



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # SP2018-006 P&Z DATE _____ CC DATE _____

APPROVED/DENIED ARB DATE _____ HPAB DATE _____ PARK BOARD DATE _____

ZONING APPLICATION
<input type="checkbox"/> SPECIFIC USE PERMIT
<input type="checkbox"/> ZONING CHANGE
<input type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input type="checkbox"/> APPLICATIONS
<input type="checkbox"/> RECIEPT
<input type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPTER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
NOTES: _____

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
 PLANNING & ZONING CASE NO. _____
NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.
 DIRECTOR OF PLANNING: _____
 CITY ENGINEER: _____

Please check the appropriate box below to indicate the type of development request (Resolution No. 05-22) [SELECT ONLY ONE BOX]:

Platting Application Fees:
 Master Plat (\$100.00 + \$15.00 Acre)¹
 Preliminary Plat (\$200.00 + \$15.00 Acre)¹
 Final Plat (\$300.00 + \$20.00 Acre)¹
 Replat (\$300.00 + \$20.00 Acre)¹
 Amending or Minor Plat (\$150.00)
 Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:
 Site Plan (\$250.00 + \$20.00 Acre)¹
 Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:
 Zoning Change (\$200.00 + \$15.00 Acre)¹
 Specific Use Permit (\$200.00 + \$15.00 Acre)¹
 PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:
 Tree Removal (\$75.00)

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, only the "base fee" is required.

PROPERTY INFORMATION [PLEASE PRINT]

Address 550 E Interstate 30
 Subdivision _____ Lot _____ Block _____
 General Location _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning _____ Current Use _____
 Proposed Zoning _____ Proposed Use _____
 Acreage _____ Lots [Current] _____ Lots [Proposed] _____

Required for Plats: By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.

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

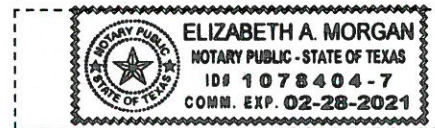
<input type="checkbox"/> Owner	<input checked="" type="checkbox"/> Applicant	<u>Jay Wood (Jongf. Wood)</u>
Contact Person	Contact Person	
Address	Address	<u>12200 Ford Rd #270</u>
City, State & Zip	City, State & Zip	<u>Dallas TX</u>
Phone	Phone	<u>214-908-1139</u>
E-Mail	E-Mail	<u>Cayreer@gmail.com</u>

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Jay Wood [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 100.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 2nd day of March, 20 18. By signing this application I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 2nd day of March, 20 18.



Owner's/Applicant's Signature

Notary Public in and for the State of Texas

Elizabeth A Morgan

My Commission Expires 02-28-21



RECEIPT

Project Number: SP2018-006

Job Address: 550 E I30

ROCKWALL, TX 75087

Receipt Number: B78155

Printed: 3/2/2018 11:53 am

Fee Description	Account Number	Fee Amount
SITE PLANNING	01-4280	\$ 100.00

Total Fees Paid:

\$ 100.00

Date Paid: 3/2/2018 12:00:00AM

Paid By: JNF ASSOCIATES INC

Pay Method: CHECK 137

Received By: LM



CITY OF ROCKWALL, TEXAS

MEMORANDUM

TO: Planning and Zoning Commission

CC: Ryan Miller, *Director of Planning and Zoning*

FROM: Korey Brooks

DATE: April 13, 2018

SUBJECT: SP2018-006; *White Tiger*

On April 30, 2013, the Architectural Review Board (ARB) reviewed the building elevations for a restaurant [*i.e. Mellow Mushroom*] and made a recommendation to approve the building elevations. This approval included a variance to the IH-30 Overlay (IH-30 OV) District to allow wall signage and painted graphics as an artistic feature [*i.e. a mushroom*]. Subsequently, on May 20, 2013, the City Council approved the variance. Since that time, the use has changed from a restaurant to a martial arts studio, and the applicant is requesting to change the existing wall signage and painted graphics from a mushroom to a tiger. Since the installation of the new sign would require a structural change of the front building elevation [*i.e. filling in the existing mushroom with stucco*], staff felt it necessary to allow the Architectural Review Board (ARB) to review the modified elevations and determine if subsequent approvals are necessary [*i.e. approval of new recommendations by the Architectural Review Board (ARB) and subsequent adoption by the Planning and Zoning Commission*]. Staff should note that this will not affect any of the existing building material percentages and would bring the building closer into conformation with the Unified Development Code (UDC). According to the applicant, the proposed signage and graphic is part of the corporate branding of the martial arts studio [*i.e. White Tiger*] and this signage conforms to Chapter 32, *Signs*, of the Municipal Code of Ordinances.

PROPOSED BLDG



200 SQ/FT ALLOWABLE



TEXAS PRO SIGNS

T: 214-956-7811 F: 972-241-6744
 tps@texasprosigns.com
 2312 FABENS RD. DALLAS TX 75229

JOB TITLE : WHITE TIGER TAEKWONDO
 LOCATION : 550 E INTERSTATE 30 - ROCKWALL 75087
 DESIGNER : VS/KN/ML
 SCALE : 1:192
 DATE : 2/15/18

CLIENT APVL : _____
 L.LORD APVL : _____
 CITY PERMIT : _____

#NOTE
 vinyl : _____ qty : _____
 acrylic : _____ single / double
 paint : _____
 return : _____
 trimcap : _____

PROJECT : _____
 SHOP : _____
 VINYL : _____
 PRODUCTION : _____
 INSTALL : _____

WHITE TIGER RIGHT ELEVATION



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 L.LORD APVL : _____
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vinyl :
 acrylic :
 paint :
 return :
 trimcap :

#NOTE

qty :
 single / double

PROJECT : _____
 SHOP : _____
 VINYL : _____
 PRODUCTION : _____
 INSTALL : _____

PROPOSED BLDG



TY LIMITATIONS: 60 SQ|FT 6 FT MAXIMUM HEIGHT

200 SQ|FT ALLOWABLE



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 acrylic : _____ single / double
 paint : _____
 return : _____
 trimcap : _____

PROJECT : _____
 SHOP : _____
 VINYL : _____
 PRODUCTION : _____
 INSTALL : _____

WHITE TIGER RIGHT ELEVATION



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	#NOTE	
vinyl :		qty :
acrylic :		single / double
paint :		
return :		
trimcap :		

PROJECT : _____
 SHOP : _____
 VINYL : _____
 PRODUCTION : _____
 INSTALL : _____

WHITE TIGER BACK ELEVATION



TEXAS PRO SIGNS

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 2312 FABENS RD. DALLAS TX 75229

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 L.LORD APVL : _____
 CITY PERMIT : _____

	#NOTE	
vinyl :		qty :
acrylic :		single / double
paint :		
return :		
trimcap :		

PROJECT : _____
 SHOP : _____
 VINYL : _____
 PRODUCTION : _____
 INSTALL : _____

PROPOSED BLDG



CITY LIMITATIONS: 60 SQ|FT 6 FT MAXIMUM HEIGHT

200 SQ|FT ALLOWABLE



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vinyl :		qty :
acrylic :		single / double
paint :		
return :		
trimcap :		

PROJECT : _____
 SHOP : _____
 VINYL : _____
 PRODUCTION : _____
 INSTALL : _____



WHITE TIGER LEFT ELEVATION



TEXAS PRO SIGNS

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acrylic :		single / double
paint :		
return :		
trimcap :		

PROJECT : _____
 SHOP : _____
 VINYL : _____
 PRODUCTION : _____
 INSTALL : _____

WHITE TIGER RIGHT ELEVATION



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 trimcap : _____

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PROPOSED BLDG



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 PRODUCTION : _____
 INSTALL : _____

**CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO**

AGENDA DATE: 5/14/2013

APPLICANT: Jim Aubuchon

AGENDA ITEM: SP2013-006; Mellow Mushroom

Discuss and consider a request by Jim Aubuchon of Rockwall Mushroom, LLC for approval of a Site Plan for Mellow Mushroom, being a 10,525-sf restaurant proposed on Lot 15, Block A, La Jolla Pointe Addition Phase 2, being 1.364-acres zoned Commercial (C) District and situated within the IH-30 Corridor Overlay (IH-30 OV) District, located at 568 E IH-30, City of Rockwall, Texas, and take any action necessary.

BACKGROUND INFORMATION:

The applicant, Jim Aubuchon of Rockwall Mushroom, LLC, is requesting approval of a site plan for a proposed Mellow Mushroom restaurant that will be located on Lot 15, Block A of the La Jolla Pointe Addition, Phase 2 and is zoned Commercial (C) district. The building site will be adjacent to Logan's Roadhouse, and is located within the IH-30 Overlay (IH-30 OV) district.

SITE PLAN:

The proposed site will house a two (2) story 10,525-sf restaurant that will be accessed from two points of entry along existing drive lanes within the La Jolla Pointe Addition via the IH-30 service road entrance. The parking for this facility will be accommodated by a parking agreement established with the development of the three (3) lots that include Logan's Roadhouse and Taco Cabana. The applicant has also proposed to "limit" the number of seats in the restaurant to an occupancy load of 320, thereby maximizing the available parking based on the parking agreement and the required parking for Logan's Roadhouse and Taco Cabana. With this in mind, the development will have sufficient parking for their customers with a surplus of five (5) parking spaces.

The building footprint as submitted meets the horizontal articulation requirements as set forth in the UDC.

LANDSCAPE PLAN:

The applicant has submitted a landscape plan indicating an approximate total of 13% landscaping coverage for the site; however, when the existing turf is included in the calculation, the total landscaping for the site is approximately 51%. This amount will exceed the 15% minimum for a commercial development required by the Unified Development Code (UDC).

The applicant will plant Bur Oaks and Chinese Pistache as canopy trees, with Crepe Myrtles and N. R. Stevens Holly as accent trees. The assorted trees will be located throughout the site as well as internal to the lot meeting the requirement for trees located within eighty (80) feet of a parking space. The site also features numerous shrubs, grasses and flowers (e.g. Dwarf Wax

Myrtles, Red Drift Rose, Asian Jasmine, Mexican Feather Grass, etc.) dispersed throughout the site providing for an aesthetically pleasing environment surrounding the facility.

The landscape plan as submitted meets the intent of the IH-30 OV district and the UDC.

PHOTOMETRIC / LIGHTING PLAN:

The UDC requires all lighting to be contained on site at a maximum intensity of 20-FC and that lighting at the property lines is not to exceed 0.2-FC in order to control glare and spillover lighting, with the exception of commercial developments that contain more than one lot (e.g. La Jolla Pointe Addition). This will occur along the east property line abutting Logan's Roadhouse and should be considered acceptable levels based on the highest reading of 0.07-FC. Also, the IH-30 OV district requires light poles not to exceed 30-ft in height (including the base) and all light sources are to be fully cut-off with a maximum one inch reveal and directed down.

Based on the lighting plan as submitted, the site appears to meet the intent of the UDC.

BUILDING ELEVATIONS:

The proposed elevations for the restaurant indicate an overall building height of 36-ft. The facades will incorporate a combination of a natural stone, brick, and Hardy Plank that is accentuated by a cast stone banding on the upper and lower portions of the building and stucco detailing as geometric points of interest. The multi-colored elements (e.g. canopies, awnings, steel columns, wood slats, etc.) provide an added contrast that blends with the primary materials and compliments the buildings overall appearance.

The unique design of the building meets the minimum requirement of four (4) architectural elements incorporated in its design. The color elevations depict several elements that meet this requirement such as the canopies and awnings, recesses and projections, a unique slopped roof design with projecting tower elements, and geometrically shaped glass on the south elevation. The buildings design meets or exceeds the requirements for architectural elements as presented.

To be considered as included with the buildings elevation is the use of an artistic "mushroom" located on the south elevation. The mushroom is painted on an approximately 600 sq-ft stucco projection with varying sized decorative circular glass and stands seventeen (17) feet in height. Also to consider will be the wall signage and more specifically the corporate logo of a "mushroom character" on the east elevation. The logo stands at approximately fifteen (15) feet in height and is requested as a variance to the IH-30 OV districts sign requirements.

The applicant is requesting the following variances to the IH-30 OV district's standards to allow for:

- 1) Wall signage and graphics as an artistic feature (as submitted), and
- 2) Not meeting the minimum 20% natural or quarried stone requirements for the north, east and west elevations.

As requested, the variances will require the Planning and Zoning Commission to forward a recommendation to the City Council. As the code states, any variance to these standards requires approval of City Council by a three-quarter (3/4) majority vote of those present, with a minimum of four voting in the affirmative.

VARIANCE REQUEST(S):

Based on the IH-30 OV district requirements and the proposed color elevations submitted with the site plan, the applicant is requesting the following variances. The City Council may grant variances to the provisions of the overlay district by a three-quarter majority vote of those members of the council present with a minimum of four (4) voting in the affirmative. The requested variances are to allow for:

- 1) Wall signage and graphics as an artistic feature (as submitted), and
- 2) Not meeting the minimum 20% natural or quarried stone requirements for the north, east and west elevations.

