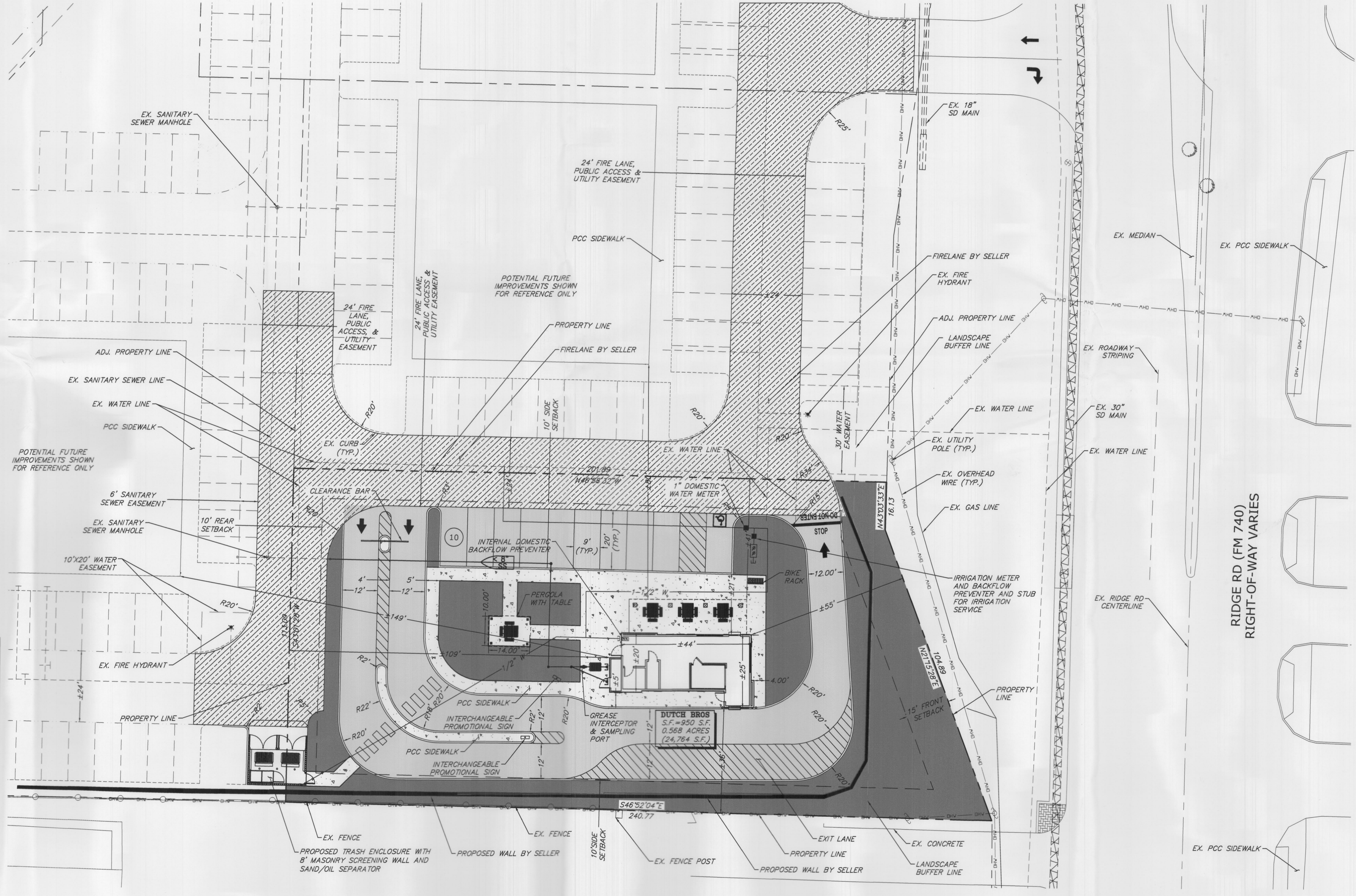


SCALE: N.T.S.

LEGEND	
[Symbol]	PROPOSED MEDIAN CURB
[Symbol]	EXISTING MEDIAN CURB
[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	PROPERTY LINE
[Symbol]	EXISTING EASEMENT LINE
[Symbol]	SITE SETBACK LINE
[Symbol]	EXISTING ROADWAY CENTERLINE
[Symbol]	EXISTING FENCING
[Symbol]	EXISTING UTILITY POLE
[Symbol]	PROPOSED WALL BY SELLER
[Symbol]	EXISTING SSMH
[Symbol]	PROPOSED SEWER CLEANOUT
[Symbol]	PROPOSED GREASE INTERCEPTOR & SAMPLING PORT
[Symbol]	PROPOSED BACKFLOW PREVENTER
[Symbol]	PROPOSED WATER METER (SHADED IF EXISTING)
[Symbol]	PROPOSED WATER LINE (DASHED IF EXISTING)
[Symbol]	PROPOSED SANITARY SEWER MAIN (DASHED IF EXISTING)
[Symbol]	PROPOSED STORM DRAIN (DASHED IF EXISTING)
[Symbol]	PROPOSED ELEC. / TELECOMM CONDUIT
[Symbol]	5" PCC OVER 8" SUBGRADE
[Symbol]	SIDEWALK
[Symbol]	PROPOSED LANDSCAPED AREA
[Symbol]	PROPOSED FIRELANE BY SELLER
[Symbol]	PROPOSED MENU BOARD
[Symbol]	PROPOSED CLEARANCE BAR
[Symbol]	PROPOSED PYLON SIGN/MONUMENT
[Symbol]	PROPOSED PAVEMENT MARKING (DASHED IF EXISTING)

PROJECT SUMMARY TABLE	
ZONING	C (COMMERCIAL DISTRICT)
EXISTING LAND USE	VACANT/UNDEVELOPED
PROPOSED LAND USE	LIMITED SERVICE RESTAURANT
LOT AREA	0.568 ACRES (24,764 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	10 SPACES (1 PER 250 S.F. + 1 PER 4 OUTDOOR SEATS)
PARKING PROVIDED	10 SPACES
HANDICAPPED PROVIDED	1 SPACE (1-25 STALLS)
TOTAL CARS IN QUEUE	29 CARS

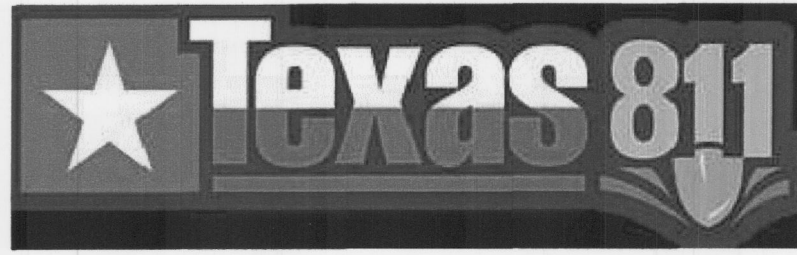


SITE PLAN  
SCALE: 1" = 20'-0"

SCALE: 1" = 20'  
0 10 20  
SITE PLAN SIGNATURE BLOCK

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 18 DAY OF February 2022  
APPROVED: [Signature] DIRECTOR OF PLANNING AND ZONING

CASE #: SP2021-031



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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., #350, Reno, Nevada 89521  
tel 775-824-9888  
www.tectonicsdesigngroup.com

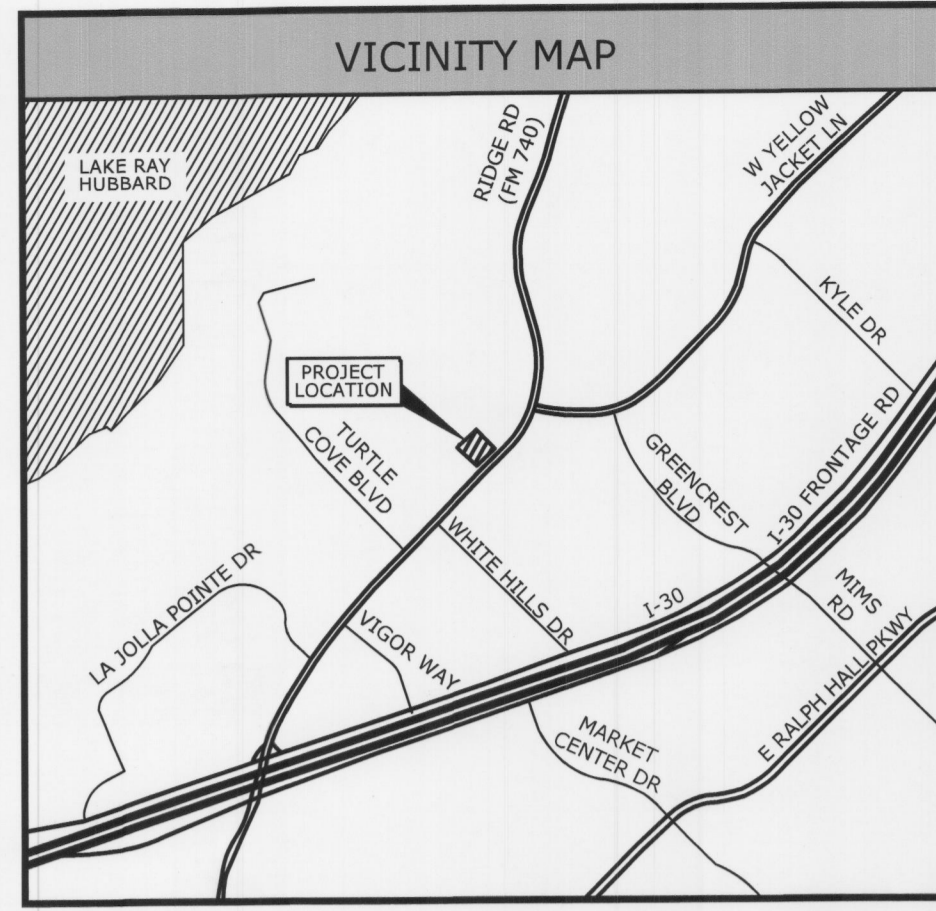
PROJECT/CLIENT: **Dutch Bros No.: TX1802**  
2230 Ridge Rd, Rockwall, TX 75087  
**MAIN & MAIN**  
CAPITAL GROUP, LLC  
5750 Genesis Ct, Suite 103, Frisco, Texas 75034  
tel 214-308-0008

DATE: 12/07/21  
SUBMITTAL SITE PLAN SUBMITTAL

SUBMITTAL RECORD:

SHEET TITLE: SITE PLAN

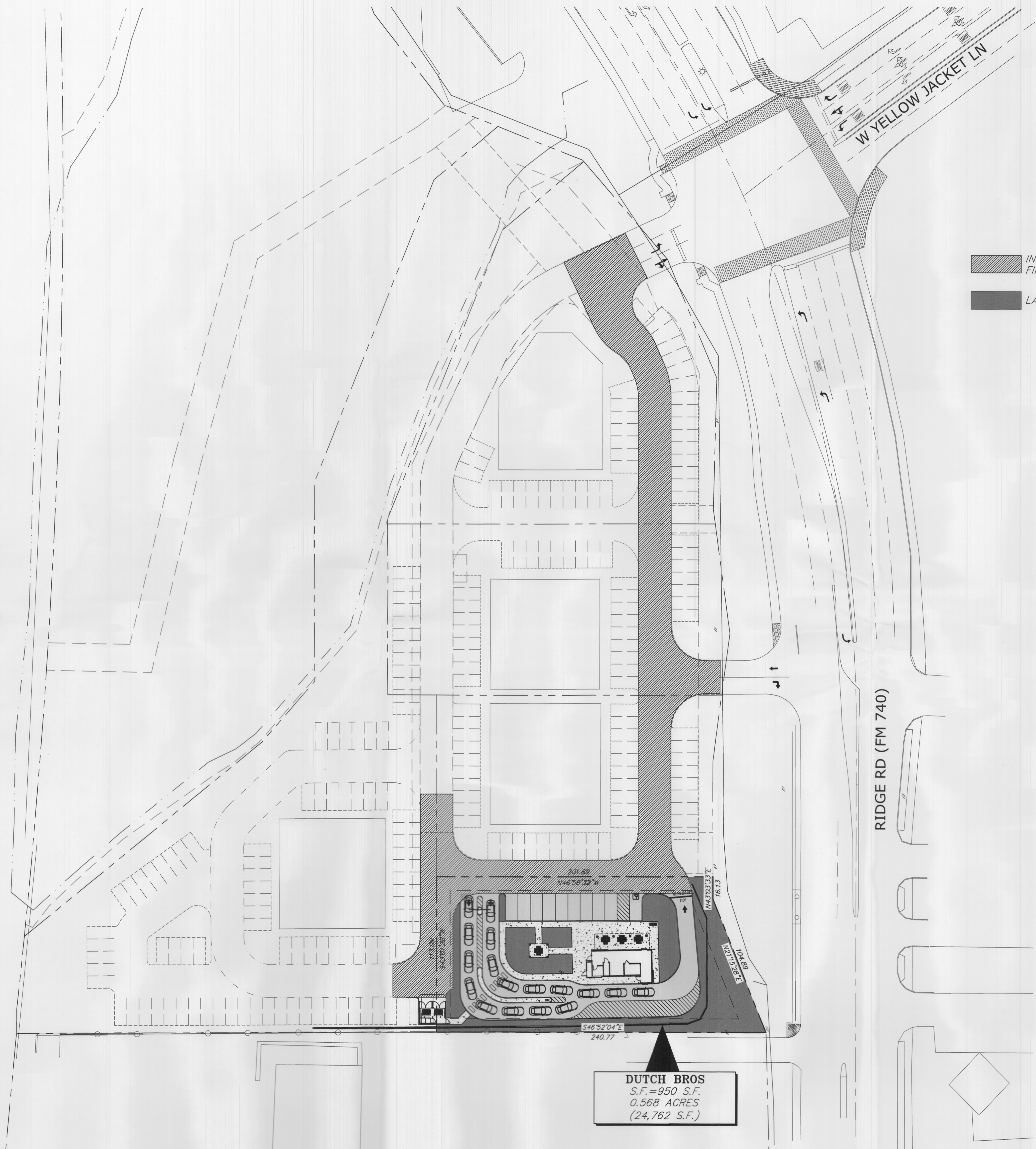
SHEET: C2.1



SCALE: N.T.S.

