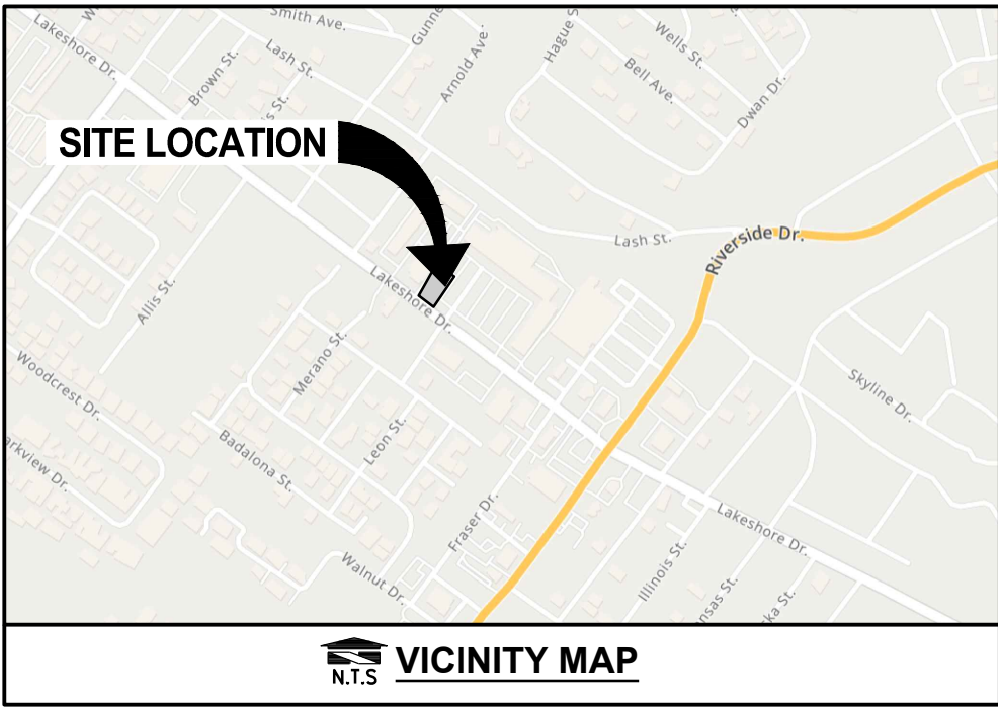
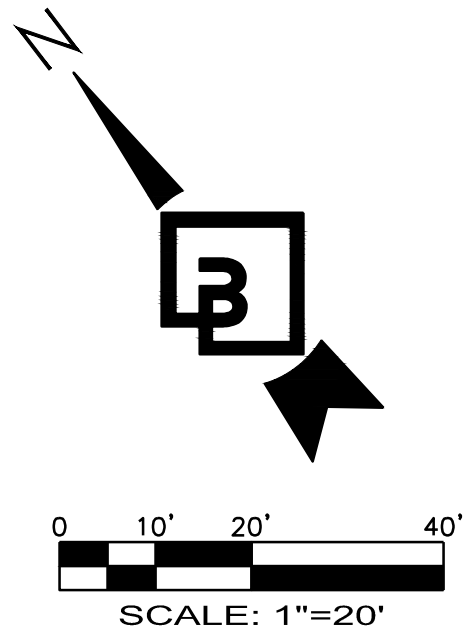






DUTCH BROS. COFFEE - CA5808 - LAKE ELSINORE, CA  
GRADING AND DRAINAGE PLAN



APN. 378290013  
ZONE: C1 - NEIGHBORHOOD  
COMMERCIAL

APN. 378290016  
ZONE: C1 - NEIGHBORHOOD  
COMMERCIAL

GRADING GENERAL NOTES:

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

GRADING PLAN LEGEND:

FF - FINISHED FLOOR  
ME - MATCH EXISTING  
LP - LOW POINT

EXISTING CONTOURS



UTILITY POTHOLING NOTE:

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

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF LAKESHORE DRIVE, BEING N 53° 02' 58" W AS SHOWN ON PARCEL MAP 15591 FILED IN BOOK 82, PAGES 72 AND 73, RECORDS OF RIVERSIDE COUNTY.

BENCH MARK:

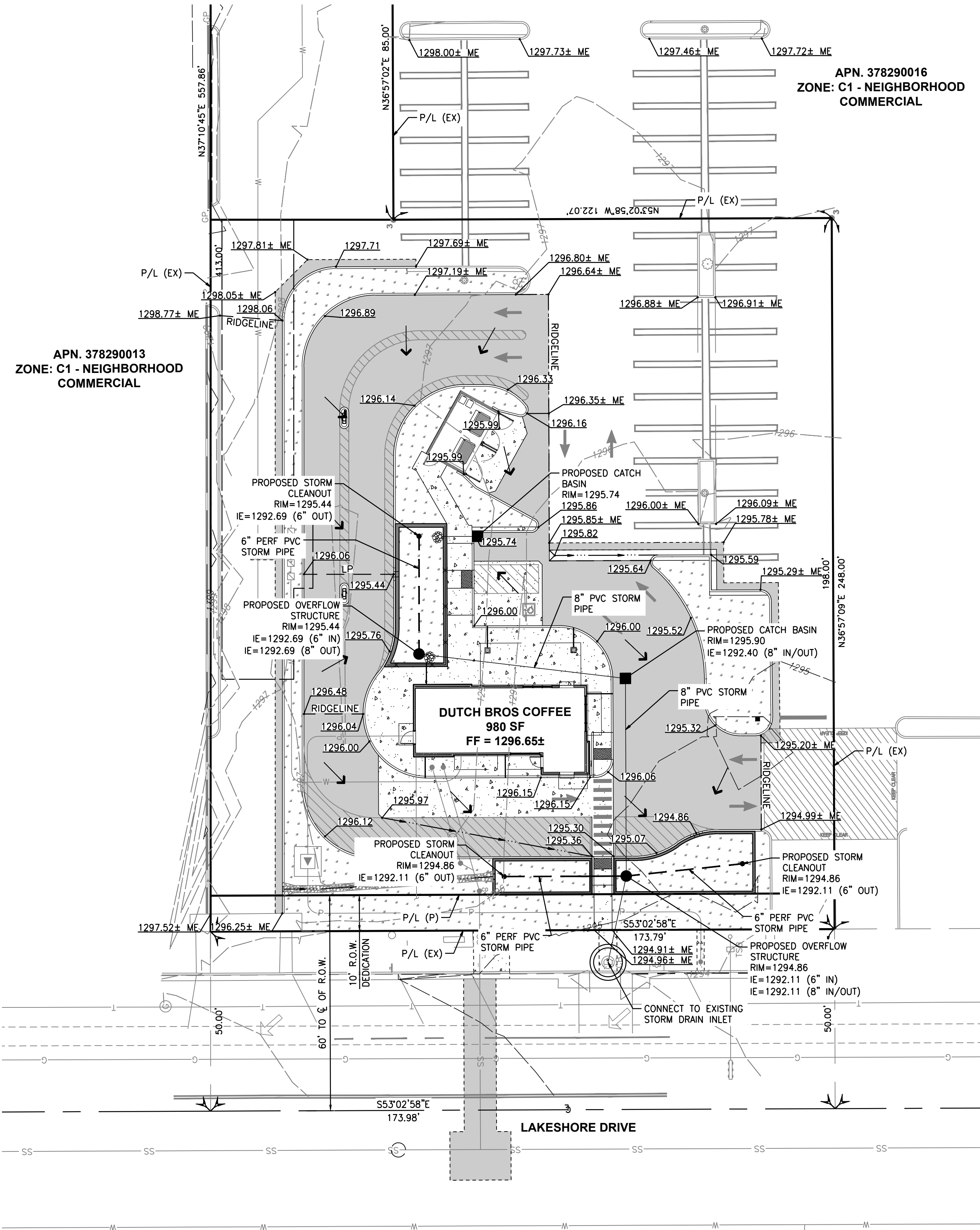
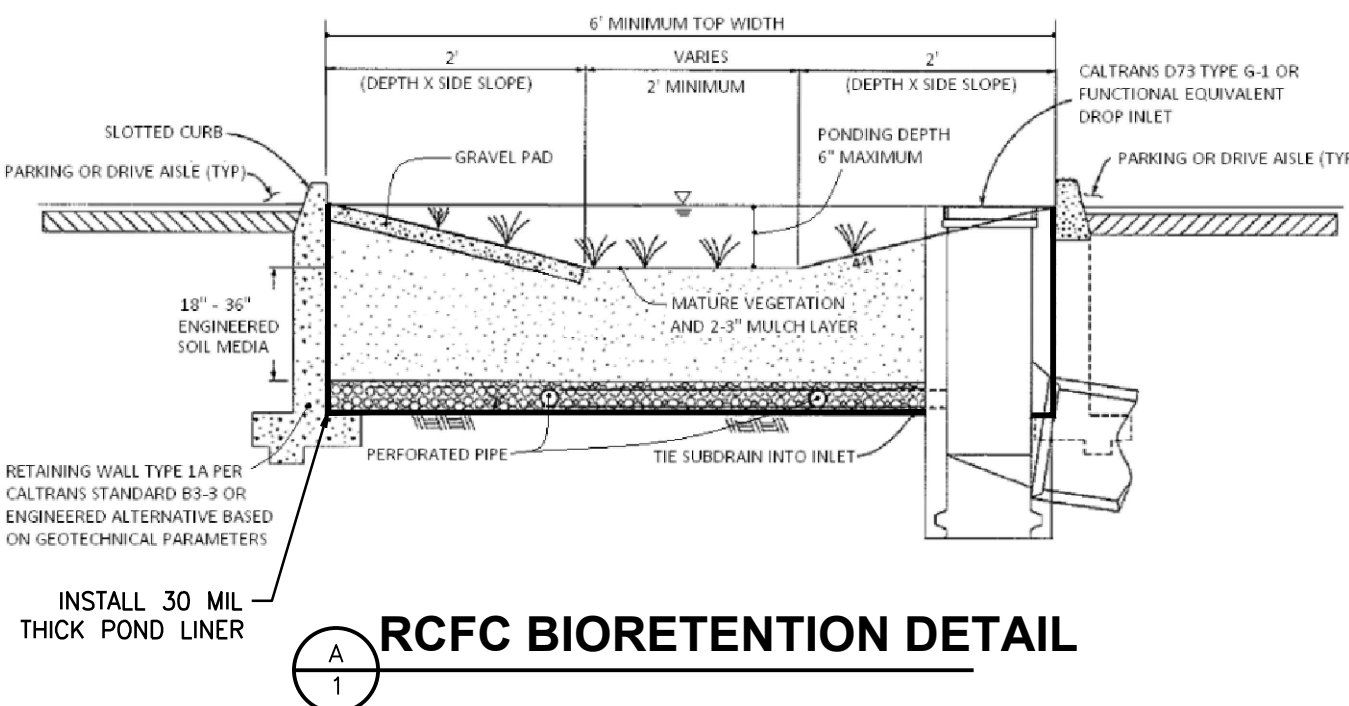
COUNTY OF RIVERSIDE BENCHMARK NO. BM 13-C-93  
ELEVATION = 1,280.13 FEET 1995  
CAL D.O.T. BRASS DISK IN WESTERLY CURB RIVERSIDE DRIVE (RTE. 74) 29 FEET NORTHERLY OF NORTHERLY CURB RETURN AT LAKESHORE DRIVE, 9 FEET SOUTHERLY OF CENTER OF 15 FOOT CURB INLET.

