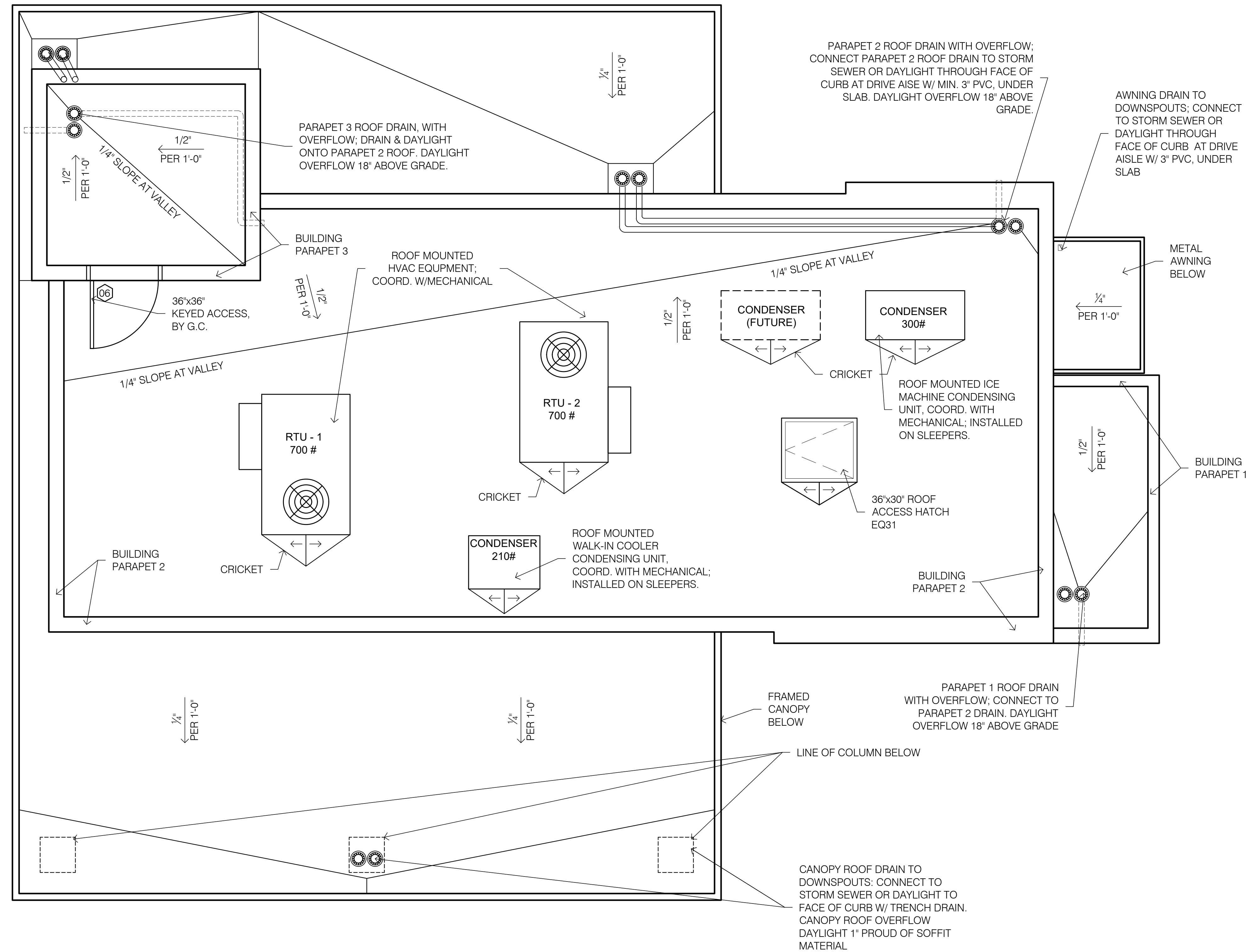


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PC EXHIBIT B-3

NOTE:
 ROOF PARAPET IS GREATER THAN 42"
 ABOVE ROOF LEVEL; NO FALL
 PROTECTION REQUIRED &
 MECHANICAL EQUIPMENT TO BE
 SCREEN BY PARAPET; REFER TO A6.0



