

| PLANT SCHEDULE | | | | | | | |
|----------------|--------|--------|---|-------|----------|--|---|
| TREES | CODE | QTY | COMMON / BOTANICAL NAME | GAL | HEIGHT | REMARKS | |
| VC | B | 3 | Chaste Tree <i>Vibex agnus-castus</i> | - | 6' min | #80 Full Canopy, Healthy, Good Form | |
| LE | B | 15 | Chinese Lacebark Elm <i>Ulmus parvifolia</i> | 3" | 12' Min. | #45 Full Canopy, Healthy, Good Form | |
| JE | B | 5 | Eastern Red Cedar <i>Juniperus virginiana</i> | 3" | 12' Min. | #50 Full Canopy, Healthy, Good Form, Strong Central Leader | |
| PC | 11 | 11 | Keith Davey Chinese Pistache <i>Pistacia chinensis Keith Davey</i> | 3" | 10' Min. | #45 Full Canopy, Healthy, Good Form | |
| CA | 5 | 5 | San Pedro Martin Cypress <i>Cipressus arizonica montana</i> | 3" | 12' Min. | #45 Full Canopy, Healthy, Good Form, Strong Central Leader | |
| GS | 5 | 5 | Shumard Red Oak <i>Quercus shumardi</i> | 3" | 12' Min. | #45 Full Canopy, Healthy, Good Form | |
| LO | 54 | 54 | Southern Live Oak <i>Quercus virginiana</i> | 3" | 12' Min. | #65 Full Canopy, Healthy, Good Form | |
| LX | 14 | 14 | White Crape Myrtle Multi-Trunk <i>Lagerstroemia x Natchez</i> | 2" | 8' Min. | #50 Full Canopy, Healthy, Good Form | |
| SHRUBS | CODE | QTY | COMMON / BOTANICAL NAME | GAL | HEIGHT | SPREAD | REMARKS |
| ID | 42 | 42 | Dwarf Burford Holly <i>Ilex cornuta 'Dwarf Burford'</i> | 5 gal | | | Full, Healthy, Even Growth |
| AK | 65 | 65 | Glossy Abelia <i>Abelia x grandiflora 'Kaleidoscope'</i> | 3 gal | | | Full, Healthy, Even Growth |
| JO | 24 | 24 | Grey Owl Juniper <i>Juniperus virginiana 'Grey Owl'</i> | 5 gal | | | Full, Healthy, Even Growth |
| LC | 161 | 161 | Jazz Hands Loropetalum <i>Loropetalum chinense 'Jazz Hands'</i> | 5 gal | | | Full, Healthy, Even Growth |
| MA | 52 | 52 | Oregon Grape <i>Mahonia aquifolium 'Apollo'</i> | 5 gal | | | Full, Healthy, Even Growth |
| AJ | 31 | 31 | Spotted Japanese Laurel <i>Aucuba japonica 'Suruga Bantan'</i> | 5 gal | | | Full, Healthy, Even Growth |
| BN | 141 | 141 | Wintergreen Boxwood <i>Buxus microphylla 'Wintergreen'</i> | 5 gal | | | Full, Healthy, Even Growth |
| GRASSES | CODE | QTY | COMMON / BOTANICAL NAME | GAL | HEIGHT | SPREAD | REMARKS |
| ML | 51 | 51 | Autumn Glow Muhly <i>Muhlenbergia lindheimeri 'Lani'</i> | 5 gal | | | Full, Healthy, Even Growth |
| MS | 24 | 24 | Flame Grass <i>Miscanthus sinensis 'Purpureascens'</i> | 5 gal | | | Full, Healthy, Even Growth |
| PA | 52 | 52 | Oriental Fountain Grass <i>Pennisetum alopecuroides 'Mouly'</i> | 3 gal | | | Full, Healthy, Even Growth |
| GROUND COVERS | CODE | QTY | COMMON / BOTANICAL NAME | GAL | HEIGHT | SPACING | REMARKS |
| EF | 12,045 | 12,045 | Coloratus Purple Wintercreeper <i>Euryonym fortunei 'Coloratus'</i> | Flat | 12" o.c. | | Full, Healthy, with Runners |
| TURF | 66,650 | 66,650 | Cynodon dactylon Turf Hydroseed (Common Bermuda) | - | | | Locally Available |
| SC | 412 | 412 | Seasonal Color Seasonal Color | - | | Per Owner | Per Owner |
| LV | 1,305 | 1,305 | Variegated Lily Turf <i>Lilium muscarifolium 'Variegata'</i> | Flat | 12" o.c. | | Full, Healthy, Even Growth |
| WM | 8,144 | 8,144 | Wildflower Mix Texas and Oklahoma Wildflower Seed Mix | Seed | | | Available thru American Meadows www.americameadows.com Install per manufacturers recommendation |
| D6 | 1254 | 1254 | Decomposed Granite | --- | --- | --- | Locally Available |
| --- | 1100 | 1100 | 8" Superior Concrete Screen Wall | --- | --- | --- | Cobble Pattern, Color to Complement Building |

CITY OF NORTH RICHLAND HILLS, TX LANDSCAPE BUFFER REQUIREMENTS:

- LANDSCAPE BUFFER ADJACENT TO DAVIS BLVD. RIGHT-OF-WAY:
 - 1 LARGE TREE PER 30 LF OR FRACTION THEREOF.
 - REQUIRED: 510 LF / 50 + 2 TREES
 - PROVIDED: 12 PROPOSED TREES + 1 EXISTING TREE TO REMAIN + 13 TREES
 - 10 SMALL SHRUBS PER 30 LF OR FRACTION THEREOF.
 - REQUIRED: 510 LF / 10 + 21 SMALL SHRUBS
 - PROVIDED: 51 SMALL SHRUBS
- LANDSCAPE BUFFER ADJACENT TO RESIDENTIAL ZONING:
 - REQUIRED: 6'-8" MASONRY SCREENING WALL REQUIRED.
 - 8" MASONRY SCREENING WALL PROVIDED ON NORTH, NORTHEAST, EAST, AND SOUTH PROPERTY LINES.
 - 1 LARGE TREE PER 30 LF OR FRACTION THEREOF (40% REQUIRED TO BE EVERGREEN)
 - SOUTH BUFFER:
 - REQUIRED: 486 LF / 30 + 11 TREES (11 EVERGREEN)
 - PROVIDED: 9 TREES (2 EVERGREEN)
 - EAST BUFFER:
 - REQUIRED: 316 LF / 30 + 13 TREES (9 EVERGREEN)
 - PROVIDED: 11 TREES (11 EVERGREEN)
 - NORTHEAST BUFFER:
 - REQUIRED: 149 LF / 30 + 5 TREES (2 EVERGREEN)
 - PROVIDED: 1 EXISTING + 4 TREES (2 EVERGREEN)
 - NORTH BUFFER:
 - REQUIRED: 124 LF / 30 + 4 TREES (2 EVERGREEN)
 - PROVIDED: 1 EXISTING + 3 TREES (2 EVERGREEN)
- PARKING LOT TREES:
 - REQUIRED: 1 TREE REQUIRED PER 20 PARKING STALLS. NO STALL TO BE MORE THAN 100' FROM A TREE.
 - REQUIRED: 31 TOTAL SPACES / 20 + 2 TREES
 - PROVIDED: 4 SHADE TREES

LANDSCAPE NOTES:

- Contractor shall stake out tree locations and bed configuration for approval by owner prior to installation.
- Contractor is responsible for verifying location of all underground utilities prior to construction.
- It is the responsibility of the contractor to advise the owners representative of any condition found on site which prohibits installation as shown on these plans.
- All landscape planting areas illustrated shall be graded smooth with three inches (3") of topsoil and three inches (3") organic compost applied and consistently blended (filled) to a depth of nine inches (9"). If adequate or sufficient topsoil is not available on site, the Contractor shall provide topsoil per the specifications and approved by the Owner. To obtain final grade, excavation may be necessary to accept the required depth of topsoil/compost mix with surface dressing or mulch. All beds shall be crowned to anticipate settlement and ensure drainage without disrupting surrounding planned drainage paths. Any areas disturbed for any reason prior to final acceptance of the project shall be corrected by the Contractor at no additional expense to the Owner.
- All shrub and groundcover beds shall have a minimum of 3" of hardwood bark mulch.
- Landscape edging shall be located as shown on plan.
- Trees overhanging walks shall have a clear trunk height of seven feet.
- All plant material shall be maintained in a healthy and growing condition, and must be replaced with plant material of similar variety and size if damaged, destroyed, or removed.
- Quantities shown on these plans are for reference only. The Contractor has full responsibility to provide coverage in all planting areas as specified.
- Landscape areas shall be kept free of trash, litter and weeds.
- An automatic irrigation system shall be provided to maintain all landscape areas. Over spray on structures and walks is prohibited. A permit from the building inspection department is required for each irrigation system. Impact fees must be paid to the development services department for separate irrigation meters prior to any permit release.
- All landscape areas must be watered by an automatic underground irrigation system equipped with rain and freeze sensors.
- All large and ornamental trees must on bubbler/rip irrigation on separate zones from turf grass.
- Irrigation Controller to have a Rain and Freeze Sensor(s).

TURF PROJECT NOTES:

EROSION CONTROL:
Throughout the project and the maintenance period for turfgrass, it is the Contractor's responsibility to maintain the topsoil in place at specified grades. Topsoil and turfgrass losses due to erosion will be replaced by the Contractor until ESTABLISHMENT AND ACCEPTANCE is achieved.

SOIL PREPARATION:
All slopes and areas disturbed by construction, except those occupied by buildings, structures, or paving shall be graded smooth and amended as described on the Grading Plan C40. After tillage and cleaning, all areas to receive turf shall be leveled, fine graded, and dug with a weighted spike harrow or float drag, the top two (2) inches shall be pulverized to provide a uniform bed for seeding or sod as described below.

GRASS SOD:
At a minimum, three feet (3') of solid sod shall be installed along all impervious edges. This includes, but is not limited to, curbing, sidewalks, building foundation, storm water inlets, manholes, and planting bed perimeter treatments. Additional areas of sod installation will be as indicated on the design plan. Sods shall be installed between November and March, sod shall include an over-seed of Annual Ryegrass for a green-in appearance.

SPRING AND SUMMER PERMANENT GRASSING (May 15 through September 15):
Hydroseed with ruffled Common Bermuda at a rate of 4 lbs/1000 sq ft. Seeding shall be accomplished immediately after bed preparation. Hydroseed mixture shall consist cellulose mulch applied at a rate of 10000 lbs/acre, with a maximum of 50 lbs/1000 gallons of water. If seeding is delayed after mixing 05 - 2 hours, add 50% seed mix. If delay is longer than 2 hours, begin with new mixture.

FALL AND WINTER TEMPORARY GRASSING (September 15 through May 15):
Seed with annual ryegrass at a rate of 10 lbs/1000 sq ft. After May 15, Contractor shall remove ryegrass to effectively establish permanent seeding.

