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ARCHITECTS INC.

Consultants:  
CIVIL:  
STRUCTURAL:  
MEP:  
FOOD SERVICE:  
LANDSCAPING:

FOR SITE PLAN  
APPROVAL ONLY

**NOT FOR  
CONSTRUCTION**

**OWNER**  
**J-BR2, LLC**  
**2701 SUNSET RIDGE**  
**SUITE 610**  
**ROCKWALL, TEXAS**  
**75032**

**HARBOR HEIGHTS**  
**RESTAURANT &**  
**RETAIL PADS**  
**ROCKWALL, TEXAS**

Project Number: HHRR  
Drawing Date: 8/31/2019  
Drawn: Author  
Checked: Checker  
Scale: 3/16" = 1'-0"

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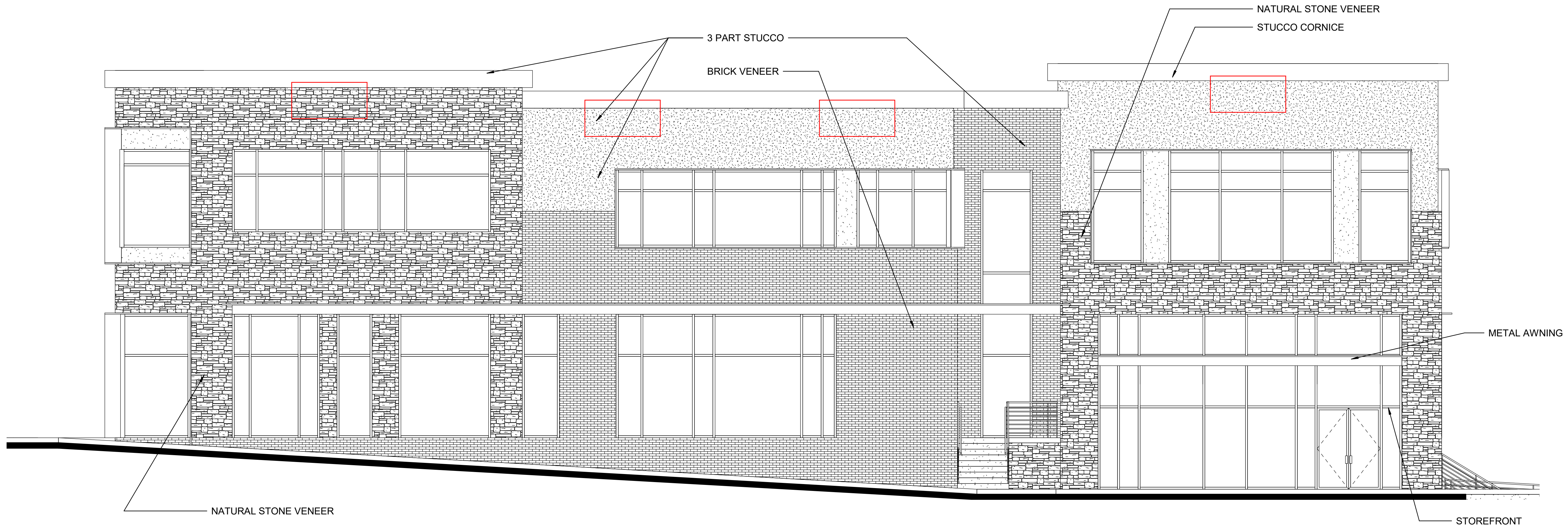
Revisions:

#	Revision Date	Revision Description

Sheet Title:  
**ELEVATIONS -  
BUILDING "A"**

SP2019-033

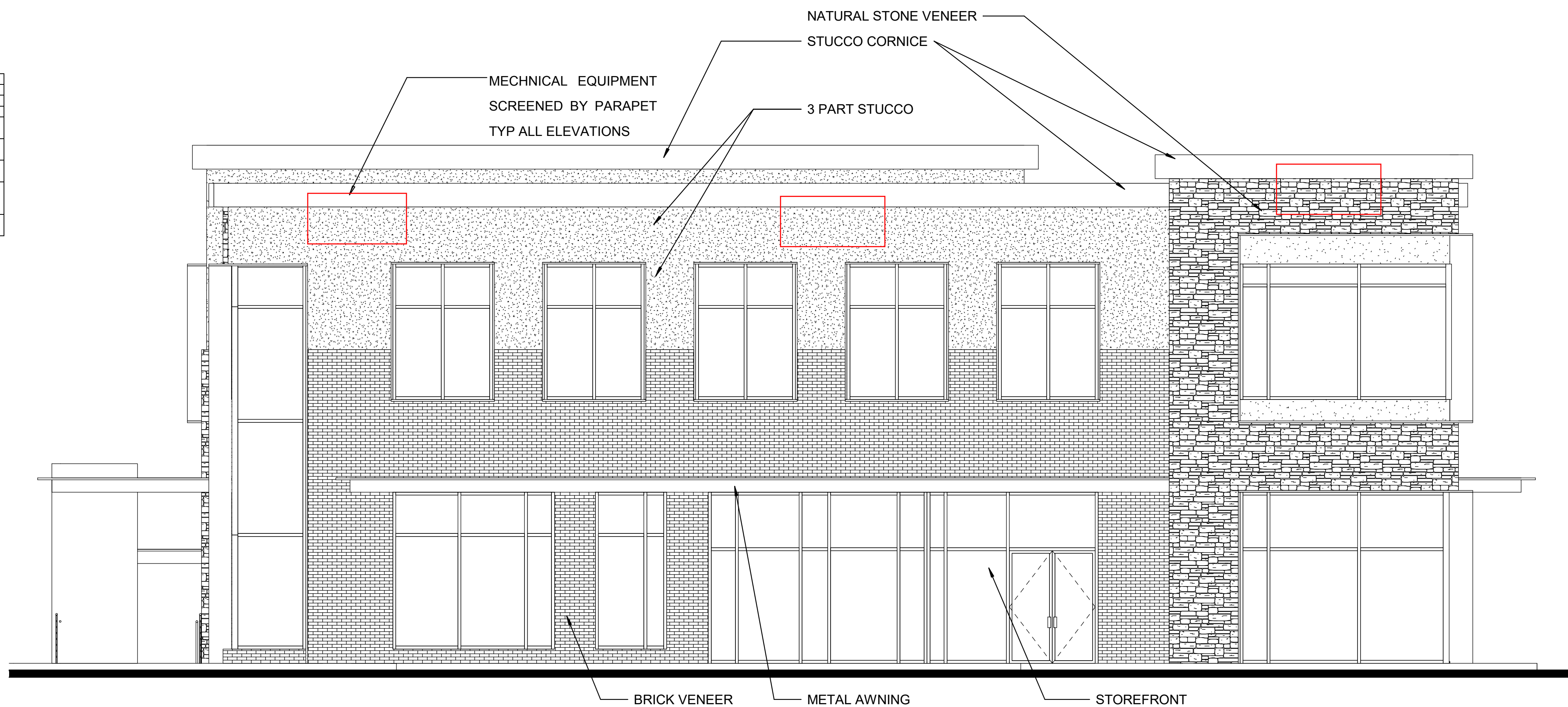
A1



**2 BUILDING "A" - NORTH**  
3/16" = 1'-0"

Building A	Measurement	East		North		South		West	
		Provided	Required	Provided	Required	Provided	Required	Provided	Required
Wall Height	1	34.1		34.1		40.2		40.2	
Maximum Wall Length/Wall Length	2	66.5	102.3	81.5	102.3	81.5	120.6	58	120.6
Minimum Length Secondary Entrance/Arch Element	3	20.25	16.625	11.5	20.375	8	20.375	10.5	14.5
Minimum Wall Projection Secondary Entrance/Arch Element	4	8	8.525	28	8.525	66.5	10.05	37.1	10.05
Minimum Width Secondary Entrance/Arch Element	5	20.25	17.05	56.5	17.05	20.25	20.1	40	20.1
Minimum Height above top of wall for Secondary Entrance/Arch Element	6	2	8.525	2	8.525	2	10.05	2	10.05
Minimum Length of Primary Entrance/Arch Element	7	20.25	40.5	37	23	37	16	29.1	21

BUILDING A	HHRR				9/4/19			
	HARBOR HEIGHTS		FAÇADE MATERIAL CALCULATIONS		HARBOR HEIGHTS		FAÇADE MATERIAL CALCULATIONS	
<b>NORTH</b>	4,909.0		%		<b>EAST</b>		3,165.0	
BRICK	934.0	19.0%	BRICK	640.0	20.2%			
STONE	817.0	16.6%	STONE	295.0	9.3%			
METAL	101.0	2.1%	METAL	71.0	2.2%			
STUCCO	884.0	18.0%	STUCCO	737.0	23.3%			
GLAZING	2,173.0	44.3%	GLAZING	1,422.0	44.9%			
<b>SOUTH</b>	4,983.0		%		<b>WEST</b>		3,555.0	
BRICK	364.0	7.3%	BRICK	480.0	13.5%			
STONE	1,683.0	33.8%	STONE	1,114.0	31.3%			
METAL	57.0	1.1%	METAL	34.0	1.0%			
STUCCO	928.0	18.6%	STUCCO	955.0	26.9%			
GLAZING	1,951.0	39.2%	GLAZING	972.0	27.3%			