PROJECT SUMMARY TABLE	
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HANDICAPPED PROVIDED	1 SPACE (1-25 STALLS)
TOTAL CARS IN QUEUE	29 CARS

UNION PACIFIC RR



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

INITIAL CONCRETE FIRE LANE  
LANDSCAPE AREAS

SITE PLAN SIGNATURE BLOCK  
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 18 DAY OF February 2022.  
PLANNING & ZONING COMMISSION CHAIRMAN  
DIRECTOR OF PLANNING AND ZONING

SITE PLAN - OVERALL CENTER  
SCALE: 1" = 40'-0"



COPYRIGHT: All drawings herein are the property of Tectonics Design Group and may not be reproduced or used in any capacity without the written authorization of Tectonics Design Group.  
DRAWN: M.C.M.  
DESIGNED: J.P.B.  
CHECKED/STAMPED: MATT K. RASMUSSEN, P.E.

PRELIMINARY

STAMP:

DESIGNER:

TECTONICS DESIGN GROUP  
730 Sandhill Rd., #250, Reno, Nevada 89521  
tel 775-824-9988  
fax 775-824-9966  
www.tectonicsdesigngroup.com

PROJECT/CLIENT:  
#21090

**Dutch Bros No.: TX1802**  
2230 Ridge Rd, Rockwall, TX 75087

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

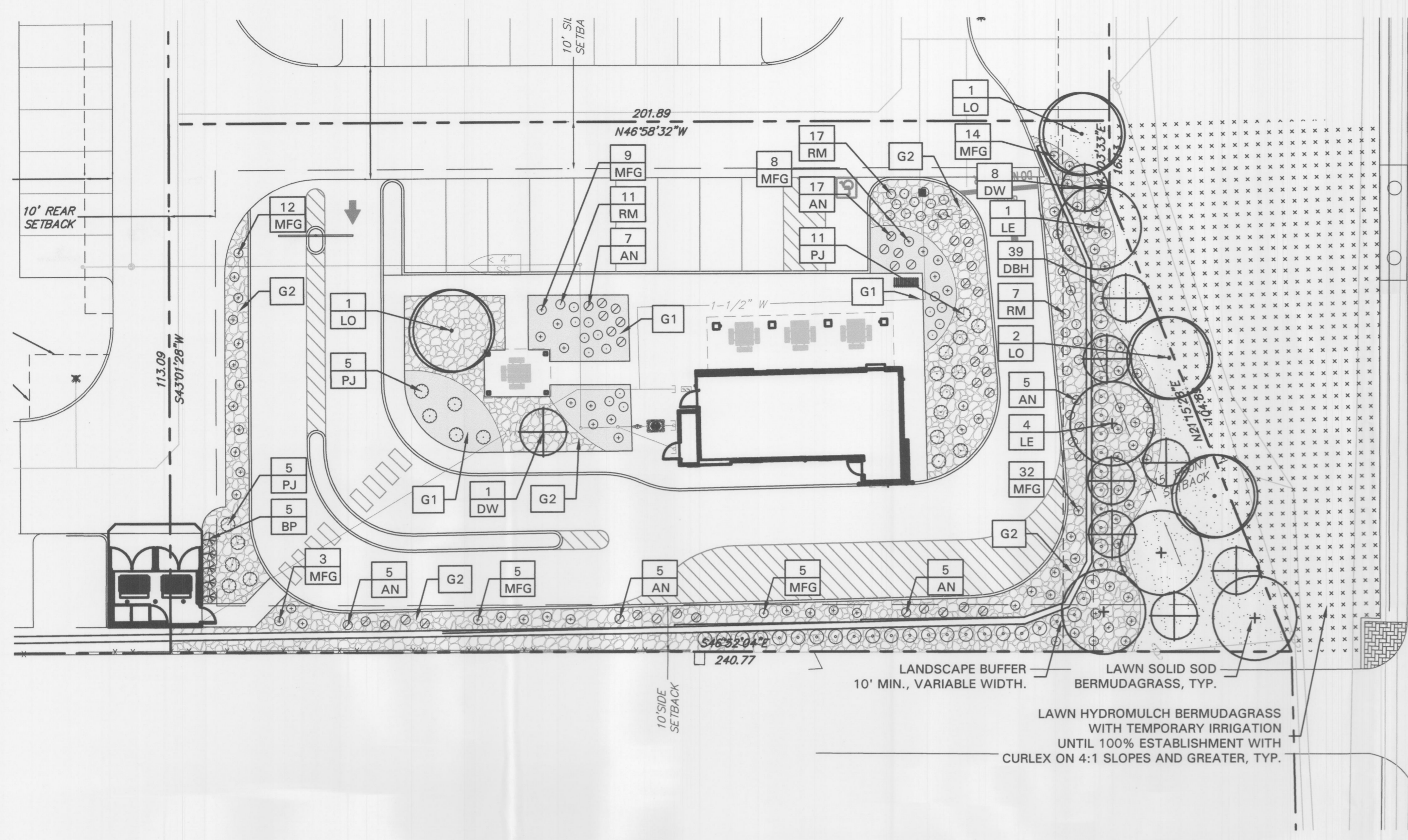
DATE: 12/07/21  
SUBMITTAL SITE PLAN SUBMITTAL

SUBMITTAL RECORD:

SHEET TITLE: SITE QUEUE

SHEET: C2.3

CASE #: SP2021-031



RIDGE RD (FM 740)  
 RIGHT-OF-WAY VARIES

**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.

**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 CLODS, 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.

**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.

**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 10'-0" OF ANY UTILITIES 10" DIA. OR GREATER.
- NO TREES WITHIN 5'-0" OF ANY UTILITIES 10" DIA. OR LESS.
- IRRIGATION SYSTEM WILL MEET REQUIREMENTS IN THE UDC

**GENERAL TREE SURVEY NOTE:**  
 NO EXISTING TREES LOCATED ON SITE

**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.
- RIDGE ROAD (FM 740): 121 l.f.
- |                    |                    |
|--------------------|--------------------|
| Required           | Provided           |
| 10' wide buffer    | 20' wide buffer    |
| (8) trees, 4" cal. | (8) trees, 4" cal. |
| (8) accent trees   | (8) 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%)

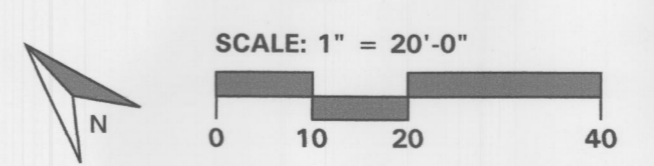
**PROJECT SUMMARY TABLE**

ZONING	C (COMMERCIAL DISTRICT)
EXISTING LAND USE	VACANT/UNDEVELOPED
PROPOSED LAND USE	LIMITED SERVICE RESTAURANT
LOT AREA	0.568 ACRES (24,764 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	10 SPACES (1 PER 250 S.F. + 1 PER 4 OUTDOOR SEATS)
PARKING PROVIDED	10 SPACES
HANDICAPPED PROVIDED	1 SPACE (1-25 STALLS)
TOTAL CARS IN QUEUE	29 CARS

**PLANT LIST**

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
<b>TREES</b>					
DW	<i>Chilopsis linearis</i>	Desert Willow	9	30 gal.	container grown, 3-5 trunk, 8' ht. min., 4' spread min.
LE	<i>Ulmus parvifolia 'Sempervirens'</i>	Lacebark Elm	5	4" cal.	container grown, 12' ht., 4" spread, 4' branching ht., matching
LO	<i>Quercus virginiana</i>	Live Oak	4	4" cal.	container grown, 12' ht., 4" spread, 4' branching ht., matching
<b>SHRUBS/GROUND COVER</b>					
AN	<i>Juniperus tobiro '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
refer to Notes					
G-1	<i>Cynodon dactylon</i>	Crushed Basalt			crushed basalt, 1" dia., 4" depth with weed barrier fabric
G-2		Crushed Limestone			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.



**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 and Zoning Commission of the City of Rockwall on the 16 day of February 2022.

WITNESS OUR HANDS, this 16 day of February, 2022

\_\_\_\_\_  
 Planning & Zoning Commission, Chairman

\_\_\_\_\_  
 Director of Planning and Zoning

CASE #: SP2021-031



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
- SHEET ES-3.0 - LIGHTING SPEC SHEETS

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 18 DAY OF February 2022

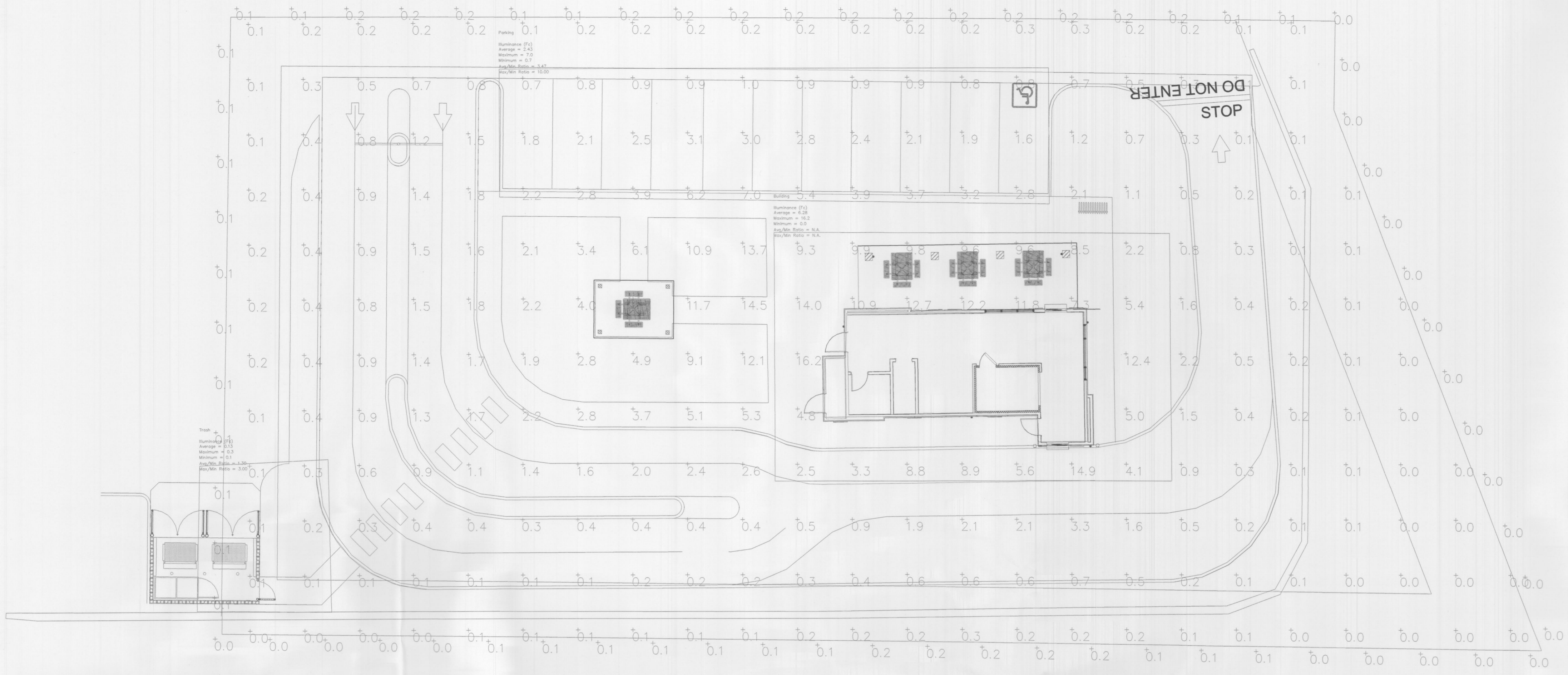
WITNESS OUR HANDS, THE 18 DAY OF February 2022

