



## Design Review Board

Regular Meeting  
<http://www.roswellgov.com/>  
~Agenda~

**Chair Jeffrey Green**  
**Vice Chair Mark Stovall**  
**Board Member Ian Atkinson**  
**Board Member Michael Guobaitis**  
**Board Member Arie Kohn**  
**Board Member Phiffer Reed**

Tuesday, April 1, 2025

6:30 PM

City Hall - Council Chambers

**\*\* Possible Quorum of Mayor and City Council \*\***

### Welcome

#### I. Call to Order

#### II. Initial

1. 20250645 - 705 Holcomb Bridge Road - Dutch Bros. New Construction of a Restaurant

#### III. Approval of Minutes

1. January 7, 2025 DRB Minutes

#### IV. Adjournment

**City of Roswell**  
**Design Review Board**  
**AGENDA ITEM REPORT**

**ID # - 9681**

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**MEETING DATE:** April 1, 2025  
**DEPARTMENT:** Design Review Board  
**ITEM TYPE:** Public Hearing

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**20250645 - 705 Holcomb Bridge Road - Dutch Bros. New Construction of a Restaurant**

**Item Summary:**

The applicant, Dutch Bros. Coffee, is requesting approval of a new 950 square-foot drive-thru/ walk up restaurant building located at 705 Holcomb Bridge.

**Committee or Staff Recommendation:**

This item is being heard as an initial

**Financial Impact:**

N/A

**Recommended Motion:**

This item is being heard as an initial Item. If the board chooses to hear the item as a final at the April 1, 2025 meeting, staff has the following recommendations:

1. A pedestrian walkway or crosswalk between the sidewalk and walk-up window should be included to encourage pedestrian connection.
2. All department comments shall be met at requisite permit stage.

**Presented by:**

Kristen Thomasberger, Planner II

Petition No. DRB20250645

<b>Property Location</b>	<b>705 Holcomb Bridge Road</b>
<b>Zoning</b>	<b>CX- Commercial Mixed use</b>
<b>Applicant</b>	<b>Todd Smutz/ Dutch Bros. Coffee</b>
<b>Request</b>	<b>New Construction</b>

**Background**

The applicant is requesting approval of a new 950 square-foot drive-thru/ walk up restaurant building located at 705 Holcomb Bridge Road. The proposed new building will replace an existing vacant building that was formerly a fast-food restaurant. This property is zoned CX- Commercial Mixed Use- and new buildings in the CX zoning have build-to zone requirements of 5’/20’ with 75% of the front building facade in the BTZ along the primary street. However, the existing building and site is considered non-conforming to the BTZ requirements and per UDC 13.13.4 *Nonconforming Build-to requirement Letter C. Replacement Buildings: “New buildings located outside of the build-to zone are allowed to replace an existing building. Where the replacement building has the same or a similar footprint, it must be approved by the Design Review Board.”* Therefore, because the proposed new building will sit within the existing building footprint, outside of the required build-to zone, and the size of the building is not increasing, the Design Review Board is able to approve the design and location without asking the applicant to receive a variance from the Board of Zoning Appeals. The applicant is not requesting to expand the existing nonconformities on the site, rather the nonconformity will be decreased by the addition of landscape/ open space, amenity areas and a reduction in parking spaces between the building and Holcomb Bridge Road.

**Site Analysis**

The proposed project site is a 0.44 acre parcel located along the Holcomb Bridge Road corridor. To the north is the 700 Holcomb Bridge shopping plaza, to the east is a liquor store, to the west is a Budget rental car location, and to the south are the Market Place and Grimes Square shopping centers. The surrounding locations also predate the build-to zone requirements and have similar non-conforming site conditions that include parking between the building and street, the building set back outside the build-to zone, which was adopted as part of the UDC in 2014, and front building façades located outside the build-to zone.

The applicant is proposing stormwater to be managed through permeable pavers with an underdrain connection to adjacent stormwater structures. The permeable pavers will be located on the northern portion of the property where the parking spaces are located. There are two existing vehicle access drives into the property, one from Holcomb Bridge Road and one from Back Street. Back Street is a private street that is not maintained by the City of Roswell and therefore elevations facing Back Street are not subject to the code sections for building design when abutting a public street. There is an ingress/egress easement between 705 Holcomb

Attachment: 1\_Staff Report - Dutch Bros (Initial) (20250645 - 705 Holcomb Bridge Road - Dutch Bros.)

Bridge Road and 695 Holcomb Bridge Road. The applicant has stated that they are unable to provide a pedestrian walkway connection to Holcomb Bridge Road due to the size of the lot.

Per UDC 10.1.3 Vehicle and Bicycle Parking, restaurant uses must provide a minimum of one (1) parking space per 150 square feet of building. For a 950 square-foot restaurant building, six (6) parking spaces are required. The applicant is proposing to provide thirteen parking spaces including one accessible parking space, thereby exceeding the required amount of parking. The photometric plan for the parking lot shows an average of 2.5 foot-candles which meets UDC 10.4.4 Outdoor Lighting Standards for off-street parking lots. Per the UDC, there is a maximum allowance of 12 foot-candles on site, and 1.5 foot-candles at the property line, when abutting other commercial properties. Therefore, the proposed photometric plan has met the required average and maximum foot candles for the site and property line

The applicant is proposing a two-lane drive-thru with stacking on the south and east portion of the site. Per UDC 10.1.13 *Stacking Letter C. Restaurants: "A restaurant (including a coffee shop) with a drive-thru must provide a minimum of 6 spaces before the order board, with another 4 spaces provided between the order board and the transaction window."* The proposed plan provides seven stacking spaces before the order board and seven spaces between the order board and transaction window. The drive-thru lanes will travel from the back (south of the property) to the east side of the building where the drive thru pick up window is located. The relocated dumpster pad is proposed to be located amidst the newly landscaped area behind the building and adjacent to the proposed drive thru lanes. The proposed drive-thru lanes meet the provision in UDC 9.7.5 *Drive Thru Facility "In NX-, CX- and DX-, all drive-thru areas, including but not limited to menu boards, stacking lanes, trash receptacles, ordering box, drive up windows, and other objects associated with the drive-thru, must be located to the side or rear of the building. Drive-thru windows and lanes may not be placed between a public street (not including an alley) and the associated building,"* The proposed drive thru is located away from Holcomb Bridge Road and is located along Back Street (a private road) and the east side of the property that abuts the Budget rental car facility, which meets the regulations of the code.

The existing site has .02 acres (4.5 %) of landscape / open space. The applicant is proposing to remove parking and increase the amount of landscape / open space to 13.63 % and add an additional 6.8 % of outdoor amenity space which includes the walk-up window canopy and patio. The applicant is proposing to add trees, shrubs. and ground cover throughout the site. The proposed landscaping includes Eastern Redbud trees, Dwarf Yaupon Holly, Adagio Grass Drift Rose and Spreading Japanese Plum yew shrubs as well as Bermuda grass. The landscape additions will replace impervious surfaces that currently exist on site.

## Elevations and Materials

The applicant is proposing a 24 foot tall, single story, restaurant (coffee shop) building with a drive-thru and walk-up window. The selected materials for the building include the following: dark gray and light gray EIFS (Exterior Insulation Finishing System), blue Nichiha fiber cement board, dark gray metal trim, charcoal CMU (Concrete Masonry Unit) veneer, and clear anodized aluminum storefront system. The proposed building features a metal awning over the drive-thru, and a canopy over the walk-up window, There is also a prominent 24 foot tall tower painted with the Dutch Bros. blue that is a signature building element in many Dutch Bros. locations. The proposed building includes parapets that will ensure all rooftop mounted equipment will be properly screened.

### **North Elevation (along Holcomb Bridge Road)**

The north elevation, located along Holcomb Bridge Road, is the most visible elevation on the site. While this business model does not include inside customer service, the UDC requires an entrance facing the street. The applicant has included a clear anodized aluminum storefront system that satisfies the entrance requirement along with the 40% transparency requirement. Visible from the north elevation will be the 20 foot tall main building with dark gray EIFS, metal canopy, and storefront system, the 24 foot tall blue Nichiha fiber cement board tower and pre fab metal awning over the drive-thru will be visible to the east and the side profile of the 12 foot tall walk-up window canopy with CMU veneer columns, metal roofing, and natural spruce soffit will be visible to the west.

### **East Elevation**

The east elevation, which abuts the Budget rental car facility, will have one window for the drive-thru pick up. The façade of the east elevation will consist of a CMU veneer base, both light and dark gray EIFS, prefab metal awnings, and the side of the blue Nichiha fiber cement board tower. Elevations, such as this, that do not abut a public street do not have transparency or blank wall requirements.

### **West Elevation**

The west elevation, which abuts the liquor store property, will have one service window for the walk-up area, and an additional clear anodized aluminum three pane window. This elevation includes a canopy with CMU columns, metal roofing and a natural spruce soffit. Each column will have a square surface wall mounted architectural light affixed to the CMU veneer. As with the east elevation, because this elevation does not abut a public street, there are no transparency or blank wall requirements. The façade will consist of CMU veneer base and both light and dark gray EIFS.

### **South Elevation (along Back street- private road)**

The south elevation, which is located along the private road Back Street, includes a partial view of the blue Nichiha fiber cement board tower, and the main building which will have a CMU veneer base with light gray EIFS. There will be three exterior doors with pre fab metal awnings, two doors are located on the main building and one door is located on the tower. The prefab metal awning over the drive-thru and the side view of the walk-up window canopy will also be visible. Adjacent to the south elevation will be the new landscaping area as well as the new dumpster pad location and dumpster enclosure.

### **Dumpster Enclosure**

The proposed dumpster enclosure will be visible from Back Street. It will consist of CMU block and there will be a pedestrian access door on the rear elevation and two gates on the front elevation. The body of the metal gate will be painted Sherwin Williams dark gray to match the building and the trim will be painted Sherwin Williams blue to match the tower. The proposed design of the dumpster enclosure has been reviewed by City of Roswell 's sanitation department and meets all requirements.

The proposed design meets some of the City of Roswell Design Guidelines for the Corridor and Nodes district, which are listed below. Elements such as the different building heights and the use of color on the tower provide visual interest along the Holcomb Bridge Corridor and the design includes the traditional base, middle and cap configuration that is encouraged. The proposed amplification of amenity space as well as landscape and open space will create a shared space with a sense of enclosure. Some of the guidelines, however, are not met in this proposed design, such as limiting the use of materials such as EIFS. The lack of pedestrian connection should be addressed and a pedestrian walkway or crosswalk between the sidewalk and the walk-up window should be included to encourage pedestrian access.

## **Design Guidelines for Corridor and Nodes District**

### **3.1 Design on-site pedestrian connections to enliven properties in Corridor, Node and Employment districts.**

- a. Direct a walkway through a plaza, courtyard, natural areas or other outdoor use area, and along active street frontages, entries, and storefronts to help animate the space.

### **3.2 Provide direct automobile access across adjoining properties, when feasible, to minimize curb cuts onto streets.**

- a. Create an internal circulation system that will link those of adjacent properties, when feasible.
- b. Reserve the opportunity to provide future connections to adjacent undeveloped properties. A cross-property easement may be used to assure access.
- c. Provide internal connections between parking areas on a large parcel.

### **3.3 Locate and design buildings to provide visual interest to pedestrians.**

- a. Locate primary entrances to face the street.
- b. Anchor corner sites with development whenever possible.

### **3.4 Locate buildings to minimize the visibility of parking areas.**

- a. Locate a building so that most of the façade is within the build to line established in the UDC to minimize the visual impacts of parking areas. Note that the UDC allows parking between the street and buildings in some zone districts, such as Commercial Corridor, Commercial Heavy and Parkway Village.
- b. Adapt existing auto-oriented shopping centers by locating new “liner buildings” between the street and parking areas, where possible.

### **3.5 Locate plazas, courtyards, patios and other public open space to enliven Corridor, Node and Employment Districts.**

- a. Frame courtyards and plazas with buildings to create shared spaces with a sense of enclosure.
- b. When possible, locate public open spaces along pedestrian paths between parking areas and buildings or between the street and internal parking areas.

### **3.6 Position taller portions of a structure away from neighboring buildings with a lower scale.**

- a. Where permitted by the base zoning, a taller structure should be located to minimize looming effects and shading of lower scaled neighbors.
- b. A new building should step down towards lower scaled neighbors, especially when adjacent to residential neighborhoods, historic properties and edges of the historic district.

**3.7 Design building massing to maximize solar energy potential.**

- a. Design a building to allow natural daylighting to reach the maximum amount of actively used, interior spaces.
- b. Orient roofs to support solar collectors.
- c. Articulate building façades to provide shade.

**3.8 Design a new building to incorporate a traditional base, middle and cap configuration.**

- a. Clearly differentiate the ground floor, middle floors and roof form.

**3.9 Use vertical and horizontal articulation techniques to establish a sense of scale in the design of a larger building.**

- a. See “Building Mass & Scale” on page 36 for more information.

**3.10 Use compatible, high-quality materials with proven durability in the Roswell climate.**

- a. Use durable materials, such as brick, where possible.
- b. Incorporate accent materials such as metal, stone and concrete.
- c. Limit the use of imitation materials, such as synthetic lap siding, synthetic stucco (EIFS), panelized brick or stone veneer. Such materials may be appropriate as accents or on upper floor façades.
- d. Do not use highly reflective materials.

**3.11 Incorporate a high level of ground floor transparency when designing a new commercial or mixed-use building.**

- a. Incorporate a high percentage of transparent glass on the ground floor of a building façade to engage the street and provide pedestrian interest.
- b. When it is not possible to incorporate transparent glass throughout the ground floor of a building façade, consider using an alternative strategy to promote an active, pedestrian-oriented street frontage as illustrated in “Alternatives to Ground Floor Transparency” on page 40.

**Attachments**

Letter of intent, site plan, civil plans, elevations, material samples, photometric plan, stormwater approval, and application.

**Recommendations**

This item is being heard as an initial Item. If the Design Review Board chooses to hear this item as a Final at the April 1, 2025 DRB meeting, staff has the following recommendations:

1. A pedestrian walkway or crosswalk between the sidewalk and walkup window should be included to encourage pedestrian connection.
2. All department comments shall be met at requisite permit stage.

## Plan Review Comments

*Planning And Zoning, Kristen Thomasberger*

*Agenda - 03/11/2025*

Reviewer: Kristen Thomasberger, Planner II, 770-594-6275, kthomasberger@roswellgov.com.

1. A pedestrian walkway or crosswalk between the sidewalk and walkup window should be included to encourage pedestrian connection.
2. All department comments shall be met at requisite permit stage.

*Engineering Division, Osmany Ordonez*

*App W/Cond - 03/13/2025*

Reviewer: Osmany Ordonez, Engineering Manager, 770-594-6196, oordonez@roswellgov.com

A Land Disturbance Permit will be required prior to construction.

*Tree Division, Andy Pittner*

*Approved - 03/07/2025*

Reviewer: Andy Pittner, Arborist, 770-594-6293, apittner@roswellgov.com

No Comments.

*Transportation, Serge Osse*

*App W/Cond - 03/13/2025*

Reviewer: Serge Osse - 770-594-6428(direct) 6420(Main) sosse@roswellgov.com

RDOT Comments:

- a. Appropriate construction notes and construction details will be required at construction plans submittal (i.e. copy of GDOT permit; ADA ramp detail; City or GDOT driveway detail, trail construction detail)
- b. Safe pedestrian access shall be accommodated during construction.
- c. The following note shall be attached to plans and followed at construction plans submittal: ""RDOT inspectors need to be called to inspect the forms prior to any pouring of concrete for all driveways, aprons, and sidewalks. Failure to do so may result in the City not accepting concrete work or granting or approving C.O.s if out of compliance. Contact RDOT at 770-594-6420 and request to make an appointment with inspector to avoid rework at applicant expense"".
- d. Prior to formal construction plans submittal, applicant could send/email draft plans directly to Transportation for courtesy review, if so desired.

*Fire Department, Robert Major*

*Approved - 03/12/2025*

Plans reviewed by Robert Major rmajor@roswellgov.com 770-594-6263  
Your plans have been approved.

The Roswell Fire Marshal's Office has reviewed the submitted plans and specifications in strict adherence to the prevailing state-adopted minimum Fire Safety Standards at the time of evaluation. Every possible effort has been invested to ensure thorough scrutiny for code compliance. However, it is essential to emphasize that this comprehensive review does not absolve the owner, contractor, architect, or any other accountable party from their obligation to comply with any aspects inadvertently overlooked or undisclosed by the reviewer.

Please be aware that the City of Roswell must formally review any proposed changes or modifications to the approved plans before implementation is authorized.

For the convenience of scheduling inspections, we request that you make arrangements at least 48 hours in advance by emailing fireinspections@roswellgov.com. Please include 'Request for Inspection' in the subject line and the relevant permit number.

When composing your email, provide the following essential details:

- \* Date: Specify the exact date for which you are requesting the inspection.
- \* Time Slot: Indicate your preference for either an AM (morning) or PM (afternoon) time slot.
- \* Permit Number
- \* Address: Provide the complete address where the inspection is required.
- \* Building/Suite Number: If applicable, include the specific building or suite number.
- \* Type of inspection being requested (Sprinkler, alarm, final, etc.)
- \* Requester Name: Provide the full name of the requester.
- \* Authorized Representative Name: If the authorized representative differs from the requester, provide the name of the individual who will be present on-site for the inspection.
- \* Phone Number: Include a contact phone number for the authorized representative's convenience in case they need to be reached.
- \* Email Address: Provide your email address for effective communication throughout the inspection process.

*Building Division, Robert Sheppard*

*Approved - 03/10/2025*

Reviewer: Robert Sheppard, Building Division, 770-817-6756, rsheppard@roswellgov.com

Approval is for DRB only, applicant is required to apply for for attain a building demolition permit prior to beginning work.

*Stormwater, Krista Thomas*

*App W/Cond - 03/12/2025*

Reviewer: Krista Thomas kthomas@roswellgov.com

The following minimum requirements shall be met:

The applicant shall provide a completed and notarized Stormwater Infrastructure Operation and Maintenance Agreement form before the issuance of a Certificate of Occupancy (or Certificate of Completion, as applicable). This document can be found on the engineering departments page on the City of Roswell's website.

<https://www.roswellgov.com/government/departments/community-development/engineering>

Grading is to be completed in a manner to ensure that stormwater runoff under post-developed conditions does not adversely impact adjacent parcels or lots as a result of concentrated flows, flooding, and impediment to flows, erosion, or deposits of silt or sediment.

The stormwater discharge from a downspout, cistern, or any water collection device is to be located at distance of no less than ten feet from common any property line and oriented so direction of concentrated flow is not toward the adjacent property line; discharge from any downspout should be dissipated, infiltrated, or diverted such that flows will not be concentrated.

No person shall erect, construct, or otherwise permit any obstruction (i.e. building, fences, retaining walls, patios, etc.) that prevents the natural or contained flow of water to any component of the stormwater system of the City of Roswell, unless such obstruction is allowed as part of a permit.

Water Quality Treatment facilities shall be maintained in perpetuity per the Georgia Stormwater Management Manual (GSMM) Operations & Maintenance Guidance Document.

Finally, please note that the City's acceptance of a stormwater management concept plan does not guarantee an approval for the Land Disturbance Permit (LDP) unless all applicable standards of the City of Roswell Unified Development Code including Sec. 12.5 for Stormwater Management ordinance, City's Standard Construction Specifications, and the latest edition of the Georgia Stormwater Management Manual (GSMM) are met during the LDP design review process.

