



# PLANNING AND ZONING CASE CHECKLIST

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

*SP2019-026*

P&Z CASE # \_\_\_\_\_ P&Z DATE \_\_\_\_\_ CC DATE \_\_\_\_\_ APPROVED/DENIED \_\_\_\_\_

ARCHITECTURAL REVIEW BOARD 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 checked="" 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 checked="" 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 # _____
<b>NOTES:</b> _____
_____
_____
_____
_____
_____
<b>ZONING MAP UPDATED</b> _____





# 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)<sup>1</sup>
- Preliminary Plat (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Final Plat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Replat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

### Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)<sup>1</sup>
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

### Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Specific Use Permit (\$200.00 + \$15.00 Acre)<sup>1</sup>
- PD Development Plans (\$200.00 + \$15.00 Acre)<sup>1</sup>

### Other Application Fees:

- Tree Removal (\$75.00)

### Notes:

<sup>1</sup>: 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 855 WHITMORE DR.

Subdivision MUNICIPAL INDUSTRIAL PARK Lot 10 Block A

General Location WHITMORE & TOWNSEND DR.

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning LIGHT INDUSTRIAL Current Use LIGHT INDUSTRIAL

Proposed Zoning \_\_\_\_\_ Proposed Use \_\_\_\_\_

Acreage .45 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
Contact Person <u>FRANCISCO CARDOSO</u>	Contact Person <u>YOUNG CHUNG</u>
Address <u>4426 HIGHWAY 276</u>	Address <u>2417 BENT BROOK DR.</u>
City, State & Zip <u>ROCKWALL, TX 75082</u>	City, State & Zip <u>MESQUITE, TX 75181</u>
Phone <u>318.461.7731</u>	Phone <u>214.632.9320</u>
E-Mail <u>FRANCISCO.CARDOSO@ATT.NET</u>	E-Mail <u>CHUNGT@IDESLLUSCOLLABORATIVE.COM</u>

## NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Young Chung [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 19 day of July, 2018. 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 19 day of July, 2018.

Owner's/Applicant's Signature \_\_\_\_\_

Notary Public in and for the State of Texas \_\_\_\_\_

Elizabeth A Morgan



My Commission Expires 02-28-2021



# RECEIPT

Project Number: SP2018-026  
Job Address: 855 WHITMORE  
ROCKWALL, TX 75087

Receipt Number: B81085  
Printed: 10/10/2018 1:06 pm

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

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**Total Fees Paid:** \$ 100.00  
Date Paid: 7/19/2018 12:00:00AM  
Paid By: YOUNG CHUNG  
Pay Method: CASH  
Received By: LM



September 21, 2018

YOUNG CHUNG  
2417 BENT CREEK DRIVE,  
Mesquite, TX 75181

**RE: AMENDING SITE PLAN (SP2018-026), 855 Whitmore**

Dear Applicant:

This letter serves to notify you that the above referenced case that you submitted before the City of Rockwall was approved by the Planning and Zoning Commission on 07/31/2018. The following is a record of all recommendations, voting records and conditions of approval:

*STAFF RECOMMENDATIONS:*

- 1) All comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;*
- 2) Any construction or building necessary to complete this Site Plan request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.*

*Architecture Review Board (ARB)*

*On July 31, 2018, the Architectural Review Board's (ARB's) motion to approve the revised building elevations passed by a vote of 6-0*

*PLANNING AND ZONING COMMISSION:*

*On March 28, 2017, the Planning and Zoning Commission's motion to approve the site plan passed by a vote of 6-0 with Commissioner Whitley absent.*

For information about the procedures and required materials to file a plat, or for any other additional questions on this matter, please contact Planning staff at (972) 771-7745.

Sincerely,

**Korey Brooks, AICP**  
Planner  
Planning & Zoning Department  
City of Rockwall, TX





PD-52

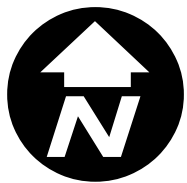
SP2018-026 - 855 WHITMORE DRIVE  
SITE PLAN - LOCATION MAP =

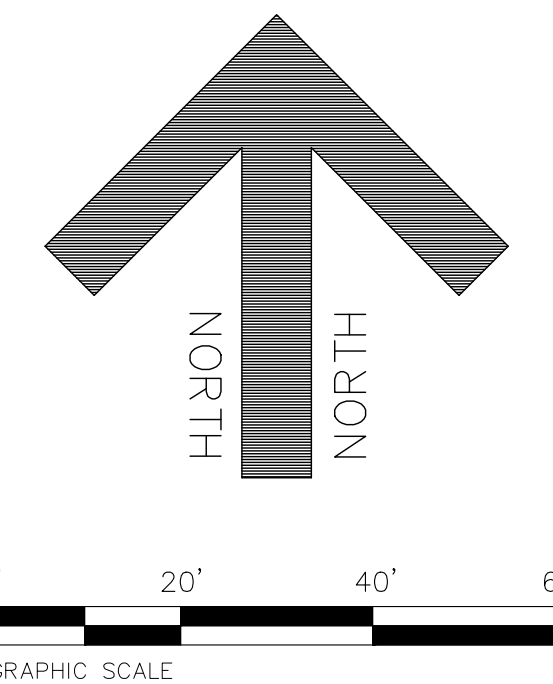
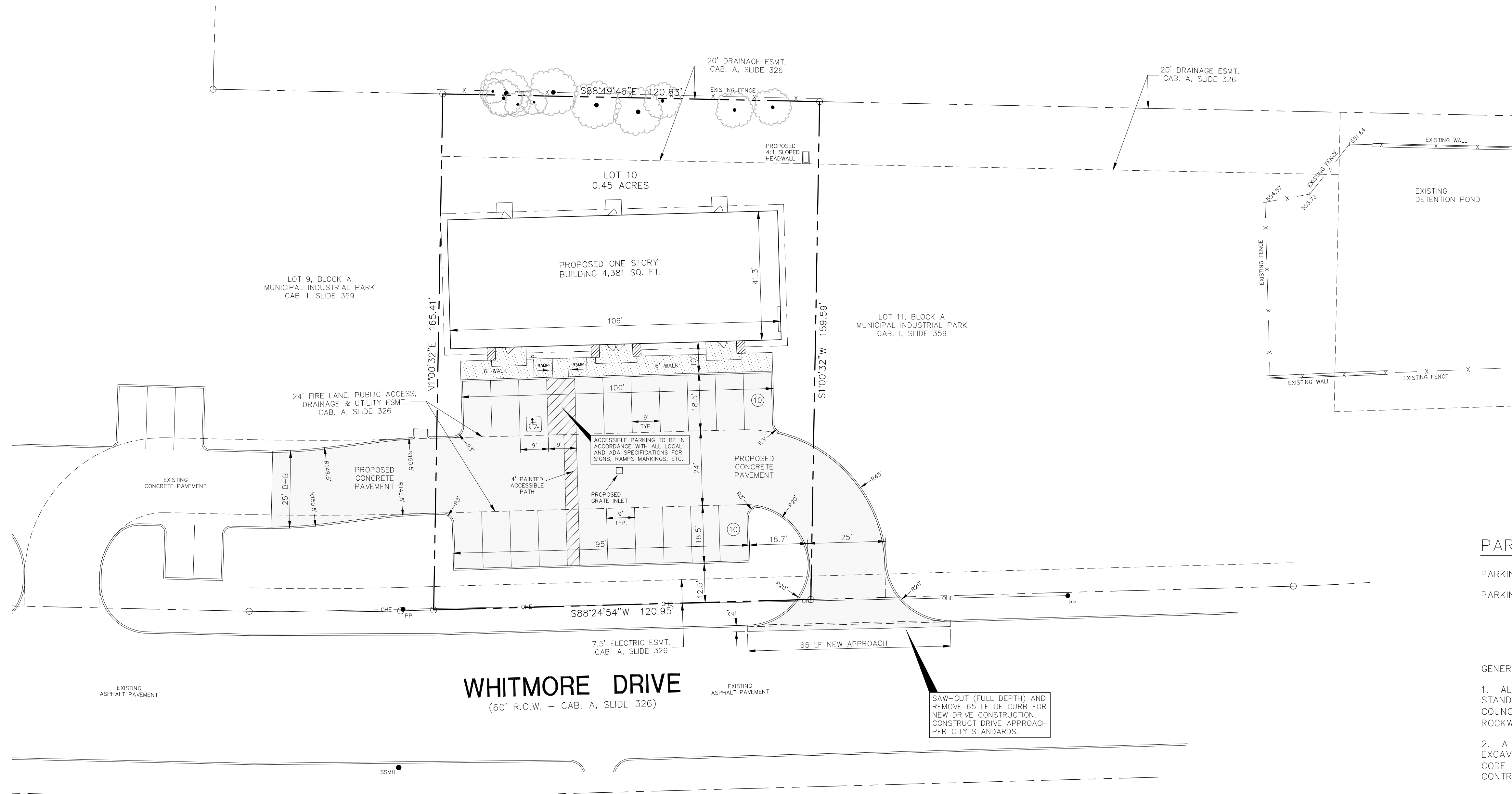


# City of Rockwall

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.





**PARKING TABULATION**

PARKING SPACES REQUIRED: 1/300 SF = 4,381 SF/300 SF = 15 SPACES  
 PARKING SPACES PROVIDED: 20 SPACES

**GENERAL NOTES:**

1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF ROCKWALL STANDARD SPECIFICATIONS, GENERAL DESIGN STANDARDS AND NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS, 3RD EDITION, SPECIFICATIONS (AS AMENDED BY CITY OF ROCKWALL).
2. A PAY ITEM FOR TRENCH SAFETY SYSTEMS THAT MEET REGULATIONS FOR EXCAVATING, TRENCHING, AND SHORING CONTAINED IN SUB PART P, PART 1926 OF THE CODE OF FEDERAL REGULATIONS SHALL BE INCLUDED IN THE OWNER/CONTRACTOR CONTRACT AGREEMENT IN ACCORDANCE WITH H. B. 665.
3. ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB UNLESS OTHERWISE SHOWN.
4. SEE SHEET C2A & C2B FOR GRADING, PAVING & STORM DRAIN PLANS OF THE SITE.
5. SEE SHEET C5 FOR EROSION CONTROL PLAN OF THE SITE.
6. SEE SHEET C6A & C6B FOR SITE DETAILS.

**ACCESSIBILITY NOTES:**

1. ALL ACCESSIBLE PARKING AREAS, ROUTES, RAMPS, ETC. SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TEXAS ACCESSIBILITY STANDARDS (TAS).
2. ALL SIDEWALK RAMPS AND/OR CURB RAMPS SHOWN SHALL HAVE A MAXIMUM VERTICAL RISE OF 6" WITH A MAXIMUM RUNNING SLOPE OF 1:12 (8.33%) AND BE CONSTRUCTED IN ACCORDANCE WITH TAS SECTIONS 4.7 AND 4.8.
3. ALL ACCESSIBLE ROUTES (EXCEPT FOR THE SIDEWALK AND CURB RAMPS) SHALL HAVE A MAXIMUM RUNNING SLOPE OF 1:20 (5%) AND A MAXIMUM CROSS SLOPE OF 1:50 (2%).
4. ALL ACCESSIBLE PARKING SPACES AND ISLES SHALL HAVE A MAXIMUM SLOPE IN ANY DIRECTION OF 1:50 (2%). REFER TO ARCHITECTURAL PLANS FOR DETAILS OF MARKINGS, SIGNS, ETC.

SAW-CUT (FULL DEPTH) AND REMOVE 65 LF OF CURB FOR NEW DRIVE CONSTRUCTION. CONSTRUCT DRIVE APPROACH PER CITY STANDARDS.

**LEGEND**

- PROPOSED CONCRETE PAVEMENT
- PROPOSED CONCRETE WALK

**JDJR ENGINEERS & CONSULTANTS, INC.**  
 TSBP REGISTRATION NUMBER F-6527  
 ENGINEERS • SURVEYORS • LAND PLANNERS  
 2500 Texas Drive Suite 100 Irving, Texas 75062  
 Tel: 972-252-JDJR (6357) Fax: 972-252-9858