Under Sec. 6.6, IH-30 OV district, the UDC provides as follows:

C. Architectural standards.

1. Masonry requirements,... Each exterior wall shall consist of 90 percent masonry materials,...on walls which are visible from a public street or open space, including a minimum of 20 percent natural or quarried stone.

F. Signs.

...Approval of any variance to the sign standards for property included in the IH-30 Overlay District shall require approval by a three-quarter majority vote.

G. Variance.

The City Council may, upon request from the applicant, grant a variance to any provision of this section where unique or extraordinary conditions exist or where strict adherence to the provisions of this section would create a hardship. Approval of any variance to any provision of this section shall require city council approval by a three-quarter majority vote of those city council members present with a minimum of four affirmative votes.

It should be noted that similar variances to the masonry and signage requirements have been granted in the past. Staff feels the request to have merit and recommends approval of the variances.

RECOMMENDATIONS:

On April 30, 2013, the Architectural Review Board (ARB) recommended to accept the building elevations and site plan as presented.

Staff recommends approval of the Site Plan as well as the variances requested with the following conditions:

1. Adherence to all Engineering and Fire Department standards.
2. Consider recommendations forwarded to the Planning and Zoning Commission from the Architectural Review Board.

Site Plan:

The plan meets (or exceeds) the intent of the Unified Development Code as submitted.

Landscape Plan:

1. IH-30 OV district requires a minimum four (4) caliper inch canopy trees in the landscape buffer.
2. With the exception of the landscape buffer canopy trees, the remainder of the plan meets (or exceeds) the intent of the Unified Development Code as submitted.

Building Elevations:

1. The variances to the standards of the IH-30 Overlay district to allow for 1) Wall signage and painted graphics as an artistic feature (as submitted) and 2) Not meeting the minimum 20% natural or quarried stone requirements for the north, east and west elevations are to receive approval from City Council (requires a 3/4 majority vote of City Council for approval).
2. With the exception of the variances requested, the proposed building meets the intent of the Unified Development Code.

Photometric Plan:

The plan meets (or exceeds) the intent of the Unified Development Code as submitted.

Date: 4/22/13

To: Ryan Miller
Sr. Planner
City of Rockwall

From: Jim AuBuchon
Owner, Rockwall Mellow Mushroom

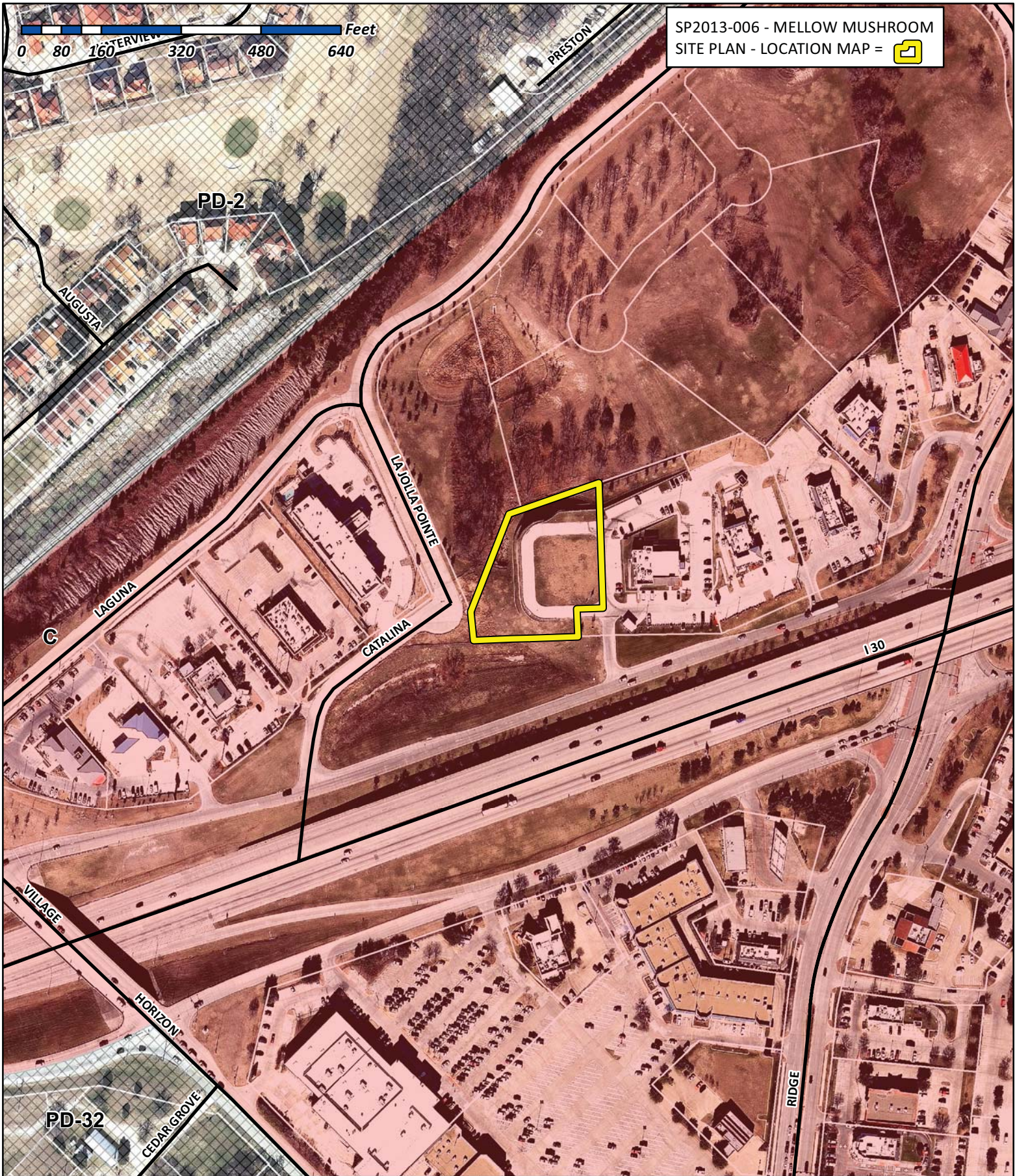
Re: Variance for percentage of stone on submittal

Please accept this request for a variance to the percentage of stone required on the submittal made on April 19, 2013.

Please feel free to contact me with any questions or concerns.

Respectfully submitted,

Jim AuBuchon
214-783-5485



SP2013-006 - MELLOW MUSHROOM
 SITE PLAN - 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.



MELLOW MUSHROOM
ROCKWALL, TEXAS



Location Map



SITE PLAN SUBMITTAL
05/07/2013

INDEX OF DRAWINGS

GENERAL

- A0.00 COVER SHEET
- A0.01 GENERAL NOTES/SPECIFICATIONS
- A0.02 GENERAL NOTES/SPECIFICATIONS
- A0.03 T&S/ADA SHEET
- A0.04 T&S/ADA SHEET

CIVIL

- C1.01 SITE PLAN

ARCHITECTURAL

- A2.01 CONSTRUCTION PLAN - FIRST FLOOR
- A2.02 CONSTRUCTION PLAN - SECOND FLOOR
- A3.01 BUILDING ELEVATIONS - NORTH/SOUTH
- A3.02 BUILDING ELEVATIONS - EAST/WEST
- A7.01 REFLECTED CEILING PLAN - FIRST FLOOR
- A7.02 REFLECTED CEILING PLAN - SECOND FLOOR
- A8.01 ELECTRICAL PLAN - FIRST FLOOR
- A8.02 ELECTRICAL PLAN - SECOND FLOOR
- A8.03 FINISH PLAN - FIRST FLOOR
- A8.04 FINISH PLAN - SECOND FLOOR
- A8.05 FURNITURE PLAN - FIRST FLOOR
- A8.06 FURNITURE PLAN - SECOND FLOOR
- A8.10 INTERIOR ELEVATIONS
- A8.11 INTERIOR ELEVATIONS
- A8.12 INTERIOR ELEVATIONS
- A8.20 INTERIOR SECTIONS & DETAILS
- A9.00 DOOR/HARDWARE SCHEDULE & DETAILS

MECHANICAL

- MEP-5.1 SITE LIGHTING PHOTOMETRIC CALCS

LANDSCAPE

- LP1.01 LANDSCAPE PLAN, PLANT LIST, & TABULATIONS

MELLOW MUSHROOM
ROCKWALL, TX



© 2013 MERRIMAN ASSOCIATES/ARCHITECTS, INC

CLIENT CONTACT

JIM AUBUCHON

EMAIL: JAUBUCHON@PREMIER-US.NET

A0.00

Project Number

2012167

Date

MAY 06, 2013

Revisions

Rev	Description

architects



merriman
associates

architecture • planning
interior design

300 N. FIELD ST.
DALLAS, TEXAS 75202
214.987.1299
214.987.2138 (FAX)

Description of Project Scope

A TWO STORY, STEEL FRAMED RESTAURANT, APPROXIMATELY 12,000 GSF
MATERIALS INCLUDE STONE, BRICK, AND HARDY PLANK SIDING

CIVIL ENGINEER

CUMULUS DESIGN

PAUL CRAGUN

P.O. BOX 2119
EULESS, TX 76039
PH: 817.689.8301
EMAIL: PAUL@CUMULUSDESIGN.NET

LANDSCAPE ARCHITECT

LATERRA STUDIO

NICK SMITH

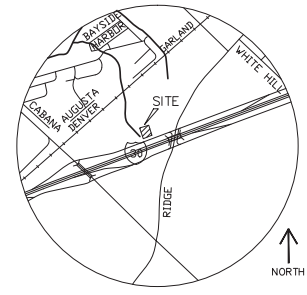
2109 COMMERCE
DALLAS, TX 75201
PH: 214.749.0333
EMAIL: NSMITH@LATERRASTUDIO.COM

MEP ENGINEER

HAWKES & ASSOCIATES, INC

F. BRYANT HAWKES, PE

611 S. DENTON DRIVE
LAKE DALLAS, TEXAS 75065
PH: 940.497.4295
FX: 940.497.4296
EMAIL: HAWKES@AOL.COM



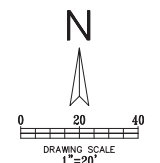
VICINITY MAP
NTS

SITE DATA TABLE	
EXISTING ZONING:	C (COMMERCIAL DISTRICT) USE:
LAND USE:	RESTAURANT
SITE ACREAGE:	1,364 ACRES (49,416 SQ FT)
BUILDING FOOTPRINT:	6,795 SQUARE FEET
SITE COVERAGE:	6,795/49,416 : 14%
OPEN SPACE:	19,860/49,416 : 40%
IMPERVIOUS AREA:	29,556 SQ FT
PERCENT IMPERVIOUS AREA:	29,556/49,416: 60%
PARKING REQUIRED (1 PER 100 SQ FT):	68 SPACES
PARKING PROVIDED: (ON-SITE)	54 SPACES
PARKING PROVIDED: (PARKING AGREEMENT)	14 SPACES
PARKING PROVIDED: (TOTAL)	68 SPACES
PARKING PROVIDED: (ACCESSIBLE)	3 SPACES
BUILDING HEIGHT:	36' (2 STORIES)
CONSTRUCTION TYPE:	SLAB ON GRADE AND METAL

LEGEND

- EXISTING CURB
- PROPOSED CURB
- PROPOSED BARRIER FREE RAMP
- PARKING SPACES IN A ROW
- PROPOSED LANDSCAPING
- SIDEWALK PAVEMENT
- REINFORCED CONCRETE PAVEMENT

- SITE NOTES:**
- THE PROPOSED BUILDING WILL BE FIRE SPRINKLERED.
 - ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT, FACE OF BUILDING OR AS OTHERWISE INDICATED.
 - ALL SIDEWALKS SHALL MAINTAIN A 2% MAXIMUM CROSS SLOPE AND 5% MAXIMUM IN THE DIRECTION OF PEDESTRIAN TRAVEL. ALL ADA SIDEWALKS SHOULD INCLUDE ALL LANDINGS, MARKINGS, ECT AS REQUIRED BY CODE.
 - THERE ARE NO EXISTING TREES TO BE REMOVED FROM THE SITE FOR CONSTRUCTION.



