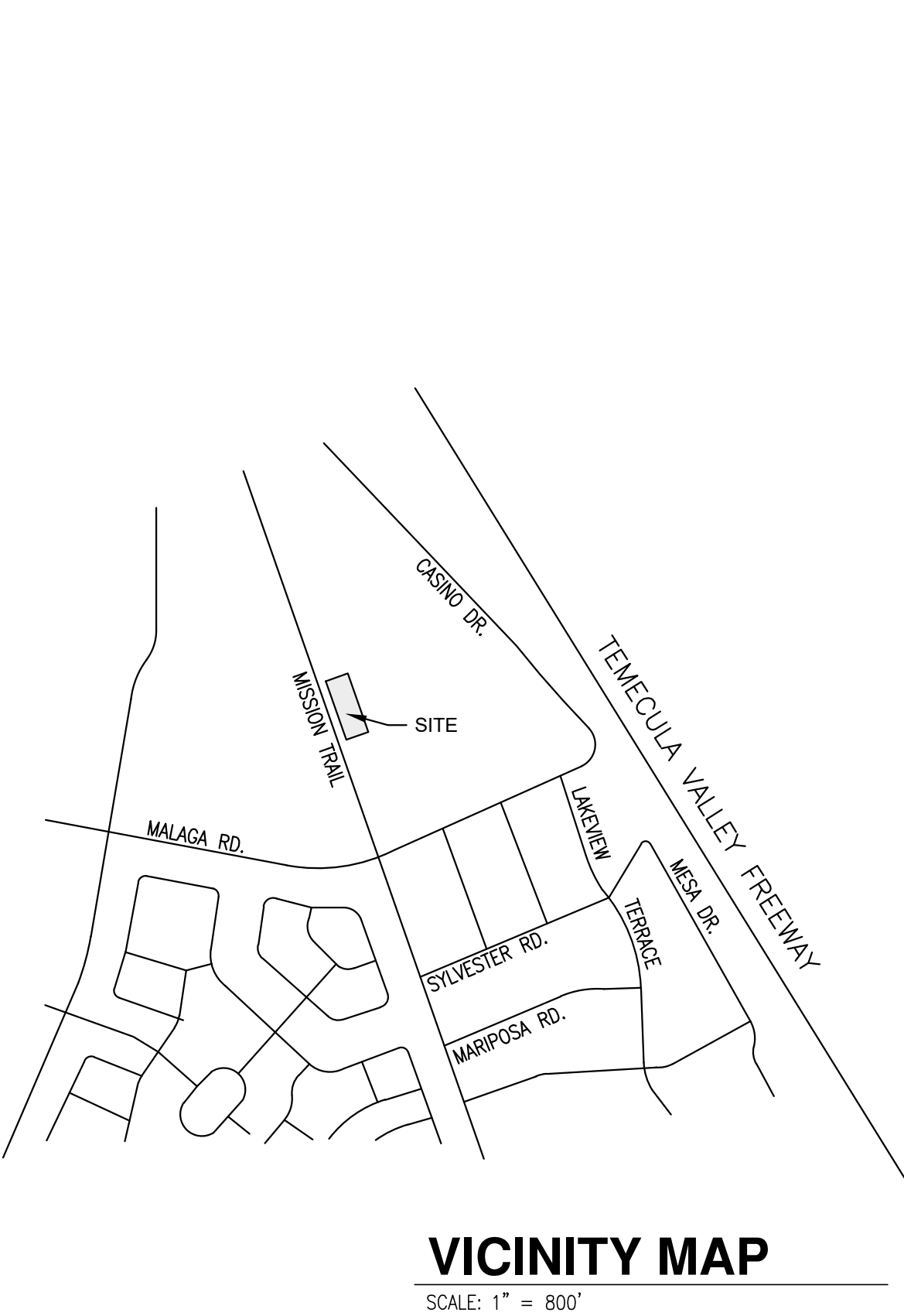
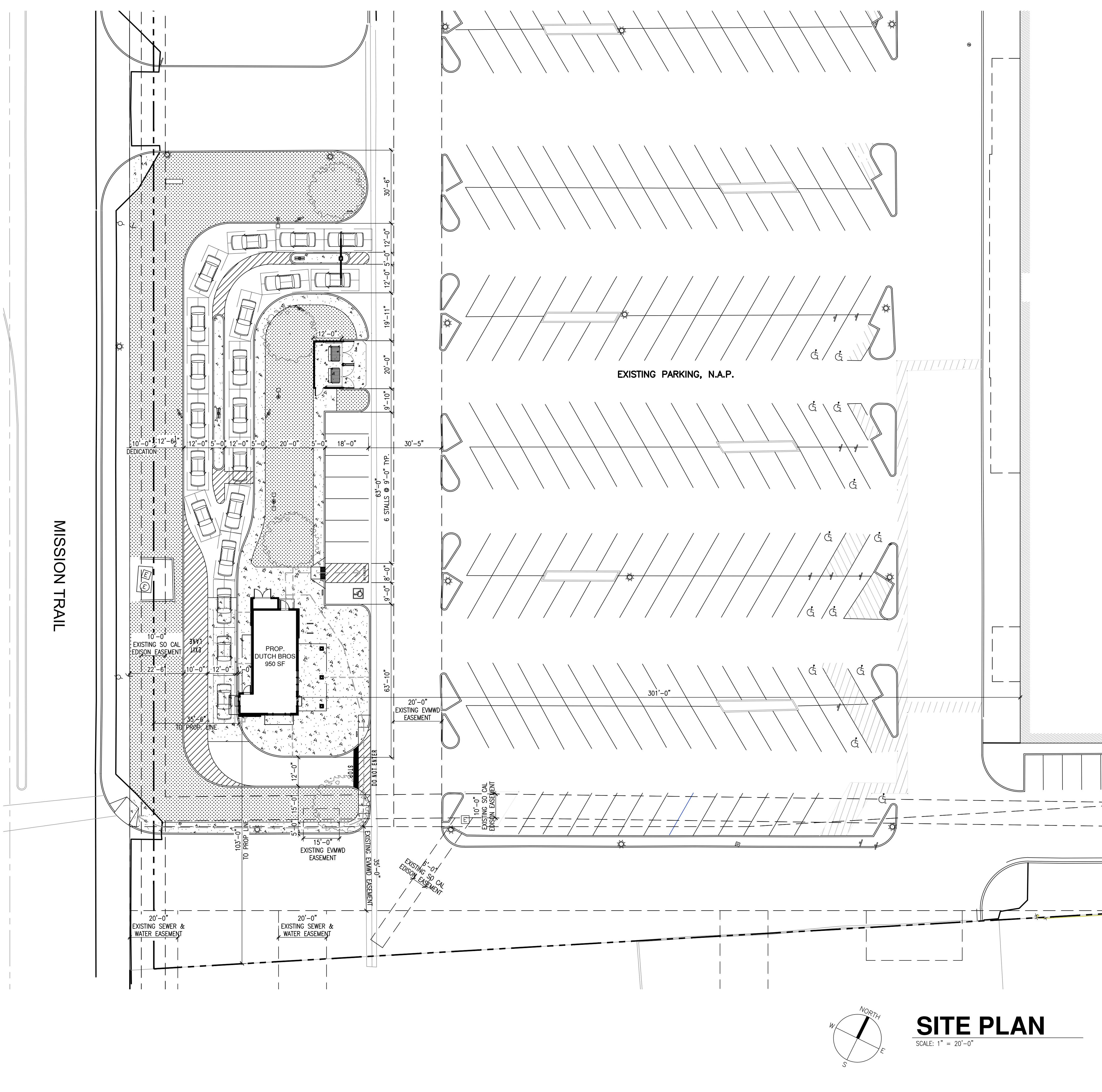


"The name DUTCH BROS. and all associated logos, distinctive designs, content, information, and other materials featured, displayed, contained herein, and made available by Dutch Bros., including but not limited to, the "look and feel" of the establishments and products, all text, images, colors, configurations,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



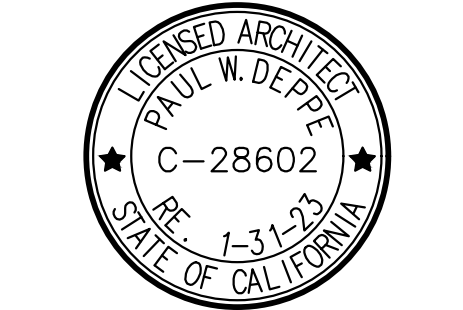
SITE INFORMATION	
TOTAL LOT AREA:	395,025 S.F. (9.069 ACRE)
AREA OF WORK:	29,825 S.F. (0.684 ACRE)
LEGAL DESCRIPTION:	PARCEL 4 OF PARCEL MAP NUMBER 27821, AS SHOWN BY PARCEL MAP ON FILE IN BOOK 183, PAGES 51 THROUGH 53 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
APN:	365-040-024
TOTAL BUILDING AREA:	89,007 SF (88,057 SF EXISTING, 950 PROPOSED) (22%)
TOTAL LANDSCAPE AREA:	84,410 SF (21%)
TOTAL PAVED AREAS:	221,608 SF (57%)
FAR:	0.22
EXISTING/PROPOSED ZONING:	CMU
CONSTRUCTION TYPE:	VB
PROPOSED BUILDING HEIGHT:	24'-0"
PARKING ANALYSIS:	
REQUIRED PARKING RATIO:	DUTCH BROS: 1 STALL / 250 S.F. = 4 STALLS PINS N POCKETS: 4 STALLS / BOWLING LANE = 96 STALLS
INDIVIDUAL PARKING:	
STANDARD	96
ACCESSIBLE PER ADA	4
TOTAL PARKING:	100

UTILITY CONTACT INFORMATION	
SEWER / WATER:	ELSINGORE VALLEY MUNICIPAL WATER DISTRICT 31315 CHANEY ST. LAKE ELSINORE, CA. 92530 (951) 674-3146
ELECTRICITY:	SOUTHERN CALIFORNIA EDISON PO BOX 800 ROSEMead, CA 91770 1-800-655-4555
GAS:	THE GAS COMPANY PO BOX 1626 MONTEREY PARK, CA. 91754 1-800-427-6673
TRASH & WASTE DISPOSAL:	CR&R DISPOSAL PO BOX 1208 PERRIS, CA. 92572 1-800-755-8112



ARMÉT DAVIS NEWLOVE & ASSOCIATES, AIA ARCHITECTS

1330 OLYMPIC BLVD.
SANTA MONICA, CALIFORNIA 90404
PH 310 452-6533 FAX 310 450-4742



Project No: CA4807
Dutch Bros Coffee - New Freestanding Store
DB2550-A1

32250 MISSION TRAIL
LAKE ELSINORE, CA 92530
APN: 365-040-024

DATE: 02/25/2022	
REV: DATE:	DESCRIPTION:

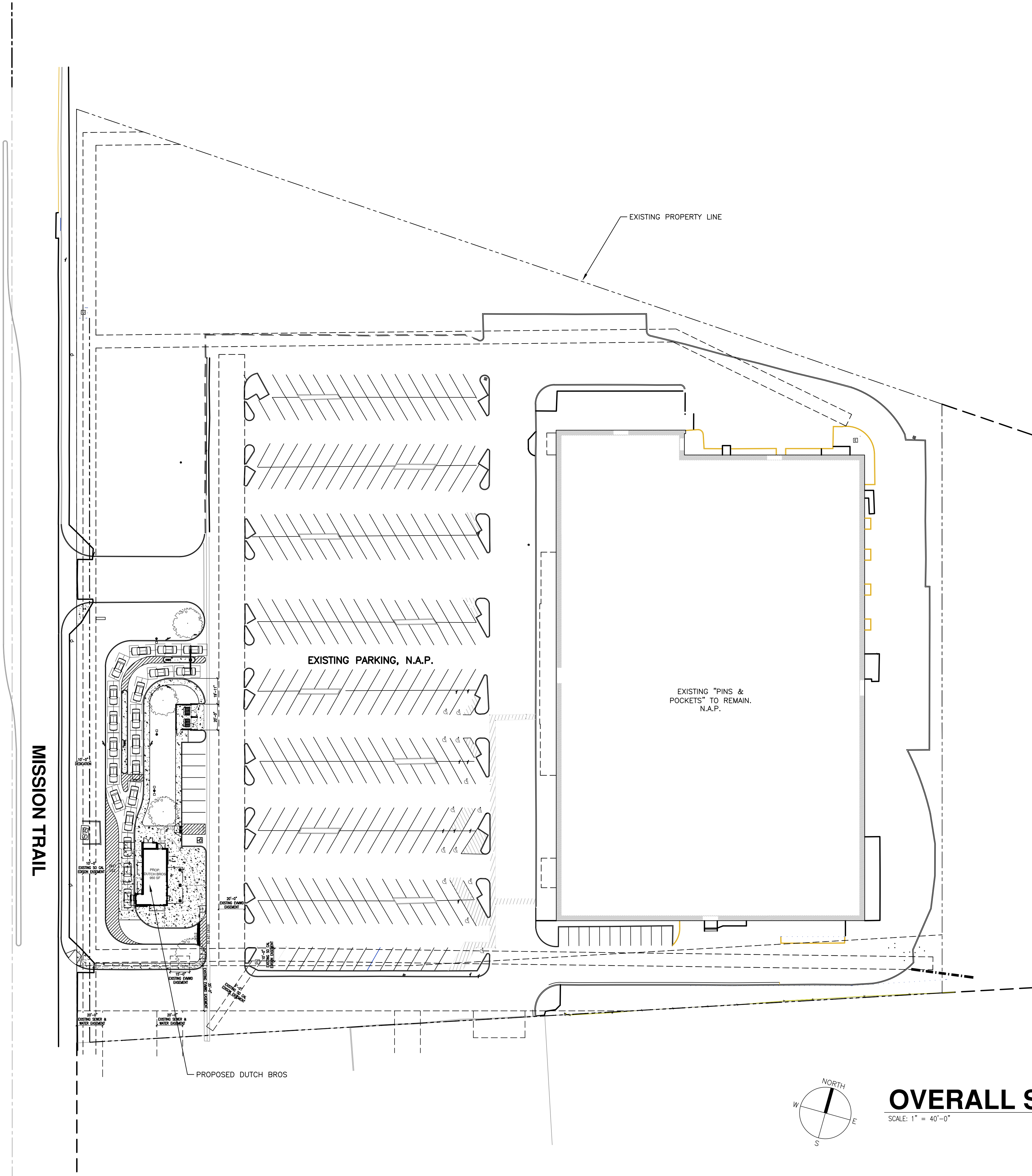
SHEET NAME:

SITE PLAN

SHEET NUMBER:

SP1.0

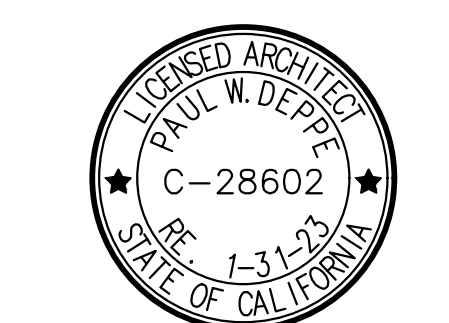
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EVIDENCE OF THE ACCEPTANCE OF THE RESTRICTIONS.



