L	62,400	65,000	44,200	65,000
75L	72,000	75,000	51,000	75,000

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

Photometry

All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project consult:
https://creelighting.com/products/outdoor/area/osq-series

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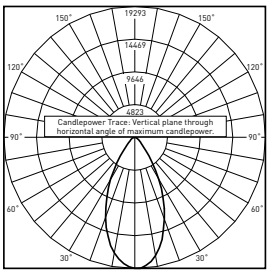
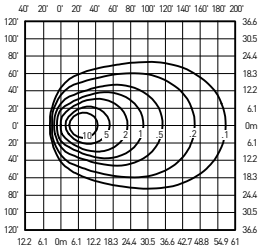


PRELIMINARY RESTL Test Report
OSQ Luminaire w/55 Optic
Initial Delivered Lumens: 15,967



OSQL-C-40L-40K7-55-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 40,000
Initial FC at grade

NEMA® 5x5 Distribution				
Lumen Package	3000K (70 CRI)	4000K (70 CRI)	5000K (90CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
4L	3,840	4,000	2,720	4,000
6L	5,750	6,000	4,080	6,000
9L	8,650	9,000	6,125	9,000
11L	10,550	11,000	7,475	11,000
16L	15,400	16,000	10,875	16,000
22L	21,100	22,000	14,950	22,000
30L	28,800	30,000	20,400	30,000
40L	38,400	40,000	27,200	40,000
50L	48,000	50,000	34,000	50,000
65L	62,400	65,000	44,200	65,000
75L	72,000	75,000	51,000	75,000

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

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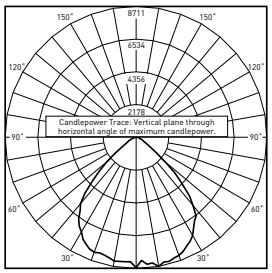
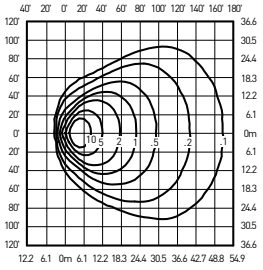


PRELIMINARY RESTL Test Report
OSQ Luminaire w/66 Optic
Initial Delivered Lumens: 15,952



OSQL-C-40L-40K7-66-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 40,000
Initial FC at grade

NEMA® 6x6 Distribution				
Lumen Package	3000K (70 CRI)	4000K (70 CRI)	5000K (90CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
4L	3,840	4,000	2,720	4,000
6L	5,750	6,000	4,080	6,000
9L	8,650	9,000	6,125	9,000
11L	10,550	11,000	7,475	11,000
16L	15,400	16,000	10,875	16,000
22L	21,100	22,000	14,950	22,000
30L	28,800	30,000	20,400	30,000
40L	38,400	40,000	27,200	40,000
50L	48,000	50,000	34,000	50,000
65L	62,400	65,000	44,200	65,000
75L	72,000	75,000	51,000	75,000

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

Photometry

All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project consult:
https://creelighting.com/products/outdoor/area/osq-series

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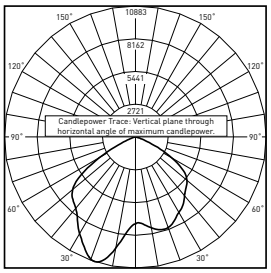
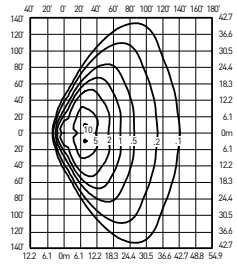


RESTL Test Report #: PL17352-001A
OSQM-C-16L-57K7-75-UL-NM-WH
Initial Delivered Lumens: 16,120



OSQL-C-40L-40K7-75-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 40,000
Initial FC at grade

NEMA® 7x5 Distribution				
Lumen Package	3000K (70 CRI)	4000K (70 CRI)	5000K (90CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
4L	3,840	4,000	2,720	4,000
6L	5,750	6,000	4,080	6,000
9L	8,650	9,000	6,125	9,000
11L	10,550	11,000	7,475	11,000
16L	15,400	16,000	10,875	16,000
22L	21,100	22,000	14,950	22,000
30L	28,800	30,000	20,400	30,000
40L	38,400	40,000	27,200	40,000
50L	48,000	50,000	34,000	50,000
65L	62,400	65,000	44,200	65,000
75L	72,000	75,000	51,000	75,000

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

Luminaire EPA

Adjustable Arm Mount – OSQ-ML-C-AA Weight: Medium - 19.3 lbs. (8.8kg); Large - 28.4 lbs. (12.9kg); **OSQ-X-C-DA** Weight: Extra Large - 48.6 lbs. (22kg)								
Luminaire	Single	2 @ 180˚	2 @ 90˚	3 @ 90˚	3 @ 120˚	3 @ 180˚	4 @ 180˚	4 @ 90˚
	Tenon Configuration (0˚-90˚ Tilt); If used with Cree Lighting tenons, please add tenon EPA with Luminaire EPA							
	 PB-1A*; PT-1+; PW-1A3**	 PB-2A*; PB-2R2.375; PD-2A4(180)+; PT-2(180)+; PW-2A3**	 PB-2A*; PB-2R2.375; PD-2A4(90)+; PT-2(90)+; PW-2A3**	 PB-3A*; PB-3R2.375; PD-3A4(90)+; PT-3(90)+	 PB-3A*; PB-3R2.375; PT-3(120)+	 PB-3A*; PB-3R2.375	 PB-4A*(180); PB-4R2.375	 PB-4A*(90); PB-4R2.375; PD-4A4(90)+; PT-4(90)+
	0˚ Tilt							
OSQM	0.69	1.38	1.11	1.80	2.01	1.38	1.73	2.22
OSQL	0.78	1.55	1.30	2.07	2.33	1.55	1.94	2.60
OSQX	0.98	1.95	1.65	2.63	2.97	1.95	2.44	3.31
	45˚ Tilt							
OSQM	1.41	2.81	2.10	3.50	4.23	4.22	5.63	4.19
OSQL	2.62	5.23	3.39	6.01	6.91	7.85	10.46	6.79
OSQX	4.35	8.70	5.33	9.68	9.65	13.05	17.40	10.66
	90˚ Tilt* **							
OSQM	1.89	3.79	2.58	4.48	5.56	5.68	7.57	5.17
OSQL	3.52	7.03	4.29	7.81	9.14	10.55	14.07	8.59
OSQX	5.84	11.68	6.82	12.66	12.78	17.52	23.36	13.63

* Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6") for single, double or triple luminaire orientation or 4 (4"), 5 (5"), or 6 (6") for quad luminaire orientation
** These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6")
*** PD-2A4(90), PT-2(90), PD-3A4(90), PT-3(90), PD-4A4(90), PT-4(90) are not compatible with 90 degree tilt
+ PT & PD aluminum tenons are not suitable for use with OSQX luminaires.

Tenon EPA

Part Number	EPA
PB-1A*	None
PB-2A*	0.82
PB-3A*	1.52
PB-4A*(180)	2.22
PB-4A*(90)	1.11
PB-2R2.375	0.92
PB-3R2.375	1.62
PB-4R2.375	2.32
PD Series Tenons	0.09
PT Series Tenons	0.10
PW-1A3**	0.47
PW-2A3**	0.94
WM-2	0.08
WM-4	0.25
WM-DM	None

* Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6") for single, double or triple luminaire orientation or 4 (4"), 5 (5"), or 6 (6") for quad luminaire orientation
** These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6")

Tenons and Brackets‡ (must specify color)

Square Internal Mount Vertical Tenons (Steel)
- Mounts to 3-6" (76-152mm) square aluminum or steel poles

PB-1A* – Single
PB-2A* – 180˚ Twin
PB-3A* – 180˚ Triple
PB-4A*(90) – 90˚ Quad
PB-4A*(180) – 180˚ Quad

Square Internal Mount Horizontal Tenons (Aluminum)
- Mounts to 4" (102mm) square aluminum or steel poles
- Not for use with OSQX luminaires

PD-2A4(90) – 90˚ Twin
PD-2A4(180) – 180˚ Twin
PD-3A4(90) – 90˚ Triple
PD-4A4(90) – 90˚ Quad

Wall Mount Brackets
- Mounts to wall or roof

WM-2 – Horizontal for OSQ-ML-C-AA or OSQ-X-C-AA mounts
WM-4 – L-Shape for OSQ-ML-C-AA or OSQ-X-C-AA mounts
WM-DM – Plate for OSQ-ML-C-DA or OSQ-X-C-DA mounts

Round External Mount Vertical Tenons (Steel)
- Mounts to 2.375" (60mm) O.D. round aluminum or steel poles or tenons

PB-2R2.375 – Twin
PB-3R2.375 – Triple
PB-4R2.375 – Quad

Round External Mount Horizontal Tenons (Aluminum)
- Mounts to 2.375" (60mm) O.D. round aluminum or steel poles or tenons
- Mounts to square pole with PB-1A* tenon
- Not for use with OSQX luminaires

PT-1 – Single (Vertical)
PT-2(90) – 90˚ Twin
PT-2(180) – 180˚ Twin
PT-3(90) – 90˚ Triple
PT-3(120) – 120˚ Triple
PT-4(90) – 90˚ Quad

Mid-Pole Bracket
- Mounts to square pole

PW-1A3** – Single
PW-2A3** – Double

Ground Mount Post
- For ground-mounted flood luminaires

PGM-1 - for OSQ-ML-C-AA or OSQ-X-C-AA mounts

‡ Refer to the Bracket and Tenons spec sheet for more details

Luminaire EPA

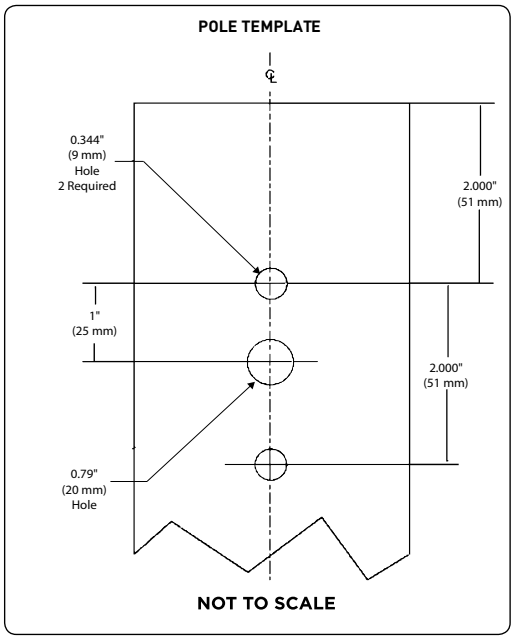
Direct Arm Mount – OSQ-ML-C-DA Weight: Medium - 19.7 lbs. (8.9kg); Large - 28.8 lbs. (13.1kg); **OSQ-X-C-DA** Weight: Extra Large - 45.8 lbs. (20.8kg)						
Luminaire	Single	2 @ 180˚	2 @ 90˚	3 @ 90˚	3 @ 120˚	4 @ 90˚
						
OSQM	0.63	1.26	0.98	1.61	1.79	1.97
OSQL	0.72	1.45	1.24	1.97	2.23	2.49
OSQX	0.91	1.83	1.52	2.43	2.74	3.04

Direct Mount Configurations

Compatibility with Direct Mount Brackets					
Size	2 @ 90˚	2 @ 180˚	3 @ 90˚	3 @ 120˚	4 @ 90˚
3" Square					
Medium/Large	✓	✓	✓	N/A	✓
Extra Large	N/A	✓	N/A	N/A	N/A
3" Round					
Medium/Large	N/A	✓	N/A	✓	N/A
Extra Large	N/A	N/A	N/A	N/A	N/A
4" Square					
Medium/Large	✓	✓	✓	N/A	✓
Extra Large	✓	✓	✓	N/A	✓
4" Round					
Medium/Large	✓	✓	✓	✓	✓
Extra Large	✓	✓	✓	✓	✓
5" Square					
Medium/Large	✓	✓	✓	N/A	✓
Extra Large	✓	✓	✓	N/A	✓
5" Round					
Medium/Large	✓	✓	✓	✓	✓
Extra Large	✓	✓	✓	✓	✓
6" + Square					
Medium/Large	✓	✓	✓	N/A	✓
Extra Large	✓	✓	✓	N/A	✓
6" + Round					
Medium/Large	✓	✓	✓	✓	✓
Extra Large	✓	✓	✓	✓	✓

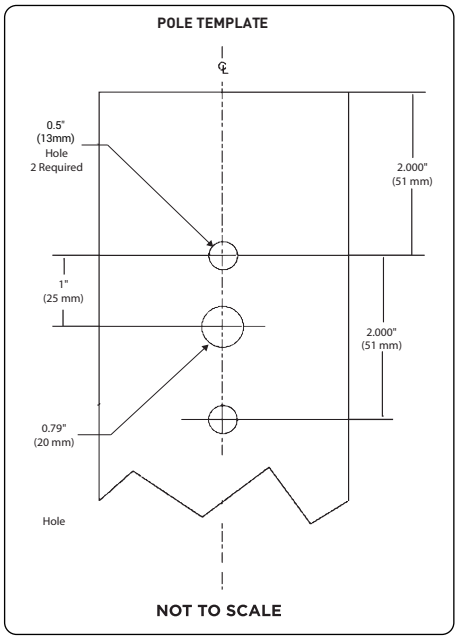
Fixture Mounting Drill Pattern for OSQ-ML-C-DA Mount

Note: When using with Cree Lighting poles, order the BLANK Fixture Mounting Drill Pattern.



Fixture Mounting Drill Pattern for OSQ-X-C-DA

Note: When using with Cree Lighting poles, order the Q Fixture Mounting Drill Pattern.



Luminaire EPA

Trunnion Mount – OSQ-ML-C-TM Weight: Medium - 23.2 lbs. (10.5kg); Large - 32.3 lbs. (14.7kg)	
Single	
Medium	**Large**
0˚ Tilt	
0.69	0.78
45˚ Tilt	
1.41	2.62
90˚ Tilt	
1.89	3.52

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings. When ordered with the N option, the luminaire will include an ANSI C136.15-2020 utility label that indicates the wattage (rounded to nearest 10W), the lumen output (rounded to nearest 1000 lumens), and the CCT of the luminaire at the selected lumen output. Additional dimming functionality is available when a dimming control (by others) is used in the 7-Pin receptacle.

Locked Lumen Output (X8/X7/X6/X5/X4/X3/X2/X1) Option Description:

The Locked Lumen Output option on this page permanently locks the lumen output on the OSQ area luminaire to the setting selected. When ordered with the X option, the luminaire will be shipped from the factory at the lumen output setting selected and will only be able to be adjusted down in the field through a dimming control (by others). When ordered with the N option, the luminaire will include a utility label that indicates the wattage, lumen output, and CCT of the setting selected.

Q & X Option Power & Lumen Data – 4L Lumen Package

Q/X Option Setting	CCT/CRI	System Watts 120-277V	Lumen Values				Utility Label Wattage	Utility Label Lumens			
			Asymmetric	Symmetric	2M, 3M, AF w/BLS	4M w/BLS		Asymmetric	Symmetric	2M, 3M, AF w/BLS	4M w/BLS
Q9 (Full Power)	30K (70 CRI)	26	3,650	3,840	2,510	2,300	30	4000 L	4000 L	3000 L	2000 L
	40K (70 CRI)		3,800	4,000	2,620	2,400		4000 L	4000 L	3000 L	2000 L
	50K (90 CRI)		2,590	2,720	1,780	1,630		3000 L	3000 L	2000 L	2000 L
	57K (70 CRI)		3,800	4,000	2,620	2,400		4000 L	4000 L	3000 L	2000 L
Q8/X8	30K (70 CRI)	24	3,480	3,660	2,390	2,190	20	3000 L	4000 L	2000 L	2000 L
	40K (70 CRI)		3,630	3,820	2,500	2,290		4000 L	4000 L	3000 L	2000 L
	50K (90 CRI)		2,460	2,590	1,690	1,550		2000 L	3000 L	2000 L	2000 L
	57K (70 CRI)		3,630	3,820	2,500	2,290		4000 L	4000 L	3000 L	2000 L
Q7/X7	30K (70 CRI)	23	3,340	3,510	2,300	2,100	20	3000 L	4000 L	2000 L	2000 L
	40K (70 CRI)		3,480	3,660	2,390	2,190		3000 L	4000 L	2000 L	2000 L
	50K (90 CRI)		2,370	2,490	1,630	1,490		2000 L	2000 L	2000 L	1000 L
	57K (70 CRI)		3,480	3,660	2,390	2,190		3000 L	4000 L	2000 L	2000 L
Q6/X6	30K (70 CRI)	22	3,220	3,390	2,220	2,030	20	3000 L	3000 L	2000 L	2000 L
	40K (70 CRI)		3,360	3,540	2,310	2,120		3000 L	4000 L	2000 L	2000 L
	50K (90 CRI)		2,280	2,400	1,570	1,440		2000 L	2000 L	2000 L	1000 L
	57K (70 CRI)		3,360	3,540	2,310	2,120		3000 L	4000 L	2000 L	2000 L
Q5/X5	30K (70 CRI)	20	2,950	3,100	2,030	1,860	20	3000 L	3000 L	2000 L	2000 L
	40K (70 CRI)		3,070	3,230	2,110	1,930		3000 L	3000 L	2000 L	2000 L
	50K (90 CRI)		2,090	2,200	1,440	1,320		2000 L	2000 L	1000 L	1000 L
	57K (70 CRI)		3,070	3,230	2,110	1,930		3000 L	3000 L	2000 L	2000 L
Q4/X4	30K (70 CRI)	18	2,680	2,820	1,840	1,690	20	3000 L	3000 L	2000 L	2000 L
	40K (70 CRI)		2,790	2,940	1,920	1,760		3000 L	3000 L	2000 L	2000 L
	50K (90 CRI)		1,900	2,000	1,310	1,200		2000 L	2000 L	1000 L	1000 L
	57K (70 CRI)		2,790	2,940	1,920	1,760		3000 L	3000 L	2000 L	2000 L
Q3/X3	30K (70 CRI)	16	2,470	2,600	1,700	1,560	20	2000 L	3000 L	2000 L	2000 L
	40K (70 CRI)		2,580	2,710	1,770	1,620		3000 L	3000 L	2000 L	2000 L
	50K (90 CRI)		1,750	1,840	1,200	1,100		2000 L	2000 L	1000 L	1000 L
	57K (70 CRI)		2,580	2,710	1,770	1,620		3000 L	3000 L	2000 L	2000 L
Q2/X2	30K (70 CRI)	15	2,220	2,340	1,530	1,400	20	2000 L	2000 L	2000 L	1000 L
	40K (70 CRI)		2,320	2,440	1,600	1,460		2000 L	2000 L	2000 L	1000 L
	50K (90 CRI)		1,580	1,660	1,090	990		2000 L	2000 L	1000 L	1000 L
	57K (70 CRI)		2,320	2,440	1,600	1,460		2000 L	2000 L	2000 L	1000 L
Q1/X1	30K (70 CRI)	13	1,970	2,070	1,350	1,240	10	2000 L	2000 L	1000 L	1000 L
	40K (70 CRI)		2,050	2,160	1,410	1,290		2000 L	2000 L	1000 L	1000 L
	50K (90 CRI)		1,400	1,470	960	880		1000 L	1000 L	1000 L	1000 L
	57K (70 CRI)		2,050	2,160	1,410	1,290		2000 L	2000 L	1000 L	1000 L

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings. When ordered with the N option, the luminaire will include an ANSI C136.15-2020 utility label that indicates the wattage (rounded to nearest 10W), the lumen output (rounded to nearest 1000 lumens), and the CCT of the luminaire at the selected lumen output. Additional dimming functionality is available when a dimming control (by others) is used in the 7-Pin receptacle.

Locked Lumen Output (X8/X7/X6/X5/X4/X3/X2/X1) Option Description:

The Locked Lumen Output option on this page permanently locks the lumen output on the OSQ area luminaire to the setting selected. When ordered with the X option, the luminaire will be shipped from the factory at the lumen output setting selected and will only be able to be adjusted down in the field through a dimming control (by others). When ordered with the N option, the luminaire will include a utility label that indicates the wattage, lumen output, and CCT of the setting selected.

Q & X Option Power & Lumen Data – 6L Lumen Package

Q/X Option Setting	CCT/CRI	System Watts 120-480V	Lumen Values				Utility Label Wattage	Utility Label Lumens			
			Asymmetric	Symmetric	2M, 3M, AF w/BLS	4M w/BLS		Asymmetric	Symmetric	2M, 3M, AF w/BLS	4M w/BLS
Q9 (Full Power)	30K (70 CRI)	37	5,475	5,750	3,760	3,440	40	5000 L	6000 L	4000 L	3000 L
	40K (70 CRI)		5,700	6,000	3,920	3,590		6000 L	6000 L	4000 L	4000 L
	50K (90 CRI)		3,880	4,080	2,670	2,440		4000 L	4000 L	3000 L	2000 L
	57K (70 CRI)		5,700	6,000	3,920	3,590		6000 L	6000 L	4000 L	4000 L
Q8/X8	30K (70 CRI)	34	5,200	5,475	3,580	3,280	30	5000 L	5000 L	4000 L	3000 L
	40K (70 CRI)		5,450	5,725	3,740	3,430		5000 L	6000 L	4000 L	3000 L
	50K (90 CRI)		3,700	3,890	2,540	2,330		4000 L	4000 L	3000 L	2000 L
	57K (70 CRI)		5,450	5,725	3,740	3,430		5000 L	6000 L	4000 L	3000 L
Q7/X7	30K (70 CRI)	32	4,990	5,250	3,430	3,140	30	5000 L	5000 L	3000 L	3000 L
	40K (70 CRI)		5,200	5,475	3,580	3,280		5000 L	5000 L	4000 L	3000 L
	50K (90 CRI)		3,550	3,730	2,440	2,230		4000 L	4000 L	2000 L	2000 L
	57K (70 CRI)		5,200	5,475	3,580	3,280		5000 L	5000 L	4000 L	3000 L
Q6/X6	30K (70 CRI)	30	4,820	5,075	3,320	3,040	30	5000 L	5000 L	3000 L	3000 L
	40K (70 CRI)		5,050	5,300	3,470	3,170		5000 L	5000 L	3000 L	3000 L
	50K (90 CRI)		3,430	3,610	2,360	2,160		3000 L	4000 L	2000 L	2000 L
	57K (70 CRI)		5,050	5,300	3,470	3,170		5000 L	5000 L	3000 L	3000 L
Q5/X5	30K (70 CRI)	28	4,420	4,650	3,040	2,780	30	4000 L	5000 L	3000 L	3000 L
	40K (70 CRI)		4,610	4,850	3,170	2,900		5000 L	5000 L	3000 L	3000 L
	50K (90 CRI)		3,140	3,300	2,160	1,980		3000 L	3000 L	2000 L	2000 L
	57K (70 CRI)		4,610	4,850	3,170	2,900		5000 L	5000 L	3000 L	3000 L
Q4/X4	30K (70 CRI)	25	4,010	4,220	2,760	2,530	30	4000 L	4000 L	3000 L	3000 L
	40K (70 CRI)		4,180	4,400	2,880	2,640		4000 L	4000 L	3000 L	3000 L
	50K (90 CRI)		2,840	2,990	1,960	1,790		3000 L	3000 L	2000 L	2000 L
	57K (70 CRI)		4,180	4,400	2,880	2,640		4000 L	4000 L	3000 L	3000 L
Q3/X3	30K (70 CRI)	23	3,710	3,900	2,550	2,340	20	4000 L	4000 L	3000 L	2000 L
	40K (70 CRI)		3,870	4,070	2,660	2,440		4000 L	4000 L	3000 L	2000 L
	50K (90 CRI)		2,630	2,770	1,810	1,660		3000 L	3000 L	2000 L	2000 L
	57K (70 CRI)		3,870	4,070	2,660	2,440		4000 L	4000 L	3000 L	2000 L
Q2/X2	30K (70 CRI)	20	3,340	3,510	2,300	2,100	20	3000 L	4000 L	2000 L	2000 L
	40K (70 CRI)		3,480	3,660	2,390	2,190		3000 L	4000 L	2000 L	2000 L
	50K (90 CRI)		2,370	2,490	1,630	1,490		2000 L	2000 L	2000 L	1000 L
	57K (70 CRI)		3,480	3,660	2,390	2,190		3000 L	4000 L	2000 L	2000 L
Q1/X1	30K (70 CRI)	18	2,950	3,100	2,030	1,860	20	3000 L	3000 L	2000 L	2000 L
	40K (70 CRI)		3,070	3,230	2,110	1,930		3000 L	3000 L	2000 L	2000 L
	50K (90 CRI)		2,090	2,200	1,440	1,320		2000 L	2000 L	1000 L	1000 L
	57K (70 CRI)		3,070	3,230	2,110	1,930		3000 L	3000 L	2000 L	2000 L

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings. When ordered with the N option, the luminaire will include an ANSI C136.15-2020 utility label that indicates the wattage (rounded to nearest 10W), the lumen output (rounded to nearest 1000 lumens), and the CCT of the luminaire at the selected lumen output. Additional dimming functionality is available when a dimming control (by others) is used in the 7-Pin receptacle.

Locked Lumen Output (X8/X7/X6/X5/X4/X3/X2/X1) Option Description:

The Locked Lumen Output option on this page permanently locks the lumen output on the OSQ area luminaire to the setting selected. When ordered with the X option, the luminaire will be shipped from the factory at the lumen output setting selected and will only be able to be adjusted down in the field through a dimming control (by others). When ordered with the N option, the luminaire will include a utility label that indicates the wattage, lumen output, and CCT of the setting selected.

Q & X Option Power & Lumen Data – 9L Lumen Package

Q/X Option Setting	CCT/CRI	System Watts 120-480V	Lumen Values				Utility Label Wattage	Utility Label Lumens			
			Asymmetric	Symmetric	2M, 3M, AF w/BLS	4M w/BLS		Asymmetric	Symmetric	2M, 3M, AF w/BLS	4M w/BLS
Q9 (Full Power)	30K (70 CRI)	55	8,225	8,650	5,650	5,175	60	8000 L	9000 L	6000 L	5000 L
	40K (70 CRI)		8,550	9,000	5,875	5,400		9000 L	9000 L	6000 L	5000 L
	50K (90 CRI)		5,825	6,125	4,000	3,670		6000 L	6000 L	4000 L	4000 L
	57K (70 CRI)		8,550	9,000	5,875	5,400		9000 L	9000 L	6000 L	5000 L
Q8/X8	30K (70 CRI)	53	7,850	8,250	5,400	4,940	50	8000 L	8000 L	5000 L	5000 L
	40K (70 CRI)		8,150	8,575	5,600	5,125		8000 L	9000 L	6000 L	5000 L
	50K (90 CRI)		5,550	5,850	3,830	3,500		6000 L	6000 L	4000 L	4000 L
	57K (70 CRI)		8,150	8,575	5,600	5,125		8000 L	9000 L	6000 L	5000 L
Q7/X7	30K (70 CRI)	50	7,500	7,900	5,175	4,730	50	8000 L	8000 L	5000 L	5000 L
	40K (70 CRI)		7,825	8,225	5,375	4,930		8000 L	8000 L	5000 L	5000 L
	50K (90 CRI)		5,325	5,600	3,660	3,350		5000 L	6000 L	4000 L	3000 L
	57K (70 CRI)		7,825	8,225	5,375	4,930		8000 L	8000 L	5000 L	5000 L
Q6/X6	30K (70 CRI)	48	7,275	7,650	5,000	4,580	50	7000 L	8000 L	5000 L	5000 L
	40K (70 CRI)		7,550	7,950	5,200	4,760		8000 L	8000 L	5000 L	5000 L
	50K (90 CRI)		5,150	5,425	3,550	3,250		5000 L	5000 L	4000 L	3000 L
	57K (70 CRI)		7,550	7,950	5,200	4,760		8000 L	8000 L	5000 L	5000 L
Q5/X5	30K (70 CRI)	43	6,650	7,000	4,580	4,190	40	7000 L	7000 L	5000 L	4000 L
	40K (70 CRI)		6,925	7,275	4,760	4,360		7000 L	7000 L	5000 L	4000 L
	50K (90 CRI)		4,710	4,950	3,240	2,960		5000 L	5000 L	3000 L	3000 L
	57K (70 CRI)		6,925	7,275	4,760	4,360		7000 L	7000 L	5000 L	4000 L
Q4/X4	30K (70 CRI)	40	6,025	6,350	4,150	3,800	40	6000 L	6000 L	4000 L	4000 L
	40K (70 CRI)		6,275	6,600	4,320	3,950		6000 L	7000 L	4000 L	4000 L
	50K (90 CRI)		4,280	4,500	2,940	2,700		4000 L	5000 L	3000 L	3000 L
	57K (70 CRI)		6,275	6,600	4,320	3,950		6000 L	7000 L	4000 L	4000 L
Q3/X3	30K (70 CRI)	36	5,575	5,875	3,840	3,520	40	6000 L	6000 L	4000 L	4000 L
	40K (70 CRI)		5,800	6,100	3,990	3,650		6000 L	6000 L	4000 L	4000 L
	50K (90 CRI)		3,940	4,150	2,710	2,490		4000 L	4000 L	3000 L	2000 L
	57K (70 CRI)		5,800	6,100	3,990	3,650		6000 L	6000 L	4000 L	4000 L
Q2/X2*	30K (70 CRI)	32	5,025	5,275	3,450	3,160	30	5000 L	5000 L	3000 L	3000 L
	40K (70 CRI)		5,225	5,500	3,600	3,290		5000 L	6000 L	4000 L	3000 L
	50K (90 CRI)		3,560	3,740	2,450	2,240		4000 L	4000 L	2000 L	2000 L
	57K (70 CRI)		5,225	5,500	3,600	3,290		5000 L	6000 L	4000 L	3000 L
Q1/X1*	30K (70 CRI)	29	4,430	4,660	3,050	2,790	30	4000 L	5000 L	3000 L	3000 L
	40K (70 CRI)		4,610	4,850	3,170	2,900		5000 L	5000 L	3000 L	3000 L
	50K (90 CRI)		3,140	3,300	2,160	1,980		3000 L	3000 L	2000 L	2000 L
	57K (70 CRI)		4,610	4,850	3,170	2,900		5000 L	5000 L	3000 L	3000 L

* X2 and X1 options not available with 9L lumen package with UL voltage.

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings. When ordered with the N option, the luminaire will include an ANSI C136.15-2020 utility label that indicates the wattage (rounded to nearest 10W), the lumen output (rounded to nearest 1000 lumens), and the CCT of the luminaire at the selected lumen output. Additional dimming functionality is available when a dimming control (by others) is used in the 7-Pin receptacle.

Locked Lumen Output (X8/X7/X6/X5/X4/X3/X2/X1) Option Description:

The Locked Lumen Output option on this page permanently locks the lumen output on the OSQ area luminaire to the setting selected. When ordered with the X option, the luminaire will be shipped from the factory at the lumen output setting selected and will only be able to be adjusted down in the field through a dimming control (by others). When ordered with the N option, the luminaire will include a utility label that indicates the wattage, lumen output, and CCT of the setting selected.

Q & X Option Power & Lumen Data – 11L Lumen Package

Q/X Option Setting	CCT/CRI	System Watts 120-480V	Lumen Values				Utility Label Wattage	Utility Label Lumens			
			Asymmetric	Symmetric	2M, 3M, AF w/BLS	4M w/BLS		Asymmetric	Symmetric	2M, 3M, AF w/BLS	4M w/BLS
Q9 (Full Power)	30K (70 CRI)	68	10,025	10,550	6,900	6,325	70	10000 L	11000 L	7000 L	6000 L
	40K (70 CRI)		10,450	11,000	7,200	6,600		10000 L	11000 L	7000 L	7000 L
	50K (90 CRI)		7,100	7,475	4,890	4,480		7000 L	7000 L	5000 L	4000 L
	57K (70 CRI)		10,450	11,000	7,200	6,600		10000 L	11000 L	7000 L	7000 L
Q8/X8	30K (70 CRI)	65	9,575	10,075	6,600	6,025	70	10000 L	10000 L	7000 L	6000 L
	40K (70 CRI)		9,975	10,500	6,875	6,300		10000 L	11000 L	7000 L	6000 L
	50K (90 CRI)		6,775	7,125	4,660	4,270		7000 L	7000 L	5000 L	4000 L
	57K (70 CRI)		9,975	10,500	6,875	6,300		10000 L	11000 L	7000 L	6000 L
Q7/X7	30K (70 CRI)	62	9,175	9,650	6,300	5,775	60	9000 L	10000 L	6000 L	6000 L
	40K (70 CRI)		9,550	10,050	6,575	6,025		10000 L	10000 L	7000 L	6000 L
	50K (90 CRI)		6,500	6,825	4,460	4,090		7000 L	7000 L	4000 L	4000 L
	57K (70 CRI)		9,550	10,050	6,575	6,025		10000 L	10000 L	7000 L	6000 L
Q6/X6	30K (70 CRI)	59	8,875	9,325	6,100	5,575	60	9000 L	9000 L	6000 L	6000 L
	40K (70 CRI)		9,250	9,725	6,350	5,825		9000 L	10000 L	6000 L	6000 L
	50K (90 CRI)		6,275	6,600	4,320	3,950		6000 L	7000 L	4000 L	4000 L
	57K (70 CRI)		9,250	9,725	6,350	5,825		9000 L	10000 L	6000 L	6000 L
Q5/X5	30K (70 CRI)	53	8,100	8,525	5,575	5,100	50	8000 L	9000 L	6000 L	5000 L
	40K (70 CRI)		8,450	8,900	5,825	5,325		8000 L	9000 L	6000 L	5000 L
	50K (90 CRI)		5,750	6,050	3,960	3,620		6000 L	6000 L	4000 L	4000 L
	57K (70 CRI)		8,450	8,900	5,825	5,325		8000 L	9000 L	6000 L	5000 L
Q4/X4	30K (70 CRI)	49	7,375	7,750	5,075	4,640	50	7000 L	8000 L	5000 L	5000 L
	40K (70 CRI)		7,675	8,075	5,275	4,840		8000 L	8000 L	5000 L	5000 L
	50K (90 CRI)		5,200	5,475	3,580	3,280		5000 L	5000 L	4000 L	3000 L
	57K (70 CRI)		7,675	8,075	5,275	4,840		8000 L	8000 L	5000 L	5000 L
Q3/X3	30K (70 CRI)	44	6,800	7,150	4,680	4,280	40	7000 L	7000 L	5000 L	4000 L
	40K (70 CRI)		7,075	7,450	4,870	4,460		7000 L	7000 L	5000 L	4000 L
	50K (90 CRI)		4,820	5,075	3,320	3,040		5000 L	5000 L	3000 L	3000 L
	57K (70 CRI)		7,075	7,450	4,870	4,460		7000 L	7000 L	5000 L	4000 L
Q2/X2	30K (70 CRI)	39	6,100	6,425	4,200	3,850	40	6000 L	6000 L	4000 L	4000 L
	40K (70 CRI)		6,375	6,700	4,380	4,010		6000 L	7000 L	4000 L	4000 L
	50K (90 CRI)		4,330	4,560	2,980	2,730		4000 L	5000 L	3000 L	3000 L
	57K (70 CRI)		6,375	6,700	4,380	4,010		6000 L	7000 L	4000 L	4000 L
Q1/X1	30K (70 CRI)	35	5,400	5,675	3,710	3,400	40	5000 L	6000 L	4000 L	3000 L
	40K (70 CRI)		5,625	5,925	3,870	3,550		6000 L	6000 L	4000 L	4000 L
	50K (90 CRI)		3,830	4,030	2,640	2,410		4000 L	4000 L	3000 L	2000 L
	57K (70 CRI)		5,625	5,925	3,870	3,550		6000 L	6000 L	4000 L	4000 L

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings. When ordered with the N option, the luminaire will include an ANSI C136.15-2020 utility label that indicates the wattage (rounded to nearest 10W), the lumen output (rounded to nearest 1000 lumens), and the CCT of the luminaire at the selected lumen output. Additional dimming functionality is available when a dimming control (by others) is used in the 7-Pin receptacle.

Locked Lumen Output (X8/X7/X6/X5/X4/X3/X2/X1) Option Description:

The Locked Lumen Output option on this page permanently locks the lumen output on the OSQ area luminaire to the setting selected. When ordered with the X option, the luminaire will be shipped from the factory at the lumen output setting selected and will only be able to be adjusted down in the field through a dimming control (by others). When ordered with the N option, the luminaire will include a utility label that indicates the wattage, lumen output, and CCT of the setting selected.

Q & X Option Power & Lumen Data – 16L Lumen Package

Q/X Option Setting	CCT/CRI	System Watts 120-480V	Lumen Values				Utility Label Wattage	Utility Label Lumens			
			Asymmetric	Symmetric	2M, 3M, AF w/BLS	4M w/BLS		Asymmetric	Symmetric	2M, 3M, AF w/BLS	4M w/BLS
Q9 (Full Power)	30K (70 CRI)	97	14,650	15,400	10,075	9,225	100	15000 L	15000 L	10000 L	9000 L
	40K (70 CRI)		15,200	16,000	10,450	9,575		15000 L	16000 L	10000 L	10000 L
	50K (90 CRI)		10,325	10,875	7,100	6,525		10000 L	11000 L	7000 L	7000 L
	57K (70 CRI)		15,200	16,000	10,450	9,575		15000 L	16000 L	10000 L	10000 L
Q8/X8	30K (70 CRI)	93	13,975	14,700	9,600	8,800	90	14000 L	15000 L	10000 L	9000 L
	40K (70 CRI)		14,550	15,300	10,000	9,175		15000 L	15000 L	10000 L	9000 L
	50K (90 CRI)		9,850	10,375	6,775	6,225		10000 L	10000 L	7000 L	6000 L
	57K (70 CRI)		14,550	15,300	10,000	9,175		15000 L	15000 L	10000 L	9000 L
Q7/X7	30K (70 CRI)	87	13,375	14,075	9,200	8,425	90	13000 L	14000 L	9000 L	8000 L
	40K (70 CRI)		13,900	14,625	9,575	8,750		14000 L	15000 L	10000 L	9000 L
	50K (90 CRI)		9,450	9,950	6,500	5,950		9000 L	10000 L	7000 L	6000 L
	57K (70 CRI)		13,900	14,625	9,575	8,750		14000 L	15000 L	10000 L	9000 L
Q6/X6	30K (70 CRI)	84	12,950	13,625	8,900	8,150	80	13000 L	14000 L	9000 L	8000 L
	40K (70 CRI)		13,450	14,150	9,250	8,475		13000 L	14000 L	9000 L	8000 L
	50K (90 CRI)		9,150	9,625	6,300	5,775		9000 L	10000 L	6000 L	6000 L
	57K (70 CRI)		13,450	14,150	9,250	8,475		13000 L	14000 L	9000 L	8000 L
Q5/X5	30K (70 CRI)	76	11,825	12,450	8,150	7,450	80	12000 L	12000 L	8000 L	7000 L
	40K (70 CRI)		12,275	12,925	8,450	7,750		12000 L	13000 L	8000 L	8000 L
	50K (90 CRI)		8,350	8,775	5,750	5,250		8000 L	9000 L	6000 L	5000 L
	57K (70 CRI)		12,275	12,925	8,450	7,750		12000 L	13000 L	8000 L	8000 L
Q4/X4	30K (70 CRI)	70	10,750	11,300	7,400	6,775	70	11000 L	11000 L	7000 L	7000 L
	40K (70 CRI)		11,175	11,750	7,675	7,025		11000 L	12000 L	8000 L	7000 L
	50K (90 CRI)		7,575	7,975	5,225	4,780		8000 L	8000 L	5000 L	5000 L
	57K (70 CRI)		11,175	11,750	7,675	7,025		11000 L	12000 L	8000 L	7000 L
Q3/X3	30K (70 CRI)	62	9,925	10,450	6,825	6,250	60	10000 L	10000 L	7000 L	6000 L
	40K (70 CRI)		10,325	10,850	7,100	6,500		10000 L	11000 L	7000 L	7000 L
	50K (90 CRI)		7,000	7,375	4,820	4,420		7000 L	7000 L	5000 L	4000 L
	57K (70 CRI)		10,325	10,850	7,100	6,500		10000 L	11000 L	7000 L	7000 L
Q2/X2	30K (70 CRI)	55	8,925	9,400	6,150	5,625	60	9000 L	9000 L	6000 L	6000 L
	40K (70 CRI)		9,275	9,750	6,375	5,850		9000 L	10000 L	6000 L	6000 L
	50K (90 CRI)		6,300	6,625	4,330	3,970		6000 L	7000 L	4000 L	4000 L
	57K (70 CRI)		9,275	9,750	6,375	5,850		9000 L	10000 L	6000 L	6000 L
Q1*	30K (70 CRI)	50	7,900	8,300	5,425	4,970	50	8000 L	8000 L	5000 L	5000 L
	40K (70 CRI)		8,200	8,625	5,650	5,175		8000 L	9000 L	6000 L	5000 L
	50K (90 CRI)		5,550	5,850	3,830	3,500		6000 L	6000 L	4000 L	4000 L
	57K (70 CRI)		8,200	8,625	5,650	5,175		8000 L	9000 L	6000 L	5000 L

* X1 option not available with 16L lumen package.

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings. When ordered with the N option, the luminaire will include an ANSI C136.15-2020 utility label that indicates the wattage (rounded to nearest 10W), the lumen output (rounded to nearest 1000 lumens), and the CCT of the luminaire at the selected lumen output. Additional dimming functionality is available when a dimming control (by others) is used in the 7-Pin receptacle.

Locked Lumen Output (X8/X7/X6/X5/X4/X3/X2/X1) Option Description:

The Locked Lumen Output option on this page permanently locks the lumen output on the OSQ area luminaire to the setting selected. When ordered with the X option, the luminaire will be shipped from the factory at the lumen output setting selected and will only be able to be adjusted down in the field through a dimming control (by others). When ordered with the N option, the luminaire will include a utility label that indicates the wattage, lumen output, and CCT of the setting selected.