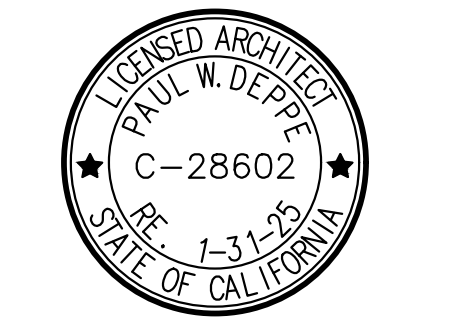
1 ROOF PLAN

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



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

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

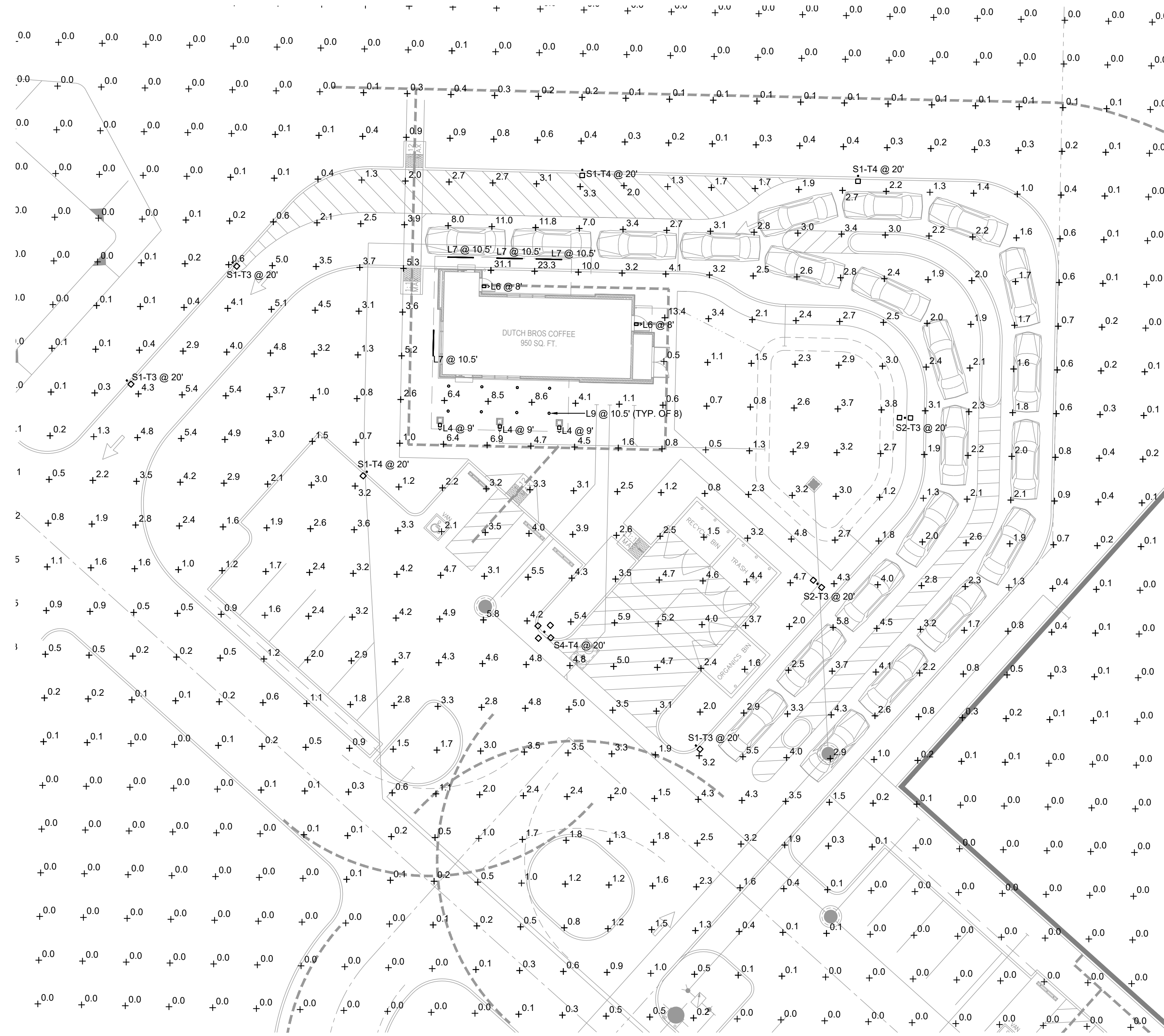
| | | |
|-----------------|------------|--------------|
| DATE: 3/10/2023 | REV: DATE: | DESCRIPTION: |
| | | |

