

PRELIMINARY LANDSCAPE KEYNOTES

**SHADE STUDY CALCULATIONS**

PROJECT:	BAYSIDE HR PARCEL 49	4.4.2023
<b>HR PARCEL 49 ENTIRE SITE</b>		
STANDARD STALLS	1,453	392,310
COMPACT STALLS	293	73,836
HANDICAP STALLS	65	23,400
TOTAL PAVED PARKING AREA:		489,546
TOTAL SHADE REQUIRED:	50%	244,773
TOTAL SHADE PROVIDED:		262,216
TOTAL SHADE PERCENTAGE		54%

SYMBOL	PATTERN	QTY.	UNIT	TOTAL S.F.
<b>30 TO 35' TREES</b>				
Pistacia c., Zelkova s., Quercus v.,	35-I	114	X 961	109,554
Quercus w.,	35-P	189	X 481	90,909
	35-N	46	X 240	11,040
<b>25' TO 30' TREES</b>				
Quercus r., Pinus e.	30-I	0	X 707	0
	30-P	24	X 354	8,496
	30-N	0	X 177	0
<b>20' TO 25' TREES</b>				
Pyrus c.	25-I	1	X 491	491
	25-P	59	X 246	14,514
	25-N	0	X 123	0
<b>15' TO 20' TREES</b>				
Quercus r.,	20-I	0	X 314	0
	20-P	33	X 157	5,181
	20-N	0	X 79	0
<b>10' TO 15' TREES</b>				
Cotinus c., Laurus n., Chilopsis l.,	15-I	31	X 177	5,487
Rhaphiolepis l., Cercis c.,	15-P	185	X 88	16,280
Lagerstroemia i	15-N	6	X 44	264
<b>TOTAL</b>				<b>262,216</b>

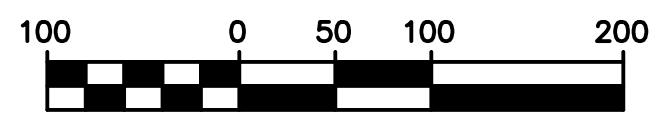
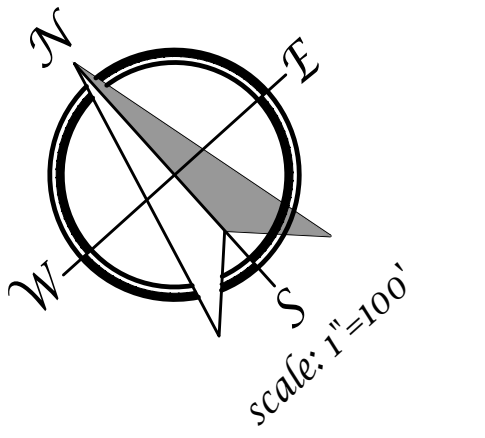
**SHADE STUDY CALCULATIONS**

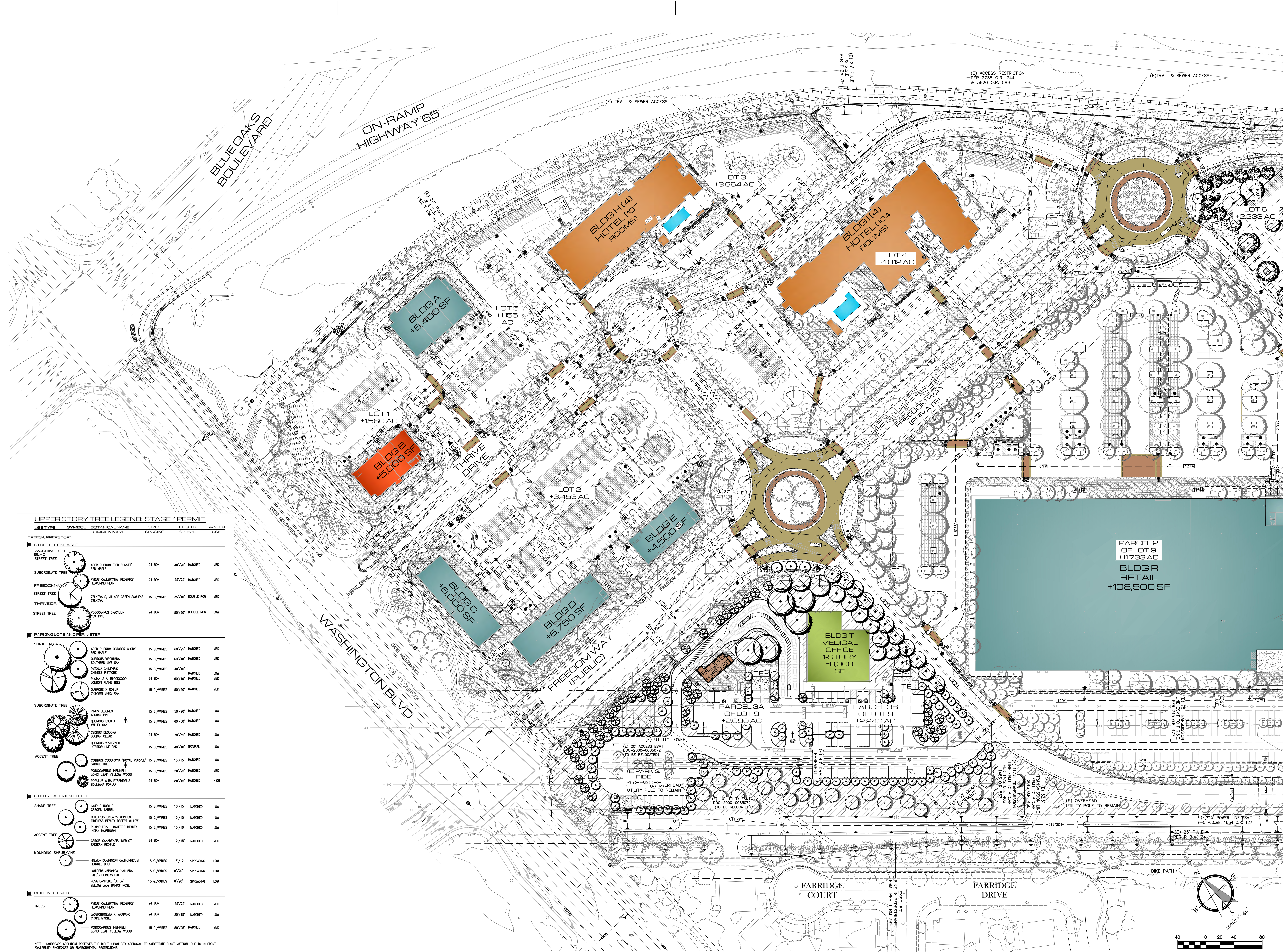
PROJECT:	BAYSIDE HR PARCEL 49	3.10.2023
<b>LOT 6 BLDG. M</b>		
STANDARD STALLS	47	12,690
COMPACT STALLS	4	1,008
HANDICAP STALLS	2	720
TOTAL PAVED PARKING AREA:		14,418
TOTAL SHADE REQUIRED:	50%	7,209
TOTAL SHADE PROVIDED:		5,553
TOTAL SHADE PERCENTAGE		39%

SYMBOL	PATTERN	QTY.	UNIT	TOTAL S.F.
<b>30 TO 35' TREES</b>				
Pistacia c., Zelkova s., Quercus v.,	35-I	3	X 961	2,883
Quercus w.,	35-P	1	X 481	481
	35-N	4	X 240	960
<b>25' TO 30' TREES</b>				
Quercus r., Pinus e.	30-I	0	X 707	0
	30-P	0	X 354	0
	30-N	0	X 177	0
<b>20' TO 25' TREES</b>				
Pyrus c.	25-I	1	X 491	491
	25-P	3	X 246	738
	25-N	0	X 123	0
<b>15' TO 20' TREES</b>				
Quercus r.,	20-I	0	X 314	0
	20-P	0	X 157	0
	20-N	0	X 79	0
<b>10' TO 15' TREES</b>				
Cotinus c., Laurus n., Chilopsis l.,	15-I	0	X 177	0
Rhaphiolepis l., Cercis c.,	15-P	0	X 88	0
Lagerstroemia i	15-N	0	X 44	0
<b>TOTAL</b>				<b>5,553</b>

- A. **STREETSCAPE DESIGN INTENT** – Streetscape will be consistent with other projects within the area. Washington Blvd. Incorporates double Row of trees per the Specific Plan requirements. The Acer rubrum was substituted for the Coast Live Oak as it is smaller and more compatible with the storm drain structures to the east. Freedom Way will incorporate the use of Double Row of Zelkova serrata Village Green trees along with massed planted under story of shrubs for interest, color, and accenting pedestrian paths. Freedom Way terminates in a roundabout with and vertical accent trees and color massed planting. Shrub masses will utilize drought tolerant species where appropriate.
- B. **ENTRY TREATMENT** – Entry will be highlighted by grove of Cercis canadensis 'Merlot' in a double row and a turf area with low background planting. Monument signage will flank entry and at Freedom Way and Thrive Dr. intersections. Under story will be low and conforming to an undulated ground contour, while maintaining sight lines. Use of colorful plant materials will further enhance and define the entries, along with drought tolerant species where appropriate.
- C. **BUILDING ZONE** – Focus is on connectivity for pedestrians. A variety of columnar and small scale trees with low contrasting shrub forms will be used to add interest, color, and texture. Several outdoor plaza spaces with tree wells will be incorporated between Buildings.
- D. **SCREENING INTENT** – Primary planting along the south property lines are restricted in height due to overhead power line easement. However, an existing berm has been used to further mitigate views into project. Primary planting consist of large evergreen tress located outside of overhead power easement and overhead utility compatible tees, Laurus nobilis and Rhaphiolepis Majestic Beauty for year round buffering of power lines and towers, and medium height shrubs to screen adjacent properties. Planting of the City owned 50' corridor has been provided where trail was reconstructed to incorporate drainage swales. Additionally, a barrier type ground planting has been used adjacent to Summerhill Park. All plant material shall be drought tolerant. A 42" open metal fence will be placed adjacent to parking lot where it abuts Summerhill Park.

