

January 27, 2022

Connor Musler Assistant Planner City of Oroville Development Review Committee

RE: Reponses to Comments
Dutch Bros Coffee
2366 Feather River Boulevard, Oroville, California, 95965
Our Job No. 22036

#### Dear Connor:

We have revised the plans and technical documents for the above-referenced project in accordance with your comment letter dated January 13, 2022. Enclosed are the following documents for your review and approval:

- 1. Preliminary Site Plan and Utility Plan
- 2. Preliminary Landscaping Plans
- 3. Signage Plans

The following outline provides each of your comments in italics exactly as written, along with a narrative response describing how each comment was addressed:

#### **Next Steps and Notes**

1. Revise plans to show frontage improvements along Feather River Blvd and the side access road, including any ADA curb ramps.

**Response**: Sidewalk and landscaping improvements shown, and ADA access ramps shown on northern driveway.

2. Revise landscape plans to show landscaping along the ROW of Feather River Blvd and along the side access road.

Response: Landscaping shown along the right-of-way of Feather River and side access road

3. Confirm that landscaping around the trash enclosure will adequately screen the enclosure from Feather River Blvd.

Response: Landscaping will screen trash enclosure.

 Provide sign details and dimensions, including any proposed monument signage along Feather River Blvd.

Response: Sign details are included with the submittal package.

5. Confirm hours of operation.

**Response**: Store will be open 24 hours per day.

6. Confirm if Dutch Bros is leasing or purchasing the parcel from the property owner. This will determine who is responsible for the installation and maintenance of the landscaping, curb, gutter, and sidewalk along the side access road. An LMA will be executed for the Dutch Bros parcel and will include the maintenance of these areas by the property owner. The maintenance of the landscaping along the access road may change to the other property owner once developed with a separate LMA executed. A separate exhibit showing the ROW to be maintained at the expense of the property owner may be needed as part of the LMA.

**Response**: Dutch Bros. is leasing the parcel from the property owner.

7. After revisions are made, return to DRC on February 10 for final review and recommendation to Planning Commission.

**Response**: This comment is noted.

8. Planning Commission consideration of Use Permit on February 24, 2022.

Response: This comment is noted.

#### Marked up Plans with Comments

Consider concrete curb paving for runners

**Response**: A 60-inch runners walk is already provided.

o Curb, gutter, sidewalk required along access road at least to driveway

**Response**: Sidewalk along Feather River and north side access road is to be installed and permitted by others.

ADA Curb Ramp Needed

**Response**: ADA ramps were added to northern driveway. Landlord's engineer is waiting for geometrics for driveway at Feather River Boulevard and will add ADA ramps once geometrics are received.

Confirm sidewalk along entire frontage

Response: Sidewalk added along Feather River. Sidewalk to be permitted by others.

Need to show landscaping here

**Response**: Landscaping shown along the right-of-way of Feather River and side access road is to be permitted by others.

Need to show landscaping here

**Response**: Landscaping shown along the right-of-way of Feather River and side access road is to be permitted by others.

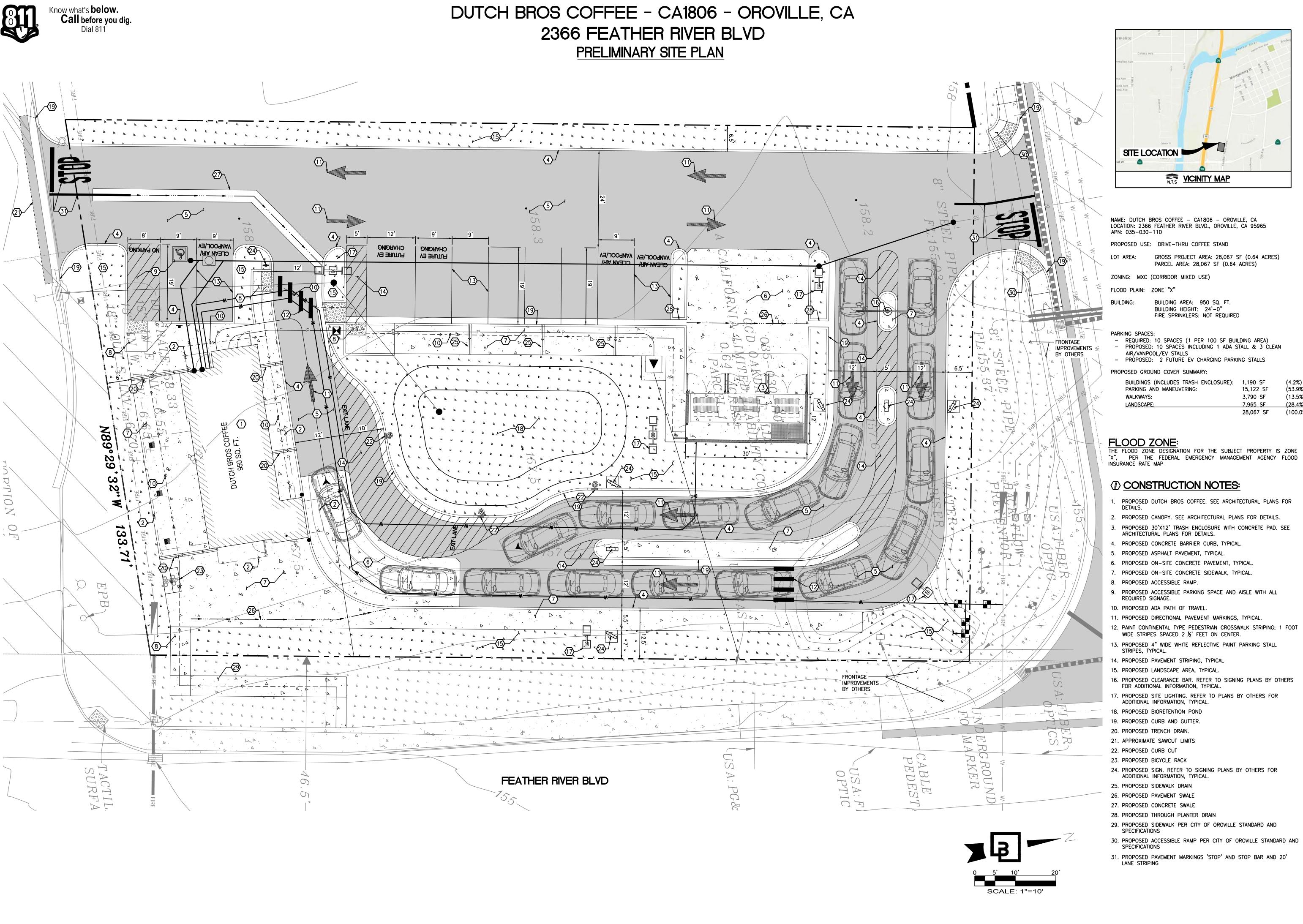
We believe that the above responses, together with the enclosed revised plans and technical documents, address all of the comments in your letter dated January 13, 2022. Please review and approve the enclosed at your earliest convenience. If you have questions or need additional information, please do not hesitate to contact me at this office. Thank you.

Sincerely,

Joshua A. Harlan, P.E. Principal Engineer

CT/sdb/jd 22036c.001

enc: As Noted



NAME: DUTCH BROS COFFEE - CA1806 - OROVILLE, CA LOCATION: 2366 FEATHER RIVER BLVD., OROVILLE, CA 95965 APN: 035-030-110

ZONING: MXC (CORRIDOR MIXED USE)

BUILDING HEIGHT: 24'-0" FIRE SPRINKLERS: NOT REQUIRED

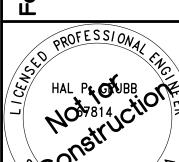
- REQUIRED: 10 SPACES (1 PER 100 SF BUILDING AREA)
  PROPOSED: 10 SPACES INCLUDING 1 ADA STALL & 3 CLEAN

BUILDINGS (INCLUDES TRASH ENCLOSURE):	1,190 SF	(4.2%)
PARKING AND MANEUVERING:	15,122 SF	(53.9%
WALKWAYS:	3,790 SF	(13.5%
LANDSCAPE:	7,965 SF	(28.4%
	28,067 SF	(100.0

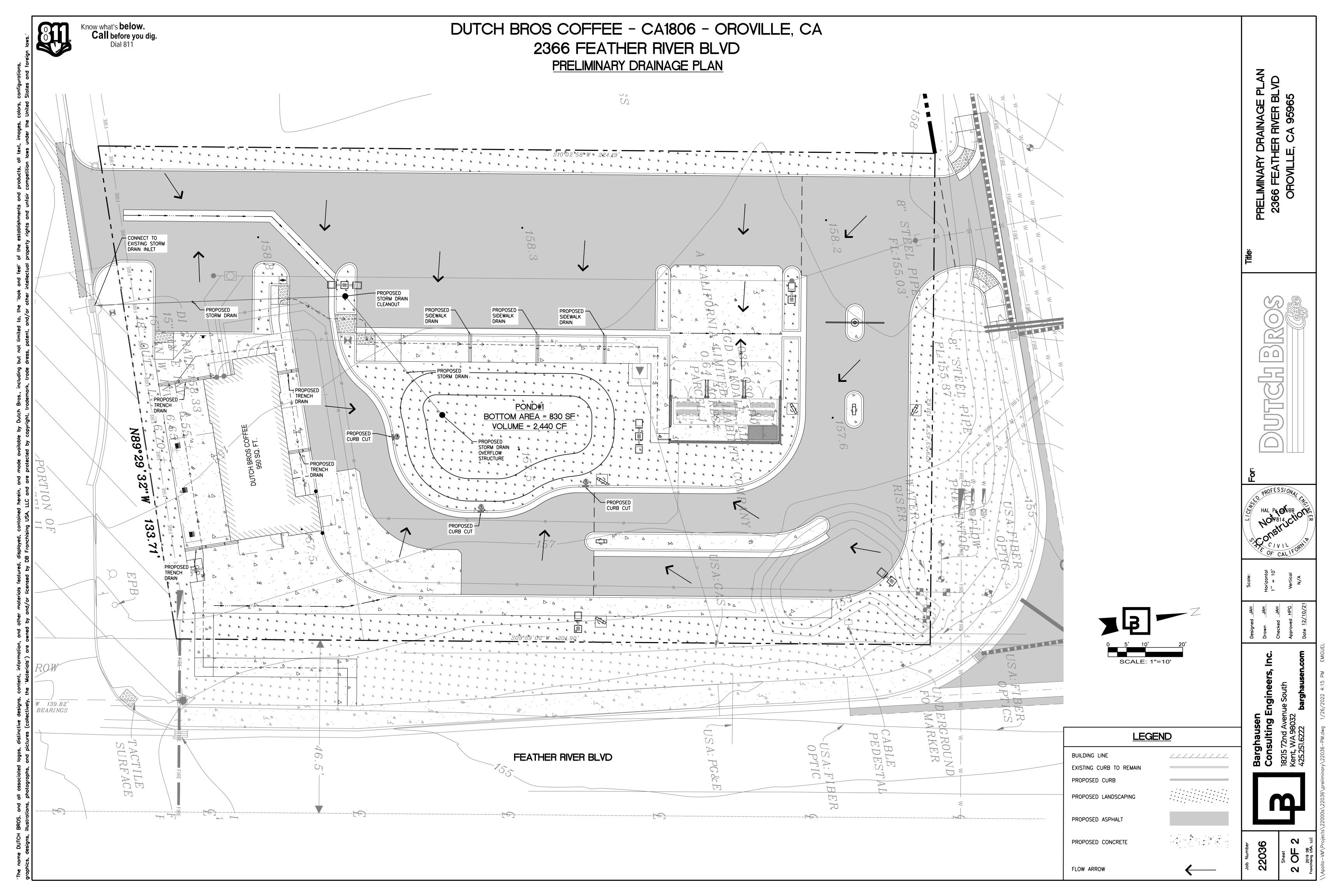
- PROPOSED DUTCH BROS COFFEE. SEE ARCHITECTURAL PLANS FOR
- 2. PROPOSED CANOPY. SEE ARCHITECTURAL PLANS FOR DETAILS.
- ARCHITECTURAL PLANS FOR DETAILS.
- 4. PROPOSED CONCRETE BARRIER CURB, TYPICAL.
- 5. PROPOSED ASPHALT PAVEMENT, TYPICAL.
- 6. PROPOSED ON-SITE CONCRETE PAVEMENT, TYPICAL.

- 11. PROPOSED DIRECTIONAL PAVEMENT MARKINGS, TYPICAL.

- 16. PROPOSED CLEARANCE BAR. REFER TO SIGNING PLANS BY OTHERS FOR ADDITIONAL INFORMATION, TYPICAL.
- 17. PROPOSED SITE LIGHTING. REFER TO PLANS BY OTHERS FOR ADDITIONAL INFORMATION, TYPICAL.
- 24. PROPOSED SIGN. REFER TO SIGNING PLANS BY OTHERS FOR
- 29. PROPOSED SIDEWALK PER CITY OF OROVILLE STANDARD AND
- 30. PROPOSED ACCESSIBLE RAMP PER CITY OF OROVILLE STANDARD AND
- 31. PROPOSED PAVEMENT MARKINGS 'STOP' AND STOP BAR AND 20'







SHADE AREA REQUIRED 2,803

TOTAL SHADE PROVIDED 3,708

PERCENT SHADE 66%

Elymus triticoides

3/4" Gravel Mulch, 3" thick over permeable weed barrier fabric

Creeping Wild Rye Grass

1 Gallon

@ 18" o.c.

