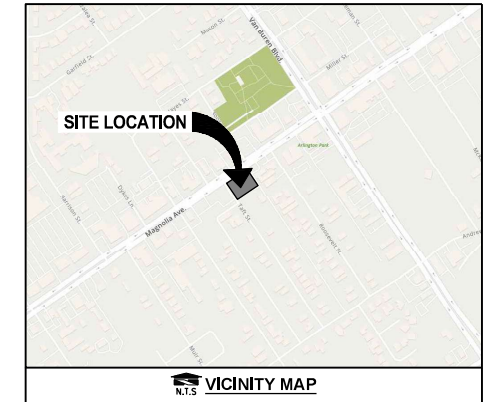
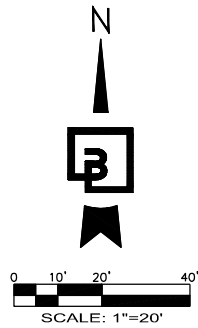


DUTCH BROS. COFFEE - CA6303, RIVERSIDE, CA

SITE PLAN



PROJECT DATA

PROJECT SCOPE OF WORK:
 950 SQUARE FOOT SINGLE FLOOR COMMERCIAL BUILDING WITH DRIVE THROUGH WINDOW (NORTHWEST 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: 9604 MAGNOLIA AVENUE, RIVERSIDE, CA 92503
OVERALL SITE AREA: 26,285 SQ. FT. (0.60 ACRES)

PARKING: REQUIRED SPACES = 10
 EV CHARGING SPACES PROVIDED: 4
 ACCESSIBLE SPACES PROVIDED: 1
 REGULAR SPACES PROVIDED: 14
 TOTAL PARKING SPACES PROVIDED: 19
 PARKING SPACES RESERVED FOR 9590 MAGNOLIA AVENUE = 6/19

BICYCLE PARKING: REQUIRED SPACES = 2
 PROVIDED SPACES: 2
 TOTAL PROVIDED SPACES: 2

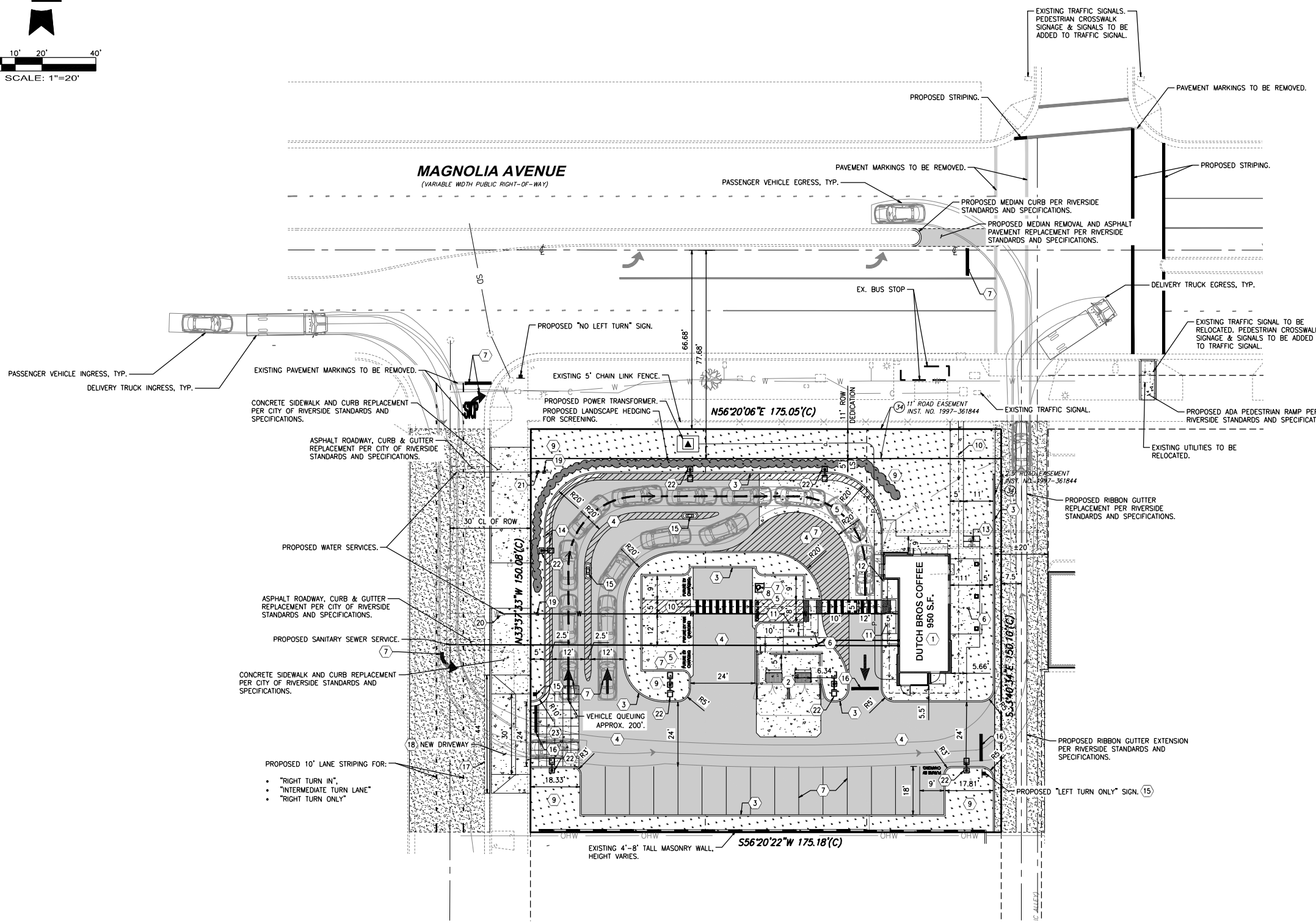
LOT COVERAGE:
 PROPOSED BUILDING/TRASH ENCLOSURE: ±1,238 SF (4.71%)
 PROPOSED BUILDING: ±950 SF (3.62%)
 PARKING AND MANEUVERING: ±16,222 SF (61.71%)
 WALKWAYS: ±1,555 SF (5.92%)
 LANDSCAPE: ±7,270 SF (27.66%)
 26,285 SF (100.0%)

OFF-SITE COVERAGE:
 DRIVEWAY: ±755 SF (100.0%)
 755 SF (100.0%)

CONSTRUCTION NOTES:

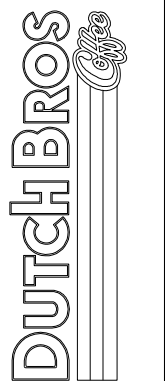
- PROPOSED 950 SF DUTCH BROS COFFEE, REFER TO ARCHITECTURAL PLANS FOR DETAILS.
- PROPOSED 12'x24' TRASH ENCLOSURE, REFER TO ARCHITECTURAL PLANS FOR ENCLOSURE AND PAVEMENT SECTION DETAILS.
- PROPOSED CONCRETE BARRIER CURB, TYPICAL.
- PROPOSED ASPHALT PAVEMENT.
- PROPOSED CONCRETE PAVEMENT.
- PROPOSED 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 CURB AND GUTTER.
- PROPOSED SIGN.
- PROPOSED STOP BAR.
- SAWCUT LIMITS.
- PROPOSED DRIVEWAY PER CITY OF RIVERSIDE SPECIFICATIONS.
- PROPOSED BACKFLOW PREVENTION DEVICE.
- EXISTING DOMESTIC WATER METER.
- PROPOSED IRRIGATION WATER METER.
- PROPOSED SITE LIGHT.
- PROPOSED DECORATIVE PAVEMENT.

LEGEND	
BUILDING LINE	//////
EXISTING CURB TO REMAIN	=====
PROPOSED CURB	=====
PROPOSED LANDSCAPING
PROPOSED ASPHALT	=====
PROPOSED CONCRETE
PROPOSED GRIND & OVERLAY



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Title:
 SITE PLAN
 9604 MAGNOLIA AVE
 RIVERSIDE, CA



Scale:	Horizontal 1" = 20'	Vertical N/A
Designed:	PAL	
Drawn:	PAL	
Checked:	AEM	
Approved:	HPC	
Date:	07-17-24	

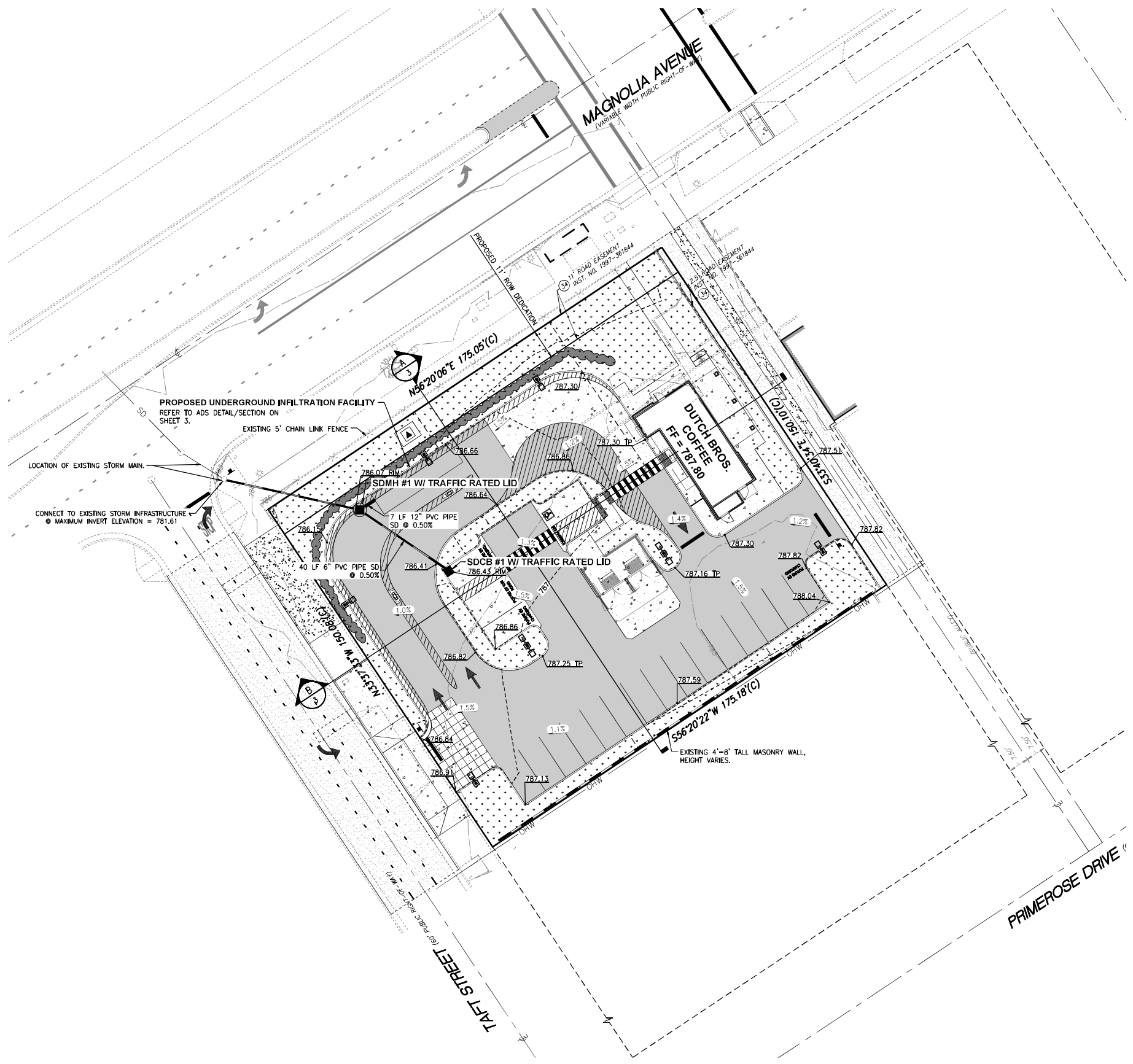
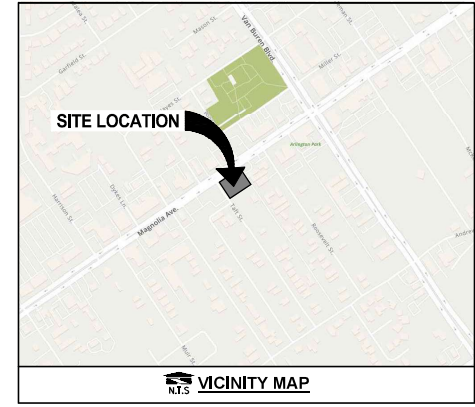
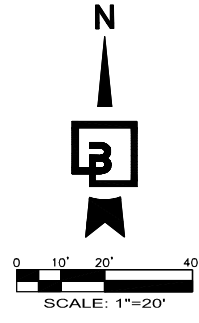
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 Kent, WA 98032
 425-251-6222
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Job Number: 23319
Sheet: 1 OF 3
 2019 08
 Franchising USA, LLC

