

PROJECT CONTACT LIST

DEVELOPER
ACCELERATED DEVELOPMENT SERVICES
2415 E. CAMELBACK ROAD, SUITE 400
PHOENIX, ARIZONA 85016
CONTACT: JAKE PALMER
PHONE: 602-682-8153
EMAIL: JAKE.PALMER@ACCELERATEDDEVCO.COM

CIVIL ENGINEER
TRIANGLE ENGINEERING LLC
1784 W. McDERMOTT DRIVE, SUITE 110
ALLEN, TX 75013
CONTACT: ANDREW YEOH
TEL: 469-213-2804
EMAIL: AYEHO@TRIANGLE-ENGR.COM

ARCHITECT
ARMET DAVIS NEWLOVE & ASSOCIATES
1330 OLYMPIC BLVD
SANTA MONICA, CA 90404
CONTACT: PAUL DEPPE
TEL: 310-452-5533 X 203
EMAIL: DEPPE @ ADNARCH.COM

SURVEYOR
SPOONER & ASSOCIATED
309 BYERS STREET, SUITE 100
EULESS, TX 76039
CONTACT: ERIC SPOONER
TEL: 817-312-4405
EMAIL: ESPOONER@SPOONERSURVEYORS.COM

SITE GENERAL NOTES

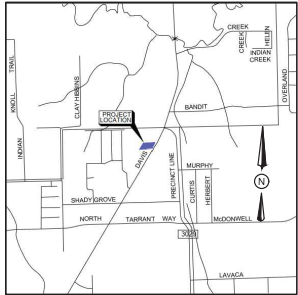
1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
2. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
3. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
4. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
5. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
6. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
7. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
8. ALL CURB RADII TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

CONTROL POINT:

THE BEARINGS AND DISTANCES SHOWN HEREON AREA BASED ON A LOCAL COORDINATE SYSTEM BASED ON NAD83, TEXAS NORTH CENTRAL ZONE 4202, SCALED FROM GRID TO SURFACE AT N:7,016,673.76 AND E:2,370,326.03 USING A COMBINED SCALE FACTOR OF 1.001523839, DERIVED FROM GPS RTK OBSERVATIONS USING THE NORTH TEXAS VRS NETWORK(MAINTAINED BY WESTERN DATA SYSTEMS)

MENU BOARD NOTE:

THE MENU BOARD WILL NOT BE AN ORDER BOARD CONTAINING A SPEAKER.



VICINITY MAP (N.T.S.)

EXISTING LEGEND

●	1/2" IR FOUND	⊗	IRRIGATION CONTROL VALVE
○	1/2" IR SET	⊕	BUSH (GENERAL)
⊗	STORM DRAIN MH.	⊖	INLET RIM
⊙	BOLLARD POST	⊗	GAS METER
⊕	LIGHT POLE	⊖	HANDICAP SPACE
⊗	SAN. SEW. MH.	⊕	OVERHEAD UTILITY LINE
⊙	IRRIGATION VALVE	⊖	IRON FENCE
⊕	FIRE HYDRANT	⊗	FIRE LANE STRIPE
⊖	POWER POLE	⊕	BRICK RET. WALL
⊗	GUY WIRE	⊖	STONE RET. WALL
⊕	TELEPHONE MARKER	⊗	CONC. RET. WALL
⊖	TELEPHONE PULL BOX		

SITE LEGEND

CONCRETE CURB	SAW-CUT LINE	FIRE LANE
STRIPING	PARKING SPACES	MONUMENT/PYLON SIGN
WHEEL STOPS	HANDICAP LOGO	HANDICAP SIGN
RAMP	BOLLARD	CLEARANCE BAR
BIKE RACK	SIGN	TRAFFIC ARROW
GREASE TRAP	DOMESTIC WATER METER	IRRIGATION METER
GAS METER	TRANSFORMER	

