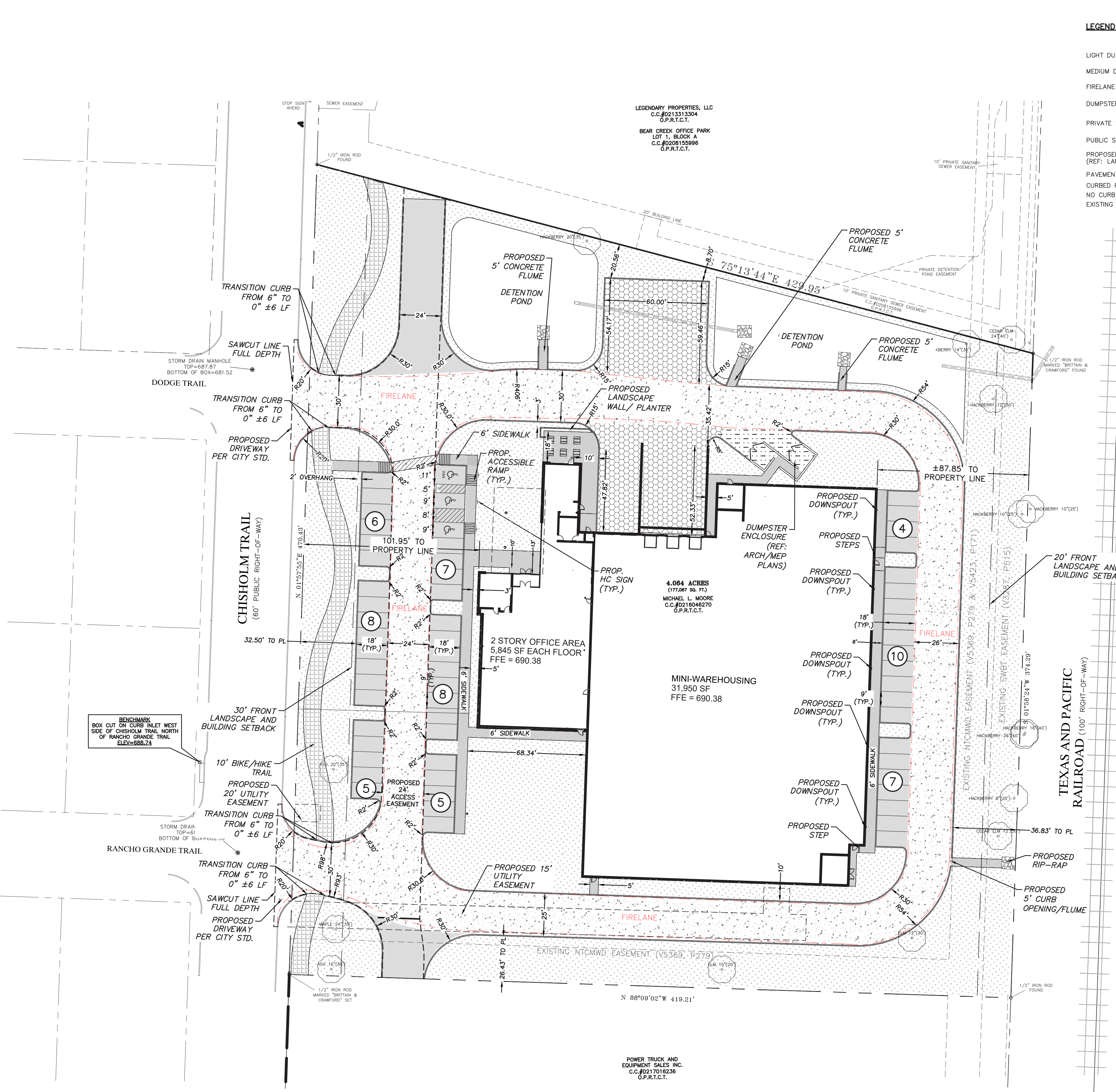


THE PENGUIN PATCH

SITE PLAN APPLICATION

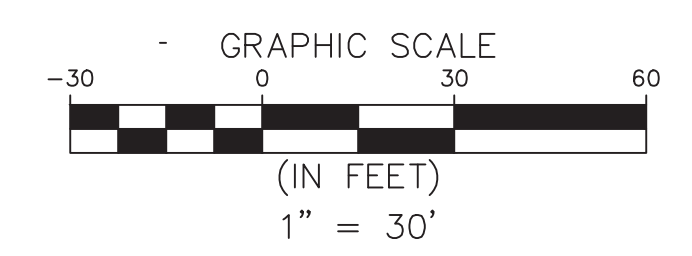


SITE PLAN



LEGEND

- LIGHT DUTY PAVEMENT (SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTIONS-REF: GEOTECH REPORT)
- MEDIUM DUTY PAVEMENT (SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTIONS-REF: GEOTECH REPORT)
- FIRELANE PAVEMENT (SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTIONS)
- DUMPSTER AREA (SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTIONS-REF: GEOTECH REPORT)
- PRIVATE SIDEWALK (REF: ARCH PLANS)
- PUBLIC SIDEWALK
- PROPOSED LANDSCAPE (REF: LANDSCAPE PLANS)
- PAVEMENT MARKING
- CURBED PAVING EDGE
- NO CURB PAVING EDGE
- EXISTING PAVEMENT (WHITE STRIPING)



CALL 72 HOURS BEFORE YOU DIG
 1-800-344-8377 (DIG-TESS)
 811 or 1-800-545-6005 (TEXAS ONE)
 1-800-669-8344 (LONESTAR NOTIFICATION)
 OR OTHER UTILITY LOCATING SERVICES

NOTICE TO CONTRACTOR:
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

BENCHMARKS:
 BENCHMARK
 N = 7021524.7454'
 E = 2349819.1700'
 ELEV = 688.74

NOTES:
 BOX CUT ON CURB INLET WEST SIDE OF CHISHOLM TRAIL NORTH OF RANCHO GRANDE TRAIL

- ACCESSIBLE PARKING NOTES - 68.104. ACCESSIBLE PARKING SPACES (NEW SECTION EFFECTIVE AUGUST 1, 2020, 45 TEXREG 5166):
- A PAVED ACCESSIBLE PARKING SPACE MUST INCLUDE (1) THE INTERNATIONAL SYMBOL OF ACCESSIBILITY PAINTED CONSPICUOUSLY ON THE SURFACE IN A COLOR THAT CONTRASTS THE PAVEMENT
 - THE WORDS "NO PARKING" PAINTED ON ANY ACCESS AISLE ADJACENT TO THE PARKING SPACE, THE WORDS MUST BE PAINTED
 - IN ALL CAPITAL LETTERS
 - WITH A LETTER HEIGHT OF AT LEAST TWELVE INCHES, AND A STROKE WIDTH OF AT LEAST TWO INCHES; AND
 - CENTERED WITHIN EACH ACCESS AISLE ADJACENT TO THE PARKING SPACE; AND
 - A SIGN IDENTIFYING THE CONSEQUENCES OF PARKING ILLEGALLY IN A PAVED ACCESSIBLE PARKING SPACE. THE SIGN MUST:
 - AT A MINIMUM STATE "VIOLATORS SUBJECT TO FINE AND TOWING" IN A LETTER HEIGHT OF AT LEAST ONE INCH;
 - BE MOUNTED ON A POLE, POST, WALL OR FREE STANDING BOARD;
 - BE NO MORE THAN EIGHT INCHES BELOW A SIGN REQUIRED BY TEXAS ACCESSIBILITY STANDARDS, 502.6; AND
 - BE INSTALLED SO THAT THE BOTTOM EDGE OF THE SIGN IS NO LOWER THAN 48 INCHES AND NO HIGHER THAN 80 INCHES ABOVE GROUND LEVEL.
 - A PARKING SPACE IDENTIFICATION SIGN THAT COMPLIES WITH TEXAS ACCESSIBILITY STANDARDS, 502.6, THAT INCLUDES THE REQUIREMENTS IN SUBSECTION (a)(3)(A) SATISFIES SUBSECTION (a)(3).

SITE DATA			
LOT AREA	177,067 SF. (±4.06 AC.)		
EXISTING ZONING	C COMMERCIAL ZONE		
PROPOSED USE	LIGHT INDUSTRIAL		
BUILDING HEIGHT: OFFICE-WAREHOUSE	29'-1/2" - 42'-2"		
PARKING REQUIREMENTS			
USE	SQUARE FOOTAGE	PARKING REQUIREMENT	REQUIRED SPACES
MINI-WAREHOUSING	31,950	1 PER 5,000 SF	7
OFFICE AREA	11,690	1 PER 300 SF	39
TOTAL PARKING REQUIRED			46
PARKING SPACES PROVIDED			
HANDICAP PARKING REQUIRED:			3 SPACES
HANDICAP PARKING PROVIDED:			3 SPACES
TOTAL PARKING SPACES:			60 SPACES

NOTE:
 ALL SIGNAGE TO BE REVIEWED AND APPROVED UNDER A SEPARATE PERMIT

NO.	DATE	REVISIONS
1	06/14/23	ISSUE FOR PERMITTING TO SHOW DIFFERENCE BETWEEN FIRE LINE AND MEDIUM DUTY PAVEMENT
		Fire line on east side of building updated to 26" Parking flipped to be on west side of building
		24" Firelane added to west side of building, curb radii and parking spaces were adjusted accordingly.
		24" Firelane added to west side of building, curb radii and parking spaces were adjusted accordingly.
		Computer enclosure and path to enclosure updated to mm warehousing. Parking ratio updated accordingly.
		Computer enclosure and path to enclosure updated for pedestrian access
		Drainage on enclosure
		Drainage on enclosure to property line added. 20' near setback added and called out on plan.

TYPE NO. F-12452

evolving
 engineering • planning
 4100 International Plaza, Ste 150, Fort Worth, TX 76109
 817-529-2700
 evolvingtexas.com

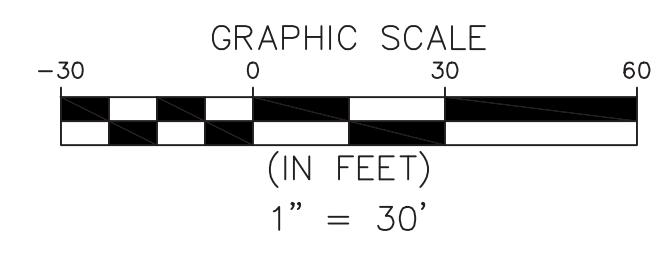
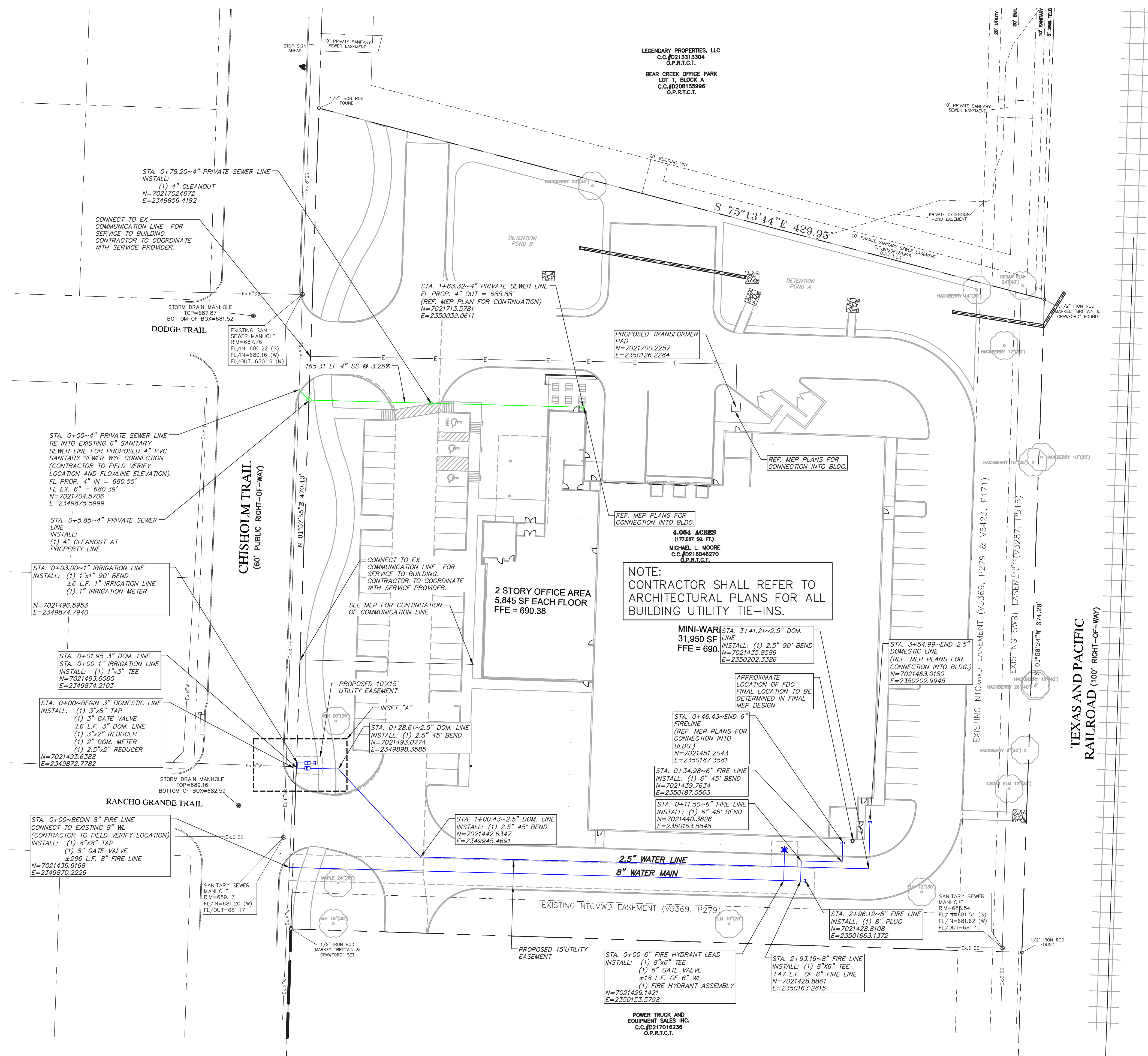
THIS DOCUMENT IS RELEASED FOR INTERIM REVIEW ONLY UNDER THE AUTHORITY OF JEFFREY HEAD P.E. LIC # 147465 ON 6/14/2023. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