*[Signature]*  
PLANNING & ZONING COMMISSION CHAIRMAN

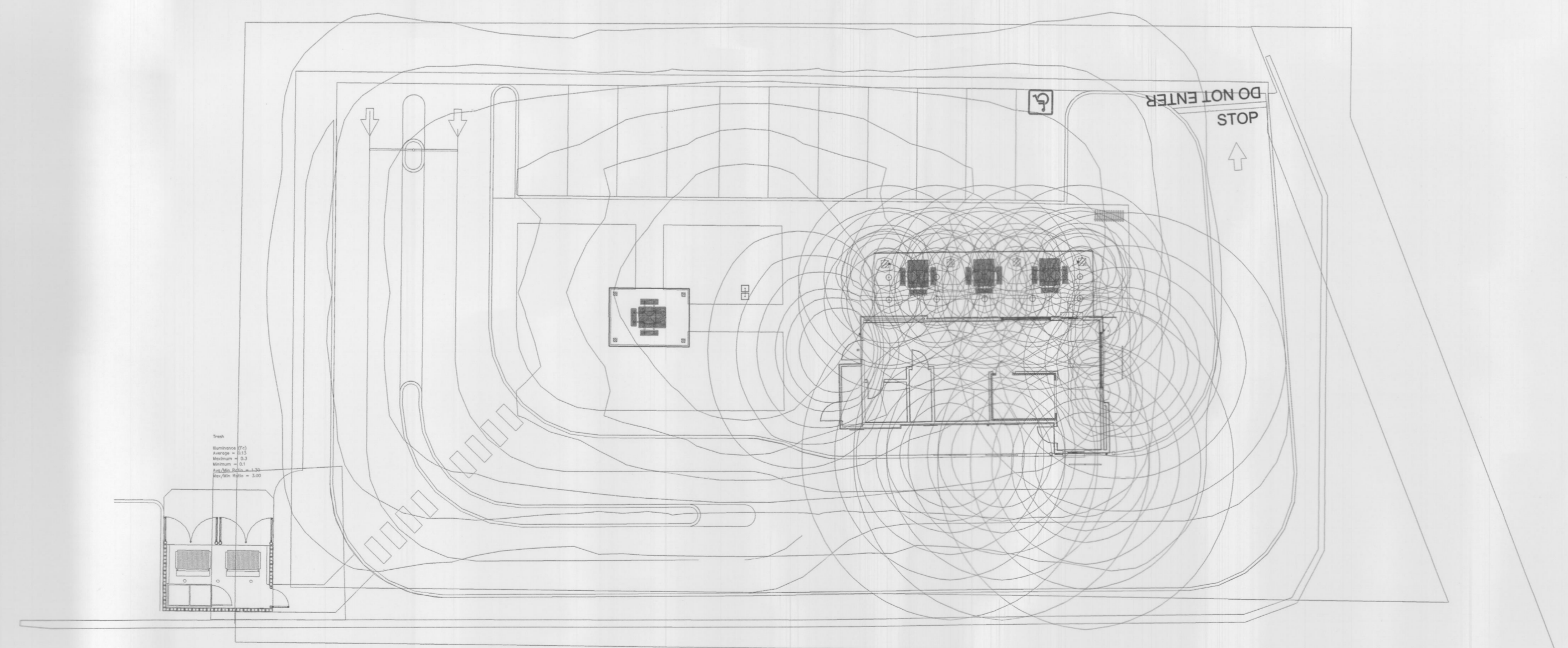
*[Signature]*  
DIRECTOR OF PLANNING AND ZONING

CASE #: SP2021-031

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DRAWN:	S.B.G.
DESIGNED:	S.B.G.
CHECKED/STAMPED:	SCOTT B. GARRISON, P.E.
PRELIMINARY	
STAMP:	
DESIGNER:	<p style="font-size: 8px; margin-top: 5px;">tel 775-854-9988 fax 775-854-9986</p> <p style="font-size: 8px; margin-top: 5px;">730 Sandhill Rd., #250, Reno, Nevada 89521 www.tectonicsdesigngroup.com</p>
PROJECT/CLIENT:	Dutch Bros No.: TX1802
	2230 Ridge Rd, Rockwall, TX 75087
	MAIN & MAIN CAPITAL GROUP, LLC 5750 Genesis Ct, Suite 103, Frisco, Texas 75034 tel 214-308-0008
SUBMITTAL RECORD:	
DATE:	SUBMITTAL
10/15/21	SITE PLAN
12/06/21	SUBMITTAL
	SITE PLAN
	RE-SUBMITTAL
SHEET TITLE:	SPECIFICATIONS
SHEET:	ES-0.1



**1 PHOTOMETRIC CALCULATIONS**  
Scale: NOT TO SCALE



**2 LIGHTING DISTRIBUTION AREAS**  
Scale: NOT TO SCALE

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

SITE PLAN SIGNATURE BLOCK  
APPROVED:  
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WITNESS OUR HANDS, THE 18 DAY OF February 2022  
PLANNING & ZONING COMMISSION CHAIRMAN  
DIRECTOR OF PLANNING AND ZONING

CASE #: SP2021-031

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

**Dutch Bros No.: TX1802**  
2230 Ridge Rd, Rockwall, TX 75087  
**MAIN & MAIN CAPITAL GROUP, LLC**  
5750 Genesis Ct, Suite 103, Frisco, Texas 75034  
tel 214-308-0008

**PROJECT/CLIENT:** #21806

<b>DATE:</b>	<b>SUBMITTAL</b>
10/15/21	SITE PLAN
12/06/21	SUBMITTAL
	SITE PLAN
	RE-SUBMITTAL

**SHEET TITLE:** PHOTOMETRIC SITE PLAN

**SHEET:** ES-2.0

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**DRAWN:** S.B.G.  
**DESIGNED:** S.B.G.  
**CHECKED/STAMPED:** SCOTT B. GARRISON, P.E.

**PRELIMINARY**

**NLS LIGHTING** **NV-1-ASA**  
AREA LIGHTING

**FORM AND FUNCTION**

- Sleek, low profile housing
- Spec grade performance
- Engineered for optimum thermal management
- Low depreciation rate
- Reduce energy consumption and costs up to 65%
- Exceeds IES foot candle levels utilizing the least number of poles and fixtures per project
- Optical system designed for:
  - Parking Lots
  - Auto Dealerships
  - General Area Lighting

**CONSTRUCTION**

- Die Cast Aluminum
- External cooling fins. Finite Element Analysis (FEA) designed
- Corrosion resistant external hardware
- One piece silicone gasket ensures IP 66 seal for electronics compartment
- One-piece Optics Plate™ mounting silicone Micro Optics
- Two-piece silicone Micro Optic system ensures IP-67 level seal around each PCB
- Grade 2 Clear Anodized Optics Plate™ standard

**FINISH**

- 3-5 mils electrostatic powder coat.
- NLS standard high-quality finishes prevent corrosion protects against salt and extreme environmental conditions

**WARRANTY**

Five-year limited warranty for drivers and LEDs.

**LED WATTAGE CHART**

300 wattage	200 wattage	150 wattage	100 wattage	75 wattage	50 wattage
120'	80'	60'	45'	35'	25'

**LISTINGS**

- Certified to UL 1598
- UL E752
- CSA C22.2 no. 250.0
- DesignLights Consortium™ (DLC) Level 2+ Premium™ (DLP2)
- IP66/ IP67 Rated
- 300 Microns Rated per ANSI C136.31-2010

**USA**

Project Name: \_\_\_\_\_ Type: \_\_\_\_\_

Cat #	Light Out	No. of LEDs	Wattage	Kelvin	Beam	Mounting	Color	Options
RDV (RDV1)	120'	11 (DNL)	300W	3000K	120-277V	Architectural Suspended	(DNL)	See Options (RDV1) for details
RDV (RDV2)	80'	11 (DNL)	200W	3000K	120-277V	Architectural Suspended	(DNL)	See Options (RDV2) for details
RDV (RDV3)	60'	11 (DNL)	150W	3000K	120-277V	Architectural Suspended	(DNL)	See Options (RDV3) for details
RDV (RDV4)	45'	11 (DNL)	100W	3000K	120-277V	Architectural Suspended	(DNL)	See Options (RDV4) for details
RDV (RDV5)	35'	11 (DNL)	75W	3000K	120-277V	Architectural Suspended	(DNL)	See Options (RDV5) for details
RDV (RDV6)	25'	11 (DNL)	50W	3000K	120-277V	Architectural Suspended	(DNL)	See Options (RDV6) for details

**DRD5S & SurfaceFrame**  
Surface Mount LED Downlight  
New Construction  
DRDHJ0 Octagonal Junction Box

Project: \_\_\_\_\_ Type: \_\_\_\_\_  
Product Code: \_\_\_\_\_ Date: \_\_\_\_\_  
Spec Sheet V-10/01/20

**Thinest-in-class DRD5S delivers the pure, smooth light and the elegant look of a high-end recessed downlight**

- Features multiple ratings to meet the demands of a wide range of situations
- Ultra-low profile allows it to install in as little as 2" of ceiling space when drywall is used

**Application**  
New Construction

**Delivered Lumens**  
750 lm (9.0W), 1000 lm (12.0W)

**Aperture**  
4" Octagonal Junction Box

**Color Quality**  
90+ CRI - 3-step SDCM

**Color Temperature**  
2700K 3000K 3500K

**Input Voltage**  
120/277V

**Dimming**  
TRACELV 5% 0-10V 1%

**Emergency Lighting**  
Optional Emergency LED Driver with integrated Test Switch for lighting up to 90 minutes in event of power failure

**Shape**  
Round, Square

**Finish**  
White

**Housing Ratings**  
Code compliant for use in appropriate fire rated assemblies up to 8 hours

**Additional Options**  
UL Listed for Wet Location

**Module Ratings**  
UL Listed for Wet Location

dmf lighting.com

**VEX WALL SCONCE**

With its unassuming minimalist profile, The Vex outdoor LED wall sconce features up and down lighting and delivers a wide range of optical control and illumination options in a unique and deceptively simple design. Independent, up and down beam angles from 10° - 120° are achieved with simple tool-free adjustment. Beams can be set symmetric or asymmetric in both directions and are lockable. Angle markers ensure consistent and precise aiming and adjustment from fixture to fixture. Vex is ideal for indoor or outdoor accent lighting, ambient and/or way-finding applications where beam angle is critical and/or being used to add dramatic effects.

**Key features**

- Tool-free, independent, up/down beam angle adjustment 10° - 120°
- Asymmetric or Symmetric Beam Shaping
- Lockable
- Angle markers for consistent and precise aiming

**SPECIFICATIONS**

DELIVERED LUMENS	354
WATTS	18.7
VOLTAGE	Universal 120V - 277V
DIMMING	0-10V, DALI, TRIAC, 0-1
LIGHT DISTRIBUTION	Symmetric or Asymmetric depending on beam beam position
MOUNTING OPTIONS	Wall
OPTICS	Adjustable beam spread
CRI	90+
COLOR RENDERING	3-step
BUG RATING	80-125-IG
BEAM SKY	Non-Compliant
WET RATED	IP66
GENERAL LISTING	ETL, ADA
CALIFORNIA TITLE 24	Can be used to comply with CEC 2016 Title 24 Part 6 for residential and Regulations with CEC Appliance Database not required.
START TEMP	-30°C
RECYCLED/RENEWABLE LED	95%
CONSTRUCTION	Aluminum
FINISH	Matte Black Powder Coat
LED LIFETIME	50,000 Hours
WARRANTY*	5 years
WEIGHT	2.8 lbs.