ESTIMATED EARTHWORK QUANTITIES:

CUT: 300 CY  
FILL: 0 CY  
NET: 300 CY (CUT)  
AREA TO BE DISTURBED = 0.47 ACRES

- THE QUANTITIES LISTED DO INCLUDE PROPOSED PAVING SECTIONS AS LISTED BY THE GEOTECHNICAL ENGINEER.
- EARTHWORK QUANTITIES ARE APPROXIMATE AND DO NOT ACCOUNT FOR CLEARING AND GRUBBING, TRENCHING, OR OVER EXCAVATION ETC. AS REQUIRED BY THE GEOTECHNICAL REPORT.
- THE CONTRACTOR IS RESPONSIBLE TO VERIFY EXISTING SITE CONDITIONS AND CALCULATE THEIR OWN EARTH WORK QUANTITIES FOR THE PROJECT PRIOR TO BID

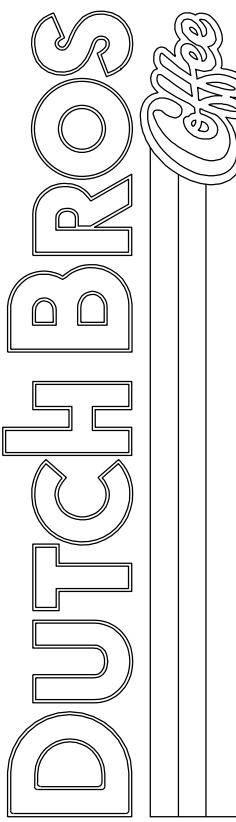
- CONTRACTOR SHALL REFER TO THE GEOTECHNICAL INVESTIGATION REPORT FOR THIS SITE DATED: MARCH 26, 2024  
PREPARED BY: KRAZAN & ASSOCIATES, INC.



PRELIMINARY NOT FOR CONSTRUCTION

GRADING AND DRAINAGE PLAN  
16758 LAKESHORE DRIVE  
LAKE ELSINORE, CALIFORNIA

Title:



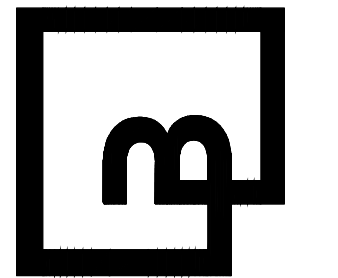
For:



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

Designed: RAG Draw: RAG Checked: AEM Approved: HPG Date: 05/06/24

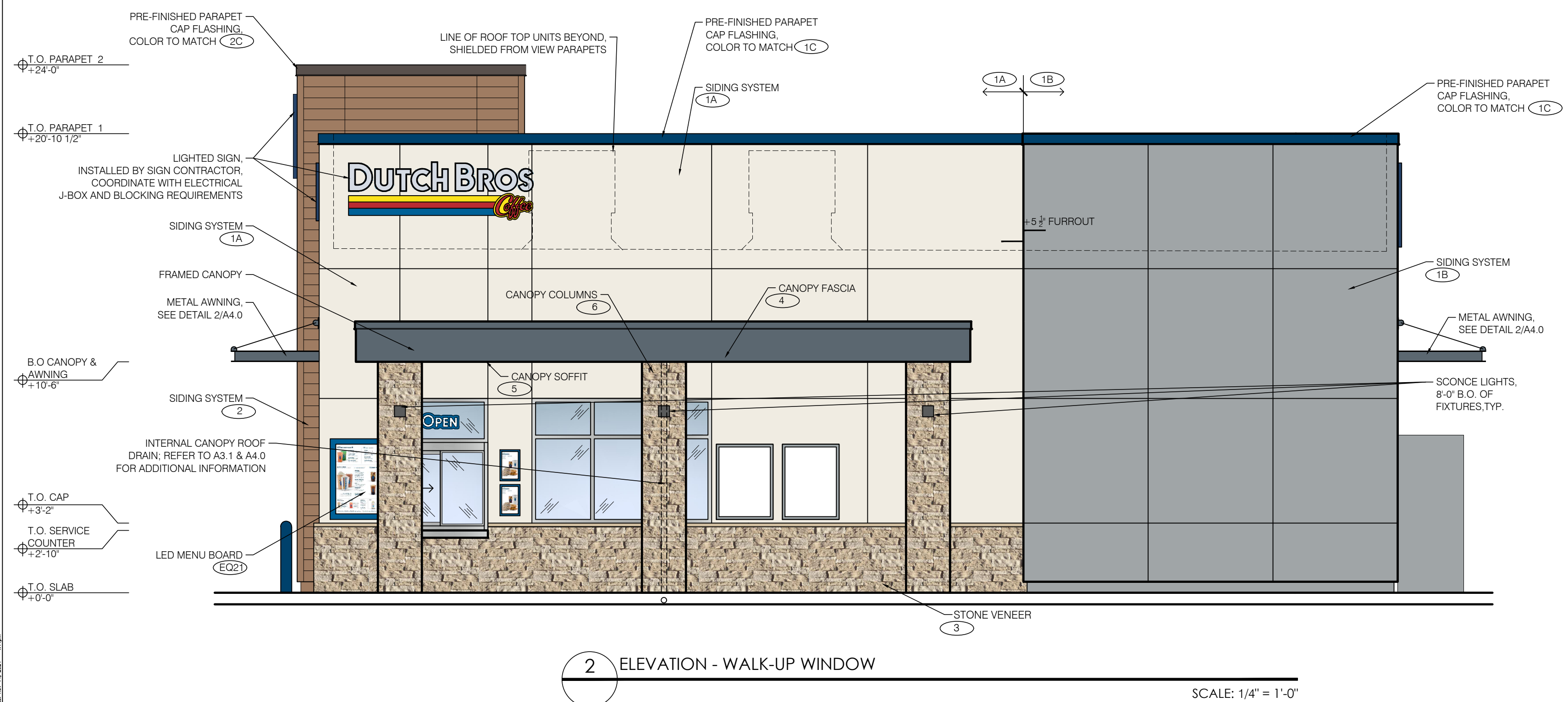
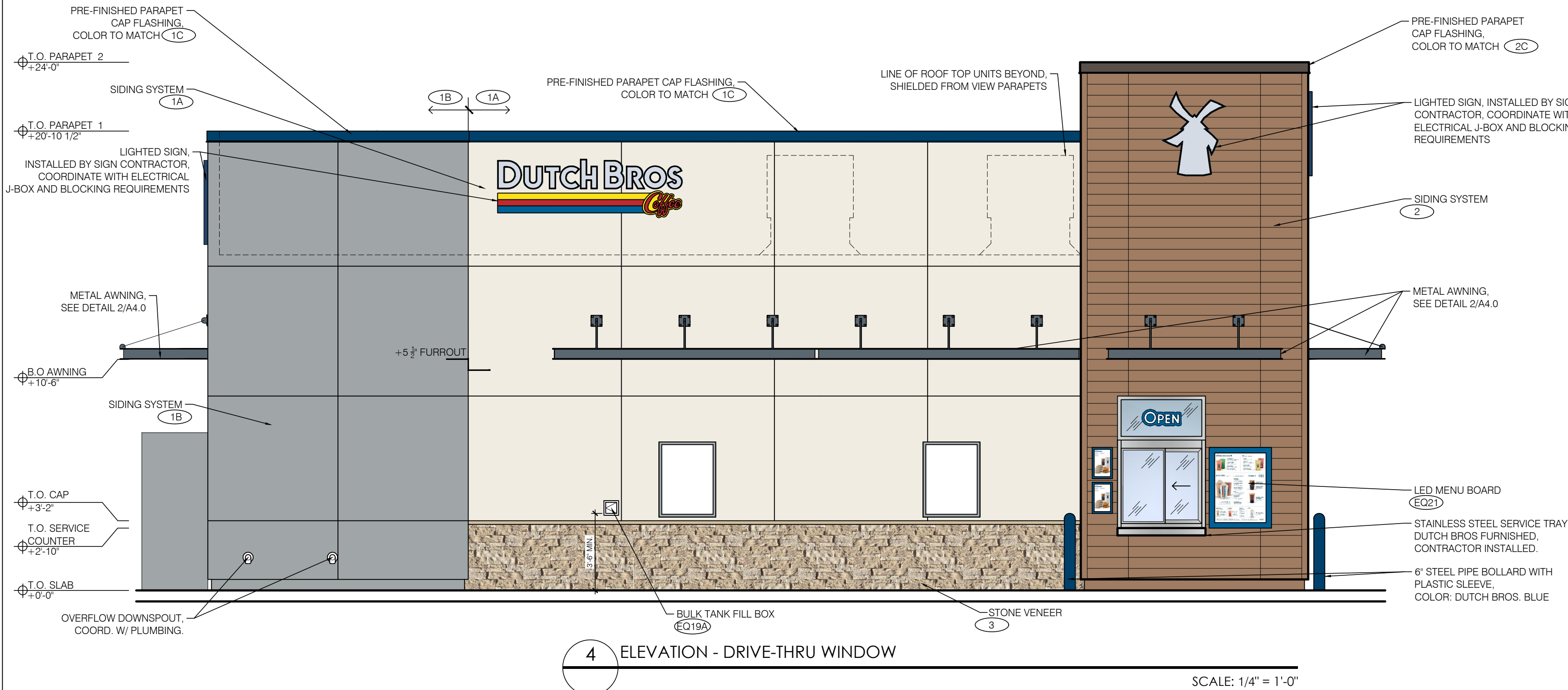
Barghausen Consulting Engineers, Inc.  
18215 72nd Avenue South  
Kent, WA 98032  
425.251.6222 barghausen.com



