

# 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](mailto: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.



# 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 1801 S Goliad St, Rockwall, TX 75087

SUBDIVISION HJG Plaza Addition

LOT 1

BLOCK 1

GENERAL LOCATION Near the intersection of S Goliad St (SH 205) and E Yellow Jacket Ln

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

CURRENT ZONING C

CURRENT USE A-2, Restaurant

PROPOSED ZONING C

PROPOSED USE A-2, Restaurant

ACREAGE 1.154

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 Rawra Group

☒ APPLICANT SC Architecture

CONTACT PERSON Jawad Rawra

ADDRESS

CITY, STATE & ZIP

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

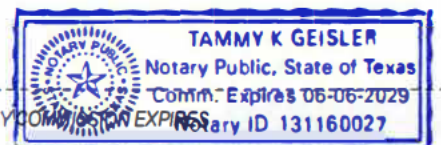
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jason Cluth [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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 \$100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12th DAY OF January, 2025. 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."

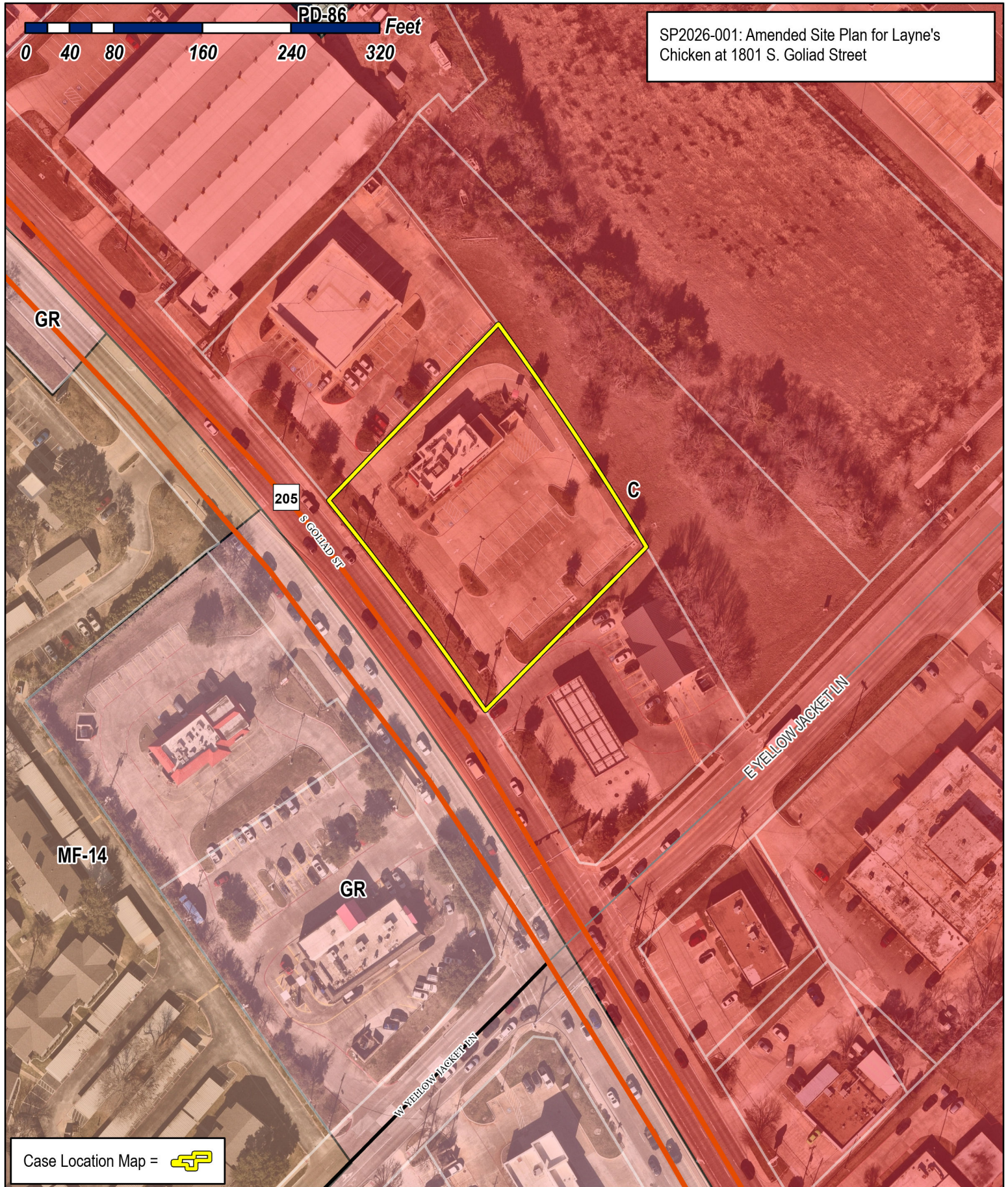
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF January, 2026

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS







## 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)

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.





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

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,

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.

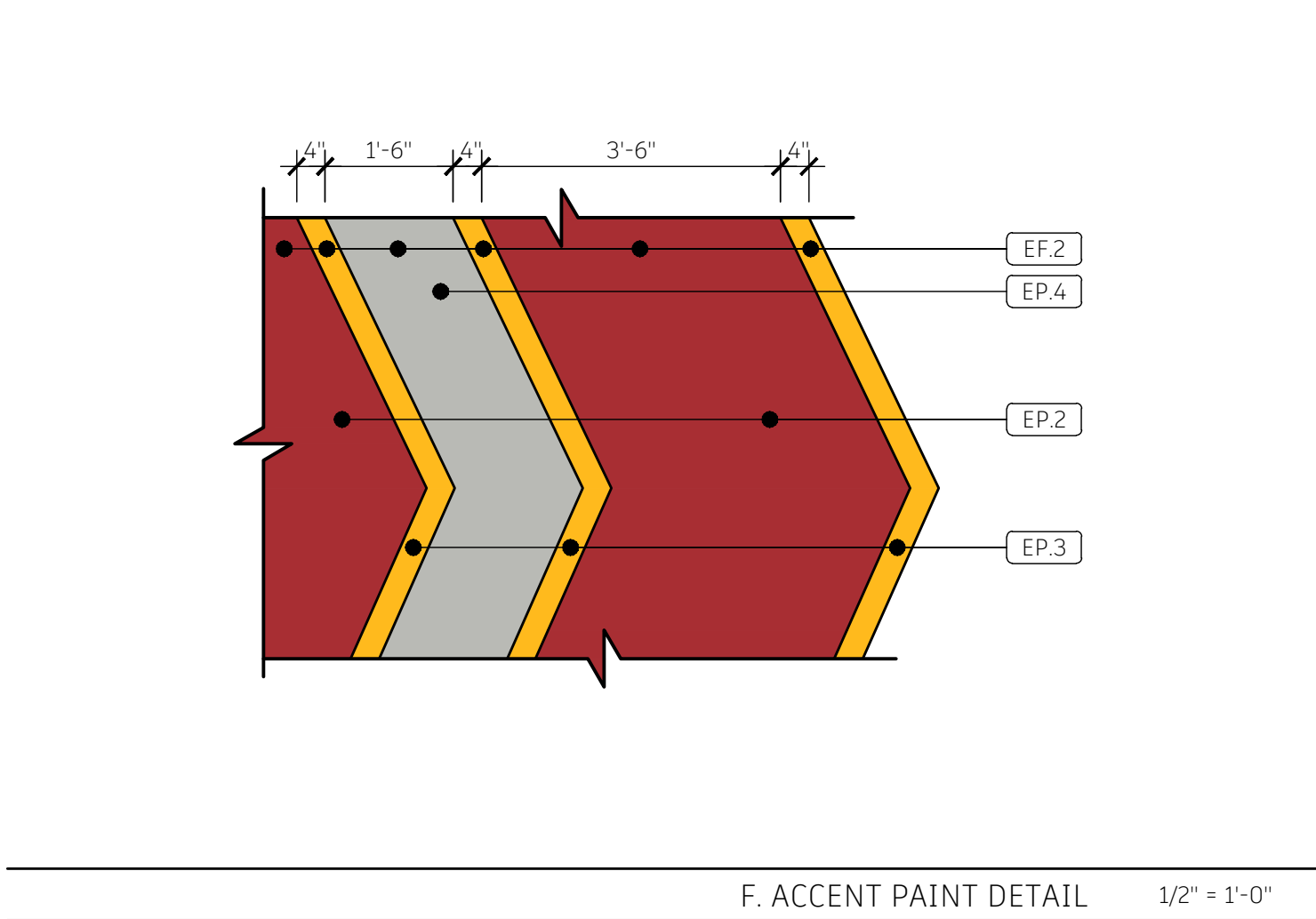
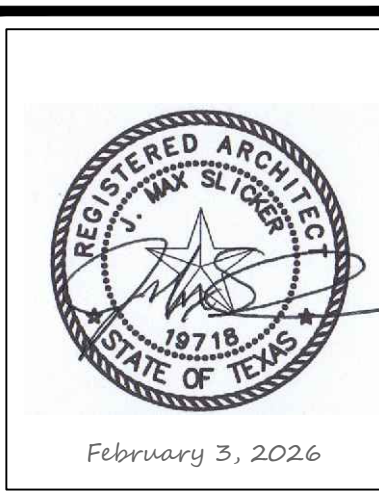
As compensatory measures for this variance, the property owner is proposing options (B) increased landscaping and (J) updated dumpster enclosure. A higher overall landscaping percentage will be provided by expanding the existing landscaped areas. This will serve to enhance the overall site and also to 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



- 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 JUNCTION BOXES/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)

FAÇADE MATERIAL PERCENTAGES - EXISTING	FAÇADE MATERIAL PERCENTAGES - PROPOSED
ENTRANCE ELEVATION (SE) STONE = 31% METAL PANELS = 10% STUCCO = 44% GLAZING = 15%	ENTRANCE ELEVATION (SE) BRICK = 31% METAL PANELS = 10% STUCCO = 44% GLAZING = 15%
DRIVE-THRU ELEVATION (NW) STONE = 20% METAL PANELS = 11% STUCCO = 47% GLAZING = 16% TILE = 6%	DRIVE-THRU ELEVATION (NW) BRICK = 26% METAL PANELS = 11% STUCCO = 47% GLAZING = 16% TILE = 0%
FRONT ELEVATION (SW) STONE = 42% METAL PANELS = 5% STUCCO = 36% GLAZING = 17%	FRONT ELEVATION (SW) BRICK = 42% METAL PANELS = 5% STUCCO = 36% GLAZING = 17%
REAR ELEVATION (NE) STONE = 25% STUCCO = 75%	REAR ELEVATION (NE) BRICK = 25% STUCCO = 75%

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

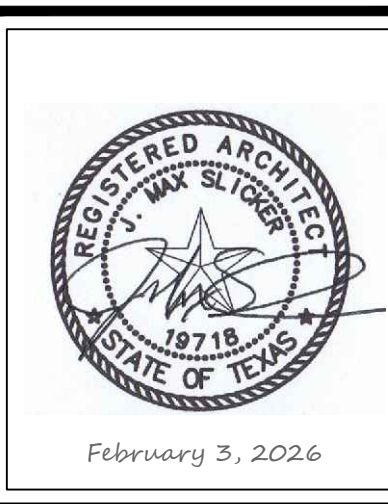


PROJECT #:	DATE:
C25-029	2025.10.09
DRAWN BY:	CHECKED BY:
JC	TC
REVISIONS:	
REV. #2 - 2025.11.07	
REV. #3 - 2025.12.03	
REV. #4 - 2026.01.13	
REV. #5 - 2026.02.03	

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

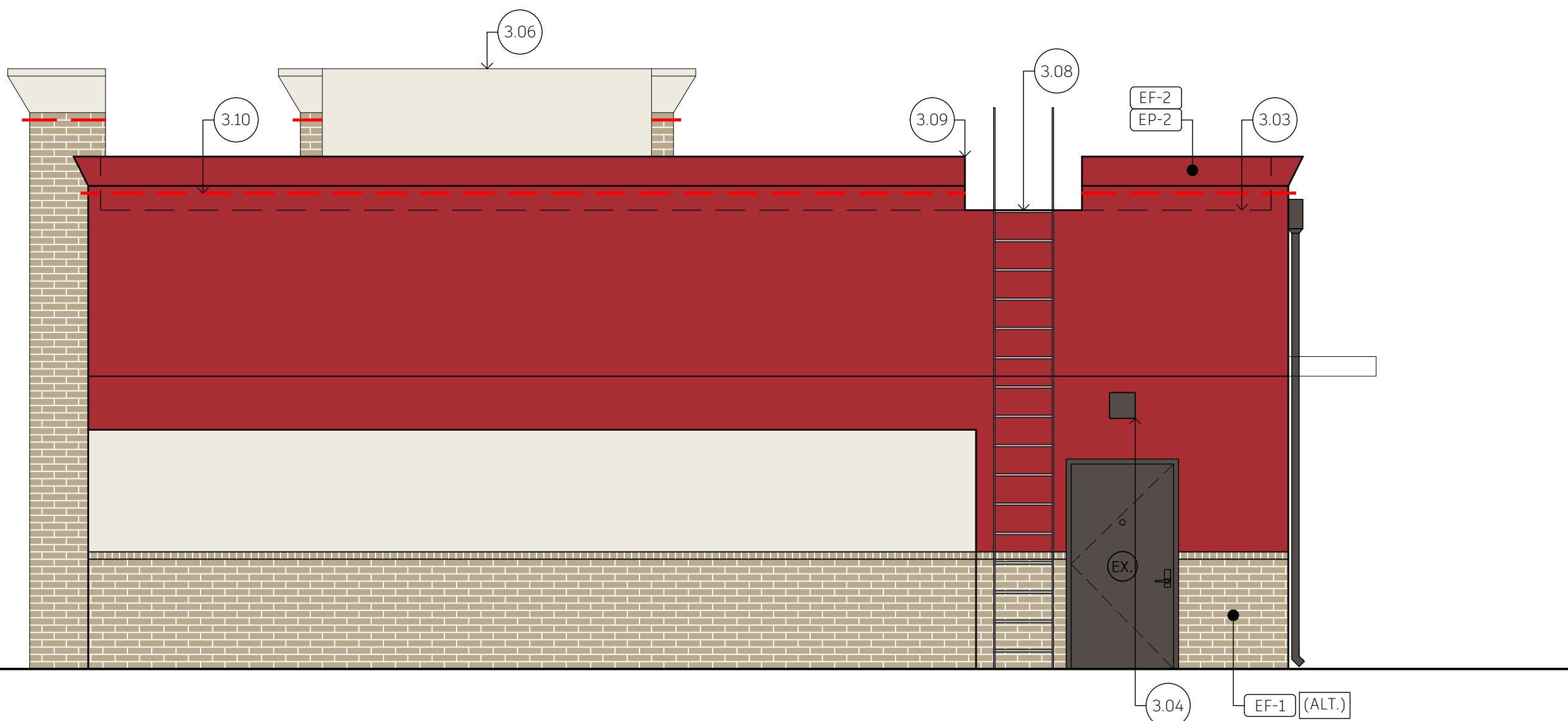


EXTERIOR  
ELEV.  
(ALT.)

