

DUNKIN ACADEMY SITE DEVELOPMENT

2.960 ACRES OF LAND BEING A REPLAT OF LOT 1, BLOCK S OF THE PRESERVE PHASE 3, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

LEGEND	
UTILITY EASEMENT	U.E.
SANITARY SEWER EASEMENT	S.S.E.
DRAINAGE EASEMENT	D.E.
WATERLINE EASEMENT	W.E.
VISIBILITY EASEMENT	V.E.
SIDEWALK EASEMENT	S.E.
ELECTRICAL EASEMENT	E.E.
CLEAN OUT	C.O.
GAS METER	GM
ELECTRICAL VAULT	EV
LIGHT POLE	LP
TRAFFIC SIGN	TS
ELECTRICAL TRANSFORMER	ET
FIRE HYDRANT	FH
SANITARY SEWER MANHOLE	SSMH
STORM SEWER MANHOLE	STMMH
BUILDING SET BACK	B.S.
LANDSCAPE SETBACK	L.S.
PRESSURE REDUCING VALVE	PRV
FIRE DEPARTMENT CONNECTION	F.D.C.
PEDESTRIAN SIGN & VISIBILITY EASEMENT	P.S.&V.E.
BARRIER FREE RAMP	BFR

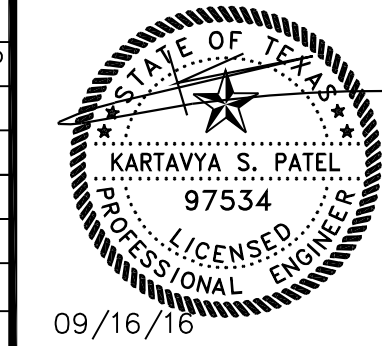
SITE DATA SUMMARY TABLE	
PHYSICAL ADDRESS	TO BE DETERMINED
GROSS SITE AREA	2,960 ACRES (128,943 S.F.)
NET AREA	2,960 ACRES (128,943 S.F.)
ZONING	PD-41
CURRENT USE	VACANT
PROPOSED USE	DAYCARE
LOT COVERAGE DATA	
BUILDING COVERAGE	13,342 S.F. (10.34%)
IMPERVIOUS COVERAGE	79,032 S.F. (61.51%)
PERVIOUS COVERAGE	49,991 S.F. (38.49%)
PARKING SUMMARY	
PARKING REQUIREMENT	REQUIRED PROVIDED
1 SPACE PER 250 GFA	53 54
TOTAL PARKING	53 54
BUILDING DATA	
BUILDING	1
PEAK HEIGHT	30'-0"
TOTAL SQUARE FOOTAGE	13,342 S.F.

WATER METER & SANITARY SEWER SCHEDULE				
ID	TYPE	SIZE	NO.	SAN. SEW.
(D)	DOM.	1"	1	6"
(I)	IRR.	1"	1	N/A

CASE #

SITE PLAN
DUNKIN ACADEMY
 NEC OF N. LAKESHORE DRIVE & E. FORK ROAD
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

TRIANGLE ENGINEERING LLC
 T: 214.609.9271 | F: 469.359.6709 | E: kpatel@triangle-engr.com
 W: triangle-engr.com | O: 1333 McDermott Drive, Suite 200, Allen, TX 75013
Planning | Civil Engineering | Construction Management
 DESIGN/DRAWN DATE SCALE PROJECT NO. SHEET NO.
 KP DS 08/23/16 SEC SCALE BAR 028-16
 TX PE FIRM #11525



GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE STANDARDS OF THE CITY OF ROCKWALL.
- A PERMIT IS REQUIRED TO CUT A CITY STREET OR WORK WITHIN THE RIGHT-OF-WAY. THE PERMIT IS ISSUED BY THE PUBLIC WORKS DEPARTMENT.
- THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM PUBLIC RECORDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
- WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS IN GRADES AND ALIGNMENT.
- ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, "CONST. SAFETY AND HEALTH REGULATIONS.", VOL. 29, SUBPART P, PG. 128 - 137, AND ANY AMENDMENTS THERETO.
- ADEQUATE MEASURES SHALL BE TAKEN TO PREVENT EROSION. IN THE EVENT THAT SIGNIFICANT EROSION OCCURS AS A RESULT OF CONSTRUCTION THE CONTRACTOR SHALL RESTORE THE ERODED AREA TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, CULVERT PIPES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
- THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, CULVERT PIPES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
- ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING FROM THE FROM THE DESIGN ENGINEER. THE DIRECTOR OF PUBLIC WORKS SHALL APPROVE ANY DEVIATIONS FROM STATE REGULATIONS.
- THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.

BOUNDARY LINE DATA		
LINE NO.	BEARING	DISTANCE
L1	N 78°34'14" W	102.41'
L2	N 11°25'13" W	201.02'
L3	N 01°10'03" W	31.12'
L4	N 58°45'59" W	50.79'
L5	S 89°38'31" E	471.62'
L6	S 13°21'59" W	186.68'
L7	S 44°51'38" W	145.74'
L8	S 43°32'33" E	88.95'
L9	S 56°56'31" E	43.84'

CURVE DATA TABLE					
NO.	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1	134.21'	750.00'	10°15'10"	N 06°17'38" W	134.03'
C2	226.46'	532.50'	24°21'59"	N 89°14'47" W	224.76'

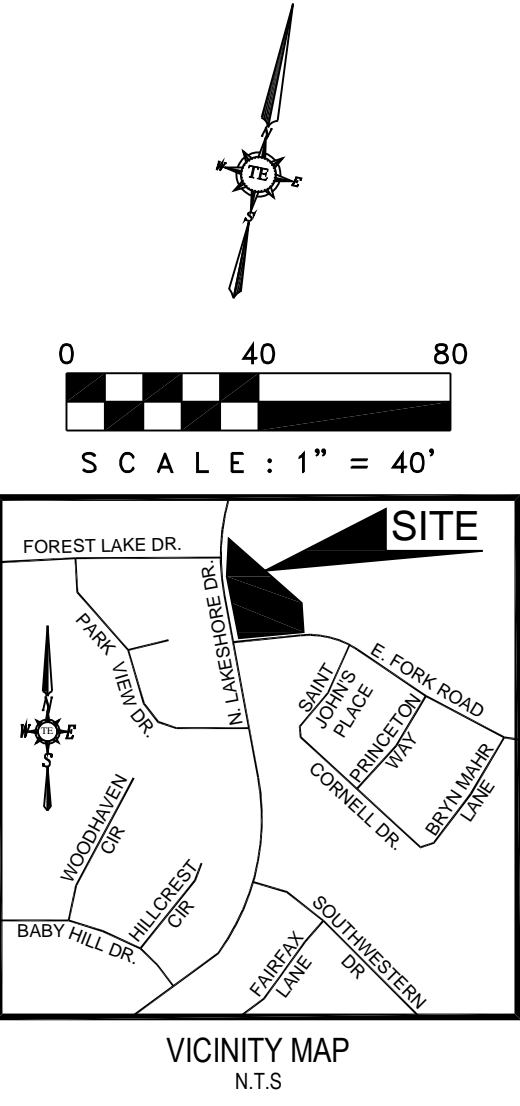
OWNER/DEVELOPER
 DUNKIN ACADEMY ROCKWALL LLC
 320 N TOWN BLVD EAST
 SUNNYVALE, TEXAS 75182
 CONTACT: JOHN DUNKIN
 TEL: (469) 358-5590

ENGINEER
 TRIANGLE ENGINEERING LLC
 1333 McDERMOTT ROAD STE 200
 ALLEN, TEXAS 75013
 CONTACT: KARTAVYA PATEL
 TEL: (214) 609-9271

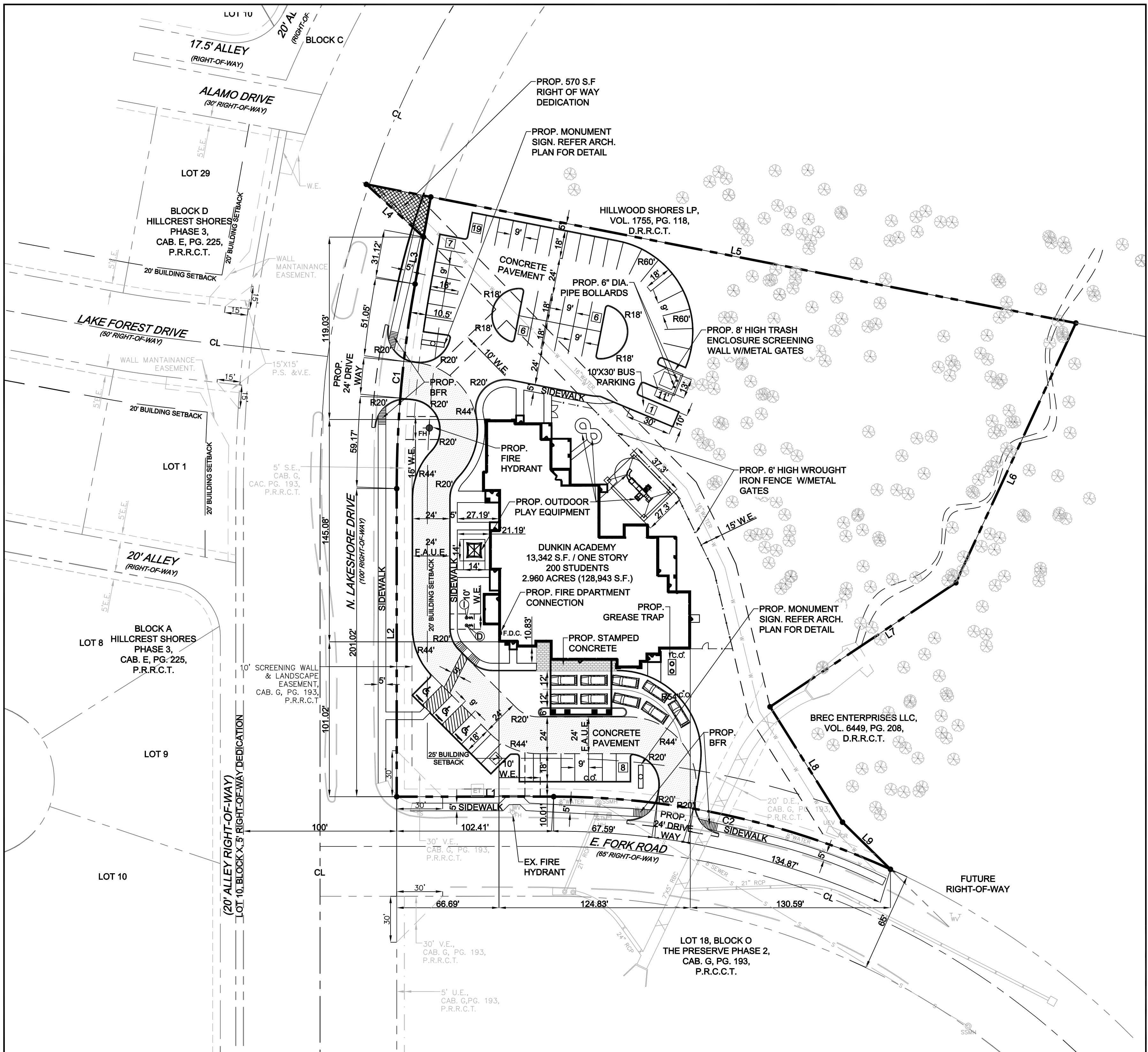
SURVEYOR
 A&W SURVEYORS INC.
 P.O. BOX 870029
 MESQUITE, TEXAS 75157
 CONTACT: JOHN TURNER, R.P.L.S.
 TEL: (972) 881-4975

