

# AGENDA



ARCHITECTURAL REVIEW BOARD MEETING  
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS  
FEBRUARY 10, 2026 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) ACTION AGENDA

(1) **SP2026-001 (BETHANY ROSS)**

Discuss and consider a request by Jason Cluth of SC Architecture on behalf of Jawad Rawra of Rawra Group for the approval of an Amended Site Plan for an existing Restaurant, 2,000 SF or Greater, with a Drive-Through or Drive-In on a 1.154-acre parcel of land identified as Lot 1, Block 1, HJG Plaza Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1801 S. Goliad Street [SH-205], 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 February 4, 2026 prior to 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.



## CITY OF ROCKWALL

### PLANNING AND ZONING COMMISSION MEMORANDUM

#### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

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**TO:** Planning and Zoning Commission  
**FROM:** Bethany Ross, Senior Planner  
**DATE:** February 10, 2026  
**SUBJECT:** SP2026-001; Amended Site Plan for Layne's Chicken

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The applicant -- *Jason Cluth of SC Architecture* --, is requesting approval of an *Amended Site Plan* to allow for the removal of a primary material -- *particularly the natural stone* -- on the existing *Restaurant Greater Than 2,000 SF with a Drive-Through or Drive-In* located at 1801 S. Goliad Street. The subject property consists of approximately 1.154-acres, is zoned Commercial (C) District, and is situated within the SH-205 Overlay (SH-205 OV) District.

On October 6, 2014, the City Council approved a *Site Plan* [Case No. SP2014-018] for the development of a 3,327 SF *Restaurant, with a Drive-Through or Drive-In* on the subject property. The original *Site Plan* included approvals of the following variances to the *General Overlay District Standards*: [1] stucco exceeding 50.00% of the masonry requirement, [2] secondary materials (*i.e. pre-finished metal panels and/or ceramic tile*) exceeding the maximum allowed ten (10) percent, [3] parking spaces within the 20-foot landscape buffer, [4] to relocate the required landscape buffer trees within the development, and [5] to allow a flat roof design with parapet walls on a building less than 6,000 SF.

On January 16, 2026, the applicant submitted an *Amended Site Plan* proposing to remove the natural stone from the existing *Restaurant, 2,000 SF or Greater, with a Drive-Through or Drive-In* and replace it with a blond brick depicted in the building elevations provided in this packet. The subject property is located within the SH-205 Overlay (SH-205 OV) District, which places heightened emphasis on architectural quality, material variety, and long-term durability. The original *Site Plan* [Case No. 2014-018] approved by City Council in 2014 included multiple variances to the *General Overlay District Standards*, including deviations related to façade materials. As such, any subsequent modification to the exterior building materials warrants careful review to ensure continued compliance with the intent of the SH-205 Overlay (SH-205 OV) District.

The proposed *Amended Site Plan* removes all existing stone elements from the building façade and replaces them with a thin-width brick product. While brick is generally considered a high-quality masonry material, the proposal to eliminate the minimum 20.00% natural or quarried stone required by Subsection 06.02(C), *Architectural Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) represents an additional variance for the property. The current request does not propose an alternative stone material, but rather the complete removal of the stone in favor of additional thin-width brick.

As proposed, the request constitutes a variance to the *General Overlay District Standards*. Pursuant to Article 11, *Development Application and Review Procedures*, of the UDC, each variance requires the provision of two (2) compensatory measures intended to offset the deviation and further the overall intent of the ordinance. In this case, the applicant has provided the following compensatory measures: [1] the applicant is providing additional landscaping as shown in the attached landscape plan, and [2] replacement of the dumpster enclosure materials with the proposed thin-width brick, along with replacement of the wooden dumpster enclosure doors with metal self-latching gates that better conform to the requirements of the UDC. With all that being said, variances are discretionary items for the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

On January 27, 2026, the Architectural Review Board (ARB) reviewed the building elevations and provided a recommendation to the applicant that metal arcade elements be reintroduce where the existing fabric canopies were on the building facades, and stating that they were generally not opposed to the incorporation of the thin-width brick in lieu of the natural stone. On February 3, 2026, the applicant provided staff updated building elevations reflecting the reincorporated fabric canopies. The Architectural Review Board (ARB) is scheduled to review the updated elevations prior to the Planning and Zoning Commission meeting on

February 10, 2026. With this being said, should the Planning and Zoning Commission choose to approve the applicant's request, staff would recommend the following conditions of approval:

- (1) The applicant provide an updated *Photometric Plan* that conforms to the lighting requirements of the Unified Development Code (UDC).
- (2) Any construction resulting from the approval of this Site Plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

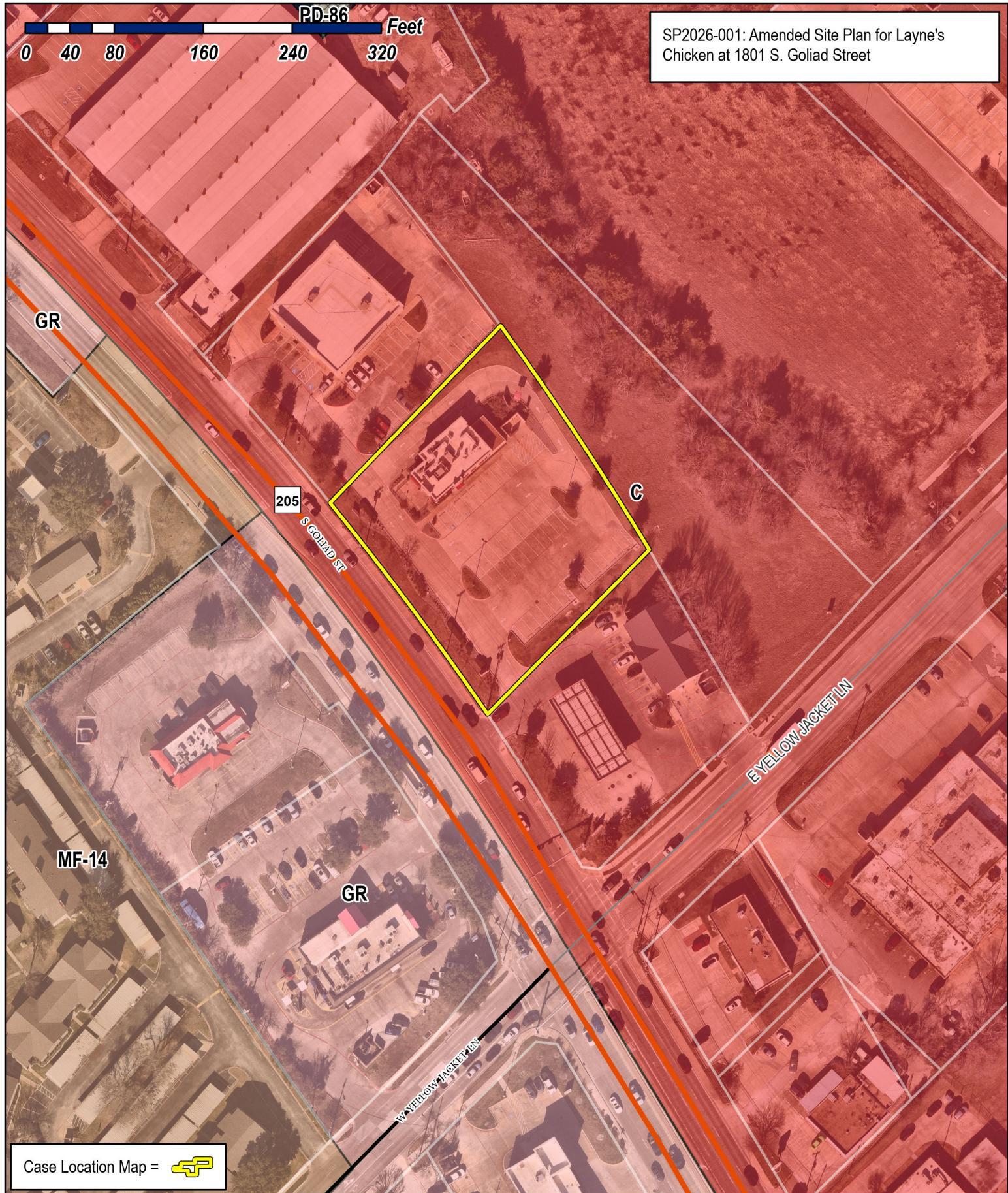
If the Planning and Zoning Commission should have any questions, staff will be available at the February 10, 2026 Planning and Zoning Commission meeting.



PD-86

Feet

0 40 80 160 240 320

SP2026-001: Amended Site Plan for Layne's  
Chicken at 1801 S. Goliad StreetCase Location Map = 

## City of Rockwall

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

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DEVELOPMENT APPLICATION  
AMENDED SITE PLAN  
LAYNE'S CHICKEN FINGERS  
1801 S GOLIAD ST, ROCKWALL, TX 75087  
JANUARY 14, 2026



CITY OF ROCKWALL  
PLANNING & ZONING  
385 S GOLIAD ST, ROCKWALL, TX 75087  
ATTN: Bethany Ross

To whom it may concern,

On behalf of the new property owner for this project site, located at 1801 S Goliad St, this application is being submitted for an amended site plan. This project consists of an existing Dairy Queen restaurant that is being converted into a Layne's Chicken Fingers restaurant.

The existing building facades consist primarily of stucco, stone, and metal panels. The owner would like to replace the existing stone veneer with a new thin brick veneer. The stone in some areas is in a state of disrepair and will require ongoing maintenance due to its age. In addition, the proposed thin brick better aligns with the brand design preferences for Layne's Chicken Fingers.

Please review the attached drawings and consider approving the use of an alternate material for this existing building.

Thank you!

Jason Cluth  
Project Manager  
SC Architecture  
2931 Elkton Trail, Tyler, TX 75703  
903.630.7330  
[jason@scarchitecturetx.com](mailto:jason@scarchitecturetx.com)

DEVELOPMENT APPLICATION  
AMENDED SITE PLAN  
LAYNE'S CHICKEN FINGERS  
1801 S GOLIAD ST, ROCKWALL, TX 75087  
FEBRUARY 3, 2026



CITY OF ROCKWALL  
PLANNING & ZONING  
385 S GOLIAD ST, ROCKWALL, TX 75087  
ATTN: Ryan Miller, Bethany Ross, & Melanie Zavala

To whom it may concern,

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The existing building facades consist primarily of stucco, stone, and metal panels. The owner would like to replace the existing stone veneer with a new thin brick veneer. The stone in some areas is in a state of disrepair and will require ongoing maintenance due to its age. In addition, the proposed thin brick better aligns with the brand design preferences for Layne's Chicken Fingers.

As compensatory measures for this variance, the property owner is proposing options (B) increased landscaping and (J) updated dumpster enclosure. A higher overall landscaping percentage will be provided by expanding the existing landscaped areas. This will serve to enhance the overall site and also to improve the aesthetic experience for the drive-thru customers. In addition, the owner has proposed to increase the height of the dumpster enclosure and gates to 8' tall. The latches and hinges will be self-latching and/or self-closing type of hardware, so that the waste receptacles will be hidden from view. The enclosure will be clad in thin brick to match the building and finished with a new metal cap.

Please review the attached drawings and consider approving the use of an alternate material for this existing building.

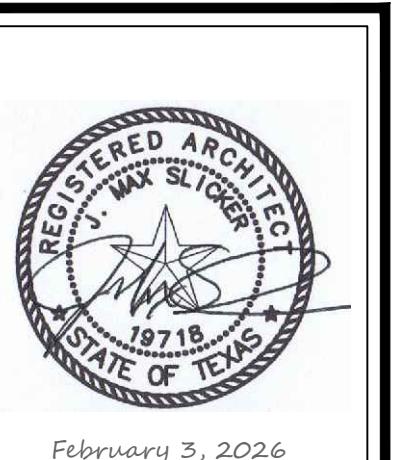
- Updated exterior elevations and material finish schedule
- Example photos of similar Layne's Chicken Fingers projects
- Photometric site plan and light fixture cutsheets
- Compensatory Measure (B), existing and new landscape plans and details
- Compensatory Measure (J), dumpster enclosure drawing

Thank you!

Jason Cluth  
Project Manager  
SC Architecture  
2931 Elkton Trail, Tyler, TX 75703  
903.630.7330  
[jason@scarchitecturetx.com](mailto:jason@scarchitecturetx.com)



LAYNE'S CHICKEN FINGERS  
 RAWRA GROUP  
 1801 S GOLIAD ST.  
 ROCKWALL, TX 75087



EXTERIOR  
 ELEV.  
 (ALT.)

