

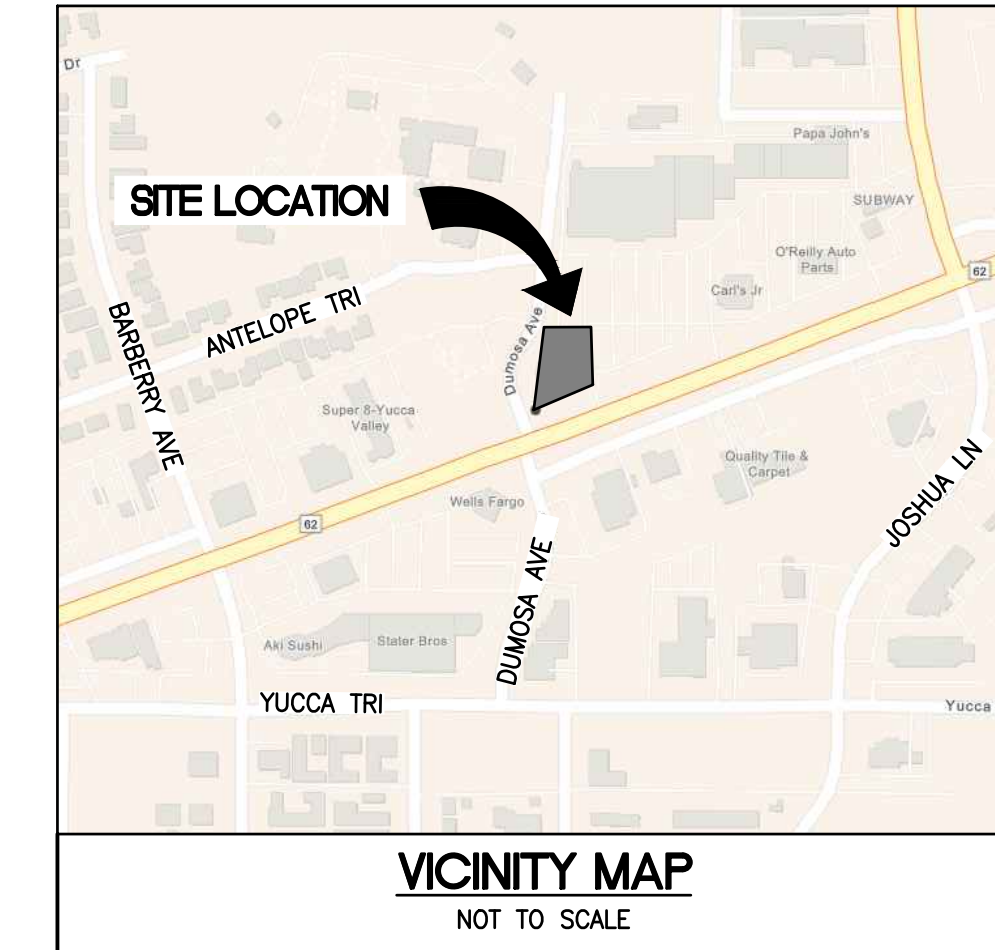
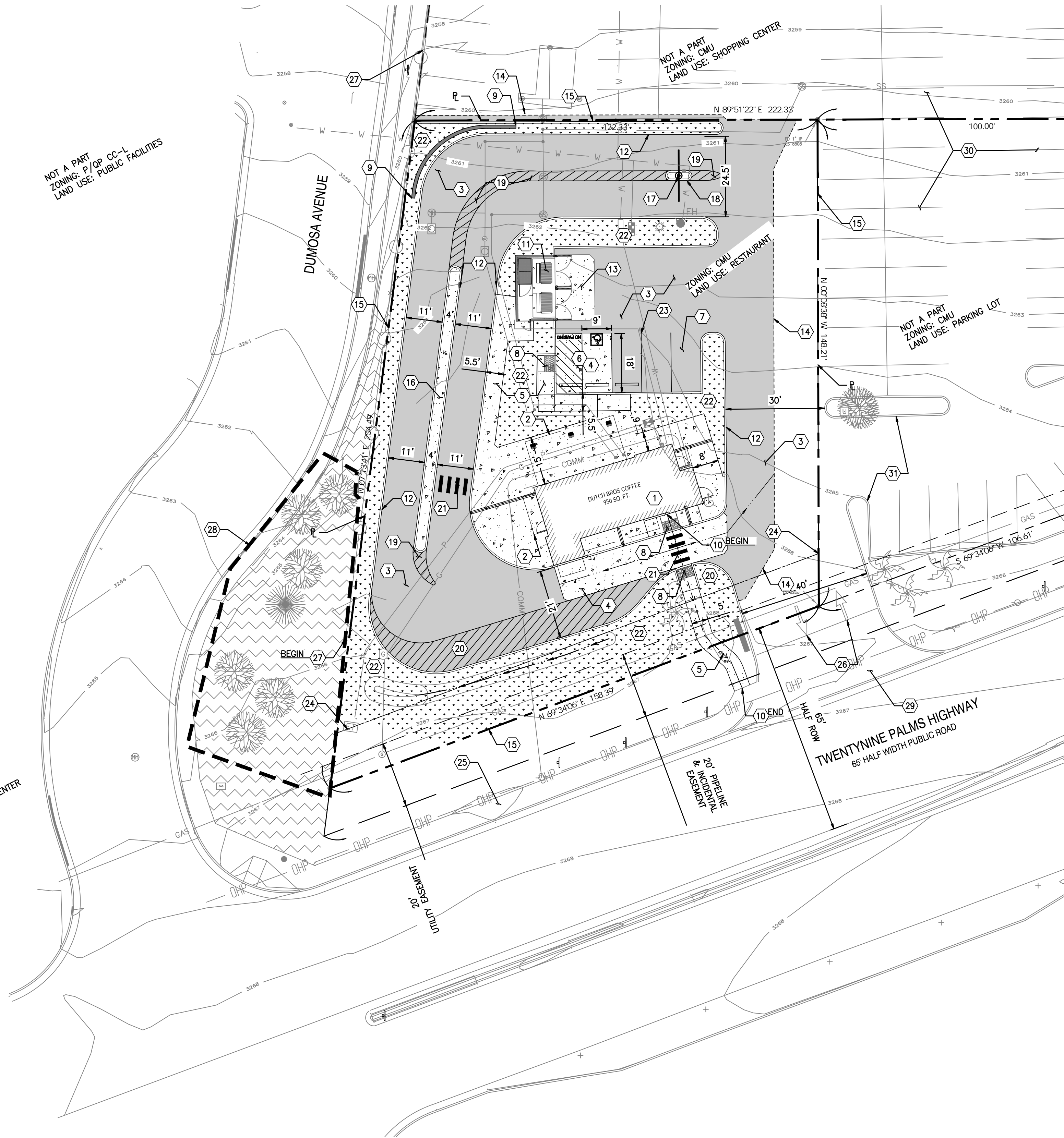
DUTCH BROS. COFFEE - CA3705- YUCCA VALLEY, CA

SITE PLAN

7 SITE PLAN KEYNOTES:

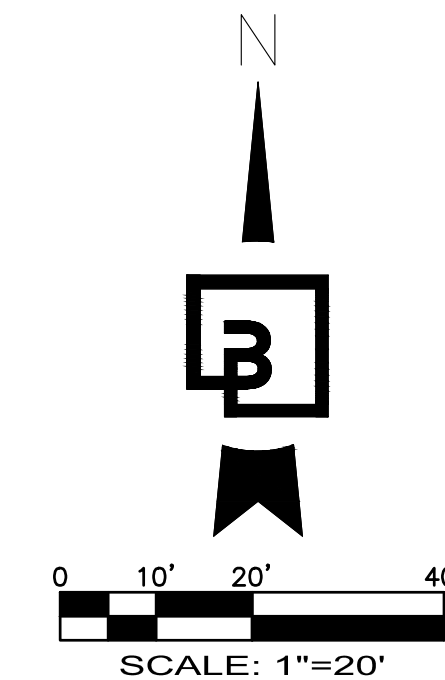
1. PROPOSED DUTCH BROS COFFEE. SEE ARCHITECTURAL PLANS FOR DETAILS.
2. PROPOSED CANOPY. SEE ARCHITECTURAL PLANS FOR DETAILS.
3. PROPOSED ASPHALT PAVEMENT, TYPICAL.
4. PROPOSED ON-SITE CONCRETE PAVEMENT, TYPICAL.
5. PROPOSED ON-SITE CONCRETE SIDEWALK PER CITY OF YUCCA VALLEY STANDARDS & SPECIFICATIONS, TYPICAL.
6. PROPOSED ACCESSIBLE VAN PARKING STALL W/ACCESSIBLE AISLE AND PARKING ONLY SIGN.
7. PROPOSED PARKING STALL, TYPICAL (19' X 9') OR AS REQUIRED BY LOCAL JURISDICTION.
8. PROPOSED ACCESSIBLE-COMPLIANT CURB RAMP.
9. PROPOSED 1.75' TALL CMU RETAINING WALL.
10. PROPOSED ACCESSIBLE ROUTE FROM PUBLIC ROW.
11. PROPOSED TRASH ENCLOSURE 20' X 12' MIN.
12. PROPOSED VERTICAL CURB, TYPICAL.
13. PROPOSED CONCRETE PAD, AT TRASH ENCLOSURE.
14. APPROXIMATE SAWCUT LIMITS.
15. EXISTING PROPERTY LINE.
16. PROPOSED CONC. MEDIAN, MIN 4' WIDE.
17. PROPOSED CLEARANCE BAR, BY OTHERS.
18. PROPOSED CONCRETE ISLAND.
19. PROPOSED PAINT STRIPING, IN BETWEEN AND 10' BEFORE AND AFTER CONCRETE MEDIAN, STRIPES: 4" WIDE, 24" O.C., SAFETY WHITE.
20. PROPOSED EXIT LANE W/STRIPPING, STRIPES 4" WIDE, 24" O.C. SAFETY WHITE.
21. PROPOSED CONTINENTAL STYLE PEDESTRIAN CROSSWALK STRIPING; 1 FOOT WIDE STRIPES AT 2 1/2' FEET ON CENTER.
22. PROPOSED LANDSCAPE AREA, TYPICAL.
23. PROPOSED 4" WIDE WHITE REFLECTIVE PAINT PARKING STALL STRIPES, TYPICAL.
24. PROPOSED 15' SETBACK LINE.
25. EXISTING SIDEWALK.
26. EXISTING DIRECTIONAL MARKER.
27. EXISTING FENCE.
28. EXISTING JOSHUA TREES TO BE PRESERVED. PROTECT DURING CONSTRUCTION.
29. EXISTING CONCRETE DRIVEWAY.
30. EXISTING PARKING STALLS.
31. EXISTING CURB.
32. PROPOSED OFFSITE SIDEWALK.

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



PROJECT DATA:

| | |
|-----------------------------------|--|
| ASSESSOR PARCEL NUMBER: | 0595371380000 |
| LEGAL DESCRIPTION: | PARCEL MAP 14499 PARCEL 4, BOOK 178 PAGE 6 |
| EXISTING ZONING: | MIXED USE COMMERCIAL (CMU) |
| PROPOSED ZONING: | MIXED USE COMMERCIAL (CMU) |
| EXISTING LAND USE: | RESTAURANT |
| PROPOSED LAND USE: | RESTAURANT |
| TOTAL GROSS AREA: | 23,402 SQ. FT (0.534± AC) |
| TOTAL NET AREA: | 21,320 SQ. FT (0.489± AC) |
| APPROXIMATE EARTHWORK QUANTITIES: | |
| CUT: | 184 CY |
| FILL: | 278 CY |
| NET: | 94 CY <FILL> |
| UTILITY PROVIDERS: | |
| WATER: | HI DESERT WATER DISTRICT |
| SEWER: | HI DESERT WATER DISTRICT |
| TYPE OF SEWER DISPOSAL: | SEWER SYSTEM |
| ELECTRIC: | SOUTHERN CALIFORNIA EDISON |
| GAS: | SOCAL GAS |
| GAS: | FERREL GAS (PROPANE) |
| GAS: | AMERICAS PROPANE |
| GAS: | HI DESERT PROPANE |
| REFUSE: | BURRTEC TRASH AND RECYCLING |
| PHONE/DATA: | FRONTIER COMMUNICATIONS |
| PHONE/DATA: | SPECTRUM |



Sheet List Table

| | |
|--------|-------------------------------------|
| 1 OF 3 | SITE PLAN |
| 2 OF 3 | PRELIMINARY GRADING & DRAINAGE PLAN |
| 3 OF 3 | PRELIMINARY UTILITY PLAN |

DEVELOPER

DUTCH BROS COFFEE
110 SW 4TH STREET
GRANTS PASS, OR 97526
CONTACT: RUSS ORSI
TEL: (916) 765-7270
EMAIL: RUSS.ORSI@DUTCHBROS.COM
WEBSITE: [HTTPS://WWW.DUTCHBROS.COM](https://www.dutchbros.com)

OWNER

EVERGREEN
CONTACT: LUCAS NUTTALL
EMAIL: LNUTTALL@EVGRE.COM

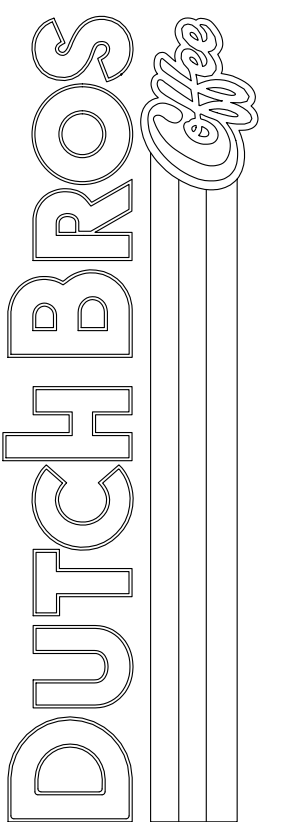
ENGINEER

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVE, SOUTH
KENT, WA 98032
TEL: (425) 251-6222
CONTACT: HAL P. GRUBB, P.E.
EMAIL: HGRUBB@BARGHAUSEN.COM
WEBSITE: [HTTPS://WWW.BARGHAUSEN.COM](https://www.barghausen.com)

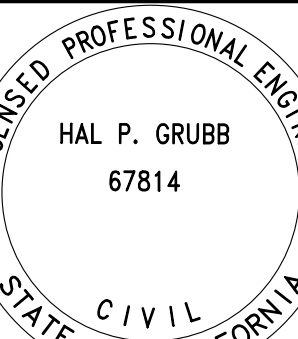
SURVEYOR

HARIYA INC. SURVEYING, CIVIL ENGINEERING,
AND PROJECT MANAGEMENT COMPANY
28121 WALLACK PLACE
LOMA LINDA, CA 92354
PHONE: 909-499-8270
EMAIL: MHARIYA@HARIYAINC.COM

Title:
SITE PLAN
57154 TWENTYNINE PALMS HIGHWAY
YUCCA VALLEY, CA 92284



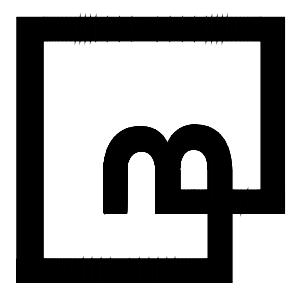
For:



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

Designed: STJ
Drawn: STJ
Checked: JAH
Approved: HPG
Date: 03/11/22

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



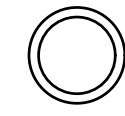
Job Number
22125
Sheet
1 OF 3
2019 DB USA, LLC
Franchising

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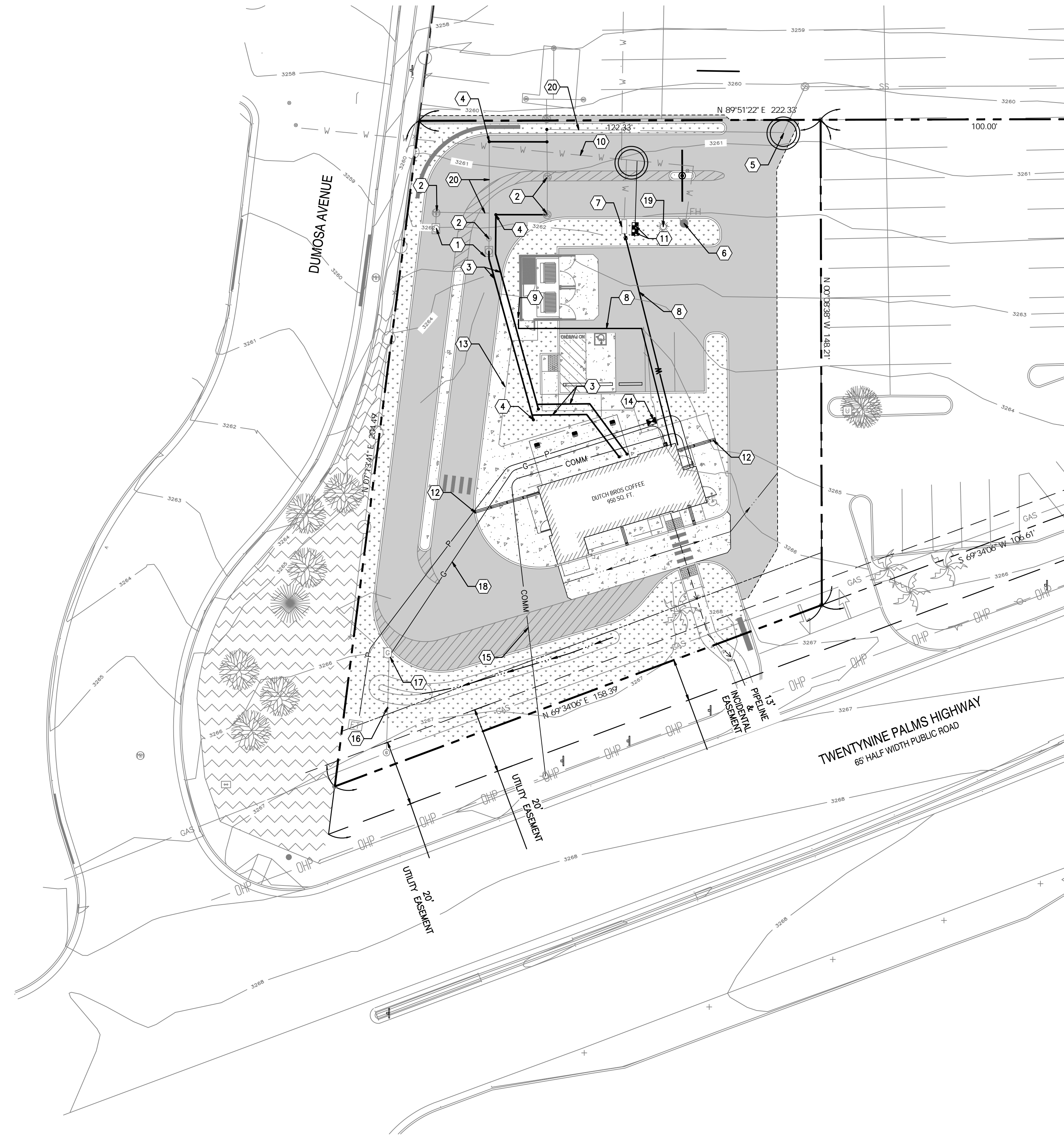
DUTCH BROS. COFFEE - CA3705- YUCCA VALLEY, CA

PRELIMINARY UTILITY PLAN



UTILITY POTHOLING 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. POTHOLING SHALL BE PERFORMED PRIOR TO INSTALLING ANY PROPOSED UTILITIES. CONTRACTOR SHALL NOTIFY BARGHAUSEN CONSULTING ENGINEERS, INC. OF ANY CONFLICTS.

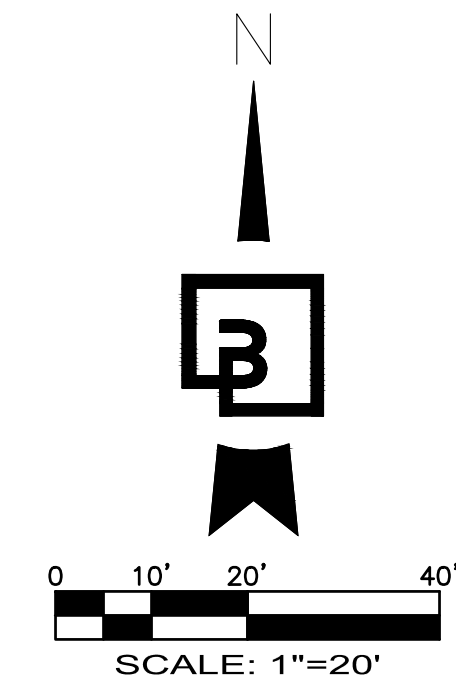


④ SITE PLAN KEYNOTES:

1. EXISTING GREASE INTERCEPTOR TO REMAIN.
2. EXISTING 4" SEWER CLEANOUTS TO REMAIN, TYPICAL.
3. PROPOSED 6" SEWER SERVICE, TYPICAL.
4. PROPOSED 6" SEWER CLEANOUTS, TYPICAL.
5. POINT OF CONNECTION FOR SEWER SERVICE.
6. EXISTING FIRE HYDRANT TO REMAIN.
7. EXISTING BACKFLOW DEVICE TO REMAIN.
8. PROPOSED 1" WATER SERVICE AND METER WITH APPROPRIATE BACKFLOW DEVICE PER CITY OF YUCCA VALLEY STANDARDS.
9. PROPOSED YARD HYDRANT.
10. EXISTING WATER SERVICE. SIZE TO BE FIELD VERIFY.
11. PROPOSED 3/4" IRRIGATION SERVICE AND METER WITH APPROPRIATE BACKFLOW DEVICE.
12. PROPOSED TRENCH DRAINS FOR ROOF DOWNSPOUT.
13. PROPOSED POWER SERVICE, TYPICAL.
14. PROPOSED PULL BOX.
15. PROPOSED COMMUNICATION SERVICE, TYPICAL.
16. EXISTING GAS SERVICE TO REMAIN.
17. EXISTING GAS METER TO REMAIN.
18. PROPOSED GAS SERVICE.
19. EXISTING LIGHT TO REMAIN.
20. EXISTING SEWER LINE TO REMAIN, TYPICAL.

LEGEND

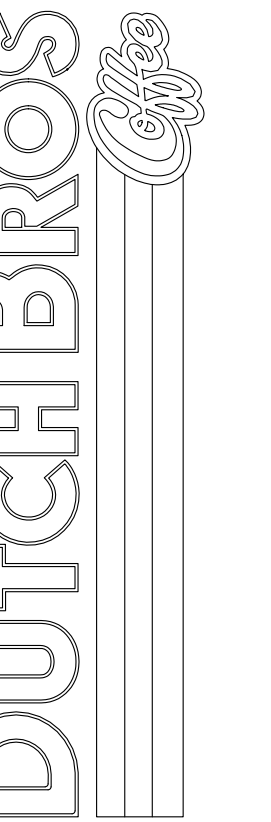
| | |
|-------------------------|--|
| BUILDING LINE | |
| EXISTING CURB TO REMAIN | |
| PROPOSED CURB | |
| PROPOSED LANDSCAPING | |
| EXISTING LANDSCAPING | |
| PROPOSED ASPHALT | |
| PROPOSED CONCRETE | |



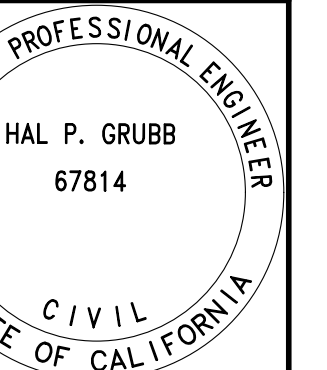
PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY UTILITY PLAN
57154 TWENTYNINE PALMS HIGHWAY
YUCCA VALLEY, CA 92284

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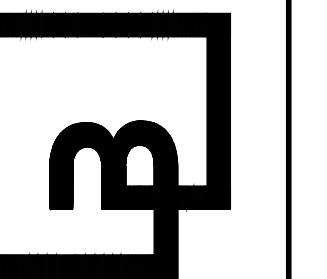
For:



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

Designed: STJ
Drawn: STJ
Checked: JAH
Approved: HFS
Date: 03/11/22

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



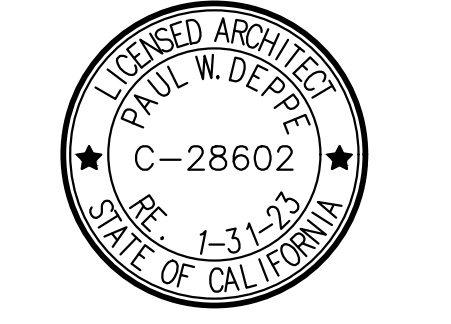
Job Number
22125
Sheet
3 OF 3
2019 DB USA, LLC
Franchising



ARMÉT DAVIS NEWLOVE & ASSOCIATES, AIA ARCHITECTS

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

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Project No: CA3705
Dutch Bros Coffee - Freestanding Store
DB2550-A2
Twentynine Palms Hwy. & Dumosa Ave.
Yucca Valley, CA

| | |
|------------|--------------|
| DATE: | 6/21/2021 |
| REV: DATE: | DESCRIPTION: |
| | |

SHEET NAME:

BUILDING ELEVATIONS
COLOR

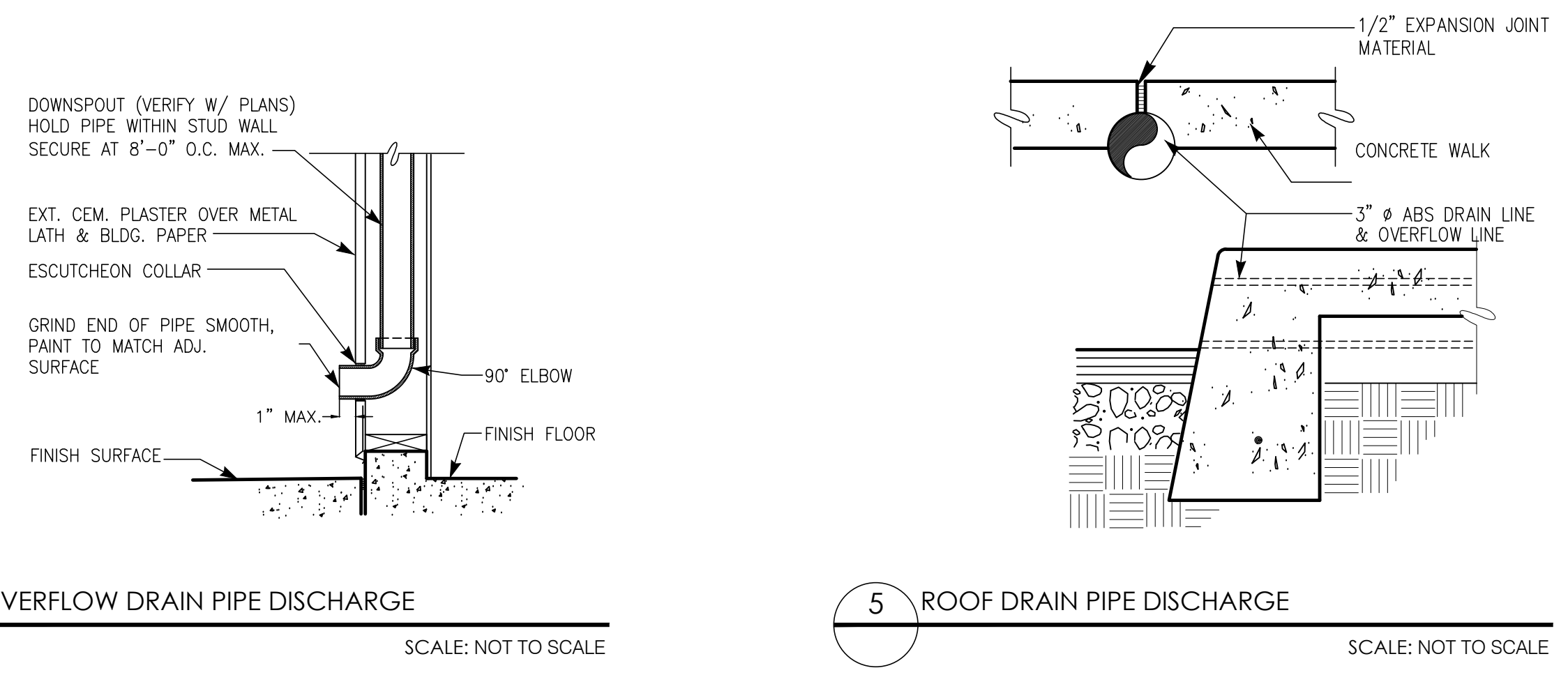
SHEET NUMBER:

A6.1

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| ID TAG | MATERIAL | MANUFACTURER | MODEL | REMARKS |
|------------------------|-------------------------|------------------------------|--|--|
| ZONE 1 (BODY) | | | | |
| 1A | EXTERIOR CEMENT PLASTER | DUNN EDWARDS | DEC715 SANDAL | MEDIUM SAND/CEMENT PLASTER |
| 1B | EXTERIOR CEMENT PLASTER | DUNN EDWARDS | DEC765 BONE | MEDIUM SAND/CEMENT PLASTER |
| 1C | METAL FASCIA | WESTERN STATES METAL ROOFING | METAL FASCIA | COLOR TO MATCH DB DARK GRAY |
| ZONE 2 (TOWER) (ZZ) | | | | |
| 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 | ANGELUS BLOCK | SPLIT FACE 8"x8"x16" | COLOR: HARVEST PRECISION |
| ZONE 4 (FRAMED CANOPY) | | | | |
| 4 | METAL FASCIA | WESTERN STATES METAL ROOFING | METAL FASCIA | COLOR TO MATCH DB DARK GRAY |
| 5 | SOFFIT | HEWN ELEMENTS | NATURAL NORTHWESTERN SPRUCE | 1X6, T&G, 3/4" REVEAL |
| 6 | COLUMNS | ANGELUS BLOCK | SPLITFACE 4"x8"x16" | COLOR: HARVEST PRECISION |

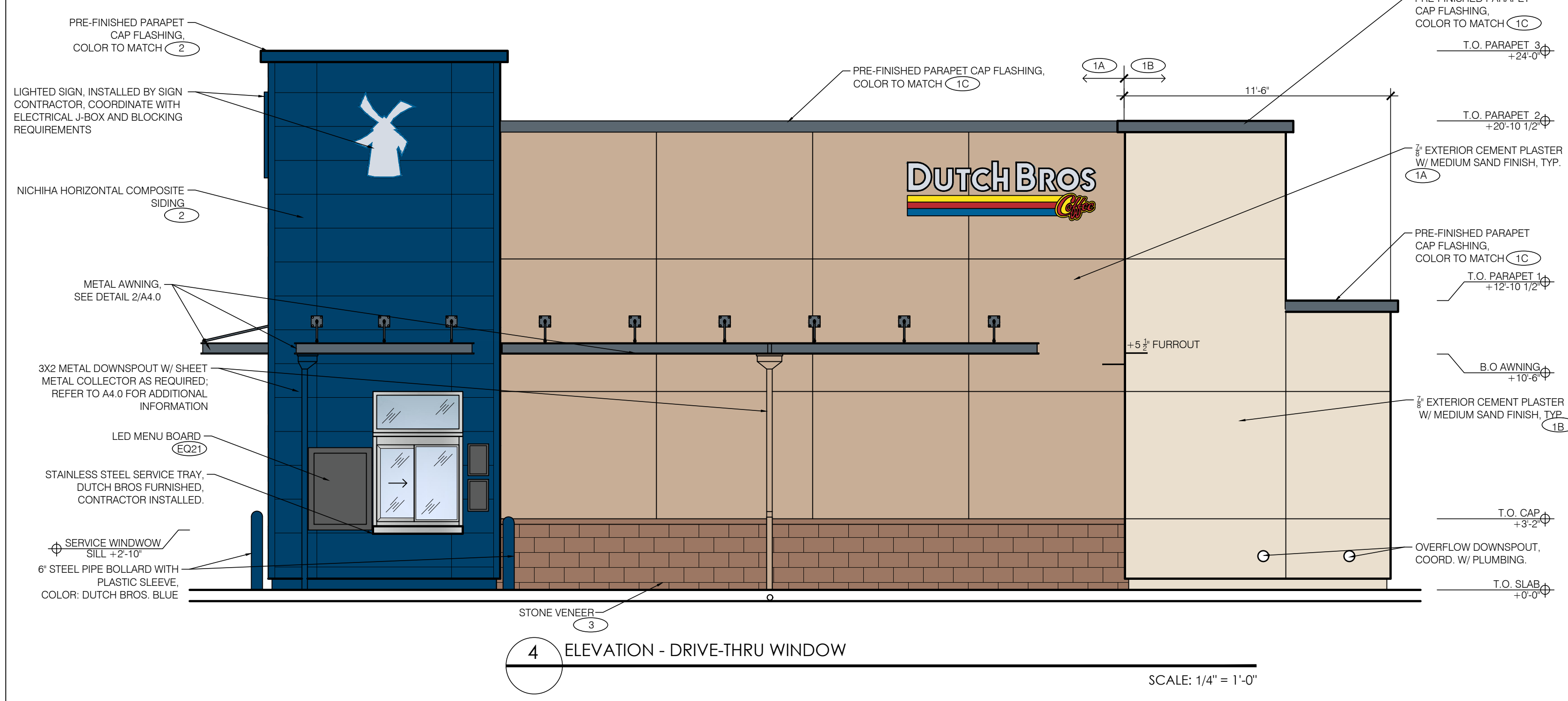
NOTE: PROVIDE 3"x2" SMOOTH DOWNSPOUTS AND ALL NECESSARY ADAPTORS AT AWNING AND CANOPY LOCATIONS; DOWNSPOUT COLOR TO MATCH BODY MATERIAL PER ELEVATION



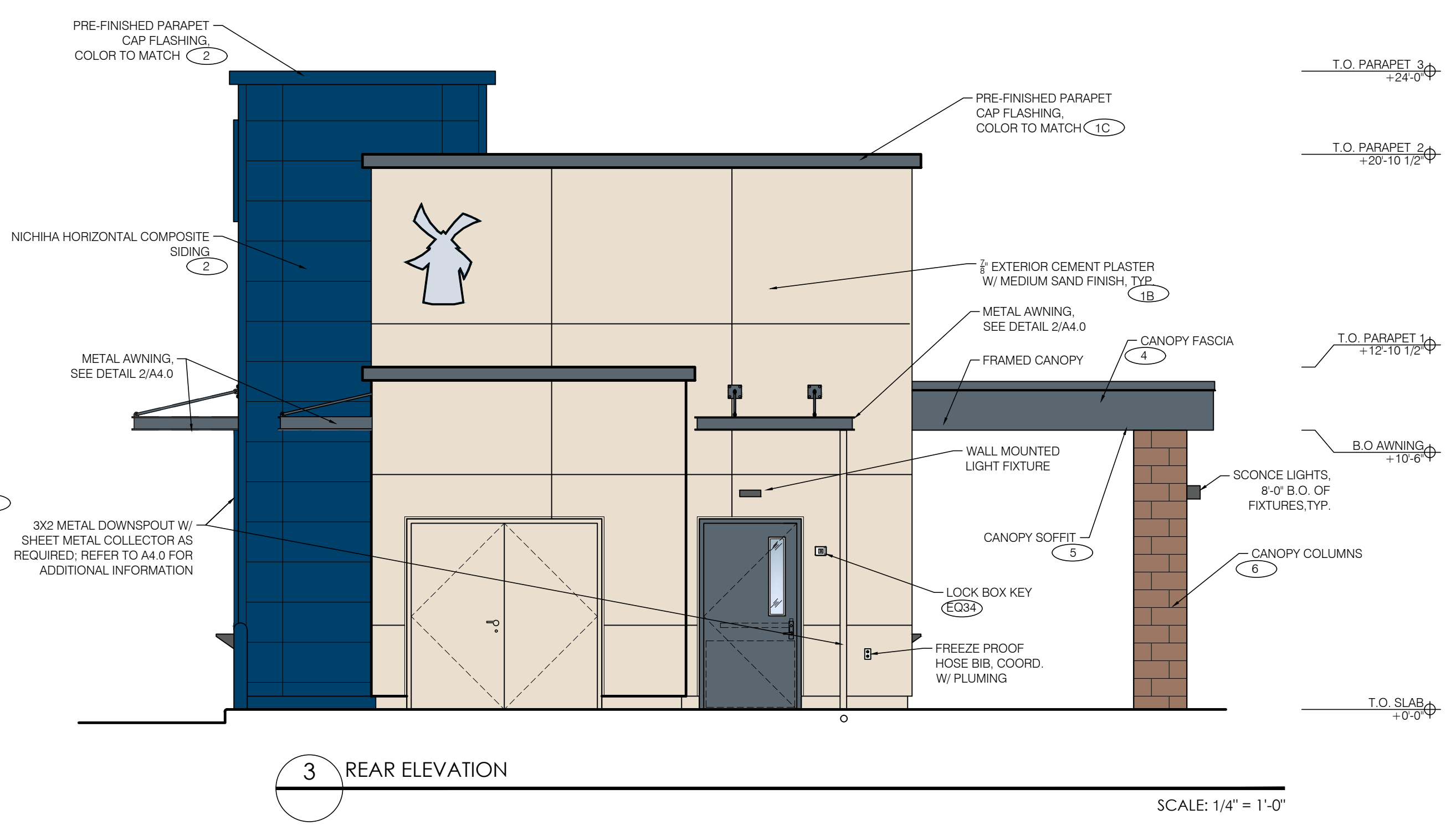
6 OVERFLOW DRAIN PIPE DISCHARGE
SCALE: NOT TO SCALE

5 ROOF DRAIN PIPE DISCHARGE
SCALE: NOT TO SCALE

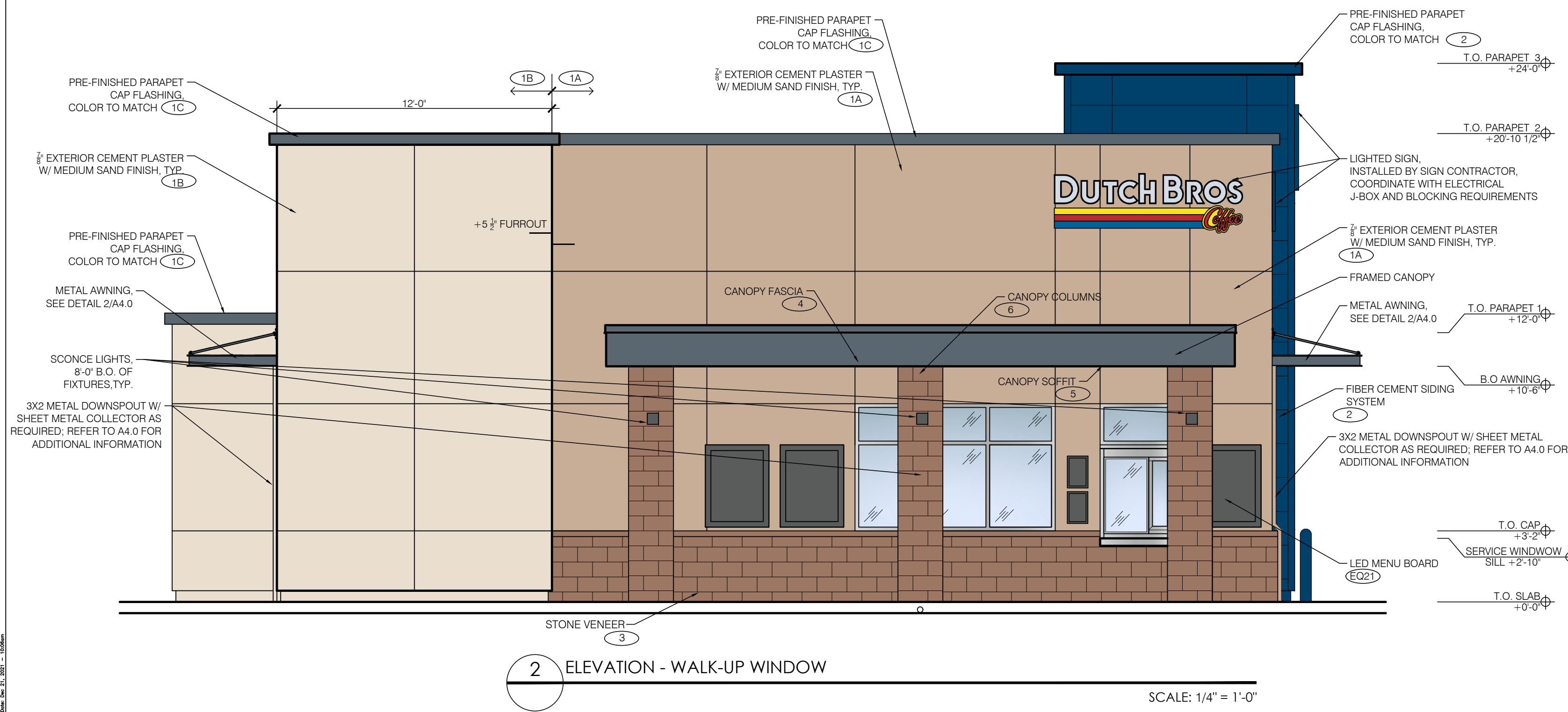
BUILDING TO BE DESIGNED AND CONSTRUCTED TO MAINTAIN A MAX INTERIOR NOISE EXPOSURE LEVEL OF 55 dBA.