SHEET NAME:
 ROOF PLAN/ ROOF DETAILS

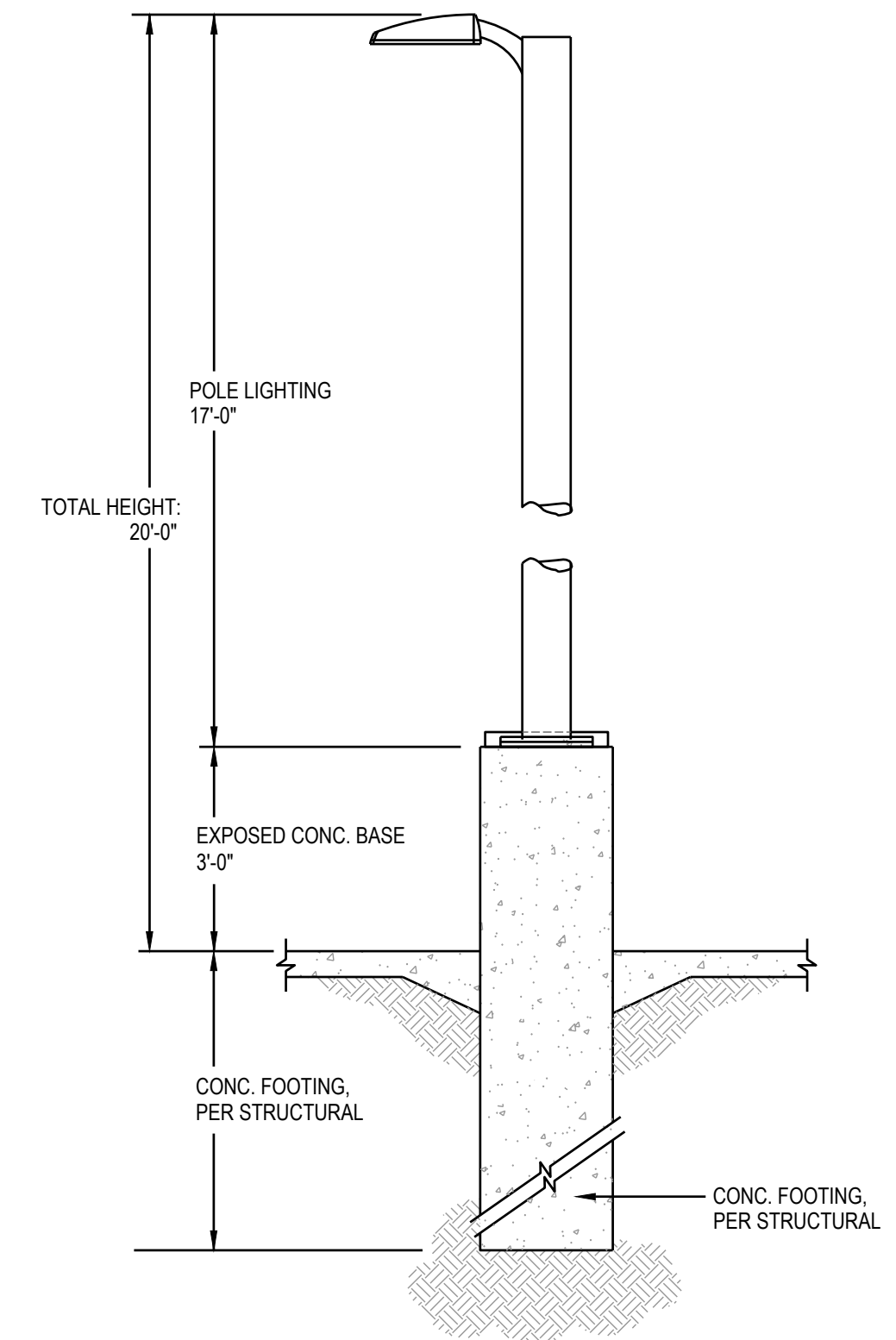
SHEET NUMBER:
 A4.0

Y:\Active Projects\Dutch Bros\Build to Suit Locations\Five Stone Properties - John Stewart\CA1508 - US F-Freedom Way - Roseville, CA\Drawings\CA1508 - A4.0 - ROOF PLAN - A1.dwg
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1 ELECTRICAL PHOTOMETRIC PLAN
SCALE: 1/16" = 1'-0"



POLE BASE DETAIL
SCALE: N.T.S.

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

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

| STATISTICS | | | | | | |
|-------------------|--------|--------|---------|--------|---------|---------|
| DESCRIPTION | SYMBOL | AVE | MAX | MIN | MAX/MIN | AVE/MIN |
| DRIVE THRU | + | 3.1 fc | 11.8 fc | 1.3 fc | 9.1:1 | 2.4:1 |
| DRIVE WAY | + | 2.9 fc | 5.8 fc | 1.0 fc | 5.8:1 | 2.9:1 |
| GENERAL HARDSCAPE | + | 3.2 fc | 31.1 fc | 0.5 fc | 62.2:1 | 6.4:1 |
| ORGANICS BIN | + | 1.6 fc | 1.6 fc | 1.6 fc | 1.0:1 | 1.0:1 |
| PARKING SPACE 1 | + | 2.4 fc | 3.7 fc | 1.6 fc | 2.3:1 | 1.5:1 |
| PARKING SPACE 2 | + | 3.7 fc | 5.5 fc | 2.1 fc | 2.6:1 | 1.8:1 |
| RECYCLE BIN | + | 1.5 fc | 1.5 fc | 1.5 fc | 1.0:1 | 1.0:1 |
| TRASH BIN | + | 4.4 fc | 4.4 fc | 4.4 fc | 1.0:1 | 1.0:1 |