**ORDERING INFORMATION**

7000VEX	CRUCT	LENGTH	FINISH	INPUT VOLTAGE
7000VEX	CRUCT	LENGTH	FINISH	INPUT VOLTAGE

techlighting.com

**ELECTRICAL**

- 120-277 Volts (RVN) or 347-480 Volts (HV)
- 0-10V dimming driver by Philips Advantus
- Driver power factor at maximum load is > .95, THD maximum load is 15%
- All internal wiring UL certified for 600 VAC and 100°C
- All drivers, controls, and sensors housed in enclosed IP-66 compartment
- Lumileds Luxeon MX LEDs
- CRI > 90
- Color temperatures: 3000K, 4000K, 5000K

**OPTIONS**

- **BIRD DETERRENT (BD)** - offers effective and humane deterrent for larger bird species and provides cost-effective long-term solution to nuisance bird reflections and protect your property
- **MARINE GRADE FINISH (MGF)** - A multi-step process creating protective finishing coat against harsh environments.
  - Chemically washed in a 3-stage cleaning system
  - Pre-baked
  - Powder coated 3-5 mils of Zinc Rich Super Durable Polyester Primer
  - 1-2 mils metal pole coverage top and bottom
  - Oven Baked
  - Finished Insulator Coating of Super Durable Polyester Powder Coat 3-5 mil thickness
- **SHIELDS (HSS, AHS)** - House Side Shield (HSS) is designed for full property line cut-off. Automotive House Side Shield (AHS) is a single-sided shield allowing partial cut-off on either side or front of luminaire.
- **ROUND POLE ADAPTER (RPA)** - When using round poles, specify Round Pole Adapter (RPA). Specify RPA when installing on 2" x 4" round poles and RPA5 when installing on 5" x 6" round poles.

**CONTROLS**

- **FSP-211 (FSP-X)** - Passive Infrared (PIR) sensor providing multi-level control based on motion/light contribution.
  - All control parameters adjustable via wireless configuration remote storing and transmitting sensor profiles.
  - FSP-20 mounting heights 5-20 feet
  - FSP-40 mounting heights 21-40 feet
  - Includes 5 dimming event cycles, 0-10V dimming with motion sensing, reprogrammable in the field.
- **NEMA 7-PIN RECEPTACLE (PRT)** - An ANSI C136.41-2013 receptacle provides electrical and mechanical interconnect between photo control cell and luminaire. Dimming receptacle available two or four dimming contacts supports 0-10V dimming methods or digital addressable Lighting Interface (DALI), providing reliable power interconnect.

**OPTICS**

Silicone optics high photothermal stability and light output provides higher powered LEDs with maximum lumen depreciation (LD-80, L70 and thermal stability with scratch resistance increases exterior application durability.

IES Types

**NLS LIGHTING** 701 Kinghill Place, Carson, CA 90746 Call Us Today (916) 941-2122 nslighting.com

**dmf DRD5S & SurfaceFrame**  
Surface Mount LED Downlight  
General New Construction  
DRDHJ0 Octagonal Junction Box

**PRODUCT BUILDER**

**HOUSING**

PRODUCT CODE	APPLICATION	APERTURE	OPTION
DRDH Housing	New Construction	4" SurfaceFrame Octagonal Junction Box	(Blank) Integrated Driver POSEM EM Driver, 0-10V, 750 lm 100SEW EM Driver, 0-10V, 1000 lm

**LED MODULE**

PRODUCT CODE	APERTURE	SHAPE	LUMENS	CRI	CCT	DRIVER
DRD5S Module	4" Aperture	R Round	97 750 lm	90+ CRI	27 2700K	(Blank) Integrated D-10V
		S Square	18 1000 lm		38 3000K	DF Integrated TRACELV, Non-Conductive
					38 3000K	EM Integrated D-10V Non-Conductive
						EM Emergency w/ Test Switch

dmf lighting.com

**VEX WALL SCONCE**

**PHOTOMETRICS\***

**VEX**

Total Lumen Output: 354  
Total Power: 18.7  
Luminaire Efficacy: 27.6  
Color Temp: 3000K  
CRI: 90+  
BUG Rating: 80-125-IG

**PROJECT INFO**

PROJECT TITLE QUANTITY JOB NAME AND NO. NOTES

**TECH LIGHTING**  
GENERATION BRAND  
1000 Airport Avenue, Dallas, Texas 75242  
752-455-4444 / 752-455-6555

techlighting.com

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 18 DAY OF February 2022

WITNESS OUR HANDS, THE 18 DAY OF February 2022  
PLANNING & ZONING COMMISSION CHAIRMAN DIRECTOR OF PLANNING AND ZONING

CASE #: SP2021-031

**TECTONICS DESIGN GROUP**  
730 Sandhill Rd., #250, Reno, Nevada 89521  
tel 775-824-9968  
fax 775-824-9986  
www.tectonicsdesigngroup.com

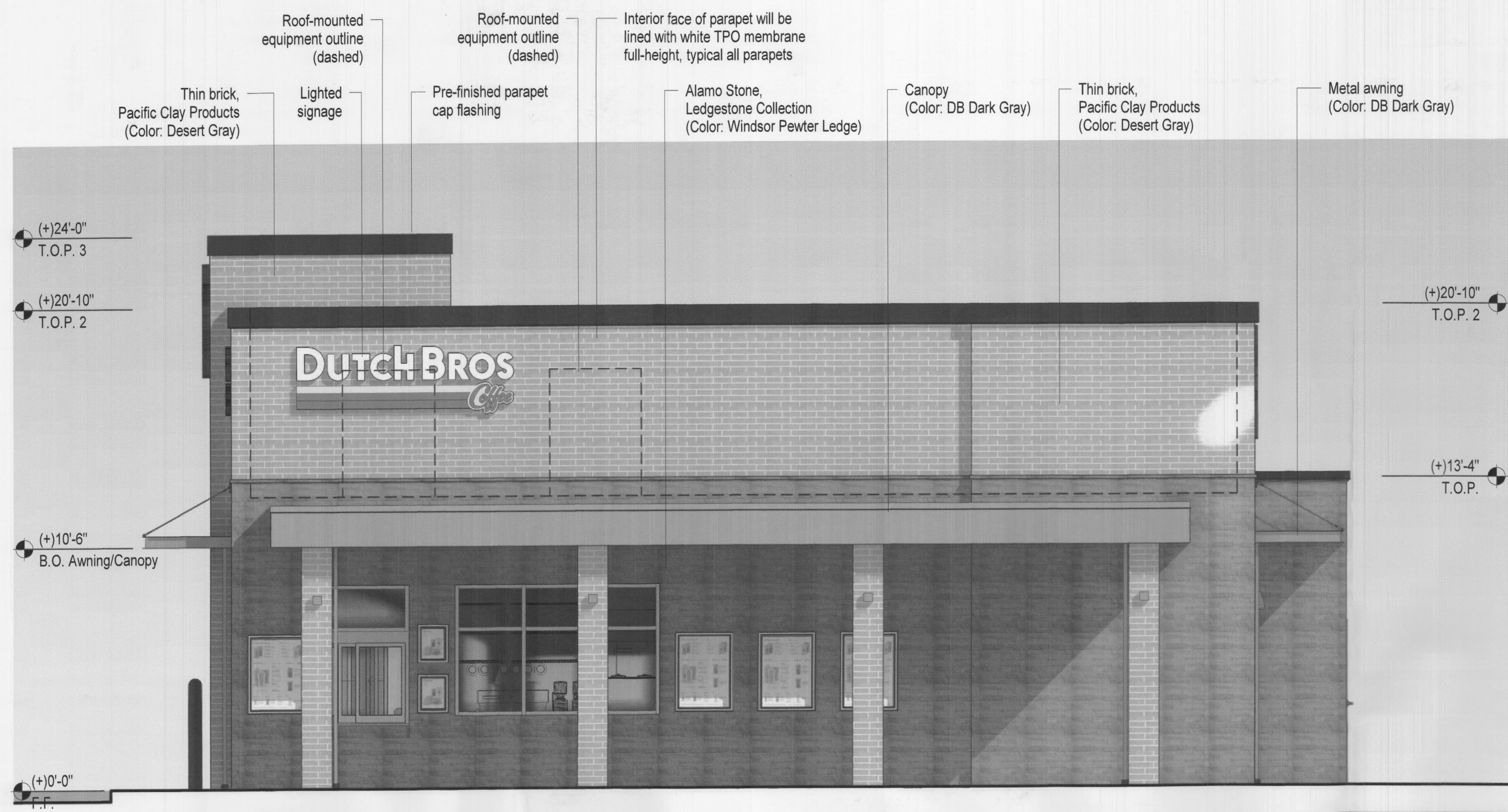
**Dutch Bros No.: TX1802**  
2230 Ridge Rd., Rockwall, TX 75087  
**MAIN & MAIN CAPITAL GROUP, LLC**  
5750 Genesis Ct., Suite 103, Frisco, Texas 75034  
tel 214-308-0008

**PROJECT/CLIENT:** #21090

**DATE:** 10/15/21  
**SUBMITTAL:** SITE PLAN  
12/06/21  
**SUBMITTAL:** SITE PLAN  
**RE-SUBMITTAL:**

**SHEET TITLE:** LIGHTING SPEC SHEETS

**SHEET:** ES-3.0



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

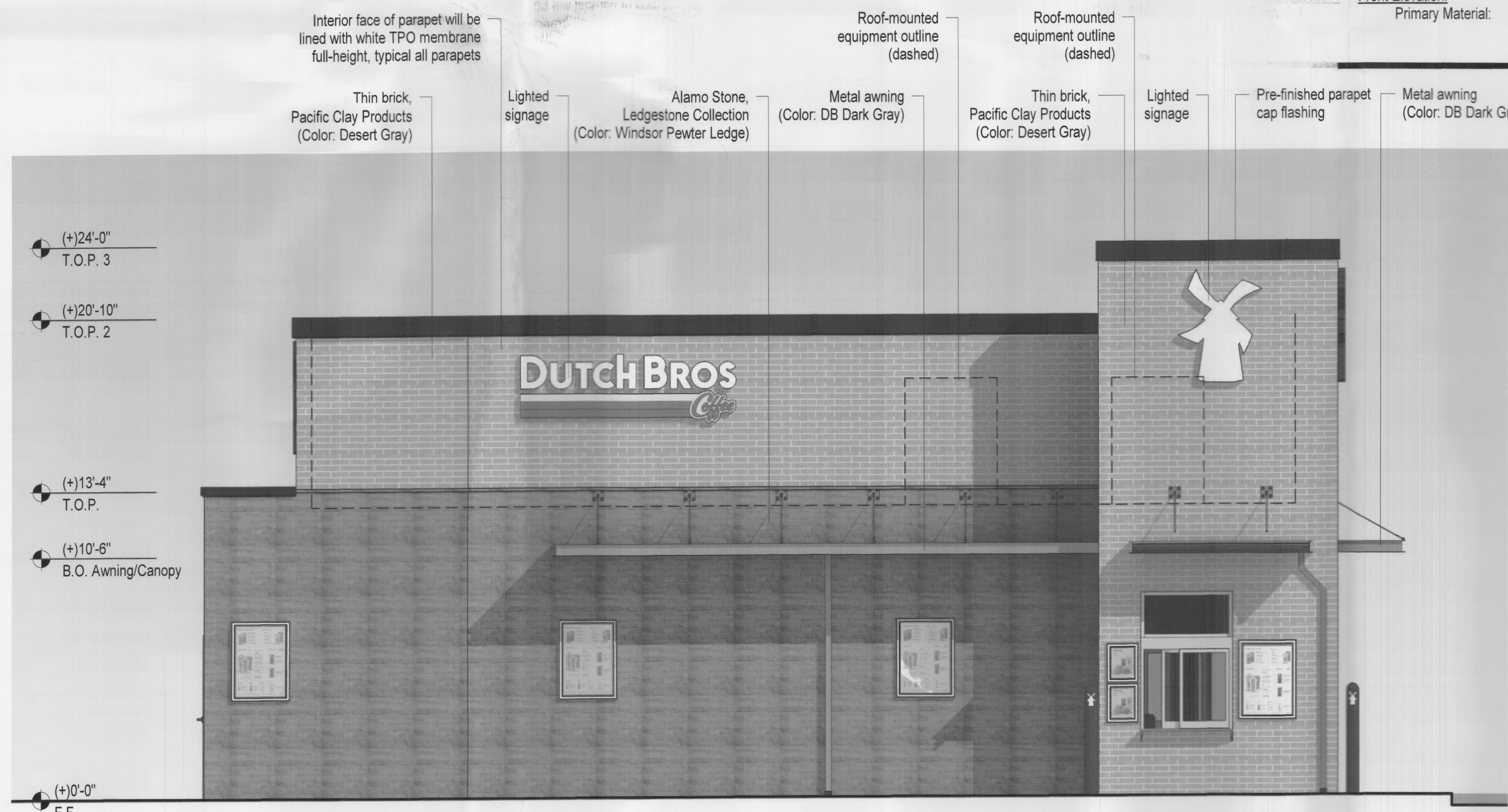


East Elevation - (Front Elevation)  
1/4" = 1'-0"