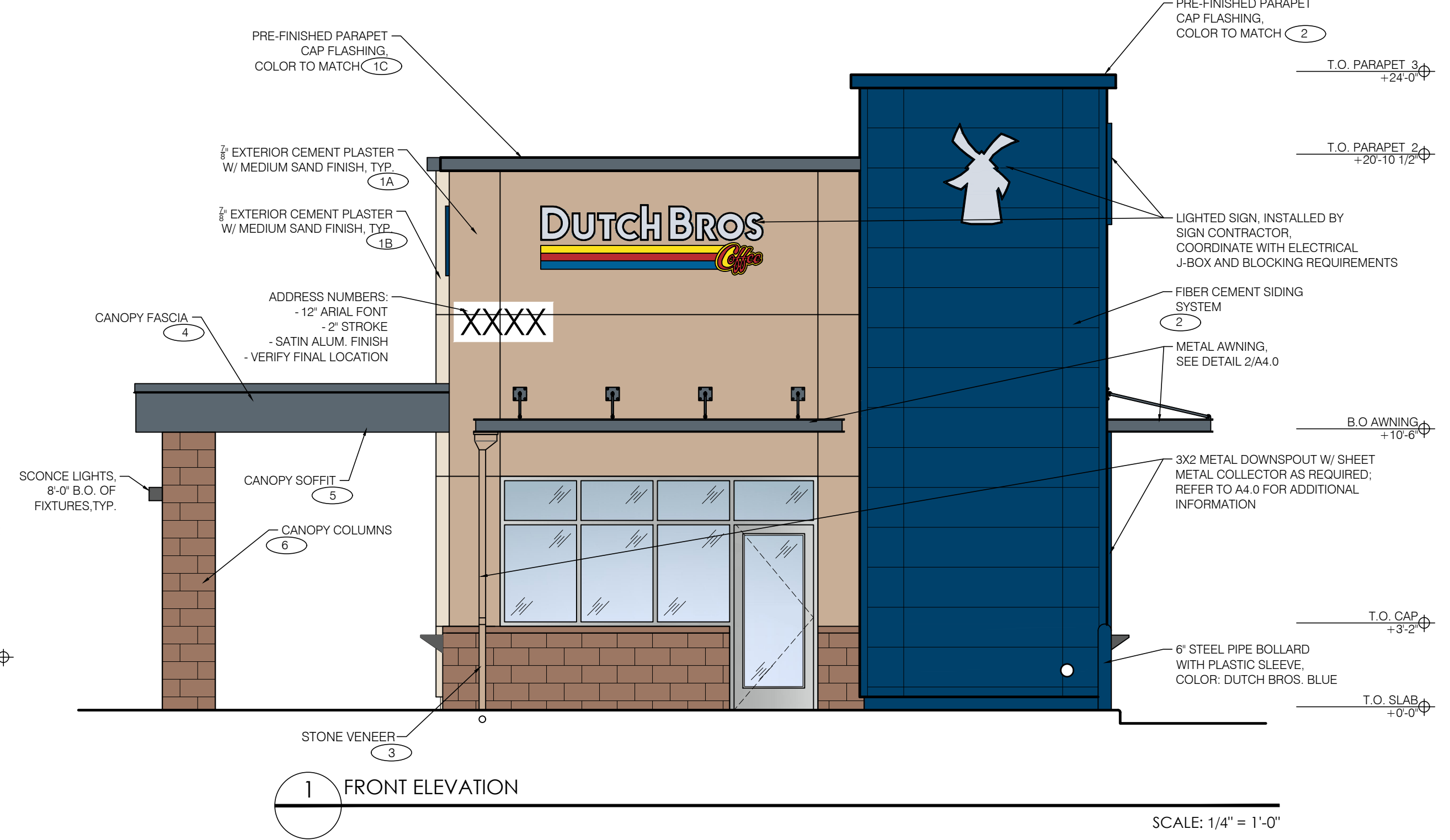
4 ELEVATION - DRIVE-THRU WINDOW
SCALE: 1/4" = 1'-0"



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



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



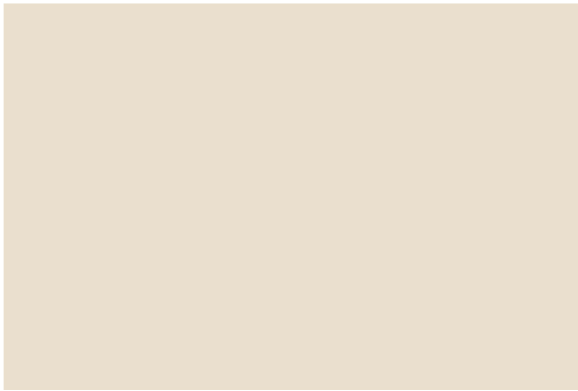
1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



EXTERIOR CEMENT PLASTER
DUNN EDWARDS- DEC715
COLOR: SANDAL



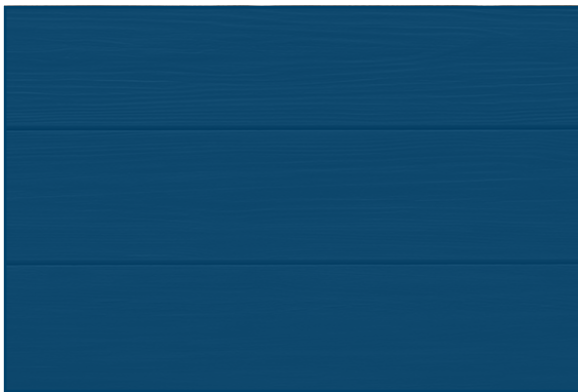
METAL FASCIA
WESTERN STATES METAL ROOFING
COLOR: DB DARK GRAY



EXTERIOR CEMENT PLASTER
DUNN EDWARDS- DEC765
COLOR: BONE



CONCRETE MASONRY BLOCK
ANGELUS BLOCK - SPLITFACE
COLOR: HARVEST PRECISION



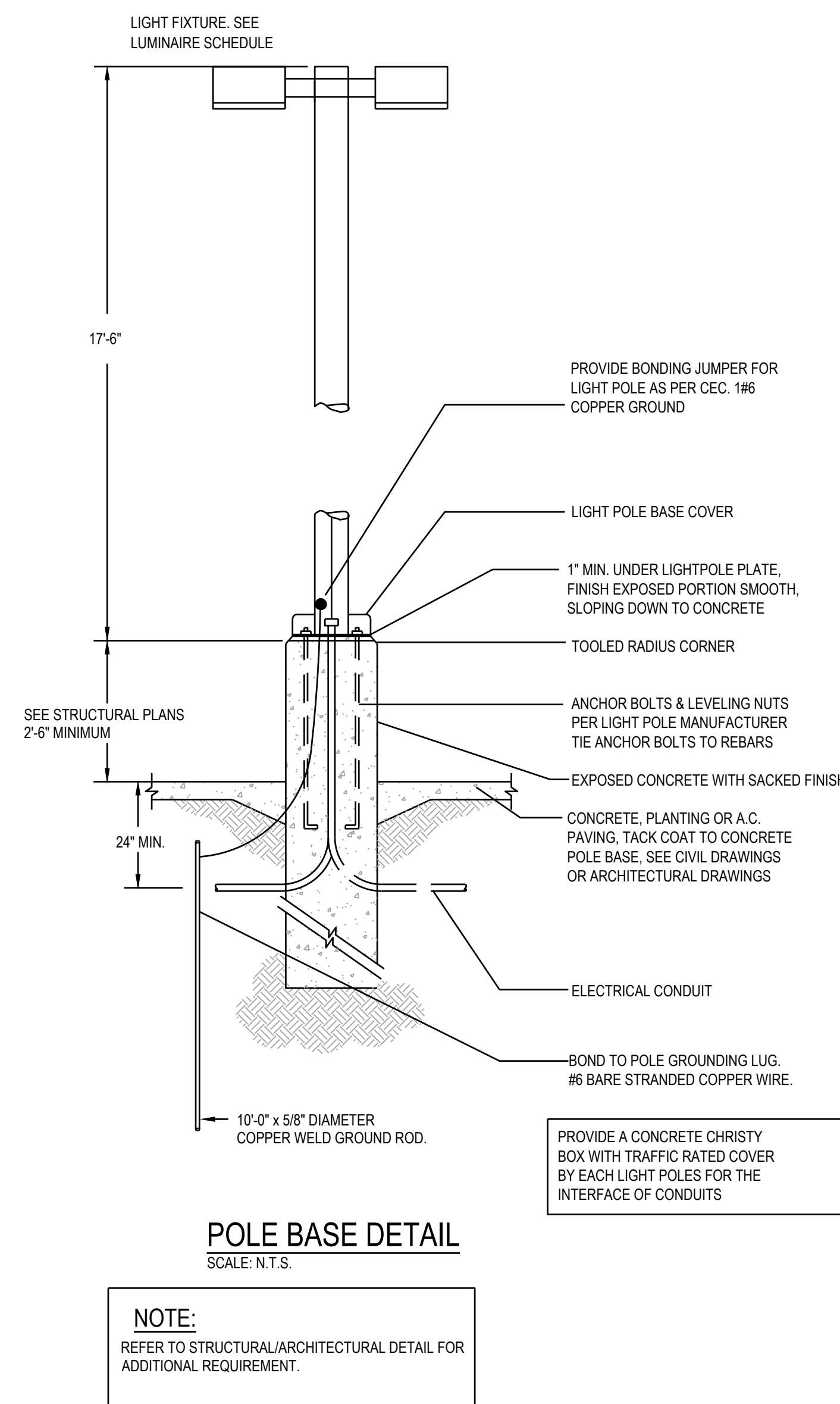
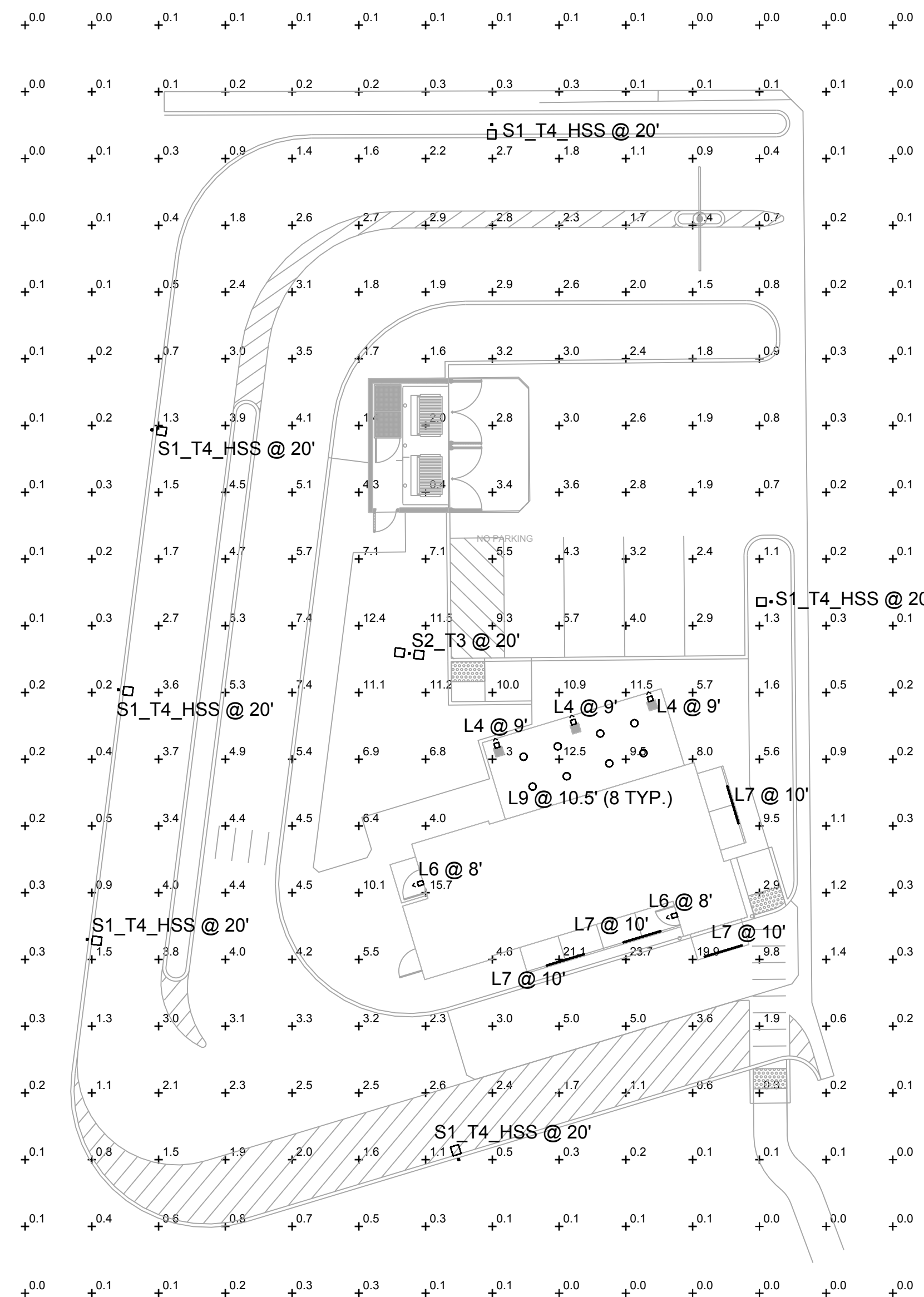
FIBER CEMENT SIDING
NICHHA - ILLUMINATION - AWP- 1818
COLOR: DUTCH BROS BLUE



ARMÉT DAVIS NEWLOVE & ASSOCIATES, AIA ARCHITECTS

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

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1 ELECTRICAL PHOTOMETRIC PLAN
SCALE: 1/16" = 1'-0"
NORTH

| Symbol | Label | Quantity | Manufacturer | Catalog Number | Description | Filename | Number Lamps | Lumens Per Lamp | Light Loss Factor | Total Lamp Lumens | Wattage |
|--------|-----------|----------|-------------------|---|--|--|--------------|-----------------|-------------------|-------------------|---------|
| ⌘ | L4 | 3 | LIGMAN | MT-31416-N-N-W40 | Matrix 3 two side square wall luminaire B1-U5-G0 | MT-31416-N-N-W40.IES | 2 | 1100 | 0.92 | 2201 | 28.6 |
| ⌘ | L6 | 2 | RAB LIGHTING INC. | WPLED26Y-WPLED26Y/D10 (WALLPACK) - ALED26Y-ALED26Y/D10 (AREA LIGHTER) | CAST FINNED METAL HOUSING, MOLDED PLASTIC REFLECTOR WITH SEMI-SPECULAR FINISH B1-U0-G0 | rab02623.ies | 1 | 3295 | 0.92 | 3295 | 29.7 |
| | L7 | 4 | Self | | CROWN-L144-277V 840_BA110 | CROWN-L144-277V-840_BA110_IES NA2002.ies | 1 | 6300 | 0.92 | 6300 | 60 |
| ○ | L9 | 8 | DMF LIGHTING | DRD5S-4R-07930 | DRD5S-4R-07930 | DRD5S-4R-07930.ies | 1 | 757 | 0.92 | 757 | 8.37 |
| ⌘ | S1_T4_HSS | 6 | NLS Lighting | NV-1-T4-32L-7-40K-UNV-HSS | T4 OPTICS WITH BLACK HSS B0-U0-G2 | NV-1-T4-32L-7-40K-HSS.IES | 1 | 4687 | 0.92 | 4687 | 71 |
| ⌘ | S2_T3 | 1 | NLS Lighting, LLC | NV-1-T3-32L-1-40K-UNV | T3 silicone optics B2-U0-G2 | NV-1-T3-32L-1-40K.IES | 1 | 13035 | 0.92 | 26070 | 212 |

| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min |
|-------------------|--------|--------|---------|--------|---------|---------|
| Calc Zone #1 | + | 2.4 fc | 23.7 fc | 0.0 fc | N/A | N/A |
| Drive Thru | + | 3.3 fc | 23.7 fc | 0.4 fc | 59.3:1 | 8.3:1 |
| General Hardscape | + | 4.3 fc | 23.7 fc | 0.4 fc | 59.3:1 | 10.8:1 |
| Trash Enclosure | + | 1.2 fc | 2.0 fc | 0.4 fc | 5.0:1 | 3.0:1 |

Project No: CA3705
Dutch Bros Coffee - Freestanding Store
DB2550-A2
Twentynine Palms Hwy. & Dumosa Ave.
Yucca Valley, CA

ACIES ENGINEERING
400 N. McCarthy Blvd., Suite 250
Milpitas CA, 95035
ph: (408)622-5255 | fx: (408)622-6260
info@acies.net | Copyright © 2021

DATE: 6/21/2021
REV: DATE DESCRIPTION:

SHEET NAME:

PHOTOMETRIC SITE PLAN

SHEET NUMBER:
E0.02

Imperial Lighting Job: Dutch Bros
Descr: Pole Head - Prototypical;

AREA LIGHTING

FORM AND FUNCTION

- Sleek, low profile housing
- Spec grade performance
- Engineered for optimum thermal management
- Low depreciation rate
- Reduces energy consumption and costs up to 65%
- Exceeds IES foot candle levels utilizing the least number of poles and fixtures per project
- Optical system designed for:
 - Parking Lots
 - Auto Dealerships
 - General Area Lighting

CONSTRUCTION

- Die Cast Aluminum
- External cooling fins, Finite Element Analysis (FEA) designed
- Corrosion resistant external hardware
- One-piece silicone gasket ensures IP-65 seal for electronics compartment
- One-piece Optics Plate mounting silicone Micro Optics
- Two-piece silicone Micro Optic system ensures IP-67 level seal around each PCB
- Grade 2 Clear Anodized Optics Plate standard

FINISH

- 3-5 mils electrostatic powder coat.
- NLS standard high-quality finishes prevent corrosion protects against and extreme environmental conditions

WARRANTY

Five-year limited warranty for drivers and LEDs.

LED WATTAGE CHART

| | 16L | 32L | 48L | 64L |
|-----------------|-----|------|------|------|
| 350 milliwatts | 16w | - | - | - |
| 500 milliwatts | 20w | - | - | - |
| 700 milliwatts | 30w | 71w | 104w | 136w |
| 1000 milliwatts | 50w | 100w | 156w | 209w |

Project Name: _____ or _____ Type: _____

| Cat # | Light Dist. | No. of LEDs | Milliwatts | Kelvin | Volts | Mounting | Color | Options |
|-------|-----------------------------|-------------|------------|-------------|--------------|-------------------------------|--------------|---|
| NV-1 | Type 1 (T1) | 16 (16L) | 350 | 3000K (30K) | 120-277 (LV) | Architectural Sweep Arm (ASA) | Bronze (BRZ) | Bird Ottoman (BD) Maine Grade Finish (MGF) Optic Plate Painted to Match Fixture (OPP) Nema 7-Pin Receptacle (P7) PhotoCell + Receptacle (PCR) Receptacle + Shorting Cap (PER) FSP-211 with Motion Sensor (LV Voltage) (FSP-20) w/ 277V Height |
| NV-1 | Type 2 (T2) | 32 (32L) | 350 | 3000K (30K) | 120-277 (LV) | Architectural Sweep Arm (ASA) | White (WHT) | Bird Ottoman (BD) Maine Grade Finish (MGF) Optic Plate Painted to Match Fixture (OPP) Nema 7-Pin Receptacle (P7) PhotoCell + Receptacle (PCR) Receptacle + Shorting Cap (PER) FSP-211 with Motion Sensor (LV Voltage) (FSP-20) w/ 277V Height |
| NV-1 | Type 3 (T3) | 48 (48L) | 500 | 4000K (40K) | 347-480 (HV) | Architectural Sweep Arm (ASA) | Silver (SVR) | Bird Ottoman (BD) Maine Grade Finish (MGF) Optic Plate Painted to Match Fixture (OPP) Nema 7-Pin Receptacle (P7) PhotoCell + Receptacle (PCR) Receptacle + Shorting Cap (PER) FSP-211 with Motion Sensor (LV Voltage) (FSP-20) w/ 277V Height |
| NV-1 | Type 4 (T4) | 64 (64L) | 700 | 5000K (50K) | 1000 (1) | Architectural Sweep Arm (ASA) | Black (BLK) | Bird Ottoman (BD) Maine Grade Finish (MGF) Optic Plate Painted to Match Fixture (OPP) Nema 7-Pin Receptacle (P7) PhotoCell + Receptacle (PCR) Receptacle + Shorting Cap (PER) FSP-211 with Motion Sensor (LV Voltage) (FSP-20) w/ 277V Height |
| NV-1 | Type 5 (T5) | 16 (16L) | 350 | 3000K (30K) | 120-277 (LV) | Architectural Sweep Arm (ASA) | Grey (GRY) | Bird Ottoman (BD) Maine Grade Finish (MGF) Optic Plate Painted to Match Fixture (OPP) Nema 7-Pin Receptacle (P7) PhotoCell + Receptacle (PCR) Receptacle + Shorting Cap (PER) FSP-211 with Motion Sensor (LV Voltage) (FSP-20) w/ 277V Height |
| NV-1 | Nema 2 24" Narrow Beam (N2) | 16 (16L) | 350 | 3000K (30K) | 120-277 (LV) | Architectural Sweep Arm (ASA) | Black (BLK) | Bird Ottoman (BD) Maine Grade Finish (MGF) Optic Plate Painted to Match Fixture (OPP) Nema 7-Pin Receptacle (P7) PhotoCell + Receptacle (PCR) Receptacle + Shorting Cap (PER) FSP-211 with Motion Sensor (LV Voltage) (FSP-20) w/ 277V Height |
| NV-1 | Nema 3 30" Narrow Beam (N3) | 16 (16L) | 350 | 3000K (30K) | 120-277 (LV) | Architectural Sweep Arm (ASA) | Black (BLK) | Bird Ottoman (BD) Maine Grade Finish (MGF) Optic Plate Painted to Match Fixture (OPP) Nema 7-Pin Receptacle (P7) PhotoCell + Receptacle (PCR) Receptacle + Shorting Cap (PER) FSP-211 with Motion Sensor (LV Voltage) (FSP-20) w/ 277V Height |

Imperial Lighting Job: Dutch Brothers Coffee
Descr: Canopy 6' light

Outdoor Cove Lighting CROWN

IP66

- Quick connection
- Dimmable, 1-10V dimming to 10%-100%
- Unikable, max. linkable length: 72' @ 120VAC, 156' @ 277VAC
- IP rating: IP66 (for wet locations)
- Lockable, precision aiming adjustment: ±82.5° vertical rotation
- Life time: 50,000hrs (L70=95%, 35°C)
- 16-137V, 1227H (±25°C - 50°C)
- Material: Aluminum alloy
- 10W/ft, 1050lm/ft

Dimensions: (inches/mm)

Wiring Diagram

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

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

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OPTICAL CONFIGURATIONS

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

(OPP)

NV-1 / 16L NV-1 / 32L NV-1 / 48L NV-1 / 64L

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

LUMENS

| Part Number | N2 | LMW | BUG | N3 | LMW | T2 | LMW/DLC | BUG | T3 | LMW | BUG | T3 | LMW/DLC | BUG | T4 | LMW | T4 | LMW/DLC | BUG | T5 | LMW | BUG | W |
|--------------|-----|-----|-----|-------|-----|------|---------|-----|-----|-----|-----|-----|---------|-----|-----|-----|-----|---------|-----|-----|-----|-----|-----|
| NV-16-25-300 | 16L | 350 | 16W | 3000K | 120 | 277V | 117 | 117 | 117 | 117 | 117 | 117 | 117 | 117 | 117 | 117 | 117 | 117 | 117 | 117 | 117 | 117 | 117 |

EPA

| EPA | SGI | D90 | T90 | T120 | GD |
|----------|------|------|------|------|------|
| NV-1-ASA | 0.75 | 1.29 | 1.50 | 1.99 | 2.05 |

L70/L90 DATA

| TEMP. | L70 (64L-1050lm) | L90 (64L-1050lm) |
|-------|------------------|------------------|
| 25°C | 493,000 | 150,000 |

MOUNTING OPTIONS

ARCHITECTURAL SWEEP ARM (ASA)
Cast Sweep Arm includes (as standard)
Internal Quick Mount Bracket.

701 Kingshill Place, Carson, CA 90746
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NLS LIGHTING **SQUARE STRAIGHT STEEL POLE**

POLES + BASES

SHAFT

Shall be Straight Steel Grade B Extrusion with yield of 46,000 PSI. Conforms to ASTM A500 Standards. Poles have ground lug welded inside hand-hole opposite side of the pole extrusion. Pole Extrusion is conjoined to Anchor Base by welding internal to pole shaft and external to pole shaft. Hand Hole reinforcement is Constructed of 3"x5" rectangular steel tubing which is welded to pole shaft for added strength.

ANCHOR BOLTS

All anchor bolts are fully hot dipped galvanized and come with two galvanized nuts and washers per bolt. Anchor bolts are not included for Custom Bolt Circle. Anchor Bolts are "J" style, with a 4" hook at the end for added strength. ¾" Anchor Bolts are ¾" diameter x 30" long with a 4" long "J" hook. 1" Anchor Bolts are 1" diameter x 36" long with a 4" long "J" hook.

ANCHOR BASE

Manufactured from A36 Steel rated at 36,000 PSI, conforms the ASTM - A36 standards. Base Plate vary in size from 1" thick for poles 21 feet and over, 3/4" thick for poles 10 to 20 feet.

FINISH

All poles have minimum 3 to 5 mils powder coat finish. All poles are sandblasted prior to powder coat application.

BASE COVER, HAND HOLE COVER AND POLE CAP

All poles come with removable polymer pole cap installed. All poles caps are black finish. All base covers are made of aluminum and powder coated to match the pole. The hand hole covers are provided with internal bridge support and also powder coated to match pole finish.

Project Name: _____ Type: _____

| Cat # | Height | Pole Dim. | Size | Base Pattern | Orient | Color | Bolts | Enhancements |
|---------|--------|----------------|--------------|--|-----------------------|--------------|-------------------|--|
| 10 (10) | 10' | 6" Square (45) | 120 in (110) | (10-20) 8 Hole 10" Bolt Circle (8BC) | Single (SGL) | Bronze (BRZ) | 3/4" x 30" (3430) | 90° K10 90° K15 90° K20 90° K25 90° K30 90° K35 90° K40 90° K45 90° K50 90° K55 90° K60 90° K65 90° K70 90° K75 90° K80 90° K85 90° K90 90° K95 90° K100 |
| 12 (12) | 12' | 6" Square (45) | 120 in (110) | (10-20) 8 Hole 10" Bolt Circle (8BC) | Single (SGL) | Bronze (BRZ) | 3/4" x 30" (3430) | 90° K10 90° K15 90° K20 90° K25 90° K30 90° K35 90° K40 90° K45 90° K50 90° K55 90° K60 90° K65 90° K70 90° K75 90° K80 90° K85 90° K90 90° K95 90° K100 |
| 14 (14) | 14' | 6" Square (55) | 180 in (70) | (22-38) 1 1/2" x 1 1/2" Bolt Circle (12BC) | Double (D-90) (D-180) | White (WHT) | 1" x 36" (1136) | Galvanized (GALV) PhotoCell (PC) PhotoCell + Receptacle (PCR) PhotoCell + Receptacle + Shorting Cap (PER) PhotoCell + Receptacle + Shorting Cap + Motion Sensor (LV Voltage) (FSP-20) w/ 277V Height |
| 16 (16) | 16' | 6" Square (55) | 180 in (70) | (22-38) 1 1/2" x 1 1/2" Bolt Circle (12BC) | Double (D-90) (D-180) | White (WHT) | 1" x 36" (1136) | Galvanized (GALV) PhotoCell (PC) PhotoCell + Receptacle (PCR) PhotoCell + Receptacle + Shorting Cap (PER) PhotoCell + Receptacle + Shorting Cap + Motion Sensor (LV Voltage) (FSP-20) w/ 277V Height |
| 18 (18) | 18' | 6" Square (65) | 180 in (70) | (22-38) 1 1/2" x 1 1/2" Bolt Circle (12BC) | Double (D-90) (D-180) | White (WHT) | 1" x 36" (1136) | Galvanized (GALV) PhotoCell (PC) PhotoCell + Receptacle (PCR) PhotoCell + Receptacle + Shorting Cap (PER) PhotoCell + Receptacle + Shorting Cap + Motion Sensor (LV Voltage) (FSP-20) w/ 277V Height |
| 20 (20) | 20' | 6" Square (65) | 180 in (70) | (22-38) 1 1/2" x 1 1/2" Bolt Circle (12BC) | Double (D-90) (D-180) | White (WHT) | 1" x 36" (1136) | Galvanized (GALV) PhotoCell (PC) PhotoCell + Receptacle (PCR) PhotoCell + Receptacle + Shorting Cap (PER) PhotoCell + Receptacle + Shorting Cap + Motion Sensor (LV Voltage) (FSP-20) w/ 277V Height |
| 22 (22) | 22' | 6" Square (65) | 180 in (70) | (22-38) 1 1/2" x 1 1/2" Bolt Circle (12BC) | Double (D-90) (D-180) | White (WHT) | 1" x 36" (1136) | Galvanized (GALV) PhotoCell (PC) PhotoCell + Receptacle (PCR) PhotoCell + Receptacle + Shorting Cap (PER) PhotoCell + Receptacle + Shorting Cap + Motion Sensor (LV Voltage) (FSP-20) w/ 277V Height |
| 24 (24) | 24' | 6" Square (65) | 180 in (70) | (22-38) 1 1/2" x 1 1/2" Bolt Circle (12BC) | Double (D-90) (D-180) | White (WHT) | 1" x 36" (1136) | Galvanized (GALV) PhotoCell (PC) PhotoCell + Receptacle (PCR) PhotoCell + Receptacle + Shorting Cap (PER) PhotoCell + Receptacle + Shorting Cap + Motion Sensor (LV Voltage) (FSP-20) w/ 277V Height |
| 26 (26) | 26' | 6" Square (65) | 180 in (70) | (22-38) 1 1/2" x 1 1/2" Bolt Circle (12BC) | Double (D-90) (D-180) | White (WHT) | 1" x 36" (1136) | Galvanized (GALV) PhotoCell (PC) PhotoCell + Receptacle (PCR) PhotoCell + Receptacle + Shorting Cap (PER) PhotoCell + Receptacle + Shorting Cap + Motion Sensor (LV Voltage) (FSP-20) w/ 277V Height |
| 28 (28) | 28' | 6" Square (65) | 180 in (70) | (22-38) 1 1/2" x 1 1/2" Bolt Circle (12BC) | Double (D-90) (D-180) | White (WHT) | 1" x 36" (1136) | Galvanized (GALV) PhotoCell (PC) PhotoCell + Receptacle (PCR) PhotoCell + Receptacle + Shorting Cap (PER) PhotoCell + Receptacle + Shorting Cap + Motion Sensor (LV Voltage) (FSP-20) w/ 277V Height |
| 30 (30) | 30' | 6" Square (65) | 180 in (70) | (22-38) 1 1/2" x 1 1/2" Bolt Circle (12BC) | Double (D-90) (D-180) | White (WHT) | 1" x 36" (1136) | Galvanized (GALV) PhotoCell (PC) PhotoCell + Receptacle (PCR) PhotoCell + Receptacle + Shorting Cap (PER) PhotoCell + Receptacle + Shorting Cap + Motion Sensor (LV Voltage) (FSP-20) w/ 277V Height |
| 32 (32) | 32' | 6" Square (65) | 180 in (70) | (22-38) 1 1/2" x 1 1/2" Bolt Circle (12BC) | Double (D-90) (D-180) | White (WHT) | 1" x 36" (1136) | Galvanized (GALV) PhotoCell (PC) PhotoCell + Receptacle (PCR) PhotoCell + Receptacle + Shorting Cap (PER) PhotoCell + Receptacle + Shorting Cap + Motion Sensor (LV Voltage) (FSP-20) w/ 277V Height |
| 34 (34) | 34' | 6" Square (65) | 180 in (70) | (22-38) 1 1/2" x 1 1/2" Bolt Circle (12BC) | Double (D-90) (D-180) | White (WHT) | 1" x 36" (1136) | Galvanized (GALV) PhotoCell (PC) PhotoCell + Receptacle (PCR) PhotoCell + Receptacle + Shorting Cap (PER) PhotoCell + Receptacle + Shorting Cap + Motion Sensor (LV Voltage) (FSP-20) w/ 277V Height |
| 36 (36) | 36' | 6" Square (65) | 180 in (70) | (22-38) 1 1/2" x 1 1/2" Bolt Circle (12BC) | Double (D-90) (D-180) | White (WHT) | 1" x 36" (1136) | Galvanized (GALV) PhotoCell (PC) PhotoCell + Receptacle (PCR) PhotoCell + Receptacle + Shorting Cap (PER) PhotoCell + Receptacle + Shorting Cap + Motion Sensor (LV Voltage) (FSP-20) w/ 277V Height |
| 38 (38) | 38' | 6" Square (65) | 180 in (70) | (22-38) 1 1/2" x 1 1/2" Bolt Circle (12BC) | Double (D-90) (D-180) | White (WHT) | 1" x 36" (1136) | Galvanized (GALV) PhotoCell (PC) PhotoCell + Receptacle (PCR) PhotoCell + Receptacle + Shorting Cap (PER) PhotoCell + Receptacle + Shorting Cap + Motion Sensor (LV Voltage) (FSP-20) w/ 277V Height |
| 40 (40) | 40' | 6" Square (65) | 180 in (70) | (22-38) 1 1/2" x 1 1/2" Bolt Circle (12BC) | Double (D-90) (D-180) | White (WHT) | 1" x 36" (1136) | Galvanized (GALV) PhotoCell (PC) PhotoCell + Receptacle (PCR) PhotoCell + Receptacle + Shorting Cap (PER) PhotoCell + Receptacle + Shorting Cap + Motion Sensor (LV Voltage) (FSP-20) w/ 277V Height |

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Outdoor Cove Lighting CROWN

Installation: Screws installation

Track installation

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1330 OLYMPIC BLVD.
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REGISTERED PROFESSIONAL ENGINEER
WILSON LEE
No. E015418
Exp. 06/30/23
ELECTRICAL
STATE OF CALIFORNIA

Project No: CA3705
Dutch Bros Coffee - Freestanding Store
DB2550-A2

Twentynine Palms Hwy. & Dumosa Ave.
Yucca Valley, CA

ACIES ENGINEERING
400 N. McCarthy Blvd., Suite 250
Milpitas CA, 95035
ph: (408) 622-5255 | fx: (408) 622-5260
info@acies.net | Copyright © 2021

DATE: 6/21/2021
REV: DATE: DESCRIPTION:

SHEET NAME:
EXTERIOR LIGHTING CUTSHEETS

SHEET NUMBER:
E0.03

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DRD2
General Recessed LED Downlight
Classic New Construction
4", 5", 6" Aperture



| | |
|---------------|-------|
| Project: | Type: |
| Product Code: | Date: |

Spec Sheet V-11.15.19

- Compact LED downlight that brings exceptional light to any area at a price point unmatched in the industry
- Combines the performance of a premium light engine with an intelligent design that makes it simple to install, maintain or replace
- All DRD housings are UL Listed approved for use with DMF's advanced LED modules and can be installed in direct contact with insulation

| | |
|--|---|
| Application New Construction | Aperture 4", 5", 6" |
| Delivered Lumens 750 lm (10.8W), 1000 lm (12.8W) | Color Quality 93+ CRI, 2-step SDCM |
| Color Temperature 2700K 3000K 3500K 4000K | Light Distribution General Wall Wash |
| Input Voltage 120/277V | Dimming TRIAC/ELV 5%, 0-10V 1%, Lutron Hi-lume® 1% |
| Warm Dim Option 3000K - 1800K, 800 lm (12.0W) | Emergency Lighting Emergency LED Driver for lighting up to 90 minutes in dim of power failure |
| Trims Smooth, Baffle, Wall Wash, Square, Square on Round, Deep Smooth, Deep Baffle | Trim Finish White, Black, Silver, Alzak®, Custom |
| Housing Ratings ASTM E283 Certified Air Tight IC (Insulation Contact) Rated | Module Ratings UL Listed for Wet Location |
| Standards RAB, UL, IES, LITEC | Guarantee 50,000 hrs 5 years |

dmflighting.com



DRD2
General Recessed LED Downlight
Classic New Construction
4", 5", 6" Aperture

PRODUCT BUILDER

HOUSING

| PRODUCT CODE | APPLICATION | IC/NON-IC | APERTURE | DRIVER | OPTION |
|--------------|-------------|-----------|-----------------|----------------------------|----------------------|
| DRD2 | Housing | IC | 4" Aperture | 70 Integrated TRIAC/ELV | [Blank] None |
| | | | 4.8" 4" Shallow | 70 0-10V, 750 lm | EM Emergency Driver* |
| | | | 5" 5" Aperture | 80W 0-10V, 800 lm | |
| | | | 6" 6" Aperture | 100 0-10V, 1000 lm | |
| | | | 6.8" 6" Shallow | 7C Lutron LDE11, 750 lm | |
| | | | | 8CW Lutron LDE11, 800 lm | |
| | | | | 10C Lutron LDE11, 1000 lm | |
| | | | | 7L Lutron LTA2W3, 750 lm | |
| | | | | 8LW Lutron LTA2W3, 800 lm | |
| | | | | 10L Lutron LTA2W3, 1000 lm | |

MODULE

| PRODUCT CODE | LUMENS | CRI | CCT | DRIVER |
|--------------|------------|-----------|------------------|------------------------------|
| DRD2M | 7 750 lm | 9 93+ CRI | 27 2700K | [Blank] Integrated TRIAC/ELV |
| | 10 1000 lm | | 30 3000K | A Alternate |
| | | | 35 3500K | |
| | | | 40 4000K | |
| DRD2M | 9B 800 lm | 9 93+ CRI | 3W 3000K - 1800K | [Blank] Integrated TRIAC/ELV |
| | | | | A Alternate |

TRIM

| PRODUCT CODE | SHAPE | APERTURE | STYLE | FINISH | OPTION |
|--------------|------------------|-------------|--------------|--|----------------|
| DRD2T | Trim | 4" Aperture | 8 Smooth | WH White | [Blank] None |
| | Square* | 5" Aperture | 8 Baffle | BK Black | DF Dead Front™ |
| | Square on Round* | 6" Aperture | W Wall Wash† | SW Silver Reflector, White Flange | |
| | Deep* | | | AZ Low Infrared Reflector, White Flange* | |
| | | | | CC Custom Color | |

* Only compatible with integrated TRIAC/ELV or 0-10V driver on custom finish
† Lutron LDE11 refers to Lutron Hi-lume Hi-Res System LED driver with soft-on, fade-to-black™
‡ Lutron LTA2W3 refers to Lutron Hi-lume Hi-Res 2-wire LED driver, 120V only
§ Only available for 5-10V or Lutron Hi-lume driver
¶ Only available in 4" aperture, Smooth style
** Only available in 6" aperture, Smooth or Baffle style, White, Low Infrared on custom finish
*** Only available in White finish
†† Only available for Deep shape
††† Only available for Round shape, 4" aperture, Smooth style

DMF LIGHTING 1118 E. 223rd St. Carson, CA 90745 800.441.4422 dmflighting.com

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Page 2 of 2

Imperial Lighting L6
Job: Dutch Brothers Coffee Prototype
Descr: Exterior Wallpack

WPLED26Y/E



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

RAB

| | |
|--------------|-------|
| Project: | Type: |
| Prepared By: | Date: |

| | |
|--------------------|------------------------------|
| Driver Info | LED Info |
| Type: 120V | Constant Current: Watts: 26W |
| 209V | 0.26A Color Temp: 3000K |
| 240V | 0.15A Color Accuracy: 71 CRI |
| 277V | 0.14A L70 Lifespan: 100000 |
| Input Watts: 28W | Lumens: 3286 |
| Efficiency: 89% | Efficacy: 112 LPW |

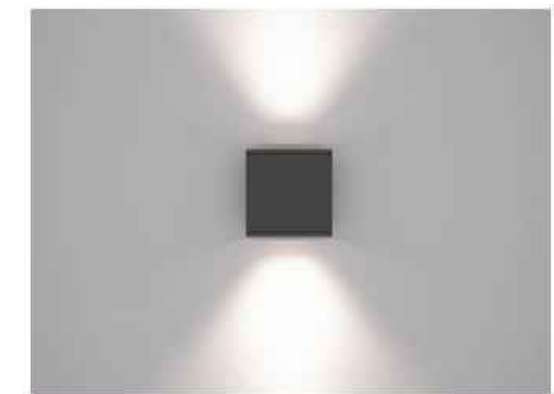
Technical Specifications

| | | |
|---|---|--|
| Other | LED Characteristics | Battery Backup |
| 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. | Two field-replaceable, high-temperature, maintenance-free, nickel-cadmium batteries. |
| Patents: The WPLED design is protected by U.S. Patent D634978 and Patents pending in the U.S., Canada, China, Taiwan and Mexico. | LED: Two (2) 13W high-output, long-life LEDs. | Construction |
| Equivalency: Equivalent to 175W Metal Halide. | Color Consistency: 3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color. | Ambient Temperature: Suitable for use in 35°C (95°F) ambient temperatures. |
| 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. | Gaskets: High temperature silicone. |
| 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 C78.37-2017. | Housing: Precision die-cast aluminum housing, lens frame and mounting arm. |
| Listings: DLC Listed: This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. | Electrical | Finish: Formulated for high-durability and long lasting color. |
| 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. | Mercury and UV Free: RoHS compliant components. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals. |
| | Driver: Constant Current, Class 2, 50/60 Hz, 120 - 277VAC 0.4 Amps. | Optical |
| | | BUG Rating: B1 UL G0 |

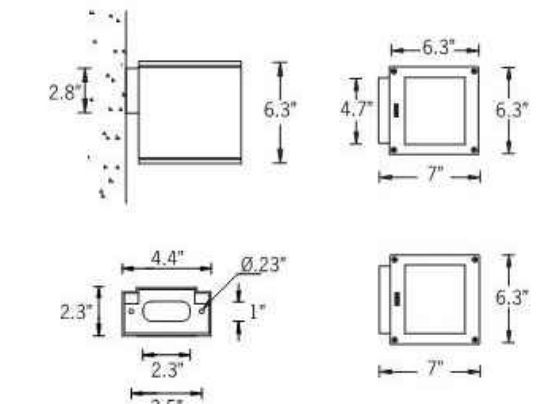
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UMT-31416-DBNA
Matrix 3 Surface



Length - 7" | Height - 6.3" | Weight 4.6 lbs
IP65 - Suitable For Wet Locations
IK04 - Impact Resistant (Vandal Resistant)



Matrix Product Family



Construction
Aluminum. Less than 0.1% copper content - Marine Grade 5060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength, clean detailed product lines and excellent heat dissipation.
Fire paint
8 step degrease and phosphate process that includes desoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

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

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

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

BUG Rating
B1 - UL - G0
Finishing. All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

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

Hardware
Provided Hardware is Marine grade 316 stainless steel.

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

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

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

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

7144 NE Progress Ct | 503.645.0500
Hillsboro, Oregon 97124 | P. 503.645.8100
www.ligmanlightingusa.com



Square surface wall-mounted architectural lighting range. Family of lighting effects sanctioning imagination and inspiration to reign in designs.
A small profile wall mounted compact cubic luminaire with up and downward light distributions. The Matrix is designed with five light distribution options, namely narrow, medium, wide, very wide and spike.

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

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

This luminaire can be mounted at different angles to produce interesting decorative lighting effects on the side of the building facade.

The standard Matrix is designed to mount over a 3" octagonal j-box, a 4" j-box cover plate is available upon request.



UMT-31416-DBNA
Matrix 3 Surface

7144 NE Progress Ct | 503.645.0500
Hillsboro, Oregon 97124 | P. 503.645.8100
www.ligmanlightingusa.com



| | |
|----------|------|
| PROJECT | DATE |
| QUANTITY | TYPE |
| NOTE | |

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

| LAMP | BEAM | LED COLOR | FINISH COLOR | VOLTAGE |
|--|--|--|--|-----------------------------|
| 14/14w COB 1128 Lumens Down 1128 Lumens Up | N - Narrow 20° M - Medium 25° W - Wide 36° VW - Very Wide 74° | W27 - 2700K W30 - 3000K W35 - 3500K W40 - 4000K | 01 - BLACK RAL 9011 02 - DARK GREY RAL 7045 03 - WHITE RAL 9003 04 - METALLIC SILVER RAL 9006 05 - MATT SILVER RAL 9006 06 - LIGMAN BRONZE 07 - CUSTOM RAL | 120/277v Other - Specify |

ADDITIONAL OPTIONS

| | |
|--|---|
| NAT - Natatorium Rated F - Frosted Lens 43 - Mounting Plate for 4" Junction Box DIM - 0-10v Dimming | COLORED DICHRIC FILTERS RD - Red Lens BL - Blue Lens GR - Green Lens AM - Amber Lens (Specify Other Color) |
|--|---|

Need help? Tech help line: (888) RAB-1000 Email: sales@rabweb.com Website: www.rabweb.com Copyright © 2019 RAB Lighting Inc. All Rights Reserved. Note: Specifications are subject to change at any time without notice.