SITE DATA SUMMARY TABLE

GROSS LOT AREA	31,473 S.F. (0.7225 ACER)
NET LOT AREA	31,473 S.F. (0.7225 ACER)
EXISTING ZONING	NR-PD UNDER C-1
PROPOSED ZONING	NR-PD UNDER C-1
EXISTING LAND USE	NR-PD UNDER C-1
PROPOSED LAND USE	DUTCH BROS COFFEE
BUILDING AREA	871 S.F.
BUILDING HEIGHT (STORY)	24'-0" (1 STORY)
LOT COVERAGE	2.77 %
FLOOR AREA RATIO	0.0277
PARKING REQUIREMENTS	1 SPACE PER 100 G.F.A
TOTAL PARKING REQUIRED	9
TOTAL PARKING PROVIDED	13
HANDICAP PARKING REQUIRED	1
HANDICAP PARKING PROVIDED	1
BUILDING CODE	2018 IBC
CONSTRUCTION TYPE	V-B
IMPERVIOUS AREA	21,285.73 (67.63%)
PERVIOUS AREA	10,187.27 (32.37%)

FLOOD PLAIN NOTE

ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) NUMBER 48439C0315L, DATED 03/21/2019, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR TARRANT COUNTY, TEXAS AND INCORPORATED AREAS, THE SUBJECT PROPERTY LIES ZONE "X".



TX PE FIRM #11525
TRIANGLE ENGINEERING LLC
1784 W. McDERMOTT DRIVE, SUITE 110, ALLEN, TX 75013
T: 469.213.1661 F: 469.213.1662
W: triangle-eng.com | O: 1784 McDermott Drive Suite 110 Allen, TX 75013
Planning | Civil Engineering | Construction Management



NO	DATE	DESCRIPTION
1	10/23/20	BY AY SITE PLAN SUBMITTAL
2	11/04/20	AY PRELIM ENGR. PLANS 1ST SUBMITTAL
3	12/22/20	AY 1st TXDOT Submittal
4	02/02/21	AY PRELIM ENGR PLANS 2ND SUBMITTAL
5	03/12/2021	AY PRELIM. ENGR PLANS 3RD SUBMITTAL



Know what's below.
Call before you dig.

