

CITY OF ROCKWALL  
205 West Rusk  
Rockwall, Texas

APPLICATION FOR CONDITIONAL USE PERMIT

Case No. 91-33- CUP Date Submitted 5-13-91

Filing Fee \$ \_\_\_\_\_

Applicant Rockwall I.S.D.

Address Rockwall, TX 75087

Phone No. 233-6100

Owner  Tenant<sup>1</sup> \_\_\_\_\_ Prospective Purchaser \_\_\_\_\_<sup>1</sup>

Legal description of property for which Conditional Use Permit is requested (if additional space is needed, the description may be typed legibly on a separate sheet and attached hereto:)<sup>2</sup>

See Tract 1, of Attached Sheet.

I hereby request that a Conditional Use Permit be issued for the above described property ~~xxx~~ to qualify as Masonry.

1. The use of Insulated Steel Interlocking Wall Panels.
2. The use of Pre-manufactured Security Attendant Shelter of fiberglass reinforced polyester.

*line* The current zoning on this property is Commercial. There <sup>is</sup> ~~are~~ <sup>are</sup> ~~are~~ not <sup>any</sup> ~~are~~ deed restrictions pertaining to the intended use of this property.

I have attached hereto as Exhibit A a plat showing the property which is the subject of this requested Conditional Use Permit and have read the following note concerning the importance of my submitting to the City a sufficient legal description.

<sup>1</sup>If the applicant is someone other than the owner, written acknowledgement by the owner of the request must also be submitted.

<sup>2</sup>The legal description is used to publish the notice of the required hearing and in the preparation of the final ordinance granting the Conditional Use Permit. The description must be sufficient so as to allow a qualified surveyor to take the description and locate and mark off the tract on the ground. Each applicant should protect himself by having a surveyor or his attorney approve his legal description. Failure to do so by the applicant may result in delay in passage of the final ordinance or the ordinance being declared invalid at some later date because of an insufficient legal description.

OWNER'S CERTIFICATE

WHEREAS: Rockwall Independent School District is the owner of three tracts of land situated in the E. P. Gaines Chisum Survey, Abstract No. 64 and the John D. McFarland Survey, Abstract No. 145, Rockwall County, Texas, and being All of Lot 1, Block B of Goldencrest, an addition to the City of Rockwall, recorded in Sildé B, Page 383, Plat Records, Rockwall County, Texas, and a part of that 57.540 acre tract of land described as Tract 2 described in Deed of Trust recorded in Volume 221, Page 954, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

TRACT 1

BEGINNING at a 1/2" iron rod found at the intersection of the Northeast line of Greencrest Alvd., a 70 foot right-of-way, with the Southeast line of Yellowjacket Lane, a 90 foot right-of-way, said iron rod being on a curve to the left having a central angle of  $3^{\circ} 29' 32''$ , a radius of 845.00 feet, and a chord that bears North  $58^{\circ} 20' 40''$  East a distance of 372.87 feet;

THENCE: Along the Southeast line of said Yellowjacket Lane as follows: Along said curve an arc distance of 375.96 feet to a 1/2" iron rod found at the point of tangency of said curve; North  $45^{\circ} 35' 54''$  East a distance of 517.40 feet to a 1/2" iron rod found at the beginning of a curve to the left having a central angle of  $34^{\circ} 15' 10''$ , a radius of 845.00 feet, and a chord that bears North  $28^{\circ} 28' 19''$  East a distance of 497.67 feet; Along said curve an arc distance of 505.16 feet to a 1/2" iron rod found at the point of reverse curvature of a curve to the right having a central angle of  $14^{\circ} 38' 13''$ , a radius of 755.00 feet, and a chord that bears North  $18^{\circ} 39' 50''$  East a distance of 192.35 feet; Along said curve an arc distance of 192.88 feet to a 1/2" iron rod found at the intersection of said Southeast line with the Southwest line of Kyle Drive, a 60 foot right-of-way, said iron rod being on a curve to the right having a central angle of  $17^{\circ} 07' 08''$ , a radius of 770.00 feet, and a chord that bears South  $53^{\circ} 22' 59''$  East a distance of 229.21 feet;

THENCE: Along said curve and with said Southwest line of Kyle Drive an arc distance of 230.06 feet to a 1/2" iron rod found at the point of tangency of said curve;

THENCE: South  $44^{\circ} 49' 25''$  East a distance of 813.73 feet continuing with said Southwest line to a 1/2" iron rod found at the South corner of Kyle Drive and on the Southeast line of the previously mentioned 57.540 acre tract, said iron rod bears South  $45^{\circ} 20' 55''$  West a distance of 30.00 feet from the East corner of said 57.540 acre tract;

THENCE: South  $45^{\circ} 20' 55''$  West a distance of 855.66 feet with said Southeast line to a 1/2" iron rod found for a corner;

THENCE: South  $45^{\circ} 51' 23''$  West a distance of 274.18 feet continuing with said Southeast line to a 1/2" iron rod found for a corner;

THENCE: South  $45^{\circ} 15' 28''$  West passing at 382.64 feet an "ell" corner of said 57.540 acre tract and continuing a total distance of 615.53 feet to a 1/2" iron rod set for a corner on the Northeast line of the previously mentioned Greencrest Blvd., said iron rod being on a curve to the right having a central angle of  $33^{\circ} 49' 51''$ , a radius of 1493.00 feet, and a chord that bears North  $34^{\circ} 00' 41''$  West a distance of 868.80 feet;

THENCE: Along the Northeast lines of Greencrest Blvd, as follows: Along said curve an arc distance of 881.55 feet to a 1/2" iron rod found at the point of reverse curvature of a curve to the left having a central angle of  $4^{\circ} 46' 16''$ , a radius of 533.52 feet, and a chord that bears North  $19^{\circ} 28' 54''$  West a distance of 44.41 feet; Along said curve an arc distance of 44.43 feet to the Point of Beginning and containing 1,459,700 square feet or 33.5101 acres of land,

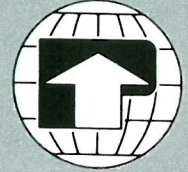
TRACT 2

BEING All of Lot 1, Block D of the above mentioned Goldencrest.



13046/NOO  
BuyLine 1735

# Hy Tech MODULAR SHELTERS



NORTH-TURN

*Meeting The Needs For A Changing World*

# Streetscape®

## FIBERGLASS MODULAR SHELTERS

Northern Plastics Corporation manufactures Hy Tech Modular Shelters under registered trade names of Metro Scan® and Streetscape®. The Streetscape® System is designed by Richard Dattner, FAIA, New York.

Northern is the nation's leading fiberglass shelter manufacturer. 1985 celebrates our 20th year in the fiberglass industry. We offer unlimited expertise and in-house design/engineering services to assist with any shelter application.

The following photographs and specifications show a realistic view of typical uses for architect or owner/builder.

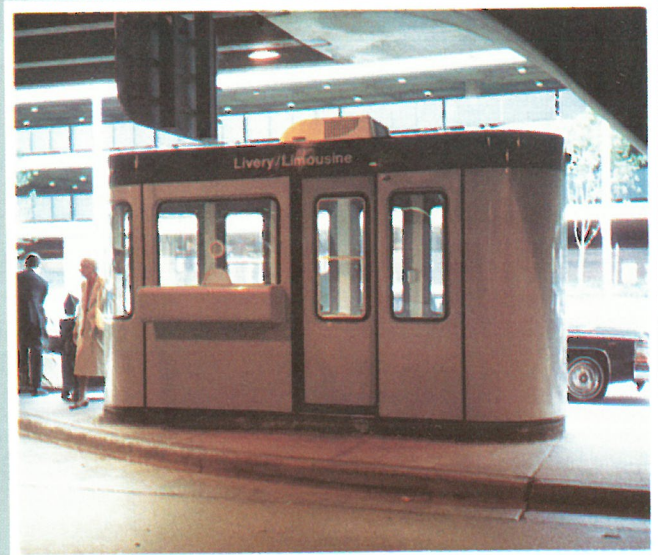
If you require a particular application or design that is not shown, our design/engineering team will assist you in developing a unit to fit your specific needs.



