



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2022-035

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 Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Mixed Use Subdistrict and the Horizon/Summer Lee Subdistrict of Planned Development District 32 (PD-32), generally located at the southwest corner of the intersection of Horizon Road and Summer Lee Drive.

SUBDIVISION _____

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

| | | | |
|-----------------|-------------------|-----------------|--------------------|
| CURRENT ZONING | <u>PD-32</u> | CURRENT USE | <u>Undeveloped</u> |
| PROPOSED ZONING | <u>PD-32</u> | PROPOSED USE | <u>Condominium</u> |
| ACREAGE | <u>3.59 Acres</u> | LOTS [CURRENT] | <u>N/A</u> |
| | | LOTS [PROPOSED] | <u>N/A</u> |

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]

| | | | |
|---|--|---|--|
| <input checked="" type="checkbox"/> Agent | <u>RIV Properties LLC</u> | <input checked="" type="checkbox"/> APPLICANT | <u>RIV Properties LLC</u> |
| CONTACT PERSON | <u>Asher Hamilton</u> | CONTACT PERSON | <u>Asher Hamilton</u> |
| ADDRESS | <u>PO Box 192054</u> | ADDRESS | <u>PO Box 192054</u> |
| CITY, STATE & ZIP | <u>Dallas, Texas 75219</u> | CITY, STATE & ZIP | <u>Dallas, TX 75219</u> |
| PHONE | <u>(214) 908-4684</u> | PHONE | <u>(214) 908-4684</u> |
| E-MAIL | <u>ahamilton@realtyinvestments.com</u> | E-MAIL | <u>ahamilton@realtyinvestments.com</u> |

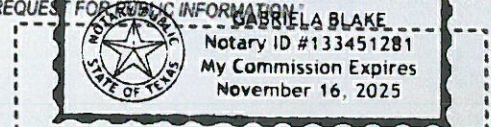
NOTARY VERIFICATION [REQUIRED]

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

I HEREBY CERTIFY THAT I AM THE AGENT FOR THE PURPOSE OF THIS APPLICATION. ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ 321.80 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16 DAY OF JUNE 2022. 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 SOFT-COPY INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

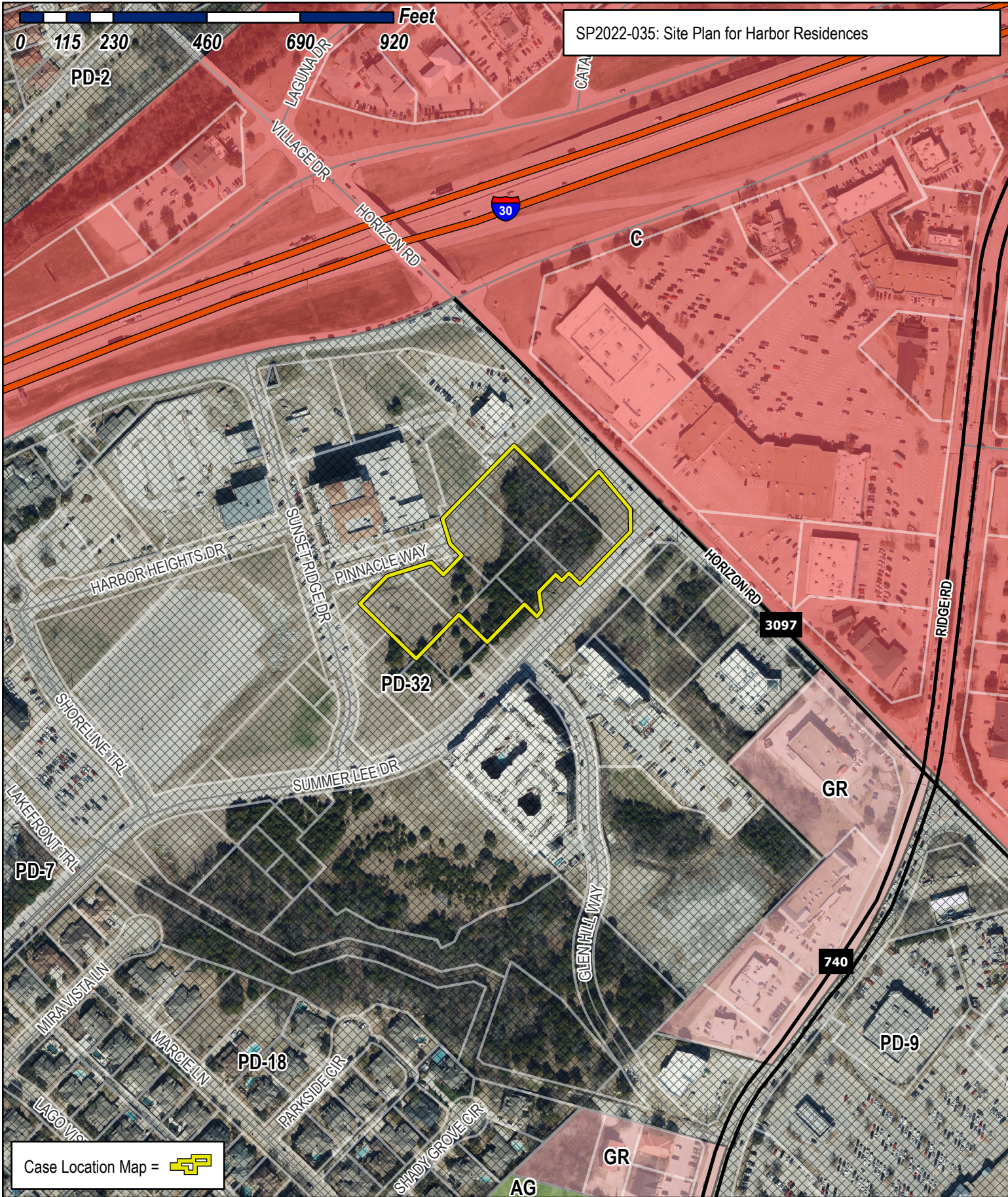
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 DAY OF JUNE 2022

AGENT'S SIGNATURE [Signature]



MY COMMISSION EXPIRES 11/16/2025

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]