PENGUIN PATCH
 721 CHISHOLM TRAIL
 KELLER, TX 76248

SITE, DIMENSION CONTROL AND PAVING PLAN

DRAWN BY:	EG
DESIGNED BY:	QJF
CHECKED BY:	CW
PROJECT NO.	2022116
DATE:	6/14/2023
SHEET:	

PRELIMINARY UTILITY PLAN

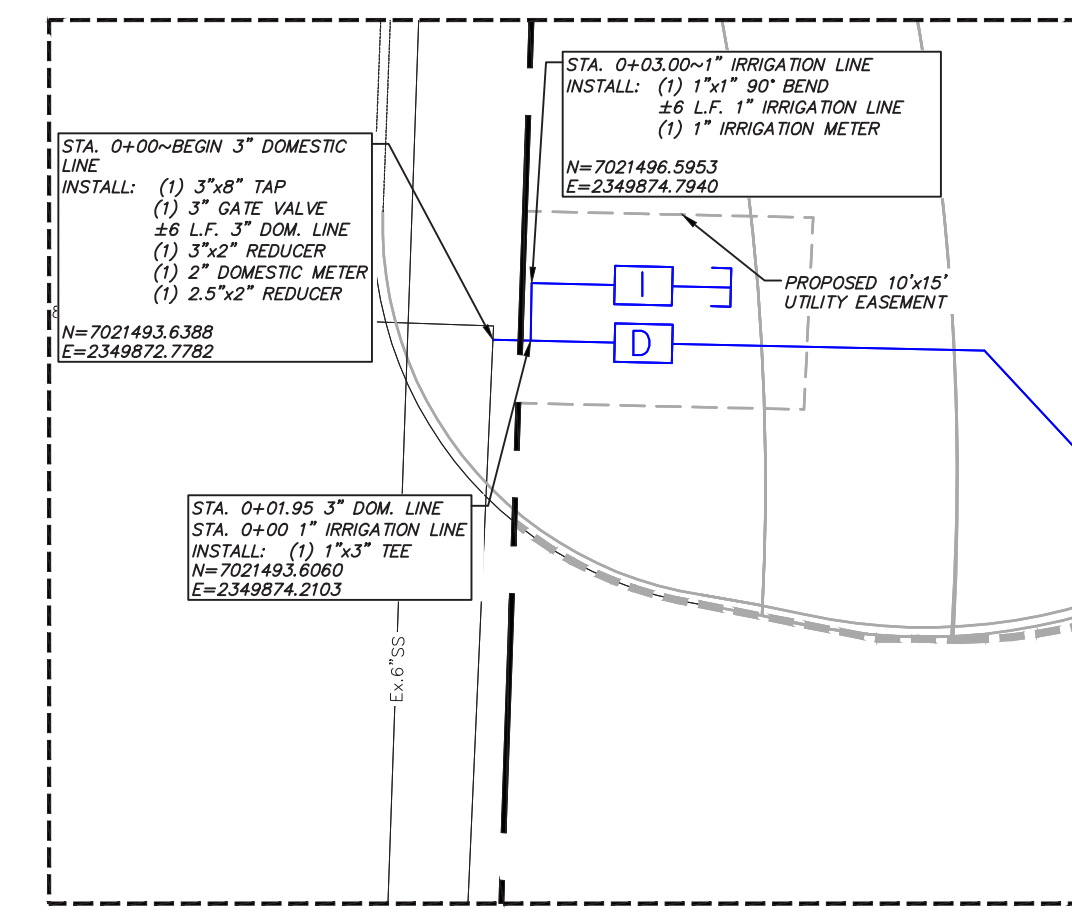


CALL 72 HOURS BEFORE YOU DIG
1-800-344-8377 (DIG-TESS)
811 or 1-800-545-6005 (TEXAS ONE)
1-800-669-8344 (LONESTAR NOTIFICATION)
OR OTHER UTILITY LOCATING SERVICES

NOTICE TO CONTRACTOR:
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

BENCHMARKS:
BENCHMARK
N= 7021524.7454'
E= 2349819.1700'
ELEV.= 688.74

NOTES:
BOX CUT ON CURB INLET WEST SIDE OF CHISHOLM TRAIL NORTH OF RANCHO GRANDE TRAIL



LEGEND

EXISTING SANITARY SEWER	— Ex. SS —
EXISTING WATER	— Ex. W —
EXISTING GAS	— GAS —
PROPOSED FIRE HYDRANT	
EXISTING SS MANHOLE	
PROPOSED SANITARY SEWER	
PROPOSED WATER	
PROPOSED WATER VALVE	
PROPOSED LIGHT POLE	
PROPOSED IRRIGATION METER	
PROPOSED DOMESTIC METER	
PROPOSED DOUBLE CHECK DETECTOR ASSEMBLY	

REVISONS

NO.	DATE	COMMENTS
1	06.14.23	18" water main added to south of building. FI and 6" fire line see addit to the main of construction

DATE: 06.14.23

PROJECT NO. 2022116

DATE: 6/14/2023

SHEET: 2 OF 3

evolving
civil engineering • planning
4100 International Plaza, Ste 150, Fort Worth, TX 76109 • 817-292-2700 • evolvingtx.com

THIS DOCUMENT IS RELEASED FOR INTERIM REVIEW ONLY UNDER THE AUTHORITY OF JEFFREY HEAD P.E. LIC. # 147485 ON 6/14/2023

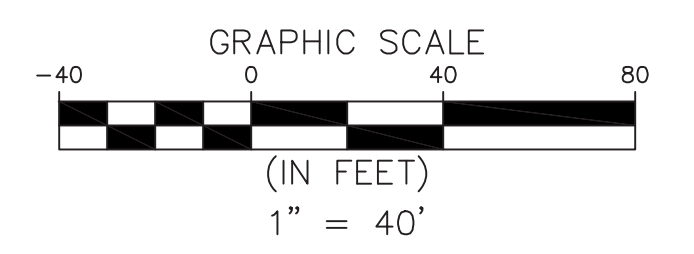
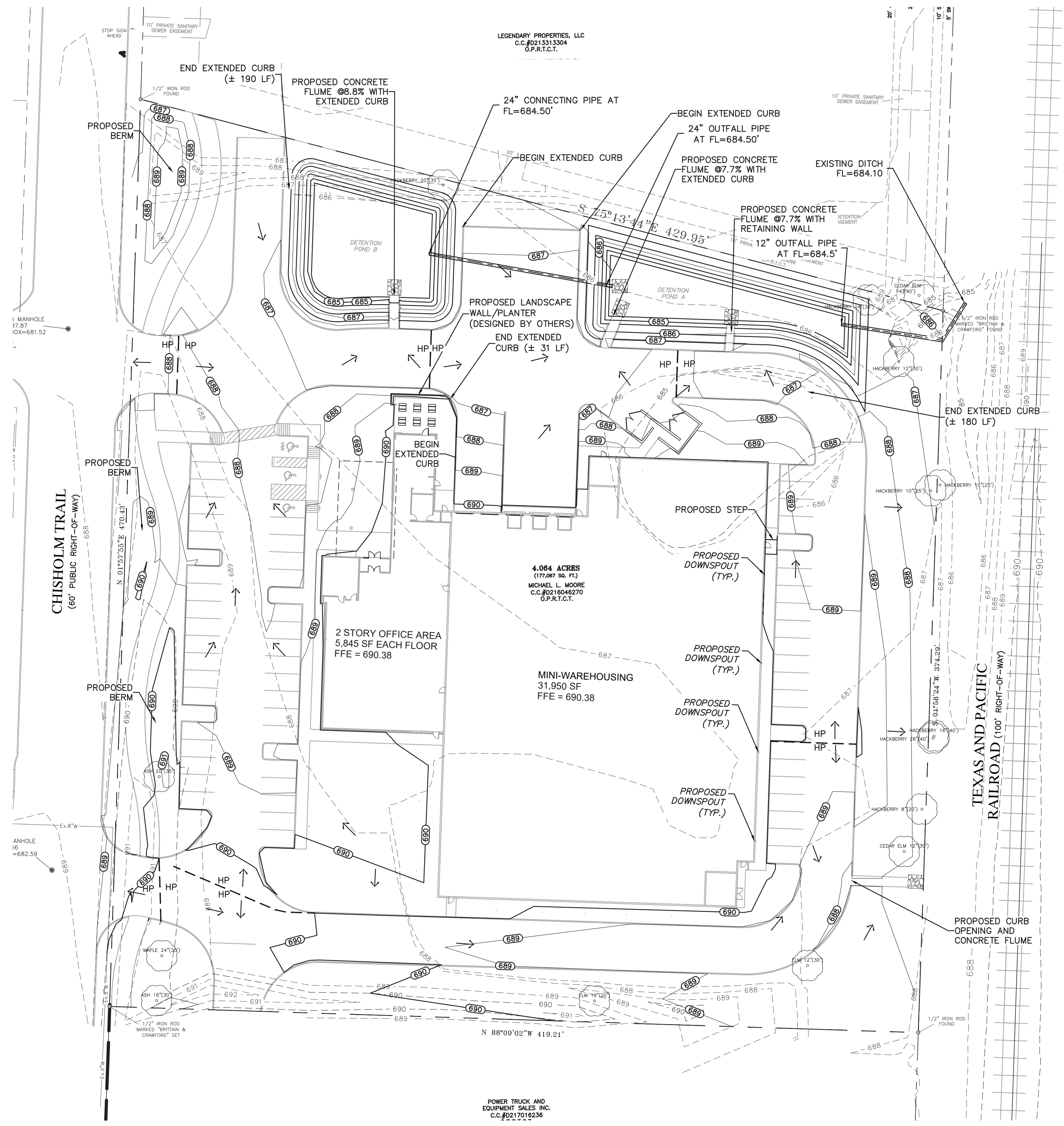
IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

PENGUIN PATCH
721 CHISHOLM TRAIL
KELLER, TX 76248

PRELIMINARY UTILITY PLAN

DRAWN BY: EG
DESIGNED BY: QJF
CHECKED BY: CW
DATE: 6/14/2023

PRELIMINARY GRADING AND DRAINAGE PLAN

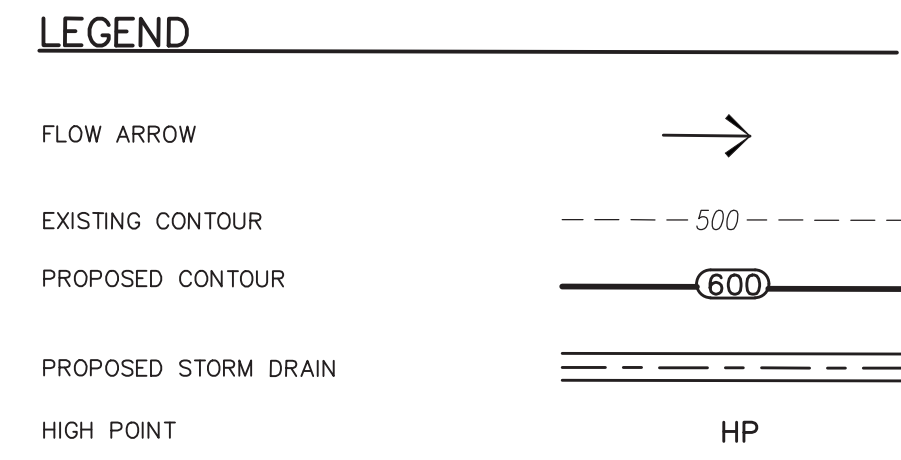


CALL 72 HOURS
BEFORE YOU DIG
 1-800-344-8377 (DIG-TESS)
 811 or 1-800-545-6005 (TEXAS ONE)
 1-800-669-8344 (LONESTAR NOTIFICATION)
 OR OTHER UTILITY LOCATING SERVICES

NOTICE TO CONTRACTOR:
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

BENCHMARKS:
 BENCHMARK
 N= 7021524.7454'
 E= 2349819.1700'
 ELEV.= 688.74

NOTES:
 BOX CUT ON CURB INLET WEST SIDE OF CHISHOLM TRAIL NORTH OF RANCHO GRANDE TRAIL



NO.	DATE	COMMENTS
1	06.14.23	Grading updated based on site plan changes

evolving
 civil engineering • planning
 4100 International Plaza, Ste 1150, Fort Worth, TX 76109 • 817-229-2700 • evolvingtx.com