Page 2 of 2



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

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

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Project No: CA3705
Dutch Bros Coffee - Freestanding Store
DB2550-A2
Twentynine Palms Hwy. & Dumosa Ave.
Yucca Valley, CA

ACIES ENGINEERING
400 N. McCarthy Blvd., Suite 250
Milpitas, CA 95035
ph: (408) 622-5255 | fx: (408) 622-5260
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DATE: 6/21/2021
REV: DATE: DESCRIPTION:

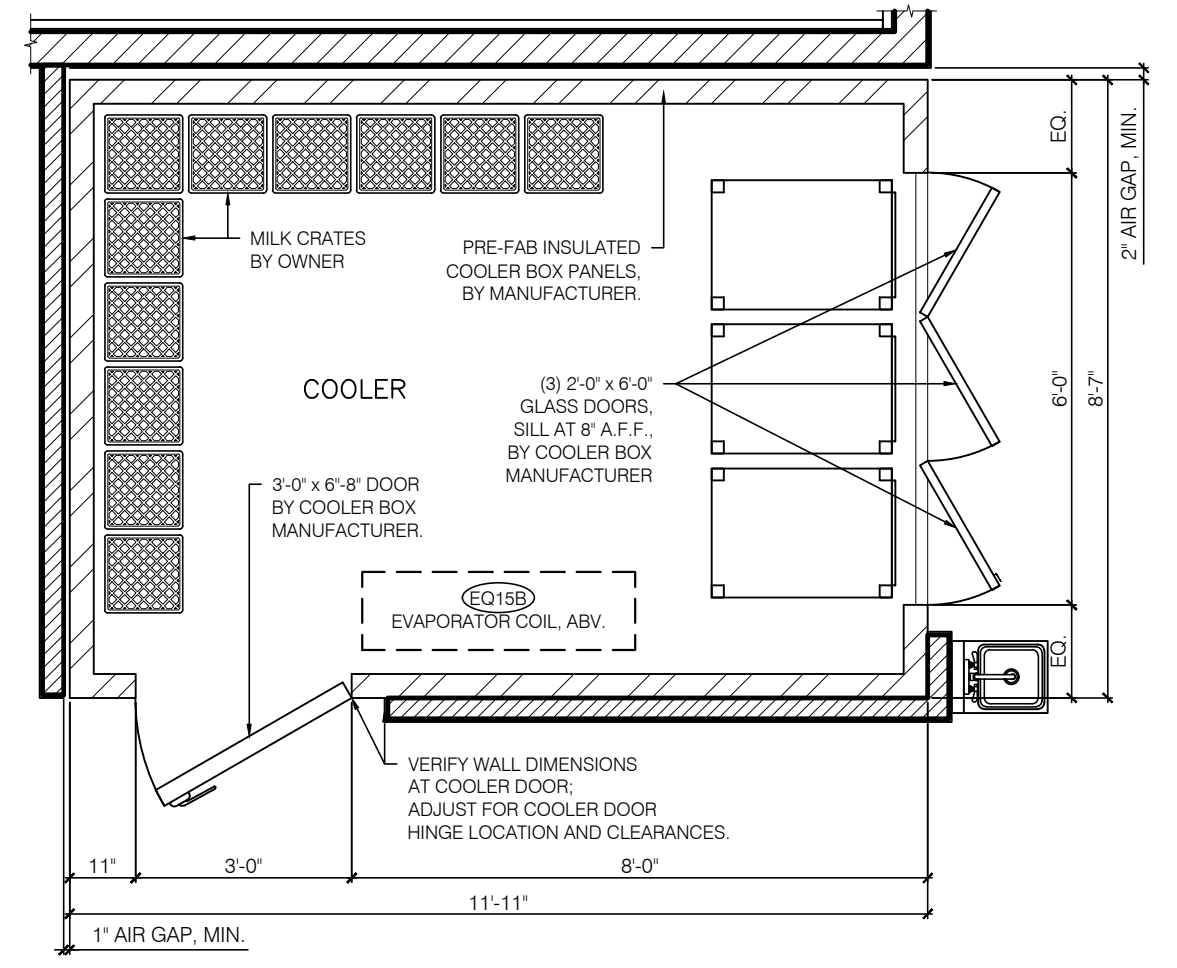
SHEET NAME:

EXTERIOR LIGHTING CUTSHEETS

SHEET NUMBER:

E0.04

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2 ENLARGED COOLER PLAN
SCALE: 1/2" = 1'-0"

COOLER GENERAL NOTES

- COOLER INSULATION VALUES FOR WALLS, CEILING, AND DOORS SHALL BE MIN. R-25
- AUTOMATIC DOOR CLOSERS SHALL BE PROVIDED THAT FULLY CLOSE WALK-IN DOORS THAT HAVE BEEN CLOSED TO WITHIN 1 INCH OF FULL CLOSURE
- DOORWAYS SHALL HAVE STRIP DOORS, CURTAINS, SPRING-HINGED DOORS OR OTHER METHOD OF MINIMIZING INFILTRATION WHEN DOORS ARE OPEN

GENERAL NOTES

- THIS DRAWING IS FOR EQUIPMENT LAYOUT PURPOSES ONLY. PLEASE SEE FLOOR PLAN FOR FULLY DIMENSIONED PARTITION LOCATIONS AND ASSEMBLIES.
- PLEASE SEE SHEET G1.0, COVER SHEET, FOR CODE SUMMARY, BUILDING DATA AND EXIT ACCESS REQUIREMENTS. G.C. TO VERIFY ALL DIMENSIONS IN THE FIELD BEFORE COMMENCING CONSTRUCTION.
- ALL FIRE EXTINGUISHERS SHALL BE STATE CERTIFIED. ALL FIRE EXTINGUISHERS SHALL BE PROPERLY MOUNTED AT THE HEIGHT REQUIREMENTS OF NO HIGHER THAN 4'-6" A.F.F. TO THE TOP OF THE EXTINGUISHER AND AT LEAST 6" FROM FLOOR TO THE BOTTOM OF EXTINGUISHER. (NFPA 10: 6.1.3.8)
- ALL PROPERLY MOUNTED FIRE EXTINGUISHERS SHALL NOT EXCEED 75' OF TRAVEL DISTANCE APART. (NFPA 1: 6.1)
- FIRE EXTINGUISHERS SHALL BE CONSPICUOUSLY LOCATED WHERE THEY ARE READILY ACCESSIBLE AND IMMEDIATELY AVAILABLE IN THE EVENT OF FIRE. (NFPA 10: 6.1.3)
- FIRE EXTINGUISHERS SHALL BE LOCATED ALONG NORMAL PATHS OF TRAVEL, INCLUDING EXITS FROM AREAS. (NFPA 10: 6.1.3)
- FIRE EXTINGUISHERS SHALL NOT BE OBSTRUCTED OR OBSCURED FROM VIEW. (NFPA 10: 6.1.3.3)
- TACTILE SIGNAGE SHALL BE PROVIDED AT ALL EXIT DOORS TO MEET THE FOLLOWING CRITERIA:
 - TACTILE SIGNAGE SHALL BE LOCATED AT EACH EXIT DOOR REQUIRING AN EXIT SIGN;
 - TACTILE SIGNAGE SHALL READ AS FOLLOWS: "EXIT";
 - TACTILE SIGNAGE SHALL COMPLY WITH ICC/ANSI A117.1



adn
ARMET DAVIS NEWLOVE & ASSOCIATES, AIA ARCHITECTS

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

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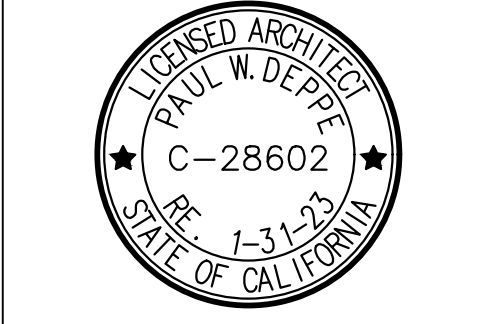


TABLE SCHEDULE

| ID TAG | DESCRIPTION | REMARKS |
|--------|-----------------|--|
| T1 | 90"Wx36"Lx34"H | WALK-UP WINDOW TABLE. SECURE TO WALL & SEAL W/ GRAY SILICONE. RAPID RISE STATION SINK, KNOCK BOX & DIPPER WELL BUILT IN. |
| T2 | 90"Wx36"Lx34"H | DRIVE-THRU WINDOW TABLE. SECURE TO WALL & SEAL W/ GRAY SILICONE. RAPID RISE STATION SINK, KNOCK BOX & DIPPER WELL BUILT IN. |
| T3 | 103"Wx21"Lx34"H | WALK-UP WINDOW TABLE. CASH DRAWER FACTORY T1. SECURE TO WALL & SEAL W/ GRAY SILICONE. RAPID RISE STATION SINK, KNOCK BOX & DIPPER WELL BUILT IN. |
| T4 | 90"Wx36"Lx34"H | 7'10" STATION TABLE. SECURE TO WALL & SEAL W/ GRAY SILICONE. (3) 19"x4"x2" DRAIN PANS, 11"x19" RAPID RISE SINK & DIPPER WELL BUILT IN. |
| T5 | 103"Wx21"Lx34"H | FORMING TABLE. SIMILAR TO WALK-UP WINDOW TABLE. NO CASH DRAWER. SECURE TO WALL & SEAL W/ GRAY SILICONE. RAPID RISE STATION SINK, KNOCK BOX & DIPPER WELL BUILT IN. |
| T6 | 60"Wx21"Lx34"H | DRIVE-THRU WINDOW CASH DRAWER TABLE W/ SHELF. SECURE TO WALL & SEAL W/ GRAY SILICONE. |

TABLE ACCESSORIES

| ID TAG | DESCRIPTION | REMARKS |
|--------|-------------|---|
| TA-10 | CASH DRAWER | INSTALLED BY RES |
| TA-11 | KNOCK BOX | 14 ga. STAINLESS. BUILT INTO STAINLESS STEEL TABLE. KNOCK BOX CROSS BAR - 2"10" DIA. THROUGH SLOT IN WINDOW WINDOW SINK 5/16"x1/2" RUBBER INSERT ROUND. |

PLUMBING SCHEDULE

REFER TO PLUMBING PLANS FOR SPECIFICATIONS

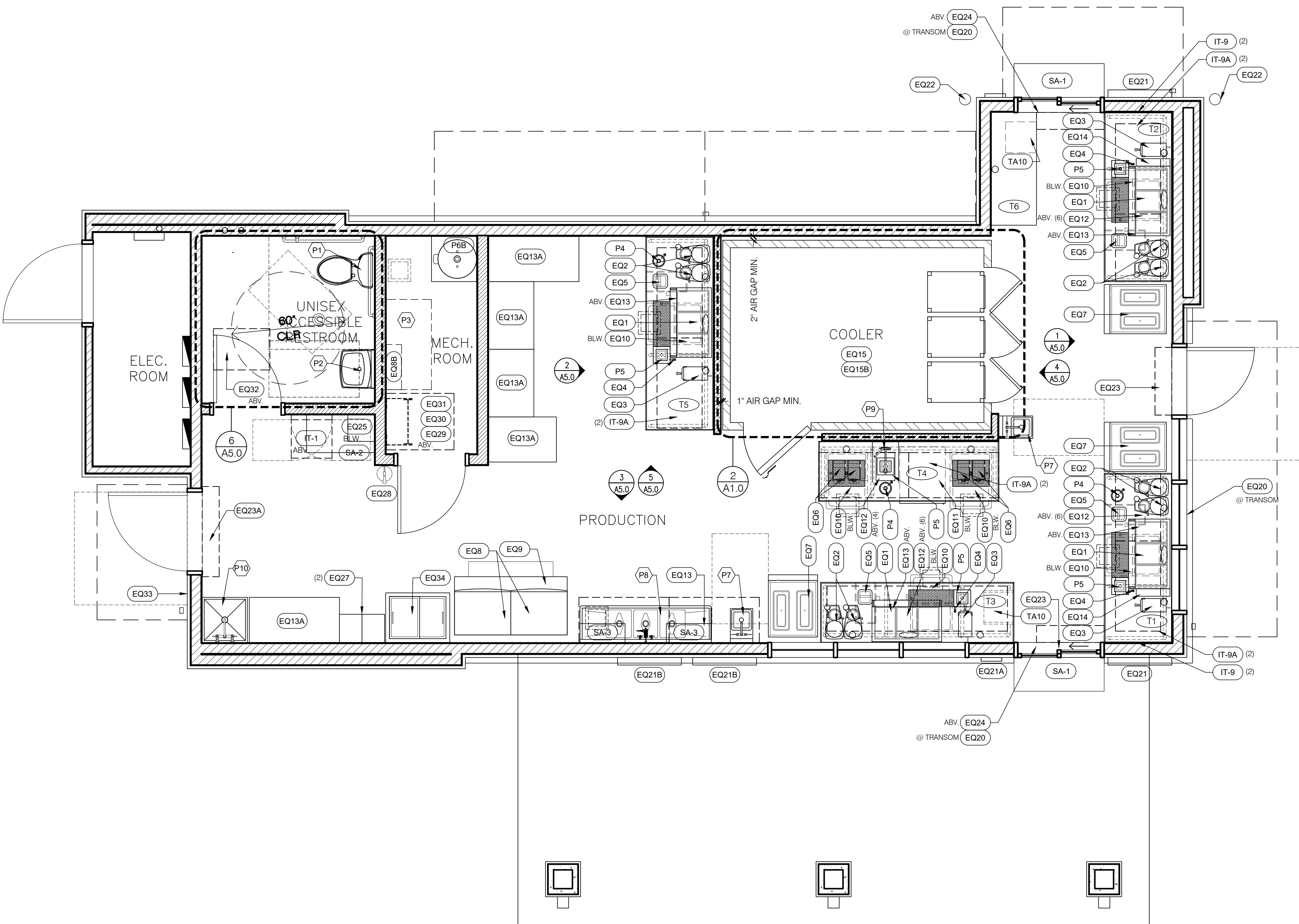
| ID TAG | FIXTURE DESCRIPTION | REMARKS |
|--------|-------------------------|--|
| P-1 | LAVATORY TOILET | COLOR: WHITE. FLUSH CONTROLS LOCATED ON OPEN SIDE OF W.C. |
| P-2 | LAVATORY SINK | INSTALL WITH ACCESSORIES TO MEET ADA REQUIREMENTS |
| P-3 | LAVATORY SINK FAUCET | CONTACT TOM RUGGLES FILTERSIBBS FOR PROJECT SPECIFIC WATER FILTRATION SYSTEM |
| P-4 | WATER FILTRATION SYSTEM | INSTALLED IN STAINLESS STEEL TABLE |
| P-5 | DIPPER WELL | NON-FILTERED COLD WATER. IN STAINLESS STEEL TABLE IN DUMP SINK GRABBER 3/8" DIA. RUBBER GRABBER FOR RINSE SUPPLY LINE. |
| P-6A | WATER HEATER - TANKLESS | TANKLESS - GAS |
| P-6B | WATER HEATER - TANK | TANK - ELECTRIC - HIGH RECOVERY RATE |
| P-7 | HAND SINK | PROVIDED BY DBC. INSTALLED BY RES |
| P-7 | HAND SINK FAUCET | NON-FILTERED WATER CONNECTION |
| P-8 | 3-COMP SINK | TO BE INSTALLED BY PLUMBING CONTRACTOR. 15" DRINK TRAY. ALL DRAINS TOGETHER AND ROUTE TO NEAREST FLOOR SINK LEVEL. FRONT TO BACK AND SIDE TO SIDE AND CALK TO WALL WITH CLEAR SILICONE |
| P-8 | 3-COMP SINK FAUCET | PROVIDED BY DBC AND INSTALLED BY PC |
| P-8 | LEVER WASTE DRAIN | |
| P-9 | PULL-OUT SPRAYER HANDLE | TO BE INSTALLED ON STAINLESS STEEL TABLE @ DUMP SINK |
| P-10 | MOP SINK | COLOR: WHITE 30" WALLS 3" DRAIN. MOP HANGER ABOVE |
| P-10 | MOP SINK FAUCET | SERVICE FAUCET WITH WOLLM BREAKER. INTERNAL STOPS AND HOSE WITH HOSE BRACKET |
| P-10 | MOP HANGER | MOUNT AT 60" A.F.F. AT SIDE OF MOP SINK |
| P-11 | FLOOR SINK | 12"x12" DEEP CAST IRON BODY SQUARE WHITE ACID RESISTING PORCELAIN ENAMEL INTERIOR AND TOP |
| P-12 | FLOOR DRAIN | 3" ROUND FLOOR DRAIN |
| P-13 | GREASE INTERCEPTOR | 50 GPM. BELOW-GRADE AT EXTERIOR. VENTED THROUGH BUILDING. PROVIDE IN TRAFFIC COVER AND ACCESS. FINAL SIZE TO BE COORDINATED WITH LOCAL AUTHORITY |
| P-14 | ROOF DRAIN | COMBINATION MAIN AND OVERFLOW ROOF DRAIN |
| P-14 | DOWNSPOUT NOZZLE | NO-HUB DOWNSPOUT NOZZLE |
| P-15 | WALL HYDRANT | 6" NON-FREEZE WALL HYDRANT. MOUNT AT 36" A.F.F. AT REAR ELEVATION |
| P-16 | YARD HYDRANT | FROST PROOF. 2FT. BURY DEPTH |
| P-17 | RECIRCULATION PUMP | 115V, 3.250 RPM. PROVIDE W/ AQUASTAT AND/OR THERM |
| P-18 | BOOSTER PUMP | 115V, 3/8" DIA. 3/8" PSI BOOST. 1 HP VARIABLE SPEED CONTROLLER. PROVIDE ALL NECESSARY VALVES AND ACCESSORIES RECOMMENDED BY MFR. FOR A COMPLETE SYSTEM. |

RESTROOM ACCESSORIES

| ID TAG | DESCRIPTION | MANUFACTURER | MODEL | REMARKS |
|--------|-----------------------------|--------------|------------|---|
| PA-51 | ADA GRAB BAR | BOBRICK | B-5886 | SIZE DEPENDENT ON INSTALLATION LOCATION |
| PA-62 | MIRROR | BOBRICK | B-185-1828 | MOUNTED W/ BOTTOM OF REFLECTIVE SURFACE AT 40" MAX A.F.F. |
| PA-61 | SOAP DISPENSER | TORK | 465100 | PROVIDED & INSTALLED BY G.C. |
| PA-62 | TOILET PAPER DISPENSER | TORK | 59TR | PROVIDED & INSTALLED BY G.C. |
| PA-63 | PAPER TOWEL DISPENSER | TORK | 461002 | PROVIDED & INSTALLED BY G.C. |
| PA-64 | SANITARY NAPKIN DISPOSAL | BOBRICK | B-254 | PROVIDED & INSTALLED BY G.C. |
| PA-65 | TOILET SEAT COVER DISPENSER | BOBRICK | B-221 | PROVIDED & INSTALLED BY G.C. |

IT SCHEDULE

| ID TAG | DESCRIPTION | MANUFACTURER | MODEL | REMARKS |
|--------|--------------------------------|-----------------|-----------------------------------|---|
| IT-1 | LOW VOLTAGE RACK | STRONG | 8AVMS-12U | PROVIDE BLOCKING & MOUNT TOP OF UNIT 2" BELOW SUSP. CEILING. REQUIRES TECH RACK FINISH KIT |
| IT-1 | TECH RACK FINISH KIT | - | - | - |
| IT-1 | BACK-UP BATTERY | APC | SC 450VA | PLACED INSIDE THE LOW VOLTAGE RACK |
| IT-1 | RACK SHELF | PANOUT | - | - |
| IT-2 | SURGE PROTECTOR | WATTSOX | - | LIGHTED SURGE PROTECTOR |
| IT-2 | AUDIO EQUIPMENT | TBD | TBD | LOCATED IN LOW VOLTAGE RACK |
| IT-3 | IT EQUIPMENT | TBD | TBD | LOCATED IN LOW VOLTAGE RACK |
| IT-4 | AMP | SONOS | TBD | 11 AMP FOR INTERIOR SPEAKERS, 11 AMP FOR EXTERIOR SPEAKERS |
| IT-5 | SPEAKER - CEILING MOUNTED | SONOS | IN-CEILING BY SONANCE | SEE PLAN FOR LOCATION |
| IT-6 | SPEAKER - EXTERIOR MOUNTED | SONOS | OUTDOOR BY SONANCE | SEE PLAN FOR LOCATION |
| IT-7 | NOT USED | - | - | - |
| IT-8 | IPAD 10.2" | APPLE | IPAD 10.2" | IPAD 10.2" REQUIRE SCREEN PROTECTOR (SPN) |
| IT-8A | IPAD MINI | APPLE | IPAD MINI | - |
| IT-8B | IPAD TOUCH | APPLE | IPAD TOUCH | REQUIRES OTTERBOX CASE |
| IT-9 | IPAD ADJUSTABLE ARM WALL MOUNT | THE JOY FACTORY | - | - |
| IT-9A | IPAD CLAMP MOUNT | THE JOY FACTORY | - | - |
| IT-9B | IPAD MAGNETIC MOUNT | THE JOY FACTORY | - | - |
| IT-10 | IPAD TABLET MOUNT | MAGCONNECT | UNIVERSAL TABLET MOUNT | - |
| IT-11 | IPAD CHARGING CABINET | LUXOR B | TABLET WALL/DESK CHARGING STATION | 8 OUTLET HORIZONTAL POWER CHARGING STRIP W/ PADDED INTERIOR AND RUBBER-COATED DIVIDERS AND 10' CORD |
| IT-12 | 3.8MM TO 2.5MM RCA ADAPTER | - | - | - |
| IT-13 | POS SYSTEM | - | - | - |
| IT-14 | CASH DRAWER PRINTER | APG | - | - |
| IT-15 | 5' CAT-5E CABLE | - | - | - |
| IT-16 | PAYPAL READER BUNDLE | - | - | PAYPAL READER BUNDLE - CHP & 1M W/ CHARGING STATION |
| IT-17 | SECURITY MONITOR | TBD | TBD | VERIFY LOCATION W/ DBC |



1 EQUIPMENT PLAN

SCALE: 3/8" = 1'-0"
0' 1' 2' 3'

Project No: CA3705
Dutch Bros Coffee - Freestanding Store
DB2550-A2
Twentynine Palms Hwy. & Dumosa Ave.
Yucca Valley, CA

DATE: 6/21/2021
REV: DATE: DESCRIPTION:

SHEET NAME:
EQUIPMENT PLAN/
ENLARGED PLANS

SHEET NUMBER:
A1.0

SUMMARY DRAWING

SUMMARY - BUILDING SIGNS & MENUS

DRAWING #:

34072

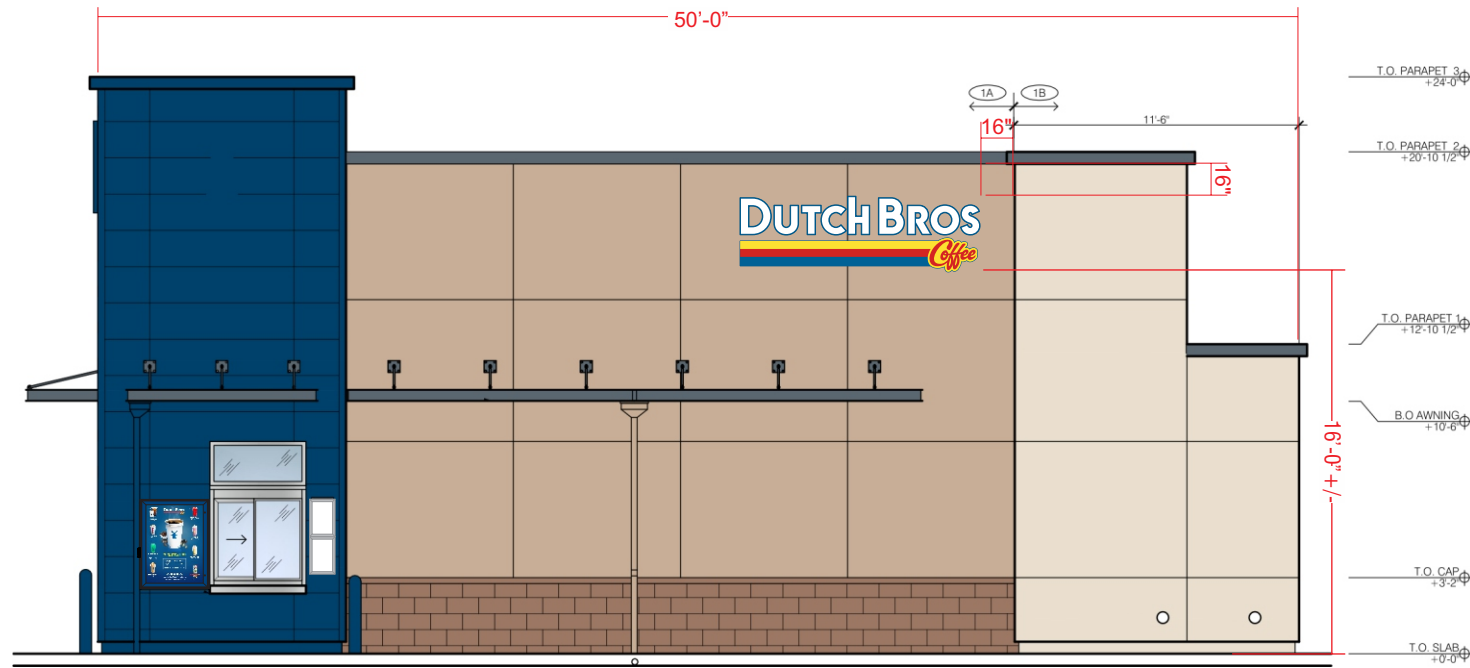
CLIENT:

DUTCH BROS - CA3705
57154 TWENTYNINE PALMS HWY
YUCCA VALLEY, CA 92284

DATE OF SHOP DRAWING:

3/25/22

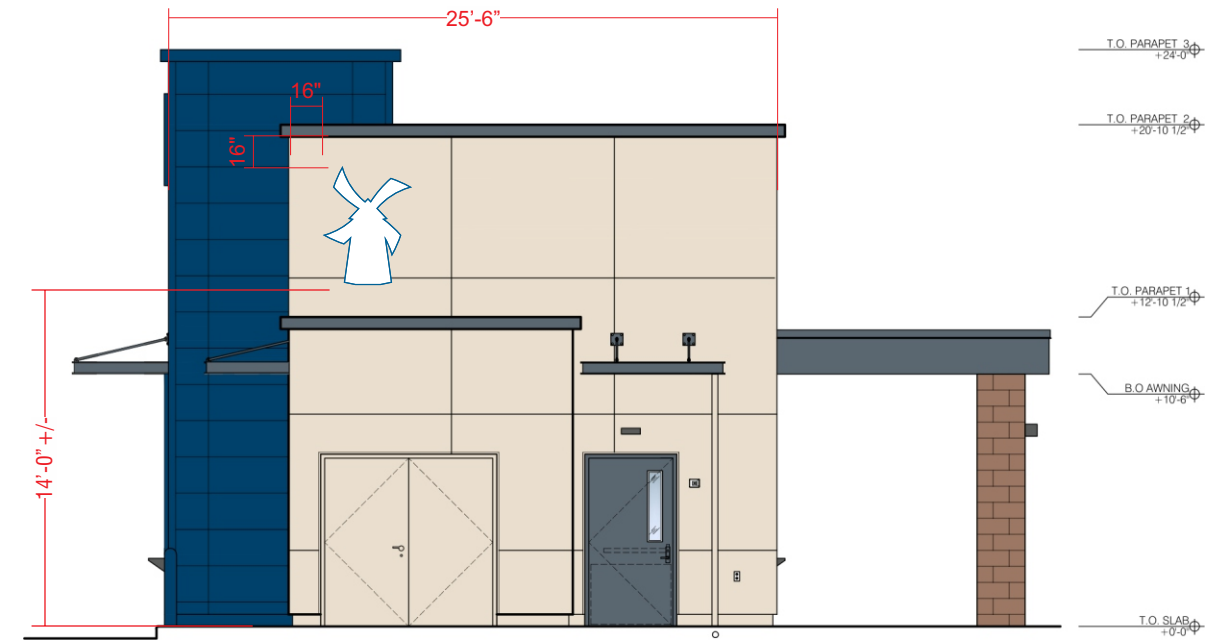
SHOP REVISIONS:



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

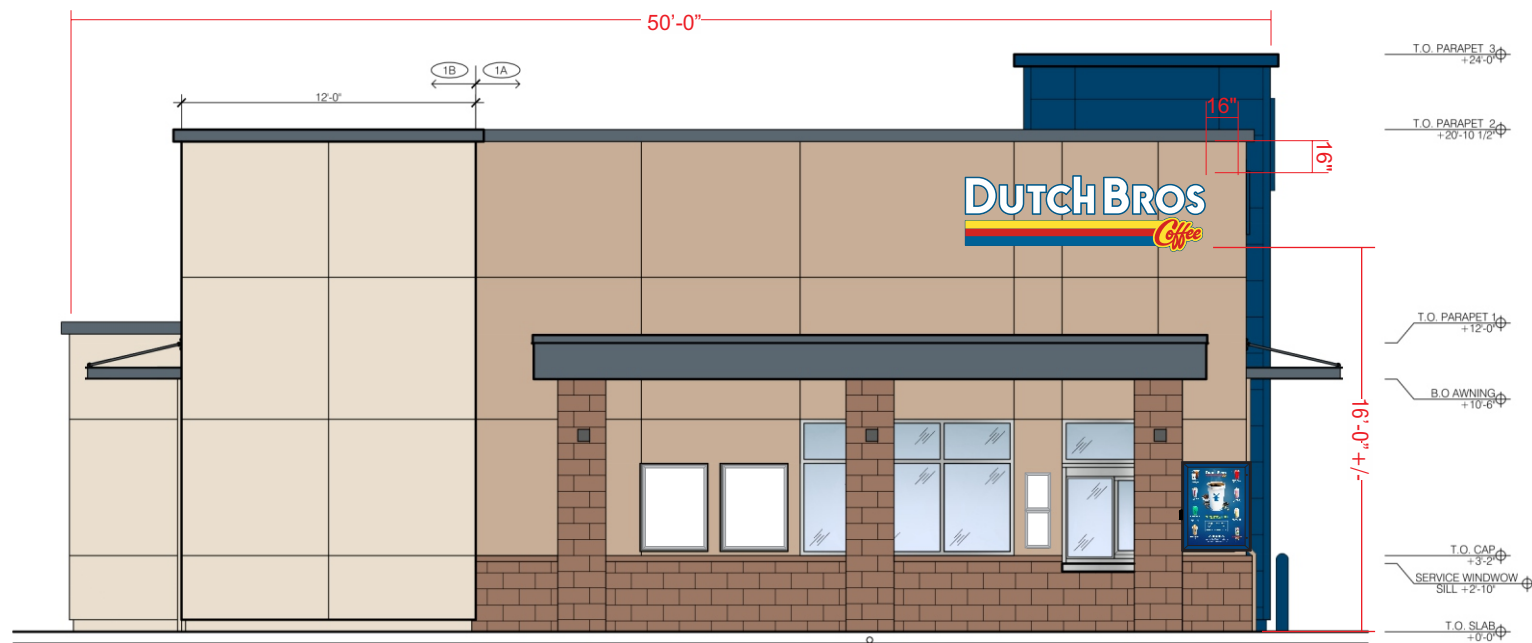
DBW13 @ 18.4 SF

DBCL10 @ 31.5 SF



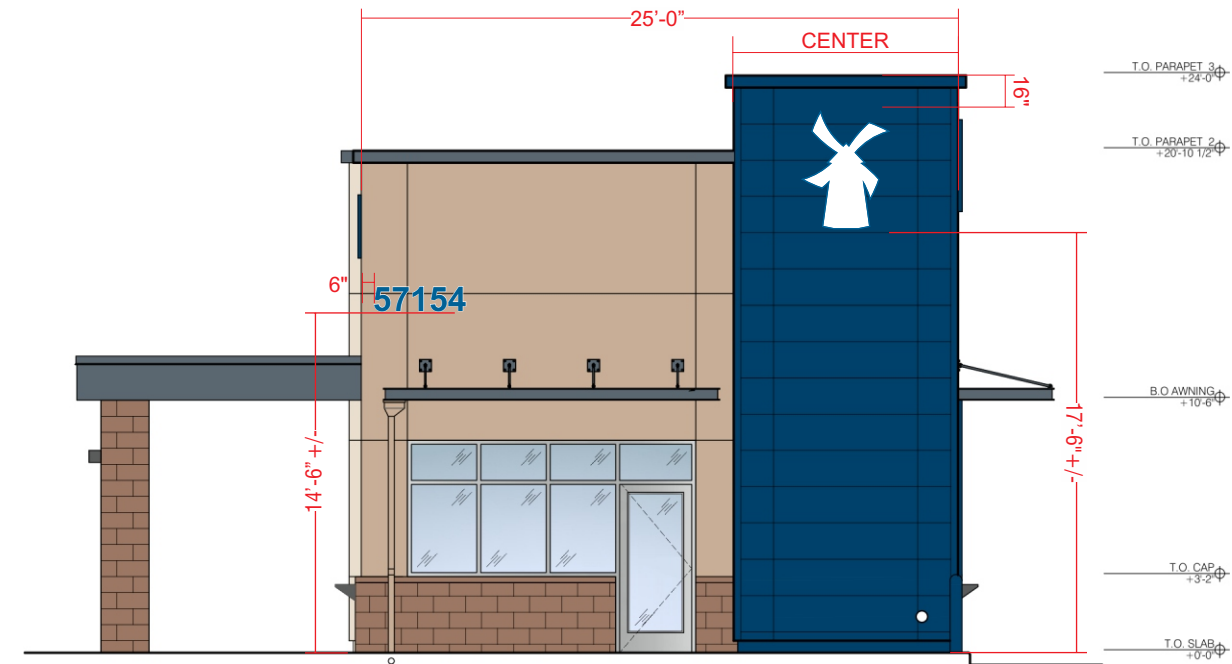
EAST ELEVATION
SCALE: 1/8" = 1'-0"

DBW13 @ 18.4 SF



NORTH ELEVATION
SCALE: 1/8" = 1'-0"

DBCL10 @ 31.5 SF



WEST ELEVATION
SCALE: 1/8" = 1'-0"

DBW13 @ 18.4 SF

| SALES: | CONCEPT DESIGN: | PROD. DESIGN: | PAGE NO: |
|--------|-----------------|---------------|----------|
| NJ | CH | CH | 1 of 2 |

ES&A SIGN & AWNING
89975 PRAIRIE RD. | EUGENE, OR 97402
P 541.485.5546 | F 541.485.5813

FACTORY DRAWING

SCOPE OF WORK: MANUFACTURE & INSTALL (1) D/F ILLUMINATED MONUMENT SIGN



SHOP DRAWING #:

34072A

CLIENT:

DUTCH BROS - CA3705
57154 TWENTYNINE PALMS HWY
YUCCA VALLEY, CA 92284

DATE OF SHOP DRAWING:

3/25/22

SHOP REVISIONS:

| SALES: | CONCEPT DESIGN: | PROD. DESIGN: | PAGE NO: |
|--------|-----------------|---------------|----------|
| NJ | CH | CH | 1 of 2 |

ES&A SIGN & AWNING

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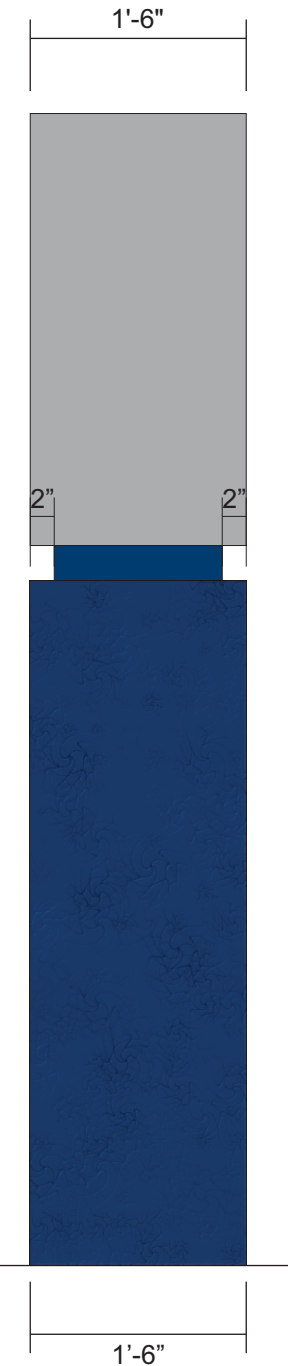
COLOR CODE

| | |
|--|--------------------------|
| | 230-015 YELLOW PSV |
| | 230-33 RED PSV |
| | 230-127 INTENSE BLUE PSV |
| | WHITE |
| | DB LIGHT GREY (PMS 429) |
| | DB CUSTOM DARK BLUE |

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



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



FABRICATED ALUMINUM CABINET PAINTED DB CUSTOM LIGHT GREY.
BACKED-UP WHITE ACRYLIC LETTERS.
1ST SURFACE 230-015 YELLOW, 230-33 RED, & 230-127 INTENSE BLUE PSV.
WHITE LED ILLUMINATION.
FABRICATED ALUMINUM SKIRT WITH REVEAL PAINTED DB CUSTOM DARK BLUE.
SKIRT TO HAVE MEDIUM TEXTURE COAT.

FACTORY DRAWING

ATTACHMENT DETAIL SIDE SECTION VIEW SCALE: 3/4" = 1'-0"

SHOP DRAWING #:

34072A

CLIENT:

DUTCH BROS - CA3705
57154 TWENTYNINE PALMS HWY
YUCCA VALLEY, CA 92284

DATE OF SHOP DRAWING:

3/25/22

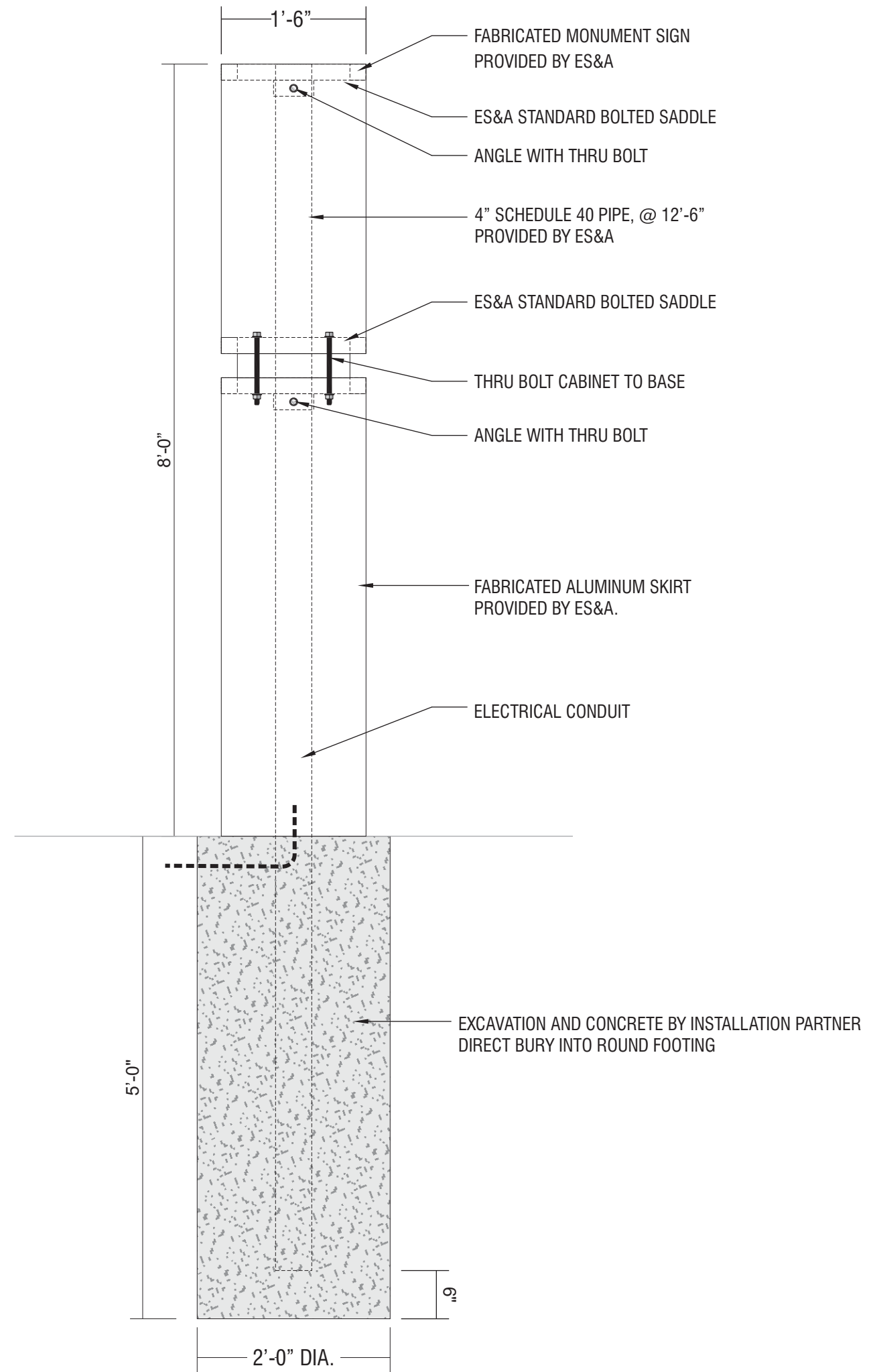
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| SALES: | CONCEPT DESIGN: | PROD. DESIGN: | PAGE NO: |
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| NJ | CH | CH | 2 of 2 |

ES&A SIGN & AWNING

89975 PRAIRIE RD. | EUGENE, OR 97402

P 541.485.5546 | F 541.485.5813



FACTORY DRAWING

SCOPE OF WORK: MANUFACTURE & INSTALL (2) SETS OF ILLUMINATED CHANNEL LETTERS WITH REMOTE RACEWAYS



SHOP DRAWING #:
34072B

CLIENT:
DUTCH BROS - CA3705
57154 TWENTYNINE PALMS HWY
YUCCA VALLEY, CA 92284

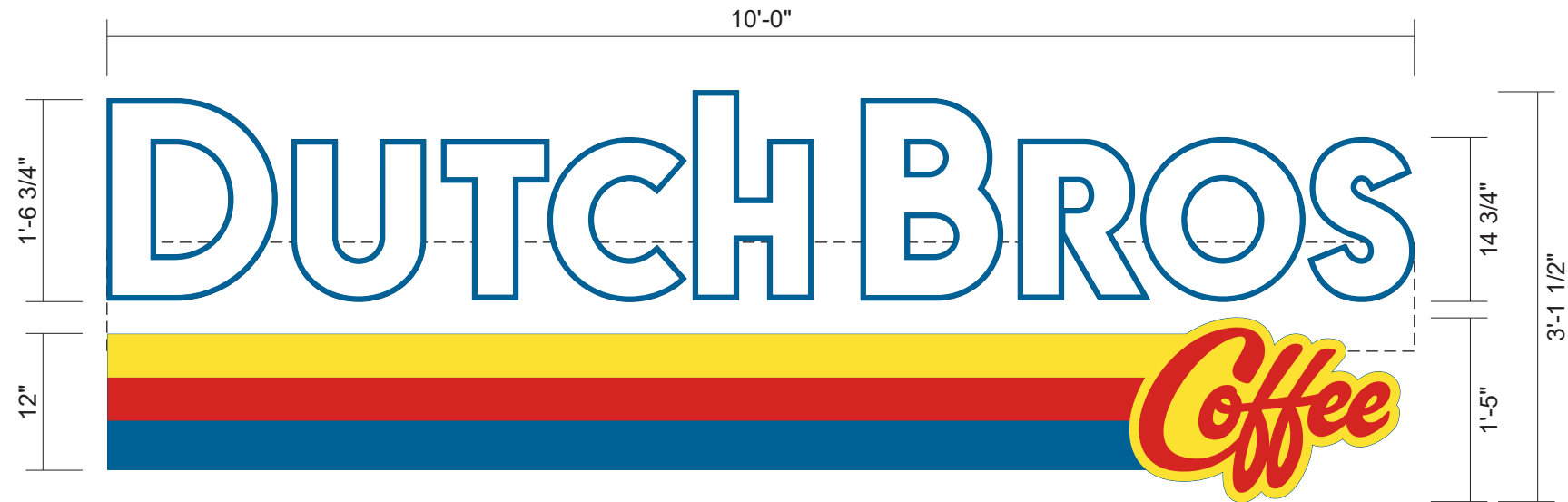
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3/25/22

SHOP REVISIONS:

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| NJ | CH | CH | 1 of 1 |

ES&A SIGN & AWNING
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P 541.485.5546 | F 541.485.5813

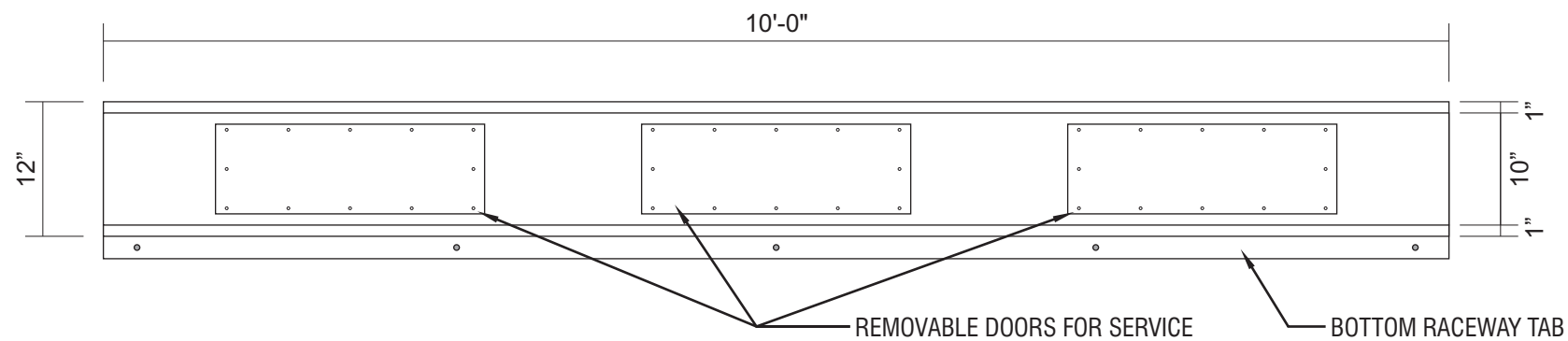
DBCL10-REMOTE RW
SCALE: 3/4" = 1'-0"



SIDE VIEW

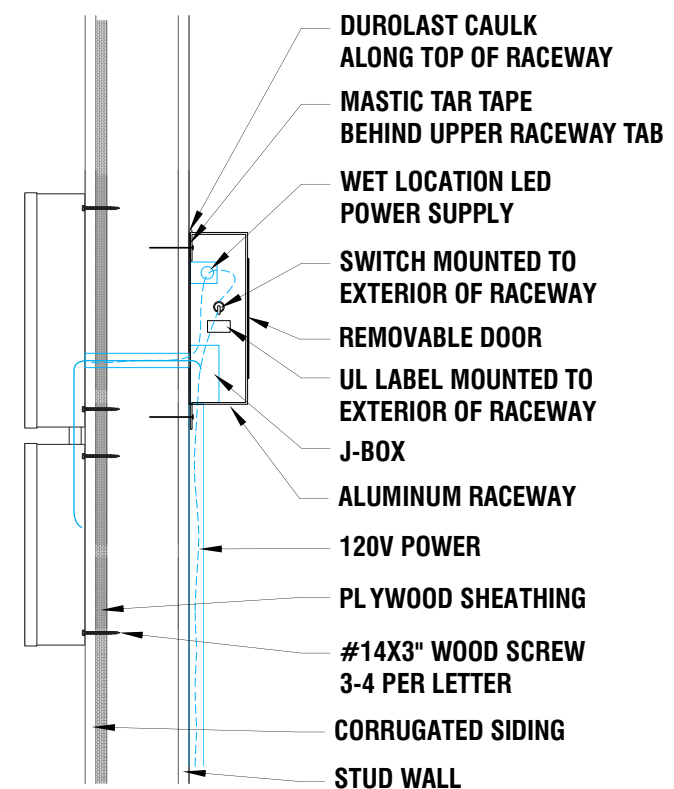


FABRICATED REMOTE RACEWAY
.040 PRE-COAT WHITE ALUMINUM



ATTACHMENT DETAIL

SCALE: 3/4" = 1'-0"
CHANNEL LETTERS WITH REMOTE RACEWAY



INTERNALLY ILLUMINATED FACE-LIT FLUSH MOUNTED CHANNEL LETTERS
5" DEEP CHANNEL LETTERS.
RETURNS & TRIM CAP PAINTED TO MATCH PANTONE 7691 C "INTENSE BLUE".
WHITE ACRYLIC FACES.
230-127 INTENSE BLUE PSV, 230-015 YELLOW PSV, 230-33 RED PSV.
LED ILLUMINATION.
FLUSH MOUNTED CHANNEL LETTERS WITH REMOTE MOUNTED RACEWAY.