STATE OF TEXAS  
 JAMES DENEY, JR.  
 61452  
 6/28/2018

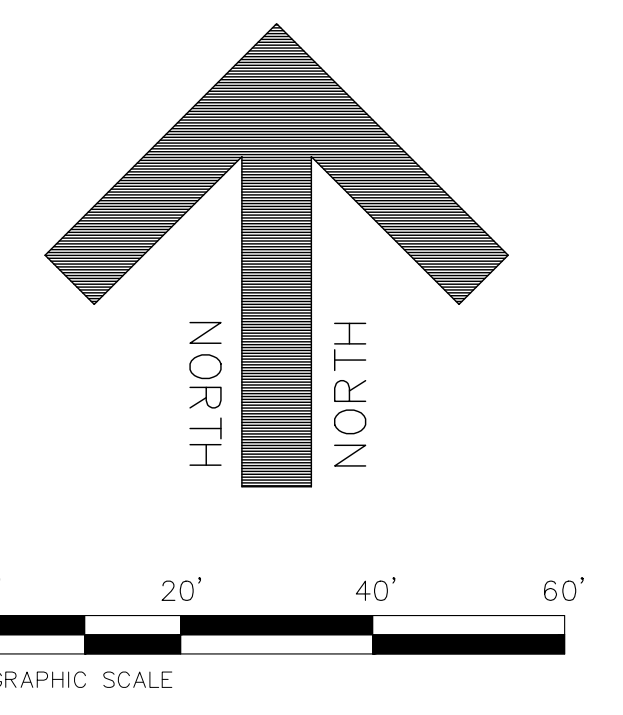
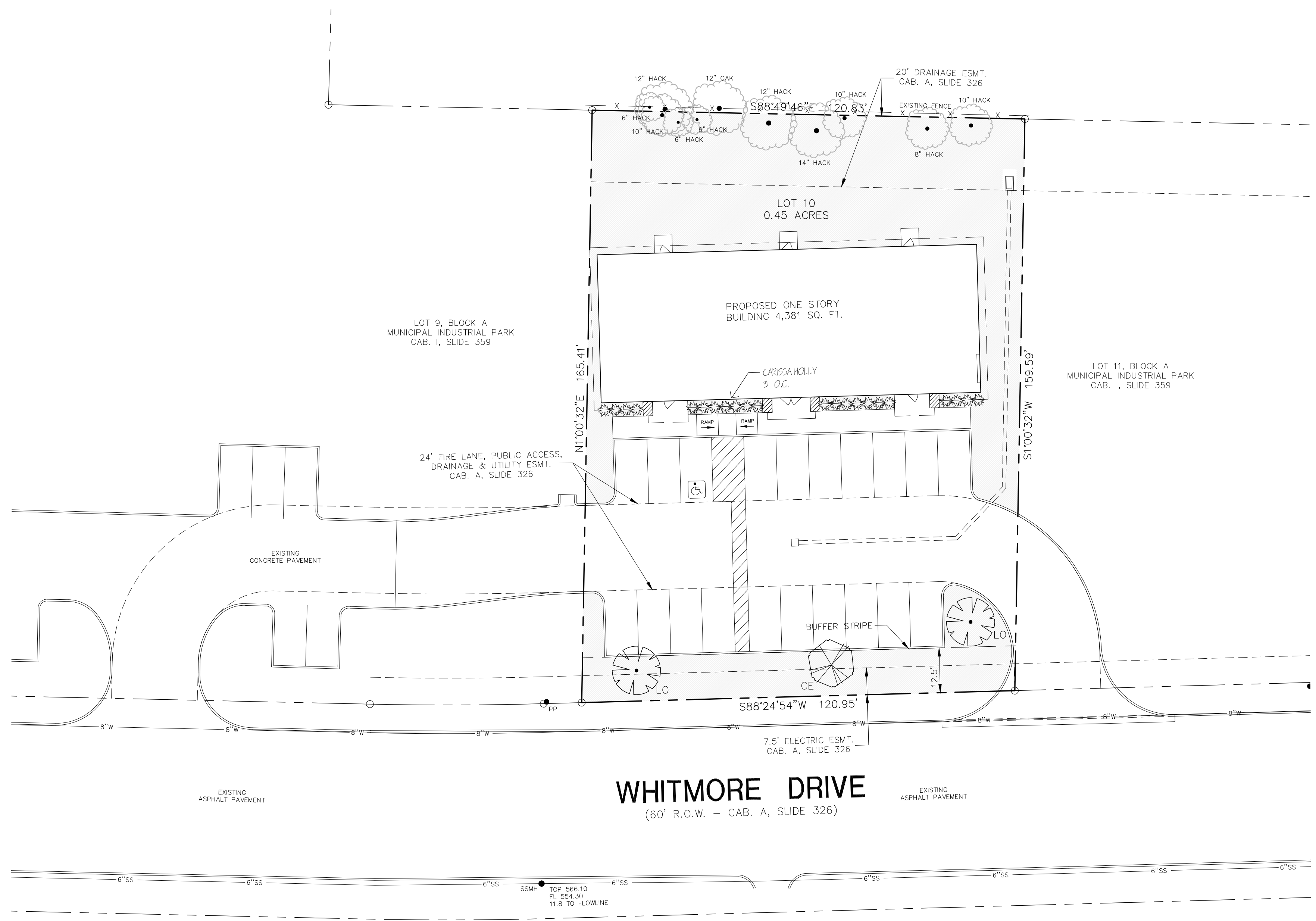
PROJECT: **LOMA LINDA INTERIORS**  
**LOT 10, BLOCK A, MUNICIPAL INDUSTRIAL PARK**  
**855 WHITMORE DRIVE**  
**ROCKWALL, TEXAS**

**REVISIONS:**

DATE	REVISION

SHEET TITLE  
**SITE DIMENSIONAL CONTROL PLAN**  
 DATE: 6-28-2018  
 SCALE: 1" = 20'  
 DRAWN BY: ADL  
 CHECKED BY: JDJR  
 SHEET NO.  
**C3 OF 8**  
 JDJR FILE NO. 1232-1-18





**LANDSCAPE TABULATION**

LANDSCAPE AREA REQUIRED: 15% OF SITE AREA = 0.15(19,635 SF) = 2,945 SF  
 PROVIDED: 7,850 SQ. FT.

**STREET BUFFER REQUIREMENTS**  
 STREET BUFFER REQUIRED: 10 FT  
 PROVIDED: 12.5 FT

BUFFER TREES REQUIRED: 1/50 LF = 3  
 PROVIDED: 3 TREES

**PARKING LOT LANDSCAPING REQUIREMENTS**  
 PARKING LOT LANDSCAPED AREA REQUIRED: 5% OF LANDSCAPE AREA OR 200 SF = 0.05(7,850 SF) = 393 SF OR 200 SF  
 PARKING LOT LANDSCAPED AREA PROVIDED: 766 SF  
 PARKING LOT TREES REQUIRED: N/A

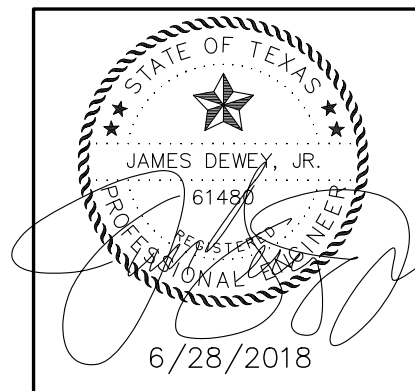
PLANT SCHEDULE					
COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE	SPACING	REMARKS
LIVE OAK	QUERCUS VIRGINIANA	2	3" CAL.	AS SHOWN	BALLED/BURLAP
CEDAR ELM	-----	1	3" CAL.	AS SHOWN	BALLED/BURLAP
CARISSA HOLLY	ILEX CORNUTA CARISSA	22	7-9 GAL	36" C-C	36" HGT. ABOVE PYMT. AT TIME OF PLANTING
BERMUDA TURF	CYNADON DACTYLON	7,752 SF.	-	-	SOD/HYDROMULCH

- NOTES:**
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR IN ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES AND LINE RUNS.
  - CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES PER DRAWING AND SPECIFICATIONS BY LANDSCAPE DESIGNER. PLANT QUANTITIES HAVE BEEN PROVIDED AS A CONVENIENCE ONLY TO THE CONTRACTOR AND SHALL NOT BE CONSIDERED ABSOLUTE.
  - ALL BED AREAS SHALL BE ROTOTILLED TO A DEPTH OF 6" ADDING PLANTING SOIL MIXTURE DURING PROCESS. THE LEVEL OF THE BED AREAS SHOULD BE LEFT 3" ABOVE THE PROPOSED FINISHED GRADE TO ALLOW FOR COMPACTION AND SETTLEMENT.
  - AFTER SETTLEMENT AND COMPACTION ALL PLANTING BEDS SHALL RECEIVE A 2" (MIN) LAYER OF SHREDED CYPRESS MULCH.
  - PLANTING SOIL MIXTURE FOR BED AREAS SHALL BE 50% EXISTING SOIL, 10% SHARP SAND 40% SOIL CONDITIONER (BACK TO EARTH OR EQUAL).
  - ALL TREES ARE TO BE STAKED AND GUYED THROUGH THE ONE YEAR WARRANTY AT WHICH TIME THE OWNER SHALL DETERMINE IF REMOVAL IS NECESSARY.
  - ALL BED AREAS SHALL BE SEPARATED FROM TURF AREAS USING RYERSON STEEL EDGING.
  - ALL LANDSCAPED AREAS SHALL BE IRRIGATED WITH AN UNDERGROUND IRRIGATION SYSTEM WITH AN AUTOMATIC CONTROLLER PER CITY CODE.

**LANDSCAPE LEGEND**

- PROPOSED LIVE OAK TREE (OR APPROVED EQUAL)
- PROPOSED CEDAR ELM (OR APPROVED EQUAL)
- EXISTING TREE TO REMAIN
- PROPOSED CARISSA HOLLY (OR APPROVED EQUAL)
- BERMUDA TURF

**OWNER:**  
 LOMA LINDA INTERIORS, INC.  
 4426 HIGHWAY 276  
 ROCKWALL, TEXAS 75032  
 PHONE: (318) 461-7731  
 ATTN: FRANCISCO CARDOSO  
 EMAIL: franciscocardoso@att.net

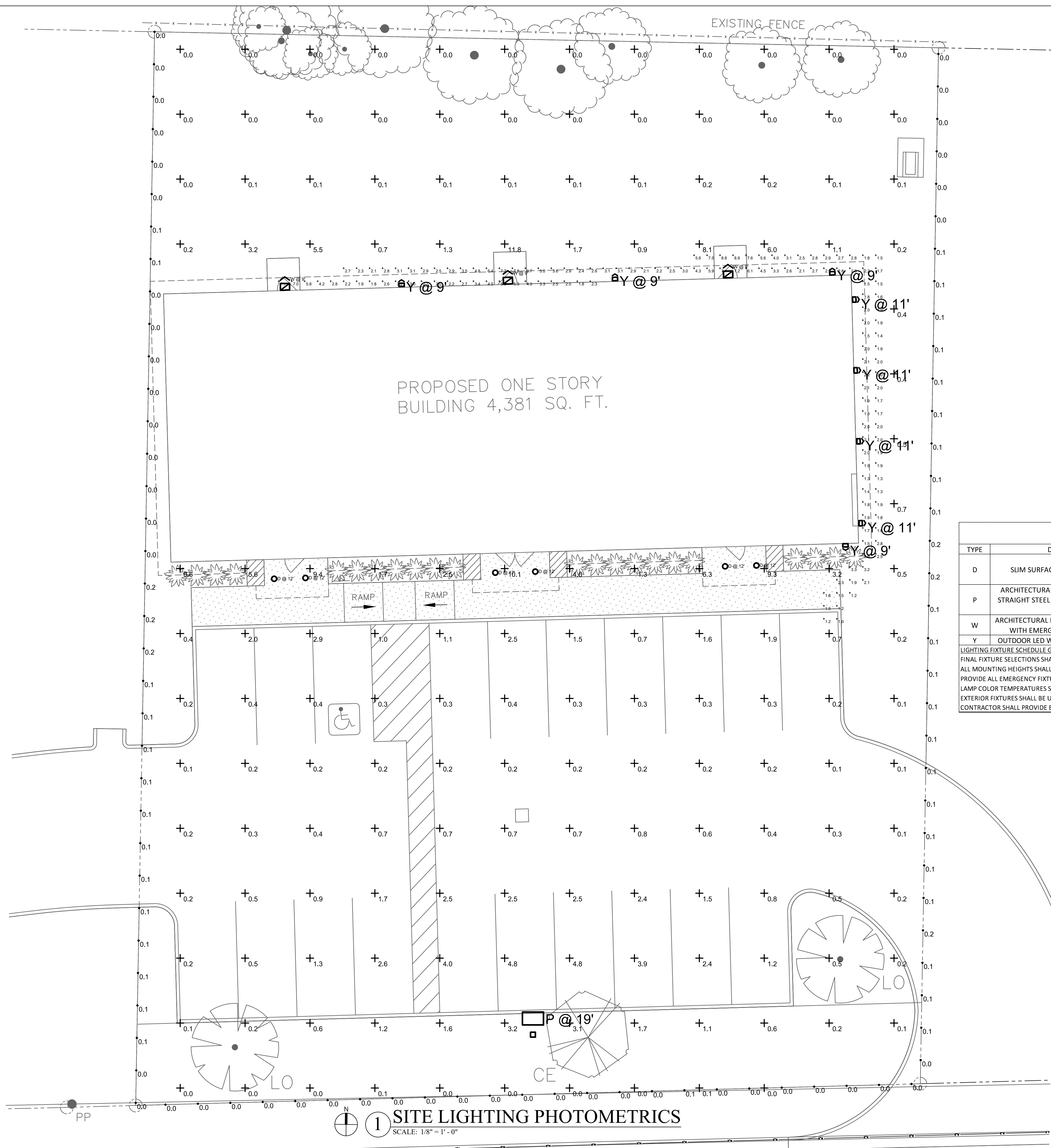


**PROJECT:** LOMA LINDA INTERIORS  
 LOT 10, BLOCK A, MUNICIPAL INDUSTRIAL PARK  
 855 WHITMORE DRIVE  
 ROCKWALL, TEXAS

**REVISIONS:**

DATE	REVISION





PROPOSED ONE STORY BUILDING 4,381 SQ. FT.

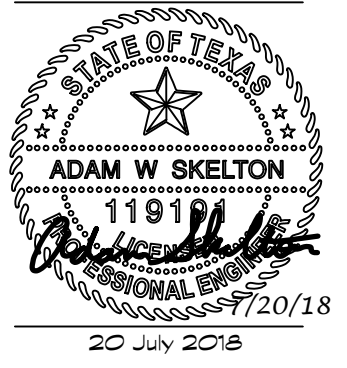
EXISTING FENCE

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Exit Discharge	+	3.0 fc	8.9 fc	1.0 fc	8.9:1	3.0:1
Property Line	◇	0.1 fc	0.2 fc	0.0 fc	N/A	N/A
Site	+	1.2 fc	11.8 fc	0.0 fc	N/A	N/A

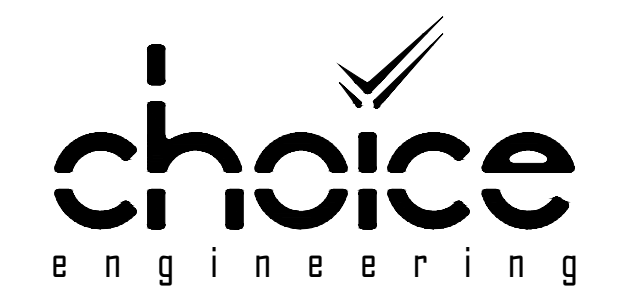
LIGHTING FIXTURE SCHEDULE									
TYPE	DESCRIPTION	MOUNTING	MANUFACTURER	MODEL	LAMPS	DIMMING	VOLTAGE	WATTAGE	NOTES
D	SLIM SURFACE MOUNT DOWNLIGHT	SURFACE	JUNO	JSF-11IN-40K-90CRI-MVOLT-WH	LED	N	120	15	TYPE 'DE' SHALL HAVE 'EL' BATTERY BACKUP OPTION
P	ARCHITECTURAL LED POLE LIGHT, SQUARE STRAIGHT STEEL POLE, BACKLIGHT CONTROL OPTICS	POLE	LITHONIA	DSX0-LED-P3-40K-BLC-MVOLT-SPA POLE: SSS-17-4C-DM19AS-DBBXD	LED	N	120-277	71	TOP OF FIXTURE HEAD SHALL NOT EXCEED 20' AFG.
W	ARCHITECTURAL LED EXTERIOR WALL SCONCE WITH EMERGENCY BATTERY BACKUP	WALL	LITHONIA	WSTLED-P1-40K-VW-MVOLT-E7WC	LED	N	120/277	12	
Y	OUTDOOR LED WALL DOWNLIGHT CYLINDER	WALL	LITHONIA	OLLWD-P1-40K-MVOLT	LED	N	120	14	

**LIGHTING FIXTURE SCHEDULE GENERAL NOTES:**  
 FINAL FIXTURE SELECTIONS SHALL BE SUBMITTED TO AND APPROVED BY OWNER.  
 ALL MOUNTING HEIGHTS SHALL BE CONFIRMED WITH ARCHITECT PRIOR TO ROUGH-IN.  
 PROVIDE ALL EMERGENCY FIXTURES AND NIGHTLIGHTS WITH MINIMUM 90 MINUTE, 1100 LUMEN BATTERY BACKUP/INVERTER. SEE ELECTRICAL LIGHTING PLAN(S) FOR EXACT LOCATIONS.  
 LAMP COLOR TEMPERATURES SHALL BE 4000K AND SHALL BE UNIFORM THROUGHOUT THE INSTALLATION UNLESS NOTED OTHERWISE.  
 EXTERIOR FIXTURES SHALL BE U.L.-LISTED FOR DAMP OR WET LOCATIONS AS REQUIRED BY THE INSTALLATION.  
 CONTRACTOR SHALL PROVIDE EXTERIOR FIXTURES WITH ALL ACCESSORIES AS REQUIRED TO COMPLY WITH LOCAL LIGHTING ORDINANCES.