WILDFLOWER SEED MIX (May 15 through September 15):
Seeding of wildflower areas shall be accomplished immediately following bed preparation and shall contain the following mixes produced by American Meadows and Native American Seed or approved supplier:
Thunder Turf seed mix (www.seedsources.com) at a rate of 3 lb. per 1000 sq ft (planting between March 15 - May 15 or Sept. 1 - Oct. 31) Texas and Oklahoma Wildflower Mix (www.americameadows.com) at a rate of 1 lb. per 1000 sq ft (Fall Planting Sept. 1 - Nov. 30)
Should the owner pursue a Seed Grant which provides vouchers towards the purchase of seeds from native American seed company, the application and information can be found at: <http://www.wildflower.org/wildflowers/grant/>

PROTECTION:
All seeded areas from excessive runoff and traffic until vegetation is established. Accumulated sediment deposited by runoff should be removed to prevent suppression of the vegetation. In addition, determine the source of excess sediment and implement appropriate BMPs to control the erosion. No heavy equipment shall be moved over the planted turf area unless the soil is again prepared, graded, leveled, and replaced. It will be the responsibility of the Contractor to protect all paving surfaces, curbs, utilities, plant materials and any other existing improvements from damage. Any damages shall be repaired or replaced at no cost to the Owner.

MAINTENANCE REQUIREMENTS:
Vegetation should be inspected regularly to ensure that plant material is established properly and remains healthy. Mowing, trimming and supervision of water application shall be the responsibility of the Contractor until the Owner or Owner's Representative accepts and assumes regular maintenance.

ESTABLISHMENT AND ACCEPTANCE:
All disturbed areas being seeded shall receive topsoil as specified and be adequately established with turf such that any absence of water will not kill the turf but promote a state of turf dormancy until the next rainfall event. Regardless of unreasonable climatic conditions or other adverse conditions affecting planting operations and the growth of the turf grass, it shall be the sole responsibility of the Contractor to establish a uniform stand of grass. UNIFORM STAND OF GRASS is defined as minimum 80% coverage per square foot (no bare areas). Contractor to make a written request for inspection to Owner or Owner's representative a minimum of 5 days prior to the anticipated inspection date.

| TREE MITIGATION: | |
|----------------------------------|---|
| CALIFER INCHES REMOVED: | 184 CALIFER INCHES |
| MITIGATION REQUIREMENTS: | REPLACEMENT IS INCH PER INCH OR 14" TO RESTORATION FUND |
| REPLACEMENT CALIFER INCHES: | SEVENTY-TWO (72) 3" CALIFER TREES + FIFTEEN (15) 2" CALIFER TREES |
| TOTAL REPLACEMENT REQUIRED: | 184 CALIFER INCHES |
| CALIFER INCHES REPLACED ON SITE: | 242 CALIFER INCHES |

| TOTAL LOT AREA: 3.928 ACRES | |
|-----------------------------|--|
| LANDSCAPE OPEN AREA: | REQUIRED: 15% OF TOTAL SITE (3.928 * .15 = .59 ACRES) |
| | PROPOSED: 99,838 SF (22 ACRES) = 56% OF THE TOTAL SITE |
| COMMON RECREATION SPACE: | REQUIRED: 10% OF TOTAL SITE (3.928 * .10 = .39 ACRES) |
| | PROPOSED: 22,090 SF (.51 ACRES) |

Case 7C 2020-03
 OWNER/DEVELOPER
 REAL ESTATE DEVELOPMENT, LLC
 1400 CORPORATE CENTER CURVE, SUITE 100
 NORTH RICHLAND HILLS, TX
 Ph. (803) 608-4928
 Contact: BRIAN SCOTT

The John R. McAdams Company, Inc.
 (DBA, G&A McAdams)
 111 Hillside Drive
 Lewisville, Texas 75057
 972.375.1111
 391 Country Club Drive
 Rowlett, Texas 75082
 940.240.1012
 TBE: 972.375.1111 or 972.375.1111
 www.mcadamsco.com

MCADAMS

CENTURY HILLS
 3.928 Acres
 in the
 S. RICHARDSON SURVEY ABSTRACT NO. 1266
 CITY OF NORTH RICHLAND HILLS
 TARRANT COUNTY, TEXAS

LANDSCAPE PLAN

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, AGENCY APPROVAL, AND COMMENT UNDER THE AUTHORITY OF JEREMY W. NELSON, LANDSCAPE ARCHITECT No. 3102, ON 09/05/2020.
 THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

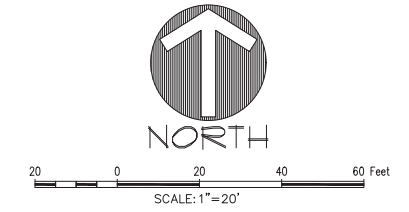
Drawn By: JN
 Date: 03/10/2020
 Scale: 1"=20'
 Revisions:

SPEC-19238

L3.01

| TREES | CODE | COMMON / BOTANICAL NAME | GAL | HEIGHT | CONT | REMARKS |
|--------|------|---|-------|----------|--------|--|
| + | CA | San Pedro Martin Cypress <i>Cypripedium montana</i> | 5" | 12' Min. | #45 | Full Canopy, Healthy, Good Form, Strong Central Leader |
| ⊕ | JE | Eastern Red Cedar <i>Juniperus virginiana</i> | 5" | 12' Min. | #50 | Full Canopy, Healthy, Good Form, Strong Central Leader |
| ⊕ | LY | White Grape Myrtle Multi-Trunk <i>Lagerstroemia x Natchez</i> | 2" | 8' Min. | #50 | Full Canopy, Healthy, Good Form |
| ⊕ | PC | Keith Davey Chinese Pistache <i>Pistacia chinensis 'Keith Davey'</i> | 5" | 10' Min. | #45 | Full Canopy, Healthy, Good Form |
| ⊕ | QS | Shumard Red Oak <i>Quercus shumardii</i> | 5" | 12' Min. | #45 | Full Canopy, Healthy, Good Form |
| ⊕ | LO | Southern Live Oak <i>Quercus virginiana</i> | 5" | 12' Min. | #65 | Full Canopy, Healthy, Good Form |
| ⊕ | LE | Chinese Lacebark Elm <i>Ulmus parvifolia</i> | 5" | 12' Min. | #45 | Full Canopy, Healthy, Good Form |
| ⊕ | VC | Chaste Tree <i>Vitex agnus-castus</i> | - | 6' min | #50 | Full Canopy, Healthy, Good Form |
| SHRUBS | CODE | COMMON / BOTANICAL NAME | CONT | HEIGHT | SPREAD | REMARKS |
| ⊕ | AK | Glossy Abelia <i>Abelia x grandiflora 'Kaleidoscope'</i> | 5 gal | | | Full, Healthy, Even Growth |
| ⊕ | AJ | Spotted Japanese Laurel <i>Aucuba japonica 'Suruga Bantan'</i> | 5 gal | | | Full, Healthy, Even Growth |
| ⊕ | BW | Wintergreen Boxwood <i>Buxus microphylla 'Wintergreen'</i> | 5 gal | | | Full, Healthy, Even Growth |
| ⊕ | ID | Dwarf Burford Holly <i>Ilex cornuta 'Dwarf Burford'</i> | 5 gal | | | Full, Healthy, Even Growth |
| ⊕ | JO | Grey Owl Juniper <i>Juniperus virginiana 'Grey Owl'</i> | 5 gal | | | Full, Healthy, Even Growth |
| ⊕ | LC | Jazz Hands Loropetalum <i>Loropetalum chinense 'Jazz Hands'</i> | 5 gal | | | Full, Healthy, Even Growth |
| ⊕ | MA | Oregon Grape <i>Mahonia aquifolium 'Apollo'</i> | 5 gal | | | Full, Healthy, Even Growth |

| GRASSES | CODE | COMMON / BOTANICAL NAME | CONT | HEIGHT | SPREAD | REMARKS |
|---------------|------|--|-------|-----------|--|----------------------------|
| ⊕ | MS | Flame Grass <i>Miscanthus sinensis 'Purpureus'</i> | 5 gal | | | Full, Healthy, Even Growth |
| ⊕ | ML | Autumn Glow Muhly <i>Muhlenbergia lindheimeri 'Leni'</i> | 5 gal | | | Full, Healthy, Even Growth |
| ⊕ | PA | Oriental Fountain Grass <i>Pennisetum alopecuroides 'Maudryi'</i> | 5 gal | | | Full, Healthy, Even Growth |
| GROUND COVERS | CODE | COMMON / BOTANICAL NAME | CONT | SPACING | REMARKS | |
| ⊕ | EP | Coloratus Purple Wintercreeper <i>Euonymus fortunei 'Coloratus'</i> | Flat | 12" o.c. | Full, Healthy, with Runners | |
| ⊕ | LV | Variegated Lily Turf <i>Liriope muscari 'Variegata'</i> | Flat | 12" o.c. | Full, Healthy, Even Growth | |
| ⊕ | SC | Seasonal Color Seasonal Color | - | Per Owner | Per Owner | |
| ⊕ | FM | Wildflower Mix Texas and Oklahoma Wildflower Seed Mix | Seed | | Available thru American Meadows www.americanmeadows.com Install per manufacturer's recommendation | |
| ⊕ | TURF | Cynodon dactylon Turf Hydraseed (Common Bermuda) | - | | Locally Available | |
| ⊕ | DG | Decomposed Granite | - | | Locally Available | |
| ⊕ | -- | 8" Superior Concrete Screen Wall | - | | Cobble Pattern, Color to Complement Building | |



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 (DBA, G&A | McAdams)
 111 Hillside Drive
 Lewisville, Texas 75057
 972.382.2222
 301 Country Club Drive
 Rowlett, Texas 75082
 940.240.1012
 TBP# 19762 TBP# 301019440
 www.mcadamsco.com

CENTURY HILLS
 3.928 Acres
 in the
 S. RICHARDSON SURVEY ABSTRACT NO. 1266
 CITY OF NORTH RICHLAND HILLS
 TARRANT COUNTY, TEXAS