*Sanitation, Nick Pezzello*

*Approved - 03/12/2025*

February 13<sup>th</sup>, 2025

City of Roswell  
Design Review Board  
38 Hill Street  
Suite G-30  
Roswell, GA 30075

**RE: Dutch Bros (Roswell, GA) – DRB Application**

To whom it may concern,

We are submitting a DRB application for the redevelopment of the existing Captain D's fast food, located at 705 Holcomb Bridge Road, into a Dutch Bros Coffee. The redevelopment will include the demolition of the existing building and replacing it with a structure of a smaller footprint. The redevelopment will also include the reduction of impervious area onsite and will provide required water quality. We intend to design and submit for permit review to start construction on the new restaurant by Spring 2025.

Sincerely,



Ian Evans

[ievans@bowman.com](mailto:ievans@bowman.com)

678-374-1812

**Bowman**

Attachment: 2\_Letter of Intent (20250645 - 705 Holcomb Bridge Road - Dutch Bros.)





Certificate of Authorization License No. PE1006755

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IMPERVIOUS AREA EXHIBIT (EXISTING)  
**DUTCH BROS. COFFEE**  
 705 HOLCOMB BRIDGE RD  
 ROSWELL, GA 30075  
 CITY OF ROSWELL, GA  
 FULTON COUNTY

MISC PROJECT #  
 120068-01-002

PLAN STATUS

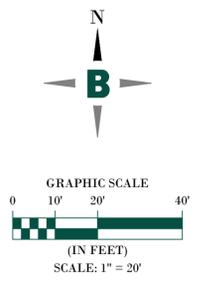
DATE	DESCRIPTION
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DESIGN	CHKD
SCALE	1" = 20'
JOB No.	120068-01-002
DATE	12/23/24
IMPERVIOUS AREA EXHIBIT (EXISTING)	
SHEET No.	<b>EX-1</b>

**EXISTING AREA BREAKDOWN**

TOTAL SITE AREA = 0.44 AC = 19,350 SF  
 EXISTING IMPERVIOUS AREA = 0.42  
 EXISTING PERVIOUS AREA = 0.02 ACRES  
 CURVE NUMBER = 96  
 Tc = 5 Min.

PERVIOUS AREA BREAKDOWN	
(1)	67 SF PERVIOUS AREA - NEAR R/W
(2)	373 SF PERVIOUS AREA - EAST P/L
(3)	594 SF PERVIOUS AREA - SOUTH P/L
TOTAL = 1,034 SF = (.023 AC)	

IMPERVIOUS AREA BREAKDOWN	
(4)	18,316 SF IMPERVIOUS - BLDG AND PAVEMENT
TOTAL = 18,316 SF = (.42 AC)	

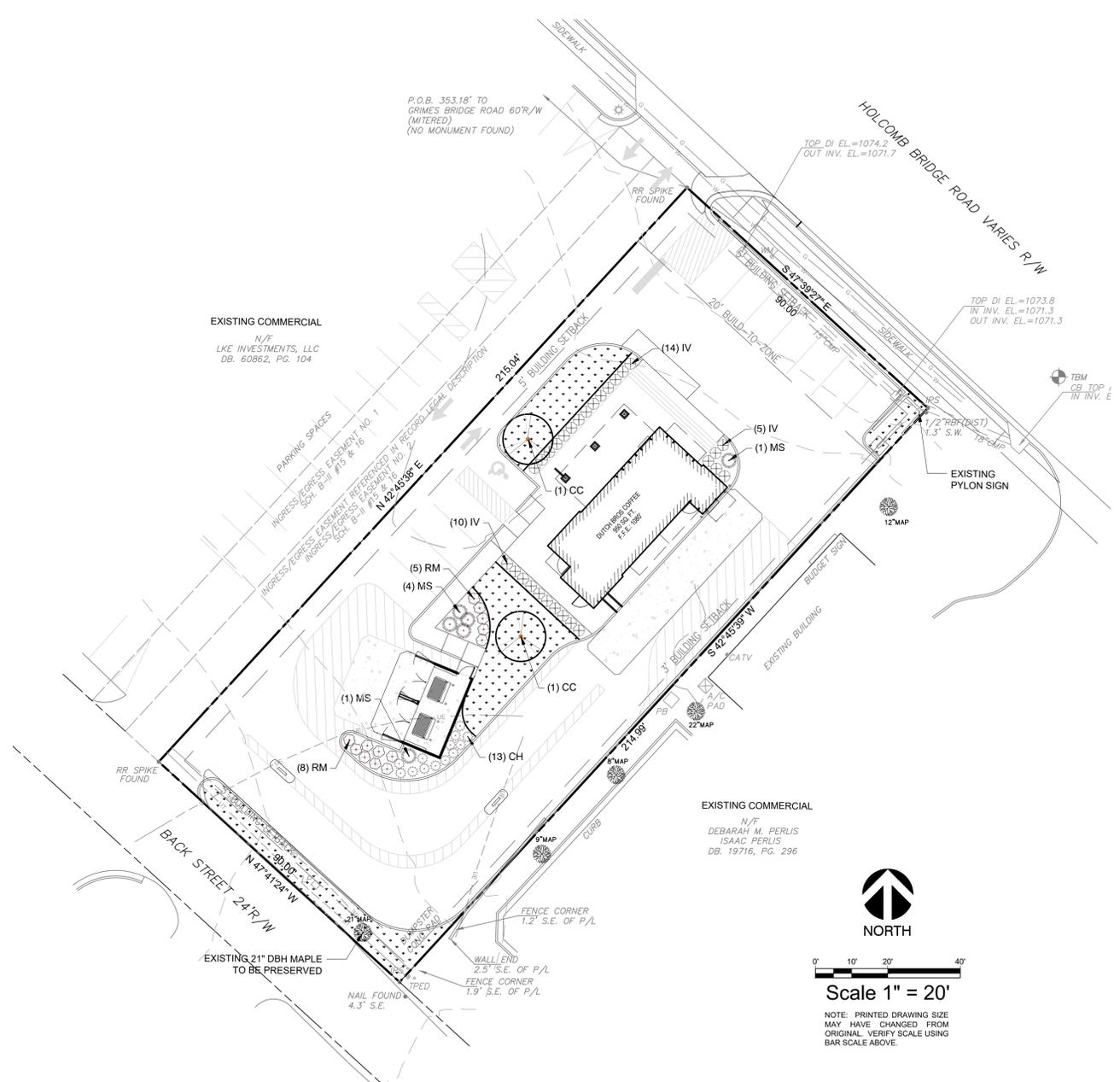


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### PLANT\_SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	CC	CERCIS CANADENSIS / EASTERN REDBUD DENSITY UNITS: 0.5 EA	B & B	2" CAL.	6'-8"	2

SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	QTY
	CH	CEPHALOTAXUS HARRINGTONIA 'PROSTRATA' / SPREADING JAPANESE PLUM YEW	3 GAL		30" o.c.	13
	IV	ILEX VOMITORIA 'NANA' / DWARF YAUPON HOLLY	5 GAL		36" o.c.	29
	MS	MISCANTHUS SINENSIS 'ADAGIO' / ADAGIO GRASS	3 GAL			6
	RM	ROSA MEIDRIFORA 'PP 19,148' / DRIFT ROSE	3 GAL		36" o.c.	13

GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	QTY
	CH	CYNODON DACTYLON '419 HYBRID' / BERMUDA GRASS	SOD			1,902 SF

### LANDSCAPE CALCULATIONS

EXISTING ZONING: CX (COMMERCIAL MIXED USE)  
LOT SIZE: 0.44 ACRES

**10.2.3 NEIGHBORHOOD COMPATIBILITY BUFFER**  
N/A - NOT REQUIRED PER ADJACENT ZONING

**10.2.4 BUFFERS**  
N/A - AS SPECIFIED IN ARTICLE 9.

**10.2.6 PARKING LOT LANDSCAPING**  
N/A - PARKING LOT CONTAINS LESS THAN 20 SPACES.

**10.2.7 LANDSCAPE STRIPS**  
HOLCOMB BRIDGE ROAD:  
LANDSCAPE STRIP REQUIRED: 10'  
+/-6" (EXISTING PARKING LOT)  
LANDSCAPE STRIP PROVIDED: 26 SHRUBS( 90' - 10 SHRUBS / 35LF)  
SHRUBS REQUIRED: 0 SHRUBS  
SHRUBS PROVIDED: (LIMITED PLANTING SPACE BETWEEN PL & PARKING LOT)

**11.4.7 STREET TREE PLANTING**  
HOLCOMB BRIDGE ROAD - 90 LF  
STREET TREES REQUIRED (1 PER 40 LF): 3 (90 LF)  
STREET TREES PROVIDED: 0 TREES  
(LIMITED PLANTING SPACE BETWEEN PL & PARKING LOT)

### REQUIRED TREE DENSITY UNITS

REQUIRED TREE DENSITY UNITS (15/ACRE): 6.6 UNITS  
EXISTING TREE DENSITY UNITS: 6.0 UNITS

**REPLACEMENT TREE DENSITY UNITS REQUIRED: 0.6 UNITS**

**REPLACEMENT TREE DENSITY UNITS PROVIDED**  
2 TREES (2" CAL) @ 0.5 UNITS EA. 1.0 UNITS

**EXISTING + PROPOSED UNITS: 7.0 UNITS**

### EXISTING TREE DENSITY UNITS

TREE SIZE (DBH)	NUMBER OF TREES	TREE DENSITY UNITS	TOTAL
21"	1	6.0	6.0
			TOTAL 6.0

### GENERAL GRADING AND PLANTING NOTES

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
  - BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
  - CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
  - THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
  - ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
  - ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
  - SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
  - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES. PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUND COVER PATTERNS) SHALL TAKE PRECEDENCE.
  - NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.** IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
  - THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

### ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

### MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

### IRRIGATION CONCEPT

- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
- THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
- ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
- ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

### CITY MAINTENANCE NOTES

- RESPONSIBILITY** - THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING ALL REQUIRED LANDSCAPING AND SCREENING IN GOOD HEALTH AND CONDITION. ANY DEAD, UNHEALTHY, DAMAGED OR MISSING LANDSCAPING AND SCREENING MUST BE REPLACED WITH LANDSCAPING AND SCREENING THAT CONFORMS TO THIS UDC WITHIN 90 DAYS (OR WITHIN 180 DAYS WHERE WEATHER CONCERNS WOULD JEOPARDIZE THE HEALTH OF PLANT MATERIALS).
- SOIL EROSION.**
  - ALL PLANTING AREAS MUST BE STABILIZED FROM SOIL EROSION IMMEDIATELY UPON PLANTING AND MUST BE MAINTAINED FOR THE DURATION OF THE USE.
  - GRASS AREAS MUST BE SODDED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. IF GRASS SEED MUST BE USED, IT MUST BE A VARIETY SUITABLE TO THE AREA THAT PRODUCES COMPLETE COVERAGE.
- PRUNING AND TRIMMING.**
  - ALL REQUIRED LANDSCAPING MUST BE ALLOWED TO REACH ITS REQUIRED SIZE AND MUST BE MAINTAINED AT NO LESS THAN REQUIRED SIZE.
  - TO PREVENT LONG-TERM HARM TO THE HEALTH OF REQUIRED LANDSCAPING, ALL PRUNING OF SHRUBS AND TREES MUST BE DONE IN ACCORDANCE WITH THE INTERNATIONAL SOCIETY OF ARBORICULTURE STANDARDS ENTITLED "ANSI A300 STANDARDS." "TOPPING," DEFINED AS REMOVAL OF MORE THAN ONE-THIRD OF THE LEAVES AND BRANCHES OF A TREE, AS MEASURED FROM THE LOWEST BRANCH ON THE TRUNK OF THE TREE TO THE TOP OF THE TREE, IS PROHIBITED, EXCEPT WHERE NECESSARY TO MAINTAIN PUBLIC OVERHEAD UTILITIES.



**Dutch Bros**  
705 Holcomb Bridge Rd.  
Roswell, Georgia

### LANDSCAPE PLAN

Date	Comment

Project Number	
Date	01/22/2025
Drawn By	JP
Checked By	SS

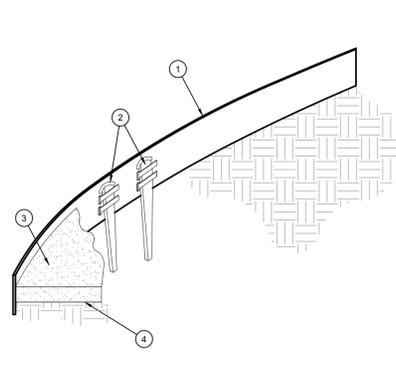
# LP-1

# PLANTING SPECIFICATIONS

- GENERAL**
- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR**
- ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
  - A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
  - THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID CONTRACTOR'S LICENSE ISSUED BY THE APPROPRIATE LOCAL JURISDICTION.
- B. SCOPE OF WORK**
- WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
  - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
  - THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

- PRODUCTS**
- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.**
- B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS**
- FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60 1-2014. PROVIDE WELL-SHAPED FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
  - ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED, NON-POT-BOUND, FREE FROM ENCODING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS S-HAPED ROOTS). TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (BAB), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
  - ANY PLANT DAMAGED BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
  - ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
  - CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
  - MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL, WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
  - ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
- C. SOD**
- PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
  - SEED: PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.
  - TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 3/4" INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
  - COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8, MOISTURE CONTENT 35 TO 65 PERCENT BY WEIGHT, 100 PERCENT PASSING THROUGH 3/8-INCH SIEVE, SOLUBLE SALT CONTENT OF 5 TO 10 DECEMSIMENS, NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS, NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
  - FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
  - MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
  - TREE STAKING AND GUYING
    - STAKES: 6" LONG GREEN METAL T-POSTS.
    - GUY AND TIE WIRE: ASTM A641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
    - STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
  - STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN, ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
  - PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTAL OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

- METHODS**
- A. SOIL PREPARATION**
- BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
  - SOIL TESTING
    - AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
    - THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO TO CLAY, AND SODIUM EXCHANGE CAPACITY.
    - THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
    - THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
  - THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
  - FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
    - TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
      - NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
      - PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
      - "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
      - TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
        - NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
        - 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
        - "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
        - IRON SULPHATE - 2 LBS. PER CU. YD.
    - IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
      - BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
      - CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
      - THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES. AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
      - ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
      - SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
    - ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

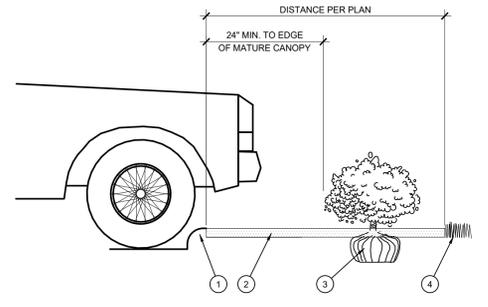


- 1** ROLLED-TOP STEEL EDGING PER PLANS.  
**2** TAPERED STEEL STAKES.  
**3** MULCH, TYPE AND DEPTH PER PLANS.  
**4** FINISH GRADE.

- NOTES:**
- INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
  - BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
  - TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

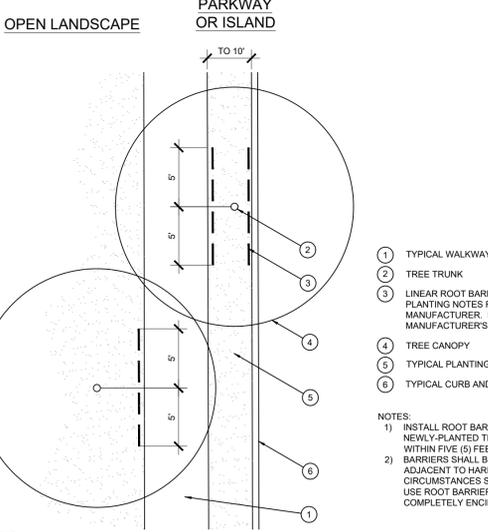
## D STEEL EDGING

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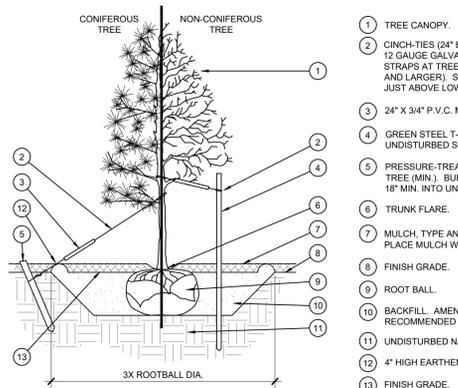
## E PLANTING AT PARKING AREA

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## F ROOT BARRIER - PLAN VIEW

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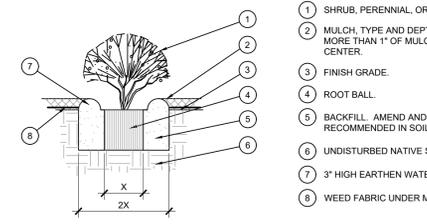


- 1** TREE CANOPY.  
**2** CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX/2.5" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.  
**3** 24" X 3/4" P.V.C. MARKERS OVER WIRES.  
**4** GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.  
**5** PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.  
**6** TRUNK FLARE.  
**7** MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.  
**8** FINISH GRADE.  
**9** ROOT BALL.  
**10** BACKFILL, AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.  
**11** UNDISTURBED NATIVE SOIL.  
**12** 4" HIGH EARTHEN WATERING BASIN.  
**13** FINISH GRADE.

- NOTES:**
- SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
  - REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2"-4" ABOVE FINISH GRADE.
  - ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
  - INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
  - BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
  - TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

## A TREE PLANTING

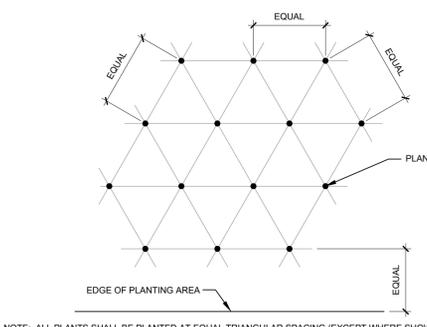
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- 1** SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.  
**2** MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.  
**3** FINISH GRADE.  
**4** ROOT BALL.  
**5** BACKFILL, AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.  
**6** UNDISTURBED NATIVE SOIL.  
**7** 3" HIGH EARTHEN WATERING BASIN.  
**8** WEED FABRIC UNDER MULCH.