Project No: CA4807
Dutch Bros Coffee - New Freestanding Store
DB2550-A1
32250 MISSION TRAIL
LAKE ELSINORE, CA 92530
APN: 365-040-024

DATE: 02/25/2022	
REV: DATE:	DESCRIPTION:

SHEET NAME:

OVERALL SITE PLAN

SHEET NUMBER:

SP1.1



PRECISE GRADING PLAN

SCALE 1" = 20'

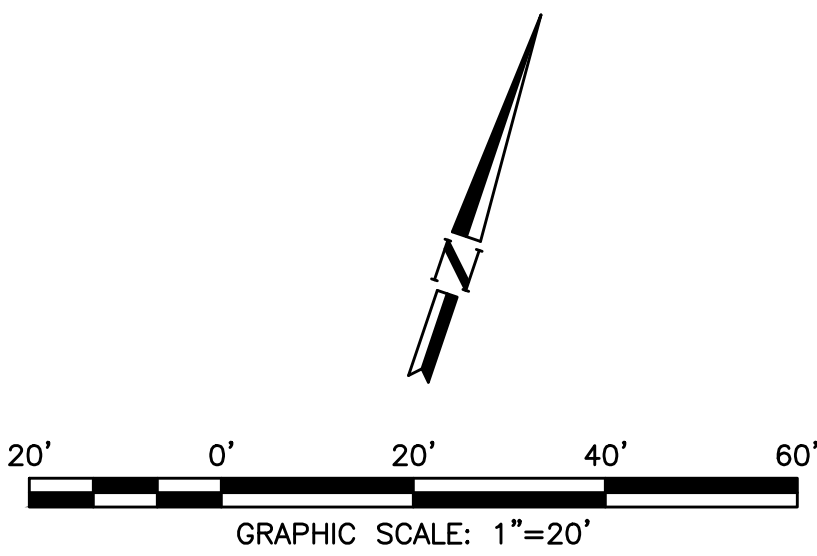
- ## GRADING CONSTRUCTION NOTES
- (01) CONSTRUCT 6" PCC CURB PER CITY OF LAKE ELSINORE STD. NO. 202, DETAIL ON SHEET 10.
 - (02) CONSTRUCT 6" CURB & GUTTER PER CITY OF LAKE ELSINORE STD. NO. 200, DETAIL ON SHEET 10.
 - (03) CONSTRUCT 4" PCC SIDEWALK PER CITY OF LAKE ELSINORE STANDARD.
 - (04) CONSTRUCT 5.5" AC OVER 5" CLASS 2 AB OVER PROPERLY COMPACTED SUBGRADE.
 - (05) CONSTRUCT 6" PCC PAVEMENT PER SOILS REPORT RECOMMENDATIONS.
 - (06) CONSTRUCT TRASH ENCLOSURE PER ARCHITECTURAL PLAN.
 - (07) CONSTRUCT ACCESSIBLE RAMP PER DETAIL D AND F ON SHEET 10.
 - (08) CONSTRUCT TRUNCATED DOMES PER PLAN.
 - (09) CONSTRUCT 0" CURB PER DETAIL A, ON SHEET 10.
 - (10) TRANSITION CURB FROM 0" TO 6" PER DETAIL C, ON SHEET 10.
 - (11) TRANSITION CURB FROM 4" TO 6" PER DETAIL B, ON SHEET 10.
 - (12) CONSTRUCT 4" PCC CURB PER CITY OF LAKE ELSINORE STANDARD.
 - (13) TRANSITION CURB FROM 0" TO 8" PER DETAIL C, ON SHEET 10.
 - (14) CONSTRUCT 8" PCC CURB PER CITY OF LAKE ELSINORE STD. NO. 203, DETAIL ON SHEET 10.
 - (15) TRANSITION CURB FROM 6" TO 8" PER DETAIL B, ON SHEET 10.
 - (16) HANDRAIL PER ARCHITECTURAL PLAN.
 - (17) CONSTRUCT 3' WIDE RIBBON GUTTER PER DETAIL E ON SHEET 10.
 - (18) TRANSITION CURB FROM 0" TO 4" PER DETAIL C, ON SHEET 10.

LEGEND

- PROPOSED AC PAVEMENT
- PROPOSED PCC PAVEMENT
- LANDSCAPE

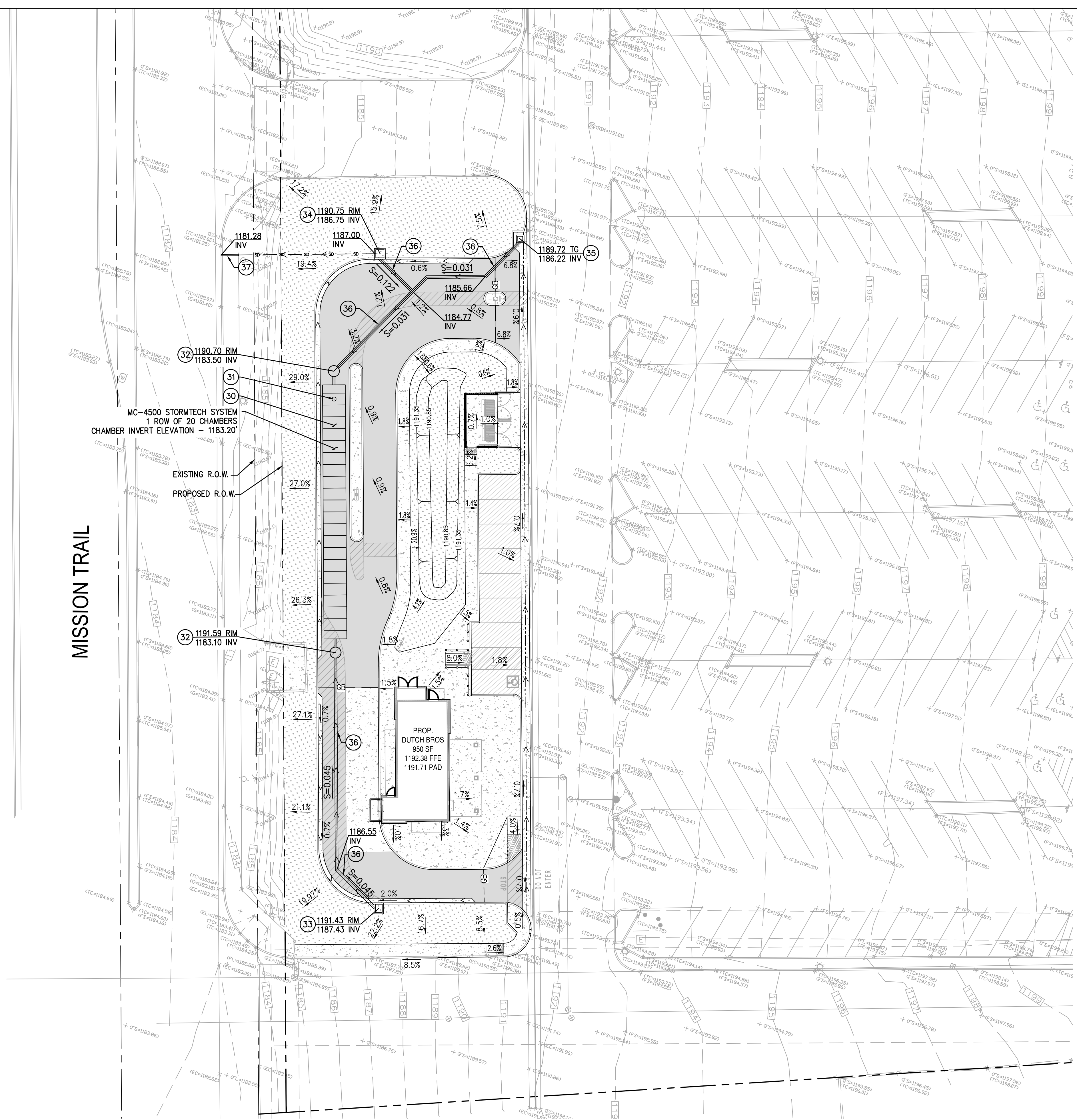
NOTE:

- CONTRACTOR NEEDS TO VERIFY PAD ELEVATION WITH SOIL ENGINEER.



MARK	REVISIONS	APPR.	DATE	THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE APPROPRIATE CONDITIONS OF DEVELOPMENT AND/OR CITY AND STATE LAWS AND HAVE BEEN FOUND ACCEPTABLE	PREPARED BY: HARIYA INC 26121 Wallack Place Loma Linda, CA 92354 (909)499-8270 MANOJ HARIYA R.C.E. 74429				CITY OF LAKE ELSINORE	SHEET 03	
								SCALE: AS SHOWN	BENCH MARK: THE ELEVATION SHOWN HEREON ARE BASED UPON USGS BENCHMARK DX1732 (NAVD 1988) ELEVATION=1278.50'	DUTCH BROS COFFEE LAKE ELSINORE, CA 92530 32250 MISSION TRAIL	OF 13 SHEETS
								DATE: 09/09/2022		PRECISE GRADING PLAN	FILE No.
				REMON HABIB, RCE No. 83156 CITY ENGINEER CITY OF LAKE ELSINORE	DATE						PG103

INTERNAL REFERENCES: 21-025_pg border XREF_TOPO XREF_SITE PLAN 21025_pg notes XREF_SD XREF_SITE HATCH
 ENAME: V:\PROJECTS\21-025 Dutch Bros - I Love Eleonore\PC\21025_PC103-104 PG.dwg LAST SAVED ON: Sep 09 2022 11:06am PLOTTED BY: DELL ON: Sep 09 2022 11:07am CFC:



STORM DRAIN CONSTRUCTION NOTES

- 30 INSTALL STORMTECH MC-4500 UNDERGROUND CHAMBER, DETAIL ON SHEET 13
- 31 INSTALL STORMTECH MC-4500 INSPECTION PORT, DETAIL ON SHEET 13
- 32 INSTALL 48" STORM DRAIN MANHOLE
- 33 INSTALL 2.5' STANDARD DEPTH CURB INLET WITH FLOGARD INSERT FILTER, PER PLAN NO. FGP-0002 ON SHEET 10.
- 34 INSTALL 3.0' STANDARD DEPTH CURB INLET WITH FLOGARD INSERT FILTER, PER PLAN NO. FGP-0002 ON SHEET 10.
- 35 INSTALL 22" X 22" FLAT GRATED INLET WITH FLOGARD INSERT FILTER, DETAIL ON SHEET 12
- 36 INSTALL 12" HDPE STORM DRAIN LINE
- 37 INSTALL 3.5" X 6" PARKWAY DRAIN, PER DETAIL ON SHEET 11

ABBREVIATIONS:

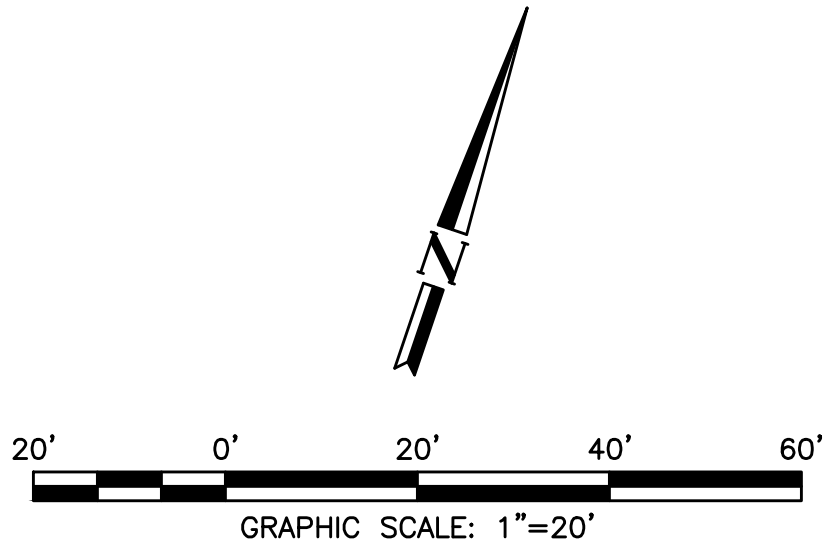
- FL - FLOWLINE
- FG - FINISHED GROUND
- FFE - FINISHED FLOOR ELEVATION
- S - SLOPE

NOTE:

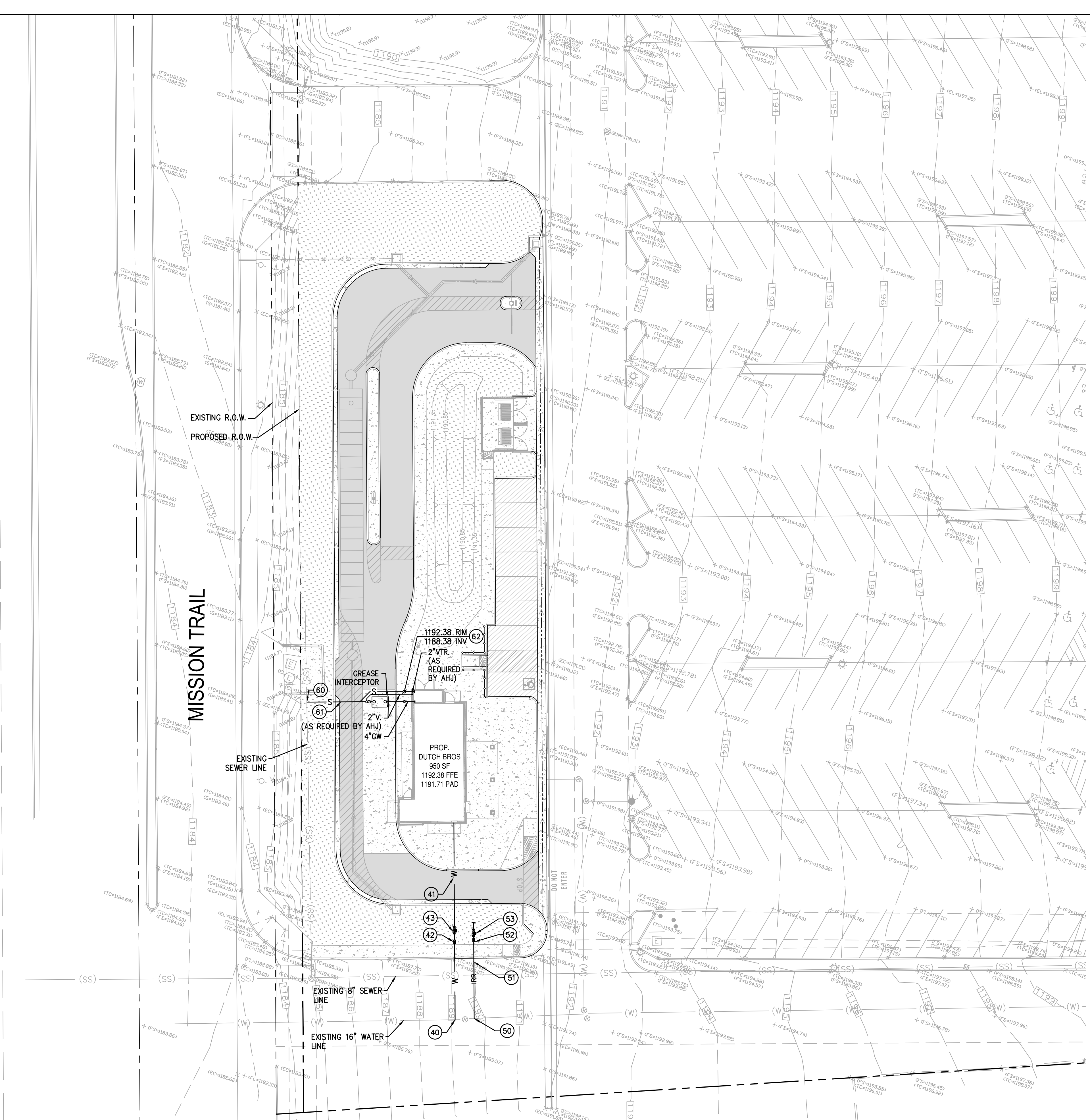
- 1. CONTRACTOR SHALL FIELD VERIFY TIE-IN LOCATION OF ALL STORM DRAIN LINES AND SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING STORM DRAIN LINES PRIOR TO COMMENCEMENT OF WORK.

LEGEND

- PROPERTY LINE
- SD PROPOSED STORM LINE BELOW 10 INCH
- ===== PROPOSED STORM LINE 10 INCH AND ABOVE



MARK	REVISIONS	APPR.	DATE	THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE APPROPRIATE CONDITIONS OF DEVELOPMENT AND/OR CITY AND STATE LAWS AND HAVE BEEN FOUND ACCEPTABLE	PREPARED BY: HARIYA INC 26121 Wallack Place Loma Linda, CA 92354 (909)499-8270		SCALE: AS SHOWN DATE: 09/09/2022	BENCH. MARK: THE ELEVATION SHOWN HEREON ARE BASED UPON USGS BENCHMARK DX1732 (NAVD 1988) ELEVATION=1278.50'	CITY OF LAKE ELSINORE	SHEET 05
				REMON HABIB, RCE No. 83156 CITY ENGINEER CITY OF LAKE ELSINORE	MANOJ HARIYA R.C.E. 74429				DUTCH BROS COFFEE LAKE ELSINORE, CA 92530 32250 MISSION TRAIL STORM DRAIN PLAN	OF 13 SHEETS FILE No. PG105



WATER CONSTRUCTION NOTES

- 40 CONNECT TO EXISTING WATER LINE PER EVMD STD. DWG. NO. W-10, DETAIL ON SHEET 11.
- 41 INSTALL 1-1/2" DOMESTIC WATER SERVICE PER EVMD STD. DWG. NO. W-9, DETAIL ON SHEET 11.
- 42 INSTALL 1" DOMESTIC WATER METER PER EVMD STD. DWG. NO. W-9, DETAIL ON SHEET 11.
- 43 INSTALL 1-1/2" DOMESTIC BACKFLOW PREVENTION ASSEMBLY PER EVMD STD. DWG. NO. W-21B, DETAIL ON SHEET 11.