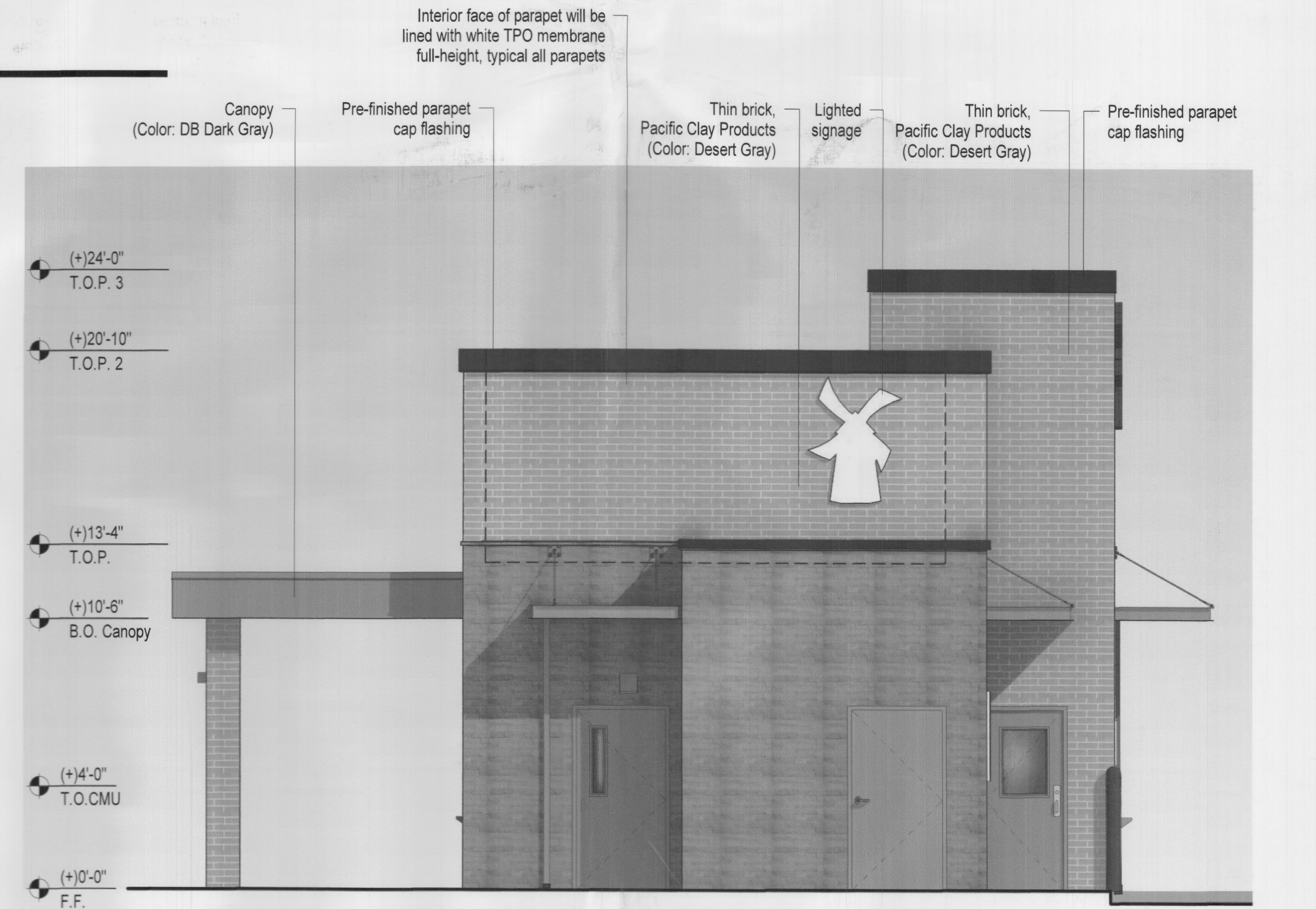
**Material Calculations**

<b>Drive-Up Elevation:</b>	Primary Material:	Brick 100%
<b>Rear Elevation:</b>	Primary Material:	Brick 100%
<b>Walk-Up Elevation:</b>	Primary Material:	Brick 100%
<b>Front Elevation:</b>	Primary Material:	Brick 100%

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 18 DAY OF February 2022  
WITNESS OUR HANDS, THE 18 DAY OF February 2022  
[Signature] PLANNING & ZONING COMMISSION CHAIRMAN  
[Signature] DIRECTOR OF PLANNING AND ZONING



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



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

(SP2021-031)



**Dutch Bros**  
Conceptual Elevations  
Rockwall, Texas

PR.7

**MAIN & MAIN**





Front (Primary Elevation)/Drive-Thru



Front (Primary Elevation)/Walk-Up



Rear/Walk-Up



Rear/Drive-Thru

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 \_\_\_\_\_  
 PLANNING & ZONING COMMISSION CHAIRMAN

\_\_\_\_\_  
 DIRECTOR OF PLANNING AND ZONING

(SP2021-031)



Perspectives

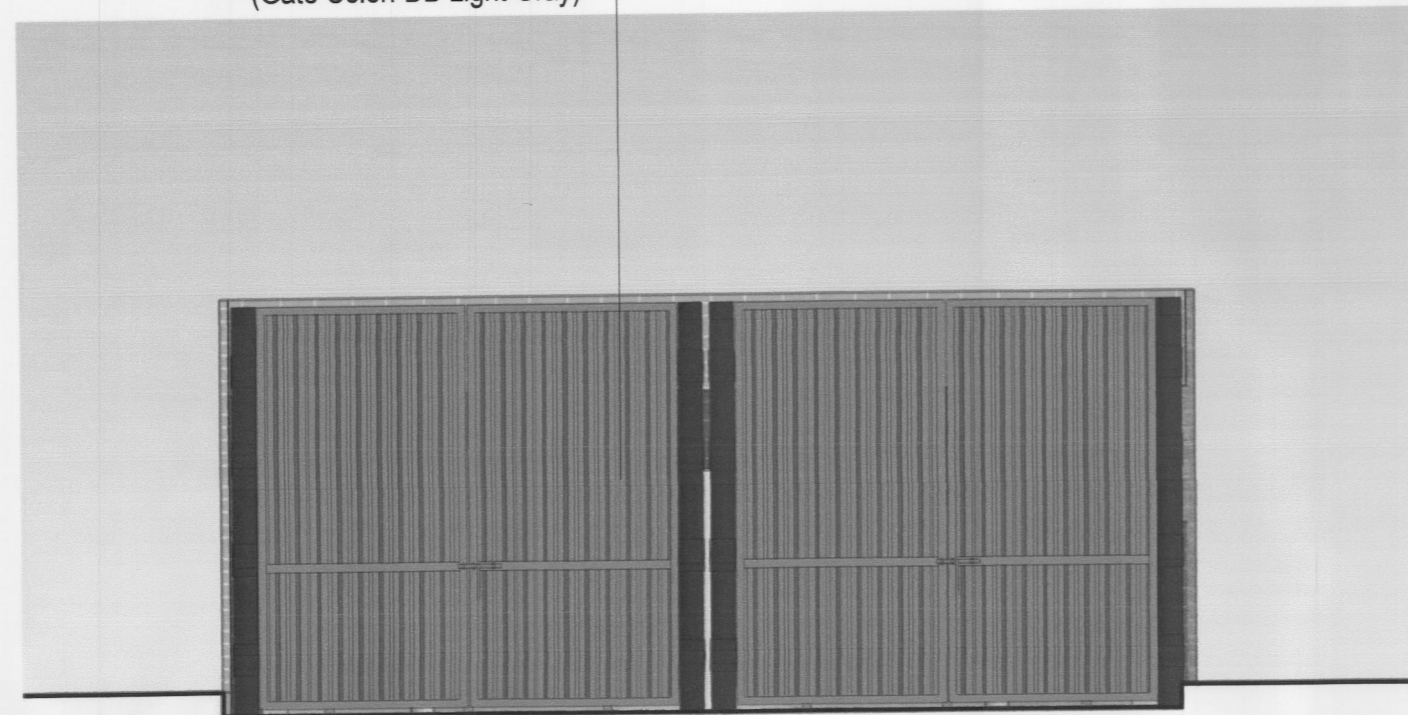
Dutch Bros

Rockwall, Texas

PR.7A

MAIN & MAIN

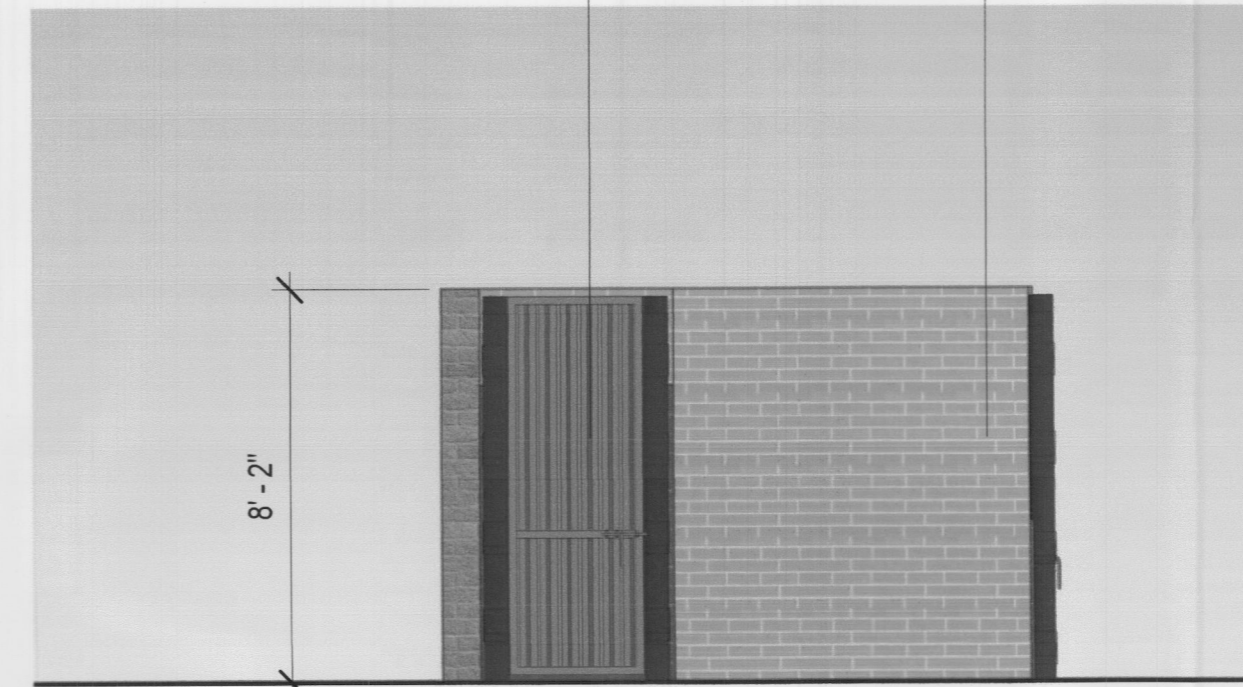
Self-latching steel gates with  
6" diameter HSS gate post  
(Post Color: DB Blue)  
(Gate Color: DB Light Gray)



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

Self-latching steel gates with  
6" diameter HSS gate post  
(Post Color: DB Blue)  
(Gate Color: DB Light Gray)

Thin brick over CMU block,  
Pacific Clay Products  
(Color: Desert Gray)