**1 BUILDING "A" - EAST**  
3/16" = 1'-0"



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**ROCKWALL, TEXAS**

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Checked: JS  
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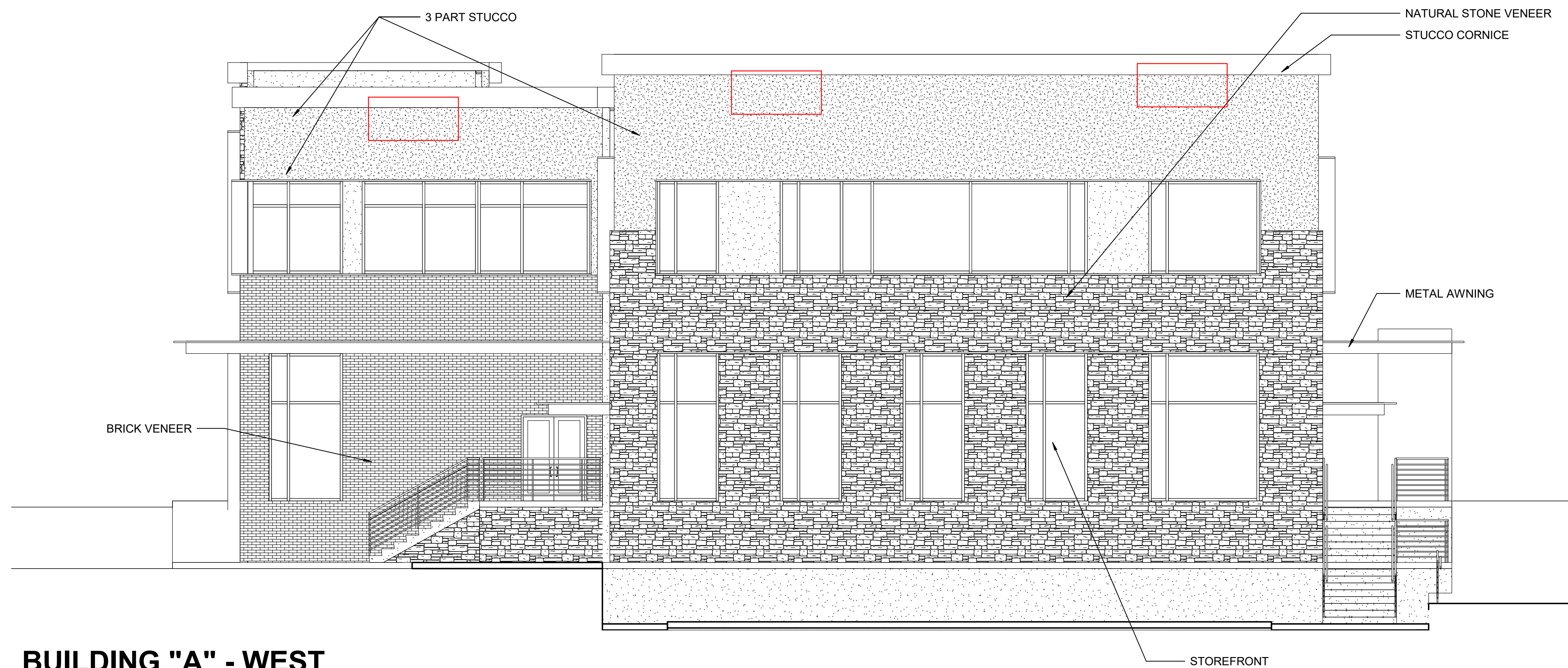
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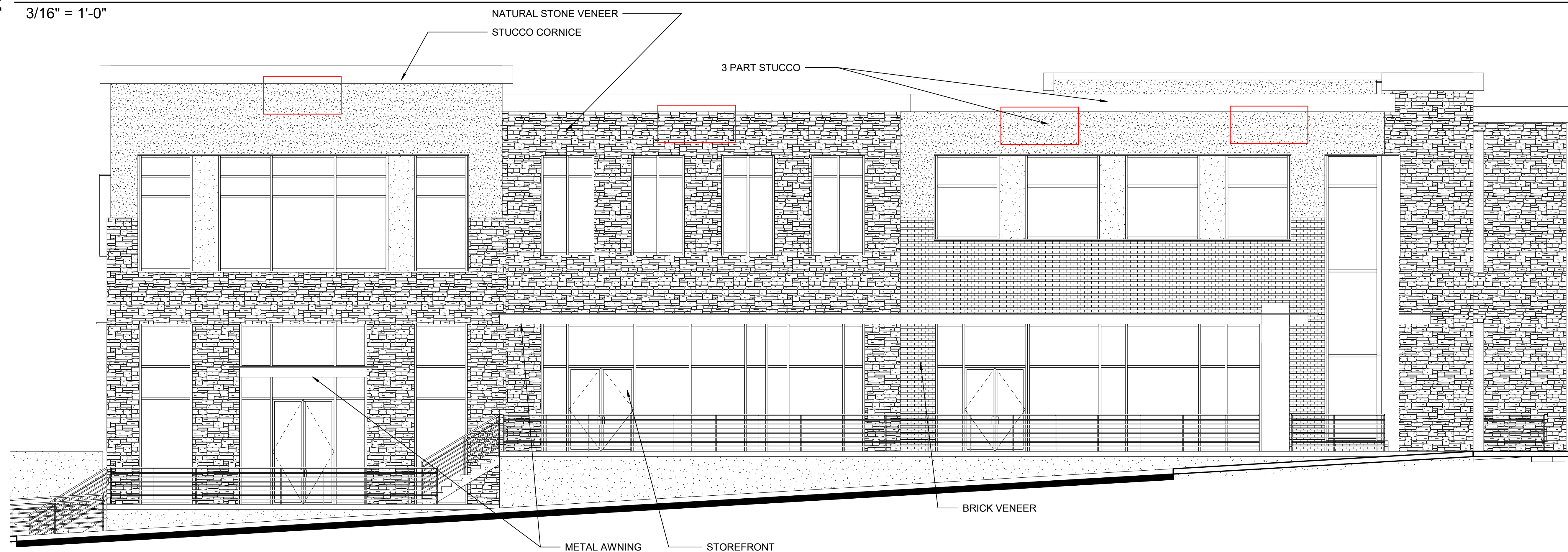
Sheet Title:  
**ELEVATIONS -  
BUILDING "A"**

SP2019-033

A2



**2 BUILDING "A" - WEST**  
3/16" = 1'-0"

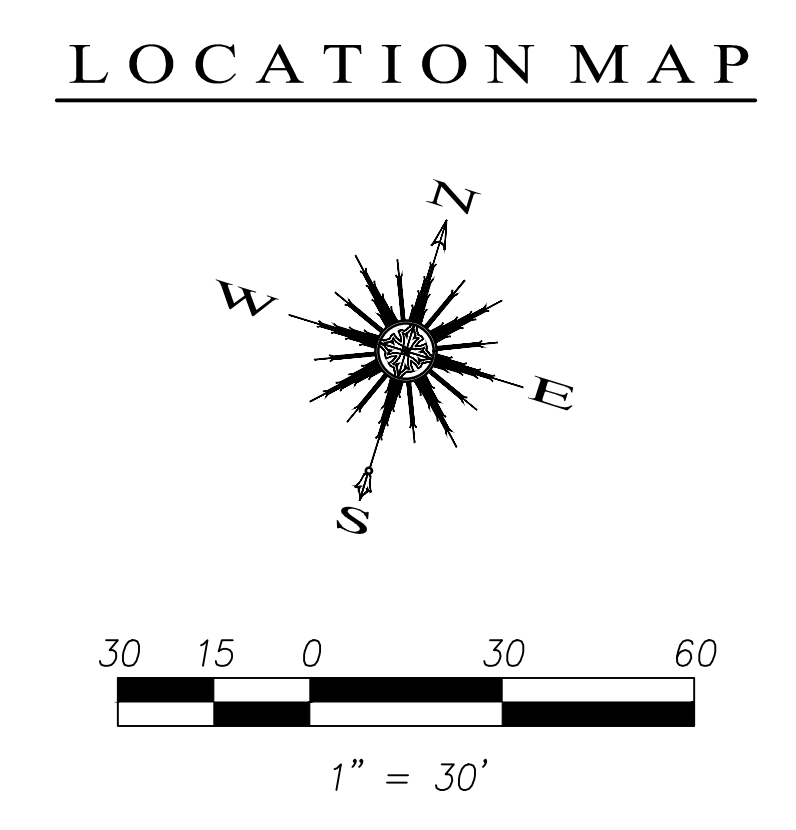
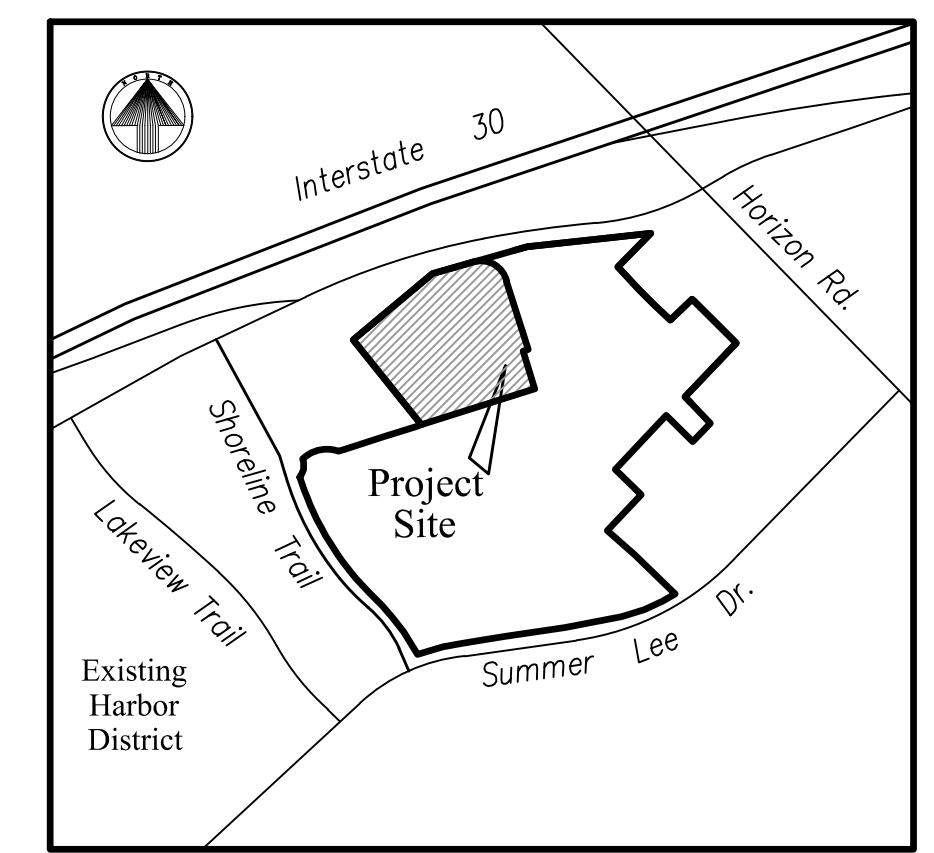
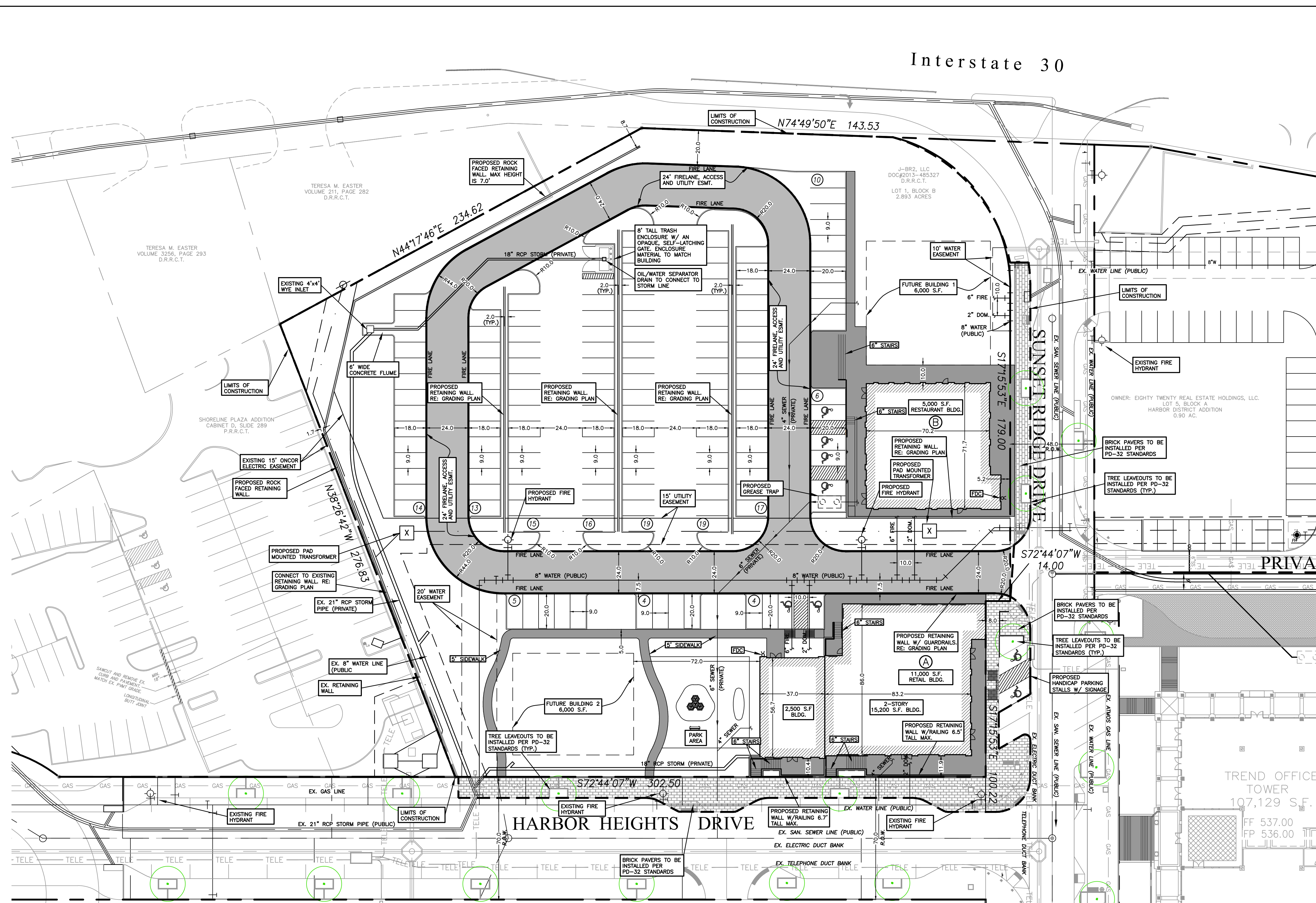