| SCHEDULE | | | | | | | | | |
|----------|-------|-----|-------------------|--|---|-----------------|-----------------|-------------------|---------|
| SYMBOL | LABEL | QTY | MANUFACTURER | CATALOG NUMBER / (BUG RATING) | DESCRIPTION | NUMBER OF LAMPS | LUMENS PER LAMP | LIGHT LOSS FACTOR | WATTAGE |
| ⬆ | L4 | 3 | LIGMAN | MT-31426-N-W30 (UNDER CANOPY) | MATRIX 3 SQUARE WALL DOWNLIGHT | 1 | 1087 | 0.92 | 14.3 |
| ⬆ | L6 | 2 | RAB LIGHTING INC. | WPLED26Y-WPLED26Y/D10 (WALLPACK) - ALED26Y-ALED26Y/D10 (AREA LIGHTER) (UNDER CANOPY) | CAST FINNED METAL HOUSING, MOLDED PLASTIC REFLECTOR WITH SEMI-SPECULAR FINISH | 1 | 3295 | 0.92 | 29.7 |
| — | L7 | 4 | SELF | CROWN-L144-120V 840_BA110 (UNDER CANOPY) | CROWN-L144-120V 840_BA110 | 1 | 6300 | 0.92 | 60 |
| ○ | L9 | 8 | DMF LIGHTING | DRDS-4R-07930 (UNDER CANOPY) | DRDS-4R-07930 | 1 | 757 | 0.92 | 8.37 |
| □ | S1-T3 | 3 | NLS LIGHTING LLC | NV-1-T3-32L-1-30K-UNV-HSS (BUG RATING: B0-U0-G2) | T3 OPTICS WITH BLACK HSS | 1 | 6681 | 0.92 | 106 |
| □ | S1-T4 | 3 | NLS LIGHTING LLC | NV-1-T4-32L-1-30K-UNV-HSS (BUG RATING: B0-U0-G2) | T4 OPTICS WITH BLACK HSS | 1 | 6574 | 0.92 | 103 |
| □ | S2-T3 | 1 | NLS LIGHTING LLC | NV1-T3-16L-1-UNV-HSS (BUG RATING: B0-U0-G1) | T3 OPTICS WITH BLACK HSS | 2 | 3530 | 0.92 | 112 |
| □ | S4-T4 | 1 | NLS LIGHTING LLC | NV-1-T4-32L-1-30K-UNV-HSS (BUG RATING: B0-U0-G2) | T4 OPTICS WITH BLACK HSS | 4 | 6574 | 0.92 | 424 |



ad
ARMÉT DAVIS NEWLOVE & ASSOCIATES, AIA ARCHITECTS

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

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Milpitas CA 95035
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info@acies.net | Copyright © 2023

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

SHEET NAME:

PHOTOMETRIC SITE PLAN

SHEET NUMBER:

E0.02

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DRD5S & SurfaceFrame

Surface Mount LED Downlight
New Construction
DRDHJJO Octagonal Junction Box

| | |
|---------------|-------|
| Project: | Type: |
| Product Code: | Date: |

Spec Sheet V-01.10.22



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

| | |
|--|--|
| Application New Construction | Aperture 4" Octagonal Junction Box |
| Delivered Lumens 750 lm (9.0W), 1000 lm (12.0W) | Color Quality 90+ CRI, < 3-step SDCM |
| Color Temperature 2700K 3000K 3500K | Optics General |
| Input Voltage 120V only (TRIAC/ELV), 120/277V (0-10V) | Dimming TRIAC/ELV 5% 0-10V 1% |
| Shape Round, Square | Emergency Lighting Optional Emergency LED Driver with integrated Test Switch for lighting up to 90 minutes in event of power failure |
| Housing Ratings Code compliant for use in appropriate fire-rated assemblies up to a maximum of 2-hours | Finish White |
| Standards UL 854, UL 1598, UL 1578 | Module Ratings UL Closet Rating Compliant (750 lm only) |
| Guarantee 50,000 hrs 5 years | Additional Options Non-Conductive Dead Front |

dmflighting.com



DRD5S & SurfaceFrame

Surface Mount LED Downlight
General New Construction
DRDHJJO Octagonal Junction Box

PRODUCT BUILDER

HOUSING

| PRODUCT CODE | APPLICATION | APERTURE | OPTION |
|--------------|-------------|--------------------|--|
| DRDH | Housing | N New Construction | JO SurfaceFrame Octagonal Junction Box |
| | | | Blank Integrated Driver |
| | | | 70SEM EM Driver ¹ , 0-10V, 750 lm |
| | | | 100SEM EM Driver ¹ , 0-10V, 1000 lm |