- E. Protected preserve boundary area. Prior to construction of any phase of the project, high visibility temporary construction fencing shall be installed along the parcel adjacent to the preserve. All construction activity must be per city requirements.
- F. Proposed post and cable fencing
- G. Existing 36" high berm along south property line.
- H. Pedestrian access to project site from adjacent Summerhill Park.
- I. 42" high open metal fence adjacent to parking lot.
- J. **EXISTING TRAIL** – Existing trail has been modified to allow for proposed berming, overland drainage release, drainage pipe coverage, and for replacing trail back onto City property.
- K. **HIGHWAY 65 DESIGN INTENT** – The Highway 65 Corridor will be consistent with other projects in the area. Platanus acerfolia Bloodgood staggered approximately 30' O.C., intermixed with Cedrus deodara. A 5'0" wide D.G. trail is proposed within the 40' landscape setback along Hwy. 65. Trees shall not be planted min of 15' from ex. 24" sewer line. Mixed species and low forms of shrubs for interest, color, and buffering of the project from the highway. Shrub masses will utilize drought tolerant species where appropriate. Eastern boundary shall be limited to plant material as identified in the plant legend due to existing proximity of adjacent Parcel 84 Open Space. It is desired to integrate 5'0" d.g. trail within the 40' landscape setback.
- L. **PARKING LOT INTENT** – Designated trees will provide a canopy of shade. Under story plantings within the parking lot will consist of low shrubbery and/or ground covers. Pedestrian access is provided from Parking lot to adjacent existing bike trail along the south property line.
- M. Proposed Decomposed Granite walking path adjacent to north project boundary.
- N. Proposed evergreen screen trees adjacent to south side of living spaces facility.



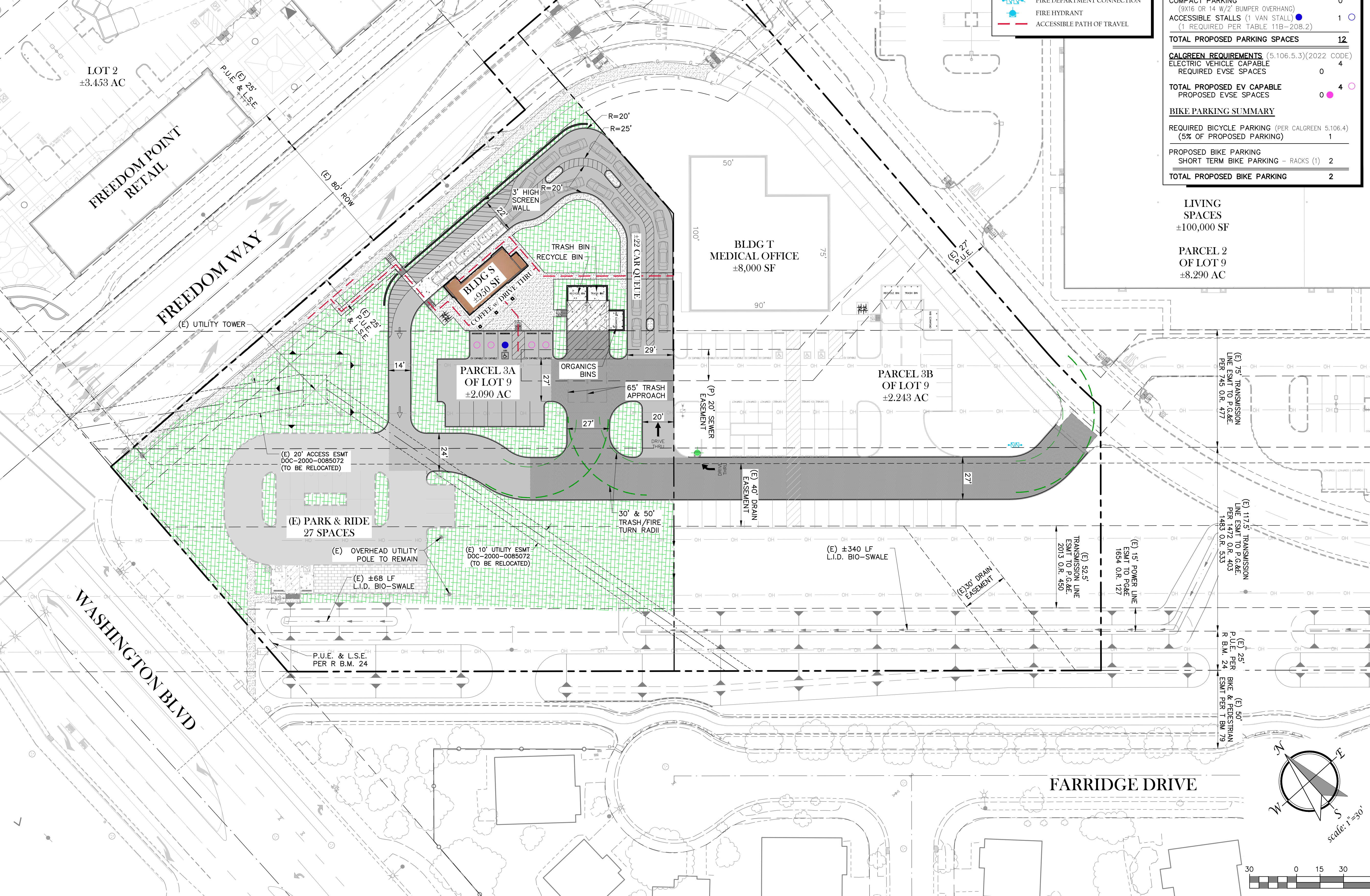


**UPPER STORY TREE LEGEND: STAGE 1 PERMIT**

USE TYPE	SYMBOL	BOTANICAL NAME	SIZE / SPACING	HEIGHT / SPREAD	WATER USE
<b>TREES - UPPER STORY</b>					
<b>STREET TREES</b>					
WASHINGTON BLVD STREET TREE	(Symbol)	ACER RUBRUM 'RED SUNSET' / RED MAPLE	24 BOX	40'/20'	MATCHED / MED
<b>FREEDOMWAY STREET TREES</b>					
FREEDOMWAY STREET TREE	(Symbol)	PIRUS CALLERIANA 'RESPIRE' / FLOWERING PEAR	24 BOX	35'/25'	MATCHED / MED
THRIVE DRIVE STREET TREE	(Symbol)	ZELKOVA S. / YALGAE GREEN SHADEN / ZELKOVA	15 G./PAIRS	35'/40'	DOUBLE ROW / MED
THRIVE DRIVE STREET TREE	(Symbol)	PODOCARPUS GRACILOR / YEW PINE	24 BOX	50'/30'	DOUBLE ROW / LOW
<b>PARKING LOTS AND DRIVEWAY</b>					
<b>SHADE TREES</b>					
SHADE TREE	(Symbol)	ACER RUBRUM 'OCTOBER GLORY' / RED MAPLE	15 G./PAIRS	60'/25'	MATCHED / MED
SHADE TREE	(Symbol)	QUERCUS VIRGINICA / SOUTHERN LIVE OAK	15 G./PAIRS	60'/40'	MATCHED / MED
SHADE TREE	(Symbol)	PISTACIA CHINENSIS / CHINESE PISTACHE	15 G./PAIRS	40'/40'	MATCHED / LOW
SHADE TREE	(Symbol)	PLATANUS A. BLOSSOMWOOD / LONDON PLANE TREE	24 BOX	60'/40'	MATCHED / MED
SHADE TREE	(Symbol)	QUERCUS X ROBUR / CRIMSON SPICE OAK	15 G./PAIRS	50'/20'	MATCHED / MED
<b>SUBORDINATE TREES</b>					
SUBORDINATE TREE	(Symbol)	PIRUS ELBERGA / AFGHAN PINE	15 G./PAIRS	50'/20'	MATCHED / LOW
SUBORDINATE TREE	(Symbol)	QUERCUS LOROXIA / VALLEY OAK	15 G./PAIRS	60'/20'	MATCHED / LOW
SUBORDINATE TREE	(Symbol)	CELRUS DEODORA / DEODAR CEDAR	24 BOX	70'/20'	MATCHED / LOW
SUBORDINATE TREE	(Symbol)	QUERCUS WILSONI / INTERIOR LIVE OAK	15 G./PAIRS	40'/40'	NATURAL / LOW
<b>ACCENT TREES</b>					
ACCENT TREE	(Symbol)	COTINUS COGONRYA 'ROYAL PURPLE' / SHADY TREE	15 G./PAIRS	15'/15'	MATCHED / LOW
ACCENT TREE	(Symbol)	PODOCARPUS HENKELI / LONG LEAF YELLOW WOOD	15 G./PAIRS	50'/25'	MATCHED / MED
ACCENT TREE	(Symbol)	POPULUS ALBA PYRAMIDUS / BOULEVARD POPPY	24 BOX	80'/15'	MATCHED / HIGH
<b>UTILITY EASEMENT TREES</b>					
<b>SHADE TREE</b>					
SHADE TREE	(Symbol)	LAURUS NOBILIS / GREEN LAUREL	15 G./PAIRS	10'/15'	MATCHED / LOW
SHADE TREE	(Symbol)	CHENOPodium LINARIIS / MONKNEY / TIMELESS BEAUTY / DESERT WILLOW	15 G./PAIRS	15'/15'	MATCHED / LOW
SHADE TREE	(Symbol)	RHAPLODENDRUM L. / MAJESTIC BEAUTY / ROMA HAWKWOOD	15 G./PAIRS	10'/10'	MATCHED / LOW
<b>ACCENT TREE</b>					
ACCENT TREE	(Symbol)	CERCIS CANADENSIS 'MERLOT' / EASTERN REDBUD	24 BOX	12'/15'	MATCHED / MED
<b>MOUNDING SHRUBS/VINES</b>					
MOUNDING SHRUB/VINE	(Symbol)	FREMONTODENDRON CALIFORNICUM / FLAMEL BUSH	15 G./PAIRS	15'/12'	SPREADING / LOW
MOUNDING SHRUB/VINE	(Symbol)	LONICERA JAPONICA 'WILLIAMS' / WALL'S HONEYBUCKLE	15 G./PAIRS	8'/20'	SPREADING / LOW
MOUNDING SHRUB/VINE	(Symbol)	ROSA BANKSIAE 'LITEX' / YELLOW LADY BANKS ROSE	15 G./PAIRS	8'/20'	SPREADING / LOW
<b>BUILDING ENVELOPE</b>					
<b>TREES</b>					
TREES	(Symbol)	PIRUS CALLERIANA 'RESPIRE' / FLOWERING PEAR	24 BOX	35'/25'	MATCHED / MED
TREES	(Symbol)	LACINOSTROMA X ANAPHALID / CRAPE MYRTLE	24 BOX	20'/15'	MATCHED / LOW
TREES	(Symbol)	PODOCARPUS HENKELI / LONG LEAF YELLOW WOOD	15 G./PAIRS	50'/25'	MATCHED / MED

NOTE: LANDSCAPE ARCHITECT RESERVES THE RIGHT, UPON CITY APPROVAL, TO SUBSTITUTE PLANT MATERIAL DUE TO INHERENT AVAILABILITY SHORTAGES OR ENVIRONMENTAL RESTRICTIONS.