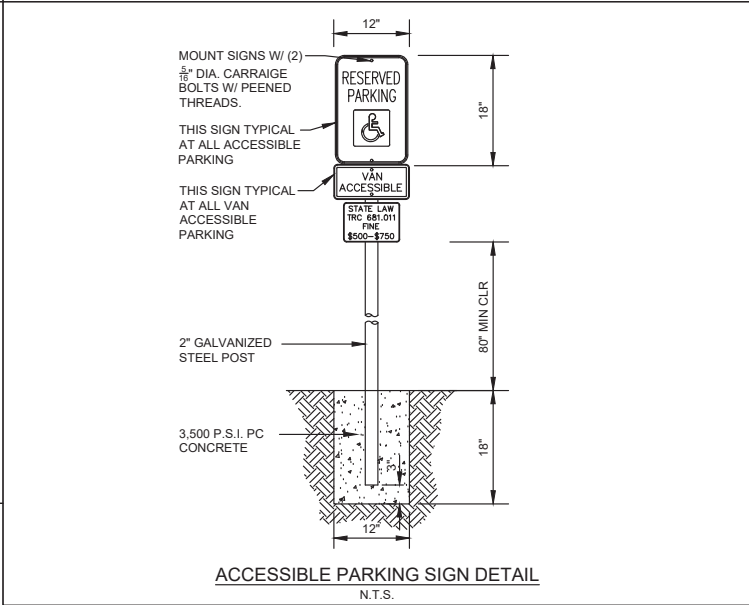
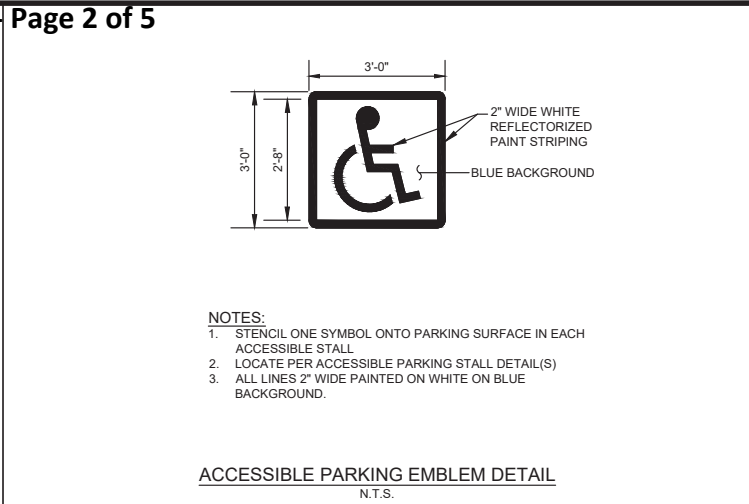
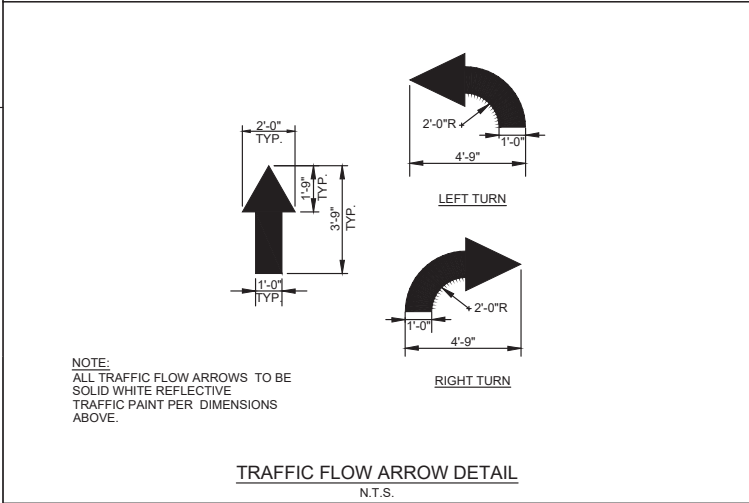
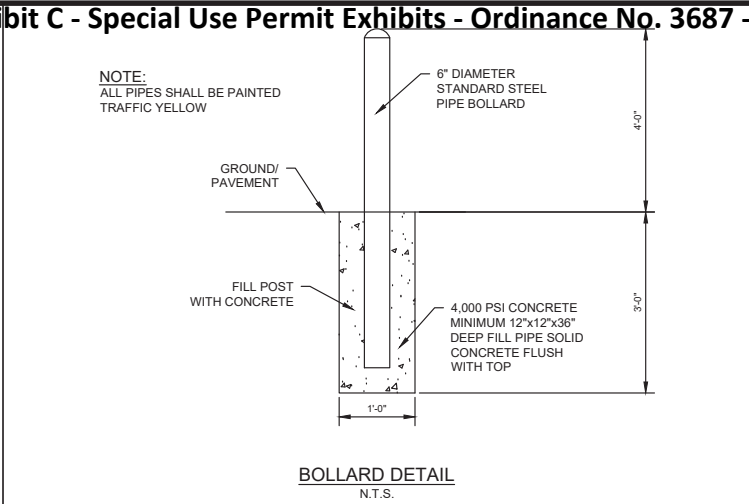