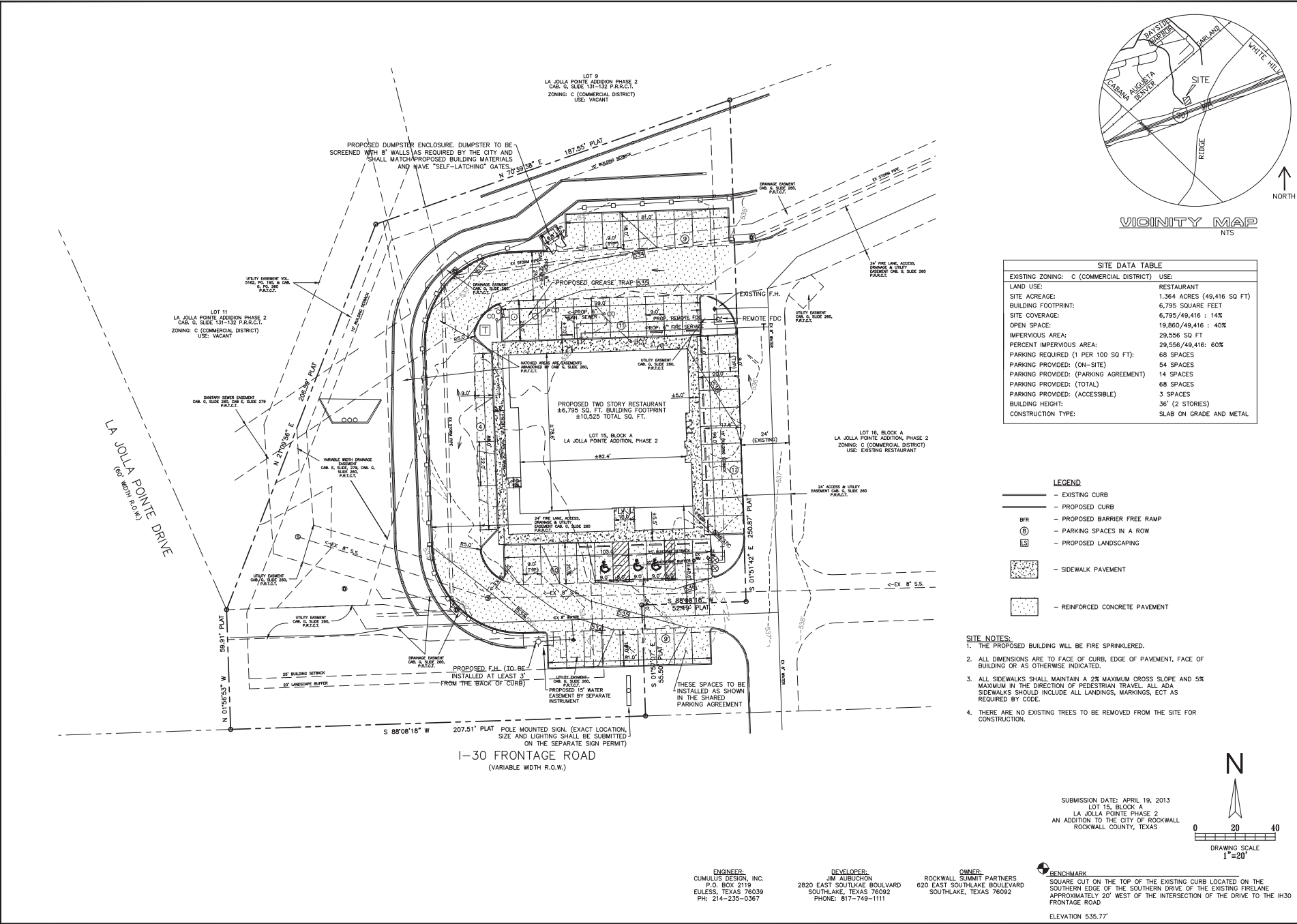
SUBMISSION DATE: APRIL 19, 2013
LOT 15, BLOCK A
LA JOLLA PONTE PHASE 2,
AN ADDITION TO THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

BENCHMARK
SQUARE CUT ON THE TOP OF THE EXISTING CURB LOCATED ON THE SOUTHERN EDGE OF THE SOUTHERN DRIVE OF THE EXISTING FIRELANE APPROXIMATELY 20' WEST OF THE INTERSECTION OF THE DRIVE TO THE I-30 FRONTAGE ROAD
ELEVATION 535.77

ENGINEER:
CUMULUS DESIGN, INC.
P.O. BOX 2119
EULESS, TEXAS 76039
PH: 214-235-0367

DEVELOPER:
JIM AUBUCHON
2820 EAST SOUTHLAKE BOULEVARD
SOUTHLAKE, TEXAS 76092
PHONE: 817-749-1111

OWNER:
SUMMIT PARTNERS
ROCKWALL SUMMIT PARTNERS
620 EAST SOUTHLAKE BOULEVARD
SOUTHLAKE, TEXAS 76092



LA JOLLA PONTE DRIVE
(60' WIDE R.O.W.)

I-30 FRONTAGE ROAD
(VARIABLE WIDTH R.O.W.)

GENERAL LANDSCAPE NOTES:

LANDSCAPE NOTES:

1. PROPOSED LANDSCAPING SHALL BE IN CONFORMANCE WITH ARTICLE VIII OF THE CITY OF ROCKWALL'S CODE OF ORDINANCES.
2. VERIFY EXISTING AND PROPOSED SITE ELEMENTS FOR DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
3. LOCATE EXISTING UNDERGROUND UTILITIES FOR CONFLICTS. EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
4. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
5. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
6. CROWN LANDSCAPE ISLANDS TO 6" HEIGHT, TYPICAL AND UNIFORM THROUGHOUT THE SITE.
7. PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING/CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
8. TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
9. TREES MUST BE PLANTED AT LEAST FIVE (5) FEET FROM WATER, SEWER, AND STORM SEWER LINES.

IRRIGATION NOTES:

1. ALL IRRIGATION SYSTEMS SHALL COMPLY WITH THE IRRIGATION CODE OF CHAPTER 10, ARTICLE XVI OF THE CITY OF ROCKWALL CODE OF ORDINANCES, AND ALL APPLICABLE STATE LAWS, AS MAY BE AMENDED.
2. IRRIGATION SYSTEMS ARE TO BE FITTED WITH RAIN AND FREEZE GAUGES IN ACCORDANCE WITH CITY STANDARDS.

GENERAL LAWN NOTES:

1. CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
2. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS 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.
3. LAWN AREAS SHALL BE FINE GRADED. IRRIGATION TRENCHES COMPLETELY SETTLED AND FRESH GRADE.
4. REMOVE ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
5. GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

SOLID SOD NOTES:

1. SOD AREAS SHALL BE SOLID SOD BERMUDA GRASS UNLESS OTHERWISE NOTED ON DRAWINGS.
2. PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
3. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
4. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
5. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED BERMUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

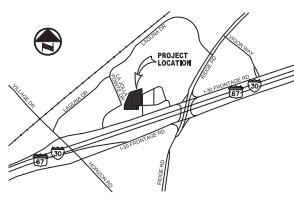
HYDROMULCH NOTES:

1. REFERENCE GENERAL LAWN NOTES.
2. CONTRACTOR TO SCARIFY, RIP AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
3. BERMUDA GRASS SEED SHALL BE EXTRA HULLED AND TREATED LAWN TYPE. SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET STATE LAW REQUIREMENTS.
4. FIBER SHALL BE ONE HUNDRED PERCENT (100%) WOOD CELLULOSE FIBER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY 'CONWEB' OR EQUAL.
5. FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL BE 'TERRO-TACK ONE', AS MANUFACTURED BY GROWERS INC. OR EQUAL.
6. HYDROMULCH WITH BERMUDA GRASS SEED AT A RATE OF TWO (2) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.
7. USE A 4'X8' BATTER BOARD AGAINST BED AREAS.

MAINTENANCE NOTES:

PER CITY ORDINANCE SECTION 9.1 - REQUIRED LANDSCAPING MUST BE MAINTAINED IN A HEALTHY, GROWING CONDITION AT ALL TIMES. THE PROPERTY OWNER IS RESPONSIBLE FOR REGULAR WEEDING, MOWING OF GRASS, IRRIGATION, FERTILIZING, PRUNING, OR OTHER MAINTENANCE OF ALL PLANTINGS AS NEEDED. ANY PLANT THAT DIES MUST BE REPLACED WITH ANOTHER APPROVED PLANT VARIETY, GENERALLY OF THE SAME SIZE, THAT COMPLIES WITH THE APPROVED LANDSCAPE PLAN WITHIN 90 DAYS AFTER NOTIFICATION BY THE CITY.

VICINITY MAP: NOT TO SCALE



LANDSCAPE TABULATIONS:

THE CITY ROCKWALL, TEXAS
NO EXISTING TREES ON THIS PROPERTY

LANDSCAPE AREA

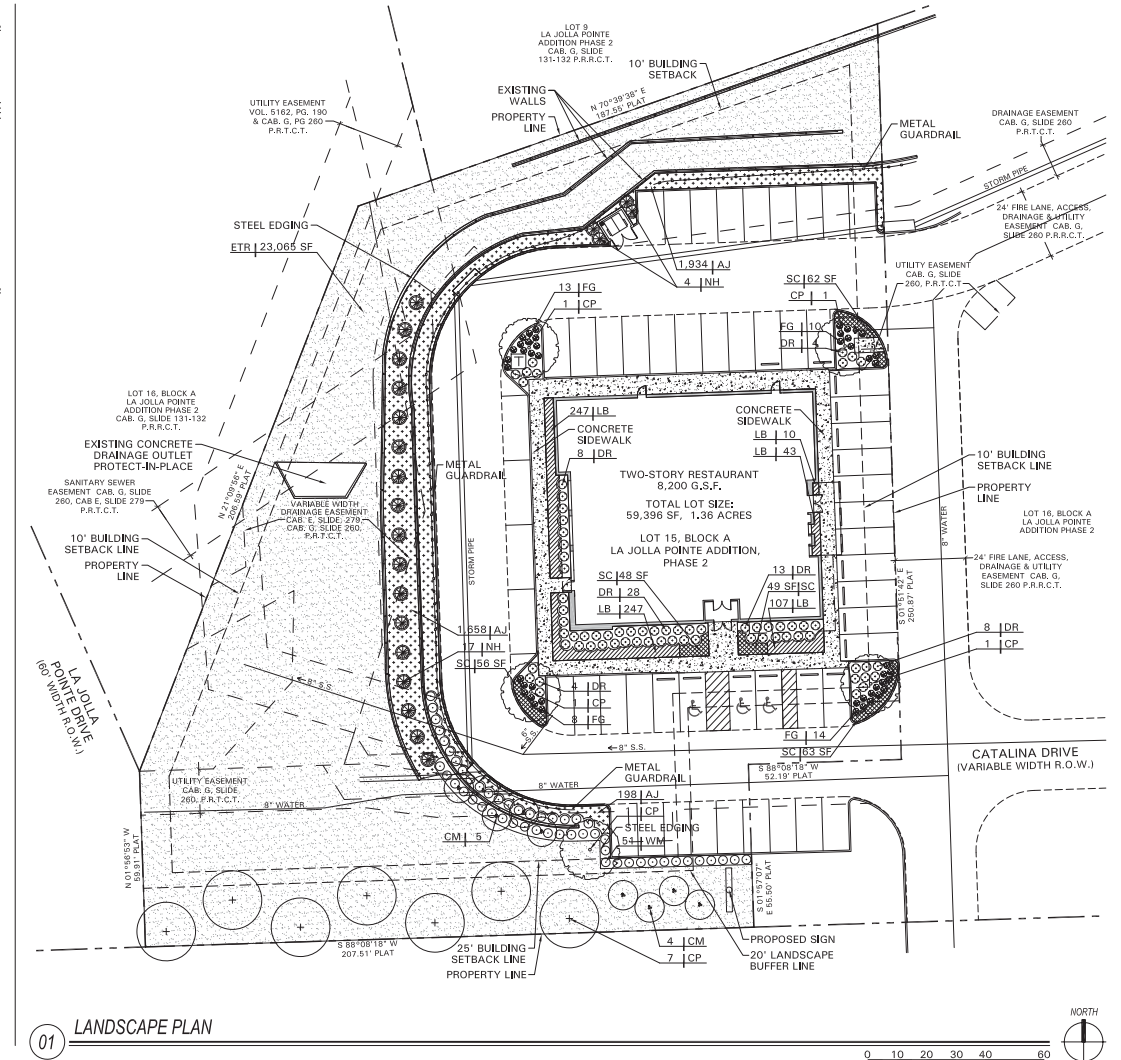
1. ZONING DISTRICT: COMMERCIAL
2. FOR COMMERCIAL ZONED PROPERTIES A MINIMUM OF 15% OF THE TOTAL LOT AREA SHALL BE LANDSCAPE AREA.
3. NO LESS THAN 50% OF THE TOTAL REQUIRED LANDSCAPE AREA SHALL BE LOCATED IN FRONT OF AND ALONG SIDE OF BUILDINGS WITH STREET FRONTAGE.
4. THE OVERALL LANDSCAPING REQUIREMENT MAY BE REDUCED BY 2.5% WHEN SURFACE PARKING LOCATED ADJACENT TO A PUBLIC STREET IS SCREENED WITH 36" TALL EVERGREEN PLANTING MATERIAL.
5. TOTAL LOT AREA: 59,396 S.F.