**STAGE 2 - PRELIMINARY SITE PLAN**  
**NCRSP - PARCEL 49**  
**DUTCH BROS**  
 PARCEL 3A OF LOT 9  
**MAJOR PROJECT PERMIT - STAGE 2**  
 ROSEVILLE, CA



**SITE LEGEND**

- ASPHALT PAVEMENT - HEAVY DUTY
- ASPHALT PAVEMENT - LIGHT DUTY
- ASPHALT PAVEMENT - EXISTING
- PERVIOUS PAVEMENT
- LANDSCAPE AREA
- BUILDING AREA
- CONCRETE SIDEWALK
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- ACCESSIBLE PATH OF TRAVEL

**PROJECT SUMMARY - PARCEL 3A**

**AREA**  
 APN = PORTION OF 363-022-02  
 AREA = ±2.090 ACRES

**BLDG SUMMARY**  
 BUILDING S  
 RESTAURANT/COFFEE w/DRIVE THRU 950 SF

**PARKING SUMMARY**  
**REQUIRED PARKING**  
 BUILDING S (1 PER 100 SF) 10  
**TOTAL REQUIRED PARKING SPACES 10**

**PROPOSED PARKING**  
 STANDARD PARKING (9'X16 OR 16'X22' BUMPER OVERHANG) 11  
**COMPACT PARKING**  
 (9'X16 OR 14'X22' BUMPER OVERHANG) 0  
**ACCESSIBLE STALLS (1 VAN STALL)** 1  
 (1 REQUIRED PER TABLE 11B-208.2)

**TOTAL PROPOSED PARKING SPACES 12**

**CALGREEN REQUIREMENTS (5.106.5.3)(2022 CODE)**  
 ELECTRIC VEHICLE CAPABLE 4  
 REQUIRED EVSE SPACES 0

**TOTAL PROPOSED EV CAPABLE PROPOSED EVSE SPACES 0**

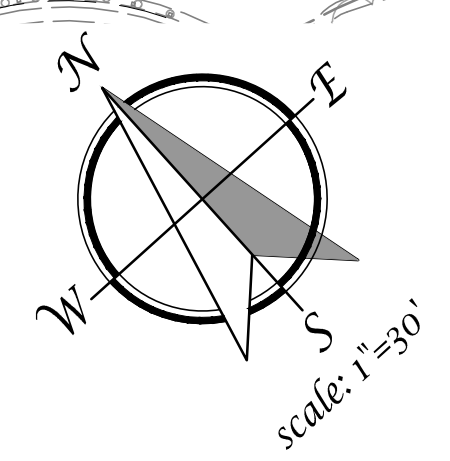
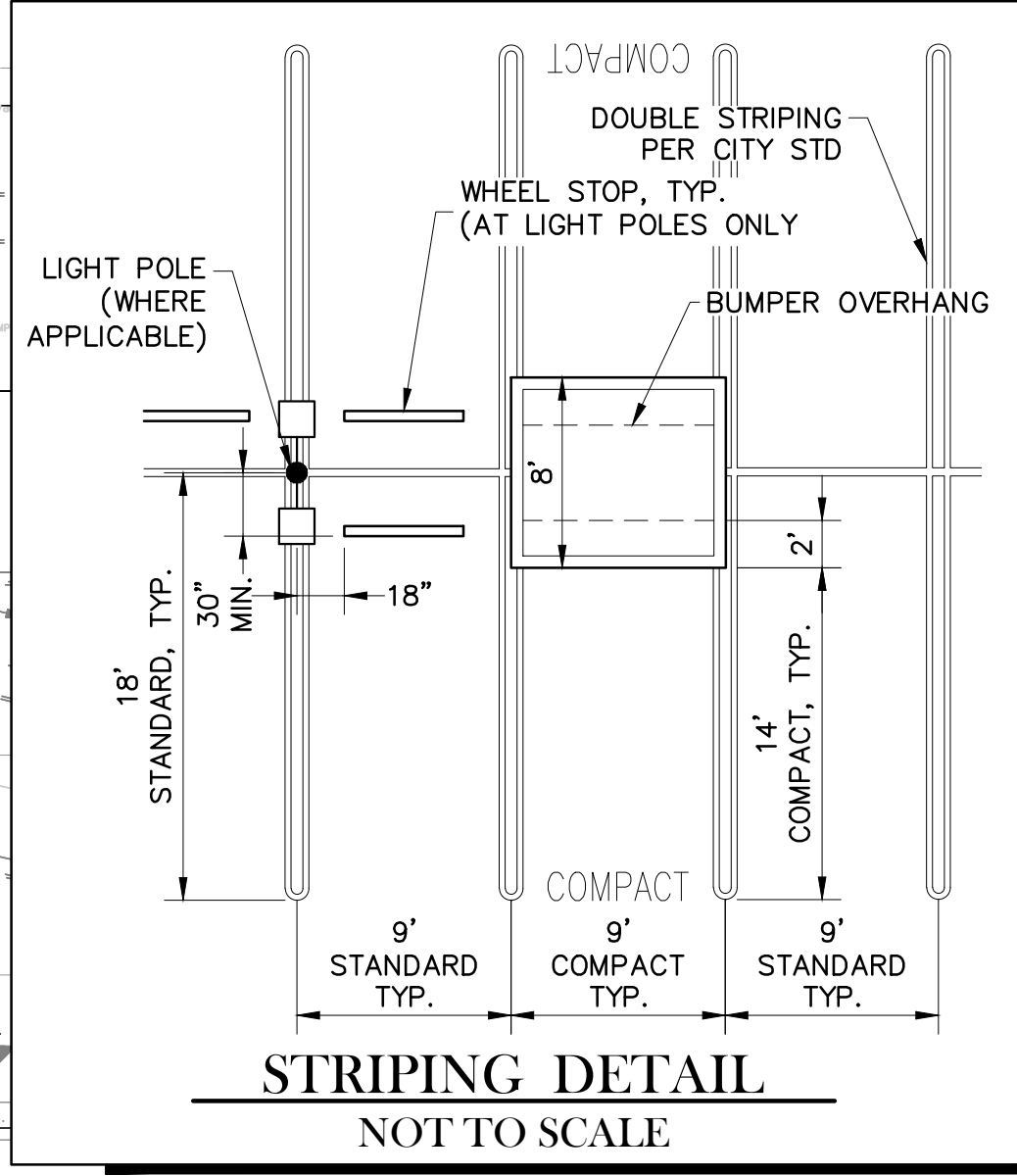
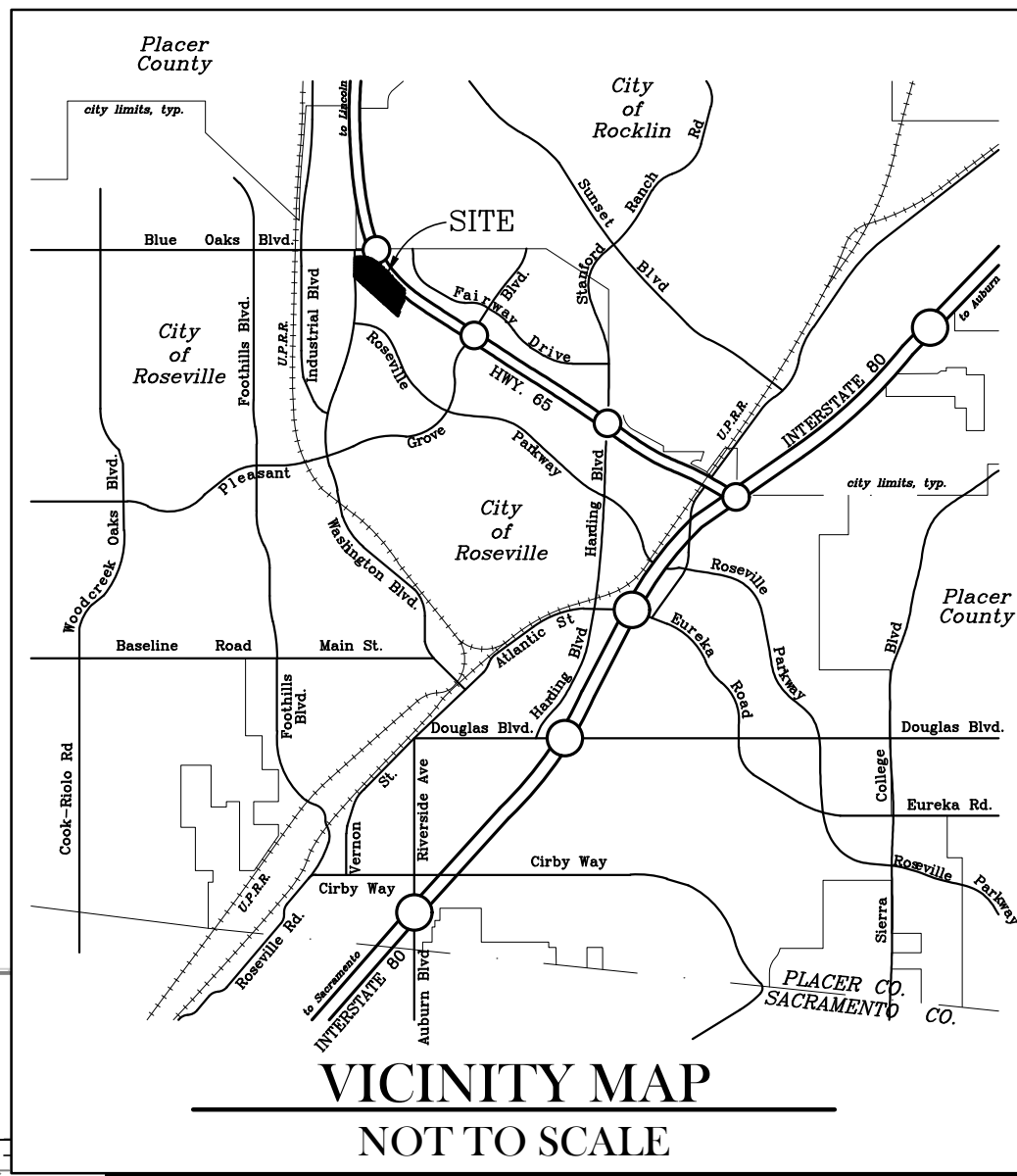
**BIKE PARKING SUMMARY**  
 REQUIRED BICYCLE PARKING (PER CALGREEN 5.106.4) (5% OF PROPOSED PARKING) 1  
 PROPOSED BIKE PARKING SHORT TERM BIKE PARKING - RACKS (1) 2  
**TOTAL PROPOSED BIKE PARKING 2**

**LIVING SPACES ±100,000 SF**

**PARCEL 2 OF LOT 9 ±8.290 AC**

**PROJECT SUMMARY**

OWNER	ASSESSORS PARCEL NO & LOT AREA	APN	EXISTING	PROPOSED
FREEDOM 1911, LLC 3345 SVETZER ROAD LOOMIS, CA 95650 ATTN: JOHN STEWART johns@livestonerealty.com	LOT 9 - PARCEL 3 363-022-027	363-022-027	±4.333 AC	±4.333 AC
DEVELOPER FREEDOM 1911, LLC 3345 SVETZER ROAD LOOMIS, CA 95650 ATTN: JOHN STEWART johns@livestonerealty.com	LOT 9 - PARCEL 3A		±2.090 AC	±2.243 AC
ENGINEER TSD ENGINEERING, INC. 785 ORCHARD DR #110 FOLSOM, CA 95630 ATTN: CASEY FEICKERT cfeickert@tsdeng.com 916-608-0707	ADDRESS PARCEL 3A 1911 FREEDOM WAY ROSEVILLE, CA 95678	PARCEL 3B 1911 FREEDOM WAY ROSEVILLE, CA 95678		
	PROPOSED USE COFFEE w/DRIVE THRU (950 SF)			
	ZONING PD/SA-NC			