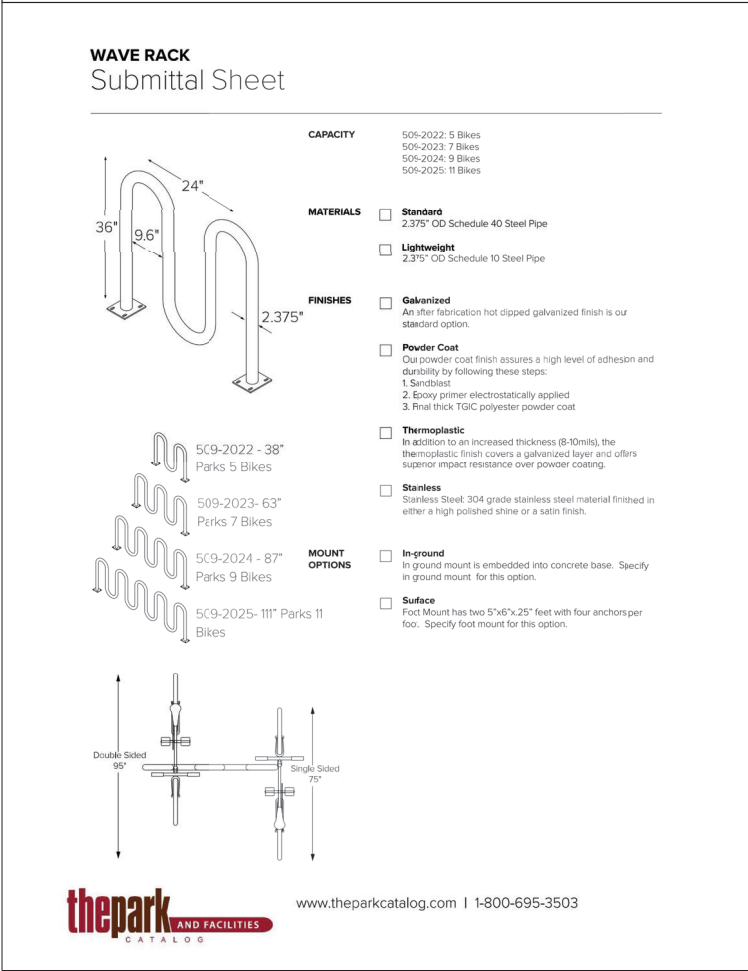
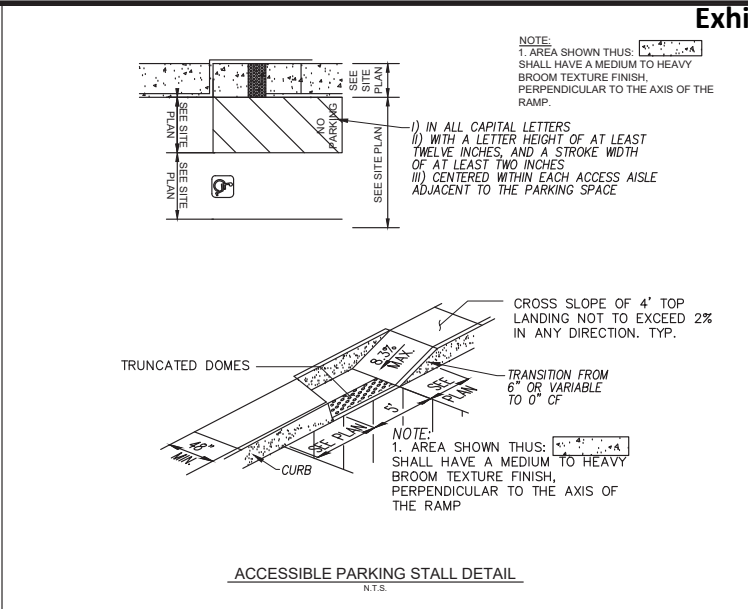
SITE PLAN
DUTCH BROS COFFEE
DAVIS BLVD & PRECINCT LINE RD
CITY OF N. RICHLAND HILLS
TARRANT COUNTY, TEXAS 76182

