AGENDA

ARCHITECTURAL REVIEW BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
***JANUARY 27, 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) **SP2025-043 (BETHANY ROSS)**
Discuss and consider a request by Jonathan Hake of Cross Engineering Consultants, Inc. on behalf of Clay Shipman of Shipman Fire Protection for the approval of a *Site Plan* for an *Office Building* and *Restaurant* on a 5.104-acre tract of land identified as Lot 19, Block A, La Jolla Pointe Addition and Lot 19, Block A, La Jolla Pointe Addition and Lot 10, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) District, addressed as 1010-1100 La Jolla Pointe Drive, and take any action necessary.

(2) **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 *January 21, 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 CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	January 27, 2026
APPLICANT:	Jonathan Hake, *Cross Engineering Consultants, Inc.*
CASE NUMBER:	SP2025-043; Site Plan for an *Office Building* and a *Restaurant*

SUMMARY

Discuss and consider a request by Jonathan Hake of Cross Engineering Consultants, Inc. on behalf of Clay Shipman of Shipman Fire Protection for the approval of a *Site Plan* for an *Office Building* and *Restaurant* on a 5.104-acre tract of land identified as Lot 19, Block A, La Jolla Pointe Addition and Lot 19, Block A, La Jolla Pointe Addition and Lot 10, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) District, addressed as 1010-1100 La Jolla Pointe Drive, and take any action necessary.

BACKGROUND

The subject property was annexed by the City Council on November 7, 1960 by *Ordinance No. 60-04* [*Case No. A1960-002*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. At some point between the time of annexation and January 3, 1972, the subject property was rezoned from an Agricultural (AG) District to a Commercial (C) District. On July 17, 2018, the City Council approved a site plan [*i.e. Case No. SP2018-016*] for the subject property depicting the location of a three (3) story office building and one (1) story garage. On December 3, 2018, the City Council approved a replat [*Case No. P2018-039*] for the subject property creating Lot 3, Block A, La Jolla Pointe Addition, Phase 2. According to the Rockwall Central Appraisal District (RCAD), there is a three (3) story office building and a 1,116 SF parking garage, that were constructed in 2019, situated on the subject property. Since 2019, the subject property has remained the same. On November 3, 2025, the City Council approved a Specific Use Permit (SUP) [*i.e. Case No. Z2025-064*] to allow a structure that exceeds 60-feet in height in a Commercial (C) District.

PURPOSE

On September 12, 2025, the applicant -- Jonathan Hake, *Cross Engineering Consultants, Inc.* -- submitted an application requesting a *Site Plan* for an *Office Building* and *Restaurant* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 1010-1100 La Jolla Pointe Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is La Jolla Pointe Drive, which is identified as a *Minor Collector* on Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 100-foot right-of-way owned by the *Union Pacific/Dallas Garland NE Railroad*. North of this right-of-way is Phase 3 of the Lakeside Village Subdivision, which consists of 118 single-family residential lots. This subdivision was established in 1972 and is zoned Planned Development District 2 (PD-2) for single-family residential land uses.

South: Directly south of the subject property is a 4.584-acre parcel of land (*i.e. Lot 22, Block A, La Jolla Pointe Addition*), which is zoned Commercial (C) District and is currently vacant. Beyond this are several parcels of land developed with restaurants (*i.e. Steak N Shake, IHOP, Waffle House, Velvet Taco, and Snuffers*) that are zoned Commercial

(C) District. South of these parcels is the westbound frontage road of IH-30, followed by the main lanes of IH-30, and the eastbound frontage road for IH-30.

East: Directly east of the subject property is a 4.584-acre parcel of land (*i.e. Lot 22, Block A, La Jolla Pointe Addition*) which is zoned Commercial (C) District and is currently vacant. Beyond this is a 5.657-acre parcel of land (*i.e. Lot 23, Block A, La Jolla Pointe Addition*), which is zoned Commercial (C) District and is currently vacant. East of this parcel are three (3) parcels of land developed with *Office Buildings* (*i.e. Ebby Halliday, Allstate, Epstein & Kolacz*) and zoned Commercial (C) District. Beyond this is Ridge Road, which is identified as a A4D (*i.e. major arterial, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is La Jolla Pointe Drive, which is identified as a *Minor Collector* on Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 100-foot right-of-way owned by the *Union Pacific/Dallas Garland NE Railroad*. Following this is Phase 3 of the Lakeside Village Subdivision, which consists of 118 single-family residential lots. This subdivision was established in 1972 and is zoned Planned Development District 2 (PD-2) for single-family residential land uses. Beyond that is the take line for Lake Ray Hubbard which is zoned Agricultural (AG) District, followed by the corporate city limits for the City of Rockwall.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), an *Office Building* and *Restaurant without Drive-Through or Drive-In* are a permitted *by-right* land use in a Commercial (C) District. The submitted site plan, landscape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property that is zoned Commercial (C) District with the exception of the items noted in the *Variances and Exceptions Requested by the Applicant* section of this case memo. A summary of the density and dimensional requirements for the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*10,000 SF*	*X=5.104-acres; In Conformance*
Minimum Lot Frontage	*60-Feet*	*X= 214.02-feet; In Conformance*
Minimum Lot Depth	*100-Feet*	*X=169.92-feet; In Conformance*
Minimum Front Yard Setback	*15-Feet*	*X>15-feet; In Conformance*
Minimum Rear Yard Setback	*10-Feet*	*X>10-feet; In Conformance*
Minimum Side Yard Setback	*10-Feet*	*X>10-feet; In Conformance*
Maximum Building Height	*60-Feet; 91-feet by S-385*	*X≦91-feet; In Conformance*
Max Building/Lot Coverage	*60%*	*X≦31%; In Conformance*
Minimum Number of Parking Spaces	*Office Building: 1 Parking Space/300 SF = 63 Parking Spaces* *Restaurant: 1 Parking Space/100 SF = 35 Parking Spaces* *Total Additional Parking Required = 98*	*X=99; In Conformance*
Minimum Landscaping Percentage	*20%*	*X≧62.6%; In Conformance*
Maximum Impervious Coverage	*85-90%*	*X≦37.4%; In Conformance*

TREESCAPE PLAN

The Treescape Plan submitted by the applicant indicates the removal of 473 caliper inches of trees from the subject property as part of the proposed development. To offset the proposed tree removal, the applicant's landscape plan provides for the installation of 119 canopy trees, each being a minimum of four (4) caliper inches in size, which totals 476 caliper inches of tree being added to the subject property. Based on this, the proposed landscape plan meets the mitigation requirements of the Unified Development Code (UDC).

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 02.02(D)(2), *Office or Medical Office Building,* of Article 13, *Definitions*, of the Unified Development Code (UDC) an *Office Building* is defined as "(a) facility that provides executive, management, administrative, or professional services not specifically listed elsewhere in Section 01, Land Use Schedule, of Article 04, Permissible Uses, but not involving the sale of merchandise except as incidental to a permitted use. Typical examples include real estate, insurance, property management, investment, employment, travel, advertising, law, architecture, design, engineering, accounting, call centers, and similar offices. Accessory uses may include cafeterias, health facilities, parking, or other amenities primarily for the use of employees in the firm or building." In this case, the applicant is requesting an *Office Building*, which is permitted *by-right* according to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

According to Subsection 02.02(F)(30), *Restaurant without Drive Through or Drive In,* of Article 13, *Definitions*, of the Unified Development Code (UDC) a *Restaurant without Drive Through or Drive In* is defined as "(a) place of business whose primary source of revenue is derived from the sale of prepared food to the general public for consumption on-premise or off-premise and does not provide facilities that allow the serving and consumption of food in personal vehicles on or near the restaurant premises. The term shall not include a bakery, pastry shop, meat market, or ice cream parlor if on-premises consumption of food is not allowed." In this case, the applicant is requesting a *Restaurant without Drive Through or Drive In*, which is permitted *by-right* according to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

The proposed site plan also generally conforms to the requirements of the *General Commercial District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), excluding the exception being requested as outlined in the *Variances and Exceptions Requested by the Applicant* section of this case memo.

VARIANCES AND EXCEPTIONS BY THE APPLICANT

As stated above, the applicant's request conforms to the majority of the City's codes; however, staff has identified the following exception:

(1) *20% Stone Requirement*. According to Subsection 01.02(C)(a)(1), *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a) minimum of 20% natural or quarried stone is required on all building façades…" In this case, the office building and coffee shop show less than 20% stone on the buildings; however, staff should point out that the design scheme is consistent with the existing building on the subject property.

According to Subsection 09.01, *Exceptions to the General Standards*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "…an applicant may request the Planning and Zoning Commission grant a variance to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code would create an undue hardship." In addition, the code requires that the applicant provide compensatory measures that directly offset the requested exceptions. As compensatory measures for this case, the applicant has provided a letter outlining the following compensatory measures: [*1*] 100.00% masonry, [*2*] 62.60% landscaped area (*i.e. an increase of 42.60% over the required 20.00%*), [3] additional parking spaces, and [4] an outdoor patio space. With this being said, requests for exceptions to the *General Commercial District Standards* are discretionary decisions for the Planning and Zoning Commission. Staff should note that a supermajority vote (*e.g. six [6] out of the seven [7] commissioners*) -- *with a minimum of four (4) votes in the affirmative* -- is required for the approval of a variance or exception.

OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Future Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is situated within the *IH-30 Corridor District*. All of the property located within the *IH-30 Corridor District* is designated for the *Special Commercial (SC) Corridor* land use. The OURHometown Vision 2040 Comprehensive Plan describes the *Special Commercial (SC) Corridor* as being reserved for *Regional Centers*, which are described as being one (1) of the following four (4) models: *Strip Retail Center, Mixed-Use Center, Town Center, or Regional Designation Center*; however, the *Primary Land Uses* identified for this land use designation include *Corporate Office*. Based on this, the applicant's request is in conformance with the *Future Land Use Plan*. Staff should also note that the *IH-30 Corridor District* is divided into three (3) *Corridor Zones* (*i.e.*

the Preservation, Opportunity, and Transitional Zones). In this case, the subject property is located within a *Transitional Zone*, which is defined as "(a) segment of the existing corridor that is currently underutilized due to incompatible land uses, building design, commercial densities, and/or land uses that do not maximize tax potential." The subject property is currently vacant and is surrounded by single-story, single-tenant *Office Buildings* and *Restaurants*. Based on this, the proposed future development would appear to better conform to the *IH-30 Corridor Plan* contained in Appendix 'B', *Corridor Plans*, of the OURHometown Vision 2040 Comprehensive Plan than the existing development in the area.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

The Architectural Review Board (ARB) reviewed the building elevations on January 13, 2026 and recommended the item be tabled to allow the applicant time to make the following recommendations: [*1*] add faux bricked in windows on the south elevation of the Coffee Shop and [*2*] remove the arch from the first three (3) tower elements. The Architectural Review Board (ARB) will review the building elevations again for conformance at the *January 27, 2026* meeting.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a *Site Plan* for an *Office Building* and *Restaurant* on the property, then staff would propose the following conditions of approval:

(1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans; and,

(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.

PLANNING AND ZONING COMMISSION

On January 13, 2026, the Planning and Zoning Commission approved a motion to table this case to the *January 27, 2026* meeting by a vote of 5-0, with Commissioner Roth absent and one (1) vacant seat.

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) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☒ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: 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.
[2]: 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	16001 La Jolla Point Drive				
SUBDIVISION	La Jolla Pointe Addition	LOT	3R	BLOCK	A
GENERAL LOCATION	Intersection of La Jolla Pointe Drive and Carmel Circle				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	C - Commercial	CURRENT USE	Office / Undeveloped
PROPOSED ZONING	C - Commercial	PROPOSED USE	Office & Commercial
ACREAGE	5.108 acres	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	Fire House RE LLC, Shipman Fire Group	☒ APPLICANT	Cross Engineering Consultants, Inc.
CONTACT PERSON	Clay Shipman	CONTACT PERSON	Jonathan Hake, P.E.
ADDRESS	160[redacted]		[redacted]
CITY, STATE & ZIP	[redacted]	C	[redacted]
PHONE	[redacted]		
E-MAIL	[redacted]		

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Clay Shipman [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 $ $352.16, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 1st DAY OF DECEMBER, 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."

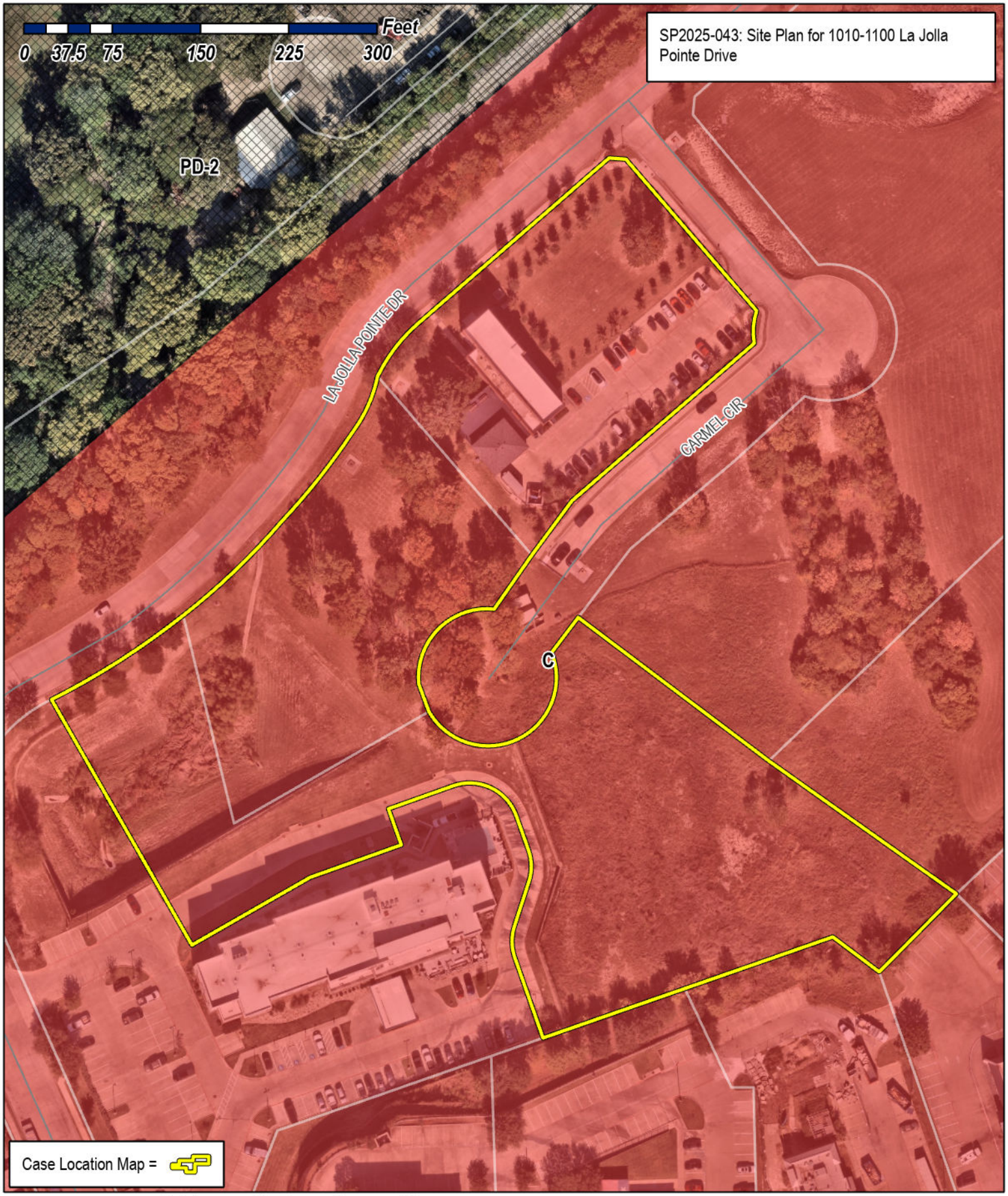
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 1st DAY OF DECEMBER, 2025