Q & X Option Power & Lumen Data – 22L Lumen Package

Q/X Option Setting	CCT/CRI	System Watts 120-480V	Lumen Values				Utility Label Wattage	Utility Label Lumens			
			Asymmetric	Symmetric	2M, 3M, AF w/BLS	4M w/BLS		Asymmetric	Symmetric	2M, 3M, AF w/BLS	4M w/BLS
Q9 (Full Power)	30K (70 CRI)	131	20,100	21,100	13,800	12,625	130	20000 L	21000 L	14000 L	13000 L
	40K (70 CRI)		20,900	22,000	14,375	13,175		21000 L	22000 L	14000 L	13000 L
	50K (90 CRI)		14,200	14,950	9,775	8,950		14000 L	15000 L	10000 L	9000 L
	57K (70 CRI)		20,900	22,000	14,375	13,175		21000 L	22000 L	14000 L	13000 L
Q8/X8	30K (70 CRI)	126	19,100	20,100	13,150	12,050	130	19000 L	20000 L	13000 L	12000 L
	40K (70 CRI)		20,000	21,000	13,725	12,575		20000 L	21000 L	14000 L	13000 L
	50K (90 CRI)		13,550	14,250	9,325	8,525		14000 L	14000 L	9000 L	9000 L
	57K (70 CRI)		20,000	21,000	13,725	12,575		20000 L	21000 L	14000 L	13000 L
Q7/X7	30K (70 CRI)	119	18,300	19,300	12,625	11,550	120	18000 L	19000 L	13000 L	12000 L
	40K (70 CRI)		19,100	20,100	13,150	12,050		19000 L	20000 L	13000 L	12000 L
	50K (90 CRI)		13,000	13,675	8,950	8,200		13000 L	14000 L	9000 L	8000 L
	57K (70 CRI)		19,100	20,100	13,150	12,050		19000 L	20000 L	13000 L	12000 L
Q6/X6	30K (70 CRI)	114	17,800	18,700	12,225	11,200	110	18000 L	19000 L	12000 L	11000 L
	40K (70 CRI)		18,400	19,400	12,675	11,625		18000 L	19000 L	13000 L	12000 L
	50K (90 CRI)		12,575	13,225	8,650	7,925		13000 L	13000 L	9000 L	8000 L
	57K (70 CRI)		18,400	19,400	12,675	11,625		18000 L	19000 L	13000 L	12000 L
Q5/X5	30K (70 CRI)	103	16,200	17,000	11,125	10,175	100	16000 L	17000 L	11000 L	10000 L
	40K (70 CRI)		16,900	17,800	11,650	10,650		17000 L	18000 L	12000 L	11000 L
	50K (90 CRI)		11,475	12,075	7,900	7,225		11000 L	12000 L	8000 L	7000 L
	57K (70 CRI)		16,900	17,800	11,650	10,650		17000 L	18000 L	12000 L	11000 L
Q4/X4	30K (70 CRI)	95	14,725	15,500	10,125	9,275	100	15000 L	16000 L	10000 L	9000 L
	40K (70 CRI)		15,300	16,100	10,525	9,650		15000 L	16000 L	11000 L	10000 L
	50K (90 CRI)		10,425	10,975	7,175	6,575		10000 L	11000 L	7000 L	7000 L
	57K (70 CRI)		15,300	16,100	10,525	9,650		15000 L	16000 L	11000 L	10000 L
Q3/X3	30K (70 CRI)	84	13,600	14,300	9,350	8,575	80	14000 L	14000 L	9000 L	9000 L
	40K (70 CRI)		14,175	14,925	9,750	8,950		14000 L	15000 L	10000 L	9000 L
	50K (90 CRI)		9,625	10,125	6,625	6,075		10000 L	10000 L	7000 L	6000 L
	57K (70 CRI)		14,175	14,925	9,750	8,950		14000 L	15000 L	10000 L	9000 L
Q2/X2	30K (70 CRI)	75	12,250	12,875	8,425	7,700	80	12000 L	13000 L	8000 L	8000 L
	40K (70 CRI)		12,750	13,425	8,775	8,050		13000 L	13000 L	9000 L	8000 L
	50K (90 CRI)		8,675	9,125	5,975	5,475		9000 L	9000 L	6000 L	5000 L
	57K (70 CRI)		12,750	13,425	8,775	8,050		13000 L	13000 L	9000 L	8000 L
Q1/X1	30K (70 CRI)	68	10,825	11,375	7,450	6,825	70	11000 L	11000 L	7000 L	7000 L
	40K (70 CRI)		11,275	11,850	7,750	7,100		11000 L	12000 L	8000 L	7000 L
	50K (90 CRI)		7,650	8,050	5,275	4,820		8000 L	8000 L	5000 L	5000 L
	57K (70 CRI)		11,275	11,850	7,750	7,100		11000 L	12000 L	8000 L	7000 L

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings. When ordered with the N option, the luminaire will include an ANSI C136.15-2020 utility label that indicates the wattage (rounded to nearest 10W), the lumen output (</= 24,000 lumens rounded to nearest 1000 lumens, > 24,001 lumens rounded to the nearest 2000 lumens), and the CCT of the luminaire at the selected lumen output. Additional dimming functionality is available when a dimming control (by others) is used in the 7-Pin receptacle.

Locked Lumen Output (X8/X7/X6/X5/X4/X3/X2/X1) Option Description:

The Locked Lumen Output option on this page permanently locks the lumen output on the OSQ area luminaire to the setting selected. When ordered with the X option, the luminaire will be shipped from the factory at the lumen output setting selected and will only be able to be adjusted down in the field through a dimming control (by others). When ordered with the N option, the luminaire will include a utility label that indicates the wattage, lumen output, and CCT of the setting selected.

Q & X Option Power & Lumen Data – 30L Lumen Package

Q/X Option Setting	CCT/CRI	System Watts 120-480V	Lumen Values				Utility Label Wattage	Utility Label Lumens			
			Asymmetric	Symmetric	2M, 3M, AF w/BLS	4M w/BLS		Asymmetric	Symmetric	2M, 3M, AF w/BLS	4M w/BLS
Q9 (Full Power)	30K (70 CRI)	175	27,400	28,800	18,800	17,200	130	28000 L	28000 L	19000 L	17000 L
	40K (70 CRI)		28,500	30,000	19,600	18,000		28000 L	30000 L	20000 L	18000 L
	50K (90 CRI)		19,400	20,400	13,350	12,225		19000 L	20000 L	13000 L	12000 L
	57K (70 CRI)		28,500	30,000	19,600	18,000		28000 L	30000 L	20000 L	18000 L
Q8/X8	30K (70 CRI)	168	26,100	27,500	18,000	16,500	170	26000 L	28000 L	18000 L	17000 L
	40K (70 CRI)		27,200	28,600	18,700	17,100		28000 L	28000 L	19000 L	17000 L
	50K (90 CRI)		18,500	19,500	12,750	11,675		19000 L	20000 L	13000 L	12000 L
	57K (70 CRI)		27,200	28,600	18,700	17,100		28000 L	28000 L	19000 L	17000 L
Q7/X7	30K (70 CRI)	158	25,000	26,300	17,200	15,800	160	26000 L	26000 L	17000 L	16000 L
	40K (70 CRI)		26,000	27,400	17,900	16,400		26000 L	28000 L	18000 L	16000 L
	50K (90 CRI)		17,700	18,600	12,150	11,150		18000 L	19000 L	12000 L	11000 L
	57K (70 CRI)		26,000	27,400	17,900	16,400		26000 L	28000 L	18000 L	16000 L
Q6/X6	30K (70 CRI)	152	24,200	25,500	16,700	15,300	150	24000 L	26000 L	17000 L	15000 L
	40K (70 CRI)		25,200	26,500	17,300	15,900		26000 L	26000 L	17000 L	16000 L
	50K (90 CRI)		17,100	18,000	11,775	10,775		17000 L	18000 L	12000 L	11000 L
	57K (70 CRI)		25,200	26,500	17,300	15,900		26000 L	26000 L	17000 L	16000 L
Q5/X5	30K (70 CRI)	137	22,100	23,300	15,200	13,950	140	22000 L	23000 L	15000 L	14000 L
	40K (70 CRI)		23,000	24,200	15,800	14,500		23000 L	24000 L	16000 L	15000 L
	50K (90 CRI)		15,700	16,500	10,800	9,875		16000 L	17000 L	11000 L	10000 L
	57K (70 CRI)		23,000	24,200	15,800	14,500		23000 L	24000 L	16000 L	15000 L
Q4/X4	30K (70 CRI)	126	20,100	21,100	13,800	12,625	130	20000 L	21000 L	14000 L	13000 L
	40K (70 CRI)		20,900	22,000	14,375	13,175		21000 L	22000 L	14000 L	13000 L
	50K (90 CRI)		14,225	14,975	9,800	8,975		14000 L	15000 L	10000 L	9000 L
	57K (70 CRI)		20,900	22,000	14,375	13,175		21000 L	22000 L	14000 L	13000 L
Q3/X3	30K (70 CRI)	113	18,500	19,500	12,750	11,675	110	19000 L	20000 L	13000 L	12000 L
	40K (70 CRI)		19,300	20,300	13,275	12,150		19000 L	20000 L	13000 L	12000 L
	50K (90 CRI)		13,150	13,825	9,050	8,275		13000 L	14000 L	9000 L	8000 L
	57K (70 CRI)		19,300	20,300	13,275	12,150		19000 L	20000 L	13000 L	12000 L
Q2/X2	30K (70 CRI)	100	16,700	17,600	11,500	10,550	100	17000 L	18000 L	12000 L	11000 L
	40K (70 CRI)		17,400	18,300	11,975	10,950		17000 L	18000 L	12000 L	11000 L
	50K (90 CRI)		11,825	12,450	8,150	7,450		12000 L	12000 L	8000 L	7000 L
	57K (70 CRI)		17,400	18,300	11,975	10,950		17000 L	18000 L	12000 L	11000 L
Q1*	30K (70 CRI)	90	14,725	15,500	10,125	9,275	90	15000 L	16000 L	10000 L	9000 L
	40K (70 CRI)		15,400	16,200	10,600	9,700		15000 L	16000 L	11000 L	10000 L
	50K (90 CRI)		10,450	11,000	7,200	6,600		10000 L	11000 L	7000 L	7000 L
	57K (70 CRI)		15,400	16,200	10,600	9,700		15000 L	16000 L	11000 L	10000 L

* X1 option not available with 30L lumen package.

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings. When ordered with the N option, the luminaire will include an ANSI C136.15-2020 utility label that indicates the wattage (rounded to nearest 10W), the lumen output (</= 24,000 lumens rounded to nearest 1000 lumens, > 24,001 lumens rounded to the nearest 2000 lumens), and the CCT of the luminaire at the selected lumen output. Additional dimming functionality is available when a dimming control (by others) is used in the 7-Pin receptacle.

Locked Lumen Output (X8/X7/X6/X5/X4/X3/X2/X1) Option Description:

The Locked Lumen Output option on this page permanently locks the lumen output on the OSQ area luminaire to the setting selected. When ordered with the X option, the luminaire will be shipped from the factory at the lumen output setting selected and will only be able to be adjusted down in the field through a dimming control (by others). When ordered with the N option, the luminaire will include a utility label that indicates the wattage, lumen output, and CCT of the setting selected.

Q & X Option Power & Lumen Data – 40L Lumen Package

Q/X Option Setting	CCT/CRI	System Watts 120-480V	Lumen Values				Utility Label Wattage	Utility Label Lumens			
			Asymmetric	Symmetric	2M, 3M, AF w/BLS	4M w/BLS		Asymmetric	Symmetric	2M, 3M, AF w/BLS	4M w/BLS
Q9 (Full Power)	30K (70 CRI)	236	36,500	38,400	25,100	23,000	130	36000 L	38000 L	26000 L	23000 L
	40K (70 CRI)		38,000	40,000	26,200	24,000		38000 L	40000 L	26000 L	24000 L
	50K (90 CRI)		25,900	27,200	17,800	16,300		26000 L	28000 L	18000 L	16000 L
	57K (70 CRI)		38,000	40,000	26,200	24,000		38000 L	40000 L	26000 L	24000 L
Q8/X8	30K (70 CRI)	212	34,800	36,600	23,900	21,900	210	34000 L	36000 L	24000 L	22000 L
	40K (70 CRI)		36,300	38,200	25,000	22,900		36000 L	38000 L	26000 L	23000 L
	50K (90 CRI)		24,600	25,900	16,900	15,500		24000 L	26000 L	17000 L	16000 L
	57K (70 CRI)		36,300	38,200	25,000	22,900		36000 L	38000 L	26000 L	23000 L
Q7/X7	30K (70 CRI)	203	33,400	35,100	23,000	21,000	200	34000 L	36000 L	23000 L	21000 L
	40K (70 CRI)		34,800	36,600	23,900	21,900		34000 L	36000 L	24000 L	22000 L
	50K (90 CRI)		23,700	24,900	16,300	14,925		24000 L	24000 L	16000 L	15000 L
	57K (70 CRI)		34,800	36,600	23,900	21,900		34000 L	36000 L	24000 L	22000 L
Q6/X6	30K (70 CRI)	195	32,200	33,900	22,200	20,300	200	32000 L	34000 L	22000 L	20000 L
	40K (70 CRI)		33,600	35,400	23,100	21,200		34000 L	36000 L	23000 L	21000 L
	50K (90 CRI)		22,800	24,000	15,700	14,375		23000 L	24000 L	16000 L	14000 L
	57K (70 CRI)		33,600	35,400	23,100	21,200		34000 L	36000 L	23000 L	21000 L
Q5/X5	30K (70 CRI)	176	29,500	31,000	20,300	18,600	180	30000 L	32000 L	20000 L	19000 L
	40K (70 CRI)		30,700	32,300	21,100	19,300		30000 L	32000 L	21000 L	19000 L
	50K (90 CRI)		20,900	22,000	14,375	13,175		21000 L	22000 L	14000 L	13000 L
	57K (70 CRI)		30,700	32,300	21,100	19,300		30000 L	32000 L	21000 L	19000 L
Q4/X4	30K (70 CRI)	160	26,800	28,200	18,400	16,900	160	26000 L	28000 L	18000 L	17000 L
	40K (70 CRI)		27,900	29,400	19,200	17,600		28000 L	30000 L	19000 L	18000 L
	50K (90 CRI)		19,000	20,000	13,075	11,975		19000 L	20000 L	13000 L	12000 L
	57K (70 CRI)		27,900	29,400	19,200	17,600		28000 L	30000 L	19000 L	18000 L
Q3/X3	30K (70 CRI)	144	24,700	26,000	17,000	15,600	140	24000 L	26000 L	17000 L	16000 L
	40K (70 CRI)		25,800	27,100	17,700	16,200		26000 L	28000 L	18000 L	16000 L
	50K (90 CRI)		17,500	18,400	12,025	11,025		18000 L	18000 L	12000 L	11000 L
	57K (70 CRI)		25,800	27,100	17,700	16,200		26000 L	28000 L	18000 L	16000 L
Q2/X2	30K (70 CRI)	129	22,200	23,400	15,300	14,025	130	22000 L	23000 L	15000 L	14000 L
	40K (70 CRI)		23,200	24,400	16,000	14,625		23000 L	24000 L	16000 L	15000 L
	50K (90 CRI)		15,800	16,600	10,850	9,950		16000 L	17000 L	11000 L	10000 L
	57K (70 CRI)		23,200	24,400	16,000	14,625		23000 L	24000 L	16000 L	15000 L
Q1/X1	30K (70 CRI)	111	19,700	20,700	13,525	12,400	110	20000 L	21000 L	14000 L	12000 L
	40K (70 CRI)		20,500	21,600	14,125	12,925		21000 L	22000 L	14000 L	13000 L
	50K (90 CRI)		13,925	14,650	9,575	8,775		14000 L	15000 L	10000 L	9000 L
	57K (70 CRI)		20,500	21,600	14,125	12,925		21000 L	22000 L	14000 L	13000 L

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings.

Locked Lumen Output (X8/X7/X6/X5/X4/X3/X2/X1) Option Description:

The Locked Lumen Output option on this page permanently locks the lumen output on the OSQ area luminaire to the setting selected. When ordered with the X option, the luminaire will be shipped from the factory at the lumen output setting selected and will only be able to be adjusted down in the field through a dimming control (by others).

Q & X Option Power & Lumen Data – 50L Lumen Package

Q/X Option Setting	CCT/CRI	System Watts 120-480V	Lumen Values			
			Asymmetric	Symmetric	2M, 3M, AF w/BLS	4M w/BLS
Q9 (Full Power)	30K (70 CRI)	297	45,600	48,000	31,400	28,700
	40K (70 CRI)		47,500	50,000	32,700	29,900
	50K (90 CRI)		32,300	34,000	22,200	20,400
	57K (70 CRI)		47,500	50,000	32,700	29,900
Q8/X8	30K (70 CRI)	285	43,500	45,800	29,900	27,400
	40K (70 CRI)		45,300	47,700	31,200	28,600
	50K (90 CRI)		30,800	32,400	21,200	19,400
	57K (70 CRI)		45,300	47,700	31,200	28,600
Q7/X7	30K (70 CRI)	269	41,700	43,900	28,700	26,300
	40K (70 CRI)		43,400	45,700	29,900	27,400
	50K (90 CRI)		29,600	31,100	20,300	18,600
	57K (70 CRI)		43,400	45,700	29,900	27,400
Q6/X6	30K (70 CRI)	258	40,300	42,400	27,700	25,400
	40K (70 CRI)		42,000	44,200	28,900	26,500
	50K (90 CRI)		28,600	30,100	19,700	18,000
	57K (70 CRI)		42,000	44,200	28,900	26,500
Q5/X5	30K (70 CRI)	233	36,900	38,800	25,400	23,200
	40K (70 CRI)		38,400	40,400	26,400	24,200
	50K (90 CRI)		26,100	27,500	18,000	16,500
	57K (70 CRI)		38,400	40,400	26,400	24,200
Q4/X4	30K (70 CRI)	215	33,500	35,200	23,000	21,100
	40K (70 CRI)		34,900	36,700	24,000	22,000
	50K (90 CRI)		23,800	25,000	16,300	14,975
	57K (70 CRI)		34,900	36,700	24,000	22,000
Q3/X3	30K (70 CRI)	191	30,900	32,500	21,300	19,500
	40K (70 CRI)		32,200	33,900	22,200	20,300
	50K (90 CRI)		22,000	23,100	15,100	13,825
	57K (70 CRI)		32,200	33,900	22,200	20,300
Q2/X2	30K (70 CRI)	170	27,900	29,300	19,200	17,500
	40K (70 CRI)		29,000	30,500	19,900	18,300
	50K (90 CRI)		19,700	20,700	13,525	12,400
	57K (70 CRI)		29,000	30,500	19,900	18,300
Q1/X1	30K (70 CRI)	153	24,600	25,900	16,900	15,500
	40K (70 CRI)		25,700	27,000	17,700	16,200
	50K (90 CRI)		17,400	18,300	11,975	10,950
	57K (70 CRI)		25,700	27,000	17,700	16,200

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings.

Locked Lumen Output (X8/X7/X6/X5/X4/X3/X2/X1) Option Description:

The Locked Lumen Output option on this page permanently locks the lumen output on the OSQ area luminaire to the setting selected. When ordered with the X option, the luminaire will be shipped from the factory at the lumen output setting selected and will only be able to be adjusted down in the field through a dimming control (by others).

Q & X Option Power & Lumen Data – 65L Lumen Package

Q/X Option Setting	CCT/CRI	System Watts 120-480V	Lumen Values			
			Asymmetric	Symmetric	2M, 3M, AF w/BLS	4M w/BLS
Q9 (Full Power)	30K (70 CRI)	384	59,300	62,400	40,800	37,400
	40K (70 CRI)		61,800	65,000	42,500	38,900
	50K (90 CRI)		42,000	44,200	28,900	26,500
	57K (70 CRI)		61,800	65,000	42,500	38,900
Q8/X8	30K (70 CRI)	365	56,600	59,500	38,900	35,600
	40K (70 CRI)		58,900	62,000	40,500	37,100
	50K (90 CRI)		40,100	42,200	27,600	25,300
	57K (70 CRI)		58,900	62,000	40,500	37,100
Q7/X7	30K (70 CRI)	347	54,200	57,000	37,300	34,100
	40K (70 CRI)		56,500	59,400	38,800	35,600
	50K (90 CRI)		38,400	40,400	26,400	24,200
	57K (70 CRI)		56,500	59,400	38,800	35,600
Q6/X6	30K (70 CRI)	332	52,500	55,200	36,100	33,100
	40K (70 CRI)		54,700	57,500	37,600	34,400
	50K (90 CRI)		37,200	39,100	25,600	23,400
	57K (70 CRI)		54,700	57,500	37,600	34,400
Q5/X5	30K (70 CRI)	301	47,900	50,400	33,000	30,200
	40K (70 CRI)		49,900	52,500	34,300	31,400
	50K (90 CRI)		33,900	35,700	23,300	21,400
	57K (70 CRI)		49,900	52,500	34,300	31,400
Q4/X4	30K (70 CRI)	276	43,500	45,800	29,900	27,400
	40K (70 CRI)		45,300	47,700	31,200	28,600
	50K (90 CRI)		30,800	32,400	21,200	19,400
	57K (70 CRI)		45,300	47,700	31,200	28,600
Q3/X3	30K (70 CRI)	247	40,200	42,300	27,700	25,300
	40K (70 CRI)		41,900	44,100	28,800	26,400
	50K (90 CRI)		28,500	30,000	19,600	18,000
	57K (70 CRI)		41,900	44,100	28,800	26,400
Q2/X2	30K (70 CRI)	220	36,200	38,100	24,900	22,800
	40K (70 CRI)		37,700	39,700	26,000	23,800
	50K (90 CRI)		25,700	27,000	17,700	16,200
	57K (70 CRI)		37,700	39,700	26,000	23,800
Q1*	30K (70 CRI)	195	31,900	33,600	22,000	20,100
	40K (70 CRI)		33,300	35,000	22,900	21,000
	50K (90 CRI)		22,600	23,800	15,600	14,250
	57K (70 CRI)		33,300	35,000	22,900	21,000

* X1 option not available with 65L lumen package.

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings.

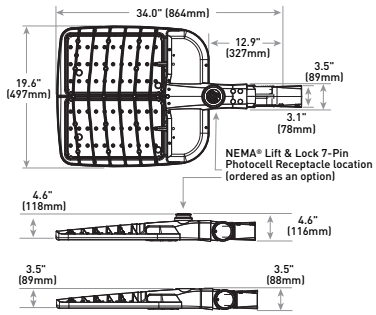
Locked Lumen Output (X8/X7/X6/X5/X4/X3/X2/X1) Option Description:

The Locked Lumen Output option on this page permanently locks the lumen output on the OSQ area luminaire to the setting selected. When ordered with the X option, the luminaire will be shipped from the factory at the lumen output setting selected and will only be able to be adjusted down in the field through a dimming control (by others).

Q & X Option Power & Lumen Data – 75L Lumen Package

Q/X Option Setting	CCT/CRI	System Watts 120-480V	Lumen Values			
			Asymmetric	Symmetric	2M, 3M, AF w/BLS	4M w/BLS
Q9 (Full Power)	30K (70 CRI)	447	68,400	72,000	47,100	43,100
	40K (70 CRI)		71,300	75,000	49,000	44,900
	50K (90 CRI)		48,500	51,000	33,300	30,500
	57K (70 CRI)		71,300	75,000	49,000	44,900
Q8/X8	30K (70 CRI)	426	65,300	68,700	44,900	41,100
	40K (70 CRI)		68,100	71,600	46,800	42,900
	50K (90 CRI)		46,300	48,700	31,800	29,200
	57K (70 CRI)		68,100	71,600	46,800	42,900
Q7/X7	30K (70 CRI)	404	62,500	65,800	43,000	39,400
	40K (70 CRI)		65,200	68,600	44,900	41,100
	50K (90 CRI)		44,300	46,600	30,500	27,900
	57K (70 CRI)		65,200	68,600	44,900	41,100
Q6/X6	30K (70 CRI)	387	60,500	63,600	41,600	38,100
	40K (70 CRI)		63,000	66,300	43,400	39,700
	50K (90 CRI)		42,900	45,100	29,500	27,000
	57K (70 CRI)		63,000	66,300	43,400	39,700
Q5/X5	30K (70 CRI)	350	55,300	58,200	38,100	34,900
	40K (70 CRI)		57,600	60,600	39,600	36,300
	50K (90 CRI)		39,200	41,200	26,900	24,700
	57K (70 CRI)		57,600	60,600	39,600	36,300
Q4/X4	30K (70 CRI)	321	50,200	52,800	34,500	31,600
	40K (70 CRI)		52,400	55,100	36,000	33,000
	50K (90 CRI)		35,600	37,400	24,500	22,400
	57K (70 CRI)		52,400	55,100	36,000	33,000
Q3/X3	30K (70 CRI)	287	46,400	48,800	31,900	29,200
	40K (70 CRI)		48,400	50,900	33,300	30,500
	50K (90 CRI)		32,900	34,600	22,600	20,700
	57K (70 CRI)		48,400	50,900	33,300	30,500
Q2/X2	30K (70 CRI)	256	41,700	43,900	28,700	26,300
	40K (70 CRI)		43,500	45,800	29,900	27,400
	50K (90 CRI)		29,600	31,100	20,300	18,600
	57K (70 CRI)		43,500	45,800	29,900	27,400
Q1/X1	30K (70 CRI)	227	36,900	38,800	25,400	23,200
	40K (70 CRI)		38,400	40,400	26,400	24,200
	50K (90 CRI)		26,100	27,500	18,000	16,500
	57K (70 CRI)		38,400	40,400	26,400	24,200

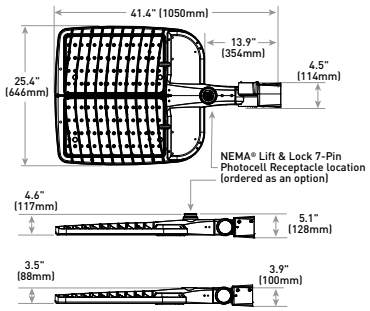
OSQL - AA Mount



Luminaire	Weight
OSQL	28.4 lbs. (12.9kg)

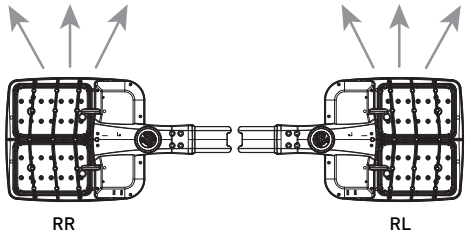
Note: For OSQM w/AA mount, refer to drawing on page 1.

OSQX - AA Mount

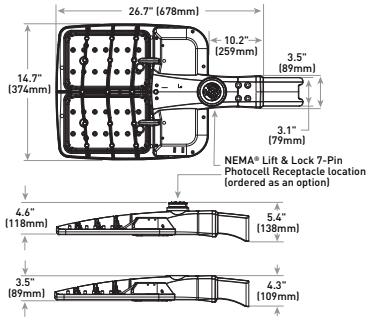


Luminaire	Weight
OSQX	48.6 lbs. (22.0kg)

RR/RL Configuration



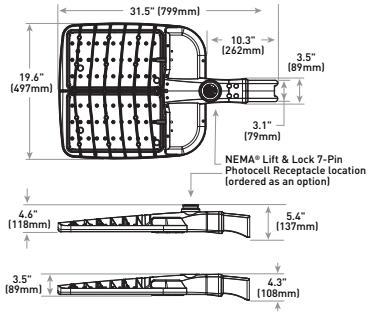
OSQM - DA Mount



Luminaire	Weight
OSQM	19.7 lbs. (8.9kg)

Note: Refer to page 14 for fixture mounting drill pattern.

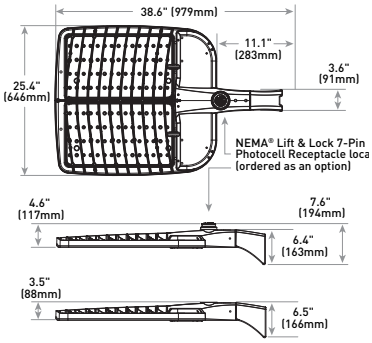
OSQL - DA Mount



Luminaire	Weight
OSQL	28.8 lbs. (13.1kg)

Note: Refer to page 14 for fixture mounting drill pattern.

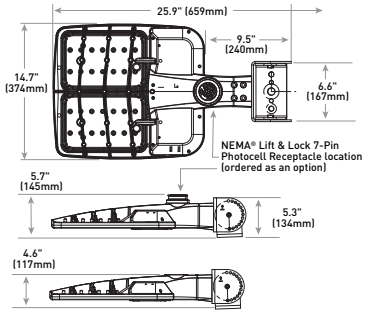
OSQX-DA Mount



Luminaire	Weight
OSQX	45.8 lbs. (20.8kg)

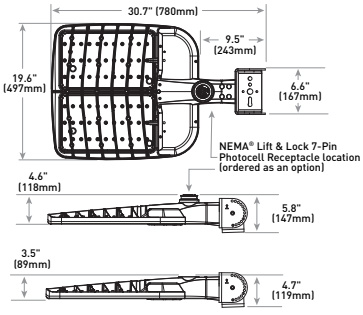
Note: Refer to page 14 for fixture mounting drill pattern.

OSQM - Trunnion Mount



Luminaire	Weight
OSQM	23.2 lbs. (10.5kg)

OSQL - Trunnion Mount



Luminaire	Weight
OSQL	32.3 lbs. (14.7kg)

US: creelighting.com **(800) 236-6800**
Canada: creelighting-canada.com **(800) 473-1234**

CREE LIGHTING®
A COMPANY OF *IDEAL INDUSTRIES, INC.*

TYPE OV

OSQL-C-30L-40K7-3M-UL-NM-BZ

OSQ Series

OSQ™ LED Area/Flood Luminaire featuring Patented NanoComfort™ Technology – Version C

Rev. Date: V3 04/17/2023

GC TO SEE NOTES BELOW

Product Description

The OSQ™ Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weathertight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. Medium is suitable upgrade for HID applications up to 400 Watts. Large is suitable upgrade for HID applications up to 1000 Watts. Extra Large is suitable upgrade for HID applications up to multiple 1000 Watts.

Applications: Parking lots, walkways, campuses, car dealerships, office complexes, high-mast and internal roadways

GC TO VERIFY THAT FIXTURES CAN BE MOUNTED PER PLAN AND ALL NECESSARY HARDWARE IS SPECIFIED FOR INSTALLATION PRIOR TO PURCHASING

Performance Summary

Utilizes Patented NanoComfort™ Technology

Utilizes Cree TrueWhite® Technology on 5000K Luminaires

Assembled in the USA by Cree Lighting from US and imported parts

Initial Delivered Lumens: 4,000 - 75,000

Efficacy: Up to 171 LPW

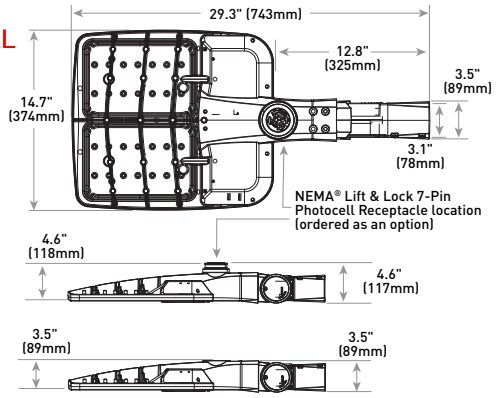
CRI: Minimum 70 CRI (3000K, 4000K & 5700K); 90 CRI (5000K)

CCT: 3000K, 4000K, 5000K, 5700K

Limited Warranty†: 10 years for luminaire; 10 years for Colorfast DeltaGuard® finish; 5 years for BML sensor; up to 5 years for Synapse® accessories; 1 year for luminaire accessories

† See http://creelighting.com/warranty for warranty terms. For Synapse accessories, consult Synapse spec sheets for details on warranty terms.

OSQM - AA Mount



Luminaire	Weight
OSQM	19.3 lbs. (8.8kg)

Note: For OSQL, OSQX and additional mounts, refer to drawings beginning on page 26.

Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately:
Example: **Mount:** OSQ-ML-C-AA-BK + **Luminaire:** OSQM-C-4L-30K7-2M-UL-NM-BK

Mount (Luminaire must be ordered separately)*				
OSQ-				
Medium/Large Mounts **OSQ-ML-C-AA** Adjustable Arm **OSQ-ML-C-DA** Direct Arm **OSQ-ML-C-TM** Trunnion Mount	**Extra Large Mounts** **OSQ-X-C-AA** Adjustable Arm **OSQ-X-C-DA** Direct Arm	**Color Options:**	**SV** Silver **BK** Black	**BZ** Bronze **WH** White

* Reference fixture mounting drill pattern, EPA, and pole configuration suitability data beginning on page 14.

GC TO REFERENCE PLANS FOR COLOR DESIGNATION

Luminaire (Mount must be ordered separately)

OSQ		C								
Family	**Size**	**Series**	**Lumen Package†**	**CCT/ CRI**	**Optic**	**Voltage**	**Mount**	**Color Options**	**Controls***	**Options**
OSQ	**M** Medium **L** Large **X** Extra Large	C	**Medium** **4L** 4,000 Lumens **6L** 6,000 Lumens **9L** 9,000 Lumens **11L** 11,000 Lumens **16L** 16,000 Lumens **Large** **22L** 22,000 Lumens **30L** 30,000 Lumens **40L** 40,000 Lumens **Extra Large** **50L** 50,000 Lumens **65L** 65,000 Lumens **75L** 75,000 Lumens	**30K7** 3000K, 70 CRI **40K7** 4000K, 70 CRI **50K9** 5000K, 90 CRI **57K7** 5700K, 70 CRI	**Asymmetric** **2M** Type II Mid **2B** Type II Mid w/ Factory-Installed Backlight Shield **3M** Type III Mid **3B** Type III Mid w/ Factory-Installed Backlight Shield **4M** Type IV Mid **4B** Type IV Mid w/ Factory-Installed Backlight Shield **AF** Automotive FrontlineOptic™ **AB** Automotive-FrontlineOptic™ w/Factory-Installed Backlight Shield **Symmetric** **5M** Type V Mid **5N** Type V Narrow **33** NEMA® 3x3 **44** NEMA® 4x4 **55** NEMA® 5x5 **66** NEMA® 6x6 **75** NEMA® 7x5	**UL** Universal 120-277V **UH** Universal 347-480V - Not available with 4L, 40L or 75L lumen packages **UE** Universal 277-480V - Available only with 40L and 75L lumen packages	**NM** No Mount - Must specify mount from table above - Mount ships separately	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**BML Bluetooth® Technology Enabled Multi-Level Sensor** - Utilizes a multifunction sensor - Refer to BML spec sheet for details - 20-40' sensor lens installed on luminaire; 8-20' sensor lens and aisle shroud included - Intended for downlight applications at 0° tilt - Not available with Q or X options or Synapse TL7-B2 or TL7-HVG accessories **Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1 Field Adjustable Output** - Must select Q9, Q8, Q7, Q6, Q5, Q4, Q3, Q2, or Q1 - Offers full range adjustability - Refer to pages 15-25 for power and lumen values - Not available with BML or X options or Synapse TL7-B2 or TL7-HVG accessories **X8/X7/X6/X5/X4/X3/X2/X1 Locked Lumen Output** - Must select X8, X7, X6, X5, X4, X3, X2, or X1 - Not available with BML or Q options - X1 option not available with the following lumen package/voltage offerings: 9L/UL, 16L/UL, 16L/UH, 30L/UL, 30L/UH, 65L/UL, 65L/UH - X2 option not available 9L/UL lumen package/voltage - Lumen output is permanently locked to the setting selected - Refer to pages 15-25 for power and lumen values	**20KV 20kV/10kA Surge Suppression** - Replaces standard 10kV/5kA surge protection **F Fuse** - Compatible with 120V, 277V or 347V (phase to neutral) - Consult factory if fusing is required for 208V, 240V or 480V (phase to phase) - When code dictates fusing, use time delay fuse **N Utility Label and NEMA® Lift & Lock 7-Pin Photocell Receptacle** - External utility label per ANSI C136.15-2020 - 7-pin receptacle per ANSI C136.41 - Available only with OSQM & OSQL luminaires - Intended for downlight applications with maximum 45° tilt - Factory connected 0-10V dim leads - Requires photocell or shorting cap by others **R NEMA® Lift & Lock 7-Pin Photocell Receptacle** - 7-pin receptacle per ANSI C136.41 - Intended for downlight applications with maximum 45° tilt - Factory connected 0-10V dim leads - Requires photocell or shorting cap by others - Refer to page 2 for compatible Synapse control offerings **RL Rotate Left** - LED and optic are rotated to the left - Refer to RR/RL configuration diagram on page 26 for optic directionality - Not for use with symmetric optics **RR Rotate Right** - LED and optic are rotated to the right - Refer to RR/RL configuration diagram on page 26 for optic directionality - Not for use with symmetric optics

GC TO VERIFY AND SPECIFY IF NOT UL

† Lumen Package codes identify approximate light output only. Actual lumen output levels vary by CCT and optic selection. Refer to Initial Delivered Lumen tables for specific lumen values
* Luminaire comes standard with 0-10V dimming

CREE TRUE WHITE TECHNOLOGY

CREE LIGHTING®

US: creelighting.com (800) 236-6800
Canada: creelighting-canada.com (800) 473-1234

Product Specifications

CREE LIGHTING NANOCOMFORT™ TECHNOLOGY

Cree Lighting's NanoComfort™ Technology ends the trade-offs in outdoor lighting by providing superior glare reduction and visual comfort in high-efficiency illumination delivered precisely where it is needed. The basic building block of NanoComfort™Technology is a compact 4x4 array of LEDs. Each of the 16 LEDs in a module is in contact with its own acrylic polymer lens to capture and precisely direct light. With NanoComfort™ Technology, the acrylic optics are cut and sculpted into facets that relieve the glare and harshness while improving visual comfort – all while retaining superb efficacy and control.

CREE TRUEWHITE® TECHNOLOGY

A revolutionary way to generate high-quality white light, Cree TrueWhite® Technology is a patented approach that delivers an exclusive combination of 90+ CRI, beautiful light characteristics and lifelong color consistency, all while maintaining high luminous efficacy – a true no compromise solution.

CONSTRUCTION & MATERIALS

- Slim, low profile design minimizes wind load requirements
- Luminaire housing is rugged die cast aluminum with an integral, weathertight LED driver compartment and high-performance heat sink
- Acrylic optic w/clear tempered glass lens
- Convenient interlocking mounting method on direct arm. Mounting adaptor is rugged die cast aluminum and mounts to 3" (76mm) or larger square or round pole, secured by two 5/16-18 UNC bolts spaced on 2" (51mm) centers. Refer to page 14 for fixture mounting drill pattern
- Adjustable arm mount adapters are rugged die cast aluminum
- OSQ-ML-C-AA mounts to a horizontal or vertical 2" (51mm) IP, 2.375" (60mm) O.D. tenon and can be adjusted 180˚ in 2.5˚ increments
- OSQ-X-C-AA mounts to a horizontal or vertical 2" (51mm) IP, 2.375-2.50" (60-64mm) O.D. steel tenon and can be adjusted 180˚ in 5.0˚ increments. **NOTE: Tenon length must be a minimum of 3.75" (95mm), and tenon must be steel**
- Trunnion mount is constructed of A500 and A1011 steel and is adjustable from 0-180˚ in 15˚ degree increments. Trunnion mount secures to surface with (1) 3/4" bolt or (2) 1/2" or 3/8" bolts
- Luminaires include 15" (381mm) 18/5 cord exiting the luminaire
- Designed for uplight and downlight applications. Uplight orientation not suitable for use with N or R options
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, bronze, black, and white are available

Weight

Mount	Housing Size		
	Medium	Large	Extra Large
Direct Arm	19.7 lbs. (8.9kg)	28.8 lbs. (13.1kg)	45.8 lbs. (20.8kg)
Adjustable Arm	19.3 lbs. (8.8kg)	28.4 lbs. (12.9kg)	48.6 lbs. (22.0kg)
Trunnion	23.2 lbs. (10.5kg)	32.3 lbs. (14.7kg)	N/A

For BML sensor add 0.1 lbs. (45g), and for NEMA receptacle, add 0.3 lbs. (136g).

ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V, 277-480V or 347-480V, 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral 10kV/5kA surge suppression protection standard; 20kV/10kA surge suppression protection optional
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- Designed with 0-10V dimming capabilities. Controls by others
- Refer to Dimming spec sheet for details
- **Maximum 10V Source Current:** 1.8mA
- **Operating Temperature Range:** -40˚C - +40˚C (-40˚F - +104˚F)

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed (UL1598)
- Suitable for wet locations
- Meets NEMA C82.77 standards
- Drivers and LEDs are UL certified in accordance with UL8750
- Meets requirements of IP66 per IEC 60529 when ordered without N or R options
- Certified to ANSI C136.31-2018, 3G bridge and overpass vibration standards
- ANSI C136.2 10kV/5kA (standard) and 20kV/10kA (optional) surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A limits for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Lens meets IK07 requirements per IEC 60068-2
- Assembled in the USA by Cree Lighting from US and imported parts
- Meets Buy American requirements within ARRA
- RoHS compliant. Consult factory for additional details
- Dark Sky Friendly, IDA Approved when ordered with 30K CCT and direct arm mount only. Please refer to https://www.darksky.org/our-work/lighting/lighting-for-industry/fsa/fsa-products/ for most current information (Pending)
- **CA RESIDENTS WARNING:** Cancer and Reproductive Harm – www.p65warnings.ca.gov

Product Specifications

SYNAPSE® SIMPLYSNAP INTELLIGENT CONTROL

The Synapse SimplySNAP platform is a highly intuitive connected lighting solution featuring zone dimming, motion sensing, and daylight harvesting with utility-grade power monitoring and support of up to 1000 nodes per gateway. The system features a reliable and robust self-healing mesh network with a browser-based interface that runs on smartphones, tablets, and PCs. The Twist-Lock Lighting Controller (TL7-B2 or TL7-HVG) and Site Controller (SS450-002) take the OSQ Series to a new performance plateau, providing extreme energy productivity, code compliance and a better light experience.

Synapse Wireless Control Accessories

Twist-Lock Lighting Controller
TL7-B2
- Suitable for 120-277V (UL) voltage only
- Requires NEMA/ANSI C136.41 7-Pin Dimming Receptacle
- Not for use with BML or Q options
- Provides On/Off switching, dimming, power metering, digital sensor input, and status monitoring of luminaire
- Refer to TL7-B2 spec sheet for details

Twist-Lock Lighting Controller
TL7-HVG
- Suitable for 120-480V (UL, UE and UH) voltages
- Requires NEMA/ANSI C136.41 7-Pin Dimming Receptacle
- Not for use with BML or Q options
- Provides On/Off switching, dimming, power metering, digital sensor input, and status monitoring of luminaire
- Refer to TL7-HVG spec sheet for details

SimplySNAP Central Base Station
CBSSW-450-002
- Includes On-Site Controller (SS450-002) and 5-button switch
- Indoor and Outdoor rated
- Refer to CBSSW-450-002 spec sheet for details

Synapse Wireless Sensor
WSN-DPM
- Motion and light sensor
- Control multiple zones
- Refer to WSN-DPM spec sheet for details

SimplySNAP On-Site Controller
SS450-002
- Verizon® LTE-enabled
- Designed for indoor applications
- Refer to SS450-002 spec sheet for details

Building Management System (BMS) Gateway
BMS-GW-002
- Required for BACnet integration
- Refer to BMS-GW-002 spec sheet for details

Outdoor Antennas
(Optional, for increased range, 8dB gain)
KIT-ANT420SM
- Kit includes antenna, 20' cable and bracket

KIT-ANT360
- Kit includes antenna, 30' cable and bracket

KIT-ANT600
- Kit includes antenna, 50' cable and bracket
- Refer to Outdoor antenna spec sheet for details

Electrical Data*

Lumen Package	System Watts 120-480V	Utility Label Wattage	Total Current (A)					
			120V	208V	240V	277V	347V	480V
4L**	26	30	0.21	0.12	0.11	0.09	N/A	N/A
6L	37	40	0.31	0.18	0.15	0.13	0.11	0.08
9L	55	60	0.46	0.27	0.23	0.20	0.16	0.12
11L	68	70	0.57	0.33	0.28	0.25	0.20	0.14
16L	97	100	0.81	0.47	0.40	0.35	0.28	0.20
22L	131	130	1.09	0.63	0.55	0.47	0.38	0.27
30L	175	180	1.46	0.84	0.73	0.63	0.50	0.36
40L	236	240	1.96	1.13	0.98	0.85	0.68	0.49
50L	297	N/A	2.48	1.43	1.24	1.07	0.86	0.62
65L	384	N/A	3.20	1.85	1.60	1.39	1.11	0.80
75L	447	N/A	3.73	2.15	1.86	1.61	1.29	0.93

* Electrical data at 25˚C (77˚F). Actual wattage may differ by +/- 10% when operating between 120-277V, 277-480V or 347-480V+/-10%.
** Available with UL voltage only.

OSQ-C Series Ambient Adjusted Lumen Maintenance[1]

Ambient	Initial LMF	25K hr Reported[2] LMF	50K hr Reported[2] LMF	75K hr Reported[2] LMF	100K hr Reported[2] LMF
5˚C (41˚F)	1.02	0.99	0.93	0.88	0.83
10˚C (50˚F)	1.02	0.98	0.93	0.87	0.82
15˚C (59˚F)	1.01	0.98	0.92	0.87	0.82
20˚C (68˚F)	1.01	0.97	0.92	0.86	0.81
25˚C (77˚F)	1.00	0.97	0.91	0.86	0.81

[1] Lumen maintenance values at 25˚C (77˚F) are calculated per IES TM-21 based on IES LM-80 report data for the LED package and in-situ luminaire testing. Luminaire ambient temperature factors (LATF) have been applied to all lumen maintenance factors. Please refer to the Temperature Zone Reference Document for outdoor average nighttime ambient conditions.
[2] In accordance with IES TM-21, Reported values represent interpolated values based on time durations that are up to 6x the tested duration in the IES LM-80 report for the LED.