COLOR CODE

- 230-015 YELLOW PSV
- 230-33 RED PSV
- 230-127 INTENSE BLUE PSV
- WHITE

FACTORY DRAWING

SCOPE OF WORK: MANUFACTURE & INSTALL (2) ILLUMINATED WINDMILL LOGOS



SHOP DRAWING #:
34072C

CLIENT:
DUTCH BROS - CA3705
57154 TWENTYNINE PALMS HWY
YUCCA VALLEY, CA 92284

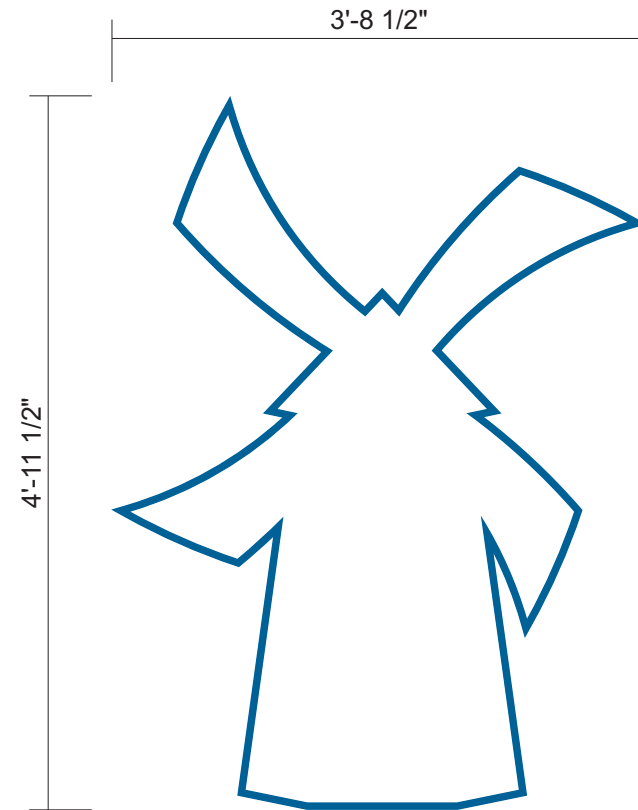
DATE OF SHOP DRAWING:
3/25/22

SHOP REVISIONS:

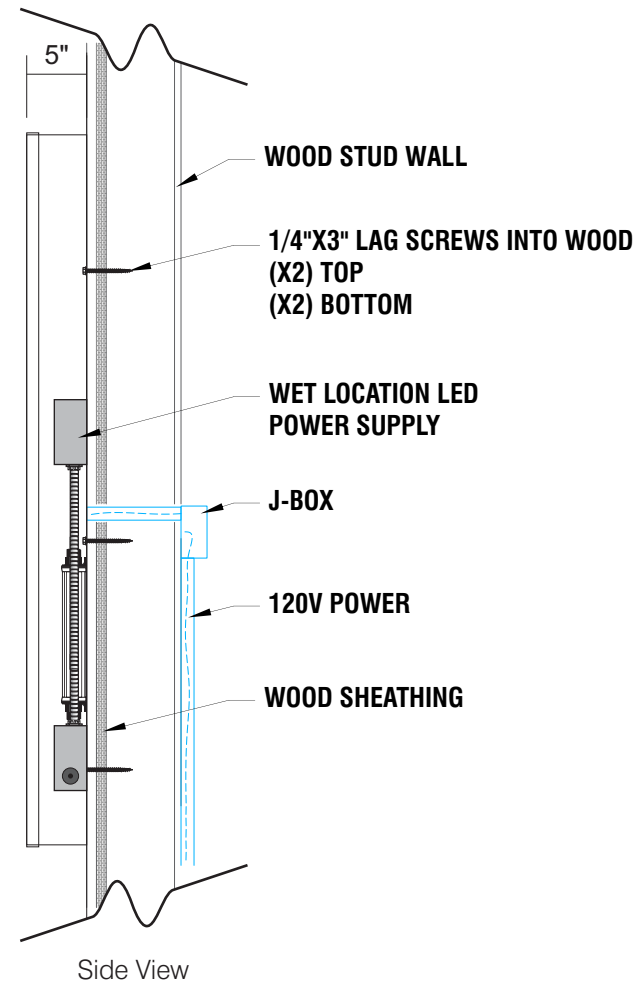
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| NJ | CH | CH | 1 of 1 |

ES&A SIGN & AWNING
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P 541.485.5546 | F 541.485.5813

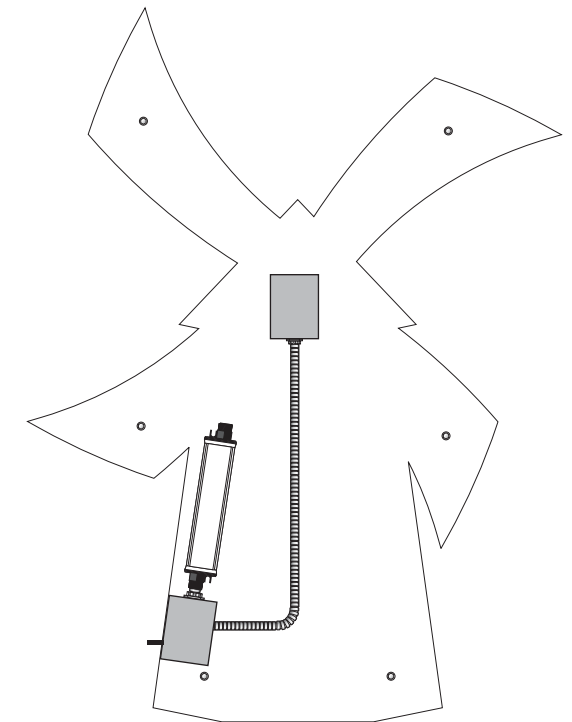
DBW13
SCALE: 3/4"=1'-0"



ATTACHMENT DETAIL



SELF CONTAINED CHANNEL LOGO



INTERNALLY ILLUMINATED FACE-LIT FLUSH MOUNTED CHANNEL WRAP LOGO
5" DEEP CHANNEL WRAP.
RETURNS & TRIM CAP PAINTED TO MATCH PANTONE 7691 C "INTENSE BLUE".
WHITE ACRYLIC FACE.
230-127 INTENSE BLUE PSV OUTLINE.
LED ILLUMINATION.
FLUSH MOUNTED SELF CONTAINED INSTALLATION.

COLOR CODE

| | |
|--|--------------------------|
| | 230-127 INTENSE BLUE PSV |
| | WHITE |

FACTORY DRAWING

SCOPE OF WORK: MANUFACTURE & INSTALL (2) SNAP FRAMES



SHOP DRAWING #:
34072E

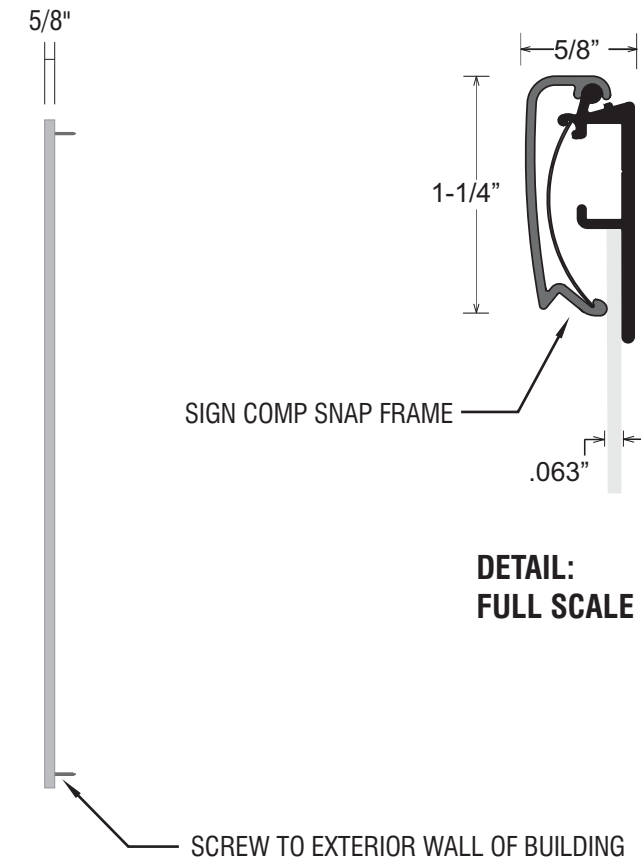
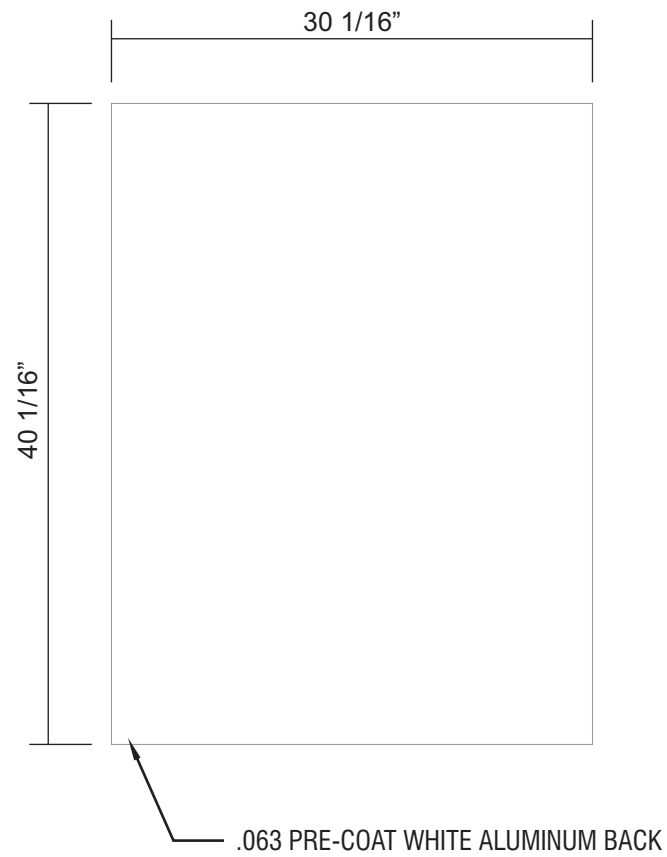
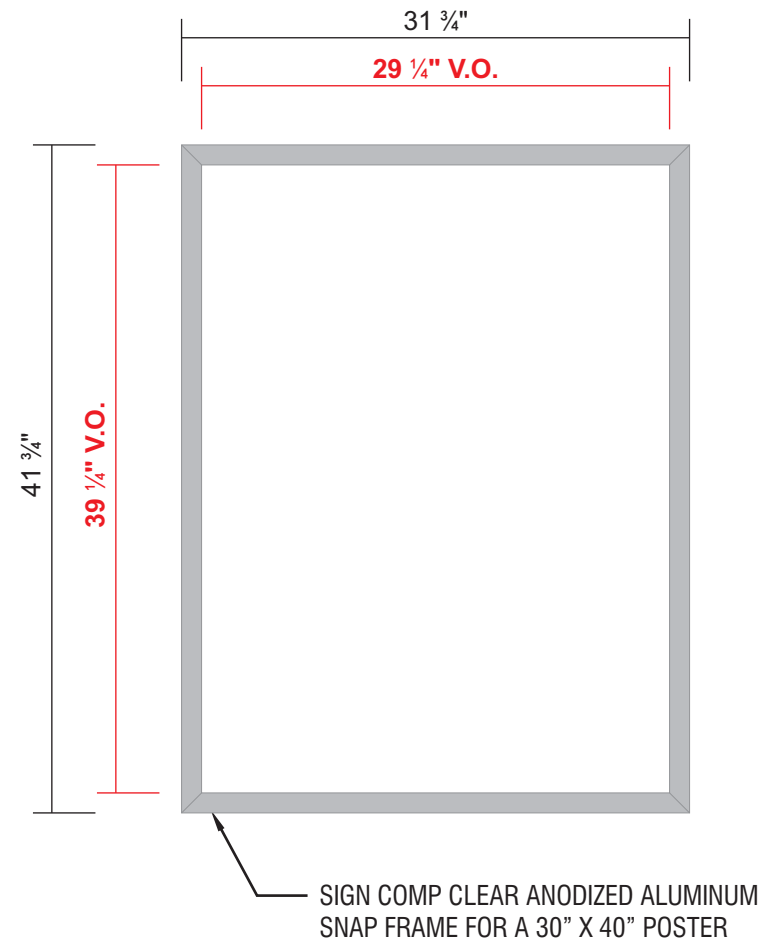
CLIENT:
DUTCH BROS - CA3705
57154 TWENTYNINE PALMS HWY
YUCCA VALLEY, CA 92284

DATE OF SHOP DRAWING:
3/25/22

SHOP REVISIONS:

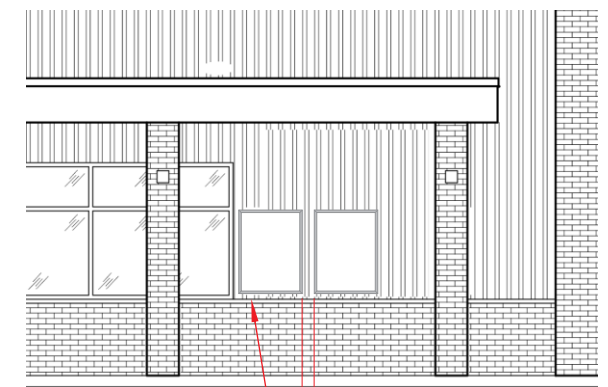
| SALES: | CONCEPT DESIGN: | PROD. DESIGN: | PAGE NO: |
|--------|-----------------|---------------|----------|
| NJ | CH | CH | 1 of 1 |

ES&A SIGN & AWNING
89975 PRAIRIE RD. | EUGENE, OR 97402
P 541.485.5546 | F 541.485.5813



DETAIL:
FULL SCALE

SCALE: 1"=1'-0"



ELEVATION:
WALK-UP WINDOW
SCALE: 1/8"=1'-0"

(UNLESS OTHERWISE DIRECTED)
2" INSET FROM MULLION
2" ABOVE STONE CAP
6" BETWEEN MENUS

COLOR CODE

 CLEAR ANODIZED ALUMINUM

FACTORY DRAWING

SCOPE OF WORK: PROVIDE (4) ILLUMINATED MENU SIGNS V5 - WALL-MOUNTED



SHOP DRAWING #:
34072F

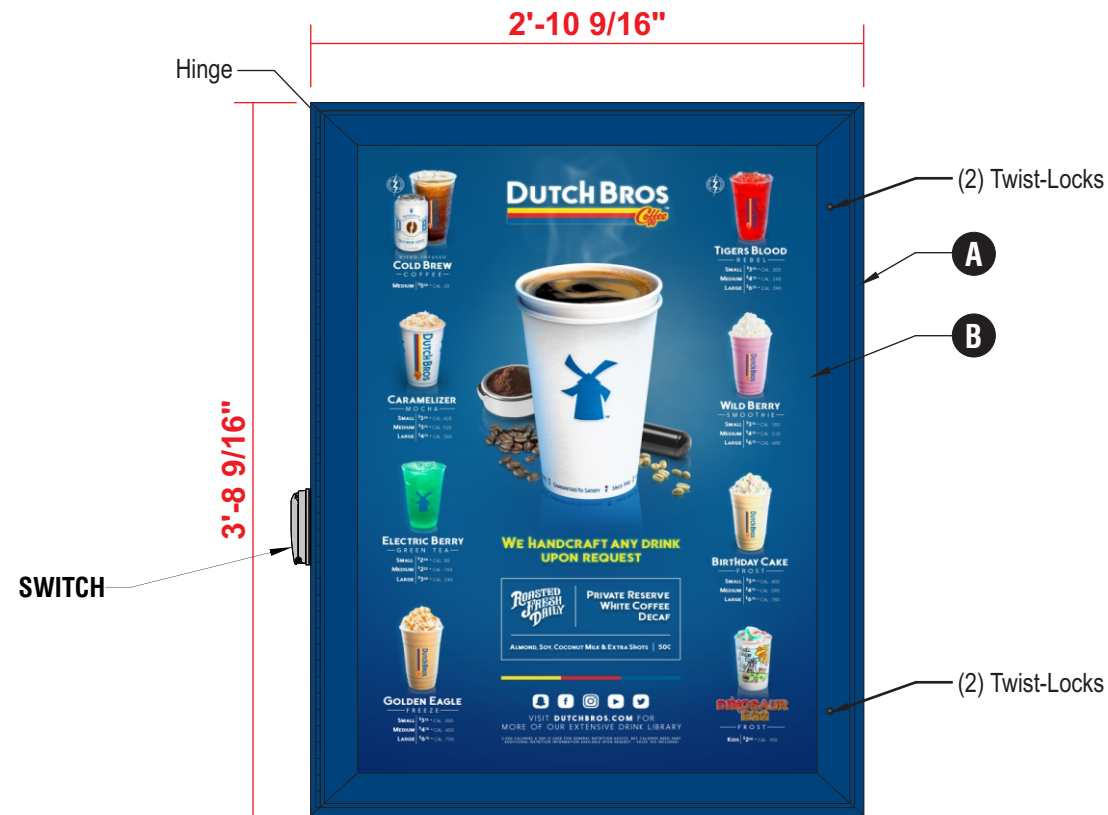
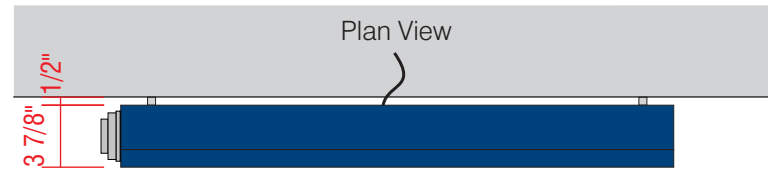
CLIENT:
DUTCH BROS - CA3705
57154 TWENTYNINE PALMS HWY
YUCCA VALLEY, CA 92284

DATE OF SHOP DRAWING:
3/25/22

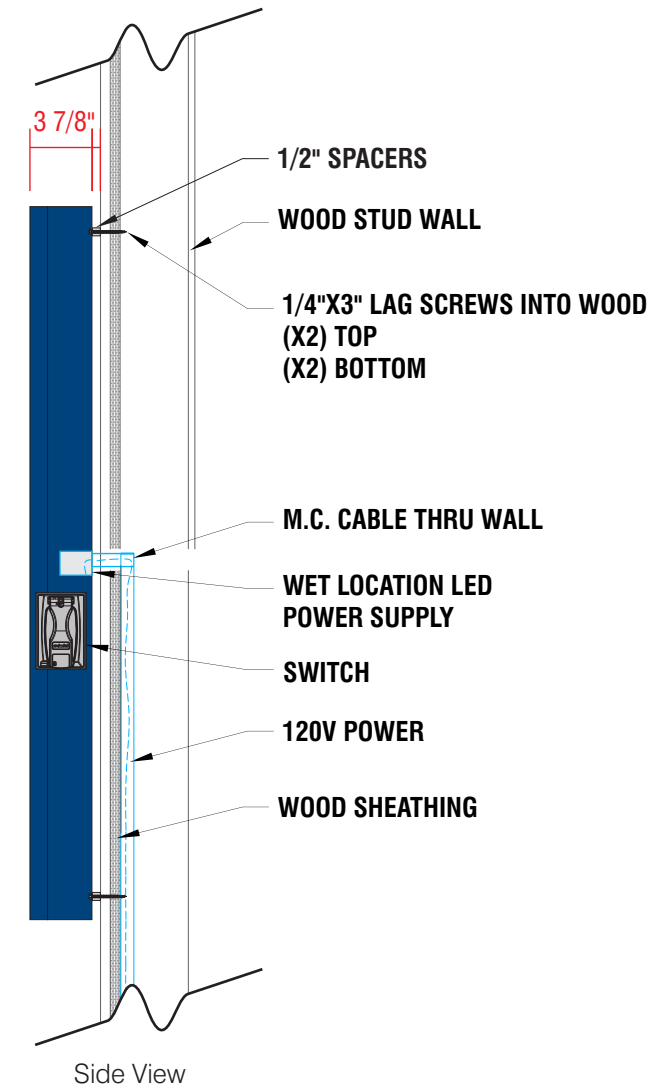
SHOP REVISIONS:

| SALES: | CONCEPT DESIGN: | PROD. DESIGN: | PAGE NO: |
|--------|-----------------|---------------|----------|
| NJ | CH | CH | 1 of 1 |

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ATTACHMENT DETAIL ILLUMINATED WALL MOUNTED MENU



- A WALL-MOUNTED, BACKLIT MENU SIGN**
 - PRINTED MENU PANEL NOT INCLUDED
 - LED OUTDOOR LIGHT BOX
 - LOCKABLE HINGED DOOR
 - ALUMINUM CONSTRUCTION
- B PRINTED LIGHT GUIDE PANEL**
 - AS SEPARATE ORDER

COLOR CODE

- DIGITAL PRINT
- POWDER COATED DB CUSTOM DARK BLUE

SCALE: 1"=1'-0"

FACTORY DRAWING

SCOPE OF WORK: PROVIDE (2) D/F ILLUMINATED MENU SIGNS V5 - PLATE-MOUNTED



SHOP DRAWING #:
34072G

CLIENT:
DUTCH BROS - CA3705
57154 TWENTYNINE PALMS HWY
YUCCA VALLEY, CA 92284



DATE OF SHOP DRAWING:
3/25/22

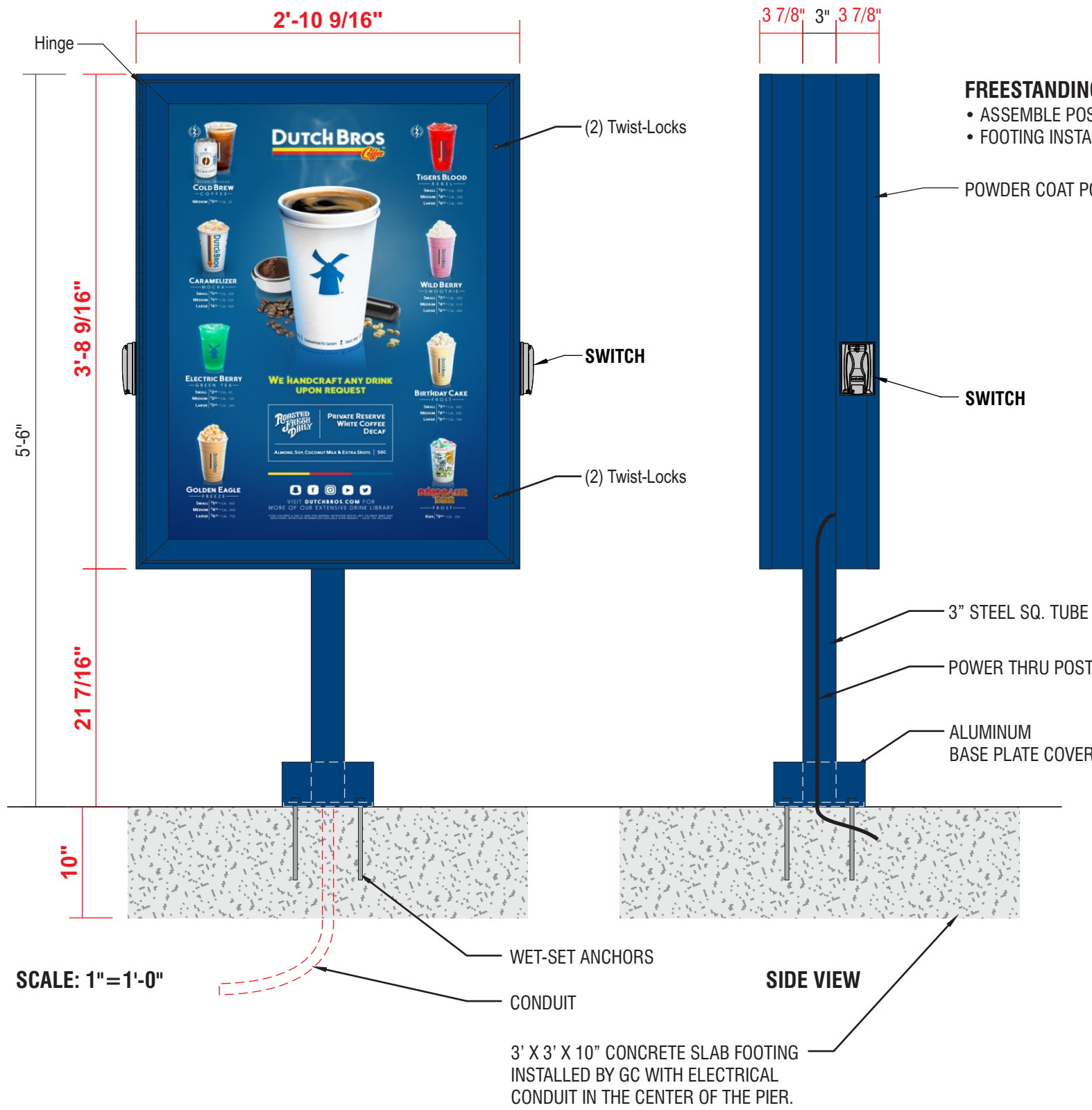
SHOP REVISIONS:

| SALES: | CONCEPT DESIGN: | PROD. DESIGN: | PAGE NO: |
|--------|-----------------|---------------|----------|
| NJ | CH | CH | 1 of 1 |

ES&A SIGN & AWNING
89975 PRAIRIE RD. | EUGENE, OR 97402
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COLOR CODE

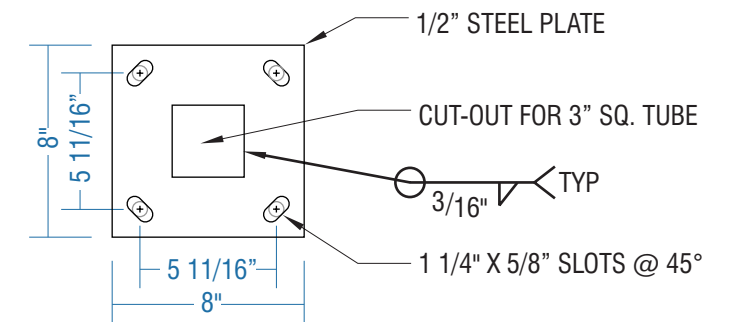
-  DIGITAL PRINT
-  POWDER COATED DB CUSTOM DARK BLUE



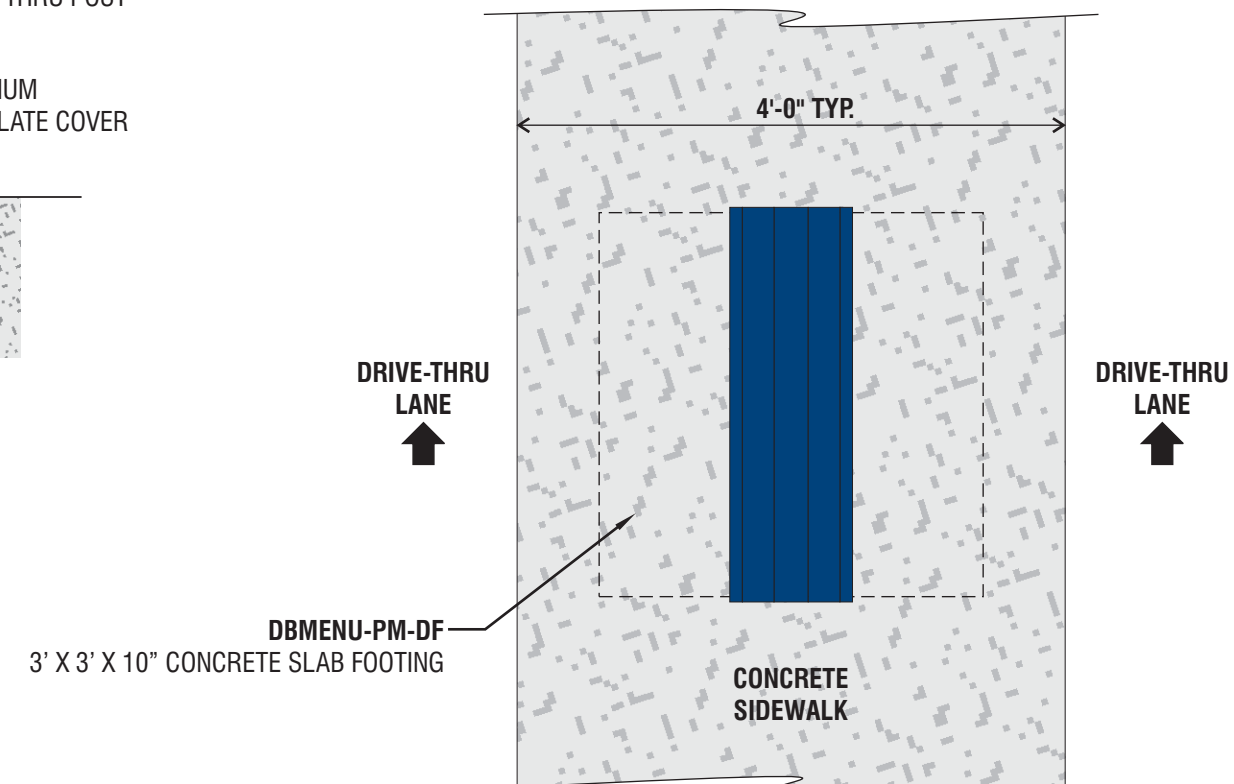
FREESTANDING BACKLIT MENU SIGN

- ASSEMBLE POST & MENU
 - FOOTING INSTALLED BY G.C.
- POWDER COAT POST & CABINET TO MATCH DB CUSTOM DARK BLUE

MOUNTING PLATE DETAIL SCALE: 1 1/2"=1'-0"



INSTALLATION ORIENTATION DETAIL NOT TO SCALE



FACTORY DRAWING

SCOPE OF WORK: MANUFACTURE & INSTALL (1) D/F NON-ILLUMINATED 'DRIVE THRU' SIGN



SHOP DRAWING #:
34072H

CLIENT:
DUTCH BROS - CA3705
57154 TWENTYNINE PALMS HWY
YUCCA VALLEY, CA 92284

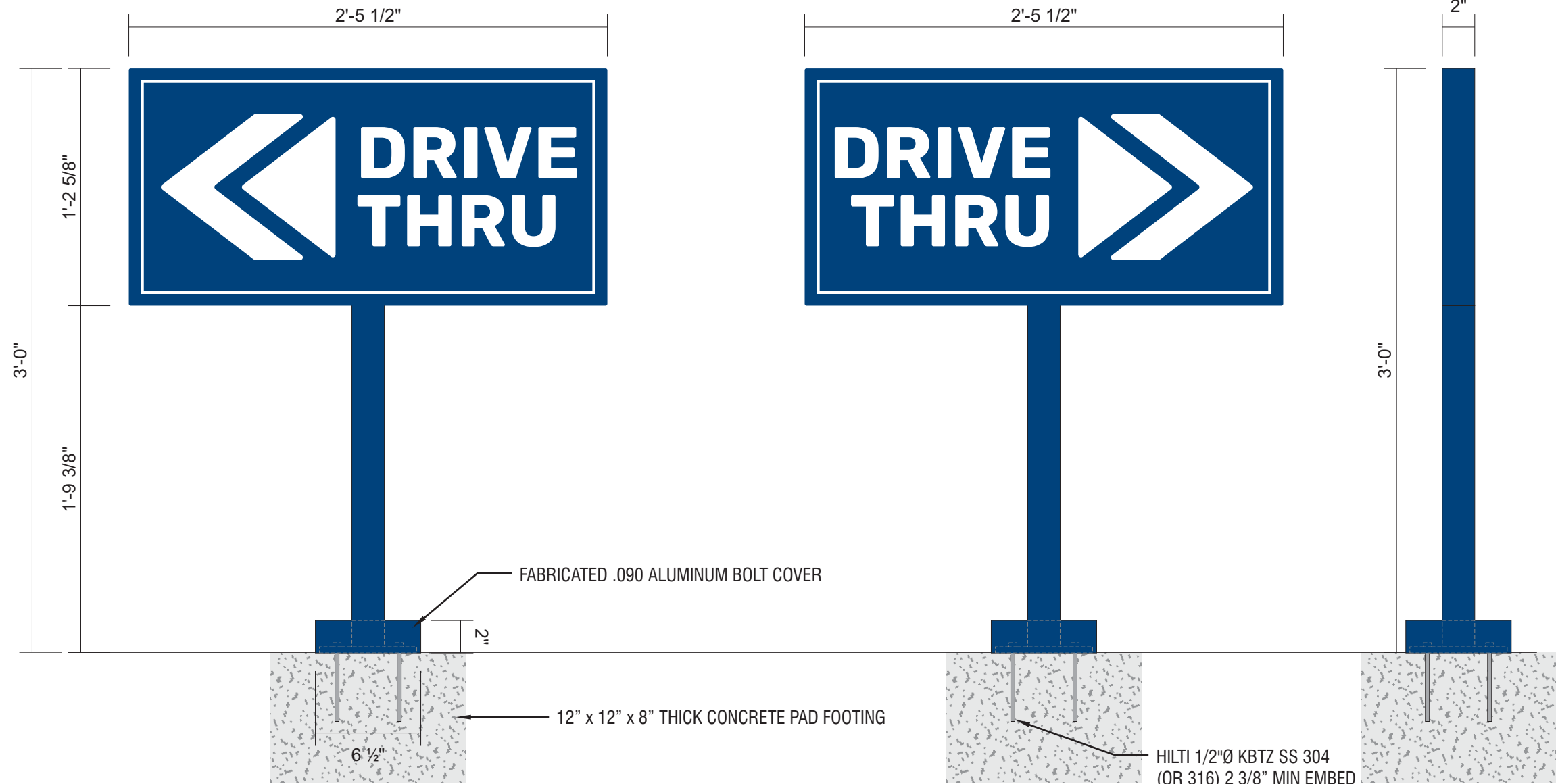
DATE OF SHOP DRAWING:
3/25/22

SHOP REVISIONS:

| SALES: | CONCEPT DESIGN: | PROD. DESIGN: | PAGE NO: |
|--------|-----------------|---------------|----------|
| NJ | CH | CH | 1 of 1 |

ES&A SIGN & AWNING
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P 541.485.5546 | F 541.485.5813

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



DIAMOND GRADE REFLECTIVE WHITE VINYL WITH DIGITALLY PRINTED PMS 541 C BLUE BACKGROUND
2" X 2" SQUARE TUBE ALUMINUM FRAME & POST WITH ALUMINUM FACES & 3/8" X 6" X 6" PLATE
FABRICATED .090 ALUMINUM BOLT COVER
PAINT PMS 541 C
INSTALL PLATE-MOUNT SIGN WITH HILTI KWIK BOLTS
PAD FOOTING INSTALLED BY GC

COLOR CODE

| | |
|--|-----------|
| | PMS 541 C |
| | WHITE |

FACTORY DRAWING

SCOPE OF WORK: MANUFACTURE & INSTALL (1) D/F NON-ILLUMINATED DIRECTIONAL SIGN



SHOP DRAWING #:

340721

CLIENT:

DUTCH BROS - CA3705
57154 TWENTYNINE PALMS HWY
YUCCA VALLEY, CA 92284

DATE OF SHOP DRAWING:

3/25/22

SHOP REVISIONS:

| SALES: | CONCEPT DESIGN: | PROD. DESIGN: | PAGE NO: |
|--------|-----------------|---------------|----------|
| NJ | CH | CH | 1 of 1 |

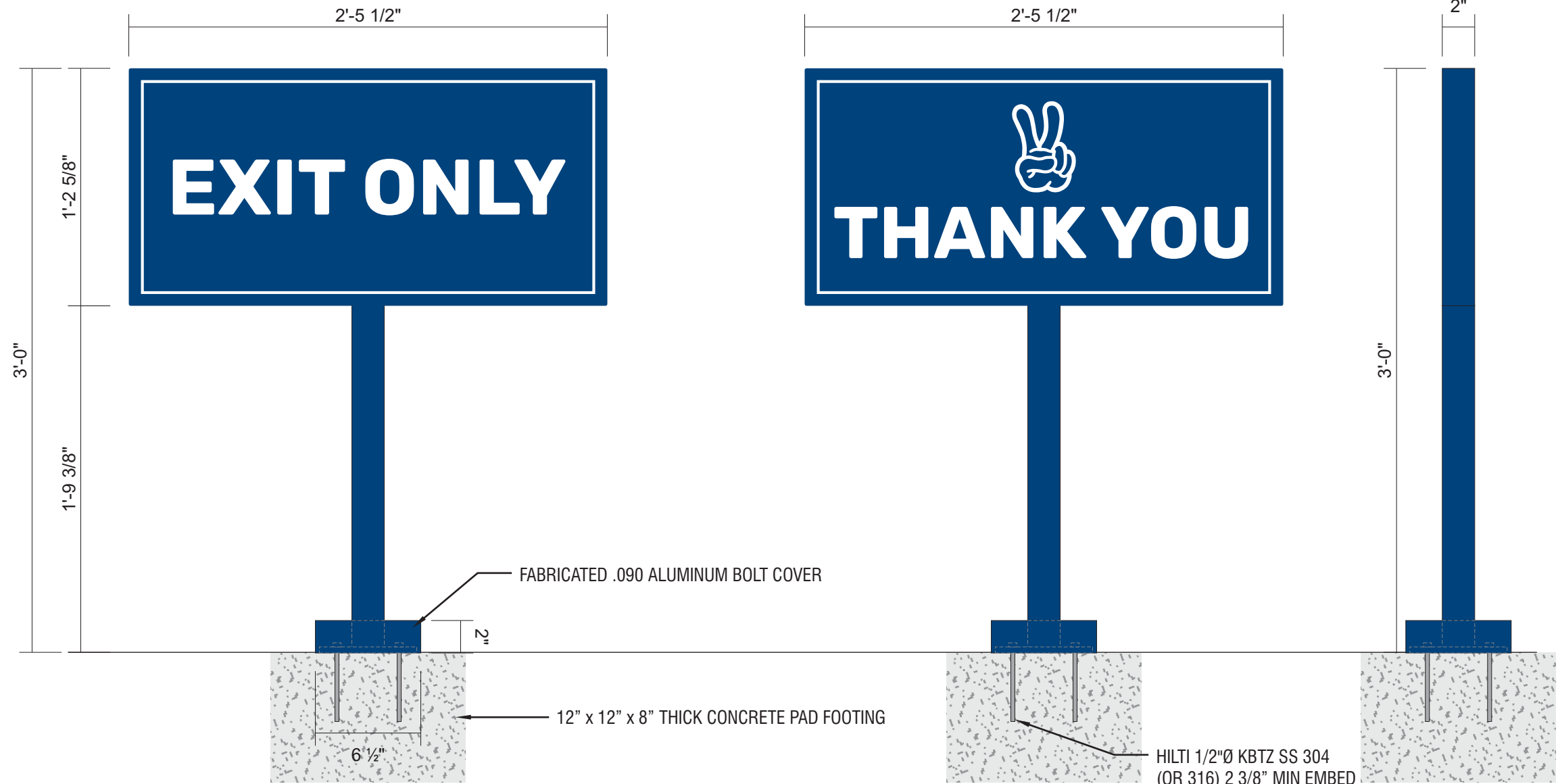
ES&A SIGN & AWNING

89975 PRAIRIE RD. | EUGENE, OR 97402

P 541.485.5546 | F 541.485.5813

LAYOUT

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



SIDE VIEW

DIAMOND GRADE REFLECTIVE WHITE VINYL WITH DIGITALLY PRINTED PMS 541 C BLUE BACKGROUND
2" X 2" SQUARE TUBE ALUMINUM FRAME & POST WITH ALUMINUM FACES & 3/8" X 6" X 6" PLATE
FABRICATED .090 ALUMINUM BOLT COVER
PAINT PMS 541 C
INSTALL PLATE-MOUNT SIGN WITH HILTI KWIK BOLTS
PAD FOOTING INSTALLED BY GC