OWNER'S SIGNATURE

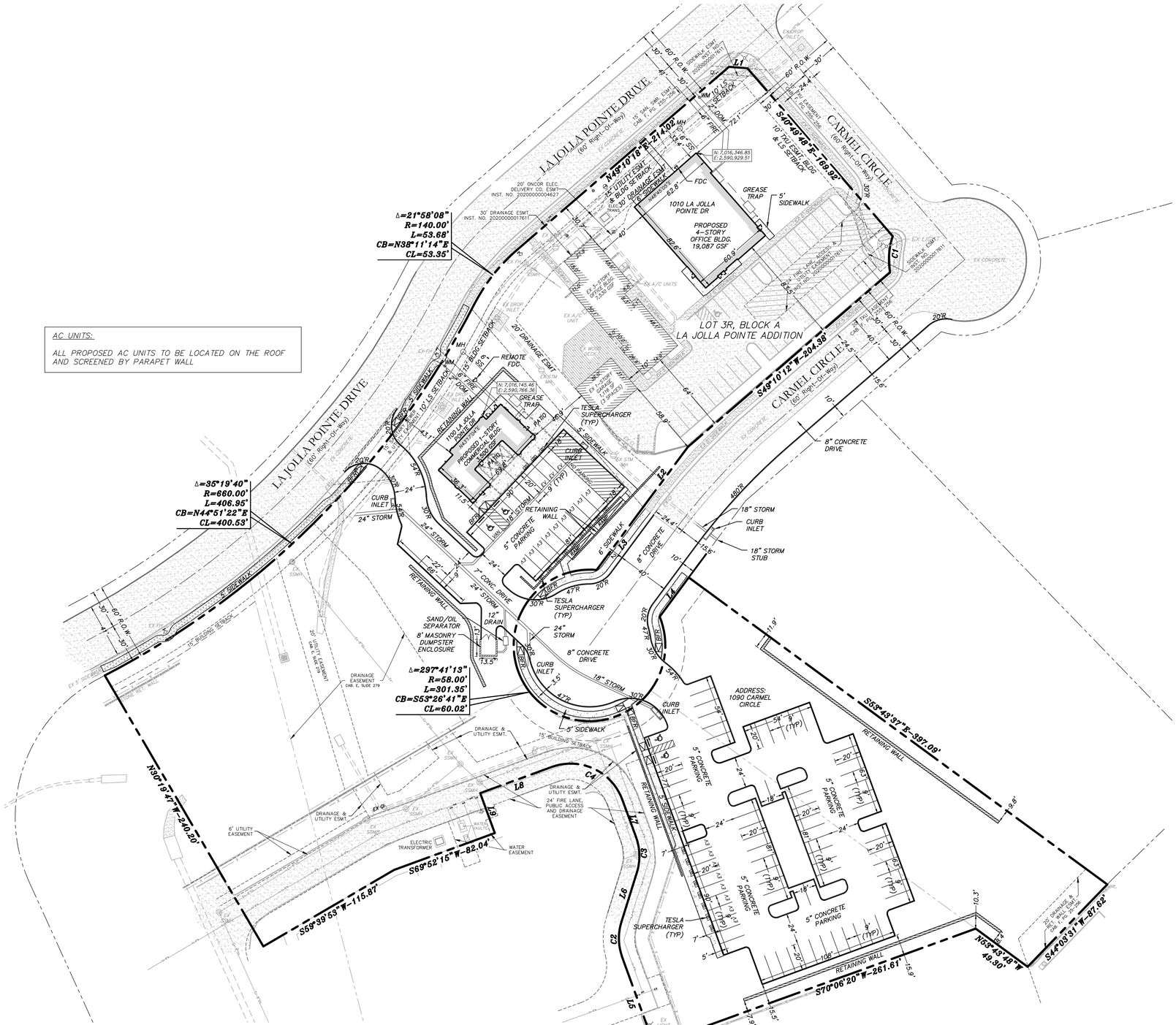
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Amber Peabody

Amber Peabody
My Commission Expires
5/9/2028
Notary ID 130652676

MY COMMISSION EXPIRES 5/9/28

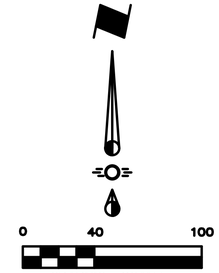


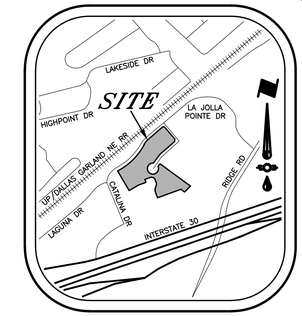
City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com



AC UNITS:

ALL PROPOSED AC UNITS TO BE LOCATED ON THE ROOF AND SCREENED BY PARAPET WALL





VICINITY MAP

NTS

SITE DATA SUMMARY TABLE

LOT 3R, BLOCK A
LA JOLLA POINTE ADDITION

Zoning:			Commercial	
Proposed Use:			Office/Coffee Shop	
Lot Area:			5.104	Acres (222,330 SF)
Building Height Information:				
Ex Office			39'	(3-Story)
Ex Garage			25'	(1-Story)
Prop Office			25'	(4-Story)
Prop Coffee Shop			30'	(1-Story)
Building Area:				
Footprint / Gross Square Footage (GSF):				
Ex Office			3,585	7,530 SF
Ex Garage			1,116	1,116 SF
Prop Office			4,505	19,087 SF
Prop Coffee Shop			3,500	3,500 SF
Total Building Area:			12,706	31,233 SF
Lot Coverage:			5.71%	
Floor to Area Ratio (FAR):			0.14	:1
Parking Required:				
Ex Office	7,530 SF	1/300	26	Spaces
Ex Garage	1,116 SF	1/1000	2	Spaces
Prop Office	19,087 SF	1/300	64	Spaces
Prop Coffee Shop	3,500 SF	1/100	35	Spaces
Outdoor Seating	500 SF	1/100	5	Spaces
Total Parking Required:			132	Spaces
Parking Provided:				
Ex Parking			36	Spaces
Prop Parking			99	Spaces
Total Parking Provided:			135	Spaces
ADA Spaces Required			5	Spaces
ADA Spaces Provided			6	Spaces
Usable Open Space:			N/A	
Impervious Area:			83,132	SF

LEGEND

- Ex. Concrete Pavement
- Prop. Conc. Sidewalk (Private)
- Prop. Conc. Sidewalk (Public)
- Loading Space
- Ex. Fire Hydrant
- Wheelstop (Typical)
- BFR Barrier Free Ramp

OWNER:
Shipman Fire Protection
1020 La Jolla Pointe Drive
Rockwall, Texas 75087
Phone (682) 223-1922
Contact: Clay Shipman

ENGINEER:
Cross Engineering Consultants, Inc.
1720 W. Virginia St.
McKinney, Texas 75069
Phone (972) 562-4409
Fax (972) 562-4471
Contact: Jonathan Hake, P.E.

SURVEYOR:
Burns Surveying
2701 Sunset Ridge Dr., Suite 303
Rockwall, Texas 75032
Phone (214) 326-1090
Contact: Barry S. Rhodes

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____,2025.

WITNESS OUR HANDS, this ____ day of _____, 2025.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

STOP!
CALL BEFORE YOU DIG

Texas811 Know what's below.

(@ least 72 hours prior to digging)

CURVE CHART

CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	5800'	27°42'11"	28.04'	S 04°10'30" W	27.77'
C2	42.00'	37°18'06"	27.34'	N 01°14'37" W	26.86'
C3	42.00'	37°32'11"	27.52'	N 01°21'39" W	27.03'
C4	42.00'	90°00'11"	65.98'	N 65°07'40" W	59.40'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 85°49'48" E	14.14'
L2	S 36°33'35" W	57.36'
L3	S 36°33'10" W	59.78'
L4	N 36°33'10" E	37.33'
L5	N 19°53'40" W	71.61'
L6	N 17°24'26" E	39.61'
L7	N 20°07'45" W	30.65'
L8	S 69°52'15" W	58.34'
L9	S 20°07'45" E	32.50'

PREPARED DATE: 01/06/2026

Issue Date	Description
1 12/12/2025	
2 01/06/2026	
3	
4	
5	
6	

CROSS ENGINEERING CONSULTANTS
1720 W. Virginia Street • McKinney, Texas 75069
972.562.4409 • Texas P.E. Firm No. F-5935

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JONATHAN D. HAKE, P.E. NO. 94738 ON 01/06/2026. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

SITE PLAN

SHIPMAN FIRE BUILDING & COFFEE SHOP

1020 LA JOLLA POINTE DRIVE
LOT 3R, BLOCK A - LA JOLLA POINTE ADDITION
WILLIAM BLEVINS SURVEY, ABSTRACT NO. 9
CITY OF ROCKWALL, TEXAS
CASE NO. SP2025-043

Sheet No.
SP

Project No.
25078

25078 SHIPMAN FIRE BUILDING & COFFEE SHOP

25078 SITE PLAN.dwg

2 SOUTH ELEVATION

1/4" = 1'-0"

1 WEST SIDE ELEVATION

1/4" = 1'-0"

MATERIAL CALCULATIONS		AREA	%
NORTH ELEVATION		2,192	
MASONRY			
	BRICK	1,678	76.6%
WOOD		514	23.4%
EAST ELEVATION		1,096	
MASONRY			
	BRICK	865	78.9%
WOOD		231	21.1%
SOUTH ELEVATION		2,196	
MASONRY			
	BRICK	1,470	66.9%
WOOD		726	33.1%
WEST ELEVATION		1,213	
MASONRY			
	BRICK	954	78.6%
WOOD		259	21.4%

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____,2026.

WITNESS OUR HANDS, this ____ day of _____, 2026.

_____ _____
Planning & Zoning Commission, Chairman Director of Planning and Zoning

OWNER:
SHIPMAN FIRE PROTECTION
1020 La Jolla Pointe Drive
Rockwall, TX 75087
Clay Shipman (682) 223-1922

1/22/2026 8:55:57 AM

CRADDOCK ARCHITECTURE

1.20.2026
PHILLIP CRADDOCK, ARCHITECT
TEXAS 19207

CRADDOCK ARCHITECTURE
551 EMBARGO DR. FATE TEXAS 75189 214-952-0527

SHIPMAN'S COFFEE

REVISION

#	Revision Date	Revision Description

SHIPMAN'S COFFEE
1020 La Jolla Pointe Drive
Rockwall, TX 75087

Project number 2024.002 Date 1.20.2026

EXTERIOR ELEVATIONS

Scale: As indicated

A603

2 NORTH ELEVATION

1/4" = 1'-0"

1 EAST SIDE ELEVATION

1/4" = 1'-0"

MATERIAL CALCULATIONS		AREA	%
NORTH ELEVATION		2,192	
MASONRY			
	BRICK	1,678	76.6%
WOOD		514	23.4%
EAST ELEVATION		1,096	
MASONRY			
	BRICK	865	78.9%
WOOD		231	21.1%
SOUTH ELEVATION		2,196	
MASONRY			
	BRICK	1,470	66.9%
WOOD		726	33.1%
WEST ELEVATION		1,213	
MASONRY			
	BRICK	954	78.6%
WOOD		259	21.4%

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____,2026.

WITNESS OUR HANDS, this ____ day of _____, 2026.

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

OWNER:
SHIPMAN FIRE PROTECTION
1020 La Jolla Pointe Drive
Rockwall, TX 75087
Clay Shipman (682) 223-1922

1/22/2026 8:56:02 AM

CRADDOCK ARCHITECTURE

REGISTERED ARCHITECT PHILLIP RAY CRADDOCK JR. 19207 RALEIGH TEXAS

1.20.2026
PHILLIP CRADDOCK, ARCHITECT
TEXAS 19207

CRADDOCK ARCHITECTURE
551 EMBARGO DR. FATE TEXAS 75189 214-952-0527

SHIPMAN'S COFFEE

REVISION

#	Revision Date	Revision Description

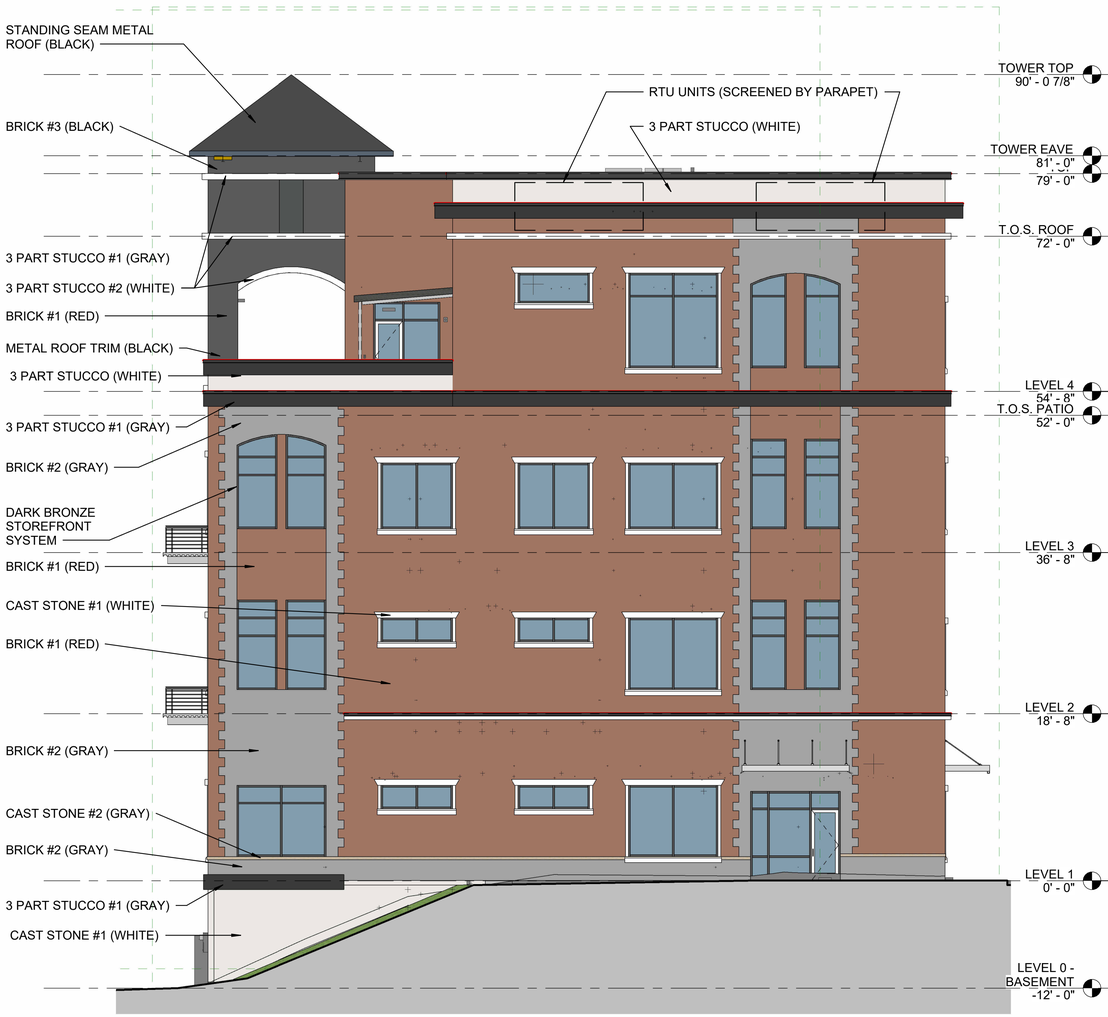
SHIPMAN'S COFFEE
1020 La Jolla Pointe Drive
Rockwall, TX 75087

Project number 2024.002 Date 1.20.2026

EXTERIOR ELEVATIONS

Scale: As indicated

A604



2 WEST SIDE ELEVATION

1/8" = 1'-0"

1 SOUTH ELEVATION

1/8" = 1'-0"

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____,2026.

WITNESS OUR HANDS, this ____ day of _____, 2026.

_____ _____
Planning & Zoning Commission, Chairman Director of Planning and Zoning

MATERIAL CALCULATIONS		AREA	%			AREA	%
NORTH ELEVATION		5,531		SOUTH ELEVATION		4,701	
MASONRY				MASONRY			
	BRICK & CAST STONE	5,066	91.6%		BRICK & CAST STONE	4,432	94.3%
	3 PART STUCCO	464	8.4%		3 PART STUCCO	269	5.7%
EAST ELEVATION		6,551		WEST ELEVATION		6,625	
MASONRY				MASONRY			
	BRICK & CAST STONE	6,188	94.5%		BRICK & CAST STONE	6,016	90.8%
	3 PART STUCCO	363	5.5%		3 PART STUCCO	609	9.2%

GRAPHIC SCALE:

0 8' 16' 24' 32'

OWNER:
SHIPMAN FIRE PROTECTION
1020 La Jolla Pointe Drive
Rockwall, TX 75087
Clay Shipman (682) 223-1922