THIS DOCUMENT IS RELEASED FOR INTERIM REVIEW ONLY UNDER THE AUTHORITY OF JEFFREY HEAD P.E. 61422023 LIC. # 147485 ON

PENGUIN PATCH
 721 CHISHOLM TRAIL
 KELLER, TX 76248

PRELIMINARY GRADING AND DRAINAGE PLAN

DRAWN BY:	EG
DESIGNED BY:	QJF
CHECKED BY:	CW
PROJECT NO.:	2022116
DATE:	6/14/2023

LANDSCAPE PLAN

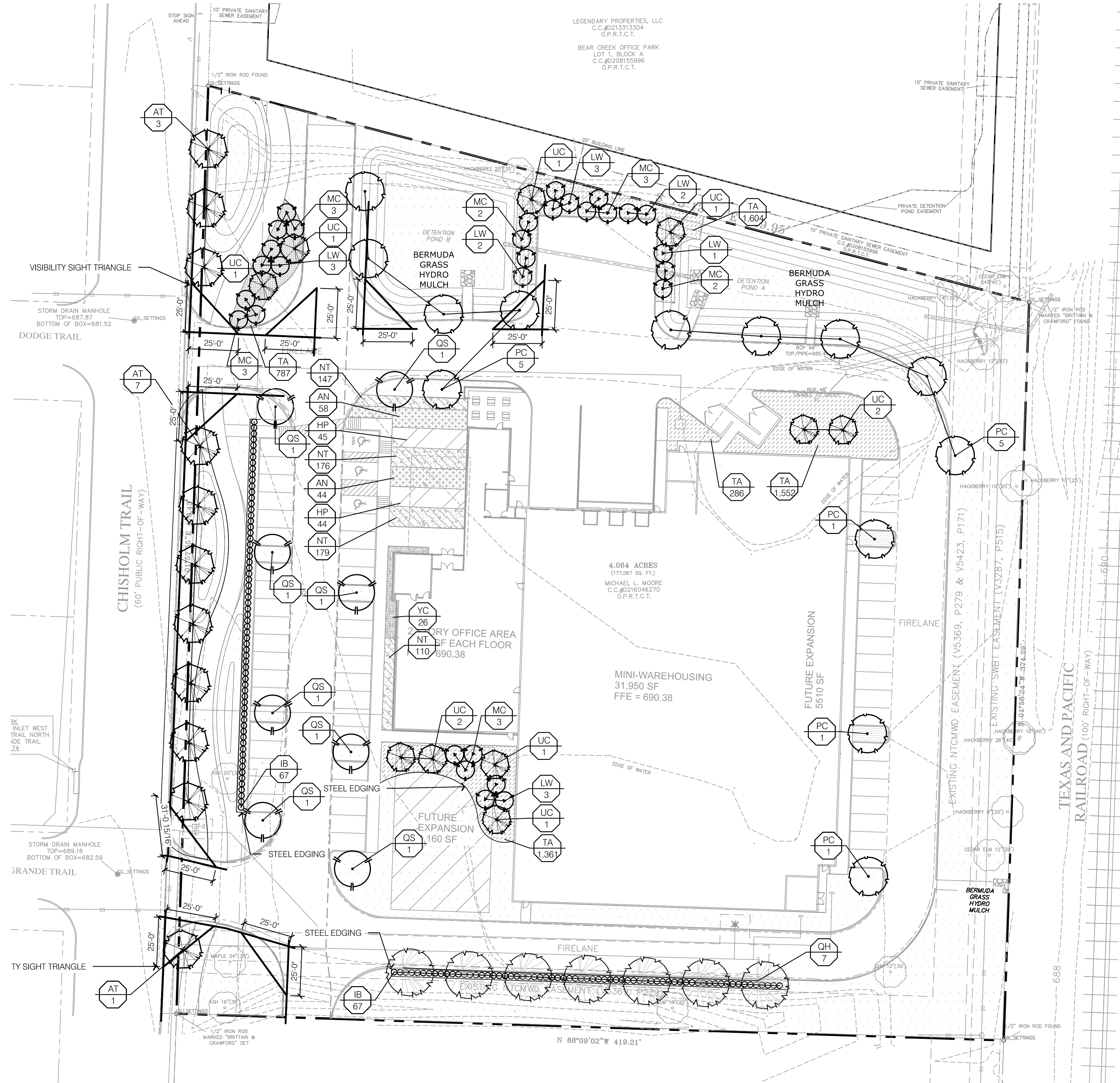
OVERSTORY SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	PLNT. HT.	QTY	REMARKS
AT	ACER TRUNCATUM	SHANTUNG MAPLE	4" CAL.	B&B	9'-10" HT	11	SINGLE TRUNK, MATCHED, FULL
LW	LAGERSTROEMIA INDICA X FAURIEI/NATCHEZ	NATCHEZ CRAPE MYRTLE MULTI-TRUNK	4" CAL.	B&B	12'	14	MULTI TRUNK, 3 CANE MIN.
MC	MYRTICA CERIFERA	WAX MYRTLE	4" CAL.	B&B	12'	16	MULTI TRUNK, 3 CANE MIN.
PC	PESTACIA CHINENSIS	CHINESE PISTACHE	4" CAL.	B&B	12'	13	SINGLE TRUNK, STRAIGHT
QH	QUERCUS SHUMARDII	SHUMARD OAK	4" CAL.	B&B	9'-10" HT	8	SINGLE TRUNK, STRAIGHT AND MATCHED
OS	QUERCUS VIRGINIANA QVITA	HIGHRISE LIVE OAK	4" CAL.	B&B	9'-10" HT	7	SINGLE TRUNK, MATCHED
UC	ULMUS CRASSIFOLIA	CEDAR ELM	4" CAL.	B&B	9'-10" HT	10	SINGLE TRUNK

UNDERSTORY SCHEDULE

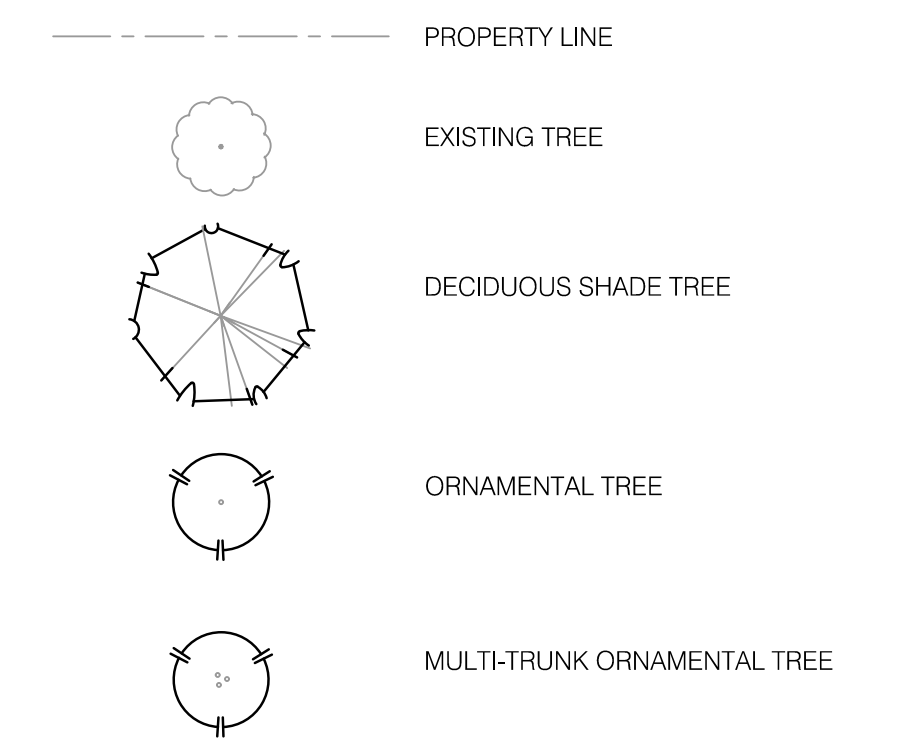
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	PLNT. HT.	PLNT. SPL.	SPACING	QTY	REMARKS
IB	ILEX CORNUTA BURFORDII NANA	DWARF BURFORD HOLLY	5 GAL.	CONT.	24" MIN. HT	18"	36" o.c.	134	FULL, 36" O.C.

GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	PLNT. HT.	PLNT. SPL.	SPACING	QTY	REMARKS
AN	AGAVE PARRYI NEOMEXICANA	NEW MEXICO AGAVE	5 GAL.	CONT.	12"	3"	36" o.c.	102	FULL, HEALTHY
CD	CYNODON DACTYLON	BERMUDA GRASS	N/A					52,735 SF	HYDRO-MULCH (SEASONAL LIMITATIONS FOR APPLICATION)
HP	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.	CONT.	2'-3"	2'-3"	36" o.c.	89	FULL, HEALTHY
NT	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	1 GAL.	CONT.	8"	18"	18" o.c.	612	FULL, HEALTHY
TA	TRACHELOSPERMUM ASIATICUM	ASIATIC JASMINE	1 GAL.	CONT.	6"	12"	14" o.c.	5,590	FULL, MIN. 3 RUNNERS, 18" INCHES LONG.
YC	YUCCA FILAMENTOSA COLOR GUARD	COLOR GUARD ADAMS NEEDLE	5 GAL.	CONT.	12"	3"	36" o.c.	26	FULL, HEALTHY



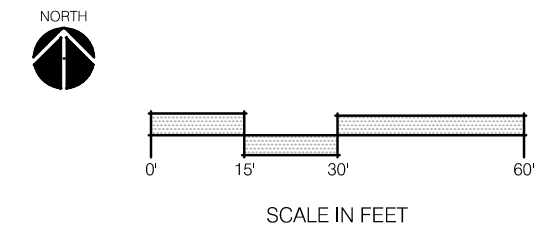
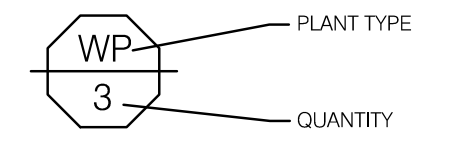
1 LANDSCAPE PLAN
1" = 30'

LANDSCAPE LEGEND:



LANDSCAPE GENERAL NOTES:

- THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO ALL APPLICABLE STANDARDS AND SPECIFICATIONS OF THE CITY OF KELLER, TEXAS IN CURRENT USAGE ALL STANDARDS NOT COVERED BY THE CITY SHALL BE APWA STANDARDS IN CURRENT USAGE UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL VERIFY EXACT LOCATION OF ALL EXISTING UTILITIES, DRAIN LINES AND IRRIGATION PIPING PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, DRAIN LINES AND IRRIGATION PIPING.
- CONTRACTOR SHALL VERIFY AND COORDINATE ALL FINAL GRADES WITH LANDSCAPE ARCHITECT PRIOR TO COMPLETION.
- DEBRIS SHALL NOT BE ALLOWED TO ACCUMULATE AND SHALL BE REMOVED AT FREQUENT INTERVALS. AT COMPLETION OF WORK IN EACH AREA, THE CONTRACTOR SHALL GATHER AND REMOVE ALL DEBRIS, EQUIPMENT, AND EXCESS MATERIAL FROM THAT AREA. AT FINAL COMPLETION OF ALL WORK HE SHALL REMOVE ALL SUCH ITEMS FROM THE PREMISES.
- LOCATION AND PLACEMENT OF ALL PLANT MATERIAL SHALL BE COORDINATED WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- THE LANDSCAPE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSINGS. EACH PLANT SPECIES SHALL BE PLACED IN THE FIELD TO UTILIZE THE GREATEST COVERAGE OF THE GROUND PLANE. THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS:
-ALL EVERGREEN SHRUBS AND CREEPING GROUNDCOVERS SHALL BE MINIMUM OF 2' FROM ANY PAVING EDGE.
-ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED AND SITED FOR THE BEST AESTHETIC VIEWING.
-ALL TREES, EVERGREEN OR DECIDUOUS, SHALL BE A MINIMUM OF 4' FROM ANY PAVING EDGE.
- ANY SUBSTITUTION OF SPECIFIED PLANT MATERIAL WILL NOT BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- MULCH ALL PLANTING AREAS TO A DEPTH OF 3" DEPTH ACCORDING TO PLANS AND SPECIFICATIONS. SAMPLES SHALL BE APPROVED BY LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL WILL BE HEALTHY, VIGOROUS AND FREE OF DISEASE AND INSECTS PER AAN STANDARDS. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY INFERIOR OR OTHERWISE UNSUITABLE PLANT MATERIAL PROPOSED FOR USE ON THE PROJECT.
- ALL PLANTING BEDS NOT FULLY CONTAINED BY CONCRETE CURBS OR WALKS SHALL BE EDGED ACCORDING TO PLANS AND SPECIFICATIONS.
- PLANTS AND LANDSCAPE MATERIALS SHALL BE INSTALLED AS DETAILED ON PLANS.
- PLANT BACKFILL FOR TREES AND SHRUBS SHALL BE PER SPECIFICATIONS.
- ALL PLANTING BEDS SHALL BE TREATED WITH DACTHAL PRE-EMERGENT HERBICIDE AT MANUFACTURER RECOMMENDED RATES AND SHALL BE COVERED WITH SPECIFIED MULCH APPLICATION. APPLY LIGHTER APPLICATION OF DACTHAL HERBICIDE TO TOP OF MULCH LAYER.
- ALL AREAS DISTURBED DURING CONSTRUCTION THAT ARE NOT DESIGNATED AS PLANTING BEDS OR PAVEMENT AREAS SHALL BE SEEDED WITH A TURF TYPE TALL FESCUE PER SPECIFICATIONS.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER OWNER'S FINAL ACCEPTANCE OF FINISHED JOB. ALL DEAD AND DAMAGED PLANT MATERIAL SHALL BE REPLACED BY LANDSCAPE CONTRACTOR AT THEIR EXPENSE. LANDSCAPE CONTRACTOR SHALL MAINTAIN PLANT MATERIAL UNTIL FINAL ACCEPTANCE.
- ALL LANDSCAPE BEDS SHALL BE MOUNDED AS SHOWN ON PLANS AND DETAILS.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ACTUAL PLANT QUANTITIES REQUIRED TO COMPLETE THE PROJECT AS SHOWN ON THE PLANS, AND BASE THEIR BID ACCORDINGLY.
- PLANT KEY DESCRIPTION.