DATE	PROJECT
10/23/20	057-20
DESIGN	DRAWN
AY	ZC

SHEET #

C-3.0

SUP CASE No. 2020-09



NO	DATE	DESCRIPTION
1	10/23/20	SITE PLAN SUBMITTAL
2	11/04/20	PRELIM ENG. PLANS 1ST SUBMITTAL
3	12/22/20	1st TXDOT Submittal
4	02/02/21	PRELIM ENGR PLANS 2ND SUBMITTAL
5	03/12/2021	PRELIM. ENGR PLANS 3RD SUBMITTAL

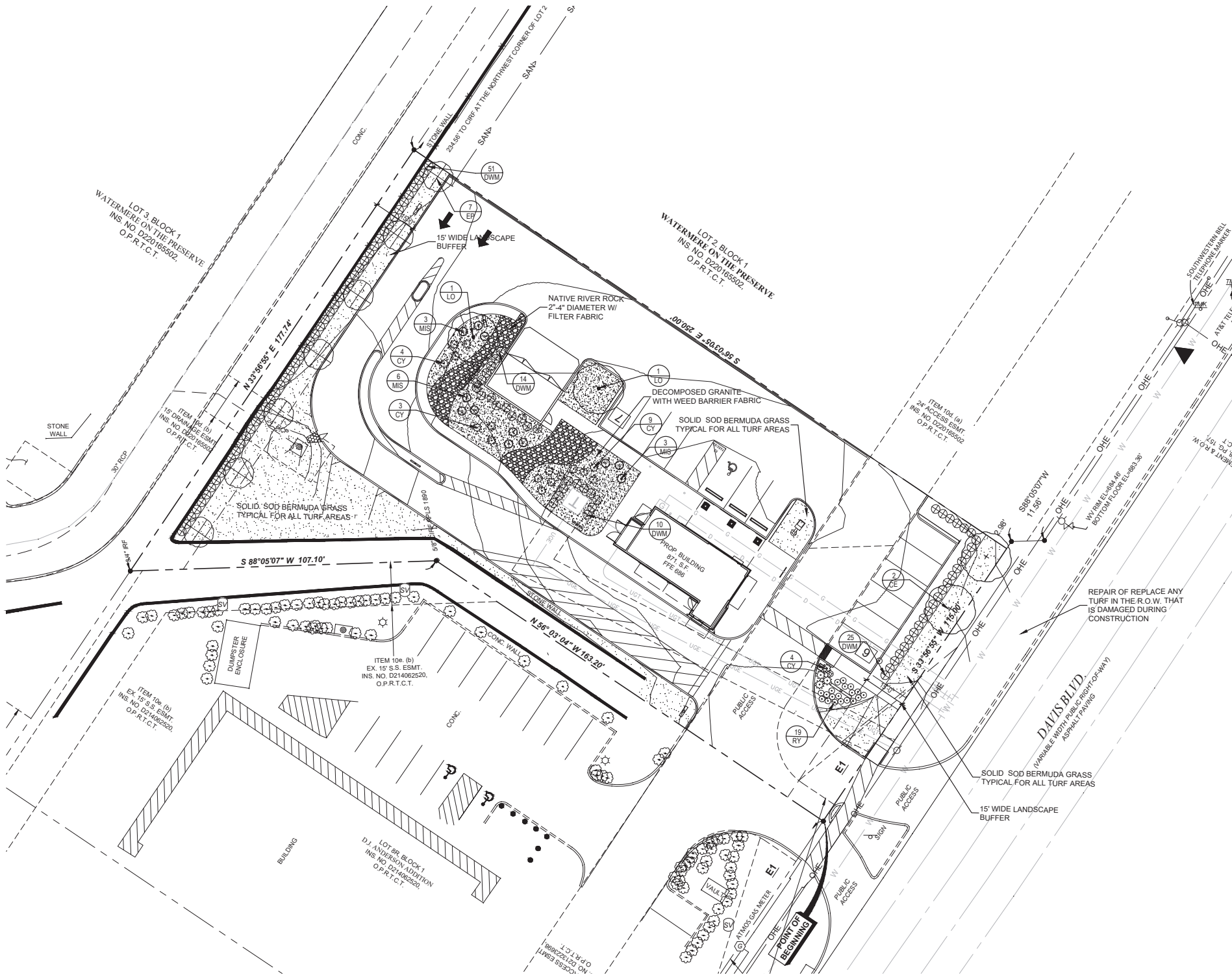


Know what's below.
Call before you dig.

SITE DETAILS
DUTCH BROS COFFEE
DAVIS BLVD & PRECINCT LINE RD
CITY OF N. RICHLAND HILLS
TARRANT COUNTY, TEXAS 76182

DATE	PROJECT
10/23/20	057-20
DESIGN	DRAWN
AY	ZC

SHEET #
C-3.1



GENERAL LAWN NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
2. 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.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL, FROM THE REGION, KNOWN AS BOTTOM LAND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
5. ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
6. ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION
7. CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

SOLID SOD NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
2. 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.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
5. PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
6. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
7. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
8. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
9. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
10. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEEDED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

LANDSCAPE TABULATIONS

Requirement: 15% of site to be landscape area
Site= 28,370 s.f.

Required 4,833 s.f. (10%)	Provided 7,288 s.f. (25%) decomposed granite area is not calculated in the landscape area provided
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Street Trees requirement: 1 tree required for each 50 l.f. of street frontage
10 shrubs for each 50 l.f. of street frontage

Davis Blvd. - 117.98 l.f.