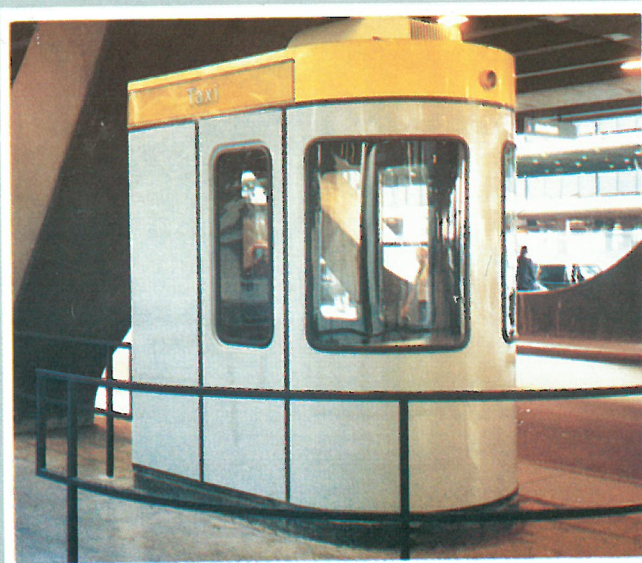
O'Hare International Airport, Chicago, Illinois



O'Hare International Airport, Chicago, Illinois



O'Hare International Airport, Chicago, Illinois



O'Hare International Airport, Chicago, Illinois



O'Hare International Airport, Chicago, Illinois



Portable Ticketing Booth, Orlando, Florida

## EFFICIENCY AND FUNCTION

The Streetscape® System was developed to serve a market for unique, attractive shelters, combining durability, flexibility and maintenance cost effectiveness in a variety of climates.

Structured of individual reinforced fiberglass panels, the units can satisfy a wide range of size, service and visibility requirements. Attractive color schemes and graphics combined with a variety of interior options project a custom appearance as well as provide an extremely functional and comfortable Shelter.

To accommodate client needs, most units are shipped completely assembled and pre-wired, requiring a minimum amount of labor to install. Units can be shipped unassembled to provide for maximum containerization for shipments abroad.



Hospital Security



Harbor Security, Port of Wilmington



Parking Toll Collection, Orange County Civic Center, Florida



# Standard Series

## FLEXIBILITY FOR EVERY NEED

Special needs and applications for Shelters adapt effectively with the modular concept. They can be manufactured to accommodate most restrictions in height requirements. Standard height 8' (+ 1" - 0"). (Excluding HVAC).

Efficient practical possibilities include:

- |                         |                    |
|-------------------------|--------------------|
| Parking Lot             | Information Kiosks |
| Garage Control Stations | Dispatch Booths    |
| Lottery Ticketing       | Ticket Booths      |
| Guard Security Stations | Newsstands         |
|                         | Vending            |

Standard sizes are illustrated below, however units up to 35 feet have been designed ready for transport in a fully assembled mode.

## HANDICAP ACCESS

Anticipating market demands, Northern has redesigned the modular shelter system to accommodate wheelchair persons by offering a 32" clear means of access and egress.

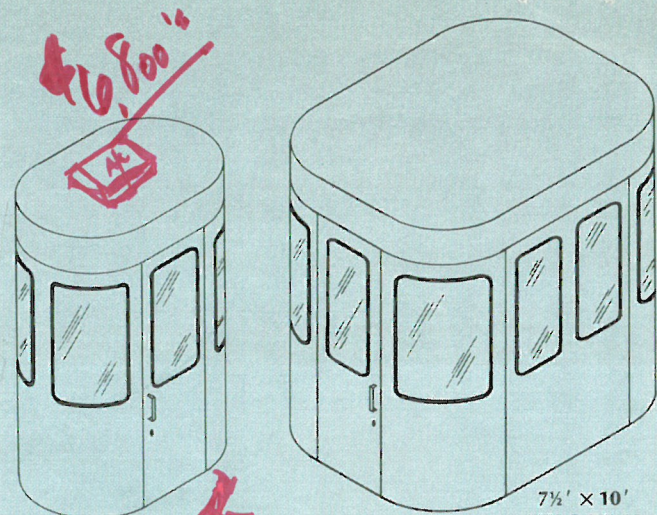
## PHYSICAL PROPERTIES & SPECIFICATIONS (STANDARD)

**FIBERGLASS REINFORCED POLYESTER (FRP)** General Purpose Resin (Class II - Fire Retardant Resin, flame spread 25-75, Class I - Fire Retardant Resin, flame spread 0-25, available on special order).

### PHYSICAL PROPERTIES:

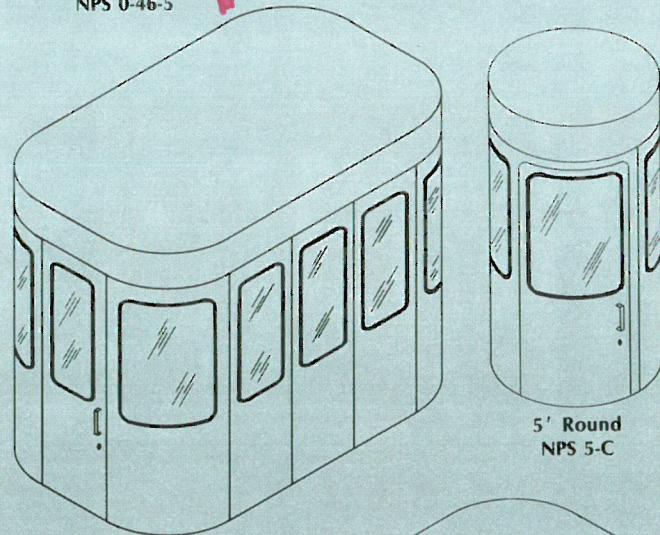
Flexural Strength	22,000 PSI
Tensile Strength	15,000 PSI
Compressive Strength	20,000 PSI
Flexural Modulus	1,100,000
Tensile Modulus	1,600,000
Elongation before failure	0.11

- WIRING:** Lighting: (2) 110V fluorescent fixtures of various lengths and widths, complete with rapid start ballasts. Interior grade plastic coated wiring is run thru concealed conduit (ceiling conduit exposed). 100 AMP, 8 circuits (2 supplied) distribution box, (1) wall switch for lights and (1) duplex receptacle.