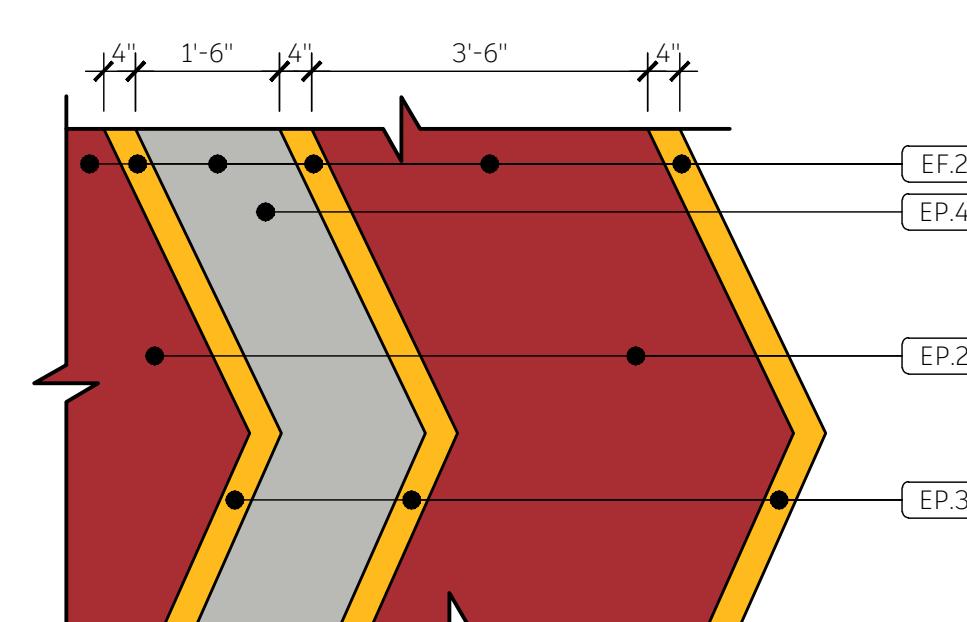
SHEET  
 A.203



C. EXTERIOR ELEVATION (ALTERNATE)  $1/4'' = 1'-0''$



I. EXTERIOR ELEVATION (ALTERNATE)  $1/4'' = 1'-0''$



F. ACCENT PAINT DETAIL  $1/2'' = 1'-0''$

FACADE MATERIAL PERCENTAGES - EXISTING

ENTRANCE ELEVATION (SE)  
 STONE = 31%  
 METAL PANELS = 10%  
 STUCCO = 44%  
 GLAZING = 15%

DRIVE-THRU ELEVATION (NW)

STONE = 20%  
 METAL PANELS = 11%  
 STUCCO = 47%  
 GLAZING = 16%  
 TILE = 0%

FRONT ELEVATION (SW)

STONE = 42%  
 METAL PANELS = 5%  
 STUCCO = 36%  
 GLAZING = 17%

REAR ELEVATION (NE)

STONE = 25%  
 BRICK = 25%  
 STUCCO = 75%

FACADE MATERIAL PERCENTAGES - PROPOSED

ENTRANCE ELEVATION (SE)  
 BRICK = 31%  
 METAL PANELS = 10%  
 STUCCO = 44%  
 GLAZING = 15%

DRIVE-THRU ELEVATION (NW)

BRICK = 26%  
 METAL PANELS = 11%  
 STUCCO = 47%  
 GLAZING = 16%  
 TILE = 0%

FRONT ELEVATION (SW)

BRICK = 42%  
 METAL PANELS = 5%  
 STUCCO = 36%  
 GLAZING = 17%

REAR ELEVATION (NE)

BRICK = 25%  
 STUCCO = 75%

B. FACADE MATERIAL PERCENTAGES

ADD ALTERNATE ITEMS:  
 EXTERIOR:  
 4. ADD ALTERNATE (4) TO DEMOLISH EXISTING STONE ON WAINSCOT AND TOWERS AND REPLACE WITH THIN BRICK

3.01 INTERNALLY ILLUMINATED BUILDING SIGNAGE PROVIDED AND INSTALLED BY SIGN SUPPLIER. G.C. TO PREP AREA WITH 3/4" CDX PLYWOOD & SOLID BLOCKING AND APPROPRIATE ELECTRICAL CONNECTIONS.

3.02 EXIST. COLLECTOR BOX AND DOWNSPOUT, PAINT TO MATCH ADJACENT FINISHES.

3.03 DASHED LINE INDICATES APPROXIMATE T.O. ROOF LINE BEHIND PARAPET.

3.04 EXTERIOR LIGHTING, REFERENCE RCP & ELECTRICAL DRAWINGS.

3.05 EXIST. CANOPY TO REMAIN, PAINT EP-6

3.06 LINE OF EXISTING TOWER ELEMENT BEYOND

3.07 EXIST. OVERFLOW PORT

3.08 EXIST. ROOF ACCESS LADDER, PAINT EP-6

3.09 EXIST. PARAPET WALL OPENING FOR ROOF ACCESS LADDER.

3.10 LED STRIP LIGHT, STREET WRAP FLEX WIDE BY PRINCIPAL SLOAN OR APPROVED EQUAL

3.11 (NOT USED)

3.12 EXISTING AWNING TO REMAIN. FABRIC TO BE REPLACED. COLOR TO MATCH HEARTHROB (SW 6866)

E. KEYED NOTES

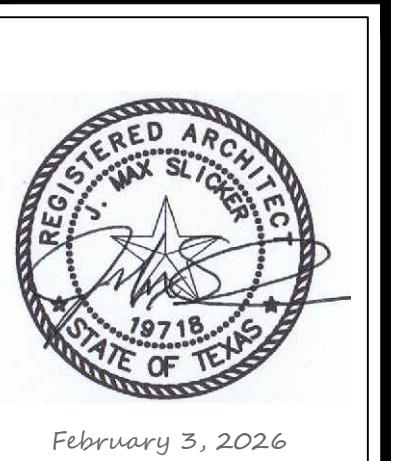
A. ADD ALTERNATE ITEMS

PROJECT #: C25-029 DATE: 2025.09.01  
 DRAWN BY: JC CHECKED BY: TC  
 REVISIONS:  
 REV. #2 - 2025.11.07  
 REV. #3 - 2025.12.03  
 REV. #4 - 2026.01.13  
 REV. #5 - 2026.02.03

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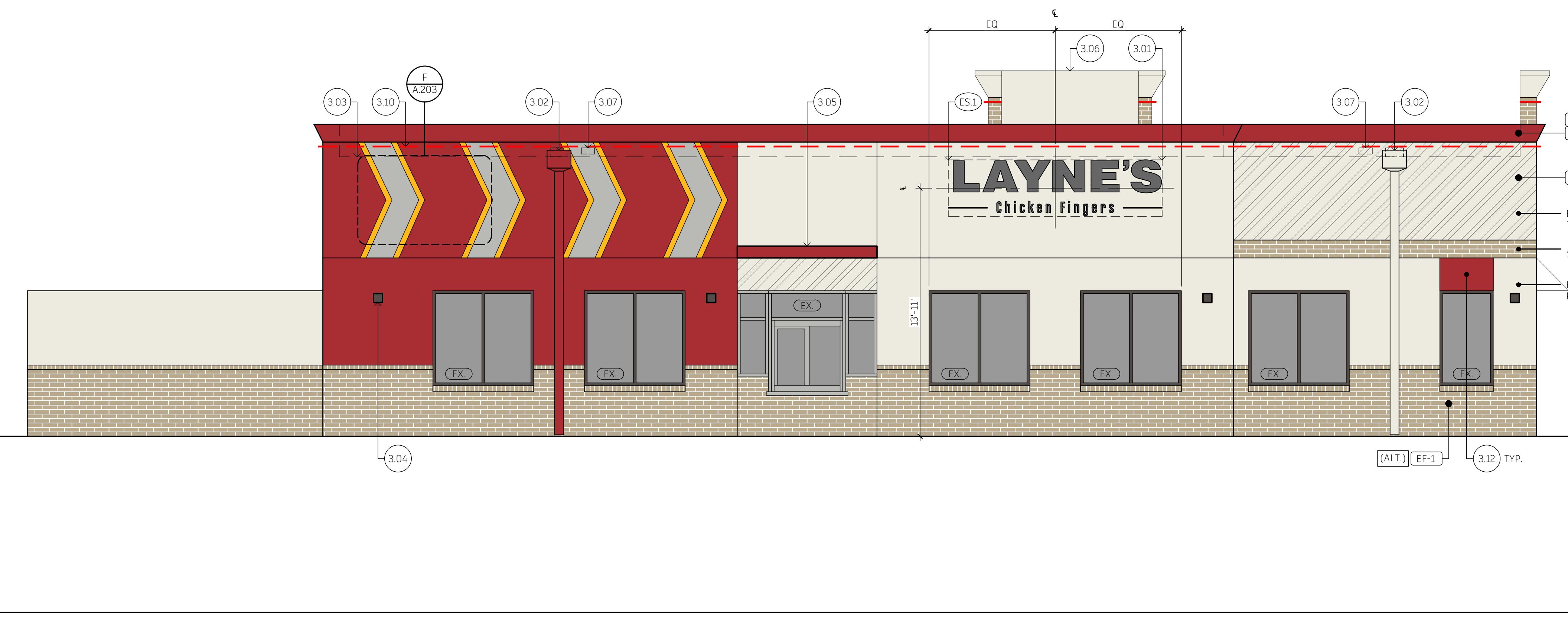


LAYNE'S CHICKEN FINGERS  
 RAWRA GROUP  
 1801 S GOLIAD ST.  
 ROCKWALL, TX 75087

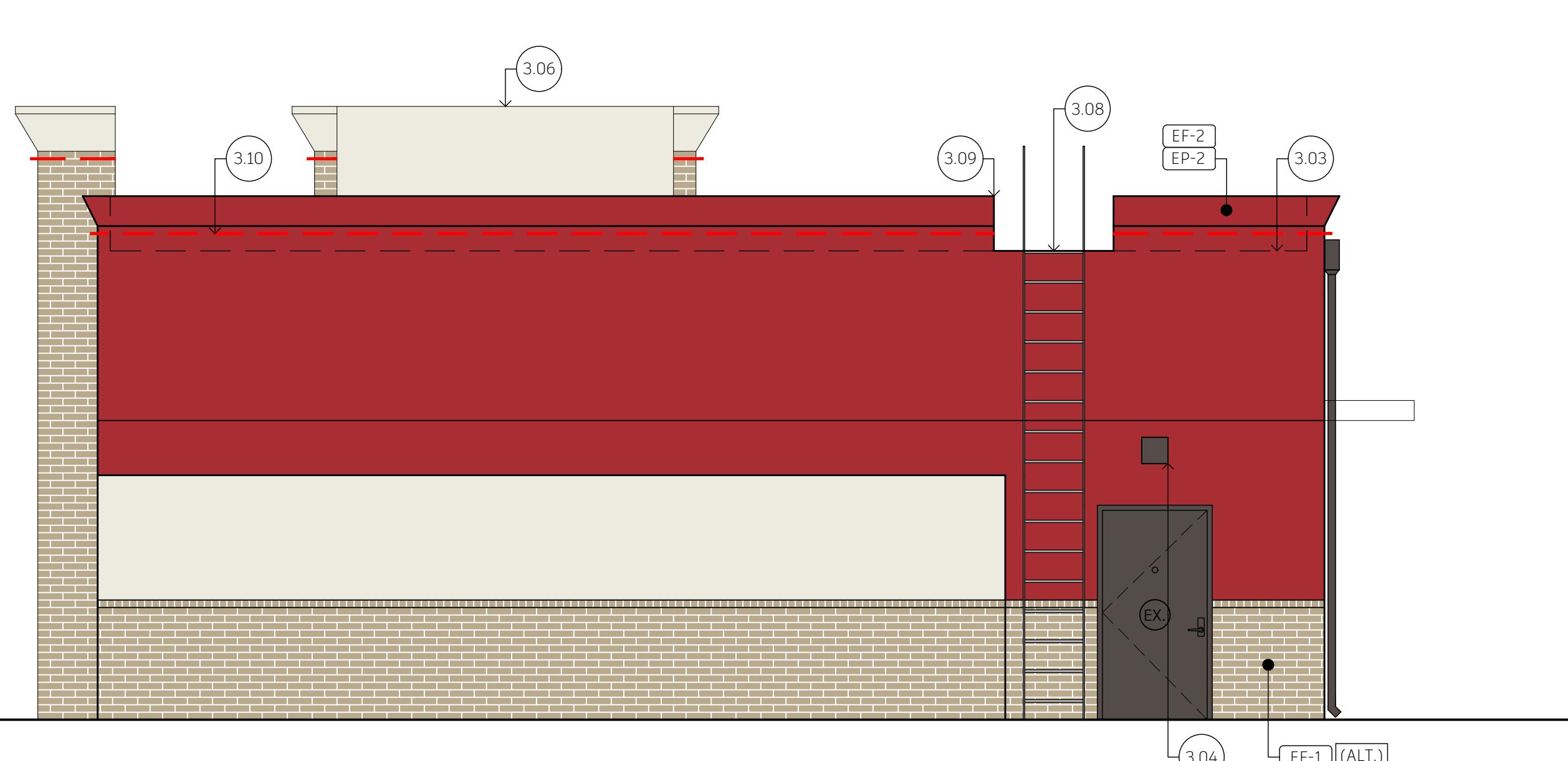


EXTERIOR ELEV.  
 (ALT.)