1 SITE LIGHTING PHOTOMETRICS  
SCALE: 1/8" = 1' - 0"




file #
project #
date
revisions



CHOICE ENGINEERING, LLC SACHSE, TEXAS PHONE: (469) 608-1268  
 TEXAS FIRM REG. NUMBER F-16676 WWW.CHOICEENGINEERING.COM  
 THIS DRAWING SHALL NOT BE REPRODUCED FOR ANY PROJECT, OTHER THAN THE ONE NOTED IN THE TITLE BLOCK, WITHOUT THE WRITTEN CONSENT OF CHOICE ENGINEERING, LLC. COPYRIGHT 2018, CHOICE ENGINEERING, LLC.



## D-Series Size 0 LED Area Luminaire



**d'series**

**Specifications**

EGA: 0.95 ft<sup>2</sup> (88 in<sup>2</sup>)

Length: 26" (660 mm)

Width: 13" (330 mm)

Height: 7" (178 mm)

Weight (max): 16 lbs (7.2 kg)

**Ordering Information** EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA DDBXD


Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX0 LED	Forward optics	30K 3000 K	T15 Type I short	TSS Type V short	MVOLT*
		40K 4000 K	T25 Type II short	TSM Type V medium	SPA Square pole mounting
		50K 5000 K	T2M Type II medium	TSW Type V wide	RPA Round pole mounting
DSX0 LED	Rotated optics	30K 3000 K	T35 Type III short	BCC Backlight control†	WBA Wall bracket
		40K 4000 K	T3M Type III medium	LECO Left corner cast†	SPMBA Square pole universal mounting adapter†
		50K 5000 K	T4M Type IV medium	RCCO Right corner cast†	RPMBA Round pole universal mounting adapter†
DSX0 LED	Rotated optics	30K 3000 K	T17M Forward throw medium		Shipped separately
		40K 4000 K	T19S Type V very short		KMA8 DDBXD U Mast arm mounting bracket adapter (specify finish)†
		50K 5000 K			

**Control options**

Control system	Dimm options	Finish
<b>Shipped installed</b>		
PER NEMA twist-lock receptacle only (control ordered separately)†	PBR1FCV Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 16"†	DDBX Dark bronze
PER7 Fan-wire receptacle only (control ordered separately)†	BL30 Bi-level switched dimming, 30% 1/4"	DBXD Black
PERZ Seven-wire receptacle only (control ordered separately)†	BL50 Bi-level switched dimming, 50% 1/4"	NAAL Natural aluminum
DWG 0-10V dimming extend out back of housing for external control (control ordered separately)	PMTD03 Part right, dim 18' down"	DWBX White
PBR Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 16"†	PMTD04 Part right, dim 18' down"	DBDX Textured dark bronze
PBR1 Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 16"†	PMTD05 Part right, dim 5' up"	DBLX Textured black
PBR1FCV Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 16"†	PMTD06 Part right, dim 6' up"	DNDX Textured natural aluminum
	PMTD07 Part right, dim 7' up"	DWBX Textured white
	FAD Field adjustable output†	
	EGS External glare shield	

One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • www.lithonia.com  
© 2011-2017 Acuity Brands Lighting, Inc. All rights reserved.

## WST LED Architectural Wall Sconce



**Specifications Luminaire**

Height: 8-1/2" (21.59 cm)

Width: 17" (43.18 cm)

Depth: 10-3/16" (25.9 cm)

Weight: 20 lbs (9.1 kg)

**Optional Back Box (PBBW)**

Height: 8.49" (21.56 cm)

Width: 17.01" (43.21 cm)

Depth: 1.70" (4.32 cm)

**Optional Back Box (BBW)**

Height: 4" (10.2 cm)

Width: 5-1/2" (14.0 cm)

Depth: 1-1/2" (3.8 cm)

One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • www.lithonia.com  
© 2011-2018 Acuity Brands Lighting, Inc. All rights reserved.

## LITHONIA LIGHTING

**FEATURES & SPECIFICATIONS**

**INTENDED USE**  
Provides years of maintenance-free illumination for outdoor use in residential & commercial applications. Ideal for applications such as lighting walkways and stairways for safety and security.

**CONSTRUCTION**  
Cast aluminum housing with corrosion-resistant paint in either dark bronze or white finish. ADA compliant.

**OPTICS**  
4000K CCT LEDs.  
Polycarbonate lens protects the LED from moisture, dirt and other contaminants.

**LUMEN MAINTENANCE**  
The LED will deliver 70% of its initial lumens at 50,000 hour average LED life. See Lighting facts label on page 2 for performance details.

**ELECTRICAL**  
MVOLT driver operates on any line voltage from 120-277V.  
Operating temperature -30°C to 40°C.  
1KV surge protection standard.

**INSTALLATION**  
Surface mounts to universal junction box (provided by others).

**LISTINGS**  
UL Listed in U.S. and Canadian safety standards for wet locations.  
Tested in accordance with IESNA LM-79 and LM-80 standards.

**WARRANTY** — 5-year limited warranty. Complete warranty terms located at [www.acuitybrands.com/CustomerResources/Terms\\_and\\_conditions.aspx](http://www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx)  
Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C.  
Note: Specifications subject to change without notice.

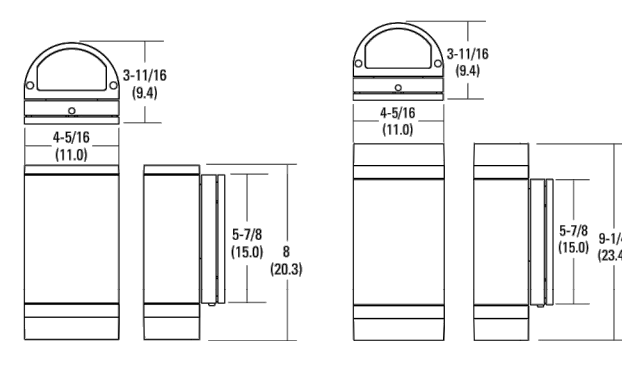
**Outdoor General Purpose**

### OLLWD & OLLWU

LED WALL CYLINDER LIGHT



**Specifications**  
All dimensions are inches (centimeters)



**ORDERING INFORMATION** For shortest lead times, configure products using **bolded options**. Example: OLLWD LED P1 40K MVOLT DDB

Series	Performance Package	Color temperature (CCT)	Voltage	Finish
OLLWD LED Downlight	<b>P1</b>	40K 4000K	MVOLT 120V-277V	<b>DDB</b> Dark bronze
OLLWU LED Up & downlight			120 120V	<b>WH</b> White

Notes:  
1 Only available with OLLWU and in DDB.

DECORATIVE INDOOR & OUTDOOR OLLWD-OLLWU

## JUNO SLIMFORM™ LED SURFACE MOUNT DOWNLIGHTS

FOR J-BOX INSTALLATION  
5", 7", 11", 13" ROUND  
JSF SERIES

**PRODUCT DESCRIPTION**  
Sleek, ultra-low profile energy efficient LED surface mount downlights in multiple sizes from 5" to 13" • Provides economical installation by mounting directly over standard and fire-rated junction boxes • Optional finish trims and shrouds available for custom, designer look similar to standard recessed downlights • Provides general illumination in residential and commercial applications including multi-family and hospitality • Ideal for use in corridors, living spaces, closets, hallways, pantries, stairways, outdoor covered areas and much more.

**PRODUCT SPECIFICATIONS**  
**Construction:** Shallow, less than 1", solid ring with white finish  
• Non conductive fixture for shower light applications • Optional, field installable finish trims available for 5" and 7" versions to change the exterior finish of fixture • Optional, field installable decorative baffle and cone shrouds for 5" and 7" versions provide the aesthetic and source shielding similar to the experience of a fully recessed downlight.  
**Optics:** Light guide technology combined with diffusing lens conceals the LEDs from direct view and provides uniform lens luminance.  
**LED Light Engine:** LEDs mounted directly to heatsink designed to provide superior thermal management and ensure long life • 2700K, 3000K, 3500K or 4000K LED color temperature • LEDs binned for 4-step MacAdam ellipse color consistency • 90 CRI minimum.  
**LED Driver:** Choice of dedicated 120 volt (120) driver or universal voltage (MVOLT) driver that accommodates input voltages from 120-277 volts AC at 50/60Hz • Power factor > 0.9 at 120V input • 120 volt driver is dimmable with the use of most incandescent, magnetic low voltage and electronic low voltage wall box dimmers • Universal voltage driver is dimmable with the use of most 0-10V wall box dimmers • External driver is only available on 5" and 7" models • For a list of compatible dimmers, see [www.lithonia.com](http://www.lithonia.com).  
**Emergency Battery Option:** Available on fixture sizes 11" and larger • Battery factory assembled to fixture with integral test switch (EL option) • Drives LEDs for 90 minutes to meet Life Safety Code (NFPA150), National Electrical Code (NEC), and UL requirements • EB3 option provides back box without battery for consistent look when used in same space as fixtures with EL emergency option.  
**Life:** Rated for 50,000 hours at >70% lumen maintenance.  
**Labels:** ENERGY STAR certified • Certified to the high efficiency requirements of California T24 JAS-2016 • CSA listed for US and Canada • Suitable for wet locations (covered ceilings).  
**Testing:** All reports are based on published industry procedures; actual performance may differ as a result of the end-user environment and applications. All values are design or typical values, measured under laboratory conditions at 25 °C.  
**Warranty:** 5-year limited warranty. Complete warranty terms located at [www.acuitybrands.com/CustomerResources/Terms\\_and\\_conditions.aspx](http://www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx)  
Specifications subject to change without notice.

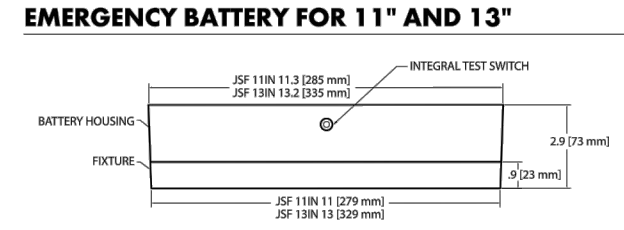
**INSTALLATION**  
**Junction Box Mounting:** Fixture provided with leads for direct wire connection in box • Installs directly to industry standard junction boxes • Compatible boxes include 4" metal or plastic octagonal standard and fire-rated junction boxes (3 1/2" junction box screw-hole spacing required for installation) • Minimum 2 1/8" deep junction box required for 5" and 7" fixtures (no depth requirement for 11" and larger fixtures) • Quick mount bracket provides fast installation of fully assembled fixture to junction box • Suitable for ceiling mount • Suitable for use within closet storage spaces when installed per NEC requirements.

**ROUND SPECIFICATIONS**

	Width	Depth
JSF 5N	5.25 (13.34)	0.75 (1.91)
JSF 7N	7.27 (18.74)	0.75 (1.91)
JSF 11N	11.08 (28.14)	0.9 (2.29)
JSF 13N	13.05 (33.15)	0.9 (2.29)

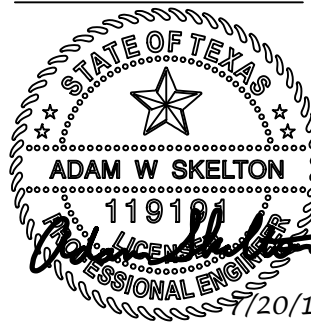
All dimensions are in inches (centimeters) unless otherwise indicated.