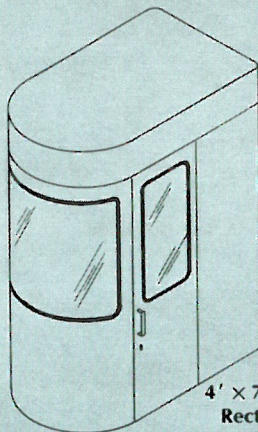
4' x 6 1/2' Oval  
NPS 0-46-5

7 1/2' x 10'  
NPS R-7-5-10

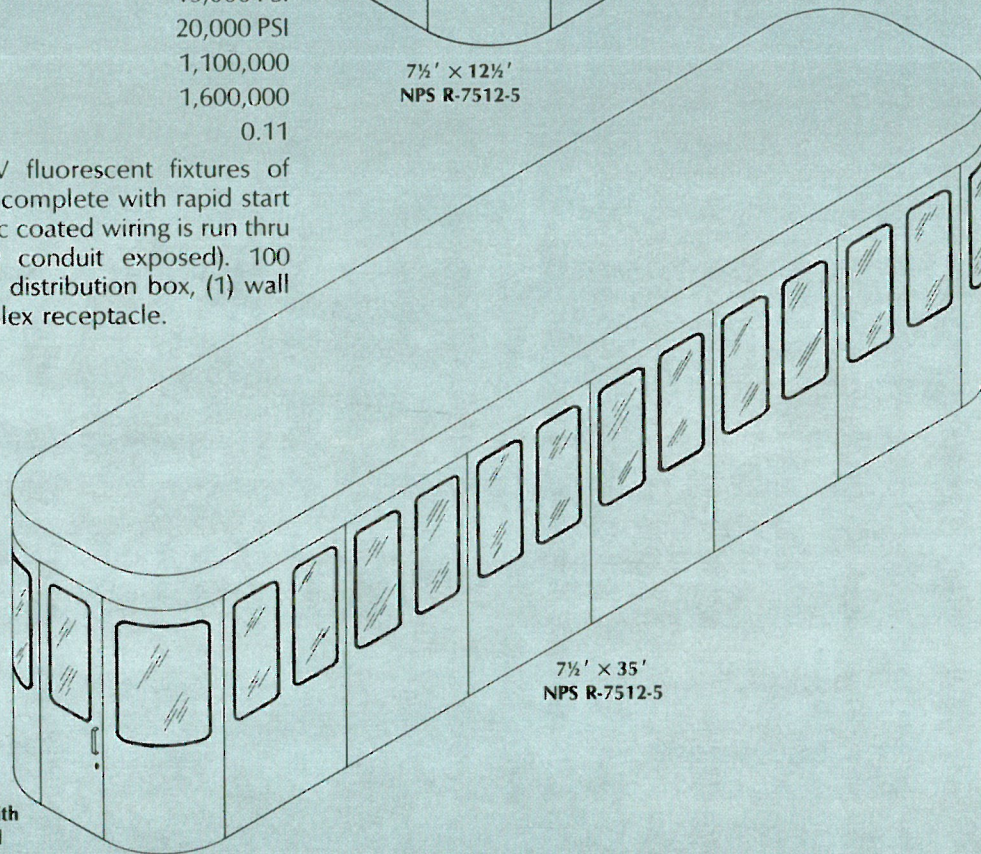


7 1/2' x 12 1/2'  
NPS R-7512-5

5' Round  
NPS 5-C



4' x 7 1/2' Oval with  
Rectangular end  
NPS RO-47-5

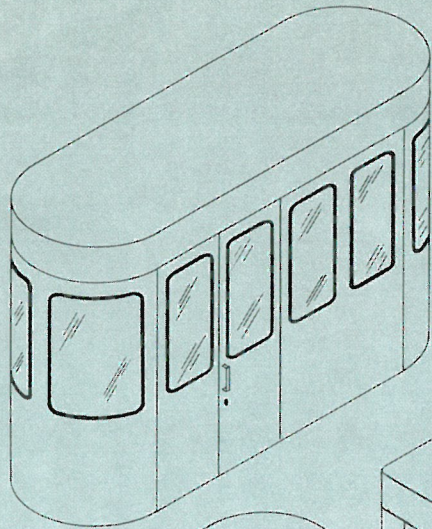


7 1/2' x 35'  
NPS R-7512-5

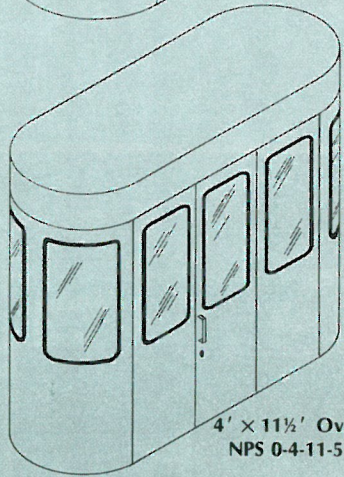


# Standard Series

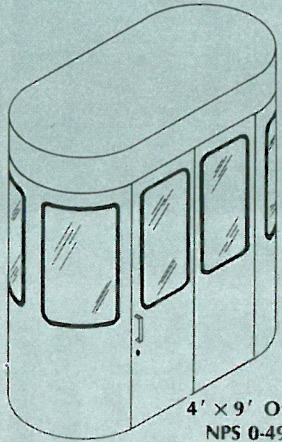
13046/NOO  
BuyLine 1735



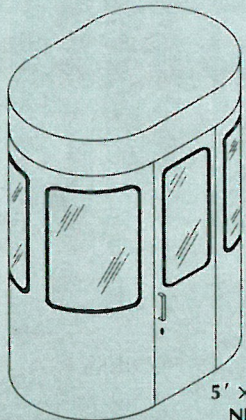
5' x 15' Oval  
NPS 0-515



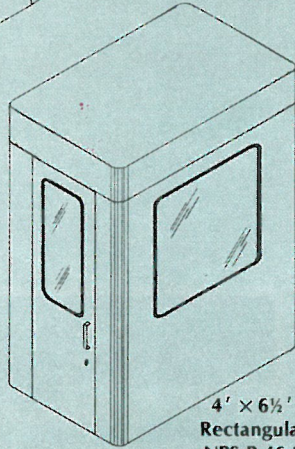
4' x 11 1/2' Oval  
NPS 0-4-11-5



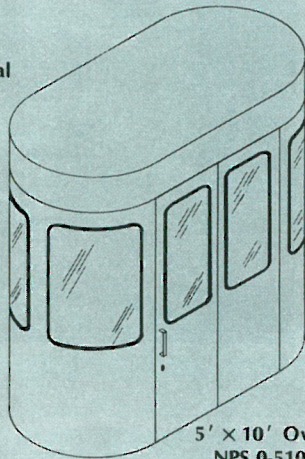
4' x 9' Oval  
NPS 0-49



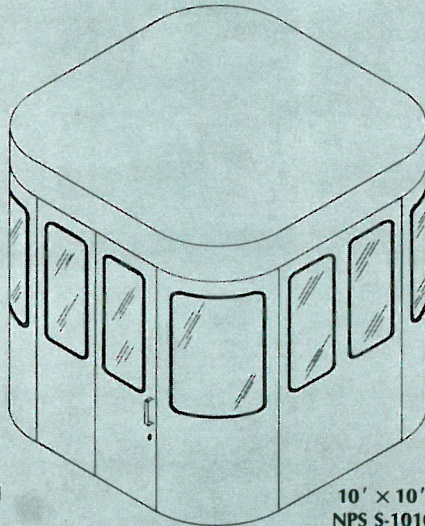
5' x 7 1/2' Oval  
NPS 0-57-5



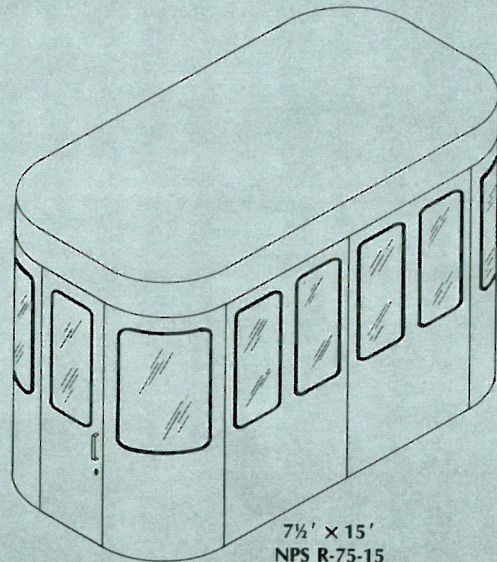
4' x 6 1/2'  
Rectangular  
NPS R-46-5



5' x 10' Oval  
NPS 0-510



10' x 10'  
NPS S-1010



7 1/2' x 15'  
NPS R-75-15

- **FLOORING:** 3/4" AC plywood-3/16 rubber resilient flooring.
- **INSULATION:** End grain balsa core 3/8" is standard. "K" factor is .11 BTU hour per sq. ft. per °F per inch for a 5/8" composite wall.
- **WINDOWS:** 1/4" clear abrasion resistant polycarbonate set into molded heavy duty neoprene gaskets with integral locking strips. (Tinted windows optional)
- **REINFORCING:** Steel 1 1/4 x 1 1/4 x .040 encapsulated into each panel for structural reinforcement, including all necessary hardware.
- **FINISH:** Exterior is smooth Gel Coat. Interior walls are carpeted in a neutral shade. Interior ceiling is rippled Gel Coat.
- **COLORS:** Approximately 120 colors.
- **OPTIONAL ACCESSORIES:**

- ~~omit~~ X Handicapped Accessories
- X Heater – 120 volt, 5200 BTUh.
- X Heater – 208 volt, 13600 BTUh.
- X Air Conditioner (wall mount) 8000 BTU.
- yes ● Air Conditioner/heater (HVAC – roof mount) 13500 BTU cooling, 5600 BTUh heating.
- X Sliding window – vertical – single hung.
- X Sliding door.
- X Telephone mounting panel – wall mounted.
- yes ● Counters – various half round, straight with/without shelves and drawers – off white formica.
- X Counters – ticket pass thru – FRP.
- X Acrylic information racks.
- X Speaker tubes – lockable.
- X Ticket window pass thru – lockable.
- X Graphics – silk screening, decals or vinyl letters.
- yes ● Acrylic windows or safety glass.
- X Bathroom Package.

The ultimate in Commuter Shelter engineering, combines an aesthetically compatible design, which blends nicely with any architecture and offers ease of maintenance and vandal resistance. In an effort to maintain price stability in a dynamic economy and offer reasonable delivery schedules, Northern's engineering staff focused its experience in fiberglass reinforced polyester (FRP) to design a Commuter Shelter using FRP as the prime component. This combined with polycarbonate glazing provides structural stability and a lightweight to area ratio to reduce freight costs. Metro-Scan® can be shipped fully assembled or knocked down. Modular Commuter Shelters in widths up to 7½' and lengths to 40', have been supplied for customers with special needs.

## PROPERTIES AND DETAILS

Fiberglass Reinforced Polyester (fire retardant optional)  
FRP PHYSICAL PROPERTIES

Flexural Strength	22,000 PSI
Tensile Strength	15,000 PSI
Compressive Strength	20,000 PSI
Flexural Modulus	1,100,000
Tensile Modulus	1,600,000
Elongation before failure	0.11

FINISH: Exterior is smooth, glossy gel coat.

COLOR: White is standard; other colors are optional.

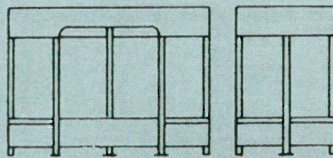
GLAZING: 3/16" polycarbonate; tinted optional.

