

DUTCH BROS. COFFEE - CA7101 - LAGUNA HILLS, CA

24801 ALICIA PARKWAY, LAGUNA HILLS, CA

COVER SHEET

GENERAL SITE NOTES:

- THE CONTRACTOR SHALL OBTAIN AND HAVE AVAILABLE COPIES OF THE APPLICABLE GOVERNING AGENCY STANDARDS AT THE JOB SITE DURING THE RELATED CONSTRUCTION OPERATIONS.
- CONTRACTOR SHALL ENSURE THAT ALL NECESSARY PERMITS HAVE BEEN OBTAINED PRIOR TO COMMENCING WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION WHETHER SHOWN ON THESE PLANS OR NOT. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE OR SHOWN ON RECORD DRAWING PROVIDED BY OTHERS ARE SHOWN HEREON. EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY AND ARE SUBJECT TO A DEGREE OF UNKNOWN VARIATION. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. BARGHAUSEN CONSULTING ENGINEERS, INC. ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS OR RECORDS OF OTHERS. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT BARGHAUSEN CONSULTING ENGINEERS, INC., TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODES.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE APPROPRIATE UTILITIES INVOLVED PRIOR TO CONSTRUCTION.
- INSPECTION OF SITE WORK WILL BE ACCOMPLISHED BY A REPRESENTATIVE OF THE GOVERNING JURISDICTION. INSPECTION OF PRIVATE FACILITIES WILL BE ACCOMPLISHED BY A REPRESENTATIVE OF THE OWNER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE INSPECTOR 24 HOURS IN ADVANCE OF BACKFILLING ALL CONSTRUCTION.
- PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT ACTIVITY THE CONTRACTOR SHALL CONTACT THE AGENCY AND/OR UTILITY INSPECTION PERSONNEL AND ARRANGE ANY REQUIRED PRE-CONSTRUCTION MEETING(S). CONTRACTOR SHALL PROVIDE ONE WEEK MIN. ADVANCE NOTIFICATION TO OWNER, FIELD ENGINEER AND ENGINEER OF PRE-CONSTRUCTION MEETINGS.
- THE CONTRACTOR IS RESPONSIBLE FOR WORKER AND SITE SAFETY AND SHALL COMPLY WITH THE LATEST OSHA STANDARDS AND REGULATIONS, OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACTOR. ANY WORK WITHIN THE TRAVELED RIGHT-OF-WAY THAT MAY INTERRUPT NORMAL TRAFFIC FLOW SHALL REQUIRE AT LEAST ONE FLAGGER FOR EACH LANE OF TRAFFIC AFFECTED.
- PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT ALL ADJACENT PUBLIC AND PRIVATE PROPERTIES AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL EXISTING UTILITY SERVICES THAT ARE TO REMAIN OPERATIONAL WITHIN THE CONSTRUCTION AREA WHETHER SHOWN OR NOT SHOWN ON THE PLANS.
- TWO (2) COPIES OF THESE APPROVED PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS. ONE (1) SET WITH RECORDS OF AS-BUILT INFORMATION SHALL BE SUBMITTED TO BARGHAUSEN CONSULTING ENGINEERS, INC. AT COMPLETION OF PROJECT.
- CONTRACTOR SHALL OBTAIN SERVICES OF A LICENSED LAND SURVEYOR TO STAKE HORIZONTAL CONTROL FOR ALL NEW IMPROVEMENTS. STAKING CONTROL SHALL BE TAKEN FROM ELECTRONIC PLAN FILES PROVIDED BY BARGHAUSEN CONSULTING ENGINEERS, INC.
- CONTRACTOR SHALL REQUEST FROM BARGHAUSEN CONSULTING ENGINEERS INC., PRIOR TO ANY CONSTRUCTION STAKING OR CONSTRUCTION WORK, A FORMAL CONSTRUCTION RELEASE PLAN SET OR SPECIFIC RELEASE IN WRITING. THE APPROVED AGENCY PERMIT DRAWINGS WILL NOT BE CONSIDERED CONSTRUCTION RELEASE PLANS BY BARGHAUSEN CONSULTING ENGINEERS, INC UNLESS BARGHAUSEN CONSULTING ENGINEERS, INC HAS GIVEN A FORMAL WRITTEN RELEASE OR ISSUED A CONSTRUCTION RELEASE PLAN SET.

GEOTECHNICAL REPORT NOTES:

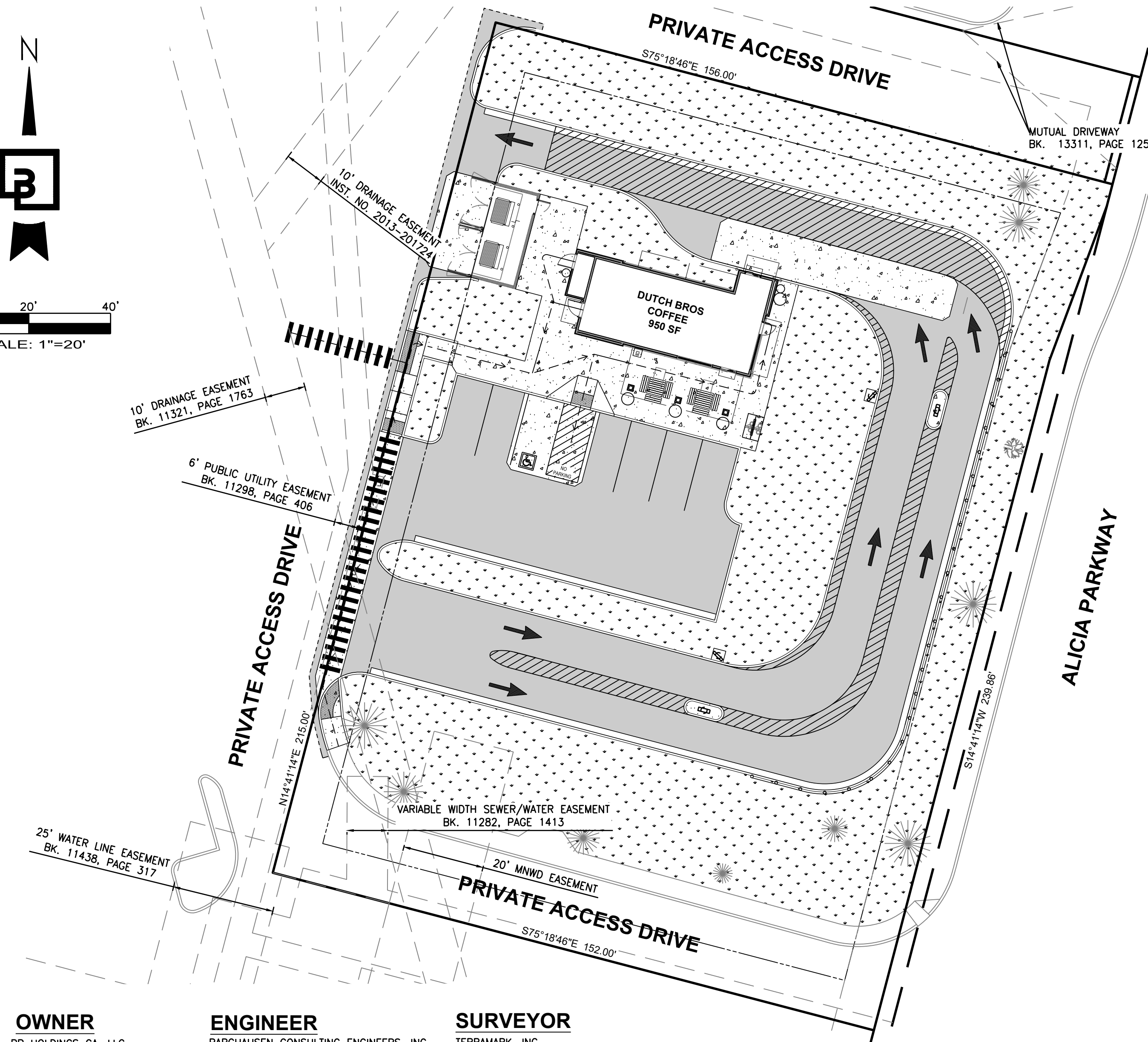
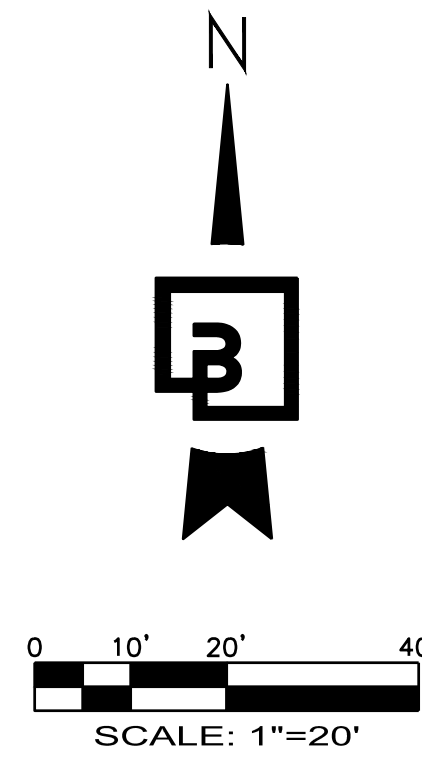
- THE FOLLOWING GEOTECHNICAL REPORTS FOR THE SITE SHALL BE CONSIDERED PART OF THESE CONSTRUCTION DOCUMENTS:

GEOTECHNICAL ENGINEERING REPORT
TERRACON CONSULTANTS, INC.
PROJECT NO. CB235035
DATE: MARCH 24, 2023
TERRACON CONSULTANTS, INC.
23041 AVENIDA DE LA CARLOTA, SUITE 350
LAGUNA HILLS, CA 92653

- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL PROVISIONS OF THE SOILS REPORT FOR THE SITE BE OBSERVED AND COMPLIED WITH DURING ALL PHASES OF THE SITE PREPARATION, GRADING OPERATIONS, FOUNDATION, SLAB, AND PAVING CONSTRUCTION.
- ANY PROVISIONS OF THE SOILS REPORT WHICH CONFLICT WITH INFORMATION SHOWN ELSEWHERE ON THESE DRAWINGS, OR WHICH REQUIRE FURTHER CLARIFICATION, SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER FOR DETERMINATION.
- A REPRESENTATIVE OF THE SOILS ENGINEER SHALL BE AVAILABLE TO OBSERVE AND APPROVE THE EARTHWORK OPERATIONS AND TO VERIFY FIELD CONDITIONS AS WORK PROCEEDS. THE SOILS ENGINEER SHALL SUBMIT FIELD REPORTS CERTIFYING THAT THE METHODS AND MATERIALS OF THE EARTHWORK OPERATIONS WERE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS INVESTIGATION AND THAT THE WORK WAS PERFORMED TO HIS/HER SATISFACTION.
- THE SOILS ENGINEER SHOULD BE NOTIFIED AT LEAST FIVE (5) WORKING DAYS PRIOR TO ANY SITE CLEARING OR GRADING.

LEGEND:

PROPOSED	EXISTING
CURB AND GUTTER	CURB
BARRIER CURB	PAINT STRIPE
CONCRETE	CONCRETE
ASPHALT	WATER
SAWCUT	SANITARY
CONTOUR	STORM
WATER	OVERHEAD POWER
WATER METER	GAS
STORM	DOUBLE CHECK VALVE
SANITARY	ASPHALT
GAS	BUILDING LINE
POWER	OH/UG TEL. LINE
PAINT STRIPE	TREE
TYPE 1 CATCH BASIN	LUMINAIRE (LUM.)
TYPE 2 CATCH BASIN	UTILITY POLE
SANITARY SEWER CLEANOUT	JUNCTION BOX (AS NOTED)
	CATCH BASIN
	STORM DRAIN MANHOLE/INLET
	GAS METER
	GAS VALVE
	WATER VALVE (WV)
	FIRE HYDRANT(FH)
	CONNECTION(FDC)
	WATER METER
	SIGN
	DIRECTIONAL ARROW
	BOLLARD



OWNER
BB HOLDINGS CA, LLC
ATTN: DANIEL BATTY
110 SW 4TH STREET
GRANTS PASS, OR 97526

ENGINEER
BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVE., SOUTH
KENT, WA 98032
TEL: (425) 251-6222
CONTACT: HAL P. GRUBB, P.E.

SURVEYOR
TERRAMARK, INC.
8196 SW HALL BOULEVARD, SUITE 111
BEAVERTON, OR 97008
TEL: (503) 860-2255
CONTACT: MICHAEL A. HOFFMAN, L.S.

DEVELOPER
DUTCH BROS. COFFEE
110 SW 4TH STREET
GRANTS PASS, OR 97526
TEL: (916) 765-7270
CONTACT: JOHN CAGLIA

BUILDING ARCHITECT
ARMET DAVIS NEWLOVE & ASSOCIATES
1330 OLYMPIC BLVD.
SANTA MONICA, CA 90404
TEL: (310) 452-5533
CONTACT: PAUL DEPPE

GEOTECHNICAL
TERRACON CONSULTANTS, INC.
23041 AVENIDA DE LA CARLOTA, SUITE 350
LAGUNA HILLS, CA 92653
TEL: (949) 261-0051
CONTACT: SCOTT G. LAWSON, P.E., G.E.

LANDSCAPE ARCHITECT
EVERGREEN DESIGN GROUP
1600 BROADWAY, SUITE 1600
DENVER, CO 80202
TEL: (800) 680-6630
CONTACT: RODNEY MCNABB, L.L.A.

MONUMENT PROTECTION NOTE:

ALL EXISTING SURVEY MONUMENTS ARE TO BE PRESERVED PER CALIFORNIA SENATE BILL 1467. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT MONUMENTS ARE PROPERLY PROTECTED AND/OR PERPETUATED. IF ANY OF THE MONUMENTS ARE DISTURBED OR ARE NEAR THE AREA OF CONSTRUCTION, A LICENSED SURVEYOR MUST CONFIRM THAT THE MONUMENTS HAVE BEEN PROTECTED AND/OR PERPETUATED AND THE APPROPRIATE DOCUMENTATION HAS BEEN RECORDED. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR OBTAINING PERMITS FROM ANY JURISDICTIONS HAVING AUTHORITY FOR REMOVING AND REPLACING ALL SURVEY MONUMENTATION THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITY. UPON COMPLETION OF CONSTRUCTION, ALL MONUMENTS DISPLACED, REMOVED, OR DESTROYED SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR, AT THE COST AND AT THE DIRECTION OF THE CONTRACTOR, PURSUANT TO THESE REGULATIONS. THE APPROPRIATE FORMS FOR REPLACEMENT OF SAID MONUMENTATION SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR.

HORIZONTAL CONTROL NOTE:

CONTRACTOR SHALL HAVE ALL PROPERTY LINES, CURB, SIDEWALK, STRUCTURES, CONCRETE PADS AND ANY OTHER ABOVE GROUND PERMANENT STRUCTURE DEPICTED ON THESE PLANS STAKED FOR CONSTRUCTION BY A LICENSED SURVEYOR. LICENSED SURVEYOR SHALL STAKE ALL ITEMS USING COORDINATE GEOMETRY (RECTIFIED TO SITE CONTROL) CONTAINED IN CAD DRAWING FILES PROVIDED BY BARGHAUSEN CONSULTING ENGINEERS, INC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO RETRIEVE LATEST CAD FILES FROM BARGHAUSEN CONSULTING ENGINEERS INC., REFLECTING ANY ISSUED PLAN REVISIONS. BARGHAUSEN CONSULTING ENGINEERS SHALL IMMEDIATELY BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.

UTILITY CONFLICT NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLES THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 811 AND THEN POTHOLES ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL NOTIFY BARGHAUSEN CONSULTING ENGINEERS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

BENCHMARK:

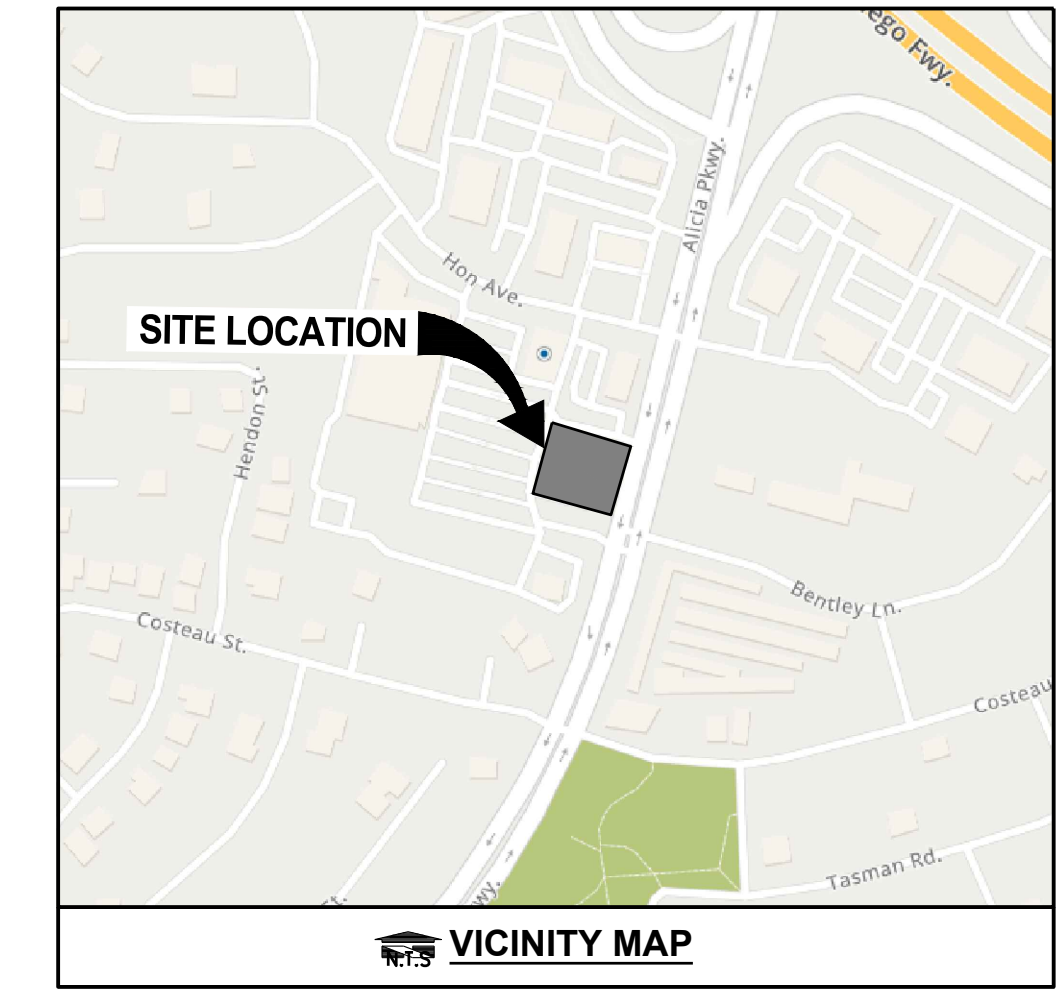
ELEVATIONS SHOWN HEREON AREA BASED ON ORANGE COUNTY BENCHMARK 3HH-3-777, WHICH BEARS AN ELEVATION OF 340.572' ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, LEVEL YEAR 1991.

FLOOD ZONE:

THE FLOOD ZONE DESIGNATION FOR THE SUBJECT PROPERTY IS ZONE X (0.2% ANNUAL CHANCE FLOOD HAZARD), ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 06059C0427J, EFFECTIVE DECEMBER 3, 2009.