REQUIRED: LANDSCAPE AREA: 7,425 S.F. (12.5%)
LANDSCAPE AREA IN FRONT OR SIDE OF BLDG.: 3,713 S.F. (50%)
INTERIOR PARKING LOT TREES: 5

PROVIDED: 7,742 S.F. (13.0%)
5,400 S.F. (72.7%)
INTERIOR PARKING LOT TREES: 5

I-30 OVERLAY DISTRICT REQUIREMENTS:
20' LANDSCAPE BUFFER CANOPY TREES: 7
ACCENT TREES: 9

20' LANDSCAPE BUFFER REQUIREMENTS:
20' LANDSCAPE BUFFER CANOPY TREES: 7
ACCENT TREES: 9



LANDSCAPE PLAN

PLANT LIST:

CANOPY TREES	QNTY.	SYMBOL	COMMON NAME	BOTANIC NAME	SIZE	HEIGHT	NOTES
	7	BO	BUR OAK	Quercus macrocarpa	3" CAL.	6'-8"	4' SPREAD, 3' BRANCHING HT, MATCHING
	5	CP	CHINESE PISTACHE	Pistacia chinensis	3" CAL.	6'-8"	4' SPREAD, 3' BRANCHING HT, MATCHING
ACCENT TREES	QNTY.	SYMBOL	COMMON NAME	BOTANIC NAME	SIZE	HEIGHT	NOTES
	9	CM	CRAPE MYRTLE	Lagerstroemia indica	30 GAL.	6'-7"	4' SPREAD, MULTI-TRUNK, MATCHING
	21	NH	N. R. STEVENS HOLLY	Ilex 'Nellie R. Stevens'	30 GAL.	5'-6"	3' SPREAD, FULL TO BASE, MATCHING
SHRUBS	QNTY.	SYMBOL	COMMON NAME	BOTANIC NAME	SIZE	HEIGHT	NOTES
	51	WM	DWARF WAX MYRTLE	Myrica pusilla	7 GAL.	36"	30" SPREAD, SPACING PER PLAN
	70	DR	RED DRIFT ROSE	Rosa 'Meigalpio'	5 GAL.	24"	24" SPREAD, SPACING PER PLAN

ORNAMENTAL GRASS	QNTY.	SYMBOL	COMMON NAME	BOTANIC NAME	SIZE	HEIGHT	NOTES
	45	FG	MEXICAN FEATHER GRASS	Nassella tenuissma	3 GAL.	18"	CONTAINER FULL, SPACING PER PLAN

GROUND COVERS & TURF	QNTY.	SYMBOL	COMMON NAME	BOTANIC NAME	SIZE	HEIGHT	NOTES
	655	LB	LIRIPE 'BIG BLUE'	Liriope muscari 'Big Blue'	1 GAL.	N/A	TRIANGULAR SPACING AT 12" O.C.
	3,790	AJ	ASIAN JASMINE	Trachelospermum asiaticum	4" POT	N/A	TRIANGULAR SPACING AT 12" O.C.
	23,065 SF	ETR	EXISTING TURF TO REMAIN.				CONTRACTOR TO PROTECT-IN-PLACE. (AREA NOT INCLUDED IN LANDSCAPE CALCS.)

SEASONAL COLOR	QNTY.	SYMBOL	COMMON NAME	BOTANIC NAME	SIZE	HEIGHT	NOTES
	278 SF	SC	PERENNIALS AND ANNUALS PER OCCUPANT'S SPECIFICATIONS AS NEEDED TO MAINTAIN SEASONAL COLOR.				

NOTE: PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN

architects
maa
merriman associates
architecture • planning
interior design
300 N. FIELD ST.
DALLAS, TEXAS 75201
314.882.1390
314.882.1318 (FAX)

la terra studio
landscape architecture • interior design
2704 20th Street
Dallas, Texas 75201
www.latterastudio.com

90% PLAN PLAN REVIEW
ISSUED
05.07.2013
These drawings are NOT FOR
REGULATORY APPROVAL
PRIOR TO CONSTRUCTION.
They were prepared by
or under the supervision of:
Michael T. Beck, TX Lic. #2202
la terra studio, Inc.

MELLOW MUSHROOM
568 EAST I-30
ROCKWALL, TEXAS

PROJ# 15072013
DATE JULY 7, 2013
DRY# 100
LANDSCAPE PLAN, PLANT LIST, & TABULATIONS
OWNER LP1.01

HILTON® - FLAT LENS (Various reflectors are protected by U.S. Patent No. 6,464,378.)



HOUSING - Round spun aluminum housing with top-access cover.

DOOR FRAME/TOP COVER FASTENERS - Three stainless steel captive top-cover fasteners provide secure closure and allow easy access with no loose hardware. The top cover is attached to housing via a tether clip, which frees both hands while servicing.

LENS/GASKET - The flat tempered glass lens, measuring 1/8" in thickness, is sealed into the bottom of the top access housing with continuous EPDM extruded gasketing.

SOCKETS - Porcelain mogul-base sockets. All sockets are pulse-rated.

LIGHT SOURCES - Pulse-Start Metal Halide, Ceramic Metal Halide, and High Pressure Sodium. Clear lamp is supplied as standard.

BALLASTS - High-power factor ballasts are designed for -20° F operation. The removable ballast tray features a quick-disconnect plug. Pulse-Start Metal Halide, Metal Halide, and 250 watt and above High Pressure Sodium fixtures feature a CWA ballast. The 100 watt and 150 watt High Pressure Sodium fixtures feature HX-HPF type ballasts.

REFLECTORS/DISTRIBUTION PATTERNS - Hilton II: Type III (3), Perimeter Forward Throw (FP), and Type V (5). Reflectors are field rotatable

Hilton II Small: Type II (2)(vertical only), Type III (3), Forward Throw (FT/FP), and Type V (5). Photometric data is tested in accordance with IESNA guidelines.

BRACKETS - Arm Mount: Use with 5" traditional drilling pattern. A 2-1/2" x 5-3/8" x 6" length extruded aluminum bracket is shipped standard. A round Pole Plate (RPP2) is provided as standard for mounting to 3" - 5" round poles.

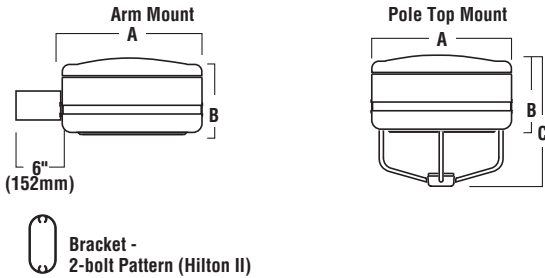
Pole Top: The cast aluminum mounting hub conceals the wiring compartment and mounts directly to LSI's unique "pole-top mounting plate", via a high-strength grade five steel bolt with nylon insert and split lock washer for double locking. Support arms consist of four 11/16" O.D. aluminum rods and are pre-wired for ease of installation.

FINISHES - Each fixture is finished with DuraGrip®, LSI's baked-on polyester-powder finishing process. The DuraGrip polyester finish withstands extreme weather changes without cracking or peeling and is guaranteed for five full years. Standard finish colors are bronze, black, platinum plus, white, satin verde green, metallic silver, and graphite.

DECAL STRIPING - LSI offers optional color-coordinated decals in 9 standard colors to accent the fixture. Decals are guaranteed for five years against peeling, cracking, or fading.

PHOTOMETRICS - Please visit our web site at: www.lsi-industries.com for detailed photometric data.

DIMENSIONS



	A	B	C
HFSV/HFSH Arm Mount - Disc	508mm/20"	289mm/11 - 3/8"	—
HFPSV/HFPSH Pole Top - Disc	508mm/20"	289mm/11 - 3/8"	473mm/18 - 5/8"
HFR Arm Mount - Disc	660mm/26"	356mm/14"	—
HFPR Pole Top - Disc	660mm/26"	356mm/14"	616mm/24-1/4"

LUMINAIRE EPA CHART - Hilton Flat Lens

	HFSV HFSH	HFR
Single	1.1	1.9
D180°	2.1	3.7
D90°	1.8	3.3
T90°	2.9	5.2
TN120°	2.9	5.2
Q90°	3.7	6.7
Pole Top	1.1	1.8

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

SHIPPING WEIGHTS - Hilton Flat Lens

Catalog Number	Est. Weight (kg/lbs.)	Length (mm/in.)	Width (mm/in.)	Height (mm/in.)
HFSH	16/36	610/24	610/24	425/16.75
HFPSH	19/42	610/24	610/24	629/24.75
HFSV	16/36	610/24	610/24	425/16.75
HFPSV	19/42	610/24	610/24	629/24.75
HFR	24/52	775/30.5	775/30.5	559/22
HFPR	26/57	762/30	762/30	724/28.5



wet location



ARRA
Funding Compliant



HILTON® FLAT LENS

LUMINAIRE ORDERING INFORMATION



TYPICAL ORDER EXAMPLE: **HFR 5 400 PSMV F MT PLP PCE120 20**

Luminaire Prefix	Distribution	Lamp Wattage	Light Source	Lens	Line Voltage	Luminaire Finish	Options
Hilton II Small Horizontal HFSH - Arm Mount HFPSH - Pole Top ¹	3 - Type III FT - Forward Throw 5 - Type V Square	100	PSMH-Pulse-Start Metal Halide	F - Flat Clear Tempered Glass	480 MT - Multi Tap TT - Tri-Tap	BRZ - Bronze BLK - Black PLP - Platinum Plus WHT - White SVG - Satin Verde Green GPT - Graphite MSV - Metallic Silver	Hilton II Small Horizontal Hilton II Small Vertical PCI120 - Button Type Photocell PCI208 - Button Type Photocell PCI240 - Button Type Photocell PCI277 - Button Type Photocell PCI347 - Button-Type Photocell LL - Less Lamp Hilton II Vertical PCE120 - External Photocell ² PCE208 - External Photocell ² PCE240 - External Photocell ² PCE277 - External Photocell ² LL - Less Lamp Color Decals 45 - Light Gold 20 - Charcoal Metallic 55 - Black 94 - Blue Metallic 59 - Dark Green 51 - Dark Red 21 - Tomato Red 50 - White 700 - Aztec Silver Metallic
		150	175, 250, 320 Watt				
		175	CMH - Ceramic Metal Halide				
		250 320	150 Watt HPS - High Pressure Sodium 100, 150, 250 Watt				
Hilton II Small Vertical HFSV - Arm Mount HFPSV - Pole Top ¹	2 - Type II 3 - Type III FP - Perimeter Forward Throw 5 - Type V Round	100	PSMV-Pulse-Start Metal Halide	MT - Multi Tap consists of 120V, 208V, 240V and 277V and is prepared for highest voltage. Alternate voltages will require field adjustment. TT - Tri-Tap consists of 120V, 277V and 347V and is shipped standard for Canadian applications and is prepared for highest voltage. Alternate voltages will require field adjustment.	Consult Factory for International Voltages and Light Sources		
		150	175, 200, 250, 320 Watt				
		175	CMH - Ceramic Metal Halide				
		200 250 320	150 Watt HPS - High Pressure Sodium 100, 150 Watt				
Hilton II Vertical HFR - Arm Mount HFPR - Pole Top ¹	3 - Type III FP - Perimeter Forward Throw 5 - Type V Round	200	PSMV-Pulse-Start Metal Halide				
		250	200, 250, 320, 400, 450 Watt				
		320	HPS - High Pressure Sodium				
		400 450	250, 400 Watt				

FOOTNOTES:

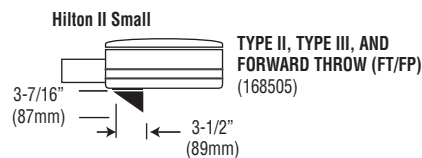
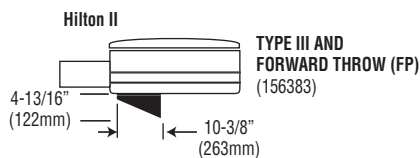
- 1- When ordering pole top fixtures for tenon mounting, a pole top adaptor must be ordered.
- 2- External photocell compatible with Hilton II only.

ACCESSORY ORDERING INFORMATION (Accessories are field installed)

Description	Order Number	Description	Order Number
FK120 - Single Fusing	FK120+	HFR/HFPR FP/3 HSS - House Side Shield	156383++
FK277 - Single Fusing	FK277+	HFSH/HFSV/HFPSH/HFPSV FP/3 HSS - House Side Shield	168505++
DFK208, 240 - Double Fusing	DFK208, 240+	HFSV/HFPSV 2 HSS - House Side Shield	168505++
DFK480 - Double Fusing	DFK480+	BKS-BO-WM-* - CLR Wall Mount Plate	123111CLR
FK347 - Single Fusing	FK347+		

- + Fusing must be located in the hand-hole of the pole - not in the fixture.
- ++ Black only. Will work with pole top fixtures.