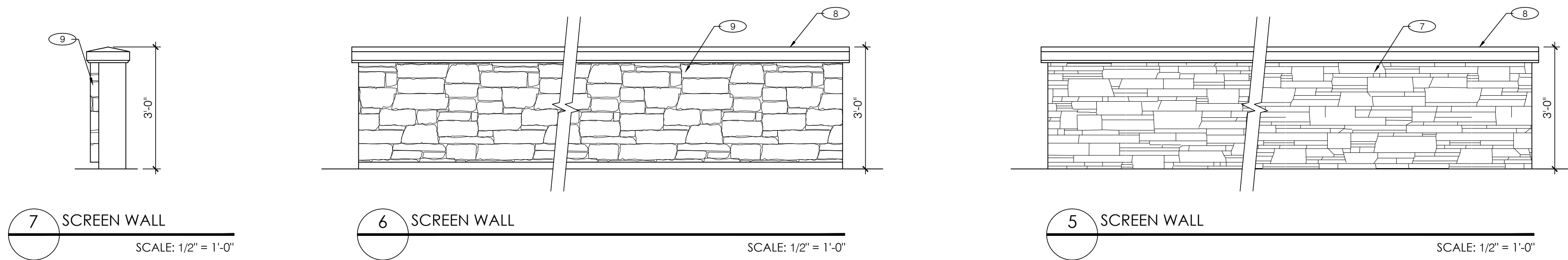
PRELIMINARY SITE PLAN  
 PARCEL 3A OF LOT 9  
 JANUARY 25, 2024

**TSD ENGINEERING, INC.**  
 expect more.

785 Orchard Drive, Suite #110  
 Folsom, CA 95630  
 Phone: (916) 608-0707  
 Fax: (916) 608-0701

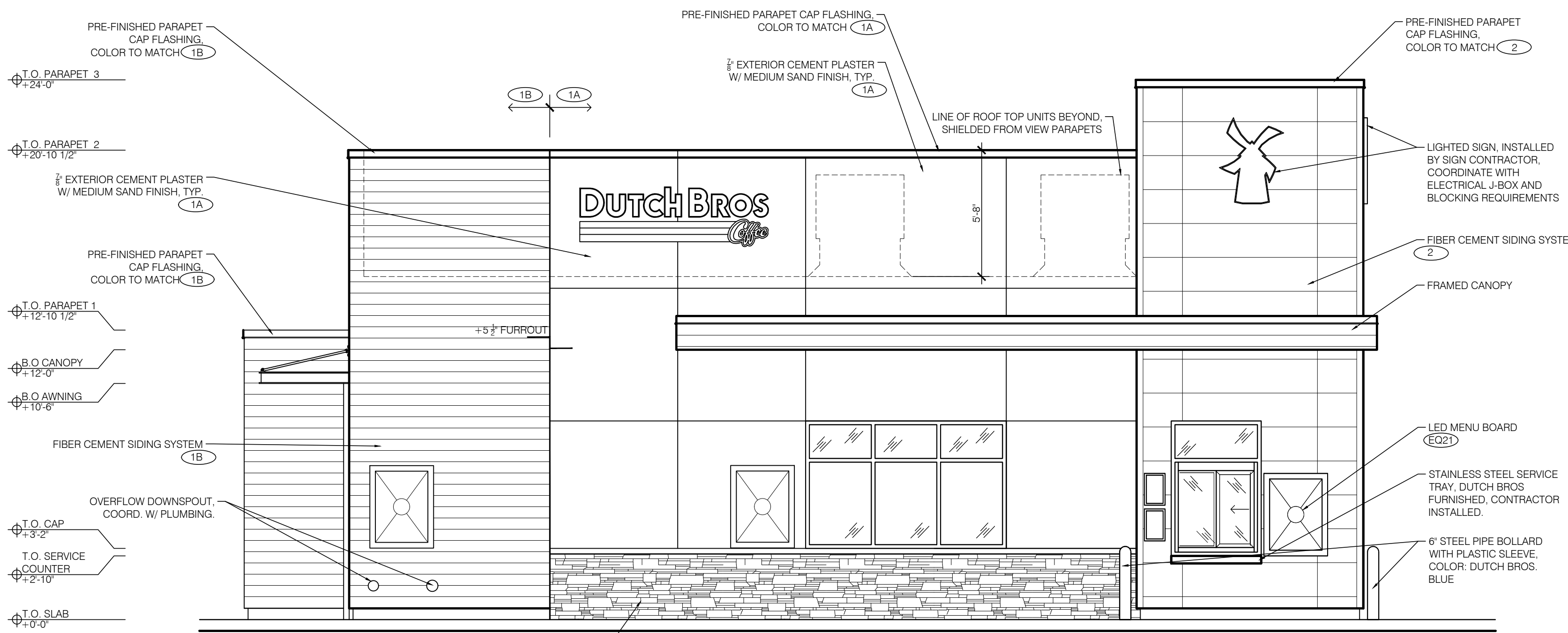
P:\Projects\238-018\02 DWG\38- Planning\38-Parcel 49 Site Plan - Stage 2 - AT 10.dwg, Date: 11/10/24, 01:25:24

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

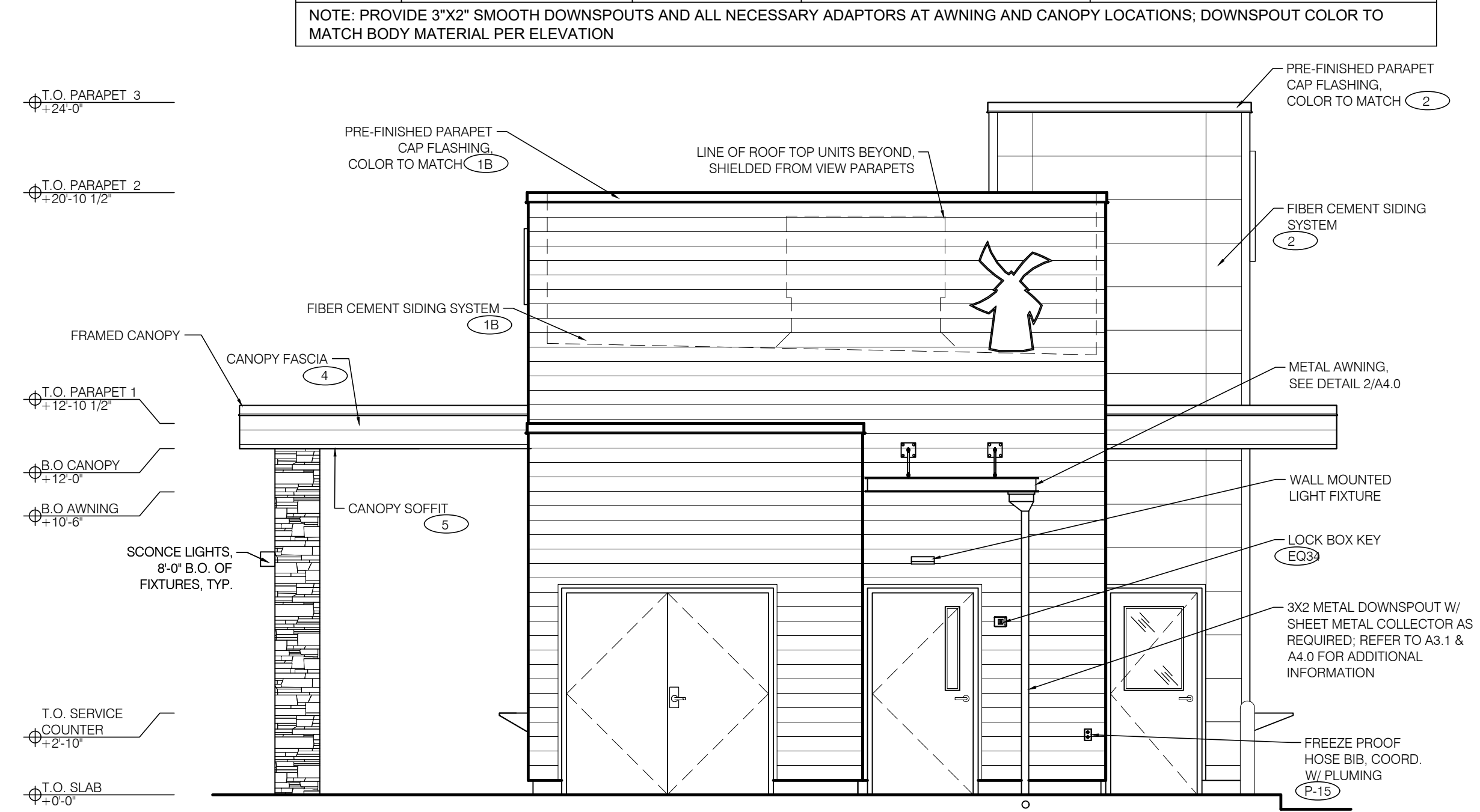


EXTERIOR FINISH SCHEDULE				
ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BODY)				
1A	EXTERIOR CEMENT PLASTER	DUNN-EDWARDS	DEC 750 BISON BEIGE	3-COAT SYSTEM W/ ACRYLIC MEDIUM SAND FINISH; REVEALS AS SHOWN
1B	FIBER CEMENT SIDING	NICHIHA	VINTAGE WOOD - AWP-3030 - CEDAR W/ OPEN OUTSIDE CORNERS	ORIENTATION: HORIZONTAL; CAP FLASHING TO MATCH COLOR CEDAR
ZONE 2 (TOWER) (ZZ)				
2	FIBER CEMENT SIDING	NICHIHA	ILLUMINATION, AWP 1818 W/ OPEN OUTSIDE CORNERS	FACTORY PAINTED BLDG DB BLUE; CAP FLASHING TO MATCH BLDG DB BLUE
ZONE 3 (3'-2" BASE)				
3	STONE VENEER	ELDORADO STONE	STACKED STONE, SLATE GRAY	SILL TO MATCH
ZONE 4 (FRAMED CANOPY)				
4	FASCIA	NICHIHA	VINTAGE WOOD - AWP-3030 - CEDAR	ORIENTATION: HORIZONTAL; CAP FLASHING TO MATCH COLOR CEDAR
5	SOFFIT	HEWN ELEMENTS	NATURAL NORTHWESTERN SPRUCE	1X6, T&G, 3/8" REVEAL
6	COLUMNS	ELDORADO STONE	STACKED STONE, SLATE GRAY	
ZONE 5 (SCREEN WALL)				
7	STONE VENEER	ELDORADO STONE	STACKED STONE, SLATE GRAY	
8	PRECISION CMU CAP	HANDALSTONE	WC137-11; BLUSH STONE	FINISH: TRAVERTINE - 804
9	STONE VENEER	ELDORADO STONE	CUT COURSE STONE, MADRONA	