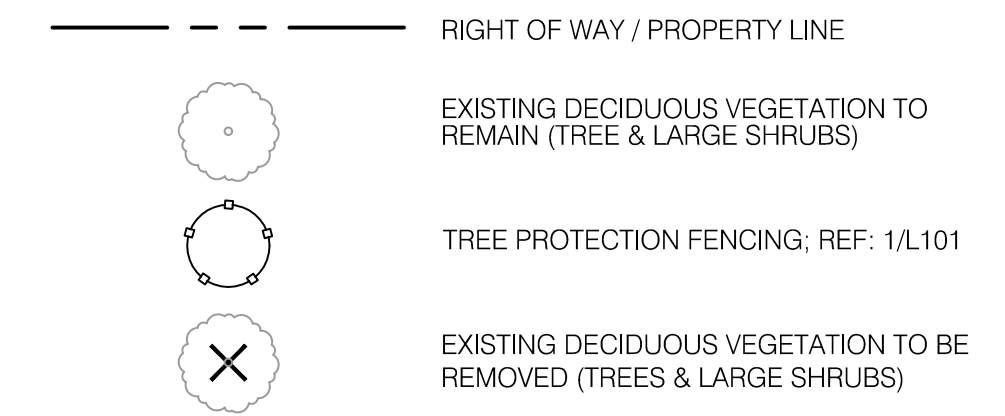


AERIAL OVERLAY



TREE SURVEY/PRESERVATION PLAN

TREE DISPOSITION LEGEND:

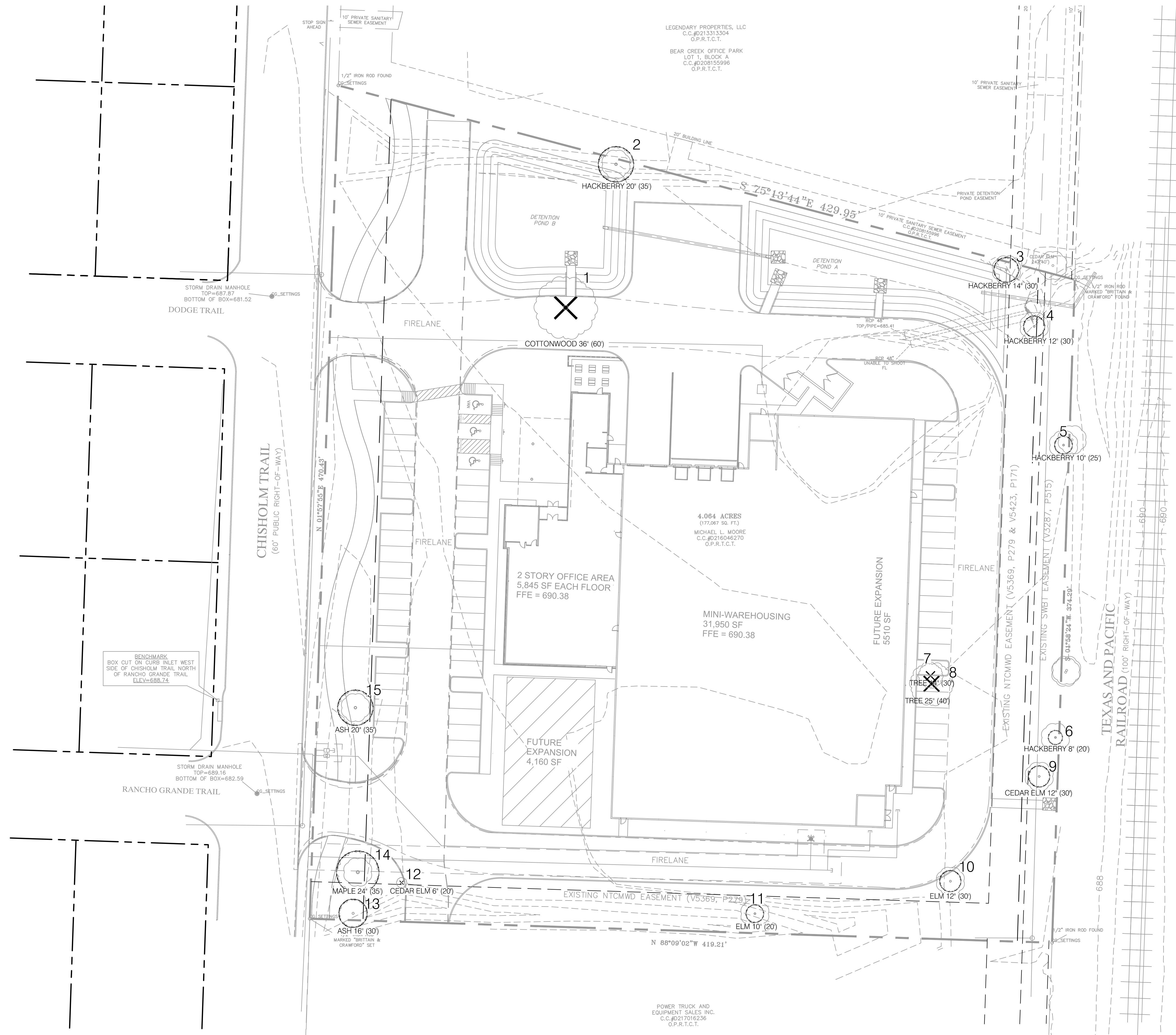


TREE DISPOSITION NOTES:

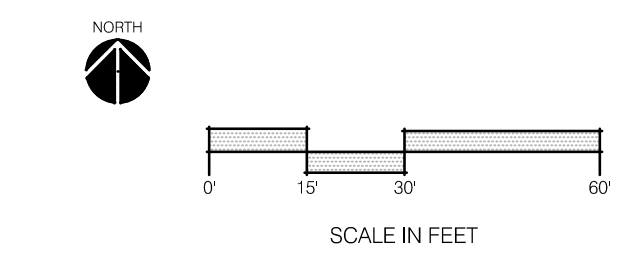
- CONTRACTOR TO PRESERVE ALL SURVEY CONTROL.
- CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, SIGNING, BARRICADES, ENCLOSURES, ETC., TO THE BEST PRACTICES AND APPROVED BY THE CITY OF KELLER, TEXAS.
- CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE EXISTING PROPERTY AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
- DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTORS EXPENSE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND CONSTRUCTION OF PROJECT.
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
- DO NOT DISRUPT UTILITY SERVICE TO ADJACENT BUSINESSES OR RESIDENCES WITHOUT PRIOR WRITTEN APPROVAL BY THE ENGINEER.
- DO NOT DISRUPT TRAFFIC ON ADJACENT PUBLIC STREETS WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY.
- REMOVAL AND DISPOSAL OF BUSHES & TREES SMALLER THAN 12" IN DIAMETER WILL BE CONSIDERED SUBSIDIARY TO THE PRICE BID FOR 'CLEARING AND GRUBBING'.
- ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED BY INSTALLING PROTECTIVE BARRIERS AT THE DRIP LINE OF TREES. THE PROTECTIVE BARRIERS SHALL BE SEEN EASILY BY OPERATORS OF TRUCKS AND OTHER EQUIPMENT. PROTECTIVE BARRIERS SHALL BE CONSTRUCTED OF STURDY MATERIALS (NOT FLAGGING OR RIBBONS) AND SHALL BE INSTALLED PRIOR TO AND MAINTENANCE THROUGHOUT CONSTRUCTION AND/OR LAND DEVELOPMENT.
 - DO NOT STORE OR USE MATERIALS OR EQUIPMENT WITHIN THE DRIP LINE OF ANY TREE TO BE RELOCATED ON SITE UNLESS THE ACTIVITY IS BEING DONE TO PROTECT TREES.
 - DO NOT DISCHARGE OR CONTAMINATE THE SOIL WITHIN THE DRIP LINE OF ANY TREE TO BE RELOCATED ON SITE WITH ANY CONSTRUCTION MATERIALS SUCH AS PAINT, OIL, SOLVENTS, PETROLEUM PRODUCTS, ASPHALT, CONCRETE, MORTAR, OR OTHER MATERIALS THAT MAY CAUSE ADVERSE IMPACTS.
 - CLEARING OF VEGETATION WITHIN THE DRIP LINE OF TREES DESIGNATED FOR PRESERVATION SHALL ONLY BE BY HAND OR LIGHT RUBBER WHEELED EQUIPMENT THAT WILL NOT DAMAGE TREE ROOTS.
 - MAKE NO ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE AND NON-DAMAGING NATURE, TO ANY TREE TO BE RETAINED ON THE SITE.
 - DO NOT CHANGE THE NATURAL GRADE ABOVE THE ROOT SYSTEM WITHIN THE DRIP LINE OF ANY TREE TO BE RETAINED ON SITE UNLESS IT CAN BE DEMONSTRATED TO THE CITY THAT IT WILL NOT DAMAGE THE TREE.
 - AVOID ANY ENCROACHMENTS, EXCAVATIONS OR SEVERE GRADE CHANGES WITHIN THE DRIP LINE OF PRESERVED TREES THAT WILL IMPACT ANY TREE SCHEDULE TO REMAIN.
- CONTRACTOR SHALL FOLLOW THE AMERICAN STANDARD FOR TREE CARE OPERATIONS - TREE, SHRUB AND OTHER WOODY PLANT MAINTENANCE - STANDARD PRACTICES: (TRANSPLANTING ANSI A300(PART 6)-2005 MUST BE ADHERED TO IN ITS ENTIRETY FOR ALL RELOCATING/TRANSPLANTING OF TREES AND SHRUBS. ANSI A300 (PART6)-2005 INCLUDES THE FOLLOWING: 60-TRANSPLANTING STANDARDS, 61-NORMATIVE REFERENCES, 62-DEFINITIONS, 63-TRANSPLANTING PRACTICES.

TREE NUMBER	TREE TYPE	CALIPER	HEIGHT	STATUS
1	COTTONWOOD	36"	60'	REMOVED
2	HACKBERRY	20"	35'	SAVED
3	HACKBERRY	14"	30'	SAVED
4	HACKBERRY	12"	30'	SAVED
5	HACKBERRY	10"	25'	SAVED
6	HACKBERRY	10"	25'	SAVED
7	TREE	14"	30'	REMOVED
8	TREE	25"	40'	REMOVED
9	CEDAR ELM	12"	30'	SAVED
10	ELM	12"	30'	SAVED
11	ELM	10"	20'	SAVED
12	CEDAR ELM	6"	20'	REMOVED
13	ASH	16"	30'	SAVED
14	MAPLE	24"	35'	SAVED
15	ASH	20"	35'	SAVED
TOTAL REMOVED:		71"		
TOTAL SAVED:		160"		

NEW TREES PROVIDED: 196"



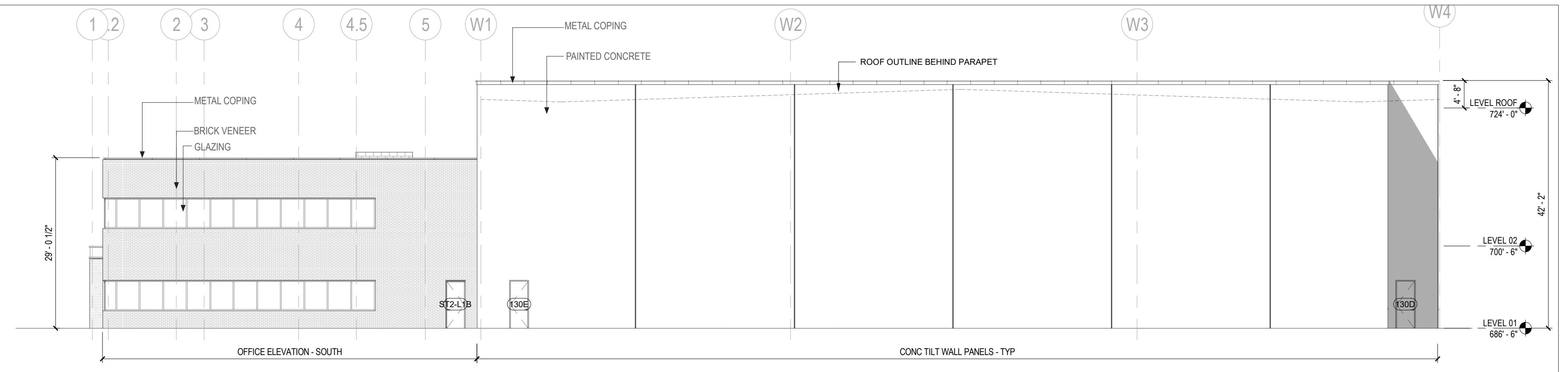
1 TREE PRESERVATION PLAN 1" = 30'



