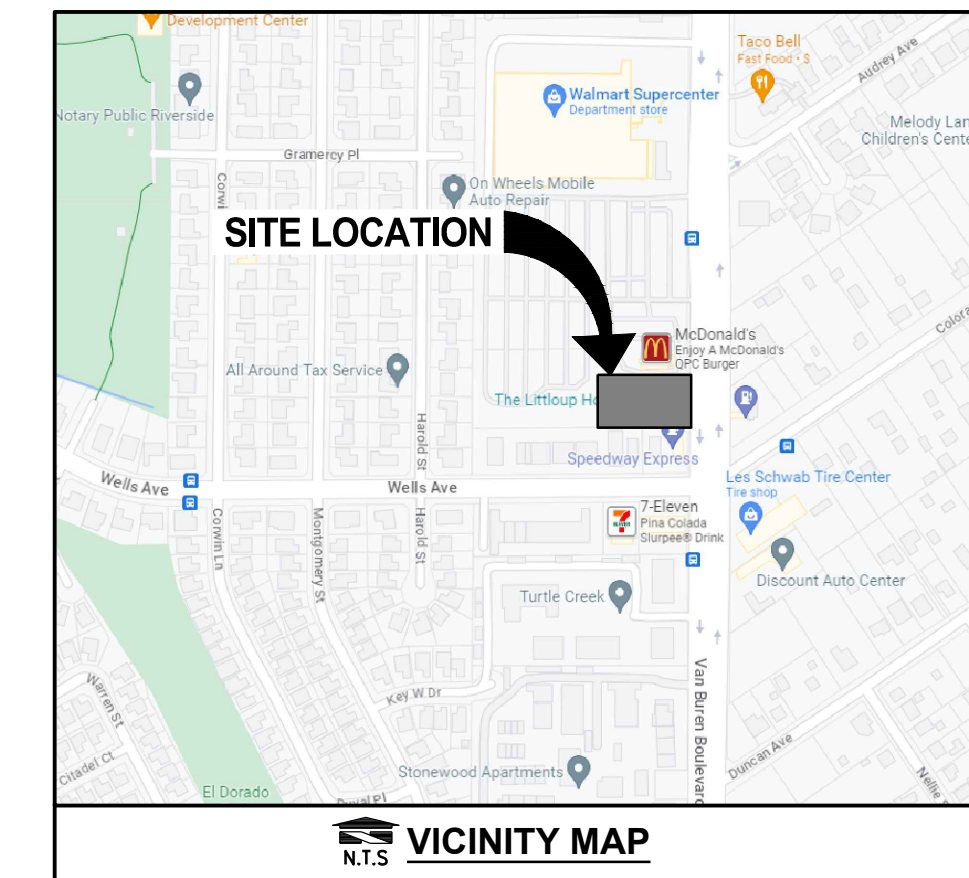
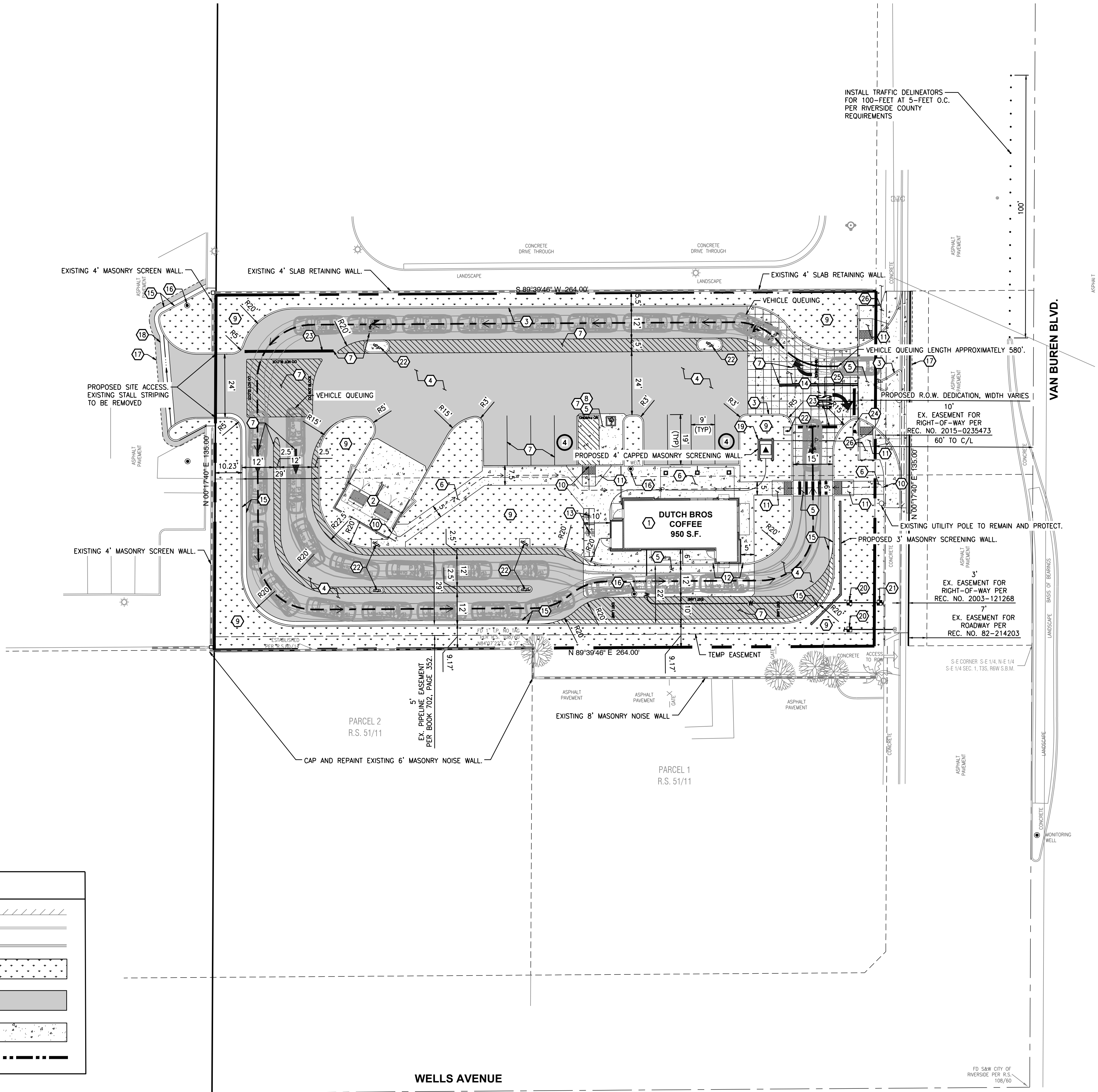
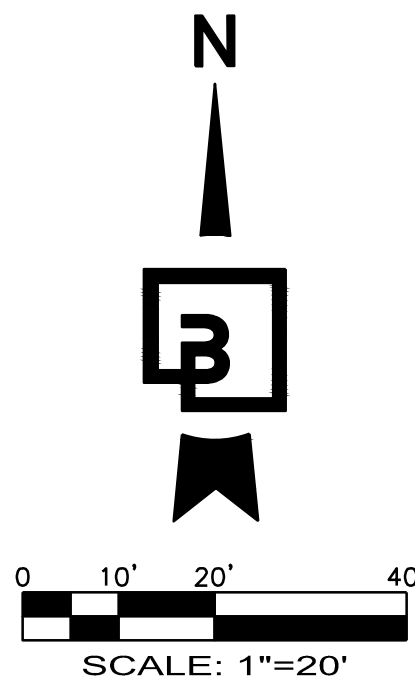


The name DUTCH BROS. and all associated logos, distinctive designs, content, information, and other materials featured, displayed, contained herein, and made available by Dutch Bros., including but not limited to, the "look and feel" of the establishments and products, all text, images, colors, configurations, 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.

PRELIMINARY SITE PLAN



PROJECT DATA

PROJECT SCOPE OF WORK:
 950 SQUARE FOOT SINGLE FLOOR COMMERCIAL BUILDING WITH DRIVE THROUGH WINDOW (SOUTHEAST CORNER OF BUILDING) FOR DUTCH BROS. COFFEE USE. IMPROVEMENTS INCLUDE ASPHALT AND CONCRETE PAVING, PARKING LOT STRIPING, INTERIOR AND PERIMETER LANDSCAPING, AND TRASH AND RECYCLING ENCLOSURE. SIDEWALK AND CUSTOMER WALK UP WINDOW ALSO INCLUDED.

ADDRESS: 4990 VAN BUREN BOULEVARD, RIVERSIDE, CA 92503
OVERALL SITE AREA: 34,365 SQ. FT. (0.79 ACRES)

BUILDING SETBACKS:
 SIDEYARD FROM RESIDENTIAL: 15'

PARKING CALCULATIONS:
 REQUIRED SPACES: 9
 REGULAR SPACES PROVIDED: 8
 ACCESSIBLE SPACES PROVIDED: 1
 TOTAL PARKING PROVIDED: 9

BIKING PARKING REQUIREMENTS:
 REQUIRED SPACES: 5
 PROVIDED SPACES: 6
 TOTAL PROVIDED SPACES: 6

LOT COVERAGE:

PROPOSED BUILDING/TRASH ENCLOSURE:	±1,238 SF	(3.50%)
PROPOSED BUILDING:	±950 SF	
PARKING AND MANEUVERING:	±21,672 SF	(61.28%)
WALKWAYS:	±2,957 SF	(8.36%)
LANDSCAPE:	±9,500 SF	(26.86%)
TOTAL:	35,367 SF	(100.0%)

CONSTRUCTION NOTES:

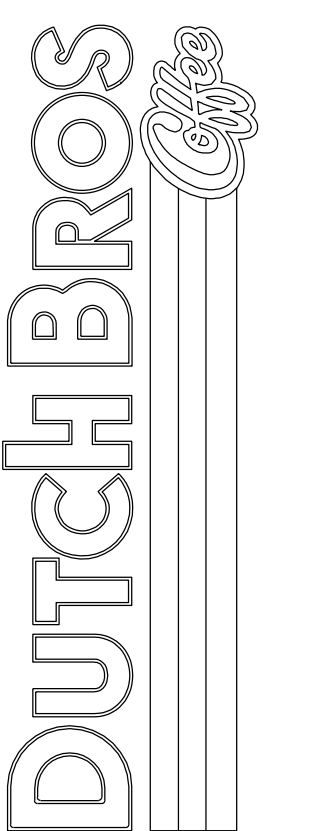
- PROPOSED 950 SF DUTCH BROS COFFEE, REFER TO ARCHITECTURAL PLANS FOR DETAILS.
- PROPOSED 12'X24' TRASH ENCLOSURE, REFER TO ARCHITECTURAL PLANS FOR ENCLOSURE AND PAVEMENT SECTION DETAILS.
- PROPOSED CONCRETE BARRIER CURB, TYPICAL.
- PROPOSED ASPHALT PAVEMENT.
- PROPOSED CONCRETE PAVEMENT.
- PROPOSED ON-SITE CONCRETE SIDEWALK (WIDTH VARIES), TYPICAL.
- PROPOSED PAVEMENT MARKING.
- PROPOSED ACCESSIBLE SINGLE PARKING STALL.
- PROPOSED LANDSCAPE AREA, TYPICAL.
- ACCESSIBLE PATH, TYPICAL.
- PROPOSED ADA ACCESSIBLE RAMP.
- PROPOSED BOLLARD.
- PROPOSED BICYCLE PARKING.
- PROPOSED 3'X3' DECORATIVE PAVEMENT.
- PROPOSED CURB AND GUTTER.
- MONITORING WELL (TYP.) TO BE PROTECTED AND RAISED TO FINISH GRADE ELEVATIONS.
- SAWCUT LIMITS.
- PROPOSED CONCRETE SWALE.
- PROPOSED POWER TRANSFORMER.
- PROPOSED BACKFLOW PREVENTION DEVICE.
- PROPOSED DOMESTIC WATER METER.
- PROPOSED SIGN.
- PROPOSED STOP BAR.
- PROPOSED STOP SIGN (R1-1) & "RIGHT TURN ONLY" SIGN PER CITY OF RIVERSIDE STANDARDS AND SPECIFICATIONS.
- PROPOSED STOP LEGEND PER CITY OF RIVERSIDE STANDARDS AND SPECIFICATIONS.
- PROPOSED OFF-SITE CONCRETE SIDEWALK.

LEGEND

BUILDING LINE	//////
EXISTING CURB TO REMAIN	=====
PROPOSED CURB	=====
PROPOSED LANDSCAPING
PROPOSED ASPHALT
PROPOSED CONCRETE
PROPERTY LINE	-----

PRELIMINARY NOT FOR CONSTRUCTION

4990 VAN BUREN BLVD
 RIVERSIDE, CA 92503

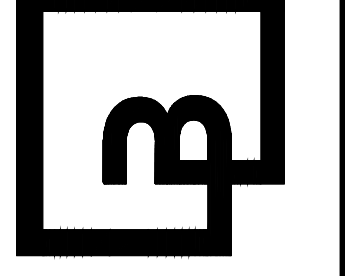


Scale:

Horizontal	Vertical
------------	----------

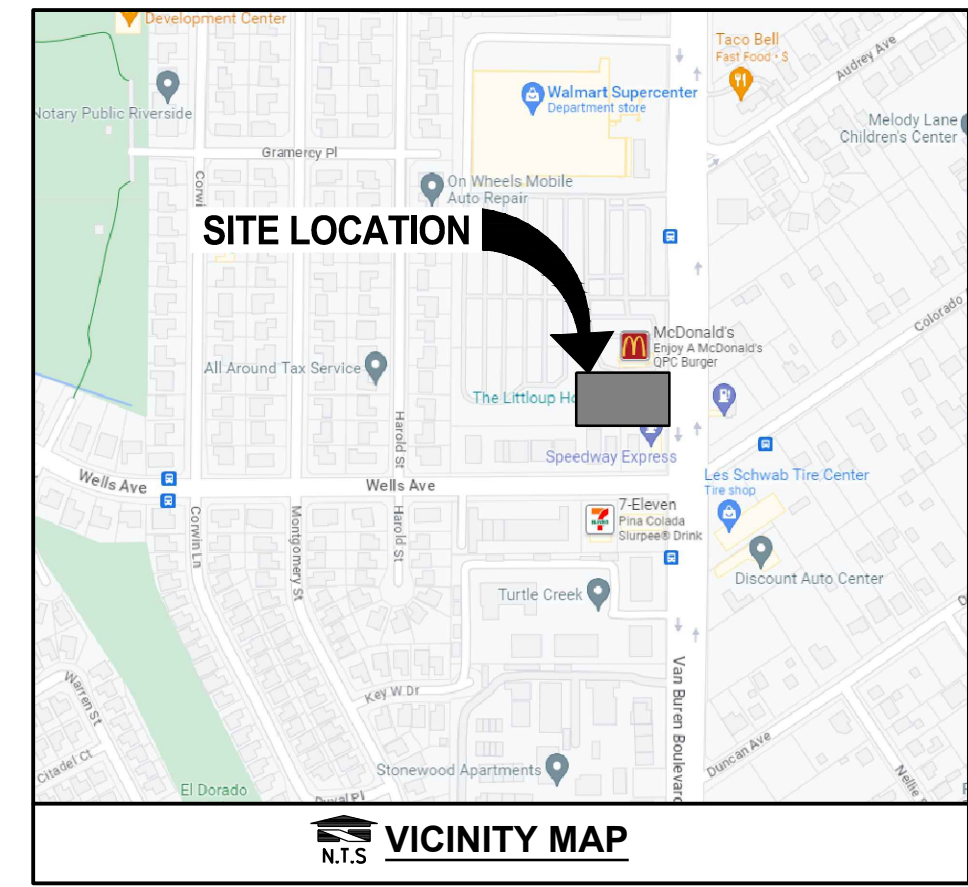
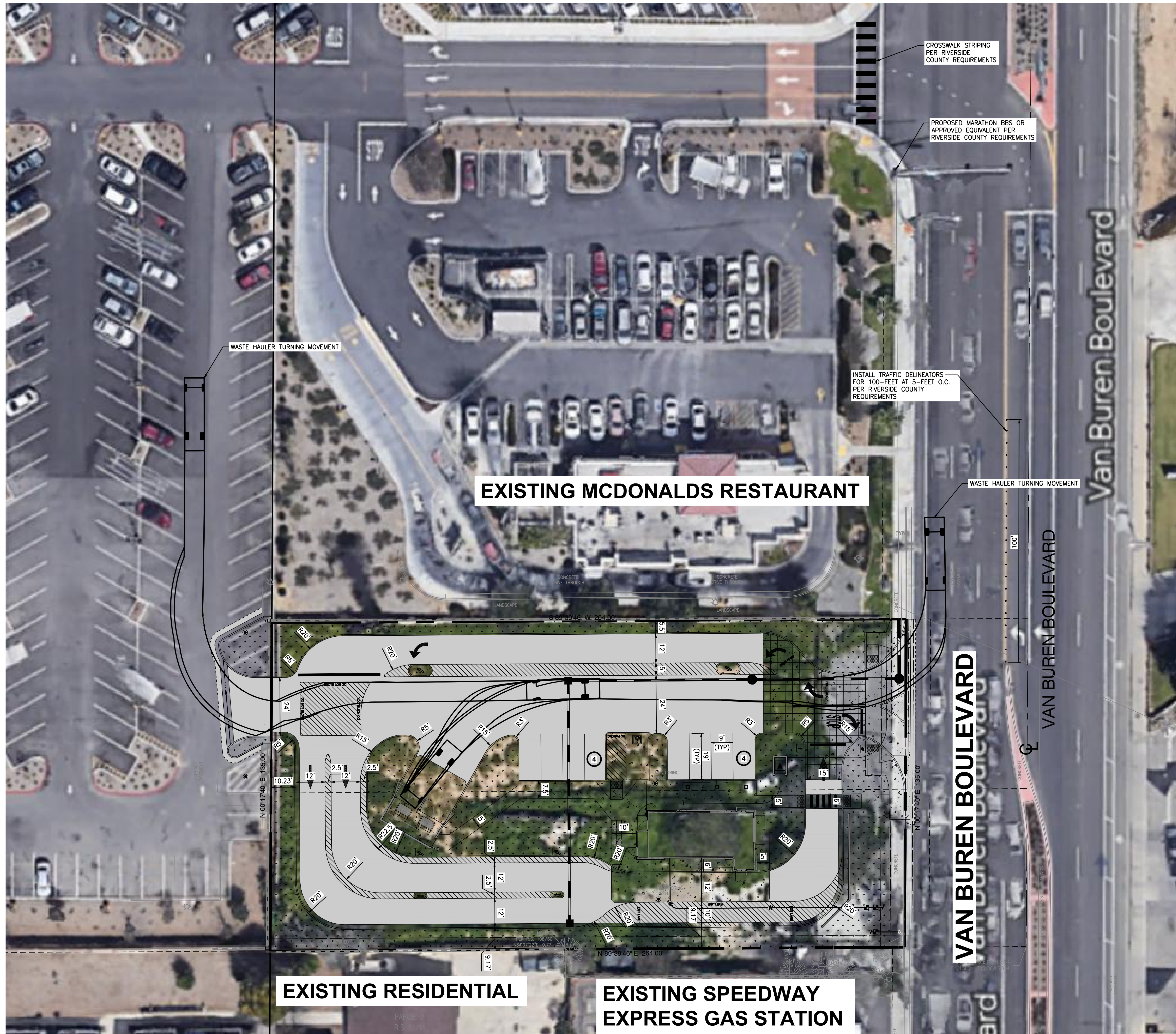
Designed: PAL
 Drawn: PAL
 Checked: AEM
 Approved: HFG
 Date: 04/11/24

Barghausen Consulting Engineers, Inc.
 18215 72nd Avenue South
 Kent, WA 98032
 425.251.6222 barghausen.com



Job Number: 22960
 Sheet:
 2019 DB
 Financing USA, LLC
 P:\22000s\22960\preliminary\22960-asp.dwg 5/15/2024 1:20 PM PLUJ

SITE PLAN EXHIBIT



PROJECT DATA

PROJECT SCOPE OF WORK:
 950 SQUARE FOOT SINGLE FLOOR COMMERCIAL BUILDING WITH DRIVE THROUGH WINDOW (SOUTHEAST CORNER OF BUILDING) FOR DUTCH BROTHERS COFFEE USE. IMPROVEMENTS INCLUDE ASPHALT AND CONCRETE PAVING, PARKING LOT STRIPING, INTERIOR AND PERIMETER LANDSCAPING, AND TRASH AND RECYCLING ENCLOSURE. SIDEWALK AND CUSTOMER WALK UP WINDOW ALSO INCLUDED.