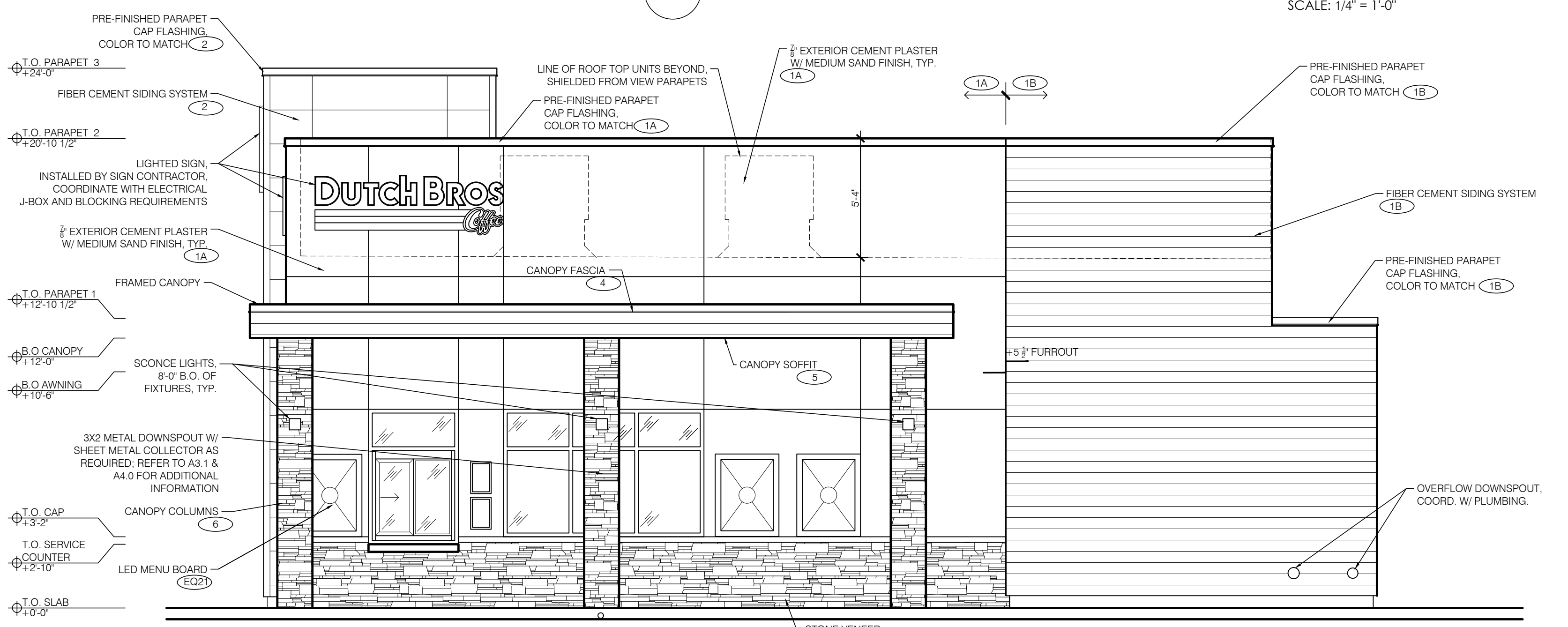
NOTE: PROVIDE 3"x2" SMOOTH DOWNSPOUTS AND ALL NECESSARY ADAPTORS AT AWNING AND CANOPY LOCATIONS; DOWNSPOUT COLOR TO MATCH BODY MATERIAL PER ELEVATION



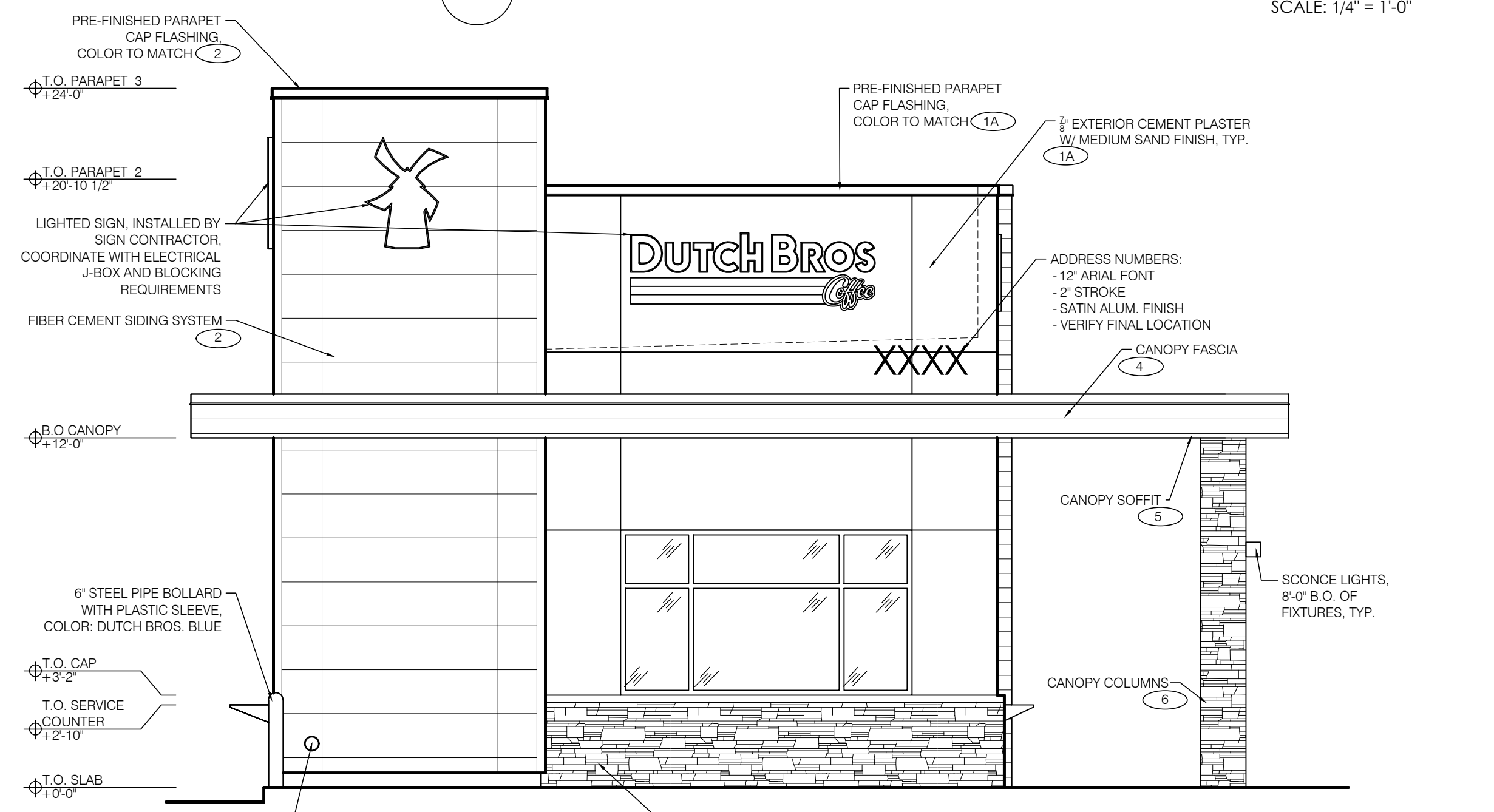
4 NORTH ELEVATION - DRIVE-THRU WINDOW SCALE: 1/4" = 1'-0"



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



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



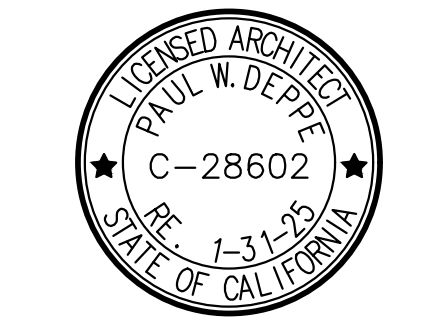
1 WEST FRONT ELEVATION SCALE: 1/4" = 1'-0"



**adn**  
**ARMÉT DAVIS NEWLOVE & ASSOCIATES, AIA ARCHITECTS**

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

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



**Project No: CA1508**  
 Dutch Bros Coffee - New Freestanding Store  
 2545 - A1 PROTOTYPE  
 1951 FREEDOM WAY  
 ROSEVILLE, CA 95678

DATE: 12/08/2023  
 REV: DATE: DESCRIPTION:

SHEET NAME:

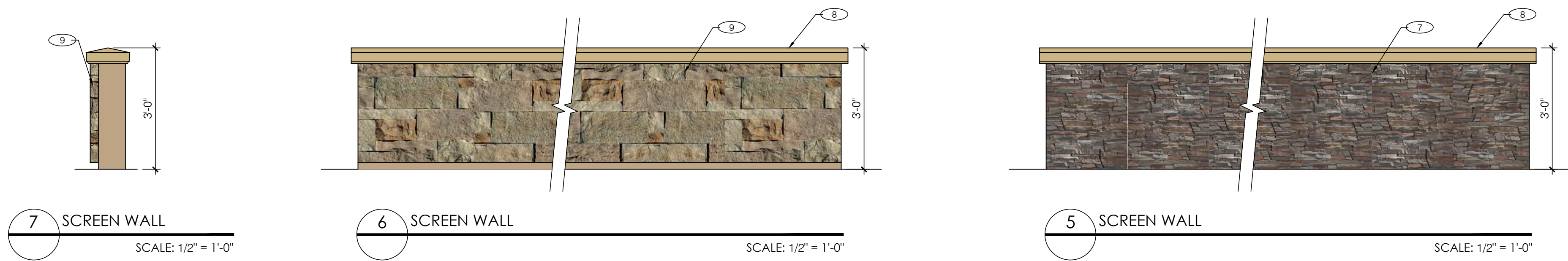
BUILDING ELEVATIONS

SHEET NUMBER:

**A6.0**

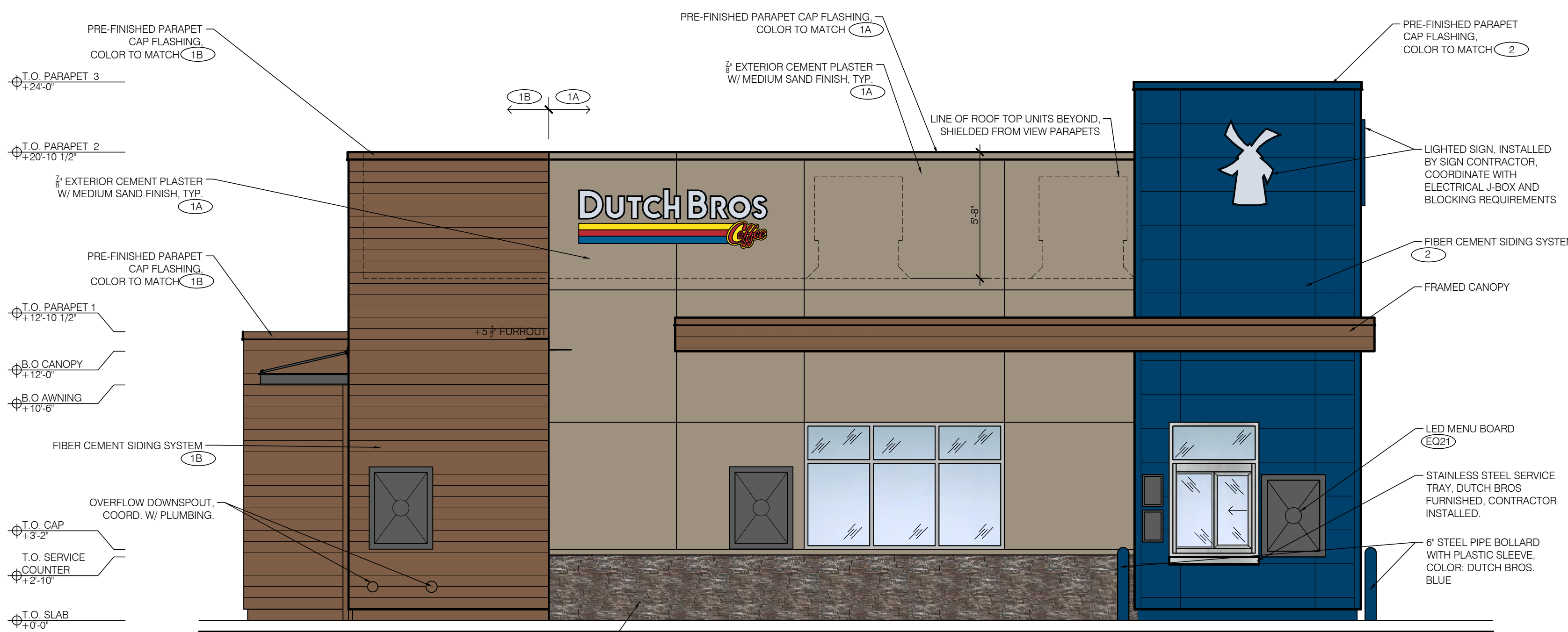
© 2024 DB Franchising USA, LLC

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

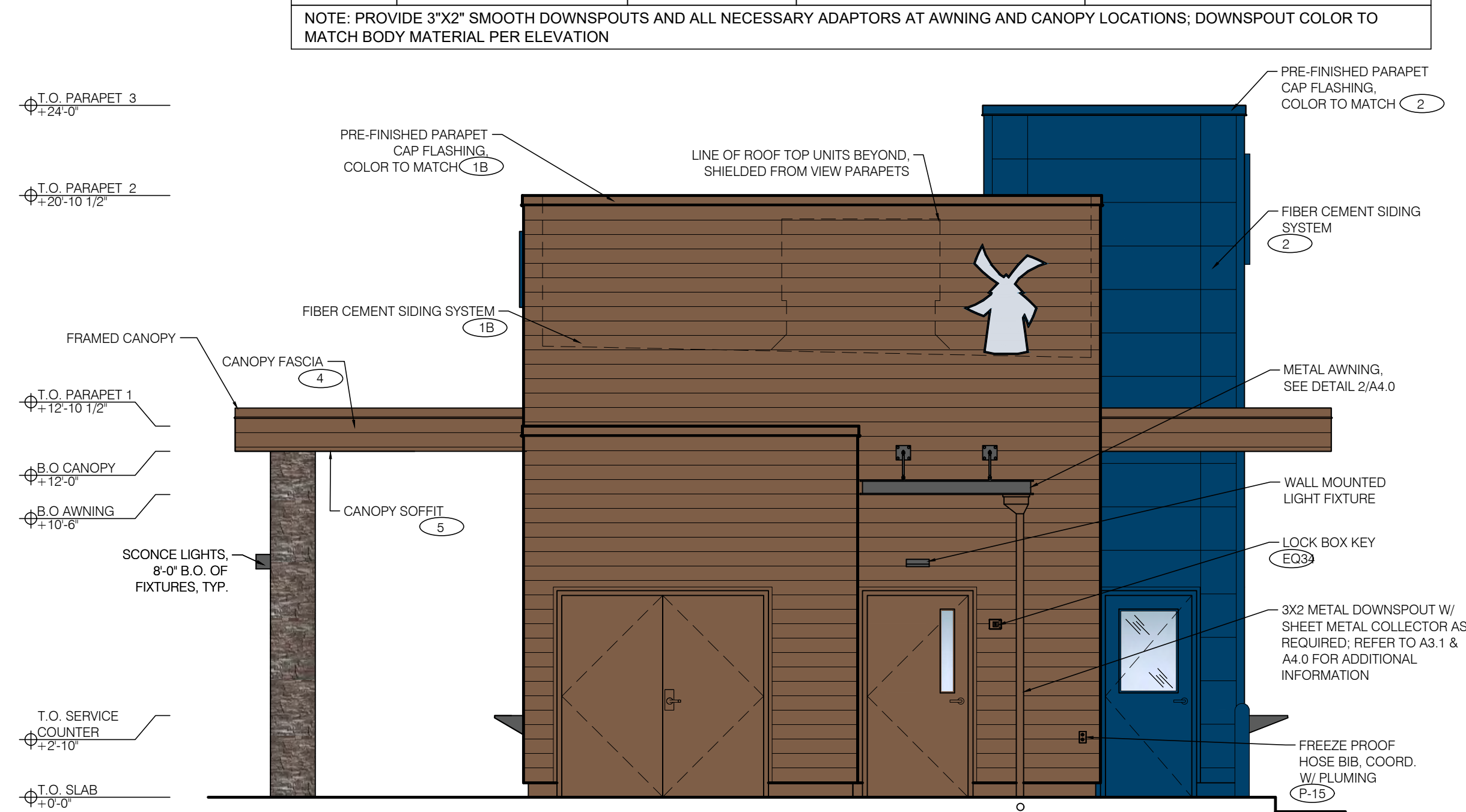


EXTERIOR FINISH SCHEDULE				
ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BODY)				
1A	EXTERIOR CEMENT PLASTER	DUNN-EDWARDS	DEC 750 BISON BEIGE	3-COAT SYSTEM W/ ACRYLIC MEDIUM SAND FINISH; REVEALS AS SHOWN
1B	FIBER CEMENT SIDING	NICHIHA	VINTAGE WOOD - AWP-3030 - CEDAR W/ OPEN OUTSIDE CORNERS	ORIENTATION: HORIZONTAL; CAP FLASHING TO MATCH COLOR CEDAR
ZONE 2 (TOWER) (ZZ)				
2	FIBER CEMENT SIDING	NICHIHA	ILLUMINATION, AWP 1818 W/ OPEN OUTSIDE CORNERS	FACTORY PAINTED BLDG DB BLUE; CAP FLASHING TO MATCH BLDG DB BLUE
ZONE 3 (3'-2" BASE)				
3	STONE VENEER	ELDORADO STONE	STACKED STONE, SLATE GRAY	SILL TO MATCH
ZONE 4 (FRAMED CANOPY)				
4	FASCIA	NICHIHA	VINTAGE WOOD - AWP-3030 - CEDAR	ORIENTATION: HORIZONTAL; CAP FLASHING TO MATCH COLOR CEDAR
5	SOFFIT	HEWN ELEMENTS	NATURAL NORTHWESTERN SPRUCE	1X6, T&G, 3/8" REVEAL
6	COLUMNS	ELDORADO STONE	STACKED STONE, SLATE GRAY	
ZONE 5 (SCREEN WALL)				
7	STONE VENEER	ELDORADO STONE	STACKED STONE, SLATE GRAY	
8	PRECISION CMU CAP	HANDALSTONE	WC137-11; BLUSH STONE	FINISH: TRAVERTINE - 804
9	STONE VENEER	ELDORADO STONE	CUT COURSE STONE, MADRONA	

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



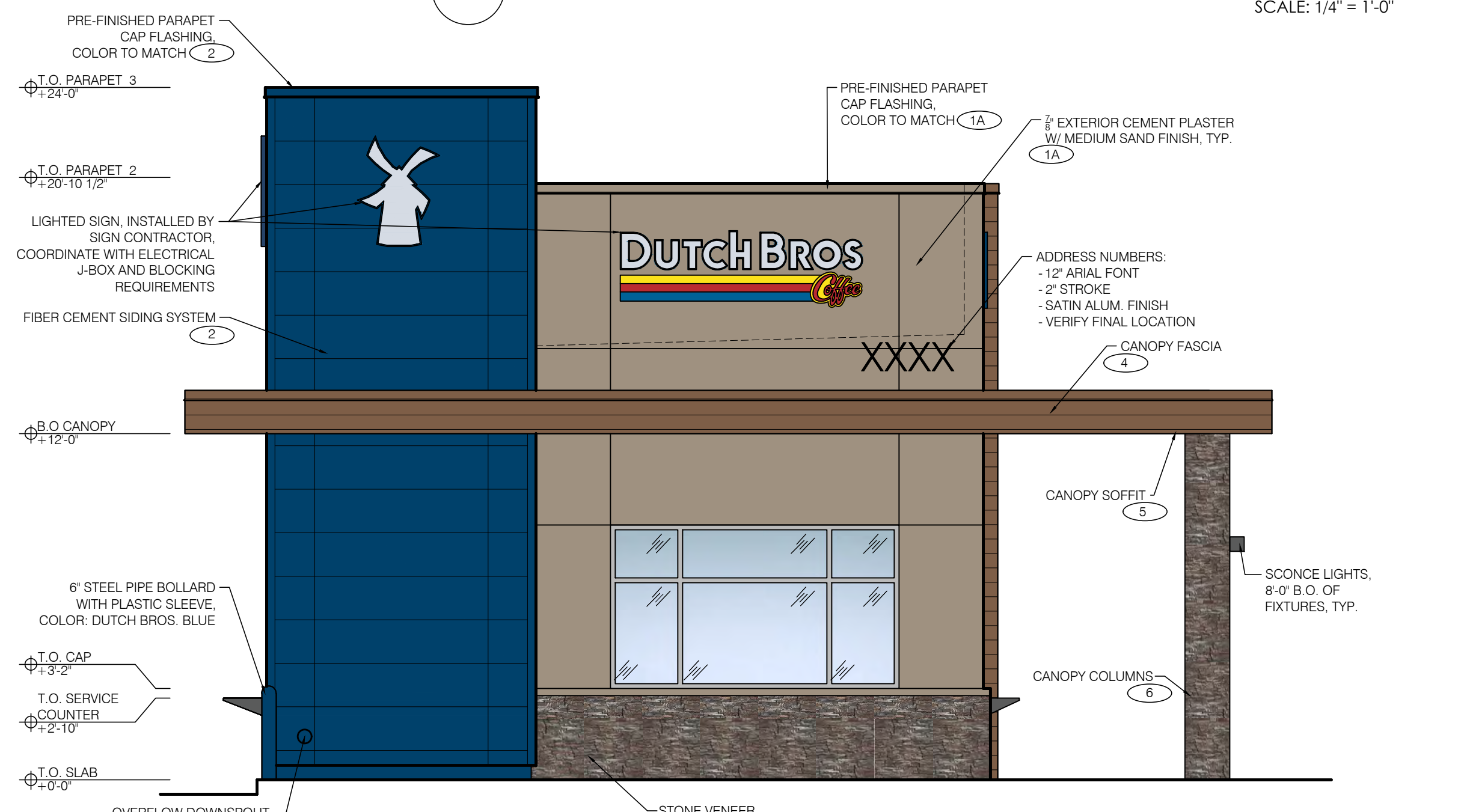
4 NORTH ELEVATION - DRIVE-THRU WINDOW SCALE: 1/4" = 1'-0"