## B SHRUB AND PERENNIAL PLANTING

SCALE: NTS



- NOTE:** ALL PLANTS SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING DISTANCE BETWEEN PLANTS.
- 1) STEP 1: DETERMINE TOTAL PLANTS FOR THE AREA WITH THE FOLLOWING FORMULA:**  
 TOTAL AREA / AREA DIVIDER = TOTAL PLANTS
- | PLANT SPACING | AREA DIVIDER | PLANT SPACING | AREA DIVIDER |
|---------------|--------------|---------------|--------------|
| 6"            | 0.22         | 18"           | 1.95         |
| 8"            | 0.39         | 24"           | 3.46         |
| 10"           | 0.60         | 30"           | 5.41         |
| 12"           | 0.87         | 36"           | 7.79         |
| 15"           | 1.35         |               |              |
- 2) STEP 2: SUBTRACT THE ROW (S) OF PLANTS THAT WOULD OCCUR AT THE EDGE OF THE PLANTED AREA WITH THE FOLLOWING FORMULA: TOTAL PERIMETER LENGTH / PLANT SPACING = TOTAL PLANT SUBTRACTION**
- EXAMPLE:** PLANTS AT 18" O.C. IN 100 SF PLANTING AREA, 40 LF PERIMETER  
 STEP 1: 100 SF / 1.95 = 51 PLANTS  
 STEP 2: 51 PLANTS - (40 LF / 18" = 21 PLANTS) = 30 PLANTS TOTAL

## C PLANT SPACING

SCALE: NTS

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 STEPHEN W. SHAW  
 03/06/2025

**Dutch Bros**  
 705 Holcomb Bridge Rd.  
 Roswell, Georgia

**LANDSCAPE SPECIFICATIONS & DETAILS**

Date: \_\_\_\_\_ Comment: \_\_\_\_\_

Project Number: \_\_\_\_\_

Date: 01/22/2025

Drawn By: JP

Checked By: SS

**LP-2**

Attachment - 4 - Civil Plans (20250645 - 705 Holcomb Bridge Road - Dutch Bros)

Packet Pg. 17



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208 N. MAIN STREET,  
COLUMBIA, IL 62236  
p. 618.281.8505  
ndreyer@kreherengineering.com

**MEP ENGINEER**  
Case Engineering  
MATT CASE  
796 MERUS CT.,  
FENTON, MO 63026  
T. 636.349.1600 F. 636.349.1730  
mcase@caseengineeringinc.com

### EXTERIOR FINISH SQUARE FOOTAGE SCHEDULE

CMU	EIFS	NICHIHA	GLASS	FAÇADE
<b>WEST ELEVATION</b>				
197.19 SF 18% OF FAÇADE	752.22 SF 70% OF FAÇADE	52.01 SF 5% OF FAÇADE	70.28 SF 7% OF FAÇADE	1071.7 SF
<b>NORTH ELEVATION</b>				
47 SF 8% OF FAÇADE	184 SF 32% OF FAÇADE	224.03 SF 37% OF FAÇADE	100 SF 17% OF FAÇADE	579.88 SF
<b>EAST ELEVATION</b>				
123.63 SF 12% OF FAÇADE	658.70 SF 62% OF FAÇADE	223.89 SF 24% OF FAÇADE	24.00 SF 2% OF FAÇADE	1030.22 SF
<b>SOUTH ELEVATION</b>				
62.43 SF 12% OF FAÇADE	327.52 SF 64% OF FAÇADE	110.22 SF 22% OF FAÇADE	8.41 SF 2% OF FAÇADE	508.58 SF

### EXTERIOR FINISH SCHEDULE - PROTOTYPICAL w/ CANOPY

ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
<b>ZONE 1 (BODY)</b>				
1A	EIFS	DRYVIT	OUTSULATION EIF SYSTEM	COLOR: BLDG DB DARK GRAY
1B	EIFS	DRYVIT	OUTSULATION EIF SYSTEM	COLOR: BLDG DB LIGHT GRAY
<b>ZONE 2 (TOWER)</b>				
2	FIBER CEMENT SIDING	NICHIHA	ILLUMINATION: AWP 1818 W/ MATCHING PANEL CORNERS	COLOR: BLDG DB BLUE
<b>ZONE 3 (BASE)</b>				
3	CMU VENEER	BASALITE	4x8x16, SPLIT FACE	COLOR: CHARCOAL - REVIEW FINAL COLOR SELECTION W/ DBC
	SILL	BASALITE	12x6x16, BEVELED CMU	COLOR: CHARCOAL - RIPPED TO SIZE
<b>ZONE 4 (FRAMED CANOPY)</b>				
4	FASCIA	WESTERN STATES METAL ROOFING	T-GROOVE, 10"	3 SIDES; COLOR: BLDG DB DARK GRAY
5	SOFFIT	HEWN ELEMENTS	NATURAL NORTH-WESTERN SPRUCE	1x6, T&G, 1/8" REVEAL, SEALED
6	COLUMNS	BASALITE	4x8x16, SPLIT FACE	COLOR: CHARCOAL - REVIEW FINAL COLOR SELECTION W/ DBC

NOTE: GC TO PROVIDE 3"x2" SMOOTH DOWNSPOUTS, AND ALL NECESSARY ADAPTORS, AT AWNING AND CANOPY LOCATIONS; COLOR: BLDG DB DARK GRAY

(1A) EIFS - DRYVIT COLOR: BLDG DB DARK GRAY

(1B) EIFS - DRYVIT COLOR: BLDG DB LIGHT GRAY

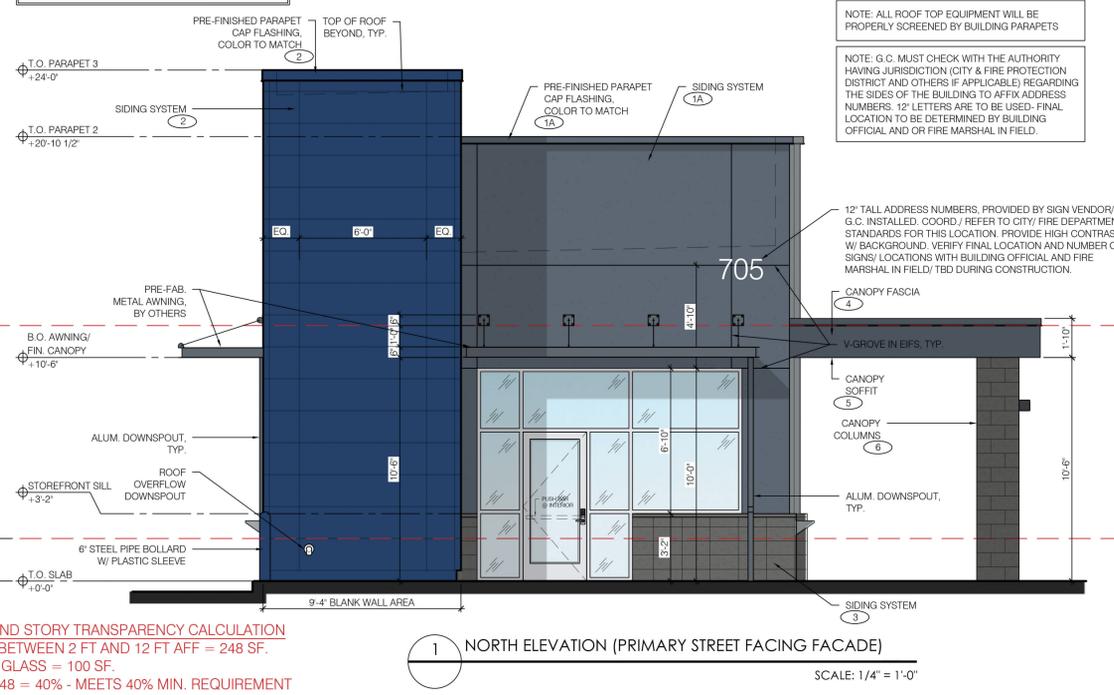
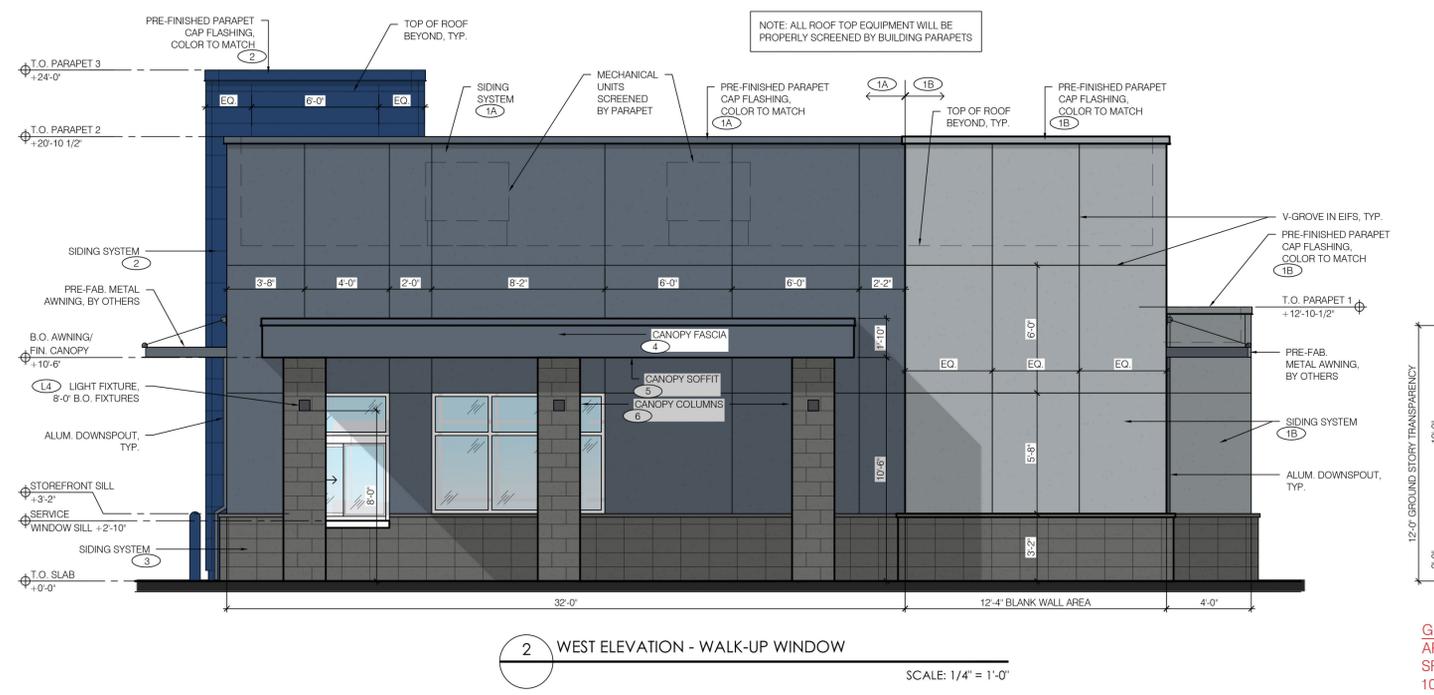
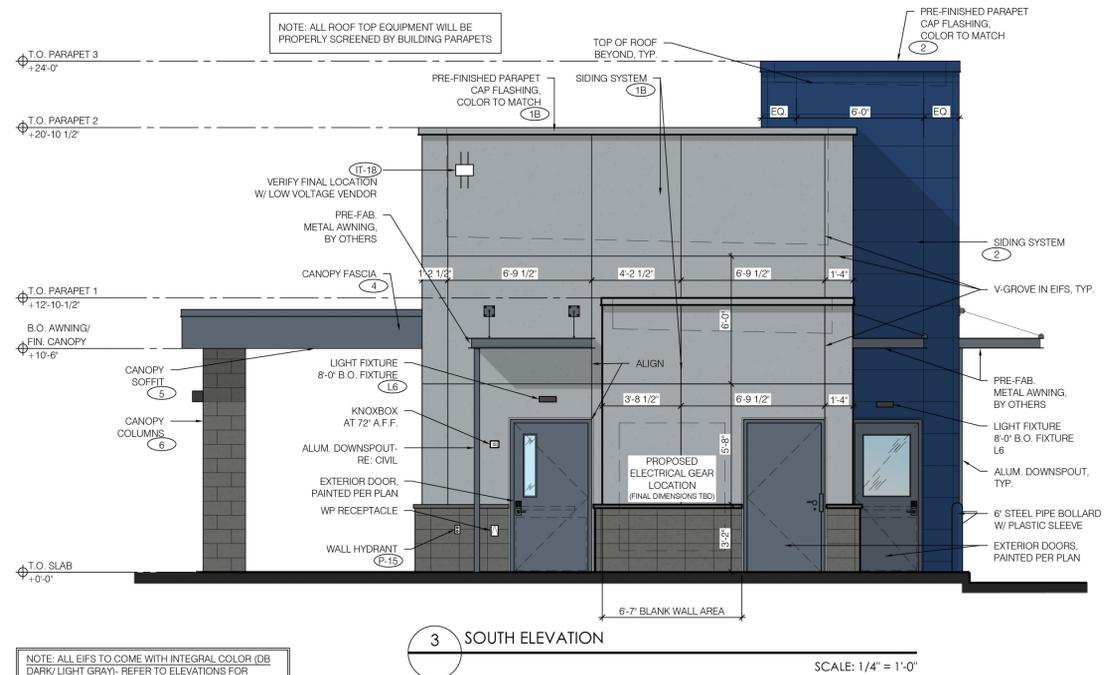
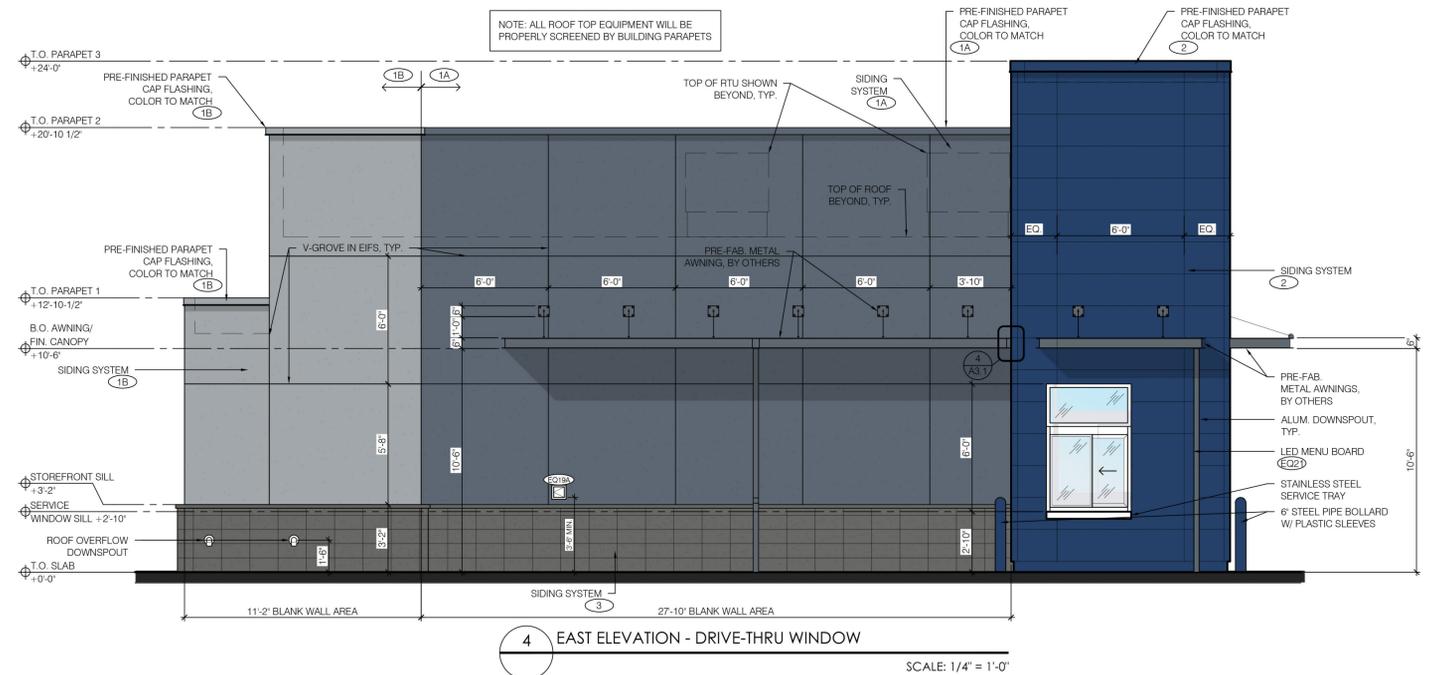
(2) NICHIHA FIBER CEMENT BOARD (SW DB BLUE)

(3) CMU VENEER: BASALITE - COLOR: CHARCOAL - 4x8x16, SPLIT FACE

(4) METAL TRIM- FASCIA/ PAINT DUTCH BROS DARK GRAY

PREFINISHED CLEAR ANODIZED ALUM. STOREFRONT

(HEWN) SOFFIT MATERIAL UNDER THE LARGE CANOPY



**GROUND STORY TRANSPARENCY CALCULATION**  
AREA BETWEEN 2 FT AND 12 FT AFF = 248 SF.  
SF OF GLASS = 100 SF.  
100 / 248 = 40% - MEETS 40% MIN. REQUIREMENT



**Project No: GA0103**  
Dutch Bros Coffee  
New Free-standing Store  
705 HOLCOMB BRIDGE ROAD,  
ROSWELL, GA 30075  
for: Dutch Bros Coffee  
110 SW 4th St. Grants Pass, OR 97526

ISSUED FOR PERMIT :  
2.13.2025

REV.	DATE	DESCRIPTION

SHEET NAME:  
BUILDING ELEVATIONS  
SHEET NUMBER:

\*The name DUTCH BROS. and all associated logos, distinctive designs, content, information, and other materials featured, contained herein, and made available by Dutch Bros., including but not limited to, the "hook and leaf" of the establishments and products, all text, images, colors, configurations, graphics, designs, illustrations, photographs, and pictures (collectively, the "Materials"), are owned by and/or licensed by DB Franchising USA, LLC and are protected by copyright, trademark, trade dress, patent, and/or other intellectual property rights and unfair competition laws under the United States and foreign laws.



**(1A) EIFS - DRYVIT COLOR: BLDG DB DARK GRAY**

**(1B) EIFS - DRYVIT COLOR: BLDG DB LIGHT GRAY**

**(2) NICHIHA FIBER CEMENT BOARD (SW DB BLUE)**

**(3) CMU VENEER: BASALITE - COLOR: CHARCOAL - 4x8x16, SPLIT FACE**

**(4) METAL TRIM- FASCIA PAINT DUTCH BROS DARK GRAY**

**PREFINISHED CLEAR ANODIZED ALUM. STOREFRONT**

**(HEWN) SOFFIT MATERIAL UNDER THE LARGE CANOPY**

**EXTER**

CMU
WEST ELEV
187.19 SF
18% OF FAC
NORTH ELEV
47 SF
8% OF FAC
EAST ELEV
123.63 SF
12% OF FAC
SOUTH ELEV
82.48 SF
12% OF FAC

**4 EAST ELEVATION - DRIVE-THRU WINDOW**

SCALE: 1/4" = 1'-0"

**3 SOUTH ELEVATION**

SCALE: 1/4" = 1'-0"

**2 WEST ELEVATION**

SCALE: 1/4" = 1'-0"

**705 NORTH ELEVATION (PRIMARY STREET FACING FACADE)**

SCALE: 1/4" = 1'-0"

**GROUND STORY TRANSPARENCY CALCULATION**

AREA BETWEEN 2 FT AND 12 FT AFF = 248 SF

SF OF GLASS = 100 SF

100 / 248 = 40% - MEETS 40% MIN. REQUIREMENT

**Project No: GA0103**

Dutch Bros Coffee  
 New Freestanding Store  
 705 HOLCOMB BRIDGE ROAD,  
 ROSWELL, GA 30075  
 for: Dutch Bros Coffee  
 110 SW 4th St., Grants Pass, OR 97526

ISSUED FOR PERMIT: 2.13.2025

REVISIONS:

REV.	DATE	DESCRIPTION

SHEET NAME: BUILDING ELEVATIONS

SHEET NUMBER: **A6.1**

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- DURABLE SURFACE COLOR AND TEXTURE
- USED OVER DRYVIT SYSTEMS, EXTERIOR MASONRY, STUCCO, PRECAST, CAST-IN-PLACE CONCRETE, OR INTERIOR WALL SURFACES
- STANDARD AND CUSTOM COLORS AVAILABLE

**Georgia Plant**

December 4, 2023
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**Dryvit** Decorative and Protective Exterior Wall Finishes

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**Georgia Plant**

December 4, 2023
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**DUTCH BROS** Coffee

**CORALIC ARCHITECTURE**

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 CORALIC, LLC  
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 796 MERUS CT.,  
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 mcase@caseengineeringinc.com



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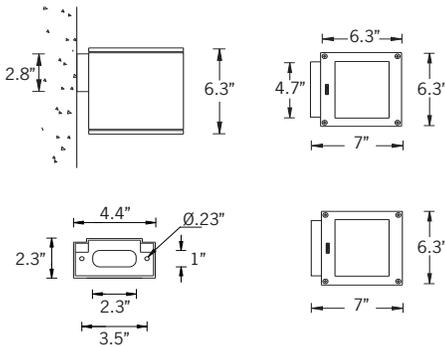
SHEET NUMBER: **A6.1**

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# UMT-31416

## Matrix 3 Surface



Mounting Detail

### Construction

**Aluminum.**  
 Less than 0.1% copper content - Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength, clean detailed product lines and excellent heat dissipation.