COLOR CODE

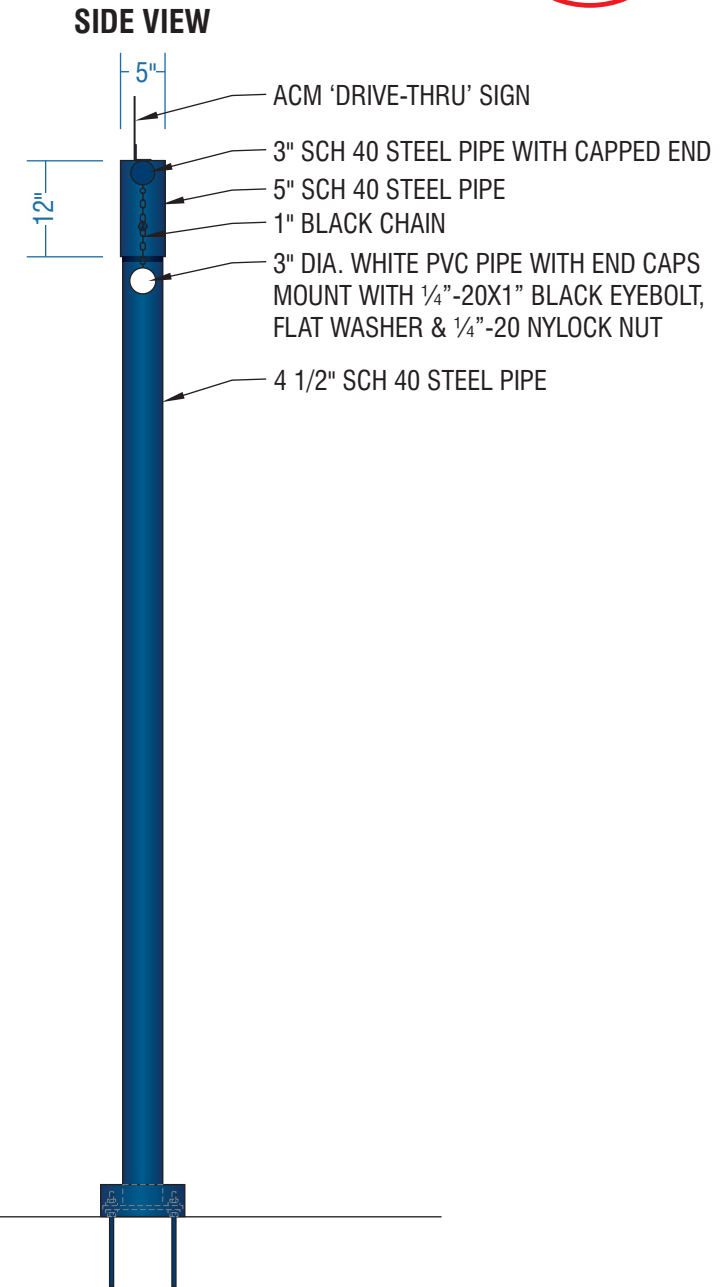
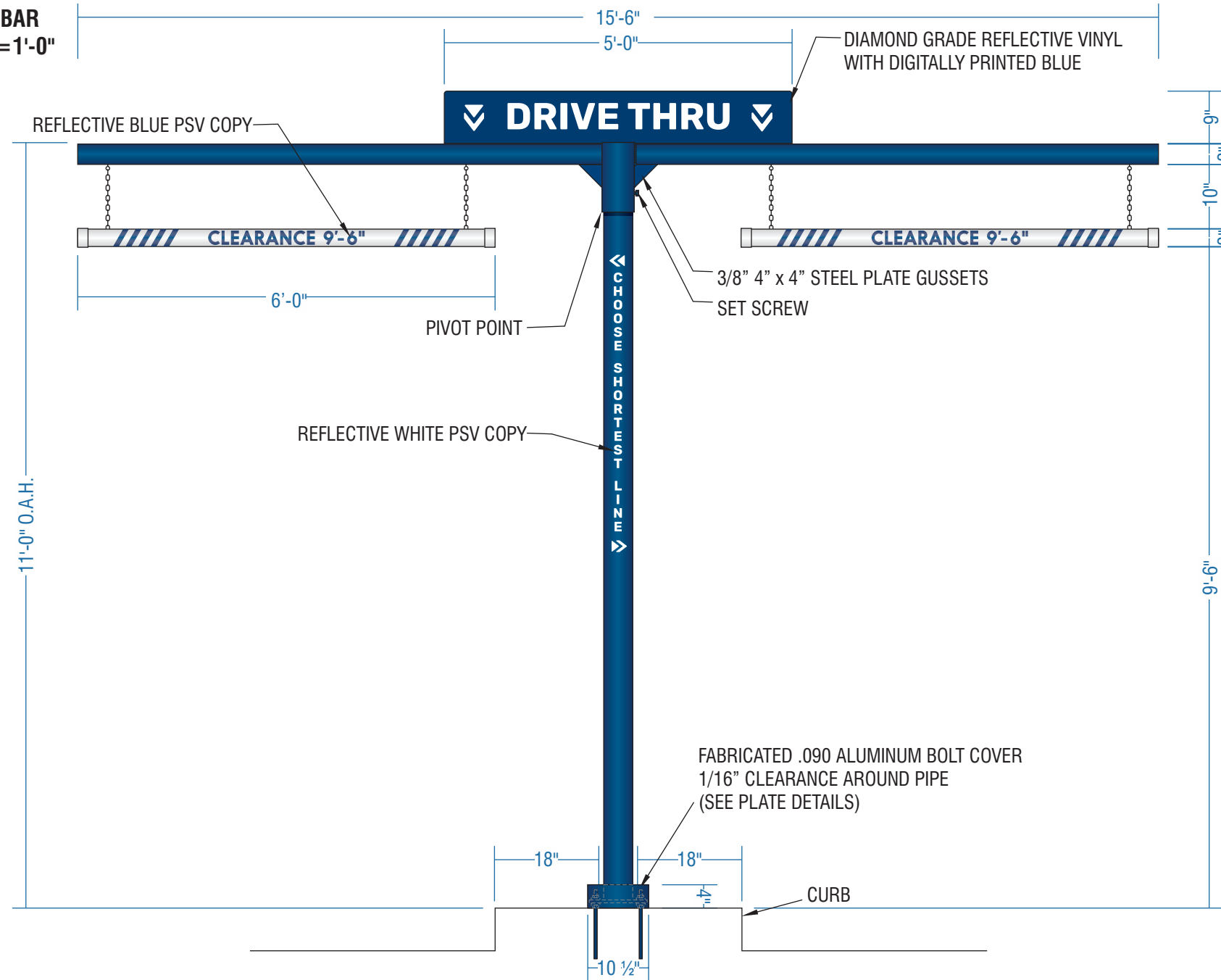
| | |
|--|-----------|
| | PMS 541 C |
| | WHITE |

FACTORY DRAWING

SCOPE OF WORK: MANUFACTURE & INSTALL (1) S/F POST MOUNTED DOUBLE ARM CLEARANCE BAR WITH PIVOTING ARMS



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



SHOP DRAWING #:
34072J

CLIENT:
DUTCH BROS - CA3705
57154 TWENTYNINE PALMS HWY
YUCCA VALLEY, CA 92284

DATE OF SHOP DRAWING:
3/25/22

SHOP REVISIONS:

| SALES: | CONCEPT DESIGN: | PROD. DESIGN: | PAGE NO: |
|--------|-----------------|---------------|----------|
| NJ | BL | CH | 1 of 2 |

ES&A SIGN & AWNING
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COLOR CODE

- WHITE
- 280-75 REFLECTIVE BLUE PSV
- DB CUSTOM DARK BLUE

STEEL POLE SUPPORT STRUCTURE WITH FABRICATED .090 ALUMINUM BOLT COVER. PAINT DB CUSTOM DARK BLUE.

REFLECTIVE WHITE PSV COPY APPLIED TO VERTICAL POLE.

3" DIA. WHITE PVC CLEARANCE BAR WITH END CAPS AND 280-75 REFLECTIVE BLUE PSV TEXT & STRIPES.

HANG WITH BLACK CHAIN SECURED TO BOTTOM OF POLE STRUCTURE.

INCLUDE ONE SHEET REFLECTIVE VINYL NUMBERS MASKED FOR FIELD INSTALLATION.

CLEARANCE NUMBERS TO BE FIELD MEASURED AND APPLIED. MEASURE FROM ASPHALT TO BOTTOM OF OVERHANG MINUS 6".

ACM 'DRIVE-THRU' SIGN WITH DIAMOND GRADE REFLECTIVE VINYL WITH DIGITALLY PRINTED BLUE.

DIAMOND GRADE REFLECTIVE WHITE VINYL WITH DIGITALLY PRINTED PMS 541 C BLUE BACKGROUND.

INSTALL STEEL POLE PLATE-MOUNTED WITH LEVELING NUTS ONTO G.C. PROVIDED FOOTING.

FACTORY DRAWING

ENGINEERING DETAILS

SHOP DRAWING #:

34072J

CLIENT:

DUTCH BROS - CA3705
57154 TWENTYNINE PALMS HWY
YUCCA VALLEY, CA 92284

DATE OF SHOP DRAWING:

3/25/22

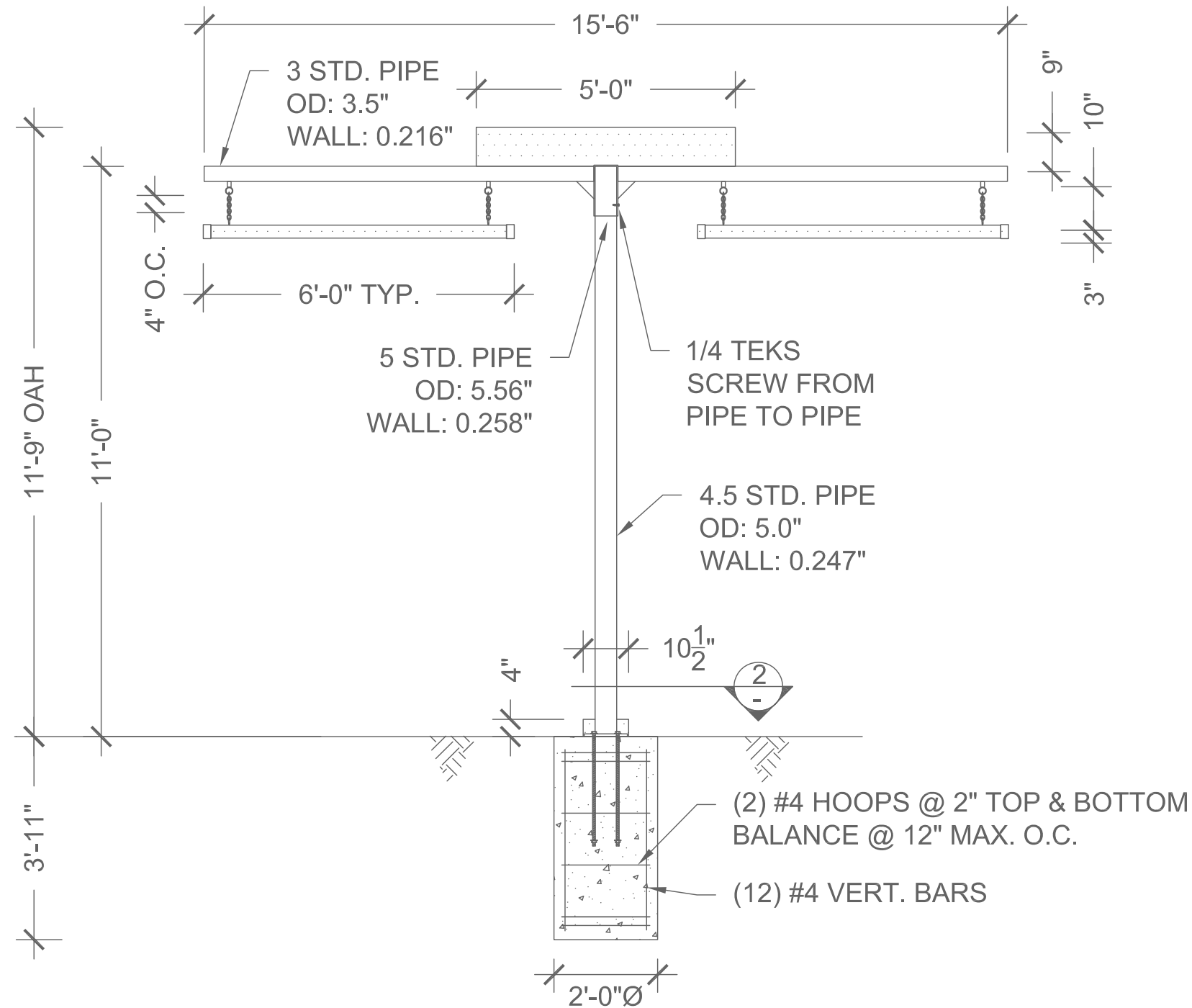
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| SALES: | CONCEPT DESIGN: | PROD. DESIGN: | PAGE NO: |
|--------|-----------------|---------------|----------|
| NJ | BL | CH | 2 of 2 |

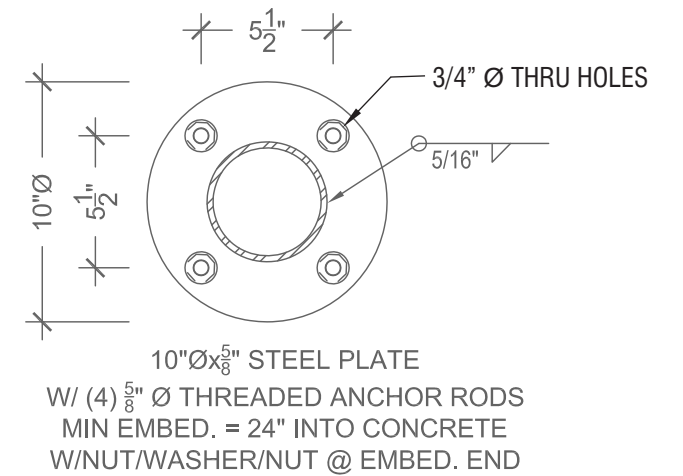
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ELEVATION
SCALE: 3/8"=1'-0"



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

FACTORY DRAWING

SCOPE OF WORK: MANUFACTURE & INSTALL (1) SET OF ILLUMINATED CHANNEL ADDRESS NUMBERS



SHOP DRAWING #:

34072K

CLIENT:

DUTCH BROS - CA3705
57154 TWENTYNINE PALMS HWY
YUCCA VALLEY, CA 92284

DATE OF SHOP DRAWING:

3/25/22

SHOP REVISIONS:

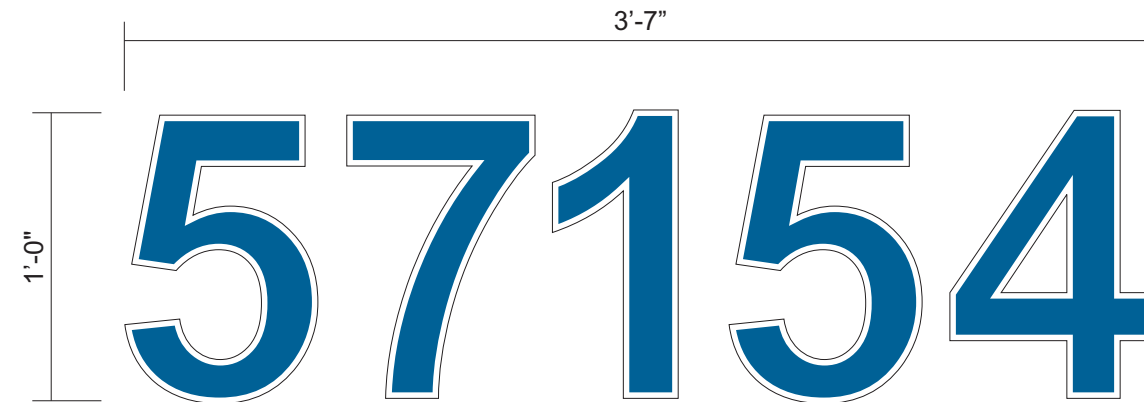
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|--------|-----------------|---------------|----------|
| NJ | CH | CH | 1 of 1 |

ES&A SIGN & AWNING

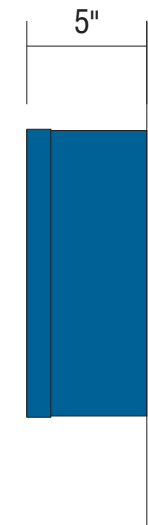
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BUILDING ADDRESS
SCALE: 1 1/2"=1'-0"



SIDE VIEW
SCALE: 3"=1'-0"



5" DEEP CHANNEL NUMBERS.

RETURNS & TRIM CAP PAINTED TO MATCH PANTONE 7691 C "INTENSE BLUE".

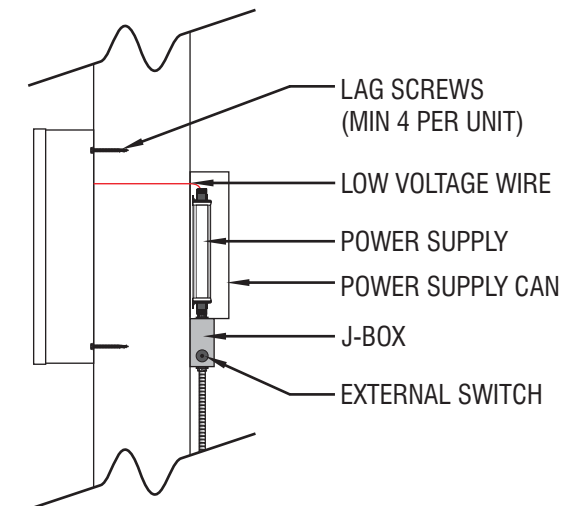
WHITE ACRYLIC FACES WITH 230-127 INTENSE BLUE PSV (1/4" REVEAL OF WHITE ACRYLIC).

WHITE LED ILLUMINATION.

FLUSH MOUNTED REMOTE INSTALLATION WITH POWER SUPPLY CANS.

ATTACHMENT DETAIL

REMOTE MOUNT INTERIOR INSTALLATION



COLOR CODE

- 230-127 INTENSE BLUE PSV
- WHITE ACRYLIC

SUMMARY DRAWING

SUMMARY - BUILDING AWNINGS

DRAWING #:

34073

CLIENT:

DUTCH BROS - CA3705
57154 TWENTYNINE PALMS HWY
YUCCA VALLEY, CA 92284

DATE OF SHOP DRAWING:

3/25/22

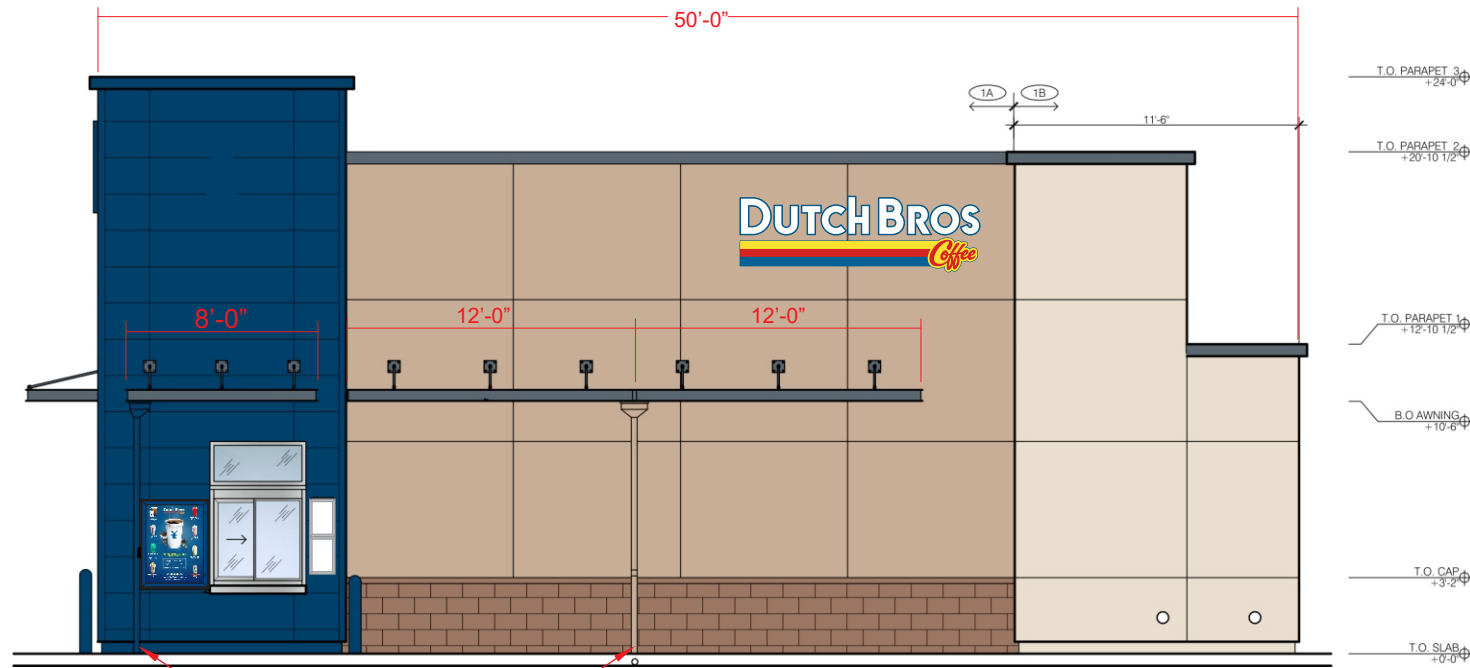
SHOP REVISIONS:

| SALES: | CONCEPT DESIGN: | PROD. DESIGN: | PAGE NO: |
|--------|-----------------|---------------|----------|
| NJ | CH | CH | 1 of 1 |

ES&A SIGN & AWNING

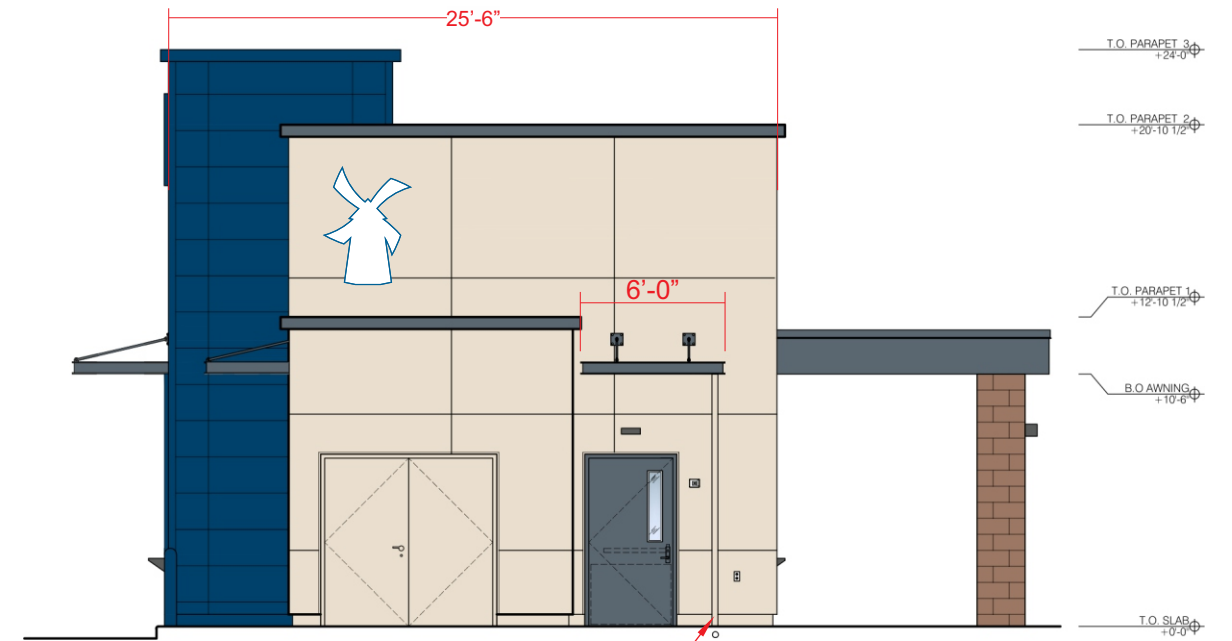
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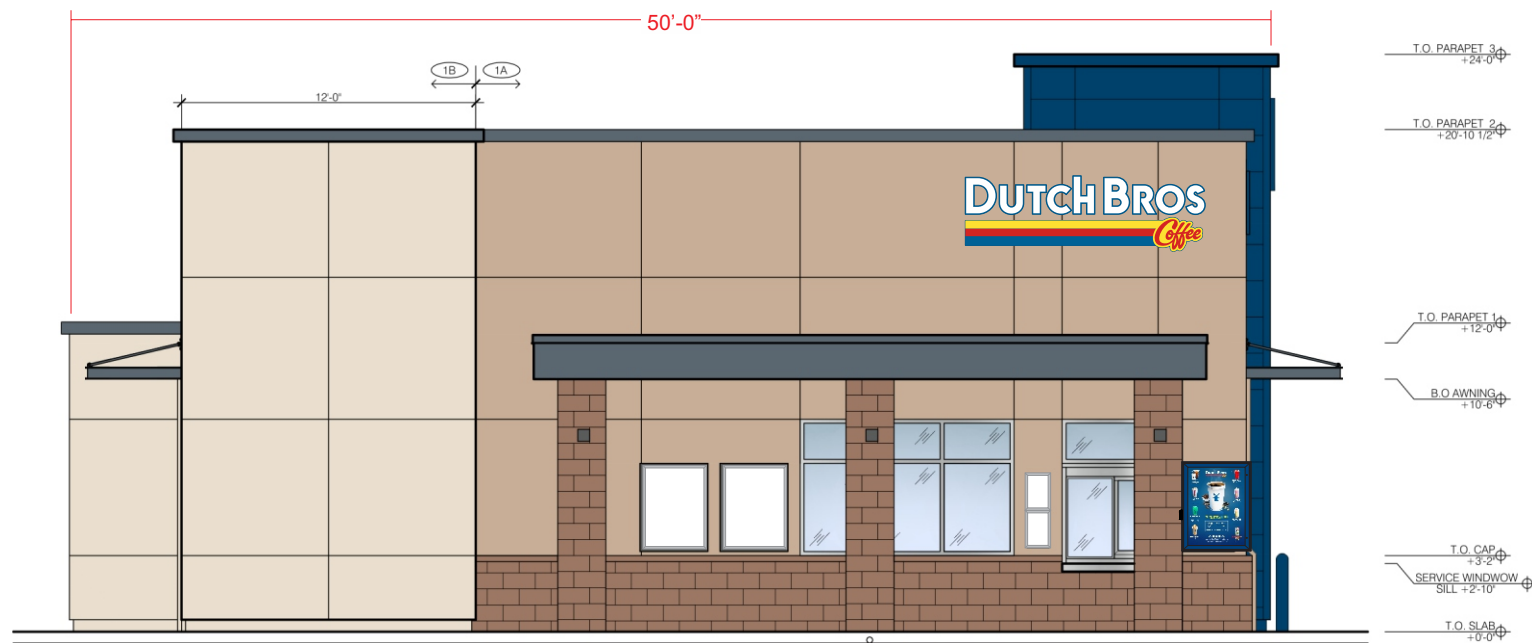
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

DOWN SPOUTS



EAST ELEVATION
SCALE: 1/8" = 1'-0"

DOWN SPOUT



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"

DOWN SPOUT

FACTORY DRAWING

SCOPE OF WORK: MANUFACTURE & INSTALL (1) METAL AWNING



SHOP DRAWING #:

34073A

CLIENT:

DUTCH BROS - CA3705
57154 TWENTYNINE PALMS HWY
YUCCA VALLEY, CA 92284

DATE OF SHOP DRAWING:

3/25/22

SHOP REVISIONS:

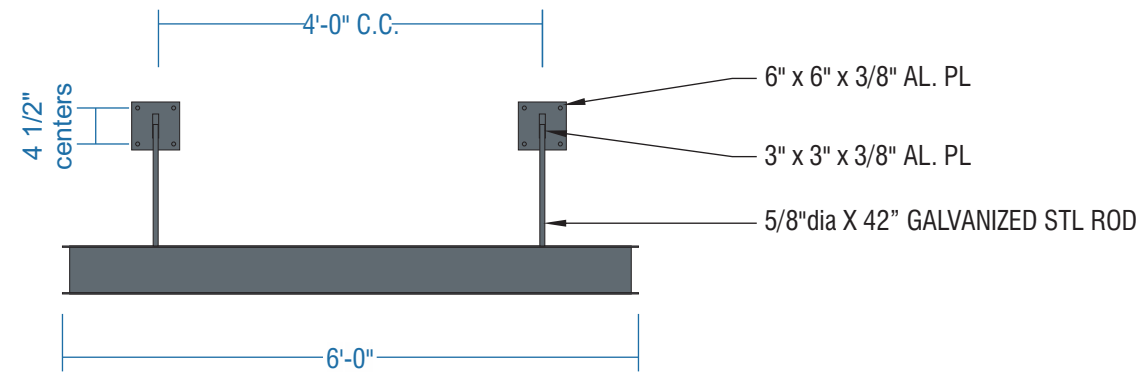
| SALES: | CONCEPT DESIGN: | PROD. DESIGN: | PAGE NO: |
|--------|-----------------|---------------|----------|
| NJ | CH | CH | 1 of 1 |

ES&A SIGN & AWNING

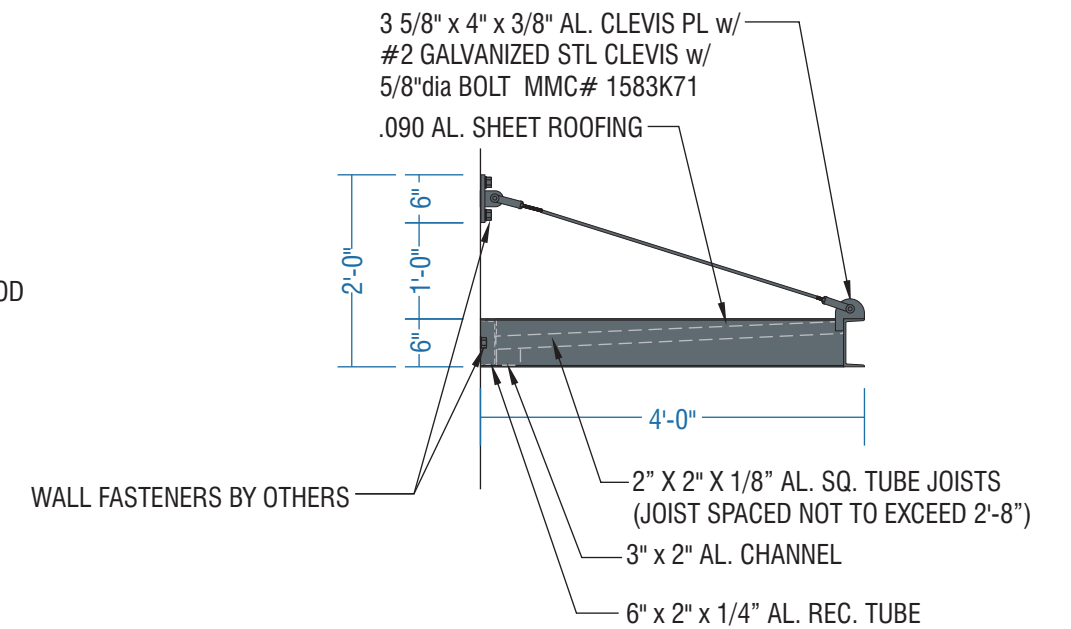
89975 PRAIRIE RD. | EUGENE, OR 97402

P 541.485.5546 | F 541.485.5813

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



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



6" ALUMINUM C-CHANNEL FRONT & SIDES, WITH FLANGE POINTING OUT. (C6 x 2.83)

.090 ALUMINUM SHEET ROOFING MOUNTED INSIDE C-CHANNEL & DRAINAGE GUTTER CHANNEL SLOPED TOWARDS BUILDING.

TURNBUCKLES, 5/8" GALVANIZED STEEL ROD SUPPORTS WITH #2 GALVANIZED STEEL CLEVIS & PIN

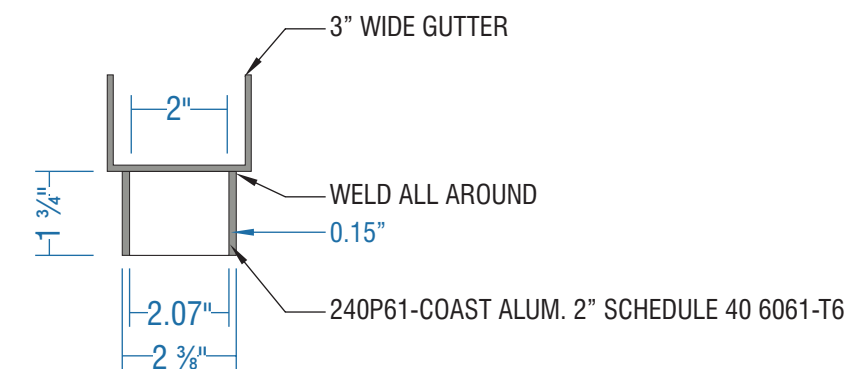
ATTACHED TO 6" X 6" X 3/8" ALUMINUM PLATE/BACKET AT WALL.

PAINT ENTIRE CANOPY, BRACKETS, SUPPORTS DB CUSTOM DARK GREY.

INSTALLATION BY G.C.

ES&A WILL ORGANIZE SHIPPING TO THE GC'S PREFERRED LOCATION ON DUTCH BROS SHIPPING ACCOUNT.

DOWNSPOUT DETAIL
SCALE: 3" = 1'-0"



COLOR CODE

DB CUSTOM DARK GREY

FACTORY DRAWING

SCOPE OF WORK: MANUFACTURE (1) METAL AWNING



SHOP DRAWING #:

34073B

CLIENT:

DUTCH BROS - CA3705
57154 TWENTYNINE PALMS HWY
YUCCA VALLEY, CA 92284

DATE OF SHOP DRAWING:

3/25/22

SHOP REVISIONS:

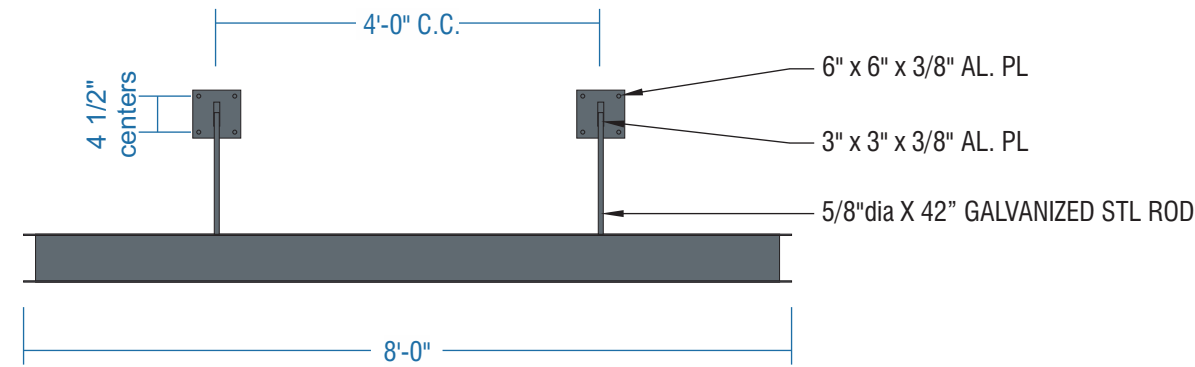
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|--------|-----------------|---------------|----------|
| NJ | CH | CH | 1 of 1 |

ES&A SIGN & AWNING

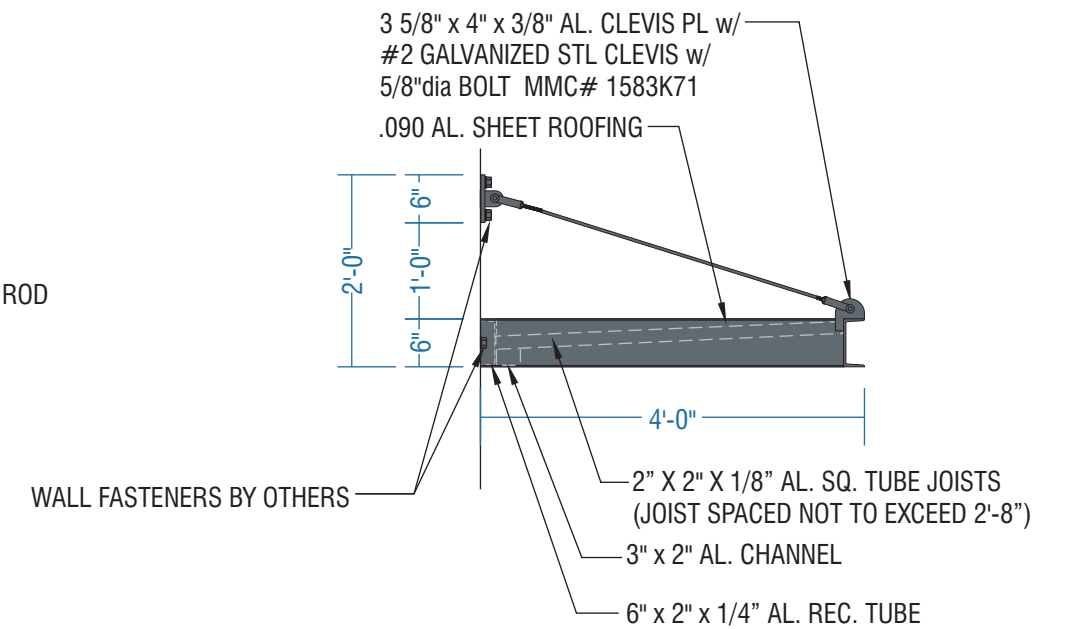
89975 PRAIRIE RD. | EUGENE, OR 97402

P 541.485.5546 | F 541.485.5813

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



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



6" ALUMINUM C-CHANNEL FRONT & SIDES, WITH FLANGE POINTING OUT. (C6 x 2.83)

.090 ALUMINUM SHEET ROOFING MOUNTED INSIDE C-CHANNEL & DRAINAGE GUTTER CHANNEL SLOPED TOWARDS BUILDING.

TURNBUCKLES, 5/8" GALVANIZED STEEL ROD SUPPORTS WITH #2 GALVANIZED STEEL CLEVIS & PIN

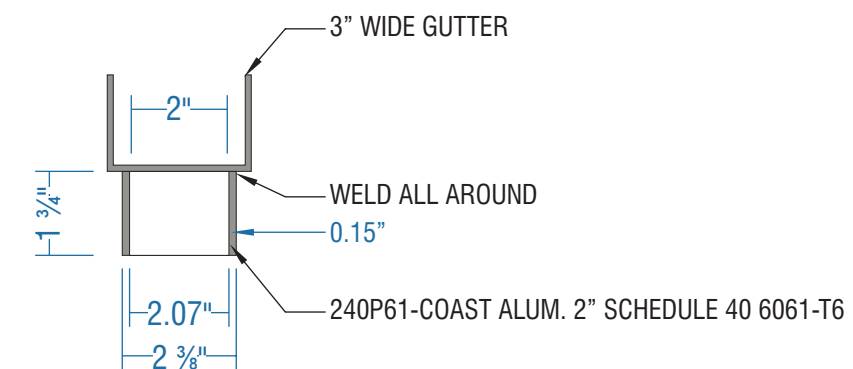
ATTACHED TO 6" X 6" X 3/8" ALUMINUM PLATE/BACKET AT WALL.

PAINT ENTIRE CANOPY, BRACKETS, SUPPORTS DB CUSTOM DARK GREY.

INSTALLATION BY G.C.

ES&A WILL ORGANIZE SHIPPING TO THE GC'S PREFERRED LOCATION ON DUTCH BROS SHIPPING ACCOUNT.