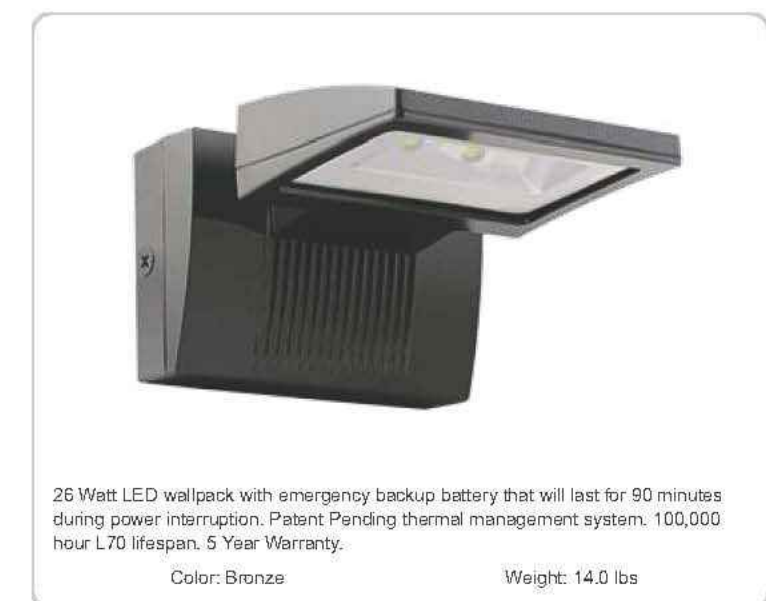
LED MODULE

| PRODUCT CODE | APERTURE | SHAPE | LUMENS | CRI | CCT | DRIVER |
|--------------|----------|----------------|------------|-----------|-----------|--|
| DRD5S | Module | 4" 4" Aperture | R Round | 07 750 lm | 9 90+ CRI | 27 2700K |
| | | S Square | 10 1000 lm | | 30 3000K | O Integrated 0-10V, 120/277V |
| | | | | | 35 3500K | TDF Integrated TRIAC/ELV, 120V only, Non-Conductive ² |
| | | | | | | ODF Integrated 0-10V, 120/277V, Non-Conductive ² |
| | | | | | | EM Emergency w/ Test Switch |

¹ EM option (housing) and Emergency driver (module) must be selected together
² Only available for Round shape, 750 lm, 2700K or 3000K CCT

| |
|--------------------------------------|
| Job: Dutch Brothers Coffee Prototype |
| Descr: Exterior Wallpack |

WPLED26Y/E RAB



26 Watt LED wallpack with emergency backup battery that will last for 90 minutes during power interruption. Patent Pending thermal management system. 100,000 hour L70 lifespan. 5 Year Warranty.
Color: Bronze Weight: 14.0 lbs

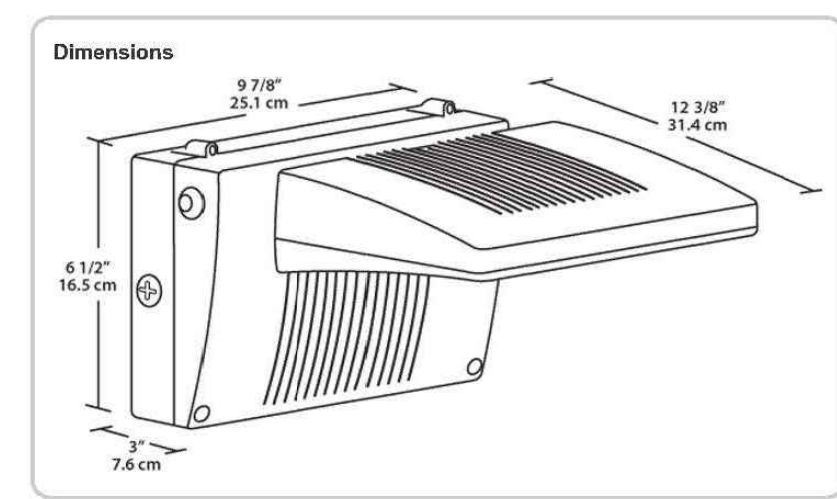
| | |
|--------------|-------|
| Project: | Type: |
| Prepared By: | Date: |

| | |
|------------------------|------------------------|
| Driver Info | LED Info |
| Type: Constant Current | Watts: 26W |
| 120V: 0.25A | Color Temp: 3000K |
| 209V: 0.16A | Color Accuracy: 71 CRI |
| 240V: 0.14A | L70 Lifespan: 100,000 |
| 277V: 0.12A | Lumens: 3236 |
| Input Watts: 29W | Efficiency: 112 LPW |
| Efficiency: 89% | |

| | | |
|--|---|---|
| Technical Specifications | LED Characteristics | Battery Backup |
| Other | Lifespan: 100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations. | Backup Battery: Two field-replaceable, high-temperature, maintenance-free, nickel-cadmium batteries. |
| Battery Backup: Minimum starting temperature is 0°C/32°F. | LED: Two (2) 13W high-output, long-life LEDs. | Construction |
| Patents: The WPLED design is protected by U.S. Patent D634879 and Patents pending in the U.S., Canada, China, Taiwan and Mexico. | Color Consistency: 3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color. | Gaskets: High temperature silicone. |
| Equivalency: Equivalent to 170W Metal Halide. | Color Stability: LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period. | Housing: Precision die-cast aluminum housing, lens frame and mounting arm. |
| FTC Country of Origin: This product was assembled in the USA by RAB using imported components. | Color Uniformity: RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017. | Finish: Formulated for high durability and long lasting color. |
| Buy American Act Compliance: This product complies with the Buy American Act. | Color Uniformity: RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017. | Green Technology: Mercury and UV free, RoHS compliant components. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals. |
| Listings: DLC Listed: This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. DLC Product Code: P00001760 | Electrical | Optical |
| | Battery Mode: Light output uses LED of 75 to simulate light output during battery mode operation. | BUG Rating: B1 UL GO |
| | Driver: Constant Current, Class 2, 50/60 Hz, 120 - 277VAC 0.4 Amps. | |