**Pre paint**  
 8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

**Memory Retentive -Silicon Gasket**  
 Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

**Thermal management**  
 LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

**Surge Suppression**  
 Standard 10kv surge suppressor provided with all fixtures.

**BUG Rating**  
 B1 - US - G0

**Finishing.**  
 All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

**Paint**  
 UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums.

**Inspired by Nature Finishes**  
 The Inspired by nature Finishing is a unique system of decorative powder coating. Our metal decoration process can easily transform the appearance of metal or aluminum product into a wood grain finish.

This patented technology enables the simulation of wood grain, and even marble or granite finish through the use of decorative powder coating.

The wood grain finish is so realistic that it's almost undistinguishable from real wood, even from a close visual inspection. The system of coating permeates the entire thickness of the coat and as a result, the coating cannot be removed by normal rubbing, chipping, or scratching.

**The Coating Process**  
 After pre-treatment the prepared parts are powder coated with a specially formulated polyurethane powder. This powder provides protection against wear, abrasion, impact and corrosion and acts as the relief base color for the finalized metal decoration.

The component is then wrapped with a sheet of non-porous film with the selected decoration pattern printed on it using special high temperature inks.

This printed film transfer is vacuum-sealed to the surface for a complete thermo print and then transferred into a customized oven. The oven transforms the ink into different forms within the paint layer before it becomes solid. Finally, the film is removed, and a vivid timber look on aluminum remains.

Wood grain coating can create beautiful wood-looking products of any sort. There are over 300 combinations of designs currently in use. Wood grains can be made with different colors, designs, etc.

Our powder coatings are certified for indoor and outdoor applications and are backed by a comprehensive warranty. These coatings rise to the highest conceivable standard of performance excellence and design innovation.

- Added Benefits**
- Resistance to salt-acid room, accelerated aging
  - Boiling water, lime and condensed water resistant
  - Anti-Graffiti, Anti-Slip, Anti-Microbial, Anti-Scratch
  - Super durable (UV resistant)
  - TGIC free (non-toxic)

**Hardware**  
 Provided Hardware is Marine grade 316 Stainless steel.

**Anti Seize Screw Holes**  
 Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

**Crystal Clear Low Iron Glass Lens**  
 Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.

**Optics & LED**  
 Precise optic design provides exceptional light control and precise distribution of light. LED CRI > 80

**Lumen - Maintenance Life**  
 L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

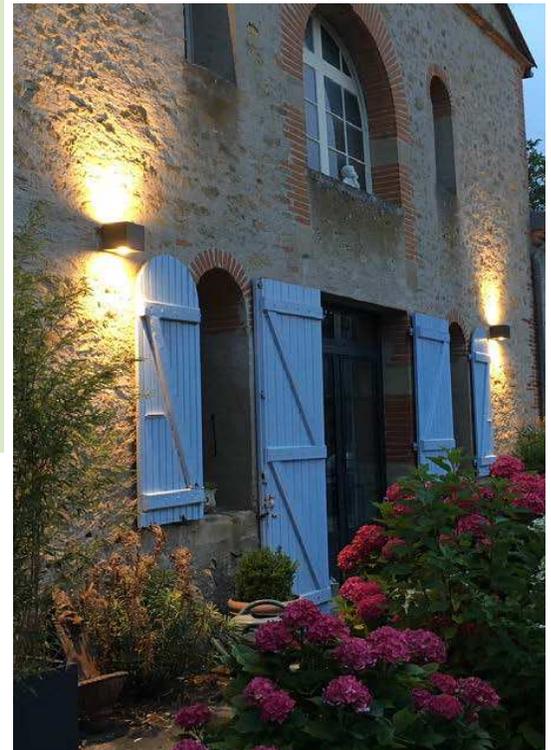
**Square surface wall-mounted architectural lighting range. Family of lighting effects sanctioning imagination and inspiration to reign in designs.**

A small profile wall mounted compact cubic luminaire with up and downward light distributions. The Matrix is designed with five light distribution options, namely narrow, medium, wide, very wide and spike.

The Matrix uses high efficiency, long life LEDs and is designed to illuminate the wall and surfaces in front of the wall, as well as light accents on vertical and horizontal surfaces. The Matrix is suitable for indoor and outdoor applications.

This luminaire is available with decorative spikes and can be used with various combinations of light distribution optics.

This luminaire can be mounted at different angles to produce interesting decorative lighting effects on the side of the building facade. The standard Matrix is designed to mount over a 3" octagonal j-box, a 4" j-box cover plate is available upon request.



Attachment: 7\_Photometric Plan (20250645 - 705 Holcomb Bridge Road - Dutch Bros.)



Job Name : DUTCH BROS.  
 Manufacturer : LIGMAN  
 Model Number : FS-UMT-31416-DBNA-N-W40-120/277V-BL-02

Type: 2.1.g  
 L4

# UMT-31416

## Matrix 3 Surface



<b>PROJECT</b>					<b>DATE</b>	
<b>QUANTITY</b>		<b>TYPE</b>		<b>NOTE</b>		

### ORDERING EXAMPLE || UMT - 31416 - 14/14w - W30 - 02 - 120/277v - Options

<b>UMT-31416</b>						
<b>LAMP</b>	<b>BEAM UP</b>	<b>BEAM DOWN</b>	<b>LED COLOR</b>	<b>FINISH COLOR</b>	<b>VOLTAGE</b>	
14/14w COB 1128 Lumens Down 1128 Lumens Up	<b>N - Narrow 20°</b> M - Medium 25° W - Wide 36° VW - Very Wide 74°	N - Narrow 20° M - Medium 25° W - Wide 36° VW - Very Wide 74°	W27 - 2700K W30 - 3000K W35 - 3500K <b>W40 - 4000K</b>	01 - BLACK RAL 9011 <b>02 - DARK GREY RAL 7043</b> 03 - WHITE RAL 9003 04 - METALLIC SILVER RAL 9006 05 - MATTE SILVER RAL 9006 06 - LIGMAN BRONZE 07 - CUSTOM RAL	120/277v Other - Specify	

<b>ADDITIONAL OPTIONS</b>		

- NAT - Natarorium Rated
- F - Frosted Lens
- 4J - Mounting Plate for 4" Junction Box
- DIM - 0-10v Dimming

- COLORED DICHOIC FILTERS**
- RD - Red Lens
  - BL - Blue Lens**
  - GR - Green Lens
  - AM - Amber Lens
  - [Specify Other Color]

- INSPIRED BY NATURE FINISHES**
- SW01 - OAK FINISH
  - SW02 - WALNUT FINISH
  - SW03- PINE FINISH
  - DF - DOUGLAS FIR FINISH
  - CW - CHERRY WOOD FINISH
  - NW - NATIONAL WALNUT FINISH
  - SU01 - CONCRETE FINISH
  - SU02 - SOFTSCAPE FINISH
  - SU03 - STONE FINISH
  - SU04 - CORTEN FINISH

THERE IS AN ADDITIONAL COST FOR THESE FINISHES

### More Custom Finishes Available Upon Request

Consult factory for pricing and lead times



Example: Inspired by Nature Finish

Ligman Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information. Due to the continual improvements in LED technology data and components may change without notice.



Attachment: 7\_Photometric Plan (20250645 - 705 Holcomb Bridge Road - Dutch Bros.)



Job Name : DUTCH BROS.  
 Manufacturer : LIGMAN  
 Model Number : FS-UMT-31416-DBNA-N-W40-120/277V-BL-02

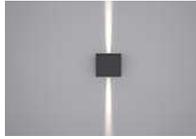
Type: 2.1.g  
 L4

## Matrix Product Family



Matrix 1

• UMT-31396-7/14w-90/1128lm



Matrix 2

• UMT-31406-7/7w-90/90lm



Matrix 3

• UMT-31416-29w-2256lm



Matrix 4

• UMT-31426-14w-1128lm



Matrix 5

• UMT-31427-7w-90lm



Matrix 6

• UMT-31397-5/7w-80/90lm



Matrix 7

• UMT-31398-19w-1247lm



Matrix 8

• UMT-31407-10w-238lm



Matrix 9

• UMT-31428-5w-119lm

Attachment: 7\_Photometric Plan (20250645 - 705 Holcomb Bridge Road - Dutch Bros.)



Job Name : DUTCH BROS.  
 Manufacturer : LEKTRON  
 Model Number : 190-3023-4A

Typ 2.1.g  
**L5-120F**  
**T**

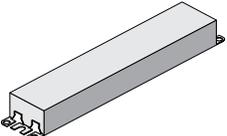


**DUTCH BROS**  
 Coffee

**24L**  
 INSTALLATION GUIDE

Attachment: 7\_Photometric Plan (20250645 - 705 Holcomb Bridge Road - Dutch Bros.)

**MANUAL FOR 48' SYSTEM  
 ADVANCE POWER SUPPLY  
 ONLY!**



**185-1976**  
**Philips Advance**  
 100W 24V LOW VOLTAGE  
 POWER SUPPLY



**918.622.4978**  
[www.lektroninc.com](http://www.lektroninc.com)  
[DutchBros@lektroninc.com](mailto:DutchBros@lektroninc.com)



Job Name : DUTCH BROS.  
 Manufacturer : LEKTRON  
 Model Number : 190-3023-4A

Type: 2.1.g  
**L5-120F**  
**T**

# GETTING STARTED CONTENTS

Following these few simple steps will ensure a successful installation each time. Remember: No more than 48 boards per power supply.

1. Read ALL instructions, before starting installation.
  2. Inspect the boxes for damage and check the parts against the supplied parts list.
- NOTE: Report damaged parts or shortages immediately to prevent job slowdown/stoppage to 1-800-634-4059 ext. 0**
3. Refer to attached provided print and confirm job measurements.
  4. Layout your job on paper, making note of power supply placement.

Power supplies can be placed at the end of runs or side by side to power allowable linear footage in each direction.

**NOTE: If job measurements do not correspond to provided drawing, call Lektron Immediately at 1-800-634-4059.**

Getting Started, Component Identification & Required Tools

SECTION	PAGE
1. 48 Board Track Mounting Bracket Layout.....	2
2. Installing Track into Mounting Brackets.....	3
3. Custom Cut to Fit End of Runs & Corners.....	4
4. Mounting Track on an Incline.....	5
5. Frame Border Installation.....	6
6. Connecting Power Supplies.....	7
7. Testing Each Section.....	8

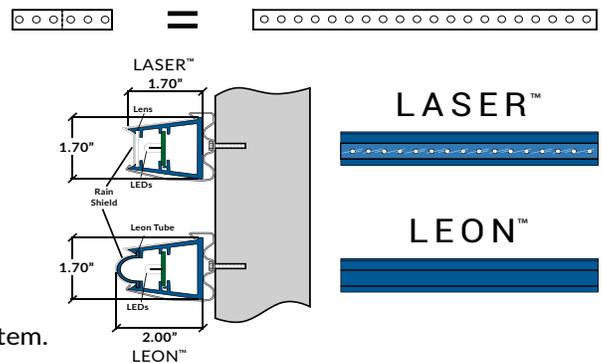
# COMPONENT IDENTIFICATION & REQUIRED TOOLS

## DETAILS

Input.....	120-277 VAC
Output.....	24 VDC (Philips Advance)
Max. Load Footage.....	64 Lineal ft. 20L 48 Lineal ft. 30L & 24L
Watts per Foot.....	< 1.09 (Varies by Product)
Dimming Capable.....	Yes
Bending Parameters.....	Factory bends available
Limited Warranty Terms.....	7 Years
Materials.....	PVC, UV and impact resistant
Dimensions.....	Laser 1.70 x 1.70, Leon 2.00 x 1.70
Certification.....	cULus E174914

## LED SPECIFICATIONS

**12" LED boards pull close to the same voltage as shorter break-apart boards. Maximum of 3-3" Boards per circuit. No more than 48 boards on a circuit. Do not connect more than one power supply per circuit.**



The LEDs come pre-installed in the 24 Lamp LASER & LEON System.

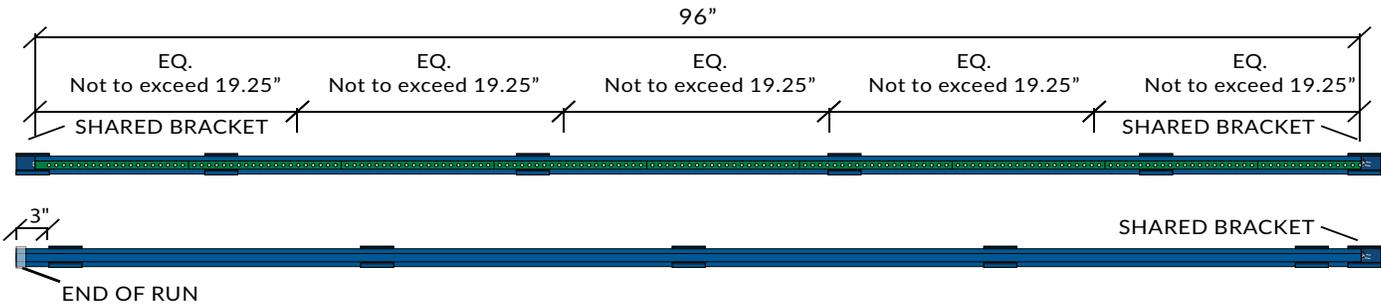
## ACCESSORIES:


## REQUIRED TOOLS:

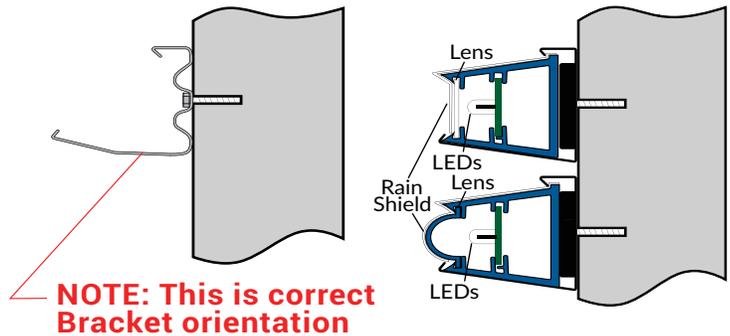
- 25' Measuring Tape
- 100' Measuring Tape
- Framing Square
- Square - (1')
- Portable Rechargeable Drill
- 5/16" Hexbit and unibit
- Masonry bits (if brick wall)
- Extension Cord
- Sawzall or Compound Saw
- Carpenter Pencil
- Caulk Gun
- Box Knife
- Wire Strippers
- Wire Snips
- Laser Tool or Chalk Line
- Substitute Fasteners for the Application if Applicable

Attachment: 7\_Photometric Plan (20250645 - 705 Holcomb Bridge Road - Dutch Bros.)

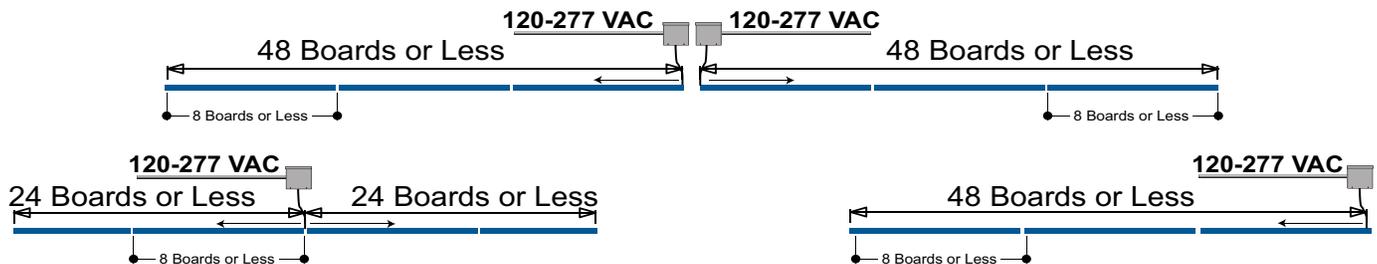
# SEC. 1 48 BOARD TRACK MOUNTING BRACKET LAYOUT



1. Using a chalk line, gauge, laser level, or other means to be certain run is straight, marking locations for brackets.
2. Border / perimeter of sign cabinets should always have orientation of Laser/Leon housing raised lip outboard on vertical or diagonal. Orient brackets so that the drain holes will be on the bottom side of the horizontal runs.
3. Install mounting brackets, 6 per 8' section including shared brackets. Use pre-drilled wire hole mounting brackets at power supply locations.



**NOTE: Track sections share a bracket at the ends to keep ends together and straight there MUST BE A SPACE left between 8' plastic track sections (NOT LEDs) of 3/16"**



**Tip:** Install end bracket after housing has been installed into previous brackets by sliding over end to ensure bracket is centered between sections. Place mounting brackets 3" on center from corners.

**NOTE: MAXIMUM 48 BOARDS PER POWER SUPPLY. SHOWN 3 CONFIGURATIONS.**

Attachment: 7\_Photometric Plan (20250645 - 705 Holcomb Bridge Road - Dutch Bros.)

# SEC. 2 INSTALLING TRACK INTO MOUNTING BRACKETS

1. Connect wires from one section to another using pre-installed molex connectors or wire nut connectors provided.



2. Before hanging sections that have the power cable placed between cut a small notch with dikes or other tool in the back of both housing sections to allow room for cable.



3. Lay the section being added on the mounting brackets. After making wire connections tuck the wires and connectors BEHIND LED circuit boards, Caulk Notch.

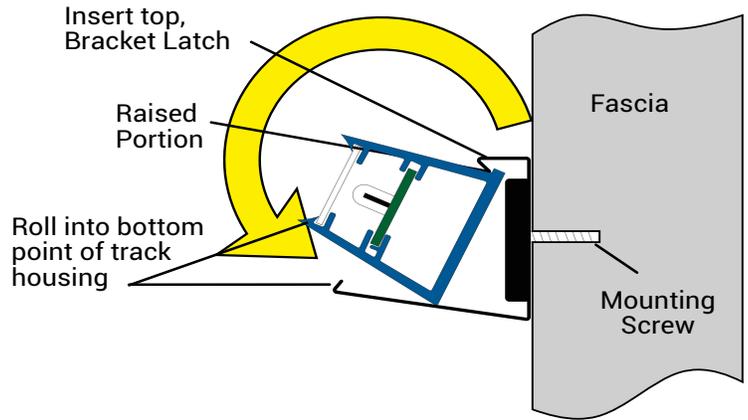
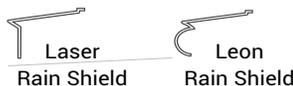
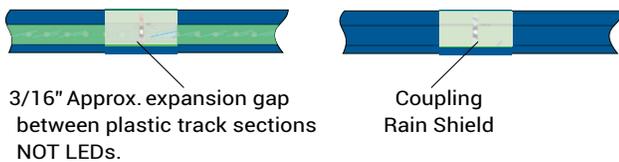
4. Insert the top edge into the top bracket latch. Push the track housing in and roll top track housing into mounting bracket bottom point. See diagram top right.

5. Bring sections close together by pushing sections together until LED circuit boards come together but leaving a 3/16" Approx. expansion gap between plastic track sections. Leave no gaps in the LEDs.