DOWNSPOUT DETAIL
SCALE: 3" = 1'-0"



COLOR CODE

DB CUSTOM DARK GREY

FACTORY DRAWING

SCOPE OF WORK: MANUFACTURE & INSTALL (2) METAL AWNINGS



SHOP DRAWING #:

34073C

CLIENT:

DUTCH BROS - CA3705
57154 TWENTYNINE PALMS HWY
YUCCA VALLEY, CA 92284

DATE OF SHOP DRAWING:

3/25/22

SHOP REVISIONS:

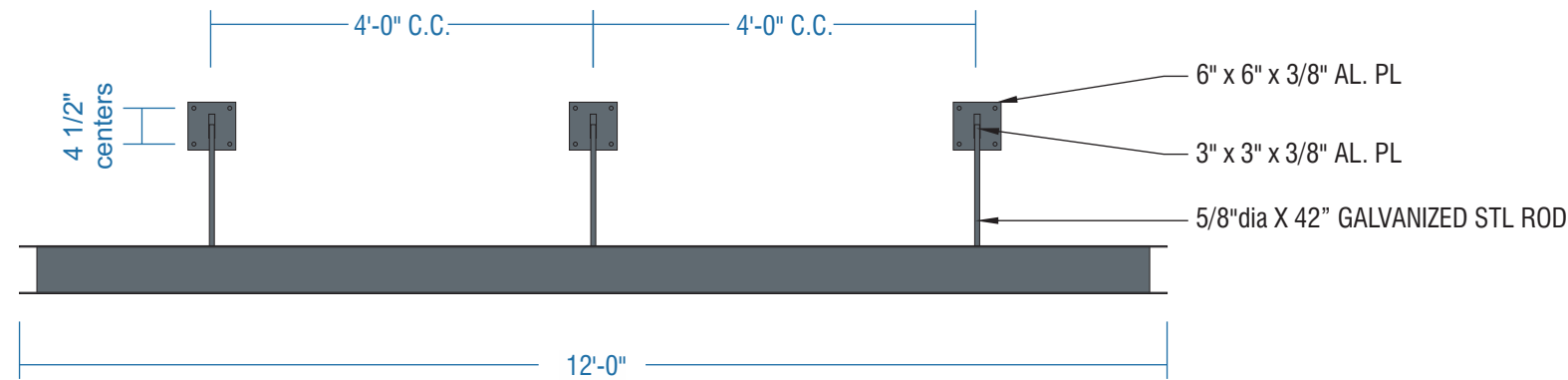
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| NJ | CH | CH | 1 of 1 |

ES&A SIGN & AWNING
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P 541.485.5546 | F 541.485.5813

COLOR CODE

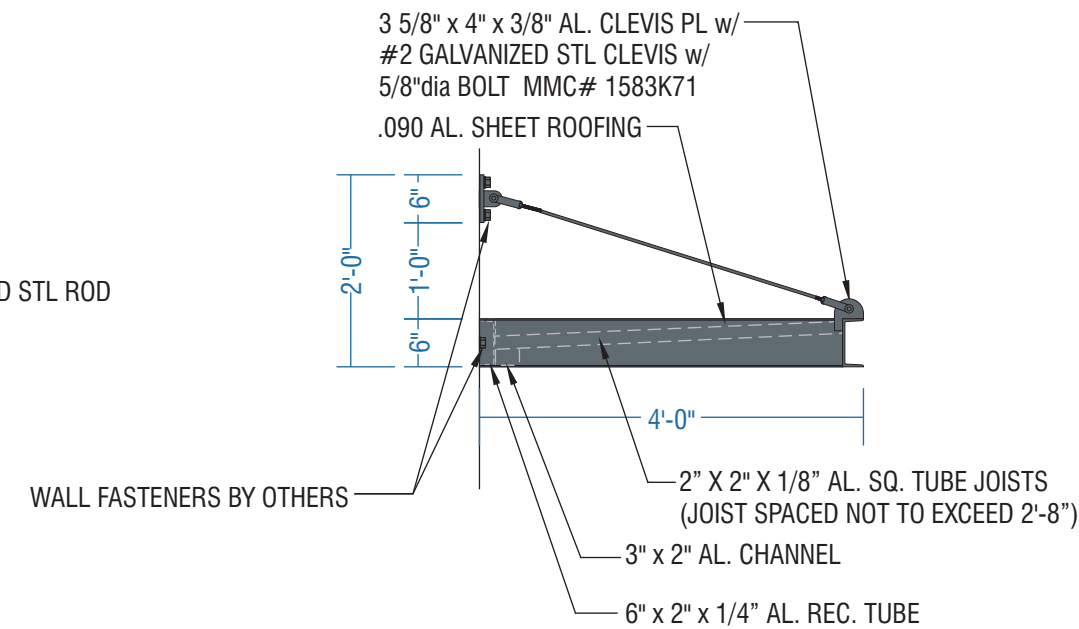
DB CUSTOM DARK GREY

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

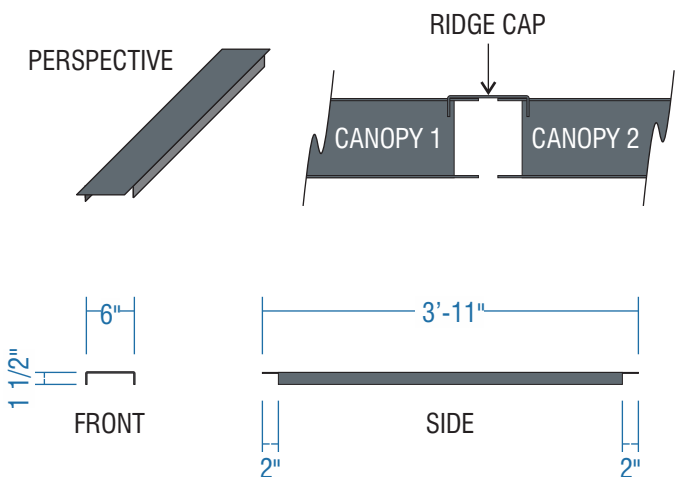


6" ALUMINUM C-CHANNEL FRONT & SIDES, WITH FLANGE POINTING OUT. (C6 x 2.83)
.090 ALUMINUM SHEET ROOFING MOUNTED INSIDE C-CHANNEL & DRAINAGE GUTTER CHANNEL SLOPED TOWARDS BUILDING.
TURNBUCKLES, 5/8" GALVANIZED STEEL ROD SUPPORTS WITH #2 GALVANIZED STEEL CLEVIS & PIN
ATTACHED TO 6" X 6" X 3/8" ALUMINUM PLATE/BACKET AT WALL.
FABRICATED ALUMINUM .063 BREAK-FORMED RIDGE CAP FLASHING TO MOUNT WITH VHB & SILICONE OVER THE GAP BETWEEN CANOPIES.
PAINT ENTIRE CANOPY, BRACKETS, SUPPORTS DB CUSTOM DARK GREY.
INSTALLATION BY G.C.
ES&A WILL ORGANIZE SHIPPING TO THE GC'S PREFERRED LOCATION ON DUTCH BROS SHIPPING ACCOUNT.

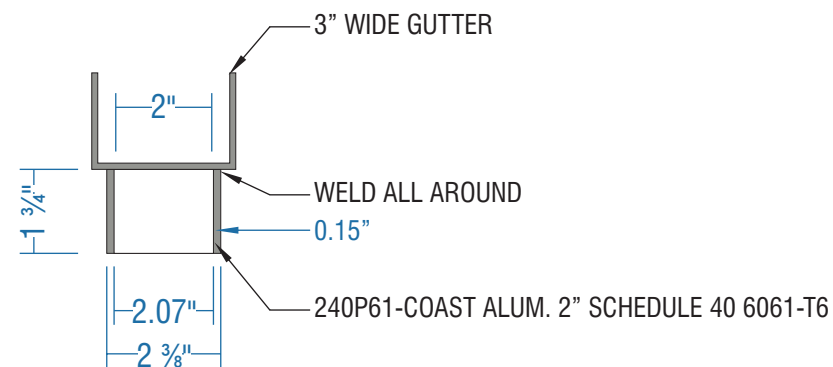
SIDE VIEW
SCALE: 1/2" = 1'-0"



RIDGE CAP (QTY. 1)
SCALE: 1/2" = 1'-0"



DOWNSPOUT DETAIL
SCALE: 3" = 1'-0"



FACTORY DRAWING

SCOPE OF WORK: MANUFACTURE & SHIP (1) METAL AWNING



SHOP DRAWING #:

34073D

CLIENT:

DUTCH BROS - CA3705
57154 TWENTYNINE PALMS HWY
YUCCA VALLEY, CA 92284

DATE OF SHOP DRAWING:

3/25/22

SHOP REVISIONS:

| SALES: | CONCEPT DESIGN: | PROD. DESIGN: | PAGE NO: |
|--------|-----------------|---------------|----------|
| NJ | CH | CH | 1 of 1 |

ES&A SIGN & AWNING

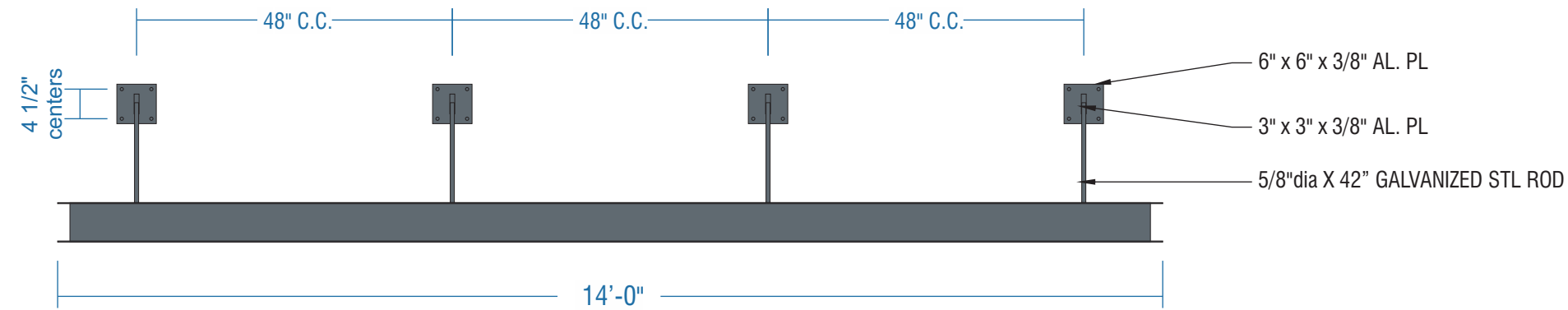
89975 PRAIRIE RD. | EUGENE, OR 97402

P 541.485.5546 | F 541.485.5813

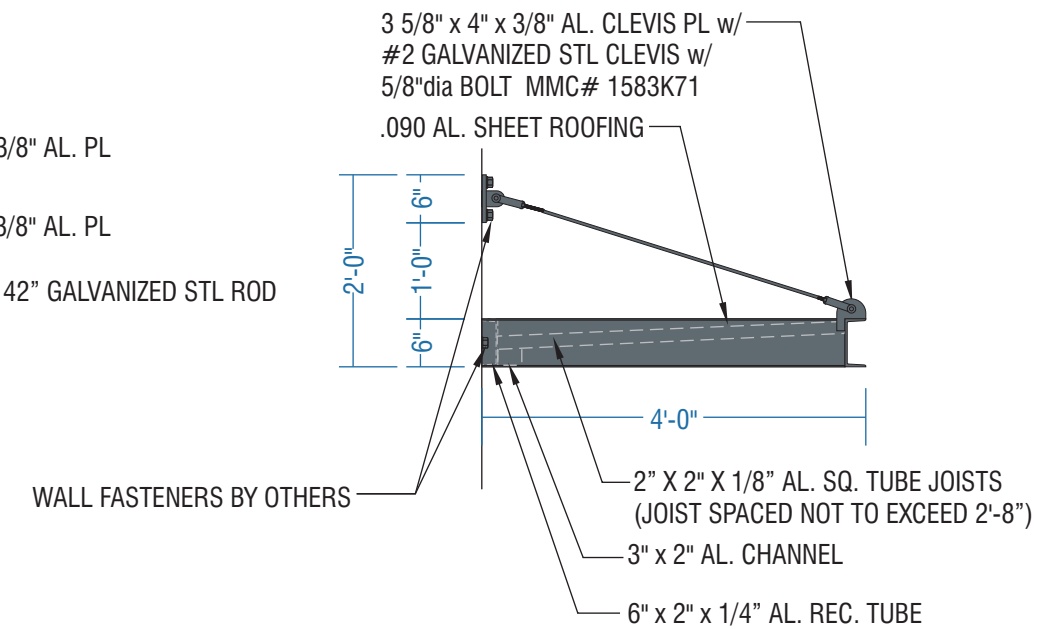
COLOR CODE

DB CUSTOM DARK GREY

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



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



6" ALUMINUM C-CHANNEL FRONT & SIDES, WITH FLANGE POINTING OUT. (C6 x 2.83)

.090 ALUMINUM SHEET ROOFING MOUNTED INSIDE C-CHANNEL & DRAINAGE GUTTER CHANNEL SLOPED TOWARDS BUILDING.

TURNBUCKLES, 5/8" GALVANIZED STEEL ROD SUPPORTS WITH #2 GALVANIZED STEEL CLEVIS & PIN

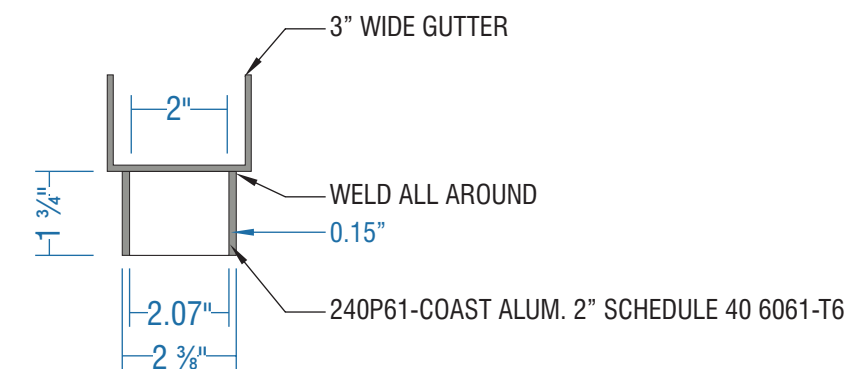
ATTACHED TO 6" X 6" X 3/8" ALUMINUM PLATE/BRACKET AT WALL.

PAINT ENTIRE CANOPY, BRACKETS, SUPPORTS DB CUSTOM DARK GREY.

INSTALLATION BY G.C.

ES&A WILL ORGANIZE SHIPPING TO THE GC'S PREFERRED LOCATION ON DUTCH BROS SHIPPING ACCOUNT.

DOWNSPOUT DETAIL
SCALE: 3" = 1'-0"



DUTCH BROS. COFFEE - CA3705- YUCCA VALLEY, CA

PLANT SCHEDULE

| TREES | CODE | BOTANICAL / COMMON NAME | SIZE | WUCOLS | MATURE SIZE (W'XH') | QTY |
|---------------|---------|--|--------|--------|---------------------|----------|
| | CHI LIN | CHIOLOPSIS LINEARIS DESERT WILLOW | 15 GAL | M | 25' X25' | 2 |
| | PAR ACU | PARKINSONIA ACULEATA MEXICAN PALO VERDE | 15 GAL | L | 25' X25' | 2 |
| SHRUBS | CODE | BOTANICAL / COMMON NAME | SIZE | WUCOLS | SPACING | |
| | AGA DES | AGAVE DESERTI DESERT AGAVE | 5 GAL | L | 48" o.c. | 7 |
| | ARI PUR | ARISTIDA PURPUREA PURPLE THREEAWN | 1 GAL | L | 48" o.c. | 16 |
| | DAS WHE | DASYLIRION WHEELERI GREY DESERT SPOON | 5 GAL | L | 72" o.c. | 2 |
| | ERI FAS | ERIOGONUM FASCICULATUM CALIFORNIA BUCKWHEAT | 5 GAL | L | 72" o.c. | 5 |
| | FER ACA | FEROCACTUS ACANTHODES COMPASS BARREL | 1 GAL | L | 48" o.c. | 7 |
| | MUH RIG | MUHLENBERGIA RIGENS DEER GRASS | 5 GAL | L | 60" o.c. | 14 |
| | SIM CHI | SIMMONDSIA CHINENSIS JOJOBA | 5 GAL | L | 72" o.c. | 3 |
| GROUND COVERS | CODE | BOTANICAL / COMMON NAME | SIZE | WUCOLS | SPACING | |
| | DEC COB | DECORATIVE COBBLE 3-6" LOCAL COBBLE OVER FABRIC | N/A | | | 1,313 SF |

GENERAL 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, INCLUDING ALL APPLICABLE JURISDICTION REQUIREMENTS.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY THE OWNER OF ANY DISCREPANCIES.
- THE CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY OWNER OF ANY CONFLICTS. UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND THE DESIGNER DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
 - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUND COVER PATTERNS) SHALL TAKE PRECEDENCE.
 - NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE 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 OWNER OR 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.

PROJECT CONTACT INFORMATION

LANDSCAPE ARCHITECT
EVERGREEN DESIGN GROUP
11801 PIERCE STREET, STE 200
RIVERSIDE, CA 92505
CONTACT: BLAKE RHINEHART, PLA
T: 800.680.6630
E: BLAKE@EVERGREENDESIGNGROUP.COM
W: WWW.EVERGREENDESIGNGROUP.COM

LANDSCAPE CALCULATIONS

| GENERAL AREAS: | |
|-----------------|-----------|
| LOT AREA: | 10,985 SF |
| BUILDING AREA: | 950 SF |
| LANDSCAPE AREA: | 4,695 SF |

| | |
|-----------------------------|----------|
| PARKING LOT: | |
| PARKING SPACES PROPOSED: | 4 SPACES |
| PARKING LOT TREES PROPOSED: | 2 TREES |

| | |
|-----------------|---------|
| TREES PROVIDED: | 6 TREES |
|-----------------|---------|

NATIVE PLANT CALCULATIONS

| | |
|---|----|
| NATIVE PLANTS ON-SITE: | 18 |
| NATIVE PLANTS TO BE TRANSPLANTED: | 0 |
| NATIVE PLANTS TO BE REMOVED: | 0 |
| NATIVE PLANTS TO REMAIN (PROTECT IN PLACE): | 18 |

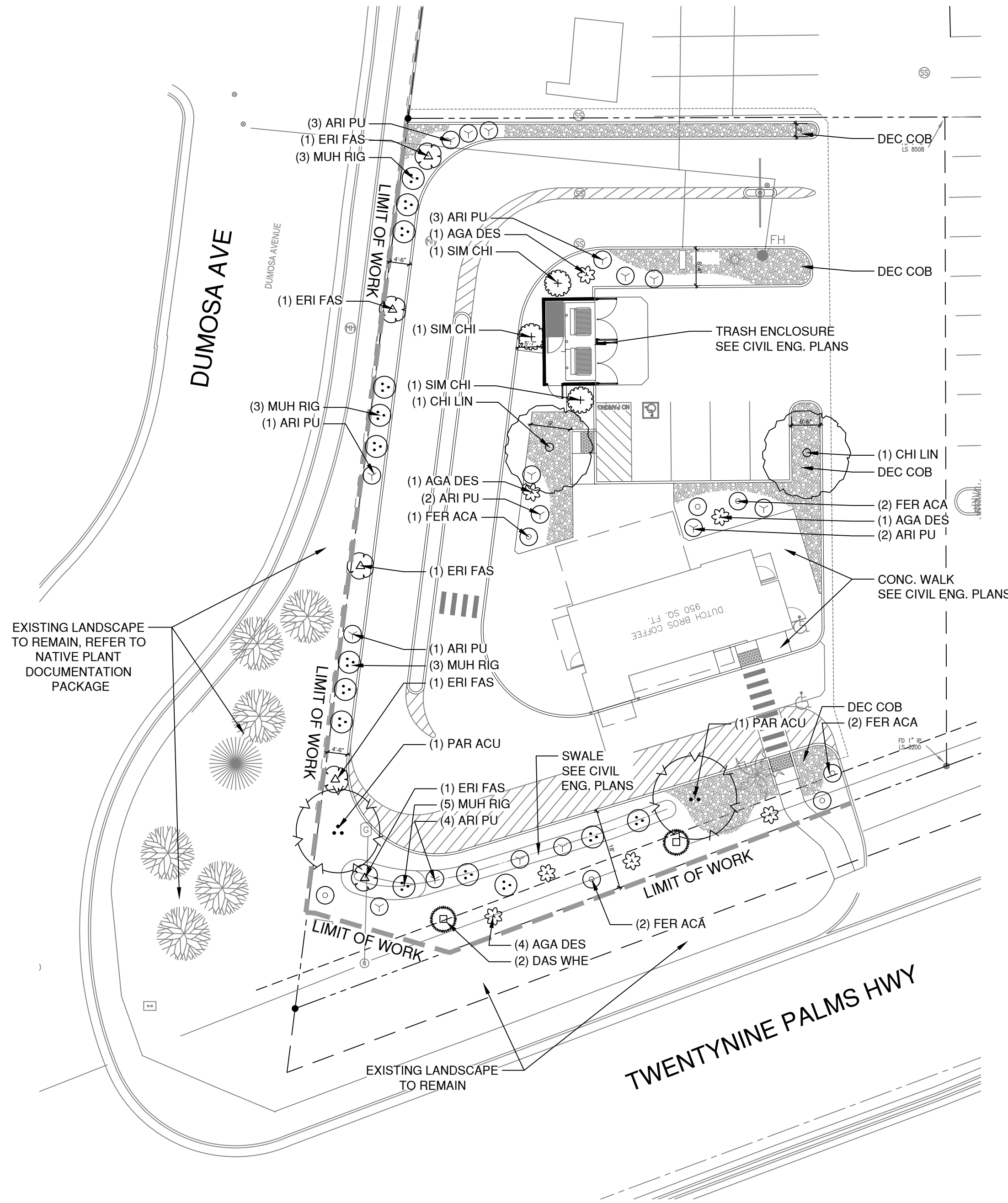
REFER TO NATIVE PLANT DOCUMENTATION PLAN, SHEET NP-1 FOR MORE INFORMATION AND PRECISE NATIVE PLANT LOCATIONS.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 4" LAYER OF CALIFORNIA GOLD DECOMPOSED GRANITE MULCH, IN ALL PLANTING AREAS (EXCEPT FOR TURF AREAS). 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

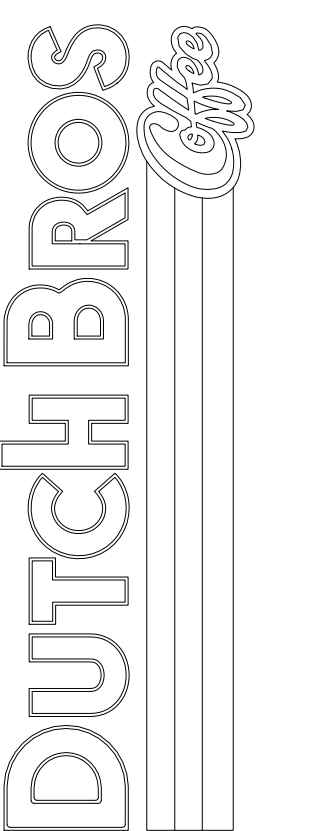
THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S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



PRELIMINARY NOT FOR CONSTRUCTION

LANDSCAPE PLANTING PLAN
57154 TWENTYNINE PALMS HIGHWAY
YUCCA VALLEY, CA 92284

Title:

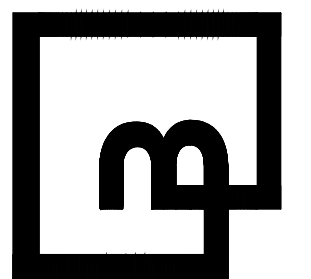


For:



| Scale: | Horizontal | Vertical |
|----------|------------|----------|
| Designed | BR | |
| Drawn | BR | |
| Checked | BR/RM | |
| Approved | BR/RM | |
| Date | 02-25-22 | |

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



Job Number
Sheet
LP-1
2019 DR
Franchising USA, LLC



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DUTCH BROS. COFFEE - CA3705- YUCCA VALLEY, CA

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.
- B. SCOPE OF WORK**
- WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
 - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
 - THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.**
- B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:**
- FURNISH NURSERY-GROWN PLANTS COMPLYING WITH THE AMERICAN STANDARD FOR NURSERY STOCK (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-POT-BOUND, FREE FROM ENCIRCLING 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 OWNER OR OWNER'S REPRESENTATIVE 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 OWNER OR OWNER'S REPRESENTATIVE SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
 - ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
 - CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
 - MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL, WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
 - ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
- C. 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 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIMENS/M; 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: 6" 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 CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
- I. PRE-EMERGENT HERBICIDES:** ANY GRANULAR, NON-STAINING, PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTAL OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

- A. SOIL PREPARATION**
- BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/- 0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
 - SOIL TESTING:
 - AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE 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 TESTS LAB ORATORY 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:
 - TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 SF.
 - PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 SF.
 - "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
 - TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 SF.
 - 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
 - "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
 - IRON SULPHATE - 2 LBS. PER CU. YD.
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.**
- BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/- 0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING 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 GENERAL CONTRACTOR, OWNER, OR OWNER'S REPRESENTATIVE.
- 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.**

SUBMITTALS

- THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE OWNER OR OWNER'S REPRESENTATIVE, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
 - SUBMITTALS SHALL INCLUDE PHOTOS 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, EDGING, 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.
- POSITION THE TREES AND SHRUBS IN THEIR INTENDED LOCATION AS PER THE PLAN, NOTIFY THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL POSITIONING OF PLANT MATERIALS.
- 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 POSSIBLE 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 IN THE ON-SITE SOIL.
 - TREES SHALL NOT BE STAKED UNLESS THE JURISDICTION OR LOCAL CONDITIONS (SUCH AS HEAVY 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 GUIDELINES:
 - 1"-2" TREES (OR #15 GAL - 24" BOX): TWO STAKES PER TREE
 - 2"-12" TREES (OR 36" - 48" BOX): THREE STAKES PER TREE
 - TREES OVER 4" CALIPER (OR 48" BOX): GUY AS NEEDED
 - 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).
 - FOR TREES IN TURF AREAS, DO NOT PLANT GRASS ALL THE WAY TO THE TRUNK OF THE TREE. LEAVE THE AREA OVER THE ROOT BALL AND INSTALL MULCH WITH AT LEAST 2" OF SPECIFIED MULCH. SEE MULCH SPECIFICATION FOR ADDITIONAL INFORMATION.

- E. SHRUB, PERENNIAL, AND GROUND COVER 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.
 - INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
 - WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
- I. 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. MULCH AT THE BASE OF SHRUBS SHALL BE A MAXIMUM 1" DEEP OVER ROOT BALL.
 - MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. FINISH GRADE OF MULCH AT CURBS AND SIDEWALKS SHALL BE 1" LOWER THAN THE ADJACENT CURB OR SIDEWALK. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.

- J. 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.
- K. 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.

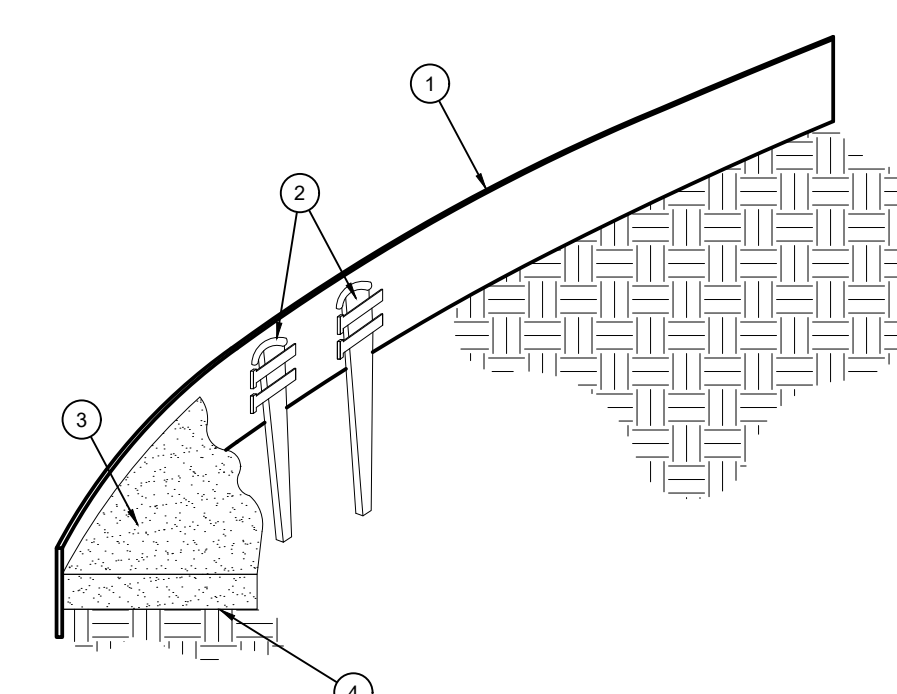
L. LANDSCAPE MAINTENANCE

- 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, RESETTling OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, 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.
- SHOULD SEEDING AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER.
- 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.
 - SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

M. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS

- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, 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.

N. 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.

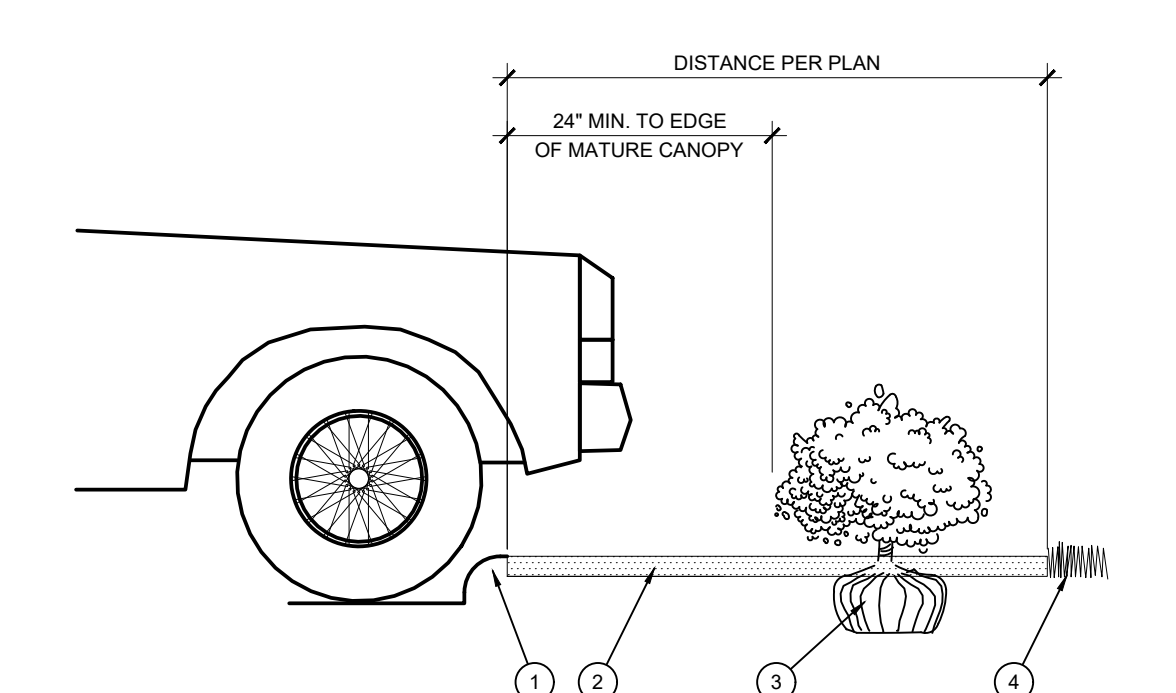


- ROLLED-TOP STEEL EDGING PER PLANS.
- TAPERED STEEL STAKES.
- MULCH TYPE AND DEPTH PER PLANS.
- FINISH GRADE.

- 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.

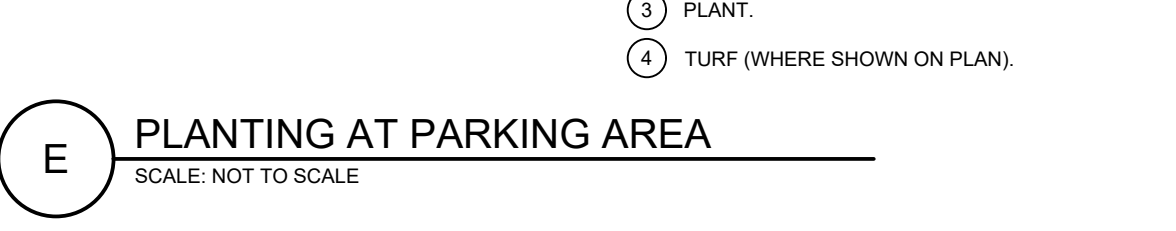
D STEEL EDGING

SCALE: NOT TO SCALE



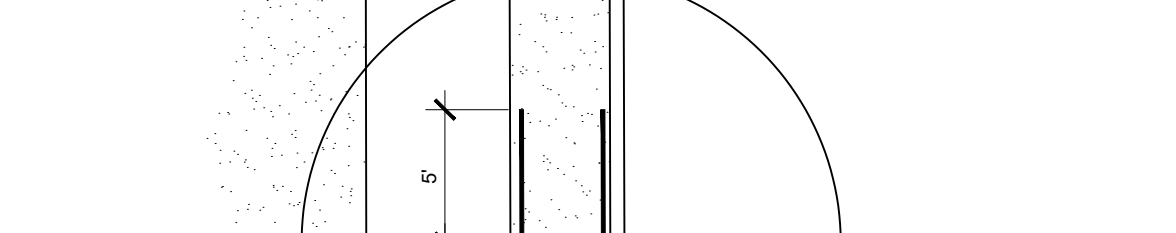
A TREE PLANTING

SCALE: NOT TO SCALE



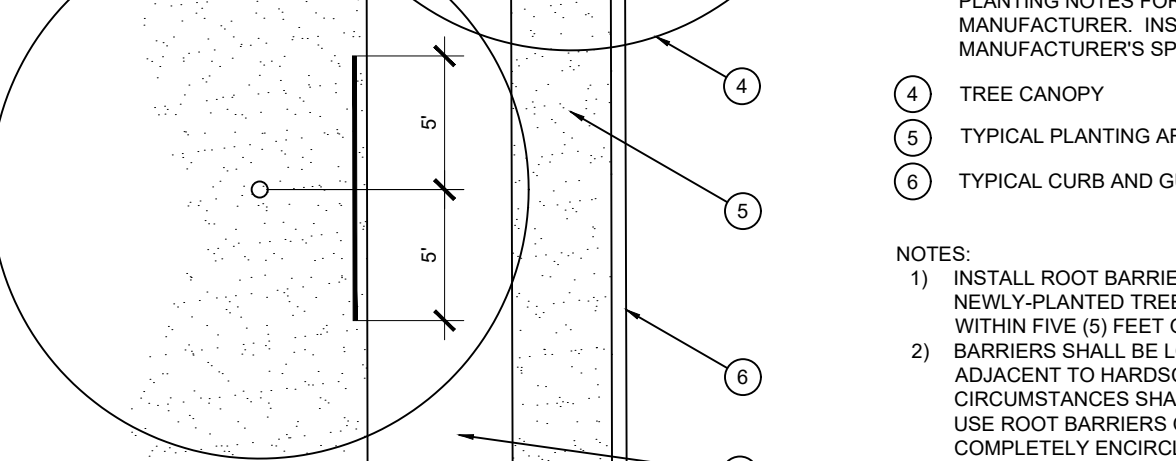
B SHRUB AND GROUND COVER PLANTING

SCALE: NTS



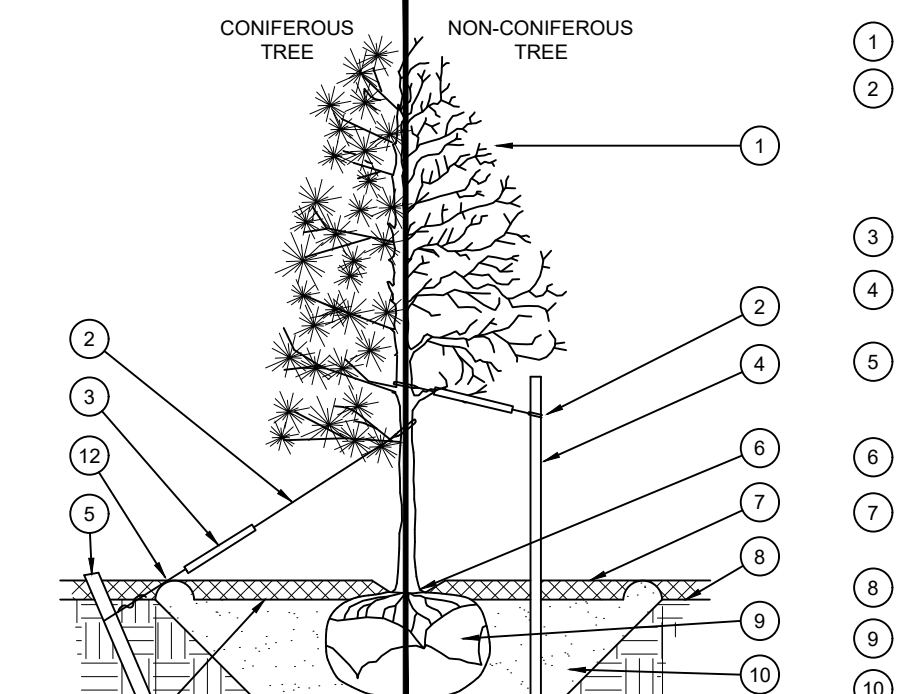
E PLANTING AT PARKING AREA

SCALE: NOT TO SCALE



F ROOT BARRIER - PLAN VIEW

SCALE: NOT TO SCALE

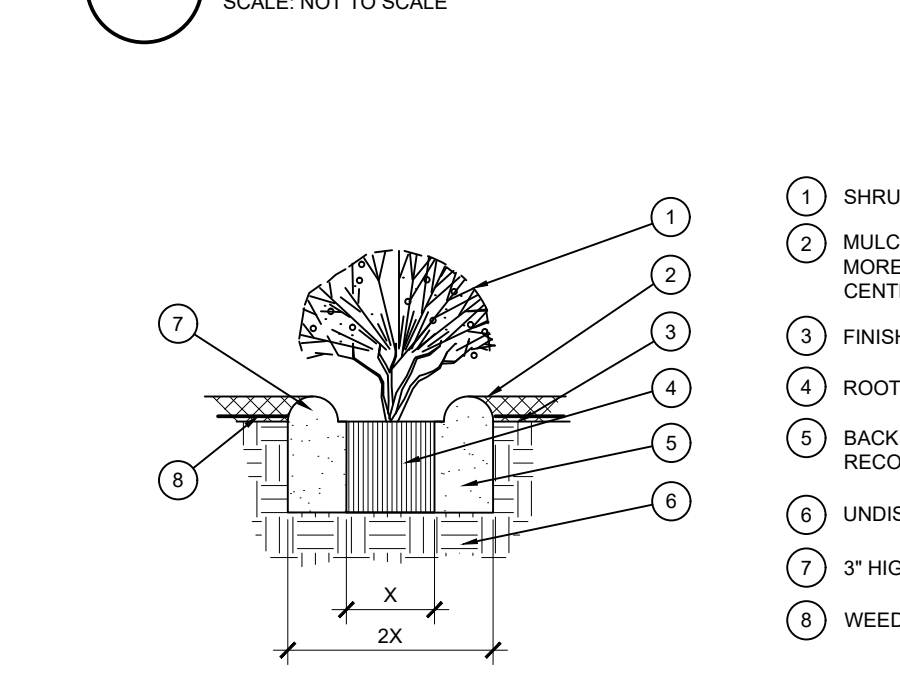


- ROLLED-TOP STEEL EDGING PER PLANS.
- TAPERED STEEL STAKES.
- MULCH TYPE AND DEPTH PER PLANS.
- FINISH GRADE.

- 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.

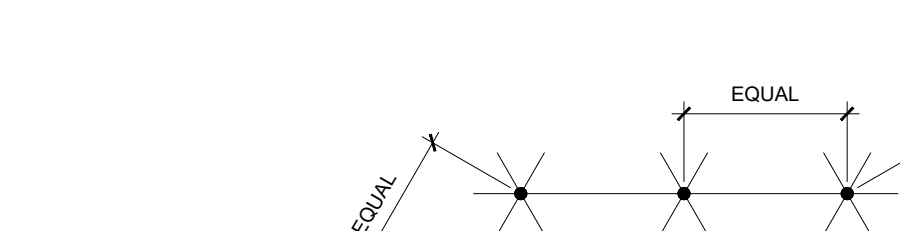
D STEEL EDGING

SCALE: NOT TO SCALE



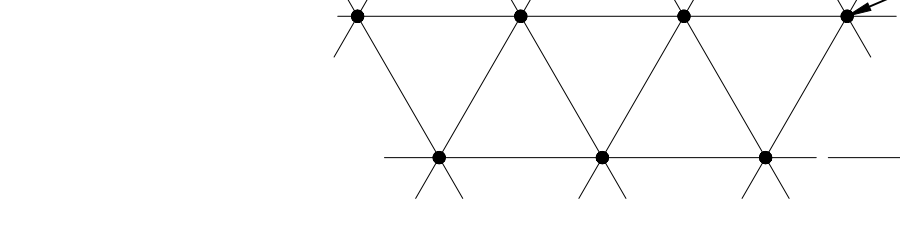
A TREE PLANTING

SCALE: NOT TO SCALE



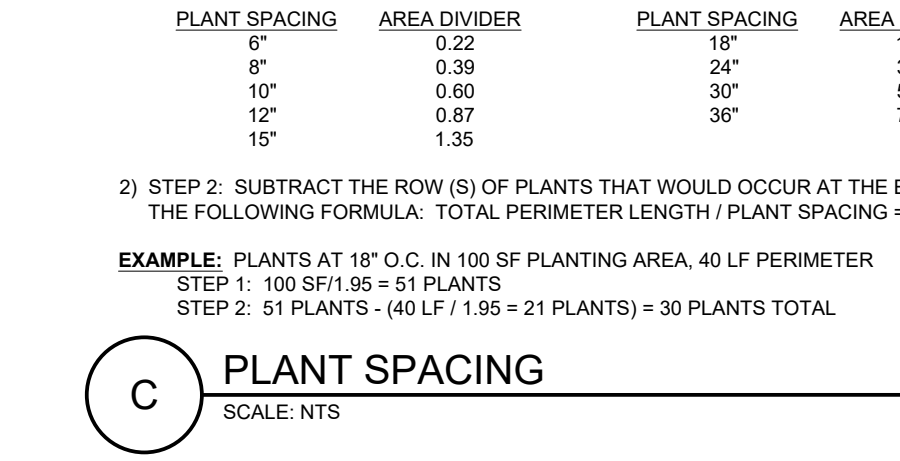
B SHRUB AND GROUND COVER PLANTING

SCALE: NTS



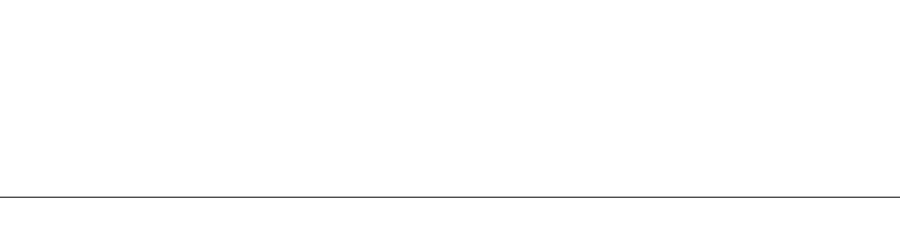
E PLANTING AT PARKING AREA

SCALE: NOT TO SCALE



F ROOT BARRIER - PLAN VIEW

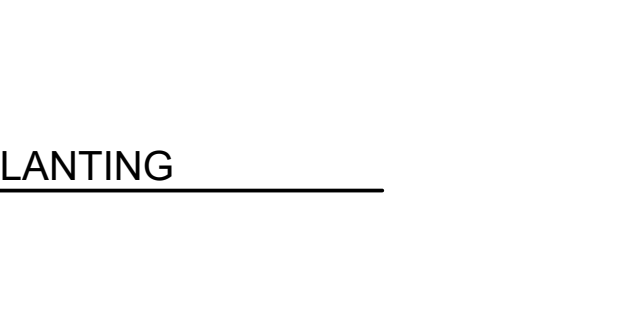
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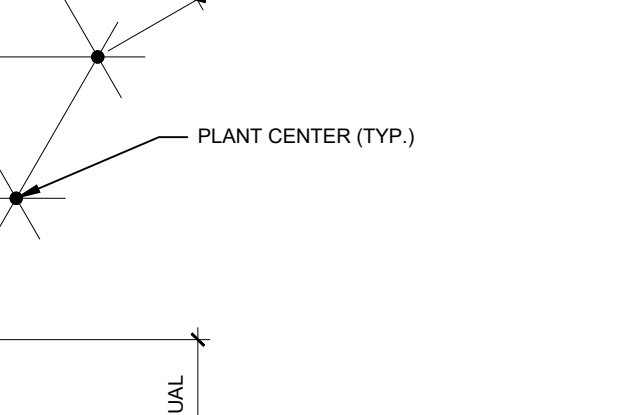
- TREE CANOPY.
- CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX/2.5" TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
- 24" X 3/4" P.V.C. MARKERS OVER WIRES.
- GREEN STEEL T-POSTS. EXTEND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

- NOTES:**
- SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
 - REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2"-4" ABOVE FINISH GRADE.
 - 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 AS POSSIBLE FROM 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.