ADDRESS: 4990 VAN BUREN BOULEVARD, RIVERSIDE, CA 92503
OVERALL SITE AREA: 34,365 SQ. FT. (0.79 ACRES)

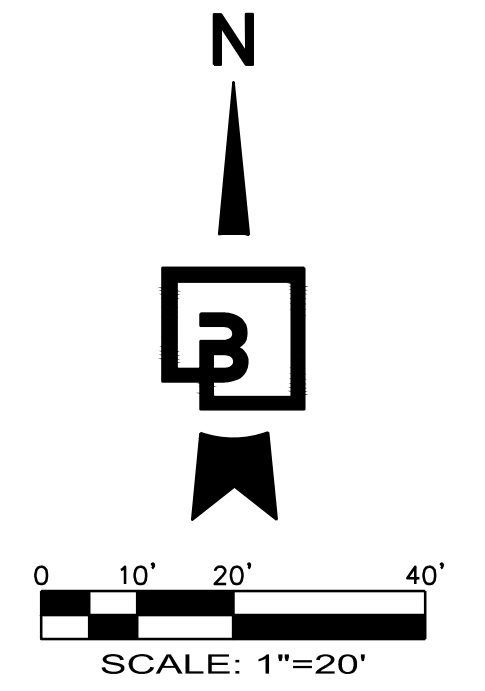
BUILDING SETBACKS:
 SIDEYARD FROM RESIDENTIAL: 15'

PARKING CALCULATIONS:
 REQUIRED SPACES: 9
 REGULAR SPACES PROVIDED: 8
 ACCESSIBLE SPACES PROVIDED: 1
 TOTAL PARKING PROVIDED: 9

BIKING PARKING REQUIREMENTS:
 REQUIRED SPACES: 5
 PROVIDED SPACES: 6
 TOTAL PROVIDED SPACES: 6

LOT COVERAGE:

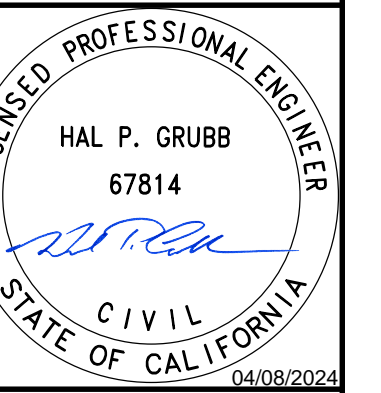
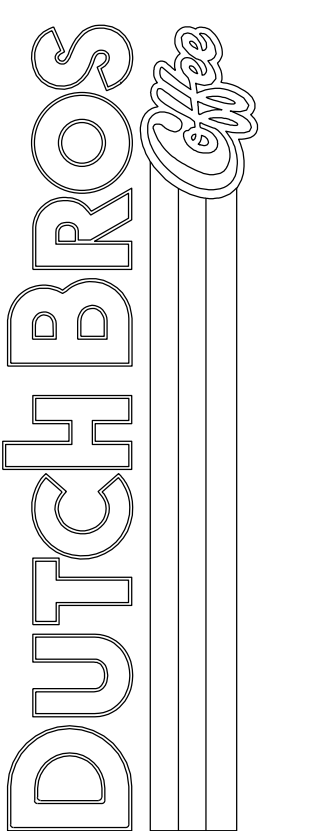
PROPOSED BUILDING/TRASH ENCLOSURE:	±1,238 SF	(3.50%)
PROPOSED BUILDING:	±950 SF	
PARKING AND MANEUVERING:	±21,672 SF	(61.28%)
WALKWAYS:	±2,957 SF	(8.36%)
LANDSCAPE:	±9,500 SF	(26.86%)
TOTAL:	35,367 SF	(100.0%)



LEGEND

BUILDING LINE	
EXISTING CURB TO REMAIN	
PROPOSED CURB	
PROPOSED LANDSCAPING	
PROPOSED ASPHALT	
PROPOSED CONCRETE	

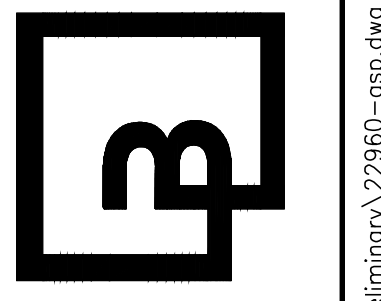
SITE PLAN EXHIBIT
4990 VAN BUREN BLVD
RIVERSIDE, CA 92503



Scale:
 Horizontal: 1" = 20'
 Vertical: N/A

Designed: PAL
Drawn: PAL
Checked: AEM
Approved: HPG
Date: 04/05/24

Barghausen Consulting Engineers, Inc.
 18215 72nd Avenue South
 Kent, WA 98032
 425.251.6222 barghausen.com

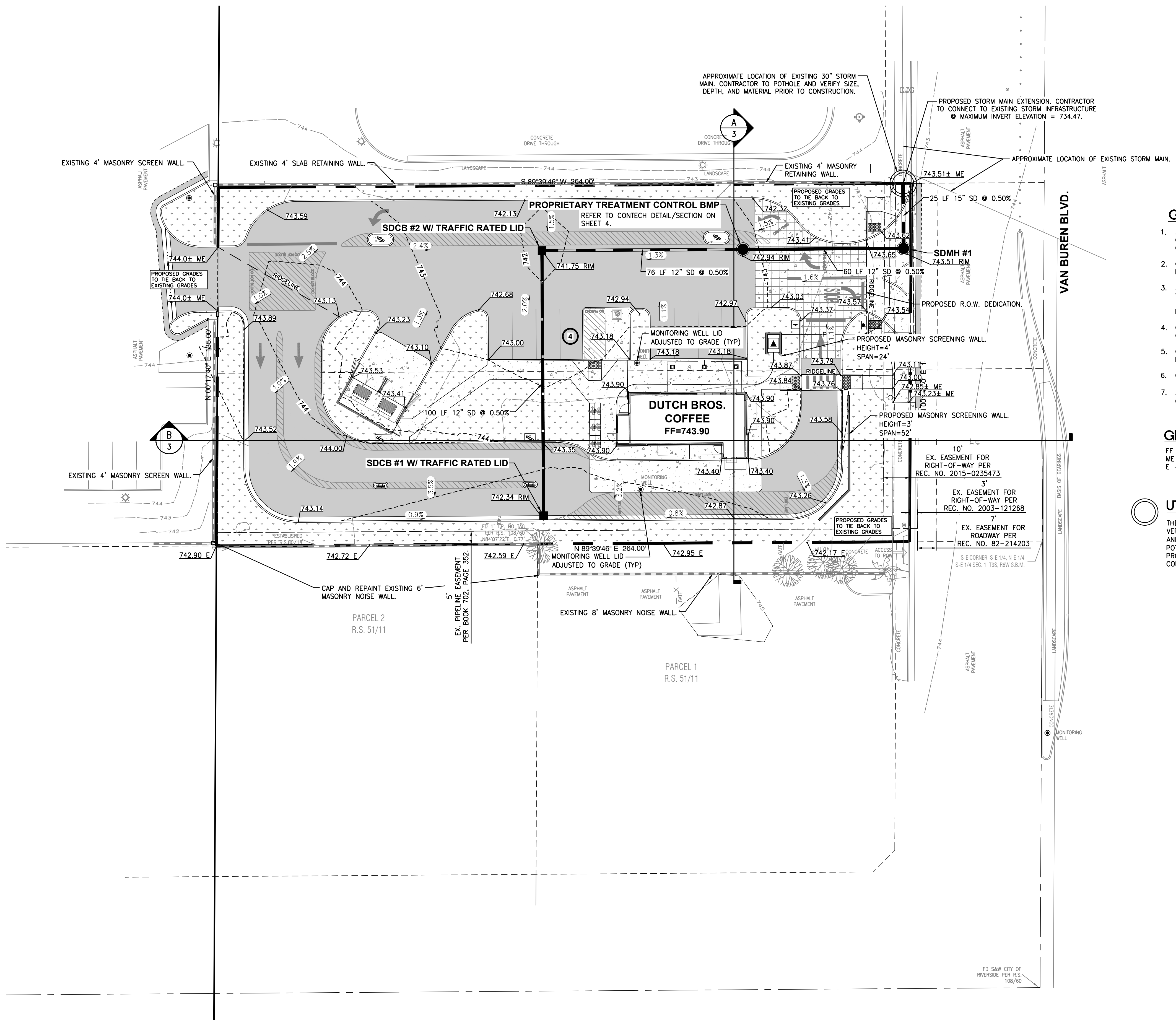
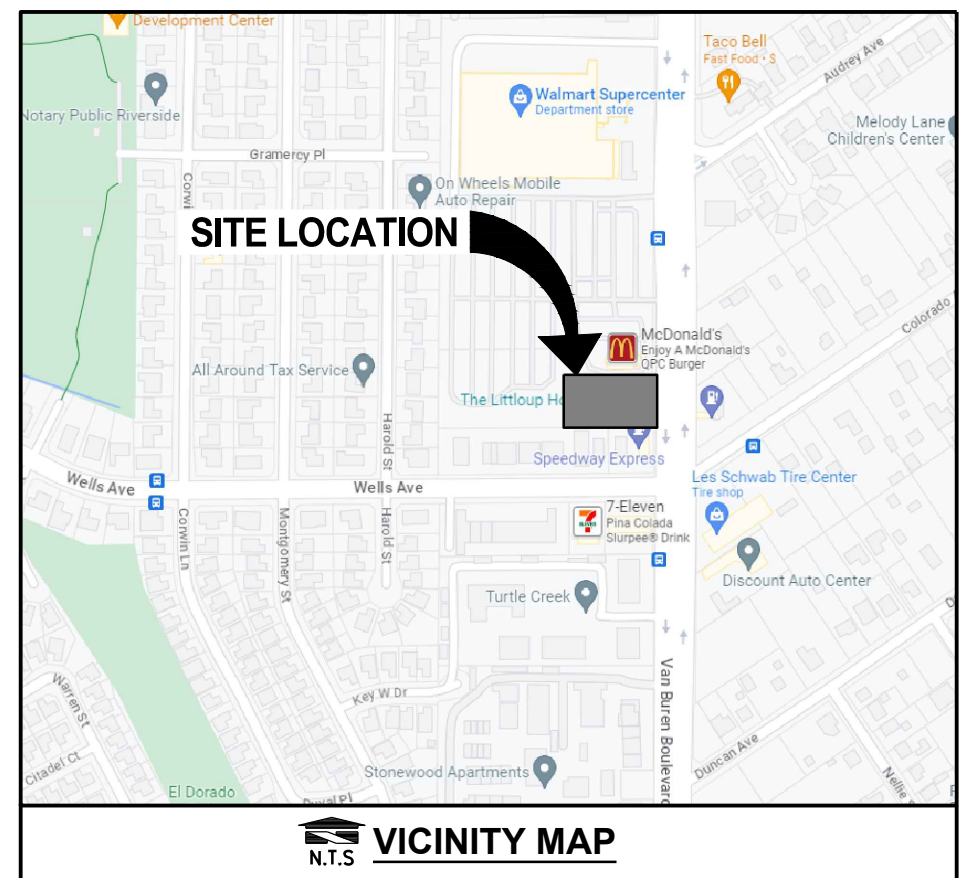
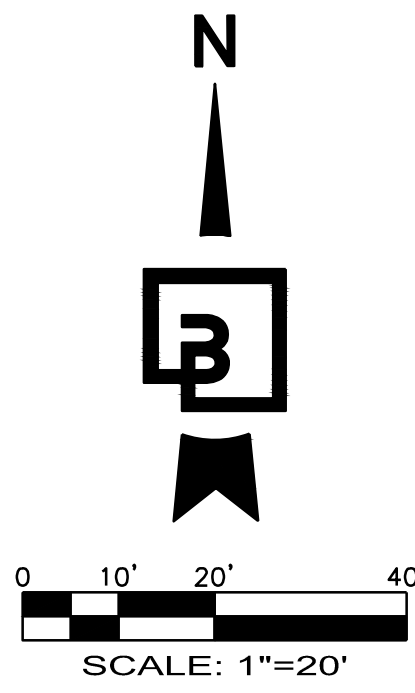


Job Number: 22960
Sheet: 2 OF 4
 2019 DR
 Planning USA, LLC

The name DUTCH BROS, and all associated logos, distinctive designs, content, information, and other materials featured, displayed, contained herein, and made available by Dutch Bros, including but not limited to, the "look and feel" 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.

The name DUTCH BROS. and all associated logos, distinctive designs, content, information, and other materials featured, displayed, contained herein, and made available by Dutch Bros., including but not limited to, the "look and feel" 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.

PRELIMINARY GRADING PLAN



GRADING GENERAL NOTES:

1. ALL GRADING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE CURRENT CITY ORDINANCE AND STANDARD PLANS. THE GRADING IS SUBJECT TO THE OBSERVATION AND APPROVAL OF THE PUBLIC WORKS DEPARTMENT.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PROPOSED GRADES IN RELATIONSHIP TO SURVEYED BASIS OF ELEVATION.
3. ALL EXISTING UTILITY STRUCTURES AND ASSOCIATED LIDS THAT FALL WITHIN THE AREA OF WORK SHALL BE ADJUSTED TO FINISHED GRADE ELEVATIONS. CONTRACTOR SHALL CONFIRM THE FEASIBILITY OF ADJUSTING EXISTING UTILITY STRUCTURE LIDS TO FINISHED GRADE PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
4. CONTRACTOR TO PROTECT AND MAINTAIN EROSION CONTROL FACILITIES DURING GRADING OPERATIONS.
5. CONTRACTOR TO OBTAIN ANY NECESSARY RIGHT-OF-WAY PERMITS IF REQUIRED FOR WORK SHOWN ON PLANS.
6. CONTRACTOR SHALL MATCH EXISTING ELEVATIONS AT ALL SAWCUT LOCATIONS.
7. ALL SPOT ELEVATIONS SHOWN ARE TO FINISH SURFACE (TOP OF ASPHALT OR TOP OF CONCRETE PAVEMENT, NOT TOP OF CURB/SIDEWALK) UNLESS OTHERWISE NOTED.

GRADING PLAN LEGEND:

- FF - FINISHED FLOOR
- ME - MATCH EXISTING
- E - EXISTING
- PROPOSED CONTOURS (dashed line with 'x' marks)
- EXISTING CONTOURS (solid line with 'x' marks)

UTILITY POTHOLES NOTE:

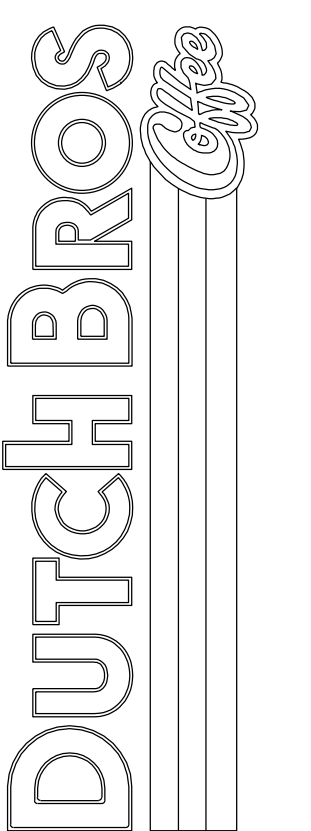
THE CIRCLED LOCATIONS ARE REQUIRED TO BE POTHOLED TO VERIFY VERTICAL AND HORIZONTAL LOCATION OF EXISTING UTILITY AND/OR POTENTIAL CONFLICTS WITH EXISTING UTILITIES. POTHOLES SHALL BE PERFORMED PRIOR TO INSTALLING ANY PROPOSED UTILITIES. CONTRACTOR SHALL NOTIFY BARGHAUSEN CONSULTING ENGINEERS, INC. OF ANY CONFLICTS.

LEGEND	
BUILDING LINE	
EXISTING CURB TO REMAIN	
PROPOSED CURB	
PROPOSED LANDSCAPING	
PROPOSED ASPHALT	
PROPOSED CONCRETE	

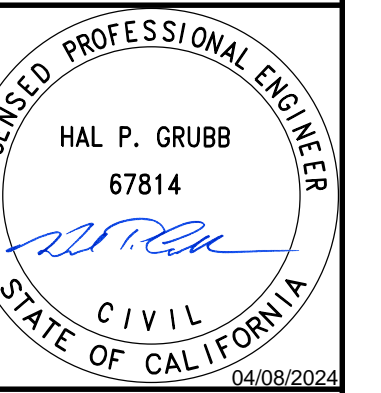
PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY GRADING PLAN
4990 VAN BUREN BLVD
RIVERSIDE, CA 92503

Title:



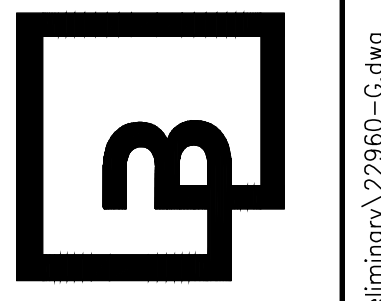
For:



Scale:
Horizontal: 1" = 20'
Vertical: N/A

Designed: PAL
Drawn: PAL
Checked: AEM
Approved: HPS
Date: 04/05/24

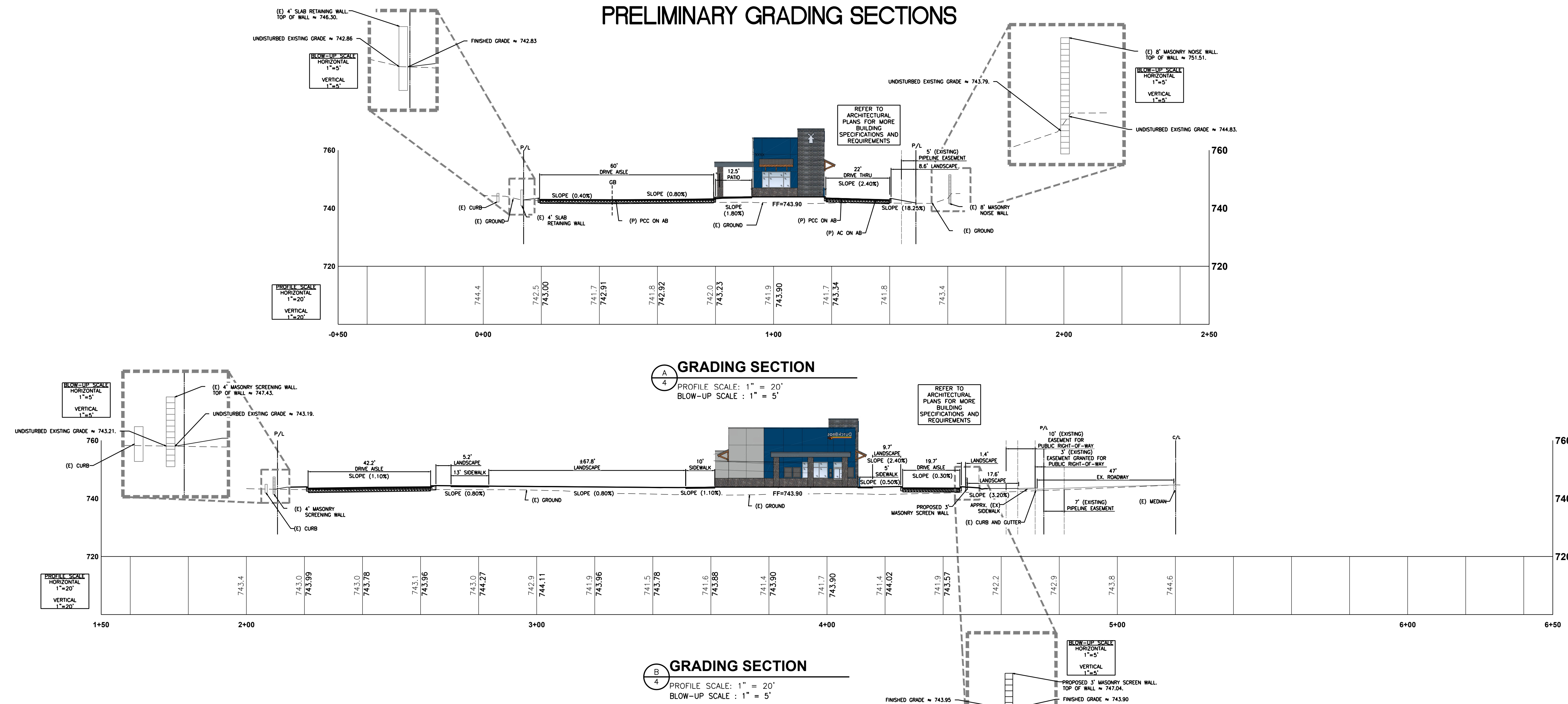
Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222 barghausen.com



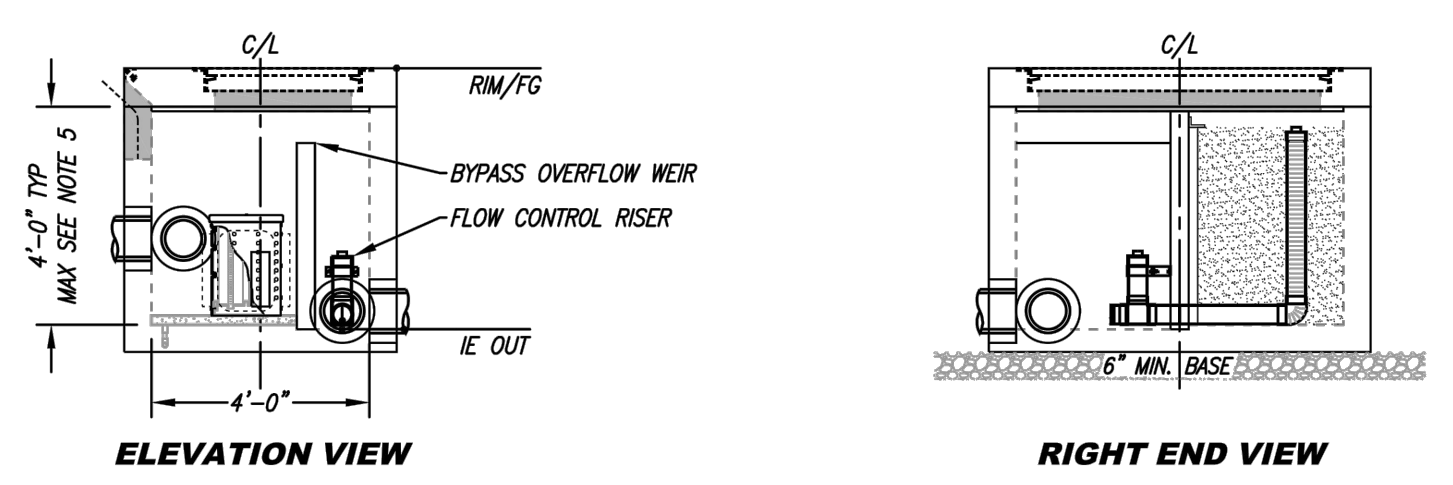
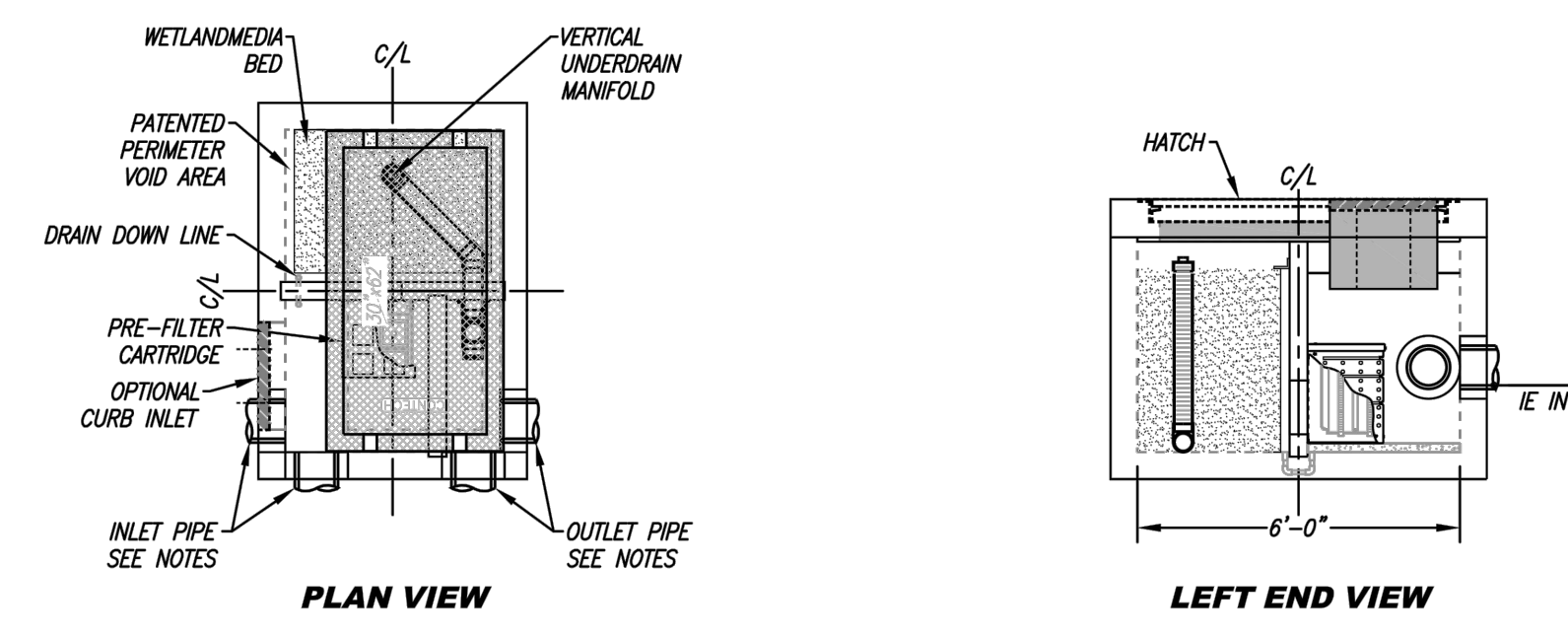
Job Number: 22960
Sheet: 3 OF 4
2019 DB Franchising USA, LLC

The name DUTCH BROS. and all associated logos, distinctive designs, content, information, and other materials featured, displayed, contained herein, and made available by Dutch Bros., including but not limited to, the "look and feel" 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.