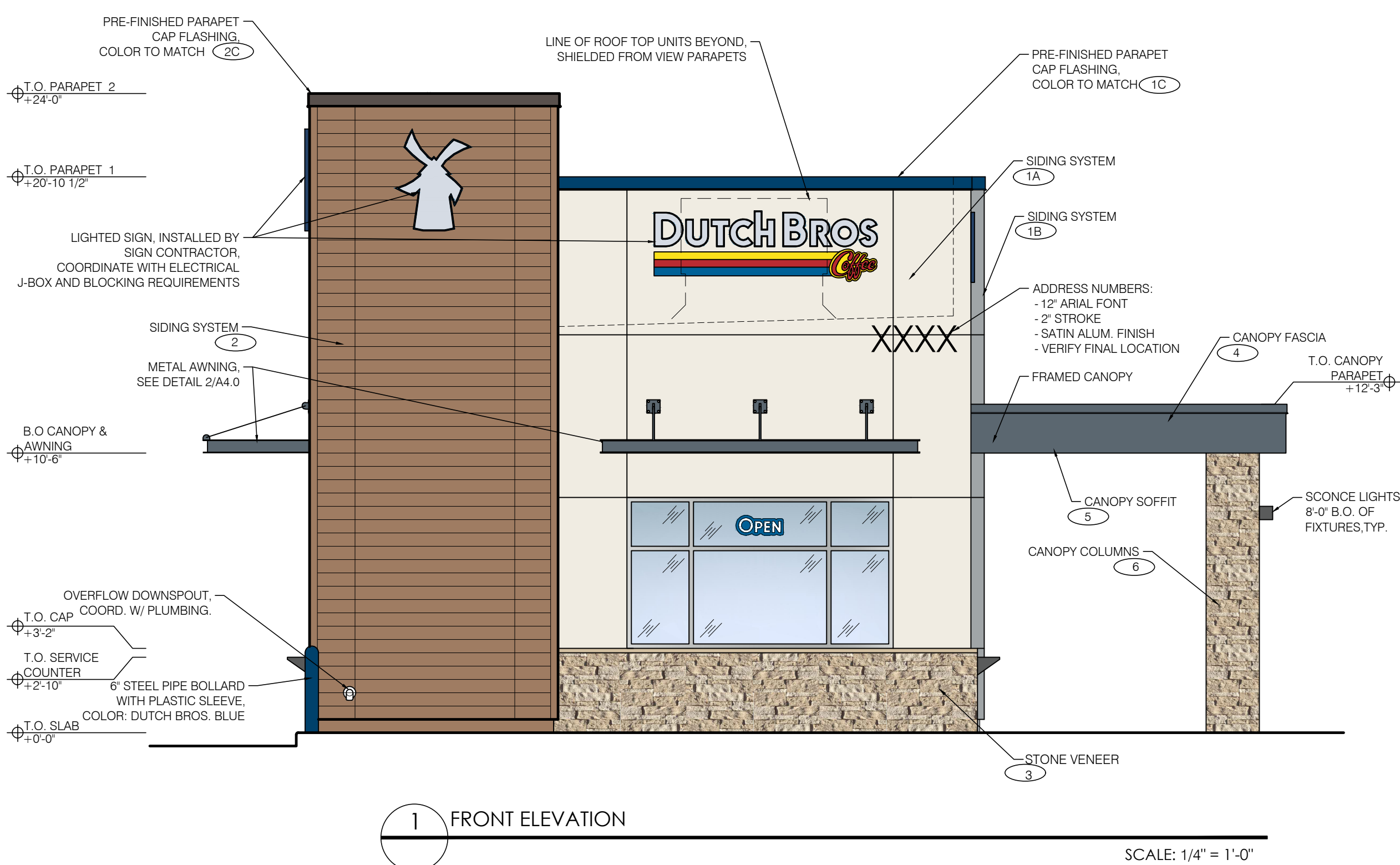
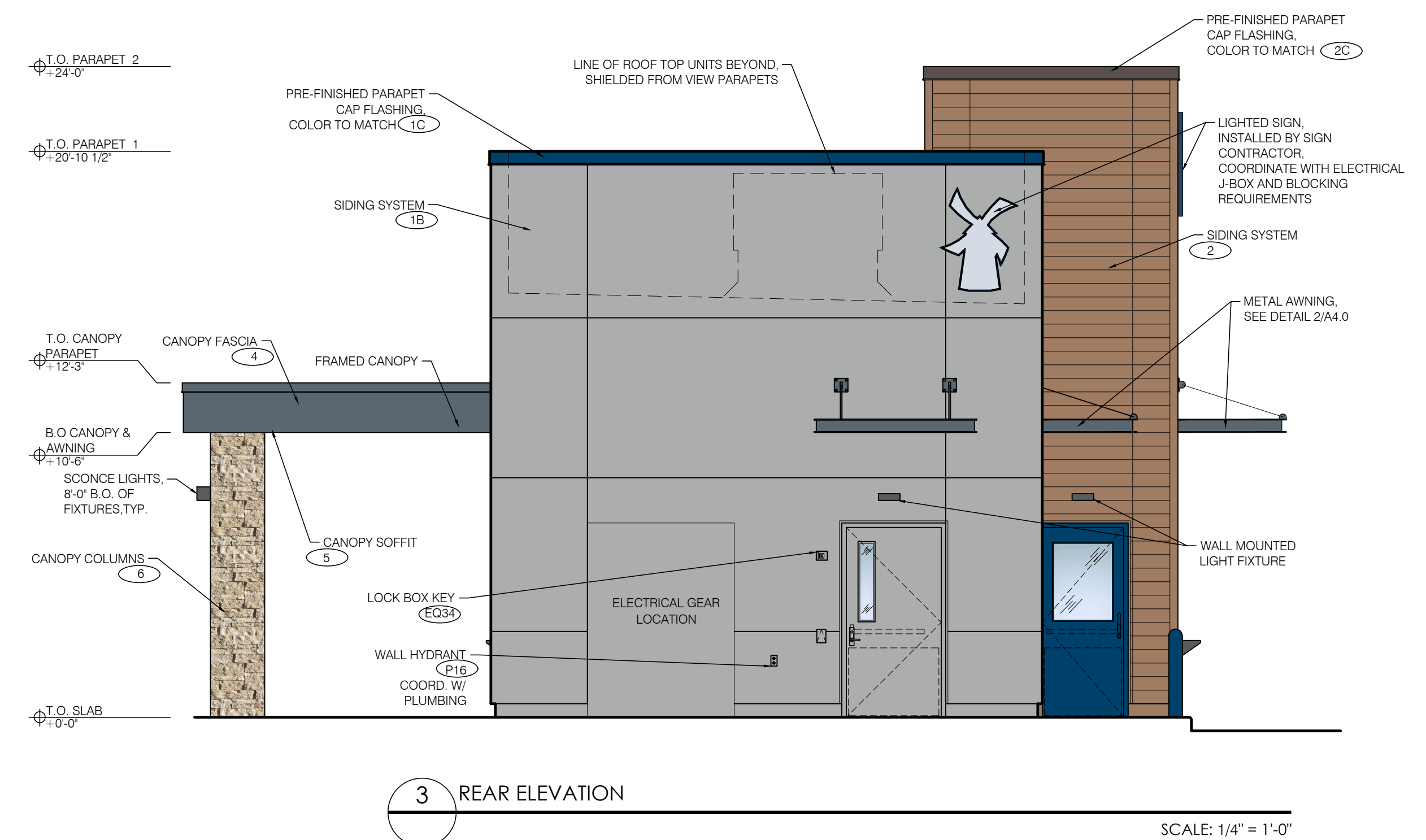
Job Number: 23317  
Sheet: 2 OF 2  
2019 DB  
Final Design USA, LLC



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EXTERIOR FINISH SCHEDULE				
ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BODY)				
1A	EXTERIOR CEMENT PLASTER	SHERWIN WILLIAMS	SW7551 - GREEK VILLA	3-COAT SYSTEM W/ ACRYLIC MEDIUM SAND FINISH; REVEALS AS SHOWN
1B	EXTERIOR CEMENT PLASTER	SHERWIN WILLIAMS	SW7073 - NETWORK GRAY	3-COAT SYSTEM W/ ACRYLIC MEDIUM SAND FINISH; REVEALS AS SHOWN
1C	METAL FASCIA		METAL FASCIA	COLOR TO MATCH DB BLUE
ZONE 2 (TOWER) (ZZ)				
2	FIBER CEMENT SIDING	NICHIIA	VINTAGE WOOD - AWP-3030 - CEDAR W/ OPEN OUTSIDE CORNERS	ORIENTATION: HORIZONTAL
2C	METAL FASCIA	WESTERN STATES METAL ROOFING		COLOR TO MATCH DEC 756 WEATHERED BROWN
ZONE 3 (3'-2" BASE)				
3	STONE VENEER	ELDORADO STONE	CUT COARSE STONE - SEASHELL	SILL TO MATCH
ZONE 4 (FRAMED CANOPY)				
4	FASCIA	WESTERN STATES METAL ROOFING	T-GROOVE, 10"	3 SIDES: COLOR: BLDG DB DARK GRAY
5	SOFFIT	HEWN ELEMENTS	NATURAL NORTHWESTERN SPRUCE	1X6, T&G, 3/8" REVEAL
6	COLUMNS	ELDORADO STONE	CUT COARSE STONE - SEASHELL	
NOTE: PROVIDE 3"x2" SMOOTH DOWNPOUTS AND ALL NECESSARY ADAPTORS AT AWNING AND CANOPY LOCATIONS; DOWNPOUT COLOR TO MATCH BODY MATERIAL PER SMOOTH				



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**Project No: CA5808**  
Dutch Bros Coffee - New Freestanding Store  
2550 - A1 PROTOTYPE  
16758 LAKESHORE DR.  
LAKE ELSINORE, CA 92530

DATE: 04/01/2024

REV:	DATE:	DESCRIPTION:
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SHEET NAME:

BUILDING ELEVATIONS  
COLOR

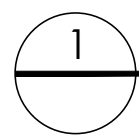
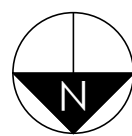
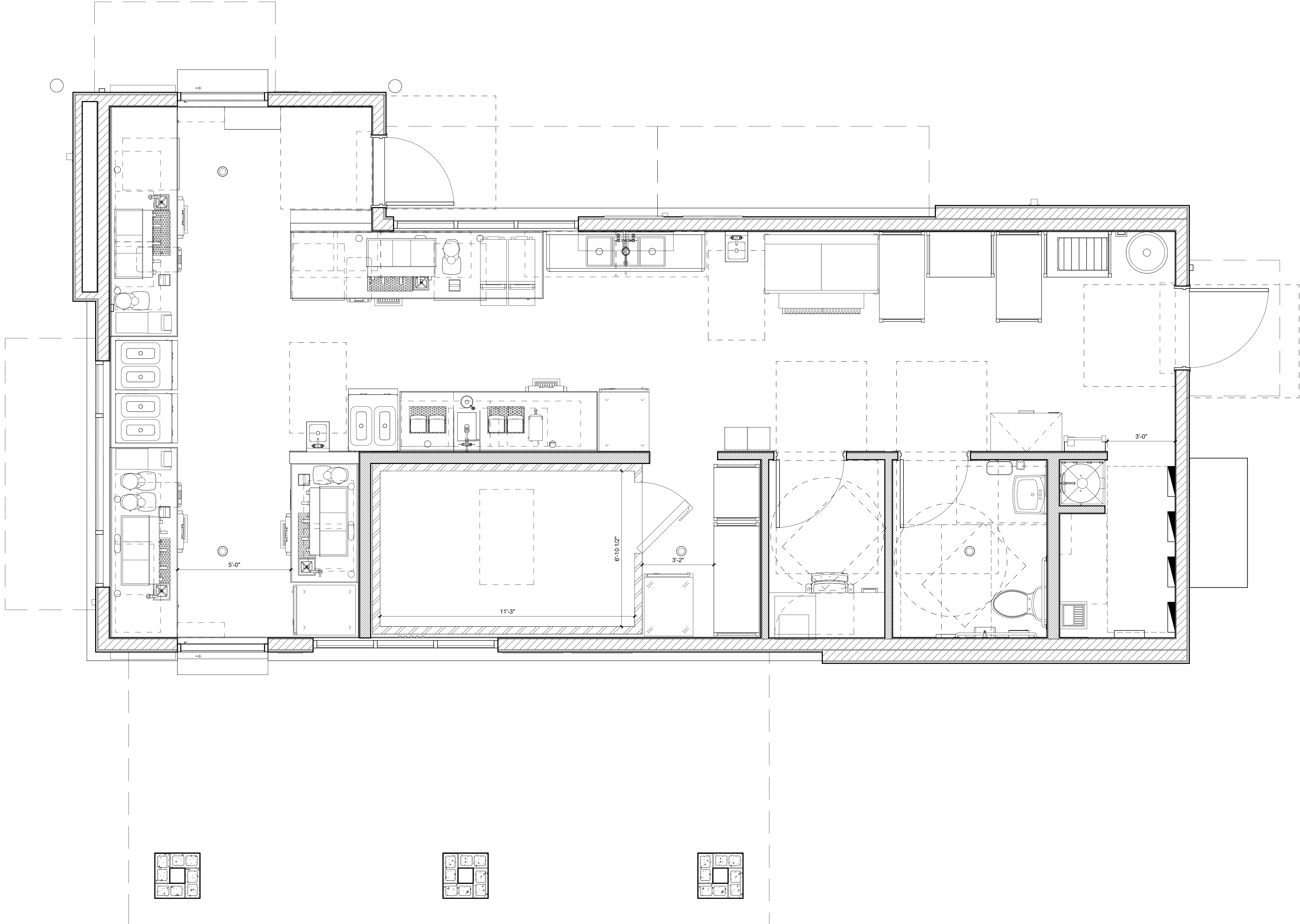
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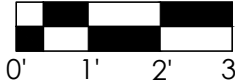


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FLOOR PLAN

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



Project No: CA5808

Dutch Bros Coffee - New Freestanding Store

2550 - A1 PROTOTYPE

16758 LAKESHORE DR.  
LAKE ELSINORE, CA 92530

DATE: 04/01/2024	
REV: DATE:	DESCRIPTION:

SHEET NAME:  
FLOOR PLAN/  
DETAILS/ SCHEDULES

SHEET NUMBER:  
A2.0

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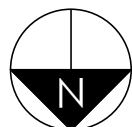
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ASSOCIATES, AIA ARCHITECTS