IRRIGATION WATER CONSTRUCTION NOTES

- 50 CONNECT TO EXISTING WATER LINE PER EVMD STD. DWG. NO. W-9, DETAIL ON SHEET 11.
- 51 INSTALL 1" IRRIGATION WATER SERVICE PER EVMD STD. DWG. NO. W-9, DETAIL ON SHEET 11.
- 52 INSTALL 1" IRRIGATION WATER METER PER EVMD STD. DWG. NO. W-9, DETAIL ON SHEET 11.
- 53 INSTALL 1" IRRIGATION BACKFLOW PREVENTION ASSEMBLY PER EVMD STD. DWG. NO. W-21B, DETAIL ON SHEET 11.

SEWER CONSTRUCTION NOTES

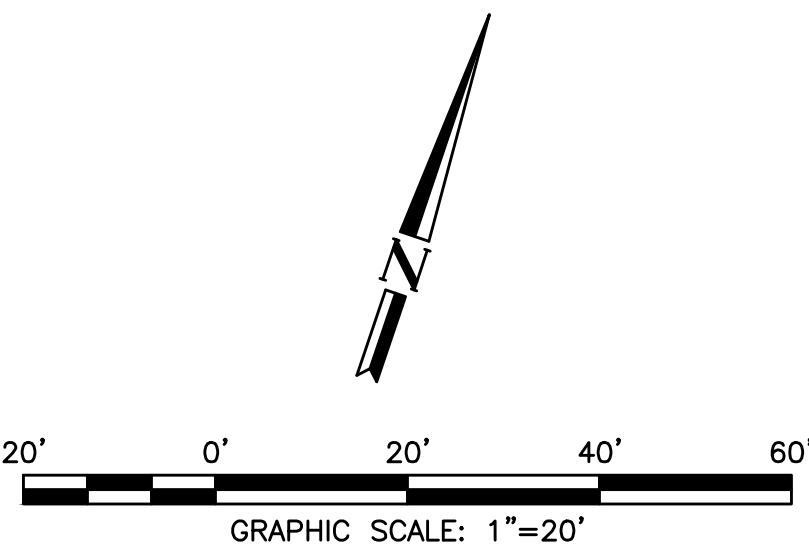
- 60 CONNECT TO EXISTING SEWER LINE PER CITY OF LAKE ELSINORE STD.
- 61 INSTALL 4" SEWER LATERAL PER CITY OF LAKE ELSINORE STD.
- 62 INSTALL 4" SEWER CLEAN OUT PER COUNTY OF RIVERSIDE STD NO. 603, DETAIL ON SHEET 11.

LEGEND

- PROPERTY LINE
- S- PROPOSED SEWER LINE
- W- PROPOSED WATER LINE
- IRR- PROPOSED IRRIGATION WATER LINE
- (W) EXISTING WATER LINE
- (SS) EXISTING SEWER LINE

NOTE:

- 1. CONTRACTOR SHALL FIELD VERIFY TIE-IN LOCATION OF ALL UTILITIES AND SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK.
- 2. WATER & SEWER LINES CONNECTION LOCATIONS IN FRONT OF THE BUILDING NEEDS TO BE VERIFIED BY CONTRACTOR PER PLUMBING PLANS.



MARK	REVISIONS	APPR.	DATE	THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE APPROPRIATE CONDITIONS OF DEVELOPMENT AND/OR CITY AND STATE LAWS AND HAVE BEEN FOUND ACCEPTABLE	PREPARED BY: HARIYA INC 26121 Wallack Place Loma Linda, CA 92354 (909)499-8270				CITY OF LAKE ELSINORE DUTCH BROS COFFEE LAKE ELSINORE, CA 92530 32250 MISSION TRAIL UTILITY PLAN	SHEET 06
							SCALE: AS SHOWN	BENCH MARK: THE ELEVATION SHOWN HEREON ARE BASED UPON USGS BENCHMARK DX1732 (NAVD 1988) ELEVATION=1278.50'		OF 13 SHEETS
				REMON HABIB, RCE No. 83156 CITY ENGINEER CITY OF LAKE ELSINORE	DATE	DATE: 09/09/2022			FILE No. PG106	
					MANOJ HARIYA R.C.E. 74429 DATE					

EXTERNAL REFERENCES: 21-025 pg border XREF SITE HATCH 21025 ut notes XREF SITE PLAN XREF SD XREF TOPO XREF LOT
FILENAME: Y:\PROJECTS\21-025 PG106 - Lake Elsinore\PG106_UT.dwg, LAST SAVED ON: Sep 09 2022 11:08am PLOTTED BY: DELL ON: Sep 09 2022 11:08am, CFG:

SWPPP BEST MANAGEMENT PRACTICES:

THE FOLLOWING BMPs AS OUTLINED IN, BUT NOT LIMITED TO, PER "CALIFORNIA STORMWATER BMP HANDBOOK", THE LATEST REVISED EDITION, MAY APPLY DURING THE CONSTRUCTION OF THIS PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY THE CITY INSPECTOR. CONTRACTOR IS REQUIRED TO HAVE COPY OF APPLICABLE BMPs ON CONSTRUCTION SITE AT ALL TIME.

- SE-1 SILT FENCE
- SE-4 VELOCITY CHECK DAM
- SE-6 GRAVEL BAGS
- SE-7 STREET SWEEPING AND VACUUMING
- SE-10 INLET PROTECTION
- TC-1 STABILIZED CONSTRUCTION ENTRANCE
- TC-3 ENTRANCE/OUTLET TIRE WASH
- WM-1 MATERIAL DELIVERY AND STORAGE
- WM-2 MATERIAL USE
- WM-3 STOCKPILE MANAGEMENT
- WM-4 SPILL PREVENTION AND CONTROL
- WM-5 SOLID WASTE MANAGEMENT
- WM-6 HAZARDOUS WASTE MANAGEMENT
- WM-8 CONCRETE WASTE MANAGEMENT
- WM-9 SANITARY/SEPTIC WASTE MANAGEMENT

NOTE: CONTRACTOR SHALL PLACE TC-1 AS NEEDED.

LEGEND:

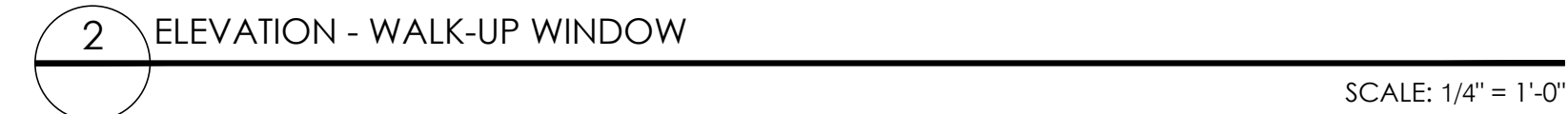
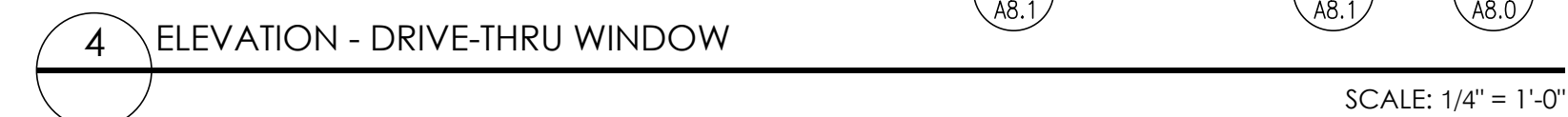
- GRAVEL BAGS PER CITY/COUNTY SPECIFICATIONS & REQUIREMENTS AND PER BMP SE-6
- DOUBLE ROW, 2 BAG HIGH LAYER OF GRAVEL BAGS
 - PROPOSED FLOW DIRECTION
 - 1 BAG HEIGHT (OVERLAPPED) X 5' LONG VELOCITY CHECK DAM (50' APART)

MISSION TRAIL

EROSION CONTROL PLAN
SCALE 1" = 20'

MARK	REVISIONS	APPR.	DATE	THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE APPROPRIATE CONDITIONS OF DEVELOPMENT AND/OR CITY AND STATE LAWS AND HAVE BEEN FOUND ACCEPTABLE	PREPARED BY: HARIYA INC 26121 Wallack Place Loma Linda, CA 92354 (909)499-8270		CITY OF LAKE ELSINORE		SHEET 08
							SCALE: AS SHOWN	BENCH MARK: THE ELEVATION SHOWN HEREON ARE BASED UPON USGS BENCHMARK DX1732 (NAVD 1988) ELEVATION=1278.50'	OF 13 SHEETS
							DATE: 09/09/2022		FILE No.
									PG108
				REMON HABIB, RCE No. 83156 CITY ENGINEER CITY OF LAKE ELSINORE	DATE	MANOJ HARIYA R.C.E. 74429	DATE	EROSION CONTROL PLAN	

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Architectural drawing of the front elevation of a building facade. The drawing includes a sign for "Dutch Bros Coffee" with a logo and "25 SQ. FT." text. Below the sign is a window with a metal awning and a 6-inch steel pipe bollard. To the right is a canopy with a soffit, columns, and fascia. The drawing is annotated with numerous callouts and dimensions.

Callouts and Dimensions:

- PRE-FINISHED PARAPET CAP FLASHING, COLOR TO MATCH (1A)
- INSIDE CORNER TYP. TRANSITION (12 A8.0, 13 A8.0)
- VERTICAL RIBBED SIDING SYSTEM (8 A8.0, 7 A8.0, 1A)
- HORIZONTAL RIBBED SIDING SYSTEM (2)
- T.O. PARAPET 3 ∇ = 24'-0"
- T.O. PARAPET 2 ∇ = 20'-10 1/2"
- LIGHTED SIGN, INSTALLED BY SIGN CONTRACTOR UNDER SEPARATE PERMIT COORD. W/ ELECTRICAL J-BOX AND BLOCKING REQUIREMENTS
- ADDRESS NUMBERS:
 - 12" ARIAL FONT
 - 2" STROKE
 - SATIN ALUM. FINISH
 - VERIFY FINAL LOCATION
- XXXX
- 25 SQ. FT.
- METAL AWNING, SEE DETAIL 2/A4.0 (4 A8.0)
- B.O. CANOPY & AWNING ∇ = 10'-6"
- 3X2 METAL DOWNSPOUT W/ SHEET METAL COLLECTOR AS REQUIRED, REFER TO A4.0 FOR ADDITIONAL INFORMATION
- OVERFLOW DOWNSPOUT, COORD. W/ PLUMBING
- T.O. CAP ∇ = 3'-2"
- 6" STEEL PIPE BOLLARD W/ PLASTIC SLEEVE
- T.O. SLAB ∇ = 0'-0"
- STONE VENEER SIM.
- CANOPY SOFFIT (9 A8.0, 5)
- CANOPY COLUMNS (6)
- CANOPY FASCIA (4)
- T.O. CANOPY PARAPET ∇ = 12'-3"
- SCONE LIGHTS, 8'-0" B.O. OF FIXTURES, TYP.
- BUILDING FRONTAGE: 25'-0"
- SIGNAGE ALLOWED: 25 SQ. FT.

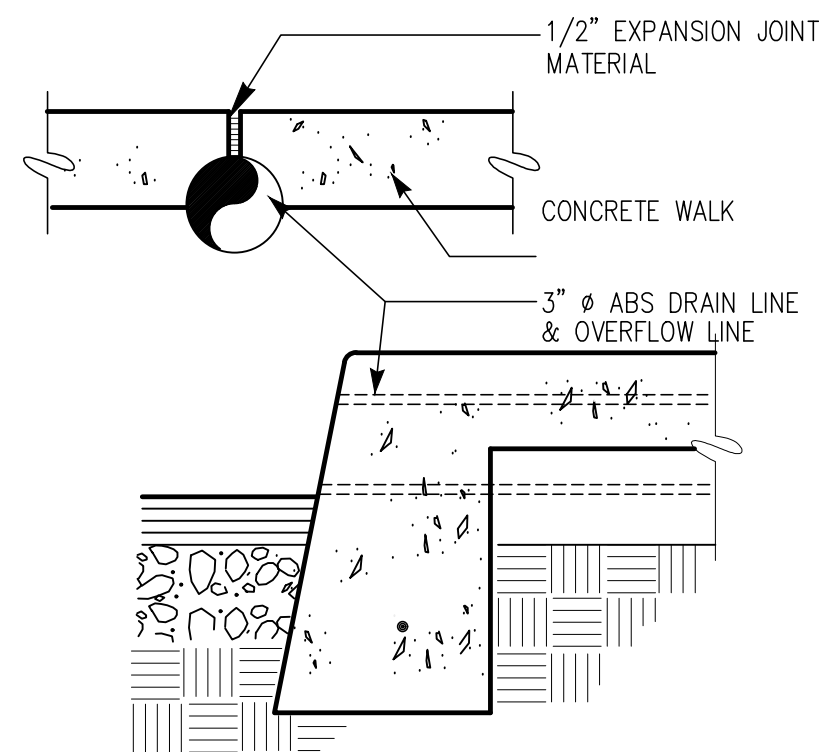
Legend:

- 1 A8.0
- 2
- 3 A8.0
- 4 A8.0
- 5
- 6
- 7 A8.0
- 8 A8.0
- 9 A8.0
- 10
- 11 A8.0
- 12 A8.0
- 13 A8.0
- 1A

1 FRONT ELEVATION

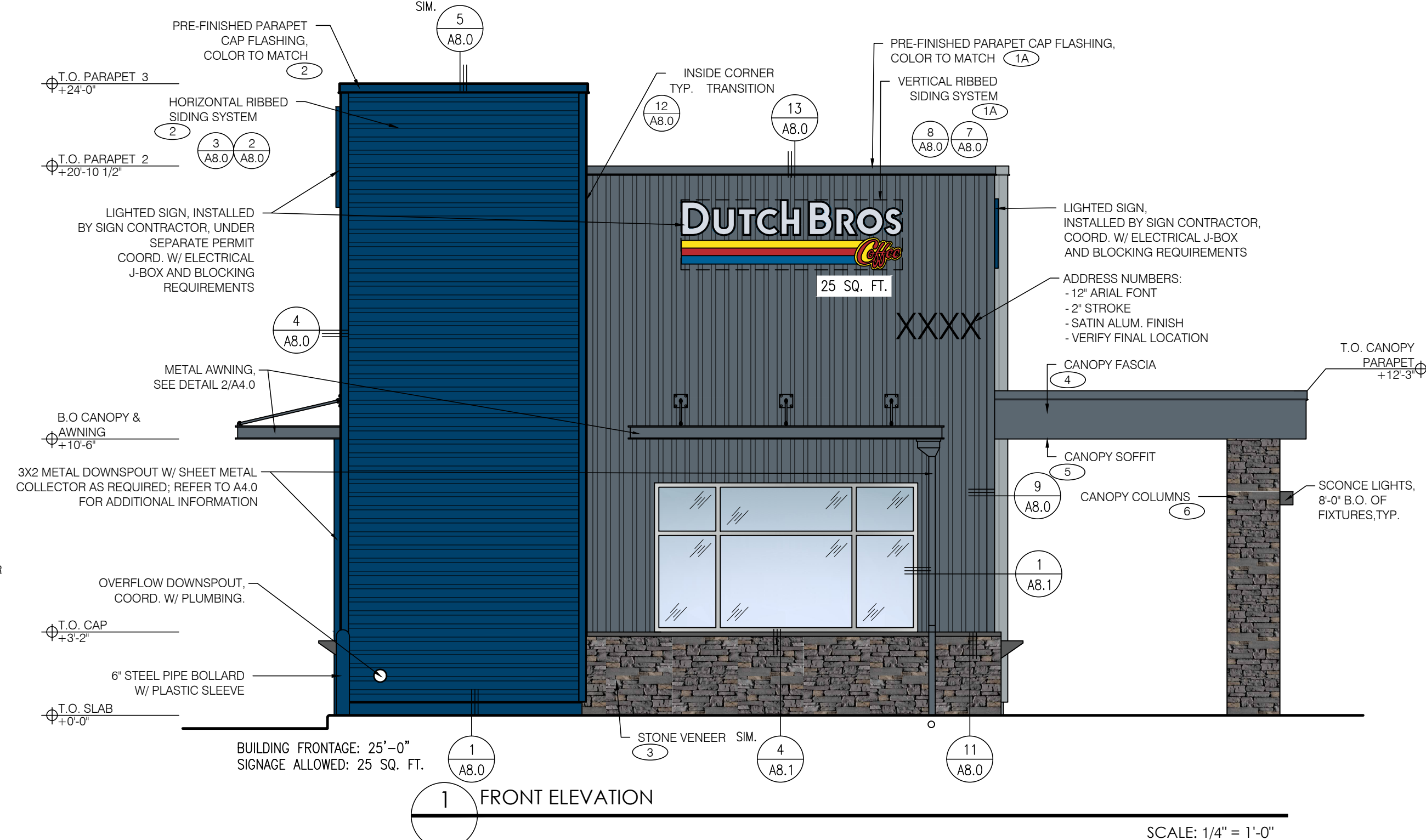
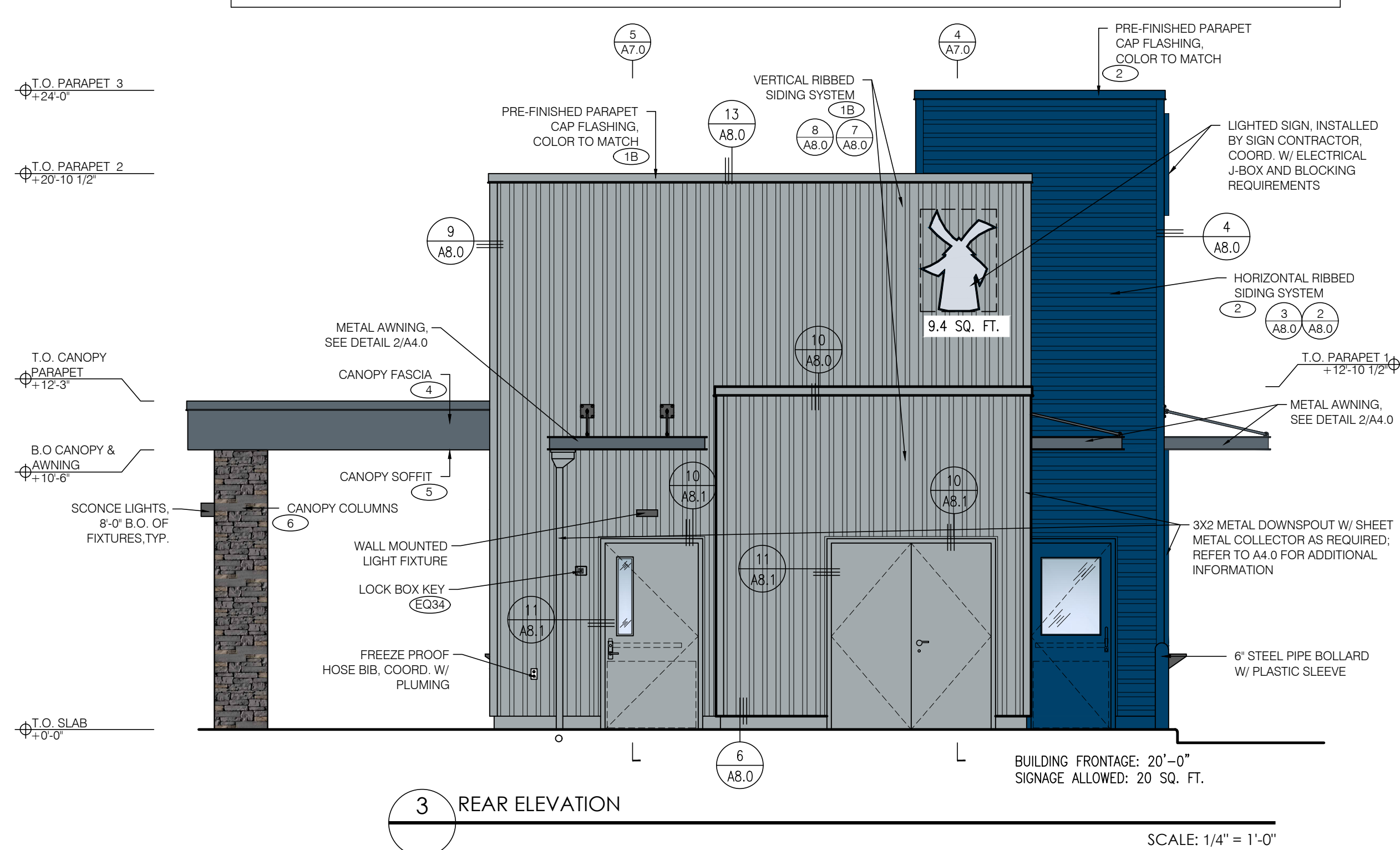
SCALE: 1/4" = 1'-0"





5 ROOF DRAIN PIPE DISCHARGE

SCALE: NOT TO SCALE

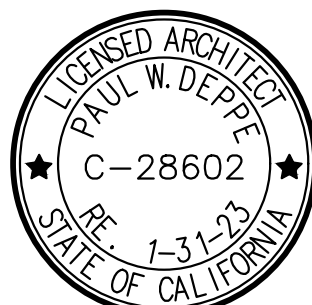


EXTERIOR FINISH SCHEDULE				
ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BODY)				
1A	METAL PANEL	WESTERN STATES METAL ROOFING	WESTERN WAVE, 24 ga.	ORIENTATION: VERTICAL.; COLOR: BLDG DB DARK GRAY
1B	METAL PANEL	WESTERN STATES METAL ROOFING	WESTERN WAVE, 24 ga.	ORIENTATION: VERTICAL COLOR: BLDG DB LIGHT GRAY
ZONE 2 (TOWER)				
2	METAL PANEL	WESTERN STATES METAL ROOFING	WESTERN WAVE, 24 ga.	ORIENTATION: HORIZONTAL.; COLOR: BLDG DB BLUE
ZONE 3 (BASE & COLUMNS)				
3	STONE VENEER	ELDORADO STONE	CLIFFSTONE; BANFF SPRINGS	
	STONE VENEER SILL	ELDORADO STONE	SNAPPED EDGE WAINSCOT SILL; PEWTER	
ZONE 4 (FRAMED CANOPY)				
4	FASCIA	WESTERN STATES METAL ROOFING	METAL FASCIA	COLOR TO MATCH DUTCH BROS DARK GRAY
5	SOFFIT	HEWN ELEMENTS	NATURAL NORTHWESTERN SPRUCE	1X6, T&G, 3/8" REVEAL
6	COLUMNS	ELDORADO STONE	CLIFFSTONE; BANFF SPRINGS	
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

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Project No: CA4807
Dutch Bros Coffee - New Freestanding Store
DB2550-A1
32250 MISSION TRAIL
LAKE ELSINORE, CA 92530
APN: 365-040-024

DATE: 02/25/2022

REV:	DATE:	DESCRIPTION:
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SHEET NAME:

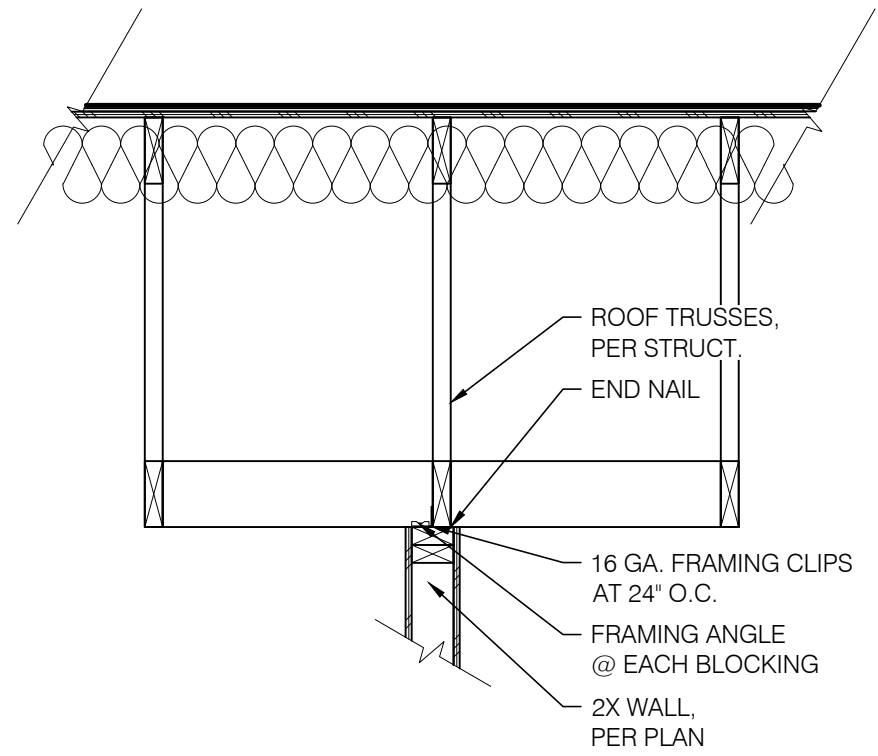
BUILDING ELEVATIONS
COLOR

SHEET NUMBER:

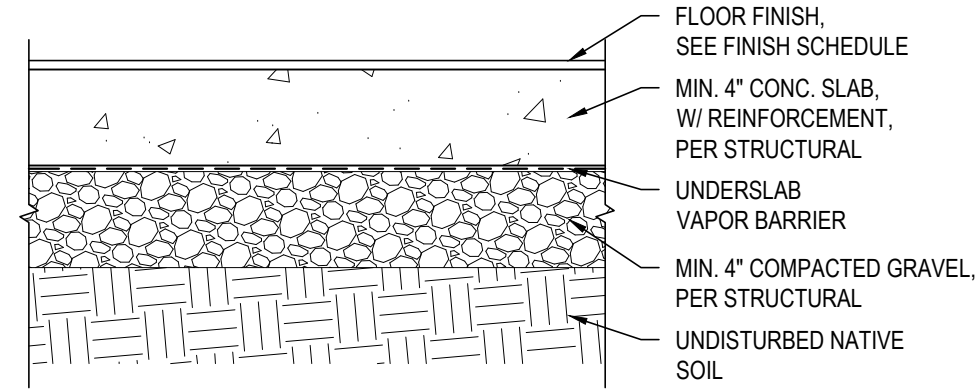
A6.1

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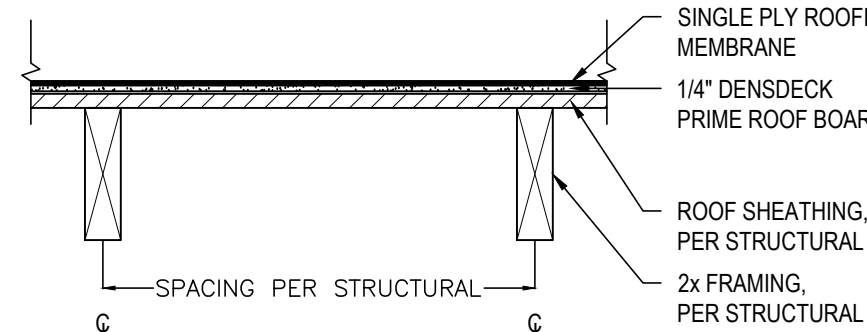
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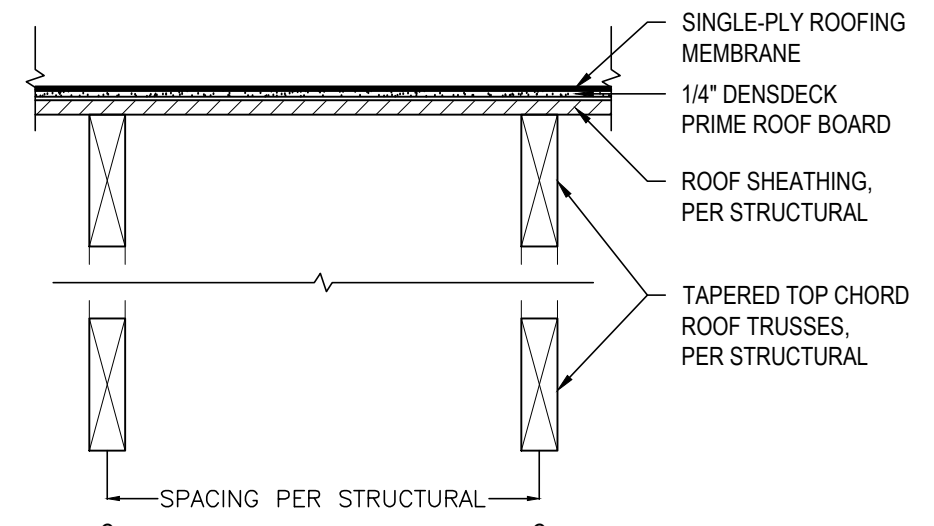
6 TYP. TOP OF WALL BRACING
SCALE: NTS



