

CITY OF ROCKWALL CITY COUNCIL MEMO

AGENDA DATE: 05/16/2016

APPLICANT: Vincent Jarrard; *Eurythmic Design Group Architects*

AGENDA ITEM: **SP2016-008**; Carmel Car Wash

SUMMARY

Discuss and consider a request by Vincent Jarrard of Eurythmic Design Group Architects on behalf of the owner Cameron Bagley of Racetrac Petroleum, Inc. for the approval of a variance to the building orientation in conjunction with an approved site plan for a car wash/auto detail facility (i.e. Carmel Carwash) on a 1.3-acre tract of land identified as Lot 1, Block 1, Crossings Addition (i.e. 1.004-acres) and a 0.296-acre portion of Lot 1, Block 1, Rockwall Business Park Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2003 S. Goliad Street, and take any action necessary

PURPOSE:

The applicant is requesting the approval of a variance in conjunction with an approved site plan for the purpose of constructing a 7,355 sq. ft. *Car Wash* facility. The property is zoned Commercial (C) District, is within the SH-205 Overlay (SH-205 OV) District, and is located at 2003 N. Goliad Street, just north of the intersection of SH-205 and IH-30. The applicant's site plan request included a special exception to allow for cultured stone in lieu of natural/quarried stone. The ARB reviewed a material sample of the cultured stone and recommended approval of the special exception. This special exception was also approved by the Planning and Zoning Commission at the May 10, 2016 Planning and Zoning Commission meeting.

DENSITY AND DIMENSIONAL REQUIREMENTS:

According to Section 4.5, *Commercial (C) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), the proposed use (i.e. a car wash facility) is a use permitted by right, with conditions for entrance and exits regarding the tunnel orientation which the applicant is requesting a variance. The approved site plan, landscape plan, building elevations, and photometric plan conform to the technical requirements contained within the Unified Development Code (UDC) for a property located in a Commercial (C) District and located within the SH-205 Overlay (SH-205 OV) District. A summary of the density and dimensional requirements of the subject property are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	<i>10,000 SF</i>	<i>>50,000 SF; In Conformance</i>
<i>Minimum Lot frontage</i>	<i>60-Feet</i>	<i>~150-Feet; In Conformance</i>
<i>Minimum Lot Depth</i>	<i>100-Feet</i>	<i>~337-Feet; In Conformance</i>
<i>Minimum Front Yard Setback</i>	<i>25-Feet^f</i>	<i>~50-Feet; In Conformance</i>
<i>Minimum Rear Yard Setback</i>	<i>10-Feet^f</i>	<i>x>5-Feet; In Conformance</i>
<i>Minimum Side Yard Setback</i>	<i>10-Feet^f</i>	<i>x>10-Feet; In Conformance</i>
<i>Maximum Building Height</i>	<i>60-Ft w/o SUP</i>	<i>21-Ft; In Conformance</i>
<i>Max Building/Lot Coverage</i>	<i>60%</i>	<i>28.97%; In Conformance</i>
<i>Minimum Masonry Requirement</i>	<i>90%</i>	<i>>90%; In Conformance</i>

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Floor Area Ratio</i>	<i>4:1</i>	<i>x>1:1; In Conformance</i>
<i>Minimum Number of Parking Spaces</i>	<i>30</i>	<i>33 Provided; In Conformance</i>
<i>Minimum Stone Requirement (SH205 OV)</i>	<i>20% ea facade</i>	<i>X<20%; Exception Requested</i>
<i>Minimum Landscaping Percentage</i>	<i>15%</i>	<i>21.58%; In Conformance</i>
<i>Maximum Impervious Coverage</i>	<i>85%</i>	<i>78.42%; In Conformance</i>

NOTES: 1. The car wash must be setback a minimum of 50-ft from street frontage. 2. Without fire retardant wall, or alley: ten feet, or as required by building and/or fire codes. 3. a. Without fire retardant wall: ten feet, or as required by building and/or fire codes, b. With fire retardant wall: zero feet.

If the applicant platted this property as shown, it would result in the remaining portion of the lot not having frontage on a public street, which is not permitted in any district; therefore, the applicant will be required to plat the two lots as one (1) lot unless the City Council approves a variance during the platting process. If additional property is acquired that can be combined with the back portion of the lot to allow it to have frontage on a public street, the property can be replatted without the variance requirement.

VARIANCES

The applicant is requesting a variance to allow the tunnels of the car wash to face SH-205. According to *Section 2.1.8, Auto and Marine-Related Use Conditions, of Article IV, Permissible Uses*, of the Unified Development Code (UDC) (e)ntrances and exits to the car wash shall not directly face any public street. To help mitigate for the requested variance the tunnels will be shielded by the point of sale pavilion and landscaping will be added

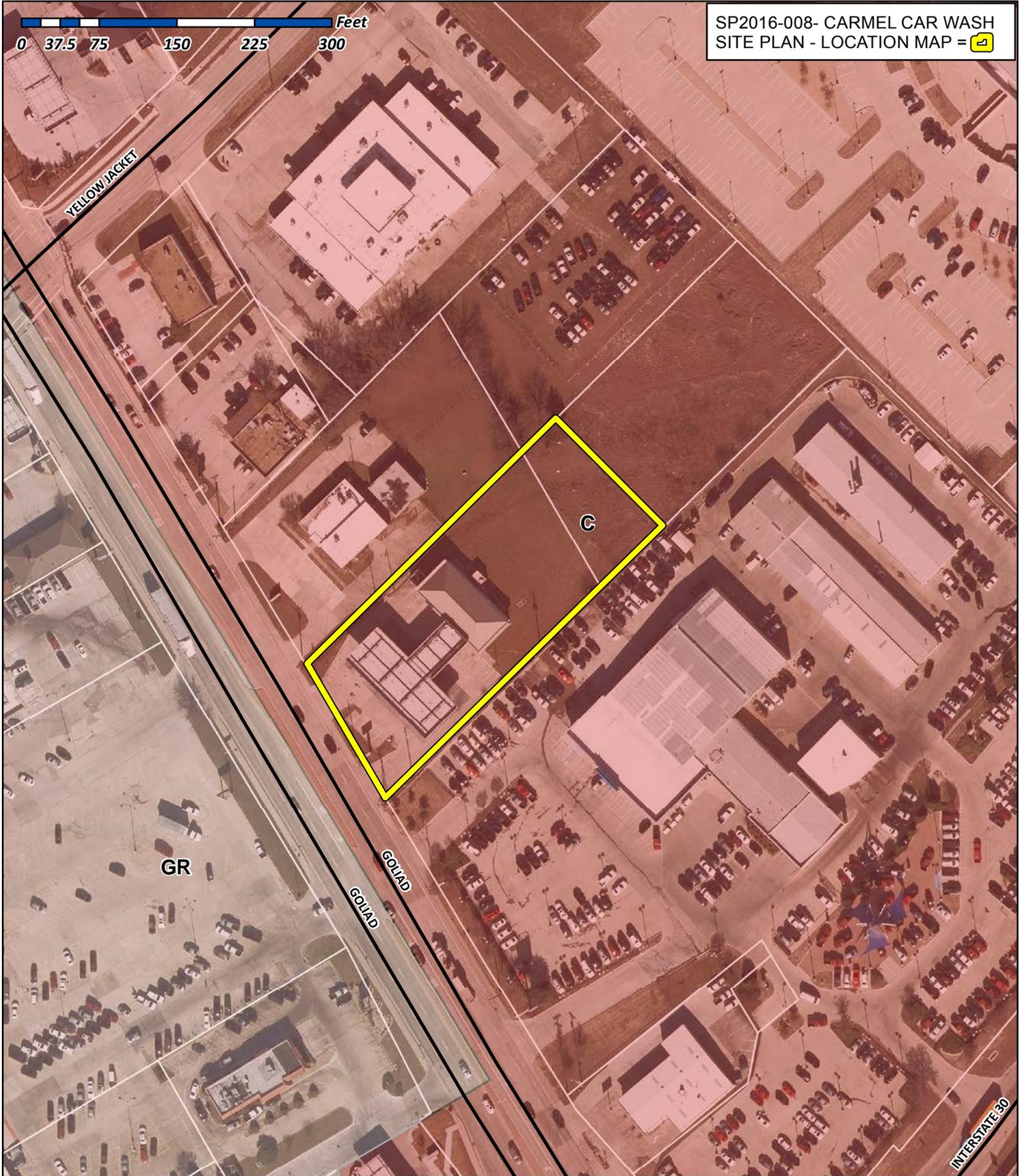
ARCHITECTURAL REVIEW BOARD RECOMMENDATION:

On April 26, 2016, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. General discussion concerning the agenda item took place between the Board Members and city staff. The board expressed concern with the use of fabric for the canopies and requested for the canopies to be fabricated from metal to match the louvers on the main structure. In addition, the applicant indicated they will be using a cultured stone in lieu of the required natural stone. The applicant will provide a sample of the cultured stone at the May 10, 2016 ARB meeting for the ARB's recommendation to the Planning and Zoning Commission.

On May 10th, the ARB reviewed the applicant's material sample board and recommended approval of the proposed cultured stone. The ARB expressed that a 50-year warranty is sufficient since most cultured stone and other masonry products carry a 50-year warranty. Additionally ARB reviewed the proposed fabric canopies and decided that metal canopies were not necessary. The ARB expressed how the fabric will breathe and let hot air escape while metals canopies will tend to trap the heat and subsequently approved the fabric canopies.

PLANNING AND ZONING COMMISSION RECOMMENDATIONS:

On May 10, 2016, the Planning and Zoning Commission approved a motion to recommend approval of the *variance* to allow the tunnels of the car wash to face SH-205 by a vote of 7-0.



SP2016-008- CARMEL CAR WASH
 SITE PLAN - LOCATION MAP = 



City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

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City of Rockwall Project Plan Review History



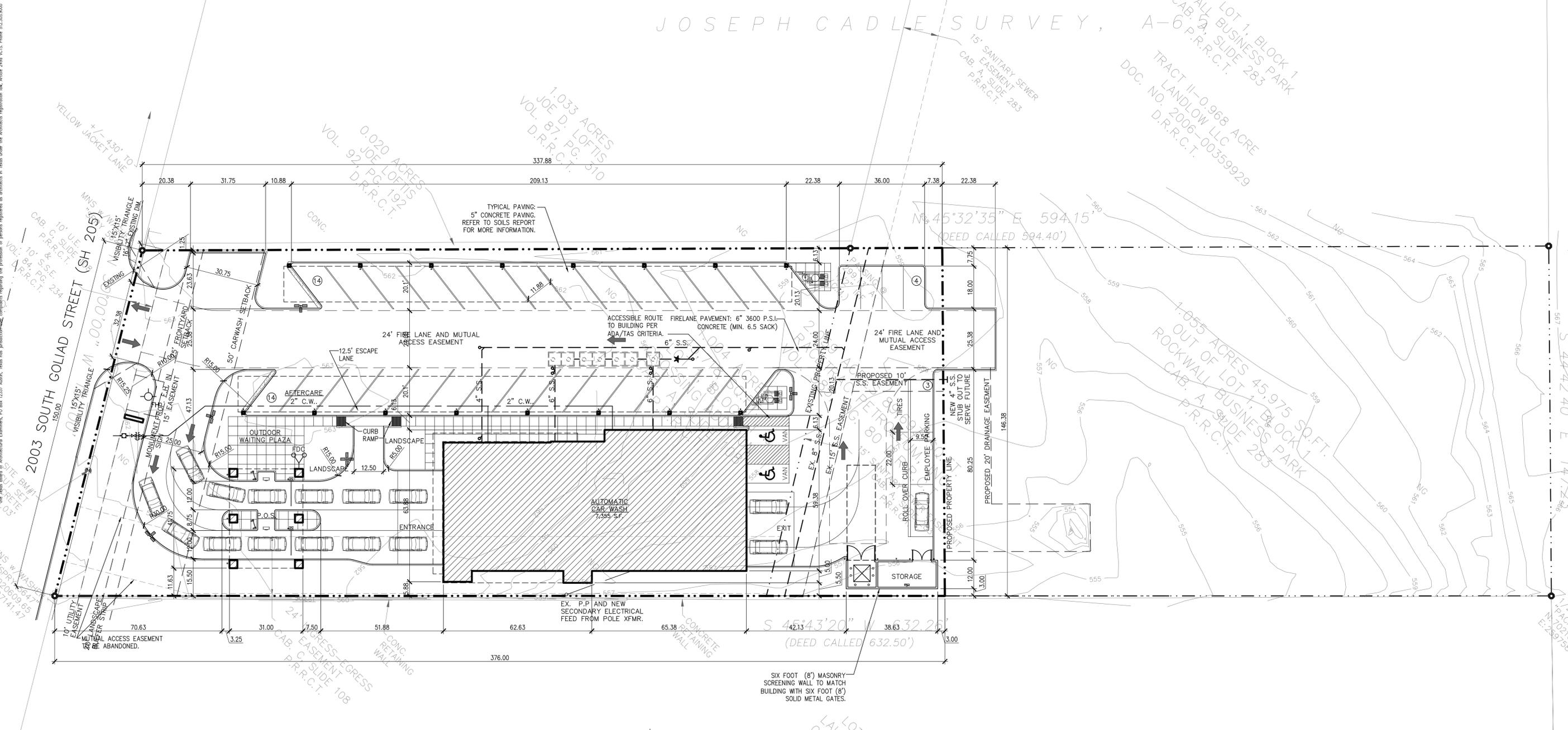
Project Number SP2016-008	Owner RACETRAC, PETROLEUM INC	Applied 4/15/2016	LM
Project Name Carmel Car Wash	Applicant EURYTHMIC DESIGN GROUP ARCHITECTS	Approved	
Type SITE PLAN		Closed	
Subtype		Expired	
Status STAFF REVIEW		Status 4/15/2016	LM
Site Address 2003 S GOLIAD ST		City, State Zip ROCKWALL, TX 75087	
Subdivision CROSSINGS ADDITION		Tract 1	Block 1
		Lot No 1	Parcel No 3434-0001-0001-00-OR
			General Plan
			Zoning