**1 BUILDING "A" - SOUTH**  
3/16" = 1'-0"

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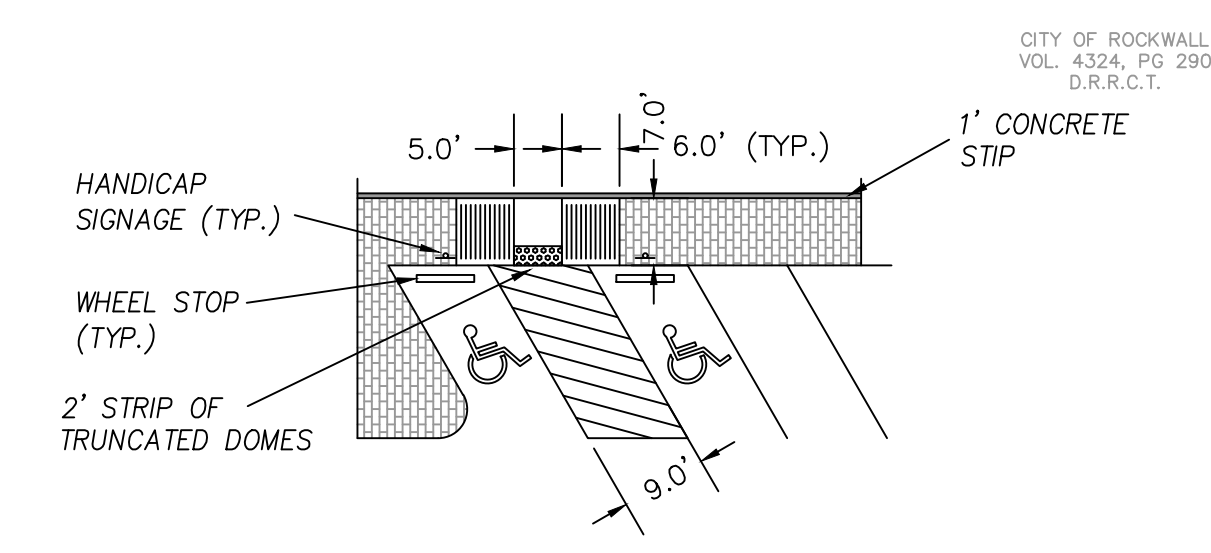
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Z:\Projects\6-Commercial\Harbor District - Restaurant Pad Sites\1-DRAWINGS\1-DESIGN-CURRENT\4 - HARBOR RR-SITE PLAN.dwg, 9/4/2019 1:15:53 PM



NOTE:  
- DUMPSTER ENCLOSURE MATERIAL AND FINISH TO MATCH THAT OF THE RETAIL/RESTAURANT EXTERIOR.

SITE INFORMATION	
LAND AREA:	2.893 ACRES (126,018.45 S.F.)
CURRENT ZONING:	PD-32
EXISTING USE:	UNUSED
PROPOSED USE:	RESTAURANT/RETAIL/OFFICE
BUILDING AREA:	11,000 S.F. RESTAURANT 12,600 S.F. OFFICE 11,600 S.F. RETAIL
BUILDING TO LOT COVERAGE:	35,200/126,018 = .275 -> 27.5%
BUILDING HEIGHT:	VARIABLE (25-35 FEET)
*BUILDING REQUIRED PARKING:	161 SPACES (SEE BREAKDOWN BELOW)
BUILDING PARKING PROVIDED:	161 TOTAL (19 CITY PROVIDED, 142 PARKING LOT) (INCLUDES 8 HANDICAP SPACES)
IMPERVIOUS AREA:	80,954 S.F.
LANDSCAPE AREA REQUIRED:	0 S.F.
LANDSCAPE AREA PROVIDED:	45,064 S.F. (1.035 ACRES)



\* PER SHARED PARKING CALCULATION ATTACHED TO CASE NO. Z2019-013 THE MAXIMUM PARKING DEMAND FOR THIS SITE IS FOUND TO BE BETWEEN THE TIMES OF 12PM-1PM AS WELL AS 4PM-6PM. THE DEMAND FOR EACH TIME PERIOD IS AS FOLLOWS:

TIME OF DAY	OFFICE PARKING	RETAIL PARKING	RESTAURANT PARKING	TOTAL REQUIRED
12PM-1PM	37.80	46.40	77	161
4PM-6PM	19.74	41.76	99	161

Revision	Date	Description

Owner:  
**J-BR2, LLC.**

**Harbor Heights  
Restaurant and Retail Site**  
Rockwall, Texas 75032

1400 Ridge Road • Rockwall, TX 75087

~ Civil Engineer ~  
**F.C. CUNY CORPORATION**  
#2 Horizon Court • Heath, Texas 75032 • (469) 402-7700  
Texas Registered Engineering Firm F-7449