EXISTING TOPOGRAPHY / SURVEY INFORMATION NOTE:

AN A.L.T.A./N.S.P.S. TOPOGRAPHIC AND BOUNDARY SURVEY DATED APRIL 14, 2023; PERFORMED BY TERRAMARK, INC. AND HAS BEEN PROVIDED TO BARGHAUSEN CONSULTING ENGINEERS, INC. BARGHAUSEN CONSULTING ENGINEERS, INC. HAS NOT VERIFIED THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. SITE DESIGN HAS BEEN BASED ON ABOVE REFERENCED SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE OWNER TO HAVE ALL IMPROVEMENTS FIELD VERIFIED PRIOR TO CONSTRUCTION. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF BARGHAUSEN CONSULTING ENGINEERS, INC. IMMEDIATELY.



PROJECT DATA

NAME: DUTCH BROS COFFEE - LAGUNA HILLS, CA
ADDRESS: 24801 ALICIA PARKWAY
LAGUNA HILLS, CA 92653
GROSS PROJECT AREA: 29,624 SF (0.68 ACRES)
PARCEL AREA: 33,540 SF (0.77 ACRES)
BUILDING: 950 SF

DEVELOPMENT STANDARDS:
LOT COVERAGE: 50% MAX.
LANDSCAPE COVERAGE: 15% MIN.

PROPOSED BUILDING SETBACKS:
MINIMUM FRONT YARD = 10FT
MINIMUM SIDE YARD = 10FT
MINIMUM REAR YARD = 20FT ABUTTING RESIDENTIAL, 10FT ABUTTING NON-RESIDENTIAL

ADJACENT ZONING:
THE PARCEL IS BOUNDED TO THE NORTH, SOUTH, AND WEST BY PROPERTIES ZONED AS NMU (NEIGHBORHOOD MIXED USE). THE EASTERN BORDER OF THE PROPERTY IS BOUNDED BY ALICIA PARKWAY.

PARKING SPACES:

- REQUIRED: 1 SPACES (1 SPACE PER 1000SF GROSS FLOOR AREA)
- PROPOSED: 6 REGULAR SPACES, 1 ADA STALL
- BICYCLE: 4 SPACES

PROPOSED GROUND COVER SUMMARY (ON-SITE):

BUILDINGS:	950 SF	(3.2%)
OUTDOOR PATIO:	335 SF	(1.2%)
PARKING, MANEUVERING, TRASH ENC.:	13,140 SF	(44.4%)
WALKWAYS:	1,865 SF	(6.3%)
LANDSCAPE:	13,319 SF	(45.0%)
	29,624 SF	(100.00%)

LANDSCAPE BREAKDOWN:

PERIMETER:	2,051 SF	(15.4%)
INTERIOR:	11,268 SF	(84.6%)
	13,319 SF	(100.00%)

Sheet List Table

Sheet Number	Sheet Title
C1.0	COVER SHEET
C1.1	EXISTING CONDITIONS MAP
C2.0	PRELIMINARY SITE PLAN
C2.1	COLORED CONCEPTUAL SITE PLAN
C3.0	PRELIMINARY DRAINAGE AND GRADING PLAN
C3.1	DETENTION SYSTEM PROFILE
C4.0	PRELIMINARY UTILITY PLAN
C4.1	UTILITY DETAILS AND NOTES
C5.0	DETAILS AND NOTES
LP-1	LANDSCAPE PLANTING PLAN
LP-2	LANDSCAPE PLANTING SPECIFICATIONS AND DETAILS

Job Number
22775

Sheet
C1.0

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

Designed: NRN
Drawn: NRN
Checked: MTL
Approved: HFC
Date: 12/09/23

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

Job Number
22775

Sheet
C1.0

2019 DB
Referencing USA, LLC

Title:
**COVER SHEET
24801 ALICIA PARKWAY
LAGUNA HILLS, CA**

DUTCH BROS
Coffee

For:
Not for Construction
LICENSED PROFESSIONAL ENGINEER
HAL P. GRUBB
STATE OF CALIFORNIA

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

Designed: NRN
Drawn: NRN
Checked: MTL
Approved: HFC
Date: 12/09/23

Job Number
22775

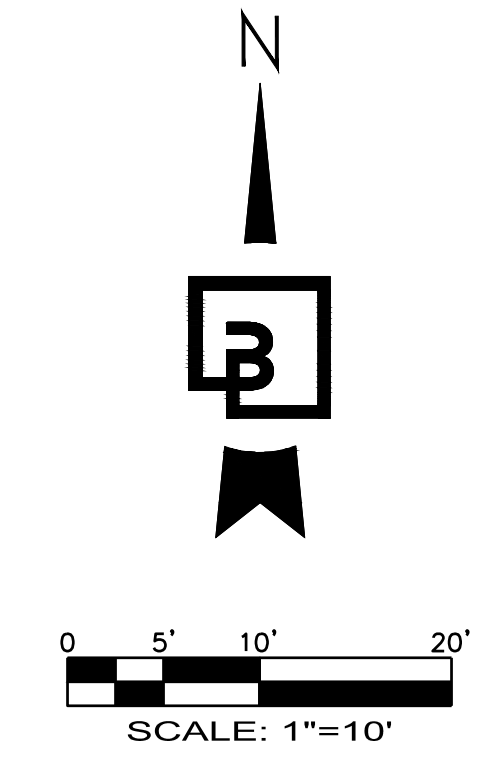
Sheet
C1.0

2019 DB
Referencing USA, LLC

PRELIMINARY NOT FOR CONSTRUCTION

DUTCH BROS. COFFEE - CA7101 - LAGUNA HILLS, CA
 24801 ALICIA PARKWAY, LAGUNA HILLS, CA
 COLORED CONCEPTUAL SITE PLAN

ACCESSIBLE PATH OF TRAVEL NOTE:
 WALKWAYS ALONG ACCESSIBLE ROUTES OF TRAVEL SHALL BE CONTINUOUSLY ACCESSIBLE, A MINIMUM 48" IN WIDTH, HAVE A MAXIMUM 1.5% CROSS SLOPE, AND SHALL HAVE RAMP COMPLIING WITH ADA STANDARDS WHERE NECESSARY TO CHANGE ELEVATION AT A LONGITUDINAL SLOPE EXCEEDING 5% (1:20).

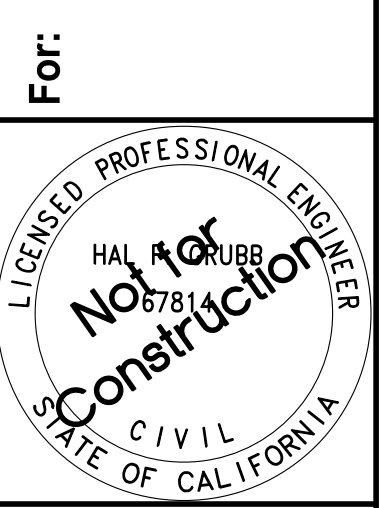
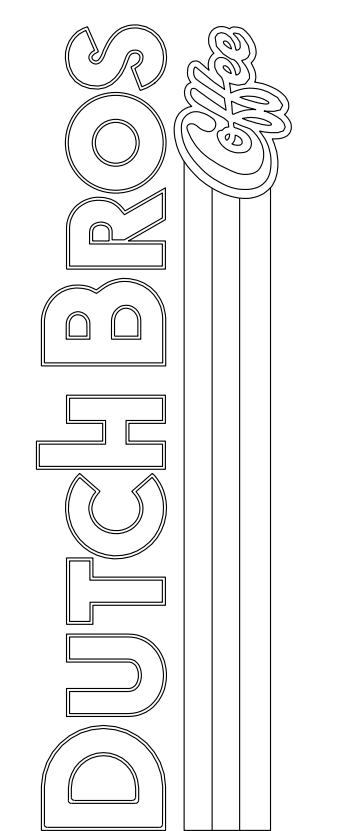


LEGEND	
BUILDING LINE	
EXISTING CURB TO REMAIN	
PROPOSED CURB	
PROPOSED LANDSCAPING	
PROPOSED ASPHALT	
PROPOSED CONCRETE	
PROPOSED DETECTABLE WARNING STRIP	
PROPOSED NO PARKING STRIPING	
PROPOSED WATER SERVICE	
PROPOSED SEWER	
PROPOSED POWER SERVICE	
PROPOSED ACCESSIBLE PATH	
PROPOSED 2FT X 2FT CATCH BASIN	
PROPOSED TYPE 2 MANHOLE	
PROPOSED MODULAR WETLAND	
PROPOSED SEWER CLEANOUT	
PROPOSED GREASE INTERCEPTOR	

① SITE PLAN NOTES:

1. LOCATION OF DUTCH BROS COFFEE STAND. SEE ARCHITECTURAL PLANS FOR DETAILS.
2. LOCATION OF AWNING OUTLINE. SEE ARCHITECTURAL PLANS FOR DETAILS.
3. PROPOSED 24'X11' CMU TRASH ENCLOSURE WITH CONCRETE PAD.
4. PROPOSED CONCRETE BARRIER CURB, TYPICAL.
5. PROPOSED ASPHALT PAVEMENT, TYPICAL.
6. PROPOSED ON-SITE CONCRETE PAVEMENT, TYPICAL.
7. PROPOSED ON-SITE CONCRETE SIDEWALK (WIDTH VARIES), TYPICAL.
8. PROPOSED ACCESSIBLE RAMP, TYPICAL.
9. PROPOSED DIRECTIONAL PAVEMENT MARKINGS, TYPICAL.
10. PROPOSED NO PARKING STRIPING. STRIPES 4" WIDE, 45 DEGREE, 24" O.C. SAFETY WHITE, TYPICAL.
11. PROPOSED LANDSCAPE AREA, TYPICAL.
12. NEAT SAWCUT LINE. HOT TAR SEAL JOINT, TYPICAL.
13. PROPOSED LOCATION OF SIGN. REFER CONSTRUCT CONCRETE PAD IF IN LANDSCAPED AREA.
14. PROPOSED ACCESSIBLE STALL.
15. PROPOSED CONTINENTAL STYLE CROSSWALK.
16. PROPOSED ADS STORMTECH CHAMBER SYSTEM (MC3500 - DETENTION).
 VOLUME: 5758 CF
 FOOTPRINT: 60FT X 30FT
17. PROPOSED 4'x8' MODULAR WETLAND.
18. 2FT X 2FT PRECAST CONCRETE CATCH BASIN.
19. PROPOSED GUARDRAIL.
20. PROPOSED LANDSCAPE POT.
21. PROPOSED CURB AND GUTTER.
22. PROPOSED OUTDOOR PATIO.
23. PROPOSED PICKUP WINDOW.
24. PROPOSED ACCESSIBLE PATH.

Title: **COLORED CONCEPTUAL SITE PLAN**
 24801 ALICIA PARKWAY
 LAGUNA HILLS, CA

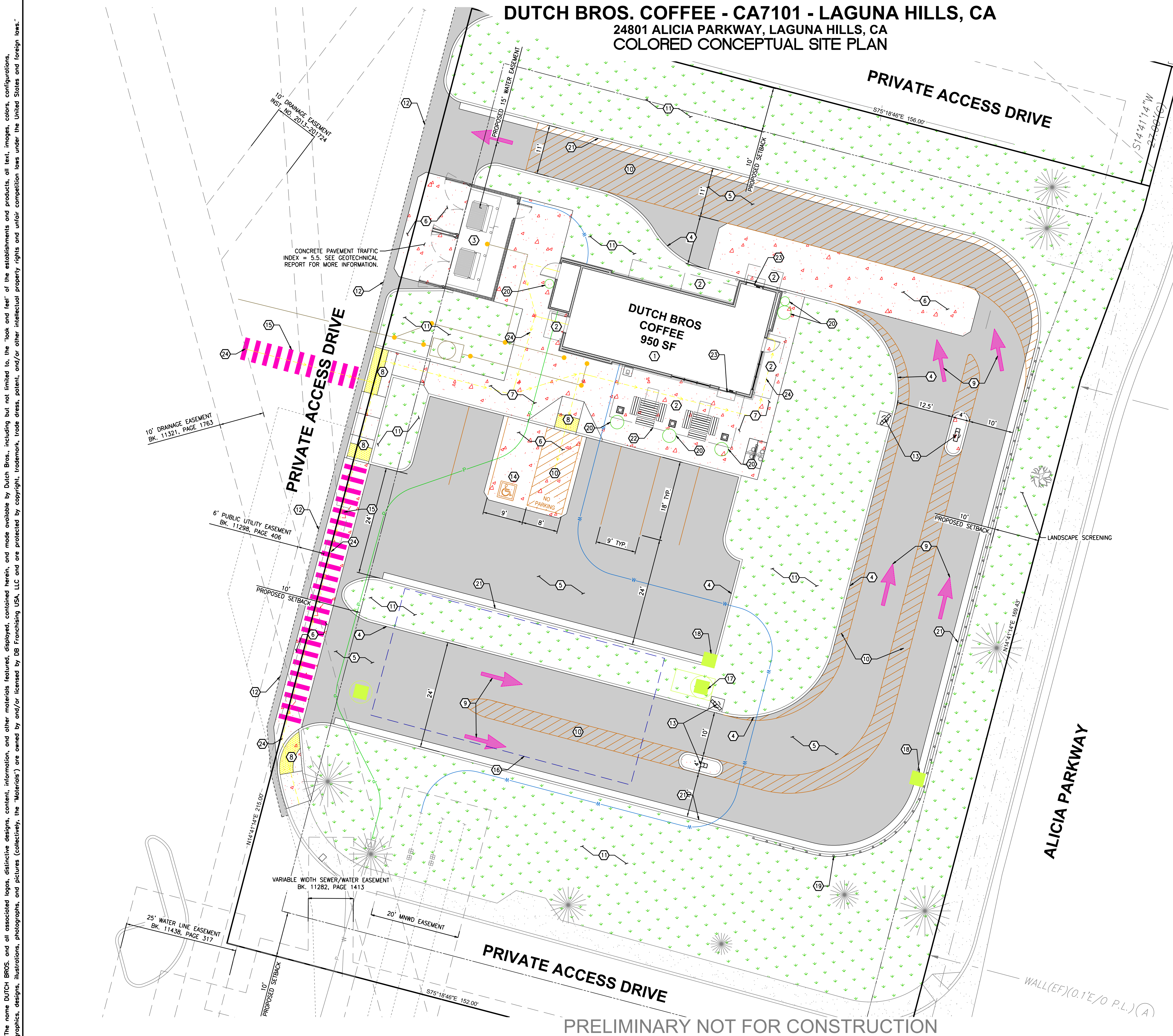


Scale:	Horizontal	Vertical
	1"=10'	N/A

Designed: NRN
 Drawn: NRN
 Checked: MTL
 Approved: HFC
 Date: 12/08/23

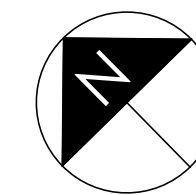
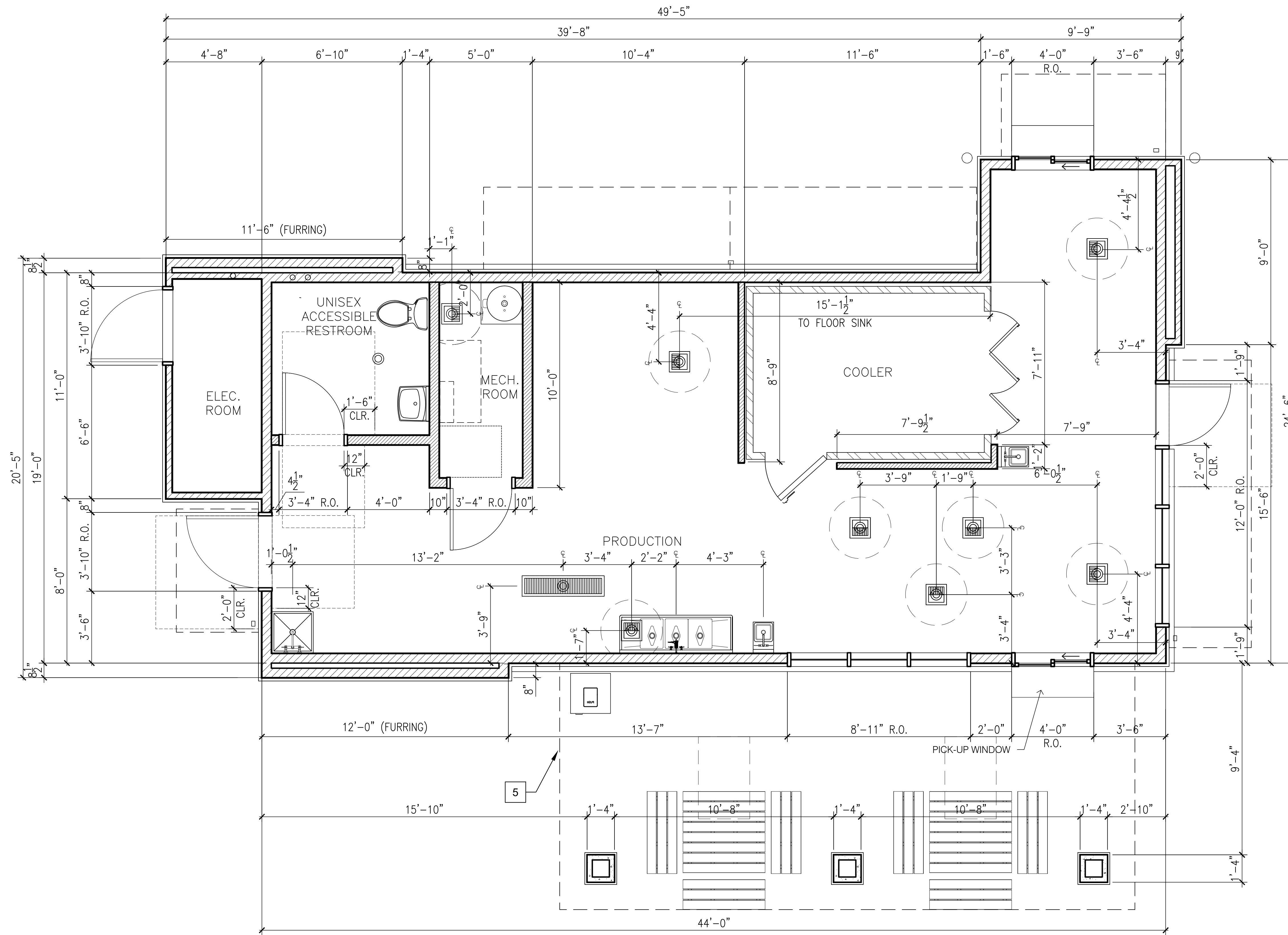
Barghausen Consulting Engineers, Inc.
 18215 72nd Avenue South
 Kent, WA 98032
 425.251.6222 barghausen.com

Job Number: **22775**
 Sheet: **C2.1**
 2019 DB
 Franchising USA, LLC



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

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, and/or other intellectual property rights and unfair competition laws under the United States and foreign laws.