SHEET  
 A.204



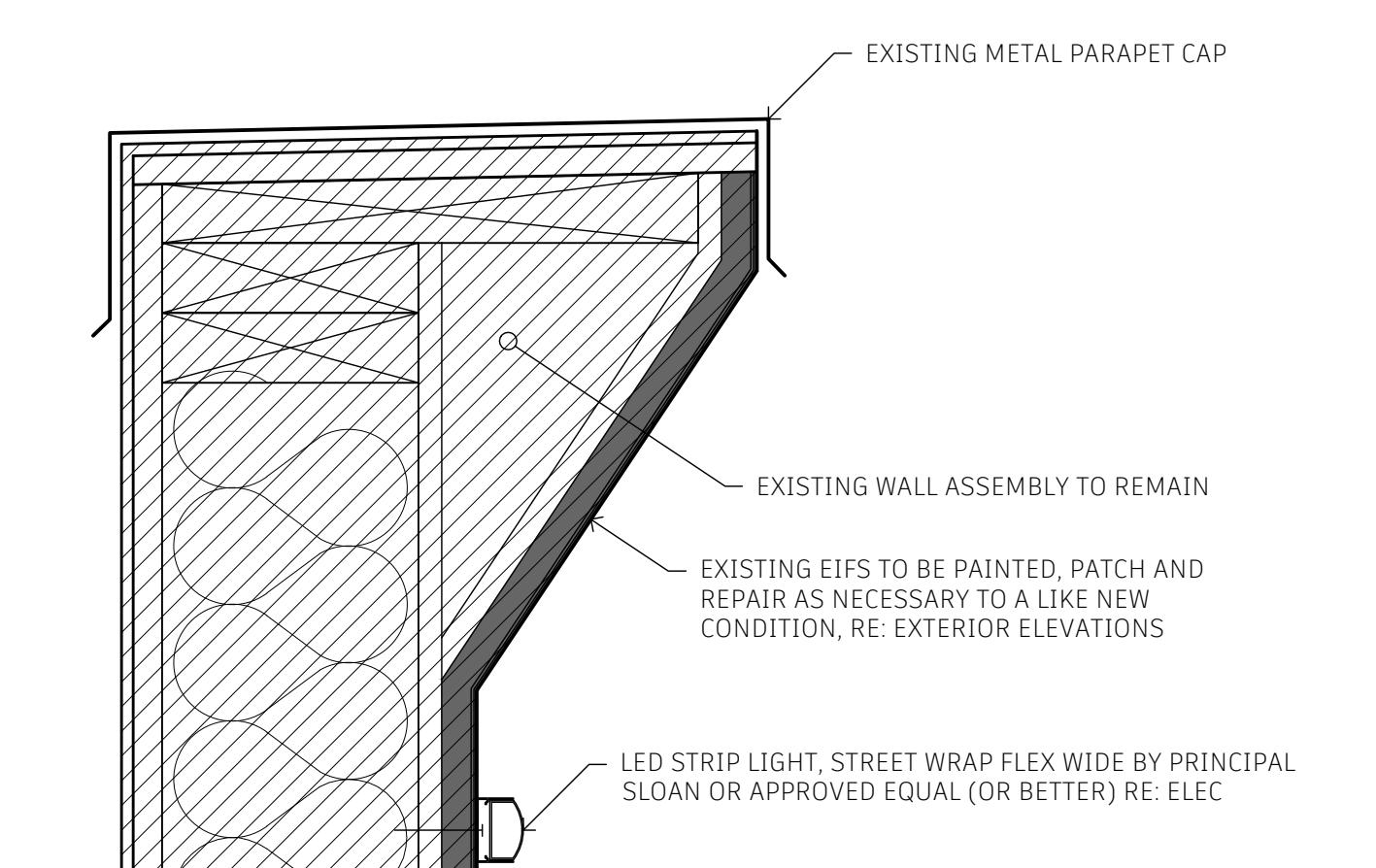
C. EXTERIOR ELEVATION (ALTERNATE) 1/4" = 1'-0"



I. EXTERIOR ELEVATION (ALTERNATE) 1/4" = 1'-0"

NUMBER	DESCRIPTION	LOCATION	DIMENSIONS	BACKLIT
ES.1	LAYNE'S CHICKEN FINGERS	SIDE FACADES	144"x36"	YES
ES.2	ASTRO CHICKEN	FRONT TOWER	54"x54"	NO
ES.3	ASTRO CHICKEN	FRONT TOWER	78"x78"	NO
ES.4	LAYNE'S CHICKEN FINGERS	FRONT FAÇADE	108"x28.5"	YES

F. EXTERIOR SIGNAGE SCHEDULE



B. PARAPET CAP DETAIL 3" = 1'-0"

E. NOT USED

A. NOT USED

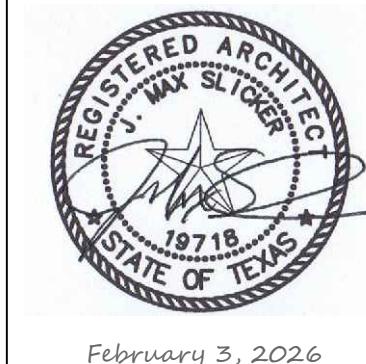
Tag	Specification	Application / Location	Manufacturer	Product	Model	Color	Dimensions	Notes
EXTERIOR FINISHES								
EF-1	STONE	EXISTING STONE VENEER	-	-	-	-	-	EXISTING STONE VENEER TO BE PAINTED AS NOTED
EF-1 (ALT.)	BRICK	NEW THIN BRICK VENEER	ACME BRICK	SUMMITVILLE - THIN BRICK	-	SAVANNAH (26) / WIRECUT	-	
EF-2	STUCCO	EXISTING STUCCO	-	-	-	-	-	EXISTING STUCCO TO BE PAINTED, PATCH AND REPAIR TO A LIKE NEW CONDITION 
EXTERIOR PAINTS								
EP-1	EXTERIOR PAINT	PRIMARY EIFS COLOR	BENJAMIN MOORE	ULTRA SPEC EXT - SOFT GLOSS	W449	SWISS COFFEE (OC-45)	-	1 COAT PRIMER AND 2 COATS PAINT.
EP-2	EXTERIOR PAINT	MISC.	SHERWIN WILLIAMS	ULTRA SPEC EXT - SOFT GLOSS	-	HEARTHROB (SW6866)		1 COAT PRIMER AND 2 COATS PAINT.
EP-3	EXTERIOR PAINT	DIRECTIONAL GRAPHIC	BENJAMIN MOORE	ULTRA SPEC EXT - SOFT GLOSS	W449	SPARKLING SUN (2020-30)	-	1 COAT PRIMER AND 2 COATS PAINT.
EP-4	EXTERIOR PAINT	DIRECTIONAL GRAPHIC	BENJAMIN MOORE	ULTRA SPEC EXT - SOFT GLOSS	W449	COVENTRY GRAY (HC-169)	-	1 COAT PRIMER AND 2 COATS PAINT.
EP-5	EXTERIOR PAINT	CMU DUMPSTER ENCLOSURE	BENJAMIN MOORE	ULTRA SPEC EXT - SOFT GLOSS	W449	STREET CHIC (CSP-24)	-	1 COAT PRIMER AND 2 COATS PAINT.
EP-6	EXTERIOR PAINT	BOLLARDS, ROOF LADDER	SHERWIN WILLIAMS	ULTRA SPEC HP D.T.M. ACRYLIC ENAMELS	-	HEARTHROB (SW6866)		2 COATS PAINT.
EP-7	EXTERIOR PAINT	EXTERIOR DOORS	BENJAMIN MOORE	ULTRA SPEC HP D.T.M. ACRYLIC ENAMELS	HP29	COVENTRY GRAY (HC-169)	-	2 COATS PAINT.
EP-8	EXTERIOR PAINT	METAL GATES	BENJAMIN MOORE	ULTRA SPEC HP D.T.M. ACRYLIC ENAMELS	HP29	JET BLACK (2120-10)	-	2 COATS PAINT.
EP-9	EXTERIOR PAINT	GENERAL PRIMER	BENJAMIN MOORE	FRESH START (032)	032	-	-	1 COAT PRIMER.
EXTERIOR MISCELLANEOUS								
EM-1	NOT USED	--	--	--	--	--	--	--
EM-2	NOT USED	--	--	--	--	--	--	--
EM-3	BRICK MORTAR	NEW THIN BRICK VENEER MORTAR	LATICRETE	MVIS POINTING MORTAR	--	BRIGHT WHITE	--	PROVIDE 3/8" MORTAR JOINT

PROJECT #: C25-029 DATE: 2025.10.09  
 DRAWN BY: JC CHECKED BY: TC  
 REVISIONS:  
 REV. #2 - 2025.11.07  
 REV. #3 - 2025.12.03  
 REV. #4 - 2026.01.13  
 REV. #5 - 2026.02.03

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LAYNE'S CHICKEN FINGERS  
 RAWRA GROUP  
 1801 S GOLIAD ST.  
 ROCKWALL, TX 75087



EXT.  
 FINISH  
 SCHEDULE

SHEET  
 A.502

C. EXTERIOR FINISH SCHEDULE

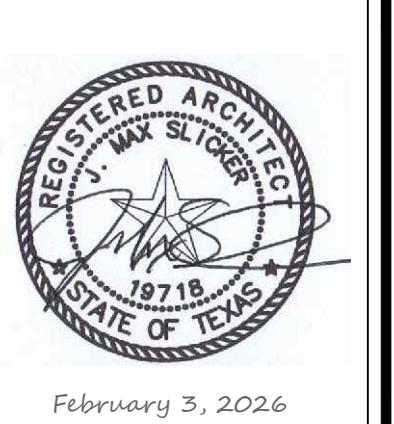
N. NOT USED	J. NOT USED	F. NOT USED	B. NOT USED
M. NOT USED	I. NOT USED	E. NOT USED	A. NOT USED

PROJECT #: C25-029 DATE: 2025.10.09  
 DRAWN BY: JC CHECKED BY: TC  
 REVISIONS: REV. #2 - 2025.11.07  
 REV. #3 - 2025.12.03  
 REV. #4 - 2026.01.13  
 REV. #5 - 2026.02.03

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LAYNE'S CHICKEN FINGERS  
 RAWRA GROUP  
 1801 S GOLIAD ST.  
 ROCKWALL, TX 75087



DUMPSTER PLAN &  
 ELEV.