ADDITIONAL

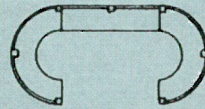
ACCESSORIES: Lighting package 110V, Graphics, Route Map Frames, Advertising Marquee.



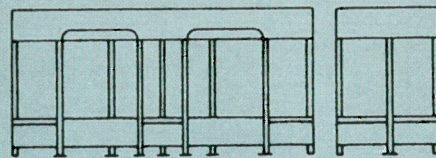
O'Hare International Airport, Chicago, Illinois



510

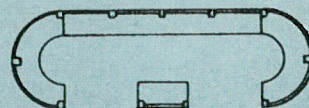


W5-L10



W5-L15

515



O'Hare International Airport, Chicago, Illinois



Hertz Rent-a-Car, LA Inter'l. Airport



1982 Worlds Fair, Knoxville, Tennessee



1982 Worlds Fair, Knoxville, Tennessee



Sesame Place, Langhorne, Pennsylvania



Epcot Center

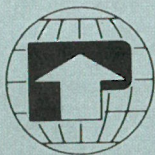


Systems Controls, Inc., Motor Vehicle Administration, State of Maryland



State of Maryland Motor Vehicle Emission Inspection Stations

*Meeting The Needs  
For A Changing World*



**NORTHERN PLASTICS CORPORATION**  
6733 Myers Road  
East Syracuse, New York 13057  
Phone Number 315-463-1431  
Telex Number 646385, NOPACO ESYR



Fax Number 315-463-1281

Made and Printed in New York, U.S.A.



May 16, 1991

Elward-Nolan, Inc.  
3333 Earhart, Suite 310  
Carrollton, Texas 75006

Attention: Mr. John Nolan  
President

Dear John:

In response to your inquiry, attached is a group of photos indicating use of our foam products in a variety of commercial applications.

The molecular composition of Duranar is similar to that of the Teflon in your frying pan. This is a very close molecular composition that is a very, very hard surface and resists major intrusions of foreign materials because of its hard surface. Depending on the nature of graffiti that might be put on it, such as ink or paint or things like this, it can be cleaned with patented products like Liftaway from Dubois Chemical Company, or Swipe out of Chemical Associates, or even mineral spirits. As you can understand, it depends on the nature of the coating material as to what would be the most expeditious way of lifting it off.

The PVF paint finishes are the best coating systems for resisting ultra-violet of the sunshine and the normal atmospheric conditions that affect the exterior of a building. The product is used on all painted high-rise curtainwall construction including such architectural monuments as the Hong Kong Shanghai Bank, which is a billion dollar building, and uses a PVF exterior.

We have provided PVF paint finishes for over 10 years, and I have never seen a need for repainting.

We trust the above information will be satisfactory to make a positive determination on the use of the product.

Thank you for your interest in our products.

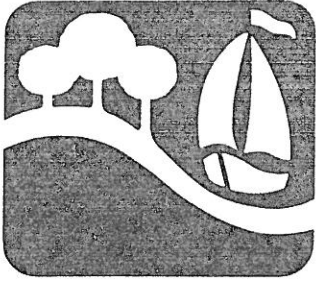
Yours very truly,

H. H. ROBERTSON COMPANY

A handwritten signature in cursive script, appearing to read "J. L. Griffith".

J. L. Griffith  
Regional Manager

JLG:hb



**CITY OF ROCKWALL**  
"THE NEW HORIZON"

August 27, 1991

Mr. Billy Howlett  
Rockwall I.S.D  
801 E. Washington  
Rockwall, TX 75043

Dear Mr. Howlett:

Your application for an expansion of the Conditional Use Permit for materials issued to Rockwall High School has been received by this office. However, we have not, to date, received your filing fee in the amount of \$101.00. This must be received prior to processing your request.

The Rockwall Planning and Zoning Commission will meet on Thursday, September 12, 1991 at 7:30 P.M. in City Hall and the Rockwall City Council will meet on Monday, September 16, 1991 at 7:00 P.M. to consider approval of your request. As the applicant, you or your representative must attend both of these meetings. Lack of applicant representation could delay your approval process.

A change in the Conditional Use Permit must be adopted by amending the ordinance issuing the CUP. The amended ordinance must be approved at two separate meetings of the City Council. The second reading of the ordinance is scheduled for October 7, 1991. The change in the Conditional Use Permit will not be effective until the ordinance has been approved on second reading.

Please feel free to call me if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Mary Nichols".

Mary Nichols  
City Secretary

**CITY OF ROCKWALL**  
**Planning and Zoning Agenda**

**Agenda Date:** September 12, 1991

**Agenda No:** III. B.

**Agenda Item:** P&Z 91-33-CUP - Discuss and Consider Recommending Approval of an Expansion of Conditional Use Permit at Rockwall High School

**Item Generated By:** Applicant, RISD

**Action Needed:** Discuss and consider expanding the CUP.

**Background Information:**

We recently approved a CUP for the new high school to allow the use of a metal material on the front of the building. The architect for the school has indicated that they also want to use a small prefabricated building as a security building which will not meet the masonry requirements. The building is made of a fiberglass material. Because we have already approved a CUP for this site it can be expanded on motion of the Commission and an amendment to the ordinance by Council. Another public hearing is not necessary.

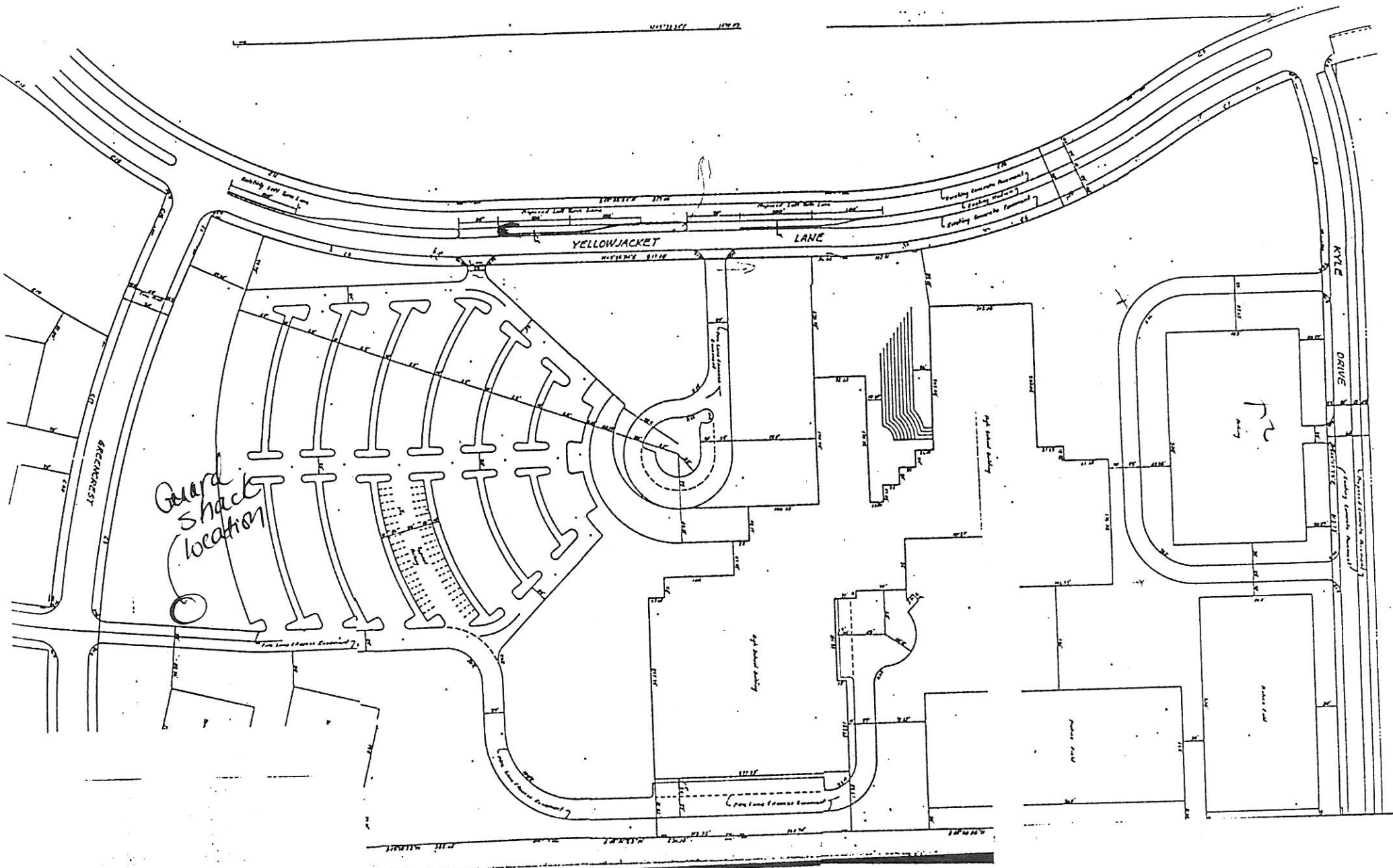
Attached is a copy of the location map and a cut sheet on the proposed building.

