

# AGENDA



ARCHITECTURAL REVIEW BOARD MEETING  
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS  
JULY 25, 2023 IN THE CITY COUNCIL CONFERENCE ROOM AT 5:00 PM

NOTES ABOUT PUBLIC PARTICIPATION = RED

(I) CALL TO ORDER

(II) OPEN FORUM

*This is a time for anyone to address the Architectural Review Board (ARB) on any topic. Per the policies of the City of Rockwall, public comments are limited to three (3) minutes out of respect for the time of other citizens. On topics raised during the OPEN FORUM, please know that the Architectural Review Board (ARB) is not permitted to respond to your comments during the meeting per the Texas Open Meetings Act.*

(III) CONSENT AGENDA

*These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code (UDC), and do not involve discretionary approvals.*

(1) **SP2023-022 (BETHANY ROSS)**

Discuss and consider a request by Hind Saad of RSG Engineering on behalf of Roy Bhavi of FlexSpace Business Parks, LLC for the approval of a Site Plan for a *warehouse/office* development on a 6.17-acre tract of land identified as Tract 2-01 of the D. Harr. Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the Airport Overlay (AP OV) District, addressed as 1760 Airport Road, and take any action necessary.

(2) **SP2023-024 (HENRY LEE)**

Discuss and consider a request by David Lindsay of Tri-Tex Construction Inc. for the approval of a Site Plan for an *office building* on a 1.50-acre tract of land identified as Tract 8-3 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 955 Sids Road, and take any action necessary.

(IV) ADJOURNMENT

The City of Rockwall Planning and Zoning Commission reserves the right to adjourn into executive session at any time to discuss any matters listed on the agenda above, as authorized by Texas Government Code §551.071 (Consultation with City Attorney).

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Melanie Zavala, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on July 21, 2023 prior to 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

# PROJECT COMMENTS



CITY OF ROCKWALL  
385 S. GOLIAD STREET  
ROCKWALL, TEXAS 75087  
PHONE: (972) 771-7700

DATE: 7/21/2023

PROJECT NUMBER: SP2023-022  
PROJECT NAME: Site Plan for 1760 Airport Road  
SITE ADDRESS/LOCATIONS: 1760 AIRPORT RD

CASE CAPTION: Discuss and consider a request by Hind Saad of RSG Engineering on behalf of Roy Bhavi of FlexSpace Business Parks, LLC for the approval of a Site Plan for a warehouse/office development on a 6.17-acre tract of land identified as Tract 2-01 of the D. Harr. Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the Airport Overlay (AP OV) District, addressed as 1760 Airport Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	07/20/2023	Approved w/ Comments

07/20/2023: SP2023-022; Site Plan for 1760 Airport

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for a warehouse/office development on a 6.17-acre tract of land identified as Tract 2-01 of the D. Harr. Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the Airport Overlay (AP OV) District, and addressed as 1760 Airport Road.

I.2 The subject property will be need to be replatted after the engineering process to establish the property line and new easements.

M.3 Provide the City standard Site Plan Signature Block on all sheets of the plans. Please remove the bracketed wording and leave a blank space for the date.

I.4 If you decide to phase this project out, please keep in mind that site plans expire after two (2) years of inactivity, engineering plans expire after a year of inactivity, and building permits expire after 180 days of inactivity from approval date.

M.5 Site Plan:

- 1) Please add a numeric and graphic scale. (Subsection 03.04.A, of Article 11, UDC)
- 2) Label the new fire lane as "Fire Lane and Utility Easement." (Subsection 03.04. B, of Article 11, UDC)
- 3) Trash/Recycling enclosures shall be four (4) sided. These receptacles shall be screened by a minimum six (6) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. These enclosures shall be located to the side or rear of the primary building, and shall not front on to a public right-of-way. (Subsection 01.05. B, of Article 05, UDC) Move the trash enclosures to a location which will not be seen from the public right-of-way of Airport Road and rotate them at a 45 degree angle so that Republic can successfully pickup the trash. Also, thin stone veneer will need to be used as the only material for the trash enclosures.
- 4) Indicate the subsequent screening and location of pad mounted equipment. You will need proper spacing for Fire Access (10-feet). I would suggest checking with Ariana Kistner (City of Rockwall Fire Marshall) on spacing. (Subsection 01.05. C, of Article 05, UDC)

M.6 Landscape Plan:

- a) All parking spaces shall be within 80' of a canopy tree. (Subsection 05.03.E, Article 08, UDC)

- b) All Canopy trees must be a minimum of four (4) inch caliper. (Section 04, Article 08, UDC)
- c) Shrubs shall be a minimum of three (3) gallons in size. (Section 04, Article 08, UDC)
- d) Provide a landscape table that specifies the size and type of landscape used. (Subsection 05.03.B, Article 08, UDC)
- e) Provide one canopy tree per 750 SF of detention area and one accent tree for every 1,500 SF of detention area. Please provide square footage for the detention area. (Subsection 05.03.D, Article 08) Alternatively, you can request a xeriscape/smartscape detention area. This would incorporate native grasses in lieu of turf and instead of requiring one canopy tree per 750 SF and one accent tree for every 1,500 SF, a shrub or ornamental grass every 750 SF of dry land area shall be required to be planted on site or around the detention area. (Subsection 05.05.C.2, of Article 08, UDC) Some native grass varieties that have been used in the past are: Big bluestem, cereal ryegrass, eastern gamagrass, green sprangletop, prairie wildrye, switchgrass, wild tridens, broomsedge bluestem, blackland prairie, and bushy bluestem. Check with Travis Sales (Director of Parks and Recreation) for anymore clarification on this matter.
- f) Please provide the required screening along the southern property line.

M.7 Photometric Plan:

- a) Please indicate the FC measurement for each of the proposed lights. The maximum outdoor maintained, computed, and measured illumination level within any nonresidential development shall not exceed 20 FC at any point on the site. (Subsection 03.03.G, of Article 07, UDC)
- b) The allowable maximum light intensity measured at the property line of a non-residential property shall be 0.2 of one-foot candle. (Subsection 3.03.C, of Article 07, UDC) Please indicate at the property line not within the right-of-way of Airport Road.

M.8 Building Elevations:

- a) Provide a numeric and graphic scale (Subsection 03.04.A, of Article 11, UDC)
- b) Provide the material percentages for all materials on the building. (Subsection 05.01, of Article 05, UDC)
- c) The garage bay doors for buildings 6 and 7 are not internal to the site therefore require three (3) tiered screening (i.e. small to mid-sized shrubs, large shrubs or accent trees, and canopy trees). Also, three (3) tiered screening will be required since the adjacent property is residentially zoned (i.e. the southern and western properties lines are adjacent to properties that are zoned Agricultural [AG] District). On portions of this site this will cause an issue with the airport overlay zone; however, there are areas outside of this zoned where screening could be added to bring the request closer into conformance. An exception will need to be requested from the Planning and Zoning Commission.
- d) The use of 90% masonry material is required, however this requirement is not met, which is not uncommon for large industrial building. Typically, larger buildings will cluster these materials around the entryways. This will require a variance to the Unified Development Code (UDC). (Subsection 06.02. C. of Article 05, UDC)
- e) The use of 20% natural or quarried stone is required, however this requirement is not met, which is not uncommon for large industrial building. This will require a variance to the Unified Development Code (UDC). (Subsection 06.02. C. of Article 05, UDC)
- f) The primary and secondary articulation standards are not met, which is not uncommon with large industrial buildings. This will require a variance to the Unified Development Code (UDC). (Subsection 05.01. C.1. of Article 05, UDC)
- g) Provide a note that the parapet will be finished on both sides. (Subsection 04.01, of Article 05, UDC)
- h) Roof systems (i.e. parapet) must be enclosed on all four sides of the building. (Subsection 05.01.A.2, of Article 05, UDC)

M.9 Based on the materials submitted staff has identified the following exceptions for this project:

- (1) Building Articulation
  - a. Primary Building Facades. According to Article 05, Development Standards, of the Unified Development Code (UDC) all primary building facades for commercial buildings are required to meet the standards stipulated in Section 04.01C1. In this case the two (2) primary facades do not meet these standards.
  - b. Secondary Building Facades. According to Article 05, Development Standards, of the Unified Development Code (UDC) all secondary building facades for commercial buildings are required to meet the standards stipulated in Section 04.01C2. In this case the two (2) secondary facades do not meet these standards.
- (2) Primary Materials. According to Subsection 05.01.A.1(a) of Article 05, Development Standards, of the Unified Development Code (UDC), exterior walls should consist of 90% masonry materials.
- (3) 20% Stone. According to Article 05, General Industrial District Standards, of the Unified Development Code (UDC), a minimum of 20% natural or quarried stone is required on all building façades.
- (4) Screening of Loading Docks. According to Subsection 05.02(A), Loading Docks and Outside Storage Areas, of Article 08, Landscape and Fence Standards, of the of the Unified Development Code (UDC), three-tiered screening is required to screen loading docks from adjacent properties.

M.10 According to Article 11, Development Application and Review Procedures, of the Unified Development Code (UDC), two (2) compensatory measure for each exception or

variance is required. In order to request an exception, the applicant will need to provide a letter outlining the requested exceptions and subsequent two (2) compensatory measures for each exception or variance. (Subsection 09.02, of Article 11). Compensatory measures to consider:

- (1) Higher caliper trees.
- (2) Additional landscaping.
- (3) Increased building articulation.
- (4) Increased architectural elements.
- (5) Building materials conforming to the General Overlay District requirements.

M.11 Please consider making the following changes to the site plan:

- (1) Remove the loading docks on Buildings 6 & 7 or redesign the building layout so that these overhead doors are properly screened.
- (2) Incorporate the required three-tiered screening in the areas outside of the airport overlay zone.
- (3) Meet the minimum material requirements on Buildings 1, 7, & 6 as stipulated by the Unified Development Code (UDC).

M.11 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on August 8, 2023; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the August 15, 2023 Planning & Zoning Meeting.

I.12 Please note the scheduled meetings for this case:

- (1) Planning & Zoning Work Session meeting will be held on July 25, 2023
- (2) Planning & Zoning meeting/public hearing meeting will be held on August 15, 2023.

I.13 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City requires that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are required to present their case and answer any questions the Planning Commission may have regarding this request. Please also note the Architecture Review Board will review the building elevations for this site plan an hour before the scheduled Planning and Zoning meetings (at 5:00 PM), it is highly encouraged that your project architect attends this meeting.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Jonathan Browning	07/19/2023	Needs Review

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	07/20/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	07/20/2023	Needs Review

07/20/2023: Show location of all fire department connections (FDCs)

FDC shall be within 50 feet of, facing, and visible from the fire lane.

FDC must be within 100 feet of a fire hydrant.

The FDC shall be clear and unobstructed with a minimum of a 5-foot clear all-weather path from fire lane access

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	07/17/2023	Approved w/ Comments

07/17/2023: Please submit a suite numbering plan for the site.

Example: (One Story buildings: All suites must be numbers 1XX)

1760 AIRPORT RD, BUILDING 1, SUITE 101,103,105...

1760 AIRPORT RD, BUILDING 2, SUITE 102,104,106...

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Bethany Ross	07/21/2023	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	07/19/2023	Approved w/ Comments

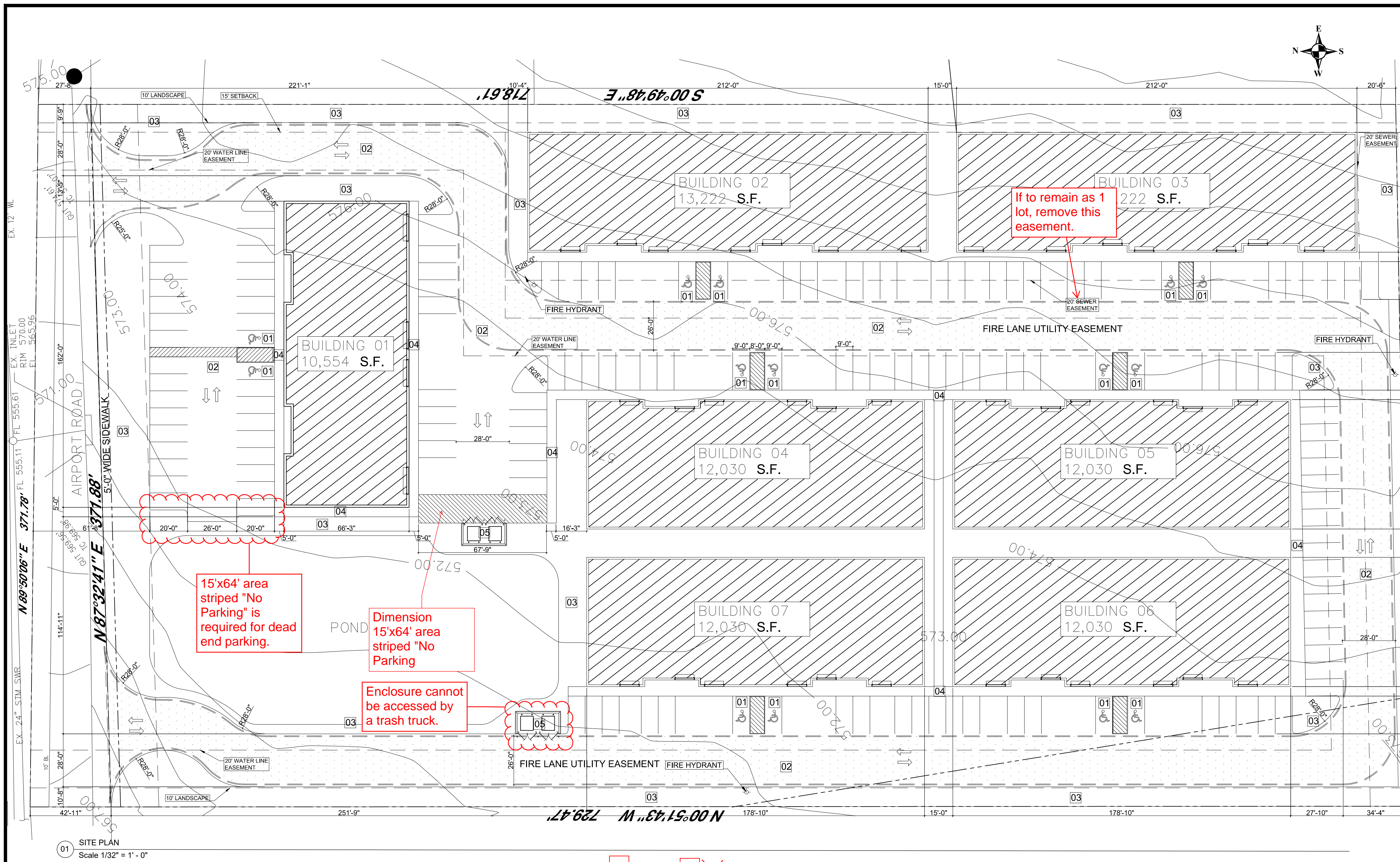
07/19/2023: 1. Please provide tree caliper inch sizes

2. Container versus ball and burlap

3. All parking must be within 80' of a tree canopy

4. Please provide calculations for detention pond trees (1) canopy tree per 750sqft and (1) accent tree per 1,500 sqft of detention

5. Please ensure shrub row along Airport is continuous for head light glare requirement.



**ADA & TAS**  
FOR ADA AND TAS REQUIREMENT FOR GRADING AND ACCESSIBLE R

**FIRE LANE NOTES**  
CURBS LOCATED BETWEEN A PLACED ALONG THE PAVEMENT WITH THE WARNING "FIRE LANE EXCEEDING FIFTY (50) FEET."  
ANY COLOR OTHER THAN RED PAVEMENT STRIPING OR WH BY THE CODE OFFICIAL.  
WHERE FIRE LANE SIGNS ARE COLUMN, IMMEDIATELY BEL  
HEIGHT OF THE SIGNS SHALL BOTTOM EDGE OF THE LOWE  
FIRE LANE SIGNS SHALL BE PLACED BOTTOM EDGE OF THE ACCESS ROA  
ALL REQUIRED FIRE LANES SH INCH (6") WIDE RED BACKGR  
WHITE LETTERS STATING "FIRE LANE ALONG THE ENTIRE LENGTH OF THE  
FIRE LANE MARKINGS SHALL  
FIRE LANE TOW-AWAY ZONE  
ON CURBLESS DRIVEWAYS, TI WHITE LETTERS STATING "FIRE LANE ZONE" TO BE PAINTED UPON THE EXACT BOUNDARY OF THE FIRE LANE

**FIRE LANE**  
PAINT DESIGNATED CURBS WITH PAVEMENT WHERE THERE IS NO WARNING "FIRE LANE TOW AWAY"

**NOTE PARKING**  
NOTE 1: ACCESSIBLE PARKING SPACE ANY DIRECTION. THE WALKWAY 402.2 COMPONENTS: ACCESS WALKING SURFACES WITH A F EXCLUDING THE FLARED SIDE SHALL COMPLY WITH THE APP 403.3 SLOPE: THE RUNNING SLOPE OF WALKING SURFACE 502.4 FLOOR OR GROUND SUR WITH 302. ACCESS AISLES SH LEVEL ARE NOT PERMITTED.  
NOTE 2: THE AREA REQUIRED FOR MA LEVEL DOES NOT EXCEED 1:4 404.2.4 MANEUVERING CLEAR COMPLY WITH 404.2.4. MANEU REQUIRED LATCH SIDE OR HI 404.2.4.4 FLOOR OR GROUND CLEARANCES SHALL COMPLY EXCEPTIONS: 1. SLOPES NOT COMPLYING WITH 404.2.5 SHA

**PARKING REQUIRE**  
WAREHOUSE TOTAL AREA: 85 OFFICES: 9,852 / 300 ; 33 SPAC WAREHOUSE: 75,266 / 1,000: 7

**TOTAL REQUIRED**  
**TOTAL PROVIDED**  
INCLUDED 14 HANDICAP VAN

**General Items:**  
- Must meet City's 2023 Standards of Design and Construction  
- 4% Engineering Inspection Fees  
- Impact Fees (Water, Wastewater & Roadway)  
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.  
- Retaining walls 3' and over must be engineered.  
- All retaining walls (18" or taller) must be rock, stone, or stone face. No smooth concrete walls.  
- All utilities must be underground  
- Need to show proposed water and sewer on site plan

**Drainage Items:**  
- Detention is required. Use the Modified Rational Method for acreages less than 20acres.  
- Dumpster areas to drain to oil/water separator and then to the storm lines. Need to show dumpster area.  
- No vertical walls allowed in detention easement. 4:1 maximum side slopes.  
- No public water or sanitary sewer allowed in detention easement  
- All detained water must drain to the existing system at the SE corner of John King and Airport.  
- Must have a 20' drainage easement adjacent to Airport.

**Water and Wastewater Items:**  
- Must loop minimum 8" water line on site.  
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)  
- Minimum public sewer is 8". Must connect to the sewer line to the southeast. Will need a Railroad permit to cross their ROW and off-site sewer easement(s). Must extend 8" sewer to western property line.  
- Water and sewer must be 10' apart.  
- Will need a utility crossing permit from the railroad  
- To connect to existing water full panel concrete replacement will be required.  
- Possible ex. water line easement on property  
- All utilities must be centered in easement.

**Roadway Paving Items:**  
- All Parking to be 20'x9' minimum.  
- No dead-end parking allowed without an City approved turnaround.  
- Drive isles to be 24' wide.  
- Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum. - Fire lane to be in a platted easement.  
- Install 5' sidewalk along Airport  
- Driveway spacing is 100'. Need to check verify Meals on Wheels driveway location.  
- 5' sidewalk along Airport to be located 2' inside the right-of-way.

**Landscaping:**  
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.  
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

**WATER SUPPLY (FOR FIREFIGHTING)**

BUILDING	REQUIRED GPM:	DURATION:	NUMBER OF HYDRANTS REQUIRED / PROVIDED	75% REDUCTION
<b>BUILDING 01</b>	2,250	2H	2REQ / 2PROV	NO
<b>BUILDING 02 &amp; 03</b>	2,500	2H	3REQ / 3PROV	NO
<b>BUILDING 04, 05, 06 &amp; 07</b>	2,500	2H	3REQ / 3PROV	NO

GENERAL REFERENCE: SECTION 212.009 OF CHAPTER 212, MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT, OF THE TEXAS LOCAL GOVERNMENT CODE

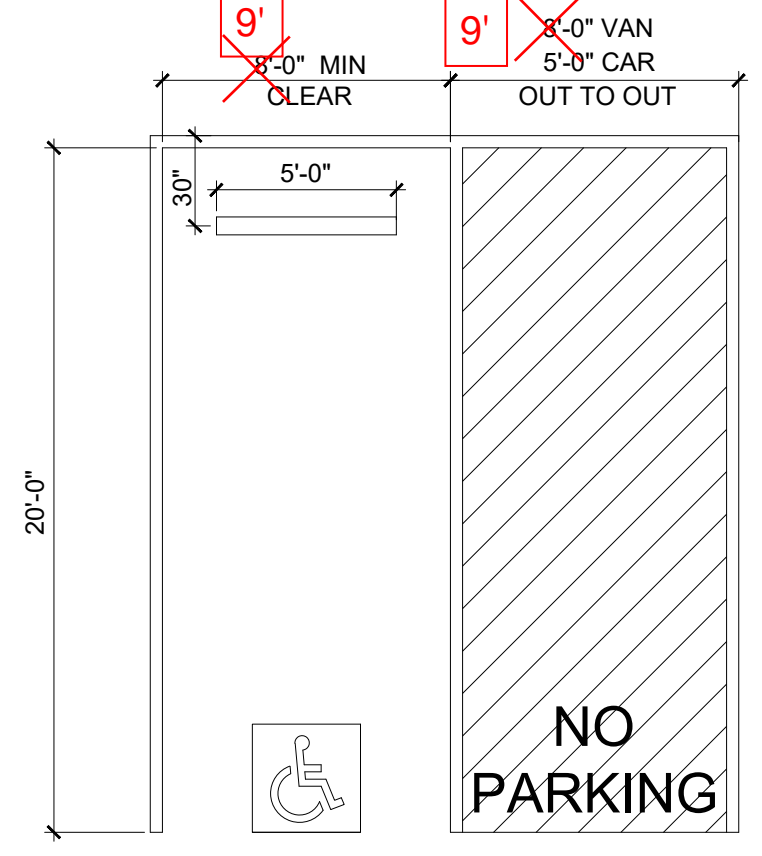
**SITE PLAN SIGNATURE BLOCK**

APPROVED:  
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].

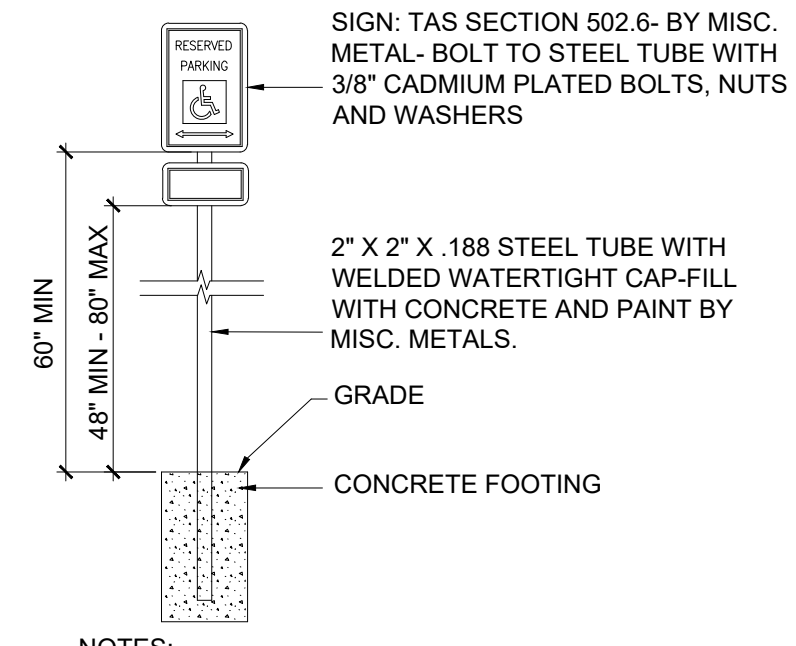
WITNESS OUR HANDS, this \_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Planning & Zoning Commission, Chairman

\_\_\_\_\_  
Director of Planning and Zoning

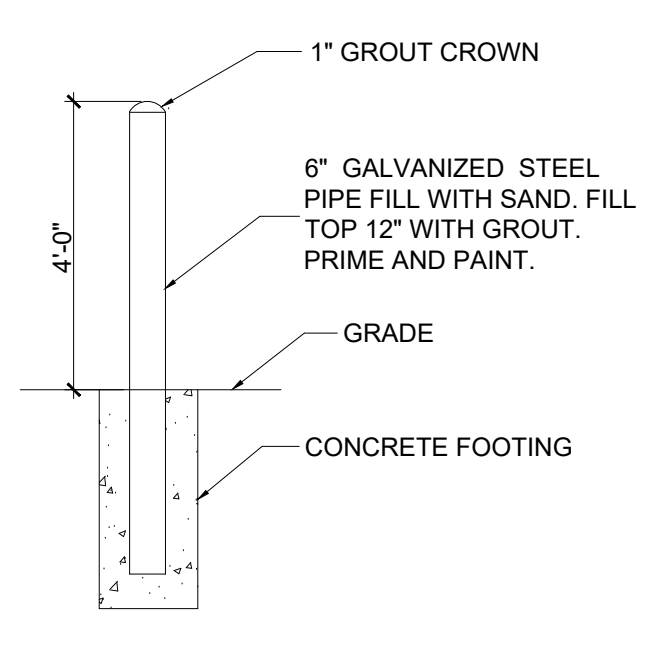


02 HANDICAP SPACE & AISLE  
Scale 3/8" = 1'-0"



NOTES:  
1. HANDICAP PARKING SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL REGULATIONS.  
2. SIGNS SHALL BE POST MTD. WITH POST LOCATED BETWEEN BUILDING AND SIDEWALK, CENTERED ON PARKING SPACE.  
3. SIGNS SHALL BE POST MTD. WITH POSTS LOCATED BETWEEN BUILDING AND CURB, CENTERED ON PARKING SPACE.

03 HANDICAP SIGN POST  
Scale 3/8" = 1'-0"



04 BOLLARD  
Scale 3/8" = 1'-0"

**SITE PLAN SIGNATURE BLOCK**

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I hereby certify that the above foregoing site plan for a development in the City of Rockwall, Texas, was approved by the planning & zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].

WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

\_\_\_\_\_  
Planning & Zoning Commission, Chairman

\_\_\_\_\_  
Director of Planning and Zoning

- GENERAL NOTES**
- DO NOT SCALE DRAWINGS. CONTACT DESIGNER TO VERIFY ANY UNKNOWN DIMENSIONS.
  - CONTRACTOR TO VERIFY WITH DIMENSIONS BEFORE COMMENCING ANY WORK. CONTRACTOR TO INFORM DESIGNER OF ANY DISCREPANCIES.
  - ALL OTHER WORK REQUIRED BUT NOT SPECIFIED IN THIS DOCUMENTS SHALL BE PERFORMED BY CONTRACTORS TO MEET THE GENERAL PRACTICING STANDARDS, BUILDING CODES AND MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.
  - CONTRACTOR TO OBTAIN ALL PERMITS AND INSPECTIONS AND COMPLY WITH ALL CODES, LAWS, ORDINANCES, RULES AND REGULATIONS OF ALL PUBLIC AUTHORITIES (FEDERAL, STATE OR GOVERNING THE WORK. THE MOST STRINGENT SHALL APPLY.
  - ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED AND CONDITIONED PER MANUFACTURER'S INSTRUCTIONS. IN CASE OF DIFFERENCES BETWEEN THE MANUFACTURER'S INSTRUCTION AND THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE DESIGNER BEFORE PROCEEDING.
  - ALL SIDEWALKS AND PATIO AREAS SURROUNDING THE BUILDING TO MAINTAIN A MAXIMUM 2% SLOPE.
  - CONTRACTOR SHALL VERIFY ALL EXISTING SITE AND BUILDING CONDITIONS IN THE FIELD PRIOR BIDDING.
  - CONTRACTOR SHALL PROVIDE ANY TEMPORARY ROADS OR CROSSINGS AS REQUIRED FOR EXECUTION OF THE CONTRACT. ALL TEMPORARY CONSTRUCTION SHALL BE REMOVED AT THE COMPLETION OF THE PROJECT.
  - PROVIDE CONCRETE WALKS WITH CONTROL AND EXPANSION JOINT.
  - RELOCATION OF ALL UTILITY POLES, LINES AND OTHER EXISTING SERVICES (IF REQUIRED) SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE VERIFIED AND COORDINATED WITH APPROPRIATE AGENCIES.
  - GRADE ALL LANDSCAPE ISLANDS TO AVOID WATER PONDING INSIDE CURBS-TYPICAL.
  - ALL PAVING TO BE CONCRETE UNLESS NOTED OTHERWISE.
  - SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
  - REFER TO CIVIL DRAWING FOR SITE WORK.
  - GENERAL CONTRACTOR TO PROTECT ALL TREES AND SHRUBS (IF ANY) IN AREA OF NEW CONSTRUCTION.
  - CONTRACTOR TO STAKE OUT ALL CORNERS OF BUILDINGS, ALL MAJOR SITE AND BUILDING COMPONENTS, ALL COLUMN LOCATIONS AND WATER EASEMENT PRIOR TO COMMENCEMENT OF ANY OTHER WORK.
  - ALL RESERVED SYMBOLS ARE TO BE PAINTED "INTERNATIONAL RESERVED BLUE". ALL OTHER STRIPING AND ADJACENT ACCESS AISLES IS TO BE PAINTED WHITE.
  - FLOOR OR LANDING ON EACH SIDE OF DOORS ARE AT THE SAME ELEVATION ON EACH SIDE OF THE DOORS. LANDING SHALL BE LEVEL EXCEPT THAT EXTERIOR LANDINGS MAY HAVE A SLOPE NOT TO EXCEED 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2% SLOPE) AS PER SECTION 1008.1.4.
  - GROUND AND FLOOR SURFACES ALONG ACCESSIBLE ROUTES AND IN ACCESSIBLE ROOMS AND SPACES INCLUDING FLOORS, WALKS, RAMPS, STAIRS, AND CURB RAMPS, SHALL BE STABLE, FIRM, SLIP RESISTANT AND SHALL COMPLY WITH TAS.

**RS&G ENGINEERING**

13501 KATY FREEWAY  
SUITE 3180  
HOUSTON, TEXAS 77079  
PH. 713-763-7777

project  
**ROCKWALL OFFICES WAREHOUSES**  
at  
0 AIRPORT ROAD  
ROCKWALL, TX 75087

REVISIONS

ISSUE DATE: 07/11/23

05/19/2023

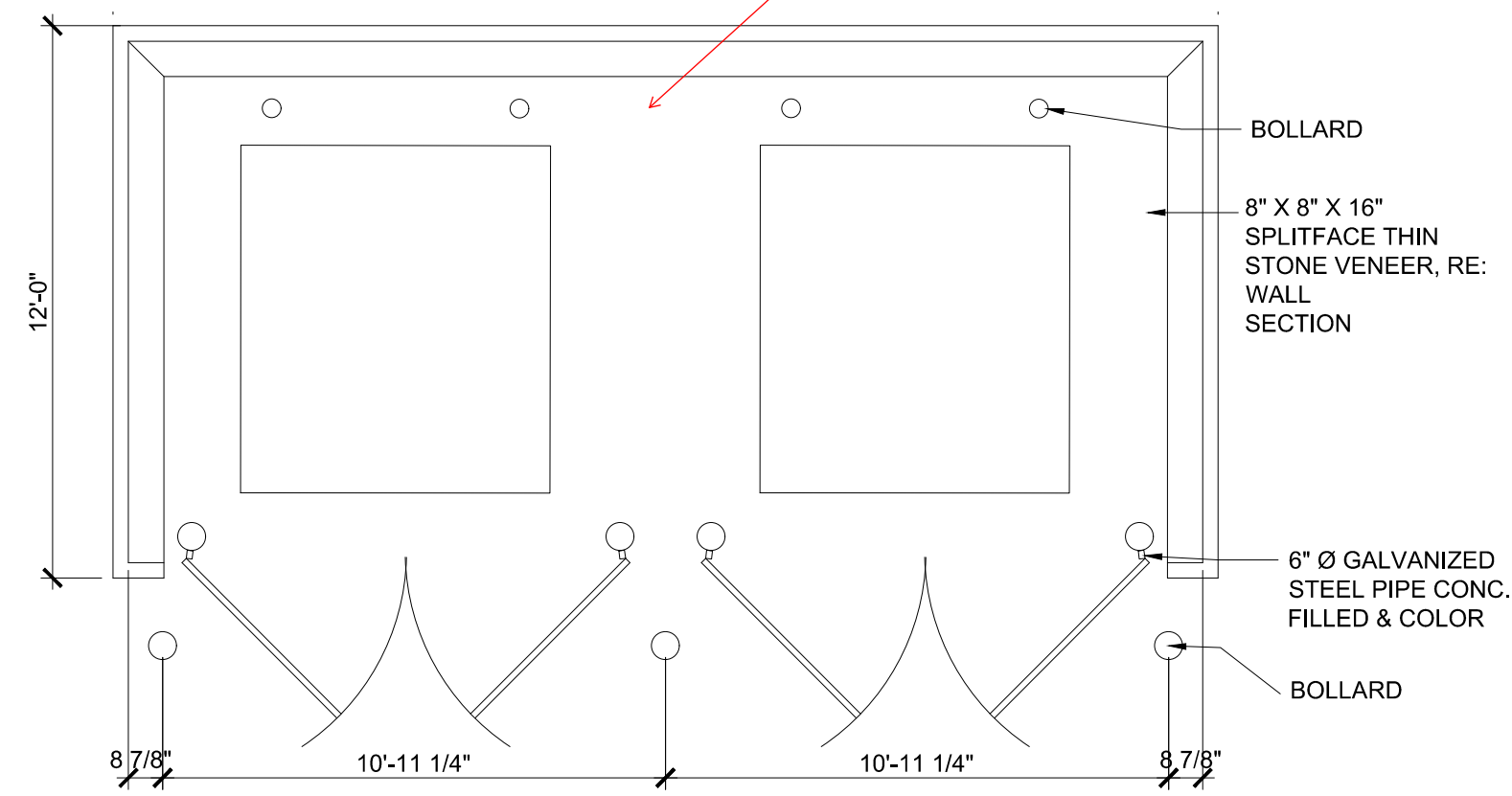
SITE PLAN

DRAWN BY: CHECKED:

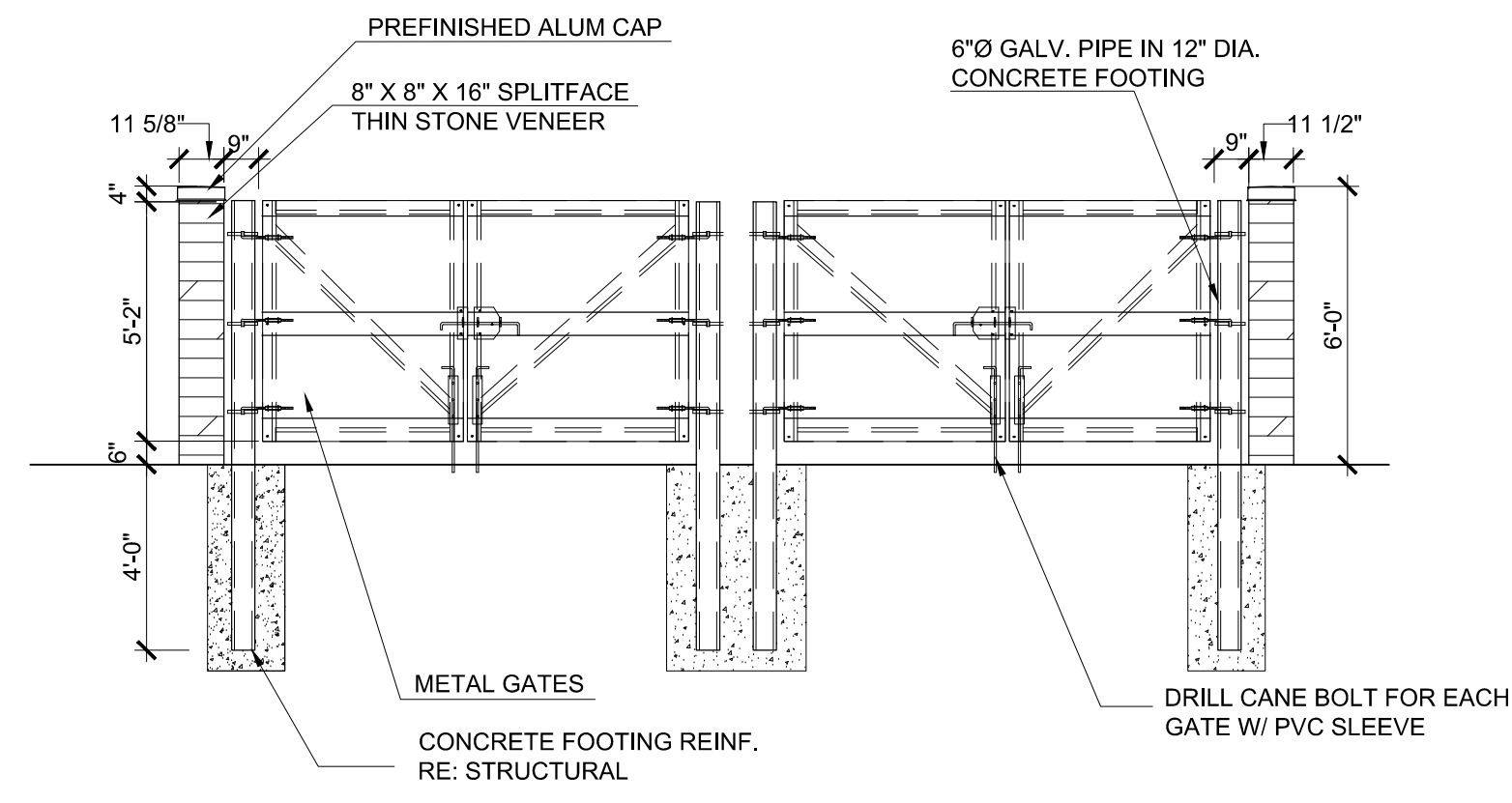
PROJECT No: SHEET No:  
23420.02 A0.1

TYPE FIRM #: 15498

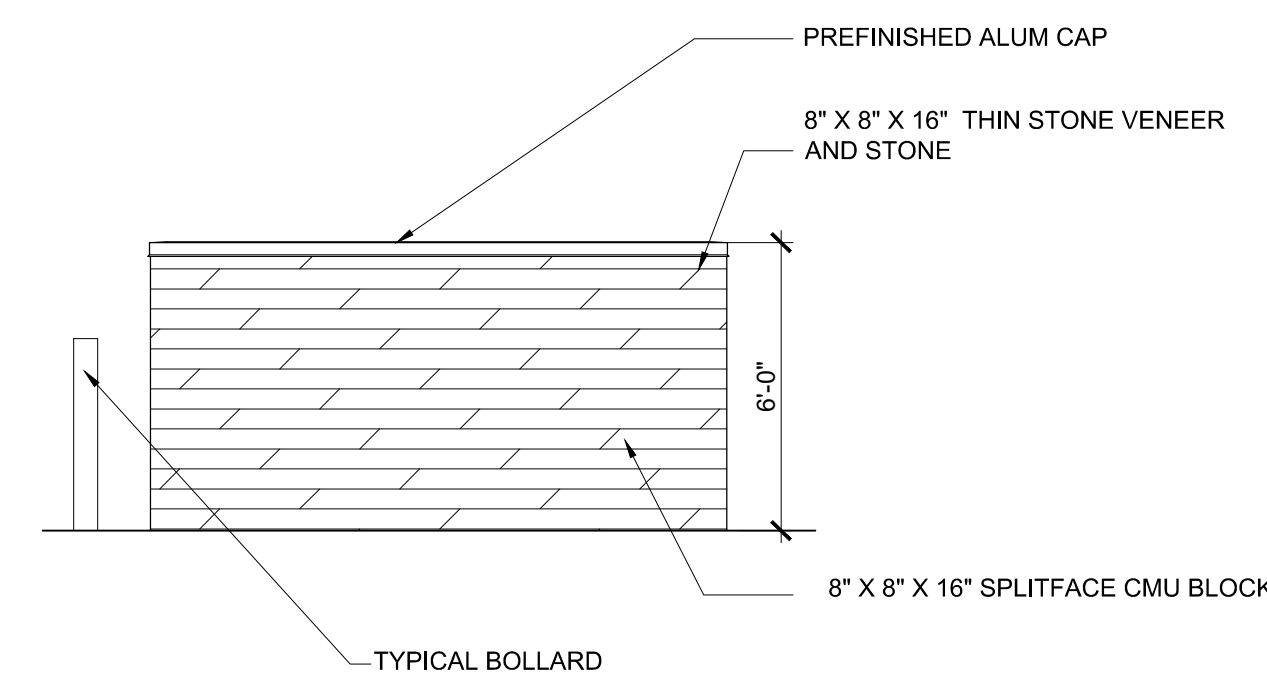
Oil water separator for all dumpsters



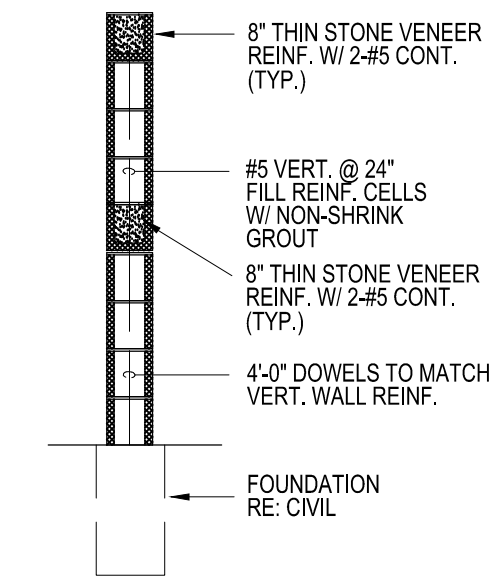
01 DUMPSTER PLAN  
Scale 1/4" = 1'-0"