ELEVATIONS

SOUTH ELEVATION MATERIAL PERCENTAGE

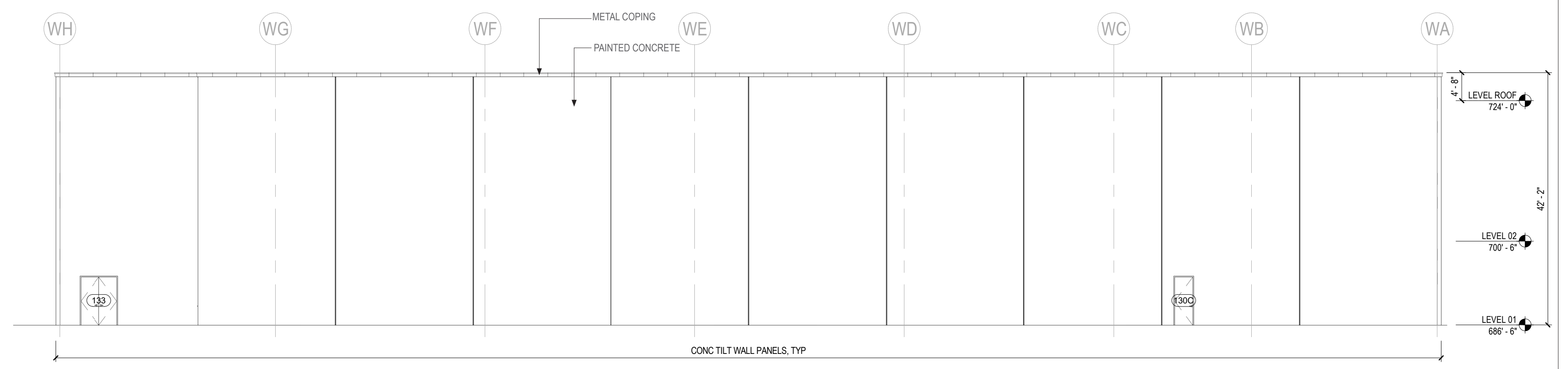
- 78% CONCRETE TILT WALL
- 21% BRICK VENEER
- 1% STONE VENEER (SLATE)



4 SOUTH ELEVATION
SCALE: 3/32" = 1'-0" REF: 1 / A1.101

EAST ELEVATION MATERIAL PERCENTAGE

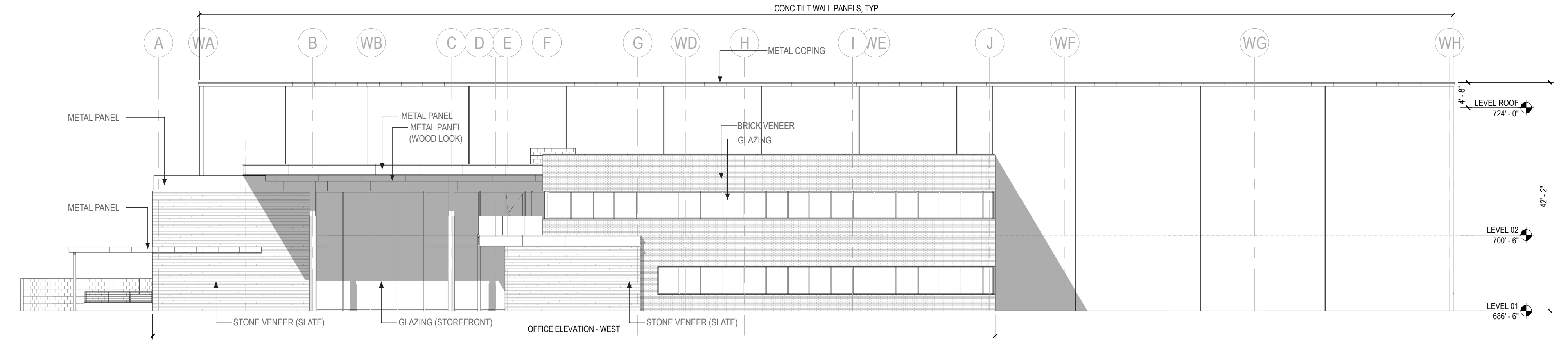
- 100% CONCRETE TILT WALL



3 EAST ELEVATION
SCALE: 3/32" = 1'-0" REF: /

WEST ELEVATION MATERIAL PERCENTAGE

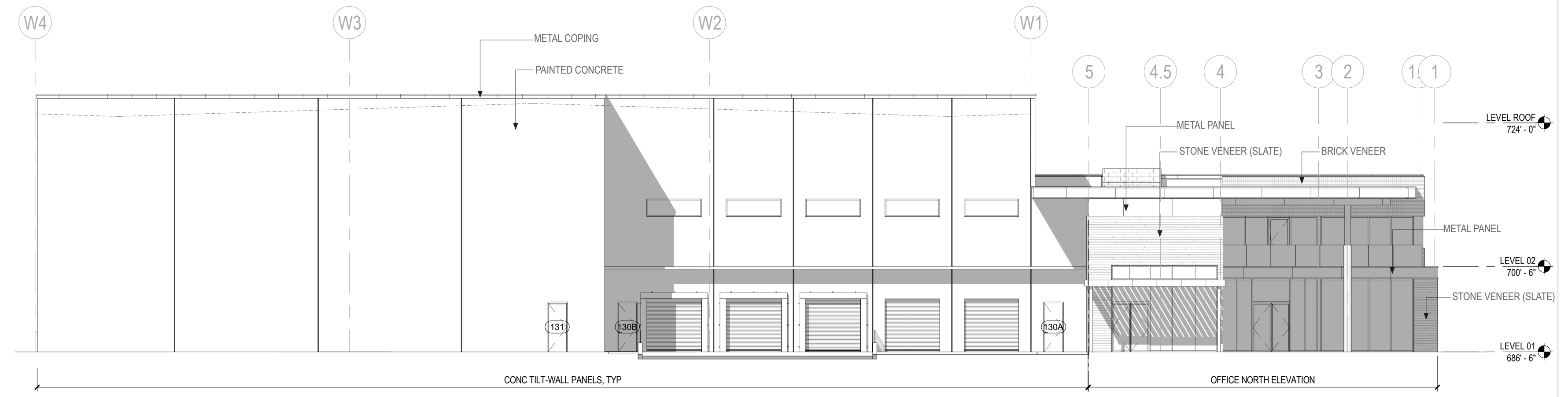
- 56% CONCRETE TILT WALL
- 22% BRICK VENEER
- 9% STONE VENEER (SLATE)



2 WEST ELEVATION
SCALE: 3/32" = 1'-0" REF: 1 / A1.101

NORTH ELEVATION MATERIAL PERCENTAGE

- 79% CONCRETE TILT WALL
- 3% BRICK VENEER
- 8% STONE VENEER (SLATE)



1 NORTH ELEVATION
SCALE: 3/32" = 1'-0" REF: 1 / A1.101

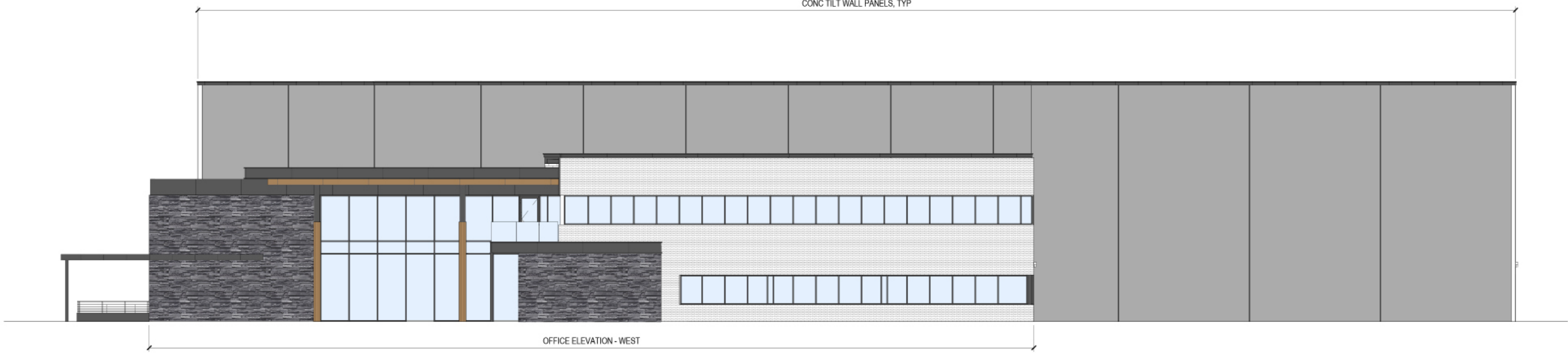
RENDERED ELEVATIONS



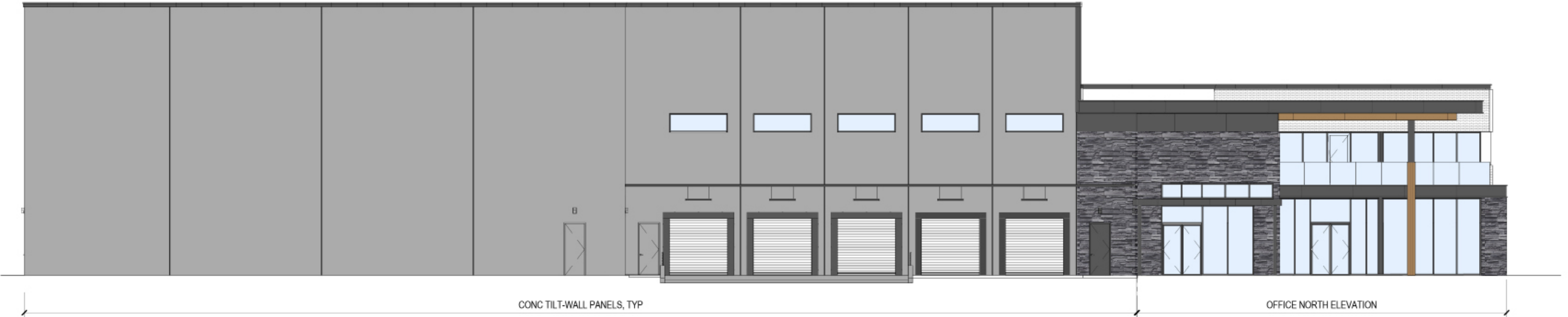
4 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"
REF: 1 / A1.101



3 EAST ELEVATION
SCALE: 3/32" = 1'-0"
REF: /



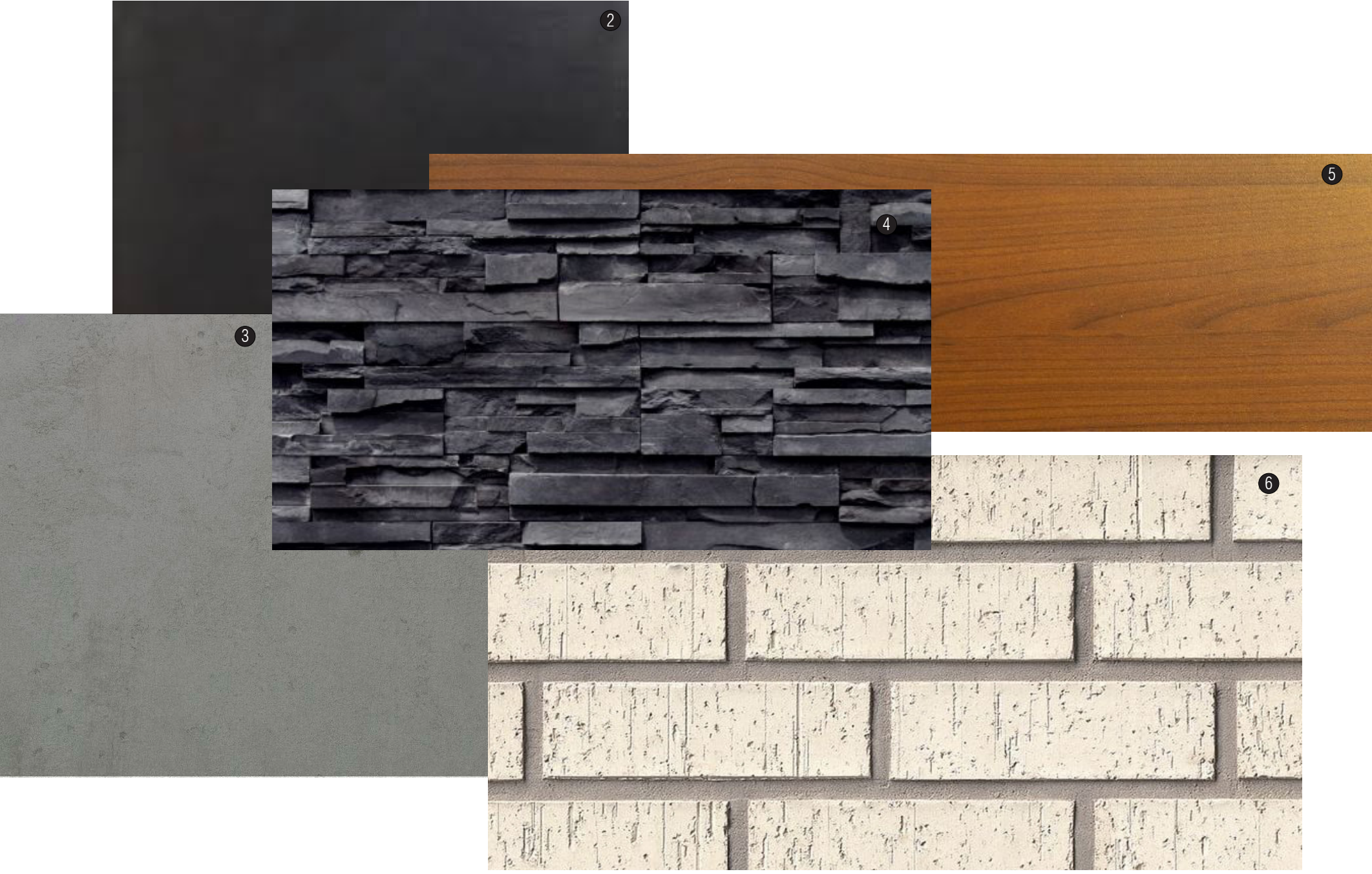
2 WEST ELEVATION
SCALE: 3/32" = 1'-0"
REF: 1 / A1.101