**Attachments:**

1. Location Map
2. Product Information

**Agenda Item:** Expansion of CUP for High School

**Item No:** III. B.



Guard Shack location

YELLOWJACKET LANE

BRECKINRIDGE

KYLE DRIVE

Existing Concrete Assembly  
Existing Building Footprint  
Proposed Concrete Assembly

Proposed Concrete Assembly

Proposed Concrete Assembly

Proposed Concrete Assembly

Proposed Concrete Assembly

Proposed Concrete Assembly

Proposed Concrete Assembly



## FLEXIBILITY FOR EVERY NEED

Special needs and applications for Shelters adapt effectively with the modular concept. They can be manufactured to accommodate most restrictions in height requirements. Standard height 8' (+1" - 0"). (Excluding HVAC).

Efficient practical possibilities include:

- |                         |                    |
|-------------------------|--------------------|
| Parking Lot             | Information Kiosks |
| Garage Control Stations | Dispatch Booths    |
| Lottery Ticketing       | Ticket Booths      |
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|                         | Vending            |

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## HANDICAP ACCESS

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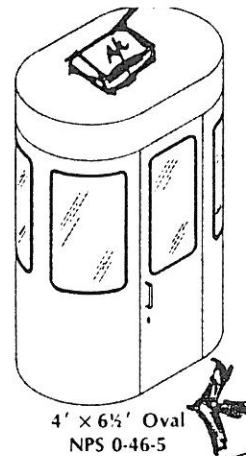
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**FIBERGLASS REINFORCED POLYESTER (FRP)** General Purpose Resin (Class II - Fire Retardant Resin, flame spread 25-75, Class I - Fire Retardant Resin, flame spread 0-25, available on special order).

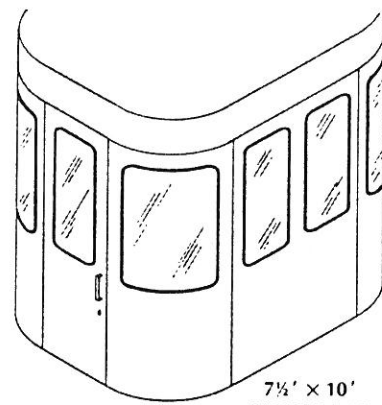
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Flexural Strength	22,000 PSI
Tensile Strength	15,000 PSI
Compressive Strength	20,000 PSI
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Tensile Modulus	1,600,000
Elongation before failure	0.11

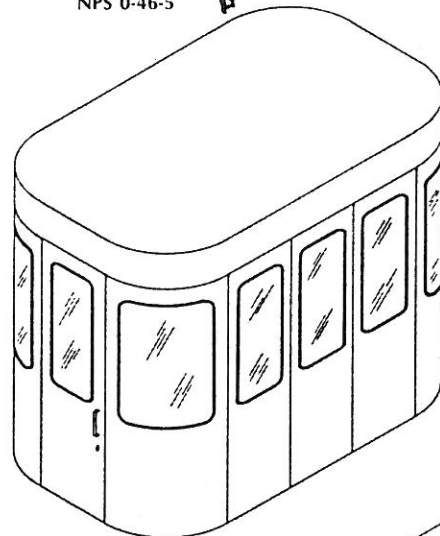
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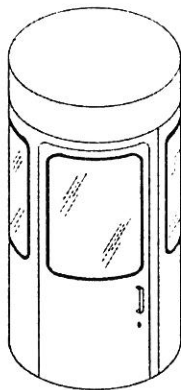
4' x 6 1/2' Oval  
NPS 0-46-5



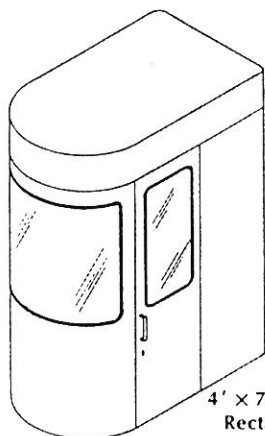
7 1/2' x 10'  
NPS R-7-5-10



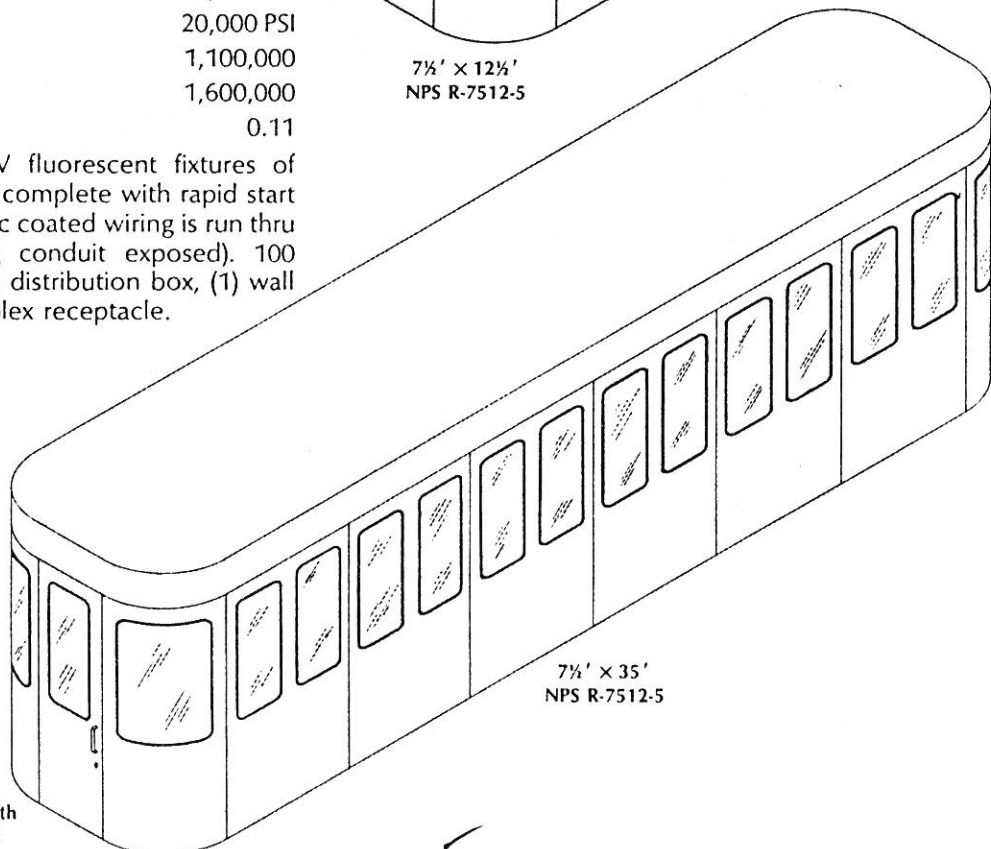
7 1/2' x 12 1/2'  
NPS R-7512-5



5' Round  
NPS 5-C

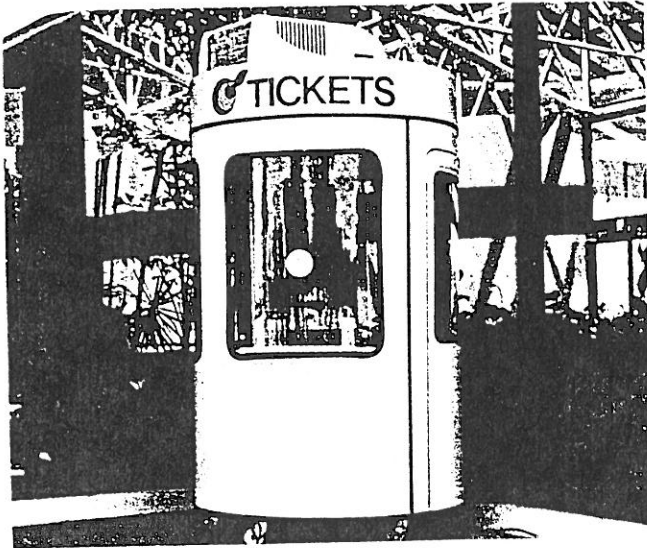


4' x 7 1/2' Oval with  
Rectangular end  
NPS RO-47-5



7 1/2' x 35'  
NPS R-7512-5

25



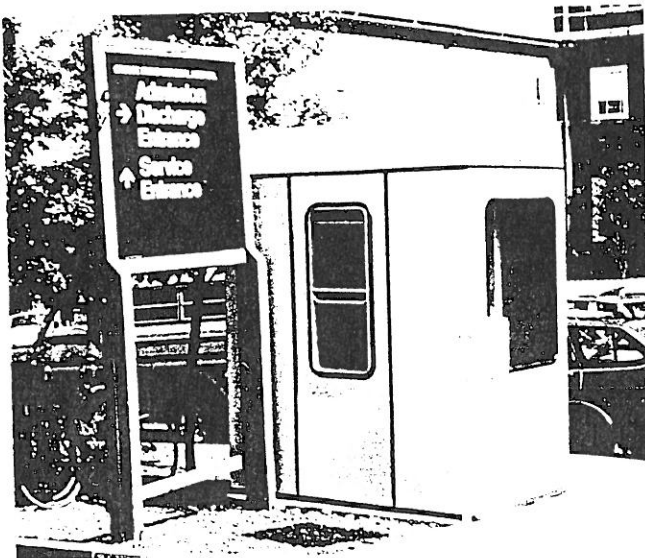
Portable Ticketing Booth, Orlando, Florida