9/4/2019

Drawn By: F.C. CUNY  
Checked By: F.C. CUNY

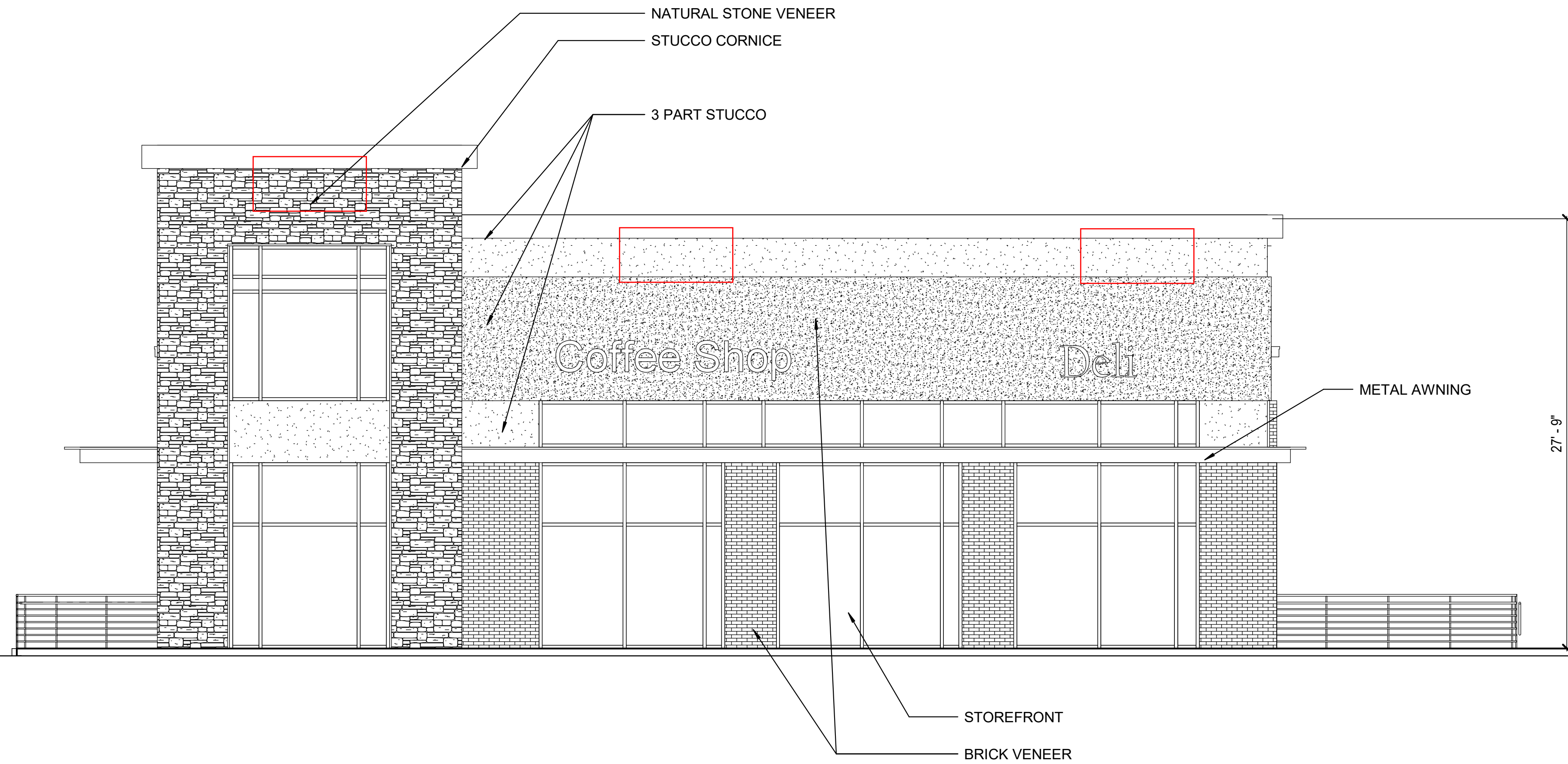
Date: 08/19  
Project No: -

Sheet Title:  
**Site Plan**

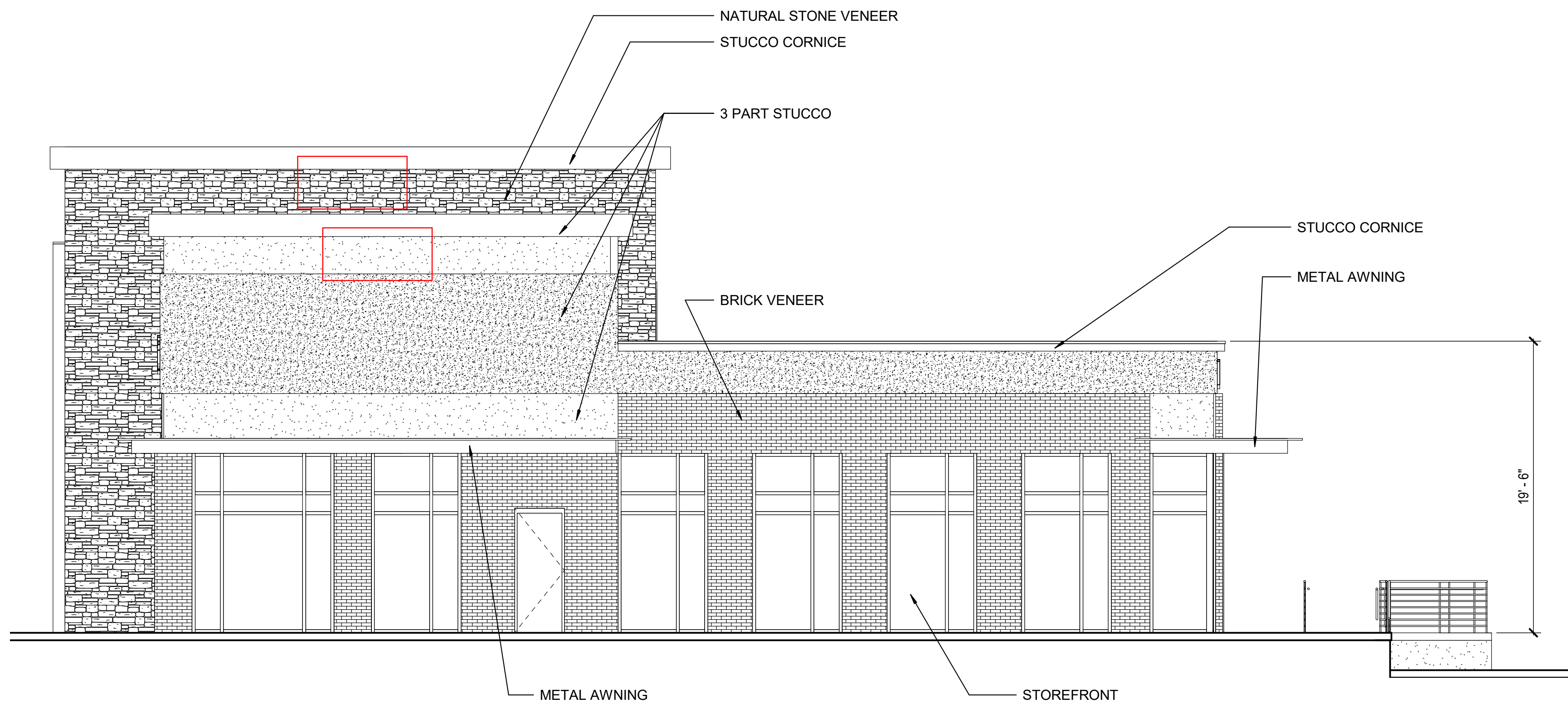
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Sheet No.: 1 of 1

Building B	Measurement	East		North		South		West	
		Provided	Required	Provided	Required	Provided	Required	Provided	Required
Wall Height	1	27.75		19.25		19.25		19.25	
Maximum Wall Length/Wall Length	2	52	83.25	40	57.75	40	57.75	72	57.75
Minimum Length Secondary Entrance/Arch Element	3	19.75	13	30.75	10	39.5	10	19.8	18
Minimum Wall Projection Secondary Entrance/Arch Element	4	6.7	6.9375	4	4.8125	19.75	4.8125	37.5	4.8125
Minimum Width Secondary Entrance/Arch Element	5	39.75	13.875	52	9.625	39.5	9.625	19.8	9.625
Minimum Height above top of wall for Secondary Entrance/Arch Element	6	4.5	6.9375	8.25	4.8125	13	4.8125	11.75	4.8125
Minimum Length of Primary Entrance/Arch Element	7	19.75	39.5	39	61.5	39.5	79	19.75	39.6

HHRR		9/4/19				
HARBOR HEIGHTS		FAÇADE MATERIAL CALCULATIONS				
<b>BUILDING B</b>	<b>NORTH</b>	2,027.0	%	<b>EAST</b>	2,118.0	%
	BRICK	450.0	22.2%	BRICK	195.0	9.2%
	STONE	310.0	15.3%	STONE	333.0	15.7%
	METAL	45.0	2.2%	METAL	51.0	2.4%
	STUCCO	680.0	33.5%	STUCCO	733.0	34.6%
	GLAZING	542.0	26.7%	GLAZING	806.0	38.1%
	<b>SOUTH</b>	2,031.0	%	<b>WEST</b>	2,121.0	%
	BRICK	125.0	6.2%	BRICK	414.0	19.5%
	STONE	871.0	42.9%	STONE	201.0	9.5%
	METAL	91.0	4.5%	METAL	39.0	1.8%
STUCCO	284.0	14.0%	STUCCO	811.0	38.2%	
GLAZING	660.0	32.5%	GLAZING	656.0	30.9%	



**2 BUILDING "B" - EAST**  
3/16" = 1'-0"



**1 BUILDING "B" - NORTH**  
3/16" = 1'-0"



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Project Number: HHRR  
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Revisions:	
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**ELEVATIONS -  
BUILDING "B"**

SP2019-033

A3

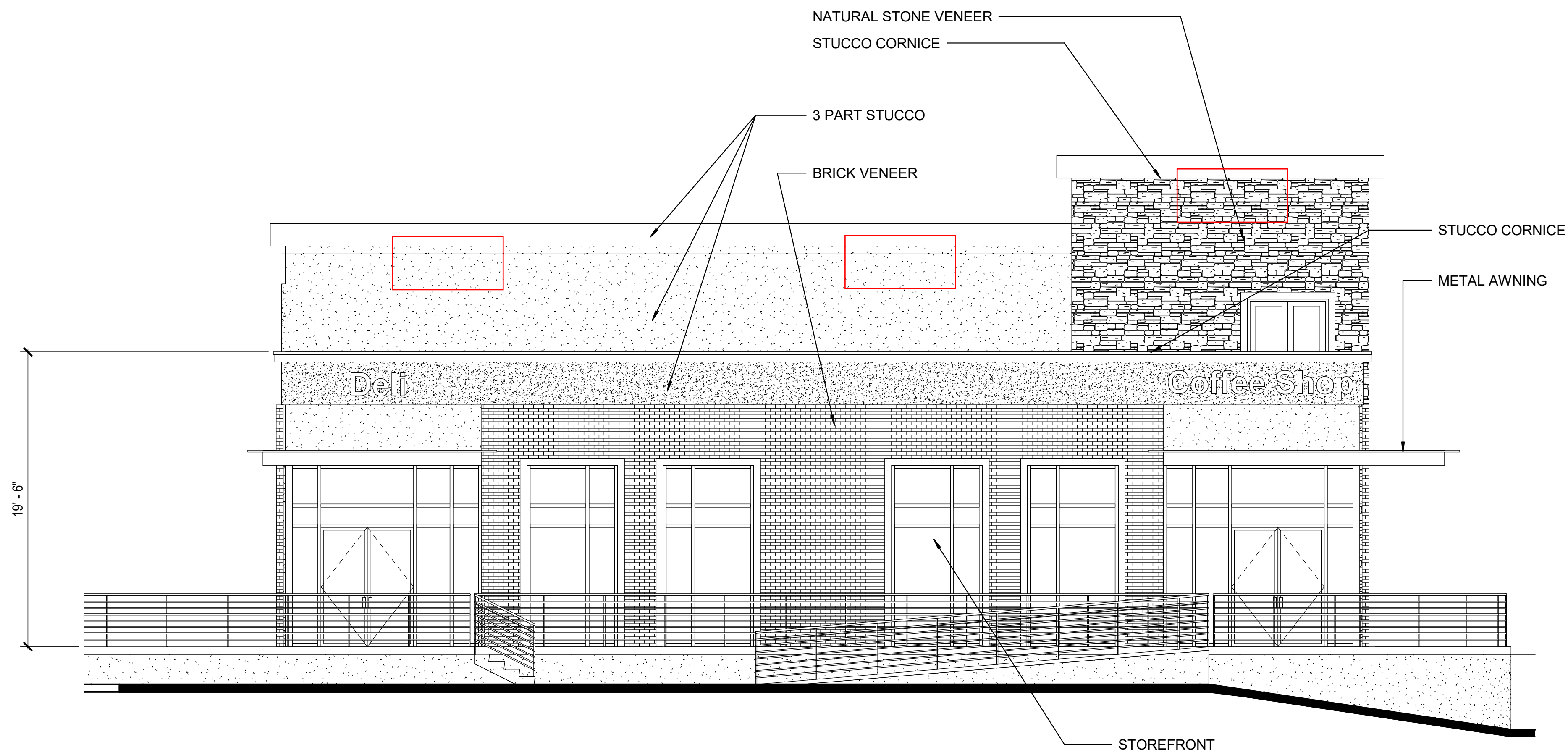
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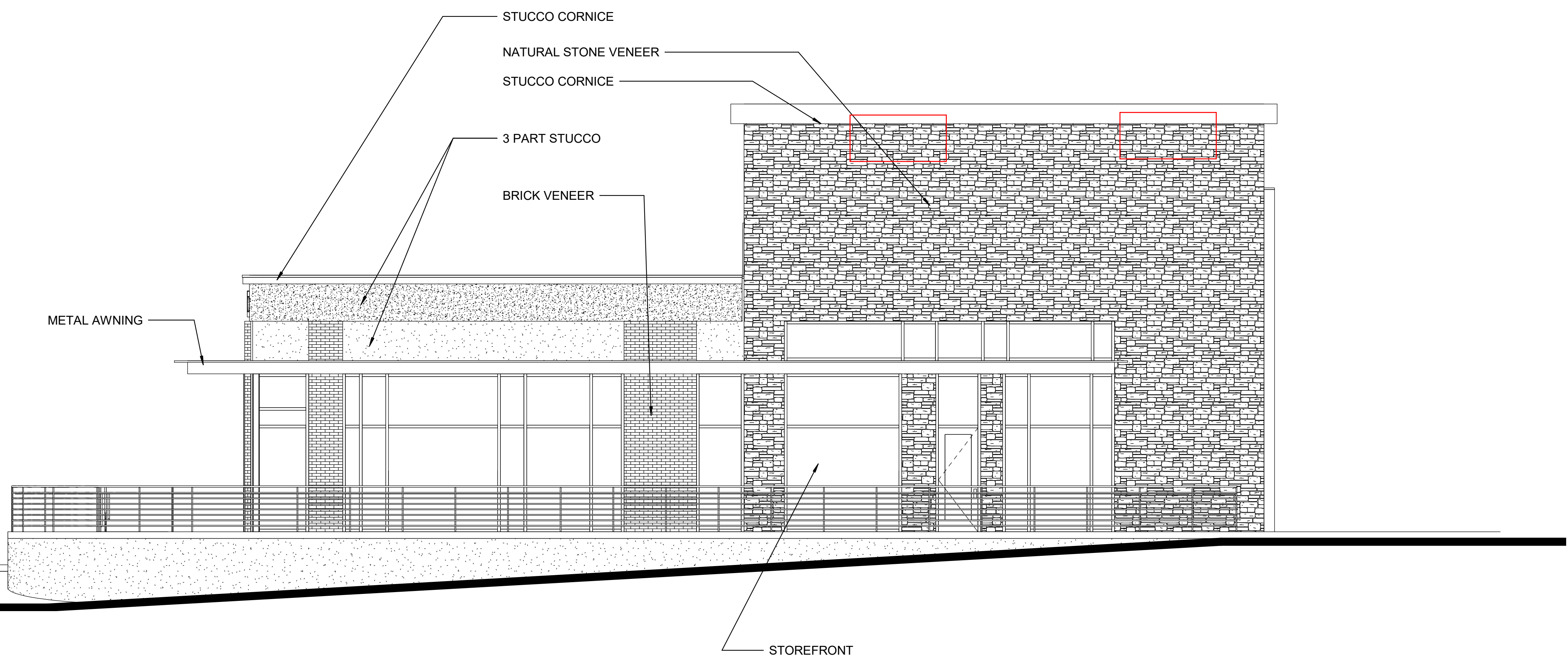
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4