CRADDOCK ARCHITECTURE

REGISTERED ARCHITECT PHILLIP RAY CRADDOCK JR. 19207 STATE OF TEXAS

1.22.2026
PHILLIP CRADDOCK, ARCHITECT
TEXAS 19207

CRADDOCK ARCHITECTURE
551 EMBARGO DR. FATE TEXAS 75189 214-952-0527

SHIPMAN FIRE PROTECTION

REVISION

#	Revision Date	Revision Description

NEW OFFICE / STORAGE
1020 La Jolla Pointe Drive
Rockwall, TX 75087

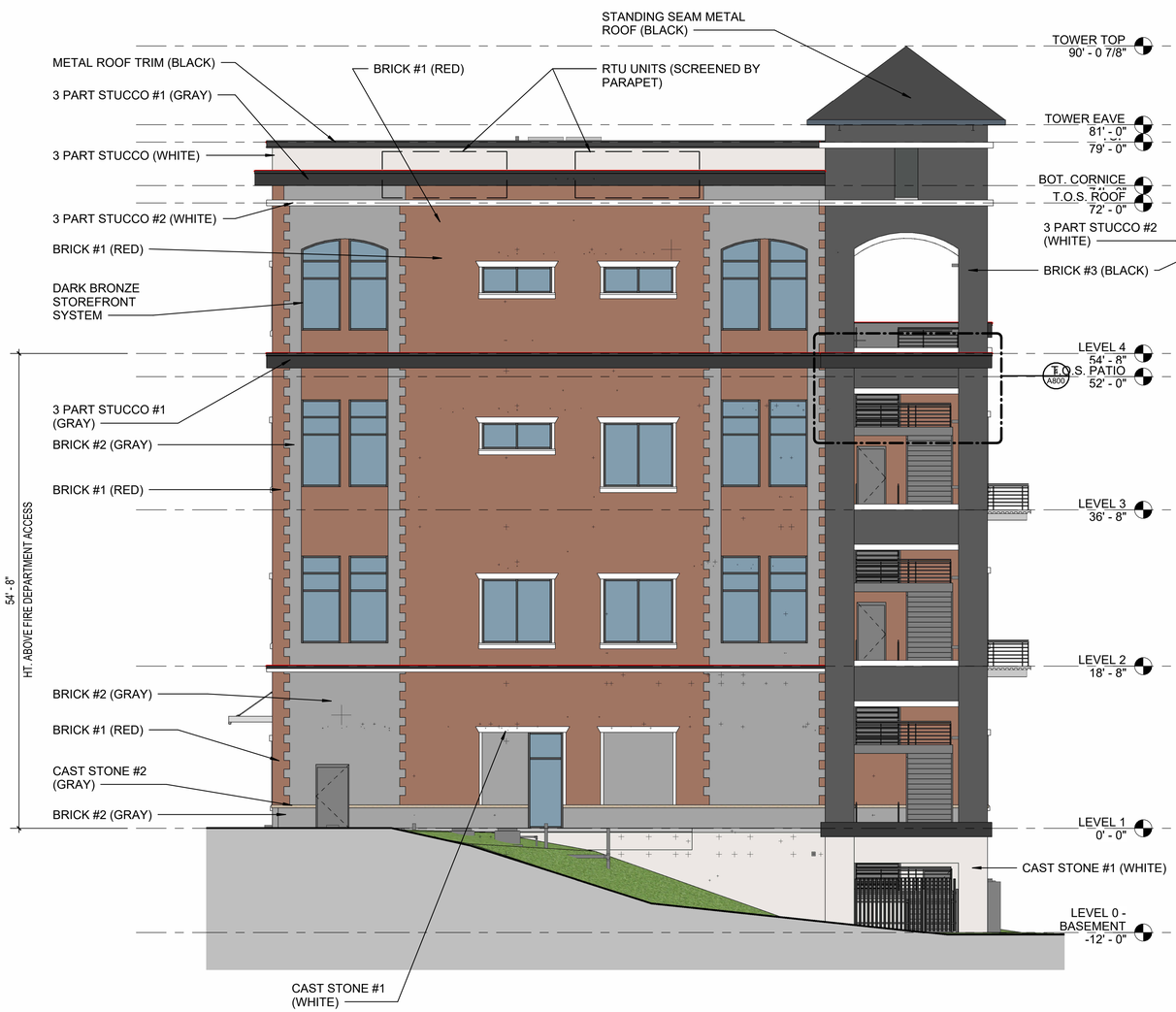
Project number 2024-001 Date 10.14.25

EXTERIOR ELEVATIONS

Scale: As indicated

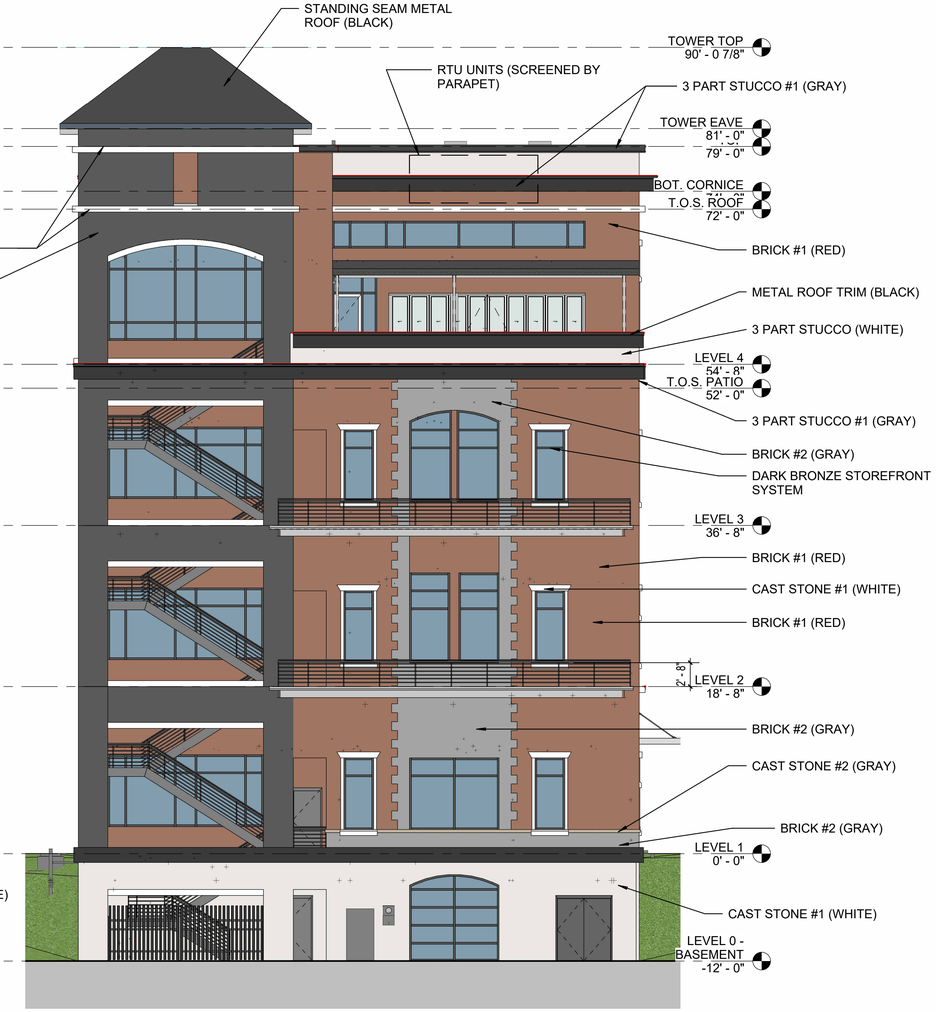
A600

1/22/2026 9:55:09 AM



2 EAST SIDE ELEVATION

1/8" = 1'-0"



1 NORTH ELEVATION

1/8" = 1'-0"

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____,2026.

WITNESS OUR HANDS, this ____ day of _____, 2026.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

MATERIAL CALCULATIONS		AREA	%
NORTH ELEVATION		5,531	
MASONRY			
	BRICK & CAST STONE	5,066	91.6%
	3 PART STUCCO	464	8.4%
EAST ELEVATION		6,551	
MASONRY			
	BRICK & CAST STONE	6,188	94.5%
	3 PART STUCCO	363	5.5%

		AREA	%
SOUTH ELEVATION		4,701	
MASONRY			
	BRICK & CAST STONE	4,432	94.3%
	3 PART STUCCO	269	5.7%
WEST ELEVATION		6,625	
MASONRY			
	BRICK & CAST STONE	6,016	90.8%
	3 PART STUCCO	609	9.2%

GRAPHIC SCALE:

0 8' 16' 24' 32'

OWNER:
SHIPMAN FIRE PROTECTION
1020 La Jolla Pointe Drive
Rockwall, TX 75087
Clay Shipman (682) 223-1922

1/22/2026 9:55:18 AM

CRADDOCK ARCHITECTURE

REGISTERED ARCHITECT PHILLIP RAY CRADDOCK JR. 19207 STATE OF TEXAS

1.22.2026
PHILLIP CRADDOCK, ARCHITECT
TEXAS 19207

CRADDOCK ARCHITECTURE
551 EMBARGO DR. FATE TEXAS 75189 214-952-0527

SHIPMAN FIRE PROTECTION

REVISION

#	Revision Date	Revision Description

NEW OFFICE / STORAGE
1020 La Jolla Pointe Drive
Rockwall, TX 75087

Project number 2024-001 Date 10.14.25

EXTERIOR ELEVATIONS

Scale: As indicated

A601

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____,2026.

WITNESS OUR HANDS, this ____ day of _____, 2026.

_____ _____
Planning & Zoning Commission, Chairman Director of Planning and Zoning

OWNER:
SHIPMAN FIRE PROTECTION
1020 La Jolla Pointe Drive
Rockwall, TX 75087
Clay Shipman (682) 223-1922

1/22/2026 8:56:03 AM

CRADDOCK
ARCHITECTURE

REGISTERED ARCHITECT
PHILLIP RAY CRADDOCK JR
19207
TEXAS

1.20.2026
PHILLIP CRADDOCK, ARCHITECT
TEXAS 19207

CRADDOCK ARCHITECTURE
551 EMBARGO DR. FATE TEXAS 75189 214-952-0527

SHIPMAN'S COFFEE

REVISION

#	Revision Date	Revision Description

SHIPMAN'S COFFEE
1020 La Jolla Pointe Drive
Rockwall, TX 75087

Project number 2024.002 Date 1.20.2026

PERSPECTIVES

Scale: 1" = 1'-0"

A605

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____,2026.

WITNESS OUR HANDS, this ____ day of _____, 2026.

_____ _____
Planning & Zoning Commission, Chairman Director of Planning and Zoning

OWNER:
SHIPMAN FIRE PROTECTION
1020 La Jolla Pointe Drive
Rockwall, TX 75087
Clay Shipman (682) 223-1922

CRADDOCK
ARCHITECTURE

REGISTERED ARCHITECT
PHILLIP RAY CRADDOCK JR
19207
STATE OF TEXAS

1.22.2026
PHILLIP CRADDOCK, ARCHITECT
TEXAS 19207

CRADDOCK ARCHITECTURE
551 EMBARGO DR. FATE TEXAS 75189 214-952-0527

SHIPMAN FIRE PROTECTION

REVISION

#	Revision Date	Revision Description

NEW OFFICE / STORAGE
1020 La Jolla Pointe Drive
Rockwall, TX 75087

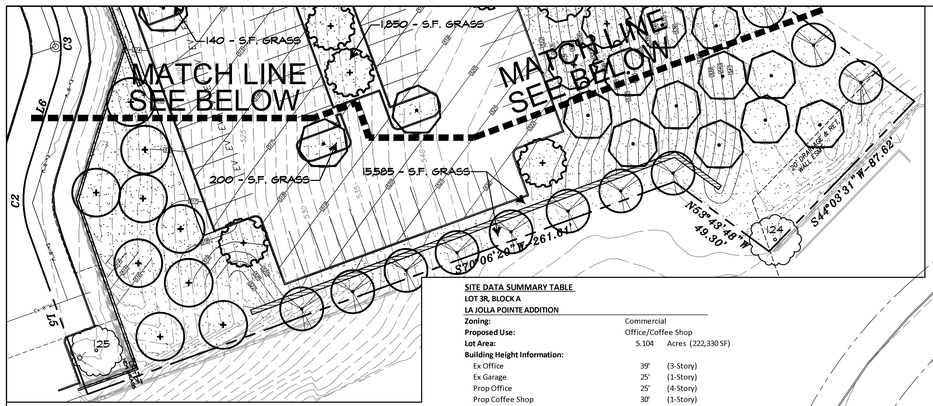
Project number 2024-001 Date 10.14.25

PERSPECTIVES

Scale: 1" = 1'-0"

A602

1/22/2026 9:55:18 AM



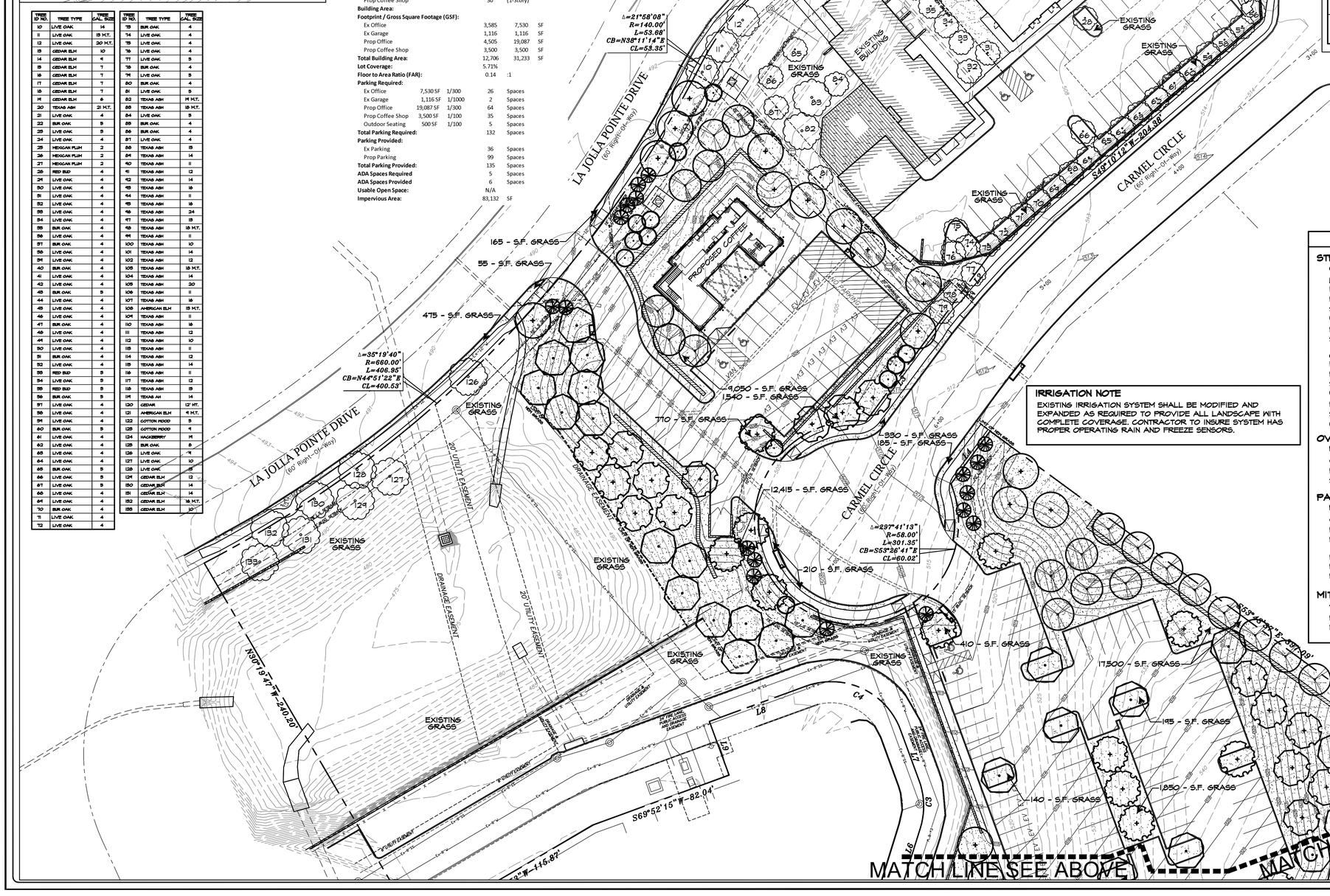
SITE DATA SUMMARY TABLE

LOT 3R, BLOCK A
LA JOLLA POINTE ADDITION

Zoning:			Commercial	
Proposed Use:			Office/Coffee Shop	
Lot Area:			5.104	Acres (222,330 SF)
Building Height Information:				
Ex Office			39'	(3-Story)
Ex Garage			25'	(1-Story)
Prop Office			25'	(4-Story)
Prop Coffee Shop			30'	(1-Story)
Building Area:				
Footprint / Gross Square Footage (GSF):				
Ex Office			3,585	7,530 SF
Ex Garage			1,116	1,116 SF
Prop Office			4,505	19,087 SF
Prop Coffee Shop			3,500	3,500 SF
Total Building Area:			12,706	31,233 SF
Lot Coverage:			5.71%	
Floor to Area Ratio (FAR):			0.14	:1
Parking Required:				
Ex Office	7,530 SF	1/300	26	Spaces
Ex Garage	1,116 SF	1/1000	2	Spaces
Prop Office	19,087 SF	1/300	64	Spaces
Prop Coffee Shop	3,500 SF	1/100	35	Spaces
Outdoor Seating	500 SF	1/100	5	Spaces
Total Parking Required:			132	Spaces
Parking Provided:				
Ex Parking			36	Spaces
Prop Parking			99	Spaces
Total Parking Provided:			135	Spaces
ADA Spaces Required			5	Spaces
ADA Spaces Provided			6	Spaces
Usable Open Space:			N/A	
Impervious Area:			83,132	SF

TREE ID NO.	TREE TYPE	TREE CAL. SIZE
10	LIVE OAK	14
11	LIVE OAK	19 H.T.
12	LIVE OAK	20 H.T.
13	CEDAR ELM	10
14	CEDAR ELM	9
15	CEDAR ELM	7
16	CEDAR ELM	7
17	CEDAR ELM	7
18	CEDAR ELM	7
19	CEDAR ELM	6
20	TEXAS ASH	21 H.T.
21	LIVE OAK	4
22	BUR OAK	5
23	LIVE OAK	5
24	LIVE OAK	4
25	MEXICAN PLUM	2
26	MEXICAN PLUM	2
27	MEXICAN PLUM	2
28	RED BUD	4
29	LIVE OAK	4
30	LIVE OAK	4
31	LIVE OAK	4
32	LIVE OAK	4
33	LIVE OAK	4
34	LIVE OAK	4
35	BUR OAK	4
36	LIVE OAK	4
37	BUR OAK	4
38	LIVE OAK	4
39	LIVE OAK	4
40	BUR OAK	4
41	LIVE OAK	4
42	LIVE OAK	4
43	BUR OAK	5
44	LIVE OAK	4
45	LIVE OAK	4
46	LIVE OAK	4
47	BUR OAK	4
48	LIVE OAK	4
49	LIVE OAK	4
50	LIVE OAK	4
51	LIVE OAK	4
52	LIVE OAK	4
53	RED BUD	5
54	LIVE OAK	5
55	RED BUD	5
56	BUR OAK	5
57	LIVE OAK	4
58	LIVE OAK	4
59	LIVE OAK	4
60	BUR OAK	5
61	LIVE OAK	4
62	LIVE OAK	4
63	LIVE OAK	4
64	LIVE OAK	4
65	BUR OAK	5
66	LIVE OAK	5
67	LIVE OAK	5
68	LIVE OAK	4
69	LIVE OAK	4
70	BUR OAK	4
71	LIVE OAK	4
72	LIVE OAK	4

