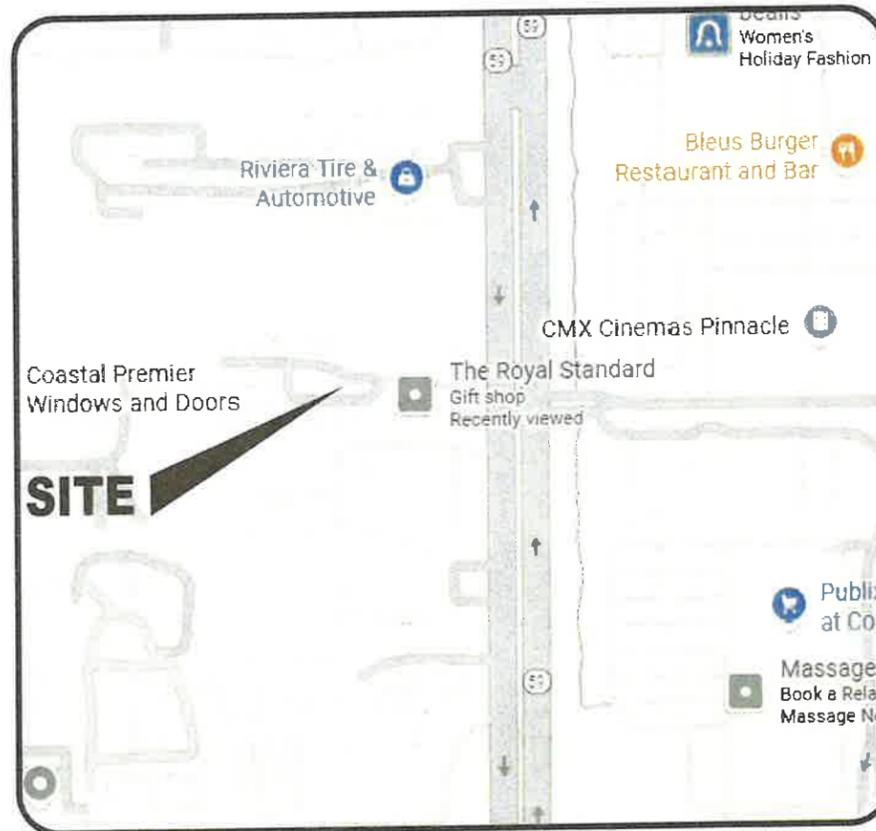


ROYAL STANDARD

THE FORTIS COMPANY

CIVIL CONSTRUCTION DRAWINGS

FEBRUARY 2026



VICINITY MAP
N.T.S.

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
1	TITLE SHEET
2	EXISTING CONDITIONS & DEMO
3	SITE PLAN
4	GRADING & DRAINAGE PLAN
5	UTILITY PLAN
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8	CONSTRUCTION DETAILS 1
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10	WATER DETAILS 1
11	SEWER DETAILS 1
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UTILITY PROVIDERS	
SANITARY SEWER	GULF SHORES UTILITIES
WATER	GULF SHORES UTILITIES
POWER	BALDWIN EMC
GAS	RIVIERA UTILITIES



PREPARED BY:

Ethan C. Ivey

ETHAN IVEY, P.E.

2-13-2026

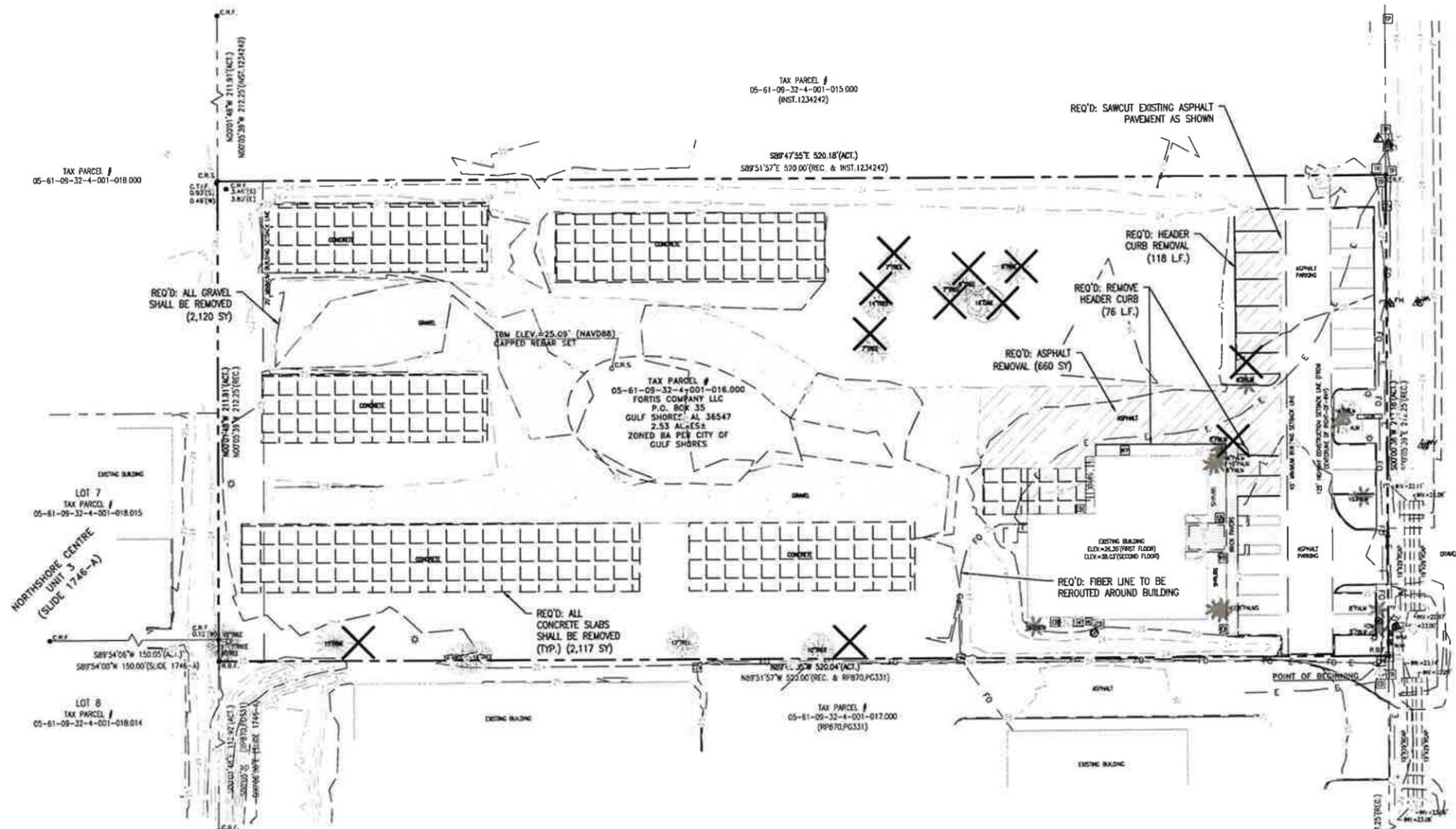
DATE

ALABAMA LICENSE NO. 56091

NUMBER:	REVISION:	DATE:



30673 Sq. Ft. | "Boots" Thomas Drive, Spanish Fort, AL 36527 | Phone (251) 544-7900



LEGEND

	EXISTING ASPHALT PAVEMENT
	CONCRETE REMOVAL
	ASPHALT REMOVAL
	GRAVEL REMOVAL
	TREE REMOVAL

TREE REMOVAL

QUANTITY	DESCRIPTION
1	16" OAK
1	6" PALM
1	8" PALM
1	9" PINE
1	15" PINE
3	7" TREE
1	8" TREE
1	14" TREE
1	10" TREE

LEGEND

	CAPPED REBAR FOUND
	CRIMPED TOP IRON FOUND
	REBAR FOUND
	1/2" CAPPED REBAR SET "CA 1007-L5"
	ELECTRIC METER
	ELECTRIC BOX
	TRANSFORMER
	LIGHT POLE
	GROUND LIGHT
	AIR CONDITIONER
	GRINDER PUMP
	TELEPHONE PEDESTAL
	FIBER OPTIC HANGHOLE
	FIBER OPTIC MARKER
	CATV PEDESTAL
	FIRE HYDRANT
	WATER METER
	WATER VALVE
	IRRIGATION CONTROL VALVE
	WATER MARKER
	BACKFLOW PREVENTER
	SETBACK LINE
	PROPERTY LINE

EXISTING CONDITIONS & DEMOLITION NOTES

1. ALL PERMITS REQUIRED BY GOVERNING AUTHORITIES SHALL BE OBTAINED PRIOR TO BEGINNING ANY DEMOLITION, EXCAVATION, AND REMOVAL OF TREES.
2. ANY AND ALL MATERIAL THAT TO BE DISPOSED, SHALL BE DISPOSED OF OFF SITE AT A PERMITTED FACILITY.
3. UTILITY COMPANIES SHALL BE NOTIFIED BY THE CONTRACTOR AT LEAST 72 HOURS PRIOR TO BEGINNING ANY EXCAVATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN EXACT LOCATIONS OF ALL UTILITIES AND RELOCATE ALL UTILITIES THAT INTERFERE WITH THESE PLANS.
4. SEDIMENT BARRIERS SHALL BE INSTALLED AROUND THE PERIMETER PRIOR TO ANY DEMOLITION. REFER TO THE EROSION CONTROL PLAN FOR DETAILS.
5. SAWCUTS SHALL BE MADE IN AREAS WHERE PAVING IS TO REMAIN. ANY SAWCUTS IN THE CURB SHALL BE CUT TO THE NEAREST EXISTING JOINT.
6. EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATIONS ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD LOCATE UTILITIES PRIOR TO BEGINNING ANY EXCAVATION/DEMOLITION.
7. ALL ASPHALT, CONCRETE, STRUCTURES, CURB, STORM INLETS & PIPES, & GRAVEL, & ALL UNDERGROUND UTILITIES SHALL BE REMOVED "IN TOTALITY" WITHIN THE PROPERTY BOUNDARY. PLEASE REFER TO THE SITE PLAN FOR ADDITIONAL CONCRETE, ASPHALT, OR CURB REMOVAL.
8. EXISTING WATER AND SEWER CONNECTIONS SHALL BE LOCATED, MARKED/PROTECTED, OR REMOVED AS NECESSARY FOR CONNECTION TO THE PROPOSED BUILDING.
9. THE CONTRACTOR IS RESPONSIBLE FOR INVESTIGATING THE SITE FOR ANY FURTHER OBSTRUCTIONS, UTILITIES (ABOVE OR UNDERGROUND), FOUNDATIONS, ETC. THAT INTERFERE WITH THE PROPOSED PLANS AND SHALL COORDINATE WITH THE ENGINEER OF RECORD UPON DISCOVERY OF SUCH OBSTRUCTIONS.