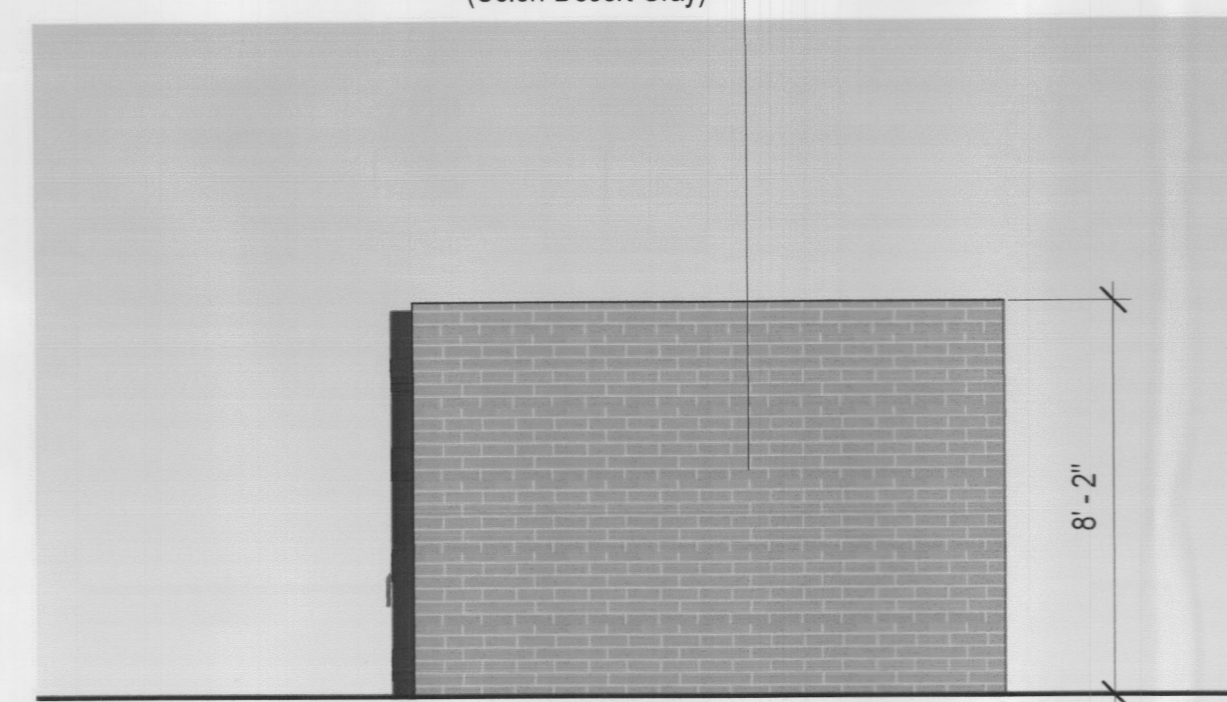
East Elevation - (Side Elevation)  
1/4" = 1'-0"

Thin brick over CMU block,  
Pacific Clay Products  
(Color: Desert Gray)



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

Thin brick over CMU block,  
Pacific Clay Products  
(Color: Desert Gray)



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

SITE PLAN SIGNATURE BLOCK

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PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 16 DAY OF February 2022

WITNESS OUR HANDS, THE 16 DAY OF February 2022

*[Signature]*  
PLANNING & ZONING COMMISSION CHAIRMAN

*[Signature]*  
DIRECTOR OF PLANNING AND ZONING

(SP2021-031)



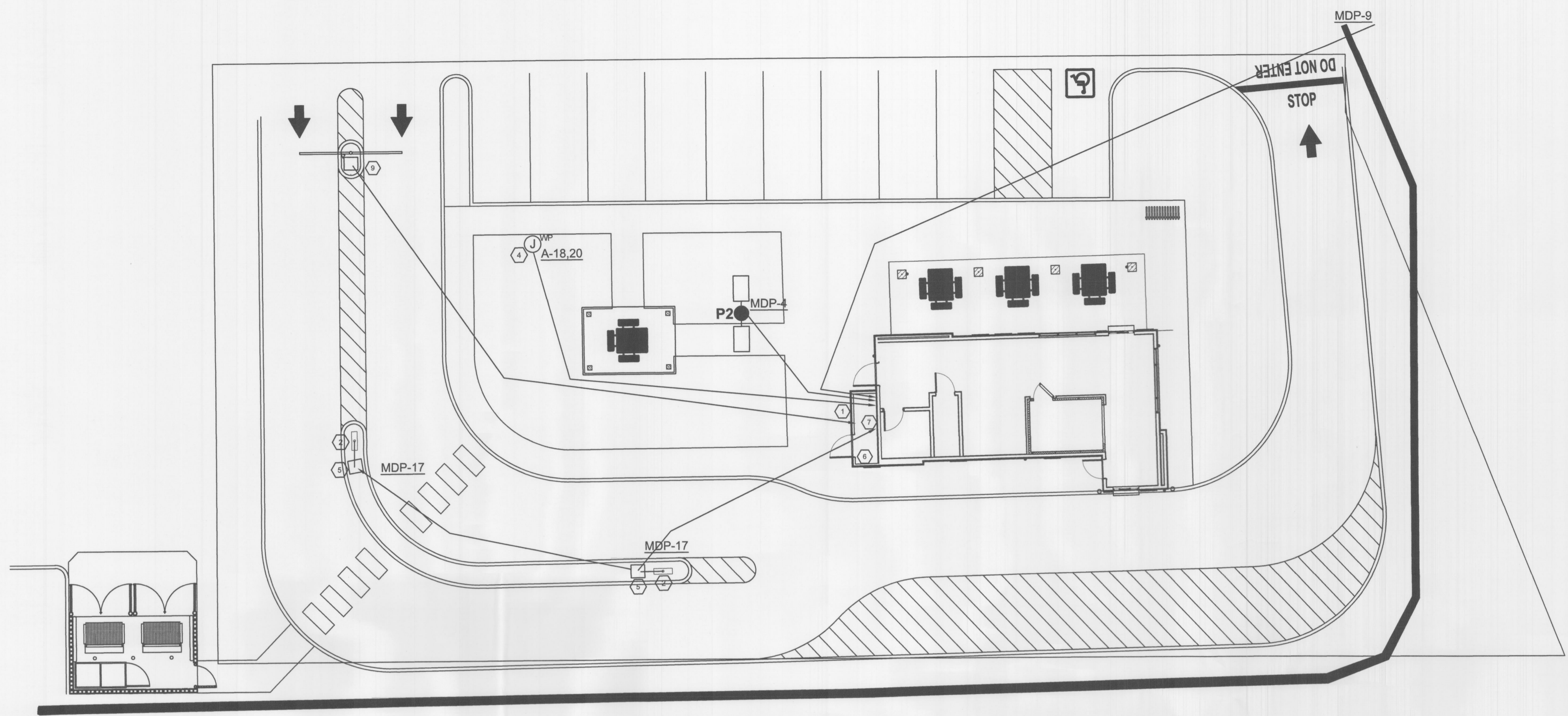
Dutch Bros

Conceptual Trash Enclosure Elevations

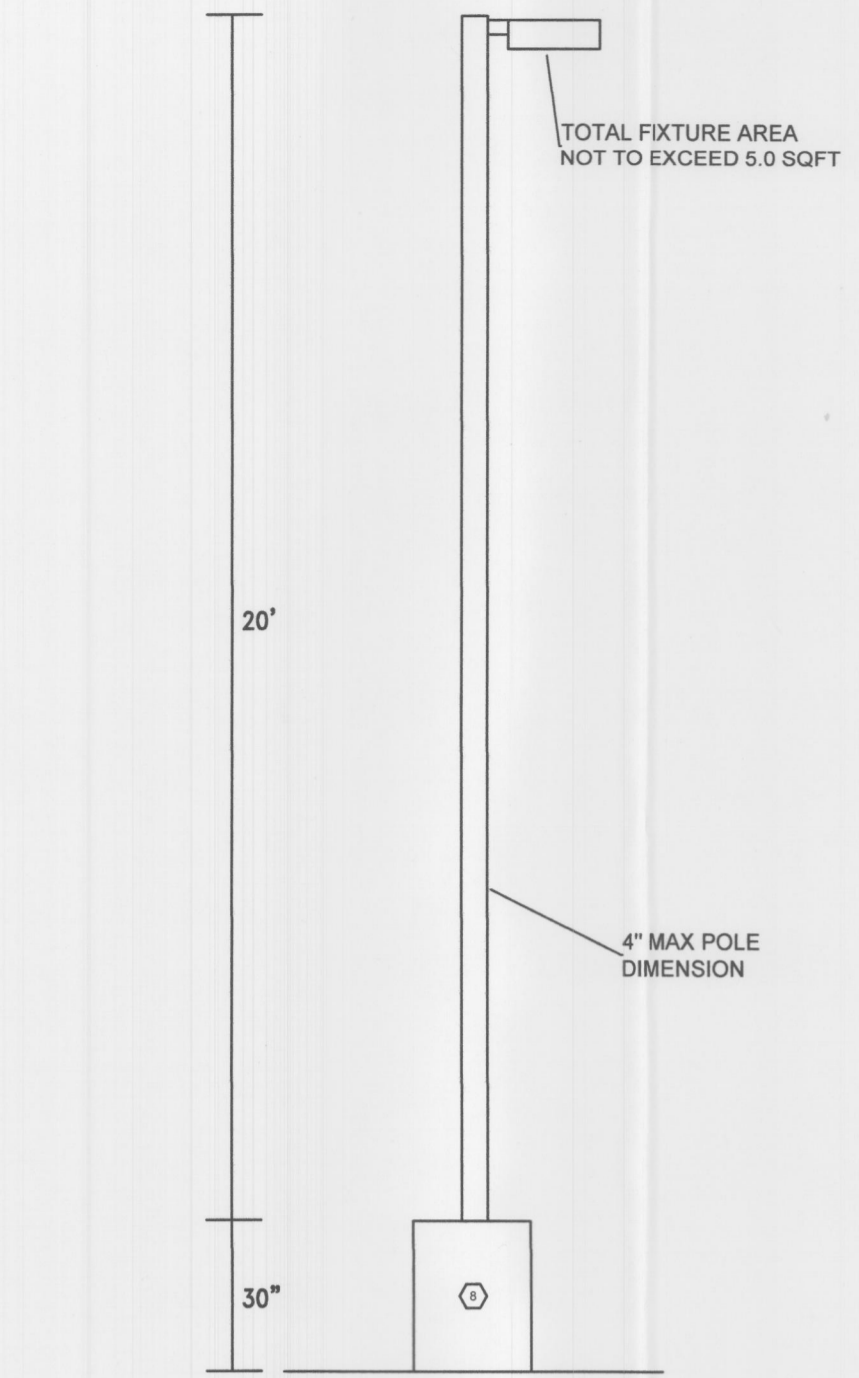
Rockwall, Texas

PR.7B

MAIN & MAIN



**1 ELECTRICAL SITE PLAN**  
 Scale: 0 30' 60'



**4 PARKING LOT LIGHT ELEVATION**  
 Scale: N/A

**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 FULL CAN INSTALLATION PER LOCAL ELECTRIC UTILITY STANDARDS. SEE ELECTRICAL DETAIL 1 (RISER 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 THROUGH 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 FULL STRING TO CHRISTY BOX BETWEEN "CHOOSE LANE" DIRECTIONAL SIGN AND CLEARANCE BAR FOR FUTURE DRIVE THRU SENSORS.

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 Designed: S.B.G.  
 Checked/Stamped: SCOTT B. GARRISON, P.E.