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



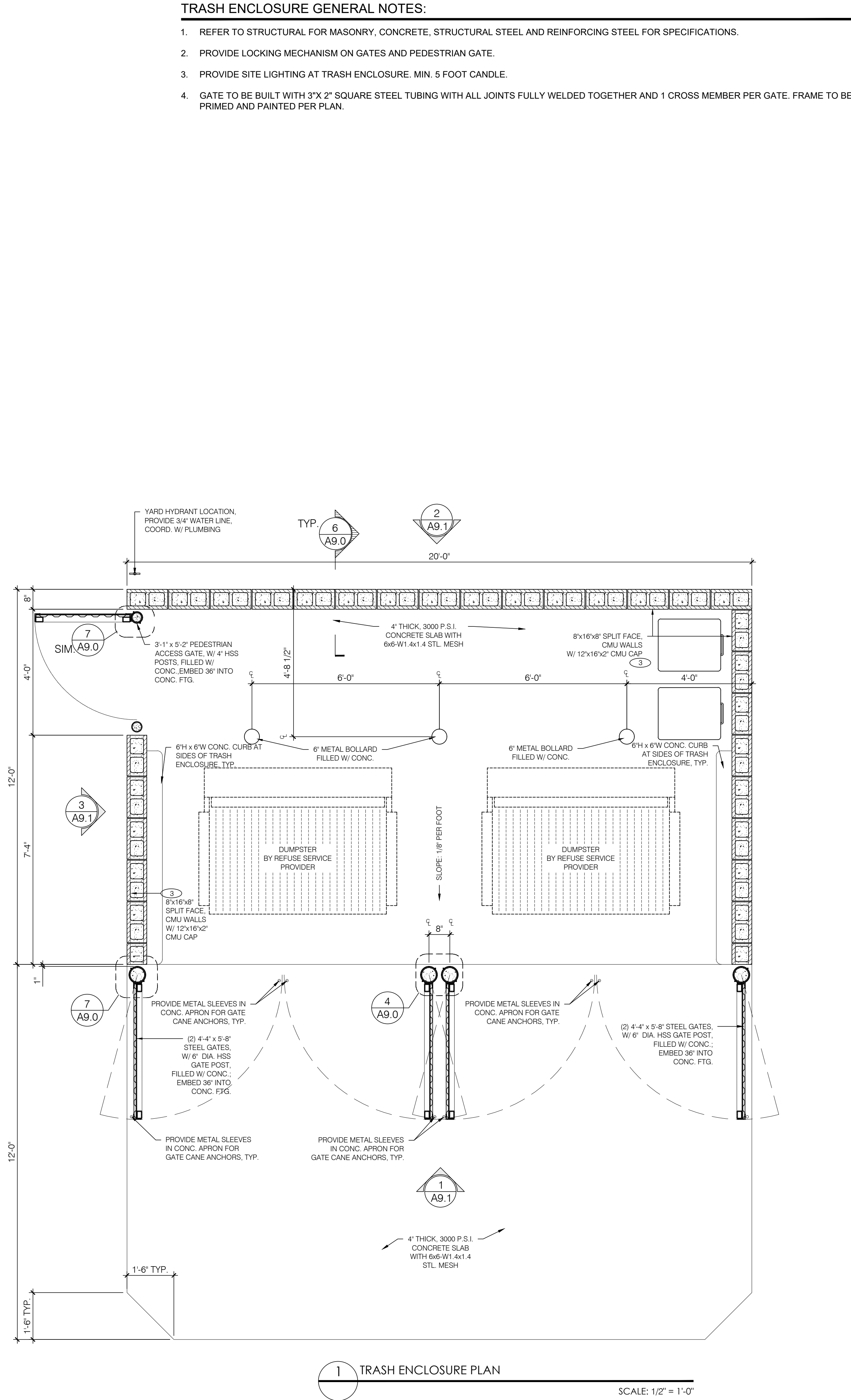
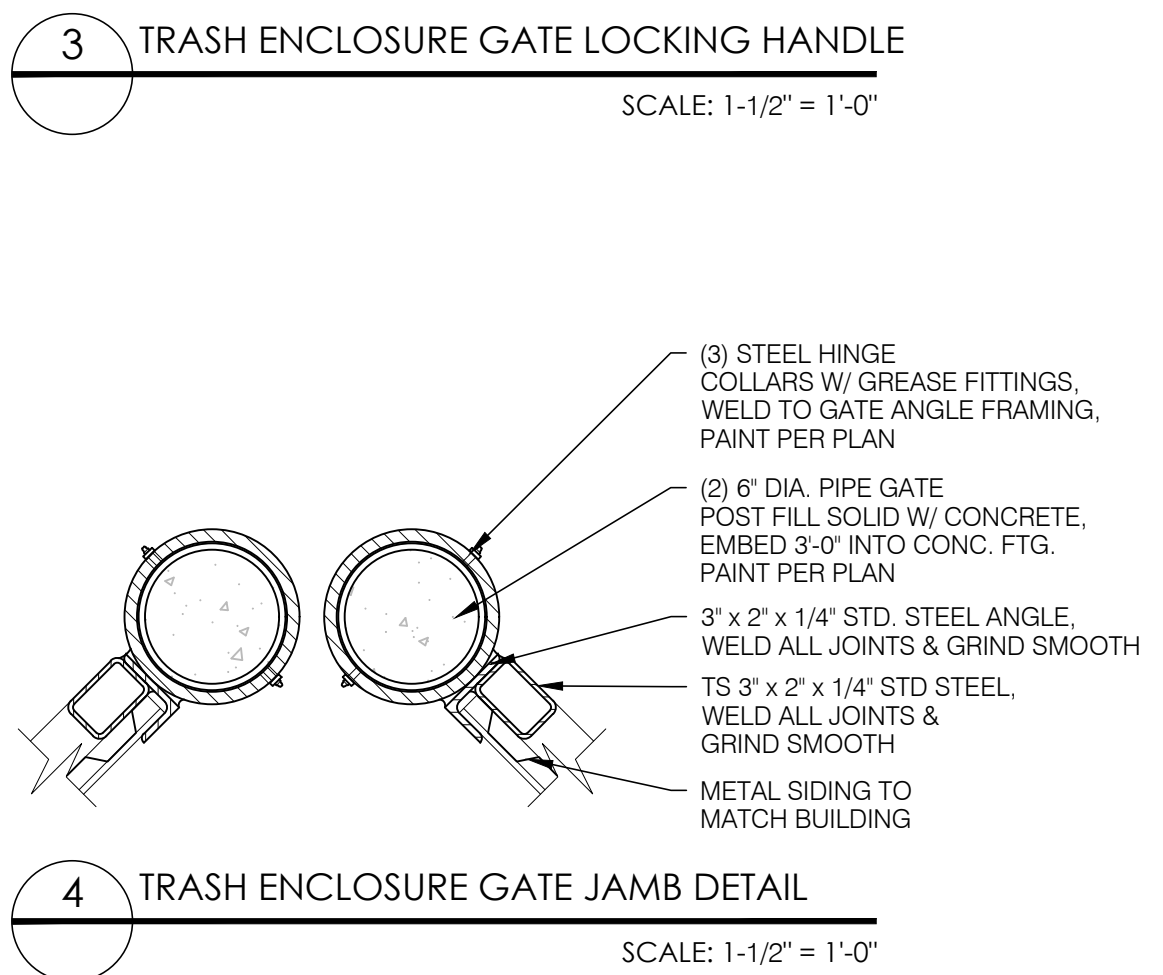
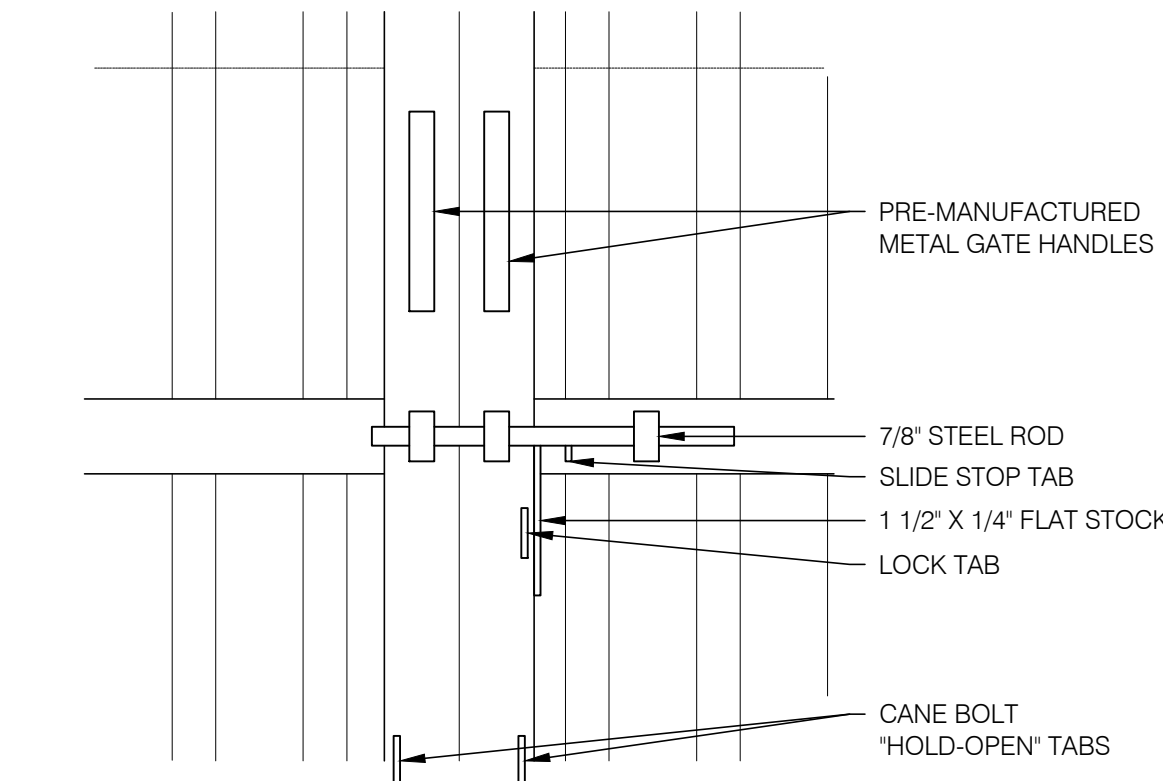
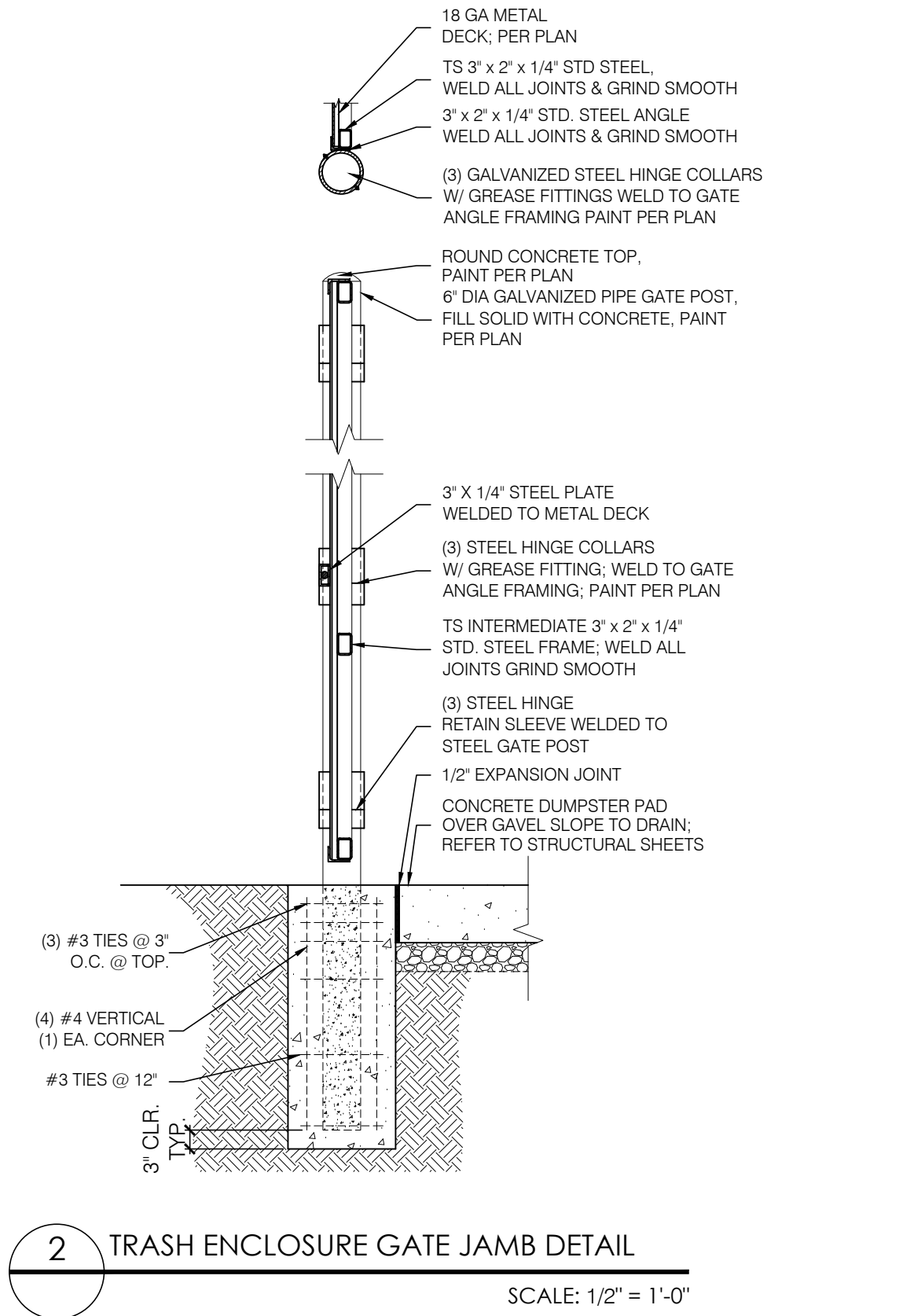