TREE ID NO.	TREE TYPE	TREE CAL. SIZE
73	BUR OAK	4
74	LIVE OAK	4
75	LIVE OAK	4
76	LIVE OAK	4
77	LIVE OAK	5
78	BUR OAK	4
79	LIVE OAK	5
80	BUR OAK	4
81	LIVE OAK	5
82	TEXAS ASH	14 H.T.
83	TEXAS ASH	18 H.T.
84	LIVE OAK	5
85	TEXAS ASH	15
86	BUR OAK	4
87	LIVE OAK	4
88	TEXAS ASH	15
89	TEXAS ASH	14
90	TEXAS ASH	11
91	TEXAS ASH	12
92	TEXAS ASH	14
93	TEXAS ASH	16
94	TEXAS ASH	11
95	TEXAS ASH	16
96	TEXAS ASH	24
97	TEXAS ASH	13
98	TEXAS ASH	18 H.T.
99	TEXAS ASH	11
100	TEXAS ASH	10
101	TEXAS ASH	14
102	TEXAS ASH	12
103	TEXAS ASH	18 H.T.
104	TEXAS ASH	14
105	TEXAS ASH	20
106	TEXAS ASH	11
107	TEXAS ASH	16
108	AMERICAN ELM	13 H.T.
109	TEXAS ASH	11
110	TEXAS ASH	16
111	TEXAS ASH	12
112	TEXAS ASH	10
113	TEXAS ASH	11
114	TEXAS ASH	12
115	TEXAS ASH	14
116	TEXAS ASH	11
117	TEXAS ASH	12
118	TEXAS ASH	13
119	TEXAS ASH	14
120	CEDAR	12" HT.
121	AMERICAN ELM	4 H.T.
122	COTTON WOOD	9
123	COTTON WOOD	9
124	HACKBERRY	14
125	BUR OAK	8
126	LIVE OAK	9
127	LIVE OAK	10
128	LIVE OAK	8
129	CEDAR ELM	12
130	CEDAR ELM	14
131	CEDAR ELM	14
132	CEDAR ELM	16 H.T.
133	CEDAR ELM	10"



LARGE CANOPY TREES

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
16		BUR OAK	Quercus macrocarpa	4" caliper, 10'-12' Ht./ 6'-7' spread, B&B, straight trunk. CENTRAL LEADER SHALL BE INTACT
33		CEDAR ELM	Ulmus crassifolia	4" caliper, 10'-12' Ht./ 6'-7' spread, B&B, straight trunk. CENTRAL LEADER SHALL BE INTACT
23		LIVE OAK	Quercus virginiana	4" caliper, 10'-12' Ht./ 6'-7' spread, B&B, straight trunk. CENTRAL LEADER SHALL BE INTACT
34		CHINESE PISTACHE	Pistacia chinensis	4" caliper, 10'-12' Ht./ 6'-7' spread, B&B, straight trunk. CENTRAL LEADER SHALL BE INTACT
13		RED OAK	Quercus buckleyi	4" caliper, 10'-12' Ht./ 6'-7' spread, B&B, straight trunk. CENTRAL LEADER SHALL BE INTACT

ACCENT TREES

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
12		TEXAS RED BUD	Cercis canadensis 'Texensis'	2" caliper, 6' Ht./3' spread min., 30 Gallon, Single Trunk Min., full , busby tree formed, specimen.
18		MEXICAN PLUM	Prunus mexicana	2" Caliper, 6' Ht./3' spread min., 30 Gallon, Single Trunk Min., full , busby tree formed, specimen.

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____,2025.

WITNESS OUR HANDS, this ____ day of _____, 2025.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

IRRIGATION NOTE

EXISTING IRRIGATION SYSTEM SHALL BE MODIFIED AND EXPANDED AS REQUIRED TO PROVIDE ALL LANDSCAPE WITH COMPLETE COVERAGE. CONTRACTOR TO INSURE SYSTEM HAS PROPER OPERATING RAIN AND FREEZE SENSORS.

LANDSCAPE TABULATIONS

STREET BUFFER TREES

ONE CANOPY TREE AND ONE ACCENT TREE PER 50 L.F. STREET FRONTAGE

LA JOLLA POINTE DRIVE	
FRONTAGE L.F.	674.65 L.F.
REQUIRED CANOPY BUFFER TREES (675 / 50 = 13.5)	14 TREES
STREET CANOPY BUFFER TREES PROVIDED (14 EXISTING LIVE OAK AND CEDAR ELM + 6 PROPOSED)	20 TREES
REQUIRED ACCENT BUFFER TREES (675 / 50 = 13.5)	14 TREES
STREET ACCENT BUFFER TREES PROVIDED	14 TREES
CARMEL CIRCLE	
FRONTAGE L.F.	858.00 L.F.
REQUIRED CANOPY BUFFER TREES (858 / 50 = 17.2)	18 TREES
STREET CANOPY BUFFER TREES PROVIDED (26 EXISTING LIVE OAK AND BUR OAK + 7 PROPOSED)	33 TREES
REQUIRED ACCENT BUFFER TREES (858 / 50 = 17.2)	18 TREES
STREET ACCENT BUFFER TREES PROVIDED (2 EXISTING + 16 PROPOSED)	18 TREES

OVERALL LANDSCAPE AREA

REQUIRED 20% LANDSCAPING WITHIN COMMERCIAL ZONING	
OVERALL SITE 5.108 ACRES	222,446 S.F.
REQUIRED SITE LANDSCAPE AREA (222,446 x 20%)	44,500 S.F.
SITE LANDSCAPE AREA PROVIDED	88,132 S.F.

PARKING LOT LANDSCAPE AREA

REQUIRED 5% LANDSCAPE WITHIN PARKING LOTS.	
OVERALL PARKING AND DRIVE ISLES	48,400 S.F.
REQUIRED PARKING LANDSCAPE AREA (48,400 x 5%)	2,420 S.F.
PARKING LANDSCAPE AREA PROVIDED	+5,885 S.F.
PARKING SPACES PROVIDED	135
REQUIRED CANOPY PARKING TREES (135 / 10 = 13.5)	14 TREES
PARKING CANOPY TREES PROVIDED	+35 TREES

MITIGATION TREES

473 CALIPER INCHES OF PROTECTED TREES REMOVED

REQUIRED MITIGATION CANOPY TREES (473 / 4 = 118.0)	118 TREES
MITIGATION CANOPY TREES PROVIDED	119 TREES

TURF GRASS

45,950 S.F.	S.F. GRASS BERMUDA GRASS	Cynodon dactylon	Solid sod

208 TREE PRESERVED

0 15 30 60
SCALE: 1" = 30'-0"

#	Revisions:	Date:

Issued For: CONSTRUCTION
Job No. 25137
Scale 1" = 30'-0"
Drawn By: JDG
Date 12-30-2025

Shipman Fire Building & Coffee Shop

Lot 3R, Block A, La Jolla Pointe Addition
Rockwall Texas

STATE OF TEXAS
JOE D. GRUBBS
1712
REGISTERED LANDSCAPE ARCHITECT
12-30-25

Sheet Title: Landscape Plan

Sheet Number: L1 of L2 Sheets

Grubbs Design Group, P.L.L.C. - 403 South Tennessee Street - McKinney, Texas 75069 - Phone (972) 548-5020

LANDSCAPING

PART 1 - GENERAL

1.1 SCOPE:

Provide all labor, materials and equipment for complete installation of landscaping, as indicated on the drawings and specified herein.

1.2 RELATED WORK SPECIFIED ELSEWHERE:

A. Irrigation System

B. Lawns

C. Earthwork

D. General Requirements

1.3 QUALITY ASSURANCE:

A. Provide plant materials in compliance with applicable State and Federal laws relating to inspection for diseases and insect infestation at growing site.

B. Plants are subject to inspection and approval by the Landscape Architect. Plants required for the work may be inspected and tagged at the growing site before being dug.

C. Observation at growing site does not preclude right of rejection at job site. Plants damaged in transit or at job site may be rejected.

D. Employ only qualified personnel familiar with required work.

E. Off-site topsoil and topsoil on-site Testing (paid by Landscape Contractor):

1. Provide source of off-site soil (if Required For Job)to the Owners representative for the purpose of soil investigation.

2. Take random representative soil samples from areas to be planted.

3. Test soil samples from both sources for pH, alkalinity, total soluble salts, porosity, sodium content and organic matter.

F. File Certificate of Inspection of plant material by State and Federal authorities with Landscape Architect, if required by State.

1.4 REFERENCED STANDARDS:

A. American Standard for Nursery Stock, approved 1986 by American National Standards Institute, Inc. - Plant materials.

B. Hortus Third, 1976 - Cornell University - Plant nomenclature.

C. ASTM - American Standard Testing Material - Sharp sand.

1.5 PRODUCT DELIVERY, STORAGE AND HANDLING:

A. Delivery:

1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.

2. Do not deliver more plant materials than can be planted in one day unless adequate storage and watering facilities are available on job site. Storage of materials and equipment at the job site will be at the risk of the landscape contractor. The owner will not be held responsible for theft or damage.

3. If balled plants cannot be planted within 24 hours after delivery to site, protect root balls by heeling in with sam dust or other approved material.

4. Protect during delivery to prevent damage to root ball or desiccation of leaves.

5. Notify Landscape Architect of delivery schedule 48 hours in advance so plant material may be observed upon arrival at job site.

6. Remove rejected plant material immediately from site.

1.6 JOB CONDITIONS:

A. Planting Restrictions:

Perform actual planting only when weather and soil conditions are suitable in accordance with locally accepted practice. In no way shall any trees, plants, ground cover or seasonal color obstruct drainage or block a 2% minimum positive slope away from buildings.

B. Utilities:

1. Determine locations of underground utilities and perform work in a manner which will avoid possible damage. Hand excavate, if required, to minimize possibility of damage to underground utilities.

2. Maintain grade stakes set by others until removal is mutually agreed upon by parties concerned.

3. Coordinate work with irrigation contractor to prevent damage to underground sprinkler system.

1.7 WARRANTY:

A. Warranty for plants and trees shall be for one year after final acceptance. Replace dead materials and materials not in vigorous, thriving condition as soon as weather permits and on notification by Owners Rep. Replace plants, including trees, which in opinion of Landscape Architect have partially died thereby damaging shape, size, or symmetry.

B. Replace plants and trees with same kind and size as originally planted, at no cost to the Owner. Provide one-year warranty on replacement plants. These should be replaced at start of next planting or digging season. In such cases, remove dead trees immediately. Protect irrigation system and other piping conduit or other work during replacement. Repair any damage immediately.

C. Warranty excludes replacement of plants after final acceptance because of injury by storm, drought, drowning, hail, freeze, insects or diseases.

D. At the end of the warranty period, staking and guying materials if required shall be removed from the site.

1.8 MAINTENANCE:

A. Water: Will be available on site. Provide necessary hoses and other watering equipment required to complete work.

B. Until final acceptance, maintain plantings and trees by watering, cultivating, moving, weeding, spraying, cleaning and replacing as necessary to keep landscape in a vigorous, healthy condition and rake bed areas as required.

C. A written notice requesting final inspection and acceptance should be submitted to Landscape Architect or owners representative within seven (7) days prior to completion. At that time owner and Landscape Architect will prepare a final punch list to be reviewed with the landscape contractor.

D. Following final acceptance, maintenance of plant material will become the Owner's responsibility. The Contractor shall provide Owner with a recommended maintenance program.

PART 2 - PRODUCTS

2.1 PLANTS:

A. 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.

B. Plants shall be equal to well formed No. 1 grade of better; symmetrical, heavily branched with an even branch distribution, densely foliated and/or budded, and a strong, straight, distinct leader where this is characteristic of species. Plants shall possess a normal balance between height and spread. The Landscape Architect will be the final arbiter of acceptability of plant form, either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.

C. Plants shall be healthy and vigorous, free of disease, insect pests and their eggs, and larvae.

D. Plants shall have a well-developed fibrous root system.

E. Plants shall be free of physical damage such as scrapes, broken or split branches, scars, bark abrasions, sun scalds, fresh limb cuts, disfiguring knots, or other defects.

F. Pruning of all trees and shrubs, as directed by Landscape Architect, shall be executed by Landscape Contractor at no additional cost to the Owner.

G. Plants shall meet the sizes indicated on the Plant List. Where a size or caliper range is stated, at least 50% of the material shall be closer in size to the top of the range stated.

H. Plants indicated "B&B" shall be balled and burlapped. Plants shall be nursery grown unless otherwise specified in plant list. Balls shall be firm, neat, slightly tapered and well burlapped. Non-biodegradable ball wrapping material will not be accepted. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter, measured six (6") inches above ball.

I. Container grown plants shall be well rooted and established in the container in which they are growing. They shall have grown in the container for a sufficient length of time for the root system to hold the planting medium when taken from the container, but not long enough to become root bound.

2.2 SOIL PREPARATION MATERIALS:

A. Peat Moss: Commercial sphagnum moss or hypnum peat.

B. Pre mixed soils can be used as long as samples are submitted with submitted with manufacturer's data and laboratory test reports.

C. Sandy Loam:

1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones, and other extraneous material and reasonably free of weeds and foreign

2. Physical properties as follows:

Clay - between 7-27 percent
Silt - between 28-50 percent
Sand - less than 52 percent

D. Sharp Sand: Clean, washed sand, (fine aggregate) ASTM C-33.

2.3 COMMERCIAL FERTILIZER:

A. Fertilizer shall be delivered in manufacturer's standard container printed with manufacturer's name, material weight, and guaranteed analysis. Fertilizers with N-P-K analysis other than that specified may be used provided that the application rate per square foot of nitrogen, phosphorus, and potassium is equal to that specified.

B. Commercial Fertilizer for Planting Beds: Complete fertilizer 5-10-5 element ratio with minimum 8% sulfur and 4% iron plus micro-nutrients.

C. Controlled-Release fertilizer planting tablets for tree planting pits, shall be equal to Agriform 20-10-15 planting tablets as manufactured by Sierra Chemical Co., Milpitas, California 95035 or approved equal.

2.4 MULCH:

Bark mulch shall be hardwood mulch chips, ranging in size from 1/4-inch to 1-inch in size, medium fine texture, shredded.

PART 3 - EXECUTION

3.1 CONDITION OF SURFACES:

A. New bed areas will be left within one tenth of a foot of finish grade by other trades. Contractor will be responsible for raking and smoothing of grade.

B. Examine subgrade upon which work is to be performed. Notify the Landscape Architect or owners representative of unsatisfactory conditions.

3.2 SHRUB PLANTING

A. All shrubs to be pocket planted. Excavate planting hole 3" larger than the width and height of the root ball. Backfill with 1/3 (soil mix and/or peatmoss), 1/3 native soil and 1/3 sandloam.

B. Plant where located, setting plants with tops of balls even with tops of beds, and compact soil carefully around each plant ball.

C. Water each plant thoroughly with hoses to eliminate air pockets.

D. Carefully prune plants to remove dead or broken branches, various tags, and hand-rake bed areas to smooth even surfaces, and mulch bed areas 1 inch deep.

3.3 GROUNDCOVER PLANTING

A. Till 2 inches minimum of thoroughly mixed prepared soil or equal in all planting bed areas as follows:

1. 1 part sandy loam
1 part peat moss
1 part sharp sand
Add 4 pounds commercial fertilizer per 100 SF of bed area and mix thoroughly.

B. Plant where located, setting plants with tops of balls even with tops of beds, and compact soil carefully around each plant ball.

C. Water each plant thoroughly with hoses to eliminate air pockets.

D. Carefully prune plants to remove dead or broken branches and hand-rake bed areas to smooth even surfaces, and mulch bed areas 1 inch deep.

3.4 TREE PLANTING:

A. Stake tree locations for Owners Representative approval prior to digging.

B. Plant ornamental trees in pits 12-inches larger than the root ball. Plant shade trees in pits two feet greater in diameter than root ball and equal to depth of root ball.

C. After excavation of tree pits, review water percolation.
If tree pit does not drain adequately prepare hole for use with a tree sump. Paint PVC stand pipe and cover dark green. After tree is installed, pump water out on a daily basis.

D. In the event 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 Landscape Architect. Where locations cannot be changed the obstructions shall be removed to a depth of not less than six (6") inches below 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.

E. Prepare soil for planting by thoroughly mixing two parts sandy loam and one part peatmoss or other approved organic matter. If planting soil does not fall within the pH range of 5.5 to 7.0 add limestone or aluminum sulphate to bring soil into the specified pH range.

F. Backfill tree pits with a mixture of 1/2 prepared soil and 1/2 existing site soil. Lightly tamp every 6-inches to fill all voids and pockets. When pit is 2/3 full, water thoroughly and leave water to soak in. Place fertilizer planting tablets per manufacturers recommendations. Complete backfilling and form a saucer around the tree.

G. Completely fill each tree saucer with mulch to a depth of two inches.

H. Contractor shall keep trees plumb until established. Guying and/or staking to maintain that plumb condition shall be at the Contractor's discretion. However, if trees are not plumb, the Contractor will be required to guy and/or stake those trees in a method acceptable to the Landscape Architect at no additional cost to the Owner.