Case Location Map = 

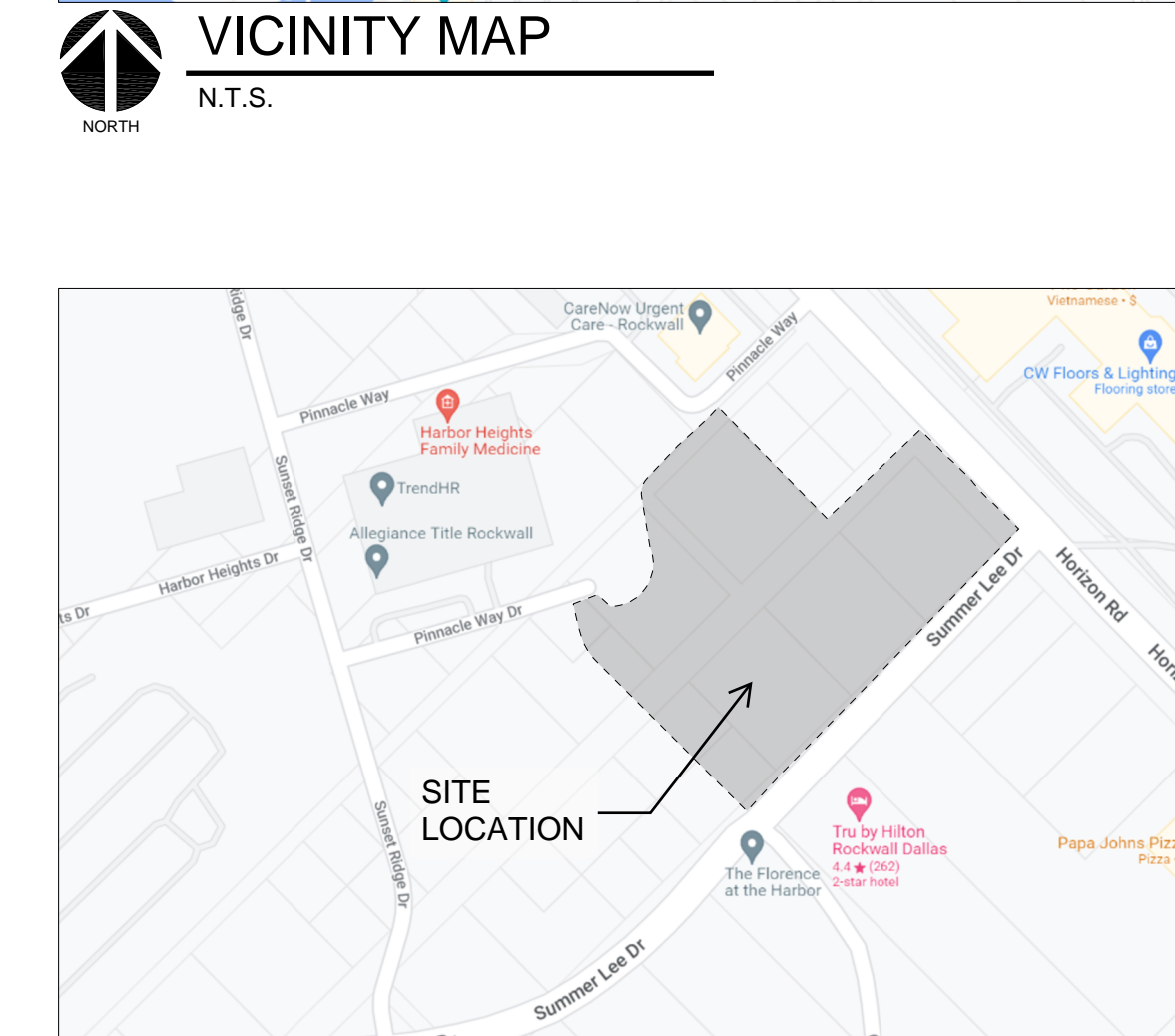
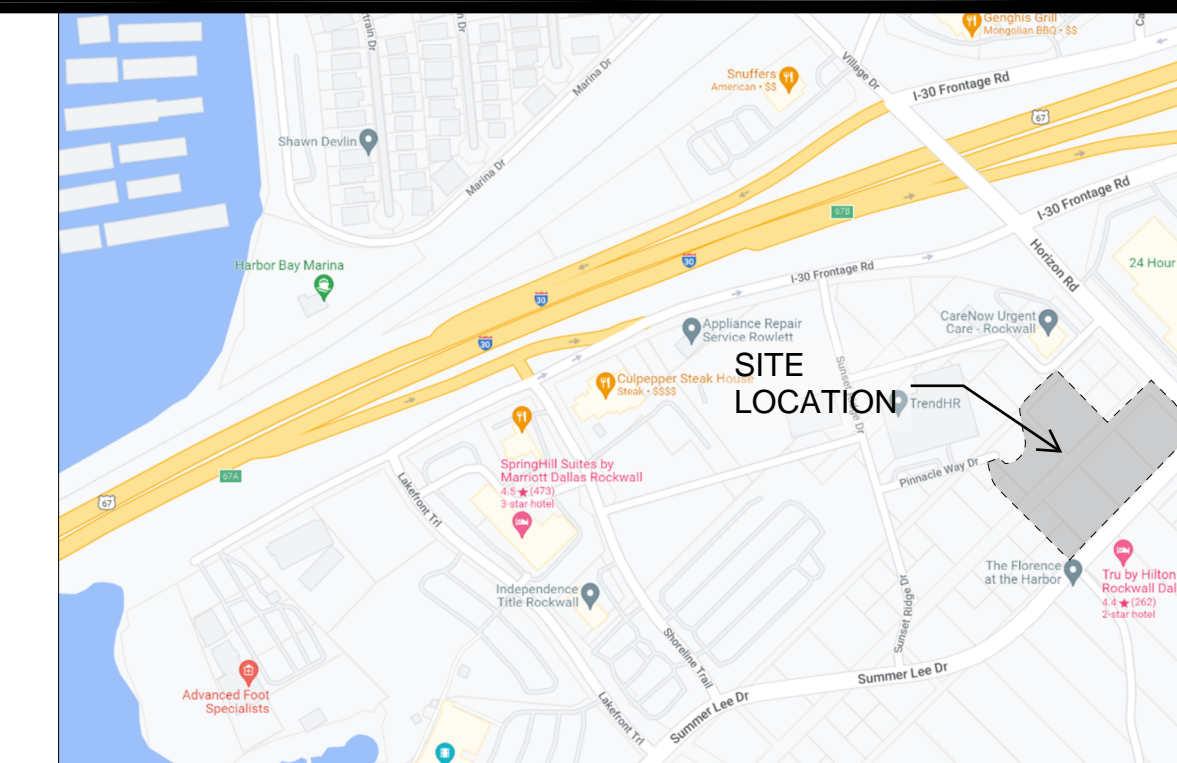
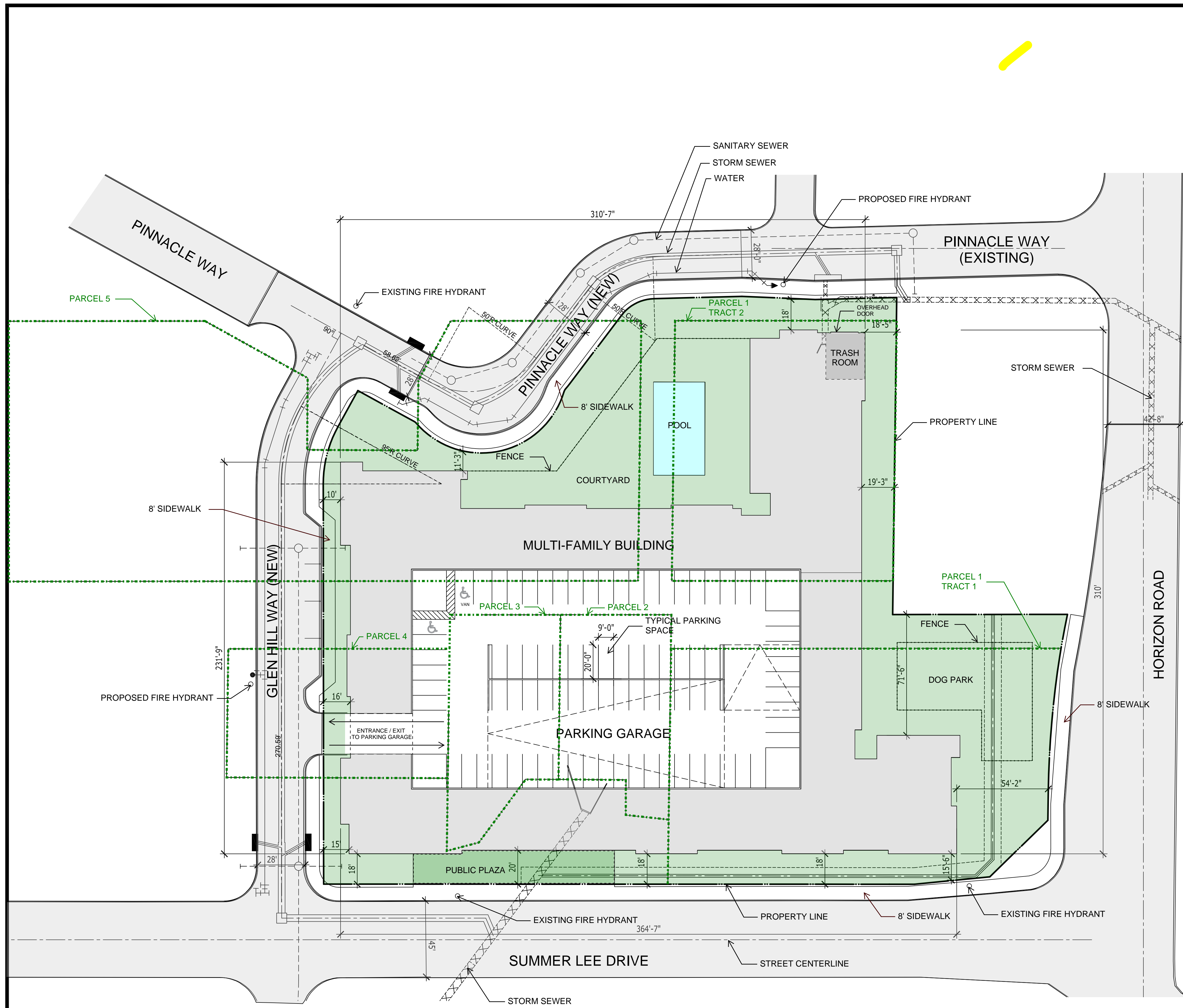


City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

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





PROJECT DATA

SITE AREA:
2.69 ACRES

LAND USE:
COMMERCIAL

BUILDING INFORMATION:
(1) FOUR/FIVE STORY BUILDING
SQUARE FOOTAGE:
346,815 GSF
196,592 NRSF

UNIT INFORMATION:
1,117 SF AVG. UNIT SIZE

1 BEDRM UNIT TOTAL: 104 UNITS
2 BEDRM UNIT TOTAL 72 UNITS
TOTAL: 176 UNITS

PARKING INFORMATION:
300 PARKING SPACES PROVIDED @ 1.7 SPACE / UNIT
7 ACCESSIBLE PARKING SPACES TO BE PROVIDED
DISTRIBUTED THROUGH EACH PARKING LEVEL

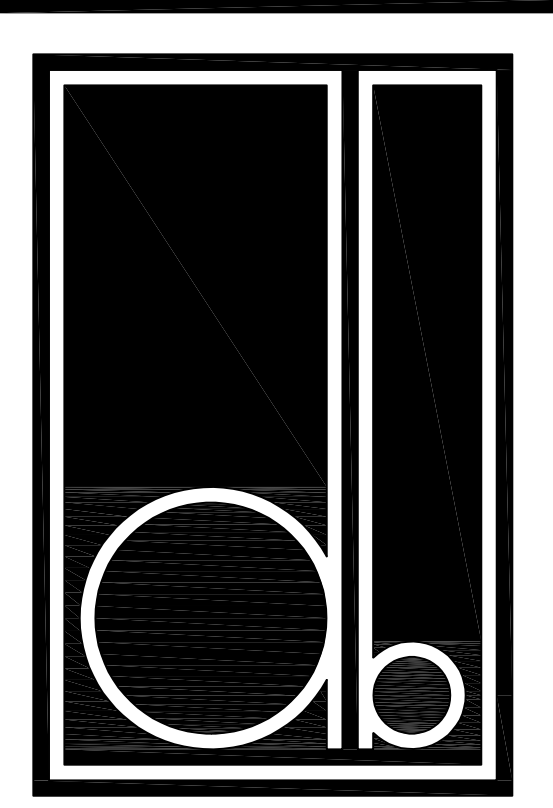
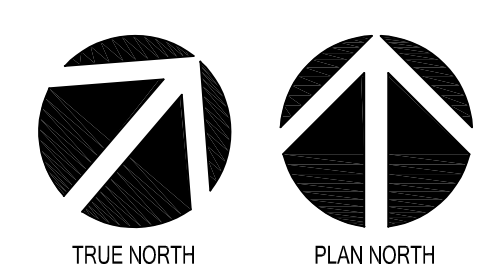
**SITE PLAN REQUIRES REPLATTING LINES
SHOW AS FOLLOWS:**

..... CURRENT PLATS
———— FUTURE PLAT

PAVING INFORMATION

STREET: 6" 3600 PSI CONCRETE W/#4 @ 18" OCEW
DRIVES: 6" 3600 PSI CONCRETE W/#3 @24" OCEW
SIDEWALK: 4" 3000 PSI CONCRETE W/#3 @24" OCEW

SITE PLAN
SCALE: 1" = 30'-0"



DESIGN BALANCE, INC.
2231 RIDGE ROAD, SUITE 200
ROCKWALL, TEXAS 75087
214.668.2306

OWNER:
RIV PROPERTIES, LLC
P.O. BOX 192054
DALLAS, TX 75219
214.908.4684

HARBOR RESIDENCES:
PORTION OF THE MOTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, SITUATED WITHIN THE HILLSIDE MIXED USE SUBDISTRICT AND THE HORIZON/SUMMER LEE SUBDISTRICT OF PLANNED DEVELOPMENT DISTRICT 32 (PD-32), GENERALLY LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF HORIZON ROAD AND SUMMER LEE DRIVE

DATE ISSUED:
06/17/2022

SHEET NUMBER AND TITLE:
2.1 SITE PLAN

CASE NUMBER:

PLANNING AND ZONING CHAIRMAN SIGNATURE:

PLANNING DIRECTOR SIGNATURE:



01 EAST ELEVATION
Scale: 1" = 30'-0"



02 SOUTH ELEVATION
Scale: 1" = 30'-0"



03 WEST ELEVATION
Scale: 1" = 30'-0"



04 NORTH ELEVATION
Scale: 1" = 30'-0"

ROOFTOP EQUIPMENT:
Mechanical equipment to be on the rooftop. This will either be hidden by the parapets or screened