Comments regarding revisions are highlighted in yellow

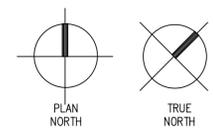
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	4/15/2016	4/22/2016	4/22/2016	7	APPROVED	
ENGINEERING (4/19/2016 12:19 PM AW) Parking needs to be 90 degrees along the 2 way fire lane and access easement Fire hydrant to be in a 15' wide easement Verify that the signage isn't in an easement Fire lane to be a minimum of 6" 3,600 psi concrete (min 6.5 sack) Parallel parking is a minimum of 22'x9' Need more dimensions (see markup) Need off-site easements for drainage and fire lane/access Entire lot must drain to the east to existing drop inlet. No structures in easements...including dumpsters. Move dumpster Stub sanitary sewer out to the property to the east in a 15' easement.	Amy Williams	4/15/2016	4/22/2016	4/19/2016	4	COMMENTS	See Comments
ENGINEERING (5/3/2016 3:17 PM AW) Sewer easement for the stubout is a minimum of 15' wide and it is required to be a minimum of an 8" pipe connected to the existing sewer with a manhole. Need to extend an 8" water to the rear lot from SH 205 Need to label the handicap parking to be 20'x9' See attached markups	Amy Williams	5/3/2016	5/10/2016	5/3/2016		COMMENTS	See Comments
FIRE	Ariana Hargrove	4/15/2016	4/22/2016	4/22/2016	7	APPROVED	
FIRE	Ariana Hargrove	5/6/2016	5/13/2016	5/6/2016		APPROVED	revised plans
GIS	Lance Singleton	4/15/2016	4/22/2016	4/20/2016	5	APPROVED	See Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
(4/20/2016 4:57 PM LS) Assigned address will be: 2003 S GOLIAD ST, ROCKWALL, TX 75087						
PLANNING	Korey Brooks	4/15/2016	4/22/2016	4/22/2016	7 COMMENTS	See Comments
<p>SP2016-008 (Carmel Car Wash): Please address the following comments (M= Mandatory Comments; I = Informational Comments)</p> <p>I.1 This is a request for the approval of site plan for a car wash/auto detail facility (i.e. Carmel Carwash) on a 1.3-acre tract of land identified as Lot 1, Block 1, Crossings Addition (i.e. 1.004-acres) and a 0.296-acre portion of Lot 1, Block 1, Rockwall Business Park Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2003 S. Goliad Street.</p> <p>I.2 For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.</p> <p>M.3 For reference, include the case number (SP2016-008) in the lower right hand corner of all pages on future submittals.</p> <p>I.4 This property will be required to be plated prior to the issuance of a building permit.</p> <p>I.5 This property is located in the SH 205 Overlay (SH-205 OV) District and is subject to stricter architectural/site design standards. Each exterior wall shall consist of 90% masonry including a minimum 20% natural or quarried stone.</p> <p>M.6 Site Plan. Please provide Material Sample Board with actual samples of proposed materials.</p> <p>M.7 Site Plan. Please provide color building elevations.</p> <p>M.8 Site Plan. Please provide perimeter dimensions of all buildings. Indicate the perimeter dimensions in feet.</p> <p>M.9 Site Plan. Please indicate the distance between all property lines and existing/planned buildings located on the site.</p> <p>M.10 Site Plan. Please indicate all building setbacks adjacent to right-of-way (i.e. SH. 205).</p> <p>M.11 Site Plan. All trash and recycling receptacles shall be four-sided with a gate and located outside buffer strips and to the rear of the primary building. The receptacles shall be screen by a minimum 8-foot solid masonry screen and shall utilize similar masonry materials to the primary structure. Every effort shall be made to screen trash/recycling receptacles from SH 205. Please ensure that the screening wall is 8-feet and add a detail of the dumpster enclosure to show that it is 8-feet in height.</p> <p>M.12 Site Plan. Please label all adjacent existing and proposed street names (i.e. SH 205)</p> <p>M.13 Site Plan. Please indicate the street centerline for SH 205.</p> <p>M.14 Site Plan. Please indicate whether utility equipment will be pad/ground mounted roof mounted. Pad mounted utility equipment shall be screened from horizontal view from any adjacent public street and from any adjacent property. All buildings must be designed so that no roof mounted mechanical equipment shall be visible from any direction.</p> <p>M.15 Site Plan. Minimum width of side yard setback is 10-feet. Please check setback on the "Plan South" elevation to ensure that the building is 10-feet away from the property line unless you have a fire retardant wall.</p> <p>I.16 Any above ground storage tanks shall be screened utilizing plantings, berms, or walls matching the main structure.</p> <p>M.17 Site Plan. Please indicate the widths of the drives entering the car wash.</p> <p>M.18 Landscape Plan. Please provide the same site data information required in Sec 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist.</p> <p>M.19 Landscape Plan. Please indicate the application zoning district percentage of landscaping required and provided in addition to the impervious areas vs. the amount of landscaping and open spaces required and provided.</p> <p>I.20 Landscape Plan. Please ensure that the Impervious Area is no greater than 85% and that the pervious area is at least 15%.</p> <p>M.21 Landscape Plan. Canopy trees must be at least 4" caliper. Currently the canopy trees are 1-inch below the requirement.</p> <p>M.22 Landscape Plan. Please indicate the 10' landscape buffer. Currently there is a 10' buffer showing adjacent to SH 205, however, it does not specify that it is a landscape buffer.</p> <p>M.23 Photometric. No light pole, base or combination thereof shall exceed 20-feet in height. Please provide a light detail indicating the height the lighting poles.</p> <p>M.24 Photometric. Please darken the property lines on the Photometric Plan.</p> <p>M.25 Photometric. No lighting facilities shall distribute more than 0.2 of one footcandle of light at the property line. Please look at the lighting along the property lines to get this as close as possible to 0.2.</p>						

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
M.26	Photometric.	No lighting facilities shall distribute more than 20 of one footcandle of light on the remainder of the property. Please look at the lighting at the entrance of the property and try to get it as close as possible to 20 FC.				
M.27	Photometric.	Parking areas are not the exceed a maintained average of 1.5 foot candles at the ground level and shall not distribute more than 0.2 of one foot candle of light upon any adjacent property. Please look at the lighting for the employee parking to get this as close as possible to the requirements.				
M.28	Photometric.	Please try and make the lighting symbols clearer so that it is easier to distinguish each symbol.				
M.29	Photometric.	Please provide cut-sheets for all exterior lighting (e.g. wall packs, canister lighting, etc.).				
M.30	Building Elevations.	Please label all roof mounted mechanical equipment and how these will be screened from view.				
M.31	Building Elevations.	Please provide a spec on stone used in elevation. Also, please note that Custom concrete masonry units (normal or heavy weight blocks with an integral color that is sandblasted, burnished or has a split face) are allowed.				
M.32	Building Elevations.	Please provide a spec of the storage building located on the site.				
M.33	Building Elevations.	Each exterior wall shall consist of 90 percent masonry material including a minimum of 20 percent natural or quarried stone. Please ensure that the East Elevation includes 90% masonry, including 20% natural or quarried stone, or please apply for a variance from City Council.				
M.34	Building Elevations.	Please indicate the parapet wall by dashing in the top of roof deck.				
M.35	Building Elevations.	Please indicate any additional design elements for the base, wall, or parapets. Be sure to include the location, size, color, and material of any proposed structure.				
M.36	Building Elevations.	Any carwash with entrances and exits to a carwash that directly face any public street shall require a variance.				
M.37	Building Elevations.	The wall on the south side of the building as well as the canopies will need to be 1-hour fire rating or they will need to be setback 10'.				
I.37	The Architectural Review Board (ARB)	meeting for this case will be held on April 26, 2016.				
I.38	Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on May 3, 2016; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the May 10, 2016 Planning & Zoning Meeting. The Planning & Zoning Work Session meeting will be held on April 26, 2016.					
I.39	If necessary the projected City Council meeting date for this case will be May 16, 2016.					
PLANNING	Korey Brooks	5/6/2016	5/13/2016	5/6/2016	COMMENTS	See Comments
SP2016-008 (Carmel Car Wash): Please address the following comments (M= Mandatory Comments; I = Informational Comments)						
M.1	Site Plan.	The Site plan indicates "SIX FOOT (8') MASONRY SCREENING WALL TO MATCH BUILDING WITH SIX FOOT (8') SOLID METAL GATES" for the dumpster. You have the correct height (8') but you mention SIX instead of EIGHT.				
I.2	This property will not be allowed to be platted as shown since it will not have frontage to a major public street. Applicant is proposing to plat both lots as one.					
M.3	Site Plan.	Canopies over vacuum stations are still fabric. ARB will more than likely comment on this. Also, this fabric needs a 1-hour fire rating unless the vacuum canopies are setback 10' from the north property line. I am aware of some companies that do provide fire-resistant canopies. If you already have fire-resistant canopies, please provide us with the spec. If the material changes, we will need the spec on that material to show that it is 1-hr fire rated.				
I.4	The Architectural Review Board (ARB)	meeting for this case will be held on May 10, 2016.				
I.5	Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on May 13, 2016; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the May 10, 2016					
I.6	The Planning & Zoning Meeting for this case will be May 10, 2016 and the City Council meeting date for this case will be May 16, 2016.					



1 SITE PLAN 1" = 20'



VICINITY MAP

PROJECT LOCATION

WATER METER SCHEDULE						
ID.	LOCATION	TYPE	SIZE	QUANTITY	SAN. SEW.	STATUS
1	N.E. CORNER	DOMESTIC	2"	2	6"	NEW
2	N.E. CORNER	IRRIGATION	1"	1	N/A	EXISTING

SITE DATA AND TABULATIONS:	
CURRENT AND PROPOSED ZONING COMMERCIAL (C)	
LOT AREA	52,072 S.F.
BUILDING AREA	7,355 S.F.
P.O.S. CANOPY	1,294 S.F.
VACUUM CANOPY 1	3,223 S.F.
VACUUM CANOPY 2	3,218 S.F.
TOTAL BUILDING AREA TO BE PARKED	7,355 S.F.
COVERAGE =	28.97%
FAR =	1:1
MAXIMUM HEIGHT OF BLDG. =	24'
PARKING REQUIRED:	
1:250 CAR WASH (7355 S.F.)	29.42 SPACES
TOTAL	30 SPACES
PARKING PROVIDED	36 SPACES
ACCESSIBLE SPACES REQUIRED	2 SPACES
ACCESSIBLE SPACES PROVIDED	2 SPACES
6 SPACES OF STACKING REQUIRED AND PROVIDED.	

CURRENT ZONING:
 COMMERCIAL (C)
 PROPOSED USE:
 EXPRESS CAR WASH



CARMEL CAR WASH- ROCKWALL
 2007 S. GOLIAD STREET ROCKWALL TEXAS 75087
 CASE NUMBER: SP2016-008
OWNER INFORMATION:
 CAMERON BAGLEY
 RACETRAC PETROLEUM, INC.
 3225 CUMBERLAND BLVD. SUITE 100 ATLANTA, GEORGIA 30339
 770.431.7600 x1202 cbagley@racetrac.com
APPLICANT INFORMATION:
 VINCENT JARRARD AIA
 EURYTHMIC DESIGN GROUP ARCHITECTS
 11700 PRESTON ROAD SUITE 660 DALLAS, TEXAS 75230
 214.361.1934 vincent@edg-architects.com

GENERAL CONTRACTOR:
 COOPER GENERAL CONTRACTORS
 GENE COOPER
 1225 E. CROSBY ROAD, SUITE A-1 CARROLLTON, TX 75006
 972.245.7960 tele 972.245.7990 fax

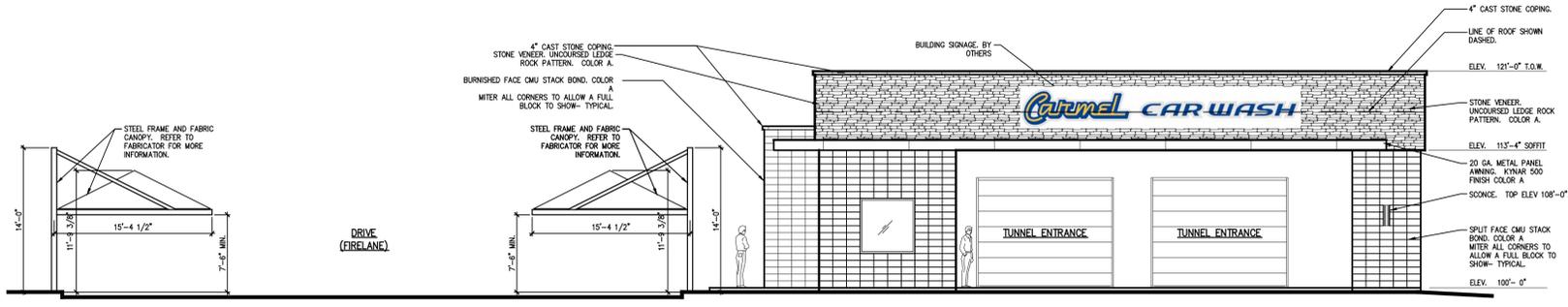
PROPOSED EXPRESS CAR WASH FOR
CARMEL CAR WASH ROCKWALL
 2003 SOUTH GOLIAD STREET ROCKWALL, TX 75087

EURYTHMIC DESIGN GROUP ARCHITECTS
 V. G. JARRARD A.I.A.
 11700 PRESTON ROAD SUITE 660-417 DALLAS, TX 75230
 Tele 214.361.1934 email vincent@edg-architects.com
 ARCHITECTURE ART INTERIOR ARCHITECTURE FURNITURE DESIGN

GENERAL CONTRACTOR:
 COOPER GENERAL CONTRACTORS
 GENE COOPER
 1225 E. CROSBY ROAD, SUITE A-1 CARROLLTON, TX 75006
 972.245.7960 tele 972.245.7960 fax

PROPOSED EXPRESS CAR WASH FOR
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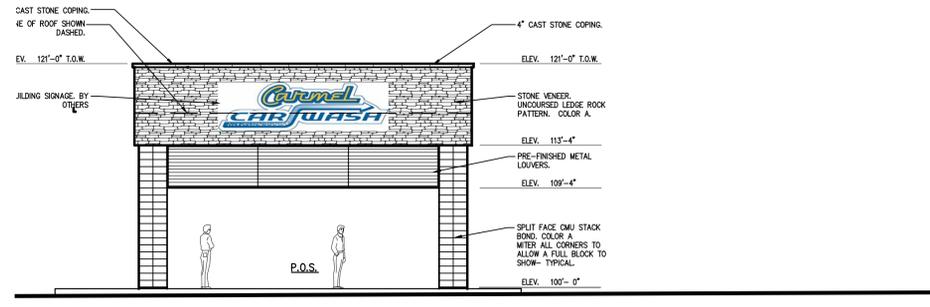
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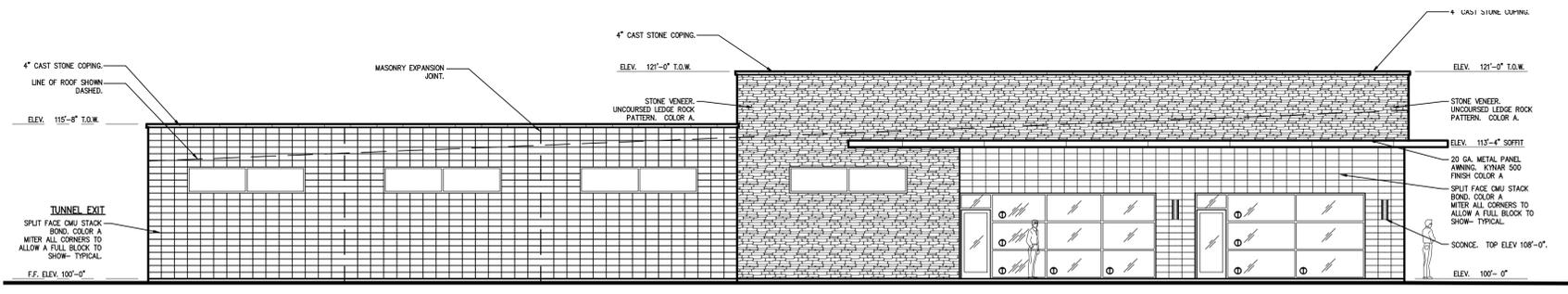
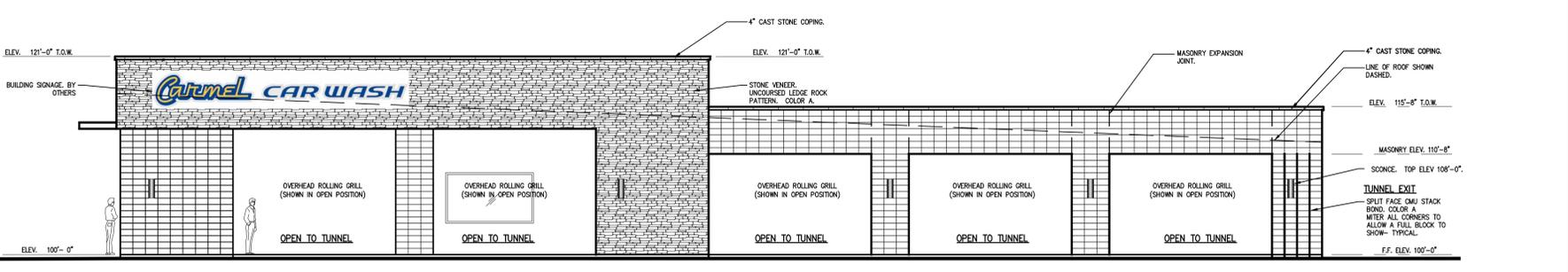
1 WEST (FRONT) ELEVATION 1/8" = 1'-0"



2 WEST (FRONT) P.O.S. ELEVATION 1/8" = 1'-0"



3 SOUTH (RIGHT) ELEVATION 1/8" = 1'-0"



4 NORTH (LEFT) ELEVATION 1/8" = 1'-0"



5 EAST (REAR) ELEVATION 1/8" = 1'-0"

WALL MATERIAL CALCULATIONS IN SQUARE FEET:

FACADE	NET TOTAL	MASONRY	MASONRY	STONE REQ'D	STONE
		REQ'D 90%	PROVIDED	20% OF 90%	PROVIDED
WEST (FRONT)	773	696	714	143	380
SOUTH (RIGHT)	1322	1190	1322	238	623
EAST (REAR)	399	359	399	72	107
NORTH (LEFT)	1921	1729	1880	346	734

ARTICULATION DATA:

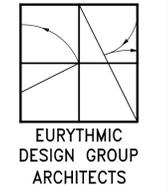
EFFECTED FACADES (SOUTH AND NORTH) OTHER FACADES ARE EXEMPT DUE TO THEIR OVERALL LENGTH AND ORIENTATION

AVERAGE WALL HEIGHT 18.75'
 HORIZONTAL OFFSET DATA
 REQUIRED OFFSET 18.75' X 25% = 4.68' (5.0' MINIMUM)
 PROVIDED OFFSET 5.0'

MAXIMUM HORIZONTAL LENGTH OF OFFSET ALLOWED
 128.50' X 25% = 32.12' (20.0' MINIMUM)
 MAXIMUM HORIZONTAL LENGTH OF OFFSET PROVIDED 60.0' (MAXIMUM 60')

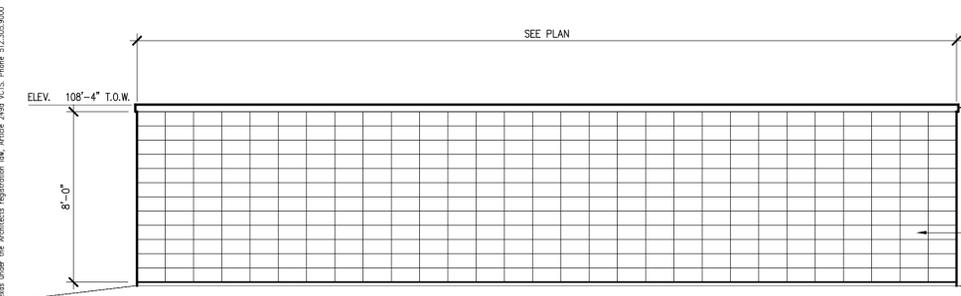
VERTICAL OFFSET DATA
 REQUIRED OFFSET 18.75' X 25% = 4.68' (5.0' MINIMUM)
 PROVIDED OFFSET 5.0'

MAXIMUM HORIZONTAL LENGTH OF OFFSET ALLOWED
 128.50' X 25% = 32.12' (15.0' MINIMUM)
 MAXIMUM HORIZONTAL LENGTH OF OFFSET PROVIDED 60.0' (MAXIMUM 60')

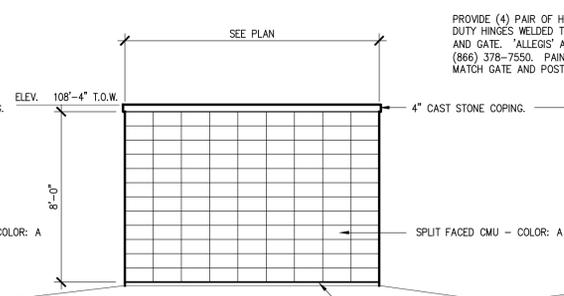


CARMEL CAR WASH- ROCKWALL
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OWNER INFORMATION:
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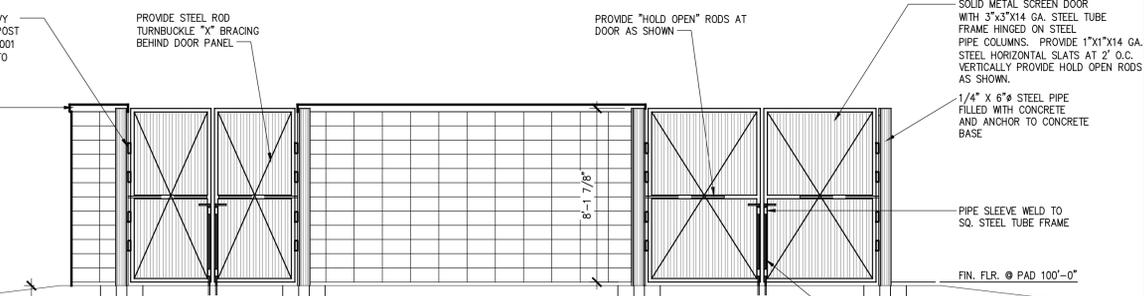
All drawings and wall material calculations were prepared by the architect and are subject to the provisions of the professional seal of the architect. No part of this drawing may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written consent of the architect.



DUMPSTER ELEVATION - REAR



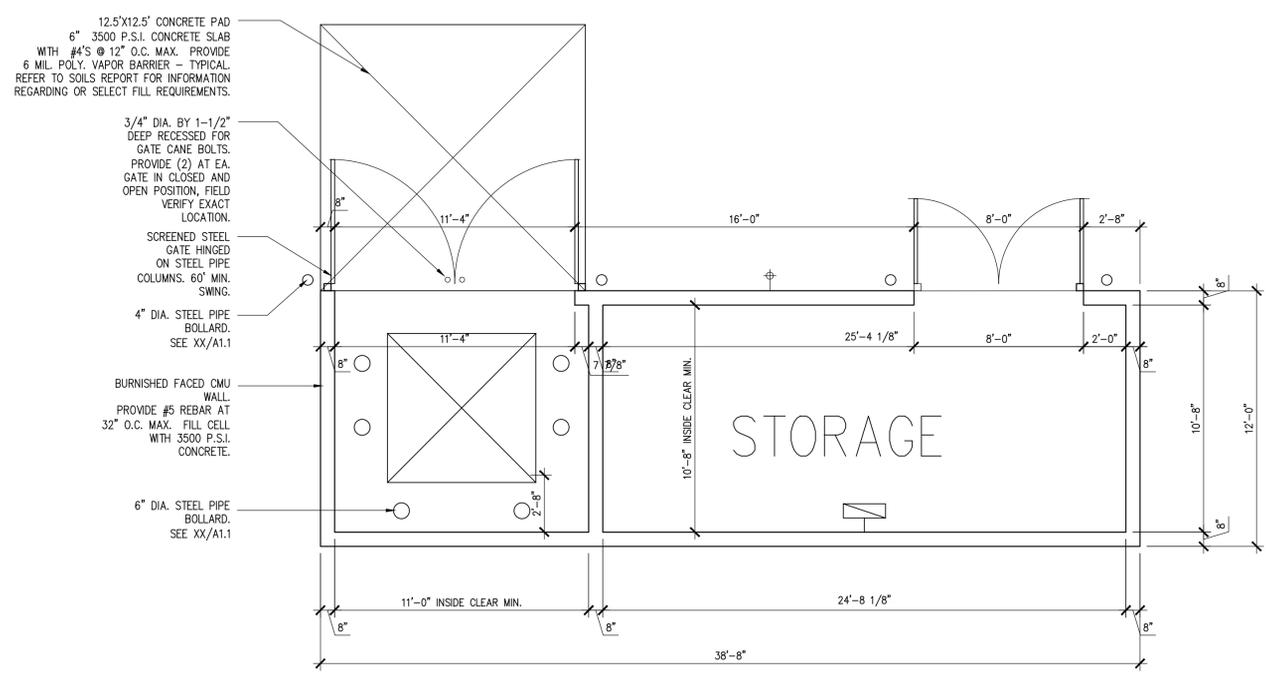
TYPICAL DUMPSTER ELEVATION - SIDE



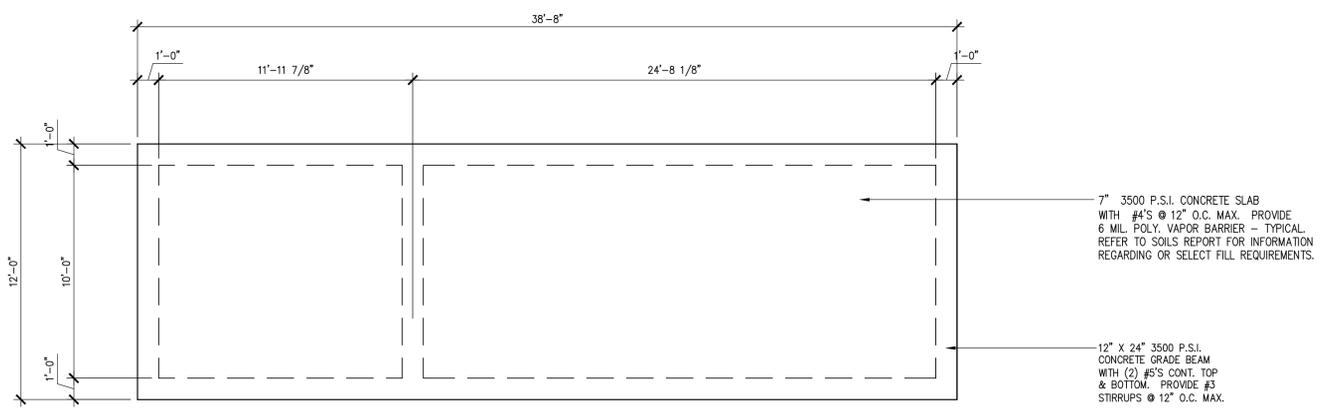
DUMPSTER GATE ELEVATION



DUMPSTER GATE PLAN VIEW



DUMPSTER PLAN VIEW



2 SITE LIGHTING DETAIL



1	04.13.16
2	05.03.16
REVISIONS #1	
#1602	

GENERAL CONTRACTOR:
COOPER GENERAL CONTRACTORS
 GENE COOPER
 1225 E. CROSBY ROAD, SUITE A-1 CARROLLTON, TX 75006
 972.245.7960 tele 972.245.79790 fax

PROPOSED EXPRESS CAR WASH FOR
CARMEL CAR WASH ROCKWALL
 2003 SOUTH GOLIAD STREET ROCKWALL, TX 75087

EURYTHMIC DESIGN GROUP ARCHITECTS
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CARMEL CAR WASH- ROCKWALL
 2007 S. GOLIAD STREET ROCKWALL TEXAS 75087
 CASE NUMBER: SP2016-008
OWNER INFORMATION:
 CAMERON BAGLEY
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SHEET:
SP-3
 2 OF (3) SP SHEETS

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Carmel CAR WASH

Carmel CAR WASH

Carmel CAR WASH



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CARMEL CARWASH - SOUTHBOUND VIEW



Carmel CAR WASH

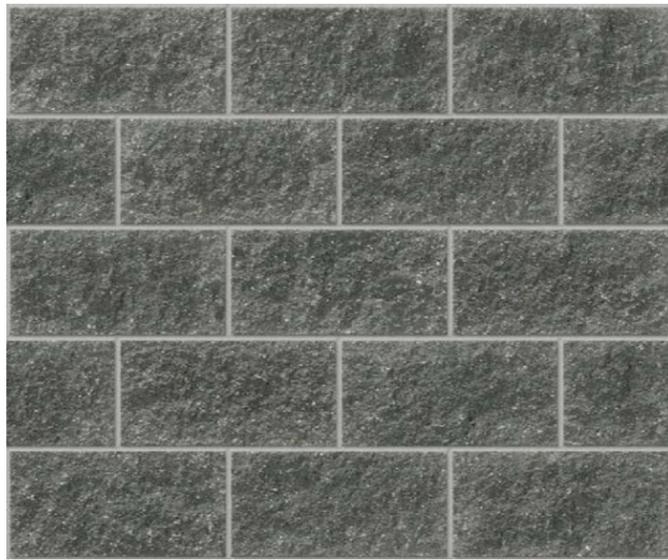
Carmel CAR WASH

WASH

Carmel CAR WASH



CARMEL CARWASH - NORTHBOUND VIEW



SMOOTH FACED CMU – STACK BOND



STONE –UNCOURSED LEDGE ROCK PATTERN



CAST STONE



BREAK METAL AWNINGS AND LOUVERS



GLASS AND FRAME

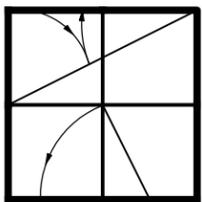


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Project _____ Issues/Rev Date _____ By Drawing _____

EURYTHMIC DESIGN GROUP
 ARCHITECTS

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All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used or disclosed without written consent of architect.

IRRIGATION NOTES: FOR EXISTING SYSTEM TO BE EXPANDED

1. PROVIDE IRRIGATION SYSTEM DESIGNED BY A LICENSED IRRIGATION CONTRACTOR PER CITY REQUIREMENTS. IRRIGATION PLAN MUST BE SUBMITTED PRIOR TO CONSTRUCTION.
2. VERIFY CONDITION OF DOUBLE CHECK VALVE AT THE METER.
3. NEW CONSTRUCTION: ADJUSTABLE FLOW CONTROLS SHALL BE REQUIRED ON CIRCUIT REMOTE CONTROL VALVES AND PRESSURE REGULATION COMPONENT(S) SHALL BE REQUIRED WHERE STATIC PRESSURE EXCEEDS MANUFACTURER'S RECOMMENDED OPERATING RANGE.
4. NEW CONSTRUCTION: VALVES AND CIRCUITS SHALL BE SEPARATED BASED ON WATER USE SO THAT TURF AREAS ARE WATERED SEPARATELY FROM SHRUB AND / OR GROUND COVER AREAS.
5. NEW CONSTRUCTION: SPRINKLER HEADS SHALL HAVE MATCHED PRECIPITATION RATES WITHIN EACH CONTROL VALVE CIRCUIT.
6. NEW CONSTRUCTION: SERVICEABLE CHECK VALVES SHALL BE REQUIRED ADJACENT TO PAVED AREAS WHERE ELEVATION DIFFERENCES MAY CAUSE LOW HARD DRAINAGE.
7. NEW CONSTRUCTION: SPRINKLER HEAD SPACING SHALL BE DESIGNED FOR HEAD-TO-HEAD COVERAGE OR HEADS SHALL BE SPACED AS PER MANUFACTURER'S RECOMMENDATIONS AND ADJUSTED FOR PREVAILING WINDS. THE SYSTEM SHALL BE DESIGNED SO THAT IRRIGATION IS NOT APPLIED TO VEHICULAR TRAFFIC LANES, OTHER PAVEMENT OR STRUCTURES.
8. VERIFY ALL EXISTING AUTOMATIC IRRIGATION SYSTEMS ARE EQUIPPED WITH A CONTROLLER CAPABLE OF DUAL OR MULTIPLE PROGRAMMING. CONTROLLERS SHALL HAVE MULTIPLE-CYCLE START CAPACITY AND A FLEXIBLE CALENDAR PROGRAM, INCLUDING THE CAPACITY OF BEING SET TO IRRIGATE EVERY FIVE DAYS. ALL AUTOMATIC IRRIGATION SYSTEMS SHALL BE EQUIPPED WITH A RAIN SENSOR SHUT-OFF DEVICE.
9. IRRIGATION CONSTRUCTION PLANS SHALL INCLUDE A WATER BUDGET. A LAMINATED COPY OF THE WATER BUDGET SHALL BE PERMANENTLY INSTALLED INSIDE THE IRRIGATION CONTROLLER DOOR. WATER BUDGET SHALL INCLUDE:
 - A. CHART CONTAINING ZONE NUMBER, PRECIPITATION RATE AND GPM.
 - B. LOCATION OF EMERGENCY IRRIGATION SYSTEM SHUT OFF VALVE.
10. AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED. TREE IRRIGATION SHALL NOT SHARE THE SAME ZONE, INCLUDING VALVES AND CIRCUITS, AS SHRUBS AND PLANTS DUE TO DIFFERENT WATERING REQUIREMENTS. A MINIMUM OF ONE (1) BUBBLER SHALL BE PROVIDED FOR ALL NEWLY PLANTED TREES. TREES LARGER THAN 4 INCHES IN CALIPER SHALL HAVE TWO (2) BUBBLERS. BUBBLERS SHALL BE LOCATED 2 FEET FROM THE TREE TRUNK.
11. PROVIDE THE OWNER (END USER) WITH A COPY OF ALL WARRANTIES, PRODUCT MANUALS AND AN AS-BUILT DRAWING IN PDF FORMAT OF THE IRRIGATION SYSTEM ON CD AND TWO (2) FULL SIZED HARD COPIES FOR THEIR FILES.