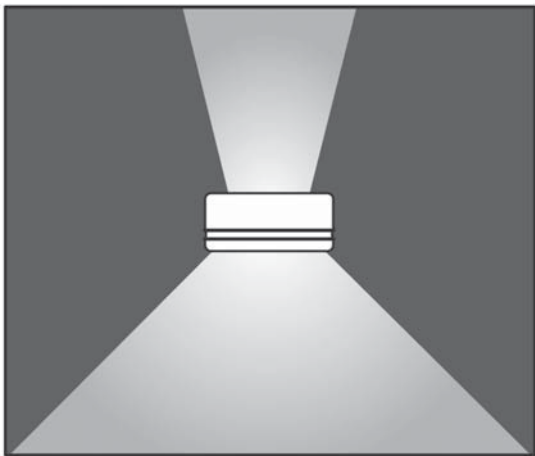
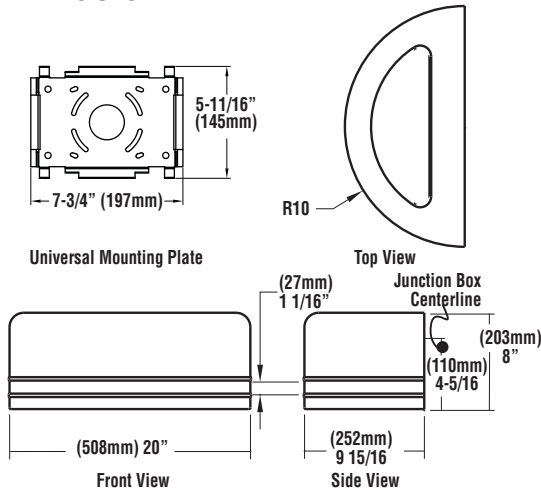
HOUSE SIDE SHIELD



HILTON® WALL SCNCE (Various reflectors are protected by U.S. Patent No. 6,464,378.)



DIMENSIONS



SHIPPING WEIGHTS - Hilton Wall Sconce

Catalog Number	Est. Weight (kg/lbs.)	Length (mm/in.)	Width (mm/in.)	Height (mm/in.)
HIWSD - HID	11 / 24	616 / 24.25	394 / 15.5	343 / 13
HIWSD - CFL	8 / 17	616 / 24.25	394 / 15.5	343 / 13
HIWSU - HID	10 / 22	616 / 24.25	394 / 15.5	343 / 13
HIWS - HID	11 / 24	616 / 24.25	394 / 15.5	343 / 13
HIWS - CFL	8 / 17	616 / 24.25	394 / 15.5	343 / 13



Downlight used in uplight position is listed for damp locations. (covered locations only)



HOUSING – The one-piece die-formed aluminum half-cylindrical housing is designed for downlight only, uplight only, and combination uplight/downlight applications. All mounting hardware is stainless steel or electro-zinc plated steel.

WALL MOUNT – A galvanized-steel universal wall mounting plate easily mounts directly to a 4" octagonal or square junction box. An EPDM gasket is supplied to be installed between the mounting plate and junction box, sealing the junction box from entrance of water. The galvanized-steel universal plate allows the fixture to securely attach to the mounting plate using a unique clamping design which is locked into place with two hex-head screws. The universal plate permits the fixture to be mounted in the uplighting or downlighting position. Downlight fixture used in uplight position is listed for damp (covered) locations.

DOOR FRAME – The aluminum pan style door frame mounts to the housing using two stainless steel, recessed and captive fasteners for easy access into the fixture. A one-piece extruded silicone gasket seals the door frame against the housing. The door swings open and is held in place by a wire retainer.

LENS/GASKET – A flat clear tempered glass downlight lens is sealed to the door with a one-piece EPDM gasket. The uplight lens utilizes a diffused tempered glass lens secured with multiple lens clips and a one-piece extruded silicone gasket. An optional polycarbonate downlight lens is available on most Compact Fluorescent fixtures.

BALLASTS/ELECTRICAL COMPONENTS – Electrical components are factory-mounted in housing and prewired with voltage specific leads which extend from the back of the unit through a rubber grommet. This grommet prevents the entry of insects, dust, and moisture into the fixture. The need to open the fixture to make wiring connections is eliminated, thus making installation quick and easy. UL listed HID components with high-power factor ballasts rated for -20° F starting. Compact Fluorescent ballasts are Electronic Universal Voltage (120-277V, 50/60Hz) or 347V (60Hz), 0° F starting. Compact Fluorescent fixtures with UE (Universal Electronic) voltage are available with an optional dimming ballast for multiple types of controls such as building lighting controls and occupancy sensors. Battery back-up is available for 120 or 277 voltage only. Available battery back-up of BB (32° starting temperature) and CWBB (0° starting temperature) are voltage specific for U.S. applications for 26 watt through 42 watt lamps. Consult factory for available wattages and voltages for use in Canada.

SOCKETS – HID lamp holders are glazed porcelain, medium base for wattages up to 150 watts and mogul base for 175 watt and 250 watt – both are 4KV pulse rated. The Compact Fluorescent fixtures feature a one-piece thermoplastic socket.

LIGHT SOURCES – The fixture is designed to operate with horizontal Pulse-Start Metal Halide, Ceramic Metal Halide, Metal Halide, High Pressure Sodium and single or double Compact Fluorescent lamps. Lamps supplied as standard – HID (clear, shipped installed) and Compact Fluorescent (coated, 4100K).

EMERGENCY OPERATION – A variety of integral emergency options are available to comply with Life Safety Codes which require emergency lighting along the path of egress on the building's exterior, so building occupants can exit safely. Integral Emergency Battery Back-up options are available on Compact Fluorescent units. Emergency Quartz options are offered on HID units. Options for one or two 12 volt separate circuit(s), for use with up to 35 watt Halogen lamp(s) are available on both Compact Fluorescent and HID units.

REFLECTORS/DISTRIBUTION PATTERNS – Multiple reflector systems are available to deliver a narrow, wide or wall wash pattern. Downlight – Forward Throw (FTM, FT), Wall Wash (WW) and Type III (3) reflectors. Uplight – Wall Wash (WW).

Up & Downlight Combination – Forward Throw with 10% uplight (FTM 10, FT10), Type III with 10% uplight (310), Forward Throw with narrow uplight (FTN), Forward Throw with wide uplight (FTW), and Type III with wide uplight (3W).

FINISHES – Each fixture is finished with LSI's DuraGrip® polyester powder finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling and is guaranteed for five full years. Standard colors include bronze, black, platinum plus, white, satin verde green, metallic silver, and graphite.

DECAL STRIPING – LSI offers optional color-coordinated decals in 9 standard colors to accent the fixture. Decals are guaranteed for 5 years against peeling, cracking or fading.

PHOTOMETRICS – Please visit our web site at www.lsi-industries.com for detailed photometric data.



Project Name _____ Fixture Type _____

Catalog # _____

12/06/11

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LSI INDUSTRIES INC.

HILTON® WALL SCNCE

LUMINAIRE ORDERING INFORMATION



TYPICAL ORDER EXAMPLE: **HIWS 310 100 MH F 120 BRZ SQT**

Luminaire Prefix	Distribution	Lamp Wattage	Light Source	Lens	Line Voltage	Luminaire Finish	Options
HIWSD¹ (Downlight)	3 - Type III FT - Forward Throw WW - Wall Wash	50 70 100 150 175 ² 250 ²	PSMH - Pulse-Start Metal Halide 175, 250 Watt CMH - Ceramic Metal Halide 150 Watt ¹ MH - Metal Halide 50, 70, 100 ³ , 150 Watt HPS - High Pressure Sodium 50 ⁴ , 70, 100, 150 Watt	F- Flat Clear Tempered Glass	120 208 240 277 347 480	BRZ - Bronze BLK - Black PLP - Platinum Plus WHT - White SVG - Satin Verde Green GPT - Graphite MSV - Metallic Silver	PC120 - Button-Type Photocell PC1208 - Button-Type Photocell PC1240 - Button-Type Photocell PLP - Platinum PC1277 - Button-Type Photocell PC1347 - Button-Type Photocell TP - Tamper Proof ⁹ PMA - Pole Mount Adaptor for use with square poles (for S or D180 mounting configurations only. Not compatible with EMR1, EMR2, EQ or EQ2 option.) ¹⁰ PMAR - Pole Mount Adaptor for use with round poles (for S or D180 mounting configurations only. Not compatible with EMR1, EMR2, EQ or EQ2 option.) ¹⁰ DIM - CFL Control Voltage Dimming Ballast ¹¹ C - Coated MH or PSMH Lamp (except 250 PSMH) SQT - Standby Quartz (Time Delay) ¹² SQN - Standby Quartz (Non-Time Delay) ¹² EQ - Emergency Quartz (separate 120V circuit - HID only) ¹² EQ2 - Two Emergency Quartz (2 separate 120V circuits - HID only) ¹³ BB - CFL Battery Back-up ¹⁴ CWBB - Cold Weather Battery Back-up ¹⁴ EMR1 - One Emergency 12V Circuit Provision with 35 Watt Halogen Lamp ¹⁵ EMR1LL - One Emergency 12V Circuit Provision - Less Halogen Lamp ¹⁵ EMR2 - Two Emergency 12V Circuit Provisions with (2) 35 Watt Halogen Lamps ¹⁵ EMR2LL - Two Emergency 12V Circuit Provisions- Less Halogen Lamps ¹⁵ LL - Less Lamp
	FTM - Forward Throw Medium	26 32 42 57 70	CFL - Compact Fluorescent Single 26, 32, 42, 57, 70 Watt CFL2 - Compact Fluorescent Double 26, 32, 42 Watt	F- Flat Clear Tempered Glass FPC - Flat Clear Polycarbonate ⁶	UE - Universal Electronic (120v-277v 50/60Hz) 347 (60Hz) ⁸		
HIWSU (Uplight) Wet Location Listed	WW - Wall Wash	50 70 100 150	CMH - Ceramic Metal Halide 150 Watt MH - Metal Halide 50, 70, 100 ³ , 150 Watt HPS - High Pressure Sodium 50 ⁴ , 70, 100, 150 Watt	F- Flat Clear Tempered Glass	120 208 240 277 347 480		
	310 - Type 3, 10% Up FT10 - Type FT, 10% Up 3W - Type 3, Wide Up FTN - Forward Throw, Narrow Up FTW - Forward Throw, Wide Up	50 70 100 150 175 ² 250 ²	PSMH - Pulse-Start Metal Halide 175, 250 Watt CMH - Ceramic Metal Halide 150 Watt MH - Metal Halide 50 ⁵ , 70, 100 ³ , 150 Watt HPS - High Pressure Sodium 50 ⁴ , 70, 100, 150 Watt	F- Flat Clear Tempered Glass	120 208 240 277 347 480		
HIWS (Uplight and Downlight Combo.)	FTM10 - Forward Throw Medium, 10% Up	26 32 42 57 70	CFL - Compact Fluorescent Single 26, 32, 42, 57, 70 Watt CFL2 - Compact Fluorescent Double 26, 32, 42 Watt	F- Flat Clear Tempered Glass FPC - Flat Clear Polycarbonate ^{6,7}	UE - Universal Electronic (120v-277v 50/60Hz) 347 (60Hz) ⁸		

**Consult Factory
for International
Voltages and Light
Sources**

FOOTNOTES:

- Listed for wet locations (Downlight Only) Listed for damp locations if used for uplight (in covered locations only). 150 Watt MH HIWSD must be used for downlight only.
- 175 and 250 watt available with Forward Throw or Forward Throw Combo distribution only.
- Supplied with an HX-HPF transformer as standard. Also available with a 120/277 volt CWA transformer. Consult factory.
- 50 Watt HPS is not available in TT or 347V.
- 50MH not available in FTN or FTW distributions.
- FPC lens is not available with EMR options.
- FPC lens available on Downlight feature only.
- 347 volt CFL is not available with dimming ballast (DIM) option. Consult factory for battery back-up (BB) option.
- Tamper-proof Screwdriver must be ordered separately. See Accessories.
- Use with 5" traditional drilling pattern.
- CFL Dimming Control by others.
- HID lamp wattages 50 and 70 are supplied with a 50 watt, 120V quartz lamp. HID lamp wattages 100 through 250 are supplied with a 100 watt, 120V quartz lamp. EQ option is not compatible with EMR, PMA or PMAR option.
- Available on 100 watt minimum HID fixtures. HID lamp wattages 100 through 175 are supplied with two 50 watt, 120V quartz lamps. 250 watt HID fixtures are supplied with two 100 watt, 120V quartz lamps. EQ2 is not compatible with EMR, PMA or PMAR option.
- Battery Back-up available on single and double 120 or 277 voltage specific units with 26 through 42 watt lamps for U.S. applications. Please change Line Voltage of UE to 120 or 277 when ordering this option. On double units, one lamp will be energized by battery back-up (BB) option. Consult factory for specific Means of Egress job application compliance.
- Utilizes GZ4 socket(s). 12 volt separate circuit(s) required. Not compatible with EQ, EQ2, PMA or PMAR option or FPC lens.