SHEET  
A.204



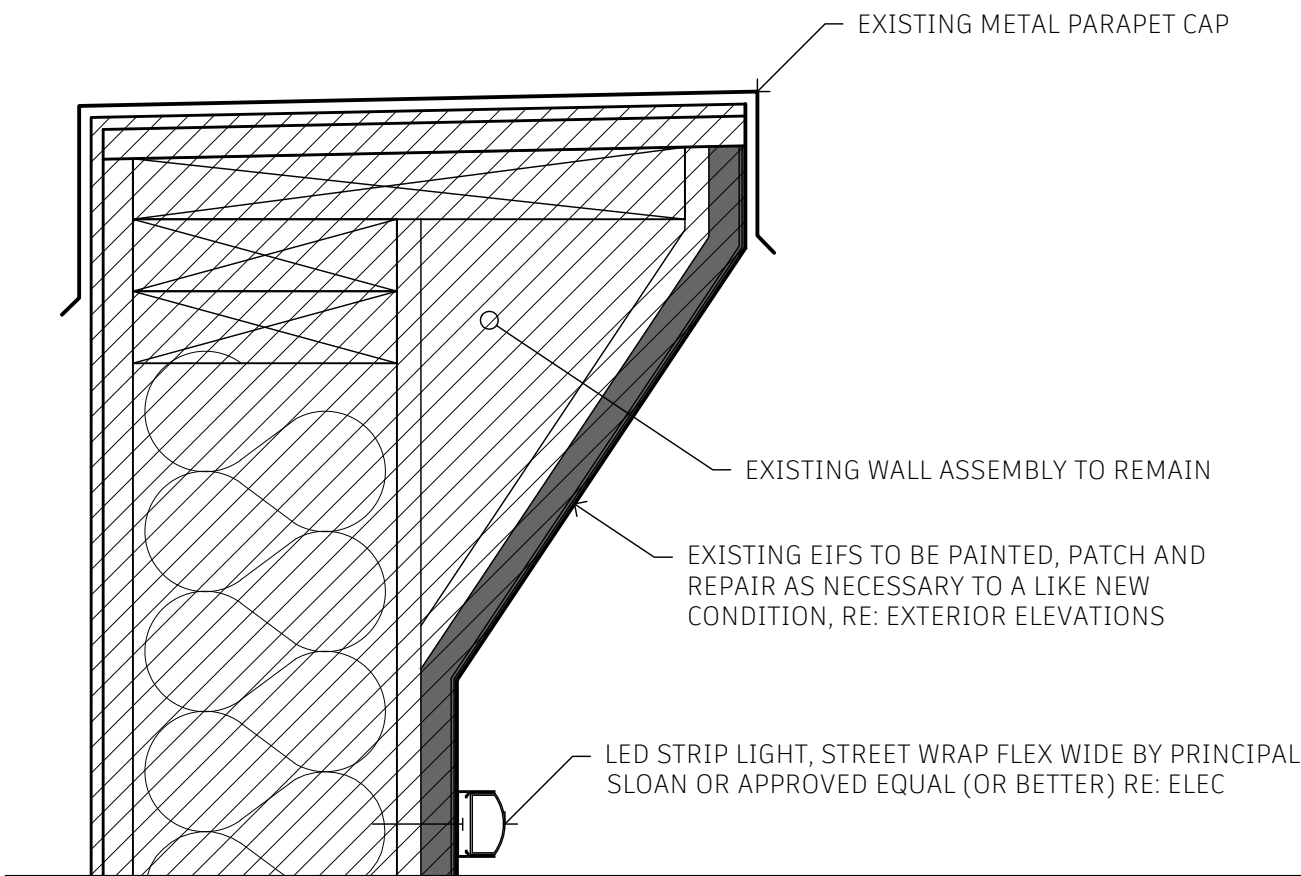
C. EXTERIOR ELEVATION (ALTERNATE) 1/4" = 1'-0"



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 FACADE	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	-	HEARTTHROB (SW6886)	-	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. ARCYLIC ENAMELS	-	HEARTTHROB (SW6886)	-	2 COATS PAINT.
EP-7	EXTERIOR PAINT	EXTERIOR DOORS	BENJAMIN MOORE	ULTRA SPEC HP D.T.M. ARCYLIC ENAMELS	HP29	COVENTRY GRAY (HC-169)	-	2 COATS PAINT.
EP-8	EXTERIOR PAINT	METAL GATES	BENJAMIN MOORE	ULTRA SPEC HP D.T.M. ARCYLIC 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

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

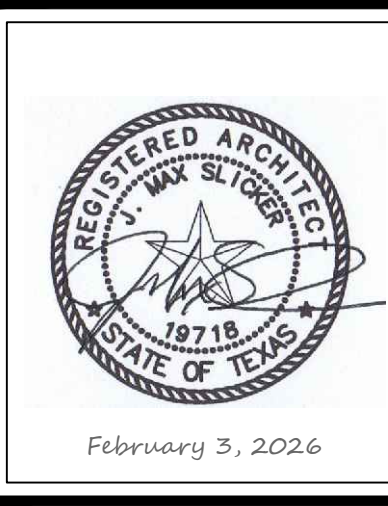
REVISIONS:  
REV. #2 - 2025.11.07  
REV. #3 - 2025.12.03  
REV. #4 - 2026.01.13  
REV. #5 - 2026.02.03