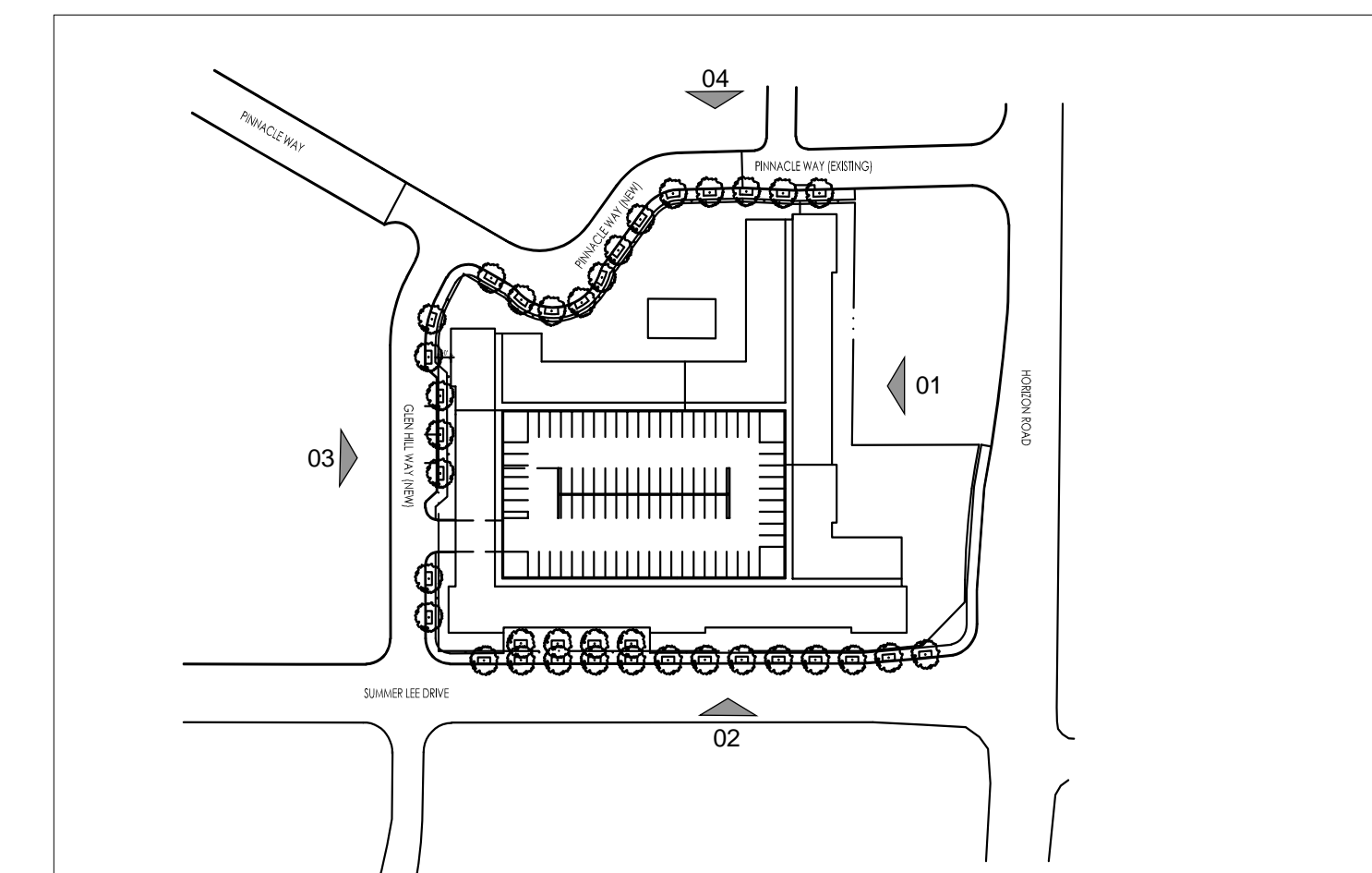
PROPOSED BUILDING MATERIAL:

Brick:
ACME Brick; Marble Grey
ACME Brick; Ridgemar

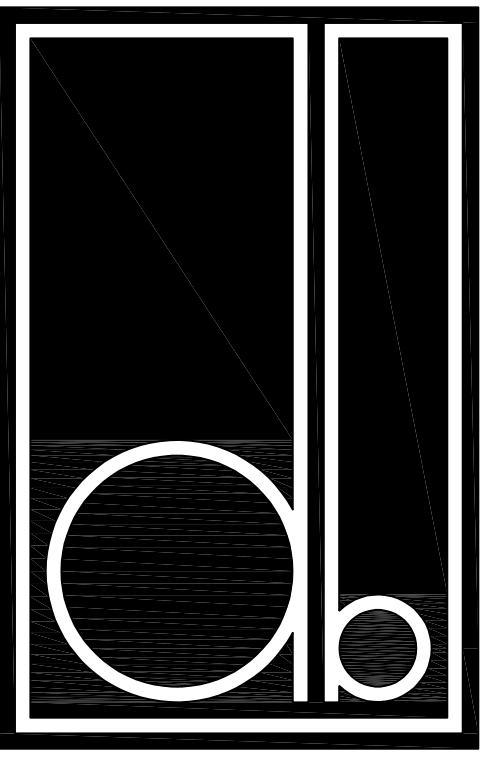
Stucco Colors
Sherwin Williams; SW 9165; Gossamer Veil
Sherwin Williams; SW 7066; Gray Matters
Sherwin Williams; SW 7069; Iron Ore

Roof Materials
BORAL Concrete Roof Tile ; Saxony Country Slate; Charcoal Blend
Thermoplastic Polyolefin

Precast Stone
Coronado Stone; Lompoc



ELEVATION KEY PLAN
Scale: N.T.S.



DESIGN BALANCE, INC.
2231 RIDGE ROAD, SUITE 200
ROCKWALL, TEXAS 75087
214.668.2306

OWNER:
RIV PROPERTIES, LLC
P.O. BOX 192054
DALLAS, TX 75219
214.908.4684

HARBOR RESIDENCES:

PORTION OF THE MOTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, SITUATED WITHIN THE HILLSIDE MIXED USE SUBDISTRICT AND THE HORIZON/SUMMER LEE SUBDISTRICT OF PLANNED DEVELOPMENT DISTRICT 32 (PD-32), GENERALLY LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF HORIZON ROAD AND SUMMER LEE DRIVE

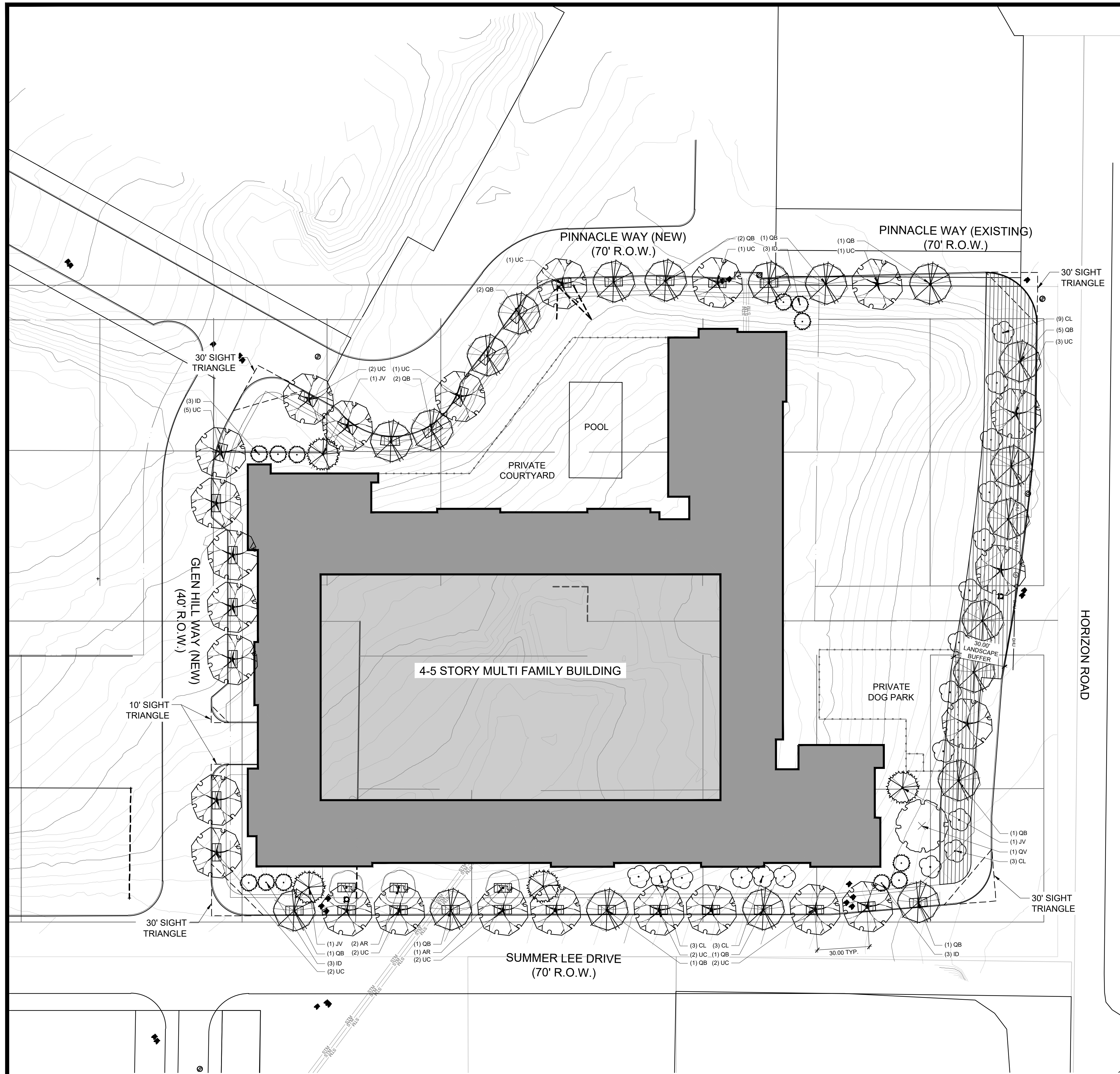
DATE ISSUED:
06/17/2022

SHEET NUMBER AND TITLE:
6.1 BUILDING ELEVATIONS

CASE NUMBER:

PLANNING AND ZONING CHAIRMAN SIGNATURE:

PLANNING DIRECTOR SIGNATURE:



PLANT SCHEDULE

| TREES | CODE | QTY | BOTANICAL NAME | COMMON NAME | CONT. | SIZE | SPEC SIZE |
|-------|------|-----|-----------------------------|-------------------------|-------|-------|-----------|
| | AR | 3 | Acer rubrum 'October Glory' | October Glory Red Maple | BOX | 4" | |
| | CL | 18 | Chilopsis linearis | Desert Willow | BOX | 4' HT | |
| | ID | 12 | Ilex decidua | Possumhaw Holly | BOX | 4' HT | |
| | JV | 4 | Juniperus virginiana | Eastern Redcedar | BOX | 4" | |
| | QB | 20 | Quercus buckleyi | Texas Red Oak | BOX | 4" | |
| | QV | 1 | Quercus virginiana | Southern Live Oak | BOX | 4" | |
| | UC | 24 | Ulmus crassifolia | Cedar Elm | BOX | 4" | |

| SHRUB AREAS | CODE | QTY | BOTANICAL NAME | COMMON NAME | CONT. | SPACING | MIN HT. |
|-------------|---------|-----------|----------------|-------------|-------|---------|---------|
| | SHR S14 | 10,665 sf | SHRUB AREA | SHRUB AREA | 3 GAL | | |

TOTALS

| TREES | QTY |
|-------------|-----------|
| TREES | 82 |
| SHRUB AREAS | 10,665 sf |

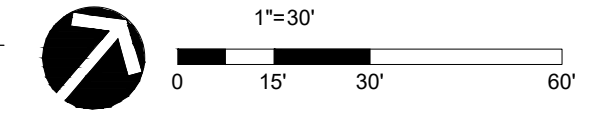
PROJECT DATA

| | |
|---|---|
| SITE AREA: 2.73 ACRES (ESTIMATED) 63% LOT COVERAGE | REQUIRED PARKING: 1.88 UNITS 104 UNITS 156 SPACES 2.88 UNITS 72 UNITS 144 SPACES TOTAL UNITS 1.76 UNITS 300 SPACES |
| (1) FOUR/FIVE STORY BUILDING 346,815 GSF 196,592 NRSF 1,117 SF AVG. UNIT SIZE 176 UNITS | PROVIDED PARKING: GARAGES 300 SPACES TOTAL PARKING 300 SPACES |
| INTERIOR AMENITY SPACE 7,500 GSF | 300 PARKING SPACES PROVIDED @ 1.7 SPACE / UNIT |

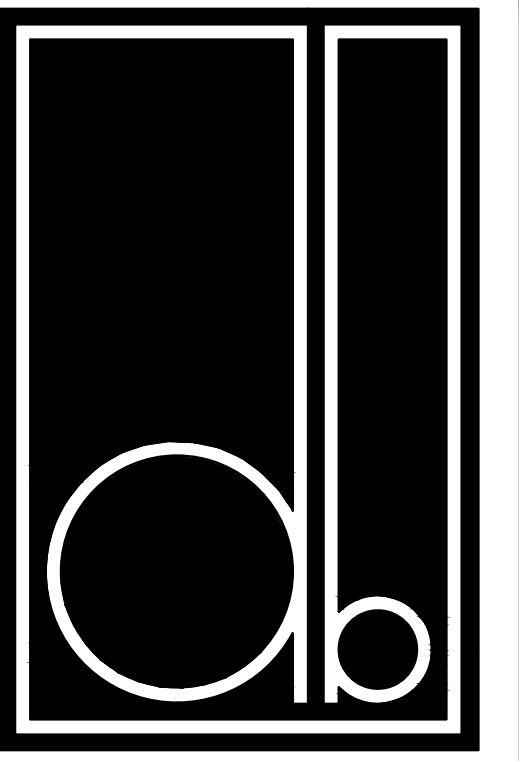
IMPERVIOUS AREA = 14,070 SF (11% OF SITE AREA)
LANDSCAPE / OPENSOURCE AREA = 30,884 SF (26% OF SITE AREA)

1 LANDSCAPE PLAN

SCALE: 1" = 30' - 0"



NOTES:
1. IRRIGATION WILL MEET ALL REQUIREMENTS OF THE ROCKWALL, TX UDC



DESIGN BALANCE, INC.
2231 RIDGE ROAD, SUITE 200
ROCKWALL, TEXAS 75087
214.668.2306

OWNER:
RIV PROPERTIES, LLC
P.O. BOX 192054
DALLAS, TX 75219
214.908.4684

HARBOR RESIDENCES:

PORTION OF THE MOTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, SITUATED WITHIN THE HILLSIDE MIXED USE SUBDISTRICT AND THE HORIZON/SUMMER LEE SUBDISTRICT OF PLANNED DEVELOPMENT DISTRICT 32 (PD-32), GENERALLY LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF HORIZON ROAD AND SUMMER LEE DRIVE

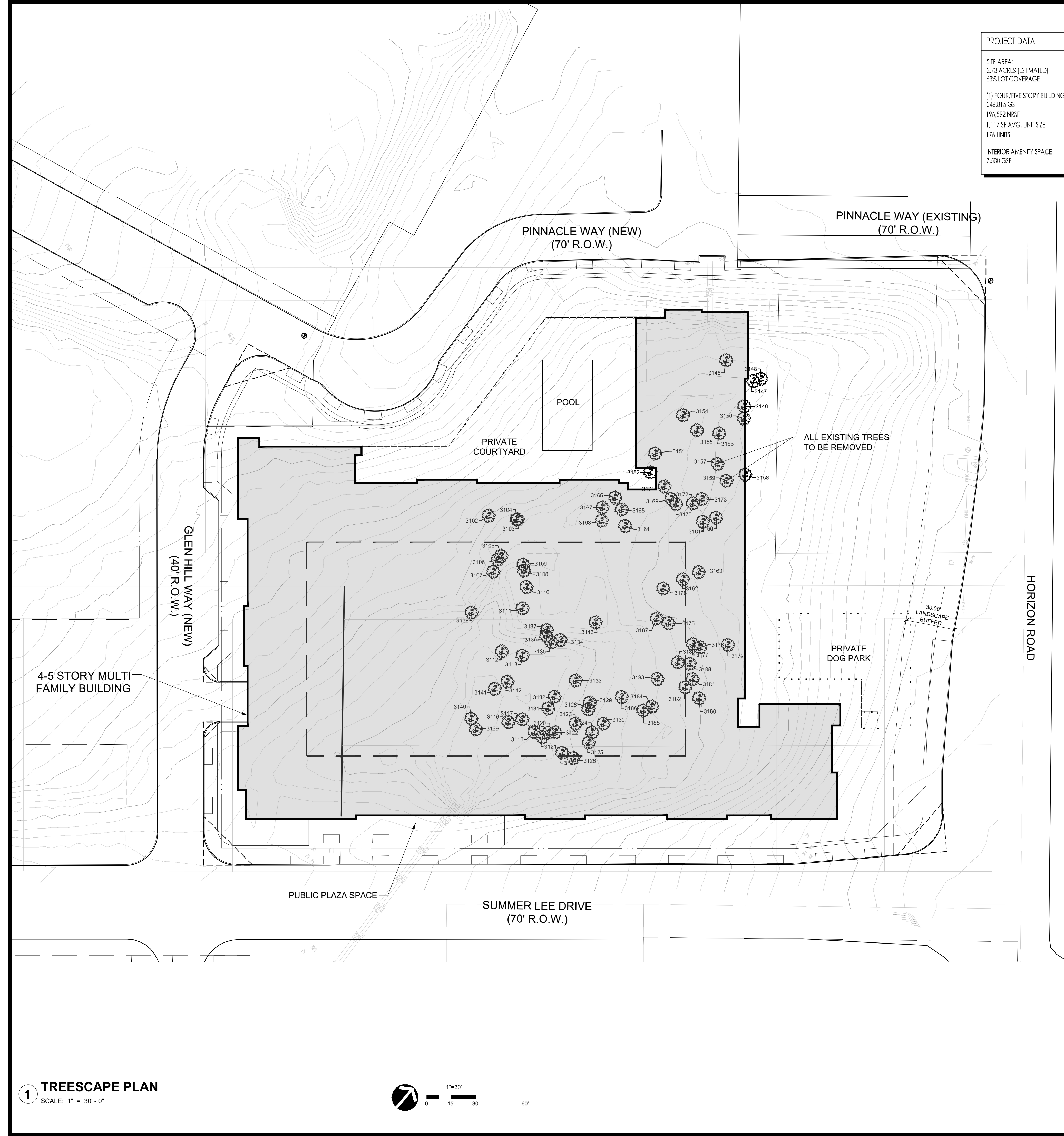
DATE ISSUED:
06/17/2022

SHEET NUMBER AND TITLE:
3.1 LANDSCAPE PLAN

CASE NUMBER:

PLANNING AND ZONING CHAIRMAN SIGNATURE:

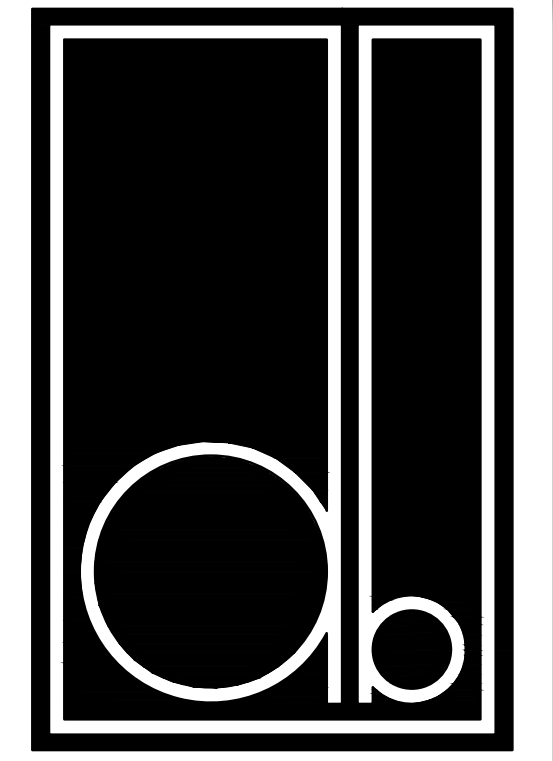
PLANNING DIRECTOR SIGNATURE:



| PROJECT DATA | | | |
|---|---|--|--|
| SITE AREA: 2.73 ACRES (ESTIMATED) 63% LOT COVERAGE | REQUIRED PARKING: 1 BR UNITS 104 UNITS 2 BR UNITS 72 UNITS TOTAL UNITS 176 UNITS | 156 SPACES 144 SPACES 300 SPACES | |
| (1) FOUR/FIVE STORY BUILDING 346,815 GSF 196,592 NRSF 1,117 SF AVG. UNIT SIZE 176 UNITS | PROVIDED PARKING: GARAGES 300 SPACES TOTAL PARKING 300 SPACES | | |
| INTERIOR AMENITY SPACE 7,500 GSF | 300 PARKING SPACES PROVIDED @ 1.7 SPACE / UNIT | | |