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DUTCH BROS. COFFEE - CA6303, RIVERSIDE, CA 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:

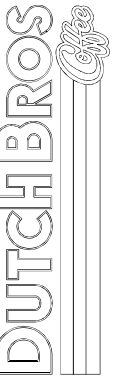
- FF - FINISHED FLOOR
- ME - MATCH EXISTING
- E - EXISTING
- PROPOSED CONTOURS
- EXISTING CONTOURS

LEGEND	
BUILDING LINE	
EXISTING CURB TO REMAIN	
PROPOSED CURB	
PROPOSED LANDSCAPING	
PROPOSED ASPHALT	
PROPOSED CONCRETE	
PROPOSED GRIND & OVERLAY	

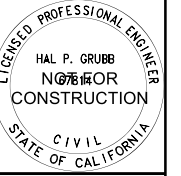
PRELIMINARY NOT FOR CONSTRUCTION

GRADING PLAN
9604 MAGNOLIA AVE
RIVERSIDE, CA

Title:



For:



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

Designed	PAL	PAL	AEM	HPC	Date
Drawn					07-17-24
Checked					
Approved					

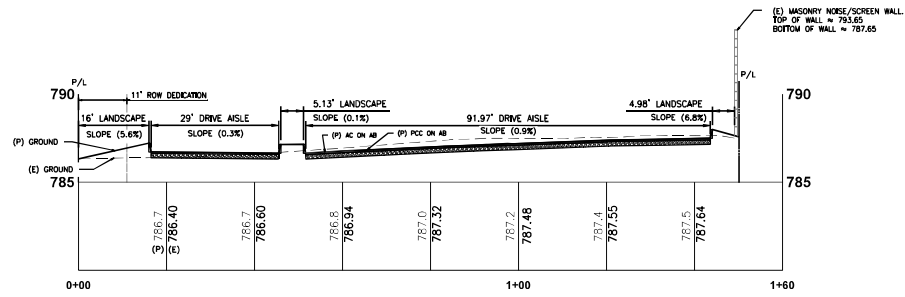
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Kent, WA 98032
425-251-6222
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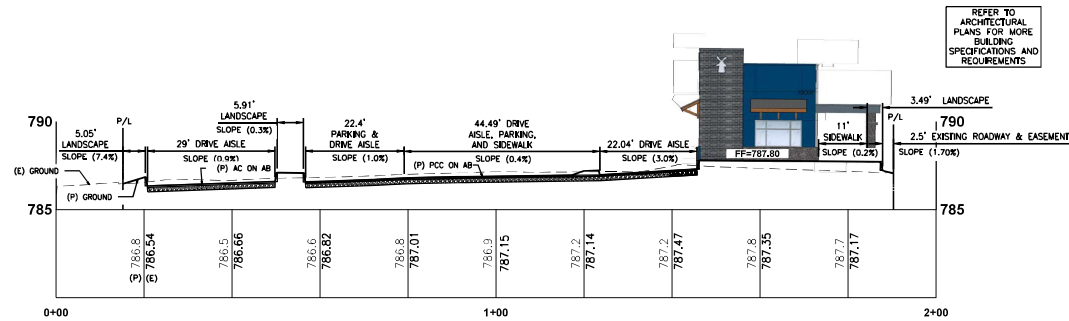
Job Number
23319

Sheet
2 OF 3

DUTCH BROS. COFFEE - CA6303, RIVERSIDE, CA GRADING SECTIONS



GRADING SECTION
A-3
PROFILE SCALE: HORIZONTAL @ 1" = 20', VERTICAL @ 1" = 5'



GRADING SECTION
A-4
PROFILE SCALE: HORIZONTAL @ 1" = 20', VERTICAL @ 1" = 5'



User Inputs

Chamber Model: MC-3500
 Outlet Control Structure: No
 Project Name: CA6303
 Engineer: N/A
 Project Location: California
 Measurement Type: Imperial
 Required Storage Volume: 860 cubic ft.
 Stone Porosity: 40%
 Stone Foundation Depth: 9 in.
 Stone Above Chambers: 12 in.
 Average Cover Over Chambers: 18 in.
 Design Constraint Dimensions: (30 ft. x 80 ft.)

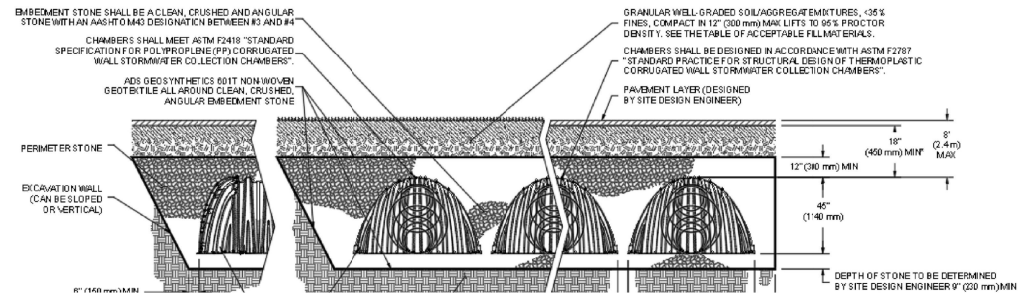
Results

System Volume and Bed Size

Installed Storage Volume: 918.92 cubic ft.
 Storage Volume Per Chamber: 109.90 cubic ft.
 Number Of Chambers Required: 4
 Number Of End Caps Required: 2
 Chamber Rows: 1
 Maximum Length: 34.42 ft.
 Maximum Width: 8.42 ft.
 Approx. Bed Size Required: 289.67 square ft.

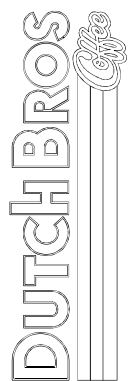
System Components

Amount Of Stone Required: 42 cubic yards
 Volume Of Excavation (Not Including 60 cubic yards Fill):
 Total Non-woven Geotextile Required: 141 square yards
 Woven Geotextile Required (excluding Isolator Row):
 Woven Geotextile Required (Isolator Row): 38 square yards
 Total Woven Geotextile Required: 38 square yards
 Impervious Liner Required: 0 square yards



GRADING SECTIONS
9604 MAGNOLIA AVE
RIVERSIDE, CA

Title:



For:



Scale:	Horizontal Varies	Vertical Varies
Designed:	PAL	
Drawn:	PAL	
Checked:	AEW	
Approved:	HPC	
Date:	07-17-24	

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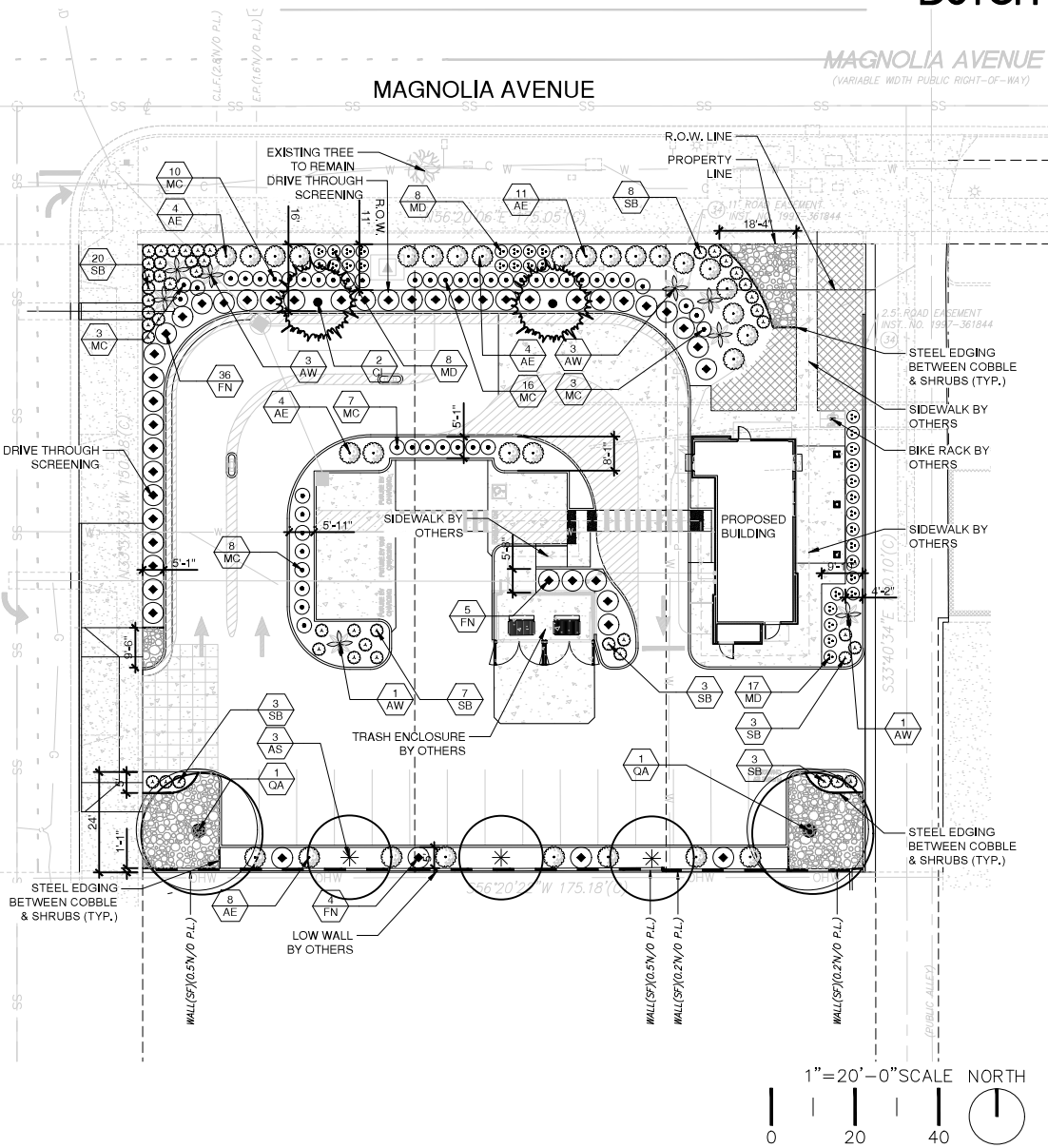


Job Number: 23319
 Sheet: 3 OF 3
 2024
 FRANCHISING, LLC

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DUTCH BROS. COFFEE - CA6303, RIVERSIDE, CA



PROJECT TEAM

LANDSCAPE ARCHITECT:
 EVERGREEN DESIGN GROUP
 11801 PIERCE STREET, SUITE 200
 RIVERSIDE, CA 92505
 800-480-2630
 WWW.EVERGREENDESIGNGROUP.COM
 CONTACT: BLAKE TOMILLOS-RHINEHART, PLA
 EMAIL: BLAKE@EVERGREENDESIGNGROUP.COM

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 SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

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.

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.