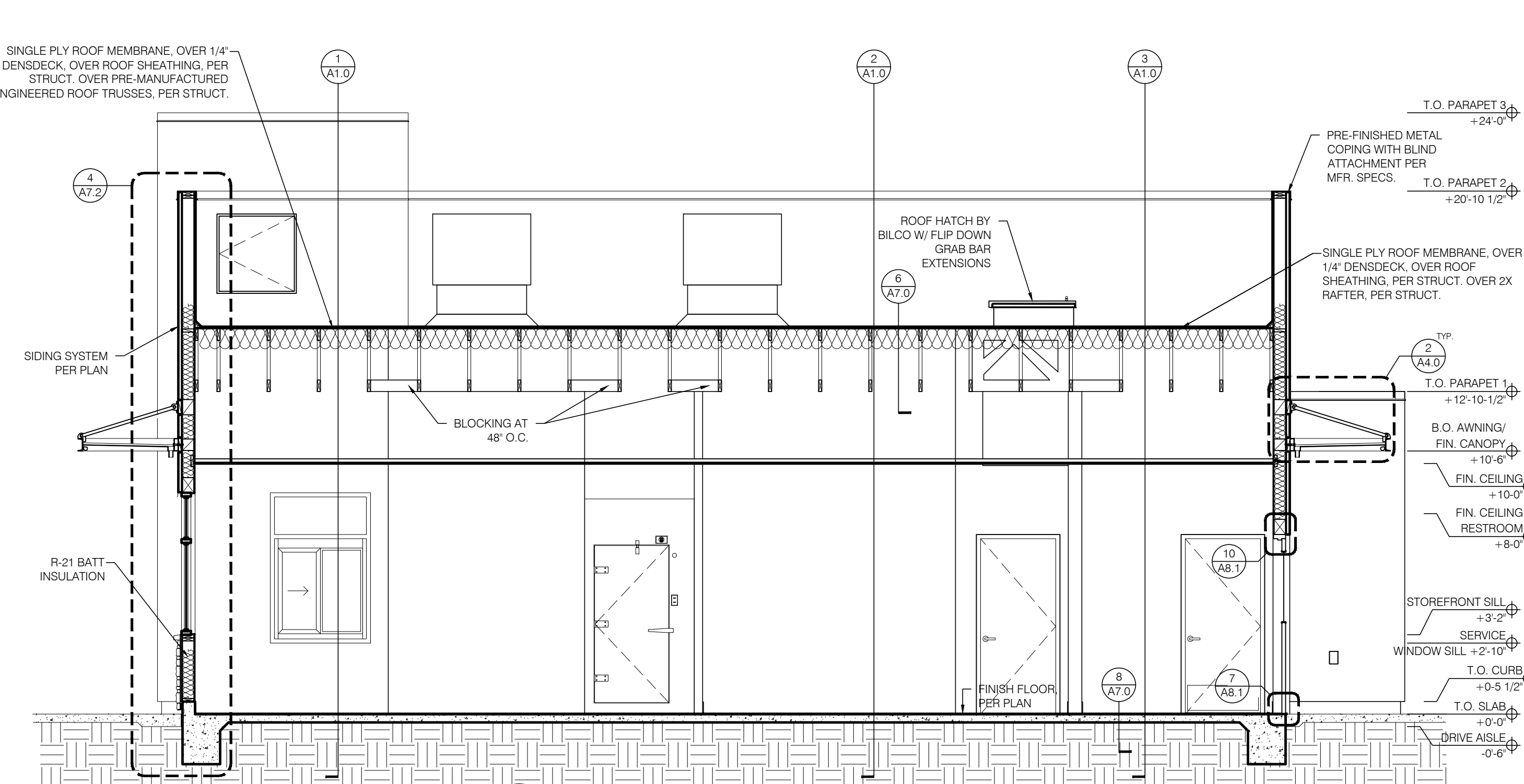
8 BLDG. CONC. SLAB
SCALE: NTS



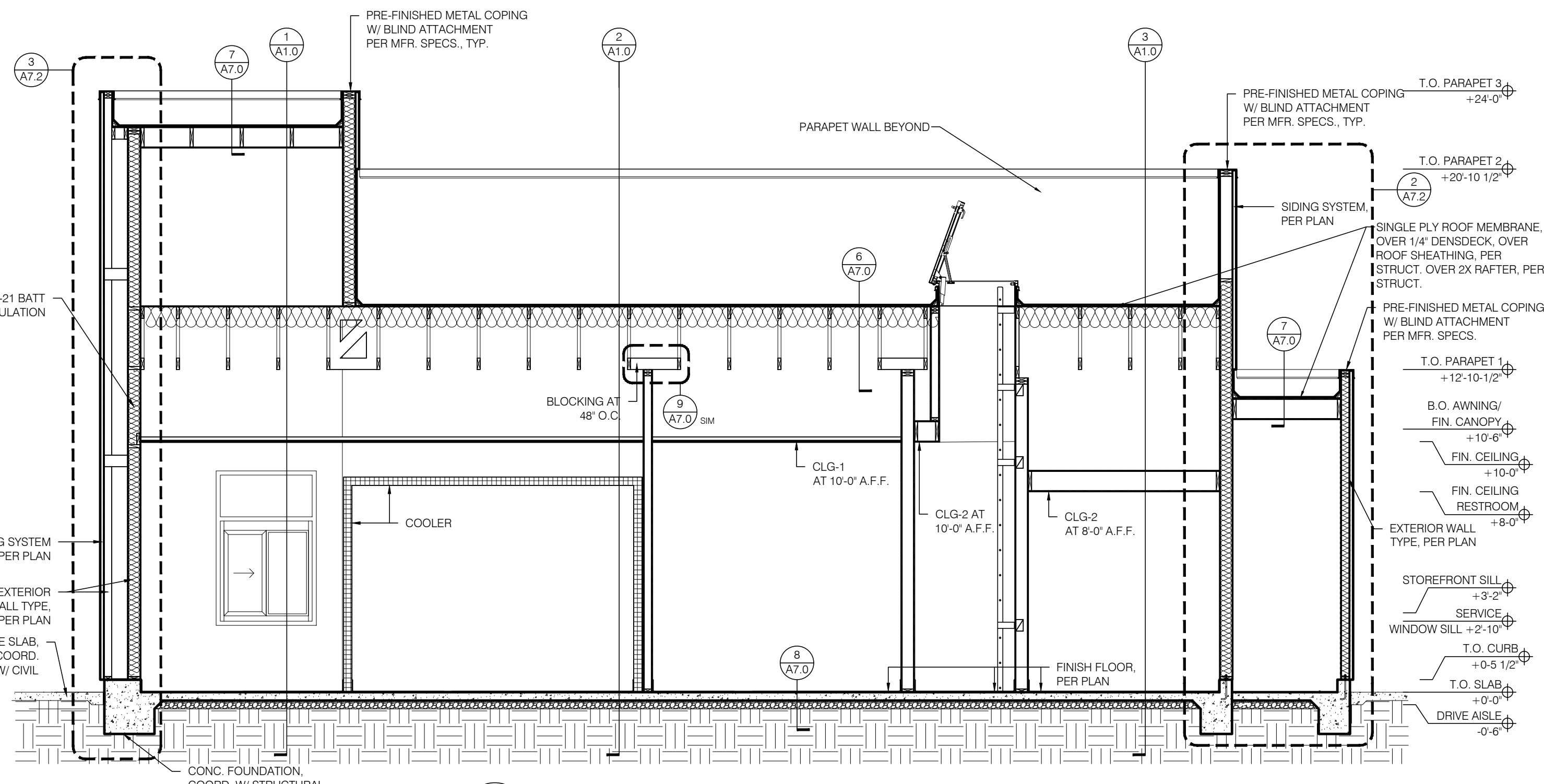
7 ROOF ASSEMBLY - JOISTS
SCALE: NTS



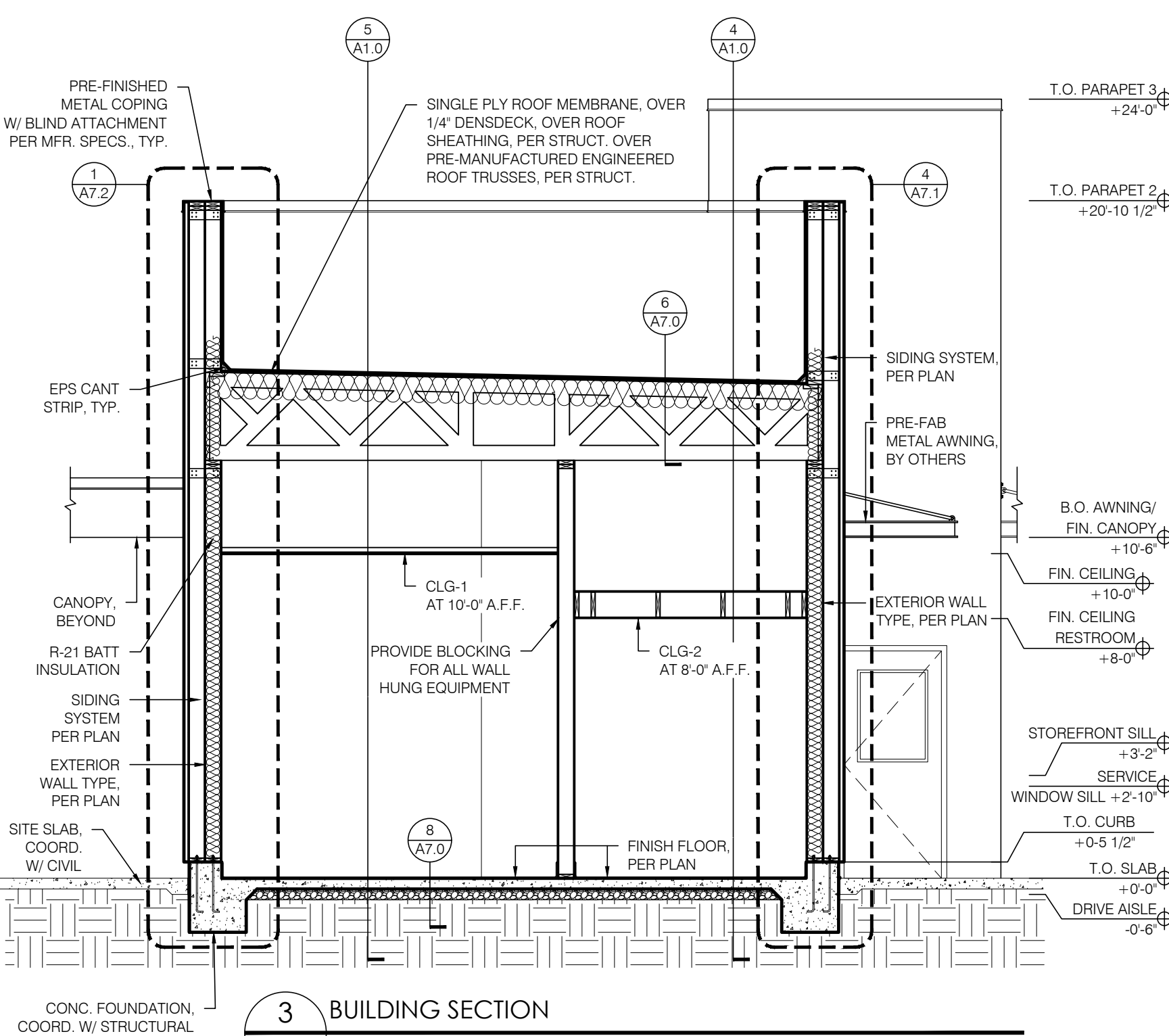
6 ROOF ASSEMBLY - TRUSSES
SCALE: NTS



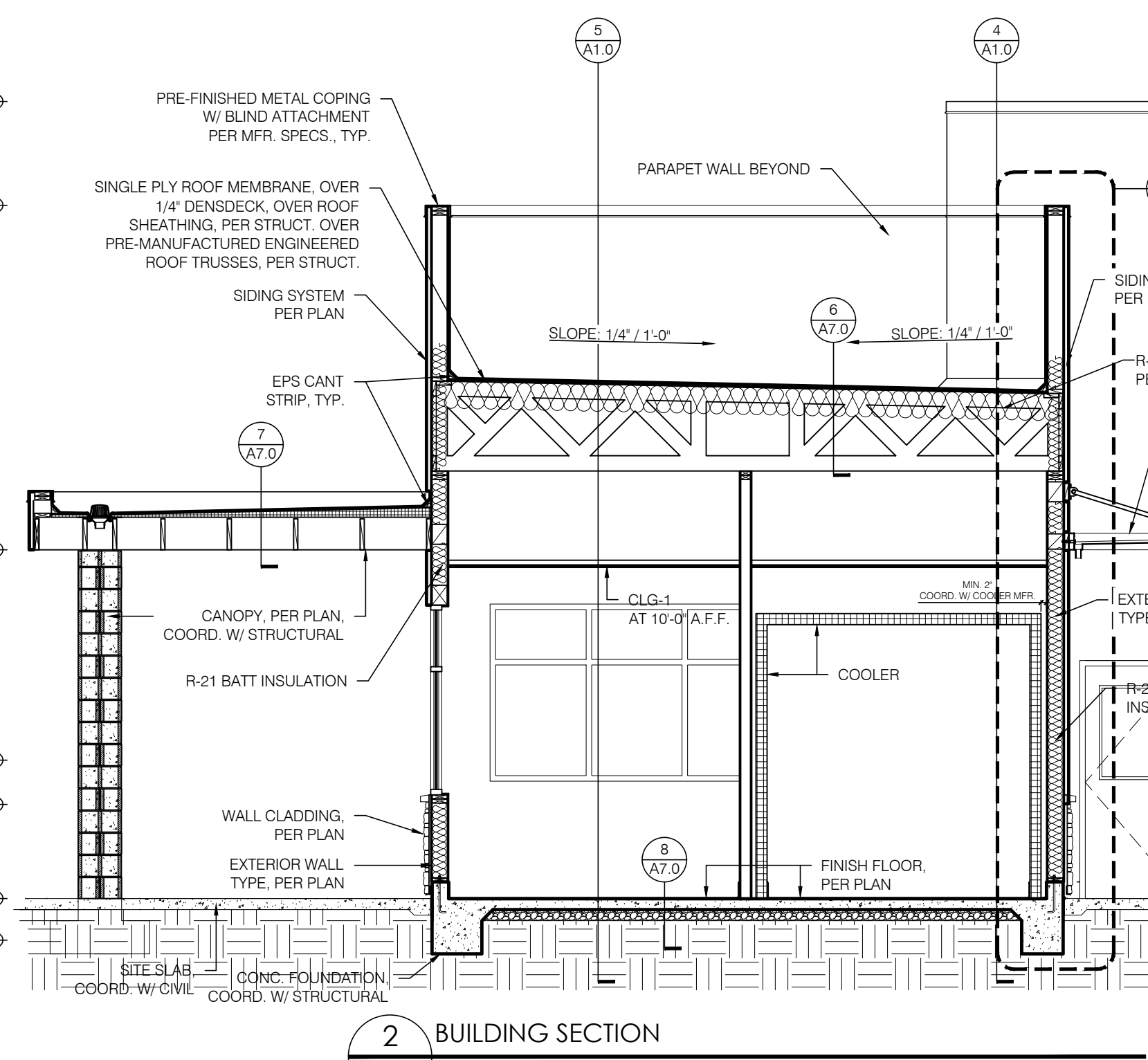
5 BUILDING SECTION
SCALE: 1/4" = 1'-0"



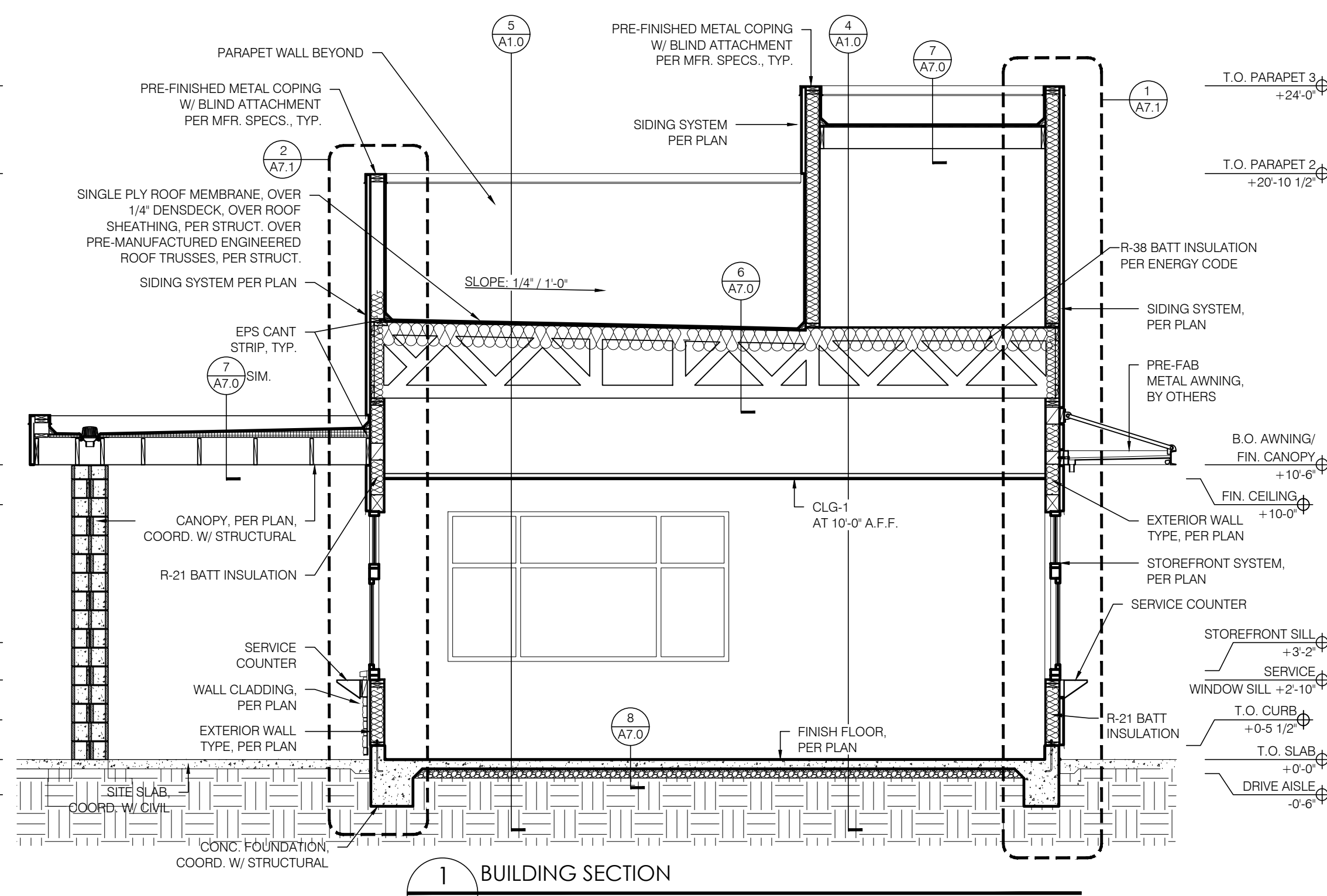
4 BUILDING SECTION
SCALE: 1/4" = 1'-0"



3 BUILDING SECTION
SCALE: 1/4" = 1'-0"



2 BUILDING SECTION
SCALE: 1/4" = 1'-0"



1 BUILDING SECTION
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

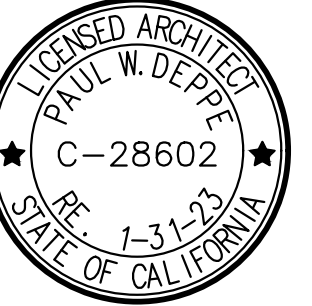
- COORDINATE WITH STRUCTURAL DRAWINGS FOR SIZES, CONNECTION DETAILS OF WOOD FRAMING, JOISTS, GIRDERS, WOOD DECKING AND OTHER STRUCTURAL COMPONENTS.
- COORDINATE WITH STRUCTURAL DRAWINGS FOR REINFORCEMENT OF CONCRETE SLABS, FOOTINGS, FOUNDATIONS, AND WALL TYPES.
- COORDINATE WINDOW TYPES WITH FLOOR PLANS AND FRAME TYPES. PROVIDE BITUMINOUS DAMPROOFING ON ALL EXTERIOR WALLS BELOW GRADE LEVEL AS INDICATED IN THE SPECIFICATIONS.
- AIR BARRIER JOINTS AND SEAMS SHALL BE SEALED, INCLUDING SEALING TRANSITIONS IN PLACES AND CHANGES IN MATERIALS. THE JOINTS AND SEALS SHALL BE SECURELY INSTALLED IN OR ON THE JOINT FOR ITS ENTIRE LENGTH SO AS NOT TO DISLODGE, LOOSEN OR OTHERWISE IMPAIR ITS ABILITY TO RESIST POSITIVE AND NEGATIVE PRESSURE FROM WIND, STACK EFFECT AND MECHANICAL VENTILATION.
- PENETRATIONS OF THE AIR BARRIER SHALL BE CAULKED, GASKETED OR OTHERWISE SEALED IN A MANNER COMPATIBLE WITH THE CONSTRUCTION MATERIALS AND LOCATION.



ARMÉT DAVIS NEWLOVE &
ASSOCIATES, AIA ARCHITECTS

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THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLISHED. THESE PLANS AND SPECIFICATIONS ARE NOT TO BE REPRODUCED OR PUBLISHED IN ANY MANNER, IN WHOLE OR IN PART, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ANY REPRODUCTION OR PUBLICATION OF THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THE RESTRICTIONS.