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

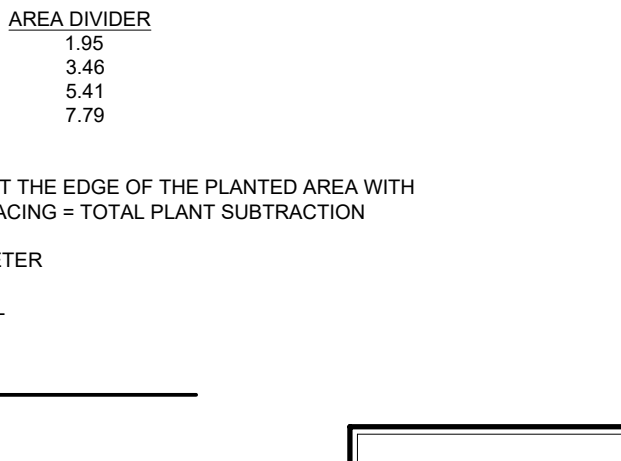


- CURB.
- MULCH LAYER.
- PLANT.
- TURF (WHERE SHOWN ON PLAN).



E PLANTING AT PARKING AREA

SCALE: NOT TO SCALE



F ROOT BARRIER - PLAN VIEW

SCALE: NOT TO SCALE



Title: LANDSCAPE PLANTING SPECIFICATIONS & DETAILS
 57154 TWENTYNINE PALMS HIGHWAY
 YUCCA VALLEY, CA 92284

For: **Dutch Bros Coffee**

Scale: Horizontal, Vertical
 Designed: BR, Drawn: BR, Checked: BR/AM, Approved: BR/AM, Date: 02-25-22

BARGHAUSEN CONSULTING ENGINEERS, INC.
 18215 72nd Avenue South
 Kent, WA 98032
 425.251.6222
 barghausen.com

Job Number: _____
 Sheet: **LP-2**
 2019 08
 Rev. 01
 Framingham, USA, LLC

C:\Users\blakea\Dropbox (EDG)\EDG - Shared\2022\Dutch Bros-Yucca Valley, CA - P-2022-02-25_recovery.dwg 2/22/2022 2:44 PM BLAKE

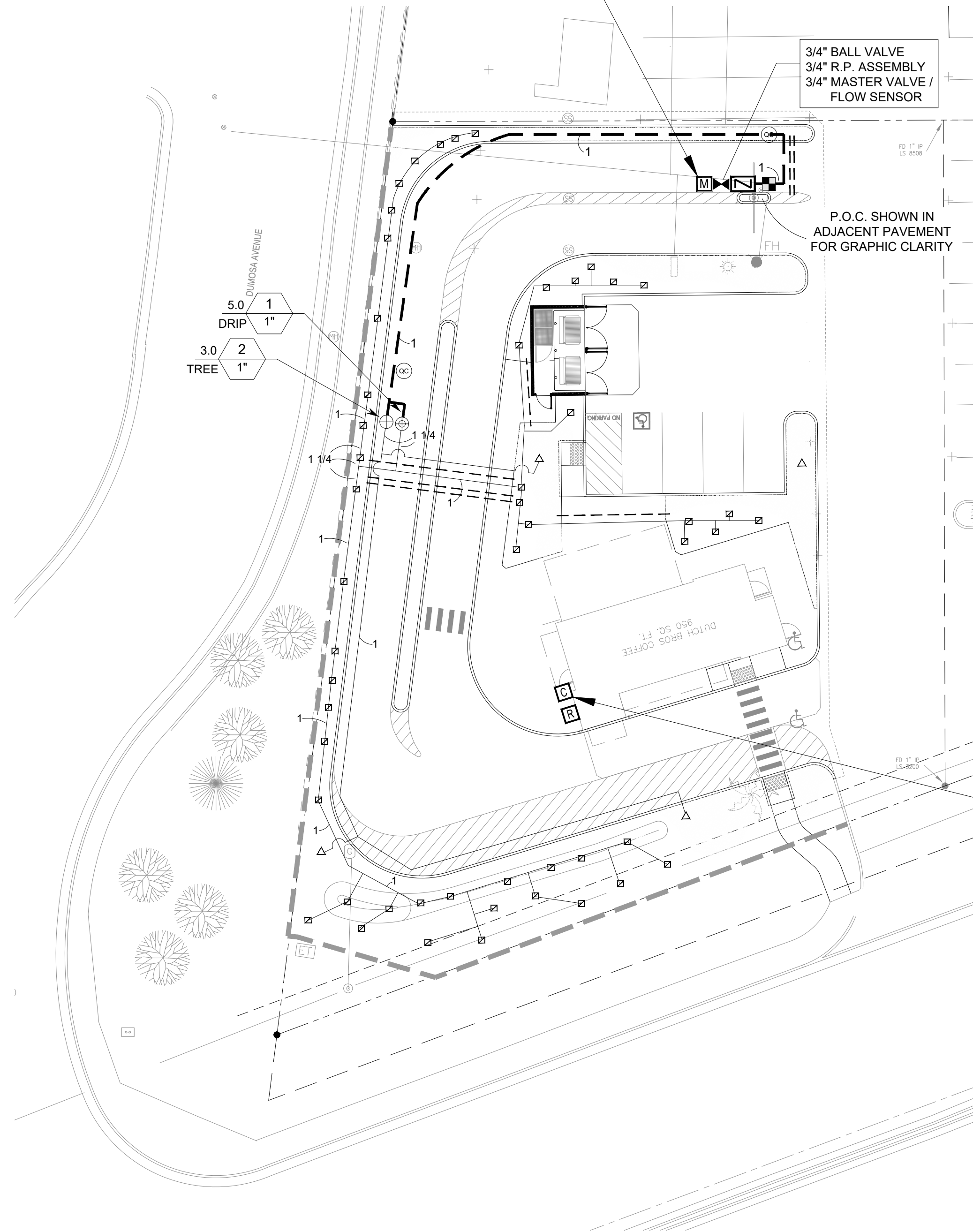
The name DUTCH BROS. and all associated logos, distinctive designs, content, information, and other materials featured, displayed, contained herein, and made available by Dutch Bros., including but not limited to, the "look and feel" of the establishments and products, all text, images, colors, configurations,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

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DUTCH BROS. COFFEE - CA3705- YUCCA VALLEY, CA

POINT OF CONNECTION
CONNECT MAINLINE DOWNSTREAM OF 3/4" WATER METER (BY OTHERS). VERIFY LOCATION IN FIELD.



IRRIGATION DISCLAIMER

THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS INDICATED ON PLAN. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE-GRADE IRRIGATION EQUIPMENT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION, OR IRRIGATION CONTRACTOR MAY BE REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST.

IRRIGATION CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FINAL QUANTITIES PER DRAWINGS AND SPECIFICATIONS. ANY QUANTITIES PROVIDED ARE PROVIDED AS A CONVENIENCE TO THE CONTRACTOR ONLY AND SHALL NOT BE CONSIDERED ABSOLUTE.

AUTOMATIC DRAIN VALVES AND AIR RELIEF VALVES

INSTALL AUTOMATIC DRAIN VALVES AT THE LOW POINTS OF EACH LATERAL LINE (MIN. 2 PER VALVE) AS PER DETAIL ON SHEET LI-2. INSTALL AIR RELIEF VALVES ON DRIP SYSTEMS.

SLEEVING / WIRING NOTES:

IN ADDITION TO PROVIDING SLEEVES FOR ALL PIPING UNDER ROADWAYS AND WALKWAYS, THE IRRIGATION CONTRACTOR SHALL PROVIDE AND INSTALL SCH. 40 PVC SLEEVES FOR ALL CONTROLLER WIRES OCCURRING UNDER ALL ROADWAYS AND WALKWAYS. SLEEVES FOR CONTROLLER WIRES SHALL BE 2" DIA. AND CONTAIN NO MORE THAN 25 WIRES. **FOR PLAN CLARITY, ONLY SOME REPRESENTATIVE SLEEVES ARE SHOWN; SOME SLEEVES MAY NOT BE SHOWN.**

COORDINATION WITH EXISTING TREES

NO MACHINE TRENCHING SHALL BE PERMITTED WITHIN THE ROOT ZONE OF EXISTING TREES. HAND-DIG ONLY, WITHIN THE ROOT ZONES OF EXISTING TREES. NO ROOTS OVER 1" DIAMETER SHALL BE CUT. STAKE ALL PROPOSED TRENCH ROUTES NEAR EXISTING TREES FOR APPROVAL BY THE LANDSCAPE ARCHITECT BEFORE DIGGING BEGINS.

CONTROLLER NOTE

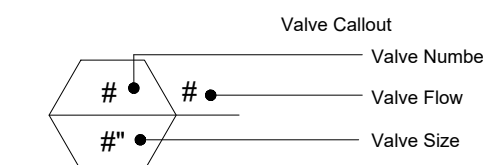
LOCATE CONTROLLER AT LOCATION SHOWN ON PLAN. VERIFY LOCATION IN FIELD WITH OWNER'S REPRESENTATIVE.

120 VAC POWER TO CONTROLLER LOCATION IS NOT WITHIN THE IRRIGATION CONTRACTOR'S SCOPE OF WORK, AND SHALL BE PROVIDED BY OTHERS. HOOK-UP OF CONTROLLER TO 120 VAC SHALL BE PERFORMED BY THE IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR SHALL COORDINATE LOCATION OF WIRE SLEEVE PENETRATIONS THROUGH BUILDING WITH OWNER AND GENERAL CONTRACTOR. STATION RUN ORDER SHALL MATCH PLANS.

IRRIGATION LEGEND

| SYMBOL | MANUFACTURER/MODEL |
|--------|--|
| △ | RAINBIRD RWS ROOT WATERING SYSTEM MODEL RWS-M-B-C-1402 WITH RWS-SOCK. (TWO PER TREE) SEE INSTALLATION NOTE #N-5 REGARDING TREE BUBBLER LATERAL PIPE |
| □ | AREA TO RECEIVE DRIP EMITTERS DRIP ZONE: POLYETHYLENE PIPE WITH DRIP EMITTERS 3/4" POLYETHYLENE PIPE WITH RAIN BIRD XB-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5GPH=BLUE, 1.0GPH=BLACK, AND 2.0GPH=RED. SELF-PIERCING BARB INLET X BARB OUTLET. Emitter Notes: 1.0 GPH emitters (4 assigned to each CONT. plant) 0.5 GPH emitters (1 assigned to each 1 GAL plant) 1.0 GPH emitters (1 assigned to each 5 GAL plant) REFERENCE LANDSCAPE PLAN FOR DRIP EMITTER QUANTITIES |
| ⊕ | RAINBIRD XCZ-100-PRB-COM / 150-PRB-COM SERIES AUTOMATIC DRIP VALVE ASSEMBLY WITH 40 PSI PRESSURE REGULATOR XCZ-100-PRB-COM - 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.3GPM TO 20GPM. XCZ-150-PRB-LCDR - 1-1/2" PESB-R SCRUBBER GLOBE VALVE WITH SINGLE 1-1/2" PRESSURE REGULATING (40PSI) QUICK-CHECK BASKET FILTERS. FLOW RANGE: 15-62GPM. |
| ⊕ | RAINBIRD PEB SERIES ELECTRIC REMOTE CONTROL, "TREE BUBBLER ZONE" VALVE SEE INSTALLATION NOTE #N-5 REGARDING TREE BUBBLER LATERAL PIPE |
| ⊞ | ZURN / WILKINS 375XLB SERIES REDUCED PRESSURE TYPE BACKFLOW PREVENTOR INSTALLED PER CITY CODE WITH SAME SIZE BRONZE BALL VALVE INSTALLED ON THE UP-STREAM SIDE. MOUNTED IN STRONGBOX SMOOTH TOUCH ENCLOSURE. |
| ⊞ | LASCO "V101N" SERIES SCH. 80 PVC TRUE UNION BALL VALVE, MAINLINE SIZE |
| M | IRRIGATION WATER METER AND TAP, SIZE AS NOTED ON THE PLAN |
| ⊕ | RAINBIRD 33-DNP QUICK COUPLING VALVE WITH LOCKING PURPLE COVER AND 3/4" PVC BALL VALVE |
| ⊕ | RAINBIRD ESP8LXMEF SERIES AUTOMATIC WALL MOUNT CONTROLLER |
| ⊕ | WR2-RFC RAIN / FREEZE SENSOR LOCATE SENSOR AS FIELD DIRECTED BY THE LANDSCAPE ARCHITECT |
| ⊕ | "MASTER" ELECTRIC VALVE (SAME SIZE AS METER) WITH RAINBIRD FLOW SENSOR MODEL #FS100B SERIES |
| --- | IRRIGATION LATERAL LINE: CLASS 200 |
| --- | IRRIGATION MAINLINE: SCHEDULE 40 PVC |
| --- | IRRIGATION SLEEVE, SCH. 40 PVC, MIN. TWICE SIZE OF PIPE TO BE INSERTED |
| --- | IRRIGATION SLEEVES, SCH. 40 PVC, MIN. TWICE SIZE OF PIPE TO BE INSERTED |

VALVE KEY



NOTE: *** ALL PIPE TO BE SIZED SUCH THAT FLOWS WILL NOT EXCEED VELOCITY OF 5 FPS ***

IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21
PVC CLASS 200 IRRIGATION PIPE. ONLY LATERAL TRANSITION PIPE SIZES 1" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 3/4" IN SIZE.

PROJECT CONTACT INFORMATION

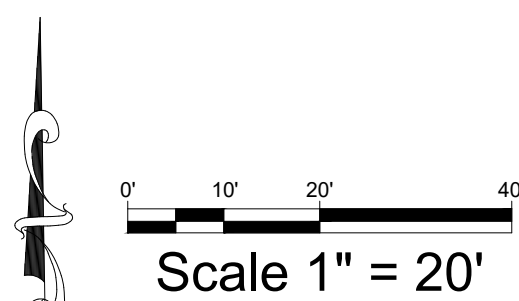
LANDSCAPE ARCHITECT
EVERGREEN DESIGN GROUP
11801 PIERCE STREET, STE 200
RIVERSIDE, CA 92505
CONTACT: BLAKE RHINEHART, PLA
T: 800.680.6630
E: BLAKE@EVERGREENDESIGNGROUP.COM
W: WWW.EVERGREENDESIGNGROUP.COM

LANDSCAPE CALCULATIONS

GENERAL AREAS:
LOT AREA: 10,985 SF
BUILDING AREA: 950 SF
LANDSCAPE AREA: 4,695 SF

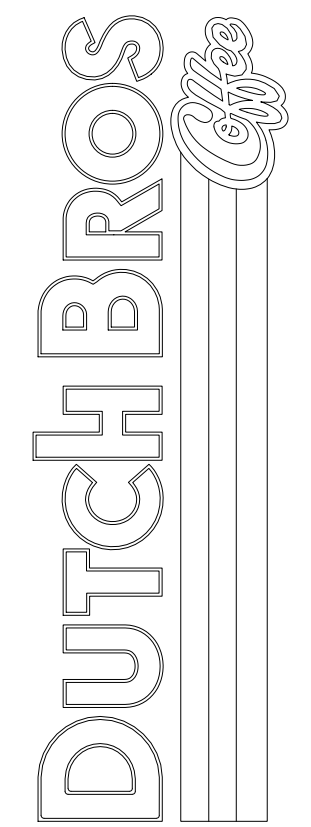
PARKING LOT
PARKING SPACES PROPOSED: 4 SPACES
PARKING LOT TREES PROPOSED: 2 TREES

TREES PROVIDED: 6 TREES

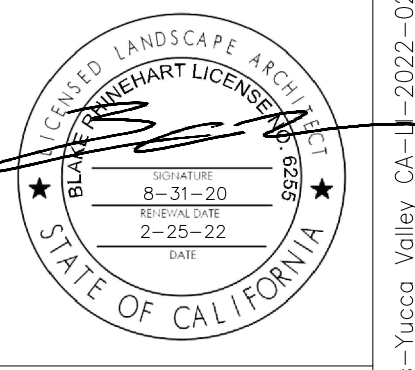


IRRIGATION PLAN

Title:



For:



Scale:

Horizontal

Vertical

Designed: BR

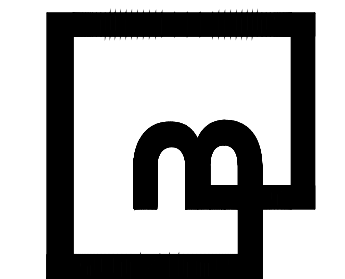
Drawn: BR

Checked: BR/RM

Approved: BR/RM

Date: 02-25-22

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



Job Number

Sheet

LI-1

2019 DB
Franchising USA, LLC



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IRRIGATION SPECIFICATIONS

GENERAL

- A. QUALIFICATIONS OF IRRIGATION CONTRACTOR
 1. ALL WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE IRRIGATION CONTRACTOR. CONTRACTING FROM SPECIALIZING IRRIGATION SYSTEMS. SEE THE IRRIGATION PLAN FOR SPECIFIC EQUIPMENT AND SYSTEM LAYOUT.
 2. THE IRRIGATION CONTRACTOR MUST HAVE ON ITS STAFF A LICENSED IRRIGATION INSTALLER, AS REGULATED BY THE APPROPRIATE LOCAL JURISDICTION. A LICENSED IRRIGATION INSTALLER SHALL BE PRESENT AT THE PROJECT SITE AT ALL TIMES AS WORK IS IN PROGRESS. THE OWNER MAY DEMAND THAT WORK STOP UNTIL THE CONTRACTOR PROVIDES FOR A LICENSED IRRIGATION INSTALLER TO BE PRESENT AT THE PROJECT SITE AND SUPERVISING ALL IRRIGATION WORK.
 3. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
- B. SCOPE OF WORK
 1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES, FEES, AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK SPECIFIED HEREIN AND/OR SHOWN ON THE IRRIGATION PLANS, NOTES, AND DETAILS.
 2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS. IN CASE OF CONFLICT BETWEEN THESE PLANS AND LOCAL AND/OR STATE CODES, CODES SHALL PREVAIL.
 3. THE INTENT OF THE IRRIGATION SYSTEM IS TO PROVIDE 100% COVERAGE OF ALL LANDSCAPE AREAS. THE IRRIGATION PLAN IS GENERALLY DIAGRAMMATIC, COORDINATE IRRIGATION INSTALLATION WITH UTILITY INSTALLATIONS. ACTUAL LOCATION OF CONTROLLER, BACKFLOW DEVICE, PIPING, VALVES, SPRAY HEADS, DRIP IRRIGATION, AND RELATED EQUIPMENT MAY NEED TO BE ADJUSTED BASED ON ACTUAL SITE CONDITIONS.
 4. FOR CLARITY PURPOSES, SOME IRRIGATION LINES AND EQUIPMENT ARE SHOWN IN HARDSCAPE AREAS WITHOUT ACCESS SLEEVES; THESE LINES SHALL BE INSTALLED IN A COMMON TRENCH OR AT THE BACK OF CURB IN LANDSCAPE AREAS. MINOR FIELD ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.

PRODUCTS

- A. ALL MATERIALS SHALL BE NEW AND WITHOUT FLAWS OR DEFECTS OF ANY TYPE AND SHALL BE THE BEST OF THEIR CLASS AND KIND. ALL MATERIALS SHALL HAVE A MINIMUM GUARANTEE OF ONE YEAR AGAINST MATERIAL DEFECTS OR WORKMANSHIP. ALL MATERIALS SHALL BE OF THE BRANDS AND TYPES NOTED ON THE DRAWINGS OR AS SPECIFIED HEREIN, OR APPROVED EQUAL. THE CONTRACTOR MUST FIRST OBTAIN APPROVAL FROM THE IRRIGATION DESIGNER FOR AN APPROVED EQUAL BEFORE INSTALLING SUCH MATERIALS IN THE FIELD, OR THE CONTRACTOR MAY BE REQUIRED TO REPLACE SUCH MATERIALS AT HIS OWN COST.
- B. BACKFLOW PREVENTION DEVICES SHALL BE OF THE SIZE AND TYPE INDICATED ON THE DRAWINGS. INSTALL BACKFLOW PREVENTION UNITS IN ACCORDANCE WITH IRRIGATION CONSTRUCTION DETAILS AND ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES.
- C. PIPING
 1. PRESSURE SUPPLY LINES, DOWNSTREAM OF THE POINT-OF-CONNECTION:
 - a. SCHEDULE 40 PVC FOR ALL PIPE 1-1/2" OR LESS
 - b. CLASS 315 PVC FOR ALL PIPE 2" TO 2-1/2"
 - c. CLASS 200 PVC, GASKETED, FOR ALL PIPE 3" AND LARGER
 2. SLEEVING AND NON-PRESSURE LATERAL LINES (DOWNSTREAM FROM VALVES): CLASS 200 PVC
 3. FITTINGS: SCH. 40 PVC, EXCEPT AS NOTED OTHERWISE
- D. VALVES AND DRIP VALVE ASSEMBLIES: TYPE AND SIZE AS NOTED ON PLANS. EACH VALVE SHALL BEAR A PRE-MANUFACTURED, NUMBERED WATERPROOF TAG BEARING A NUMBER CORRESPONDING TO ITS VALVE SEQUENCE OF OPERATION ON THE CONTROLLER. THE OPERATION SEQUENCE SHALL MATCH THAT AS SHOWN ON THE PLANS.
- E. QUICK COUPLERS, BALL VALVES, AND GATE VALVES: TYPE AND SIZE PER PLANS.
- F. VALVE BOXES: TYPE AND SIZE AS NOTED ON DETAILS. ALL VALVE BOXES SHALL BE LOCKING BOX-T-DOWN TYPE, FURNISHED WITH LIDS AND BOLTS. BOXES SHALL BE OF A SIZE TO CONTAIN THE ENTIRE VALVE AND/OR VALVE ASSEMBLY. THE VALVE BOX LID SHALL HAVE THE VALVE STATION NUMBER HEAT-BRANDED INTO THE LID WITH 2" HIGH LETTERS.
- G. FIXED SPRAY HEADS AND ROTORS: PLASTIC BODY POP-UP, WITH REMOVABLE PLASTIC SPRAY NOZZLE. EXACT TYPE, MODEL, AND NOZZLE SHALL BE AS INDICATED ON PLANS.
- H. INTEGRAL EMITTER DRIP TUBING: TUBING MODEL AND FLOW RATE AS NOTED ON PLANS, WITH INTEGRAL EMITTERS WELDED TO THE INSIDE WALL OF THE TUBING AS AN INTEGRAL PART OF THE TUBING ASSEMBLY.
- I. AUTOMATIC CONTROLLER: TYPE AND MODEL PER PLANS. PROVIDE VANDAL-PROOF ENCLOSURE FOR ALL EXTERIOR INSTALLATIONS. PROVIDE LINE-VOLTAGE DISCONNECT SWITCH WITH GROUND FAULT PROTECTION.
- J. 24 VOLT VALVE WIRE SHALL BE A MINIMUM OF #14 GAUGE, U.F. APPROVED FOR DIRECT BURIAL, SINGLE CONDUCTOR IRRIGATION WIRE. EACH CONTROLLER SHALL HAVE A DIFFERENT COLOR STATION AND COMMON WIRE.
 1. STATION WIRE - ANY COLOR EXCEPT WHITE OR BLUE
 2. COMMON WIRE - WHITE
 3. EXTRA COMMON WIRES - BLUE
- K. WIRE SPLICES SHALL BE ENCASED IN A WATERPROOF COMPOUND OR GEL. ALL FIELD SPLICES SHALL BE LOCATED IN A 6 INCH ROUND VALVE BOX.
- L. RAIN SENSOR: TYPE AND MODEL PER PLANS.

METHODS

- A. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS INDICATED ON PLAN. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATION OF ALL ABOVE-GRADE IRRIGATION EQUIPMENT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION, OR IRRIGATION CONTRACTOR MAY BE REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST. ENSURE FIELD COORDINATION IS MADE EARLY-ON IN THE CONSTRUCTION PHASE SO PLACEMENT LOCATION IS CORRECT.
- B. THE IRRIGATION CONTRACTOR SHALL MEET WITH THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK, AND SHALL OBTAIN ALL ENGINEERING, LANDSCAPE, AND OTHER APPLICABLE PLANS & DOCUMENTS. THE CONTRACTOR SHALL THOROUGHLY REVIEW THE PLANS AND REPORT ANY CONFLICTS OR DISCREPANCIES TO THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE IMMEDIATELY.
- C. THE IRRIGATION CONTRACTOR SHALL NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADES OR DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE IRRIGATION DESIGNER. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS AND NECESSARY COSTS.
- D. THE IRRIGATION CONTRACTOR SHALL PAY ANY AND ALL FEES AND PERMITS ASSOCIATED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM.
- E. AT LEAST SEVEN DAYS BEFORE BEGINNING WORK, CONFIRM THE STATIC WATER PRESSURE IS AT LEAST 15 PSI. IF STATIC WATER PRESSURE IS OUTSIDE OF THE STATIC RANGE, DO NOT PROCEED WITHOUT FIRST NOTIFYING THE IRRIGATION DESIGNER AND OWNER IN WRITING, AND OBTAINING SUBSEQUENT DIRECTION FOR CORRECTIVE MEASURES. SHOULD THE IRRIGATION CONTRACTOR CHOOSE TO BEGIN THE INSTALLATION WITHOUT SUCH NOTIFICATION, THE IRRIGATION CONTRACTOR WILL ASSUME THE RESPONSIBILITY FOR ALL COSTS INCURRED TO ENSURE THE SYSTEM IS WORKING PROPERLY. NO CHANGE ORDERS WILL BE AUTHORIZED IN SUCH CIRCUMSTANCES.
- F. THE IRRIGATION 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. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATIONS OF WALLS, STRUCTURES AND UTILITIES.
- G. COORDINATE WITH THE OWNER THE PROPOSED LOCATIONS OF THE AUTOMATIC CONTROLLER AND ANY REQUIRED SLEEVES THROUGH THE BUILDING FOR CONTROL WIRES.
- H. TRENCHING NEAR EXISTING TREES:
 1. 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 POSSIBLE 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).
 2. 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.
 3. 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.
 4. 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.

- I. BACKFILL
 1. ALL BACKFILL MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE OWNER. BACKFILL MATERIAL SHALL BE FREE FROM RUBBISH, ROCK LARGER THAN 1", LARGE STONES, BRUSH, SOIL, FROZEN MATERIAL OR OTHER UNSUITABLE SUBSTANCES THAT MAY DAMAGE PIPE. CLEANING OF BACKFILLING OPERATIONS, SEPARATE OUT ROCKS LARGER THAN 1" INCH IN ANY DIRECTION FROM EXCAVATED MATERIAL, AND REMOVE FROM AREAS TO RECEIVE LANDSCAPING. COVER FOR BOTH TOP AND SIDES OF PIPE SHALL BE A MINIMUM OF 2 INCHES OF ROCK-FREE SOIL, SAND, OR OTHER APPROVED MATERIAL.
 2. IN THE EVENT THAT THE MATERIAL FROM THE EXCAVATION OR TRENCHING IS FOUND TO BE UNSUITABLE FOR USE IN BACKFILL, IT SHALL BE REMOVED FROM THE SITE AND PROPERLY AND LEGALLY DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL THEN PURCHASE AND AND FURNISH SUITABLE BACKFILL MATERIAL CONSISTING OF EARTH, LOAM, SANDY CLAY, SAND OR OTHER APPROVED MATERIALS FREE OF DEBRIS.
- J. BACKFLOW PREVENTER INSTALLATION: CONTRACTOR SHALL MAKE CONNECTIONS TO EXISTING WATER SOURCES AT LOCATION SHOWN ON PLANS AND AS APPROVED BY THE OWNER, AND SHALL MAKE ANY MINOR CHANGES IN LOCATION AS MAY BE NECESSARY DUE TO ACTUAL SITE CONDITIONS. BACKFLOW PREVENTER HEIGHT SHALL BE AS PER LOCAL CODES AND IRRIGATION DETAILS. INSTALL A BRASS BALL VALVE IMMEDIATELY UPSTREAM OF THE BACKFLOW DEVICE TO SERVE AS AN ISOLATION VALVE. TO EVERY EXTENT POSSIBLE, INSTALL BACKFLOW PREVENTER ION A LOCATION SCREENED FROM PUBLIC VIEW (SUCH AS BEHIND A SHRUB ROW).
- K. PIPING:
 1. PIPE SIZE SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS FOR LARGER SIZES MAY BE APPROVED.
 2. MAINLINE PIPE AND WIRES SHALL BE INSTALLED WITH A MINIMUM COVER OF 18 INCHES (24" FOR MAINLINE 3"-5", AND 30" FOR MAINLINE 6" AND GREATER). LATERAL PIPE SHALL BE INSTALLED WITH A MINIMUM COVER OF 12 INCHES.
 3. ASSEMBLE ALL THREADED FITTINGS WITH TEFLON TAPE, WHICH SHALL BE APPLIED TO MALE THREADS ONLY.
 4. ALL SOLVENT-WELD CONNECTIONS SHALL BE MADE WITH APPROVED SOLVENT-WELD PRIMER AND GLEUE.
 5. PIPE SHALL BE INSTALLED WITH A MINIMUM OF 4" HORIZONTAL CLEARANCE FROM ANY OTHER PIPE AND 2" VERTICAL CLEARANCE FROM ANY PIPES THAT CROSS OVER OR UNDER.
- L. VALVES
 1. VALVES SHALL BE INSTALLED PER MANUFACTURER'S DIRECTIONS AND THE IRRIGATION DETAILS.
 2. VALVE BOXES SHALL BE INSTALLED FLUSH WITH THE GRADE, WITH CLEAN FEA GRAVEL LOCATED BELOW THE VALVE AS NOTED ON THE DETAILS. LOCATE BOXES WITHIN 12" TO 24" OF SIDEWALKS OR LANDSCAPE EDGES, WITH TOPS OF BOXES 1" ABOVE FINISH GRADE IN TURF, AND 3" ABOVE FINISH GRADE IN SHRUB AREAS TO AVOID BEING COVERED BY MULCH.) EACH VALVE BOX COVER SHALL BE HEAT-BRANDED WITH THE CONTROLLER STATION NUMBER.
 3. DO NOT INSTALL MORE THAN TWO VALVES IN A JUMBO BOX.
 4. DRIP IRRIGATION EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S DIRECTIONS AND THE IRRIGATION DETAILS.
- M. SUBSURFACE DRIP LINES SHALL BE BURIED NO MORE THAN 2" BELOW FINISH GRADE. DRIP LINES MOUNTED ON GRADE SHALL BE LOCATED BENEATH LANDSCAPE FABRIC, AND SECURED IN PLACE WITH WIRE STAPLES AT A MAXIMUM OF 24"-36" ON CENTER.
- N. SPRAY, ROTOR, AND BUBBLER HEADS:
 1. ALL SPRAY AND ROTOR HEAD LOCATIONS SHALL BE STAKED, FLAGGED AND/OR OTHERWISE CLEARLY MARKED ON THE GROUND PRIOR TO INSTALLATION. SPRINKLER HEAD STAKING SHALL BE INSPECTED AND APPROVED BY THE OWNER'S REPRESENTATIVE BEFORE INSTALLATION.
 2. ALL SPRAY HEADS SHALL BE CONNECTED WITH A 12 INCH MINIMUM LENGTH OF 1/2 INCH FLEX PVC. THE FLEX PVC SHALL BE SOLVENT WELDED TO SCHEDULE 40 PVC FITTINGS WITH WELD-ON #75 SOLVENT AND #87-70 PRIMER. ALL ROTORS SHALL BE CONNECTED TO LATERAL LINES WITH PRE-MANUFACTURED SWING JOINTS.
 3. ALL ROTOR, SPRAY AND BUBBLER HEADS SHALL BE SET PERPENDICULAR AND FLUSH TO FINISH GRADE AND WITH A CLEARANCE OF FOUR INCHES (MINIMUM) FROM THE EDGE OF ANY BUILDINGS, WALLS, BOULDERS, AND HARDSCAPE, WITH A CLEARANCE OF TWELVE INCHES (MINIMUM) FROM BUILDINGS, UNLESS OTHERWISE SPECIFIED.
 4. IN THE EVENT OF A ROTOR, SPRAY OR BUBBLER HEADS THAT BE FLUSHED AND ADJUSTED FOR OPTIMUM COVERAGE WITH MINIMUM OVERSPRAY ON WALKS, STREETS, WALLS, ETC.
 5. LATERAL PIPE TO TREE STREAM BUBBLER HEADS IS OMITTED FOR GRAPHIC CLARITY. TO CONNECT TREE BUBBLER HEADS TO VALVES AS SHOWN IN CLASS 200 PVC PIPE SIZED TO ALLOW A MAXIMUM FLOW VELOCITY OF 5 FEET PER SECOND.
- O. AUTOMATIC CONTROLLER:
 1. INSTALL THE CONTROLLER AT THE LOCATION INDICATED BY THE OWNER. INSTALL CONTROLLER WITH A BACKUP BATTERY AS RECOMMENDED BY THE MANUFACTURER.
 2. THE IRRIGATION CONTRACTOR SHALL COORDINATE 120 V A.C. ELECTRICAL POWER TO CONTROLLER AND DEDICATE ONE 1/20-AMP BREAKER FOR EACH CONTROLLER. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO MAKE THE FINAL HOOK-UP FROM THE ELECTRICAL SOURCE TO THE CONTROLLER UNIT ONLY.
 3. ALL VALVE CONTROL WIRE SHALL BE AWG 14 TYPE UF, 900 VOLT TEST, DIRECT BURIAL. NO SPLICES SHALL BE ALLOWED EXCEPT AT THE CONTROLLER. WHERE SPLICES MAY BE NECESSARY DUE TO EXCESSIVELY LONG WIRE RUNS, THE CONTRACTOR SHALL MAKE ALL SPLICES IN 6" ROUND VALVE BOXES WITH 3MS "DBY-DIRECT BURIAL SPLICE KIT". THE CONTRACTOR SHALL LABEL ALL WIRES WITH WATERPROOF TAGS AND MARKERS AT ALL SPLICES AND VALVE MANIFOLDS, AND SHALL LEAVE A 24" COIL OF EXCESS WIRE AT EACH CONNECTION.
 4. PROVIDE #10 COMMON WIRE, DIRECT BURIAL, TO ALL REMOTE CONTROL VALVES.
 5. CONNECT ALL DIRECT BURIAL WIRES TO VALVES USING 3MS "DBY-DIRECT BURIAL SPLICE KIT" (UNLESS OTHERWISE SPECIFIED).
 6. PROVIDE THREE ADDITIONAL IRRIGATION CONTROL WIRES ALONG EACH BRANCH OF MAINLINE FOR FUTURE EXPANSION. STUB ADDITIONAL CONTROL WIRES INTO BACK OF IRRIGATION CONTROLLERS.
 7. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE SLEEVES AND PIPE SLEEVES UNDER PAVED AREAS PRIOR TO PAVING - SEE SLEEVING NOTES.
- P. INSTALL THE RAIN SENSOR IN THE VICINITY OF THE CONTROLLER, AND COORDINATE LOCATION WITH THE OWNER. PROVIDE MINIMUM 5' CLEARANCE FROM OTHER OUTDOOR EQUIPMENT, FREE AND CLEAR OF ANY TREE CANOPY OR OTHER OVERHEAD OBSTRUCTIONS, AND ABOVE THE HEIGHT OF THE SPRINKLER COVERAGE. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THE RAIN SENSOR IS PLACED IN A LOCATION WHERE IT CAN RECEIVE ADEQUATE RAINFALL WITHOUT OBSTRUCTIONS. IF IT IS PLACED IN AN INADEQUATE LOCATION, THE IRRIGATION CONTRACTOR MAY BE REQUIRED TO RELOCATE IT AT NO ADDITIONAL COST TO THE OWNER.
- Q. THE PUMP SHALL NOT BE STARTED UNTIL A REPRESENTATIVE OF THE PUMP MANUFACTURER INSPECTS THE INSTALLATION AND START-UP. ANY DAMAGE TO THE PUMP WITHOUT A WRITTEN REPORT FROM THE MANUFACTURER'S REPRESENTATIVE SHALL AT THE OWNER'S OPTION, BE IMMEDIATELY REPAIRED OR REPLACED AT THE CONTRACTOR'S OWN COST.
- R. ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- S. QUALITY CONTROL:
 1. PERFORM COVERAGE TESTS AFTER IRRIGATION SYSTEM IS COMPLETED, BUT PRIOR TO ANY PLANTING AND PERFORM TESTING IN THE PRESENCE OF THE IRRIGATION DESIGNER AND THE CONSTRUCTION MANAGER.
 2. TEST SYSTEM TO ASSURE THAT ALL LAWN AND PLANTING AREAS ARE WATERED COMPLETELY AND UNIFORMLY.
 3. MAKE ALL NECESSARY ADJUSTMENTS TO PROVIDE COMPLETE COVERAGE, INCLUDING REALIGNMENT OF HEADS AND REPLACEMENT OF NOZZLES.
- T. CLEAN-UP:
 1. DURING IRRIGATION EXCAVATION AND INSTALLATION, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
 2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
- U. INSPECTION AND ACCEPTANCE:
 1. UPON COMPLETION OF THE WORK, THE IRRIGATION CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE IRRIGATION CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
 2. WHEN THE INSPECTED WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
 3. THE MAINTENANCE PERIOD SHALL NOT COMMENCE UNTIL THE 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.
 4. CONTROL CHART: THE IRRIGATION CONTRACTOR SHALL PROVIDE A 11" X 17" COLOR-CODED, LAMINATED COPY OF THE IRRIGATION LAYOUT AND PLACE IT IN THE CONTROLLER'S COVER. THE CONTROLLER CHART SHALL CLEARLY DELINEATE THE AREAS COVERED BY EACH VALVE, USING A SEPARATE COLOR FOR EACH ZONE.
 5. TURN THE FOLLOWING ITEMS IN TO THE OWNER UPON COMPLETION OF THE INSTALLATION:
 - a. QUICK COUPLER KEYS (2)
 - b. CONTROLLER MANUAL (1)
 - c. CONTROLLER KEYS (2)
 - d. A MINIMUM OF (2) COPIES OF RECORD DRAWINGS. 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.
- V. REFER TO THE PLANTING SPECIFICATIONS FOR ADDITIONAL CONDITIONS OF FINAL ACCEPTANCE AND START OF THE MAINTENANCE PERIOD.
- W. WARRANTY:
 1. THE IRRIGATION SYSTEM SUPPLIED AND INSTALLED SHALL BE WARRANTED (LABOR AND MATERIALS) TO REMAIN OPERATIONAL FOR A PERIOD OF 12 MONTHS AFTER THE DATE OF FINAL ACCEPTANCE. DURING THIS PERIOD, THE CONTRACTOR SHALL ALSO REPAIR ANY SETTLEMENT OF THE IRRIGATION TRENCHES.
 2. BY THE END OF THE WARRANTY PERIOD, ANY IRRIGATION PART THAT IS EITHER NON-OPERATIONAL OR THAT IS OPERATING BELOW STANDARDS AS DETERMINED BY THE OWNER, SHALL BE REMOVED FROM THE SITE AND SHALL BE REPLACED. REPLACEMENTS SHALL BE OF THE SAME KIND AS SPECIFIED IN THE IRRIGATION LEGEND, AND SHALL BE INSTALLED AS ORIGINALLY SPECIFIED.
 3. IRRIGATION PARTS DAMAGED OR IMPAIRED DUE TO ACTS OF GOD, VANDALISM, AND/OR THE OWNER'S IMPROPER MAINTENANCE SHALL NOT BE COVERED BY THIS WARRANTY.
- X. SHOULD THE PERMITTING JURISDICTION REQUIRE AN IRRIGATION AUDIT, THE IRRIGATION CONTRACTOR SHALL RETAIN THE SERVICES OF A THIRD-PARTY CERTIFIED LANDSCAPE IRRIGATION AUDITOR, AT NO ADDITIONAL COST TO THE OWNER.

ZONE PRESSURE LOSS CHART

| ZONE # | ZONE GPM | ZONE TYPE | PSI LOSS AT WATER METER | PSI LOSS AT BACKFLOW | PSI LOSS AT MASTER VALVE | PSI LOSS AT MAINLINE | PSI LOSS AT ZONE VALVE | PSI LOSS AT LATERAL PIPE | PSI LOSS AT HEAD / NOZZLE | TOTAL PSI REQUIRED | RESIDUAL PSI |
|--------|----------|-----------|-------------------------|----------------------|--------------------------|----------------------|------------------------|--------------------------|---------------------------|--------------------|--------------|
| 1 | 5 | DRIP | 0.6 | 11.0 | 3.0 | 0.73 | 3.0 | 3.5 | 30.0 | 51.83 | 13.17 |
| 2 | 3 | BUBBLER | 0.3 | 11.0 | 3.0 | 0.28 | 2.0 | 3.5 | 25.0 | 45.08 | 19.92 |

CRITICAL ANALYSIS

| | |
|---|-----------------|
| 1. LOSS AT 1" SERVICE LINE: 22 / 100' | 2.5 PSI |
| 2. LOSS AT 1" WATER METER FOR 5 GPM: | 0.6 PSI |
| 3. LOSS AT 1" BACKFLOW PREVENTOR | 11.0 PSI |
| 4. LOSS AT 1" MAINLINE | 1.2 PSI |
| 5. LOSS AT 1" ELECTRIC VALVE | 3.0 PSI |
| 6. LOSS AT SECTION LATERAL PVC PIPE | 3.5 PSI |
| 7. LOSS AT MASTER VALVE | 3.0 PSI |
| 8. LOSS AT DRIP | 30 PSI |
| TOTAL STATIC PRESSURE LOSS | 54.8 PSI |
| MINIMUM STATIC PRESSURE SHALL BE 65 P.S.I. AT THE P.O.C. | |

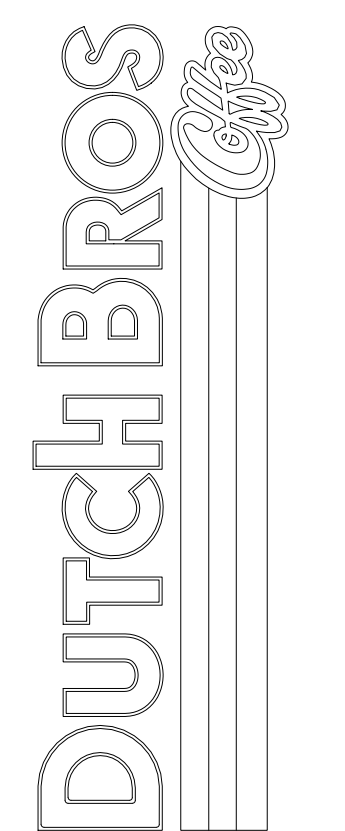
IRRIGATION LEGEND

| SYMBOL | MANUFACTURER/MODEL |
|--------|--|
| △ | RAINBIRD RWS ROOT WATERING SYSTEM MODEL RWS-M-B-C-1402 WITH RWS-SOCK. (TWO PER TREE) SEE INSTALLATION NOTE #N-5 REGARDING TREE BUBBLER LATERAL PIPE |
| ⊞ | AREA TO RECEIVE DRIP EMITTERS DRIP ZONE: POLYETHYLENE PIPE WITH DRIP EMITTERS 3/4" POLYETHYLENE PIPE WITH RAIN BIRD XB-PC SINGLE OUTLET. PRESSURE COMPENSATING DRIP EMITTERS: FLOW RATES OF 0.5GPH=BLUE, 1.0GPH=BLACK, AND 2.0GPH=RED. SELF-PIERCING BARB INLET X BARB OUTLET. Emitter Notes: 1.0 GPH emitters (4 assigned to each CONT. plant) 0.5 GPH emitters (1 assigned to each 1 GAL plant) 1.0 GPH emitters (1 assigned to each 5 GAL plant) REFERENCE LANDSCAPE PLAN FOR DRIP EMITTER QUANTITIES |
| ⊕ | RAINBIRD XCZ-100-PRB-COM / 150-PRB-COM SERIES AUTOMATIC DRIP VALVE ASSEMBLY WITH 40 PSI PRESSURE REGULATOR XCZ-100-PRB-COM - 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.3GPM TO 20GPM. XCZ-150-PRB-LCDR - 1-1/2" PESB-R SCRUBBER GLOBE VALVE WITH SINGLE 1-1/2" PRESSURE REGULATING (40PSI) QUICK-CHECK BASKET FILTERS. FLOW RANGE: 15-62GPM. |
| ⊕ | RAINBIRD PEB SERIES ELECTRIC REMOTE CONTROL, "TREE BUBBLER ZONE" VALVE SEE INSTALLATION NOTE #N-5 REGARDING TREE BUBBLER LATERAL PIPE |
| ⊞ | ZURN / WILKINS 375XLB SERIES REDUCED PRESSURE TYPE BACKFLOW PREVENTOR INSTALLED PER CITY CODE WITH SAME SIZE BRONZE BALL VALVE INSTALLED ON THE UP-STREAM SIDE. MOUNTED IN STRONGBOX SMOOTH TOUCH ENCLOSURE. |
| ⊞ | LASCO "V101N" SERIES SCH. 80 PVC TRUE UNION BALL VALVE, MAINLINE SIZE |
| ⊞ | IRRIGATION WATER METER AND TAP, SIZE AS NOTED ON THE PLAN |
| ⊞ | RAINBIRD 33-DNP QUICK COUPLING VALVE WITH LOCKING PURPLE COVER AND 3/4" PVC BALL VALVE |
| ⊞ | RAINBIRD ESP8LXMEF SERIES AUTOMATIC WALL MOUNT CONTROLLER |
| ⊞ | WR2-RFC RAIN / FREEZE SENSOR LOCATE SENSOR AS FIELD DIRECTED BY THE LANDSCAPE ARCHITECT |
| ⊞ | "MASTER" ELECTRIC VALVE (SAME SIZE AS METER) WITH RAINBIRD FLOW SENSOR MODEL #FS100B SERIES |
| --- | IRRIGATION LATERAL LINE: CLASS 200 |
| --- | IRRIGATION MAINLINE: SCHEDULE 40 PVC |
| --- | IRRIGATION SLEEVE, SCH. 40 PVC, MIN. TWICE SIZE OF PIPE TO BE INSERTED |
| --- | IRRIGATION SLEEVES, SCH. 40 PVC, MIN. TWICE SIZE OF PIPE TO BE INSERTED |

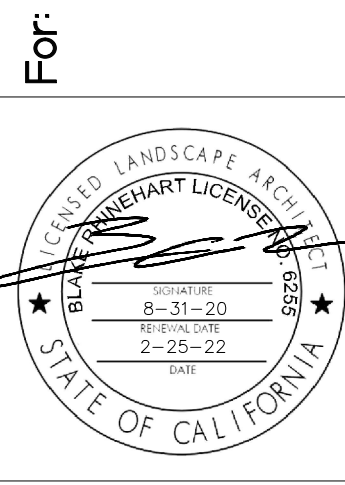
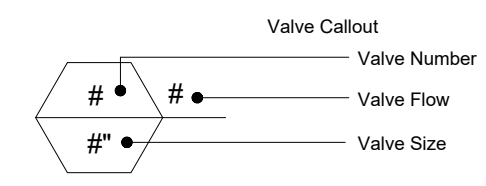
IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21
PVC CLASS 200 IRRIGATION PIPE. ONLY LATERAL TRANSITION PIPE SIZES 1" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 3/4" IN SIZE.