1 FLOOR PLAN

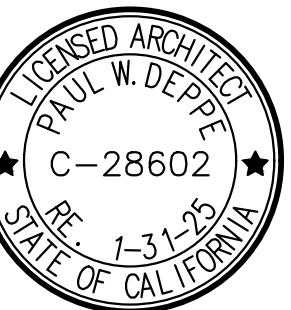
SCALE: 3/8" = 1'-0"



ARMÉT DAVIS NEWLOVE & ASSOCIATES, AIA ARCHITECTS

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

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



Project No: CA7101
Dutch Bros Coffee - New Freestanding Store
2550 - A2 PROTOTYPE

24901 ALICIA PKWY.
LAGUNA HILL, CA 92653

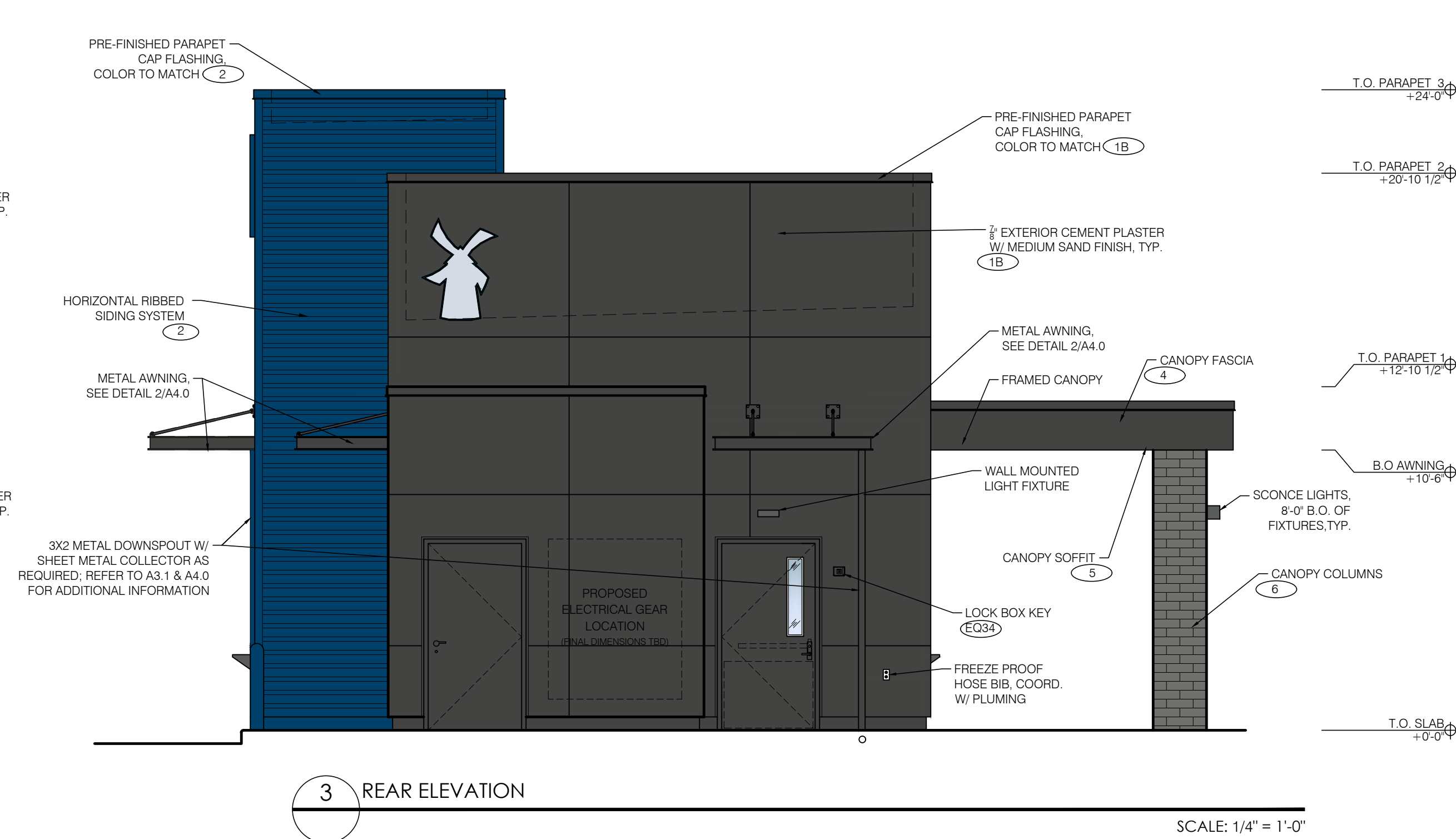
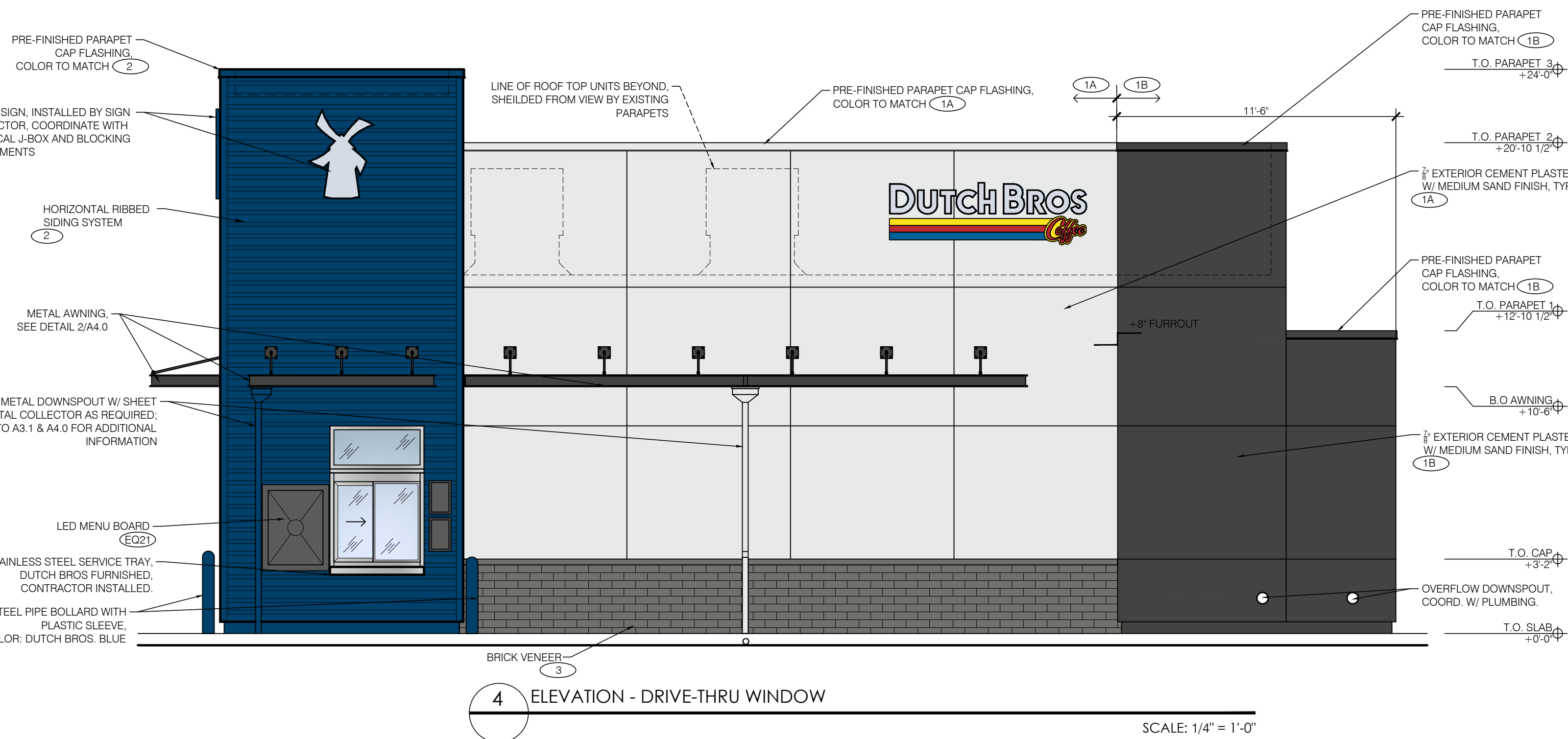
DATE: 04/28/2023	DESCRIPTION:
REV: DATE:	DESCRIPTION:
SHEET NAME:	
FLOOR PLAN/ DETAILS/ SCHEDULES	
SHEET NUMBER:	

A2.0

© 2019 DB Franchising USA, LLC

Y:\Active\Projects\Dutch-Bros\23-CA7101-2550-A2-Prototype-Laguna-Hill-CA\Drawings\CA7101-A2.0-FLOORPLAN-A2.dwg
12/6/2023 3:18:34 PM, kerd

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 "lock and feel" of the establishments and products, all text, images, colors, configurations, and/or other intellectual property rights and unfair competition laws under the United States and foreign laws.

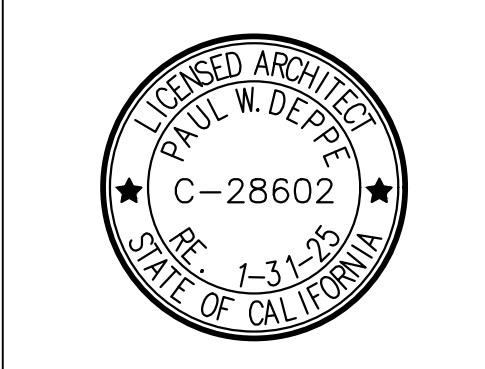


EXTERIOR FINISH SCHEDULE				
ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BODY)				
1A	EXTERIOR CEMENT PLASTER	SHERWIN WILLIAMS	8656-11295 - BLDG DB DARK GRAY	3-COAT SYSTEM W/ ACRYLIC MEDIUM SAND FINISH; REVEALS AS SHOWN
1B	EXTERIOR CEMENT PLASTER	SHERWIN WILLIAMS	SW7069 - IRON ORE	3-COAT SYSTEM W/ ACRYLIC MEDIUM SAND FINISH; REVEALS AS SHOWN
ZONE 2 (TOWER) (Z2)				
2	METAL PANEL	WESTERN STATES METAL ROOFING	WESTERN WAVE, 24 ga.	ORIENTATION: HORIZONTAL; COLOR: BLDG DB BLUE
ZONE 3 (3'-2" BASE)				
3	BRICK VENEER	BELDEN BRICK	TITANIUM VELOUR	BRICK VENEER STILL TO MATCH
ZONE 4 (FRAMED CANOPY)				
4	FASCIA	WESTERN STATES METAL ROOFING	METAL FASCIA	COLOR TO MATCH SHERWIN WILLIAMS SW7069 IRON ORE
5	SOFFIT	HEWN ELEMENTS	NATURAL NORTHWESTERN SPRUCE	1X6, T&G, 3/8" REVEAL
6	COLUMNS	BELDEN BRICK	TITANIUM VELOUR	
NOTE: PROVIDE 3"X2" SMOOTH DOWNSPOUTS AND ALL NECESSARY ADAPTORS AT AWNING AND CANOPY LOCATIONS; DOWNSPOUT COLOR TO MATCH BODY MATERIAL PER ELEVATION				



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

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



Project No: CA7101
Dutch Bros Coffee - New Freestanding Store
2550 - A2 PROTOTYPE
24901 ALICIA PKWY.
LAGUNA HILL, CA 92653

DATE: 04/28/2023
REV: DATE: DESCRIPTION:

SHEET NAME:
BUILDING ELEVATIONS
COLOR

SHEET NUMBER:
A6.1

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, and other intellectual property rights and unfair competition laws under the United States and foreign laws.



Alicia Pkwy view of drive-thru window



Alicia Pkwy view of walkup window and frontage



Parking Lot view of walkup window



Parking Lot view of BOH



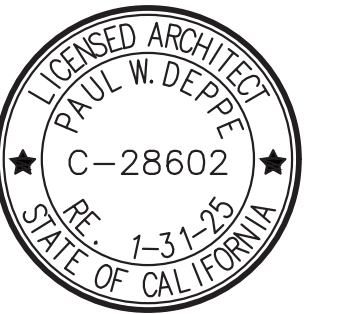
Entrance view from Alicia Pkwy



ARMÉT DAVIS NEWLOVE & ASSOCIATES, AIA ARCHITECTS

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

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



Project No: CA7101
Dutch Bros Coffee - New Freestanding Store
2550 - A2 PROTOTYPE
24901 ALICIA PKWY.
LAGUNA HILL, CA 92653

REV: DATE:	DESCRIPTION:

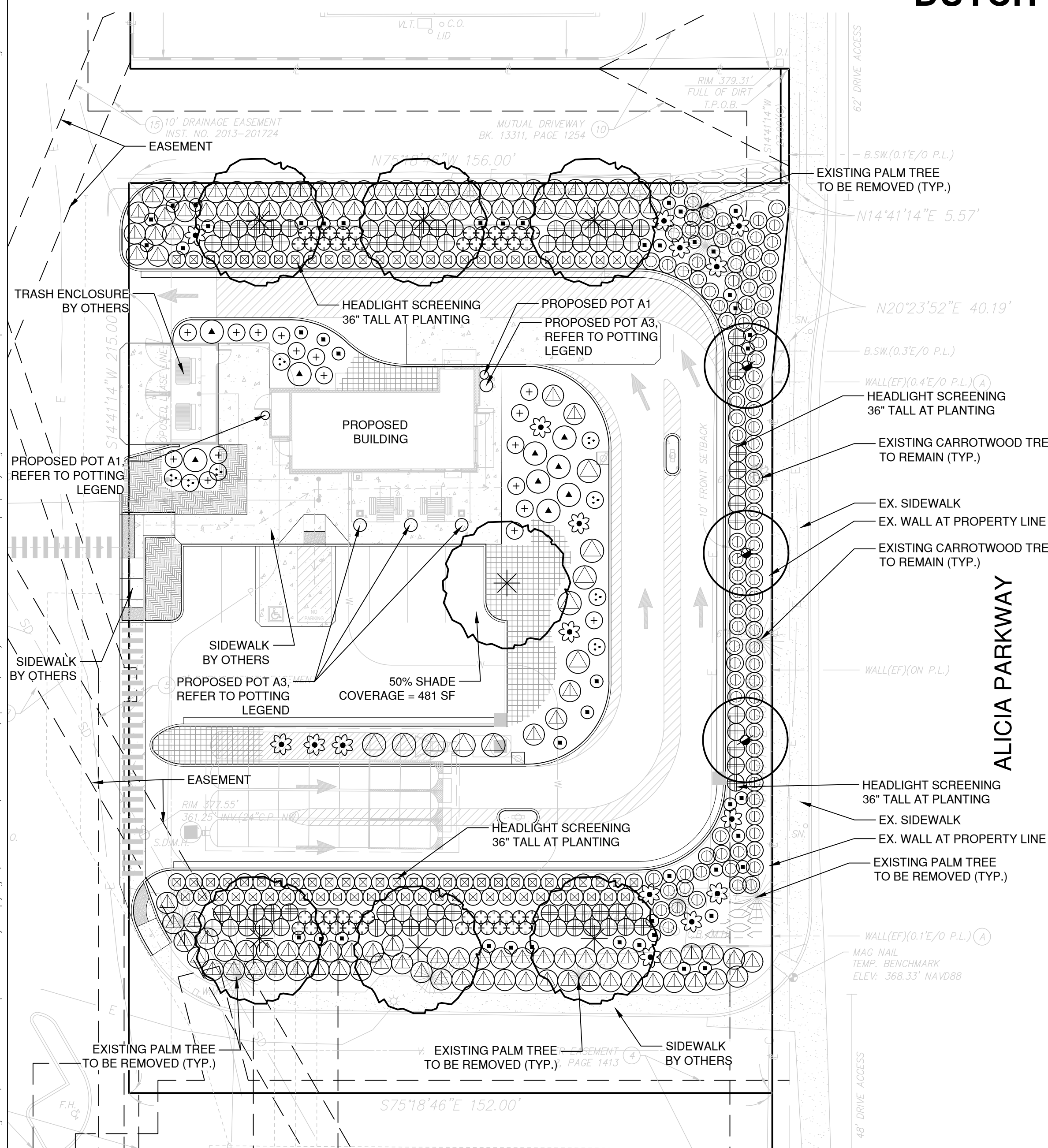
SHEET NAME:

3D RENDERINGS

SHEET NUMBER:

DUTCH BROS. COFFEE - CA7101 - LAGUNA HILLS, CA

24801 ALICIA PARKWAY, LAGUNA HILLS, CA



PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	CAL	HEIGHT	QTY
TREES						
	PLATANUS RACEMOSA 'ROBERTS' ROBERTS CALIFORNIA SYCAMORE	36" BOX	M	2.5" CAL	10'-12'	3
	ULMUS PARVIFOLIA 'TRUE GREEN' TRUE GREEN LACEBARK ELM	36" BOX	M	1.5" CAL	6'-8'	7
SHRUBS						
	AGAVE X 'BLUE FLAME' BLUE FLAME AGAVE	5 GAL	VL	4X3		16
	ALOE STRIATA CORAL ALOE	5 GAL	L	2X2		48
	CARISSA MACROCARPA 'GREEN CARPET' GREEN CARPET NATAL PLUM	5 GAL	L	4X2		97
	DIETES BICOLOR FORTNIGHT LILY	3 GAL	L	3X3		47
	DIETES GRANDIFLORA 'SUNSTRIFE' YELLOW STRIPED FORTNIGHT LILY	3 GAL	L	3X4		79
	FRANGULA CALIFORNICA 'EVE CASE' EVE CASE COFFEEBERRY	5 GAL	L	6X8		9
	LOMANDRA LONGIFOLIA 'ROMA 13' PLATINUM BEAUTY® VARIEGATED MAT RUSH	5 GAL	L	3X3		17
	MUHLBERGIA DUBIA PINE MUHLY	5 GAL	L	3X3		8
	MUHLBERGIA RIGENS DEER GRASS	5 GAL	L	5X5		10
	Olea europaea 'MONTRA' LITTLE OLLIE® OLIVE	5 GAL	L	5X5		83
	WESTRINGIA FRUITICOSA 'NFL25' MUNDI™ COAST ROSEMARY	5 GAL	L	5X2		117
GROUND COVERS						
	DIANELLA TASMANICA 'VARIEGATA' VARIEGATED FLAX LILY	1 GAL	L	2X2		80
	LOMANDRA LONGIFOLIA 'BREEZE' BREEZE™ MAT RUSH	1 GAL	L	3X3		112
	SENECIO MANDRALISCAE BLUE FINGERS	1 GAL	L	3X1		67

PROJECT TEAM

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

LANDSCAPE CALCULATIONS

GENERAL CALCULATIONS:	
LANDSCAPE AREA PROVIDED:	13,319 SF
PERIMETER LANDSCAPE PROVIDED:	2,051 SF (15.40%)
INTERIOR LANDSCAPE PROVIDED:	11,268 SF (84.60%)
TURF AREAS PROPOSED:	0 SF (0%)
PARKING LOT LANDSCAPE:	7 STALLS
PARKING STALL PROPOSED:	1 TREE (1 PER 6 STALLS)
PARKING LOT SHADE:	1,295 SF
PARKING LOT AREA:	259 SF (20%)
PARKING LOT SHADE REQUIRED:	1 TREE
PARKING LOT SHADE PROVIDED:	W/30' CANOPY @ 50% = 481 SF TOTAL SHADE = 481 SF

MULCHES

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

ROOT BARRIERS

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

DECLARATION OF WATER EFFICIENT LANDSCAPE ORDINANCE

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

BLAKE TOMILLOSO-RHINEHART, LANDSCAPE ARCHITECT
DATE: 12.3.2023
CA LICENSE #6255
REGISTRATION: 8-31-24
EXP. DATE

MWEO NOTES

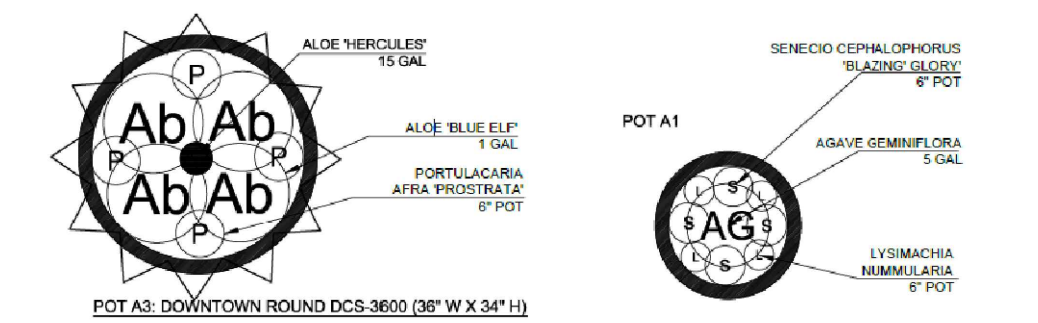
- A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
- A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR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

SOILS NOTE

FOR SOILS LESS THAN 8% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL EXCEPT WITHIN THE TPZ OF PROTECTED TREES, WHICH SHALL RECEIVE 4 - 6" OF HARDWOOD CHIP MULCH.