ARCHITECT
 GRAY WOOD ARCHITECTS
 4606 PARK SPRINGS BLVD. SUITE 110
 ARLINGTON, TEXAS 76017
 CONTACT: GRAY WOOD
 TEL: (817) 975-9767

NO.	DATE	DESCRIPTION	BY
1	09/16/16	1st CITY SUBMITTAL	KP

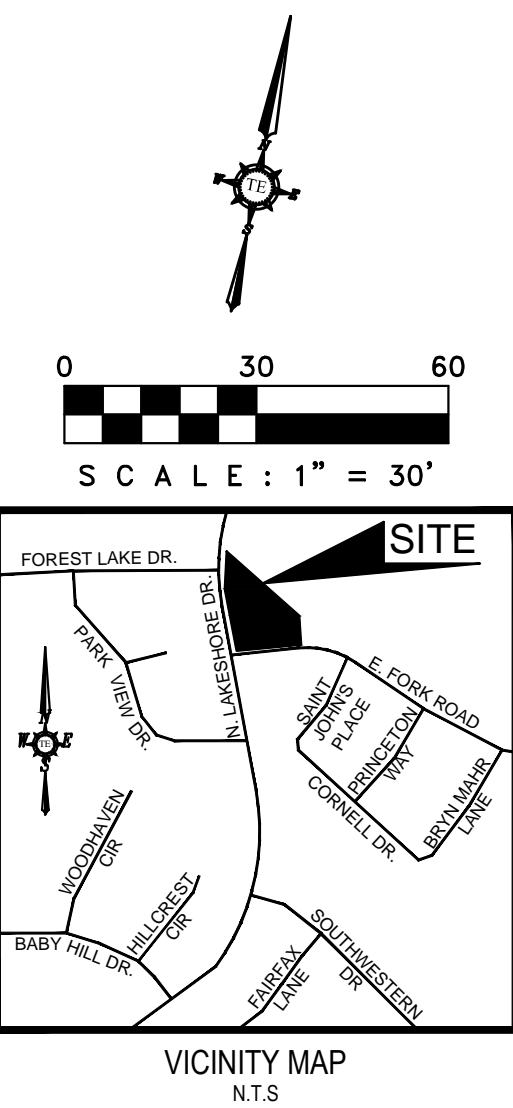


LEGEND	
	PROPERTY LINE
	EXISTING WATER LINE
	PROPOSED WATER LINE
	EX. SANITARY SEWER LINE
	PROP. SANITARY SEWER LINE
	PROPOSED STORM SEWER
	PROPOSED FIRE HYDRANT
	PROPOSED FIRE CONNECTION
	PROPOSED WATER METERS
	PROPOSED BACK FLOW PREVENTER
	PEDESTRIAN SIGN & VISIBILITY EASEMENT
	UTILITY EASEMENT
	WATER EASEMENT
	SANITARY SEWER EASEMENT
	DRAINAGE EASEMENT
	FIRE LANE, ACCESS & WATER ESMT.
	VISIBILITY EASEMENT
	PROPOSED FIRE LANE
	FRONT SET BACK
	LANDSCAPE SET BACK
	BARRIER FREE RAMP
	EXISTING STORM SEWER
	EXISTING PAVEMENT/CURB
	EXISTING SEWER MANHOLE
	PROPOSED HANDICAP PARKING SPACE
	EXISTING POWER POLE
	EXISTING STORM INLETS
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	PROPOSED BOLLARDS
	PROPOSED CAR STACKING
	PROP. 6' HIGH WROUGHT IRON FENCE
	EXISTING TREE
	TRANSFORMER
	FIRE LANE, ACCESS & UTILITY EASEMENT
	GREASE TRAP
	SAMPLING WELL
	SINGLE CLEAN OUT
	DOUBLE CLEAN OUT
	MONUMENT/POLE SIGN
	PROPOSED WHEEL STOP
	PROPOSED HANDICAP SIGN



DUNKIN ACADEMY SITE DEVELOPMENT

2.960 ACRES OF LAND BEING A REPLAT OF LOT 1, BLOCK S OF THE PRESERVE PHASE 3, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



SITE DATA SUMMARY	
PHYSICAL ADDRESS	TO BE DETERMINED
GROSS SITE AREA	2.960 ACRES (128,943 S.F.)
NET AREA	2.960 ACRES (128,943 S.F.)
ZONING	PD-41
CURRENT USE	VACANT
PROPOSED USE	DAYCARE
LOT COVERAGE DATA	
BUILDING COVERAGE	13,342 S.F. (10.34%)
IMPERVIOUS COVERAGE	79,032 S.F. (61.51%)
PERVIOUS COVERAGE	49,991 S.F. (38.49%)
PARKING SUMMARY	
PARKING REQUIREMENT	REQUIRED PROVIDED
1 SPACE PER 250 GFA	53 55
TOTAL PARKING	53 55
BUILDING DATA	
BUILDING	1
PEAK HEIGHT	30'-0"
TOTAL SQUARE FOOTAGE	13,342 S.F.

WATER METER & SANITARY SEWER SCHEDULE				
ID	TYPE	SIZE	NO.	SAN. SEW.
D	DOM.	1"	1	6"
I	IRR.	1"	1	N/A

LANDSCAPE TABULATIONS:
SITE REQUIREMENTS (site area 128,943 s.f.)
Requirements: 10% site area to be landscaped

Required 19,341 s.f. (15%)
Provided 48,881 s.f.

FRONT YARD REQUIREMENTS
Requirements: 50% of required landscape must be located in front yard

Required 9,670s.f. (50%)
Provided 17,808 s.f.

STREET REQUIREMENTS
Requirements: (1) tree 3" cal. per 50 l.f. of frontage

N LAKESHORE DRIVE (366.35 L.F.)

Required (8) trees
Provided (8) trees

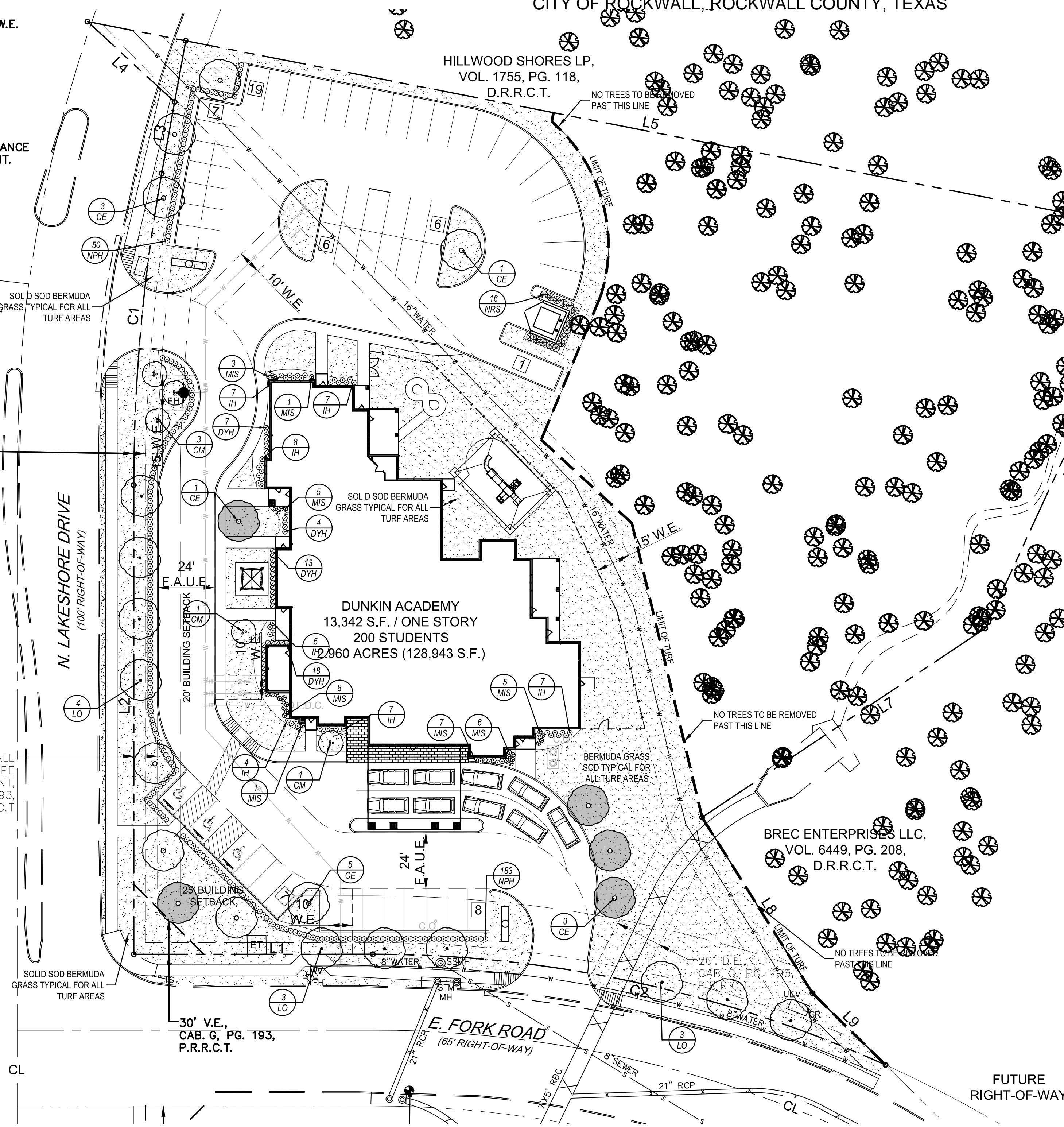
E FORK ROAD (328.97 l.f.)

Required (7) trees
Provided (7) trees

PARKING LOT (55 spaces)
Requirements: (1) tree, 3" cal. per 20 parking spaces

Required (3) trees, 3" cal.
Provided (3) trees, 3" cal.

TREE MITIGATION-
(5) 3" caliper trees are proposed to meet the 12.5 caliper inches required. Refer to sheet L.1 for existing tree plan



GENERAL LAWN NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
- ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
- ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION
- CONTRACTOR SHALL PROVIDE (1) ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

SOLID SOD NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
- PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEEDED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
- CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
- ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
- ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

PLANT MATERIAL SCHEDULE

TREES	TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	CM	13	Cedar Elm	<i>Ulmus crassifolia</i>	3" cal.	B&B, 13' ht., 5' spread min., 5' clear trunk
CE	LO	5	Crepe Myrtle	<i>Lagerstroemia indica</i>	6" ht.	container, 3-5 canes, tree form
LO	LO	10	Live Oak	<i>Quercus virginiana</i>	3" cal.	container, 14' ht., 6' spread, 5' clear straight trunk
SHRUBS	TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DYH	IH	42	Dwarf Yaupon Holly	<i>Ilex vomitoria 'nana'</i>	3 gal.	container grown, 20" spread
MIS	MIS	45	Indian Hawthorn 'Clara'	<i>Raphirolepis indica 'clara'</i>	3 gal.	container, 18" ht., 18" spread
NPH	NPH	36	Adagio Maiden Grass	<i>Miscanthus sinensis 'Adagio'</i>	3 gal.	container, full, well rooted
NRS	NRS	233	Needlepoint Holly	<i>Ilex cornuta 'Needlepoint'</i>	5 gal.	container, 24" ht., 20" spread
		16	Nellie R. Stevens Holly	<i>Ilex x 'Nellie R. Stevens'</i>	48" ht.	container, 36" spread, full to base
GROUNDCOVERS	TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
			'419' Bermudagrass	<i>Cynodon dactylon '419'</i>		Solid Sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.