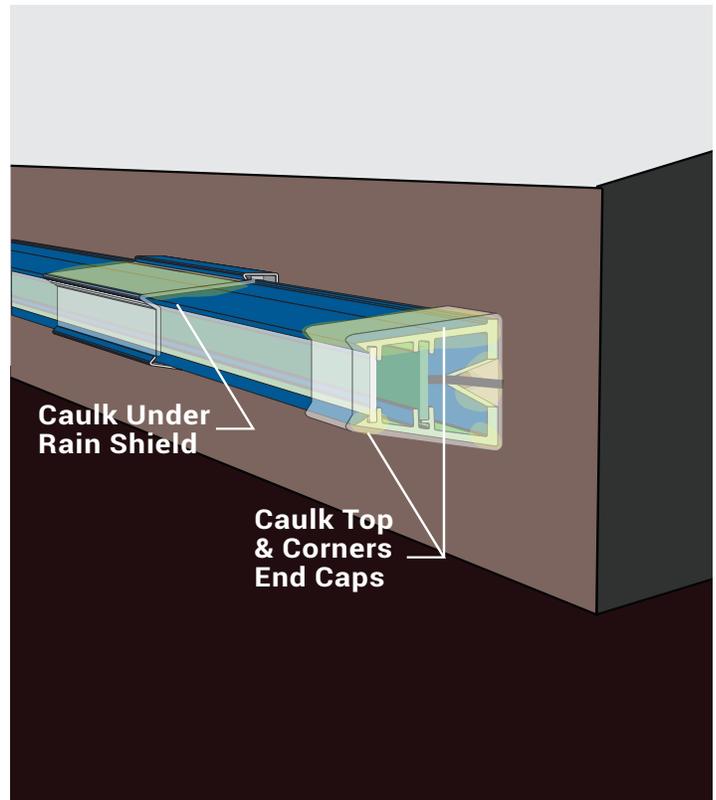
6. Install an End Cap at the beginning and end of runs with caulk provided. Caulk on top side only, so water will drain out.

7. Finish by sliding a Coupling Rain Shield under the mounting bracket latch, over both sections. Use a small amount of silicone on one side of rain shield to hold on if necessary.

8. Use a small screw driver to gently pry up the Mounting Bracket Latch to insert Rain Shield under latch making certain it is firmly attached.



**DO NOT HIT LENS TO INSTALL TRACK!  
 This will permanently damage the lens.**



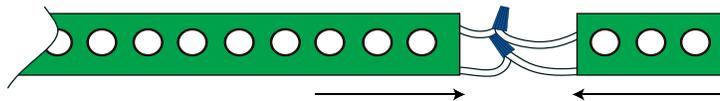
Attachment: 7\_Photometric Plan (20250645 - 705 Holcomb Bridge Road - Dutch Bros.)

# SEC. 3 CUSTOM CUT TO FIT END OF RUNS & CORNERS

## END OF A RUN

1. Remove LEDs before cutting the track, by sliding boards out one end.
2. Measure, mark and cut track to required length. Use a fine blade.
3. Add drain holes in the center of the cut piece of track before reinstalling LED using 1/8" drill bit.
4. Reinstall full 12" LED boards until less than 12" of space remains. Make-up remaining space with 3.00" boards.
5. Trim LED light board length at wire connections only. Leave the longest wire length possible.

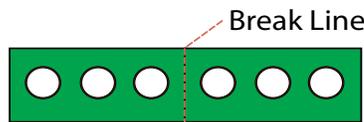
**DO NOT CUT 1 FOOT LED CIRCUIT BOARDS!**



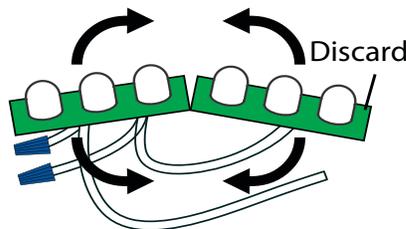
**LEAVE NO GAPS BETWEEN BOARDS!**

6. Connect 3.00" boards with wire nuts when less than one foot is needed to fill housing with lights. Do not connect more than three of the 3.00" LED light boards together.

**NOTE: 3" boards can be broken in half at the break-line to make a 1-1/2" board. Discard the half that has no wires.**



7. Slide LEDs into the Track.
8. Shortened Track is now ready for installation.

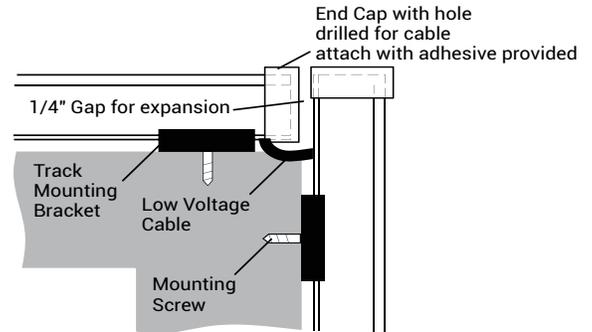


**VERY IMPORTANT:**

**Insulate or remove unused wires at end of run to prevent shorting. Do not connect wires together or to next circuit.**

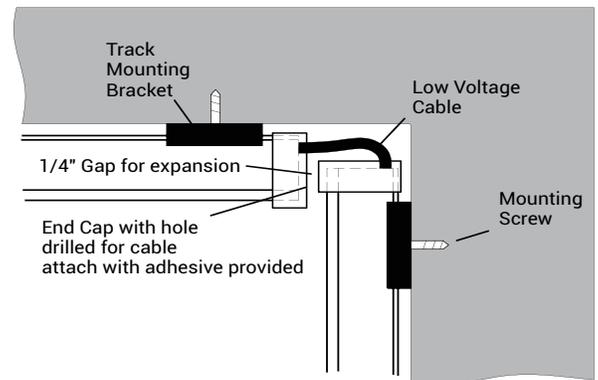
## HORIZONTAL CORNERS

### Outside Corner



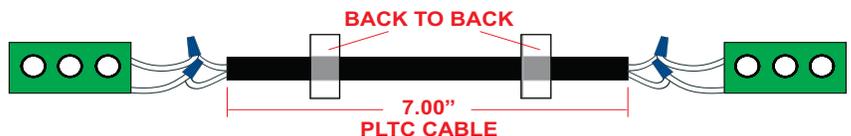
**These corners are square cut and overlap slightly to give a continuous look at a distance and allow for thermal expansion.**

### Inside Corner



## CORNER CONNECTIONS

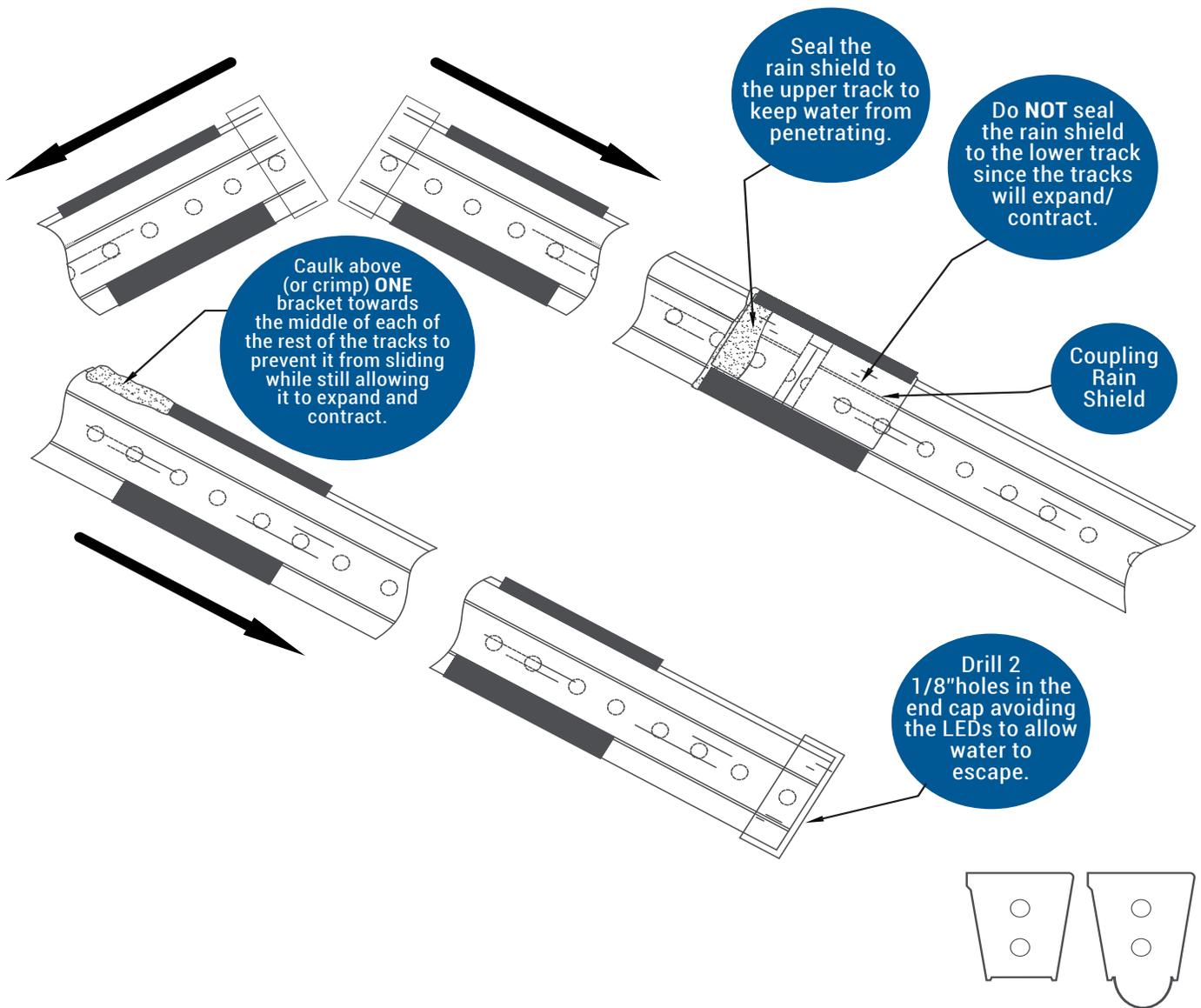
**HINT: THREAD END CAPS ONTO PLTC CABLE BEFORE WIRE CONNECTIONS**



Attachment: 7\_Photometric Plan (20250645 - 705 Holcomb Bridge Road - Dutch Bros.)

# SEC. 4 MOUNTING TRACK ON AN INCLINE

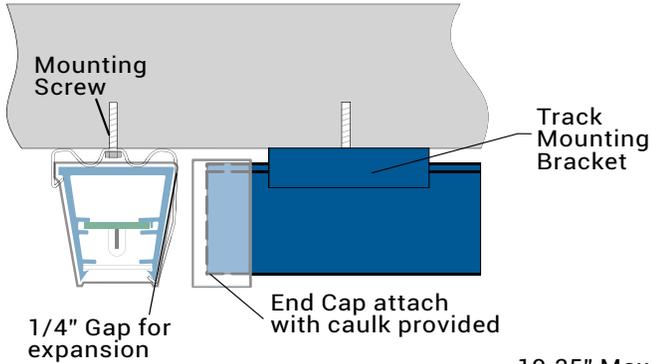
When mounting track on an incline or vertically, two things must be prevented. First, the track must be kept from sliding down, while still allowing for expansion/contraction with temperature changes. Second, water must be sealed out since it will run down the top of the track.



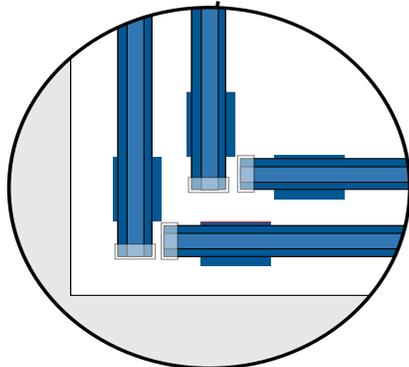
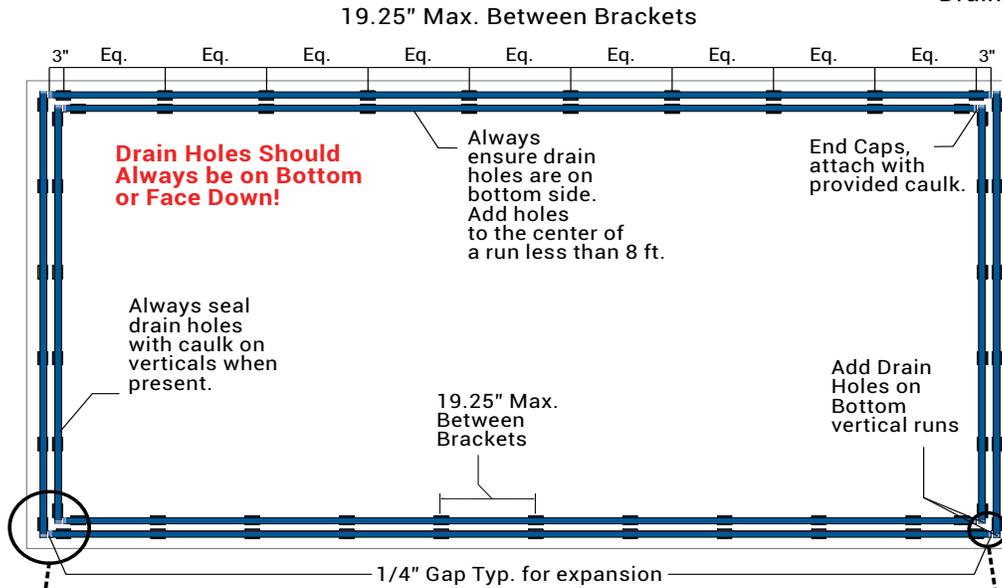
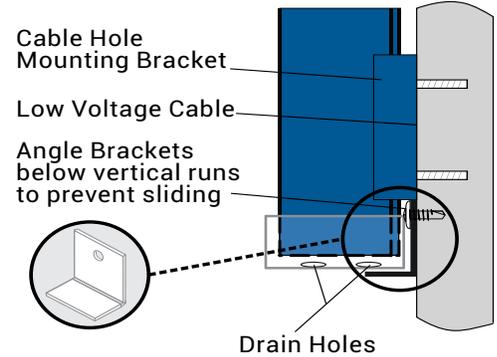
Attachment: 7\_Photometric Plan (20250645 - 705 Holcomb Bridge Road - Dutch Bros.)

# SEC. 5 FRAME BORDER INSTALLATION

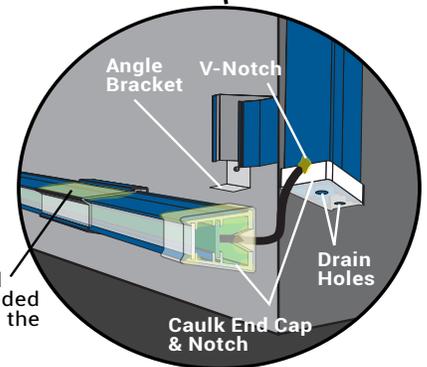
Top Left, Top View Detail



Bottom Right, Side View Detail



Bottom Left Detail



Bottom Right Detail, Profile View





Job Name : DUTCH BROS.  
 Manufacturer : LEKTRON  
 Model Number : 190-3023-4A

Ty 2.1.g  
**L5-120F**  
**T**

# SEC. 7 TESTING EACH SECTION

**! IMPORTANT: DO NOT SKIP THIS STEP! ALWAYS CHECK ALL LED LIGHTS BEFORE CONTINUING.**

### TESTING EACH SECTION

1. Using the installed power supplies, supply power to the LED light chains by connecting a temporary 120V connection to the black and white wires on the power supply to power the LED lights.

**REMEMBER: BLACK AND WHITE WIRES ARE FOR 120-277V POWER IN BLUE AND RED ARE FOR LOW-VOLTAGE POWER OUT.**

2. Check to see if all LEDs are lit and working correcting.
3. If a board or section does not light up, is damaged, etc., disconnect power and check connections or replace a board by splicing in another.

**! DO NOT APPLY 120V TO THE BLUE OR RED WIRES OR DIRECTLY TO THE LED LIGHT BOARDS**

Attachment: 7\_Photometric Plan (20250645 - 705 Holcomb Bridge Road - Dutch Bros.)



Job Name : DUTCH BROS.  
 Manufacturer : LEKTRON  
 Model Number : 190-3023-4A

Typ 2.1.g  
**L5-120F**  
**T**



Attachment: 7\_Photometric Plan (20250645 - 705 Holcomb Bridge Road - Dutch Bros.)

[DutchBros@lektroninc.com](mailto:DutchBros@lektroninc.com)      **918.622.4978**      [www.lektroninc.com](http://www.lektroninc.com)

**WPLED26Y/E**



Color: Bronze

Weight: 14.0 lbs

Project:

Type:

Prepared By:

Date:

**Driver Info**

Type	Constant Current
120V	0.22A
208V	0.13A
240V	0.11A
277V	0.10A
Input Watts	29.1W

**LED Info**

Watts	26W
Color Temp	3000K (Warm)
Color Accuracy	70 CRI
L70 Lifespan	100,000 Hours
Lumens	3,749 lm
Efficacy	128.8 lm/W

**Technical Specifications**

**Electrical**

**Driver:**

Constant Current, Class 2, 120-277V, 50/60Hz, 120V: 0.22A, 208V: 0.13A, 240V: 0.11A, 277V 0.10A

**Dimming Driver:**

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

**THD:**

10.77% at 120V, 11.79% at 277V

**Power Factor:**

98.2% at 120V, 95.6% at 277V

**Battery Backup:**

Minimum starting temperature is 0°C/32°F

**Battery Backup Light Loss Factor:**

0.39

**Battery Mode:**

Light output use LLD of 0.76 to simulate light output during battery mode operation.

**Compliance**

**UL Listed:**

Suitable for Wet Locations as downlight. Wall Mount Only. Battery Backup UL 924 Listed Emergency Lighting Power Supply.

**DLC Listed:**

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.  
 DLC Product Code: P00001750

**Performance**

**Lifespan:**

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

**Wattage Equivalency:**

Equivalent to 150W Metal Halide

**LED Characteristics**

**LED:**

Two (2) 13W high-output, long-life LEDs

**Color Consistency:**

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

**Color Stability:**

LED color temperature is warranted to shift no more than 200K in color temperature over a 5-year period

**Color Uniformity:**

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

**Construction**

**Ambient Temperature:**

Suitable for use in up to 35°C (95°F)

**Gaskets:**

High-temperature silicone

**Housing:**

Precision die-cast aluminum housing, lens frame and mounting arm

**Finish:**

Formulated for high durability and long-lasting color

**Green Technology:**

Mercury and UV free. RoHS-compliant components.

**Other**

**Patents:**

The WPLED design is protected by U.S. Patent D634878 and Patents pending in the U.S., Canada, China, Taiwan and Mexico.

Attachment: 7\_Photometric Plan (20250645 - 705 Holcomb Bridge Road - Dutch Bros.)

## WPLED26Y/E



### Technical Specifications (continued)

#### Buy American Act Compliance:

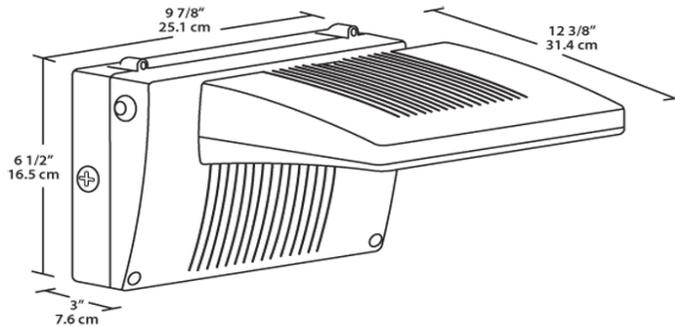
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

#### Optical

##### BUG Rating:

B1 U0 G0

### Dimensions



### Features

- Maintains 70% of initial lumens at 100,000-hours
- Weatherproof high temperature silicone gaskets
- Superior heat sinking with die cast aluminum housing and external fins
- 100 up to 277 Volts
- 5-Year, No-Compromise Warranty

Attachment: 7\_Photometric Plan (20250645 - 705 Holcomb Bridge Road - Dutch Bros.)