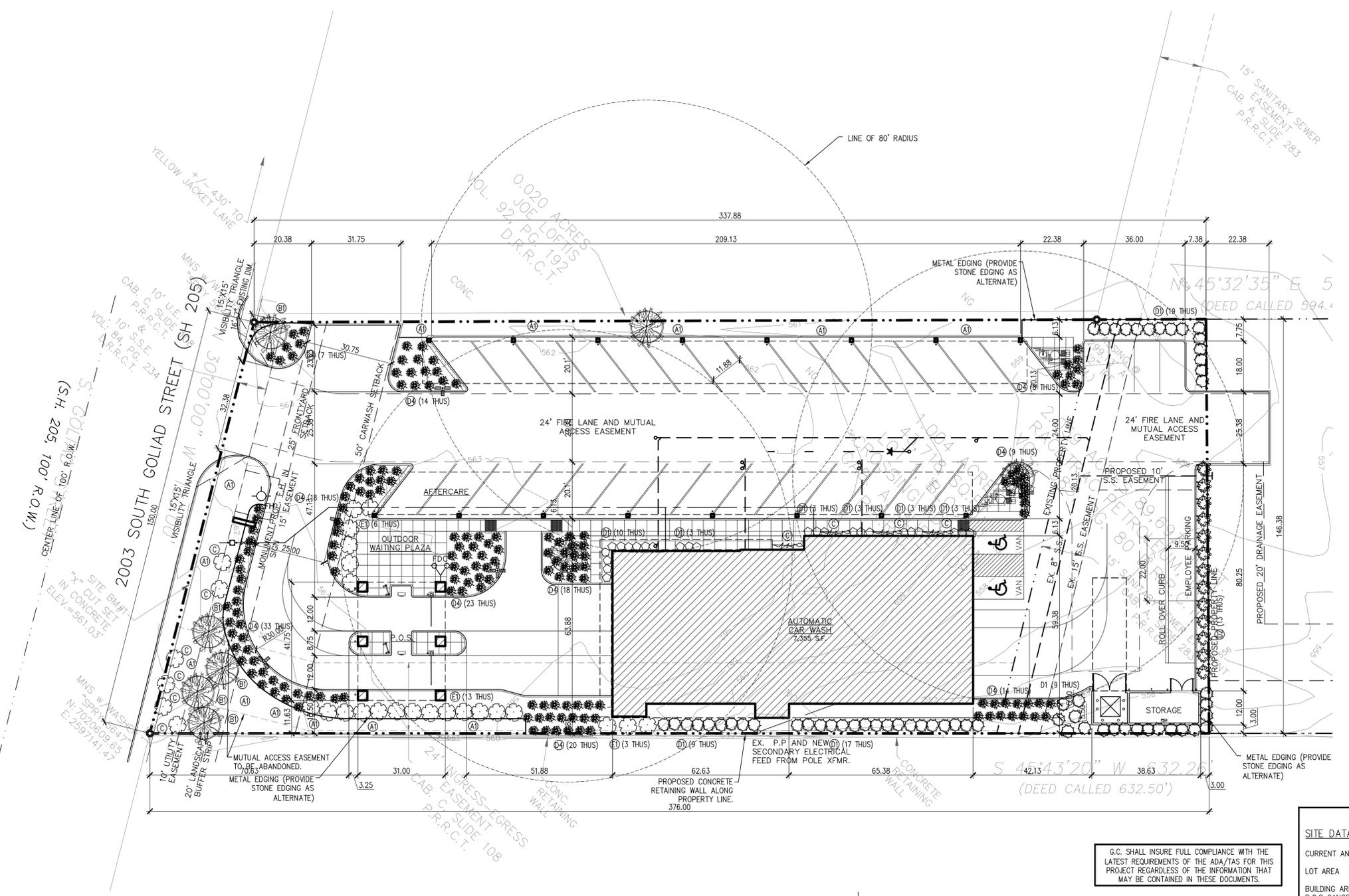
1 04.13.16
SITE PLAN SUBMITTAL
2 05.03.16
REVISIONS #1
#1602
REGISTERED ARCHITECT & LANDSCAPE ARCHITECT
VINCENT JARRARD AIA

GENERAL CONTRACTOR:
COOPER GENERAL CONTRACTORS
GENE COOPER
1225 E. CROSBY ROAD, SUITE A-1 CARROLLTON, TX 75006
972.245.7960 tele 972.245.7970 fax

PROPOSED EXPRESS CAR WASH FOR
CARMEL CAR WASH ROCKWALL
2003 SOUTH GOLIAD STREET ROCKWALL, TX 75087

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SHEET:
L-1.0
1 OF 2) L SHEETS



NOTE TO G.C.
ALL FILL PLACED ON THE SITE SHALL RESPECT ALL EXISTING TREES BY ASSURING THAT NO SOIL OR MULCH HAS COVERED UP THE ROOT FLARE OF THE TREES.

THE PLANS PRESENTED HERE COMPLY WITH THE LANDSCAPE AND TREE ORDINANCE.

THERE SHALL BE NO UNSCREENED OUTDOOR STORAGE ON SITE. ALL OUTDOOR STORAGE AND/OR EQUIPMENT YARDS SHALL BE WITHIN THE BOUNDARY OF A MASONRY SCREEN WALL.

LANDSCAPE LEGEND	
	EXISTING TREE TO REMAIN UNLESS OTHERWISE NOTED ON PLAN.
	NEW LARGE CANOPY TREE
	NOT USED
	LG. SHRUB (HEDGEROW) OR ACCENT TREE
	LARGE SHRUB - COTONEASTER
	MEDIUM SHRUB - DWARF BURFORD HOLLY
	SMALL SHRUB -
	SHRUB - ROSE
	ESPALIER - LITTLE GEM MAGNOLIA
	PERENNIAL OR ORNAMENTAL GRASS
	LANDSCAPE BOULDER
	PLANT SPECIFICATION KEY SYMBOL
	CONCRETE FLATWORK WITH SAW CUTS AT 48" O.C. EACH WAY.

REFER TO SHEET L-2.0 FOR PLANT MATERIAL LIST.

1 LANDSCAPE PLAN 1" = 20'-0"

PLAN NORTH TRUE NORTH

G.C. SHALL INSURE FULL COMPLIANCE WITH THE LATEST REQUIREMENTS OF THE ADA/TAS FOR THIS PROJECT REGARDLESS OF THE INFORMATION THAT MAY BE CONTAINED IN THESE DOCUMENTS.

SITE DATA AND TABULATIONS:

CURRENT AND PROPOSED ZONING COMMERCIAL (C)	
LOT AREA	52,072 S.F.
BUILDING AREA	7,355 S.F.
P.O.S. CANOPY	1,294 S.F.
VACUUM CANOPY 1	3,223 S.F.
VACUUM CANOPY 2	3,218 S.F.
TOTAL BUILDING AREA TO BE PARKED	7,355 S.F.
COVERAGE = 28.97%	
FAR = 1:1	
MAXIMUM HEIGHT OF BLDG. = 24'	
PARKING REQUIRED:	
1:250 CAR WASH (7355 S.F.)	29.42 SPACES
TOTAL	30 SPACES
PARKING PROVIDED	36 SPACES
ACCESSIBLE SPACES REQUIRED	2 SPACES
ACCESSIBLE SPACES PROVIDED	2 SPACES
6 SPACES OF STACKING REQUIRED AND PROVIDED.	

CURRENT ZONING: COMMERCIAL (C)
PROPOSED USE: EXPRESS CAR WASH

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GENERAL LANDSCAPE NOTES:

- CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR NEEDED FOR INSTALLATION OF PROPOSED LANDSCAPE MATERIAL. THIS DESIGN AND FUTURE MAINTENANCE SHALL BE CARRIED OUT WITH AND MAINTAINED BY CURRENT ORGANIC GARDENING STANDARDS.
- ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS AS PUBLISHED BY THE CURRENT AMERICAN ASSOCIATION OF NURSERYMEN. ALL PLANT MATERIAL SHALL BE PURCHASED FROM SOURCES AS CLOSE TO THE CONSTRUCTION SITE AS POSSIBLE. ALL MULCH SHALL BE PURCHASED FROM LOCAL YARDS THAT USE ONLY NATIVE "ORGANIC" MATERIAL. ALL COMPOST AND MULCH SHALL BE CERTIFIED ORGANIC AND FREE OF CHEMICALS AND PESTICIDES, UNLESS OTHERWISE NOTED ON THE PLANS.
- ANY CONFLICTS OF TREE LOCATION AND UTILITY LINES, UNDERGROUND OR OVERHEAD SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AS SOON AS POSSIBLE.
- NO PLANTING SHALL TAKE PLACE BEFORE FINISHED GRADING HAS BEEN FINISHED AND BED LAYOUTS HAVE BEEN APPROVED BY THE ARCHITECT.
- THE ARCHITECT AND OR OWNER RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DUE TO UNSATISFACTORY CONDITIONS OF THE PLANT MATERIAL. ALL PLANTS SHALL BE CONTAINER GROWN OR B & B. ALL PLASTIC CONTAINERS SHALL BE REMOVED PRIOR TO PLANTING. ALL PLASTIC CONTAINERS SHALL BE RECYCLED LOCALLY.
- ALL PLANT MATERIAL SHALL BE WATERED THOROUGHLY TWICE WITHIN THE FIRST 24 HOURS OF PLANTING, THEN ONCE PER WEEK FOR THE FIRST GROWING SEASON.
- THE CONTRACTOR SHALL PROVIDE A ONE (1) YEAR WARRANTY ON ALL LANDSCAPE MATERIAL FROM THE DATE OF THE C.O.
- THE PLANTED AREA SHALL BE IRRIGATED OR SPRINKLERED IN A MANNER THAT WILL NOT ERODE THE TOPSOIL, BUT WILL SUFFICIENTLY SOAK THE SOIL TO A DEPTH OF 6 INCHES. THE IRRIGATION SHALL OCCUR AT FIVE DAY INTERVALS DURING THE FIRST TWO MONTHS. RAINFALL OCCURRENCES OF 1/2 INCH OR GREATER SHALL POSTPONE THE WATERING SCHEDULE ONE CYCLE.
- RAISE ALL BEDS 6" TO ALLOW FOR PROPER DRAINAGE. PREPARE ALL BEDS BY ADDING 6" OF ORGANIC COMPOST, ORGANIC FERTILIZER (2 LBS/100 S.F.), ROTO-TILL TO A DEPTH OF 8". TOP DRESS WITH A 3" MINIMUM LAYER OF NATIVE CEDAR MULCH AFTER PLANTING.
- LAWN PLANTING: REMOVE ALL SURFACE ROCKS OVER 2" ROUND. LIGHTLY TILL OR SCARIFY THE TOP SOIL TO A DEPTH OF 2". LIGHTLY RAKE AND GENTLY SLOPE TO PREVENT PONDING OF WATER. FOR SOD: TURF SHALL BE ROLLED AFTER INSTALLATION AND FERTILIZED WITH AN ORGANIC FERTILIZER SUITABLE FOR NEWLY PLANTED TURF APPLIED PER THE MANUFACTURER'S RECOMMENDATION. FOR HYDRO-MULCH: PRIOR TO HYDRO-MULCHING SPRAY TOP SOIL WITH "AGISPOR" OR "MEDIAN" AND TREAT THE SEED WITH ONE OF THE SAME PRODUCTS. APPLY SEED TO THE GROUND FIRST THEN HYDRO-MULCH OVER THE SEED. AFTER ALL AREAS OF GRASS HAVE BEEN ESTABLISHED APPLY A LIGHT APPLICATION OF ORGANIC FERTILIZER AT THE TIME OF THE FIRST MOWING. PULL ALL VISIBLE WEEDS AT THAT TIME AS WELL.
- ASIAN JASMINE, IVY OR OTHER NON TURF GROUND COVER: PLANT 12" O.C. MAXIMUM.
- SHRUBS: SPACE LARGE SHRUBS SUCH AS BURFORD HOLLIES, COTONEASTER AND INDIAN HAWTHORN @ 4'6"-5'0" O.C. SPACE MEDIUM SHRUBS SUCH AS DWARF BURFORD HOLLIES AT 3'0"-3'6" O.C. SPACE SMALL SHRUBS SUCH AS DWARF YAUPON, ORNAMENTAL GRASSES AND NANDINA @ 2' O.C. SPACE ROSES AT 3'6"-4'0" O.C. THE SHRUBS INDICATED ON THE PLANS ARE FOR INFORMATIONAL PURPOSES AND ARE NOT NECESSARILY INTENDED TO BE AN EXACT COUNT OF THE NUMBER OF SHRUBS. THE GENERAL CONTRACTOR SHALL SUPPLY AS MANY SHRUBS AS REQUIRED TO FILL THE AREA DESIGNATED ON THE PLANS SPACED ACCORDING TO THE SPECIFICATIONS.
- SHRUB PLANTING: THE HOLE SHALL BE DUG THE EXACT DEPTH OF THE HEIGHT ROOT BALL. THE TOP OF THE SHRUB ROOT SYSTEM SHALL BE EQUAL TO OR SLIGHTLY ABOVE THE FINISHED GRADE. THE G.C. SHALL INSPECT THE ROOT BALL AND DETERMINE THAT SOIL HAS NOT BEEN ADDED ABOVE TO THE TOP OF THE ROOT SYSTEM. IF THIS HAS OCCURRED REMOVE THE SOIL. THE HOLE SHALL BE TWICE THE DIAMETER OF THE CONTAINER. DO NOT LEAVE ANY "SLICK" SIDES OF THE HOLE, THE HOLE SHOULD BE JAGGED ROUGH, MAKE AN "UGLY" HOLE. BACK FILL WITH THE EXISTING SOIL. DO NOT ADD AMENDMENTS TO THE BACK FILL SOIL. MULCH AFTER PLANTING WITH 3" MINIMUM OF SHREDDED NATIVE CEDAR MULCH.
- TREE PLANTING: THE HOLE SHALL BE DUG THE EXACT DEPTH OF THE HEIGHT ROOT BALL. THE TREE'S TRUNK FLARE SHALL BE ABOVE THE FINISHED GRADE. THE G.C. SHALL INSPECT THE ROOT BALL AND DETERMINE THAT THE SOIL HAS NOT BEEN ADDED ABOVE THE TRUNK FLARE. IF THIS HAS OCCURRED REMOVE THE SOIL TO EXPOSE THE FLARE BEING MINDFUL OF THE TREE'S ROOT SYSTEM. THE HOLE SHALL BE TWICE THE DIAMETER OF THE ROOT BALL. DO NOT LEAVE ANY "SLICK" SIDES OF THE HOLE, THE HOLE SHOULD BE JAGGED ROUGH, MAKE AN "UGLY" HOLE. BACK FILL WITH THE EXISTING SOIL. DO NOT ADD AMENDMENTS TO THE BACK FILL SOIL. LEAVE BURLAP ON THE BALL HOWEVER LOOSEN THE BURLAP FROM TRUNK AND REMOVE ANY NYLON PLASTIC COVERING OR STRING OF WIRE MESH. DO NOT WRAP OR STAKE THE PLANT. DO NOT OVER PRUNE. MULCH THE TOP OF THE BALL AFTER PLANTING WITH 3" MINIMUM OF SHREDDED NATIVE CEDAR MULCH. IN GRASS AREAS EXTEND MULCH TO DRIP LINE IF PLANT MINIMUM.
- ALL WORK SHALL BE PERFORMED ACCORDING TO THE CITY LANDSCAPE ORDINANCE(S) AND GUIDELINES.
- THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A MAINTENANCE SCHEDULE FOR AN ORGANIC PROGRAM TO INCLUDE FERTILIZATION, PRUNING, MOWING, MULCHING, ETC. UPON COMPLETION OF WORK.
- ALL REQUIRED LANDSCAPE AREAS SHALL BE PERMANENTLY MAINTAINED AND SHALL BE IRRIGATED WITH AN AUTOMATIC CONVENTIONAL IRRIGATION SYSTEM EQUIPPED WITH RAIN AND FREEZE SENSOR CONTROLS. THE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED IRRIGATOR OR MASTER PLUMBER.
- THE CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS CREATED DURING CONSTRUCTION I.E. BURLAP, CONTAINERS, PLANT TAGS, ETC. ALL PLASTIC CONTAINERS SHALL BE RECYCLED LOCALLY.
- THE OWNER SHALL CONTINUOUSLY MAINTAIN THE REQUIRED LANDSCAPING IN ACCORDANCE WITH THE LANDSCAPE CODE OF THE LOCAL MUNICIPALITY AND IN ACCORDANCE WITH THE LATEST ORGANIC GARDENING PRACTICES.
- ALL OUT DOOR MECHANICAL EQUIPMENT SUCH AS COMPRESSORS, UTILITY HUTS, TRANSFORMERS OR OTHER BUILDING SERVICE EQUIPMENT IS REQUIRED TO BE COMPLETELY SCREENED FROM VIEW ON ALL SIDES USING A VEGETATIVE SCREEN. IF MECHANICAL EQUIPMENT IS TO BE LOCATED ON THE ROOF OF THE BUILDING IT IS REQUIRED TO BE SCREENED FROM VIEW. REFER TO THE ARCHITECTURAL DRAWINGS FOR MORE INFORMATION FOR LOCATIONS OF ROOFTOP MECHANICAL EQUIPMENT.