**EMERGENCY BATTERY FOR 11" AND 13"**



# Seitz Architects, Inc.

2231 Ridge Road, Suite 201, Rockwall, Texas 75087  
972.772.9006 Fax: 972.722.7002 www.seitzarchitects.com



ADAM W SKELTON  
REGISTERED ARCHITECT  
NOVEMBER 17, 2018  
20 July 2018

## LOMA LINDA OFFICE BUILDING

855 Whitmore Drive  
Rockwall, Texas 75087

file #

project #  
18-071

date  
20 July 2018

revisions

sheet

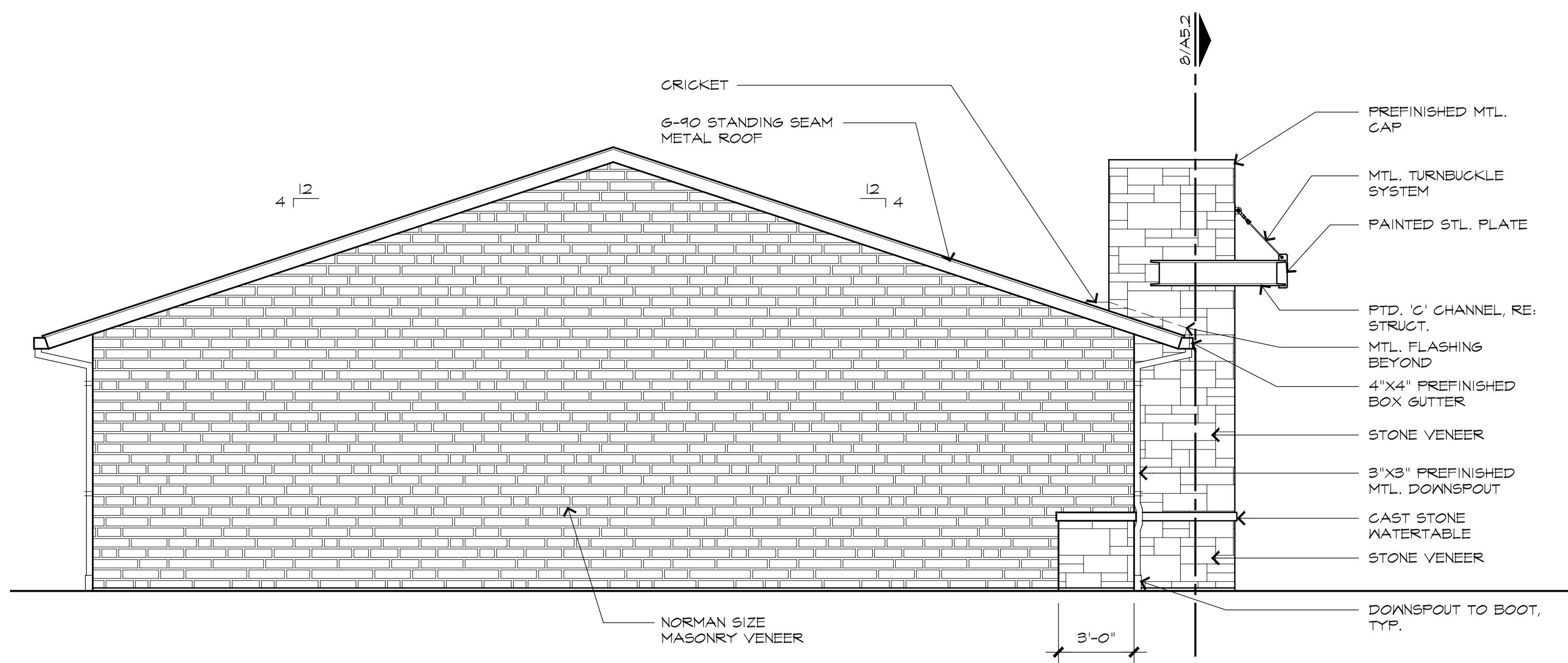
# E1.3

choice engineering

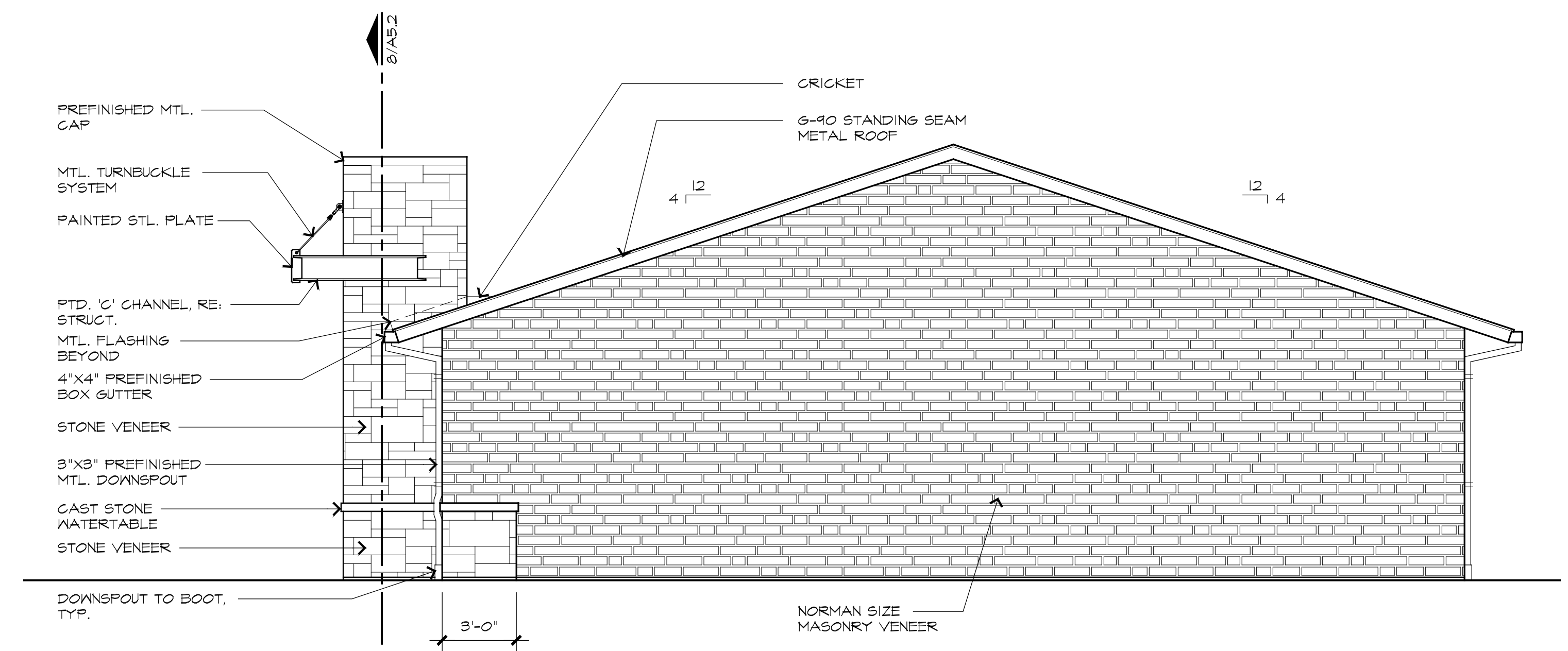
CHOICE ENGINEERING, LLC SACHSE, TEXAS PHONE: (469) 608-1608  
TEXAS FIRM REG. NUMBER F-16676 WWW.CHOICEENGINEERING.COM

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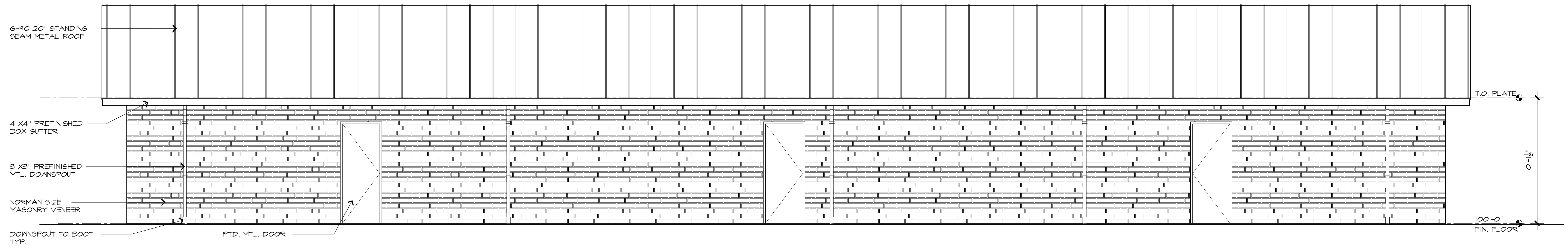




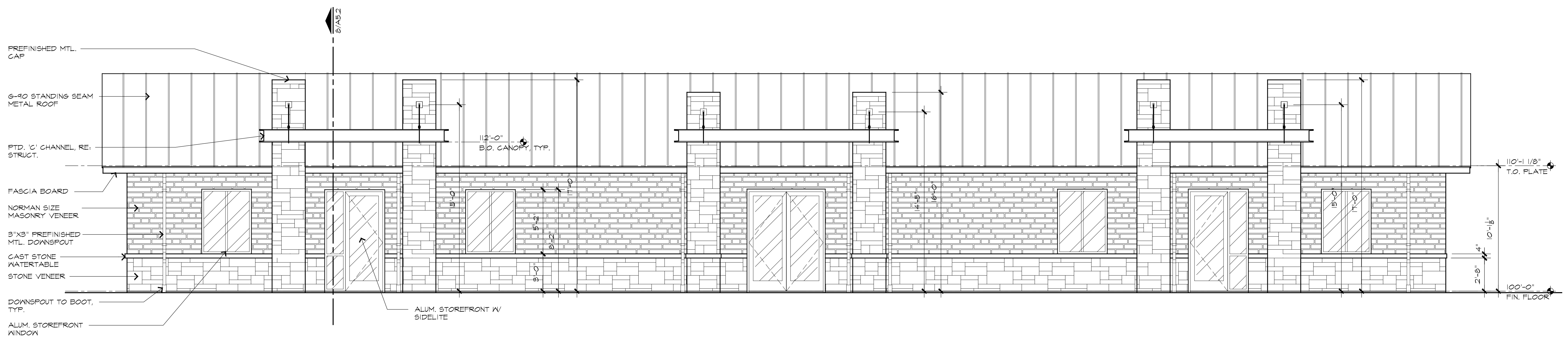
4 West Elevation  
A3.01 1/4" = 1'-0"



3 East Elevation  
A3.01 1/4" = 1'-0"



2 North Elevation  
A3.01 1/4" = 1'-0"



1 South Elevation  
A3.01 1/4" = 1'-0"

28 June 2018

LOMA LINDA OFFICE BUILDING  
855 Whitmore Drive  
Rockwall, Texas 75087

file #  
project # 18-011  
date 18 July 2018  
revisions

sheet





## LOMA LINDA ELEVATION

MATERIALS : STONE - BRICK - CAST STONE - STANDING SEAM METAL ROOF



# CITY OF ROCKWALL, TEXAS

## MEMORANDUM

---

**TO:** Architectural Review Board (ARB)

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

**FROM:** Korey Brooks

**DATE:** July 31, 2018

**SUBJECT:** SP2018-026; *855 Whitmore Drive*

---

On March 28, 2017, the Planning and Zoning Commission approved a site plan for an office building. At that time, the Unified Development Code (UDC) only required site plans to be reviewed by the Architectural Review Board (ARB) if the property was in an overlay district or a planned development (PD) district. Since that time the applicant has made modifications to the building elevations of the approved site plan. Additionally, the Unified Development Code was amended to require *all* site plans be reviewed by the Architectural Review Board (ARB). Since the modifications to the façade are different than originally approved by the Planning and Zoning Commission, staff felt it necessary to allow the Architectural Review Board (ARB) to review the proposed modifications.



# CITY OF ROCKWALL, TEXAS

## MEMORANDUM

---

**TO:** Architectural Review Board (ARB)

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**FROM:** Korey Brooks

**DATE:** July 31, 2018

**SUBJECT:** SP2018-026; *855 Whitmore Drive*

---

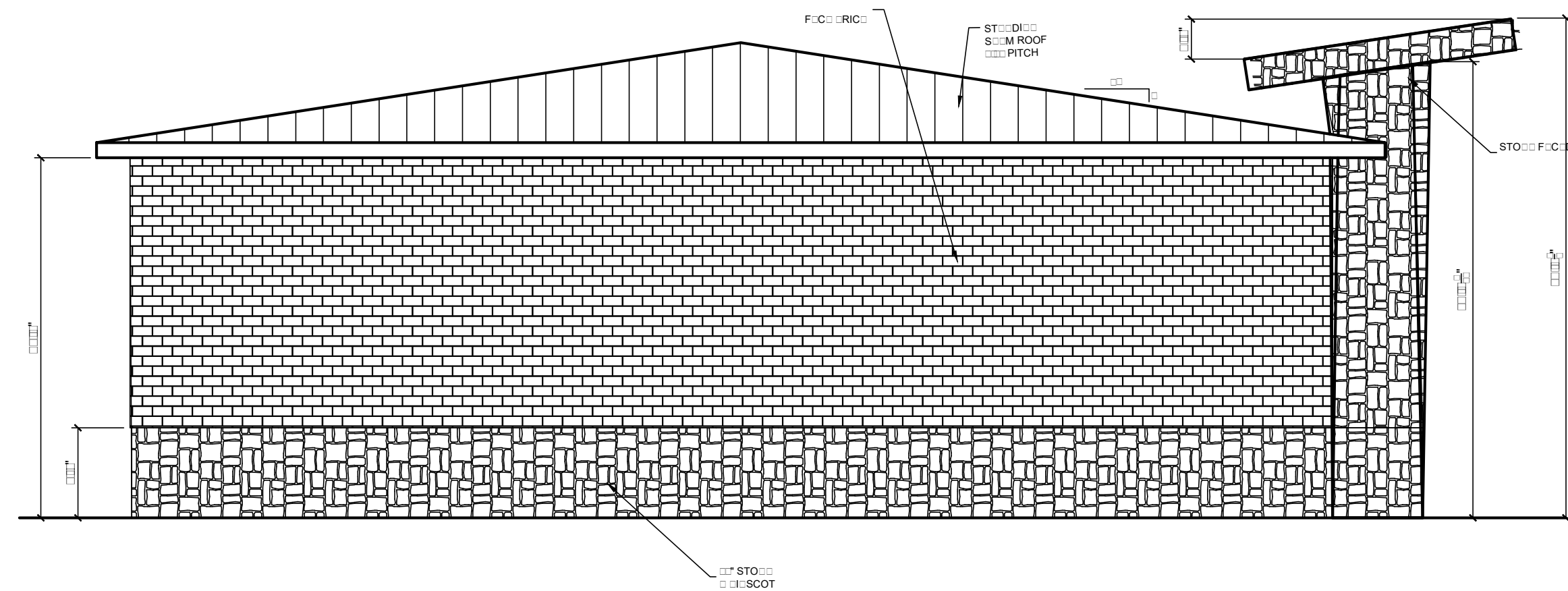
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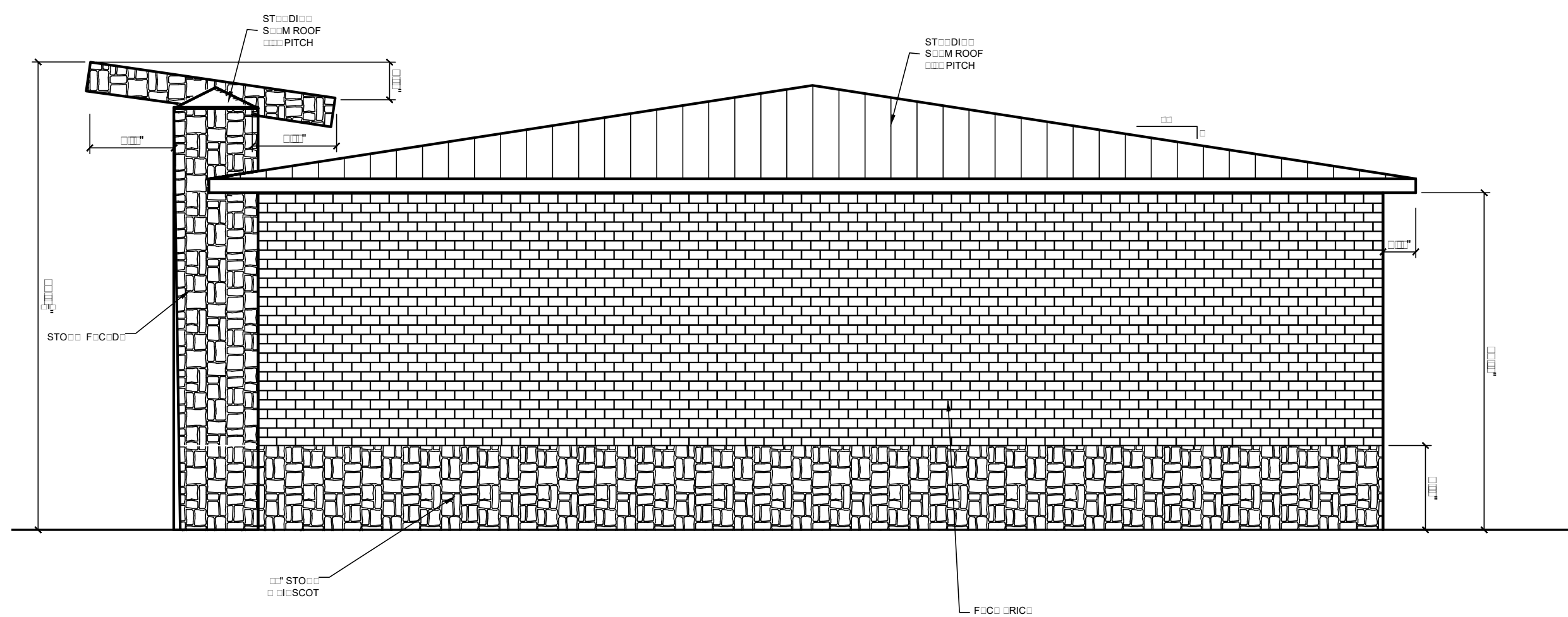