I. Pruning: Prune trees to preserve the natural character of the plant in a manner appropriate to its particular requirements in the landscape design as directed by the Landscape Architect. In general, remove at least one-third of wood by thinning and pruning. DO NOT cut back terminal branches. Thin native grown plants heavier than nursery grown plants. Remove sucker growth and broken or badly bruised branches.

3.5 SEASONAL COLOR PLANTING:

A. Beds shall be excavated to a depth of 2 inches. Soil shall be replaced with 100% Living Earth Technology Complete Mix or equal.

B. Plant where located, setting plants with tops of balls even with tops of beds, and compact soil carefully around each plant ball.

C. Water each plant thoroughly with hoses to eliminate air pockets.

D. Carefully prune plants to remove dead or broken branches and hand- rake bed areas to smooth even surfaces and mulch bed areas 1 inch deep.

3.6 CLEANUP:

During work, keep premises neat and orderly including organization of storage area. Remove trash, including debris resulting from removing weeds or rocks from planting areas, preparing beds, or planting plants from site daily as work progresses. Keep walk and driveway area clean by sweeping or hosing.

END OF LANDSCAPING SECTION

LAWNS

PART 1 - GENERAL

1.1 SCOPE:

Furnish all labor, tools, transportation, materials, equipment, supervision, etc., required to adequately establish a dense lawn of permanent grasses, free from lumps and depressions as indicated by plans and specifications.

Redo any part of the area failing to show uniform cover until a dense lawn is established. The cost of miscellaneous labor and materials for topsoil, weeding, tilling, pest control, fertilizing, etc., are not separate pay items and shall be included in the bid price for grassing.

1.2 RELATED WORK SPECIFIED ELSEWHERE:

A. Irrigation System

B. Landscaping

1.3 MAINTENANCE OF GRASS:

The contractor shall maintain the grass until final acceptance. Such maintenance shall include spraying, weeding, cultivation, fertilizing, watering, disease and insect control, top dressing low spots, plus any procedures consistent with horticultural practice necessary to insure normal, vigorous, and healthy grass.

1.4 JOB CONDITIONS:

A. Water: Will be available on site. Provide necessary hoses and other watering equipment required to complete work.

B. Lawn areas will be left within 1/10 of a foot of finish grade by other trades. Fine grading, raking and smoothing will be the responsibility of the contractor.

1.5 SCHEDULE:

A. Seeding/hydromulching - Bermudagrass: Complete only between May 1 to August 31 under favorable conditions. (warm season)

B. Seeding/hydromulching - Perennial Ryegrass: Complete only between September 1 to April 30, except at front of project, as determind by owner, under favorable climatic conditions.

C. Sodding: Sod bermuda between March 15 and September 30. Between October 1 and March 14 overseed sod with Perennial rye under favorable conditions. (Use nursery overseeded sod, in lieu of seeding after installation, if available.)

D. Qualifications: Due to unseasonable weather, the above dates may vary; however, do not proceed with grassing operations beyond these dates without assuming full responsibility for a stand of grass.

1.6 ACCEPTANCE:

The work will be accepted when a completed, undamaged stand of grass is achieved, as approved by the Owner's Representative.

PART 2 - MATERIALS

2.1 TOPSOIL:

A. (If specified on the plans as a requirement)Friable, fertile, dark, loamy soil, free of clay lumps, sub-soil stones, and other extraneous material and reasonable free of weeds and foreign grasses. Topsoil containing dallisgrass or nutgrass shall be rejected.

B. Physical properties as follows:
Clay - between 7-27 percent
Silt - between 28-50 percent
Sand - less than 52 percent

2.2 GRASS:

A. Bermuda Grass: Extra fancy, hulled and treated, lawn type seed, delivered to site in original, unopened containers meeting requirements of Texas State Seed Law. Minimum purity germination 90 percent.

B. "Raleigh" St. Augustine Grass: Solid Sod, live, rich, dark green in color, free of foreign grasses, weeds, nutgrass, cut with a full 3/4 inch of heavy clay covering roots. Deliver to site in 12 inch squares or 12 inch wide rolls. Do not stack for more than 24 hours between time of cutting and time of delivery.

C. Annual Ryegrass: Extra fancy, hulled and treated, lawn type seed, delivered to site in original, unopened containers meeting requirements of Texas State Seed Law. Minimum purity germination 90 percent.

2.3 FERTILIZER:

Fertilizer shall be organic base, uniform in composition, dry and free flowing. Deliver fertilizer to site in original, unopened containers, each bearing manufacturer's guaranteed statement of analysis.

A. First application: 12-12-12 element percentage with minimum 8% sulfur and 4% iron, plus micro nutrients.

B. Second application: 3:1:2 element ratio. Nitrogen source to be a minimum 50% slow release organic nitrogen (SCU or UF) plus minimum 8% sulfur and 4% iron plus micro nutrients.

PART 3 - EXECUTION

3.1 PREPARATION:

A. Scarify lawn areas where excessive compaction is greater than 85% Standard Proctor to a depth of 4-inches by discing or rototilling. Repeat cultivation as required to thoroughly loosen soil.

B. Leave areas free of weeds and ready for final grading.

C. Provide barricades around scarified areas to prevent compaction by construction vehicles.

3.2 FINAL GRADING:

A. Remove from site and legally dispose of stones 3/4-inch and larger, sticks and other debris exposed during this operation.

B. Provide finish grading leaving surface uniform without depressions and undulations, graded approximately 1-inch below paving.

C. Secure approval from the Landscape Architect prior to proceeding with grassing operation.

3.3 HERBICIDE:

Apply herbicide to remove any remaining weeds. This work is to be performed by a licensed applicator following the manufacturer's recommendations.

3.4 FERTILIZER:

A. Place first application with hydromulch at rate of 12 pounds per 1,000 square feet.

B. Uniformly distribute second application using a rotary type fertilizer spreader 3-4 weeks after first application at 12 pounds per 1,000 square feet.

3.5 HYDROMULCH/SEEDING:

A. At the time of hydromulch/seeding, soil shall be moist but not muddy, and wind velocity shall not exceed ten (10) miles per hour. Add water if required to moisten soil.

B. Hydromulch seed uniformly at the rate of 2 pounds of Bermudagrass seed per 1,000 square feet.

C. Add tackifier to hydromulch mix for slopes 3:1 or greater at the rate of 1 lb. per bag of mulch.

D. Use a 4' x 8' batter board against bed areas.

3.6 MECHANICAL SEEDING:

Seed uniformly at a rate of 125 pounds of Bermudagrass seed per acre or 350 pounds of Ryegrass per acre. Use grass drill, brillion seeder, or viking roller.

3.7 SOLID SOD:

A. Solid Sod: Plant grass by hand, edge to edge with staggered joints. Topdress with sharp sand raked in carefully to fill joints. Roll to eliminate undulations and provide complete soil contact.

B. Fertilizing: Fertilize immediately after grass is planted at rate of 4 lbs.per 1,000 square foot. Repeat fertilizing at the same rate 3-4 weeks later.

3.8 ESTABLISHMENT AND MAINTENANCE OF LAWN AREAS:

A. Watering:

1. Water lawn areas immediately after grassing operation.

2. Continue watering as required to keep soil uniformly moist to a minimum depth of 4-inches.

3. Be alert to over-watering newly planted grass, particularly in heavy clay soils.

B. Replanting/Erosion Control:

1. Correct any erosion that may occur during the establishment of grass.

2. Reseed (sod) any areas not showing sufficient growth within 3 weeks after initial grassing. Continue seeding (sodding) until a stand of grass is achieved.

3. A stand of grass will be defined as a uniform cover of actively growing turf.

C. Mowing/Weed Control:

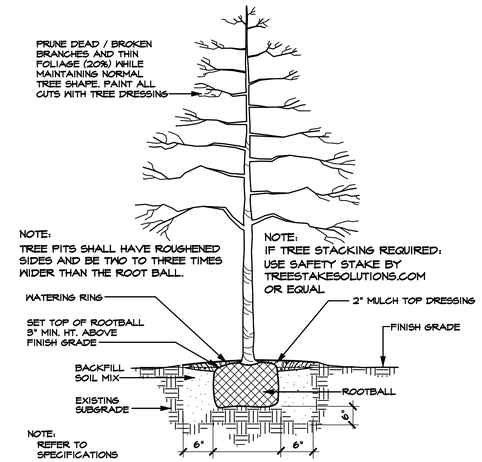
1. Mow lawn areas weekly until a stand of grass is achieved. Begin mowing when the lawn reaches a height of 3-inches; set mower to cut at 2-inches. A minimum of two mowings is required.

2. Weed lawn areas until acceptance, removing all foreign vegetation, either by hoeing or pulling. If approved, herbicide spot treatments may be used.

3.9 CLEANUP:

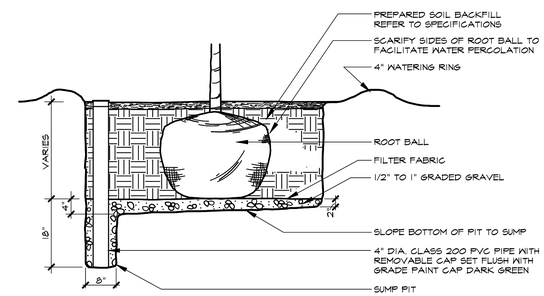
During work, keep premises neat and orderly, including organization of storage areas. Remove trash, including debris resulting from removing weeds and rocks from site daily as work progresses. Keep paved areas clean by sweeping or hosing.

END OF LAWN SECTION



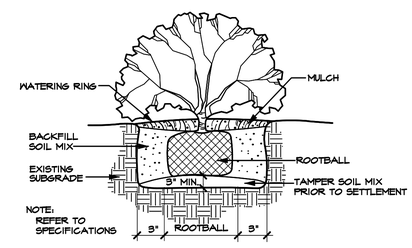
TREE PLANTING DETAIL (TYPICAL)

ALL TREES SCALE: N.T.S.



TREE SUMP DETAIL (TYPICAL)

SCALE: N.T.S.



SHRUB PLANTING DETAIL (TYPICAL)

SCALE: N.T.S.

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____,2025.

WITNESS OUR HANDS, this ____ day of _____, 2025.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

#	Revisions:	Date:

Issued For: CONSTRUCTION
Job No. 25137
Scale N.T.S.
Drawn By: JDG
Date 12-30-2025

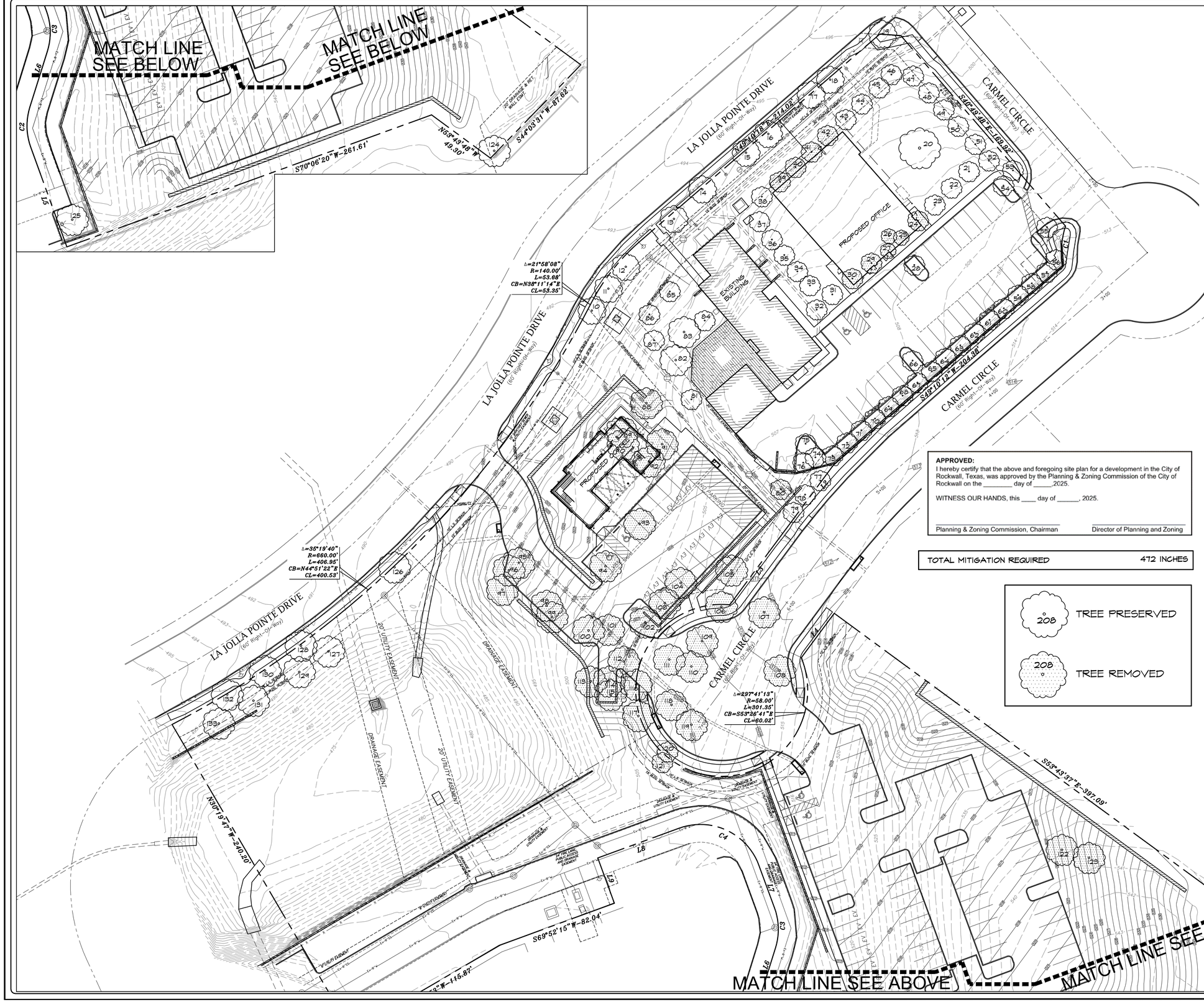
Shipman Fire Building & Coffee Shop
Lot 3R, Block A, La Jolla Pointe Addition
Rockwall Texas

STATE OF TEXAS
JOE D. GRUBBS
1713
REGISTERED LANDSCAPE ARCHITECT
12-30-25

Sheet Title: Landscape Specifications

Sheet Number: L2
of L2 Sheets

Grubbs Design Group, P.L.L.C. - 403 South Tennessee Street - McKinney, Texas 75069 - Phone (972) 548-5020



SITE DATA SUMMARY TABLE

LOT 3R, BLOCK A
LA JOLLA POINTE ADDITION

Zoning:			Commercial	
Proposed Use:			Office/Coffee Shop	
Lot Area:			5.104	Acres (222,330 SF)
Building Height Information:				
Ex Office			39'	(3-Story)
Ex Garage			25'	(1-Story)
Prop Office			25'	(4-Story)
Prop Coffee Shop			30'	(1-Story)
Building Area:				
Footprint / Gross Square Footage (GSF):				
Ex Office			3,585	7,530 SF
Ex Garage			1,116	1,116 SF
Prop Office			4,505	19,087 SF
Prop Coffee Shop			3,500	3,500 SF
Total Building Area:			12,706	31,233 SF
Lot Coverage:			5.71%	
Floor to Area Ratio (FAR):			0.14	:1
Parking Required:				
Ex Office	7,530 SF	1/300	26	Spaces
Ex Garage	1,116 SF	1/1000	2	Spaces
Prop Office	19,087 SF	1/300	64	Spaces
Prop Coffee Shop	3,500 SF	1/100	35	Spaces
Outdoor Seating	500 SF	1/100	5	Spaces
Total Parking Required:			132	Spaces
Parking Provided:				
Ex Parking			36	Spaces
Prop Parking			99	Spaces
Total Parking Provided:			135	Spaces
ADA Spaces Required			5	Spaces
ADA Spaces Provided			6	Spaces
Usable Open Space:			N/A	
Impervious Area:			83,132	SF

TREE ID NO.	TREE TYPE	TREE CAL. SIZE
10	LIVE OAK	14
11	LIVE OAK	13 M.T.
12	LIVE OAK	20 M.T.
13	CEDAR ELM	10
14	CEDAR ELM	9
15	CEDAR ELM	7
16	CEDAR ELM	7
17	CEDAR ELM	7
18	CEDAR ELM	7
19	CEDAR ELM	6
20	TEXAS ASH	21 M.T.
21	LIVE OAK	4
22	BUR OAK	5
23	LIVE OAK	5
24	LIVE OAK	4
25	MEXICAN PLUM	2
26	MEXICAN PLUM	2
27	MEXICAN PLUM	2
28	RED BUD	4
29	LIVE OAK	4
30	LIVE OAK	4
31	LIVE OAK	4
32	LIVE OAK	4
33	LIVE OAK	4
34	LIVE OAK	4
35	BUR OAK	4
36	LIVE OAK	4
37	BUR OAK	4
38	LIVE OAK	4
39	LIVE OAK	4
40	BUR OAK	4
41	LIVE OAK	4
42	LIVE OAK	4
43	BUR OAK	5
44	LIVE OAK	4
45	LIVE OAK	4
46	LIVE OAK	4
47	BUR OAK	4
48	LIVE OAK	4
49	LIVE OAK	4
50	LIVE OAK	4
51	BUR OAK	4
52	LIVE OAK	4
53	RED BUD	3
54	LIVE OAK	3
55	RED BUD	3
56	BUR OAK	5
57	LIVE OAK	4
58	LIVE OAK	4
59	LIVE OAK	4
60	BUR OAK	5
61	LIVE OAK	4
62	LIVE OAK	4
63	LIVE OAK	4
64	LIVE OAK	4
65	BUR OAK	5
66	LIVE OAK	3
67	LIVE OAK	5
68	LIVE OAK	4
69	LIVE OAK	4
70	BUR OAK	4
71	LIVE OAK	4
72	LIVE OAK	4

TREE ID NO.	TREE TYPE	TREE CAL. SIZE
73	BUR OAK	4
74	LIVE OAK	4
75	LIVE OAK	4
76	LIVE OAK	4
77	LIVE OAK	5
78	BUR OAK	4
79	LIVE OAK	5
80	BUR OAK	4
81	LIVE OAK	5
82	TEXAS ASH	19 M.T.
83	TEXAS ASH	18 M.T.
84	LIVE OAK	5
85	BUR OAK	4
86	BUR OAK	4
87	LIVE OAK	4
88	TEXAS ASH	15
89	TEXAS ASH	14
90	TEXAS ASH	11
91	TEXAS ASH	12
92	TEXAS ASH	14
93	TEXAS ASH	16
94	TEXAS ASH	11
95	TEXAS ASH	16
96	TEXAS ASH	24
97	TEXAS ASH	13
98	TEXAS ASH	18 M.T.
99	TEXAS ASH	11
100	TEXAS ASH	10
101	TEXAS ASH	14
102	TEXAS ASH	12
103	TEXAS ASH	18 M.T.
104	TEXAS ASH	14
105	TEXAS ASH	20
106	TEXAS ASH	11
107	TEXAS ASH	16
108	AMERICAN ELM	13 M.T.
109	TEXAS ASH	11
110	TEXAS ASH	16
111	TEXAS ASH	12
112	TEXAS ASH	10
113	TEXAS ASH	11
114	TEXAS ASH	12
115	TEXAS ASH	14
116	TEXAS ASH	11
117	TEXAS ASH	12
118	TEXAS ASH	13
119	TEXAS AH	14
120	CEDAR	12' HT.
121	AMERICAN ELM	9 M.T.
122	COTTON WOOD	5
123	COTTON WOOD	9
124	HACKBERRY	19
125	BUR OAK	8
126	LIVE OAK	9
127	LIVE OAK	10
128	LIVE OAK	13
129	CEDAR ELM	12
130	CEDAR ELM	14
131	CEDAR ELM	14
132	CEDAR ELM	16 M.T.
133	CEDAR ELM	10

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____,2025.