LANDSCAPE LEGEND

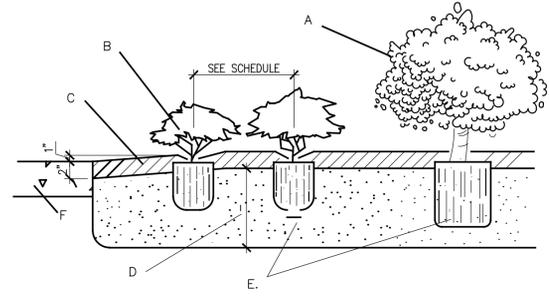
MARK	TYPE	PLANT VARIETY
A	NOT USED	DECOMPOSED GRANITE
A1	GROUND COVER	COMMON BERMUDA - CYNODON DACTYLON.
A2	NOT USED	1 GALLON CREEPING JUNIPER (0 THUS) (JUNIPERUS HORIZONTALIS) 18" O.C.
A3	NOT USED	
B	NEW TREE NOT USED	3" CALIPER CEDAR-ELM (0 THUS) (ULMUS CRESSIFOLIA)
B1	STREET TREE	4" CALIPER SHUMARD RED OAK (8 THUS) (QUERCUS SHUMARDII)
E	EXISTING TREE - NOT USED	NO PROTECTED TREES. REFER TO OWNER CERTIFICATION LETTER.
C	NEW ORNAMENTAL TREE	10' LITTLE GEM MAGNOLIA - ESPALIER (6 THUS) (MAGNOLIA GRANDIFLORA 'LITTLE GEM')
D1	SMALL SHRUB	1 GALLON DWARF YAUPON HOLLY (25 THUS) (ILEX VOMITORIA 'NANA')
D2	MEDIUM SHRUB	3 GALLON COTONEASTER, GRAY (13 THUS) (COTONEASTER GLAUCOPHYLLA)
D3	MEDIUM SHRUB	3 GALLON DWARF BURFORD HOLLY (60 THUS) (ILEX CORNUTA 'BURFORD NANA')
D4	MEDIUM SHRUB	3 GALLON ANTIQUE ROSE - VARIETY OF COLORS - REFER TO OWNER (164 THUS) (ROSA SPP.) USE NATIVE BUSH STYLE ROSE BUSHES. DO NOT USE HYBRID VARIETALS UNLESS THEY HAVE A PROVEN 40 YEAR TRACK RECORD OF SUCCESS IN THE DFW AREA.
D6	MEDIUM SHRUB NOT USED	6 GALLON RED YUCCA (0 THUS) (HESPERALOE PARVIFLORA)
D6	MEDIUM SHRUB NOT USED	6 GALLON SALVA, GREGGI (AUTUMN SAGE) RED (0 THUS) (SALVIA GREGGI)
E1	LARGE SHRUB	7 GALLON BURFORD HOLLY (22 THUS) (ILEX CORNUTA 'BURFORDII')
E2	LARGE SHRUB NOT USED	6 GALLON TEXAS SAGE (0 THUS) (LEUCOPHYLLUM FRUTICOSUM)
F	SPECIMEN CACTUS NOT USED	6" WIDE X 3" TALL PRICKLY PEAR CACTUS (0 THUS) (OPUNTIA PHAENANTHA)
G	NOT USED	(0 THUS)
G1	NOT USED	(0 THUS)
G2	SMALL SHRUB NOT USED	6 GALLON ROSEMARY (0 THUS) (ROSMARINUS OFFICINALIS)
J	ORNAMENTAL GRASSES NOT USED	1 GALLON VARIETY OF PERENNIAL ORNAMENTAL GRASSES.
K	ANNUAL VERITIES NOT USED	ANNUAL COLORS VARIETY T.O.G.

NOTE TO G.C.
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THE PLANS PRESENTED HERE COMPLY WITH THE LANDSCAPE AND TREE ORDINANCE.



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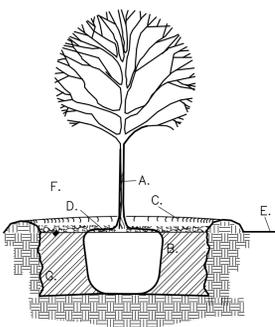
GENERAL NOTES:

- ADD OR REMOVE TOPSOIL AS NECESSARY TO ACCOUNT FOR THE INCLUSION OF SOIL AMENDMENTS. SOIL MIXTURE, REF SPECS.
- TRIANGULARLY SPACE ALL GROUNDCOVERS AT SPACING SHOWN ON PLANS.
- SAVE MULCHING OF PLANTING BED UNTIL NEAR FINAL ACCEPTANCE.

CONSTRUCTION NOTES:

- SHRUB - PER PLAN REMOVE ALL LABELS
- GROUNDCOVER - PER PLAN
- 3" MIN. CEDAR MULCH. SLOPE FROM HARDSCAPE TO 1" ABOVE HARDSCAPE
- PLANTING MIX AS SPECIFIED
- REMOVE CONTAINER PRUNE ANY CIRCLING ROOT
- FLATWORK OR PAVING WHERE APPLICABLE.

1 PLANTING BED DETAIL N.T.S.



GENERAL NOTES:

- STABILIZE SOIL BELOW ROOT BALL PRIOR TO PLANTING TO PREVENT TREE FROM SETTLING.
- TOP OF ROOTBALL SHALL BE 1" TO 2" ABOVE FINISH GRADE
- ALL WIRE ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED COMPLETELY FROM ROOTBALL AND REMOVE TOP 1/3 OF BURLAP.

CONSTRUCTION NOTES:

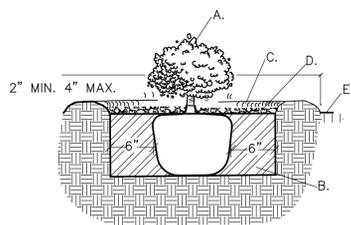
- TREE.
- LOOSEN NATIVE BACKFILL
- WATER RETENTION BASIN.
- 3" DEPTH OF CEDAR MULCH. REFER TO NOTE REGARDING ROOT FLARE.
- FINISH GRADE.
- NO TREE STAKING REQUIRED.
- DIG AN "UGLY" HOLE. REFER TO NOTES.

* FOR HIGH WIND LOCATIONS OR IN AREAS WHERE THE GRADE SLOPES EXCEEDS 3:1. FOR LOCATIONS IN MEDIAN SEE BELOW ALIGN IN MEDIANS PARALLEL TO CURB. INSTALL IN FIRM GROUND. SEE STANDARD MEDIAN DETAILS SD-36.

2 ISOLATED TREE PLANTING N.T.S.

LANDSCAPE CALCULATIONS

EFFECTIVE SITE SQUARE FOOTAGE	52,072 S.F. (1.195 ACRES)	
COMMERCIAL ZONING - NO RESIDENTIAL ADJACENCY		
LANDSCAPE AREA REQUIREMENTS:	REQUIRED	PROVIDED
REQUIRED LANDSCAPING AREA COMMERCIAL USE (15%) PERVIOUS VS. NON PERVIOUS	7,811 S.F. (PERVIOUS)	11,242 S.F. (21.58%) (PERVIOUS)
NO CREDITS TAKEN		
20' BUFFER STRIP	YES	YES
MINIMUM LANDSCAPE LOCATED IN FRONT OF BUILDING (50%)	3,905 S.F.	6,552 S.F. (167.78%)
PARKING LOT LANDSCAPE REQUIREMENTS:		
ALL PARKING SPACES MUST BE WITHIN 80' OF A TREE	YEA	YES
BUFFER STREET LANDSCAPE REQUIREMENT:		
LANDSCAPED AREA REQUIREMENTS: 80% MINIMUM 150.00' X 20 = 3,000.00 S.F.	2,400 S.F.	2,360 S.F. (79%)
CANOPY TREES 3:100 L.F. 145.42' / 100X3 = 4.36	5 TREES	5 TREES
ACCENT TREES 4:100 L.F. 145.42' / 100X4 = 5.8168	6 TREES	6 TREES



GENERAL NOTES:

- THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT.

CONSTRUCTION NOTES:

- SHRUB.
- PLANTING SOIL MIXTURE (REF SPECIFICATIONS)
- WATER RETENTION BASIN.
- 3" DEPTH OF CEDAR MULCH.
- FINISH GRADE.

3 ISOLATED SHRUB PLANINTG N.T.S.

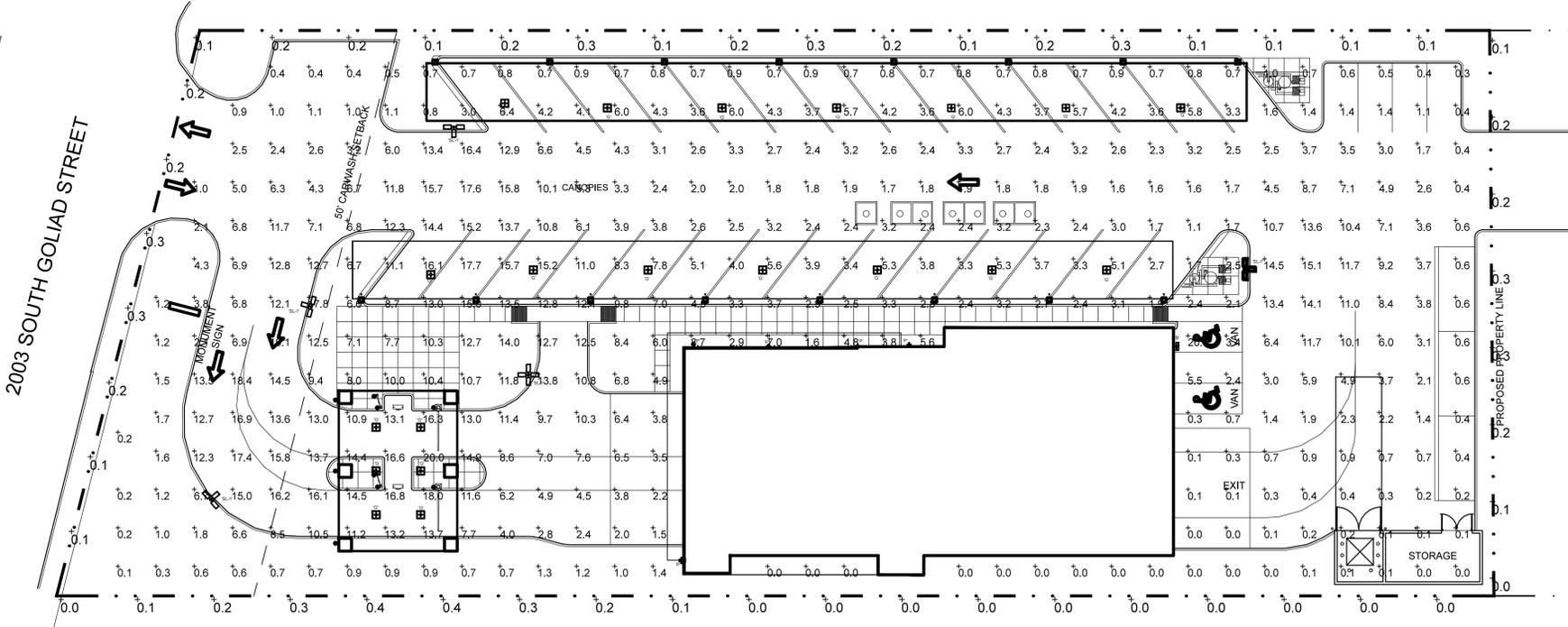
REGISTERED ARCHITECT
 VINCENT JARRARD
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 COOPER GENERAL CONTRACTORS
 GENE COOPER
 1225 E. CROSBY ROAD, SUITE A-1 CARROLLTON, TX 75006
 972.245.7960 tele 972.245.7990 fax

PROPOSED EXPRESS CAR WASH FOR
CARMEL CAR WASH ROCKWALL
 2003 SOUTH GOLIAD STREET ROCKWALL, TX 75087

EURYTHMIC DESIGN GROUP ARCHITECTS
 V. G. JARRARD A.I.A.
 11700 PRESTON ROAD SUITE 660-417 DALLAS, TX 75230
 tele 214.361.1934 email vincent@edg-architects.com
 ARCHITECTURE ART INTERIOR ARCHITECTURE FURNITURE DESIGN

SHEET:
PH-1.0
 1 OF 1 PH SHEETS



CENTER LINE OF 100' P.O.V.
 2003 SOUTH GOLIAD STREET

TYPICAL 'P' FIXTURE.

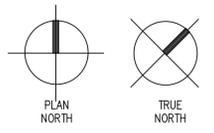
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description	Lum. Watts
⊖	1	B	SINGLE	9000	0.800	MPWP-FC-100-XX	150
⊞	20	G	SINGLE	N.A.	0.864	QDCAST-1A (4PANELS 10°TILT)	56
+	5	P	SINGLE	4080	0.864	UTA-30381	56.2
⊞	4	SL-3	3 @ 90 DEG ROTATED	22000	0.800	MPTR-SL-250	283
⊞	1	SL-4	4 @ 90 DEGREES	22000	0.800	MPTR-SL-250	283

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpCtR	PtSpCtB
Property Line	Illuminance	Fc	0.78	4.0	0.0	N.A.	N.A.	20	N.A.
Site @Finished GRade	Illuminance	Fc	5.53	20.3	0.0	N.A.	N.A.	10	10

Label	Type	Description
Building	Polygon-Flat	Assumed Reflectance: .3
Canopy 1	Polygon-Flat	Assumed Reflectance: .3
Canopy 2	Polygon-Flat	Assumed Reflectance: .3
Canopy 3	Polygon-Flat	Assumed REflectance: .3

LumNo	Label	X	Y	Z	Orient	Tilt
1	B	298.5	73.5	8	0	0
2	G	123	137	10	0	0
3	G	149.75	135.75	10	0	0
4	G	179.75	135.75	10	0	0
5	G	209.5	135.75	10	0	0
6	G	239.75	135.75	10	0	0
7	G	269.5	135.75	10	0	0
8	G	299.75	135.75	10	0	0
9	G	103.5	92.25	10	0	0
10	G	130.25	93.5	10	0	0
11	G	160.25	93.5	10	0	0
12	G	190.25	93.5	10	0	0
13	G	220.25	93.5	10	0	0
14	G	250.25	93.5	10	0	0
15	G	280.25	93.5	10	0	0
16	G	89.25	29.75	10	0	0
17	G	100.75	29.75	10	0	0
18	G	89.25	41.25	10	0	0
19	G	100.75	41.25	10	0	0
20	G	89.25	52.5	10	0	0
21	G	100.75	52.5	10	0	0
22	P	169.2	17.85	8	180	0
23	P	172.2	73.8	8	90	0
24	P	191.85	73.8	8	90	0
25	P	215.25	73.8	8	90	0
26	P	228.75	74.1	8	90	0
27	SL-3	109.5	129.9	20	270	0
28	SL-3	72.45	84	20	168.69	0
29	SL-3	45.9	34.2	20	41.987	0
30	SL-3	316.65	93.9	20	0	0
31	SL-4	129	66	20	0	0

1 SITE PLAN - PHOTOMETRIC
 1"=20'-0"



CARMEL CAR WASH- ROCKWALL
 2007 S. GOLIAD STREET ROCKWALL TEXAS 75087
 CASE NUMBER: SP2016-008
OWNER INFORMATION:
 CAMERON BAGLEY
 RACETRAC PETROLEUM, INC.
 3225 CUMBERLAND BLVD. SUITE 100 ATLANTA, GEORGIA 30339
 770.431.7600 x1202 cbagley@racetrac.com
APPLICANT INFORMATION:
 VINCENT JARRARD AIA
 EURYTHMIC DESIGN GROUP ARCHITECTS
 11700 PRESTON ROAD SUITE 660 DALLAS, TEXAS 75230
 214.361.1934 vincent@edg-architects.com

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DESCRIPTION

The Lumark Wal-Pak wall luminaire provides traditional architectural style with high performance energy efficient illumination. Rugged die-cast aluminum construction, stainless steel hardware along with a sealed and gasketed optical compartment make the Wal-Pak virtually impenetrable to contaminants. IP66 Rated. Three available lamp sources including patented energy efficient LED, pulse start metal halide and high pressure sodium. UL/cUL wet location listed. The Wal-Pak wall luminaire is ideal for pathway illumination, building entrances, vehicle ramps, schools, tunnels, stairways and loading docks.