Color Decals

45 - Light Gold Metallic	55 - Black
20 - Charcoal Metallic	50 - White
94 - Blue Metallic	51 - Dark Red
59 - Dark Green	700 - Aztec Silver Metallic
21 - Tomato Red	

ACCESSORY ORDERING INFORMATION

(Accessories are field installed)

Description	Order Number	Description	Order Number
FK120 - Single Fusing	FK120+	PLS - Polycarbonate Shield	205254 ⁺⁺
FK277 - Single Fusing	FK277+	SW BLK - Surface Wiring Box	173156BLK ⁺⁺⁺
DFK208, 240 - Double Fusing	DFK208, 240+	SCD - Tamper-proof Screwdriver	477974
DFK480 - Double Fusing	DFK480 ⁺⁺		
FK347 - Single Fusing	FK347+		

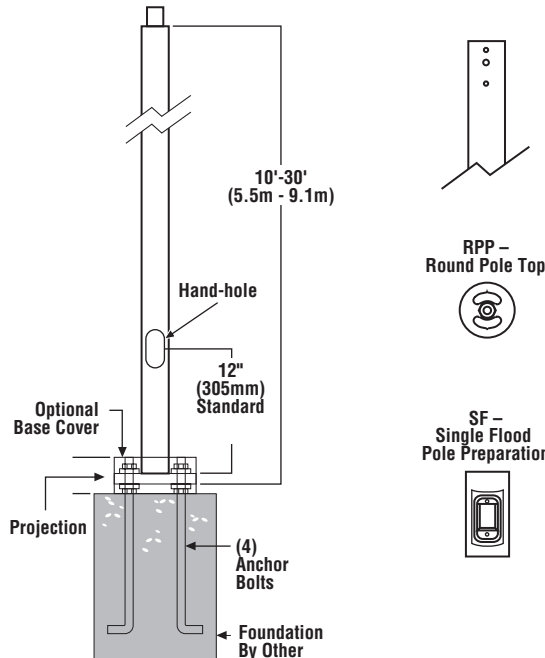
⁺ Available on HID fixture only. Fusing to be installed in a compatible junction box supplied by contractor.
⁺⁺ Available on downlight feature only.

STEEL ROUND POLES

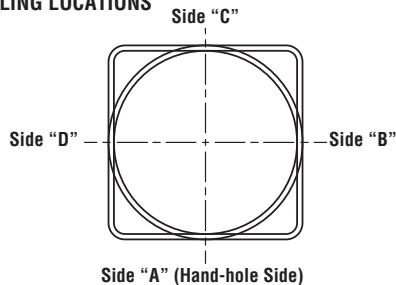
DIMENSIONS

RPN -
N= 2-3/8"(60mm) O.D. x 4-3/4"(121mm) Tall Tenon
4N= 4"(102mm) O.D. x 4-7/8"(124mm) Tall Tenon

RPB3, RPB5 -
Bolt-On Mount,
2-Bolt Pattern



DRILLING LOCATIONS



Sides	A	B	C	D
Hand-hole	X			
Single	X			
D180°		X		X
D90°	X			X
T90°	X	X		X
TN120°*	X			X
Q90°	X	X	X	X
Single FBO	X			
Double FBO		X		X

* Other two locations will be 120° to the left and right of Side A.
Note: Consult factory for custom variations. Standard SF and DF pole preparations are located 3/4 of the height of the pole from the base, unless otherwise specified.

SHIPPING WEIGHTS - Steel Round Poles

4"(102mm) Dia. 10 Ga. is approximately	6.0 lbs./ft.
5"(127mm) Dia. 11 Ga. is approximately	7.0 lbs./ft.
5"(127mm) Dia. 07 Ga. is approximately	10.0 lbs./ft.
Anchor Bolts (3/4" x 30")(19mm x 762mm)	15 lbs.(7kg)/set
Anchor Bolts (1" x 36")(125mm x 914mm)	30 lbs.(14kg)/set

POLE SHAFT - Pole shaft is electro-welded ASTM-A500 Grade C steel tubing with a minimum yield strength of 46,000 psi. On Tenon Mount steel poles, tenon is high-strength pipe. Tenon N option is 2-3/8" O.D. x 4-3/4" tall. Tenon 4N option is 4" O.D. x 4-7/8" tall. Steel round poles are 4" and 5" in diameter.

HAND-HOLE - Standard hand-hole location is 12" above pole base. Poles 18' and above have a 3" x 6" reinforced hand-hole. Shorter poles have 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.

BASE COVERS- Optional two-piece decorative die-cast aluminum (GBC) base covers or square two-piece aluminum base covers are available.

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 F 1554-07a Grade 55 with a minimum yield strength of 55,000 psi.

GROUND LUG - Ground lug is standard.

DUPLEX RECEPTACLE - Weatherproof duplex receptacle is optional.

GROUND FAULT CIRCUIT INTERRUPTER - Ground fault circuit interrupter is optional.

FINISHES - Each pole is finished with DuraGrip®, LSI's baked-on polyester-powder finishing process which electrostatically applies and fuses a polyester powder to the pole. Provides an extremely smooth and uniform finish to withstand extreme weather changes without cracking or peeling, and features a five-year limited warranty. Optional DuraGrip® Plus features the added protection of a 3.0 to 5.0 mil thickness of polyester-powder finish plus an inner coating, as well as a seven-year limited warranty.

DETERMINING THE LUMINAIRE/POLE COMBINATION FOR YOUR APPLICATION:

- Select luminaire from luminaire ordering information
- Select bracket configuration if required
- Determine EPA value from luminaire/bracket EPA chart
- Select pole height
- Select MPH to match wind speed in the application area (See windspeed map).
- Confirm pole EPA equal to or exceeding value from note above
- Consult factory for special wind load requirements and banner brackets

POLE SELECTION CHART: 4" (102mm) and 5" (127mm) steel round poles

Height	EPA [†]				Outside Dimensions	Material	Bolt Circle
	70 MPH	80 MPH	90 MPH	100 MPH			
10' (3.0m)	18.5	13.8	10.6	8.2	4" (102mm)	S10G	L
12' (3.7m)	14.6	10.7	8.0	6.1	4" (102mm)	S10G	L
14' (4.3m)	11.7	8.4	6.1	4.5	4" (102mm)	S10G	L
16' (4.9m)	9.9	6.9	4.9	3.4	4" (102mm)	S10G	L
16' (4.9m)	18.6	13.4	9.8	7.3	5" (127mm)	S11G	L
16' (4.9m)	32.2	23.2	17.0	12.6	5" (127mm)	S07G	M
18' (5.5m)	15.5	11.1	8.0	5.8	4" (102mm)	S10G	L
18' (5.5m)	24.2	17.5	12.9	9.6	5" (127mm)	S11G	L
18' (5.5m)	37.5	27.7	20.9	16.1	5" (127mm)	S07G	M
20' (6.1m)	12.5	8.7	6.1	4.2	4" (102mm)	S10G	L
20' (6.1m)	20.0	14.2	10.2	7.4	5" (127mm)	S11G	L
20' (6.1m)	31.7	23.1	17.3	13.1	5" (127mm)	S07G	M
22' (6.7m)	10.0	6.7	4.4	2.8	4" (102mm)	S10G	L
22' (6.7m)	16.6	11.5	8.0	5.5	5" (127mm)	S11G	L
22' (6.7m)	26.9	19.4	14.2	10.5	5" (127mm)	S07G	M
24' (7.3m)	7.8	4.9	3.0	1.5	4" (102mm)	S10G	L
24' (7.3m)	13.6	9.1	6.0	3.8	5" (127mm)	S11G	L
24' (7.3m)	22.9	16.2	11.6	8.3	5" (127mm)	S07G	M
26' (7.9m)	11.1	7.1	4.3	2.3	5" (127mm)	S11G	L
26' (7.9m)	19.5	13.5	9.4	6.4	5" (127mm)	S07G	M
28' (8.5m)	16.5	11.1	7.4	4.7	5" (127mm)	S07G	M
30' (9.1m)	13.8	8.9	5.6	3.2	5" (127mm)	S07G	M

[†] EPA based on ANSI/ASCE 7-93. Refer to EPA information on next page. For applications in Canada and areas using code requirements other than ANSI/ASCE 7-93 and for banner brackets, consult factory. If luminaire weight exceeds 250 lbs. (113.4 kg), consult factory.

ARRA
Funding Compliant



Project Name _____ Fixture Type _____

Catalog # _____

08/22/12

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LSI INDUSTRIES INC.

STEEL ROUND POLES

POLE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **5RPB5 S07G 24 S PLP SF DGP**


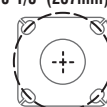
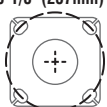
Pole Series	Material	Height ⁵	Mounting Configuration	Pole Finish	Options	
Bolt-On Mount¹ - See selection guide following Steel Round Tapered Poles data sheet for patterns and fixture matches. 4RPB3 - 3" Reduced Drilling Pattern 5RPB3 - 3" Reduced Drilling Pattern 4RPB5 - 5" Traditional Drilling Pattern 5RPB5 - 5" Traditional Drilling Pattern	S11G - 11 Ga. Steel S10G - 10 Ga. Steel ⁴ S07G - 07 Ga. Steel	10' 12' 14' 16' 18' 20' 22' 24' 26' 28' 30'	S - Single/Parallel D180 - Double D90° - Double DN90° - Double T90° - Triple TN120° - Triple Q90° - Quad PT - Pole Top Mount	BRZ - Bronze BLK - Black PLP - Platinum Plus WHT - White SVG - Satin Verde Green GPT - Graphite MSV - Metallic Silver	GA - Galvanized Anchor Bolts SF - Single Flood ⁶ DF - Double Flood ⁶ DGP - DuraGrip [®] Plus LAB - Less Anchor Bolts	
Pole Top Mount² - Use with: • Greenbriar Pole Top • Hilton Pole Top 4RPP 5RPP	Consult Pole Selection Chart on opposite page			Standard SF and DF pole preparations are located 3/4 of the height of the pole from the base, unless otherwise specified.		
Tenon Mount - See selection guide following Steel Round Tapered Poles data page for tenon selection guide. 4RPN 5RPN			N - Tenon Mount 4N - Tenon Mount (Available with 5RPN only. For 4" poles, use 4RPSF below) ³			
Greenlee Slipfit - Use with: • Greenlee Lifestyle CC, SC & CH mounting styles • Enterprise, Intrepid & Lexington PT Single mounting styles ³ 4RPSF			*			
Greenlee Universal Bracket¹ (No Drilling) - Use with: • Lifestyle UCLS • Lifestyle UCLD180 4RPI 5RPI						

FOOTNOTES:

- Standard flat black pole cap provided. Domed Greenlee pole cap will ship with SA4 and SA5 Enterprise, Intrepid and Lexington fixtures, SA Lifestyle fixtures, BK SPT BO, BK MPT BO and UCL brackets.
 - For Enterprise, Intrepid and Lexington PT mounting configuration styles, see Tenon Mount (4N) and Greenlee Slipfit Pole Series (4RPSF).
 - For Enterprise, Intrepid and Lexington D180 or other mounting configuration styles using BK SPT BO and BK MPT BO accessories, see chart on Bolt-on Mount 4RPB3 / 5RPB3 DRILLING PATTERN section on page following Steel Round Tapered Poles data sheet.
- 4 - 4" poles are available in S10G only. 5" poles available in S11G and S07G only.
5 - Pole heights will have +/- 1/2" tolerance.
6 - See Flood Lighting Brackets section for choice of FBO brackets.

ACCESSORY ORDERING INFORMATION		(Accessories are field installed)	
Description	Order Number	Description	Order Number
4" SRBC Square Base Cover	158450CLR	GFI - Ground Fault Circuit Interrupter (Poles below 18')	122558CLR
5" SRBC Square Base Cover	158451CLR	GFI - Ground Fault Circuit Interrupter for Reinforced Hand-hole (Poles 18' and above)	122567CLR
4" /5" GBC Decorative Base Cover	Consult Factory	MHD - Mounting Hole Weatherproof Decal	Consult Factory
ER2 - Weatherproof Duplex Receptacle (Poles below 18')	122557CLR	BB - Banner Brackets	Consult Factory for EPA calculations
ER2 - Weatherproof Duplex Receptacle for Reinforced Hand-hole (Poles 18' and above)	122566CLR		

BOLT CIRCLE

	4" (102mm) Round 10-1/8" (257mm) sq.  11" (279mm) Dia. Bolt Circle	5" (127mm) Round 10-1/8" (257mm) sq.  11" (279mm) Dia. Bolt Circle	5" (127mm) Round 10-1/8" (257mm) sq.  11" (279mm) Dia. Bolt Circle
	L	L	M
Bolt Circle	Slotted 11" (279mm)	Slotted 11" (279mm)	Slotted 11" (279mm)
Anchor Bolt Size	3/4" x 30" (19mm x 762mm)	3/4" x 30" (19mm x 762mm)	1" x 36" (25mm x 914mm)
Anchor Bolt Projection	3-1/4" (83mm)	3-1/4" (83mm)	4" (102mm)
Base Plate Opening for Wireway Entry	3-5/8" (92mm)	4-3/4" (121mm)	4-5/8" (117mm)
Base Plate Dimensions	10-1/8" sq. x 3/4" thk. (257mm x 19mm)	10-1/8" sq. x 3/4" thk. (257mm x 19mm)	10-1/8" sq. x 1" thk. (257mm x 25mm)

Note: Base plate illustrations may change without notice. Do not use for setting anchor bolts. Consult factory for the base plate templates.