NUMBER:	REVISION:	DATE:



30673 Sgt. E. I. "Boots" Thomas Drive, Spanish Fort, AL 36527 Phone: (251) 544-7900

EXISTING CONDITIONS & DEMO
 ROYAL STANDARD
 THE FORTIS COMPANY



SCALE: 1:30

DATE: FEBRUARY 2026

DRAWN BY: EI

CHECKED BY: EG

SHEET: 2 OF 12

SITE NOTES

1. ALL CONCRETE SHALL BE CLASS A, 4,000 PSI AT 28 DAYS COMPRESSIVE STRENGTH WITH A MAXIMUM SLUMP OF 4" UNLESS NOTED OTHERWISE. ALL EXPOSED CONCRETE TO HAVE A FINE BROOM FINISH.
2. ALL MATERIALS SHALL BE NEW UNLESS USED OR SALVAGED MATERIALS ARE AUTHORIZED BY THE OWNER OR TENANT.
3. ALL DIMENSIONS ARE TO THE FACE OF CURB OR AS NOTED. ALL RADII ARE 5' UNLESS OTHERWISE NOTED ON THESE PLANS.
4. NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY PER MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, PART VI, SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION. THE PROJECT WILL REQUIRE ROAD CLOSURE/ TRAFFIC CONTROL SCHEME.
5. SPECIAL CARE SHALL BE GIVEN WHILE WORKING NEAR PRIVATE RESIDENCES. ANY DAMAGES TO OR ADJACENT TO PRIVATE PROPERTY SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.

CONCRETE NOTES:

1. CONCRETE SHALL BE A MIX DESIGNED BY A RECOGNIZED TESTING LAB TO ACHIEVE A STRENGTH OF 4,000 PSI IN 28 DAYS WITH A PLASTIC AND WORKABLE MIX. ALL CONCRETE USED TO FILL MASONRY UNITS SHALL HAVE A MAXIMUM AGGREGATE SIZE OF 3/8" UNLESS OTHERWISE NOTED.
2. REINFORCING STEEL SHALL BE NEW BILLET STEEL MEETING A.S.T.M. A-615 GRADE 60 LATEST AND DEFORMED IN ACCORDANCE WITH A.S.T.M. A-305 LATEST. STEEL SHALL BE CLEANED, FREE FROM OIL, SCALE AND RUST. STEEL SHALL BE BENT, LAPPED, PLACED IN ACCORDANCE WITH A.C.I. STANDARDS AND SPECIFICATIONS.
3. ANCHOR BOLTS AND REINFORCING DOWELS SHALL BE SET IN FORMS AND HELD SECURELY IN PLACE BY TEMPLATES PRIOR TO THE PLACING OF THE CONCRETE. ANCHOR BOLTS SHALL BE AS SCHEDULED. REINFORCING DOWELS SHALL BE SAME SIZE AND SPACING AS VERTICAL REINFORCING.
4. ALL EXTERIOR WALKS SHALL BE 4" CONCRETE SLABS WITH 6X6-10/10 MESH ON COMPACTED FILL. SEE CIVIL PLANS FOR EXTERIOR WALK LIMITS AND LOCATIONS.
5. ALL CONCRETE SLABS, APRONS, AND RIGID PAVEMENT SECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH AMERICAN CONCRETE INSTITUTE - A.C.I. 318-08 FOR REINFORCED CONCRETE CONSTRUCTION.

SITE DATA

TYPE OF BUSINESS: RETAIL/COMMERCIAL

ZONING: BA

ON-SITE CONTACT:

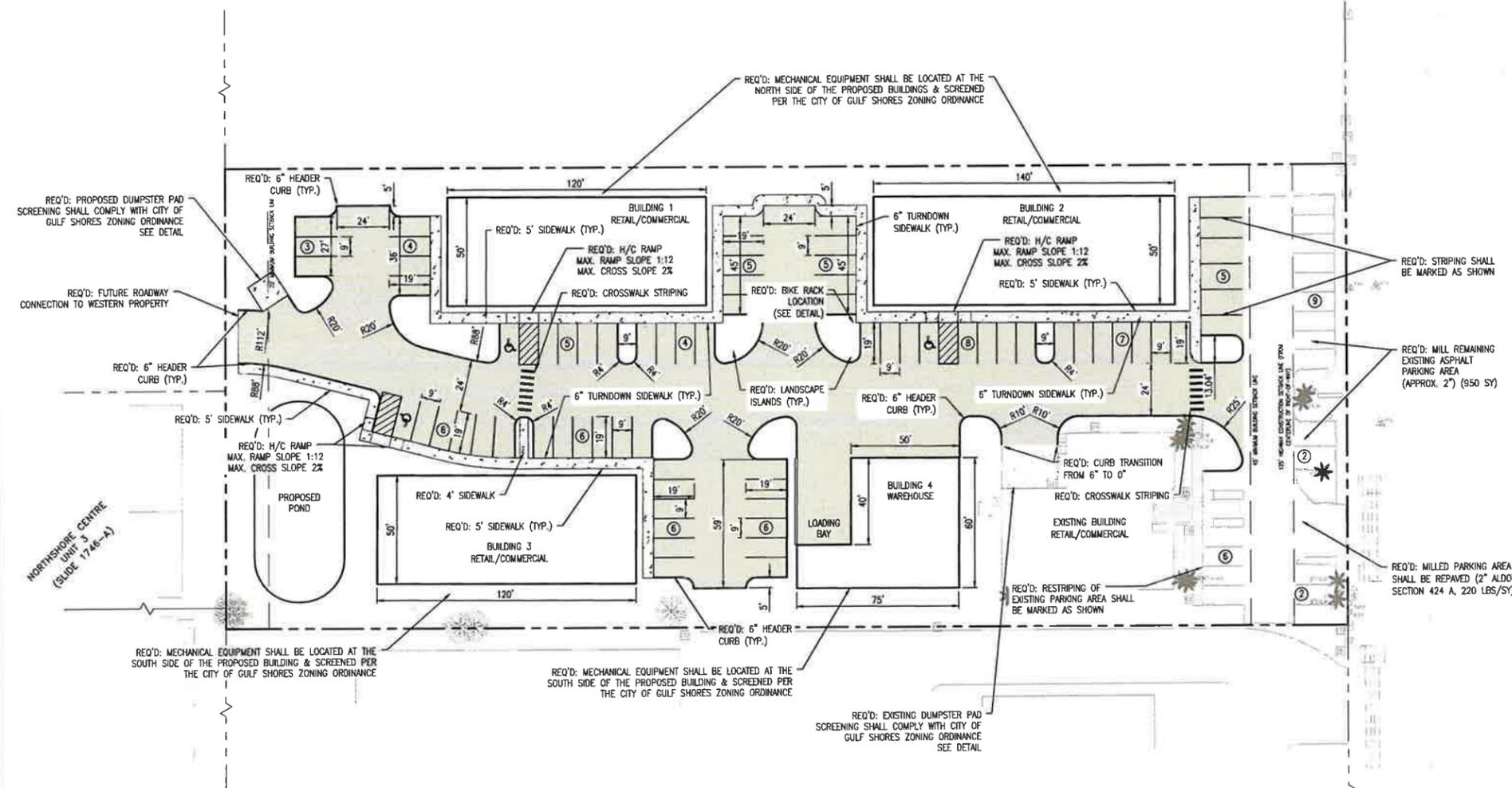
ENGINEER: SAWGRASS CONSULTING, L.L.C.
(251) 544-7900 (OFFICE)
(251) 544-7918 (FAX)

SITE DATA TABLE

SITE	
LOT AREA	= 110,285 SQ. FT. (2.53 AC.±)
MAXIMUM BUILDING HEIGHT	= 8 STORIES
MAX LOT COVERAGE	= 80%
EXISTING/PROPOSED ZONING	= BA
PROPOSED BUILDING/USE	= RETAIL/COMMERCIAL
FACILITIES DATA	
PROPOSED BUILDINGS - RETAIL/COMMERCIAL	
BUILDING FOOTPRINT - 26,305 SF	
FLOOR AREA RATION - 26,305 SF / 110,285 SF = 23.85%	
TOTAL IMPERVIOUS AREA	
(BUILDINGS, ASPHALT, CONCRETE, ETC.) = 75,359 SF (1.73 AC) (69% OF THE SITE)	
POST DEVELOPMENT	
TOTAL PERVIOUS AREA (NATURAL, GRASS, LANDSCAPE, ETC.) = 34,848 SF (0.8 AC) (31% OF THE SITE)	
PARKING	
TOTAL PROVIDED	= 87 (4-HC VAN ACCESSIBLE)
SETBACKS	
FRONT	= 45'
SIDE	= N/A
REAR	= 20'

PARKING CALCULATIONS

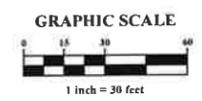
- EXISTING ROYAL STANDARD BUILDING (RETAIL)**
- 3,300 S.F.± RETAIL SPACE @ 1 SPACE/200 SF OF NFA = 17 SPACES REQ'D
 - 1,500 S.F.± STORAGE/RESTROOM = 0 SPACES REQ'D
- PROPOSED BUILDING 1 (COMMERCIAL RECREATION)**
- 6,000 S.F.± @ 1 SPACE/200 GFA = 30 SPACES REQ'D
- PROPOSED BUILDING 2 (PROFESSIONAL OFFICE)**
- 7,000 S.F.± @ 1 SPACE/200 GFA = 35 SPACES REQ'D
- PROPOSED BUILDING 3 (PERSONAL SERVICE ESTABLISHMENT)**
- 6,000 S.F.± @ 1 SPACE/250 GFA = 24 SPACES REQ'D
- PROPOSED BUILDING 4 (WAREHOUSE FOR ROYAL STANDARD BUILDING)**
- 3,500 S.F.± AS STORAGE FOR EXISTING RETAIL USE = 0 SPACES REQ'D
- SHARED PARKING DEMAND = 82 SPACES



LEGEND

- EXISTING ASPHALT SURFACE
- PROPOSED CONCRETE
- PROPOSED ASPHALT PAVEMENT
- CURB AND GUTTER
- PROPERTY BOUNDARIES
- PROPOSED FENCE

NUMBER:	REVISION:	DATE:



SITE PLAN

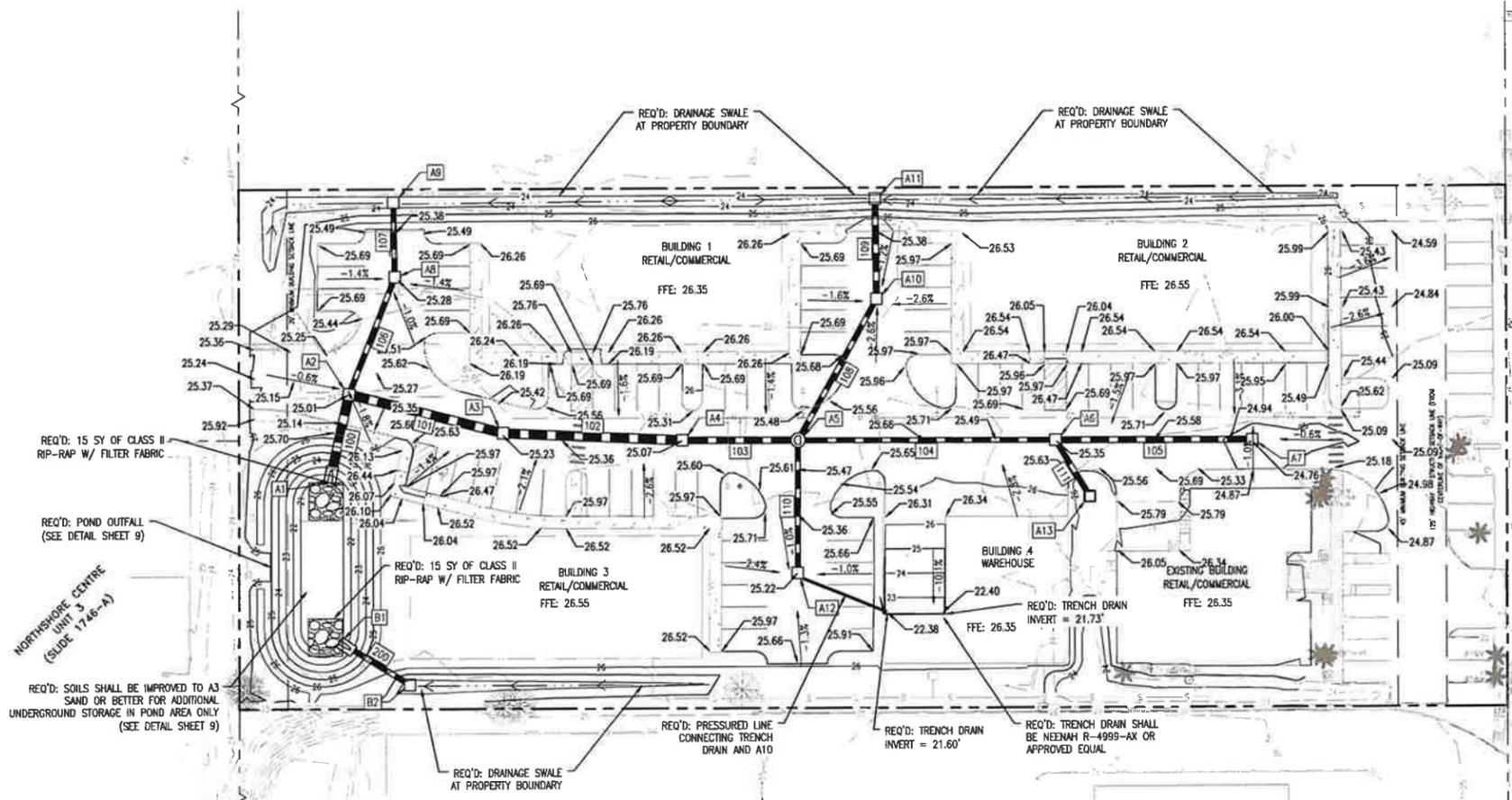
ROYAL STANDARD

THE FORTIS COMPANY

SCALE: 1:30
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SHEET: 3 OF 12

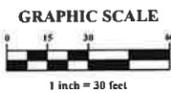
GRADING AND DRAINAGE NOTES

1. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES AROUND WORK AND SHALL PROVIDE PROTECTION AGAINST WATER DAMAGE AND SOIL EROSION.
2. ALL SILT BARRIERS MUST BE PLACED AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL BE DONE UNTIL SILT BARRIER AND DETENTION FACILITIES ARE CONSTRUCTED.
3. ALL SEDIMENT CONTROL DEVICES ARE TO BE CONSTRUCTED AND FULLY OPERATIONAL PRIOR TO ANY OTHER CONSTRUCTION OR GRADING.
4. ALL SLOPES SHALL BE STABILIZED AS SOON AS POSSIBLE.
5. COMPACTION OF THE BACKFILL OF ALL TRENCHES SHALL BE COMPACTED TO THE DENSITY OF 95% OF THEORETICAL MAXIMUM DRY DENSITY (ATM D698). BACKFILL MATERIAL SHALL BE FREE FROM ROOTS, STUMPS OR OTHER FOREIGN DEBRIS AND SHALL BE PLACED AT OR NEAR OPTIMUM MOISTURE. CORRECTION OF ANY TRENCH SETTLEMENT WITHIN A YEAR FROM THE DATE OF APPROVAL WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
6. ALL FILL MATERIAL TO BE UTILIZED ON THE PROJECT SHALL BE FREE OF ORGANIC OR OTHERWISE DELETERIOUS MATERIALS AND COMPACTED TO MINIMUM DRY DENSITIES CORRESPONDING TO 95% OF MAXIMUM DRY DENSITY AS OBTAINED BY STANDARD PROCTOR, ASTM D698 AND AT LEAST 98% OF STANDARD PROCTOR WITHIN 1 FOOT BELOW PAVEMENT SUB-GRADE. FILL SHALL BE PLACED IN LIFTS NOT TO EXCEED 6 INCHES IN COMPACTED FILL THICKNESS. A REPORT FROM A GEO-TECHNICAL ENGINEER WILL BE REQUIRED BY THE LOCAL JURISDICTIONAL INSPECTOR.
7. MAXIMUM SLOPE OF EMBANKMENT SHALL BE 3.0 FEET HORIZONTAL TO 1.0 FOOT VERTICAL, OR MATCH EXISTING.
8. PROPOSED CONTOUR INTERVALS ARE AS LABELED. ALL PROPOSED CONTOURS ARE FINISHED GRADES.
9. THE CONTRACTOR WILL INSURE THAT POSITIVE AND ADEQUATE DRAINAGE IS MAINTAINED AT ALL TIMES WITHIN THE PROJECT LIMITS. THIS MAY INCLUDE, BUT NOT LIMITED TO, REPLACEMENT OR RECONSTRUCTION OF EXISTING DRAINAGE STRUCTURES THAT HAVE BEEN DAMAGED OR REMOVED OR RE-GRADING AS REQUIRED BY THE ENGINEER, EXCEPT FOR THOSE DRAINAGE ITEMS SHOWN AT SPECIFIC LOCATIONS IN AND HAVING SPECIFIC PAY ITEMS IN THE DETAILED ESTIMATE. NO SEPARATE PAYMENT WILL BE MADE FOR ANY COSTS INCURRED TO COMPLY WITH THIS REQUIREMENT.
10. EXCESS EARTH CUT MATERIAL, IF ANY, SHALL BECOME THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE APPROVED TO BE PLACED ON SITE BY THE OWNER.
11. ALL STORM DRAINAGE PIPE SHALL BE LAID ON SMOOTH CONTINUOUS GRADES WITH NO VISIBLE BENDS AT JOINTS.
12. ALL STORM DRAINAGE INLET STRUCTURES SHALL HAVE METAL FRAME AND COVER FOR ACCESS.
13. THE CONTRACTOR SHALL PROVIDE ANY EXCAVATION AND MATERIAL SAMPLES NECESSARY TO CONDUCT REQUIRED SOIL TESTS. ALL ARRANGEMENTS AND SCHEDULING FOR THE TESTING SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
14. SOILS TESTING AND ON-SITE INSPECTION SHALL BE PERFORMED BY AN INDEPENDENT GEOTECHNICAL ENGINEER. THE SOILS ENGINEER SHALL PROVIDE COPIES OF TEST REPORTS TO THE CONTRACTOR, THE OWNER AND THE OWNER'S REPRESENTATIVE AND SHALL PROMPTLY NOTIFY THE OWNER, HIS REPRESENTATIVE AND THE CONTRACTOR SHOULD WORK PERFORMED BY THE CONTRACTOR FAIL TO MEET THESE SPECIFICATIONS.
15. CONTRACTOR SHALL REMOVE ALL UNSUITABLE MATERIAL FROM LIMITS OF ROADWAY CONSTRUCTION AS DIRECTED BY AN INDEPENDENT GEO-TECHNICAL ENGINEER. UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE DIRECTED.
16. ALL SPOT GRADES CALL OUT THE TOP OF PAVEMENT SURFACE ONLY. UNLESS OTHERWISE NOTED ON THESE PLANS.
17. NO FILL MATERIAL CONTAINING RED CLAY IS ALLOWED IN THIS LOCATION.
18. HANDICAP PARKING AREAS SHALL NOT EXCEED 2% CROSS SLOPE IN ANY DIRECTION.



STRUCTURE SCHEDULE			
NAME	RIM EL	INV IN	INV OUT
A1 SPH	23.17	21.00 (100)	
A2 GI	25.01	21.12 (101) 21.12 (106)	21.12 (100)
A3 GI	25.21	21.32 (102)	21.32 (101)
A4 GI	25.06	21.54 (103)	21.54 (102)
A5 JB	25.35	21.69 (108) 21.69 (110) 21.69 (104)	21.69 (103)
A6 GI	25.34	22.01 (105) 22.01 (111)	22.01 (104)
A7 GI	24.75		22.25 (105)
A8 GI	25.28	21.29 (107)	21.29 (106)
A9 WI	25.00		21.39 (107)
A10 GI	25.22	21.89 (109)	21.89 (108)
A11 WI	25.00		22.02 (109)
A12 GI	25.22		21.86 (110)
A13 WI	26.00		22.09 (111)
B1 SPH	22.71	21.00 (200)	
B2 WI	24.21		21.17 (200)

PIPE SCHEDULE					
PIPE NAME	SIZE	SLOPE	LENGTH	INV. IN	INV. OUT
100	36"x23" RCAP	0.33%	33 L.F.	21.12	21.00
101	36"x23" RCAP	0.31%	62 L.F.	21.32	21.12
102	36"x23" RCAP	0.30%	70 L.F.	21.32	21.54
103	24" RCP	0.32%	44 L.F.	21.69	21.54
104	18" RCP	0.30%	102 L.F.	22.01	21.69
105	22"x14" RCAP	0.30%	78 L.F.	22.25	22.01
106	18" RCP	0.33%	47 L.F.	21.29	21.12
107	18" RCP	0.33%	27 L.F.	21.29	21.39
108	18" RCP	0.30%	62 L.F.	21.89	21.69
109	22"x14" RCAP	0.32%	37 L.F.	21.89	22.02
110	18" RCP	0.31%	51 L.F.	21.86	21.69
111	18" RCP	0.30%	23 L.F.	22.09	22.01
200	18" RCP	0.51%	30 L.F.	21.00	21.17