PRELIMINARY GRADING SECTIONS



SITE SPECIFIC DATA			
PROJECT NUMBER	BCE #22960		
PROJECT NAME	DUTCH BROS. COFFEE		
PROJECT LOCATION	RIVERSIDE, CA		
STRUCTURE ID	#1		
TREATMENT REQUIRED			
TREATMENT FLOW (CFS)	0.090		
PRETREATMENT LOADING RATE (GPM/SF)	2.1 GPM/SF		
WETLAND MEDIA LOADING RATE (GPM/SF)	1.0		
PEAK BYPASS REQUIRED (CFS) - IF APPLICABLE	(C)		
PIPE DATA	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	736.22	PVC	12
INLET PIPE 2	N/A	N/A	N/A
OUTLET PIPE	734.89	PVC	12
RIM ELEVATION	742.91		
SURFACE LOAD	HS-20		
NOTES: DRAIN DOWN TIME = 71 HOURS. OPERATING HEAD = 2.0' PEAK (100 YEAR) FLOW = 2.30 CFS			
*PRELIMINARY ONLY - NOT FOR CONSTRUCTION			



- ### INSTALLATION NOTES
- CONTRACTOR TO PROVIDE ALL LABOR, EQUIPMENT, MATERIALS AND INCIDENTALS REQUIRED TO OFFLOAD AND INSTALL THE SYSTEM AND APPURTENANCES IN ACCORDANCE WITH THIS DRAWING AND THE MANUFACTURER'S SPECIFICATIONS, UNLESS OTHERWISE STATED IN MANUFACTURER'S CONTRACT.
 - UNIT MUST BE INSTALLED ON LEVEL BASE. MANUFACTURER RECOMMENDS A MINIMUM 6" LEVEL ROCK BASE UNLESS SPECIFIED BY THE PROJECT ENGINEER. CONTRACTOR IS RESPONSIBLE FOR VERIFYING PROJECT ENGINEER'S RECOMMENDED BASE SPECIFICATIONS.
 - CONTRACTOR TO SUPPLY AND INSTALL ALL EXTERNAL CONNECTING PIPES. ALL PIPES MUST BE FLUSH WITH INSIDE SURFACE OF CONCRETE (PIPES CANNOT INTRUDE BEYOND FLUSH). INVERT OF OUTFLOW PIPE MUST BE FLUSH WITH DISCHARGE CHAMBER FLOOR. ALL PIPES SHALL BE SEALED WATER-TIGHT PER MANUFACTURER'S STANDARD CONNECTION DETAIL. CONTRACTOR RESPONSIBLE FOR CONTACTING CONTECH FOR ACTIVATION OF UNIT. MANUFACTURER'S WARRANTY IS VOID WITHOUT PROPER ACTIVATION BY A CONTECH REPRESENTATIVE.
 - VERTICAL HEIGHT VARIES BASED ON SITE SPECIFIC REQUIREMENTS.

WETLANDS
FOR PATENT INFORMATION GO TO
www.contechsb.com

PROPRIETARY AND CONFIDENTIAL:
THE INFORMATION CONTAINED IN THIS DOCUMENT IS THE SOLE PROPERTY OF CONTECH AND ITS COMPANIES. THIS DOCUMENT, FOR ANY PART THEREOF, MAY BE USED, REPRODUCED OR MOVED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF CONTECH.

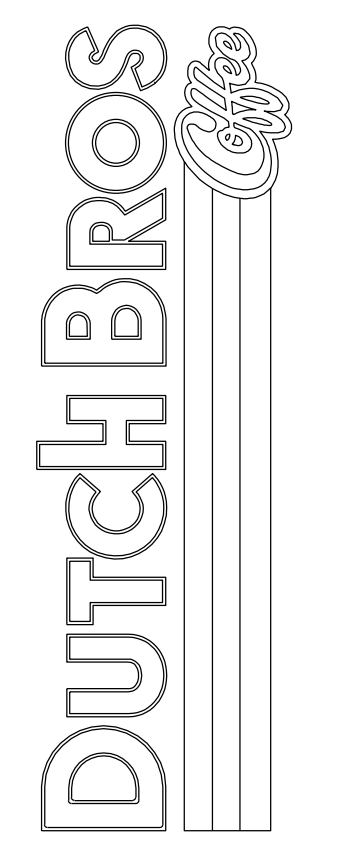
CONTECH
ENGINEERED SOLUTIONS LLC
www.contechsb.com

MWS-L-4-6-V-UG
STORMWATER BIOFILTRATION SYSTEM
STANDARD DETAIL

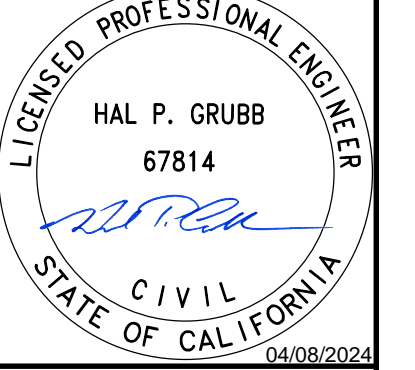
PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY GRADING SECTIONS
 4990 VAN BUREN BLVD
 RIVERSIDE, CA 92503

Title:



For:



Scale:	Horizontal	Vertical
	VARIES	VARIES
Designed	PAL	
Drawn	PAL	
Checked	AEM	
Approved	HFG	
Date	04/05/24	

Barghausen
Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

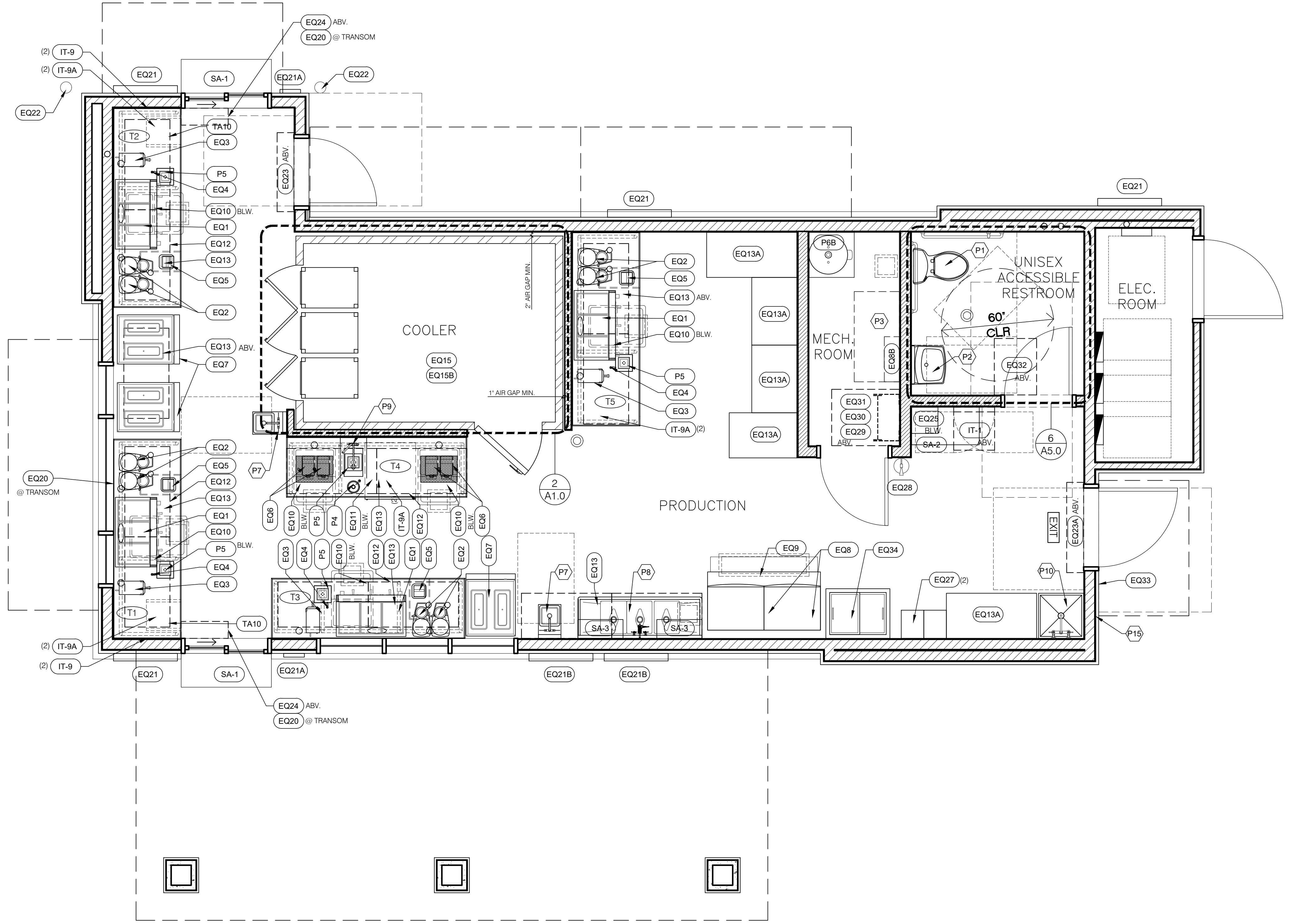
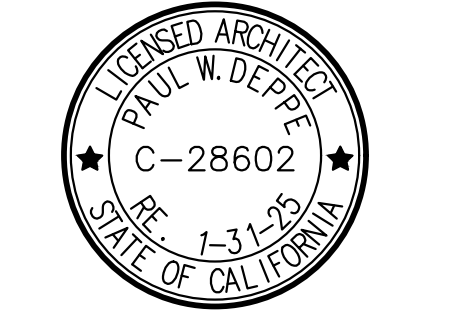
Job Number	22960
Sheet	4 OF 4
2019 DB	Franchising USA, LLC



ARMÉT DAVIS NEWLOVE & ASSOCIATES, AIA ARCHITECTS

1330 OLYMPIC BLVD.
SANTA MONICA, CALIFORNIA 90404
PH 310 452-5533 FAX 310 450-4742

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. RE-USE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE FRAUD. TRACE EVIDENCE OF THE ACCEPTANCE OF THE RESTRICTIONS.



Project No: CA6804
Dutch Bros Coffee - New Freestanding Store
DB2550-A1
4990 VAN BUREN BOULEVARD
RIVERSIDE, CA 92503

DATE:	03/17/2023
REV:	DATE: DESCRIPTION:

SHEET NAME:
EQUIPMENT PLAN/
ENLARGED PLANS

SHEET NUMBER:
A1.0

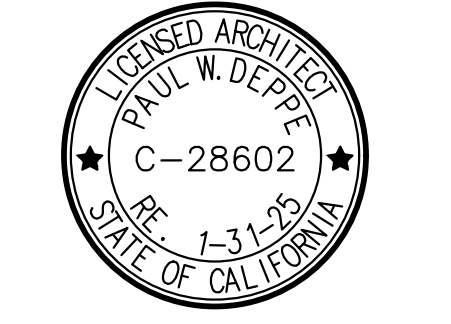
EQUIPMENT SCHEDULE - DB2550-A1

ID TAG	EQUIPMENT DESCRIPTION	PROVIDED BY	INSTALLED BY	QUANTITY	MANUFACTURER	MODEL NUMBER	COLOR/OPTIONS	POWER REQUIREMENTS				PLUMBING REQUIREMENTS					NOTES	
								VOLTS	PHASE	AMPS	CONNECTION TYPE	WATER TYPE	WATER TEMP	CONNECTION TYPE	CONNECTION SIZE	PSI		DRAIN REQUIREMENTS
EQ1	ESPRESSO MACHINE	DBC	KES/EC/PC	3	LA MARZOCCO	LINEA PB	STAINLESS	208-240	1 PH	50A	208-240V 1 PH. WIRED 10-50P; NEMA 10-50R PLUG - PLUG PROVIDE BY DBC	FILTERED	COLD	MALE COMPRESSION S/O	3/8" MIN.	45	3/4" FLEX DRAIN LINE	DBC: DUTCH BROS CORPORATE GC: GENERAL CONTRACTOR KES: KITCHEN EQUIPMENT SUPPLIER PC: PLUMBING CONTRACTOR EC: ELECTRICAL CONTRACTOR MC: MECHANICAL CONTRACTOR IT: IT TECHNICIAN
EQ2	GRINDER	DBC	KES	5	MAZZER	MAJOR	DARK GRAY	120		5.4A	NEMA 5-20	-	-	-	-	-	-	UNBOX. SET ON COUNTER AND PLUG INTO OUTLET
EQ3	HOT WATER DISPENSER	DBC	KES/EC/PC	3	BUNN	43600.0026-H5X	STAINLESS/BLACK	120V	1 PH	15.4A	NEMA5-20	FILTERED	COLD	MALE	1/4"			
EQ4	GLASS FILLER	KES	PC	3	FISHER	59099	STAINLESS	-	-	-	-	FILTERED	COLD	MALE	1/2" NPT	60 PSI	-	MOUNT @ RINSE STATION WELL
EQ5	TRASH CAN	DBC	GC	3	RUBBERMAID	SLIM JIM	BLACK	-	-	-	-	-	-	-	-	-	-	TRASH CAN LOCATED UNDER KNOCK BOX CHUTE FOR COFFEE GROUND.
EQ6	BLENDER	DBC	GC	4	BLENTEC	STEALTH 885	BLACK	120	-	15A	NEMA 5-20	-	-	-	-	-	-	COUNTER TOP OPTION
EQ7	FROZEN BEVERAGE MACHINE	DBC	3RD PARTY	3	TAYLOR	342	STAINLESS	(2) 208	-	16A	NEMA L-620	-	-	-	-	-	-	TAYLOR TO PROVIDE INSTALL; GC/EC TO COORDINATE. TWO (2) TWIST LOCK OUTLETS NEED FOR EACH MACHINE
EQ7A	FROZEN BEVERAGE MACHINE, ALTERNATE	DBC	3RD PARTY	3	SPACEMAN	6795-C	STAINLESS	208-230	1 PH	30A	NEMA L6-30	-	-	-	-	-	-	ALTERNATE SPEC - SPACEMAN TO PROVIDE INSTALL; GC/EC TO COORDINATE SINGLE (1) TWIST LOCK RECEPTACLES PER MACHINE
EQ8	ICE MACHINE	KES	KES/EC/PC	1 TOTAL + 1 OPTIONAL	MANITOWOC	IYF-1800C	STAINLESS	120	1PH	1.1A	NEMA 5-20	FILTERED	COLD	-	3/8"		3/4"	INSTALLATION BY APPROVED MANITOWOC CONTRACTOR TO BE HIRED BY GC. PLUMBER TO CONNECT BRAIDED WATERLINE AND 3/4" DRAIN OFF OF ICE CUBER AND PIPE DOWN TO FLOOR SINK BELOW ICE BIN. PLUG INTO 120V OUTLET. NOTE: PC AND EC TO PROVIDE ADDITIONAL OUTLET AND WATERLINE STOP FOR FUTURE 2ND ICE MACHINE
EQ8A	ICE MACHINE COND.	KES	KES/EC	1 TOTAL + 1 OPTIONAL	MANITOWOC	CVDF1800	STAINLESS	220	3PH	30A	-	-	-	-	-	-	-	MOUNTED ON ROOF. OPTIONAL 2ND COND. IN CLIMATES 1-4
EQ8B	ICE MACHINE WATER FILTRATION	DBC	GC/PC	1	EVERPURE COLDRINK/INSURICE TWIN MANIFOLD w/ 20" PREFILTER	EV9293-22	-	-	-	-	-	-	-	-	-	-	-	COORD. STUB OUT LOCATION w/ ICE MACHINE; REFERENCE INTERIOR ELEVATIONS
EQ9	ICE STORAGE BIN	KES	KES	1	FOLLET	DEV1650SG-60-ICS125	STAINLESS/GRAY	-	-	-	-	-	-	-	-	-	-	PIPE DRAIN INTO NEAREST FLOOR SINK (AT T4, "PIT STATION")
EQ10	ICE CADDY	KES	KES	5 + 1 OPTIONAL	IRP	ICE CADDY 100	BLACK	-	-	-	-	-	-	-	-	-	-	ICE CADDY SHALL DRAIN TO FLOOR SINK BELOW
EQ11	27" UNDER COUNTER REFRIGERATOR	KES	KES	1	BEVERAGE-AIR	UCR27HC	STAINLESS	115	1PH	2.0A	NEMA 5-15	-	-	-	-	-	-	FOR TABLES w/ 36" DEPTH. SEE TABLE 5. SPECIFY ON ORDER: 2-3/4" CASTERS, LOW PROFILE IN LIEU OF 6" STANDARD.
EQ12	CUP DISPENSER	DBC	KES	-	DISPENSE RITE	PL-CT-4BT	BLACK	-	-	-	-	-	-	-	-	-	-	ATTACH TO BOTTOM OF HANGING SHELVES W/ SS BRACKET
EQ12A	CUP DISPENSER	DBC	KES	-	DISPENSE RITE	PL-CT-5BT	BLACK	-	-	-	-	-	-	-	-	-	-	ATTACH TO BOTTOM OF HANGING SHELVES W/ SS BRACKET
EQ13	UNISTRUT & ALL-THREAD (ABOVE ACT)	GC	GC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	GC TO INSTALL UNISTRUT & ALL-THREAD, ABOVE ACT W/ ALL NECESSARY HARDWARE. REFERENCE DETAIL 8 ON A3.0
	UNISTRUT (BELOW ACT)	GC	GC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	GC TO INSTALL ALL UNISTRUT BELOW ACT; PAINTED TO MATCH SHELVING; REFERENCE DETAIL 8 ON A3.0
	CEILING MOUNTED SHELVING (48"x24")	KES	KES	36	ULINE	H-3187BL	BLACK	-	-	-	-	-	-	-	-	-	-	48"x24" SHELVING - HUNG: - KES TO INSTALL (2) SETS OF CEILING HUNG SHELVES OVER EACH STAINLESS COUNTER AND 3 COMP SINK PER RCP PLAN. - ATTACH TO PAINTED UNISTRUT AND HANG ALL-THREAD FROM TOP OF UNISTRUT THROUGH BOTTOM OF SHELVING POST SECURED W/ FENDER WASHERS AND BOLTS. EXTRA ALL-THREAD AT BOTTOM OF POST TO BE CUT OFF AND FILED SMOOTH. - REFERENCE DETAILS 8 ON A3.0.
	CEILING MOUNTED SHELF LINERS (48"x24")	KES	KES	36	ULINE	H-2440	CLEAR	-	-	-	-	-	-	-	-	-	-	-
	CEILING MOUNTED SHELVING DIVIDERS (24"x8")	KES	KES	TBD BY OWNER	ULINE	H-1761BL	BLACK	-	-	-	-	-	-	-	-	-	-	-
EQ13A	STANDING SHELVING (24"x48")	KES	KES	2	CAMBRO	ESU244884S5580	BRUSHED GRAPHITE	-	-	-	-	-	-	-	-	-	-	24"x48"x84" & 24"x36"x84" ADDITIONAL HARDWARE: - (4) CAMBRO - EDS24H6580 - (6) CAMBRO - CSWIF - (1) CAMBRO - ECC10580
	STANDING SHELVING (24"x36")	KES	KES	1	CAMBRO	ESU243684S5580	BRUSHED GRAPHITE	-	-	-	-	-	-	-	-	-	-	-
EQ14	WALL MOUNTED DRINK SPEED RAILS	OWNER	OWNER	3	SAN JAMAR	B5522	STAINLESS	-	-	-	-	-	-	-	-	-	-	STAINLESS STEEL SPEED RAIL (31-1/8"x4-1/8"x6")
EQ15	WALK-IN COOLER BOX	KES	GC/PC/EC	1	REFRIGERATION CONTRACTORS	CUSTOM	WHITE	-	-	-	-	-	-	-	-	-	-	CUSTOM WALK-IN BOX WITH GLASS DOORS AND ALUMINUM COVE BASE. GC'S REFRIGERATION CONTRACTOR TO SET BOX IN URETHANE SEALANT ON TOP OF QUARRY TILE FLOOR AND INSTALL ALUMINUM COVE BASE AROUND INSIDE AND OUTSIDE PERIMETER OF BOX AT FLOOR. REFRIGERATION SUB ALSO TO INSTALL VERTICAL CLOSURE STRIPS BETWEEN THE WALK-IN COOLER AND THE ADJACENT WALLS AND BETWEEN WALK-IN COOLER CEILING AND BUILDING WALLS IF REQUIRED BY LOCAL HEALTH DEPARTMENT. PROVIDE WALK-IN COOLER (ANTHONY DOORS) DOOR CIRCUIT.
EQ15A	WALK-IN COOLER COND.	KES	KES/GC/PC/EC	1	HEATCRAFT	MOZ015M63	PER MFR.	208/230	3PH	RLA-8.7A LRA-58A	-	-	-	-	-	-	-	INSTALLED ON ROOF.
EQ15B	WALK-IN COOLER EVAP. COIL	KES	KES/GC/PC/EC	1	HEATCRAFT	ULA132	PER MFR.	115/60	1PH	3.6A	-	-	-	-	-	-	-	INSTALLED IN WALK-IN COOLER; REFERENCE PLAN, VERIFY W/ OWNER
EQ15C	WALK-IN COOLER SHELVING	KES	GC	3 SETS	ANTHONY	-	-	-	-	-	-	-	-	-	-	-	-	REFERENCE ENLARGED COOLER PLAN
EQ17	REBEL TAP SYSTEM	KES	KES/GC/PC/EC	1	LANCER	CED 400	GRAY	115/60	-	-	NEMA 5-15	FILTERED	COLD	MALE	3/8"		3/4" FLEX DRAIN LINE	REQUIRES FILTERED WATER, BAG-IN-BOX, GAS REGULATORS AND TUBING CONNECTIONS
EQ18	BAG-IN-BOX RACK	KES	KES/GC	1	APEX BEVERAGE EQUIPMENT DISTRIBUTION	27" WIDE	BLACK	-	-	-	-	-	-	-	-	-	-	BAG-IN-BOX RACK; LOCATED IN DRY STORAGE; PROVIDE ALL NECESSARY TUBING CONNECTIONS
EQ19	BULK TANK	ESPRIGAS	ESPRIGAS	1	CO2 TANK	550 LB.	-	-	-	-	-	-	-	-	-	-	-	PROVIDE WITH MONITORING SYSTEM AND SECURE TO WALL PER MFR. RECOMMENDATIONS
EQ19A	BULK TANK FILL BOX	ESPRIGAS	ESPRIGAS	1	CO2 TANK FILL BOX	FLUSH MOUNT	PER MFR.	-	-	-	-	-	-	-	-	-	-	6"x6"x2" FLUSH MOUNTED AT 48" A.F.F.; PROVIDE ALL NECESSARY TUBING CONNECTIONS
EQ20	"OPEN" SIGN	DBC	GC	2	ES&A CO.	TBD	PER MFR.	-	-	-	-	-	-	-	-	-	-	CENTER ON SERVICE WINDOW TRANSOMS, ON SWITCHED OUTLET, REFERENCE ELEVATIONS
EQ21	MENU BOARDS	DBC	GC	8	ES&A CO.	TBD	PER MFR.	-	-	-	-	-	-	-	-	-	-	COORD. W/ ARCHITECTURAL ELEVATIONS
EQ21A	"GOODIES" MENU	DBC	GC	2	TBD	TBD	PER MFR.	-	-	-	-	-	-	-	-	-	-	COORD. W/ ARCHITECTURAL ELEVATIONS
EQ21B	SNAP FRAMES	DBC	GC	2	TBD	TBD	PER MFR.	-	-	-	-	-	-	-	-	-	-	COORD. W/ ARCHITECTURAL ELEVATIONS
EQ22	BOLLARD COVER	DBC	GC	2	IDEAL SHIELD	7" COVER	BLUE W/ LOGO	-	-	-	-	-	-	-	-	-	-	
EQ23	42" WALL MOUNTED AIR CURTAIN	GC	GC	1	BERNER/QUIKSERV	SANITATION CERTIFIED LOW PROFILE 7 - 42"	WHITE	120/160	1PH	3.4A	-	-	-	-	-	-	-	QUIKSERV AIR CURTAIN, 42", MOUNT 2" ABOVE DOOR FRAME
EQ23A	48" WALL MOUNTED AIR CURTAIN	GC	GC	1	BERNER/QUIKSERV	SANITATION CERTIFIED LOW PROFILE 7 - 48"	WHITE	120/160	1PH	3.4A	-	-	-	-	-	-	-	QUIKSERV AIR CURTAIN, 48", MOUNT 2" ABOVE DOOR FRAME
EQ24	25" AIR CURTAIN - SERVICE WINDOW	GC	GC	2	BERNER/QUIKSERV	QSK1025AA-BK	BLACK	120	1PH	3.4A	-	-	-	-	-	-	-	QUIKSERV AIR CURTAIN, 25" MOUNT DIRECTLY ABOVE SERVICE WINDOW PER MFR. RECOMMENDATIONS
EQ25	SAFE	MFR. TECH	MFR. TECH	1	LOOMIS	TITAN DUAL-STD	BLACK	120	-	-	-	-	-	-	-	-	-	PROVIDE DEDICATED RECEPTACLE; INSTALLED BY LOOMIS TECHNICIAN
EQ27	EMPLOYEE LOCKERS	KES	-	2	ULINE	H-6739AGR (12x12x72")	GRAY	-	-	-	-	-	-	-	-	-	-	
EQ28	FIRE EXTINGUISHER	GC	GC	1	ULINE	S-9873	RED	-	-	-	-	-	-	-	-	-	-	UL RATING 2A-10B-C
EQ29	FIXED ROOF ACCESS LADDER	GC	GC	1	TRI-ARC	WLFS0116	GRAY	-	-	-	-	-	-	-	-	-	-	STEEL, 15' LADDER W/ 16 STEPS; TOP EXIT
EQ30	LADDER SAFETY POST	GC	GC	1	BILCO	LU-1	YELLOW	-	-	-	-	-	-	-	-	-	-	YELLOW POWDER COATED STEEL LADDER SAFETY POST
EQ31	ROOF HATCH	GC	GC	1	BILCO	SINGLE LEAF SCUTTLE TYPE S-20	RED OXIDE PRIME FINISH	-	-	-	-	-	-	-	-	-	-	ROOF HATCH 3'-0"x2'-6" - PRE-ASSEMBLED SINGLE LEAF INSULATED PAINT BOND ROOF SCUTTLE EQUAL TO BILCO TYPE S ROOF HATCH PROVIDE INTERIOR PADLOCK GIVE KEYS TO CONSTRUCTION PROJECT MANAGER
EQ32	ATTIC ACCESS PANEL	GC	GC	1	BEST ACCESS DOORS	BA-CTR-22x30	WHITE	-	-	-	-	-	-	-	-	-	-	ACCESS DOOR W/ HIDDEN FLANGE FOR ALL SURFACE TYPES; PROVIDE KEYS TO CONSTRUCTION PROJECT MANAGER
EQ33	KEY LOCK BOX	GC	GC	1	KNOX	KNOXBOX 3200	BLACK	-	-	-	-	-	-	-	-	-	-	SURFACE MOUNTED AT 72" A.F.F. AT REAR DOOR
EQ34	"HUG" FREEZER	KES	KES	1	KELVINATOR	738089 (KCCF073WS)	WHITE	115	1PH	1.0A	NEMA 5-15	-	-	-	-	-	-	FREEZER FOR "HUG" VESTS; TO BE INCLUDED IN CLIMATE ZONES 1-5