WITNESS OUR HANDS, this ____ day of _____, 2025.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

TOTAL MITIGATION REQUIRED 472 INCHES

208 TREE PRESERVED

208 TREE REMOVED

#	Revisions:	Date:

Issued For: CONSTRUCTION
Job No. 25137
Scale 1" = 30'-0"
Drawn By: JDG
Date 12-30-2025

Shipman Fire Building & Coffee Shop

Lot 3R, Block A, La Jolla Pointe Addition
Rockwall Texas

STATE OF TEXAS
JOE D. GRUBBS
1713
LICENSED PROFESSIONAL ENGINEER
12-30-25

Sheet Title: Treescape Plan

Sheet Number: TS1
of TS2 Sheets

Grubbs Design Group, P.L.L.C. - 403 South Tennessee Street - McKinney, Texas 75069 - Phone (972) 548-5020

TREE ID NO.	TREE TYPE	TREE CAL. SIZE	PRESERVED OR REMOVED	TREE HEALTH	DISEASE (Y/N)	INSECT (Y/N)	STRUCTURAL (Y/N)	MITIGATION REQUIRED
10	LIVE OAK	14	PRESERVED	4	N	N	N	0
11	LIVE OAK	13 M.T.	PRESERVED	4	N	N	N	0
12	LIVE OAK	20 M.T.	PRESERVED	4	N	N	N	0
13	CEDAR ELM	10	PRESERVED	4	N	N	N	0
14	CEDAR ELM	9	PRESERVED	4	N	N	N	0
15	CEDAR ELM	7	PRESERVED	4	N	N	N	0
16	CEDAR ELM	7	PRESERVED	4	N	N	N	0
17	CEDAR ELM	7	PRESERVED	4	N	N	N	0
18	CEDAR ELM	7	PRESERVED	4	N	N	N	0
19	CEDAR ELM	6	PRESERVED	4	N	N	N	0
20	TEXAS ASH	21 M.T.	PRESERVED	4	N	N	N	0
21	LIVE OAK	4	PRESERVED	4	N	N	N	0
22	BUR OAK	5	PRESERVED	4	N	N	N	0
23	LIVE OAK	3	PRESERVED	4	N	N	N	0
24	LIVE OAK	4	REMOVED	4	N	N	N	4
25	MEXICAN PLUM	2	REMOVED	4	N	N	N	0
26	MEXICAN PLUM	2	REMOVED	4	N	N	N	0
27	MEXICAN PLUM	2	REMOVED	4	N	N	N	0
28	RED BUD	4	PRESERVED	4	N	N	N	0
29	LIVE OAK	4	REMOVED	4	N	N	N	4
30	LIVE OAK	4	REMOVED	4	N	N	N	4
31	LIVE OAK	4	PRESERVED	4	N	N	N	0
32	LIVE OAK	4	PRESERVED	4	N	N	N	0
33	LIVE OAK	4	PRESERVED	4	N	N	N	0
34	LIVE OAK	4	PRESERVED	4	N	N	N	0
35	BUR OAK	4	PRESERVED	4	N	N	N	0
36	LIVE OAK	4	PRESERVED	4	N	N	N	0
37	BUR OAK	4	PRESERVED	4	N	N	N	0
38	LIVE OAK	4	PRESERVED	4	N	N	N	0
39	LIVE OAK	4	REMOVED	4	N	N	N	4
40	BUR OAK	4	REMOVED	4	N	N	N	4
41	LIVE OAK	4	REMOVED	4	N	N	N	4
42	LIVE OAK	4	REMOVED	4	N	N	N	4
43	BUR OAK	5	PRESERVED	4	N	N	N	0
44	LIVE OAK	4	PRESERVED	4	N	N	N	0
45	LIVE OAK	4	PRESERVED	4	N	N	N	0
46	LIVE OAK	4	PRESERVED	4	N	N	N	0
47	BUR OAK	4	PRESERVED	4	N	N	N	0
48	LIVE OAK	4	PRESERVED	4	N	N	N	0
49	LIVE OAK	4	PRESERVED	4	N	N	N	0
50	LIVE OAK	4	PRESERVED	4	N	N	N	0
51	BUR OAK	4	PRESERVED	4	N	N	N	0
52	LIVE OAK	4	PRESERVED	4	N	N	N	0
53	RED BUD	3	PRESERVED	4	N	N	N	0
54	LIVE OAK	3	PRESERVED	4	N	N	N	0
55	RED BUD	3	PRESERVED	4	N	N	N	0
56	BUR OAK	5	PRESERVED	4	N	N	N	0
57	LIVE OAK	4	PRESERVED	4	N	N	N	0
58	LIVE OAK	4	PRESERVED	4	N	N	N	0
59	LIVE OAK	4	PRESERVED	4	N	N	N	0
60	BUR OAK	5	PRESERVED	4	N	N	N	0
61	LIVE OAK	4	PRESERVED	4	N	N	N	0
62	LIVE OAK	4	PRESERVED	4	N	N	N	0
63	LIVE OAK	4	PRESERVED	4	N	N	N	0
64	LIVE OAK	4	PRESERVED	4	N	N	N	0
65	BUR OAK	5	PRESERVED	4	N	N	N	0
66	LIVE OAK	3	PRESERVED	4	N	N	N	0
67	LIVE OAK	5	PRESERVED	4	N	N	N	0
68	LIVE OAK	4	PRESERVED	4	N	N	N	0
69	LIVE OAK	4	PRESERVED	4	N	N	N	0
70	BUR OAK	4	PRESERVED	4	N	N	N	0
71	LIVE OAK	4	PRESERVED	4	N	N	N	0
72	LIVE OAK	4	PRESERVED	4	N	N	N	0
			TOTAL COLUMN MITIGATION REQUIRED					28 INCHES

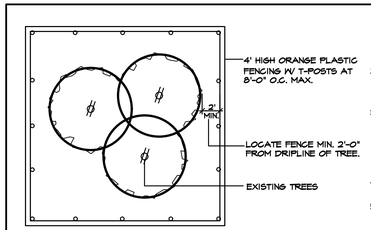
TREE ID NO.	TREE TYPE	TREE CAL. SIZE	PRESERVED OR REMOVED	TREE HEALTH	DISEASE (Y/N)	INSECT (Y/N)	STRUCTURAL (Y/N)	MITIGATION REQUIRED
73	BUR OAK	4	PRESERVED	4	N	N	N	0
74	LIVE OAK	4	PRESERVED	4	N	N	N	0
75	LIVE OAK	4	PRESERVED	4	N	N	N	0
76	LIVE OAK	4	PRESERVED	4	N	N	N	0
77	LIVE OAK	5	PRESERVED	4	N	N	N	0
78	BUR OAK	4	PRESERVED	4	N	N	N	0
79	LIVE OAK	5	PRESERVED	4	N	N	N	0
80	BUR OAK	4	REMOVED	4	N	N	N	4
81	LIVE OAK	5	PRESERVED	4	N	N	N	0
82	TEXAS ASH	19 M.T.	PRESERVED	4	N	N	N	0
83	TEXAS ASH	18 M.T.	PRESERVED	4	N	N	N	0
84	LIVE OAK	5	PRESERVED	4	N	N	N	0
85	BUR OAK	4	PRESERVED	4	N	N	N	0
86	BUR OAK	4	PRESERVED	4	N	N	N	0
87	LIVE OAK	4	PRESERVED	4	N	N	N	0
88	TEXAS ASH	15	REMOVED	4	N	N	N	15
89	TEXAS ASH	14	REMOVED	2	N	N	Y	0
90	TEXAS ASH	11	REMOVED	4	N	N	N	11
91	TEXAS ASH	12	REMOVED	4	N	N	N	12
92	TEXAS ASH	14	REMOVED	4	N	N	N	14
93	TEXAS ASH	16	REMOVED	4	N	N	N	16
94	TEXAS ASH	11	REMOVED	4	N	N	N	11
95	TEXAS ASH	16	REMOVED	4	N	N	N	16
96	TEXAS ASH	24	REMOVED	4	N	N	N	24
97	TEXAS ASH	13	REMOVED	4	N	N	N	13
98	TEXAS ASH	18 M.T.	REMOVED	4	N	N	N	18
99	TEXAS ASH	11	REMOVED	4	N	N	N	11
100	TEXAS ASH	10	REMOVED	4	N	N	N	10
101	TEXAS ASH	14	REMOVED	4	N	N	N	14
102	TEXAS ASH	12	REMOVED	4	N	N	N	12
103	TEXAS ASH	18 M.T.	REMOVED	4	N	N	N	18
104	TEXAS ASH	14	REMOVED	4	N	N	N	14
105	TEXAS ASH	20	REMOVED	4	N	N	N	20
106	TEXAS ASH	11	REMOVED	4	N	N	N	11
107	TEXAS ASH	16	REMOVED	4	N	N	N	16
108	AMERICAN ELM	13 M.T.	REMOVED	4	N	N	N	13
109	TEXAS ASH	11	REMOVED	4	N	N	N	11
110	TEXAS ASH	16	REMOVED	4	N	N	N	16
111	TEXAS ASH	12	REMOVED	4	N	N	N	12
112	TEXAS ASH	10	REMOVED	4	N	N	N	10
113	TEXAS ASH	11	REMOVED	4	N	N	N	11
114	TEXAS ASH	12	REMOVED	4	N	N	N	12
115	TEXAS ASH	14	REMOVED	4	N	N	N	14
116	TEXAS ASH	11	REMOVED	4	N	N	N	11
117	TEXAS ASH	12	REMOVED	4	N	N	N	12
118	TEXAS ASH	15	REMOVED	4	N	N	N	15
119	TEXAS AH	14	REMOVED	4	N	N	N	14
120	CEDAR	12' HT.	REMOVED	4	N	N	N	4
121	AMERICAN ELM	9 M.T.	REMOVED	4	N	N	N	9
122	COTTON WOOD	5	REMOVED	4	N	N	N	0
123	COTTON WOOD	9	REMOVED	4	N	N	N	0
124	HACKBERRY	19	PRESERVED	4	N	N	N	0
125	BUR OAK	8	PRESERVED	4	N	N	N	0
126	LIVE OAK	9	PRESERVED	4	N	N	N	0
127	LIVE OAK	10	PRESERVED	4	N	N	N	0
128	LIVE OAK	15	PRESERVED	4	N	N	N	0
129	CEDAR ELM	12	PRESERVED	4	N	N	N	0
130	CEDAR ELM	14	PRESERVED	4	N	N	N	0
131	CEDAR ELM	14	PRESERVED	4	N	N	N	0
132	CEDAR ELM	16 M.T.	PRESERVED	4	N	N	N	0
133	CEDAR ELM	10	PRESERVED	4	N	N	N	0
			TOTAL COLUMN MITIGATION REQUIRED					444 INCHES

TOTAL MITIGATION REQUIRED	472 INCHES

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____,2025.

WITNESS OUR HANDS, this ____ day of _____, 2025.

_____ _____
Planning & Zoning Commission, Chairman Director of Planning and Zoning



1. EXISTING TREES WITHIN CONTRACT LIMITS ARE SHOWN ON THE DRAWINGS. EXISTING TREES DESIGNATED FOR REMOVAL SHALL BE FLAGGED AT THE PROJECT SITE WITH FLAGGING BY THE CONTRACTOR.
2. PROTECT ALL INDIVIDUAL TREES OR GROUPS OF TREES TO BE PRESERVED BY ERECTING A BARRIER AROUND EACH TREE OR GROUP OF TREES. INSTALL AND MAINTAIN BARRIER AT TREE DRIPLINE. BARRIERS SHALL REMAIN IN PLACE UNTIL REMOVAL IS NECESSARY.
3. IN THE EVENT THAT HEAVY CONSTRUCTION IS SCHEDULED TO OCCUR WITHIN THE DRIPLINE OF AN EXISTING TREE, CONTRACTOR SHALL ERECT A PROTECTION FENCE OUTSIDE THE DRIPLINE UNTIL THIS CONSTRUCTION IS SCHEDULED TO OCCUR. THE PROTECTION FENCE MAY THEN BE ADJUSTED AS REQUIRED TO COMPLETE THE PROPOSED CONSTRUCTION. AFTER CONSTRUCTION IN THIS AREA IS COMPLETED, THE PROTECTION FENCE SHALL BE ADJUSTED TO IT'S ORIGINAL LOCATION.
4. CONTRACTORS SHALL NOT PARK, CLEAN TOOLS AND EQUIPMENT OR STORE MATERIALS WITHIN THE DRIPLINE OF ANY TREE.
5. ALL ROOTS OVER 1" IN DIAMETER SHALL BE CUT CLEAN WITH A HAND SAW.

TREE PROTECTION FENCE AND NOTES
SCALE: N.T.S.