GRADING & DRAINAGE PLAN
 ROYAL STANDARD
 THE FORTIS COMPANY

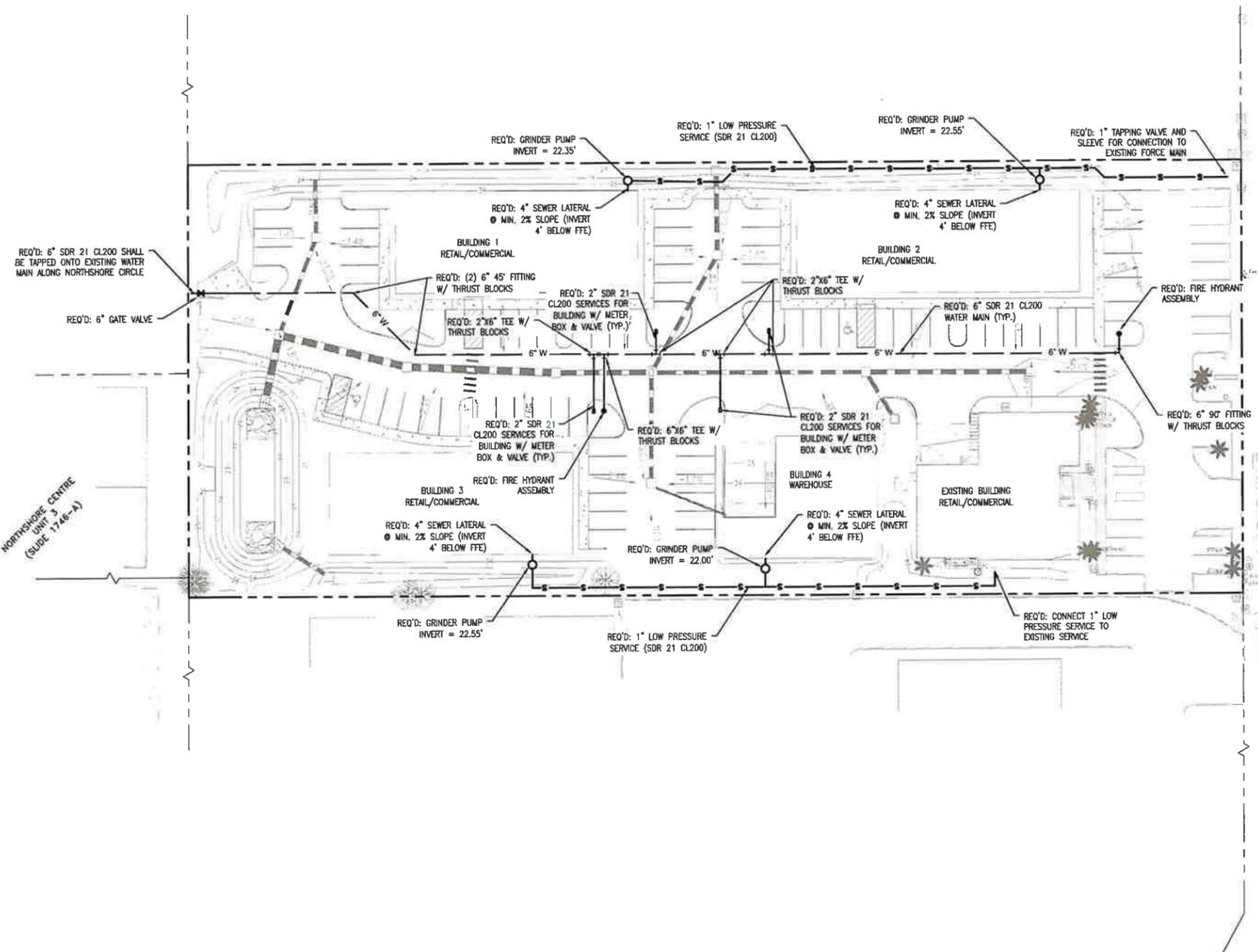


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 SHEET: 4 OF 12

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UTILITY PLAN NOTES

1. THE CONTRACTOR SHALL NOTIFY CONSTRUCTION MANAGER'S CONSTRUCTION SURVEILLANCE REPRESENTATIVE AND LOCAL JURISDICTIONAL INSPECTOR 48 HOURS BEFORE THE BEGINNING OF EACH PHASE OF CONSTRUCTION.
2. ALL WORK SHALL COMPLY WITH APPLICABLE STATE, FEDERAL, AND LOCAL CODES, AND ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER/DEVELOPER.
3. THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER OF ANY DISCREPANCIES OR ERRORS HE DISCOVERS IN THE PLAN.
4. DEVIATION FROM THESE PLANS AND NOTES WITHOUT THE PRIOR CONSENT OF THE OWNER OR HIS REPRESENTATIVE OR THE ENGINEER MAY BE CAUSE FOR THE WORK TO BE UNACCEPTABLE.
5. THE CONTRACTOR IS REQUIRED TO USE THE ONE-CALL CENTER TELEPHONE NUMBER FOR THE PURPOSE OF COORDINATING THE MARKING OF UNDERGROUND UTILITIES.
6. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES AND TO TAKE WHATEVER STEPS ARE NECESSARY TO PROVIDE FOR THEIR PROTECTION. THE ENGINEER HAS DILIGENTLY ATTEMPTED TO LOCATE AND INDICATE ALL EXISTING FACILITIES ON THESE PLANS, HOWEVER, THIS INFORMATION IS SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS OF UTILITIES SHOWN OR NOT SHOWN. CONTRACTOR TO CONTACT THE UTILITY COMPANIES FOR EXACT LOCATION OF THEIR UTILITIES PRIOR TO STARTING CONSTRUCTION. ANY AND ALL DAMAGE MADE TO UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR AND REPLACE.
7. THE CONTRACTOR SHALL COORDINATE LOCATION AND INSTALLATION OF ALL UNDERGROUND UTILITIES AND APPURTENANCES TO MINIMIZE DISTURBING CURBING, PAVING AND COMPACTED SUB-GRADE.
8. UTILITY COORDINATION SHALL BE INCLUDED IN THE PROJECT SCHEDULE AND IT IS THE EXPLICIT RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THAT THE PROJECT SCHEDULE INCLUDES THE NECESSARY RELOCATION. THE CONTRACTOR SHOULD SEEK ASSISTANCE FROM ALL UTILITY COMPANIES TO LOCATE AND PROTECT THEIR FACILITIES.
9. THE CONTRACTORS SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE BY HIS EQUIPMENT TO EXISTING UTILITIES, CROSS-DRAIN PIPES AND HEADWALLS.
10. THE CONTRACTOR SHALL EXPLORE AHEAD 200 FEET SO ADJUSTMENTS CAN BE MADE IN THE ALIGNMENT OF THE PIPE IN CASE OF CONFLICTS WITH EXISTING STRUCTURES, UTILITIES AND PIPING.
11. ALL EXCESS MATERIAL FROM EXCAVATION SHALL BE DISPOSED OF BY THE CONTRACTOR. COST FOR THIS WORK SHALL BE INCLUDED IN OTHER ITEMS OF WORK.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING PIPE FROM FLOATING. IF PIPE FLOATS DURING CONSTRUCTION, THE CONTRACTOR SHALL RELAY PIPE TO GRADE AT HIS EXPENSE.
13. THE CONTRACTOR SHALL FIELD VERIFY LOCATION AND INVERT OF SANITARY SEWER FOR CONNECTION TO EXISTING OR PROPOSED SEWER SYSTEM.
14. THE WATER SYSTEM IN THE PUBLIC RIGHT-OF-WAY WILL BECOME THE PROPERTY OF THE CITY OF GULF SHORES UTILITIES BOARD UPON COMPLETION.
15. ALL PROPERTY LINE MARKERS (IRON PINS, CONCRETE MONUMENTS, ETC.) DESTROYED DURING CONSTRUCTION SHALL BE REPLACED IN KIND BY THE CONTRACTOR. THE CONTRACTOR SHALL EMPLOY A LAND SURVEYOR REGISTERED IN THE STATE OF ALABAMA TO RESET PROPERTY MARKERS. THE COST FOR THIS WORK SHALL BE INCLUDED IN OTHER ITEMS OF WORK.
16. THE CONTRACTOR SHALL MEET OR EXCEED ALL REQUIREMENTS OF THE CITY OF GULF SHORES UTILITIES BOARD'S CONSTRUCTION SPECIFICATIONS.
17. PLEASE REFER TO THE ARCHITECTURAL/MEP PLANS FOR ALL HVAC AND MECHANICAL EQUIPMENT LOCATIONS. SCREENING FOR THIS EQUIPMENT SHALL COMPLY WITH THE CITY OF GULF SHORES ZONING ORDINANCE.



NUMBER:	REVISION:	DATE:



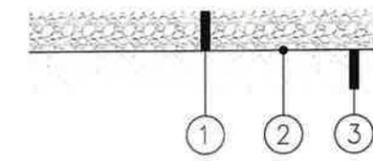
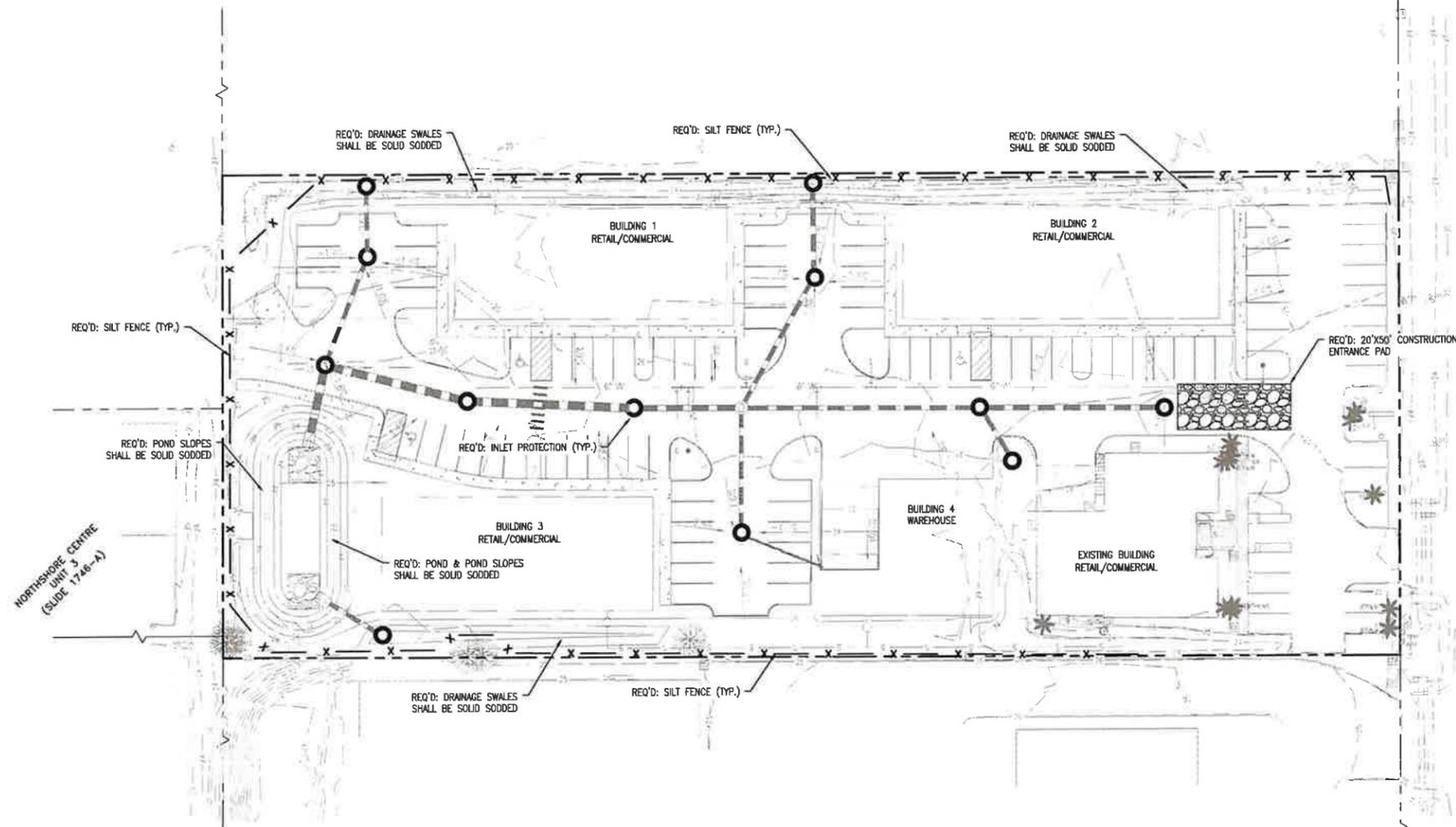
Sawgrass
ENGINEERING - SURVEYING - CONSTRUCTION MANAGEMENT
30673 Sgt. E. I. "Boots" Thomas Drive, Spanish Fort, AL 36527 Phone: (251) 544-7900