5



**2 BUILDING "B" - WEST**  
3/16" = 1'-0"



**1 BUILDING "B" - SOUTH**  
3/16" = 1'-0"



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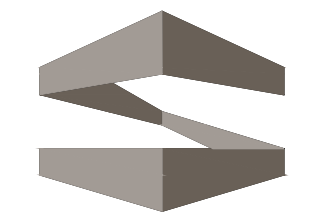
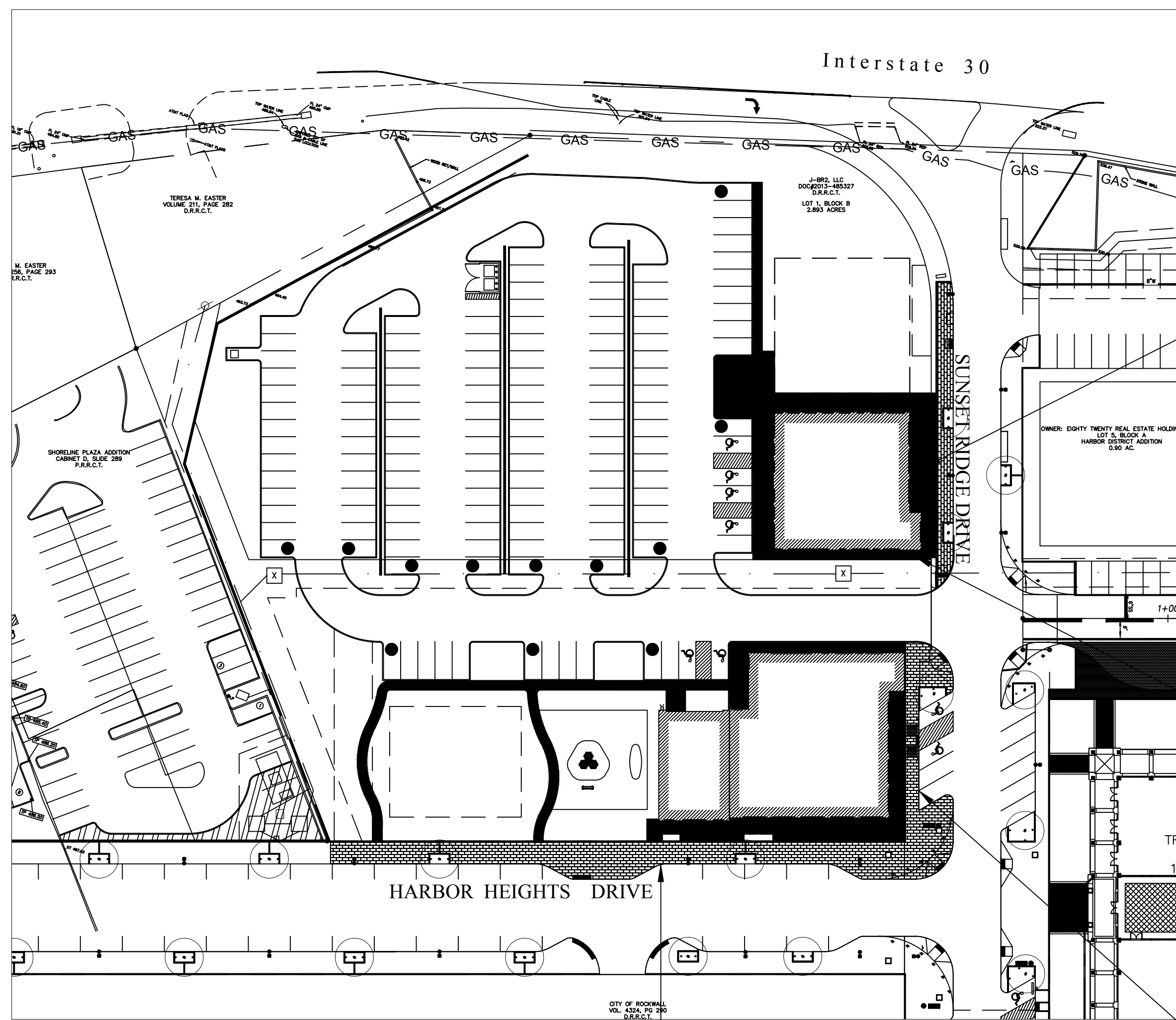
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**ELEVATIONS -  
BUILDING "B"**

SP2019-033

**A4**

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**HARBOR HEIGHTS**  
**RESTAURANT &**  
**RETAIL PADS**  
**ROCKWALL, TEXAS**

Project Number: 051302

Drawing Date: 08/15/2019

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Scale:

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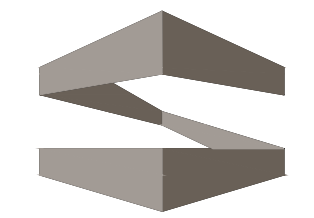
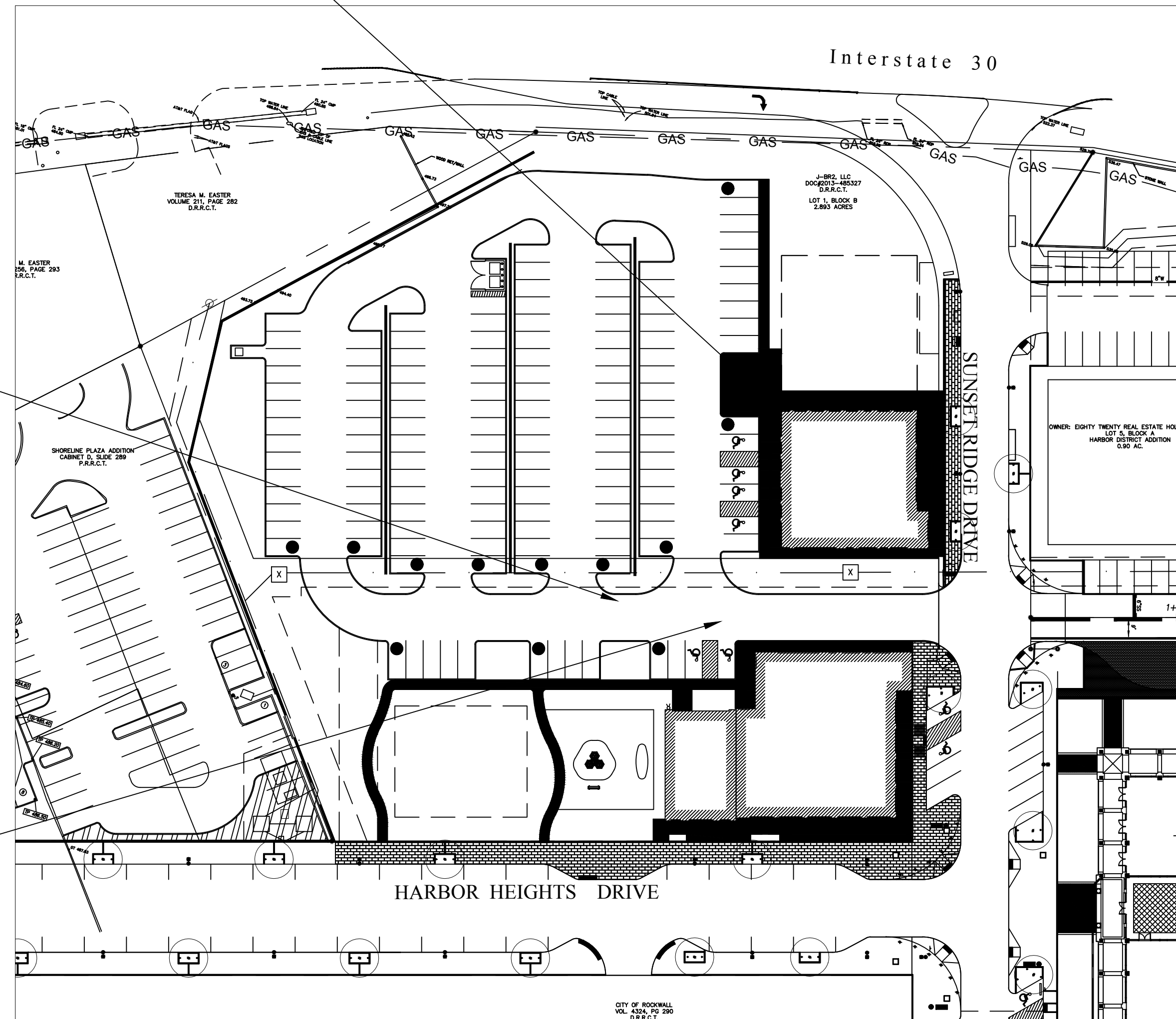
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Sheet Title:

**ELEVATIONS**

**A-5**

SP2019-033



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Project Number: 051302

Drawing Date: 08/15/2019

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Scale:

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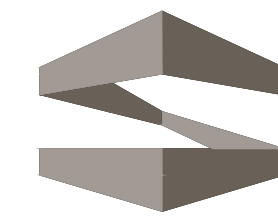
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**ELEVATIONS**

**A-6**

SP2019-033



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Sheet Title:

**ELEVATIONS**

**A-7**

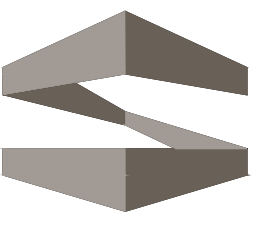
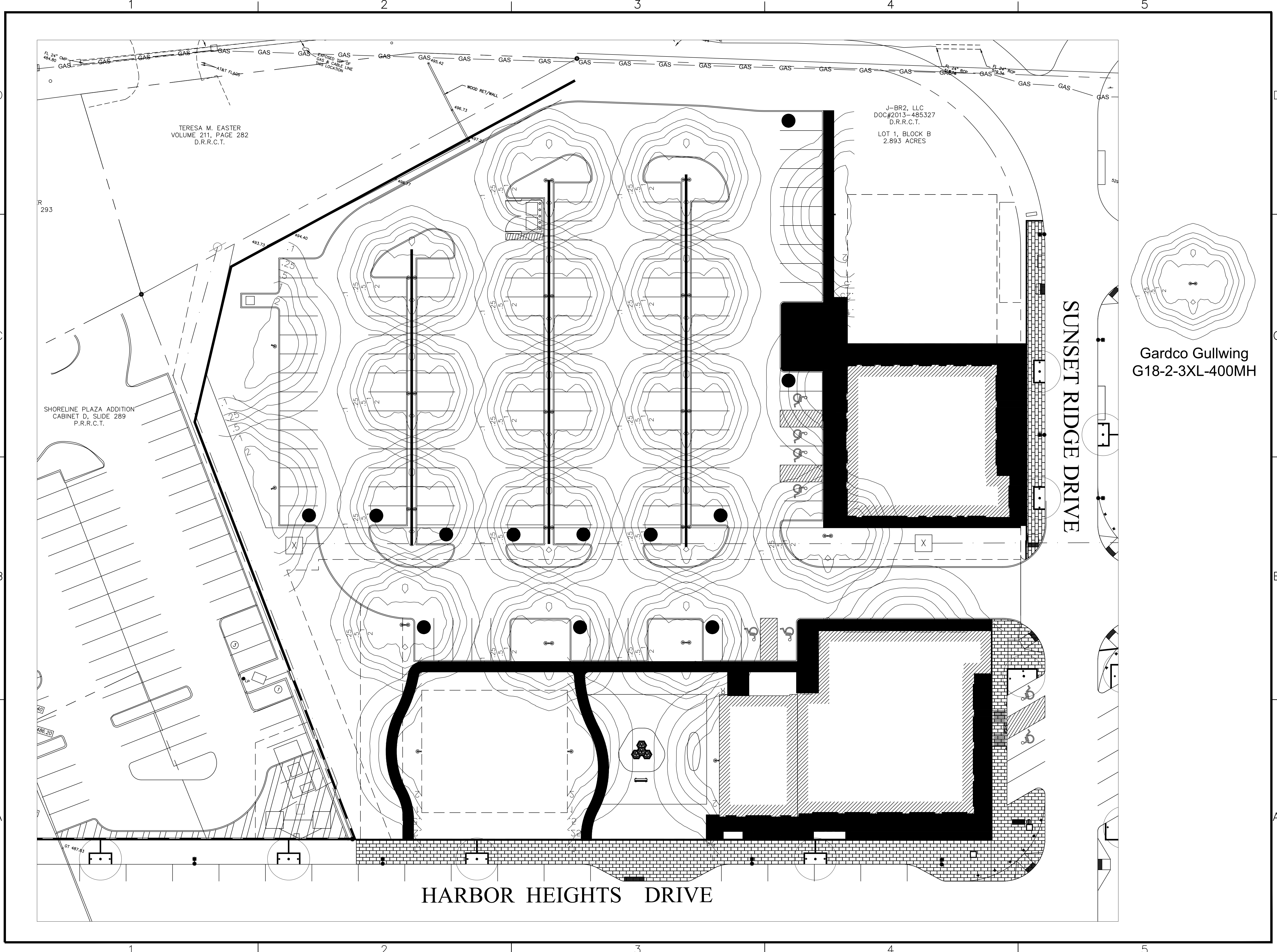
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PHYSICAL SAMPLES WILL BE BROUGHT TO THE ARB MEETING

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Sheet Title:

**PHOTOMETRICS**

**P-1**

SP2019-033

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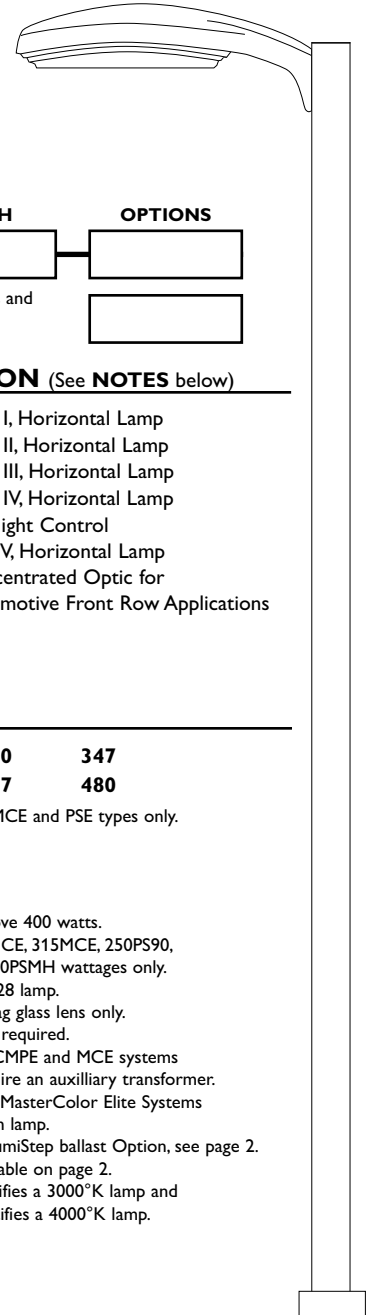
# Gullwing

## Featuring CosmoPolis and MasterColor Elite Electronic HID Systems

Page 1 of 3

## G18 Area Luminaires

The Philips Gardco Gullwing is an area luminaire defined by its sleek profile and rugged construction. The housing is one-piece, die cast aluminum and mounts directly to a pole or wall without the need of a separate support arm. The multifaceted arc-image duplicating optical systems provide IES Types I, II, III, IV and V distributions. The door frame is single-piece diecast aluminum and retains an optically clear tempered flat glass lens. The luminaire is completely sealed and gasketed preventing intrusion from moisture, dust and insects. Gullwing luminaires are finished with a fade and abrasion resistant TGIC powdercoat. Flat glass lens luminaires provide full cutoff performance. Sag Lens luminaires provide cutoff performance.



PREFIX	MOUNTING	DISTRIBUTION	WATTAGE	VOLTAGE	FINISH	OPTIONS
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Enter the order code into the appropriate box above. Note: Gardco reserves the right to refuse a configuration. Not all combinations and configurations are valid. Refer to notes below for exclusions and limitations. For questions or concerns, please consult the factory.

PREFIX	MOUNTING	DISTRIBUTION (See NOTES below)
<b>G18</b> 18" Gullwing Luminaire	<b>1</b> Single Pole Mount <b>2</b> Twin Pole Mount at 180° <b>2@90</b> Twin Pole Mount at 90° <b>3</b> 3-way Pole Mount at 90° <b>3@120°</b> 3-way Pole Mount at 120° <b>4</b> 4-way Pole Mount <b>W</b> Wall Mount, Recessed J-Box <b>WS</b> Wall Mount, Surface Conduit	<b>1<sup>1</sup></b> Type I, Horizontal Lamp <b>2XL</b> Type II, Horizontal Lamp <b>3XL</b> Type III, Horizontal Lamp <b>4XL</b> Type IV, Horizontal Lamp <b>BLC<sup>1</sup></b> Backlight Control <b>Q<sup>1</sup></b> Type V, Horizontal Lamp <b>AF<sup>2</sup></b> Concentrated Optic for Automotive Front Row Applications

### WATTAGE

Pulse Start MH Magnetic Ballast	<b>100MH<sup>3</sup></b> <b>150MH<sup>3</sup></b> <b>175PSMH<sup>3</sup></b> <sup>ⓔ</sup>	<b>250PSMH<sup>3</sup></b> <sup>ⓔ</sup> <b>250PS90**</b> <sup>ⓔ</sup> <b>320PSMH<sup>3</sup></b> <sup>ⓔ</sup>	<b>350PSMH<sup>3</sup></b> <sup>ⓔ</sup> <b>400PSMH<sup>3</sup></b> <sup>ⓔ</sup> <b>750PSMH<sup>3</sup></b>	<b>875PSMH<sup>3</sup></b>
Standard MH Magnetic Ballast	<b>175MH<sup>3</sup></b>	<b>250MH<sup>3</sup></b>	<b>400MH<sup>3</sup></b> <sup>3</sup>	
CosmoPolis Electronic System (See Notes 6,7,8,9)	<b>60CMPE</b>	<b>90CMPE</b> <b>140CMPE</b>		
MasterColor Elite Electronic System (See Notes 6,7,9,10)	<b>210MCE-3K</b> <sup>ⓔ</sup> <b>210MCE-4K</b> <sup>ⓔ</sup>	<b>315MCE-3K</b> <sup>ⓔ</sup> <b>315MCE-4K</b> <sup>ⓔ</sup>		
Pulse Start MH Electronic Ballast (See Note 9)	<b>150PSE<sup>3</sup></b> <sup>ⓔ</sup>	<b>175PSE</b> <sup>ⓔ</sup>	<b>250PSE</b> <sup>ⓔ</sup>	<b>320PSE<sup>3</sup></b> <sup>ⓔ</sup>
High Pressure Sodium Magnetic Ballast	<b>70HPS</b> <b>100HPS</b>	<b>150HPS</b> <b>250HPS</b>	<b>400HPS</b> <b>600HPS</b>	<b>750HPS<sup>3</sup></b>
Low Pressure Sodium Magnetic Ballast	<b>35LPS</b>			

\* 175MH, 250MH and 400MH not available for sale in the United States.  
 \*\* 250PS90 includes a 90% efficient magnetic PSMH ballast, meeting the requirements of California Title 20, effective 1/1/2010. Available in 120, 208, 240, 277V only.