LANDSCAPE PLAN

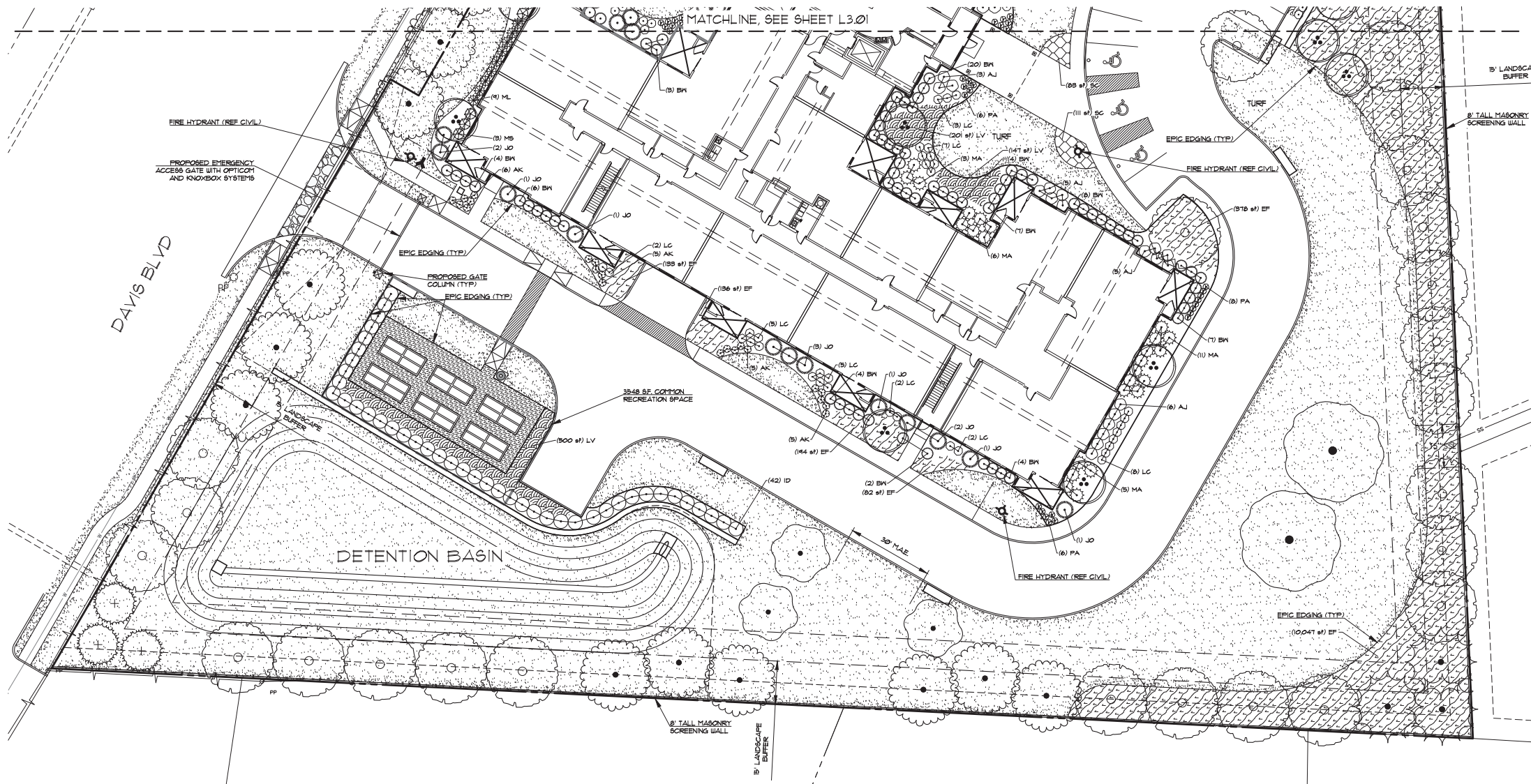
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Drawn By: JN
 Date: 03/10/2020
 Scale: 1"=20'
 Revisions:

Case **IC 2020-03**
SPEC-19238

OWNER/DEVELOPER
 REAL ESTATE EQUITIES DEVELOPMENT, LLC
 1400 CORPORATE CENTER CURVE, SUITE 100
 NORTH RICHLAND HILLS, TX
 Ph. (817) 908-4925
 Contact: BRIAN SCOTT

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The John R. McAdams Company, Inc.
 (DBA, G&A McAdams)
 111 Hillside Drive
 Lewisville, Texas 75057
 301 Country Lakes Drive
 Round Rock, Texas 78682
 940.240.1012
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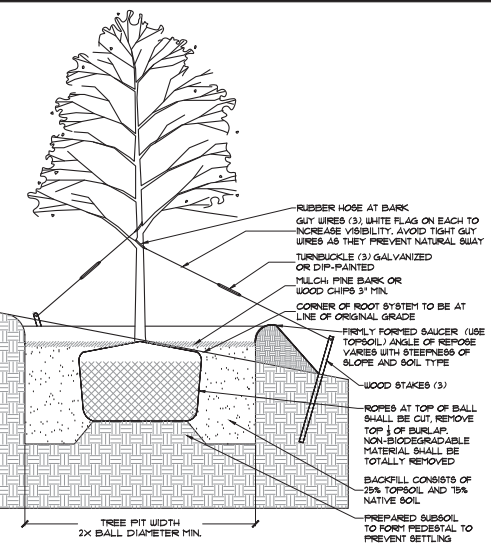
LANDSCAPE DETAILS

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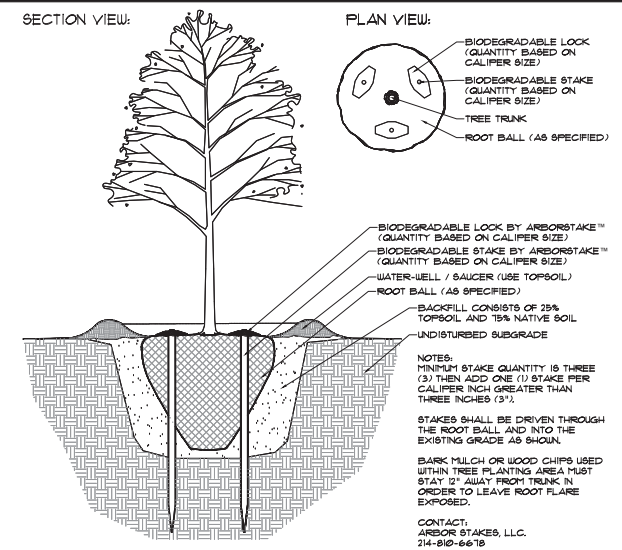
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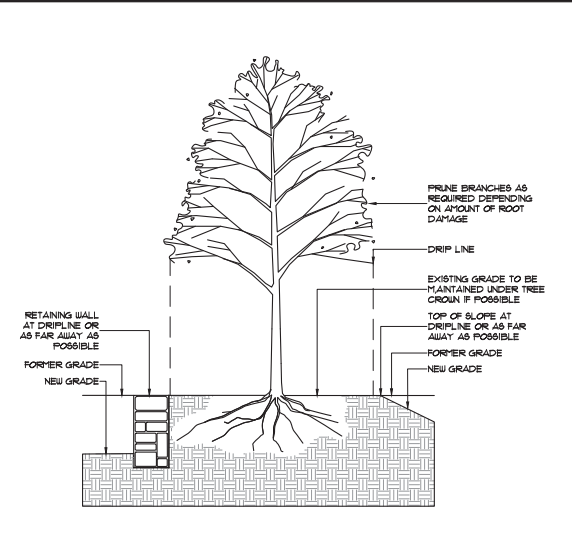
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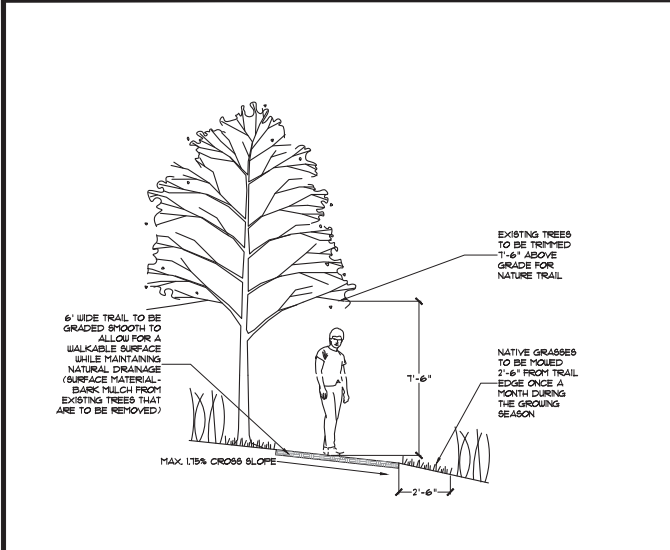
4. TREE PLANTING ON SLOPE
 1/4"=1'



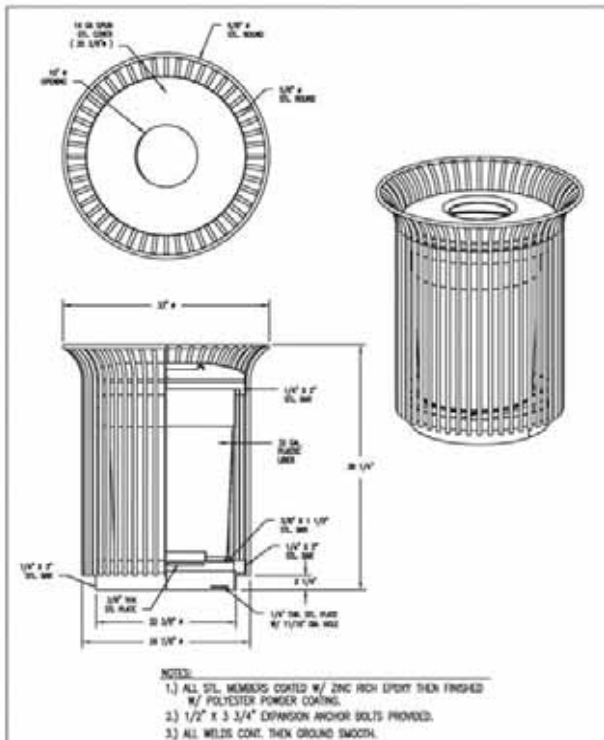
3. BELOWGROUND TREE STAKING DETAIL
 1/4"=1'



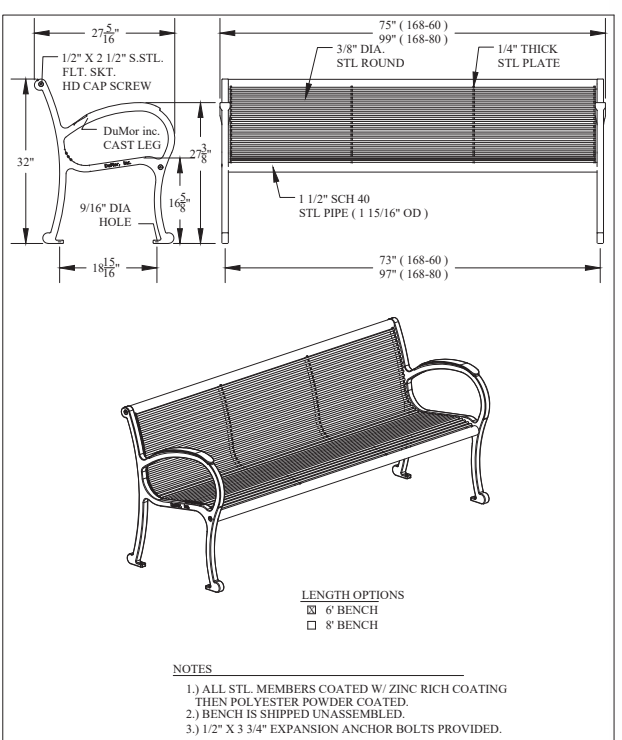
2. CUTTING GRADE NEAR EXISTING TREE
 1/4"=1'



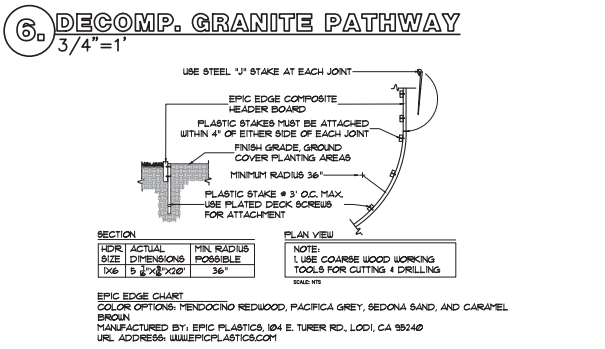
1. TRAIL BELOW TREE DETAIL
 1/4"=1'