POTTING LEGEND

- POT A3 - DOWNTOWN ROUND (DCS-3600) - COLOR SHADOW - SANDBLAST FINISH - INSTALL W/ SELF-WATERING RESERVOIR (CWM-1714-3K)
POT DIMENSIONS: 36"X22.5"X34"
PLANT MATERIAL: INSTALL WITH PLANT MATERIAL PER PLANTING DIAGRAM BELOW
(1) ALOE 'HERCULES' - 15 GAL
(4) ALOE 'BLUE ELF' - 1 GAL
(4) PORTULACARIA AFRA 'PROSTRATA' - 6" POT
- POT A1 - DOWNTOWN ROUND (DCS-2400) - COLOR SHADOW - SANDBLAST FINISH - INSTALL W/ SELF-WATERING RESERVOIR (CWM-1114-2K)
POT DIMENSIONS: 24"X15.5"X27"
PLANT MATERIAL: INSTALL WITH PLANT MATERIAL PER PLANTING DIAGRAM BELOW
(1) AGAVE GEMINFLORA - 5 GAL
(4) SENECIO CEP. 'BLAZING GLORY' - 6" POT
(4) LYSIMACHIA NUMMULARIA - 6" POT



GENERAL GRADING AND PLANTING NOTES

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

IRRIGATION CONCEPT

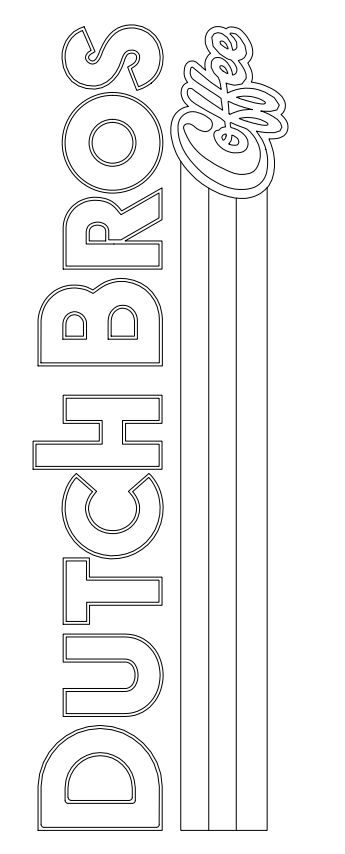
- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
- THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW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



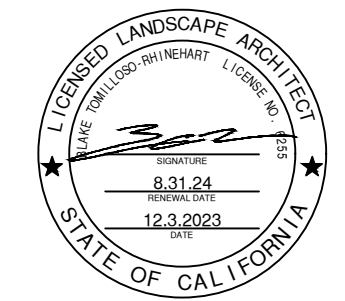
PRELIMINARY NOT FOR CONSTRUCTION

LANDSCAPE PLANTING PLAN
24801 ALICIA PARKWAY
LAGUNA HILLS, CA

Title:



For:



Scale:

Horizontal

Vertical

Designed: NRN

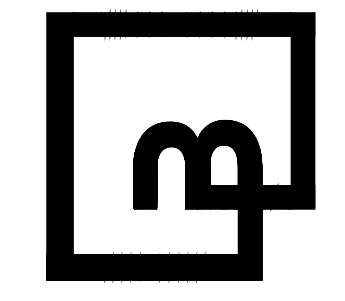
Drawn: NRN

Checked: MTL

Approved: HFG

Date: 07/11/23

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



Job Number: 22775

Sheet: LP-1

2019 DB
Preliminary

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 "flock and leaf" of the establishments and products, all text, images, colors, configurations, photographs, illustrations, and other materials are trademarks, registered trademarks, or service marks of Dutch Bros. Franchising USA, LLC and are protected by copyright, trademark, trade dress, patent, and/or other intellectual property rights and unfair competition laws under the United States and foreign laws.

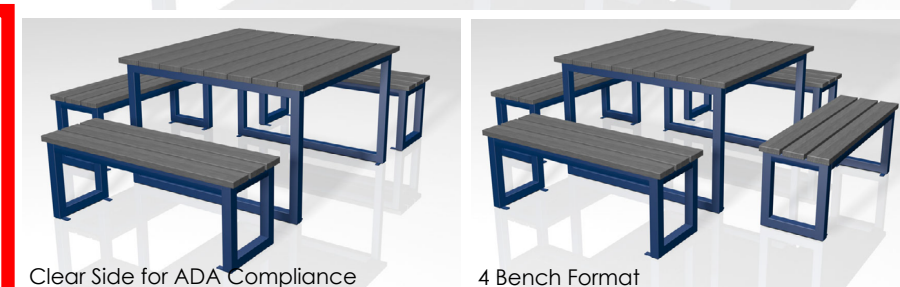
OUTDOOR TABLE

TABLE & BENCH PICNIC SET (Square)

Table Top / Seat Top: Recycled Plastic Lumber
 Support Frame: Powder Coated Mild Steel
 Bolt Down
 Weather Resistant Materials for Outdoor Use
 *ADA Compliant with Open Side

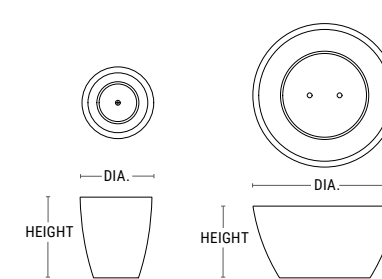


	Short Description Outdoor Table, bolt-down Outdoor Bench, bolt-down	Part Number F0148-DB F0848-DB	Dimensions 48" x 48" x 30" 18" x 48" x 18"
--	--	--	---



Downtown Collection GFRc Round

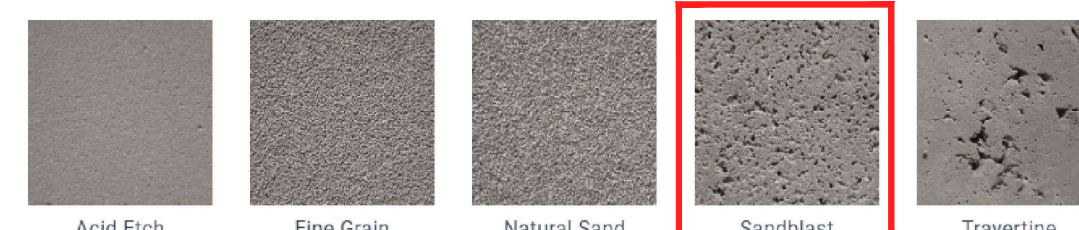
- Lightweight GFRc concrete planters; durable despite low weight
- Coordinates with our self-watering container irrigation products
- Round planter sizes from 18" to 72"
- Drain holes standard, no drain holes upon request



PRODUCT	SHAPE	DIA.	HEIGHT	WEIGHT (LBS.)	VOLUME (GALLONS)	INTERIOR DIA.	INTERIOR HEIGHT	IRRIGATION
DCS-1808	Round	18" dia	18"	6.5	1.6	16.5" dia	17" dia	CWM-1380/CWM-1114-M85
DCS-2418	Round	24" dia	20"	18.5	3.2	23.5" dia	23" dia	CWM-1680/CWM-1114-26
DCS-2418	Round	24" dia	18"	8.5	2.5	20" dia	22" dia	CWM-1680/CWM-1114-26
DCS-3000	Round	30" dia	32"	18.5	6.7	30" dia	30" dia	CWM-2180/CWM-1114-26
DCS-3600	Round	36" dia	34"	24.0	11	32" dia	32" dia	CWM-2580/CWM-1114-26
DCS-3614	Round	36" dia	34"	36.0	9	32" dia	30" dia	CWM-2174-26
DCS-3642	Round	36" dia	42"	39.5	13.7	32" dia	32" dia	CWM-2980/CWM-1120-26
DCS-4200	Round	42" dia	36"	30.0	16	38" dia	35.5" dia	CWM-3380/CWM-1120-26
DCS-4800	Round	48" dia	36"	36.0	26.5	44" dia	31.5" dia	CWM-1120-26
DCS-4814	Round	48" dia	34"	24.0	16	44" dia	35.5" dia	CWM-2914-M85
DCS-6000	Round	60" dia	42"	51.0	28	50" dia	37" dia	CWM-2920-26
DCS-6014	Round	60" dia	34"	35.5	28	50" dia	41.5" dia	CWM-2914-26
DCS-7200	Round	72" dia	42"	64.5	69.4	68" dia	44" dia	CWM-2920-26

SHADOW

GFRc LIGHTWEIGHT CONCRETE



SELF-WATERING RESERVOIR REFERENCE:

- A-1, DOWNTOWN ROUND DCS-2400: CWM-1114-2K, WATERPROOF WITH TOURNESEAL
- A-3, DOWNTOWN ROUND DCS-3600: CWM-1714-3K, WATERPROOF WITH TOURNESEAL

BIKE RACK

CUSTOMER APPROVAL:
 X _____ DATE: _____
 X _____

FORMS+SURFACES
 OLYMPIA BIKE RACK
 18" x 36" x 18" (H)
 18" x 36" x 18" (H)
 18" x 36" x 18" (H)

OLYMPIA BIKE RACK

Work with locations:
 • Place bike rack in level location. Make sure anchor hole location is level with ground.

Drill holes:
 • Use 1/2" diameter bit to drill 1/2" deep x 1/2" diameter anchor hole at each location. Double check depth of 1/2" with a depth gauge.

Insert & set anchors:
 • Use 1/2" diameter bit to drill 1/2" deep x 1/2" diameter anchor hole at each location. Double check depth of 1/2" with a depth gauge.

OLYMPIA BIKE RACK

Position bike rack:
 • Position bike rack so that mounting holes line up with anchors.

Attach bike rack:
 • Use 1/2" diameter bit to drill 1/2" deep x 1/2" diameter anchor hole at each location. Double check depth of 1/2" with a depth gauge.

Tighten bolts:
 • Tighten bolts and wing nuts. Use torque wrench to tighten bolts to 10-15 ft-lbs.

OLYMPIA BIKE RACK

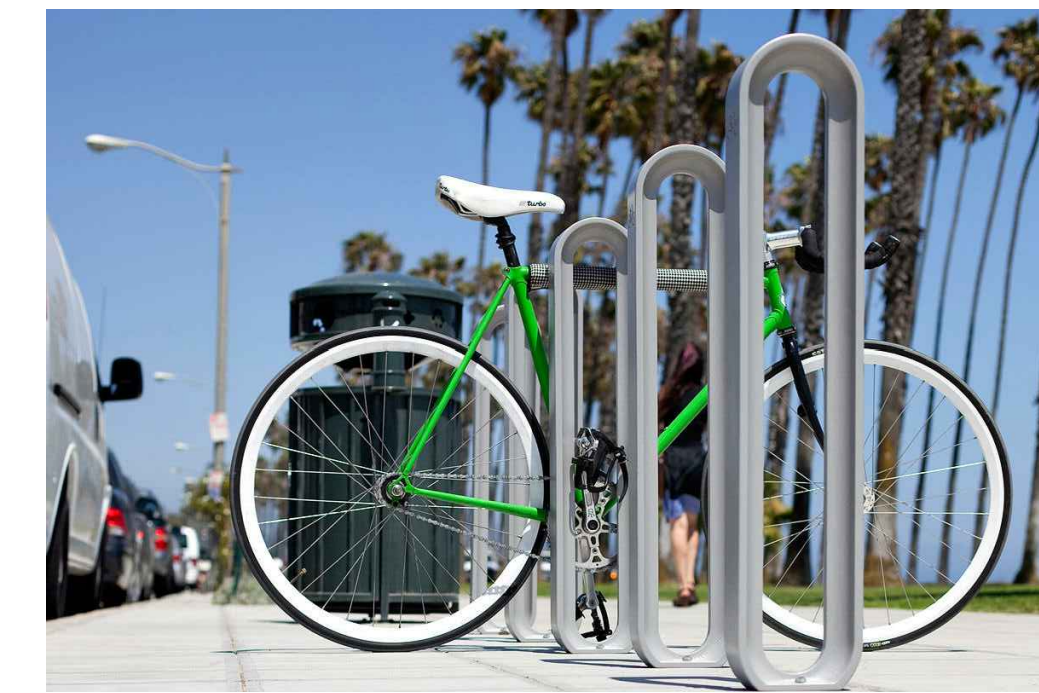
Position bike rack:
 • Position bike rack so that mounting holes line up with anchors.

Attach bike rack:
 • Use 1/2" diameter bit to drill 1/2" deep x 1/2" diameter anchor hole at each location. Double check depth of 1/2" with a depth gauge.

Tighten bolts:
 • Tighten bolts and wing nuts. Use torque wrench to tighten bolts to 10-15 ft-lbs.

POWDERCOAT CHART

COLOR TEXTURES:
 CLAY TEXTURE, MARBLED TEXTURE, DARK COFFEE TEXTURE, **BLACK TEXTURE**, BLUE TEXTURE, COOL GREY TEXTURE, LAGOON TEXTURE, OCEAN TEXTURE, MIST BLUE TEXTURE, LUSH GREEN TEXTURE, BLUE TEXTURE, JADE TEXTURE, WOOD TEXTURE, WHITE TEXTURE, ALUMINUM TEXTURE, ANTIQUA TEXTURE, BLACK TEXTURE



BIKE LOCKER (DOUBLE)

FRONT VIEW
SIDE VIEW
TOP VIEW
TRIFURC VIEW

Work with locations:
 • Place bike locker in level location. Make sure anchor hole location is level with ground.

Drill holes:
 • Use 1/2" diameter bit to drill 1/2" deep x 1/2" diameter anchor hole at each location. Double check depth of 1/2" with a depth gauge.

Insert & set anchors:
 • Use 1/2" diameter bit to drill 1/2" deep x 1/2" diameter anchor hole at each location. Double check depth of 1/2" with a depth gauge.

Work with locations:
 • Place bike locker in level location. Make sure anchor hole location is level with ground.

Drill holes:
 • Use 1/2" diameter bit to drill 1/2" deep x 1/2" diameter anchor hole at each location. Double check depth of 1/2" with a depth gauge.

Insert & set anchors:
 • Use 1/2" diameter bit to drill 1/2" deep x 1/2" diameter anchor hole at each location. Double check depth of 1/2" with a depth gauge.

BIKE LOCKER COLOR CHART STANDARD COLORS:
 BLACK PEARL, WHITE, SILVER GRAY, **GRAPHITE**, MESA TAN, FIRE ENGINE RED, EMERALD GREEN, CELESTIAL BLUE



TRASH RECEPTACLE

CUSTOMER APPROVAL:
 X _____ DATE: _____
 X _____

FORMS+SURFACES
 DISPATCH RECEPTACLE-48 GAL
 48" DIA. x 36" H
 48" DIA. x 36" H

DISPATCH RECEPTACLE

Work with locations:
 • Place trash receptacle in level location. Make sure anchor hole location is level with ground.

Drill holes:
 • Use 1/2" diameter bit to drill 1/2" deep x 1/2" diameter anchor hole at each location. Double check depth of 1/2" with a depth gauge.

Insert & set anchors:
 • Use 1/2" diameter bit to drill 1/2" deep x 1/2" diameter anchor hole at each location. Double check depth of 1/2" with a depth gauge.

DISPATCH RECEPTACLE

Work with locations:
 • Place trash receptacle in level location. Make sure anchor hole location is level with ground.

Drill holes:
 • Use 1/2" diameter bit to drill 1/2" deep x 1/2" diameter anchor hole at each location. Double check depth of 1/2" with a depth gauge.

Insert & set anchors:
 • Use 1/2" diameter bit to drill 1/2" deep x 1/2" diameter anchor hole at each location. Double check depth of 1/2" with a depth gauge.

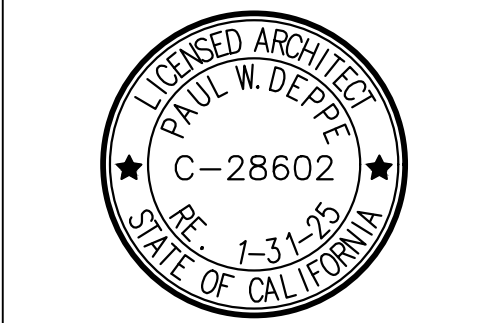
POWDERCOAT CHART

COLOR TEXTURES:
 CLAY TEXTURE, MARBLED TEXTURE, DARK COFFEE TEXTURE, **BLACK TEXTURE**, BLUE TEXTURE, COOL GREY TEXTURE, LAGOON TEXTURE, OCEAN TEXTURE, MIST BLUE TEXTURE, LUSH GREEN TEXTURE, BLUE TEXTURE, JADE TEXTURE, WOOD TEXTURE, WHITE TEXTURE, ALUMINUM TEXTURE, ANTIQUA TEXTURE, BLACK TEXTURE



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

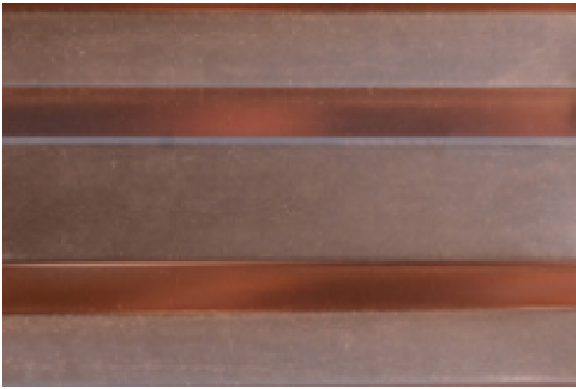
THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. RE-USE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS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



Project No: CA7101
 Dutch Bros Coffee - New Freestanding Store
 2550 - A2 PROTOTYPE
 24901 ALICIA PKWY.
 LAGUNA HILL, CA 92653

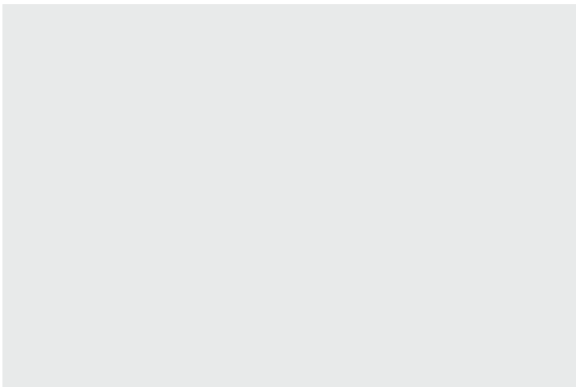
DATE: 04/28/2023
 REV: DATE: DESCRIPTION:
 SHEET NAME:
 SITE AMENITIES
 SHEET NUMBER:
SA1.0
 © 2019 DB Franchising USA, LLC

Y:\Active Projects\DutchBros\CA7101-24901-Alicia Pkwy- Laguna Hills- CA\Drawings\CA7101-24901-A2-AMENITIES-A2.dwg
 10/17/2023 2:08:34 PM LHEE