02 DUMPSTER FRONT ELEVATION  
Scale 1/4" = 1'-0"



03 DUMPSTER RIGHT ELEVATION  
Scale 1/4" = 1'-0"



04 DUMPSTER SECTION  
Scale 3/8" = 1'-0"

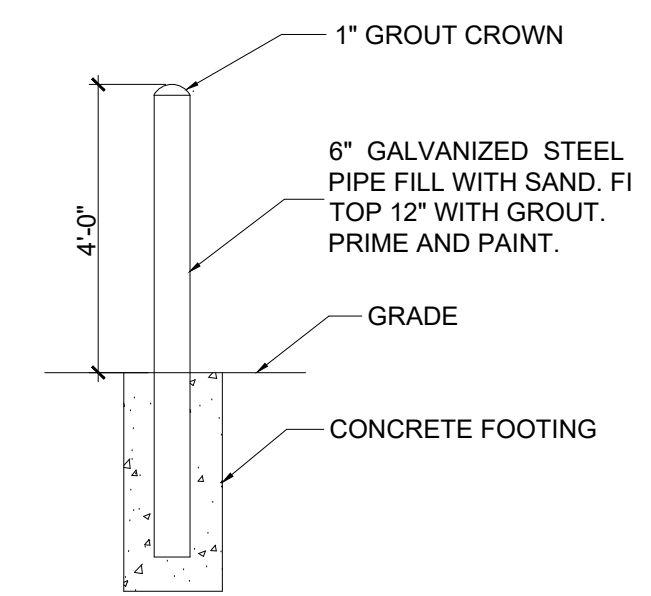
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APPROVED:  
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WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

\_\_\_\_\_  
Planning & Zoning Commission, Chairman

\_\_\_\_\_  
Director of Planning and Zoning



05 TRASH ENCLOSURE BOLLARD  
Scale 3/8" = 1'-0"

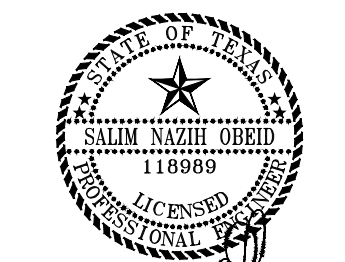
GENERAL NOTES

- FOR DUMPSTER ENCLOSURE REFER STRUCTURAL DRAWINGS
- FOR SLAB FINISHED GRADES, SEE GRADING PLAN.
- ALL WOOD FOR GATES IS TO BE THRU-BOLTED TO TUBE FRAME WITH 3/8" GALVANIZED BOLTS AND HARDWARE.
- DUMPSTER ENCLOSURE MATERIAL: THIN STONE VENEER

project  
ROCKWALL OFFICES WAREHOUSES  
at  
0 AIRPORT ROAD  
ROCKWALL, TX 75087

REVISIONS

ISSUE DATE: 07/11/23



05/19/2023

DUMPSTER DETAIL

DRAWN BY: CHECKED:

PROJECT No: SHEET No:

23420.02 A0.2



# 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 [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 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

### 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, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup>: A **\$1,000.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1760 Airport rd, Rockwall, TX 75087

SUBDIVISION A102, D Harr, Tract 2-01

LOT

BLOCK

GENERAL LOCATION

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

CURRENT ZONING Light Industrial

CURRENT USE Vacant

PROPOSED ZONING

PROPOSED USE Light industrial

ACREAGE 6.18

LOTS [CURRENT]

1

LOTS [PROPOSED]

**SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

OWNER FlexSpace Business Parks LLC

APPLICANT RSG ENGINEERING

CONTACT PERSON Roy Bhavi

CONTACT PERSON HIND SAAD

ADDRESS 835 Tillman Dr,

ADDRESS 13501 KATY FREEWAY, STE. 3180

CITY, STATE & ZIP Allen TX 75013

CITY, STATE & ZIP Houston, TX 77041

PHONE 972.674.8933

PHONE 281- 248- 6785

E-MAIL roy.bhavi@flexspacebusinessparks.co

E-MAIL hind@rsgcompanies.com

## NOTARY VERIFICATION [REQUIRED]

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

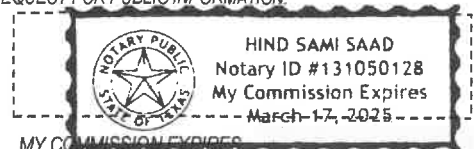
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 5370 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 30<sup>th</sup> DAY OF June, 2023. BY SIGNING THIS 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 30<sup>th</sup> DAY OF June, 2023

OWNER'S SIGNATURE


*[Signature]*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS







Case Location Map = 

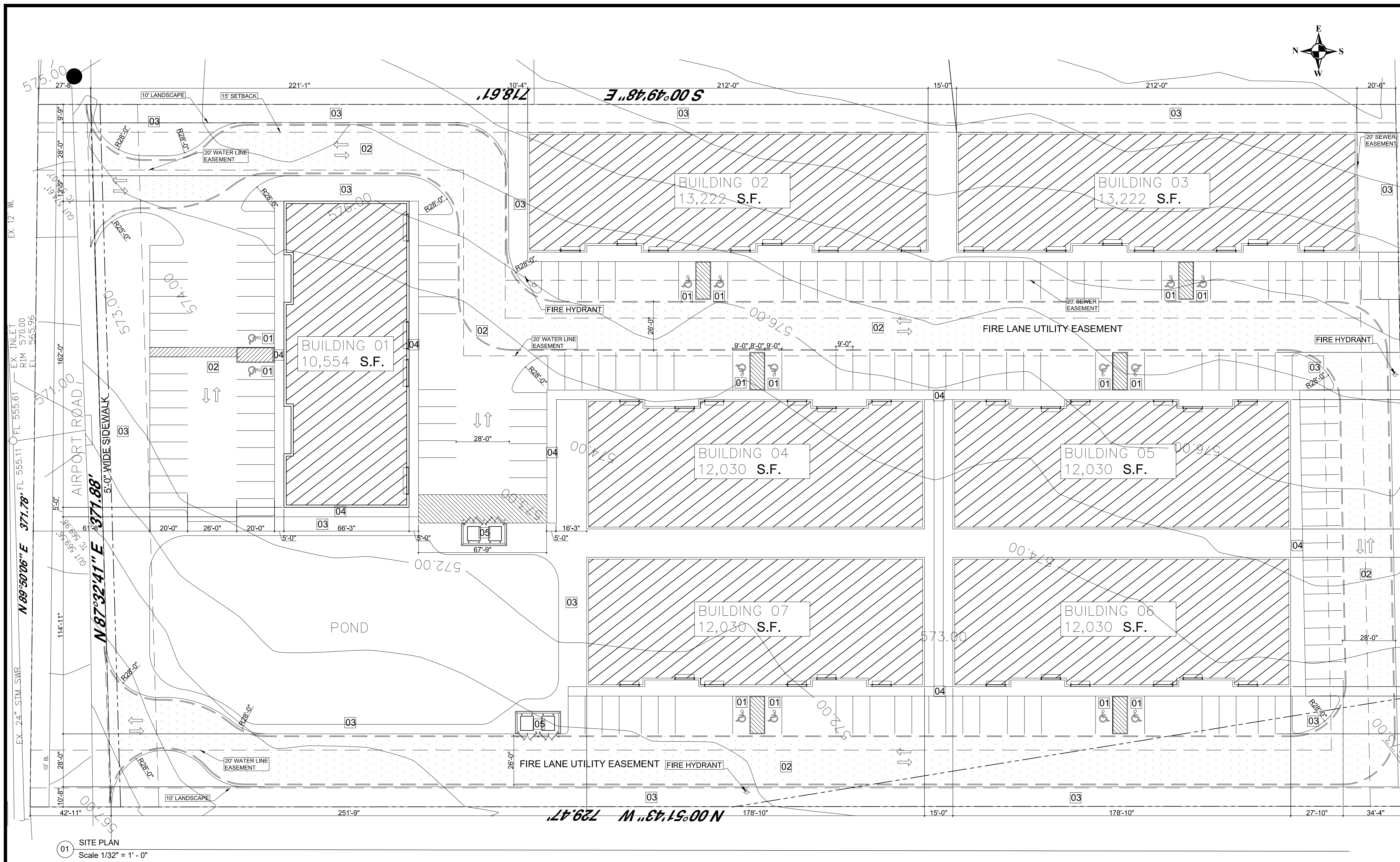


# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(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.





**ADA & TAS**

FOR ADA AND TAS REQUIREMENTS SEE THE SHEETS NUMBER G 2.1, G 2.2, G 2.3 & G 2.4.  
FOR GRADING AND ACCESSIBLE ROUTE RE: CIVIL

**FIRE LANE NOTES**

- CURBS LOCATED BETWEEN APPROVED FIRE LANE - TOW-AWAY ZONE SIGNS SHALL BE PAINTED RED OR A RED STRIPE SHALL BE PLACED ALONG THE PAVEMENT WHERE THERE IS NO CURB. THESE CURBS SHALL ALSO BE CONSPICUOUSLY AND LEGIBLY MARKED WITH THE WARNING "FIRE LANE - TOW AWAY ZONE" IN WHITE LETTERS AT LEAST THREE (3) INCHES IN HEIGHT, AT INTERVALS NOT EXCEEDING FIFTY (50) FEET.
- ANY COLOR OTHER THAN RED MAY BE USED IN "NO PARKING" AREAS THAT ARE NOT APPROVED FIRE LANES. RED COLORED CURBS, PAVEMENT STRIPING OR WHEEL STOPS SHALL BE USED ONLY TO DESIGNATED APPROVED FIRE LANES EXCEPT WHERE AUTHORIZED BY THE CODE OFFICIAL.
- WHERE FIRE LANE SIGNS ARE REQUIRED, AN APPROVED TOW-AWAY ZONE SIGN SHALL BE ATTACHED TO THE SAME POLE OR COLUMN, IMMEDIATELY BELOW AND AT THE SAME ANGLE OF ATTACHMENT AS THE FIRE LANE SIGN.
- HEIGHT OF THE SIGNS SHALL BE NOT LESS THAN 6 FEET OR MORE THAN 7 FEET ABOVE THE GROUND, AS MEASURED FROM THE BOTTOM EDGE OF THE LOWER SIGN.
- FIRE LANE SIGNS SHALL BE PLACED NO LOWER THAN 6 FEET AND 0 HIGHER THAN 7 FEET ABOVE THE GROUND, AS MEASURED FROM THE BOTTOM EDGE OF THE ACCESS ROAD SIGN.
- ALL REQUIRED FIRE LANES SHALL BE PROVIDED AND MAINTAINED WITH FIRE LANE STRIPING THAT CONSISTS OF A MINIMUM SIX INCH (6") WIDE RED BACKGROUND STRIPE WITH FOUR INCH (4") HIGH WHITE LETTERS STATING "FIRE LANE NO PARKING TOW-AWAY ZONE" TO BE PAINTED UPON THE RED STRIPE EVERY TWENTY FEET (20') ALONG THE ENTIRE LENGTH OF THE FIRE LANE SHOWING THE EXACT BOUNDARY OF THE FIRE LANE.
- FIRE LANE MARKINGS SHALL BE PLACED UPON THE VERTICAL SURFACE OF CURBS.
- FIRE LANE - TOW-AWAY ZONE SIGNS SHALL NOT BE LOCATED MORE THAN 100 FEET APART.
- ON CURBLESS DRIVEWAYS, THE DESIGN SHALL BE A TWELVE INCH (12") WIDE RED BACKGROUND STRIPE WITH SIX INCH (6") HIGH WHITE LETTERS STATING "FIRE LANE NO PARKING TOW-AWAY ZONE" TO BE PAINTED UPON THE RED STRIPE EVERY TWENTY FEET (20') ALONG THE ENTIRE LENGTH OF THE FIRE LANE SHOWING THE EXACT BOUNDARY OF THE FIRE LANE.

**FIRE LANE**

**FIRE LANE**

PAINT DESIGNATED CURBS WITH TRAFFIC PAINT "FIRE ENGINE RED" FACE & TOP OF CURB OR A STRIPE SHALL BE PAINT ALONG THE PAVEMENT WHERE THERE IS NO CURB. THESE CURBS AND STRIPES SHALL ALSO BE CONSPICUOUSLY AND LEGIBLY MARKED W/ THE WARNING "FIRE LANE TOW AWAY ZONE" IN WHITE COLOR. USE STENCIL W/ 4" HIGH X 3/4" THICK LETTERS @ 20'-0" O.C.

**NOTE PARKING**

- NOTE 1:**  
ACCESSIBLE PARKING SPACES AND ACCESS AISLES MUST BE LEVEL-NOT EXCEEDING 1:48 CROSS SLOPES IN ANY DIRECTION. THE WALKWAY TO THE ACCESSIBLE ENTRANCES DOES NOT HAVE CROSS SLOPES.  
402.2 COMPONENTS: ACCESSIBLE ROUTES SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING COMPONENTS: WALKING SURFACES WITH A RUNNING SLOPE NOT STEEPER THAN 1:20. DOORWAYS, RAMPS, CURB RAMPS EXCLUDING THE FLARED SIDES, ELEVATORS, AND PLATFORM ALL COMPONENTS OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 4.  
403.3 SLOPE: THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20. THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48.  
502.4 FLOOR OR GROUND SURFACES: PARKING SPACES AND ACCESS AISLES SERVING THEM SHALL COMPLY WITH 302. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE PARKING SPACES THEY LIFTS. CHANGES IN LEVEL ARE NOT PERMITTED.
- NOTE 2:**  
THE AREA REQUIRED FOR MANEUVERING CLEARANCE AT ACCESSIBLE EXTERIOR ENTRY DOORS MUST BE LEVEL (DOES NOT EXCEED 1:48 SLOPE IN ANY DIRECTION).  
404.2.4 MANEUVERING CLEARANCES: MINIMUM MANEUVERING CLEARANCES AT DOORS AND GATES SHALL COMPLY WITH 404.2.4. MANEUVERING CLEARANCES SHALL EXTEND THE FULL WIDTH OF THE DOORWAY AND THE REQUIRED LATCH SIDE OR HINGE SIDE CLEARANCE.  
404.2.4.4 FLOOR OR GROUND SURFACE: FLOOR OR GROUND SURFACE WITHIN REQUIRED MANEUVERING CLEARANCES SHALL COMPLY WITH 302. CHANGES IN LEVEL ARE NOT PERMITTED.  
EXCEPTIONS: 1. SLOPES NOT STEEPER THAN 1:48 SHALL BE PERMITTED. 2. CHANGES IN LEVEL AT THRESHOLDS COMPLYING WITH 404.2.5 SHALL BE PERMITTED.

**PARKING REQUIREMENT**

WAREHOUSE TOTAL AREA: 85,118 SF  
OFFICES: 9,852 / 300 : 33 SPACES  
WAREHOUSE: 75,266 / 1,000: 76 SPACES

TOTAL REQUIRED	109
TOTAL PROVIDED	114
INCLUDED 14 HANDICAP VAN	

**GENERAL NOTES**

- DO NOT SCALE DRAWINGS. CONTACT DESIGNER TO VERIFY ANY UNKNOWN DIMENSIONS.
- CONTRACTOR TO VERIFY WITH DIMENSIONS BEFORE COMMENCING ANY WORK. CONTRACTOR TO INFORM DESIGNER OF ANY DISCREPANCIES.
- ALL OTHER WORK REQUIRED BUT NOT SPECIFIED IN THIS DOCUMENTS SHALL BE PERFORMED BY CONTRACTORS TO MEET THE GENERAL PRACTICING STANDARDS, BUILDING CODES AND MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.
- CONTRACTOR TO OBTAIN ALL PERMITS AND INSPECTIONS AND COMPLY WITH ALL CODES, LAWS, ORDINANCES, RULES AND REGULATIONS OF ALL PUBLIC AUTHORITIES (FEDERAL, STATE OR GOVERNING THE WORK. THE MOST STRINGENT SHALL APPLY.
- ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED AND CONDITIONED PER MANUFACTURER'S INSTRUCTIONS. IN CASE OF DIFFERENCES BETWEEN THE MANUFACTURER'S INSTRUCTION AND THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE DESIGNER BEFORE PROCEEDING.
- ALL SIDEWALKS AND PATIO AREAS SURROUNDING THE BUILDING TO MAINTAIN A MAXIMUM 2% SLOPE.
- CONTRACTOR SHALL VERIFY ALL EXISTING SITE AND BUILDING CONDITIONS IN THE FIELD PRIOR BIDDING.
- CONTRACTOR SHALL PROVIDE ANY TEMPORARY ROADS OR CROSSINGS AS REQUIRED FOR EXECUTION OF THE CONTRACT. ALL TEMPORARY CONSTRUCTION SHALL BE REMOVED AT THE COMPLETION OF THE PROJECT.
- PROVIDE CONCRETE WALKS WITH CONTROL AND EXPANSION JOINT.
- RELOCATION OF ALL UTILITY POLES, LINES AND OTHER EXISTING SERVICES (IF REQUIRED) SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE VERIFIED AND COORDINATED WITH APPROPRIATE AGENCIES.
- GRADE ALL LANDSCAPE ISLANDS TO AVOID WATER PONDING INSIDE CURBS-TYPICAL.
- ALL PAVING TO BE CONCRETE UNLESS NOTED OTHERWISE.
- SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- REFER TO CIVIL DRAWING FOR SITE WORK.
- GENERAL CONTRACTOR TO PROTECT ALL TREES AND SHRUBS (IF ANY) IN AREA OF NEW CONSTRUCTION.
- CONTRACTOR TO STAKE OUT ALL CORNERS OF BUILDINGS, ALL MAJOR SITE AND BUILDING COMPONENTS, ALL COLUMN LOCATIONS AND WATER EASEMENT PRIOR TO COMMENCEMENT OF ANY OTHER WORK.
- ALL RESERVED SYMBOLS ARE TO BE PAINTED "INTERNATIONAL RESERVED BLUE". ALL OTHER STRIPING AND ADJACENT ACCESS AISLES IS TO BE PAINTED WHITE.
- FLOOR OR LANDING ON EACH SIDE OF DOORS ARE AT THE SAME ELEVATION ON EACH SIDE OF THE DOORS. LANDING SHALL BE LEVEL EXCEPT THAT EXTERIOR LANDINGS MAY HAVE A SLOPE NOT TO EXCEED 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2% SLOPE) AS PER SECTION 1008.1.4.
- GROUND AND FLOOR SURFACES ALONG ACCESSIBLE ROUTES AND IN ACCESSIBLE ROOMS AND SPACES INCLUDING FLOORS, WALKS, RAMPS, STAIRS, AND CURB RAMPS, SHALL BE STABLE, FIRM, SLIP RESISTANT AND SHALL COMPLY WITH TAS.

01 SITE PLAN  
Scale 1/32" = 1' - 0"

**WATER SUPPLY (FOR FIREFIGHTING)**

BUILDING 01	
REQUIRED GPM:	2,250
DURATION:	2H
NUMBER OF HYDRANTS REQUIRED / PROVIDED	2REQ / 2PROV
75% REDUCTION (MUST MAINTAIN MINIMUM PER TABLE B105.1.(1) OR B105.1.(2))	NO

BUILDING 02 & 03	
REQUIRED GPM:	2,500
DURATION:	2H
NUMBER OF HYDRANTS REQUIRED / PROVIDED	3REQ / 3PROV
75% REDUCTION (MUST MAINTAIN MINIMUM PER TABLE B105.1.(1) OR B105.1.(2))	NO

BUILDING 04, 05, 06 & 07	
REQUIRED GPM:	2,500
DURATION:	2H
NUMBER OF HYDRANTS REQUIRED / PROVIDED	3REQ / 3PROV
75% REDUCTION (MUST MAINTAIN MINIMUM PER TABLE B105.1.(1) OR B105.1.(2))	NO

GENERAL REFERENCE: SECTION 212.009 OF CHAPTER 212, MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT, OF THE TEXAS LOCAL GOVERNMENT CODE

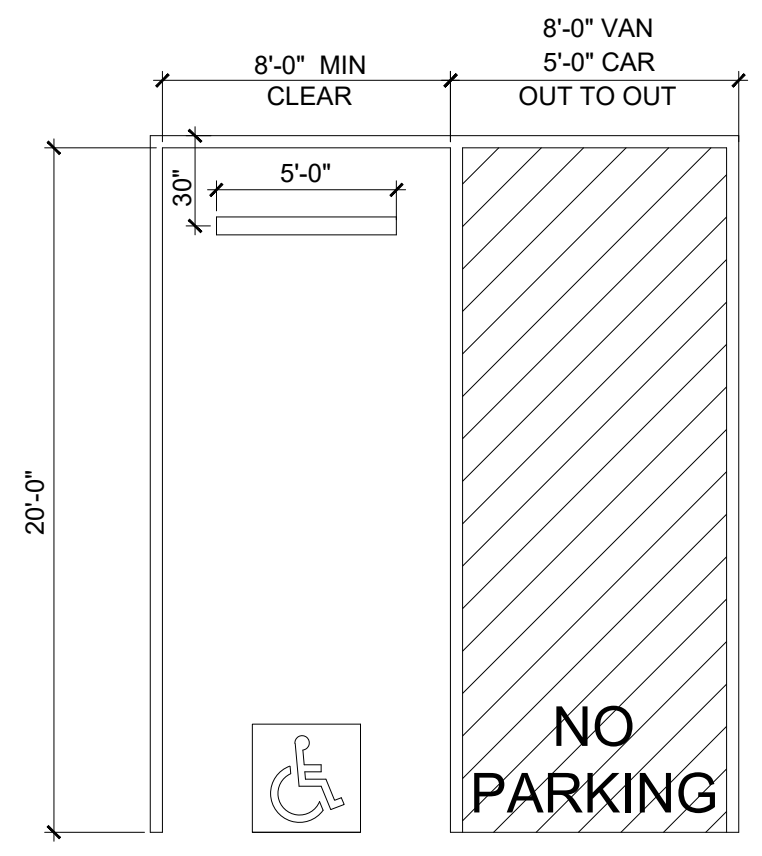
SITE PLAN SIGNATURE BLOCK

APPROVED:  
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].

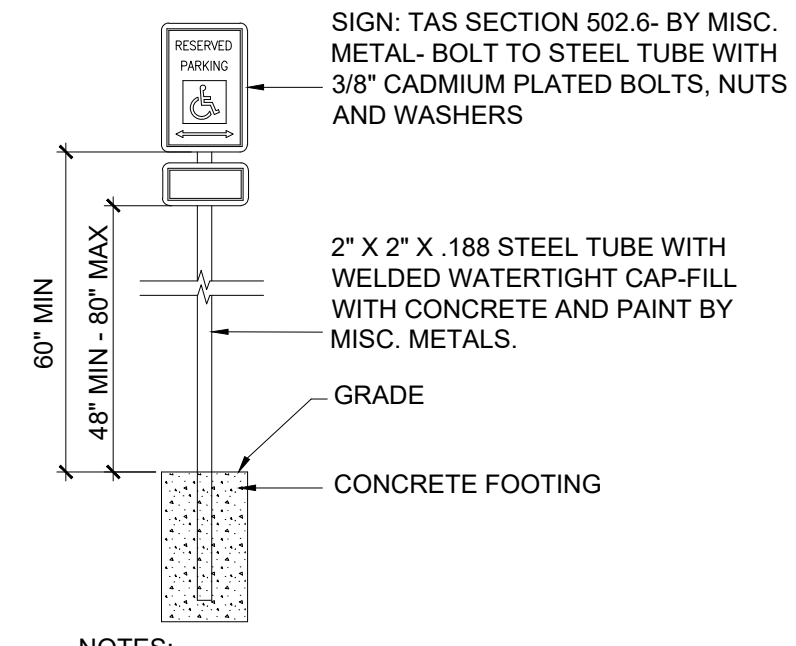
WITNESS OUR HANDS, this \_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Planning & Zoning Commission, Chairman

\_\_\_\_\_  
Director of Planning and Zoning

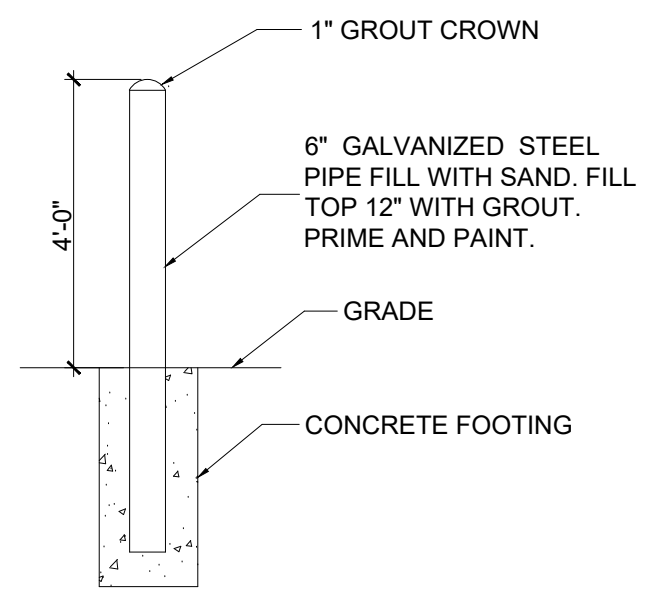


02 HANDICAP SPACE & AISLE  
Scale 3/8" = 1'-0"



NOTES:  
1. HANDICAP PARKING SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL REGULATIONS.  
2. SIGNS SHALL BE POST MTD. WITH POST LOCATED BETWEEN BUILDING AND SIDEWALK, CENTERED ON PARKING SPACE.  
3. SIGNS SHALL BE POST MTD. WITH POSTS LOCATED BETWEEN BUILDING AND CURB, CENTERED ON PARKING SPACE.

03 HANDICAP SIGN POST  
Scale 3/8" = 1'-0"



04 BOLLARD  
Scale 3/8" = 1'-0"

**SITE PLAN SIGNATURE BLOCK**

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WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

\_\_\_\_\_  
Planning & Zoning Commission, Chairman

\_\_\_\_\_  
Director of Planning and Zoning

REVISIONS


ISSUE DATE: 07/11/23

05/19/2023

SITE PLAN

DRAWN BY: \_\_\_\_\_ CHECKED: \_\_\_\_\_

PROJECT No: 23420.02 SHEET No: A0.1

NO.	REVISIONS

ISSUE DATE: 07/11/23

BUILDING 01



EXTERIOR ELEVATIONS

DRAWN BY: \_\_\_\_\_ CHECKED BY: \_\_\_\_\_

PROJECT No: 23420.02 SHEET No: A2.0

**GENERAL NOTES**

- ALL PAINT SHALL BE APPROVED BY OWNER PRIOR TO APPLICATION. PREPARE SURFACE AND APPLY PAINT, PER PAINT MANUFACTURER RECOMMENDATIONS.
- ALL GLAZING TO BE TEMPERED. REFER WINDOW SCHEDULE.
- VERTICAL DIMENSIONS SHOWN ARE FOR REFERENCE TO TOP OF FRAMING. REFER WALL SECTIONS AND DETAILS FOR SPECIFICS.
- CONTRACTOR SHALL SUBMIT MANUFACTURER CUT SHEETS AND SAMPLES FOR ALL SYSTEM MATERIAL FOR REVIEW AND APPROVAL BEFORE PLACING ORDER. SUBSTITUTE PRODUCTS MUST BE EQUAL QUALITY IN FUNCTION AND APPEARANCE, AND MUST BE APPROVED BY DESIGNER AND OWNER.
- CONTRACTOR SHALL VERIFY AND COORDINATE ALL NEW AND EXISTING CONDITIONS AND DIMENSIONS AT JOB SITE FOR COMPARISON WITH DRAWINGS AND SPECIFICATIONS PRIOR TO COMMENCING ANY WORK. IF ANY DISCREPANCIES, INCONSISTENCIES OR OMISSIONS ARE FOUND, THE DESIGNER SHALL BE NOTIFIED IN WRITING FOR CLARIFICATION PRIOR TO PROCEEDING WITH WORK.
- CONTROL JOINT. NOT TO EXCEED 144 S.F.

**SITE PLAN SIGNATURE BLOCK**

APPROVED:  
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WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

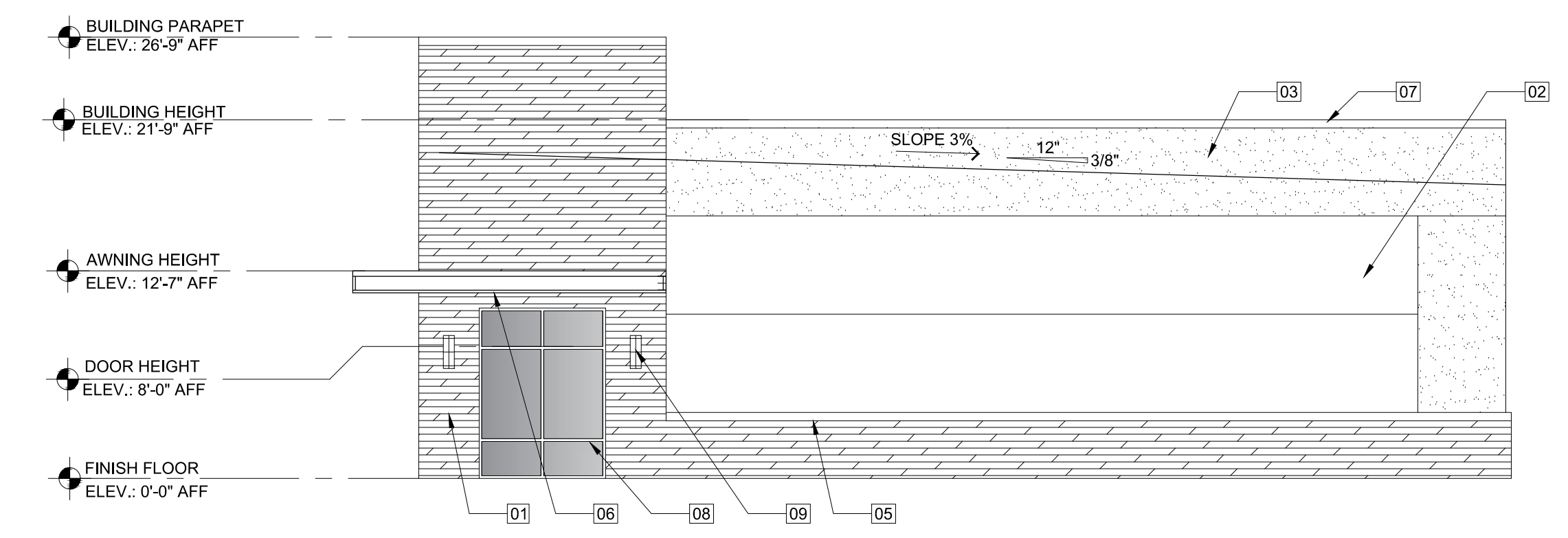
\_\_\_\_\_  
 Planning & Zoning Commission, Chairman

\_\_\_\_\_  
 Director of Planning and Zoning

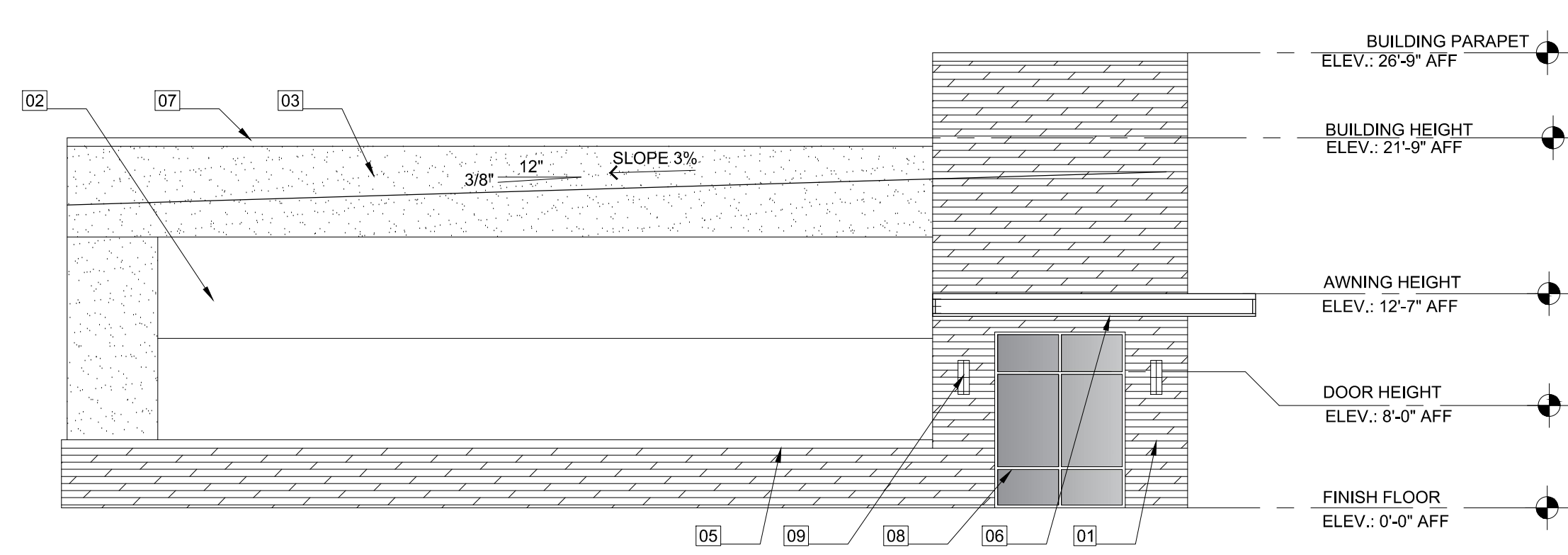
NO ROOF MOUNTED HVAC UNITS.  
 HVAC MECHANICAL UNITS TO BE PLACED ADJACENT TO BUILDING WITH REQUIRED SCREENING



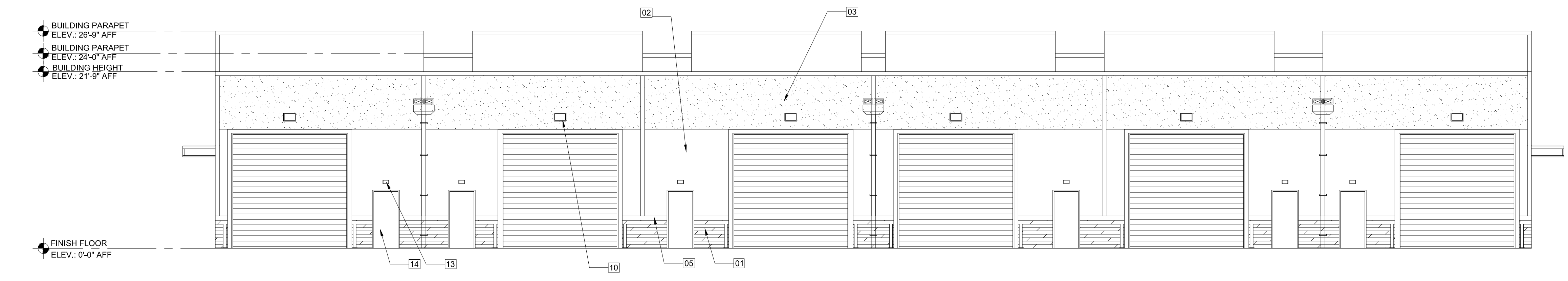
01 FRONT ELEVATION  
 Scale 1/8" = 1' - 0"



02 RIGHT ELEVATION  
 Scale 1/8" = 1' - 0"



03 LEFT ELEVATION  
 Scale 1/8" = 1' - 0"



04 REAR ELEVATION  
 Scale 1/8" = 1' - 0"

**EXTERIOR ELEVATION KEY NOTES**

- THIN STONE VENEER. COLOR: BUFF LUEDERS
- STUCCO COLOR: MATCH OLD TOWN GRAY
- STUCCO COLOR: MATCH OLD ZINC GRAY
- STUCCO COLOR: MATCH MOCHA
- CAP STONE
- PRE-FINISHED METAL CANOPY
- METAL COPING
- WINDOW/DOOR SYSTEM (RE. SCHEDULES)
- WALL SCOSCE
- WALL PACK LIGHT
- DOWNSPOUT
- WALL SUPPORT - PROVIDE WHERE IS NECESSARY
- EXTERIOR WALL-MOUNTED LIGHT
- PAINTED METAL DOOR
- SCUPPER
- OVERHEAD DOOR
- BOLLARDS