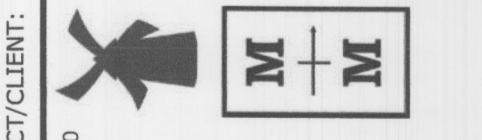
PRELIMINARY

Stamp:

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

Designer:

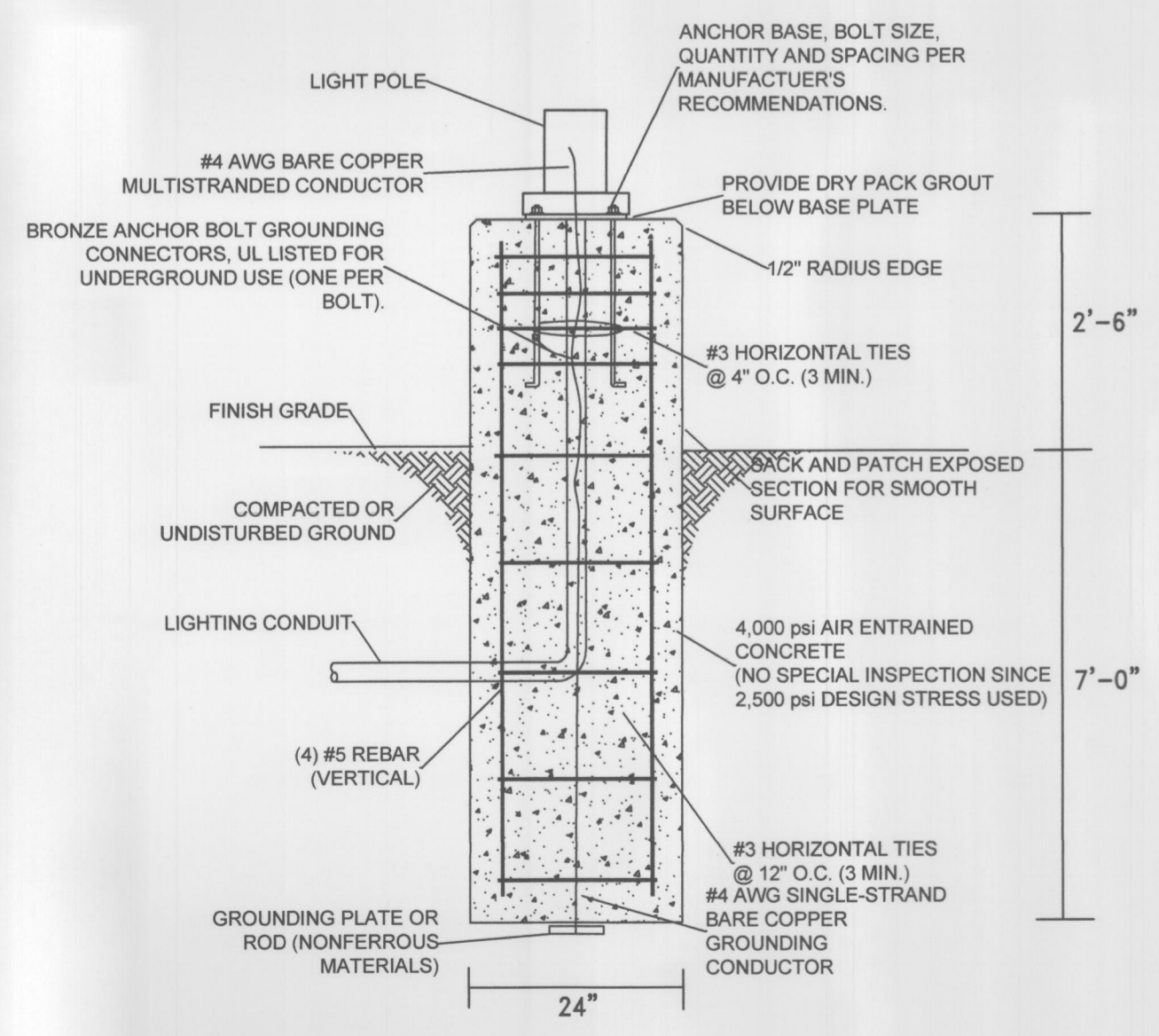
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**MAIN & MAIN**  
 CAPITAL GROUP, LLC  
 5750 Genesis Ct, Suite 103, Frisco, Texas 75034  
 tel 214-308-0008



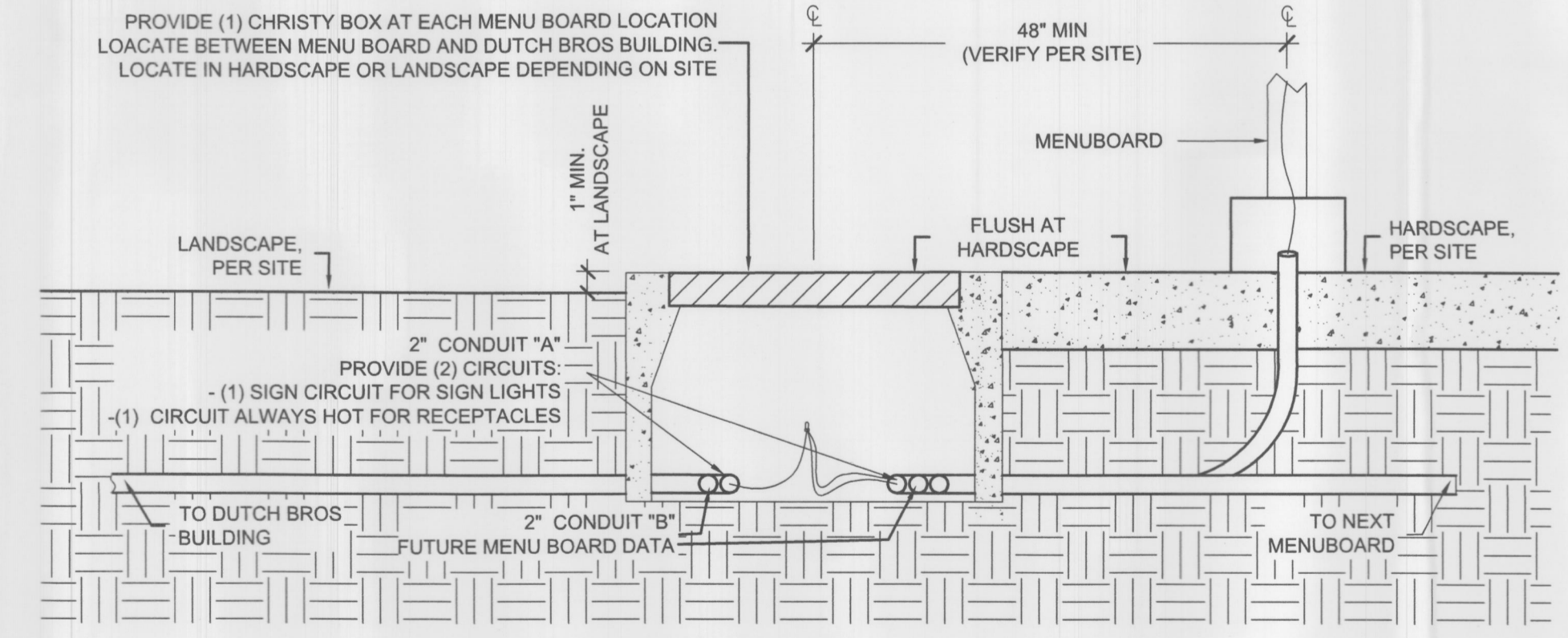
DATE:	SUBMITTAL
10/15/21	SITE PLAN
12/06/21	SUBMITTAL
	RE-SUBMITTAL

SUBMITTAL RECORD:	

SHEET TITLE: **ELECTRICAL SITE PLAN**  
 SHEET #: **ES-1.0**



**3 PARKING LOT LIGHT POLE BASE**  
 Scale: N/A



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

SITE PLAN SIGNATURE BLOCK

APPROVED:

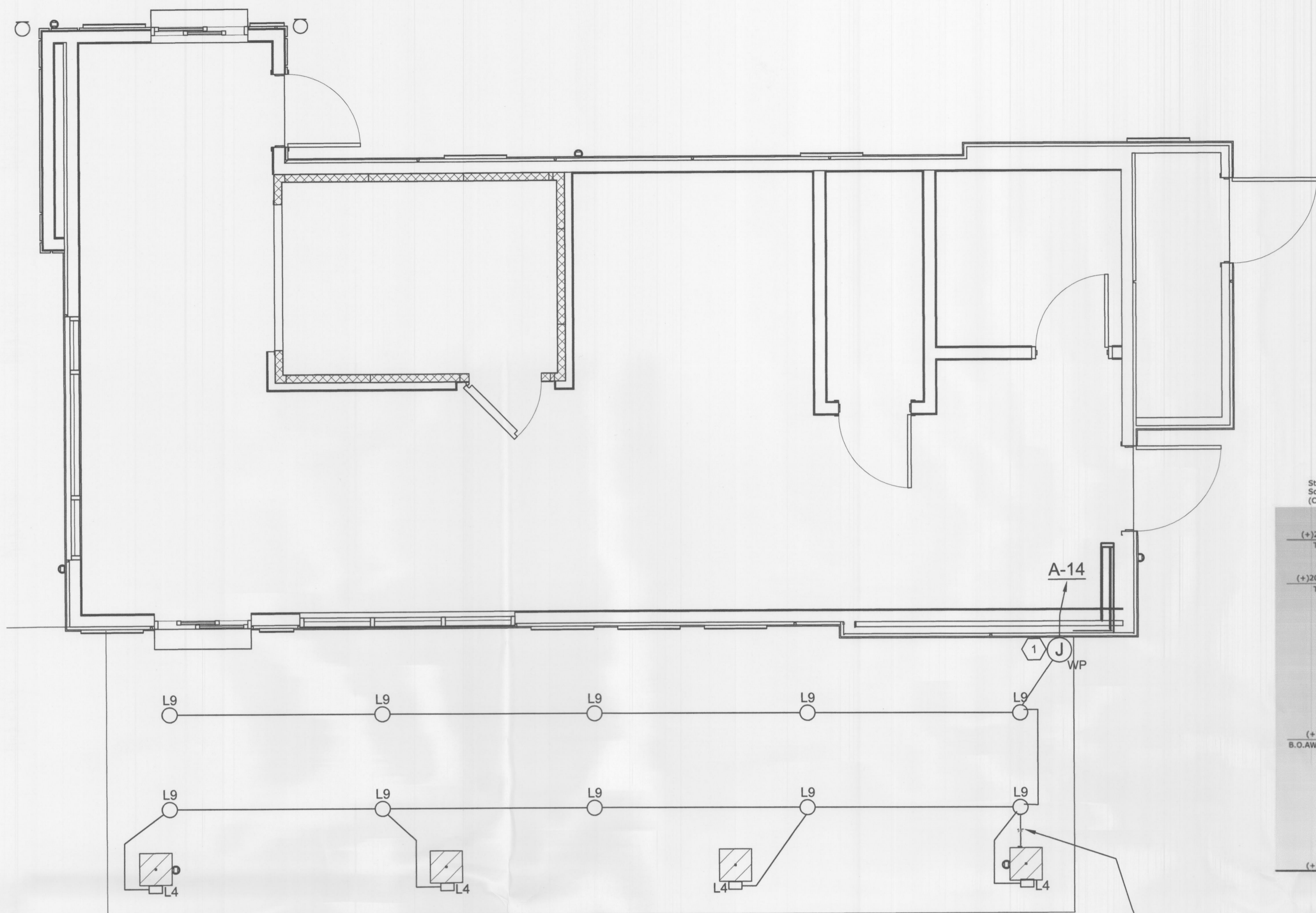
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 18 DAY OF February, 2022

WITNESS OUR HANDS, THE 18 DAY OF February, 2022

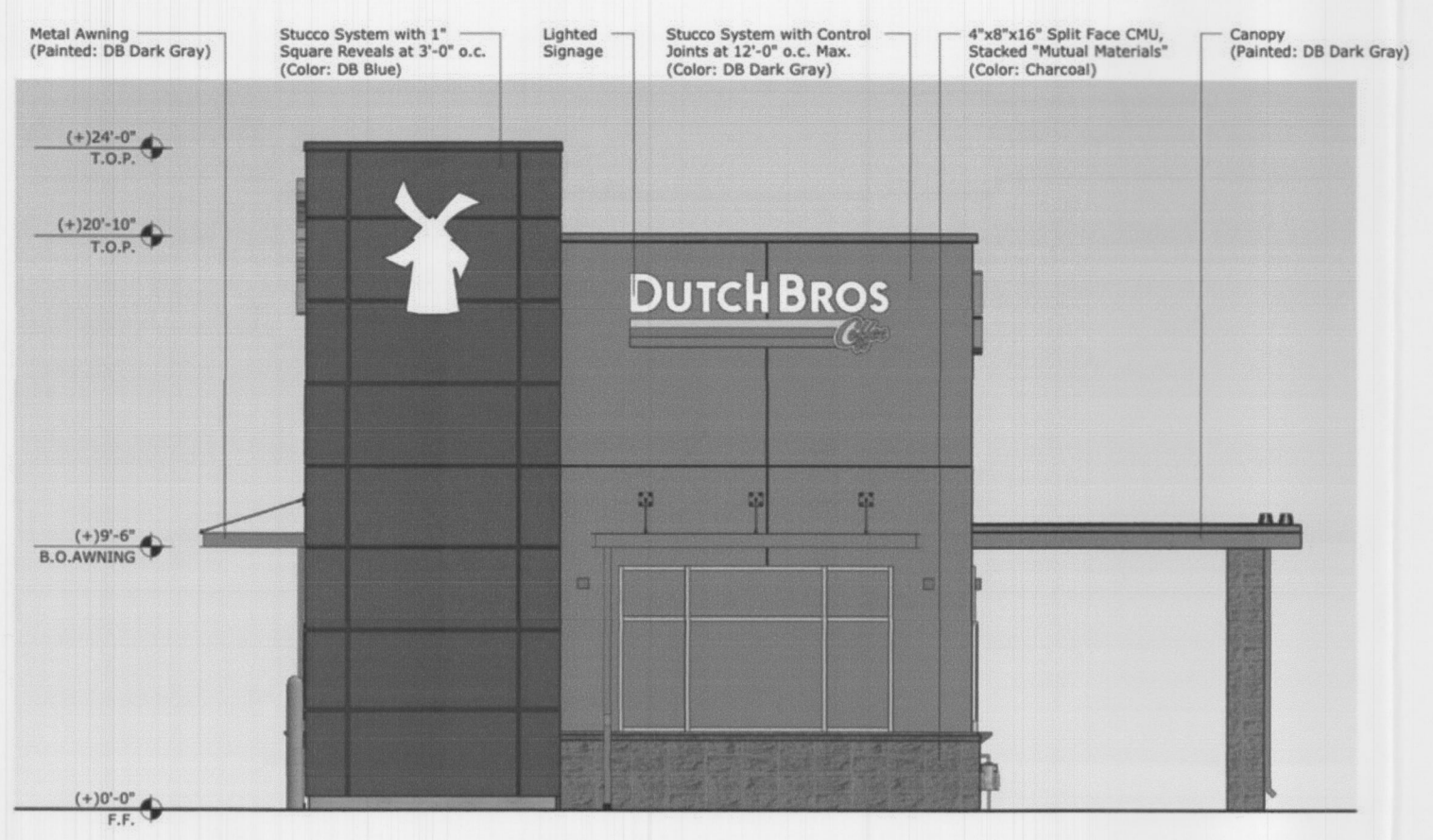
PLANNING & ZONING COMMISSION CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

