



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
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	2200 Ridge Rd		
SUBDIVISION	Vacant Land - Commercial	LOT	1
		BLOCK	A
GENERAL LOCATION	Property located at intersection of Ridge Rd and Yellow Jacket Ln, North of 2054 Ridge Rd		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Commercial (C)	CURRENT USE	Undeveloped/Vacant	
PROPOSED ZONING	Commercial (C)	PROPOSED USE	Drive-Thru Coffee Shop	
ACREAGE	0.57 Acres	LOTS [CURRENT]	1	LOTS [PROPOSED]
				1

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB316Z 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]

<input type="checkbox"/> OWNER	7.1 Ridge LLC	<input type="checkbox"/> APPLICANT	Main & Main
CONTACT PERSON	Jason Claunch	CONTACT PERSON	Sam Moore
ADDRESS	106 E Rusk Suite 200	ADDRESS	5750 Genesis Ct Suite 103
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Frisco, TX 75034
PHONE	972-999-0081 (x101)	PHONE	(817) 505-8117
E-MAIL	jason@catalystcommercial.net	E-MAIL	sm@maincg.com

NOTARY VERIFICATION [REQUIRED]

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

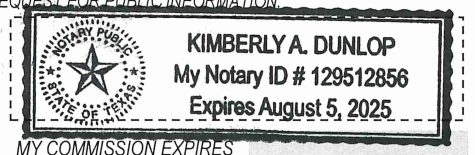
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 270.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE TENTH DAY OF NOVEMBER, 2021. BY SIGNING THIS APPLICATION, 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."

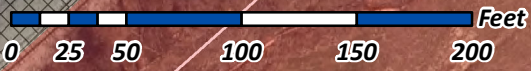
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10 DAY OF November, 2021.

OWNER'S SIGNATURE

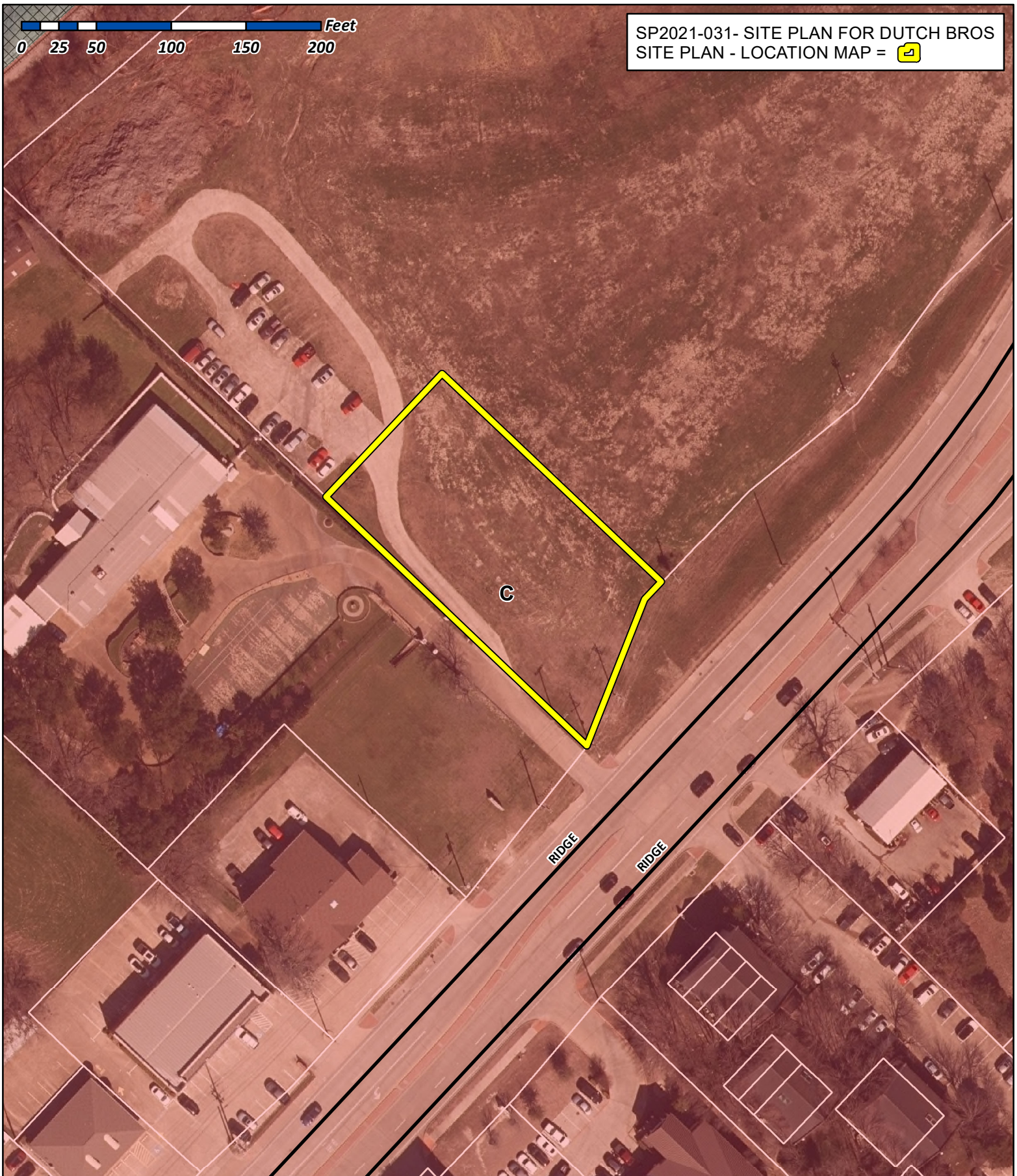
[Signature]
[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





SP2021-031- SITE PLAN FOR DUTCH BROS
SITE PLAN - LOCATION MAP =



City of Rockwall

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

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





Dutch Bros Coffee
ARB & Site Plan Submittal
Variance Request Letter

Howdy,

Thank you for the opportunity to further present our proposed Dutch Bros Coffee project at 2200 Ridge Rd. We are excited to be submitting for ARB and Site Plan approval. Below are the existing and requested variances for our project, followed by the proposed compensatory measures.

Requested Variances

1. Reduced landscape buffer along Ridge Rd.
 - Reasoning – this is an existing variance on the property, which covers the reduced variable buffer width along Ridge Rd.
2. More than 10% of secondary material on the Eastern and Southern elevations.
 - Reasoning – the blue Nichiha siding (cement fiber board) is higher than the allowable secondary material amount. The blue tower is a signature marketing feature for Dutch Bros' buildings. We have removed the cement plaster on the preliminary elevations to raise the primary material percentage as much as possible throughout the building, but request to keep the blue Nichiha tower because of the marketing feature for Dutch Bros.
3. Building is less than 6,000sf and does not have a pitched roof
 - Reasoning – the building has a flat roof with parapet walls to be able to screen the roof mounted equipment.

Proposed Compensatory Measures

1. Increased building articulation
 - a. Building articulation is achieved through the tower, canopy, and awnings from a horizontal and vertical articulation perspective.
2. Masonry building materials being equal or greater than surrounding properties
 - a. Along with the proposed brick, Nichiha board is being used which is considered to be a masonry product as it is a cement fiber board, similar to hardie-lap siding.
3. Increased architectural elements
 - a. Varied roof heights, awnings, canopies, and added pergola.
4. Proposed outdoor seating under building canopy.
5. Increased canopy length, which will span the length of the Northern elevation.
6. Additional outdoor seating under pergola.
7. No outdoor speakers in menu boxes.
8. Bike rack, promoting an alternative transportation and help reduce path obstructions.



Thank you again for your consideration.
We look forward to working together.

Sam Moore

Best,

Sam Moore

Main & Main Capital Group, LLC

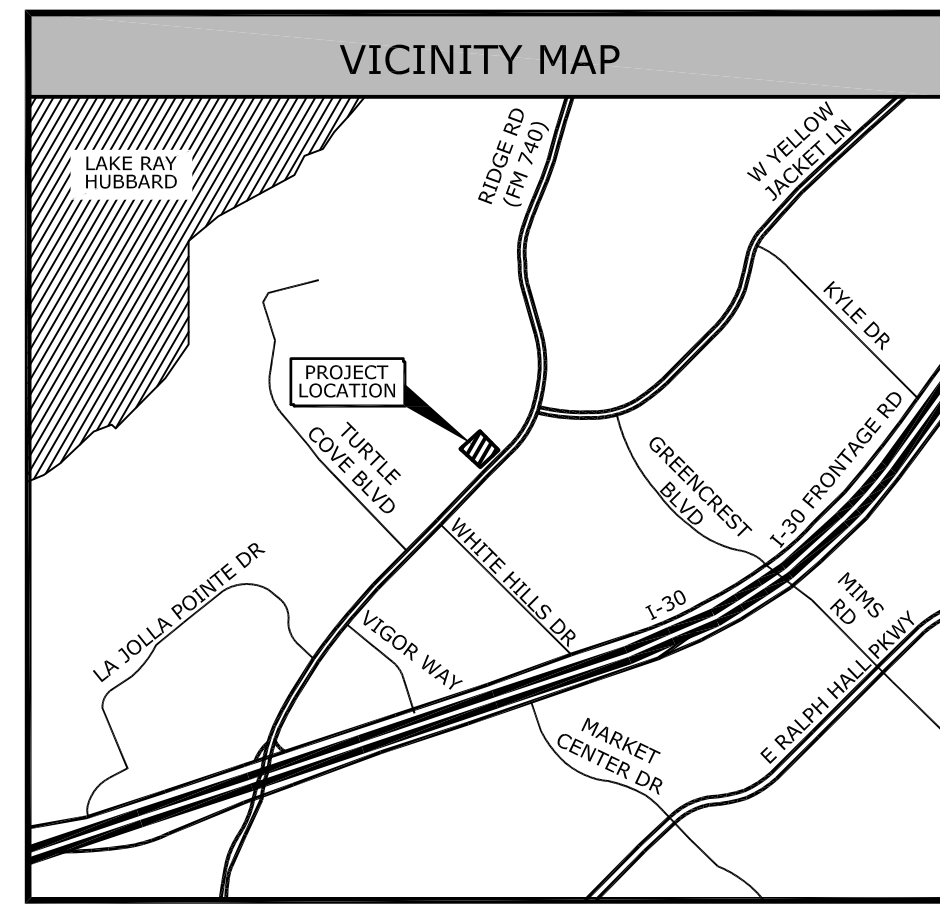
M: (817) 505-8117

F: (214) 308-1016

E: sm@maincg.com

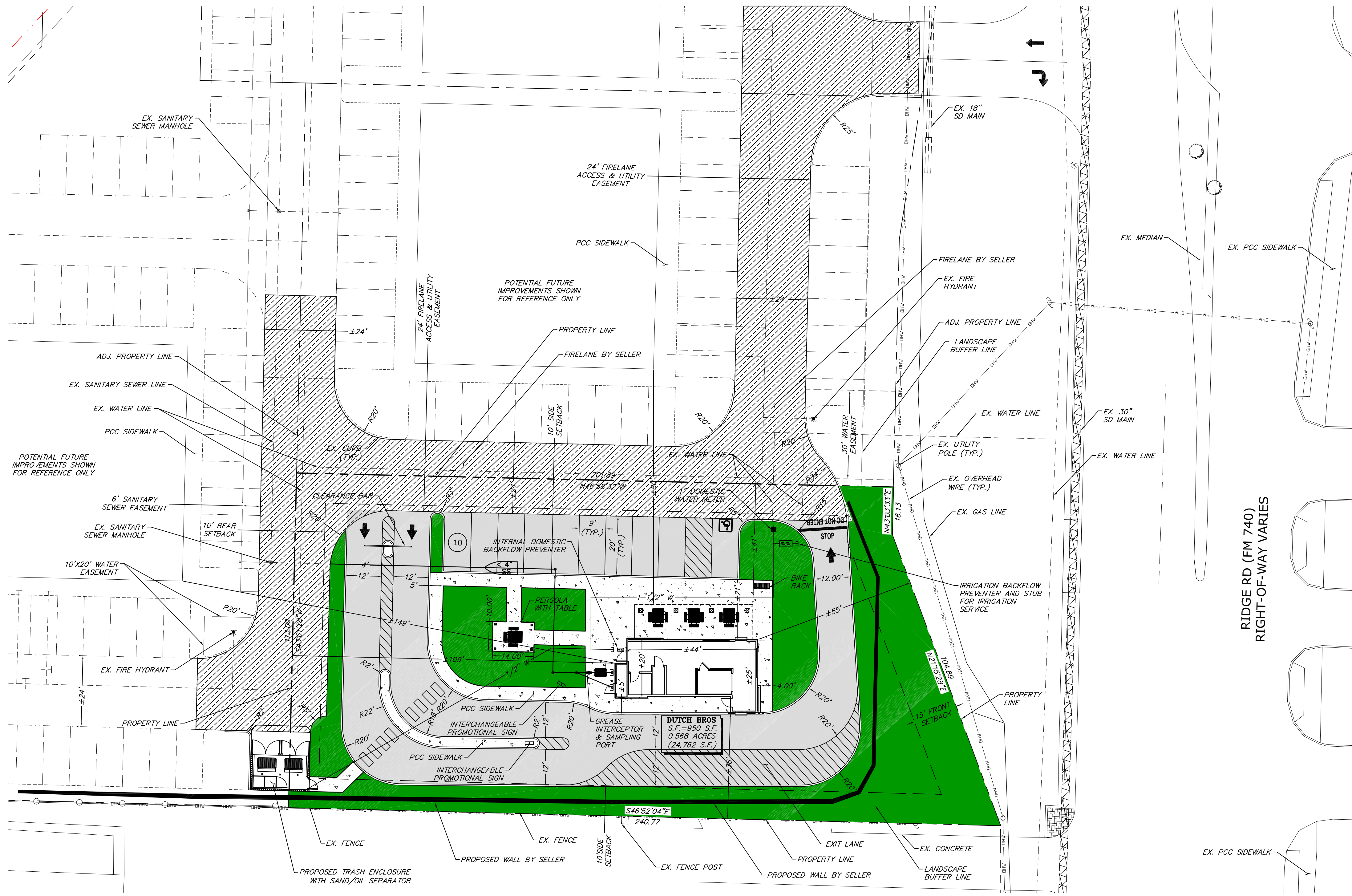
5750 Genesis Court Suite 103 Frisco, TX 75034





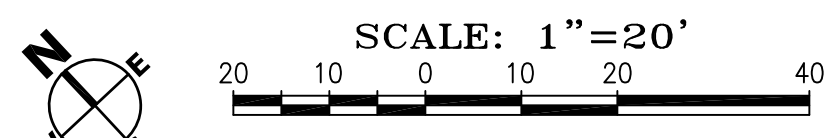
PROJECT SUMMARY TABLE	
ZONING	C (COMMERCIAL DISTRICT)
EXISTING LAND USE	VACANT/UNDEVELOPED
PROPOSED LAND USE	LIMITED SERVICE RESTAURANT
LOT AREA	0.564 ACRES (24,762 S.F.)
BUILDING AREA	950 S.F.
BUILDING HEIGHT	24 FT (1-STORY)
SETBACK FRONT	15 FEET
SETBACK SIDE	10 FEET
SETBACK REAR	10 FEET
BUILDING COVERAGE	3.8%
LANDSCAPE AREA	0.241 ACRES (10,497 S.F.)
LANDSCAPE COVERAGE	32.3%
PARKING REQUIRED	4 SPACES (1 PER 250 S.F.)
PARKING PROVIDED	10 SPACES
HANDICAPPED PROVIDED	1 SPACE (1-25 STALLS)
TOTAL CARS IN QUEUE	29 CARS

LEGEND	
	PROPOSED MEDIAN CURB
	EXISTING MEDIAN CURB
	EXISTING FIRE HYDRANT
	PROPERTY LINE
	EXISTING EASEMENT LINE
	SITE SETBACK LINE
	EXISTING ROADWAY CENTERLINE
	EXISTING FENCING
	EXISTING UTILITY POLE
	PROPOSED WALL BY SELLER
	EXISTING SSMH
	PROPOSED SEWER CLEANOUT
	PROPOSED GREASE INTERCEPTOR & SAMPLING PORT
	PROPOSED BACKFLOW PREVENTER
	PROPOSED WATER METER (SHADED IF EXISTING)
	PROPOSED WATER LINE (DASHED IF EXISTING)
	PROPOSED SANITARY SEWER MAIN (DASHED IF EXISTING)
	PROPOSED STORM DRAIN (DASHED IF EXISTING)
	PROPOSED ELEC / TELECOMM CONDUIT
	3" ASPHALT
	SIDEWALK
	PROPOSED LANDSCAPED AREA
	PROPOSED FIRELANE BY SELLER
	PROPOSED MENU BOARD
	PROPOSED CLEARANCE BAR
	PROPOSED PYLON SIGN/MONUMENT
	PROPOSED PAVEMENT MARKING (DASHED IF EXISTING)



SITE PLAN

SCALE: 1" = 20'-0"



SITE PLAN SIGNATURE BLOCK

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] day of [MONTH], [YEAR].

WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

 Planning & Zoning Commission, Chairman

 Director of Planning and Zoning



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DRAWN: M.C.M.
 DESIGNED: J.P.B.
 CHECKED/STAMPED: MATT K. RASMUSSEN, P.E.

PRELIMINARY

DESIGNER: **TECTONICS DESIGN GROUP**
 730 Sandhill Rd., #250, Reno, Nevada 89521
 tel 775-824-9988
 fax 775-824-9986
 www.tectonicsdesigngroup.com

PROJECT/CLIENT: **Dutch Bros No.: TX1802**
 TBD Ridge Rd, Rockwall, TX 75087

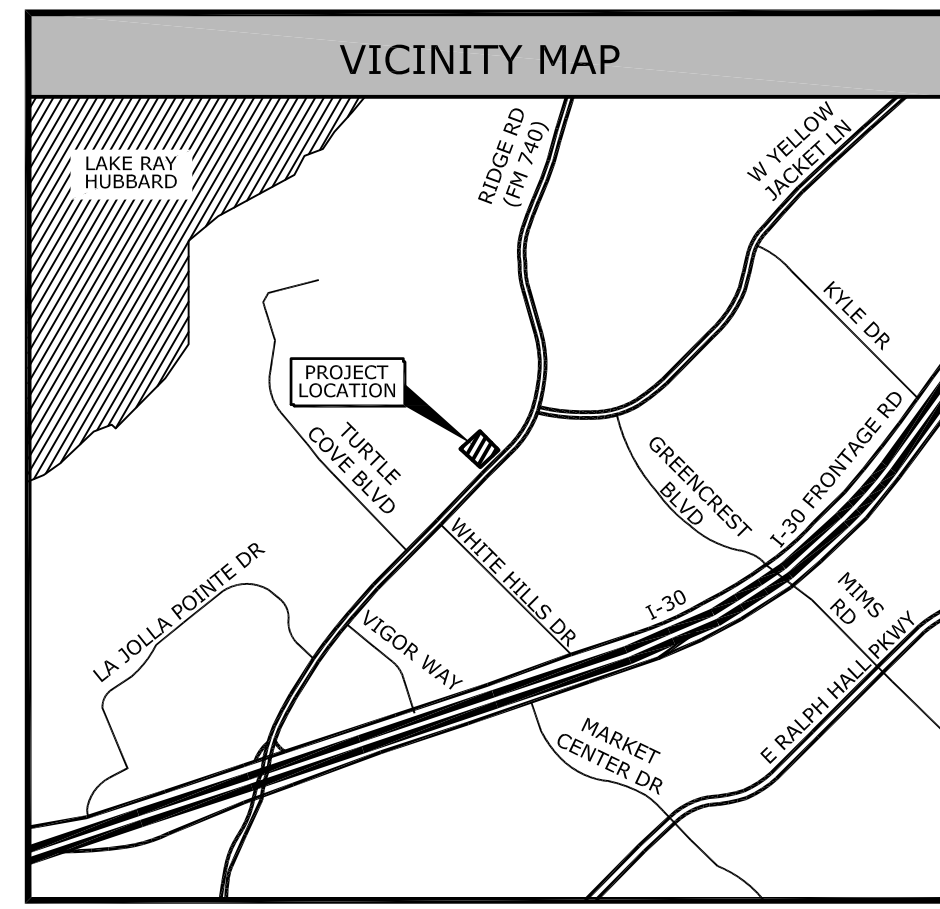
M | M
 MAIN & MAIN
 CAPITAL GROUP, LLC
 5750 Genesis Ct, Suite 103, Frisco, Texas 75034
 tel 214-308-0008

DATE: 10/15/21
 11/08/21

SUBMITTAL RECORD: SUBMITTAL PLAN
 SUBMITTAL

SHEET TITLE: SITE PLAN

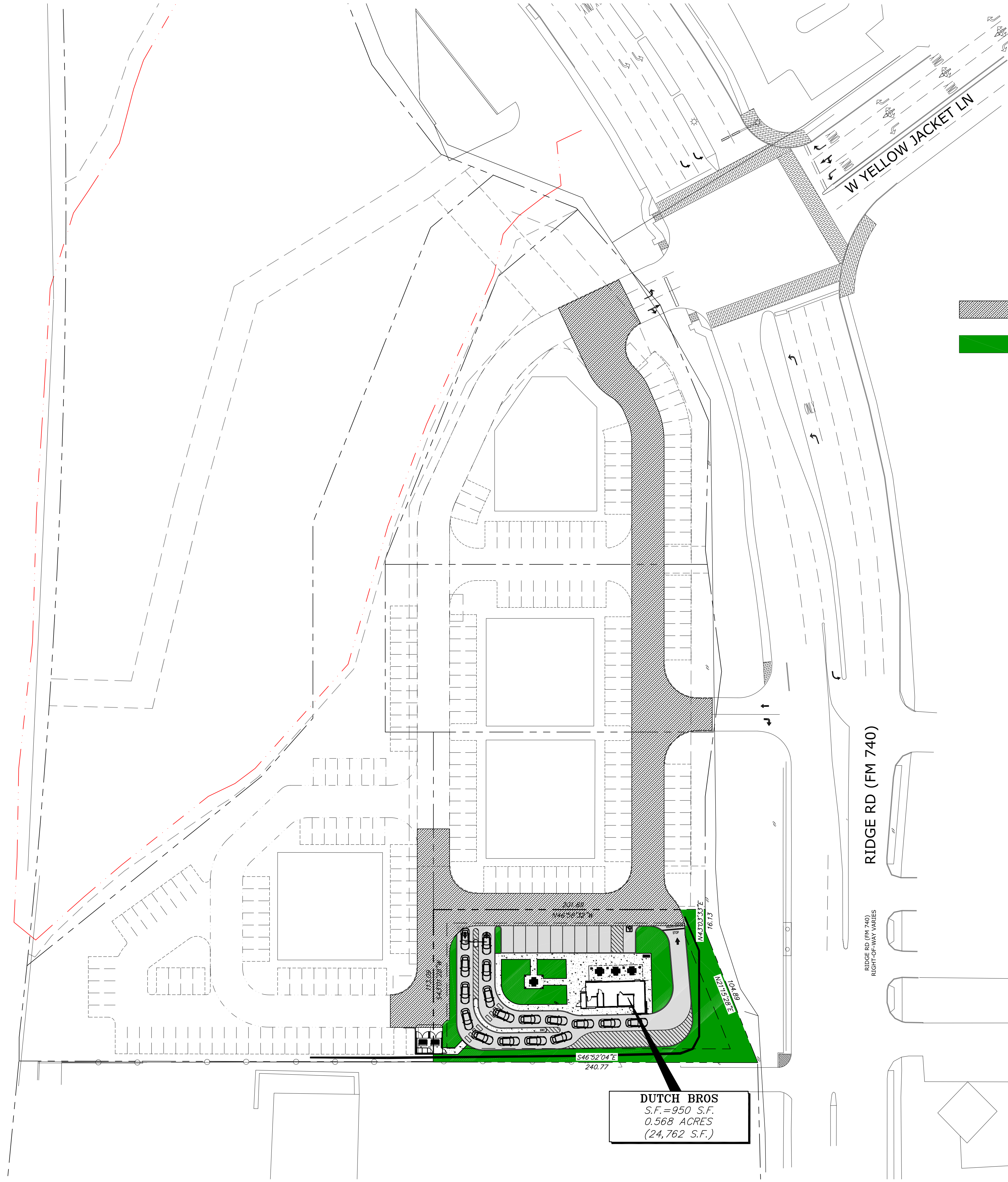
SHEET: C2.1



SCALE: N.T.S.



UNION PACIFIC RR



INITIAL CONCRETE FIRE LANE
LANDSCAPE AREAS

DUTCH BROS
S.F. = 950 S.F.
0.568 ACRES
(24,762 S.F.)

SITE PLAN - OVERALL CENTER

SCALE: 1" = 40'-0"



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DRAWN: M.C.M.
DESIGNED: J.P.B.
CHECKED/STAMPED: MATT K. RASMUSSEN, P.E.

PRELIMINARY

STAMP:

TECTONICS DESIGN GROUP
730 Sandhill Rd., #250, Reno, Nevada 89521
tel 775-824-9988
fax 775-824-9986
www.tectonicsdesigngroup.com

DESIGNER:

Dutch Bros No.: TX1802
TBD Ridge Rd, Rockwall, TX 75087
MAIN & MAIN
CAPITAL GROUP, LLC
5750 Genesis Ct, Suite 103, Frisco, Texas 75034
tel 214-308-0008



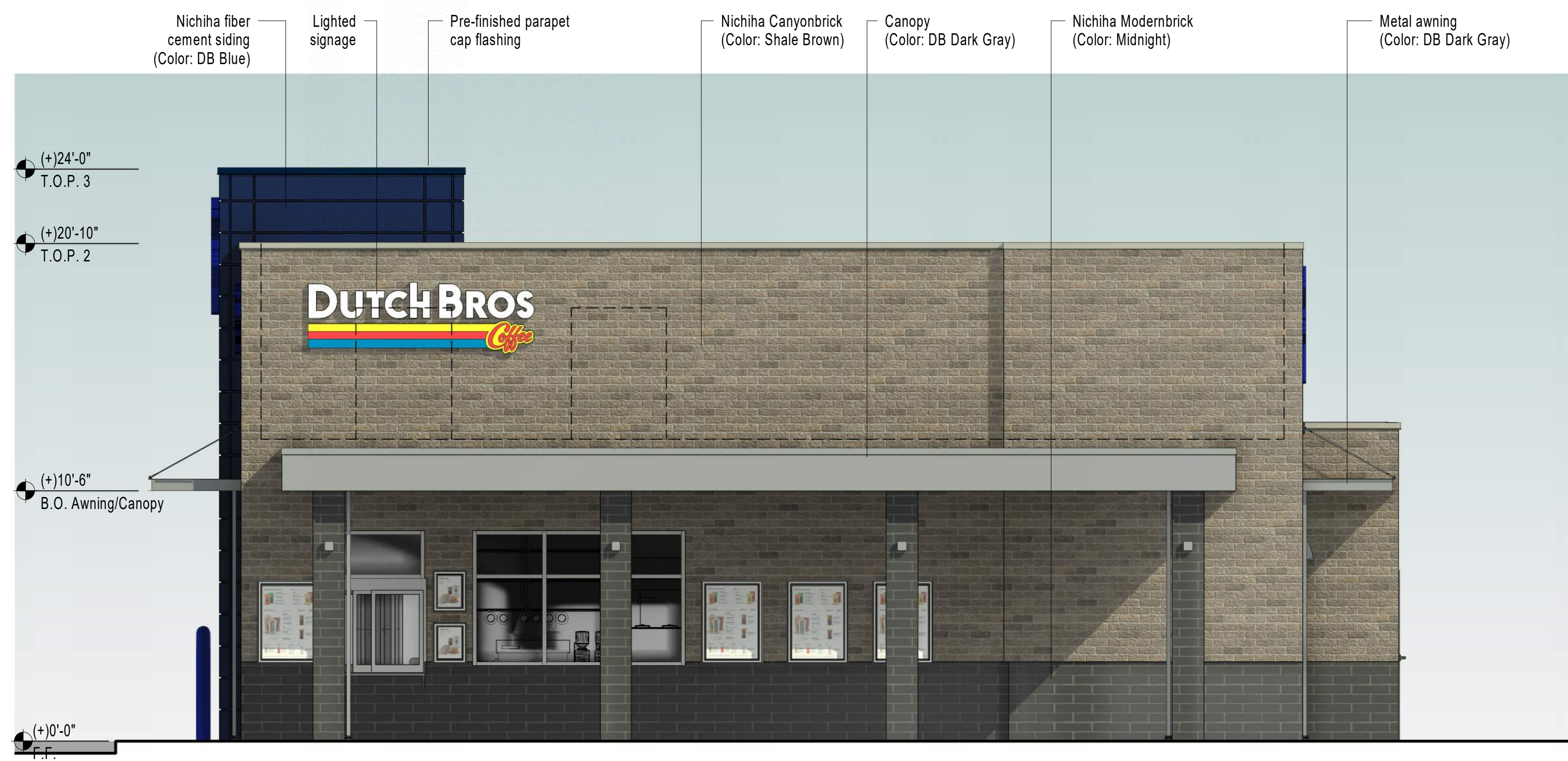
PROJECT/CLIENT: #21090

DATE: 10/15/21
SUBMITTAL: 11/08/21
SUBMITTAL RECORD: SITE PLAN
SUBMITTAL

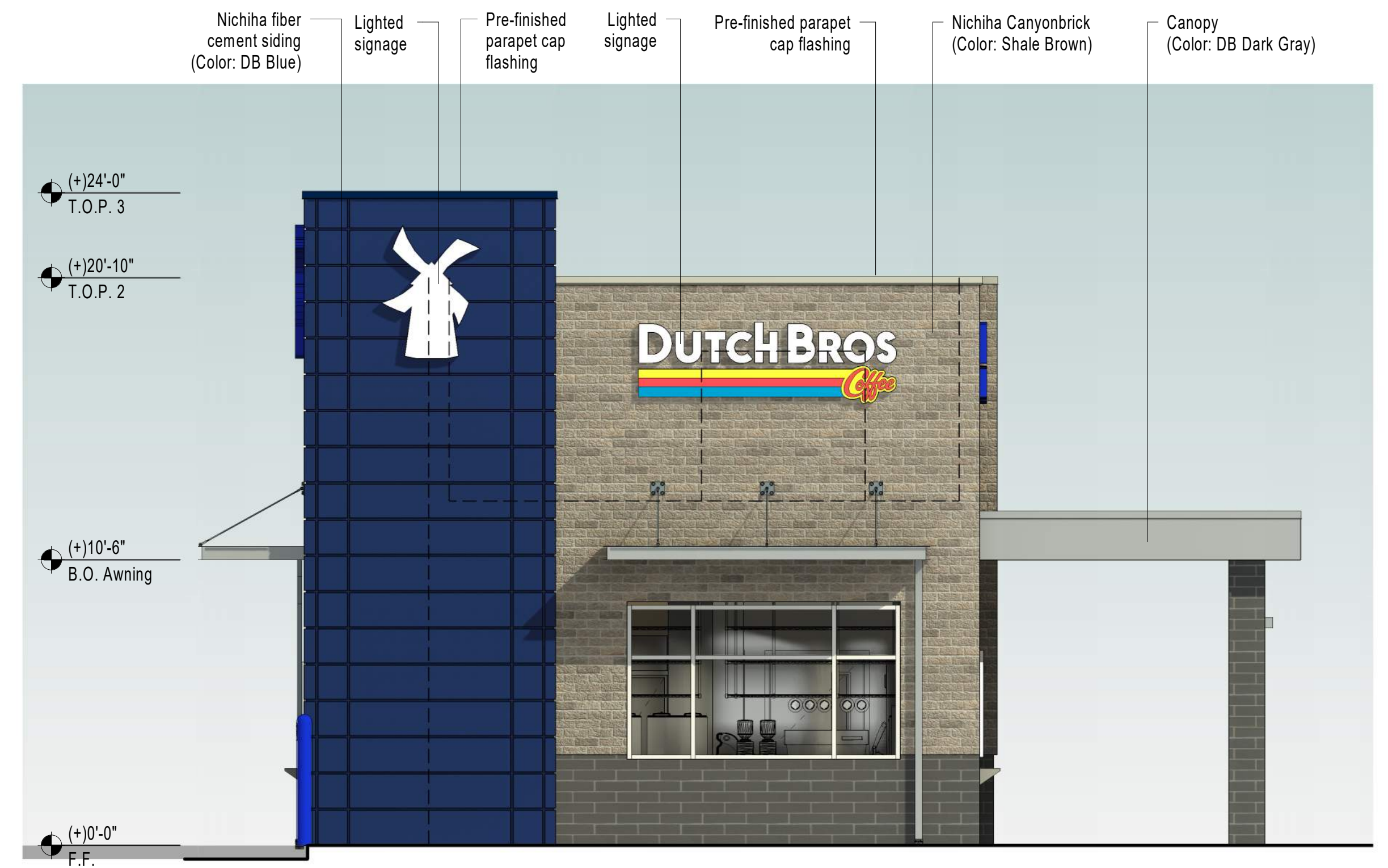
SUBMITTAL RECORD:

SHEET TITLE: SITE QUEUE

C2.3



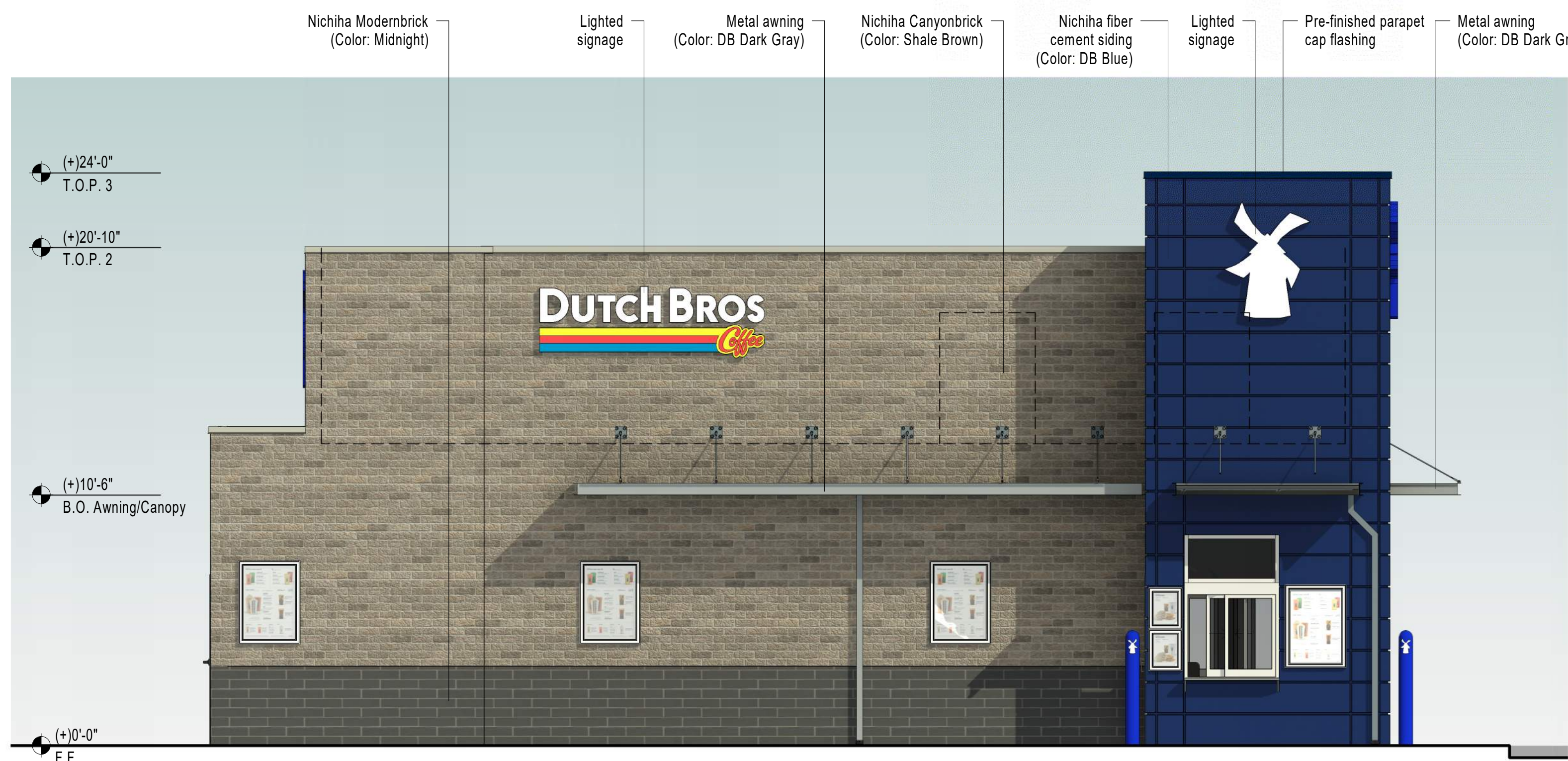
North Elevation - (Walk-Up Elevation)
1/4" = 1'-0"



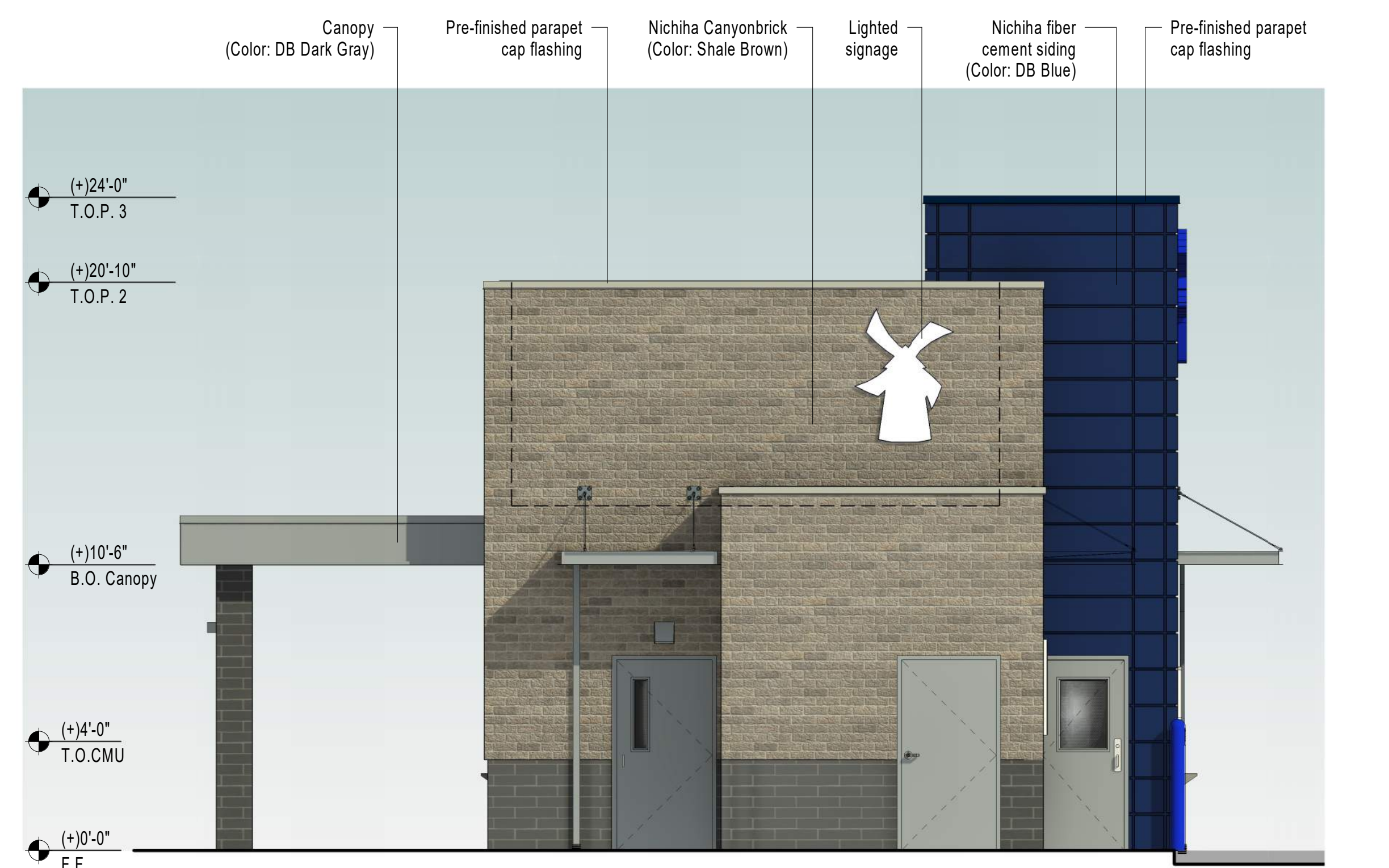
East Elevation - (Front Elevation)
1/4" = 1'-0"

Material Calculations

Drive-Up Elevation:	
Primary Material:	Brick 76%
Secondary Material:	Nichia Siding 24% (Request variance)
Rear Elevation:	
Primary Material:	Brick 100%
Walk-Up Elevation:	
Primary Material:	Brick 100%
Front Elevation:	
Primary Material:	Brick 60%
Secondary Material:	Nichia Siding 40% (Request variance)



South Elevation - (Drive-up Elevation)
1/4" = 1'-0"



West Elevation - (Rear Elevation)
1/4" = 1'-0"





Front (Primary Elevation)/Drive-Thru



Front (Primary Elevation)/Walk-Up



Rear/Walk-Up

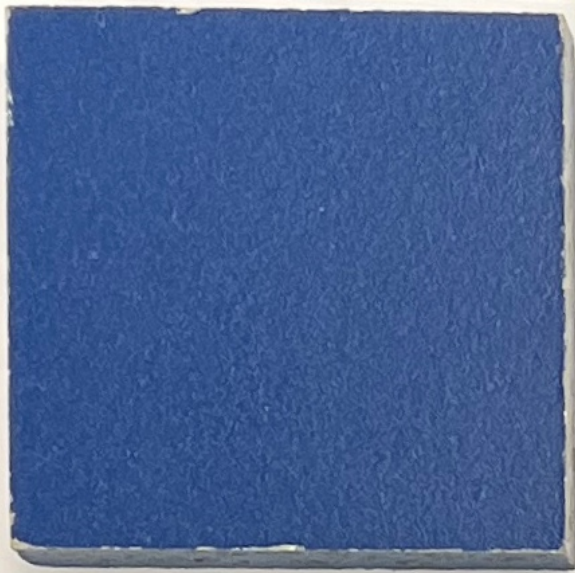


Rear/Drive-Thru









1. Nichiha Fiber Cement Siding, Dutch Bros Blue



2. Nichiha Canyonbrick, Shale Brown



3. Nichiha Modernbrick, Midnight

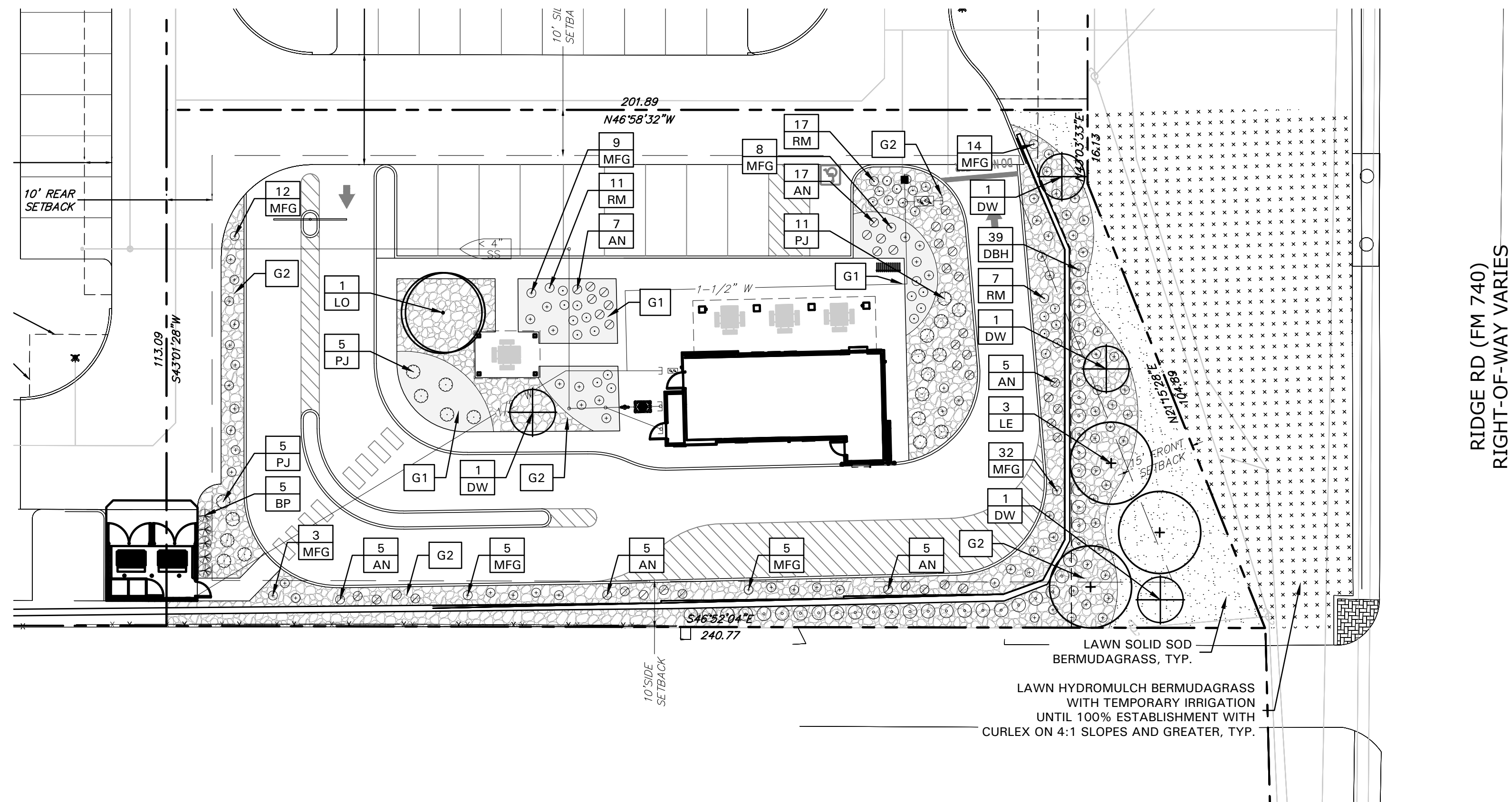
Applicant Information

Sam Moore
Main & Main
5750 Genesis Ct. Suite 103
Frisco, TX 75034
(817) 505-8117
sm@maincg.com