EPA INFORMATION

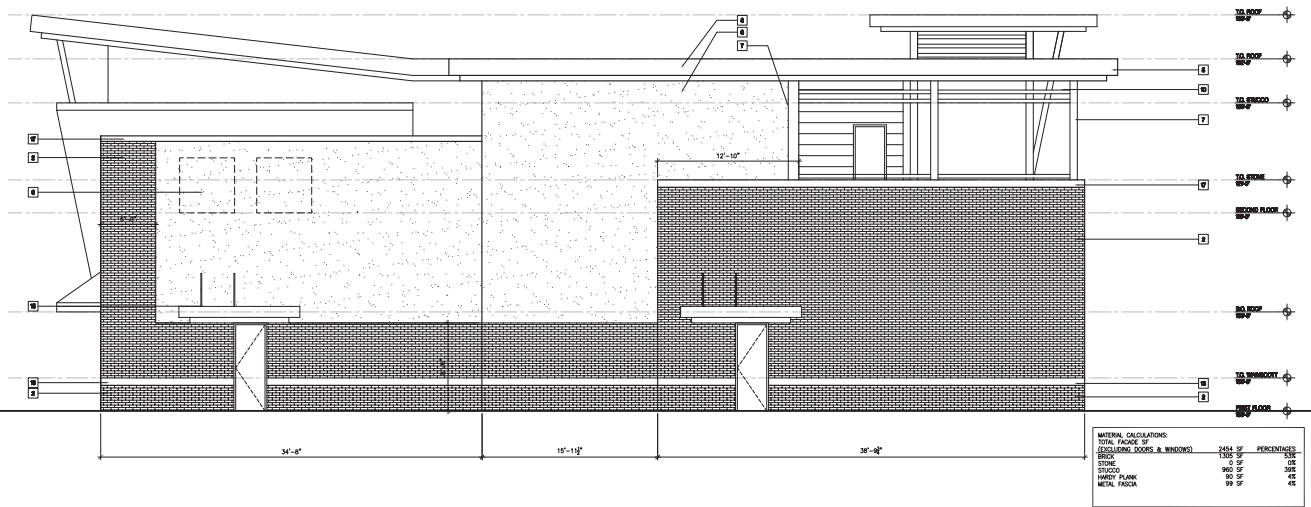
All LSI Industries' poles are guaranteed to meet the EPA requirements listed. LSI Industries is not responsible if a pole order has a lower EPA rating than the indicated wind-loading zone where the pole will be located.
CAUTION: This guarantee does not apply if the pole/bracket/fixture combination is used to support any other items such as flags, pennants, or signs, which would add stress to the pole. LSI Industries cannot accept responsibility for harm or damage caused in these situations.

NOTE: Pole calculations include a 1.3 gust factor over steady wind velocity. Example: poles designed to withstand 80 MPH steady wind will withstand gusts to 104 MPH. EPAs are for locations 100 miles away from hurricane ocean lines. Consult LSI for other areas. Note: Hurricane ocean lines are the Atlantic and Gulf of Mexico coastal areas. For applications in Florida or Canada, consult factory.

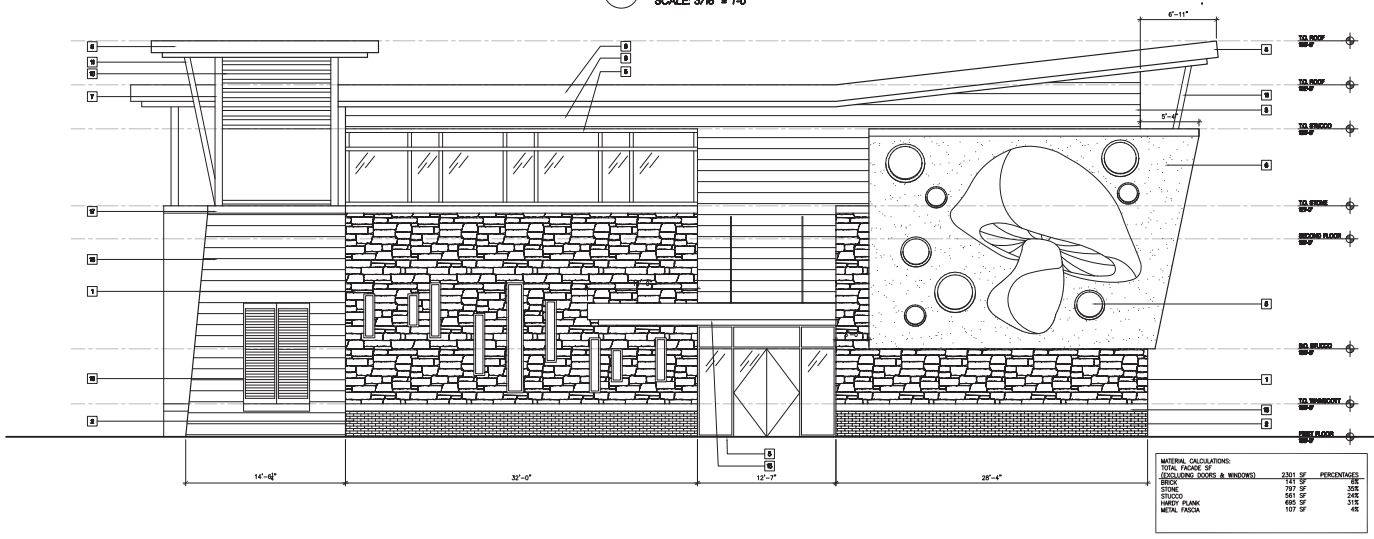
GENERAL NOTES:

1. ALL EXTERIOR FACADE MATERIAL CALCULATIONS BASED ON THE EXCLUSION OF WINDOWS, DOORS, AND METAL ROOFING.
2. REFER TO MATERIAL SAMPLE BOARD FOR SPECIFIC MATERIAL SELECTIONS.

- KEY NOTES:**
- 1] NATURAL STONE
 - 2] BRICK
 - 3] HARDY PLANK SIDING - BROWN
 - 4] GLAZED OVERHEAD DOOR
 - 5] PRE-FINISHED ALUMINUM STOREFRONT SYSTEM
 - 6] SHUCCO - TAN
 - 7] FPD STEEL COLUMN - GREEN
 - 8] FPD BREAK METAL FASCIA - GREEN
 - 9] STANDING SEAM METAL ROOF - YELLOW
 - 10] FPD WOOD SLATS - ORANGE
 - 11] FPD STEEL FICKERS - ORANGE
 - 12] CAST STONE SILL
 - 13] CAST STONE ACCENT BAND
 - 14] SIDING
 - 15] METAL RIVING - YELLOW
 - 16] HARDY PLANK SIDING - ORANGE
 - 17] CAST STONE PARAPET CAP
 - 18] FPD WOOD SHUTTERS - GREEN



02 NORTH ELEVATION
 SCALE: 3/16" = 1'-0"



01 SOUTH ELEVATION
 SCALE: 3/16" = 1'-0"

GENERAL NOTES:

- ALL EXTERIOR FACADE MATERIAL CALCULATIONS BASED ON THE EXCLUSION OF WINDOWS, DOORS, AND METAL ROOFING.
- REFER TO MATERIAL SAMPLE BOARD FOR SPECIFIC MATERIAL SELECTIONS.

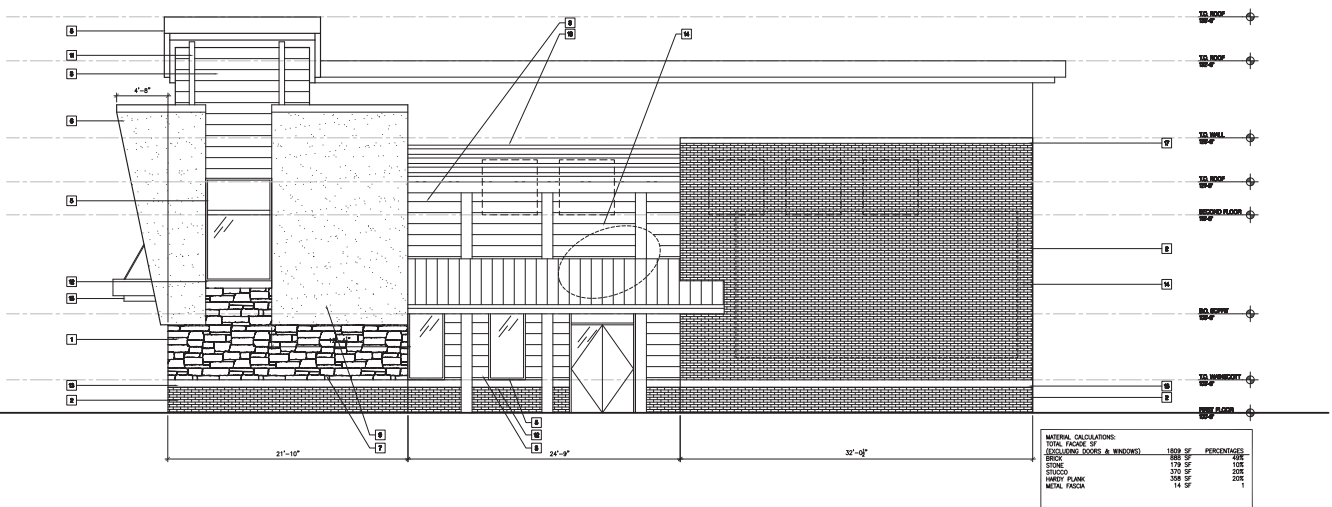
- KEY NOTES:**
- 1) NATURAL STONE
 - 2) BRICK
 - 3) HARDY PLANK SIDING - BROWN
 - 4) GLAZED OVERHEAD DOOR
 - 5) PRE-FINISHED ALUMINUM STOREFRONT SYSTEM
 - 6) STUCCO - TAN
 - 7) PTD. STEEL COLUMN - GREEN
 - 8) PTD. BREAK METAL FACIA - GREEN
 - 9) STANDING SEAM METAL ROOF - YELLOW
 - 10) PTD WOOD SLATS - ORANGE
 - 11) PTD STEEL HOOKERS - ORANGE
 - 12) CAST STONE SILL
 - 13) CAST STONE ACCENT BAND
 - 14) SOUNGE
 - 15) METAL FINING - YELLOW
 - 16) HARDY PLANK SIDING - ORANGE
 - 17) CAST STONE FINNAPET CAP
 - 18) PTD WOOD SHUTTERS - GREEN



MATERIAL CALCULATIONS:

TOTAL FACADE SF	EXCLUDING DOORS & WINDOWS	PERCENTAGES
1849 SF	1849 SF	100%
BRICK	713 SF	38%
STONE	80 SF	4%
HARDY PLANK	421 SF	23%
METAL FACIA	277 SF	15%

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



MATERIAL CALCULATIONS:

TOTAL FACADE SF	EXCLUDING DOORS & WINDOWS	PERCENTAGES
1800 SF	1800 SF	100%
BRICK	719 SF	40%
STONE	375 SF	21%
HARDY PLANK	358 SF	20%
METAL FACIA	14 SF	1%

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

GENERAL NOTES

1. ALL EXTERIOR FACED MATERIAL CALCULATIONS BASED ON THE EXCLUSION OF WINDOWS, DOORS, AND METAL ROOFING.
2. REFER TO MATERIAL SAMPLE BOARD FOR SPECIFIC MATERIAL SELECTIONS.

- KEY NOTES**
- (1) METAL FRAME
 - (2) BRICK
 - (3) WANDY PLANK Siding - BROWN
 - (4) GLAZED OVERHEAD DOOR
 - (5) PRE-FINISHED ALUMINUM STOREFRONT SYSTEM
 - (6) STUCCO - TAN
 - (7) PFS STEEL COLUMNS - GREEN
 - (8) PFS BREAK METAL FRAMA - GREEN
 - (9) STANDING STONE METAL ROOF - YELLOW
 - (10) PFS WOOD SLATE - ORANGE
 - (11) PFS STEEL ROOFERS - ORANGE
 - (12) GAIT STONE SILL
 - (13) GAIT STONE ACCENT BAND
 - (14) STUCCO
 - (15) METAL AWNING - YELLOW
 - (16) WANDY PLANK Siding - ORANGE
 - (17) GAIT STONE FRAMED CAP
 - (18) PFS WOOD SHUTTERS - GREEN



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



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

MELLOW MUSHROOM
 568 EAST I-30
 ROCKWALL, TEXAS

© 2012 MERRIMAN ASSOCIATES ARCHITECTURE-PLANNING INTERIOR DESIGN
 PROJECT NUMBER: 2012067
 DATE: MAY 10, 2012
 SHEET TYPE: EXTERIOR ELEVATIONS NORTH/SOUTH
 SHEET: A3.01

GENERAL NOTES

1. ALL EXTERIOR FACADE MATERIAL CALCULATIONS BASED ON THE EXCLUSION OF WINDOWS, DOORS, AND METAL ROOFING.
2. REFER TO MATERIAL SAMPLE BOARD FOR SPECIFIC MATERIAL SELECTIONS.