1330 OLYMPIC BLVD.
SANTA MONICA, CALIFORNIA 90404
PH 310 452-5533 FAX 310 450-4742

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. RE-USE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE FRAUD. EVIDENCE OF THE ACCEPTANCE OF THE RESTRICTIONS.



Project No: CA6804
Dutch Bros Coffee - New Freestanding Store
DB2550-A1
4990 VAN BUREN BOULEVARD
RIVERSIDE, CA 92503

DATE: 03/17/2023

REV: DATE:	DESCRIPTION:

SHEET NUMBER:

EQUIPMENT SCHEDULE

SHEET NUMBER:

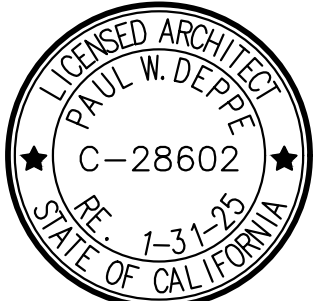
A1.1



ARMÉ DAVIS NEWLOVE & ASSOCIATES, AIA ARCHITECTS

1330 OLYMPIC BLVD.
SANTA MONICA, CALIFORNIA 90404
PH 310 452-5533 FAX 310 450-4742

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. RE-USE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE FRAUD. EVIDENCE OF THE ACCEPTANCE OF THE RESTRICTIONS.



Project No: CA6804
Dutch Bros Coffee - New Freestanding Store
DB2550-A1
4990 VAN BUREN BOULEVARD
RIVERSIDE, CA 92503

DATE: 03/17/2023
REV: DATE: DESCRIPTION:

SHEET NAME:
BUILDING ELEVATIONS
COLOR

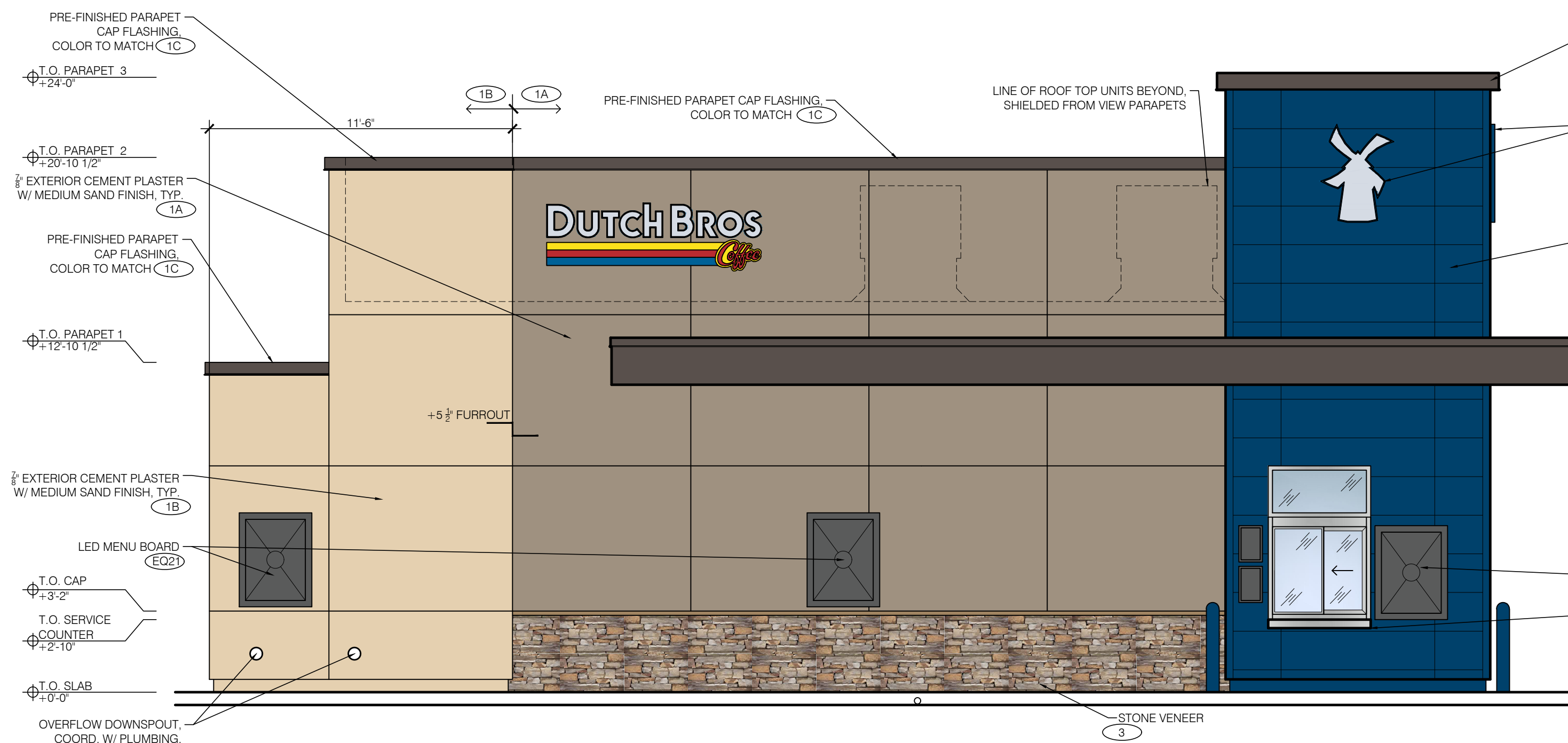
SHEET NUMBER:

A6.1

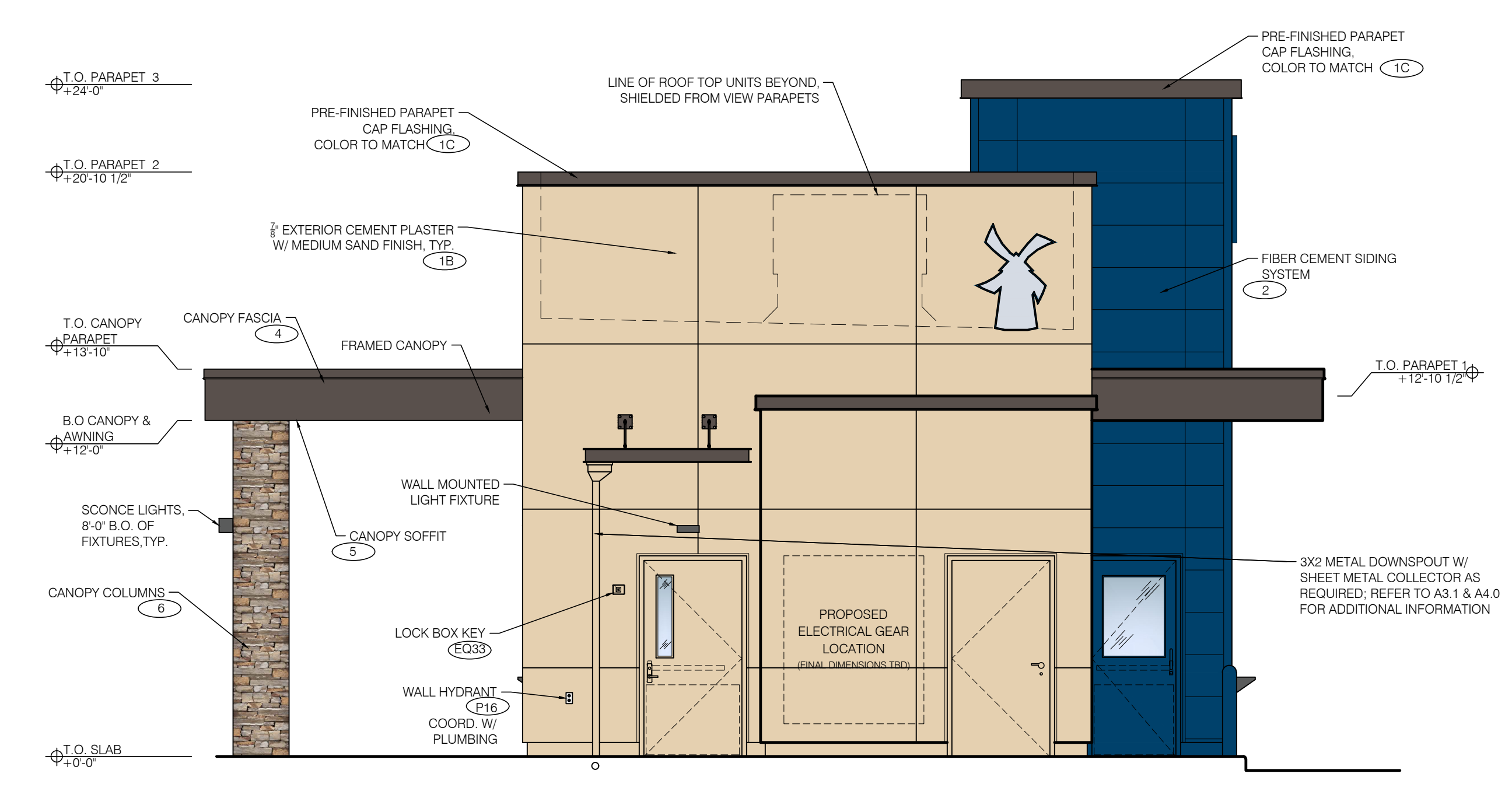
© 2019 DB Franchising USA, LLC

EXTERIOR FINISH SCHEDULE

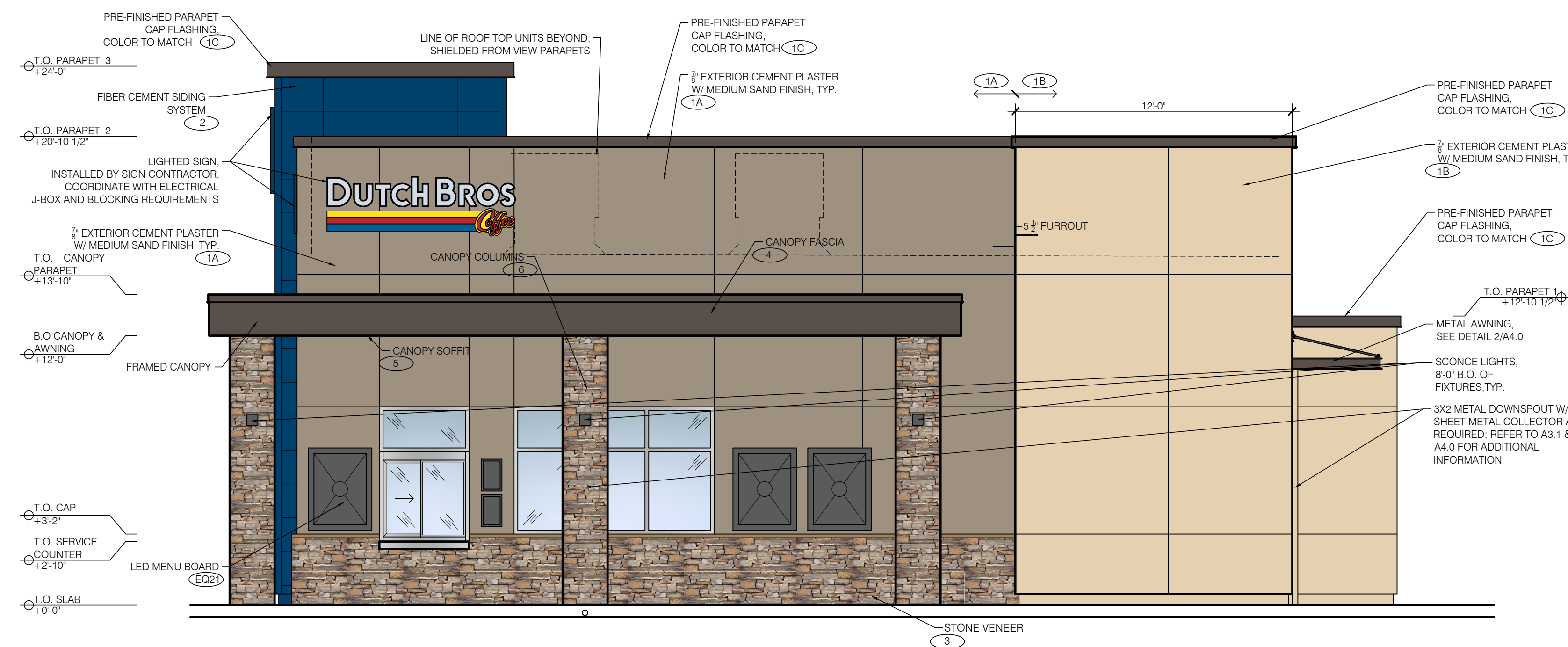
ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BODY)				
1A	EXTERIOR CEMENT PLASTER, PAINTED	DUNN-EDWARDS	DEC 750 BISON BEIGE	3-COAT SYSTEM W/ ACRYLIC MEDIUM SAND FINISH; REVEALS AS SHOWN
1B	EXTERIOR CEMENT PLASTER, PAINTED	DUNN-EDWARDS	DEC 745 CHAPARRAL	3-COAT SYSTEM W/ ACRYLIC MEDIUM SAND FINISH; REVEALS AS SHOWN
1C	METAL	WESTERN STATES METAL ROOFING	METAL FASCIA FLAT	COLOR TO MATCH DEC 756 WEATHERED BROWN
ZONE 2 (TOWER) (Z2)				
2	FIBER CEMENT SIDING	NICHIHA	ILLUMINATION, AWP 1818 W/ OPEN OUTSIDE CORNERS	FACTORY PAINTED BLDG DB BLUE; CAP FLASHING TO MATCH BLDG DB BLUE
ZONE 3 (3'-2" BASE)				
3	STONE VENEER	ELDORADO STONE	CLIFFSTONE, MESQUITE	
	STONE VENEER SILL	ELDORADO STONE	SNAPPED EDGE WAINSCOT SILL; SAND	
ZONE 4 (FRAMED CANOPY)				
4	FASCIA	WESTERN STATES METAL ROOFING	METAL FASCIA	COLOR TO MATCH DEC 756 WEATHERED BROWN
5	SOFFIT	HEWN ELEMENTS	NATURAL NORTHWESTERN SPRUCE	1X6, T&G, 1/2" REVEAL
6	COLUMNS	ELDORADO STONE	CLIFFSTONE, MESQUITE	



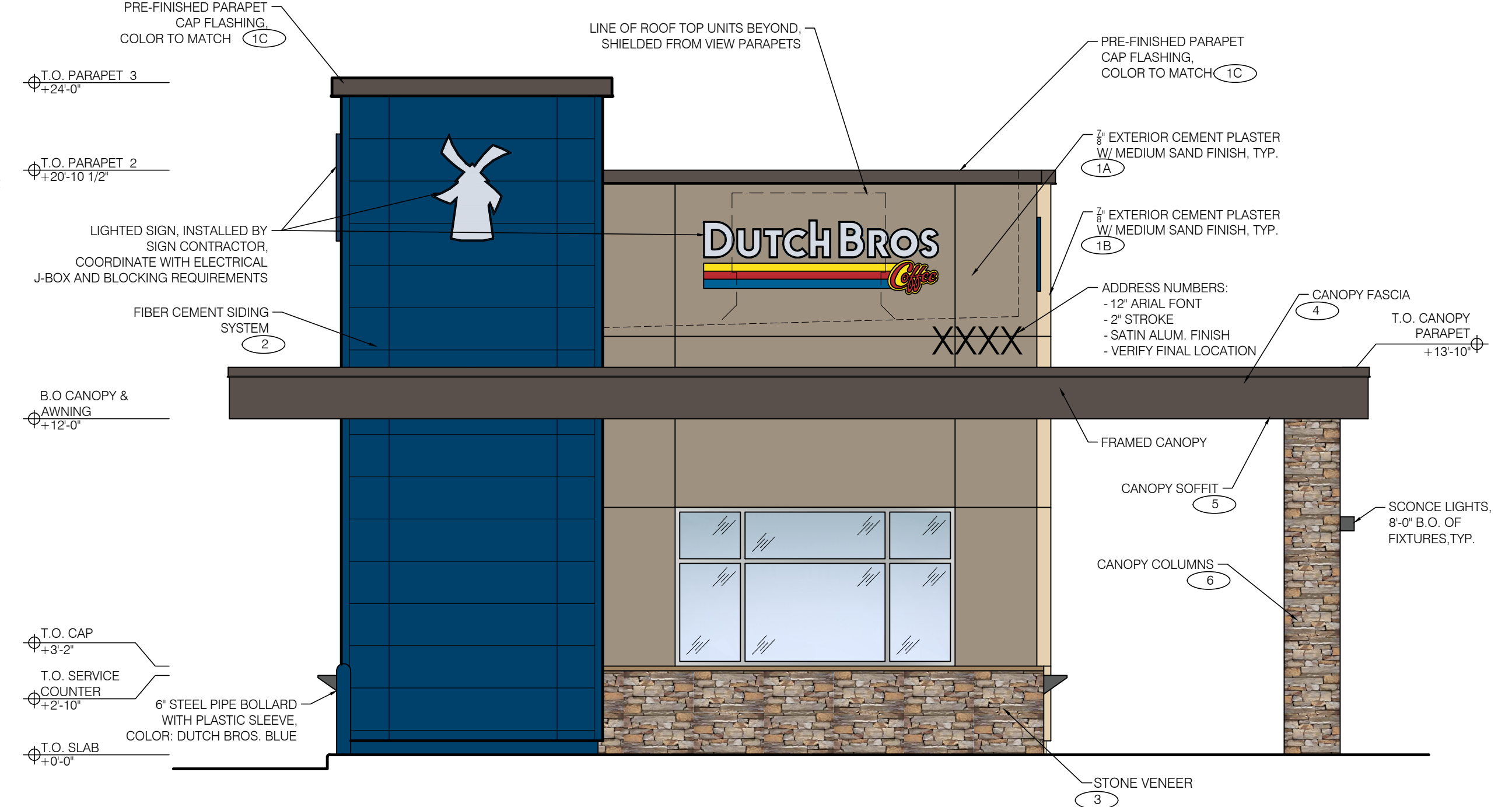
4 SOUTH ELEVATION - DRIVE-THRU WINDOW
SCALE: 1/4" = 1'-0"



3 WEST ELEVATION - REAR ELEVATION
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION - WALK-UP WINDOW
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION - FRONT ELEVATION
SCALE: 1/4" = 1'-0"