Owner Information

Jason Claunch
7.1 Ridge LLC
106 E Rusk Suite 200
Rockwall, TX 75087
(972) 999-0081 x101
jason@catalystcommercial.net

Dutch Bros Coffee
Case Z2021-032



LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
- ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
- TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
- ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
- CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

- THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
- ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
- ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
- ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
- CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

CITY OF ROCKWALL NOTES

- NO TREES WITHIN 5'-0" OF ANY UTILITIES
- IRRIGATION SYSTEM WILL MEET REQUIREMENTS IN THE UDC

GENERAL TREE SURVEY NOTE:
NO EXISTING TREES LOCATED ON SITE

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
TREES					
DW	<i>Chilopsis linearis</i>	Desert Willow	4	30 gal.	container grown, 3-5 trunk, 8' ht. min., 4' spread min.
LE	<i>Ulmus parvifolia 'Sempervirens'</i>	Lacebark Elm	3	4" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
LO	<i>Quercus virginiana</i>	Live Oak	1	4" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
SHRUBS/GROUNDCOVER					
AN	<i>Juniperus tobia 'Andorra'</i>	Andorra Juniper	44	5 gal.	container full, 20" spread
BP	<i>Juniperus chinensis 'Blue Point'</i>	Blue Point Juniper	5	5' ht.	B&B, full to base, matching
DBH	<i>Ilex cornuta 'Dwarf Burford'</i>	Dwarf Burford Holly	39	5 gal.	container full, 24" spread
MFG	<i>Nassella tenuissima</i>	Mexican Feathergrass	88	3 gal.	container full
PJ	<i>Juniperus chinensis 'Pfitzerana Glauca'</i>	Blue Pfitzer Juniper	21	5 gal.	container full, 20" spread
RM	<i>Rosmarinus officinalis 'Tuscan Blue'</i>	Upright Rosemary 'Tuscan Blue'	35	3 gal.	container full, 20" spread
G-1	<i>Cynodon dactylon</i>	Common Bermudagrass			refer to Notes
G-2		Crushed Basalt			crushed basalt, 1" dia., 4" depth with weed barrier fabric
		Decorative Gravel			3" - 4" dia., 4" depth with weed barrier fabric

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES. PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN. ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

GENERAL LAWN NOTES

- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS SHALL BE FINE GRADED. IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
- CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLOUDS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

SOLID SOD NOTES

- PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED BERMUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

HYDROMULCH NOTES

- CONTRACTOR SHALL SCARIFY, RIP AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
- BERMUDAGRASS SEED SHALL BE EXTRA HULLED AND TREATED LAWN TYPE, SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET STATE LAW REQUIREMENTS.
- FIBER SHALL BE ONE HUNDRED PERCENT (100%) WOOD CELLULOSE FIBER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY 'CONWEB' OR EQUAL.
- FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL BE 'TERRO-TACK ONE', AS MANUFACTURED BY GROWERS, INC. OR EQUAL.
- HYDROMULCH WITH BERMUDAGRASS SEED AT A RATE OF TWO (2) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.
- USE A 4'X8' BATTER BOARD AGAINST ALL BED AREAS.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MAY 1, ALL HYDROMULCH AREAS TO BE WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDAGRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
- ALL LAWN AREAS TO BE HYDROMULCHED SHALL HAVE ONE HUNDRED PERCENT (100%) COVERAGE PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE TABULATIONS
THE CITY OF ROCKWALL, TEXAS

NON-RESIDENTIAL R.O.W. BUFFER

- Ten (10') foot-wide landscape buffer with one tree per fifty (50) l.f. and one accent tree per (50) l.f., to include groundcover, berm, and shrubbery.

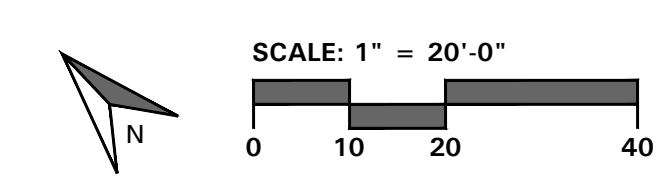
Required	Provided
10' wide buffer	20' wide buffer
(3) trees, 4" cal.	(3) trees, 4" cal.
(3) accent trees	(3) accent trees

SITE LANDSCAPING

- Twenty (20%) percent of the total site shall be landscaped for COMMERCIAL.
- Fifty (50%) percent of the total requirements shall be located in the front of and along side buildings for COMMERCIAL.

Total site: 0.56 AC; 24,760 s.f.

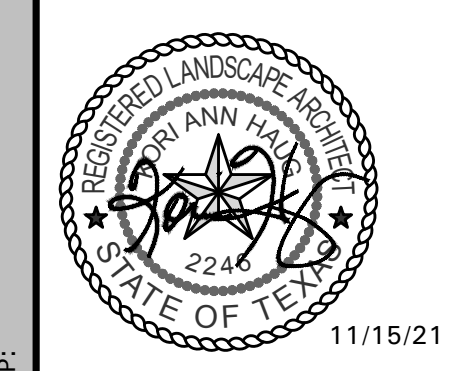
Required	Provided
4,952 s.f. (20%)	8,100 s.f. (32%)
2,476 s.f. (50%)	2,812 s.f. (56%)



• 4245 North Central Expy
• Suite 501
• Dallas, Texas 75205
• 214.865.7192 office

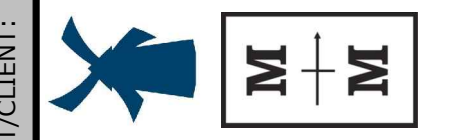
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DATE: 10/15/21
11/15/21
SUBMITTAL

SUBMITTAL RECORD:

SHEET TITLE: LANDSCAPE PLAN

SHEET: L1.01

General Electrical Requirements

PART 1 - GENERAL

1.01 DESCRIPTION

This Section summarizes the general requirements for electrical work, and forms a part of all other Sections of these specifications unless otherwise specified. The electrical work consists of furnishing all labor, materials, equipment and performing all operations required for complete and operable electrical systems as indicated on the drawings and/or as specified herein. Miscellaneous appurtenances are not necessarily specified or shown on the plans.

1.02 QUALITY ASSURANCE

- A. Furnish manufacturer's electrical equipment of the types and sizes specified.
- B. Codes and Standards. Provide electrical equipment and materials, including installation, conforming to the following codes and standards, as applicable and as adopted by the authority having jurisdiction. The equipment and materials shall bear labels to indicate manufacturing conformance to the specified standards or equal. Where two codes or standards are at variance the authority having jurisdiction shall apply:
 1. 2017 National Electric Code
 2. National Electrical Safety Code
 3. Local County and City Electrical Codes
 4. Owner's Electrical Standards
 5. American National Standards Institute Standards
 6. American Society for Testing Materials Standard Tests
 7. Certified Ballast Manufacturers Standards
 8. Illuminating Engineering Society Handbook Standards
 9. Insulated Power Cable Engineers Association Standards
 10. National Electrical Manufacturers Association Standards
 11. National Fire Protection Association Standards
 12. Occupational Safety and Health Act
 13. Underwriters' Laboratories, Inc. Standards

1.03 UTILITY COMPANY REQUIREMENTS

All utility installations shall comply with current Public Utilities Commission regulations and requirements. All installations shall comply with current local electric utility service provider standards, procedures and regulations.

1. 2017 National Electric Code
2. National Electrical Safety Code
3. County and City Electrical Codes
4. Owner's Electrical Standards
5. American National Standards Institute Standards
6. American Society for Testing Materials Standard Tests
7. Certified Ballast Manufacturers Standards
8. Illuminating Engineering Society Handbook Standards
9. Insulated Power Cable Engineers Association Standards
10. National Electrical Manufacturers Association Standards
11. National Fire Protection Association Standards
12. Occupational Safety and Health Act
13. Underwriters' Laboratories, Inc. Standards

1.04 SUBMITTALS

All drawings shall be prepared and kept up to date throughout all construction phases. As built drawings may, at any time, be reviewed by the architect, general contractor and/or owner's representative. This section includes responsibility for inspection, acceptance and documentation of all pre-existing installations. Accurate, complete and legible final As Built Drawings shall be submitted within two weeks of finalization of all installations covered under this section or within two weeks of request by owner's representative.

- A. Materials List. Submit complete list of materials to be installed to architect and/or owner as required.
- B. Technical Data. Submit descriptive and instruction manuals to the extent required under this Section and Other Sections of Division 16, and the General Conditions.

1.05 PRODUCT DELIVERY, STORAGE, AND HANDLING

- A. Delivery. Deliver electrical materials and equipment in manufacturer's original cartons or containers with seals intact, as applicable. Unless otherwise specified, deliver conductors in sealed cartons or on sealed reels, ends of reeled conductors factory sealed. Deliver large multi-component assemblies in sections that facilitate field handling and installation.
- B. Storage. Unless designed for outdoor exposure, store electrical materials off the ground and under cover to prevent corrosion, contamination, or deterioration.
- C. Handling. Handle materials and equipment in accordance with manufacturers recommendations. Lift large or heavy items only at the points designated by the manufacturer. Use padded slings and hooks for lifting as necessary to prevent damage.

1.06 JOB CONDITIONS

Electrical Drawings are diagrammatic and indicate the general layout of the complete work. Locations of equipment, inserts, anchors, motors, panels, pull boxes, conduits, stub-ups, fitting, lighting fixtures, convenience outlets, exterior lighting units, and ground wells are approximate. Conform to Drawings as closely as possible. Exercise care to secure approved headroom and clearances, and to overcome structural interference. Verify scaled dimensions, field dimensions, and conditions at the place of work.

Underground electric lines shown on the plans are, to a degree, symbolic. Refer to the existing as built, Electrical, Mechanical and all other drawings available for locations of possible interference. Hand dig or otherwise cautiously dig the trenches for the underground lines in areas where interferences are possible or where electric lines must pass or cross below or above existing.

- A. Changes. Submit written details and reasons for proposed deviations from Drawings and Specifications, and do not deviate therefrom unless authorized by Field Order or Change Order. If approved changes requested by general contractor and/or owner require alteration of structures or related work, make the alterations in full compliance with all applicable codes and ordinances.
 - B. Protection. Protect electrical materials and equipment until final acceptance. Protect factory painted surfaces from impact, abrasion, discoloration, and other damage. Keep electrical equipment, materials, and insulation dry at all times. If partial dismantling of equipment is required for installation, box or wrap the removed parts until reinstalled. Repair or replace damaged work as directed, at no additional cost to the owner.
 - C. Coordinate. Coordinate electrical work with all trades, code authorities and public utilities. Where two or more trades interface in an area, verify that no electrical work is omitted.
 - D. Safety. Maintain and operate all equipment and fixtures in a safe and responsible manner. Conduct all construction operations in a safe manner for all employees as well as any other persons within the workspace. Hold all others harmless of negligent safety practices which could cause injury to others on or near the jobsite.
- 1.07 RELATED ELECTRICAL WORK
Review entire Contract Documents and provide all electrical work required for the entire project, even if it is specified in Divisions other than Division 16, unless specifically excluded in advance.

1.08 POWER SUPPLY

The power supply shall be alternating current, 60 hertz and at the voltage indicated on the drawings.

1.09 PERMITS

Procurement of permits is not included in this section. Obtain and pay for permits, licenses and/or inspections required for electrical construction work if specifically required in writing by owner, architect and/or general contractor prior to award of contract.

1.10 OUTAGES

Keep power shutdown periods to the minimum time feasible, and only for such times and durations as may be approved. Submit written request for outage approval at least 2 working days in advance of need, stating date, time, and probable duration.

1.11 AREA CLASSIFICATIONS

Installation areas for electrical equipment, materials, and wiring are classified as "Non-Hazardous" unless otherwise indicated or specified.

1.12 GUARANTEE AND WARRANTY

Guarantee all work of Division 16 in accordance with the General Conditions. With respect to equipment, condition guarantee to cover (1) faulty or inadequate design; (2) improper assembly or erection; (3) defective workmanship or materials; and (4) incorrect or inadequate operation, or other failure. For equipment bearing a manufacturer's warranty in excess of one (1) year, furnish a copy of the warranty to the architect for submittal to owner who shall be named as beneficiary.

PART 2 - PRODUCTS

2.01 MATERIALS AND EQUIPMENT

Provide new materials and equipment as required to complete all indicated and specified electrical work, including incidental items inferable from the Contract Documents that are necessary to complete the work. Provide materials and equipment of latest design, standard products of established manufacturers. For uniformity, only one manufacturer is acceptable for each type of product. Manufacture individual parts to standard sizes and gages so repair parts can be installed in the field. Make like parts of duplicate units interchangeable. Do not place equipment in service at any time prior to delivery except as required for factory or shop tests or as requested by owner, architect and/or general contractor.

- A. Prohibited Materials. Aluminum conductors are not acceptable unless approved for each use and location.
- B. Damaged Products. Notify the general contractor in writing if any equipment or material is damaged. Do not repair damaged products without prior written approval.
- C. Outdoor Equipment. Outdoor electrical equipment shall be weatherproof, NEMA 3R (enclosure detailed on drawings) unless shown otherwise on the construction drawings.
- D. Factory Finishes. Unless otherwise specified in other Division 16 sections or in the Special Conditions, the sheet metal surfaces of equipment enclosures shall be phosphatized and coated with a rust resisting primer. Over the primer, apply a corrosion resistant baked enamel finish on the interior and exterior metal surfaces. The exterior color shall be ASA No. 49 medium light gray. The interior color shall be white. Hardware shall have a corrosion resistant finish. Sheet metal enclosures and lighting fixtures, in corrosive areas, shall have an outer coating of corrosion resistant epoxy.

PART 3 - EXECUTION

3.01 GENERAL

Install electrical work in accordance with all applicable codes and standards except where more stringent requirements are indicated or specified. Verify that materials and equipment properly fit the installation space with clearances conforming to all applicable codes and standards except where greater clearance is indicated. Perform work as required to correct improper installations, at no additional cost to the owner.

3.02 ELECTRICAL SUPERVISION

In addition to supervision required under the General Conditions, assign a competent representative to supervise the electrical construction work from beginning to completion and final acceptance.

3.03 INSPECTION

Inspect each item of material and equipment for damage, defects, completeness, and correct operation prior to installation. Inspect previously installed related work and verify that it is ready for installation of electrical work.

3.04 PREPARATION

Prior to installing electrical work, ensure that installation areas are clean. Maintain the areas in a broom-clean condition during installation operations. Clean, condition, and service equipment in accordance with the manufacturer's instructions, approved submittals, and other requirements indicated or specified.

3.05 WORKMANSHIP

Employ skilled craftsmen experienced in installation of the types of electrical materials and equipment specified. Use specialized installation tools and equipment as applicable. Produce acceptable installations free of defects.