EAST BUILDING FINISHES & PERCENTAGE		
AREA(s)	FINISHES	PERCENTAGE
SIDE	STONE (129 sf)	24
SIDE	FACE BRICK (360 sf)	66
SIDE	EFIS (54 sf)	28

WEST BUILDING FINISHES & PERCENTAGE		
AREA(s)	FINISHES	PERCENTAGE
SIDE	STONE (183 sf)	34
SIDE	FACE BRICK (360 sf)	66

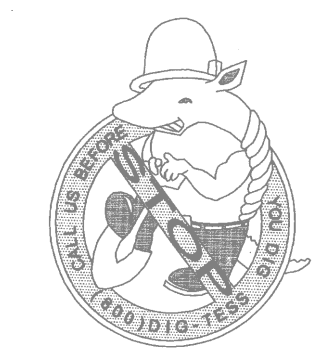
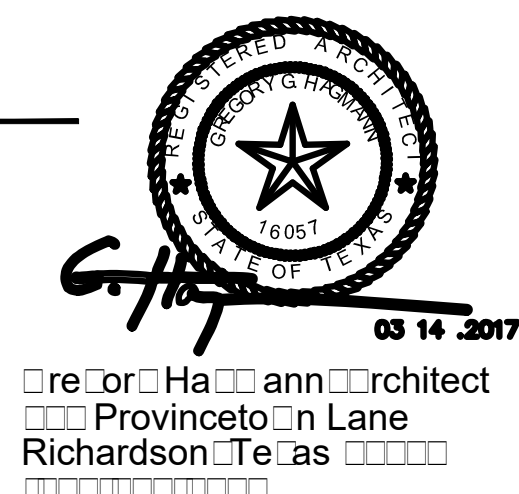


EAST ELEVATION  
SCALE: 1/8" = 1'-0"



WEST ELEVATION  
SCALE: 1/8" = 1'-0"

EAST ELEVATION  
SCALE: 1/8" = 1'-0"



CITY OF SPRING

**EAST/WEST EXTERIOR ELEVATIONS**

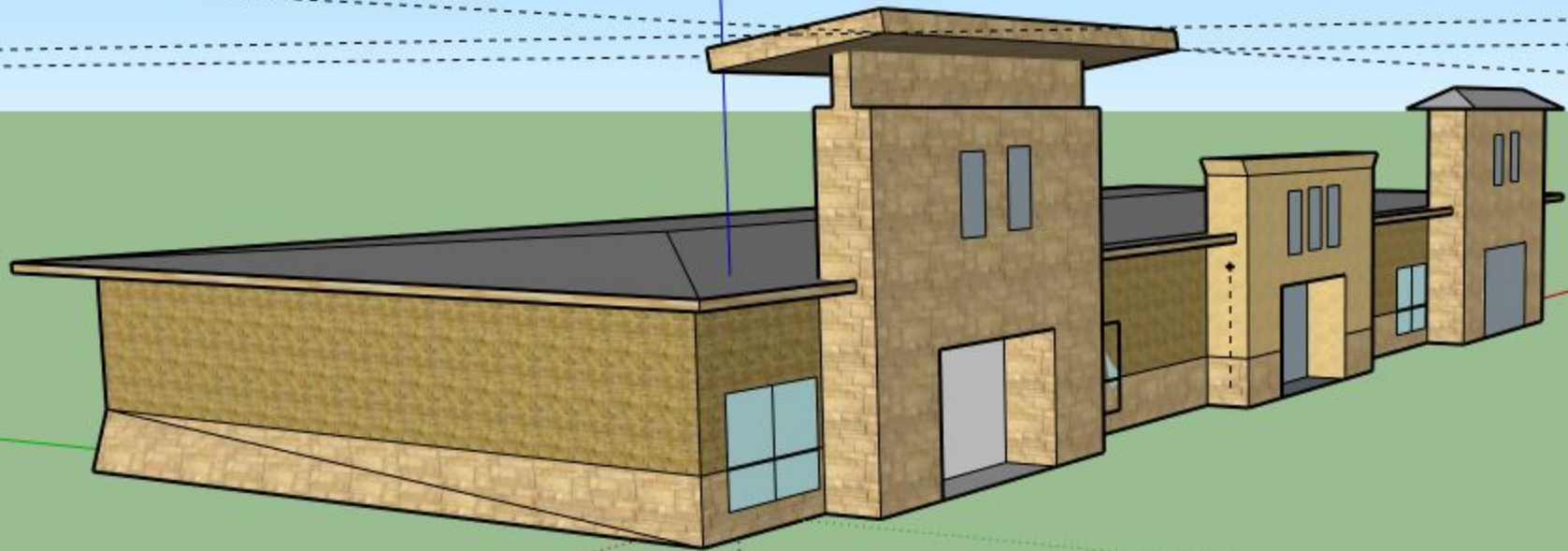
LOMA LINDA INTERIORS  
11700 WITMOR DRIVE  
ROCKWELL, TEXAS 76087

ROOM: M.D. S.I. R.O.P. T. R.I. R.D. S.I. R.  
PART: Ven. e. ph. fa.  
TERRILL: T. S. rcdel/n. s. all. bo.

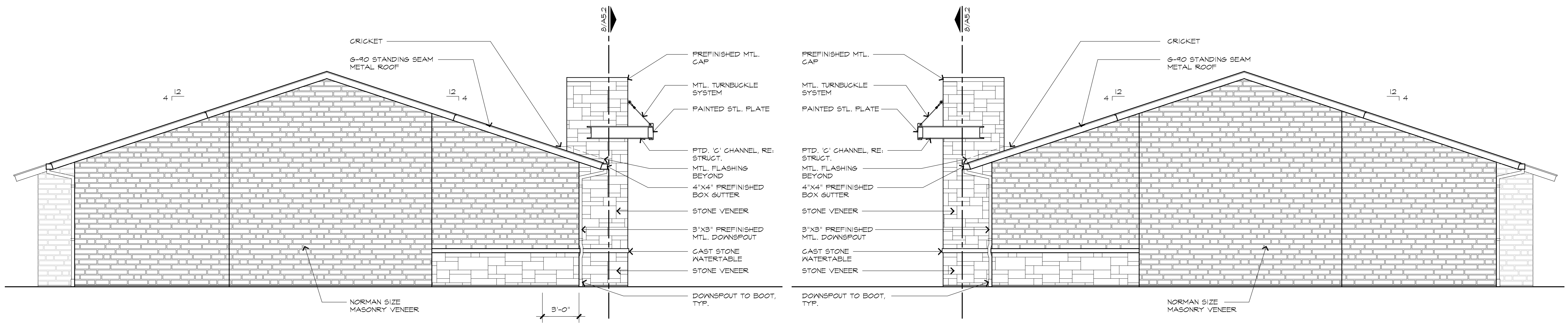
DESIGNED BY: S. R. V. O. R. O. R. C. O. R. D.  
S. R. V. O. R. F. I. R. M. I. L. L. I. M. P. P. R. C. I. P. R. P. L. S.  
SOUTH VOYAGE M Clifton, Texas

SCALE: 1/8" = 1'-0" Checked: [ ] Date: P-Proc  
DATE: [ ] SHEET NO: [ ] of [ ]  
Drawn: [ ] R. Cr. [ ] ©2017



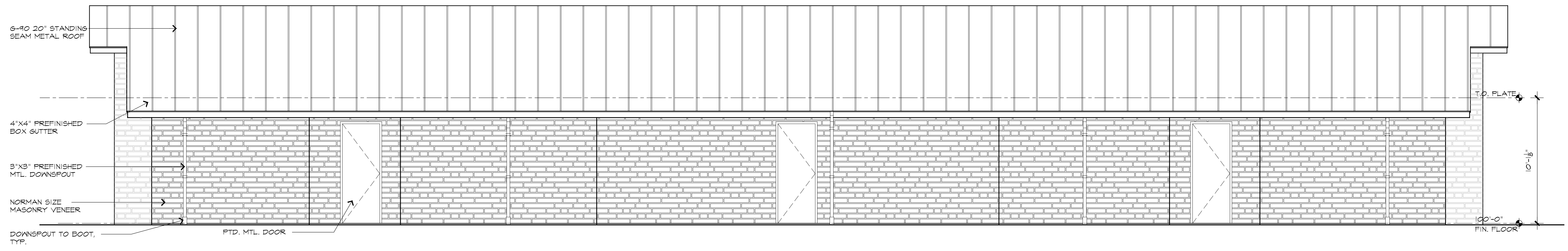




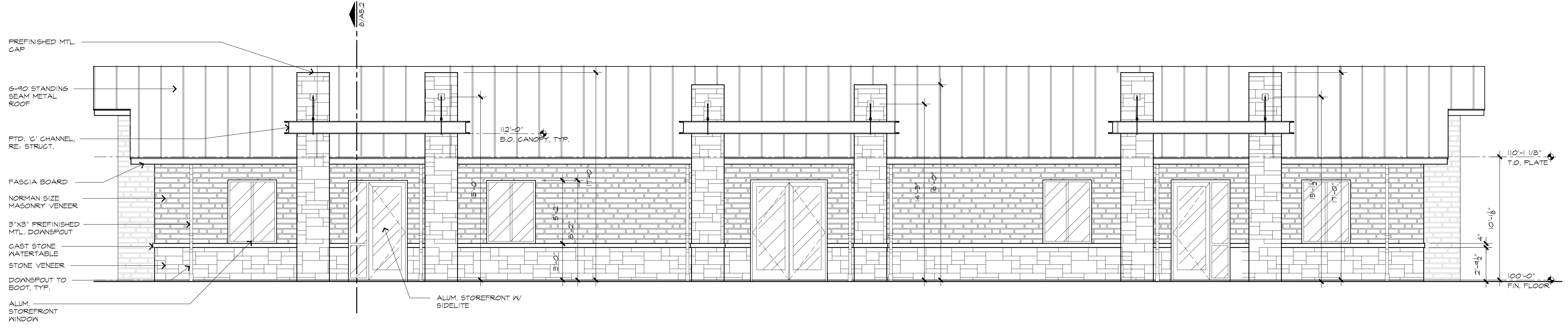


**4 West Elevation**  
A3.01 1/4" = 1'-0"

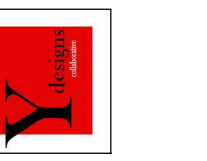
**3 East Elevation**  
A3.01 1/4" = 1'-0"