KEY NOTES

- 1) NATURAL STONE
- 2) BRICK
- 3) HONEY PLUMK Siding - BROWN
- 4) SLATED GARDENHOB SIDING
- 5) PRE-FINISHED ALUMINUM STOREFRONT SYSTEM
- 6) STUCCO - TAN
- 7) PFD STEEL ORNLANS - GREEN
- 8) PFD BROWN METAL FACIA - GREEN
- 9) STANDING SEAM METAL ROOF - YELLOW
- 10) PFD WOOD SLATS - ORANGE
- 11) PFD STEEL HOOKERS - ORANGE
- 12) CAST STONE ACCENT BAND
- 13) CAST STONE SKILL
- 14) METAL ANNO - YELLOW
- 15) HONEY PLUMK Siding - ORANGE
- 16) CAST STONE PARAPET CAP
- 17) PFD WOOD SHAPERS - GREEN



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



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

MELLOW MUSHROOM
 568 EAST I-30
 ROCKWALL, TEXAS

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 2012167

PROJECT NUMBER
 2012167

DATE:
 MAY 10, 2012

SHEET NAME:
 EXTERIOR ELEVATIONS
 EAST/WEST

SHEET

A3.02



STONE - NORTHWOOD STONEWALL MOCHA

HARDY PLANK SIDING



01 SOUTH ELEVATION



BRICK - BLACKSON BRICK CIMARRON - VELOUR



CITY OF ROCKWALL CITY COUNCIL MEMO

AGENDA DATE: 5/20/2013

APPLICANT: Rockwall Mushroom LLC

AGENDA ITEM: SP2013-006; Mellow Mushroom

Discuss and consider a request by Jim Aubuchon of Rockwall Mushroom, LLC for approval of variances to the architectural standards and the signage, specifically to allow for wall signage and graphics as an artistic feature and elevations not meeting the 20% natural or quarried stone requirement for a Site Plan for Mellow Mushroom, being a 10,525-sf restaurant proposed on Lot 15, Block A, La Jolla Pointe Addition Phase 2, being 1.364-acres zoned Commercial (C) District and situated within the IH-30 Corridor Overlay (IH-30 OV) District, located at 568 E IH-30, City of Rockwall, Texas, and take any action necessary.

BACKGROUND INFORMATION:

The applicant, Jim Aubuchon of Rockwall Mushroom, LLC, is requesting approval of a site plan for a proposed Mellow Mushroom restaurant that will be located on Lot 15, Block A of the La Jolla Pointe Addition, Phase 2 and is zoned Commercial (C) district. The building site will be adjacent to Logan's Roadhouse, and is located within the IH-30 Overlay (IH-30 OV) district.

VARIANCE REQUEST:

Based on the IH-30 OV district requirements and the proposed color elevations submitted with the site plan, the applicant is requesting the following variances. The City Council may grant variances to the provisions of the overlay district by a three-quarter majority vote of those members of the council present with a minimum of four (4) voting in the affirmative. The requested variances are to allow for:

- 1) Wall signage and graphics as an artistic feature (as submitted), and
- 2) Not meeting the minimum 20% natural or quarried stone requirements for the north, east and west elevations.

Under Sec. 6.6, IH-30 OV district, the UDC provides as follows:

C. Architectural standards.

- 1. Masonry requirements,...Each exterior wall shall consist of 90 percent masonry materials,...on walls which are visible from a public street or open space, including a minimum of 20 percent natural or quarried stone.*

F. Signs.

...Approval of any variance to the sign standards for property included in the IH-30 Overlay District shall require approval by a three-quarter majority vote.

G. Variance.

The City Council may, upon request from the applicant, grant a variance to any provision of this section where unique or extraordinary conditions exist or where strict adherence to the provisions of this section would create a hardship. Approval of any variance to any provision of this section shall require city council approval by a three-quarter majority vote of those city council members present with a minimum of four affirmative votes.

It should be noted that similar variances to the masonry and signage requirements have been granted in the past. Staff feels the request to have merit and recommends approval of the variances.

RECOMMENDATION:

On April 30, 2013, the Architectural Review Board (ARB) recommended to accept the building elevations and site plan as presented.

Staff recommends approval of the Site Plan as well as the variances requested with the following conditions:

1. Adherence to all Engineering and Fire Department standards.
2. Consider recommendations forwarded to the Planning and Zoning Commission from the Architectural Review Board.

Site Plan:

The plan meets (or exceeds) the intent of the Unified Development Code as submitted.

Landscape Plan:

1. IH-30 OV district requires a minimum four (4) caliper inch canopy trees in the landscape buffer.
2. With the exception of the landscape buffer canopy trees, the remainder of the plan meets (or exceeds) the intent of the Unified Development Code as submitted.

Building Elevations:

1. The variances to the standards of the IH-30 Overlay district to allow for 1) Wall signage and painted graphics as an artistic feature (as submitted) and 2) Not meeting the minimum 20% natural or quarried stone requirements for the north, east and west elevations are to receive approval from City Council (requires a 3/4 majority vote of City Council for approval).
2. With the exception of the variances requested, the proposed building meets the intent of the Unified Development Code.

Photometric Plan:

The plan meets (or exceeds) the intent of the Unified Development Code as submitted.

On May 14, 2013, the Planning and Zoning Commission recommended approval of the Site Plan request with staff conditions to include the variances requested to allow for 1) Wall signage and graphics as an artistic feature (as submitted) and 2) Not meeting the minimum 20% natural or quarried stone requirements for the north, east, and west elevations by a vote of 4 to 1 (Nielsen - against) (Renfro and Buchanan - absent).

Date: 4/22/13

To: Ryan Miller
Sr. Planner
City of Rockwall

From: Jim AuBuchon
Owner, Rockwall Mellow Mushroom

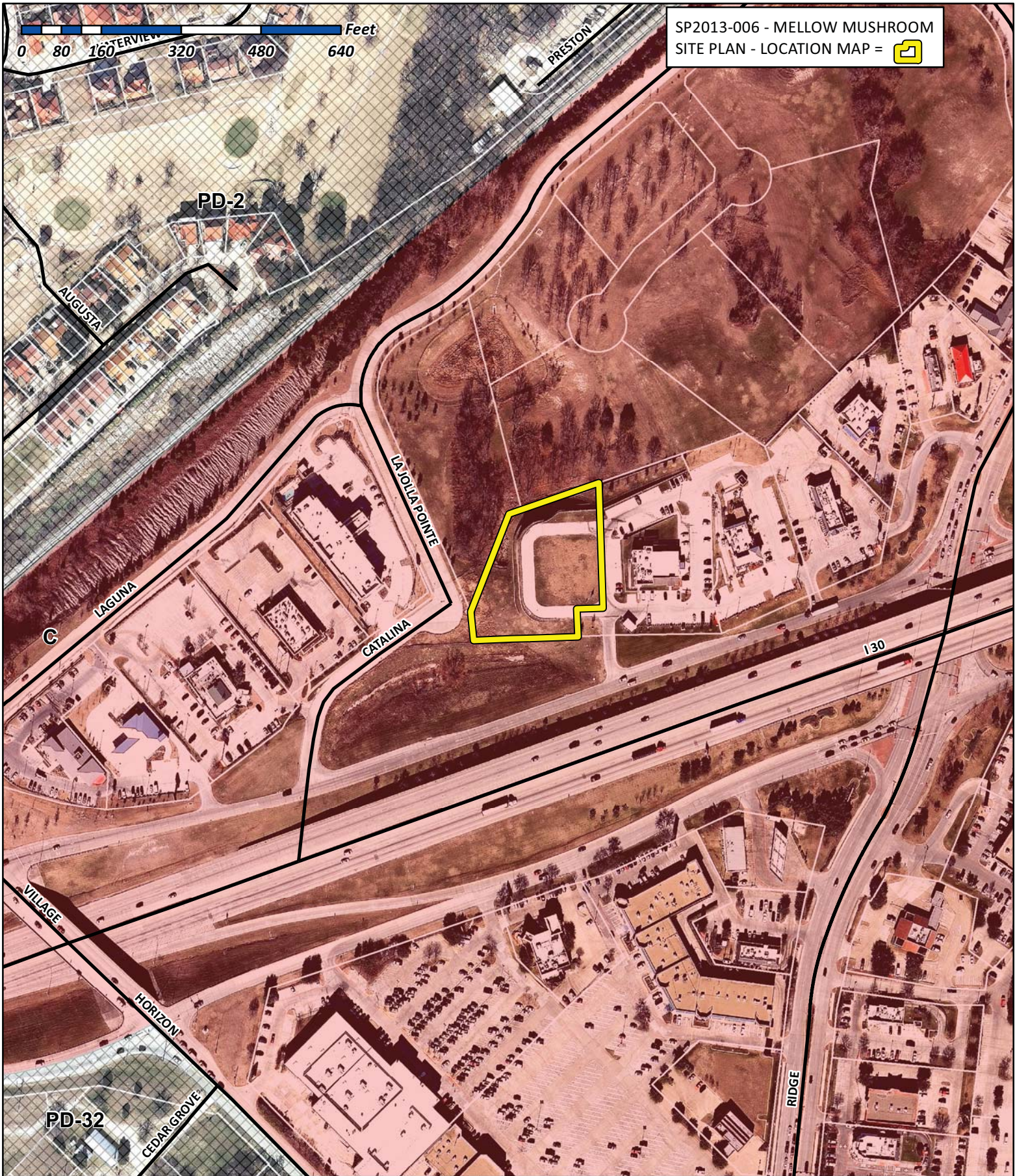
Re: Variance for percentage of stone on submittal

Please accept this request for a variance to the percentage of stone required on the submittal made on April 19, 2013.

Please feel free to contact me with any questions or concerns.

Respectfully submitted,

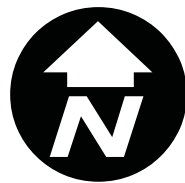
Jim AuBuchon
214-783-5485



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.



GENERAL NOTES

1. ALL EXTERIOR FACED MATERIAL CALCULATIONS BASED ON THE EXCLUSION OF WINDOWS, DOORS, AND METAL ROOFING.
2. REFER TO MATERIAL SAMPLE BOARD FOR SPECIFIC MATERIAL SELECTIONS.

- KEY NOTES**
- (1) METAL FRAME
 - (2) BRICK
 - (3) WANDY PLANK Siding - BROWN
 - (4) GLAZED OVERHEAD DOOR
 - (5) PRE-FINISHED ALUMINUM STOREFRONT SYSTEM
 - (6) STUCCO - TAN
 - (7) PFS STEEL COLUMNS - GREEN
 - (8) PFS BREAK METAL FRAMA - GREEN
 - (9) STANDING STONE METAL ROOF - YELLOW
 - (10) PFS WOOD SLATE - ORANGE
 - (11) PFS STEEL ROOFERS - ORANGE
 - (12) GAIT STONE SILL
 - (13) GAIT STONE ACCENT BAND
 - (14) STUCCO
 - (15) METAL AWNING - YELLOW
 - (16) WANDY PLANK Siding - ORANGE
 - (17) GAIT STONE FRAMED CAP
 - (18) PFS WOOD SHUTTERS - GREEN



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



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

MELLOW MUSHROOM
 568 EAST I-30
 ROCKWALL, TEXAS

© 2012 MERRIMAN ASSOCIATES ARCHITECTURE-PLANNING INTERIOR DESIGN
 PROJECT NUMBER: 2012067
 DATE: MAY 10, 2012
 SHEET NAME: EXTERIOR ELEVATIONS NORTH/SOUTH
 SHEET: A3.01

GENERAL NOTES

1. ALL EXTERIOR FACADE MATERIAL CALCULATIONS BASED ON THE EXCLUSION OF WINDOWS, DOORS, AND METAL ROOFING.
2. REFER TO MATERIAL SAMPLE BOARD FOR SPECIFIC MATERIAL SELECTIONS.

KEY NOTES

- 1) NATURAL STONE
- 2) BRICK
- 3) HONEY PLUMK Siding - BROWN
- 4) SLATED GARDENHOB SIDING
- 5) PRE-FINISHED ALUMINUM STOREFRONT SYSTEM
- 6) STUCCO - TAN
- 7) PFD STEEL ORNLANS - GREEN
- 8) PFD BROWN METAL FACIA - GREEN
- 9) STANDING SEAM METAL ROOF - YELLOW
- 10) PFD WOOD SLATS - ORANGE
- 11) PFD STEEL HOOKERS - ORANGE
- 12) CAST STONE ACCENT BAND
- 13) CAST STONE SKILL
- 14) METAL ANNO - YELLOW
- 15) HONEY PLUMK Siding - ORANGE
- 16) CAST STONE PARAPET CAP
- 17) PFD WOOD SHAPERS - GREEN



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



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

MELLOW MUSHROOM
 568 EAST I-30
 ROCKWALL, TEXAS



STONE - NORTHWOOD STONEWALL MOCHA

HARDY PLANK SIDING



01 SOUTH ELEVATION



BRICK - BLACKSON BRICK CIMARRON - VELOUR