SHEET  
 A.104

P. NOT USED

L. NOT USED

O. NOT USED

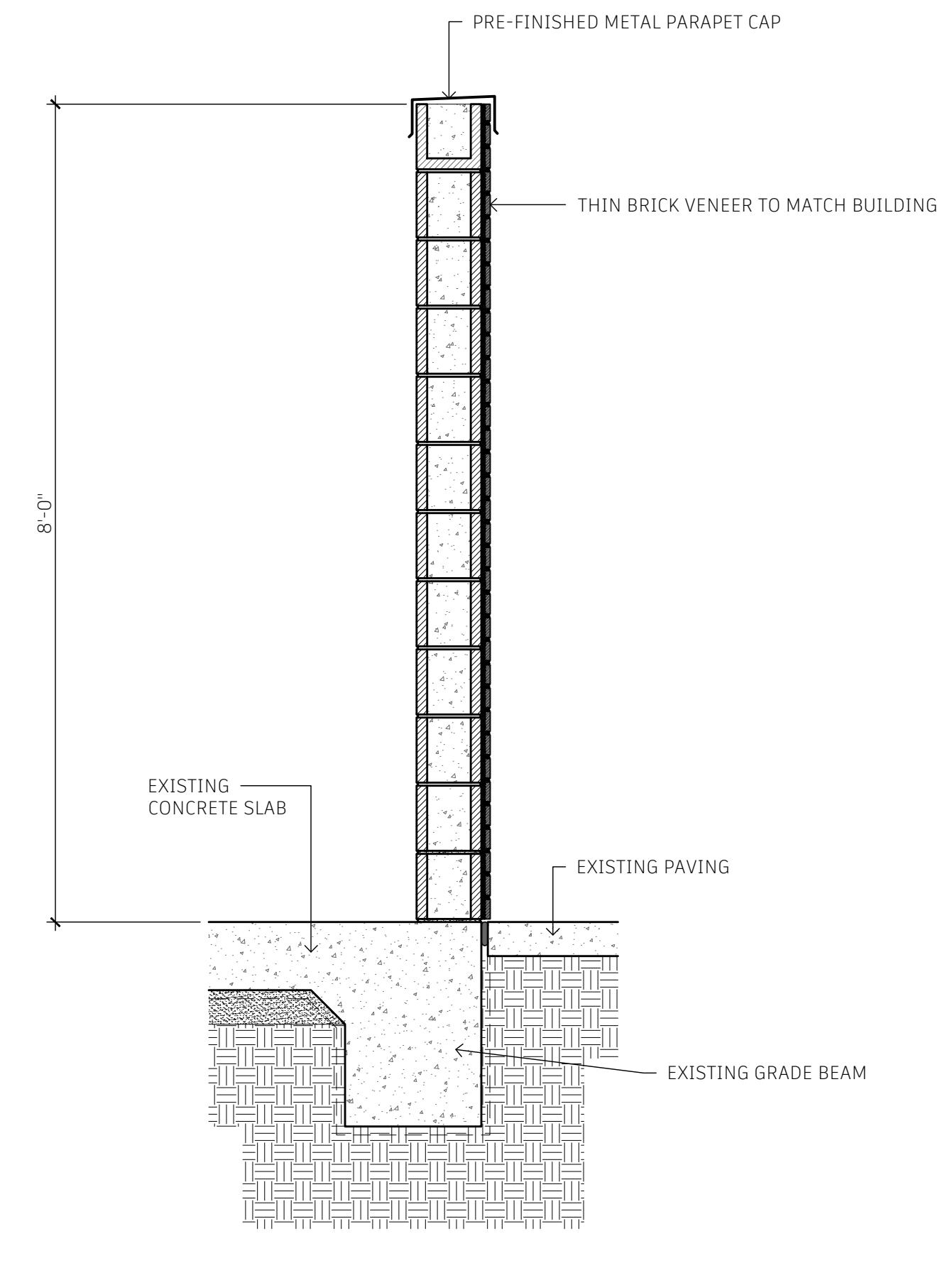
K. NOT USED

M. NOT USED

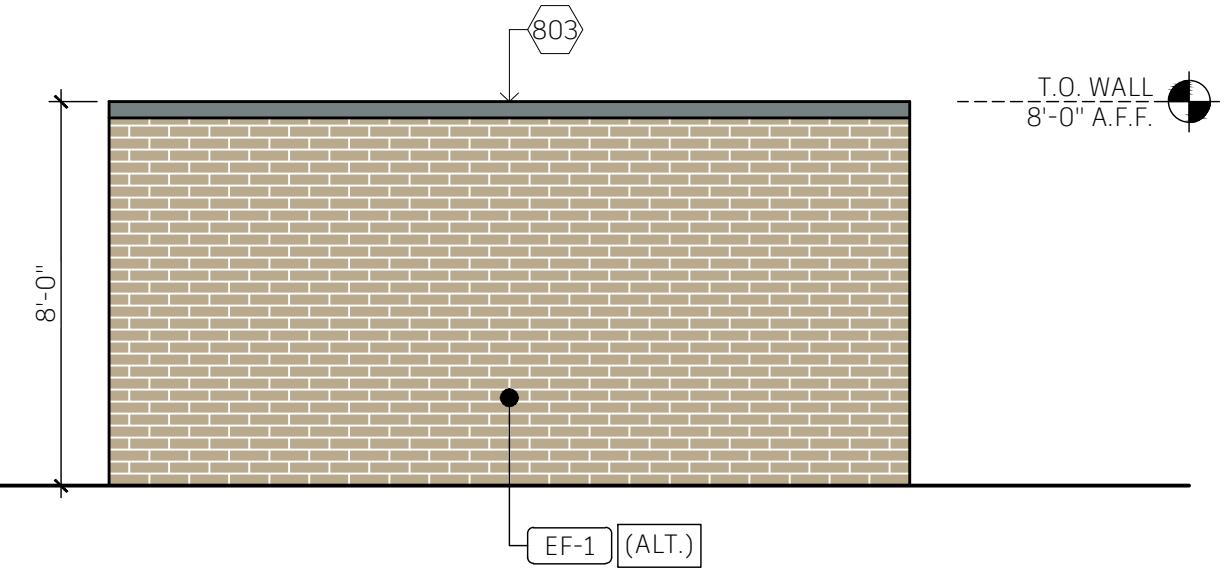
J. NOT USED

M. NOT USED

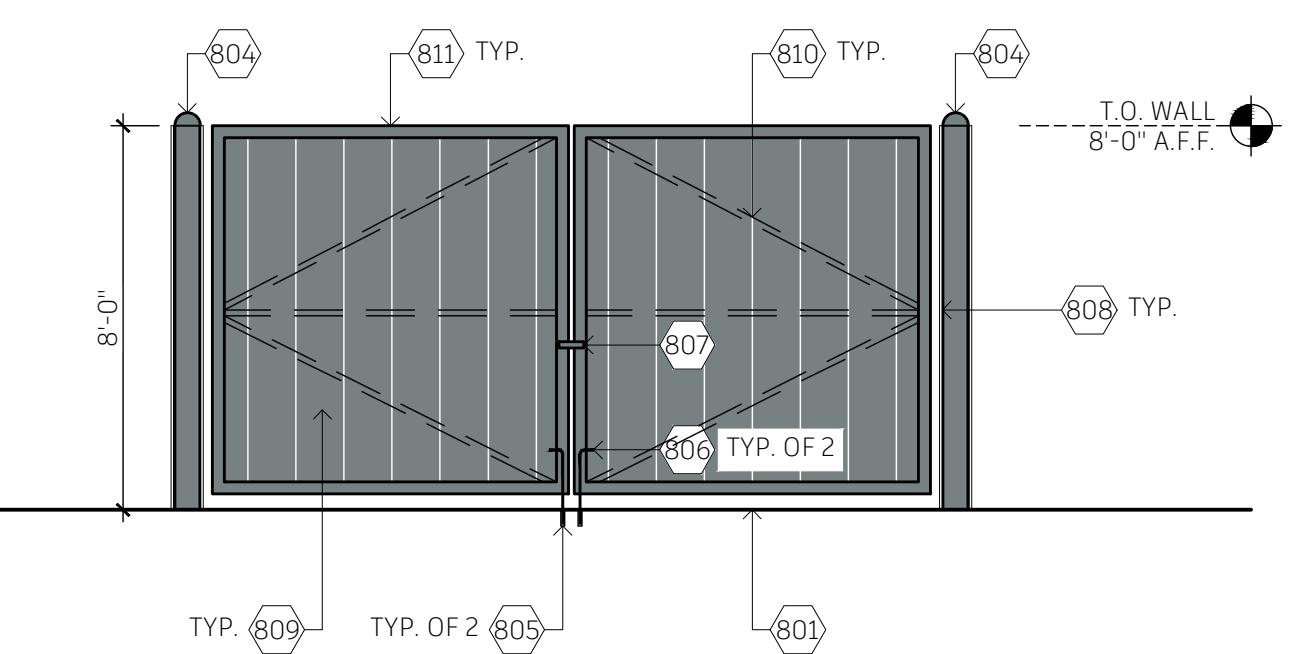
I. NOT USED



O. WALL SECTION 3/4" = 1'-0"



D. ELEVATION - SIDE 1/4" = 1'-0"



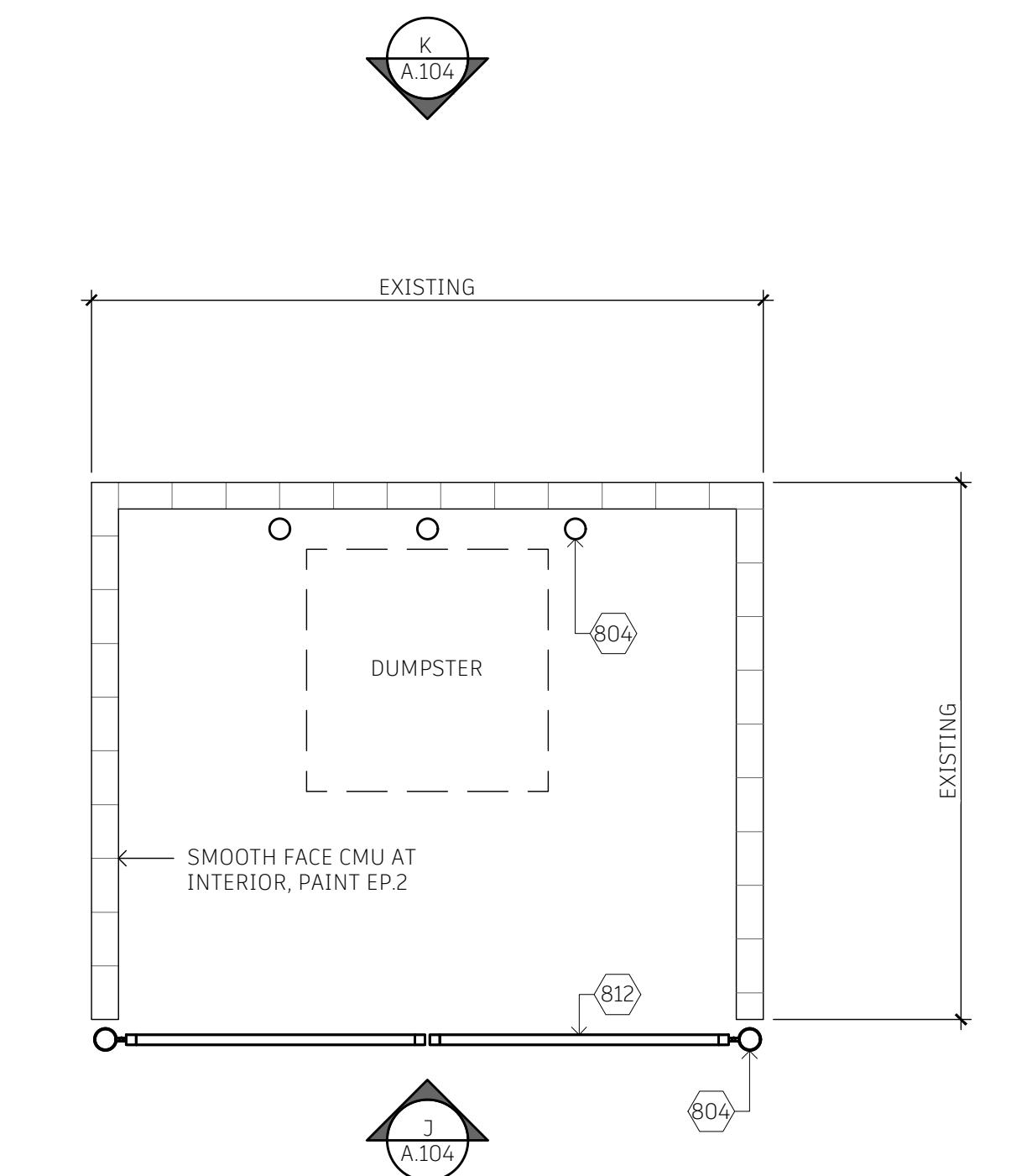
C. DUMPSTER ELEVATION - FRONT 1/4" = 1'-0"

801	EXISTING PAVEMENT
802	(NOT USED)
803	PRE-FINISHED METAL PARAPET CAP
804	6" DIA. STEEL PIPE BOLLARD, FILLED SOLID WITH CONCRETE, WITH ROUNDED TOP, PAINT EP-5
805	1" DIA. STEEL RECEIVER SLEEVES SET IN CONCRETE FOR CANE BOLTS AT GATE
806	3/4" DIA. CANE BOLT
807	6" HEAVY DUTY LOCKABLE HASP, SELF-LATCHING
808	5" HEAVY DUTY BARREL HINGE, SELF-CLOSING
809	PRE-FINISHED METAL SOFFIT PANELS, COLOR IS TO BE ZINC GRAY
810	L1 1/2 x 1 1/2 x 1/8 BEHIND GATE FOR STABILITY, TYP.
811	HSS3 x 3 1/2 FRAME, GALVANIZED
812	PRE-FABRICATED GALVANIZED STEEL GATE

M. KEYED NOTES

1. FILL ALL CELLS BELOW FLOOR LEVEL OR CONTAINING REBAR WITH 2500 PSI GROUT. GROUT SHALL BE PLACED IN LIFTS NO HIGHER THAN 5 FEET. MASONRY UNITS SHALL BE CLEAN AND DRY. INSTALL ALL TIES AND STRAPS PER MANUFACTURER'S SPECIFICATIONS.
2. ALL MASONRY SHALL BE PLACED IN FULL MORTAR BED. ALL MORTAR SHALL BE TYPE "M" OR TYPE "S".
3. THE INTERSECTION OF ALL MASONRY WALLS SHALL BE TIED WITH A 1 1/4" X 1/2" BY 30" LONG STRAP WITH A 3" - 90 DEGREE BEND AT EACH END. STEEL STRAPS SHALL BE PLACED IN THE MORTAR BEDS AT 48" ON CENTER VERTICALLY.
4. THE CONTRACTOR SHALL TAKE ADDITIONAL PRECAUTIONS WHEN MASONRY IS TO BE CONSTRUCTED DURING COLD WEATHER (AMBIENT TEMPERATURE BELOW 40 DEGREES FAHRENHEIT). DURING HOT CONDITIONS (ABOVE 90 DEGREES FAHRENHEIT) PRECAUTIONS SHALL BE TAKEN TO MINIMIZE EXCESS HEAT IN THE MASONRY UNITS CONCERNING WATER AND MORTAR. IT IS ADVISED THAT THE CONTRACTOR FOLLOW RECOMMENDATIONS PRESCRIBED BY THE PORTLAND CEMENT ASSOCIATION FOR COLD AND HOT WEATHER CONDITIONS.
5. ALL CONTROL JOINTS AND EXPANSION JOINTS SHALL BE INSTALLED IN ACCORDANCE TO THE STANDARDS SET FORTH BY THE NATIONAL CONCRETE MASONRY ASSOCIATION. IN NO CASE SHALL EXTERIOR WALL JOINTS BE SPACED GREATER THAN 30" ON CENTER AND INTERIOR WALL JOINTS SHALL NOT EXCEED 30" ON CENTER.
6. WHERE NOTED, ON VENEER WALLS, PROVIDE 3/8"-1/4" CONTROL JOINTS BACKED WITH FOAM BACKER RODS, AND SEALED WITH NP1 OR EQUAL, COLOR TO MATCH BRICK COLOR.
7. ATTENTION SHALL BE GIVEN TO PROVIDE FULL HEAD AND BED JOINTS AND CLEAN CAVITY.
8. PROVIDE VENEER ANCHORS @ 16" ON CENTER VERTICALLY, 32" ON CENTER HORIZONTALLY.
9. PROVIDE 10 MIL. PVC FLASHING WITH WEEPS AT APPROXIMATELY 32" ON CENTER MAXIMUM.