3.06 PROTECTIVE DEVICE ADJUSTMENTS

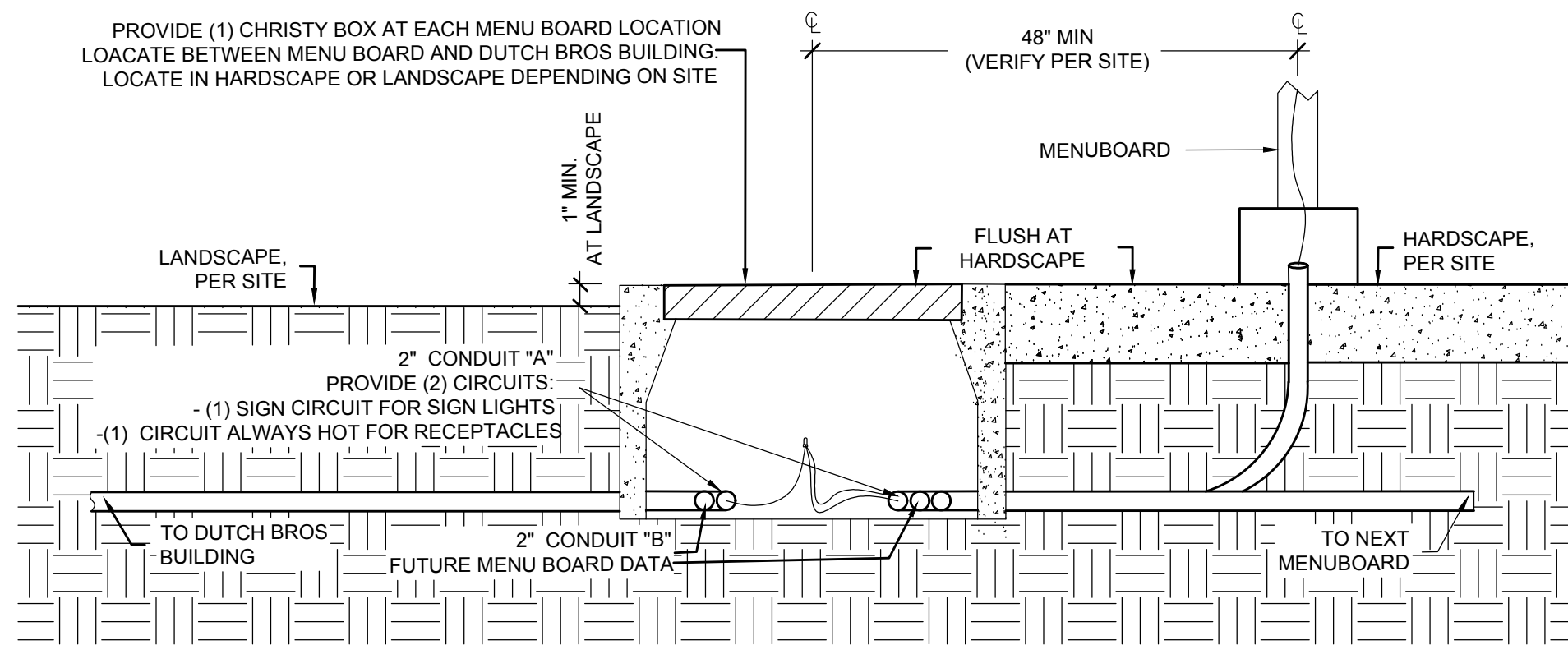
Adjust all protective devices as required. Adjustments shall conform to the serving utilities requirements & ANSI/IEEE Standard 242. No equipment shall be operated prior to said adjustments being properly completed and verified /tested.

3.07 FIELD QUALITY CONTROL

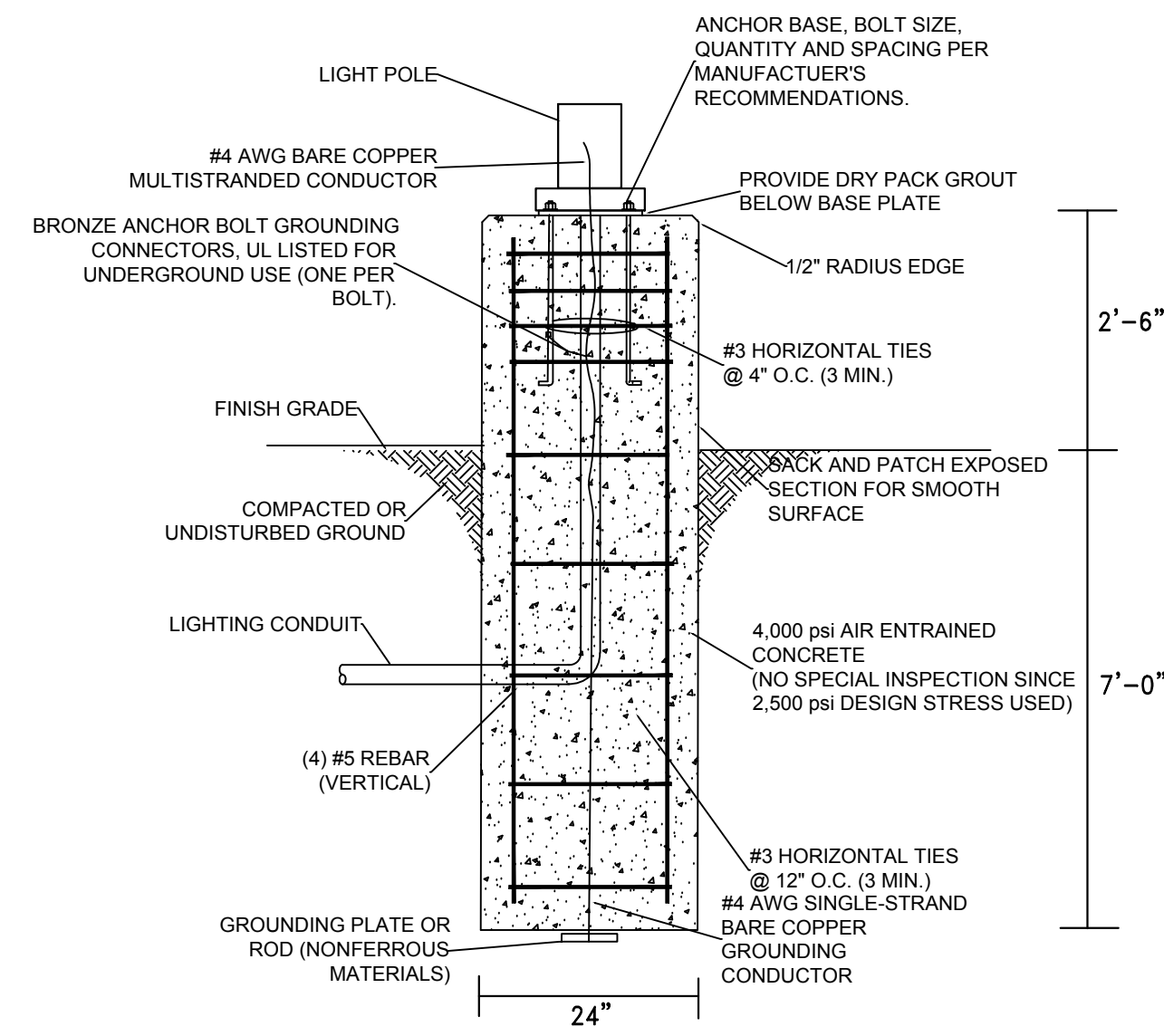
- A. Manufacturers' Supervision and Field Installation Check. Where specified, electrical equipment and/or fixture manufacturer shall furnish the services of an authorized representative specially trained and experienced in the installation of his equipment and/or fixture to (1) supervise the equipment and/or fixture installation in accordance with the approved submittals and manufacturer's instructions, (2) be present when the equipment and/or fixture is first put into operation, (3) inspect, check, adjust as necessary, and approve the installation, (4) repeat the inspection, checking, and adjusting until all trouble or defects are corrected and the equipment and/or fixture installation and operation are acceptable, and (5) prepare and submit the specified Manufacturer's Certified Report.
- B. Operational Demonstration. Demonstrate that performance of installed electrical materials and equipment complies with requirements specified in Division 16. Operate equipment through entire no-load to full-load range for not less than 24 hours unless a longer period is specified elsewhere. Immediately correct defects and malfunctions with approved methods and materials in each case, and repeat the demonstration. Conform to the approved demonstration plan.
- C. Final Operation Tests. Test all electrical systems for not less than 24 hours, with no interruptions except for normal maintenance or corrective work. Conform to the approved test plan. Coordinate with final operation tests required under other Divisions.
 1. Testing Materials. Furnish labor, instruments, recorders, gages, materials, and power for tests as required.
 2. Testing Methods. Operate systems continuously 24 hours a day under constant inspection of trained operators. Cause variable range equipment to cycle through the applicable range at a steady rate of change. Induce simulated alarm and distressed operating conditions, and test controls and protective devices for correct operation in adjusting system functions or causing system shutdown.
 3. Defects. Immediately correct all defects and malfunctions disclosed by tests. Use new parts and materials as required and approved. Add the interruption time for corrective work to the specified total test period.

SHEET LEGEND	
SHEET ES-0.1	- SPECIFICATIONS
SHEET ES-1.0	- ELECTRICAL SITE PLAN
SHEET ES-1.1	- CANOPY LIGHTING DETAIL
SHEET ES-2.0	- PHOTOMETRIC SITE PLAN

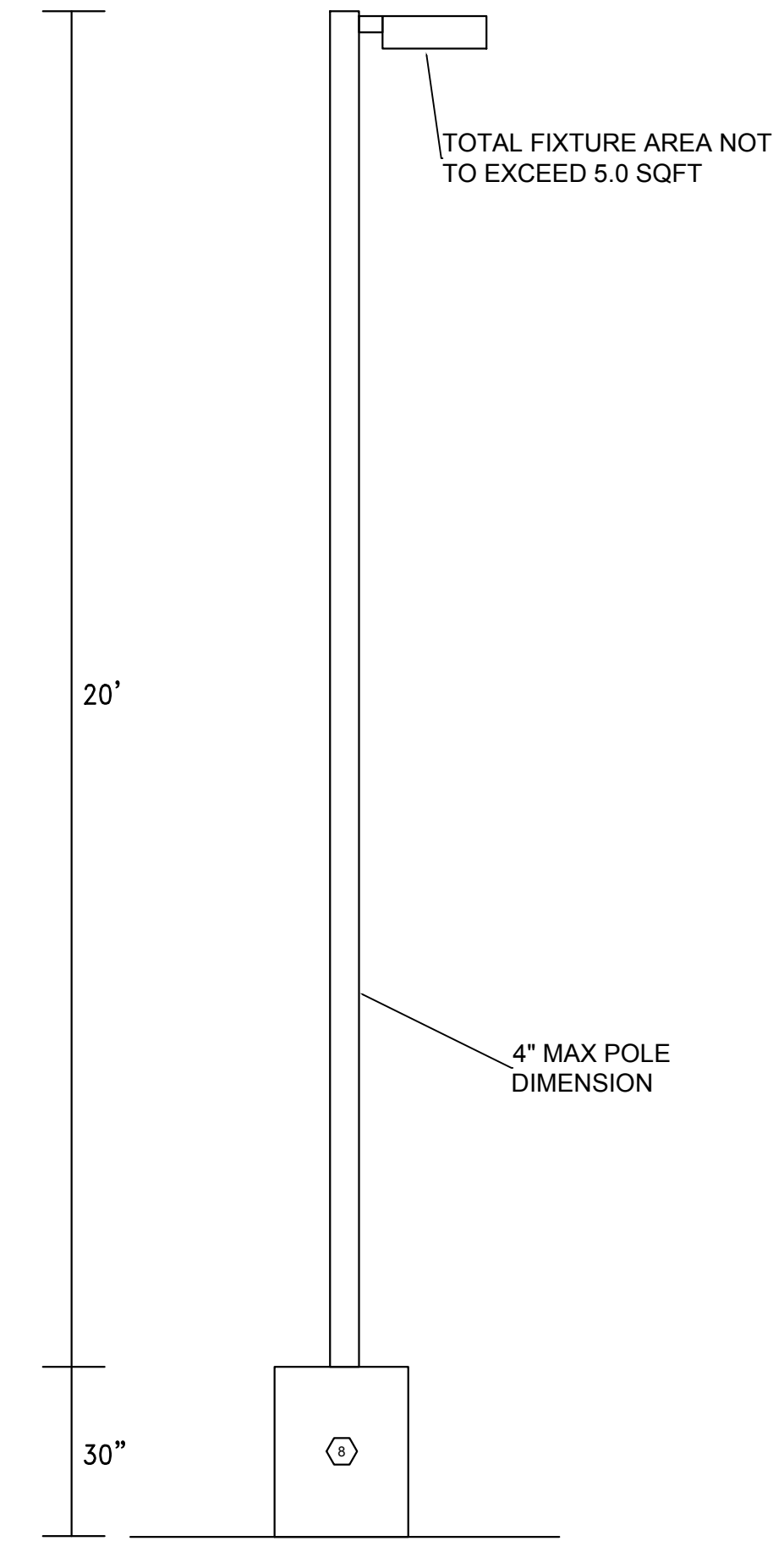
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DESIGNER:	<p style="font-size: 10px; margin: 0;">730 Sandhill Rd., #250, Reno, Nevada 89521 tel 775-824-9988 fax 775-824-9986 www.tectonicsdesigngroup.com</p>																	
PROJECT/CLIENT:	<p style="font-size: 18px; font-weight: bold; margin: 0;">Dutch Bros No.: TX1802</p> <p style="font-size: 10px; margin: 0;">TBD RIDGE ROAD, ROCKWALL, TX 75087</p> <p style="font-size: 18px; font-weight: bold; margin: 0;">MAIN & MAIN</p> <p style="font-size: 10px; margin: 0;">5750 Genesis Court, Suite 103, Frisco, TX 75034</p>																	
SUBMITTAL RECORD:	# : 21090	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">DATE:</td> <td style="width: 50%;">SUBMITTAL</td> </tr> <tr> <td>11/15/21</td> <td>SITE PLAN</td> </tr> <tr> <td> </td> <td>SUBMITTAL</td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	DATE:	SUBMITTAL	11/15/21	SITE PLAN		SUBMITTAL										
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SHEET TITLE:	SPECIFICATIONS																	
SHEET:	ES-0.1																	



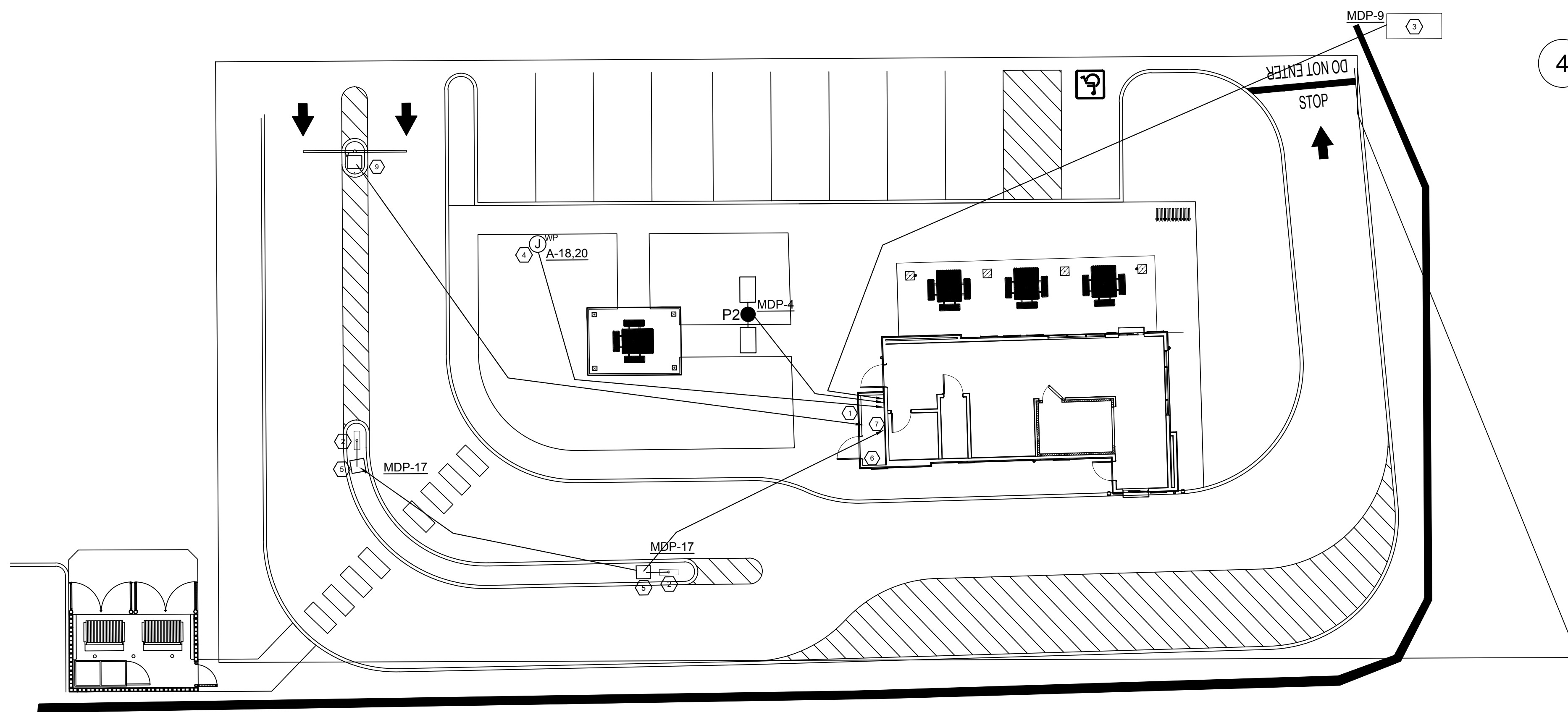
2 MENU BOARD & CHRISTY BOX DETAIL
Scale: NOT TO SCALE



3 PARKING LOT LIGHT POLE BASE
Scale: N/A



4 PARKING LOT LIGHT ELEVATION
Scale: N/A



1 ELECTRICAL SITE PLAN

Scale: 0 30' 60'

GENERAL NOTES

- FOR UTILITY TRANSFORMER, TELEPHONE SERVICE, GAS, WATER AND SANITARY SEWER LOCATIONS, SEE CIVIL SITE PLAN.
- THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION AND COMPLIANCE WITH ALL UTILITY COMPANY REQUIREMENTS AND STANDARDS. VERIFY REQUIREMENTS WITH UTILITY PRIOR TO INSTALLATION.