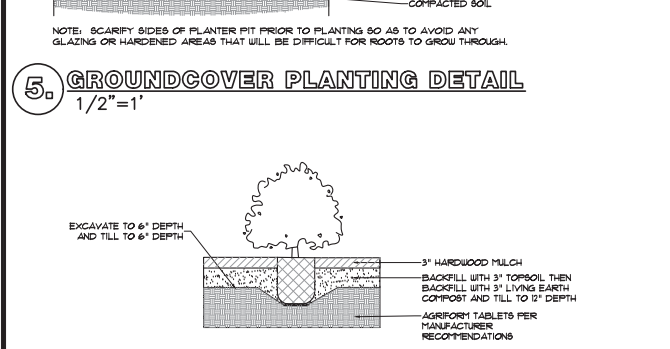
10. DUMOR RECEPTACLE DETAIL
 NTS



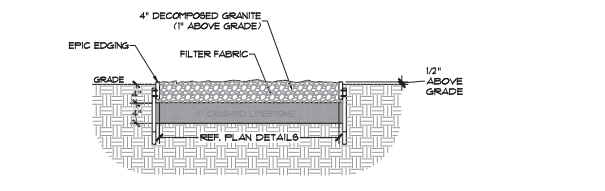
9. DUMOR BENCH DETAIL
 NTS



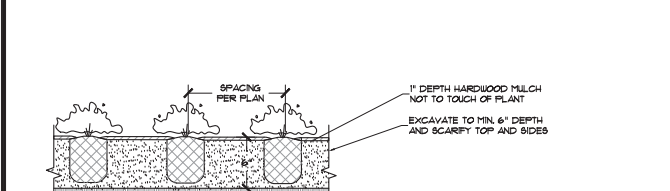
8. EPIC EDGE COMPOSITE HEADER BOARD
 NTS



7. SHRUB PLANTING DETAIL
 1/2"=1'



6. DECOMP. GRANITE PATHWAY
 3/4"=1'



5. GROUNDCOVER PLANTING DETAIL
 1/2"=1'

Case IC 2020-03
 OWNER/DEVELOPER
 REAL ESTATE EQUITIES DEVELOPMENT, LLC
 100 CORPORATE CENTER CURVE, SUITE 100
 NORTH RICHLAND HILLS, TX
 Ph. (817) 608-4928
 Contact: BRIAN SCOTT

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MATERIALS LEGEND



SHINGLES -
Timberline HD Weathered Wood



STONE
Horizon Stone – Canyon Ridge



LAP SIDING -
Sherwin-Williams Iron Ore 7069



BRICK -
Acme Brick Westchester



Cement Board Panel & Trim -
Sherwin-Williams Incredible White 7067



Board & Batten -
Sherwin-Williams Cityscape 7067



SPLIT FACE CONCRETE MASONRY UNITS (Or Formlined Concrete) -
Sherwin-Williams Iron Ore 7069



① North Elevation - Century Hills
1/16" = 1'-0"



② West Elevation - Century Hills
1/16" = 1'-0"



③ South Elevation - Century Hills
1/16" = 1'-0"



④ East Elevation - Century Hills
1/16" = 1'-0"

ARCHITECT
Real Estate Equities Architecture, LLC
1400 Corporate Center Curve, Suite 100
Eagan, MN 55121
Phone: 651-760-8311
www.reaarchitecture.com

PROJECT
Village Cooperative
of Century Hills
North Richland Hills, Texas

SHEET TITLE
EXTERIOR
ELEVATIONS

PROJECT NUMBER
20-03
DATE
--/--/2020
PROJECT MANAGER
DRAWN BY
Author
CHECKED BY
Checker
SHEET NUMBER

A15.0



② Corner View -CH

View #2



① Aerial View - CH

View #3



③ Corner View at Davis - CH

ARCHITECT
Real Estate Equities Architecture, LLC
1400 Corporate Center Curve, Suite 100
Eagan, MN 55121
Phone: 651-760-8311
www.researcharchitecture.com

PROJECT
Village Cooperative
of Century Hills
North Richland Hills, Texas

SHEET TITLE
3D Views

PROJECT NUMBER
20-03

DATE
--/--/2020

PROJECT MANAGER

DRAWN BY
Author

CHECKED BY
Checker

SHEET NUMBER

A16.0



③ View at Entry - CH



① Aerial View from South - CH



② View from East Elevation - CH

ARCHITECT
 Real Estate Equities Architecture, LLC
 1400 Corporate Center Curve, Suite 100
 Eden, MN 55121
 Phone: 651-760-8311
 www.researchitecture.com

PROJECT
 Village Cooperative
 of Century Hills
 North Richland Hills, Texas

SHEET TITLE
 3D Views

PROJECT NUMBER
 20-03

DATE
 --/--/2020

PROJECT MANAGER

DRAWN BY
 Author

CHECKED BY
 Checker

SHEET NUMBER

A16.1



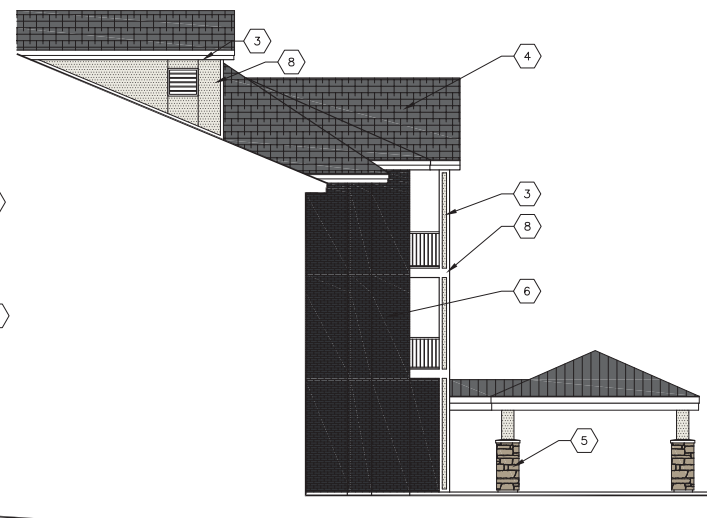
5 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



4 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



3 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



2 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



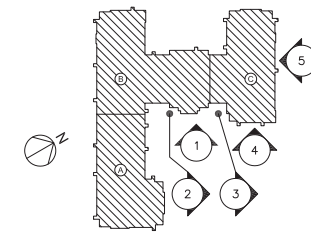
1 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



A MONUMENT SIGN ELEVATION
SCALE: 1/2" = 1'-0"

ELEVATION KEY NOTES:

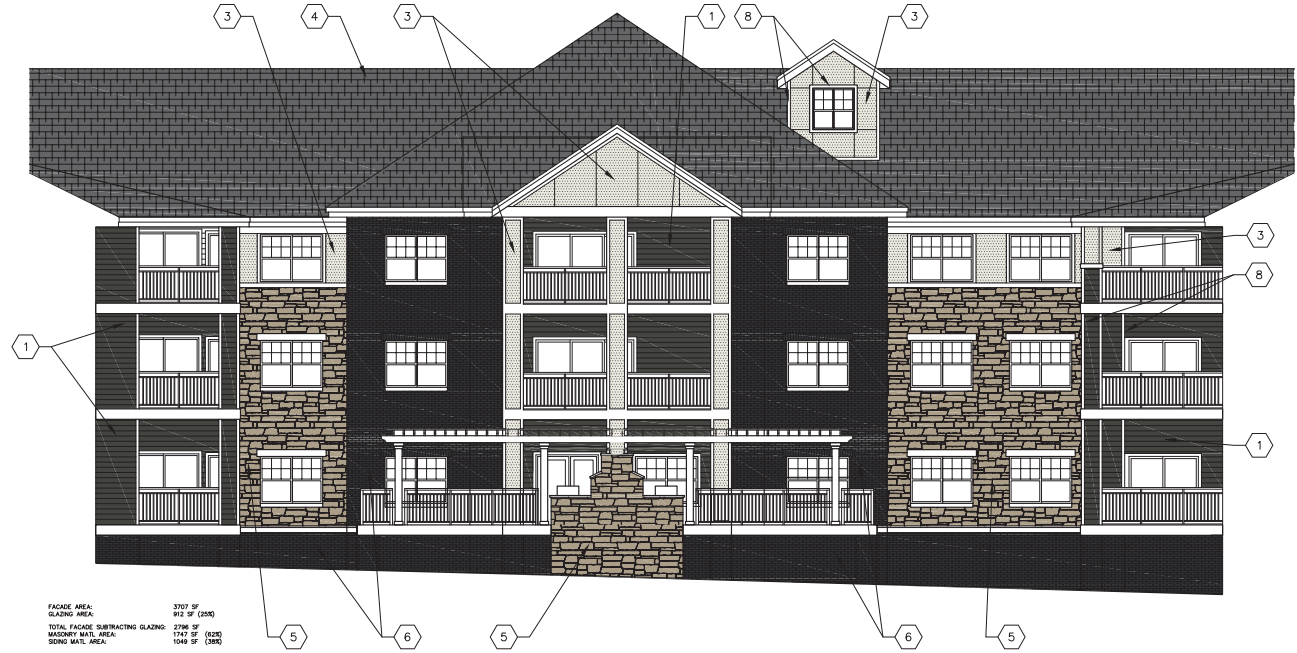
- 1 FIBER CEMENT LAP SIDING - COLOR 1 - SW IRON ORE 7068
- 2 FIBER CEMENT BOARD & BATTEN - COLOR 2 - SW CITYSCAPE 7067
- 3 FIBER CEMENT BOARD PANEL - SW INCREDIBLE WHITE 7028
- 4 ASPHALT SHINGLES
- 5 STONE VENEER - MUTUAL MATERIALS SCULPTED ASHLAR - SILVER SHORE
- 6 BRICK VENEER - MUTUAL MATERIALS - EBONY - MISSION TEXTURE
- 7 FOUNDATION WALL, CMU OR ROCK FACE FORMED CONCRETE SW IRON ORE 7068
- 8 FIBER CEMENT TRIM - WHITE





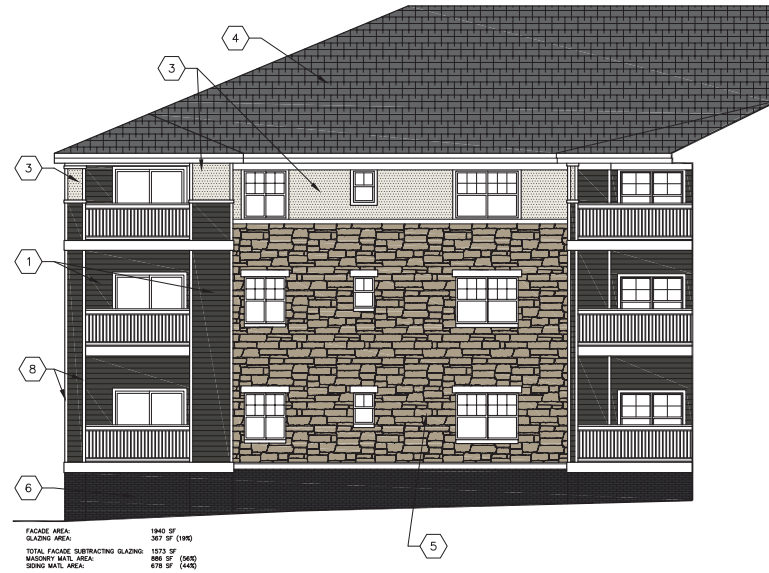
FACADE AREA: 2143 SF
 GLAZING AREA: 381 SF (18%)
 TOTAL FACADE SUBTRACTING GLAZING: 1762 SF
 MASONRY MATL. AREA: 1080 SF (50%)
 SIDING MATL. AREA: 882 SF (41%)