ALL TREES TO BE LOCATED A MINIMUM OF 5' FROM PUBLIC UTILITIES

BOUNDARY LINE DATA		
LINE NO.	BEARING	DISTANCE
L1	N 78°34'14" W	102.41'
L2	N 11°25'13" W	201.02'
L3	N 01°10'03" W	31.12'
L4	N 58°45'59" W	50.79'
L5	S 89°38'31" E	471.62'
L6	S 13°21'59" W	186.68'
L7	S 44°51'38" W	145.74'
L8	S 43°32'33" E	88.95'
L9	S 56°56'31" E	43.84'

CURVE DATA TABLE					
NO.	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1	134.21'	750.00'	10°15'10"	N 06°17'38" W	134.03'
C2	226.46'	532.50'	24°21'59"	N 89°14'47" W	224.76'

OWNER/DEVELOPER COOPER GENERAL CONTRACTORS 2560 TECHNOLOGY DRIVE SUITE 100 PLANO, TEXAS 75074 CONTACT: DOUG GALLOWAY TEL: (469) 249-9279	ENGINEER TRIANGLE ENGINEERING LLC 1333 McDERMOTT ROAD STE 200 ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL TEL: (214) 609-9271	SURVEYOR A&W SURVEYORS INC. P.O. BOX 870029 MESQUITE, TEXAS 75157 CONTACT: JOHN TURNER, R.P.L.S. TEL: (972) 881-4975	ARCHITECT GRAY WOOD ARCHITECTS 4606 PARK SPRINGS BLVD., SUITE 110 ARLINGTON, TEXAS 76017 CONTACT: GRAY WOOD TEL: (817) 975-9767
---	---	---	--

NO.	DATE	DESCRIPTION	BY
1	09/15/16	1st CITY SUBMITTAL	KP



LANDSCAPE PLAN
DUNKIN ACADEMY
NEC OF N. LAKESHORE DRIVE & E. FORK ROAD
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS



T: 214.609.9271 F: 469.359.6709 | E: kpatel@triangle-engr.com
W: triangle-engr.com | O: 1333 McDermott Drive, Suite 200, Allen, TX 75013

Planning | Civil Engineering | Construction Management

DESIGN/DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	08/23/16	SEE SCALE BAR	028-16	L.2

TX PE FIRM #11525

DUNKIN ACADEMY SITE DEVELOPMENT

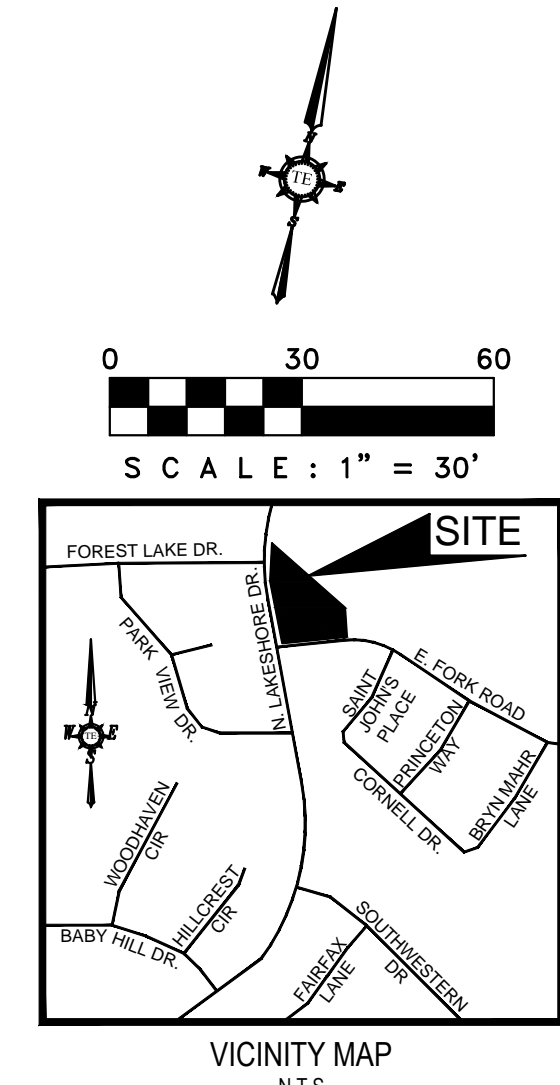
2.960 ACRES OF LAND BEING A REPLAT OF LOT 1, BLOCK S OF THE PRESERVE PHASE 3, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

TREE SURVEY FIELD DATA

NO.	DIA INCHES	SPECIES (COMMON NAME)	REMARKS	NO.	DIA INCHES	SPECIES (COMMON NAME)	REMARKS
101	8	CEDAR	TO BE REMOVED	151	6	CEDAR	TO REMAIN
102	8	CEDAR	TO BE REMOVED	152	7	CEDAR	TO REMAIN
103	8	CEDAR	TO BE REMOVED	153	8	CEDAR	TO REMAIN
104	13	CEDAR	TO BE REMOVED	154	6	CEDAR	TO REMAIN
105	7	CEDAR	TO BE REMOVED	155	6	CEDAR ELM	TO REMAIN
106	6	CEDAR	TO BE REMOVED	156	6	TEXAS ASH	TO REMAIN
107	6	CEDAR	TO BE REMOVED	157	6	TEXAS ASH	TO REMAIN
108	7	CEDAR	TO BE REMOVED	158	8	TEXAS ASH	TO REMAIN
109	6	CEDAR	TO BE REMOVED	159	7	CEDAR ELM	TO REMAIN
110	7	CEDAR	TO BE REMOVED	160	6	CEDAR ELM	TO REMAIN
111	6	CEDAR	TO BE REMOVED	161	6	CEDAR ELM	TO REMAIN
112	6	CEDAR	TO BE REMOVED	162	12	CEDAR ELM	TO REMAIN
113	8	CEDAR	TO BE REMOVED	163	8	AMERICAN ELM	TO REMAIN
114	6	CEDAR	TO BE REMOVED	164	10	AMERICAN ELM	TO REMAIN
115	7	CEDAR	TO BE REMOVED	165	11	CEDAR	TO REMAIN
116	6	CEDAR	TO BE REMOVED	166	9	CEDAR	TO REMAIN
117	12	CEDAR	TO BE REMOVED	167	10	HACKBERRY	TO REMAIN
118	10	CEDAR	TO BE REMOVED	168	31	AMERICAN ELM	TO REMAIN
119	6	CEDAR ELM	TO BE REMOVED	169	6	CEDAR ELM	TO REMAIN
120	7	CEDAR	TO BE REMOVED	170	8	CEDAR ELM	TO REMAIN
121	6	HACKBERRY	TO BE REMOVED	171	13	CEDAR ELM	TO REMAIN
122	7	CEDAR	TO BE REMOVED	172	8	CEDAR ELM	TO REMAIN
123	8	CEDAR	TO BE REMOVED	173	13	CEDAR ELM	TO REMAIN
124	8	CEDAR	TO BE REMOVED	174	8	HACKBERRY	TO REMAIN
125	8	CEDAR	TO BE REMOVED	175	7	HACKBERRY	TO REMAIN
126	8	CEDAR	TO BE REMOVED	176	8	HACKBERRY	TO REMAIN
127	7	HACKBERRY	TO BE REMOVED	177	14	CEDAR ELM	TO REMAIN
128	9	HACKBERRY	TO BE REMOVED	178	9	CEDAR ELM	TO REMAIN
129	8	CEDAR	TO BE REMOVED	179	14	CEDAR ELM	TO REMAIN
130	9	CEDAR	TO BE REMOVED	180	8	HACKBERRY	TO REMAIN
131	6	CEDAR	TO BE REMOVED	181	7	HACKBERRY	TO REMAIN
132	8	DEAD	TO BE REMOVED	182	8	CEDAR ELM	TO REMAIN
133	6	HACKBERRY	TO BE REMOVED	183	7	CEDAR ELM	TO REMAIN
134	10	HACKBERRY	TO BE REMOVED	184	8	CEDAR ELM	TO REMAIN
135	9	HACKBERRY	TO BE REMOVED	185	9	CEDAR ELM	TO REMAIN
136	10	HACKBERRY	TO BE REMOVED	186	6	CEDAR ELM	TO REMAIN
137	6	HACKBERRY	TO BE REMOVED	187	7	CEDAR ELM	TO REMAIN
138	7	CEDAR	TO BE REMOVED	188	7	CEDAR ELM	TO REMAIN
139	8	CEDAR	TO BE REMOVED	189	8	HACKBERRY	TO REMAIN
140	7	CEDAR	TO BE REMOVED	190	7	HACKBERRY	TO REMAIN
141	10	HACKBERRY	TO BE REMOVED	191	7	HACKBERRY	TO REMAIN
142	7	HACKBERRY	TO BE REMOVED	192	8	HACKBERRY	TO REMAIN
143	8	CEDAR	TO REMAIN	193	7	HACKBERRY	TO REMAIN
144	7	TEXAS ASH	TO REMAIN	194	6	HACKBERRY	TO REMAIN
145	6	CEDAR	TO REMAIN	195	9	HACKBERRY	TO REMAIN
146	6	CEDAR	TO REMAIN	196	7	HACKBERRY	TO REMAIN
147	6	CEDAR	TO REMAIN	197	13	AMERICAN ELM	TO REMAIN
148	6	CEDAR	TO REMAIN	198	10	AMERICAN ELM	TO REMAIN
149	6	CEDAR	TO REMAIN	199	12	AMERICAN ELM	TO REMAIN
150	6	CEDAR	TO REMAIN	200	11	CEDAR ELM	TO REMAIN

NO.	DIA INCHES	SPECIES (COMMON NAME)	REMARKS	NO.	DIA INCHES	SPECIES (COMMON NAME)	REMARKS
201	7	CEDAR ELM	TO REMAIN	251	10	HACKBERRY	TO REMAIN
202	8	CEDAR ELM	TO REMAIN	252	6	HACKBERRY	TO REMAIN
203	7	CEDAR ELM	TO REMAIN	253	7	HACKBERRY	TO REMAIN
204	8	WILLOW	TO REMAIN	254	10	HACKBERRY	TO REMAIN
205	6	WILLOW	TO REMAIN	255	7	CEDAR	TO REMAIN
206	16	AMERICAN ELM	TO REMAIN	256	6	CEDAR	TO REMAIN
207	21	AMERICAN ELM	TO REMAIN	257	7	CEDAR	TO REMAIN
208	12	AMERICAN ELM	TO REMAIN	258	9	CEDAR	TO REMAIN
209	9	AMERICAN ELM	TO REMAIN	259	10	CEDAR	TO REMAIN
210	36	AMERICAN ELM	TO REMAIN	260	6	CEDAR	TO REMAIN
211	24	AMERICAN ELM	TO REMAIN	261	7	CEDAR	TO REMAIN
212	6	TEXAS ASH	TO REMAIN	262	8	CEDAR	TO REMAIN
213	11	TEXAS ASH	TO REMAIN	263	7	CEDAR	TO REMAIN
214	6	TEXAS ASH	TO REMAIN	264	6	CEDAR	TO REMAIN
215	12	AMERICAN ELM	TO REMAIN	265	15	CEDAR	TO REMAIN
216	7	HACKBERRY	TO REMAIN	266	6	CEDAR	TO REMAIN
217	14	AMERICAN ELM	TO REMAIN	267	7	CEDAR	TO REMAIN
218	12	CEDAR ELM	TO REMAIN	268	6	CEDAR	TO REMAIN
219	8	CEDAR ELM	TO REMAIN	269	6	CEDAR	TO REMAIN
220	9	AMERICAN ELM	TO REMAIN	270	6	CEDAR	TO REMAIN
221	15	AMERICAN ELM	TO REMAIN	271	6	CEDAR	TO REMAIN
222	7	AMERICAN ELM	TO REMAIN	272	6	CEDAR	TO REMAIN
223	7	AMERICAN ELM	TO REMAIN	273	6	CEDAR	TO REMAIN
224	10	CEDAR ELM	TO REMAIN	274	6	CEDAR	TO REMAIN
225	8	AMERICAN ELM	TO REMAIN	275	6	CEDAR	TO REMAIN
226	10	CEDAR ELM	TO REMAIN	276	8	CEDAR	TO REMAIN
227	7	AMERICAN ELM	TO REMAIN	277	8	CEDAR	TO REMAIN
228	6	AMERICAN ELM	TO REMAIN				
229	9	AMERICAN ELM	TO REMAIN				
230	7	AMERICAN ELM	TO REMAIN				
231	9	AMERICAN ELM	TO REMAIN				
232	17	CEDAR ELM	TO REMAIN				
233	8	CEDAR ELM	TO REMAIN				
234	18	CEDAR ELM	TO REMAIN				
235	8	HACKBERRY	TO REMAIN				
236	19	CEDAR ELM	TO REMAIN				
237	6	AMERICAN ELM	TO REMAIN				
238	6	AMERICAN ELM	TO REMAIN				
239	7	AMERICAN ELM	TO REMAIN				
240	7	AMERICAN ELM	TO REMAIN				
241	6	AMERICAN ELM	TO REMAIN				
242	9	AMERICAN ELM	TO REMAIN				
243	8	AMERICAN ELM	TO REMAIN				
244	10	AMERICAN ELM	TO REMAIN				
245	7	AMERICAN ELM	TO REMAIN				
246	6	AMERICAN ELM	TO REMAIN				
247	10	AMERICAN ELM	TO REMAIN				
248	6	AMERICAN ELM	TO REMAIN				
249	14	AMERICAN ELM	TO REMAIN				
250	10	HACKBERRY	TO REMAIN				