| Existing Tree Survey | | | | |
|----------------------|-----------|------|---------|------------|
| Tree # | Family | Size | Status | Classified |
| 3102 | Oak | 17" | Healthy | Protected |
| 3103 | Hackberry | 9" | Healthy | Secondary |
| 3104 | Hackberry | 6" | Healthy | Secondary |
| 3105 | Hackberry | 11" | Healthy | Secondary |
| 3106 | Hackberry | 6" | Healthy | Secondary |
| 3107 | Oak | 14" | Healthy | Protected |
| 3108 | Oak | 23" | Healthy | Protected |
| 3109 | Oak | 13" | Healthy | Protected |
| 3111 | Oak | 10" | Healthy | Protected |
| 3112 | Oak | 6" | Healthy | Protected |
| 3113 | Oak | 8" | Healthy | Protected |
| 3116 | Oak | 9" | Healthy | Protected |
| 3117 | Oak | 10" | Healthy | Protected |
| 3118 | Elm | 17" | Healthy | Protected |
| 3119 | Oak | 32" | Healthy | Protected |
| 3120 | Hackberry | 15" | Healthy | Secondary |
| 3121 | Elm | 12" | Healthy | Protected |
| 3122 | Elm | 11" | Healthy | Protected |
| 3123 | Hackberry | 12" | Healthy | Secondary |
| 3124 | Oak | 15" | Healthy | Protected |
| 3125 | Oak | 14" | Healthy | Protected |
| 3126 | Hackberry | 9" | Healthy | Secondary |
| 3127 | Hackberry | 13" | Healthy | Secondary |
| 3128 | Oak | 9" | Healthy | Protected |
| 3129 | Elm | 9" | Healthy | Protected |
| 3130 | Oak | 17" | Healthy | Protected |
| 3131 | Elm | 15" | Healthy | Protected |
| 3132 | Elm | 12" | Healthy | Protected |
| 3133 | Oak | 23" | Healthy | Protected |
| 3134 | Hackberry | 13" | Healthy | Secondary |
| 3135 | Hackberry | 10" | Healthy | Secondary |
| 3136 | Hackberry | 13" | Healthy | Secondary |
| 3137 | Hackberry | 12" | Healthy | Secondary |
| 3138 | Hackberry | 8" | Healthy | Secondary |
| 3139 | Oak | 12" | Healthy | Protected |
| 3140 | Oak | 13" | Healthy | Protected |
| 3141 | Oak | 12" | Healthy | Protected |
| 3142 | Hackberry | 8" | Healthy | Secondary |
| 3143 | Hackberry | 14" | Healthy | Secondary |
| 3146 | Oak | 12" | Healthy | Protected |
| 3147 | Pecan | 10" | Healthy | Protected |
| 3148 | Elm | 9" | Healthy | Protected |
| 3149 | Oak | 14" | Healthy | Protected |
| 3150 | Oak | 16" | Healthy | Protected |
| 3151 | Oak | 8" | Healthy | Protected |
| 3152 | Elm | 11" | Healthy | Protected |
| 3154 | Elm | 11" | Healthy | Protected |
| 3155 | Hackberry | 9" | Healthy | Secondary |
| 3156 | Elm | 11" | Healthy | Protected |
| 3157 | Oak | 7" | Healthy | Protected |
| 3158 | Oak | 17" | Healthy | Protected |
| 3159 | Hackberry | 14" | Healthy | Secondary |
| 3160 | Oak | 14" | Healthy | Protected |
| 3161 | Oak | 15" | Healthy | Protected |
| 3162 | Elm | 11" | Healthy | Protected |
| 3163 | Oak | 8" | Healthy | Protected |
| 3164 | Elm | 9" | Healthy | Protected |
| 3165 | Elm | 10" | Healthy | Protected |
| 3166 | Oak | 16" | Healthy | Protected |
| 3167 | Oak | 13" | Healthy | Protected |
| 3168 | Oak | 10" | Healthy | Protected |
| 3169 | Elm | 8" | Healthy | Protected |
| 3170 | Hackberry | 9" | Healthy | Secondary |
| 3171 | Hackberry | 9" | Healthy | Secondary |
| 3172 | Oak | 8" | Healthy | Protected |
| 3173 | Hackberry | 12" | Healthy | Secondary |
| 3175 | Oak | 8" | Healthy | Protected |
| 3176 | Oak | 8" | Healthy | Protected |
| 3177 | Hackberry | 9" | Healthy | Secondary |
| 3178 | Elm | 8" | Healthy | Protected |
| 3179 | Oak | 17" | Healthy | Protected |
| 3180 | Elm | 11" | Healthy | Protected |
| 3181 | Oak | 9" | Healthy | Protected |
| 3182 | Oak | 8" | Healthy | Protected |
| 3183 | Oak | 11" | Healthy | Protected |
| 3184 | Oak | 14" | Healthy | Protected |
| 3185 | Elm | 10" | Healthy | Protected |
| 3186 | Hackberry | 8" | Healthy | Secondary |
| 3187 | Oak | 11" | Healthy | Protected |
| 3188 | Hackberry | 8" | Healthy | Secondary |
| 3189 | Oak | 9" | Healthy | Protected |

| Site Mitigation Requirements | | | |
|----------------------------------|--------------|------------------------|------------------|
| Type of Tree | Total Inches | Mitigation Requirement | Mitigated Inches |
| Primary | 673 | 1" : 1" | 673 |
| Secondary | 129 | 1" : 1/2" | 65 |
| Featured | 32 | 1" : 2" | 64 |
| Total Mitigation Inches Required | | | 802 |



DESIGN BALANCE, INC.
2231 RIDGE ROAD, SUITE 200
ROCKWALL, TEXAS 75087
214.668.2306

OWNER:
RIV PROPERTIES, LLC
P.O. BOX 192054
DALLAS, TX 75219
214.908.4684

HARBOR RESIDENCES:
PORTION OF THE MOTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, SITUATED WITHIN THE HILLSIDE MIXED USE SUBDISTRICT AND THE HORIZON/SUMMER LEE SUBDISTRICT OF PLANNED DEVELOPMENT DISTRICT 32 (PD-32), GENERALLY LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF HORIZON ROAD AND SUMMER LEE DRIVE

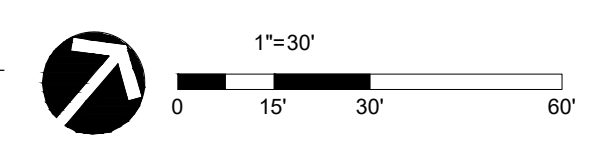
DATE ISSUED:
06/17/2022

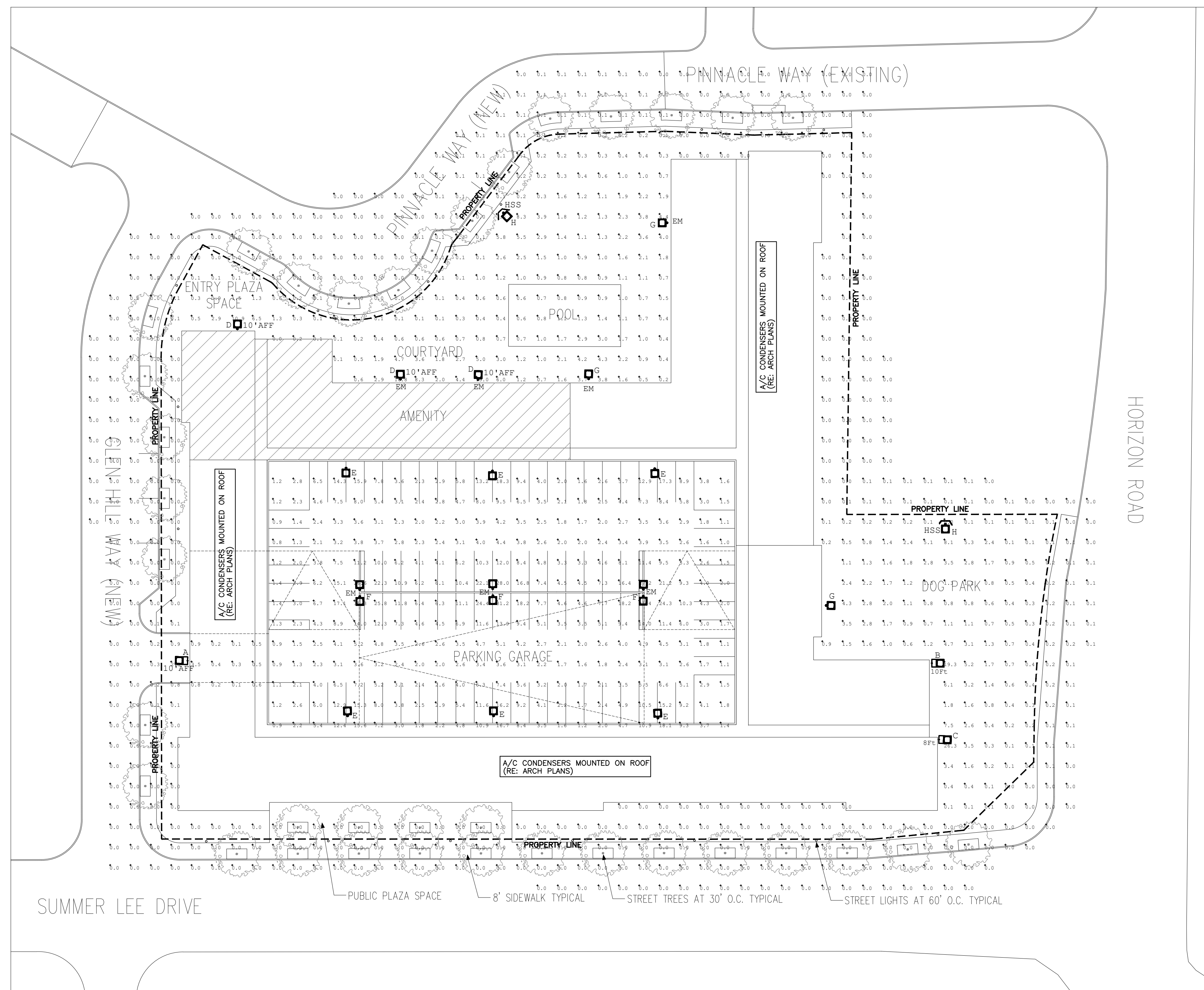
SHEET NUMBER AND TITLE:
4.1 TREESCAPE PLAN