#	Revisions:	Date:

Issued For: CONSTRUCTION
Job No. 25137
Scale 1" = 30'-0"
Drawn By: JDG
Date 12-30-2025

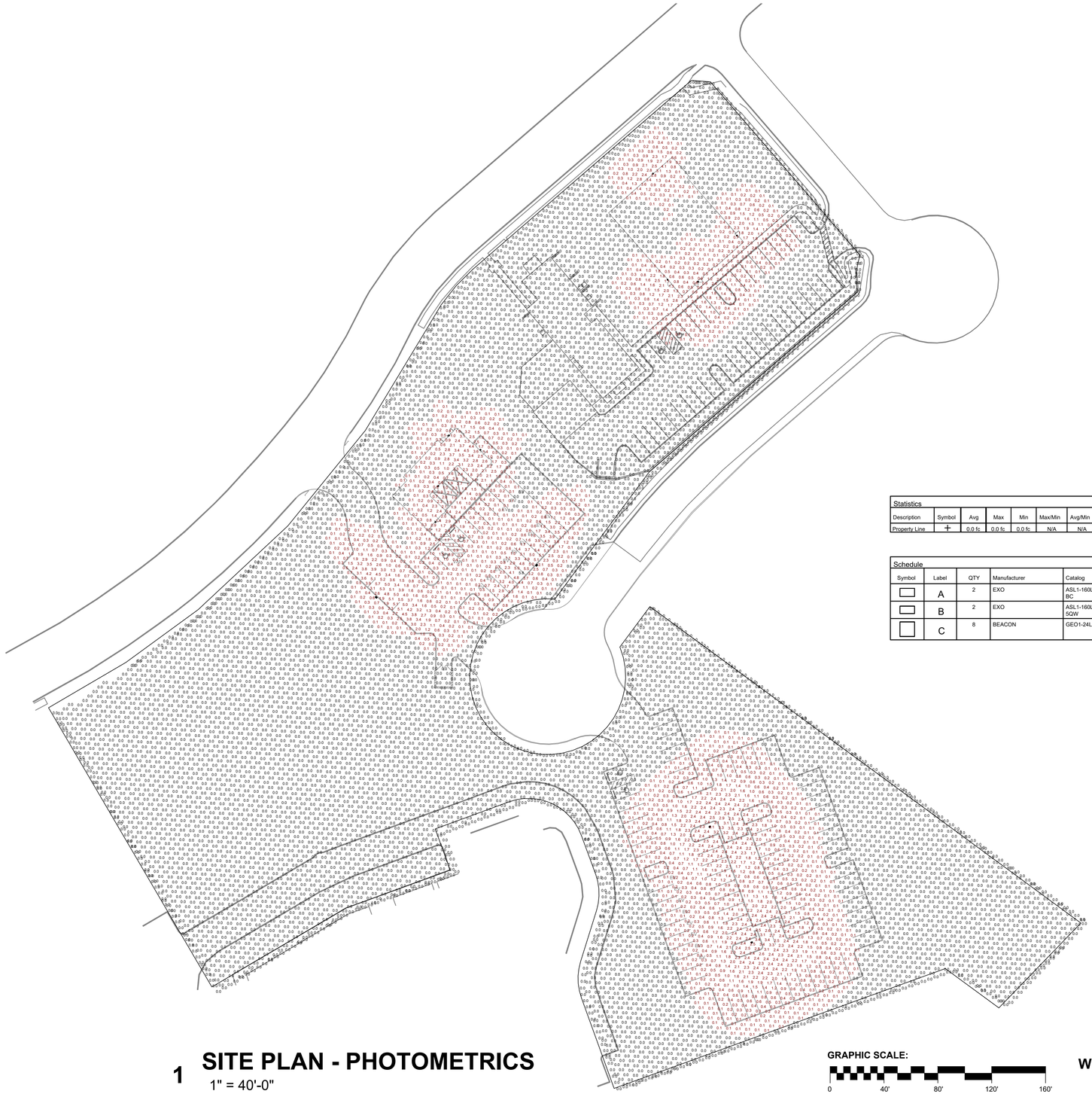
Shipman Fire Building & Coffee Shop
Lot 3R, Block A, La Jolla Pointe Addition
Rockwall Texas

STATE OF TEXAS
JOE D. GRUBBS
1713
REGISTERED
LANDSCAPE ARCHITECT
12-30-25

Sheet Title: Treescape Plan

Sheet Number: TS2
of TS2 Sheets

Grubbs Design Group, P.L.L.C. - 403 South Tennessee Street - McKinney, Texas 75069 - Phone (972) 548-5020



Plan View

1 SITE PLAN - PHOTOMETRICS

1" = 40'-0"

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Property Line	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A

Schedule

Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
	A	2	EXO	ASL1-160L-100-4K7-3-BC	AIRO MICROSTRIKE	1	8270	1	90
	B	2	EXO	ASL1-160L-100-4K7-5QW		1	12073	1	87.6
	C	8	BEACON	GEO1-24L-20-4K7-4W	GeoPack OutDoor Wall-Pack w/ Type IV Lens	1	2465	1	19.9

GRAPHIC SCALE:

0 40' 80' 120' 160'

PLAN NORTH

W E S

TRUE NORTH

W E S

STATE OF TEXAS
KAYDEE PARKER
133630
LICENSED
PROFESSIONAL ENGINEER

Kaydee Parker
12-10-2025

FINCHER ENGINEERING

TX FIRM #F-16408
5621 114TH ST., SUITE 100
LUBBOCK, TX 79424
PH: 806-701-5109
WWW.FINCHERENG.COM

CRADDOCK ARCHITECTURE

PHILLIP CRADDOCK, ARCHITECT
TEXAS 19207

CRADDOCK ARCHITECTURE

551 EMBARGO DR. FATE TEXAS 75189 214-952-0527

SHIPMAN FIRE PROTECTION

REVISION

#	Revision Date	Revision Description

NEW OFFICE / STORAGE
1020 La Jolla Pointe Drive
Rockwall, TX 75087

Project number 2024-001 Date 12.10.2025

SITE PLAN - PHOTOMETRICS

Scale: As indicated

E101

PROJECT COMMENTS

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

DATE: 1/23/2026

PROJECT NUMBER: SP2026-001
PROJECT NAME: Amended Site Plan for 1801 S. Goliad Street
SITE ADDRESS/LOCATIONS: 1801 S. Goliad

CASE CAPTION: 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.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	01/23/2026	Approved w/ Comments

01/23/2026: SP2026-001; Site Plan for Layne's Chicken
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is 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, and addressed as 1801 S. Goliad Street [SH-205].

I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.

M.3 For reference, include the case number (SP2026-001) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

M.4 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. (Subsection 03.04. A, Article 11, UDC)

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

WITNESS OUR HANDS, this _____ day of _____, _____.

_____ _____
Planning & Zoning Commission, Chairman Director of Planning and Zoning

M.5 The applicant is requesting to remove the Stone on the building and replace it with brick. In doing this, the applicant is requesting a variance to the 20% stone requirement of the General Overlay District Standards. According to 06.02 (C), Architectural Standards, of Article 05, District Development Standards, of the Unified Development Code (UDC), (a) minimum of 20% natural or quarried stone is required on all building façades. This will require a variance from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

M.6 According to Article 11, Development Application and Review Procedures, of the Unified Development Code (UDC), two (2) compensatory measure for each exception or variance is required. In order to request an exception, the applicant will need to provide a letter outlining the requested exceptions and subsequent two (2) compensatory measures for each exception or variance. (Subsection 09.02, of Article 11, of the UDC). In this case, the applicant has provided a letter stating the request for the variance and provided the following compensatory measures:

(1) increased landscaping,
(2) new canopies, and
(3) new patio light fixtures.

However, staff will need to see a landscape plan that shows the existing vs. expanded landscaping, and a photometric plan that meets the requirements of the Unified Development Code (UDC). The landscape plan should include a detail of the proposed fencing around the patio. Fencing in Commercial (C) Districts shall be wrought iron and a maximum of four (4) feet in height in front of the building.

M.8 Please note that failure to address all comments provided by staff by 3:00 PM on March 3, 2026 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.9 Please note the scheduled meetings for this case:

(1) Planning & Zoning Work Session meeting will be held on January 27, 2026.
(2) Planning & Zoning Commission meeting will be held on February 10, 2026.

I.10 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City requires that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are required to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	01/20/2026	Approved w/ Comments

01/20/2026: The following applies if changing more than just the facade of the building.

General Items:
- Must meet City 2023 Standards of Design and Construction.
- 4% Engineering Inspection Fees (for any exterior public improvements).
- Impact Fees (Water, Sewer, Roadway - if changing water meters or building square footage).
- Minimum easement width is 20' for new easements. No structures, including walls, allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" or taller must be rock or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- No structures or fences with easements.
- The site will need to be platted if changing or adding easements.
- All utilities must be underground.
- Additional comments may be provided at the time of Engineering review.

Drainage Items:
- Existing flow patterns must be maintained.
- 4:1 maximum side slopes for any grading.
- No grate inlets allowed.
- Dumpster areas to drain to oil/water separator and then to the storm lines. Make sure that the existing oil/water separator has been serviced.

- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.

Water and Wastewater Items:
- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
- Any utility connection made underneath of an existing public roadway must be completed by dry bore. Opening cutting will not be allowed.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements. All public utilities must be centered in easement.
- Water to be 10' separated from storm and sewer lines.
- Prior to CO proof of current backflow assembly testing must be provided

Roadway Paving Items:
- Must meet City driveway spacing requirements.
- All parking, storage, drive aisles must be reinforced concrete. No rock, gravel, or asphalt allowed in any area.
- All Parking to be 20'x9' minimum. Parking may not be off a public Roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane to be 24' wide and in a platted easement.
- Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Any proposed pavement specs will be reviewed with Engineering plans.

Landscaping:
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- Landscape berms may not be on top of City utilities or within easements.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	01/22/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	01/20/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	01/20/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	01/20/2026	Approved

No Comments

The following applies if changing more than just the facade of the building.

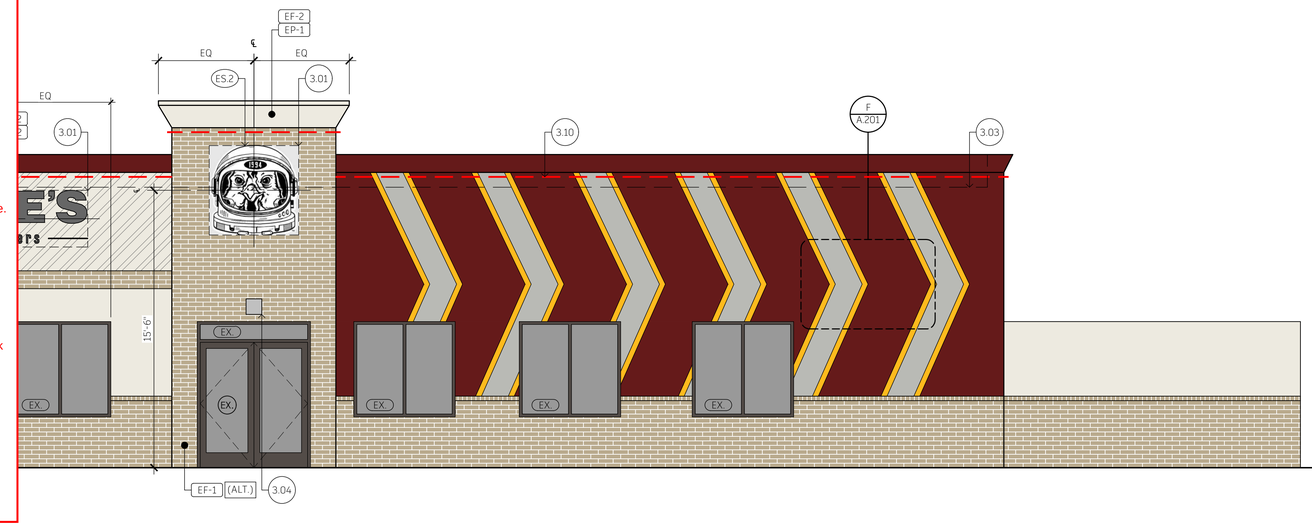
General Items:
- Must meet City 2023 Standards of Design and Construction.
- 4% Engineering Inspection Fees (for any exterior public improvements).
- Impact Fees (Water, Sewer, Roadway - if changing water meters or building square footage).
- Minimum easement width is 20' for new easements. No structures, including walls, allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" or taller must be rock or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- No structures or fences with easements.
- The site will need to be platted if changing or adding easements.
- All utilities must be underground.
- Additional comments may be provided at the time of Engineering review.

Drainage Items:
- Existing flow patterns must be maintained.
- 4:1 maximum side slopes for any grading.
- No grate inlets allowed.
- Dumpster areas to drain to oil/water separator and then to the storm lines. Make sure that the existing oil/water separator has been serviced.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.

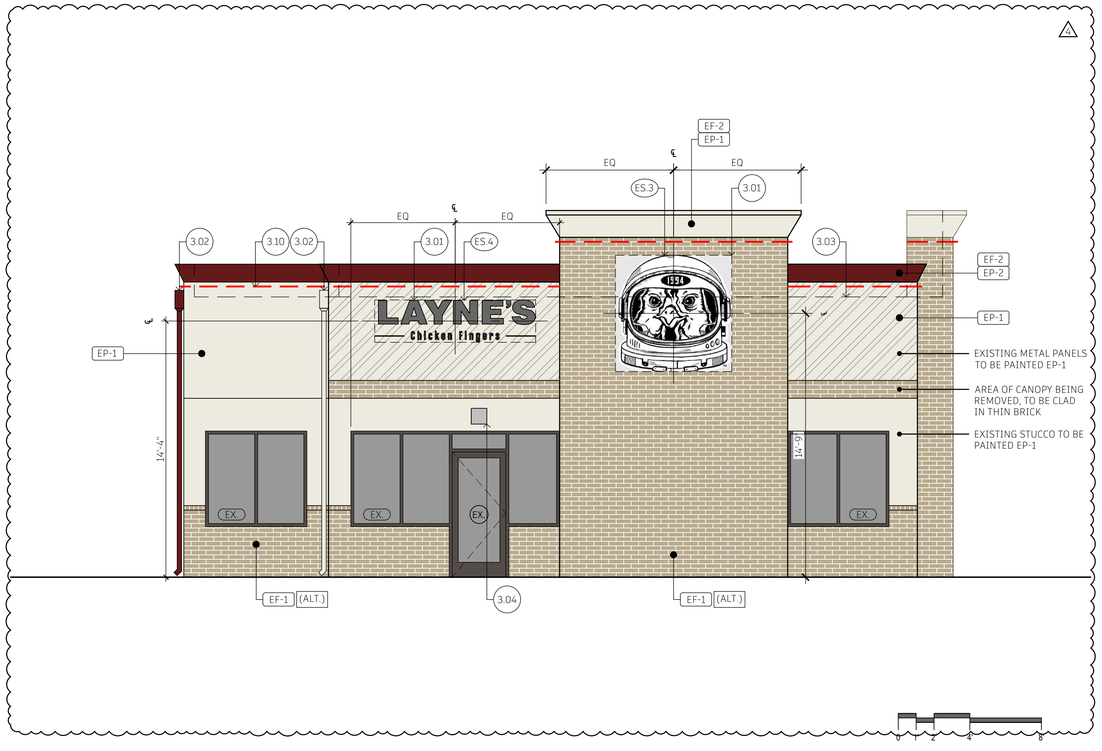
Water and Wastewater Items:
- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
- Any utility connection made underneath of an existing public roadway must be completed by dry bore. Opening cutting will not be allowed.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements. All public utilities must be centered in easement.
- Water to be 10' separated from storm and sewer lines.
- Prior to CO proof of current backflow assembly testing must be provided

Roadway Paving Items:
- Must meet City driveway spacing requirements.
- All parking, storage, drive aisles must be reinforced concrete. No rock, gravel, or asphalt allowed in any area.
- All Parking to be 20'x9' minimum. Parking may not be off a public Roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane to be 24' wide and in a platted easement.
- Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Any proposed pavement specs will be reviewed with Engineering plans.

Landscaping:
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- Landscape berms may not be on top of City utilities or within easements.



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



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

F. NOT USED

E. NOT USED

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

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

B. FACADE MATERIAL PERCENTAGES

ADD ALTERNATE ITEMS:

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

A. ADD ALTERNATE ITEMS

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

REVISIONS:
REV. #1 - 2025.10.15
REV. #2 - 2025.11.07
REV. #3 - 2025.12.03
REV. #4 - 2026.01.13

SC ARCHITECTURE

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

LAYNE'S Chicken Fingers

REGISTERED ARCHITECT
J. MAX SLOCUM
19718
STATE OF TEXAS
January 13, 2026

EXTERIOR ELEV. (ALT.)

SHEET A.203

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) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☒ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: 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.
[2]: 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 [redacted]

ADDRESS [redacted] [redacted]

CITY, STATE & ZIP [redacted] [redacted]

E-MAIL [redacted]

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."

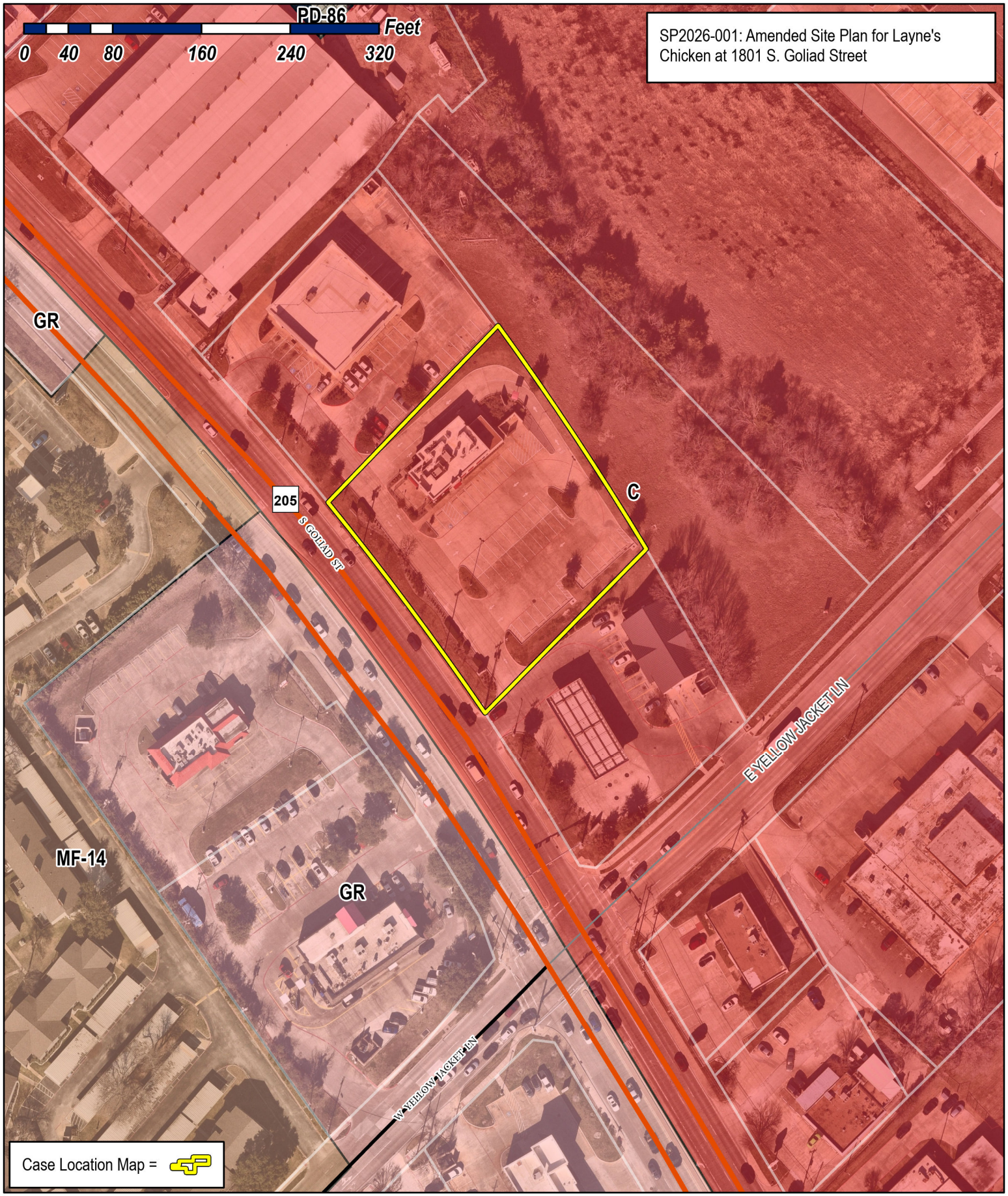
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 *DAY OF* January *,* 2026