**EXTERIOR ELEVATION KEY NOTES**

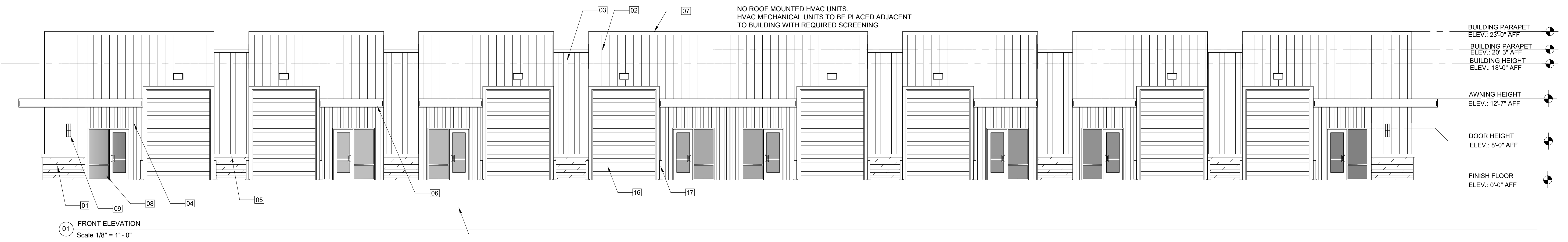
- 1 THIN STONE VENEER, COLOR: BUFF LUEDERS
- 2 1/2" CORRUGATED METAL SIDING 15", COLOR: OLD TOWN GRAY
- 3 1/2" CORRUGATED METAL SIDING 10", COLOR: OLD ZINC GRAY
- 4 1/2" CORRUGATED METAL SIDING 5", COLOR: MOCHA
- 5 CAP STONE
- 6 PRE-FINISHED METAL CANOPY
- 7 METAL COPING
- 8 WINDOW DOOR SYSTEM (RE. SCHEDULES)
- 9 WALL SCONCE
- 10 WALL PACK LIGHT
- 11 DOWNSPOUT
- 12 WALL SUPPORT - PROVIDE WHERE IS NECESSARY
- 13 EXTERIOR WALL-MOUNTED LIGHT
- 14 PAINTED METAL DOOR
- 15 GUTTER
- 16 OVERHEAD DOOR
- 17 BOLLARDS
- 18 ROOF
- 19 WALL SUPPORT
- 20 VENTS

**SITE PLAN SIGNATURE BLOCK**

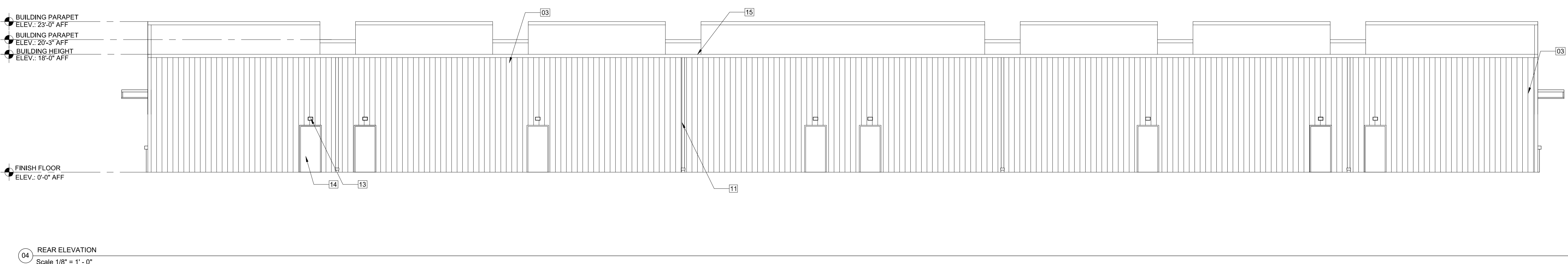
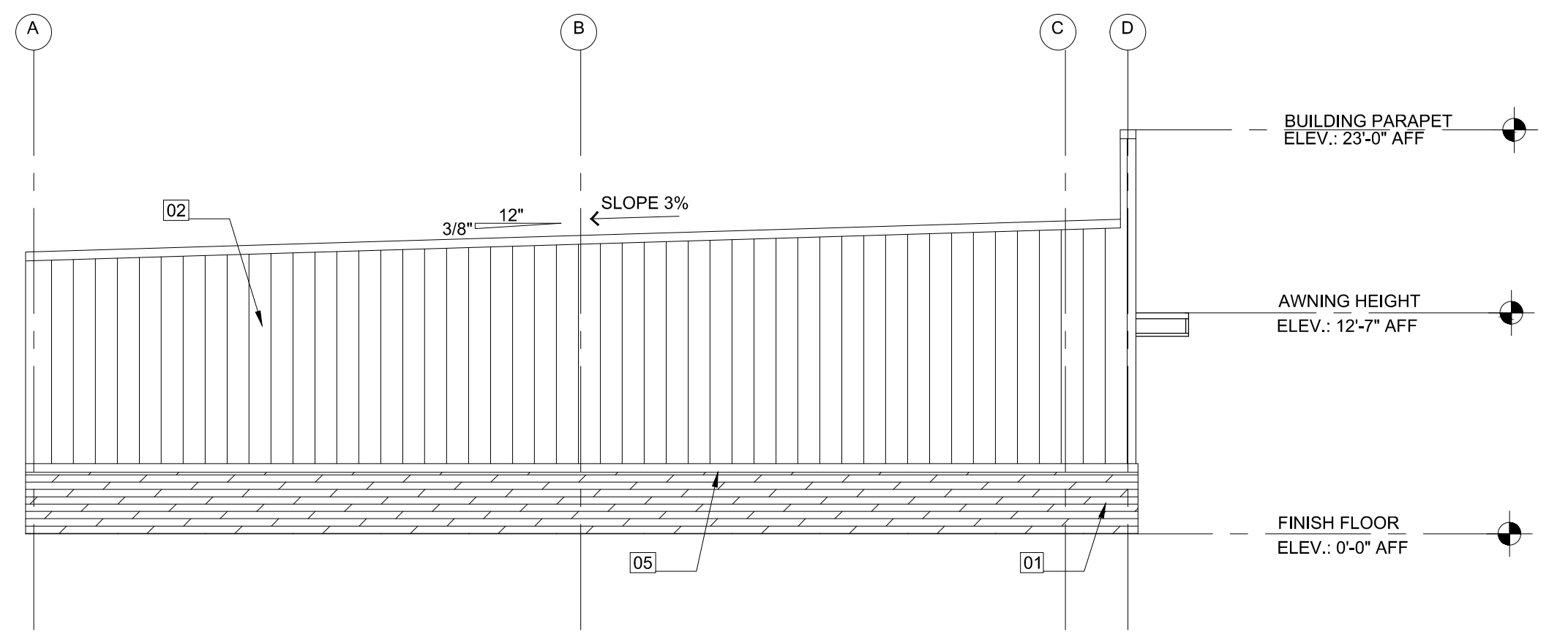
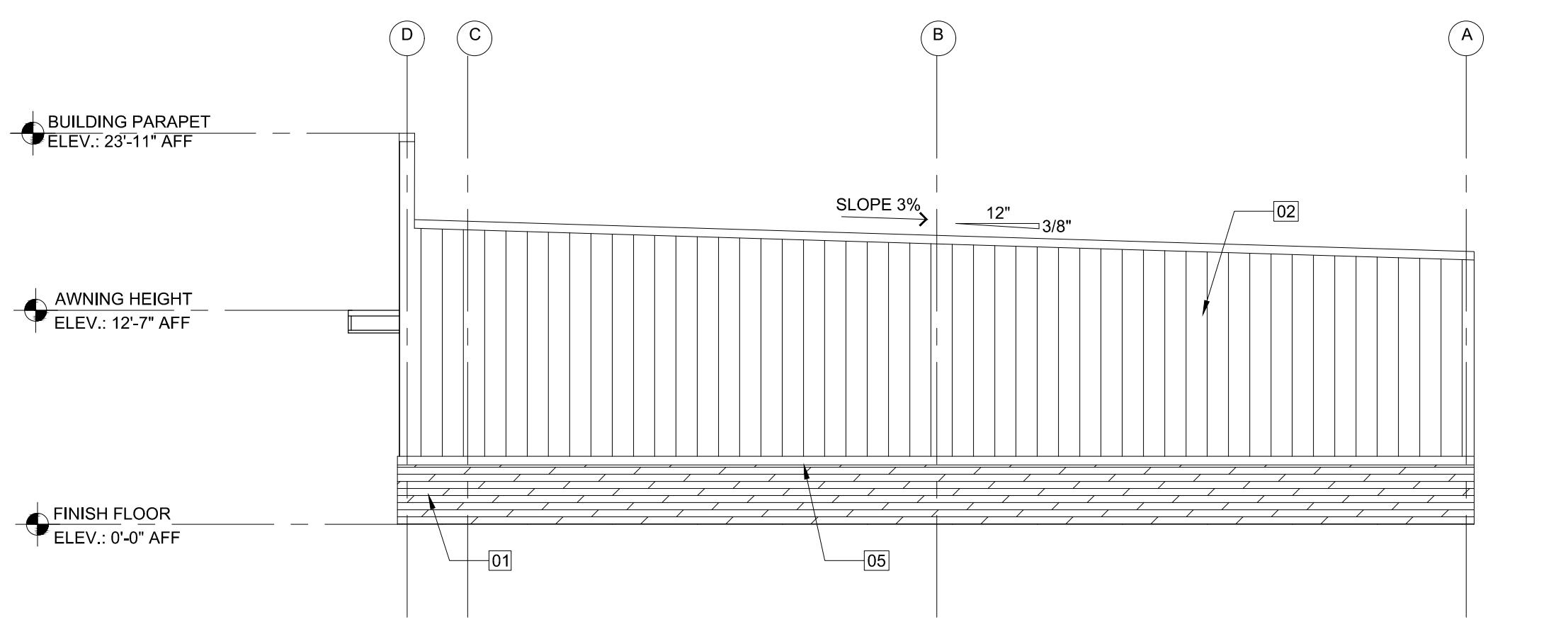
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 \_\_\_\_\_  
 Planning & Zoning Commission, Chairman  
 \_\_\_\_\_  
 Director of Planning and Zoning

**GENERAL NOTES**

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2. ALL GLAZING TO BE TEMPERED. REFER WINDOW SCHEDULE.
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6. CONTROL JOINT. NOT TO EXCEED 144 S.F.



- BUILDING PARAPET ELEV.: 23'-0" AFF
- BUILDING PARAPET ELEV.: 20'-3" AFF
- BUILDING HEIGHT ELEV.: 18'-0" AFF
- AWNING HEIGHT ELEV.: 12'-7" AFF
- DOOR HEIGHT ELEV.: 8'-0" AFF
- FINISH FLOOR ELEV.: 0'-0" AFF



**RSG ENGINEERING**

13501 KATY FREEWAY  
 SUITE 3180  
 HOUSTON, TEXAS 77079  
 PH. 713-783-7777

TBP# FIRM #: 15498

project  
**ROCKWALL OFFICES WAREHOUSES**  
 at  
 0 AIRPORT ROAD  
 ROCKWALL, TX 75087

REVISIONS	NO.	DESCRIPTION

ISSUE DATE: 07/11/23

BUILDINGS 02 & 03

05/19/2023

EXTERIOR ELEVATIONS

DRAWN BY: CHECKED:

PROJECT No: SHEET No:  
 23420.02 A2.0

**EXTERIOR ELEVATION KEY NOTES**

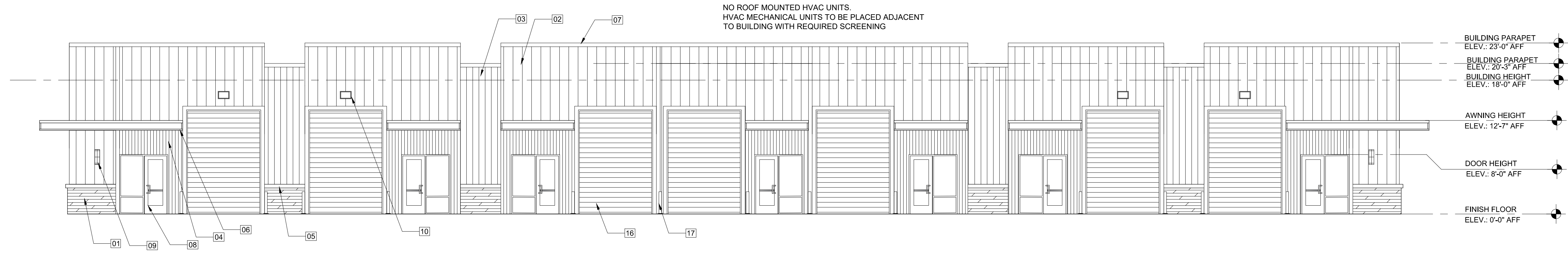
- |  |  |
|--|--|
| 1 THIN STONE VENEER, COLOR: BUFF LUEDERS                 | 11 DOWNSPOUT                                 |
| 2 1/2" CORRUGATED METAL SIDING 15", COLOR: OLD TOWN GRAY | 12 WALL SUPPORT - PROVIDE WHERE IS NECESSARY |
| 3 1/2" CORRUGATED METAL SIDING 10", COLOR: OLD ZINC GRAY | 13 EXTERIOR WALL-MOUNTED LIGHT               |
| 4 1/2" CORRUGATED METAL SIDING 5", COLOR: MOCHA          | 14 PAINTED METAL DOOR                        |
| 5 CAP STONE  | 15 GUTTER                                    |
| 6 PRE-FINISHED METAL CANOPY                              | 16 OVERHEAD DOOR                             |
| 7 METAL COPING   | 17 BOLLARDS                                  |
| 8 WINDOW/DOOR SYSTEM (RE. SCHEDULES)                     | 18 ROOF                                      |
| 9 WALL SCONCE  | 19 WALL SUPPORT                              |
| 10 WALL PACK LIGHT                                       | 20 VENTS                                     |

**SITE PLAN SIGNATURE BLOCK**

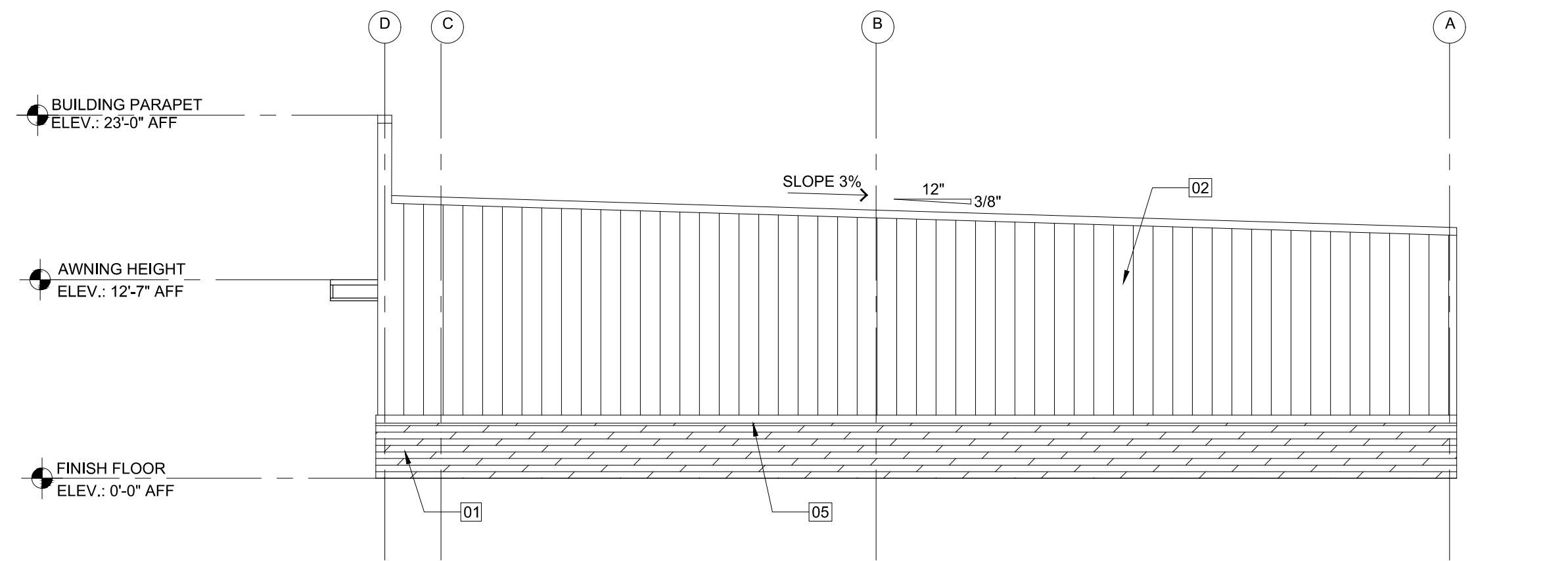
APPROVED:  
 I hereby certify that the above foregoing site plan for a development in the City of Rockwall, Texas, was approved by the planning & zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].  
 WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].  
 \_\_\_\_\_  
 Planning & Zoning Commission, Chairman  
 \_\_\_\_\_  
 Director of Planning and Zoning

**GENERAL NOTES**

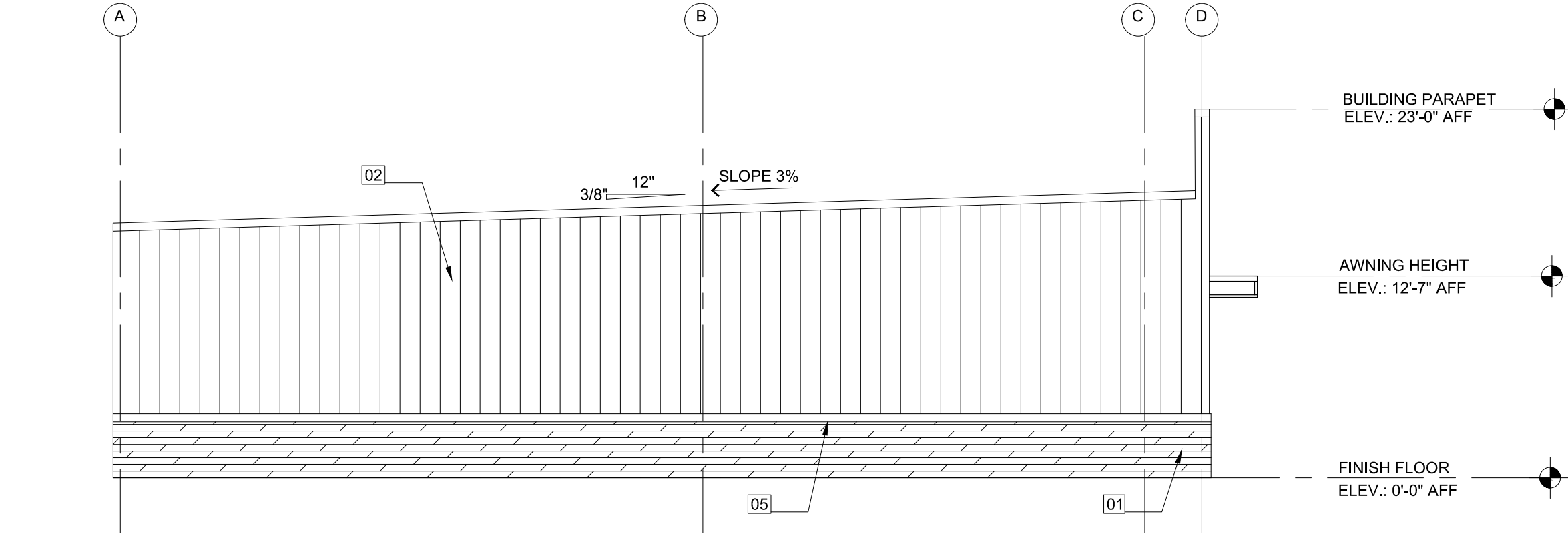
- ALL PAINT SHALL BE APPROVED BY OWNER PRIOR TO APPLICATION. PREPARE SURFACE AND APPLY PAINT, PER PAINT MANUFACTURER RECOMMENDATIONS.
- ALL GLAZING TO BE TEMPERED. REFER WINDOW SCHEDULE.
- VERTICAL DIMENSIONS SHOWN ARE FOR REFERENCE TO TOP OF FRAMING. REFER WALL SECTIONS AND DETAILS FOR SPECIFICS.
- CONTRACTOR SHALL SUBMIT MANUFACTURER CUT SHEETS AND SAMPLES FOR ALL SYSTEM MATERIAL FOR REVIEW AND APPROVAL BEFORE PLACING ORDER. SUBSTITUTE PRODUCTS MUST BE EQUAL QUALITY IN FUNCTION AND APPEARANCE, AND MUST BE APPROVED BY DESIGNER AND OWNER.
- CONTRACTOR SHALL VERIFY AND COORDINATE ALL NEW AND EXISTING CONDITIONS AND DIMENSIONS AT JOB SITE FOR COMPARISON WITH DRAWINGS AND SPECIFICATIONS PRIOR TO COMMENCING ANY WORK. IF ANY DISCREPANCIES, INCONSISTENCIES OR OMISSIONS ARE FOUND, THE DESIGNER SHALL BE NOTIFIED IN WRITING FOR CLARIFICATION PRIOR TO PROCEEDING WITH WORK.
- CONTROL JOINT. NOT TO EXCEED 144 S.F.



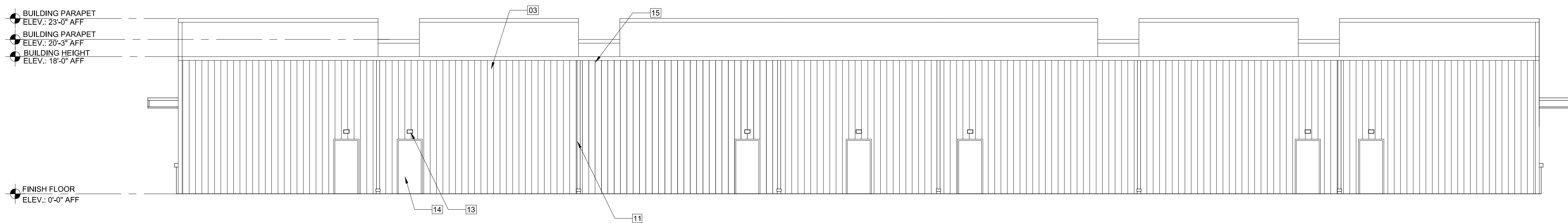
01 FRONT ELEVATION  
Scale 1/8" = 1' - 0"



02 RIGHT ELEVATION  
Scale 1/8" = 1' - 0"



03 LEFT ELEVATION  
Scale 1/8" = 1' - 0"



04 REAR ELEVATION  
Scale 1/8" = 1' - 0"

**RSG ENGINEERING**

13501 KATY FREEWAY  
SUITE 3180  
HOUSTON, TEXAS 77079  
PH. 713-783-7777



project  
**ROCKWALL OFFICES WAREHOUSES**  
 at  
 0 AIRPORT ROAD  
 ROCKWALL, TX 75087

REVISIONS

ISSUE DATE: 07/11/23

BUILDINGS  
04, 05, 06 & 07



05/19/2023

EXTERIOR ELEVATIONS

DRAWN BY: CHECKED:

PROJECT No: SHEET No:  
23420.02 A2.0



22GA / 24GA PVDF COLORS



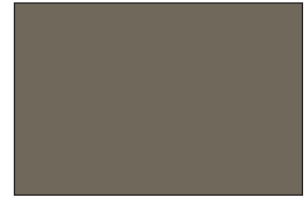
**REGAL WHITE**  
TSR 69.6 E .83 SRI 84



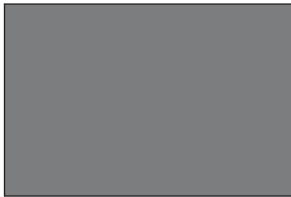
**PARCHMENT**  
TSR 50.7 E .85 SRI 58



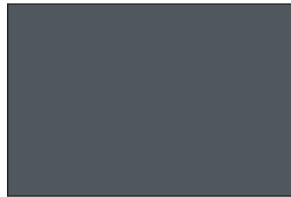
**SIERRA TAN**  
TSR 52 E .85 SRI 59



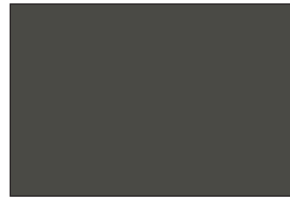
**MOCHA**  
TSR 34.4 E .83 SRI 35



**OLD ZINC GRAY**  
TSR 37.1 E .87 SRI 40



**SLATE GRAY**  
TSR 29.7 E .86 SRI 30



**BRONZE**  
TSR 29.7 E .86 SRI 30



**DARK BRONZE**  
TSR 28.7 E .85 SRI 28



**OLD TOWN GRAY**  
TSR 39.2 E .84 SRI 42



**WEATHERED COPPER**  
TSR 32.8 E .9 SRI 36



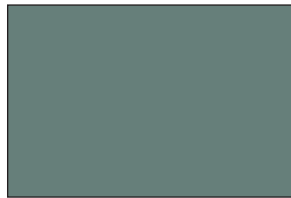
**COLONIAL RED**  
TSR 32.7 E .87 SRI 34



**RETRO RED**  
TSR 38.6 E .85 SRI 41



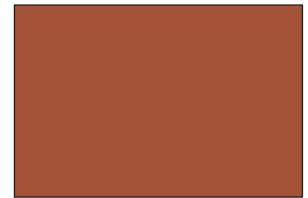
**HARTFORD GREEN**  
TSR 27.5 E .86 SRI 27



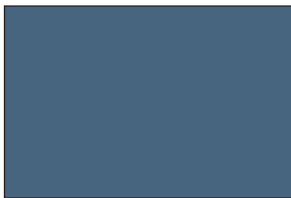
**HEMLOCK GREEN**  
TSR 34 E .86 SRI 36



**FOREST GREEN**  
TSR 30 E .86 SRI 30



**TERRA COTTA**  
TSR 39.5 E .84 SRI 42



**TWILIGHT BLUE**  
TSR 31.1 E .86 SRI 32



**REGAL BLUE**  
TSR 26.2 E .85 SRI 25

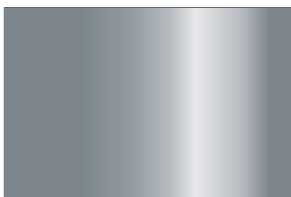


**MATTE BLACK**  
TSR .277 E .86 SRI 27

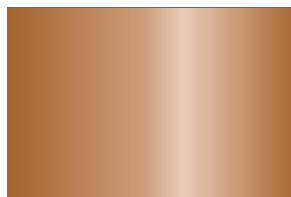


**GALVALUME**  
\*24 Gauge Only

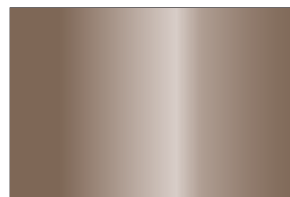
22GA / 24GA METALLIC PVDF COLORS



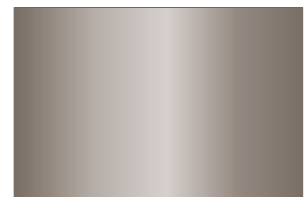
**SILVER METALLIC ‡**  
TSR 50 E .8 SRI 58



**COPPER PENNY ‡**  
TSR 46.2 E .85 SRI 52



**CHAMPAGNE METALLIC ‡**  
TSR 46.6 E .83 SRI 51



**MICA WEATHERED ZINC ‡**  
TSR 38.6 E .83 SRI 40

‡ Metallic color, premium pricing applies.

Bronze	Champagne Metallic	Colonial Red	Copper Penny	Dark Bronze	Forest Green	Galvalume	Hartford Green	Hemlock Green	Matte Black	Mica Weathered Zinc	Mocha	Old Town Gray	Old Zinc Gray	Parchment	Regal Blue	Regal White	Retro Red	Sierra Tan	Silver Metallic	Slate Gray	Terra Cotta	Twilight Blue	Weathered Copper
--------	--------------------	--------------	--------------	-------------	--------------	-----------	----------------	---------------	-------------	---------------------	-------	---------------	---------------	-----------	------------	-------------	-----------	------------	-----------------	------------	-------------	---------------	------------------

**Standing Seam**

3" Trapezoidal	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
2" Mechanical Lock	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
1.5" Mechanical Lock	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
1" Mechanical Lock	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
1.75" Tru Snap	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
1.5" Tru Snap	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
1" Tru Snap	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Ultra Batten Wall	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Batten Board	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
1.5" Nail Strip	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
1" Nail Strip	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•

**Corrugated**

7/8" Corrugated	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
3/4" Corrugated																								
1/2" Corrugated	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
1/4" Corrugated	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•

**Box Rib**

7.2 Structural	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
6025 Structural	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Montana Rib	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•

**3' Panels**

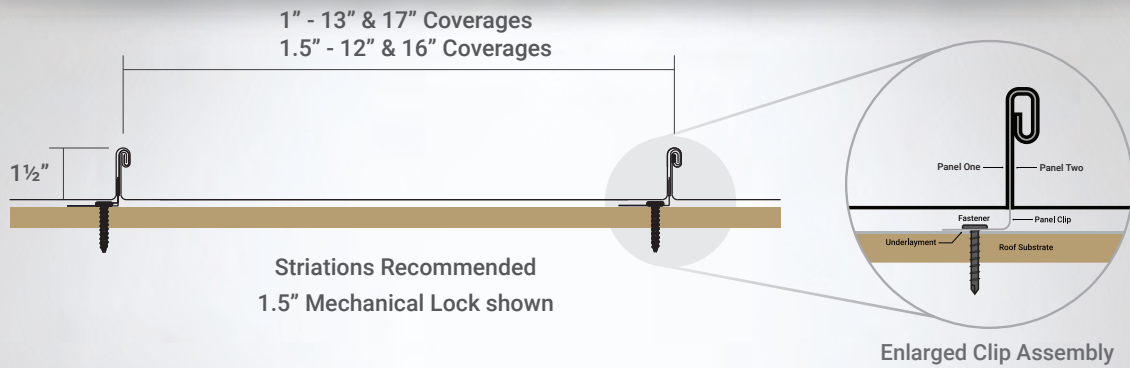
Purlin Bearing Rib*																								
Valley Rib*																								
Tuf Rib																								
Dakota Drain																								
Platte River																								

**Soffit**

★ V Soffit + V Wall	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
★ Flush Wall + Flush Soffit	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•

We offer many other colors and profiles not included on this chart. See product specialist about gauges, colors and profile availability. Custom trim available with all profiles.

\*See Product Specialist for 24 Gauge availability.  
● Panel profile available in color listed.  
★ See Product Specialist for availability in 22 gauge.



<b>Roof Coverage</b>	1" - 13" & 17" 1.5" - 12" & 16"
<b>Radius Panel</b>	Available
<b>Panel Gauges</b>	22*, 24*
<b>Fastener Options</b>	Concealed Clip System
<b>Panel Length</b>	3' - 43" Shop Production 100'+ Run Onsite
<b>Rib Height</b>	1" or 1.5"
<b>Roof Slope</b>	Minimum 1:12 or Greater with Mastic
<b>Impact Rating</b>	UL 2218
<b>Wind Uplift Rating</b>	ASTM E1592 1.5" Mechanical Lock
<b>Warranty</b>	Based on Paint System
<b>For more information</b>	1.833.STEEL.US

\* Grade 50 Version 5.1, 4/2021





Vented/Non-Vented Ridge Cap



Hip Ridge



W Valley



Transition -High to Low



Transition - Low to High



Open Prow Gable



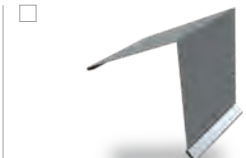
Mini Gable



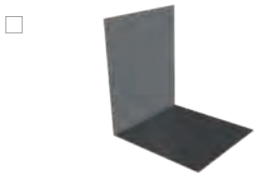
Eave



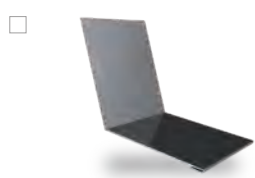
Style D Trim



Mini Top Cap



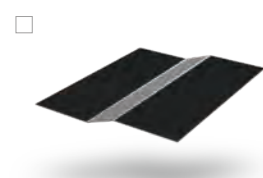
Sidewall



Endwall



Fascia

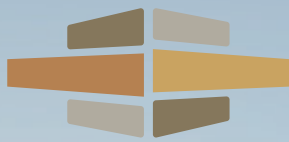


Offset Cleat



Z Metal





# SALADO

Honest and Enduring





## CONTENTS

Thin Stone Veneer 4-5

Architectural Cut 6-7

### PATTERNS

Sonoma 8-9

Chateau 10-11

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Custom Blends 14-15

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## THE SALADO DIFFERENCE: PEOPLE. PRODUCTS. SERVICE.

**Honest and Enduring:** That's how our customers describe their relationships with our staff, our service and the stone materials we produce.

Our natural limestone and sandstone products are of the highest quality, meticulously crafted to our clients' most exacting standards and always competitively priced.

Our people are focused on building relationships with our clients. Characterized by their will-help attitude, our professional team is knowledgeable, dependable and committed to providing each client with exceptional service.

*“Salado does it right or they make it right.”*

At Salado, we bring quarries together to provide depth and variety in choice to architects, designers, materials specifiers, building, hardscape and landscape professionals, stone fabricators, and homeowners. We will work hard to have Salado become your preferred source for stone.

To start the conversation, give us a call at 254.793.3355 or email [info@SaladoUSA.com](mailto:info@SaladoUSA.com).



STATION

## THIN STONE VENEER

When you want the durability and beauty of natural stone, but not the weight, think natural stone thin veneer—and say goodbye to manmade products that can wear poorly over time.

One of Salado's most requested products, our natural thin stone veneer can be used anywhere in the country for both interiors or exteriors. When installed, it resembles much larger, heavier pieces of stone.

Our natural thin stone veneer is good for the environment—and it can be great for your bottom line, thanks to faster installation, reduced shipping costs and superior durability.

### SPECS

Size: 1.25-1.5" thick

Coverage: 10-15 lbs./sq. ft. typical weight per square foot.



*“The entire process is orchestrated so well.”*

**3100**  
ESPERANZA Cr

®

## ARCHITECTURAL CUT

The details make all the difference in stonework, which is why the right architectural cut features—like headers, sills, caps, quoins, panels, window surrounds and paving—can elevate a design, taking it from so-so to sensational.

With architectural cut, sometimes referred to as dimensional cut stone, you specify the combination of height, length and thickness of the finished pieces. The stone is then manufactured to your exact specifications.

Want a unique look? Consider having us give the stone a finish such as brushed, honed or chatted.



Architectural Cut Linen



Almond



Cashmere



Ivory



Linen



Merlot





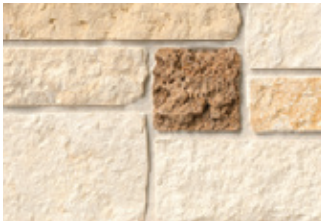
# SONOMA PATTERN

Sonoma has a modern, linear look made up of squares and rectangles. Also known as sawn chop, sawn top and bottom, or wet sawed, it conveys a feeling of solidity, integrity and permanence.

## SPECS

**Size:** Saw cut on top and bottom with chopped/split face. Heights are cut to specifications, typically 4-12" (under 4" available as ledgerstone, 12-16" options also available). Random broken/chopped lengths. Nominal 3-5" thickness.

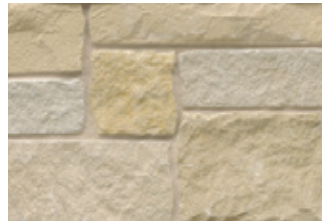
**Coverage:** 40-45 square feet per ton (approximate)



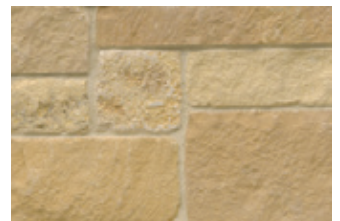
Alta



Autumn



Buff Lueders



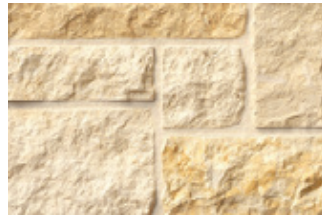
Caramel



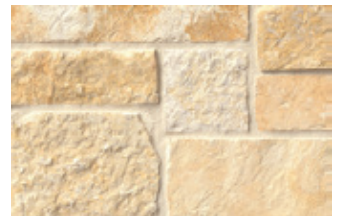
Cave



Charcoal



Cream



Gold



Latte



Light Antique



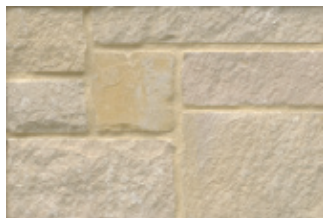
Lueders Roughback



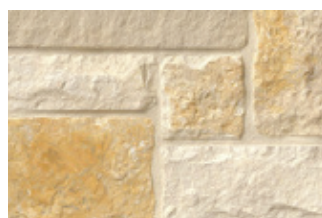
Matera



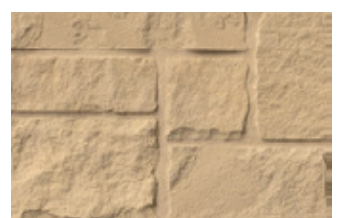
Red



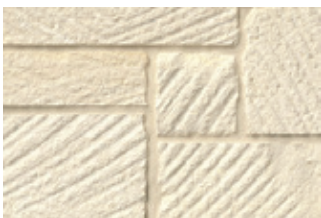
Sea Fossil



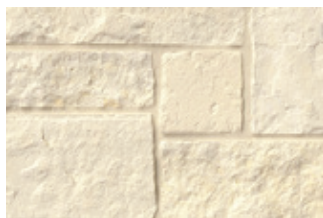
Sonoma Blend



Tan



Vermeer Saw



White



## CHATEAU PATTERN

In this time-honored pattern, the stone comes in random shapes and sizes, and is sometimes referred to as flag, flagstone, builder, irregular builder, fieldstone or mosaic. Here the skill of the mason is shown off, as the stone is fit together like a puzzle.

### SPECS

When installed as wall veneer:

**Size:** Typically the face is larger than a dinner plate, but smaller than a chair cushion; 3-5" thick.

**Coverage:** 40-45 square feet per ton (approximate)

When installed as natural patio stone:

**Size:** 2-3" thick (approximate)

**Coverage:** 75-80 square feet per ton (approximate)



Gold



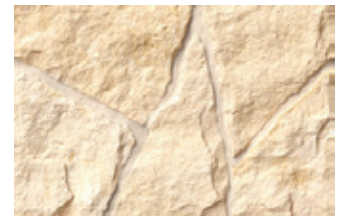
Autumn



Balcones



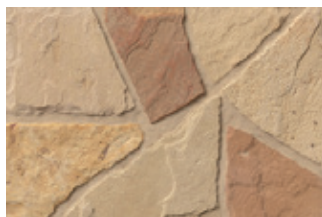
Brown



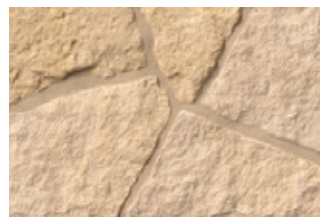
Cream



Gold



Hickory



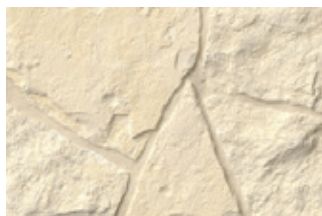
Latte



Red



Tan



White



## TUSCANY PATTERN

This classic pattern is hand-formed rough, rustic squares and rectangles in random heights and lengths. Sometimes referred to as chop, hand chop, field chop or rough chop, Tuscany provides a sense of history and underscores the handmade nature of traditional stonework.