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



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



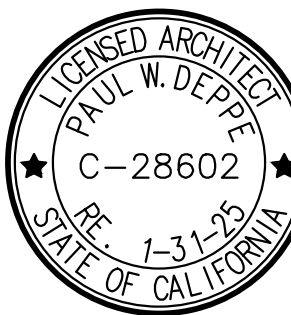
1 WEST FRONT ELEVATION SCALE: 1/4" = 1'-0"



ARMÉ DAVIS NEWLOVE & ASSOCIATES, AIA ARCHITECTS

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

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



Project No: CA1508  
Dutch Bros Coffee - New Freestanding Store  
2545 - A1 PROTOTYPE  
1951 FREEDOM WAY  
ROSEVILLE, CA 95678

DATE: 12/08/2023  
REV: DATE: DESCRIPTION:

SHEET NAME:

BUILDING ELEVATIONS  
COLOR

SHEET NUMBER:

A6.1



FIBER CEMENT SIDING AT TOWER  
NICHIIHA - ILLUMINATION AWP-1818  
COLOR: DUTCH BROS BLUE



STONE VENEER AT WAINSCOT & COLUMNS  
ELDORADO STONE  
COLOR: SLATE GRAY - STACKED STONE



FIBER CEMENT SIDING AT BUILDING &  
CANOPY FASCIA  
NICHIIHA - VINTAGE WOOD AWP-3030  
COLOR: CEDAR



EXTERIOR CEMENT PLASTER AT BUILDING  
DUNN-EDWARDS - DEC 750  
COLOR: BISON BEIGE



SPLIT FACE AT SCREEN WALL  
ANGELUS BLOCK - SPLIT FACE 8x8x16  
COLOR: DUSTY BROWN

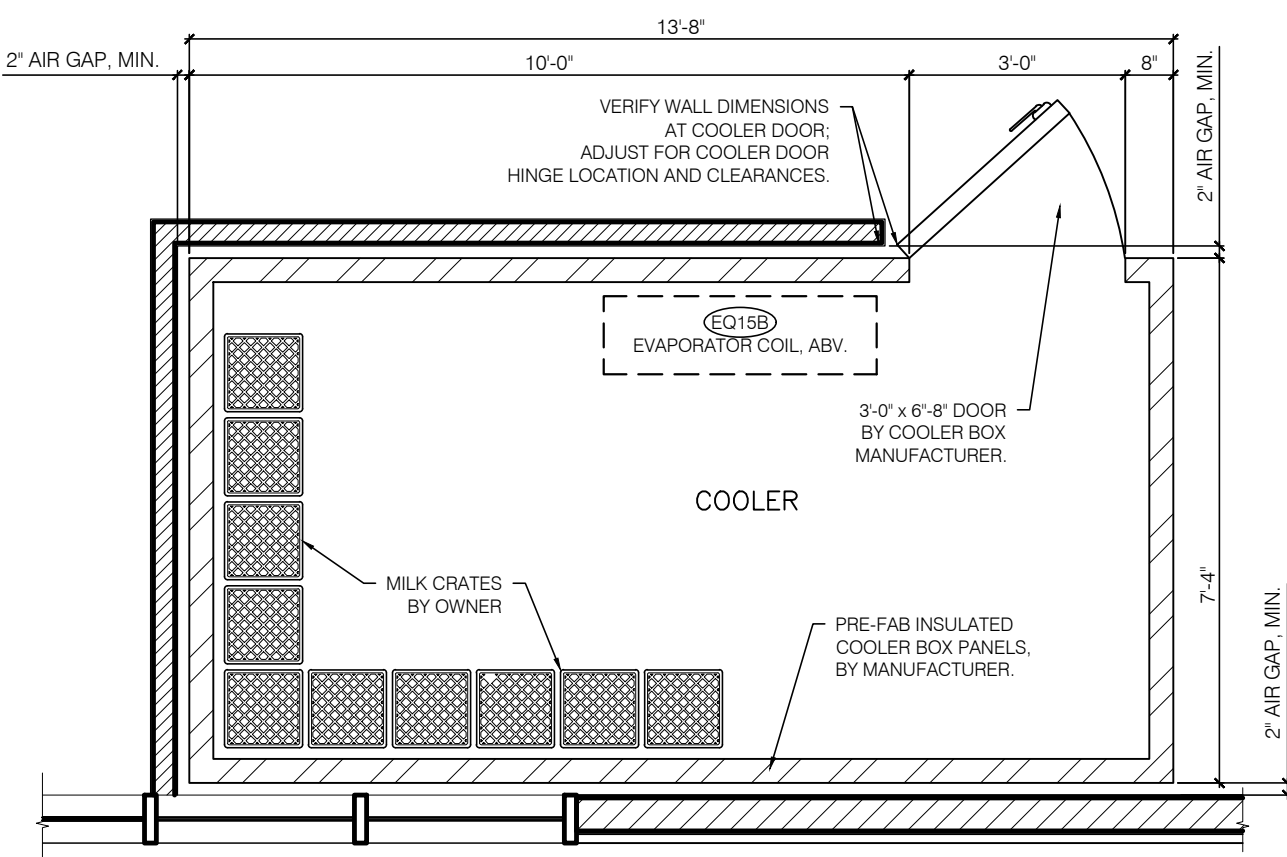


Dutch Bros Coffee CA1508  
1951 Freedom Way  
Roseville, CA 95678



ARMET DAVIS NEWLOVE ARCHITECTS  
PHONE: 310-773-7772





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

TABLE SCHEDULE

ID TAG	DESCRIPTION	REMARKS
T1	12"Wx36"Lx3"H	WALK-UP WINDOW TABLE. SECURE TO WALL & SEAL W/ GRAY SILICONE. RAPID RINSE STATION SINK, KNOCK BOX & DIPPER WELL BUILT-IN.
T2	12"Wx36"Lx3"H	DRIP-THRU WINDOW TABLE. CASH DRAWER ON RIGHT SIDE. SECURE TO WALL & SEAL W/ GRAY SILICONE. RAPID RINSE STATION SINK, KNOCK BOX & DIPPER WELL BUILT-IN.
T3	30"Wx36"Lx3"H	WALK-UP WINDOW TABLE. CASH DRAWER ON FRONT SIDE. SECURE TO WALL & SEAL W/ GRAY SILICONE. RAPID RINSE STATION SINK & DIPPER WELL BUILT-IN.
T4	36"Wx36"Lx3"H	3"IT STATION TABLE. SECURE TO WALL & SEAL W/ GRAY SILICONE. DRINK PANS, RAPID RINSE STATION SINK & DIPPER WELL BUILT-IN.
T5	36"Wx36"Lx3"H	3"IT STATION TABLE. SECURE TO WALL & SEAL W/ GRAY SILICONE. DRINK PANS, RAPID RINSE STATION SINK & DIPPER WELL BUILT-IN.

TABLE ACCESSORIES

TA-10	CASH DRAWER	INSTALLED BY RES
TA-11	KNOCK BOX	14 ga. STAINLESS. BUILT INTO STAINLESS STEEL TABLE. KNOCK BOX CROSS BAR: 1/2" DIA. THROUGH BOLT W/ NYLOCK WINGNUT BAR 3/4"x1/2" 1/2" RUBBER WHEEL ROUND.