METAL PANEL AT TOWER
WESTERN STATES METAL - WESTERN WAVE, 24 GA
ORIENTATION: HORIZONTAL

COLOR: DUTCH BROS BLUE



EXTERIOR CEMENT PLASTER AT BUILDING
SHERWIN WILLIAMS - SW6995
COLOR: SUPERWHITE

BRICK VENEER AT WAINSCOT & COLUMNS
BELDEN BRICK
COLOR: TITANIUM VELOUR



EXTERIOR CEMENT PLASTER AT BUILDING,
CANOPY FASCIA & AWNINGS
SHERWIN WILLIAMS - SW7069
COLOR: IRON ORE

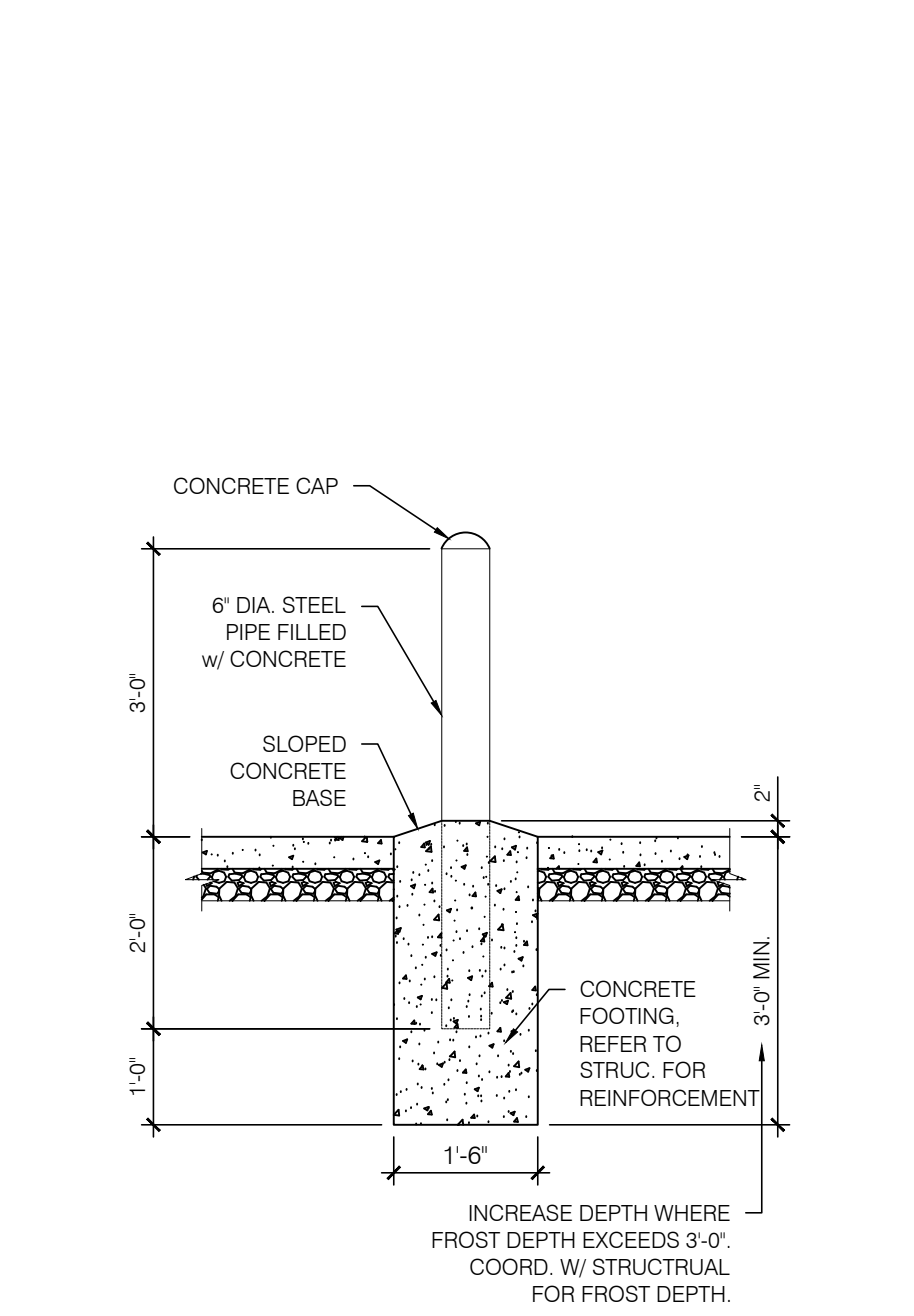


Dutch Bros Coffee CA7101
24901 Alicia Pkwy.
Laguna Hill, CA 92653

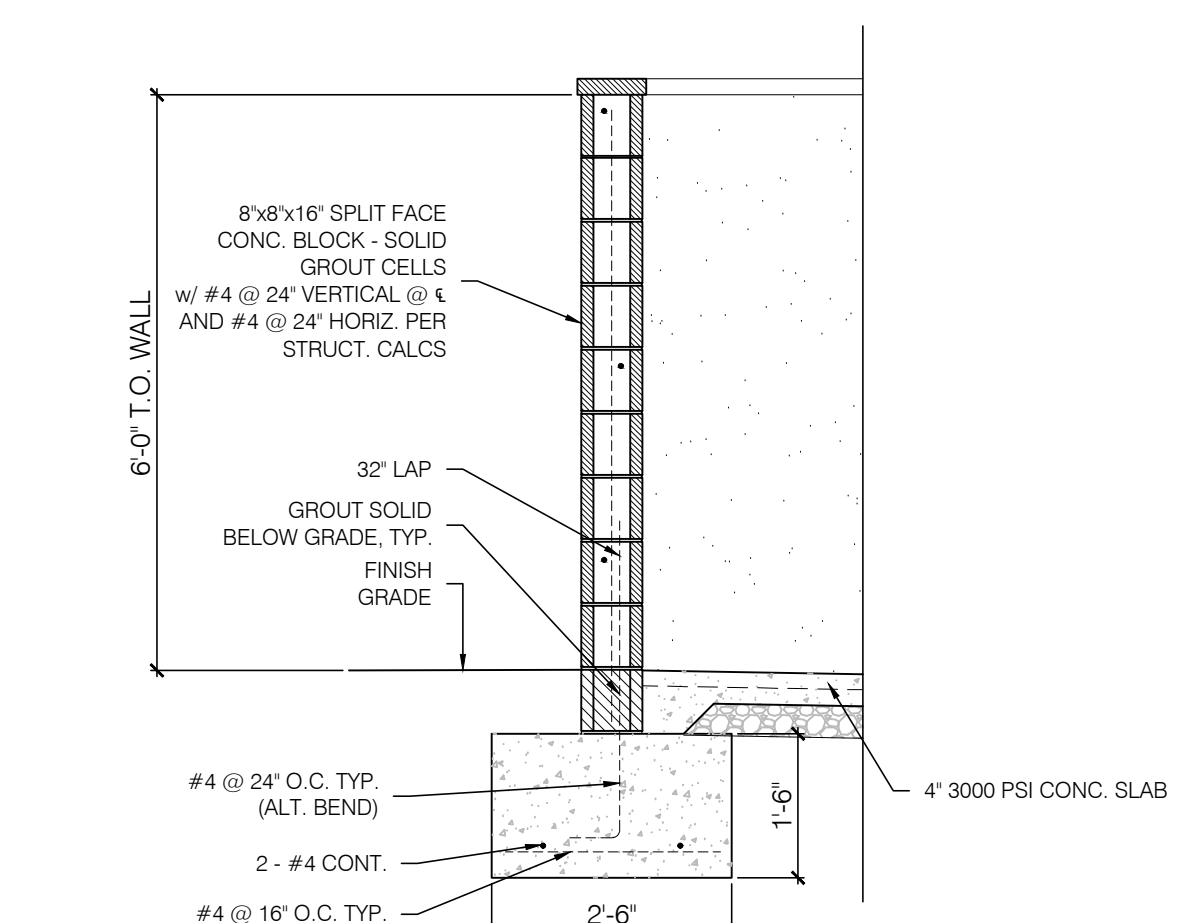


ARMET DAVIS NEWLOVE ARCHITECTS
PHONE: 310-773-7772

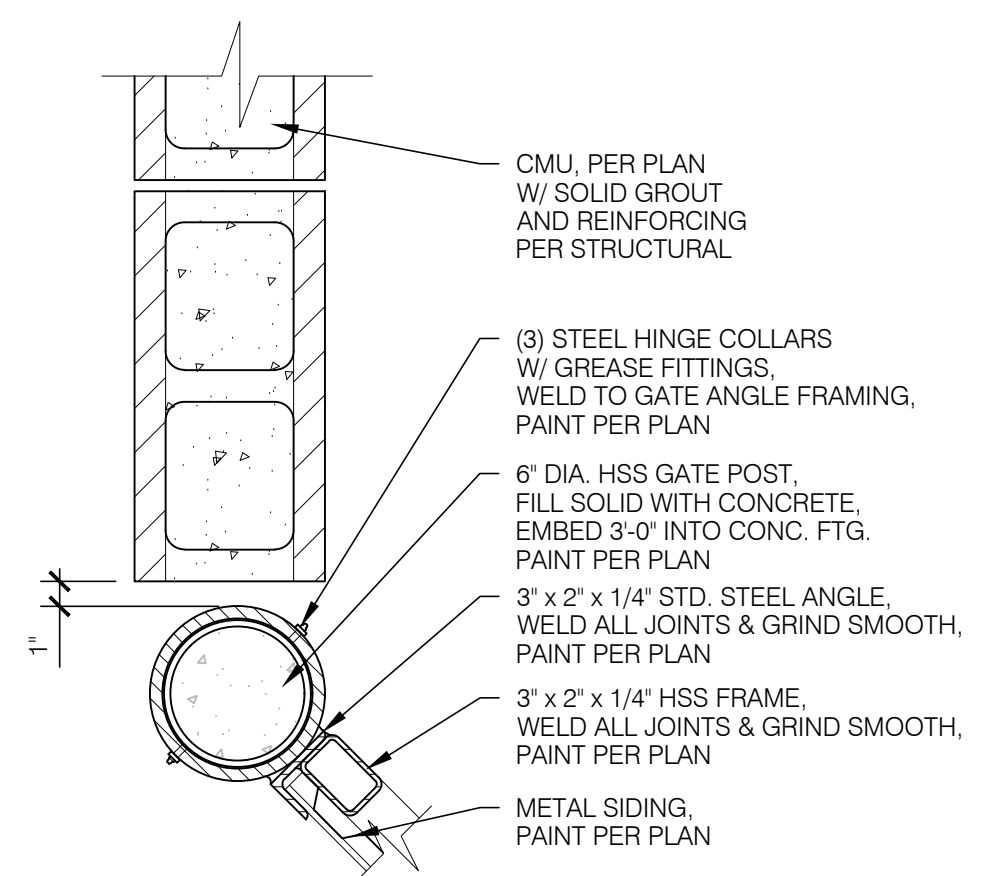
The name DUTCH BROS. and all associated logos, distinctive designs, content, information, and other materials featured, displayed, contained herein, and made available by Dutch Bros., including but not limited to, the "lock and leaf" of the establishments and products, all text, images, colors, configurations,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



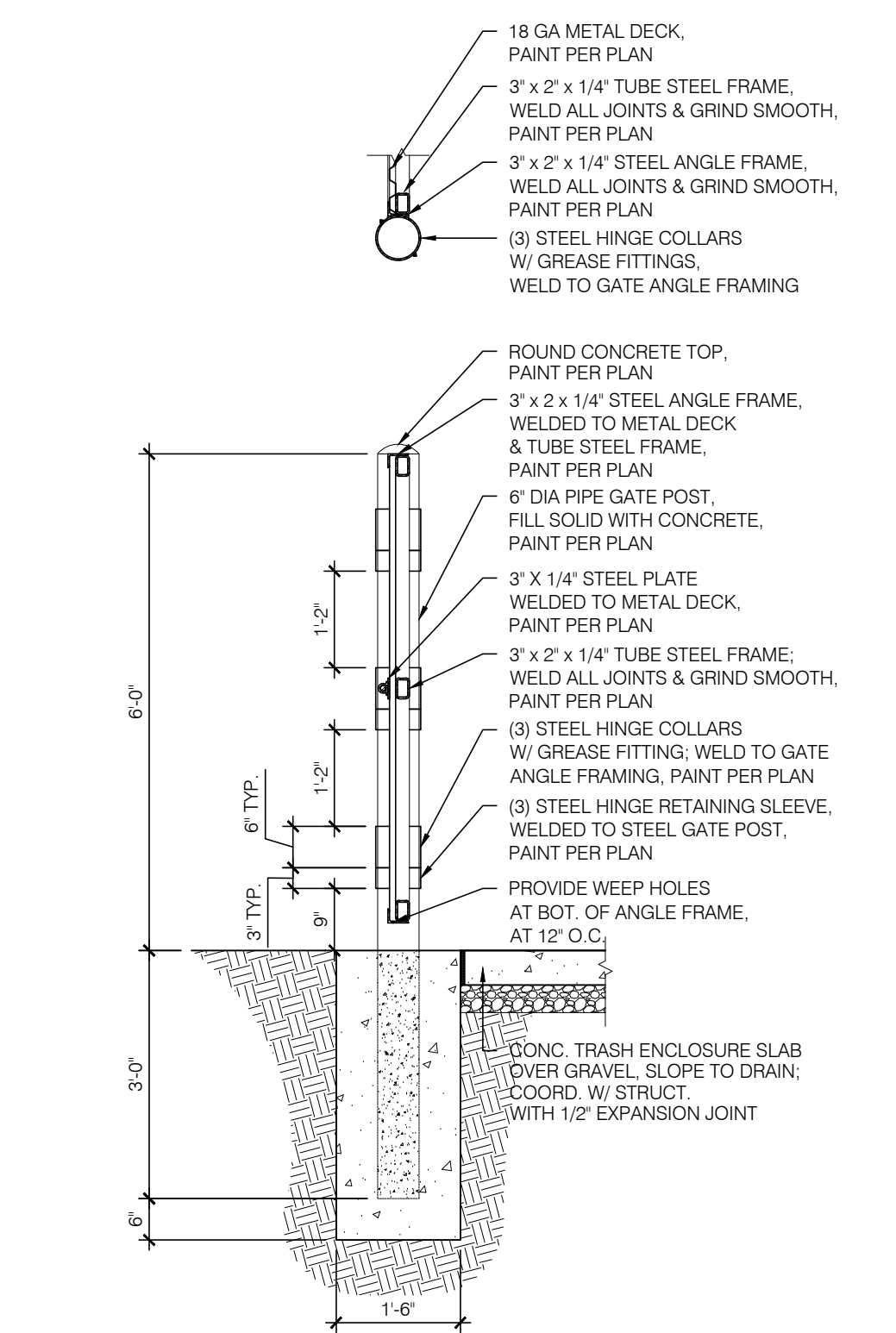
7 BOLLARD DETAIL
SCALE: 1/2" = 1'-0"



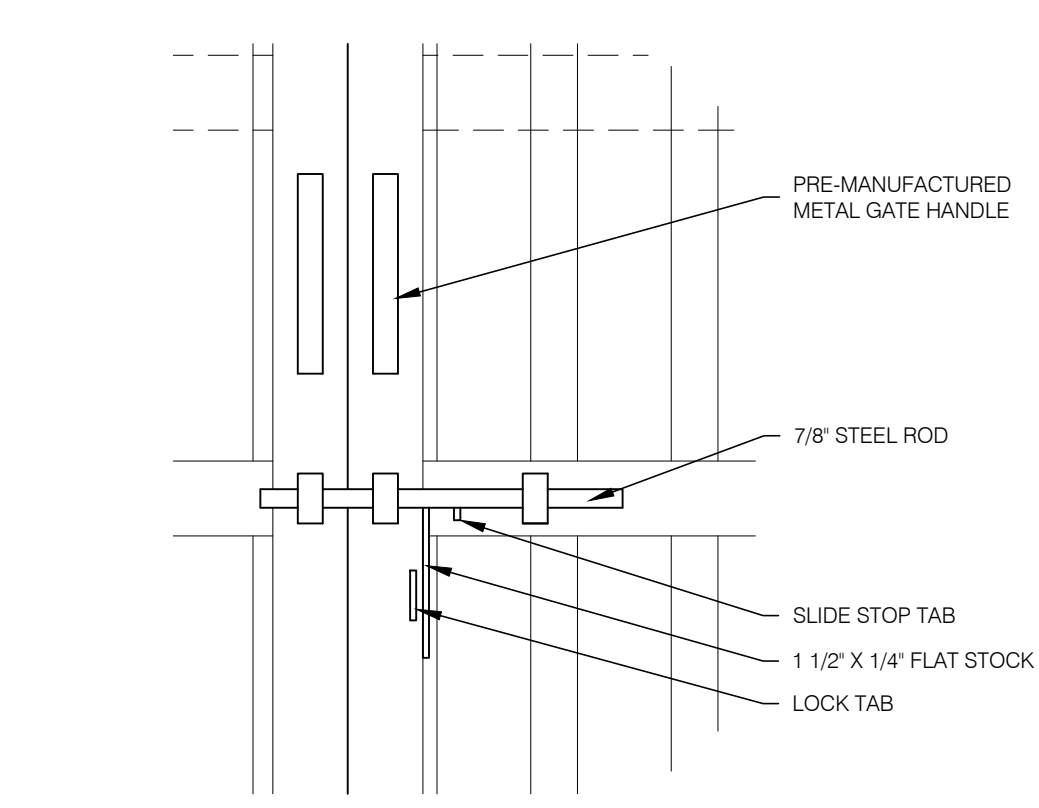
5 TRASH ENCLOSURE SECTION
SCALE: 1/2" = 1'-0"



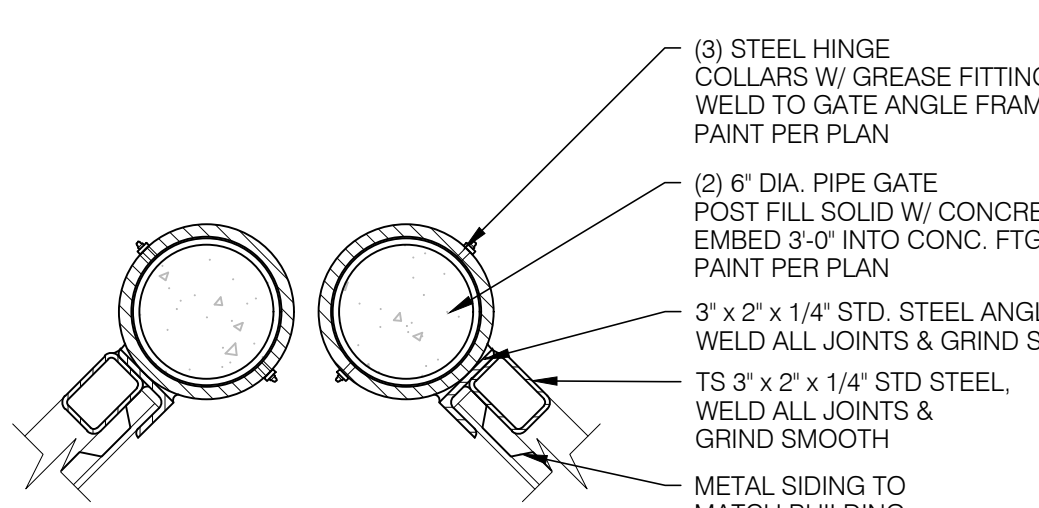
3 TRASH ENCLOSURE GATE JAMB DETAIL
SCALE: 1-1/2" = 1'-0"