Required 2 trees 24 shrubs	Provided 2 trees 35 shrubs
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Parking lot screen- 20" height evergreen hedge provided

Parking lot landscape: 16 parking spaces
Requirement: 1 tree per 20 parking spaces

Required 1 tree	Provided 1 tree
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PLANT MATERIAL SCHEDULE

TREES					
QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
2	CE	Cedar Elm	<i>Ulmus crassifolia</i>	3" cal.	container, 13' ht., 5' spread min., 5' clear trunk
7	EP	East Palatka Holly	<i>Ilex x attenuata 'East Palatka'</i>	30 gal.	container, 6' ht., tree form, single straight trunk
2	LO	Live Oak	<i>Quercus virginiana</i>	3" cal.	container, 13' ht., 5' spread min., 5' clear trunk
SHRUBS					
QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
100	DWM	Dwarf Wax Myrtle	<i>Myrica pusilla</i>	3 gal.	container 20" ht., 20" spread, 36" o.c.
19	RY	Red Yucca 'Brakelights'	<i>Hesperaloe parviflora 'Brakelight'</i>	3 gal.	container full, well rooted
19	CY	Curve-leaf Yucca	<i>Yucca recurvifolia</i>	3 gal.	container full, well rooted
12	MIS	Adagio Maiden Grass	<i>Miscanthus sinensis 'Adagio'</i>	3 gal.	container, 20" ht., 24" spread
GROUNDCOVERS					
QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
		'419' Bermudagrass	<i>Cynodon dactylon '419'</i>		Solid Sod refer to notes

NOTE: 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. All trees to have straight trunks and be matching within varieties.

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
4. CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
6. ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
7. ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

DECOMPOSED GRANITE NOTES

1. Provide Decomposed Granite with 'Stabilizer' Binder additive surfacing as indicated on drawings.
2. Submit representative samples of items specified for approval by Landscape Architect, Architect and Owner.
3. Decomposed Granite base material shall consist of a natural material mix of granite aggregate not to exceed 1/8" diameter in size and various stages of decomposed earth base.
4. Filter Fabric: Fabric shall be 'Mirrascap', non-woven needle punched fabric made from polypropylene, non-biodegradable, inert to soil chemicals, acids and alkalines over a pH range of 3 - 12, as manufactured by MIRAFI Inc., or approved equal.
5. 'Stabilizer' Binder additive to be provided by:
Stabilizer Solutions
1 (800) 336-2468; www.stabilizersolutions.com
Blend to be 12 - 16 lbs. of Stabilizer per ton of Decomposed Granite, thoroughly mixed throughout.
6. Provide grade stakes at 10 foot centers to insure grade points indicated on drawings are met. Insure scope of subgrade and finish surface meets cross sections indicated in details.
7. Prepare subgrade by excavating existing material soils to a maximum depth of 4".
8. After excavation, rototill or scarify top 1 inch of subgrade and compact to 95% standard proctor using double drum, single drum or automatic hand tampers.
9. Install filter fabric in bottom of excavation to limits of path.
10. Place four (4) inches of Decomposed Granite with 'Stabilizer' Binder over a dry sub-base. Do not install on wet sub-base. Provide compaction of material to maximum limits with automatic hand tampers in one inch lifts, unless noted otherwise on details. Compact to achieve a tight material matrix.
11. Refer to Specifications, 02519 for additional notes.
12. Provide twenty (20) 50 lbs. bags of pre-mixed Decomposed Granite for future use in repair and maintenance.
13. The Contractor shall construct a sample panel 15'-0" x 15'-0" on site, at no expense to the Owner, for approval by the Landscape Architect / Owner prior to commencing work.
14. The Landscape Architect reserves the right to reject any and all work executed by the Contractor which does not meet his/her expectations and the Manufacturer's Specifications.
15. The Contractor shall make any modifications required by the Landscape Architect at no expense to the Owner.



LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1784 W. McDERMOTT DR.
SUITE 110
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM

DUTCH BROS. COFFEE
DAVIS BLVD. & PRECINCT LINE ROAD
CITY OF N. RICHLAND HILLS, TEXAS, 76182

ISSUE:
FOR APPROVAL 02.03.2021
CITY COMMENTS 03.15.2021

DATE:
03.15.2021
SHEET NAME:
LANDSCAPE PLAN

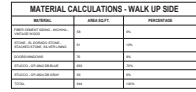
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CASE SUP 2020-09