KEYED NOTES

- THE LOCATION OF UTILITY METER, CT CABINET AND PULL CAN. INSTALLATION PER LOCAL ELECTRIC UTILITY STANDARDS. SEE ELECTRICAL DETAIL 1 (FRSER DIAGRAM) ON MODULAR BUILDING ELECTRICAL SHEET E-3.1.
- PROVIDE 120V ELECTRICAL CONNECTION WITH (2) #12 & (1) #12 GND IN A 2" PVC CONDUIT ROUTED BELOW GRADE. TROUGH CHRISTY BOX FOR DRIVE-THRU BACKLIT MENU BOARD PER MANUFACTURER'S INSTRUCTIONS. CONDUIT SHALL COME UP IN THE CENTER OF POST. SEE DETAIL 2 ON THIS SHEET. SIGN COMPANY REPRESENTATIVE TO GIVE EXACT LOCATIONS AND DIMENSIONS FOR EC TO MATCH. CONTRACTOR SHALL REPAIR ANY EXISTING PARKING SURFACES FROM TRENCHING TO MATCH PREVIOUS CONDITIONS.
- PROVIDE 120V ELECTRICAL CONNECTION WITH (2) #12 & (1) #12 GND IN A 2" PVC CONDUIT ROUTED BELOW GRADE FOR MONUMENT SIGN. COORDINATE LOCATION WITH OWNER/ARCHITECT FOR MONUMENT SIGN REQUIREMENTS, IF ANY.
- (FUTURE) ELECTRIC VEHICLE CHARGING STATION LOCATION. EC TO PROVIDE A 2" MARKED 'EV CAPABLE' FROM PANEL 'A' TO THE JUNCTION BOX SHOWN ON PLANS. SEE PANEL SCHEDULE ON MODULAR BUILDING ELECTRICAL SET FOR MORE INFORMATION.
- PROVIDE A 2" PVC CONDUIT ROUTED BELOW GRADE TO CHRISTY BOX FOR FUTURE DATA CONNECTION TO DRIVE-THRU MENU SIGN PER REPRESENTATIVE INSTRUCTIONS PRIOR TO ROUGH IN. SEE DETAIL 2 ON THIS SHEET. CONTRACTOR SHALL REPAIR ANY EXISTING PARKING SURFACES FROM TRENCHING TO MATCH PREVIOUS CONDITIONS.
- LOCATION OF CABLE INTERNET DEMARC.
- VERIFY EXACT LOCATION OF PANELS ON MODULAR BUILDING ELECTRICAL PLANS.
- LIGHT POLE BASE IS TO BE LEFT WITH THE SACK FINISH. DO NOT PAINT.
- PROVIDE A 2" CONDUIT WITH PULL STRING TO CHRISTY BOX BETWEEN "CHOOSE LANE" DIRECTIONAL SIGN AND CLEARANCE BAR FOR FUTURE DRIVE THRU SENSORS.

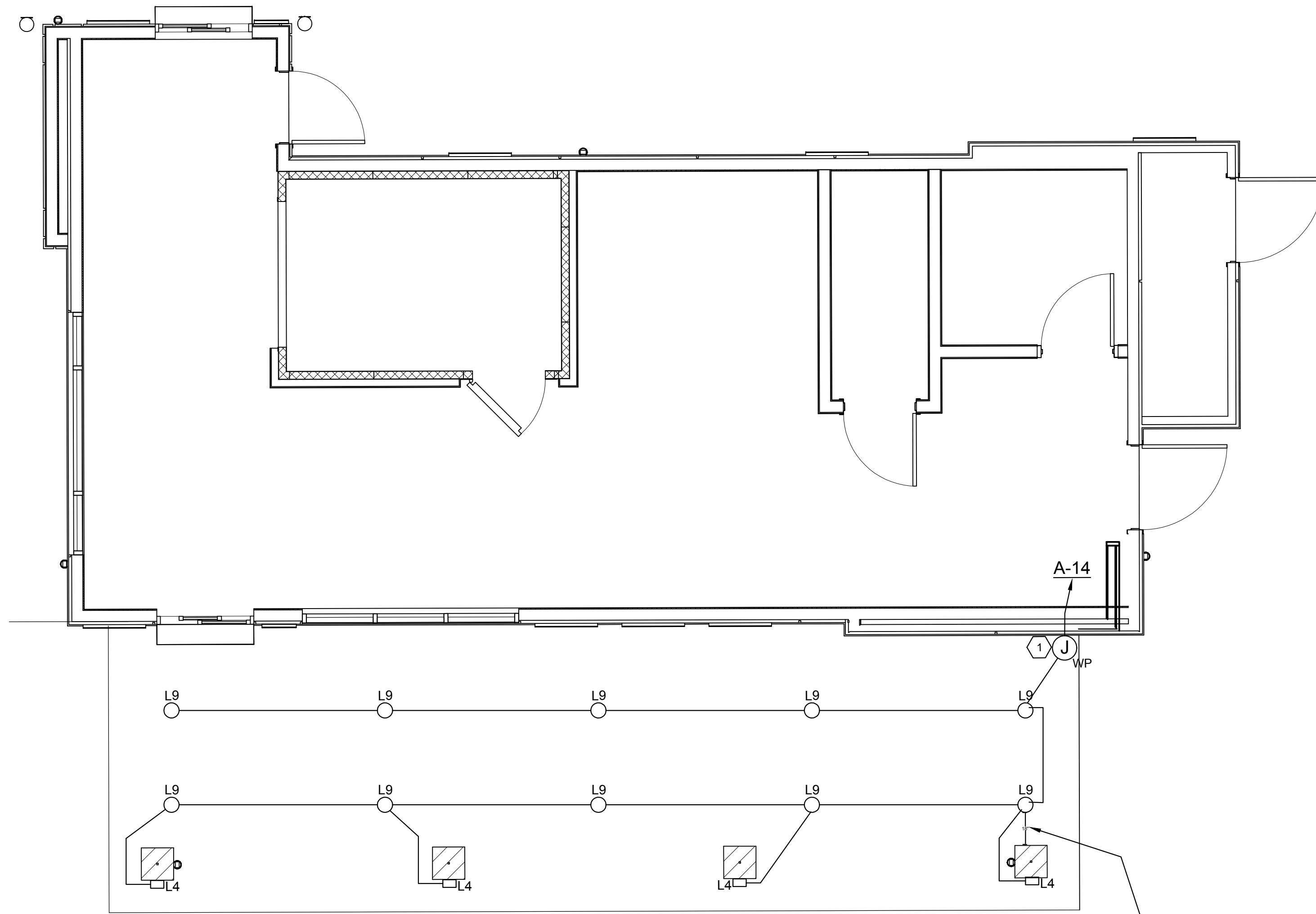
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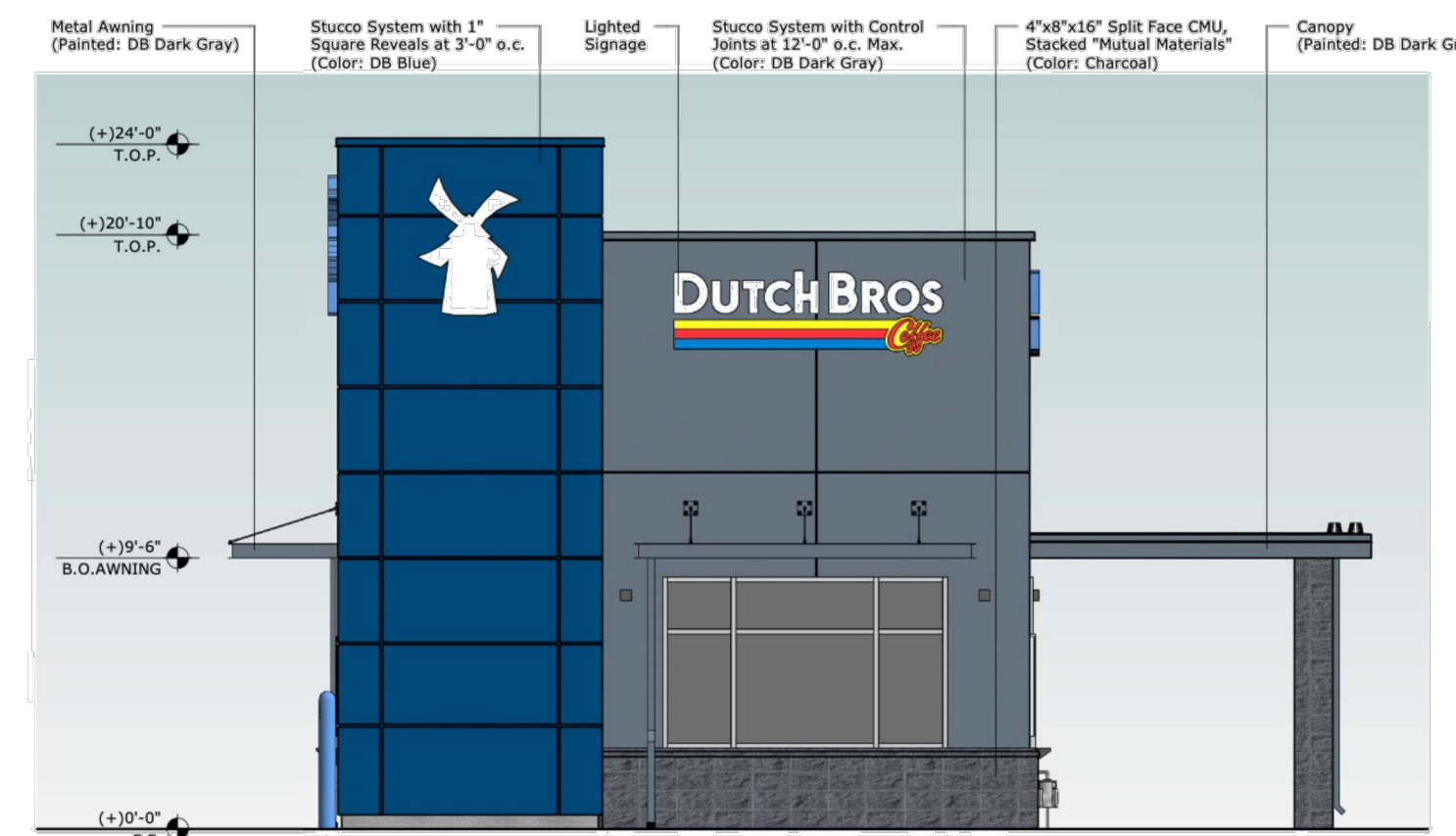
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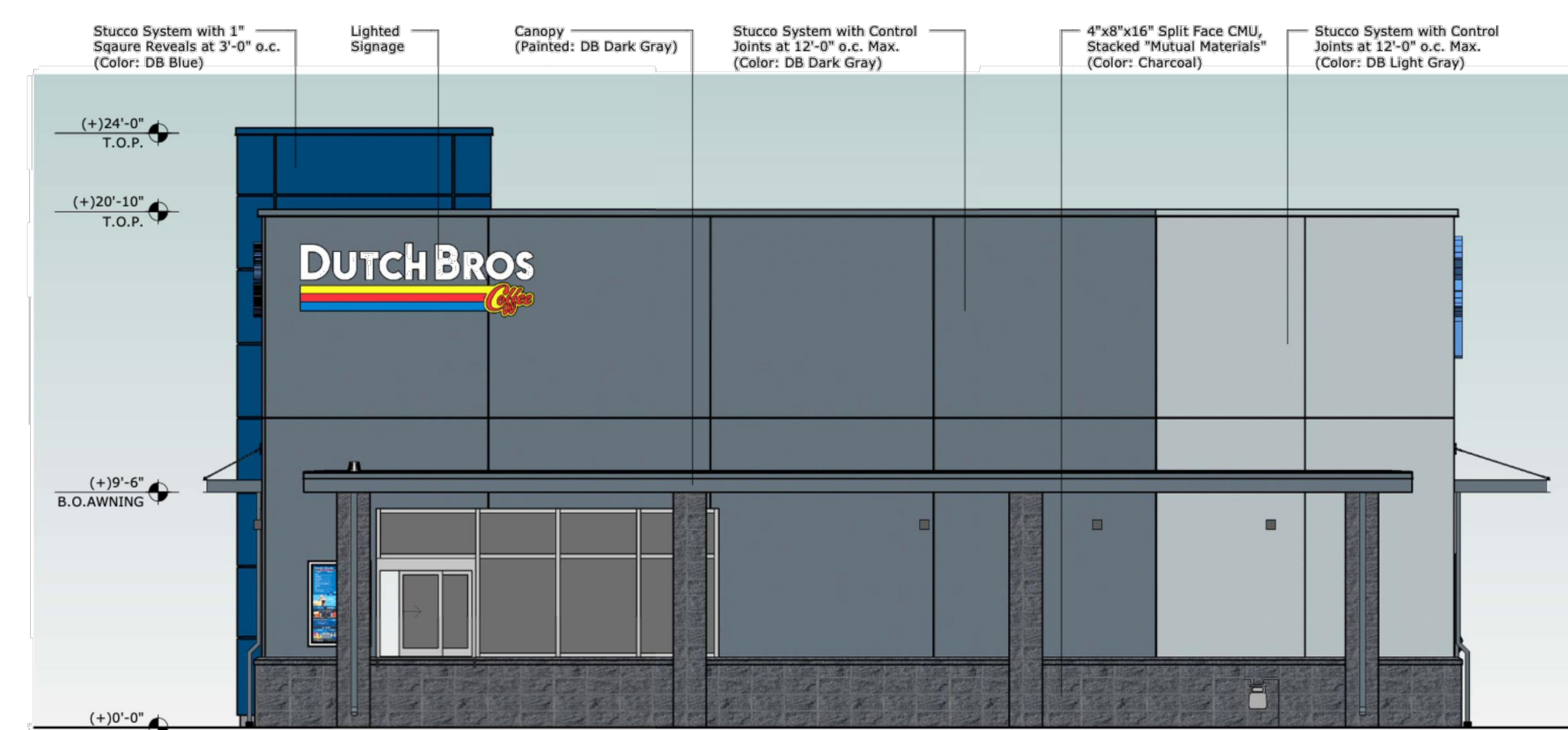
PROJECT/CLIENT: #: 21090	DATE: 11/15/21	SUBMITTAL SITE PLAN
SUBMITTAL RECORD:		
SHEET TITLE: ELECTRICAL SITE PLAN		
SHEET: ES-1.0		