Job Name : DUTCH BROS.  
 Manufacturer : SELF  
 Model Number : CROWN-7040K110SS

Typ 2.1.g  
 L7

Outdoor Cove Lighting  
**CROWN**



- 0/ 1-10V dimmable
- ±85° vertical rotation
- Waterproof IP66

• SELF • [www.self-electronics.com](http://www.self-electronics.com)

Attachment: 7\_Photometric Plan (20250645 - 705 Holcomb Bridge Road - Dutch Bros.)



**Job Name :** DUTCH BROS.  
**Manufacturer :** SELF  
**Model Number :** CROWN-7040K110SS

Typ **2.1.g**  
**L7**

## Outdoor Cove Lighting CROWN



- Quick connection
- Dimmable, 1-10V dimming to 10%-100%
- Linkable, max. linkable length: 72' @120VAC, 156' @277VAC
- Lockable, precision aiming adjustment: ±85°vertical rotation
- IP rating: IP66 (for wet locations)
- Lifetime: 50,000hrs (ta=95°F, 35°C)
- Ta: -13°F~122°F (-25°C ~ 50°C)
- 10W/ft, 1050lm/ft
- Material: Aluminum alloy
- Other color temp available



**Dimensions: inches, (mm)**



**How to order using our catalog numbers**  
 Example: CROWN-1230K110SS

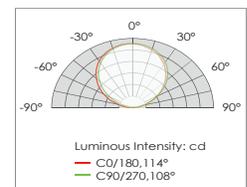
Series	Length	CCT (K)	Beam Angle	Finish	Installation
CROWN	12 - 11.8\"/>				

**Specifications**

Catalog No.	Model	Rated Input (VAC)	Ra	Power (W)	Luminous flux (TYP@4000K)lm
CROWN-1230K110SS					
CROWN-1235K110SS	CROWN-L24-277V	120-277	90	10	1050
CROWN-1240K110SS					
CROWN-4730K110SS					
CROWN-4735K110SS	CROWN-L90-277V	120-277	90	40	4200
CROWN-4740K110SS					
CROWN-7030K110SS					
CROWN-7035K110SS	CROWN-L144-277V	120-277	90	60	6300
CROWN-7040K110SS					

\* Included: 1 pc LED fixture, 2pcs screws.

**Photometrics**

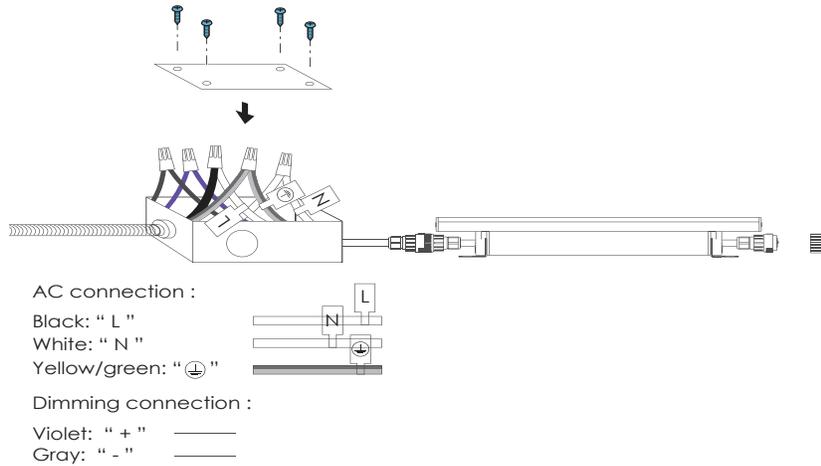


www.self-electronics.com • SELF •

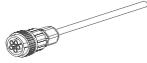
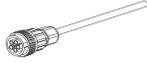
Attachment: 7\_Photometric Plan (20250645 - 705 Holcomb Bridge Road - Dutch Bros.)

## Outdoor Cove Lighting CROWN/ CROWN NARROW

**Wiring Diagram**



**Accessories**

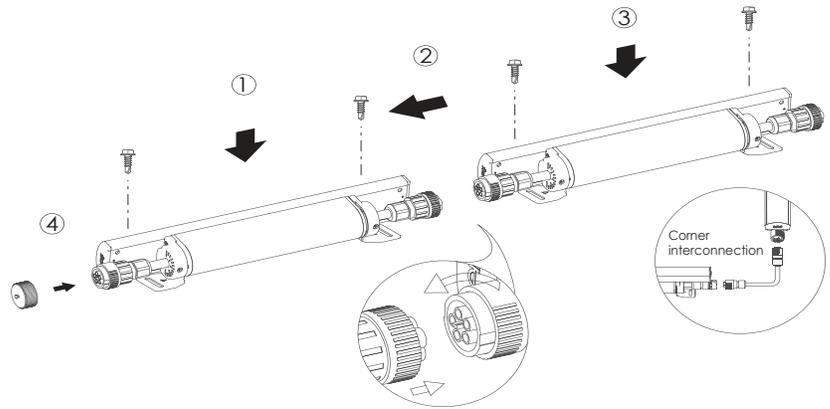
Catalog No.	Description	Length (inch)
IC-CROWN-59	 Input cable	59"
IC-CROWN-84	 Input cable	84"
IC-CROWN-180	 Input cable	180"

**Accessories (optional)**

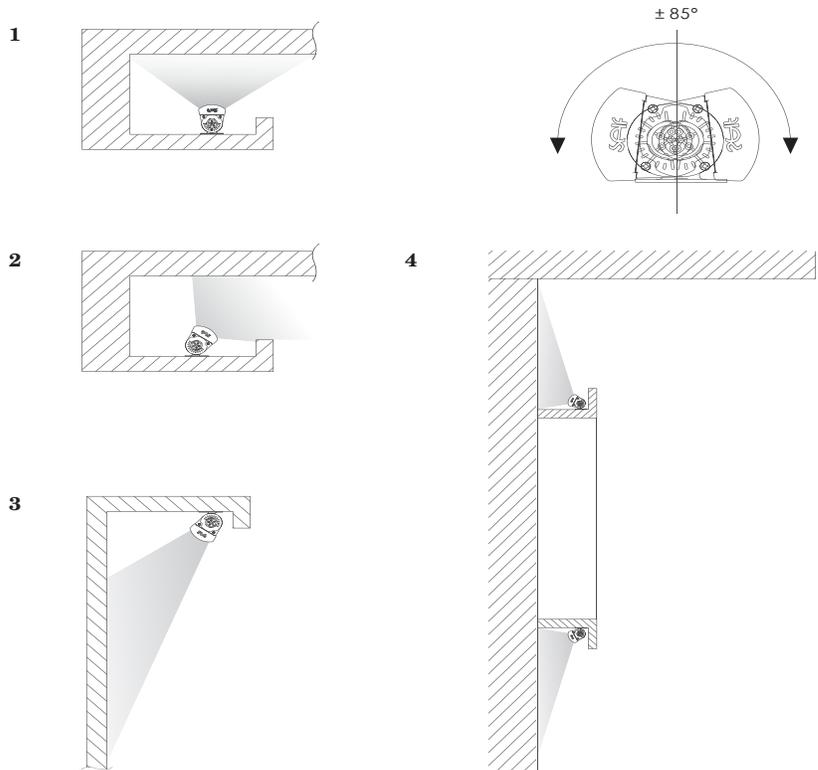
Catalog No.	Description	Length (inch)
SC-CROWN-12	 Soft connector	12"
SC-CROWN-48	 Soft connector	48"
SC-CROWN-96	 Soft connector	96"

# Outdoor Cove Lighting CROWN/ CROWN NARROW

## Installation



## Application





**Job Name :** DUTCH BROS.  
**Manufacturer :** DMF  
**Model Number :** DRD5S4R07930T

Type: **2.1.g**  
**L9**

# S Series

Project:	Type:
Product Code:	Date:

V040924



## 4" Surface Mount Downlight

F4NC 4" New Construction  
 Fire Rated Shallow Junction Box

- Thinnest-in-class S Series 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
- The 4" Round and Square lights match the appearance of recessed lights

### INSTALLATION

#### Ceiling Thickness

SurfaceFrame: 0" up to 1 1/2"  
 SurfaceFrame (Emergency): 1/2" up to 1 1/4"

#### Ceiling Material

Drywall

### PHYSICAL

#### Housing

4" Round Junction Box

#### Application

New Construction

#### Shape

Round, Square

#### Finish

White

### LIGHT OUTPUT & DISTRIBUTION

#### Module

Downlight

#### Lumens (Power)

750 lm (9.0W), 1000 lm (12.0W)

#### Color Quality

90+ CRI, <3-step SDCM

#### Color Temperature

2700K 3000K 3500K

#### Optics



General

### POWER & CONTROLS

#### Input Voltage

120V only (TRIAC/ELV), 120/277V (0-10V)

#### Dimming

TRIAC/ELV (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

### RATINGS & CERTIFICATIONS

#### Housing

- IC (Insulation Contact) Rated
- ASTM E283 Certified Air Tight
- Code compliant for use in fire-rated assemblies up to a maximum of 2-hours
- STC/IIC Sound Rated
- RoHS Compliant

#### Module

- UL Listed for Wet Location
- UL Closet Rating Compliant (750 lm only)

#### Additional Options

- Non-Conductive Dead Front

#### Warranty

5 year limited warranty; 50,000 hours



DMF LIGHTING 1118 E. 223rd St. Carson, CA 90745 323.934.7779 info@dmflighting.com dmflighting.com

© 2024 DMF Lighting. All Rights Reserved. Specifications subject to change without notice. See website for U.S. and international patent information.





Job Name : DUTCH BROS.  
 Manufacturer : DMF  
 Model Number : DRD5S4R07930T

Type **2.1.g**  
**L9**



## S Series

4" Surface Mount Downlight

### PRODUCT BUILDER - TRIAC/ELV, 0-10V

#### HOUSING

**F4NC** 4" New Construction Fire Rated Shallow Junction Box

#### MODULE

PRODUCT CODE	APERTURE	SHAPE	LUMENS	CRI	CCT	DRIVER
<b>DRD5S</b> Module	<b>4</b> 4" Aperture	<b>R</b> Round	<b>07</b> 750 lm	<b>9</b> 90+ CRI	<b>27</b> 2700K	<b>T</b> Integrated TRIAC/ELV, 120V only
		<b>S</b> Square	<b>10</b> 1000 lm		<b>30</b> 3000K	<b>O</b> Integrated 0-10V, 120/277V
					<b>35</b> 3500K	<b>TDF</b> Integrated TRIAC/ELV, 120V only, Non-Conductive <sup>1</sup>
						<b>ODF</b> Integrated 0-10V, 120/277V, Non-Conductive <sup>1</sup>

<sup>1</sup> Only available for Round shape, 750 lm, 2700K or 3000K CCT

### PRODUCT BUILDER - EMERGENCY LIGHTING

#### HOUSING

PRODUCT CODE	DRIVER	OPTION
<b>F4NC</b> 4" New Construction Fire Rated Shallow Junction Box	<b>70</b> 0-10V, 750 lm	<b>EM</b> EM Driver
	<b>100</b> 0-10V, 1000 lm	

#### MODULE

PRODUCT CODE	APERTURE	SHAPE	LUMENS	CRI	CCT	DRIVER
<b>DRD5S</b> Module	<b>4</b> 4" Aperture	<b>R</b> Round	<b>07</b> 750 lm	<b>9</b> 90+ CRI	<b>27</b> 2700K	<b>EM</b> Emergency with Integrated Test Switch
		<b>S</b> Square	<b>10</b> 1000 lm		<b>30</b> 3000K	
					<b>35</b> 3500K	

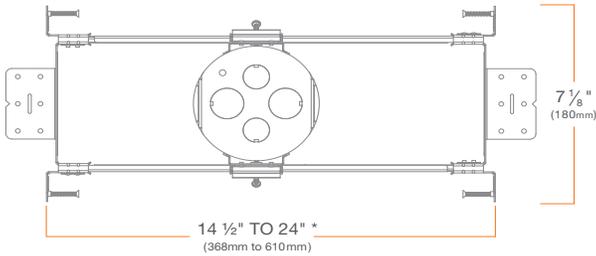
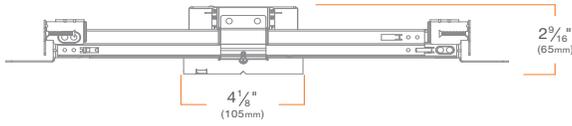
Attachment: 7\_Photometric Plan (20250645 - 705 Holcomb Bridge Road - Dutch Bros.)



## S Series

4" Surface Mount Downlight

### HOUSING



\* Can be field cut to minimum 7 1/2" (191mm)

### SurfaceFrame

4" New Construction Fire Rated Junction Box  
**F4NC**

#### SUMMARY

**JUNCTION BOX:** Equipped with (4) 1/2" trade size knockouts (two side, two top) to allow straight conduit runs. Approved for 6 (three in, three out) #12 AWG 70°C through wiring conductors.

**MOUNTING:** Pre-installed mounting brackets allow vertical adjustment of bar hangers up to 1"

**CEILING:** 0 to 1 1/2"

**CUTOUT:** 4 3/16" (106mm) round opening

**LISTINGS:** Metallic outlet box certified UL514A, code compliant for use in appropriate fire-rated assemblies for up to 2-hours, STC/IIC Sound Rated, ASTM E283 certified Air Tight, IC (Insulation Contact) rated

**WARRANTY:** 5 year limited warranty

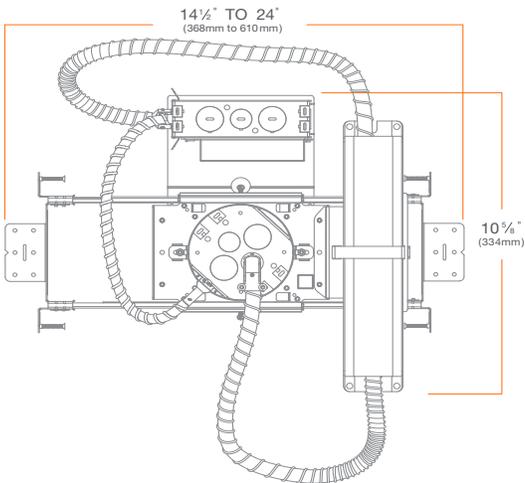
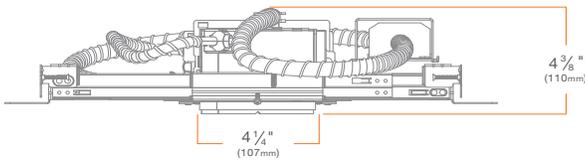
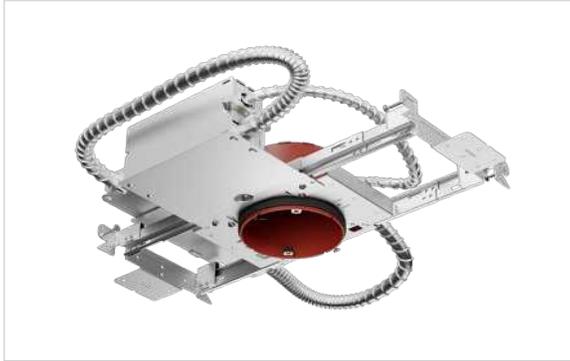
Attachment: 7\_Photometric Plan (20250645 - 705 Holcomb Bridge Road - Dutch Bros.)



## S Series

4" Surface Mount Downlight

### EMERGENCY HOUSING



\* Can be field cut to minimum 9" (229mm)

### SurfaceFrame

4" New Construction Fire Rated Junction Box with Emergency Lighting

**F4NC**

#### SUMMARY

**JUNCTION BOX:** Equipped with (4) 1/2" trade size knockouts (two side, two top) to allow straight conduit runs. Approved for 6 (three in, three out) #12 AWG 70°C through wiring conductors.

**MOUNTING:** Pre-installed mounting brackets allow vertical adjustment of bar hangers up to 1"

**CEILING:** 1/2" up to 1 1/4"

**CUTOUT:** 4 3/16" (106mm) round opening

**LISTINGS:** Metallic outlet box certified UL514A, code compliant for use in appropriate fire-rated assemblies for up to 2-hours, STC/IIC Sound Rated, ASTM E283 certified Air Tight, IC (Insulation Contact) rated

**WARRANTY:** 5 year limited warranty

Attachment: 7\_Photometric Plan (20250645 - 705 Holcomb Bridge Road - Dutch Bros.)



Job Name : DUTCH BROS.  
 Manufacturer : DMF  
 Model Number : DRD5S4R07930T

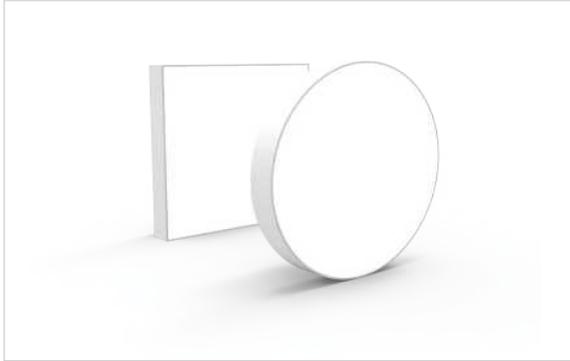
Typ 2.1.g  
 L9



## S Series

4" Surface Mount Downlight

### MODULE



## DRD5S

Surface Mount LED Module

**DRD5S4R, DRD5S4S**

### SUMMARY

**LED:** Optimized LED array

**SHAPE:** 4" Round, 4" Square

**MODULE LUMENS:** 750 lm (9.0W), 1000 lm (12.0W)

**COLOR QUALITY:** 90+ CRI, less than 3-step SDCM

**CCT:** 2700K, 3000K, 3500K

**INPUT VOLTAGE:** 120V only (TRIAC/ELV), 120/277V (0-10V)

**\*\*DIMMING:** Down to less than 5% for TRIAC/ELV at 120V, 1% for 0-10V at 120/277V

**MAX INPUT CURRENT (120V):** 0.075 amps, 0.1047 amps

**MAX INPUT CURRENT (277V):** 0.034 amps, 0.047 amps

**POWER FACTOR:** Greater than 0.9

**TOTAL HARMONIC DISTORTION:** Less than 20%

**AMBIENT OPERATING TEMPERATURE:** -20°C to 40°C

**EMERGENCY LIGHTING:** Optional Emergency LED Driver with Integrated Test Switch for lighting up to 90 minutes in event of power failure

**PHOTOMETRIC TESTING:** Tested in accordance to IESNA LM-79-2008

**LISTINGS:** ENERGY STAR® Qualified\*, California Title 24 2016-2022 JA8-E Compliant, UL Listed for Wet Location, UL Closet Rating compliant (750 lm only), UL Certified US-CA

**LIFETIME:** 50,000 hours at 70% lumen maintenance

**WARRANTY:** 5 year limited warranty

\* Refer to ENERGY STAR Certified light fixtures database

\*\* Visit [rb.gy/8xj3e](http://rb.gy/8xj3e) to learn more

Attachment: 7\_Photometric Plan (20250645 - 705 Holcomb Bridge Road - Dutch Bros.)