- - -

Low

- - -

Bio-basin, low zone

POSSIBLE. TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS:

FEATURING SENSORY INPUT CAPABILITIES.

MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER

POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS

**EVERGREEN** 

(800) 680-6630

11801 Pierce Street, Suite 200 Riverside, CA 92505 www.EvergreenDesignGroup.com

- 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.
- 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
- 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
- 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
- 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
- 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

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)
- 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.

# LANDSCAPE REQUIREMENTS

LANDSCAPE AREA PROVIDED: 7,368 SF (26.25%) NO MORE THAN 10% NON-LIVING GROUND COVER SUCH AS ROCK, BARK, CHIPS, OR BRICKS MAY BE USED AS AN ACCENT MATERIAL OR FOR WEED CONTROL, BUT NOT AS A TOTAL LANDSCAPING THEME OR IN LIEU OF LIVING

### **PLANTING BUFFER - FRONT & SIDE PROPERTY LINES** 6' WIDE 6' WIDE

# PARKING LOT LANDSCAPING

SCREENING ALONG STREET REQ. SCREENING PROVIDED (FEATHER RIVER RD):

3' HIGH, 6' WIDE PROVIDED 1 / 10 PARKING SPACES 1 SHADE TREE

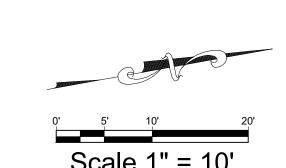
50% OF PAVED SURFACE SHALL BE SHADED BY TREE CANOPIES WITHIN 15 ±5,606 SF

±2,803 SF ±3,227 SF

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), 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).

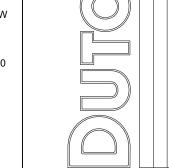
# **ROOT BARRIERS**

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.

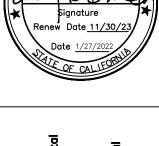


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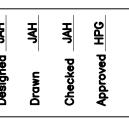




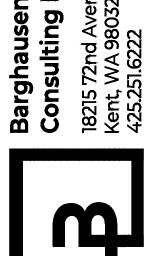














DETAIL

(5) PRESSURE-TREATED WOOD DEADMAN, TWO PER

TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND

2) CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR

18" MIN. INTO UNDISTURBED SOIL. (6) TRUNK FLARE.

(1) TREE CANOPY.

(7) MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.

(8) FINISH GRADE. (9) ROOT BALL.

10) BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS (11) UNDISTURBED NATIVE SOIL.

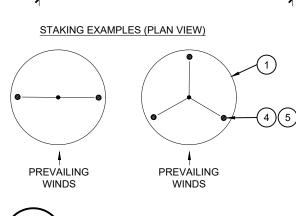
(12) 4" HIGH EARTHEN WATERING BASIN. (13) FINISH GRADE.

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 FROM AROUND ROOTBALL AS IS PRACTICAL.

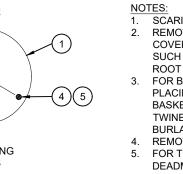
REMOVE ALL NURSERY STAKES AFTER PLANTING. FOR TREES 36" BOX/2.5" CAL. AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT

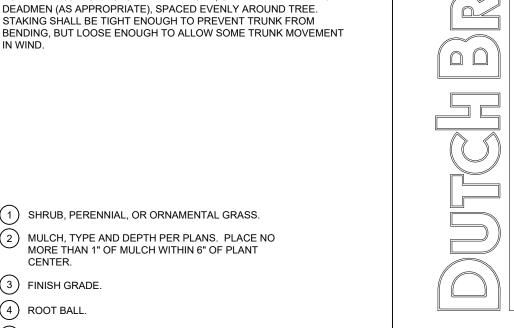
3X ROOTBALL DIA. STAKING EXAMPLES (PLAN VIEW)

NON-CONIFEROUS









 $( ext{ 4 })$  ROOT BALL.

(7) 3" HIGH EARTHEN WATERING BASIN.

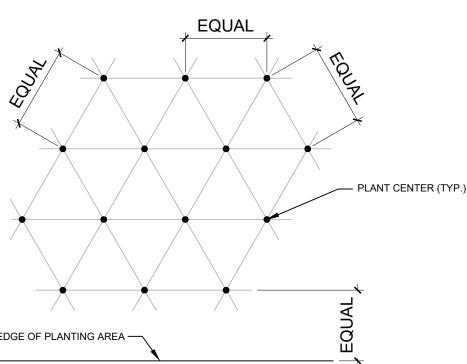
(8) WEED FABRIC UNDER MULCH.

(2) MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT

(3) FINISH GRADE.

(5) BACKFILL. AMEND AND FERTILIZE ONLY AS

(6) UNDISTURBED NATIVE SOIL.



NOTE: ALL PLANTS SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING DISTANCE BETWEEN PLANTS. 1) STEP 1: DETERMINE TOTAL PLANTS FOR THE AREA WITH THE FOLLOWING FORMULA:

TOTAL AREA / ARE	A DIVIDER = TOTAL PI	LANTS	
PLANT SPACING	AREA DIVIDER	PLANT SPACING	AREA DIVIDER
6"	0.22	18"	1.95
8"	0.39	24"	3.46
10"	0.60	30"	5.41
12"	0.87	36"	7.79
15"	1.35		

THE FOLLOWING FORMULA: TOTAL PERIMETER LENGTH / PLANT SPACING = TOTAL PLANT SUBTRACTION

STEP 1: 100 SF/1.95 = 51 PLANTS

# PLANTING SPECIFICATIONS

A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR

- ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE
- REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID CONTRACTOR'S LICENSE ISSUED BY THE
- 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 C. 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

#### **PRODUCTS**

### ALL MANUEACTURED PRODUCTS SHALL BE NEW

- CONTAINER AND BALLED-AND-BURLAPPED PLANTS: FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI 760 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
- 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
- TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTBLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY,
- EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT 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
- 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. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/2 INCH, FOREIGN MATTER,
- PLANTS ROOTS AND SEEDS 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 DECISIEMENS/M: NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE
- 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).
- MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS
- 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
- STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
- PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

# **METHODS**

- 1. 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: a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE
- LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING. b. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC) LIME SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT
- c. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES d. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY
- OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
- FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING: TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
- 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) 10 LBS. PER CU. YD. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE IRON SULPHATE - 2 LBS. PER CU. YD.
- 5. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS. a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS
- FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION. b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING
- c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED. TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED. THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH
- GRADES TO BE ESTABLISHED. d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY
- e. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- 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

- THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES. SUBMITTALS SHALL INCLUDE 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 TREE/SHRUB, TURF, AND SEED AREAS AS MAY BE
- 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.
- GENERAL PLANTING REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
- AT THE MANUFACTURER'S RECOMMENDED RATE. TRENCHING NEAR EXISTING TREES: a. 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 CIRCUI AR AREA EXTENDING OUTWARD FROM THE TREE TRUNK WITH A RADIUS

EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES

- EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK) b. 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. c. 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 d. 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.
- 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
- 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 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:
- TWO STAKES PER TREE a. #15 CONT. - 24" BOX TREES b 36"-48" BOX TREES THREE STAKES PER TREE

OVER 48" BOX TREES

INSPECTION AND ACCEPTANCE

GUARANTEE PERIODS WILL COMMENCE.

MULCH (TYPE AND DEPTH PER PLANS)

THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS MULTI-TRUNK TREES 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 THE WEED BARRIER CLOTH AND TOPDRESS WITH

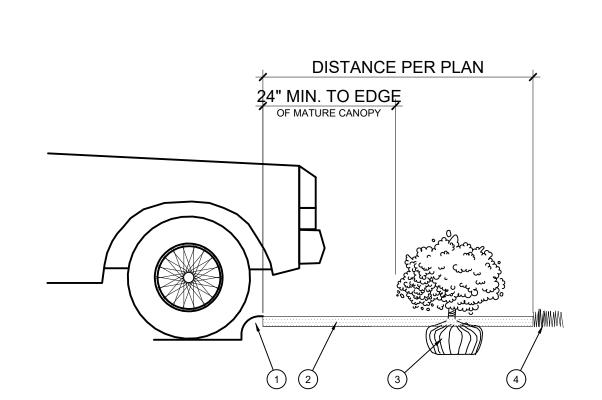
GUY AS NEEDED

- SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST
- 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. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND
- DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
- 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.
- 1. 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
- LANDSCAPE MAINTENANCE THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, WEEDING, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH
- SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING a. 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. b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER. ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF

THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.

AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE

DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

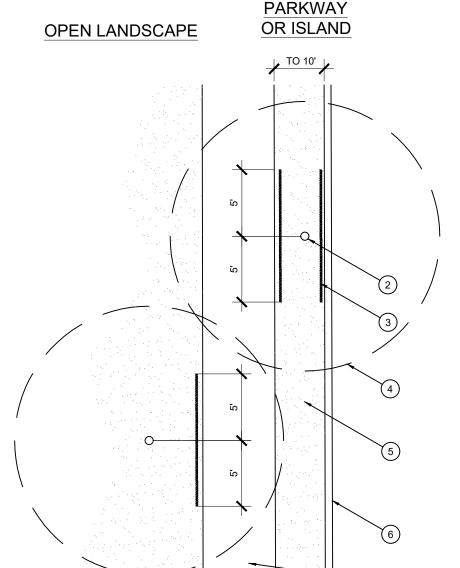


(1) CURB. (2) MULCH LAYER.

(3) PLANT. (4) TURF (WHERE SHOWN ON PLAN).



STEEL EDGING



TYPICAL WALKWAY OR PAVING TREE TRUNK LINEAR ROOT BARRIER MATERIAL. SEE PLANTING NOTES FOR TYPE AND MANUFACTURER. INSTALL PER MANUFACTURER'S SPECIFICATIONS. TREE CANOPY TYPICAL PLANTING AREA

TYPICAL CURB AND GUTTER 1) INSTALL ROOT BARRIERS NEAR ALL

NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

ROOT BARRIER - PLAN VIEW

(1) ROLLED-TOP STEEL EDGING PER PLANS.

(3) MULCH, TYPE AND DEPTH PER PLANS.

(2) TAPERED STEEL STAKES.

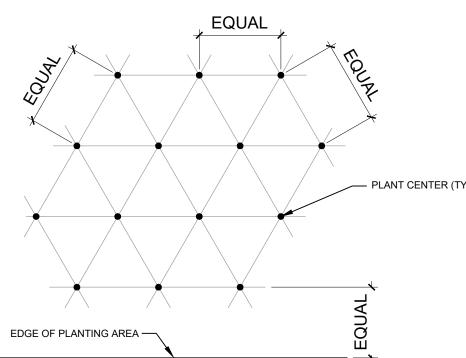
(4) FINISH GRADE.

1) INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.

TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

2) BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.

SHRUB AND PERENNIAL PLANTING



	A DIVIDER = TOTAL PI	LANTS	OVIIVO I OLIMOLIA.
PLANT SPACING	AREA DIVIDER	PLANT SPACING	AREA DIVIDER
6"	0.22	18"	1.95
8"	0.39	24"	3.46
10"	0.60	30"	5.41
12"	0.87	36"	7.79

2) STEP 2: SUBTRACT THE ROW (S) OF PLANTS THAT WOULD OCCUR AT THE EDGE OF THE PLANTED AREA WITH

**EXAMPLE:** PLANTS AT 18" O.C. IN 100 SF PLANTING AREA, 40 LF PERIMETER STEP 2: 51 PLANTS - (40 LF / 1.95 = 21 PLANTS) = 30 PLANTS TOTAL