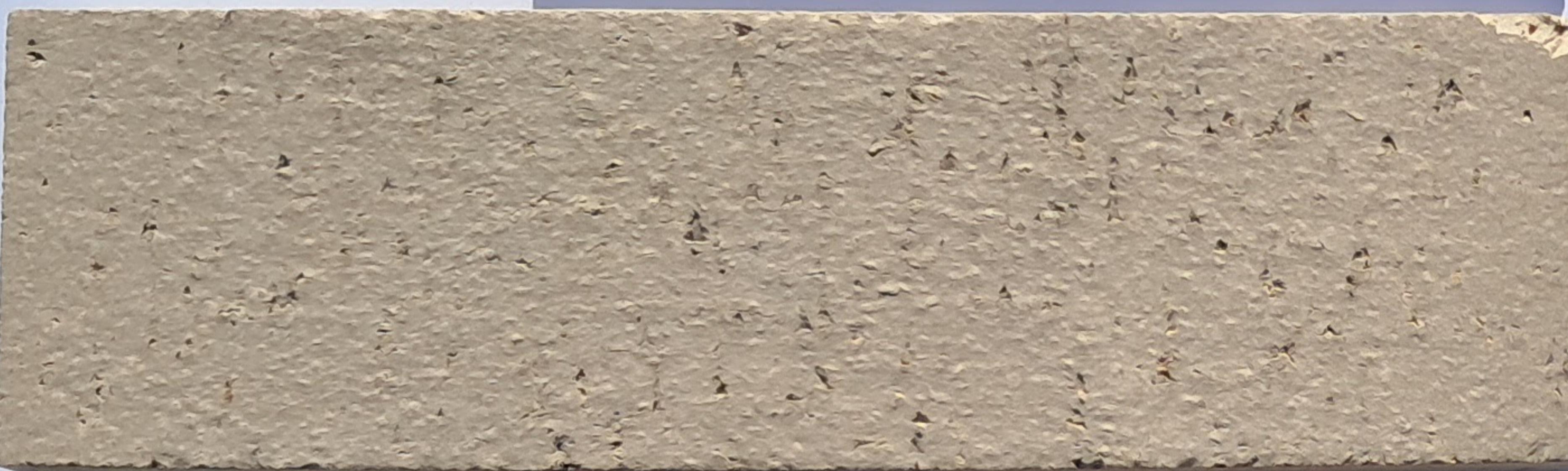
M. GENERAL NOTES



A. ENLARGED DUMPSTER PLAN 1/4" = 1'-0"

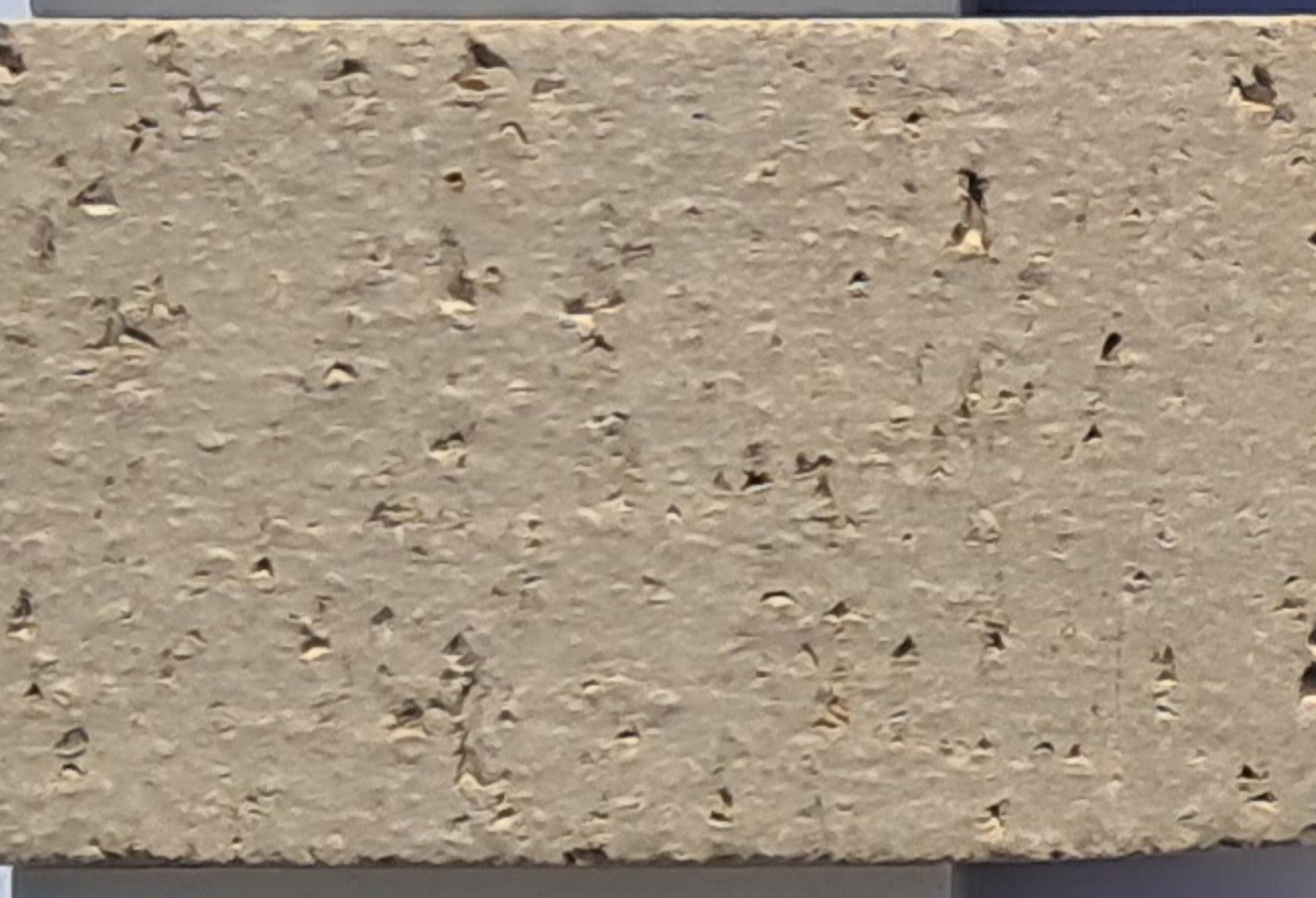
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**LAYNE'S**  
CHICKEN FINGERS



LATICRETE®

44 Bright White



LATICRETE®

44 Bright White



ARCHITECTURE



**Summitville**

**SHADE VARIATIONS**

Shade variations are inherent in all clay products.  
Summitville's Thin Brick offers a range of colors that may vary  
in color tone from samples or from shipment to shipment.  
Samples from a production run should be viewed for a final  
color selection.



**THIN BRICK  
RANGE BOARD**

26-SAVANNAH

Color: \_\_\_\_\_



# SITE RENOVATION

1801 S. GOLIAD  
ROCKWALL, TEXAS



Project Number: 26014

Drawn By: AWR  
Checked By: AWR

Issue Date: 2-2-2026

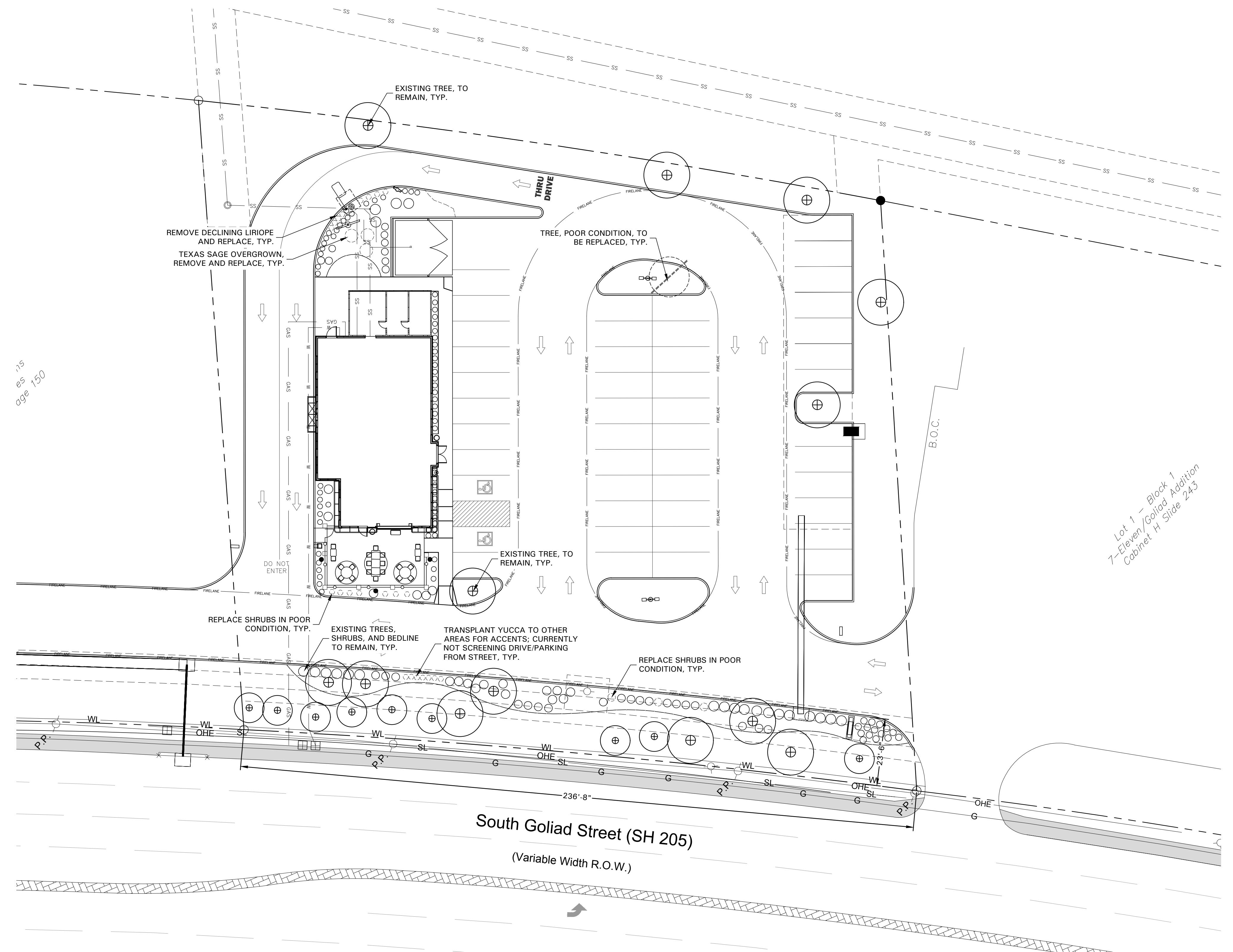
Revisions

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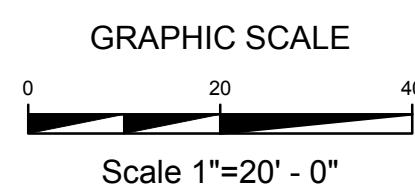
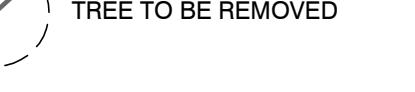
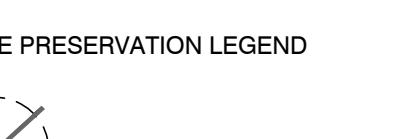
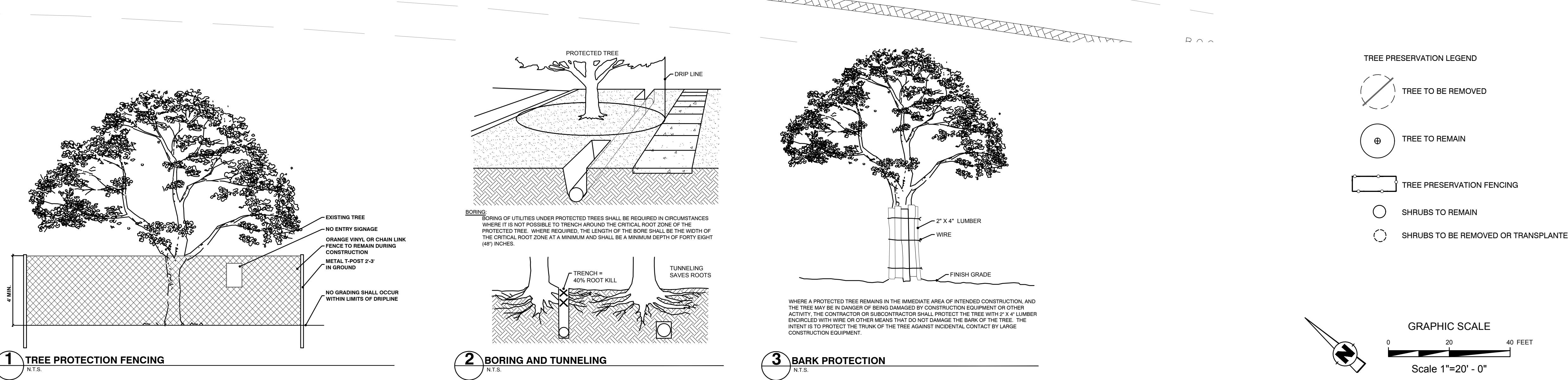
EXISTING  
LANDSCAPE  
PLAN

Sheet Number:

L1.01



South Goliad Street (SH 205)  
(Variable Width R.O.W.)



TREE PRESERVATION NOTES

CONSTRUCTION METHODS:

BORING: BORING OF UTILITIES UNDER PROTECTED TREES MAY BE REQUIRED. WHEN REQUIRED, THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE CRITICAL ROOT ZONE AND SHALL BE A MINIMUM DEPTH OF FORTY (48) INCHES.

TRENCHING: ALL TRENCHING SHALL BE DESIGNED TO AVOID TRENCHING ACROSS CRITICAL ROOT ZONES OF ANY PROTECTED TREE. THE PLACEMENT OF UNDERGROUND UTILITIES SUCH AS ELECTRIC, PHONE, GATE, ETC IS ENCOURAGED TO BE LOCATED OUTSIDE THE CRITICAL ROOT ZONE. TRENCHING FOR IRRIGATION SYSTEMS SHALL BE PLACED OUTSIDE THE CRITICAL ROOT ZONE EXCEPT THE MINIMUM REQUIRED SINGLE HEAD SUPPLY LINE. THIS LINE IS ALLOWED TO EXTEND INTO THE CRITICAL ROOT ZONE PERPENDICULAR TO THE TREE TRUNK WITH THE LEAST POSSIBLE DISTANCE.

TREES TO BE REMOVED: ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4) FEET ABOVE GROUND.

TREES TO REMAIN: ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.

EXISTING TREES NOTED TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE OF TREE.

UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNERS AUTHORIZED REPRESENTATIVE.

PROHIBITED ACTIVITIES IN CRITICAL ROOT ZONE:  
THE FOLLOWING ACTIVITIES ARE PROHIBITED IN THE AREAS NOTED AS THE CRITICAL ROOT ZONE.

MATERIAL STORAGE: NO MATERIALS INTENDED FOR USE IN CONSTRUCTION, OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION, SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.

EQUIPMENT CLEANING/LIQUID DISPOSAL: NO EQUIPMENT SHALL BE CLEANED, OR OTHER LIQUIDS DEPOSITED OR ALLOWED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF A PROTECTED TREE. THIS INCLUDES, WITHOUT LIMITATION: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS.

TREE ATTACHMENTS: NO SIGNS, WIRES, OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.

VEHICULAR TRAFFIC: NO VEHICULAR AND/OR CONSTRUCTION EQUIPMENT, TRAFFIC, OR PARKING SHALL TAKE PLACE WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE OTHER THAN ON EXISTING STREET PAVEMENT.

GRADE CHANGES: A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE. ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONE OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.

PROCEDURES REQUIRED PRIOR TO CONSTRUCTION:  
PROTECTIVE FENCING: PRIOR TO CONSTRUCTION, THE CONTRACTOR OR SUBCONTRACTOR SHALL CONSTRUCT AND MAINTAIN, FOR EACH PROTECTED TREE ON A CONSTRUCTION SITE, A PROTECTIVE FENCING WHICH ENCircles THE OUTER LIMITS OF THE CRITICAL ROOT ZONE OF THE TREE TO PROTECT IT FROM CONSTRUCTION ACTIVITIES. THE FENCE SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY SITE WORK, AND REMAIN IN PLACE UNTIL ALL EXTERIOR WORK HAS BEEN COMPLETED.