**2 North Elevation**  
A3.01 1/4" = 1'-0"



**1 South Elevation**  
A3.01 1/4" = 1'-0"



28 June 2018

**LOMA LINDA OFFICE BUILDING**  
855 Whitmore Drive  
Rockwall, Texas 75087

file #  
project # 18-011  
date 18 July 2018  
revisions

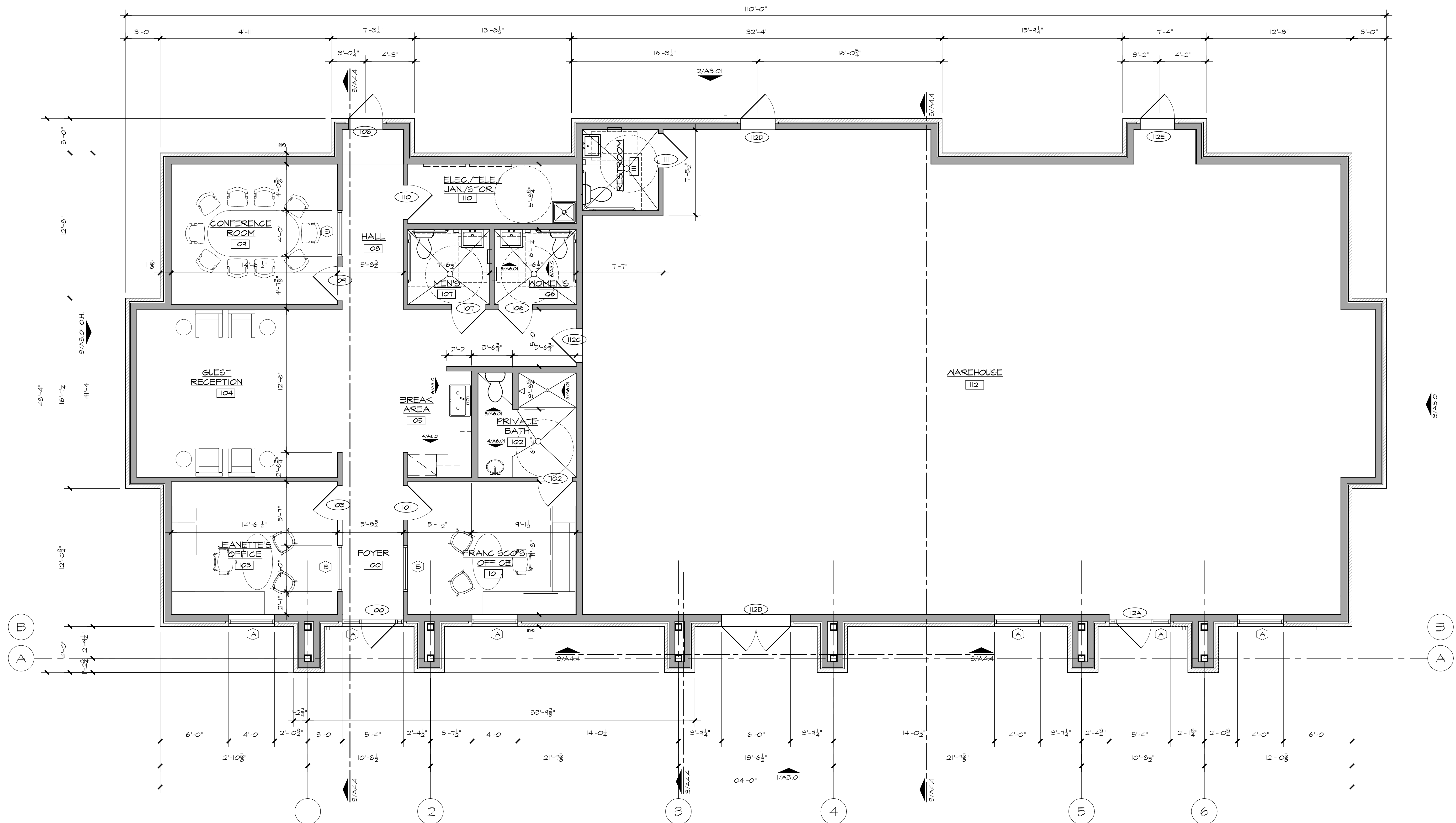
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## LOMA LINDA ELEVATION

MATERIALS : STONE - BRICK - CAST STONE - STANDING SEAM METAL ROOF






**Floor Plan**  
 1/4" = 1'-0"

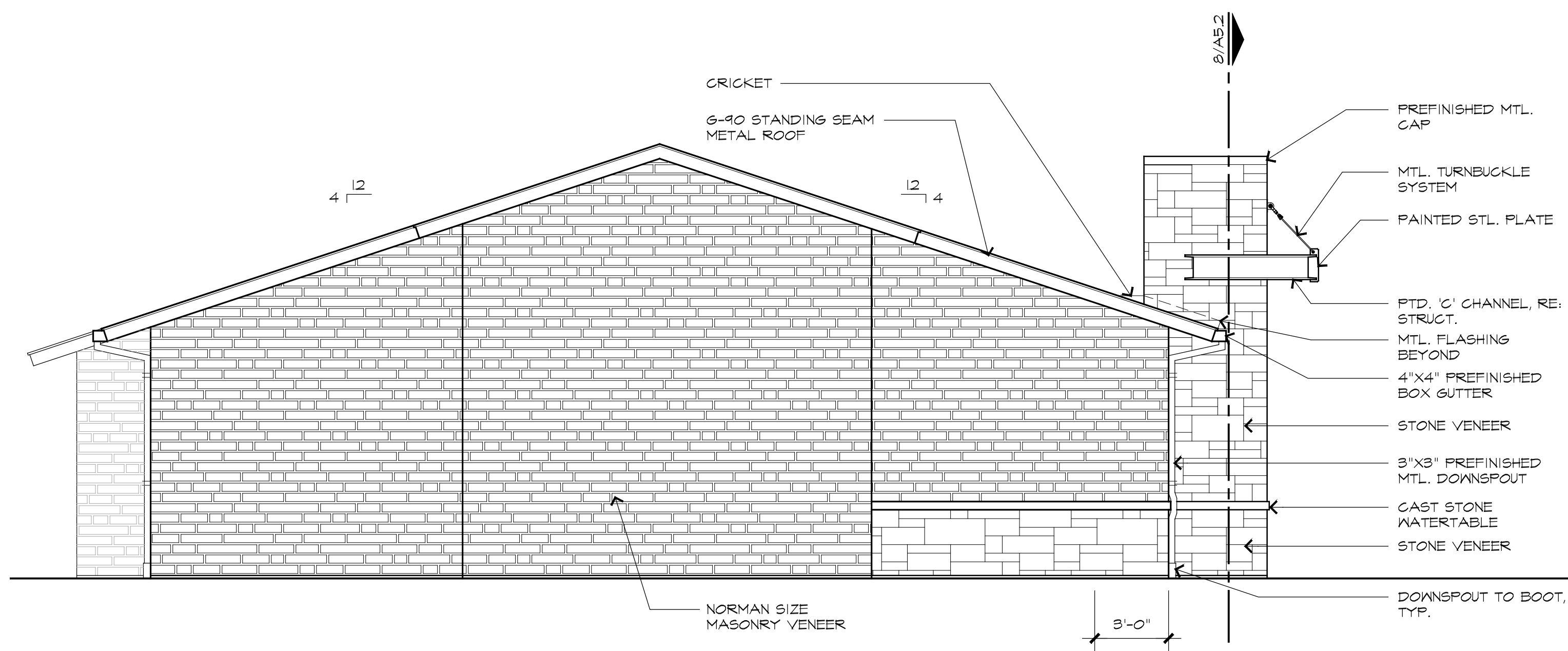
28 June 2018

**LOMA LINDA OFFICE BUILDING**  
 855 Whitmore Drive  
 Rockwall, Texas 75087

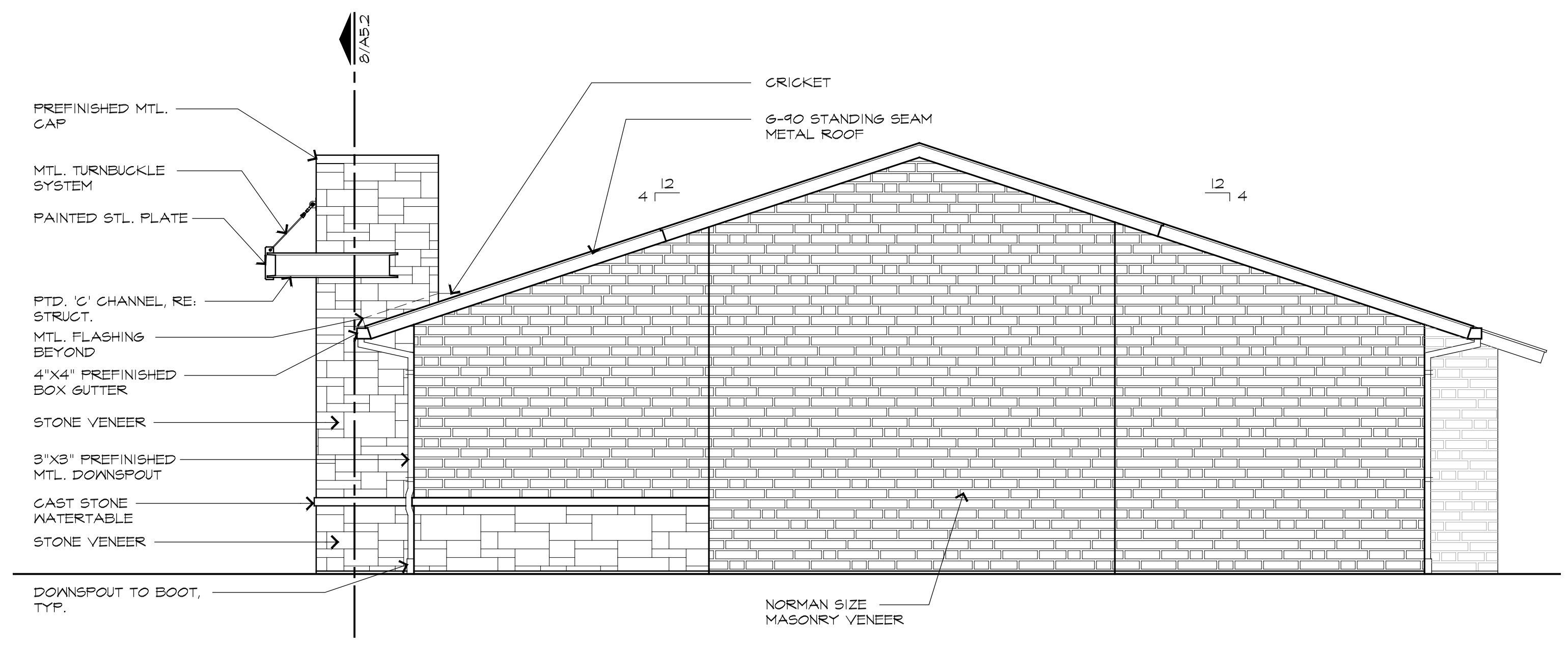
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 project # 18-011  
 date 18 July 2018  
 revisions

sheet

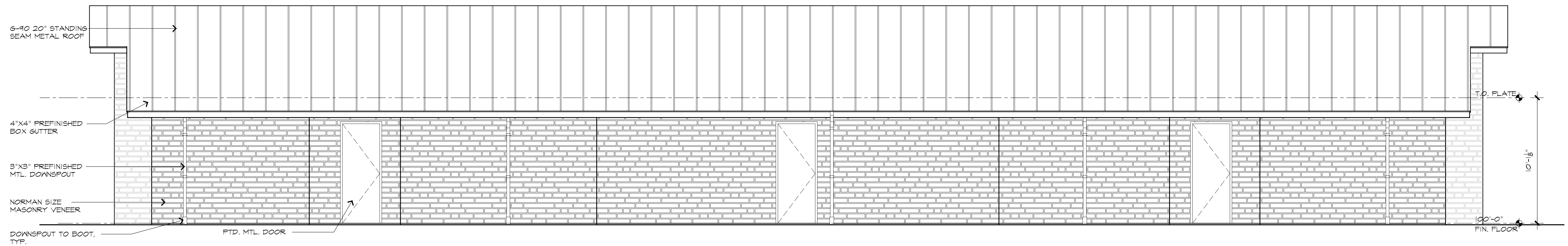




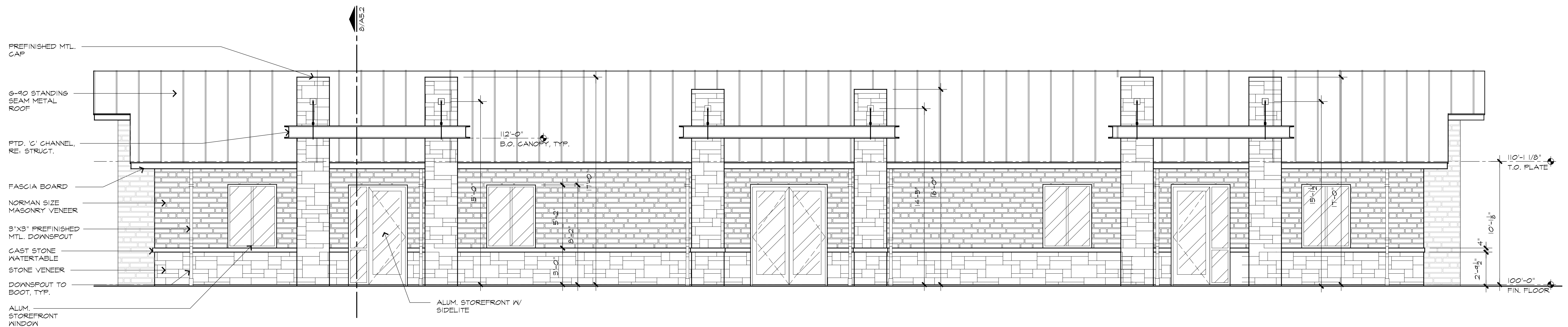
4 West Elevation  
A3.0 1/4" = 1'-0"



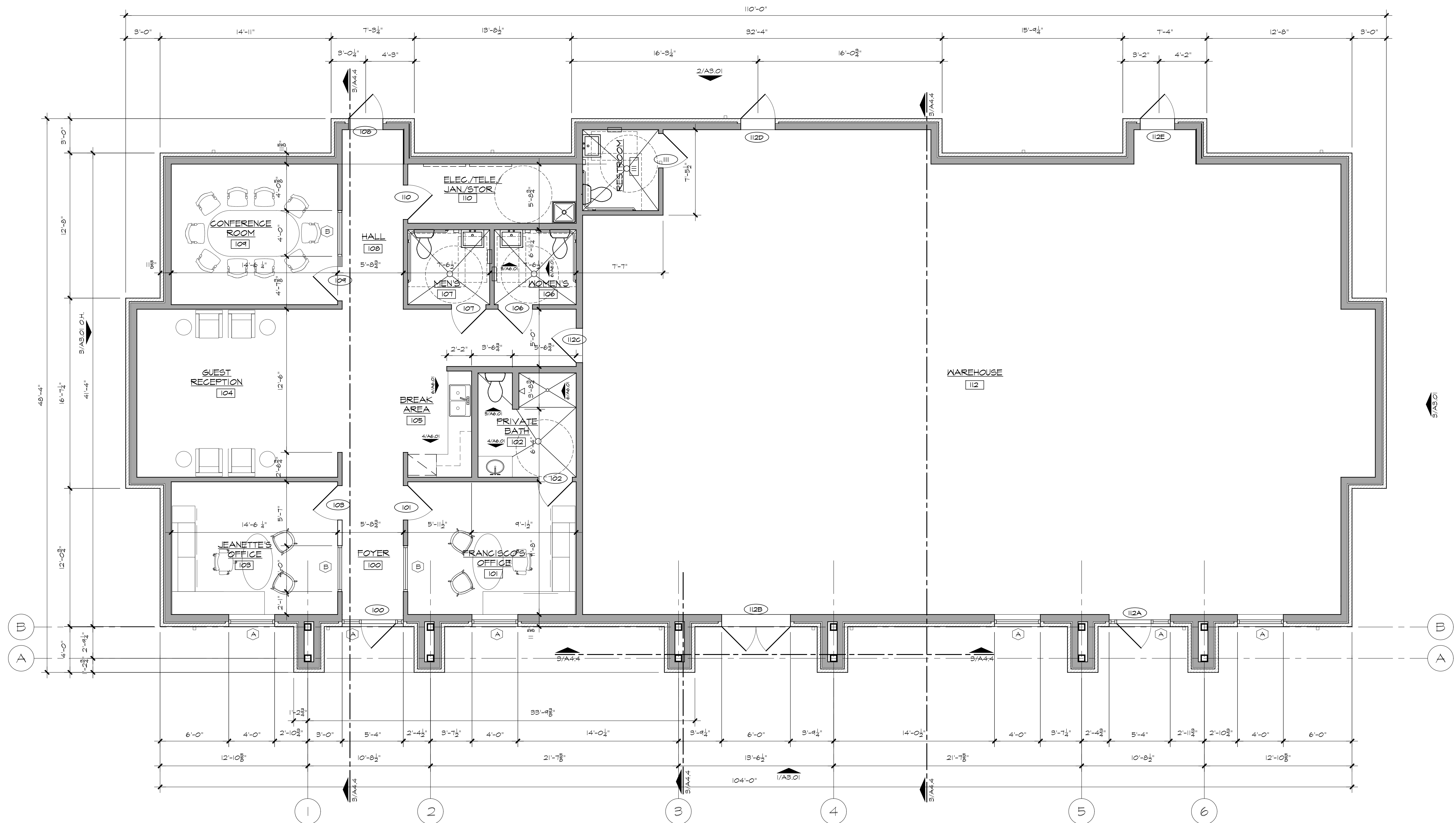
3 East Elevation  
A3.0 1/4" = 1'-0"