[Signature]
 BLAKE TOMILLOS-RHINEHART, LANDSCAPE ARCHITECT
 CA LICENSE #6255
 REGISTRATION
 DATE: 7.15.2024
 EXP. 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 8% ORGANIC MATTER IN THE TOP 8 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.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	WUCOLS	CAL	HEIGHT	QTY
TREES							
	AS	ARBUTUS UNEDO STRAWBERRY TREE	15 GAL	L	1.5" CAL.	6'-8"	3
	CL	CHILOPSIS LINEARIS DESERT WILLOW	15 GAL	L	1.5" CAL.	6'-8"	2
	QA	QUERCUS AGRIFOLIA COAST LIVE OAK	15 GAL	L	1.5" CAL.	6'-8"	2

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	WUCOLS	MATURE SIZE (W'X'H')	ADDITIONAL	SPACING	QTY
SHRUBS								
	AW	AGAVE WEBERI WEBER AGAVE	5 GAL	L			72" o.c.	8
	AE	ARCTOSTAPHYLOS EDMUNDSII LITTLE SUR MANZANITA	1 GAL	L			60" o.c.	31
	FN	FRANGULA CALIFORNICA EVE CASE' EVE CASE COFFEEBERRY	5 GAL	L			60" o.c.	45
	MC	MUHLENBERGIA CAPILLARIS PINK MUHLY GRASS	1 GAL	L			42" o.c.	47
	MD	MUHLENBERGIA DUBIA PINE MUHLY	1 GAL	L			36" o.c.	33
	SB	SENECIO MANDRALISCAE 'BLUE CHALK STICKS' SENECIO	1 GAL	L			36" o.c.	47

GROUND COVERS							
	AG	3-5" CAMERON CREEK COBBLE	-				963 SF
	BP	3" DEEP MIN. OVER FABRIC BACCHARIS PILULARIS 'PIGEON POINT' PIGEON POINT COYOTE BRUSH	1 GAL	L		36" o.c.	81

LANDSCAPE CALCULATIONS

GENERAL CALCULATIONS:	
LANDSCAPE AREA PROVIDED:	7,266 SF
TURF AREAS PROPOSED:	0 SF (0%)
PARKING LOT LANDSCAPE:	
PARKING SPACES:	19 SPACES
PARKING LOT TREES REQUIRED:	5 TREES (1 TREE PER 4 SPACES)
PARKING LOT TREES PROVIDED:	5 TREES
DRIVE THROUGH SCREEN:	3' HEDGE PROVIDED

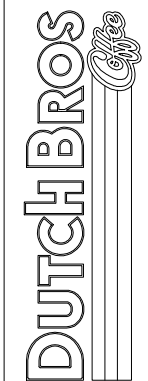
- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- GENERAL GRADING AND PLANTING NOTES**
 - 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. SOODED AND SEEDED 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
 9604 MAGNOLIA AVE
 RIVERSIDE, CA



Scale:	Horizontal	Vertical
Designed:	Drawn:	Checked:
Approved:	Date:	

Barghausen Consulting Engineers, Inc.
 18215 72nd Avenue South
 Kent, WA 98032
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 11801 Pierce Street, Suite 200
 Riverside, CA 92505
 www.EvergreenDesignGroup.com

Job Number: 23319
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 2018 D&A
 Planning USA, LLC

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DUTCH BROS. COFFEE - CA6303, RIVERSIDE, CA

PLANTING SPECIFICATIONS

GENERAL
A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM...

PRODUCTS
A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS
1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014...

METHODS
A. SOIL PREPARATION
1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-1" OF FINISH GRADE...

WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
1. 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...

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.

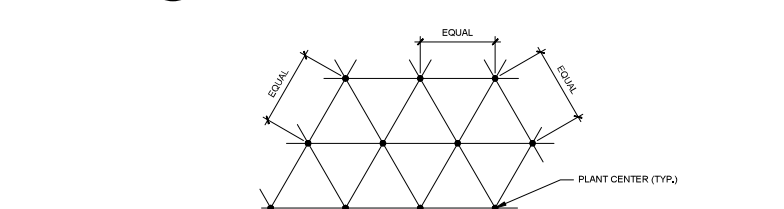
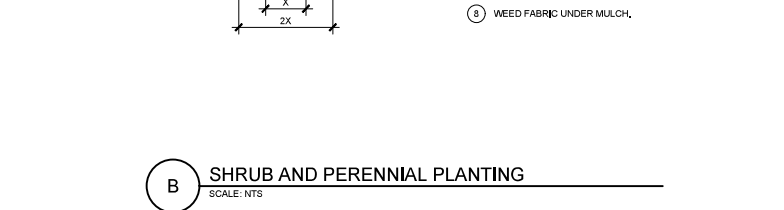
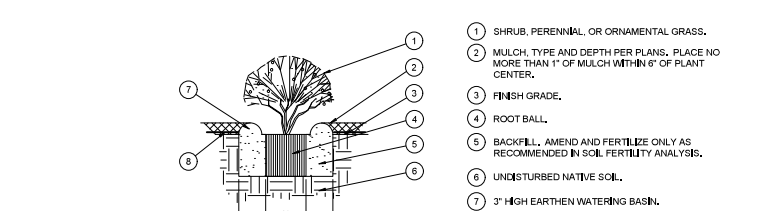
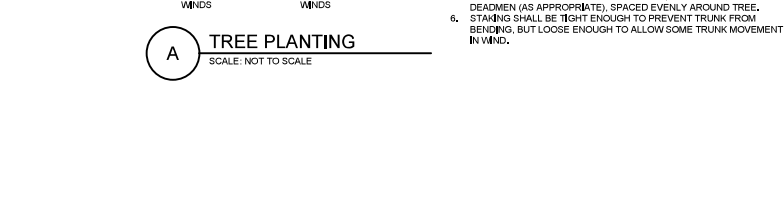
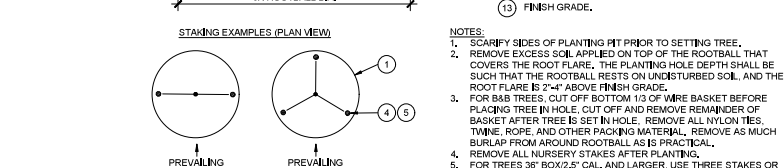
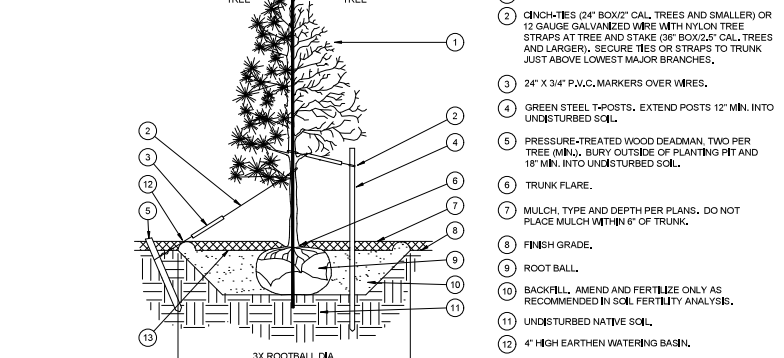
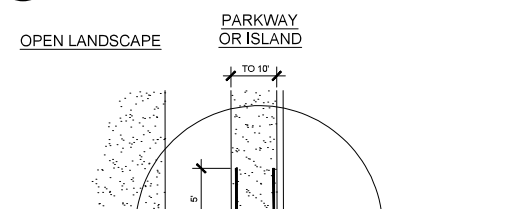
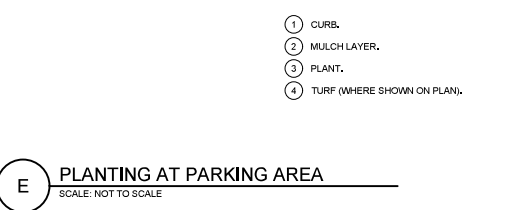
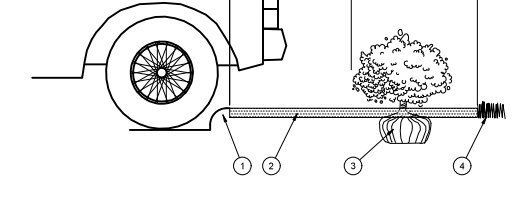
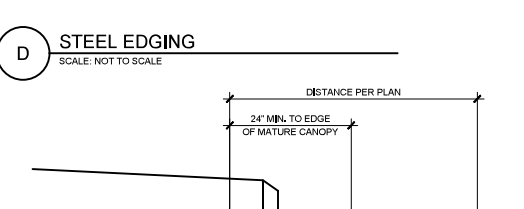
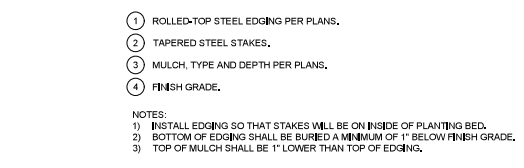
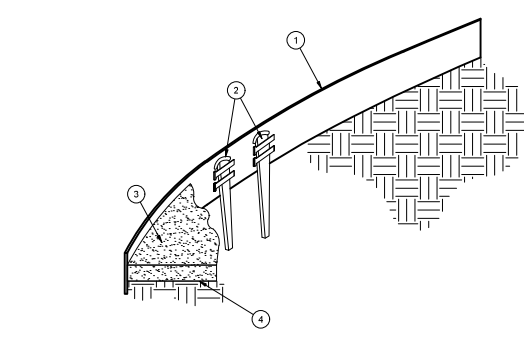
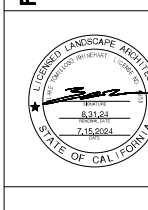
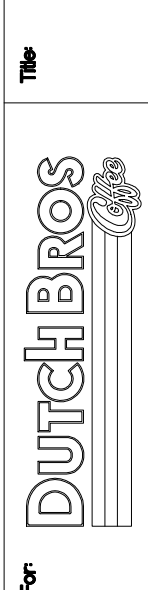


Table with 2 columns: PLANT SPACING and AREA UNDER. Rows include 8", 10", 12", 15" spacing and corresponding area values.

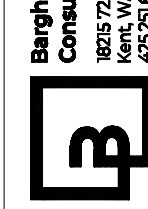
NOTES:
1. INSTALL ROOT BARRIERS NEAR ALL NEWLY PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS.
2. BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE, UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCRUST THE ROOTBALL.