Catalog #		Type	
Project		Date	
Comments			
Prepared by			

SPECIFICATION FEATURES

Housing

Rugged one-piece die-cast aluminum housing and hinged, removable die-cast aluminum door. One-piece silicone gasket seals the optical chamber. UL 1598 wet location listed and IP66 ingress protection rated.

Electrical

Ballasts, LED driver and related electrical components are hard mounted to the die-cast housing for optimal heat sinking and operating efficiency. Wiring is extended through a silicone gasket at the back of the housing. Three 1/2" threaded conduit entry points allow for thru-branch wiring. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from LED source. Integral LED electronic driver incorporates internal fusing designed to withstand a 6kV surge test and is Class 2 rated

for 120-277V with an operating temperature of -40° to 55°C. Wal-Pak LED systems maintain greater than 93% of the initial light output after 72,000 hours of operation. UL listed HID high power factor ballasts are Class H insulation rated (high pressure sodium: 150, 250, 400W [-40°C / -40°F]). High efficiency HID ballasts are available in 120, 208, 240, 277, 347 and 480V.

Optical

Highly reflective anodized aluminum reflectors provide high efficiency illumination. Optical assemblies include impact resistant borosilicate refractive glass, and full cutoff IESNA compliant configurations. Patented, solid state LED luminaires are thermally optimized with three lumen packages. HID models are offered in horizontal medium or mogul-based metal halide [MP] or high pressure sodium [HP] lamps.

Door Assembly

Single point, captive stainless steel hardware secures the removable hinged door allowing for ease of installation and maintenance. Door assembly is hinged at the bottom for easy removal, installation and re-lamping.

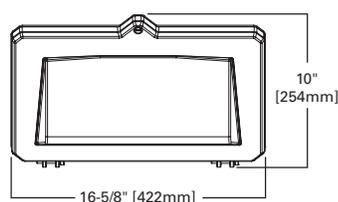
Finish

Finished in five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard color is bronze. Additional colors available in white, grey, bronze, black, dark platinum and graphite metallic. Consult your lighting representative at Eaton for a complete selection of standard colors.

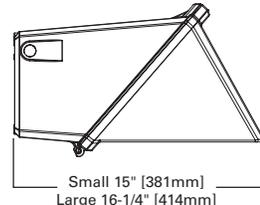
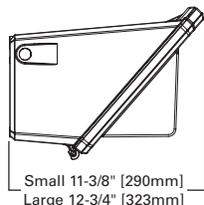
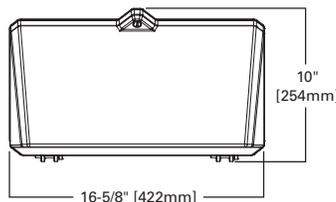


DIMENSIONS

BOROSILICATE GLASS DOOR (GL)



FULL CUTOFF DOOR (FC)



WP WAL-PAK

27, 32 and 46W

LED

70 - 400W

Pulse Start Metal Halide

150 - 400W

High Pressure Sodium

WALL MOUNT LUMINAIRE

TECHNICAL DATA

UL/cUL Wet Location Listed
IP66 Rated
40°C Maximum Ambient Temperature
External Supply Wiring 90°C Minimum
EISA @, ARRA, Title 20 Compliant
LM79 / LM80 Compliant

ENERGY DATA

Reactor Ballast Input Watts
150W HPS NPF (175 Watts)

High Reactance Ballast Input Watts

70W MP HPF (94 Watts)
150W MP HPF (185 Watts)

CWA Ballast Input Watts

200W HPS HPF (250 Watts)
250W MP HPF (283 Watts) ©
400W HPS HPF (465 Watts)
400W MP HPF (452 Watts) ©

SHIPPING DATA

Approximate Net Weight:
32-42 lbs. (15-19 kgs.)

POWER AND LUMENS

Catalog Number	Lumens	Power Consumption (Watts)	B.U.G. Rating	Correlated Color Temperature CCT (Kelvin)	Color Rendering Index (CRI)
Borosilicate Glass Door (GL)					
LDWP-GL-3B-ED-7040	3,270	27W	B1-U3-G1	4000K	73
LDWP-GL-4B-ED-7040	4,160	32W	B1-U3-G2	4000K	73
LDWP-GL-6B-ED-7040	5,828	46W	B1-U4-G4	4000K	73
LDWP-GL-3B-ED	3,333	27W	B1-U3-G1	5000K	72
LDWP-GL-4B-ED	4,199	32W	B1-U3-G3	5000K	73
LDWP-GL-6B-ED	5,883	46W	B1-U4-G4	5000K	73
Full Cutoff Door (FC)					
LDWP-FC-3B-ED-7040	1,884	27W	B1-U0-G1	4000K	72
LDWP-FC-4B-ED-7040	2,239	32W	B1-U0-G1	4000K	73
LDWP-FC-6B-ED-7040	3,137	47W	B1-U0-G1	4000K	73
LDWP-FC-3B-ED	1,912	27W	B1-U0-G1	5000K	72
LDWP-FC-4B-ED	2,279	32W	B1-U0-G1	5000K	73
LDWP-FC-6B-ED	3,192	46W	B1-U0-G1	5000K	73

CURRENT DRAW

Light Engine	3B	4B	6B
Nominal Power (Watts)	27W	32W	46W
Input Current @ 120V (A)	0.24	0.28	0.40
Input Current @ 208V (A)	0.14	0.16	0.23
Input Current @ 240V (A)	0.13	0.15	0.20
Input Current @ 277V (A)	0.11	0.13	0.18
Input Current @ 347V (A)	0.09	0.11	0.15
Input Current @ 480V (A)	0.10	0.12	0.14

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)*	Theoretical L70 (Hours)
25°C	> 93%	> 340,000
40°C	> 92%	> 316,000

* Per TM-21 data.

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.07
15°C	1.04
25°C	1.00
40°C	0.94

ORDERING INFORMATION

Sample Number: LDWP-FC-4B-120V

Lamp Type	Product Family ²	Door Type ³	Lamp Wattage ⁴	Voltage ⁵
LD=Solid State Light-Emitting Diodes (LED) ¹ HP=High Pressure Sodium MP=Pulse Start Metal Halide	WP=Wal-Pak	GL=Borosilicate Glass Door FC=Full Cutoff Door	LED 3B=(3 Package), 27W 4B=(4 Package), 32W 6B=(6 Package), 46W HP 150=150W 250=250W 400=400W MP 70=70W 150=150W 250=250W 400=400W	120V=120V 208V=208V 240V=240V 277V=277V 347V=347V ⁶ 480V=480V ⁶ DT=Dual-Tap MT=Multi-Tap TT=Tri-Tap 5T=5-Tap E=Electronic Ballast ⁷ ED=Electronic LED Driver
Options (Add as Suffix) ⁸			Accessories (Order Separately)	
F1=Single Fuse (Must Specify Voltage. 120, 277 or 347V) PE=Button Type Photocontrol (Must Specify Voltage. 120, 208, 240 or 277V) LL=Lamp Included Q=Quartz Restrike T4 Lamp ⁹ EM=Emergency Quartz Restrike T4 Lamp with Time Delay Relay ⁹ EMLED-CD=LED Battery Backup Cold Temperature ¹⁰ 7040=72 CRI / 4000K CCT AP=Grey BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White			WG/WPGL=Wire Guard Borosilicate Glass Lens Door WG/WPFC=Wire Guard Full Cutoff Door TR/WP=Tamper-resistant Screw and Bit VS/WPGL=Polycarbonate Vandal Shield for Borosilicate Glass Lens Door	

NOTES:

- DesignLights Consortium Qualified and classified for both DLC Standard and DLC Premium, refer to www.designlights.org for details.
- Fixture color is standard bronze unless optional color is specified.
- Small housing offered for 175W and below for LED models. Large housing for 250W-400W. Clear glass is standard for full cutoff door types except for LD. LD full cutoff door is standard with Solite® glass.
- LED packages based on 70 CRI / 5000K package at 25°C ambient. Pulse start metal halide 175W and below are medium-base, all others are mogul-base.
- See voltage chart for descriptions. 5T available in 400W MH models only. 90°C Rated wire required for thru-branch wiring for units 175W and lower. 105°C Rated wire required for thru-branch wiring for units 200W and higher. Thru-branch wiring is rated for 40°C for LD and 175W and below. Higher wattage thru-branch wiring is rated for use in 25°C ambient operating environments.
- Not available with thru-branch wiring. LED will be supplied with integral step down transformer.
- Available with 70-150W MP lamps. All electronic ballasts are universal 120-277V.
- Not all options can be combined. Only one emergency or battery back-up option available within the fixture. LD models utilize EMLED-CD options only for battery back-up.
- Q or EM not available with LD or E electronic ballast. Minimum 70W for HID wattages.
- EMLED-CD available with B models only. For use in 25°C ambient operating temperature environments. Specify 120V or 277V. EMLED-CD minimum -20°C/-4°F. Battery pack is a UL recognized component.

STOCK ORDERING INFORMATION - LAMP INCLUDED

Sample Number: WPL4BC

Product Family	Lamp Type	Lamp Wattage	Door/Glass Type
WP=Wal-Pak	L=LED P=Pulse Start Metal Halide S=High Pressure Sodium	LED 3B=27W 4B=32W 6B=46W Pulse Start Metal Halide 15=150W 25=250W 40=400W High Pressure Sodium 15=150W 25=250W 40=400W	[Blank]=Standard C=Full Cutoff Door

NOTES:

- Options not available with stock products. Refer to standard order information to add options. Multi-tap standard. Full cutoff door (C), and borosilicate glass door (GL) are standard. 3B, 4B and 6B models available in LED only. LED models are 120-277V. LED model standard with 5000K CCT, standard bronze color.

VOLTAGE CHART

DT=Dual-Tap	120, 277V (Wired 277V)
MT=Multi-Tap	120, 208, 240, 277V (Wired 277V)
TT=Triple-Tap	120, 277, 347V (Wired 347V)
5T=5-Tap	120, 208, 240, 277, 480V (Wired 480V)
E=Electronic Ballast	120-277V (Universal - 50-60Hz)
ED=Electronic LED Driver	120-277V (Universal - 50-60Hz)

DESCRIPTION

The Lumark Canopy Light combines lasting durability and excellent photometrics. CSA certified for wet locations. The Canopy Light mounts quickly to a variety of surfaces, making it ideal for covered walkways, convenience store/service station canopies and enclosed parking areas.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction

HOUSING: CL housing is constructed of heavy-gauge aluminum. CS housing is constructed of durable steel welded construction. **GASKET:** Fully gasketed door frame seals out contaminants. **DOOR:** Hinged door provides easy access for maintenance and relamping and door can be removed to simplify installation.

Electrical

BALLAST: High power factor ballast with class H insulation. CL construction is listed for 40°C ambient environments. CS construction is listed for 25°C ambient environments.

Optics

Optical system features an injection-molded prismatic lens with internal prisms and white highly reflective internal surface.

Finish

Weather- and abrasion-resistant white polyester powder coat finish.



CL/CS CANOPY LIGHT

100 - 400W

High Pressure Sodium
Pulse Start Metal Halide
Metal Halide

CANOPY LUMINAIRE

TECHNICAL DATA

UL Wet Location Listed
CSA Certified
EISA Compliant ©

ENERGY DATA

Reactor Ballast Input Watts

100W HPS HPF (118 Watts)
100W MP HPF (128 Watts)
150W HPS HPF (175 Watts)

High Reactor Ballast Input Watts

150W MP HPF (185 Watts)

CWI Ballast Input Watts

175W MH HPF (223 Watts)
250W HPS HPF (300 Watts)
250W MH HPF (300 Watts)
400W HPS HPF (465 Watts)
400W MH HPF (475 Watts)

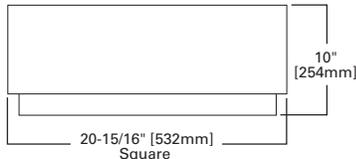
CWA Ballast Input Watts

175W MH HPF (210 Watts)
200W HPS HPF (250 Watts)
200W MP HPF (227 Watts) ©
250W MP HPF (283 Watts) ©
320W MP HPF (365 Watts) ©
400W HPS HPF (465 Watts)
400W MH HPF (455 Watts)
400W MP HPF (452 Watt) ©

SHIPPING DATA

Approximate Net Weight:
44 lbs. (20 kgs.)

DIMENSIONS



LAMP TYPE	WATTAGE
Pulse Start Metal Halide (MP)	100, 150, 200, 250, 320, 350, 400W
Metal Halide (MH)	175, 250, 400W
High Pressure Sodium (HP)	100, 150, 250, 400W

ORDERING INFORMATION

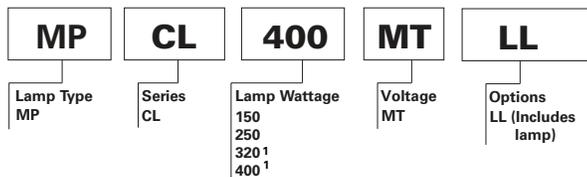
Sample Number: MPCL-400-MT-Q

Lamp Type MP= Pulse Start Metal Halide ¹ MH= Metal Halide ² HP= High Pressure Sodium	Series CL= Canopy Light (Aluminum Housing) ³ CS= Canopy Light (Steel Housing) ⁴	Lamp Wattage ⁵ MP 100= 100W 150= 150W 200= 200W 250= 250W 320= 320W 350= 350W 400= 400W MH 175= 175W ² 250= 250W ² 400= 400W ² HP 100= 100W 150= 150W 250= 250W 400= 400W	Voltage ⁶ 120V= 120V 208V= 208V 240V= 240V 277V= 277V 347V= 347V ⁷ 480V= 480V MT= Multi-Tap TT= Triple-Tap, wired ⁷ 347V	Options F1= Single Fuse (120, 277 or 347V only) F2= Double Fuse (208, 240 or 480V only) Q= Quartz Restrike (Hot Strike Only) EM= Quartz Restrike with "Delay Relay" (Quartz lamp strikes at both hot and cold starts) C73= Flat Prismatic Tempered Glass Lens LL= Lamp Included ⁸ CEC= California Title 20 Compliant Ballast (Applies to 200-320W and 400W MP only) POM= Position Oriented Socket
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- Notes: 1 150, 200, 250, 320, 350, 400 and 450W only.
 2 175W, 250W, and 400W MH available in non-U.S. markets only.
 3 40°C Ambient environment, except 400W HPS is 25°C ambient.
 4 25°C Ambient environment.
 5 All lamps are mogul-base except 150W Metal Halide and below are medium-base. Lamp not included.
 6 Products also available in non-US voltages and 50HZ for international markets.
 7 88% efficient EISA Compliant fixtures not available in 347V or TT Voltages.
 8 Lamp is shipped separate from luminaire. Lamp is Cooper designated product based on luminaire requirements. Specified lamps must be ordered as a separate line item.

STOCK SAMPLE NUMBER

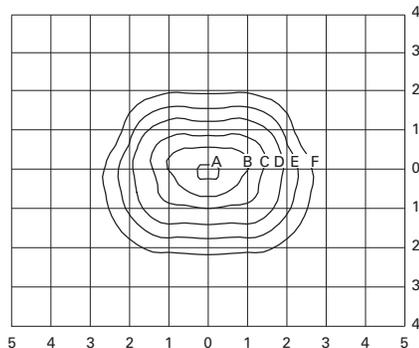
SAMPLE NUMBER: MPCL-400H-MT-LL



- NOTES:
 Standard Multi-tap. Refer to In-Stock Guide for availability. Options not available with stock products.
 Refer to Standard order information and options.
 1 Available without lamp MPCL-320-MT or MPCL-400-MT.