LOOKING SOUTH-WEST



LOOKING SOUTH-EAST





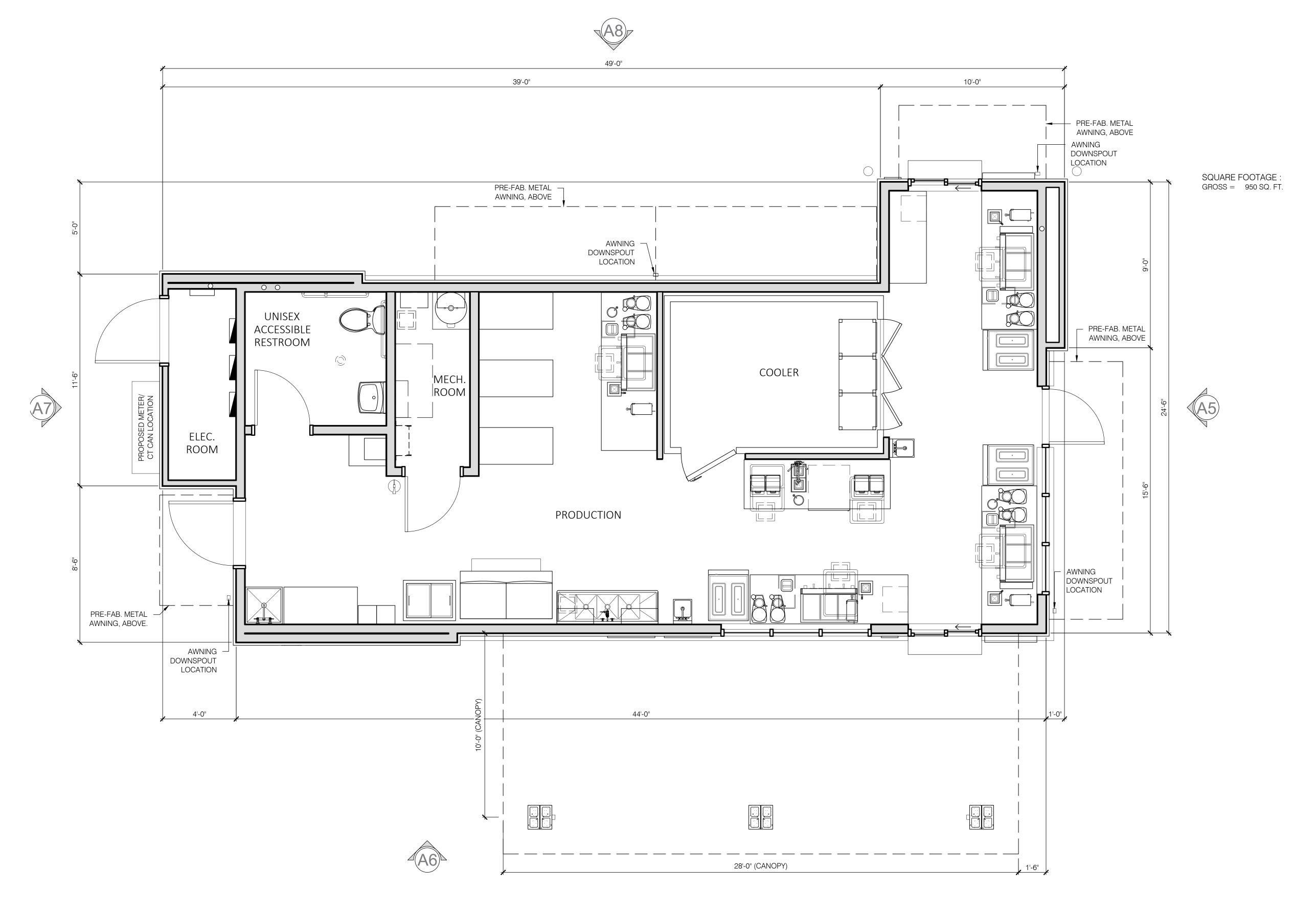


LOOKING NORTH-WEST



LOOKING NORTH-EAST



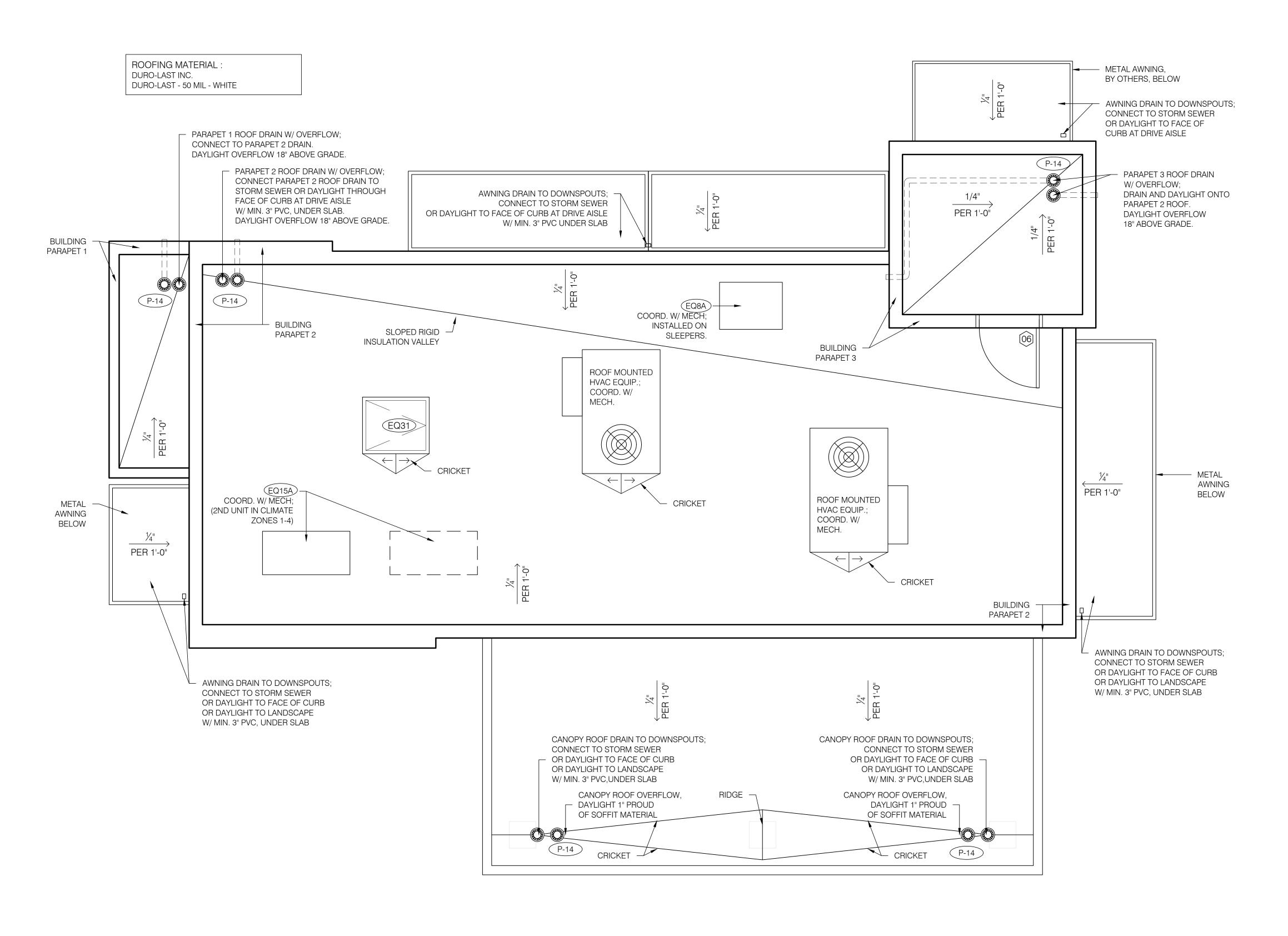


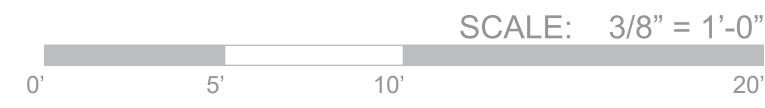


SCALE: 3/8" = 1'-0"

5' 10' 20'



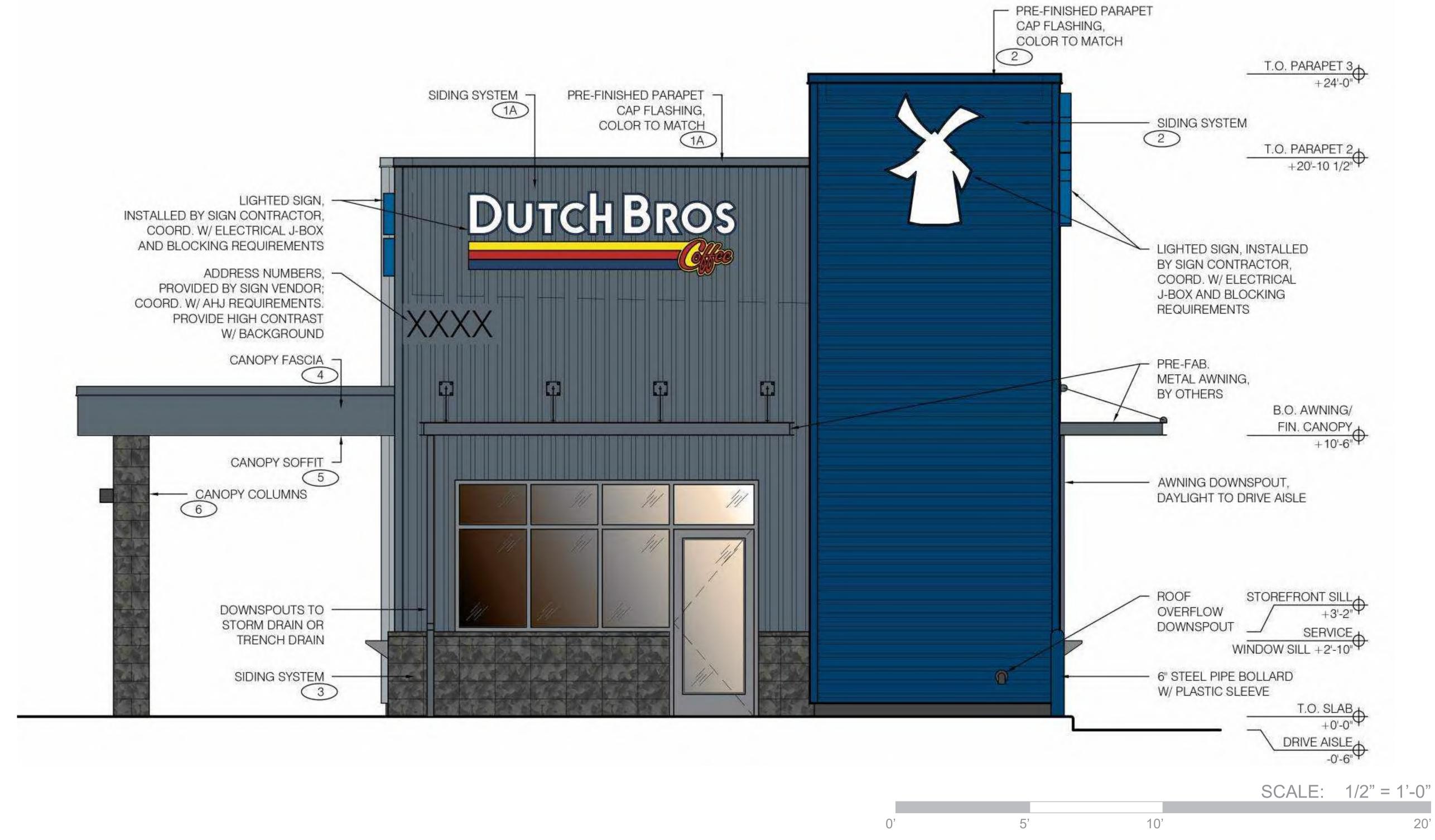






EXT	ERIOR FI	NISH SCHEDUI	LE - PROTOTYPI	CAL w/ CANOPY
ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BOD	iY)	1.	I.	
1A	METAL PANEL	WESTERN STATES METAL ROOFING	WESTERN WAVE, 24 ga.	ORIENTATION: VERTICAL; COLOR: BLDG DB DARK GRAY
1B	METAL PANEL	WESTERN STATES METAL ROOFING	WESTERN WAVE, 24 ga.	ORIENTATION: VERTICAL COLOR: BLDG DB LIGHT GRAY
ZONE 2 (TOW	/ER)			
2	METAL PANEL	WESTERN STATES METAL ROOFING	WESTERN WAVE, 24 ga.	ORIENTATION: HORIZONTAL; COLOR: BLDG DB BLUE
ZONE 3 (BAS	E)			
3	CMU VENEER AND SILL	WILLAMETTE GRAYSTONE	4-8-16, SPLIT FACE	COLOR: CHARCOAL - REVIEW FINAL COLOR SELECTION W/ DBC
ZONE 4 (FRA	MED CANOPY)			*
4	FASCIA	WESTERM STATES METAL ROOFING	T-GROOVE, 10"	3 SIDES; COLOR: BLDG DB DARK GRAY
5	SOFFIT	HEWN ELEMENTS	NATURAL NORTHWESTERN SPRUCE	1x6, T&G, 1/8" REVEAL, SEALED
6	COLUMS	WILLAMETTE GRAYSTONE	8-8-16, SPLIT FACE,3-SIDES	COLOR: CHARCOAL - REVIEW FINAL COLOR SELECTION W/ DB
	IDE 3"x2" SMOOTH D G DB DARK GRAY	DOWNSPOUTS, AND ALL NEC	CESSARY ADAPTORS, AT AWNIN	IG AND CANOPY LOCATIONS;







EXT	ERIOR FIN	NISH SCHEDUI	E - PROTOTYPI	CAL w/ CANOPY
ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BOD)	Y)	4		
1A	METAL PANEL	WESTERN STATES METAL ROOFING	WESTERN WAVE, 24 ga.	ORIENTATION: VERTICAL; COLOR: BLDG DB DARK GRAY
1B	METAL PANEL	WESTERN STATES METAL ROOFING	WESTERN WAVE, 24 ga.	ORIENTATION: VERTICAL COLOR: BLDG DB LIGHT GRAY
ZONE 2 (TOW	ER)			
2	METAL PANEL	WESTERN STATES METAL ROOFING	WESTERN WAVE, 24 ga.	ORIENTATION: HORIZONTAL; COLOR: BLDG DB BLUE
ZONE 3 (BASE	=)			
3	CMU VENEER AND SILL	WILLAMETTE GRAYSTONE	4-8-16, SPLIT FACE	COLOR: CHARCOAL - REVIEW FINAL COLOR SELECTION W/ DBC
ZONE 4 (FRAM	MED CANOPY)	# 		
4	FASCIA	WESTERM STATES METAL ROOFING	T-GROOVE, 10"	3 SIDES; COLOR: BLDG DB DARK GRAY
5	SOFFIT	HEWN ELEMENTS	NATURAL NORTHWESTERN SPRUCE	1x6, T&G, 1/8" REVEAL, SEALED
6	COLUMS	WILLAMETTE GRAYSTONE	8-8-16, SPLIT FACE,3-SIDES	COLOR: CHARCOAL - REVIEW FINAL COLOR SELECTION W/ DB
	DE 3"x2" SMOOTH D DB DARK GRAY	OWNSPOUTS, AND ALL NEC	CESSARY ADAPTORS, AT AWNIN	IG AND CANOPY LOCATIONS;