TREES 104-13 CEDAR AND 117-12 CEDAR ARE THE TWO PROTECTED TREES PROPOSED TO BE REMOVED 25 CALIPER INCH X 5-12.5 CALIPER INCHES OF TREES REQUIRED TO BE MITIGATED ON SITE. REFER TO SHEET L.2 FOR PROPOSED TREE LOCATIONS



EXISTING TREE NOTES

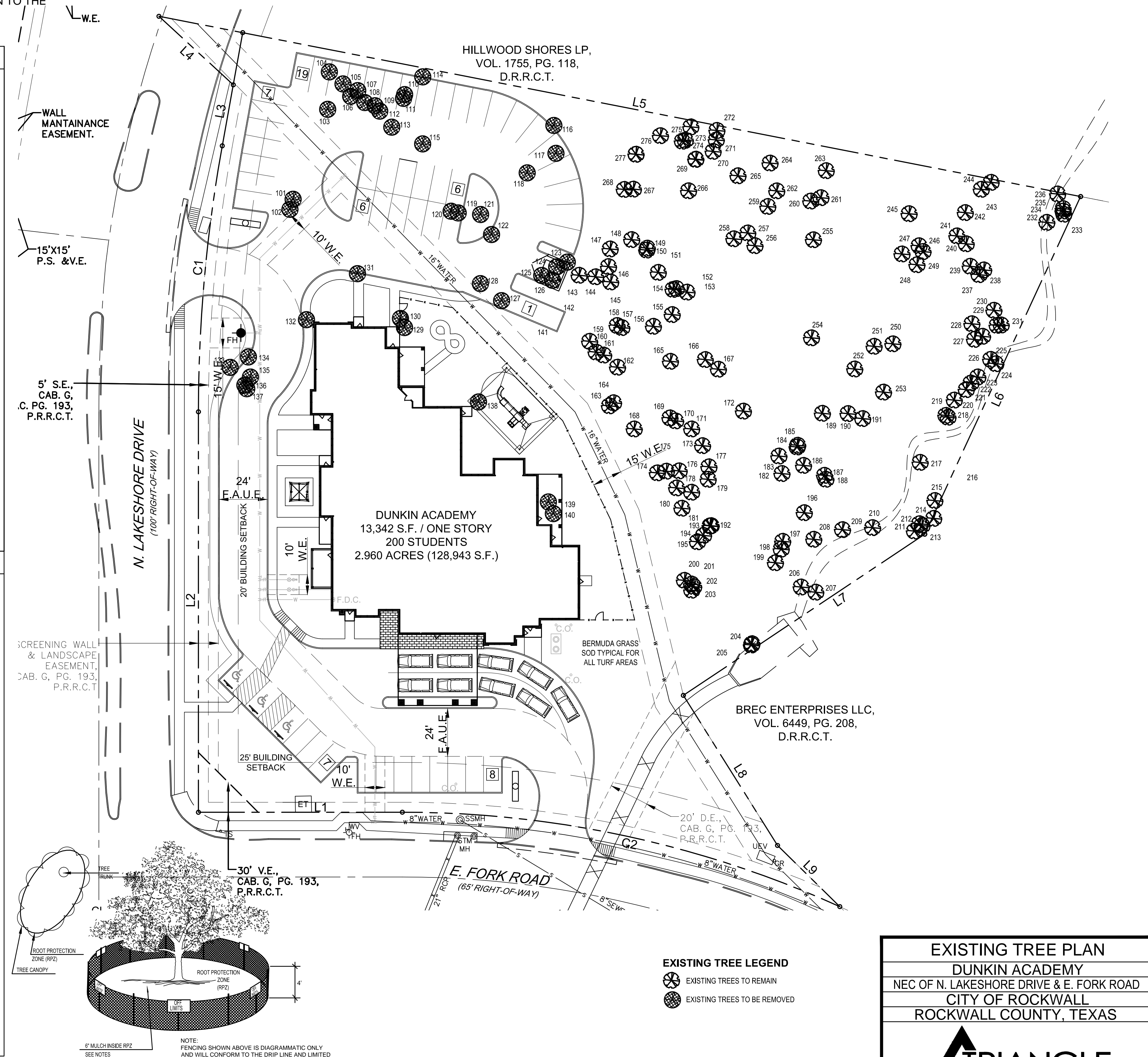
- Existing trees to remain shall be protected during construction from tree structure damage and compaction of soil under and around dripline (canopy) of tree.
- If any root structure is damaged during adjacent excavation/construction, notify the Architect immediately. It is recommended that a licensed Arborist be secured for the treatment of any possible tree wounds.
- No disturbance of the soil greater than 4" shall be located closer to the tree trunk than 1/2 the distance of the drip line to the tree trunk. A minimum of 75% of the drip line and root zone shall be preserved at natural grade.
- Any fine grading done within the critical root zones of the protected trees must be done with light machinery such as a bobcat or light tractor. No earth moving equipment with tracks is allowed within the critical root zone of the trees.
- Material Storage: No materials intended for use in construction or waste materials accumulated due to excavation or demolition shall be placed within the limits of the dripline of any tree.
- Equipment Cleaning/Liquid Disposal: No equipment may be cleaned, toxic solutions, or other liquid chemicals shall be deposited within the limits of the dripline of a tree. This would include but not be limited to paint, oil, solvents, asphalt, concrete, mortar, primers, etc.
- Tree Attachments: No signs, wires or other attachments, other than those of a protective nature shall be attached to any tree.
- Vehicular Traffic: No vehicular and construction equipment traffic or parking is allowed within the limits of the dripline of trees.
- Boring of Utilities: May be permitted under protected trees in certain circumstances. The minimum length of the bore shall be the width of the tree's canopy and shall be a minimum depth of forty-eight (48") inches.
- Trenching: Any irrigation trenching which must be done within the critical root zone of a tree shall be dug by hand and enter the area in a radial manner.
- Tree Flagging: All trees to be removed from the site shall be flagged by the Contractor with bright red vinyl tape (3" width) wrapped around the main trunk at a height of four (4) feet above grade. Flagging shall be approved by Landscape Architect prior to any tree removal. Contractor shall contact Landscape Architect with 72 hour notice to schedule on-site meeting.
- Protective Fencing: All trees to remain, as noted on drawings, shall have protective fencing located at the tree's dripline. The protective fencing may be comprised of snow fencing, orange vinyl construction fencing, chain link fence or other similar fencing with a four (4) foot approximate height. The protective fencing will be located as indicated on the Tree Protection Detail(s).
- Bark Protection: In situations where a tree remains in the immediate area of intended construction, the tree shall be protected by enclosing the entire circumference of the tree's trunk with lumber encircled with wire or other means that does not damage the tree. Refer to Tree Protection Detail(s).
- Construction Pruning: In a case where a low hanging limb is broken during the course of construction, the Contractor shall notify the Landscape Architect immediately. In no instance shall the Contractor prune any portion of the damaged tree without the prior approval by the Landscape Architect.

BOUNDARY LINE DATA

LINE NO.	BEARING	DISTANCE
L1	N 78°34'14" W	102.41'
L2	N 11°25'13" W	201.02'
L3	N 01°10'03" W	31.12'
L4	N 58°45'59" W	50.79'
L5	S 89°38'31" E	471.62'
L6	S 13°21'59" W	186.68'
L7	S 44°51'38" W	145.74'
L8	S 43°32'33" E	88.95'
L9	S 56°56'31" E	43.84'

CURVE DATA TABLE

NO.	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1	134.21'	750.00'	10°15'10"	N 06°17'38" W	134.03'
C2	226.46'	532.50'	24°21'59"	N 89°14'47" W	224.76'



01 TREE PROTECTION FENCE A NOT TO SCALE

EXISTING TREE LEGEND
 ☉ EXISTING TREES TO REMAIN
 ☒ EXISTING TREES TO BE REMOVED

NO.	DATE	DESCRIPTION	BY
1	09/15/16	1st CITY SUBMITTAL	KP

EXISTING TREE PLAN
 DUNKIN ACADEMY
 NEC OF N. LAKESHORE DRIVE & E. FORK ROAD
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

TRIANGLE ENGINEERING LLC
 T: 214.609.9271 | F: 469.359.6709 | E: kpatel@triangle-engr.com
 W: triangle-engr.com | O: 1333 McDermott Drive, Suite 200, Allen, TX 75013
 Planning | Civil Engineering | Construction Management
 DESIGN/DRAWN: KP DS DATE: 08/23/16 SCALE: SEE SCALE BAR PROJECT NO.: 028-16 SHEET NO.: L.1
 TX PE FIRM #11525

OWNER/DEVELOPER
 COOPER GENERAL CONTRACTORS
 2560 TECHNOLOGY DRIVE SUITE 100
 PLANO, TEXAS 75074
 CONTACT: DOUG GALLOWAY
 TEL: (469) 249-9279