1 CANOPY LIGHTING DETAIL
Scale: 0 10' 20'



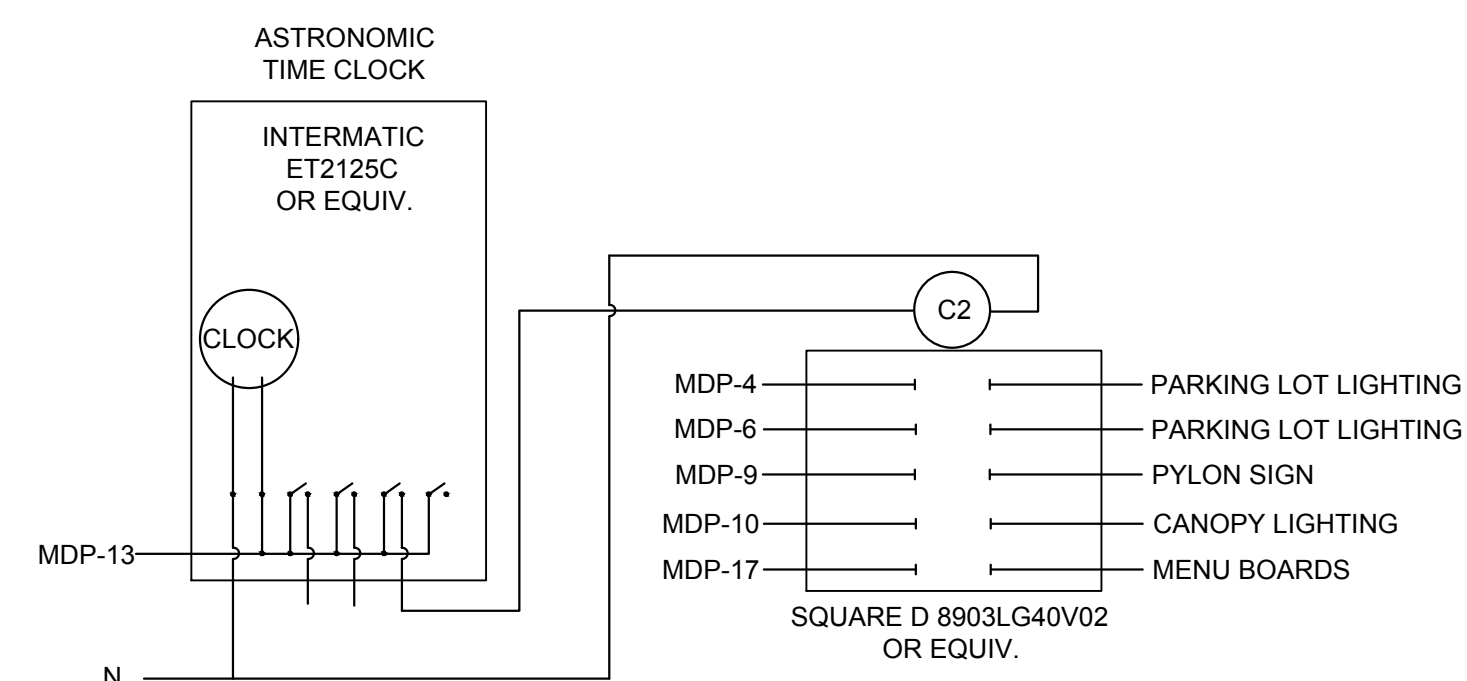
2 CANOPY FRONT ELEVATION DETAIL
Scale: NOT TO SCALE



3 CANOPY SIDE ELEVATION DETAIL
Scale: NOT TO SCALE

LIGHTING SCHEDULE						
ID	MANUFACTURER	MODEL #	LAMP TYPE	VOLTAGE	WATTAGE	DESCRIPTION
P1	IMPERIAL LIGHTING	NLS NV-1-T3-48L-1-40K-UNV-ASA-BRZ WITH POLE. NLS SSSP17-4S-11G-98C-SGL-BRZ-3430	LED	120/277	156W	SITE POLE HEAD, LED 156W, 19000LM, 4000K, DARK BRONZE, TYPE 3 DISTRIBUTION, WITH A 20\"/>
P2	IMPERIAL LIGHTING	NLS NV-1-T3-48L-1-40K-UNV-ASA-BRZ WITH POLE. NLS SSSP17-4S-11G-98C-SGL-BRZ-3430 (2 HEADS AT 180 DEGREES)	LED	120/277	156W	(2) SITE POLE HEADS AT 180 DEGREES, LED 156W, 19000LM, 4000K, DARK BRONZE, TYPE 3 DISTRIBUTION, WITH A 20\"/>
L4	TECH LIGHTING	700 OWVEX-9-3000K-4-H-UNV 120V NON-DIM	LED	120/277	19W	EXTERIOR LIGHT SCENCE, 6\"/>
L9	DMF LIGHTING	DRD5S-4-R	LED	120/277	12W	4\"/>

A. INSTALLATION OF LIGHT FIXTURES SHALL BE ACCORDING TO MANUFACTURER'S RECOMMENDATIONS AND APPLICABLE CODE REQUIREMENTS.
 B. VERIFY THE EXACT MOUNTING HEIGHT AND FINISH OF ALL LIGHTING FIXTURES WITH ARCHITECT PRIOR TO PLACING ORDER OR COMMENCING ROUGH-IN.
 C. LIGHT FIXTURES SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR.
 D. PURCHASING: THE ABOVE LIGHTING MATERIAL IS TO BE PURCHASED AS A "LIGHTING PACKAGE" FROM DUTCH BROTHERS COFFEE'S NATIONAL ACCOUNT THE REQUIRED LIGHTING VENDOR - IMPERIAL LIGHTING, MADE AVAILABLE TO FRANCHISEES AND THEIR CONTRACTORS AT ESTABLISHED DISCOUNTED PRICING, USED FROM NEGOTIATED STOCK INVENTORIED PRODUCT COMMITTED TO, AND OBLIGATED FOR USE BY DBC. CONTACT JOSH ROGERS, JOSH@IMPERIAL-LIGHTING.COM, 760-636-0762, FOR QUOTATION, ORDER PLACEMENT AND DELIVERY. IF ANYTHING OTHER THAT ABOVE IS INSTALLED WITHOUT EXPRESSED WRITTEN CONSENT BY DBC CORPORATE OFFICE AND THE FRANCHISEE, CONTRACTOR WILL BE REQUIRED TO REMOVE IT AND REPLACE IT WITH THE ABOVE.



4 LIGHTING CONTROL DIAGRAM
Scale: NOT TO SCALE

GENERAL NOTES

1. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ORDERING AND INSTALLING LIGHTING IN THE DUTCH BROTHERS OUTDOOR CANOPY. COORDINATE INSTALLATION WITH THE MODULAR BUILDING AFTER DELIVERY.

KEYED NOTES

1. THE LIGHTING CIRCUIT INTO JUNCTION BOX LOCATED IN THE CANOPY SOFFIT (PROVIDED BY MODULAR BUILDING MANUFACTURER). JUNCTION BOX WILL HAVE CONDUIT RUNNING TO PANEL 'A' ON THE INTERIOR OF THE MODULAR BUILDING. ENSURE THE LIGHTING CIRCUIT IS TIED INTO THE TIME CLOCK.

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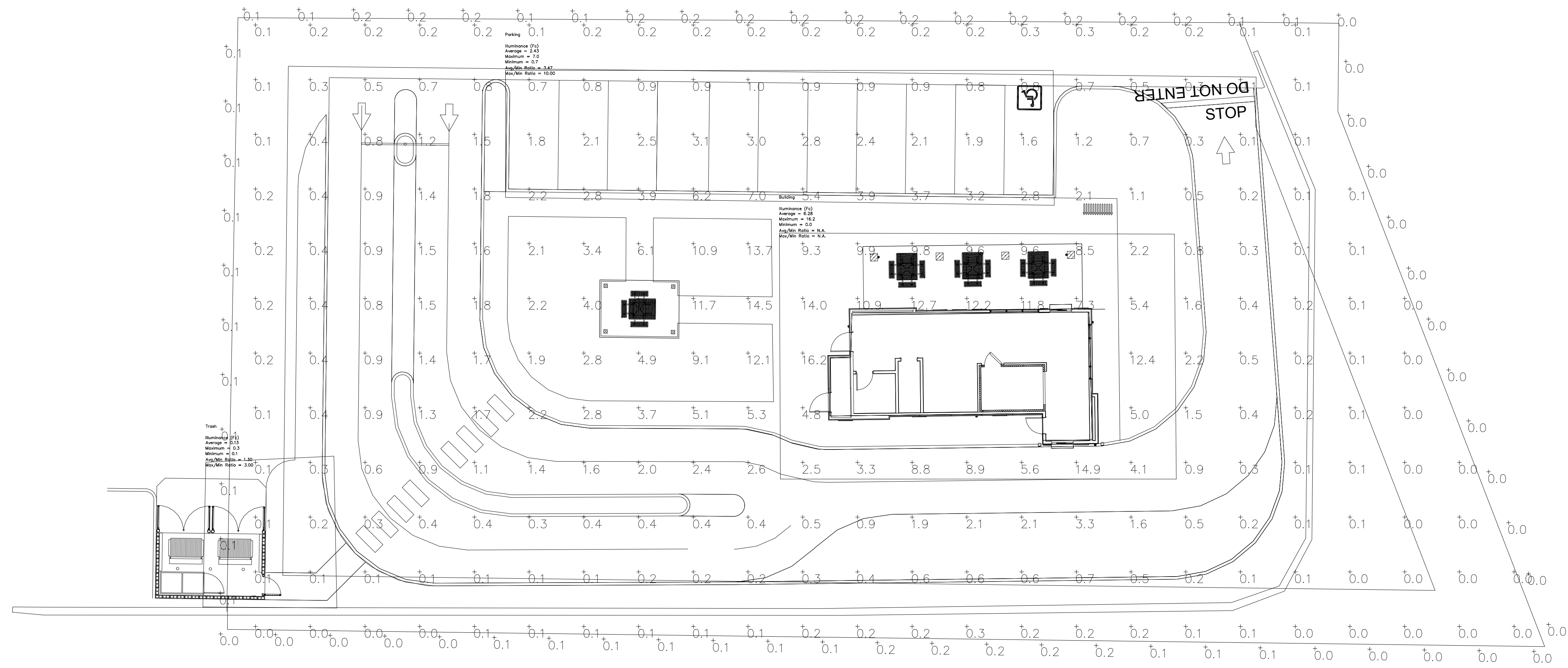
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PROJECT/CLIENT: # 21090

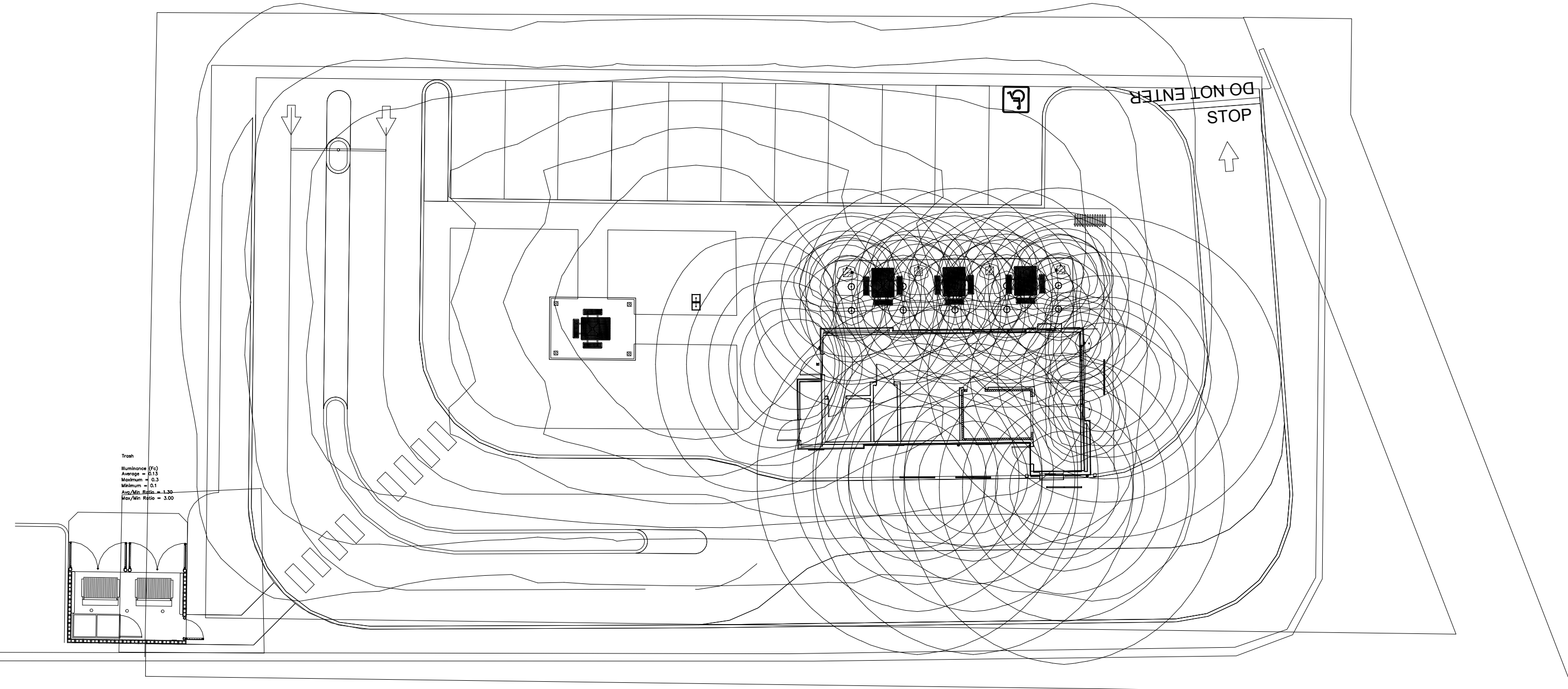
DATE: 11/15/21
SUBMITTAL: SITE PLAN SUBMITTAL

SUBMITTAL RECORD:

SHEET TITLE: CANOPY LIGHTING DETAIL
SHEET: ES-1.1



1 PHOTOMETRIC CALCULATIONS
Scale: NOT TO SCALE



2 LIGHTING DISTRIBUTION AREAS
Scale: NOT TO SCALE

Photometric Statistics	
PROPERTY LINE	ILLUMINANCE (FC) AVERAGE=0.09 MAXIMUM=0.2 MINIMUM=0.0 AVG/MIN=N.A. MAX/MIN=N.A.
SITE	ILLUMINANCE (FC) AVERAGE=1.93 MAXIMUM=16.2 MINIMUM=0.0 AVG/MIN=N.A. MAX/MIN=N.A.
BUILDING	ILLUMINANCE (FC) AVERAGE=6.28 MAXIMUM=16.2 MINIMUM=0.0 AVG/MIN=N.A. MAX/MIN=N.A.
PARKING	ILLUMINANCE (FC) AVERAGE=2.43 MAXIMUM=7.0 MINIMUM=0.7 AVG/MIN=3.47 MAX/MIN=10.00
TRASH	ILLUMINANCE (FC) AVERAGE=0.13 MAXIMUM=0.3 MINIMUM=0.1 AVG/MIN=1.30 MAX/MIN=3.00

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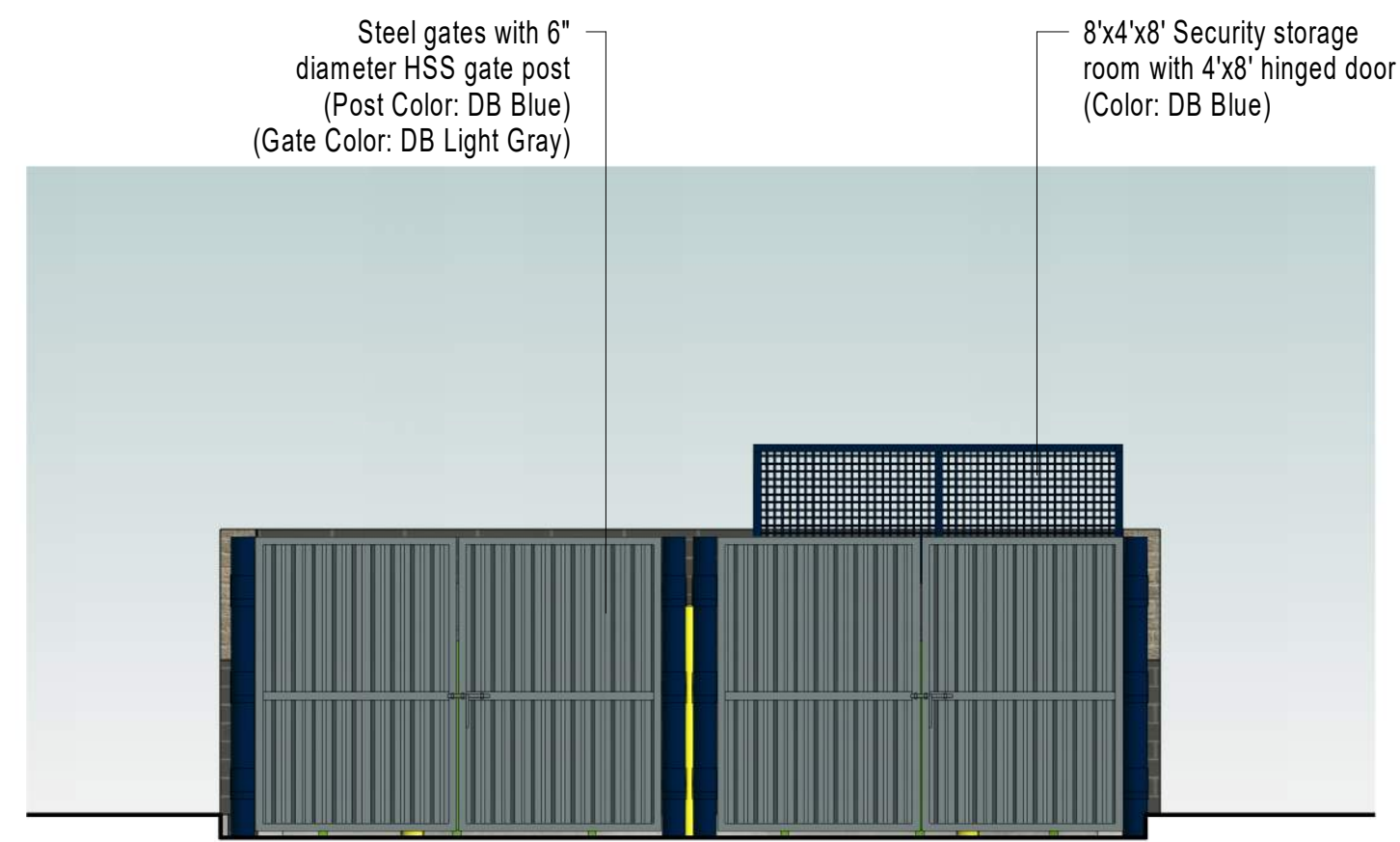
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DATE: 11/15/21

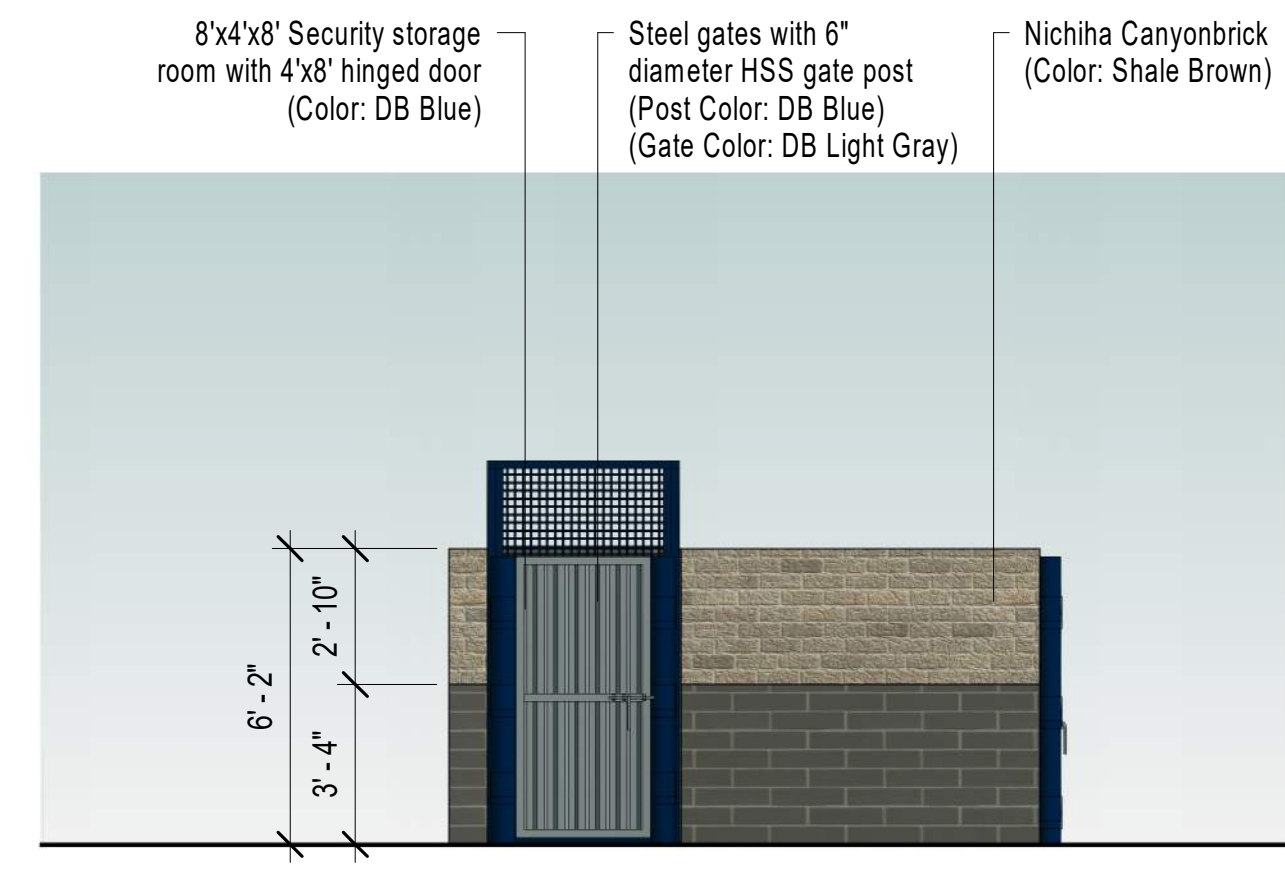
SUBMITTAL RECORD: SUBMITTAL SITE PLAN SUBMITTAL

SHEET TITLE: PHOTOMETRIC SITE PLAN

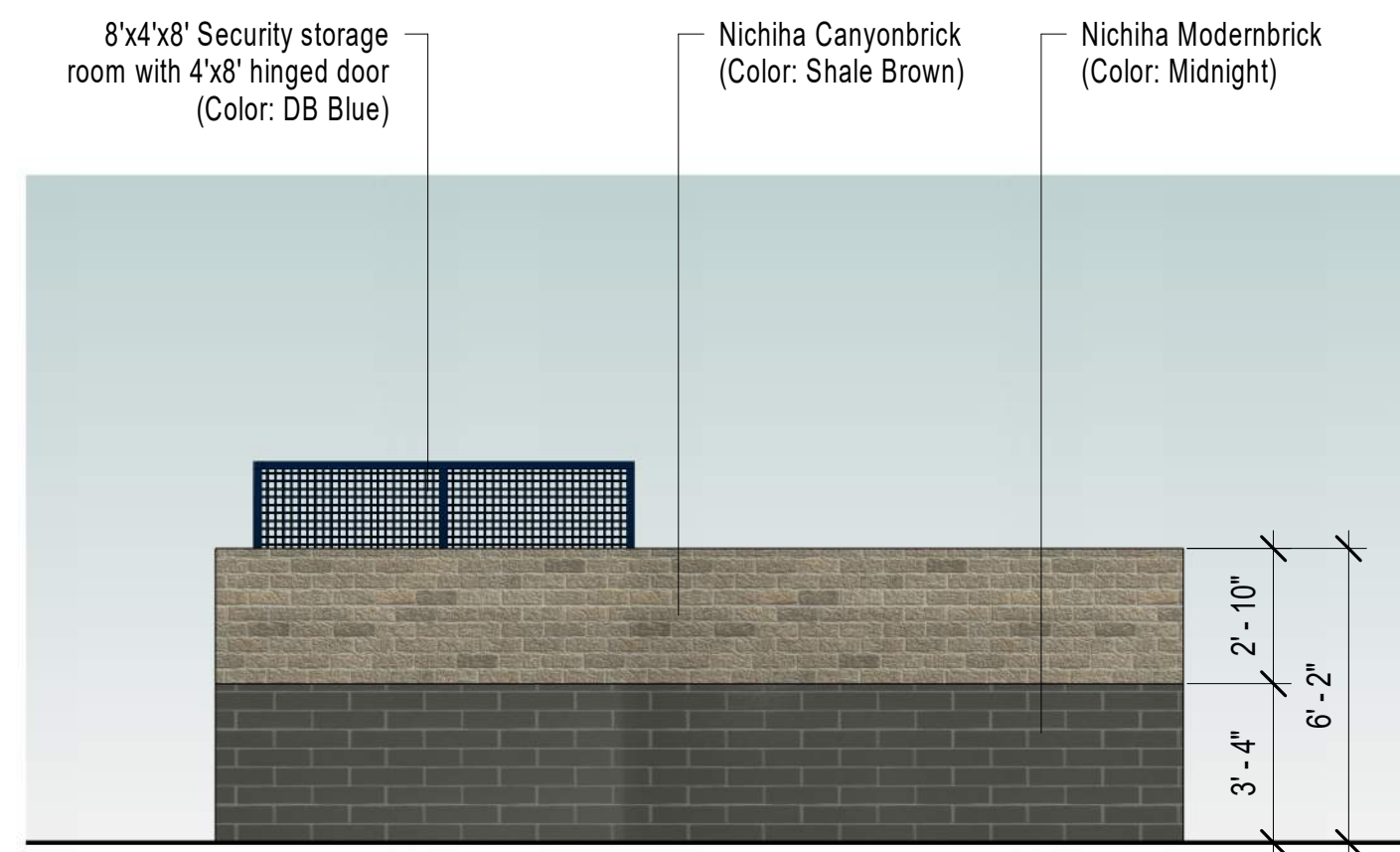
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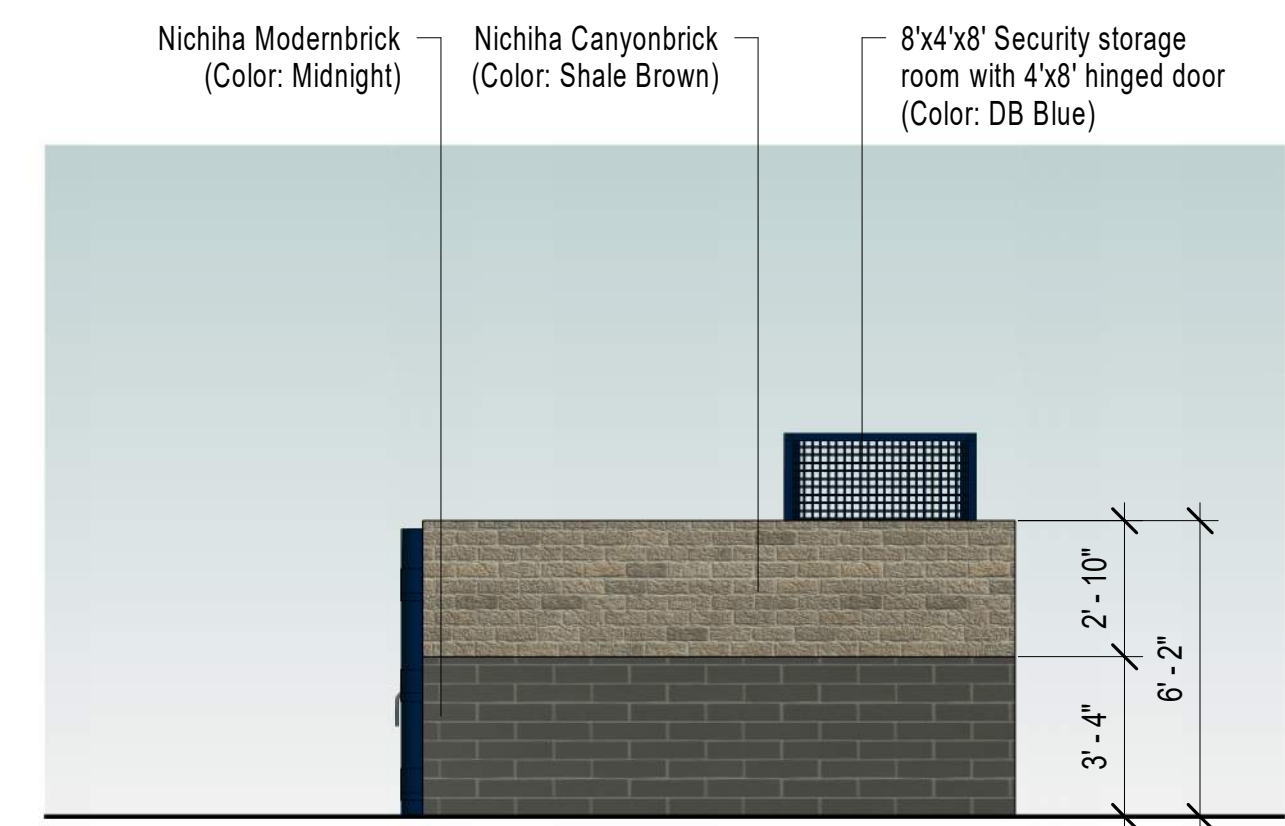
North Elevation - (Front Elevation)
1/4" = 1'-0"



East Elevation - (Side Elevation)
1/4" = 1'-0"



South Elevation - (Rear Elevation)
1/4" = 1'-0"



West Elevation - (Side Elevation)
1/4" = 1'-0"