4 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



FACADE AREA: 3707 SF
 GLAZING AREA: 912 SF (25%)
 TOTAL FACADE SUBTRACTING GLAZING: 2795 SF
 MASONRY MATL. AREA: 1741 SF (62%)
 SIDING MATL. AREA: 1048 SF (38%)

3 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



FACADE AREA: 1842 SF
 GLAZING AREA: 387 SF (21%)
 TOTAL FACADE SUBTRACTING GLAZING: 1455 SF
 MASONRY MATL. AREA: 886 SF (61%)
 SIDING MATL. AREA: 679 SF (37%)

2 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

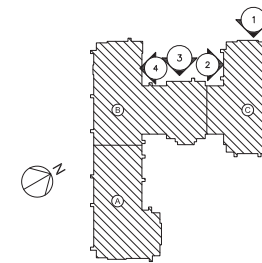


FACADE AREA: 2121 SF
 GLAZING AREA: 381 SF (18%)
 TOTAL FACADE SUBTRACTING GLAZING: 1740 SF
 MASONRY MATL. AREA: 1077 SF (62%)
 SIDING MATL. AREA: 893 SF (51%)

1 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES:

- 1 FIBER CEMENT LAP SIDING - COLOR 1 - SW IRON ORE 7068
- 2 FIBER CEMENT BOARD & BATTEN - COLOR 2 - SW CITYSCAPE 7067
- 3 FIBER CEMENT BOARD PANEL - SW INCREDIBLE WHITE 7028
- 4 ASPHALT SHINGLES
- 5 STONE VENEER - MUTUAL MATERIALS
SCULPTED ASHLAR - SILVER SHORE
- 6 BRICK VENEER - MUTUAL MATERIALS - EBONY - MISSION TEXTURE
- 7 FOUNDATION WALL, CMU OR ROCK FACE FORMED CONCRETE
SW IRON ORE 7068
- 8 FIBER CEMENT TRIM - WHITE





FACADE AREA: 8888 SF (2010)
GLAZING AREA: 1707 SF (2010)
TOTAL FACADE SUBTRACTING GLAZING: 7181 SF (2010)
MASONRY WALL AREA: 1822 SF (2010)
STONE VTL. AREA: 5232 SF (1742)

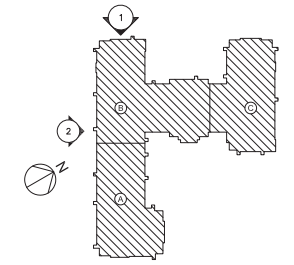
2 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



FACADE AREA: 2371 SF
GLAZING AREA: 357 SF (1518)
TOTAL FACADE SUBTRACTING GLAZING: 1914 SF (2010)
MASONRY WALL AREA: 1922 SF (2010)
STONE VTL. AREA: 118 SF (182)

1 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

- ELEVATION KEY NOTES:
- ① FIBER CEMENT LAP SIDING - COLOR 1 - SW IRON ORE 7068
 - ② FIBER CEMENT BOARD & BATTEN - COLOR 2 - SW CITYSCAPE 7067
 - ③ FIBER CEMENT BOARD PANEL - SW INCREDIBLE WHITE 7028
 - ④ ASPHALT SHINGLES
 - ⑤ STONE VENEER - MUTUAL MATERIALS
SCULPTED ASHLAR - SILVER SHORE
 - ⑥ BRICK VENEER - MUTUAL MATERIALS - EBONY - MISSION TEXTURE
 - ⑦ FOUNDATION WALL, CMU OR ROCK FACE FORMED CONCRETE
SW IRON ORE 7068
 - ⑧ FIBER CEMENT TRIM - WHITE





3 EXTERIOR ELEVATION
 SCALE: 1/8" = 1'-0"



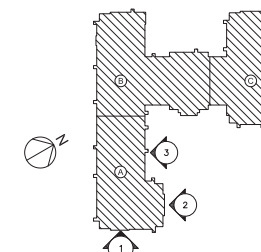
2 EXTERIOR ELEVATION
 SCALE: 1/8" = 1'-0"



1 EXTERIOR ELEVATION
 SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES:

- 1 FIBER CEMENT LAP SIDING - COLOR 1 - SW IRON ORE 7068
- 2 FIBER CEMENT BOARD & BATTEN - COLOR 2 - SW CITYSCAPE 7067
- 3 FIBER CEMENT BOARD PANEL - SW INCREDIBLE WHITE 7028
- 4 ASPHALT SHINGLES
- 5 STONE VENEER - MUTUAL MATERIALS
SCULPTED ASHLAR - SILVER SHORE
- 6 BRICK VENEER - MUTUAL MATERIALS - EBONY - MISSION TEXTURE
- 7 FOUNDATION WALL, CMU OR ROCK FACE FORMED CONCRETE
SW IRON ORE 7068
- 8 FIBER CEMENT TRIM - WHITE

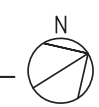




1 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



1 OVERALL GARAGE FLOOR PLAN
SCALE: 1/16" = 1'-0"



Real Estate Equities Architecture, LLC
1400 Corporate Center Curve, Suite 100
North Richland Hills, TX 76180
Phone: 651-768-8310
www.rearchitecture.com

REAL ESTATE EQUITIES
Architecture, LLC

PROJECT:
VILLAGE COOPERATIVE OF CENTURY HILLS
NORTH RICHLAND HILLS, TEXAS

SHEET TITLE:
OVERALL GARAGE FLOOR PLAN

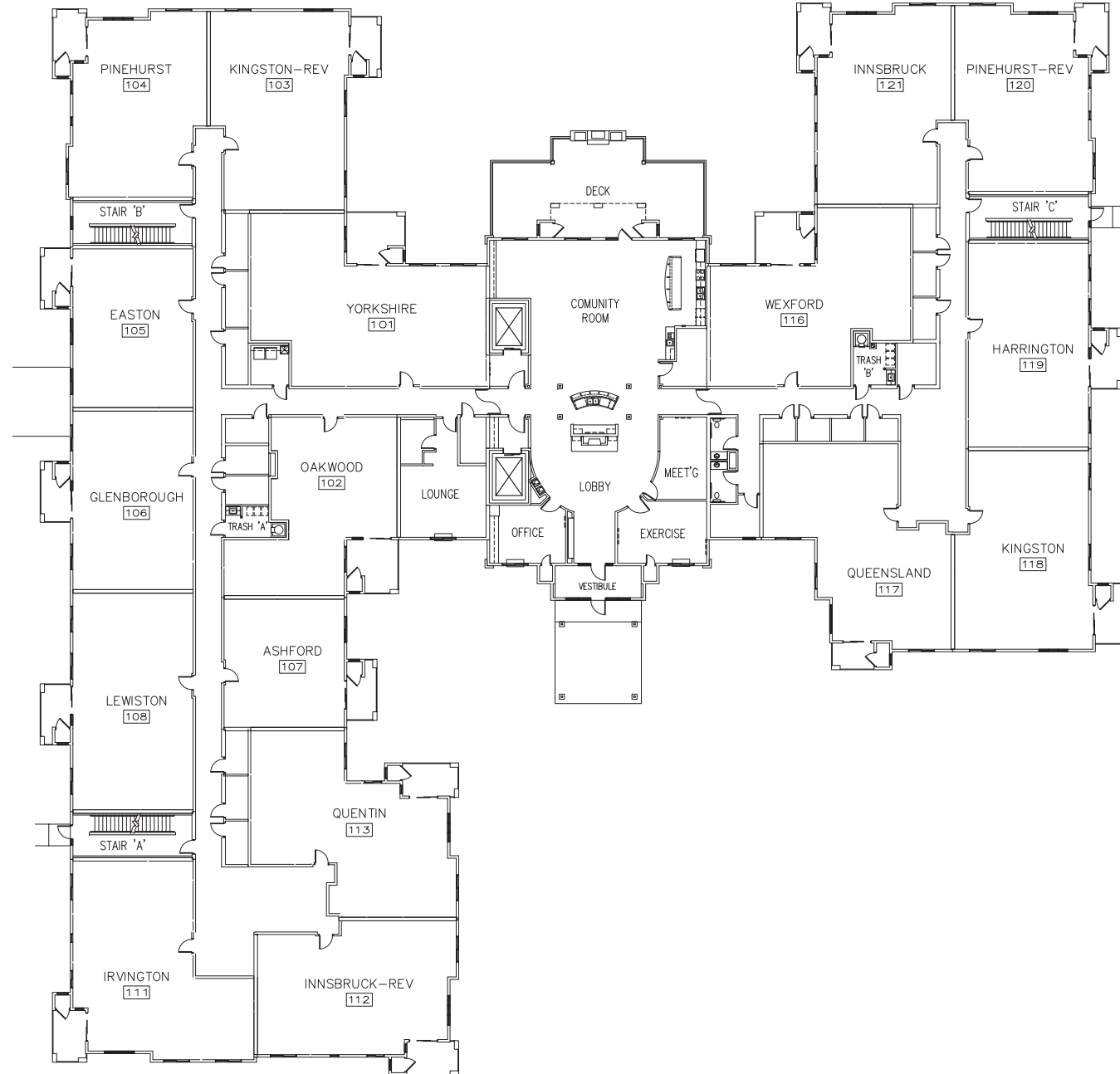
PROJECT NO:
19-03

DATE:
2-19-2020

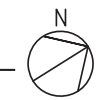
REVISIONS:
6-1-2020

A2.0-3

(Case ZC 2020-03)



1 OVERALL FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"



Real Estate Equities Architecture, LLC
1408 Corporate Center Curve, Suite 100
North Richland Hills, TX 76186
Phone: 651-768-8310
www.reaarchitecture.com