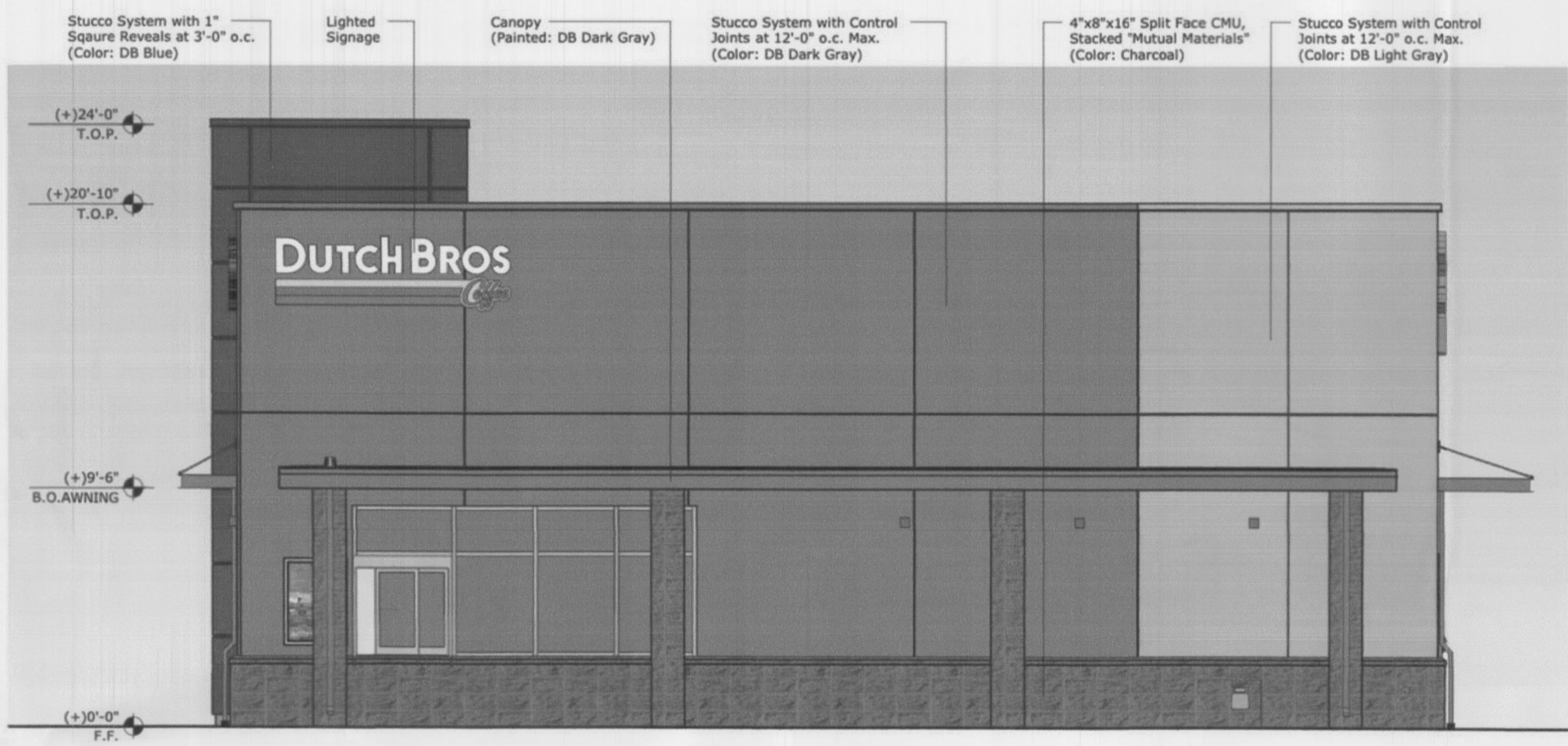
CASE #: SP2021-031



**1 CANOPY LIGHTING DETAIL**  
Scale: 0 10' 20'



**2 CANOPY FRONT ELEVATION DETAIL**  
Scale: NOT TO SCALE

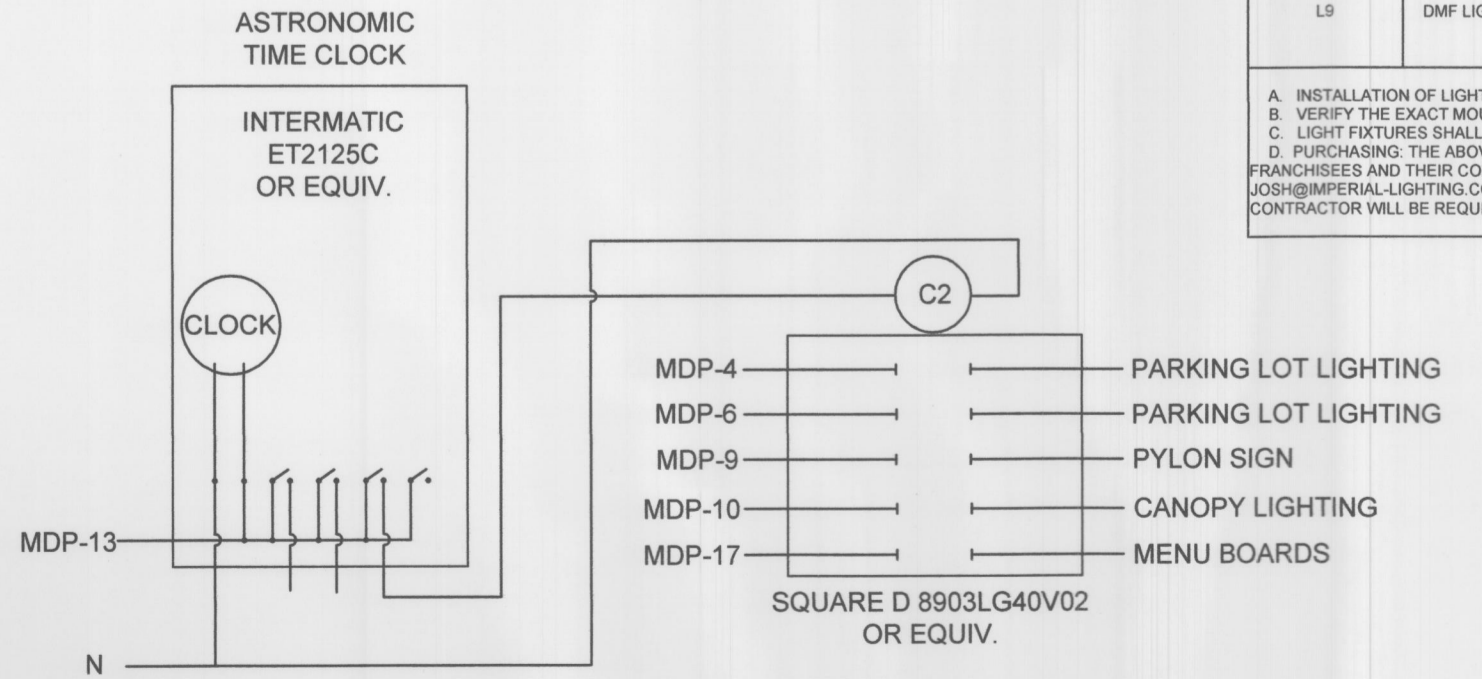


**3 CANOPY SIDE ELEVATION DETAIL**  
Scale: NOT TO SCALE

NOTE: 18" MINIMUM FROM EDGE OF EXTERIOR OF COLUMN MATERIAL TO CENTER OF LIGHT

ID	MANUFACTURER	MODEL #	LAMP TYPE	VOLTAGE	WATTAGE	DESCRIPTION
P1	IMPERIAL LIGHTING	NLS NV-1-T3-48L-1-40K-UNV-ASA-BRZ WITH POLE NLS SSSP17-45-110-8BC-SGL-BRZ-3430	LED	120/277	150W	SITE POLE HEAD, LED 150W, 15000LM, 4000K, DARK BRONZE, TYPE 3 DISTRIBUTION, WITH A 20' SQUARE 4" STEEL POLE. VERIFY PER LOCAL REQUIREMENTS PRIOR TO ORDERING - WATTS/LUMENS, KELVIN LIGHT TEMPERATURE, TYPE DIST. MOUNTING CONFIG, SINGLE OR DOUBLE, COLOR AND HEIGHT. DRILL HOLES IN POLES FOR HEADS IF REQUIRED IN FIELD. VERIFY COLOR/HEIGHT BEFORE ORDERING.
P2	IMPERIAL LIGHTING	NLS NV-1-T3-48L-1-40K-UNV-ASA-BRZ WITH POLE NLS SSSP17-45-110-8BC-SGL-BRZ-3430 (2 HEADS AT 180 DEGREES)	LED	120/277	150W	2/2 SITE POLE HEADS AT 180 DEGREES, LED 150W, 15000LM, 4000K, DARK BRONZE, TYPE 3 DISTRIBUTION, WITH A 20' SQUARE 4" STEEL POLE. VERIFY PER LOCAL REQUIREMENTS PRIOR TO ORDERING - WATTS/LUMENS, KELVIN LIGHT TEMPERATURE, TYPE DIST. MOUNTING CONFIG, SINGLE OR DOUBLE, COLOR AND HEIGHT. DRILL HOLES IN POLES FOR HEADS IF REQUIRED IN FIELD. VERIFY COLOR/HEIGHT BEFORE ORDERING.
L4	TECH LIGHTING	700 OWVEX-9-3000K-4-H-UNV 120V NON-DIM	LED	120/277	19W	EXTERIOR LIGHT SCENE, 5" SQUARE, 19W 600LM, 3000K, WET LOCATION, ADJUSTABLE UP/DOWN BEAM, COLOR CHARCOAL
L9	DMF LIGHTING	DRDS5-4-R	LED	120/277	12W	4" ROUND CANOPY DOWNLIGHT

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 COFFEES 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 DELIGHTED FOR USE BY DBC. CONTACT JOSH ROGERS. JOSH@IMPERIALLIGHTING.COM 765-656-0762. FOR QUOTATION, ORDER PLACEMENT AND DELIVERY. IF ANYTHING OTHER THAN 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**

- 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**

- TIE 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.

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 16 DAY OF February 2022

WITNESS OUR HANDS, THE 16 DAY OF February, 2022  
 [Signature] PLANNING & ZONING COMMISSION CHAIRMAN  
 [Signature] DIRECTOR OF PLANNING AND ZONING

CASE #: SP2021-031

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 5750 Genesis Ct, Suite 103, Frisco, Texas 75034  
 Tel: 214-308-0008

DATE: 10/15/21  
 12/06/21

SHEET TITLE: CANOPY LIGHTING DETAIL  
 ES-1.1

CASE #: SP2021-031