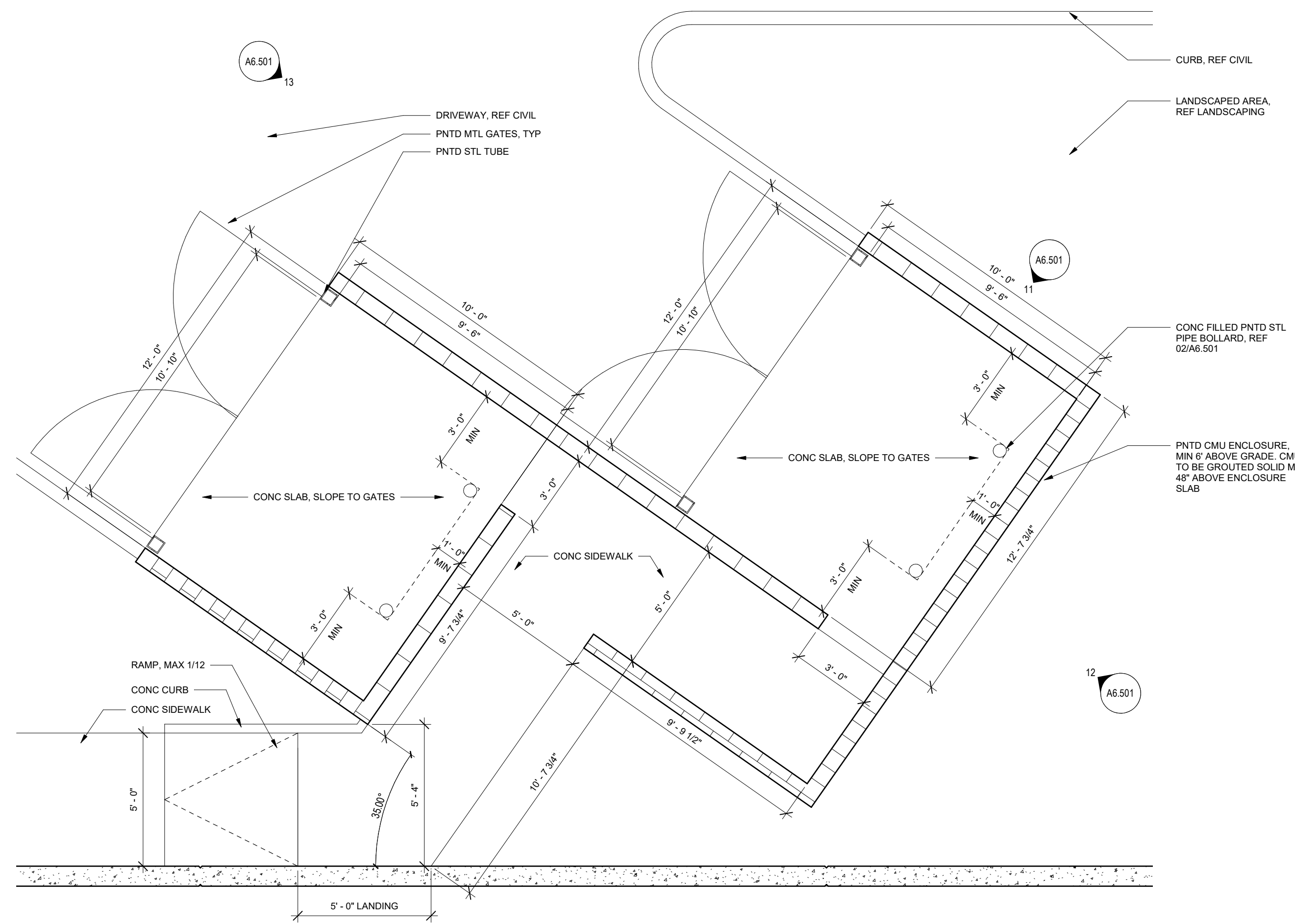
1 NORTH ELEVATION
SCALE: 3/32" = 1'-0"
REF: 1 / A1.101

EXTERIOR PALETTE

- ② Aluminum Wall System
- ③ Tilt Wall Panel Painted Concrete
- ④ Stone Veneer Slate Sculptings
- ⑤ Aluminum Planks - Canopy
- ⑥ Brick Veneer - White