BARK PROTECTION: IN SITUATIONS WHERE A PROTECTED TREE REMAINS IN THE IMMEDIATE AREA OF INTENDED CONSTRUCTION, AND THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE DETERMINES THE TREE BARK TO BE IN DANGER OF DAMAGE BY CONSTRUCTION EQUIPMENT OR OTHER ACTIVITY, THE CONTRACTOR OR SUBCONTRACTOR SHALL PROTECT THE TREE BY BENDING A 2" X 4" LUMBER OR OTHER MEANS SO THAT THE BARK IS ENCLOSED WITH WIRE OR OTHER MEANS THAT DO NOT DAMAGE THE TREE. THE INTENT IS TO PROTECT THE BARK OF THE TREE AGAINST INCIDENTAL CONTACT BY LARGE CONSTRUCTION EQUIPMENT.



SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 QUALIFICATIONS OF THE LANDSCAPE CONTRACTOR.

A. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.

1.2 REFERENCES DOCUMENTS.

A. REFER TO LANDSCAPE PLANS, NOTES, SCHEDULES AND DETAILS FOR ADDITIONAL REQUIREMENTS.

1.3 SCOPE OF WORK / DESCRIPTION OF WORK

A. WORK COVERED BY THESE SECTIONS INCLUDES: FURNISH ALL SUPERVISION, LABOR, MATERIALS, SERVICES, EQUIPMENT AND CONSTRUCTION REQUIRED TO COMPLETE THE WORK COVERED IN CONJUNCTION WITH THE LANDSCAPING COVERED IN LANDSCAPE PLANS AND SPECIFICATIONS INCLUDING:

1. PLANTING (TREES, SHRUBS, GRASSES)
2. BED PREP AND FERTILIZATION
3. NOTIFICATION OF SOURCES
4. WATER AND MAINTENANCE UNTIL ACCEPTANCE

B. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUCH THINGS AS PLANT MATERIALS, CONSTRUCTION OF TERRACES, ETC.

C. THE LANDSCAPE CONTRACTOR SHALL FURNISH THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC) PRIOR TO THE START OF ANY WORK

1.4 REFERENCES

A. AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICAN ASSOCIATION OF NURSERYMEN; 27 OCTOBER 1980, EDITION: BY AMERICAN NATIONAL STANDARDS INSTITUTE (Z60.1) - PLANT MATERIAL

B. AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE; 1942 EDITION OF STANDARD PLANT NAMES

C. TEXAS ASSOCIATION OF NURSERYMEN, GRADES AND STANDARDS

1.5 SUBMITTALS

A. PROVIDE REPRESENTATIVE QUANTITIES OF EACH SOIL, MULCH, BED MIX, GRAVEL AND STONE BEFORE INSTALLATION SAMPLES TO BE APPROVED BY OWNERS REPRESENTATIVE BEFORE USE.

B. SOIL AMENDMENTS AND FERTILIZERS SHOULD BE RESEARCHED AND BASED ON THE SOILS AND AREAS TO BE PLANTED.

C. BEFORE PLANTING, SUBMIT DOCUMENTATION THAT PLANT MATERIALS ARE AVAILABLE AND HAVE BEEN RESERVED, FOR ANY PLANT MATERIAL NOT AVAILABLE, SUBMIT REQUEST FOR SUBSTITUTION.

1.6 JOB CONDITIONS, DELIVERY, STORAGE AND HANDLING

A. GENERAL CONTRACTOR TO COMPLETE WORK BEFORE LANDSCAPE CONTRACTOR TO COMMENCE.

B. ALL PLANTING BED AREAS SHALL BE LEFT THREE INCHES BELOW FINAL GRADE OF SIDEWALK, DRIVES AND CURBS. ALL AREAS TO RECEIVE SOIL AND PLANT MATERIALS SHALL BE LEFT ONE INCH BELOW THE GRADE OF DRIVES AND CURBS. CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO LANDSCAPE CONTRACTOR BEGINNING WORK.

C. STORAGE OF MATERIALS AND EQUIPMENT AT THE JOB SITE WILL BE AT THE DISCRETION OF THE LANDSCAPE CONTRACTOR. THE OWNER CANNOT BE HELD RESPONSIBLE FOR THEFT OR DAMAGE.

1.7 SEQUENCING

A. INSTALL TREES, SHRUBS, AND LAYER STOCK PLANT MATERIALS PRIOR TO INSTALLATION OF LAWN/SOD SOD.

B. WHERE EXISTING TURF AREAS ARE BEING CONVERTED TO PLANTING BEDS, THE TURF SHALL BE CHEMICALLY ERADICATED TO MINIMIZE RE-GROWTH IN THE FUTURE. AREAS SHALL BE PROPERLY PREPARED WITH AMENDED ORGANIC MATTER.

1.8 MAINTENANCE AND GUARANTEE

MAINTENANCE:  
A. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE MAINTENANCE OF PLANT WORK FOR THE TIME OF PLANTING UNTIL FINAL ACCEPTANCE BY THE OWNER.

B. NO TREES, GRASS, GROUNDCOVER OR GRASS WILL BE ACCEPTED UNLESS THEY SHOW HEALTHY GROWTH AND SATISFACTORY FOLIAGE CONDITIONS.

C. MAINTENANCE SHALL INCLUDE WATERING OF TREES AND PLANTS, CULTIVATION, WEED SPRAYING, EDGING, PRUNING OF TREES, MOWING OF GRASS, MAINTAINING URN AND ALL OTHER WORK NECESSARY FOR MAINTENANCE.

D. A WRITTEN NOTICE REQUESTING FINAL INSPECTION AND ACCEPTANCE

SHOULD BE SUBMITTED TO THE OWNER AT LEAST 7 DAYS PRIOR TO COMPLETION. AN ON-SITE INSPECTION BY THE OWNERS AUTHORIZED REPRESENTATIVE WILL BE COMPLETED PRIOR TO WRITTEN ACCEPTANCE.

E. NOTIFY OWNER OR OWNERS REPRESENTATIVE SEVEN DAYS PRIOR TO THE EXPIRATION OF THE WARRANTY PERIOD.

F. REMOVE DEAD, UNHEALTHY AND INSIGHTLY PLANTS DURING WARRANTY PERIOD.

G. REMOVE GUYING AND STAKING MATERIALS AFTER ONE YEAR.

H. ALL LANDSCAPE MUST BE MAINTAINED AND GRASS MOWED/EDGED ON A WEEKLY SCHEDULE UNTIL ACCEPTANCE BY OWNER. REMOVING CLIPPINGS AND DEBRIS FROM SITE PROMPTLY.

I. MAINTAIN, DRENAGE AND APPLY HERBICIDES AS REQUIRED.

J. COORDINATE THE OPERATION OF IRRIGATION SYSTEM TO ENSURE THAT PLANTS ARE ADEQUATELY WATERED. HAND WATER AREAS NOT RECEIVING ADEQUATE WATER FROM AN IRRIGATION SYSTEM.

K. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN ACCORDANCE TO THE MAINTENANCE SERVICE TO ENSURE THE SYSTEM IS IN PROPER WORKING ORDER WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.

L. REAPPLY MULCH TO BARE AND THIN AREAS.

M. SHREDDED SEEDERS AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.

N. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, THE LANDSCAPE CONTRACTOR SHALL DO THE FOLLOWING:

- a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEAVILY PLANTED MATERIAL PRIOR TO FINAL ACCEPTANCE.
- b. THE HABITAT SHALL BE CLEARED PRIOR TO FINAL ACCEPTANCE.

C. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1/2 INCHES BEFORE FIRST MOWING.

D. PLANT MATERIALS SHALL BE PLANTED IN SOIL THAT IS FREE OF BARE AREAS LARGER THAN TWELVE SQUARE INCHES. ALL SODDED AREAS MUST BE RESODDED OR RESEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOVED.

GUARANTEE:

A. TREES, SHRUBS, GROUNDCOVER SHALL BE GUARANTEED IN WRITING FOR A 12 MONTH PERIOD FOR ANY PLANTING OR AT THE END OF THE PLANTING PERIOD, WHICHEVER IS LONGER. ALL PLANTS SHALL BE PLANTED AFTER FINAL ACCEPTANCE. THE CONTRACTOR SHALL REPLACE ALL DEAD MATERIALS AS SOON AS WEATHER PERMITS AND UPON NOTIFICATION OF THE OWNER.

B. PLANTS INCLUDING TREES, WHICH HAVE PARTIALLY DIED SO THAT SHAPE, SIZE OR SYMMETRY HAVE BEEN DAMAGED SHALL BE CONSIDERED SUBJECT TO REPLACEMENT. IN SUCH CASES, THE OPINION OF THE OWNER SHALL BE FINAL.

C. PLANTS USED FOR REPLACEMENT SHALL BE OF THE SAME SIZE AND KIND AS THOSE ORIGINALLY PLANTED OR SPECIFIED. ALL WORK, INCLUDING MATERIALS, LABOR AND EQUIPMENT USED IN REPLACEMENTS SHALL CARRY A 12 MONTH GUARANTEE. ANY DAMAGE INCLUDING RUTS IN LAWN OR BED AREAS SHALL BE REPAVED AS A RESULT OF MAKING REPLACEMENTS SHALL BE IMMEDIATELY REPAVED.

D. WHEN PLANT REPLACEMENTS ARE MADE, PLANTS, SOIL MIX, FERTILIZER AND MULCH ARE TO BE UTILIZED AS ORIGINALLY SPECIFIED AND RECOMMENDED FOR A FULL COMPLIANCE WITH THE CONTRACT REQUIREMENTS. ALL REPLACEMENTS ARE INCLUDED UNDER "WORK OF THIS SECTION".

E. THE OWNER AGREED THAT FOR THE ONE YEAR WARRANTY PERIOD TO BE PROVIDED, HE WILL WATER PLANTS AT LEAST TWICE A WEEK DURING DRY PERIODS.

F. THE ABOVE GUARANTEE SHALL NOT APPLY WHERE PLANTS DIE AFTER ACCEPTANCE BECAUSE OF DAMAGE DUE TO ACTS OF GOD, VANDALISM, INSECTS, DISEASE, INJURY BY HUMANS, MACHINES, THEFT OR NEGLIGENCE BY OWNERS.

G. ACCEPTANCE FOR ALL LANDSCAPE WORK SHALL BE GIVEN AFTER FINAL INSPECTION BY THE OWNER PROVIDED THE JOB IS IN A COMPLETE, UNDAMAGED CONDITION AND THERE IS A STAND OF GRASS IN ALL LAWN AREAS. AT THE TIME, THE OWNER WILL ASSUME MAINTENANCE ON THE ACCEPTED WORK.

1.9 QUALITY ASSURANCE

A. COMPLY WITH ALL FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.

B. EMPLOY PERSONNEL EXPERIENCED AND FAMILIAR WITH THE REQUIRED WORK AND SUPERVISION BY A FOREMAN.

C. MAKE CONTACT WITH SUPPLIERS IMMEDIATELY UPON OBTAINING NOTICE OF CONTRACT ACCEPTANCE TO SELECT AND BOOK MATERIALS.

D. DEVELOP A PROGRAM OF MAINTENANCE (PRUNING AND FERTILIZATION) WHICH WILL ENSURE THE PURCHASED MATERIALS WILL MEET AND/OR EXCEED PROJECT SPECIFICATIONS.

E. DO NOT MAKE PLANT MATERIAL SUBSTITUTIONS. IF THE LANDSCAPE MATERIAL SPECIFIED IS NOT READILY AVAILABLE, SUBMIT PROOF TO LANDSCAPE CONTRACTOR THAT THE PROPOSED MATERIAL TO BE USED IN LIEU OF THE SPECIFIED PLANT IS EQUIVALENT.

F. AT THE TIME BIDS ARE SUBMITTED, THE CONTRACTOR IS ASSUMED TO HAVE LOCATED THE MATERIALS NECESSARY TO COMPLETE THE JOB AS SPECIFIED.

G. OWNERS' REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL AND RETAINS THE RIGHT TO INSPECT MATERIALS UPON ARRIVAL TO THE SITE AND DURING INSTALLATION. THE OWNERS' REPRESENTATIVE MAY ALSO REJECT ANY MATERIALS HE/SHE FEELS TO BE UNSATISFACTORY OR DEFECTIVE. OWNERS' REPRESENTATIVE SHALL NOT PLANT PLANTS DAMAGED IN TRANSIT OR AT THE JOB SITE SHALL BE REJECTED.

1.10 PRODUCT DELIVERY, STORAGE AND HANDLING

A. PREPARATION

IN A MANNER THAT WILL NOT DAMAGE ROOTS, BRANCHES, SHAPE AND FUTURE DEVELOPMENT.

B. CONTAINED GROWN PLANTS: DELIVER PLANTS IN RIGID CONTAINER TO HOLD BALLS AND PROTECT ROOT MASS.

C. DELIVERY

1. DELIVER PACKAGED MATERIALS IN SEALED CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. PROTECT MATERIALS FROM DETERIORATION DURING DELIVERY AND WHILE STORED ON SITE.

2. DELIVER ONLY PLANT MATERIALS THAT CAN BE PLANTED IN ONE DAY UNLESS INADEQUATE STORAGE AND WATERING FACILITIES ARE AVAILABLE ON SITE.

3. PROTECT ROOT BALLS BY HEAVING IN WITH SAWDUST OR OTHER APPROVED MOISTURE RETAINING MATERIAL IF NOT PLANTED WITHIN 24 HOURS OF DELIVERY.