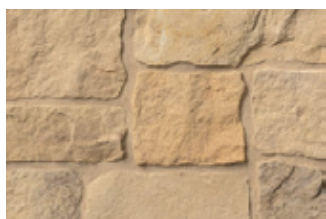
### SPECS

**Size:** Random heights 3-8" tall (under 3" as ledgetone); square to rectangular widths; 3-5" thickness

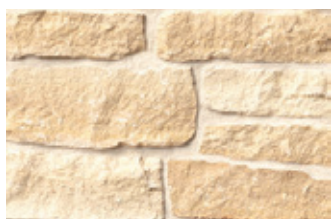
**Coverage:** 40-45 square feet per ton (approximate)



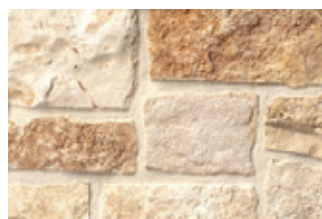
Tuscany White



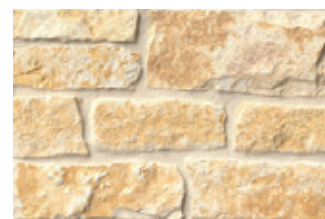
Autumn



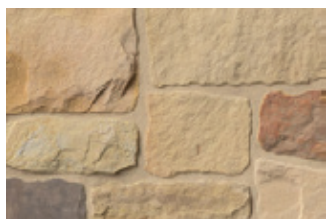
Balcones



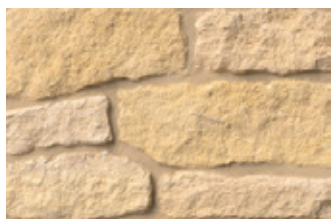
Brown



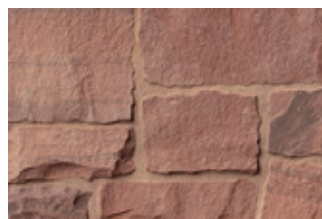
Gold



Hickory



Latte



Red



Tan



White





Sonoma Latte and Architectural Cut Cashmere

## CUSTOM BLENDS: A MIX OF PATTERNS AND COLORS

Dream. Imagine. Create. Color outside the lines.

When you want something other than the usual, Salado offers endless varieties of limestone and sandstone cuts, colors, sizes, textures and finishes produced by nature that you can mix however you want. Go ahead: Create something that is uniquely yours.



Tuscany Hickory and Architectural Cut Almond



Architectural Cut White, Cream and Cave



Sonoma White and Architectural Cut Linen







Sonoma Buff Lueders

## HARDSCAPE

The perfect complement to our building stone, Salado hardscaping stone's contrasting textures and colors add interest while still blending with the environment. Fountains, benches, retaining walls, pavers, accent boulders and sculptures are a few ways our stone can be part of a comprehensive landscape design. It is ideal for integrating outdoor living spaces, such as outdoor kitchens, pool surrounds and seating areas into the overall property design.



Architectural Cut White, Cream and Cave



Sonoma Blend

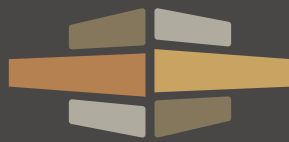


Architectural Cut Linen

12700

CEISOS  
★  
GRILL

CEISOS GRILL



# SALADO

Honest and Enduring

Visit [www.saladousa.com](http://www.saladousa.com) to learn more  
about Salado and find inspiration in our extensive  
portfolio of completed installations.

[info@SaladoUSA.com](mailto:info@SaladoUSA.com)

254.793.3355

3500 FM 2843, Florence, TX 76527

# Building 1



Buff Lueders



OLD TOWN GRAY  
TSR 39.2 E. 84 SRI 42



OLD ZINC GRAY  
TSR 37.1 E. 87 SRI 40



MOCHA  
TSR 34.4 E. 83 SRI 35



Applicant Information

Hind Saad  
HSG Engineering  
13501 Katy Fwy Suite 3380  
Houston, TX 77079  
(713)783-7777  
[hind@hsgcompanies.com](mailto:hind@hsgcompanies.com)

Owner Information

Roy Bhavi  
FlexSpace Business Parks LLC  
835 Tillman Dr  
Allen, TX 75013  
(972)674-8933  
[roybhavi@flexspacebusinessparks.com](mailto:roybhavi@flexspacebusinessparks.com)

Rockwall FlexSpace Center  
Case Number:

# Buildings 2 and 3



Buff Lueders



OLD TOWN GRAY  
TSR 39.2 E. 84 SRI 42



OLD ZINC GRAY  
TSR 37.1 E. 87 SRI 40



MOCHA  
TSR 34.4 E. 83 SRI 35

Applicant Information

Hind Saad  
HSG Engineering  
13501 Katy Fwy Suite 3380  
Houston, TX 77079  
(713)783-7777  
[hind@hsgcompanies.com](mailto:hind@hsgcompanies.com)

Owner Information

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FlexSpace Business Parks LLC  
835 Tillman Dr  
Allen, TX 75013  
(972)674-8933  
[roybhavi@flexspacebusinessparks.com](mailto:roybhavi@flexspacebusinessparks.com)

Rockwall FlexSpace Center  
Case Number:

# Buildings 4,5,6 and 7



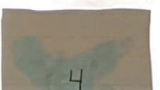
Buff Lueders



OLD TOWN GRAY  
TSR 39.2 E. 84 SRI 42



OLD ZINC GRAY  
TSR 37.1 E. 87 SRI 40



MOCHA  
TSR 34.4 E. 83 SRI 35

Applicant Information

Hind Saad  
HSG Engineering  
13501 Katy Fwy Suite 3380  
Houston, TX 77079  
(713)783-7777  
[hind@hsgcompanies.com](mailto:hind@hsgcompanies.com)

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(972)674-8933  
[roybhavi@flexspacebusinessparks.com](mailto:roybhavi@flexspacebusinessparks.com)

Rockwall FlexSpace Center  
Case Number:



REVISIONS	

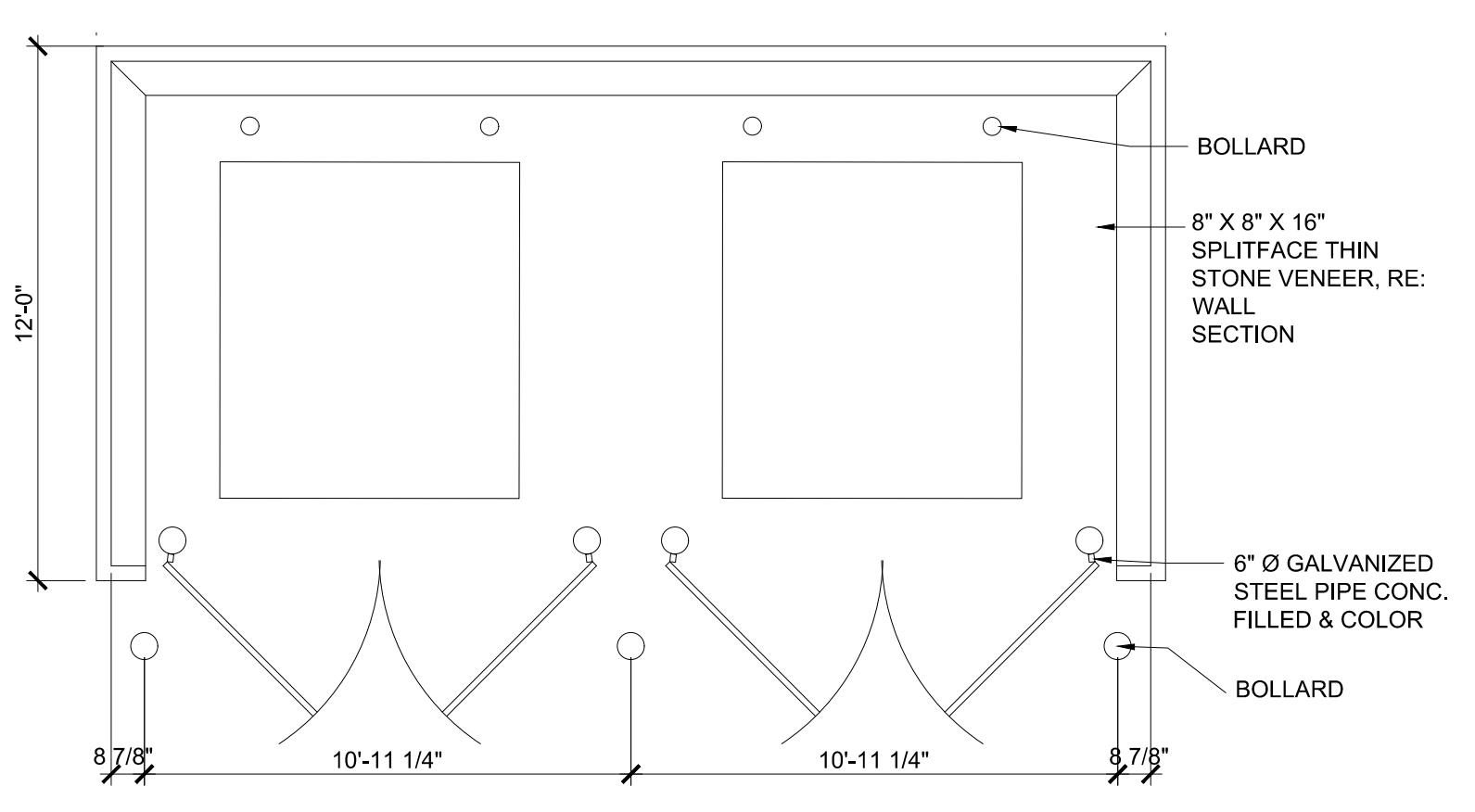
ISSUE DATE: 07/11/23

05/19/2023

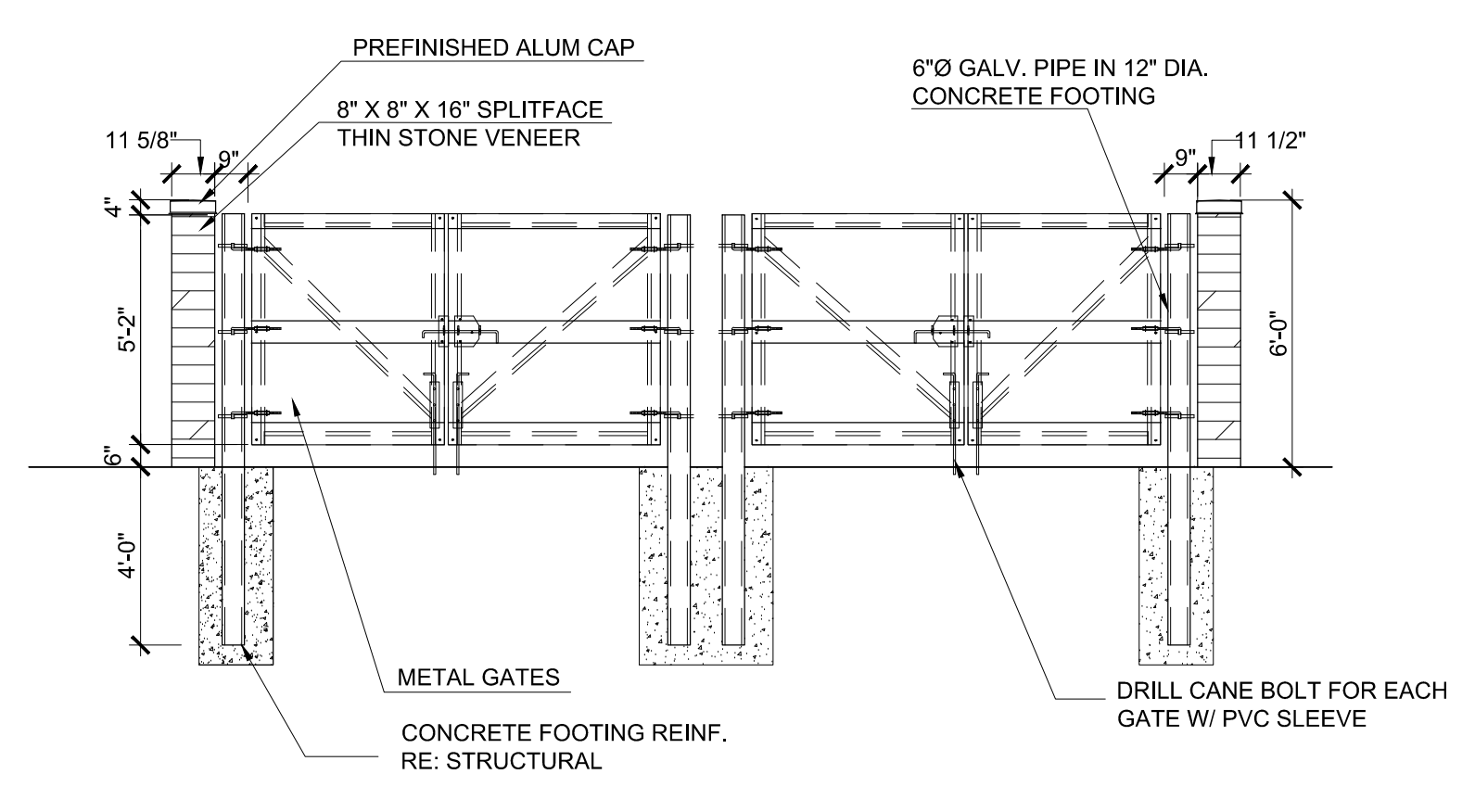
DUMPSTER DETAIL

DRAWN BY: \_\_\_\_\_ CHECKED: \_\_\_\_\_

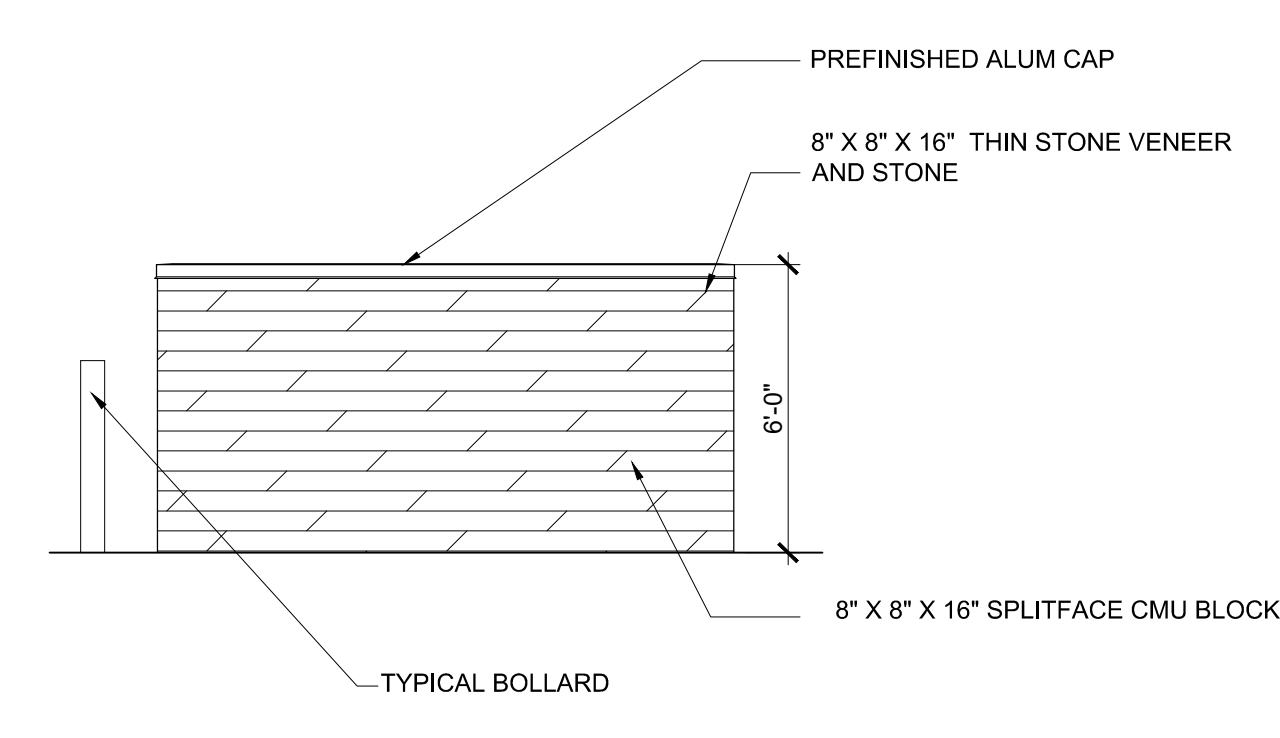
PROJECT No: 23420.02 SHEET No: A0.2



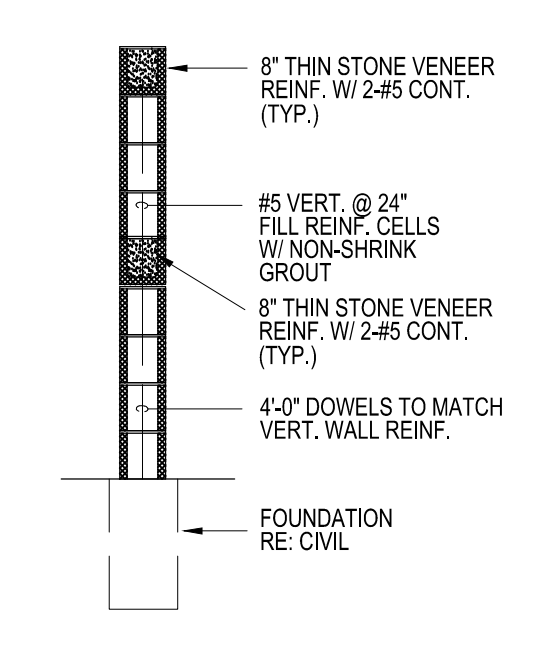
01 DUMPSTER PLAN  
Scale 1/4" = 1'-0"



02 DUMPSTER FRONT ELEVATION  
Scale 1/4" = 1'-0"



03 DUMPSTER RIGHT ELEVATION  
Scale 1/4" = 1'-0"



04 DUMPSTER SECTION  
Scale 3/8" = 1'-0"

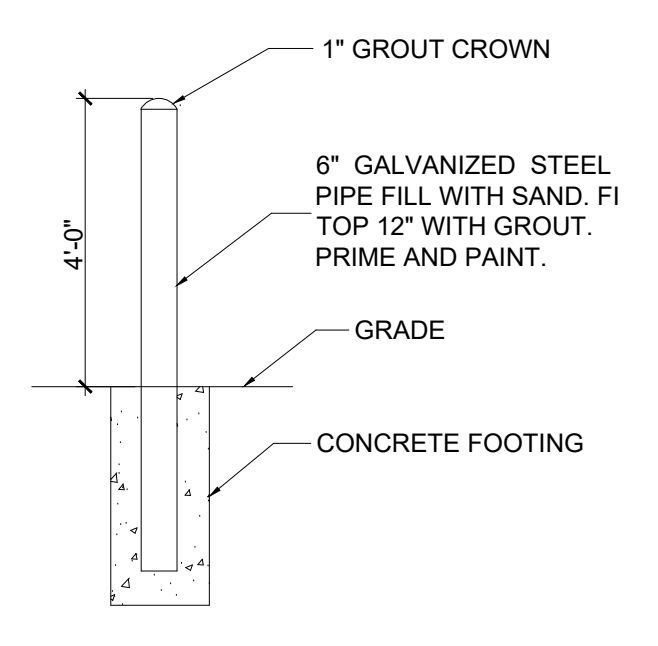
**SITE PLAN SIGNATURE BLOCK**

APPROVED:  
I hereby certify that the above foregoing site plan for a development in the City of Rockwall, Texas, was approved by the planning & zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].

WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

\_\_\_\_\_  
Planning & Zoning Commission, Chairman

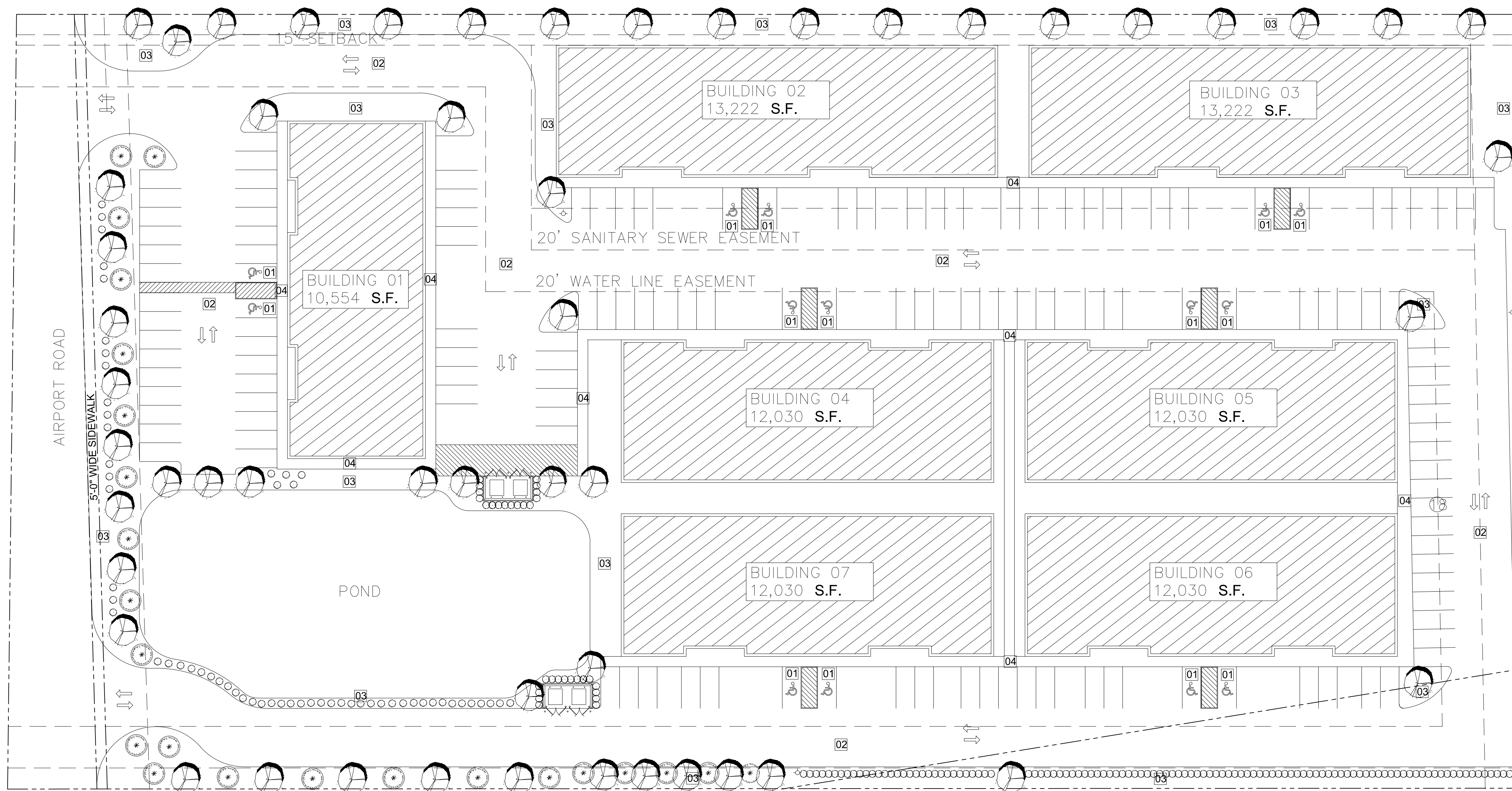
\_\_\_\_\_  
Director of Planning and Zoning



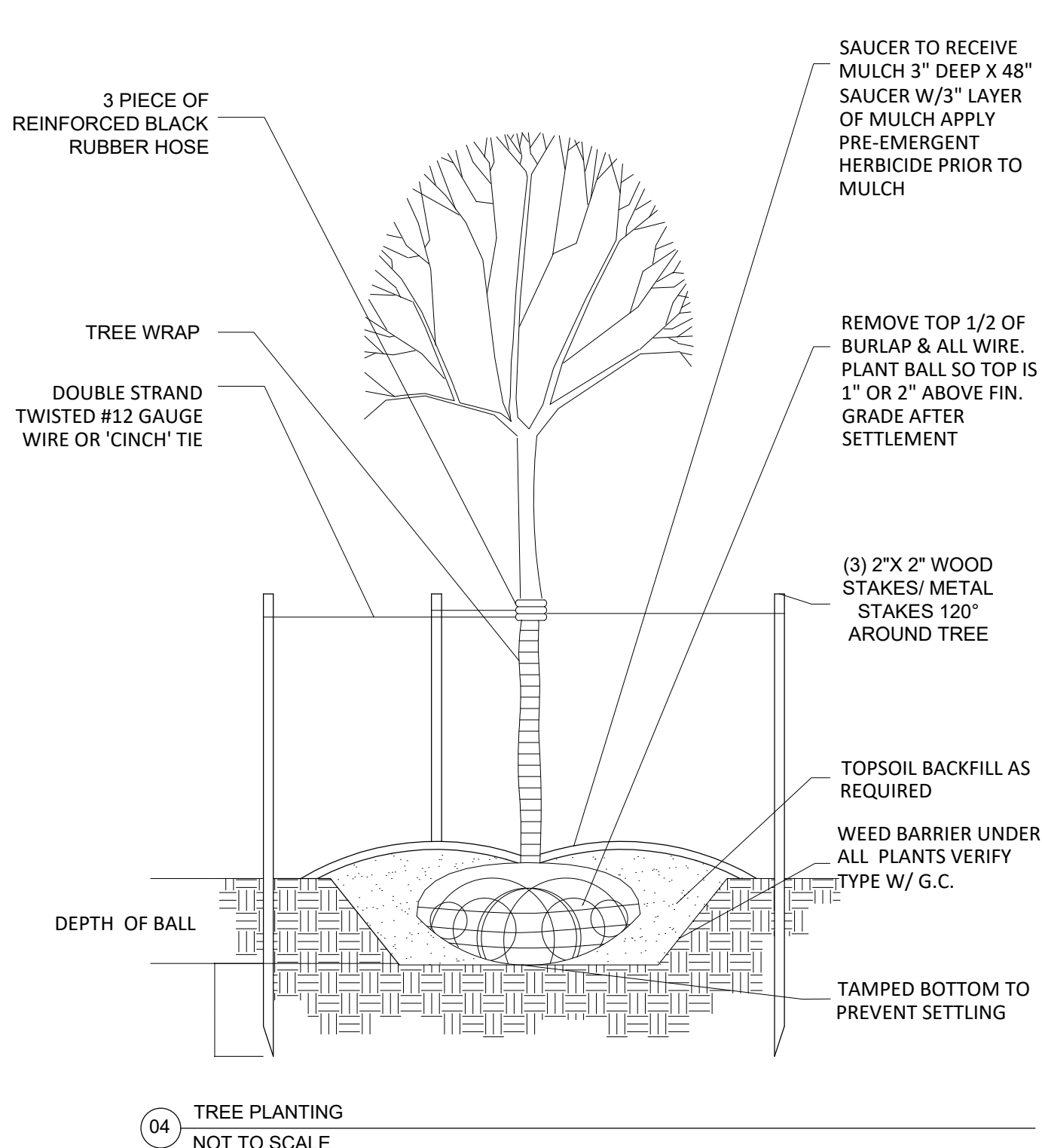
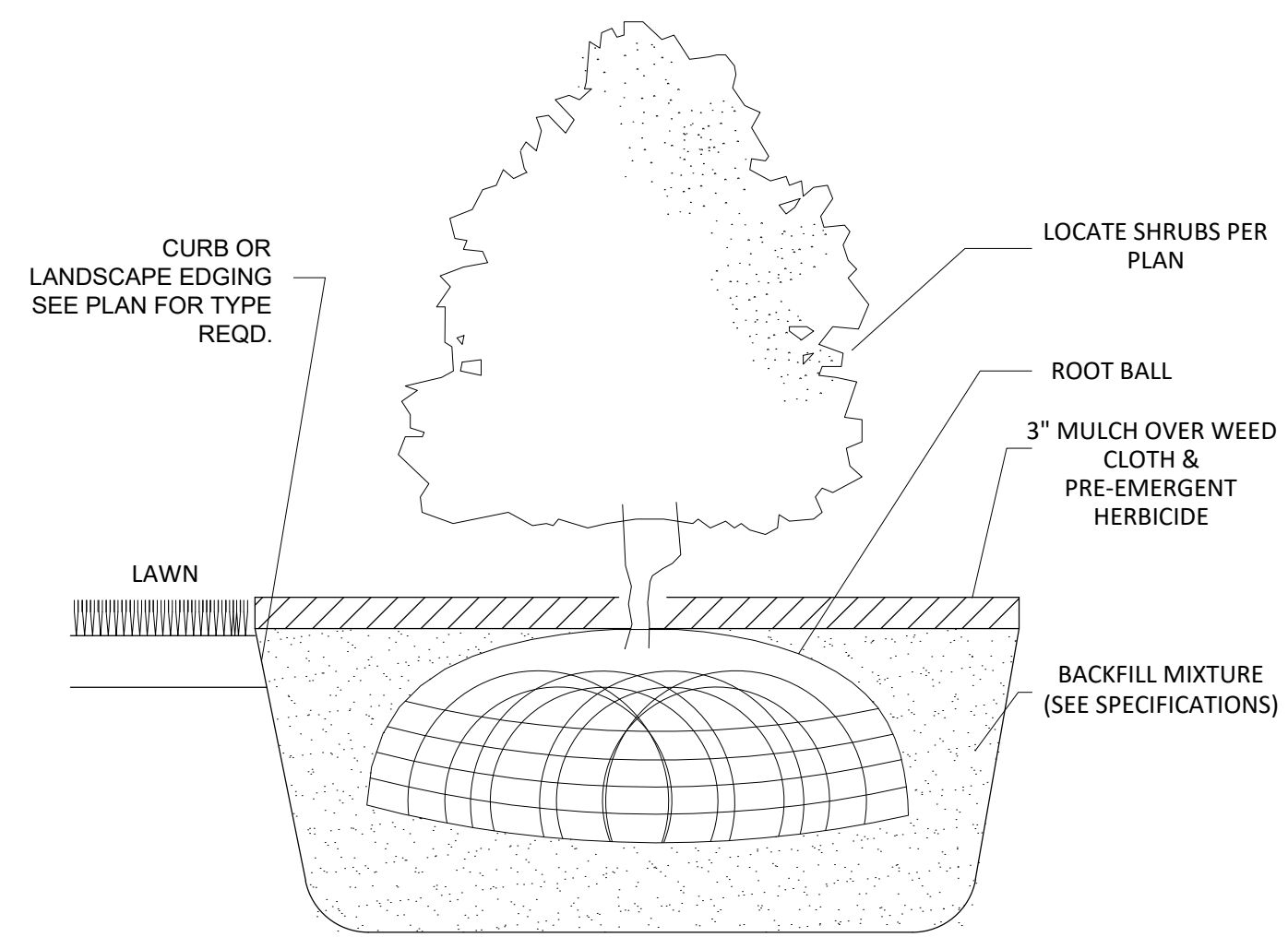
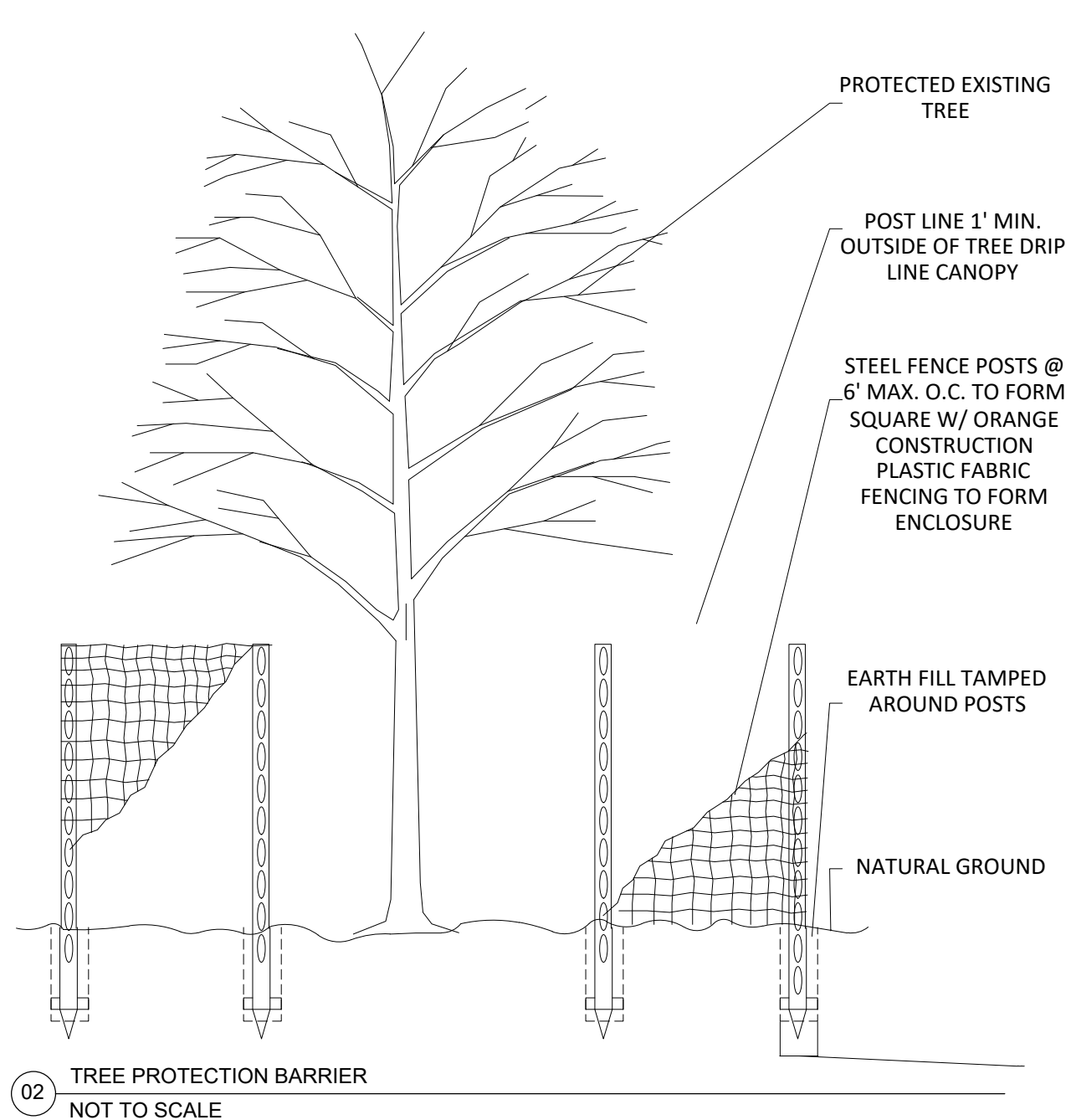
05 TRASH ENCLOSURE BOLLARD  
Scale 3/8" = 1'-0"

**GENERAL NOTES**

- FOR DUMPSTER ENCLOSURE REFER STRUCTURAL DRAWINGS
- FOR SLAB FINISHED GRADES, SEE GRADING PLAN.
- ALL WOOD FOR GATES IS TO BE THRU-BOLTED TO TUBE FRAME WITH 3/8" GALVANIZED BOLTS AND HARDWARE.
- DUMPSTER ENCLOSURE MATERIAL: THIN STONE VENEER



01 SITE PLAN  
Scale 1/32" = 1' - 0"



**SITE PLAN SIGNATURE BLOCK**

APPROVED:  
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WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

\_\_\_\_\_  
Planning & Zoning Commission, Chairman

\_\_\_\_\_  
Director of Planning and Zoning

**SYMBOL LEGEND**

- Canopy Tree - TEXAS ASH
- Accent Tree - DESERT WILLOW OR EASTERN REDBUD
- SHRUB

**KEYED NOTES**

- 01 - HANDICAP SYMBOL & SIGN
- 02 - PAVING
- 03 - LANDSCAPING
- 04 - SIDEWALK SAME LEVEL / ACCESSIBLE ROUTE
- 05 - DUMPSTER

**IMPERVIOUS COVERAGE**

TOTAL PROPERTY AREA: 269,076 SF  
 TOTAL IMPERVIOUS COVER: 205,736 SF  
 TOTAL PERVIOUS COVER: 63,340 SF  
 TOTAL % OF IMPERVIOUS COVER: 76.46%

- NOTES**
- CONTRACTOR SHALL APPLY FOR AND PROCURE ALL REQUIRED PERMITS TO COMMENCING WORK.
  - CONTRACTOR SHALL LOCATE ALL L UNDERGROUND UTILITIES PRIOR COMMENCING WORK. CONTACT UTILITIES COMPANIES MINIMUM 48 HOURS PRIOR ANY WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, ETC. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF THESE UTILITIES.
  - CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGN WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN FORESEEN IN THE DESIGN. SUCH CONDITIONS SHALL BE BROUGHT UP TO THE OWNERS REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY NECESSARY CHANGES DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
  - CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER SUBCONTRACTORS ON THE JOBSITE AS REQUIRED TO COMPLETE CONSTRUCTION.
  - CONTRACTOR TO PROVIDE SAMPLES OF EACH SHRUB AND GROUND COVER SPECIES OR NURSERY SOURCE FOR APPROVAL BY LANDSCAPE DESIGNER PRIOR TO INSTALLATION. ALL PLANTS ARE TO BE SPECIMEN QUALITY. FULL POT AND HEAD, SYMMETRICAL FOLIAGE AND BRANCHING STRUCTURE. SHRUBS SHALL BE FULL TO GROUND. PLANT MATERIAL OF THE SAME SPECIES SHALL BE OBTAINED FROM THE SAME SOURCE. MATERIAL SHALL BE SHIPPED DIRECTLY FROM NURSERY AND NOT FROM CONTRACTOR'S HOLDING YARD AFTER AN EXTENDED PERIOD.
  - CONTRACTORS SHALL BE RESPONSIBLE FOR QUANTITIES ON PLAN SHOWN BY SYMBOLS. THE PURPOSE IS FOR CONVENIENCE ONLY.
  - ALL PARKING SPACES WITHIN 80' OF A CANOPY TREE.

- GENERAL LANDSCAPE NOTES**
- ALL PLANTS SHALL BE FULL POT AND HEAD, SYMMETRICAL FOLIAGE AND BRANCHING STRUCTURE.
  - CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION OR TRENCHING. CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING OR REPLACING ANY DAMAGE TO UTILITIES OR OTHER IMPROVEMENTS.
  - GRADE SURFACE TO ENSURE AREAS DRAIN AWAY FROM STRUCTURES AND TO PREVENT PONDING AND POCKETS OF SURFACE DRAINAGE SPREAD AIR AVERAGE OF 1" SHARP SAND OVER ENTIRE AREA TO BE SOLID SODDED. HAND RAKE ENTIRE AREA PRIOR TO SODDING, OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL OF GRADE PRIOR TO SODDING.
  - CONVENTIONAL SYSTEM. AN AUTOMATIC IRRIGATION PLAN WILL BE PROVIDED AND PERMITTED BY LANDSCAPE CONTRACTOR BASED ON ROCKWALL CITY UDC REGULATIONS.
  - ALL AREAS NOT COVERED WITH CONCRETE SHALL BE SOD WITH (SAN AGUSTIN)
  - ALLOW FOR FINISHED GRADE AT EDGE OF WALKS AND CURBS TO BE A MINIMUM OF 1" TO 1 1/2" BELOW TOP OF SIDEWALK AND CURBS AREAS SO GRASS WILL NOT HOLD WATER ON WALK AND SHALL BE CONSISTENT ALONG EDGE.
  - LANDSCAPE CONTRACTOR TO COORDINATE AND SCHEDULE HIS WORK WITH OTHER CONTRACTORS WORKING ON THE PROJECT SITE.
  - GENERAL CONTRACTOR TO PROTECT ALL EXISTING TREES TO REMAIN.
  - ALL LANDSCAPE BEDS SHALL BE RAISED TO PROVIDE ADEQUATE DRAINAGE
  - AFTER PLANTS/TREES HAVE BEEN INSTALLED PROVIDE AND INSTALL MULCH TO ALL LANDSCAPE BEDS.