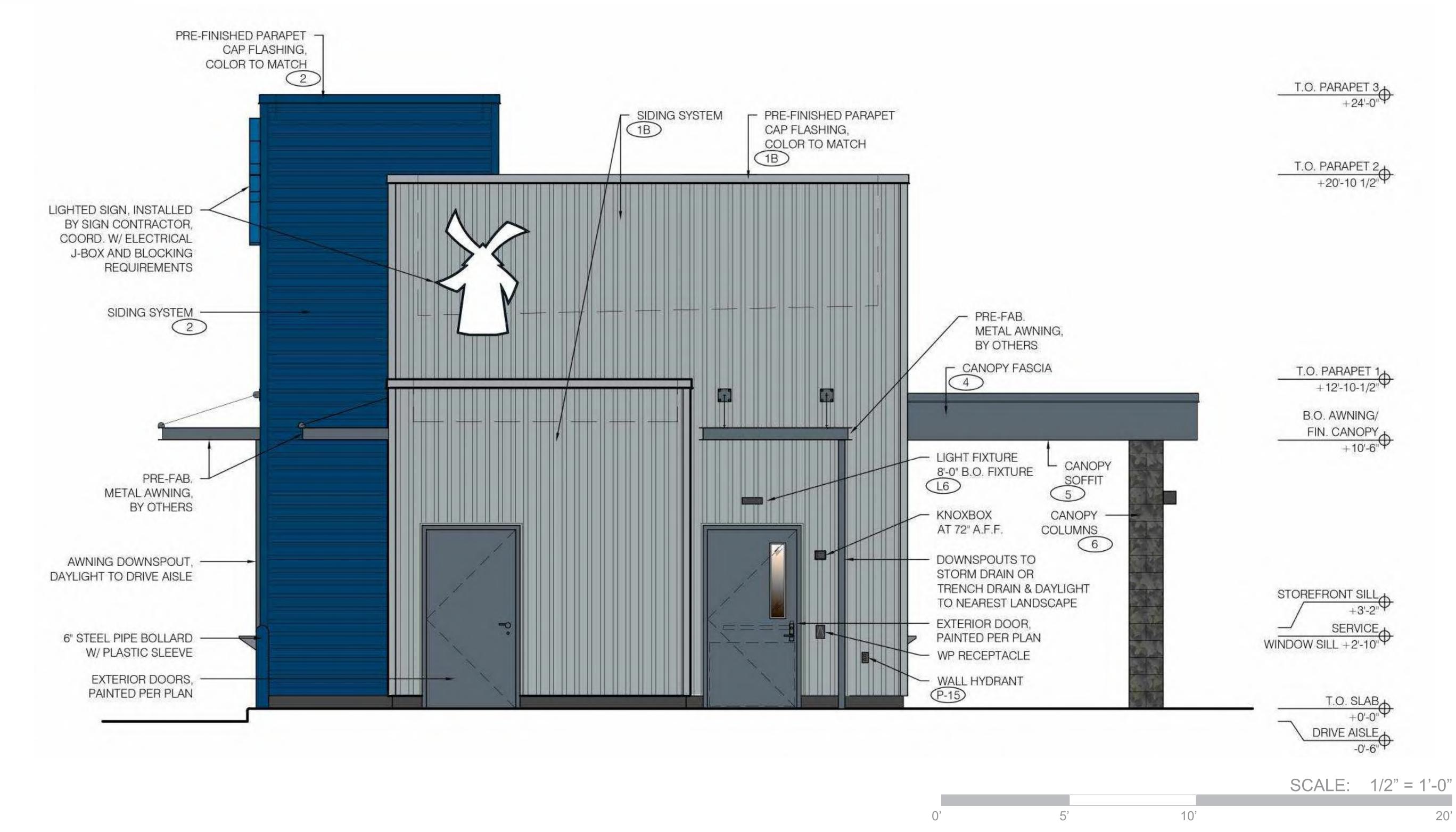




0' 5' 10'

EXT	ERIOR FIN	NISH SCHEDUI	LE - PROTOTYPI	CAL w/ CANOPY
ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BOD	Y)			
1A	METAL PANEL	WESTERN STATES METAL ROOFING	WESTERN WAVE, 24 ga.	ORIENTATION: VERTICAL; COLOR: BLDG DB DARK GRAY
1B	METAL PANEL	WESTERN STATES METAL ROOFING	WESTERN WAVE, 24 ga.	ORIENTATION: VERTICAL COLOR: BLDG DB LIGHT GRAY
ZONE 2 (TOW	(ER)		No.	
2	METAL PANEL	WESTERN STATES METAL ROOFING	WESTERN WAVE, 24 ga.	ORIENTATION: HORIZONTAL; COLOR: BLDG DB BLUE
ZONE 3 (BASI	Ε)			
3	CMU VENEER AND SILL	WILLAMETTE GRAYSTONE	4-8-16, SPLIT FACE	COLOR: CHARCOAL - REVIEW FINAL COLOR SELECTION W/ DBC
ZONE 4 (FRA	MED CANOPY)	30		
4	FASCIA	WESTERM STATES METAL ROOFING	T-GROOVE, 10"	3 SIDES; COLOR: BLDG DB DARK GRAY
5	SOFFIT	HEWN ELEMENTS	NATURAL NORTHWESTERN SPRUCE	1x6, T&G, 1/8" REVEAL, SEALED
6	COLUMS	WILLAMETTE GRAYSTONE	8-8-16, SPLIT FACE,3-SIDES	COLOR: CHARCOAL - REVIEW FINAL COLOR SELECTION W/ DB
	DE 3"x2" SMOOTH D DB DARK GRAY	OOWNSPOUTS, AND ALL NEC	CESSARY ADAPTORS, AT AWNIN	IG AND CANOPY LOCATIONS;

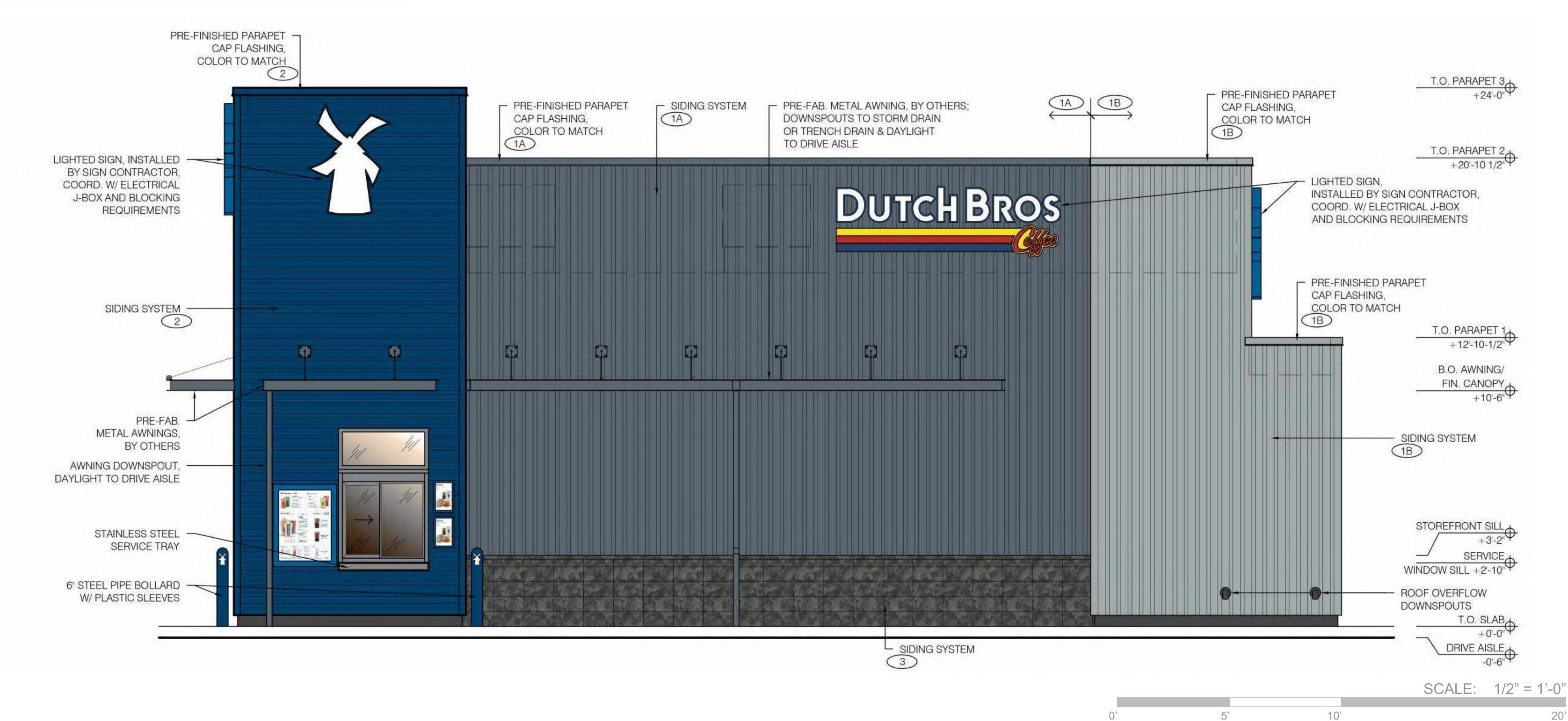




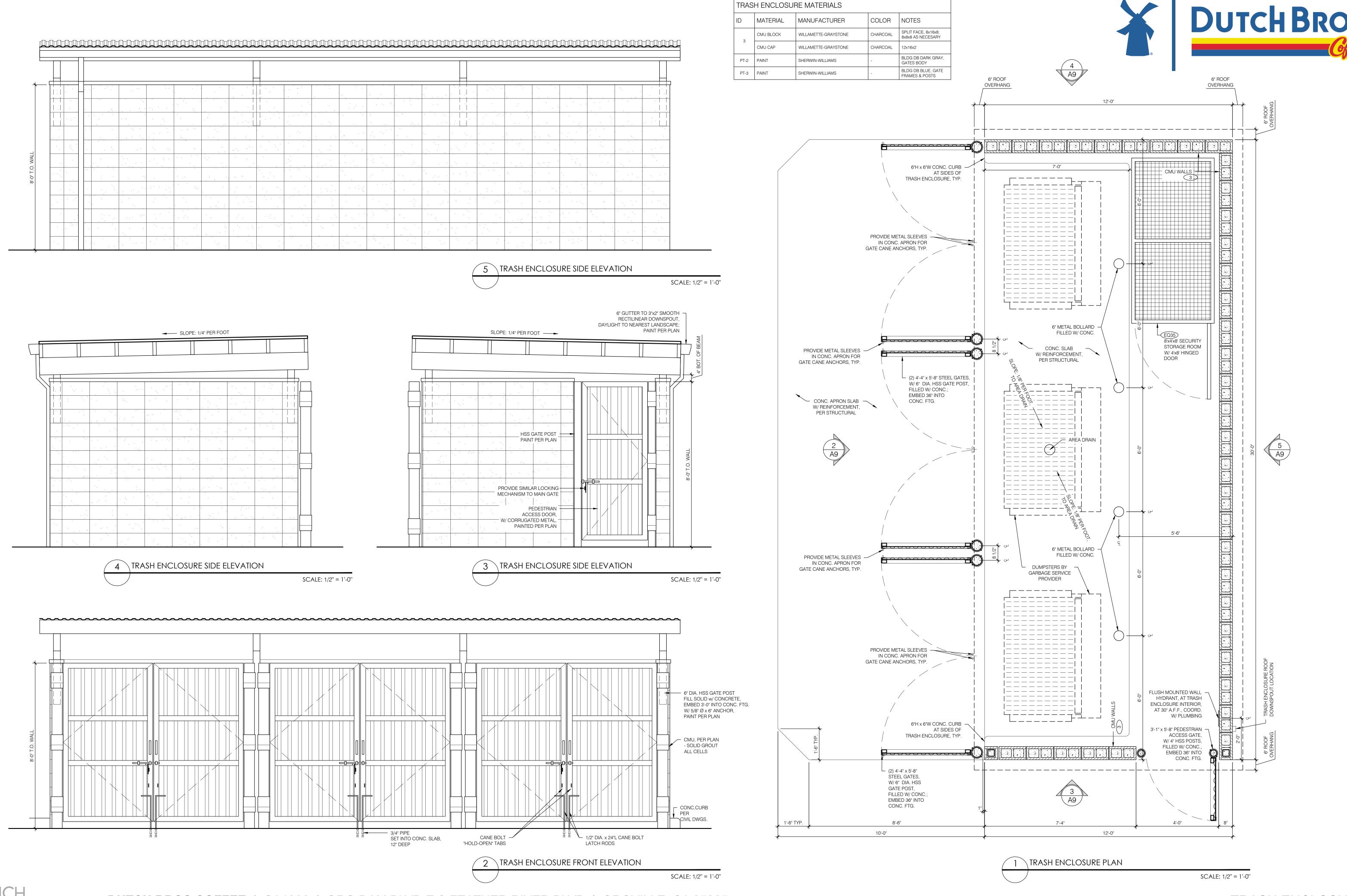


ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BOD	OY)	· ·		
1A	METAL PANEL	WESTERN STATES METAL ROOFING	WESTERN WAVE, 24 ga.	ORIENTATION: VERTICAL; COLOR BLDG DB DARK GRAY
1B	METAL PANEL	WESTERN STATES METAL ROOFING	WESTERN WAVE, 24 ga.	ORIENTATION: VERTICAL COLOR: BLDG DB LIGHT GRAY
ZONE 2 (TOV	VER)			
2	METAL PANEL	WESTERN STATES METAL ROOFING	WESTERN WAVE, 24 ga.	ORIENTATION: HORIZONTAL; COLOR: BLDG DB BLUE
ZONE 3 (BAS	E)			
3	CMU VENEER AND SILL	WILLAMETTE GRAYSTONE	4-8-16, SPLIT FACE	COLOR: CHARCOAL - REVIEW FINAL COLOR SELECTION W/ DBC
ZONE 4 (FRA	MED CANOPY)	3/		
4	FASCIA	WESTERM STATES METAL ROOFING	T-GROOVE, 10"	3 SIDES; COLOR: BLDG DB DARK GRAY
5	SOFFIT	HEWN ELEMENTS	NATURAL NORTHWESTERN SPRUCE	1x6, T&G, 1/8" REVEAL, SEALED
6	COLUMS	WILLAMETTE GRAYSTONE	8-8-16, SPLIT FACE,3-SIDES	COLOR: CHARCOAL - REVIEW FINAL COLOR SELECTION W/ DB