FIBER CEMENT SIDING AT TOWER
NICHIIA - ILLUMINATION AWP-1818
COLOR: DUTCH BROS BLUE



SPLIT FACE AT TRASH ENLCOSURE &
SCREEN WALL
BASALITE - SANDSTONE



EXTERIOR CEMENT PLASTER AT BUILDING
DUNN-EDWARDS - DEC 745 CHAPARRAL



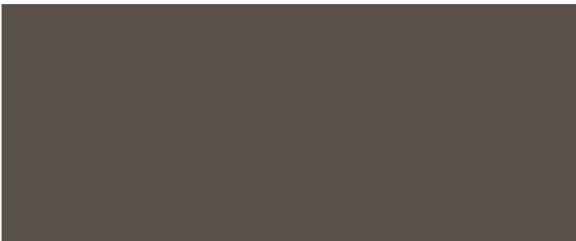
STONE VENEER AT WAINSCOT & COLUMNS
ELDORADO STONE
COLOR: MESQUITE



EXTERIOR CEMENT PLASTER AT BUILDING
DUNN-EDWARDS - DEC 750 BISON BEIGE



WAINSCOT SILL
ELDORADO STONE - SNAPPED EDGE
COLOR: SAND



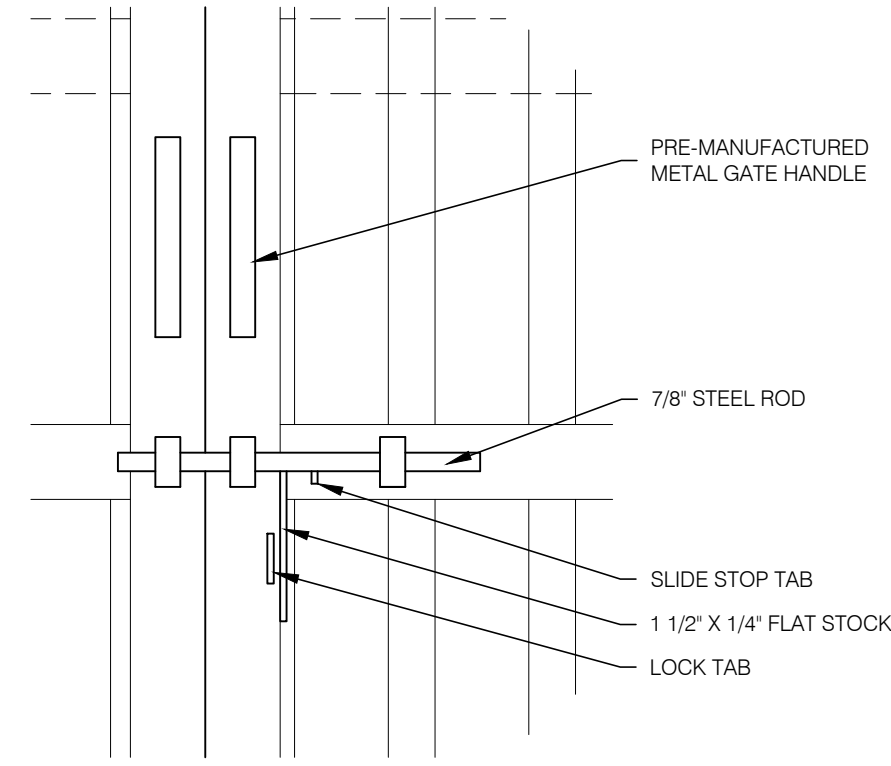
CANOPY FASCIA & AWNINGS
DUNN-EDWARDS - DEC 756 WEATHERED
BROWN



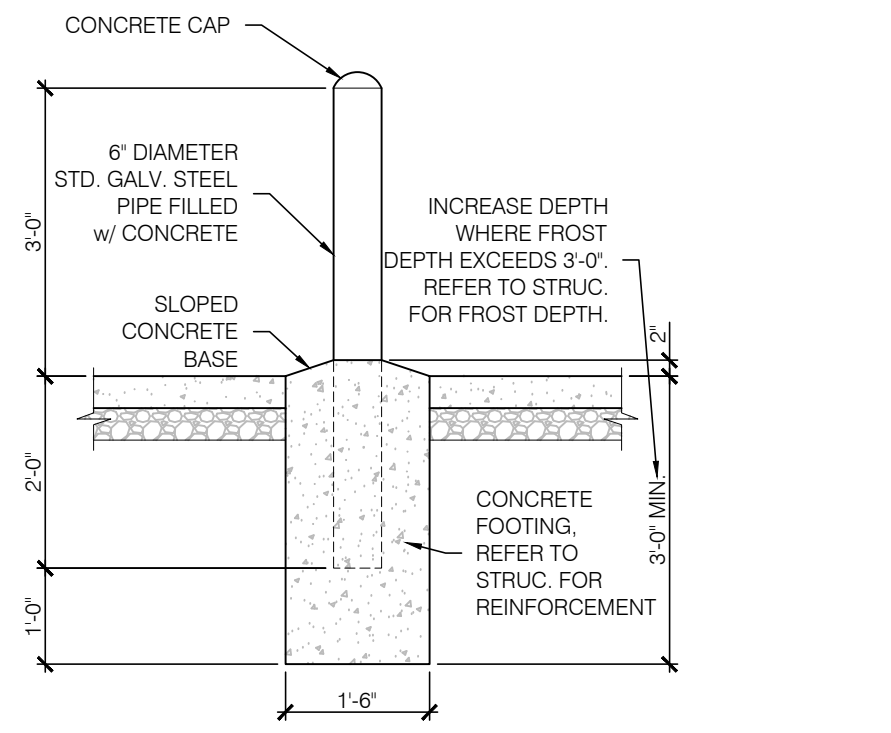
Dutch Bros Coffee CA6804
4990 Van Buren Boulevard
Riverside, CA



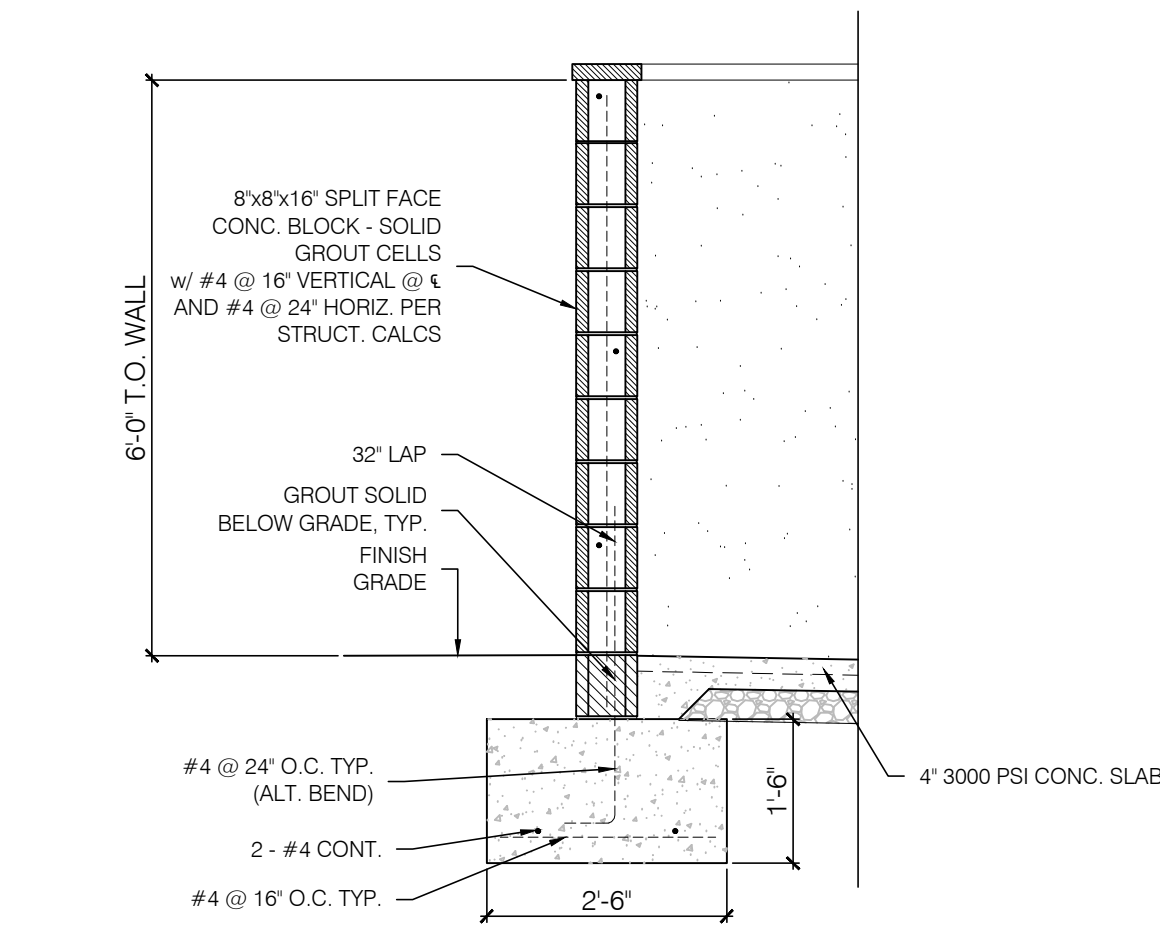
ARMET DAVIS NEWLOVE ARCHITECTS
PHONE: 310-773-7772



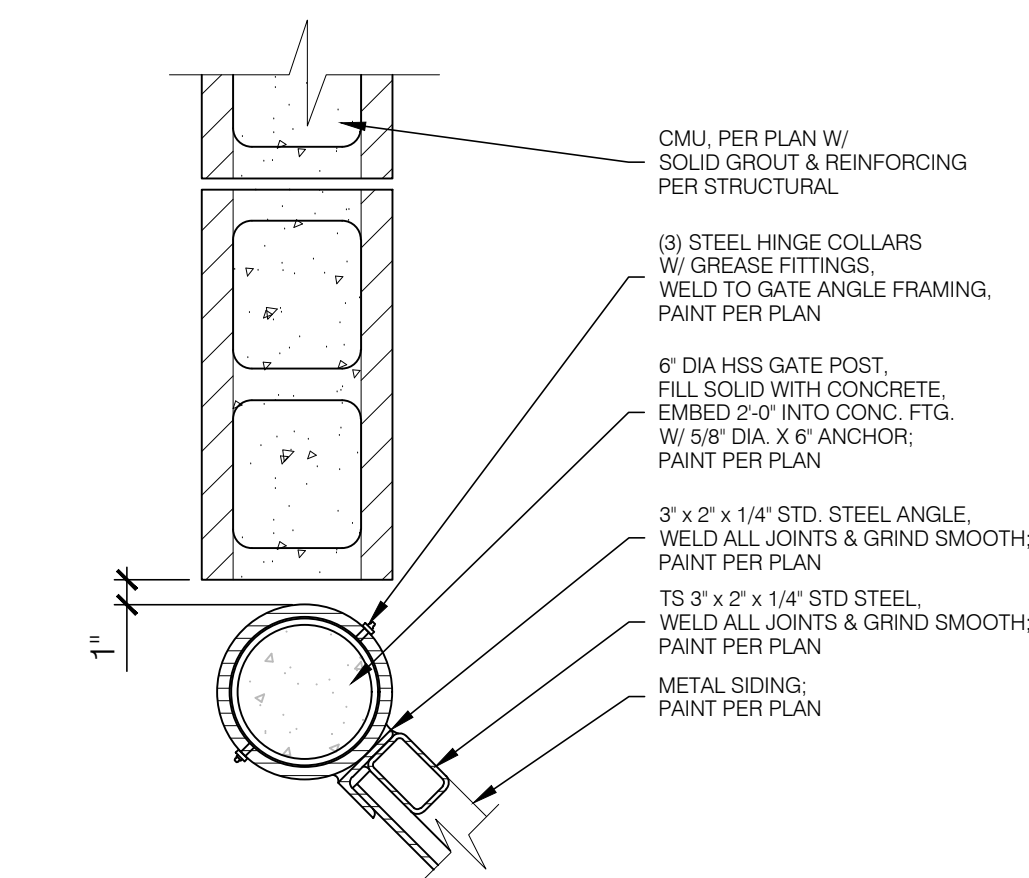
7 TRASH ENCLOSURE GATE LOCKING HANDLE
SCALE: 1-1/2" = 1'-0"



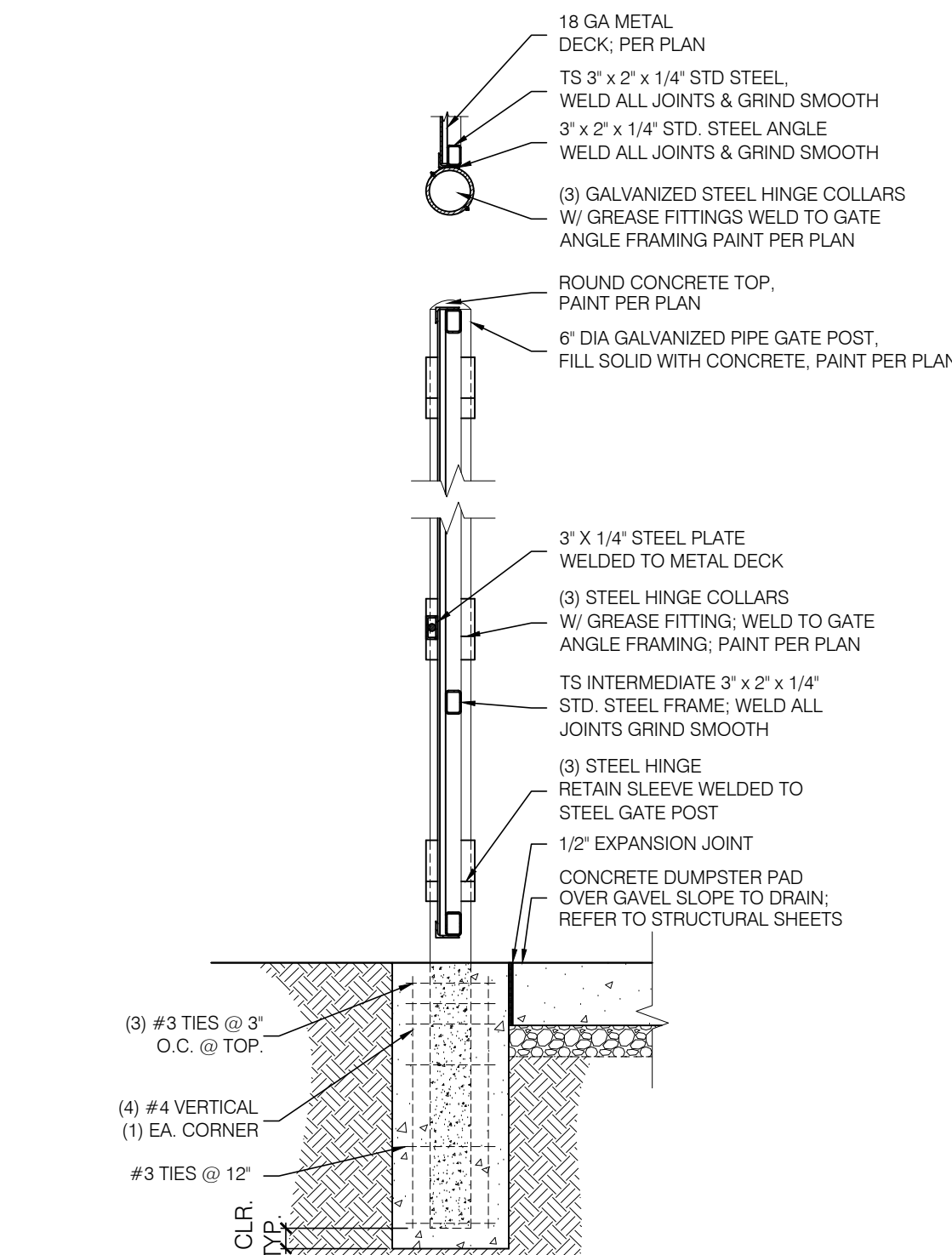
8 BOLLARD DETAIL
SCALE: 1/2" = 1'-0"



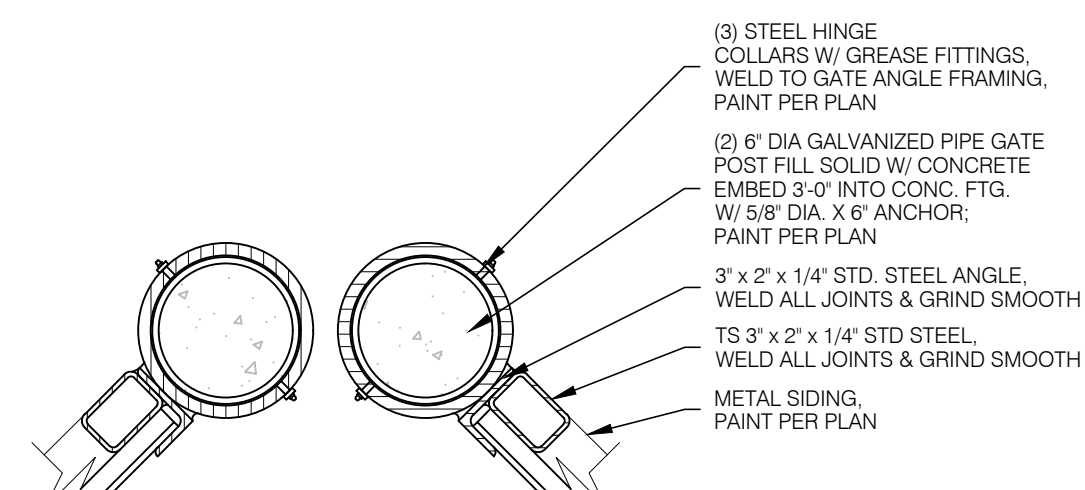
9 TRASH ENCLOSURE SECTION
SCALE: 1/2" = 1'-0"



10 TRASH ENCLOSURE GATE JAMB DETAIL
SCALE: 1-1/2" = 1'-0"



5 TRASH ENCLOSURE GATE JAMB DETAIL
SCALE: 1/2" = 1'-0"

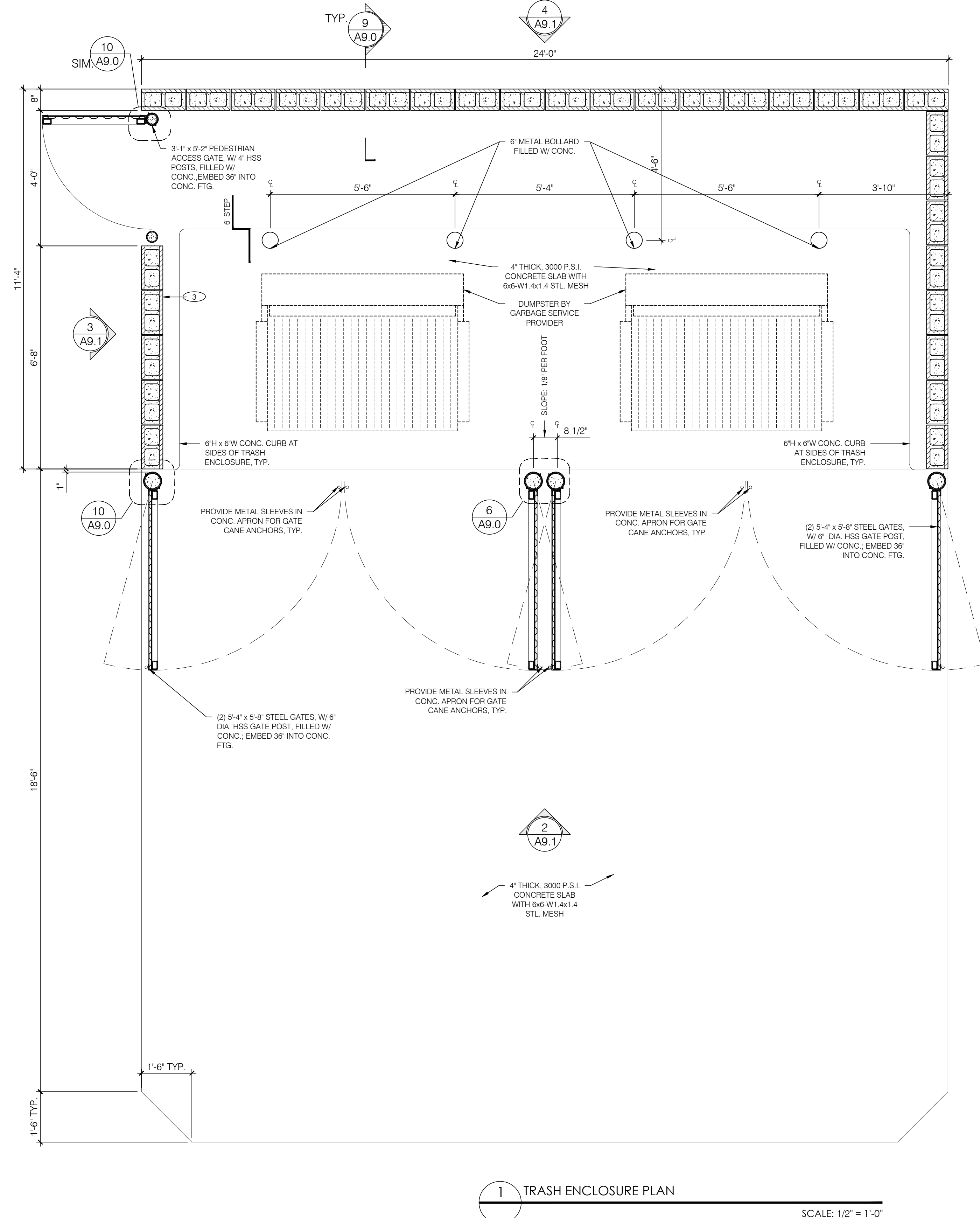


6 TRASH ENCLOSURE GATE JAMB DETAIL
SCALE: 1-1/2" = 1'-0"

TRASH ENCLOSURE MATERIALS				
ID	MATERIAL	MANUFACTURER	COLOR	NOTES
3	SPLIT FACE 8X8X16	BASALITE	SANDSTONE	IF INTEGRAL COLOR BLOCK IS UNAVAILABLE, BLOCK TO BE STAINED TO MATCH
	CMU CAP	BASALITE	SANDSTONE	12X16X2
PT-2	PAINT	DUNN-EDWARDS	DEC 756 WEATHERED BROWN	BLDG DB DARK GRAY, GATES BODY, ROOF POSTS & BEAMS
PT-3	PAINT	SHERWIN-WILLIAMS	8656-12045 - BLDG DB BLUE	BLDG DB BLUE, GATE FRAMES & POSTS

TRASH ENCLOSURE GENERAL NOTES:

- REFER TO STRUCTURAL FOR MASONRY, CONCRETE, STRUCTURAL STEEL AND REINFORCING STEEL FOR SPECIFICATIONS.
- PROVIDE LOCKING MECHANISM ON MAIN DOORS AND PEDESTRIAN DOOR
- PROVIDE SITE LIGHTING AT TRASH ENCLOSURE. MIN. 5 FOOT CANDLE.
- GATE TO BE BUILT WITH 1-1/2" SQUARE STEEL TUBING WITH ALL JOINTS FULLY WELDED TOGETHER AND 1 CROSS MEMBER PER GATE. FRAME TO BE PRIMED AND PAINTED PER FINISH SCHEDULE.
- ALL CONCRETE TO BE MIN. 3000 PSI IN 28 DAYS.
- REFER TO STRUCTURAL DRAWINGS FOR SPECIFICATIONS (GENERAL NOTES) AND TYPICAL DETAILS FOR MASONRY, CONCRETE, STRUCTURAL STEEL AND REINFORCING STEEL.



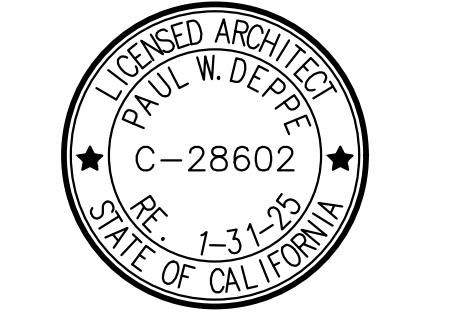
1 TRASH ENCLOSURE PLAN
SCALE: 1/2" = 1'-0"



adn
ARMÉT DAVIS NEWLOVE & ASSOCIATES, AIA ARCHITECTS

1330 OLYMPIC BLVD.
SANTA MONICA, CALIFORNIA 90404
PH 310 452-5533 FAX 310 450-4742

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. RE-USE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE FRAUD. EVIDENCE OF THE ACCEPTANCE OF THE RESTRICTIONS.