Accessories

Field-Installed

Backlight Shield
OSQ-M-C-BLSF (Medium)
OSQ-L-C-BLSF (Large)
OSQ-X-C-BLSF (Extra Large)
- Not for use with rotated optics

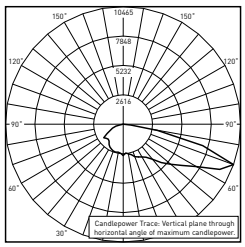
Bird Spikes
OSQ-M-C-BRDSPK
OSQ-L-C-BRDSPK
OSQ-X-C-BRDSPK

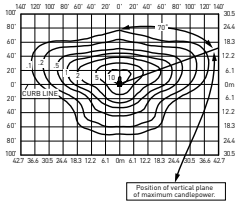
Shorting Cap
XA-XSLSHRT

Photometry

All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project consult:
https://creelighting.com/products/outdoor/area/osq-series

2M





PRELIMINARY RESTL Test Report
OSQ Luminaire w/2M Optic
Initial Delivered Lumens: 15,560

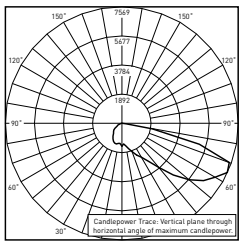
OSQL-C-40L-40K7-2M-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 38,000
Initial FC at grade

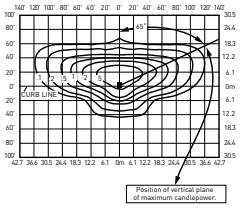
Type II Mid Distribution

Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
4L	3,650	B1 U1 G1	3,800	B1 U1 G1	2,590	B1 U1 G1	3,800	B1 U1 G1
6L	5,475	B1 U1 G1	5,700	B1 U1 G1	3,880	B1 U1 G1	5,700	B1 U1 G1
9L	8,225	B2 U1 G2	8,550	B2 U1 G2	5,825	B1 U1 G1	8,550	B2 U1 G2
11L	10,025	B2 U1 G2	10,450	B2 U1 G2	7,100	B2 U1 G2	10,450	B2 U1 G2
16L	14,650	B3 U1 G3	15,200	B3 U1 G3	10,325	B2 U1 G2	15,200	B3 U1 G3
22L	20,100	B3 U1 G3	20,900	B3 U1 G3	14,200	B3 U1 G3	20,900	B3 U1 G3
30L	27,400	B3 U1 G3	28,500	B3 U1 G3	19,400	B3 U1 G3	28,500	B3 U1 G3
40L	36,500	B4 U1 G4	38,000	B4 U1 G4	25,900	B3 U1 G3	38,000	B4 U1 G4
50L	45,600	B4 U1 G5	47,500	B4 U1 G5	32,300	B3 U1 G4	47,500	B4 U1 G5
65L	59,300	B4 U1 G5	61,800	B4 U1 G5	42,000	B4 U1 G4	61,800	B4 U1 G5
75L	68,400	B5 U1 G5	71,300	B5 U1 G5	48,500	B4 U1 G5	71,300	B5 U1 G5

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

2B





PRELIMINARY RESTL Test Report
OSQ Luminaire w/2B Optic
Initial Delivered Lumens: 10,422

OSQL-C-40L-40K7-2B-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 26,200
Initial FC at grade

Type II Mid w/BLS Distribution

Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
4L	2,510	B1 U1 G1	2,620	B1 U1 G1	1,780	B0 U1 G1	2,620	B1 U1 G1
6L	3,760	B1 U1 G1	3,920	B1 U1 G1	2,670	B1 U1 G1	3,920	B1 U1 G1
9L	5,650	B1 U1 G1	5,875	B1 U1 G1	4,000	B1 U1 G1	5,875	B1 U1 G1
11L	6,900	B1 U1 G2	7,200	B1 U1 G2	4,890	B1 U1 G1	7,200	B1 U1 G2
16L	10,075	B2 U1 G2	10,450	B2 U1 G2	7,100	B1 U1 G2	10,450	B2 U1 G2
22L	13,800	B2 U1 G2	14,375	B2 U1 G2	9,775	B1 U1 G2	14,375	B2 U1 G2
30L	18,800	B2 U1 G3	19,600	B2 U1 G3	13,350	B2 U1 G2	19,600	B2 U1 G3
40L	25,100	B3 U1 G3	26,200	B3 U1 G3	17,800	B2 U1 G3	26,200	B3 U1 G3
50L	31,400	B3 U1 G4	32,700	B3 U1 G4	22,200	B3 U1 G3	32,700	B3 U1 G4
65L	40,800	B3 U1 G4	42,500	B3 U1 G4	28,900	B3 U1 G3	42,500	B3 U1 G4
75L	47,100	B3 U1 G4	49,000	B3 U1 G5	33,300	B3 U1 G4	49,000	B3 U1 G5

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

Photometry

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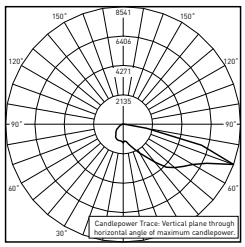
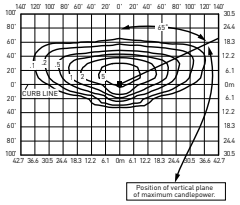
2M W/OSQ-*-C-BLSF





PRELIMINARY RESTL Test Report
OSQ Luminaire w/2M Optic w/OSQ-M-C-BLSF
Initial Delivered Lumens: 9,579

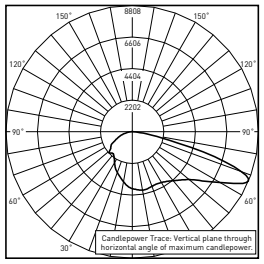
OSQL-C-40L-40K7-2M-UL w/OSQ-L-C-BLSF
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 26,200
Initial FC at grade

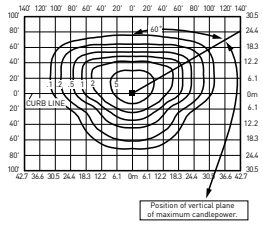
Type II Mid Distribution w/OSQ-*-C-BLSF

Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
4L	2,510	B1 U1 G1	2,620	B1 U1 G1	1,780	B0 U1 G1	2,620	B1 U1 G1
6L	3,760	B1 U1 G1	3,920	B1 U1 G1	2,670	B1 U1 G1	3,920	B1 U1 G1
9L	5,650	B1 U1 G1	5,875	B1 U1 G1	4,000	B1 U1 G1	5,875	B1 U1 G1
11L	6,900	B1 U1 G2	7,200	B1 U1 G2	4,890	B1 U1 G1	7,200	B1 U1 G2
16L	10,075	B1 U1 G2	10,450	B1 U1 G2	7,100	B1 U1 G2	10,450	B1 U1 G2
22L	13,800	B2 U1 G2	14,375	B2 U1 G2	9,775	B1 U1 G2	14,375	B2 U1 G2
30L	18,800	B2 U1 G3	19,600	B2 U1 G3	13,350	B2 U1 G2	19,600	B2 U1 G3
40L	25,100	B3 U1 G3	26,200	B3 U1 G4	17,800	B2 U1 G3	26,200	B3 U1 G4
50L	31,400	B3 U1 G4	32,700	B3 U1 G4	22,200	B3 U1 G3	32,700	B3 U1 G4
65L	40,800	B3 U1 G4	42,500	B3 U1 G5	28,900	B3 U1 G4	42,500	B3 U1 G5
75L	47,100	B3 U1 G5	49,000	B3 U1 G5	33,300	B3 U1 G4	49,000	B3 U1 G5

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

3M





RESTL Test Report #: PL17240-001A
OSQM-C-16L-57K7-3M-UL-NM-WH
Initial Delivered Lumens: 15,444

OSQL-C-40L-40K7-3M-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 38,000
Initial FC at grade

Type III Mid Distribution

Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
4L	3,650	B1 U0 G1	3,800	B1 U0 G1	2,590	B1 U0 G1	3,800	B1 U0 G1
6L	5,475	B1 U0 G1	5,700	B1 U0 G1	3,880	B1 U0 G1	5,700	B1 U0 G1
9L	8,225	B2 U0 G2	8,550	B2 U0 G2	5,825	B1 U0 G1	8,550	B2 U0 G2
11L	10,025	B2 U0 G2	10,450	B2 U0 G2	7,100	B2 U0 G2	10,450	B2 U0 G2
16L	14,650	B3 U0 G3	15,200	B3 U0 G3	10,325	B2 U0 G2	15,200	B3 U0 G3
22L	20,100	B3 U0 G3	20,900	B3 U0 G3	14,200	B3 U0 G3	20,900	B3 U0 G3
30L	27,400	B3 U0 G3	28,500	B3 U0 G3	19,400	B3 U0 G3	28,500	B3 U0 G3
40L	36,500	B4 U0 G4	38,000	B4 U0 G4	25,900	B3 U0 G3	38,000	B4 U0 G4
50L	45,600	B4 U0 G4	47,500	B4 U0 G4	32,300	B3 U0 G4	47,500	B4 U0 G4
65L	59,300	B5 U0 G5	61,800	B5 U0 G5	42,000	B4 U0 G4	61,800	B5 U0 G5
75L	68,400	B5 U0 G5	71,300	B5 U0 G5	48,500	B4 U0 G4	71,300	B5 U0 G5

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

Photometry

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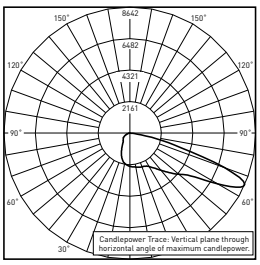
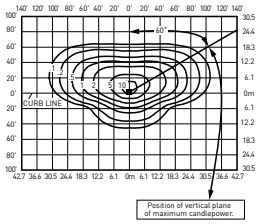
3B





RESTL Test Report #: PL17366-001A
OSQM-C-16L-57K7-3B-UL-NM-WH
Initial Delivered Lumens: 10,081

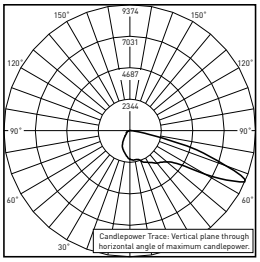
OSQL-C-40L-40K7-3B-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 26,200
Initial FC at grade

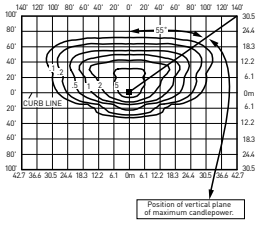
Type III Mid w/BLS Distribution

Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
4L	2,510	B1 U0 G1	2,620	B1 U0 G1	1,780	B0 U0 G1	2,620	B1 U0 G1
6L	3,760	B1 U0 G1	3,920	B1 U0 G1	2,670	B1 U0 G1	3,920	B1 U0 G1
9L	5,650	B1 U0 G1	5,875	B1 U0 G1	4,000	B1 U0 G1	5,875	B1 U0 G1
11L	6,900	B1 U0 G2	7,200	B1 U0 G2	4,890	B1 U0 G1	7,200	B1 U0 G2
16L	10,075	B2 U0 G2	10,450	B2 U0 G2	7,100	B1 U0 G2	10,450	B2 U0 G2
22L	13,800	B2 U0 G2	14,375	B2 U0 G2	9,775	B2 U0 G2	14,375	B2 U0 G2
30L	18,800	B3 U0 G3	19,600	B3 U0 G3	13,350	B2 U0 G2	19,600	B3 U0 G3
40L	25,100	B3 U0 G3	26,200	B3 U0 G3	17,800	B3 U0 G3	26,200	B3 U0 G3
50L	31,400	B3 U0 G4	32,700	B3 U0 G4	22,200	B3 U0 G3	32,700	B3 U0 G4
65L	40,800	B3 U0 G4	42,500	B4 U0 G4	28,900	B3 U0 G4	42,500	B4 U0 G4
75L	47,100	B4 U0 G5	49,000	B4 U0 G5	33,300	B3 U0 G4	49,000	B4 U0 G5

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

3M W/OSQ-*-C-BLSF





RESTL Test Report#: PL17054-001A
OSQM-C-16L-57K7-3M-UL-NM-WH-R w/ OSQ-M-C-BLSF
Initial Delivered Lumens: 10,227

OSQL-C-40L-40K7-3M-UL w/OSQ-L-C-BLSF
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 26,200
Initial FC at grade

Type III Mid Distribution w/OSQ-*-C-BLSF

Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
4L	2,510	B1 U1 G1	2,620	B1 U1 G1	1,780	B0 U1 G1	2,620	B1 U1 G1
6L	3,760	B1 U1 G1	3,920	B1 U1 G1	2,670	B1 U1 G1	3,920	B1 U1 G1
9L	5,650	B1 U1 G1	5,875	B1 U1 G2	4,000	B1 U1 G1	5,875	B1 U1 G2
11L	6,900	B1 U1 G2	7,200	B1 U1 G2	4,890	B1 U1 G1	7,200	B1 U1 G2
16L	10,075	B2 U1 G2	10,450	B2 U1 G2	7,100	B1 U1 G2	10,450	B2 U1 G2
22L	13,800	B2 U2 G2	14,375	B2 U2 G2	9,775	B2 U1 G2	14,375	B2 U2 G2
30L	18,800	B3 U2 G3	19,600	B3 U2 G3	13,350	B2 U2 G2	19,600	B3 U2 G3
40L	25,100	B3 U2 G4	26,200	B3 U2 G4	17,800	B3 U2 G3	26,200	B3 U2 G4
50L	31,400	B3 U2 G4	32,700	B3 U2 G4	22,200	B3 U2 G3	32,700	B3 U2 G4
65L	40,800	B3 U2 G5	42,500	B3 U2 G5	28,900	B3 U2 G4	42,500	B3 U2 G5
75L	47,100	B4 U2 G5	49,000	B4 U2 G5	33,300	B3 U2 G4	49,000	B4 U2 G5

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

Photometry

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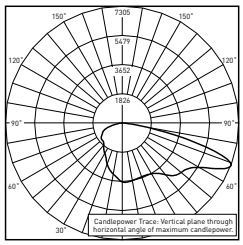
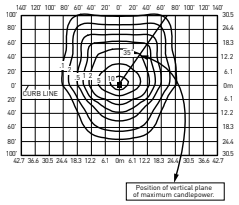
4M



RESTL Test Report #: PL17299-001A
OSQM-C-16L-57K7-4M-UL-NM-WH
Initial Delivered Lumens: 15,584



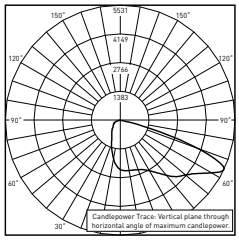
OSQL-C-40L-40K7-4M-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 38,000
Initial FC at grade

Type IV Mid Distribution

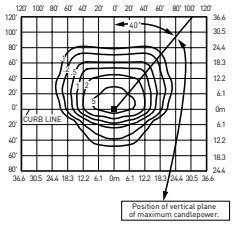
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
4L	3,650	B1 U0 G1	3,800	B1 U0 G1	2,590	B1 U0 G1	3,800	B1 U0 G1
6L	5,475	B1 U0 G1	5,700	B1 U0 G1	3,880	B1 U0 G1	5,700	B1 U0 G1
9L	8,225	B2 U0 G2	8,550	B2 U0 G2	5,825	B1 U0 G1	8,550	B2 U0 G2
11L	10,025	B2 U0 G2	10,450	B2 U0 G2	7,100	B2 U0 G1	10,450	B2 U0 G2
16L	14,650	B3 U0 G2	15,200	B3 U0 G2	10,325	B2 U0 G2	15,200	B3 U0 G2
22L	20,100	B3 U0 G3	20,900	B3 U0 G3	14,200	B3 U0 G2	20,900	B3 U0 G3
30L	27,400	B3 U0 G3	28,500	B3 U0 G3	19,400	B3 U0 G3	28,500	B3 U0 G3
40L	36,500	B4 U0 G4	38,000	B4 U0 G4	25,900	B3 U0 G3	38,000	B4 U0 G4
50L	45,600	B4 U0 G4	47,500	B4 U0 G4	32,300	B4 U0 G3	47,500	B4 U0 G4
65L	59,300	B5 U0 G5	61,800	B5 U0 G5	42,000	B4 U0 G4	61,800	B5 U0 G5
75L	68,400	B5 U0 G5	71,300	B5 U0 G5	48,500	B4 U0 G4	71,300	B5 U0 G5

* Initial delivered lumens at 25˚C (77˚F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

4B



RESTL Test Report #: PL17367-001A
OSQM-C-16L-57K7-4B-UL-NM-WH
Initial Delivered Lumens: 9,812



OSQL-C-40L-40K7-4B-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 24,000
Initial FC at grade

Type IV Mid w/BLS Distribution

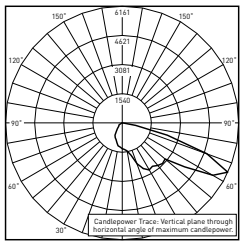
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
4L	2,300	B1 U0 G0	2,400	B1 U0 G0	1,630	B0 U0 G0	2,400	B1 U0 G0
6L	3,440	B1 U0 G1	3,590	B1 U0 G1	2,440	B1 U0 G0	3,590	B1 U0 G1
9L	5,175	B1 U0 G1	5,400	B1 U0 G1	3,670	B1 U0 G1	5,400	B1 U0 G1
11L	6,325	B1 U0 G1	6,600	B1 U0 G1	4,480	B1 U0 G1	6,600	B1 U0 G1
16L	9,225	B2 U0 G2	9,575	B2 U0 G2	6,525	B1 U0 G1	9,575	B2 U0 G2
22L	12,625	B2 U0 G2	13,175	B2 U0 G2	8,950	B2 U0 G2	13,175	B2 U0 G2
30L	17,200	B3 U0 G2	18,000	B3 U0 G2	12,225	B2 U0 G2	18,000	B3 U0 G2
40L	23,000	B3 U0 G3	24,000	B3 U0 G3	16,300	B3 U0 G2	24,000	B3 U0 G3
50L	28,700	B3 U0 G3	29,900	B3 U0 G3	20,400	B3 U0 G2	29,900	B3 U0 G3
65L	37,400	B3 U0 G4	38,900	B3 U0 G4	26,500	B3 U0 G3	38,900	B3 U0 G4
75L	43,100	B4 U0 G4	44,900	B4 U0 G4	30,500	B3 U0 G3	44,900	B4 U0 G4

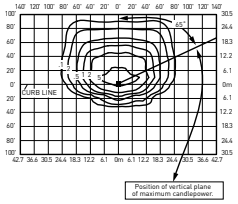
* Initial delivered lumens at 25˚C (77˚F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

Photometry

All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project consult: https://creelighting.com/products/outdoor/area/osq-series

4M W/OSQ-*-C-BLSF





PRELIMINARY RESTL Test Report
OSQ Luminaire w/4M Optic w/OSQ-M-C-BLSF
Initial Delivered Lumens: 9,345

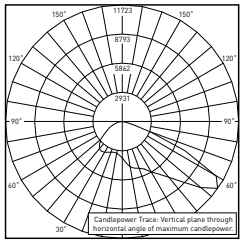
OSQL-C-40L-40K7-4M-UL w/OSQ-L-C-BLSF
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 24,000
Initial FC at grade

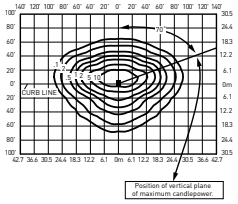
Type IV Mid Distribution w/OSQ-*-C-BLSF

Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
4L	2,300	B0 U1 G1	2,400	B1 U1 G1	1,630	B0 U1 G1	2,400	B1 U1 G1
6L	3,440	B1 U1 G1	3,590	B1 U1 G1	2,440	B1 U1 G1	3,590	B1 U1 G1
9L	5,175	B1 U1 G1	5,400	B1 U1 G1	3,670	B1 U1 G1	5,400	B1 U1 G1
11L	6,325	B1 U1 G2	6,600	B1 U1 G2	4,480	B1 U1 G1	6,600	B1 U1 G2
16L	9,225	B1 U1 G2	9,575	B1 U1 G2	6,525	B1 U1 G2	9,575	B1 U1 G2
22L	12,625	B2 U1 G2	13,175	B2 U1 G2	8,950	B1 U1 G2	13,175	B2 U1 G2
30L	17,200	B2 U1 G3	18,000	B2 U1 G3	12,225	B2 U1 G2	18,000	B2 U1 G3
40L	23,000	B3 U1 G3	24,000	B3 U1 G3	16,300	B2 U1 G2	24,000	B3 U1 G3
50L	28,700	B3 U1 G4	29,900	B3 U1 G4	20,400	B2 U1 G3	29,900	B3 U1 G4
65L	37,400	B3 U1 G4	38,900	B3 U1 G4	26,500	B3 U1 G4	38,900	B3 U1 G4
75L	43,100	B3 U1 G5	44,900	B3 U1 G5	30,500	B3 U1 G4	44,900	B3 U1 G5

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

AF





PRELIMINARY RESTL Test Report
OSQ Luminaire w/AF Optic
Initial Delivered Lumens: 15,866

OSQL-C-40L-40K7-AF-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 38,000
Initial FC at grade

Automotive FrontLineOptic™ Distribution

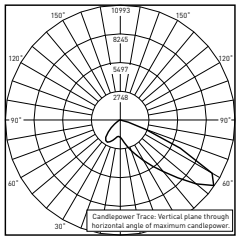
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
4L	3,650	B1 U1 G1	3,800	B1 U1 G1	2,590	B1 U1 G1	3,800	B1 U1 G1
6L	5,475	B1 U1 G1	5,700	B1 U1 G1	3,880	B1 U1 G1	5,700	B1 U1 G1
9L	8,225	B2 U1 G1	8,550	B2 U1 G1	5,825	B1 U1 G1	8,550	B2 U1 G1
11L	10,025	B2 U1 G2	10,450	B2 U1 G2	7,100	B2 U1 G1	10,450	B2 U1 G2
16L	14,650	B3 U1 G2	15,200	B3 U1 G2	10,325	B2 U1 G2	15,200	B3 U1 G2
22L	20,100	B3 U1 G3	20,900	B3 U1 G3	14,200	B2 U1 G2	20,900	B3 U1 G3
30L	27,400	B3 U1 G3	28,500	B3 U1 G3	19,400	B3 U1 G3	28,500	B3 U1 G3
40L	36,500	B4 U1 G3	38,000	B4 U1 G3	25,900	B3 U1 G3	38,000	B4 U1 G3
50L	45,600	B4 U1 G4	47,500	B4 U1 G4	32,300	B3 U1 G3	47,500	B4 U1 G4
65L	59,300	B5 U1 G4	61,800	B5 U1 G4	42,000	B4 U1 G3	61,800	B5 U1 G4
75L	68,400	B5 U1 G4	71,300	B5 U1 G4	48,500	B4 U1 G4	71,300	B5 U1 G4

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

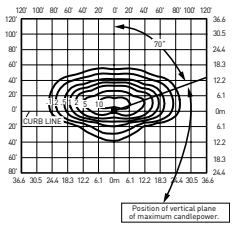
Photometry

All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project consult: https://creelighting.com/products/outdoor/area/osq-series

AB



PRELIMINARY RESTL Test Report
OSQ Luminaire w/AB Optic
Initial Delivered Lumens: 11,393



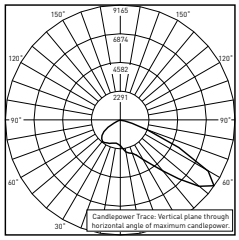
OSQL-C-40L-40K7-AB-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 26,200
Initial FC at grade

Automotive FrontLineOptic™ w/BLS Distribution

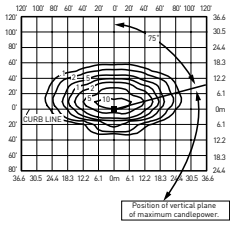
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
4L	2,510	B1 U1 G0	2,620	B1 U1 G0	1,780	B0 U1 G0	2,620	B1 U1 G0
6L	3,760	B1 U1 G0	3,920	B1 U1 G1	2,670	B1 U1 G0	3,920	B1 U1 G1
9L	5,650	B1 U1 G1	5,875	B1 U1 G1	4,000	B1 U1 G1	5,875	B1 U1 G1
11L	6,900	B1 U1 G1	7,200	B1 U1 G1	4,890	B1 U1 G1	7,200	B1 U1 G1
16L	10,075	B2 U1 G1	10,450	B2 U1 G1	7,100	B1 U1 G1	10,450	B2 U1 G1
22L	13,800	B2 U1 G2	14,375	B2 U1 G2	9,775	B2 U1 G1	14,375	B2 U1 G2
30L	18,800	B2 U1 G2	19,600	B2 U1 G2	13,350	B2 U1 G2	19,600	B2 U1 G2
40L	25,100	B3 U1 G2	26,200	B3 U1 G2	17,800	B2 U1 G2	26,200	B3 U1 G2
50L	31,400	B3 U1 G2	32,700	B3 U1 G2	22,200	B3 U1 G2	32,700	B3 U1 G2
65L	40,800	B3 U1 G3	42,500	B3 U1 G3	28,900	B3 U1 G2	42,500	B3 U1 G3
75L	47,100	B3 U1 G3	49,000	B4 U1 G3	33,300	B3 U1 G2	49,000	B4 U1 G3

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

AF W/OSQ-*-C-BLSF



PRELIMINARY RESTL Test Report
OSQ Luminaire w/AF Optic w/OSQ-M-C-BLSF
Initial Delivered Lumens: 9,783



OSQL-C-40L-40K7-AF-UL w/OSQ-L-C-BLSF
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 26,200
Initial FC at grade

Automotive FrontLineOptic™ w/OSQ-*-C-BLSF

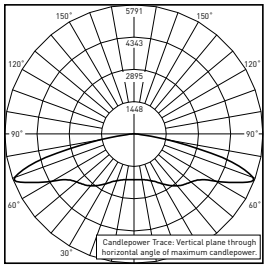
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
4L	2,510	B1 U1 G0	2,620	B1 U1 G0	1,780	B0 U1 G0	2,620	B1 U1 G0
6L	3,760	B1 U1 G0	3,920	B1 U1 G1	2,670	B1 U1 G0	3,920	B1 U1 G1
9L	5,650	B1 U1 G1	5,875	B1 U1 G1	4,000	B1 U1 G1	5,875	B1 U1 G1
11L	6,900	B1 U1 G1	7,200	B1 U1 G1	4,890	B1 U1 G1	7,200	B1 U1 G1
16L	10,075	B2 U1 G1	10,450	B2 U1 G1	7,100	B1 U1 G1	10,450	B2 U1 G1
22L	13,800	B2 U1 G2	14,375	B2 U1 G2	9,775	B2 U1 G1	14,375	B2 U1 G2
30L	18,800	B3 U1 G2	19,600	B3 U1 G2	13,350	B2 U1 G2	19,600	B3 U1 G2
40L	25,100	B3 U1 G2	26,200	B3 U1 G2	17,800	B2 U1 G2	26,200	B3 U1 G2
50L	31,400	B3 U1 G2	32,700	B3 U1 G2	22,200	B3 U1 G2	32,700	B3 U1 G2
65L	40,800	B3 U1 G3	42,500	B3 U1 G3	28,900	B3 U1 G2	42,500	B3 U1 G3
75L	47,100	B4 U1 G3	49,000	B4 U1 G3	33,300	B3 U1 G2	49,000	B4 U1 G3

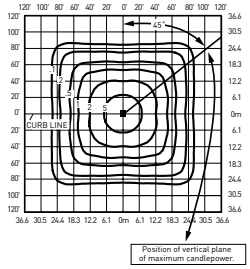
* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

Photometry

All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project consult: https://creelighting.com/products/outdoor/area/osq-series

5M





RESTL Test Report #: PL17290-002A
OSQM-C-16L-57K7-5M-UL-NM-WH
Initial Delivered Lumens: 15,567

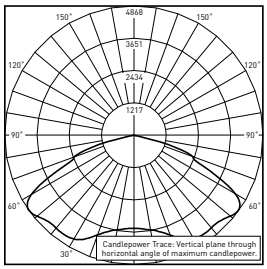
OSQL-C-40L-40K7-5M-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 40,000
Initial FC at grade

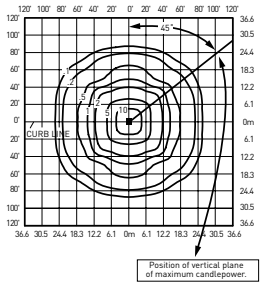
Type V Mid Distribution

Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
4L	3,840	B2 U0 G1	4,000	B2 U0 G1	2,720	B2 U0 G1	4,000	B2 U0 G1
6L	5,750	B3 U0 G1	6,000	B3 U0 G1	4,080	B2 U0 G1	6,000	B3 U0 G1
9L	8,650	B3 U0 G1	9,000	B3 U0 G1	6,125	B3 U0 G1	9,000	B3 U0 G1
11L	10,550	B3 U0 G2	11,000	B3 U0 G2	7,475	B3 U0 G1	11,000	B3 U0 G2
16L	15,400	B4 U0 G2	16,000	B4 U0 G2	10,875	B3 U0 G2	16,000	B4 U0 G2
22L	21,100	B4 U0 G2	22,000	B4 U0 G2	14,950	B4 U0 G2	22,000	B4 U0 G2
30L	28,800	B5 U0 G3	30,000	B5 U0 G3	20,400	B4 U0 G2	30,000	B5 U0 G3
40L	38,400	B5 U0 G3	40,000	B5 U0 G4	27,200	B5 U0 G3	40,000	B5 U0 G4
50L	48,000	B5 U0 G4	50,000	B5 U0 G4	34,000	B5 U0 G3	50,000	B5 U0 G4
65L	62,400	B5 U0 G5	65,000	B5 U0 G5	44,200	B5 U0 G4	65,000	B5 U0 G5
75L	72,000	B5 U0 G5	75,000	B5 U0 G5	51,000	B5 U0 G4	75,000	B5 U0 G5

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

5N





RESTL Test Report #: PL17333-002A
OSQM-C-16L-57K7-5N-UL-NM-WH
Initial Delivered Lumens: 16,299

OSQL-C-40L-40K7-5N-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 40,000
Initial FC at grade

Type V Narrow Distribution

Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
4L	3,840	B2 U0 G0	4,000	B2 U0 G0	2,720	B1 U0 G0	4,000	B2 U0 G0
6L	5,750	B2 U0 G0	6,000	B2 U0 G1	4,080	B2 U0 G0	6,000	B2 U0 G1
9L	8,650	B2 U0 G1	9,000	B3 U0 G1	6,125	B2 U0 G1	9,000	B3 U0 G1
11L	10,550	B3 U0 G1	11,000	B3 U0 G1	7,475	B2 U0 G1	11,000	B3 U0 G1
16L	15,400	B3 U0 G1	16,000	B3 U0 G2	10,875	B3 U0 G1	16,000	B3 U0 G2
22L	21,100	B4 U0 G2	22,000	B4 U0 G2	14,950	B3 U0 G1	22,000	B4 U0 G2
30L	28,800	B4 U0 G2	30,000	B5 U0 G2	20,400	B4 U0 G2	30,000	B5 U0 G2
40L	38,400	B5 U0 G2	40,000	B5 U0 G2	27,200	B4 U0 G2	40,000	B5 U0 G2
50L	48,000	B5 U0 G3	50,000	B5 U0 G3	34,000	B5 U0 G2	50,000	B5 U0 G3
65L	62,400	B5 U0 G3	65,000	B5 U0 G3	44,200	B5 U0 G2	65,000	B5 U0 G3
75L	72,000	B5 U0 G4	75,000	B5 U0 G4	51,000	B5 U0 G3	75,000	B5 U0 G4

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

Photometry

All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project consult:
https://creelighting.com/products/outdoor/area/osq-series

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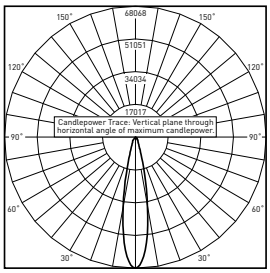
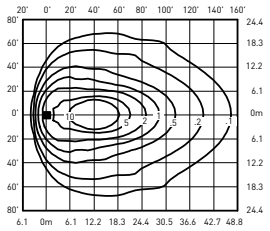


RESTL Test Report #: PL17338-001A
OSQM-C-16L-57K7-33-UL-NM-WH
Initial Delivered Lumens: 16,127



OSQL-C-40L-40K7-33-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 40,000
Initial FC at grade

NEMA® 3x3 Distribution				
Lumen Package	3000K (70 CRI)	4000K (70 CRI)	5000K (90CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
4L	3,840	4,000	2,720	4,000
6L	5,750	6,000	4,080	6,000
9L	8,650	9,000	6,125	9,000
11L	10,550	11,000	7,475	11,000
16L	15,400	16,000	10,875	16,000
22L	21,100	22,000	14,950	22,000
30L	28,800	30,000	20,400	30,000
40L	38,400	40,000	27,200	40,000
50L	48,000	50,000	34,000	50,000
65L	62,400	65,000	44,200	65,000
75L	72,000	75,000	51,000	75,000

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

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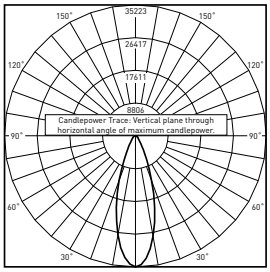
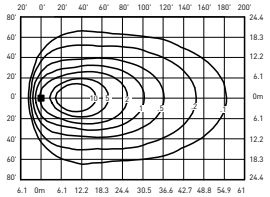


PRELIMINARY RESTL Test Report
OSQ Luminaire w/44 Optic
Initial Delivered Lumens: 16,001



OSQL-C-40L-40K7-44-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 40,000
Initial FC at grade

NEMA® 4x4 Distribution				
Lumen Package	3000K (70 CRI)	4000K (70 CRI)	5000K (90CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
4L	3,840	4,000	2,720	4,000
6L	5,750	6,000	4,080	6,000
9L	8,650	9,000	6,125	9,000
11L	10,550	11,000	7,475	11,000
16L	15,400	16,000	10,875	16,000
22L	21,100	22,000	14,950	22,000
30L	28,800	30,000	20,400	30,000
40L	38,400	40,000	27,200	40,000
50L	48,000	50,000	34,000	50,000
65L	62,400	65,000	44,200	65,000
75L	72,000	75,000	51,000	75,000

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

Photometry

All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project consult:
https://creelighting.com/products/outdoor/area/osq-series

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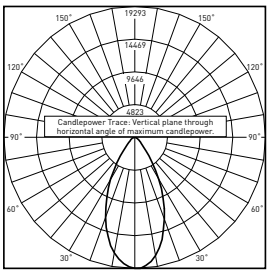
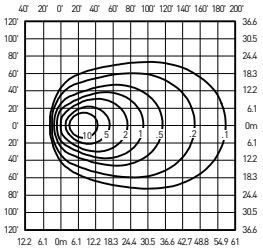


PRELIMINARY RESTL Test Report
OSQ Luminaire w/55 Optic
Initial Delivered Lumens: 15,967



OSQL-C-40L-40K7-55-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 40,000
Initial FC at grade

NEMA® 5x5 Distribution				
Lumen Package	3000K (70 CRI)	4000K (70 CRI)	5000K (90CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
4L	3,840	4,000	2,720	4,000
6L	5,750	6,000	4,080	6,000
9L	8,650	9,000	6,125	9,000
11L	10,550	11,000	7,475	11,000
16L	15,400	16,000	10,875	16,000
22L	21,100	22,000	14,950	22,000
30L	28,800	30,000	20,400	30,000
40L	38,400	40,000	27,200	40,000
50L	48,000	50,000	34,000	50,000
65L	62,400	65,000	44,200	65,000
75L	72,000	75,000	51,000	75,000

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

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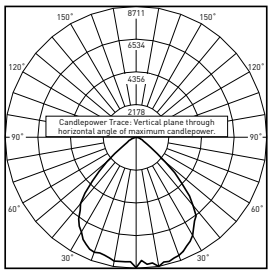
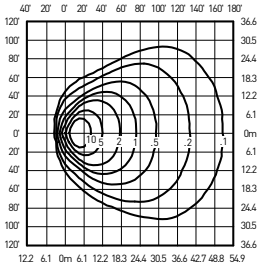


PRELIMINARY RESTL Test Report
OSQ Luminaire w/66 Optic
Initial Delivered Lumens: 15,952



OSQL-C-40L-40K7-66-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 40,000
Initial FC at grade

NEMA® 6x6 Distribution				
Lumen Package	3000K (70 CRI)	4000K (70 CRI)	5000K (90CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
4L	3,840	4,000	2,720	4,000
6L	5,750	6,000	4,080	6,000
9L	8,650	9,000	6,125	9,000
11L	10,550	11,000	7,475	11,000
16L	15,400	16,000	10,875	16,000
22L	21,100	22,000	14,950	22,000
30L	28,800	30,000	20,400	30,000
40L	38,400	40,000	27,200	40,000
50L	48,000	50,000	34,000	50,000
65L	62,400	65,000	44,200	65,000
75L	72,000	75,000	51,000	75,000

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

Photometry

All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project consult:
https://creelighting.com/products/outdoor/area/osq-series

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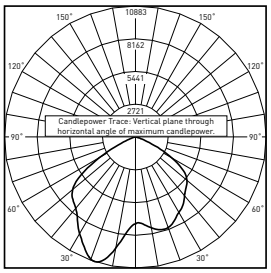
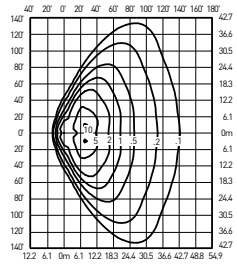


RESTL Test Report #: PL17352-001A
OSQM-C-16L-57K7-75-UL-NM-WH
Initial Delivered Lumens: 16,120



OSQL-C-40L-40K7-75-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 40,000
Initial FC at grade

NEMA® 7x5 Distribution				
Lumen Package	3000K (70 CRI)	4000K (70 CRI)	5000K (90CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
4L	3,840	4,000	2,720	4,000
6L	5,750	6,000	4,080	6,000
9L	8,650	9,000	6,125	9,000
11L	10,550	11,000	7,475	11,000
16L	15,400	16,000	10,875	16,000
22L	21,100	22,000	14,950	22,000
30L	28,800	30,000	20,400	30,000
40L	38,400	40,000	27,200	40,000
50L	48,000	50,000	34,000	50,000
65L	62,400	65,000	44,200	65,000
75L	72,000	75,000	51,000	75,000

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

Luminaire EPA

Adjustable Arm Mount – OSQ-ML-C-AA Weight: Medium - 19.3 lbs. (8.8kg); Large - 28.4 lbs. (12.9kg); **OSQ-X-C-DA** Weight: Extra Large - 48.6 lbs. (22kg)								
Luminaire	Single	2 @ 180˚	2 @ 90˚	3 @ 90˚	3 @ 120˚	3 @ 180˚	4 @ 180˚	4 @ 90˚
	Tenon Configuration (0˚-90˚ Tilt); If used with Cree Lighting tenons, please add tenon EPA with Luminaire EPA							
	 PB-1A*; PT-1+; PW-1A3**	 PB-2A*; PB-2R2.375; PD-2A4(180)+; PT-2(180)+; PW-2A3**	 PB-2A*; PB-2R2.375; PD-2A4(90)+; PT-2(90)+; PW-2A3**	 PB-3A*; PB-3R2.375; PD-3A4(90)+; PT-3(90)+	 PB-3A*; PB-3R2.375; PT-3(120)+	 PB-3A*; PB-3R2.375	 PB-4A*(180); PB-4R2.375	 PB-4A*(90); PB-4R2.375; PD-4A4(90)+; PT-4(90)+
	0˚ Tilt							
OSQM	0.69	1.38	1.11	1.80	2.01	1.38	1.73	2.22
OSQL	0.78	1.55	1.30	2.07	2.33	1.55	1.94	2.60
OSQX	0.98	1.95	1.65	2.63	2.97	1.95	2.44	3.31
	45˚ Tilt							
OSQM	1.41	2.81	2.10	3.50	4.23	4.22	5.63	4.19
OSQL	2.62	5.23	3.39	6.01	6.91	7.85	10.46	6.79
OSQX	4.35	8.70	5.33	9.68	9.65	13.05	17.40	10.66
	90˚ Tilt* **							
OSQM	1.89	3.79	2.58	4.48	5.56	5.68	7.57	5.17
OSQL	3.52	7.03	4.29	7.81	9.14	10.55	14.07	8.59
OSQX	5.84	11.68	6.82	12.66	12.78	17.52	23.36	13.63

* Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6") for single, double or triple luminaire orientation or 4 (4"), 5 (5"), or 6 (6") for quad luminaire orientation
** These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6")
*** PD-2A4(90), PT-2(90), PD-3A4(90), PT-3(90), PD-4A4(90), PT-4(90) are not compatible with 90 degree tilt
+ PT & PD aluminum tenons are not suitable for use with OSQX luminaires.

Tenon EPA

Part Number	EPA
PB-1A*	None
PB-2A*	0.82
PB-3A*	1.52
PB-4A*(180)	2.22
PB-4A*(90)	1.11
PB-2R2.375	0.92
PB-3R2.375	1.62
PB-4R2.375	2.32
PD Series Tenons	0.09
PT Series Tenons	0.10
PW-1A3**	0.47
PW-2A3**	0.94
WM-2	0.08
WM-4	0.25
WM-DM	None

* Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6") for single, double or triple luminaire orientation or 4 (4"), 5 (5"), or 6 (6") for quad luminaire orientation
** These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6")

Tenons and Brackets‡ (must specify color)

Square Internal Mount Vertical Tenons (Steel)
- Mounts to 3-6" (76-152mm) square aluminum or steel poles

PB-1A* – Single
PB-2A* – 180˚ Twin
PB-3A* – 180˚ Triple
PB-4A*(90) – 90˚ Quad
PB-4A*(180) – 180˚ Quad

Square Internal Mount Horizontal Tenons (Aluminum)
- Mounts to 4" (102mm) square aluminum or steel poles
- Not for use with OSQX luminaires

PD-2A4(90) – 90˚ Twin
PD-2A4(180) – 180˚ Twin
PD-3A4(90) – 90˚ Triple
PD-4A4(90) – 90˚ Quad

Wall Mount Brackets
- Mounts to wall or roof

WM-2 – Horizontal for OSQ-ML-C-AA or OSQ-X-C-AA mounts
WM-4 – L-Shape for OSQ-ML-C-AA or OSQ-X-C-AA mounts
WM-DM – Plate for OSQ-ML-C-DA or OSQ-X-C-DA mounts

Round External Mount Vertical Tenons (Steel)
- Mounts to 2.375" (60mm) O.D. round aluminum or steel poles or tenons

PB-2R2.375 – Twin
PB-3R2.375 – Triple
PB-4R2.375 – Quad

Round External Mount Horizontal Tenons (Aluminum)
- Mounts to 2.375" (60mm) O.D. round aluminum or steel poles or tenons
- Mounts to square pole with PB-1A* tenon
- Not for use with OSQX luminaires

PT-1 – Single (Vertical)
PT-2(90) – 90˚ Twin
PT-2(180) – 180˚ Twin
PT-3(90) – 90˚ Triple
PT-3(120) – 120˚ Triple
PT-4(90) – 90˚ Quad

Mid-Pole Bracket
- Mounts to square pole

PW-1A3** – Single
PW-2A3** – Double

Ground Mount Post
- For ground-mounted flood luminaires

PGM-1 - for OSQ-ML-C-AA or OSQ-X-C-AA mounts

‡ Refer to the Bracket and Tenons spec sheet for more details

Luminaire EPA

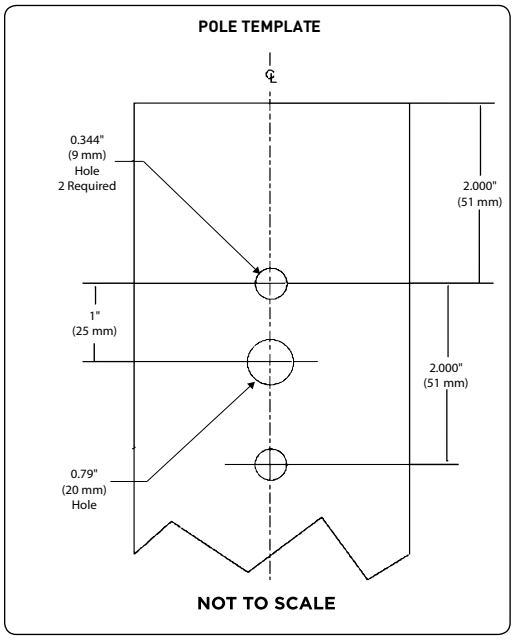
Direct Arm Mount – OSQ-ML-C-DA Weight: Medium - 19.7 lbs. (8.9kg); Large - 28.8 lbs. (13.1kg); **OSQ-X-C-DA** Weight: Extra Large - 45.8 lbs. (20.8kg)						
Luminaire	Single	2 @ 180˚	2 @ 90˚	3 @ 90˚	3 @ 120˚	4 @ 90˚
						
OSQM	0.63	1.26	0.98	1.61	1.79	1.97
OSQL	0.72	1.45	1.24	1.97	2.23	2.49
OSQX	0.91	1.83	1.52	2.43	2.74	3.04

Direct Mount Configurations

Compatibility with Direct Mount Brackets					
Size	2 @ 90˚	2 @ 180˚	3 @ 90˚	3 @ 120˚	4 @ 90˚
3" Square					
Medium/Large	✓	✓	✓	N/A	✓
Extra Large	N/A	✓	N/A	N/A	N/A
3" Round					
Medium/Large	N/A	✓	N/A	✓	N/A
Extra Large	N/A	N/A	N/A	N/A	N/A
4" Square					
Medium/Large	✓	✓	✓	N/A	✓
Extra Large	✓	✓	✓	N/A	✓
4" Round					
Medium/Large	✓	✓	✓	✓	✓
Extra Large	✓	✓	✓	✓	✓
5" Square					
Medium/Large	✓	✓	✓	N/A	✓
Extra Large	✓	✓	✓	N/A	✓
5" Round					
Medium/Large	✓	✓	✓	✓	✓
Extra Large	✓	✓	✓	✓	✓
6" + Square					
Medium/Large	✓	✓	✓	N/A	✓
Extra Large	✓	✓	✓	N/A	✓
6" + Round					
Medium/Large	✓	✓	✓	✓	✓
Extra Large	✓	✓	✓	✓	✓

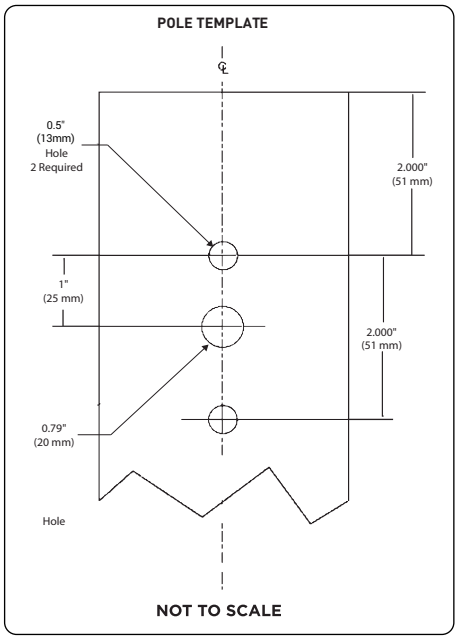
Fixture Mounting Drill Pattern for OSQ-ML-C-DA Mount

Note: When using with Cree Lighting poles, order the BLANK Fixture Mounting Drill Pattern.