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Tammy K Geisler

MY COMMISSION EXPIRES

TAMMY K GEISLER
Notary Public, State of Texas
Comm. Expires 06-06-2029
Notary ID 131160027



City of Rockwall

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

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

ARCHITECTURE

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

To whom it may concern,

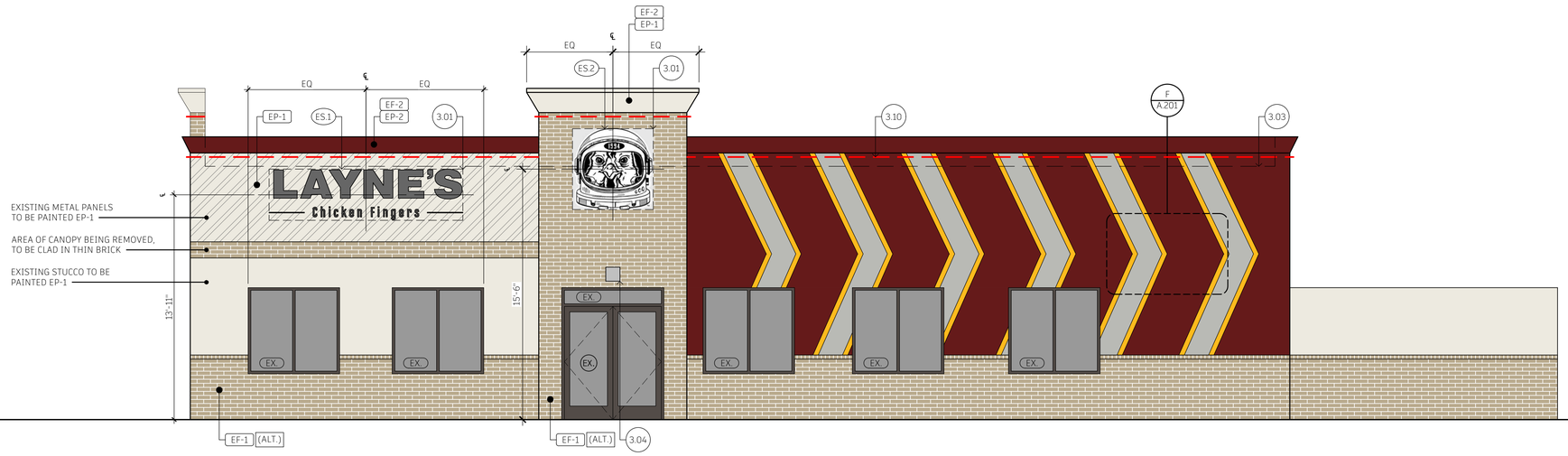
On behalf of the new property owner for this project site, located at 1801 S Goliad St, this application is being submitted for an amended site plan. This project consists of an existing Dairy Queen restaurant that is being converted into a Layne's Chicken Fingers restaurant.

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.

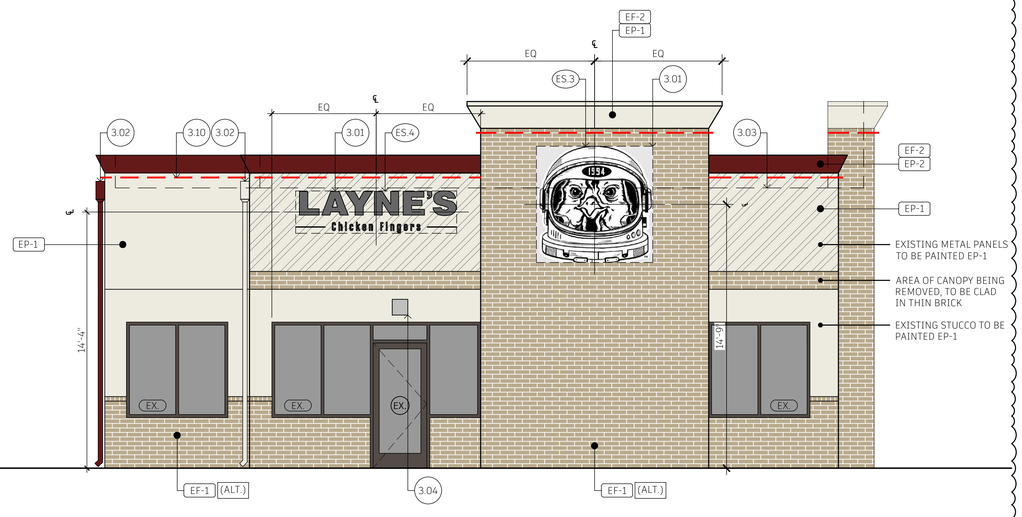
Please review the attached drawings and consider approving the use of an alternate material for this existing building.

Thank you!

Jason Cluth
Project Manager
SC Architecture
2931 Elkton Trail, Tyler, TX 75703
903.630.7330
jason@scarchitecturetx.com



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



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

F. NOT USED

E. NOT USED

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

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

B. FACADE MATERIAL PERCENTAGES

ADD ALTERNATE ITEMS:

EXTERIOR:

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

A. ADD ALTERNATE ITEMS

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

REVISIONS:
REV. #1 - 2025.10.15
REV. #2 - 2025.11.07
REV. #3 - 2025.12.03
REV. #4 - 2026.01.13

ARCHITECTURE

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

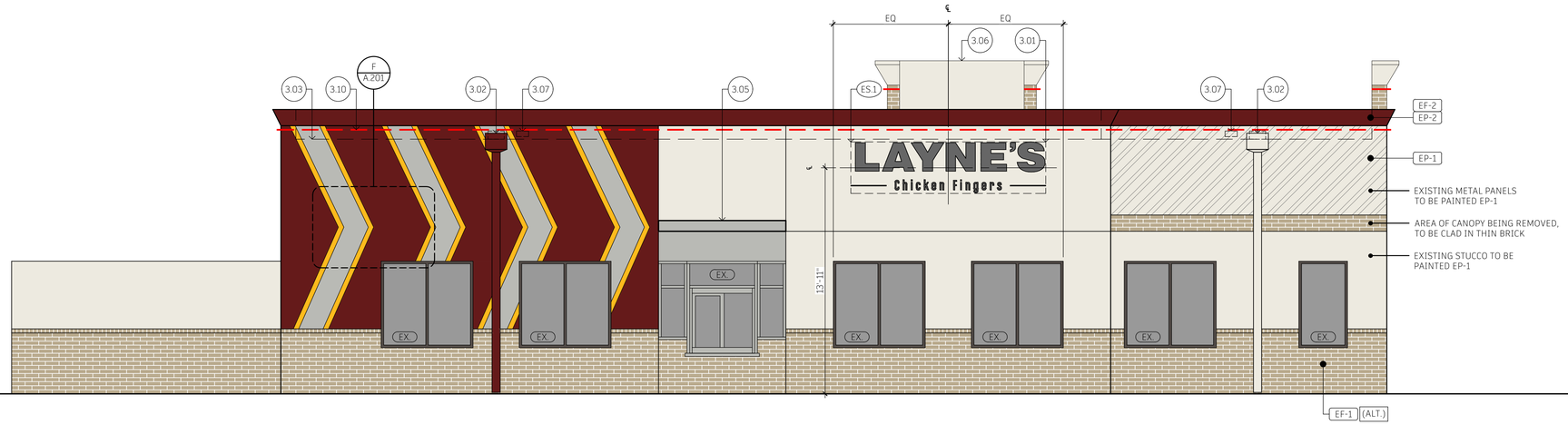
LAYNE'S
Chicken Fingers

REGISTERED ARCHITECT
W. MAX SLOCUM
19718
STATE OF TEXAS

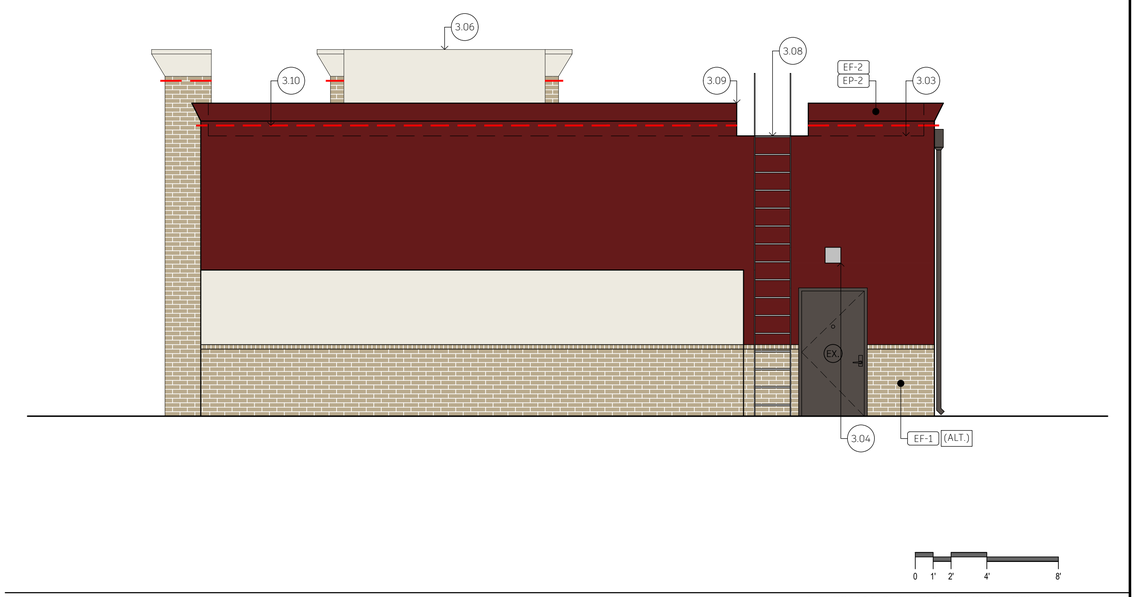
January 13, 2026

EXTERIOR ELEV. (ALT.)

SHEET
A.203



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



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

F. NOT USED

B. NOT USED

E. NOT USED

A. NOT USED

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

REVISIONS:
REV. #1 - 2025.10.15
REV. #2 - 2025.11.07
REV. #3 - 2025.12.03
REV. #4 - 2026.01.13

SC ARCHITECTURE

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

LAYNE'S Chicken Fingers

REGISTERED ARCHITECT
J. MAX SLTOUGH
19718
STATE OF TEXAS
January 13, 2026

EXTERIOR ELEV. (ALT.)

SHEET
A.204


LAYNE'S
CHICKEN FINGERS
LATICRETE® 44 Bright White
LATICRETE® 44 Bright White
1994
SC
ARCHITECTURE

Summitville

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.

Color: 26-SAVANNAH

DEVELOPMENT APPLICATION
AMENDED SITE PLAN
LAYNE'S CHICKEN FINGERS
1801 S GOLIAD ST, ROCKWALL, TX 75087
JANUARY 23, 2026

ARCHITECTURE

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.

As compensatory measures for this variance, the property owner is proposing options (B) increased landscaping and (H) enhanced architectural elements. A higher overall landscaping percentage will be provided by expanding the existing landscaped areas. Some of the grass areas along the drive thru lane and the parking islands will be converted to a landscaped area. This will serve to enhance the overall site and also to improve the aesthetic experience for the drive-thru customers. The enhanced architectural elements are to include new canopies above both customer entrances and an upgraded outdoor patio space. The outdoor patio space will have new lighting fixtures installed along with a new furniture package. The entire site will also be refreshed with updated parking lot light pole heads and a new light fixture at the drive thru entrance. These upgrades will serve to make the site safer and more accessible.

- (B) Landscape sketch and quote provided for reference
- (H) Image of proposed new canopies provided for reference
- (H) Cutsheet of new upgraded patio light fixtures provided for reference

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

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

LAYNE'S

SITE PLAN

SHEET
G010

Hello Gary,

Thank you for your interest in River Oaks Landscaping! We're happy to have the opportunity to service your property and show you what a great decision you've made. We're committed to providing you with the best possible service and value.

You can access your quote by clicking the button below. Please don't hesitate to contact us at 469-826-4606 or service@riveroakslandscaping.net if you have any questions!

Sincerely,
River Oaks Landscaping

Name/Description	Quantity	Rate	Amount
Man Labor Our team will replace dead and over grown shrubs all over the property. They will also brighten up the curb appeal by installing fresh hardwood mulch for all flower beds. Our team will also do an irrigation system check and do any simple repairs that need to be made on site.	1	1500.00	1500.00
Mulch Installation Mulch Installation our team will install 15yards of Mulch for the front area, patio area and drive thru area. Our team will clean up any weeds debris before applying the new mulch. Our team will also make sure to regrade the ground before applying the new mulch to make sure it all has a proper drainage.	15	50.00	750.00
Dwarf Yaupon Holly Our team will install 7g Dwarf Yaupon Holly on the entrance of the drive-thru to make the drive-thru stand out and look presentable for all costumers, we will install mulch around the shrubs and river rock to make it stand out.	12	25.00	300.00
Burford Holly Our team will replace 7g 3 burford holly bushes to replace the bushes drying out in the front of the restaurant.	3	23.00	69.00
Texas Sage Our team will replace the over grown 7g Texas sage shrub it is currently way to over grown and collects all the leafs and trash. This will makes sure the drive thru looks neat and cleaned.	6	30.00	180.00
Liriope Our team will replace 3g 8 liriope that are drying out Near the drive thru.	8	7.00	56.00
Yucca Our team will replace 7g 7 yuccas in the front of the restaurant that are dying.	7	30.00	210.00
Live Oak Our team will install one 15g in the far back island near the	1	120.00	120.00

Name/Description	Quantity	Rate	Amount
drive-thru.			
Delivery Delivery	1	500.00	500.00
		Sales Tax	$0.00
		Total	$3,685.00

Thank you for your business!

469-826-4606 | service@riveroakslandscaping.net

UVA-20011

Vancouver 2 Light Column

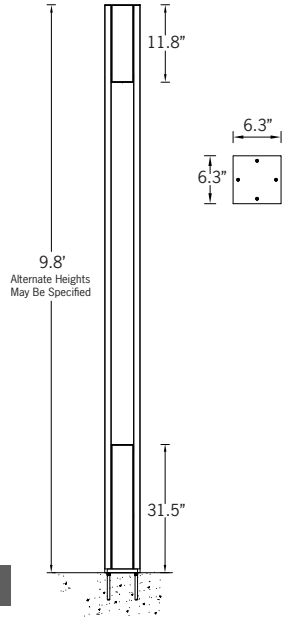
LIGMAN LIGHTING USA

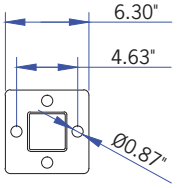
20w COB
1414 Lumens

IP65
Suitable for wet locations

IK08
Impact Resistant [Vandal Resistant]

Weight 55.1 lbs





Mounting Detail

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

UVA-20011

Vancouver 2 Light Column

LIGMAN LIGHTING USA

PROJECT		DATE	

QUANTITY		TYPE		NOTE	

ORDERING EXAMPLE || UVA - 20011 - 20w - W30 - 02 - 120/277v - Options

UVA-20011				
	LAMP	LED COLOR	FINISH COLOR	VOLTAGE
	20w COB 1414 Lumens	W27 - 2700K W30 - 3000K W35 - 3500K W40 - 4000K	01 - BLACK RAL 9011 02 - DARK GREY RAL 7043 03 - WHITE RAL 9003 04 - METALLIC SILVER RAL 9006 05 - MATTE SILVER RAL 9006 06 - LIGMAN BRONZE 07 - CUSTOM RAL	120/277v Other - Specify

INSPIRED BY NATURE FINISHES

SW01 - OAK FINISH
SW02 - WALNUT FINISH
SW03- PINE FINISH
DF - DOUGLAS FIR FINISH
CW - CHERRY WOOD FINISH
NW - NATIONAL WALNUT FINISH
SU01 - CONCRETE FINISH
SU02 - SOFTSCAPE FINISH
SU03 - STONE FINISH
SU04 - CORTEN FINISH

THERE IS AN ADDITIONAL COST FOR THESE FINISHES

ADDITIONAL OPTIONS

NAT - Natatorium Rated
DIM - 0-10v Dimming
HGT - Custom Height (Specify)
GFCI - GFCI Box
UP - Uplight

DICHROIC COLOR FILTERS

RD - Red Color Filter
BL - Blue Color Filter
AM - Amber Color Filter
GR - Green Color Filter

Example: Two-Tone Inspired by Nature Finish

Intertek