CASE NUMBER:

PLANNING AND ZONING CHAIRMAN SIGNATURE:

PLANNING DIRECTOR SIGNATURE:

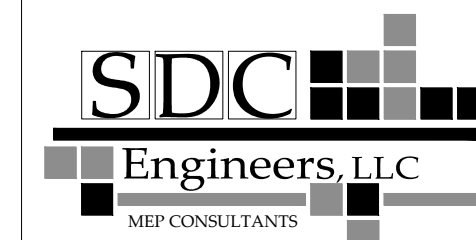




| Symbol | Qty | Label | Arrangement | LLF | Luminaire Lumens | Luminaire Watts | Total Watts | Fixture Height |
|--------|-----|------------------|-------------|-------|------------------|-----------------|-------------|----------------|
| A | 1 | WPCP-LED10 | Single | 1.000 | 1150 | 11.6 | 11.6 | 10' |
| B | 1 | MWPCP-LED80-10FT | Single | 1.000 | 8996 | 87.2 | 87.2 | 10' |
| C | 1 | MWPCP-LED50-8FT | Single | 0.993 | 4867 | 45.3 | 45.3 | 8' |
| D | 3 | MWPCP-LED50 | Single | 0.993 | 4867 | 45.3 | 135.9 | 10' |
| E | 6 | PSLM-LED150-IV | Single | 1.000 | 17972 | 147.37 | 884.22 | 15' |
| F | 3 | PSLM-LED150-III | Back-Back | 1.000 | 17786 | 147.41 | 884.46 | 15' |
| G | 3 | MWPCP-LED80 | Single | 1.000 | 8996 | 87.2 | 261.6 | 20' |
| H | 2 | PSLS-LED70-IV | Single | 1.000 | 9450 | 72.3 | 144.6 | 15' |

HSS - HOUSE SIDE SHIELD
EM - 90 MINUTE INVERTER BACKUP

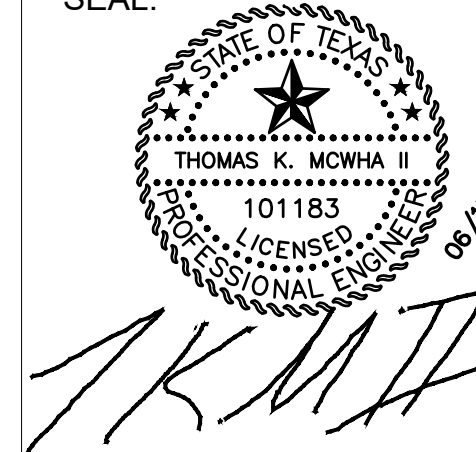
MEP CONSULTANT:



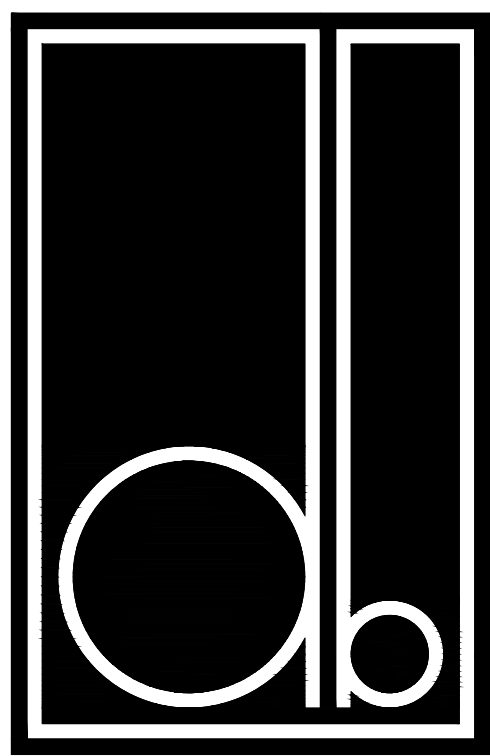
8100 WASHINGTON AVE, SUITE 250
HOUSTON, TX 77007
PHONE: 713-552-1777
TOMMY@SDC-MEP.COM
TEXAS ENGINEERING FIRM #21385

© Copyright Pending - All rights reserved. All ideas, designs, drawings, plans and specifications are the property of SDC Engineers, LLC. Purchaser's rights are conditional and limited to a one-time use to construct a single project on the site as indicated on the attached site plan. Use is limited specifically to such property. The use or reproduction of these plans concerning any other construction is strictly prohibited without written permission of the Engineer whose signature is attached to these drawings.

SEAL:



TEXAS ENGINEERING FIRM #F-10533



DESIGN BALANCE, INC.
2231 RIDGE ROAD, STE 200
ROCKWALL, TEXAS 75087
214.668.2306

OWNER:

RIV PROPERTIES, LLC
P.O. BOX 192054
DALLAS, TX 75219
214.908.4684

HARBOR RESIDENCES:

PORTION OF THE MOTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, SITUATED WITHIN THE HILLSIDE MIXED USE SUBDISTRICT AND THE HORIZON/SUMMER LEE SUBDISTRICT OF PLANNED DEVELOPMENT DISTRICT 32 (PD-32), GENERALLY LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF HORIZON ROAD AND SUMMER LEE DRIVE

DATE ISSUED:

06/17/2022

SHEET NUMBER AND TITLE:

5.1a
PHOTOMETRIC & LIGHTING PLAN

CASE NUMBER:

PLANNING AND ZONING CHAIRMAN SIGNATURE:

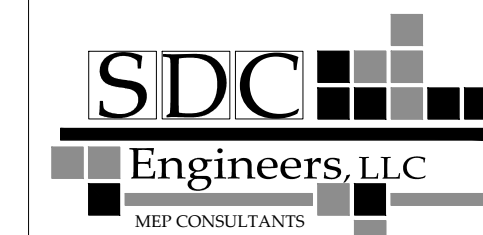
PLANNING DIRECTOR SIGNATURE:

PHOTOMETRIC STUDY

SITE PLAN

1"=30'-0"

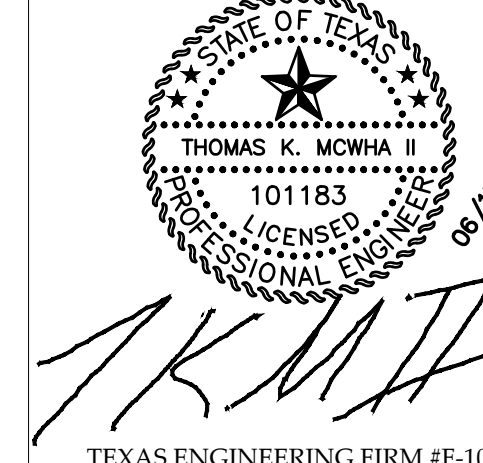
MEP CONSULTANT:



8100 WASHINGTON AVE, SUITE 250
HOUSTON, TX 77007
PHONE 713-552-1777
TOMMY@SDC-MEP.COM
TEXAS ENGINEERING FIRM #21385

© Copyright Pending - All rights reserved. All ideas, design, drawings, plans and specifications are the property of SDC Engineers, LLC. Purchaser's rights are conditional and limited to a one-time use to construct a single project on the site as indicated on the attached site plan. Use is limited specifically to such property. The use or reproduction of these plans concerning any other construction is strictly prohibited without written permission of the Engineer whose signature is affixed to these drawings.

SEAL:



TEXAS ENGINEERING FIRM #F-10533

DESIGN BALANCE, INC.
2231 RIDGE ROAD, STE 200
ROCKWALL, TEXAS 75087
214.668.2306

OWNER:
RIV PROPERTIES, LLC
P.O. BOX 192054
DALLAS, TX 75219
214.908.4684

HARBOR RESIDENCES:

PORTION OF THE MOTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, SITUATED WITHIN THE HILLSIDE MIXED USE SUBDISTRICT AND THE HORIZON/SUMMER LEE SUBDISTRICT OF PLANNED DEVELOPMENT DISTRICT 32 (PD-32), GENERALLY LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF HORIZON ROAD AND SUMMER LEE DRIVE

DATE ISSUED:
06/17/2022

SHEET NUMBER AND TITLE:
5.1b
PHOTOMETRIC & LIGHTING PLAN

CASE NUMBER:

PLANNING AND ZONING CHAIRMAN SIGNATURE:

PLANNING DIRECTOR SIGNATURE:

WALLPACKS FULL CUTOFF WALLPACKS

DIMENSIONS:
MWPCFL 14.25"W x 9.25"H x 7.5"E
LWPCFL 18"W x 10.75"H x 9.75"E

Project: _____
Location(s): _____
Type: _____
Qty: _____
Date: _____

PRODUCT SPECIFICATIONS

Description: Full Cutoff Finned LED Wallpack with Slits
Materials: Cast Aluminum Housing
Finish: Powder Coated
Lens: Borosilicate Glass
LED: Integrated LED Array
Listing: Wet List to Meet UL 1598 Standard Dark Sky Compliant
Driver Info: 120/277V
Installation Information: Install by Qualified Electrician
Warranty: 2 Years From Date of Shipment

ORDER INFORMATION
Call Factory For Fluorescent Options

| MODEL | FINISH | WATTAGE | KELVIN | OPTIONS |
|---------------------|---|--|-----------------------------|--|
| MWPCFL | BL-BLACK | LED50 | 40K | |
| Model MWPCFL LWPCFL | Finish DB - Dark Bronze (Standard) BL - Black AS - Anodized Silver WH - White CC - Custom Color | Wattage (MWPCFL) LED50 - 50W LED 5000 Lms LED80 - 80W LED 8000 Lms Wattage (LWPCFL) LED100 - 100W LED 10100 Lms LED120 - 120W LED 12000 Lms | Kelvin 40 - 40K 50 - 50K | Options PC - Photocell EMS - 500 Lm Emergency EM12 - 1200 Lm Emergency |

Divine Lighting & Fab, LLC. 3704 Hilltop Dr. Ste. 200
http://www.divinelighting.net
customer.service@divinelighting.net
PH: 936-494-3900
FX: 936-494-3910
As led performance and lumen output becomes more efficient, specifications are subject to change without notice.