Fixture Mounting Drill Pattern for OSQ-X-C-DA

Note: When using with Cree Lighting poles, order the Q Fixture Mounting Drill Pattern.



Luminaire EPA

Trunnion Mount – OSQ-ML-C-TM Weight: Medium - 23.2 lbs. (10.5kg); Large - 32.3 lbs. (14.7kg)	
Single	
Medium	**Large**
0˚ Tilt	
0.69	0.78
45˚ Tilt	
1.41	2.62
90˚ Tilt	
1.89	3.52

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings. When ordered with the N option, the luminaire will include an ANSI C136.15-2020 utility label that indicates the wattage (rounded to nearest 10W), the lumen output (rounded to nearest 1000 lumens), and the CCT of the luminaire at the selected lumen output. Additional dimming functionality is available when a dimming control (by others) is used in the 7-Pin receptacle.

Locked Lumen Output (X8/X7/X6/X5/X4/X3/X2/X1) Option Description:

The Locked Lumen Output option on this page permanently locks the lumen output on the OSQ area luminaire to the setting selected. When ordered with the X option, the luminaire will be shipped from the factory at the lumen output setting selected and will only be able to be adjusted down in the field through a dimming control (by others). When ordered with the N option, the luminaire will include a utility label that indicates the wattage, lumen output, and CCT of the setting selected.

Q & X Option Power & Lumen Data – 4L Lumen Package

Q/X Option Setting	CCT/CRI	System Watts 120-277V	Lumen Values				Utility Label Wattage	Utility Label Lumens			
			Asymmetric	Symmetric	2M, 3M, AF w/BLS	4M w/BLS		Asymmetric	Symmetric	2M, 3M, AF w/BLS	4M w/BLS
Q9 (Full Power)	30K (70 CRI)	26	3,650	3,840	2,510	2,300	30	4000 L	4000 L	3000 L	2000 L
	40K (70 CRI)		3,800	4,000	2,620	2,400		4000 L	4000 L	3000 L	2000 L
	50K (90 CRI)		2,590	2,720	1,780	1,630		3000 L	3000 L	2000 L	2000 L
	57K (70 CRI)		3,800	4,000	2,620	2,400		4000 L	4000 L	3000 L	2000 L
Q8/X8	30K (70 CRI)	24	3,480	3,660	2,390	2,190	20	3000 L	4000 L	2000 L	2000 L
	40K (70 CRI)		3,630	3,820	2,500	2,290		4000 L	4000 L	3000 L	2000 L
	50K (90 CRI)		2,460	2,590	1,690	1,550		2000 L	3000 L	2000 L	2000 L
	57K (70 CRI)		3,630	3,820	2,500	2,290		4000 L	4000 L	3000 L	2000 L
Q7/X7	30K (70 CRI)	23	3,340	3,510	2,300	2,100	20	3000 L	4000 L	2000 L	2000 L
	40K (70 CRI)		3,480	3,660	2,390	2,190		3000 L	4000 L	2000 L	2000 L
	50K (90 CRI)		2,370	2,490	1,630	1,490		2000 L	2000 L	2000 L	1000 L
	57K (70 CRI)		3,480	3,660	2,390	2,190		3000 L	4000 L	2000 L	2000 L
Q6/X6	30K (70 CRI)	22	3,220	3,390	2,220	2,030	20	3000 L	3000 L	2000 L	2000 L
	40K (70 CRI)		3,360	3,540	2,310	2,120		3000 L	4000 L	2000 L	2000 L
	50K (90 CRI)		2,280	2,400	1,570	1,440		2000 L	2000 L	2000 L	1000 L
	57K (70 CRI)		3,360	3,540	2,310	2,120		3000 L	4000 L	2000 L	2000 L
Q5/X5	30K (70 CRI)	20	2,950	3,100	2,030	1,860	20	3000 L	3000 L	2000 L	2000 L
	40K (70 CRI)		3,070	3,230	2,110	1,930		3000 L	3000 L	2000 L	2000 L
	50K (90 CRI)		2,090	2,200	1,440	1,320		2000 L	2000 L	1000 L	1000 L
	57K (70 CRI)		3,070	3,230	2,110	1,930		3000 L	3000 L	2000 L	2000 L
Q4/X4	30K (70 CRI)	18	2,680	2,820	1,840	1,690	20	3000 L	3000 L	2000 L	2000 L
	40K (70 CRI)		2,790	2,940	1,920	1,760		3000 L	3000 L	2000 L	2000 L
	50K (90 CRI)		1,900	2,000	1,310	1,200		2000 L	2000 L	1000 L	1000 L
	57K (70 CRI)		2,790	2,940	1,920	1,760		3000 L	3000 L	2000 L	2000 L
Q3/X3	30K (70 CRI)	16	2,470	2,600	1,700	1,560	20	2000 L	3000 L	2000 L	2000 L
	40K (70 CRI)		2,580	2,710	1,770	1,620		3000 L	3000 L	2000 L	2000 L
	50K (90 CRI)		1,750	1,840	1,200	1,100		2000 L	2000 L	1000 L	1000 L
	57K (70 CRI)		2,580	2,710	1,770	1,620		3000 L	3000 L	2000 L	2000 L
Q2/X2	30K (70 CRI)	15	2,220	2,340	1,530	1,400	20	2000 L	2000 L	2000 L	1000 L
	40K (70 CRI)		2,320	2,440	1,600	1,460		2000 L	2000 L	2000 L	1000 L
	50K (90 CRI)		1,580	1,660	1,090	990		2000 L	2000 L	1000 L	1000 L
	57K (70 CRI)		2,320	2,440	1,600	1,460		2000 L	2000 L	2000 L	1000 L
Q1/X1	30K (70 CRI)	13	1,970	2,070	1,350	1,240	10	2000 L	2000 L	1000 L	1000 L
	40K (70 CRI)		2,050	2,160	1,410	1,290		2000 L	2000 L	1000 L	1000 L
	50K (90 CRI)		1,400	1,470	960	880		1000 L	1000 L	1000 L	1000 L
	57K (70 CRI)		2,050	2,160	1,410	1,290		2000 L	2000 L	1000 L	1000 L

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings. When ordered with the N option, the luminaire will include an ANSI C136.15-2020 utility label that indicates the wattage (rounded to nearest 10W), the lumen output (rounded to nearest 1000 lumens), and the CCT of the luminaire at the selected lumen output. Additional dimming functionality is available when a dimming control (by others) is used in the 7-Pin receptacle.

Locked Lumen Output (X8/X7/X6/X5/X4/X3/X2/X1) Option Description:

The Locked Lumen Output option on this page permanently locks the lumen output on the OSQ area luminaire to the setting selected. When ordered with the X option, the luminaire will be shipped from the factory at the lumen output setting selected and will only be able to be adjusted down in the field through a dimming control (by others). When ordered with the N option, the luminaire will include a utility label that indicates the wattage, lumen output, and CCT of the setting selected.

Q & X Option Power & Lumen Data – 6L Lumen Package

Q/X Option Setting	CCT/CRI	System Watts 120-480V	Lumen Values				Utility Label Wattage	Utility Label Lumens			
			Asymmetric	Symmetric	2M, 3M, AF w/BLS	4M w/BLS		Asymmetric	Symmetric	2M, 3M, AF w/BLS	4M w/BLS
Q9 (Full Power)	30K (70 CRI)	37	5,475	5,750	3,760	3,440	40	5000 L	6000 L	4000 L	3000 L
	40K (70 CRI)		5,700	6,000	3,920	3,590		6000 L	6000 L	4000 L	4000 L
	50K (90 CRI)		3,880	4,080	2,670	2,440		4000 L	4000 L	3000 L	2000 L
	57K (70 CRI)		5,700	6,000	3,920	3,590		6000 L	6000 L	4000 L	4000 L
Q8/X8	30K (70 CRI)	34	5,200	5,475	3,580	3,280	30	5000 L	5000 L	4000 L	3000 L
	40K (70 CRI)		5,450	5,725	3,740	3,430		5000 L	6000 L	4000 L	3000 L
	50K (90 CRI)		3,700	3,890	2,540	2,330		4000 L	4000 L	3000 L	2000 L
	57K (70 CRI)		5,450	5,725	3,740	3,430		5000 L	6000 L	4000 L	3000 L
Q7/X7	30K (70 CRI)	32	4,990	5,250	3,430	3,140	30	5000 L	5000 L	3000 L	3000 L
	40K (70 CRI)		5,200	5,475	3,580	3,280		5000 L	5000 L	4000 L	3000 L
	50K (90 CRI)		3,550	3,730	2,440	2,230		4000 L	4000 L	2000 L	2000 L
	57K (70 CRI)		5,200	5,475	3,580	3,280		5000 L	5000 L	4000 L	3000 L
Q6/X6	30K (70 CRI)	30	4,820	5,075	3,320	3,040	30	5000 L	5000 L	3000 L	3000 L
	40K (70 CRI)		5,050	5,300	3,470	3,170		5000 L	5000 L	3000 L	3000 L
	50K (90 CRI)		3,430	3,610	2,360	2,160		3000 L	4000 L	2000 L	2000 L
	57K (70 CRI)		5,050	5,300	3,470	3,170		5000 L	5000 L	3000 L	3000 L
Q5/X5	30K (70 CRI)	28	4,420	4,650	3,040	2,780	30	4000 L	5000 L	3000 L	3000 L
	40K (70 CRI)		4,610	4,850	3,170	2,900		5000 L	5000 L	3000 L	3000 L
	50K (90 CRI)		3,140	3,300	2,160	1,980		3000 L	3000 L	2000 L	2000 L
	57K (70 CRI)		4,610	4,850	3,170	2,900		5000 L	5000 L	3000 L	3000 L
Q4/X4	30K (70 CRI)	25	4,010	4,220	2,760	2,530	30	4000 L	4000 L	3000 L	3000 L
	40K (70 CRI)		4,180	4,400	2,880	2,640		4000 L	4000 L	3000 L	3000 L
	50K (90 CRI)		2,840	2,990	1,960	1,790		3000 L	3000 L	2000 L	2000 L
	57K (70 CRI)		4,180	4,400	2,880	2,640		4000 L	4000 L	3000 L	3000 L
Q3/X3	30K (70 CRI)	23	3,710	3,900	2,550	2,340	20	4000 L	4000 L	3000 L	2000 L
	40K (70 CRI)		3,870	4,070	2,660	2,440		4000 L	4000 L	3000 L	2000 L
	50K (90 CRI)		2,630	2,770	1,810	1,660		3000 L	3000 L	2000 L	2000 L
	57K (70 CRI)		3,870	4,070	2,660	2,440		4000 L	4000 L	3000 L	2000 L
Q2/X2	30K (70 CRI)	20	3,340	3,510	2,300	2,100	20	3000 L	4000 L	2000 L	2000 L
	40K (70 CRI)		3,480	3,660	2,390	2,190		3000 L	4000 L	2000 L	2000 L
	50K (90 CRI)		2,370	2,490	1,630	1,490		2000 L	2000 L	2000 L	1000 L
	57K (70 CRI)		3,480	3,660	2,390	2,190		3000 L	4000 L	2000 L	2000 L
Q1/X1	30K (70 CRI)	18	2,950	3,100	2,030	1,860	20	3000 L	3000 L	2000 L	2000 L
	40K (70 CRI)		3,070	3,230	2,110	1,930		3000 L	3000 L	2000 L	2000 L
	50K (90 CRI)		2,090	2,200	1,440	1,320		2000 L	2000 L	1000 L	1000 L
	57K (70 CRI)		3,070	3,230	2,110	1,930		3000 L	3000 L	2000 L	2000 L

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings. When ordered with the N option, the luminaire will include an ANSI C136.15-2020 utility label that indicates the wattage (rounded to nearest 10W), the lumen output (rounded to nearest 1000 lumens), and the CCT of the luminaire at the selected lumen output. Additional dimming functionality is available when a dimming control (by others) is used in the 7-Pin receptacle.

Locked Lumen Output (X8/X7/X6/X5/X4/X3/X2/X1) Option Description:

The Locked Lumen Output option on this page permanently locks the lumen output on the OSQ area luminaire to the setting selected. When ordered with the X option, the luminaire will be shipped from the factory at the lumen output setting selected and will only be able to be adjusted down in the field through a dimming control (by others). When ordered with the N option, the luminaire will include a utility label that indicates the wattage, lumen output, and CCT of the setting selected.

Q & X Option Power & Lumen Data – 9L Lumen Package

Q/X Option Setting	CCT/CRI	System Watts 120-480V	Lumen Values				Utility Label Wattage	Utility Label Lumens			
			Asymmetric	Symmetric	2M, 3M, AF w/BLS	4M w/BLS		Asymmetric	Symmetric	2M, 3M, AF w/BLS	4M w/BLS
Q9 (Full Power)	30K (70 CRI)	55	8,225	8,650	5,650	5,175	60	8000 L	9000 L	6000 L	5000 L
	40K (70 CRI)		8,550	9,000	5,875	5,400		9000 L	9000 L	6000 L	5000 L
	50K (90 CRI)		5,825	6,125	4,000	3,670		6000 L	6000 L	4000 L	4000 L
	57K (70 CRI)		8,550	9,000	5,875	5,400		9000 L	9000 L	6000 L	5000 L
Q8/X8	30K (70 CRI)	53	7,850	8,250	5,400	4,940	50	8000 L	8000 L	5000 L	5000 L
	40K (70 CRI)		8,150	8,575	5,600	5,125		8000 L	9000 L	6000 L	5000 L
	50K (90 CRI)		5,550	5,850	3,830	3,500		6000 L	6000 L	4000 L	4000 L
	57K (70 CRI)		8,150	8,575	5,600	5,125		8000 L	9000 L	6000 L	5000 L
Q7/X7	30K (70 CRI)	50	7,500	7,900	5,175	4,730	50	8000 L	8000 L	5000 L	5000 L
	40K (70 CRI)		7,825	8,225	5,375	4,930		8000 L	8000 L	5000 L	5000 L
	50K (90 CRI)		5,325	5,600	3,660	3,350		5000 L	6000 L	4000 L	3000 L
	57K (70 CRI)		7,825	8,225	5,375	4,930		8000 L	8000 L	5000 L	5000 L
Q6/X6	30K (70 CRI)	48	7,275	7,650	5,000	4,580	50	7000 L	8000 L	5000 L	5000 L
	40K (70 CRI)		7,550	7,950	5,200	4,760		8000 L	8000 L	5000 L	5000 L
	50K (90 CRI)		5,150	5,425	3,550	3,250		5000 L	5000 L	4000 L	3000 L
	57K (70 CRI)		7,550	7,950	5,200	4,760		8000 L	8000 L	5000 L	5000 L
Q5/X5	30K (70 CRI)	43	6,650	7,000	4,580	4,190	40	7000 L	7000 L	5000 L	4000 L
	40K (70 CRI)		6,925	7,275	4,760	4,360		7000 L	7000 L	5000 L	4000 L
	50K (90 CRI)		4,710	4,950	3,240	2,960		5000 L	5000 L	3000 L	3000 L
	57K (70 CRI)		6,925	7,275	4,760	4,360		7000 L	7000 L	5000 L	4000 L
Q4/X4	30K (70 CRI)	40	6,025	6,350	4,150	3,800	40	6000 L	6000 L	4000 L	4000 L
	40K (70 CRI)		6,275	6,600	4,320	3,950		6000 L	7000 L	4000 L	4000 L
	50K (90 CRI)		4,280	4,500	2,940	2,700		4000 L	5000 L	3000 L	3000 L
	57K (70 CRI)		6,275	6,600	4,320	3,950		6000 L	7000 L	4000 L	4000 L
Q3/X3	30K (70 CRI)	36	5,575	5,875	3,840	3,520	40	6000 L	6000 L	4000 L	4000 L
	40K (70 CRI)		5,800	6,100	3,990	3,650		6000 L	6000 L	4000 L	4000 L
	50K (90 CRI)		3,940	4,150	2,710	2,490		4000 L	4000 L	3000 L	2000 L
	57K (70 CRI)		5,800	6,100	3,990	3,650		6000 L	6000 L	4000 L	4000 L
Q2/X2*	30K (70 CRI)	32	5,025	5,275	3,450	3,160	30	5000 L	5000 L	3000 L	3000 L
	40K (70 CRI)		5,225	5,500	3,600	3,290		5000 L	6000 L	4000 L	3000 L
	50K (90 CRI)		3,560	3,740	2,450	2,240		4000 L	4000 L	2000 L	2000 L
	57K (70 CRI)		5,225	5,500	3,600	3,290		5000 L	6000 L	4000 L	3000 L
Q1/X1*	30K (70 CRI)	29	4,430	4,660	3,050	2,790	30	4000 L	5000 L	3000 L	3000 L
	40K (70 CRI)		4,610	4,850	3,170	2,900		5000 L	5000 L	3000 L	3000 L
	50K (90 CRI)		3,140	3,300	2,160	1,980		3000 L	3000 L	2000 L	2000 L
	57K (70 CRI)		4,610	4,850	3,170	2,900		5000 L	5000 L	3000 L	3000 L

* X2 and X1 options not available with 9L lumen package with UL voltage.

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings. When ordered with the N option, the luminaire will include an ANSI C136.15-2020 utility label that indicates the wattage (rounded to nearest 10W), the lumen output (rounded to nearest 1000 lumens), and the CCT of the luminaire at the selected lumen output. Additional dimming functionality is available when a dimming control (by others) is used in the 7-Pin receptacle.

Locked Lumen Output (X8/X7/X6/X5/X4/X3/X2/X1) Option Description:

The Locked Lumen Output option on this page permanently locks the lumen output on the OSQ area luminaire to the setting selected. When ordered with the X option, the luminaire will be shipped from the factory at the lumen output setting selected and will only be able to be adjusted down in the field through a dimming control (by others). When ordered with the N option, the luminaire will include a utility label that indicates the wattage, lumen output, and CCT of the setting selected.

Q & X Option Power & Lumen Data – 11L Lumen Package

Q/X Option Setting	CCT/CRI	System Watts 120-480V	Lumen Values				Utility Label Wattage	Utility Label Lumens			
			Asymmetric	Symmetric	2M, 3M, AF w/BLS	4M w/BLS		Asymmetric	Symmetric	2M, 3M, AF w/BLS	4M w/BLS
Q9 (Full Power)	30K (70 CRI)	68	10,025	10,550	6,900	6,325	70	10000 L	11000 L	7000 L	6000 L
	40K (70 CRI)		10,450	11,000	7,200	6,600		10000 L	11000 L	7000 L	7000 L
	50K (90 CRI)		7,100	7,475	4,890	4,480		7000 L	7000 L	5000 L	4000 L
	57K (70 CRI)		10,450	11,000	7,200	6,600		10000 L	11000 L	7000 L	7000 L
Q8/X8	30K (70 CRI)	65	9,575	10,075	6,600	6,025	70	10000 L	10000 L	7000 L	6000 L
	40K (70 CRI)		9,975	10,500	6,875	6,300		10000 L	11000 L	7000 L	6000 L
	50K (90 CRI)		6,775	7,125	4,660	4,270		7000 L	7000 L	5000 L	4000 L
	57K (70 CRI)		9,975	10,500	6,875	6,300		10000 L	11000 L	7000 L	6000 L
Q7/X7	30K (70 CRI)	62	9,175	9,650	6,300	5,775	60	9000 L	10000 L	6000 L	6000 L
	40K (70 CRI)		9,550	10,050	6,575	6,025		10000 L	10000 L	7000 L	6000 L
	50K (90 CRI)		6,500	6,825	4,460	4,090		7000 L	7000 L	4000 L	4000 L
	57K (70 CRI)		9,550	10,050	6,575	6,025		10000 L	10000 L	7000 L	6000 L
Q6/X6	30K (70 CRI)	59	8,875	9,325	6,100	5,575	60	9000 L	9000 L	6000 L	6000 L
	40K (70 CRI)		9,250	9,725	6,350	5,825		9000 L	10000 L	6000 L	6000 L
	50K (90 CRI)		6,275	6,600	4,320	3,950		6000 L	7000 L	4000 L	4000 L
	57K (70 CRI)		9,250	9,725	6,350	5,825		9000 L	10000 L	6000 L	6000 L
Q5/X5	30K (70 CRI)	53	8,100	8,525	5,575	5,100	50	8000 L	9000 L	6000 L	5000 L
	40K (70 CRI)		8,450	8,900	5,825	5,325		8000 L	9000 L	6000 L	5000 L
	50K (90 CRI)		5,750	6,050	3,960	3,620		6000 L	6000 L	4000 L	4000 L
	57K (70 CRI)		8,450	8,900	5,825	5,325		8000 L	9000 L	6000 L	5000 L
Q4/X4	30K (70 CRI)	49	7,375	7,750	5,075	4,640	50	7000 L	8000 L	5000 L	5000 L
	40K (70 CRI)		7,675	8,075	5,275	4,840		8000 L	8000 L	5000 L	5000 L
	50K (90 CRI)		5,200	5,475	3,580	3,280		5000 L	5000 L	4000 L	3000 L
	57K (70 CRI)		7,675	8,075	5,275	4,840		8000 L	8000 L	5000 L	5000 L
Q3/X3	30K (70 CRI)	44	6,800	7,150	4,680	4,280	40	7000 L	7000 L	5000 L	4000 L
	40K (70 CRI)		7,075	7,450	4,870	4,460		7000 L	7000 L	5000 L	4000 L
	50K (90 CRI)		4,820	5,075	3,320	3,040		5000 L	5000 L	3000 L	3000 L
	57K (70 CRI)		7,075	7,450	4,870	4,460		7000 L	7000 L	5000 L	4000 L
Q2/X2	30K (70 CRI)	39	6,100	6,425	4,200	3,850	40	6000 L	6000 L	4000 L	4000 L
	40K (70 CRI)		6,375	6,700	4,380	4,010		6000 L	7000 L	4000 L	4000 L
	50K (90 CRI)		4,330	4,560	2,980	2,730		4000 L	5000 L	3000 L	3000 L
	57K (70 CRI)		6,375	6,700	4,380	4,010		6000 L	7000 L	4000 L	4000 L
Q1/X1	30K (70 CRI)	35	5,400	5,675	3,710	3,400	40	5000 L	6000 L	4000 L	3000 L
	40K (70 CRI)		5,625	5,925	3,870	3,550		6000 L	6000 L	4000 L	4000 L
	50K (90 CRI)		3,830	4,030	2,640	2,410		4000 L	4000 L	3000 L	2000 L
	57K (70 CRI)		5,625	5,925	3,870	3,550		6000 L	6000 L	4000 L	4000 L

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings. When ordered with the N option, the luminaire will include an ANSI C136.15-2020 utility label that indicates the wattage (rounded to nearest 10W), the lumen output (rounded to nearest 1000 lumens), and the CCT of the luminaire at the selected lumen output. Additional dimming functionality is available when a dimming control (by others) is used in the 7-Pin receptacle.

Locked Lumen Output (X8/X7/X6/X5/X4/X3/X2/X1) Option Description:

The Locked Lumen Output option on this page permanently locks the lumen output on the OSQ area luminaire to the setting selected. When ordered with the X option, the luminaire will be shipped from the factory at the lumen output setting selected and will only be able to be adjusted down in the field through a dimming control (by others). When ordered with the N option, the luminaire will include a utility label that indicates the wattage, lumen output, and CCT of the setting selected.

Q & X Option Power & Lumen Data – 16L Lumen Package

Q/X Option Setting	CCT/CRI	System Watts 120-480V	Lumen Values				Utility Label Wattage	Utility Label Lumens			
			Asymmetric	Symmetric	2M, 3M, AF w/BLS	4M w/BLS		Asymmetric	Symmetric	2M, 3M, AF w/BLS	4M w/BLS
Q9 (Full Power)	30K (70 CRI)	97	14,650	15,400	10,075	9,225	100	15000 L	15000 L	10000 L	9000 L
	40K (70 CRI)		15,200	16,000	10,450	9,575		15000 L	16000 L	10000 L	10000 L
	50K (90 CRI)		10,325	10,875	7,100	6,525		10000 L	11000 L	7000 L	7000 L
	57K (70 CRI)		15,200	16,000	10,450	9,575		15000 L	16000 L	10000 L	10000 L
Q8/X8	30K (70 CRI)	93	13,975	14,700	9,600	8,800	90	14000 L	15000 L	10000 L	9000 L
	40K (70 CRI)		14,550	15,300	10,000	9,175		15000 L	15000 L	10000 L	9000 L
	50K (90 CRI)		9,850	10,375	6,775	6,225		10000 L	10000 L	7000 L	6000 L
	57K (70 CRI)		14,550	15,300	10,000	9,175		15000 L	15000 L	10000 L	9000 L
Q7/X7	30K (70 CRI)	87	13,375	14,075	9,200	8,425	90	13000 L	14000 L	9000 L	8000 L
	40K (70 CRI)		13,900	14,625	9,575	8,750		14000 L	15000 L	10000 L	9000 L
	50K (90 CRI)		9,450	9,950	6,500	5,950		9000 L	10000 L	7000 L	6000 L
	57K (70 CRI)		13,900	14,625	9,575	8,750		14000 L	15000 L	10000 L	9000 L
Q6/X6	30K (70 CRI)	84	12,950	13,625	8,900	8,150	80	13000 L	14000 L	9000 L	8000 L
	40K (70 CRI)		13,450	14,150	9,250	8,475		13000 L	14000 L	9000 L	8000 L
	50K (90 CRI)		9,150	9,625	6,300	5,775		9000 L	10000 L	6000 L	6000 L
	57K (70 CRI)		13,450	14,150	9,250	8,475		13000 L	14000 L	9000 L	8000 L
Q5/X5	30K (70 CRI)	76	11,825	12,450	8,150	7,450	80	12000 L	12000 L	8000 L	7000 L
	40K (70 CRI)		12,275	12,925	8,450	7,750		12000 L	13000 L	8000 L	8000 L
	50K (90 CRI)		8,350	8,775	5,750	5,250		8000 L	9000 L	6000 L	5000 L
	57K (70 CRI)		12,275	12,925	8,450	7,750		12000 L	13000 L	8000 L	8000 L
Q4/X4	30K (70 CRI)	70	10,750	11,300	7,400	6,775	70	11000 L	11000 L	7000 L	7000 L
	40K (70 CRI)		11,175	11,750	7,675	7,025		11000 L	12000 L	8000 L	7000 L
	50K (90 CRI)		7,575	7,975	5,225	4,780		8000 L	8000 L	5000 L	5000 L
	57K (70 CRI)		11,175	11,750	7,675	7,025		11000 L	12000 L	8000 L	7000 L
Q3/X3	30K (70 CRI)	62	9,925	10,450	6,825	6,250	60	10000 L	10000 L	7000 L	6000 L
	40K (70 CRI)		10,325	10,850	7,100	6,500		10000 L	11000 L	7000 L	7000 L
	50K (90 CRI)		7,000	7,375	4,820	4,420		7000 L	7000 L	5000 L	4000 L
	57K (70 CRI)		10,325	10,850	7,100	6,500		10000 L	11000 L	7000 L	7000 L
Q2/X2	30K (70 CRI)	55	8,925	9,400	6,150	5,625	60	9000 L	9000 L	6000 L	6000 L
	40K (70 CRI)		9,275	9,750	6,375	5,850		9000 L	10000 L	6000 L	6000 L
	50K (90 CRI)		6,300	6,625	4,330	3,970		6000 L	7000 L	4000 L	4000 L
	57K (70 CRI)		9,275	9,750	6,375	5,850		9000 L	10000 L	6000 L	6000 L
Q1*	30K (70 CRI)	50	7,900	8,300	5,425	4,970	50	8000 L	8000 L	5000 L	5000 L
	40K (70 CRI)		8,200	8,625	5,650	5,175		8000 L	9000 L	6000 L	5000 L
	50K (90 CRI)		5,550	5,850	3,830	3,500		6000 L	6000 L	4000 L	4000 L
	57K (70 CRI)		8,200	8,625	5,650	5,175		8000 L	9000 L	6000 L	5000 L

* X1 option not available with 16L lumen package.

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings. When ordered with the N option, the luminaire will include an ANSI C136.15-2020 utility label that indicates the wattage (rounded to nearest 10W), the lumen output (rounded to nearest 1000 lumens), and the CCT of the luminaire at the selected lumen output. Additional dimming functionality is available when a dimming control (by others) is used in the 7-Pin receptacle.

Locked Lumen Output (X8/X7/X6/X5/X4/X3/X2/X1) Option Description:

The Locked Lumen Output option on this page permanently locks the lumen output on the OSQ area luminaire to the setting selected. When ordered with the X option, the luminaire will be shipped from the factory at the lumen output setting selected and will only be able to be adjusted down in the field through a dimming control (by others). When ordered with the N option, the luminaire will include a utility label that indicates the wattage, lumen output, and CCT of the setting selected.

Q & X Option Power & Lumen Data – 22L Lumen Package

Q/X Option Setting	CCT/CRI	System Watts 120-480V	Lumen Values				Utility Label Wattage	Utility Label Lumens			
			Asymmetric	Symmetric	2M, 3M, AF w/BLS	4M w/BLS		Asymmetric	Symmetric	2M, 3M, AF w/BLS	4M w/BLS
Q9 (Full Power)	30K (70 CRI)	131	20,100	21,100	13,800	12,625	130	20000 L	21000 L	14000 L	13000 L
	40K (70 CRI)		20,900	22,000	14,375	13,175		21000 L	22000 L	14000 L	13000 L
	50K (90 CRI)		14,200	14,950	9,775	8,950		14000 L	15000 L	10000 L	9000 L
	57K (70 CRI)		20,900	22,000	14,375	13,175		21000 L	22000 L	14000 L	13000 L
Q8/X8	30K (70 CRI)	126	19,100	20,100	13,150	12,050	130	19000 L	20000 L	13000 L	12000 L
	40K (70 CRI)		20,000	21,000	13,725	12,575		20000 L	21000 L	14000 L	13000 L
	50K (90 CRI)		13,550	14,250	9,325	8,525		14000 L	14000 L	9000 L	9000 L
	57K (70 CRI)		20,000	21,000	13,725	12,575		20000 L	21000 L	14000 L	13000 L
Q7/X7	30K (70 CRI)	119	18,300	19,300	12,625	11,550	120	18000 L	19000 L	13000 L	12000 L
	40K (70 CRI)		19,100	20,100	13,150	12,050		19000 L	20000 L	13000 L	12000 L
	50K (90 CRI)		13,000	13,675	8,950	8,200		13000 L	14000 L	9000 L	8000 L
	57K (70 CRI)		19,100	20,100	13,150	12,050		19000 L	20000 L	13000 L	12000 L
Q6/X6	30K (70 CRI)	114	17,800	18,700	12,225	11,200	110	18000 L	19000 L	12000 L	11000 L
	40K (70 CRI)		18,400	19,400	12,675	11,625		18000 L	19000 L	13000 L	12000 L
	50K (90 CRI)		12,575	13,225	8,650	7,925		13000 L	13000 L	9000 L	8000 L
	57K (70 CRI)		18,400	19,400	12,675	11,625		18000 L	19000 L	13000 L	12000 L
Q5/X5	30K (70 CRI)	103	16,200	17,000	11,125	10,175	100	16000 L	17000 L	11000 L	10000 L
	40K (70 CRI)		16,900	17,800	11,650	10,650		17000 L	18000 L	12000 L	11000 L
	50K (90 CRI)		11,475	12,075	7,900	7,225		11000 L	12000 L	8000 L	7000 L
	57K (70 CRI)		16,900	17,800	11,650	10,650		17000 L	18000 L	12000 L	11000 L
Q4/X4	30K (70 CRI)	95	14,725	15,500	10,125	9,275	100	15000 L	16000 L	10000 L	9000 L
	40K (70 CRI)		15,300	16,100	10,525	9,650		15000 L	16000 L	11000 L	10000 L
	50K (90 CRI)		10,425	10,975	7,175	6,575		10000 L	11000 L	7000 L	7000 L
	57K (70 CRI)		15,300	16,100	10,525	9,650		15000 L	16000 L	11000 L	10000 L
Q3/X3	30K (70 CRI)	84	13,600	14,300	9,350	8,575	80	14000 L	14000 L	9000 L	9000 L
	40K (70 CRI)		14,175	14,925	9,750	8,950		14000 L	15000 L	10000 L	9000 L
	50K (90 CRI)		9,625	10,125	6,625	6,075		10000 L	10000 L	7000 L	6000 L
	57K (70 CRI)		14,175	14,925	9,750	8,950		14000 L	15000 L	10000 L	9000 L
Q2/X2	30K (70 CRI)	75	12,250	12,875	8,425	7,700	80	12000 L	13000 L	8000 L	8000 L
	40K (70 CRI)		12,750	13,425	8,775	8,050		13000 L	13000 L	9000 L	8000 L
	50K (90 CRI)		8,675	9,125	5,975	5,475		9000 L	9000 L	6000 L	5000 L
	57K (70 CRI)		12,750	13,425	8,775	8,050		13000 L	13000 L	9000 L	8000 L
Q1/X1	30K (70 CRI)	68	10,825	11,375	7,450	6,825	70	11000 L	11000 L	7000 L	7000 L
	40K (70 CRI)		11,275	11,850	7,750	7,100		11000 L	12000 L	8000 L	7000 L
	50K (90 CRI)		7,650	8,050	5,275	4,820		8000 L	8000 L	5000 L	5000 L
	57K (70 CRI)		11,275	11,850	7,750	7,100		11000 L	12000 L	8000 L	7000 L

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings. When ordered with the N option, the luminaire will include an ANSI C136.15-2020 utility label that indicates the wattage (rounded to nearest 10W), the lumen output (</= 24,000 lumens rounded to nearest 1000 lumens, > 24,001 lumens rounded to the nearest 2000 lumens), and the CCT of the luminaire at the selected lumen output. Additional dimming functionality is available when a dimming control (by others) is used in the 7-Pin receptacle.

Locked Lumen Output (X8/X7/X6/X5/X4/X3/X2/X1) Option Description:

The Locked Lumen Output option on this page permanently locks the lumen output on the OSQ area luminaire to the setting selected. When ordered with the X option, the luminaire will be shipped from the factory at the lumen output setting selected and will only be able to be adjusted down in the field through a dimming control (by others). When ordered with the N option, the luminaire will include a utility label that indicates the wattage, lumen output, and CCT of the setting selected.

Q & X Option Power & Lumen Data – 30L Lumen Package

Q/X Option Setting	CCT/CRI	System Watts 120-480V	Lumen Values				Utility Label Wattage	Utility Label Lumens			
			Asymmetric	Symmetric	2M, 3M, AF w/BLS	4M w/BLS		Asymmetric	Symmetric	2M, 3M, AF w/BLS	4M w/BLS
Q9 (Full Power)	30K (70 CRI)	175	27,400	28,800	18,800	17,200	130	28000 L	28000 L	19000 L	17000 L
	40K (70 CRI)		28,500	30,000	19,600	18,000		28000 L	30000 L	20000 L	18000 L
	50K (90 CRI)		19,400	20,400	13,350	12,225		19000 L	20000 L	13000 L	12000 L
	57K (70 CRI)		28,500	30,000	19,600	18,000		28000 L	30000 L	20000 L	18000 L
Q8/X8	30K (70 CRI)	168	26,100	27,500	18,000	16,500	170	26000 L	28000 L	18000 L	17000 L
	40K (70 CRI)		27,200	28,600	18,700	17,100		28000 L	28000 L	19000 L	17000 L
	50K (90 CRI)		18,500	19,500	12,750	11,675		19000 L	20000 L	13000 L	12000 L
	57K (70 CRI)		27,200	28,600	18,700	17,100		28000 L	28000 L	19000 L	17000 L
Q7/X7	30K (70 CRI)	158	25,000	26,300	17,200	15,800	160	26000 L	26000 L	17000 L	16000 L
	40K (70 CRI)		26,000	27,400	17,900	16,400		26000 L	28000 L	18000 L	16000 L
	50K (90 CRI)		17,700	18,600	12,150	11,150		18000 L	19000 L	12000 L	11000 L
	57K (70 CRI)		26,000	27,400	17,900	16,400		26000 L	28000 L	18000 L	16000 L
Q6/X6	30K (70 CRI)	152	24,200	25,500	16,700	15,300	150	24000 L	26000 L	17000 L	15000 L
	40K (70 CRI)		25,200	26,500	17,300	15,900		26000 L	26000 L	17000 L	16000 L
	50K (90 CRI)		17,100	18,000	11,775	10,775		17000 L	18000 L	12000 L	11000 L
	57K (70 CRI)		25,200	26,500	17,300	15,900		26000 L	26000 L	17000 L	16000 L
Q5/X5	30K (70 CRI)	137	22,100	23,300	15,200	13,950	140	22000 L	23000 L	15000 L	14000 L
	40K (70 CRI)		23,000	24,200	15,800	14,500		23000 L	24000 L	16000 L	15000 L
	50K (90 CRI)		15,700	16,500	10,800	9,875		16000 L	17000 L	11000 L	10000 L
	57K (70 CRI)		23,000	24,200	15,800	14,500		23000 L	24000 L	16000 L	15000 L
Q4/X4	30K (70 CRI)	126	20,100	21,100	13,800	12,625	130	20000 L	21000 L	14000 L	13000 L
	40K (70 CRI)		20,900	22,000	14,375	13,175		21000 L	22000 L	14000 L	13000 L
	50K (90 CRI)		14,225	14,975	9,800	8,975		14000 L	15000 L	10000 L	9000 L
	57K (70 CRI)		20,900	22,000	14,375	13,175		21000 L	22000 L	14000 L	13000 L
Q3/X3	30K (70 CRI)	113	18,500	19,500	12,750	11,675	110	19000 L	20000 L	13000 L	12000 L
	40K (70 CRI)		19,300	20,300	13,275	12,150		19000 L	20000 L	13000 L	12000 L
	50K (90 CRI)		13,150	13,825	9,050	8,275		13000 L	14000 L	9000 L	8000 L
	57K (70 CRI)		19,300	20,300	13,275	12,150		19000 L	20000 L	13000 L	12000 L
Q2/X2	30K (70 CRI)	100	16,700	17,600	11,500	10,550	100	17000 L	18000 L	12000 L	11000 L
	40K (70 CRI)		17,400	18,300	11,975	10,950		17000 L	18000 L	12000 L	11000 L
	50K (90 CRI)		11,825	12,450	8,150	7,450		12000 L	12000 L	8000 L	7000 L
	57K (70 CRI)		17,400	18,300	11,975	10,950		17000 L	18000 L	12000 L	11000 L
Q1*	30K (70 CRI)	90	14,725	15,500	10,125	9,275	90	15000 L	16000 L	10000 L	9000 L
	40K (70 CRI)		15,400	16,200	10,600	9,700		15000 L	16000 L	11000 L	10000 L
	50K (90 CRI)		10,450	11,000	7,200	6,600		10000 L	11000 L	7000 L	7000 L
	57K (70 CRI)		15,400	16,200	10,600	9,700		15000 L	16000 L	11000 L	10000 L

* X1 option not available with 30L lumen package.

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings. When ordered with the N option, the luminaire will include an ANSI C136.15-2020 utility label that indicates the wattage (rounded to nearest 10W), the lumen output (</= 24,000 lumens rounded to nearest 1000 lumens, > 24,001 lumens rounded to the nearest 2000 lumens), and the CCT of the luminaire at the selected lumen output. Additional dimming functionality is available when a dimming control (by others) is used in the 7-Pin receptacle.

Locked Lumen Output (X8/X7/X6/X5/X4/X3/X2/X1) Option Description:

The Locked Lumen Output option on this page permanently locks the lumen output on the OSQ area luminaire to the setting selected. When ordered with the X option, the luminaire will be shipped from the factory at the lumen output setting selected and will only be able to be adjusted down in the field through a dimming control (by others). When ordered with the N option, the luminaire will include a utility label that indicates the wattage, lumen output, and CCT of the setting selected.