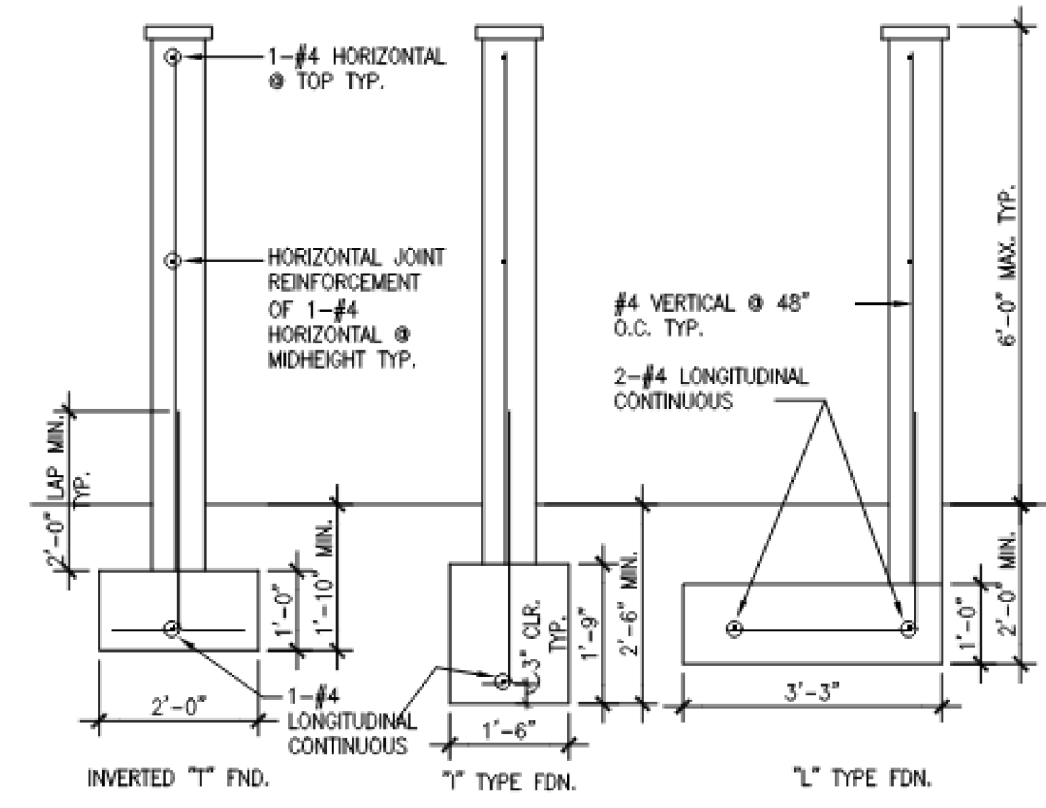


Project No: CA6804
Dutch Bros Coffee - New Freestanding Store
DB2550-A1
4990 VAN BUREN BOULEVARD
RIVERSIDE, CA 92503

DATE: 03/17/2023	REV: DATE:	DESCRIPTION:

SHEET NAME:
TRASH ENCLOSURE PLAN/ ELEVATIONS

SHEET NUMBER:
A9.0

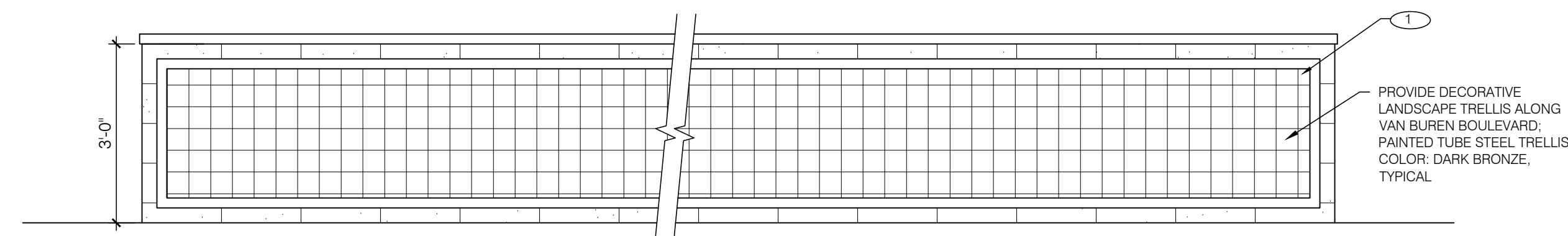


GENERAL SPECIFICATIONS & NOTES

1. CONCRETE MIX FOR FOOTING TO BE 1 PART CEMENT TO 2-1/2 PARTS SAND TO 3-1/2 PARTS GRAVEL WITH A MAXIMUM OF 7-1/2 GALLONS OF WATER PER SACK OF CEMENT. (5-2,500psi)
2. CONCRETE BLOCK UNITS SHALL CONFORM TO ASTM C90.
3. REINFORCING STEEL TO BE DEFORMED AND CONFORM TO A.S.T.M. SPECS. A615 GRADE 40 OR GRADE 60.
4. REBAR SHALL BE CENTERED IN THE CONCRETE BLOCK CELL IN WHICH IT IS LOCATED.
5. CONCRETE BLOCK UNITS SHALL BE PLACED IN A RUNNING BAND WITH HEAD JOINTS IN SUCCESSIVE COURSES HORIZONTALLY OFFSET AT LEAST ONE-QUARTER THE UNIT LENGTH.
6. CONCRETE BLOCK UNITS TO HAVE VERTICAL CONTINUITY OF CELLS UNOBTSTRUCTED. ALL CELLS CONTAINING REINFORCING SHALL BE SOLID GROUTED (VERTICAL AND HORIZONTAL REINFORCEMENT.)
7. MORTAR MIX FOR CONCRETE TO BE 1 PART CEMENT TO 1/2 PART LIME TO 3 PARTS DAMP LOOSE SAND.
8. GROUT MIX FOR CONCRETE BLOCK WALL TO BE 1 PART CEMENT TO 3 PARTS SAND TO WHICH MAY BE ADDED NOT MORE THAN 1/10 PART LIME. SUFFICIENT WATER TO BE ADDED TO PRODUCE CONSISTENCY FOR POURING WITHOUT SEGREGATION OF THE CONSTITUENTS. THE GROUT MAY CONTAIN 2 PARTS PEA GRAVEL, MAXIMUM SIZE OF 3/8\".
9. BLOCK FENCE MAY BE PLACED IN THE CENTER OF THE 'T' TYPE FOUNDATION AND AT EITHER EDGE OF 'L' TYPE FOUNDATION.
10. FIRST INSPECTION TO BE AFTER TRENCHED ARE READY FOR CONCRETE AND ALL REQUIRED STEEL IS TIED IN PLACE BUT BEFORE FOUNDATION CONCRETE IS POURED. SECOND INSPECTION TO BE WHEN FIRST HORIZONTAL BAR IS IN PLACE WITH VERTICAL AND HORIZONTAL STEEL, BUT NOT GROUTED.
11. FOUNDATION MUST BE POURED AGAINST UNDISTURBED SOIL WITH NO APPRECIABLE SLOPE OF SIDE WALLS ON ALL TYPES OF FOUNDATIONS.

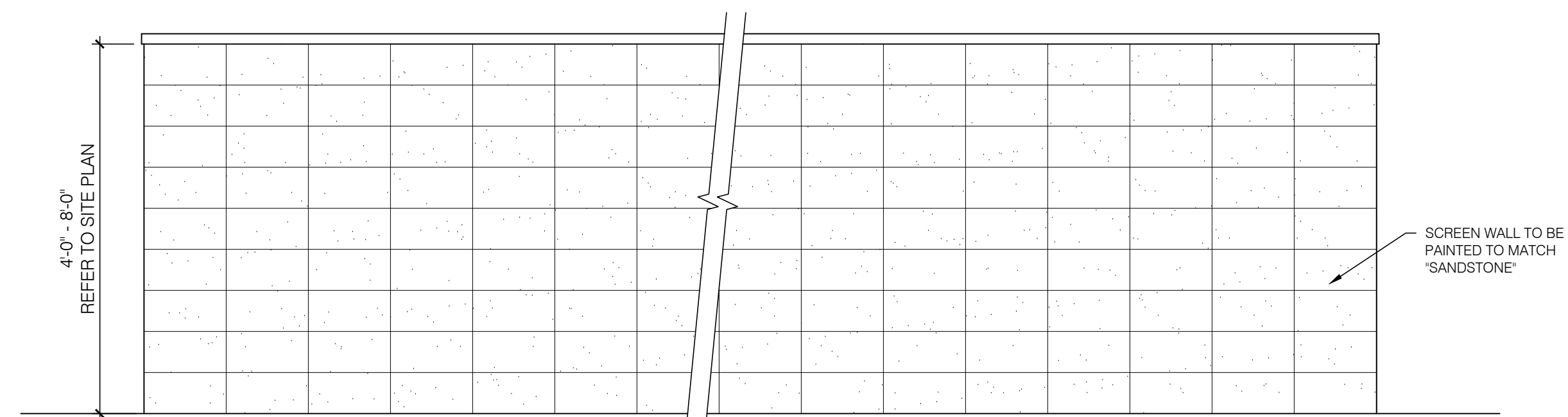
7 8" CMU SCREEN WALL

SCALE: N.T.S.



5 PROPOSED SCREEN WALL ELEVATION

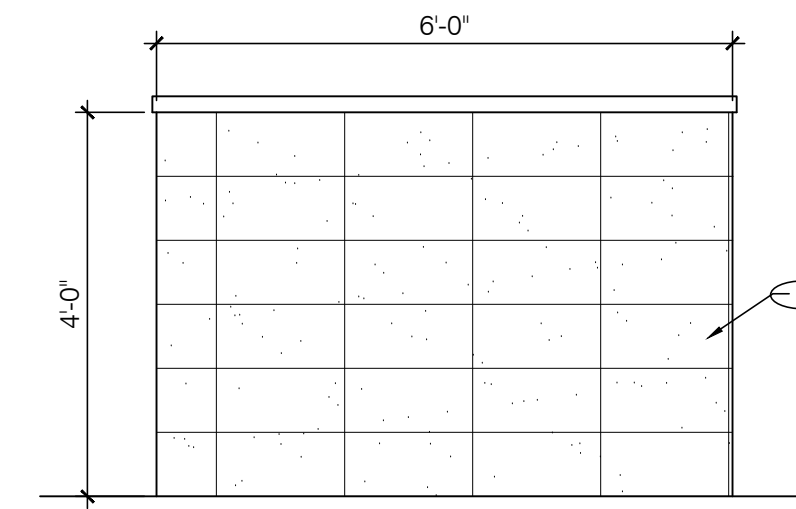
SCALE: 1/2" = 1'-0"



4 EXISTING SCREEN, NOISE & RETAINING WALL ELEVATION

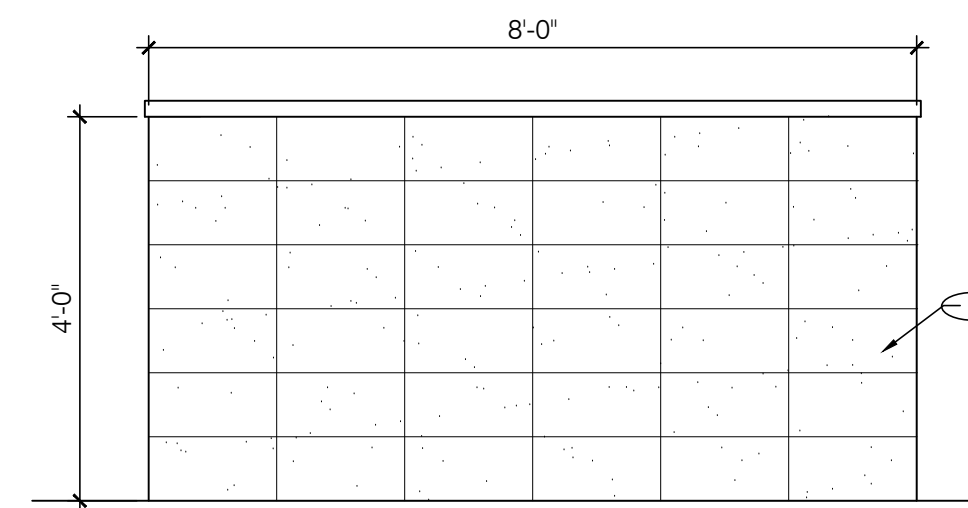
SCALE: 1/2" = 1'-0"

PROPOSED SCREEN WALL MATERIALS				
ID	MATERIAL	MANUFACTURER	COLOR	NOTES
1	SPLIT FACE BKXK16	BASALITE	SANDSTONE	IF INTEGRAL COLOR BLOCK IS UNAVAILABLE, BLOCK TO BE STAINED TO MATCH
	CMU CAP	BASALITE	SANDSTONE	12X16X2



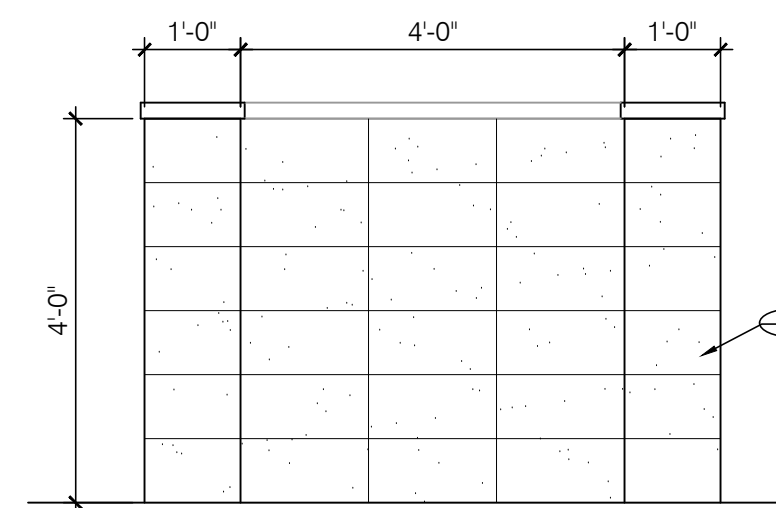
3 SOUTH ELEVATION - TRANSFORMER SCREEN WALL REAR ELEVATION

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



2 EAST ELEVATION - TRANSFORMER SCREEN WALL SIDE ELEVATION

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



1 NORTH ELEVATION - TRANSFORMER SCREEN WALL FRONT ELEVATION

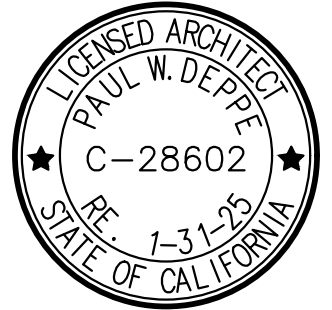
SCALE: 1/2" = 1'-0"



ARMÉT DAVIS NEWLOVE & ASSOCIATES, AIA ARCHITECTS

1330 OLYMPIC BLVD.
SANTA MONICA, CALIFORNIA 90404
PH 310 452-5533 FAX 310 450-4742

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. RE-USE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE FRAMA FACE EVIDENCE OF THE ACCEPTANCE OF THE RESTRICTIONS.



Project No: CA6804
Dutch Bros Coffee - New Freestanding Store
DB2550-A1
4990 VAN BUREN BOULEVARD
RIVERSIDE, CA 92503

DATE: 03/17/2023
REV: DATE: DESCRIPTION:

SHEET NUMBER:

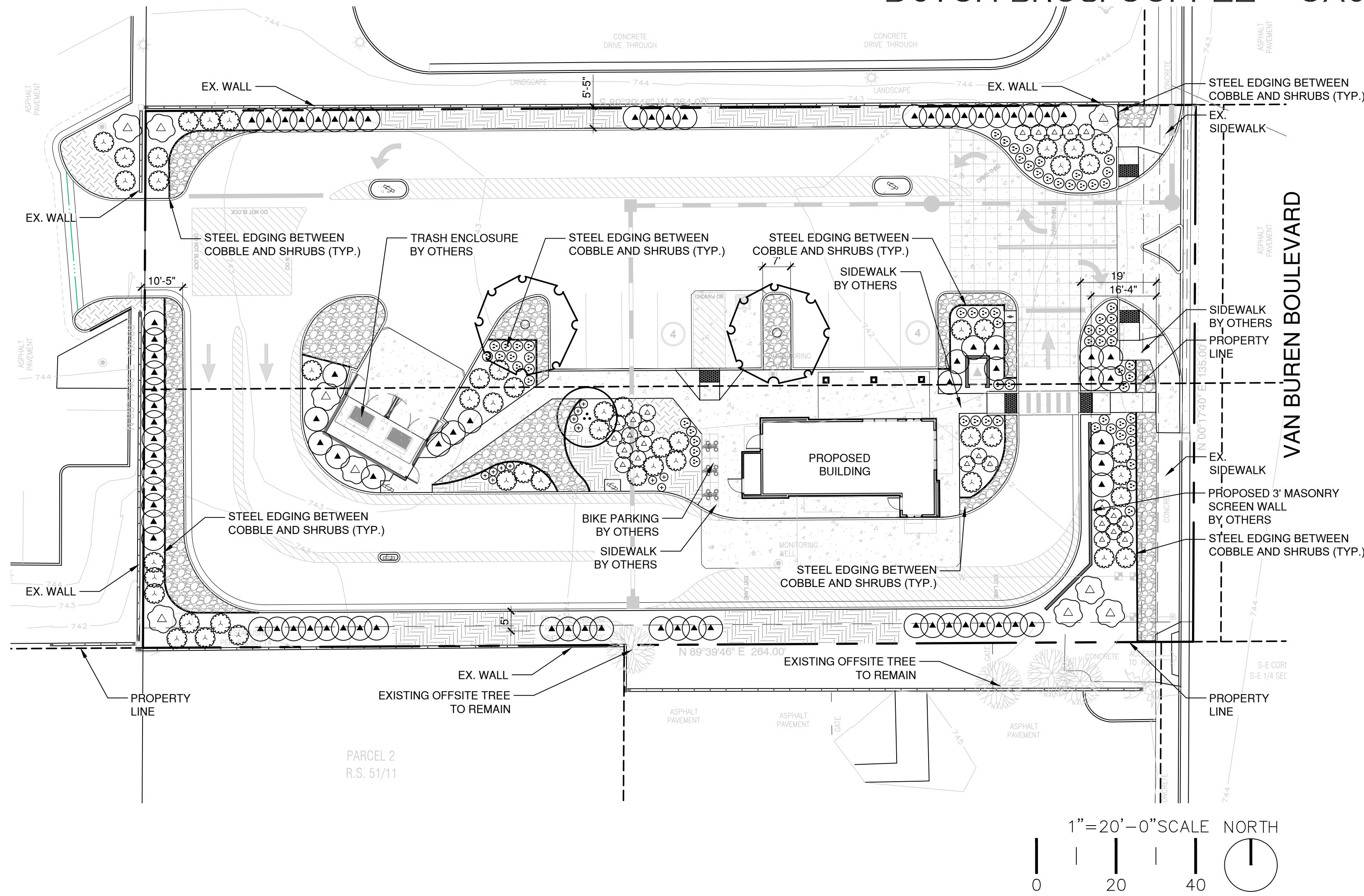
PROPOSED & EXISTING SCREEN WALL ELEVATIONS

SHEET NUMBER:

A10.0

© 2019 DB Franchising USA, LLC

DUTCH BROS. COFFEE - CA6804, RIVERSIDE, CA



DECLARATION OF WATER EFFICIENT LANDSCAPE ORDINANCE

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED SUCH CRITERIA FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

Blake Tomillosos-Rhinehart
 BLAKE TOMILLOSOS-RHINEHART, LANDSCAPE ARCHITECT
 CA LICENSE #6255
 REGISTRATION
 EVERGREEN DESIGN GROUP
 11801 PIERCE STREET, SUITE 200
 RIVERSIDE, CA 92505

01.24.24
 DATE
 8-31-24
 EXP. DATE

MWELO NOTES

- A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
- A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
- AN IRRIGATION AUDIT REPORT BY A DISINTERESTED THIRD PARTY SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.
- THE CONTRACTOR SHALL PREPARE A SOILS MANAGEMENT REPORT. THE SOIL MANAGEMENT REPORT SHALL BE BOTH INTEGRATED INTO THE PLANS AND SUBMITTED AS A SEPARATE DOCUMENT.
- PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.
- CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.

SOILS NOTE

FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL EXCEPT WITHIN THE TPZ OF PROTECTED TREES, WHICH SHALL RECEIVE 4 - 6" OF HARDWOOD CHIP MULCH.

PROJECT TEAM

LANDSCAPE ARCHITECT:
 EVERGREEN DESIGN GROUP
 11801 PIERCE STREET, SUITE 200
 RIVERSIDE, CA 92505
 800-680-6630
 WWW.EVERGREENDESIGNGROUP.COM
 CONTACT: BLAKE TOMILLOSOS-RHINEHART, PLA
 EMAIL: BLAKE@EVERGREENDESIGNGROUP.COM

LANDSCAPE CALCULATIONS

GENERAL CALCULATIONS:	
LANDSCAPE AREA PROVIDED:	8,895 SF (26.4% OF LOT)
TURF AREAS PROPOSED:	0 SF (0%)
PARKING LOT LANDSCAPE:	
PARKING LOT AREA:	1,731 SF
PARKING LOT SPACES:	9 SPACES
PARKING LOT LANDSCAPE REQUIRED:	346 SF (20%)
PARKING LOT LANDSCAPE PROVIDED:	485 SF (28%)
TREES REQUIRED:	2 TREES (1 PER 4 SPACES)
TREES PROVIDED:	2 TREES
3' PARKING SCREEN:	NOT APPLICABLE
3' DRIVE THROUGH SCREEN:	3'-6" HEDGE + 3' MASONRY WALL (BY OTHERS)
TRASH ENCLOSURE SCREENED:	PROVIDED WITH 6'-8" HEDGE

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, RECYCLED, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDING 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).

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.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	WUCOLS	MATURE SIZE (H X W)	SIZE @ PLANTING	QTY
TREES							
	CW	CERCIS OCCIDENTALIS WESTERN REDBUD MULTI-TRUNK	15 GAL	L	10'-20' X 10'-15'	2.5" CAL. W/ 3-5 CANES, 6'-8" HIGH	1
	RS	RHUS LANCEA AFRICAN SUMAC	15 GAL	L	20'-30' X 20'-35'	1.5" CAL. 6'-8" HIGH	2
SHRUBS							
	AW	ARCTOSTAPHYLOS HOOKERI 'WAYSIDE' WAYSIDE HOOKER'S MANZANITA	1 GAL	L	2'-3' X 6'-8"		48
	AT	ARCTOSTAPHYLOS X HOWARD MCMINN HOWARD MCMINN MANZANITA	15 GAL	L	6'-10' X 6'-12"		9
	JP	JUNCUS PATENS CALIFORNIA GRAY RUSH	1 GAL	L	1'-2' X 1'-2"		12
	LC	LEYMUS CONDENSATUS 'CANYON PRINCE' CANYON PRINCE GIANT WILD RYE	5 GAL	L	2'-3' X RUNNING		25
	MD	MUHLBERGIA DUBIA PINE MUHLY	1 GAL	L	2'-3' X 2'-3"		68
	RE	RHAMNUS CALIFORNICA 'EVE CASE' EVE CASE COFFEEBERRY	5 GAL	L	6'-8' X 6'-8"		80
GROUND COVERS							
	BP	BACCHARIS PILULARIS 'PIGEON POINT' PIGEON POINT COYOTE BRUSH	6" POT	L	1'-2' X 8'-10"		138
	BB	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA	6" POT	L	1'-2' X 1'-2"		77
	DC	DECORTAIVE COBBLE 2-4" LOCAL COBBLE OVER FABRIC	-	-	-		2,038 SF

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 GROUNDCOVER 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.