LANDSCAPE PLANTING SPECIFICATIONS & DETAILS
9604 MAGNOLIA AVE
RIVERSIDE, CA



Scale: Horizontal, Vertical
Designed, Drawn, Checked, Approved, Date

Bargausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
bargausen.com



Job Number: 23319
Sheet: LP-2
Evergreen Design Group
(800) 686-6630
11801 Pierce Street, Suite 200
Riverside, CA 92505
www.EvergreenDesignGroup.com

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CODE SUMMARY

BUILDING CODE 2022 CBC
 MECHANICAL CODE 2022 CMC
 PLUMBING CODE 2022 CPC
 ENERGY CODE 2022 CAL ENERGY CODE
 CAL GREEN 2022 CAL GREEN
 FIRE CODE 2022 CFC
 ELECTRICAL CODE 2022 CEC
 ACCESSIBILITY CODE 2022 CBC CHAPTER 11B
 ALL CODES SHALL INCLUDE CITY OF RIVERSIDE AMENDMENTS

SITE DATA

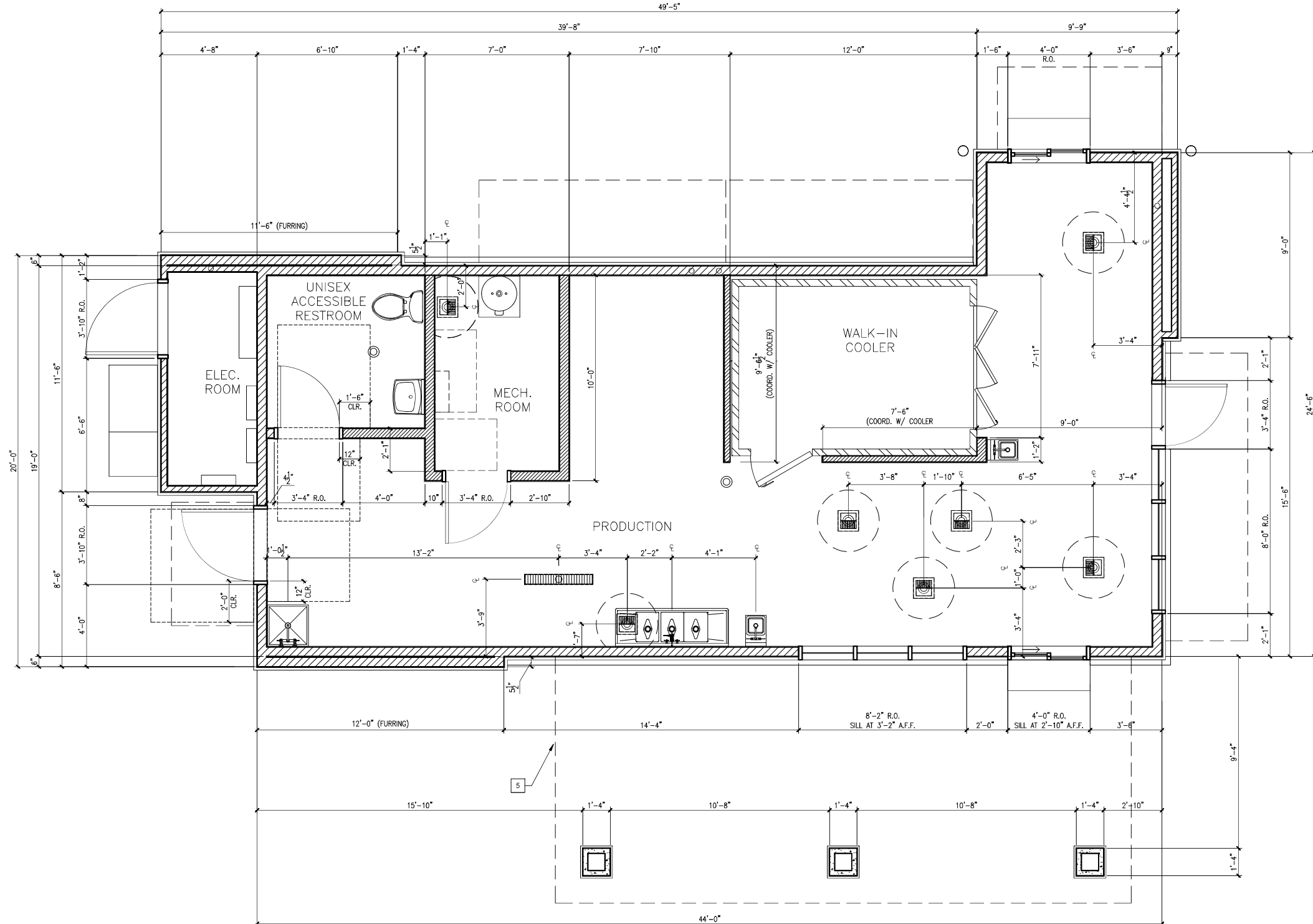
ZONING: GC
 SITE AREA: 26,285 S.F.
 CLIMATE ZONE: 3
 WATER FILTRATION SYSTEM: SYSTEM 3

BUILDING CONSTRUCTION DATA

CONSTRUCTION TYPE: V-B
 AUTOMATIC SPRINKLER SYSTEM: NO
 PROPOSED BUILDING HEIGHT: 24'-0"
 PROPOSED STORIES: 1
 TOTAL FLOOR AREA: 950 S.F. GROSS
 MAXIMUM ALLOWABLE AREA: 6,000 S.F.
 FIRE-RESISTANCE RATING FOR STRUCTURAL ELEMENTS: 0 HOURS (PER CBC TABLE 601)

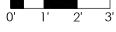
BUILDING OCCUPANCY DATA

OCCUPANCY CLASSIFICATION: GROUP B (RESTAURANT)
 49 OCCUPANTS MAX.
 GROSS AREA: 950 S.F.
 LOAD FACTOR: 1/150
 OCCUPANT LOAD: 6.33
 TOTAL OCCUPANT LOAD: 7
 EXITS: 1
 TOTAL EXITS: 1
 7 (OCCUPANT LOAD) X 2" / PERSON: 1.40 INCHES
 EXIT WIDTH PROVIDED: 40 INCHES
 MAXIMUM EXIT ACCESS TRAVEL DISTANCE: 75 FEET
 RESTROOM FACILITIES PER CPC TABLE 422.2
 1 LAVATORY PROVIDED
 1 WATER CLOSET PROVIDED



1 FLOOR PLAN

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



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Project No: CA6303
 Dutch Bros Coffee - New Freestanding Store
 2550 - A2 PROTOTYPE

9604 MAGNOLIA AVE.
 RIVERSIDE, CA 92503

DATE: 01/09/2024

REV	DATE	DESCRIPTION

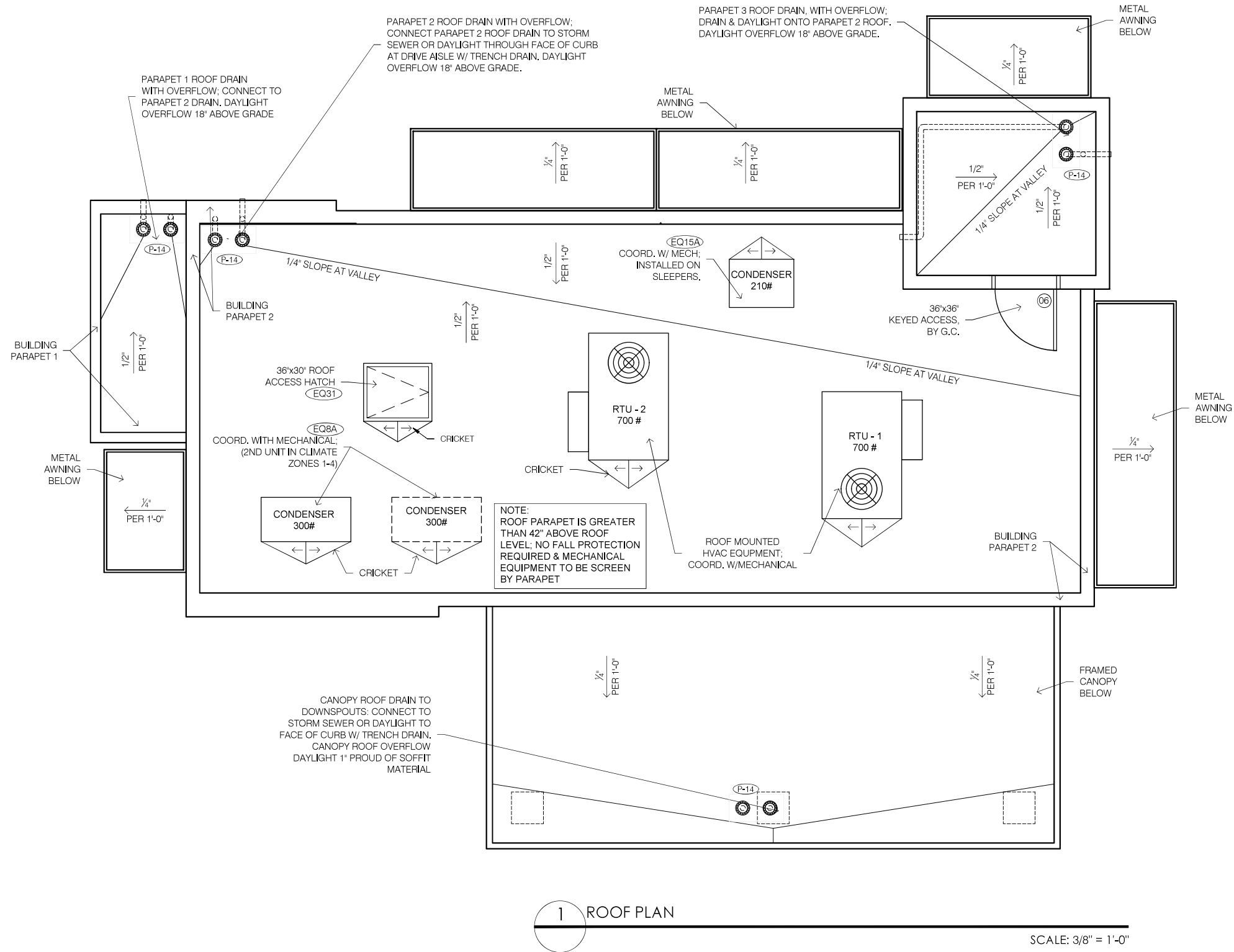
SHEET NAME:
 FLOOR PLAN/
 DETAILS/ SCHEDULES

SHEET NUMBER:

A2.0

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REV#	DATE	DESCRIPTION

SHEET NAME:
ROOF PLAN/ ROOF DETAILS

SHEET NUMBER:

A4.0

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EXTERIOR FINISH SCHEDULE				
ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BODY)				
1A	EXTERIOR CEMENT PLASTER	SHERWIN WILLIAMS	8656-11295 - BLDG DB DARK GRAY	3-COAT SYSTEM W/ ACRYLIC MEDIUM SAND FINISH; REVEALS AS SHOWN
1B	EXTERIOR CEMENT PLASTER	SHERWIN WILLIAMS	8656-12046 - BLDG DB LIGHT GRAY	3-COAT SYSTEM W/ ACRYLIC MEDIUM SAND FINISH; REVEALS AS SHOWN
ZONE 2 (TOWER) (Z2)				
2	FIBER CEMENT SIDING	NICHHA	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, BANFF SPRINGS	
	STONE VENEER SILL	ELDORADO STONE	SNAPPED EDGE WAINSCOT SILL; PEWTER	
ZONE 4 (FRAMED CANOPY)				
4	FASCIA	WESTERN STATES METAL ROOFING	T-GROOVE, 10"	3 SIDES; COLOR: BLDG DB DARK GRAY
5	SOFFIT	HEVWN ELEMENTS	NATURAL NORTHWESTERN SPRUCE	1X6, T&G, 3/8" REVEAL
6	COLUMNS	ELDORADO STONE	CLIFFSTONE, BANFF SPRINGS	