Q & X Option Power & Lumen Data – 40L Lumen Package

Q/X Option Setting	CCT/CRI	System Watts 120-480V	Lumen Values				Utility Label Wattage	Utility Label Lumens			
			Asymmetric	Symmetric	2M, 3M, AF w/BLS	4M w/BLS		Asymmetric	Symmetric	2M, 3M, AF w/BLS	4M w/BLS
Q9 (Full Power)	30K (70 CRI)	236	36,500	38,400	25,100	23,000	130	36000 L	38000 L	26000 L	23000 L
	40K (70 CRI)		38,000	40,000	26,200	24,000		38000 L	40000 L	26000 L	24000 L
	50K (90 CRI)		25,900	27,200	17,800	16,300		26000 L	28000 L	18000 L	16000 L
	57K (70 CRI)		38,000	40,000	26,200	24,000		38000 L	40000 L	26000 L	24000 L
Q8/X8	30K (70 CRI)	212	34,800	36,600	23,900	21,900	210	34000 L	36000 L	24000 L	22000 L
	40K (70 CRI)		36,300	38,200	25,000	22,900		36000 L	38000 L	26000 L	23000 L
	50K (90 CRI)		24,600	25,900	16,900	15,500		24000 L	26000 L	17000 L	16000 L
	57K (70 CRI)		36,300	38,200	25,000	22,900		36000 L	38000 L	26000 L	23000 L
Q7/X7	30K (70 CRI)	203	33,400	35,100	23,000	21,000	200	34000 L	36000 L	23000 L	21000 L
	40K (70 CRI)		34,800	36,600	23,900	21,900		34000 L	36000 L	24000 L	22000 L
	50K (90 CRI)		23,700	24,900	16,300	14,925		24000 L	24000 L	16000 L	15000 L
	57K (70 CRI)		34,800	36,600	23,900	21,900		34000 L	36000 L	24000 L	22000 L
Q6/X6	30K (70 CRI)	195	32,200	33,900	22,200	20,300	200	32000 L	34000 L	22000 L	20000 L
	40K (70 CRI)		33,600	35,400	23,100	21,200		34000 L	36000 L	23000 L	21000 L
	50K (90 CRI)		22,800	24,000	15,700	14,375		23000 L	24000 L	16000 L	14000 L
	57K (70 CRI)		33,600	35,400	23,100	21,200		34000 L	36000 L	23000 L	21000 L
Q5/X5	30K (70 CRI)	176	29,500	31,000	20,300	18,600	180	30000 L	32000 L	20000 L	19000 L
	40K (70 CRI)		30,700	32,300	21,100	19,300		30000 L	32000 L	21000 L	19000 L
	50K (90 CRI)		20,900	22,000	14,375	13,175		21000 L	22000 L	14000 L	13000 L
	57K (70 CRI)		30,700	32,300	21,100	19,300		30000 L	32000 L	21000 L	19000 L
Q4/X4	30K (70 CRI)	160	26,800	28,200	18,400	16,900	160	26000 L	28000 L	18000 L	17000 L
	40K (70 CRI)		27,900	29,400	19,200	17,600		28000 L	30000 L	19000 L	18000 L
	50K (90 CRI)		19,000	20,000	13,075	11,975		19000 L	20000 L	13000 L	12000 L
	57K (70 CRI)		27,900	29,400	19,200	17,600		28000 L	30000 L	19000 L	18000 L
Q3/X3	30K (70 CRI)	144	24,700	26,000	17,000	15,600	140	24000 L	26000 L	17000 L	16000 L
	40K (70 CRI)		25,800	27,100	17,700	16,200		26000 L	28000 L	18000 L	16000 L
	50K (90 CRI)		17,500	18,400	12,025	11,025		18000 L	18000 L	12000 L	11000 L
	57K (70 CRI)		25,800	27,100	17,700	16,200		26000 L	28000 L	18000 L	16000 L
Q2/X2	30K (70 CRI)	129	22,200	23,400	15,300	14,025	130	22000 L	23000 L	15000 L	14000 L
	40K (70 CRI)		23,200	24,400	16,000	14,625		23000 L	24000 L	16000 L	15000 L
	50K (90 CRI)		15,800	16,600	10,850	9,950		16000 L	17000 L	11000 L	10000 L
	57K (70 CRI)		23,200	24,400	16,000	14,625		23000 L	24000 L	16000 L	15000 L
Q1/X1	30K (70 CRI)	111	19,700	20,700	13,525	12,400	110	20000 L	21000 L	14000 L	12000 L
	40K (70 CRI)		20,500	21,600	14,125	12,925		21000 L	22000 L	14000 L	13000 L
	50K (90 CRI)		13,925	14,650	9,575	8,775		14000 L	15000 L	10000 L	9000 L
	57K (70 CRI)		20,500	21,600	14,125	12,925		21000 L	22000 L	14000 L	13000 L

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings.

Locked Lumen Output (X8/X7/X6/X5/X4/X3/X2/X1) Option Description:

The Locked Lumen Output option on this page permanently locks the lumen output on the OSQ area luminaire to the setting selected. When ordered with the X option, the luminaire will be shipped from the factory at the lumen output setting selected and will only be able to be adjusted down in the field through a dimming control (by others).

Q & X Option Power & Lumen Data – 50L Lumen Package

Q/X Option Setting	CCT/CRI	System Watts 120-480V	Lumen Values			
			Asymmetric	Symmetric	2M, 3M, AF w/BLS	4M w/BLS
Q9 (Full Power)	30K (70 CRI)	297	45,600	48,000	31,400	28,700
	40K (70 CRI)		47,500	50,000	32,700	29,900
	50K (90 CRI)		32,300	34,000	22,200	20,400
	57K (70 CRI)		47,500	50,000	32,700	29,900
Q8/X8	30K (70 CRI)	285	43,500	45,800	29,900	27,400
	40K (70 CRI)		45,300	47,700	31,200	28,600
	50K (90 CRI)		30,800	32,400	21,200	19,400
	57K (70 CRI)		45,300	47,700	31,200	28,600
Q7/X7	30K (70 CRI)	269	41,700	43,900	28,700	26,300
	40K (70 CRI)		43,400	45,700	29,900	27,400
	50K (90 CRI)		29,600	31,100	20,300	18,600
	57K (70 CRI)		43,400	45,700	29,900	27,400
Q6/X6	30K (70 CRI)	258	40,300	42,400	27,700	25,400
	40K (70 CRI)		42,000	44,200	28,900	26,500
	50K (90 CRI)		28,600	30,100	19,700	18,000
	57K (70 CRI)		42,000	44,200	28,900	26,500
Q5/X5	30K (70 CRI)	233	36,900	38,800	25,400	23,200
	40K (70 CRI)		38,400	40,400	26,400	24,200
	50K (90 CRI)		26,100	27,500	18,000	16,500
	57K (70 CRI)		38,400	40,400	26,400	24,200
Q4/X4	30K (70 CRI)	215	33,500	35,200	23,000	21,100
	40K (70 CRI)		34,900	36,700	24,000	22,000
	50K (90 CRI)		23,800	25,000	16,300	14,975
	57K (70 CRI)		34,900	36,700	24,000	22,000
Q3/X3	30K (70 CRI)	191	30,900	32,500	21,300	19,500
	40K (70 CRI)		32,200	33,900	22,200	20,300
	50K (90 CRI)		22,000	23,100	15,100	13,825
	57K (70 CRI)		32,200	33,900	22,200	20,300
Q2/X2	30K (70 CRI)	170	27,900	29,300	19,200	17,500
	40K (70 CRI)		29,000	30,500	19,900	18,300
	50K (90 CRI)		19,700	20,700	13,525	12,400
	57K (70 CRI)		29,000	30,500	19,900	18,300
Q1/X1	30K (70 CRI)	153	24,600	25,900	16,900	15,500
	40K (70 CRI)		25,700	27,000	17,700	16,200
	50K (90 CRI)		17,400	18,300	11,975	10,950
	57K (70 CRI)		25,700	27,000	17,700	16,200

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings.

Locked Lumen Output (X8/X7/X6/X5/X4/X3/X2/X1) Option Description:

The Locked Lumen Output option on this page permanently locks the lumen output on the OSQ area luminaire to the setting selected. When ordered with the X option, the luminaire will be shipped from the factory at the lumen output setting selected and will only be able to be adjusted down in the field through a dimming control (by others).

Q & X Option Power & Lumen Data – 65L Lumen Package

Q/X Option Setting	CCT/CRI	System Watts 120-480V	Lumen Values			
			Asymmetric	Symmetric	2M, 3M, AF w/BLS	4M w/BLS
Q9 (Full Power)	30K (70 CRI)	384	59,300	62,400	40,800	37,400
	40K (70 CRI)		61,800	65,000	42,500	38,900
	50K (90 CRI)		42,000	44,200	28,900	26,500
	57K (70 CRI)		61,800	65,000	42,500	38,900
Q8/X8	30K (70 CRI)	365	56,600	59,500	38,900	35,600
	40K (70 CRI)		58,900	62,000	40,500	37,100
	50K (90 CRI)		40,100	42,200	27,600	25,300
	57K (70 CRI)		58,900	62,000	40,500	37,100
Q7/X7	30K (70 CRI)	347	54,200	57,000	37,300	34,100
	40K (70 CRI)		56,500	59,400	38,800	35,600
	50K (90 CRI)		38,400	40,400	26,400	24,200
	57K (70 CRI)		56,500	59,400	38,800	35,600
Q6/X6	30K (70 CRI)	332	52,500	55,200	36,100	33,100
	40K (70 CRI)		54,700	57,500	37,600	34,400
	50K (90 CRI)		37,200	39,100	25,600	23,400
	57K (70 CRI)		54,700	57,500	37,600	34,400
Q5/X5	30K (70 CRI)	301	47,900	50,400	33,000	30,200
	40K (70 CRI)		49,900	52,500	34,300	31,400
	50K (90 CRI)		33,900	35,700	23,300	21,400
	57K (70 CRI)		49,900	52,500	34,300	31,400
Q4/X4	30K (70 CRI)	276	43,500	45,800	29,900	27,400
	40K (70 CRI)		45,300	47,700	31,200	28,600
	50K (90 CRI)		30,800	32,400	21,200	19,400
	57K (70 CRI)		45,300	47,700	31,200	28,600
Q3/X3	30K (70 CRI)	247	40,200	42,300	27,700	25,300
	40K (70 CRI)		41,900	44,100	28,800	26,400
	50K (90 CRI)		28,500	30,000	19,600	18,000
	57K (70 CRI)		41,900	44,100	28,800	26,400
Q2/X2	30K (70 CRI)	220	36,200	38,100	24,900	22,800
	40K (70 CRI)		37,700	39,700	26,000	23,800
	50K (90 CRI)		25,700	27,000	17,700	16,200
	57K (70 CRI)		37,700	39,700	26,000	23,800
Q1*	30K (70 CRI)	195	31,900	33,600	22,000	20,100
	40K (70 CRI)		33,300	35,000	22,900	21,000
	50K (90 CRI)		22,600	23,800	15,600	14,250
	57K (70 CRI)		33,300	35,000	22,900	21,000

* X1 option not available with 65L lumen package.

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings.

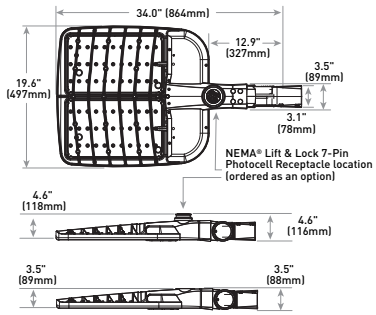
Locked Lumen Output (X8/X7/X6/X5/X4/X3/X2/X1) Option Description:

The Locked Lumen Output option on this page permanently locks the lumen output on the OSQ area luminaire to the setting selected. When ordered with the X option, the luminaire will be shipped from the factory at the lumen output setting selected and will only be able to be adjusted down in the field through a dimming control (by others).

Q & X Option Power & Lumen Data – 75L Lumen Package

Q/X Option Setting	CCT/CRI	System Watts 120-480V	Lumen Values			
			Asymmetric	Symmetric	2M, 3M, AF w/BLS	4M w/BLS
Q9 (Full Power)	30K (70 CRI)	447	68,400	72,000	47,100	43,100
	40K (70 CRI)		71,300	75,000	49,000	44,900
	50K (90 CRI)		48,500	51,000	33,300	30,500
	57K (70 CRI)		71,300	75,000	49,000	44,900
Q8/X8	30K (70 CRI)	426	65,300	68,700	44,900	41,100
	40K (70 CRI)		68,100	71,600	46,800	42,900
	50K (90 CRI)		46,300	48,700	31,800	29,200
	57K (70 CRI)		68,100	71,600	46,800	42,900
Q7/X7	30K (70 CRI)	404	62,500	65,800	43,000	39,400
	40K (70 CRI)		65,200	68,600	44,900	41,100
	50K (90 CRI)		44,300	46,600	30,500	27,900
	57K (70 CRI)		65,200	68,600	44,900	41,100
Q6/X6	30K (70 CRI)	387	60,500	63,600	41,600	38,100
	40K (70 CRI)		63,000	66,300	43,400	39,700
	50K (90 CRI)		42,900	45,100	29,500	27,000
	57K (70 CRI)		63,000	66,300	43,400	39,700
Q5/X5	30K (70 CRI)	350	55,300	58,200	38,100	34,900
	40K (70 CRI)		57,600	60,600	39,600	36,300
	50K (90 CRI)		39,200	41,200	26,900	24,700
	57K (70 CRI)		57,600	60,600	39,600	36,300
Q4/X4	30K (70 CRI)	321	50,200	52,800	34,500	31,600
	40K (70 CRI)		52,400	55,100	36,000	33,000
	50K (90 CRI)		35,600	37,400	24,500	22,400
	57K (70 CRI)		52,400	55,100	36,000	33,000
Q3/X3	30K (70 CRI)	287	46,400	48,800	31,900	29,200
	40K (70 CRI)		48,400	50,900	33,300	30,500
	50K (90 CRI)		32,900	34,600	22,600	20,700
	57K (70 CRI)		48,400	50,900	33,300	30,500
Q2/X2	30K (70 CRI)	256	41,700	43,900	28,700	26,300
	40K (70 CRI)		43,500	45,800	29,900	27,400
	50K (90 CRI)		29,600	31,100	20,300	18,600
	57K (70 CRI)		43,500	45,800	29,900	27,400
Q1/X1	30K (70 CRI)	227	36,900	38,800	25,400	23,200
	40K (70 CRI)		38,400	40,400	26,400	24,200
	50K (90 CRI)		26,100	27,500	18,000	16,500
	57K (70 CRI)		38,400	40,400	26,400	24,200

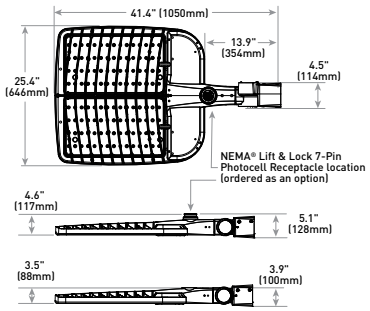
OSQL - AA Mount



Luminaire	Weight
OSQL	28.4 lbs. (12.9kg)

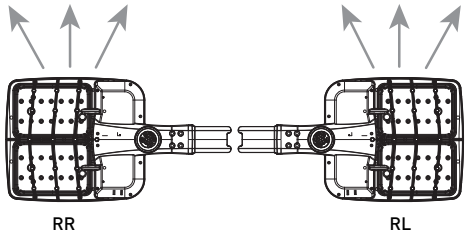
Note: For OSQM w/AA mount, refer to drawing on page 1.

OSQX - AA Mount

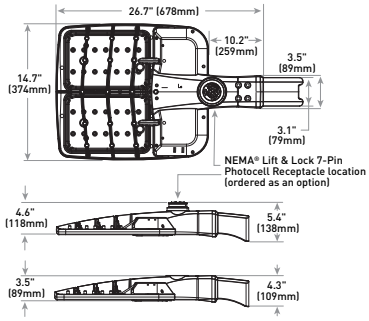


Luminaire	Weight
OSQX	48.6 lbs. (22.0kg)

RR/RL Configuration



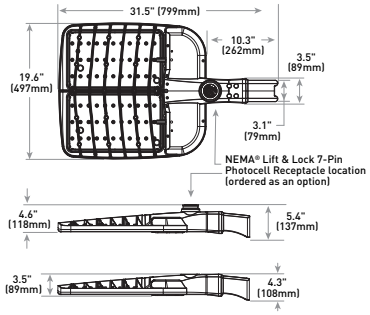
OSQM - DA Mount



Luminaire	Weight
OSQM	19.7 lbs. (8.9kg)

Note: Refer to page 14 for fixture mounting drill pattern.

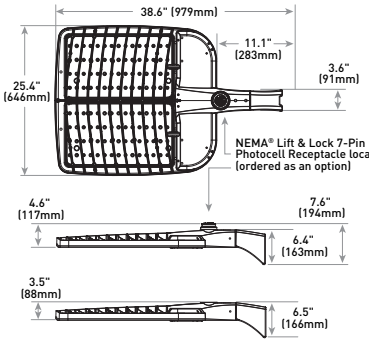
OSQL - DA Mount



Luminaire	Weight
OSQL	28.8 lbs. (13.1kg)

Note: Refer to page 14 for fixture mounting drill pattern.

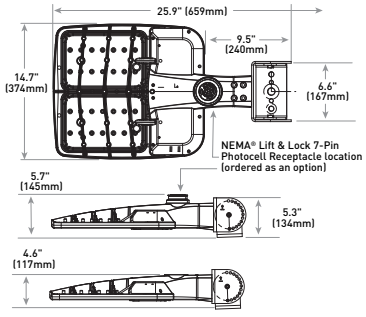
OSQX-DA Mount



Luminaire	Weight
OSQX	45.8 lbs. (20.8kg)

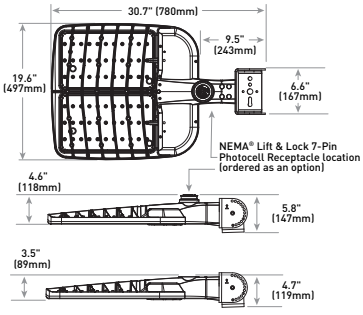
Note: Refer to page 14 for fixture mounting drill pattern.

OSQM - Trunnion Mount



Luminaire	Weight
OSQM	23.2 lbs. (10.5kg)

OSQL - Trunnion Mount



Luminaire	Weight
OSQL	32.3 lbs. (14.7kg)

US: creelighting.com **(800) 236-6800**
Canada: creelighting-canada.com **(800) 473-1234**

CREE LIGHTING®
A COMPANY OF *IDEAL INDUSTRIES, INC.*

OLLWD LED-P1-40K-MVOLT-DDB GC TO SEE NOTES BELOW UU1-UU2

LITHONIA LIGHTING®

Catalog Number	
Notes	
Type	

FEATURES & SPECIFICATIONS

INTENDED USE

Provides years of maintenance-free illumination for outdoor use in residential & commercial applications. Ideal for applications such as lighting walkways and stairways for safety and security.

CONSTRUCTION

Cast-aluminum housing with corrosion-resistant paint in either dark bronze or white finish.

ADA compliant.

OPTICS

4000K CCT LEDs.

Polycarbonate lens protects the LED from moisture, dirt and other contaminants.

LUMEN MAINTENANCE: The LED will deliver 70% of its initial lumens at 50,000 hour average LED life. See Lighting Facts label on page 2 for performance details.

ELECTRICAL

MVOLT driver operates on any line voltage from 120-277V

Operating temperature -30ºC to 40ºC.

1KV surge protection standard.

INSTALLATION

Surface mounts to universal junction box (provided by others).

LISTINGS

UL Listed to U.S. and Canadian safety standards for wet locations.

Tested in accordance with IESNA LM-79 and LM-80 standards.

WARRANTY — 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:
www.acuitybrands.com/support/customer-support/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.

CONTRACTOR TO VERIFY THAT FIXTURES CAN BE MOUNTED PER PLAN AND ALL NECESSARY HARDWARE IS SPECIFIED FOR INSTALLATION PRIOR TO PURCHASING

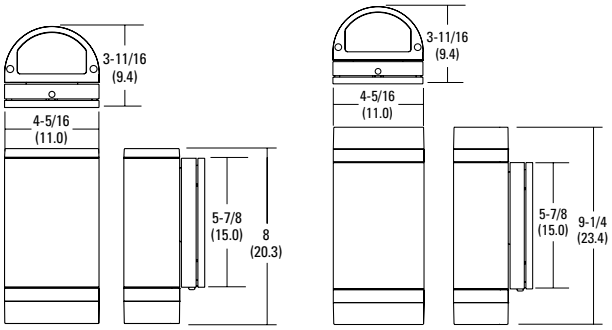
Outdoor General Purpose

OLLWD & OLLWU

LED WALL CYLINDER LIGHT

Specifications

All dimensions are inches (centimeters)



ORDERING INFORMATION For shortest lead times, configure products using **bolded options**.

Example: OLLWD LED P1 40K MVOLT DDB

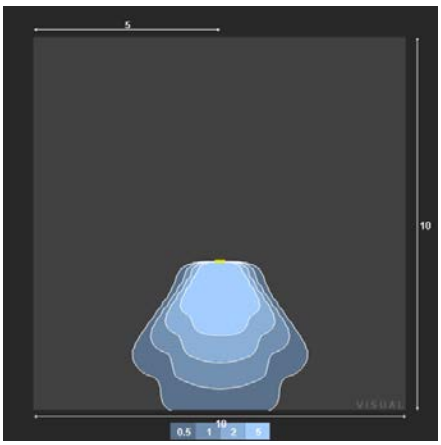
Series	Performance Package	Color temperature (CCT)	Voltage	Finish
OLLWD LED Downlight **OLLWU LED** Up & downlight	**P1**	**40K** 4000K	**MVOLT** 120V-277V **120** 120V[1]	**DDB** Dark bronze **WH** White[2]

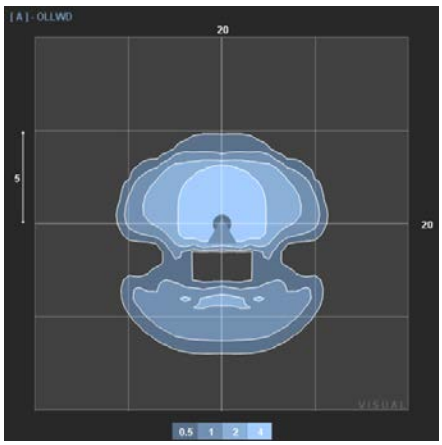
Notes
1. Only available with OLLWU and in DDB.
2. Only available with OLLWU.

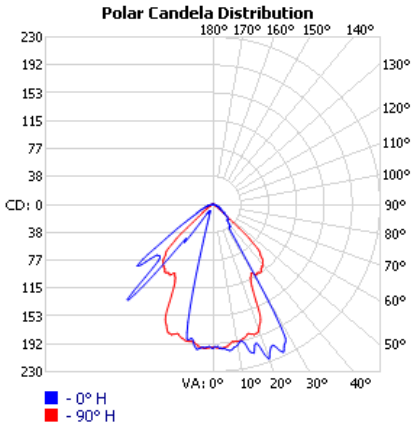
PHOTOMETRICS

To see complete photometric reports or download .ies files for this product,visit Lithonia Lighting's Outdoor LED homepage
Tested in accordance with IESNA LM-79 and LM-80 standards.

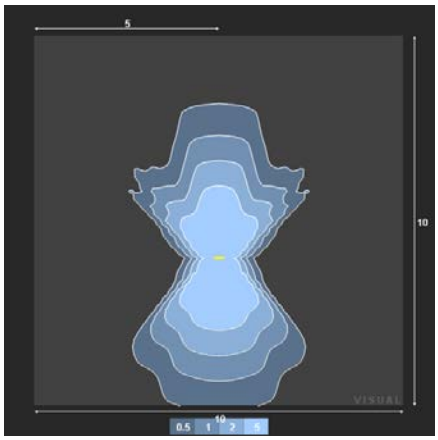
OLLWD

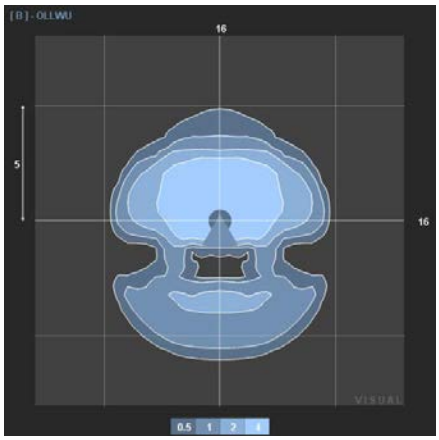


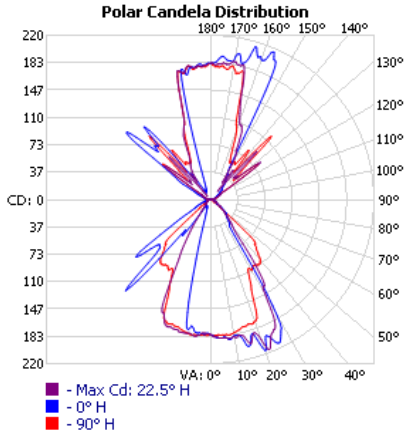




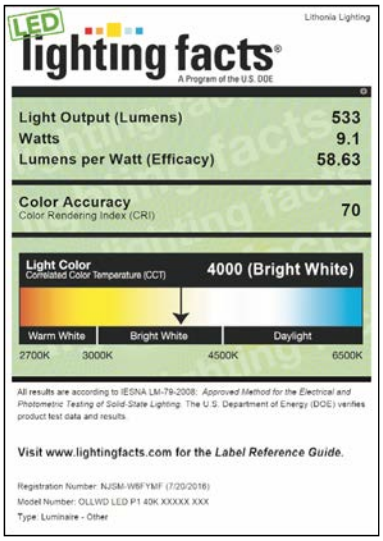
OLLWU



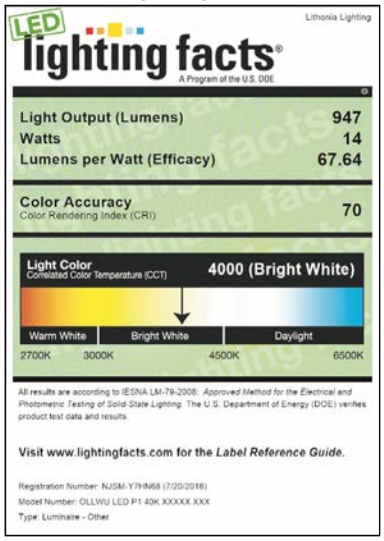




OLLWD



OLLWU



PROJECT COMMENTS

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

DATE: 10/27/2023

PROJECT NUMBER: SP2023-038
PROJECT NAME: Site Plan for HTeaO
SITE ADDRESS/LOCATIONS: 3060 N GOLIAD ST

CASE CAPTION: Discuss and consider a request by Clay Cristy of ClayMoore Engineering on behalf of Staci Bowen of Metroplex Acquisition Fund, LP for the approval of a Site Plan for Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In (i.e. HTeaO) on a 0.93-acre portion of a larger 5.16-acre parcel of land identified as Lot 13, Block A, Stone Creek Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses, situated within North SH-205 Overlay (N. SH-205 OV) District, generally located at the northeast corner of the intersection of N. Goliad Street [SH-205] and Bordeaux Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Guevara	10/25/2023	Approved w/ Comments

10/25/2023: SP2023-038; Site Plan for HTeaO
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 Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In (i.e. HTeaO) on a 0.93-acre portion of a larger 5.16-acre parcel of land identified as Lot 13, Block A, Stone Creek Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses, situated within North SH-205 Overlay (N. SH-205 OV) District, generally located at the northeast corner of the intersection of N. Goliad Street [SH-205] and Bordeaux Drive.

I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email aguevara@rockwall.com.

M.3 For reference, include the case number (SP2023-038) 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 Provide a material sample board and color rendering of building elevations. (Subsection 03.04.A, of Article 11)

I.5 This project is subject to all requirements stipulated by Planned Development District 70 (PD-70) and the Unified Development Code (UDC).

I.6 The subject property will be required to be replat after the engineering process to establish the property lines and new easements necessary for development.

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 (i.e. Site Plan, Building Elevations, Landscape Plan, Photometric Plan). (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 _____, _____.

_____ _____

Planning & Zoning Commission, Chairman Director of Planning and Zoning

M.8 Site Plan:

1. Please label the fire lanes as Fire Lane, Public Access, and Utility Easement. (Subsection 03.04. B, of Article 11, UDC)
2. Provide dumpster enclosure elevations; the dumpster enclosure gate must be self-latching. (Subsection 01.05. B, of Article 05, UDC)
3. Are there any roof mounted or pad mounted utility equipment? If so, indicate them on the site plan and building elevations and show any subsequent required screening. (Subsection 01.05. C, of Article 05, UDC)
4. Staff suggests removing the four (4) parking spaces in the back near the dumpster and replacing them with 3 angled parking spaces since this drive aisle does not meet the minimum standards of the Engineering Standards of Design and Construction Manual.

M.9 Landscape Plan:

1. Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist.
2. Indicate and delineate the landscape buffer along N. Goliad Street. (Subsection 05.01, of Article 08, UDC)
3. Shumard Red Oak and Monterey Oak are not approved trees within the North SH-205 Overlay (N. SH-205 OV) District landscape buffer. Provide a different approved canopy tree for North SH-205 Overlay (N. SH-205 OV) District to serve as a canopy tree within the landscape buffer. This may be discretionarily approved by the City's arborist (Table 1, Appendix C, of the UDC)
4. A minimum of four (4) accent trees are required in the landscape buffer along SH-205 (Subsection 06 of Article 05, UDC).
5. Identify all visibility triangles for all driveway intersections. (Subsection 05.04, Article 08, UDC)
6. Provide a note indicating the irrigation will meet the requirements of the Unified Development Code. (UDC). (Subsection 05.04, of Article 08)
7. Continue shrubbery along Bordeaux Street to provide 3-tiered screening for residential adjacency. (Subsection 01.06, Article 05, UDC)
8. The irrigation plan will be reviewed during the building permit process as an individual permit. (Subsection 05.04, of Article 08)
9. Due to the Four (4) Sided Architecture requirements of the General Overlay District Standards, a minimum of one (1) row of trees (i.e. four [4] or more accent or canopy trees) shall be planted along perimeter of the subject property to the rear of the building. (Subsection 06.02.5, Article 05)

M.10 Photometric Plan:

1. Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (Section 2.1 of this checklist)
2. The maximum outdoor maintained, computed, and measured illumination level within any nonresidential development shall not exceed 20 FC outdoors at any point on the site, with a maximum of 0.2 FC at the property line. In this case the 0.2 FC is exceeded over the property line. Please make the necessary corrections to meet the UDC requirements. (Subsection 03.03. G, of Article 07)

M.11 Building Elevations:

1. Indicate exterior elevations adjacent to public right-of-way.
2. Indicate surface area of each façade. (Subsection 04.01, Article 05, UDC)
3. Indicate proposed building materials and the percentage used on each building façade. (Subsection 04.01, Article 05, UDC)
4. Indicate the roof materials and color. (Subsection 04.01, Article 05, UDC)
5. Indicate horizontal lengths of all building elevations. (Subsection 04.01, Article 05, UDC)
6. Indicate graphic scale on all pages of building elevations.
7. Are there any roof mounted utility equipment? If so, indicate them on the building elevations and show any subsequent required screening (parapets need to screen equipment). (Subsection 01.05. C, of Article 05, UDC)
8. Due to the Four (4) Sided Architecture requirements of the General Overlay District Standards, the proposed building shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features. This will be a requested variance to the UDC per your variance request letter. (Subsection 06.02.5, Article 05)
9. 20% stone is required on each façade of the proposed building. This will be a requested variance to the UDC per your variance request letter. (Subsection 05.01. A.1, of Article 05)
10. 90% masonry materials are required on each façade of the proposed building. This will be a requested variance to the UDC per your variance request letter. (Subsection

05.01. C.2, of Article 05)
11. Stucco is not permitted within the first four (4) feet from grade on a building's façade. This will be a requested variance to the UDC per your variance request letter. (Subsection 06.02. C, of Article 05)
12. EFIS is not an approved primary material and shall be limited to 10% of each façade. This will be a requested variance to the UDC per your variance request letter. (Subsection 06.02. C, of Article 05)
13. Being in an overlay district and being less than 6,000 SF requires the roof to be pitched. This will be a requested variance to the UDC per your variance request letter. (Subsection 06.02. C.2, of Article 05)
14. The vertical and horizontal articulation does not meet the Commercial District standards. This will be a requested variance to the UDC per your variance request letter. (Subsection 04.01. C.1, of Article 05)
15. The flat tower element on the front of the building does not meet the minimum projection requirements. This will be a requested variance or this can be changed to bring the building into conformance with the code. (Subsection 04.01. C.1, of Article 05)
16. Murals or "Corporate Branding" are not allowed in the city with the exception of the IH-30 Overlay District. Remove any indication of Mural. (Subsection 06.02.C3.A, Article 05, UDC)
17. Staff suggest using like building materials to surrounding buildings. (i.e. McDonalds, Salad and Go, etc.)

I.12 Staff has identified the following variances associated with the proposed request: [1] less than 20% stone, [2] less than 90% masonry material, [3] stucco within the first four (4) feet of buildings façade, [4] vertical articulation and horizontal articulation, [5] flat projecting elements that have no depth, [6] four-sided architecture, [7] more than 10% secondary materials, and [8] no pitched roof. Per the Unified Development Code Subsection 09.01, of Article 11, two (2) compensatory measures are required for each variance requested. In this case 16 compensatory measures must be provided to offset the eight (8) variances requested. The same section of code outlines examples of compensatory measures, however other requests may be made to serve as compensatory measures. The variances are discretionary for the Planning and Zoning Commission. Staff suggest that the building elevations and other non-conformities of the submittal be changed to meet the requirements of the UDC.

M.13 Provide staff with a variance request letter outlining the variances requested, the reasons for the request (i.e. the hardship or reason that you cannot meet the code requirements), and the subsequent compensatory measures. (Subsection 09.01, of Article 11)

I.14 Please note that failure to address all comments provided by staff by 3:00 PM on November 7, 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.15 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 November 7, 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 November 14, 2023 Planning & Zoning Meeting.

I.16 Please note the scheduled meetings for this case:
1) Planning & Zoning Work Session meeting will be held on November 1, 2023.
2) Planning & Zoning meeting/public hearing meeting will be held on November 14, 2023.

I.17 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	Madelyn Price	10/24/2023	Approved w/ Comments

10/24/2023: 1. Show easement for NTMWD water line. Any improvements within easement must have NTMWD approval.
2. Conflict with storm and water line.
3. Curb inlets to be at the end of parking stalls, not the side.
4. NTMWD may not allow detention system in the easement.
5. 20' NTMWD easement. No fill or landscaping in easement
6. 9' wide min.

7. This must be one way. Not allowed to be two way traffic. Need signage.
8. This lot does not match existing.
9. Dumpster pad area to be 7" concrete.
10. This is not Miramar Road. This is a private drive.
11. 20' NTMWD easement. No fill or landscaping in easement.
12. No berm on 10" sewer. All trees to be 10' from 10" sewer.

General Library Comments:
General Items:
- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.
- No signage is easements or ROW

Drainage Items:
- Detention is required. Ex. drainage was for C=.5 at 10 minutes must detain for C=.9 at 10 minutes. No walls allowed in detention easement
- Dumpster areas to drain to oil/water separator and then to the storm lines.

Water and Wastewater Items:
- Must loop 8" water line on site (if needed).
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Minimum public sewer is 8". Must connect to the sewer line on the northeast.
- Water and sewer must be 10' apart.
- Must use ex. 8" water line stub located off of the private drive.

Roadway Paving Items:
- Parking to be 20'x9' facing the building or nose-to-nose.
- No dead-end parking allowed without an 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.

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	10/27/2023	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/26/2023	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT

GIS	Lance Singleton	10/23/2023	Approved

10/23/2023: Assigned Address will be 3060 N Goliad St, Rockwall, TX 75087

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	10/24/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	10/24/2023	Approved w/ Comments

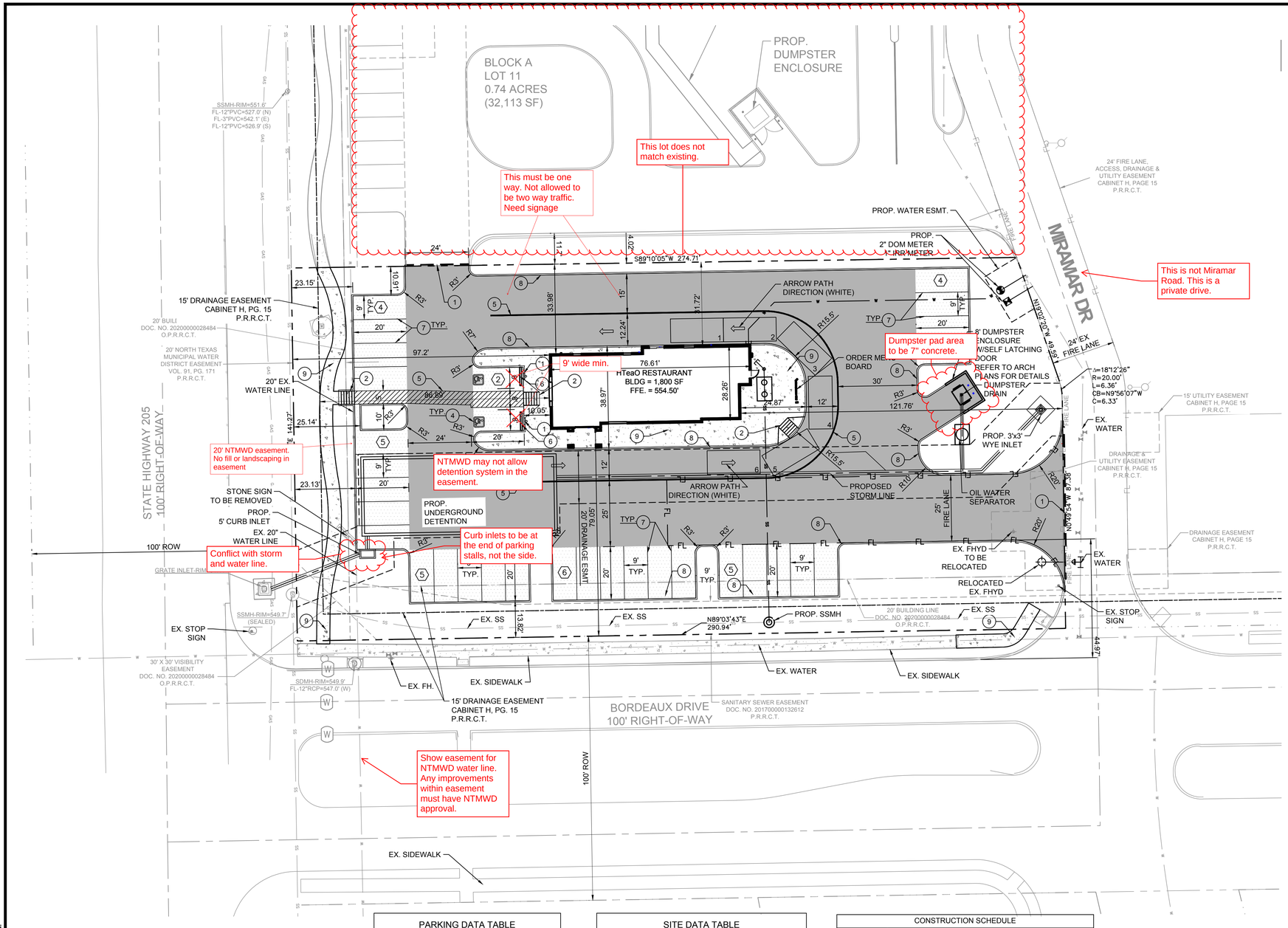
10/24/2023: 1. Monterey Oak approved for use on this site.

2. Knock Out Rose is having serious issues with Rose Rosette Disease

3. Pineapple Guava is on the edge of the zone that produces temperatures that put this plant at risk in North Texas of cold damage

4. Turfgrass variety?

5. Please ensure trees are planted 5' from 10" and under utilities and 10' from 10" and over utilities.



PARKING DATA TABLE	
PARKING REQ.	
DRIVE-THRU RESTAURANT (1,800 SF) 1/ 100 SF	18 SPACES
PARKING PROVIDED	
STANDARD PARKING	29 SPACES
ADA PARKING	2 SPACES
TOTAL	31 SPACES (2 ADA)
TYP. PARKING DIMENSIONS	9'X20'

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SITE AREA	0.933 AC (40,627 SF)
ZONING	PD-70
PROPOSED USE	DRIVE-THRU RESTAURANT
BUILDING SIZE	1,800 SF
BUILDING STORIES	1 STORY
TOTAL IMPERVIOUS	28,117 SF (69)

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1	HANDICAP SIGN
2	ADA RAMP, 12:1 MAX. SLOPE
3	SAWCUT FULL DEPTH EXISTING PAVEMENT
4	HANDICAP SYMBOL
5	PAVEMENT STRIPING
6	CURB STOP
7	4" PARKING STALL STRIPING COLOR: WHITE
8	CURB & GUTTER
9	PROPOSED SIDEWALK

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OWNER:
METROPLEX ACQUISITIONS FUND, LP
1717 WOODSTEAD CT. SUITE 207
THE WOODLANDS, TX 77380
CONTACT: STACI BOWEN
PH: 214.343.447

DEVELOPER:
APPPJ MANAGEMENT
740 AVALON DR
HEATH, TX 75032
CONTACT: JEFF IVY
PH: 214-272-4350

General Items:
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CASE NUMBER
Z2023-046

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____.

WITNESS OUR HANDS THIS ____ DAY OF _____.

PLANNING AND ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

TEXAS REGISTRATION #14199
CLAYMOORE ENGINEERING
PHONE: 817.281.0572
WWW.CLAYMOOREENG.COM
1903 CENTRAL DR, SUITE #406
BEDFORD, TX 76021

PRELIMINARY
FOR REVIEW ONLY
Not for construction purposes.
CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING CONSULTANTS
Engineer: CLAY CRISTY
P.E. No. 109800 Date: 10/17/2023

HTEAO RESTAURANT
HWY 205 & BORDEAUX DR
ROCKWALL, TX 75087

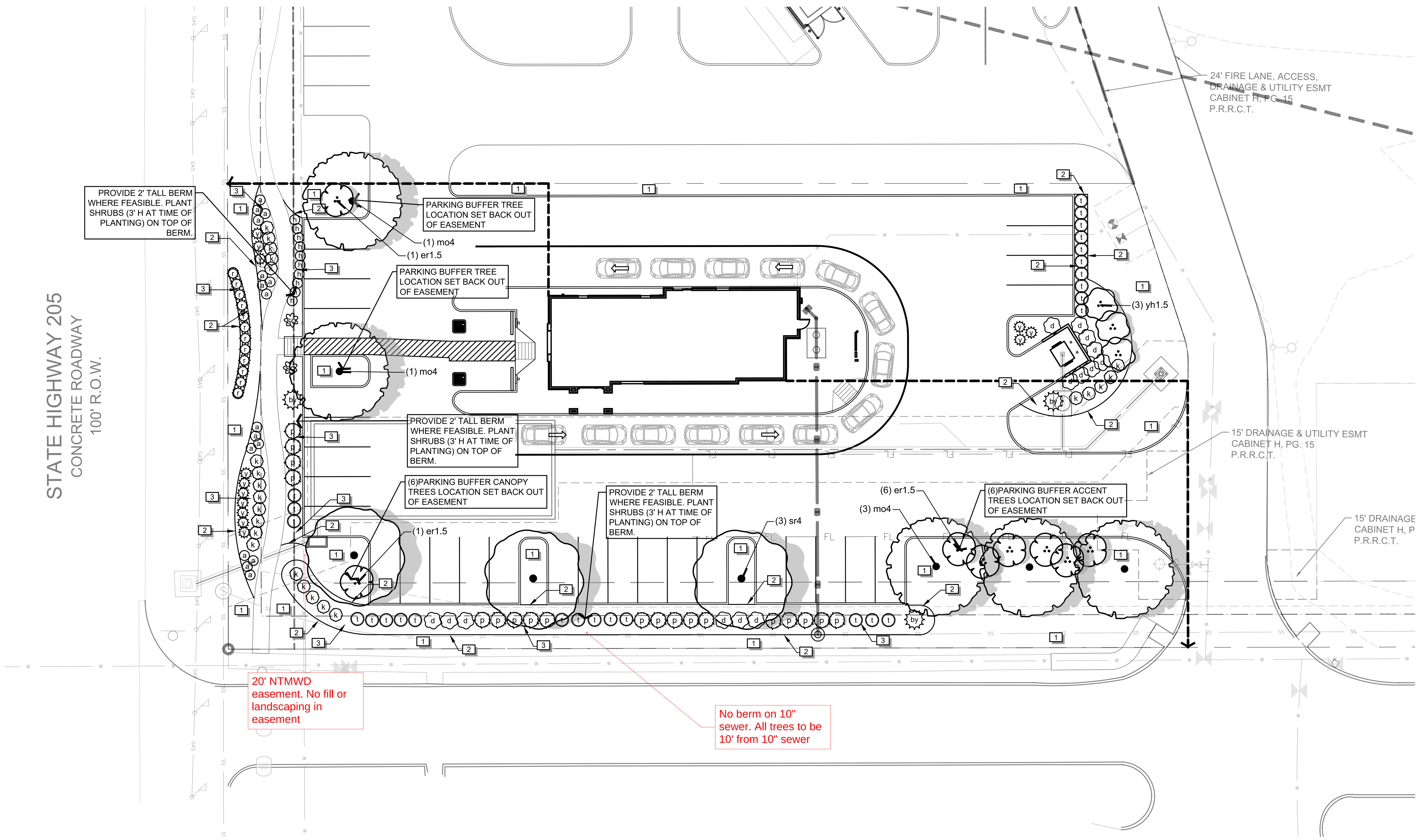
No.	DATE	REVISION	BY
2	09/13/2021	STORM REVISION	LRR
1	12/07/2020	STORM REVISION	LRR

SITE PLAN

DESIGN: LRR
DRAWN: LRR
CHECKED: CLC
DATE: 10/17/2023
SHEET
SP-1
File No. 2020-021

CASE # SP2023-000

PLOTTED BY: MAX LANTANO
PLOT DATE: 10/17/2023 2:33 PM
LOCATION: Z:\PROJECTS\PROJECTS\2023-110 APPPJ MGMT - HTEAO ROCKWALL\CADD\SHEETS\SP-1 SITE PLAN.DWG
LAST SAVED: 10/17/2023 2:07 PM



LANDSCAPE CALCULATIONS

	REQUIRED	PROVIDED
LANDSCAPE BUFFER		
• N Goliad Dr. (110 lf)		
•• Shade trees (1 per 50 lf)	2	2
•• Accent trees (1 per 50 lf)	2	2
• Bordeaux Dr. (291 lf)		
•• Shade trees (1 per 50 lf)	6	6
•• Accent trees (1 per 50 lf)	6	6
LANDSCAPE SCREENING	REQUIRED	PROVIDED
• Headlight Screening (shrubs and 2' tall berm)		
•• N Goliad Dr.	73 lf	75 lf
•• Bordeaux Dr.	182 lf	184 lf
LANDSCAPE REQUIREMENTS	REQUIRED	PROVIDED
• Total Site Area		42,619sf
• Amount of Landscaping (20% Total Site)	8,524sf	12,702sf
•• Location of Landscaping (50% in Streetyard)	4,262sf	9,163sf

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	Lawn, Sod
2	Steel Edge
3	Mulch

NORTH

0 20 40 60 feet
SCALE: 1" = 20'

PLANT SCHEDULE

TREES	CODE	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE	QTY
	mo4	Monterey Oak	Quercus polymorpha `Monterey`	-	4"Cal	6` H min	5
	sr4	Shumard Red Oak	Quercus shumardii	-	4"Cal	6` H min	3
ORNAMENTAL TREES	**CODE**	**COMMON NAME**	**BOTANICAL NAME**	**CONT**	**CAL**	**SIZE**	**QTY**
	er1.5	Eastern Redbud	Cercis canadensis	-	1.5"Cal	6` H min	8
	yh1.5	Yaupon Holly	Ilex vomitoria	-	1.5"Cal	6` H min	3
SHRUBS	**CODE**	**COMMON NAME**	**BOTANICAL NAME**	**CONT**	**SIZE**		
	a	Powis Castle Artemisia	Artemisia x `Powis Castle`	5 gal			16
	by	Beaked Yucca, `Blue Velvet`	Yucca rostrata `Blue Velvet`	5 gal			3
	d	Dwarf Palmetto	Sabal minor	5 gal			14
	h	Dwarf Burford Holly	Ilex cornuta `Burfordii Nana`	5 gal			10
	k	Knock Out Rose	Rosa acicularis `Knock Out`	5 gal			23
	p	Pineapple Guava	Feijoa sellowiana	5 gal			19
	r	Red Yucca	Hesperaloe parviflora	3 gal			12
	so	Sotol	Dasylirion texanum	5 gal			2
	t	Texas Sage 'Silverado'	Leucophyllum frutescens `Silverado`	5 gal			26
	y	Soft Leaf Yucca	Yucca pendula	5 gal			13

Know what's below.
Call before you dig.