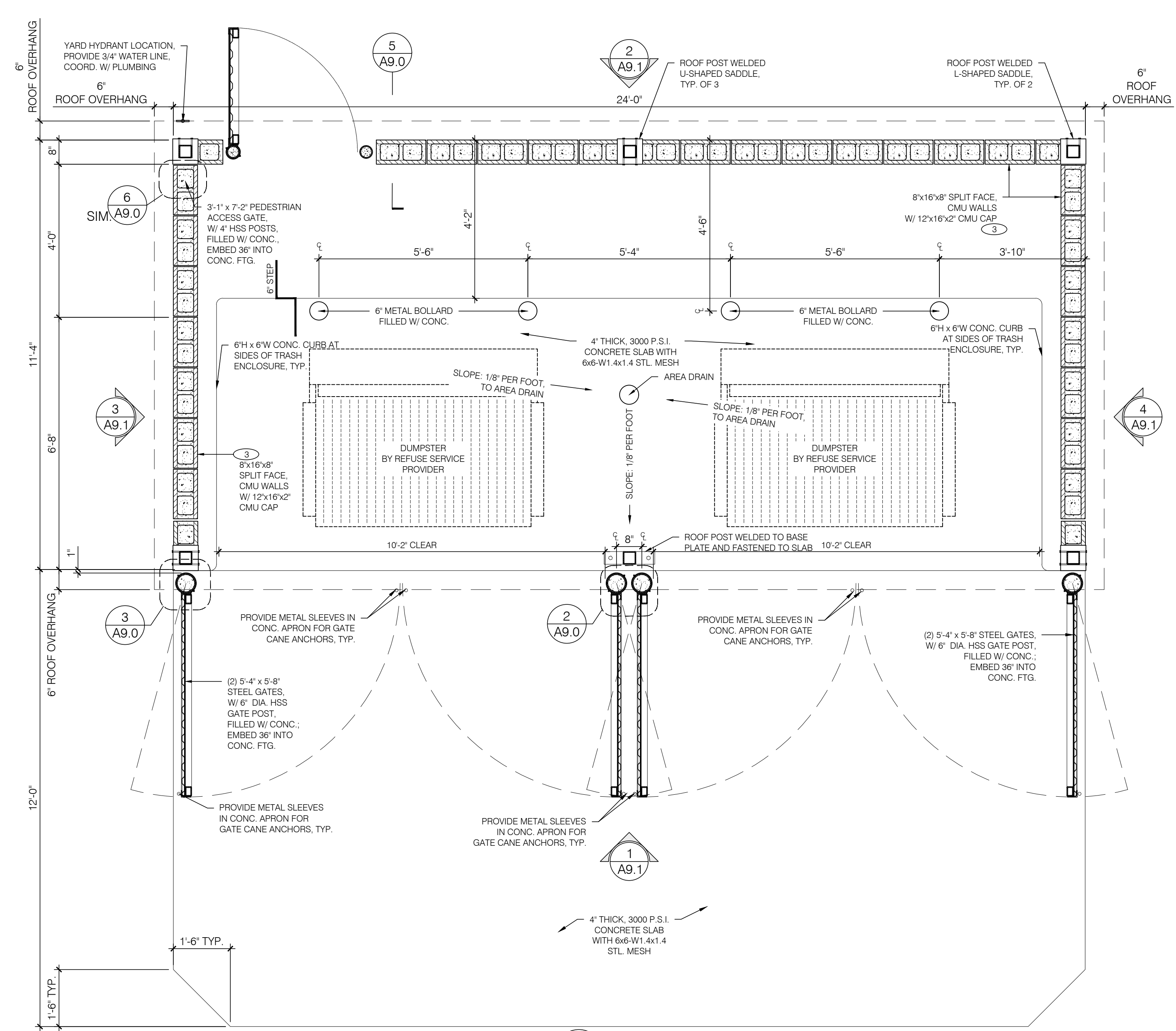
6 TRASH ENCLOSURE GATE JAMB DETAIL
SCALE: 1/2" = 1'-0"



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



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



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

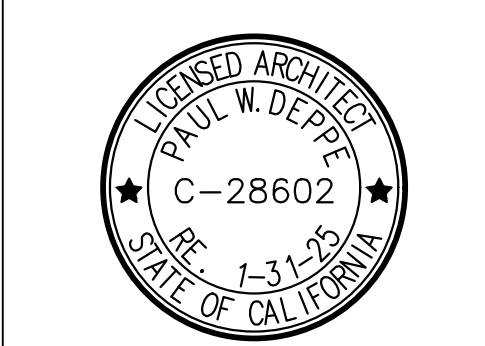
- TRASH ENCLOSURE GENERAL NOTES:**
- REFER TO STRUCTURAL FOR MASONRY, CONCRETE, STRUCTURAL STEEL AND REINFORCING STEEL FOR SPECIFICATIONS.
 - PROVIDE LOCKING MECHANISM ON MAIN DOORS AND PEDESTRIAN DOOR.
 - PROVIDE SITE LIGHTING AT TRASH ENCLOSURE. MIN. 5 FOOT CANDLE.
 - GATE TO BE BUILT WITH 3"x2" SQUARE STEEL TUBING WITH ALL JOINTS FULLY WELDED TOGETHER AND 1 CROSS MEMBER PER GATE. FRAME TO BE PRIMED AND PAINTED PER PLAN.
 - REFER TO STRUCTURAL DRAWINGS FOR SPECIFICATIONS (GENERAL NOTES) AND TYPICAL DETAILS FOR MASONRY, CONCRETE, STRUCTURAL STEEL AND REINFORCING STEEL.



ad
ARMET DAVIS NEWLOVE &
ASSOCIATES, AIA ARCHITECTS

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

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



Project No: CA7101
Dutch Bros Coffee - New Freestanding Store
2550 - A2 PROTOTYPE
24901 ALICIA PKWY.
LAGUNA HILL, CA 92653

DATE: 04/28/2023
REV: DATE: DESCRIPTION:

SHEET NAME:
TRASH ENCLOSURE PLAN & DETAILS

SHEET NUMBER:
A9.0

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 "lock and leaf" of the establishments and products, all text, images, colors, configurations, and other materials, are trademarks, service marks, and/or registered trademarks of Dutch Bros. Franchising USA, LLC and are protected by copyright, trademark, trade dress, patent, and/or other intellectual property rights and unfair competition laws under the United States and foreign laws.

ID	MATERIAL	MANUFACTURER	COLOR	NOTES
3	SPLIT FACE BRK16	BASALITE	CHARCOAL	IF INTEGRAL COLOR BLOCK IS UNAVAILABLE BLOCK TO BE STAINED TO MATCH SW0769 IRON ORE
	CMU CAP	BASALITE	CHARCOAL	12X16X2
PT-2	PAINT	SHERWIN-WILLIAMS	SW0769 IRON ORE	GATES BODY, ROOF, ROOF BEAMS & COLUMNS
PT-3	PAINT	SHERWIN-WILLIAMS	8656-12045 - BLDG DB BLUE	BLDG DB BLUE, GATE FRAMES & POSTS

TRASH ENCLOSURE GENERAL NOTES:

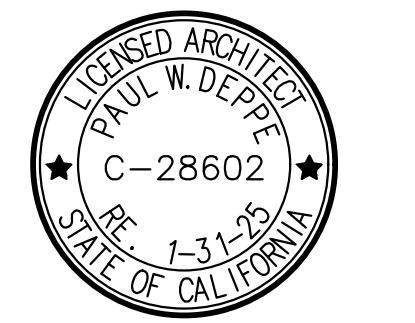
- REFER TO STRUCTURAL FOR MASONRY, CONCRETE, STRUCTURAL STEEL AND REINFORCING STEEL FOR SPECIFICATIONS.
- PROVIDE LOCKING MECHANISM ON MAIN DOORS AND PEDESTRIAN DOOR
- PROVIDE SITE LIGHTING AT TRASH ENCLOSURE. MIN. 5 FOOT CANDLE.
- GATE TO BE BUILT WITH 3"x2" SQUARE STEEL TUBING WITH ALL JOINTS FULLY WELDED TOGETHER AND 1 CROSS MEMBER PER GATE. FRAME TO BE PRIMED AND PAINTED PER PLAN.
- REFER TO STRUCTURAL DRAWINGS FOR SPECIFICATIONS (GENERAL NOTES) AND TYPICAL DETAILS FOR MASONRY, CONCRETE, STRUCTURAL STEEL AND REINFORCING STEEL.



ARMET DAVIS NEWLOVE & ASSOCIATES, AIA ARCHITECTS

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

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



Project No: CA7101
Dutch Bros Coffee - New Freestanding Store
2550 - A2 PROTOTYPE
24901 ALICIA PKWY.
LAGUNA HILL, CA 92653

DATE: 04/28/2023
REV: DATE: DESCRIPTION:

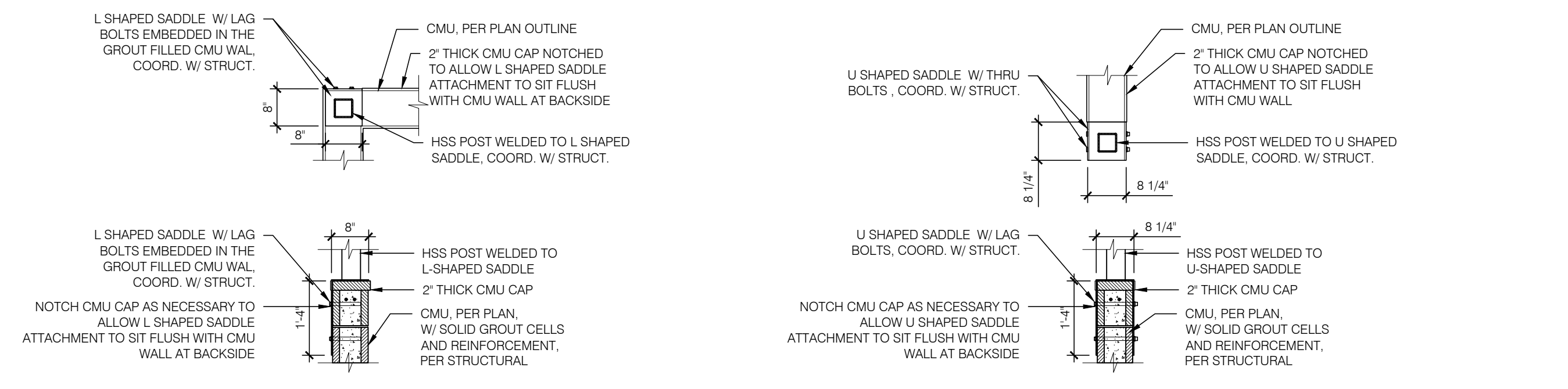
SHEET NAME:

TRASH ENCLOSURE ELEVATIONS & DETAILS

SHEET NUMBER:

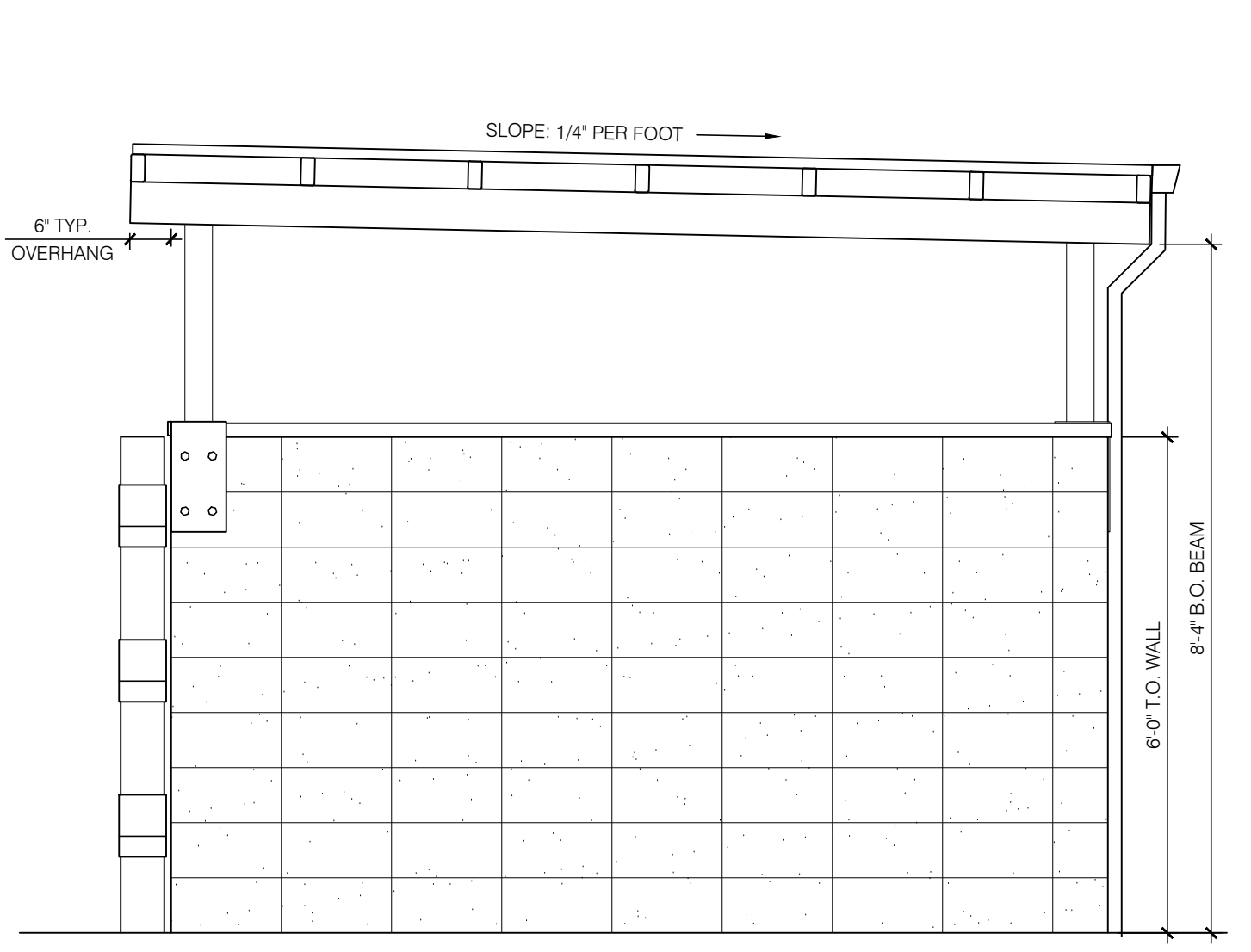
A9.1

© 2019 DB Franchising USA, LLC

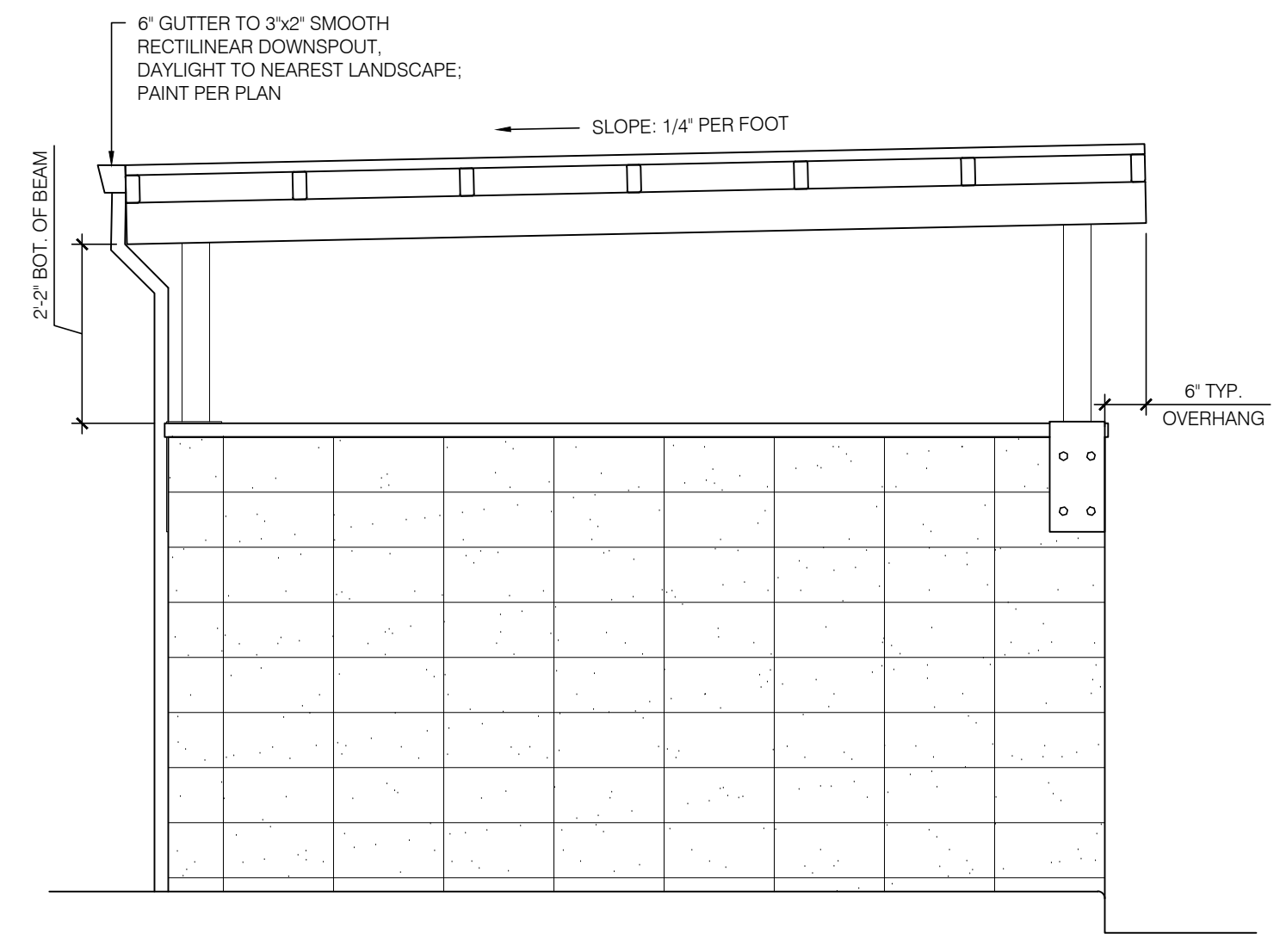


6 HSS TO CMU ATTACHMENT DETAIL 2
SCALE: 1/2" = 1'-0"

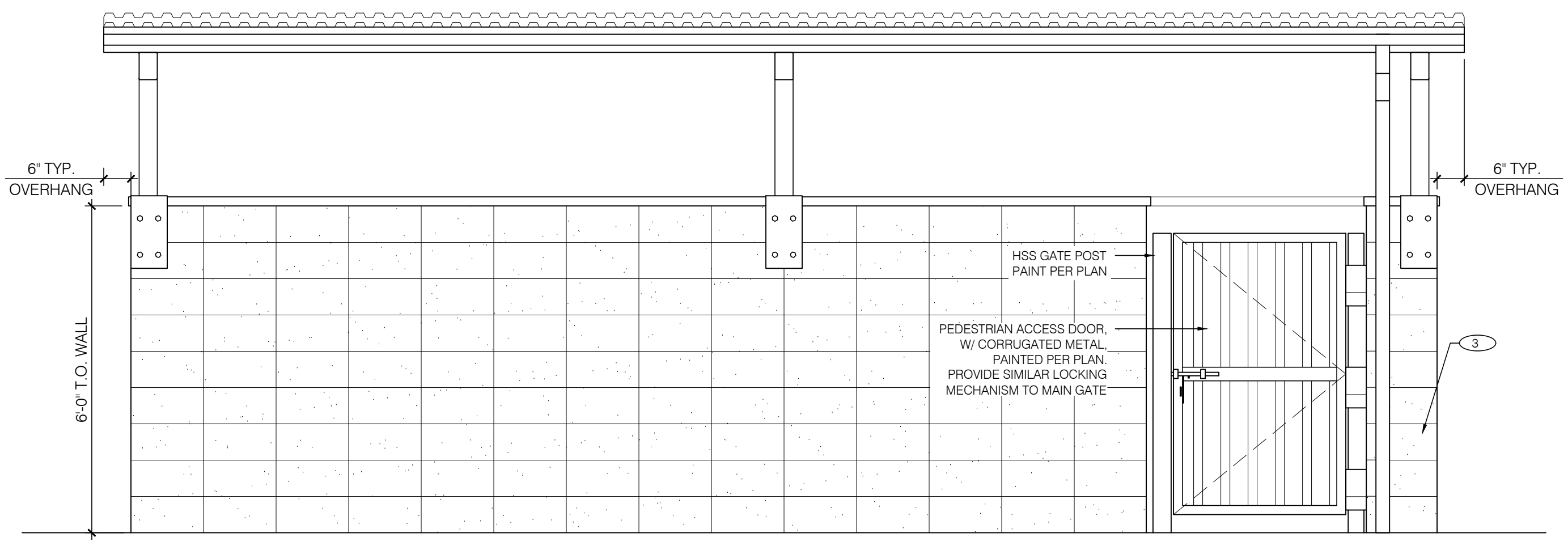
5 HSS TO CMU ATTACHMENT DETAIL 1
SCALE: 1/2" = 1'-0"