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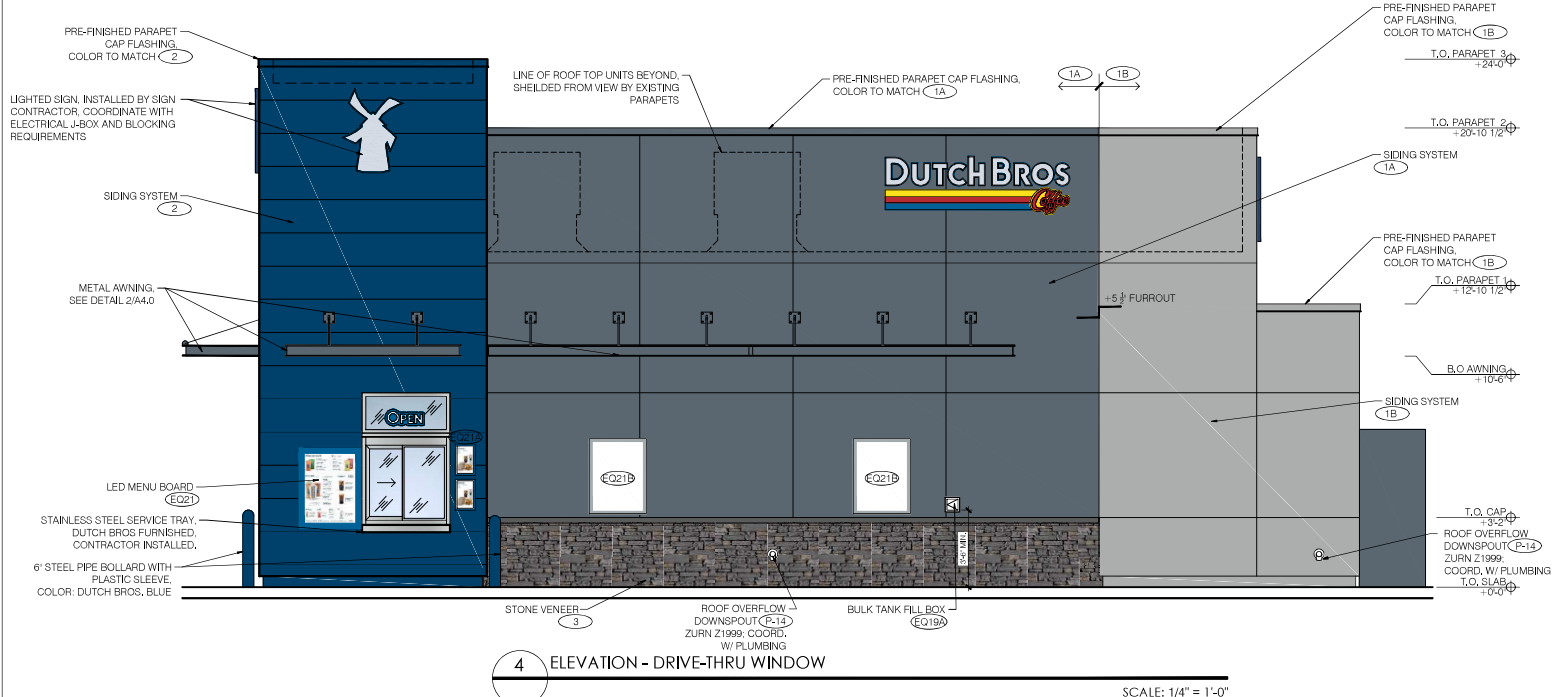
SHEET NAME:

BUILDING ELEVATIONS COLOR

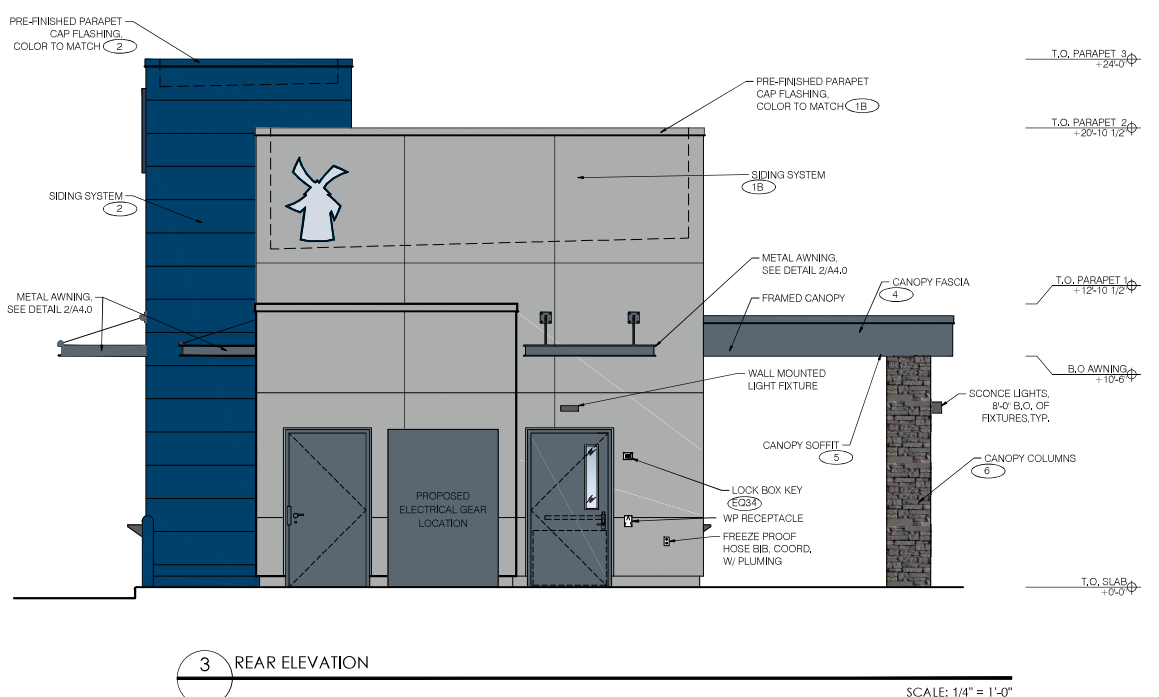
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A6.1

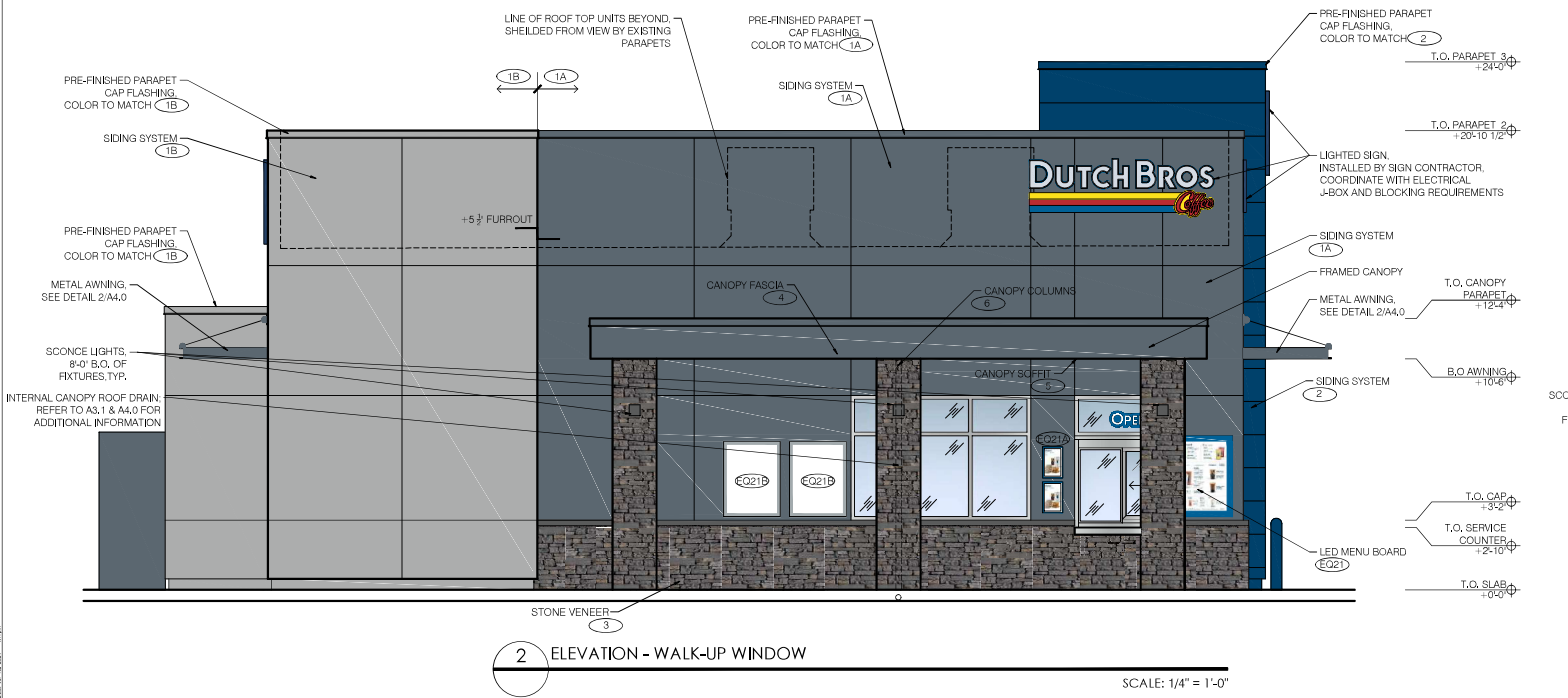
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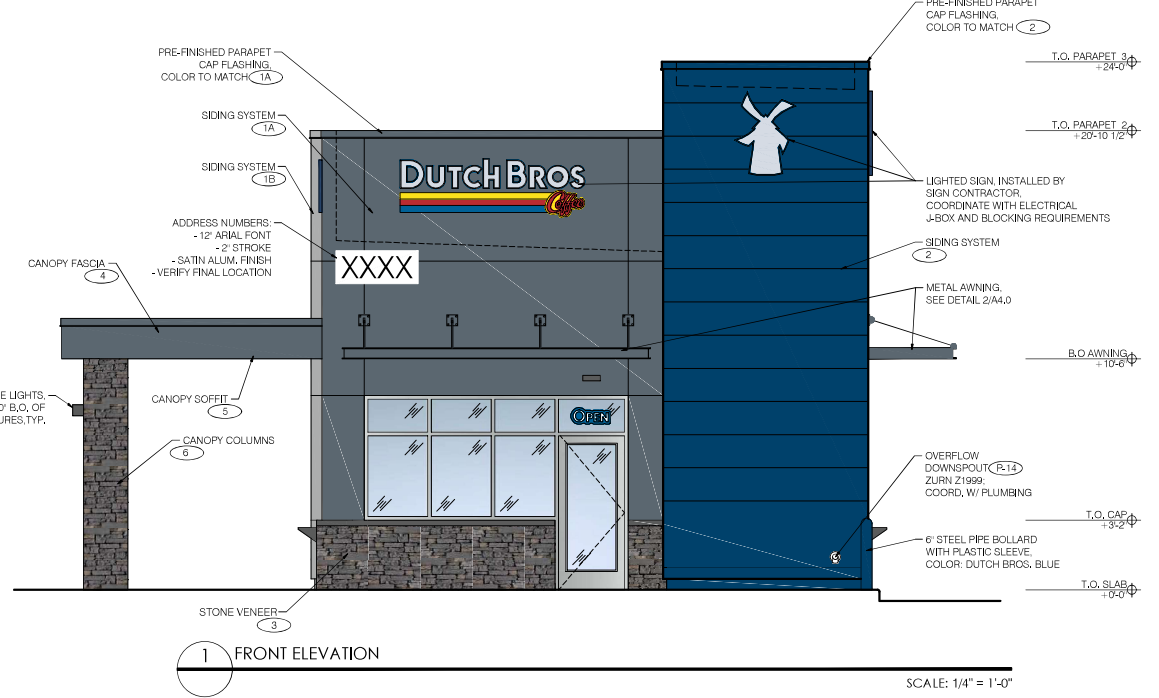
4 ELEVATION - DRIVE-THRU WINDOW
SCALE: 1/4" = 1'-0"



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



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



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



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



STONE VENEER AT WAINSCOT & COLUMNS
ELDORADO STONE - CLIFFSTONE
COLOR: BANFF SPRINGS



EXTERIOR CEMENT PLASTER AT BUILDING
SHERWIN WILLIAMS - 8656-12046
COLOR: DUTCH BROS LIGHT GRAY



WAINSCOT SILL
ELDORADO STONE - SNAPPED EDGE
COLOR: PEWTER



EXTERIOR CEMENT PLASTER AT BUILDING,
CANOPY FASCIA & METAL AWNINGS
SHERWIN WILLIAMS - 8656-11295
COLOR: DUTCH BROS DARK GRAY