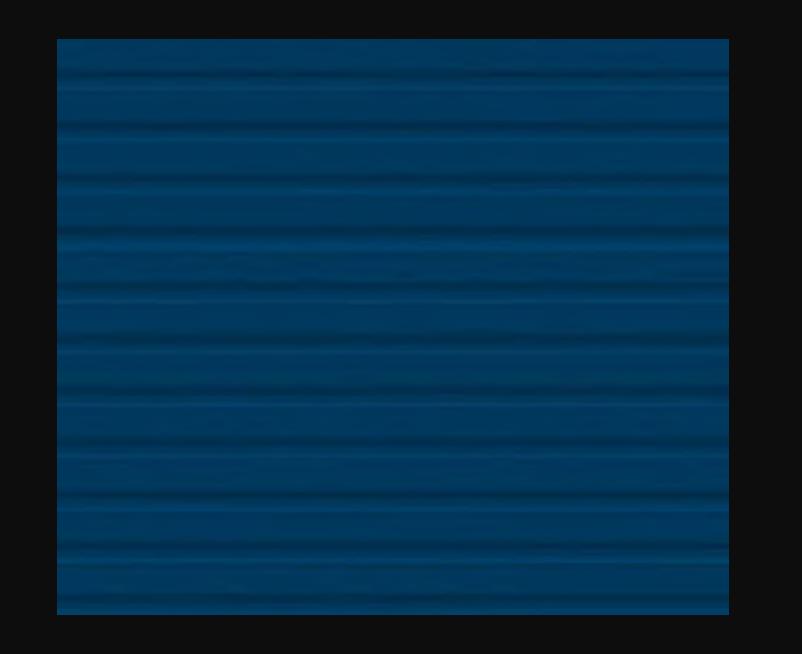












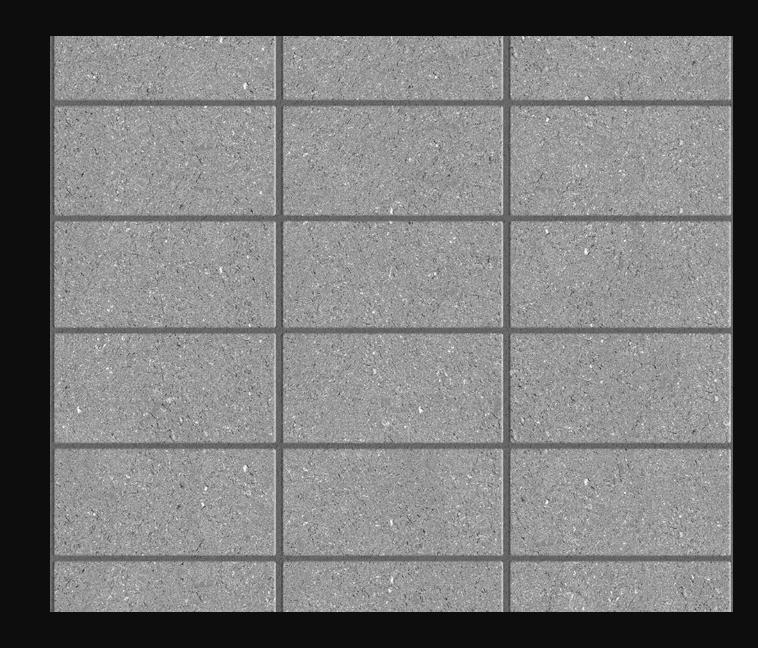
METAL SIDING
MANUFACTURER: WESTERN STATES
METAL ROOFING
PROFILE: WESTERN WAVE - HORIZONTAL
COLOR: BLDG DB BLUE



METAL SIDING
MANUFACTURER: WESTERN STATES
METAL ROOFING
PROFILE: WESTERN WAVE - VERTICAL
COLOR: BLDG DB GRAY DARK



METAL SIDING
MANUFACTURER: WESTERN STATES
METAL ROOFING
PROFILE: WESTERN WAVE - VERTICAL
COLOR: BLDG DB GRAY LIGHT



MANUFACTURER: WILLAMETTE-GRAYSTONE PROFILE: SLIT FACE COLOR: CHARCOAL, OR SIM.



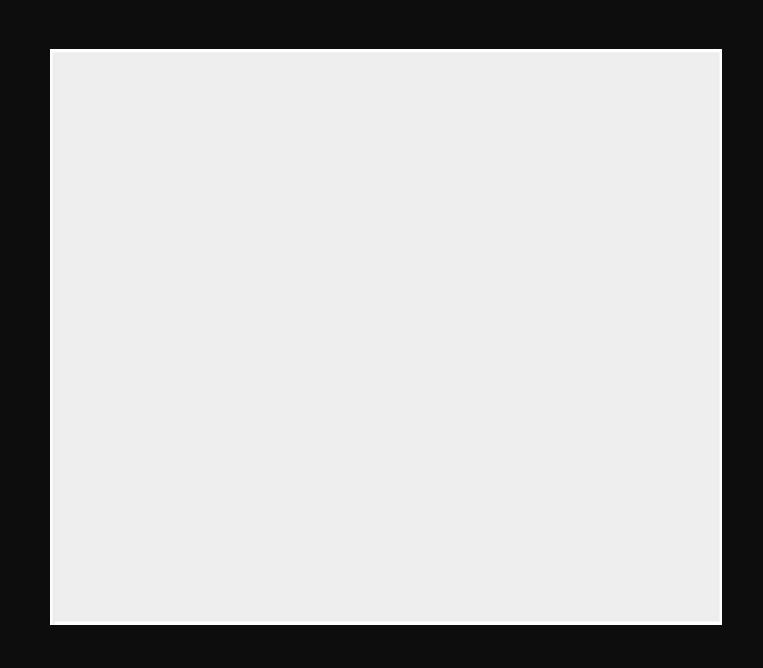
CANOPY SOFFIT
MANUFACTURER: HEWN
PROFILE: NW SPRUCE
NATURAL & SEALED
COLOR: PER MFR.



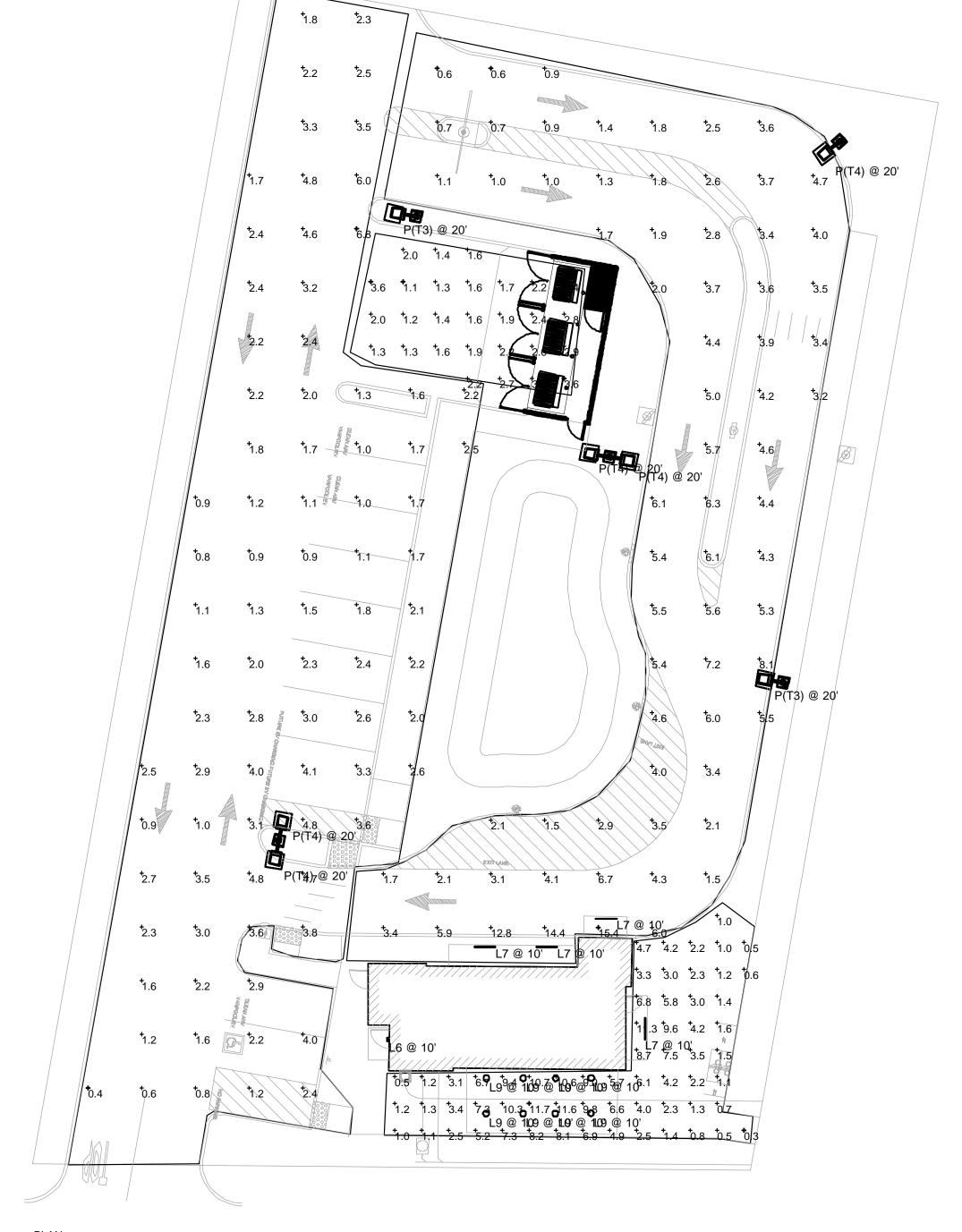
WINDOW SYSTEM
MANUFACTURER: KAWNEER OR SIMILAR
PROFILE: CLEAR ANODIZED ALUMINUM
FINISH: CLEAR NO 14 / 17



AWNINGS & DOORS - PAINT
MANUFACTURER: SCHERWIN-WILLIAMS
COLOR: BLDG DB GRAY DARK



ROOFING MATERIAL
MANUFACTURER: DURO-LAST
DL-60 - 60 MIL
COLOR: WHITE



Statistics	_					_
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Building	+	4.5 fc	11.7 fc	0.3 fc	39.0:1	15.0:1
Drive Thru	+	4.0 fc	15.4 fc	0.6 fc	25.7:1	6.7:1
Parking/Drivewa y	+	2.4 fc	6.8 fc	0.4 fc	17.0:1	6.0:1
Trash	+	2.1 fc	3.6 fc	1.1 fc	3.3:1	1.9:1

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LOCATION OF UTILITY METER DISCONNET SWITCH AND CT CABINET. REFER TO "RISER DIAGRAM" ON SHEET E3.01.

PROVIDE 120V ELECTRICAL CONNECTION WITH (2)#8 & (1)#8G. IN 2" PVC ROUTED BELOW GRADE FOR DRIVE—THRU BACKLIT MENU BOARD PER MANUFACTURER'S INSTRUCTIONS. CONDUIT SHALL COME UP IN CENTER OF POST. SIGN COMPANY REPRESENTATIVE TO GIVE EXACT LOCATIONS/DIMENSIONS FOR GC TO MATCH. CONTRACTOR SHALL REPAIR EXISTING PARKING SURFACES FROM TRENCHING TO MATCH PREVIOUS CONDITIONS.

PROVIDE 120V ELECTRICAL CONNECTION WITH (2)#8 & (1)#8G. IN 2" PVC ROUTED BELOW GRADE FOR NEW MONUMENT SIGN PER REPRESENTATIVE PRIOR TO ROUGH-IN. CONTRACTOR SHALL REPAIR EXISTING PARKING SURFACES FROM TRENCHING TO MATCH PREVIOUS CONDITIONS.

PARKING LOT FIXTURES TO DIM TO 40% WHILE NOT OCCUPIED AND SET TO FULL BRIGHTNESS WHILE IN USE.

5 LOCATION OF CABLE INTERNET DEMARC

PROVIDE 2" CONDUIT W/ PULL STRING 24" BEHIND MENU BOARD TO CHRISTY BOX FOR FUTURE DIGITAL MENU BOARD UPGRADE . COORDINATE W/ SIGN MANUFACTURER.

PROVIDE 2" CONDUIT W/ PULL STRING TO CHRISTY BOX BETWEEN "CHOOSE LANE" DIRECTIONAL SIGNAGE AND CLEARANCE BAR FOR FUTURE DRIVE THRU SENSORS.