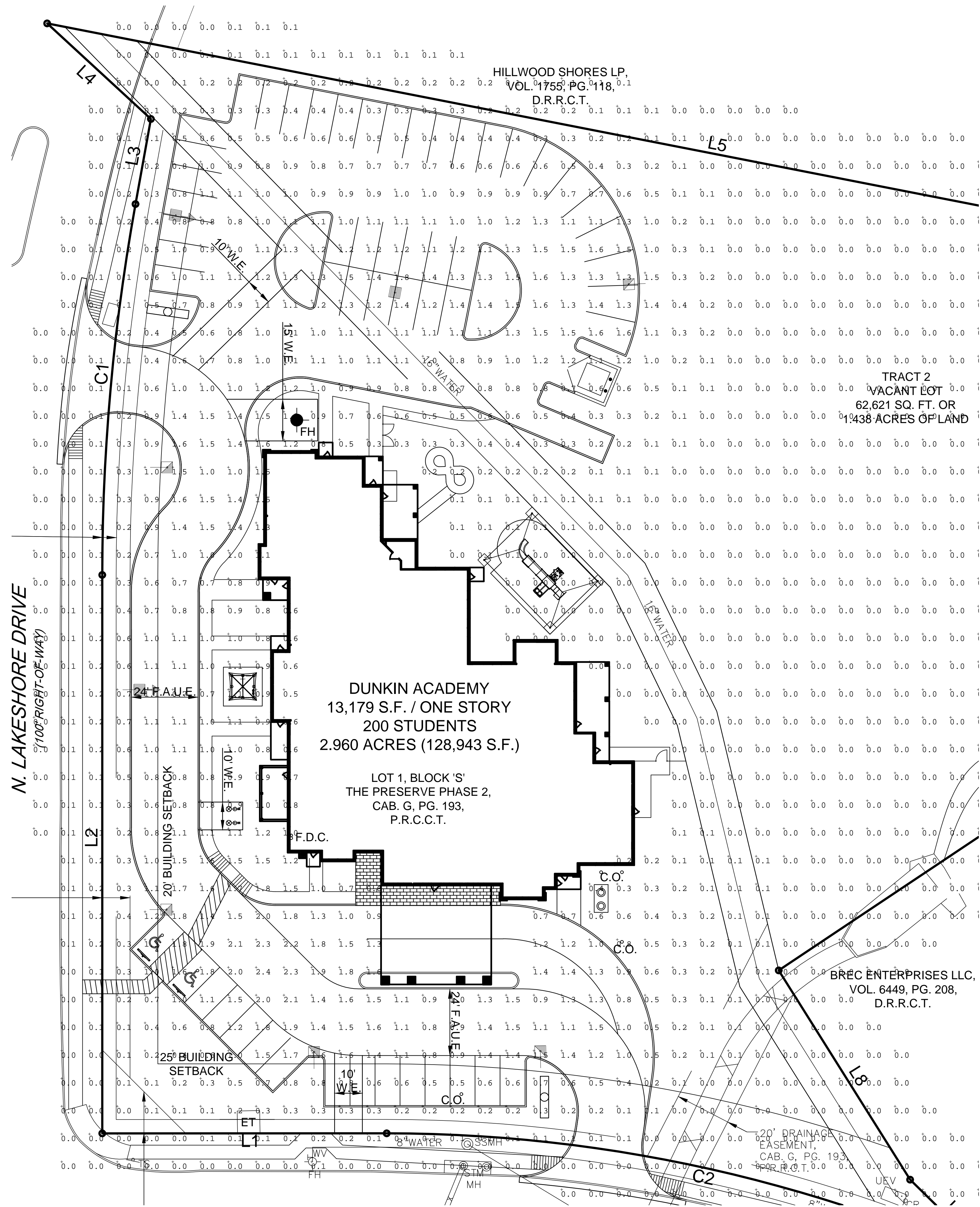
ENGINEER
 TRIANGLE ENGINEERING LLC
 1333 McDERMOTT ROAD STE 200
 ALLEN, TEXAS 75013
 CONTACT: KARTAVYA PATEL
 TEL: (214) 609-9271

SURVEYOR
 A&W SURVEYORS INC.
 P.O. BOX 870029
 MESQUITE, TEXAS 75157
 CONTACT: JOHN TURNER, R.P.L.S.
 TEL: (972) 881-4975

ARCHITECT
 GRAY WOOD ARCHITECTS
 4606 PARK SPRINGS BLVD. SUITE 110
 ARLINGTON, TEXAS 76017
 CONTACT: GRAY WOOD
 TEL: (817) 975-9767

REVISIONS

REV #	DATE	BY:



Label	Units	Avg	Max	Min	Avg/Min	Max/Min	PctSpClr	PctSpCtB
PARKING & DRIVE SUMMARY	Fc	1.10	2.4	0.1	11.00	24.00	10	10

Symbol	Qty	Label	Total Lamp Lumens	LLF	Description	Lum. Watts
—	1	A	N.A.	0.950	MLS-CLXS-58-LED-SS-NW 20' POLE 2.5' BASE	96.4
—	2	B	N.A.	0.950	MLS-CLXS-FPS-LED-SS-NW-GS 20' POLE 2.5' BASE	96.4
—	5	C	N.A.	0.950	MLS-CLXS-FPS-LED-HD-NW-GS 20' POLE 2.5' BASE	145.7

BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER VARIABLE FIELD CONDITIONS.

1919 WINDSOR PLACE
FORT WORTH, TX 76110
WWW.WLSLIGHTING.COM

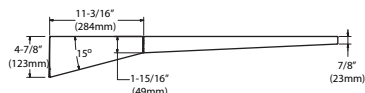
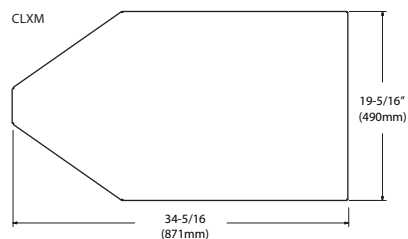
WLS LIGHTING SYSTEMS
Consider the Impact!

**DUNKIN ACADEMY
ROCKWALL, TX**

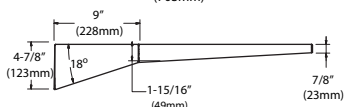
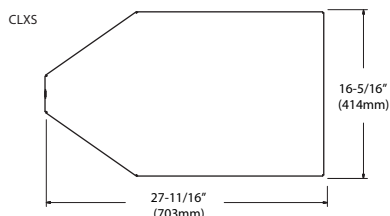
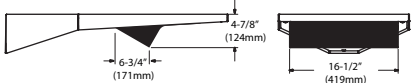
CLX SERIES LED AREA



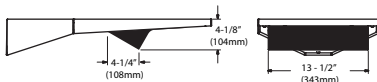
DIMENSIONS



HOUSE SIDE SHIELD



HOUSE SIDE SHIELD



SPECIFICATIONS

HOUSING - One-piece, die-formed aluminum housing contains factory prewired driver. Wiring access door (with safety lanyard) located underneath.

OPTICAL UNIT - Clear tempered flat glass lens permanently sealed to weather-tight aluminum optic frame creates an IP65 rated optical unit (includes pressure-stabilizing breather). Optic frame recessed into housing cavity and sealed to the housing with one piece EPDM gasket.

EXPECTED LIFE - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location.

LEDS - Select high-brightness LEDs in Cool White (5000K nominal), or Neutral White (4000K nominal) color temperature, 70 CRI (nominal).

DISTRIBUTION / PERFORMANCE - Types III, FT, 5 and enhanced 5E and FTE. Exceptional uniformity creates bright environment at lower levels. Internal Louver (IL) option available for improved backlight control without sacrificing street side performance for FT distribution.

ELECTRICAL - Two-stage surge protection (including separate surge protection built into electronic driver) meets Location Category C Low. Available with universal voltage power supply 120-277 VAC (50/60Hz input), and 347-480 VAC. Optional button-type photocells (PCI) are available in 120, 208, 240, 277 or 347 volt (supply voltage must be specified).

DRIVER - Available in SS (Super Saver) and HO (High Output) drive currents. Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

MOUNTING - Use with 5" traditional drilling pattern. An extruded radius 8" arm is shipped standard and compatible with all fixture mounting configurations. The fixture may also be mounted to 3"-5" round poles using the round pole plate adaptor accessory (RPP), which must be ordered separately.

OPERATING TEMPERATURE - -40°C to +50°C (-40°F to +122°F)

FINISH - Fixtures are finished with WLS DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling, and is guaranteed for five full years.

WARRANTY - WLS LED fixtures carry a limited 5-year warranty.

LISTING - ETL listed to U.S. and Canadian safety standards. Suitable for wet locations.



Suitable for wet locations



Approved By: _____ Project Name: _____

Location: _____ Date: _____

1919 Windsor Place ■ Fort Worth, TX 76110 ■ 800.633.8711 ■ Fax: 817.735.4824 ■ www.wslighting.com

WLS LIGHTING SYSTEMS

Consider the Impact!

CLX SERIES LED AREA

ORDERING INFORMATION SELECT APPROPRIATE CHOICE FROM EACH COLUMN TO FORMULATE ORDER CODE. Refer to example below.

SERIES	DISTRIBUTION	LIGHT SOURCE	DRIVE CURRENT	COLOR TEMPERATURE	LINE VOLTAGE	LUMINAIRE FINISH	OPTIONS	ACCESSORIES
CLXS	3 - Type III 5 - Type V FP - Forward Throw 5E - Type V Enhanced FPE - Forward Throw Enhanced	LED	SS - Super Saver HO - High Output	CW - Cool White NW - Neutral White	UE - Universal Voltage (120-277) 347 - 480	BRZ - Bronze BLK - Black PLP - Platinum Plus WHT - White SVG - Satin Verde Green GPT - Graphite MSV - Metallic Silver CC - Custom Color	PCR - Photoelectric Control Receptacle ¹ NO - No Options	GS - Glare Shield PC - Photocell RPP - Round Pole Plate WM - Wall Mount Plate RA - Radius Arm UB - Upsweep Bracket for round or square poles SF - Single Fusing DF - Double Fusing NA - No Accessories
CLXM CLXL²	5 - Type V FP - Forward Throw FPL - Forward Optic Rotated for D180 (left) FPR - Forward Optic Rotated for D180(Right) 5E - Type V Enhanced FPE - Forward Throw Enhanced							

CLXM 5 LED SS CW UE BRZ NO NA

(EXAMPLE ORDER)

**ORDER:
WLS-CLX**

FOOTNOTES:

1- Photocell must be ordered separately - see Accessories.
2- 5E and FPE not available in CLXL.

LUMINAIRE EPA CHART - CLXS

Single	0.4
D180°	0.8
D90°	0.6
T90°	1.4
TN120°	1.4
Q90°	1.6

Note: House Side Shield adds to fixture EPA. Consult Factory.

LUMINAIRE EPA CHART - CLXM

Single	0.5
D180°	1.0
D90°	0.8
T90°	1.7
TN120°	1.7
Q90°	1.9

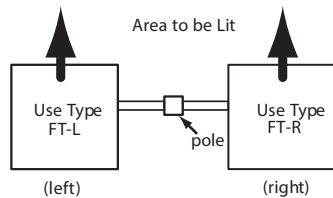
Note: House Side Shield adds to fixture EPA. Consult Factory.

LUMINAIRE EPA CHART - CLXL

Single	.7
D180°	1.4
D90°	1.1
T90°	2.3
TN120°	2.3
Q90°	2.6

Note: House Side Shield adds to fixture EPA. Consult Factory.

LEFT AND RIGHT VERSIONS OF TYPE FT REFLECTORS (TOP VIEW)



Note: Optics are not field-rotatable. For D180 Forward Throw installations specify left (FT-L) and/or right (FT-R) side mounting. Orientation is based on standing at the pole and looking out at the area to be lit.

LIGHT OUTPUT - CLXS

		Lumens (Nominal)				Watts (Nominal)	
		Type 3	Type FT	Type 5	Type5E		TypeFTE
Cool White	SS	10100	11400	11400	8200	7800	97
	HO	14000	15500	15700	11600	10600	140
Neutral White	SS	9700	10400	10800	7900	7500	97
	HO	13400	14700	15200	11000	10500	140

LED Chips are frequently updated therefore values may increase.

LIGHT OUTPUT - CLXM

		Lumens (Nominal)				Watts (Nominal)	
		Type 3	Type FT	Type 5	Type5E		TypeFTE
Cool White	SS	19900	22800	22900	15500	15800	193
	HO	27500	30900	31100	21200	21100	278
Neutral White	SS	19300	20000	20600	15000	15000	193
	HO	26700	27800	28500	20100	20400	278

LED Chips are frequently updated therefore values may increase.

LIGHT OUTPUT- CLXL

		Lumens (Nominal)				Watts (Nominal)
		Type 3	Type FT	Type 5	FTA	
Cool White	SS	45800	49500	50700	C/F	435
	HO	53400	57300	59100	58900	542
Neutral White	SS	45600	48600	49600	C/F	435
	HO	52800	56300	57600	C/F	542

LED Chips are frequently updated therefore values may increase.