Job Name : DUTCH BROS.  
 Manufacturer : DMF  
 Model Number : DRD5S4R07930T

Ty 2.1.g  
 L9



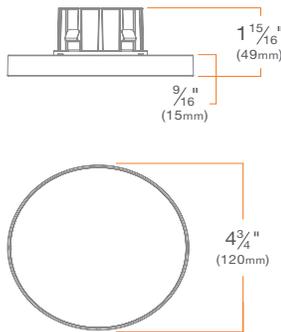
## S Series

4" Surface Mount Downlight

### MODULE

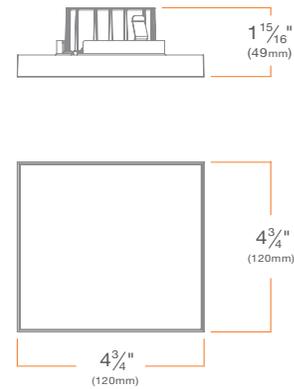
#### 4" Round

DRD5S4R



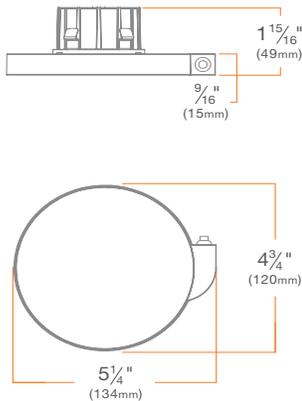
#### 4" Square

DRD5S4S



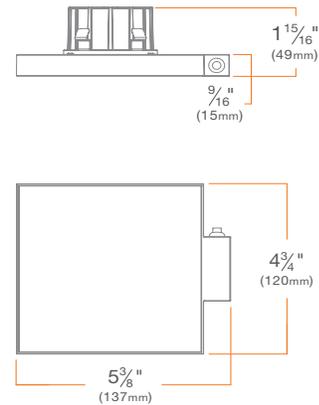
#### 4" Round with EM Test Switch

DRD5S4R EM



#### 4" Square with EM Test Switch

DRD5S4S EM



Attachment: 7\_Photometric Plan (20250645 - 705 Holcomb Bridge Road - Dutch Bros.)



Job Name : DUTCH BROS.  
 Manufacturer : DMF  
 Model Number : DRD5S4R07930T

Typ 2.1.g  
 L9

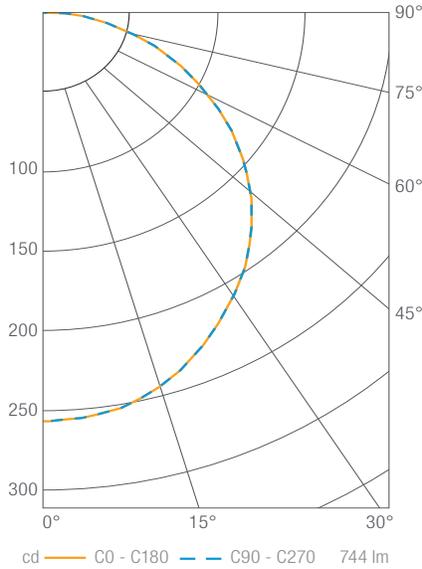


# S Series

4" Surface Mount Downlight

## PHOTOMETRY

### DRD5S 4" Round, 750 lm, 90 CRI, 3000K DRD5S4R07930



#### Luminous Intensity

Gamma	C 0°
0°	258
5°	256
10°	253
15°	247
20°	237
25°	226
30°	213
35°	200
40°	185
45°	169
50°	151
55°	132
60°	113
65°	93
70°	73
75°	54
80°	35
85°	18
90°	6

Values in candela

#### Zonal Lumen Summary

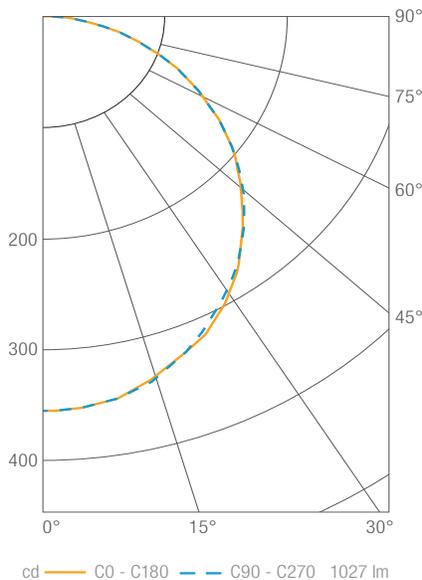
Zone	Lumens	Luminaire %
0-30	199	27
0-40	324	44
0-60	573	77
0-90	744	100
0-180	744	100

#### Illuminance Chart

Distance from LED	Foot Candles	Diameter
3.0'	29	8.8'
6.0'	7	17.7'
9.0'	3	26.5'
12.0'	2	35.3'

Beam Angle: 112°

### DRD5S 4" Round, 1000 lm, 90 CRI, 3000K DRD5S4R10930



#### Luminous Intensity

Gamma	C 0°
0°	356
5°	354
10°	349
15°	340
20°	327
25°	312
30°	294
35°	276
40°	255
45°	233
50°	209
55°	183
60°	155
65°	128
70°	101
75°	74
80°	48
85°	25
90°	9

Values in candela

#### Zonal Lumen Summary

Zone	Lumens	Luminaire %
0-30	274	27
0-40	447	44
0-60	790	77
0-90	1027	100
0-180	1027	100

#### Illuminance Chart

Distance from LED	Foot Candles	Diameter
3.0'	40	8.8'
6.0'	10	17.7'
9.0'	4	26.5'
12.0'	2	35.3'

Beam Angle: 112°

Attachment: 7\_Photometric Plan (20250645 - 705 Holcomb Bridge Road - Dutch Bros.)

**FORM AND FUNCTION**

- Sleek, low profile housing
- Spec grade performance
- Engineered for optimum thermal management
- Low depreciation rate
- Reduces 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-65 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 and extreme environmental conditions

**WARRANTY**

Five-year limited warranty for drivers and LEDs.



**LISTINGS**

- Certified to UL 1598
- UL 8750
- CSA C22.2 No. 250.0
- DesignLights Consortium® (DLC)
- DesignLights Consortium Premium® (DLCP)
- IP65/ IP67 Rated
- 3G Vibration Rated per ANSI C136.31-2010



**LED WATTAGE CHART**

	16L	32L	48L	64L
350 milliamps	18w	-	-	-
530 milliamps	28w	-	-	-
700 milliamps	36w	71w	104w	136w
1050 milliamps	56w	106w	156w	205w

Project Name:

Type:

Cat #	Light Dist.	No. of LEDs	Milliamps	Kelvin	Volts	Mounting	Color	Options
NV Size 1 (NV-1)	Type 2 (T2)	16 (16L)	350	3000K	120-277	Direct Pole Single, D180 3" (DPS3)	Bronze (BRZ)	Bird Deterrant (BD) Marine Grade Finish (MGF) Optic Plate Painted to Match Fixture (OPP) Nema 7-Pin Receptacle (PE7) Photocell + Receptacle (PCR) Receptacle + Shorting Cap (PER) FSP-211 with Motion Sensor (UNV Voltage) (FSP-20) *9'-20" Heights (FSP-40) *21'-40" Heights Quick Mount Bracket (QMB) Retrofit Mount Bracket (RQMB) Round Pole Adaptor 3"- 4" Pole (RPA4) Round Pole Adaptor 5"- 6" Pole (RPA5) Rotated Optic Left (ROL) Rotated Optic Right (ROR) Automotive House Side Shield (AHS) House Side Shield (HSS) <i>*HSS not applicable with N3 - NEMA 30° Optics</i>
	Type 3 (T3)	32 (32L)	(35)	(30K)	(UNV)		White (WHT)	
	Type 4 (T4)	48 (48L)	530	4000K	347-480	7" (DPS7)	Silver (SVR)	
	Type 5 (T5)	64 (64L)	(53)	(40K)	(HV)	Knuckle Mount (KM) Wall Mount (WM) Trunnion Mount (TM)	Black (BLK)	
	Nema 3 30° Narrow Beam (N3)		1050	700	5000K	(50K)	Tennis Arm (TA) <i>*Standard finish is stainless steel. Can be painted to match fixture</i> <i>*See next page for Arm Configurations *For Round Pole, please specify RPA4 or RPA5</i>	

Attachment: 7\_Photometric Plan (20250645 - 705 Holcomb Bridge Road - Dutch Bros.)

**ELECTRICAL**

- 120-277 Volts (UNV) or 347-480 Volts (HV)
- 0-10V dimming driver by Philips Advance
- Driver power factor at maximum load is  $\geq .95$ , THD maximum load is 15%
- All internal wiring UL certified for 600 VAC and 105°C
- All drivers, controls, and sensors housed in enclosed IP-65 compartment
- Lumileds Luxeon MX LED's
- CRI >70
- Color temperatures: 3000K, 4000K, 5000K
- Surge Protection: 20KVA supplies as standard.

**OPTIONS**

- **BIRD DETERRANT (BD)**—offers effective and humane deterrent for larger bird species and provides cost-effective long-term solution to nuisance bird infestations and protect your property.
- **MARINE GRADE FINISH (MGF)**—A multi-step process creating protective finishing coat against harsh environments.
  - Chemically washed in a 5 stage cleaning system.
  - Pre-baked
  - Powder coated 3-5 mils of Zinc Rich Super Durable Polyester Primer.
  - 1-2 feet inside pole coverage top and bottom.
  - Oven Baked.
  - Finished Powder 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 RPA4 when installing on 3"-4" round poles, and RPA5 when installing on 5"-6" round poles.

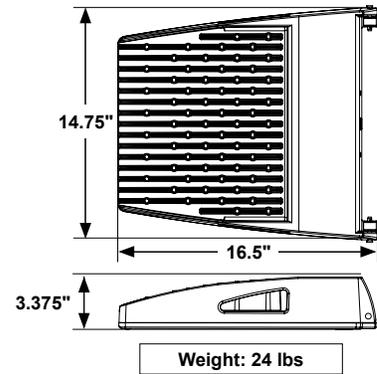
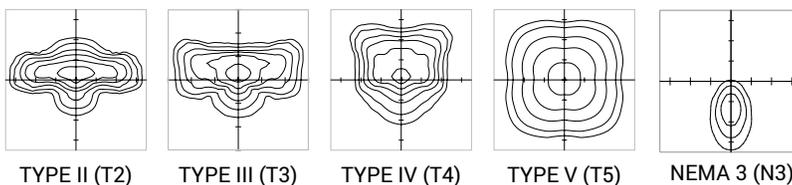
**CONTROLS**

- **FSP-211 (FSP-X)**—Passive infrared (PIR) sensor providing multi-level control based on motion/daylight contribution.
  - All control parameters adjustable via wireless configuration remote storing and transmitting sensor profiles.
  - FSP-20 mounting heights 9-20 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 (PE7)**—An ANSI C136.41-2013 receptacle provides electrical and mechanical interconnection between photo control cell and luminaire. Dimming receptacle available two or four dimming contacts supports 0-10 VDC dimming methods or Digital Addressable Lighting Interface (DALI), providing reliable power interconnect.

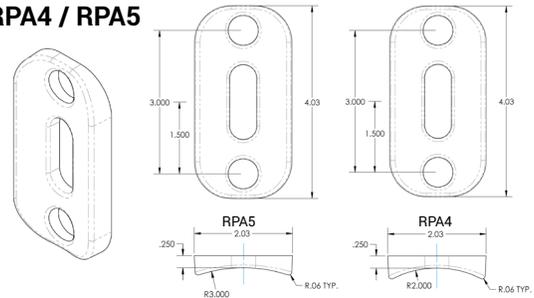
**OPTICS**

Silicone optics high photothermal stability and light output provides higher powered LEDs with minimized lumen depreciation LED life. UV and thermal stability with scratch resistance increases exterior application durability.

- IES Types

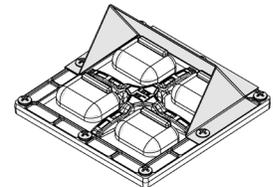
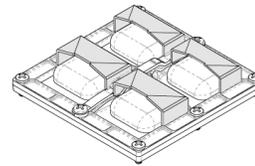


**RPA4 / RPA5**

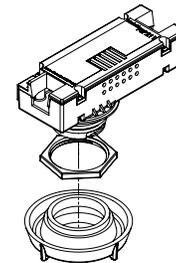


**HOUSE SIDE SHIELD**

**AUTOMOTIVE HOUSE SIDE SHIELD**



**FSP-211**



**LUMENS**

PART NUMBER	N3	LM/W	T2	LM/W	DLC	T3	LM/W	DLC	T3 HSS	LM/W	T4	LM/W	DLC	T4 AHS	LM/W	T4 HSS	LM/W	T5	LM/W	DLC	W
NV-1-16L-35-30K	2016	112	2106	117	P	2106	117	P	1134	63	2187	116	P	1296	72	1116	62	2231	118	P	18
NV-1-16L-35-40K	2088	116	2268	126	P	2286	127	P	1206	67	2250	125	P	1368	76	1188	66	2304	128	P	18
NV-1-16L-35-50K	2160	120	2376	132	P	2394	133	P	1278	71	2358	131	P	1440	80	1260	70	2412	134	P	18
NV-1-16L-53-30K	3136	112	3192	114	P	3220	115	P	1764	63	3119	113	P	2016	72	1736	62	3248	116	P	28
NV-1-16L-53-40K	3248	116	3472	124	P	3472	124	P	1876	67	3444	123	P	2128	76	1848	66	3500	125	P	28
NV-1-16L-53-50K	3360	120	3612	129	P	3640	130	P	1988	71	3584	128	P	2240	80	1960	70	3668	131	P	28
NV-1-16L-7-30K	4032	112	3960	110	P	3960	110	P	2268	63	3973	109	P	2592	72	2232	62	3996	111	P	36
NV-1-16L-7-40K	4176	116	4428	123	P	4284	119	P	2412	67	4212	117	P	2736	76	2376	66	4320	120	P	36
NV-1-16L-7-50K	4320	120	4644	129	P	4500	125	P	2556	71	4428	123	P	2880	80	2520	70	4500	125	P	36
NV-1-16L-1-30K	6272	112	6160	110	S	6384	114	P	3528	63	6232	112	P	4032	72	3472	62	6440	115	P	56
NV-1-16L-1-40K	6496	116	6832	122	P	6888	123	P	3752	67	6776	121	P	4256	76	3696	66	6944	124	P	56
NV-1-16L-1-50K	6720	120	7168	128	P	7224	129	P	3976	71	7112	127	P	4480	80	3920	70	7280	130	P	56
NV-1-32L-7-30K	7952	112	7810	110	S	7810	110	S	4473	63	7739	109	S	5112	72	4402	62	7881	111	S	71
NV-1-32L-7-40K	8236	116	9017	127	P	8449	119	P	4757	67	8307	117	P	5396	76	4686	66	8520	120	P	71
NV-1-32L-7-50K	8520	120	9159	129	P	8875	125	P	5041	71	8733	123	P	5680	80	4970	70	8946	126	P	71
NV-1-32L-1-30K	11872	112	11660	110	S	12084	114	S	6678	63	11820	112	S	7632	72	6572	62	12190	115	S	106
NV-1-32L-1-40K	12296	116	12932	122	P	13038	123	P	7102	67	12826	121	P	8056	76	6996	66	13144	124	P	106
NV-1-32L-1-50K	12720	120	13568	128	P	13674	129	P	7526	71	13462	127	P	8480	80	7420	70	13780	130	P	106
NV-1-48L-7-30K	11648	112	11440	110	S	11440	110	S	6552	63	11336	109	S	7488	72	6448	62	11544	111	S	104
NV-1-48L-7-40K	12064	116	13208	127	P	12376	119	P	6968	67	12168	117	P	7904	76	6864	66	12480	120	P	104
NV-1-48L-7-50K	12480	120	13520	130	P	13000	125	P	7384	71	12792	123	P	8320	80	7280	70	13104	126	P	104
NV-1-48L-1-30K	17472	112	17160	110	S	17784	114	S	9828	63	17472	112	S	11232	72	9672	62	17940	115	S	156
NV-1-48L-1-40K	18096	116	19032	122	P	19188	123	P	10452	67	18876	121	P	11856	76	10296	66	19344	124	P	156
NV-1-48L-1-50K	18720	120	19968	128	P	20124	129	P	11076	71	19812	127	P	12480	80	10920	70	20280	130	P	156
NV-1-64L-7-30K	15232	112	14960	110	S	14960	110	S	8568	63	14824	109	S	9792	72	8432	62	15096	111	S	136
NV-1-64L-7-40K	15776	116	17272	127	P	16184	119	P	9112	67	15912	117	P	10336	76	8976	66	16320	120	P	136
NV-1-64L-7-50K	16320	120	17680	130	P	17000	125	P	9656	71	16728	123	P	10880	80	9520	70	17136	126	P	136
NV-1-64L-1-30K	22960	112	22550	110	S	23370	114	S	12915	63	22960	112	S	14760	72	12710	62	23575	115	S	205
NV-1-64L-1-40K	23780	116	25010	122	P	25215	123	P	13735	67	24805	121	P	15580	76	13530	66	25420	124	P	205
NV-1-64L-1-50K	24600	120	26240	128	P	26445	129	P	14555	71	26035	127	P	16400	80	14350	70	26650	130	P	205

\*DLC S= Standard  P= Premium 

**BUG RATINGS**

PART NUMBER	T2	T3	T3 HSS	T4	T4 HSS	T5
NV-1-16L-35-30K	B1-U0-G1	B1-U0-G1	B0-U0-G0	B1-U0-G1	B0-U0-G0	B2-U0-G0
NV-1-16L-35-40K	B1-U0-G1	B1-U0-G1	B0-U0-G0	B1-U0-G1	B0-U0-G0	B2-U0-G0
NV-1-16L-35-50K	B1-U0-G1	B1-U0-G1	B0-U0-G0	B1-U0-G1	B0-U0-G0	B2-U0-G2
NV-1-16L-53-30K	B1-U0-G1	B1-U0-G1	B0-U0-G1	B1-U0-G1	B0-U0-G1	B2-U0-G1
NV-1-16L-53-40K	B1-U0-G1	B1-U0-G1	B0-U0-G1	B1-U0-G1	B0-U0-G1	B2-U0-G1
NV-1-16L-53-50K	B1-U0-G1	B1-U0-G1	B0-U0-G1	B1-U0-G1	B0-U0-G1	B2-U0-G1
NV-1-16L-7-30K	B1-U0-G1	B1-U0-G1	B0-U0-G1	B1-U0-G1	B0-U0-G1	B3-U0-G1
NV-1-16L-7-40K	B1-U0-G1	B1-U0-G1	B0-U0-G1	B1-U0-G1	B0-U0-G1	B3-U0-G1
NV-1-16L-7-50K	B1-U0-G1	B1-U0-G1	B0-U0-G1	B1-U0-G1	B0-U0-G1	B3-U0-G1
NV-1-16L-1-30K	B1-U0-G1	B1-U0-G1	B0-U0-G1	B1-U0-G1	B0-U0-G1	B3-U0-G1
NV-1-16L-1-40K	B1-U0-G1	B2-U0-G2	B0-U0-G1	B2-U0-G2	B0-U0-G1	B3-U0-G2
NV-1-16L-1-50K	B1-U0-G2	B2-U0-G2	B0-U0-G1	B2-U0-G2	B0-U0-G1	B3-U0-G2
NV-1-32L-7-30K	B1-U0-G2	B2-U0-G2	B0-U0-G1	B2-U0-G2	B0-U0-G1	B3-U0-G2
NV-1-32L-7-40K	B1-U0-G2	B2-U0-G2	B0-U0-G1	B2-U0-G2	B0-U0-G2	B3-U0-G2
NV-1-32L-7-50K	B2-U0-G2	B2-U0-G2	B0-U0-G2	B2-U0-G2	B0-U0-G2	B3-U0-G2
NV-1-32L-1-30K	B2-U0-G2	B2-U0-G2	B0-U0-G2	B2-U0-G2	B0-U0-G2	B4-U0-G2
NV-1-32L-1-40K	B2-U0-G2	B2-U0-G2	B0-U0-G2	B3-U0-G2	B0-U0-G2	B4-U0-G2
NV-1-32L-1-50K	B2-U0-G2	B3-U0-G3	B0-U0-G2	B3-U0-G3	B0-U0-G2	B4-U0-G2
NV-1-48L-7-30K	B2-U0-G2	B2-U0-G2	B0-U0-G2	B2-U0-G2	B0-U0-G2	B4-U0-G2
NV-1-48L-7-40K	B2-U0-G2	B2-U0-G2	B0-U0-G2	B2-U0-G2	B0-U0-G2	B4-U0-G2
NV-1-48L-7-50K	B2-U0-G2	B3-U0-G3	B0-U0-G2	B2-U0-G2	B0-U0-G2	B4-U0-G2
NV-1-48L-1-30K	B3-U0-G3	B3-U0-G3	B1-U0-G2	B3-U0-G3	B1-U0-G2	B4-U0-G2
NV-1-48L-1-40K	B3-U0-G3	B3-U0-G3	B1-U0-G2	B3-U0-G3	B1-U0-G2	B5-U0-G3
NV-1-48L-1-50K	B3-U0-G3	B3-U0-G3	B1-U0-G2	B3-U0-G3	B1-U0-G2	B5-U0-G3
NV-1-64L-7-30K	B2-U0-G2	B3-U0-G3	B0-U0-G2	B3-U0-G3	B1-U0-G2	B4-U0-G2
NV-1-64L-7-40K	B3-U0-G3	B3-U0-G3	B0-U0-G2	B3-U0-G3	B1-U0-G2	B4-U0-G2
NV-1-64L-7-50K	B3-U0-G3	B3-U0-G3	B1-U0-G2	B3-U0-G3	B1-U0-G2	B4-U0-G2
NV-1-64L-1-30K	B3-U0-G3	B3-U0-G3	B1-U0-G2	B3-U0-G3	B1-U0-G3	B5-U0-G3
NV-1-64L-1-40K	B3-U0-G3	B3-U0-G3	B1-U0-G3	B3-U0-G4	B1-U0-G3	B5-U0-G3
NV-1-64L-1-50K	B3-U0-G3	B3-U0-G3	B1-U0-G3	B3-U0-G4	B1-U0-G3	B5-U0-G3

Attachment: 7\_Photometric Plan (20250645 - 705 Holcomb Bridge Road - Dutch Bros.)