Contractors:
email info@blairla.com with RFIs, submittals, & inspection scheduling
Schedule inspections at least 2 weeks in advance

Rev	Description	Date

Consultant Seal

Company Name and Address
William S. Blair
(512) 522-8979
info@BlairLA.com
www.BlairLA.com
100 Congress Ave.
Ste 2000
Austin, TX 78701
BLAIR LANDSCAPE ARCHITECTURE, LLC
QUALITY. INTEGRITY. RELIABILITY.

REGISTERED LANDSCAPE ARCHITECT ☆ STATE OF TEXAS ☆ WILLIAM S. BLAIR 2741
William S. Blair
October 14, 2023

Project Name and Address
HteaO | Rockwall
N Goliad Dr. and Bordeaux Dr.
Rockwall, Texas

Sheet Title
Landscape Plan

Design By: Will Blair
Checked By: xxxx
Issue Date: 09/15/2023
Project Number: 23062-LP

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]
[ ] PD Development Plans ($200.00 + $15.00 Acre) [1]

Other Application Fees:
[ ] Tree Removal ($75.00)
[ ] Variance Request ($100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

Address					
Subdivision	Stone Creek Retail Addition	Lot	12	Block	A
General Location	North East Corner of N. Goliad St and Bordeaux Dr.				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	PD-070	Current Use	Undeveloped		
Proposed Zoning	PD-070	Proposed Use	Retail		
Acreage	0.93	Lots [Current]	1	Lots [Proposed]	2

[✓] ***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	Metroplex Acquisition Fund, LP	[✓] Applicant	ClayMoore Engineering
Contact Person	Staci Bowen	Contact Person	Clay Cristy
Address	1717 Woodstead Ct.	Address	1903 Central Dr.
	Ste. 207		Ste. 406
City, State & Zip	The Woodlands, TX 77380	City, State & Zip	Bedford, Texas 76021
Phone	214.343.4477	Phone	817.281.0572
E-Mail	sbowen@crestviewcompanies.com	E-Mail	Clay@claymooreeng.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Billy J. Brice III, President of Metroplex Acquisition Fund, LP [*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 $ 268.60 , to cover the cost of this application, has been paid to the City of Rockwall on this the 14 day of September , 20 23 . 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."

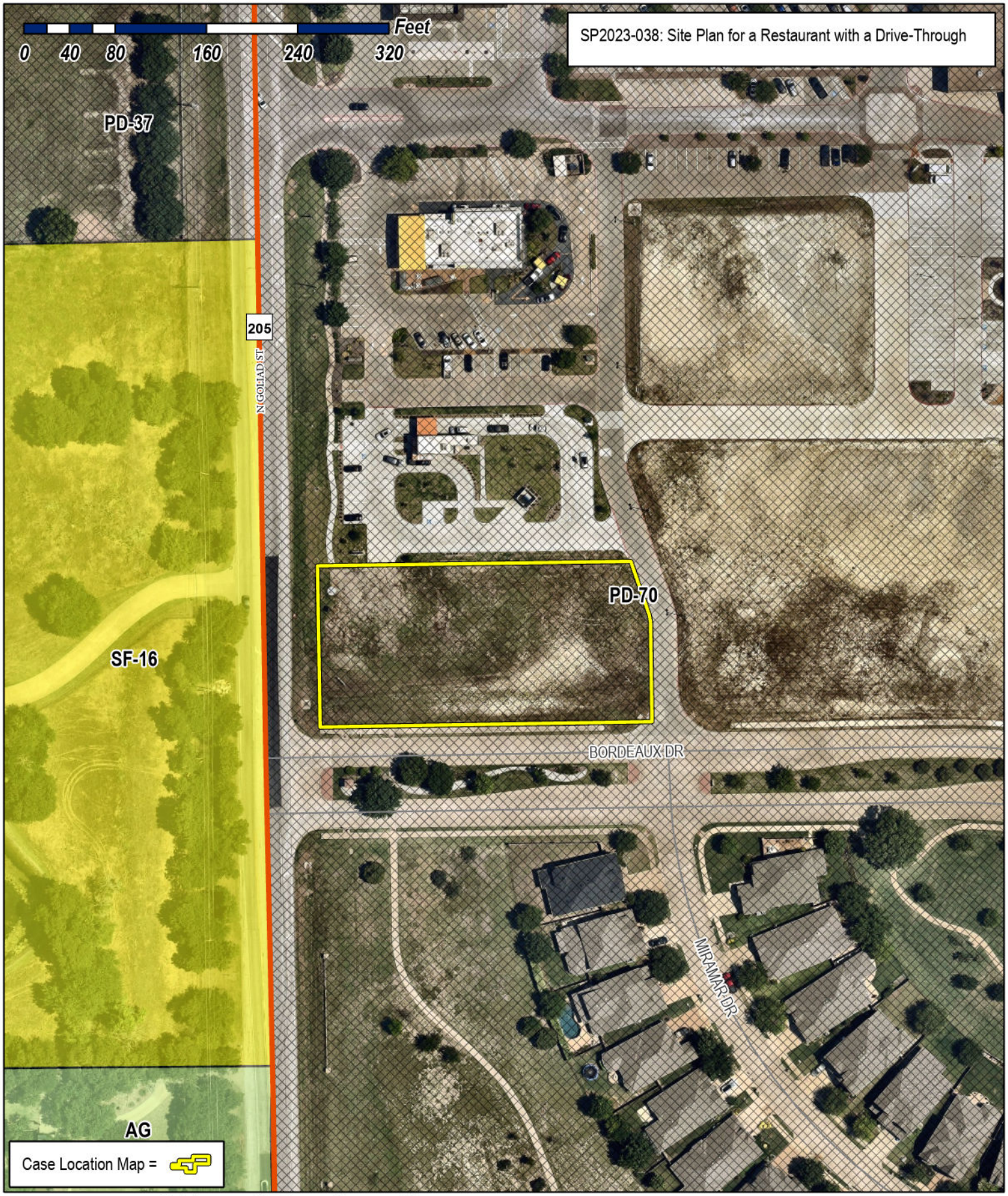
Given under my hand and seal of office on this the 14th *day of* September, *20* 23

JANICE JOHNS NOTARY PUBLIC STATE OF TEXAS ID# 5753035 EXPIRES 1-27-2025

Owner's Signature

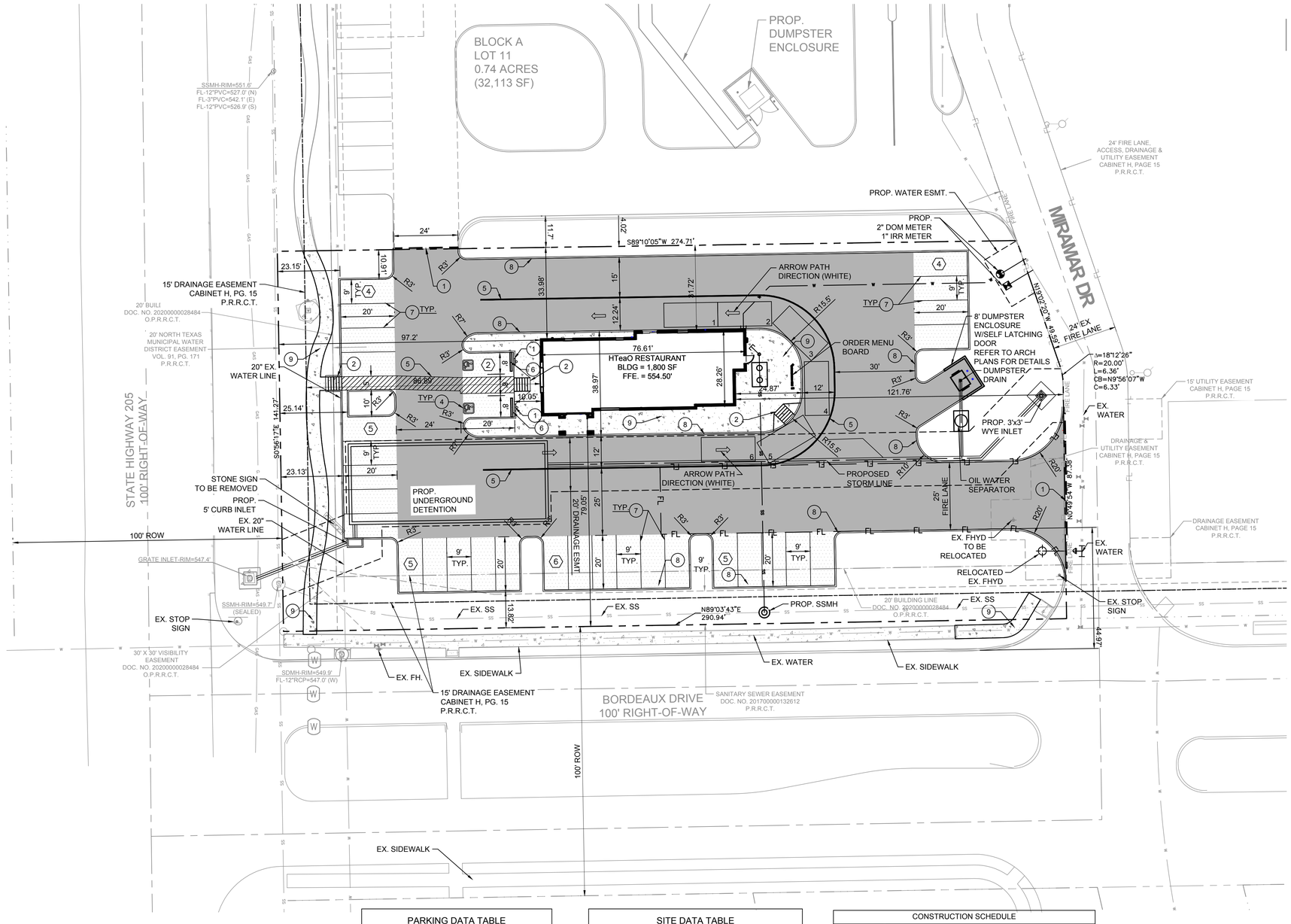
Notary Public in and for the State of Texas Janice Johns

My Commission Expires 1-27-2025



City of Rockwall

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



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STANDARD PARKING	29 SPACES
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BUILDING SIZE	1,800 SF
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2	ADA RAMP, 12:1 MAX. SLOPE
3	SAWCUT FULL DEPTH EXISTING PAVEMENT
4	HANDICAP SYMBOL
5	PAVEMENT STRIPING
6	CURB STOP
7	4" PARKING STALL STRIPING COLOR: WHITE
8	CURB & GUTTER
9	PROPOSED SIDEWALK

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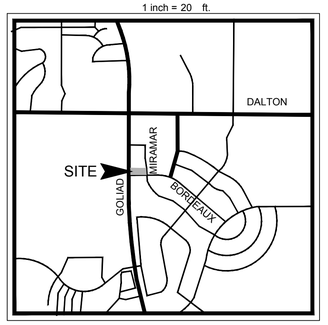
PH: 214.343.447

DEVELOPER:
APPPJ MANAGEMENT
740 AVALON DR
HEATH, TX 75032
CONTACT: JEFF IVY
PH: 214-272-4350

GRAPHIC SCALE
20 0 10 20 40
1 inch = 20 ft.



VICINITY MAP
N.T.S.

CONSTRUCTION SCHEDULE	
	PROPOSED 5" LIME STABLIZED STANDARD DUTY CONCRETE PAVEMENT
	PROPOSED 6" LIME STABLIZED HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED 5" LIME STABLIZED SIDEWALK CONCRETE PAVEMENT
	PROPERTY LINE
	PROPOSED CONCRETE CURB AND GUTTER
FL	PROPOSED FIRE LANE, PUBLIC ACCESS AND UTILITY EASEMENT
	PROPOSED SAWCUT
31	PARKING COUNT

NOTES:
1. A SEPARATE SIGNAGE PERMIT IS REQUIRED BY THE CITY OF ROCKWALL.
2. ALL WALLS 3' IN HEIGHT OR GREATER SHALL BE DESIGNED BY AN ENGINEER, LICENSED IN THE STATE OF TEXAS.
3. ALL WALLS MUST BE ROCK OR STONE FACE. NO WALLS SHALL BE SMOOTH CONCRETE.
4. NO TREES SHALL BE PLANTED WITHIN 10' OF NON-STEEL ENCASED PUBLIC UTILITIES.
5. SOD MUST BE LAID WITHIN ALL DISTURBED R.O.W. BEFORE ACCEPTANCE OF PROJECT.
6. PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTAINING, REPAIR, AND REPLACEMENT OF THE DETENTION/DRAINAGE SYSTEMS

HTEAO RESTAURANT

LEGAL DESCRIPTION AND OR ADDRESS:
HWY 205 & BORDEAUX DRIVE
ROCKWALL, TX 75087
0.933 AC (40,627 SF)

APPLICANT:
CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TX 76021
CONTACT: CLAY CRISTY
PH: 817.281.0572

CASE NUMBER
Z2023-046

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WITNESS OUR HANDS THIS ____ DAY OF _____.

_____
PLANNING AND ZONING COMMISSION, CHAIRMAN

_____
DIRECTOR OF PLANNING AND ZONING

TEXAS REGISTRATION #14199
CLAYMOORE ENGINEERING
PHONE: 817.281.0572
WWW.CLAYMOOREENG.COM
1903 CENTRAL DR, SUITE #406
BEDFORD, TX 76021

PRELIMINARY
FOR REVIEW ONLY
Not for construction purposes.
CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING CONSULTANTS
Engineer: CLAY CRISTY
P.E. No 109800 Date 10/17/2023

HTEAO RESTAURANT
HWY 205 & BORDEAUX DR
ROCKWALL, TX 75087

No.	DATE	REVISION	BY
1	12/07/2020	STORM REVISION	LRR
2	09/13/2021	STORM REVISION	LRR

SITE PLAN

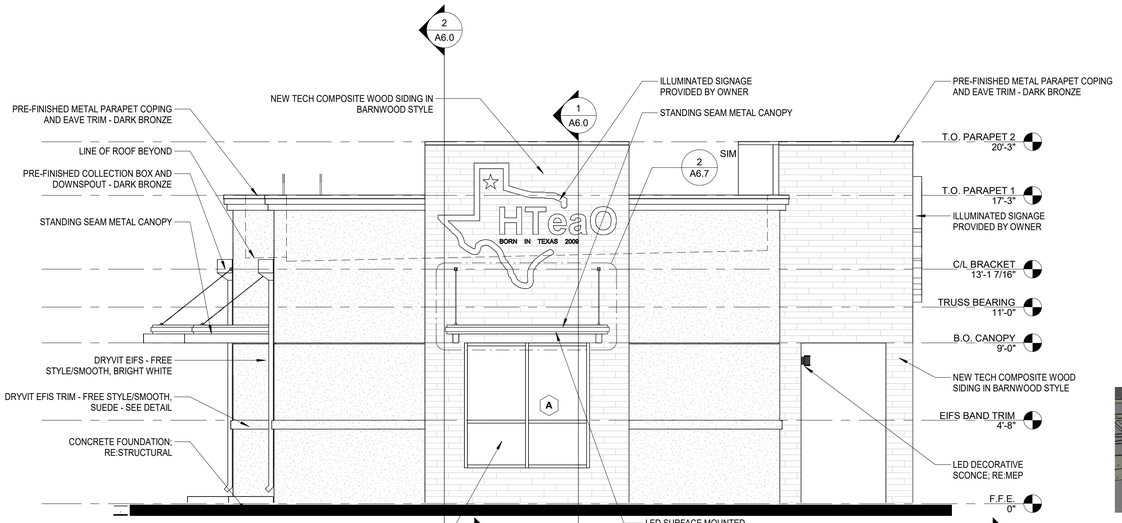
DESIGN: LRR
DRAWN: LRR
CHECKED: CLC
DATE: 10/17/2023
SHEET
SP-1
File No. 2020-021

CASE # SP2023-000

PLOTTED BY: MAX LANTANO
PLOT DATE: 10/17/2023 2:33 PM
LOCATION: Z:\PROJECTS\PROJECTS\2023-110 APPPJ MGMT - HTEAO ROCKWALL\CADD\SHEETS\SP-1 SITE PLAN.DWG
LAST SAVED: 10/17/2023 2:07 PM

GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL FINISHES WITH OWNER BEFORE ORDERING.
2. CONTRACTOR TO VERIFY ALL OPENINGS FOR DOORS AND WINDOWS BEFORE ORDERING
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER PREPARATION OF ALL SURFACES IN SATISFACTORY MANOR. TOUCH-UP AND/OR REFINISH OF SURFACES DAMAGED BY SUBSEQUENT WORK SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDED INSTALLATION METHODS.
4. ALL GLASS SUBJECT TO HUMAN IMPACT SHALL CONFORM TO THE STANDARDS SET FORTH BY CHAPTER 24 OF THE I.B.C.

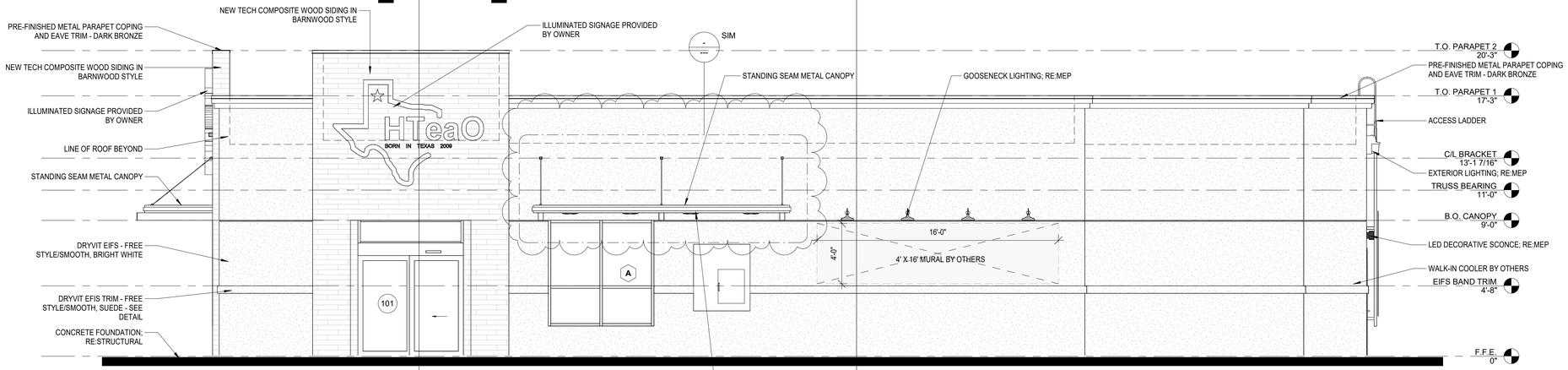


2 FRONT (NORTH)

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

3 3D View 2

SCALE:



1 RIGHT (WEST)

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

Austin J. Kramer ARCHITECTURE DESIGN

HTEAO ROCKWALL
ADDRESS
LOCATION

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

Date: **7-24-2023**
Dwn: **BRZ** Chk: **SJK**
Project No.: **2348**
Issue:

1	Revision 1	Date 1

Sheet Name:
EXTERIOR ELEVATIONS

A5.0

GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL FINISHES WITH OWNER BEFORE ORDERING.
2. CONTRACTOR TO VERIFY ALL OPENINGS FOR DOORS AND WINDOWS BEFORE ORDERING
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER PREPARATION OF ALL SURFACES IN SATISFACTORY MANOR. TOUCH-UP AND/OR REFINISH OF SURFACES DAMAGED BY SUBSEQUENT WORK SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDED INSTALLATION METHODS.
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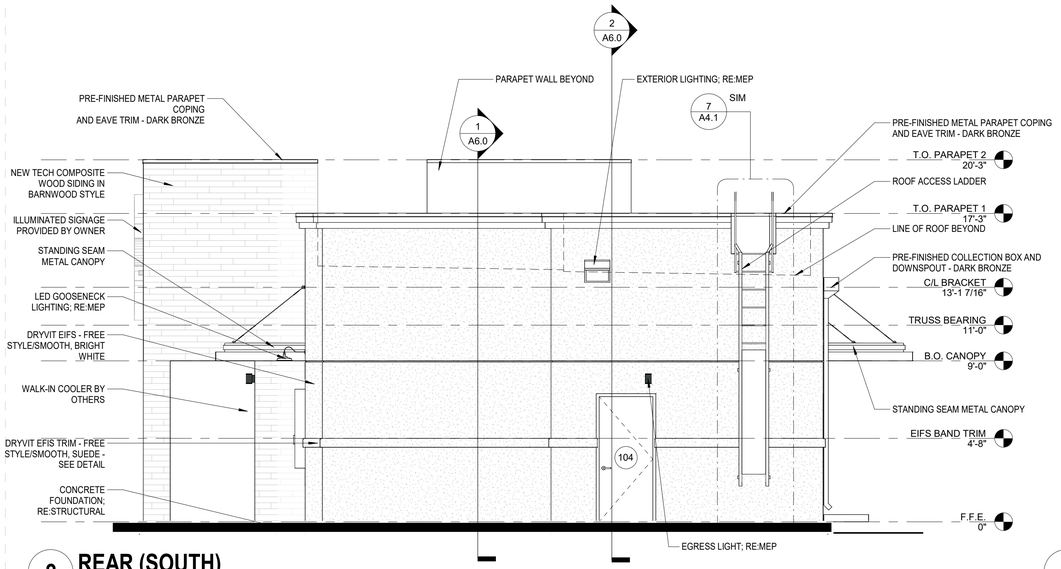
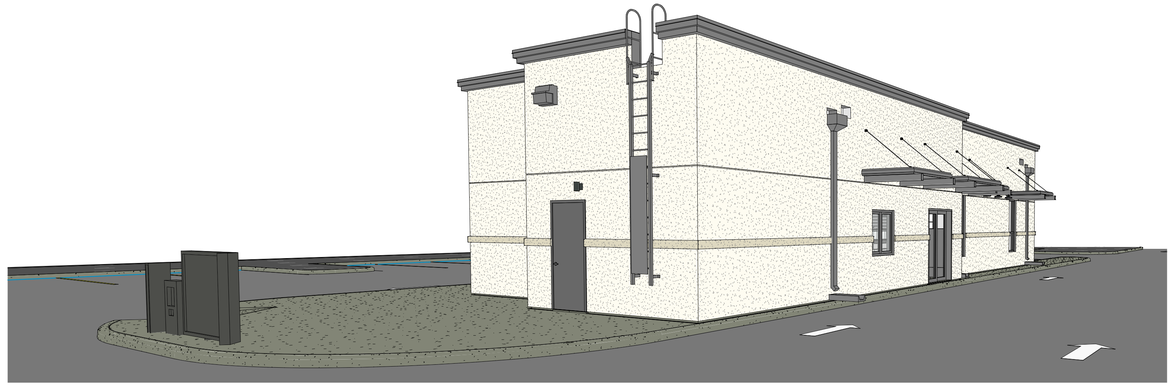


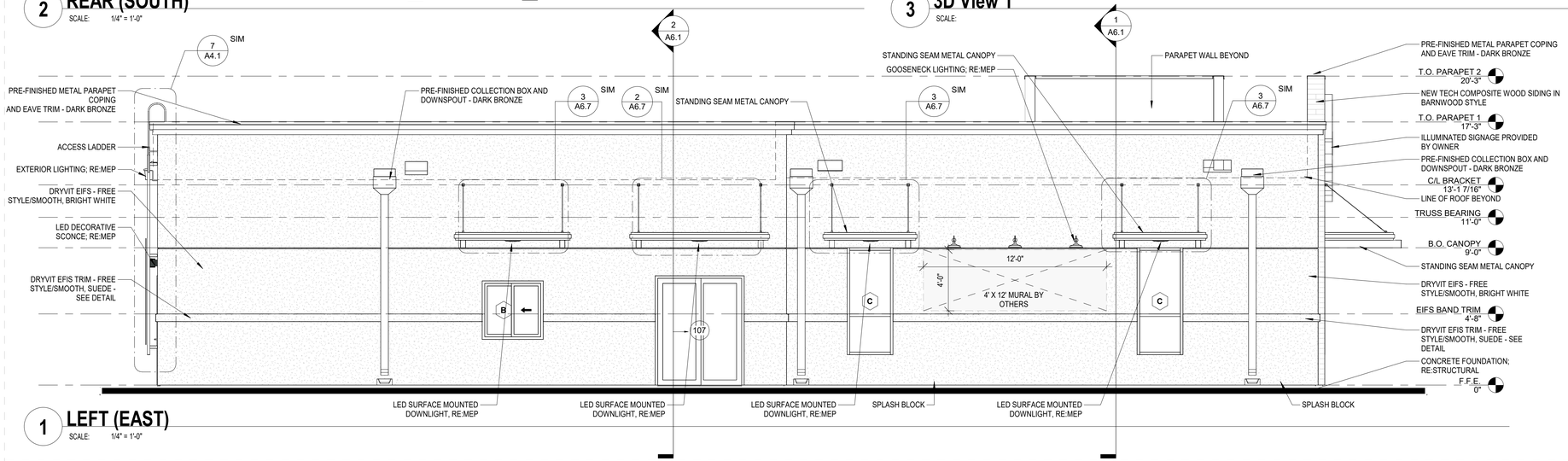
2 REAR (SOUTH)

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



3 3D View 1

SCALE:



1 LEFT (EAST)

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

Stephen J. Kramer ARCHITECTURE DESIGN

HTEAO ROCKWALL
ADDRESS
LOCATION

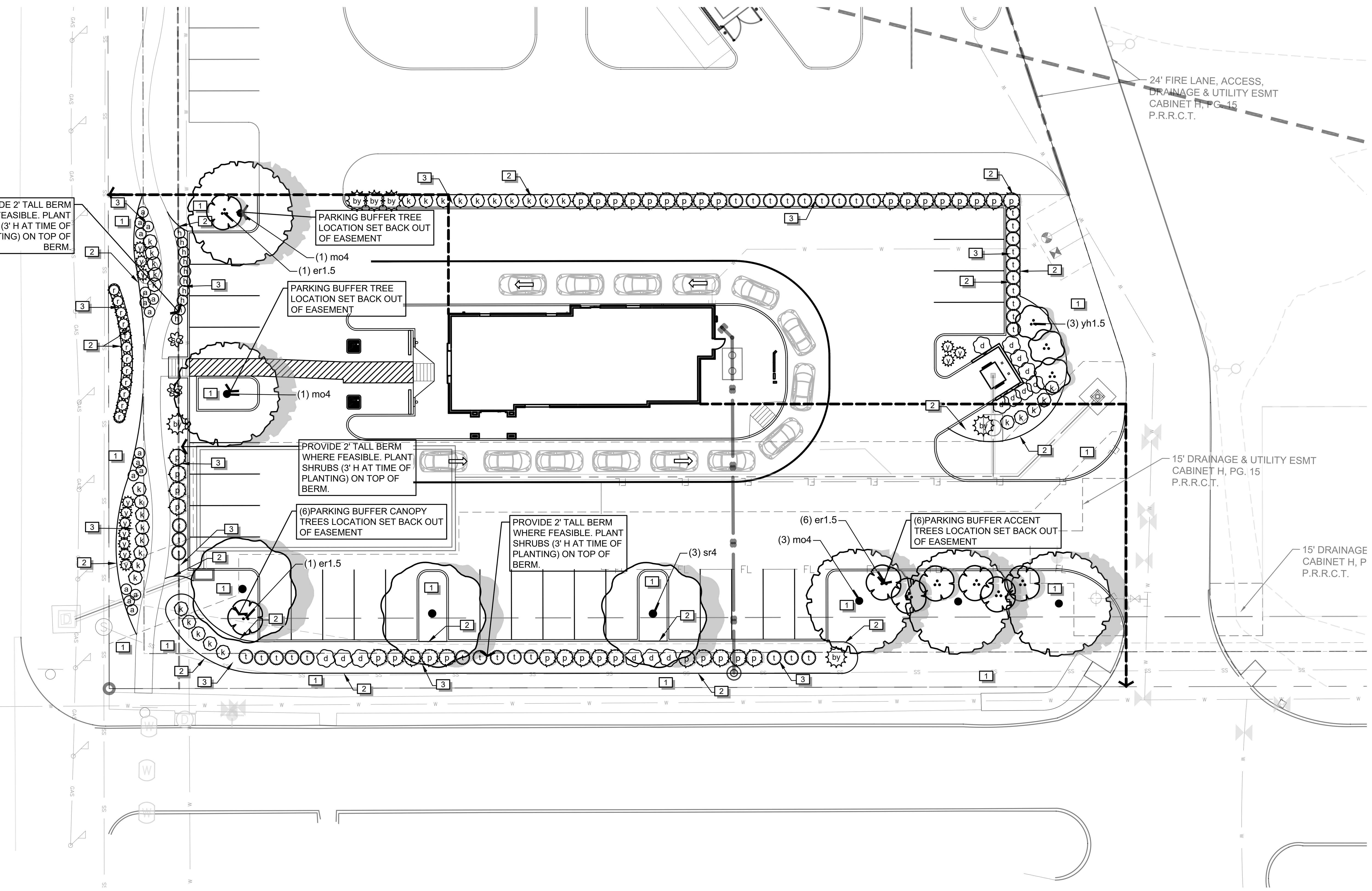
NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

Date: **7-24-2023**
Dwn: **BRZ** Chk: **SJK**
Project No.: **2348**
Issue:

Sheet Name:
EXTERIOR ELEVATIONS

A5.1

will



LANDSCAPE CALCULATIONS

LANDSCAPE BUFFER	REQUIRED	PROVIDED
• N Goliad Dr. (110 lf)		
•• Shade trees (1 per 50 lf)	2	2
•• Accent trees (1 per 50 lf)	2	2
• Bordeaux Dr. (291 lf)		
•• Shade trees (1 per 50 lf)	6	6
•• Accent trees (1 per 50 lf)	6	6
LANDSCAPE SCREENING	**REQUIRED**	**PROVIDED**
• Headlight Screening (shrubs and 2' tall berm)		
•• N Goliad Dr.	73 lf	75 lf
•• Bordeaux Dr.	182 lf	184 lf
LANDSCAPE REQUIREMENTS	**REQUIRED**	**PROVIDED**
• Total Site Area		42,619sf
• Amount of Landscaping (20% Total Site)	8,524sf	12,702sf
•• Location of Landscaping (50% in Streetyard)	4,262sf	9,163sf

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	Lawn, Sod
2	Steel Edge
3	Mulch

PLANT SCHEDULE

TREES	CODE	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE	QTY
	mo4	Monterey Oak	Quercus polymorpha `Monterey`	-	4"Cal	6` H min	5
	sr4	Shumard Red Oak	Quercus shumardii	-	4"Cal	6` H min	3
ORNAMENTAL TREES	**CODE**	**COMMON NAME**	**BOTANICAL NAME**	**CONT**	**CAL**	**SIZE**	**QTY**
	er1.5	Eastern Redbud	Cercis canadensis	-	1.5"Cal	6` H min	8
	yh1.5	Yaupon Holly	Ilex vomitoria	-	1.5"Cal	6` H min	3
SHRUBS	**CODE**	**COMMON NAME**	**BOTANICAL NAME**	**CONT**	**SIZE**		
	a	Powis Castle Artemisia	Artemisia x `Powis Castle`	5 gal			16
	by	Beaked Yucca, `Blue Velvet`	Yucca rostrata `Blue Velvet`	5 gal			6
	d	Dwarf Palmetto	Sabal minor	5 gal			14
	h	Dwarf Burford Holly	Ilex cornuta `Burfordii Nana`	5 gal			10
	k	Knock Out Rose	Rosa acicularis `Knock Out`	5 gal			33
	p	Pineapple Guava	Feijoa sellowiana	5 gal			36
	r	Red Yucca	Hesperaloe parviflora	3 gal			12
	so	Sotol	Dasylirion texanum	5 gal			2
	t	Texas Sage 'Silverado'	Leucophyllum frutescens `Silverado`	5 gal			35
	y	Soft Leaf Yucca	Yucca pendula	5 gal			13

NORTH

0 20 40 60 feet
SCALE: 1" = 20'

Know what's **below.**
Call before you dig.

Contractors:
email info@blairla.com with RFIs, submittals, & inspection scheduling
Schedule inspections at least 2 weeks in advance

10/20/2023 2:26 PM d:\bla dropbox\projects\hteao, rockwall_ sj kramer, bryan zygulski, scott scarborough, sandlin\hteao, rockwall\hteao, rockwall.dwg

will blair

Rev	Description	Date

Consultant Seal

Company Name and Address

William S. Blair
(512) 522-8979
info@BlairLA.com
www.BlairLA.com
100 Congress Ave.
Ste 2000
Austin, TX 78701

BLAIR LANDSCAPE ARCHITECTURE, LLC
QUALITY. INTEGRITY. RELIABILITY.

REGISTERED LANDSCAPE ARCHITECT ☆ STATE OF TEXAS ☆ WILLIAM S. BLAIR 2741
William S. Blair
October 20, 2023

Project Name and Address

HteaO | Rockwall
N Goliad Dr. and Bordeaux Dr.
Rockwall, Texas

Sheet Title

Landscape Plan

Design By: Will Blair
Checked By: xxxx
Issue Date: 09/15/2023
Project Number: 23062-LP

L1
OF 2

LANDSCAPE PLANTING SPECIFICATIONS

1) Guarantee - All labor, materials and plants will be guaranteed for a period of twelve (12) months after the final acceptance of work by Owner. All plants that have died or are unhealthy shall be replaced no later than 30 days from the anniversary date of the final acceptance. This guarantee does not apply to plant material that dies due to abnormal freezes, hail, abnormal high winds, or other acts of God, vandalism or lack of normal maintenance and watering. This guarantee does not apply to annual plantings.
2) Contractor is to verify all site dimensions and layout prior to the commencement of landscape construction. Any discrepancies between the drawings and the actual site conditions shall be brought to the attention of the owner's representative immediately.
3) Contractor is responsible for verification of the location of all underground utilities, repair to said utilities as a result of the work of the contractor shall be the responsibility of the contractor. Refer to the drawing for any additional information.
4) Contractor is responsible for maintaining positive drainage in all shrub and turf planting areas.
5) Tree pits are to be the same depth as the root ball and 24" wider. Prior to planting the tree pit should be filled with water to check for good drainage. If water does not drain the Contractor should check with the Landscape Architect to relocate the tree.
6) Trees should be positioned in the center of the tree pits, back filled with soil that was excavated from the pit until the surface is level with the surrounding area and the crown of the plant is at the finished grade. Build a water basin around the tree (36" dia.). Water until planting pit is soaked and soil has settled. Add soil necessary to bring soil level flush with surrounding ground. Fill the basin with three (3) inches of compost.
7) All plant material shall conform to the standards of the latest edition of "American Standard for Nursery Stock" by The American Association of Nurserymen and "Grades and Standards" by The Texas Association of Nurserymen. A plant shall be dimensioned as it stands in its natural position. All plants shall be at least the minimum size indicated. Larger stock is acceptable at no additional cost, and providing that the larger plants will not be cut back to size indicated.
8) It is the landscape contractor's responsibility to provide plants free of disease or pests.
9) Space specified quantity of plant materials to evenly fill designated areas, adjusting spacing indicated on the drawings as required. Landscape architect or owner to have final approval of locations of all trees, shrubs and groundcover beds.
10) Contractor is responsible for removing all clods, rocks, concrete, trash and any other debris from beds prior to adding soil ix or plant material.
11) All planting beds should have three (3) inches of compost tilled into them to a depth of six (6) inches. A three (3) inch layer of shredded hardwood bark mulch should be applied to all beds after planting is completed. Four (4) inch pots and ground cover may be planted through the mulch.
12) Contractor is responsible for removal of trash and repair of hazardous conditions (tools, open holes, et.) on a daily basis by the end of the work day.
13) Water all plantings in bed areas thoroughly on a daily basis until final acceptance.
14) To prepare turf areas treat them with a selective herbicide two weeks prior to sodding or seeding. Then rake area to remove stones, sticks and other debris. Add two (2) inches of topsoil to the turf area. Rake area to a finish grade (1" below walks and curbs).
15) If sodding is to take place the sod should be gathered and planted within a 48 hour period. Lay the sod to form a solid mass with tight fitting joints. Butt ends and sides of sod and offset joints in adjacent courses. Roll sod to ensure good contact with soil. If planting on a slope be sure to lay courses parallel to the contours and secure sod with pins if necessary. Site preparation and maintenance will be the same for hydromulching.
16) Water sod daily so as to not allow turf blades to wilt. If necessary water twice per day.
17) Apply slow release fertilizer 15-15-15 or equal at a rate of 2 lbs. per 100 s.f. to all turf or planted areas.

REFERENCE NOTE SPECIFICATIONS

LAWN AREAS - SOD / HYDROMULCH / SEED MIX

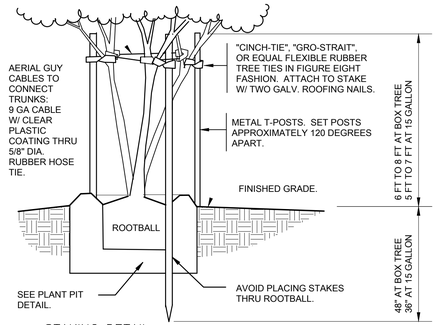
1. Lawn, Bermuda "Tif 419" Sod. Provide spray irrigation. Temporary irrigation only within septic fields or Right of Way (R.O.W.). Pre emergent weed treatment recommended.

STEEL EDGE

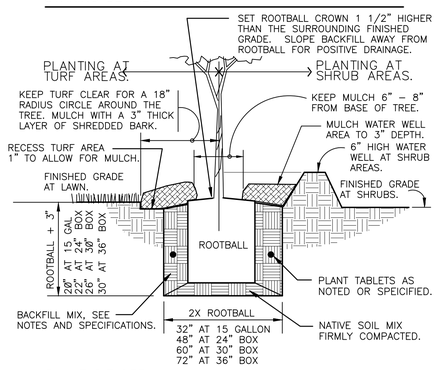
2. Steel edge, 3/16" x 4" landscape edging as manufactured by Ryerson, or equal, dark green and furnished with steel stakes. Install edging in smooth curves free of kinks. Final height of edging to be 1" above height of soil mat of sod.

MULCHES / GRAVELS / RIVER ROCK / BOULDERS

3. Mulch, Native Hardwood. 3" deep with drip irrigation. Ensure that drip line is placed above rootballs.



STAKING DETAIL



PLANT PIT DETAIL

1 TREE PLANTING MULTI–STAKE

1" = 1'-0"

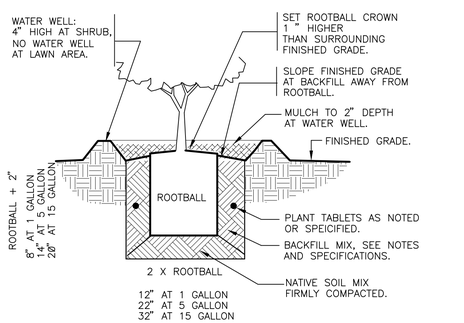
19) Contractor shall keep all construction areas and public streets free from accumulation of waste material. Upon completion of construction and prior to final approval contractor shall thoroughly clean the site of all trash, spilled soil, and litter, etc. that has resulted from landscape construction operations. Repair all damage to finish grade including tailings from excavations, wheel ruts, etc. caused from construction. All debris, trash and excess materials and equipment shall be removed from the site prior to final acceptance.
20) Remove all tags, ribbons and wires from all newly installed plant material.

LANDSCAPE MAINTENANCE REQUIREMENTS

The owner shall be responsible for:
1) Regular maintenance of all required landscape areas and plant materials in a vigorous and healthy condition, free from diseases, pests, weeds, and litter. This maintenance shall include weeding, watering, fertilization, pruning, mowing, edging, mulching or other needed maintenance, in accordance with generally accepted horticultural practice.
2) The repair or replacement of required landscape structures (walls, fences, etc.) to a structurally sound condition.
3) The regular maintenance, repair, or replacement, where necessary, of any required screening or buffering.
4) All open space areas that are to be preserved as natural plant communities shall be trimmed, at least once a year, of all exotic vegetation, lawn grasses, trash, or other debris. Natural area should be mulched, pruned and otherwise maintained so that plants are vigorous.