MIN. DUTCH BROS REQUIREMENTS:

-5FTC AT BUILDING

-3FTC AT SITE/PARKING

-5FTC AT TRASH ENCLOSURE

SEE S1.4 FOR POLE BASE DETAIL

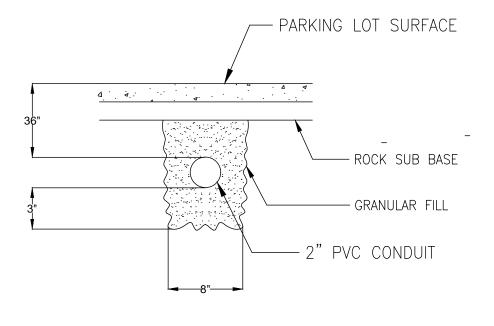
# GENERAL NOTES

1. FOR UTILITY TRANSFORMER, TELEPHONE SERVICE, GAS, WATER, AND SANITARY SEWER LOCATIONS; SEE CIVIL SITE PLAN.

2. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION AND COMPLIANCE WITH ALL UTILITY COMPANIES REQUIREMENTS. INCOMING POWER AND TELEPHONE SERVICES IS EXISTING TO REMAIN. VERIFY REQUIREMENTS WITH UTILITIES PRIOR TO INSTALLATION.

# SITE NOTES

WATER LINES, CONDUITS FOR ELECTRICAL, OR OTHER UTILITIES SHALL BE LOCATED SO AS TO NOT CONFLICT WITH REQUIRED TREE LOCATIONS FOR STREETS AND PARKING LOTS.



TRENCHING DETAIL

SCALE: N.T.S.

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lumens Per Lamp	Wattage
	L6	1	RAB LIGHTING INC.	WPLED26-WPLED26/D10 (WALLPACK) - ALED26- ALED26/D10 (AREA LIGHTER)	CAST FINNED METAL HOUSING, MACHINED METAL HEAT SINK, 1 CIRCUIT BOARD WITH 1 LED, MOLDED PLASTIC REFLECTOR WITH SEMI-SPECULAR FINISH, CLEAR FLAT GLASS LENS IN CAST BROWN PAINTED METAL FRAME.	3474	30
	L7	4	Self	WPLED26-WPLED26/D10 (WALLPACK) - ALED26- ALED26/D10 (AREA LIGHTER)	CROWN-L90-277V 830_BA110	4200	40
0	L9	8	DMF LIGHTING	DRD5S-4R-10930	DRD5S-4R-10930	1015	11.8
	P(T3)	2	NLS Lighting LLC	NV-1-T3-48L-1-40K-UNV- HSS	NV SERIES WITH T3 OPTICS, BLACK HOUSE SIDE SHIELD	10457	156
	P(T4)	5	NLS Lighting	NV-1-T4-48L-1-40K-UNV- HSS	T4 OPTICS WITH BLACK HSS	9674	156
	P(T5)	0	NLS Lighting, LLC	NV-1-T5-48L-1-40K	T5 silicone optics	19335	156

SITE PHOTOMETRIC PLAN

CASE

Engineering Inc.

796 Merus Court
St. Louis, MO 63026

T 636.349.1600
F 636.349.1730





1001 SE SANDY BLVD, SUITE 100 PORTLAND, OR 97214 V. 503.552.9079 F. 503.241.7055 WWW.GNICHARCH.COM

XX.XX.XXXX

DB-2550-A2

908

vu & reduiei Myei i 195965 Bros Coffee Street

ISSUED FOR DESIGN

REVIEW: 12.22.2021

REV: DATE: DESCRIPTION:

ELECTRICAL SITE & PHOTOMETRIC PLAN

SHEET NUMBER:

SHEET NAME:

A11

©2021 DB Franchising USA, LLC

# SUMMARY DRAWING

#### **SUMMARY - BUILDING SIGNS & MENUS**

DRAWING #:

33700

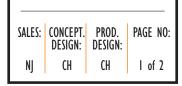
**CLIENT:** 

DUTCH BROS - CA1806 2366 FEATHER RIVER BLVD. OROVILLE, CA 95965

DATE OF SHOP DRAWING:

12/30/21

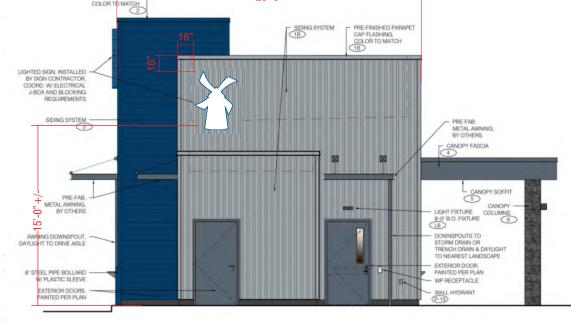
**SHOP REVISIONS:** 



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

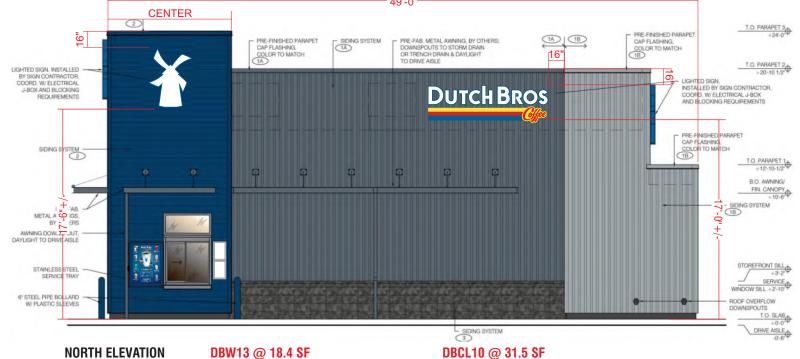
SCALE: 1/8"=1'-0"





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

DBW13 @ 18.4 SF





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

DBCL10 @ 31.5 SF

DBW13 @ 18.4 SF

# SUMMARY DRAWING

DRAWING #:

33700

CLIENT:

DUTCH BROS - CA1806 2366 FEATHER RIVER BLVD. OROVILLE, CA 95965

DATE OF SHOP DRAWING:

12/30/21

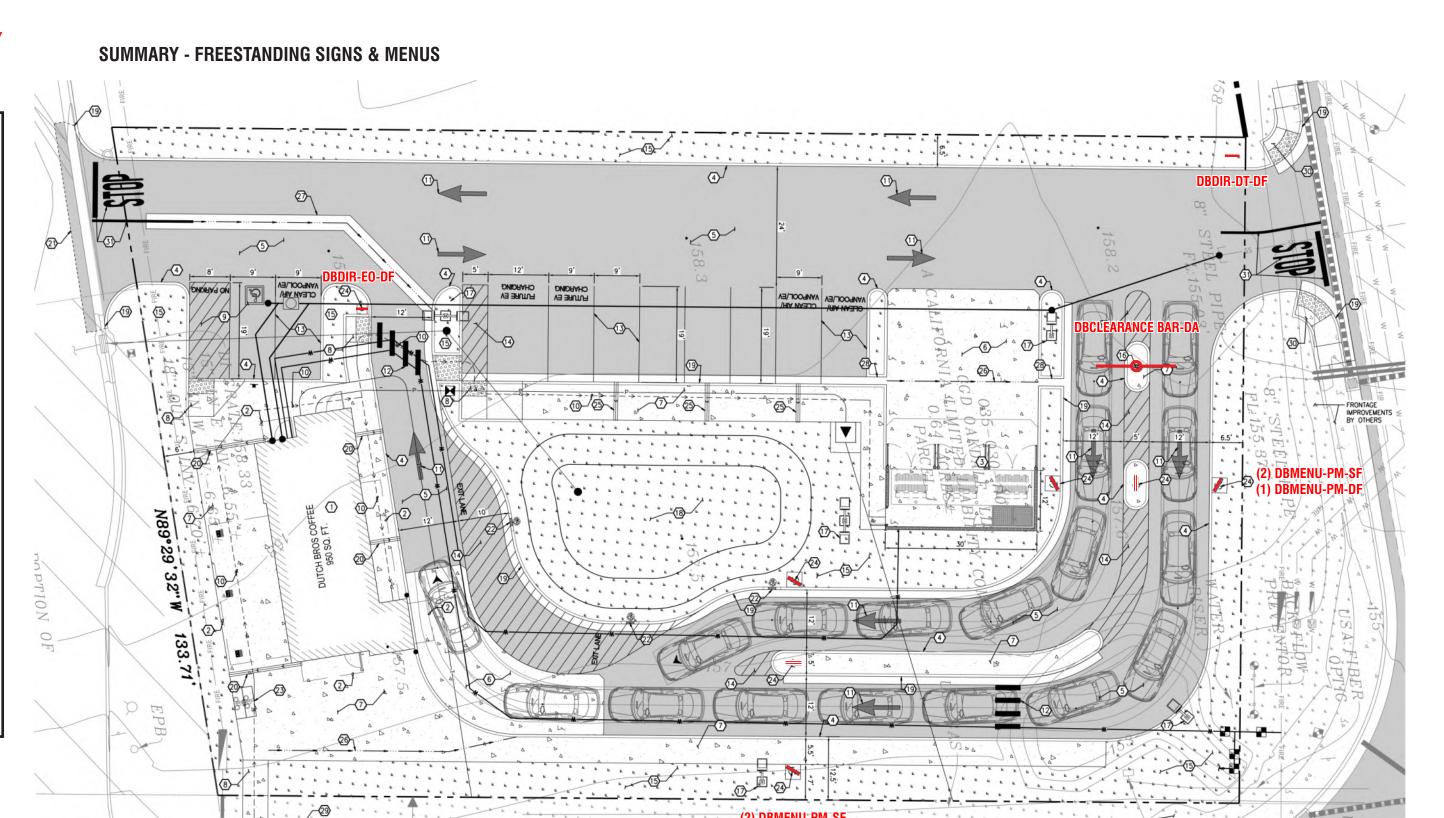
SHOP REVISIONS: 1.7.22 MOVED (1) SET OF MENUS FARTHER DOWN.

1.27.22 UPDATED SITE PLAN.

SALES: CONCEPT. PROD. PAGE NO: DESIGN: OF CH CH 2 of 2

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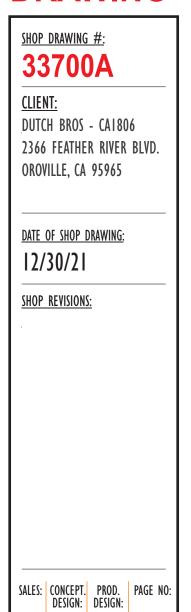
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FEATHER RIVER BLVD

### SCOPE OF WORK: MANUFACTURE & INSTALL (3) SETS OF ILLUMINATED CHANNEL LETTERS WITH REMOTE RACEWAYS





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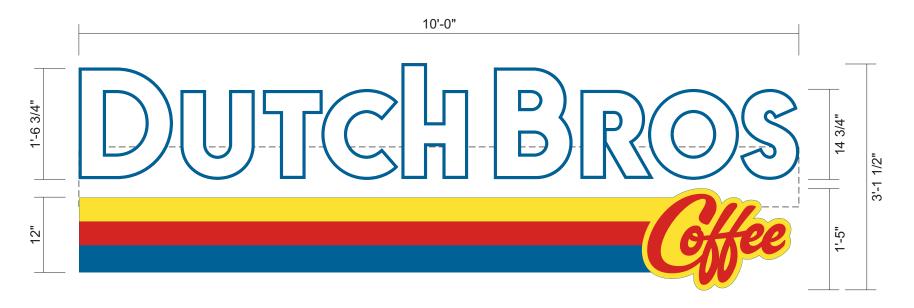
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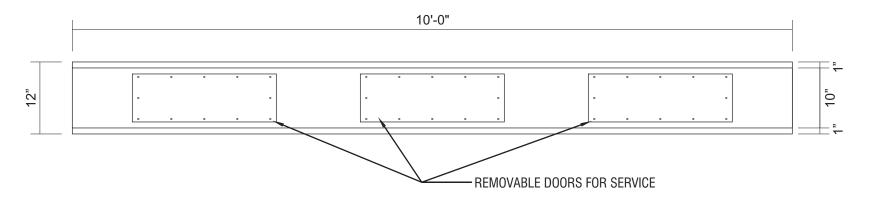
# 230-015 YELLOW PSV 230-33 RED PSV 230-127 INTENSE BLUE PSV WHITE

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



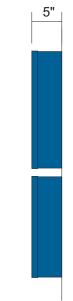
#### **FABRICATED REMOTE RACEWAY**

.040 PRE-COAT WHITE ALUMINUM



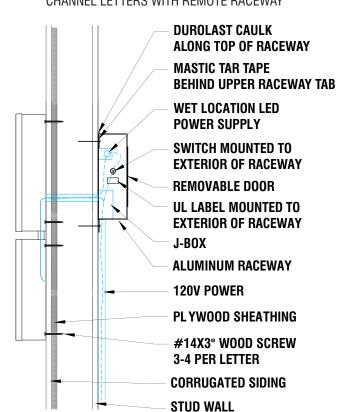
INTERNALLY ILLUMINATED FACE-LIT FLUSH MOUNTED CHANNEL LETTERS 5" DEEP CHANNEL LETTERS.
RETURNS & TRIM CAP PAINTED TO MATCH PANTONE 7691 C "INTENSE BLUE". WHITE ACRYLIC FACES.
230-127 INTENSE BLUE PSV, 230-015 YELLOW PSV, 230-33 RED PSV.
LED ILLUMINATION.
FLUSH MOUNTED CHANNEL LETTERS WITH REMOTE MOUNTED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