**LANDSCAPE CALCULATIONS**

SITE AREA: 6.18 A.C.  
 15% LANDSCAPING FRONT LOT: 40,380 SF MIN / 41,376 SF PROVIDED

STREET TREES REQUIRED: 1 TREE PER 50'-0" OF STREET FRONTAGE	
FRONTAGE ROAD 372' LF. CANOPY TREE	10 STREET TREES
FRONTAGE ROAD 372' LF. ACCENT TREE	18 STREET TREES
TOTAL STREET TREES PROVIDED	16 STREET TREES

NOTE 01: Canopy Trees shall be a minimum of four (4) caliper inches at DBH. Accent Trees shall be a minimum of four (4) feet in total height. Shrubs shall be a minimum of three (3) gallons in size

FRONTAGE SHRUBS	
TOTAL SHRUBS PROVIDED	17 STREET SHRUBS

Berms and shrubbery shall have a total minimum height of 30-inches.

PARKING LOT TREES REQUIRED: 1 LARGE TREE FOR EACH 10 SPACES.	
114 SPACES / 10	12 PKNG. LOT TREES
TOTAL PARKING LOT TREES PROVIDED	17 PKNG. LOT TREES

LANDSCAPE SCREENING REQUIRED: 1 TREE PER 20'-0"	
87' LF. CANOPY TREE	5 STREET TREES
87' LF. ACCENT TREE	5 STREET TREES
TOTAL STREET TREES PROVIDED	10 STREET TREES

SCREENING SHRUBS PER AIRPORT REGULATION	
TOTAL SHRUBS PROVIDED	155 STREET SHRUBS

Berms and shrubbery shall have a total minimum height of 30-inches.

LANDSCAPE EASEMENT 10'-0"	
CANOPY TREE	22 STREET TREES

REVISIONS

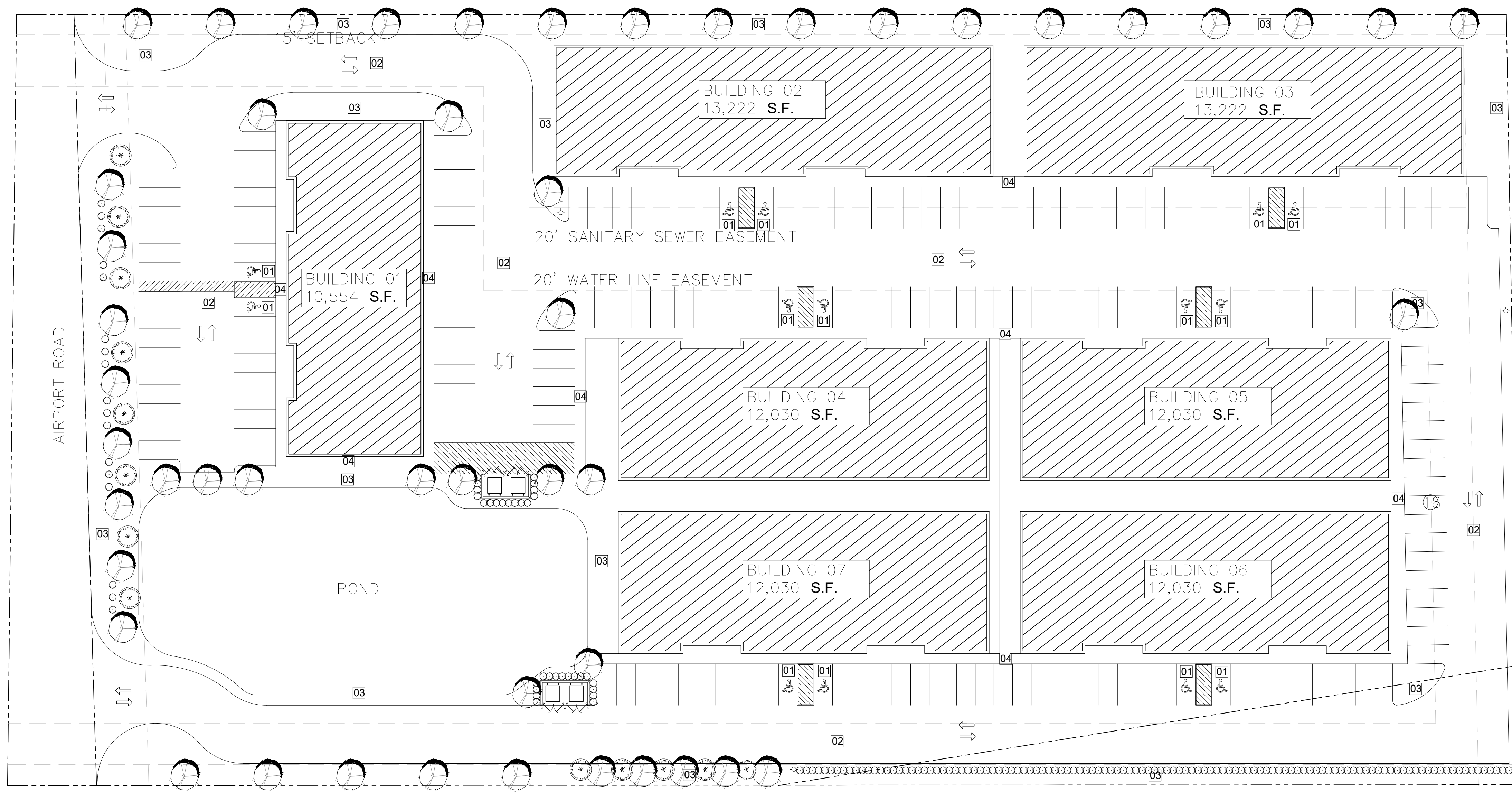

ISSUE DATE: 07/11/23

05/19/2023

LANDSCAPE

DRAWN BY: \_\_\_\_\_ CHECKED: \_\_\_\_\_

PROJECT No: 23420.02 SHEET No: A0.3



01 SITE PLAN  
Scale 1/32" = 1' - 0"

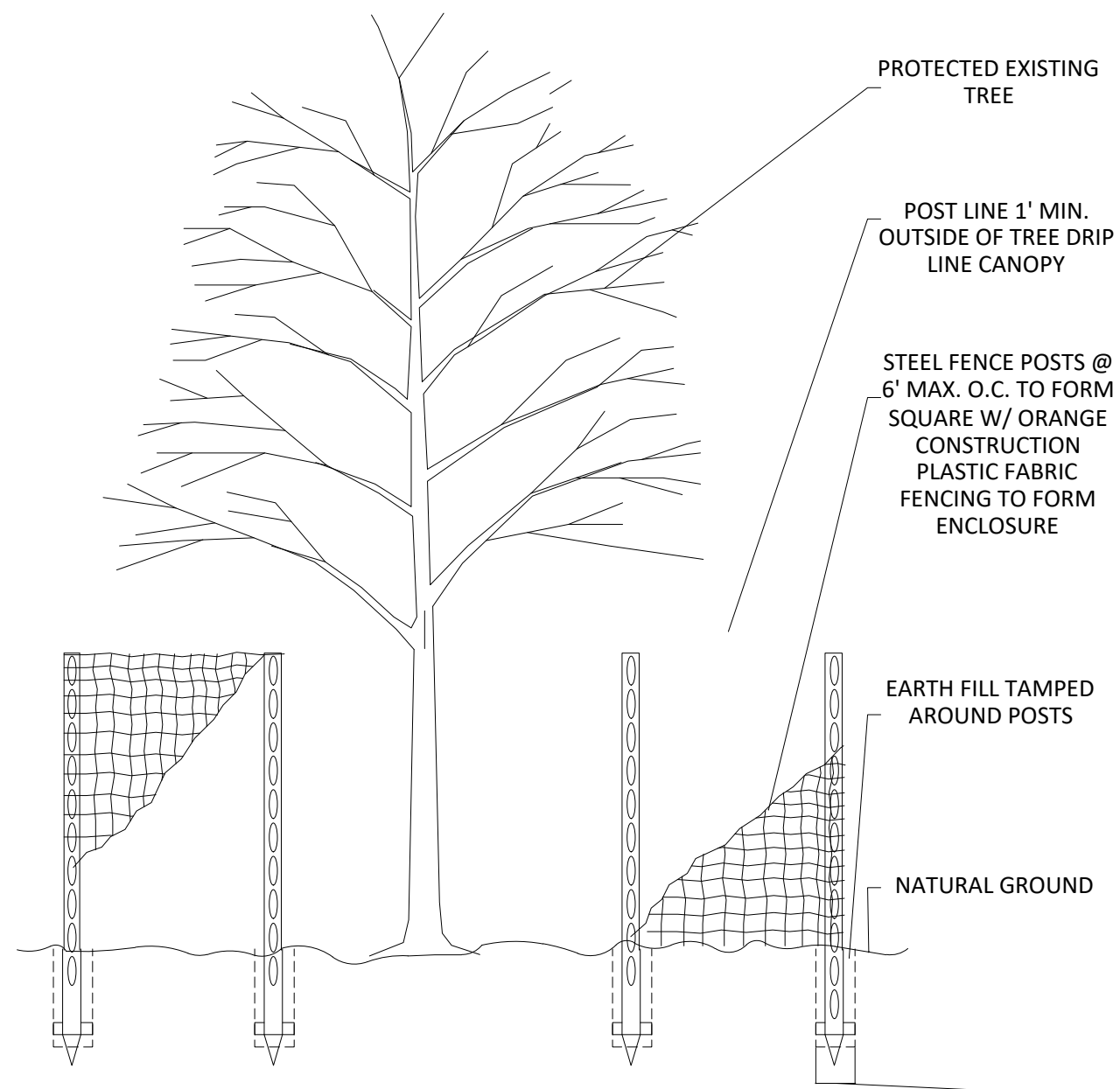
**SITE PLAN SIGNATURE BLOCK**

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I hereby certify that the above foregoing site plan for a development in the City of Rockwall, Texas, was approved by the planning & zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].

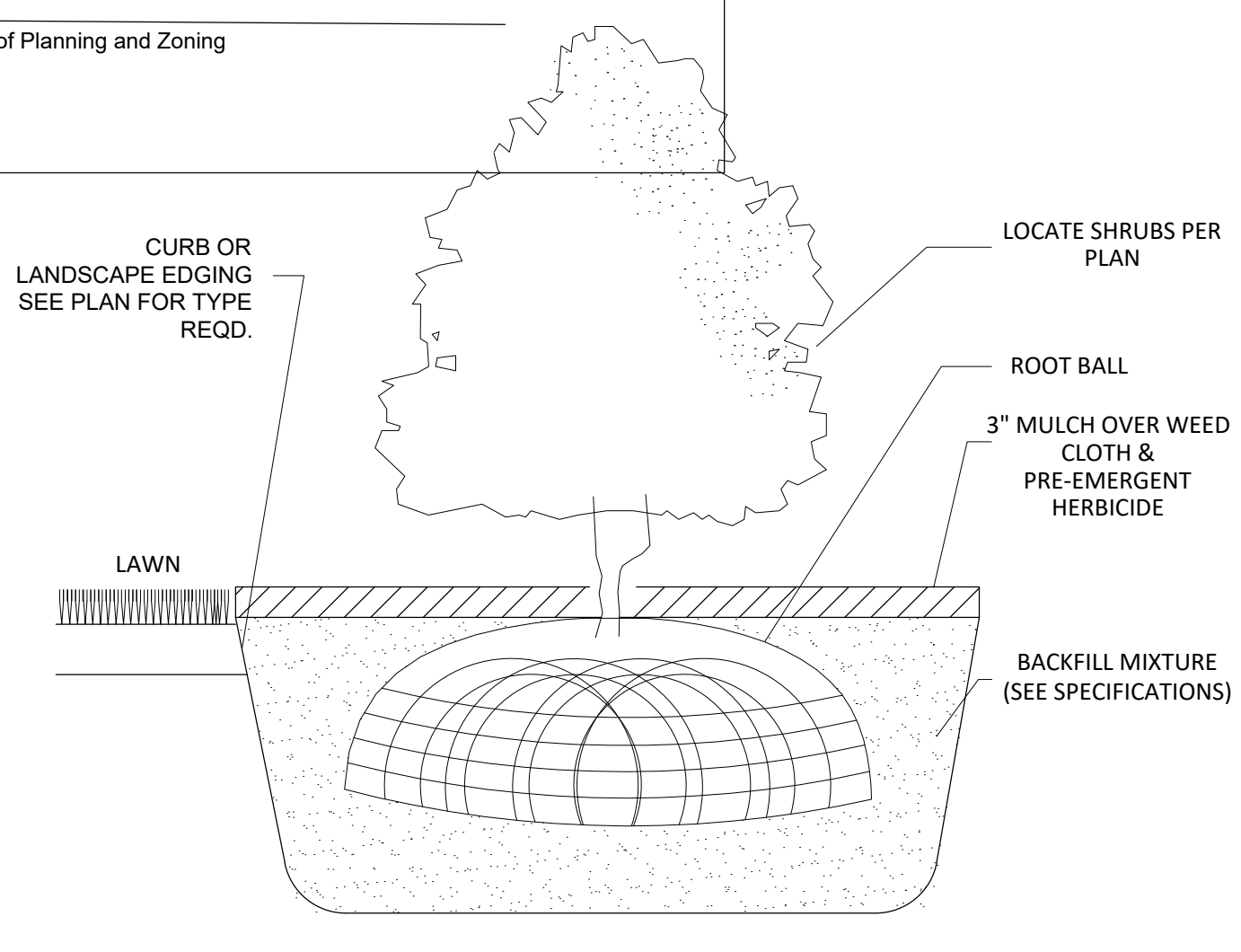
WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

\_\_\_\_\_  
Planning & Zoning Commission, Chairman

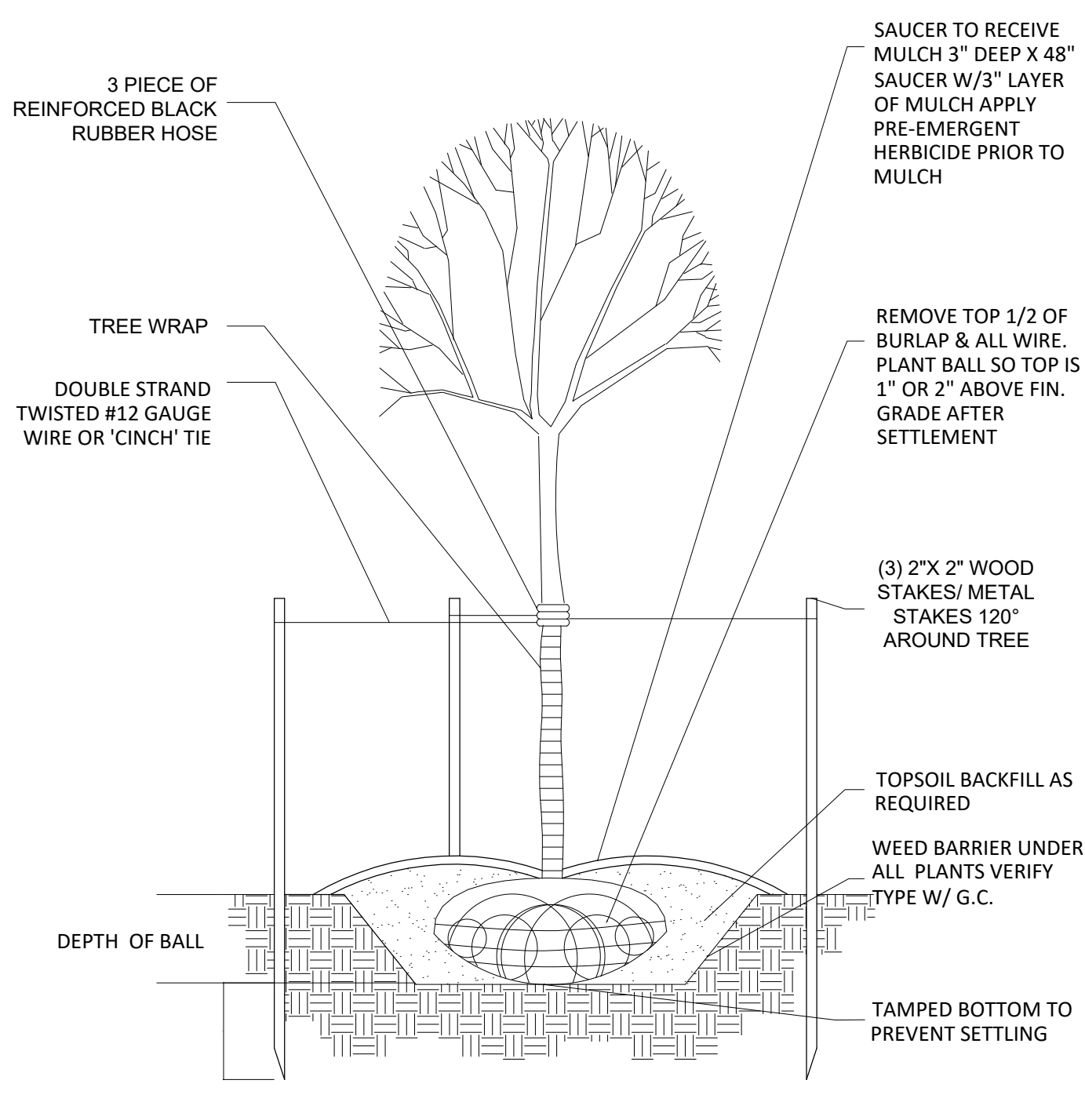
\_\_\_\_\_  
Director of Planning and Zoning



02 TREE PROTECTION BARRIER  
NOT TO SCALE



03 SHRUB PLANTING  
NOT TO SCALE



04 TREE PLANTING  
NOT TO SCALE

**SYMBOL LEGEND**

- CANOPY TREE - TEXAS ASH
- ACCENT TREE - OCTOBER GLORY MAPLE
- SHRUB

**KEYED NOTES**

- 01 - HANDICAP SYMBOL & SIGN
- 02 - PAVING
- 03 - LANDSCAPING
- 04 - SIDEWALK SAME LEVEL / ACCESSIBLE ROUTE
- 05 - DUMPSTER

**NOTE: NO EXISTING TREES, LAND IS CLEAR, REFER TO THIS PLAN FOR PROPOSED TREES**

- NOTES**
- 1- CONTRACTOR SHALL APPLY FOR AND PROCURE ALL REQUIRED PERMITS TO COMMENCING WORK.
  - 2- CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES PRIOR COMMENCING WORK. CONTACT UTILITIES COMPANIES MINIMUM 48 HOURS PRIOR ANY WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, ETC. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF THESE UTILITIES.
  - 3- CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGN WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN FORESEEN IN THE DESIGN. SUCH CONDITIONS SHALL BE BROUGHT UP TO THE OWNERS REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY NECESSARY CHANGES DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
  - 4- CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER SUBCONTRACTORS ON THE JOBSITE AS REQUIRED TO COMPLETE CONSTRUCTION.
  - 5- CONTRACTOR TO PROVIDE SAMPLES OF EACH SHRUB AND GROUND COVER SPECIES OR NURSERY SOURCE FOR APPROVAL BY LANDSCAPE DESIGNER PRIOR TO INSTALLATION. ALL PLANTS ARE TO BE SPECIMEN QUALITY. FULL POT AND HEAD, SYMMETRICAL FOLIAGE AND BRANCHING STRUCTURE. SHRUBS SHALL BE FULL TO GROUND. PLANT MATERIAL OF THE SAME SPECIES SHALL BE OBTAINED FROM THE SAME SOURCE. MATERIAL SHALL BE SHIPPED DIRECTLY FROM NURSERY AND NOT FROM CONTRACTOR'S HOLDING YARD AFTER AN EXTENDED PERIOD.
  - 6- CONTRACTORS SHALL BE RESPONSIBLE FOR QUANTITIES ON PLAN SHOWN BY SYMBOLS. THE PURPOSE IS FOR CONVENIENCE ONLY.

- GENERAL LANDSCAPE NOTES**
- 1 - ALL PLANTS SHALL BE FULL POT AND HEAD. SYMMETRICAL FOLIAGE AND BRANCHING STRUCTURE.
  - 2 - CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION OR TRENCHING. CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING OR REPLACING ANY DAMAGE TO UTILITIES OR OTHER IMPROVEMENTS.
  - 3 - GRADE SURFACE TO ENSURE AREAS DRAIN AWAY FROM STRUCTURES AND TO PREVENT PONDING AND POCKETS OF SURFACE DRAINAGE SPREAD AIR AVERAGE OF 1" SHARP SAND OVER ENTIRE AREA TO BE SOLID SODDED. HAND RAKE ENTIRE AREA PRIOR TO SODDING. OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL OF GRADE PRIOR TO SODDING.
  - 4 - CONVENTIONAL SYSTEM. AN AUTOMATIC IRRIGATION PLAN WILL BE PROVIDED AND PERMITTED BY LANDSCAPE CONTRACTOR BASED ON ROCKWALL CITY REGULATIONS.
  - 5 - ALL AREAS NOT COVERED WITH CONCRETE SHALL BE SOD WITH (SAN AGUSTIN)
  - 6 - ALLOW FOR FINISHED GRADE AT EDGE OF WALKS AND CURBS TO BE A MINIMUM OF 1" TO 1 1/2" BELOW TOP OF SIDEWALK AND CURBS AREAS SO GRASS WILL NOT HOLD WATER ON WALK AND SHALL BE CONSISTENT ALONG EDGE.
  - 7 - LANDSCAPE CONTRACTOR TO COORDINATE AND SCHEDULE HIS WORK WITH OTHER CONTRACTORS WORKING ON THE PROJECT SITE.
  - 8 - GENERAL CONTRACTOR TO PROTECT ALL EXISTING TREES TO REMAIN.
  - 9 - ALL LANDSCAPE BEDS SHALL BE RAISED TO PROVIDE ADEQUATE DRAINAGE
  - 10 - AFTER PLANTS/TREES HAVE BEEN INSTALLED PROVIDE AND INSTALL MULCH TO ALL LANDSCAPE BEDS.

**Treescape CALCULATIONS**

SITE AREA: 6.18 A.C.  
15% LANDSCAPING FRONT LOT: 40,380 SF MIN / 41,376 SF PROVIDED

STREET TREES REQUIRED: 1 TREE PER 50'-0" OF STREET FRONTAGE	
FRONTAGE ROAD 372' LF. CANOPY TREE	8 STREET TREES
FRONTAGE ROAD 372' LF. ACCENT TREE	8 STREET TREES
TOTAL STREET TREES PROVIDED	16 STREET TREES

NOTE 01: Canopy Trees shall be a minimum of four (4) caliper inches at DBH. Accent Trees shall be a minimum of four (4) feet in total height. Shrubs shall be a minimum of three (3) gallons in size

FRONTAGE SHRUBS	
TOTAL SHRUBS PROVIDED	17 STREET SHRUBS

Berms and shrubbery shall have a total minimum height of 30-inches.

PARKING LOT TREES REQUIRED: 1 LARGE TREE FOR EACH 10 SPACES.	
114 SPACES / 10	12 PKNG. LOT TREES
TOTAL PARKING LOT TREES PROVIDED	15 PKNG. LOT TREES

LANDSCAPE SCREENING REQUIRED: 1 TREE PER 20'-0"	
87' LF. CANOPY TREE	5 STREET TREES
87' LF. ACCENT TREE	5 STREET TREES
TOTAL STREET TREES PROVIDED	10 STREET TREES

SCREENING SHRUBS PER AIRPORT REGULATION	
TOTAL SHRUBS PROVIDED	118 STREET SHRUBS

Berms and shrubbery shall have a total minimum height of 30-inches.

LANDSCAPE EASEMENT 10'-0"	
CANOPY TREE	22 STREET TREES

**RSG ENGINEERING**

13501 KATY FREEWAY  
SUITE 3180  
HOUSTON, TEXAS 77079  
PH. 713-783-7777

project  
**ROCKWALL OFFICES WAREHOUSES**  
at  
0 AIRPORT ROAD  
ROCKWALL, TX 75087

ISSUE DATE: 05/19/23

05/19/2023

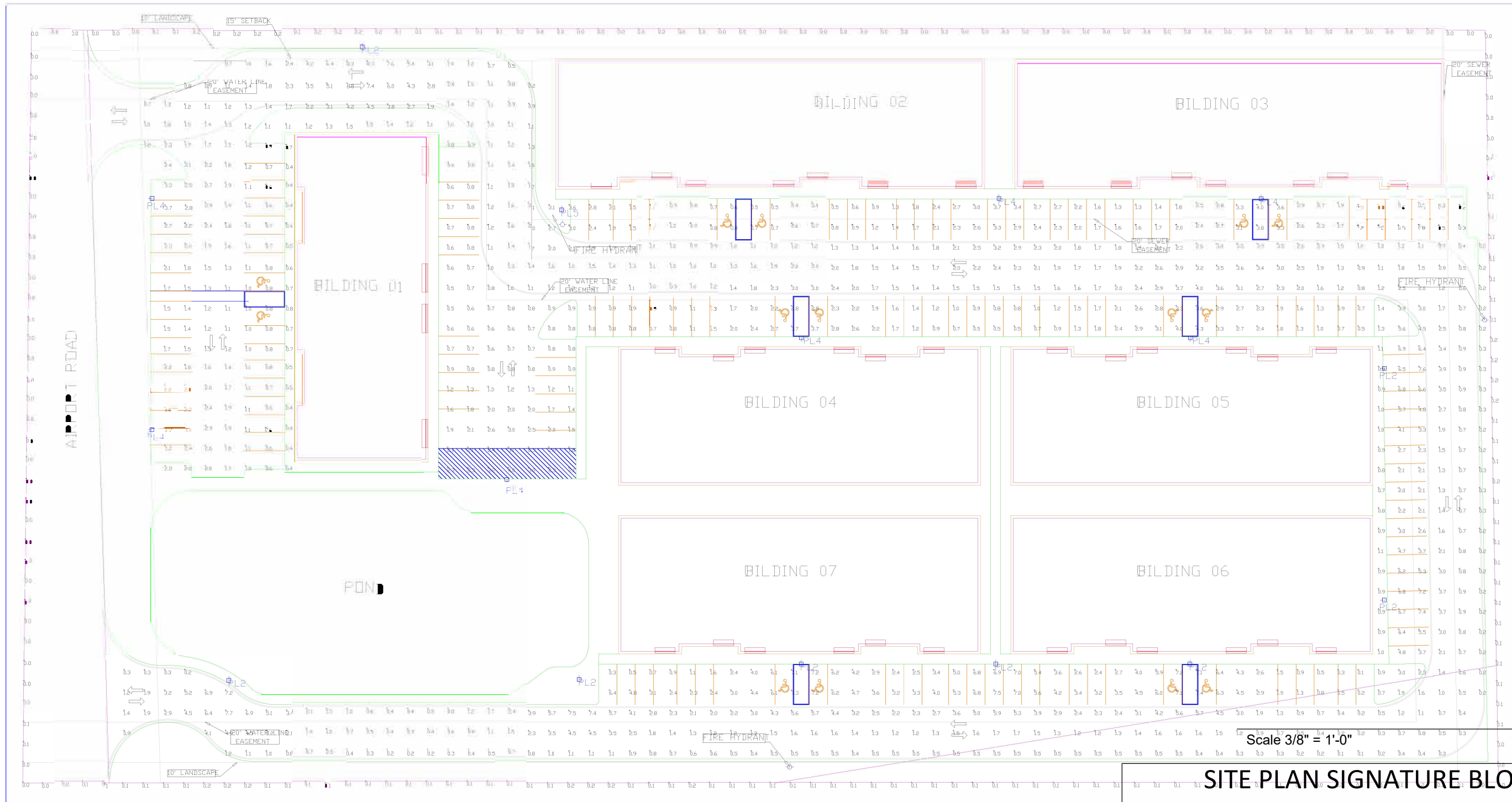
TREESCAPE

DRAWN BY: CHECKED:

PROJECT No: SHEET No:  
23420.02 A0.3

TBPE FIRM #: 15498





### SITE PLAN SIGNATURE BLOCK

Symbol	Label	Qty	Arrangement	Lum. Lumens	Lum. Watts	LLF	Description
□	PL2	8	Single	15594	151	0.950	Lumark PRV-PA2B-740-VOLT-T2R-HSS-FINISH
□	PL4	7	Single	14072	151	0.950	Lumark PRV-PA2B-740-VOLT-T4W-HSS-FINISH
□	PL5	1	Single	20332	151	0.950	Lumark PRV-PA2B-740-VOLT-5WQ-FINISH

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Property Line - Ground	Illuminance	Fc	0.06	0.2	0.0	N.A.	N.A.
SITE Paved Parking - Ground	Illuminance	Fc	1.94	8.3	0.1	19.40	83.00

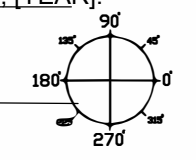
Label	Mounting HT
PL2	22.5(30in Base Included)
PL4	22.5(30in Base Included)
PL5	22.5(30in Base Included)

Peterson, Scharck & Assoc / Keith Peterson / 07-11-23

Luminaire data is obtained according to IES procedures under laboratory conditions. Field results may differ from computer model due to many factors, including ambient temperature, line voltage variations, lamp performance, installation, reflectances, and other site specific conditions.

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WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].  
Planning & Zoning Commission, Chairman  
Director of Planning and Zoning



**Peterson, Scharck & Associates, Inc.**  
10855 Tanner Rd.  
Houston, TX 77041  
applications@psa-lighting.com

XXX  
XXX

Rockwall  
Flexspace Center  
- Site Ltg

07-11-23  
SR



## SSP Square Non-Tapered Steel Poles



**SSP**

### Pole Shaft

The pole shaft is one piece construction, being fabricated from a weldable grade carbon steel structural tubing which has a uniform wall thickness of 11 gauge (0.1196"), 7 gauge (0.1793"), or 3 gauge (0.2391"). The pole shaft material shall conform to ASTM A-500 Grade C with a minimum yield strength of 50,000 psi. The pole shaft has a full length longitudinal resistance weld and is uniformly square in cross-section with flat sides, small corner radii and excellent torsional properties.

### Base Plate

The anchor base is fabricated from structural quality hot rolled carbon steel plate that meets or exceeds a minimum yield strength of 36,000 psi. The anchor base telescopes the pole shaft and is circumferentially welded top and bottom. All welds are performed in accordance with the American Welding Society specification AWS D1.1, latest edition.

### Anchor Bolts

Anchor bolts are fabricated from commercial quality hot rolled carbon steel bar that meets or exceeds a minimum yield strength of 55,000 psi. Four properly sized anchor bolts, each with two regular hex nuts and washers, are furnished and shipped with all poles unless otherwise specified. Anchor bolts shall have the threaded end galvanized a minimum of 8 inches in accordance with ASTM A-153. Fully galvanized anchor bolts are available upon request.

### Handhole

An oval reinforced gasketed handhole, having a nominal 3" x 5" or 4" x 6-1/2" inside opening, located 1'-6" above base, is standard on all poles. Optional 5" x 8" and 4" x 10" handholes are available (see options). A grounding provision is located inside the handhole ring.

### Finishes

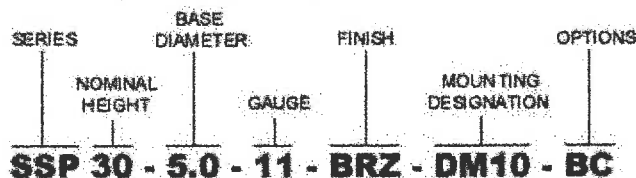
The **Standard Finish** is a polyester thermosetting powder coating applied to the surface of the substrate to a minimum of 3 mils for all color finishes. **Hot dip Galvanized** finish to a ASTM A-123 specification or primed finish is also available. For optional finishes, see **K-KLAD** and **K-KLAD Over Galvanizing**.

## HOW TO ORDER

When ordering KW lighting standards, mounting adaptors and accessories, be sure to specify the complete catalog number. Our catalog numbers reflect the precise specifications of the item ordered to ensure our customers will receive the product which meets their exact requirements.

The following explanation of the catalog numbers will be helpful in placing orders:

### CATALOG LOGIC - ORDERING SAMPLE



Catalog Number	Nominal Height	Pole Shaft	Gauge	Handhole Size	Anchor Bolt	Bolt Circle	80 MPH	90 MPH	100 MPH	Ship WT.
SSP10-4.0-11	10	4.0 x 10.0	11	3 x 5	0.75 x 17 x 3	8	42.1	33.5	27.1	87
SSP10-4.0-7	10	4.0 x 10.0	7	3 x 5	0.75 x 30 x 3	8	55	44	35.5	130
SSP10-5.0-11	10	5.0 x 10.0	11	3 x 5	1.00 x 36 x 4	11	58	44	34	151
SSP12-4.0-11	12	4.0 x 12.0	11	3 x 5	0.75 x 17 x 3	8	33.7	26.7	21.4	100
SSP12-4.0-7	12	4.0 x 12.0	7	3 x 5	0.75 x 30 x 3	8	47.5	37.3	29.8	150
SSP12-5.0-11	12	5.0 x 12.0	11	3 x 5	1.00 x 36 x 4	11	49	38	29	168
SSP14-4.0-11	14	4.0 x 14.0	11	3 x 5	0.75 x 17 x 3	8	27.4	21.5	17.1	113
SSP14-4.0-7	14	4.0 x 14.0	7	3 x 5	0.75 x 30 x 3	8	40	31	24.5	170

SSP14-5.0-11	14	5.0 x 14.0	11	3 x 5	1.00 x 36 x 4	11	40	30	23	184
SSP14-5.0-7	14	5.0 x 14.0	7	3 x 5	1.00 x 36 x 4	11	65	52	41.5	242
SSP15-4.0-11	15	4.0 x 15.0	11	3 x 5	0.75 x 17 x 3	8	20.7	16.1	12.6	119
SSP15-4.0-7	15	4.0 x 15.0	7	3 x 5	0.75 x 30 x 3	8	30.9	24.4	19.6	172
SSP15-5.0-11	15	5.0 x 15.0	11	3 x 5	1.00 x 36 x 4	11	36	27.5	21	192
SSP15-5.0-7	15	5.0 x 15.0	7	3 x 5	1.00 x 36 x 4	11	59	46.5	37	254
SSP16-4.0-11	16	4.0 x 16.0	11	3 x 5	0.75 x 17 x 3	8	18.7	14.4	11.2	125
SSP16-4.0-7	16	4.0 x 16.0	7	3 x 5	0.75 x 30 x 3	8	27.2	20.7	16	210
SSP16-5.0-11	16	5.0 x 16.0	11	3 x 5	1.00 x 36 x 4	11	33.5	25	18	201
SSP16-5.0-7	16	5.0 x 16.0	7	3 x 5	1.00 x 36 x 4	11	54	43	34	266
SSP18-4.0-11	18	4.0 x 18.0	11	3 x 5	0.75 x 17 x 3	8	15.2	11.5	8.7	138
SSP18-4.0-7	18	4.0 x 18.0	7	3 x 5	0.75 x 30 x 3	8	27.2	20.7	16	210
SSP18-5.0-11	18	5.0 x 18.0	11	3 x 5	1.00 x 36 x 4	11	27	19.5	15	218
SSP18-5.0-7	18	5.0 x 18.0	7	3 x 5	1.00 x 36 x 4	11	46	36	28	291
SSP20-4.0-11	20	4.0 x 20.0	11	3 x 5	0.75 x 17 x 3	8	12.3	9	6.5	151
SSP20-4.0-7	20	4.0 x 20.0	7	3 x 5	0.75 x 30 x 3	8	19.6	15	11.5	219
SSP20-5.0-11	20	5.0 x 20.0	11	3 x 5	1.00 x 36 x 4	11	22.2	16.8	12.6	235
SSP20-5.0-7	20	5.0 x 20.0	7	3 x 5	1.00 x 36 x 4	11	35.4	27.5	21.5	313
SSP20-6.0-7	20	6.0 x 20.0	7	3 x 5	1.00 x 36 x 4	11.5	56	42.5	33.5	368
SSP22-4.0-11	22	4.0 x 22.0	11	3 x 5	0.75 x 17 x 3	8	6.9	4.3	2.3	182
SSP22-4.0-7	22	4.0 x 22.0	7	3 x 5	0.75 x 30 x 3	8	12.2	8.7	6	266
SSP22-5.0-11	22	5.0 x 22.0	11	3 x 5	1.00 x 36 x 4	11	18.5	13.6	9.8	252
SSP22-5.0-7	22	5.0 x 22.0	7	3 x 5	1.00 x 36 x 4	11	30.2	23.2	17.8	337
SSP22-6.0-7	22	6.0 x 22.0	7	3 x 5	1.00 x 36 x 4	11.5	49	37.5	28	398
SSP24-4.0-7	24	4.0 x 24.0	7	3 x 5	0.75 x 30 x 3	8	12.2	8.7	6	266
SSP24-5.0-11	24	5.0 x 24.0	11	3 x 5	1.00 x 36 x 4	11	15.2	10.8	7.4	268
SSP24-5.0-7	24	5.0 x 24.0	7	3 x 5	1.00 x 36 x 4	11	25.8	19.4	14.6	361
SSP24-6.0-7	24	6.0 x 24.0	7	3 x 5	1.00 x 36 x 4	11.5	42	31.5	23	428
SSP25-4.0-11	25	4.0 x 25.0	11	3 x 5	0.75 x 17 x 3	8	6.9	4.3	2.3	182
SSP25-4.0-7	25	4.0 x 25.0	7	3 x 5	0.75 x 30 x 3	8	12.2	8.7	6	266
SSP25-5.0-11	25	5.0 x 25.0	11	3 x 5	1.00 x 36 x 4	11	13.8	9.5	6.3	276
SSP25-5.0-7	25	5.0 x 25.0	7	3 x 5	1.00 x 36 x 4	11	23.8	17.7	13.1	373
SSP25-6.0-7	25	6.0 x 25.0	7	3 x 5	1.00 x 36 x 4	11.5	39	28.5	21	443
SSP26-4.0-7	26	4.0 x 26.0	7	3 x 5	0.75 x 30 x 3	8	6.9	4	1	312
SSP26-5.0-11	26	5.0 x 26.0	11	3 x 5	1.00 x 36 x 4	11	12.4	8.3	5.2	284
SSP26-5.0-7	26	5.0 x 26.0	7	3 x 5	1.00 x 36 x 4	11	21.9	16.1	11.8	384
SSP26-6.0-7	26	6.0 x 26.0	7	3 x 5	1.00 x 36 x 4	11.5	35.5	25.5	18.5	457
SSP28-4.0-7	28	4.0 x 28.0	7	3 x 5	0.75 x 30 x 3	8	6.9	4	1	312
SSP28-5.0-11	28	5.0 x 28.0	11	3 x 5	1.00 x 36 x 4	11	9.8	6.1	3.2	300
SSP28-5.0-7	28	5.0 x 28.0	7	3 x 5	1.00 x 36 x 4	11	18.4	13.2	9.2	408
SSP28-6.0-7	28	6.0 x 28.0	7	3 x 5	1.00 x 36 x 4	11.5	30	21.5	15	487
SSP30-4.0-7	30	4.0 x 30.0	7	3 x 5	0.75 x 30 x 3	8	6.9	4	1	312
SSP30-5.0-11	30	5.0 x 30.0	11	3 x 5	1.00 x 36 x 4	11	6.5	3.5	1.2	315
SSP30-5.0-7	30	5.0 x 30.0	7	3 x 5	1.00 x 36 x 4	11	13.4	9.1	5.9	432
SSP30-6.0-7	30	6.0 x 30.0	7	3 x 5	1.00 x 36 x 4	11.5	27.5	19.9	14.1	512
SSP30-6.0-3	30	6.0 x 30.0	3	3 x 5	1.00 x 36 x 4	12	34.3	25.3	18.5	645
SSP35-5.0-7	35	5.0 x 35.0	7	3 x 5	1.00 x 36 x 4	11	7.2	3.7	1	491
SSP35-6.0-7	35	6.0 x 35.0	7	3 x 5	1.00 x 36 x 4	11.5	15	9.5	5.3	584
SSP35-6.0-3	35	6.0 x 35.0	3	3 x 5	1.00 x 36 x 4	12	19.7	13.2	8.2	739
SSP39-6.0-7	39	6.0 x 39.0	7	3 x 5	1.00 x 36 x 4	11.5	9.2	4.3	0.6	642
SSP39-6.0-3	39	6.0 x 39.0	3	3 x 5	1.00 x 36 x 4	12	13	7.4	3.1	814

**FINISHES**

**Standard**

- BRZ** Bronze
- BLK** Black
- GRY** Gray
- GRN** Green
- WHT** White
- P** Primed
- NA** Natural Aluminum

**Galvanized**

- G** Galvanized

**K-KLAD**

- K813** Bronze
- K821** Black
- K841** Gray
- K891** Green
- K881** White
- K845** Natural Aluminum

**K-KLAD Over Galvanizing**

- KZ13** Bronze
- KZ21** Black
- KZ41** Gray
- KZ91** Green
- KZ81** White
- KZ45** Natural Aluminum

1 YEAR WARRANTY

5 YEAR WARRANTY

10 YEAR WARRANTY

**MOUNTING DESIGNATIONS**

**Tenon Mount**

- 2** 2 3/8" x 4" TENON
- 3** 2 7/8" x 4" TENON
- 3.5** 3 1/2" x 6" TENON
- 4** 4" x 6" TENON

**Drill Mount**

- DM10** Drilled for 1 Luminaire
- DM2090** Drilled for 2 Luminaires @ 90°
- DM2180** Drilled for 2 Luminaires @ 180°
- DM3090** Drilled for 3 Luminaires @ 90°
- DM4090** Drilled for 4 Luminaires @ 90°

**Open Mount**

- OT** Open Top
- OTC** Open Top includes Pole Cap

**Gain Mount**

- 1GSS4** (1) CXA
- 2GSS4** (2) CXA's located on the Same Side
- 3GSS4** (3) CXA's located on the Same Side
- 4GSS4** (4) CXA's located on the Same Side
- 2GBB4** (2) CXA's located Back to Back
- 4GBB4** (4) CXA's located Back to Back
- 1GSS9** (1) CXASQ
- 2GSS9** (2) CXASQ's located on the Same Side
- 3GSS9** (3) CXASQ's located on the Same Side
- 4GSS9** (4) CXASQ's located on the Same Side
- 2GBB9** (2) CXASQ's located Back to Back
- 4GBB9** (4) CXASQ's located Back to Back

**OPTIONS**

There are numerous options that can be ordered. Please indicate these selections under the options column in the catalog number. Example: CPL-WPR2-BC.