## EFFICIENCY AND FUNCTION

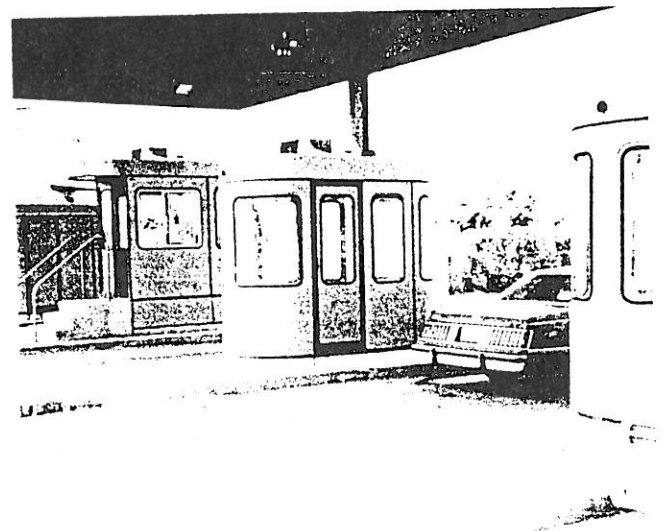
The Streetscape® System was developed to serve a market for unique, attractive shelters, combining durability, flexibility and maintenance cost effectiveness in a variety of climates.

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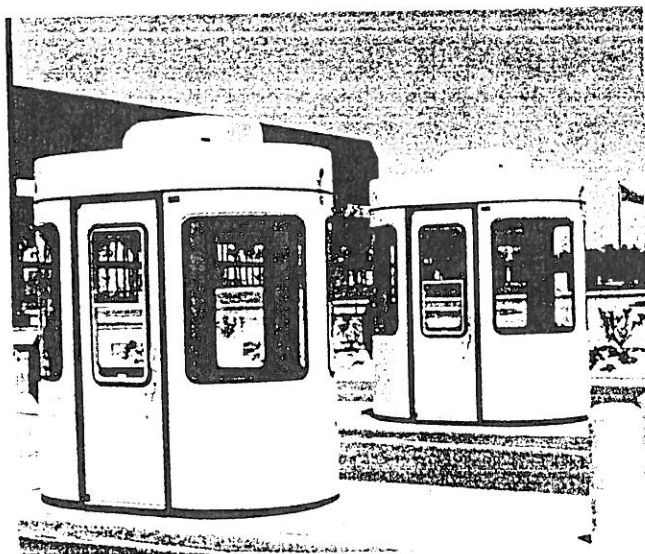
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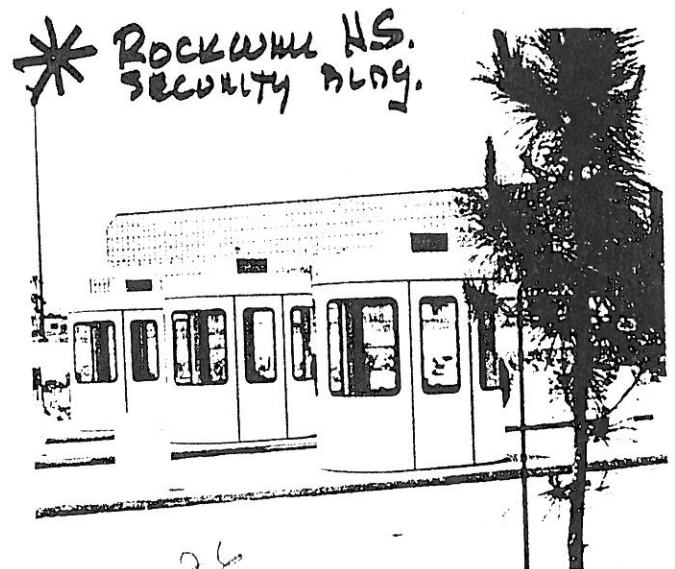
Hospital Security



Harbor Security, Port of Wilmington



Parking Toll Collection, Orange County Civic Center, Florida



**CITY OF ROCKWALL  
City Council Agenda**

**Agenda Date:** September 16, 1991

**Agenda No:** VI. B.

**Agenda Item:** P&Z 91-33-CUP - Discuss and Consider Approval of an Expansion of Conditional Use Permit for a Structure Not Meeting Materials Requirements at Rockwall High School

**Item Generated By:** Applicant, RISD

**Action Needed:** Discuss and consider expanding the CUP.

**Background Information:**

We recently approved a CUP for the new high school to allow the use of a metal material on the front of the building. The architect for the school has indicated that they also want to use a small prefabricated building as a security building which will not meet the masonry requirements. The building is made of a fiberglass material. Because we have already approved a CUP for this site it can be expanded on motion of the Commission and an amendment to the ordinance by Council. Another public hearing is not necessary.

Attached is a copy of the location map and a cut sheet on the proposed building.

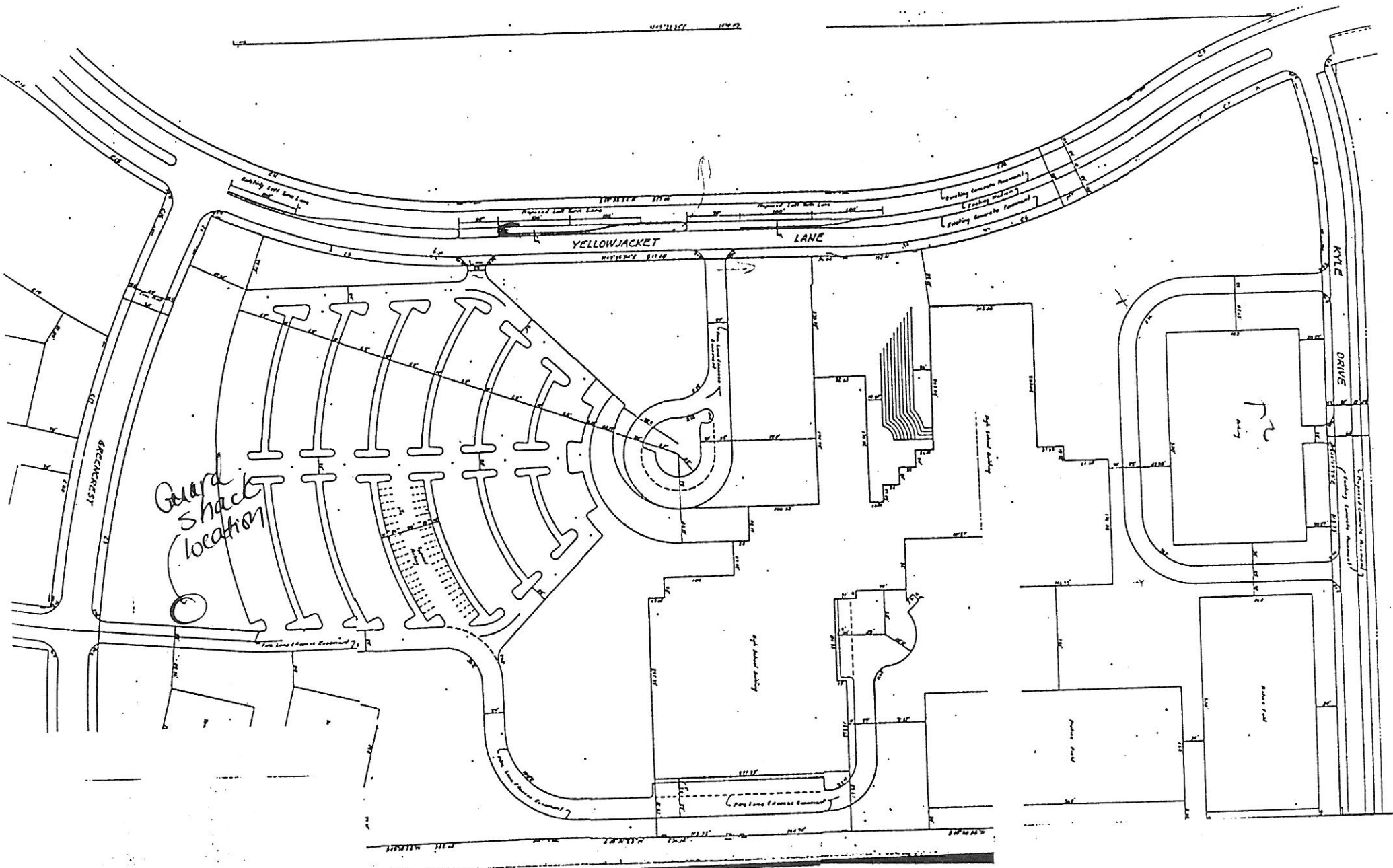
The Planning and Zoning Commission will consider this item on their agenda on Monday night. We will forward their recommendation to you on Friday. A copy of the proposed ordinance approving the additional building will be forwarded as well.