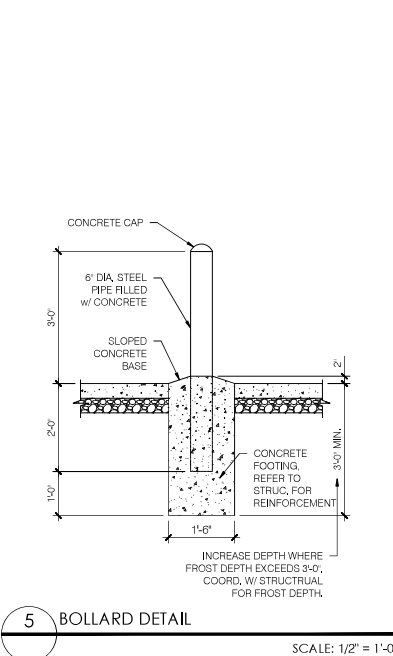


Dutch Bros Coffee CA 6303
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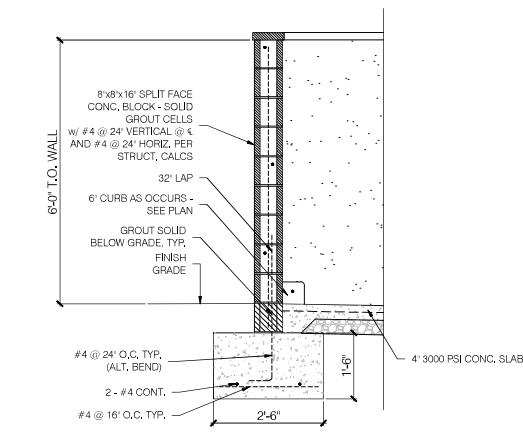


ARMET DAVIS NEWLOVE ARCHITECTS
PHONE: 310-773-7772

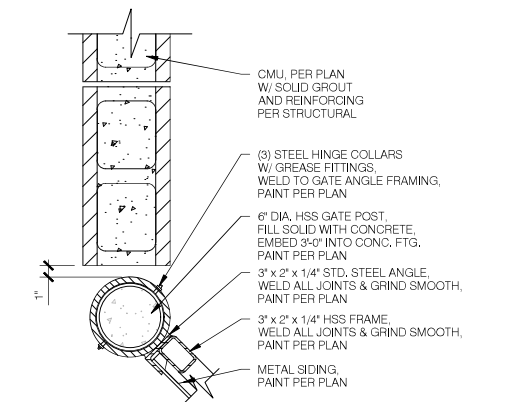
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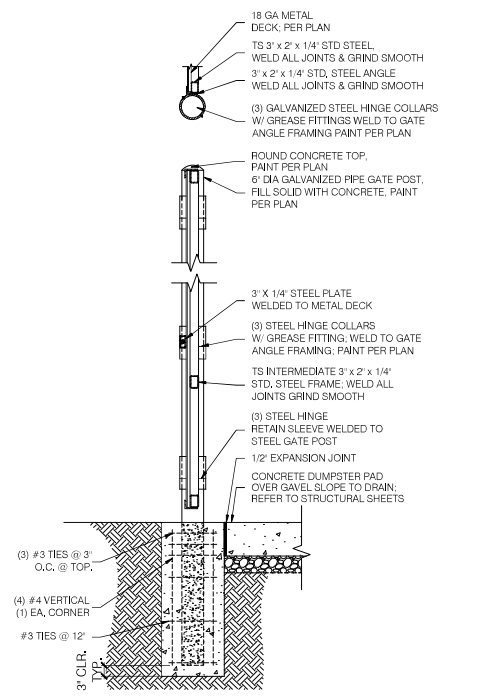
5 BOLLARD DETAIL
SCALE: 1/2" = 1'-0"



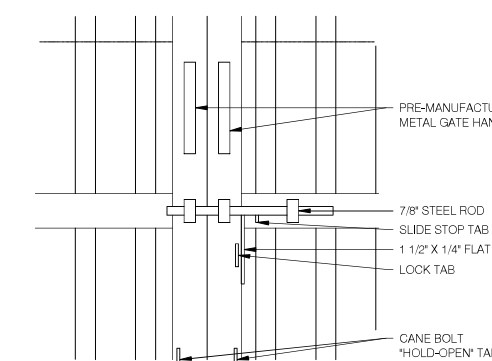
6 TRASH ENCLOSURE SECTION
SCALE: 1/2" = 1'-0"



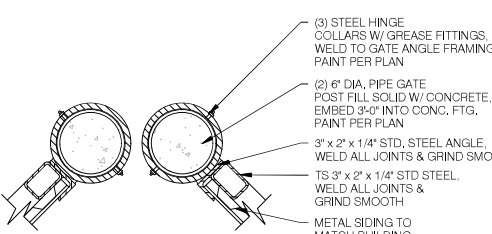
7 TRASH ENCLOSURE GATE JAMB DETAIL
SCALE: 1-1/2" = 1'-0"



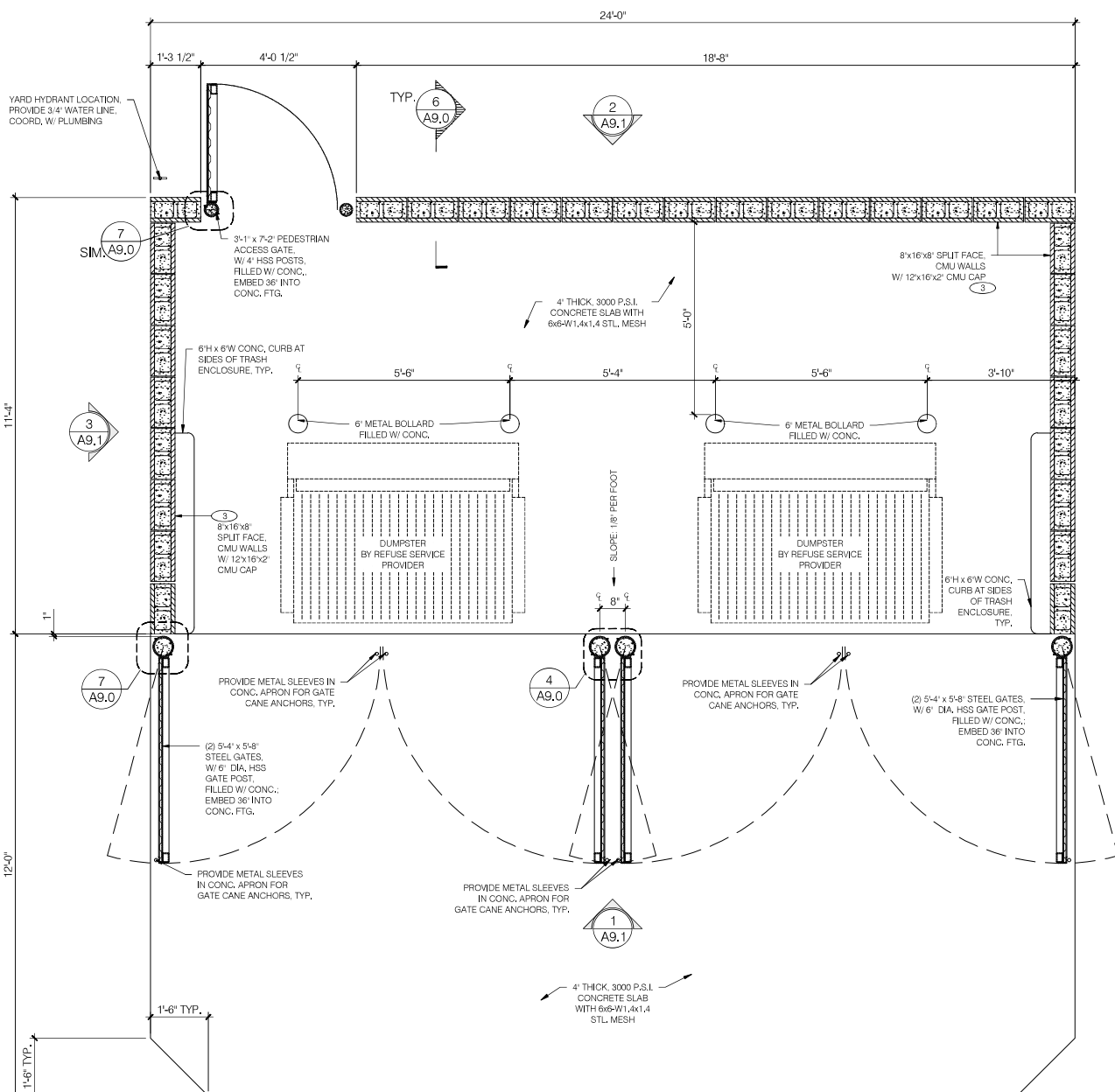
2 TRASH ENCLOSURE GATE JAMB DETAIL
SCALE: 1/2" = 1'-0"



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



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



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

TRASH ENCLOSURE GENERAL NOTES:

1. REFER TO STRUCTURAL FOR MASONRY, CONCRETE, STRUCTURAL STEEL AND REINFORCING STEEL FOR SPECIFICATIONS.
2. PROVIDE LOCKING MECHANISM ON GATES AND PEDESTRIAN GATE.
3. PROVIDE SITE LIGHTING AT TRASH ENCLOSURE, MIN. 5 FOOT CANDLE.
4. GATE TO BE BUILT WITH 3"x 2" SQUARE STEEL TUBING WITH ALL JOINTS FULLY WELDED TOGETHER AND 1 CROSS MEMBER PER GATE. FRAME TO BE PRIMED AND PAINTED PER PLAN.



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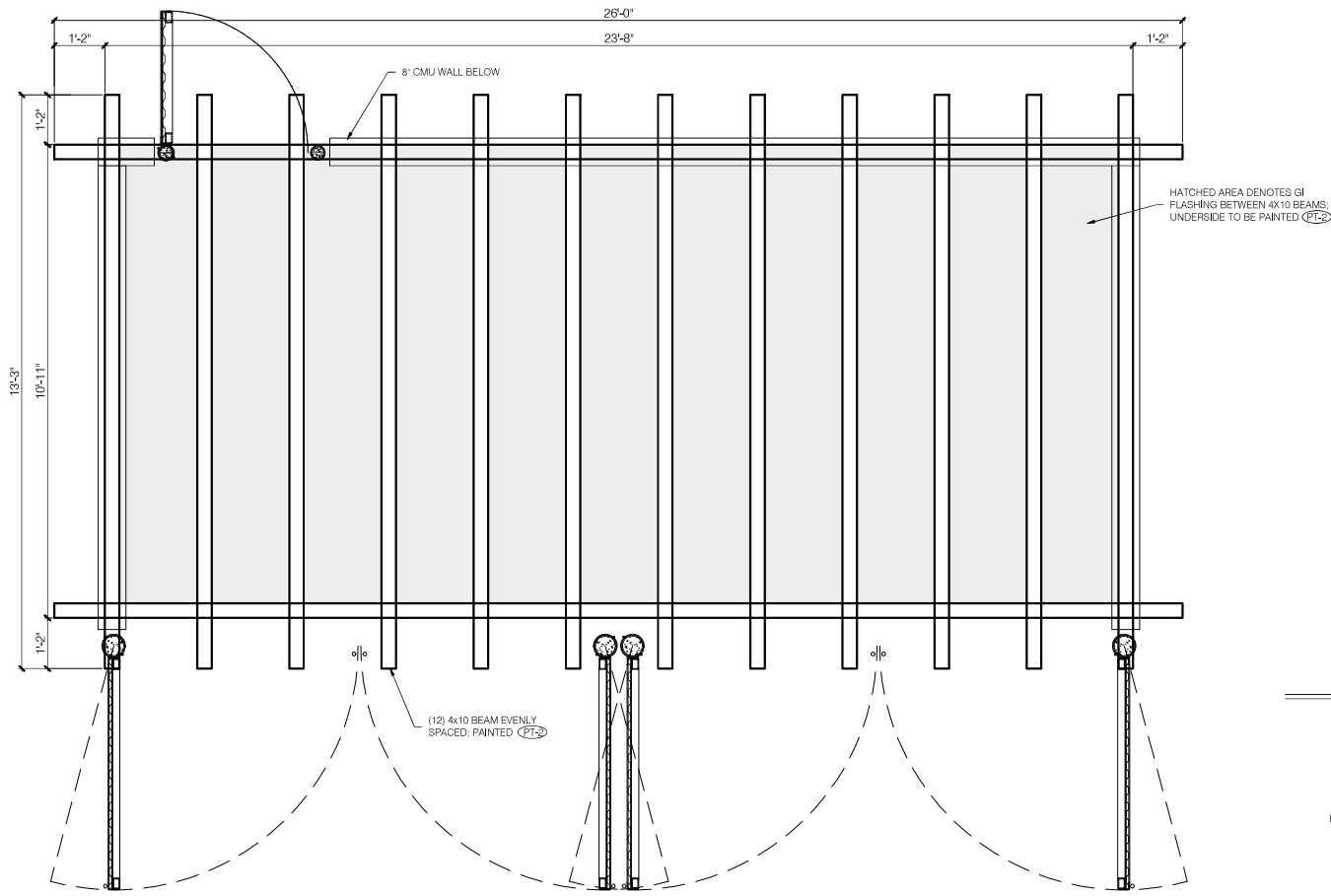
Project No: CA6303
Dutch Bros Coffee - New Freestanding Store
2550 - A2 PROTOTYPE
9604 MAGNOLIA AVE.
RIVERSIDE, CA 92503