Project No: CA4807
Dutch Bros Coffee - New Freestanding Store
DB2550-A1

32250 MISSION TRAIL
LAKE ELSINORE, CA 92530
APN: 365-040-024

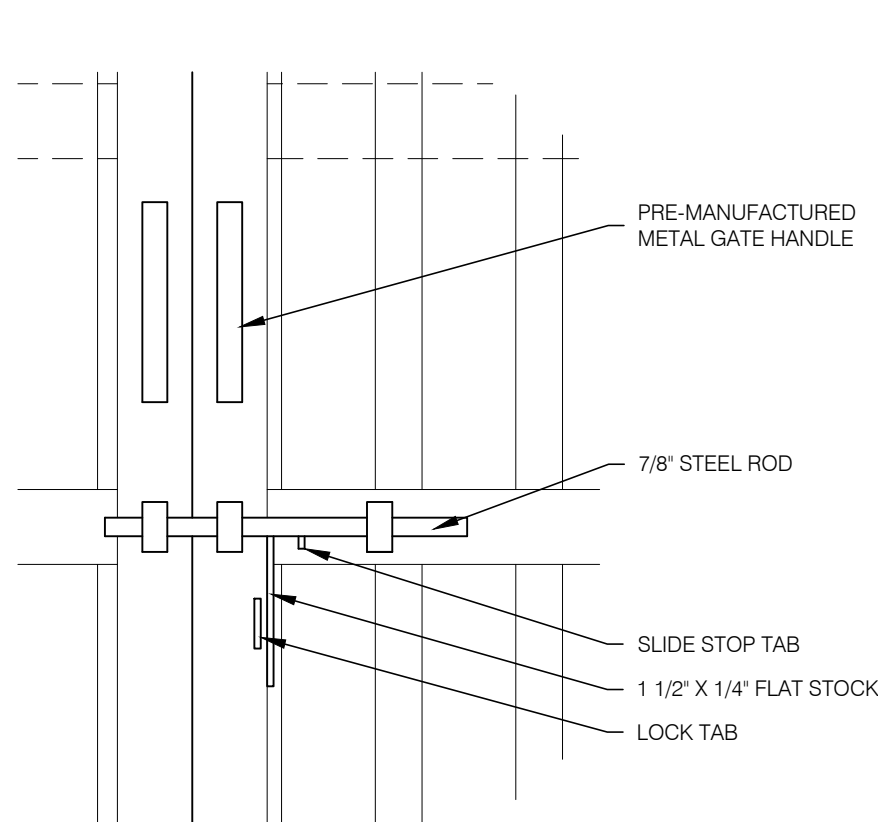
DATE: 02/25/2022
REV: DATE: DESCRIPTION:

SHEET NAME:

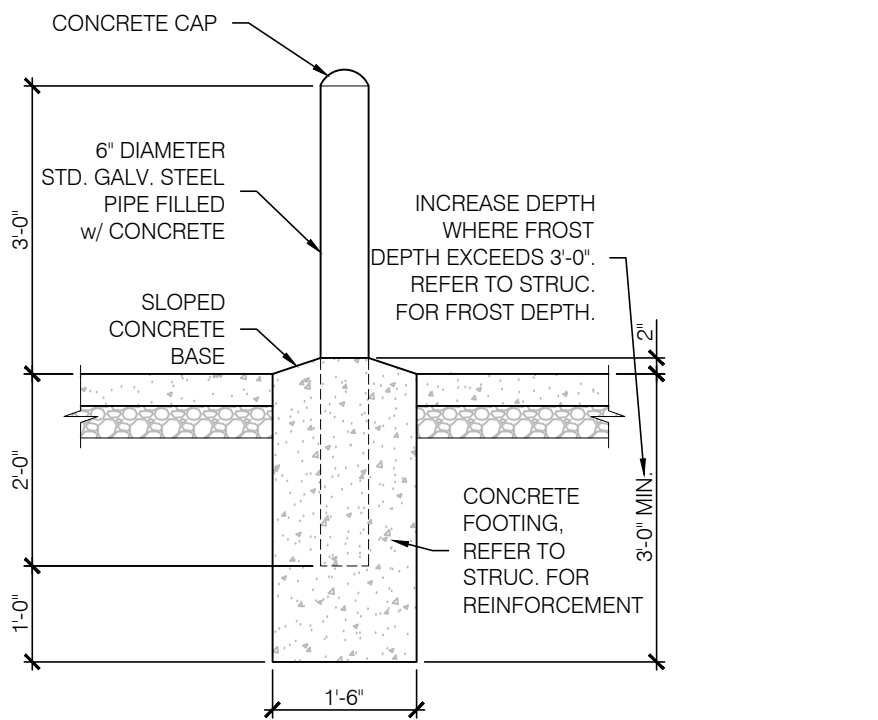
BUILDING SECTIONS

SHEET NUMBER:

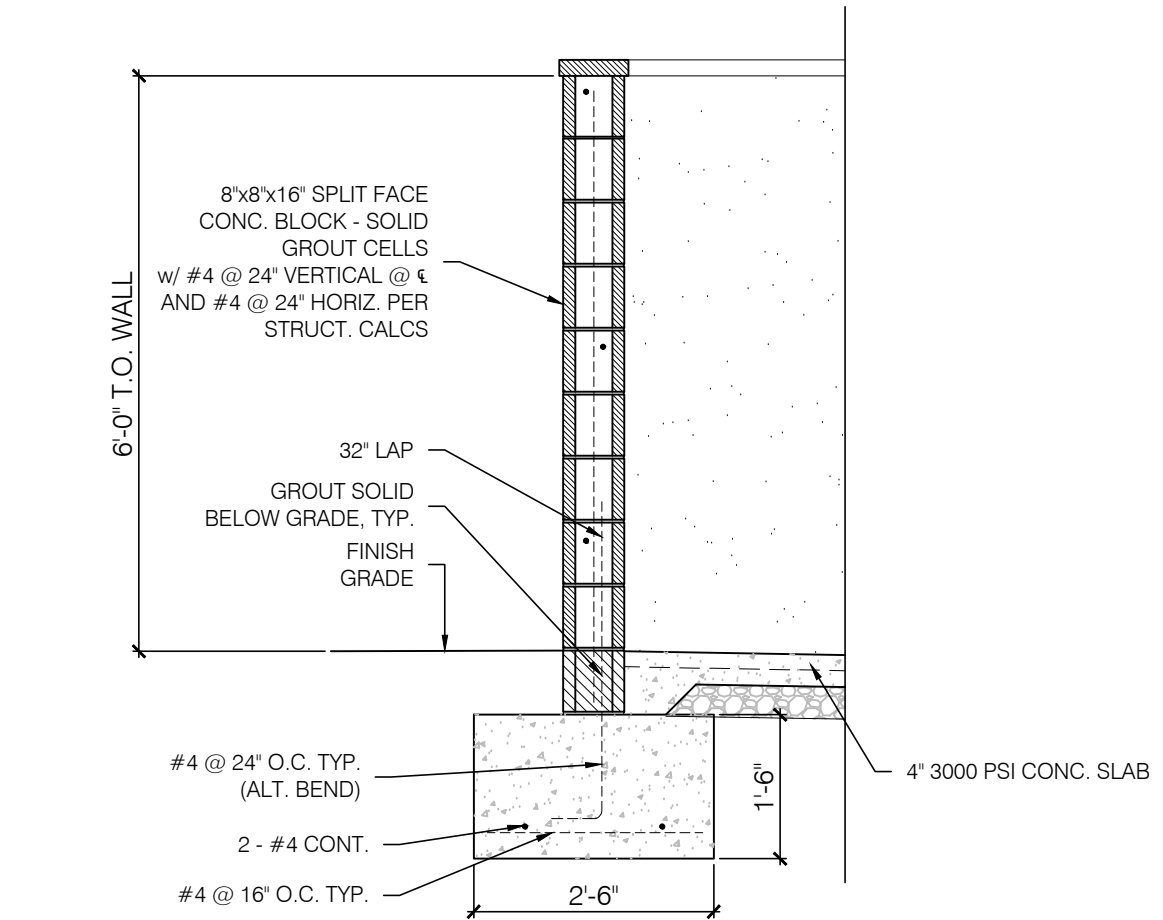
A7.0



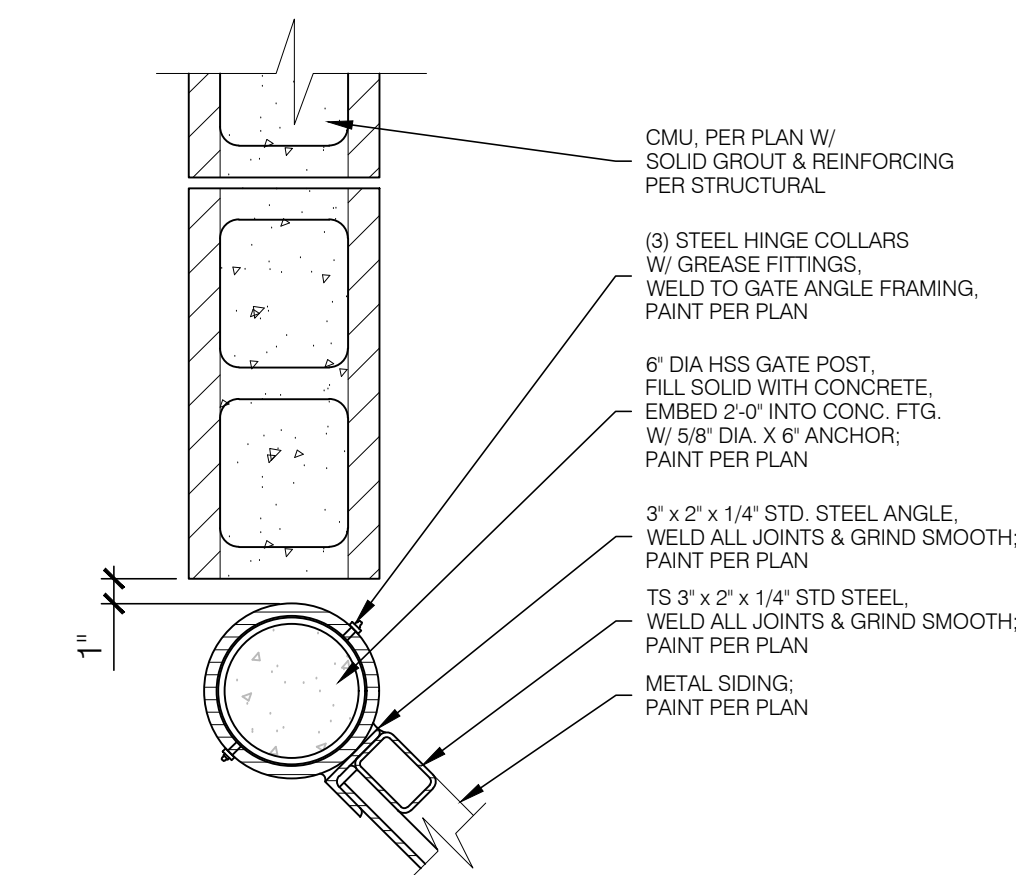
7 TRASH ENCLOSURE GATE LOCKING HANDLE
SCALE: 1-1/2" = 1'-0"



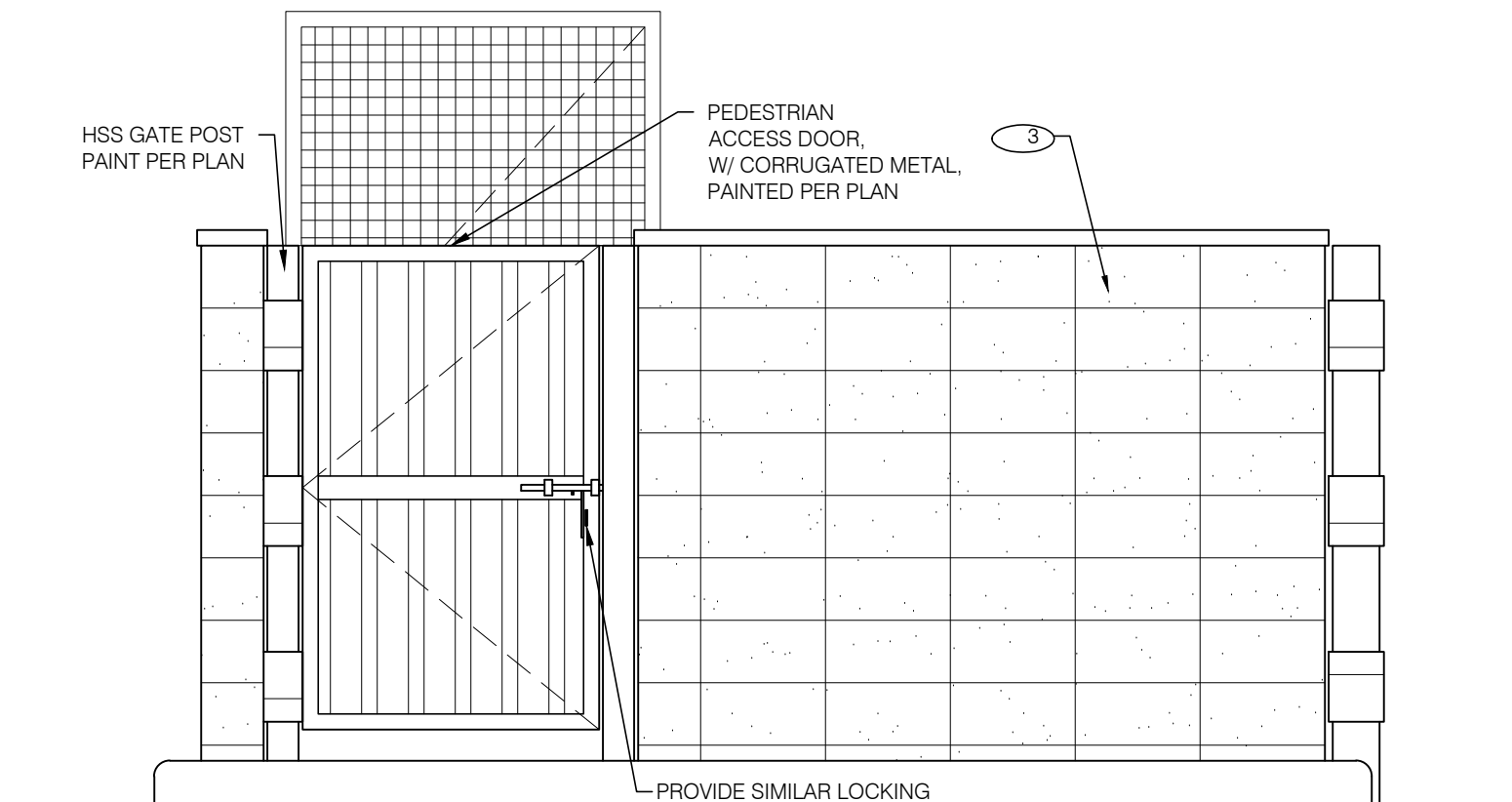
8 BOLLARD DETAIL
SCALE: 1/2" = 1'-0"