**Accessories**

- BC** Base Cover
- CPL** Threaded Coupling\*
- NPL** Threaded Nipple\*
- WPRP** Festoon Opening\*\*
- LAB** Less Anchor Bolt

**Optional Handholes**

- 5BHH** 5" x 8" Handhole\*
- 410HH** 4" x 10" Handhole\*

**Extra Handholes**

- XHH** Extra Handhole\*

**Embedment Pole Options**

- E** Embedded Pole
- GS** Ground Sleeve
- CTE** Coal Tar Epoxy

**For Embedment Poles:**

Recommended Mounting Height	Recommended Embedment Depth
Less than 20'	4'
20' - 33'	6'
Greater than 33'	7'

Greater embedment depths are available upon request. Embedment poles greater than 35' are not available.

**Additional Simplex**

- 1S** 1 @ 0° \*
- 2S** 2 @ 180° \*
- 3S** 3 @ 90° \*
- 4S** 4 @ 90° \*

\* Please advise size, location, and orientation. (Handholes are restricted by size of pole shaft diameter)

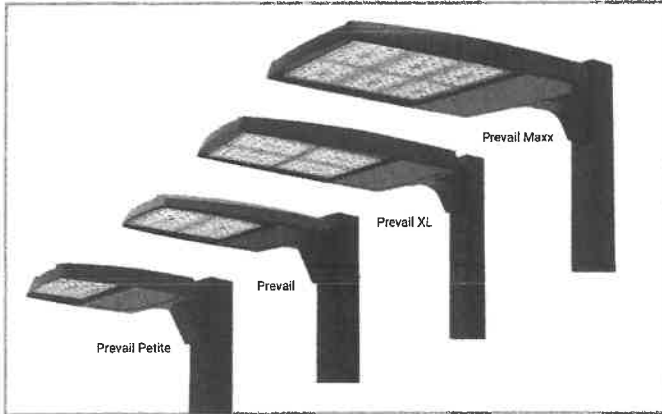
\*\* Located 24" above baseplate and same side as handhole. (No electrical included)

**PACKAGING**

Immediately after coating, the lighting standard including the baseplate shall be wrapped in heavy corrugation specially designed and sized to achieve maximum protection in transit.

KW Industries, Inc. coating process system and stringent quality control procedures provide our customer the finest quality lighting standards in the industry.

Project	ROCKWALL FLEXSPACE	Catalog #		Type	PL2, PL4, PL5
Prepared by	PSA LIGHTING	Notes		Date	



# Lumark

## Prevail Discrete LED

Area / Site Luminaire

### Product Features



### Product Certifications



### Interactive Menu

- Ordering Information page 2
- Mounting Details page 3,4
- Optical Configurations page 5
- Product Specifications page 5
- Energy and Performance Data page 6,7
- Control Options page 8

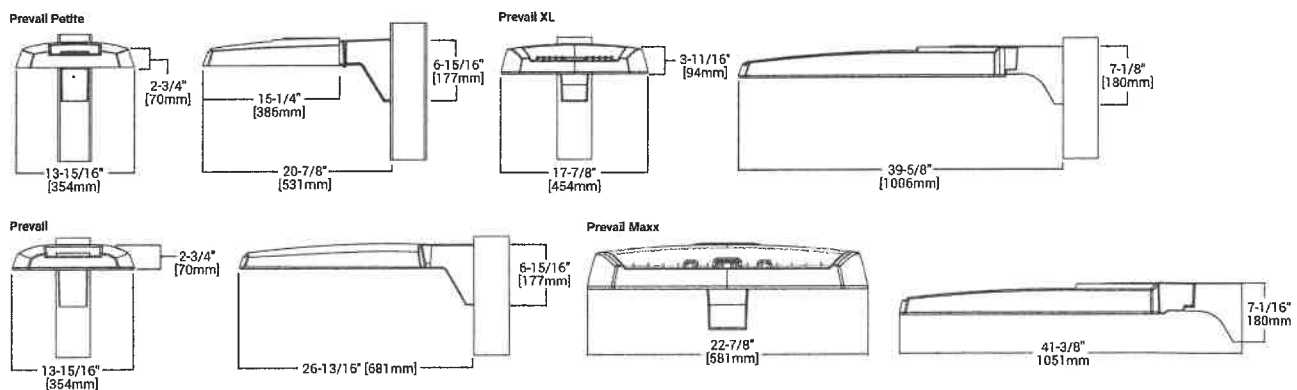
### Quick Facts

- Direct-mounted discrete light engine for improved optical uniformity and visual comfort
- Lumen packages range from 4,300 - 68,000 nominal lumens (30W - 550W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 157 lumens per watt
- Standard universal quick mount arm with universal drill pattern

### Connected Systems

- WaveLinx

### Dimensional Details



NOTES:  
 1. Visit <https://www.designlights.com/search/> to confirm qualification. Not all product variations are DLC qualified.  
 2. IDA Certified for 3000K CCT and warmer only.

Ordering Information

SAMPLE NUMBER: PRV-XL-PA4B-740-U-T4W-BZ

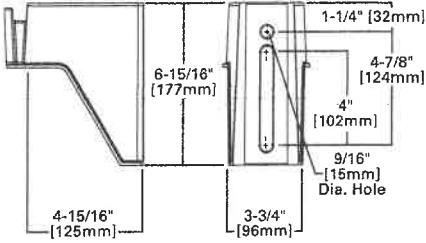
Product Family <sup>1,2</sup>	Light Engine		Color Temperature	Voltage	Distribution	Mounting (Included)	Finish			
	Configuration	Drive Current <sup>4</sup>								
PRV-P=Prevail Petite BAA-PRV-P=Prevail Petite BAA Buy American Act Compliant <sup>3</sup> TAA-PRV-P=Prevail Petite TAA Trade Agreements Act Compliant <sup>3</sup>	PA1=1 Panel, 24 LED Rectangle	A=400mA Nominal B=700mA Nominal C=950mA Nominal D=1200mA Nominal	740=70CRI, 4000K 730=70CRI, 3000K 750=70CRI, 5000K	U=Universal, 120-277V H=High Voltage, 347-480V 9=347V 8=480V <sup>5</sup> DV=DuraVolt, 277-480V <sup>5,6</sup>	T2R=Type II Roadway T2U=Type II Urban T3=Type III T4W=Type IV Wide 5WQ=Type V Square Wide	SA=QM Standard Versatile Arm; MA=QM Mast Arm FMA=Fixed Mast Arm <sup>24</sup> WM=QM Wall Mount Arm ADJA-WM= Adjustable Arm - Wall Mount <sup>24</sup> ADJA=Adjustable Arm - Pole Mount <sup>24</sup> ADJS=Adjustable Arm - Slipfitter, 3" vertical tenon <sup>24</sup> SP2=Adjustable Arm - Slipfitter, 2 3/8" vertical tenon <sup>24, 26</sup>	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White			
PRV=Prevail BAA-PRV=Prevail BAA Buy American Act Compliant <sup>3</sup> TAA-PRV=Prevail TAA Trade Agreements Act Compliant <sup>3</sup>	PA1=1 Panel, 24 LED Rectangle PA2=2 Panels, 48 LED Rectangles	A=700mA Nominal B=950mA Nominal								
PRV-XL=PRV XL BAA-PRV-XL=Prevail XL BAA Buy American Act Compliant <sup>3</sup> TAA-PRV-XL=Prevail XL TAA Trade Agreements Act Compliant <sup>3</sup>	PA3=3 Panels, 72 LED Rectangles PA4=4 Panels, 96 LED Rectangles	A=750mA Nominal B=950mA Nominal								
PRV-M=Prevail Maxx BAA-PRV-M=Prevail Maxx BAA Buy American Act Compliant <sup>3</sup> TAA-PRV-M=Prevail Maxx TAA Trade Agreements Act Compliant <sup>3</sup>	PA5= 5 Panels, 144 LED Rectangles	A=600mA Nominal B=800mA Nominal C=1000mA Nominal D=1200mA Nominal								
Options (Add as Suffix)			Accessories (Order Separately) <sup>29, 30</sup>							
10K=10kV UL 1449 Fused Surge Protective Device 20MSP=20kV MOV Surge Protective Device 20K=20kV UL 1449 Fused Surge Protective Device L90=Optics Rotated 90° Left R90=Optics Rotated 90° Right CC=Coastal Construction finish <sup>31</sup> HSS=House Side Shield (Factory-Installed) <sup>7</sup> HA=50°C High Ambient Temperature <sup>4</sup> PR=NEMA 3-PIN Twistlock Photocontrol Receptacle <sup>10</sup> PR7=NEMA 7-PIN Twistlock Photocontrol Receptacle <sup>10</sup> MS/DIM-L08=Motion Sensor for Dimming Operation, Up to 8' Mounting Height <sup>11, 12, 13, 27</sup> MS/DIM-L20=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height <sup>11, 12, 13, 28, 29</sup> MS/DIM-L40=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height <sup>11, 12, 13</sup> SPB1=Motion Sensor for Dimming Operation, BLE Interface, Up to 8' Mounting Height <sup>11, 14, 22</sup> SPB2=Motion Sensor for Dimming Operation, BLE Interface, 8' - 20' Mounting Height <sup>11, 14, 23, 28</sup> SPB4=Motion Sensor for Dimming Operation, BLE Interface, 21' - 40' Mounting Height <sup>11, 14, 23</sup> ZW=Wavelinx-enabled 4-PIN Twistlock Receptacle <sup>11, 12</sup> ZD=DALI-enabled 4-PIN Twistlock Receptacle <sup>11, 12</sup>			ZW-SWPD4XX=Wavelinx Pro, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting Height <sup>11, 12, 15, 16, 17, 22</sup> ZW-SWPD5XX=Wavelinx Pro, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting Height <sup>11, 12, 15, 16, 17, 22, 23</sup> ZD-SWPD4XX=Wavelinx Pro, SR Driver, Dimming Motion and Daylight, 7' - 15' Mounting Height <sup>11, 12, 15, 16, 17, 22</sup> ZD-SWPD5XX=Wavelinx Pro, SR Driver, Dimming Motion and Daylight, 15' - 40' Mounting Height <sup>11, 12, 15, 16, 17, 22, 23</sup> (See Table Below)=LumenSafe Integrated Network Security Camera <sup>18, 19</sup>			PRVSA-XX=Standard Arm Mounting Kit <sup>22</sup> PRVMA-XX=Mast Arm Mounting Kit <sup>22</sup> PRVWM-XX=Wall Mount Kit <sup>22</sup> PRV-ADJA-XX=Adjustable Arm - Pole Mount Kit <sup>22</sup> PRV-ADJS-XX=Adjustable Arm - Slipfitter Kit <sup>22</sup> PRV-ADJA-WM-XX=Adjustable Arm - Wall Mount Kit <sup>22</sup> PRVXLSA-XX=Standard Arm Mounting Kit <sup>23</sup> PRVXLMMA-XX=Mast Arm Mounting Kit <sup>23</sup> PRVXLWM-XX=Wall Mount Kit <sup>23</sup> PRV-XL-ADJA-XX=Adjustable Arm - Pole Mount Kit <sup>23</sup> PRV-XL-ADJA-WM-XX= Adjustable Arm - Wall Mount Kit <sup>23</sup> PRV-XL-ADJS-XX= Adjustable Arm - Slipfitter Kit <sup>23</sup> PRV-M-ADJA-XX=Adjustable Arm - Pole Mount Kit <sup>23</sup> PRV-M-ADJS-XX=Adjustable Arm - Slipfitter Kit <sup>23</sup> PRV-M-ADJA-WM-XX=Adjustable Arm - Wall Mount Kit <sup>23</sup> MA1010-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon MA1011-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon				
<b>NOTES:</b> 1. DesignLights Consortium® Qualified. Refer to <a href="http://www.designlights.org">www.designlights.org</a> Qualified Products List under Family Models for details. 2. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for applications. Refer to installation instructions and pole white paper WPS12001EN for additional support information. 3. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to <a href="http://www.designlights.org">www.designlights.org</a> website for more information. Components shipped separately may be separately analyzed under domestic preference requirements. 4. Nominal drive currents shown here. For actual drive current by configuration, refer to Power and Lumens tables. 5. 480V not to be used with ungrounded or impedance grounded systems. 6. DuraVolt drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit <a href="http://www.signify.com/duravolt">www.signify.com/duravolt</a> for more information. 7. House Side Shield not for use with 5WQ distribution. 8. Not available with PATD light engine in Petite housing (PRV-P). 9. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654. 10. If High Voltage (H) or DuraVolt (DV) is specified, use a photocontrol that matches the input voltage used. 11. Controls system is not available in combination with a photocontrol receptacle (PR or PR7) or another controls system (MS, SPB, ZD, or ZW). 12. Option not available with High Voltage (H) or DuraVolt (DV). Must specify Universal (U), 347V (9), or 480V (B) voltage. 13. Utilizes the Wattstopper sensor FSP-211. Sensor color white unless specified otherwise via PDR. To field-configure, order FSIR-100 accessory separately. 14. Utilizes the Wattstopper sensor FSP-3XX series. Sensor color determined by product finish. See Sensor Color Reference Table. Field-configures via mobile application. See Controls section for details. 15. Sensor passive infrared (PIR) may be overly sensitive when operating below -20°C (-4°F). 16. In order for the device to be field-configurable, requires WAC Gateway components WAC-PoE and WPOE-120 in appropriate quantities. Only compatible with Wavelinx system and software and requires system components to be installed for operation. See website for more Wavelinx application information. 17. Replace XX with sensor color (WH, BZ or BK). 18. Only available in PRV-XL configurations. 19. Not available with High Voltage (H, DV, 8 or 9) or HA options. Consult LumenSafe system product pages for additional details and compatibility information. 20. Replace XX with paint color. 21. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information. 22. Not for use with PRV-XL or PRV-M configurations. 23. Only for use with PRV. Not applicable to PRV-M, PRV-XL, or PRV-P. 24. Must order one per optic/LED when ordering as a field-installable accessory (1, 2, 3, 4, or 6). Refer to House Side Shield reference table for details. 25. This tool enables adjustment to Motion Sensor (MS) parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative for more information. 26. Requires 4-PIN Inwistlock receptacle option (ZD or ZW) option. 27. Requires 7-PIN NEMA twistlock photocontrol receptacle (PR7) option. The WOLC-7 cannot be used in conjunction with other controls systems (MS, ZD, ZW or LWR). Only for use at 120-347V. 28. Only available for PRV-M configurations. 29. Only for use with PRV-XL. 30. Fixed for PRV-M										

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

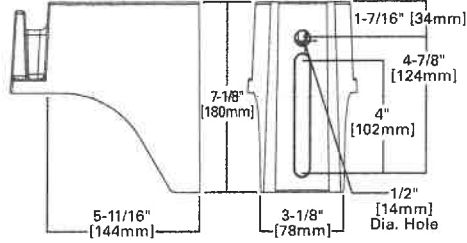
Product Family	Camera Type	Data Backhaul	
L=LumenSafe Technology	H=Dome Camera, High Res Z=Dome Camera, Remote PTZ	C=Cellular, Customer Installed SIM Card A=Cellular, Factory Installed AT&T SIM Card V=Cellular, Factory Installed Verizon SIM Card	S=Cellular, Factory Installed Sprint SIM Card E=Ethernet Networking

Mounting Details

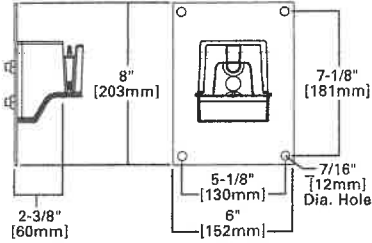
SA=QM Pole Mount Arm (PRV & PRV-P)



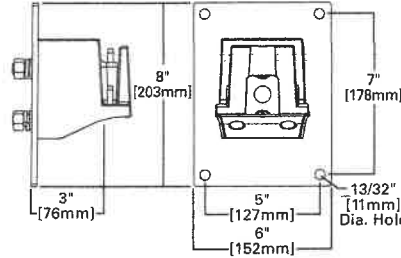
SA=QM Pole Mount Arm (PRV-XL)



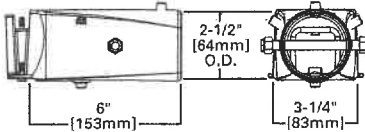
WM=QM Wall Mount Arm (PRV & PRV-P)



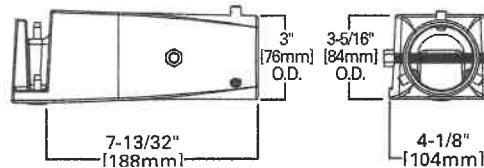
WM=QM Wall Mount Arm (PRV-XL)



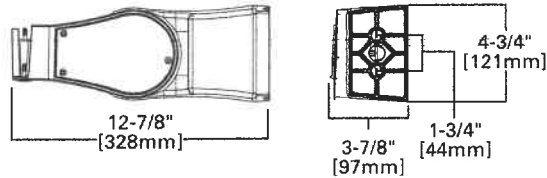
MA=QM Mast Arm (PRV & PRV-P)



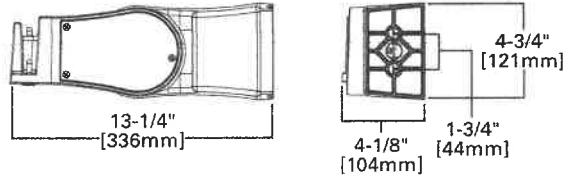
MA=QM Mast Arm (PRV-XL)



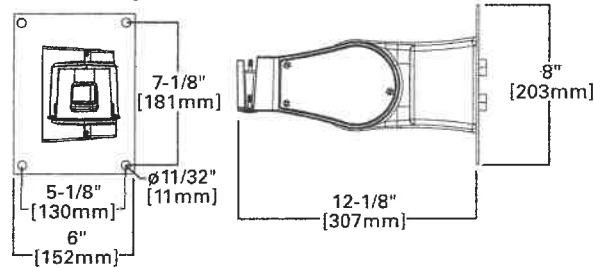
ADJA=Adjustable Arm Pole Mount (PRV & PRV-P)



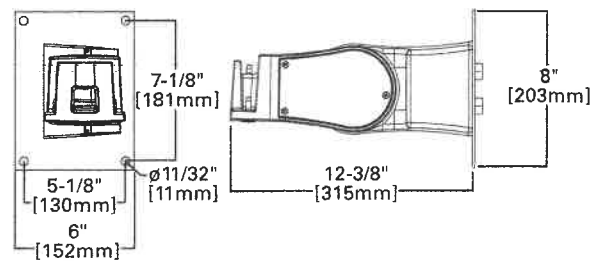
ADJA=Adjustable Arm Pole Mount (PRV-XL)



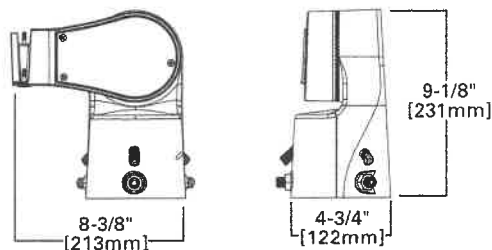
ADJA-WM=Adjustable Arm Wall Mount (PRV & PRV-P)



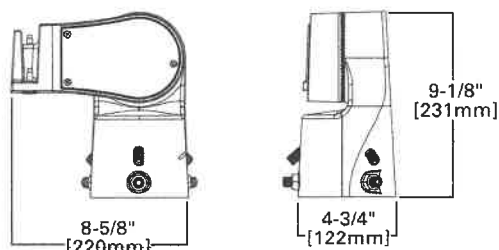
ADJA-WM=Adjustable Arm Wall Mount (PRV-XL)



ADJS=Adjustable Slipfitter 3 (PRV & PRV-P)



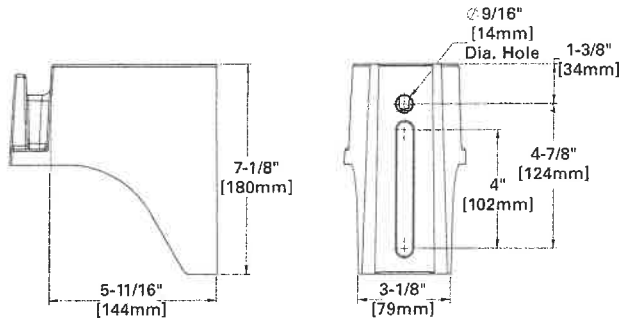
ADJS=Adjustable Slipfitter 3 (PRV-XL)



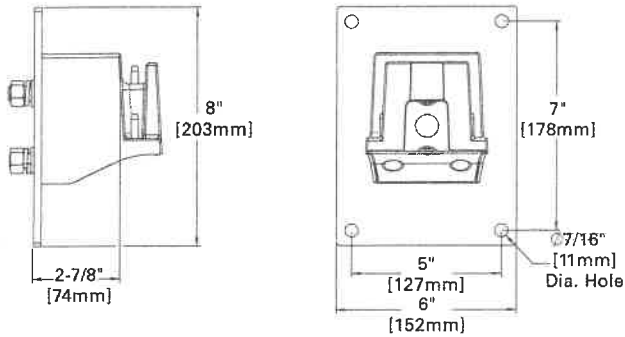


Mounting Details

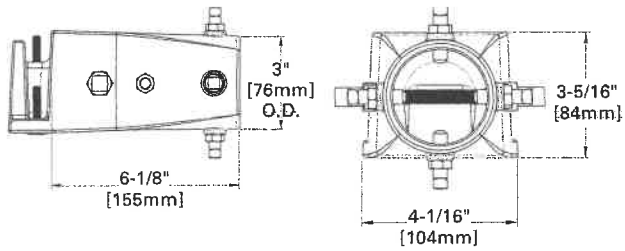
SA=QM Pole Mount Arm (PRV-M)



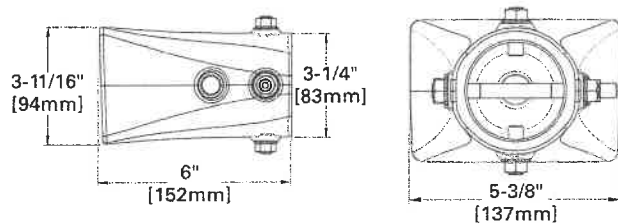
WM=QM Wall Mount Arm (PRV-M)



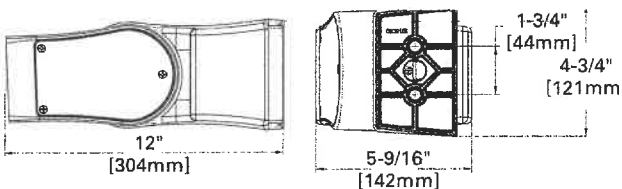
MA=QM Mast Arm (PRV-M)



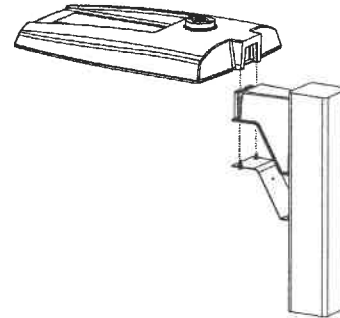
FMA=Fixed Mast Arm (PRV-M)



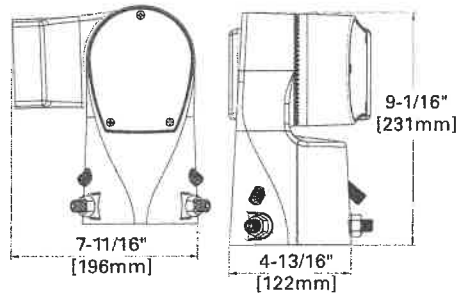
DM=Direct Pole Mount Arm (PRV-M)



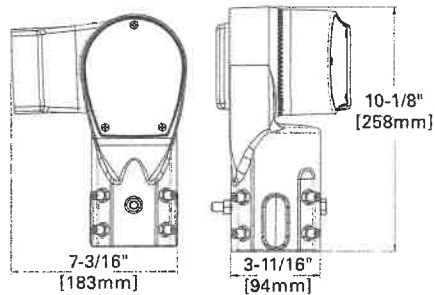
Versatile Mount System



ADJS=Adjustable Slipfitter (PRV-M)



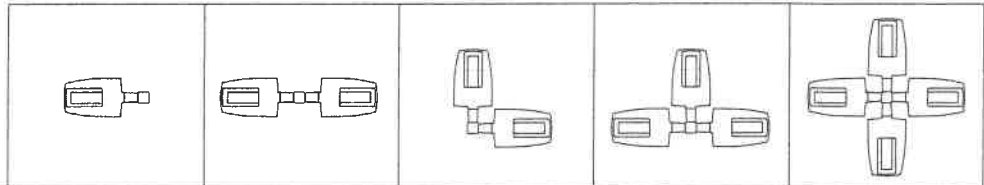
SP2=Adjustable Slipfitter 2-3/8" (PRV-M)



### Mounting Details

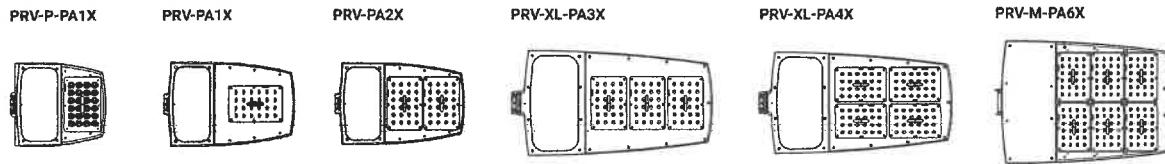
#### Mounting Configurations and EPAs

NOTE: For 2 PRV's mounted at 90°, requires minimum 3" square or 4" round pole for fixture clearance. For 2 PRV-XL's mounted at 90°, requires minimum 4" square or round pole for fixture clearance. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for applications

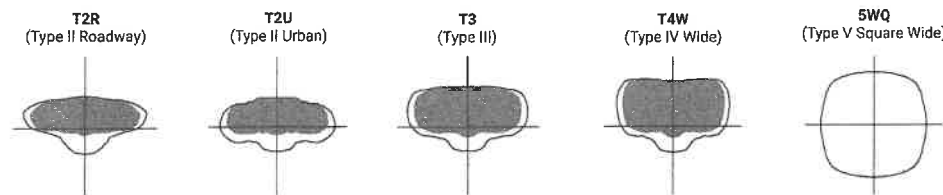


Housing Size	Tilt Angle (Degrees)	Arm Mount Single	Arm Mount 2 @ 180°	Arm Mount 2 @ 90°	Arm Mount 3 @ 90°	Arm Mount 4 @ 90°
Prevail Petite	0°	0.54	1.08	0.84	1.38	1.38
	60°	1.68	1.85	2.42	3.15	3.30
Prevail	0°	0.92	1.35	1.42	1.63	1.63
	60°	2.20	2.40	3.05	3.88	4.07
	60° + Full Drop Visor	2.20	2.40	3.25	4.28	4.47
Prevail XL	0°	1.12	2.25	2.13	2.52	2.52
	60°	3.99	4.30	5.26	6.51	6.79
	60° + Full Drop Visor	3.99	4.30	5.59	7.17	7.49
Prevail Maxx	0°	1.28	2.56	1.7	2.69	2.69
	60°	5.09	5.52	6.34	7.49	7.81

### Optical Configurations



#### Optical Distributions



= Distribution with House Side Shield (HSS)  
 = Optical Distribution

### Product Specifications

#### Construction

- Single-piece die-cast aluminum housing
- Tethered die-cast aluminum door

#### Optics

- Dark Sky Approved (3000K CCT and warmer only)
- Precision molded polycarbonate optics

#### Electrical

- -40°C minimum operating temperature
- 40°C maximum operating temperature
- >.9 power factor
- <20% total harmonic distortion
- Class 1 electronic drivers have expected life of 100,000 hours with <1% failure rate
- 0-10V dimming driver is standard with leads external to the fixture
- Standard MOV surge protective device designed to withstand 10kV of transient line surge

#### Mounting

- Versatile, patented, standard mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8" (Type M drilling recommended for new installations)
- A knock-out on the standard mounting arm enables round pole mounting
- Adjustable pole and wall mount arms adjust in 5° increments from 0° to 60°; Downward facing orientation only (Type N drilling required for ADJA mount)
- Adjustable slipfitter arm adjusts in 5° increments from -5° to 85°; Downward facing orientation only
- Prevail and Prevail Petite: 3G vibration rated (all arms)
- Prevail XL Mast Arm: 3G vibration rated
- Prevail XL Standard Arm: 1.5G vibration rated
- Adjustable Arms: 1.5G vibration rated

#### Finish

- Five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness
- Finish is compliant to 3,000 hour salt spray standard (per ASTM B117)

#### Typical Applications

- Parking lots, Walkways, Roadways and Building Areas

#### Shipping Data

- Prevail Petite: 18 lbs. (7.94 kgs.)
- Prevail: 20 lbs. (9.09 kgs.)
- Prevail XL: 45 lbs. (20.41 kgs.)
- Prevail Maxx: 49 lbs. (22.23 kgs.)

#### Warranty

- Five year limited warranty, consult website for details. [www.cooperlighting.com/legal](http://www.cooperlighting.com/legal)

Energy and Performance Data

Power and Lumens

[View PRV-P IES files](#)

[View PRV IES files](#)

[View PRV-XL IES files](#)

Product Family		Prevail Petite				Prevail				Prevail XL				Prevail Maxx			
Light Engine		PA1A	PA1B	PA1C	PA1D	PA1A	PA1B	PA2A	PA2B	PA3A	PA3B	PA4A	PA4B	PA6A	PA6B	PA6C	PA6D
Power (Watts)		31	53	72	93	54	74	113	151	172	234	245	303	274	366	457	544
Drive Current (mA)		375	670	930	1200	670	930	720	970	750	980	785	970	600	800	1000	1200
Input Current @ 120V (A)		0.26	0.44	0.60	0.78	0.45	0.62	0.93	1.26	1.44	1.95	2.04	2.53	2.30	3.05	3.83	4.54
Input Current @ 277V (A)		0.12	0.20	0.28	0.35	0.21	0.28	0.41	0.55	0.62	0.85	0.93	1.12	0.99	1.30	1.62	1.94
Input Current @ 347V (A)		0.10	0.17	0.23	0.29	0.17	0.23	0.33	0.45	0.52	0.70	0.74	0.90	0.78	1.05	1.32	1.60
Input Current @ 480V (A)		0.07	0.13	0.17	0.22	0.12	0.17	0.24	0.33	0.39	0.52	0.53	0.65	0.58	0.76	0.95	1.14
Distribution																	
Type II Roadway	4000K/5000K Lumens	4,505	7,362	9,495	11,800	7,605	9,896	15,811	19,745	24,718	30,648	34,067	39,689	41,611	52,596	61,921	67,899
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	147	139	132	121	141	134	141	131	144	131	139	131	152	144	135	125
	3000K Lumens <sup>1</sup>	4,103	6,705	8,647	10,291	6,926	9,012	14,399	17,982	22,511	27,912	31,025	36,145	37,896	47,900	56,392	61,837
Type II Roadway w/ HSS	4000K/5000K Lumens	3,727	6,091	7,855	9,349	6,006	7,815	12,487	15,594	19,521	24,204	26,094	31,334	32,674	41,553	48,919	53,642
	BUG Rating	B0-U0-G1	B0-U0-G2	B0-U0-G2	B1-U0-G2	B0-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B1-U0-G4	B1-U0-G4	B2-U0-G4	B2-U0-G4	B2-U0-G5	B2-U0-G5
	Lumens per Watt	121	115	109	100	111	106	111	103	113	103	107	103	120	114	107	99
	3000K Lumens <sup>1</sup>	3,394	5,547	7,154	8,514	5,470	7,117	11,372	14,201	17,778	22,043	24,502	28,545	29,939	37,843	44,552	48,853
Type II Urban	4000K/5000K Lumens	4,496	7,347	9,476	11,277	7,597	9,886	15,795	19,724	24,692	30,616	34,031	39,647	41,372	52,294	61,565	67,509
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	146	139	131	121	141	134	141	131	144	131	139	131	151	143	135	124
	3000K Lumens <sup>1</sup>	4,095	6,691	8,630	10,271	6,919	9,003	14,384	17,963	22,488	27,882	30,992	36,107	37,678	47,625	56,068	61,481
Type II Urban w/ HSS	4000K/5000K Lumens	3,253	5,316	6,856	8,160	5,297	6,893	11,013	13,753	17,217	21,347	23,728	27,644	28,951	36,594	43,082	47,241
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
	Lumens per Watt	106	101	95	87	98	93	97	91	100	91	97	91	106	100	94	87
	3000K Lumens <sup>1</sup>	2,963	4,841	6,244	7,431	4,824	6,277	10,029	12,525	15,680	19,441	21,609	25,176	26,366	33,327	39,235	43,023
Type III	4000K/5000K Lumens	4,443	7,261	9,364	11,145	7,575	9,857	15,749	19,667	24,621	30,527	33,932	39,532	41,155	52,020	61,242	67,155
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	145	138	130	119	140	133	141	130	143	130	138	130	150	142	134	123
	3000K Lumens <sup>1</sup>	4,046	6,612	8,528	10,150	6,899	8,977	14,343	17,911	22,423	27,802	30,903	36,002	37,480	47,375	55,774	61,159
Type III w/ HSS	4000K/5000K Lumens	3,406	5,566	7,179	8,543	5,592	7,277	11,626	14,519	18,176	22,536	25,049	29,183	30,159	38,121	44,879	49,212
	BUG Rating	B0-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G4	B2-U0-G5	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	111	105	100	91	104	98	103	96	106	96	102	96	110	104	98	90
	3000K Lumens <sup>1</sup>	3,102	5,069	6,538	7,781	5,093	6,627	10,588	13,222	16,553	20,524	22,813	26,578	27,466	34,717	40,872	44,818
Type IV Wide	4000K/5000K Lumens	4,348	7,106	9,164	10,906	7,484	9,738	15,560	19,431	24,325	30,161	33,525	39,057	41,207	52,086	61,320	67,240
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	142	135	127	117	139	132	139	129	141	129	137	129	151	142	134	124
	3000K Lumens <sup>1</sup>	3,960	6,471	8,346	9,932	6,816	8,869	14,170	17,696	22,153	27,468	30,531	35,570	37,528	47,435	55,845	61,236
Type IV Wide w/ HSS	4000K/5000K Lumens	3,318	5,422	6,993	8,323	5,420	7,053	11,268	14,072	17,617	24,843	24,279	28,286	30,005	37,926	44,650	48,961
	BUG Rating	B0-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B1-U0-G4	B2-U0-G4	B2-U0-G4	B2-U0-G5	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	108	103	97	89	100	95	100	93	102	106	99	93	110	104	98	90
	3000K Lumens <sup>1</sup>	3,022	4,938	6,369	7,580	4,936	6,423	10,262	12,816	16,044	19,892	22,111	25,760	27,326	34,540	40,664	44,589
Type V Square Wide	4000K/5000K Lumens	4,497	7,349	9,478	11,280	7,831	10,190	16,281	20,332	25,453	31,559	35,079	40,868	42,947	54,285	63,909	70,079
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B3-U0-G2	B4-U0-G3	B4-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	145	139	131	121	145	138	145	135	148	135	143	135	157	143	136	129
	3000K Lumens <sup>1</sup>	4,095	6,693	8,632	10,273	7,132	9,280	14,827	18,517	23,180	28,741	31,947	37,219	39,112	49,438	58,203	63,822

NOTES:  
1. For 3000K or HSS BUG Ratings, refer to published IES files

Energy and Performance Data

House Side Shield Reference Table

Product Family		Prevail	Prevail		Prevail XL		Prevail Maxx
Light Engine		PA1	PA1	PA2	PA3	PA4	PA6
Rotated Optics	Standard	HSS-HP (Qty 1)	HSS-VP (Qty 1)	HSS-HP (Qty 2)	HSS-HP (Qty 3)	HSS-VP (Qty 4)	HSS-HP (Qty 6)
	L90 or R90 option	HSS-VP (Qty 1)	HSS-HP (Qty 1)	HSS-VP (Qty 2)	HSS-VP (Qty 3)	HSS-HP (Qty 4)	HSS-VP (Qty 6)

Sensor Color Reference Table (SPBx)

Housing Finish	Sensor Color
AP=Grey	Grey
BZ=Bronze	Bronze
BK=Black	Black
DP=Dark Platinum	Grey
GM=Graphite Metallic	Black
WH=White	White

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

Lumen Maintenance

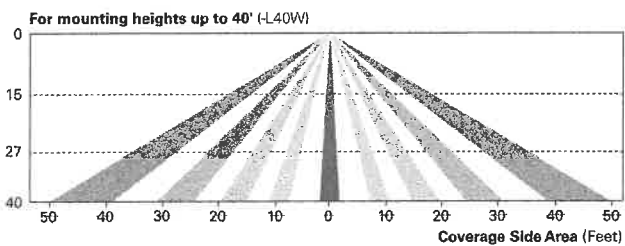
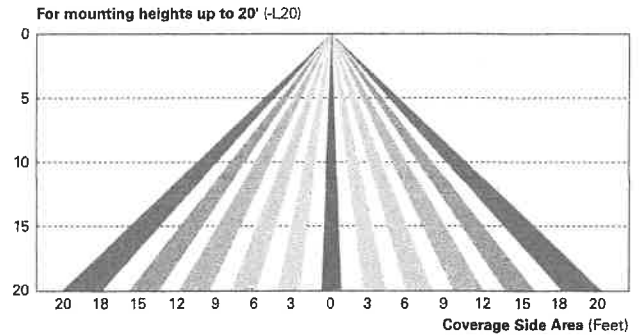
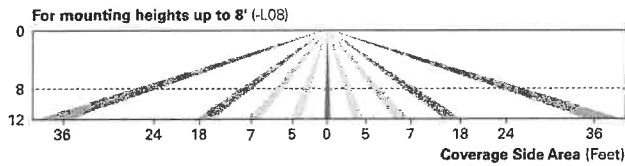
Ambient Temperature	TM-21 Lumen Maintenance (78,000 Hours)	Theoretical L70 (Hours)
Up to 50°C	96.76%	> 896,000

### Control Options

**0-10V** This fixture provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

**Photocontrol** (PR and PR7) Photocontrol receptacles provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-PIN standards can be utilized with the PR7 receptacle.