2 North Elevation  
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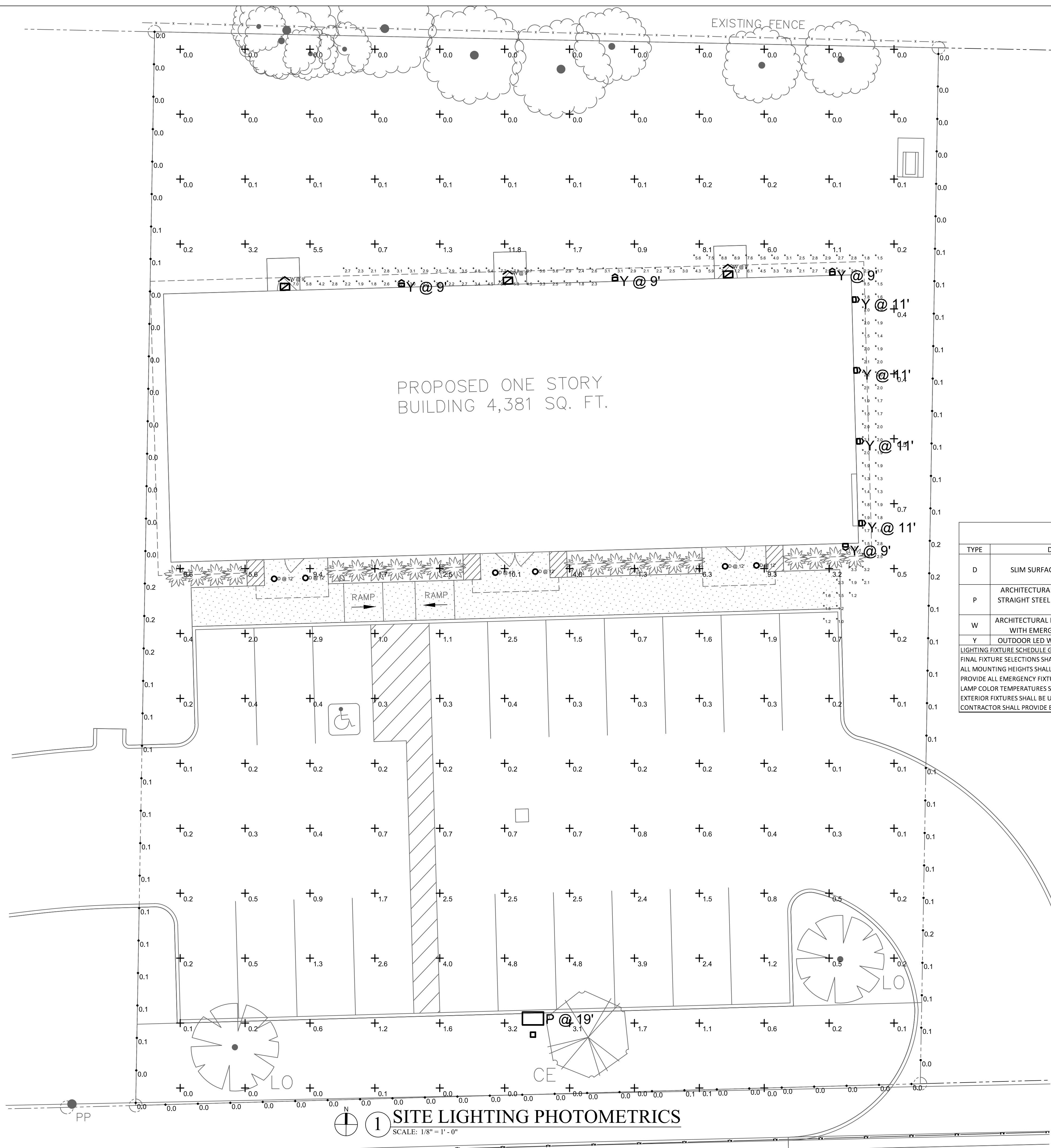
**Floor Plan**  
 1/4" = 1'-0"

28 June 2018

**LOMA LINDA OFFICE BUILDING**  
 855 Whitmore Drive  
 Rockwall, Texas 75087

file #  
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 date 18 July 2018  
 revisions

sheet



PROPOSED ONE STORY BUILDING 4,381 SQ. FT.

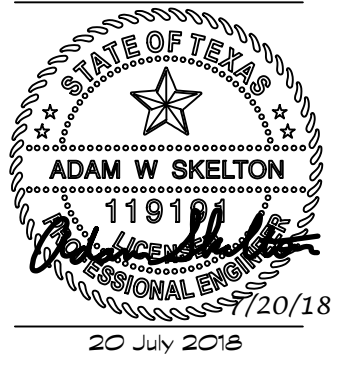
EXISTING FENCE

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Exit Discharge	+	3.0 fc	8.9 fc	1.0 fc	8.9:1	3.0:1
Property Line	◇	0.1 fc	0.2 fc	0.0 fc	N/A	N/A
Site	+	1.2 fc	11.8 fc	0.0 fc	N/A	N/A

LIGHTING FIXTURE SCHEDULE									
TYPE	DESCRIPTION	MOUNTING	MANUFACTURER	MODEL	LAMPS	DIMMING	VOLTAGE	WATTAGE	NOTES
D	SLIM SURFACE MOUNT DOWNLIGHT	SURFACE	JUNO	JSF-11IN-40K-90CRI-MVOLT-WH	LED	N	120	15	TYPE 'DE' SHALL HAVE 'EL' BATTERY BACKUP OPTION
P	ARCHITECTURAL LED POLE LIGHT, SQUARE STRAIGHT STEEL POLE, BACKLIGHT CONTROL OPTICS	POLE	LITHONIA	DSX0-LED-P3-40K-BLC-MVOLT-SPA POLE: SSS-17-4C-DM19AS-DBBXD	LED	N	120-277	71	TOP OF FIXTURE HEAD SHALL NOT EXCEED 20' AFG.
W	ARCHITECTURAL LED EXTERIOR WALL SCONCE WITH EMERGENCY BATTERY BACKUP	WALL	LITHONIA	WSTLED-P1-40K-VW-MVOLT-E7WC	LED	N	120/277	12	
Y	OUTDOOR LED WALL DOWNLIGHT CYLINDER	WALL	LITHONIA	OLLWD-P1-40K-MVOLT	LED	N	120	14	

**LIGHTING FIXTURE SCHEDULE GENERAL NOTES:**  
 FINAL FIXTURE SELECTIONS SHALL BE SUBMITTED TO AND APPROVED BY OWNER.  
 ALL MOUNTING HEIGHTS SHALL BE CONFIRMED WITH ARCHITECT PRIOR TO ROUGH-IN.  
 PROVIDE ALL EMERGENCY FIXTURES AND NIGHTLIGHTS WITH MINIMUM 90 MINUTE, 1100 LUMEN BATTERY BACKUP/INVERTER. SEE ELECTRICAL LIGHTING PLAN(S) FOR EXACT LOCATIONS.  
 LAMP COLOR TEMPERATURES SHALL BE 4000K AND SHALL BE UNIFORM THROUGHOUT THE INSTALLATION UNLESS NOTED OTHERWISE.  
 EXTERIOR FIXTURES SHALL BE U.L.-LISTED FOR DAMP OR WET LOCATIONS AS REQUIRED BY THE INSTALLATION.  
 CONTRACTOR SHALL PROVIDE EXTERIOR FIXTURES WITH ALL ACCESSORIES AS REQUIRED TO COMPLY WITH LOCAL LIGHTING ORDINANCES.

1 SITE LIGHTING PHOTOMETRICS  
SCALE: 1/8" = 1' - 0"




file #
project #
date
revisions
sheet







## D-Series Size 0 LED Area Luminaire



**d'series**

**Specifications**

EGA: 0.95 ft<sup>2</sup> (88 in<sup>2</sup>)

Length: 26" (660 mm)

Width: 13" (330 mm)

Height: 7" (178 mm)

Weight (max): 16 lbs (7.2 kg)

**Ordering Information** EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA DDBXD

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX0 LED	Forward optics	30K 3000 K	T15 Type I short	TSS Type V short	MVOLT*
	P1 P4 P7	40K 4000 K	T25 Type II short	TSM Type V medium	SPA Square pole mounting
	P2 P5	50K 5000 K	T2M Type II medium	T5W Type V wide	RPA Round pole mounting
	P3 P6	AMBPC Amber phosphor converted	T35 Type II short	BCC Backlight control <sup>1</sup>	WBA Wall bracket
Rotated optics	T3M Type II medium	LECO Left corner cast <sup>2</sup>	277*	SPMBA Square pole universal mounting adapter <sup>1</sup>	
	P10* P12*		14M Type IV medium	RCCO Right corner cast <sup>2</sup>	347**
	P11* P13*		TFTM Forward throw medium	480**	Shipped separately
			T3VS Type V very short		KMA8 DDBXD U Mast arm mounting bracket adapter (specify finish) <sup>3</sup>


**Control options**

Shipped installed	Order separately	Shipped installed	Order separately
PER NEMA twist-lock receptacle only (control ordered separately) <sup>1</sup>	PRM1FCV Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 16" <sup>10</sup>	HS House-side shield <sup>1</sup>	DDBX Dark bronze
PER7 Seven-wire receptacle only (control ordered separately) <sup>10</sup>	BL30 Bi-level switched dimming, 30% <sup>10</sup>	SF Single face (208, 277, 347V) <sup>1</sup>	DBXD Black
DWG 0-10V dimming extend out back of housing for external control (control ordered separately)	BL50 Bi-level switched dimming, 50% <sup>10</sup>	DF Double face (208, 240, 480V) <sup>1</sup>	DBWD White
PR Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 56" <sup>10</sup>	PM1T003 Part right, dim 18" down <sup>10</sup>	L90 Left rotated optics <sup>1</sup>	DBRD Textured dark bronze
PRB Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 56" <sup>10</sup>	PM1T503 Part right, dim 5' hcs <sup>10</sup>	R90 Right rotated optics <sup>1</sup>	DBLB Textured black
PRM1FCV Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 16" <sup>10</sup>	PM1T603 Part right, dim 6' hcs <sup>10</sup>	DLX Diffused drop lens <sup>1</sup>	DBXD Textured natural aluminum
	PM1T703 Part right, dim 7' hcs <sup>10</sup>	Order separately	DBWD Textured white
	FAD Field adjustable output <sup>4</sup>	BS Bird spikes	
		EGS External glare shield	

**LITHONIA LIGHTING** One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • www.lithonia.com

DSX0 LED Rev. 10/25/17 Page 1 of 7

## WST LED Architectural Wall Sconce



**Specifications Luminaire**

Height: 8-1/2" (21.59 cm)

Width: 17" (43.18 cm)

Depth: 10-3/16" (25.9 cm)

Weight: 20 lbs (9.1 kg)

**Optional Back Box (PBBW)**

Height: 8.49" (21.56 cm)

Width: 17.01" (43.21 cm)

Depth: 1.70" (4.32 cm)

**Optional Back Box (BBW)**

Height: 4" (10.2 cm)

Width: 5-1/2" (14.0 cm)

Depth: 1-1/2" (3.8 cm)

**LITHONIA LIGHTING** One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • www.lithonia.com

WST LED Rev. 06/21/18

## LITHONIA LIGHTING OLLWD & OLLWU LED WALL CYLINDER LIGHT

**FEATURES & SPECIFICATIONS**

**INTENDED USE**  
Provides years of maintenance-free illumination for outdoor use in residential & commercial applications. Ideal for applications such as lighting walkways and stairways for safety and security.

**CONSTRUCTION**  
Cast aluminum housing with corrosion-resistant paint in either dark bronze or white finish. ADA compliant.

**OPTICS**  
4000K CCT LEDs. Polycarbonate lens protects the LED from moisture, dirt and other contaminants.

**LUMEN MAINTENANCE**  
The LED will deliver 70% of its initial lumens at 50,000 hour average LED life. See Lighting facts label on page 2 for performance details.

**ELECTRICAL**  
MVOLT driver operates on any line voltage from 120-277V. Operating temperature -30°C to 40°C. 1KV surge protection standard.

**INSTALLATION**  
Surface mounts to universal junction box (provided by others).

**LISTINGS**  
UL Listed in U.S. and Canadian safety standards for wet locations. Tested in accordance with IESNA LM-79 and LM-80 standards.

**WARRANTY** — 5-year limited warranty. Complete warranty terms located at [www.lithonia.com/CustomerResources/Terms\\_and\\_conditions.aspx](http://www.lithonia.com/CustomerResources/Terms_and_conditions.aspx). Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Note: Specifications subject to change without notice.