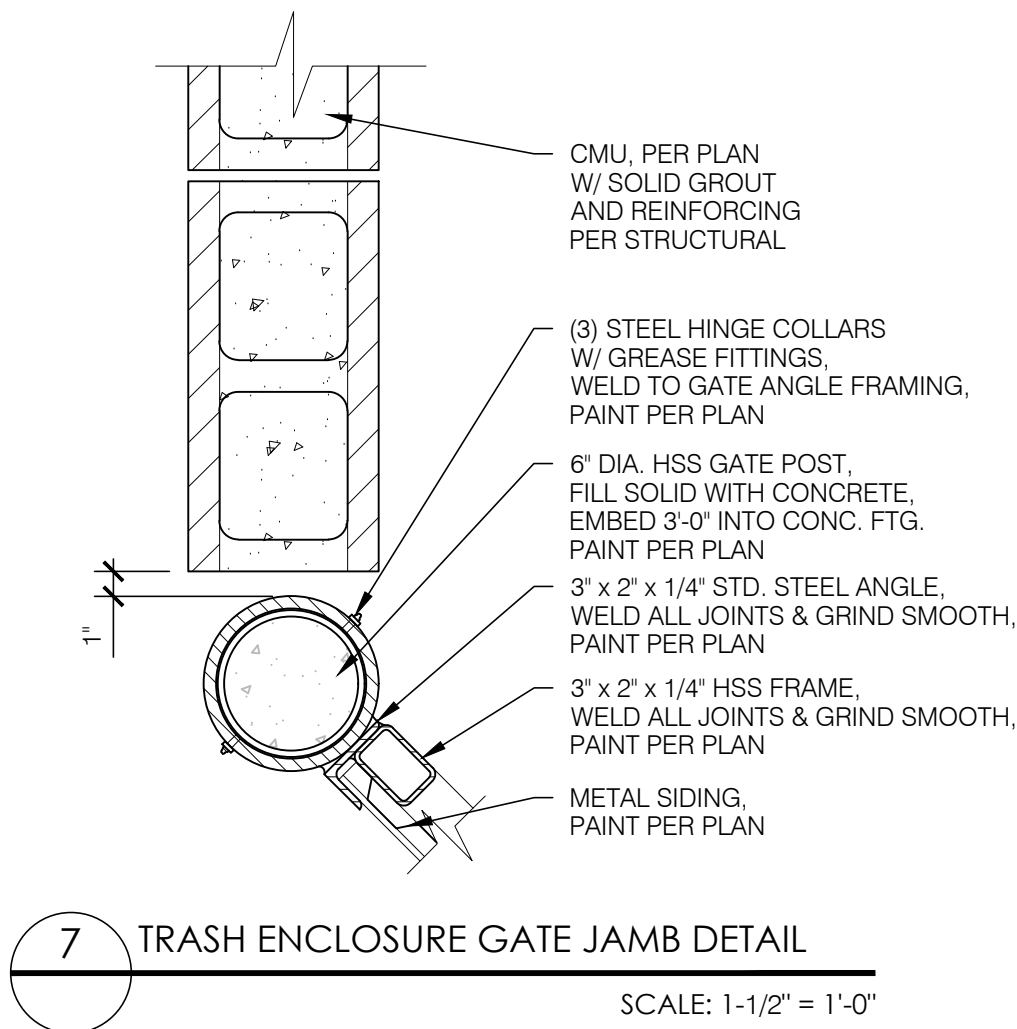
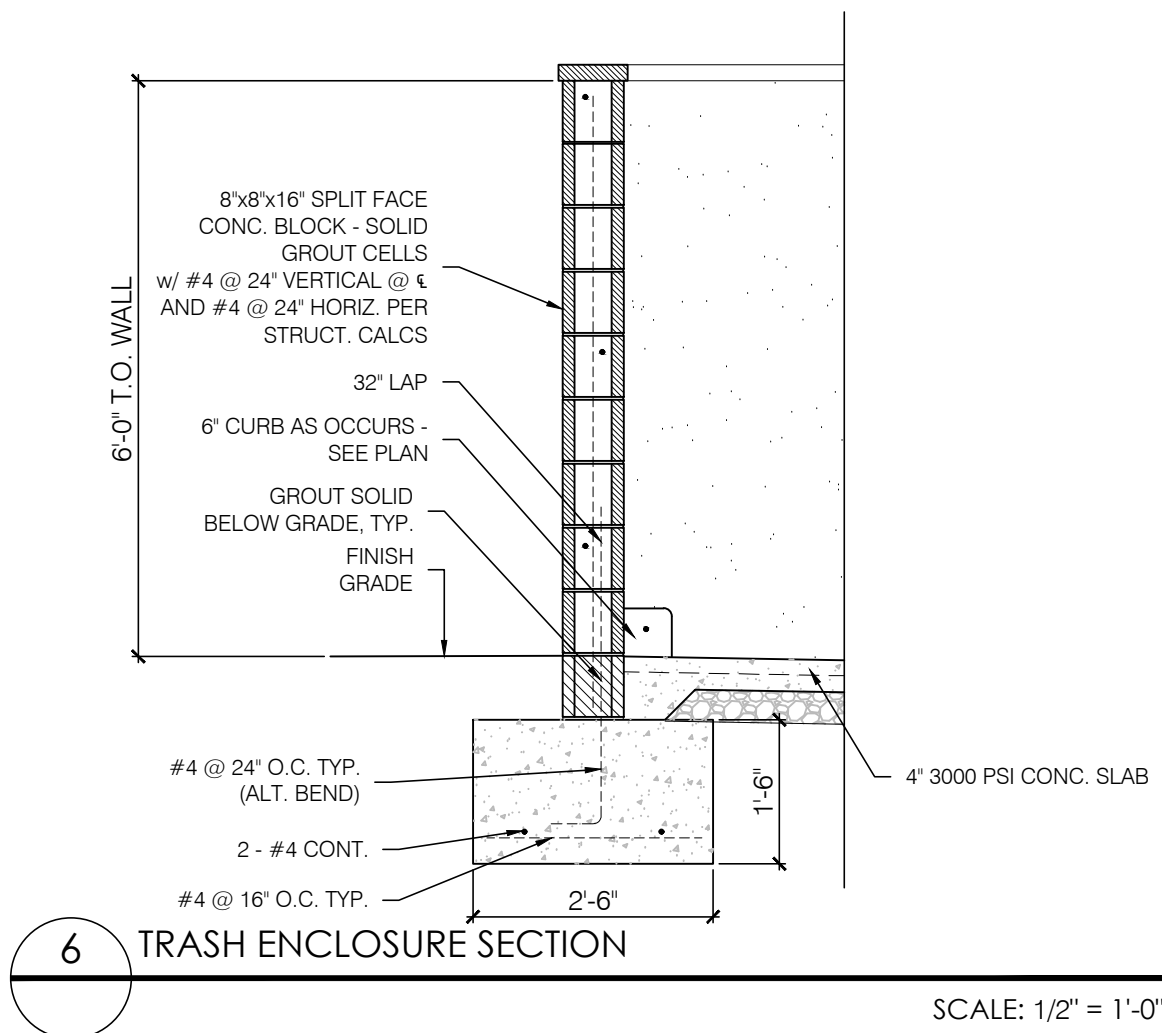
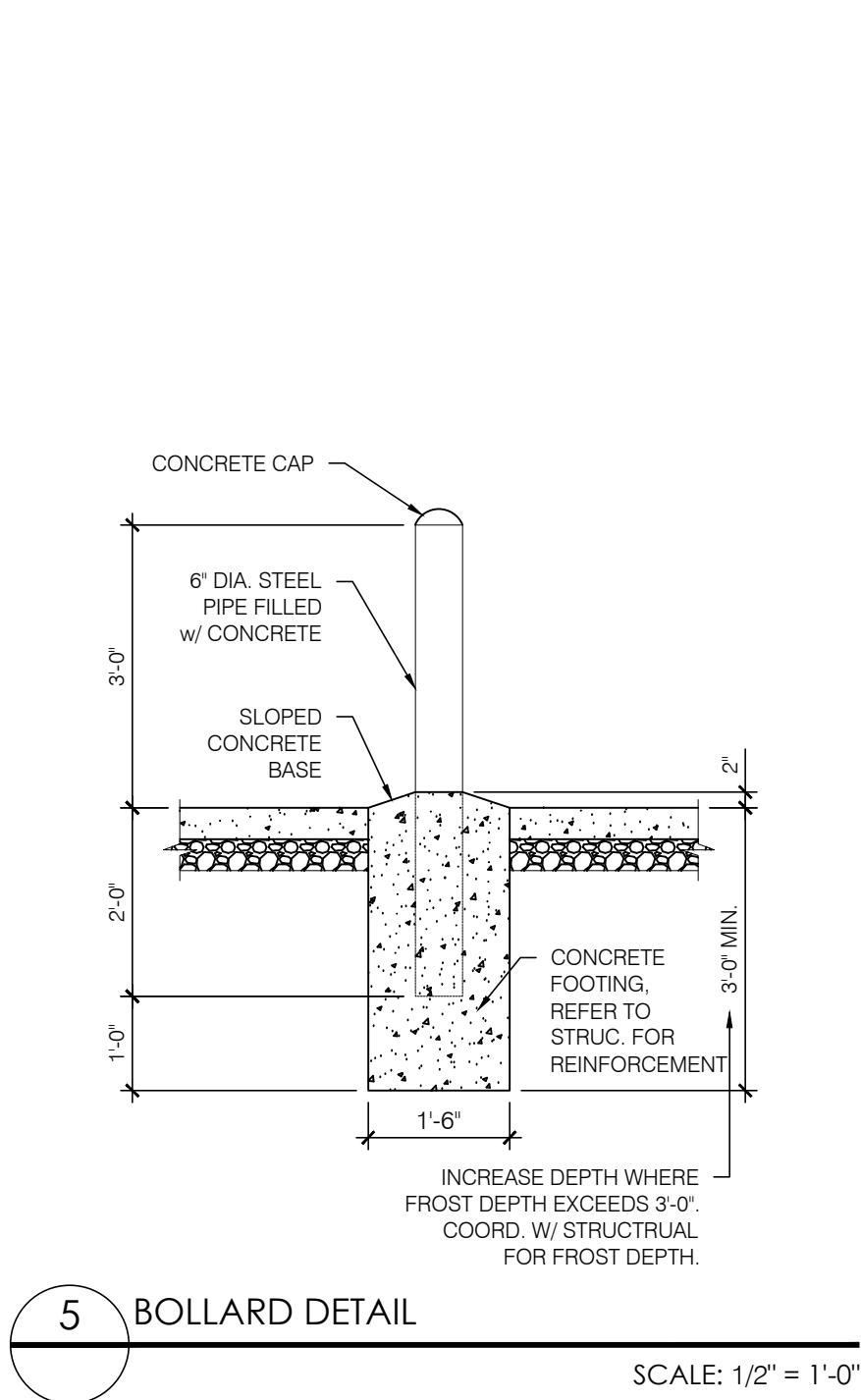
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#### TRASH ENCLOSURE GENERAL NOTES:

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



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Dutch Bros Coffee - New Freestanding Store  
2550 - A1 PROTOTYPE  
16758 LAKESHORE DR.  
LAKE ELSINORE, CA 92530

DATE: 04/01/2024  
REV: DATE: DESCRIPTION:

SHEET NAME:

TRASH ENCLOSURE  
PLAN/ ELEVATIONS

SHEET NUMBER:

A9.0

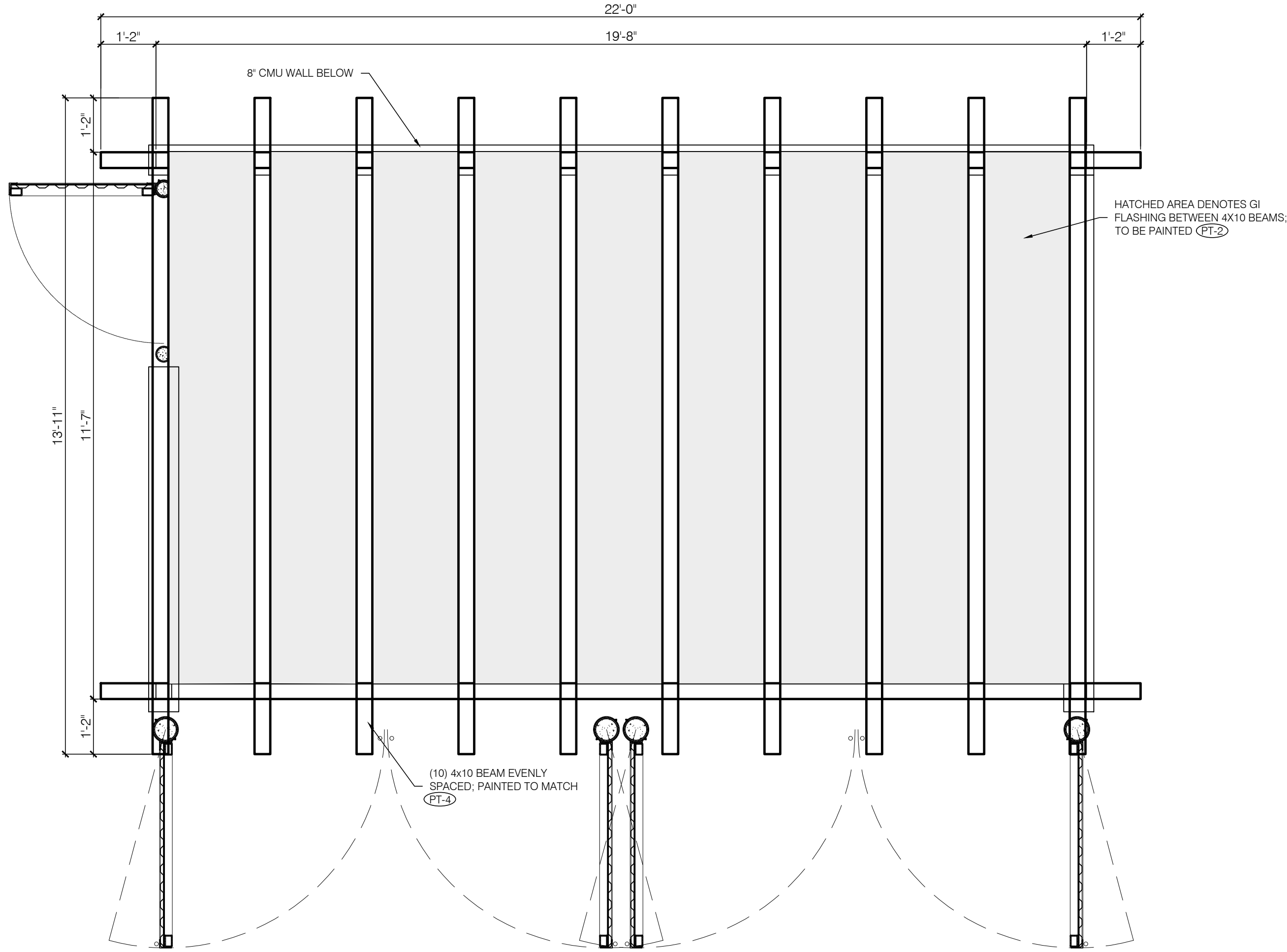
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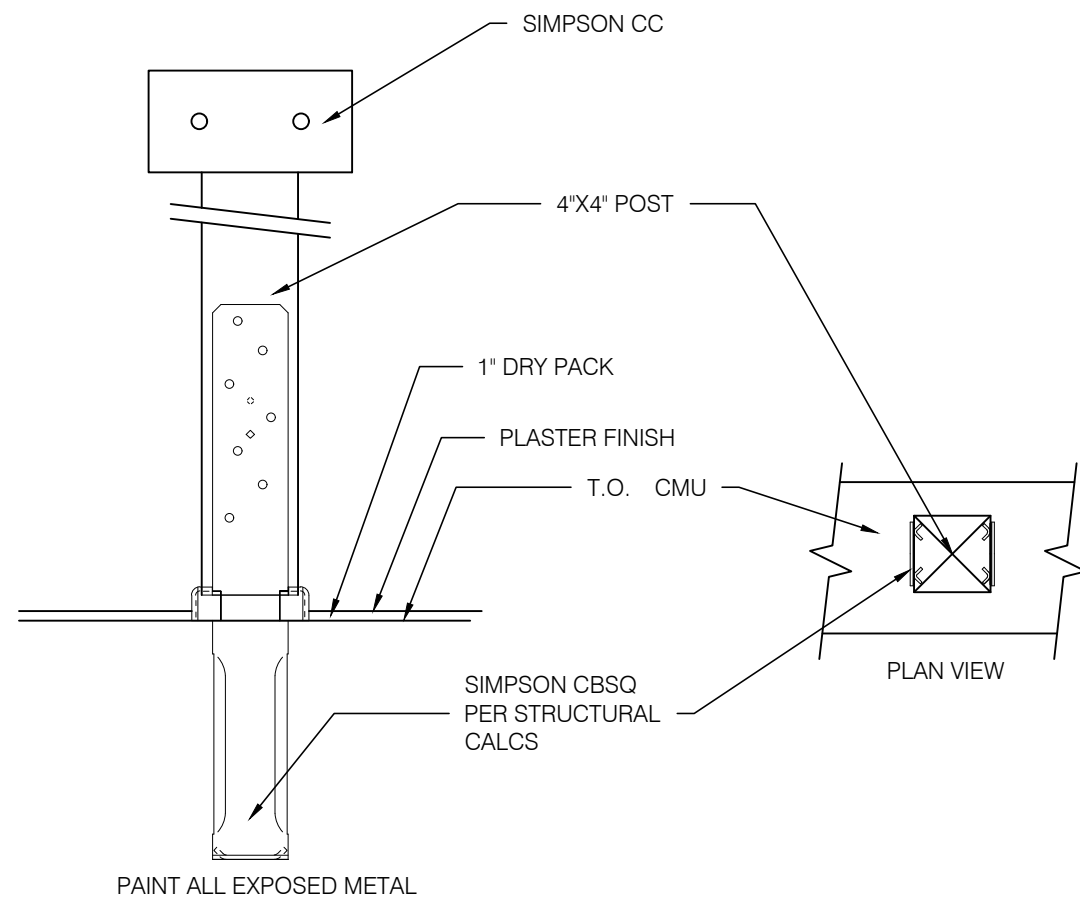


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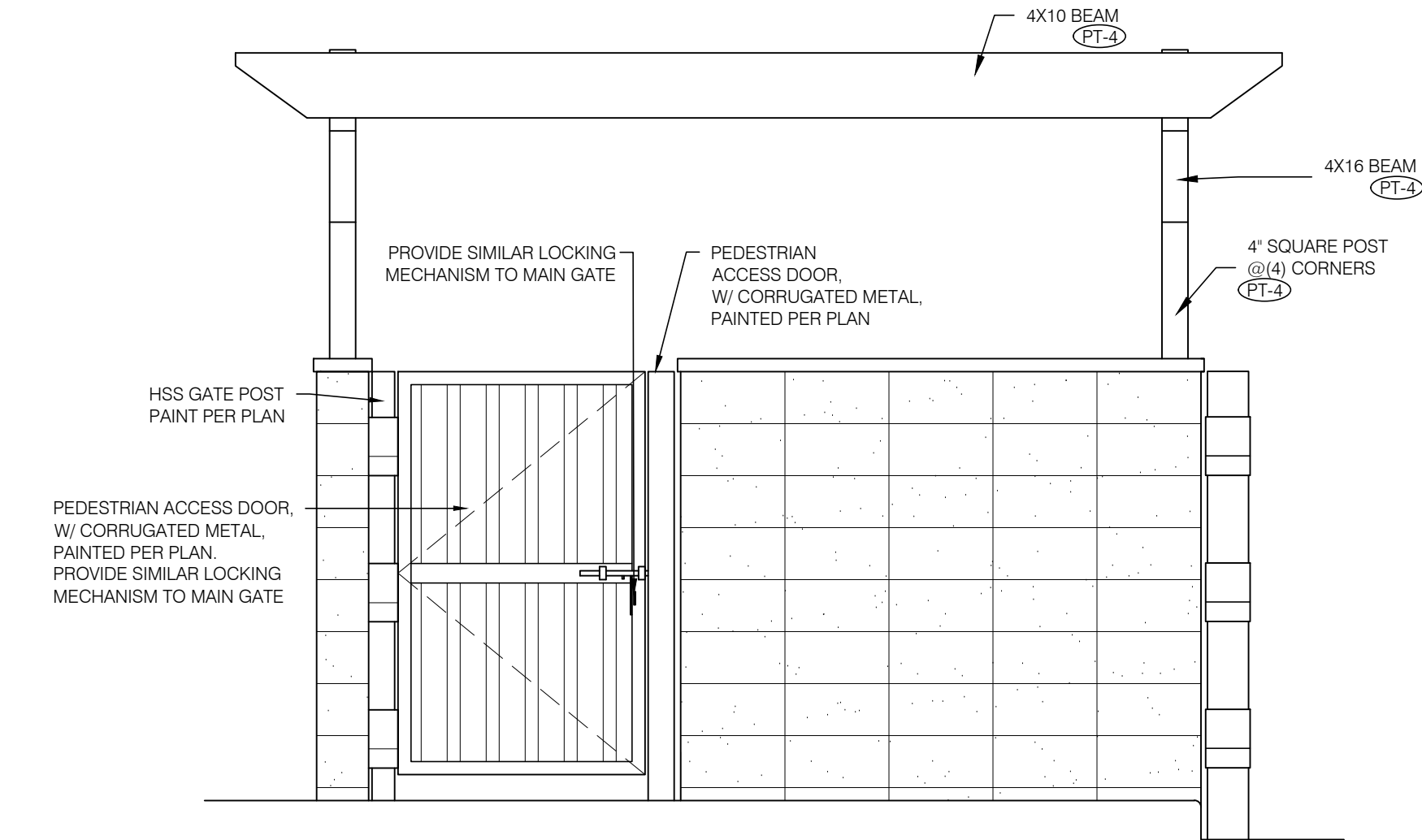
5 TRASH ENCLOSURE CANOPY- PLAN