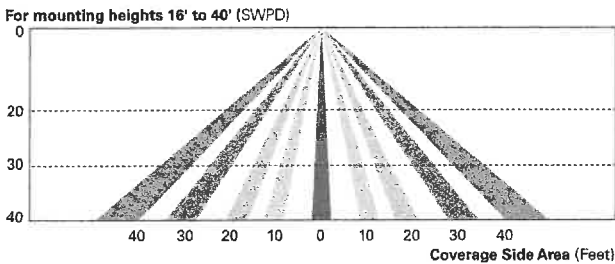
**Dimming Occupancy Sensor** (SPB, MS/DIM-LXX) These sensors are factory installed in the luminaire housing. When the SPB or MS/DIM sensor options are selected, the luminaire will dim down after five minutes of no activity detected. When activity is detected, the luminaire returns to full light output. These occupancy sensors include an integral photocell for "dusk-to-dawn" control or "daylight harvesting." Factory default is enabled for the MS sensors and disabled for the SPB. SPB motion sensors require the Sensor Configuration mobile application by Wattstopper to change factory default dimming level, time delay, sensitivity and other parameters. Available for iOS and Android devices. The SPB sensor is factory preset to dim down to approximately 10% power with a time delay of five minutes.



**WaveLinx Wireless Control and Monitoring System** Available in 7-PIN or 4-PIN configurations, the WaveLinx Outdoor control platform operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. At least one Wireless Area Controller (WAC) is required for full functionality and remote communication (including adjustment of any factory pre-sets).

**WaveLinx Outdoor Control Module (WOLC-7P-10A)** A photocontrol that enables astronomical or time-based schedules to provide ON, OFF and dimming control of fixtures utilizing a 7-PIN receptacle. The out-of-box functionality is ON at dusk and OFF at dawn.

**WaveLinx Wireless Sensor (SWPD4 and SWPD5)** These outdoor sensors offer passive infrared (PIR) occupancy sensing and a photocell for closed-loop daylight sensing. These sensors can be factory installed or field-installed via simple, tool-less integration into luminaires equipped with the Zhaga Book 18 compliant 4-PIN receptacle (ZD or ZW). These sensors are factory preset to dim down to approximately 50 percent power after 15 minutes of no activity detected, and the photocell for "dusk-to-dawn" control is default enabled. A variety of sensor lenses are available to optimize the coverage pattern for mounting heights from 7'-40'.



**LumenSafe (LD)** The LumenSafe integrated network camera is a streamlined, outdoor-ready camera that provides high definition video surveillance. This IP camera solution is optimally designed to integrate into virtually any video management system or security software platform of choice. No additional wiring is needed beyond providing line power to the luminaire. LumenSafe features factory-installed power and networking gear in a variety of networking options allowing security integrators to design the optimal solution for active surveillance.



## LUMINAIRE SCHEDULE

TYPE	MANUFACTURER	CATALOG NUMBER	MOUNTING	LAMPS	VOLTS	WATTS	KELVIN	DESCRIPTION	LOCATION
PL2	LUMARK	PRV-PA2B-740-VOLT-T2R-SA-FINISH-HSS	POLE	LED	TBD	151W	4000K	(1) AREA SITE LUMINAIRE, TYPE II	TO BE PROVIDED WITH 25FT KW POLE SSP20-4.0-11-F-DM10-BC
PL4	LUMARK	PRV-PA2B-740-VOLT-T4W-SA-FINISH-HSS	POLE	LED	TBD	151W	4000K	(1) AREA SITE LUMINAIRE, TYPE IV	TO BE PROVIDED WITH 25FT KW POLE SSP20-4.0-11-F-DM10-BC
PL5	LUMARK	PRV-PA2B-740-VOLT-5WQ-SA-FINISH	POLE	LED	TBD	151W	4000K	(1) AREA SITE LUMINAIRE, TYPE V	TO BE PROVIDED WITH 25FT KW POLE SSP20-4.0-11-F-DM10-BC

ANY PROPOSED EQUAL FIXTURE OR CONTROL SUBSTITUTIONS SHALL BE SUBMITTED 14 DAYS PRIOR TO BID DAY, ACCOMPANIED BY DETAILED SPECIFICATION CUT SHEETS AND PHOTOMETRIC CALCULATIONS OF EVERY AREA WHERE THE PROPOSED SUBSTITUTION FIXTURE IS LOCATED, INCLUDING MAX-MIN, AVG-MIN, MAX-MIN, FOOT-CANDLE LEVELS & RATIOS CALCULATED AT A 30" WORK PLANE. ANY MISSING DATA SHALL DEEM THE PROPOSED ALTERNATE / SUBSTITUTE FIXTURE OR CONTROLS UNACCEPTABLE AND REJECTED WITHOUT FURTHER CONSIDERATION. ANY SUBSTITUTED FIXTURES CANNOT BE ASSURED TO PERFORM WITH EQUAL PHOTOMETRIC PERFORMANCE WITHOUT PHOTOMETRIC CALCULATIONS.



# PROJECT COMMENTS



CITY OF ROCKWALL  
385 S. GOLIAD STREET  
ROCKWALL, TEXAS 75087  
PHONE: (972) 771-7700

DATE: 7/21/2023

PROJECT NUMBER: SP2023-024  
PROJECT NAME: Site Plan for 955 Sids Road  
SITE ADDRESS/LOCATIONS: 955 SIDS RD

CASE CAPTION: Discuss and consider a request by David Lindsay of Tri-Tex Construction Inc. for the approval of a Site Plan for an office building on a 1.50-acre tract of land identified as Tract 8-3 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 955 Sids Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	07/19/2023	Needs Review

07/19/2023: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by David Lindsay of Tri-Tex Construction Inc. for the approval of a Site Plan for an office building on a 1.50-acre tract of land identified as Tract 8-3 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 955 Sids Road.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (SP2023-024) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, Unified Development Code [UDC])

I.4 All signage will be covered by a separate permit (Subsection 06.02. F, of Article 05, UDC). Please remove any signage indicated on the plans.

I.5 The subject property will be required to be Final Plat, to establish new easements necessary for development.

M.6 A Material Sample Board is required to be provided by the August 15, 2023 Architecture Review Board (ARB) meeting (Subsection 03.04. A, of Article 11, UDC).

M.7 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11, UDC)

#### APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Planning & Zoning Commission, Chairman

\_\_\_\_\_  
Director of Planning and Zoning



#### M.8 Site Plan:

- (1) Please include the owner and developer information in the lower right-hand corner on all sheets (i.e. name, address, and phone number). (Subsection 03.04. B, of Article 11, UDC)
- (2) Please provide the total lot are in acres and square feet. (Subsection 03.04. B, of Article 11, UDC)
- (3) Please indicate the building(s) square footage. (Subsection 03.04. B, of Article 11, UDC)
- (4) Please indicate the building setbacks. The front yard setback is 25-feet and the side yard setback is 15-feet. (Subsection 03.04. B, of Article 11, UDC)
- (5) Please label the fire lane as Fire Lane, Access, and Utility Easement. (Subsection 03.04. B, of Article 11, UDC)
- (6) Please indicate any existing or proposed fire hydrants. (Subsection 03.04. B, of Article 11, UDC)
- (7) A five (5) foot sidewalk is required adjacent to Sids Road. Please indicate the sidewalk. (Subsection 03.04. B, of Article 11, UDC)
- (8) Please provide a parking table that indicates the total number of parking spaces and the number of parking spaces required. The parking requirements for the office land use is one (1) parking space per 300 SF. (Table 5, Article 06)
- (9) Indicate the height and material of all existing and proposed fencing. (Subsection 08.02. F, of Article 08, UDC)
- (10) Please indicate all pad mounted equipment. All pad mounted equipment must be screened with five (5) gallon evergreen shrubs. (Subsection 01.05. C, of Article 05, UDC)
- (11) If there are and RTUs they must be fully screened. (Subsection 01.05. C, of Article 05, UDC)
- (12) Please indicate if there is any outside storage. Outside storage must be delineated on the site plan. In addition, the required screening must be provided. (Subsection 01.05. E, of Article 05, UDC)
- (13) If a dumpster enclosure is being constructed, please indicate it on the site plan and provide a dumpster detail that addresses the dumpster enclosure requirements, which are as follows. Trash/Recycling enclosures shall be four (4) sided. These receptacles shall be screened by a minimum eight (8) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. The enclosure must have five (5) gallon evergreen shrubs planted around it. To avoid doing this staff would suggest poly carts. (Subsection 01.05. B, of Article 05, UDC)

#### M.9 Landscape Plan:

- (1) The landscape comments may be included on the site plan as long as the plan does not get too cluttered.
- (2) Please indicate the impervious vs. landscaped area. (Subsection 01.01, of Article 08, UDC)
- (3) Provide a landscape table that indicates the size and species of all proposed landscaping. All canopy trees shall be four (4) inch caliper and accent trees shall be at least four (4) feet in height. In this case, within the landscape buffer there must be three (3) canopy and three (3) accent trees. Existing trees can count towards this, but their size and species must be provided. (Subsection 05.03. B, of Article 08, UDC)
- (4) Please delineate the ten (10) foot landscape buffer along Sids Road. (Subsection 05.01, of Article 08, UDC)
- (5) Please indicate the visibility triangles for all driveways. (Subsection 01.08, of Article 05, UDC)
- (6) Please provide a note that all irrigation will meet the UDC requirements. (Subsection 05.04, of Article 08, UDC)

#### M.10 Treescap Plan & Photometric Plan:

- (1) No trees are being removed, so the Treescap Plan is not required.
- (2) No additional lighting is being proposed, so the Photometric Plan is not required.

#### M.11 Building Elevations:

- (1) Indicate the surface area for each material on each façade. Windows and doors are not included in that calculation. (Subsection 04.01, of Article 05, UDC)
- (2) If the roof is metal, it needs to be standing seam not R-Panel. (Subsection 04.01. A, of Article 05, UDC)
- (3) The wall length exceeds the articulation requirements on the primary and secondary facades. This will be an exception to the articulation requirements. (Subsection 04.01. C, of Article 05, UDC)

I.12 Staff has identified the following exception(s) and variance(s) associated with the proposed request: [1] primary and secondary articulation. Should you decide to request these items as variance(s)/exception(s), please provide a letter that lists the variance(s)/exception(s), why they are being requested, and the subsequent compensatory measures. For each variance/exception requested the UDC requires two (2) compensatory measures (Subsection 09.01, of Article 11). Examples of compensatory measures include the increased use of masonry material or stone, increased articulation, increased architectural elements, more pedestrian amenity, larger landscape planting sizes, etc.

I.13 Please note that failure to address all comments provided by staff by 3:00 PM on August 8, 2023 will result in the automatic denial of the case on the grounds of an incomplete

submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.14 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on August 8, 2023; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the August 15, 2023 Planning & Zoning Meeting.

I.15 Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session meeting will be held on July 25, 2023.
- 2) Planning & Zoning meeting/public hearing meeting will be held on August 15, 2023.

I.16 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Jonathan Browning	07/19/2023	Needs Review
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	07/20/2023	Approved w/ Comments
07/20/2023: SUGGEST DRIVE GATES BE A MINIMUM OF 20 FEET BACK TO ALLOW VEHICLES TO BE COMPLETELY OFF THE ROAD WHILE GATES ARE BEING OPENED			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Henry Lee	07/20/2023	Needs Review
07/20/2023: An automatic fire sprinkler system is required. Show location of Fire Department Connection (FDC) FDC shall be within 50-feet of, facing, and visible from the fire lane. FDC must be within 100-feet of a fire hydrant. The FDC shall be clear and unobstructed with a minimum of a 5-foot clear all-weather path from fire lane access			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	07/17/2023	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	07/20/2023	N/A
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	07/19/2023	Approved w/ Comments
07/19/2023: Please provide landscape and tree mitigation plans as required.			

### SITE PLAN



NOT FOR CONSTRUCTION

No.	Revision/Issue	Date

Firm Name and Address  
**TURNKEY TRACT**  
 2770 MAIN ST #171  
 FRISCO, TX 75033  
 F-22283  
 nkcivilengineer4@gmail.com  
 214-483-1599

Project Name and Address  
**OFFICE BUILDING**  
 955 SIDS ROAD  
 ROCKWALL, TEXAS 75032

Project	Sheet
Date	06 / 20 / 2023
Scale	04 / 13

**General Items:**

- Must meet City's 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.
- Show dumpster pad and enclosure.
- Need to show proposed/existing water and sewer on site plan
- Site plan on Sheet 5 doesn't match this site plan. Which one are you requesting?

**Drainage Items:**

- No detention in 100yr flood plain.
- Detention is required. Post-Development C value is by zoning.
- No grate inlets allowed
- Dumpster area to drain to an oil/water separator.

**Water and Wastewater Items:**

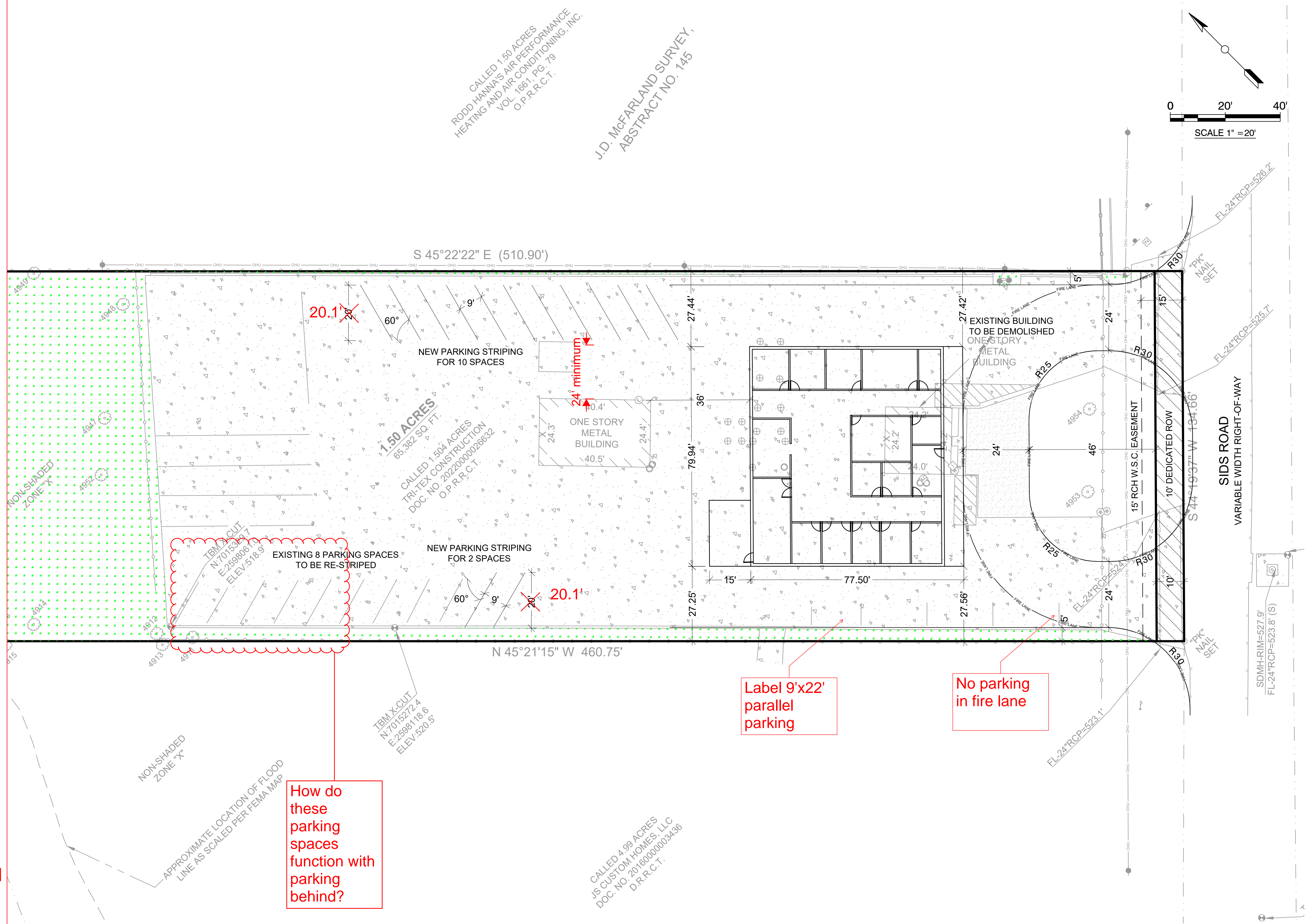
- Public water or sewer to be 8" minimum.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
- Mims Lift Station Pro-rata \$401.89/acre
- May need an on-site fire hydrant

**Roadway Paving Items:**

- Fire lane to be 24' wide and in a platted easement.
- No dead-end parking.
- Parking to be 20x9' min.
- Must dedicate half of Sids Road 65' total ROW width.
- Install 5' sidewalk along frontage.
- Must pay proportional share of Sids Road for additional building or pave 24' of Sids or pave.
- Gravel not allowed for parking.
- All 90 degree parking to be 9'x20', angled must be 9'x20.1', and parallel must be 9'x22'.

**Landscaping:**

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".



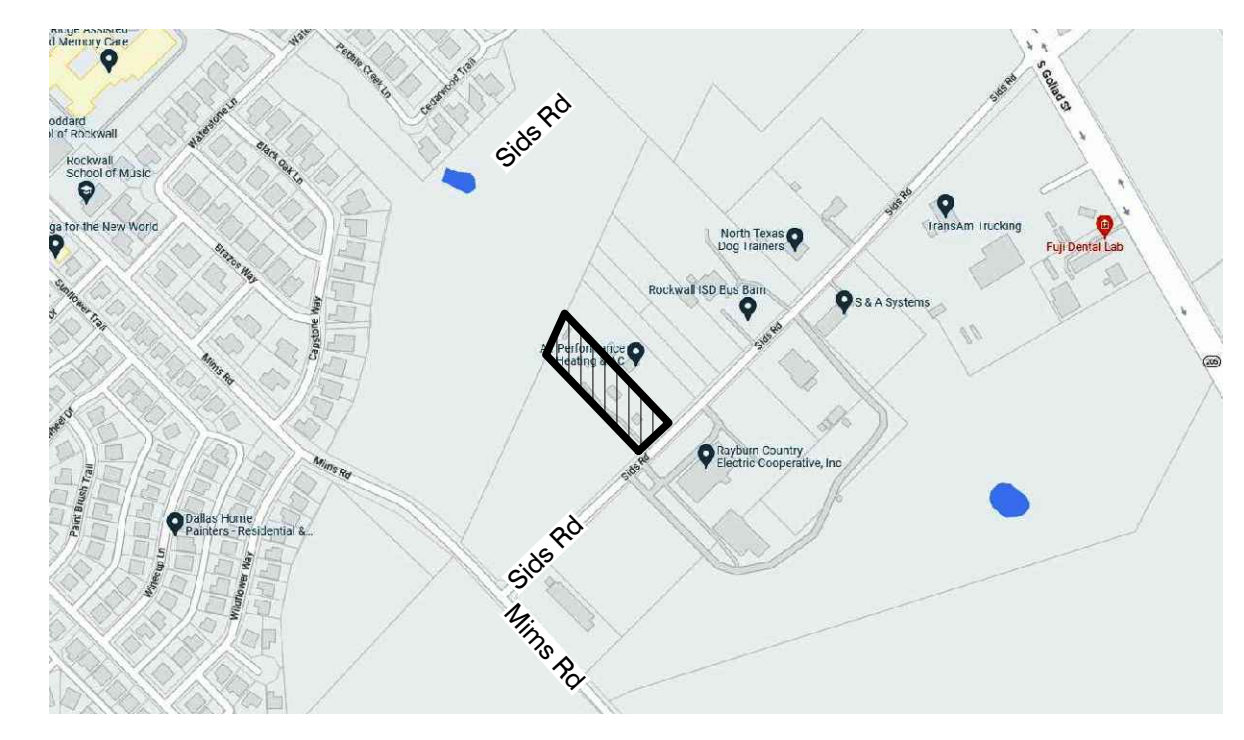
How do these parking spaces function with parking behind?

Label 9'x22' parallel parking

No parking in fire lane

**LEGEND**

	PROPOSED CONCRETE PAVING
	EXISTING CONCRETE PAVING
	GREEN SPACE / LANDSCAPE AREA
	FIRE LANE



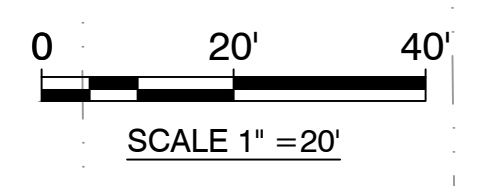
VICINITY MAP

CALLLED 1.59 ACRES  
 RODD HANNAS AIR PERFORMANCE  
 HEATING AND AIR CONDITIONING, INC.  
 VOL. 1861 PG. 79  
 O.P.R.R.C.T.

J.D. McFARLAND SURVEY,  
 ABSTRACT NO. 145

1.50 ACRES  
 65,382 SQ. FT.  
 CALLLED 1.5944 ACRES  
 TRITEC CONSTRUCTION  
 DOC. NO. 2022000026832  
 O.P.R.R.C.T.

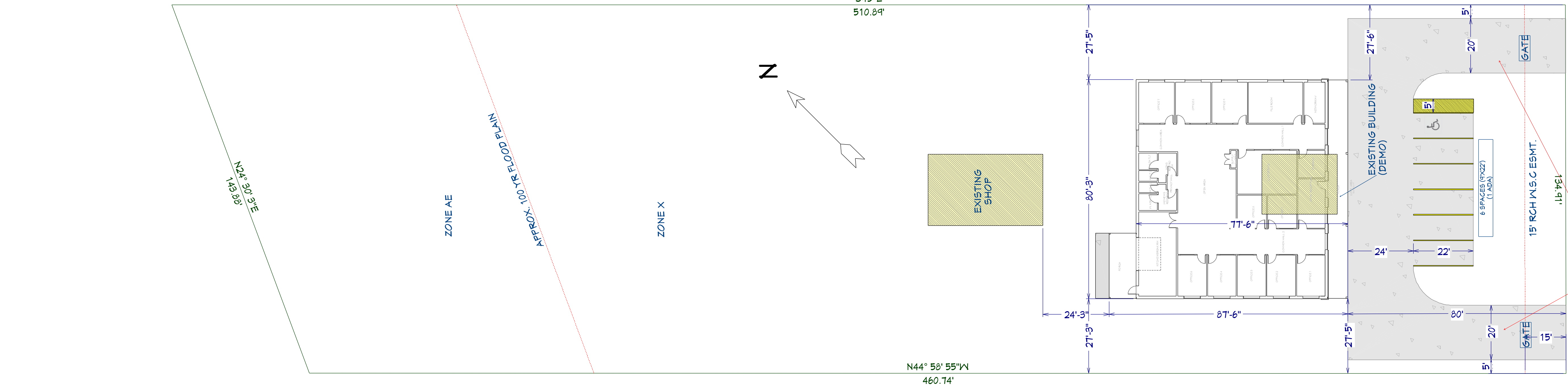
CALLLED 4.98 ACRES  
 JS CUSTOM HOMES LLC  
 DOC. NO. 2016000003436  
 D.R.R.C.T.



SIDS ROAD  
 VARIABLE WIDTH RIGHT-OF-WAY

SDMH-RIM=527.0'  
 FL-24'RCP=523.8' (S)

PATH: C:\Turnkey\Tract\Drawings\2023\06\20\2023\_06\_20\_04.dwg  
 LAYOUT: CONCEPT LAYOUT



Driveways and drive aisles to be minimum of 24' wide

SITE PLAN  
1"=20' SCALE

This site plan doesn't match the other submitted site plan



SITE PLAN (SAT)  
SCALE: 1"=40'



VICINITY MAP  
SCALE: 1"=40' (APPROX)

SITE DATA:

PROPERTY WILL REMAIN ZONED AS-IS:  
COMMERCIAL, F1

PHOTOMETRICS - EXISTING SITE LIGHTING RETAINED. ALL LIGHTING SHALL BE DOWNWARD FACING AND FULLY SHIELDED.

DEVELOPER: TRI-TEX CONSTRUCTION INC.

SITE PLAN SIGNATURE BLOCK

APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].

WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Planning & Zoning Commission, Chairman

Director of Planning and Zoning



# 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 [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>  $1.5 \times 20 = \$30$
- 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 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

#### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)<sup>2</sup>

#### 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, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup>: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

### PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **955 SIDES ROAD**

SUBDIVISION **JD McFARLAND TRACT 8-3 ACRES 1.5** LOT \_\_\_\_\_ BLOCK \_\_\_\_\_

GENERAL LOCATION **SIDES & STATE HIGHWAY 205**

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

CURRENT ZONING **COMMERCIAL**

CURRENT USE **OFFICE BUILDING**

PROPOSED ZONING **COMMERCIAL**

PROPOSED USE **OFFICE BUILDING**

ACREAGE **1.5**

LOTS [CURRENT] **1**

LOTS [PROPOSED] **1**

**SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

OWNER **TRI-TEX CONSTRUCTION INC.**

APPLICANT \_\_\_\_\_

CONTACT PERSON **DAVID LINDSAY**

CONTACT PERSON \_\_\_\_\_

ADDRESS **797 N GROVE RD**

ADDRESS \_\_\_\_\_

CITY, STATE & ZIP **RICHARDSON TX 75081**

CITY, STATE & ZIP \_\_\_\_\_

PHONE **214-460-0051**

PHONE \_\_\_\_\_

E-MAIL **DAVID@TRI-TEX.COM**

E-MAIL \_\_\_\_\_

### NOTARY VERIFICATION [REQUIRED]

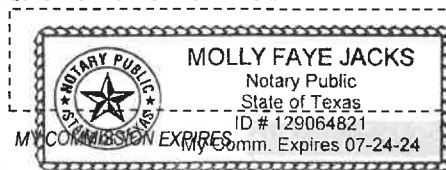
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED David Lindsay [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

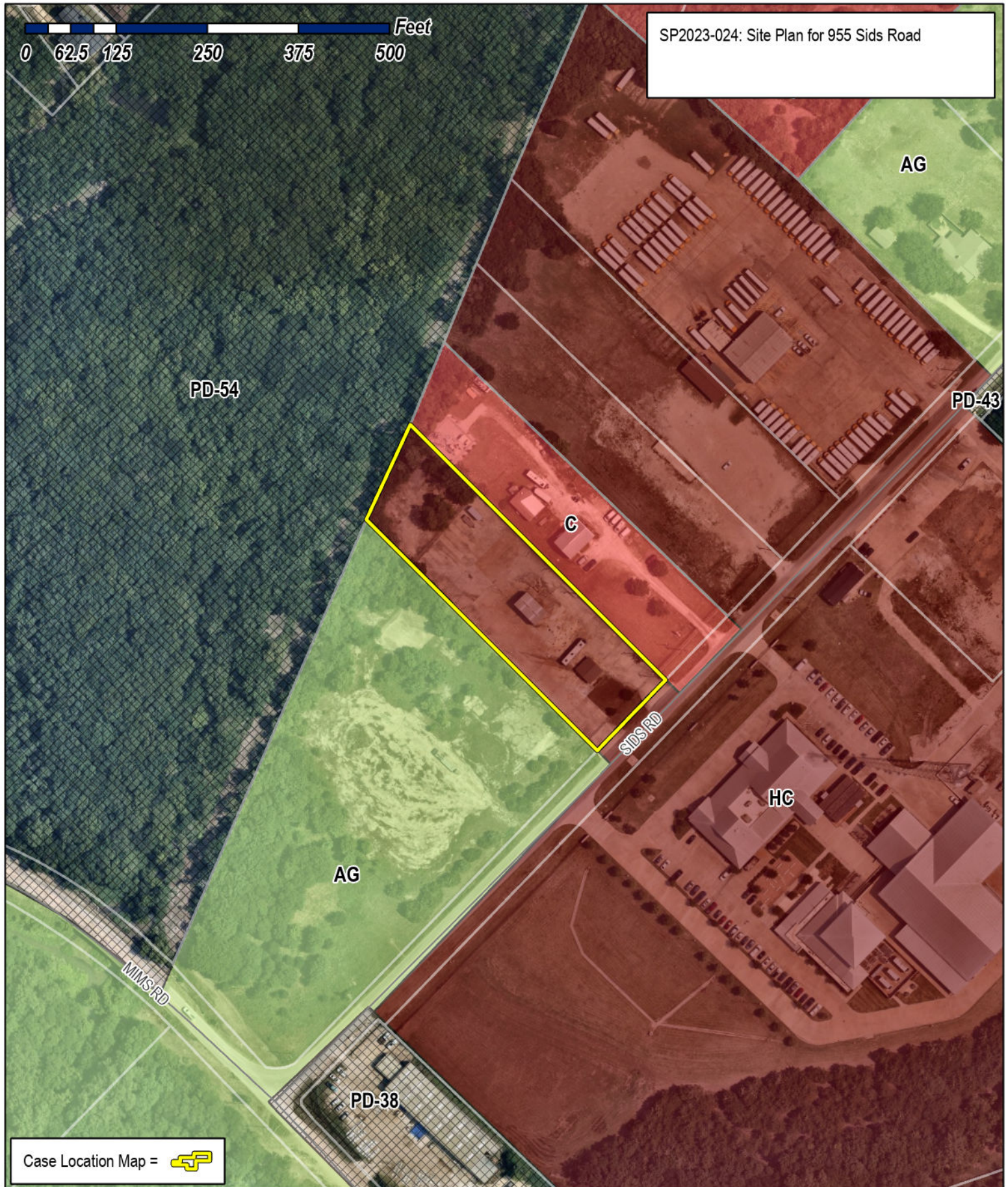
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 280.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14 DAY OF JULY, 2023. BY SIGNING THIS APPLICATION, 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 14 DAY OF July, 2023

OWNER'S SIGNATURE David Lindsay

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Molly Faye Jacks





SP2023-024: Site Plan for 955 Sids Road

0 62.5 125 250 375 500 Feet

AG

PD-54

PD-43

G


SIDS RD

HC

AG

MIMS RD

PD-38

Case Location Map = 



# City of Rockwall

Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75087  
 (P): (972) 771-7745  
 (W): www.rockwall.com

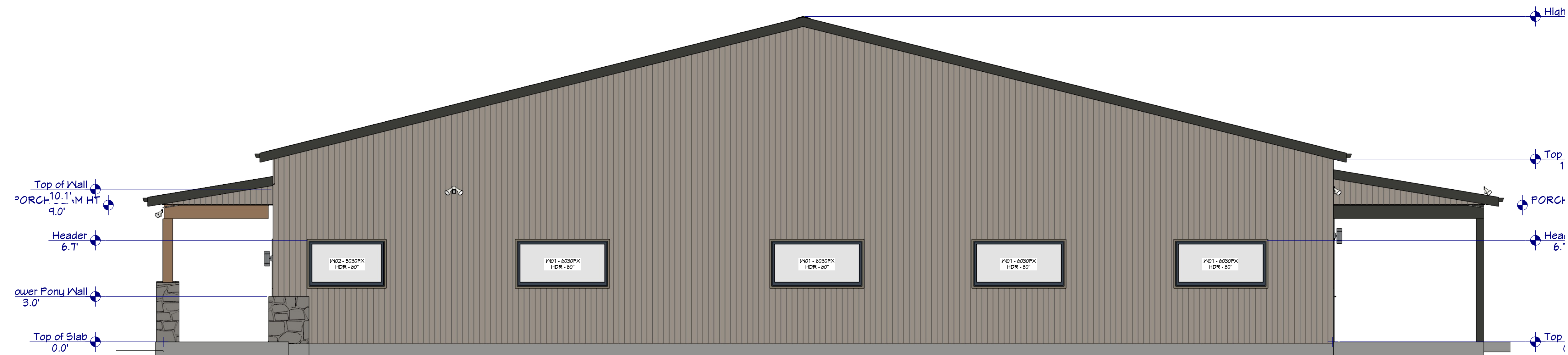
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



ELEVATIONS



Exterior Elevation Front



Exterior Elevation Right

EXTERIOR MATERIALS:	
SOFFIT:	METAL
SIDING:	R PANEL, BEIGE
STONE:	36" PONY WALL, OKLAHOMA STONE
ROOF:	R PANEL, BLACK
PORCH POSTS:	8" CEDAR, ROUGH SAWN
POST BASES (IF APPLICABLE):	18"X18"X48", OKLAHOMA STONE
CORNER TRIM:	YES
GUTTERS:	YES
(SEE STYLE SHEET FOR ADDITIONAL INFO.)	

DATE:

7/14/2023

SCALE:

1/4"=1'

SHEET:

2



Exterior Elevation Back



Exterior Elevation Left





FRONT-LEFT



FRONT-RIGHT



BACK-LEFT



BACK-RIGHT

**GENERAL NOTES:**

THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

**BUILDING PERFORMANCE:**

HEAT LOSS CALCULATIONS SHALL COMPLY WITH THE REQUIREMENTS OF REGIONAL AND LOCAL CODES. SEE CALCULATIONS. PORCHES, DECKS, FOUNDATION, FIREPLACE ENCLOSURES, AND GARAGE AREAS NOT INCLUDED IN LIVING AREA. ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR. ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.

**Layout Page Table**

Number	Title
1	PROJECT OVERVIEW
2	ELEVATIONS
3	ELEVATIONS (CONT.)
4	SCHEDULES & STYLE
5	SITE PLAN
6	FOUNDATION/ROUGH-IN PLAN
7	ROOF PLAN - 1F
8	FRAMING PLAN - 1F
9	ELECTRICAL PLAN
10	CABINET PLAN

REV 01

PLANS PREPARED BY:  
AARON HAMILTON  
ABIDE HOME DESIGNS  
ROYSE CITY, TX / 972-593-0959  
AARON@ABIDEHOMEDESIGNS.COM

PROJECT  
OVERVIEW

TRI-TEX CONSTRUCTION  
INC.  
955 SIDS RD  
ROCKWALL, TX 75082



DATE:

7/14/2023

SCALE:

1/4"=1'

SHEET:

1

TOTAL CONDITIONED SF:	5600 SF
TOTAL SLAB SF:	6579 SF
TOTAL PORCHES UNDER ROOF:	970 SF
TOTAL UNDER ROOF SF:	6579 SF

Revision Table			
Label	Date	Revised By	Description
REV 01	4/3/2023	AJH	BID/REVIEW PLANS

-INTERIOR & EXTERIOR 3D MODEL AVAILABLE (AS NEEDED) UPON REQUEST  
-2D ELECTRONIC CAD FILE AVAILABLE (DWG, DXF) UPON REQUEST  
-PLEASE REQUEST EITHER HOMEOWNER OR VIA DESIGNER CONTACT INFO

To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. Hamilton Handcrafted/Abide Home Designs is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

BUILDING CONTRACTOR/HOME OWNER TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS, LOCAL CODE/BUILDER REQUIREMENTS & CONNECTIONS BEFORE CONSTRUCTION BEGINS.