UTILITY PLAN
ROYAL STANDARD
THE FORTIS COMPANY

SCALE: 1:30
DATE: FEBRUARY 2026
DRAWN BY: EI
CHECKED BY: EG
SHEET: 5 OF 12

SOIL EROSION & SEDIMENT CONTROL NOTES

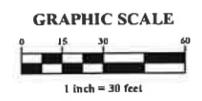
1. ALL EROSION AND SEDIMENT CONTROL PRACTICES MUST BE IN ACCORDANCE WITH THE ALABAMA HANDBOOK FOR EROSION CONTROL, SEDIMENT CONTROL AND STORM WATER MANAGEMENT FOR CONSTRUCTION SITES AND URBAN AREAS, VOLUME 1 AND 2, LATEST EDITION.
2. THE MEASURES SET FORTH IN THE EROSION CONTROL PLAN ARE INTENDED AS THE MINIMUM STANDARDS, ANY EROSION CONTROL MEASURE BEYOND THAT SPECIFIED IN THE PLAN, THAT IS REQUIRED TO COMPLY WITH LOCAL, STATE, AND FEDERAL LAW, SHALL BE IMPLEMENTED.
3. IN THE EVENT THAT EROSION PREVENTION AND CONTROL DEVICES SHOWN IN THE EROSION CONTROL PLAN PROVE NOT TO BE EFFECTIVE, ALTERNATE METHODS FOR MAINTAINING STATE WATER QUALITY STANDARDS FOR DISCHARGE FROM THE CONSTRUCTION SITE WILL BE REQUIRED. ALL ALTERNATE EROSION PREVENTION AND CONTROL DEVICES MUST BE REVIEWED AND APPROVED BY LOCAL AND STATE COMPLIANCE PERSONNEL PRIOR TO PLACEMENT.
4. THE CONTRACTOR SHALL INSPECT INSTALLED BMPs AT LEAST ONCE EVERY SEVEN (7) DAYS AND REPAIR OR REPLACE MY DAMAGED OR INEFFECTIVE DEVICES.
5. THE CONTRACTOR SHALL INSPECT INSTALLED BMPs WITHIN 24 HOURS AFTER PRECIPITATION EVENTS OF 0.50 INCHES OR GREATER AND REPAIR OR REPLACE ANY DAMAGED OR INEFFECTIVE DEVICES.
6. DISTURBED AREAS SHALL BE GRADED, SODDED, OR VEGETATED (SEEDED AND MULCHED) WITHIN 13 DAYS OF ANY CONSTRUCTION ACTIVITY FOR AN EFFECTIVE BMP.
7. ALL AREAS IDENTIFIED TO HAVE SOLID SODDING, SHALL BE VEGETATED WITH PERMANENT SEEDING (SEASONAL MIX) IN ACCORDANCE WITH SECTION 860, TABLE FOR ZONE 3 IN THE ALABAMA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS HIGHWAY CONSTRUCTION (CURRENT EDITION).
8. SILT FENCE MUST MEET THE REQUIREMENTS OF LOCAL JURISDICTIONAL AGENCY, SAID REQUIREMENTS AS SHOWN BY THESE PLANS.
9. WHEN ANY CONSTRUCTION BORDERS A DRAINAGE COURSE:
 - A. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY BUILDING OR OTHER EXCAVATION SPOIL DIRT, CONSTRUCTION TRASH OR DEBRIS, ETC., FROM THE DRAINAGE AREA SHOWN HEREON IN AN EXPEDITIOUS MANNER AS CONSTRUCTION PROGRESSES.
 - B. THE CONTRACTOR HEREBY AGREES TO STOP ALL WORK AND RESTORE THESE AREAS IMMEDIATELY UPON NOTIFICATION BY THE LOCAL JURISDICTIONAL INSPECTOR AND/OR PROFESSIONAL ENGINEER.
10. A COPY OF THE APPROVED LAND DISTURBANCE PLAN SHALL BE PRESENT ON THE SITE WHENEVER LAND DISTURBING ACTIVITY IS IN PROGRESS.
11. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED. CONTRACTOR SHALL CLEAN OUT ALL SEDIMENT PONDS WHEN REQUIRED BY THE ENGINEER OR LOCAL JURISDICTIONAL INSPECTOR. CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES AT THE END OF EACH WORKING DAY TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.
12. ALL SLOPES SHALL BE STABILIZED AND VEGETATED AS SOON AS POSSIBLE. USE EROSION CONTROL BLANKET (ECB) WHERE GRASSING SLOPES ARE INTERMITTENT.
13. ALL CONSTRUCTION WASTE AND DEBRIS, SILT FENCES, HAY BALES, AND INLET PROTECTION AND OTHER TEMPORARY BMP'S SHALL BE REMOVED FROM THE SITE UPON CONSTRUCTION COMPLETION.
14. INACTIVE PROJECTS (MORE THAN 7 DAYS) SHALL BE MULCHED IF INACTIVE FOR LESS THAN 60 DAYS. IF INACTIVE FOR MORE THAN 60 DAYS, DISTURBED AREAS SHALL BE SEEDED & MULCHED.



TEMPORARY CONSTRUCTION ENTRANCE SECTION
N.T.S.
1. 4" THICK, NO. 1 STONE
2. TERRA TEX NON-WOVEN FILTER CLOTH
3. EXISTING GRADE OR BORROW (A-2-4 MATERIAL OR BETTER)

- EROSION CONTROL LEGEND**
- x — PROPOSED "A" DOUBLE SILT FENCE
 - — PROPOSED INLET PROTECTION (WATTLE)

NUMBER:	REVISION:	DATE:



Sawgrass
ENGINEERING • SURVEYING • CONSTRUCTION MANAGEMENT
30673 Sgt. E. I. "Boots" Thomas Drive, Spanish Fort, AL 36527 Phone (251) 544-7800

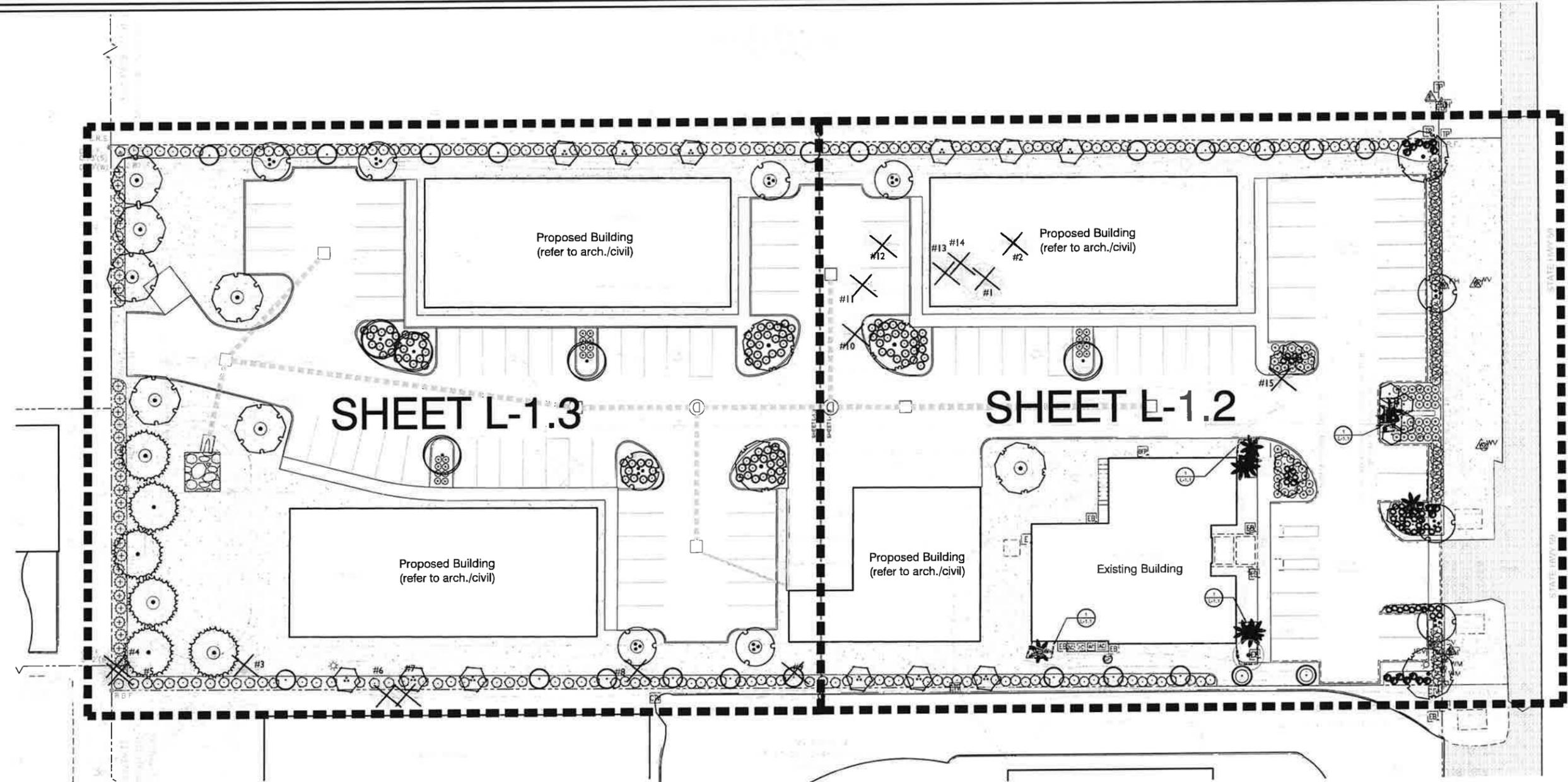
EROSION CONTROL PLAN
ROYAL STANDARD
THE FORTIS COMPANY



SCALE: 1:30

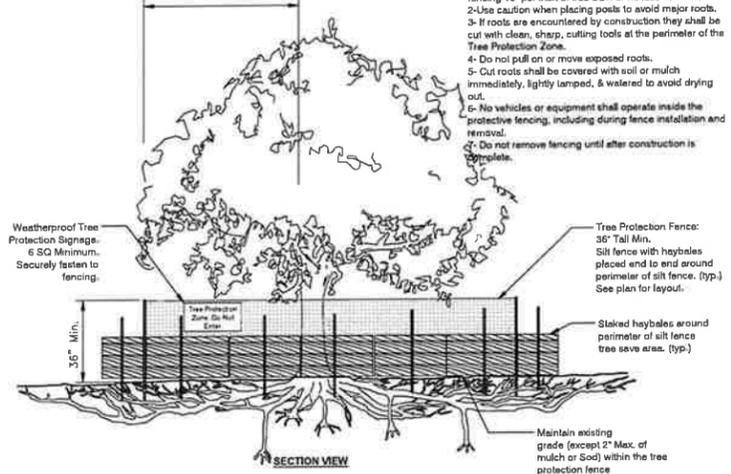
DATE:	FEBRUARY 2026
DRAWN BY:	EI
CHECKED BY:	EG
SHEET:	6 OF 12

ROYAL STANDARD
GULF SHORES, AL



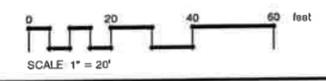
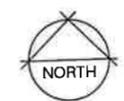
Place fencing 15" per inch of tree DBH (e. 10" DBH = Fence 150" (12.5) from trunk)
In no case shall TP fencing be less than Ten (10) feet from edge of trunk. (TYP.)