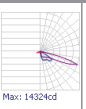


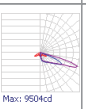


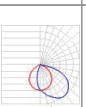






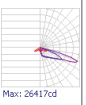
MATERIAL CALCULATIONS - FRONT SIDE		
MATERIAL	AREA SQ.FT.	PERCENTAGE
PORTLAND CEMENT, 1000 LBS. PORTLAND CEMENT	527	65%
STEEL, PL. 3/16" THICK, 1000 LBS. STEEL	40	5%
AGGREGATION	67	8%
STUCCO - 3/4" THICK SLAT	424	50%
STUCCO - 3/4" THICK BRK	2	0%
TOTAL	636	78%



- Note**
1. THE EXTERIOR LIGHTING DEPICTED ON THE SITE PLAN MUST COMPLY WITH THE REQUIREMENTS OF SECTION 118-728 OF THE NORTH RICHLAND HILLS ZONING ORDINANCE.
 2. AS A CONDITION OF APPROVAL, THE DRC WILL RECOMMEND THE COLOR OF THE FIXTURES AND POLES BE LIGHT GRAY FINISH TO MAINTAIN A CONSISTENT APPEARANCE AND DESIGN WITH PROPERTIES TO THE SOUTH ALONG THIS SECTION OF DAVIS BOULEVARD.
 3. THE COLOR OF ALL PARKING LOT LIGHTING POLES AND FIXTURES MUST BE LIGHT GRAY IN COLOR.



...20062 DUTCH BROS TX0503
SWC DAVIS BLVD & PRECINCT LINE RD
NORTH RICHLAND HILLS, TX
SITE LIGHTING PHOTOMETRY PLAN

Schedule																
Symbol	Label	Image	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	LLF	Wattage	Efficiency	Distribut ion	Polar Plot	Notes
	1PIII-64L-7-40K-HSS		1	NLS Lighting LLC	NV-1-T3-64L-7-40K-UNV-HSS	NV SERIES WITH T3 OPTICS, BLACK HOUSE SIDE SHIELD		1	NV-1-T3-64L-7-40K-HSS.IES	9116	0.95	136	100%		 Max: 1432cd	
	1PIV-64L-7-40K-HSS		1	NLS Lighting	NV-1-T4-64L-7-40K-UNV-HSS	T4 OPTICS WITH BLACK HOUSE SHIELD		1	NV-1-T4-64L-7-40K-HSS.IES	8978	0.95	136	100%		 Max: 9604cd	
	L6		2	RAB LIGHTING INC.	WPLED26-WPLED26/D10 (WALLPACK) - ALED26-ALED26/D10 (AREA LIGHTER)	CAST FINNED METAL HOUSING, MACHINED METAL HEAT SINK, 1 CIRCUIT BOARD WITH 1 LED, MOLDED PLASTIC REFLECTOR WITH SEMI-SPECULAR FINISH, CLEAR FLAT GLASS LENS IN CAST BROWN PAINTED METAL FRAME.	ONE WHITE MULTI-CHIP LIGHT EMITTING DIODE (LED), TILTED 33-DEGREES FROM VERTICAL BASE-UP POSITION. FULL CUTOFF FIXTURE	1	rab02619.ies	3474	0.95	30	100%		 Max: 1933cd	
	L4		3	GENERATION BRANDS LLC	ADJUSTABLE WALL	LED WALL SCONCE	LED	1	102171228CHI-079B Generation Brands 7000WVEX930 4XUNV WALL-.ies	537	0.95	18.7	100%			
	L7		4	Self		CROWN-L144-277V 840_BA110	LED	1	CROWN-L144-277V-840_BA110_IES NA2002.ies	6300	0.95	60	100%			
	4PIV-128L-1-40K-HSS		1	NLS Lighting	NV-1-T4-128L-1-40K-UNV-HSS	T4 OPTICS WITH BLACK HSS		1	NV-2-T4-128L-1-40K-HSS.IES	24955	0.95	1636	100%		 Max: 26417cd	

Plan View
Scale - 1" = 16ft

Plan View
Scale - 1" = 16ft

Statistics						
Description	Avg	Max	Min	Max/Min	Avg/Min	Symbol
3 ft Outer Perimeter Calc Zone	0.3 fc	1.8 fc	0.0 fc	N/A	N/A	+
Calc Zone within property line	4.1 fc	38.3 fc	0.0 fc	N/A	N/A	+

Designer

Date

1/21/2021

Scale

Not to Scale

Drawing No.

Summary