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



EXT.  
FINISH  
SCHEDULE



P. NOT USED



L. NOT USED



O. NOT USED



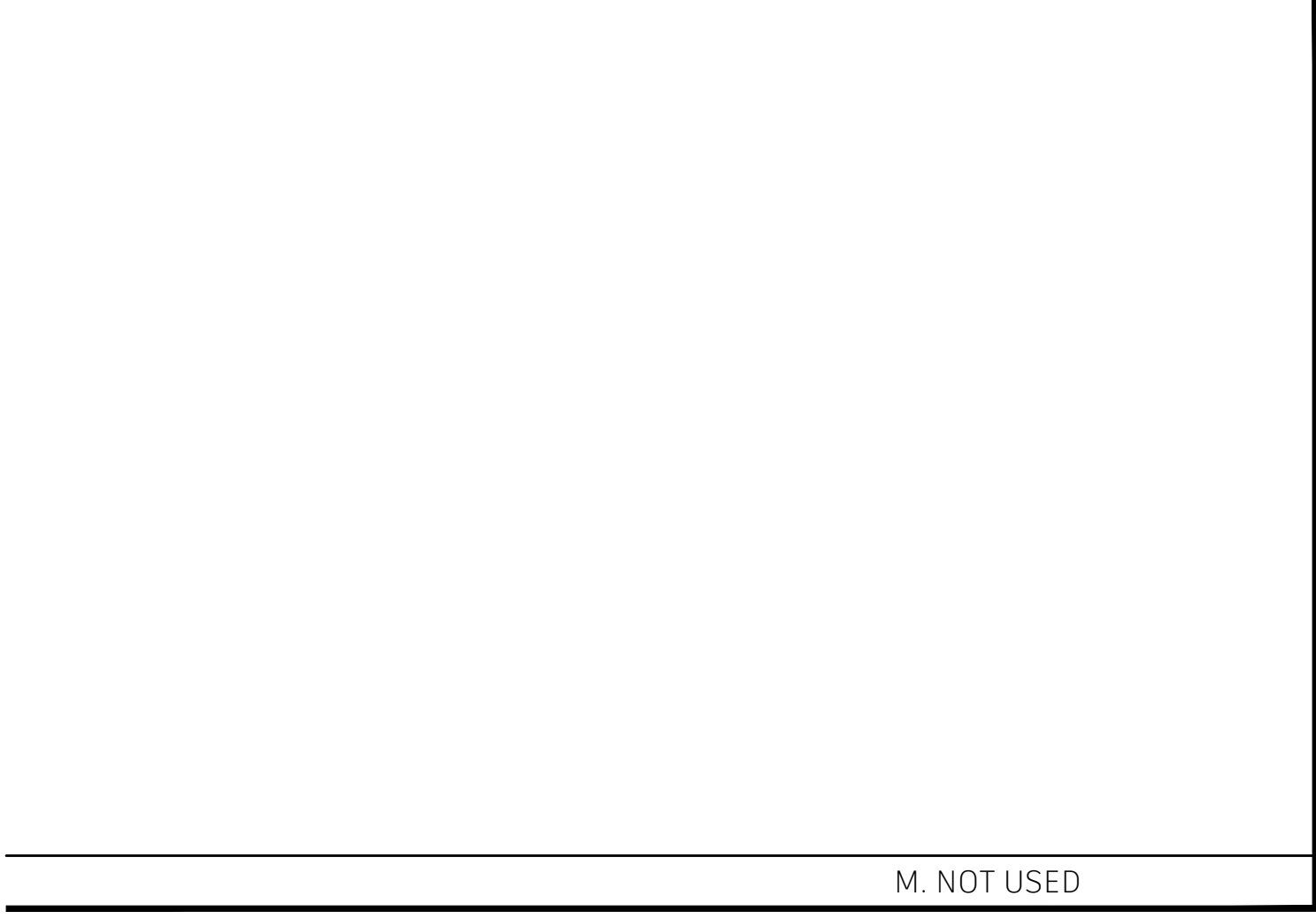
K. NOT USED



M. NOT USED



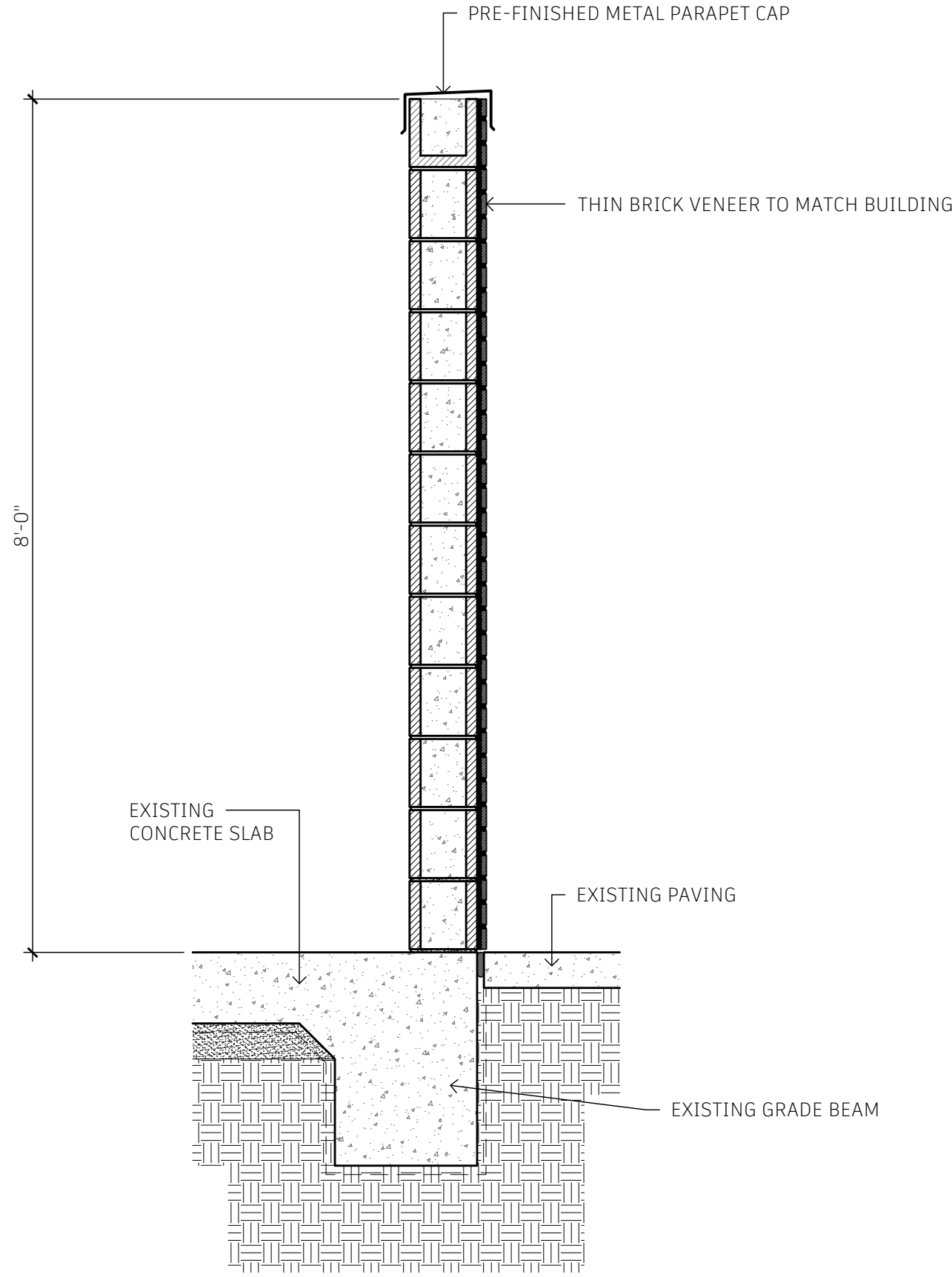
J. NOT USED



M. NOT USED



I. NOT USED



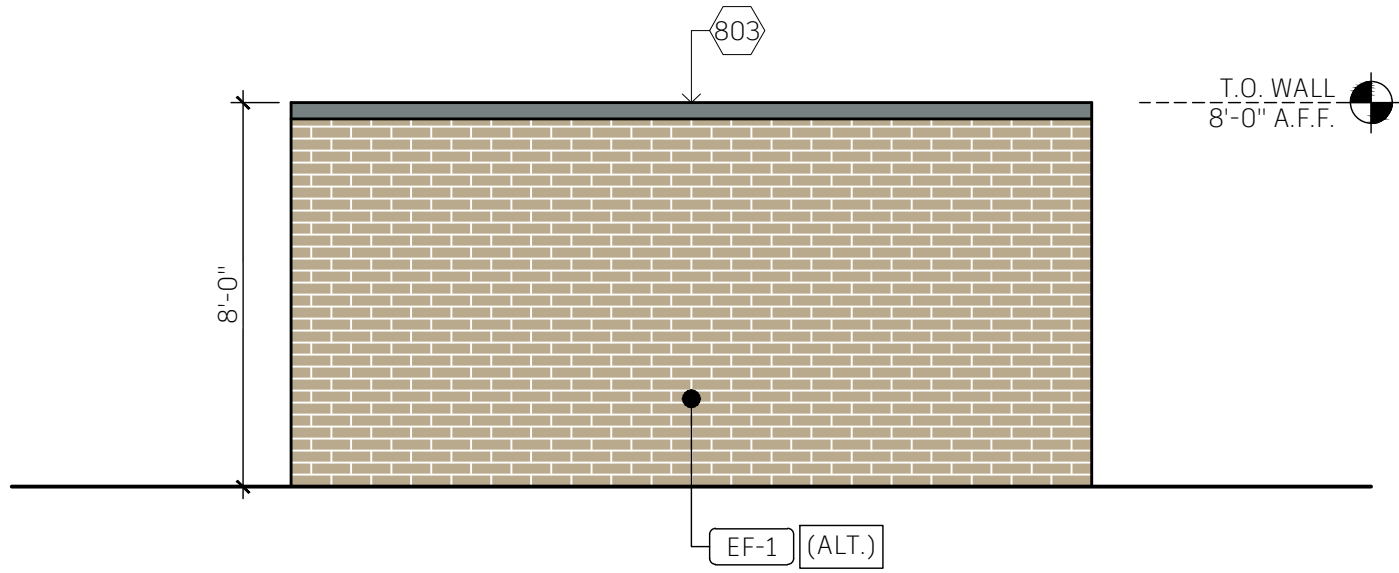
O. WALL SECTION

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	11 1/2 x 1 1/2 x 1/4 BEHIND GATE FOR STABILITY, TYP.
811	HSS3 x 3 x 1/2 FRAME, GALVANIZED
812	PRE-FABRICATED GALVANIZED STEEL GATE

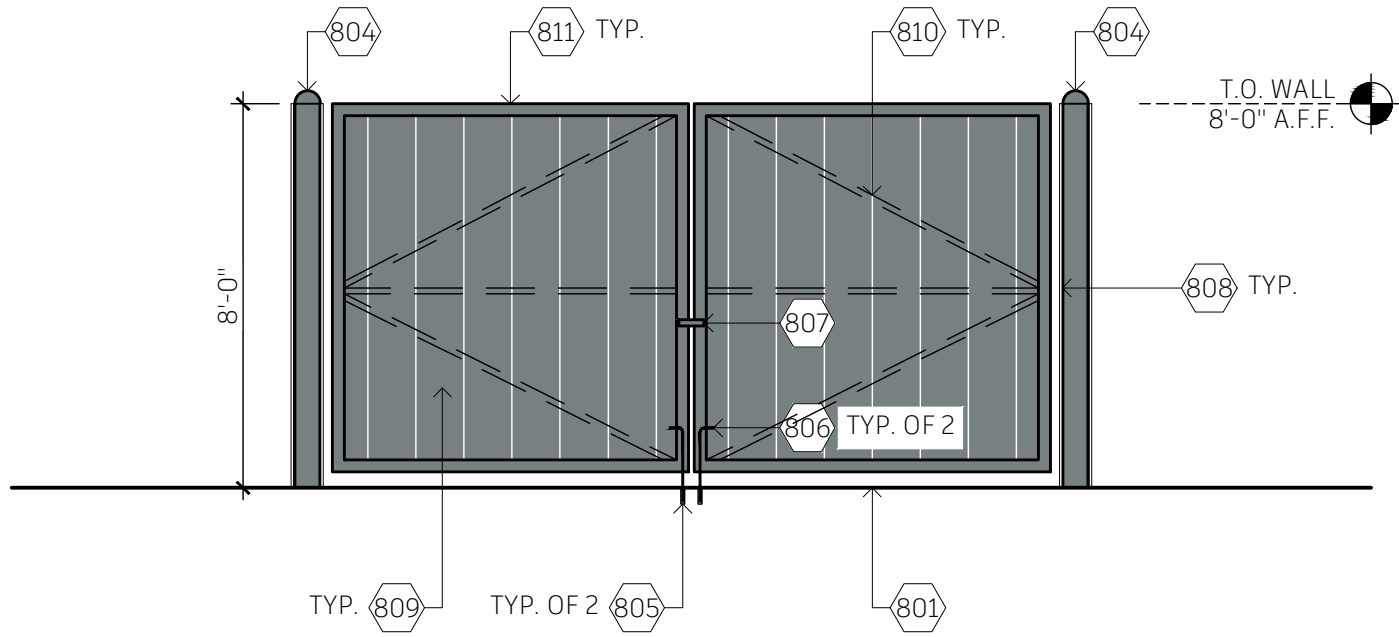
M. KEYED NOTES

- 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.
- ALL MASONRY SHALL BE PLACED IN FULL MORTAR BED. ALL MORTAR SHALL BE TYPE "M" OR TYPE "S".
- THE INTERSECTION OF ALL MASONRY WALLS SHALL BE TIED WITH A 1 1/4" x 1/4" 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.
- 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.
- 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.
- WHERE NOTED, ON VENEER WALLS, PROVIDE 3/8"-1" CONTROL JOINTS BACKED WITH FOAM BACKER RODS, AND SEALED WITH NP1 OR EQUAL, COLOR TO MATCH BRICK COLOR.
- ATTENTION SHALL BE GIVEN TO PROVIDE FULL HEAD AND BED JOINTS AND CLEAN CAVITY.
- PROVIDE VENEER ANCHORS @ 16" ON CENTER VERTICALLY, 32" ON CENTER HORIZONTALLY.
- PROVIDE 10 MIL. PVC FLASHING WITH WEEPS AT APPROXIMATELY 32" ON CENTER MAXIMUM.

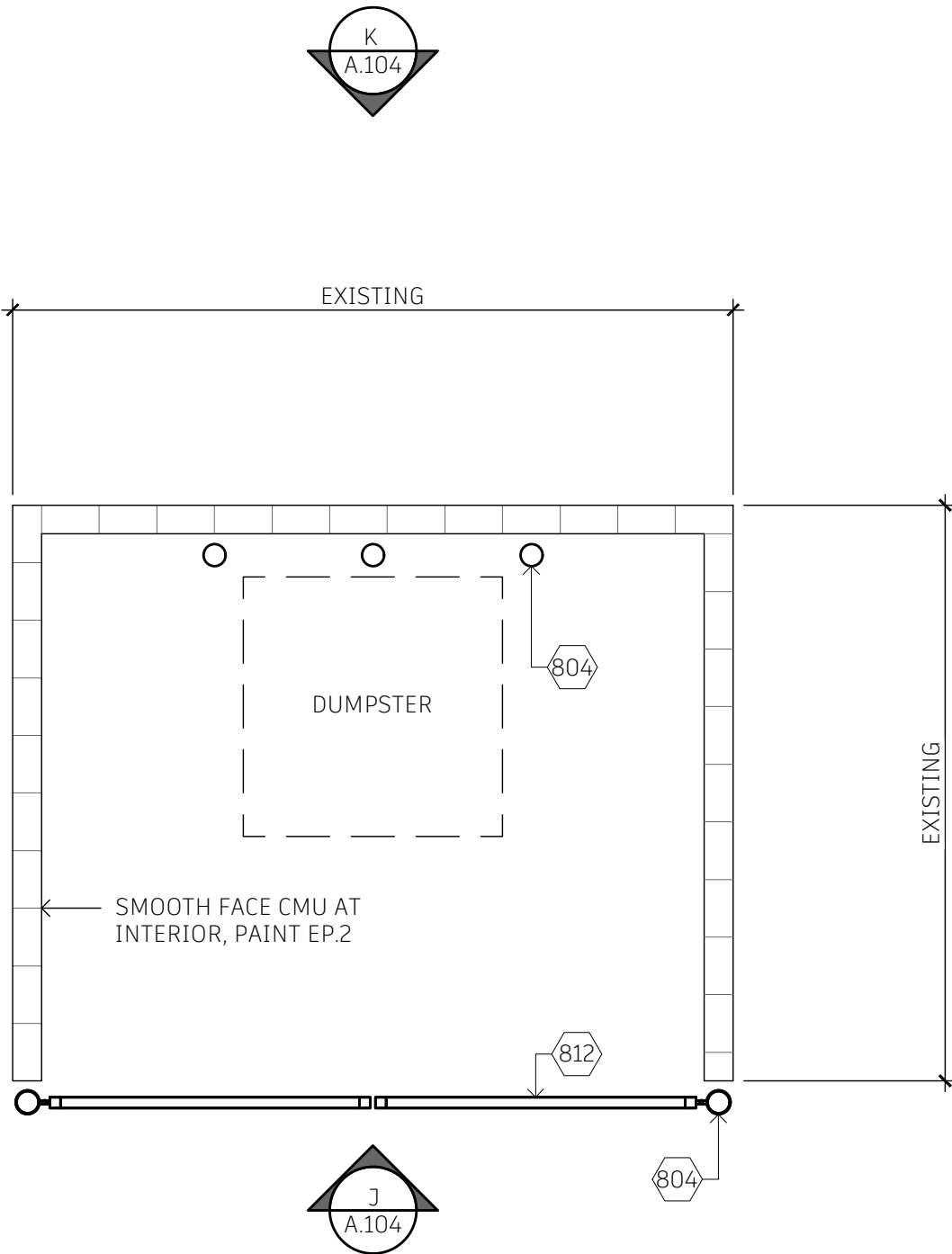
M. GENERAL NOTES



D. ELEVATION - SIDE



C. DUMPSTER ELEVATION - FRONT



A. ENLARGED DUMPSTER PLAN

PROJECT #:	DATE:
C25-029	2025.10.09
DRAWN BY:	CHECKED BY:
JC	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