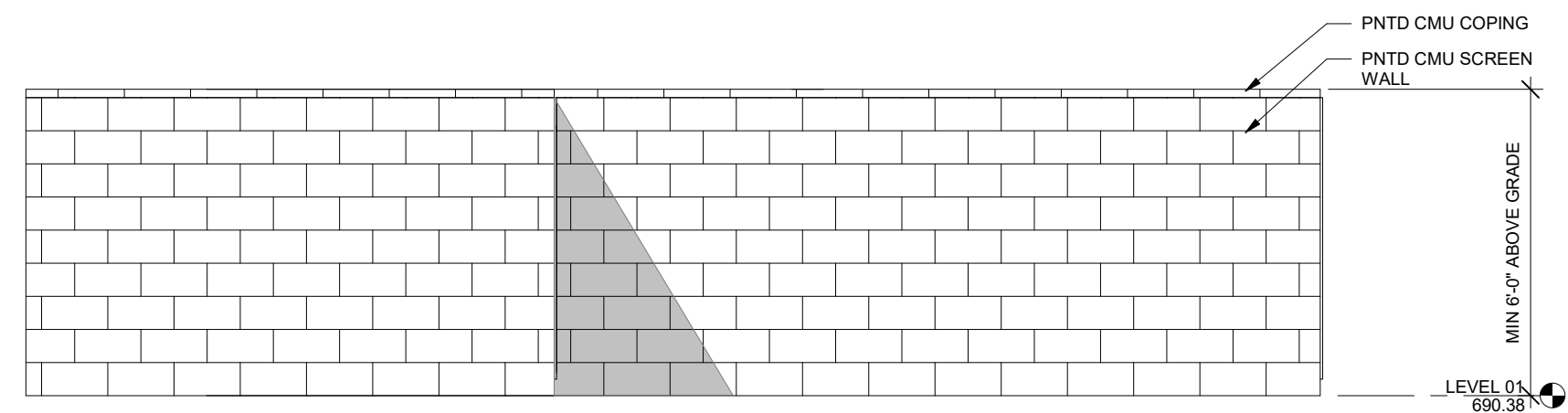
DUMPSTER ENCLOSURE



10 SITE - DUMPSTER ENCLOSURE

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

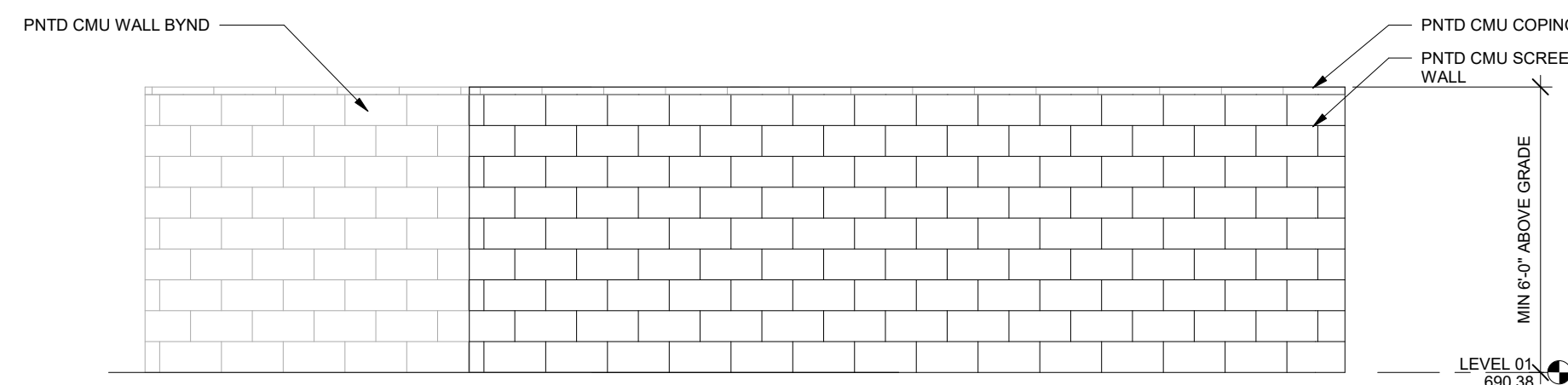
REF: 1 / A1/010



11 SCREEN WALL - NE ELEVATION

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

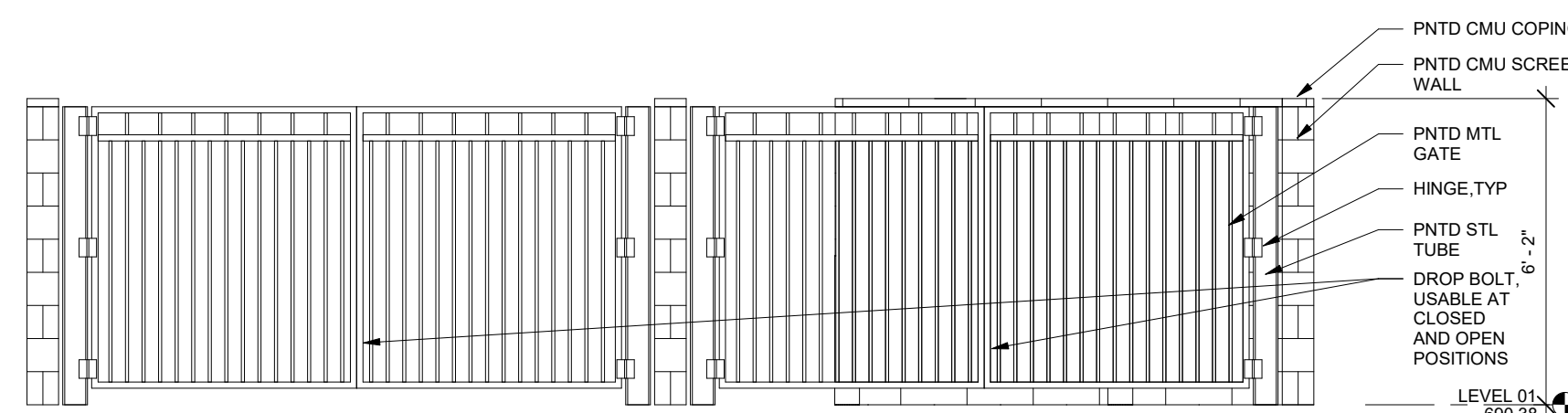
REF: 1 / A1/10A



12 SCREEN WALL - SE ELEVATION

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

REF: 1 / A1/101



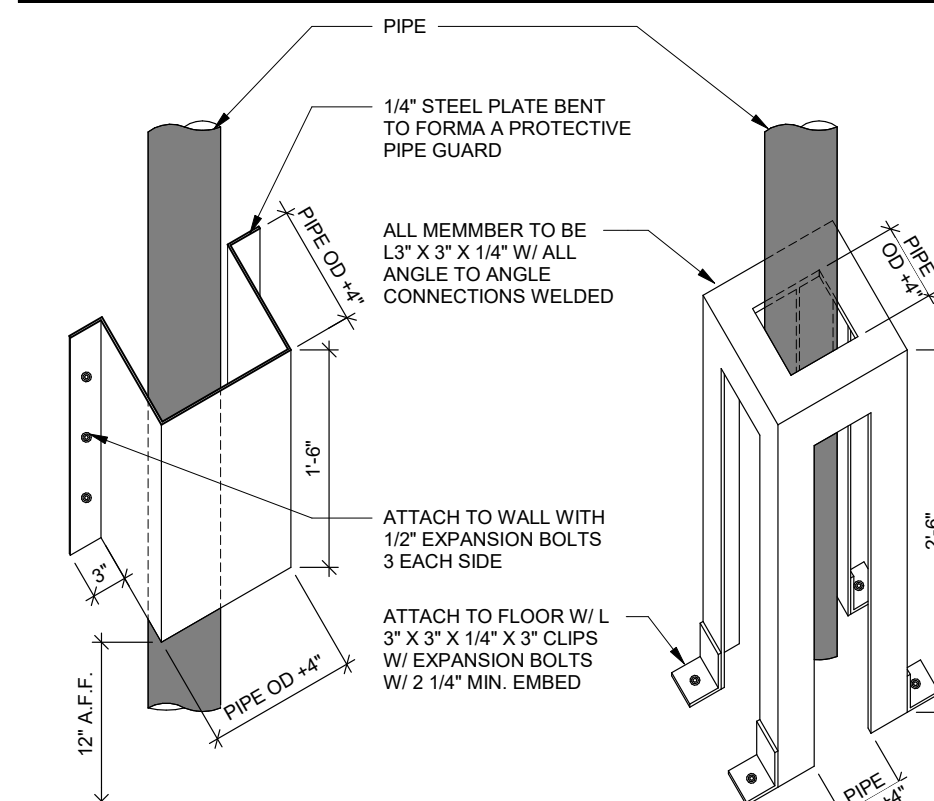
13 SCREEN WALL - NW ELEVATION

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

REF: 1 / A1/101

05 DETAIL - SITE STEEL HANDRAIL

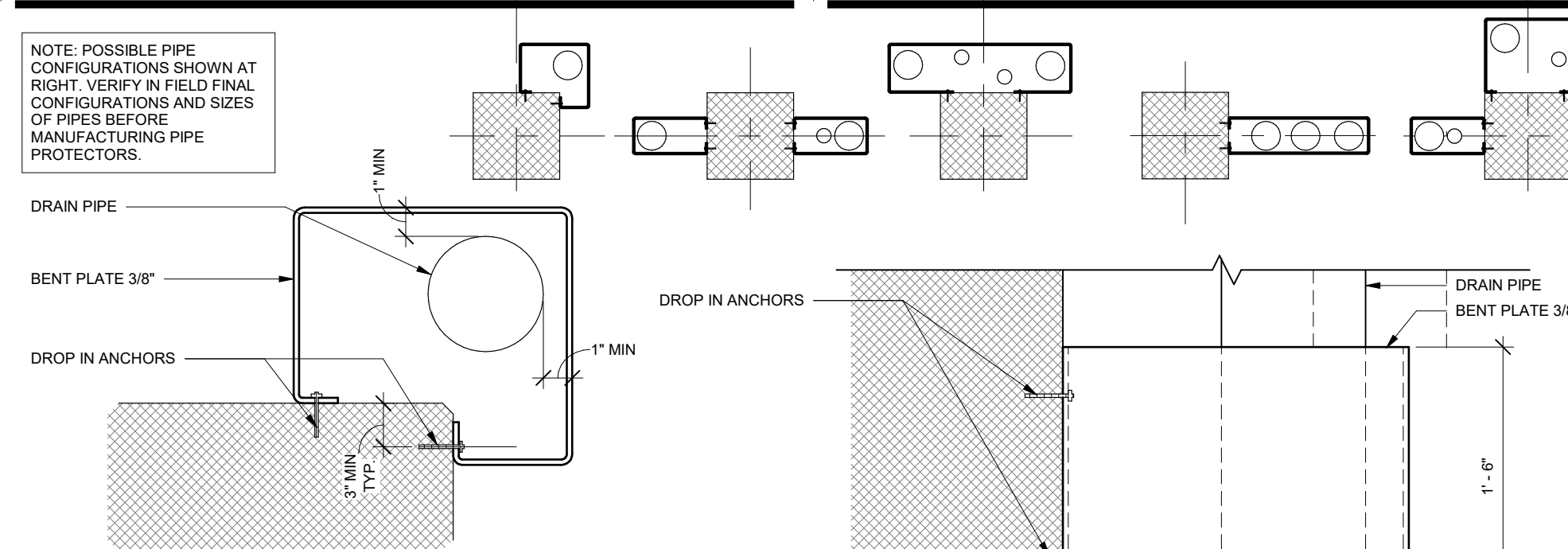
SCALE: 3/4" = 1'-0"



- NOTE:
1. FINISH AFTER FABRICATION - HOT-DIP GALVANIZED
 2. POSITION GUARD SO THAT A 2" CLEARANCE IS MAINTAINED BETWEEN PIPE AND GUARD AT ALL PLACES
 3. CENTER WALL MOUNTED GUARD ON COLUMN LOCATIONS

06 DETAIL - SITE PIPE GUARD

SCALE: 1" = 1'-0"



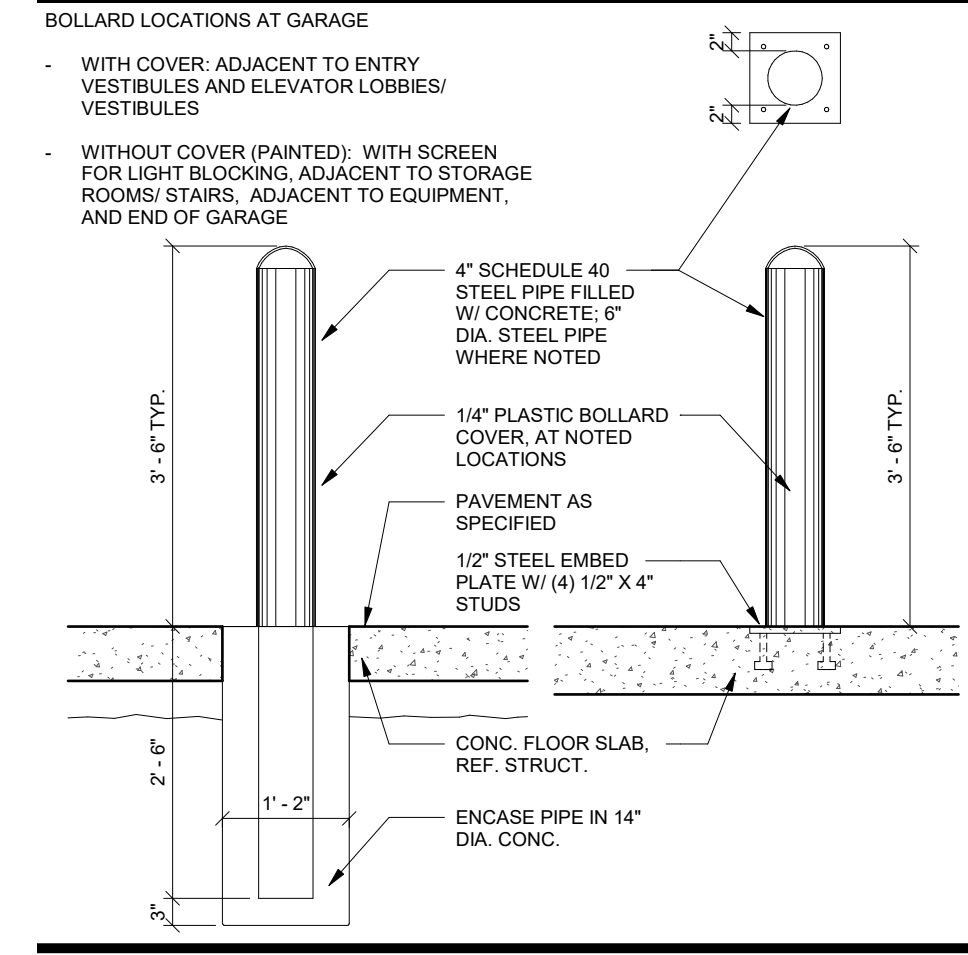
07 DETAIL - PIPE PROTECTION

SCALE: 1 1/2" = 1'-0"



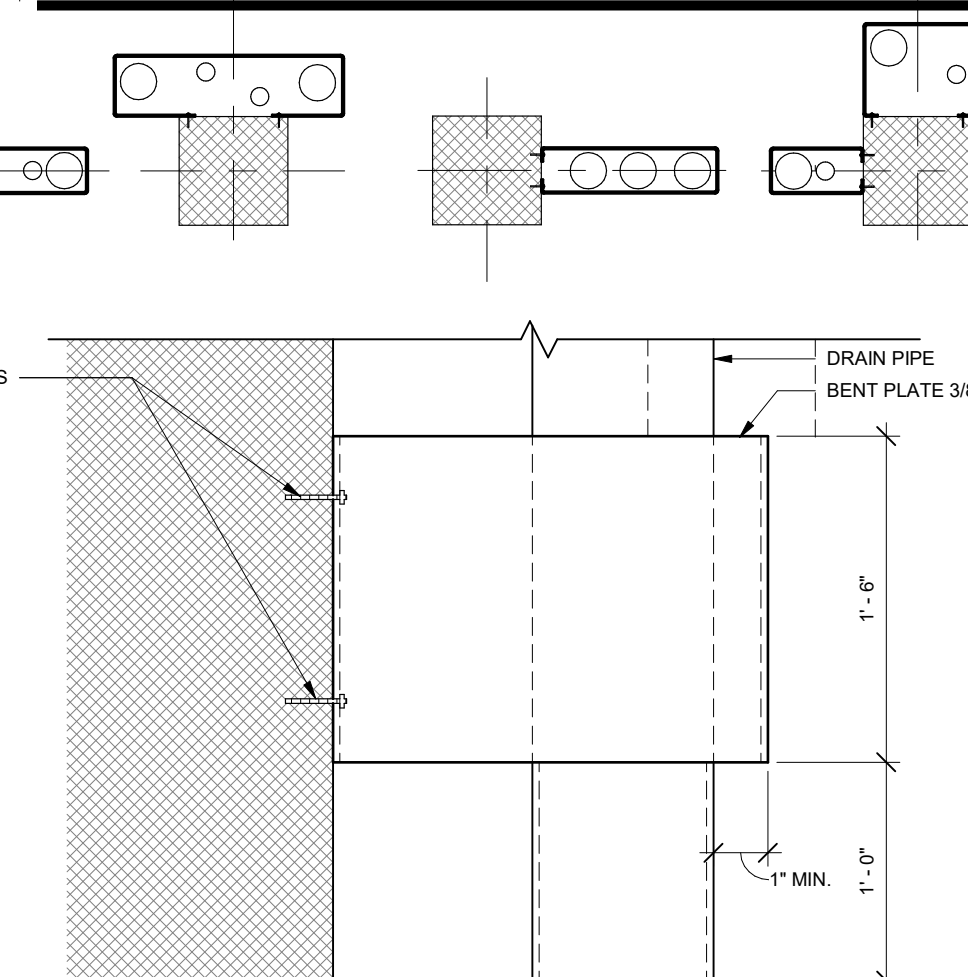
01 DETAIL - SITE HC SIGN

SCALE: 1 1/2" = 1'-0"



02 DETAIL - SITE BOLLARD

SCALE: 3/4" = 1'-0"



BB House LLC
721 CHISOLM TRAIL
KELLER, TX 75248

M3STUDIO
ARCHITECTS

evolving
Civil Engineering + Planning

olsson studio
5700 Tennyson Parkway
Suite 100
Plano, TX 75024
United States

FALKORP/PC
722 N. Fielder Road
Arlington, TX 76012
United States

V3 CONSULTING ENGINEERS
VIGILANT - VIABLE - VIRTUOUS
9125 Loma Vista Drive
Dallas, TX 75243
United States

NEXGEN
LIGHTING SOLUTIONS
1740 Trinity Valley Drive
Carrollton, TX 75006
United States