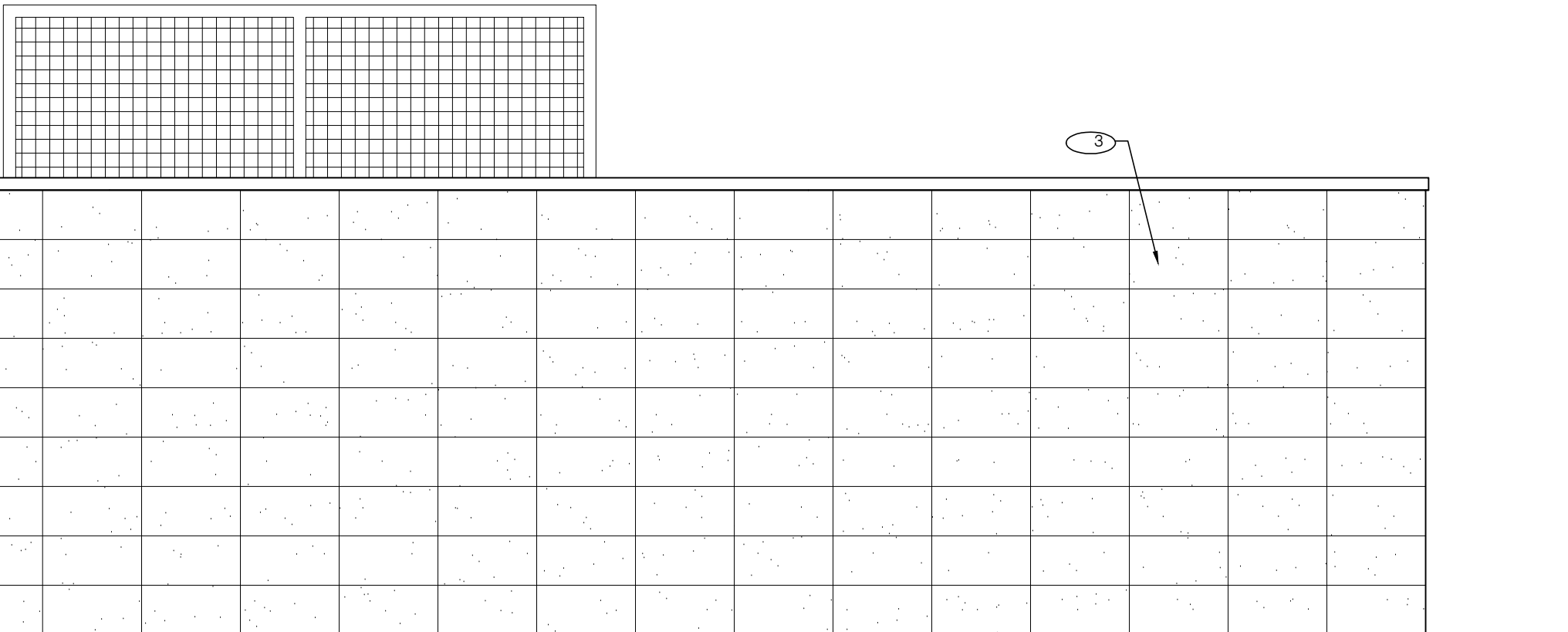
9 TRASH ENCLOSURE SECTION
SCALE: 1/2" = 1'-0"



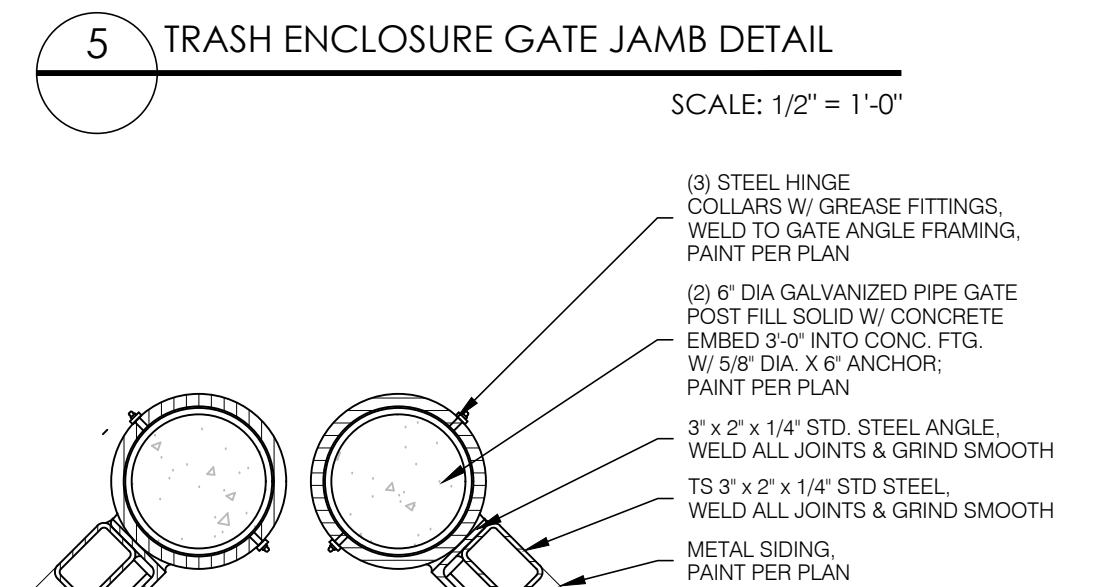
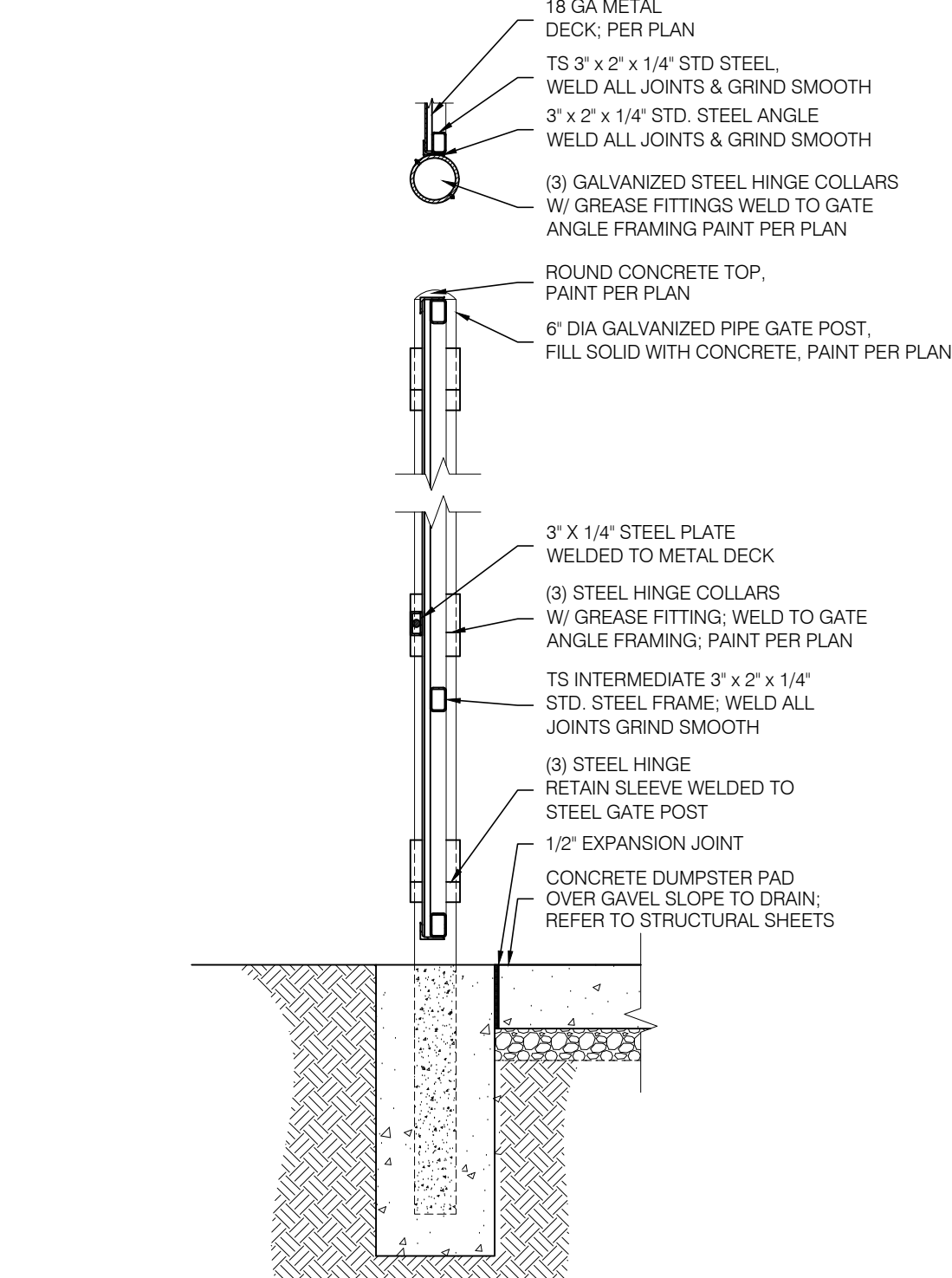
10 TRASH ENCLOSURE GATE JAMB DETAIL
SCALE: 1-1/2" = 1'-0"



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



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

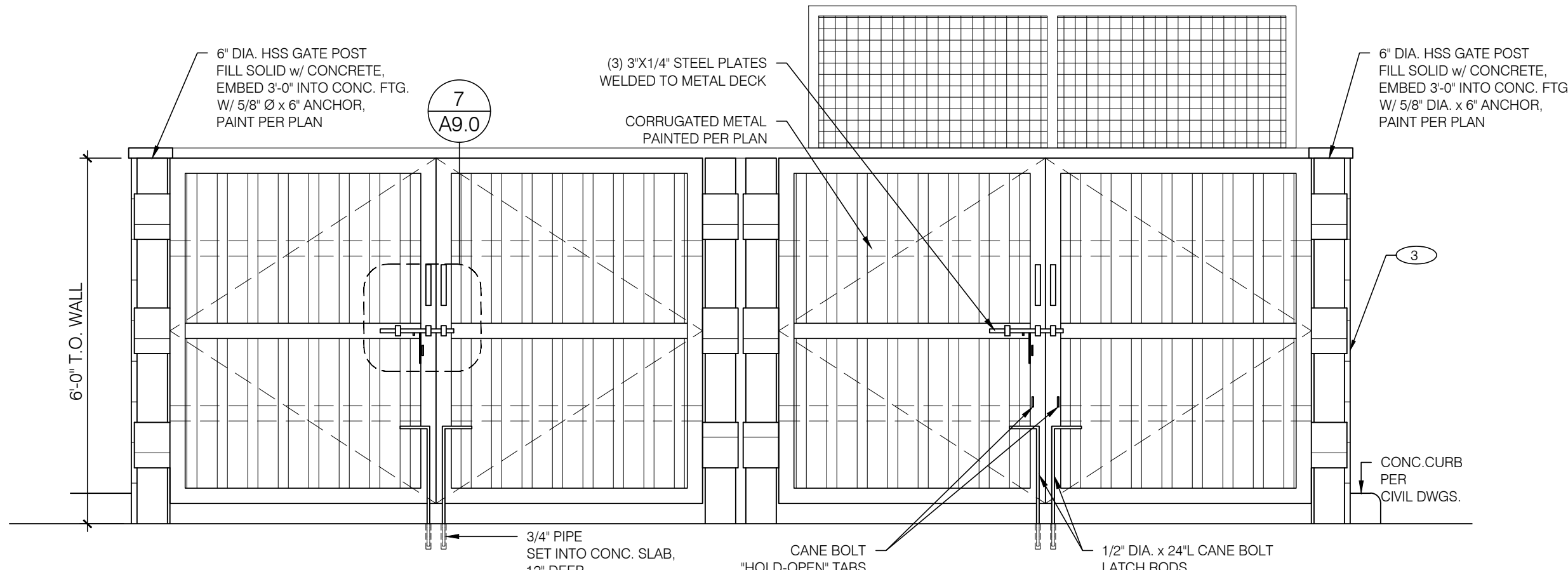


5 TRASH ENCLOSURE GATE JAMB DETAIL
SCALE: 1/2" = 1'-0"

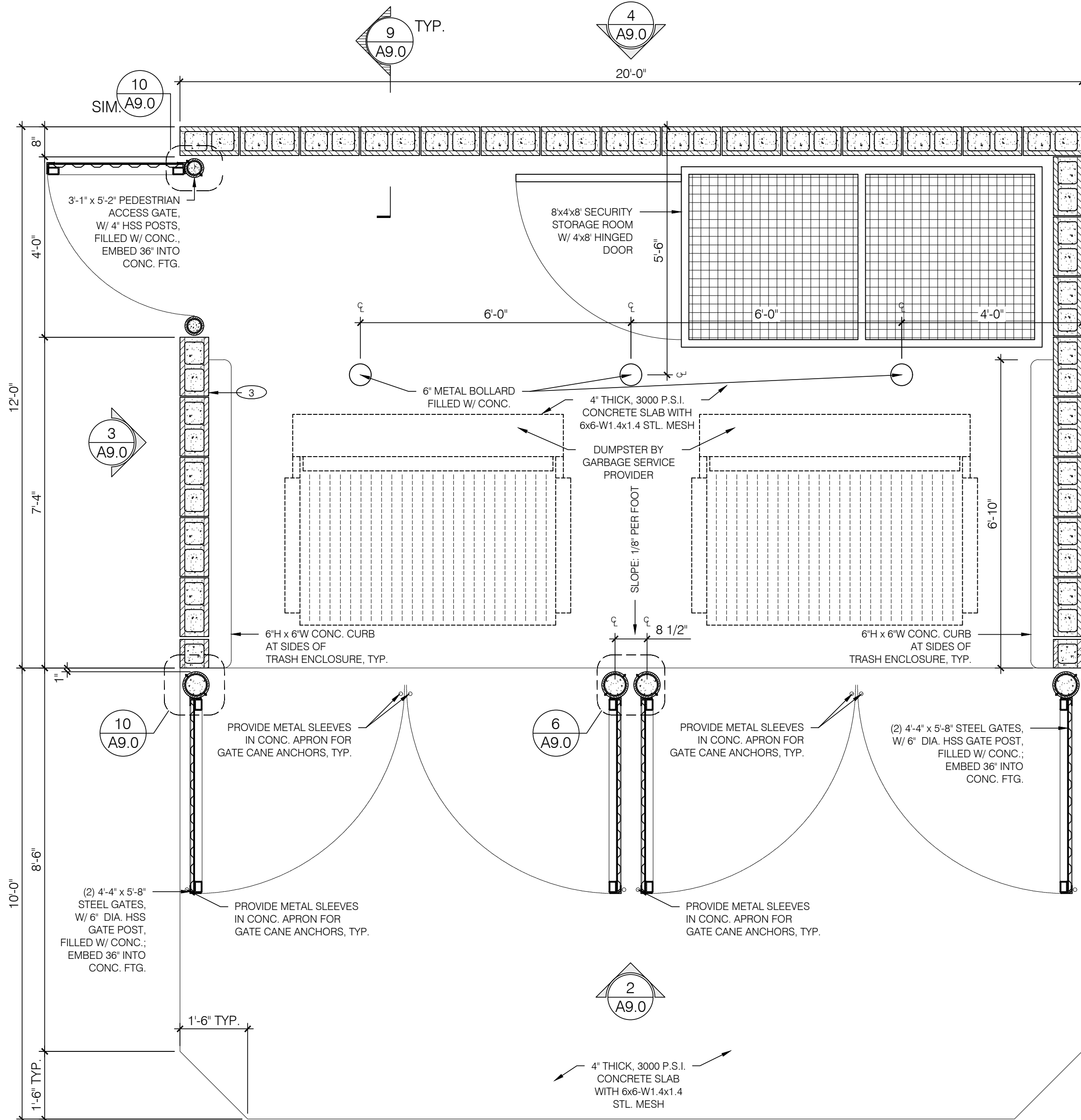
TRASH ENCLOSURE MATERIALS				
ID	MATERIAL	MANUFACTURER	COLOR	NOTES
3	SPLIT FACE 8X8X16	MUTUAL MATERIALS/WILLAMETTE	CHARCOAL	IF INTEGRAL COLOR BLOCK IS UNAVAILABLE, BLOCK TO BE STAINED TO MATCH.
	CMU CAP	WILLAMETTE-GRAYSTONE	CHARCOAL	12X16X2
PT-2	PAINT	SHERWIN-WILLIAMS	8656-11295 - BLDG DB DARK GRAY	BLDG DB DARK GRAY, GATES BODY
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 1-1/2" SQUARE STEEL TUBING WITH ALL JOINTS FULLY WELDED TOGETHER AND 1 CROSS MEMBER PER GATE. FRAME TO BE PRIMED AND PAINTED BLACK IN COLOR.
- ALL CONCRETE TO BE MIN. 3000 PSI IN 28 DAYS.
- REFER TO STRUCTURAL DRAWINGS FOR SPECIFICATIONS (GENERAL NOTES) AND TYPICAL DETAILS FOR MASONRY, CONCRETE, STRUCTURAL STEEL AND REINFORCING STEEL.