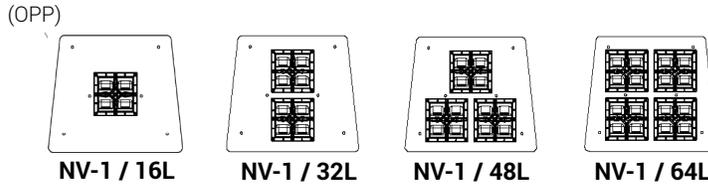


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**OPTICAL CONFIGURATIONS**

Rotatable Optics (ROR) Rotated Right, (ROL) Rotated Left options available. Optics field and factory rotatable.



\* **OPTIC PLATE PAINTED TO MATCH FIXTURE FINISH (OPP)**– Optic Plate standard clear anodized, Grade 2. When (OPP) specified, Optic Plate finish will match fixture finish.

**EPA**

EPA	SGL	D90	D180	T90	T120	QD
NV-1-DP	0.46	1.14	0.92	1.34	1.37	1.34
NV-1-KM	0.54	N/A	1.08	N/A	N/A	N/A
NV-1-ASA	0.75	1.29	1.50	1.99	2.05	1.99

**L70/L90 DATA**

TEMP.	NV-1	
	L70 (64L-1050mA)	L90 (64L-1050mA)
25°C	483,000	160,000

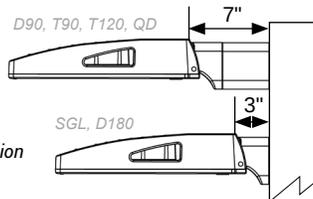
**DPX ARM LENGTH**

DPX ARM LENGTH	SGL	D90	D180	T90	T120	QD
NV-1	3"	7"	3"	7"	7"	7"

**MOUNTING OPTIONS**

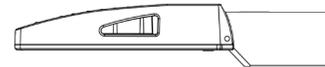
**DIRECT POLE (DP)**

Standard mounting arm is extruded aluminum in lengths of 3" and 7".  
\*Arm lengths may vary depending on configuration



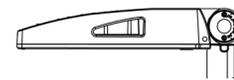
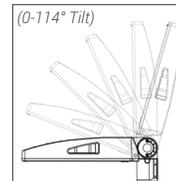
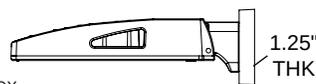
**TENNIS ARM (TA)**

Steel fitter slips over 3.5" x 1.5" rectangular arm.  
\*See Tennis Arm Spec Sheet for details



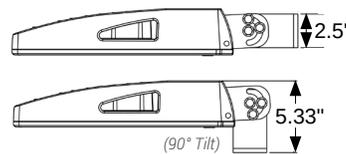
**WALL MOUNT (WM)**

Cast Aluminum Plate for direct wall mount. 3" extruded aluminum arm mounts directly to a cast wall mount box.



**TRUNNION MOUNT (TM)**

Steel, bolt-on-mounting for adjustable installation with a maximum uplift of 90 degrees.  
\*Unpainted stainless steel is standard

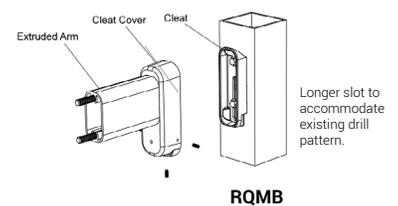
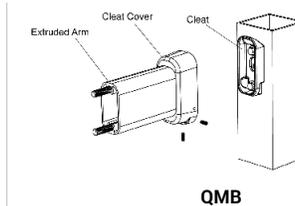


**KNUCKLE MOUNT (KM)**

Die Cast Knuckle great for adjustable installation on 2-3/8" OD vertical or horizontal tenon.  
• Max Uplift of 114 degrees  
• Adjustable in 6 degree increments

**OPTIONAL**

Optional Cast Aluminum Bracket, **Quick Mount Bracket (QMB)** and **Retrofit Quick Mount Bracket (RQMB)**, designed for quick mounting on Direct Square or Round Poles. Cleat mounts directly to pole for easily hung fixtures.



**Daniela Cruz**

**From:** Lee Smith <lsmith@roswellgov.com>  
**Sent:** Monday, January 27, 2025 5:47 PM  
**To:** Ian Evans  
**Cc:** Matthew Zaki; Krista Thomas  
**Subject:** [EXTERNAL] RE: 705 Holcomb Bridge Road - STW Concept Meeting Follow-up

Good afternoon Ian – This email acknowledges the stormwater concept plan virtual meeting that was held on January 15, 2025 for the referenced project. The concept your team presented during that meeting is accepted with the following conditions:

- The LDP submittal will demonstrate that runoff reduction volume (RRv) is provided for all new or replaced impervious, including but not limited to the footprint of the existing Captain D’s building and all other existing impervious surfaces that are proposed for replacement. Some of the documentation your team submitted appears to indicate that the existing building footprint and possibly other impervious areas on-site can be excluded from the Target RRv calculation but that is not the case.
- The existing southwest-to-northeast pattern of surface runoff flow will be maintained in the LDP submittal, with discharge from the site into an existing GDOT drainage structure within the Holcomb Bridge Road right-of-way. The applicant will need to obtain permission for this connection directly from GDOT. If the applicant intends to change the discharge path, City approval will be needed.
- The LDP submittal will demonstrate that the final design for this project complies with all applicable requirements of the City’s Unified Development Code, Section 12.5, and the Code of Ordinances, Article 7. These requirements include but are not limited to demonstrating that the final design will meet water quality requirements and will result in post-development peak discharge rates that are no greater than pre-development discharge rates for all design storms.
- The LDP submittal will show a design for all green infrastructure that is consistent with the Georgia Stormwater Management Manual and all other relevant City requirements, including but not limited to TSS removal and curve number assumptions.
- The City has neither reviewed nor approved the Pavedrain proprietary BMP submittal. As a general matter, the City does not review proprietary systems for acceptability. The LDP submittal must demonstrate that RRv/WQv will be met in conformance with the requirements of the City’s Unified Development Code, Section 12.5.

Please let me know if you have questions about the above.

kind regards,  
 Lee

Leland (Lee) Smith, PE, BC.WRE  
 Stormwater Plan Reviewer – Environmental/Public Works  
 City of Roswell  
 38 Hill Street  
 Roswell, GA 30075

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**From:** Ian Evans <ievans@bowman.com>  
**Sent:** Thursday, January 23, 2025 6:13 AM  
**To:** Krista Thomas <kthomas@roswellgov.com>; Lee Smith <lsmith@roswellgov.com>; Matthew Zaki <mzaki@roswellgov.com>  
**Subject:** RE: 705 Holcomb Bridge Road - STW Concept Meeting Follow-up

Attachment: 8\_Stormwater Concept Approval (20250645 - 705 Holcomb Bridge Road - Dutch Bros.)

**EXTERNAL EMAIL**

Good morning Krista/Lee/Matthew,

Please see the attached documents we discussed for the Stormwater Concept meeting on the 705 Holcomb Bridge – Dutch Bros Coffee.

- Permeable Pavers Detail (80% TSS removal)
  - o Drainage Area efficiency Study – (6:1 ratio) drainage area: surface area of pavers
- Hydrographs Flow breakdown (demonstrates a reduction in existing condition and that detention will not be necessary)
- Impervious Area Breakdown Existing
- Impervious Area Breakdown Proposed

Can you please provide us with a letter to confirm that we had our stormwater concept meeting? We are attempting to submit for our DRB package.

Thanks!

**IAN EVANS, P.E.**

Project Manager, Civil | **BOWMAN**

11475 Great Oaks Way, Suite 350, Alpharetta, GA 30022

O: (678) 374-6687 | D: (678) 374-1812

[ievans@bowman.com](mailto:ievans@bowman.com) | [bowman.com](http://bowman.com)



All links scanned by ZixProtect Link Protection. You will be redirected to the ZixProtect Link Center upon clicking any link.

RECEIVED

2.1.i

By City of Roswell Planning & Zoning at 8:25 am, Feb 18, 2025

APPLICATION INTAKE

In Person: 8:00 am - 4:00 pm

By Email: planninqandzoning@roswellgov.com



DESIGN REVIEW BOARD APPLICATION

Before submitting an application, please contact Planning and Zoning to determine if a pre-application meeting is required. Preapplication Meeting Date: \_\_\_\_\_

Application Number: 20250645

Type of Request:  Major  Administrative

Estimated Cost:  Less Than \$50,000  Greater Than \$50,000

PROJECT DESCRIPTION

Name of Project: Dutch Bros Coffee - Roswell

PIN: 12209304880729

Project Address: 705 Holcomb Bridge Road

Building/ Renovation

New Construction <sup>950</sup> sq. ft

Renovation (No change to building footprint)

Building Addition \_\_\_\_\_ sq. ft

Site Work

Site work greater than 5000 sq. ft.

Site work less than 5000 sq. ft.

CONTACTS

Applicant/Representative

Name/Company Name: Todd Smutz

Address: 3000 Dundee Road, Suite 408

City: Northbrook

State: IL

Zip: 60062

Email: tsmutz@gmxre.com

Phone: 502-229-8337

Property Owner

Name/Company Name: Todd Smutz

Address: 3000 Dundee Road, Suite 408

City: Northbrook

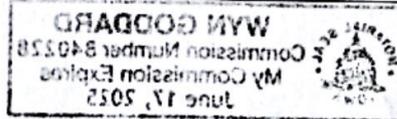
State: IL

Zip: 60062

Email: tsmutz@gmxre.com

Phone: 502-229-8337

I hereby certify that all information provided herein is true and correct.



*Todd O. Smutz*

Applicant Signature: Property Owner or Owner's Representative

02/17/25  
Date

\*Please refer to Section 13.6 of the Unified Development to determine if your project is categorized as an Administrative or Major Review\*  
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Planning and Zoning Division Application • Rev 12/27/2024

Attachment: 9 - Application (20250645 - 705 Holcomb Bridge Road - Dutch Bros.)

SIGNATURE PAGE

READ CAREFULLY BEFORE SIGNING.

- I understand that failure to supply all required information (per the relevant Applicant Checklist and requirements of *Unified Development Code*) will result in **REJECTION OF THE APPLICATION**.
- I understand that the application may not be approved if applicant plans to attend the Design Review Board mee without required items or if the applicant presents plans that differ from submittal materials.
- I understand that I will become familiar with applicable zoning code and Design Guidelines.

I understand that failure to respond OR to submit deficient items within six months of receiving comments will result in **THE APPLICATION BEING DEEMED AS WITHDRAWN BY THE CITY**

Applicant or Representative Signature *Todd A Smute* Date 02/17/25

*I respectfully petition that this property be considered as described in this application. Wherefore, applicant prays that th procedures incident to the presentation of this petition be taken, and the property be considered accordingly. Additionall, applicant further acknowledges and fully understand all above statement made by the City of Roswell.*

*I hereby certify that all information provided herein is true and correct*

Property Owner Signature *Todd A Smute* Date 02/17/25

Address: 3000 Dundee Road, Suite 408

City: Northbrook	State: IL	Zip: 60062
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NOTARY: Personally appeared before me the above applicant or representative named Todd Smute who on oath says that he/she is the applicant or representative for the foregoing, and that all the above statements are true to the best of his/her knowledge



Notary Signature *[Signature]* Date 02/17/2025

Date commission expires: 06/17/2025

Attachment: 9\_Application (20250645 - 705 Holcomb Bridge Road - Dutch Bros.)

\*Please refer to Section 13.6 of the Unified Development to determine if your project is categorized as an Administrative or Major Review. City of Roswell • 38 Hill Street • Suite G-30 • Roswell, Georgia 30075 • 770-817-6720 • www.roswellgov.com Planning and Zoning Division Application • Rev 12/27/2024



**ADDITIONAL CONTACTS**

<b>Architect</b>	Name/Company Name: Edin Coralic/Coralic Architecture	
	Email: edin@coralicarchitecture.com	Phone: 314-578-4953
<b>Engineer</b>	Name/Company Name: Ian Evans/Bowman	
	Email: ievans@bowman.com	Phone: 678-374-1812
<b>Landscape</b>	Name/Company Name: Evergreen Design Group	
	Email: jon@evergreendesigngroup.com	Phone:
<b>Other</b>	Name/Company Name:	
	Email:	Phone:
<b>Other</b>	Name/Company Name:	
	Email:	Phone:

**Fee Schedule – Design Review Board**

<b>Design plan review – Major (Projects &gt; \$50,000)</b>	<b>\$850</b>
<b>Design plan review – Major (Projects &lt;50,000)</b>	<b>\$500</b>
<b>Administrative</b>	<b>\$200</b>

Attachment: 9\_Application (20250645 - 705 Holcomb Bridge Road - Dutch Bros.)

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**City of Roswell**  
**Design Review Board**  
**AGENDA ITEM REPORT**

ID # - 9746

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**MEETING DATE:** April 1, 2025  
**DEPARTMENT:** Design Review Board  
**ITEM TYPE:** Minutes

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**January 7, 2025 DRB Minutes**

**Item Summary:**

**Committee or Staff Recommendation:**

On (date) the (name of Committee) Committee recommended placing this Item on the (date) Mayor and Council Agenda.

**Financial Impact:**

**Recommended Motion:**

**Presented by:**



## Design Review Board

Regular Meeting  
<http://www.roswellgov.com/>  
 ~Minutes~

**Chair Chris Finke**  
**Vice Chair Jeffrey Green**  
**Board Member Ian Atkinson**  
**Board Member Arie Kohn**  
**Board Member Phiffer Reed**  
**Board Member Mark Stovall**

Tuesday, January 7, 2025

6:30 PM

City Hall - Council Chambers

### **\*\* Possible Quorum of Mayor and City Council \*\***

#### **Welcome**

#### **I. Call to Order**

The meeting was called to order at 6:34 PM by Chair Chris Finke  
 Chair Chris Finke: Present, Vice Chair Jeffrey Green: Present, Board Member Ian Atkinson: Present, Board Member Arie Kohn: Present, Board Member Phiffer Reed: Absent, Board Member Mark Stovall: Present, Planning and Zoning Director Jeannie Peyton: Present, Planner II Kristen Thomasberger: Present.

#### **II. Final**

##### **1. 20243053 - 1200 Old Alabama Road - Riverwalk II**

*The DRB voted to partially approve this application. Board Member Stovall made a motion to approve the submitted site plan, landscaping plan and proposed retaining walls only. The DRB will review the architecture at the next regular meeting.*

*Approved with the following condition:*

- 1. This approval is for the site plan, landscape plans, and proposed retaining walls only.*
- 2. Submitted architecture plans are not included in this approval and must return to a DRB meeting for review.*
- 3. All department comments must be met at requisite permit stage*

<b>RESULT:</b>	<b>APPROVED WITH CONDITIONS [UNANIMOUS]</b>
<b>MOVER:</b>	Mark Stovall, Board Member
<b>SECONDER:</b>	Jeffrey Green, Vice Chair
<b>IN FAVOR:</b>	Finke, Green, Atkinson, Kohn, Stovall
<b>ABSENT:</b>	Phiffer Reed

### III. Initial

#### 2. 20245460 - 3000 Mansell Road - Proposed mural

*Approved with the following condition:*

1. *A full color rendering of the building with the approved administrative DRB color changes and the proposed mural must be submitted to staff and reviewed by members of the DRB prior to the commencement of any painting.*

<b>RESULT:</b>	<b>APPROVED WITH CONDITIONS [UNANIMOUS]</b>
<b>MOVER:</b>	Ian Atkinson, Board Member
<b>SECONDER:</b>	Arie Kohn, Board Member
<b>IN FAVOR:</b>	Finke, Green, Atkinson, Kohn, Stovall
<b>ABSENT:</b>	Phiffer Reed

### IV. Discussion

#### 3. CU 20243933 - 8514 Holcomb Bridge Road - Conditional Use

*Discussion item only- no vote needed*

<b>RESULT:</b>	<b>DISCUSSED</b>
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#### 4. Review of design for upcoming River Park Projects - Don White Park, Ace Sand II, and Riverside Park

*Discussion item only- no vote needed*

<b>RESULT:</b>	<b>DISCUSSED</b>
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### V. Elections

#### 5. 2025 Design Review Board Chair

*Jeffrey Green was elected as DRB Chair for 2025*

<b>RESULT:</b>	<b>APPROVAL OF CHAIR [4 TO 0]</b>
<b>MOVER:</b>	Mark Stovall, Board Member
<b>SECONDER:</b>	Ian Atkinson, Board Member
<b>IN FAVOR:</b>	Chris Finke, Ian Atkinson, Arie Kohn, Mark Stovall
<b>ABSTAIN:</b>	Jeffrey Green
<b>ABSENT:</b>	Phiffer Reed

**6. 2025 Design Review Board Vice Chair**

*Mark Stovall was elected as DRB Vice-Chair for 2025.*

<b>RESULT:</b>	<b>APPROVAL OF VICE-CHAIR [4 TO 0]</b>
<b>MOVER:</b>	Ian Atkinson, Board Member
<b>SECONDER:</b>	Arie Kohn, Board Member
<b>IN FAVOR:</b>	Chris Finke, Jeffrey Green, Ian Atkinson, Arie Kohn
<b>ABSTAIN:</b>	Mark Stovall
<b>ABSENT:</b>	Phiffer Reed

**VI. Approval of Minutes**

**7. December 18, 2024 - DRB Minutes**

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Ian Atkinson, Board Member
<b>SECONDER:</b>	Arie Kohn, Board Member
<b>IN FAVOR:</b>	Finke, Green, Atkinson, Kohn, Stovall
<b>ABSENT:</b>	Phiffer Reed

**VII. Adjournment**

There being no further comments or discussion the meeting was adjourned at 7:36 PM

Attachment: 1\_January 7, 2025 Brief Minutes (January 7, 2025 DRB Minutes)