# LAYNE'S

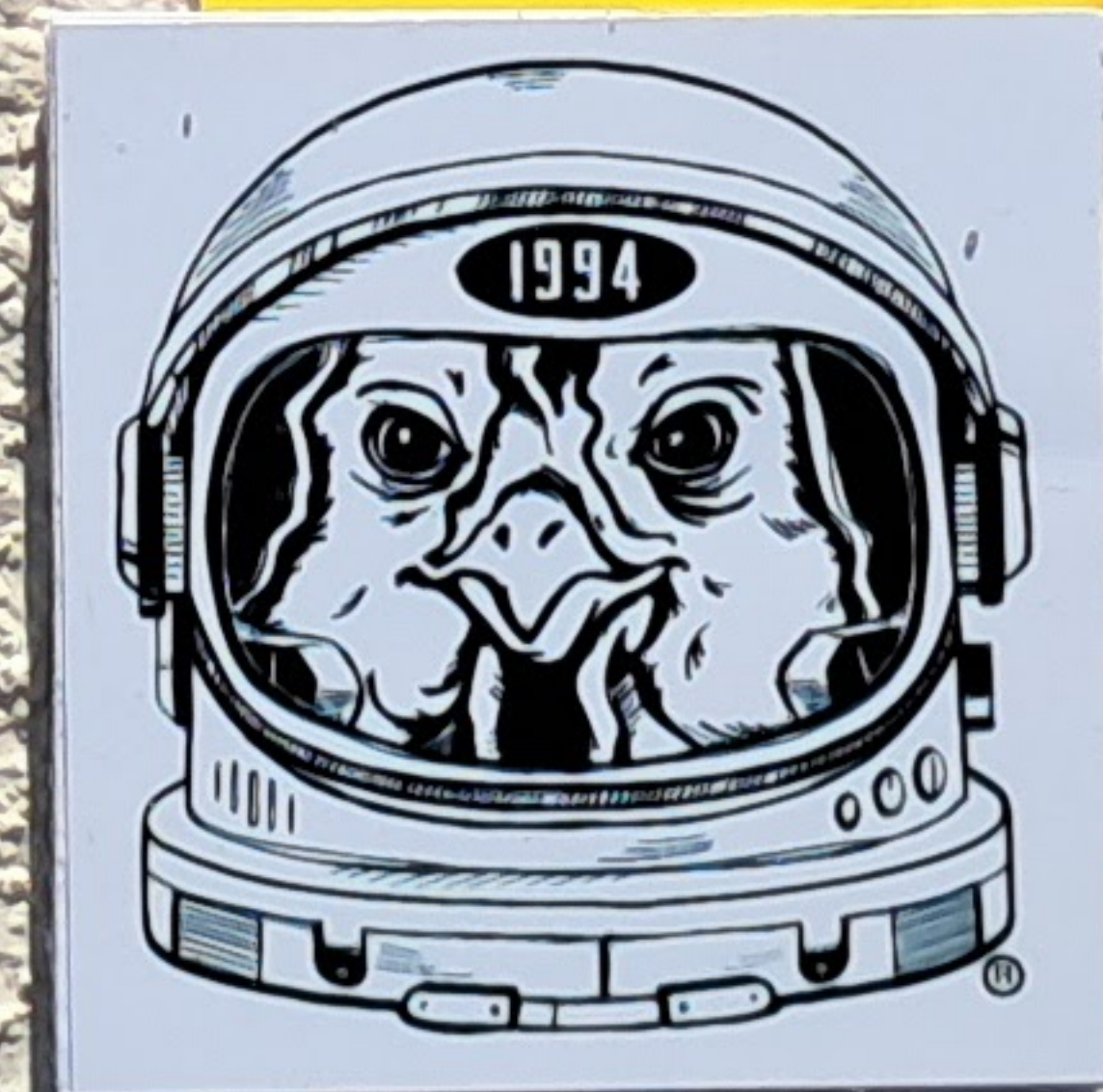
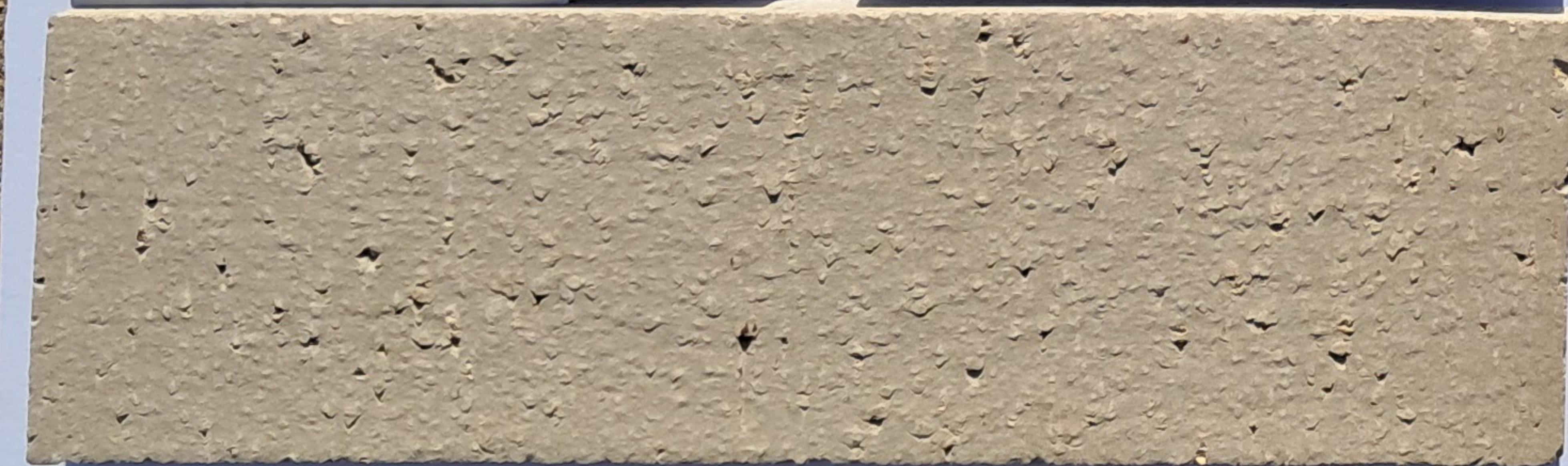
— CHICKEN FINGERS —



LATICRETE® 44 Bright White



LATICRETE® 44 Bright White







## THIN BRICK

RANGE BOARD

### SHADE VARIATIONS

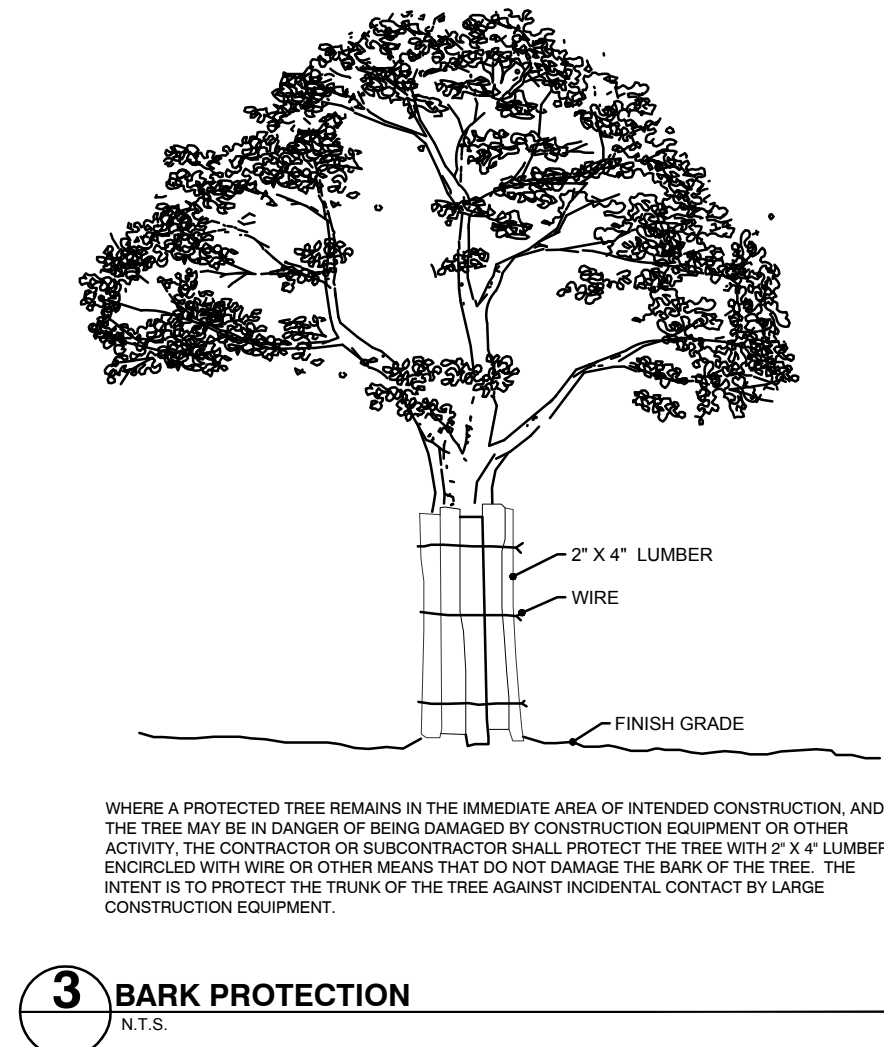
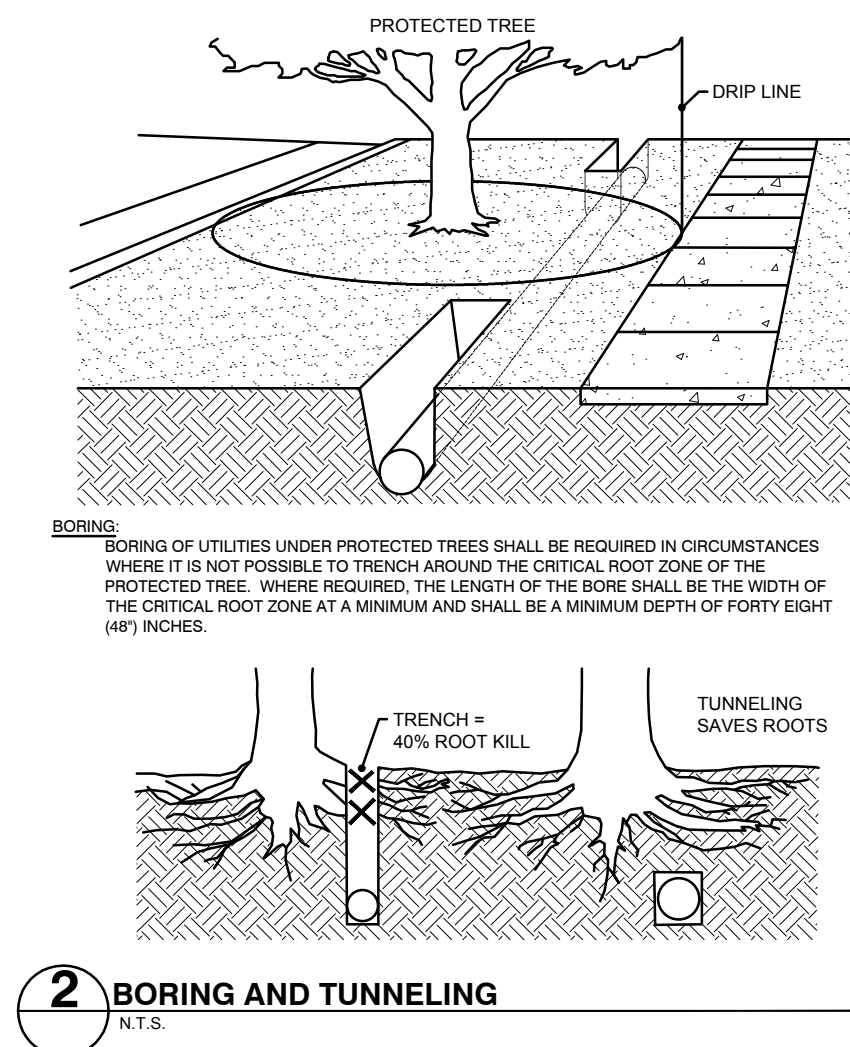
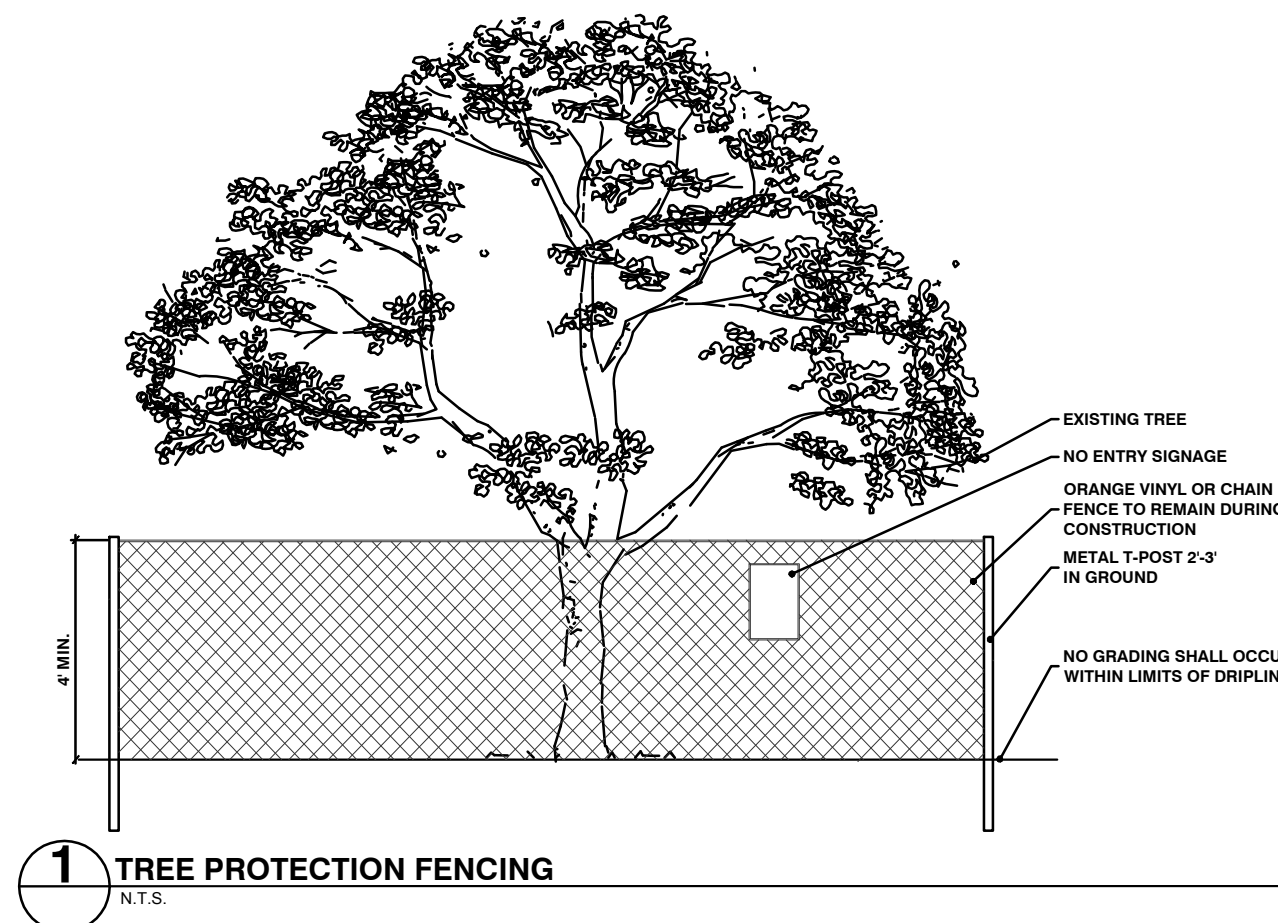
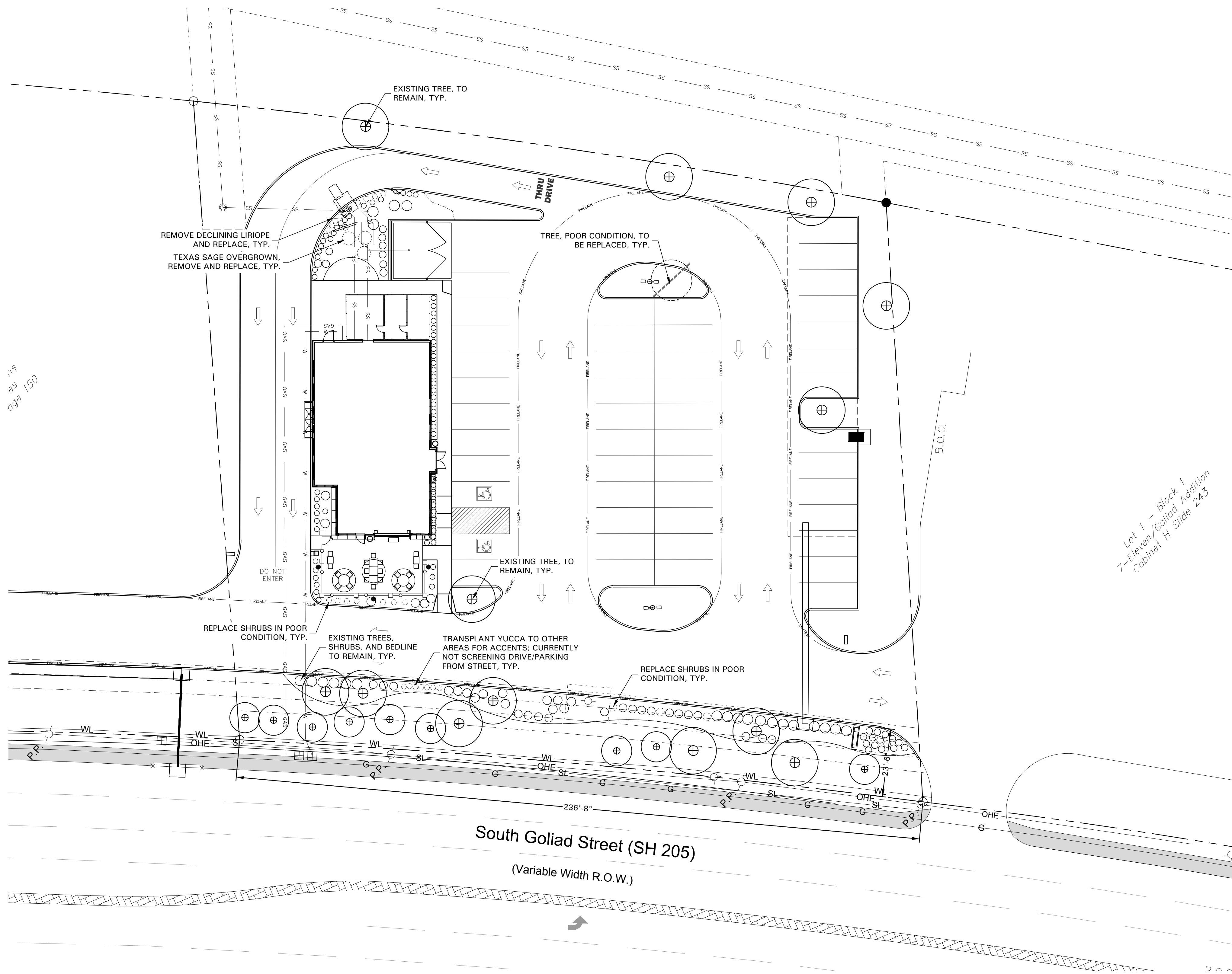
Shade variations are inherent in all clay products.  
Summitville's Thin Brick offers a range of colors that may vary  
in color tone from samples or from shipment to shipment.  
Samples from a production run should be viewed for a final  
color selection.