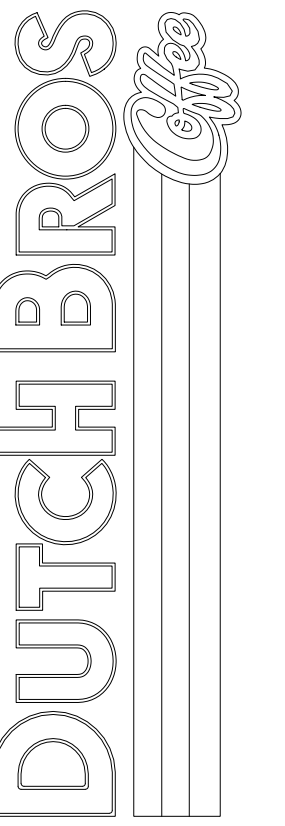
IRRIGATION CONCEPT

- 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 SEEDING 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.

PRELIMINARY NOT FOR CONSTRUCTION

LANDSCAPE PLANTING PLAN

4990 VAN BUREN BLVD
 RIVERSIDE, CA 92503

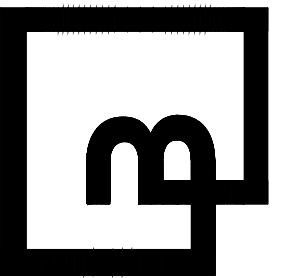


For:



Scale: Horizontal
 Vertical
 Designed: JAH
 Drawn: AJ
 Checked: JAH
 Approved: JHC
 Date: 09/01/23

Barghausen Consulting Engineers, Inc.
 18215 72nd Avenue South
 Kent, WA 98032
 425.251.6222
 barghausen.com



Job Number: 22960
 Sheet: LP-1

EVERGREEN
 DESIGN GROUP
 (800) 680-6630
 11801 Pierce Street, Suite 200
 Riverside, CA 92505
 www.EvergreenDesignGroup.com

*The name DUTCH BROS. and all associated logos, distinctive designs, content, information, and other materials featured, displayed, contained herein, and made available by Dutch Bros., including but not limited to, the "look and feel" 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.

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 C-27 LANDSCAPE CONTRACTORS LICENSE ISSUED BY THE STATE OF CALIFORNIA'S CONTRACTOR STATE LICENSE BOARD.

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 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 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 ROOT SYSTEMS, NON-TOP-BOUND, FREE FROM EMERGING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
- TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
- ANY PLANT DEEMED UNACCEPTABLE 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 MATERIALS.
- ALL TREES SHALL BE STAKED 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 MOISTURE PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.

C. TOPSOIL, SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/2" INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.

D. COMPOST, WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 50 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECIGRAMS; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.

E. 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).

F. MULCH, SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.

G. TREE STAKING AND GUYING

- STAKES: 8' LONG GREEN METAL T-POSTS.
- GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
- STRAP CHAINING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROGNETS TO PROTECT TREE TRUNKS FROM DAMAGE.

L. STEEL EDGING, PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE ALTERNATES MAY BE APPROVED EQUAL.

M. PRE-EMERGENT HERBICIDES, ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS 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 (SAR), AND BORON CONTENT.
 - 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:
 - TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" 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.

a. 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.

b. 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.

c. 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.

d. 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.

e. 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.

6. 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.

B. SUBMITTALS

- THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
- SUBMITTALS SHALL INCLUDE RECORDS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREES/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
- SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES (WHEN APPLICABLE), AND LANDSCAPE FABRICS (IF ANY).
- WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.

C. GENERAL PLANTING

- REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
- EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
- TRENCHING NEAR EXISTING TREES:
 - CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL NECESSARY CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1" FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
 - ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
 - ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER, WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
 - 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.

D. TREE PLANTING

- TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
- SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE FOR CONTAINER AND BOX TREES. TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
- INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
- BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION TO THE ON-SITE SOIL. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HIGH WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING REQUIREMENTS:
 - #15 CONT. - 24" BOX TREES - TWO STAKES PER TREE
 - 36"-48" BOX TREES - THREE STAKES PER TREE
 - OVER 48" BOX TREES - GUY AS REQUIRED
 - MULTI-TRUNK TREES - THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
- UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH MULCH (TYPE AND DEPTH PER PLANS).

E. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING

- DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
- WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.

H. MULCH

- INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
- DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES. EXCEPT AS MAY BE NOTED ON THESE PLANS, MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.

I. CLEAN UP

- DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
- DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.

J. INSPECTION AND ACCEPTANCE

- UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
- WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
- THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

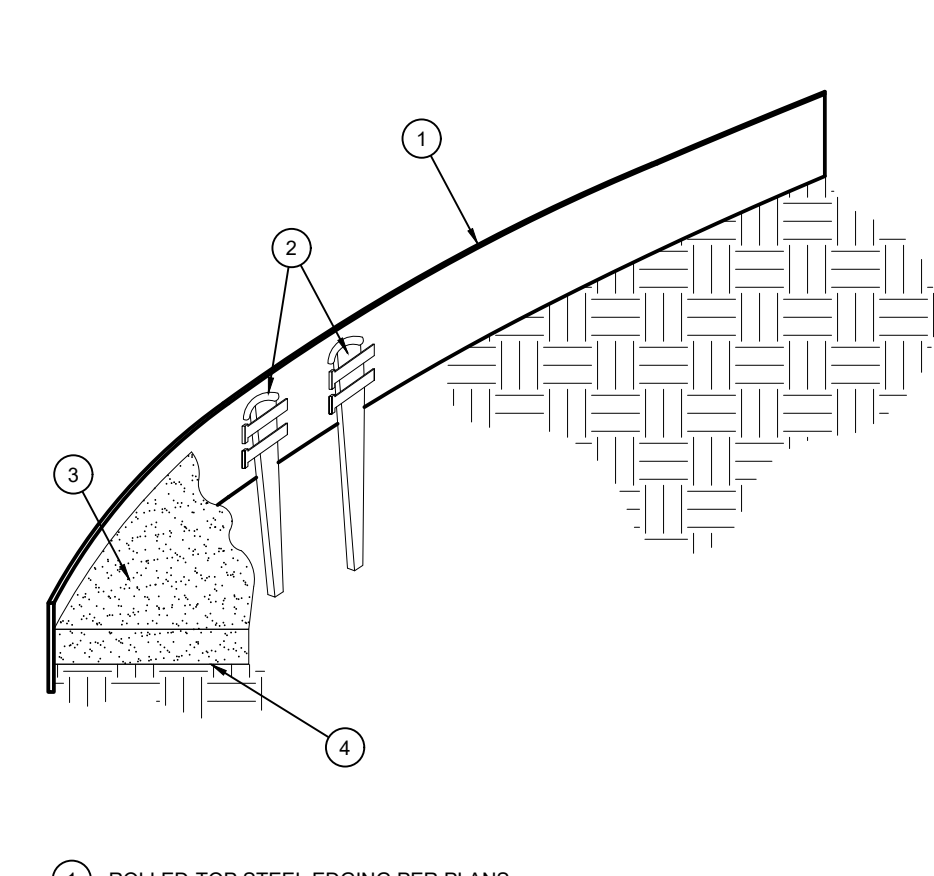
K. LANDSCAPE MAINTENANCE

- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, WEEDING, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
- TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
 - THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
 - ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
- AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

L. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS

- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
- AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

M. RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

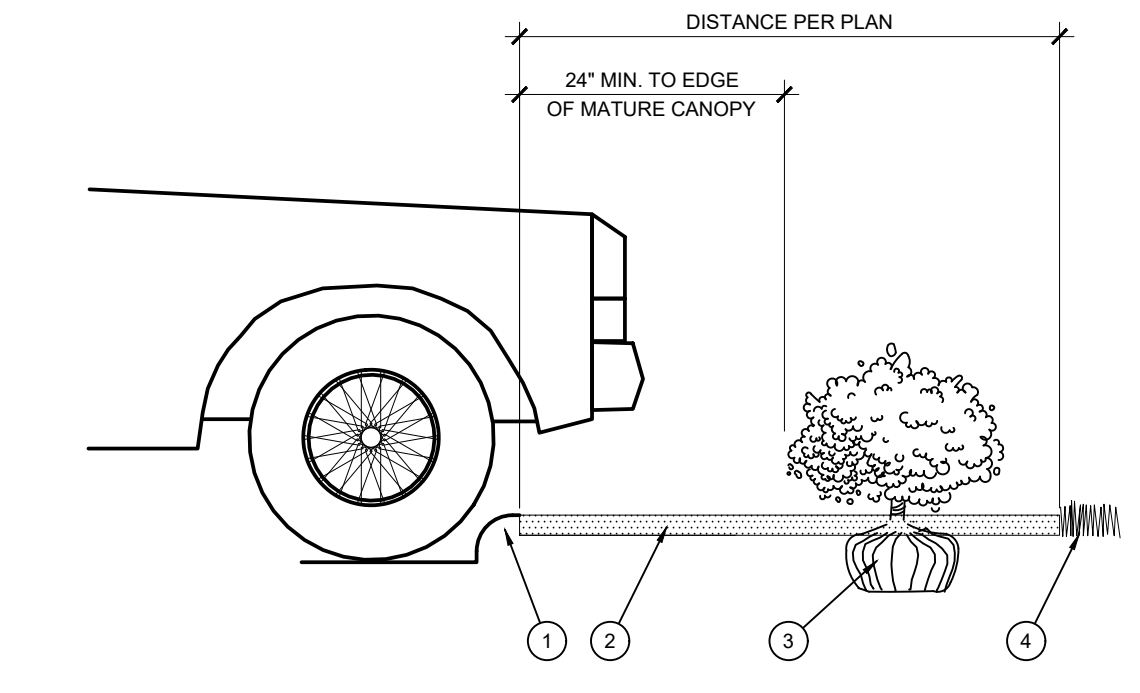


- 1 ROLLED-TOP STEEL EDGING PER PLANS.
- 2 TAPERED STEEL STAKES.
- 3 MULCH, TYPE AND DEPTH PER PLANS.
- 4 FINISH GRADE.

NOTES:

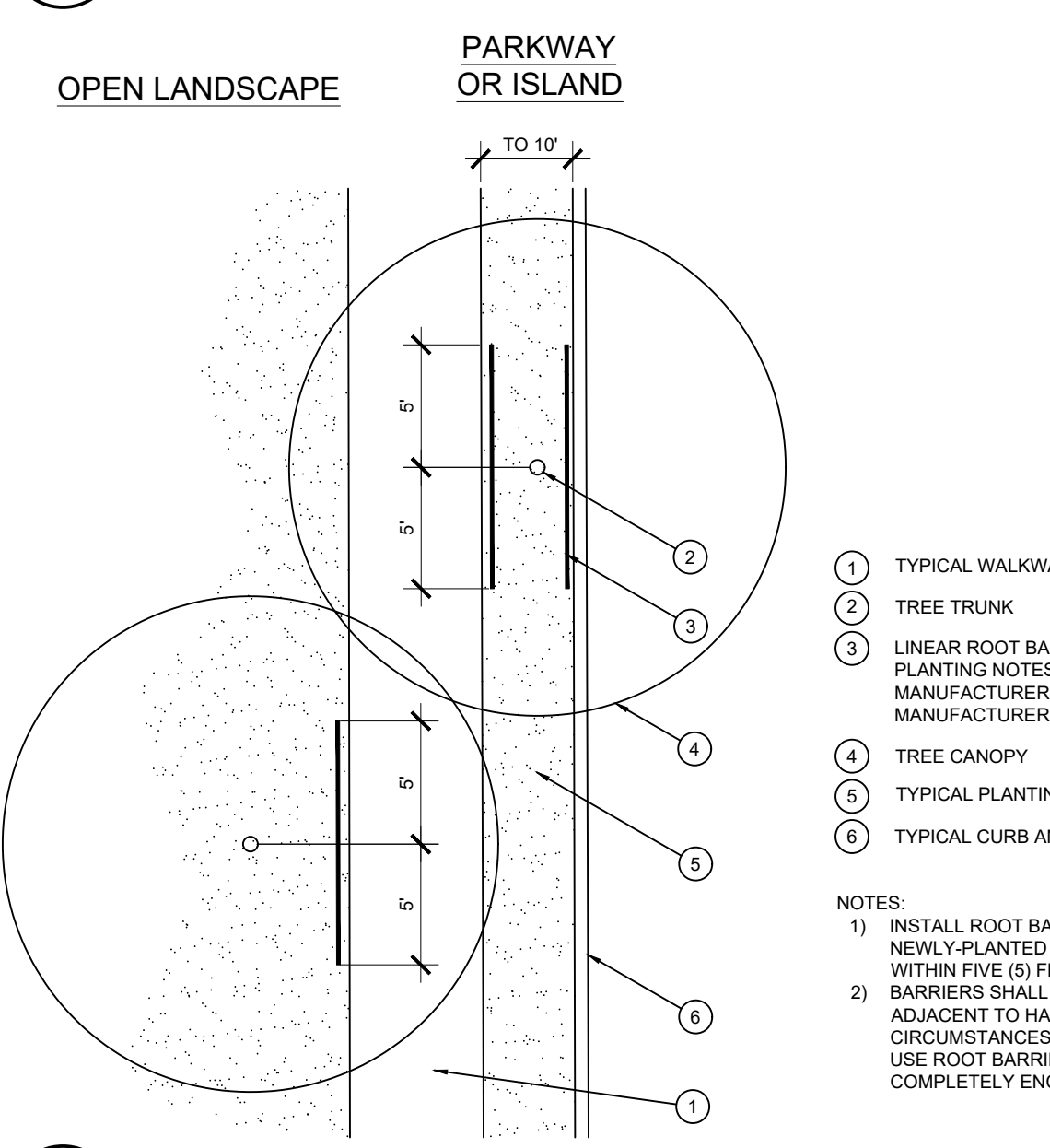
- INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
- BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
- TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

D STEEL EDGING
SCALE: NOT TO SCALE



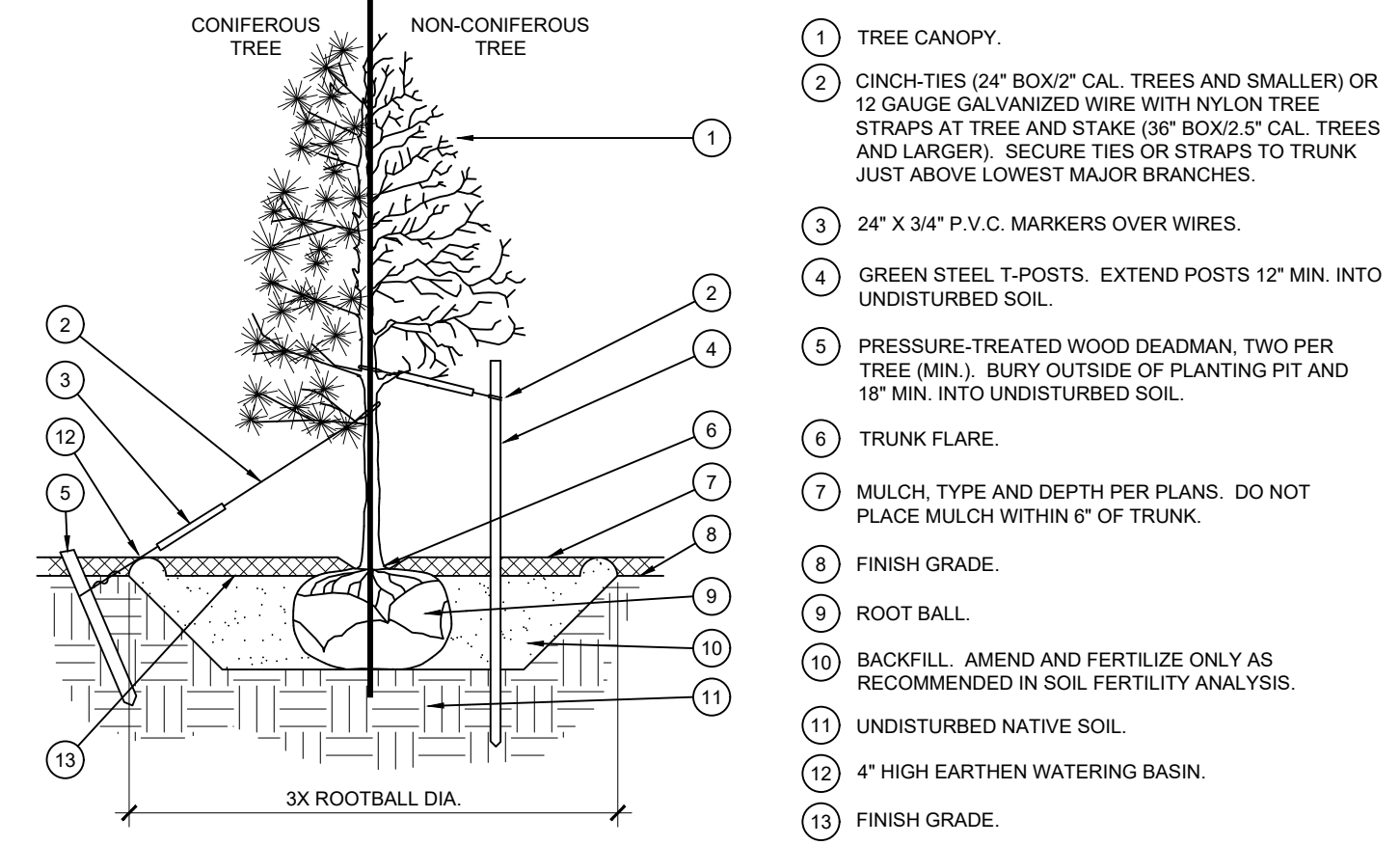
- 1 CURB.
- 2 MULCH LAYER.
- 3 PLANT.
- 4 TURF (WHERE SHOWN ON PLAN).

E PLANTING AT PARKING AREA
SCALE: NOT TO SCALE



- 1 TYPICAL WALKWAY OR PAVING
 - 2 TREE TRUNK
 - 3 LINEAR ROOT BARRIER MATERIAL. SEE PLANTING NOTES FOR TYPE AND MANUFACTURER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
 - 4 TREE CANOPY
 - 5 TYPICAL PLANTING AREA
 - 6 TYPICAL CURB AND GUTTER
- NOTES:**
- INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS.
 - BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCRIRCLE THE ROOTBALL.

F ROOT BARRIER - PLAN VIEW
SCALE: NOT TO SCALE

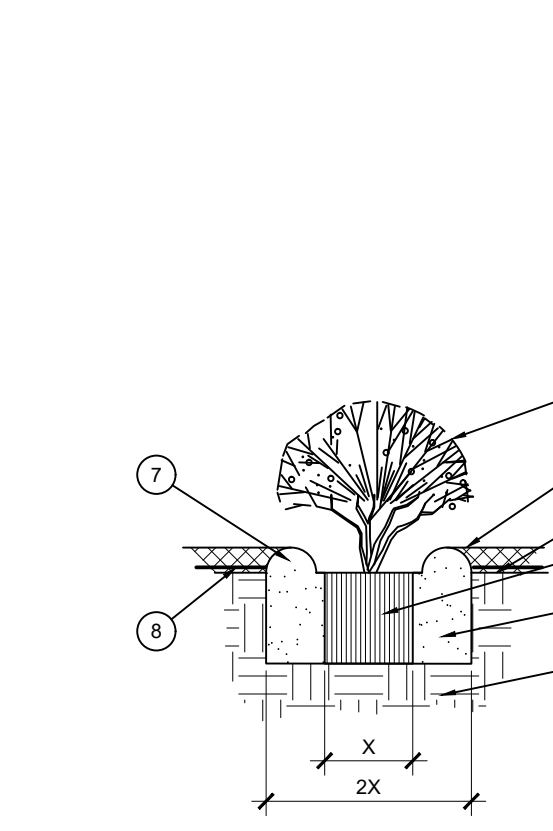


- 1 TREE CANOPY.
- 2 CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX/2.5" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
- 3 24" X 3/4" P.V.C. MARKERS OVER WIRES.
- 4 GREEN STEEL T-POSTS. 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:

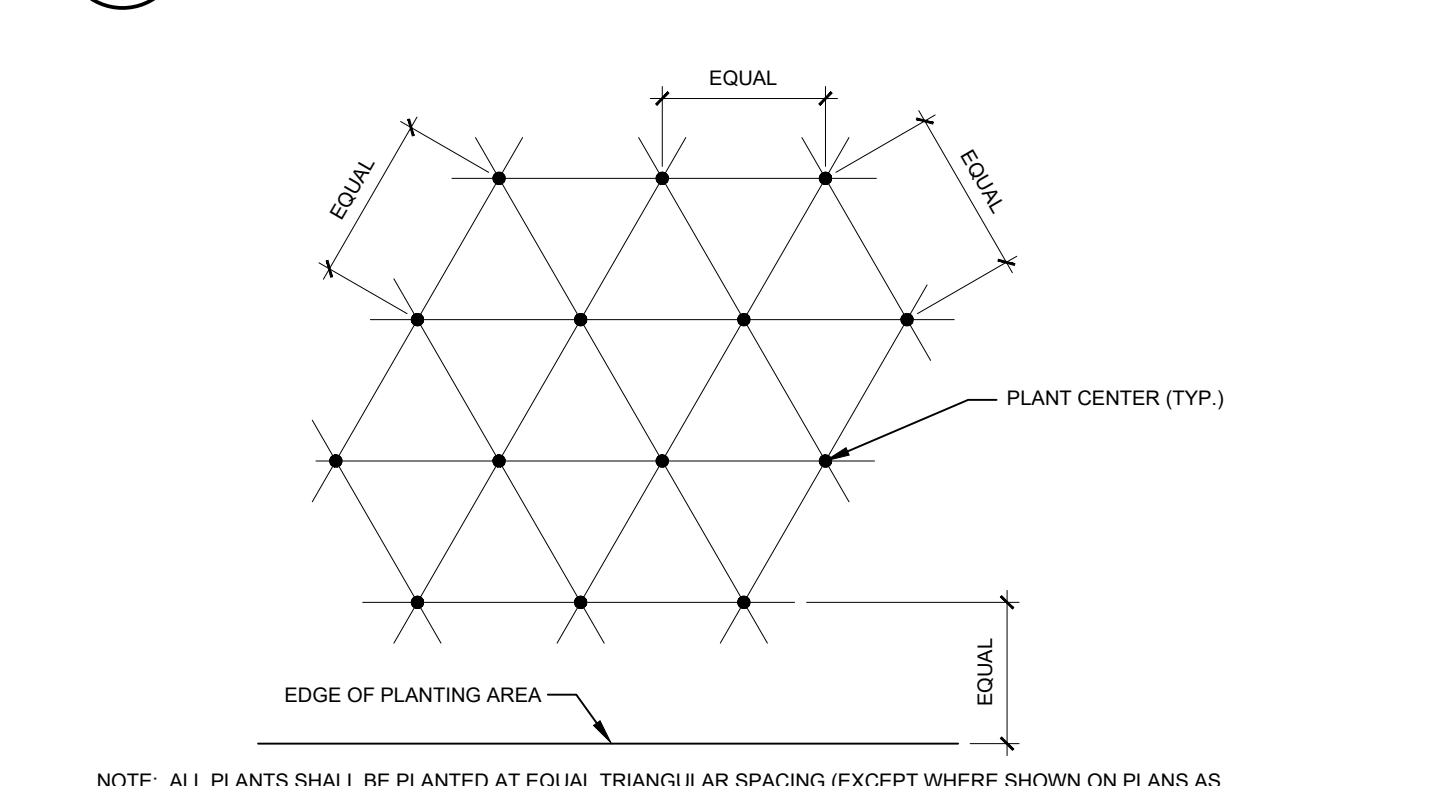
- SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
- REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2" ABOVE FINISH GRADE.
- FOR B&B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
- REMOVE ALL NURSERY STAKES AFTER PLANTING.
- FOR TREES 36" BOX/2.5" CAL. AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.