IRRIGATION SPECIFICATIONS

1) Irrigation contractor will provide pipes for sleeves and specify locations for placement of sleeves by general contractor prior to pouring concrete or laying asphalt.
2) Irrigation contractor will install all backflow prevention devices and all piping between the point of connection and the backflow preventer as per local governing authorities.
3) Find location of backflow preventer, and automatic controller location shall be approved by the owner's authorized representative.
4) 120 VAC electrical power source at controller location shall be provided by others. The irrigation contractor shall make the final connection from the electrical source to the controller.
5) All sprinkler heads shall be set perpendicular to finish grade unless otherwise specified.
6) The irrigation contractor shall flush and adjust all sprinkler heads and valves for optimum coverage with minimal overspray onto walks, streets, walls, etc.
7) Head location is the responsibility of the irrigation contractor, with the understanding that all landscape areas will receive adequate water to provide for vigorous growth of vegetation.
8) Irrigation contractor will replace or repair all items damaged by his work.
9) All work shall be installed in accordance with applicable codes and ordinances for the City of Rockwall, Texas and the National Electrical Code and all governing authorities.
10) The irrigation contractor is responsible for reporting any deficiency in water pressure that would affect the operation of the irrigation system.
11) The irrigation contractor shall be a Registered Licensed Irrigator in the State of Texas. Contractor must conform to all codes as stated in section 34 of the Texas Water Code and TNRCC.
12) All remote control valves, gate valves, quick couplers and control wire and computer cable pull pints shall be installed in approved valve boxes.
13) Irrigation Contractor shall procure all permits, licenses, and pay all charges and fees and give all necessary notices for the completion of work.
14) Contractor shall not disturb roots of existing trees. There shall be no machine trenching below the dripline of existing trees.
15) Extreme care shall be exercised in excavating and working near utilities. Contractor shall verify the location and condition of all utilities and be responsible for damage to any utilities.
16) Contractor shall clearly mark all exposed excavations, materials, and equipment. Cover or barricade trenches when the contractor is not on the site. Take all necessary precautions to protect and prevent injury to any persons on the site.
17) All automatic irrigation systems shall be equipped with a controller of dual or multiple programming. Controllers shall have multiple cycle start capacity and a flexible calendar program, including the capacity of being set to water every five days. All automatic irrigation systems shall be equipped with a rain sensor shutoff device.
18) Irrigation in Texas is regulated by the Texas Commission on Environmental Quality, www.tceq.texas.gov, (512) 239-1000



2 SHRUB PLANTING

1" = 1'-0"

Contractors:
email info@blairla.com with RFIs, submittals, & inspection scheduling
Schedule inspections at least 2 weeks in advance

Date | Description | Rev

Consultant Seal

Company Name and Address
William S. Blair
(512) 522-8979
info@BlairLA.com
www.BlairLA.com
100 Congress Ave.
Ste 2000
Austin, TX 78701

BLAIR LANDSCAPE ARCHITECTURE, LLC
QUALITY. INTEGRITY. RELIABILITY.

REGISTERED LANDSCAPE ARCHITECT WILLIAM S. BLAIR 2472 STATE OF TEXAS

William S. Blair
October 14, 2023

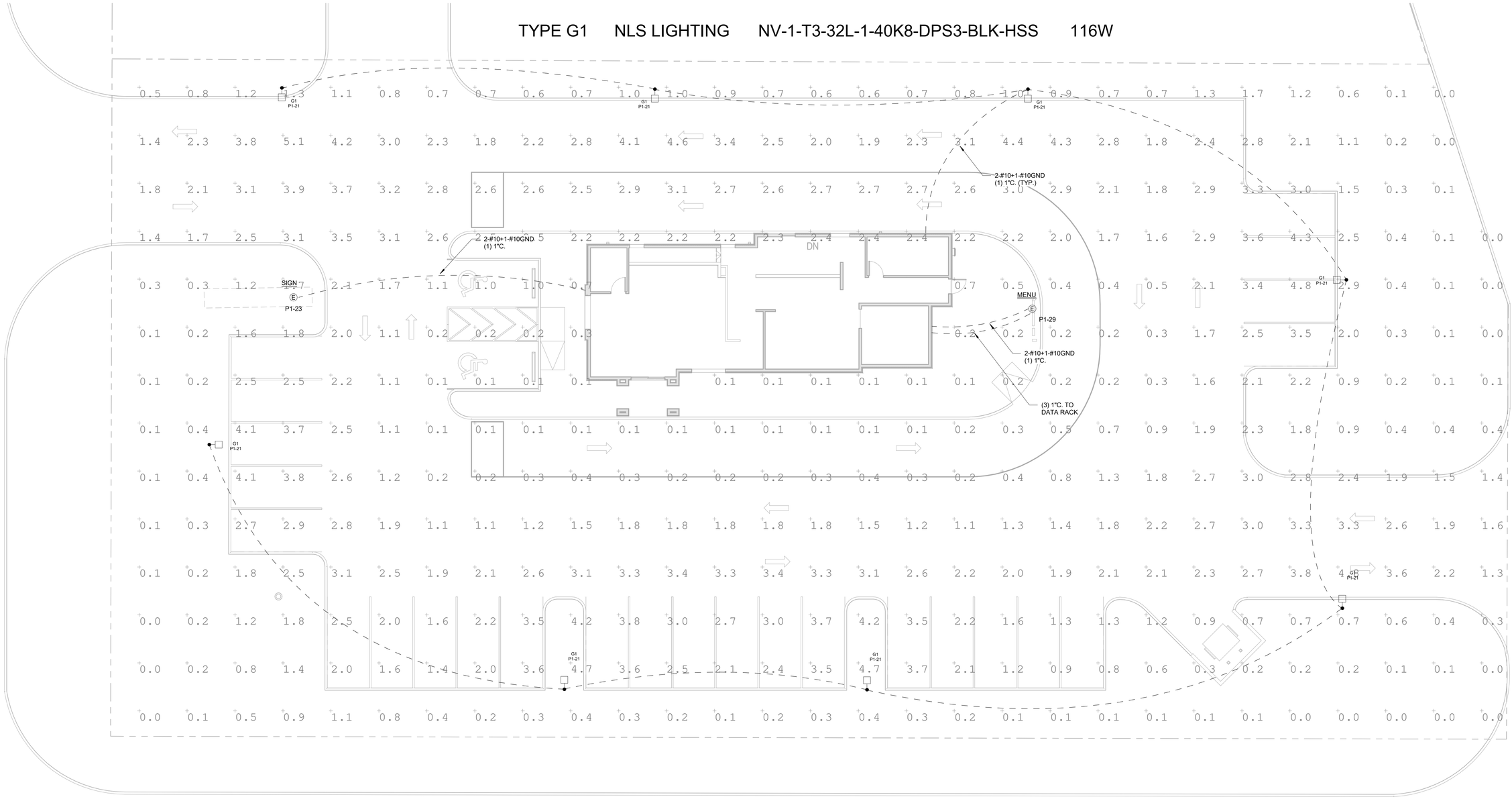
Project Name and Address
HteaO | Rockwall
N Goliad Dr. and Bordeaux Dr.
Rockwall, Texas

Sheet Title
Landscape Details & Specifications

Design By: Will Blair
Checked By: xxxx
Issue Date: 09/15/2023
Project Number: 23062-LP

L2
OF 2

TYPE G1 NLS LIGHTING NV-1-T3-32L-1-40K8-DPS3-BLK-HSS 116W



1 ELECTRICAL SITE PHOTOMETRIC PLAN

SCALE: 1"=10'-0"

CEN-TEX ENGINEERING
18 South Main St.
Temple, TX 76501
Suite 610

HTEAO ROCKWALL
HWY 205 & BORDEAUX DR.
ROCKWALL, TX 75087

STATE OF TEXAS
COOPER GILL
128999
LICENSED
PROFESSIONAL ENGINEER
09.29.2023
TX FIRM NO. F-11794

Date: **09/29/2023**
Dwn: **KSF** Chk: **CG**
Project No.: **2348**
Issue: **PERMIT**

Sheet Name:
ELECTRICAL SITE PHOTOMETRIC PLAN

E0.2

NLS LIGHTING

NV-1

AREA, SITE & ROADWAY

FORM AND FUNCTION
- Sleek, low profile housing
- Spec grade performance
- Engineered for optimum thermal management
- Low depreciation rate
- Reduces energy consumption and costs up to 65%
- Exceeds IES foot candle levels utilizing the least number of poles and fixtures per project
- Optical system designed for:
  - Parking Lots
  - Auto Dealerships
  - General Area Lighting

CONSTRUCTION
- Die Cast Aluminum
- External cooling fins
- Corrosion resistant external hardware
- One-piece silicone gasket ensures IP65 seal for electronics compartment
- One-piece Optics Plate™ mounting silicone Micro Optics
- Two-piece silicone Micro Optic system ensures IP67 level seal around each PCB
- Grade 2 Clear Anodized Optics Plate™ standard

FINISH
- 3-5 mils electrostatic powder coat.
- NLS' standard high-quality finishes prevent corrosion, protects against extreme environmental conditions

WARRANTY
Five-year limited warranty for drivers and LEDs.

BUY AMERICAN
To ensure the latest BAA/TAA/BABA Standards are being met, please select BAA, TAA, or BABA in the options section. Please contact the factory before placing an order for any NLS products requesting BAA (Buy American Act), TAA (Trade American Act), or BABA (Build America, Buy America).

PROUDLY MADE IN THE USA

LED WATTAGE CHART

	16L	32L	48L	64L
400 milliamps	21w	-	-	-
530 milliamps	28w	-	-	-
700 milliamps	36w	71w	104w	136w
1050 milliamps	56w	106w	156w	205w

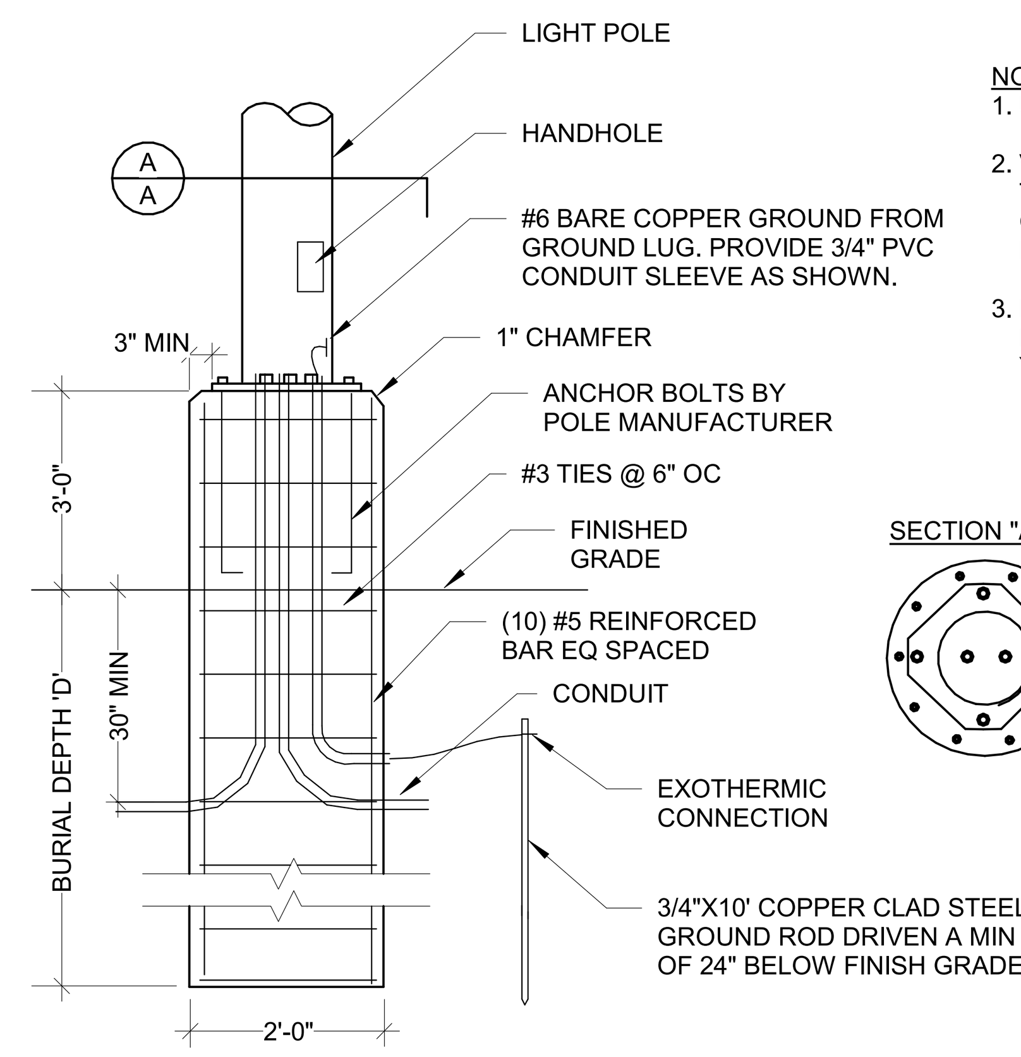
Project Name: Type:

TYPE G1 NLS LIGHTING NV-1-T3-32L-1-40K8-DPS3-BLK-HSS 116W

Cat#	Light Dist.	# of LEDs	Milliamps	Kelvin	Volts	Mounting	Color	Options
NV-1 **(NV-1)**	Type 2 **(T2)** Type 3 **(T3)** Type 4 **(T4)** Type 5 **(T5)** Nema 3 30° Narrow Beam **(N3)**	16 **(16L)** 32 **(32L)** 48 **(48L)** 64 **(64L)**	400 **(40)** 530 **(53)** 700 **(7)** 1050 **(1)**	Amber 585-600nM **(AMBER)**[6][10] 2700K, 70 CRI **(27K7)**[6] 2700K, 80 CRI **(27K8)**[1][6] 3000K, 70 CRI **(30K7)**[6] 3000K, 80 CRI **(30K8)**[1][6] 3500K, 80 CRI **(35K8)** 4000K, 70 CRI **(40K7)** 4000K, 80 CRI **(40K8)**[1] 5000K, 70 CRI **(50K7)** 5000K, 80 CRI **(50K8)**[1]	120-277 **(UNV)** 347-480 **(HV)**	Architectural Sweep Arm **(ASA)** Direct Pole 3" Arm Single, D180 **(DPS3)**[2] Direct Pole 7" Arm D180, D90, T90, T120, Quad **(DPS7)**[2] Knuckle Mount **(KM)** Wall Mount **(WM)** Trunnion Mount **(TM)**[3] Tennis Arm Mount **(TA)** Mast Arm Mount **(MA)**	Bronze Textured **(BRZ)** White Textured **(WHT)** Smooth White Gloss **(SWT)** Silver **(SVR)** Black Textured **(BLK)** Smooth Black Gloss **(SBK)** Graphite Textured **(GPH)** Grey Textured **(GRY)** Green **(GRN)** Hunter Green **(HGN)** Custom **(CS)**	Bird Spikes **(BS)** Marine Grade Finish **(MGF)** Optic Plate Painted to Match Fixture **(OPP)** Nema 7-Pin Receptacle **(PE7)** Photocell + Receptacle **(PCR)** Receptacle + Shorting Cap **(PER)** FSP-211 with Motion Sensor **(FSP-20)**[4] *9'-20' Heights* **(FSP-40)**[4] *21'-40' Heights* Quick Mount Bracket **(QMB)** Retrofit Mount Bracket **(RQMB)** Round Pole Adaptor 3"- 4" Pole **(RPA4)** Round Pole Adaptor 5"- 6" Pole **(RPA5)** Rotated Optic Left **(ROL)** Rotated Optic Right **(ROR)** Automotive House Side Shield **(AHS)** House Side Shield **(HSS)**[5] Black Hardware **(BH)** Black Optic Frame **(BOF)** Glass Lens **(GL)**[7] HAL Lens **(HAL)**[8] Buy American **(BAA)**[11] Trade American **(TAA)**[11] Build America Buy American **(BABA)**[11] Custom Controls Integration **(CCI)**[9]

Notes:
1. Consult Factory for Lead Time. Consult Factory for 90 CRI Requests.
2. For Round Pole Specify RPA4 or RPA5
3. Standard finish is stainless steel. Can be painted to match fixture
4. Universal Voltage 120-277
5. HSS not applicable with Nema 2 and Nema 3 Optics
6. 3000K or lower, with fixed mounting options only, must be selected to meet International Dark-Sky Association certification.
7. Glass Lens: Low iron glass, fully tempered per ANSI C1047 (QCH-2201-37)
8. HAL Lens: Clear Soda-Lime-Silica Float Glass, Yellow (Spectrum Yellow Smooth 161S), Annealed, 1/8"
9. Please contact Factory for Custom Control Integration requests (nLight, NX, WaveLinx, Crestron, DMX/RDM, Synapse, Casambi, Dali II, Avi-On, or other control systems)
10. Turtle Safe
11. Consult factory for all BAA/TAA/BABA requests

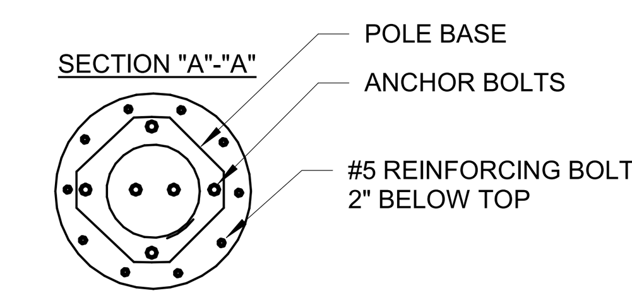
REV. 09.13.23 1



1 POLE BASE ELEVATION

NOTES:
1. USE MIN 4000 PSI 28 DAY STRENGTH CONCRETE FOR POLE BASE.
2. VERIFY ANCHOR BOLT LOCATIONS WITH MANUFACTURER'S TEMPLATE AND CONDUIT ORIENTATION WITH EC PRIOR TO BASE CONSTRUCTION. EC RESPONCABLE FOR COORDINATING POLE MANUFACTURERS ANCHOR BOLTS WITH IOWA BASE, INC.
3. POLES ALONG ROAD WAY SHALL BE 4'-0" TO CENTER OF POLE BASE FROM BACK OF CURB. POLES IN 5' CLEAR ZONE OF STORAGE YARD SHALL BE 5'-0" TO CENTER OF POLE BASE FROM FENCE LINE.

SECTION "A"-"A"



POLE HEIGHT	BURIAL DEPTH
20'-0"	5'-0"

CEN-TEX ENGINEERING
CEN-TEX ENGINEERING
18 South Main St.
Temple, TX 76501
Suite 610

HTEAO ROCKWALL
HWY 205 & BORDEAUX DR.
ROCKWALL, TX 75087

STATE OF TEXAS
COOPER GILL
128999
LICENSED
PROFESSIONAL ENGINEER
09.29.2023
TX FIRM NO. F-11794

Date: **09/29/2023**
Dwn: **KSF** Chk: **CG**
Project No.: **2348**
Issue: **PERMIT**

Sheet Name:
ELECTRICAL SITE PHOTOMETRIC PLAN

E0.3

PROJECT COMMENTS

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

DATE: 10/27/2023

PROJECT NUMBER: SP2023-039
PROJECT NAME: SIte Plan for Rockwall Middle SChool
SITE ADDRESS/LOCATIONS: 625 Farm Market RD 552

CASE CAPTION: Discuss and consider a request by Ronny Klingbeil of RLK Engineering, Inc. on behalf of Tim Lyssy of the Rockwall Independent School District (RISD) for the approval of a Site Plan for existing Public Secondary School (i.e. J. W. Williams Middle School) on a 26.25-acre parcel of land identified as Lot 1, Block 1, Rockwall Middle School #4 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 625 FM-552, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	10/26/2023	Needs Review

10/26/2023: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Ronny Klingbeil of RLK Engineering, Inc. on behalf of Tim Lyssy of the Rockwall Independent School District (RISD) for the approval of a Site Plan for existing Public Secondary School (i.e. J. W. Williams Middle School) on a 26.25-acre parcel of land identified as Lot 1, Block 1, Rockwall Middle School #4 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, North SH-205 Overlay (N. SH-205 OV) District, addressed as 625 FM-552.

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 (SP2023-039) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, Unified Development Code [UDC])

I.4 The subject property will be required to be Replat, if any new easements are established or existing easements are adjusted.

M.5 A Material Sample Board must be provided by the November 1, 2023 Architecture Review Board (ARB) meeting. (Subsection 03.04. A, of Article 11, UDC)

M.6 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 _____, _____.

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

M.7 Site Plan:
(1) Is there any existing or proposed fencing? If so, please indicate the location, height, and material. (Subsection 08.02. F, of Article 08, UDC)
(2) Is there any pad mounted utility equipment? If so, please indicate then and provide the required screening on the landscape plan. (Subsection 01.05. C, of Article 05, UDC)
(3) Are there any RTUs? If so, please crosshatch the RTUs on the building elevations (RTUs must be fully screened by an enclosed parapet system). (Subsection 01.05. C, of Article 05, UDC)
(4) Please provide a detail of the proposed flag poles. As a note, they must be located 10-feet away from the building.
(5) There shall be no outside storage.

M.8 Landscape Plan:
(1) Remove the 'Per Pre-Development Meeting' language on the Landscape Tabulations table.
(2) Per the landscape buffer requirement two (2) canopy and four (4) accent trees are required per 100-feet. In this case, 18 canopy and 36 accent trees would be required. Per the landscape plan, 16 canopy trees are being provided. This will be an exception. (Subsection 06.02. E, of Article 05, UDC)

M.9 Photometric Plan:
(1) Please clarify if any of the lighting is to be changed. If any new fixtures are added/replaced a photometric plan and cutsheets must be provided. (Subsection 03.04, of Article 11, UDC)

M.10 Building Elevations:
(1) Please clarify where the stone is on the north elevations. Staff saw that it was included in the façade calculation, but did not see a label for it in the elevations.
(2) 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)
(3) 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)
(4) Please indicate the parapet height on each side of the façade. (Subsection 04.01, of Article 05, UDC)
(5) Please crosshatch any RTUs on the proposed building elevations. (Subsection 01.05. C, of Article 05, UDC)
(6) The proposed additions do not meet the wall length articulation requirements (i.e. wall length = 3 x wall height) on the west and south facades. This will be a variance. (Subsection 04.01. C, of Article 05, UDC)

I.11 Staff has identified the following exception(s) and variance(s) associated with the proposed request: [1] landscape buffer plantings. 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.12 Please note that failure to address all comments provided by staff by 3:00 PM on November 7, 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.13 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 November 7, 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 November 14, 2023 Planning & Zoning Meeting.

I.14 Please note the scheduled meetings for this case:
1) Planning & Zoning Work Session meeting will be held on November 1, 2023.
2) Planning & Zoning meeting/public hearing meeting will be held on November 14, 2023.

I.15 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 requires 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	Madelyn Price	10/24/2023	Approved w/ Comments

10/24/2023: 1. Need to show 16" and 12" water, and 10" force main in property.

General Library Comments:
General Items:
- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Minimum easement width is 20' for new easements. No structures or signage allowed in easements.
- Retaining wall 3' and over must be engineered.
- All retaining walls 18" and taller must be rock or stone face. No smooth concrete walls.
- Must include a 10' utility easement along street frontage
- Replat

Water and Wastewater Items:
- Public water lines to be 8" minimum.
- Show existing and proposed water and sewer on site plan
- Public Sewer to be 8" minimum.
- All public utilities to be centered in a 20' wide easement
- It appears that the existing water line will need to be moved for the building expansion.

Drainage Items:
- Dumpster area to drain to an oil/water separator and then to the storm system.
-Existing detention was designed for fully developed conditions. Verification of current grading of pond to original design is required. Regrading may be required if not at original grading.
- Realignment of storm sewer will be required.
-Grate inlets are not allowed.

Roadway Paving Items:
- Parking to be 20'x9'
- No dead-end parking allowed without a striped and signed "No Parking" area that is 64'x15'.
- Drive aisles to be a min. 24' wide
- Fire lane to have a min. radius of 20' if buildings are less than 30' tall. If any building is over 30' tall, the fire lane min. radius is 30'.
- Fire lane to be platted

Landscaping:
- No trees to be within 5' of any public water, sewer, or storm line that is less than 10" in diameter.
- No trees to be 10' of any public water, sewer, or storm line that is 10" in diameter or greater.
- All trees and shrubs planted adjacent to 18' parking spaces shall be planted 4' from back of curb or make these parking spaces 20'x9'

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	10/27/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/26/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT

GIS	Lance Singleton	10/23/2023	Approved

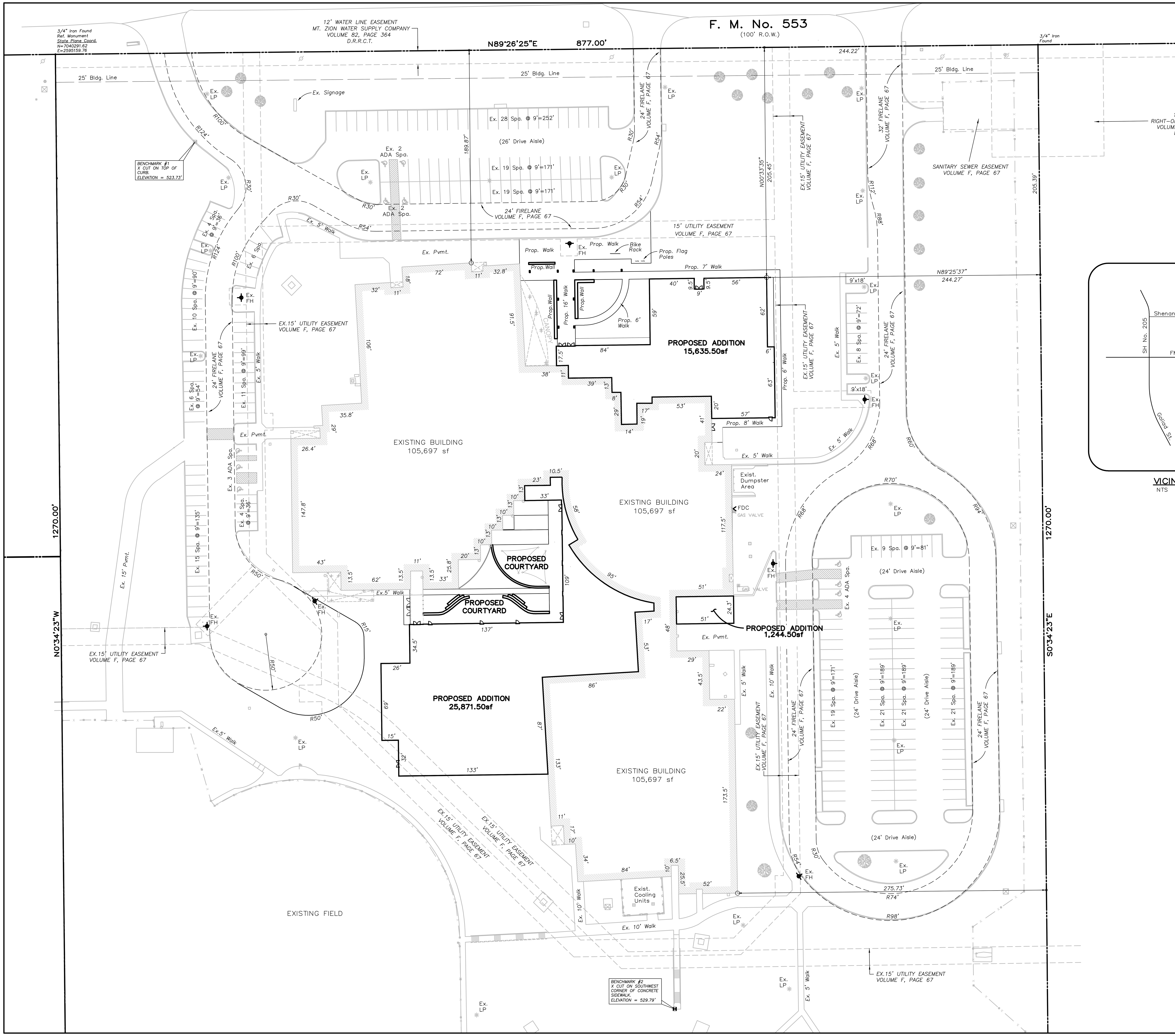
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	10/24/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	10/24/2023	Approved w/ Comments

10/24/2023: 1. Common Bermuda is one of the less desirable varieties now. New varieties such as Tif Tuf or Tahoma 31 provide great drought, cold, wear and shade tolerance.



General Items:
- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Minimum easement width is 20' for new easements. No structures or signage allowed in easements.
- Retaining wall 3' and over must be engineered.
- All retaining walls 18" and taller must be rock or stone face. No smooth concrete walls.
- Must include a 10' utility easement along street frontage
- Replat

Water and Wastewater Items:
- Public water lines to be 8" minimum.
- Show existing and proposed water and sewer on site plan
- Public Sewer to be 8" minimum.
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- It appears that the existing water line will need to be moved for the building expansion.

Drainage Items:
- Dumpster area to drain to an oil/water separator and then to the storm system.
-Existing detention was designed for fully developed conditions. Verification of current grading of pond to original design is required. Regrading may be required if not at original grading.
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SITE PLAN

ROCKWALL MIDDLE SCHOOL No. 4 ADDITION

LOT 1

Rockwall Middle School No. 4 Addition
Recorded In Cabinet F, Page 67 P.R.R.C.T.

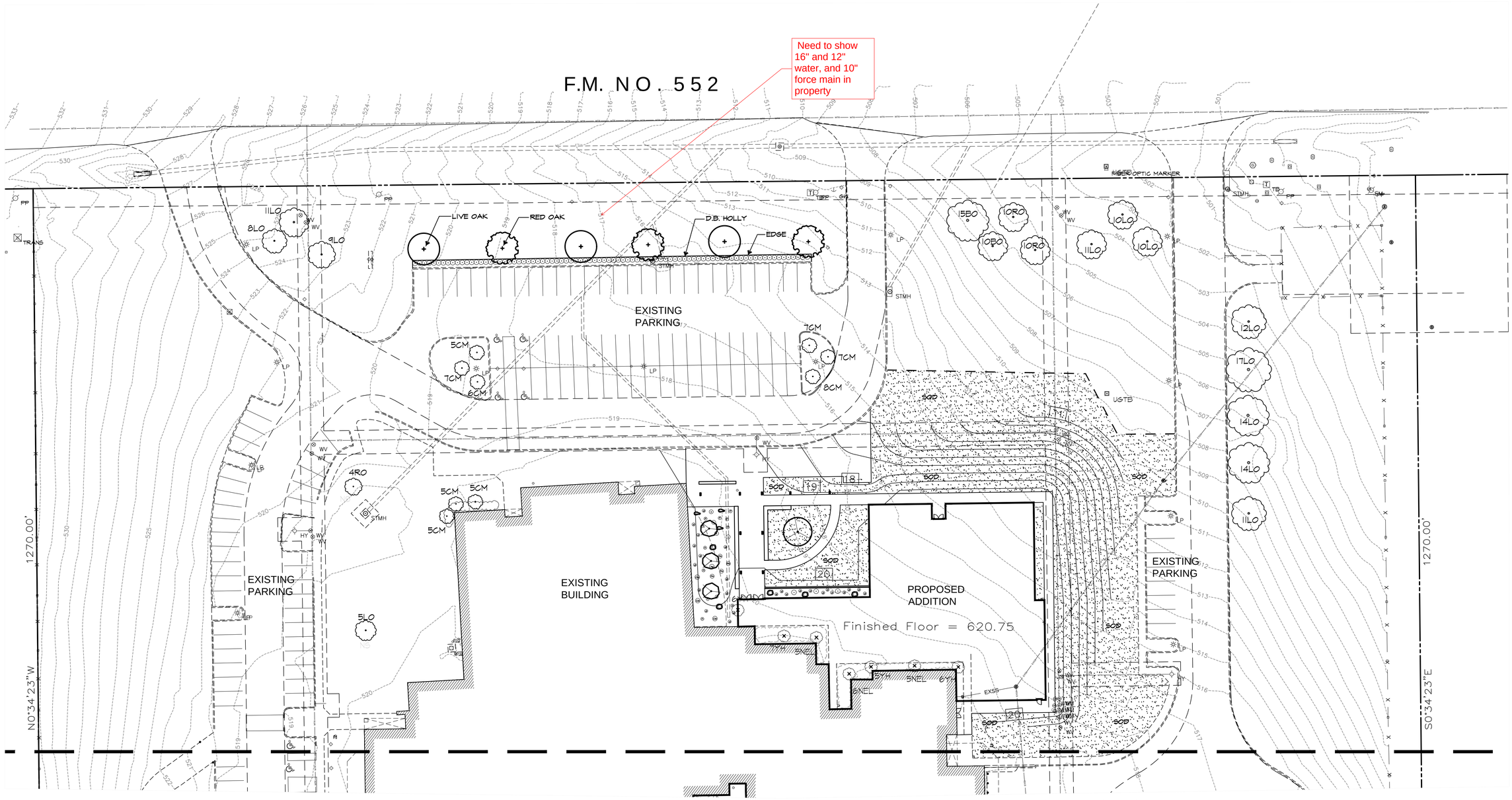
25.569 Acres Situated In The
W.T. DeWEESE SURVEY ~ ABST. 71
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

Owner
Rockwall Independent School District
1050 Williams Street
Rockwall, Texas 75087
Telephone 972 771-0605

Engineer
RLK Engineering, Inc.
Texas Registration No. 579
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733

October 19, 2023

CS1.0



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

Owner
Rockwall Independent School District
1050 Williams Street
Rockwall, Texas 75087
Telephone 972 771-0605

Engineer/Applicant
RLK Engineering, Inc.
Texas Registration No. 579
Attn: Seth Kelly
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733

NORTH
0 30 60
SCALE: 1" = 30'-0"

ROCKWALL MIDDLE SCHOOL No. 4 ADDITION

LOT 1
Rockwall Middle School No. 4 Addition
Recorded In Cabinet F, Page 67 P.R.R.C.T.
25.569 Acres Situated In The
W.T. DeWEESE SURVEY ~ ABST. 71
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
CITY OF ROCKWALL CASE NO. SP202-xxx
DATE 10/20/2023

RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

WILLIAMS ADDITIONS AND RENOVATIONS

625 E Fm 552, Rockwall, TX 75087

LANDSCAPE PLAN AREA A

ISSUES/
REVISIONS

PERMIT - 10/20/2023

DATE: 10/20/2023
SCALE: 1" = 30'-0"

SHEET No.
L 2

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	625 Farm to Market Rd 552, Rockwall, Texas 75087			
SUBDIVISION	Rockwall Middle School No. 4 Addition	LOT	1	BLOCK
GENERAL LOCATION	SWC of N. John King Blvd & FM 522			

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	SF-16	CURRENT USE	Educational - Middle School
PROPOSED ZONING	n/a	PROPOSED USE	n/a
ACREAGE	26.25	LOTS [CURRENT] 1	LOTS [PROPOSED] n/a

☒ ***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	Rockwall I.S.D	☐ APPLICANT	RLK Engineering, Inc.
CONTACT PERSON	Tim Lyssy	CONTACT PERSON	Ronny Klingbeil
ADDRESS	1050 Williams Street	ADDRESS	111 W. Main Street
CITY, STATE & ZIP	Rockwall, Texas 75087	CITY, STATE & ZIP	Allen, Texas 75013
PHONE	972-771-0605	PHONE	972-359-1733
E-MAIL	tim.lyssy@rockwallisd.org	E-MAIL	Ronny@RLKengineering.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Tim Lyssy [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 $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 20th DAY OF October, 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."

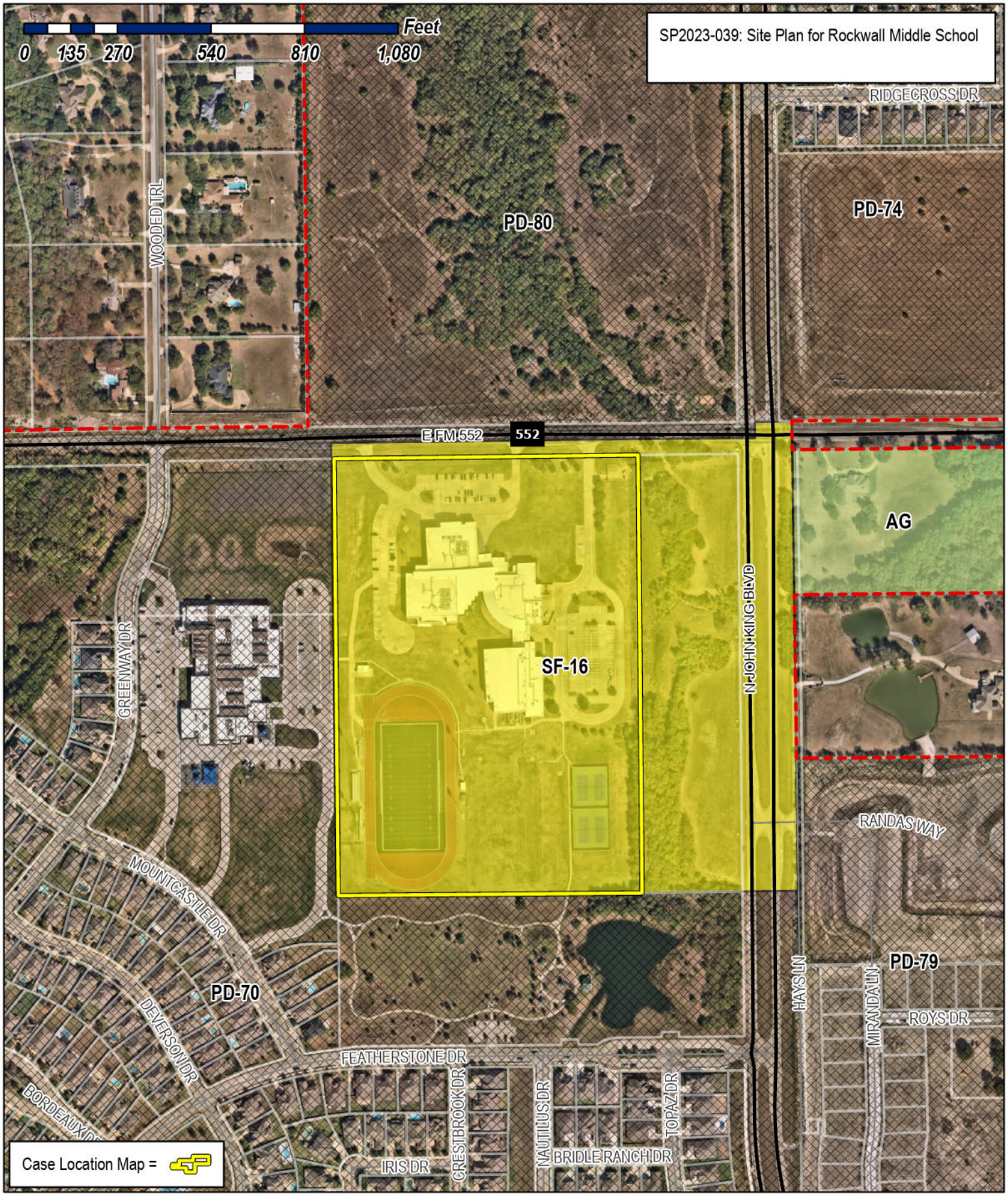
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 20th *DAY OF* October, 2023

OWNER'S SIGNATURE Tim Lyssy

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Melanie Pyland

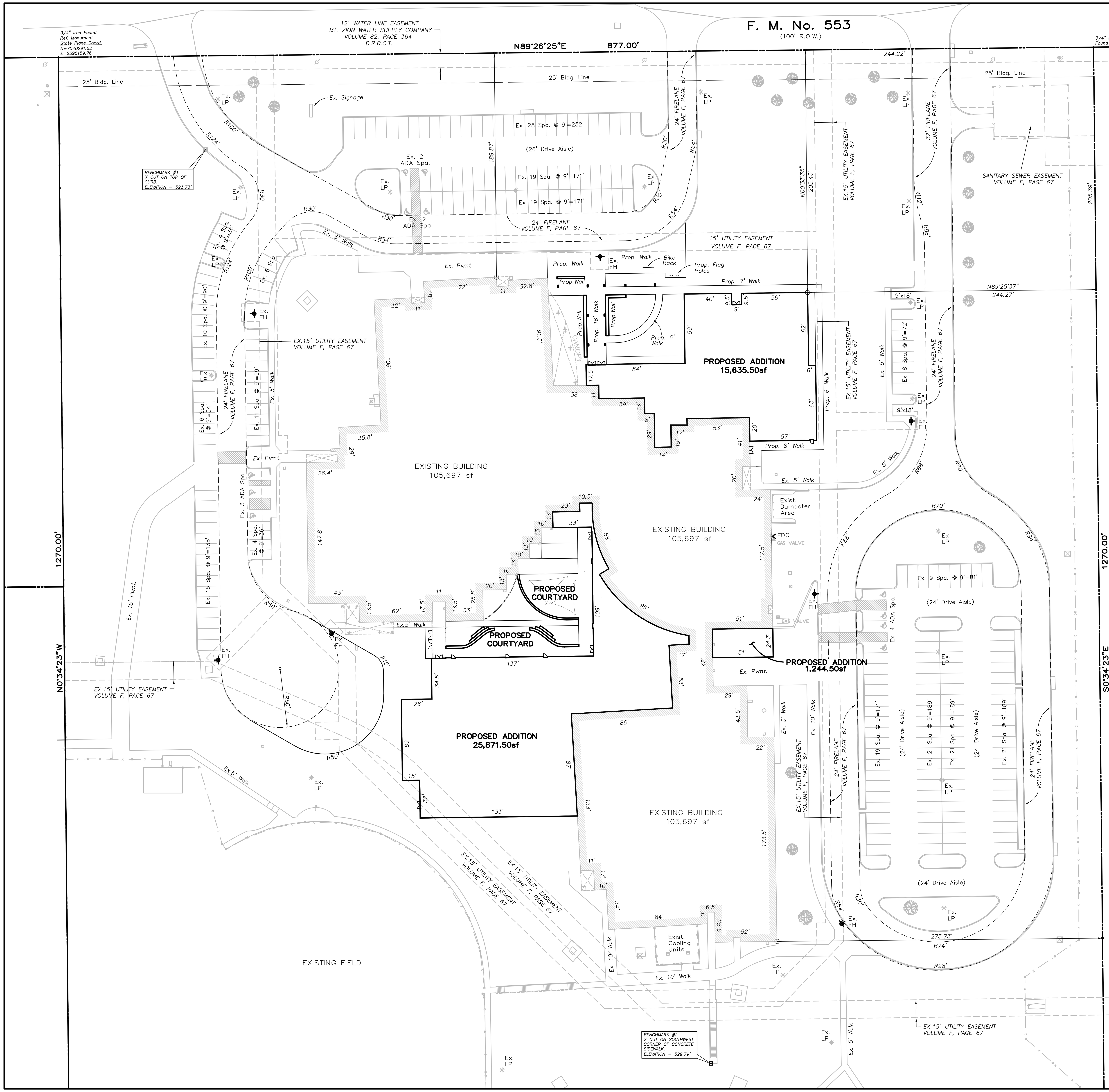
MELANIE PYLAND
My Notary ID # 126570708
Expires August 6, 2024