**SIDE VIEW** 



# ATTACHMENT DETAIL SCALE: 3/4"=1'-0"

CHANNEL LETTERS WITH REMOTE RACEWAY



### SCOPE OF WORK: MANUFACTURE & INSTALL (3) ILLUMINATED WINDMILL LOGOS



SHOP DRAWING #: **33700B** 

CLIENT:

DUTCH BROS - CA1806 2366 FEATHER RIVER BLVD. OROVILLE, CA 95965

DATE OF SHOP DRAWING:

12/30/21

**SHOP REVISIONS:** 

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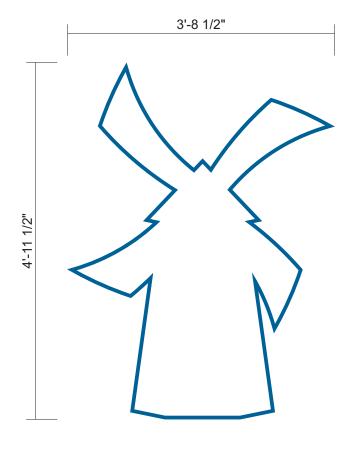
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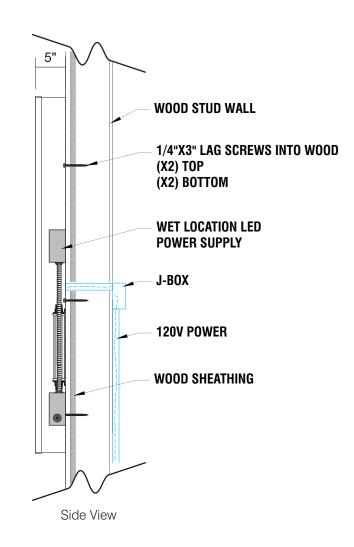
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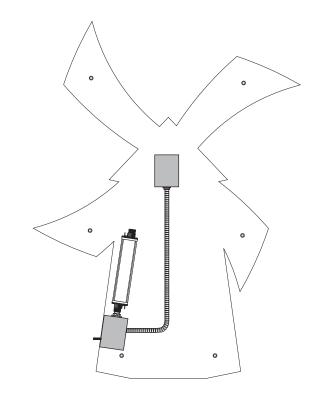
DBW13 SCALE: 3/4"=1'-0"



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

## SCOPE OF WORK: MANUFACTURE & INSTALL (4) SNAP FRAMES



<del><--</del>5/8" →

SHOP DRAWING #: **33692C** 

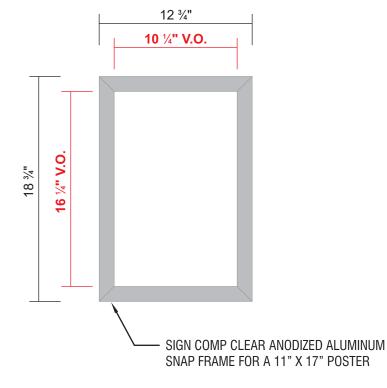
CLIENT:

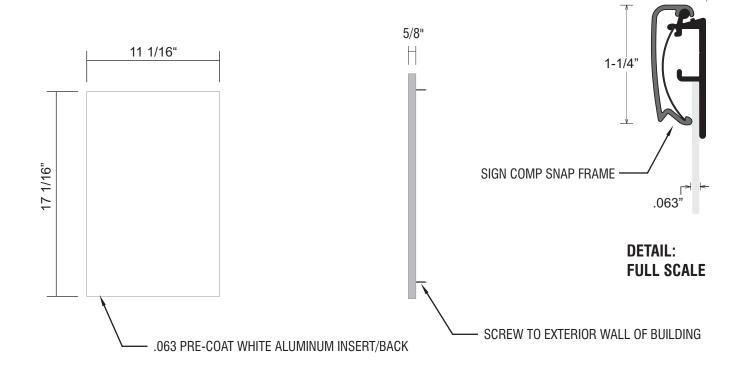
DUTCH BROS - CA1806 2366 FEATHER RIVER BLVD. OROVILLE, CA 95965

DATE OF SHOP DRAWING:

12/30/21

SHOP REVISIONS:





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CLEAR ANODIZED ALUMINUM

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



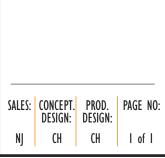


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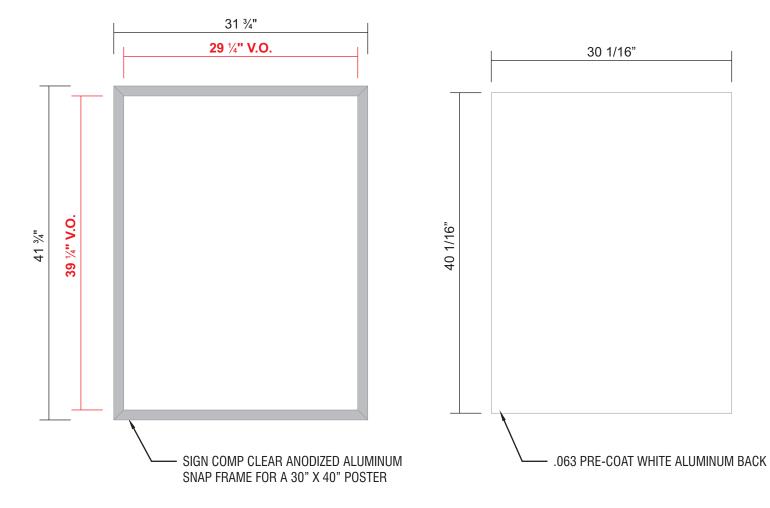
DATE OF SHOP DRAWING:

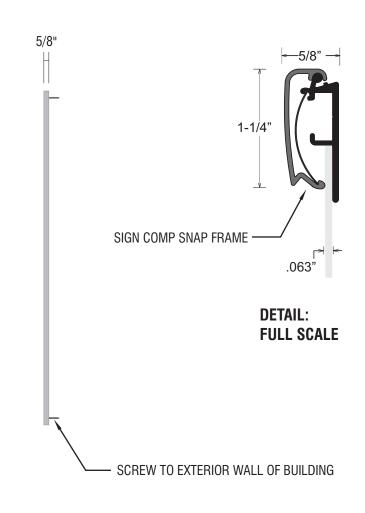
12/30/21

SHOP REVISIONS:



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CLEAR ANODIZED ALUMINUM

### SCOPE OF WORK: PROVIDE (2) ILLUMINATED MENU SIGNS V5 - WALL-MOUNTED



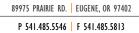


ES&A SIGN & AWNING

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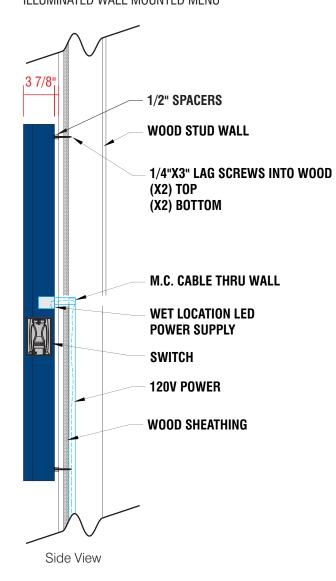
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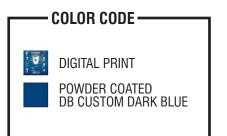




# ATTACHMENT DETAIL ILLUMINATED WALL MOUNTED MENU



- 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



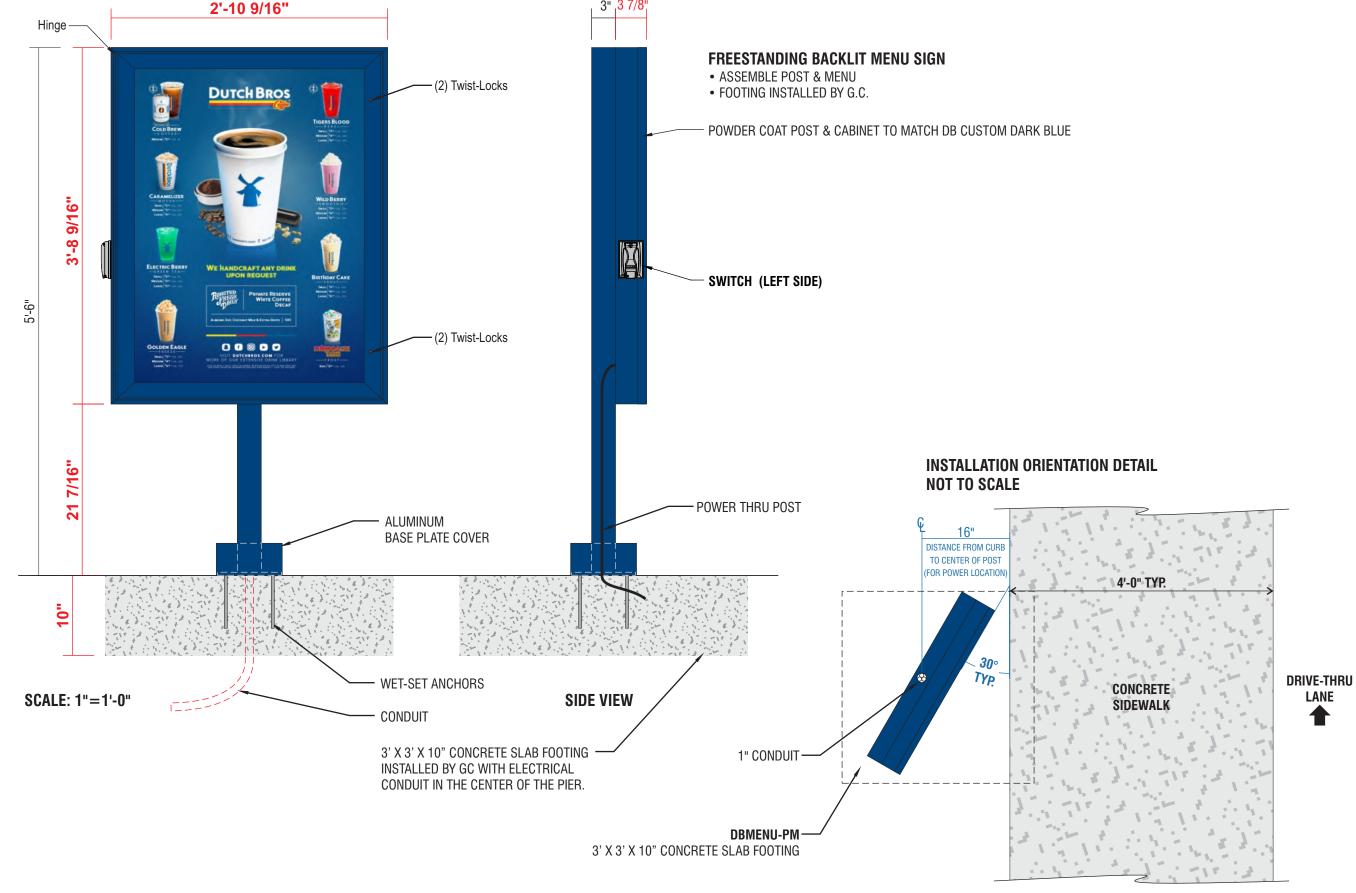
# SCOPE OF WORK: PROVIDE (4) S/F ILLUMINATED MENU SIGNS V5 - PLATE-MOUNTED







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### - COLOR CODE -



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







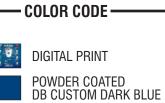
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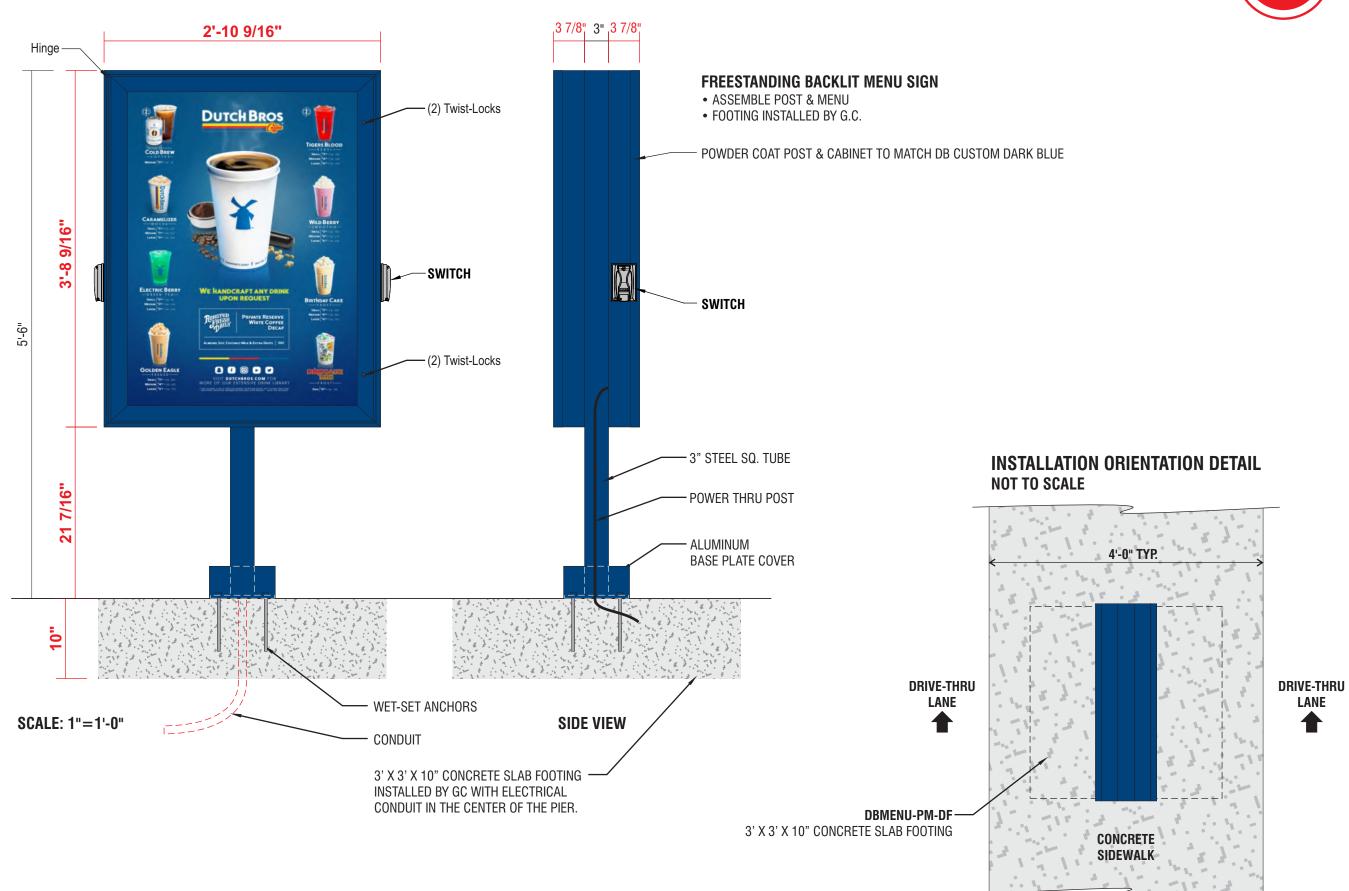
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# SCOPE OF WORK: MANUFACTURE & INSTALL (1) D/F NON-ILLUMINATED 'DRIVE THRU' SIGN