Approved By: _____ Project Name: _____

Location: _____ Date: _____

1919 Windsor Place ■ Fort Worth, TX 76110 ■ 800.633.8711 ■ Fax: 817.735.4824 ■ www.wslighting.com

WLS LIGHTING SYSTEMS

Consider the Impact!

SPECIFICATIONS

POLE SHAFT - Pole shaft is electro-welded ASTM-A500 Grade C steel tubing with a minimum yield strength of 50,000 psi. On Tenon Mount steel poles, tenon is 2-3/8" O.D. high-strength pipe. Tenon is 4-3/4" in length. Straight poles are 4", 5" and 6" square.

HAND HOLE - Standard hand-hole location is 12" above pole base. Poles 22' and above have a 3" x 6" reinforced hand-hole. Shorter poles have a 2" x 4" non-reinforced hand-hole.

BASE - Pole base is ASTM-A36 hot-rolled steel plate with a minimum yield strength of 36,000 psi. Two-piece square base cover is optional.

ANCHOR BOLTS - Poles are furnished with anchor bolts featuring zinc-plated double nuts and washers. Galvanized anchor bolts are optional. Anchor bolts conform to ASTM-A36 with a minimum yield strength of 36,000 psi.

GROUND LUG - Ground lug is standard.

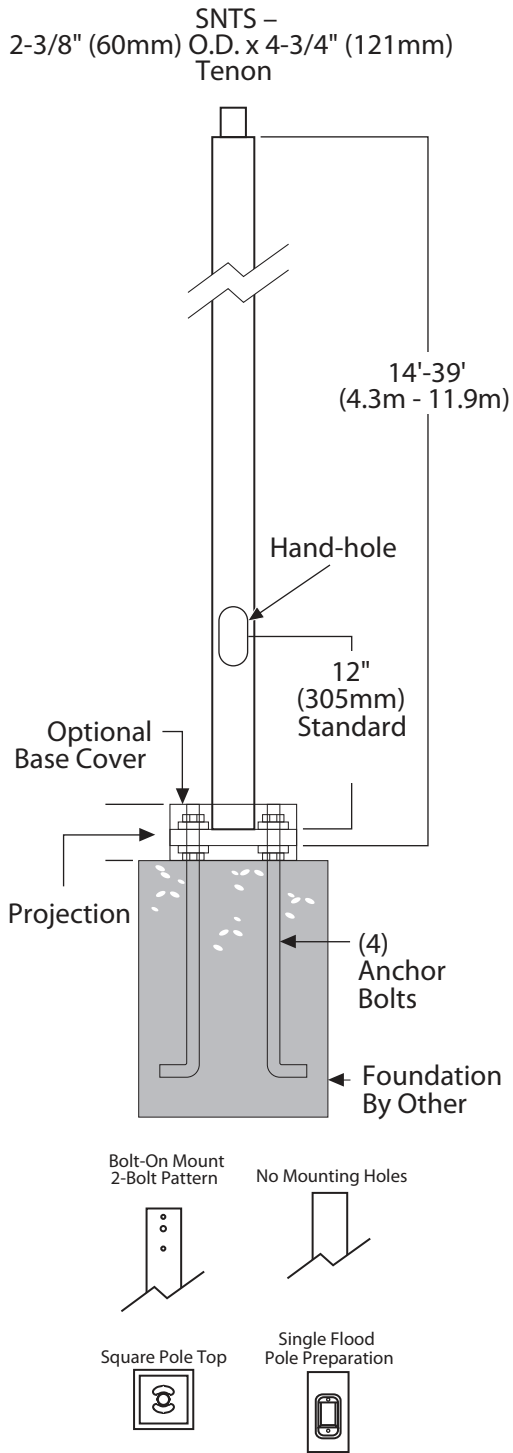
DUPLEX RECEPTACLE - Weatherproof duplex receptacle is optional.

GROUND FAULT CIRCUIT INTERRUPTER - Ground fault circuit interrupter.

FINISH - Each pole is finished with WLS DuraGrip® polyester powder coat finishing process to give the pole an exceptionally attractive appearance. The process electrostatically applies and thermally fuses a polyester powder to the pole. This unique protection process provides an extremely smooth and uniform finish which withstands extreme weather changes without cracking or peeling. DuraGrip® finish features a five-year limited warranty. Standard finish colors available for poles are bronze, black, platinum plus, buff, white, satin verde green, metallic silver, and graphite. Optional DuraGrip® Plus features added protection with a 3.0 to 5.0 mil thickness of polyester-powder coat finish plus an inner coating. This specially designed inner coating is a thermal plastic hydrocarbon resin applied to the inside of the pole to seal and protect against atmospheric and corrosive matter. DuraGrip® Plus finish features a seven-year limited warranty.

DETERMINING THE LUMINAIRE/POLE COMBINATION FOR YOUR APPLICATION

- Select luminaire from Luminaire Ordering Information.
- Select bracket configuration.
- Refer to luminaire EPA chart to determine EPA value.
- Select height of pole.
- Select MPH to match the wind speed in the application area. (Windspeed Map located in Appendix)
- Confirm the pole EPA that is equal to or exceeds the luminaire/bracket EPA as was previously determined.



Approved By: _____ Project Name: _____

Location: _____ Date: _____

SNTS11

SQUARE
NON-TAPERED STEEL

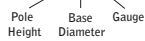
SERIES

ORDERING INFORMATION SELECT APPROPRIATE CHOICE FROM EACH COLUMN TO FORMULATE ORDER CODE. Refer to example below.

CATALOG NUMBER ¹	MOUNTING CONFIGURATION	POLE TOP	FINISH	OPTIONS	ACCESSORIES
WLS-SNTS-14-4-11 WLS-SNTS-16-4-11 WLS-SNTS-16-5-11 WLS-SNTS-18-4-11 WLS-SNTS-18-5-11 WLS-SNTS-20-4-11 WLS-SNTS-20-5-11 WLS-SNTS-22-4-11 WLS-SNTS-22-5-11 WLS-SNTS-24-4-11 WLS-SNTS-24-5-11 WLS-SNTS-26-5-11	S - Single / Parallel D180° - Double D90° - Double DN90° - Double T90° - Triple TN120° - Triple Q90° - Quad QN90° - Quad PT - Pole Top N - Tenon Mount (Standard tenon size is 2-3/8" O.D.) I - For use with internal slipfitter	SBO - Square pole, bolt-on mount, 2 bolt pattern SPT - Square pole, pole top mount STM - Square pole, tenon mount SNH - Square pole, no mounting holes or pole top caps	BRZ - Bronze BLK - Black PLT - Platinum Plus BUF - Buff WHT - White SVG - Satin Verde Green GPT - Graphite MSV - Metallic Silver	GA - Galvanized Anchor Bolts SF - Single Flood DF - Double Flood DGP - DuraGrip® Plus LAB - Less Anchor Bolts NO - No Options	4BC - 4" Square Base Cover 5BC - 5" Square Base Cover 6BC - 6" Square Base Cover ER2 - Weatherproof Duplex Receptacle GFI - Ground Fault Circuit Interrupter MHP - Mounting Hole Plugs 4VD - Vibration Damper - 4" Square Pole 5VD - Vibration Damper - 5" Square Pole 6VD - Vibration Damper - 6" Square Pole NA - No Accessories

(EXAMPLE ORDER)

WLS-SNTS-24-5-11



D90°

STM

BRZ

NO

NA

ORDER:
WLS-SNTS-

FOOTNOTES:

1 - Pole heights will have +/- 1/2" tolerance.

CATALOG NUMBER	SHAFT LENGTH	SHAFT SIZE	BASE PLATE	BOLT CIRCLE	ANCHOR BOLT SIZE	WT.	80 MPH EPA	90 MPH EPA	100 MPH EPA
WLS-SNTS-14-4-11	14'	4"	10-1/8" X 3/4"	8" - 11"	3/4" X 30"	105	16.7	12.2	9.0
WLS-SNTS-16-4-11	16'	4"	10-1/8" X 3/4"	8" - 11"	3/4" X 30"	120	13.1	9.3	6.5
WLS-SNTS-16-5-11	16'	5"	10-1/8" X 3/4"	9" - 11"	3/4" X 30"	144	25.0	18.5	13.8
WLS-SNTS-18-4-11	18'	4"	10-1/8" X 3/4"	8" - 11"	3/4" X 30"	135	9.7	6.5	4.2
WLS-SNTS-18-5-11	18'	5"	10-1/8" X 3/4"	9" - 11"	3/4" X 30"	162	19.7	14.1	10.1
WLS-SNTS-20-4-11	20'	4"	10-1/8" X 3/4"	8" - 11"	3/4" X 30"	150	7.0	4.2	2.2
WLS-SNTS-20-5-11	20'	5"	10-1/8" X 3/4"	9" - 11"	3/4" X 30"	180	15.4	10.5	7.0
WLS-SNTS-22-4-11	22'	4"	10-1/8" X 3/4"	8" - 11"	3/4" X 30"	165	6.3	3.4	1.4
WLS-SNTS-22-5-11	22'	5"	10-1/8" X 3/4"	9" - 11"	3/4" X 30"	198	13.8	8.9	5.5
WLS-SNTS-24-4-11	24'	4"	10-1/8" X 3/4"	8" - 11"	3/4" X 30"	180	4.0	1.5	-
WLS-SNTS-24-5-11	24'	5"	10-1/8" X 3/4"	9" - 11"	3/4" X 30"	216	10.5	6.2	3.1
WLS-SNTS-26-5-11	26'	5"	10-1/8" X 3/4"	9" - 11"	3/4" X 30"	234	7.6	3.8	1.0

EPA INFORMATION:

All WLS Lighting Systems' poles are guaranteed to meet the EPA requirements listed. WLS Lighting Systems is not responsible if a pole order has a lower EPA rating than the indicated wind-loading zone where the pole is located.

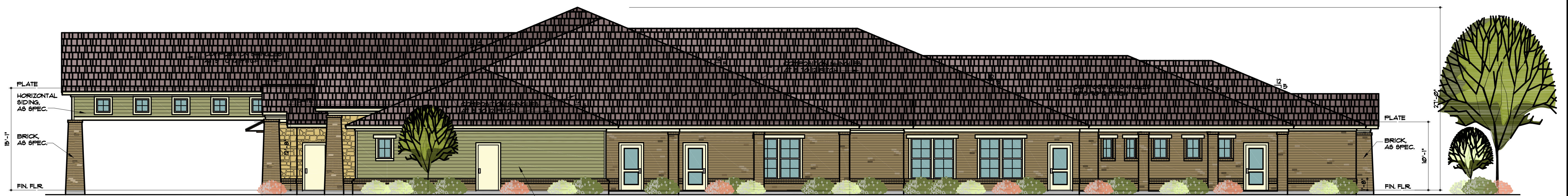
CAUTION:

This guarantee does not apply if the pole/bracket/fixture combination is used to support any other items such as flags, pennants, or signs, which would add stress to the pole. WLS Lighting Systems cannot accept responsibility for harm or damage caused in these situations.