Need help? Tech help line: (888) RAB-1000 Email: sales@rabweb.com Website: www.rabweb.com
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WPLED26Y/E RAB



- Dimensions**
9 3/8" 25.1 cm
12 3/8" 31.4 cm
6 1/2" 16.5 cm
7.6 cm
- Features**
Backup battery UL 924 listed
UL listed for wet locations
90 minutes illumination time during power interruption
Includes test switch and charge indicator light
Universal input voltage
5-year warranty

Ordering Matrix

| Family | Wattage | Color Temp | Finish | Battery Backup | Photocell |
|--------|----------|---|-----------------------------|--|--|
| WPLED | 26 = 26W | Blank = 3000K (Warm) N = 4000K (Neutral) | Blank = Bronze W = White | BE = Battery Backup NCS = No Start Battery Backup | Blank = No Photocell PC1 = 120V Swivel PC2 = 277V Swivel |

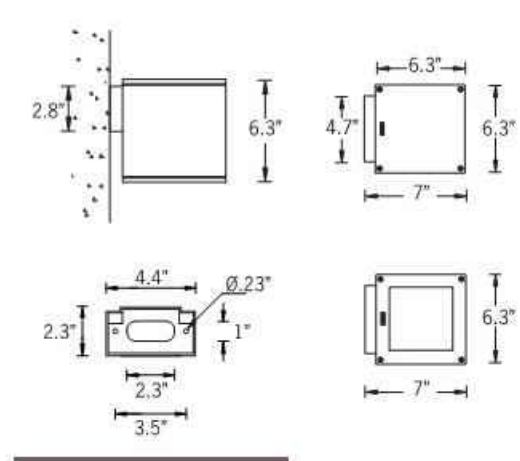
Verify required

UMT-31426

Matrix 4 Surface



14w COB 1128 Lumens
IP65 - Suitable For Wet Locations
IK07 - Impact Resistant
Weight: 5 lbs



Mounting Detail

Construction
Aluminum: Less than 0.1% copper content - Marine Grade 5052 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength, clean detailed product lines and excellent heat dissipation.
Resin: 8 step degrease and phosphate process that includes descaling and etching as well as a zinc and nickel phosphate process before product painting.
Material: **Refractive Silicon Gaskets**
Process with urea resin impregnated 70 for greater long life high temperature resistance and seal over years of use and compression.
Thermal management
LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal sink design by Ligman used in conjunction with the driver, controls thermal below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.
Surface Protection
Standard 150V surge protector provided with all fixtures.
BUG Rating
B1 UL100
Finish
All Ligman products go through an extensive finishing process that includes testing to improve paint adherence.
Paint
UV Stabilized 4.000 thick powder coat paint and baked at 200 °C. This process ensures that Ligman products can withstand the harshest outdoor environments. Rated for use in rainstorms.
Inspired by Nature Finishes
The Inspired by Nature Finishes is a unique system of decorative powder coating. Our metal decoration process can easily transform the appearance of metal or aluminum product into a wood grain finish.
This patented technology enables the simulation of wood grain, and even marble or granite finish through the use of decorative powder coating.
The wood grain finish is so realistic that it's almost undetectable from real wood, even with a close visual inspection. The system of coating permeates the entire thickness of the steel and as a result, the coating cannot be removed by normal rubbing, chipping, or scratching.
The Coating Process
After pre-treatment the prepared parts are powder coated with a specially formulated polyurethane powder. This powder provides protection against wear, abrasion, impact and corrosion and acts as the relief base color for the finished metal decoration.
The component is then wrapped with a sheet of non-porous film with the selected decoration pattern printed on it using special high temperature ink.
This printed film transfer is vacuum sealed to the surface for a complete fitting and then transferred into a color oven. The oven transforms the ink into different forms within the paint layer before it becomes solid. Finally, the film is removed, and a vinyl transfer lock on aluminum remains.
Wood grain coating can create beautiful wood looking products of any size. There are over 300 combinations of designs currently in use. Wood grains can be made with different colors, emerald, etc.
Our powder coatings are certified for indoor and outdoor applications and are backed by a complete warranty.
These coatings rise to the highest conceivable standard of performance resistance and design innovation.
Added Benefits
• Resistance to salt acid rain, accelerated aging
• Resists water line and condensed water staining
• Anti-Graffiti, Anti-Slip, Anti-Microbial, Anti-Scratch
• Super-Durable UV resistant
• TSC Free (non-toxic)
Hardware
Provided Hardware is Marine grade 316 Stainless steel.
Anti-Scale Screw Holes
Tapred holes are drilled with a special anti-scale compound designed to prevent seizure of threaded connections. Due to electrolysis from heat, condense atmosphere and moisture.
Crystal Clear Low Iron Glass Lens
Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.
Optics & LED
Precision optic design provides exceptional light control and precise distribution of light. LED 56 - 80
Lumen Maintenance Life
LED 50,000 hours (70 means that at least 90% of the LED still achieve 80% of their original flux)



Ligman Lighting USA reserves the right to change specifications without prior notice. Please contact factory for latest information. Data is the actual representation of LED technology data and corresponding design change notices.