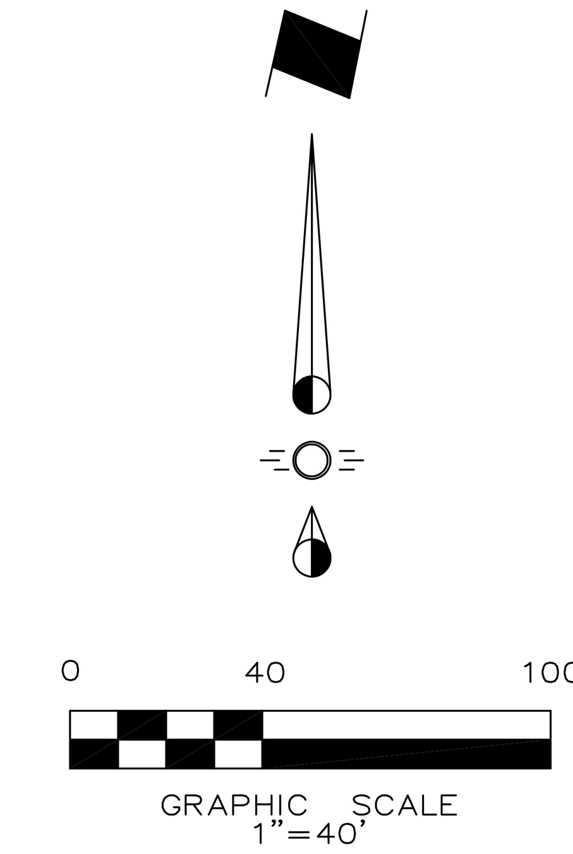
MY COMMISSION EXPIRES

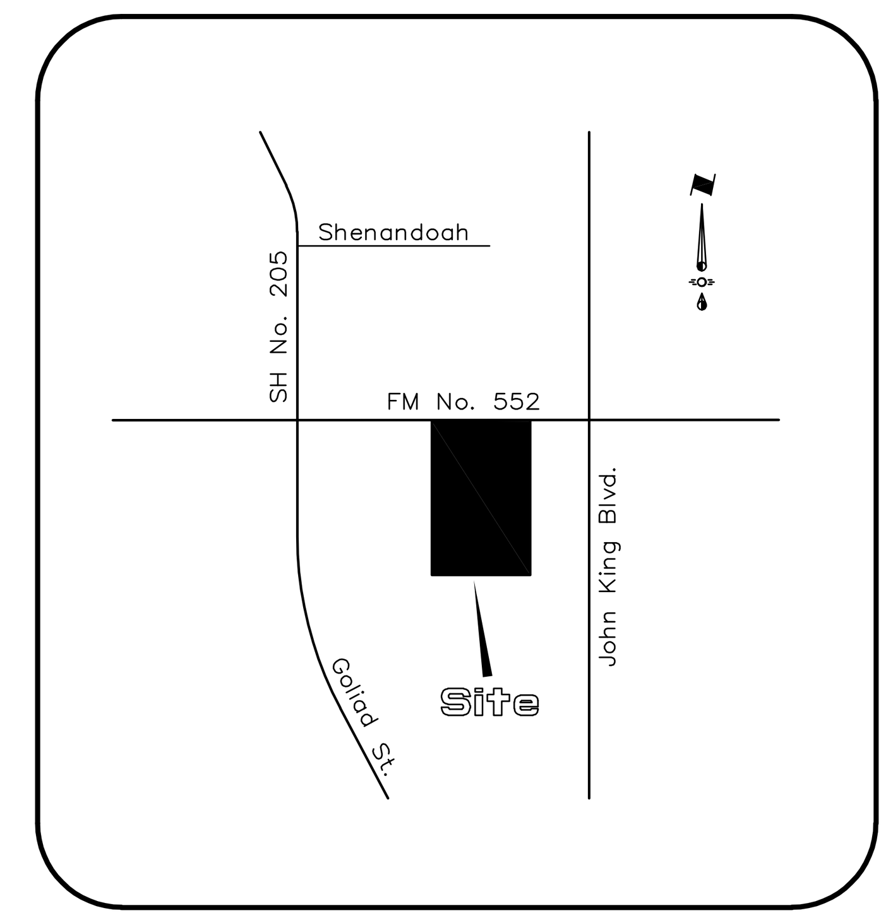


City of Rockwall

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







VICINITY MAP
NTS

Zoning:	SF-16
Use:	Educational – Middle School
Lot Area:	(1,143,450sf) 26.25 Ac
Ex. Building SF:	105,697 sf
Prop. Building SF:	147,938 sf
Total Building Floor Area:	189,251 sf
Building Max. Height:	140'-0"
Parking: (1 for each 18 Students)	
Required (1350/18):	75 Spaces
Total Provided:	222 Spaces
ADA Spaces Required:	7 Spaces
Total Provided:	11 Spaces
Bicycle Parking:	
Required (1/10 – 222/10)	23 Spaces
Total Provided:	24 Spaces
Proposed Parking Pvmt. 7" 4000psi Conc. over 8" Compacted Subgrade	

SITE SUMMARY

SITE PLAN
ROCKWALL MIDDLE SCHOOL No. 4 ADDITION
LOT 1
Rockwall Middle School No. 4 Addition
Recorded In Cabinet F, Page 67 P.R.R.C.T.
25.569 Acres Situated In The
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October 19, 2023

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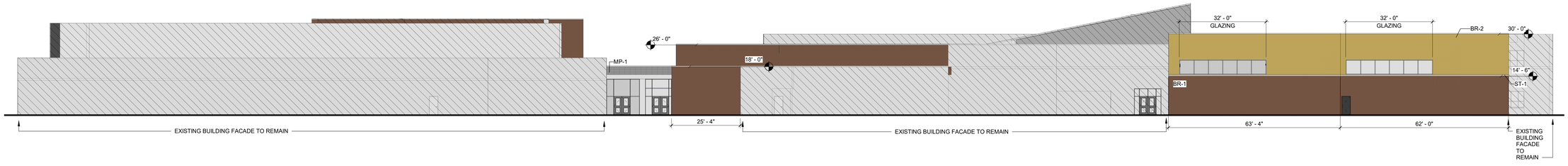
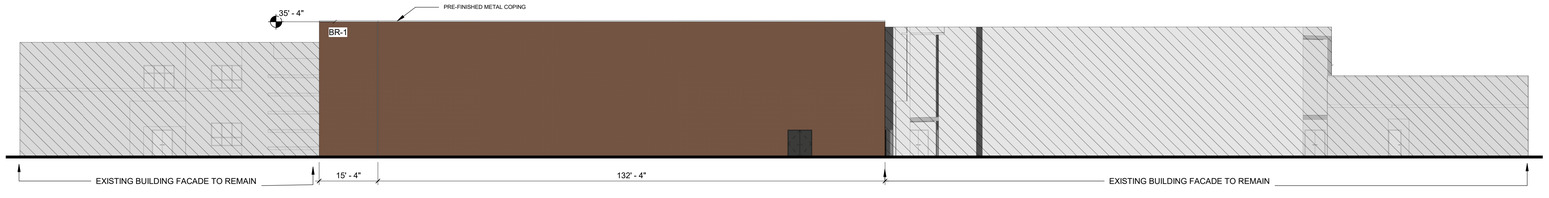


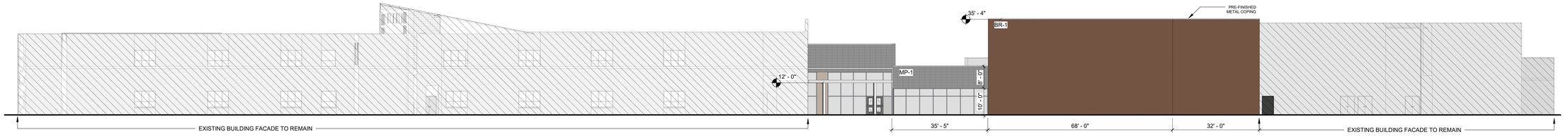
04 OVERALL EXTERIOR ELEVATION - EAST (FACES N JOHN KING BLVD)
1/16" = 1'-0"

TOTAL FACADE SQUARE FOOTAGE: 5058 SF
BRICK: 4271 SF (84%)
STONE: 84 SF (1%)
GLAZING: 657 SF (13%)
METAL PANEL: 110 SF (2%)
MASONRY PERCENTAGE (MINUS GLAZING) : 97%



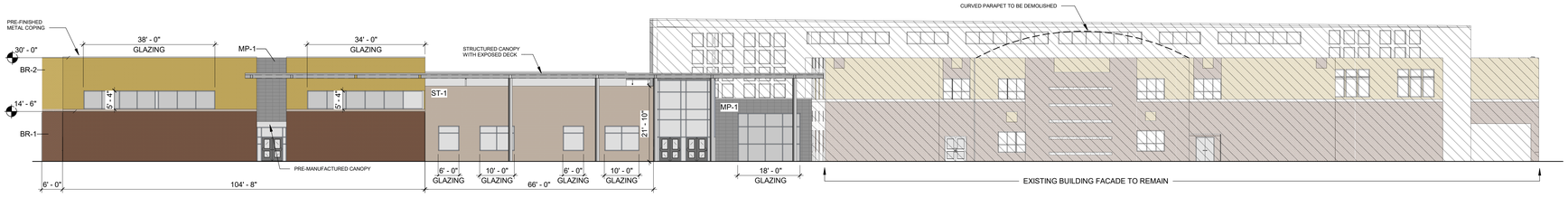
03 OVERALL EXTERIOR ELEVATION - SOUTH
1/16" = 1'-0"

TOTAL FACADE SQUARE FOOTAGE: 5147 SF
BRICK: 5147 (100%)
STONE: 0 SF (0%)
GLAZING: 0 SF (0%)
METAL PANEL: 0 SF (0%)
MASONRY PERCENTAGE (MINUS GLAZING): 100%



02 OVERALL EXTERIOR ELEVATION - WEST
1/16" = 1'-0"

TOTAL FACADE SQUARE FOOTAGE: 4945 SF
BRICK: 3621 SF (72%)
STONE: 0 SF (0%)
GLAZING: 774 SF (16%)
METAL PANEL: 601 (12%)
MASONRY PERCENTAGE (MINUS GLAZING): 86%



01 OVERALL EXTERIOR ELEVATION - NORTH (FACES HWY 552)
1/16" = 1'-0"

TOTAL FACADE SQUARE FOOTAGE: 5921 SF
TOTAL FACADE SQUARE FOOTAGE MINUS GLAZING:
BRICK: 2611 SF (45%)
STONE: 1278 SF (22%)
GLAZING: 1373 SF (24%)
METAL PANEL: 459 SF (8%)
MASONRY PERCENTAGE (MINUS GLAZING): 85%

EXT. MATERIALS LEGEND

EXTERIOR ELEVATIONS - WILLIAMS MIDDLE SCHOOL

As indicated

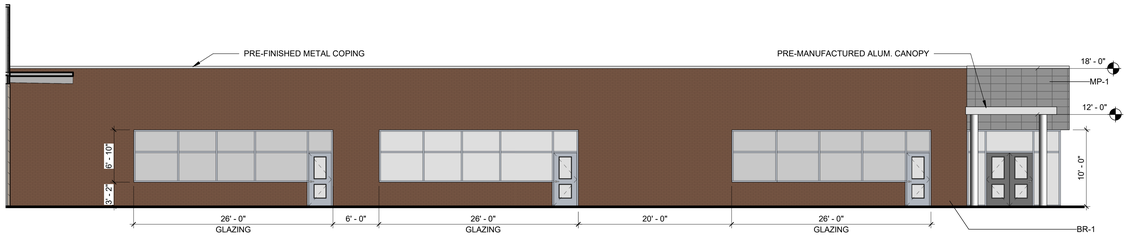
Rockwall Independent School District

INSERT NAME HERE.

CORGAN

08/23/23 • 23162.000

08/23/23 • 23162.000

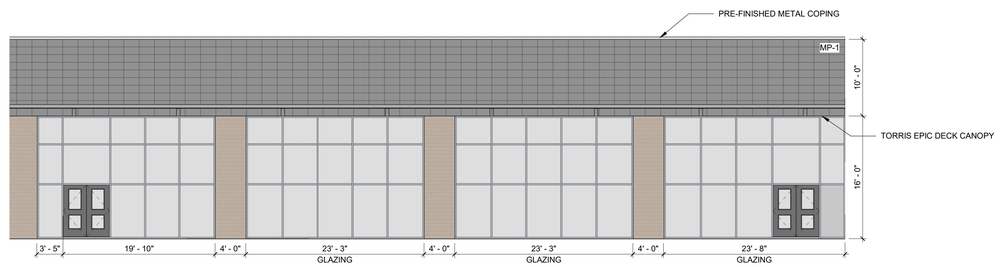


03 ENLARGED EXTERIOR ELEVATIONS - NORTH COURTYARD
1/8" = 1'-0"

TOTAL FACADE SQUARE FOOTAGE: 2446 SF
BRICK: 1653 SF (48%)
STONE: 0 SF (0%)
GLAZING: 687 SF (17%)
METAL PANEL: 106 SF (35%)
MASONRY PERCENTAGE (MINUS GLAZING): 93%

02 ENLARGED EXTERIOR ELEVATIONS - SOUTH COURTYARD
1/8" = 1'-0"

TOTAL FACADE SQUARE FOOTAGE: 844 SF
BRICK: 819 SF (97%)
STONE: 25 SF (3%)
GLAZING: 0 SF (0%)
METAL PANEL: 0 (0%)
MASONRY PERCENTAGE (MINUS GLAZING): 100%



01 ENLARGED EXTERIOR ELEVATIONS - WEST COURTYARD
1/8" = 1'-0"

TOTAL FACADE SQUARE FOOTAGE: 2762 SF
BRICK: 0 SF (0%)
STONE: 248 SF (9%)
GLAZING: 1496 SF (54%)
METAL PANEL: 1018 (37%)
MASONRY PERCENTAGE (MINUS GLAZING): 19%

EXT. MATERIALS LEGEND

BR-1 BR-2 ST-1 MP-1

0' 2' 4' 8' 16'

N

EXTERIOR ELEVATIONS - WILLIAMS MIDDLE SCHOOL

As indicated

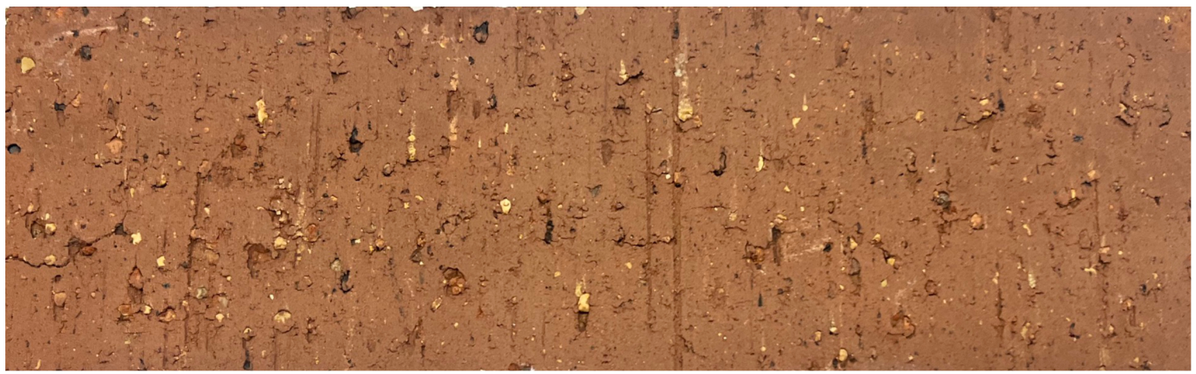
Rockwall Independent School District

INSERT NAME HERE.

CORGAN

WILLIAMS MIDDLE SCHOOL - EXTERIOR MATERIALS

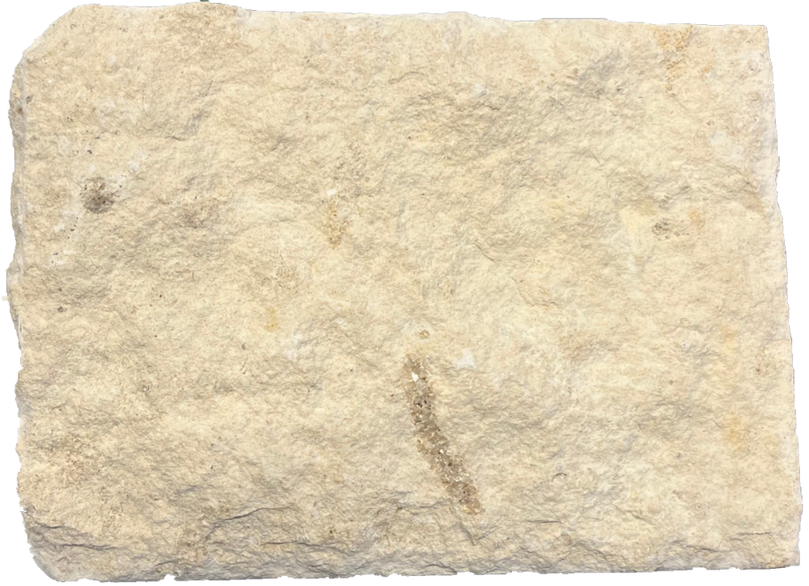
EXTERIOR - S. JOHN KING BLVD.& E FM 552



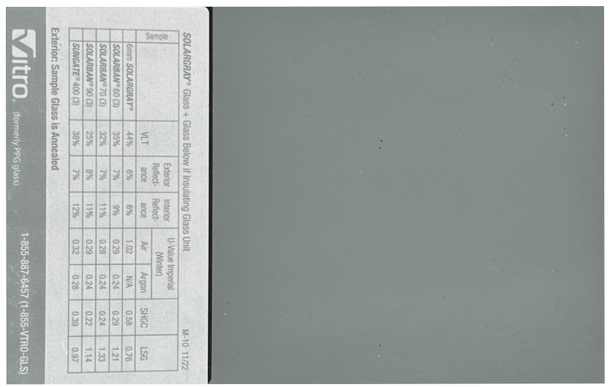
BR-1 FIELD BRICK

BR-2 ACCENT BRICK

AL-1 STOREFRONT ALUMINUM



ST-1 STONE



GL-1 INSULATED EXTERIOR GLAZING UNIT, GRAY TINT + CLEAR

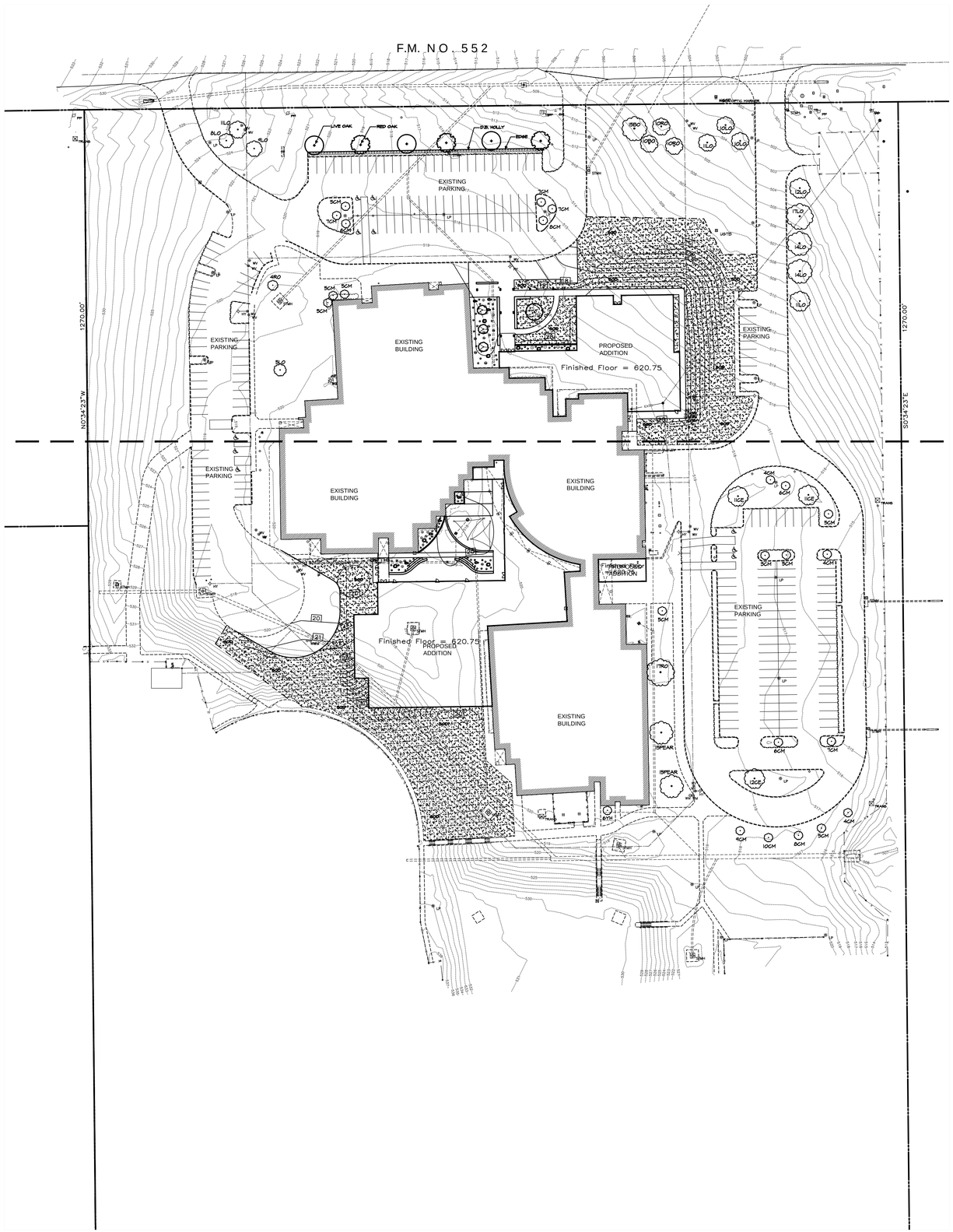
MP-1 METAL PANEL

Rockwall INDEPENDENT SCHOOL DISTRICT

CORGAN

L 2

L 3



SITE SUMMARY

Zoning:	SF-16
Use:	Educational – Middle School
Lot Area:	(1,143,450sf) 26.25 Ac
Prop. Dev. Area:	(111,398sf) 2.558 Ac
Prop. Impervious Area:	(86,085sf) 1.976 Ac
Prop. Pervious Area:	(25,313sf) 0.581 Ac
Building Floor Area:	10,835 sf
Building Max. Height:	25'-0"
Lot Coverage:	9.7%
Parking:	
Required:	234 Spaces
Total Provided:	234 Spaces
ADA Spaces Required:	7 Spaces
Total Provided:	11 Spaces
Bicycle Parking:	
Required (1/25)	6 Spaces
Total Provided:	6 Spaces

LANDSCAPE TABULATIONS

LANDSCAPE REQUIRED PER PRE-DEVELOPMENT MEETING
1 ROW OF SHADE TREES 50' O.C. AND SCREENING SHRUBS AT HEAD IN PARKING

TREES AND PARKING SCREENING PROVIDED

STREET BUFFER
10' BUFFER, 1 SHADE AND 1 ORN. TREE PER 50 LF

NOT APPLICABLE

PARKING LOT LANDSCAPING
LOT WITH 2 ROWS HAVE GREATER OF 5% OR 200 SF LANDSCAPE, IF LOT OVER 20,000 SF 1 LG TREE PER 10 SPACES INTERIOR TO LOT, MAX 80 LF FROM TREE TO SPACE.

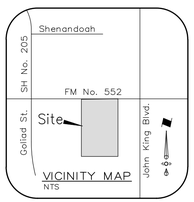
NOT APPLICABLE

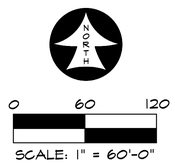
AMOUNT OF LANDSCAPING
% LANDSCAPE BY ZONING, COMMERCIAL 15%, 50% LOCATED FRONT AND SIDE, DETENTION LANDSCAPED GRASSES, SHRUBS, TREES IN NATURAL MANNER, 1 TREE PER 750 SF OF DRY LAND AREA.

NOT APPLICABLE

TREE MITIGATION
PER PRE-DEVELOPMENT MEETING A TREESCAPE PLAN IS NOT REQUIRED

ALL REQUIRED LANDSCAPE AREAS TO RECEIVE AUTOMATIC UNDERGROUND IRRIGATION WITH RAIN AND FREEZE PROTECTION TO MEET REQUIREMENTS OF UDC.





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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

Owner
Rockwall Independent School District
1050 Williams Street
Rockwall, Texas 75087
Telephone 972 771-0605

Engineer/Applicant
RLK Engineering, Inc.
Texas Registration No. 579
Attn: Seth Kelly
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733

ROCKWALL MIDDLE SCHOOL No. 4 ADDITION

LOT 1

Rockwall Middle School No. 4 Addition
Recorded In Cabinet F, Page 67 P.R.R.C.T.
25.569 Acres Situated In The
W.T. DeWEESE SURVEY ~ ABST. 71
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
CITY OF ROCKWALL CASE NO. SP202-xxx
DATE 10/20/2023

RAMSEY LANDSCAPE ARCHITECTS, LLC
1191-I WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

WILLIAMS ADDITIONS AND RENOVATIONS

625 E Fm 552, Rockwall, TX 75087

OVERALL LANDSCAPE PLAN

THIS DOCUMENT IS RELEASED FOR INTERIM REVIEW UNDER THE AUTHORITY OF: MICHAEL RAMSEY REGISTERED LANDSCAPE ARCHITECT #1901. IT IS NOT TO BE USED FOR CONSTRUCTION OR BIDDING PURPOSES.

ISSUES/
REVISIONS

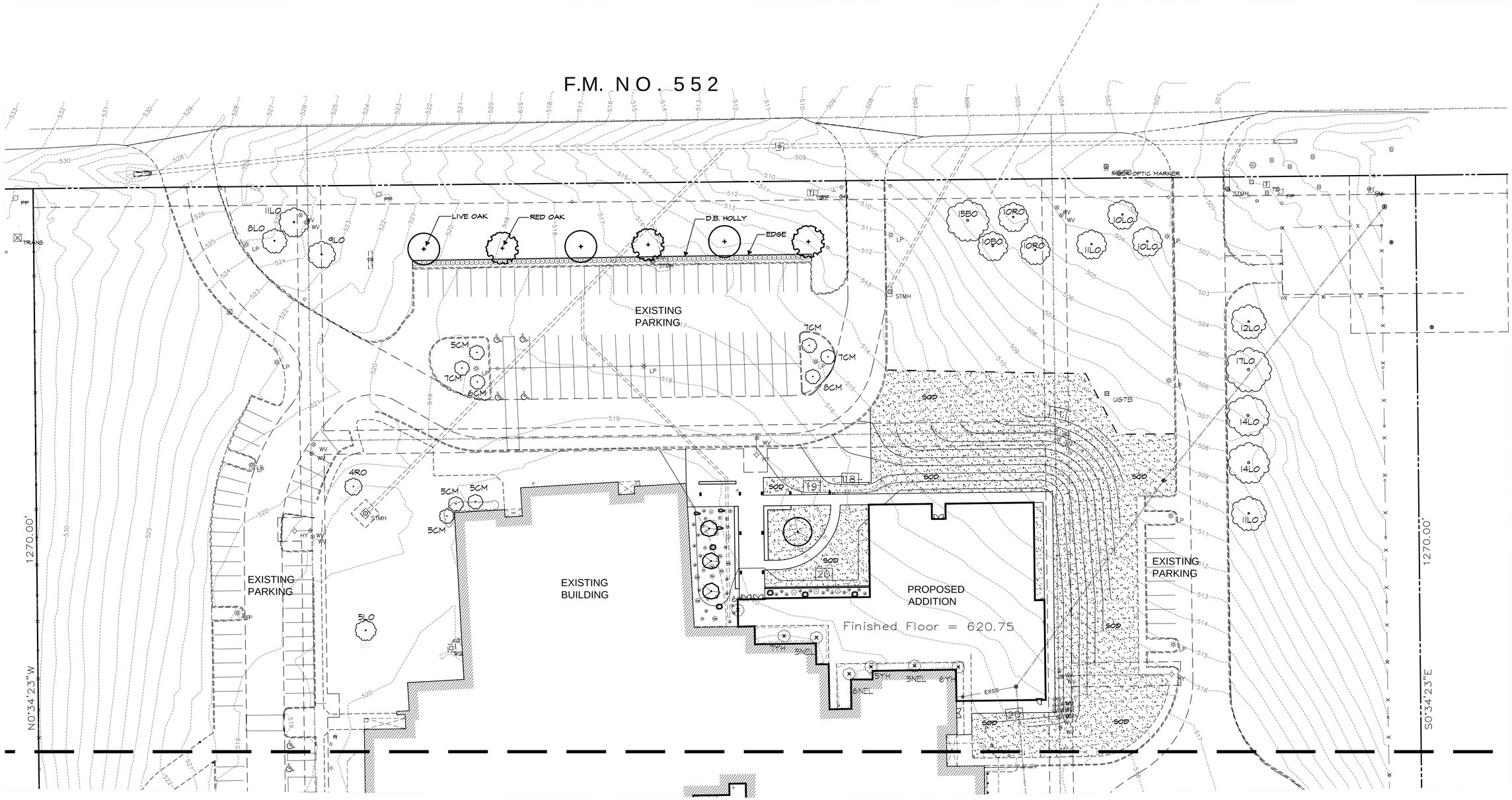
PERMIT - 10/20/2023

DATE: 10/20/2023

SCALE: 1" = 60'-0"

SHEET No.

L 1



MATCHLINE SEE SHEET L3

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NORTH

0 30 60

SCALE: 1" = 30'-0"

ROCKWALL MIDDLE SCHOOL No. 4 ADDITION

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WILLIAMS ADDITIONS AND RENOVATIONS

625 E Fm 552, Rockwall, TX 75087

LANDSCAPE PLAN AREA A

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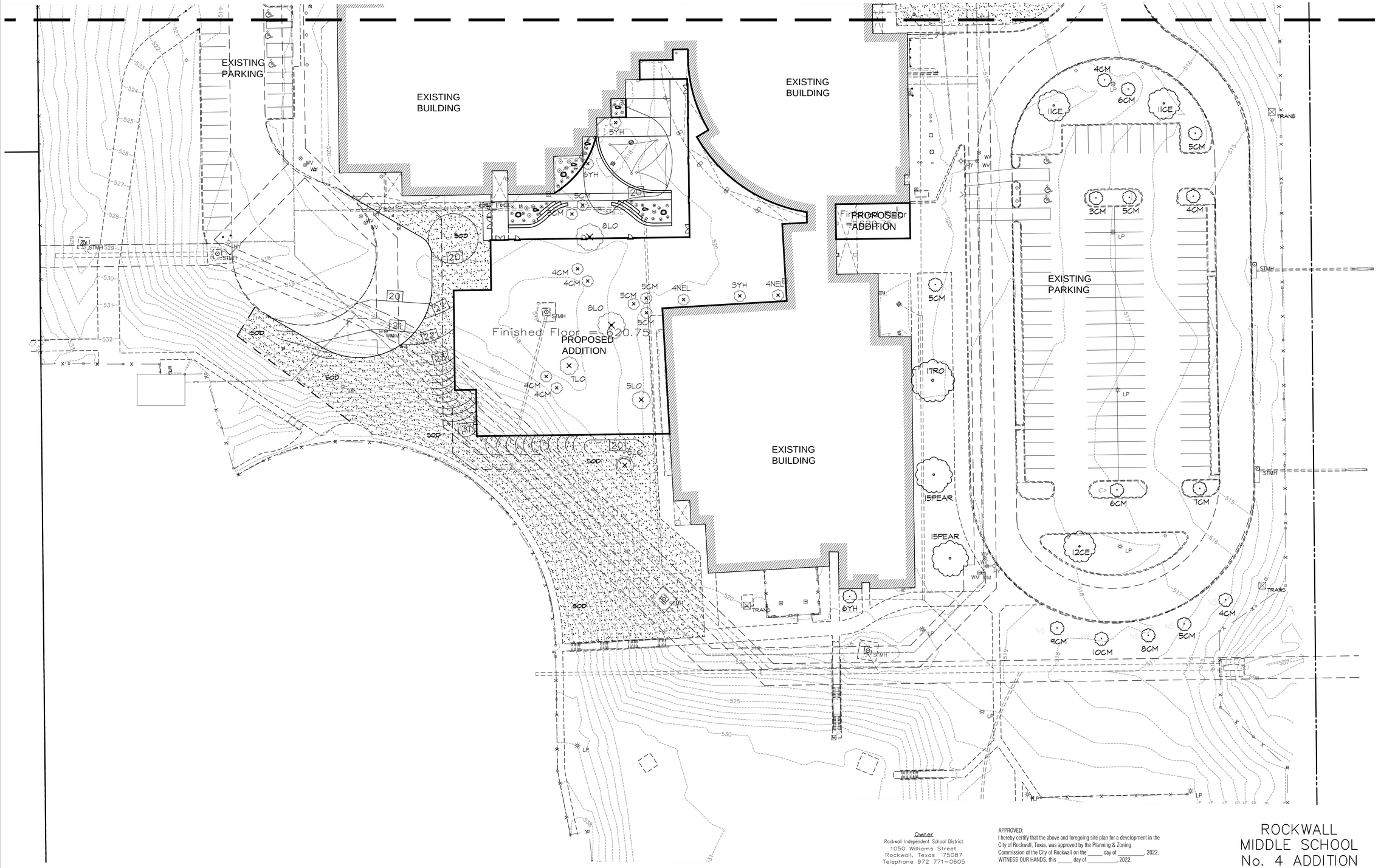
SCALE: 1" = 30'-0"

SHEET No.
L 2



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WILLIAMS ADDITIONS AND RENOVATIONS

625 E Fm 552, Rockwall, TX 75087

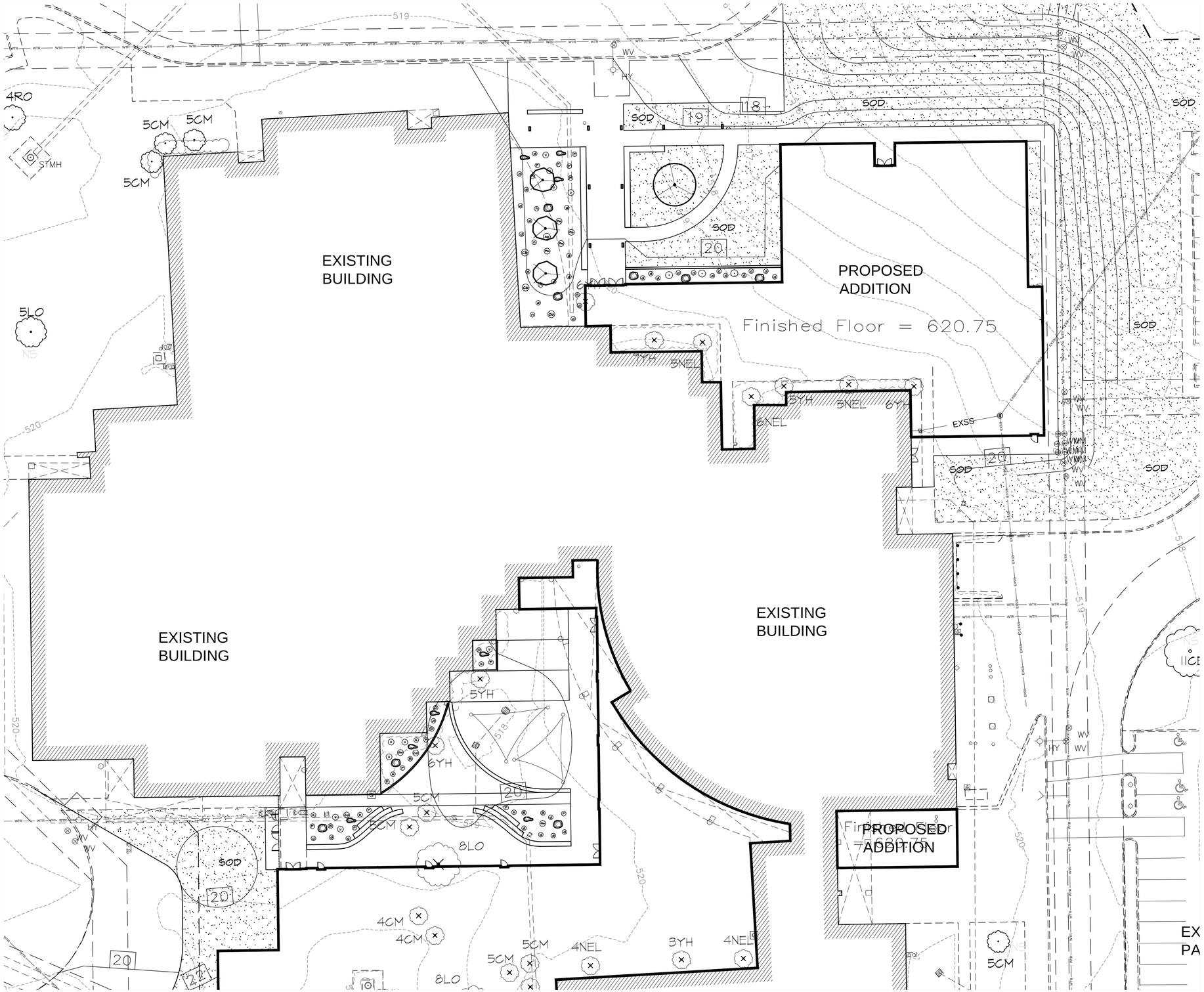
LANDSCAPE PLAN AREA B

ISSUES/
REVISIONS

PERMIT - 10/20/2023

DATE: 10/20/2023
SCALE: 1" = 30'-0"

SHEET No.
L 3



NORTH

0 20 40

SCALE: 1" = 20'-0"

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WILLIAMS ADDITIONS AND RENOVATIONS

625 E Fm 552, Rockwall, TX 75087

LANDSCAPE ENLARGEMENT

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ROCKWALL
MIDDLE SCHOOL
No. 4 ADDITION
LOT 1
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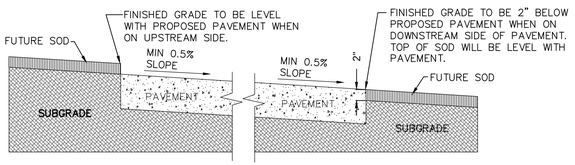
SCALE: 1" = 20'-0"

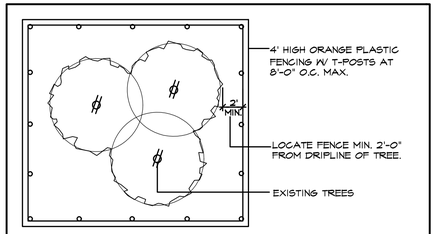
SHEET No.

L 4



GRADING DETAIL FOR PAVEMENT WITHOUT CURB

SCALE: N.T.S.



1. EXISTING TREES WITHIN CONTRACT LIMITS ARE SHOWN ON THE DRAWINGS. EXISTING TREES DESIGNATED FOR REMOVAL SHALL BE FLAGGED AT THE PROJECT SITE WITH FLAGGING BY THE CONTRACTOR.
2. PROTECT ALL INDIVIDUAL TREES OR GROUPS OF TREES TO BE PRESERVED BY ERECTING A BARRIER AROUND EACH TREE OR GROUP OF TREES. INSTALL AND MAINTAIN BARRIER AT TREE DRIPLINE. BARRIERS SHALL REMAIN IN PLACE UNTIL REMOVAL IS NECESSARY.
3. IN THE EVENT THAT HEAVY CONSTRUCTION IS SCHEDULED TO OCCUR WITHIN THE DRIPLINE OF AN EXISTING TREE, CONTRACTOR SHALL ERECT A PROTECTION FENCE OUTSIDE THE DRIPLINE UNTIL THIS CONSTRUCTION IS SCHEDULED TO OCCUR. THE PROTECTION FENCE MAY THEN BE ADJUSTED AS REQUIRED TO COMPLETE THE PROPOSED CONSTRUCTION. AFTER CONSTRUCTION IN THIS AREA IS COMPLETED, THE PROTECTION FENCE SHALL BE ADJUSTED TO IT'S ORIGINAL LOCATION.
4. CONTRACTORS SHALL NOT PARK, CLEAN TOOLS AND EQUIPMENT OR STORE MATERIALS WITHIN THE DRIPLINE OF ANY TREE.
5. ALL ROOTS OVER 1" IN DIAMETER SHALL BE CUT CLEAN WITH A HAND SAW.

TREE PROTECTION FENCE AND NOTES

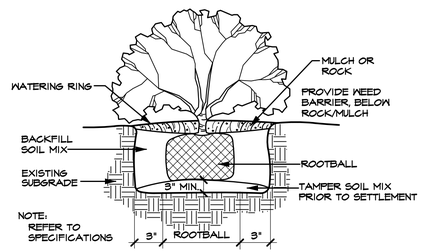
SCALE: N.T.S.

LANDSCAPE NOTES

LANDSCAPE CONTRACTOR SHALL REPLACE ALL AREAS DISTURBED BY CONSTRUCTION. THE DISTURBED AREAS SHALL BE REPLACED WITH SOD PER THE SPECIFICAITONS UNLESS NOTED OTHERWISE ON THE PLANS.

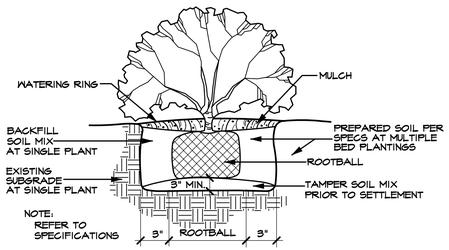
LANDSCAPE CONTRACTOR SHOULD VISIT SITE AND REFERENCE CIVIL ENGINEER'S GRADING PLAN PRIOR TO BIDDING AND COMMENCEMENT OF CONSTRUCTION TO VERIFY AREAS TO BE DISTURBED BY CONSTRUCTION ACTIVITIES.

REFERENCE CIVIL PLANS FOR FINAL GRADING AND UTILITIES.



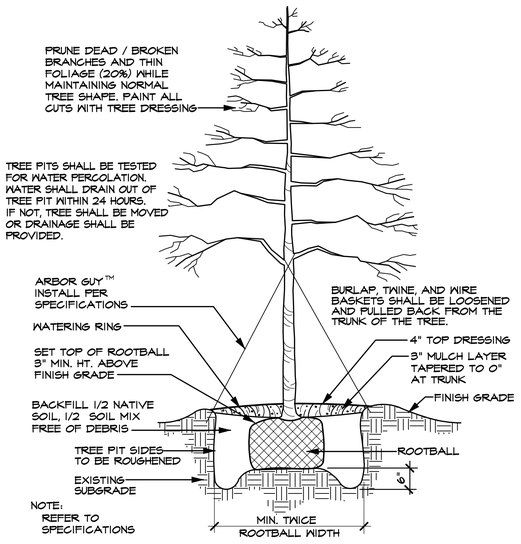
SHRUB PLANTING DETAIL (TYPICAL)

SCALE: N.T.S.



SHRUB PLANTING DETAIL (TYPICAL)

SCALE: N.T.S.



TREE PLANTING DETAIL (TYPICAL)

SCALE: N.T.S.

TREES

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
3	+	LIVE OAK	Live Oak	Quercus virginiana	4" caliper, 12'-14' Ht./ 6'-7' spread, B&B straight trunk full rounded canopy
3	+	RED OAK	Shumard Red Oak	Quercus shumardii	4" caliper, 12'-14' Ht./ 6'-7' spread, B&B straight trunk full rounded canopy
1		PISTACHE	Chinese Pistache	Pistacia chinensis	4" caliper, 12'-14' Ht./ 6'-7' spread, B&B straight trunk full rounded canopy
0		C. MYRTLE	Red flowering Crape Myrtle	Lagerstroemia indica 'Carolina Beauty'	1" caliper per trunk, 5 trunk minimum, 8' Ht./5' spread, B&B
3		T. YAUPON	Yaupon Holly	Ilex vomitoria	3/4" caliper per trunk, 5 trunk minimum, 8' Ht./3' spread, B&B or container, female - heavy berried

SHRUBS

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
35	ⓓ	D.Y. HOLLY	Dwarf Yaupon Holly	Ilex vomitoria 'Nana'	5 gallon, 16" Ht./14" spread, bushy, full to ground
87	ⓓ	D.B. HOLLY	Dwarf Burford Holly	Ilex cornuta 'Nana'	36" Ht./24" spread, bushy, full to ground
10	ⓤ	RED YUCCA	Brakelights Red Yucca	Hesperaloe parviflora 'Perpa' PP #21,724	5 gallon
3	ⓕ	D. FOUNTAIN	Dwarf Fountain Grass	Pennisetum alopecuriodes 'hamlin'	5 gallon
6	ⓜ	P. MUHLY	Pink Muhly Grass	Muhlenbergia capillaris	5 gallon
14	ⓟ	STIPA	Mexican Feathergrass	Stipa tenuissima	5 gallon
6	ⓑ	BLUE SAGE	Mealy Blue Sage	Salvia Farinacea	5 gallon
4	ⓑ	B. DAISY	Blacktoot Daisy	Melampodium leucanthum	5 gallon
2	ⓒ	COREOPSIS	Plains Coreopsis	Coreopsis tinctoria	5 gallon

GROUNDCOVER / VINES

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
AS SHOWN		SOD	Common Bermuda Grass	Cynodon dactylon	Solid Rolled Sod refer to specifications
AS SHOWN		HYDRO	Common Bermuda Grass	Cynodon dactylon	Hydromulch refer to specifications

MISCELLANEOUS

16		BOULDER	600 to 800 pounds each BROWN MOSS BOULDERS	
AS SHOWN	——	EDGE	Ryerson steel edge 1/8" x 4" with 12" stakes, green in color	Install to separate shrubs from grass or as called out.
AS SHOWN		R. ROCK	3"-4" size colorado river rock, 6"-7" deep. Provide weed barrier mat below rock. Separate at grass/bed areas with edging.	

LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES

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625 E Fm 552, Rockwall, TX 75087
LANDSCAPE DETAILS

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PERMIT - 10/20/2023

DATE: 10/20/2023
SCALE: AS SHOWN

SHEET No.
L 5