**ORDERING INFORMATION** For shortest lead times, configure products using **bolded options**. Example: OLLWD LED P1 40K MVOLT DDB

Series	Performance Package	Color temperature (CCT)	Voltage	Finish
OLLWD LED Downlight	<b>P1</b>	40K 4000K	MVOLT 120V-277V	<b>DDB</b> Dark bronze
OLLWU LED Up & downlight			120 120V	<b>WH</b> White

**Notes**  
1 Only available with OLLWU and in DDB.

DECORATIVE INDOOR & OUTDOOR OLLWD-OLLWU

## JUNO SLIMFORM™ LED SURFACE MOUNT DOWNLIGHTS

FOR J-BOX INSTALLATION  
5", 7", 11", 13" ROUND  
JSF SERIES

**PRODUCT DESCRIPTION**  
Sleek, ultra-low profile energy efficient LED surface mount downlights in multiple sizes from 5" to 13" • Provides economical installation by mounting directly over standard and fire-rated junction boxes • Optional finish trims and shrouds available for custom, designer look similar to standard recessed downlights • Provides general illumination in residential and commercial applications including multi-family and hospitality • Ideal for use in corridors, living spaces, closets, hallways, pantries, stairways, outdoor covered areas and much more.

**PRODUCT SPECIFICATIONS**  
**Construction:** Shallow, less than 1", solid ring with white finish  
• Non conductive fixture for shower light applications • Optional, field installable finish trims available for 5" and 7" versions to change the exterior finish of fixture • Optional, field installable decorative baffle and cone shrouds for 5" and 7" versions provide the aesthetic and source shielding similar to the experience of a fully recessed downlight.  
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**LED Light Engine:** LEDs mounted directly to heatsink designed to provide superior thermal management and ensure long life • 2700K, 3000K, 3500K or 4000K LED color temperatures • LEDs binned for 4-step MacAdam ellipse color consistency • 90 CRI minimum.  
**LED Driver:** Choice of dedicated 120 volt (120) driver or universal voltage (MVOLT) driver that accommodates input voltages from 120-277 volts AC at 50/60Hz • Power factor > 0.9 at 120V input • 120 volt driver is dimmable with the use of most incandescent, magnetic low voltage and electronic low voltage wall box dimmers • Universal voltage driver is dimmable with the use of most 0-10V wall box dimmers • External driver is only available on 5" and 7" models • For a list of compatible dimmers, see [www.lithonia.com](http://www.lithonia.com).  
**Emergency Battery Option:** Available on fixture sizes 11" and larger • Battery factory assembled to fixture with integral test switch (EL option) • Drives LEDs for 90 minutes to meet Life Safety Code (NFPA15C), National Electrical Code (NEC), and UL requirements • EB3 option provides back box without battery for consistent look when used in same space as fixtures with EL emergency option.  
**Life:** Rated for 50,000 hours at >70% lumen maintenance.  
**Labels:** ENERGY STAR certified • Certified to the high efficiency requirements of California T24 JAS-2016 • CSA listed for US and Canada • Suitable for wet locations (covered ceilings).  
**Testing:** All reports are based on published industry procedures; actual performance may differ as a result of the end-user environment and applications. All values are design or typical values, measured under laboratory conditions at 25 °C.  
**Warranty:** 5-year limited warranty. Complete warranty terms located at [www.lithonia.com/CustomerResources/Terms\\_and\\_conditions.aspx](http://www.lithonia.com/CustomerResources/Terms_and_conditions.aspx). Specifications subject to change without notice.

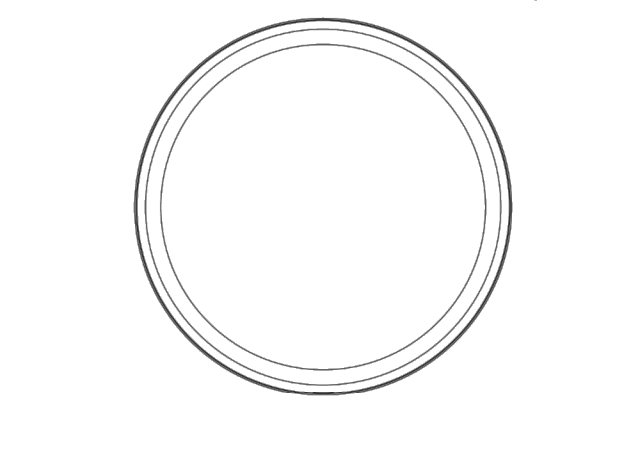
**INSTALLATION**  
**Junction Box Mounting:** Fixture provided with leads for direct wire connection in box • Installs directly to industry standard junction boxes • Compatible boxes include 4" metal or plastic octagonal standard and fire-rated junction boxes (3 1/2" junction box screw-hole spacing required for installation) • Minimum 2 1/8" deep junction box required for 5" and 7" fixtures (no depth requirement for 11" and larger fixtures) • Quick mount bracket provides fast installation of fully assembled fixture to junction box • Suitable for ceiling mount • Suitable for use within closet storage spaces when installed per NEC requirements.

**ROUND SPECIFICATIONS**

	Width	Depth
JSF 5N	5.25 (13.30)	0.75 (1.91)
JSF 7N	7.27 (18.74)	0.75 (1.91)
JSF 11N	11.08 (28.14)	0.9 (2.29)
JSF 13N	13.05 (33.15)	0.9 (2.29)

All dimensions are in inches (centimeters) unless otherwise indicated.

**EMERGENCY BATTERY FOR 11" AND 13"**



# Seitz Architects, Inc.

2231 Ridge Road, Suite 201, Rockwall, Texas 75087  
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STATE OF TEXAS  
ADAM W SKELTON  
1991  
20 July 2018

## LOMA LINDA OFFICE BUILDING

855 Whitmore Drive  
Rockwall, Texas 75087

file #

project # 18-071

date 20 July 2018

revisions

sheet

**E1.3**

**choice engineering**

CHOICE ENGINEERING, LLC SACHSE, TEXAS PHONE: (469) 608-1608  
TEXAS FIRM REG. NUMBER F-16676 WWW.CHOICEENGINEERING.COM

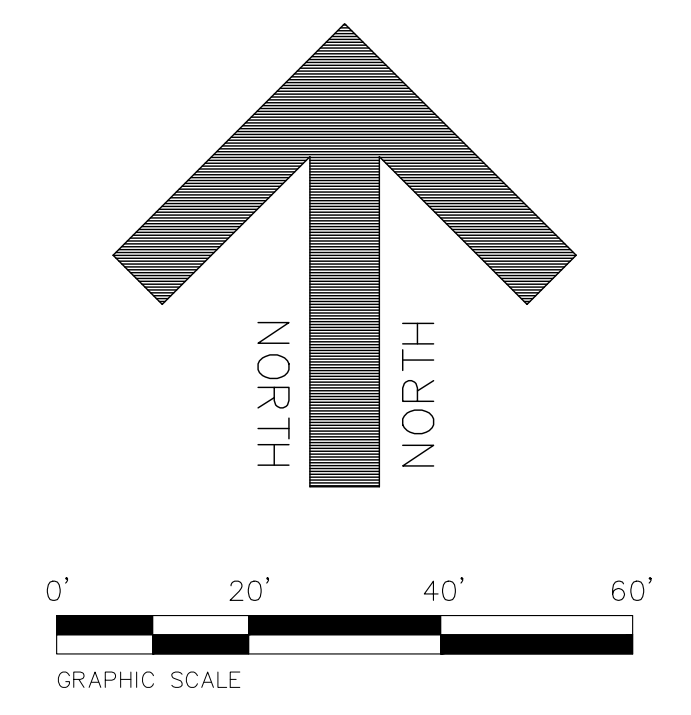
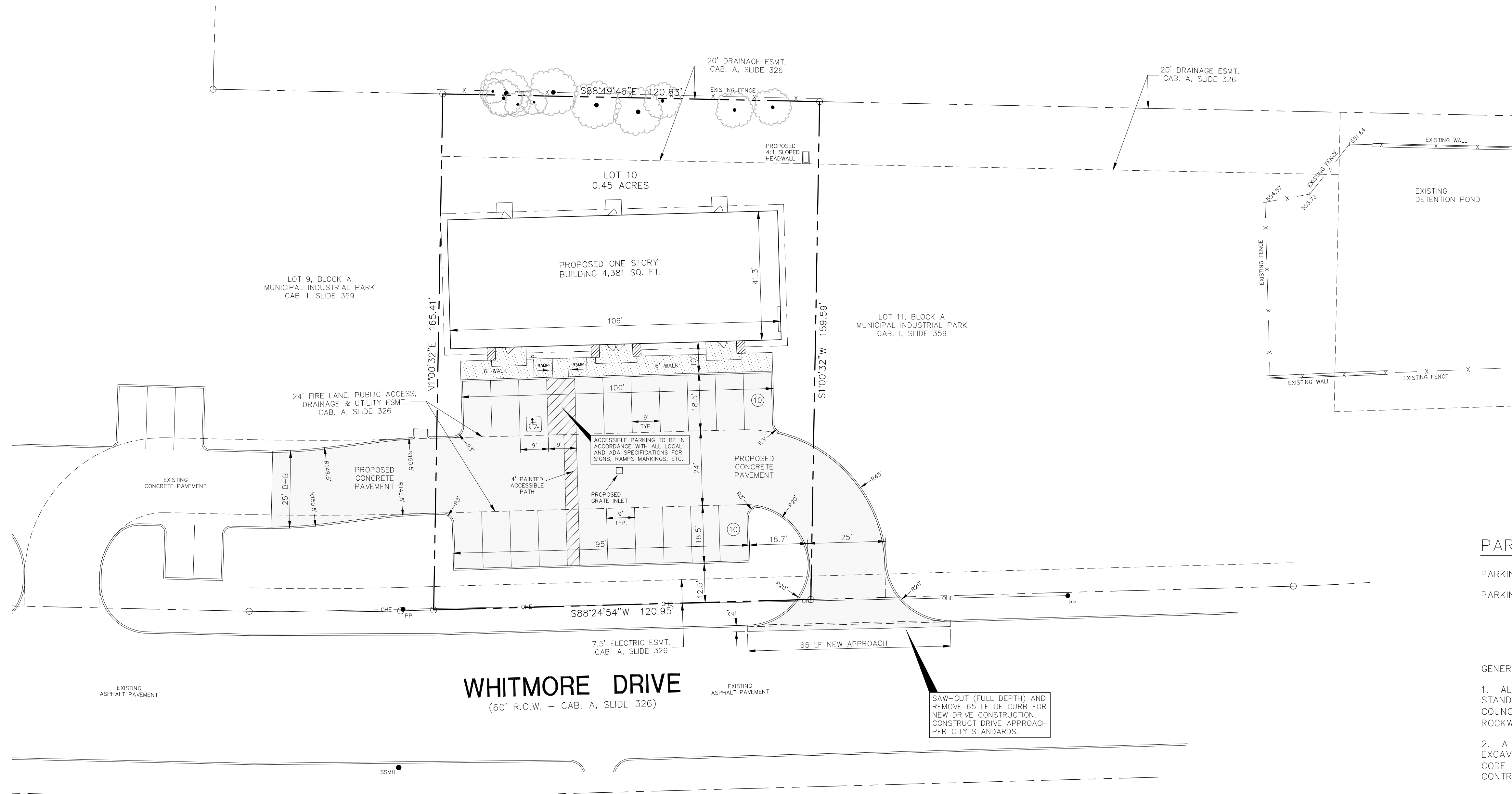
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## LOMA LINDA ELEVATION

MATERIALS : STONE - BRICK - CAST STONE - STANDING SEAM METAL ROOF



**PARKING TABULATION**

PARKING SPACES REQUIRED: 1/300 SF = 4,381 SF/300 SF = 15 SPACES  
 PARKING SPACES PROVIDED: 20 SPACES

**GENERAL NOTES:**

1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF ROCKWALL STANDARD SPECIFICATIONS, GENERAL DESIGN STANDARDS AND NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS, 3RD EDITION, SPECIFICATIONS (AS AMENDED BY CITY OF ROCKWALL).
2. A PAY ITEM FOR TRENCH SAFETY SYSTEMS THAT MEET REGULATIONS FOR EXCAVATING, TRENCHING, AND SHORING CONTAINED IN SUB PART P, PART 1926 OF THE CODE OF FEDERAL REGULATIONS SHALL BE INCLUDED IN THE OWNER/CONTRACTOR CONTRACT AGREEMENT IN ACCORDANCE WITH H. B. 665.
3. ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB UNLESS OTHERWISE SHOWN.
4. SEE SHEET C2A & C2B FOR GRADING, PAVING & STORM DRAIN PLANS OF THE SITE.
5. SEE SHEET C5 FOR EROSION CONTROL PLAN OF THE SITE.
6. SEE SHEET C6A & C6B FOR SITE DETAILS.

**ACCESSIBILITY NOTES:**

1. ALL ACCESSIBLE PARKING AREAS, ROUTES, RAMPS, ETC. SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TEXAS ACCESSIBILITY STANDARDS (TAS).
2. ALL SIDEWALK RAMPS AND/OR CURB RAMPS SHOWN SHALL HAVE A MAXIMUM VERTICAL RISE OF 6" WITH A MAXIMUM RUNNING SLOPE OF 1:12 (8.33%) AND BE CONSTRUCTED IN ACCORDANCE WITH TAS SECTIONS 4.7 AND 4.8.
3. ALL ACCESSIBLE ROUTES (EXCEPT FOR THE SIDEWALK AND CURB RAMPS) SHALL HAVE A MAXIMUM RUNNING SLOPE OF 1:20 (5%) AND A MAXIMUM CROSS SLOPE OF 1:50 (2%).
4. ALL ACCESSIBLE PARKING SPACES AND ISLES SHALL HAVE A MAXIMUM SLOPE IN ANY DIRECTION OF 1:50 (2%). REFER TO ARCHITECTURAL PLANS FOR DETAILS OF MARKINGS, SIGNS, ETC.

**LEGEND**

- PROPOSED CONCRETE PAVEMENT
- PROPOSED CONCRETE WALK

**JDJR ENGINEERS & CONSULTANTS, INC.**  
 TSBP REGISTRATION NUMBER F-6527  
 ENGINEERS • SURVEYORS • LAND PLANNERS

2600 Texas Drive Suite 100 Irving, Texas 75062  
 Tel 972-252-JDJR (6357) Fax 972-252-9858

**PROJECT:** LOMA LINDA INTERIORS  
 LOT 10, BLOCK A, MUNICIPAL INDUSTRIAL PARK  
 855 WHITMORE DRIVE  
 ROCKWALL, TEXAS

**REVISIONS:**

DATE	REVISION

SHEET TITLE  
**SITE DIMENSIONAL CONTROL PLAN**

DATE: 6-28-2018  
 SCALE: 1" = 20'  
 DRAWN BY: ADL  
 CHECKED BY: JDJR  
 SHEET NO.  
**C3 OF 8**  
 JDJR FILE NO. 1232-1-18