UMT-31426

Matrix 4 Surface



| | |
|----------|------|
| PROJECT | DATE |
| QUANTITY | TYPE |
| NOTE | |

ORDERING EXAMPLE || UMT - 31426 - 14w - N - W30 - 02 - 120/277v - Options

| UMT-31426 | 14W | N | W40 | 02 | 120/277 |
|--|--|--|---|-----------------------------|---------|
| LAMP | BEAM | LED COLOR | FINISH COLOR | VOLTAGE | |
| 14w COB 1128 Lumens | N - Narrow 20° M - Medium 25° W - Wide 30° VW - Very Wide 70° | W27 - 2700K W30 - 3000K W35 - 3500K W40 - 4000K | 01 - BLACK RAL 9011 02 - DARK GREY RAL 7043 03 - WHITE RAL 9003 04 - METALLIC SILVER RAL 9006 05 - MATTE SILVER RAL 9006 06 - LIGMAN BRONZE 07 - CUSTOM RAL | 120/277V Other - Specify | |
| INSPIRED BY NATURE FINISHES | | | | | |
| SW01 - OAK FINISH SW02 - WALNUT FINISH SW03 - PINE FINISH DF - DOUGLAS FIR FINISH CW - CHERRY WOOD FINISH NW - NATIONAL WALNUT FINISH SU01 - CONCRETE FINISH SU02 - SOFTSCAPE FINISH SU03 - STONE FINISH SU04 - CORTEN FINISH | | | | | |

THERE IS AN ADDITIONAL COST FOR THESE FINISHES

ADDITIONAL OPTIONS

| | |
|---|--------------------------|
| NAT - Nickelatum Rated | COLORED DICHROIC FILTERS |
| F - Frosted Lens | RD - Red Lens |
| 42 - Mounting Plate for 4" Junction Box | BL - Blue Lens |
| DIM - 0-10V Dimming | GR - Green Lens |
| | AM - Amber Lens |
| | [Specify Other Color] |

More Custom Finishes Available Upon Request
Consult factory for pricing and lead times

| | | | |
|--------|----------|--------|------------|
| Oak | Cherry | Beech | Carbon |
| Walnut | Chestnut | Bamboo | Galvanized |
| Pine | Mahogany | Birch | Steel |

Example: Inspired by Nature Finish

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

ACIES ENGINEERING
400 N. McCarthy Blvd., Suite 250
Milpitas CA 95035
ph (408) 222-5255 | f: (408) 222-5260
info@acies.net | Copyright © 2023