4. PROTECT PLANTS DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALL OR DESICCATION OF LEAVES.

5. KEEP PLANTS MOIST AT ALL TIMES. COVER ALL MATERIALS DURING TRANSPORT.

6. NOTIFY OWNERS' REPRESENTATIVE OF DELIVERY 72 HOURS PRIOR TO DELIVERY OF PLANT MATERIAL AT JOB SITE.

7. REMOVE REJECTED PLANT MATERIAL IMMEDIATELY FROM JOB SITE.

8. TO AVOID DAMAGE OR STRESS, DO NOT LIFT, MOVE, ADJUST TO PLUMBS, OR OTHERWISE MANIPULATE PLANTS BY TRUNK OR STEM.

2.1 PLANT MATERIALS

A. GENERAL: WELL FORMED NO 1 GRADE OR BETTER. NURSERY GROWN STOCK. LISTED PLANT HEIGHTS ARE FROM TOPS OF FOOT BALLS TO NOMINAL TOPS OF PLANTS. PLANT SPREAD REFERS TO NOMINAL OUTER WIDTH OF THE PLANT NOT THE OUTER LEAF TIPS. PLANTS SHALL BE INDIVIDUALLY APPROVED BY THE OWNERS' REPRESENTATIVE AND THEIR DECISION AS TO PLANTING POSITION SHALL BE FOLLOWED.

B. QUANTITIES: THE DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY. ANYTHING CALLED FOR ON ONE AND NOT THE OTHER IS AS BINDING AS IF SHOWN AND CALLED FOR ON BOTH. THE PLANT SCHEDULE IS AN ADD TO BIDDING AND CONSTRUCTION QUANTITY.

C. QUANTITIES AND SIZE: PLANT MATERIALS SHALL CONFORM TO THE SIZE GIVEN ON THE PLAN AND SHALL BE HEALTHY, WELL SHAPED, FULL-BRANCHED AND WELL ROOTED. SYMMETRY IS ALSO IMPERATIVE. PLANTS SHALL BE PLANTED IN A DENSE, UNIFORM MANNER. PLANTS SHALL NOT BE PLANTED IN A SPARSE, SPOTTED, OR SPACED MANNER. DEFECTS, DISFIGURES, INSECT EGGS AND ARE TO BE OF SPECIMEN QUALITY.

D. APPROVAL: ALL PLANTS WHICH ARE FOUND UNSUITABLE IN GROWTH OR ARE UNHEALTHY, BADLY SHAPED OR UNDERSIZE WILL BE REJECTED BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER, PRIOR TO FINAL ACCEPTANCE.

E. THE ABOVE GUARANTEE SHALL NOT APPLY WHERE PLANTS DIE AFTER ACCEPTANCE BECAUSE OF DAMAGE DUE TO ACTS OF GOD, VANDALISM, INSECTS, DISEASE, INJURY BY HUMANS, MACHINES, THEFT OR NEGLIGENCE BY OWNERS.

F. ACCEPTANCE FOR ALL LANDSCAPE WORK SHALL BE GIVEN AFTER FINAL INSPECTION BY THE OWNER PROVIDED THE JOB IS IN A COMPLETE, UNDAMAGED CONDITION AND THERE IS A STAND OF GRASS IN ALL LAWN AREAS. AT THE TIME, THE OWNER WILL ASSUME MAINTENANCE ON THE ACCEPTED WORK.

2.2 SOIL PREPARATION MATERIALS

A. SANDY LOAM:

1. FRAILABLE, FERTILE, DARK, LOAMY SOIL, FREE OF CLAY LUMPS, SUBSOIL, STONES AND OTHER EXTRANEous MATERIAL, AND RELATIVELY FREE OF WEEDS AND FOREIGN GRASSES. LOAM CONTAINING DILMULASOR OR NUTGRASS SHALL BE REJECTED.

2. PHYSICAL PROPERTIES AS FOLLOWS:

a. CLAY - BETWEEN 7.25%

b. SILT - BETWEEN 15.25%

c. SAND - LESS THAN 52%

3. ORGANIC MATTER SHALL BE 3% - 10% OF TOTAL DRY WEIGHT.

4. IF REQUESTED, LANDSCAPE CONTRACTOR SHALL PROVIDE A CERTIFIED SOIL ANALYSIS CONDUCTED BY AN APPROVED SOIL TESTING LABORATORY VERIFYING THAT SANDY LOAM MEETS THE ABOVE REQUIREMENTS.

B. ORGANIC MATERIAL: COMPOST, WITH A MIXTURE OF 80% VEGETATIVE MATTER AND 20% ANIMAL WASTE. INGREDIENTS SHOULD BE A MIX OF COARSE AND FINE TEXTURED MATERIAL.

C. PREMIXED BEDDING SOIL AS SUPPLIED BY VITALE FARMS, INC., LARIMER COUNTY, COLORADO. BEDDING SOIL AS SUPPLIED BY LIVING EARTH TECHNOLOGY, DALLAS, TEXAS OR ACID GRO MUNICIPAL MIX AS SUPPLIED BY SOIL BUILDING SYSTEMS, DALLAS, TEXAS APPROVED EQUAL.

D. SHARP SAND: SHARP SAND MUST BE FREE OF SEEDS, SOIL PARTICLES AND WEEDS.

E. MULCH: DOUBLE SHREDDED HARDWOOD MULCH, PARTIALLY DECOMPOSED, DARK BROWN.

F. ORGANIC FERTILIZER: FERTILAI, SUSTAIN, OR GREEN SENSE OR EQUIVALENT. FERTILIZER SHOULD BE PLANTED PROPERLY AND PROTECTED FROM THE WINDS. FERTILIZER SHALL BE DELIVERED TO THE SITE IN ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS.

G. COMPOST: 100% ORGANIC, 10-20-10 OR SIMILAR ANALYSIS. NITROGEN SOURCE TO BE A MINIMUM 50% SLOW RELEASE ORGANIC NITROGEN (SCU OR UF) WITH A MINIMUM 8% SULFUR AND 4% IRON, PLUS MICRONUTRIENTS.

H. PEAT: COMMERCIAL SPAGHUM PEAT MOSS OR PARTIALLY COMPOSED SHREDDED PIN BARK OR OTHER APPROVED ORGANIC MATERIAL.

2.3 SHRUB PLANTING

A. STEEL EDGING - SHALL BE 3/16" X 4" X 16" DARK GREEN LANDSCAPE EDGING, DURADEK STEEL OR APPROVED EQUAL.

B. THE SHRUBS OR GROUNDCOVERS SHALL BE PLANTED IN THE PLANTING HOLE AS SHOWN ON THE PLANTING PLAN. PLANTING HOLE SHOULD BE 12" IN DIAMETER AND 12" DEEP. PLANTING HOLE SHOULD BE 12" IN DIAMETER AND 12" DEEP.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	3.36	25.1	0.0	N.A.	N.A.

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Description	Manufacturer	
4	4	F1	Single	ZA-50001-W-W40	LIGMAN	0.900 1551 21.1 84.4
11	11	G	Single	GKO-PB2D-740-U-T4W	COOPER LIGHTING SOLUTIONS - McGraw-Edison	0.900 10050 76.2 838.2
1	1	P1	Single	PRV-PA2B-740-U-T3	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	0.900 19867 151 151
2	2	P2	Back-Back	PRV-PA2A-740-U-T4W	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	0.900 15560 112 448
3	3	S	Single	VA-20011-W40	LIGMAN	0.900 1414 21 63
2	2	Z	Single	XTOR1A	EATON - LUMARK (FORMER COOPER LIGHTING)	0.900 722 7 14

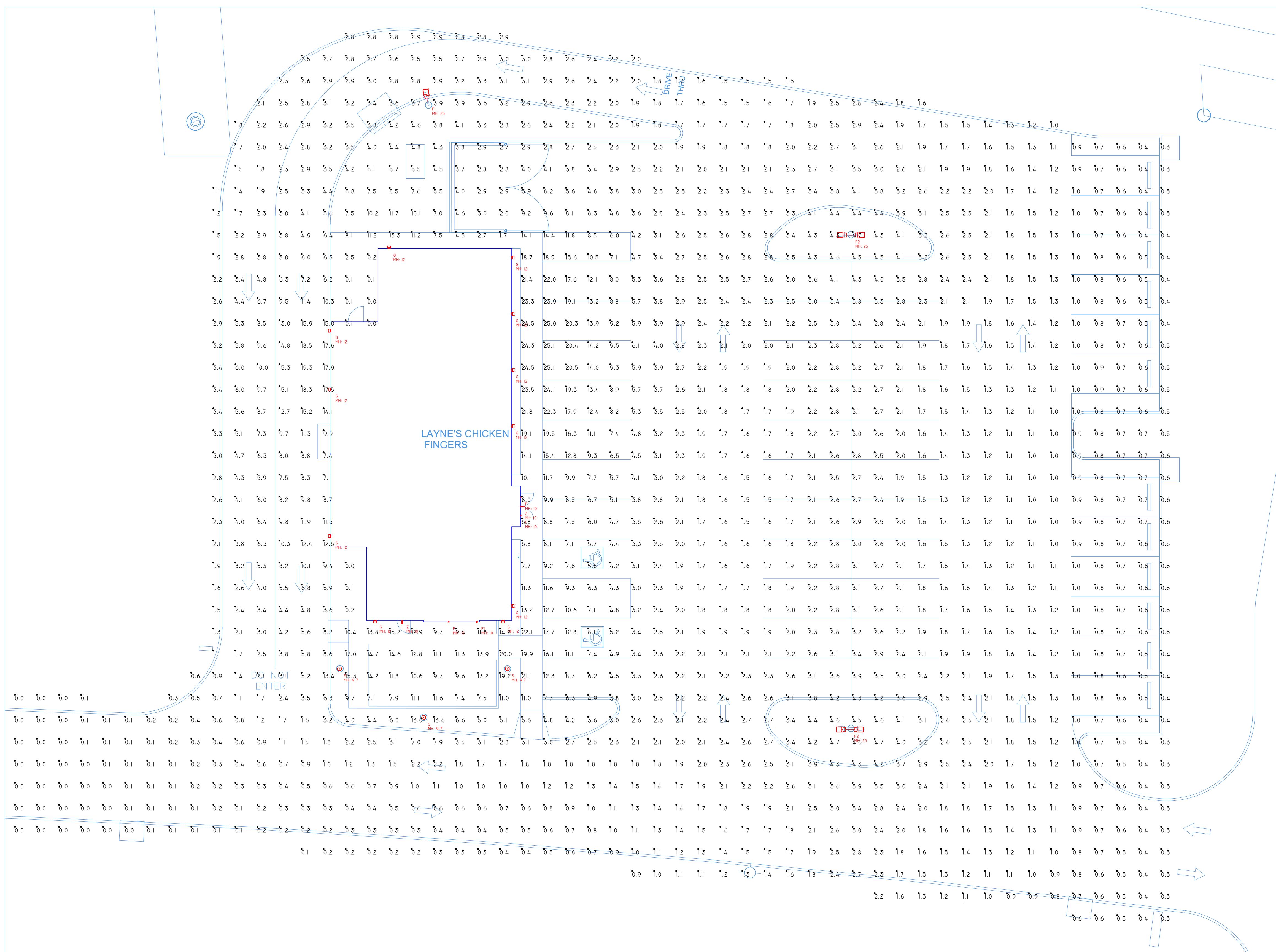
**GENERAL NOTES**  
 -ASSUMED REFLECTANCE- 0.8 CEILINGS, 0.5 WALLS, 0.2 FLOORS  
 -WORKPLANE 2'-6" AFF FOR ROOMS AND 0'-0" AFF FOR CORRIDORS  
 -THIS CALCULATION IS BASED ON AN OPEN AREA. OBJECTS AND OBSTRUCTIONS WITHIN THIS AREA WILL AFFECT FINAL LIGHTING LEVELS.  
 -THE CALCULATED FOOTCANDLE LEVELS INDICATE LUMINAIRE PERFORMANCE BASED ON THE INFORMATION PROVIDED TO TEXAS LIGHTING SOLUTIONS, INC. WE MAKE NO CLAIMS OF COMPLIANCE WITH ANY LOCAL OR STATE LIGHTING CODES.  
 -CALCULATIONS ARE PROVIDED USING INDUSTRY RECOGNIZED SOFTWARE AND ARE PROVIDED FOR ESTIMATION PURPOSES ONLY. THE INFORMATION PROVIDED IS FOR THE EXCLUSIVE USE OF THE INFORMATION PROVIDED TO US (ASSUMPTIONS MAY BE MADE FOR INFORMATION THAT IS NOT PROVIDED). IT IS THE RESPONSIBILITY OF THOSE USING THIS SERVICE TO VERIFY OUR INPUT DATA AND COMPLY WITH APPLICABLE CODES AND REGULATIONS. RESULTS OF THE LIGHTING CALCULATIONS ACCURATELY REFLECT THE INPUT DATA. HOWEVER, ACTUAL LIGHTING LEVELS WILL DEPEND ON MANY CONDITIONS SUCH AS ROOM CHARACTERISTICS, TEMPERATURE, VOLTAGE, AND LAMP/BALLAST OUTPUT AND OTHER FACTORS.  
 CALCULATIONS ARE ALSO SUBJECT TO THE LIMITATIONS OF THE SOFTWARE USED. TEXAS LIGHTING SOLUTIONS, INC. TEXAS LIGHTING SOLUTIONS CANNOT GUARANTEE THAT ACTUAL LIGHT LEVELS MEASURED IN THE FIELD WILL MATCH OUR INITIAL CALCULATIONS.