**E** Wattages marked with Circle "E" meet federal energy efficiency standards applicable to 150 watt through 500 watt metal halide luminaires only.

### VOLTAGE

<b>120</b>	<b>240</b>	<b>347</b>
<b>208</b>	<b>277</b>	<b>480</b>

**200-277** CMPE, MCE and PSE types only.

### NOTES:

- Not available above 400 watts.
- Available in 210MCE, 315MCE, 250PS90, 250PSMH and 400PSMH wattages only.
- Requires E28/BT28 lamp.
- Furnished with sag glass lens only.
- Mogul base lamp required.
- 347V and 480V CMPE and MCE systems include and require an auxiliary transformer.
- CosmoPolis and MasterColor Elite Systems are supplied with lamp.
- Available with LumiStep ballast Option, see page 2.
- See QS / Q924 Table on page 2.
- "-3K" suffix specifies a 3000°K lamp and "-4K" suffix specifies a 4000°K lamp.

### FINISH

<b>BRP</b>	Bronze Paint
<b>BLP</b>	Black Paint
<b>WP</b>	White Paint
<b>NP</b>	Natural Aluminum Paint
<b>OC</b>	Optional Color Paint Specify Optional Color or RAL ex: OC-LGP or OC-RAL7024.
<b>SC</b>	Special Paint Specify. Must supply color chip.

### OPTIONS

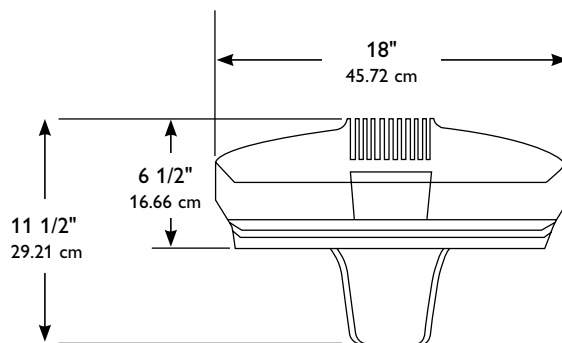
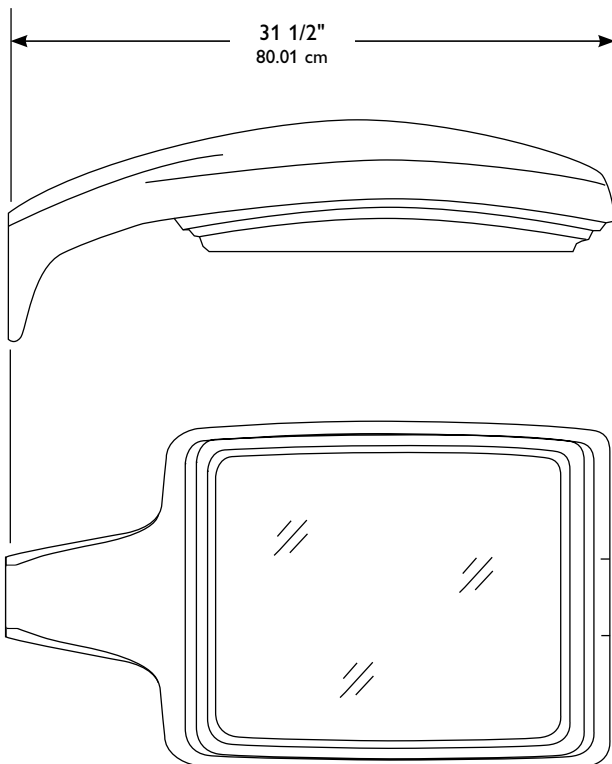
<b>F<sup>11</sup></b>	Fusing In Head
<b>LF</b>	In-Line/In-Pole Fusing
<b>PC<sup>12</sup></b>	Photocontrol and Receptacle
<b>PCR</b>	Photocontrol Receptacle only
<b>POLY<sup>13</sup></b>	Polycarbonate Sag Lens
<b>SG<sup>14</sup></b>	Sag Glass Lens
<b>HS</b>	Internal Houseside Shield
<b>QS<sup>9</sup></b>	Quartz Standby
<b>QST<sup>9</sup></b>	Quartz Standby - Timed Delay
<b>Q924<sup>9</sup></b>	Quartz Emergency
<b>QT924<sup>9</sup></b>	Quartz Emergency - Timed Delay
<b>RPA1<sup>15</sup></b>	3" Round Pole Adapter
<b>RPA2<sup>16</sup></b>	4" and 5" Round Pole Adapter
<b>MA<sup>17</sup></b>	Mast Arm Fitter

<b>TR1<sup>18</sup></b>	Single Transition
<b>TR2<sup>18</sup></b>	Twin Transition
<b>PTF2<sup>19</sup></b>	Pole Top Fitter - 2 3/8" - 3" Dia. Tenon
<b>PTF3<sup>19</sup></b>	Pole Top Fitter - 3" - 3 1/2" Dia. Tenon
<b>PTF4<sup>19</sup></b>	Pole Top Fitter - 3 1/2" - 4" Dia. Tenon
<b>SQPTF<sup>20</sup></b>	Square Pole Top Fitter
<b>GMR<sup>21</sup></b>	Provision for Gardco Motion Response
<b>L6<sup>22</sup></b>	LumiStep Ballast 6 hour
<b>L8<sup>22</sup></b>	LumiStep Ballast 8 hour
<b>L10<sup>22</sup></b>	LumiStep Ballast 10 hour

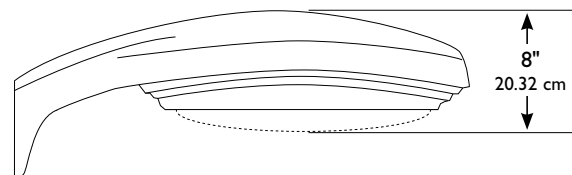
- 9. See QS/Q924 Table.
- 11. Not available above 400 watt.
- 12. Not available in 480V.  
Provide specific input voltage.
- 13. 250W maximum. Polycarbonate lenses carry a 1 year warranty only.
- 14. In lieu of flat glass. Supplied standard and required with 750 watt and higher wattages.
- 15. Required for 3" O.D. round or tapered round poles where top O.D. is less than 4".
- 16. Required for 4"- 5" O.D. round poles.
- 17. Mounts to a 2-3/8" O.D. mast arm.
- 18. Mounts to a 2-3/8" Top Tenon. Specify a pole with a 4.50" O.D. for a smooth transition.
- 19. Not available in 120° mounting configurations.
- 20. Requires a 2-3/8" O.D. x 4" tenon or a 2.4" round pole top O.D. Specify Drilling (1, 2, 2@90, 3 or 4 only.)
- 21. Available only with 175PSMH through 400PSMH and 150HPS through 400HPS wattages. Includes dual-level capacitor and wiring to connect to Gardco Motion Response System.
- 22. Available with CosmoPolis system only. See submittal sheet GE200-005 for complete information on LumiStep ballasts.

(Note 9) QS / Q924 Table	
HID Lamp Watts	Maximum Quartz Lamp Watts
175 watts or less	100 Watts
Above 175 watts up to 400 watts	150 Watts
QS, QST, Q924, QT924 are not available with CMPE, MCE or PSE wattages or in luminaires above 400 watts HID.	

### DIMENSIONS AND EPA



With Sag Glass Lens



EPA Data

1	2	3-4
1.2 ft <sup>2</sup>	2.4 ft <sup>2</sup>	3.2 ft <sup>2</sup>
.11 m <sup>2</sup>	.22 m <sup>2</sup>	.30 m <sup>2</sup>

## SPECIFICATIONS

**GENERAL DESCRIPTION:** The Philips Gardco Gullwing is an area luminaire defined by its sleek profile and rugged construction. The housing is one-piece, diecast aluminum and mounts directly to a pole or wall without the need of a separate support arm. The multifaceted arc-image duplicating optical systems provide IES Types I, II, III, IV and V distributions. The door frame is single-piece diecast aluminum and retains an optically clear tempered flat glass lens. The luminaire is completely sealed and gasketed preventing intrusion from moisture, dust and insects. The Gullwing luminaires are finished with a fade and abrasion resistant TGIC powdercoat.

**HOUSING:** A one-piece die cast aluminum housing mounts directly to a pole or wall without the need for a support arm. The low profile rounded form reduces the effective projected area of the luminaire to only 1.2 ft<sup>2</sup> / .11 m<sup>2</sup>.

**LENS ASSEMBLY:** A single-piece diecast aluminum lens frame hinges down from the housing and is secured by a stainless steel lanyard and hinge pin.

An optically clear, heat and impact resistant tempered flat glass lens is mechanically secured with eight retainers. The electrical and optical chambers are thoroughly sealed with a one-piece memory retentive hollow-core EPDM gasket to prevent intrusion by moisture, dust, and insects.

**OPTICAL SYSTEMS:** The segmented optical systems are manufactured from homogenous sheet aluminum which has been electrochemically brightened, anodized and sealed. The multifaceted arc image duplicating systems are designed to produce IES Types I (1), II (2XL), III (3XL), IV (4XL and BLC), and V (Q). With the 2XL, 3XL and 4XL luminaries, the reflector facets form a conical fan around the arc tube with each facet positioned to be precisely tangent to the top of the arc tube.