REAL ESTATE EQUITIES
Architecture, LLC

PROJECT:
VILLAGE COOPERATIVE OF CENTURY HILLS
NORTH RICHLAND HILLS, TEXAS

SHEET TITLE:
OVERALL
FIRST FLOOR PLAN

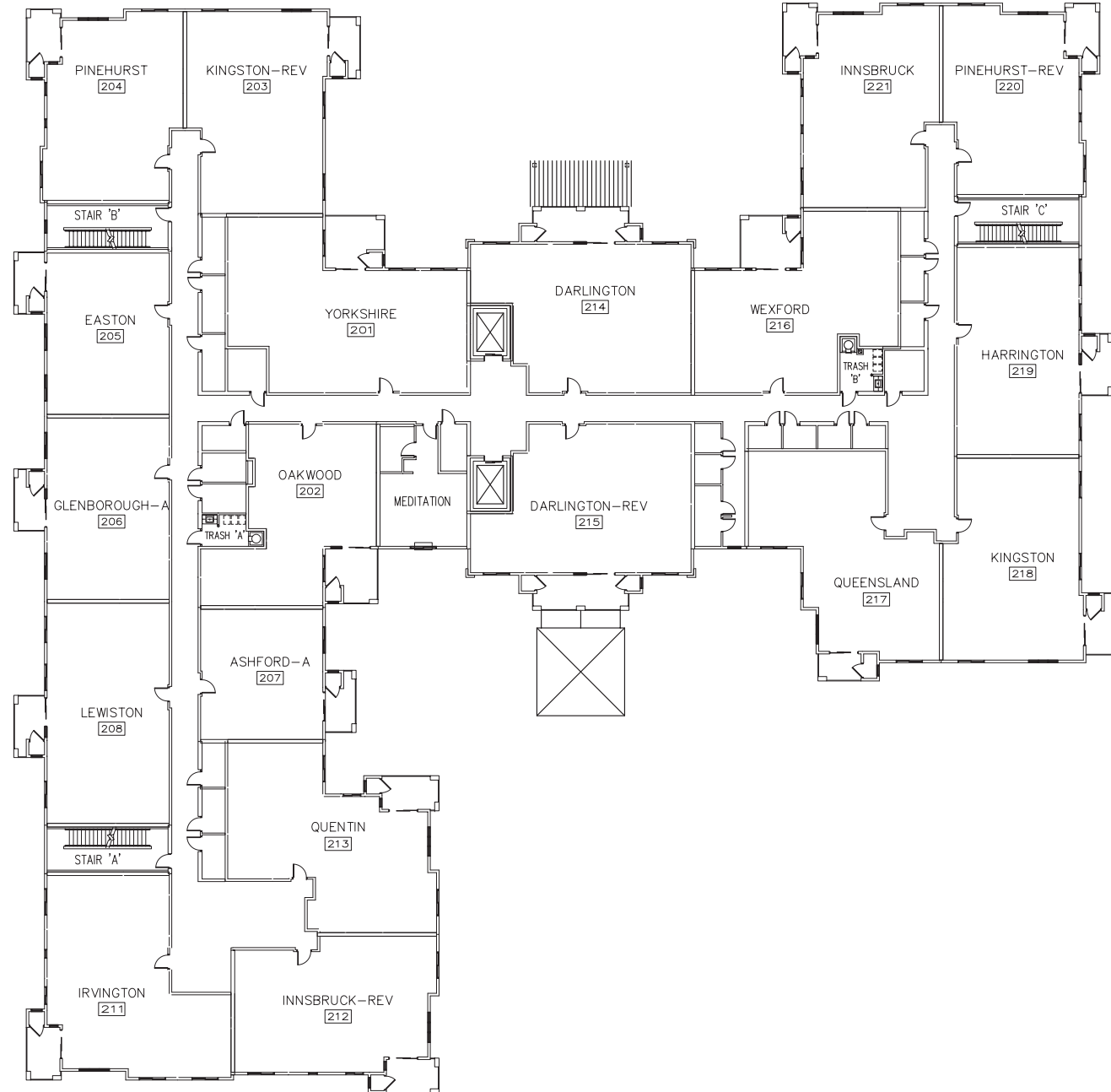
PROJECT NO:
19-03

DATE:
2-19-2020

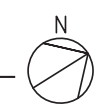
REVISIONS:
6-1-2020

A2.1-3

(Case ZC 2020-03)



1 OVERALL SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"



Real Estate Equities Architecture, LLC
1400 Corporate Center Curve, Suite 100
North Richland Hills, TX 76180
Phone: 651-768-8310
www.reaarchitecture.com

PROJECT:
VILLAGE COOPERATIVE OF CENTURY HILLS
NORTH RICHLAND HILLS, TEXAS

SHEET TITLE:
OVERALL
SECOND FLOOR PLAN

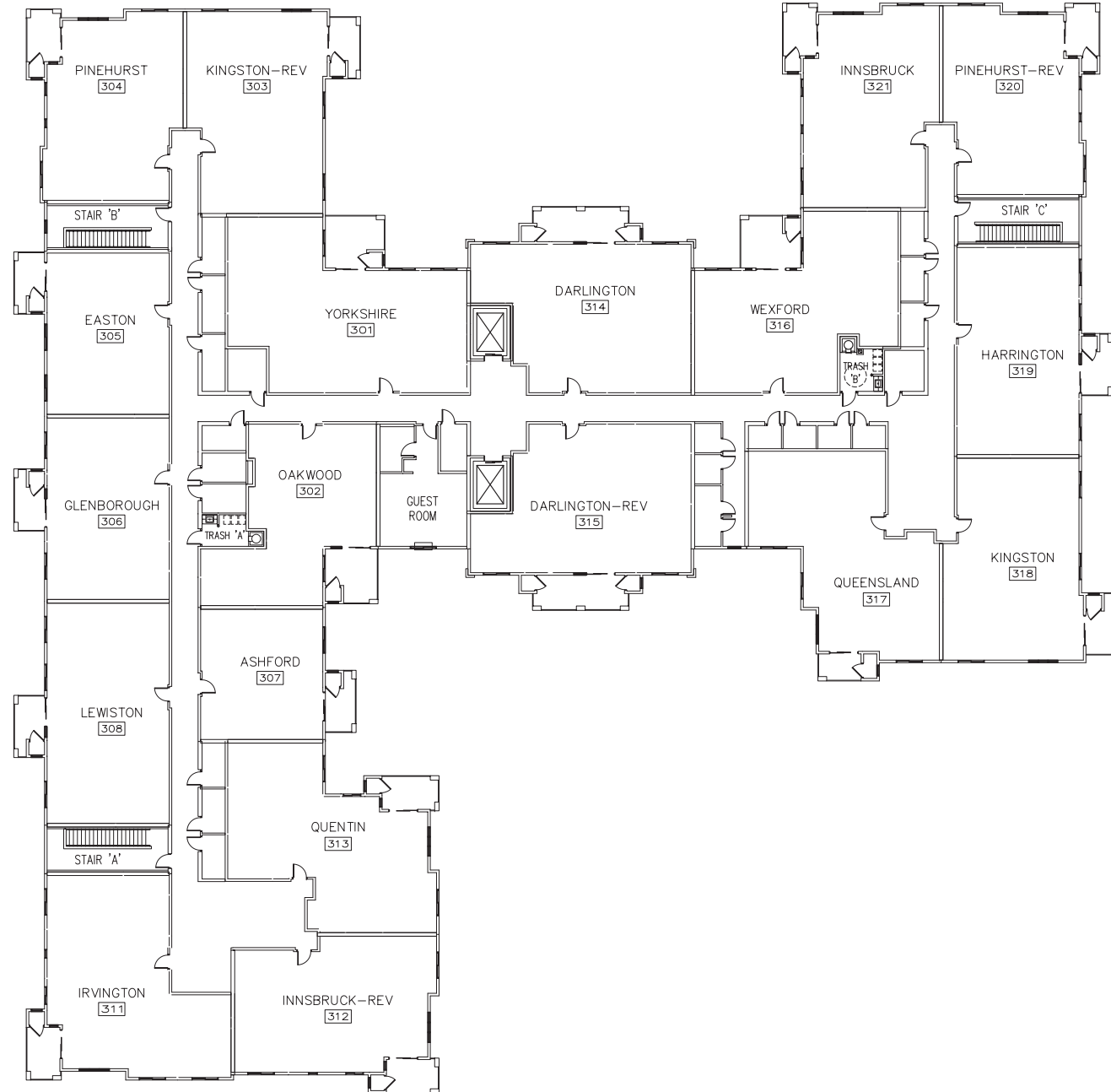
PROJECT NO:
19-03

DATE:
2-19-2020

REVISIONS:
6-1-2020

A2.2-3

(Case ZC 2020-03)



1 OVERALL THIRD FLOOR PLAN
SCALE: 1/16" = 1'-0"



Real Estate Equities Architecture, LLC
1400 Corporate Center Curve, Suite 100
North Richland Hills, TX 76180
Phone: 651-768-8310
www.rearchitecture.com

REAL ESTATE EQUITIES
Architecture, LLC

PROJECT:
VILLAGE COOPERATIVE OF CENTURY HILLS
NORTH RICHLAND HILLS, TEXAS

SHEET TITLE:
OVERALL
THIRD FLOOR PLAN

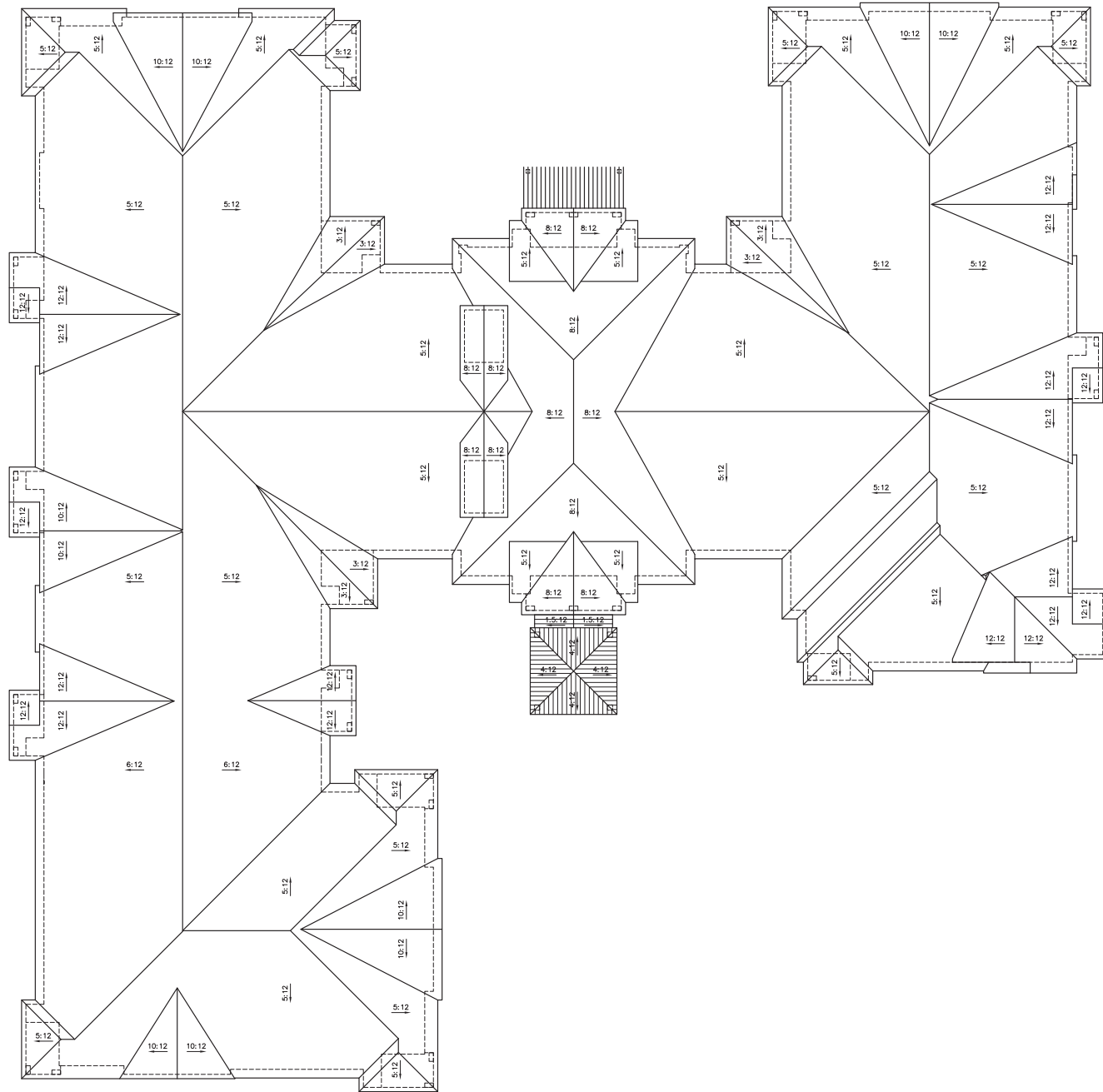
PROJECT NO:
19-03

DATE:
2-19-2020

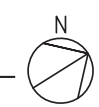
REVISIONS:
6-1-2020

(Case ZC 2020-03)