14760 TRINITY BLVD, SUITE 150  
 FORT WORTH, TEXAS 76155  
 TEL: 817-267-9300

CLIENT: SCARH

## TEXAS LIGHTING SOLUTIONS



SCALE:  
 1/12" = 1'-0"  
 SHEET SIZE 24" x 36"

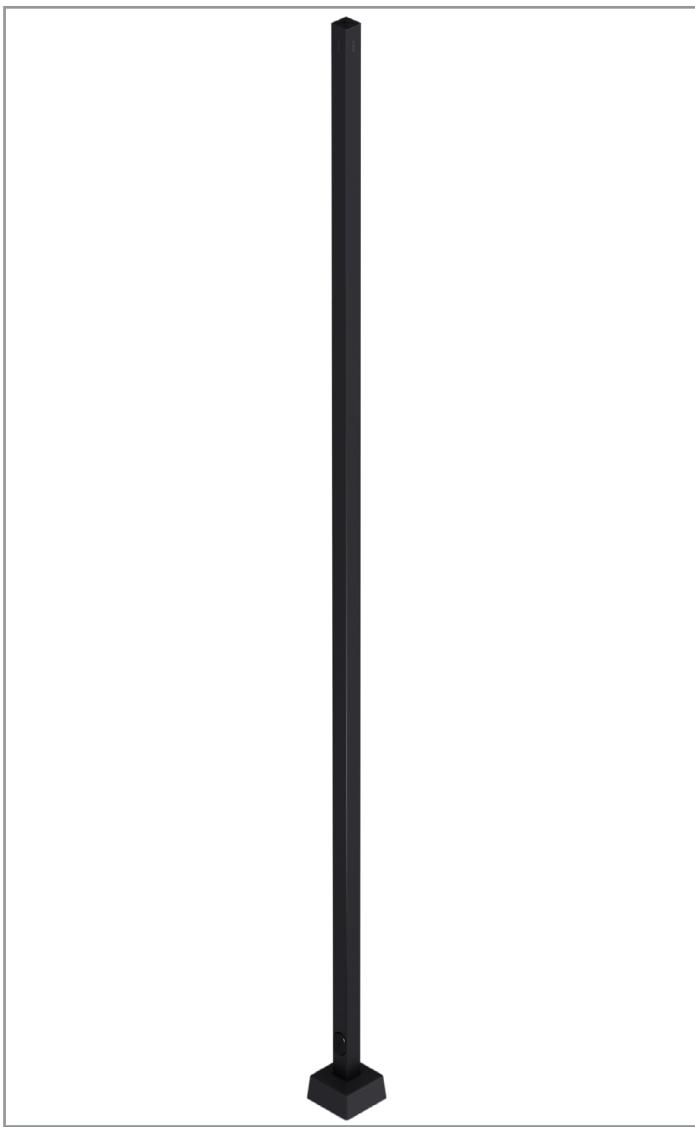
JOB NAME:  
 LAYNE'S  
 CHICKEN FINGERS

JOB LOCATION:  
 ROCKWALL,  
 TEXAS

DRAWINGS AND DESIGNS USED TO CONSTRUCT  
 INCLUDING BUT NOT LIMITED TO LUMINAIRE LOCATIONS,  
 SPACING, AND THE ARRANGEMENT AND COMPOSITION OF  
 LIGHTING FIXTURES, ARE THE PROPERTY OF TEXAS LIGHTING  
 SOLUTIONS, INC. AND ARE NOT TO BE COPIED OR REPRODUCED  
 IN WHOLE OR IN PART, IN WHOLE OR IN PART, WITHOUT  
 THE WRITTEN PERMISSION FROM TEXAS LIGHTING SOLUTIONS,  
 INC.

Page Number: 1  
 Date: 2/4/2026

Project		Catalog #		Type	
Prepared by		Notes		Date	



## Cooper Poles

### Square Straight Steel - Quick Spec QS-SSS

#### Anchor Base Installation

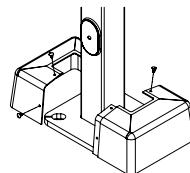
#### Product Certifications & Features



AASHTO

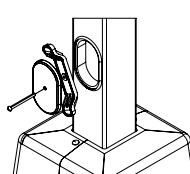


#### Base Cover



- 2-piece ABS base cover, bronze or black matching pole finish
- Premium metal base cover offered as accessory
- Corrosion resistant hardware

#### Handhole



- Reinforced 3"x5" nominal, 18" minimum above base
- Durable ABS handhole cover
- Premium metal handhole cover, offered as accessory
- Corrosion resistant hardware
- Grounding provision included

#### Finish



BK - Black,  
Smooth



BZ - Bronze,  
Smooth

- Highly durable TGIC polyester powder paint
- ASTM D3359 5B classification

#### Domestic Preferences

BABA option supports both the USA Buy America (BAA) and Infrastructure Investment and Jobs Act (IIJA) domestic preference procurement requirements.

#### Quick Facts

- One-piece weldable grade carbon steel
- One-year limited warranty
- Industry-leading performance and lead time

#### Interactive Menu

- Ordering Information [page 2](#)
- Mounting Details & Drill Patterns [page 3](#)
- Accessory Details & Compatible Luminaires [page 4](#)
- Certification Data [page 5 & 6](#)
- Considerations [page 7](#)

Project		Catalog #		Type	
Prepared by		Notes		Date	



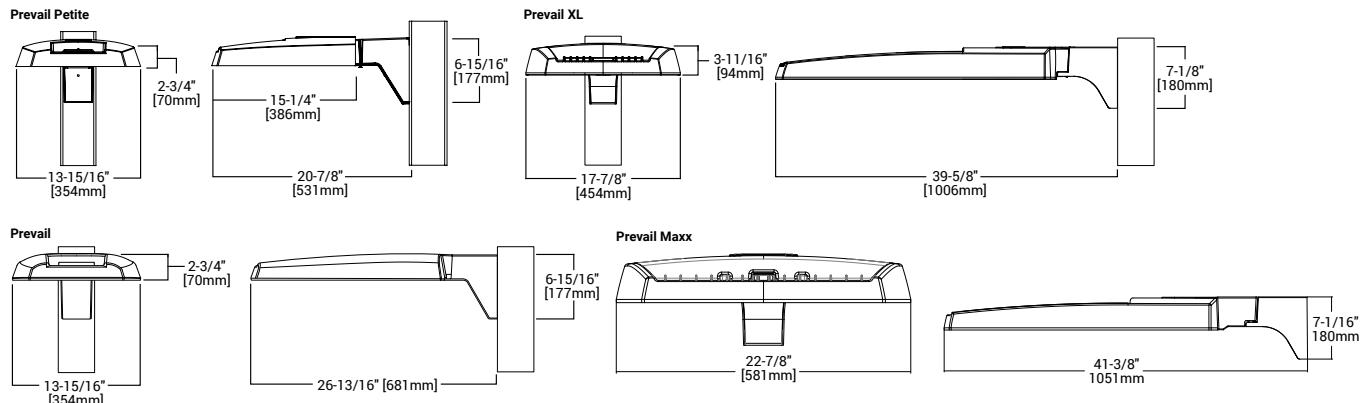
## Interactive Menu

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

## Dimensional Details



### NOTES:

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

# Lumark

## Prevail Discrete LED

### Area / Site Luminaire

### Product Features



### Product Certifications



### Connected Systems

- WaveLinx PRO Wireless
- WaveLinx LITE Wireless

# STREET WRAP™ FLEX BACK-BEND 24

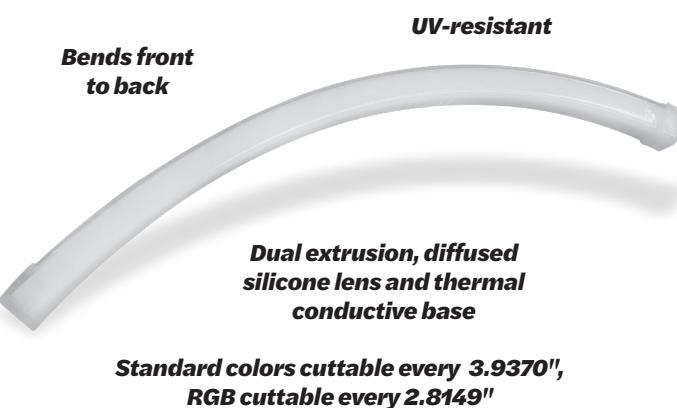
Flexible LED illumination



## Specifications

Dimensions L x W x H	..... 24-ft and custom lengths available
Input	..... 24 V
Min. bend radius	..... 2.36"
Power	..... 3.66 W/ft.
Operating temp.	..... -40° C to +65° C
Environment	..... IP67
Power supply	..... Principal Sloan 24V
Run footage	..... Max. 24 ft.
Applications	..... Neon tube light source, building and sign outline lighting and cover lighting, indoor/outdoor, cursive letters and design
Warranty	..... 5-year Product/5-year Labor

\* Custom colors will utilize white LEDs behind a color matched silicone over molding and the MOQ is 656.168 ft.



## Product Options

CCT/color	Jacket color	Lm/ft	Cut section length	Max. length/96 W PS	W/max. length	SKU
6500 K	White	305	3.9370"	287.4016"	87.7	M-SX024-65
5000 K						M-SX024-50
4000 K						M-SX024-40
Red (623 nm)	Red	82				M-SX024-RD
Orange (609 nm)	Orange	116				M-SX024-OR
Yellow (590 nm)	Yellow	158				M-SX024-YL
Green (525 nm)	Green	140				M-SX024-GR
Blue (468 nm)	Blue	20				M-SX024-BL
Cyan	N/A	36				M-SX024-CN
Pink		17				M-SX024-PK
RGB		N/A				M-SX024-3C

### IMPORTANT WARRANTY INFO

This warranty is void if any cuts are made in the field.

Any cuts must be made by Principal Sloan to maintain warranty.

**NOTE:** The LED neon itself and all its components may not be mechanically stressed. Please ensure that the power supply is adequate to operate the total load. Only qualified personnel should be allowed to perform installations. The design of the housing should be according to the IP standards in the application. If surge protection structure not within power supplier, a lightning protector should be needed additionally. Before cutting and sealing, please read the user manual, and please ensure you have read and fully understand it. Please do not twist the product and do not bend it in wrong direction, see Figure 1 for a correct demonstration.



20w COB  
1414 Lumens

IP65  
Suitable for wet locations

IK08  
Impact Resistant [Vandal Resistant]

Weight 55.1 lbs

## Construction

### Aluminum

Less than 0.1% copper content - Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength, clean detailed product lines and excellent heat dissipation.

### Pre paint

8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

### Memory Retentive -Silicon Gasket

Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

### Thermal management

LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

### Surge Suppression

Standard 10kv surge suppressor provided with all fixtures.

### BUG Rating

B1 - U0 - G0

### Finishing.

All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

### Paint

UV Stabilized 4.9Mil thick powder coat paint and baked at 200° C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums.

### Inspired by Nature Finishes

The Inspired by nature Finishing is a unique system of decorative powder coating. Our metal decoration process can easily transform the appearance of metal or aluminum product into a wood grain finish.

This patented technology enables the simulation of wood grain, and even marble or granite finish through the use of decorative powder coating.

The wood grain finish is so realistic that it's almost undistinguishable from real wood, even from a close visual inspection. The system of coating permeates the entire thickness of the coat and as a result, the coating cannot be removed by normal rubbing, chipping, or scratching.

### The Coating Process

After pre-treatment the prepared parts are powder coated with a specially formulated polyurethane powder. This powder provides protection against wear, abrasion, impact and corrosion and acts as the relief base color for the finalized metal decoration.

The component is then wrapped with a sheet of non-porous film with the selected decoration pattern printed on it using special high temperature inks.

This printed film transfer is vacuum-sealed to the surface for a complete thermo print and then transferred into a customized oven. The oven transforms the ink into different forms within the paint layer before it becomes solid. Finally, the film is removed, and a vivid timber look on aluminum remains.

Wood grain coating can create beautiful wood-looking products of any sort. There are over 300 combinations of designs currently in use. Wood grains can be made with different colors, designs, etc.

Our powder coatings are certified for indoor and outdoor applications and are backed by a comprehensive warranty. These coatings rise to the highest conceivable standard of performance excellence and design innovation.

### Added Benefits

- Resistance to salt-acid room, accelerated aging
- Boiling water, lime and condensed water resistant
- Anti-Graffiti, Anti-Slip, Anti-Microbial, Anti-Scratch
- Super durable (UV resistant)
- TGIC free (non-toxic)

### Hardware

Provided Hardware is Marine grade 316 Stainless steel.

### Anti Seize Screw Holes

Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

### Crystal Clear Low Iron Glass Lens

Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.

### Optics & LED

Precise optic design provides exceptional light control and precise distribution of light.  
LED CRI > 80

### Lumen - Maintenance Life

L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

## Total urban realm lighting solution.

Optional heights, accent spotlights, accessories and decorative lattice panels.

A stylish Dark Sky Compliant square high performance light column with downward light distribution using LED lamps. This light column offers optimal visual comfort through glare control by utilizing a controlled optics designed by Ligman. These columns have a square design providing a unique wide light distribution, offering an architecturally appealing clover leaf pattern on the paving. The internal sides of the supporting pillars are accented by light from the LED.

Color temperature 2700K, 3000K, 3500K and 4000K. The minimalist shape provides distinctive lighting effects by night and decorative urban effect during the day. Suitable for pedestrian areas, precincts, building surrounds, shopping centers, squares and parks. The Vancouver Column comes standard with a unique waterproof internal driver housing compartment that is situated at the top of the pole to stop water and dust from entering the electrical components.

This fixture is supplied completely wired with powercord and waterproof gland from the driver enclosure to the base of the column to ensure quick trouble-free installation. The Vancouver has a specially designed anchor bolt mounting base that is partially buried below ground level to provide a flush fixture finish with the surface, but maintains the rigidity that is required when installing light columns. This ensures that the anchor bolts are not seen and therefore eliminates the necessity for an anchor bolt cover. (review installation instructions before installing the anchor bolts.)

Custom column heights are available, please specify.  
Provided with anchor bolts (the root mount kit is an option and is an adder)

Reduced custom wattages can be provided to suit customer requirements. (Specify total watt requirement per fixture)  
Designed to complement the Vancouver bollard UVA-10001. This product is provided complete with anchor bolts and laser cut steel bolt template.

To meet International Dark Sky criteria, 3000k or warmer LEDs must be selected.

**• NOTE: For the round version of the Vancouver, please see the Benton Light Column and Bollard**