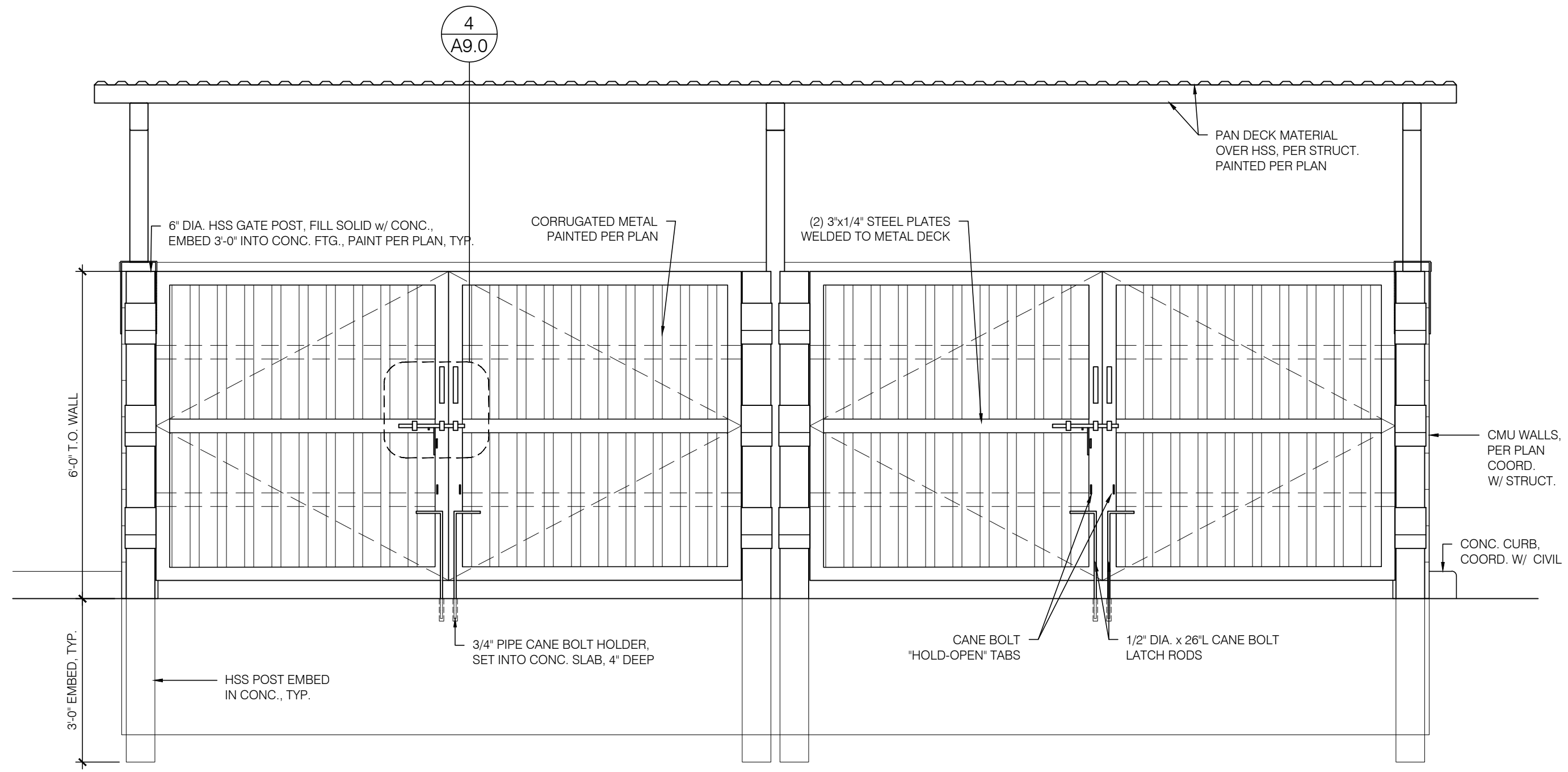
4 TRASH ENCLOSURE SIDE ELEVATION
SCALE: 1/2" = 1'-0"



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

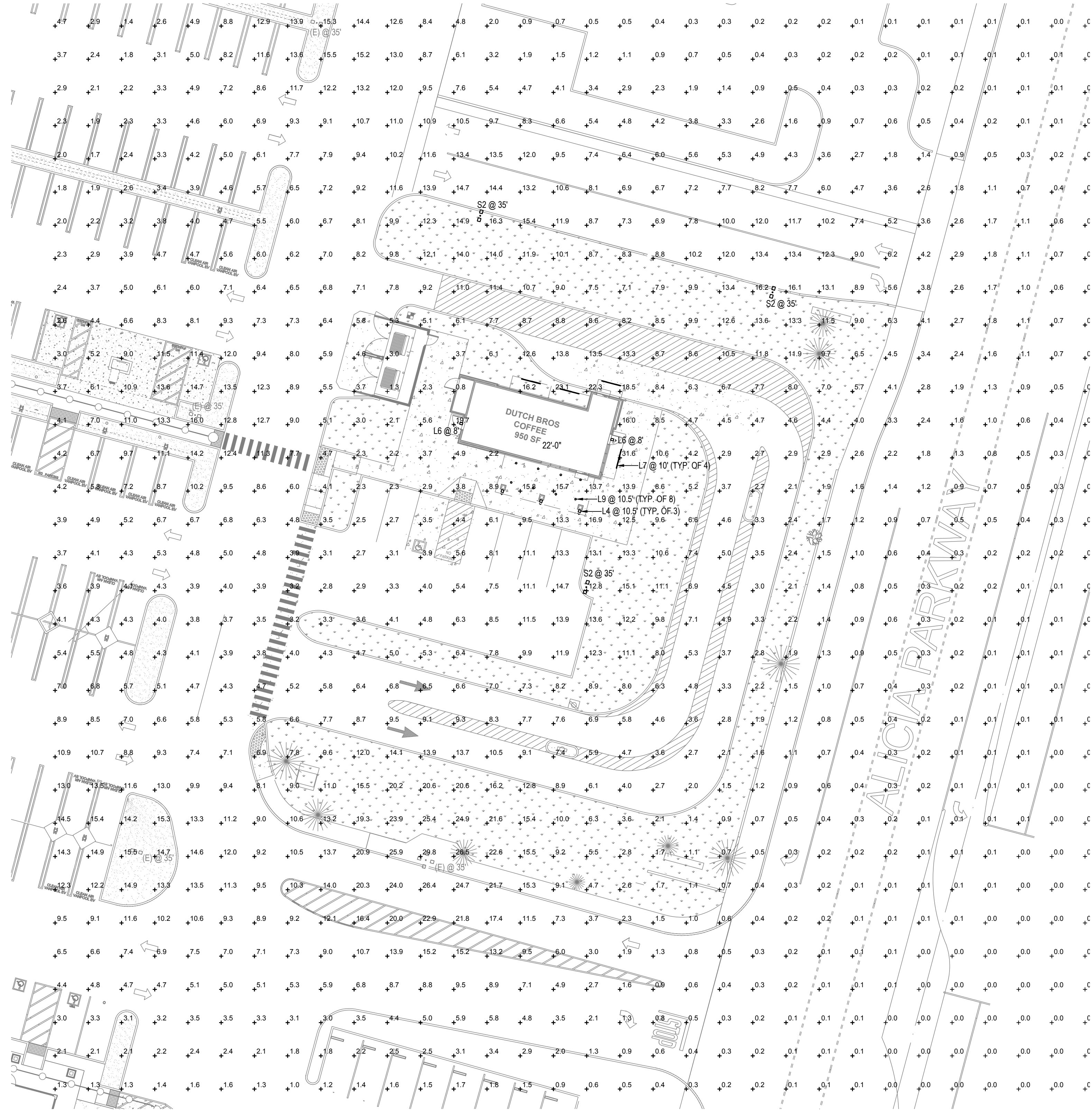


2 TRASH ENCLOSURE REAR ELEVATION
SCALE: 1/2" = 1'-0"

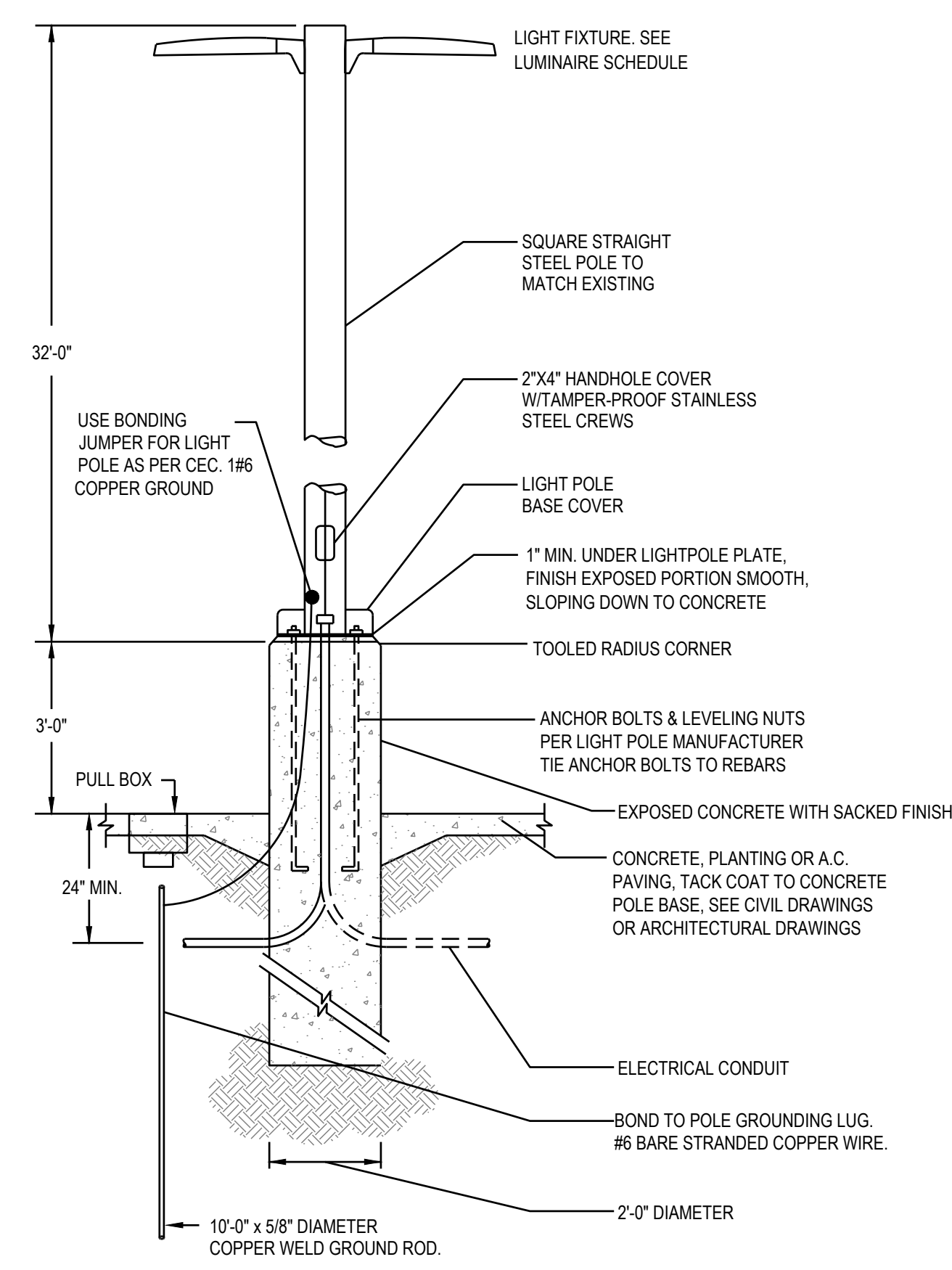


1 TRASH ENCLOSURE FRONT ELEVATION
SCALE: 1/2" = 1'-0"

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 "lock and leaf" of the establishments and products, all text, images, colors, configurations, and/or other intellectual property rights and/or other intellectual property rights and/or other intellectual property rights and/or other intellectual property rights are owned by and/or licensed to DB Franchising USA, LLC and are protected by copyright, trademark, trade dress, patent, and/or other intellectual property rights and/or other intellectual property rights and/or other intellectual property rights and/or other intellectual property rights.



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



POLE BASE DETAIL
 SCALE: N.T.S.

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

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

DESCRIPTION	SYMBOL	AVE	MAX	MIN	MAX/MIN	AVE/MIN
DRIVE THRU	+	6.5 fc	18.5 fc	2.0 fc	9.3:1	3.3:1
GENERAL HARDSCAPE	+	8.3 fc	31.6 fc	0.7 fc	45.1:1	11.9:1
PARKING SPACES	+	6.7 fc	14.7 fc	2.3 fc	6.4:1	2.9:1
TRASH ENCLOSURE	+	2.1 fc	3.0 fc	1.3 fc	2.3:1	1.6:1

SYMBOL	LABEL	QUANTITY	MANUFACTURER	CATALOG NUMBER UNDER CANOPY OR BUG RATING	DESCRIPTION	NUMBER OF LAMPS	LUMENS PER LAMP	LIGHT LOSS FACTOR	WATTAGE
⬆	L4	3	LIGMAN	UMT-31416-DBNA-14/14W-N-W40 (UNDER CANOPY)	MATRIX 3 TWO SIDE SQUARE WALL LUMINAIRE	2	1100	0.92	28.60
⬆	L6	2	RAB LIGHTING INC.	WPLED26Y-WPLED26Y/D10 (WALLPACK) - ALED26Y-ALED26Y/D10 (AREA LIGHTER) (UNDER CANOPY)	CAST FINNED METAL HOUSING, MOLDED PLASTIC REFLECTOR WITH SEMI-SPECULAR FINISH B1-U0-G1	1	3295	0.92	29.70
—	L7	4	SELF	CROWN-L144-120V 840_BA110 (UNDER CANOPY)	CROWN-L144-120V 840_BA110	1	6300	0.92	60
○	L9	8	DMF LIGHTING	DRD5S-4R-07930 (UNDER CANOPY)	DRD5S-4R-07930	1	757	0.92	8.37
□ • □	(E)	-	LITHONIA LIGHTING	RSX4 LED P1 40K AFR (EXISTING LIGHT POLE)	RSX AREA LUMINAIRE SIZE 4 P1 LUMEN PACKAGE 4000K CCT TYPE AFR DISTRIBUTION	1	39804	0.92	550
□ • □	(E)	-	LITHONIA LIGHTING	RSX4 LED P1 40K AFR (EXISTING LIGHT POLE)	RSX AREA LUMINAIRE SIZE 4 P1 LUMEN PACKAGE 4000K CCT TYPE AFR DISTRIBUTION	1	39804	0.92	1100
□ • □	S2	3	LITHONIA LIGHTING	RSX4 LED P1 40K AFR (BUG RATING: B3 - U0 - G3)	RSX AREA LUMINAIRE SIZE 4 P1 LUMEN PACKAGE 4000K CCT TYPE AFR DISTRIBUTION	1	39804	0.92	550



ARMET DAVIS NEWLOVE & ASSOCIATES, AIA ARCHITECTS

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

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

ACIES ENGINEERING
 400 N. McCarthy Blvd., Suite 250
 Milpitas, CA 95035
 ph (408) 522-5255 fx (408) 522-5260
 info@acies.net | Copyright © 2023



Project No: CA7101
 Dutch Bros Coffee - New Freestanding Store
 2550 - A2 PROTOTYPE
 24901 ALICIA PKWY.
 LAGUNA HILL, CA 92653

DATE: 04/28/2023
 REV: DATE: DESCRIPTION:

SHEET NAME:

PHOTOMETRIC SITE PLAN

SHEET NUMBER:


E0.02

© 2019 DB Franchising USA, LLC

DRD5S & SurfaceFrame


Surface Mount LED Downlight
New Construction
DRDHNO Octagonal Junction Box

Project: _____ Type: _____
Product Code: _____ Date: _____
Spec Sheet V-01.10.22



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

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

dmflighting.com 

dmf **DRD5S & SurfaceFrame**
Surface Mount LED Downlight
General New Construction
DRDHNO Octagonal Junction Box

PRODUCT BUILDER

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

LED MODULE

PRODUCT CODE	APERTURE	SHAPE	LUMENS	CRI	OCT	DRIVER
DRD5S Module	4" 4" Aperture	R Round	07 750 lm	91 90+ CRI	27 2700K	T Integrated TRIAC/ELV, 120V only
		S Square	10 1000 lm		30 3000K	O Integrated 0-10V, 120/277V
					35 3500K	TDF Integrated TRIAC/ELV, 120V only, Non-Conductive*
						ODF Integrated 0-10V, 120/277V, Non-Conductive*
						EM Emergency* w/ Test Switch

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

DMF LIGHTING 1118 E. 223rd St. Carson, CA 90745 800.441.4422 dmflighting.com
© 2019 DMF Lighting. All Rights Reserved. Specifications subject to change without notice. See website for U.S. and international patent information. Page 2 of 8

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

WPLED26Y/E **RAB**



26 Watt LED wallpack with emergency backup battery that will last for 90 minutes during power interruption. Patent Pending thermal management system, 100,000 hour L70 lifespan, 5 Year Warranty.
Color: Bronze Weight: 14.6 lbs

Project:	Type:
Prepared By:	Date:

Driver Info	LED Info
Type: Constant Current	Watts: 26W
120V: 0.26A	Color Temp: 3000K
208V: 0.15A	Color Accuracy: 71 CRI
240V: 0.14A	L70 Lifespan: 100000
277V: 0.12A	Lumens: 3296
Input Watts: 29W	Efficiency: 112 LPW

Technical Specifications

Other
Battery Backup: Minimum operating temperature is 0°C/32°F.
Lifespan: 100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.
Patents: The WPLED design is protected by U.S. Patent D634878 and Patents pending in the U.S., Canada, China, Taiwan and Mexico.
Equivalency: Equivalent to 175W Metal Halide.
FIC Country of Origin: This product was assembled in the USA by RAB using imported components.
Buy American Act Compliance: This product complies with the Buy American Act.
DLC Listed: This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.
DLC Product Code: P60001750
UL Listing: Suitable for Wet Locations as downlight. Wall Mount Only. Battery Backup UL 924 Listed Emergency Lighting Power Supply.

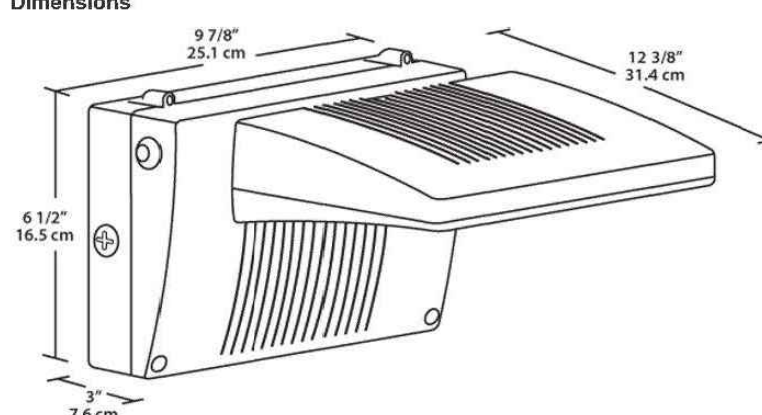
LED Characteristics
Color Consistency: Two (2) 13W high-output, long-life LEDs.
Color Stability: LED color temperature is warranted to shift no more than 200K in CCT over a 5-year period.
Color Uniformity: RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.317-2017.
Electrical
Battery Mode: Light output use LLD of 76 to simulate light output during battery mode operation.
Driver: Constant Current, Class 2, 50/60 Hz, 120 - 277VAC 0.4 Amps.