WALLPACKS FULL CUTOFF WALLPACKS

DIMENSIONS:
MWPCFL 14.25"W x 9.25"H x 7.5"E
LWPCFL 18"W x 10.75"H x 9.75"E

Project: _____
Location(s): _____
Type: _____
Qty: _____
Date: _____

PRODUCT SPECIFICATIONS

Description: Full Cutoff Finned LED Wallpack with Slits
Materials: Cast Aluminum Housing
Finish: Powder Coated
Lens: Borosilicate Glass
LED: Integrated LED Array
Listing: Wet List to Meet UL 1598 Standard Dark Sky Compliant
Driver Info: 120/277V
Installation Information: Install by Qualified Electrician
Warranty: 2 Years From Date of Shipment

ORDER INFORMATION
Call Factory For Fluorescent Options

| MODEL | FINISH | WATTAGE | KELVIN | OPTIONS |
|---------------------|---|--|-----------------------------|--|
| MWPCFL | BL-BLACK | LED50 | 40K | EM12 |
| Model MWPCFL LWPCFL | Finish DB - Dark Bronze (Standard) BL - Black AS - Anodized Silver WH - White CC - Custom Color | Wattage (MWPCFL) LED50 - 50W LED 5000 Lms LED80 - 80W LED 8000 Lms Wattage (LWPCFL) LED100 - 100W LED 10100 Lms LED120 - 120W LED 12000 Lms | Kelvin 40 - 40K 50 - 50K | Options PC - Photocell EMS - 500 Lm Emergency EM12 - 1200 Lm Emergency |

Divine Lighting & Fab, LLC. 3704 Hilltop Dr. Ste. 200
http://www.divinelighting.net
customer.service@divinelighting.net
PH: 936-494-3900
FX: 936-494-3910
As led performance and lumen output becomes more efficient, specifications are subject to change without notice.

WALLPACKS FULL CUTOFF WALLPACKS

DIMENSIONS:
MWPCFL 14.25"W x 9.25"H x 7.5"E
LWPCFL 18"W x 10.75"H x 9.75"E

Project: _____
Location(s): _____
Type: _____
Qty: _____
Date: _____

PRODUCT SPECIFICATIONS

Description: Full Cutoff Finned LED Wallpack with Slits
Materials: Cast Aluminum Housing
Finish: Powder Coated
Lens: Borosilicate Glass
LED: Integrated LED Array
Listing: Wet List to Meet UL 1598 Standard Dark Sky Compliant
Driver Info: 120/277V
Installation Information: Install by Qualified Electrician
Warranty: 2 Years From Date of Shipment

ORDER INFORMATION
Call Factory For Fluorescent Options

| MODEL | FINISH | WATTAGE | KELVIN | OPTIONS |
|---------------------|---|--|-----------------------------|--|
| MWPCFL | BL-BLACK | LED80 | 40K | |
| Model MWPCFL LWPCFL | Finish DB - Dark Bronze (Standard) BL - Black AS - Anodized Silver WH - White CC - Custom Color | Wattage (MWPCFL) LED50 - 50W LED 5000 Lms LED80 - 80W LED 8000 Lms Wattage (LWPCFL) LED100 - 100W LED 10100 Lms LED120 - 120W LED 12000 Lms | Kelvin 40 - 40K 50 - 50K | Options PC - Photocell EMS - 500 Lm Emergency EM12 - 1200 Lm Emergency |

Divine Lighting & Fab, LLC. 3704 Hilltop Dr. Ste. 200
http://www.divinelighting.net
customer.service@divinelighting.net
PH: 936-494-3900
FX: 936-494-3910
As led performance and lumen output becomes more efficient, specifications are subject to change without notice.

WALLPACKS FULL CUTOFF WALLPACKS

DIMENSIONS:
MWPCFL 14.25"W x 9.25"H x 7.5"E
LWPCFL 18"W x 10.75"H x 9.75"E

Project: _____
Location(s): _____
Type: _____
Qty: _____
Date: _____

PRODUCT SPECIFICATIONS

Description: Full Cutoff Finned LED Wallpack with Slits
Materials: Cast Aluminum Housing
Finish: Powder Coated
Lens: Borosilicate Glass
LED: Integrated LED Array
Listing: Wet List to Meet UL 1598 Standard Dark Sky Compliant
Driver Info: 120/277V
Installation Information: Install by Qualified Electrician
Warranty: 2 Years From Date of Shipment

ORDER INFORMATION
Call Factory For Fluorescent Options

| MODEL | FINISH | WATTAGE | KELVIN | OPTIONS |
|---------------------|---|--|-----------------------------|--|
| MWPCFL | BL-BLACK | LED80 | 40K | EM12 |
| Model MWPCFL LWPCFL | Finish DB - Dark Bronze (Standard) BL - Black AS - Anodized Silver WH - White CC - Custom Color | Wattage (MWPCFL) LED50 - 50W LED 5000 Lms LED80 - 80W LED 8000 Lms Wattage (LWPCFL) LED100 - 100W LED 10100 Lms LED120 - 120W LED 12000 Lms | Kelvin 40 - 40K 50 - 50K | Options PC - Photocell EMS - 500 Lm Emergency EM12 - 1200 Lm Emergency |

Divine Lighting & Fab, LLC. 3704 Hilltop Dr. Ste. 200
http://www.divinelighting.net
customer.service@divinelighting.net
PH: 936-494-3900
FX: 936-494-3910
As led performance and lumen output becomes more efficient, specifications are subject to change without notice.

SITE LIGHTING PSLs / PSLL

DIMENSIONS:
PSLs 3.5"H x 13"W x 17.5"E (No Arm)
5.6" W x 13"W x 25.2"E (Staright Arm)
PSLl 3.5"H x 13"W x 21.1"E (No Arm)
5.6"W x 13"W x 28.8"E (Staright Arm)

Project: _____
Location(s): _____
Type: _____
Qty: _____
Date: _____

PRODUCT SPECIFICATIONS

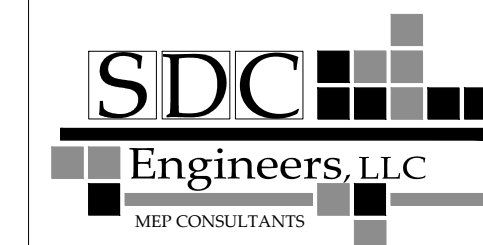
Description: Flat Top Site Light with Low to High Output
Materials: Die Cast Aluminum Housing
Finish: Powder Coated
Lens: Heat-Resistant Clear Polycarbonate
LED: Integrated LED Array
Listing: Wet List to Meet UL1598 Standard IP65 Rated
Driver Info: 120/277V
Installation Information: Install by Qualified Electrician
Warranty: 2 Years From Date of Shipment

ORDER INFORMATION
Call Factory For Fluorescent Options

| MODEL | FINISH | WATTAGE | KELVIN | TYPE | OPTIONS |
|-----------------|---|---|---|---|---|
| PSLs | BL-BLACK | LED70 | 40K | IV | |
| Model PSLs PSLl | Finish DB - Dark Bronze (Standard) BL - Black AS - Anodized Silver WH - White CC - Custom Color | Wattage (PSLs) LED70 - 70W LED 9300-10000 lms LED100 - 100W LED 12300-13500 lms LED150 - 150W LED 17700-18500 lms LED180 - 180W LED 20600-22500 lms Wattage (PSLl) LED220 - 220W LED 30200-31000 lms LED310 - 310W LED 36800-38400 lms | Kelvin 30 - 30K 40 - 40K 50 - 50K | Type III - Type III IV - Type IV V - Type V Standard | Options PC - Photocell MOT - Motion DIMM-10 - 0-10V Dimmable TRUN - Trunion Mount LSF - Large Slip Fitter MA - Mounting Arm SF - Slip Fitter EMS - Emergency Backup 500 Lms EM12 - Emergency Backup 1200Lms |

Divine Lighting & Mfg., LLC. 3704 Hilltop Dr. Ste. 200
http://www.dvslighting.net
customer.service@divinelighting.net
PH: 936-494-3900
FX: 936-494-3910
As led performance and lumen output becomes more efficient, specifications are subject to change without notice.

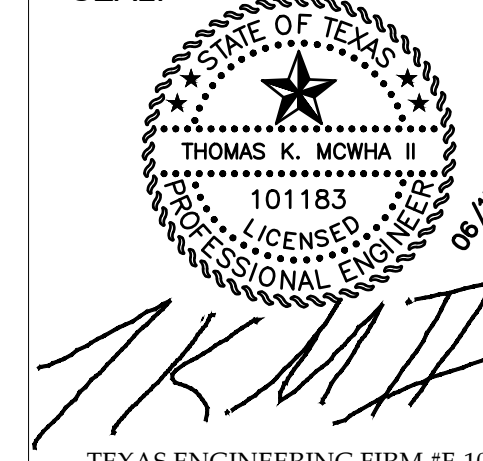
MEP CONSULTANT:



8100 WASHINGTON AVE, SUITE 250
HOUSTON, TX 77007
PHONE: 713-552-1777
TOMMY@SDC-MEP.COM
TEXAS ENGINEERING FIRM #21385

© Copyright Pending - All rights reserved. All ideas, design, drawings, plans and specifications are the property of SDC Engineers, LLC. Purchaser's rights are conditional and limited to a one-time use to construct a single project on the site as indicated on the attached site plan. Use is limited specifically to such property. The use or reproduction of these plans concerning any other construction is strictly prohibited without written permission of the Engineer whose signature is affixed to these drawings.