- Notes:
- 1- Before any work is performed, Place tree protection fencing 15" per inch of tree DBH or no less than 10'.
 - 2- Use caution when placing posts to avoid major roots.
 - 3- If roots are encumbered by construction they shall be cut with clean, sharp, cutting tools at the perimeter of the Tree Protection Zone.
 - 4- Do not pull on or move exposed roots.
 - 5- Cut roots shall be covered with soil or mulch immediately, lightly lamped, & watered to avoid drying out.
 - 6- No vehicles or equipment shall operate inside the protective fencing, including during fence installation and removal.
 - 7- Do not remove fencing until after construction is complete.



1 TREE PROTECTION (GULF SHORES)
1/4" = 1'-0"

- NOTES:
1. All areas disturbed by construction shall be sodded or mulched unless otherwise noted.
 2. Any sod in Right of Way shall be hand watered until established.
 3. NO WORK SHALL BE PERFORMED WITH IN THE CITY RIGHT OF WAY WITHOUT WRITTEN PERMISSION FROM THE GOVERNING AUTHORITY.
 4. See sheet L-1.2-L-1,4 for details & schedule.
 5. Refer to Civil / Architectural drawings for all grading, drainage, utilities, hardscape, & structures.



- NOTES:
1. BASE SURVEY PROVIDED BY SAWGRASS ENGINEERING.
 2. LOCATION OF STRUCTURES, HARDSCAPE, AND EXISTING VEGETATION SHALL BE FIELD VERIFIED.
 3. VERIFY ALL LAYOUT AND DIMENSIONS IN FIELD.
 4. PLANT COUNTS ARE FOR CONVENIENCE ONLY. FIELD VERIFY ACCORDINGLY.
 5. CONTRACTOR IS RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE.
 6. CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS.
 7. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN DRAWINGS OR FIELD CONDITIONS.
 8. REFER TO CIVIL FOR ALL UTILITIES, GRADING, DRAINAGE, & HARDSCAPE.



ISSUED/REVISED
Permitting 1/5/26
City Comment 2/13/26
City Comment 2/19/26

LANDSCAPE PLAN	
DESIGNED BY JC	FILE NAME ROYSTOLA
DRAWN BY JC	SHEET L-1.1
PROJECT NO. 2601	
DATE 12/29/25	

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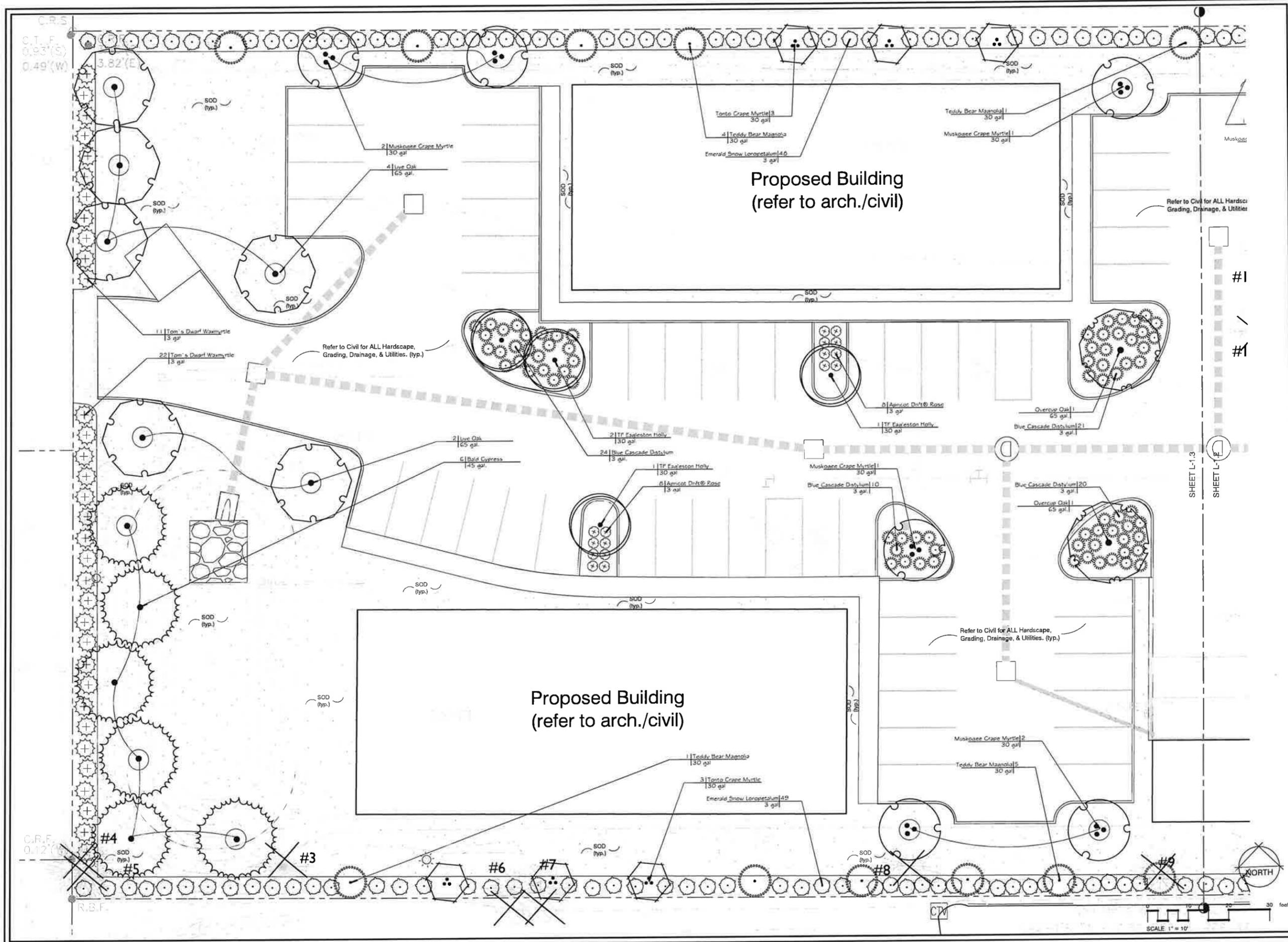
ROYAL STANDARD
GULF SHORES, AL

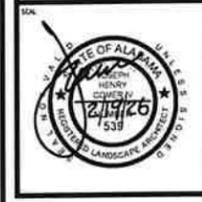


ISSUED/REVISED
Permitting 1/5/26
City Comment 2/13/26
City Comment 2/19/26

LANDSCAPE PLAN

DESIGNED BY JC	FILE NAME ROYALSTANDARD
DRAWN BY JC	SHEET L-1.3
CHECKED BY JC	PROJECT NO. 2601
DATE 12/29/25	





ISSUED/REVISED

Permitting	1/5/26
City Comment	2/13/26
City Comment	2/19/26

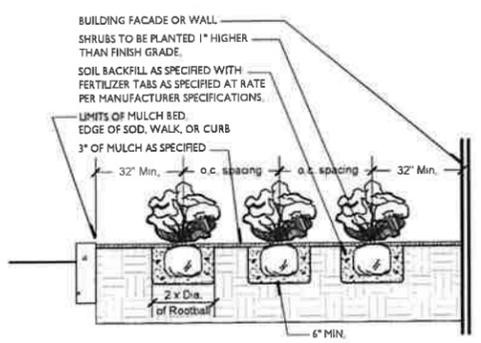
LANDSCAPE DETAILS

DESIGNED BY: JC
DRAWN BY: JC
CHECKED BY: JC
REVIEW NO.: 2501
DATE: 12/28/25

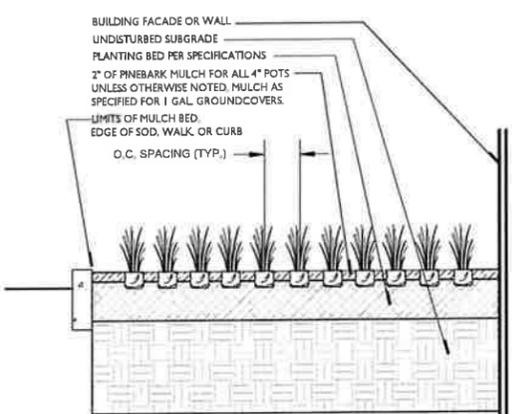
FILE NAME: ROYALSTA.A
SHEET: L-1.4

LANDSCAPE NOTES:

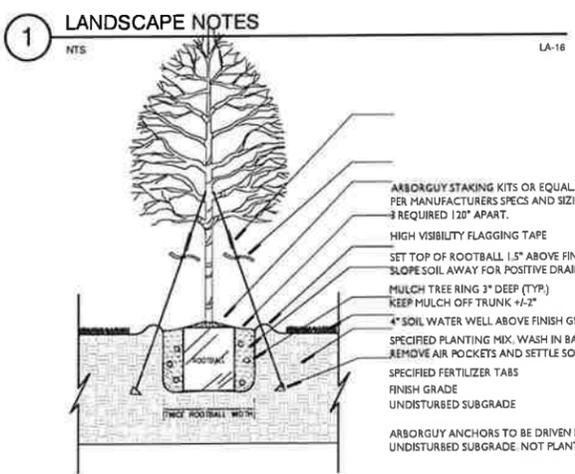
- This section covers furnishing and installing all landscape plants and non-plant materials covered by the drawings and these specifications. The work shall include materials, labor, equipment and services as described herein and indicated on the drawings. Also, the work shall include the maintenance of all plants and planting areas until acceptance by the Owner, and fulfillment of all guarantee provisions as herein specified.
- Before beginning work, the contractor shall thoroughly acquaint himself with the existing site conditions and proposed plans. The intent is to provide a smooth transition between existing conditions that are to remain and the new site features with minimal damage to existing trees and vegetation.
- Contractor is made aware of active existing underground utilities. It is the contractor's responsibility to familiarize himself with the location of said utilities and other obstructions. The contractor shall investigate and verify, in the field, the existence and location of all utilities and any existing irrigation piping, and take necessary precautions to prevent their disturbance and avoid interruption of service. Contractor is responsible for calling appropriate line location service. All damaged utilities shall be replaced to owners satisfaction by contractor with no additional charge to owner.
- Discrepancies between site conditions and conditions on plans shall be call to the attention of the Owner immediately.
- Existing grades shall be verified in field prior to beginning any work. Discrepancies shall be brought to the landscape architect's attention immediately. Landscape contractor to provide fine grading to ensure positive drainage.
- The landscape architect shall have the right to reject any and all work and/or materials at any stage of progress which in his opinion do not meet the requirements of these plans and specifications. Such rejected material shall be removed from the site immediately and replaced with acceptable materials.
- Landscape contractor is responsible for obtaining all state and local permits and licenses required to perform this work.
- Landscape contractor shall abide by all state and local laws and ordinances. Contractor shall also conform to POA or ARB guidelines if applicable.
- All work shall comply with the current edition of the Standard Building Code published by the Southern Building Code Congress International, Inc.
- Topsoil shall be sandy/loam natural, friable, and fertile with a PH of 5.5 to 6.5. Topsoil shall be free from roots, stones, debris, noxious weeds, or any substance harmful to plant growth. Quality of Topsoil to be approved by Landscape Architect.
- Once delivered to the site, the contractor is responsible for the protection, including theft, of all materials.
- The landscape plan is to serve as a guide for installation. Field adjustment and changes to layout may be made by Landscape Architect.
- Contractor shall layout all plant material per planting plans and schedule a site meeting with landscape architect for approval with a minimum of 48 hours notice.
- Quantities shown on plant list are for convenience only.
- All groundcover & flower beds shall receive 3" minimum of planting mix consisting of decomposed pinebark or mushroom compost and blended into the top 6" of existing soil. Rake beds smooth and top dress with 2" min. of ground pinebark prior to planting.
- All tree and shrub planting pits shall be backfilled with 75% excavated soil & 25% planting mix consisting of decomposed pinebark or mushroom compost.
- All trees shrubs and groundcovers shall be planted with Woodace fertilizer tabs at rates per manufactures recommendations. All planting beds shall also be top dressed with a slow release Osmocote fertilizer or equal per manufactures recommendations prior to mulching.
- All beds shall receive Freehand pre-emergent herbicide or equal.
- Unless otherwise noted, all beds shall receive 3" compacted depth of fresh Long Leaf pine straw free from sticks and pine cones. Groundcover areas with 4" plants or plugs shall be mulched with pulverized pinebark mulch unless otherwise noted.
- All bed lines shall have 3" V-Shaped trenches. See detail.
- All plant material shall meet or exceed federal, state, and county laws requiring inspection for plant disease and insect control.
- All plant material shall be Florida #1 or better and meet the latest standards of the "American Standards for Nursery Stock".
- All trees shall be staked with arbor guy (or equal) tree stakes per manufactures recommendations.
- All disturbed areas shall be irrigated and sodded.
- Contractor shall maintain all plantings and lawn areas until final acceptance by owner and landscape architect. Unless specified otherwise, maintenance includes mowing, edging, weeding, blowing, pruning, watering, mulching, etc.
- Brown or defoliated plants shall be removed and replaced immediately.
- All materials and workmanship for landscape and irrigation shall be guaranteed for a minimum of one year from final acceptance.
- No work shall be performed in any R.O.W. without approval by the appropriate Federal, State, County, or City authority.



3 SHRUB PLANTING DETAIL
N.T.S. LA-02

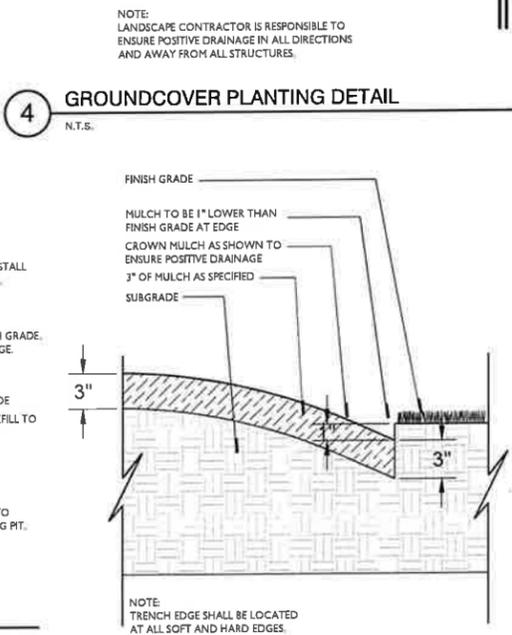


4 GROUND COVER PLANTING DETAIL
N.T.S. LA-03



1 LANDSCAPE NOTES
N.T.S. LA-16

2 TREE PLANTING
N.T.S. DETAIL-FILE



5 TRENCH BED EDGE
N.T.S. LA-04

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPECS	CANOPY	REMARKS
TREES									
IE		5	Ilex x attenuata 'Eagleston'	TF Eagleston Holly	30 gal	8' Ht. Min.	2" Cal. Min.	15'	Single Trunk, Tree Form
LT		10	Lagerstroemia x 'Muskogee'	Muskogee Crape Myrtle	30 gal	8' Ht. Min.	(3) Canes Min. @ 17"Cane Min.	15'	Multi. Trunk, Tree Form, Greenforest Nursery
LT2		12	Lagerstroemia x 'Tonto'	Tonto Crape Myrtle	30 gal	8' Ht. Min.	(3) Canes Min. @ 17"Cane Min.	10'	Multi. Trunk, Tree Form
MT		22	Magnolia grandiflora 'Teddy Bear'	Teddy Bear Magnolia	30 gal	8' Ht. Min.	1.5" Cal. Min.	8'	Full to Ground, Specimen
QO		6	Quercus lyrata	Overcup Oak	65 gal.	12' Ht. Min.	3" Cal. Min.	20'	
QV		6	Quercus virginiana	Live Oak	65 gal.	12' Ht. Min.	3" Cal. Min.	20'	
TD		6	Taxodium distichum	Bald Cypress	45 gal	12' Ht. Min.	3" Cal. Min.	20'	
WR		12	Washingtonia robusta	Washingtonia Palm	14-18" CT	See plan for heights.		8'	Booted, Heavy Trunks, Approve photo with LA.

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	SPACING	REMARKS
SHRUBS								
DA		101	Distylium x 'PIDIST-II'	Blue Cascade Distylium	3 gal.		42" o.c.	
JP		63	Juniperus davurica 'Parsonii'	Parson's Juniper	3 gal		36" o.c.	
LI		175	Loropetalum chinense 'Shang-white'	Emerald Snow Loropetalum	3 gal		48" o.c.	
MW		45	Muhlenbergia capillaris 'White Cloud'	White Cloud Muhly Grass	3 gal		36" o.c.	
TD2		81	Myrica cerifera 'Tom's Dwarf'	Tom's Dwarf Waxmyrtle	3 gal		60" o.c.	
PP		17	Podocarpus macrophyllus 'Pringles'	Pringles Podocarpus	3 gal.		36" o.c.	
RA		24	Rosa x 'Meimirote'	Apricot Drift® Rose	3 gal		30" o.c.	

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	REMARKS
GROUND COVERS								
CT		29,994 sf	Cynodon dactylon 'Tif 419'	419 Bermuda Grass	sod			Contractor shall verify quantity.

NOTES:

- NO LANDSCAPE MATERIAL SHALL OBSTRUCT VISIBILITY BETWEEN THE HEIGHTS OF THREE (3) & EIGHT (8) FEET ABOVE GRADE IN VEHICULAR USE AREAS.
- ALL NEW OVERSTORY TREES MUST BE A MINIMUM INITIAL CALIPER OF THREE (3) INCHES.
- ALL NEW CITY REQUIRED TREES MUST HAVE A TWO (2) YEAR WARRANTY.
- 4" & 1 GAL POTS TO BE PLANTED IN 3" OF PLANTING MIX AND TOP DRESSED WITH GROUND PINEBARK.
- USE WOODACE FERTILIZER TABS IN ALL PLANTING PITS. SEE NOTES.
- PREP PLANTING PITS & GROUND COVER AREAS WITH PLANTING MIX. SEE NOTES.
- SOD ALL AREAS DISTURBED BY CONSTRUCTION NOT SHOWN TO BE PLANTED.
- THIS PLANT LIST IS FOR CONVENIENCE ONLY. CONTRACTOR TO VERIFY.
- SEE LANDSCAPE NOTES & SPECIFICATIONS.

APPROVED NURSERIES:

- GREEN FOREST NURSERY
- FLOWERWOOD NURSERY
- CHERRY LAKE NURSERY

Other nurseries may be approved at the discretion of the landscape architect.

TREE TABLE

Trees To Be Removed:

- #1 - 16" Oak - Inside building foot print
- #2 - 9" Pine - Inside building foot print
- #3 - 15" Pine
- #4 - 10" Popcorn (invasive) **Not protected**
- #5 - 7" Popcorn (invasive) **Not protected**
- #6 - 10" Popcorn (invasive) **Not protected**
- #7 - 14" Popcorn (invasive) **Not protected**
- #8 - 12" Popcorn (invasive) **Not protected**
- #9 - 10" Popcorn (invasive)
- #10 - 7" Popcorn (invasive)
- #11 - 14" Popcorn (invasive)
- #12 - 7" Popcorn (invasive)
- #13 - 7" Popcorn (invasive)
- #14 - 8" Popcorn (invasive)
- #15 - 10" Sabal - **Not protected**

Total Perimeter to Remain = 15 DBH / 3 = 5 Replacements

TREE NOTES:

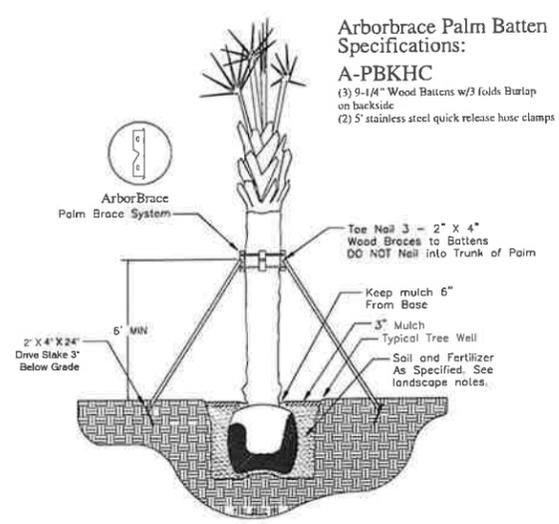
- All trees shall be container grown unless otherwise noted or approved.
- Approve photos of ALL plant material with Landscape Architect.
- Trees must meet size specifications regardless of container size.