The lampholder is glazed porcelain with a nickel plated screw shell. Position-oriented mogul base sockets to accept high output horizontal metal halide lamps are supplied standard.

**ELECTRICAL:** All electrical components are UL recognized and factory tested. Electronic and magnetic HID ballasts are high power factor and mounted on a unitized tray with quick electrical disconnects. Magnetic HID ballasts are the separate component type. Electronic and magnetic HID ballasts are capable of providing reliable lamp starting down to -20°F / -29°C.

Luminaires provided with the CosmoPolis or MasterColor Elite high performance ceramic metal halide electronic systems include high power factor electronic ballasts, designed specifically for the system selected.

**FINISH:** Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powdercoat finish. Standard colors include bronze (BRP), black (BLP), white (WVP), and natural aluminum (NP). Consult factory for specs on optional or custom colors.

**LABELS:** All luminaires bear UL or CUL (where applicable) Wet Location labels.

**WARRANTY:** 5 year limited warranty. See [philips.com/warranties](http://philips.com/warranties) for complete details and exclusions.

**FULL CUTOFF PERFORMANCE:** Full cutoff performance means a luminaire distribution where zero candela intensity occurs at an angle at or above 90° above nadir. Additionally, the candela per 1000 lamp lumens does not numerically exceed 100 (10 percent) at a vertical angle of 80° above nadir. This applies to all lateral angles around the luminaire.

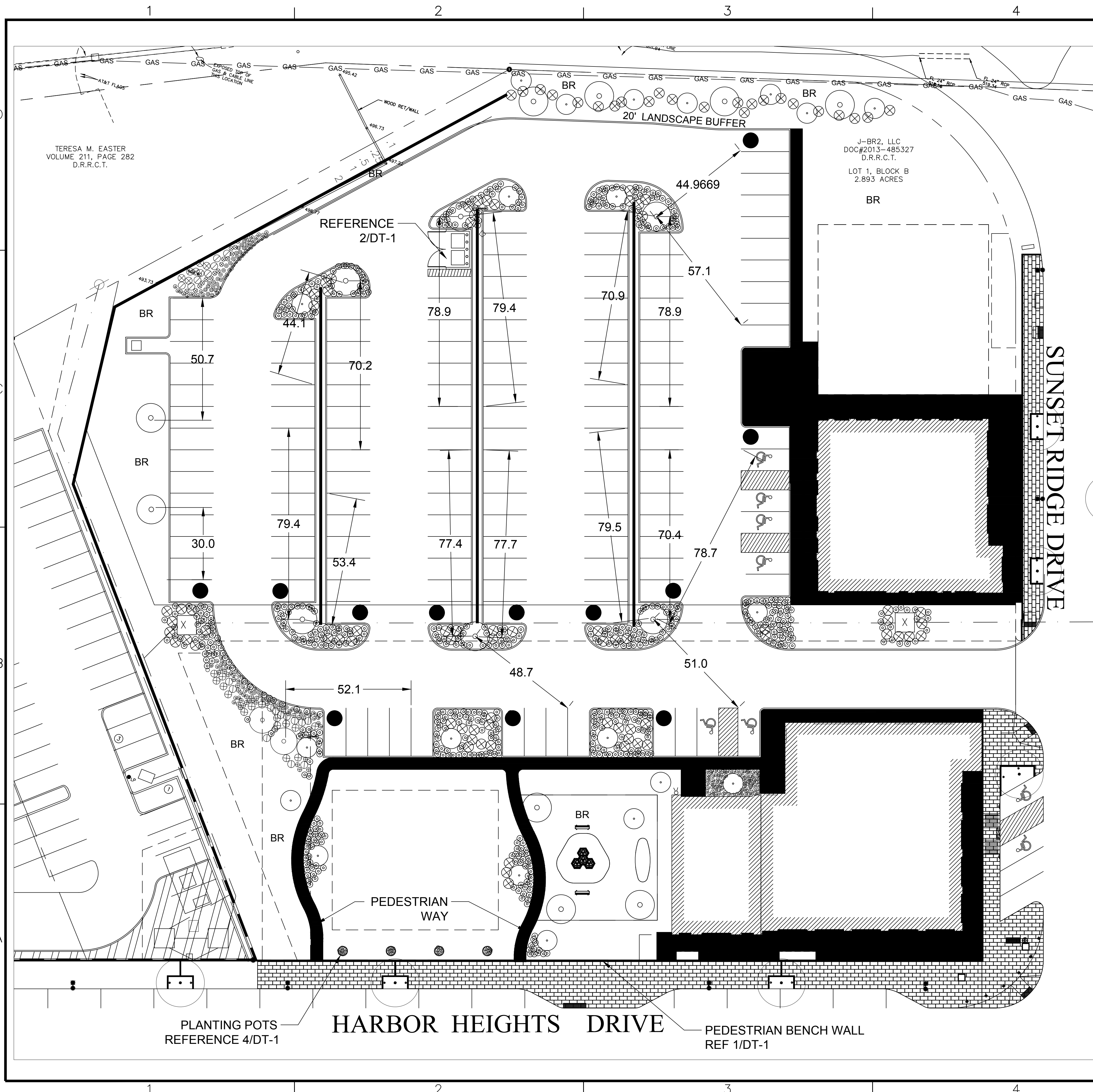
**CUTOFF PERFORMANCE:** Cutoff performance means a luminaire distribution where the candela per 1000 lamp lumens does not numerically exceed 25 (2.5 percent) at an angle at or above 90° above nadir, and 100 (10 percent) at a vertical angle of 80° above nadir. This applies to all lateral angles around the luminaire.

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[philips.com/luminaires](http://philips.com/luminaires)



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**LEGEND**

- CANOPY TREE  
LIVE OAK "LC" 100 GAL. 4.0'-4.5" CAL. 14'-16 FT. HIGH, CLEAR TRUNK TO 8 FEET  
CEDAR ELM "CA" 100 GAL. 4.0'-4.5" CAL. 12'-14 FT. HIGH, CLEAR TRUNK TO 8 FEET
- ORNAMENTAL (ACCENT) TREE  
DWARF MAGNOLIA LITTLE GEM 65 GAL. 8-10 FT. FULL TO GROUND, MAIN LEADER FORM  
SAVANNAH HOLLY 65 GAL. 8-10 FT. TREE FORM.
- ⊗ SHRUB  
DWARF YALPON HOLLY 5 GAL. 16" O.C. MAX. 16" HIGH AT TIME OF PLANTING  
DWARF BURFORD HOLLY 5 GAL. 36" O.C. MAX. 30" HIGH AT TIME OF PLANTING
- ⊙ GROUND COVER  
CREEPING LILY TURF 4" POTS, 12" O.C. MAX.  
ROSEMARY WOODY 1 GAL. 24" O.C. MAX.
- ⊗ PERENNIAL  
DAYLILIES, RED VELVET, EVERGREEN 1 GAL., 18" O.C. MAX.  
LANTANA TRAILING, WHITE JAP 1 GAL., 18" O.C. MAX.
- BG BERMUDA GRASS
- PLANTING POTS AT 20' SPACING IN FRONT OF BUILDINGS ALONG HARBOR HEIGHTS DRIVE

**LANDSCAPING GENERAL REQUIREMENTS**

PROPOSED PARKING SPACES - 142 SPACES  
 REQUIREMENT - 1 - 3" CALIPER 65 GALLON TREE PER 8 PARKING SPOTS  
 REQUIRED TREES - 18  
 PROVIDED - 36 TREES

**IH 30 OVER LAY REQUIREMENTS**

20' LANDSCAPE BUFFER  
 2 CANOPY TREES & 4 ACCENT TREES PER 100 FEET OF IH30 FRONTAGE.

**IH 30 FRONTAGE = 170 LF**

CANOPY TREES REQUIRED: 4  
 CANOPY TREES PROVIDED: 4  
 ACCENT TREES REQUIRED: 7  
 ACCENT TREES PROVIDED: 7

**LANDSCAPING GENERAL NOTES:**

1. NO LANDSCAPING TREES SHALL BE WITHIN 5' OF ANY UTILITY.
2. A MINIMUM CLEARANCE OF 5' SHALL BE MAINTAINED BETWEEN LANDSCAPING AND FIRE HYDRANTS.
3. IRRIGATION SHALL BE IN ACCORDANCE WITH THE UNIFIED DEVELOPMENT CODE.

**SITE LANDSCAPING SCHEDULE:**

1. CANOPY TREES OF THE FOLLOWING VARIETY ARE ACCEPTABLE: CEDAR ELM, TEXAS RED OAK, HOMESTEAD ELM, LACE BARK ELM, BALD CYPRESS, CHINESE PISTACHIO, OCTOBER GLORY MAPLE, PECAN, TEXAS ASH, LIVE OAK, CHINQUAPIN OAK, BURR OAK. 4" CALIPER, 60 GALLON, 12'-14" HEIGHT.
2. UNDERSTORY ORNAMENTAL(ACCENT) TREES OF THE FOLLOWING VARIETY ARE ACCEPTABLE: TEXAS REDBUD, MEXICAN PLUM, DOWNY HAWTHORN, WAX MYRTLE YAUPON, DECIDUOUS YAUPON. 3" CALIPER, 60 GALLON, 8'-10" HEIGHT.
3. SHRUBS SHALL BE 3 GALLON EVERBLOOMING ROSE AND 7 GALLON EDWARD GOUCHER ABELIA.
4. PERENNIAL ORNAMENTAL GRASS SHALL BE HAMELIN 1 GALLON FOUNTAIN GRASS.
5. PERENNIALS SHALL BE 1 GALLON RED VELVET EVERGREEN DAYLILLIES AND 1 GALLON WHITE LANTANA TRAILING.
6. WHERE NOTED, AREAS SHALL BE SOLID SODDED WITH BERMUDA GRASS.



Consultants:  
 CIVIL:  
 STRUCTURAL:  
 MEP:  
 FOOD SERVICE:  
 LANDSCAPING:

FOR SITE PLAN APPROVAL ONLY  
**NOT FOR CONSTRUCTION**

**OWNER**  
**J-BR2, LLC**  
**2701 SUNSET RIDGE**  
**SUITE 610**  
**ROCKWALL, TEXAS**  
**75032**

**HARBOR HEIGHTS RESTAURANT & RETAIL PADS**  
**ROCKWALL, TEXAS**

Project Number: 051302  
 Drawing Date: 08/15/2019  
 Drawn:  
 Checked:  
 Scale:  
 ACAD File: HHRR-Photo-090419.dwg  
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Revisions:	DESCRIPTION
1	

Sheet Title:  
**LANDSCAPING PLAN**  
**LS-1**  
**SP2019-033**

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