MIN. CODE RECOMMENDATIONS:  
ELECTRICAL SYSTEM CODE: SEC.2701  
MECHANICAL SYSTEM CODE: SEC.2801  
PLUMBING SYSTEM CODE: SEC.2901  
(CONSULT LOCAL/CITY BUILDING REQUIREMENTS)

**SITE PLAN**



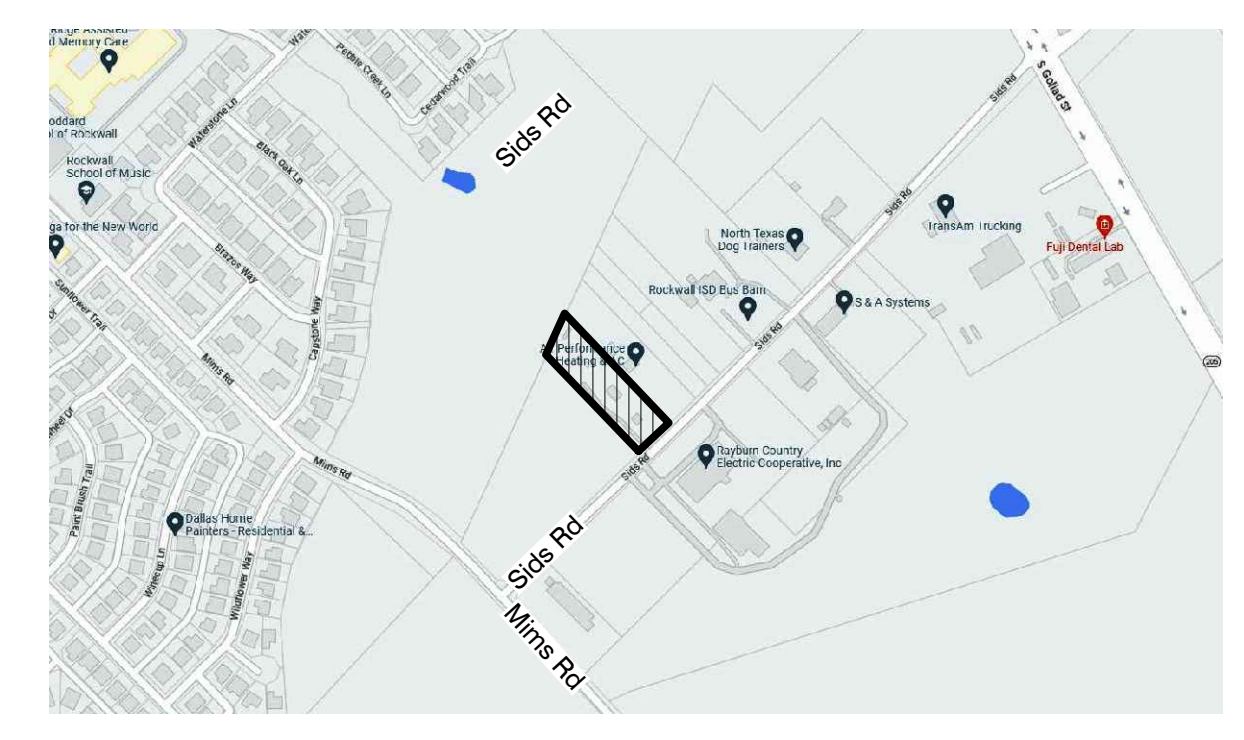
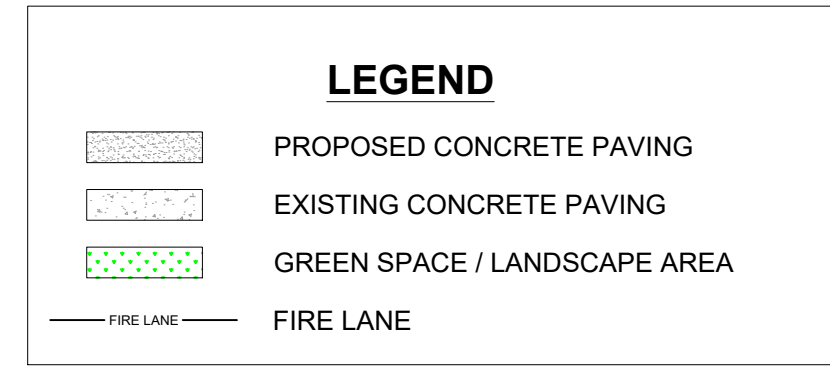
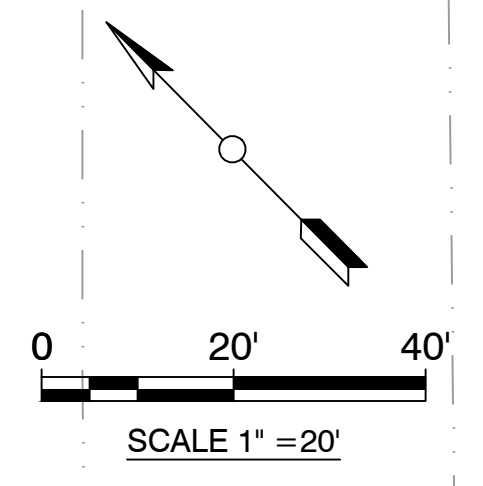
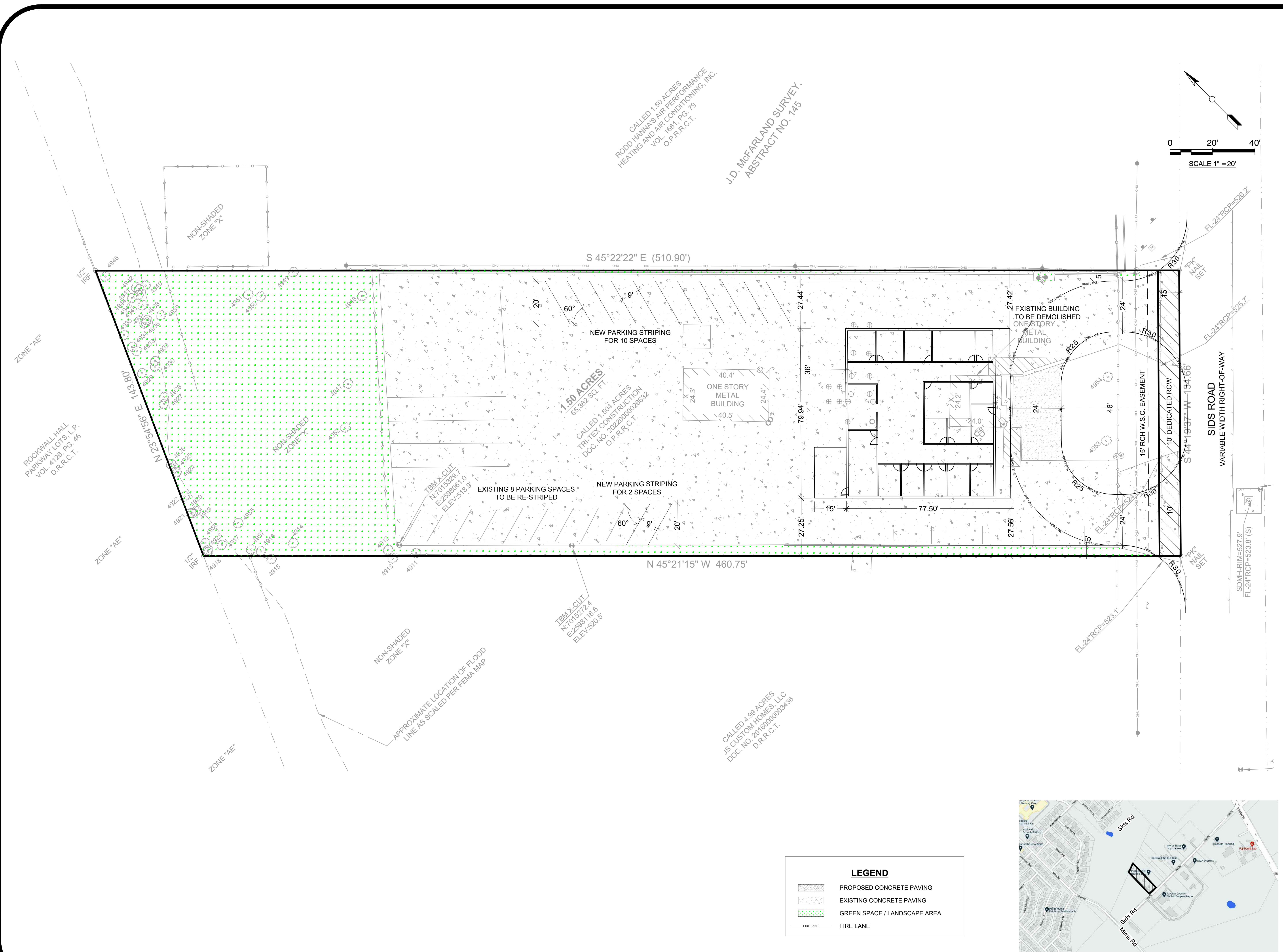
NOT FOR CONSTRUCTION

No.	Revision/Issue	Date

Firm Name and Address  
**TURNKEY TRACT**  
 2770 MAIN ST #171  
 FRISCO, TX 75033  
 F-22283  
 nkcivilengineer4@gmail.com  
 214-483-1599

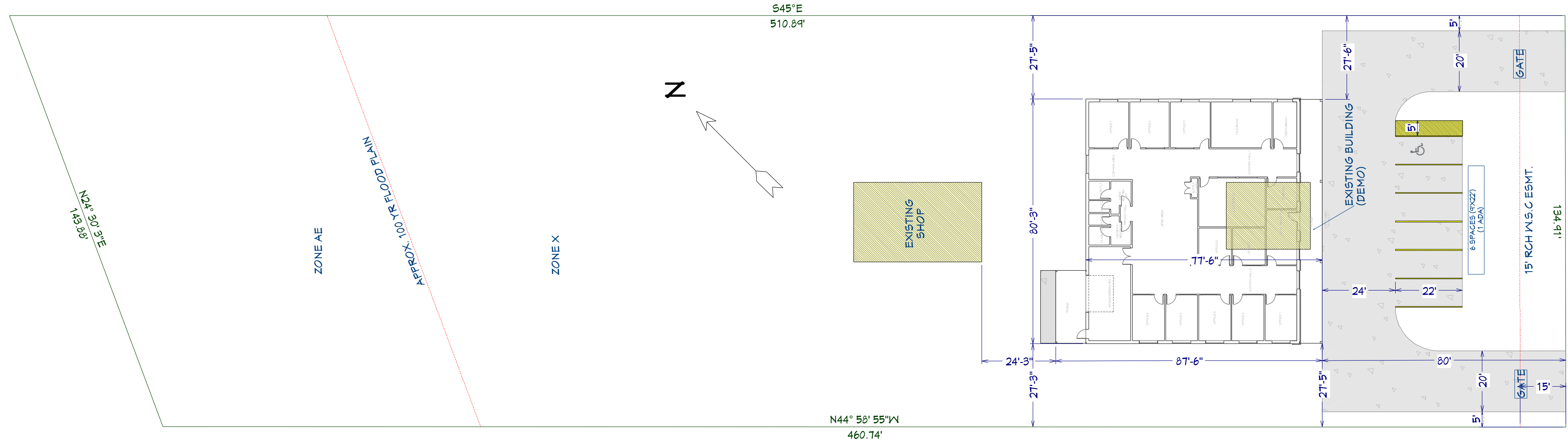
Project Name and Address  
**OFFICE BUILDING**  
 955 SIDS ROAD  
 ROCKWALL, TEXAS 75032

Project	Sheet
Date	06 / 20 / 2023
Scale	04 13



**VICINITY MAP**

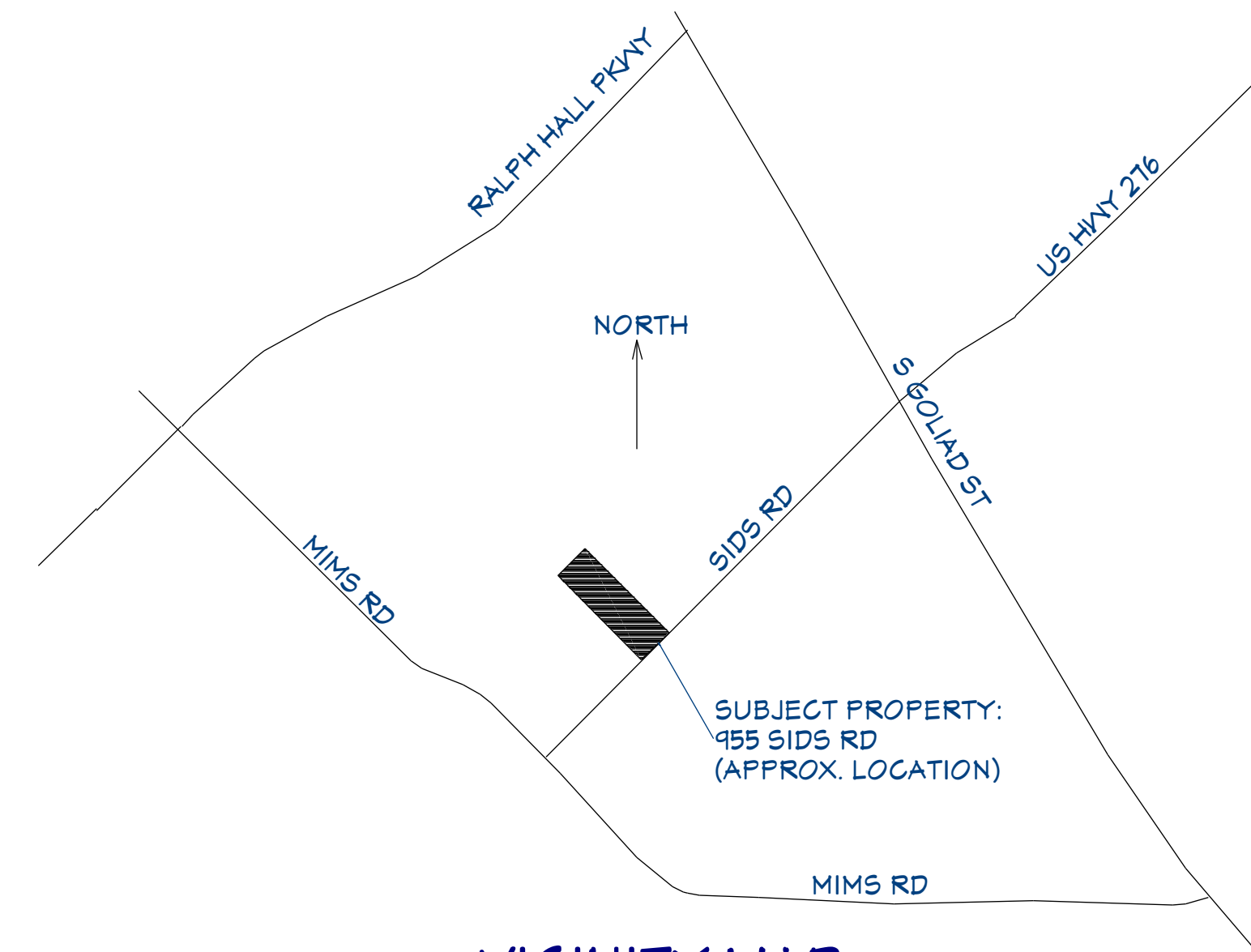
PATH: C:\Turnkey\Tract\Drawings\2023\_06\_20\85\_8202 of Rockwall\DRAWINGS  
 LAYOUT: CONCEPT LAYOUT



SITE PLAN  
1/4"=20' SCALE



SITE PLAN (SAT)  
SCALE: 1/4"=40'



VICINITY MAP  
SCALE: 1/4"=40' (APPROX)

SITE DATA:

PROPERTY WILL REMAIN ZONED AS-IS:  
COMMERCIAL, F1

PHOTOMETRICS - EXISTING SITE LIGHTING RETAINED. ALL LIGHTING  
SHALL BE DOWNWARD FACING AND FULLY SHIELDED.

DEVELOPER: TRI-TEX CONSTRUCTION INC.

SITE PLAN SIGNATURE BLOCK

APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].

WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ELECTRONIC CAD FILES (.DWG, .DXF) AVAILABLE ON REQUEST

REV 01

PLANS PREPARED BY:  
 AARON HAMILTON  
 ABIDE HOME DESIGNS  
 ROYSE CITY, TX / 972-593-0959  
 AARON@ABIDEHOMEDESIGNS.COM

FOUNDATION/  
 ROUGH-IN PLAN

TRI-TEX CONSTRUCTION  
 INC.  
 955 SIDS RD  
 ROCKWALL, TX 75082



DATE:

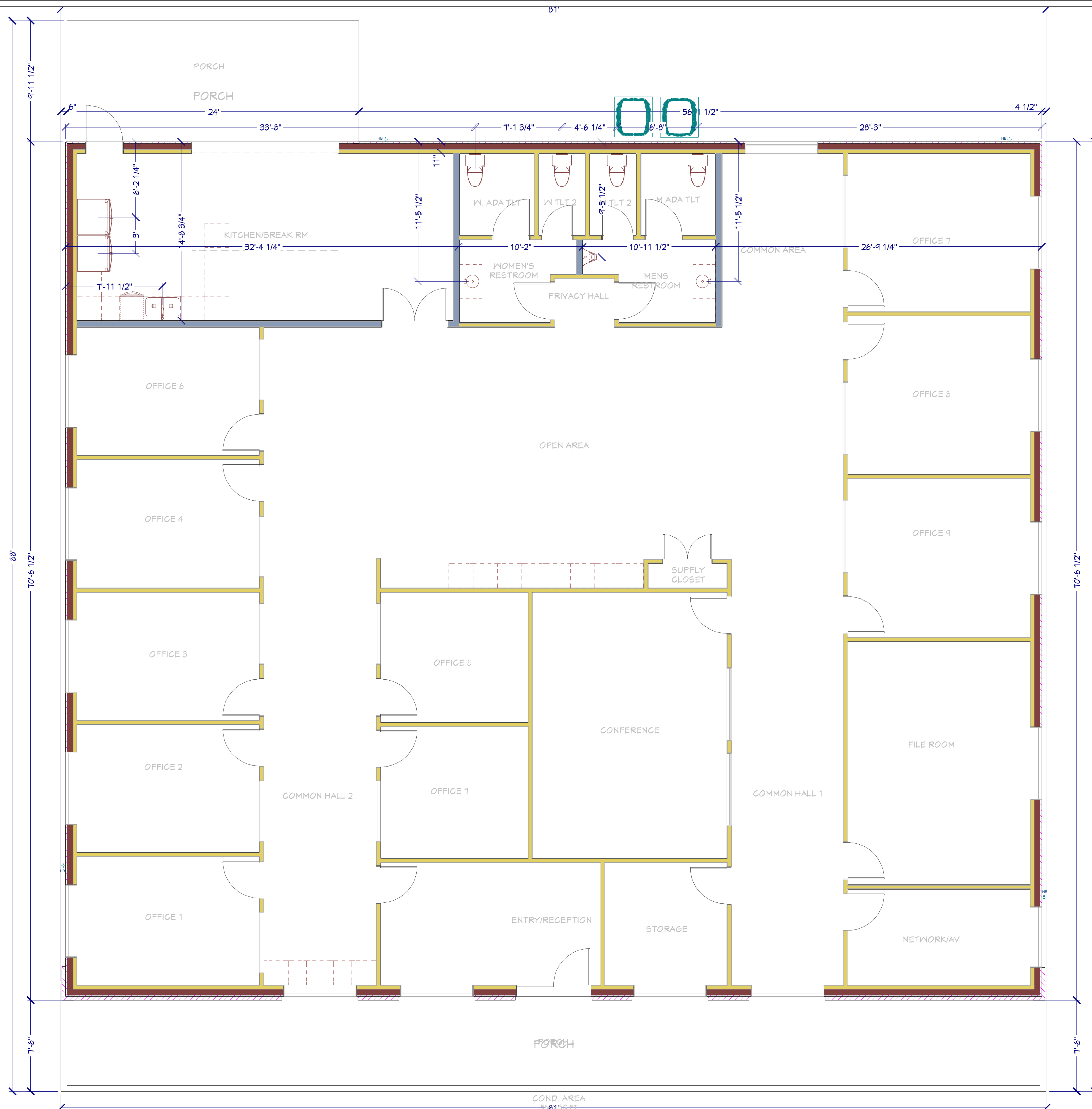
7/14/2023

SCALE:

1/4"=1'

SHEET:

6



**FOUNDATION NOTES:**

FOUNDATION TO BE ENGINEERED BY LICENSED STRUCTURAL ENGINEER TO DETERMINE BEAM/FOOTING SIZES, PIER LAYOUT, REINFORCEMENT AND POST TENSION REQUIREMENTS.

ALL WALK IN SHOWER PANS TO BE RECESSED 3.5" FROM MAIN SLAB HEIGHT.

BRICK LEDGE TO 5.5" IN WIDTH AND A MINIMUM OF 1.5" IN DEPTH WHERE SHOWN.

SLOPE ALL PORCHES AND GARAGES AWAY FROM HOUSE TO ENSURE PROPER WATER RUNOFF.

MINIMUM 1.5" STEP DOWN FROM MAIN SLAB TO GARAGE SLAB.

FOUNDATION PLAN DEFINES FOOTPRINT AND SLAB PENETRATION DEFINITION ONLY.

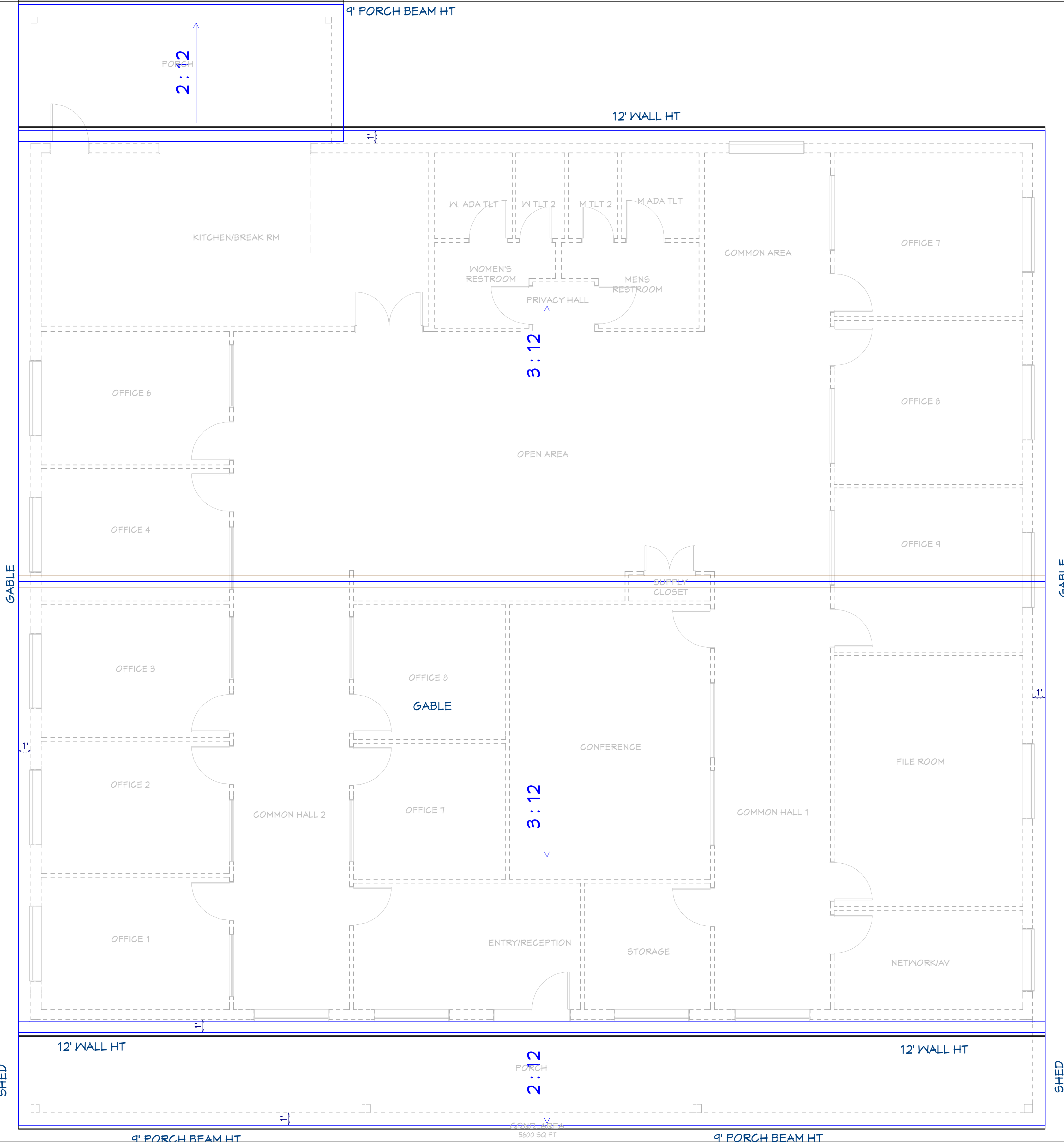
INFILTRATION, ALL OPENINGS IN THE EXT. BLDG. ENVELOPE SHALL BE SEALED AGAINST AIR INFILTRATION. THE FOLLOWING AREAS MUST BE SEALED.

- \* JOINTS AROUND WINDOW AND DOOR FRAMES
- \* JOINTS BETWEEN WALL CAVITY AND WINDOW/DR. FME.
- \* JOINTS BETWEEN WALL AND FOUNDATION
- \* JOINTS BETWEEN WALL AND ROOF
- \* JOINTS BETWEEN WALL PANELS
- \* UTILITY PENETRATIONS THROUGH EXTERIOR WALLS

**GENERAL PLUMBING NOTES:**

1. VERIFY FIXTURE SELECTIONS AND DRAIN LOCATIONS WITH HOMEOWNER PRIOR TO ROUGH-IN.
2. ALL SLAB WATER PENETRATIONS TO BE SLEEVED WITH PVC OR WRAPPED WITH FOAM INSULATION TO PROTECT WATER LINE FROM CHAFFING.
3. UTILIZE TUB BOXES FOR TUB AND SHOWER SLAB DRAIN PENETRATIONS.
4. ALL WATER LINES RUN UNDER SLAB TO BE INSULATED.
5. REFER TO SLAB ENGINEERING PLAN TO DETERMINE IDEAL EXTERIOR CLEANOUT AND SEWER DRAIN CONNECTION LOCATION.
6. ISLAND DRAIN, WATER AND/OR GAS TO BE LOCATED MINIMUM 2" INSIDE THE BACK OF CABINET WHERE APPLIANCE OR SINK IS LOCATED UNLESS OTHERWISE SPECIFIED.
7. ALL GAS LINES SHALL BE SIZED FOR APPLIANCE LOAD. "BLACK" PIPE SHALL BE USED INSIDE THE BUILDING, "GREEN" PIPE WHERE UNDERGROUND OR EXPOSED TO WEATHER. ALL JOINTS SHALL BE TAPED WHERE BURIED OR EXPOSED TO WEATHER.
8. PLUMBER TO ALLocate AN IN-HOME PRIMARY WATER SHUTOFF VALVE IN EASILY ACCESSIBLE WALL. VERIFY VALVE LOCATION WITH BUILDER/HOMEOWNER PRIOR TO ROUGH-IN.
9. MINIMUM 3X, FREEZE PROOF HOSE BIBS IF NOT SPECIFIED ON DRAWING. VERIFY HOSE BIB LOCATIONS WITH BUILDER/HOMEOWNER PRIOR TO ROUGH-IN.
10. PERMISSIBLE TO RUN IN-CEILING WATER DISTRIBUTION, PROVIDED LOCAL CODE REQUIREMENTS AND BUILDER PERMIT.

FOUNDATION ROUGH-IN



TOTAL ROOF SF:	7063 SF
METAL, R PANEL, RIBBED, BLACK	
PRIMARY PITCH:	3:12
SECONDARY PITCH(ES):	2:12
EAVE STYLE:	RAKE/SCULPTED
GABLE OVERHANG:	12"
EAVE OVERHANG:	12"
EAVE RAFTER/FASCI/RAKE:	PLUMB CUT

ROOF PLAN

REV 01

PLANS PREPARED BY:  
 AARON HAMILTON  
 ABIDE HOME DESIGNS  
 ROYSE CITY, TX / 972-533-0459  
 AARON@ABIDEHOMEDESIGNS.COM

ROOF PLAN - 1F

TRI-TEX CONSTRUCTION  
 INC.  
 955 SIDS RD  
 ROCKWALL, TX 75082



DATE:

7/14/2023

SCALE:

1/4"=1'

SHEET:

7



DATE:

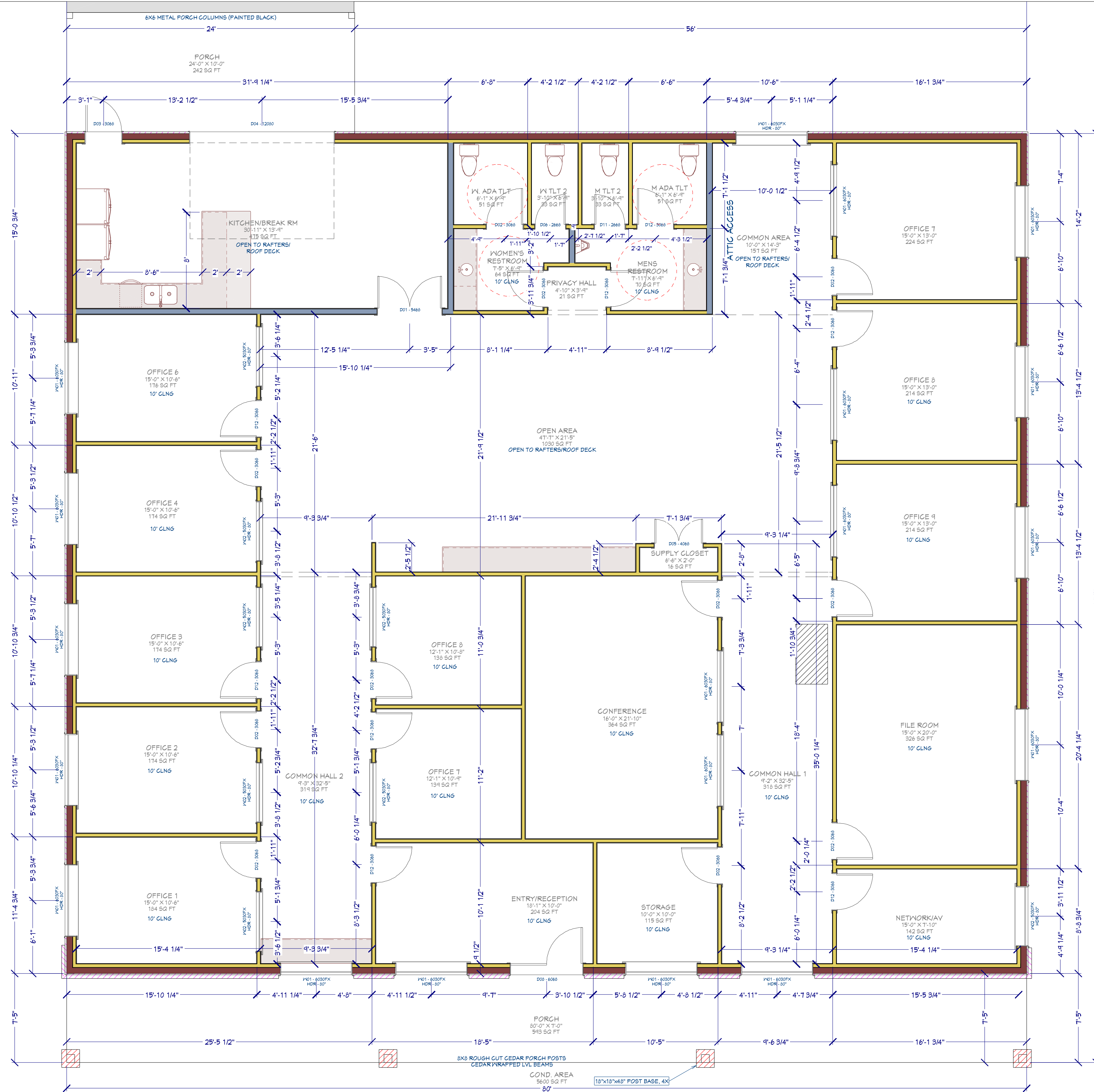
7/14/2023

SCALE:

1/4"=1'

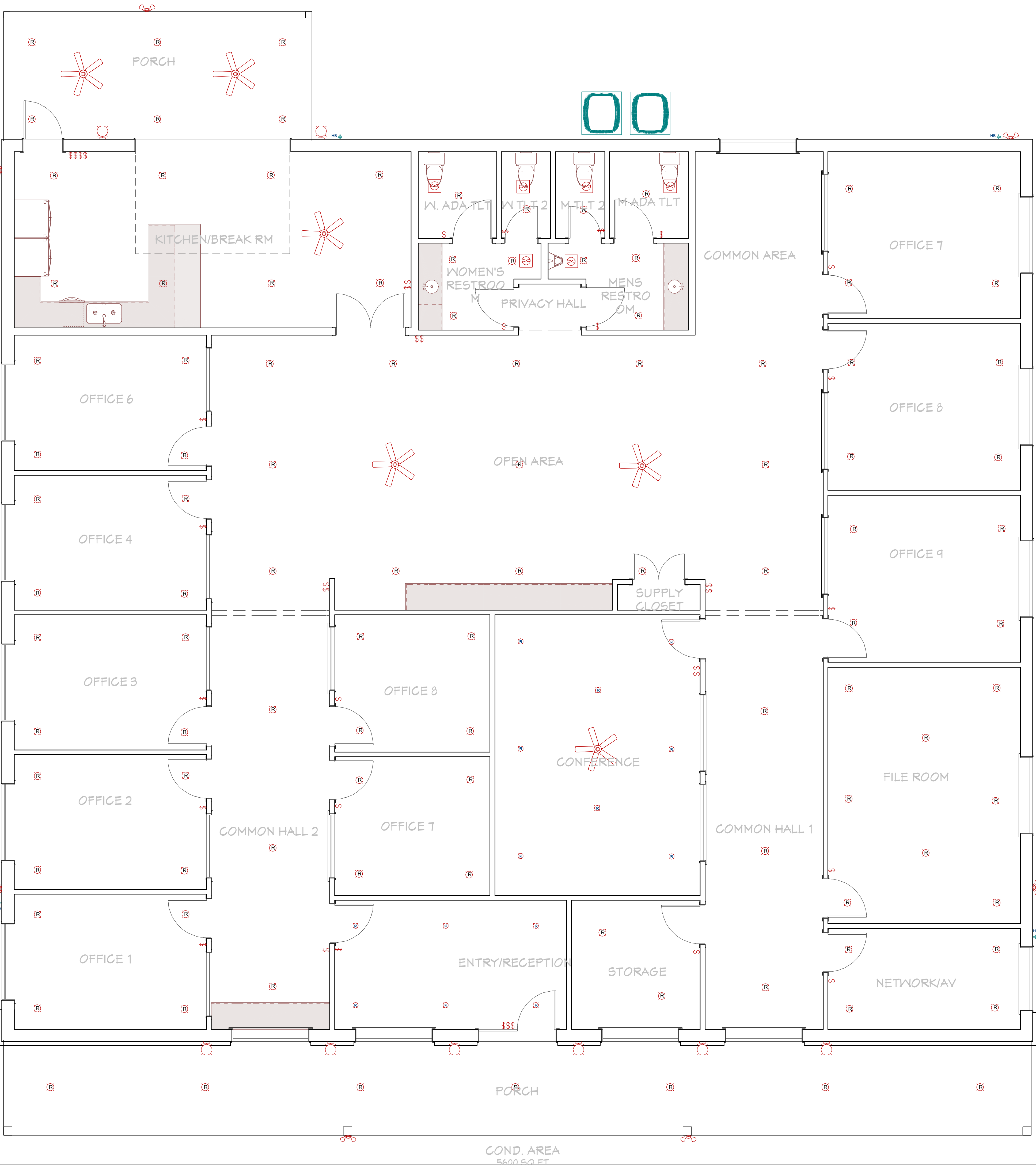
SHEET:

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ROOM AREA/CEILING SCHEDULE (UNLESS OTHERWISE SPECIFIED)			
FLOOR	ROOM NAME	AREA, INTERIOR (SQ FT)	CEILING HEIGHT
1	OPEN AREA	1007	N/A
1	FILE ROOM	299	121 1/8"
1	ENTRY/RECEPTION	181	121 1/8"
1	KITCHEN/BREAK RM	424	N/A
1	M TLT 2	26	121 1/8"
1	OFFICE 4	157	121 1/8"
1	M ADA TLT	41	121 1/8"
1	W ADA TLT	41	121 1/8"
1	OFFICE 7	195	121 1/8"
1	OFFICE 6	158	121 1/8"
1	NETWORK/AV	118	121 1/8"
1	OFFICE 8	129	121 1/8"
1	PRIVACY HALL	18	121 1/8"
1	MENS RESTROOM	62	121 1/8"
1	PORCH	560	104 1/8"
1	OFFICE 7	131	121 1/8"
1	COMMON AREA	142	N/A
1	COMMON HALL 2	299	121 1/8"
1	CONFERENCE	349	121 1/8"
1	WOMEN'S RESTROOM	57	121 1/8"
1	COMMON HALL 1	298	121 1/8"
1	STORAGE	101	121 1/8"
1	W TLT 2	26	121 1/8"
1	OFFICE 1	157	121 1/8"
1	OFFICE 2	157	121 1/8"
1	OFFICE 3	158	121 1/8"
1	SUPPLY CLOSET	13	121 1/8"
1	OFFICE 9	195	121 1/8"
1	OFFICE 8	195	121 1/8"
1	PORCH	234	104 1/8"
<b>TOTALS:</b>		<b>5933</b>	

FRAMING PLAN



**ELECTRICAL - DATA - AUDIO LEGEND**

SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel

**ELECTRICAL SCHEDULE**

NUMBER	FLOOR	QTY	DESCRIPTION	ATTACHED TO
E01	1	104	RECESSED DOWN LIGHT 6	CEILING
E02	1	14	RECESSED DOWN LIGHT 4	CEILING
E03	1	8	SCOPE SCONCE	WALL
E04	1	6	CLASSIC CEILING FAN	CEILING
E05	1	7	SPOTLIGHT 2 MOTION SENSOR	WALL
E06	1	6	EXHAUST	CEILING
E07	1	38	SINGLE POLE	WALL

- ADDITIONAL ELECTRICAL ITEMS/NOTES:**
- SOFFIT PLUGS (FOR CHRISTMAS LIGHTS, ETC.) TO BE INSTALLED ON 4 CORNERS OF HOUSE & BETWEEN CORNERS IF SPACING EXCEEDS 50'.
  - UNDER CABINET AND UPPER GLASS BOX CABINET (IF APPLICABLE) TO BE INSTALLED ON ALL KITCHEN CABINETS.
  - MINIMUM 1X (UNLESS OTHERWISE SHOWN), WATERPROOF OUTLET ON ALL PORCHES, NEAR GARAGE DOOR.
  - IF POOL OR HOT TUB IS TO BE INSTALLED, ELECTRICIAN TO PROVISION THE FOLLOWING:  
 - 30A 220V FOR POOL  
 - 20A 110V FOR POOL ACCESSORIES  
 - 50A 220V FOR ELECTRIC HOT TUB
  - ELECTRICIAN TO VERIFY WITH HOMEOWNER IF 50A/220V BACKUP GENERATOR PLUG IS REQUIRED.
  - ELECTRICIAN TO VERIFY HVAC POWER REQUIREMENTS WITH BUILDER PRIOR TO ELECTRICAL ROUGH-IN.
  - DATA/AUDIO/VIDEO/SECURITY WIRING INFO. MAY NOT BE SHOWN ON ELECTRICAL PLAN, BUILDER TO VERIFY REQUIREMENTS WITH HOMEOWNER.
  - SECURITY LIGHTS (MINIMUM 3X) TO BE INSTALLED AT LOCATIONS TO BE DEFINED BY HOMEOWNER.
  - FLOOR OUTLETS AND ISLAND WIRING CONDUIT (IF APPLICABLE) MUST BE PROVISIONED PRIOR TO SLAB CONSTRUCTION.

- ELECTRICAL, DATA, & AUDIO NOTES:**  
 HOME OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ETC.
- ELECTRICAL NOTES:**
- ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. ORG.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
  - PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.
  - CIRCUITS SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE INSTALLATION.
  - FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER.
  - FIXTURES TO BE SELECTED BY HOME OWNER.
- AUDIO:**
- LOCATE SPEAKERS AND AUDIO CONTROLS AS INDICATED IN THE PLAN; RUN CIRCUIT OF SPEAKER WIRING TO AUDIO HOME PANEL SPECIFIED BY FLOOR;
  - AUDIO SPEAKERS TO BE APPROVED BY HOME OWNER;
  - LOCATE JACKS AS INDICATED IN THE PLAN; INSTALL DATA / CABLE PANEL SIMILAR TO "ON Q". SYSTEM TO BE APPROVED BY HOME OWNER.
- DATA / CABLE:**  
 LOCATE SECURITY PANELS AS INDICATED IN THE PLAN; SYSTEM TO BE APPROVED BY HOME OWNER.

COND. AREA  
 5600 SQ. FT.

**ELECTRICAL PLAN**

CABINET PLAN

TRI-TEX CONSTRUCTION  
 INC.  
 955 SIDS RD  
 ROCKWALL, TX 75032



DATE:

7/14/2023

SCALE:

1/4"=1'

SHEET:

10



- SEE CABINET ELEVATIONS (NEXT SHEET) FOR CONCEPTUAL DOOR/ DRAWER STYLE AND/OR CONFIGURATION  
 - DOES NOT INCLUDE CLOSET SHELVES/ROD AND FLOATING OR DECORATIVE SHELVES

CABINET SCHEDULE								
NUMBER	LABEL	QTY	FLOOR	DESCRIPTION	ROOM NAME	WIDTH	DEPTH	HEIGHT
C05	B24R	2	1	BASE CABINET	KITCHEN/BREAK RM	24"	24"	36"
C06	BCB18R	1	1	BASE CABINET	KITCHEN/BREAK RM	18"	24"	36"
C07	SB36	1	1	BASE CABINET	KITCHEN/BREAK RM	36"	24"	36"
C08	BCB24R	3	1	BASE CABINET	KITCHEN/BREAK RM	24"	24"	36"
C09	B18R	2	1	BASE CABINET	COMMON HALL 2	18"	24"	36"
C10	B24R	2	1	BASE CABINET	COMMON HALL 2	24"	24"	36"
C11	B27	1	1	BASE CABINET	COMMON HALL 2	26 9/16"	24"	36"
C13	B24R	8	1	BASE CABINET	OPEN AREA	24"	24"	36"
C14	B2422L	2	1	BASE CABINET	MENS RESTROOM	24"	22"	36"
C15	SB3322	1	1	BASE CABINET	WOMEN'S RESTROOM	33 7/16"	22"	36"
C16	B2422R	2	1	BASE CABINET	WOMEN'S RESTROOM	24"	22"	36"
C17	SB3322	1	1	BASE CABINET	MENS RESTROOM	33 7/16"	22"	36"

CABINET PLAN