IRRIGATION NOTE:

Contractor shall provide a separate price for an automatic irrigation system. System shall provide 100% head to head coverage using Rainbird irrigation products, installed per manufacturers instructions.

CITY OF GULF SHORES LANDSCAPE REQUIREMENTS:

Road Frontage Trees = 212.18/25' = 8 Mixed Lrg. Med. Sm Trees Required
 Road Frontage Shrubs = 212.18/20' = 11 x 6 = 66 Shrubs Required (3 Species)
 Perimeter Trees = 1252.13/25' = 50 Med. or Small Trees Required
 Perimeter Shrubs = 1252.13/25' = 50 x 4 = 200 Shrubs Required



6 PALM STAKING DETAIL
3" = 1'-0" LA-44

NOTES:

- All areas disturbed by construction shall be sodded or mulched unless otherwise noted.
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- NO WORK SHALL BE PERFORMED WITH IN THE CITY RIGHT OF WAY WITHOUT WRITTEN PERMISSION FROM THE GOVERNING AUTHORITY.
- See sheet L-1, 2-L-1.4 for details & schedule.
- Refer to Civil / Architectural drawings for all grading, drainage, utilities, hardscape, & structures.





ESPALIER
landscape architecture

Espalier, LLC
P.O. Box 1247
Fairhope, Alabama 36533
P: 251.454.3500
espalierdesign.com

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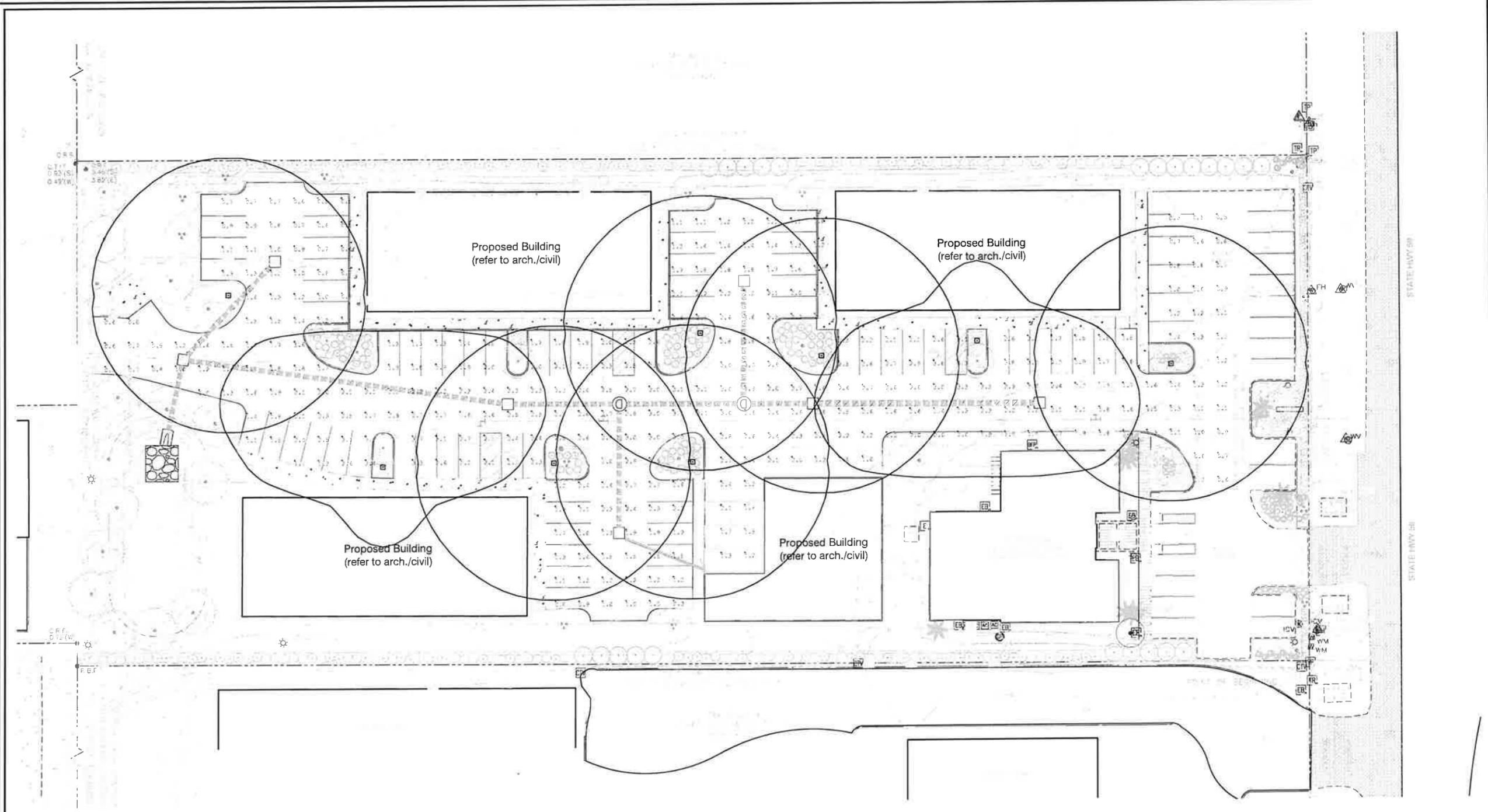
ROYAL STANDARD
GULF SHORES, AL



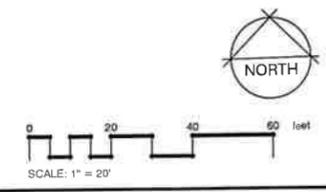
ISSUED/REVISED
City Comment 2/13/28

SITE LIGHTING LAYOUT

DESIGNED BY JC	FILE NAME ROYSTDLA
DRAWN BY JC	SHEET L-2.1
CHECKED BY JC	
PROJECT NO. 2831	
DATE 2/13/28	



- NOTES:
1. BASE SURVEY PROVIDED BY SAWGRASS ENGINEERING.
 2. LOCATION OF STRUCTURES, HARDSCAPE, AND EXISTING VEGETATION SHALL BE FIELD VERIFIED.
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ROYAL STANDARD
GULF SHORES, AL

RSX2 LED Area Luminaire



Specifications

- SKU: RSX2-LED-40K-R3-MVOLT
- Length: 12.0000
- Height: 12.0000
- Depth: 12.0000
- Weight: 12.0000

Ordering Information

EXAMPLE: RSX2 LED P2 40K R3 MVOLT SPA DBXD

Part	Description	Quantity	Notes
RSX2	RSX2 LED P2 40K R3 MVOLT SPA DBXD	1	

Ordering Information

Accessories

- External Shade
- Round Taper Mount Pole Top Skyflame

External Shade

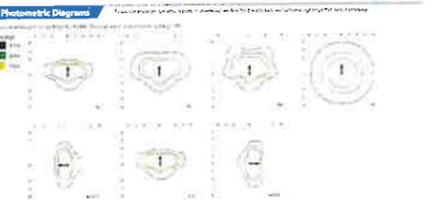
Round Taper Mount Pole Top Skyflame

Round Taper Mount Pole Top Skyflame

Ordering Information

Part	Description	Quantity	Notes
RTA	RTA Round Tapered Aluminum Pole	1	

Photometric Diagrams



Performance Data

Lumen Output

Beam Angle	Beam Diameter (ft)	Beam Diameter (m)	Beam Area (sq ft)	Beam Area (sq m)	Foot Candles (fc)	Foot Candles (lx)
30°	10.0	3.0	78.5	7.07	2.28	26.2
45°	14.1	4.3	157.1	14.14	1.14	13.1
60°	17.3	5.3	298.4	27.49	0.76	8.7
75°	20.0	6.1	424.2	39.19	0.63	7.2
90°	21.2	6.4	452.4	41.80	0.60	6.9

Performance Data

Lumen Output

Beam Angle	Beam Diameter (ft)	Beam Diameter (m)	Beam Area (sq ft)	Beam Area (sq m)	Foot Candles (fc)	Foot Candles (lx)
30°	10.0	3.0	78.5	7.07	2.28	26.2
45°	14.1	4.3	157.1	14.14	1.14	13.1
60°	17.3	5.3	298.4	27.49	0.76	8.7
75°	20.0	6.1	424.2	39.19	0.63	7.2
90°	21.2	6.4	452.4	41.80	0.60	6.9

LITHONIA LIGHTING

RTA Round Tapered Aluminum Pole

Anchor Base Poles

RTA

ROUND TAPERED ALUMINUM

RTA Round Tapered Aluminum Pole

RTA Round Tapered Aluminum Pole

RTA Round Tapered Aluminum Poles

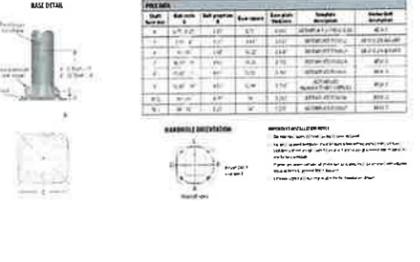
Part	Description	Quantity	Notes
RTA	RTA Round Tapered Aluminum Pole	1	

RTA Round Tapered Aluminum Poles

Part	Description	Quantity	Notes
RTA	RTA Round Tapered Aluminum Pole	1	

RTA Round Tapered Aluminum Poles

BASE DETAIL



Sch 40 Conduit w/weep ell. (typ.)

Chamber top edge of base. (typ.)

Mount pole as specified by manufacturer. (typ.)

Concrete Footing with reinforcement & pole mounting hardware as designed by structural engineer.

Compacted subgrade

Contractor shall provide & coordinate structural and electrical engineering requirements for all site lighting. (typ.)

1 SITE LIGHT POLE DETAIL
1/2" = 1'-0" LA-01

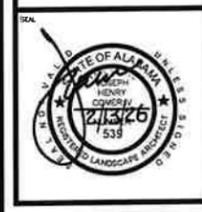
Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
□	2	PL3	Single	ABL # RSX2 LED P2 40K R3 MVOLT RPA DDBXD	POLE # RTA 25 6E DM19AS FBC DDBXD	0.890	17202	114.07	228.14
□	6	PL5	Single	ABL # RSX2 LED P2 40K R5 MVOLT RPA DDBXD	POLE # RTA 25 6E DM19AS FBC DDBXD	0.890	17657	114.07	684.42

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Site Lighting	Illuminance	Fc	1.89	4.3	0.5	3.78	8.60

- SITE LIGHTING NOTES:**
- Light pole foundations/wind loading shall be designed by an Alabama licensed structural engineer as required by code, permitting, etc.
 - Electrical circuitry, panel connections, & wire sizing shall be designed by an Alabama licensed electrical engineer as required by code, permitting, etc.
 - Site lighting layout & details are for fixture & pole locations including photometric data.



ISSUED/REVISED

City	Comment	Date
	2/13/26	

SITE LIGHTING DETAILS

RECORD BY
JC

FILE NAME
ROYSTDLA

DRAWN BY
JC

CHECKED BY
JC

PROJECT NO.
2501

DATE
2/13/26

SHEET TITLE
L-2.2