SEAL:



TEXAS ENGINEERING FIRM #F-10533

DESIGN BALANCE, INC.
2231 RIDGE ROAD, STE 200
ROCKWALL, TEXAS 75087
214.668.2306

OWNER:
RIV PROPERTIES, LLC
P.O. BOX 192054
DALLAS, TX 75219
214.908.4684

HARBOR RESIDENCES:

PORTION OF THE MOTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, SITUATED WITHIN THE HILLSIDE MIXED USE SUBDISTRICT AND THE HORIZON/SUMMER LEE SUBDISTRICT OF PLANNED DEVELOPMENT DISTRICT 32 (PD-32), GENERALLY LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF HORIZON ROAD AND SUMMER LEE DRIVE

DATE ISSUED:
06/17/2022

SHEET NUMBER AND TITLE:
5.1c
PHOTOMETRIC & LIGHTING PLAN

CASE NUMBER:

PLANNING AND ZONING CHAIRMAN SIGNATURE:

PLANNING DIRECTOR SIGNATURE:

SITE LIGHTING
PSLS / PSSL

DIMENSIONS:
PSLS 3.5"H x 13"W x 17.5"E (No Arm)
 5.6"W x 13"W x 25.2"E (Staright Arm)
PSLL 3.5"H x 13"W x 21.1"E (No Arm)
 5.6"W x 13"W x 28.8"E (Staright Arm)

Project: _____
 Location(s): _____
 Type: _____
 Qty: _____
 Date: _____

PRODUCT SPECIFICATIONS

Description:
Flat Top Site Light with Low to High Output

Materials:
Die Cast Aluminum Housing

Finish:
Powder Coated

Lens:
Heat-Resistant Clear Polycarbonate

LED:
Integrated LED Array

Listing:
Wet List to Meet UL1598 Standard IP65 Rated

Driver Info:
120/277V

Installation Information:
Install by Qualified Electrician

Warranty:
2 Years From Date of Shipment

ORDER INFORMATION
Call Factory For Fluorescent Options

| MODEL | FINISH | WATTAGE | KELVIN | TYPE | OPTIONS |
|-------|----------|---------|--------|------|---------|
| PSLS | BL-BLACK | 150LED | 40K | III | |

Model PSLS
 Finish DB - Dark Bronze
 BL - Black
 AS - Anodized Silver
 WH - White
 CC - Custom Color

Wattage (PSLS)
 LED70 - 70W LED 9300-10000 lms
 LED100 - 100W LED 12300-13500 lms
 LED150 - 150W LED 17700-18500 lms
 LED180 - 180W LED 20600-12500 lms

Wattage (PSSL)
 LED220 - 220W LED 30200-31000 lms
 LED310 - 310W LED 36800-38400 lms

Kelvin 30 - 30K
 40 - 40K
 50 - 50K

Type III - Type III
 IV - Type IV
 V - Type V
 *Standard

Options PC - Photocell
 MOT - Motion
 DIM0-10 - 0-10V Dimmable
 TRUN - Trunion Mount
 LSF - Large Slip Fitter
 MA - Mounting Arm
 SF - Slip Fitter
 EM5 - Emergency Backup500 Lms
 EM12 - Emergency Backup 1200Lms

Divine Lighting & Mfg., LLC.
3704 Hilltop Dr. Ste. 200
http://www.divinelighting.net
customerservice@divinelighting.net
As led performance and lumen output becomes more efficient, specifications are subject to change without notice.
PH: 936-494-3900
FX: 936-494-3910

SITE LIGHTING
PSLS / PSSL

DIMENSIONS:
PSLS 3.5"H x 13"W x 17.5"E (No Arm)
 5.6"W x 13"W x 25.2"E (Staright Arm)
PSLL 3.5"H x 13"W x 21.1"E (No Arm)
 5.6"W x 13"W x 28.8"E (Staright Arm)

Project: _____
 Location(s): _____
 Type: _____
 Qty: _____
 Date: _____

PRODUCT SPECIFICATIONS

Description:
Flat Top Site Light with Low to High Output

Materials:
Die Cast Aluminum Housing

Finish:
Powder Coated

Lens:
Heat-Resistant Clear Polycarbonate

LED:
Integrated LED Array

Listing:
Wet List to Meet UL1598 Standard IP65 Rated

Driver Info:
120/277V

Installation Information:
Install by Qualified Electrician

Warranty:
2 Years From Date of Shipment

ORDER INFORMATION
Call Factory For Fluorescent Options

| MODEL | FINISH | WATTAGE | KELVIN | TYPE | OPTIONS |
|-------|----------|---------|--------|------|---------|
| PSLS | BL-BLACK | 150LED | 40K | III | EM12 |

Model PSSL
 Finish DB - Dark Bronze
 BL - Black
 AS - Anodized Silver
 WH - White
 CC - Custom Color

Wattage (PSLS)
 LED70 - 70W LED 9300-10000 lms
 LED100 - 100W LED 12300-13500 lms
 LED150 - 150W LED 17700-18500 lms
 LED180 - 180W LED 20600-12500 lms

Wattage (PSSL)
 LED220 - 220W LED 30200-31000 lms
 LED310 - 310W LED 36800-38400 lms

Kelvin 30 - 30K
 40 - 40K
 50 - 50K

Type III - Type III
 IV - Type IV
 V - Type V
 *Standard

Options PC - Photocell
 MOT - Motion
 DIM0-10 - 0-10V Dimmable
 TRUN - Trunion Mount
 LSF - Large Slip Fitter
 MA - Mounting Arm
 SF - Slip Fitter
 EM5 - Emergency Backup500 Lms
 EM12 - Emergency Backup 1200Lms

Divine Lighting & Mfg., LLC.
3704 Hilltop Dr. Ste. 200
http://www.divinelighting.net
customerservice@divinelighting.net
As led performance and lumen output becomes more efficient, specifications are subject to change without notice.
PH: 936-494-3900
FX: 936-494-3910

SITE LIGHTING
PSLS / PSSL

DIMENSIONS:
PSLS 3.5"H x 13"W x 17.5"E (No Arm)
 5.6"W x 13"W x 25.2"E (Staright Arm)
PSLL 3.5"H x 13"W x 21.1"E (No Arm)
 5.6"W x 13"W x 28.8"E (Staright Arm)

Project: _____
 Location(s): _____
 Type: _____
 Qty: _____
 Date: _____

PRODUCT SPECIFICATIONS

Description:
Flat Top Site Light with Low to High Output

Materials:
Die Cast Aluminum Housing

Finish:
Powder Coated

Lens:
Heat-Resistant Clear Polycarbonate

LED:
Integrated LED Array

Listing:
Wet List to Meet UL1598 Standard IP65 Rated

Driver Info:
120/277V

Installation Information:
Install by Qualified Electrician

Warranty:
2 Years From Date of Shipment

ORDER INFORMATION
Call Factory For Fluorescent Options

| MODEL | FINISH | WATTAGE | KELVIN | TYPE | OPTIONS |
|-------|----------|---------|--------|------|---------|
| PSLS | BL-BLACK | 150LED | 40K | IV | |

Model PSLS
 Finish DB - Dark Bronze
 BL - Black
 AS - Anodized Silver
 WH - White
 CC - Custom Color

Wattage (PSLS)
 LED70 - 70W LED 9300-10000 lms
 LED100 - 100W LED 12300-13500 lms
 LED150 - 150W LED 17700-18500 lms
 LED180 - 180W LED 20600-12500 lms

Wattage (PSSL)
 LED220 - 220W LED 30200-31000 lms
 LED310 - 310W LED 36800-38400 lms

Kelvin 30 - 30K
 40 - 40K
 50 - 50K

Type III - Type III
 IV - Type IV
 V - Type V
 *Standard

Options PC - Photocell
 MOT - Motion
 DIM0-10 - 0-10V Dimmable
 TRUN - Trunion Mount
 LSF - Large Slip Fitter
 MA - Mounting Arm
 SF - Slip Fitter
 EM5 - Emergency Backup500 Lms
 EM12 - Emergency Backup 1200Lms

Divine Lighting & Mfg., LLC.
3704 Hilltop Dr. Ste. 200
http://www.divinelighting.net
customerservice@divinelighting.net
As led performance and lumen output becomes more efficient, specifications are subject to change without notice.
PH: 936-494-3900
FX: 936-494-3910

WALLPACKS
WPCP

DIMENSIONS:
12W: 3.375"E x 5"W x 6"H
28-50W: 4.5"E x 7.6"W x 11"H
80-120W: 5.5"E x 11"W x 13"H

Project: _____
 Location(s): _____
 Type: _____
 Qty: _____
 Date: _____

PRODUCT SPECIFICATIONS

Description:
Wallpack with Full Cutoff Capability Dark Sky Standard

Materials:
Die-Cast Aluminum

Finish:
Powder Coated

Lens:
Impact Resistant Glass

LED:
Integrated LED Array

Listing:
Wet List to Meet UL1598 Standard IP65 Sealed

Driver Info:
120/277V

Installation Information:
Install by Qualified Electrician

Warranty:
2 Years From Date of Shipment

ORDER INFORMATION
Call Factory For Fluorescent Options

| MODEL | FINISH | WATTAGE | KELVIN |
|-------|----------|---------|--------|
| WPCP | BL-BLACK | LED 10W | 40K |

Model WPCP
 Finish DB - Dark Bronze
 BL - Black
 AS - Anodized Silver
 WH - White
 CC - Custom Color

Wattage
 LED10 - 10W LED 1150 Lms
 LED28 - 28W LED 3239 Lms
 LED50 - 50W LED 5193 Lms
 LED80 - 80W LED 9000 Lms
 LED120 - 120W LED 13700 Lms

Kelvin 30 - 30K "Special Order"
 40 - 40K
 50 - 50K

Options EMBOX - EM5 500LMS
 EMBOX - EM12 1200LMS

Divine Lighting & Mfg., LLC.
3704 Hilltop Dr. Ste. 200
http://www.divinelighting.net
customerservice@divinelighting.net
As led performance and lumen output becomes more efficient, specifications are subject to change without notice.
PH: 936-494-3900
FX: 936-494-3910

WALLPACKS
WPCP

DIMENSIONS:
12W: 3.375"E x 5"W x 6"H
28-50W: 4.5"E x 7.6"W x 11"H
80-120W: 5.5"E x 11"W x 13"H

Project: _____
 Location(s): _____
 Type: _____
 Qty: _____
 Date: _____

PRODUCT SPECIFICATIONS

Description:
Wallpack with Full Cutoff Capability Dark Sky Standard

Materials:
Die-Cast Aluminum

Finish:
Powder Coated

Lens:
Impact Resistant Glass

LED:
Integrated LED Array

Listing:
Wet List to Meet UL1598 Standard IP65 Sealed

Driver Info:
120/277V

Installation Information:
Install by Qualified Electrician

Warranty:
2 Years From Date of Shipment

ORDER INFORMATION
Call Factory For Fluorescent Options

| MODEL | FINISH | WATTAGE | KELVIN | OPTIONS |
|-------|----------|---------|--------|--------------|
| WPCP | BL-BLACK | LED 10W | 40K | EMBOX - EM12 |

Model WPCP
 Finish DB - Dark Bronze
 BL - Black
 AS - Anodized Silver
 WH - White
 CC - Custom Color

Wattage
 LED10 - 10W LED 1150 Lms
 LED28 - 28W LED 3239 Lms
 LED50 - 50W LED 5193 Lms
 LED80 - 80W LED 9000 Lms
 LED120 - 120W LED 13700 Lms

Kelvin 30 - 30K "Special Order"
 40 - 40K
 50 - 50K

Options EMBOX - EM5 500LMS
 EMBOX - EM12 1200LMS

Divine Lighting & Mfg., LLC.
3704 Hilltop Dr. Ste. 200
http://www.divinelighting.net
customerservice@divinelighting.net
As led performance and lumen output becomes more efficient, specifications are subject to change without notice.
PH: 936-494-3900
FX: 936-494-3910

LIGHTING SPECIFICATIONS
(CONTINUED)