NOVOM GROUP
13154 Coll Rd Suite 216
Dallas, TX 75240
United States

Date	Description	LOW VOLTAGE
2023-03-05	DESIGN DEVELOPMENT	

Seal / Signature

02/16/23

Project Name
PENGUIN PATCH - ARCHITECTURAL

Project Number
225013

Description
SITE & FLATWORK DETAILS

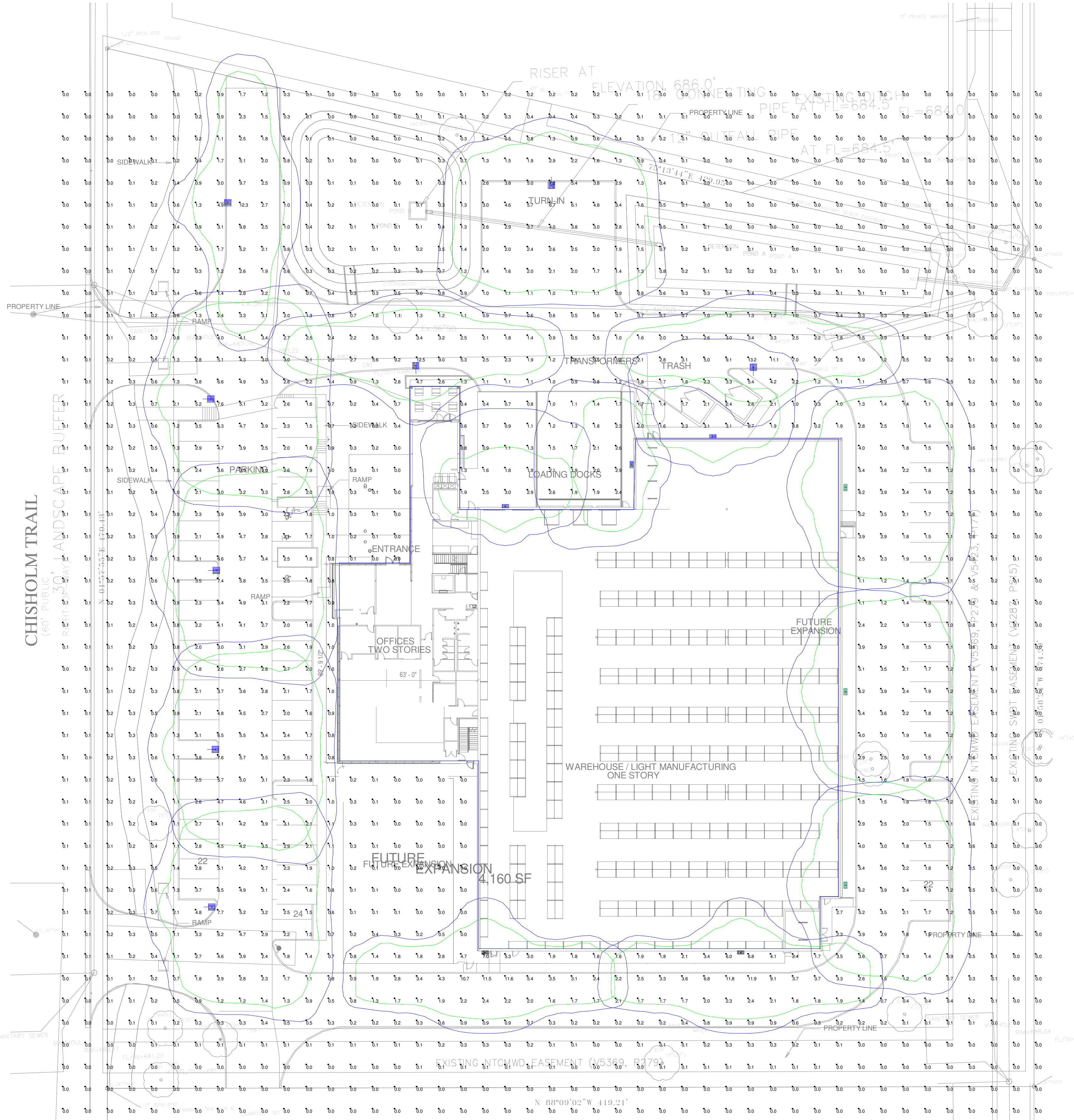
Scale
As indicated

A6.501

RENDERING



PHOTOMETRIC PLANS



Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE CALCS @ GRADE	illuminance	Fc	1.16	13.2	0.0	N.A.	N.A.

Symbol	Qty	Label	Arr	LLF	Description	Mtg Ht	Watts
[Symbol]	5	N1	SINGLE	0.950	NV-1-T4-48L-1-40K-SINGLE	20	156
[Symbol]	3	N1A	SINGLE	0.950	NV-1-T2-32L-1-40K-SINGLE	20	106
[Symbol]	3	W	SINGLE	0.950	NV-W-T4-16L-1-40K-WALL	18	56
[Symbol]	3	W1	SINGLE	0.950	NV-W2-T4-64L-7-40K7-WALL	20	136
[Symbol]	2	W2	SINGLE	0.950	NV-W2-T2-64L-7-40K-WALL	20	136

NLS LIGHTING NV-1

AREA, SITE & ROADWAY

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
- 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, protect against extreme environmental conditions

WARRANTY
Five-year limited warranty for drivers and LEDs.

LED WATTAGE CHART

	16L	32L	48L	64L
350 millamps	19w	-	-	-
530 millamps	29w	-	-	-
700 millamps	39w	71w	104w	136w
1050 millamps	-	-	156w	208w

Project Name: _____ **Type:** _____

Cat#	Light Dist.	# of LEDs	Millamps	Kelvin	Volts	Mounting	Color	Options
NV-1 (NV-1)	Type 2 (T2)	16 (16L)	350 (S3)	2700K, 70 CRI (27K7)	120-277 (UNV)	Architectural Swing Arm (ASA)	Bronze Textured (BRZ)	Bird Spikes (BS) Marine Grade Finish (MGF) Optic Plate Painted to Match Fixture (OPP)
	Type 3 (T3)	32 (32L)	530 (S3)	2700K, 80 CRI (27K0)	120-480 (HV)	Direct Pole 3" Arm Simple (D3S)	White Textured (WHT)	Nema 7 Pin Photocell (PC) PhotoCell + Photocell (PCP) Photocell + Shorting Cap (PCSC)
	Type 4 (T4)	48 (48L)	700 (T)	3000K, 70 CRI (30K7)	120-480 (HV)	Direct Pole 7" Arm Simple (D7S)	Smooth White Gloss (SWT)	FSP-211 with Motion Sensor (MS) FSP-211 with 2" 2" Angle (FSA) FSP-211 with 4" 4" Angle (FSA) FSP-211 with 6" 6" Angle (FSA) FSP-211 with 8" 8" Angle (FSA)
	Type 5 (T5)	64 (64L)	1050 (T)	3000K, 80 CRI (30K8)	120-480 (HV)	Direct Pole 7" Arm Quad (DPQ7)	Silver (SVR)	Rotocut Mount Bracket (RMB) Quick Mount Bracket (QMB) Round Pole Adapter 5" 6" Pole (RPA5) Round Pole Adapter 5" 6" Pole (RPA6)
	Nema 2 (N2)	24"	350K, 80 CRI (35K8)	100V (1P)		Knuckle Mount (KM)	Black Textured (BLK)	Rotated Optic Lens (ROL) Rotated Optic Beam (ROB) Automotive House Side Shield (AHS) House Side Shield (HSS)
	Nema 3 (N3)	30"	400K, 70 CRI (40K7)	100V (1P)		Wall Mount (WM)	Smooth Black Gloss (SBK)	Black Hardware (BH) Black Optic Frame (BOF)
			400K, 80 CRI (40K8)	100V (1P)		Temps Arm (TA)	Graphite Textured (GPH)	Up Light (UP) Black Hardware (BH) Black Optic Frame (BOF)
			500K, 70 CRI (50K7)	100V (1P)		Master Arm (MA)	Grey Textured (GRY)	Up Light (UP) Black Hardware (BH) Black Optic Frame (BOF)
			500K, 80 CRI (50K8)	100V (1P)			Custom (CS)	Up Light (UP) Black Hardware (BH) Black Optic Frame (BOF) Conical Box (CBX)

NLS LIGHTING NV-W

ARCHITECTURAL HIGH PERFORMANCE FULL CUTOFF WALL PACK

KEY FEATURES

- Ideal for Exterior Walls, Entrways, Pathways, New Construction and Renovation, Warehouse and Receiving Docks, Court Yards, and School Playgrounds
- Sleek Minimalistic Design of the NV-W (up to 11,000 Lumens, 12"W x 9"D x 5.5"H) Complements the Design of the NV-W2 (up to 24,000 Lumens, 18"W x 9.38"D x 5.5"H)
- 2700K, 3000K, 3500K, 4000K, 5000K CCT Multichip High Power 70 & 80 CRI LEDs
- IP66 Rated Against Dust & Water Ingress, IK10 Rated for Tamper/Vandalism Impact Protection
- 20KA Surge Protection (120V - 480V) Cold Weather Integrated Battery Back-Up Safety Options
- Silicone Optics providing 96% Clarity and Heat Resistant up to 150°C
- 8 Standard Finishes, Custom Finish and Marine Grade Finish Available
- Controls Agnostic, Compatible with Most Control Systems and Sensors
- Environmentally Friendly Product Which Reduces Energy Consumption, L70 > 100,000 hours
- IDA qualified for 3000K CCT and Lower for Down-light Application, Reducing Light Pollution and Trespass
- Buy America(n) Option Available, Quick Mount for Easy Installation
- Cost Competitive and Short Shipping Lead Times in Days & Weeks

LED WATTAGE CHART

	16L	32L
350 millamps	19w	-
530 millamps	29w	-
700 millamps	39w	71w
1050 millamps	-	156w

Project Name: _____ **Type:** _____

Cat#	Light Dist.	# of LEDs	Millamps	Kelvin	Volts	Mounting	Color	Options
NV-W (NV-W)	Type 2 (T2)	16 (16L)	350 (S3)	2700K, 70 CRI (27K7)	120-277 (UNV)	Wall Mount (WM)	Bronze Textured (BRZ)	FSP-211 with Motion Sensor (MS) FSP-211 with 2" 2" Angle (FSA) FSP-211 with 4" 4" Angle (FSA) FSP-211 with 6" 6" Angle (FSA) FSP-211 with 8" 8" Angle (FSA)
	Type 3 (T3)	32 (32L)	530 (S3)	2700K, 80 CRI (27K0)	120-480 (HV)	Wall Mount (WM)	White Textured (WHT)	Nema 7 Pin Photocell (PC) PhotoCell + Photocell (PCP) Photocell + Shorting Cap (PCSC)
	Type 4 (T4)	48 (48L)	700 (T)	3000K, 70 CRI (30K7)	120-480 (HV)	Wall Mount (WM)	Smooth White Gloss (SWT)	Nema 7 Pin Photocell (PC) PhotoCell + Photocell (PCP) Photocell + Shorting Cap (PCSC)
				3000K, 80 CRI (30K8)	100V (1P)		Knuckle Mount (KM)	Black Textured (BLK)
			400K, 70 CRI (40K7)	100V (1P)		Wall Mount (WM)	Smooth Black Gloss (SBK)	Black Hardware (BH) Black Optic Frame (BOF)
			400K, 80 CRI (40K8)	100V (1P)			Graphite Textured (GPH)	Up Light (UP) Black Hardware (BH) Black Optic Frame (BOF)
			500K, 70 CRI (50K7)	100V (1P)			Grey Textured (GRY)	Up Light (UP) Black Hardware (BH) Black Optic Frame (BOF)
			500K, 80 CRI (50K8)	100V (1P)			Custom (CS)	Up Light (UP) Black Hardware (BH) Black Optic Frame (BOF) Conical Box (CBX)

NLS LIGHTING NV-W2

ARCHITECTURAL HIGH PERFORMANCE FULL CUTOFF WALL PACK

KEY FEATURES

- Ideal for Exterior Walls, Entrways, Pathways, New Construction and Renovation, Warehouse and Receiving Docks, Court Yards, and School Playgrounds
- Sleek Minimalistic Design of the NV-W2 (up to 24,000 Lumens, 18"W x 9.38"D x 5.5"H) Complements the Design of the NV-W (up to 11,000 Lumens, 12"W x 9"D x 5.5"H)
- 2700K, 3000K, 3500K, 4000K, 5000K CCT Multichip High Power 70 & 80 CRI LEDs
- IP66 Rated Against Dust & Water Ingress, IK10 Rated for Tamper/Vandalism Impact Protection
- 20KA Surge Protection (120V - 480V) Cold Weather Integrated Battery Back-Up Safety Options
- Silicone Optics providing 96% Clarity and Heat Resistant up to 150°C
- 8 Standard Finishes, Custom Finish and Marine Grade Finish Available
- Controls Agnostic, Compatible with Most Control Systems and Sensors
- Environmentally Friendly Product Which Reduces Energy Consumption, L70 > 100,000 hours
- IDA qualified for 3000K CCT and Lower for Down-light Application, Reducing Light Pollution and Trespass
- Buy America(n) Option Available, Quick Mount for Easy Installation
- Cost Competitive and Short Shipping Lead Times in Days & Weeks

LED WATTAGE CHART

	32L
530 millamps	29w
700 millamps	39w
1050 millamps	71w

Project Name: _____ **Type:** _____

Cat#	Light Dist.	# of LEDs	Millamps	Kelvin	Volts	Mounting	Color	Options
NV-W2 (NV-W2)	Type 2 (T2)	64 (64L)	530 (S3)	2700K, 70 CRI (27K7)	120-277 (UNV)	Wall Mount (WM)	Bronze Textured (BRZ)	FSP-211 with Motion Sensor (MS) FSP-211 with 2" 2" Angle (FSA) FSP-211 with 4" 4" Angle (FSA) FSP-211 with 6" 6" Angle (FSA) FSP-211 with 8" 8" Angle (FSA)
	Type 3 (T3)	96 (96L)	700 (T)	2700K, 80 CRI (27K0)	120-480 (HV)	Wall Mount (WM)	White Textured (WHT)	Nema 7 Pin Photocell (PC) PhotoCell + Photocell (PCP) Photocell + Shorting Cap (PCSC)
	Type 4 (T4)	128 (128L)	1050 (T)	3000K, 70 CRI (30K7)	120-480 (HV)	Wall Mount (WM)	Smooth White Gloss (SWT)	Nema 7 Pin Photocell (PC) PhotoCell + Photocell (PCP) Photocell + Shorting Cap (PCSC)
				3000K, 80 CRI (30K8)	100V (1P)		Knuckle Mount (KM)	Black Textured (BLK)
			3500K, 80 CRI (35K8)	100V (1P)		Wall Mount (WM)	Smooth Black Gloss (SBK)	Black Hardware (BH) Black Optic Frame (BOF)
			400K, 70 CRI (40K7)	100V (1P)		Wall Mount (WM)	Smooth Black Gloss (SBK)	Black Hardware (BH) Black Optic Frame (BOF)
			400K, 80 CRI (40K8)	100V (1P)			Graphite Textured (GPH)	Up Light (UP) Black Hardware (BH) Black Optic Frame (BOF)
			500K, 70 CRI (50K7)	100V (1P)			Grey Textured (GRY)	Up Light (UP) Black Hardware (BH) Black Optic Frame (BOF)
			500K, 80 CRI (50K8)	100V (1P)			Custom (CS)	Up Light (UP) Black Hardware (BH) Black Optic Frame (BOF) Conical Box (CBX)

NEXGEN LIGHTING PENGUIN PATCH
DATE: 04/10/23