26-SAVANNAH

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







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 UTILITY LINES SUCH AS ELECTRIC, PHONE, GAS, 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 DISTURBANCE.

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 GRADE.

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 ZONES 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 ACTIVITY. ALL PROTECTIVE FENCING 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 OWNERS'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 ENCLOSING THE ENTIRE CIRCUMFERENCE OF THE TREE WITH 2\"/>

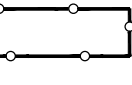
TREE PRESERVATION LEGEND



TREE TO BE REMOVED



TREE TO REMAIN



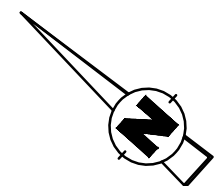
TREE PRESERVATION FENCING



SHRUBS TO REMAIN



SHRUBS TO BE REMOVED OR TRANSPLANTED



GRAPHIC SCALE

0 20 40 FEET

Scale 1"=20' - 0"

SITE RENOVATION

1801 S. GOLIAD  
ROCKWALL, TEXAS



Project Number: 26014

Drawn By: AWR

Checked By: AWR

Issue Date: 2-2-2026

Revisions

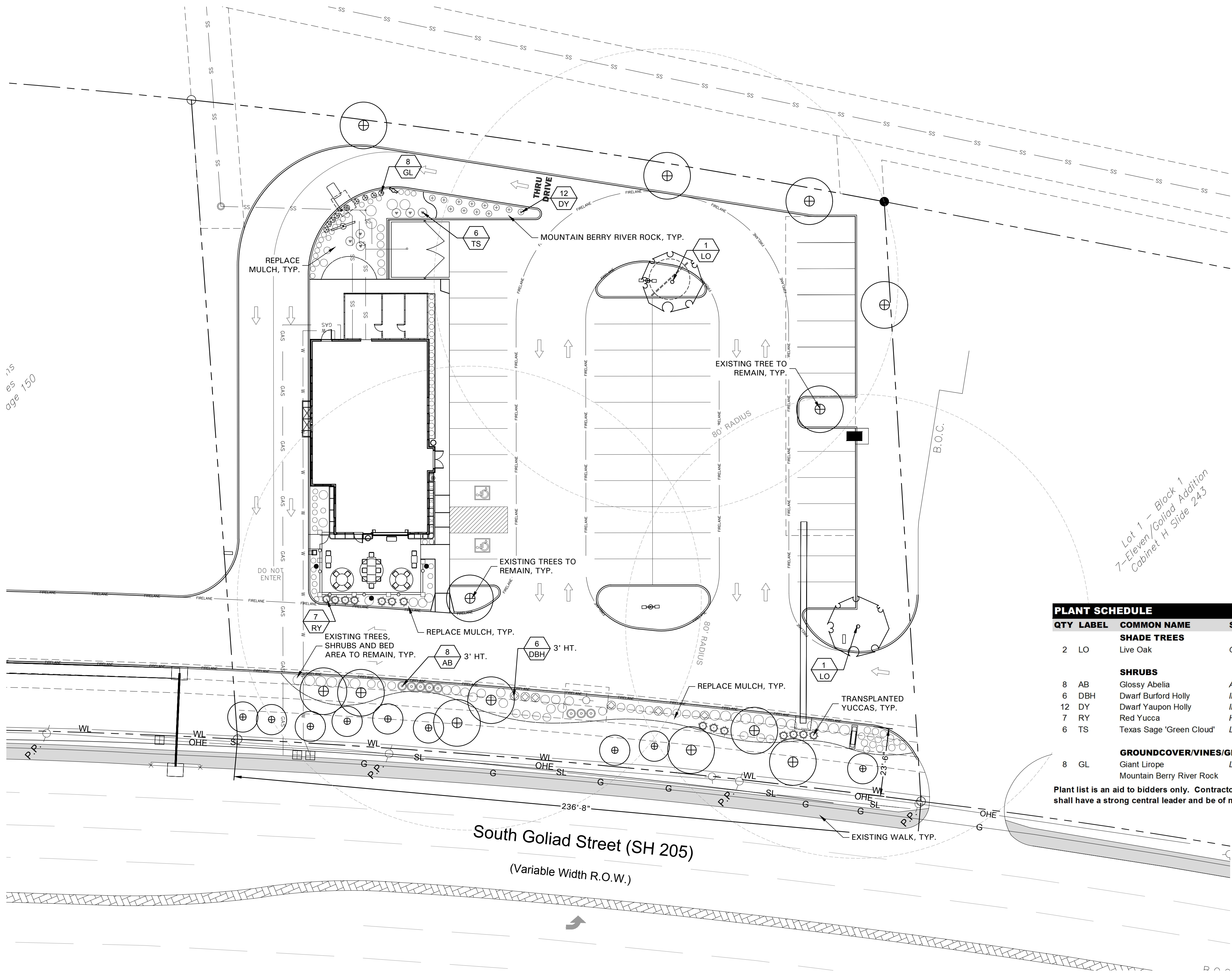
Sheet Title:

EXISTING  
LANDSCAPE  
PLAN

Sheet Number:

L1.01





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PLANT SCHEDULE				
QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE NOTES
SHADE TREES				
2	LO	Live Oak	Quercus virginiana	4" cal. 12' ht., 4' spread, matching
SHRUBS				
8	AB	Glossy Abelia	Abelia grandiflora	3' ht. full, 20" spread, 36" o.c.
6	DBH	Dwarf Burford Holly	Ilex cornuta 'Burford Nana'	3' ht. full, 20" spread, 36" o.c.
12	DY	Dwarf Yaupon Holly	Ilex vomitoria 'Condeaux'	5 gal. full, 24" sprd, 24" o.c.
7	RY	Red Yucca	Hesperaloe parvifolia	5 gal. full, 24" sprd, 30" o.c.
6	TS	Texas Sage 'Green Cloud'	Leucophyllum frutescens 'Green Cloud'	5 gal. full, 24" sprd, 36" o.c.
GROUND COVER/VINES/GRASS				
8	GL	Giant Liriope	Liriope gigantea	1 gal. full, 18" o.c.
Mountain Berry River Rock				

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

- GENERAL LAWN NOTES**
- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
  - LAWN AREAS SHALL BE LEFT 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
  - CONTRACTOR TO FIND GRADE AREAS TO ACHIEVE FINAL CONTOURS AS SHOWN ON CIVIL DRAWINGS. POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. ROUNDING AT TOP AND BOTTOM OF SLOPES SHALL BE PROVIDED AND IN OTHER BREAKS IN GRADE. CORRECT AREAS WHERE STANDING WATER MAY OCCUR.
  - ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
  - CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" IN DIAMETER AND LARGER. REMOVE ALL DIRT CLOUDS, STICKS, CONCRETE SPOILS, TRASH ETC PRIOR TO PLACING TOPSOIL AND GRASS INSTALLATION.
  - CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE.
  - CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT IF NECESSARY.
- SOLID SOD**
- SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM. THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.
  - SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+/-1/4"), EXCLUDING TOP GROWTH AND THATCH.
  - LAY SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURING EDGES ARE TOUCHING WITH TIGHTLY FITTING JOINTS. NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.
  - TOP DRESS JOINTS IN SOD BY HAND WITH TOPSOIL TO FILL VOIDS IF NECESSARY.
  - SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.
  - SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, OVERSEED BERMUDAGRASS SOD WITH WINTER RYEGRASS AT A RATE OF 4 POUNDS PER 1000 S.F.

- LANDSCAPE NOTES**
- CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
  - CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES.
  - A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
  - CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 1" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
  - LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.
  - PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.
  - EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND/OR CURBS.
  - MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.
  - QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.
  - CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEEDED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
  - TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.
  - 4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SHREDDED HARDWOOD MULCH OR APPROVED SOIL. FINE STRAW MULCH IS PROHIBITED.
  - WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MIRAFI 1405 WEED BARRIER OR APPROVED EQUAL.
  - CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

- IRRIGATION:**
- ALL REQUIRED LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

- MAINTENANCE REQUIREMENTS:**
- VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.
  - MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.
  - ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

- MISCELLANEOUS MATERIALS:**
- STEEL EDGING SHALL BE 3/16" X 4 X 16" DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS/DETAILS.
  - RIVER ROCK SHALL BE ARIZONA RIVER ROCK. 2" - 4" DIAMETER. RIVER ROCK SHALL BE COMPACTED TO A MINIMUM OF 3" DEPTH OVER FILTER FABRIC.
  - DECOMPOSED GRANITE SHALL CONSIST OF A NATURAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER AND COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE. DG SHALL BE PLACED OVER FILTER FABRIC AT A MINIMUM OF 3" DEPTH.

**LANDSCAPE TABULATIONS**  
**ROCKWALL, TEXAS**

**NON RESIDENTIAL BUFFERS ABUTTING R-O-W**

- Buffer strips shall be a minimum of 10' wide along the entire length of the property's frontage abutting the right of way. All landscape buffers shall incorporate groundcover, a built up berm and shrubbery. Berms and shrubs shall have a minimum height of 30".
- One canopy tree and one accent tree shall be incorporated for every 50 l.f.

S. Goliad = 237 l.f.	
REQUIRED	PROVIDED
10' wide buffer	23.5' wide buffer
berm and/or shrubs	shrubs both existing and proposed 36" ht.
5 canopy trees, 4" cal.	7 existing canopy trees
5 accent trees, 4" ht.	9 existing accent trees

**LANDSCAPE BY ZONING DISTRICT**

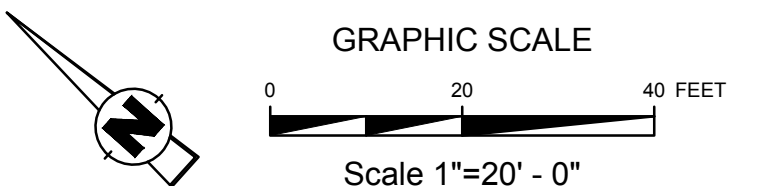
- 20% of the site shall be landscape area.
- A minimum of 50% of the required landscape shall be located in the front and along the sides of buildings.

Site: 50,310 s.f.	
REQUIRED	PROVIDED
10,062 s.f. (20%)	14,612 s.f. (29%)
5,031 s.f. (50%)	6,463 s.f.

**PARKING LOT LANDSCAPE**

- 5% of the parking area shall be landscape.
- One shade tree shall be provided for every 10 cars.
- No parking space shall be located more than 80' from the trunk of a canopy tree.
- Parking shall be screened using berms and evergreen shrubs.

Parking Spaces: 47	
REQUIRED	PROVIDED
36" screen	36" screen
5 canopy trees, 4" cal.	3 existing canopy trees, 2 proposed canopy trees, 4" cal.



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**SITE RENOVATION**



Project Number: 26014

Drawn By: AWR  
Checked By: AWR

Issue Date: 2-2-2026

Revisions

Sheet Title:

**PROPOSED LANDSCAPE PLAN**

Sheet Number:



SECTION 32 9900 - 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 REFERENCE 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 SUPERVISIONS, LABOR, MATERIALS, SERVICES, EQUIPMENT AND APPLIANCES 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
5. GUARANTEE

- 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 SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.