DATE: 01/09/2024	REV: DATE: DESCRIPTION:

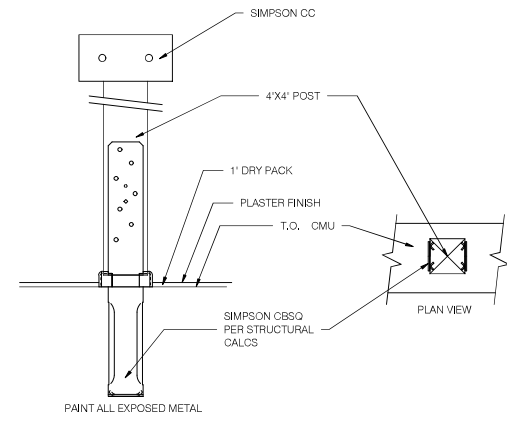
SHEET NAME:
TRASH ENCLOSURE PLAN/ ELEVATIONS

SHEET NUMBER:
A9.0

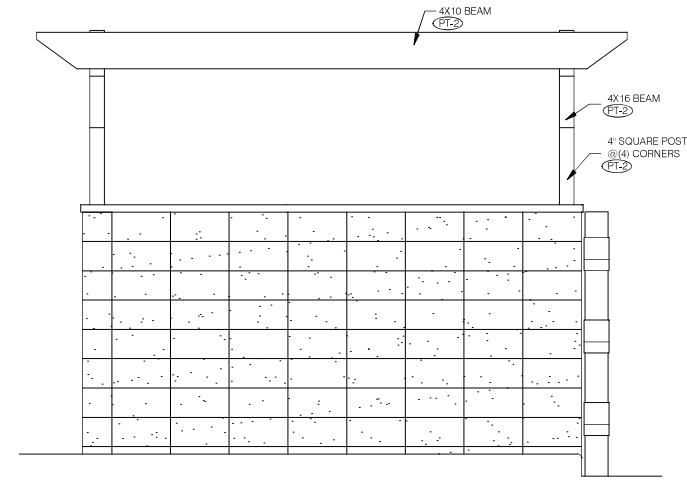
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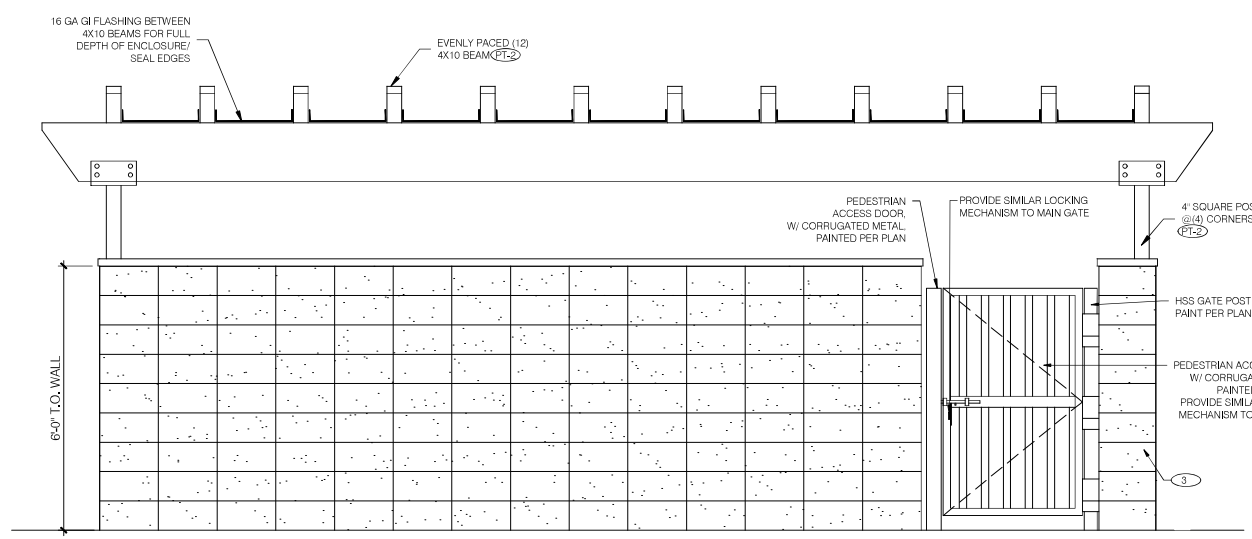
5 TRASH ENCLOSURE CANOPY- PLAN
SCALE: 1/2" = 1'-0"



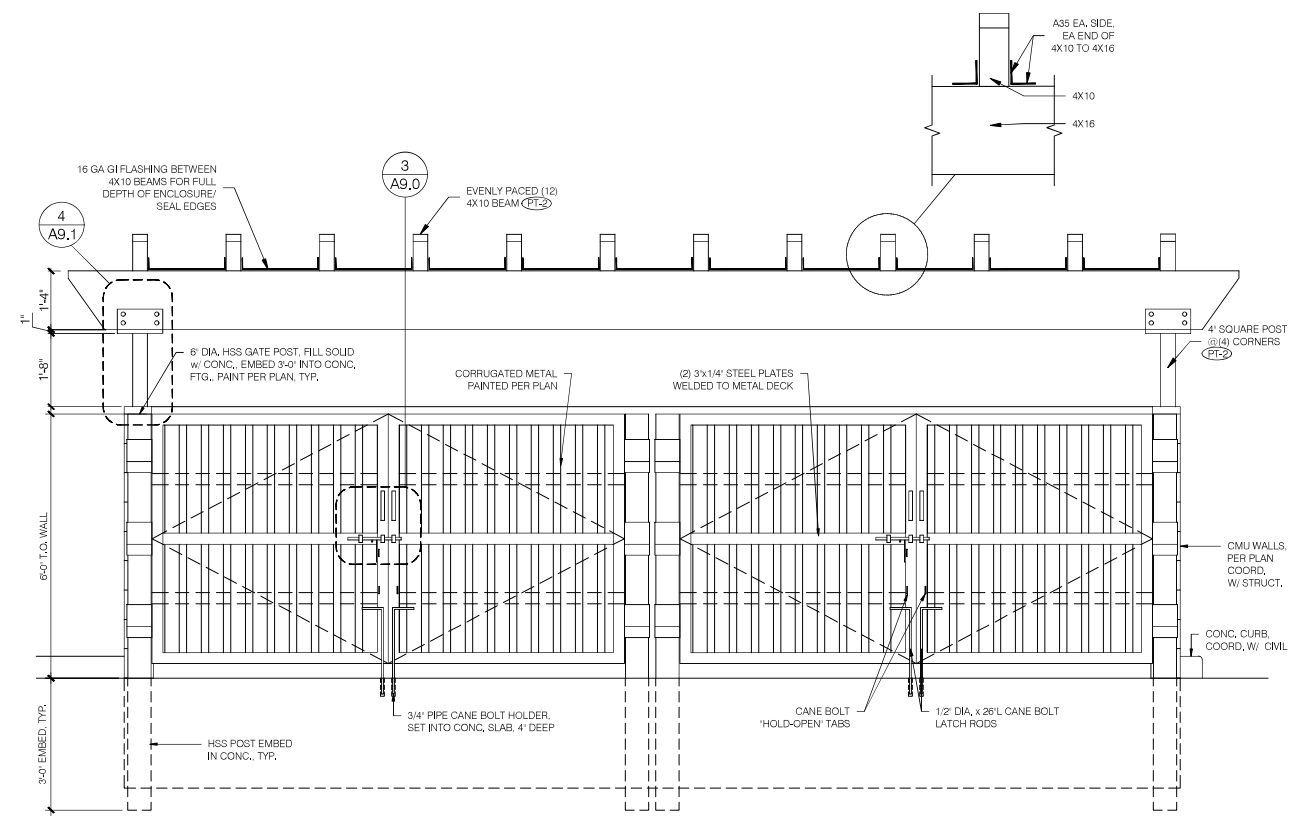
4 TRASH ENCLOSURE TRELLIS SUPPORT DETAIL
SCALE: N.T.S.



3 TRASH ENCLOSURE SIDE ELEVATION
SCALE: 1/2" = 1'-0"



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



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

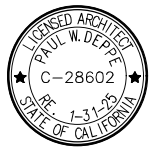
TRASH ENCLOSURE MATERIALS				
ID	MATERIAL	MANUFACTURER	COLOR	NOTES
3	SPLIT FACE 8X8X16	BASALITE	490	IF INTEGRAL COLOR BLOCK IS UNAVAILABLE, BLOCK TO BE PAINTED TO MATCH DB DARK GRAY
	CMU CAP	BASALITE	490	12X16X2
PT-2	PAINT	SHERWIN-WILLIAMS	865A-1125 - BLDG DB DARK GRAY	BLDG DB DARK GRAY, GATES BODY, ROOF BEAMS & SQUARE POSTS
PT-3	PAINT	SHERWIN-WILLIAMS	865A-129A5 - BLDG DB BLUE	BLDG DB BLUE, GATE FRAMES & POSTS