MT=Multi-Tap	120/208/240/277 (wired 277V)
TT=Triple-Tap	120/277/347 (wired 347V)

PHOTOMETRICS



Footcandle Table

Select mounting height and read across for footcandle values of each isofootcandle line. Distance in units of mounting height.

Mounting Height	Footcandle Values for Isofootcandle Lines					
	A	B	C	D	E	F
15'	20.00	10.00	5.00	2.00	1.00	0.50
20'	11.25	5.63	2.81	1.13	0.56	0.28

MPCL-320
 320-Watt MP
 30,000-Lumen Clear Lamp

DESCRIPTION

The Tribute Pole and Fixture Combo features all you need for easy selection and installation for poles and fixtures. Including the quality die-cast Tribute area luminaire and 8" arm complete with lamp, square straight steel pole and necessary anchorage. Available in single and dual fixture combinations. The Tribute and Pole Combo is ideal for parking areas, access roadways and other general off street area/site lighting applications.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction

Rugged, one-piece, die-cast aluminum housing and door frame finished in dark bronze polyester powder paint. One-piece silicone gasket protects the optical chamber from performance degrading contaminants. One stainless spring latch and two stainless steel hinges allow tool-less opening and removal of door frame. U.L. Listed and CSA certified for wet locations.

Pole

Shaft is one-piece construction ASTM A500 grade "B" steel, shot blasted and finished in dark bronze polyester powder coat. Anchor base is fabricated from ASTM grade steel. ASTM A366 steel full base cover is provided to enclose base plate and anchor bolts.

Anchor bolts are per ASTM A576 with two nuts, two flat washers, and one lock washer. Hardware and threaded portion of bolt are hot dip galvanized. 3" hook for 3/4" bolt. 4" hook for 1" bolt.

Electrical

Ballast and related electrical componentry are hard mounted to die-cast housing for optimal heat transfer and operating efficiency.

Reflector

Hydroformed anodized aluminum reflector offered in an adjustable Type II/III or a Type IV distribution. Optical modules are field rotatable in 90° increments and offered standard with medium or mogul-base lampholders.

Mounting

Extruded 8" aluminum arm features internal bolt guides for easy positioning of fixture during installation to pole.

Finish

Housing and arm finished in a five-stage premium TGIC bronze polyester powder coat paint.



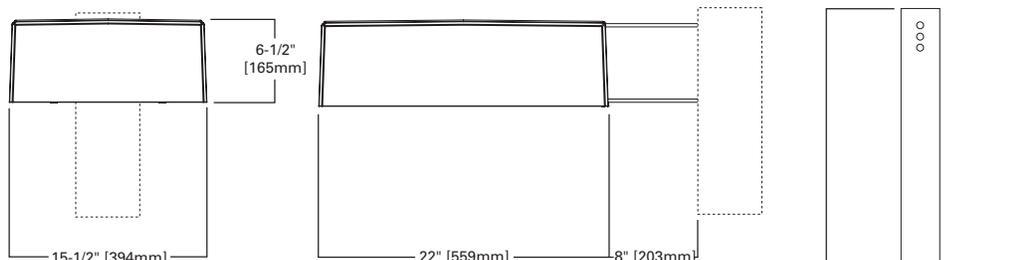
PFT TRIBUTE AND POLE COMBO

150 - 400W

High Pressure Sodium
Pulse Start Metal Halide

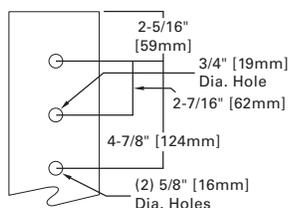
POLE AND FIXTURE COMBO

DIMENSIONS



ARM DRILLING

TYPE "M"



WATTAGE CHART

Lamp Type	Wattage
Pulse Start Metal Halide	150, 250, 320, 400W
High Pressure Sodium	150, 250, 400W

CERTIFICATIONS

UL Wet Location Listed
CSA Certified
EISA Compliant ©

ENERGY DATA

Hi-Reactance Ballast Input Watts

150W HPS HPF (190 Watts)
150W MP HPF (185 Watts)

CWA Ballast Input Watts

250W MP HPF (283 Watts) ©
250W HPS HPF (295 Watts)
320W MP HPF (365 Watts) ©
400W MP HPF (452 Watts) ©
400W HPS HPF (465 Watts)

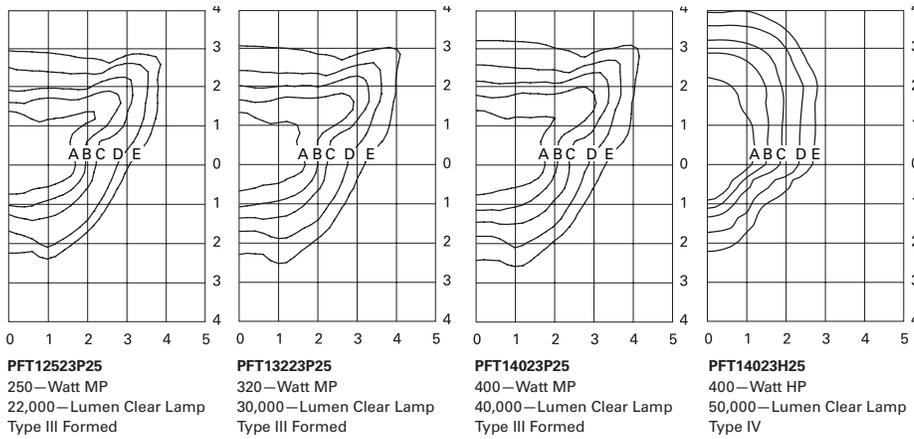
EPA DATA

Effective Projected Area: (Sq. Ft.)
Single Fixture: 1.59
Dual Fixture: 3.18

SHIPPING DATA

Approximate Net Weight:
39 lbs. (17.73 kgs.)

PHOTOMETRICS (COMPLETE IES FILES AVAILABLE AT WWW.COOPERLIGHTING.COM)



Footcandle Table
Select mounting height and read across for footcandle values of each isofootcandle line. Distance in units of mounting height.

Mounting Height	Footcandle Values for Isofootcandle Lines				
	A	B	C	D	E
20'	3.00	1.50	0.75	0.30	0.15
25'	2.00	1.00	0.50	0.20	0.10
30'	1.38	1.69	0.34	0.13	0.06

ORDERING INFORMATION

Sample Number: PFT1153H159N/AB

Series ¹	Number of Fixtures	Lamp Wattage	Distribution	Lamp Type ²	Pole Height	Zone	Options (Add as Suffix)
PFT=Tribute Fixture and Pole Combo	1=1 2=2	15=150W 25=250W 32=320W 40=400W	23=Type II/III 4F=Type IV Formed	P= Pulse Start Metal Halide H= High Pressure Sodium	15=15' 20=20' 25=25' 30=30'	9=90 MPH Wind Zone 0=100 MPH Wind Zone	CEC=California Title 20 Compliant Ballast (Applies to 200-320W and 400W MP Only) N/AB=No Anchor Bolts (Used when ordered separately)

NOTES: 1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information. 2. 8" arm and pole adapter included with fixture. Lamp included with all PFT configurations. Supplied with multi-tap ballast 120/208/240/277V wired 277V with straight steel shaft, anchor bolts, template, base cover and hardware.

STOCK OPTION CONFIGURATIONS

Mounting Height (Feet)	Square Steel Pole Shaft Size (Inches)	Maximum Wind Zone (MPH)	Number of Fixture(s)	Lamp Type	Wattage	IES Distribution Type	EISA Compliant	Catalog Number
15'	4'	100	1	MP	150W	2/3	•	PFT11523P15N/AB
	4'	100	1	MP	250W	2/3	•	PFT12523P20
20'	4'	100	1	MP	250W	2/3	•	PFT12523P20N/AB
	4'	100	2	MP	250W	2/3	•	PFT22523P20
	4'	100	2	MP	250W	2/3	•	PFT22523P20N/AB
	4'	100	1	MP	400W	2/3	•	PFT14023P20
	4'	100	1	MP	400W	2/3	•	PFT14023P20N/AB
	4'	100	2	MP	400W	2/3	•	PFT24023P20
	4'	100	2	MP	400W	2/3	•	PFT24023P20N/AB
	4'	100	2	MP	400W	2/3	•	PFT24023P25N/AB
25'	4'	90	1	MP	250W	2/3	•	PFT12523P25
	4'	90	1	MP	250W	2/3	•	PFT12523P25N/AB
	4'	80	2	MP	250W	2/3	•	PFT22523P25
	4'	90	1	MP	400W	2/3	•	PFT14023P25
	4'	90	1	MP	400W	2/3	•	PFT14023P25N/AB
	4'	80	2	MP	400W	2/3	•	PFT24023P25
	4'	80	2	MP	400W	2/3	•	PFT24023P25N/AB
	4'	80	2	MP	400W	2/3	•	PFT24023P25N/AB

NOTES: 1 Four Anchor bolts and one template included with each Momo Combo setup. 2 To order without anchor bolts, add "N/AB" to end of catalog number, no dashes. 3 8" Square Pole Arm included inside each Tribute fixture carton. 4 All Tribute fixtures come equipped with Type II/III (adjustable—set to Type III) or Type IV distribution. 5 Lamp is included. 6 Supplied with Multi-tap voltages 120/208/240/277V wired 277V. 7 Check Stock Guide for availability. 25'-5" and Type IV configurations available in select warehouses only.

ONE TO TWO FIXTURE CONFIGURATIONS

Mounting Height (Feet)	Square Steel Pole Shaft Size (Inches)	Maximum Wind Zone (MPH)	Number of Fixture(s)	Lamp Type	Wattage	IES Distribution Type	EISA Compliant	Catalog Number
15'	4'	100	1	HPS	150W	2/3	--	PFT11523H15
	4'	100	2	HPS	150W	2/3	--	PFT21523H15
	4'	100	1	MP	150W	2/3	EXEMPT	PFT11523P15
	4'	100	2	MP	150W	2/3	EXEMPT	PFT21523P15
	4'	100	1	MP	250W	2/3	•	PFT12523P15
	4'	100	2	MP	250W	2/3	•	PFT22523P15
20'	4'	100	1	HPS	250W	2/3	--	PFT12523H20
	4'	100	2	HPS	250W	2/3	--	PFT22523H20
	4'	100	1	HPS	400W	2/3	--	PFT14023H20
	4'	100	2	HPS	400W	2/3	--	PFT24023H20
	4'	100	1	MP	400W	4	•	PFT1404FP20
	4'	100	2	MP	400W	4	•	PFT2404FP20
25'	4'	90	1	HPS	250W	2/3	--	PFT12523H25
	4'	80	2	HPS	250W	2/3	--	PFT22523H25
	4'	90	1	HPS	400W	2/3	--	PFT14023H25
	4'	80	2	HPS	400W	2/3	--	PFT24023H25
	4'	90	1	MP	400W	4	•	PFT1404FP25
	4'	80	2	MP	400W	4	•	PFT2404FP25
25'	5'	100	2	HPS	400W	2/3	--	PFT24023H250
	5'	100	2	MP	400W	2/3	•	PFT24023P250
	5'	100	2	MP	400W	4	•	PFT2404FP250
30'	5'	90	1	HPS	250W	2/3	--	PFT12523H30
	5'	80	2	HPS	250W	2/3	•	PFT22523H30
	5'	90	1	HPS	400W	2/3	--	PFT14023H30
	5'	80	2	HPS	400W	2/3	--	PFT24023H30
	5'	90	1	MP	250W	2/3	•	PFT12523P30
	5'	80	2	MP	250W	2/3	•	PFT22523P30
	5'	90	1	MP	400W	2/3	•	PFT14023P30
	5'	80	2	MP	400W	2/3	•	PFT24023P30
	5'	90	1	MP	400W	4	•	PFT1404FP30
5'	80	2	MP	400W	4	•	PFT2404FP30	

NOTES: 1 Four Anchor bolts and one template included with each Momo Combo setup. 2 To order without anchor bolts, add "N/AB" to end of catalog number, no dashes. 3 8" Square Pole Arm included inside each Tribute fixture carton. 4 All Tribute fixtures come equipped with Type II/III (adjustable—set to Type III) or Type IV distribution. 5 Lamp is included. 6 Supplied with Multi-tap voltages 120/208/240/277V wired 277V. 7 Check Stock Guide for availability. 25'-5" and Type IV configurations available in select warehouses only.

THREE TO FOUR FIXTURE CONFIGURATIONS

Mounting Height (Feet)	Square Steel Pole Shaft Size (Inches)	Maximum Wind Zone (MPH)	Number of Fixture(s)	Lamp Type	Wattage	IES Distribution Type	EISA Compliant	Catalog Number
20'	4'	100	3	HPS	250W	2/3	--	PFT32523H20
	4'	90	4	HPS	250W	2/3	--	PFT42523H20
	4'	100	3	HPS	400W	2/3	--	PFT34023H20
	4'	90	4	HPS	400W	2/3	--	PFT44023H20
	4'	100	3	MP	250W	2/3	•	PFT32523P20
	4'	90	4	MP	250W	2/3	•	PFT42523P20
	4'	100	3	MP	400W	2/3	•	PFT34023P20
	4'	90	4	MP	400W	2/3	•	PFT44023P20
	4'	100	3	MP	400W	4	•	PFT3404FP20
	4'	90	4	MP	400W	4	•	PFT4404FP20
25'	4'	80	3	HPS	250W	2/3	--	PFT32523H25
	4'	80	4	HPS	250W	2/3	--	PFT42523H25
	4'	80	3	HPS	400W	2/3	--	PFT34023H25
	4'	80	4	HPS	400W	2/3	--	PFT44023H25
	4'	80	3	MP	250W	2/3	--	PFT32523P25
	4'	80	4	MP	250W	2/3	--	PFT42523P25
	4'	80	3	MP	400W	2/3	--	PFT34023P25
	4'	80	4	MP	400W	2/3	--	PFT44023P25
	4'	80	3	MP	400W	4	--	PFT3404FP25
	4'	80	4	MP	400W	4	--	PFT4404FP25
30'	5'	80	3	HPS	250W	2/3	--	PFT32523H30
	5'	80	4	HPS	250W	2/3	--	PFT42523H30
	5'	80	3	HPS	400W	2/3	--	PFT34023H30
	5'	80	4	HPS	400W	2/3	--	PFT44023H30
	5'	80	3	MP	250W	2/3	•	PFT32523P30
	5'	80	4	MP	250W	2/3	•	PFT42523P30
	5'	80	3	MP	400W	2/3	•	PFT34023P30
	5'	80	4	MP	400W	2/3	•	PFT44023P30
	5'	80	3	MP	400W	4	•	PFT3404FP30
5'	80	4	MP	400W	4	•	PFT4404FP30	

NOTES: 1 Four Anchor bolts and one template included with each Mombo Combo setup. 2 To order without anchor bolts, add "N/AB" to end of catalog number, no dashes. 3 8" Square Pole Arm included inside each Tribute fixture carton. 4 All Tribute fixtures come equipped with Type II/III (adjustable—set to Type III) or Type IV distribution. 5 Lamp is included. 6 Supplied with Multi-tap voltages 120/208/240/277V wired 277V. 7 Check Stock Guide for availability. 25'-5" and Type IV configurations available in select warehouses only.



CSI – 3 PART SPEC

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1370 Grand Ave., Bldg., B
San Marcos, CA 92078
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e-mail: customerservice@eldoradostone.com
website: www.eldoradostone.com

SECTION 04 70 00

MANUFACTURED MASONRY VENEER

GENERAL NOTES TO SPECIFIER:

THIS SPECIFICATION SECTION HAS BEEN PREPARED TO ASSIST DESIGN PROFESSIONALS IN THE PREPARATION OF PROJECT OR OFFICE MASTER SPECIFICATIONS. IT FOLLOWS GUIDELINES ESTABLISHED BY THE CONSTRUCTION SPECIFICATIONS INSTITUTE (CSI), AND THEREFORE MAY BE USED WITH MOST MASTER SPECIFICATION SYSTEMS WITH MINOR EDITING.

EDIT CAREFULLY TO SUIT PROJECT REQUIREMENTS. MODIFY AS NECESSARY AND DELETE ITEMS THAT ARE NOT APPLICABLE. VERIFY THAT REFERENCED SECTION NUMBERS AND TITLES ARE CORRECT. (NUMBERS AND TITLES REFERENCED ARE BASED ON *MASTERFORMAT*, 2004 EDITION).