A2.3-3



1 OVERALL ROOF PLAN
SCALE: 1/16" = 1'-0"



Real Estate Equities Architecture, LLC
1400 Corporate Center Curve, Suite 100
Frisco, TX 75034
Phone: 651-768-8310
www.reaarchitecture.com

REAL ESTATE EQUITIES
Architecture, LLC

PROJECT:
VILLAGE COOPERATIVE OF CENTURY HILLS
NORTH RICHLAND HILLS, TEXAS

SHEET TITLE:
OVERALL

PROJECT NO:
19-03

DATE:
2-19-2020

REVISIONS:
6-1-2020

A2.4-3

(Case ZC 2020-03)



763-585-6742
763-585-6757 fax
Email: steen@steeneng.com
5430 Douglas Drive North
Minneapolis, MN 55429



Real Estate Equities Architecture, LLC
1400 Corporate Center Curve, Suite 100
Richton Park, IL 60471-7648
www.rearearchitecture.com

PROJECT:
VILLAGE COOPERATIVE OF CENTURY HILLS
NORTH RICHLAND HILLS, TEXAS

SHEET TITLE:
SITE PHOTOMETRIC
CALCULATION PLAN

PROJECT NO:
REE202001

DATE:
2-19-2020

REVISIONS:

4-8-2020
6-3-2020

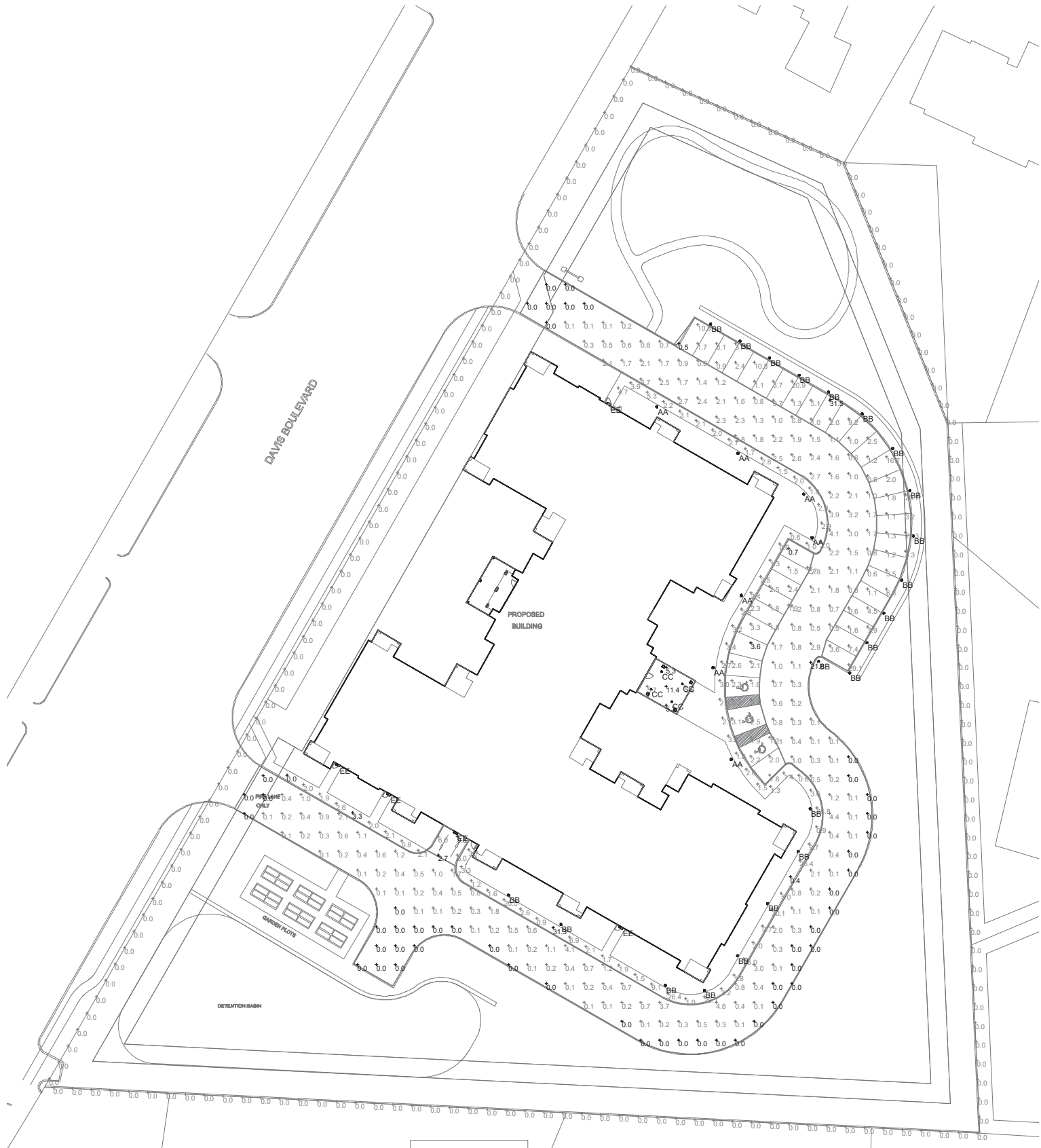
E1.1

| Statistics | | | | | | | |
|----------------------|--------|--------|---------|--------|---------|---------|--|
| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min | |
| Drive Aisle | + | 0.9 fc | 21.8 fc | 0.0 fc | N/A | N/A | |
| Garage Entry | + | 6.1 fc | 9.8 fc | 2.7 fc | 3.6:1 | 2.3:1 | |
| Main Entrance Canopy | + | 6.7 fc | 11.4 fc | 5.3 fc | 2.2:1 | 1.3:1 | |
| Parking A | + | 6.9 fc | 31.5 fc | 0.5 fc | 63.0:1 | 13.8:1 | |
| Parking B | + | 2.2 fc | 3.6 fc | 0.7 fc | 5.1:1 | 3.1:1 | |
| Property Line | + | 0.0 fc | 0.0 fc | 0.0 fc | N/A | N/A | |
| Sidewalk A | + | 5.7 fc | 31.3 fc | 0.4 fc | 78.3:1 | 14.3:1 | |
| Sidewalk B | + | 1.9 fc | 3.3 fc | 0.0 fc | N/A | N/A | |

| Luminaire Locations | | | | | | | | | | | |
|---------------------|-------|----------|--------|-------|-------|--------|------|-------------|--------|------|--|
| No. | Label | Location | | | | MH | | Orientation | | Aim | |
| | | X | Y | Z | | | Tilt | X | Y | Z | |
| 1 | AA | 660.01 | 590.80 | 12.00 | 12.00 | 31.00 | 0.00 | 660.01 | 590.80 | 0.00 | |
| 2 | AA | 699.39 | 404.18 | 12.00 | 12.00 | 54.32 | 0.00 | 699.39 | 404.18 | 0.00 | |
| 3 | AA | 704.70 | 490.89 | 12.00 | 12.00 | 119.59 | 0.00 | 704.70 | 490.89 | 0.00 | |
| 4 | AA | 689.77 | 452.81 | 12.00 | 12.00 | 100.02 | 0.00 | 689.77 | 452.81 | 0.00 | |
| 5 | AA | 702.96 | 568.17 | 12.00 | 12.00 | 31.50 | 0.00 | 702.96 | 568.17 | 0.00 | |
| 6 | AA | 742.22 | 521.51 | 12.00 | 12.00 | 119.59 | 0.00 | 742.22 | 521.51 | 0.00 | |
| 7 | AA | 737.79 | 544.54 | 12.00 | 12.00 | 60.18 | 0.00 | 737.79 | 544.54 | 0.00 | |
| 3 | BB | 664.46 | 284.49 | 3.50 | 3.50 | 215.58 | 0.00 | 664.46 | 284.49 | 0.00 | |
| 4 | BB | 609.18 | 316.68 | 3.50 | 3.50 | 214.14 | 0.00 | 609.18 | 316.68 | 0.00 | |
| 5 | BB | 581.48 | 332.27 | 3.50 | 3.50 | 211.90 | 0.00 | 581.48 | 332.27 | 0.00 | |
| 8 | BB | 768.70 | 588.99 | 3.50 | 3.50 | 221.39 | 0.00 | 768.70 | 588.99 | 0.00 | |
| 9 | BB | 719.66 | 616.58 | 3.50 | 3.50 | 209.86 | 0.00 | 719.66 | 616.58 | 0.00 | |
| 10 | BB | 750.86 | 598.51 | 3.50 | 3.50 | 215.74 | 0.00 | 750.86 | 598.51 | 0.00 | |
| 11 | BB | 735.25 | 607.45 | 3.50 | 3.50 | 209.22 | 0.00 | 735.25 | 607.45 | 0.00 | |
| 12 | BB | 784.84 | 568.75 | 3.50 | 3.50 | 238.91 | 0.00 | 784.84 | 568.75 | 0.00 | |
| 13 | BB | 795.75 | 522.48 | 3.50 | 3.50 | 276.62 | 0.00 | 795.75 | 522.48 | 0.00 | |
| 14 | BB | 771.19 | 465.92 | 3.50 | 3.50 | 300.68 | 0.00 | 771.19 | 465.92 | 0.00 | |
| 15 | BB | 762.13 | 449.86 | 3.50 | 3.50 | 302.85 | 0.00 | 762.13 | 449.86 | 0.00 | |
| 16 | BB | 793.89 | 546.41 | 3.50 | 3.50 | 249.71 | 0.00 | 793.89 | 546.41 | 0.00 | |
| 17 | BB | 688.46 | 634.57 | 3.50 | 3.50 | 209.86 | 0.00 | 688.46 | 634.57 | 0.00 | |
| 18 | BB | 702.73 | 300.07 | 3.50 | 3.50 | 117.45 | 0.00 | 702.73 | 300.07 | 0.00 | |
| 19 | BB | 685.19 | 281.78 | 3.50 | 3.50 | 157.34 | 0.00 | 685.19 | 281.78 | 0.00 | |
| 20 | BB | 718.63 | 527.80 | 3.50 | 3.50 | 117.45 | 0.00 | 718.63 | 527.80 | 0.00 | |
| 21 | BB | 734.80 | 355.35 | 3.50 | 3.50 | 117.45 | 0.00 | 734.80 | 355.35 | 0.00 | |
| 22 | BB | 741.18 | 377.92 | 3.50 | 3.50 | 66.28 | 0.00 | 741.18 | 377.92 | 0.00 | |
| 27 | BB | 780.13 | 481.57 | 3.50 | 3.50 | 300.68 | 0.00 | 780.13 | 481.57 | 0.00 | |
| 28 | BB | 789.70 | 498.97 | 3.50 | 3.50 | 300.68 | 0.00 | 789.70 | 498.97 | 0.00 | |
| 29 | BB | 704.05 | 625.49 | 3.50 | 3.50 | 209.86 | 0.00 | 704.05 | 625.49 | 0.00 | |
| 30 | BB | 745.70 | 455.98 | 3.50 | 3.50 | 329.47 | 0.00 | 745.70 | 455.98 | 0.00 | |
| 1 | CC | 656.95 | 441.20 | 12.00 | 12.00 | 0.00 | 0.00 | 656.95 | 441.20 | 0.00 | |
| 2 | CC | 667.91 | 434.71 | 12.00 | 12.00 | 0.00 | 0.00 | 667.91 | 434.71 | 0.00 | |
| 3 | CC | 662.51 | 450.55 | 12.00 | 12.00 | 0.00 | 0.00 | 662.51 | 450.55 | 0.00 | |
| 4 | CC | 673.47 | 444.06 | 12.00 | 12.00 | 0.00 | 0.00 | 673.47 | 444.06 | 0.00 | |
| 1 | EE | 553.36 | 365.28 | 9.00 | 9.00 | 209.82 | 0.00 | 553.36 | 365.28 | 0.00 | |
| 2 | EE | 517.96 | 365.65 | 9.00 | 9.00 | 209.35 | 0.00 | 517.96 | 365.65 | 0.00 | |
| 3 | EE | 640.89 | 315.12 | 9.00 | 9.00 | 209.87 | 0.00 | 640.89 | 315.12 | 0.00 | |
| 5 | EE | 634.44 | 592.26 | 9.00 | 9.00 | 29.82 | 0.00 | 634.44 | 592.26 | 0.00 | |
| 6 | EE | 490.99 | 401.10 | 9.00 | 9.00 | 209.35 | 0.00 | 490.99 | 401.10 | 0.00 | |