**Attachments:**

1. Location Map
2. Product Information

**Agenda Item:** Expansion of CUP for High School

**Item No:** VI. B.



Guard Shack location

YELLOWJACKET LANE

BRECKINRIDGE

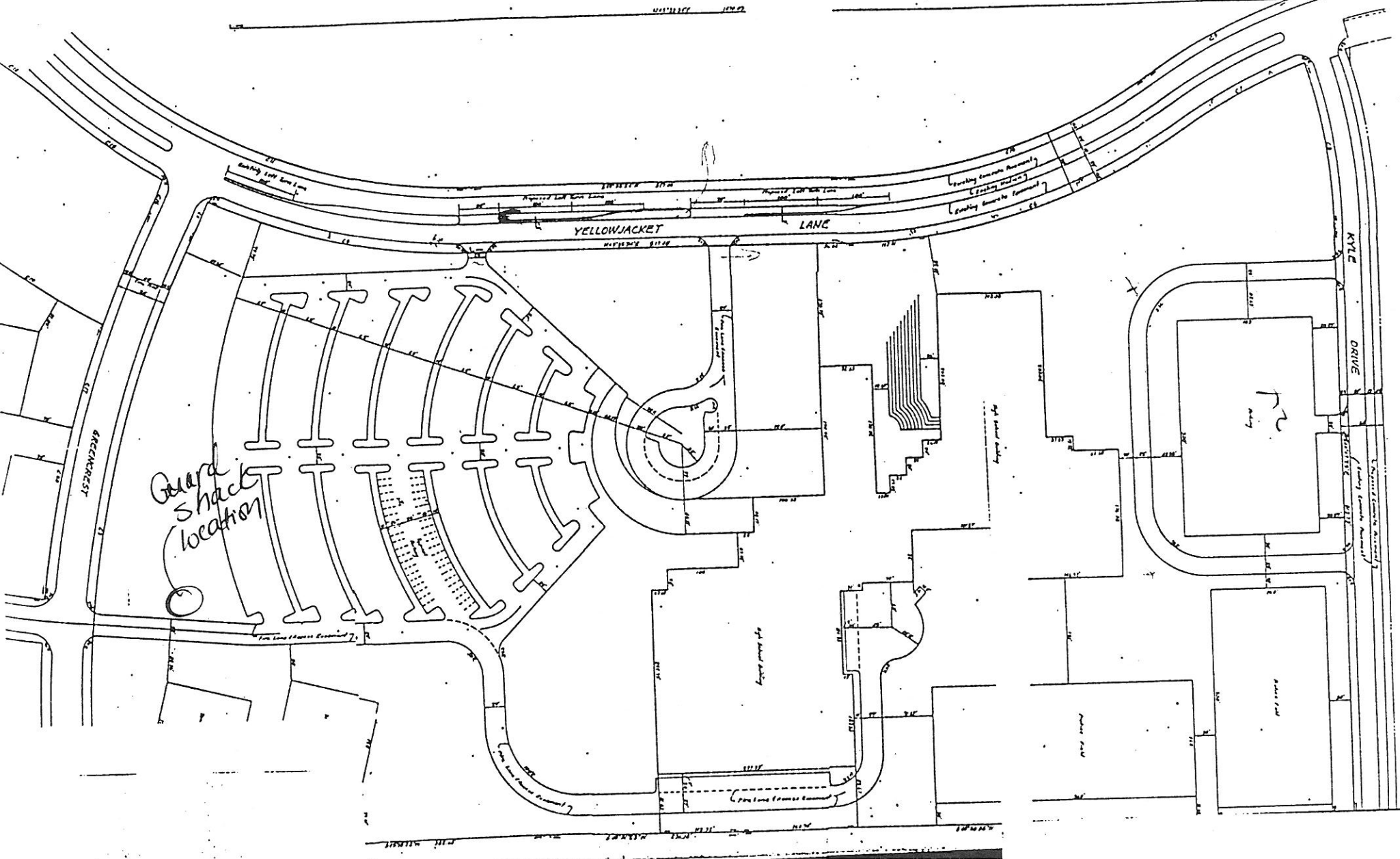
KYLE DRIVE

Existing Concrete Assembly  
Existing Building Footprint  
Proposed Concrete Assembly

Proposed Concrete Assembly

Proposed Concrete Assembly

Proposed Concrete Assembly



## FLEXIBILITY FOR EVERY NEED

Special needs and applications for Shelters adapt effectively with the modular concept. They can be manufactured to accommodate most restrictions in height requirements. Standard height 8' (+1" - 0"). (Excluding HVAC).

Efficient practical possibilities include:

- |                         |                    |
|-------------------------|--------------------|
| Parking Lot             | Information Kiosks |
| Garage Control Stations | Dispatch Booths    |
| Lottery Ticketing       | Ticket Booths      |
| Guard Security Stations | Newsstands         |
|                         | Vending            |

Standard sizes are illustrated below, however units up to 35 feet have been designed ready for transport in a fully assembled mode.

## HANDICAP ACCESS

Anticipating market demands, Northern has redesigned the modular shelter system to accommodate wheelchair persons by offering a 32" clear means of access and egress.

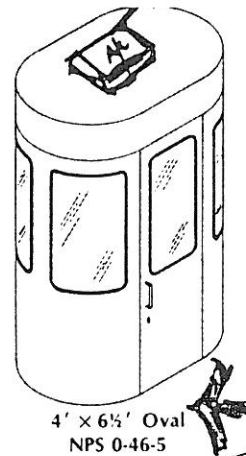
## PHYSICAL PROPERTIES & SPECIFICATIONS (STANDARD)

**FIBERGLASS REINFORCED POLYESTER (FRP)** General Purpose Resin (Class II - Fire Retardant Resin, flame spread 25-75, Class I - Fire Retardant Resin, flame spread 0-25, available on special order).

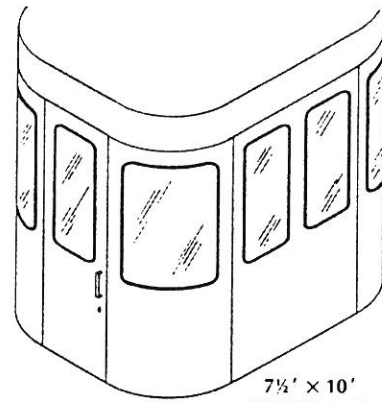
### PHYSICAL PROPERTIES:

Flexural Strength	22,000 PSI
Tensile Strength	15,000 PSI
Compressive Strength	20,000 PSI
Flexural Modulus	1,100,000
Tensile Modulus	1,600,000
Elongation before failure	0.11

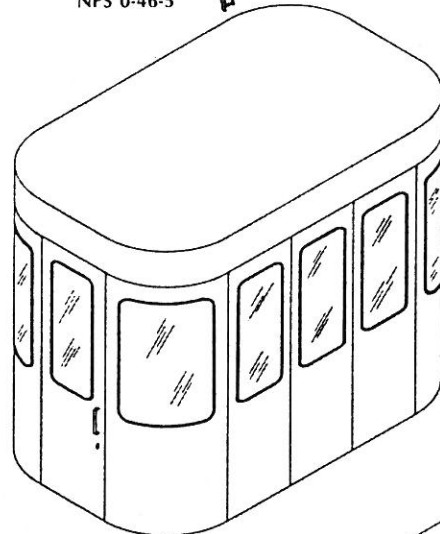
- **WIRING:** Lighting: (2) 110V fluorescent fixtures of various lengths and widths, complete with rapid start ballasts. Interior grade plastic coated wiring is run thru concealed conduit (ceiling conduit exposed). 100 AMP, 8 circuits (2 supplied) distribution box, (1) wall switch for lights and (1) duplex receptacle.