A TREE PLANTING
SCALE: NOT TO SCALE



- 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		

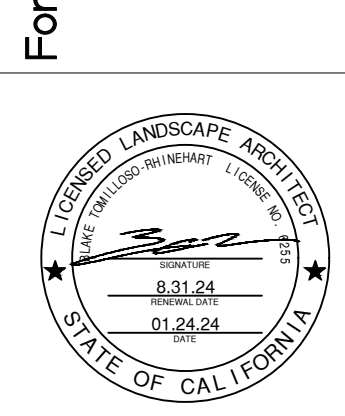
2) STEP 2: SUBTRACT THE ROW (S) OF PLANTS THAT WOULD OCCUR AT THE EDGE OF THE PLANTED AREA WITH THE FOLLOWING FORMULA: TOTAL PERIMETER LENGTH / PLANT SPACING = TOTAL PLANT SUBTRACTION

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 / 1.95 = 21 PLANTS) = 30 PLANTS TOTAL

C PLANT SPACING
SCALE: NTS

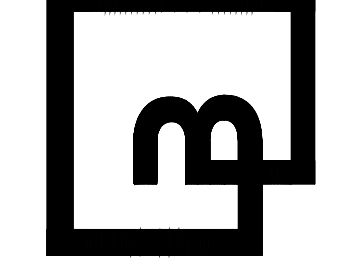
LANDSCAPE PLANTING SPECIFICATIONS & DETAILS
4990 VAN BUREN BLVD
RIVERSIDE, CA 92503

For: **DUTCH BROS. COFFEE**



Scale: Horizontal
Vertical
Designed: JAH
Drawn: AJ
Checked: JAH
Approved: JFC
Date: 09/01/23

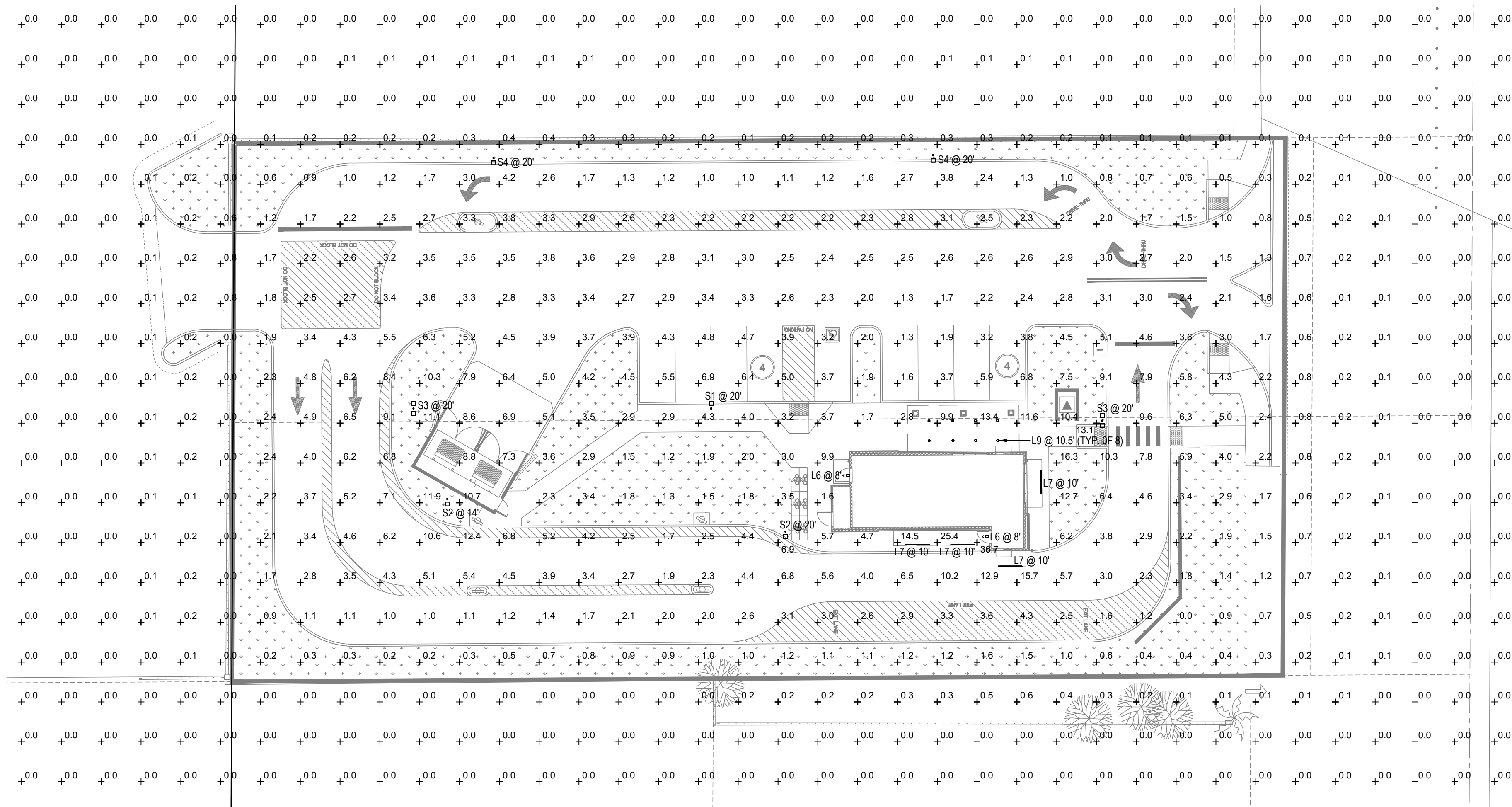
Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com



Job Number: 22960
Sheet: LP-2

EVERGREEN DESIGN GROUP
(800) 680-6630
11801 Pierce Street, Suite 200
Riverside, CA 92505
www.EvergreenDesignGroup.com

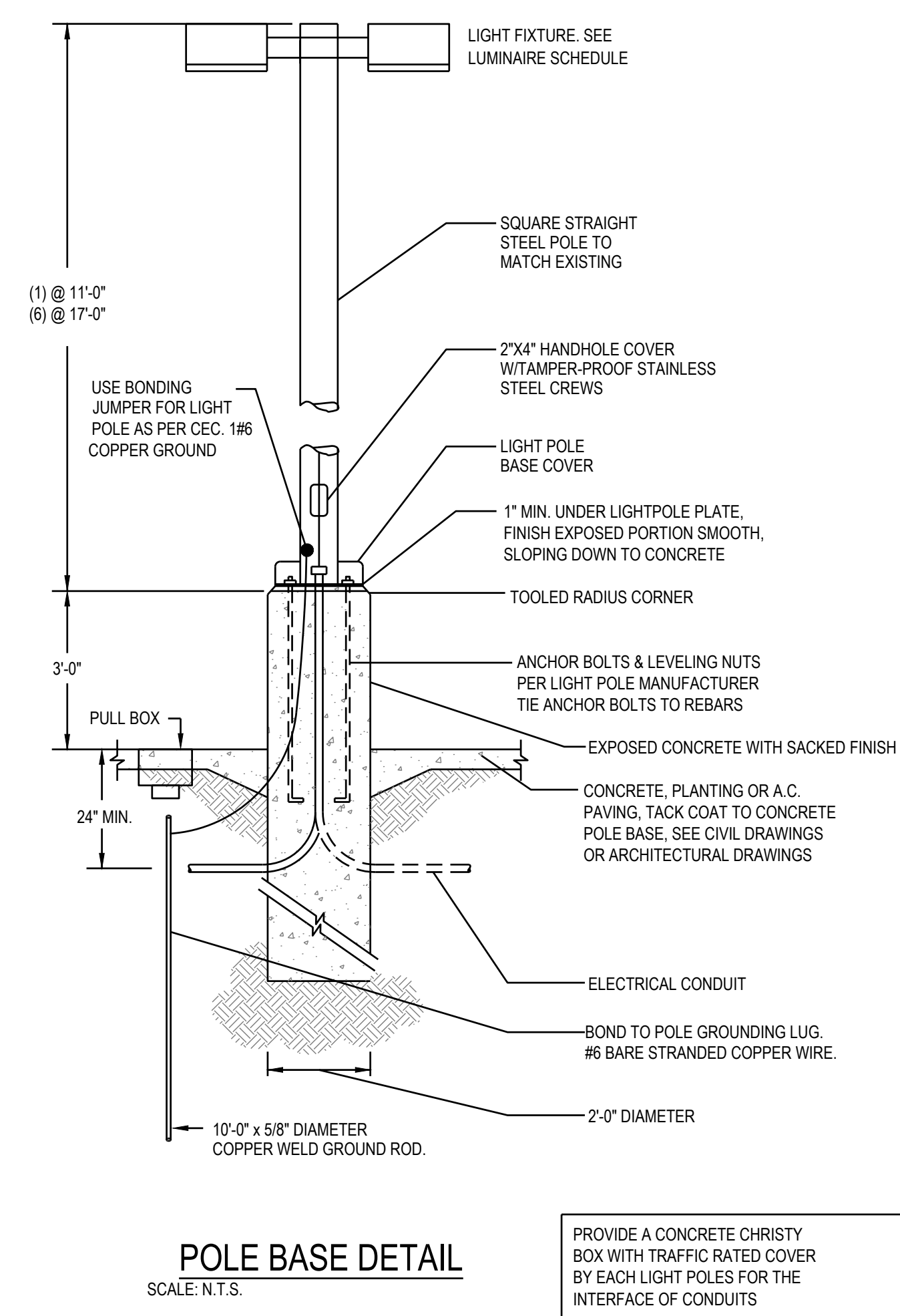
The name DUTCH BROS., and all associated logos, distinctive designs, content, information, and other materials featured, displayed, contained herein, and made available by Dutch Bros., including but not limited to, the "look and feel" of the establishments and products, all text, images, colors, configurations, 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.



1 ELECTRICAL PHOTOMETRIC PLAN
 SCALE: 1" = 20'-0"
 NORTH

DESCRIPTION	SYMBOL	AVE	MAX	MIN	MAX/MIN	AVE/MIN
DRIVE THRU	+	4.5 fc	15.7 fc	1.0 fc	15.7:1	4.5:1
DRIVE WAY	+	2.8 fc	8.6 fc	1.0 fc	8.6:1	2.8:1
PARKING SPACES	+	4.0 fc	6.9 fc	1.3 fc	5.3:1	3.1:1
TRASH ENCLOSURE	+	8.6 fc	8.6 fc	8.6 fc	1.0:1	1.0:1

SYMBOL	LABEL	QUANTITY	MANUFACTURER	CATALOG NUMBER UNDER CANOPY OR BUG RATING	DESCRIPTION	NUMBER OF LAMPS	LUMENS PER LAMP	LIGHT LOSS FACTOR	WATTAGE
⬆	L6	1	RAB LIGHTING INC.	WPLED26Y-WPLED26Y/D10 (WALL PACK) - ALED26Y-ALED26Y/D10 (AREA LIGHTER) (UNDER CANOPY)	CAST FINNED METAL HOUSING, MOLDED PLASTIC REFLECTOR WITH SEMI-SPECULAR FINISH B1-U0-G1	1	3295	0.92	29.70
—	L7	4	SELF	CROWN-L144-120V 840_BA110 (UNDER CANOPY)	CROWN-L144-120V 840_BA110	1	6300	0.92	60
○	L9	8	DMF LIGHTING	DRD5S-4R-07930 (UNDER CANOPY)	DRD5S-4R-07930	1	757	0.92	8.37
□	S1	1	NLS LIGHTING LLC	NV-1-T4-48L-1-30K-UNV (BUG RATING: B3 - U0 - G3)	NV SERIES AREA LIGHTING FIXTURE	1	17465	0.92	156
□	S2	2	NLS LIGHTING LLC	NV-1-T3-32L-1-30K-UNV (BUG RATING: B2 - U0 - G2)	NV SERIES AREA LIGHTING FIXTURE	1	12081	0.92	106
□ • □	S3	2	NLS LIGHTING LLC	NV-1-T4-48L-1-30K-UNV (BUG RATING: B3 - U0 - G3)	NV SERIES AREA LIGHTING FIXTURE	1	17465	0.92	312
□	S4	2	NLS LIGHTING LLC	NV-1-T3-32L-7-30K-UNV-HSS (BUG RATING: B0 - U0 - G1)	NV SERIES AREA LIGHTING FIXTURE WITH BLACK HOUSE SIDE SHIELD	1	4475	0.92	71



POLE BASE DETAIL
 SCALE: N.T.S.

NOTE:
 REFER TO STRUCTURAL/ARCHITECTURAL DETAIL FOR ADDITIONAL REQUIREMENT.



1330 OLYMPIC BLVD.
 SANTA MONICA, CALIFORNIA 90404
 PH 310 452-5533 FAX 310 450-4742

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. RE-USE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE FRAUDulent EVIDENCE OF THE ACCEPTANCE OF THE RESTRICTIONS.



Project No: CA6804
 Dutch Bros Coffee - New Freestanding Store
 DB2550-A1
 4970 & 4990 VAN BUREN BOULEVARD
 RIVERSIDE, CA 92503

ACIES ENGINEERING
 400 N. McCarthy Blvd., Suite 250
 Milpitas, CA 95035
 ph: (408) 222-5255 | fx: (408) 222-5260
 info@acies.net | Copyright © 2023

DATE: 03/17/2023
 REV: DATE: DESCRIPTION:

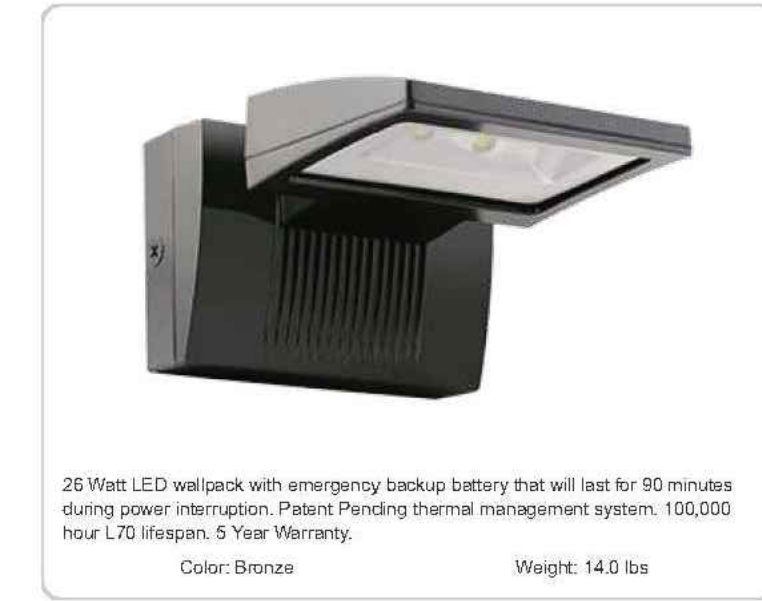
REV:	DATE:	DESCRIPTION:

SHEET NAME:

PHOTOMETRIC SITE PLAN

SHEET NUMBER:
E0.02

WPLED26Y/E RAB



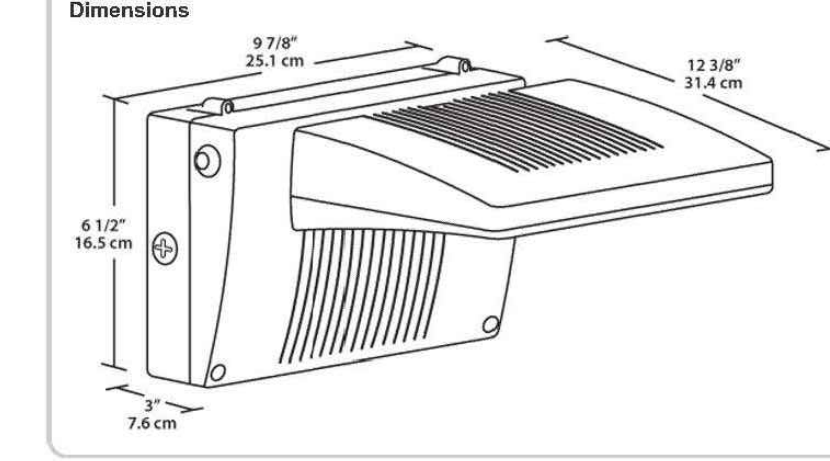
26 Watt LED wallpack with emergency backup battery that will last for 90 minutes during power interruption. Patent Pending thermal management system. 100,000 hour L70 lifespan. 5 Year Warranty.
Color: Bronze Weight: 14.0 lbs

Project:	Type:
Prepared By:	Date:

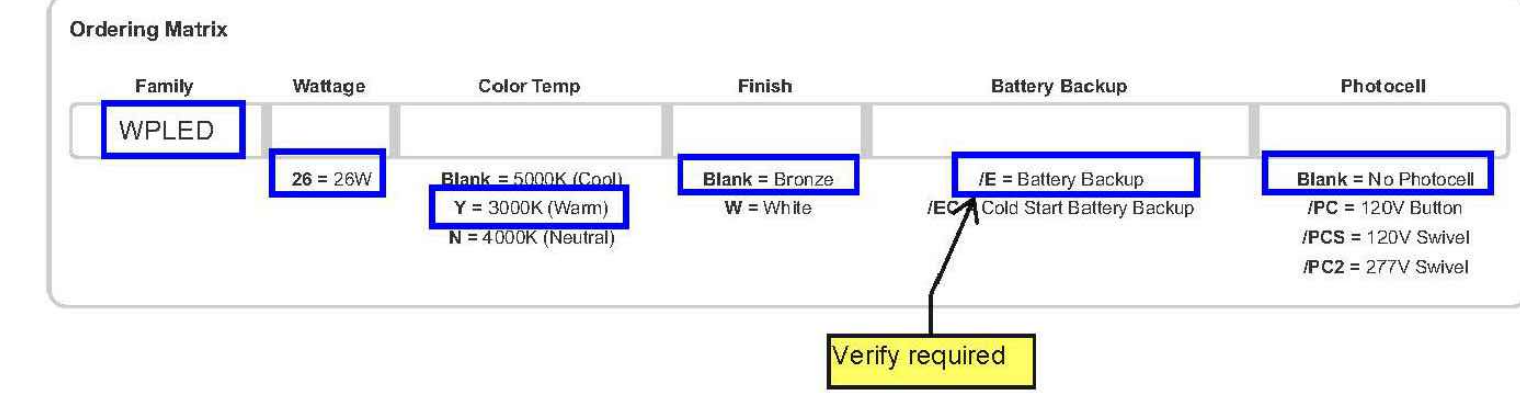
Driver Info		LED Info	
Type:	Constant Current	Watts:	26W
120V:	0.26A	Color Temp:	3000K
208V:	0.16A	Color Accuracy:	71 CRI
240V:	0.14A	L70 Lifespan:	100000
277V:	0.12A	Lumens:	3296
Input Watts:	28W	Efficacy:	112 LPW
Efficiency:	89%		

Technical Specifications	
Other	LED Characteristics
Battery Backup: Minimum starting temperature is 0°C/32°F.	Lifespan: 100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.
Patents: The WPLED design is protected by U.S. Patent D634979 and Patents pending in the U.S., Canada, China, Taiwan and Mexico.	LED: Two (2) 13W high-output, long-life LEDs.
Equivalency: Equivalent to 175W Metal Halide.	Color Consistency: 3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.
FTC Country of Origin: This product was assembled in the USA by RAB using imported components.	Color Stability: LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.
Buy American Act Compliance: This product complies with the Buy American Act.	Color Uniformity: RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.372-2017.
Listings: This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.	Electrical:
UL Listing: Suitable for Wet Locations as downlight. Wall Mount. Only. Battery Backup UL 924 Listed Emergency Lighting Power Supply.	Battery Mode: Light output uses LLD of 76 to simulate light output during battery mode operation.
	Driver: Constant Current, Class 2, 50/60 Hz, 120 - 277VAC 0.4 Amps.
	Battery Backup: Backup Battery: Two field-replaceable, high-temperature, maintenance-free, nickel-cadmium batteries.
	Construction: Ambient Temperature: Suitable for use in 35°C (95°F) ambient temperatures.
	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. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.
	Optical: BUG Rating: B1 UL 60

WPLED26Y/E RAB



- Features**
- Backup battery UL 924 listed
 - UL listed for wet locations
 - 90 minutes illumination time during power interruption
 - Includes test switch and charge indicator light
 - Universal input voltage
 - 5-year warranty



DRD5S & SurfaceFrame Surface Mount LED Downlight New Construction DRDHJQ Octagonal Junction Box Spec Sheet V-01.10.22



- Thinnest-in-class DRD5S delivers the pure, smooth light and the elegant look of a high-end recessed downlight
- Features multiple ratings to meet the demands of a wide range of situations
- Ultra-low profile allows it to install in as little as 2" of ceiling space when 5/8" drywall is used

Application New Construction	Aperture 4" Octagonal Junction Box
Delivered Lumens 750 lm (9.0W), 1000 lm (12.0W)	Color Quality 90+ CRI, < 3-step SDCM
Color Temperature 2700K 3000K 3500K	Optics General
Input Voltage 120V only (TRIAC/ELV), 120/277V (0-10V)	Dimming TRIAC/ELV 5% 0-10V 1%
Shape Round, Square	Finish White
Housing Ratings Code compliant for use in appropriate fire-rated assemblies up to a maximum of 2-hours	Emergency Lighting Optional Emergency LED Driver with integrated Test Switch for lighting up to 90 minutes in event of power failure
Standards LAG, IESNA, UL LISTED	Module Ratings UL Listed for Wet Location
Guarantee 50,000 hrs 5 years	Additional Options Non-Conductive Dead Front

dmf DRD5S & SurfaceFrame Surface Mount LED Downlight General New Construction DRDHJQ Octagonal Junction Box PRODUCT BUILDER

HOUSING

PRODUCT CODE	APPLICATION	APERTURE	OPTION
DRDH	Housing	N New Construction	JO SurfaceFrame Octagonal Junction Box
			[Blank] Integrated Driver
			70SEM EM Driver ¹ , 0-10V, 750 lm
			100SEM EM Driver ¹ , 0-10V, 1000 lm

LED MODULE

PRODUCT CODE	APERTURE	SHAPE	LUMENS	CRI	CCT	DRIVER
DRD5S	Module	4" Aperture	R Round	07 750 lm	9 90+ CRI	27 2700K
			S Square	10 1000 lm		30 3000K
						35 3500K
						T Integrated TRIAC/ELV, 120V only
						O Integrated 0-10V, 120/277V
						TDF Integrated TRIAC/ELV, 120V only, Non-Conductive ²
						ODF Integrated 0-10V, 120/277V, Non-Conductive ²
						EM Emergency w/ Test Switch

¹ EM option (housing) and Emergency driver (module) must be selected together
² Only available for Round shape, 750 lm, 2700K or 3000K CCT



1330 OLYMPIC BLVD. SANTA MONICA, CALIFORNIA 90404 PH 310 452-5533 FAX 310 450-4742

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. RE-USE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE FRAUD. EVIDENCE OF THE ACCEPTANCE OF THE RESTRICTIONS.



Project No: CA6804
Dutch Bros Coffee - New Freestanding Store
DB2550-A1
4970 & 4990 VAN BUREN BOULEVARD
RIVERSIDE, CA 92503

ACIES ENGINEERING
400 N. McCarthy Blvd., Suite 250
Milpitas CA, 95035
ph: (408) 622-5255 | fx: (408) 622-5280
info@acies.net | Copyright © 2023

DATE: 03/17/2023

REV: DATE	DESCRIPTION:

SHEET NUMBER:
EXTERIOR LIGHTING CUTSHEETS

SHEET NUMBER:
E0.04