| Schedule | | | | | | | |
|----------|-------|-----|--|---|-----------------|-----|---------|
| Symbol | Label | QTY | Description | Lamp | Lumens per Lamp | LLF | Wattage |
| ○ | AA | 7 | PROVIDENCE MEDIUM 2.0 | C-70-CRI DATA SHOWN IS ABSOLUTE. | 3639 | 1 | 34.1 |
| ○ | BB | 22 | PROVIDENCE BOLLARD WITH CLEAR FLAT GLASS LENS | C-70-CRI DATA SHOWN IS ABSOLUTE. | 3264 | 1 | 43.1 |
| ○ | CC | 4 | 8 IN RECESSED LED FIXTURE, HOUSING AND LIGHT ENGINE ASSEMBLY | 36 - Nichia 3500 K LEDs NCH Color Matched | 1215 | 1 | 15.5 |
| □ | EE | 5 | LNCC2, 18 LED, 4000K, TYPE 4 | 16 - NICHIA 4K LEDs | 3997 | 1 | 44.8 |

THE EXTERIOR SITE LIGHT FIXTURES DEPICTED SHALL COMPLY WITH THE REQUIREMENTS OF NORTH RICHLAND HILLS, TX SEC. 118-728 REQUIREMENTS



1 SITE PHOTOMETRIC CALCULATIONS PLAN
1" = 30'-0"

TYPE AA

PROV2
ARCHITECTURAL AMBIANCE

PROVIDENCE®

FEATURES

- 12 standard powder coat finishes
- 2-3/4" diameter
- 20000-hour average life
- 2000K, 3000K, 5000K CCT
- 2-3/4" diameter
- 20000-hour average life
- 2000K, 3000K, 5000K CCT

RELATED PRODUCTS

#1902 #1903 #1904 #1905

CONSTRUCTION

- Aluminum composite die-cast housing
- Standard configuration does not require a tail wire, custom finish is temporary glass
- All internal and external hardware is stainless steel
- Finish: 12 standard powder coat finishes, 12 standard powder coat finishes, 12 standard powder coat finishes
- Standard finish is 12 standard powder coat finishes

INSTALLATION

- Mounting hardware is not included
- Mounting hardware is not included
- Mounting hardware is not included

CONTROL

- Providence LED Bollard PROB is controlled by a remote control
- Providence LED Bollard PROB is controlled by a remote control
- Providence LED Bollard PROB is controlled by a remote control

WARRANTY

5 Year Limited Warranty

| ITEM | DESCRIPTION |
|------|------------------------|
| 1 | PROV2 LED Bollard PROB |
| 2 | PROV2 LED Bollard PROB |
| 3 | PROV2 LED Bollard PROB |
| 4 | PROV2 LED Bollard PROB |
| 5 | PROV2 LED Bollard PROB |
| 6 | PROV2 LED Bollard PROB |
| 7 | PROV2 LED Bollard PROB |
| 8 | PROV2 LED Bollard PROB |
| 9 | PROV2 LED Bollard PROB |
| 10 | PROV2 LED Bollard PROB |
| 11 | PROV2 LED Bollard PROB |
| 12 | PROV2 LED Bollard PROB |

TYPE CC

LC8LED
LifeFrame® Commercial LED Downlights

FEATURES

- 6" diameter, 1.8" depth
- 1000 lumens
- 10000-hour average life
- 1000K, 3000K, 5000K CCT

CONSTRUCTION

- Aluminum composite die-cast housing
- Standard configuration does not require a tail wire, custom finish is temporary glass
- All internal and external hardware is stainless steel
- Finish: 12 standard powder coat finishes, 12 standard powder coat finishes, 12 standard powder coat finishes
- Standard finish is 12 standard powder coat finishes

INSTALLATION

- Mounting hardware is not included
- Mounting hardware is not included
- Mounting hardware is not included

CONTROL

- Providence LED Bollard PROB is controlled by a remote control
- Providence LED Bollard PROB is controlled by a remote control
- Providence LED Bollard PROB is controlled by a remote control

WARRANTY

5 Year Limited Warranty

| ITEM | DESCRIPTION |
|------|----------------------|
| 1 | LC8LED LED Downlight |
| 2 | LC8LED LED Downlight |
| 3 | LC8LED LED Downlight |
| 4 | LC8LED LED Downlight |
| 5 | LC8LED LED Downlight |
| 6 | LC8LED LED Downlight |
| 7 | LC8LED LED Downlight |
| 8 | LC8LED LED Downlight |
| 9 | LC8LED LED Downlight |
| 10 | LC8LED LED Downlight |
| 11 | LC8LED LED Downlight |
| 12 | LC8LED LED Downlight |

TYPE BB

PROV2
ARCHITECTURAL AMBIANCE

PROVIDENCE®

FEATURES

- 12 standard powder coat finishes
- 2-3/4" diameter
- 20000-hour average life
- 2000K, 3000K, 5000K CCT
- 2-3/4" diameter
- 20000-hour average life
- 2000K, 3000K, 5000K CCT

RELATED PRODUCTS

#1902 #1903 #1904 #1905

CONSTRUCTION

- Aluminum composite die-cast housing
- Standard configuration does not require a tail wire, custom finish is temporary glass
- All internal and external hardware is stainless steel
- Finish: 12 standard powder coat finishes, 12 standard powder coat finishes, 12 standard powder coat finishes
- Standard finish is 12 standard powder coat finishes

INSTALLATION

- Mounting hardware is not included
- Mounting hardware is not included
- Mounting hardware is not included

CONTROL

- Providence LED Bollard PROB is controlled by a remote control
- Providence LED Bollard PROB is controlled by a remote control
- Providence LED Bollard PROB is controlled by a remote control

WARRANTY

5 Year Limited Warranty

| ITEM | DESCRIPTION |
|------|------------------------|
| 1 | PROV2 LED Bollard PROB |
| 2 | PROV2 LED Bollard PROB |
| 3 | PROV2 LED Bollard PROB |
| 4 | PROV2 LED Bollard PROB |
| 5 | PROV2 LED Bollard PROB |
| 6 | PROV2 LED Bollard PROB |
| 7 | PROV2 LED Bollard PROB |
| 8 | PROV2 LED Bollard PROB |
| 9 | PROV2 LED Bollard PROB |
| 10 | PROV2 LED Bollard PROB |
| 11 | PROV2 LED Bollard PROB |
| 12 | PROV2 LED Bollard PROB |

TYPE EE

LNC2 SERIES

FEATURES

- 12 standard powder coat finishes
- 2-3/4" diameter
- 20000-hour average life
- 2000K, 3000K, 5000K CCT
- 2-3/4" diameter
- 20000-hour average life
- 2000K, 3000K, 5000K CCT

RELATED PRODUCTS

#1902 #1903 #1904 #1905

CONSTRUCTION

- Aluminum composite die-cast housing
- Standard configuration does not require a tail wire, custom finish is temporary glass
- All internal and external hardware is stainless steel
- Finish: 12 standard powder coat finishes, 12 standard powder coat finishes, 12 standard powder coat finishes
- Standard finish is 12 standard powder coat finishes

INSTALLATION

- Mounting hardware is not included
- Mounting hardware is not included
- Mounting hardware is not included

CONTROL

- Providence LED Bollard PROB is controlled by a remote control
- Providence LED Bollard PROB is controlled by a remote control
- Providence LED Bollard PROB is controlled by a remote control

WARRANTY

5 Year Limited Warranty

| ITEM | DESCRIPTION |
|------|-----------------------|
| 1 | LNC2 LED Bollard PROB |
| 2 | LNC2 LED Bollard PROB |
| 3 | LNC2 LED Bollard PROB |
| 4 | LNC2 LED Bollard PROB |
| 5 | LNC2 LED Bollard PROB |
| 6 | LNC2 LED Bollard PROB |
| 7 | LNC2 LED Bollard PROB |
| 8 | LNC2 LED Bollard PROB |
| 9 | LNC2 LED Bollard PROB |
| 10 | LNC2 LED Bollard PROB |
| 11 | LNC2 LED Bollard PROB |
| 12 | LNC2 LED Bollard PROB |



763-585-6742
763-585-6757 fax
Email: steen@steeneng.com
5430 Douglas Drive North
Minneapolis, MN 55429



Real Estate Equities Architecture, LLC
1400 Crescent Center Curve, Suite 100
Eden Prairie, MN 55324
Phone: 651-760-8310
www.rearchitecture.com

PROJECT:
VILLAGE COOPERATIVE OF CENTURY HILLS
NORTH RICHLAND HILLS, TEXAS

SHEET TITLE:
SITE LIGHTING CUT SHEETS

PROJECT NO:
REE202001
DATE:
2-19-2020
REVISIONS:
4-8-2020
6-3-2020

E1.2