NOTE: *** ALL PIPE TO BE SIZED SUCH THAT FLOWS WILL NOT EXCEED VELOCITY OF 5 FPS ***

IRRIGATION SPECIFICATIONS & DETAILS
57154 TWENTYNINE PALMS HIGHWAY
YUCCA VALLEY, CA 92284

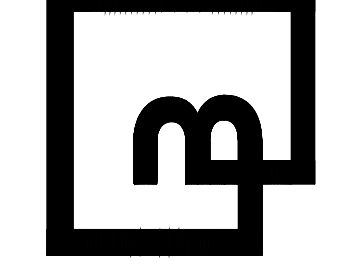


VALVE KEY



Scale: Horizontal, Vertical
Designed: BR, Drawn: BR, Checked: BE/AM, Approved: BE/AM, Date: 02-25-22

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



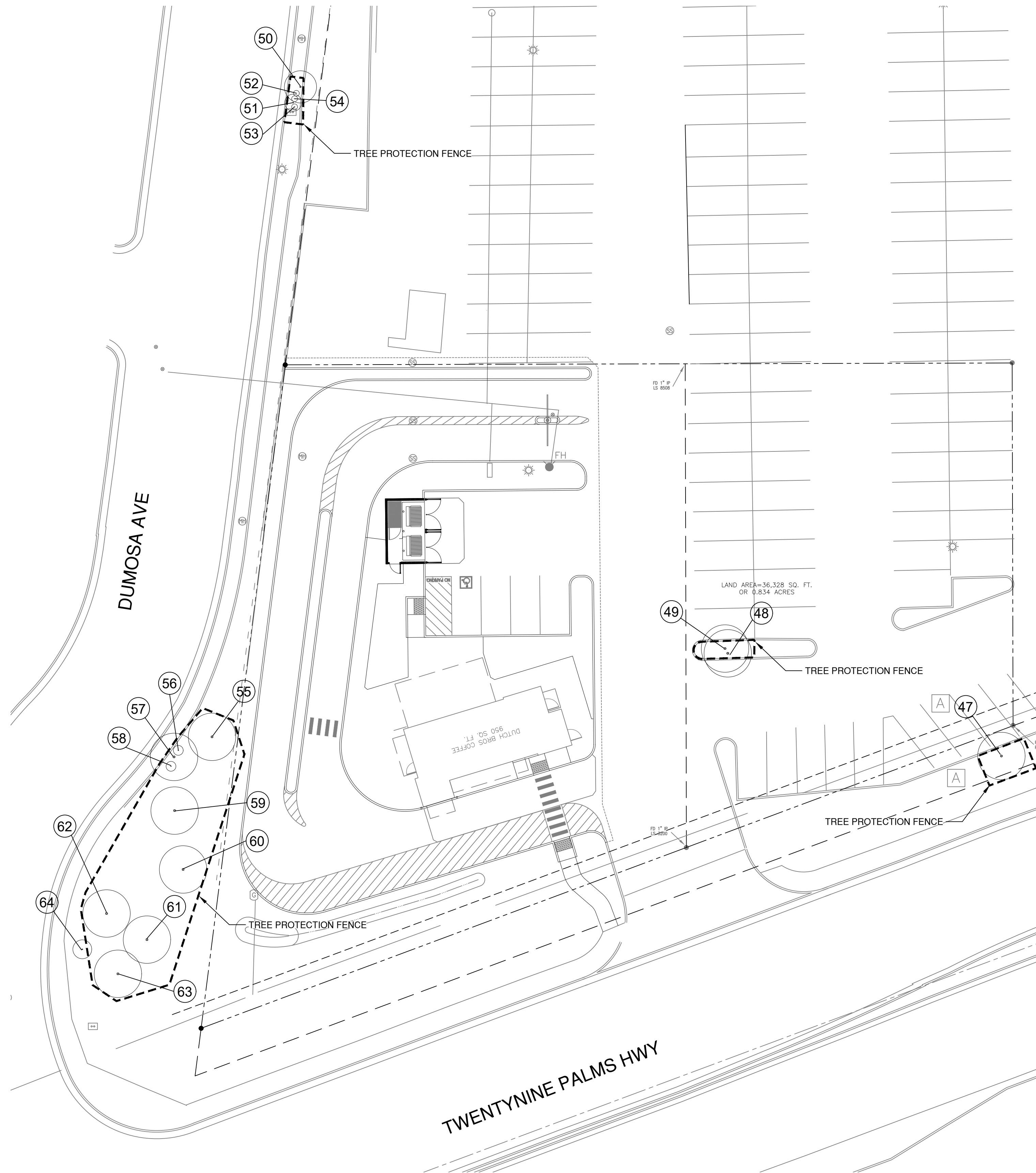
Job Number: _____
Sheet: LI-3
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Riverside, CA, USA



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DUTCH BROS. COFFEE - CA3705- YUCCA VALLEY, CA



NATIVE PLANT CALCULATIONS

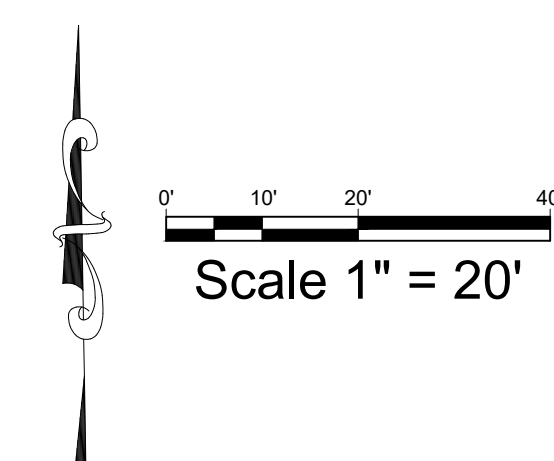
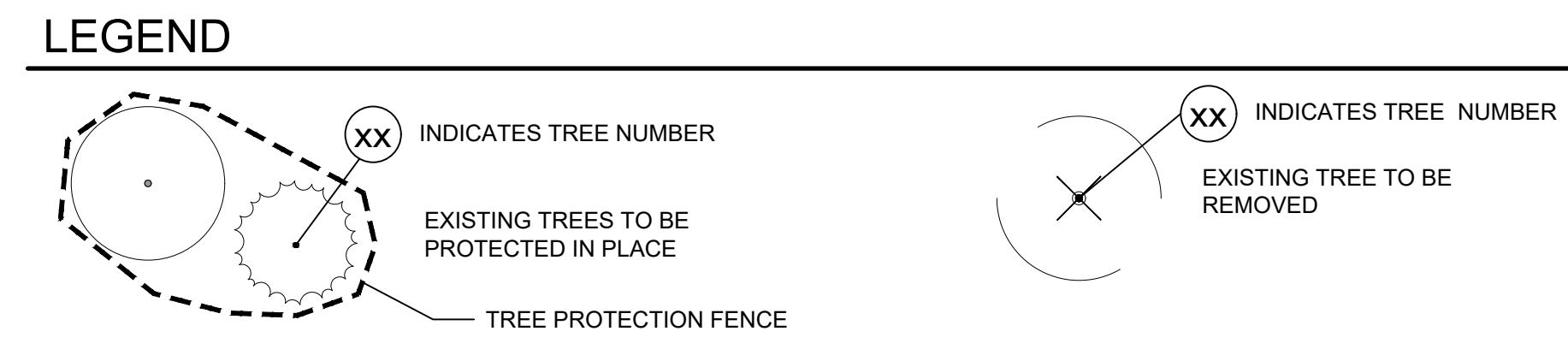
| | |
|---|----|
| NATIVE PLANTS ON-SITE: | 18 |
| NATIVE PLANTS TO BE TRANSPLANTED: | 0 |
| NATIVE PLANTS TO BE REMOVED: | 0 |
| NATIVE PLANTS TO REMAIN (PROTECT IN PLACE): | 18 |

PROJECT CONTACT INFORMATION

| | |
|--|--|
| LANDSCAPE ARCHITECT EVERGREEN DESIGN GROUP 11801 PIERCE STREET, STE 200 RIVERSIDE, CA 92505 CONTACT: BLAKE RHINEHART, PLA T: 800.680.6630 E: BLAKE@EVERGREENDESIGNGROUP.COM W: WWW.EVERGREENDESIGNGROUP.COM | ARBORIST DESERT ARBORIST SERVICES PO BOX 2509 PALM SPRINGS, CA 92263 CONTACT: WARREN MILLER #WE-2001A T: 760.325.5239 E: ARBORTECH_SERVICES@YAHOO.COM W: WWW.DESERTARBORISTSERVICES.COM |
|--|--|

NATIVE PLANT DOCUMENTATION SURVEY TABLE

| PLANT/ TREE ID | SPECIES - BOTANICAL | COMMON NAME | HEIGHT (FT) | TRUNK DIA (IN) | HEALTH | SURVIVABILITY OF TRANSPLANT | DISPOSITION | LATITUDE | LONGITUDE | ELEVATION | NOTES |
|-------------------|---------------------|--------------|----------------|-------------------|--------|--------------------------------|-------------|-------------|-------------|------------|-------------|
| 47 | YUCCA BREVIFOLIA | JOSHUA TREES | 8' | 8" | GOOD | HIGH | REMAIN | 34.12282404 | -116.416725 | 995.024963 | |
| 48 | YUCCA BREVIFOLIA | JOSHUA TREES | 16' | 12" | GOOD | POOR | REMAIN | 34.12290299 | -116.417002 | 995.211609 | |
| 49 | YUCCA BREVIFOLIA | JOSHUA TREES | 18' | 12" | FAIR | POOR | REMAIN | 34.12292101 | -116.416998 | 997.936157 | |
| 50 | YUCCA BREVIFOLIA | JOSHUA TREES | 14' | 9" | GOOD | FAIR | REMAIN | 34.12337196 | -116.417412 | 993.858643 | |
| 51 | YUCCA BREVIFOLIA | JOSHUA TREES | 8.5' | 8" | FAIR | POOR | REMAIN | 34.12337003 | -116.41742 | 995.304871 | |
| 52 | YUCCA BREVIFOLIA | JOSHUA TREES | 0.6' | 2" | GOOD | POOR | REMAIN | 34.12338302 | -116.417419 | 995.304871 | |
| 53 | YUCCA BREVIFOLIA | JOSHUA TREES | 0.25' | 1" | GOOD | FAIR | REMAIN | 34.12336199 | -116.417417 | 995.304871 | |
| 54 | YUCCA BREVIFOLIA | JOSHUA TREES | 0.3' | 1.5" | FAIR | POOR | REMAIN | 34.12337003 | -116.417407 | 995.304871 | |
| 55 | YUCCA BREVIFOLIA | JOSHUA TREES | 21' | 16" | FAIR | FAIR | REMAIN | 34.122833 | -116.417491 | 996.181946 | |
| 56 | YUCCA BREVIFOLIA | JOSHUA TREES | 3.25' | 3.5" | GOOD | POOR | REMAIN | 34.12283996 | -116.417535 | 995.94873 | |
| 57 | YUCCA BREVIFOLIA | JOSHUA TREES | 21' | 14" | FAIR | POOR | REMAIN | 34.12281498 | -116.417536 | 995.94873 | |
| 58 | YUCCA BREVIFOLIA | JOSHUA TREES | 11' | 10" | FAIR | POOR | REMAIN | 34.12282303 | -116.417555 | 997.245667 | MULTI-TRUNK |
| 59 | YUCCA BREVIFOLIA | JOSHUA TREES | 22' | 14" | FAIR | GOOD | REMAIN | 34.12281498 | -116.417519 | 992.524353 | |
| 60 | YUCCA BREVIFOLIA | JOSHUA TREES | 22' | 16" | FAIR | GOOD | REMAIN | 34.12278003 | -116.417547 | 993.961243 | |
| 61 | YUCCA BREVIFOLIA | JOSHUA TREES | 2.25' | 3" | FAIR | POOR | REMAIN | 34.12269998 | -116.417559 | 994.082581 | MULTI-TRUNK |
| 62 | YUCCA BREVIFOLIA | JOSHUA TREES | 9' | 7" | FAIR | FAIR | REMAIN | 34.12269797 | -116.417632 | 995.062317 | MULTI-TRUNK |
| 63 | YUCCA BREVIFOLIA | JOSHUA TREES | 20' | 16" | GOOD | GOOD | REMAIN | 34.12269202 | -116.417592 | 995.314209 | |
| 64 | YUCCA BREVIFOLIA | JOSHUA TREES | 8.6' | 6" | GOOD | GOOD | REMAIN | 34.122645 | -116.417636 | 995.883423 | |

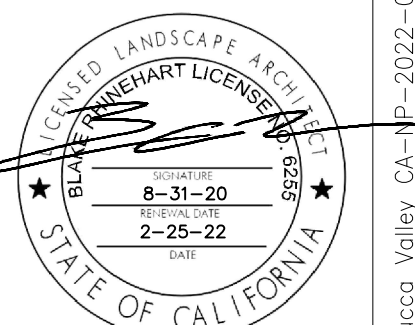
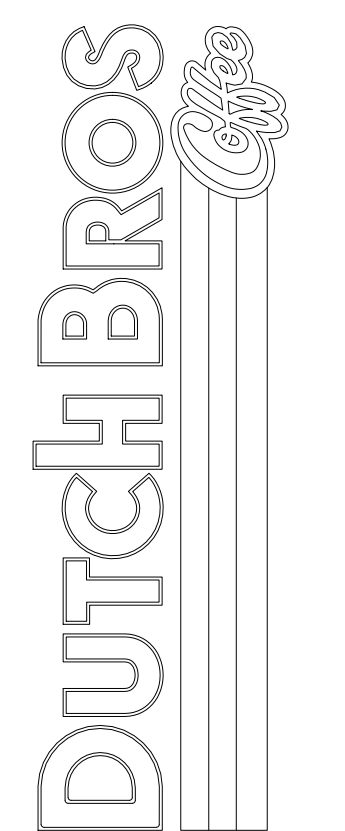


NOTE: TREE PROTECTION FOR ANY PRESERVED OR RELOCATED TREES MUST BE PROVIDED PER DETAILS AND SPECIFICATIONS ON SHEET NP-2. THESE MUST BE UP PRIOR TO THE COMMENCEMENT OF ANY WORK AND MAINTAINED THROUGHOUT CONSTRUCTION.

NOTE: ALL TREE TRIMMING MUST BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO COMMENCEMENT OF WORK. ALL TREE TRIMMING MUST BE DONE BY AN ISA CERTIFIED ARBORIST IN ACCORDANCE WITH LOCAL TREE PRESERVATION ORDINANCE.

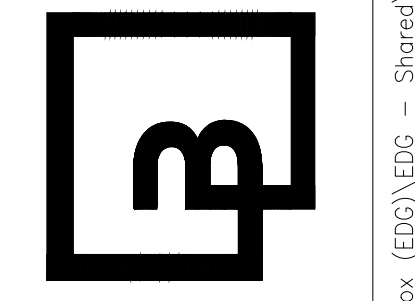
PRELIMINARY NOT FOR CONSTRUCTION

NATIVE PLANT DOCUMENTATION PLAN
57154 TWENTYNINE PALMS HIGHWAY
YUCCA VALLEY, CA 92284



Scale: Horizontal Vertical
Designed: BR
Drawn: BR
Checked: BR/RM
Approved: BR/RM
Date: 02-25-22

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



Job Number
Sheet
NP-1
2019 DB
Franchising USA, LLC

"The name DUTCH BROS. and all associated logos, distinctive designs, content, information, and other materials featured, displayed, 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 under the United States and foreign laws."

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DUTCH BROS. COFFEE - CA3705- YUCCA VALLEY, CA

TREE PROTECTION SPECIFICATIONS

MATERIALS

- FABRIC: 4 FOOT HIGH ORANGE PLASTIC FENCING AS SHOWN ON THE PLANS AND SHALL BE WOVEN WITH 2 INCH MESH OPENINGS SUCH THAT IN A VERTICAL DIMENSION OF 23 INCHES ALONG THE DIAGONALS OF THE OPENINGS THERE SHALL BE AT LEAST 7 MESHES.
- POSTS: POSTS SHALL BE A MINIMUM OF 72 INCHES LONG AND STEEL "T" SHAPED WITH A MINIMUM WEIGHT OF 1.3 POUNDS PER LINEAR FOOT.
- TIE WIRE: WIRE FOR ATTACHING THE FABRIC TO THE T-POSTS SHALL BE NOT LESS THAN NO. 12 GAUGE GALVANIZED WIRE.
- USED MATERIALS: PREVIOUSLY-USED MATERIALS, MEETING THE ABOVE REQUIREMENTS AND WHEN APPROVED BY THE OWNER, MAY BE USED.

CONSTRUCTION METHODS

- ALL TREES AND SHRUBS SHOWN TO REMAIN WITHIN THE PROXIMITY OF THE CONSTRUCTION SITE SHALL BE PROTECTED PRIOR TO BEGINNING ANY DEVELOPMENT ACTIVITY.
- EMPLOY THE SERVICES OF AN ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE) CERTIFIED ARBORIST AND OBTAIN ALL REQUIRED PERMITS TO PRUNE THE EXISTING TREES FOR CLEANING, RAISING AND THINNING, AS MAY BE REQUIRED.
- PROTECTIVE FENCING SHALL BE ERECTED OUTSIDE THE CRITICAL ROOT ZONE (CRZ) EQUAL TO 1" FROM THE TRUNK FOR EVERY 1" OF DBH AT LOCATIONS SHOWN IN THE PLANS OR AS DIRECTED BY THE LANDSCAPE CONSULTANT AND/OR CITY ARBORIST, AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS. FENCING SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION. TREES IN CLOSE PROXIMITY SHALL BE FENCED TOGETHER, RATHER THAN INDIVIDUALLY.
- PROTECTIVE FENCE LOCATIONS IN CLOSE PROXIMITY TO STREET INTERSECTIONS OR DRIVES SHALL ADHERE TO THE APPLICABLE JURISDICTION'S SIGHT DISTANCE CRITERIA.
- THE PROTECTIVE FENCING SHALL BE ERECTED BEFORE SITE WORK COMMENCES AND SHALL REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PHASE.
- THE INSTALLATION POSTS SHALL BE PLACED EVERY 6 FEET ON CENTER AND EMBEDDED TO 18 INCHES DEEP. MESH FABRIC SHALL BE ATTACHED TO THE INSTALLATION POSTS BY THE USE OF SUFFICIENT WIRE TIES TO SECURELY FASTEN THE FABRIC TO THE T-POSTS TO HOLD THE FABRIC IN A STABLE AND UPRIGHT POSITION.
- WITHIN THE CRZ:
 - DO NOT CLEAR, FILL OR GRADE IN THE CRZ OF ANY TREE.
 - DO NOT STORE, STOCKPILE OR DUMP ANY JOB MATERIAL, SOIL OR RUBBISH UNDER THE SPREAD OF THE TREE BRANCHES.
 - DO NOT PARK OR STORE ANY EQUIPMENT OR SUPPLIES UNDER THE TREE CANOPY.
 - DO NOT SET UP ANY CONSTRUCTION OPERATIONS UNDER THE TREE CANOPY (SUCH AS PIPE CUTTING AND THREADING, MORTAR MIXING, PAINTING OR LUMBER CUTTING).
 - DO NOT NAIL OR ATTACH TEMPORARY SIGNS METERS, SWITCHES, WIRES, BRACING OR ANY OTHER ITEM TO THE TREE.
 - DO NOT PERMIT RUNOFF FROM WASTE MATERIALS INCLUDING SOLVENTS, CONCRETE WASHOUTS, ASPHALT TACK COATS (MC-30 OIL), ETC. TO ENTER THE CRZ. BARRIERS ARE TO BE PROVIDED TO PREVENT SUCH RUNOFF SUBSTANCES FROM ENTERING THE CRZ WHENEVER POSSIBLE, INCLUDING IN AN AREA WHERE RAIN OR SURFACE WATER COULD CARRY SUCH MATERIALS TO THE ROOT SYSTEM OF THE TREE.

TREE PROTECTION GENERAL NOTES

- PRIOR TO THE LAND CLEARING STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL CLEARLY MARK ALL PROTECTED TREES FOR WHICH A TREE REMOVAL PERMIT HAS NOT BEEN ISSUED AND SHALL ERECT BARRIERS FOR THE PROTECTION OF THE TREES ACCORDING TO THE FOLLOWING:
 - AROUND AN AREA AT OR GREATER THAN A SIX-FOOT RADIUS OF ALL SPECIES OF MANGROVES AND PROTECTED CAROLINE PALMS;
 - AROUND AN AREA AT OR GREATER THAN THE FULL DRIPLINE OF ALL PROTECTED NATIVE PINES;
 - AROUND AN AREA AT OR GREATER THAN TWO-THIRDS OF THE DRIPLINE OF ALL OTHER PROTECTED SPECIES.
- NO PERSON SHALL ATTACH ANY SIGN, NOTICE OR OTHER OBJECT TO ANY PROTECTED TREE OR FASTEN ANY WIRES, CABLES, NAILS OR SCREWS TO ANY PROTECTED TREE IN ANY MANNER THAT COULD PROVE HARMFUL TO THE PROTECTED TREE, EXCEPT AS NECESSARY IN CONJUNCTION WITH ACTIVITIES IN THE PUBLIC INTEREST.
- DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT THE CLEANING OF EQUIPMENT OR MATERIAL WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OR ON THE NEARBY GROUND OF ANY TREE OR GROUP OF TREES WHICH IS TO BE PRESERVED. WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OF ANY TREE OR ON NEARBY GROUND, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT STORAGE OF BUILDING MATERIAL AND/OR EQUIPMENT, OR DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF THE TREE.
- NO PERSON SHALL PERMIT ANY UNNECESSARY FIRE OR BURNING WITHIN 30 FEET OF THE DRIPLINE OF A PROTECTED TREE.
- ANY LANDSCAPING ACTIVITIES WITHIN THE BARRIER AREA SHALL BE ACCOMPLISHED WITH HAND LABOR.
- PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY OR COMPLIANCE FOR ANY DEVELOPMENT, BUILDING OR STRUCTURE, ALL TREES DESIGNATED TO BE PRESERVED THAT WERE DESTROYED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR WITH TREES OF EQUIVALENT DIAMETER AT BRESTH HEIGHT TREE CALIPER AND OF THE SAME SPECIES AS SPECIFIED BY THE TOWN OF YUCCA VALLEY NATIVE PLANT ORDINANCE, BEFORE OCCUPANCY OR USE, UNLESS APPROVAL FOR THEIR REMOVAL HAS BEEN GRANTED UNDER PERMIT.
- THE TOWN OF YUCCA VALLEY MAY CONDUCT PERIODIC INSPECTIONS OF THE SITE DURING LAND CLEARANCE AND CONSTRUCTION.
- IF, IN THE OPINION OF THE TOWN OF YUCCA VALLEY, DEVELOPMENT ACTIVITIES WILL SO SEVERELY STRESS SLASH PINES OR ANY OTHER PROTECTED TREE SUCH THAT THEY ARE MADE SUSCEPTIBLE TO INSECT ATTACK, PREVENTATIVE SPRAYING OF THESE TREES BY THE CONTRACTOR MAY BE REQUIRED.

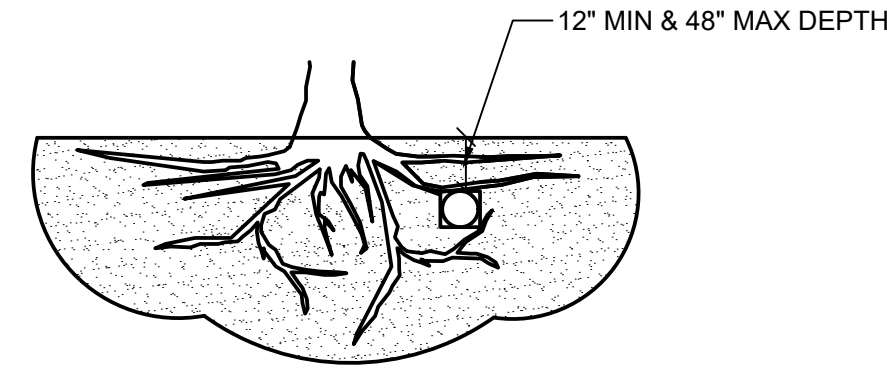
TREE RELOCATION GUIDELINES

- TREES SHALL NOT BE UNNECESSARILY DAMAGED DURING REMOVAL, TRANSPORT OR REPLANTING OF THE TREE.
- IF THE TREE HAS A DORMANT PERIOD, THEY SHOULD BE TRANSPLANTED DURING THAT TIME. TREES SHOULD NOT BE TRANSPLANTED DURING PERIODS OF STRONG WINDS, DRY WINTER WINDS OR DURING DROUGHT.
- ADEQUATE SPACES FOR ROOT AND CROWN DEVELOPMENT SHALL BE PROVIDED.
- TREES SHALL BE ROOT AND CANOPY PRUNED IN ACCORDANCE WITH SOUND ARBORICULTURAL STANDARDS PRIOR TO TRANSPLANTING.
- DURING AND FOLLOWING TRANSPLANTING, THE ROOT BALL AND TRUNK SHALL BE PROTECTED. THE ROOT BALL MUST BE KEPT MOIST AT ALL TIMES.
- TRANSPLANTED TREES SHALL BE BRACED FOR A MINIMUM OF ONE (1) YEAR.
- TRANSPLANTED TREES SHALL NOT BE FERTILIZED AT PLANTING TIME, BUT SHALL BE WATERED SUFFICIENTLY UNTIL THE TREE GROWTH IS REESTABLISHED.
- ALL CROWN PRUNING SHALL BE DONE IN ACCORDANCE WITH "THE AMERICAN NATIONAL STANDARDS INSTITUTE A-300, TREE SHRUB AND OTHER WOODY PLANT MAINTENANCE-STANDARD PRACTICES", AND "Z-133.1 PRUNING, REPAIRING, MAINTAINING AND REMOVING TREES, AND CUTTING BRUSH-SAFETY REQUIREMENTS" OR PALM PRUNING IN ACCORDANCE WITH THE STANDARDS IN, RICHARD HARRIS, "ARBORICULTURE INTEGRATED MANAGEMENT OF LANDSCAPE TREES, SHRUBS AND VINES", AS AMENDED.
- CONTRACTOR IS RESPONSIBLE FOR REGULAR WATERING AND MAINTENANCE OF TRANSPLANTED TREES DURING STORAGE PERIOD.

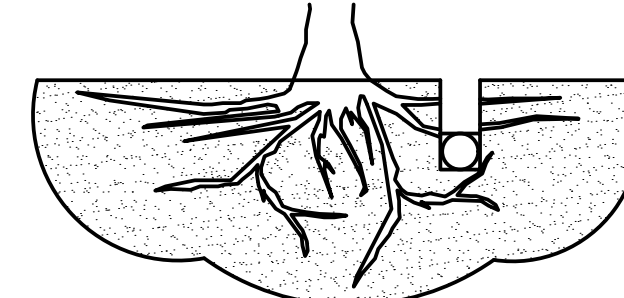
- ROUTE UNDERGROUND UTILITIES TO AVOID THE CRZ. IF DIGGING IS UNAVOIDABLE, BORE UNDER THE ROOTS, OR HAND DIG TO AVOID SEVERING THEM.
- WHERE EXCAVATION IN THE VICINITY OF TREES MUST OCCUR, SUCH AS FOR IRRIGATION INSTALLATION, PROCEED WITH CAUTION, AND USING HAND TOOLS ONLY.
- THE CONTRACTOR SHALL NOT CUT ROOTS LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATION OCCURS NEAR EXISTING TREES. ALL ROOTS LARGER THAN ONE INCH IN DIAMETER ARE TO BE CUT CLEANLY. FOR OAKS ONLY, ALL WOUNDS SHALL BE PAINTED WITH WOUND SEALER WITHIN 30 MINUTES.
- REMOVE ALL TREES, SHRUBS OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS BY HAND.
- TREES DAMAGED OR KILLED DUE TO CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED AT THE CONTRACTOR'S EXPENSE AND TO THE PROJECT OWNER'S AND LOCAL JURISDICTION'S SATISFACTION.
- ANY TREE REMOVAL SHALL BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO ITS REMOVAL, AND THE CONTRACTOR SHALL HAVE ALL REQUIRED PERMITS FOR SUCH ACTIVITIES.
- COVER EXPOSED ROOTS AT THE END OF EACH DAY WITH SOIL, MULCH OR WET BURLAP.
- IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DURING CONSTRUCTION AND WHERE HEAVY TRAFFIC IS ANTICIPATED, COVER THE SOIL WITH EIGHT INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. THIS EIGHT INCH DEPTH OF MULCH SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
- WATER ALL TREES IMPACTED BY CONSTRUCTION ACTIVITIES, DEEPLY ONCE A WEEK DURING PERIODS OF HOT DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
- WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.
- CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TREE PROTECTION FENCING WHEN ALL THREATS TO THE EXISTING TREES FROM CONSTRUCTION-RELATED ACTIVITIES HAVE BEEN REMOVED.

TREES THAT ARE MARKED TO BE PRESERVED ON A SITE PLAN AND FOR WHICH UTILITIES MUST PASS THROUGH THEIR ROOT PROTECTION ZONES MAY REQUIRE TUNNELING AS OPPOSED TO OPEN TRENCHES. THE DECISION TO TUNNEL WILL BE DETERMINED ON A CASE BY CASE BASIS BY THE ENGINEER.

TUNNELS SHALL BE DUG THROUGH THE ROOT PROTECTION ZONE IN ORDER TO MINIMIZE ROOT DAMAGE.



TUNNEL TO MINIMIZE ROOT DAMAGE (TOP) AS OPPOSED TO SURFACE-DUG TRENCHES IN ROOT PROTECTION ZONE WHEN THE 5' MINIMUM DISTANCE FROM TRUNK CAN NOT BE ACHIEVED.



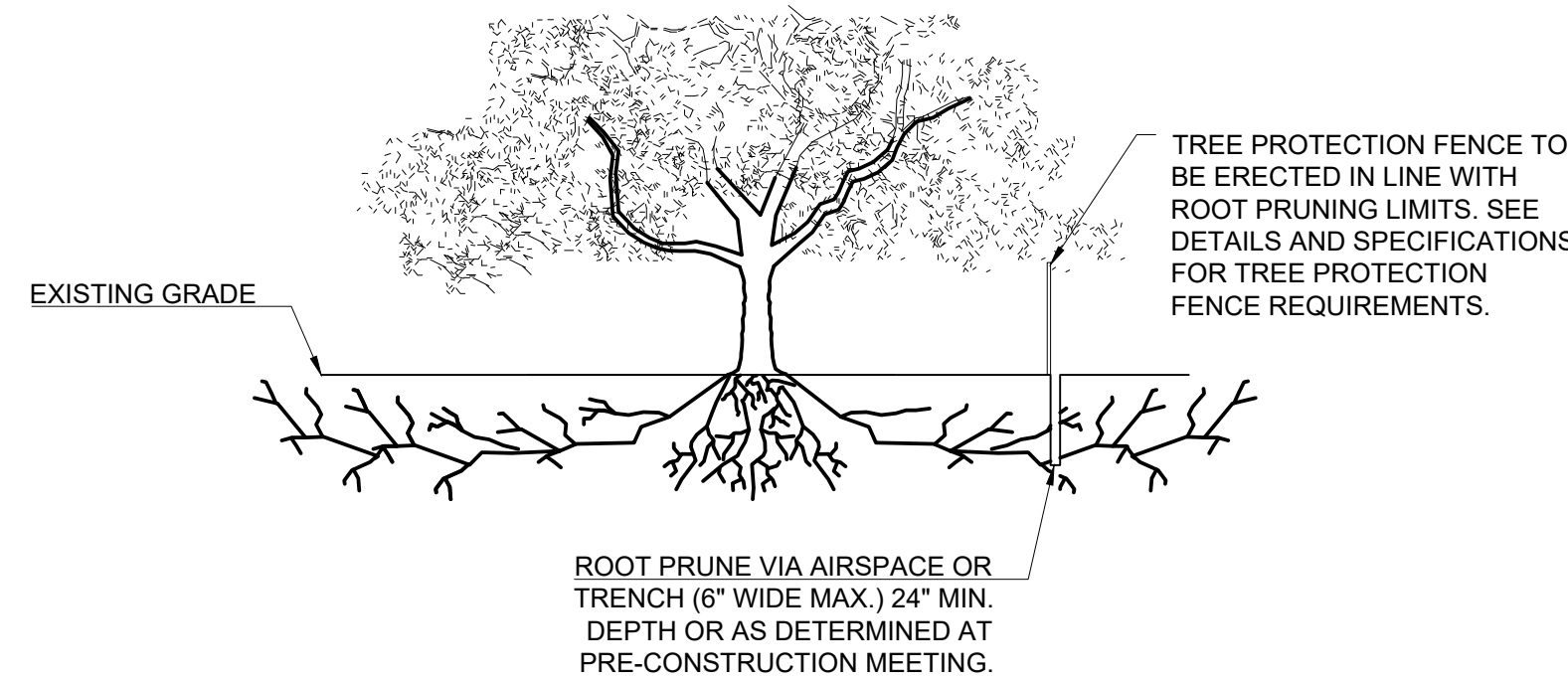
OPEN TRENCHING MAY BE USED IF EXPOSED TREE ROOTS DO NOT EXCEED 3" OR ROOTS CAN BE BENT BACK.

C BORING THROUGH ROOT PROTECTION ZONE

SCALE: NOT TO SCALE

NOTES

- RETENTION AREAS WILL BE SET AS PART OF THE REVIEW PROCESS AND PRE-CONSTRUCTION MEETINGS.
- BOUNDARIES OF RETENTION AREAS MUST BE STAKED AT THE PRE-CONSTRUCTION MEETING AND FLAGGED PRIOR TO ROOT PRUNING.
- EXACT LOCATION OF ROOT PRUNING SHALL BE DETERMINED IN THE FIELD IN COORDINATION WITH THE FORESTRY INSPECTOR.
- TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH EXCAVATED SOIL OR OTHER ORGANIC SOIL AS SPECIFIED PER PLAN OR BY THE FORESTRY INSPECTOR.
- ROOTS SHALL BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT. ROOT PRUNING METHODS AND MEANS MUST BE IN ACCORDANCE WITH ANSI STANDARD A3000.
- ALL PRUNING MUST BE EXECUTED AT LOD SHOWN ON PLANS OR AS AUTHORIZED IN WRITING BY THE FORESTRY INSPECTOR.
- SUPPLEMENTAL WATERING MAY BE REQUIRED FOR ROOT PRUNED TREES THROUGHOUT THE GROWING SEASON DURING CONSTRUCTION AND SUBSEQUENT WARRANTY AND MAINTENANCE PERIOD.

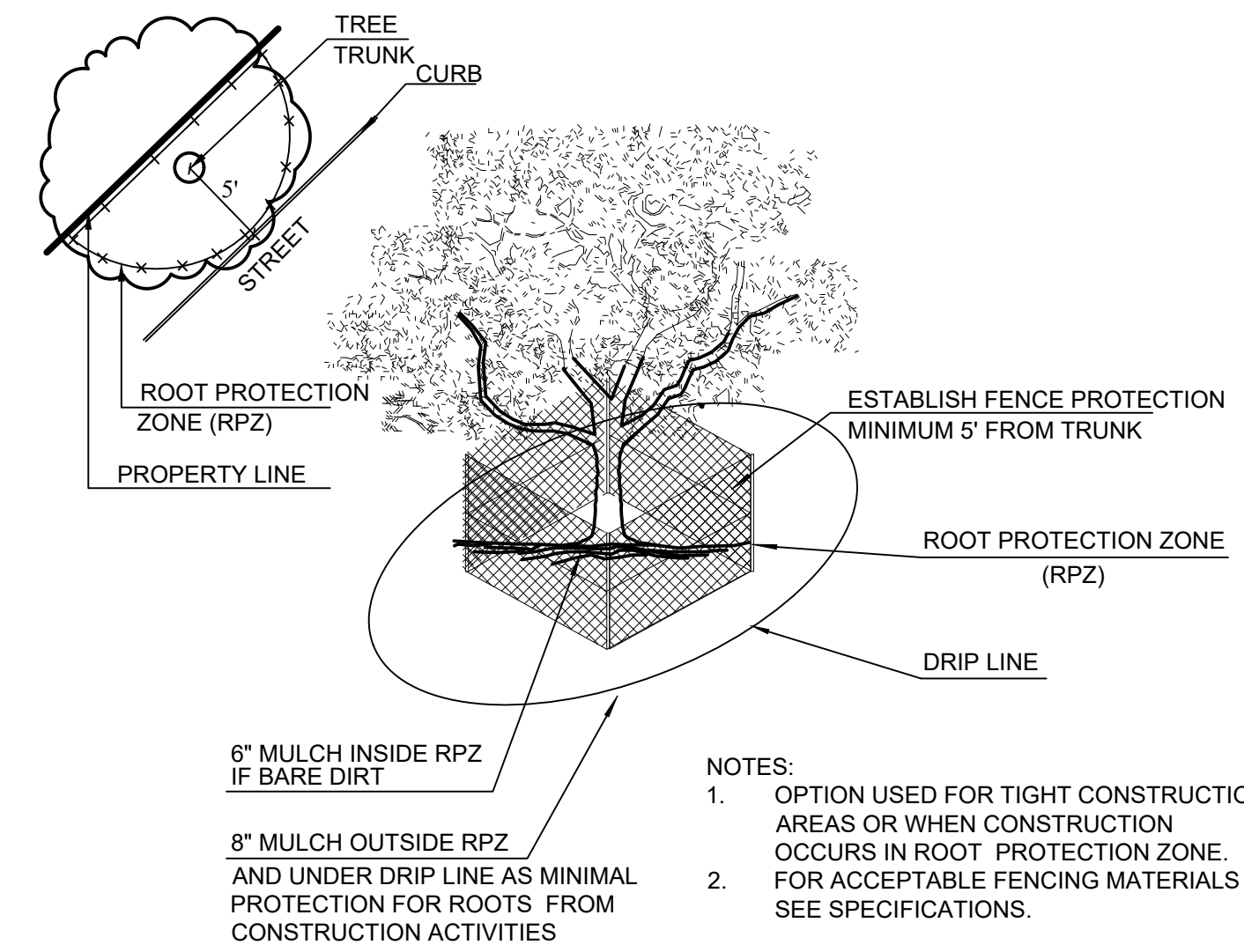


D ROOT PRUNING DETAIL

SCALE: NOT TO SCALE

A TREE PROTECTION FENCE

SCALE: NOT TO SCALE



B TREE PROTECTION FENCE - TIGHT CONSTRUCTION

SCALE: NOT TO SCALE

- 6" MULCH INSIDE RPZ IF BARE DIRT
- 8" MULCH OUTSIDE RPZ AND UNDER DRIP LINE AS MINIMAL PROTECTION FOR ROOTS FROM CONSTRUCTION ACTIVITIES
- NOTES:
- OPTION USED FOR TIGHT CONSTRUCTION AREAS OR WHEN CONSTRUCTION OCCURS IN ROOT PROTECTION ZONE.
 - FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.

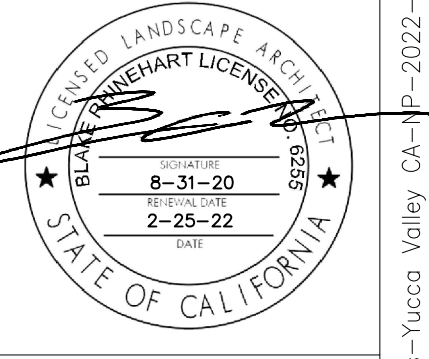
NATIVE PLANT PROTECTION SPECIFICATIONS & DETAILS

57154 TWENTYNINE PALMS HIGHWAY
YUCCA VALLEY, CA 92284

Title:

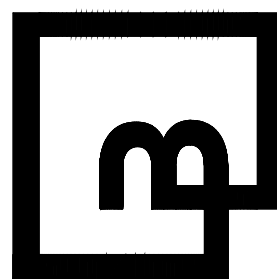
DUTCH BROS.
COFFEE

For:



Scale: Horizontal Vertical
Designed: BR Drawn: BR Checked: BR/AM Approved: BR/AM Date: 02-25-22

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



Job Number: Sheet: NP-2
2019 BR
Framingham, USA, LLC



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