Battery Backup
Backup Battery: Two field-separable, high-temperature, maintenance-free, nickel-cadmium batteries.
Construction
Ambient Temperature: Suitable for use in 35°C (95°F) ambient temperatures.
Gaskets: High temperature silicone.
Housing: Precision die-cast aluminum housing, lens frame and mounting arm.
Finish: Formulated for high-durability and long lasting color.
Green Technology: Mercury and UV free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.
Optical
BUG Rating: B1 U0 G0

Need help? Tech help line: (888) RAB-1000 Email: sales@rabweb.com Website: www.rabweb.com
Copyright © 2018 RAB Lighting Inc. All Rights Reserved. Note: Specifications are subject to change at any time without notice. Page 1 of 2

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

WPLED26Y/E **RAB**



26 Watt LED wallpack with emergency backup battery that will last for 90 minutes during power interruption. Patent Pending thermal management system, 100,000 hour L70 lifespan, 5 Year Warranty.
Color: Bronze Weight: 14.6 lbs

Project:	Type:
Prepared By:	Date:

Driver Info	LED Info
Type: Constant Current	Watts: 26W
120V: 0.26A	Color Temp: 3000K
208V: 0.15A	Color Accuracy: 71 CRI
240V: 0.14A	L70 Lifespan: 100000
277V: 0.12A	Lumens: 3296
Input Watts: 29W	Efficiency: 112 LPW

Dimensions

9.7" / 25.4 cm
12.3" / 31.4 cm
8.1" / 20.6 cm
7.6 cm

Features

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

Ordering Matrix

Family	Wattage	Color Temp	Finish	Battery Backup	Photocell
WPLED	26 = 26W	Blank = 3000K (Color) Y = 3000K (Yellow) N = 4000K (Neutral)	Blank = Bronze W = White	BE = Battery Backup IC = Cast Silver Battery Backup	Blank = No Photocell PC = 120V Swivel PCS = 120V Swivel PC2 = 277V Swivel

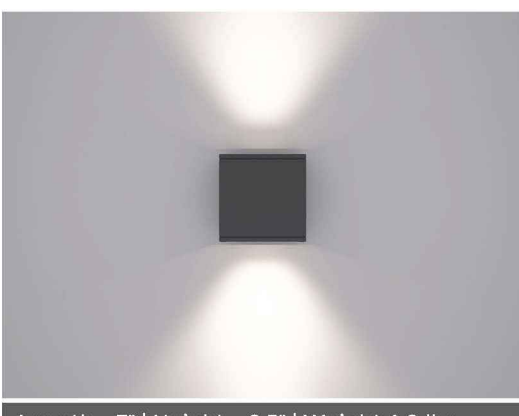
Verify required

Need help? Tech help line: (888) RAB-1000 Email: sales@rabweb.com Website: www.rabweb.com
Copyright © 2018 RAB Lighting Inc. All Rights Reserved. Note: Specifications are subject to change at any time without notice. Page 2 of 2

LIGMAN LIGHTING USA 7144 NE Progress Ct Hillsboro, Oregon 97124 F: 503.645.8100 www.ligmanlightingusa.com

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)

Construction
Aluminum
Less than 0.1% copper content - Marine Grade 6060 extruded & LM5 Aluminum High Pressure die casting provides excellent mechanical strength, clean detailed product lines and excellent heat dissipation.
Pre-paint
8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before painting.
Memory Retentive - Silicon Gasket
Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.
Thermal Management
LM5 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 thermal 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 U0 G0
Finishings
All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.
Paint
UV Stabilized 4.9MI 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 finished with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.
Crystal Clear Low Iron Glass Lens
Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.
Optics & LED
Precise optic design provides exceptional light control and precise distribution of light. LED CRI > 80
Lumen - Maintenance Life
L80 (B10) at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

Mounting Detail

Matrix Product Family



dmflighting.com 

LIGMAN LIGHTING USA 7144 NE Progress Ct Hillsboro, Oregon 97124 F: 503.645.8100 www.ligmanlightingusa.com

UMT-31416-DBNA

Matrix 3 Surface

PROJECT _____ DATE _____
QUANTITY _____ TYPE _____ NOTE _____


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

LAMP	BEAM	LED COLOR	FINISH COLOR	VOLTAGE
1/4" HO 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 9001 02 - DARK GREY RAL 7043 03 - WHITE RAL 9003 04 - METALLIC SILVER RAL 9006 05 - MATTE SILVER RAL 9006 06 - LIGMAN BRONZE 07 - CUSTOM RAL	120/277v Other - Specify

ADDITIONAL OPTIONS

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

COLORED DICHOIC FILTERS
RD - Red Lens
BL - Blue Lens
GR - Green Lens
AM - Amber Lens
(Specify Other Color)

dmflighting.com 



ARMÉT DAVIS NEWLOVE & ASSOCIATES, AIA ARCHITECTS

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

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

ACIES ENGINEERING
400 N. McCarthy Blvd., Suite 250
Milpitas, CA 95035
ph (408) 622-5251 | f: (408) 622-5260
info@acies.net | Copyright © 2023



Project No: CA7101
Dutch Bros Coffee - New Freestanding Store
2550 - A2 PROTOTYPE
24901 ALICIA PKWY.
LAGUNA HILL, CA 92653

DATE: 04/28/2023
REV: DATE: DESCRIPTION:

SHEET NAME:
EXTERIOR LIGHTING CUTSHEETS

SHEET NUMBER:
E0.04

Job: Dutch Brothers Coffee
Descr: Canopy 6" light

Outdoor Cove Lighting CROWN

IP66

- Quick connection
- Dimmable, 1-10V dimming to 10%-100%
- Linkable, max. linkable length: 72' @120VAC, 156' @277VAC
- IP rating: IP66 (for wet locations)
- Locatable, precision aiming adjustment:
 - ±82.5° vertical rotation
 - Lifetime: 30,000hrs (to >95%, 35°C)
 - Temp: 13°F to 129°F (-20°C to 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: "-"

83
www.self-electronics.com

Outdoor Cove Lighting CROWN

How to order using our catalog numbers:
 Example: CROWN-1230K110S5

Series	Length	Color Temp	Beam Angle	Finish	Installation
CROWN	12 - 11.8" (300mm) 47 - 47" (11920mm) 70 - 70" (17780mm)	30K - 3000K 40K - 4000K	110 - 110°	S - Silver	S - Screw Mounting

Catalog No.	Model	Rated Input	Ra	Wattage	Luminous Flux (Typical)	Included
CROWN-1230K110S5	CROWN-L24-277V	120-277VAC	85	10W	1050 lm	1pc LED fixture 2pcs Screws 1pc End cap
CROWN-1240K110S5	CROWN-L24-277V	120-277VAC	85	10W	1050 lm	
CROWN-4730K110S5	CROWN-L96-277V	120-277VAC	85	40W	4200 lm	
CROWN-4740K110S5	CROWN-L96-277V	120-277VAC	85	40W	4200 lm	
CROWN-7030K110S5	CROWN-L144-277V	120-277VAC	85	40W	6300 lm	

How to choose your driver & cables:

Catalog No.	Description	Photo
IC-CROWN-59	Input cable 59"	

Optional:

Catalog No.	Description	Photo
SC-CROWN-12	Soft connector 12"	
TE-CROWN-79	Track 79", including 3pcs screws	

www.self-electronics.com
84

Outdoor Cove Lighting CROWN

Installation

Screws installation

Track installation

www.self-electronics.com
85



ARMÉT DAVIS NEWLOVE & ASSOCIATES, AIA ARCHITECTS

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

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

ACIES ENGINEERING
 400 N. McCarthy Blvd., Suite 250
 Milpitas CA, 95035
 ph: (408)622-5255 | f: (408)622-5260
 info@acies.net | Copyright © 2023



Project No: CA7101
 Dutch Bros Coffee - New Freestanding Store
 2550 - A2 PROTOTYPE
 24901 ALICIA PKWY.
 LAGUNA HILL, CA 92653

DATE: 04/28/2023	
REV: DATE:	DESCRIPTION:

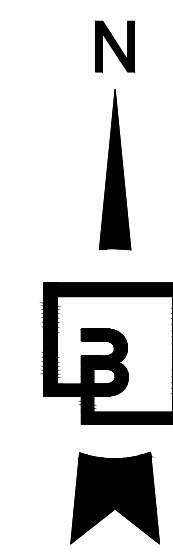
SHEET NAME:
 EXTERIOR LIGHTING CUTSHEETS

SHEET NUMBER:
E0.05

DUTCH BROS. COFFEE - CA7101 - LAGUNA HILLS, CA

24801 ALICIA PARKWAY, LAGUNA HILLS, CA

PRELIMINARY DRAINAGE AND GRADING PLAN



GRADING GENERAL NOTES:

- ALL GRADING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE CURRENT CITY ORDINANCE AND STANDARD PLANS. THE GRADING IS SUBJECT TO THE OBSERVATION AND APPROVAL OF THE PUBLIC WORKS DEPARTMENT.
- ALL PUBLIC SIDEWALKS BEING CONSTRUCTED WHERE THE EXISTING CURBING IS TO REMAIN SHALL BE CONSTRUCTED AT A CROSS SLOPE OF $\pm 1.5\%$ FROM THE EXISTING BACK OF CURB ELEVATION (CROSS SLOPE MAY VARY TO BE VARIED: 1.25% TO 1.75%). CONTRACTOR SHALL VERIFY CONSTRUCTION FORMS COMPLY WITH ADA STANDARDS PRIOR TO POURING CONCRETE.
- ALL TRENCHING IN THE RIGHT-OF-WAY SHALL BE REPLACED AND GRADED TO MATCH EXISTING CONDITIONS, CROSS SLOPES SHALL BE MAINTAINED.
- ALL EXISTING UTILITY STRUCTURES AND ASSOCIATED LIDS THAT FALL WITHIN THE AREA OF WORK SHALL BE ADJUSTED TO FINISHED GRADE ELEVATIONS, AND BE FREE OF ANY ABRUPT VERTICAL CHANGES. NOTIFY ENGINEER OF ANY DISCREPANCIES.
- ALL PAVEMENT SAWCUTS ARE DESIGNED TO BE REPLACED TO MATCH EXISTING PAVEMENTS AND SHALL BE FLUSH AND FREE OF ANY VERTICAL CHANGES. NOTIFY ENGINEER OF ANY DISCREPANCIES.
- REFER TO LANDSCAPE PLANS FOR LANDSCAPE PLANTER SOIL GRADING AND SOIL HOLD-DOWN (2" MINIMUM).
- ALL SPOT ELEVATIONS SHOWN ARE TO FINISH SURFACE (TOP OF ASPHALT OR TOP OF CONCRETE PAVEMENT, NOT TOP OF CURB/SIDEWALK) UNLESS OTHERWISE NOTED.

- FL - FLOWLINE
- FG - FINISH GRADE
- FSH - FLUSH
- GP - CURB GUTTER PLATE
- GB - GRADE BREAK
- ME - MATCH EXISTING ELEVATION
- SW - TOP OF SIDEWALK
- TC - TOP OF CURB/SIDEWALK
- TP - TOP OF PAVEMENT
- TW - TOP OF WALL

STORM DRAIN GENERAL NOTES:

- ALL STRUCTURE ELEVATIONS SHOWN ARE TO CENTER OF STRUCTURE AT FINISH SURFACE (TOP OF ASPHALT OR TOP OF CONCRETE PAVEMENT, NOT TOP OF CURB/SIDEWALK) UNLESS OTHERWISE NOTED.
- ALL STORM DRAINAGE STRUCTURES EXPOSED TO TRAFFIC SHALL BE TRAFFIC RATED INCLUDING STRUCTURE, LID, GRATE, ETC.
- ALL CATCH BASINS SHALL BE OUTFITTED WITH CATCH BASIN FILTERS.
- ALL STORM DRAIN PIPING DENOTED AS "PVC" SHALL CONFORM TO ASTM D3034, SDR 35.
- ALL STORM PIPING INSTALL WITH LESS THAN 2 FEET OF COVER SHALL BE BACKFILLED WITH A CONTROLLED DENSITY FILL (SLURRY).
- ALL STORM DRAINAGE STRUCTURES WITH LIDS EXPOSED TO PEDESTRIAN TRAFFIC SHALL BE HEEL PROOF AND SLIP RESISTANT IN ACCORDANCE WITH ACCESSIBILITY REQUIREMENTS.
- PROVIDE ALL INCIDENTAL FITTINGS, BENDS, WYES, TEES, COUPLINGS, GASKETS, ETC. REQUIRED TO CONSTRUCT THE INFRASTRUCTURE DEPICTED.
- ALL TRENCHING SHALL CONFORM TO THE REQUIREMENTS OF THE APPLICABLE PURVEYOR.
- PROVIDE MARKING TAPE AND LOCATE WIRE WITH ALL TRENCH INSTALLATIONS.
- CONTRACTOR TO OBTAIN ANY NECESSARY RIGHT-OF-WAY PERMITS IF REQUIRED FOR WORK SHOWN ON PLANS.

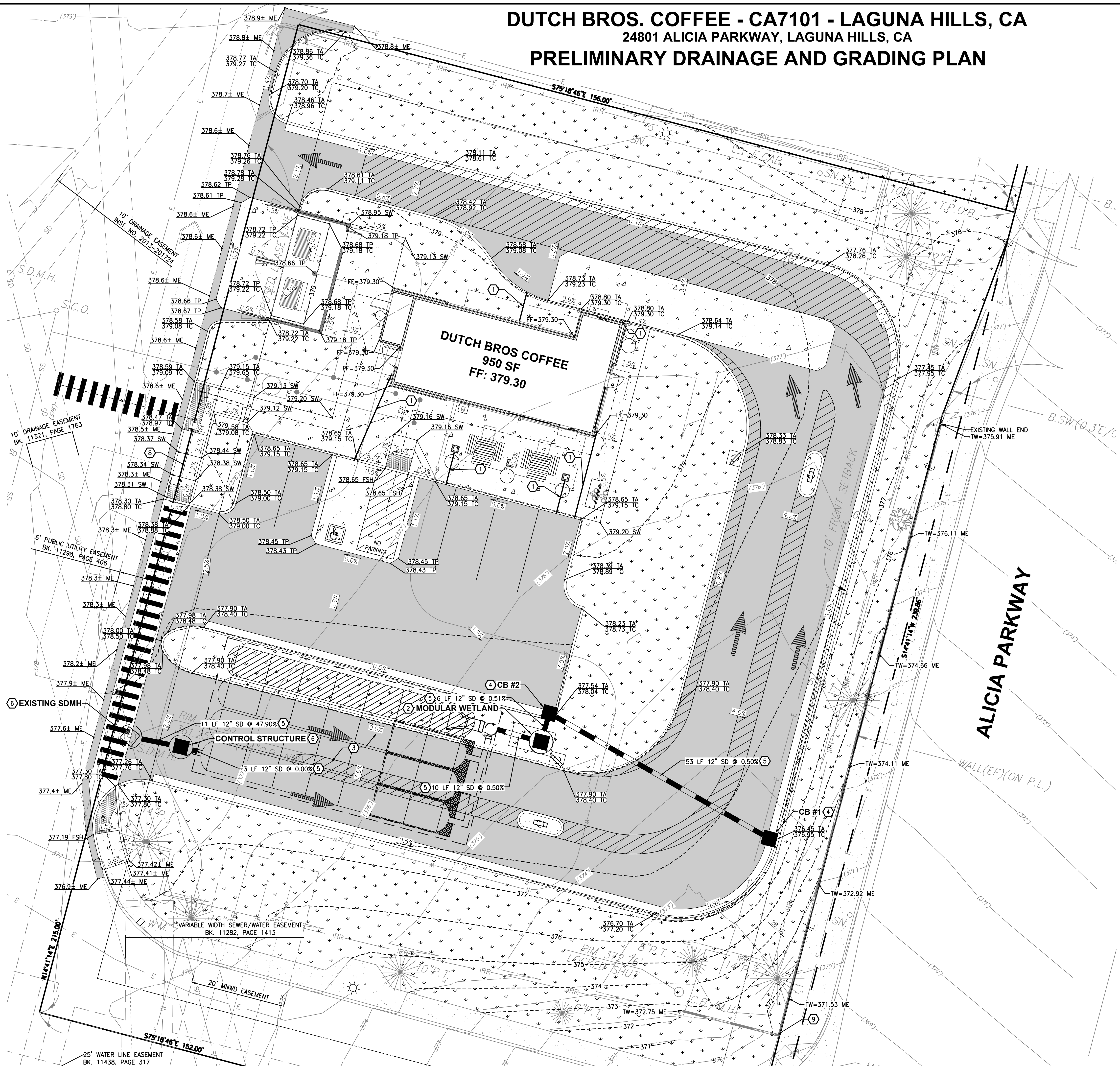
GRADING AND STORM KEYNOTES:

- STORM DRAINAGE DOWNSPOUT CONNECTION: 2" PVC STORMPIPE DOWNSPOUTS.
- 4'x8' MODULAR WETLAND PER DETAIL 1/C5.0.
- UNDER GROUND DETENTION SYSTEM (STORMTECH CHAMBERS; MC3500). SEE SHEET C3.1 AND DETAIL 2/C5.0 FOR ADDITIONAL INFORMATION.
VOLUME: 5758 CF
FOOTPRINT: 60FT X 30FT
- 2FT X 2FT PRECAST CATCH BASIN
- 12" PVC STORM DRAIN, MIN SLOPE 0.5% (TYP)
- STORMWATER CONTROL STRUCTURE PER DETAIL 1/C5.0.
- CONNECTION TO EXISTING MANHOLE
- DEPRESSED SIDEWALK.
- DAYLIGHT TO MATCH EXISTING WALL. ELEVATIONS PER PLAN. CONTRACTOR TO VERIFY EXISTING WALL ELEVATIONS.

STORM STRUCTURE TABLE	
4	CB #1, TYPE 1, W/STANDARD GRATE RIM=376.45 IE=373.45 (12" NW)
4	CB #2, TYPE 1, W/STANDARD GRATE RIM=377.54 IE=373.18 (12" SE) IE=373.18 (12" S)
6	CONTROL STRUCTURE, TYPE 2 RIM=377.49 IE=367.50 (12" E) IE=367.50 (12" W)
6	EXISTING SDMH, TYPE 2 RIM=377.58 IE=361.25 (24" S) (EXISTING) IE=362.25 (12" E) (NEW) IE=361.25 (24" N) (EXISTING)
2	MODULAR WETLAND, RIM=378.23 IE=373.15 (12" N) IE=369.75 (12" W)

LEGEND

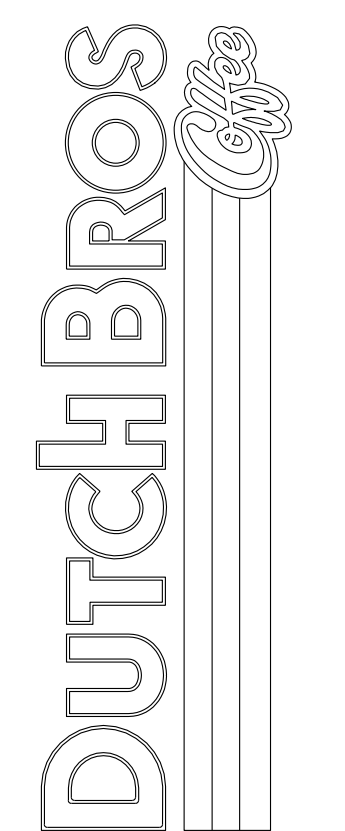
BUILDING LINE	
EXISTING CURB TO REMAIN	
PROPOSED CURB	
PROPOSED LANDSCAPING	
EXISTING LANDSCAPING	
PROPOSED ASPHALT	
PROPOSED CONCRETE	



PRELIMINARY NOT FOR CONSTRUCTION

No.	Date	By	Chk.	Appr.	Revision

Title: **PRELIMINARY DRAINAGE AND GRADING PLAN**
24801 ALICIA PARKWAY
LAGUNA HILLS, CA



Scale:	Horizontal	Vertical
	1"=10'	N/A

Designed: NRN
 Drawn: NRN
 Checked: MTL
 Approved: HFC
 Date: 12/08/23

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

Job Number: **22775**
 Sheet: **C3.0**
 2019 DB, LLC
 Franchising USA, LLC

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