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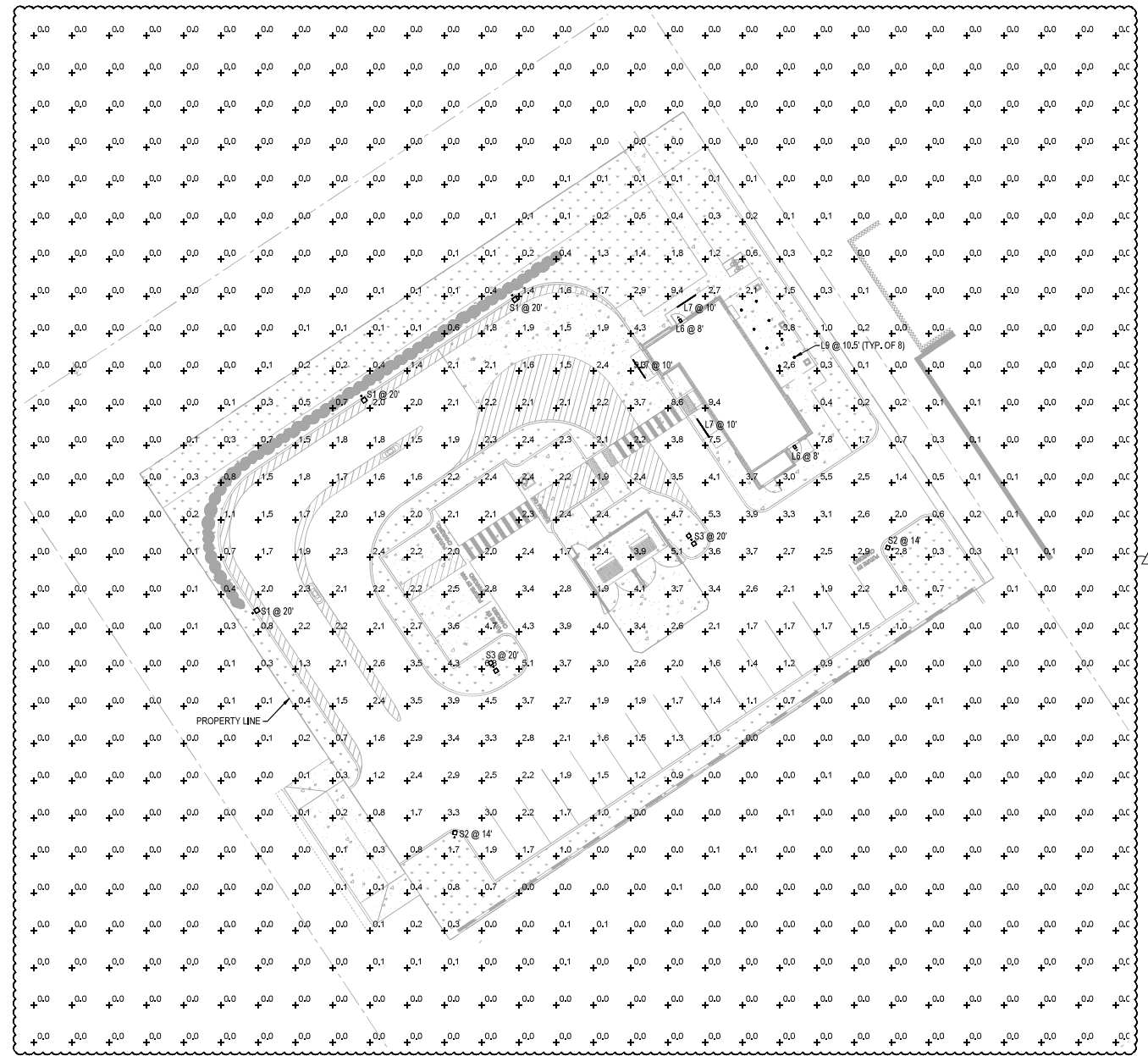
Project No: CA6303
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9604 MAGNOLIA AVE.
RIVERSIDE, CA 92503

DATE: 01/09/2024	DESCRIPTION:
REV: DATE:	

SHEET NAME:
TRASH ENCLOSURE PLAN/ ELEVATIONS
SHEET NUMBER:

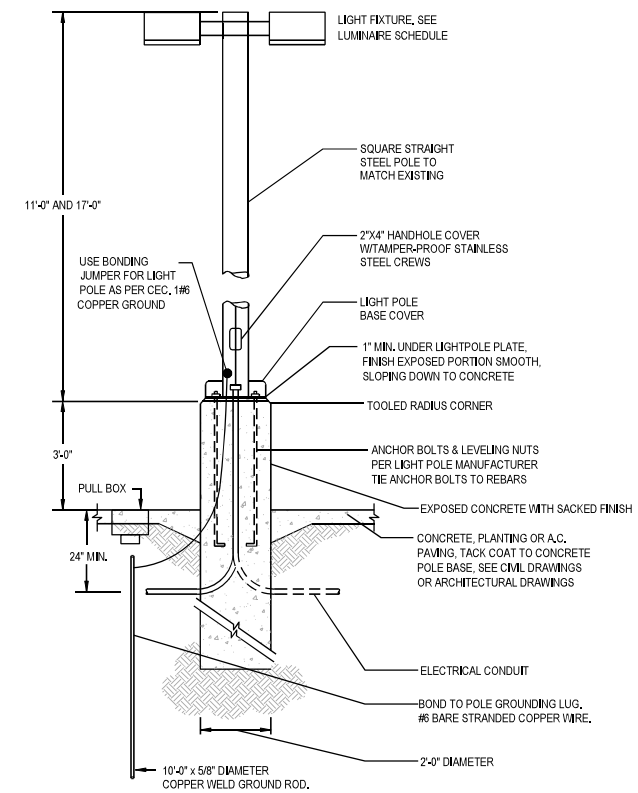
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1 ELECTRICAL PHOTOMETRIC PLAN
SCALE: 1" = 20'-0"
NORTH

DESCRIPTION	SYMBOL	AVE	MAX	MIN	MAX/MIN	AVE/MIN
DRIVE THRU	+	2.4%	9.3%	1.3%	7.21	5.81
GENERAL HARDSCAPE	+	2.1%	9.4%	0.0%	NA	NA
PARKING & DRIVEWAY	+	2.5%	5.7%	1.0%	5.71	2.51
TRASH ENCLOSURE	+	3.3%	3.8%	2.4%	6.81	3.31



POLE BASE DETAIL
SCALE: N.T.S.

PROVIDE A CONCRETE CRISTY BOX WITH TRAFFIC RATED COVER BY EACH LIGHT POLES FOR THE INTERFACE OF CONDUITS

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

SYMBOL	LABEL	QUANTITY	MANUFACTURER	CATALOG NUMBER UNDER CANOPY OR BUG RATING	DESCRIPTION	NUMBER OF LAMPS	LUMENS PER LAMP	LIGHT LOSS FACTOR	WATTAGE
⬆	L6	2	RAB LIGHTING INC.	WPLED26Y-WPLED26Y/D10 (WALLPACK) - ALED26Y-ALED26Y/D10 (AREA LIGHTER) (UNDER CANOPY)	CAST FINNED METAL HOUSING, MOLDED PLASTIC REFLECTOR WITH SEMI-SPECULAR FINISH B1-U0-G1	1	3295	0.72	29.70
—	L7	4	SELF	CROWN4.144-120V 830_BA110 (UNDER CANOPY)	CROWN4.144-120V 830_BA110	1	6300	0.72	60
○	L9	8	DMF LIGHTING	DRD55-4R-07930 (UNDER CANOPY)	DRD55-4R-07930	1	757	0.72	8.37
□	S1	3	NLS LIGHTING LLC	NV-1-T4-32L-7-30K-HSS (BUG RATING: B0 - U0 - G1)	NV SERIES AREA LIGHTING FIXTURE WITH HSS	1	5081	0.72	71
□	S2	2	NLS LIGHTING LLC	NV-1-T4-16L-7-30K-JUNV (BUG RATING: B1 - U0 - G1)	NV SERIES AREA LIGHTING FIXTURE	1	3973	0.72	36
□	S3	2	NLS LIGHTING LLC	NV-1-T4-48L-7-30K-JUNV (BUG RATING: B2 - U0 - G2)	NV SERIES AREA LIGHTING FIXTURE	2	11331	0.72	208



ARMET DAVIS NEWLOVE & ASSOCIATES, AIA ARCHITECTS

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Project No: CA6303
Dutch Bros Coffee - New Freestanding Store
2550 - A2 PROTOTYPE
9604 MAGNOLIA AVE.
RIVERSIDE, CA 92503

DATE: 01/09/2024
REV: DATE DESCRIPTION:
05/31/24 PLANNING PCC #1

SHEET NAME:

PHOTOMETRIC SITE PLAN

SHEET NUMBER:
E0.02

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L7

Job: Dutch Brothers Coffee
Descr: Canopy 6' light

Outdoor Cove Lighting CROWN

IP66

- Quick connection
- Dimmable, 1-10V dimming to 10%-100%
- Linkable, max. linkable length: 72" @ 120VAC, 156" @ 277VAC
- Rating: IP64 (for wet locations)
- Lockable, precision aiming adjustment
- 352.5° vertical rotation
- Lifetime: 50,000hrs (lumen@90% 35°C)
- Temp: -13°F to 122°F (-23°C to 50°C)
- Material: Aluminum alloy
- 10W/ft, 10.50lm/ft

Dimensions: (inches/mm)

1-3/4" (44.3)

2-1/2" (63.5)

Wiring Diagram

AC connection:
Black: "L"
White: "N"
Yellow/green: "G"

Dimming connection:
Violet: "+"
Gray: "-"

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Outdoor Cove Lighting CROWN

IP66

- Quick connection
- Dimmable, 1-10V dimming to 10%-100%
- Linkable, max. linkable length: 72" @ 120VAC, 156" @ 277VAC
- Lockable, precision aiming adjustment
- 352° vertical rotation
- Rating: IP64 (for wet locations)
- Lifetime: 50,000hrs (lumen@90% 35°C)
- Temp: -13°F to 122°F (-23°C to 50°C)
- 10W/ft, 10.60lm/ft
- Material: Aluminum alloy
- Other color temp available

Dimensions: (inches, mm)

1-3/4" (44.3)

2-1/2" (63.5)

How to order using our catalog numbers
Example: CROWN-1200K1055

Series	Length	CCT (K)	Beam Angle	Finish	Installation
CROWN	12-11'8" (300mm)	30K-3000K	110-110°	S-Silver	S-Screw Mounting
	47-47'11" (120mm)	35K-3500K			
	70-70'11" (178mm)	40K-4000K			

Specifications

Catalog No.	Model	Rated Input (VAC)	Ra	Power (W)	Luminaire Box (TYPIKAL)
CROWN-1200K1055	CROWN-L24-277V	120-277	90	10	1050
CROWN-1240K1055	CROWN-L24-277V	120-277	90	10	1050
CROWN-4730K1055	CROWN-L90-277V	120-277	90	40	4200
CROWN-4735K1055	CROWN-L90-277V	120-277	90	40	4200
CROWN-4740K1055	CROWN-L90-277V	120-277	90	40	4200
CROWN-7035K1055	CROWN-L144-277V	120-277	90	60	6300
CROWN-7040K1055	CROWN-L144-277V	120-277	90	60	6300

*Includes 1 pc LED failure, 2 pcs screws.

Photometrics

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Outdoor Cove Lighting CROWN

Installation

Screw installation

Track Installation

Track installation

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DRD5S & SurfaceFrame

Surface Mount LED Downlight

New Construction
DRDHJ0 Octagonal Junction Box

Project: _____ Type: _____

Product Code: _____ Date: _____

Spec Sheet V-01.10.22

- Thinest-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

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

Color Temperature
2700K 3000K 3500K

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

Shape
Round, Square

Housing Ratings
Code compliant for use in appropriate fire-rated assemblies up to a maximum of 2-hours

Standards
ETL, UL, IESNA

Aperture
4" Octagonal Junction Box

Color Quality
90+ CRI, < 3-step SDCM

Optics
General

Dimming
TRIAC/ELV 5%
0-10V 1%

Emergency Lighting
Optional Emergency LED Driver with integrated Test Switch for lighting up to 90 minutes in event of power failure

Finish
White

Module Ratings
UL Closet Rating Compliant (see data sheet)UL Listed for Wet Location

Additional Options
Non-Conductive Dead Front

Guarantee
50,000 hrs | 5 years

dmflighting.com

dmf DRD5S & SurfaceFrame

Surface Mount LED Downlight

General New Construction
DRDHJ0 Octagonal Junction Box

PRODUCT BUILDER

HOUSING

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

LED MODULE

PRODUCT CODE	APERTURE	SHAPE	LUMENS	CRI	CCT	DRIVER
DRDS	Module	4" 4" Aperture	R Round	87 750 lm	90+ CRI	2700K
						T Integrated TRIAC/ELV, 120V only
						D Integrated 0-10V, 120/277V
						O Integrated 0-10V, 120V only, Non-Conductive*
						S Square
						10 1000 lm
						30 3000K
						35 3500K
						TDF Integrated TRIAC/ELV, 120V only, Non-Conductive*
						ODF Integrated 0-10V, 120/277V, Non-Conductive*
						EM Emergency w/ Test Switch

*EM option (housing) and Emergency driver (module) are to be selected together
*Only available for Round shape, 750 lm, 2700K or 3500K CCT

DMF LIGHTING 1118 E. 222nd St. Carson, CA 90745 800.441.4422 dmflighting.com
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Page 2 of 8



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1 05/31/24 PLANNING PCC #1

SHEET NAME:
EXTERIOR LIGHTING CUTSHEETS

SHEET NUMBER:
E0.04