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



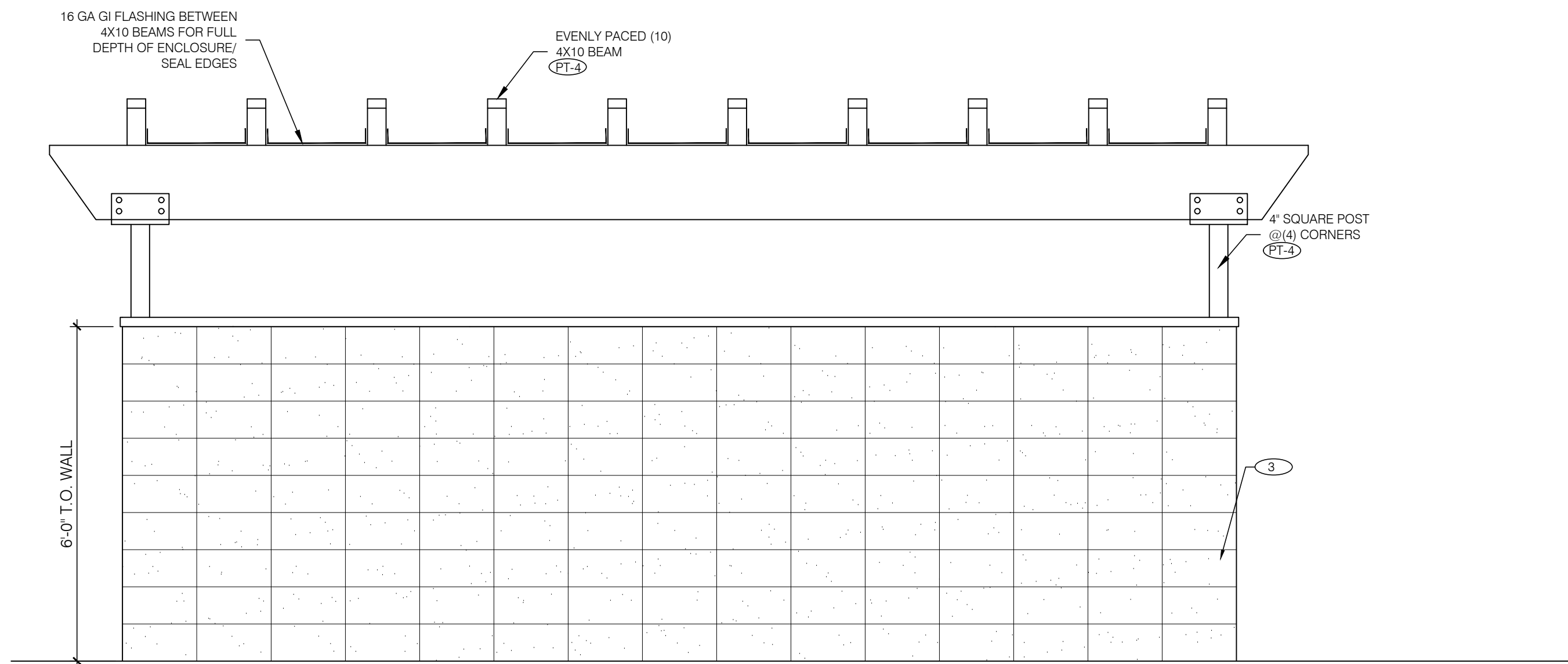
4 TRASH ENCLOSURE TRELLIS SUPPORT DETAIL

SCALE: N.T.S.



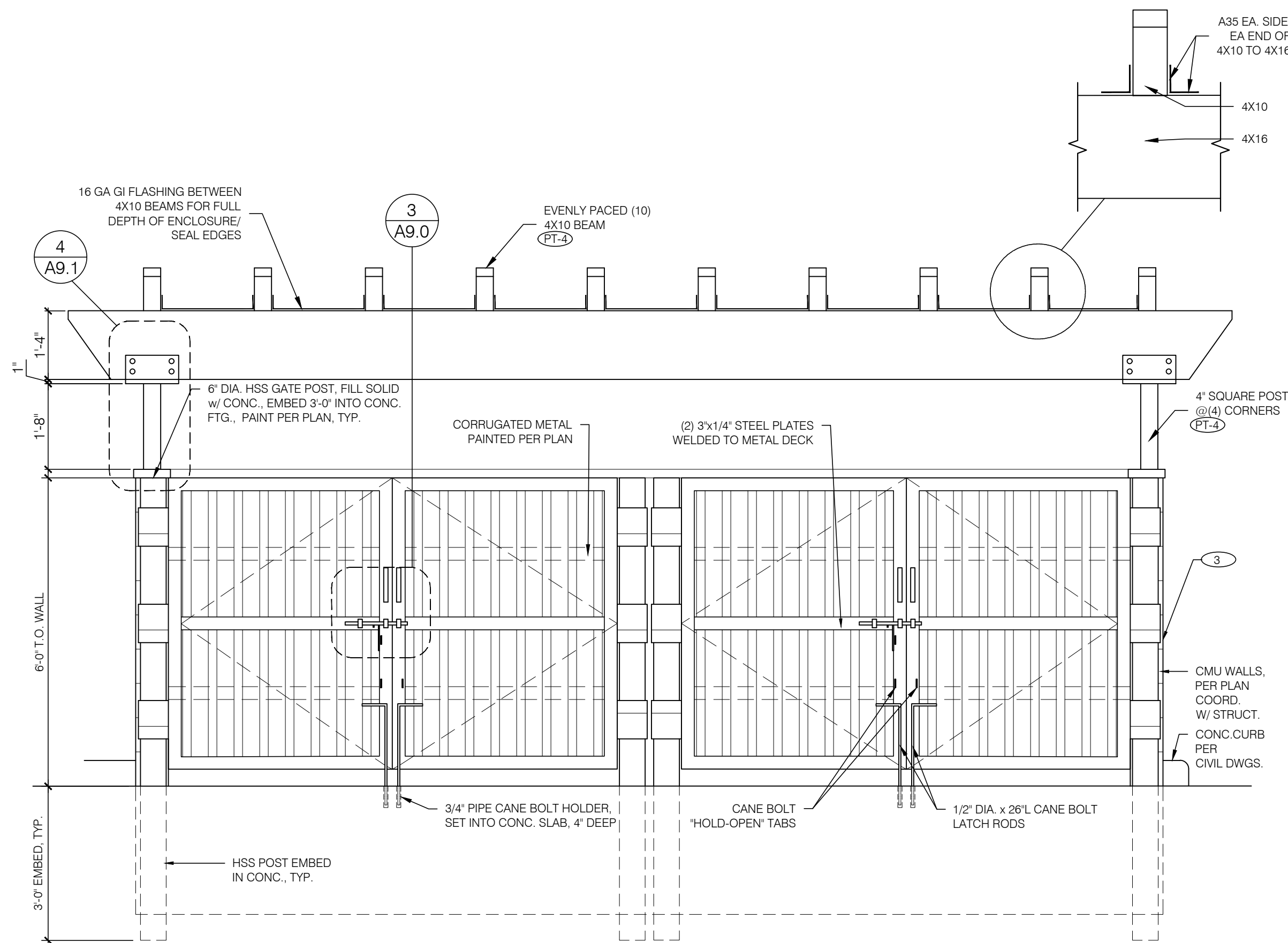
3 TRASH ENCLOSURE SIDE ELEVATION

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



2 TRASH ENCLOSURE REAR ELEVATION

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



1 TRASH ENCLOSURE FRONT ELEVATION

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

TRASH ENCLOSURE MATERIALS				
ID	MATERIAL	MANUFACTURER	COLOR	NOTES
3	SPLIT FACE 8X8X16	BASALITE	490	IF INTEGRAL COLOR BLOCK IS UNAVAILABLE, BLOCK TO BE PAINTED TO MATCH DB DARK GRAY
	CMU CAP	BASALITE	490	12X16X2
PT-2	PAINT	SHERWIN-WILLIAMS	8696-1125 - BLDG DB DARK GRAY	BLDG DB DARK GRAY, GATES BODY
PT-3	PAINT	SHERWIN-WILLIAMS	8696-12045 - BLDG DB BLUE	BLDG DB BLUE, GATE FRAMES & POSTS
PT-4	PAINT	DUNN EDWARDS	DEC 756 WEATHERED BROWN	ROOF BEAMS, AND POSTS



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PLAN/ ELEVATIONS

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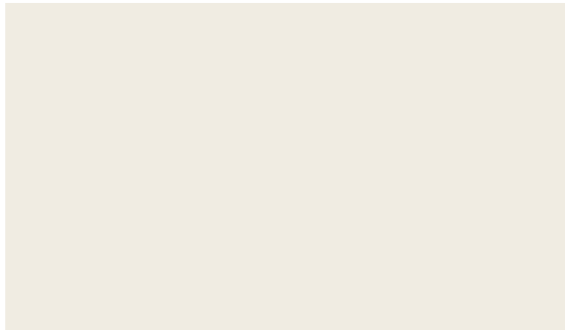




FIBER CEMENT SIDING AT TOWER  
NICHHA - ILLUMINATION AWP-3030  
COLOR: CEDAR



METAL FASCIA AT BUILDING  
SHERWIN WILLIAMS 8656-12045  
COLOR: DUTCH BROS BLUE



EXTERIOR CEMENT PLASTER AT BUILDING  
SHERWIN WILLIAMS  
COLOR: SW7551 - GREEK VILLA



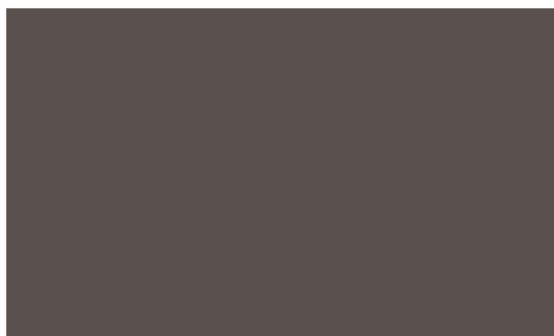
EXTERIOR CEMENT PLASTER AT BUILDING  
SHERWIN WILLIAMS  
COLOR: SW7073 - NETWORK GRAY



CANOPY FASCIA & METAL AWNINGS  
SHERWIN WILLIAMS - 8656-11295  
COLOR: DUTCH BROS DARK GRAY



STONE VENEER AT WAINSCOT & COLUMNS  
ELDORADO STONE - CUT COARSE STONE  
COLOR: SEASHELL



METAL FASCIA AT TOWER  
WESTERN STATES METAL ROOFING  
COLOR: DEC 756 WEATHERED BROWN



Dutch Bros Coffee CA5808  
16758 Lakeshore Dr.  
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ARMET DAVIS NEWLOVE ARCHITECTS  
PHONE: 310-773-7772