THIS SECTION ASSUMES THE PROJECT MANUAL WILL CONTAIN COMPLETE DIVISION 1 DOCUMENTS INCLUDING SECTIONS 01 25 13-PRODUCT SUBSTITUTION PROCEDURES, 01 33 00-SUBMITTAL PROCEDURES, 01 62 00-PRODUCT OPTIONS, 01 66 00-PRODUCT STORAGE AND HANDLING REQUIREMENTS, 01 74 00-CLEANING AND WASTE MANAGEMENT, 01 77 00-CLOSEOUT PROCEDURES, AND 01 78 00-CLOSEOUT SUBMITTALS. CLOSE COORDINATION WITH DIVISION 1 SECTIONS IS REQUIRED. IF THE PROJECT MANUAL DOES NOT CONTAIN THESE SECTIONS, ADDITIONAL INFORMATION SHOULD BE INCLUDED UNDER THE APPROPRIATE ARTICLES.

THIS IS A CLOSED PROPRIETARY SPECIFICATION.

NOTES TO THE SPECIFIER ARE CONTAINED IN BOXES AND SHOULD BE DELETED FROM FINAL COPY.

GREY HIGHLIGHTED TEXT AND NOTES RELATE TO LEED® PROJECTS AND CAN BE DELETED IF THE PROJECT IS NOT INTENDED TO ATTAIN LEED® CERTIFICATION. CREDIT REFERENCES REFER TO LEED® FOR NEW CONSTRUCTION, V2.2.

OPTIONAL ITEMS REQUIRING SELECTION BY THE SPECIFIER ARE ENCLOSED WITHIN BRACKETS, E.G. [35] [40] [45]. MAKE APPROPRIATE SELECTIONS AND DELETE OTHERS.

ITEMS REQUIRING ADDITIONAL INFORMATION ARE UNDERLINED BLANK SPACES, E.G. _____.

OPTIONAL PARAGRAPHS REQUIRING SELECTION OF ONE OF THE OPTIONS ARE SEPARATED BY "OR" WITHIN A BOX, E.G.

OR

BOLD FACE TEXT IDENTIFIES OPTIONAL PARAGRAPHS AND FEATURES THAT MAY BE INCLUDED OR DELETED DEPENDING ON PROJECT REQUIREMENTS. CONVERT THE BOLD FACE TEXT TO REGULAR TEXT WHEN INCLUDING THESE PARAGRAPHS OR FEATURES. WHEN DELETING A PARAGRAPH, BE CERTAIN THAT ALL SUBPARAGRAPHS ARE ALSO DELETED.

REVISE FOOTER TO SUIT PROJECT/OFFICE REQUIREMENTS.

ELECTRONIC VERSIONS OF THIS SPECIFICATION UTILIZE AUTOMATIC PARAGRAPH NUMBERING.

PART 1 - GENERAL

1.01 SUMMARY

- A. Section Includes: Portland cement based manufactured [stone] [and] [brick] veneer and trim.

B. Related Sections:

INCLUDE ALL DIVISION 01 SECTIONS CONTAINING LEED® REQUIREMENTS.

1. _____ - _____. **Wall Framing.**
2. _____ - _____. **Wall Sheathing.**
3. **07 60 00–Flashing and Sheet Metal.**
4. **07 92 00–Joint Sealants.**
5. **09 24 00–Portland Cement Plastering.**
6. **10 30 00–Fireplaces and Stoves.**

INCLUDE APPROPRIATE LANGUAGE BELOW IF PRODUCTS SPECIFIED IN THIS SECTION ARE TO BE BID AS ALTERNATES. OTHERWISE DELETE FOLLOWING PARAGRAPH.

C. Alternates:

1. Reference Section 01 23 00–Alternates.

1.02 REFERENCES

A. American National Standards Institute (ANSI):

1. ANSI A118.4 Specifications for Latex-Portland Cement Mortar.

B. American Society for Testing and Materials (ASTM):

1. [ASTM C 39](#) – Standard Test Method for Compressive Strength of Cylindrical Concrete Specimens.
2. [ASTM C 67](#) – Standard Test Methods for Sampling and Testing Brick and Structural Clay Tile.
3. [ASTM C 144](#) – Standard Specification for Aggregate for Masonry Mortar.
4. [ASTM C 177](#) – Standard Test Method for Steady-State Head Flux Measurements and Thermal Transmission Properties by Means of the Guarded-Hot-Plate Apparatus.
5. [ASTM C 207](#) – Standard Specification for Hydrated Lime for Masonry Purposes.
6. [ASTM C 270](#) – Standard Specification for Mortar for Unit Masonry.
7. [ASTM C 482](#) – Standard Test Method for Bond Strength of Ceramic Tile to Portland Cement.
8. [ASTM C 567](#) – Standard Test Method for Determining Density of Structural Lightweight Concrete.
9. [ASTM C 847](#) – Standard Specification for Metal Lath.
10. [ASTM C 932](#) – Standard Specification for Surface-Applied Bonding Compounds for Exterior Plastering.
11. [ASTM C 979](#) – Standard Specification for Pigments for Integrally Colored Concrete.
12. [ASTM C 1032](#) – Standard Specification for Woven Wire Plaster Base.
13. [ASTM C 1059](#) – Standard Specification for Latex Agents for Bonding Fresh To Hardened Concrete.
14. [ASTM D 226](#) – Standard Specification for Asphalt-Saturated Organic Felt Used in Roofing and Waterproofing.

C. City of Los Angeles: Research Report (LARR)

D. International Code Council (ICC):

1. ER Report.
2. NES Report.

3. UBC Standard No. 14-1, Kraft Waterproof Building Paper.
4. UBC Standard 15-5–Roof Tile.

- E. LEED®: US Green Building Council’s Leadership in Energy and Environmental Design Green Building Rating System™.
- F. Underwriter's Laboratory (UL): Building Materials Directory.
- G. **US Department of Housing and Urban Development (HUD): Material Release Numbers.**

1.03 SUBMITTALS

- A. Reference Section 01 33 00–Submittal Procedures; submit following items:
1. Product Data.
 2. Samples:
 - a. Standard sample board consisting of small-scale pieces of veneer units showing full range of textures and colors.
 - b. Full range of mortar colors.**
 3. **Verification Samples: Following initial sample selection submit “laid-up” sample board using the selected stone and mortar materials and showing the full range of colors expected in the finished Work; minimum sample size: 3 by 3 feet (1 by 1 m).**
 4. Quality Assurance/Control Submittals:
 - a. Qualifications:
 - 1) Proof of manufacturer qualifications.
 - 2) Proof of installer qualifications.
 - b. Regulatory Requirements: Evaluation reports.
 - c. Veneer manufacturer’s installation instructions.
 - d. Installation instructions for other materials.
 5. LEED® Submittals:
 - a. Credit MR 5.1, 5.2 Regional Materials:
 - 1) Provide distance between Project site and extraction site.
 - 2) Provide distance between Project site and final manufacturing location.

MANUFACTURED MASONRY CAN ALSO CONTRIBUTE TO CREDIT EA 1 FOR OPTIMIZING ENERGY PERFORMANCE AND CREDITS ID 1.1-1.4 FOR INNOVATION IN DESIGN, HOWEVER, NO SPECIFIC SUBMITTALS ARE REQUIRED IN THIS SECTION.

- B. Closeout Submittals: Reference Section 01 78 00–Closeout Submittals; submit following items:
1. Maintenance Instructions.
 2. Special Warranties.

1.04 QUALITY ASSURANCE

- A. Qualifications:
1. Manufacturer Qualifications: Licensee of Eldorado Stone, LLC.
 2. Installer Qualifications: Experienced mason familiar with installation procedures for manufactured veneer.
- B. Certifications:

1. **ICC Evaluation Service – Evaluation Report ER-3568.**
2. **NES Evaluation Service- Evaluation Report NER 602.**
3. **LARR – Research Report RR25589**
4. **HUD – Material Release Number 910**
5. **UL – Classification listing in Building Materials Directory: UL 546T (F8002).**

C. Field Sample:

COMPLETE FOLLOWING SUBPARAGRAPH TO INCLUDE DESIRED DETAILS SUCH AS CORNERS, TRIM, MORTAR JOINTS AND JOINT DETAILS ABUTTING OTHER MATERIALS.

1. Prepare [4 by 4 foot (1200 by 1200 mm)] [__ by __ foot (____ by ____ mm)] sample at a location on the structure as selected by the Architect. Use approved selection sample materials and colors. Include _____.
2. Obtain Architect’s approval.
3. Protect and retain sample as a basis for approval of completed manufactured stone work. Approved sample may be incorporated into completed work.

1.05 DELIVERY, STORAGE, AND HANDLING

- A. Reference Section 01 66 00–Product Storage and Handling Requirements.
- B. Follow manufacturer’s instructions.

1.06 PROJECT/SITE CONDITIONS

- A. Environmental Requirements: When air temperature is 40 degrees F (4.5 degrees C) or below, consult local building code for Cold-Weather Construction requirements.

1.07 WARRANTY

- A. Special Warranty: Manufacturer’s standard warranty coverage against defects in materials when installed in accordance with manufacturer’s installation instructions.

PART 2 - PRODUCTS

2.01 MANUFACTURER

- | | |
|--------------------------|--|
| A. Eldorado Stone, LLC | Tel: (800) 925-1491 |
| 1370 Grand Ave., Bldg. B | Fax: (760) 736-8890 |
| San Marcos, CA 92078 | E-Mail: customerservice@eldoradostone.com |
| | Website: www.eldoradostone.com |

INSERT NAME, ADDRESS AND CONTACT INFORMATION OF LOCAL DISTRIBUTOR BELOW.

1. Manufacturer’s Distributor:

IF PROJECT UTILIZES ONLY ONE TYPE OF STONE, INSERT THE NAME OF THE PRODUCT IN THE BLANK SPACE BELOW AND DELETE THE SECOND SELECTION. IF MORE THAN ONE TYPE OF STONE IS REQUIRED, DELETE THE FIRST SELECTION AND VERIFY THAT STONE TYPES ARE NOTED ON DRAWINGS.

- B. Product: [_____ veneer] [Veneer types as shown on Drawings].

C. Substitutions: None Allowed.

2.02 MATERIALS

A. Stone Veneer:

SELECT DESIRED PROFILE FROM THE ELDORADO STONE WEBSITE [PRODUCTS](#) DROP DOWN MENU; CLICK ON "STONE VENEER" THEN CLICK ON THE APPROPRIATE REGION. INSERT PROFILE BELOW.

1. Profile: _____ . Include matching corner pieces.

SELECT DESIRED STONE ACCENTS FROM THE ELDORADO STONE WEBSITE [PRODUCTS](#) DROP DOWN MENU; CLICK ON "STONE ACCENTS." INSERT DESIRED ACCENTS BELOW AND INSERT TEXTURE IF REQUIRED. VERIFY THAT DIMENSIONS, IF REQUIRED, ARE SHOWN ON THE DRAWINGS.

2. **Stone Accents:** _____ .
- a. Color: [Buckskin] [Earth] [Smoke] [Taupe] [As shown on Drawings].
 - b. Texture: _____ .

B. Brick Veneer:

SELECT DESIRED PROFILE AND COLOR FROM THE ELDORADO STONE WEBSITE [ELDORADO BRICK](#); CLICK ON "BRICK," THEN CLICK ON "VIEW ALL BRICK PROFILES." INSERT PROFILE AND COLOR BELOW.

1. Profile: _____ . Include matching corner pieces.
- a. Color: _____ .

SELECT DESIRED BRICK ACCENTS FROM THE ELDORADO STONE WEBSITE DROP [ELDORADO BRICK](#); CLICK ON "ACCENTS." INSERT DESIRED ACCENTS BELOW. CLICK ON "CHOOSE ACCENTS' COLORS" TO SELECT COLOR. VERIFY THAT DIMENSIONS, IF REQUIRED, ARE SHOWN ON THE DRAWINGS.

2. **Brick Accents:** _____ .
- a. Color: [Match brick] [_____] [As shown on Drawings].

C. Veneer Unit properties: Precast veneer units consisting of portland cement, lightweight aggregates, and mineral oxide pigments.

- 1. Compressive Strength: ASTM C 192 and ASTM C 39, 5 sample average: greater than 1,800 psi (12.4MPa).
- 2. Shear Bond: ASTM C 482: 50 psi (345kPa).
- 3. Water Absorption: UBC Standard 15-5: Less than 22 percent.
- 4. Freeze-Thaw Test: ASTM C 67: Less than 3 percent weight loss and no disintegration.
- 5. Thermal Resistance: ASTM C 177: 0.473 at 1.387 inches thick

EDIT MATERIALS PER BUILDING CODE REQUIREMENTS. DELETE FROM THIS SECTION IF SPECIFIED IN OTHER SECTIONS.

D. Moisture Barrier: [ASTM D 226, Type 1, No. 15, non-perforated asphalt-saturated felt paper] [UBC Standard 14-1, kraft waterproof building paper].

E.Reinforcing: [ASTM C 847, 2.5lb/yd² (1.4kg/m²) galvanized expanded metal lath] [ASTM C 847, 3.4lb (1.8 kg/m²) galvanized 3/8" rib lath] [ASTM C 1032, 18 gauge (1.3 mm) woven wire mesh] complying with code agency requirements for the type of substrate over which stone veneer is installed.

F.Mortar:

- 1. Cement: Any cement complying with ASTM C 270.

2. Lime: ASTM C 207.
 3. Sand: ASTM C 144, natural or manufactured sand.
 4. **Color Pigment: ASTM C 979, mineral oxide pigments.**
 5. Water: Potable.
 6. Pre-Packaged Latex-Portland Cement Mortar: ANSI A118.4.
- G. Bonding Agent: Exterior integral bonding agent meeting [ASTM C 932] [ASTM C 1059 Type II]
- H. Sealer: Water based silane or siloxane masonry sealer, [clear] [semi-gloss].**

2.03 MORTAR MIXES

- A. Standard Installation (Grouted Joints):
1. Mix mortar in accordance with [ASTM C 270, Type N or S] [or] [Eldorado Stone, LLC mortar preparation instructions].
 - a. **Add color pigment in grout joint mortar in accordance with pigment manufacturer's instructions.**

OR

- A. Jointless/Dry-Stacked Installation:
1. Mix mortar in accordance with Eldorado Stone Corp. ["Suggested Mix"] [or] ["Alternate Mix"] mortar preparation instructions.
 - a. **Add color pigment in accordance with pigment manufacturer's instructions.**

PART 3 - EXECUTION

3.01 EXAMINATION

- A. Examine substrates upon which work will be installed.
- B. Coordinate with responsible entity to perform corrective work on unsatisfactory substrates.
- C. Commencement of work by installer is acceptance of substrate.

3.02 PREPARATION

- A. Protection: Protect adjacent work from contact with mortar.
- B. Surface Preparation: Prepare substrate in accordance with manufacturer's installation instructions for the type of substrate being covered.

3.03 INSTALLATION

- A. Install and clean stone in accordance with manufacturer's installation instructions for Standard Installation (Grouted Joint) or Jointless/Dry-Stacked installation as specified above.
- B. Apply sealer in accordance with sealer manufacturer's installation instructions.**

3.04 FIELD QUALITY CONTROL

- A. Manufacturer's Field Services: Manufacturer's Field Service Representative shall make [one] [two] [_____] periodic site visits for installation consultation and inspection as requested by Owner.**

3.05 CLEANING

- A. Reference Section 01 74 00–Cleaning and Waste Management.
- B. Remove protective coverings from adjacent work.
- C. Cleaning Veneer Units:
1. Wash with soft bristle brush and water/granulated detergent solution.
 2. Rinse immediately with clean water.
- D. Removing Efflorescence:
1. Allow veneer to dry thoroughly.
 2. Scrub with soft bristle brush and clean water.
 3. Rinse immediately with clean water; allow to dry
 4. If efflorescence is still visible, repeat above procedure using a solution of 1 part household vinegar and 5 parts water.
 5. Rinse immediately with clean water.

END OF SECTION¹

¹ This specification was prepared specifically for Eldorado Stone Corporation by ASC Specification Consultants. Comments or suggestions for improvement should be addressed to Eldorado Stone via the contact information on page one.