- C. THE LANDSCAPE CONTRACTOR SHALL VERIFY 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 1960, EDITION; BY AMERICAN NATIONAL STANDARDS INSTITUTE, 2001-1, PLANT MATERIAL
- B. AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE, 1942 EDITION OF STANDARDIZED 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 IN THE AREA.
- C. BEFORE INSTALLATION, 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 SIDEWALKS, DRIVES AND CURBS. ALL AREAS TO RECEIVE SOLID SOD SHALL BE LEFT ONE INCH BELOW THE FINAL GRADE OF WALKS, 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 RISK OF THE LANDSCAPE CONTRACTOR. THE OWNER CANNOT BE HELD RESPONSIBLE FOR THEFT OR DAMAGE.

1.7 SEQUENCING

- A. INSTALL TREES, SHRUBS, AND LINER STOCK PLANT MATERIALS PRIOR TO INSTALLATION OF LAWN/SOLID 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 ALL WORK FROM THE TIME OF PLANTING UNTIL FINAL ACCEPTANCE BY 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, CLEANING UP 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 UNSIGHTLY 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. REMOVE CLIPPINGS AND DEBRIS FROM SITE PROMPTLY.

I. REMOVE TRASH, DEBRIS, AND LITTER WATER, PRUNE, RESTAKE TREES, FERTILIZE, WEED AND APPLY HERBICIDES AND FUNGICIDES 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 PROPERLY WORKING ORDER WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.

L. REAPPLY MULCH TO BARE AND THIN AREAS.

M. SHOULD SEEDED 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, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:

a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DOMINANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.

b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.

c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

GUARANTEE:

A. TREES, SHRUBS, GROUNDCOVER SHALL BE GUARANTEED (IN WRITING) FOR A 12 MONTH PERIOD (90 DAYS FOR ANNUAL PLANTING OR AT THE END OF THE SEASONAL COLOR GROWING SEASON, WHICHEVER COMES SOONER) TO REPLACEMENT. IN SUCH CASES, THE OPINION OF THE OWNER SHALL BE FINAL.

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 INCURRED AS A RESULT OF MAKING REPLACEMENTS SHALL BE IMMEDIATELY REPAIRED.

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

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

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

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 THAT 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, WHEN 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 PROPOSAL TO LANDSCAPE ARCHITECT ALONG WITH THE PROPOSED MATERIAL TO BE USED IN LIEU OF THE SPECIFIED PLANT.

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 DURING THE WORK PROCESS. ALL PLANTS DAMAGED IN TRANSIT OR AT THE JOB SITE SHALL BE REJECTED.

1.10 PRODUCT DELIVERY, STORAGE AND HANDLING

A. PREPARATION

1. BALLED AND BURLAPPED B&B PLANTS); DIG AND PREPARE SHIPMENT IN A MANNER THAT WILL NOT DAMAGE ROOTS, BRANCHES, SHAPE AND FUTURE DEVELOPMENT.

2. CONTAINER GROWN PLANTS: DELIVER PLANTS IN RIGID CONTAINER TO HOLD BALL SHAPE AND PROTECT ROOT MASS.

B. DELIVERY

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

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

3. PROTECT ROOT BALLS BY HEELING 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. & TO AVOID DAMAGE OR STRESS, DO NOT LIFT, MOVE, ADJUST, PLUMB, OR OTHERWISE MANIPULATE PLANTS BY TRUNK OR STEMS.

PART 2 - PRODUCTS

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 THEIR ACCEPTABILITY SHALL BE FINAL.

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 AID TO BIDDERS ONLY. CONFIRM ALL QUANTITIES ON PLAN.

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 FREE FROM INSECTS, INJURY, DISEASE, BROKEN BRANCHES, DISFIGUREMENTS, 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 UNDERSIZED WILL BE REJECTED BY THE OWNERS REPRESENTATIVE EITHER BEFORE OR AFTER PLANTING AND SHALL BE REMOVED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR AND REPLACED WITH ACCEPTABLE SPECIMENS.

E. TREES SHALL BE HEALTHY, FULL BRANCHED, WELL SHAPED AND SHALL MEET THE MINIMUM REQUIREMENTS AS SPECIFIED ON THE PLANT SCHEDULE. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE IF POSSIBLE, AND WITH SIMILAR CLIMATIC CONDITIONS.

F. PRUNING: ALL PRUNING OF TREES AND SHRUBS SHALL BE EXECUTED BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER, PRIOR TO FINAL ACCEPTANCE.

G. PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED, EXCEPT THE PLANTS LARGER THAN THOSE SPECIFIED MAY BE USED. USE OF LARGER PLANTS SHALL NOT INCREASE THE CONTRACT PRICE.

H. WHERE MATERIALS ARE PLANTED IN MASSES, PROVIDE PLANTS OF UNIFORM SIZE.

I. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED, FIBROUS ROOT SYSTEMS, NON-POT BOUND, FREE FROM EXCIRCLING AND/OR GIRDLING

ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).

J. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.

K. TREE TRUNKS TO BE STURDY EXHIBIT HARDENED SYSTEMS AND VIGOROUS AND FIBROUS ROOT SYSTEMS, NOT ROOT OR POT BOUND.

L. TREES WITH DAMAGED OR CHOKEED LEADERS, BARK ABRASIONS, SUNSCALD, DISFIGURING KNOTS, OR INSECT DAMAGE WILL BE REJECTED.

M. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.

N. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.

O. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.

P. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.

2.2 SOIL PREPARATION MATERIALS

A. SANDY LOAM:

1. FRIABLE, FERTILE, DARK, LOAMY SOIL, FREE OF CLAY LUMPS, SUBSOIL, STONES AND OTHER EXTRANEANEOUS MATERIAL AND REASONABLY FREE OF WEEDS AND FOREIGN GRASSES. LOAM CONTAINING DALLASGRASS OR NOTGRASS SHALL BE REJECTED.

2. PHYSICAL PROPERTIES AS FOLLOWS:

- a. CLAY - BETWEEN 7-27%
- 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 COURSE AND FINE TEXTURED MATERIAL.

C. PREMIXED BEDDING SOIL AS SUPPLIED BY VITAL EARTH RESOURCES, GLADEWATER, TEXAS; PROFESSIONAL BEDDING SOIL AS SUPPLIED BY LIVING EARTH TECHNOLOGY, DALLAS, TEXAS OR ACID GRO MUNICIPAL MIX AS SUPPLIED BY SOIL BUILDING SYSTEMS, DALLAS, TEXAS OR 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: FERTILIAID, SUSTANE, OR GREEN SENSE OR EQUAL AS RECOMMENDED FOR REQUIRED APPLICATIONS. FERTILIZER SHALL BE DELIVERED TO THE SITE IN ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS.

G. COMMERCIAL FERTILIZER: 10-20-10 OR SIMILAR ANALYSIS. NITROGEN SOURCE TO BE A MINIMUM 50% SLOW RELEASE ORGANIC NITROGEN (ISCU OR UPI) WITH A MINIMUM 8% SULFUR AND 4% IRON, PLUS MICRONUTRIENTS.

H. PEAT: COMMERCIAL SPHAGNUM PEAT MOSS OR PARTIALLY DECOMPOSED SHREDDED PINE BARK OR OTHER APPROVED ORGANIC MATERIAL.

2.3 MISCELLANEOUS MATERIALS

A. STEEL EDGING - SHALL BE 3/16" X 4" X 16" DARK GREEN LANDSCAPE EDGING, DURABLE STEEL OR APPROVED SUBSTITUTE; REFER TO DETAILS.

B. TREE STAKING - TREE STAKING SOLUTIONS OR APPROVED SUBSTITUTE; REFER TO DETAILS.

C. FILTER FABRIC - MIRAF 140N BY MIRAFI INC. OR APPROVED SUBSTITUTE AVAILABLE AT LONE STAR PRODUCTS, INC. (469-2230444). APPROVED FABRICS MUST ADHERE TO THE FOLLOWING ITEMS:

a. NONWOVEN POLYPROPYLENE GEOTEXTILE: PROVIDE EXCELLENT WATER FLOW RATES AND DURABILITY.

b. CHEMICAL STABILITY: RESISTANT TO A WIDE RANGE OF AGGRESSIVE ENVIRONMENTS.

c. HIGH PERMEABILITY: ALLOWS HIGH WATER FLOW RATES WHILE RETAINING SOIL.

d. C.D. HIGH PUNCTURE AND TEAR RESISTANCE CAN WITHSTAND INSTALLATION STRESSES.

d. SAND - UNIFORMLY GRADED, WASHED, CLEAN, BANK RUN SAND.

E. GRAVEL: WASHED NATIVE PEA GRAVEL, GRADED 1" TO 1.5"

F. DECOMPOSED GRANITE - BASE MATERIAL OF NATURAL MATERIAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE.

G. RIVER ROCK - LOCALLY AVAILABLE NATIVE RIVER ROCK BETWEEN 2"-4" IN DIAMETER.

H. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

PART 3 - EXECUTION

3.1 PREPARATION

A. LANDSCAPE CONTRACTOR TO INSPECT ALL EXISTING CONDITIONS AND REPORT ANY DEFICIENCIES TO THE OWNER.

B. ALL PLANTING AREAS SHALL BE CONDITIONED AS FOLLOWS:

1. PREPARE NEW PLANTING BEDS BY SCRAPING AWAY EXISTING GRASS AND WEEDS AS NECESSARY. TILL EXISTING SOIL TO A DEPTH OF SIX (6") INCHES PRIOR TO PLACING COMPOST AND FERTILIZER. APPLY FERTILIZER AS PER MANUFACTURER'S RECOMMENDATIONS. ADD SIX (6") INCHES OF COMPOST AND TILL INTO A DEPTH OF SIX (6") INCHES OF SPECIFIED MULCH (SETTLED THICKNESS).

2. BACKFILL FOR TREE PITS SHALL BE AS FOLLOWS: USE EXISTING TOP SOIL ON SITE (USE IMPORTED TOPSOIL AS NEEDED) FREE FROM LARGE CLUMPS, ROCKS, DEBRIS, CALICHE, SUBSOILS, ETC., PLACED IN NINE (9") INCH LAYERS AND WATERED IN THOROUGHLY.

C. GRASS AREAS:

1. BLOCKS OF SOD SHOULD BE LAID JOINT TO JOINT (STAGGERED JOINTS) AFTER FERTILIZING THE GROUND IN. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE. THE JOINTS BETWEEN THE BLOCKS OF SOD SHOULD BE FILLED WITH TOPSOIL WHERE THEY ARE GAPPED OPEN, THEN WATERED THOROUGHLY.

3.2 INSTALLATION

A. MAINTENANCE OF PLANT MATERIALS SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS DELIVERED TO THE SITE AND SHALL CONTINUE UNTIL ALL CONSTRUCTION HAS BEEN SATISFACTORILY ACCOMPLISHED.

B. PLANT MATERIALS SHALL BE DELIVERED TO THE SITE ONLY AFTER THE BEDS ARE PREPARED AND AREAS ARE READY FOR PLANTING. ALL SHIPMENTS OF NURSERY MATERIALS SHALL BE THOROUGHLY PROTECTED FROM THE WINDS DURING TRANSIT. ALL PLANTS WHICH CANNOT BE PLANTED AT ONCE, AFTER DELIVERY TO THE SITE, SHALL BE WELL PROTECTED AGAINST THE POSSIBILITY OF DRYING BY WIND AND BALLS OF EARTH OF 8 & 8 PLANTS SHALL BE KEPT COVERED WITH SOIL OR OTHER ACCEPTABLE MATERIAL. ALL PLANTS REMAIN THE PROPERTY OF THE CONTRACTOR UNTIL FINAL ACCEPTANCE.

C. POSITION THE TREES AND SHRUBS IN THEIR INTENDED LOCATION AS PER PLAN.

D. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL POSITIONING OF PLANT MATERIALS.

E. EXCAVATE PITS WITH VERTICAL SIDES AND HORIZONTAL BOTTOM. TREE PITS SHALL BE LARGE ENOUGH TO PERMIT HANDLING AND PLANTING WITHOUT INJURY TO BALLS OF EARTH OR ROOTS AND SHALL BE OF SUCH DEPTH THAT WHEN PLANTED AND SETTLED, THE CROWN OF THE PLANT SHALL BEAR THE SAME RELATIONSHIP TO THE FINISH GRADE AS IT DID TO SOIL SURFACE IN ORIGINAL PLACE OF GROWTH. THE SIDES OF THE HOLE SHOULD BE ROUGH AND JAGGED, MICROTEXTURED.

F. SHRUB AND TREE PITS SHALL BE NO LESS THAN TWENTY-FOUR (24") INCHES WIDER THAN THE LATERAL DIMENSION OF THE EARTH BALL AND SIX (6") INCHES DEEPER THAN THE LATERAL DIMENSION. REMOVE AND HAUL FROM SITE ALL ROCKS AND STONES OVER THREE-QUARTER (3/4") INCH IN DIAMETER. PLANTS SHOULD BE THOROUGHLY MOIST BEFORE REMOVING CONTAINERS.

G. PERCOLATION TEST: FILL THE HOLE WITH WATER. IF THE WATER LEVEL DOES NOT PERCOLATE WITHIN 24 HOURS, THE TREE NEEDS TO MOVE AND ANOTHER LOCATION OR HAVE DRAINAGE ADDED. INSTALL A PVC STAND PIPE PER TREE IF THE PERCOLATION TEST FAILS.

H. BACKFILL ONLY WITH 5 PARTS EXISTING SOIL OR SANDY LOAM AND 1 PART BED PREPARATION. WHEN THE HOLE IS DUG IN SOLID ROCK, TOPSOIL FROM THE SAME AREA SHOULD NOT BE USED. CAREFULLY SETTLE BY WATERING TO PREVENT AIR POCKETS. REMOVE THE EXCESSIVE MULCH FROM THE HOLE. CONTAINER TREES WILL USUALLY BE ROOT BOUND, IF SO FOLLOW STANDARD NURSERY PRACTICE OF ROOT SCORING.