# **FACTORY DRAWING**



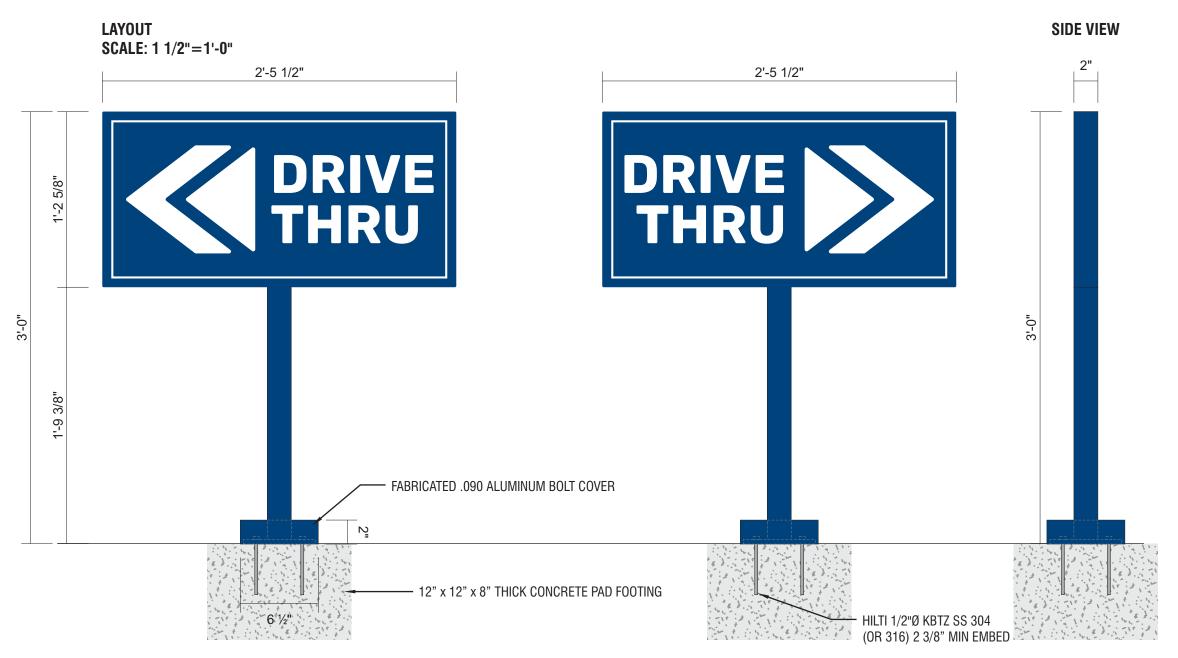


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DIAMOND GRADE REFLECTIVE WHITE VINYL WITH DIGITALLY PRINTED PMS 541 C BLUE BACKGROUND 2" X 2" SQUARE TUBE ALUMINUM FRAME & POST WITH ALUMINUM FACES & 3/8" X 6" X 6" PLATE FABRICATED .090 ALUMINUM BOLT COVER PAINT PMS 541 C INSTALL PLATE-MOUNT SIGN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



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





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**LAYOUT SIDE VIEW** SCALE: 1 1/2"=1'-0" 2'-5 1/2" 2'-5 1/2" **EXIT ONLY** 1'-2 5/8" THANK YOU 3'-0" FABRICATED .090 ALUMINUM BOLT COVER Ŋ 12" x 12" x 8" THICK CONCRETE PAD FOOTING HILTI 1/2"Ø KBTZ SS 304 (OR 316) 2 3/8" MIN EMBED

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



SHOP DRAWING #:

33700J

DUTCH BROS - CA1806

OROVILLE, CA 95965

DATE OF SHOP DRAWING:

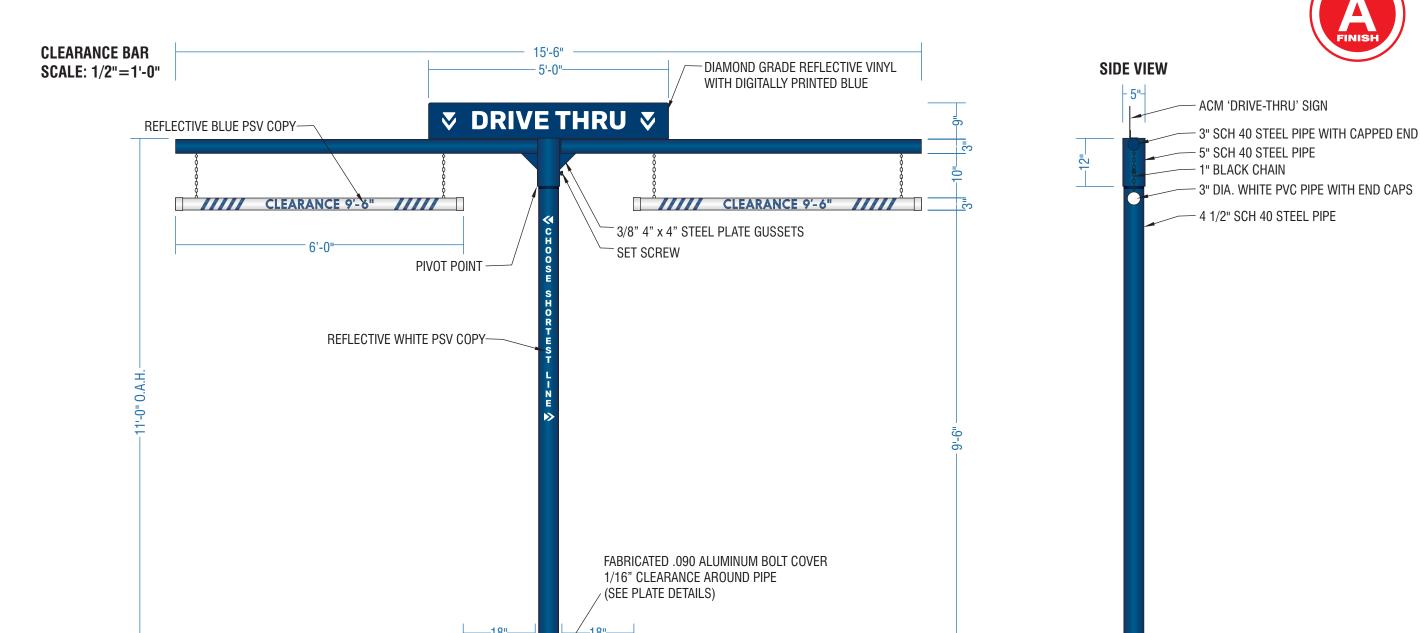
12/30/21

SHOP REVISIONS:

2366 FEATHER RIVER BLVD.

CLIENT:

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



ES&A SIGN & AWNING

DESIGN: CH

SALES: CONCEPT. PROD. PAGE NO: DESIGN: DESIGN:

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COLOR CODE ----

280-75 REFLECTIVE BLUE PSV

DB CUSTOM DARK BLUE

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

CURB

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.

4

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.

SHOP DRAWING #:

33700J

CLIENT:

DUTCH BROS - CA1806 2366 FEATHER RIVER BLVD. OROVILLE, CA 95965

DATE OF SHOP DRAWING:

12/30/21

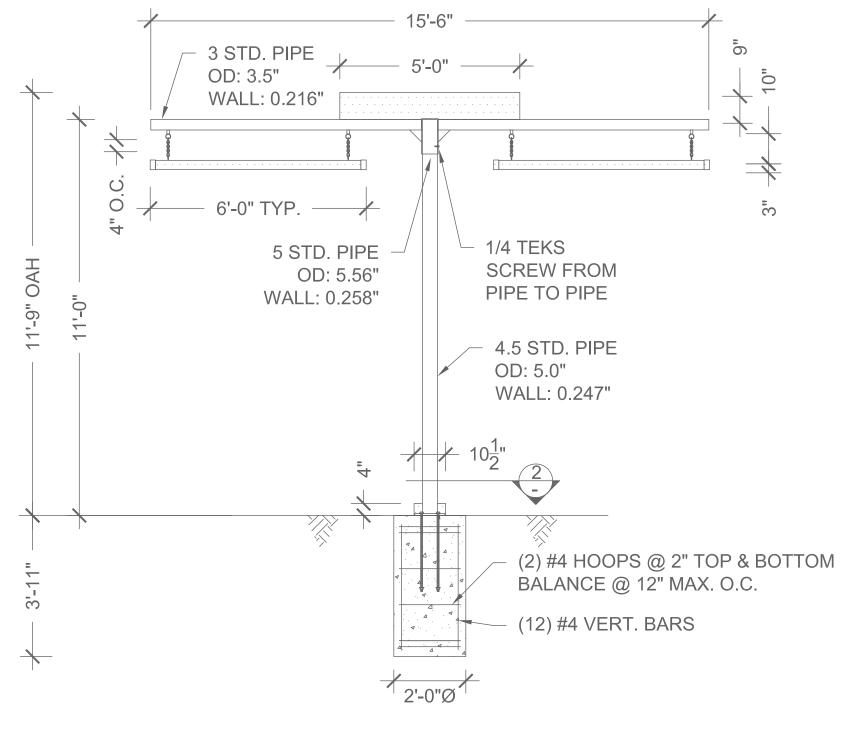
**SHOP REVISIONS:** 

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

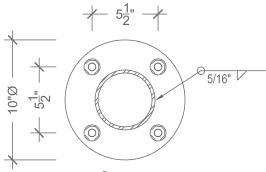
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### **ENGINEERING DETAILS**



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



10" $Øx_8^5$ " STEEL PLATE

W/ (4)  $\frac{5}{8}$ " Ø THREADED ANCHOR RODS

MIN EMBED. = 24" INTO CONCRETE

W/NUT/WASHER/NUT @ EMBED. END

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

### SCOPE OF WORK: MANUFACTURE & INSTALL (1) SET OF BUILDING ADDRESS NUMBERS



SHOP DRAWING #: **33700K** 

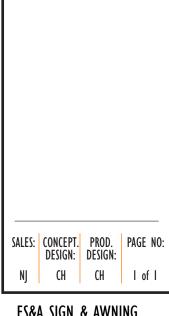
**CLIENT:** 

DUTCH BROS - CA1806 2366 FEATHER RIVER BLVD. OROVILLE, CA 95965

DATE OF SHOP DRAWING:

12/30/21

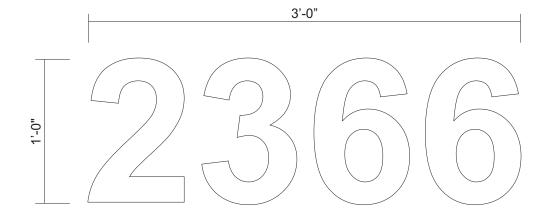
SHOP REVISIONS:



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

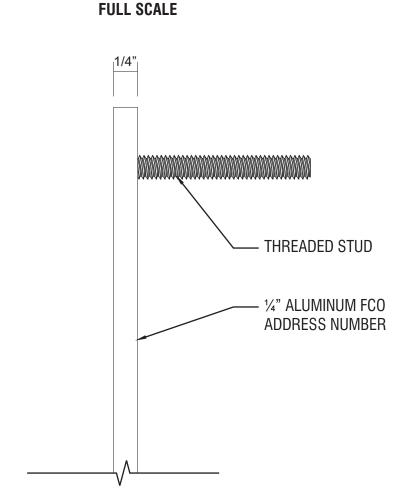


### **ADDRESS NUMBERS**:

FONT: ARIAL BOLD

MATERIAL: 1/4" THICK ALUMINUM COLOR: PAINTED SATIN WHITE

**INSTALLATION:** STUD MOUNTED FLUSH TO BUILDING



**SIDE DETAIL** 

— COLOR CODE -

SATIN WHITE PAINT