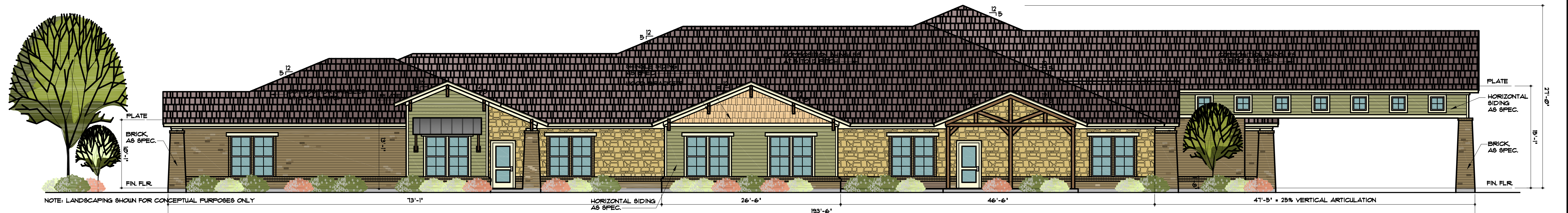
Approved By: _____ Project Name: _____

Location: _____ Date: _____

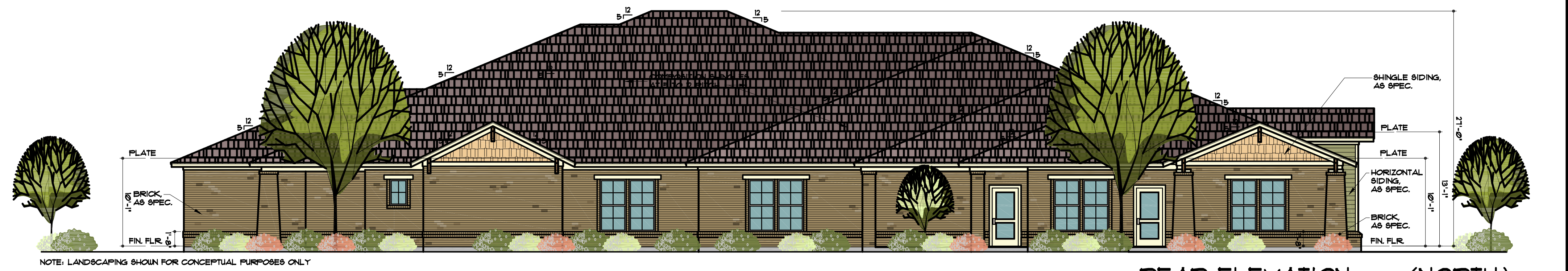
WLS LIGHTING SYSTEMS



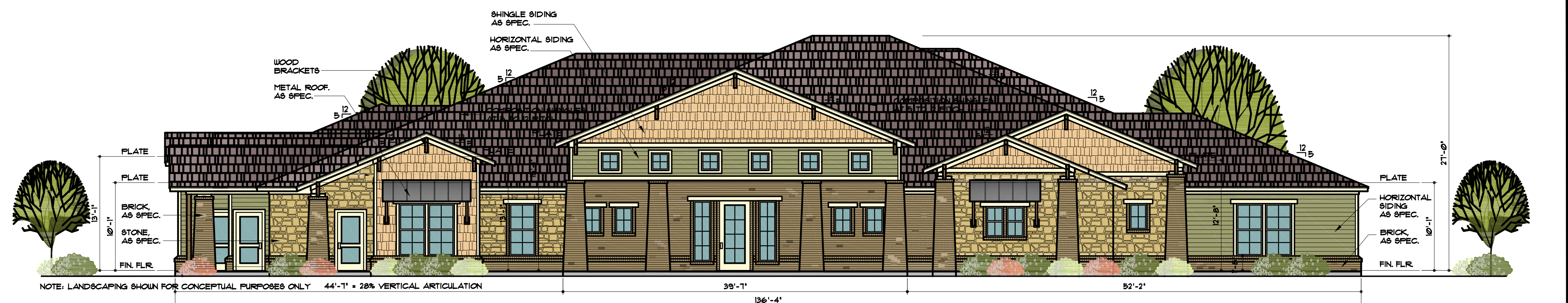
4 RIGHT ELEVATION (EAST)
SCALE: 1/8" = 1'-0"



3 LEFT ELEVATION (WEST)
SCALE: 1/8" = 1'-0"



2 REAR ELEVATION (NORTH)
SCALE: 1/8" = 1'-0"



1 FRONT ELEVATION (SOUTH)
SCALE: 1/8" = 1'-0"

FACADE MATERIAL AREA.

SOUTH ELEVATION	BRICK - 620 SF - 40%
	CEMENTITIOUS SIDING/SHINGLES - 511 SF - 30%
	STONE - 322 SF - 22%
NORTH ELEVATION	BRICK - 1079 SF - 93%
	CEMENTITIOUS SIDING/SHINGLES - 81 SF - 7%
WEST ELEVATION	BRICK - 145 SF - 49%
	CEMENTITIOUS SIDING/SHINGLES - 306 SF - 25%
	STONE - 400 SF - 26%
EAST ELEVATION	BRICK - 935 SF - 71%
	CEMENTITIOUS SIDING/SHINGLES - 323 SF - 25%
	STONE - 50 SF - 4%

FACADE MATERIAL SPECS.

BRICK: 'ACME' - CEDAR VALLEY
 STONE: GRANBURY REGULAR CHOPPED GRAY
 PAINT FOR HORIZONTAL SIDING: 'SHERWIN WILLIAMS' - SW 6424
 PAINT FOR SHINGLE SIDING: 'SHERWIN WILLIAMS' - SW 6366
 PAINT FOR TRIM: 'SHERWIN WILLIAMS' - SW 6100
 WINDOWS: 'VINYL' - ALMOND
 COMPOSITION SHINGLE ROOF: WEATHERED WOOD
 AWNINGS: 'STANDING SEAM METAL' - ALUMINUM
 GUTTERS: 'ALUMINUM' - FEBBLESTONE CLAY

FACADE NOTES

- ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE COMPREHENSIVE ZONING ORDINANCE.
- WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
- ANY/ALL SIGNAGE IS SUBJECT TO FINAL APPROVAL UNDER SEPARATE APPLICATION/PERMIT BY THE CHIEF BUILDING OFFICIAL OR DESIGNEE.
- MONUMENT SIGN TO BE CONSTRUCTED OF SAME MATERIALS & COLORS AS BUILDINGS.
- SEE LANDSCAPE PLAN FOR MASONRY SCREENING (COLORS & MATERIALS TO MATCH BUILDING).

ARCHITECT
 ARCHON CORPORATION
 ARCHITECTS & PLANNERS
 2929 CARLISLE, STE 130
 DALLAS, TX 75204
 817-975-9761
 ATTN: GARY WOOD

OWNER
 DUNKIN ACADEMY ROCKWALL LLC
 320 N TOWN EAST BLVD
 SUNNYVALE, TX 75182
 469-358-5590
 ATT: JOHN DUNKIN

A CHILD CARE FACILITY IN ROCKWALL, TEXAS
COLOR FACADE/ELEV. PLAN
 LOT 1, BLOCK S
 THE PRESERVE
 PHASE 2

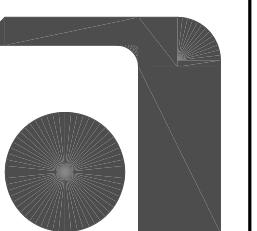
A 2.960 acre tract of land situated in the A.
 Hanna Survey, Abstract Number 98, Rockwall
 County, Texas

REVISIONS BY

PROJECT NAME & ADDRESS
 DUNKIN ACADEMY
 N. LAKE SHORE DRIVE
 ROCKWALL, TEXAS

DUNKIN ACADEMY
 ROCKWALL, TEXAS

ARCHON CORPORATION
 ARCHITECTS/ PLANNERS
 2929 CARLISLE STREET
 SUITE 130 - DALLAS, TX
 75204 214/526-0731



Date: 9-15-16

Drawn:

Job:

Sheet

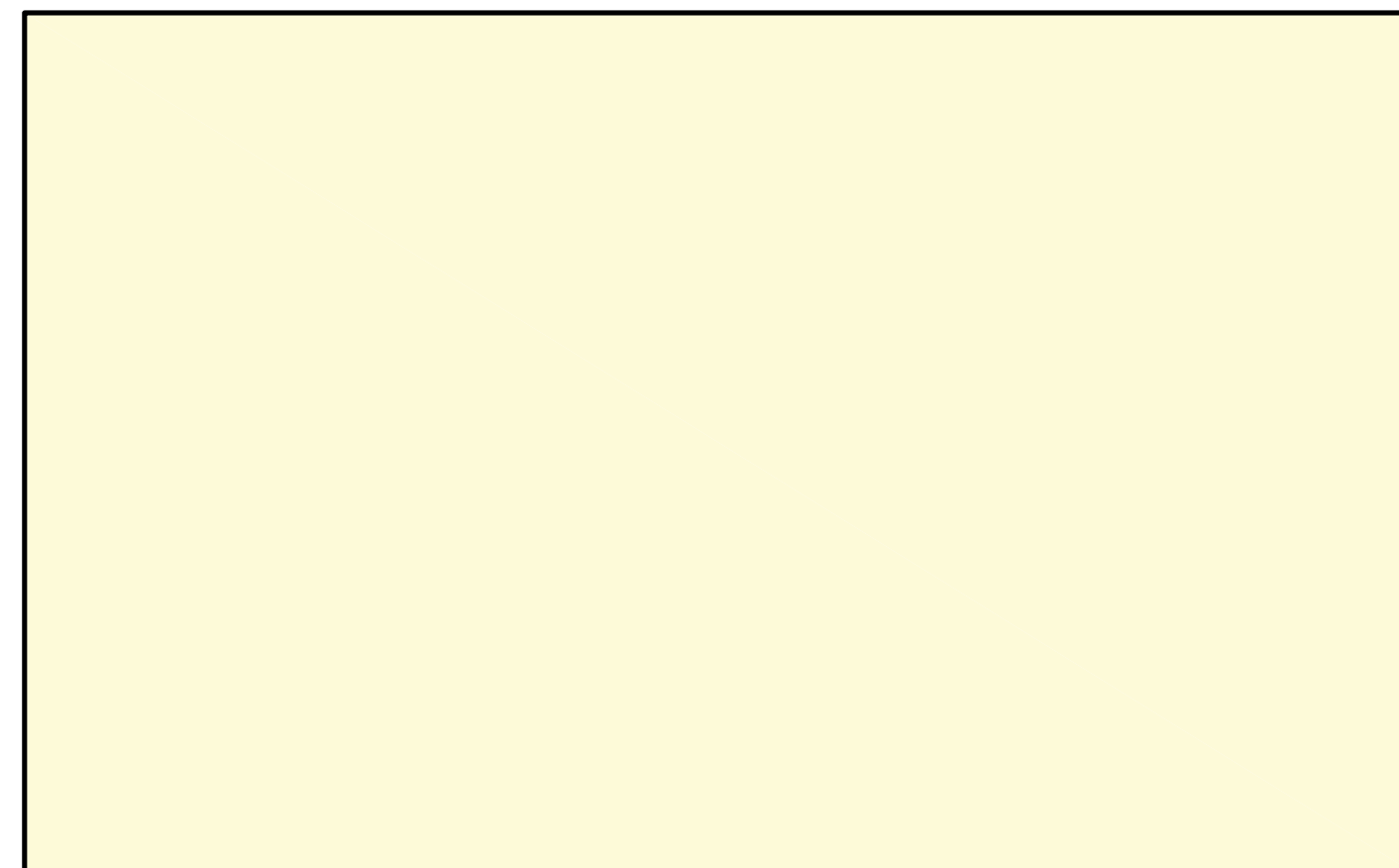
ELEVS
 of Sheets



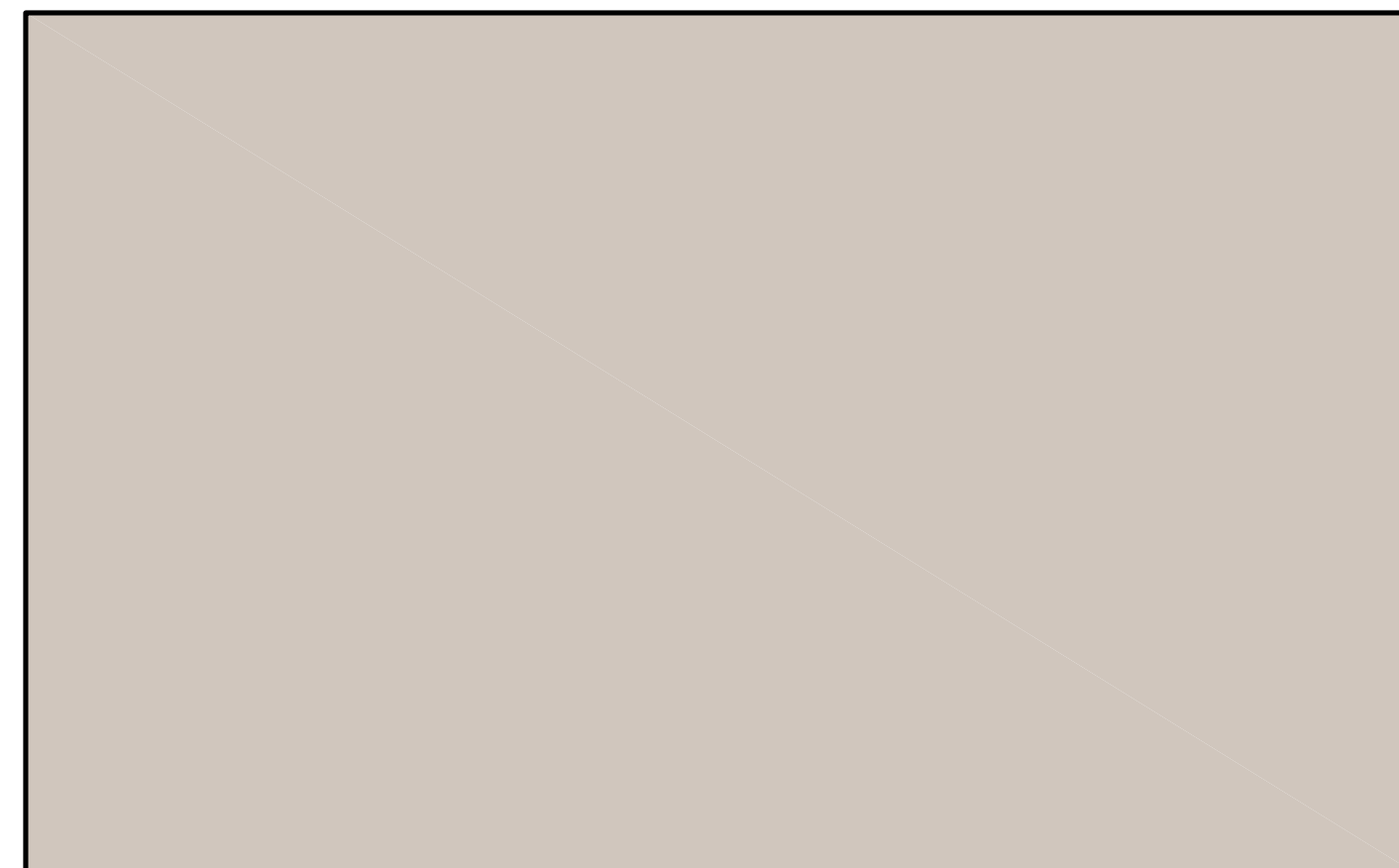
A HORIZONTAL SIDING
'SW 6424'
SHERWIN WILLIAMS



B SHINGLE SIDING
'SW 6366'
SHERWIN WILLIAMS



C TRIM
'SW 6700'
SHERWIN WILLIAMS



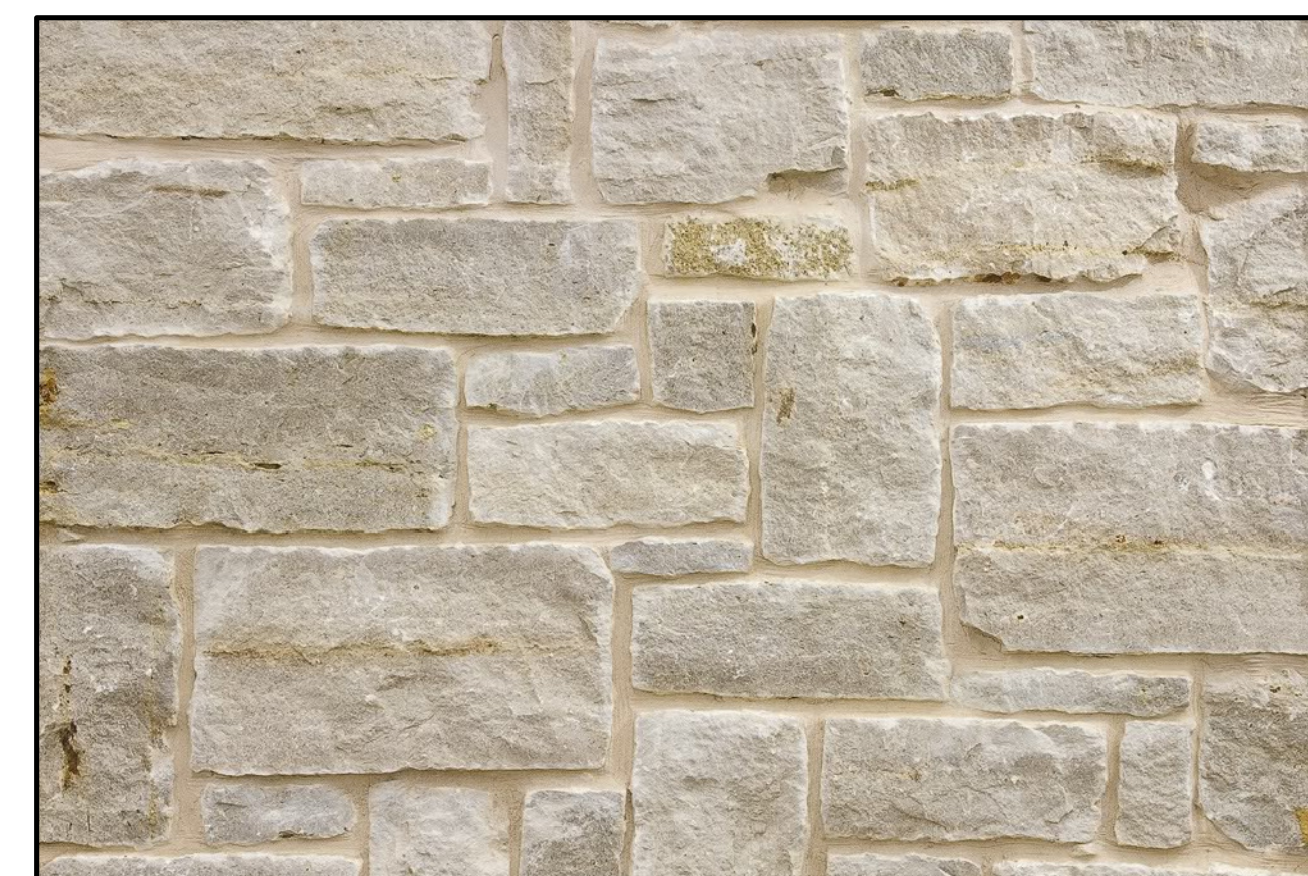
D WINDOWS
'ALMOND'
VINYL



F ROOF
'WEATHERED WOOD'
COMPOSITION SHINGLE



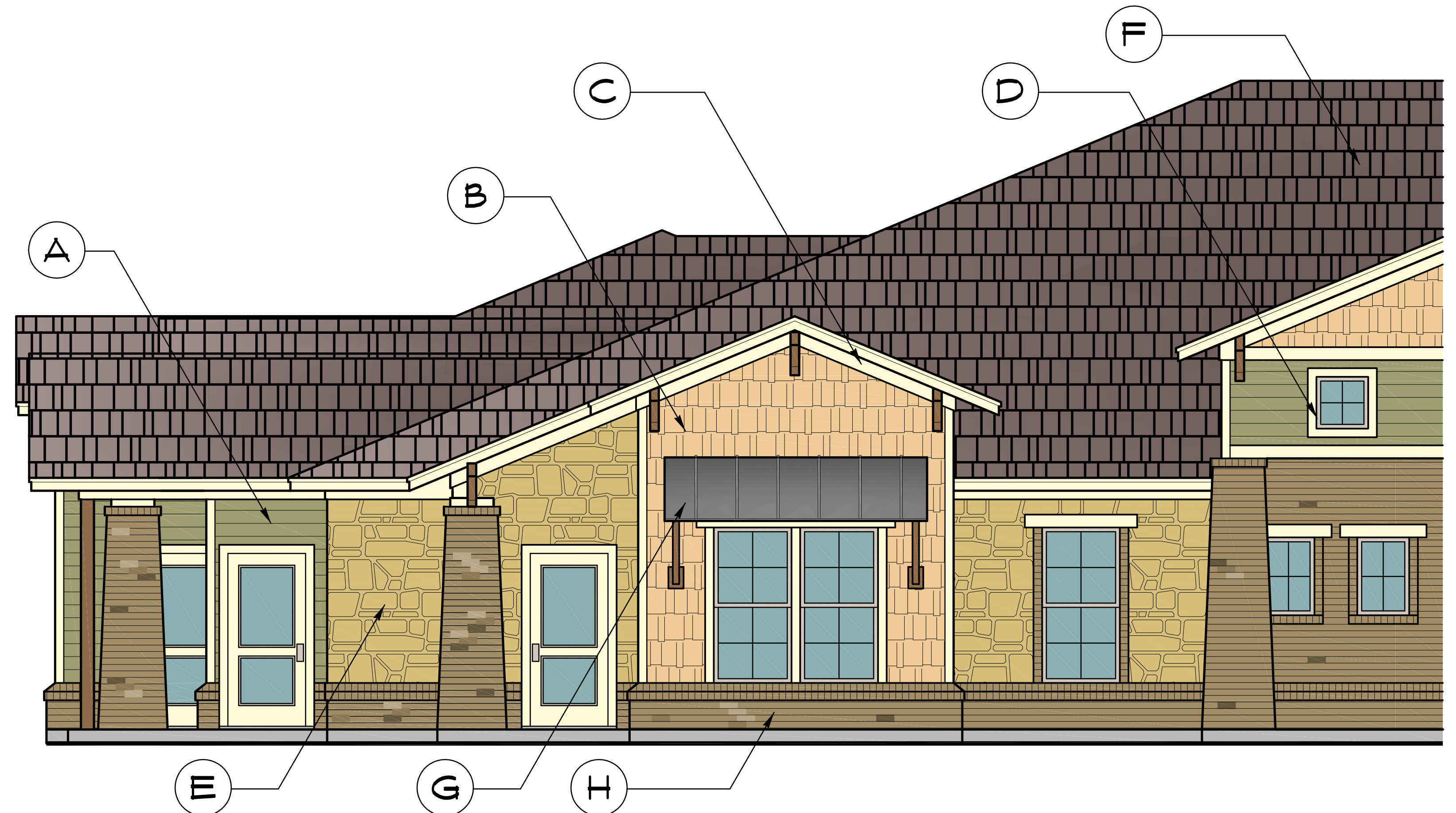
G AWNINGS
'ALUMINUM'
STANDING SEAM METAL



E STONE
GRANBURY REGULAR
CHOPPED GRAY



H BRICK
'CEDAR VALLEY'
ACME BRICK



ARCHITECT
ARCHON CORPORATION
ARCHITECTS & PLANNERS
2929 CARLISLE, STE 130
DALLAS, TX 75204
817-975-9767
ATTN: GARY WOOD

OWNER
DUNKIN ACADEMY ROCKWALL LLC
320 N TOWN EAST BLVD
SUNNYVALE, TX 75182
469-358-5590
ATT: JOHN DUNKIN

DUNKIN ACADEMY
CASE NO.