PLUMBING SCHEDULE

REFER TO PLUMBING PLANS FOR SPECIFICATIONS

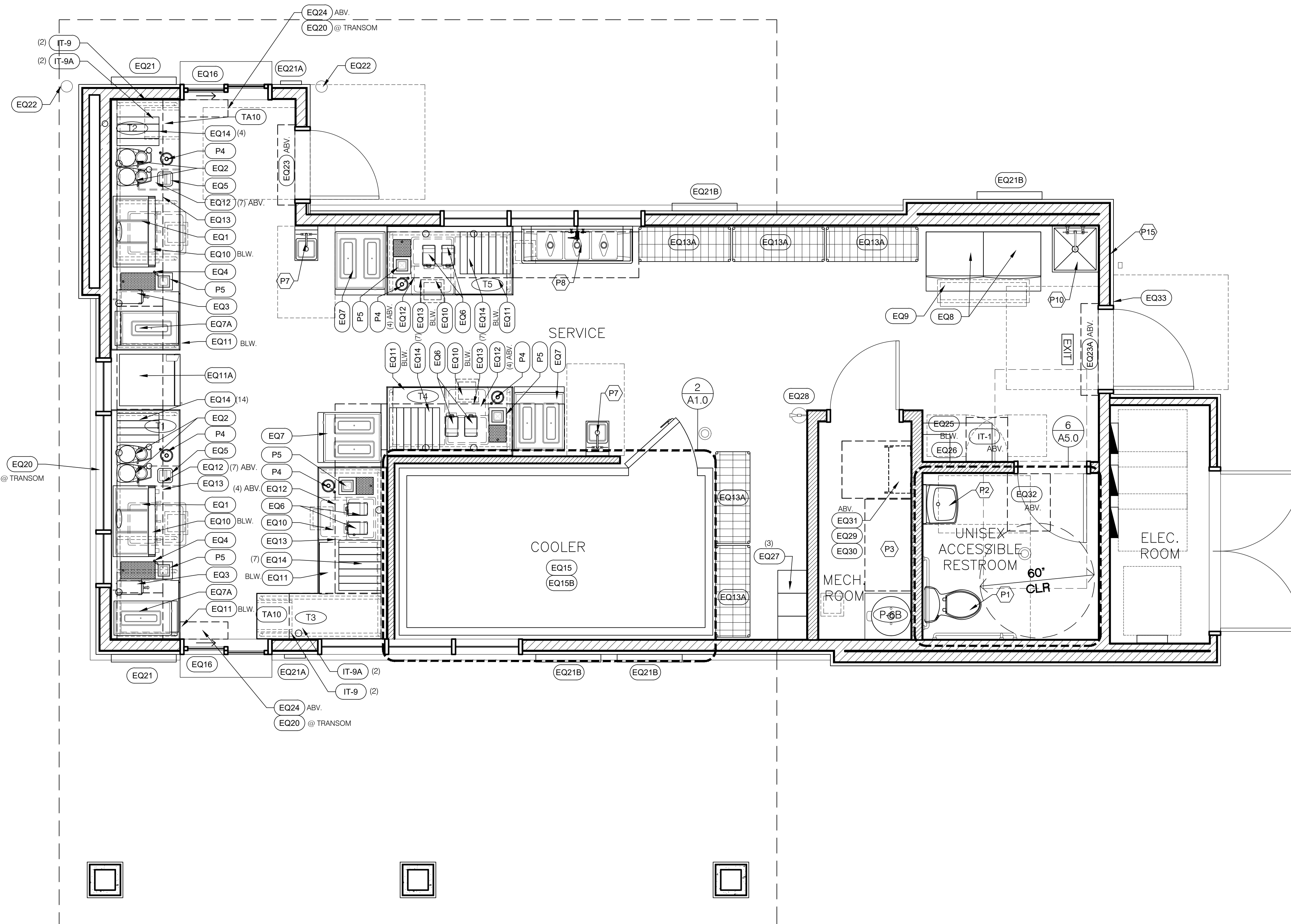
ID TAG	FIXTURE DESCRIPTION	REMARKS
P-1	LAVATORY TOILET	COLOR: WHITE. NOTE: FLUSH CONTROLS LOCATED ON OPEN SIDE OF UNIT.
P-2	LAVATORY SINK	INSTALL WITH ACCESSORIES TO MEET ADA REQUIREMENTS.
P-3	LAVATORY SINK FAUCET	CONTACT LOW RUGGLED T148888 FOR PROJECT SPECIFIC WATER FILTRATION SYSTEM.
P-4	WATER FILTRATION SYSTEM	CONTACT LOW RUGGLED T148888 FOR PROJECT SPECIFIC WATER FILTRATION SYSTEM.
P-5	DIPPER WELL	INSTALLED IN STAINLESS STEEL TABLE.
P-6	RAPID RINSE STATION	NON-FILTERED COLD WATER. IN STAINLESS STEEL TABLE IN DUMP SINK. ORANGER 3/8" DIA. RUBBER GROMMET FOR RINSE SUPPLY LINE.
P-6A	WATER HEATER - TANKLESS	TANKLESS - GAS
P-6B	WATER HEATER - TANK	TANK - ELECTRIC - HIGH RECOVERY RATE
P-7	HAND SINK	PROVIDED BY DBC. INSTALLED BY RES
P-7	HAND SINK FAUCET	NON-FILTERED WATER CONNECTION
P-8	3-COMP SINK	TO BE INSTALLED BY PLUMBING CONTRACTOR. 1" DRAIN. THE WALL DRAINS TOGETHER AND ROUTE TO NEAREST FLOOR SINK LEVEL. FRONT TO BACK AND SIDE TO SIDE AND CALK TO WALL WITH CLEAR SILICONE.
P-8	3-COMP SINK FAUCET	PROVIDED BY DBC AND INSTALLED BY PC
P-8	LEVER WASTE DRAIN	TO BE INSTALLED ON STAINLESS STEEL TABLE @ DUMP SINK
P-9	MOP SINK	COLOR: WHITE. 3" WALLS. 3" DRAIN. MOP HANGER ABOVE.
P-10	MOP SINK FAUCET	SENSE FAUCET WITH VACUUM BREAKER. INTEGRAL STOPS AND HOSE WITH HOSE BRACKET.
P-10	MOP HANGER	MOUNT AT 6" A.F.F. AT SIDE OF MOP SINK
P-11	FLOOR SINK	12"x12" DEEP CAST IRON BODY SQUARE. WHITE ACID-RESISTING PORCELAIN ENAMEL. INTERIOR AND TOP.
P-12	FLOOR DRAIN	3" ROUND FLOOR DRAIN
P-13	GREASE INTERCEPTOR	50 GPM. BELOW-GRADE AT EXTERIOR. VENTED THROUGH BUILDING. PROVIDE IN TRAFFIC COVER AND ACCESS. FINAL SIZE TO BE COORDINATED WITH LOCAL AUTHORITY.
P-14	ROOF DRAIN	COMBINATION MAIN AND OVERFLOW ROOF DRAIN.
P-14	DOWNSPOUT NOZZLE	NO-HUB DOWNSPOUT NOZZLE
P-15	WALL HYDRANT	3" NON-FREEZE WALL HYDRANT. MOUNT AT 24" A.F.F. AT FLOOR ELEVATION.
P-16	YARD HYDRANT	FROST PROOF. 2FT BURY DEPTH
P-17	RECIRCULATION PUMP	115V, 3/20 RPM. PROVIDE W/ AQUASTAT AND/OR THERM.
P-18	BOOSTER PUMP	115V, 30 GPM @ 35 PSI BOOST. 1 HP. VARIABLE SPEED CONTROLLER. PROVIDE ALL NECESSARY VALVES AND ACCESSORIES RECOMMENDED BY MFR. FOR A COMPLETE SYSTEM.

RESTROOM ACCESSORIES

ID TAG	DESCRIPTION	MANUFACTURER	MODEL	REMARKS
PA-51	ADA GRAB BAR	BOBBICK	B-5066	SIZE DEPENDANT ON INSTALLATION LOCATION.
PA-52	MIRROR	BOBBICK	B-165-1636	MOUNTED BY BOTTOM OF REFLECTIVE SURFACE AT 40" MAX A.F.F.
PA-61	SOAP DISPENSER	TORK	46100	PROVIDED & INSTALLED BY G.C.
PA-62	TOILET PAPER DISPENSER	TORK	59TR	PROVIDED & INSTALLED BY G.C.
PA-63	PAPER TOWEL DISPENSER	TORK	461002	PROVIDED & INSTALLED BY G.C.
PA-64	SANITARY NAPKIN DISPENSAL	BOBBICK	B-254	PROVIDED & INSTALLED BY G.C.
PA-65	TOILET SEAT COOLER DISPENSER	BOBBICK	B-221	PROVIDED & INSTALLED BY G.C.

IT SCHEDULE

ID TAG	DESCRIPTION	MANUFACTURER	MODEL	REMARKS
IT-1	LOW VOLTAGE RACK	STRONG	SR-WMS-12U	PROVIDE BLOCKING & MOUNT TOP OF UNIT 3" BELOW SUSP. CEILING. REQUIRES TECH RACK FAN KIT
IT-1	TECH RACK FAN KIT	-	-	-
IT-1	BACK-UP BATTERY	APC	92-40VA	PLACED INSIDE THE LOW VOLTAGE RACK.
IT-1	RACK SHELF	PANDUIT	-	-
IT-1	SURGE PROTECTOR	WATTECH	LIGHTED SURGE PROTECTOR	-
IT-2	AUDIO EQUIPMENT	TBD	TBD	LOCATED IN LOW VOLTAGE RACK
IT-3	IT EQUIPMENT	TBD	TBD	LOCATED IN LOW VOLTAGE RACK
IT-4	AMP	SOMOS	TBD	(1) AMP FOR INTERIOR SPEAKERS; (1) AMP FOR EXTERIOR SPEAKERS.
IT-5	SPEAKER - CEILING MOUNTED	SOMOS	IN-CEILING BY SONANCE	SEE PLAN FOR LOCATION
IT-6	SPEAKER - EXTERIOR MOUNTED	SOMOS	OUTDOOR BY SONANCE	SEE PLAN FOR LOCATION
IT-7	NOT USED	-	-	-
IT-8	IPAD 10.2"	APPLE	IPAD 10.2"	IPAD 10.2" REQUIRE SCREEN PROTECTOR (2PK)
IT-8A	IPAD MINI	APPLE	IPAD MINI	-
IT-8B	IPAD TOUCH	APPLE	IPAD TOUCH	REQUIRES OTTERBOX CASE
IT-9	IPAD ADJUSTABLE ARM WALL MOUNT	THE JOY FACTORY	-	-
IT-9A	IPAD CLAMP MOUNT	THE JOY FACTORY	-	-
IT-9B	IPAD MAGNETIC MOUNT	THE JOY FACTORY	-	-
IT-10	IPAD TABLET MOUNT	MAGCONNECT	UNIVERSAL TABLET MODULE	-
IT-11	IPAD CHARGING CABINET	LUXOR 8	TABLET WALL/DESK CHARGING STATION	8 OUTLET HORIZONTAL POWER CHARGING STRIP W/ PADDED INTERIOR AND RUBBER-COATED DIVIDERS AND IV CORDS.
IT-12	3.5MM TO 2.5MM RCA ADAPTER	-	-	-
IT-13	POS SYSTEM	-	-	-
IT-14	CASH DRAWER PRINTER CABLE	APC	-	-
IT-15	5' CAT 5E CABLE	-	-	-
IT-16	PAYPAL READER BUNDLE	-	-	PAYPAL READER BUNDLE - CHIP & PIN W/ CHARGING STATION
IT-17	SECURITY MONITOR	TBD	TBD	VERIFY LOCATION W/ DBC



1 EQUIPMENT PLAN

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



COOLER GENERAL NOTES

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

GENERAL NOTES

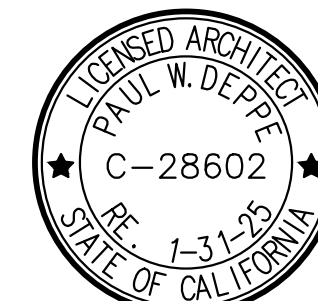
- THIS DRAWING IS FOR EQUIPMENT LAYOUT PURPOSES ONLY. PLEASE SEE FLOOR PLAN FOR FULLY DIMENSIONED PARTITION LOCATIONS AND ASSEMBLIES.
- PLEASE SEE SHEET G1.0, COVER SHEET, FOR CODE SUMMARY, BUILDING DATA AND EXIT ACCESS REQUIREMENTS.
- G.C. TO VERIFY ALL DIMENSIONS IN THE FIELD BEFORE COMMENCING CONSTRUCTION.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



ARMÉT DAVIS NEWLOVE & ASSOCIATES, AIA ARCHITECTS

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

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



Project No: CA1508  
Dutch Bros Coffee - New Freestanding Store  
2545 - A1 PROTOTYPE  
1951 FREEDOM WAY  
ROSEVILLE, CA 95678

DATE: 3/10/2023  
REV: DATE: DESCRIPTION:

SHEET NAME:

EQUIPMENT PLAN

SHEET NUMBER:

A1.0