I. DO NOT WRAP TREES.

J. DO NOT OVER PRUNE.

K. REMOVE NURSERY TAGS AND STAKES FROM ALL PLANTS

L. REMOVE BOTTOM OF PLANT BOXES PRIOR TO PLACING PLANTS. REMOVE

SIDES AFTER PLACEMENT AND PARTIAL BACKFILLING.

M. REMOVE UPPER THIRD OF BURLAP FROM BALLED AND BURLAPPED TREES AFTER PLACEMENT.

N. PLACE PLANT UPRIGHT AND PLUMB IN CENTER OF HOLE. ORIENT PLANTS FOR BEST APPEARANCE.

O. MULCH THE TOP OF THE BALL. DO NOT PLANT GRASS ALL THE WAY TO THE TRUNK OF THE TREE. LEAVE THE AREA ABOVE THE TOP OF THE BALL AND MULCH WITH AT LEAST TWO (2") INCHES OF SPECIFIED MULCH.

P. ALL PLANT BEDS AND TREES TO BE MULCHED WITH A MINIMUM SETTLED THICKNESS OF TWO (2") INCHES OVER THE ENTIRE BED OR PIT.

Q. OBSTRUCTION BELOW GROUND: IN THE EVENT THAT ROCK, OR UNDERGROUND CONSTRUCTION WORK OR OBSTRUCTIONS ARE ENCOUNTERED IN ANY PLANT PIT EXCAVATION WORK, TO BE DONE UNDER THIS SECTION, ALTERNATE LOCATIONS MAY BE SELECTED BY THE OWNER. WHERE LOCATIONS CANNOT BE CHANGED, THE OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF NOT LESS THAN THREE (3") FEET BELOW GRADE AND NO LESS THAN SIX (6") INCHES BELOW THE BOTTOM OF BALL WHEN PLANT IS PROPERLY SET AT THE REQUIRED GRADE. THE WORK OF THIS SECTION SHALL INCLUDE THE REMOVAL FROM THE SITE OF SUCH ROCK OR UNDERGROUND OBSTRUCTIONS ENCOUNTERED AT THE COST OF THE LANDSCAPE CONTRACTOR.

R. TREES AND LARGE SHRUBS SHALL BE STAKED AS SITE CONDITIONS REQUIRE. POSITION STAKES TO SECURE TREES AGAINST SEASONAL PREVAILING WINDS.

S. PRUNING AND MULCHING: PRUNING SHALL BE DIRECTED BY THE LANDSCAPE ARCHITECT AND SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE FOLLOWING FINE PRUNING, CLASS I PRUNING STANDARDS PROVIDED BY THE NATIONAL ARBORIST ASSOCIATION.

1. DEAD WOOD, SUCKERS, BROKEN AND BADLY BRUISED BRANCHES SHALL BE REMOVED. GENERAL TIPPING OF THE BRANCHES IS NOT PERMITTED. DO NOT CUT TERMINAL BRANCHES.

2. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.

3. IMMEDIATELY AFTER PLANTING OPERATIONS ARE COMPLETED, ALL TREE PITS SHALL BE COVERED WITH A LAYER OF ORGANIC MATERIAL TWO (2") INCHES IN DEPTH. THIS LIMIT OF THE ORGANIC MATERIAL FOR TREES SHALL BE THE DIAMETER OF THE PLANT PIT.

D. STEEL EDGING INSTALLATION: EDGE SHALL BE ALIGNED AS INDICATED ON PLANS. STAKE OUT LIMITS OF STEEL CURBING AND OBTAIN OWNERS APPROVAL PRIOR TO INSTALLATION.

1. ALL STEEL CURBING SHALL BE FREE OF KINKS AND ABRUPT BENDS.

2. TOP OF EDGING SHALL BE 1/2" MAXIMUM HEIGHT ABOVE FINAL FINISHED GRADE.

3. STAKES ARE TO BE INSTALLED ON THE PLANTING BED SIDE OF THE CURBING, AS OPPOSED TO THE GRASS SIDE.

4. DO NOT INSTALL STEEL EDGING ALONG SIDEWALKS OR CURBS.

5. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE EDGING MEETS SIDEWALKS OR CURBS.

3.3 CLEANUP AND ACCEPTANCE

A. CLEANUP: DURING THE WORK, THE PREMISES SHALL BE KEPT NEAT AND ORDERLY AT ALL TIMES. STORAGE AREAS FOR ALL MATERIALS SHALL BE SO ORGANIZED SO THAT THEY, TOO, ARE NEAT AND ORDERLY. ALL TRASH AND DEBRIS SHALL BE REMOVED FROM THE SITE AS WORK PROGRESSES. KEEP PAVED AREAS CLEAN BY SWEEPING OR HOSING THEM AT END OF EACH WORK DAY.

B. REPAIR RUTS, HOLES AND SCARS IN GROUND SURFACES.

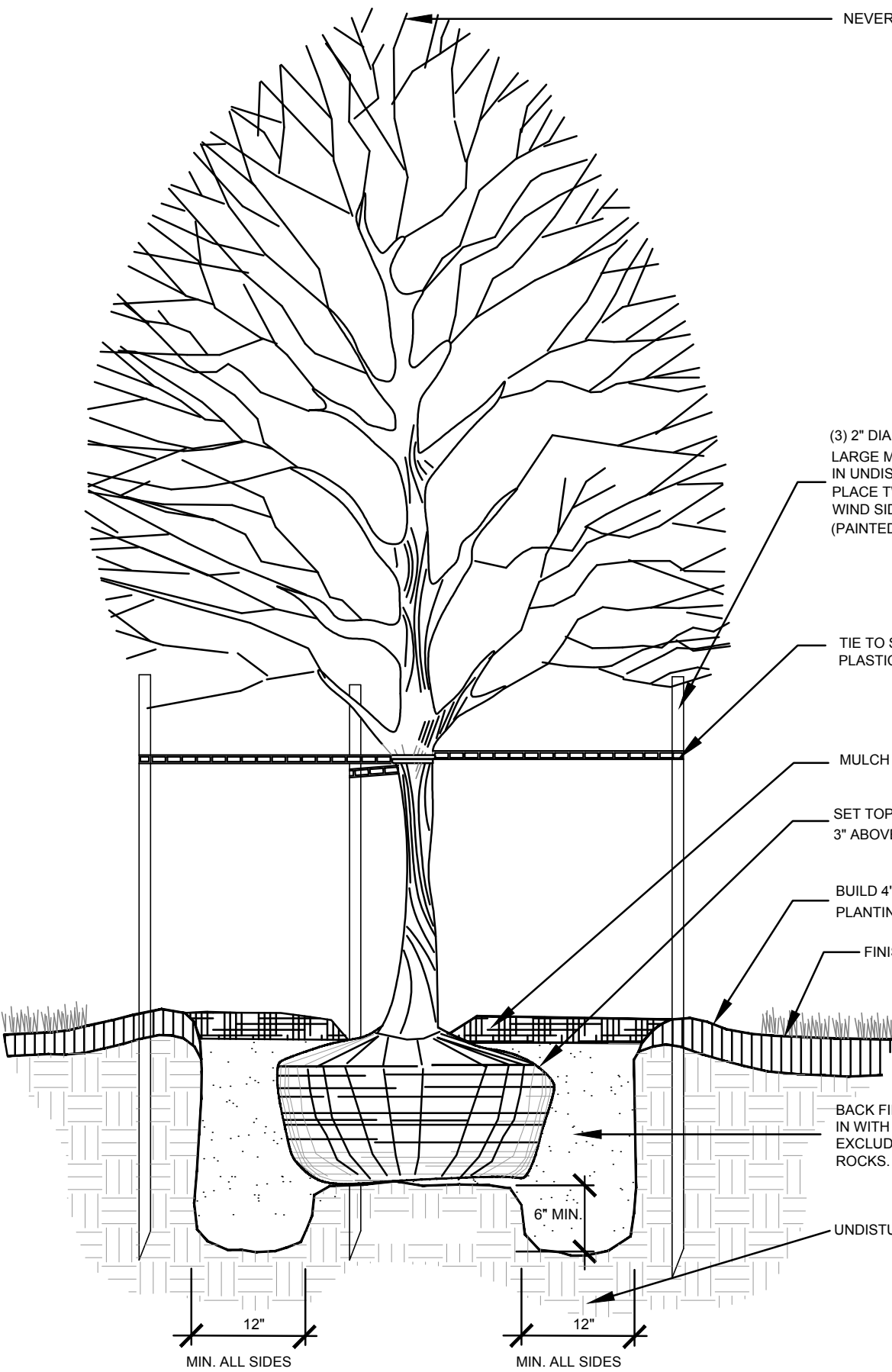
C. ENSURE THAT WORK IS COMPLETE AND PLANT MATERIALS ARE IN VIGOROUS AND HEALTHY GROWING CONDITION.

D. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.

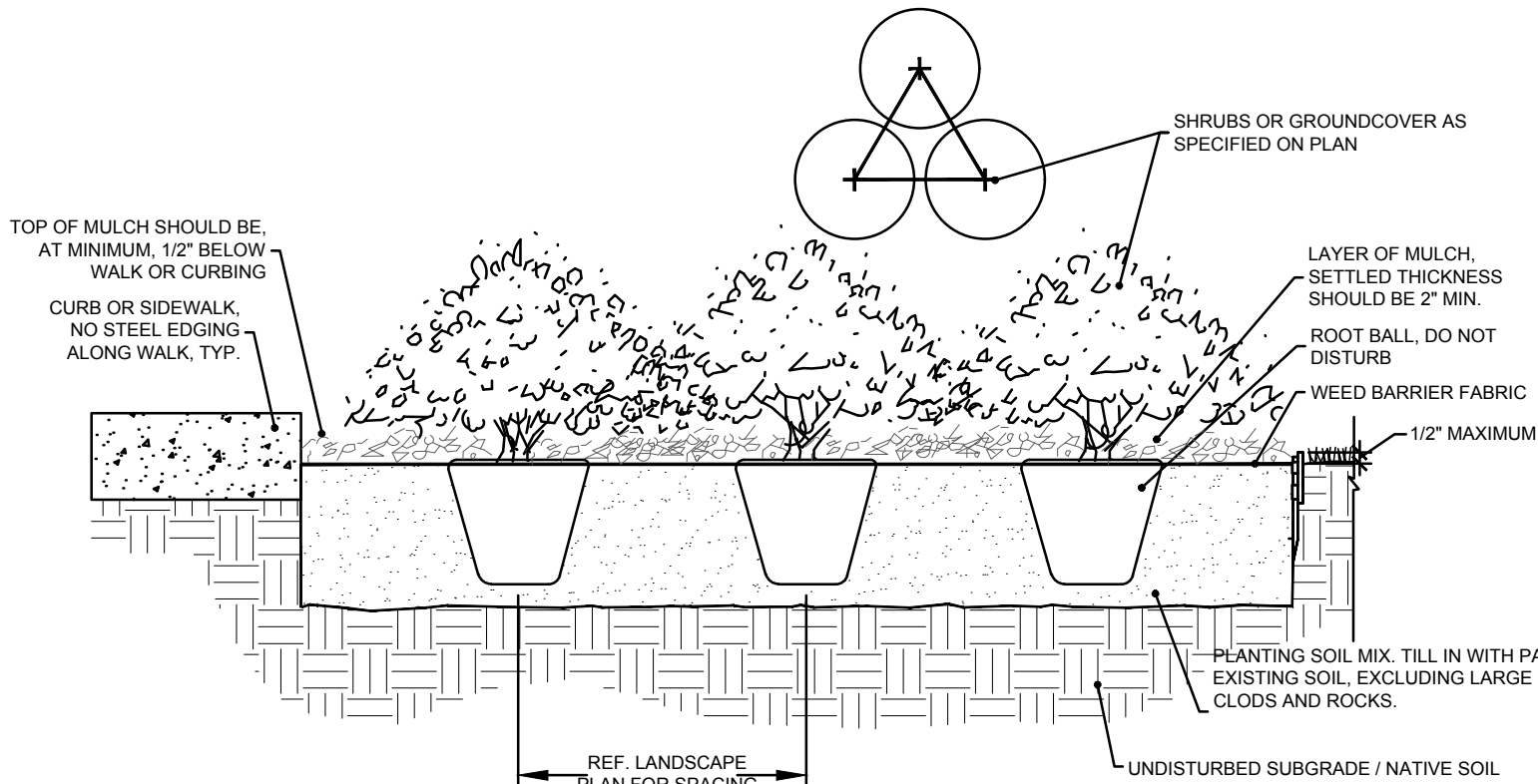
E. WHEN IF THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNERS SATISFACTION WITHIN 24 HOURS.

F. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

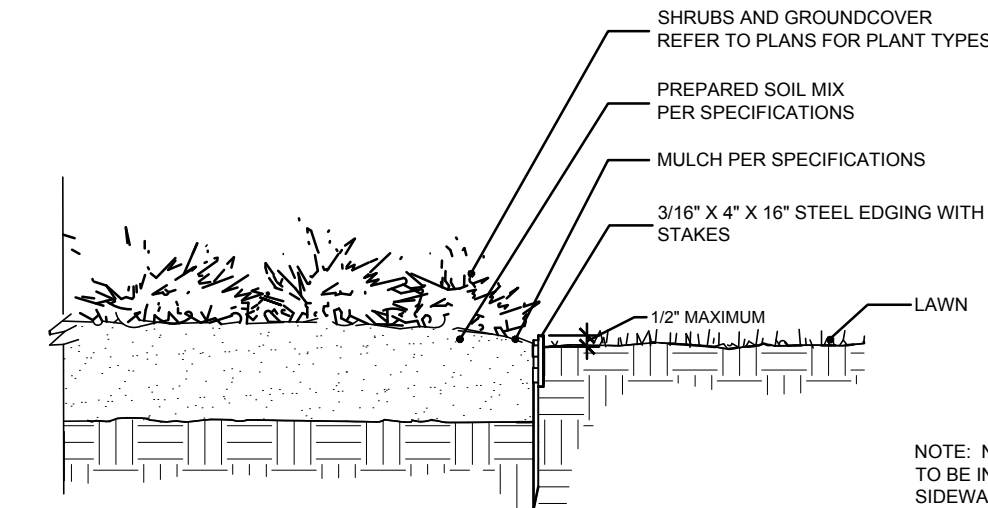
END OF SECTION









1 TREE PLANTING  
N.T.S.



2 SHRUB PLANTING  
N.T.S.



Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Cal Ht.
SITE	Illuminance	Fc	3.36	25.1	0.0	N.A.	N.A.	0

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Manufacturer	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	4	F1	Single	ZA-50001-W-W40	LIGMAN	0.900	1551	21.1	84.4
	11	G	Single	GKO-PB2D-740-U-T4W	COOPER LIGHTING SOLUTIONS - McGraw-Edison	0.900	10050	76.2	838.2
	1	P1	Single	PRV-PA2B-740-U-T3	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	0.900	19667	151	151
	2	P2	Back-Back	PRV-PA2A-740-U-T4W	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	0.900	15560	112	448
	3	S	Single	VA-20011-W40	LIGMAN	0.900	1414	21	63
	2	Z	Single	XTOR1A	EATON - LUMARK (FORMER COOPER LIGHTING)	0.900	722	7	14

**GENERAL NOTES**

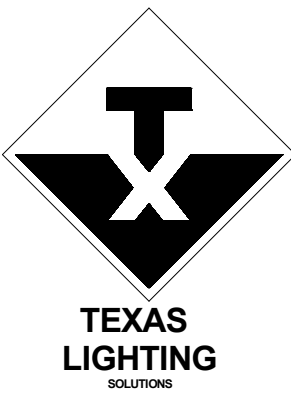
-ASSUMED REFLECTANCE: 0.8 CEILINGS, 0.5 WALLS, 0.2 FLOORS

-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. INPUT DATA FOR THE CALCULATIONS CORRESPONDS TO 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 IS CONSISTENT WITH EXPECTED FIELD CONDITIONS. RESULTS OF THE LIGHTING CALCULATIONS ACCURATELY REFLECT THE INPUT DATA, HOWEVER, ACTUAL LIGHTING LEVELS WILL VARY DEPENDING ON FIELD CONDITIONS SUCH AS ROOM CHARACTERISTICS, TEMPERATURE, VOLTAGE AND LAMP/BALLAST OUTPUT AND OTHER FACTORS. CALCULATIONS ARE ALSO SUBJECT TO THE LIMITATIONS OF THE SOFTWARE. DUE TO THE ABOVE CONSIDERATIONS, TEXAS LIGHTING SOLUTIONS CANNOT GUARANTEE THAT ACTUAL LIGHT LEVELS MEASURED IN THE FIELD WILL MATCH OUR INITIAL CALCULATIONS.



TEXAS LIGHTING SOLUTIONS

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

TLS CONSULTANT: GALIB NAJAFI

CLIENT: SC ARCH

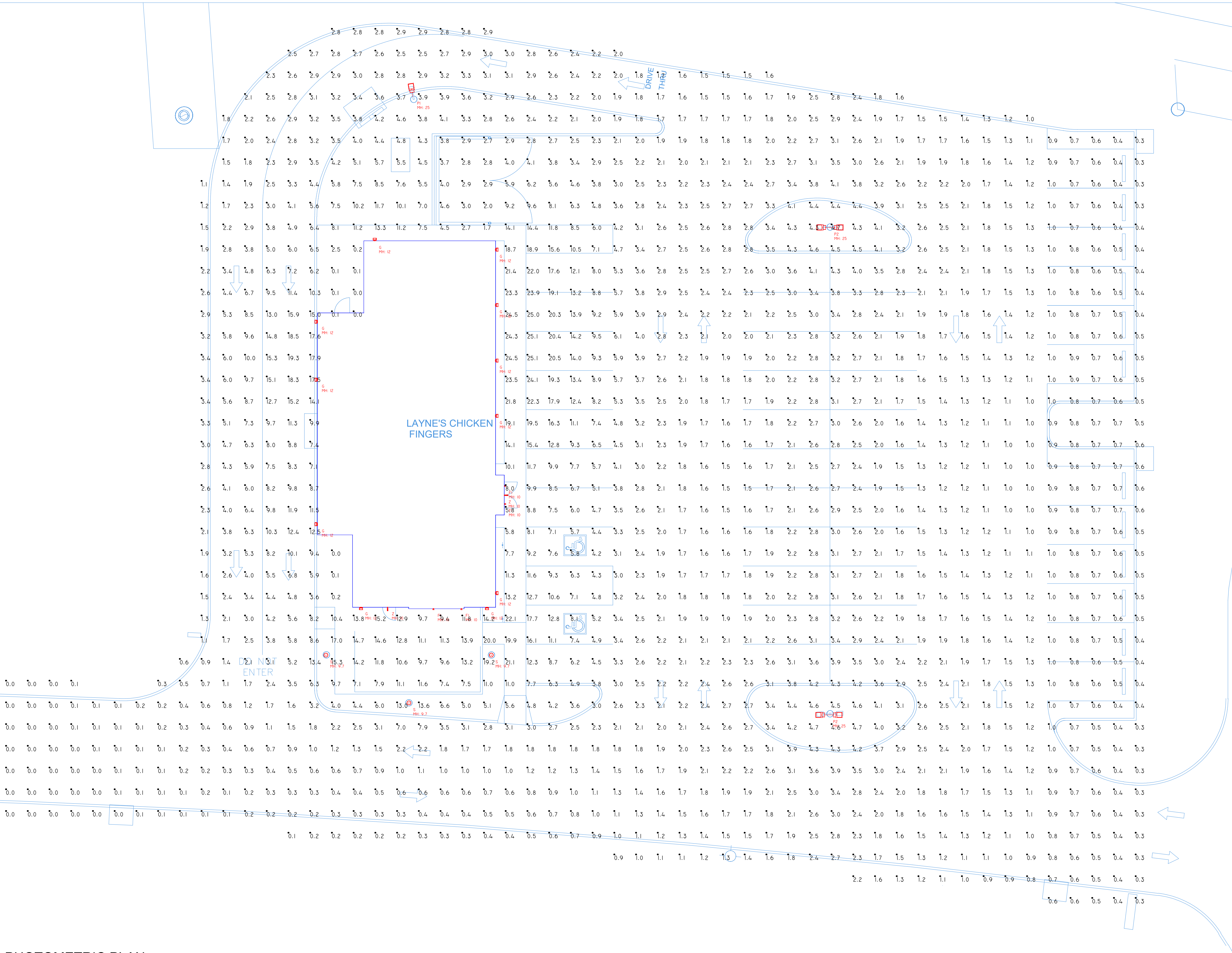
REVISION

#	DATE	INITIALS

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

JOB NAME: LAYNE'S CHICKEN FINGERS

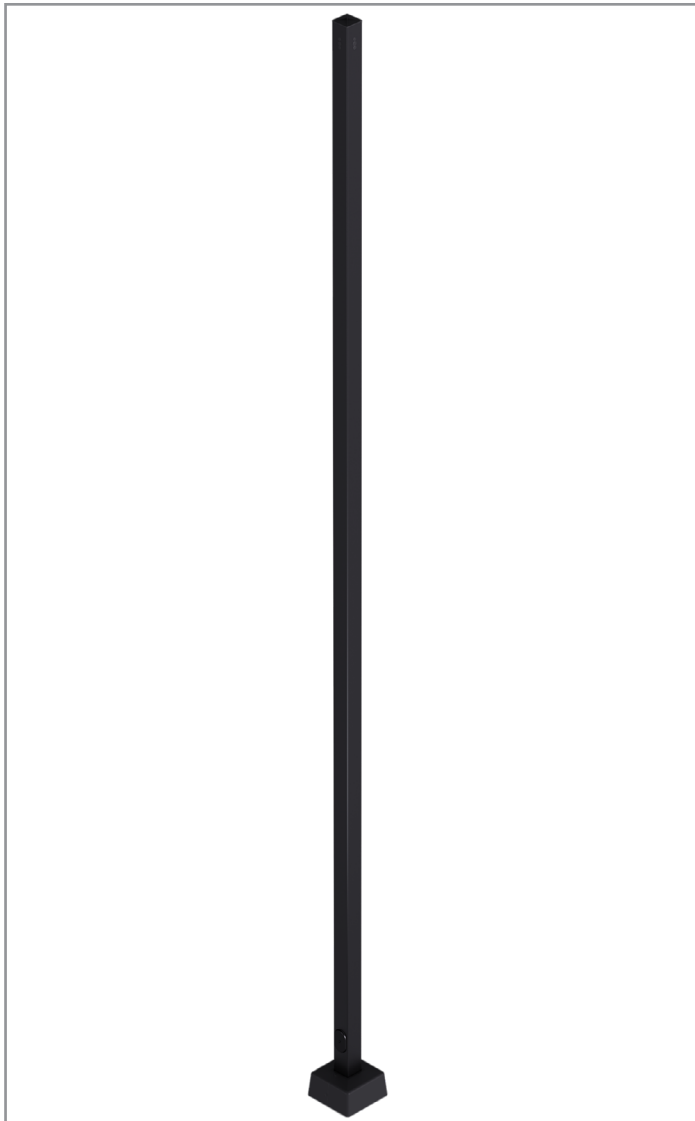
JOB LOCATION: ROCKWALL, TEXAS



PHOTOMETRIC PLAN  
SCALE: 1/12" = 1'-0"



Project		Catalog #		Type	
Prepared by		Notes		Date	



## Cooper Poles

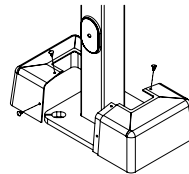
### Square Straight Steel - Quick Spec QS-SSS

#### Anchor Base Installation

#### Product Certifications & Features

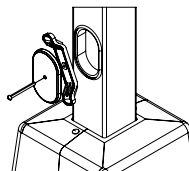


#### Base Cover



- 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

#### 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](#)

#### Domestic Preferences

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

Project		Catalog #		Type	
Prepared by		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](#)
- Control Options [page 8](#)

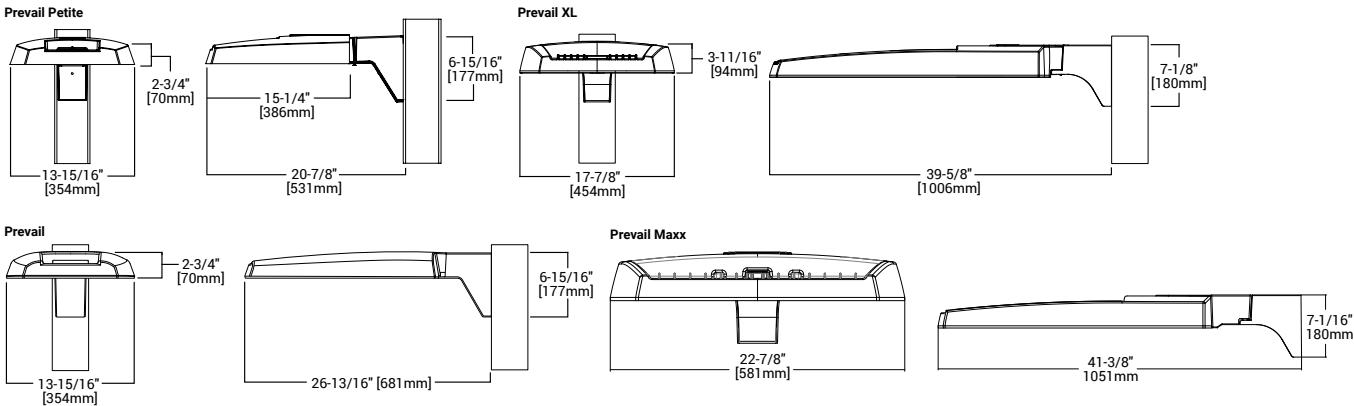
### Quick Facts

- 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 PRO Wireless
- WaveLinx LITE Wireless

### 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.



# STREET WRAP™ FLEX BACK-BEND 24 VDC

Flexible LED illumination

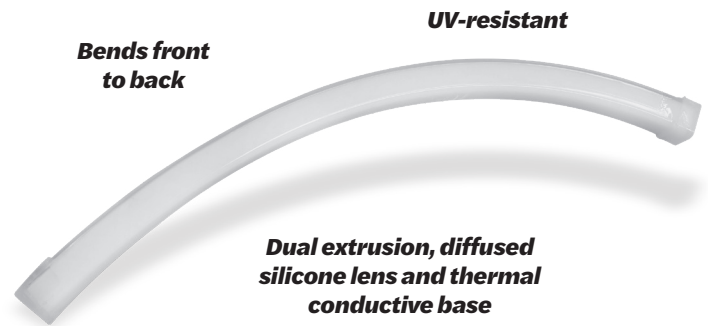


## Specifications

**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.



**Standard colors cuttable every 3.9370",  
RGB cuttable every 2.8149"**



## 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)		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	2.8110"	287.7244"	87.5	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.

# UVA-20011

## Vancouver 2 Light Column

**LIGMAN**  
LIGHTING USA



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 minimalistic 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.

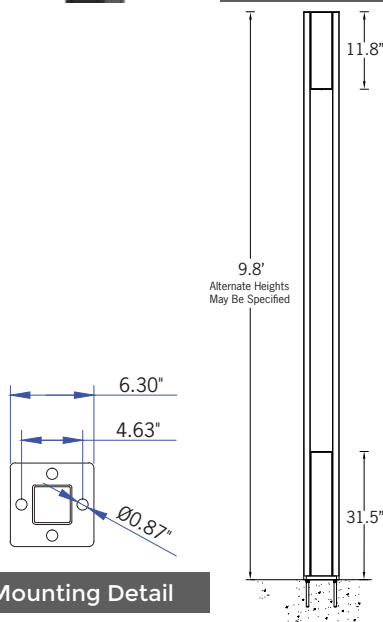
This fixture is supplied completely wired with powercord and waterproof gland from the driver enclosure to the base of the column to ensure quick trouble-free installation. The Vancouver has a specially designed anchor bolt mounting base that is partially buried below ground level to provide a flush 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](#)



Mounting Detail