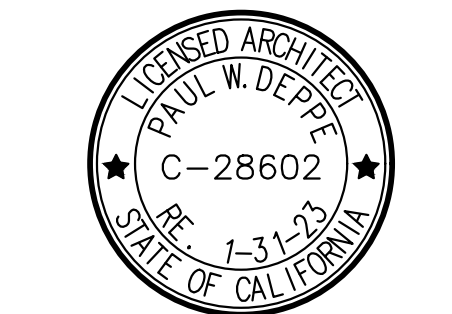
2 TRASH ENCLOSURE FRONT ELEVATION
SCALE: 1/2" = 1'-0"



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



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PH 310 452-5533 FAX 310 450-4742



Project No: CA4807
Dutch Bros Coffee - New Freestanding Store
DB2550-A1
32250 MISSION TRAIL
LAKE ELSINORE, CA 92530
APN: 365-040-024

DATE: 07/16/2021
REV: DATE: DESCRIPTION:

SHEET NAME:

TRASH ENCLOSURE
PLAN/ ELEVATIONS

SHEET NUMBER:

A9.0

MISSION TRAIL

EXISTING TREES TO
REMAIN, TYPICAL

EXISTING HEDGE AND
SHRUBS TO REMAIN

PROP.
DUTCH BROS
950 SF

DO NOT
ENTER

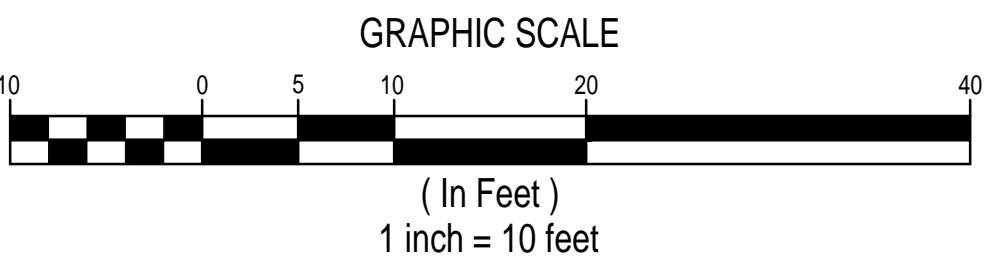
BIKE PARKING, SEE
IMAGE AT RIGHT

STORMWATER INFILTRATION
AREA, PER CIVIL

MULCHED LANDSCAPE AREA,
TYPICAL

NOTES:
SEE SHEET L1.01 FOR PLANTING SCHEDULE, NOTES
AND DETAILS

SEE CIVIL PLANS FOR REQUIRED CURBING AROUND
LANDSCAPE AREAS, TYP



BIKE PARKING
TWO (2) FORMS AND SURFACES
- TRIO BIKE RACK
ALUMINUM COLOR
INSTALL PER MANUFACTURER



WES AROLA LANDSCAPE ARCHITECTURE
WA.LANDSCAPEARCHITECTURE@GMAIL 831/ 247 9936



DUTCH BROS
32250 MISSION TRAIL, LAKE ELSINORE, CA
LANDSCAPE PLANS

#	ITEM	DATE

DATE
08.20.2021

LANDSCAPE PLAN

L-1.00

PLANTING NOTES

CONTRACTOR SHALL SUBMIT LABELED PHOTOS OF ALL PLANT MATERIAL, TREES AND GROUNDCOVERS. PHOTOS SHALL BE OF THE SPECIFIED CONTAINER SIZE. PHOTOS SHALL BE SUBMITTED AS A COMPLETE SUBMITAL PACKAGE FOR REVIEW AND APPROVAL. INCLUDE PHOTOS OF ANY SUBSTITUTES, CLEARLY LABELED.

ALL PLANTED AREAS SHALL BE CONTINUOUSLY MAINTAINED IN A HEALTHY, GROWING CONDITION, SHALL RECEIVE REGULAR PRUNING, FERTILIZING, MOWING, AND TRIMMING, AND SHALL BE KEPT FREE OF WEEDS AND DEBRIS BY THE OWNER OR PERSON IN POSSESSION OF SUCH AREAS. ANY DAMAGED, DEAD OR DECAYING PLANT MATERIAL SHALL BE REPLACED WITHIN THIRTY (30) DAYS FROM THE DATE OF DAMAGE.

CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO FURNISH AND INSTALL PLANT MATERIAL AS SHOWN ON THE DRAWINGS AND AS DESCRIBED IN THE SPECIFICATIONS.

PLANT SCHEDULE ON THE DRAWINGS SHALL BE USED AS A GUIDE ONLY. CONTRACTOR SHALL TAKEOFF AND VERIFY SIZES AND QUANTITIES BY PLAN CHECK. NOTIFY PROJECT LANDSCAPE ARCHITECT OF ANY MAJOR DISCREPANCIES.

UNLESS DESIGNATED ON THE DRAWINGS OTHERWISE, ALL STRUCTURAL AND HARDSCAPE IMPROVEMENTS SHALL BE CONSTRUCTED AND FINISHED AHEAD OF PLANTING.

ADJUST PLANT MATERIAL AS NECESSARY AROUND UTILITY LOCATIONS. NOTIFY LANDSCAPE ARCHITECT OF ANY MAJOR CONFLICTS OR NECESSARY ADJUSTMENTS.

SOILS SHALL BE AMENDED PER A SOILS FERTILITY ANALYSIS AS EXPLAINED IN THE COMPLIANCE WITH MWELO NOTES ON THE IRRIGATION PLAN. SOIL AMENDMENTS AND PREPARATION SHALL CONFORM TO STATE AB1881 AND LOCAL WATER EFFICIENT LANDSCAPE ORDINANCES.

ALL WORK ON THE IRRIGATION SYSTEM INCLUDING OPERATIONAL TESTS, AND BACKFILLING OF TRENCHES SHALL BE COMPLETED AHEAD OF PLANTING.

LOCATIONS OF ALL PLANT MATERIAL SHALL BE REVIEWED ON SITE BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO PLANTING. THE REPRESENTATIVE RESERVES THE RIGHT TO MAKE ANY ADJUSTMENTS, SUBSTITUTIONS, ADDITIONS, AND DELETIONS TO THE PLANT LAYOUT AS WORK PROGRESSES.

ALL GROUNDCOVER SHALL BE TRIANGULARLY SPACED, UNLESS OTHERWISE NOTED.

TREES SHALL BE INSTALLED NO CLOSER THAN TEN (10) FEET FROM UTILITIES.

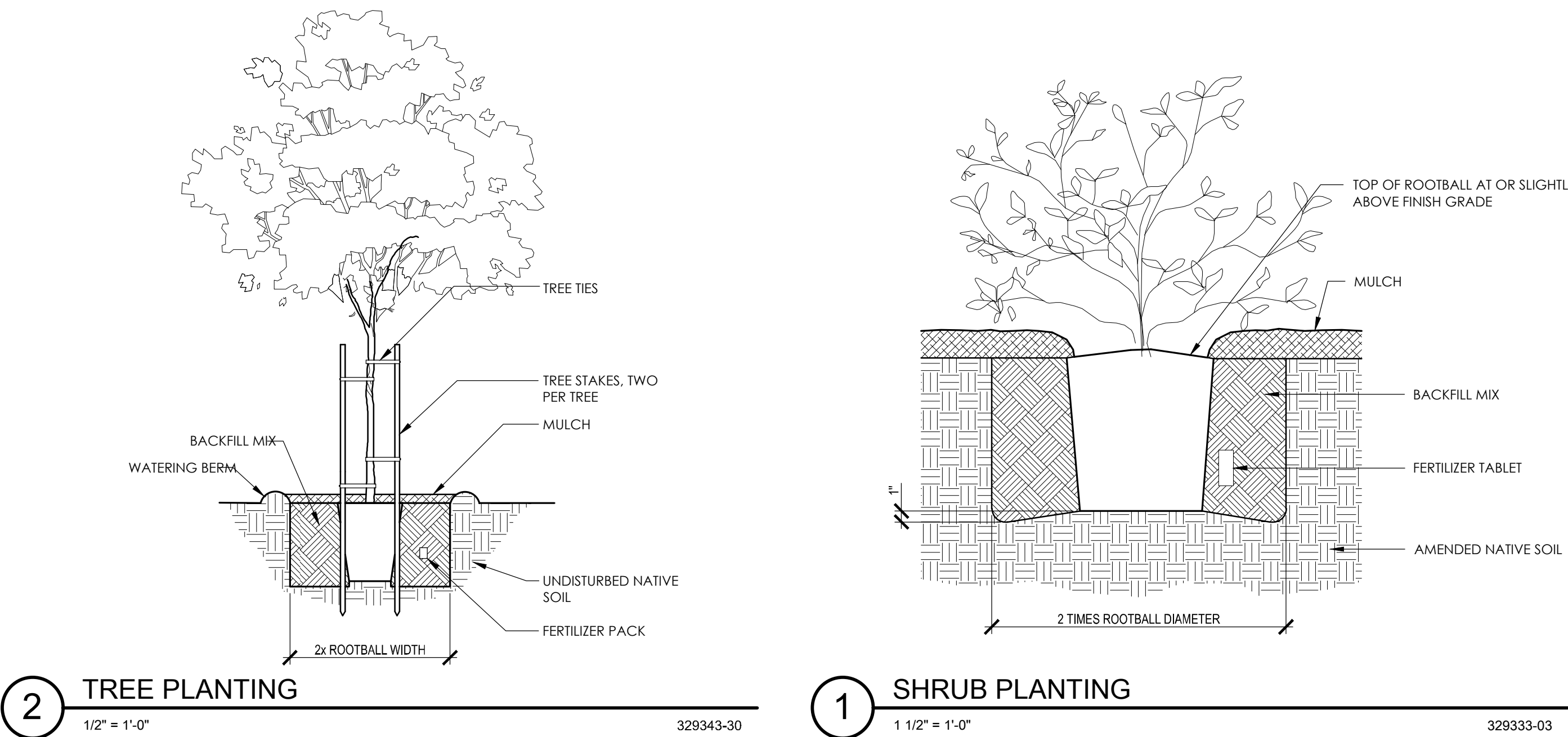
TREES TO BE PLANTED WITHIN FIVE (5) FEET OF HARDSCAPE OR STRUCTURES SHALL BE INSTALLED WITH A ROOT BARRIER.

ALL PLANTING AREAS TO RECEIVE 3" THICK MIN. LAYER OF MULCH.

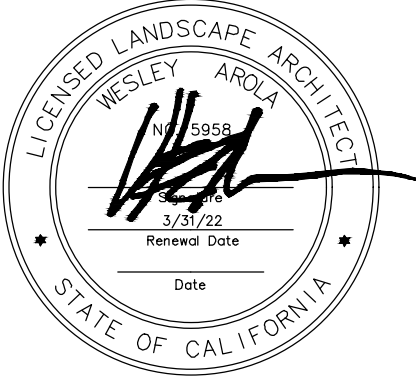
SEE CIVIL PLANS FOR REQUIRED CURBING AROUND LANDSCAPE AREAS, TYP

PLANTING SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	4	PINUS ELDARICA	AFGHAN PINE	24" BOX
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	10	DASYLIRION WHEELERI	GREY DESERT SPOON	5 GAL.
	9	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.
	14	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL.
	14	LIGUSTRUM JAPONICUM 'TEXANUM'	TEXAS JAPANESE PRIVET	5 GAL.
	21	MUHLENBERGIA DUBIA	PINE MUHLY	1 GAL.
	70	OLEA EUROPAEA 'LITTLE OLLIE' TM	LITTLE OLLIE OLIVE	5 GAL.
	100	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	1 GAL.



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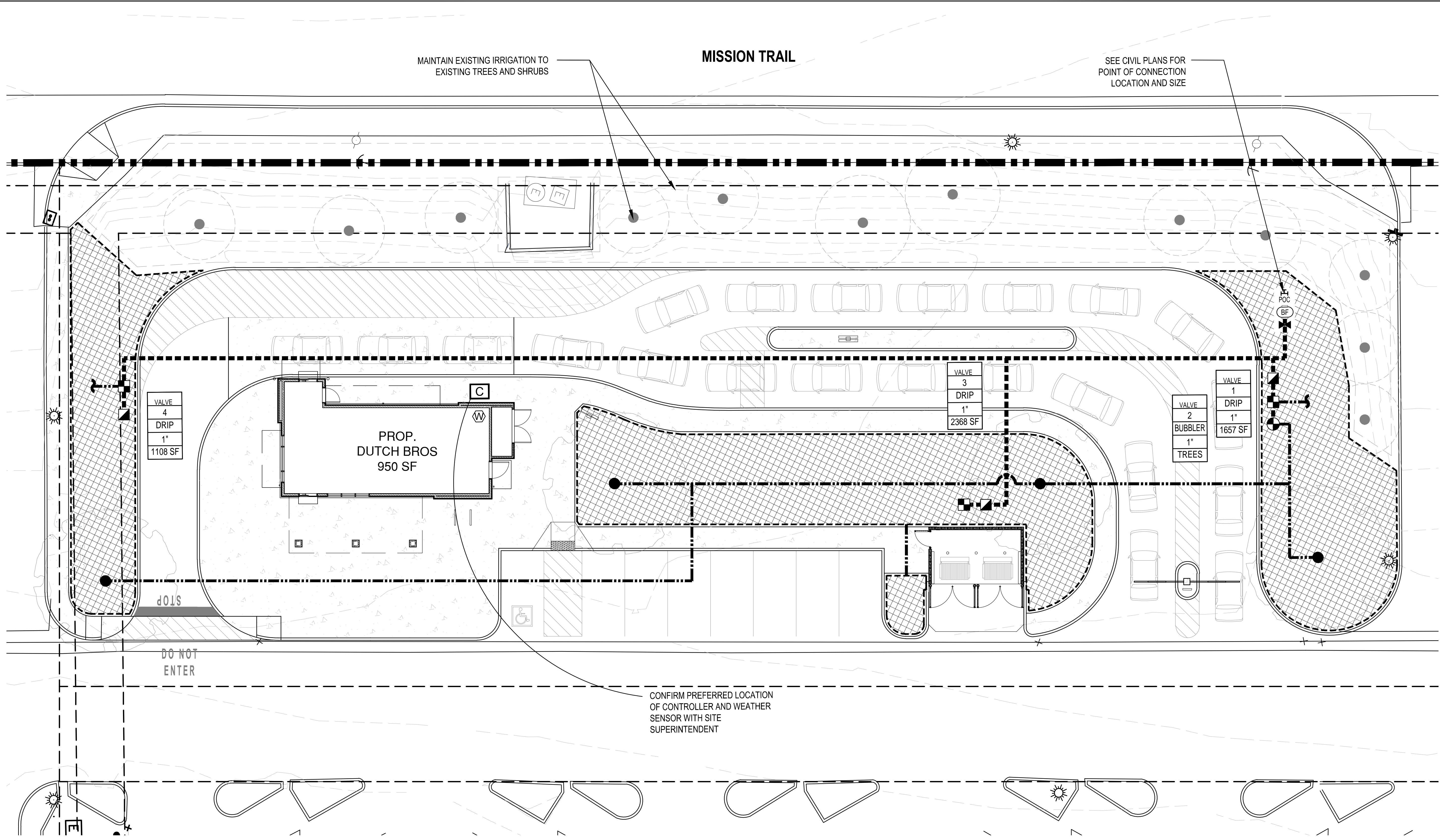
DUTCH BROS
32250 MISSION TRAIL, LAKE ELSINORE, CA
LANDSCAPE PLANS

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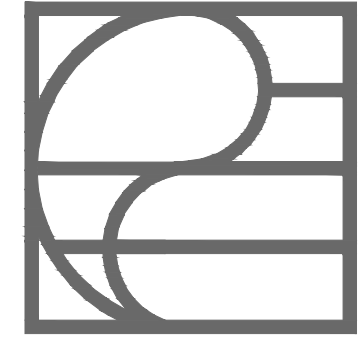
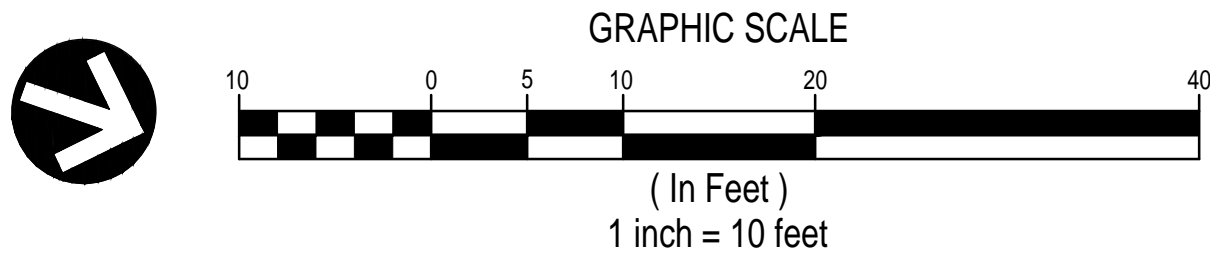
PLANTING
SCHEDULE NOTES
AND DETAILS

L-1.01

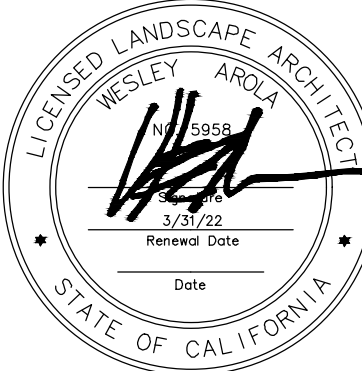


NOTES:
SEE SHEET L2.01 FOR IRRIGATION SCHEDULE, NOTES AND DETAILS AND MWLO CALCULATIONS

IRRIGATION EQUIPMENT AND PIPING MAY BE SHOWN IN PAVING FOR GRAPHIC CLARITY. LOCATE IN LANDSCAPE AREAS



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IRRIGATION PLAN

L-2.00