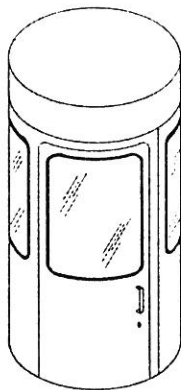
4' x 6 1/2' Oval  
NPS 0-46-5



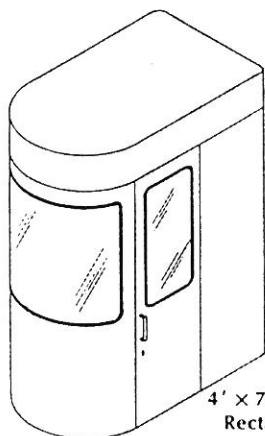
7 1/2' x 10'  
NPS R-7-5-10



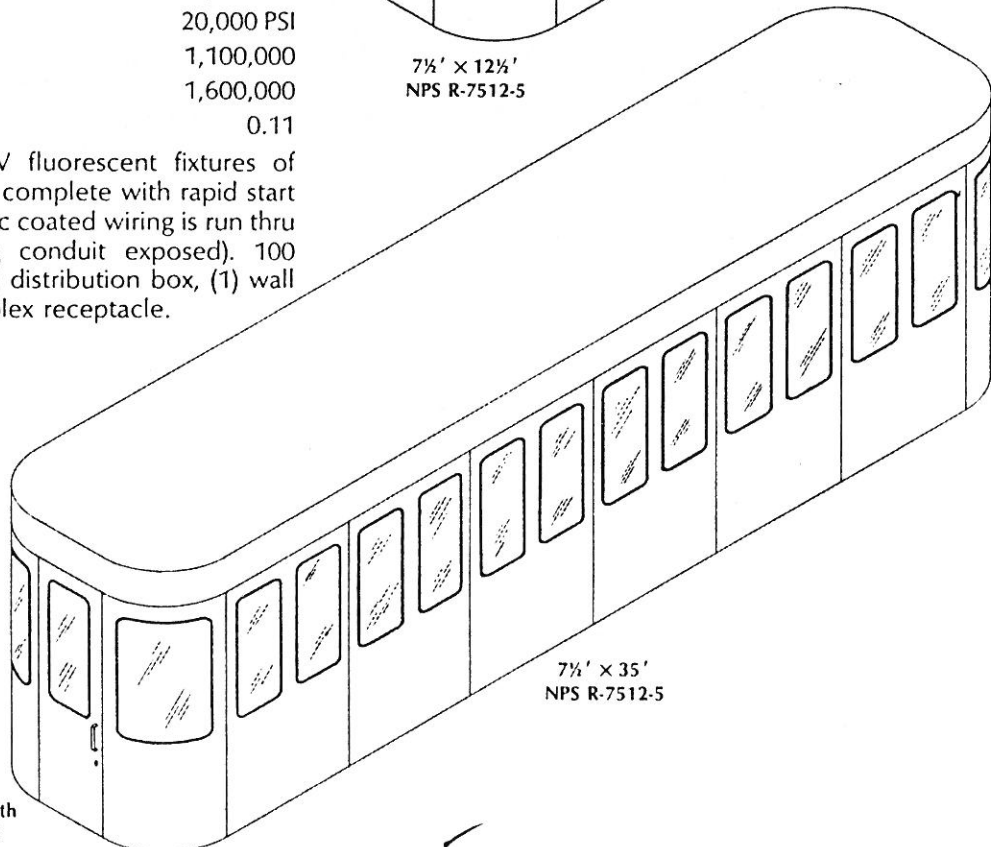
7 1/2' x 12 1/2'  
NPS R-7512-5



5' Round  
NPS 5-C

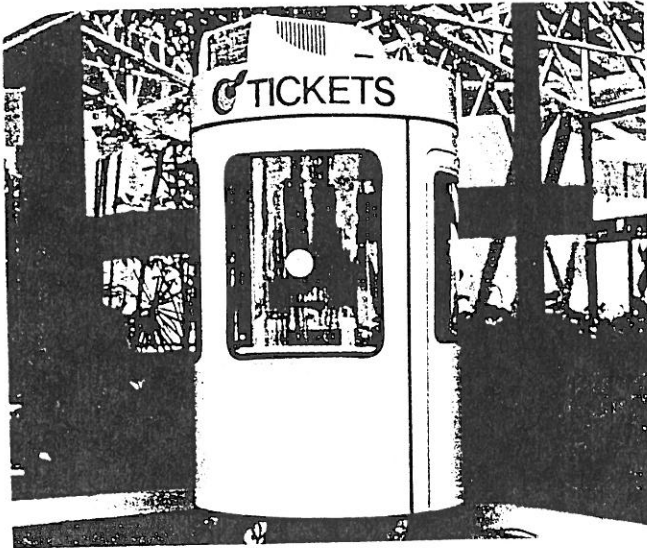


4' x 7 1/2' Oval with  
Rectangular end  
NPS RO-47-5



7 1/2' x 35'  
NPS R-7512-5

25



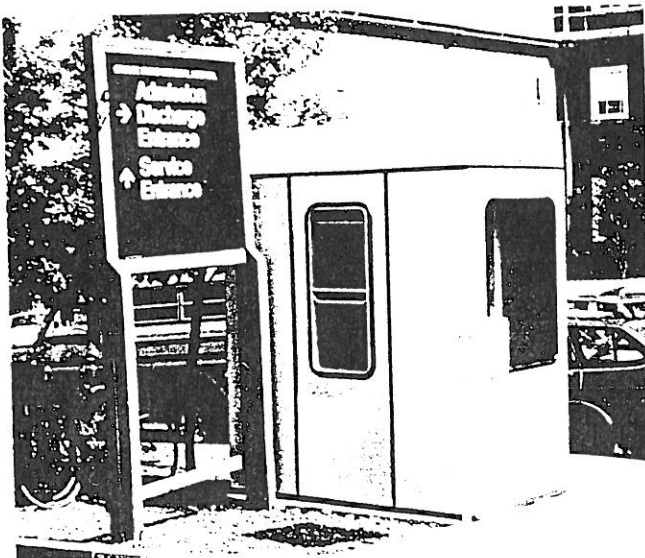
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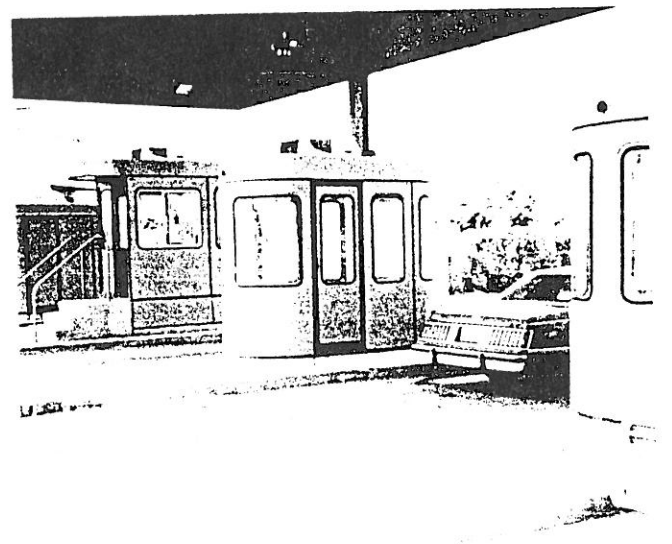
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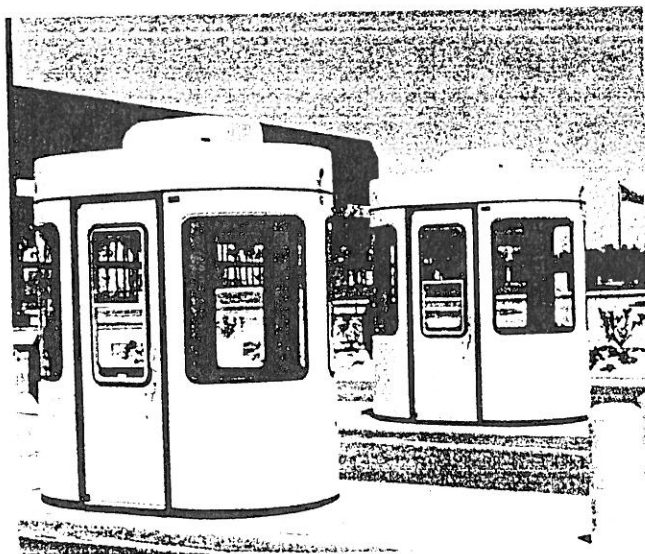
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