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

SHEET NAME:
EXTERIOR LIGHTING CUTSHEETS

SHEET NUMBER:
E0.04

PLANT LIST AND LEGEND: STAGE 2 PERMIT

| TREES-UPPERSTORY | SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE/SPACING | HEIGHT/SPREAD | WATER USE |
|---|--------|--|-------------|--------------|---------------|----------------|
| STREET FRONTAGES | | | | | | |
| NOTE: LANDSCAPE ARCHITECT RESERVES THE RIGHT UPON CITY APPROVAL TO SUBSTITUTE PLANT MATERIALS DUE TO INHERENT AVAILABILITY SHORTAGES OR ENVIRONMENTAL RESTRICTIONS. | | | | | | |
| WASHINGTON BLVD STREET TREE | | ACER RUBRUM 'RED SUNSET' RED MAPLE | | 24 BOX | 40'/20' | MATCHED MED |
| SUBORDINATE TREE | | PYRUS CALLERIANA 'REDSPIRE' FLOWERING PEAR | | 24 BOX | 35'/25' | MATCHED MED |
| FREEDOMWAY STREET TREE | | ZELKOVA S. VILLAGE GREEN SHAMLEAF ZELKOVA | | 15 G./VARIES | 35'/40' | DOUBLE ROW MED |
| THRUVEEDR STREET TREE | | PODOCARPUS GRACILIOR YEW PINE | | 24 BOX | 50'/30' | DOUBLE ROW LOW |
| PARKING LOTS AND PERIMETER | | | | | | |
| SHADE TREE | | ACER RUBRUM OCTOBER GLORY RED MAPLE | | 15 G./VARIES | 60'/25' | MATCHED MED |
| | | QUERCUS VIRGINIANA SOUTHERN LIVE OAK | | 15 G./VARIES | 60'/40' | MATCHED MED |
| | | PISTACIA CHINENSIS CHINESE PISTACHE | | 15 G./VARIES | 40'/40' | MATCHED LOW |
| | | PLATANUS A. BLOODGOOD LONDON PLANE TREE | | 24 BOX | 60'/40' | MATCHED MED |
| | | QUERCUS X ROBUR CRIMSON SPINE OAK | | 15 G./VARIES | 50'/20' | MATCHED MED |
| SUBORDINATE TREE | | PINUS ELDERICA AFGHAN PINE | | 15 G./VARIES | 50'/20' | MATCHED LOW |
| | | QUERCUS LOBATA VALLEY OAK | | 15 G./VARIES | 60'/50' | MATCHED LOW |
| | | CEDRUS DEODORA DEODAR CEDAR | | 24 BOX | 70'/35' | MATCHED LOW |
| | | QUERCUS WISLIZENII INTERIOR LIVE OAK | | 15 G./VARIES | 40'/40' | NATURAL LOW |
| PARKING LOTS AND PERIMETER | | | | | | |
| ACCENT TREE | | COTINUS COGOPYRA 'ROYAL PURPLE' SMOKE TREE | | 15 G./VARIES | 15'/15' | MATCHED LOW |
| | | PODOCARPUS HENKELI LONG LEAF YELLOW WOOD | | 15 G./VARIES | 50'/25' | MATCHED MED |
| | | POPULUS ALBA PYRAMIDALIS BOLLEANA POPLAR | | 24 BOX | 80'/15' | MATCHED HIGH |
| UTILITY EASEMENT TREES | | | | | | |
| SHADE TREE | | LAURUS NOBILIS GRECAN LAUREL | | 15 G./VARIES | 10'/15' | MATCHED LOW |
| | | CHILIPIS LINEARIS MONKEY TIMELESS BEAUTY DESERT WILLOW | | 15 G./VARIES | 15'/15' | MATCHED LOW |
| ACCENT TREE | | RHAPHALEPS L. MAJESTIC BEAUTY INDIAN HAWTHORN | | 15 G./VARIES | 10'/10' | MATCHED LOW |
| | | CERCIS CANADENSIS 'MERLOT' EASTERN REDBUD | | 24 BOX | 12'/15' | MATCHED MED |
| MOUNDING SHRUB/VINE | | FREMONTODENDRON CALIFORNICUM FLANNEL BUSH | | 15 G./VARIES | 15'/12' | SPREADING LOW |
| | | LONICERA JAPONICA 'HALLIANA' HALL'S HONEYSUCKLE | | 15 G./VARIES | 8'/20' | SPREADING LOW |
| | | ROSA BANKSIAE 'LUTEA' YELLOW LADY BANKS' ROSE | | 15 G./VARIES | 8'/20' | SPREADING LOW |
| BUILDING ENVELOPE | | | | | | |
| TREES | | PYRUS CALLERIANA 'REDSPIRE' FLOWERING PEAR | | 24 BOX | 35'/25' | MATCHED MED |
| | | LAGERSTROEMIA X. ANAPHALO CRAPE MYRTLE | | 24 BOX | 20'/15' | MATCHED LOW |

SHRUBS AND GROUND COVERS

SHRUBS, GROUND COVER, VINES, PERENNIALS, GRASSES-UNDERSTORY

BACKGROUND OR FOUNDATION SHRUB MATERIAL

| SYMBOL | BOTANICAL NAME | SIZE (Min.) | SPACING (Min.) | WATER USE |
|--------|----------------------------------|-------------|----------------|-----------|
| | ARCTOSTAPHYLOS H. MCMINN | 1 1/2 GAL. | 56" c.c. | LOW |
| | ARISTOLIA U. COMPACTA | 1 1/2 GAL. | 36" c.c. | LOW |
| | GREVILLEA CANBERRA | 1 1/2 GAL. | 60" c.c. | LOW |
| | NEROLIUM OLEANDER 'MRS. ROEDING' | 1 1/2 GAL. | 60" c.c. | LOW |
| | FRAXINUS CALIFORNICA | 1 1/2 GAL. | 60" c.c. | LOW |
| | RHAPHALEPS JACK EVANS | 5 GAL. | 60" c.c. | MOD LOW |
| | XYGOSMA C. 'COMPACTA' | 5 GAL. | 36" c.c. | LOW |

FAÇER SHRUB MATERIAL

| SYMBOL | BOTANICAL NAME | SIZE (Min.) | SPACING (Min.) | WATER USE |
|--------|---------------------------|-------------|----------------|-----------|
| | CEANOTHUS SPP. | 1 1/2 GAL. | 36" c.c. | LOW |
| | RHAMNUS 'SAN BRUNO' | 5 GAL. | 40" c.c. | LOW |
| | CISTUS SPP. | 1 1/2 GAL. | 50" c.c. | LOW |
| | CALLISTEMON LITTLE JOHN | 1 GAL. | 36" c.c. | MOD |
| | LEPTOSPERMUM SPP. | 1 1/2 GAL. | 40" c.c. | MOD |
| | RHAPHALEPS SPP. | 1 1/2 GAL. | 40" c.c. | LOW |
| | ROSMARINUS O. TUSCAN BLUE | 1 GAL. | 36" c.c. | LOW |

ACCENT SHRUB MATERIAL

| SYMBOL | BOTANICAL NAME | SIZE (Min.) | SPACING (Min.) | WATER USE |
|--------|--------------------------|-------------|----------------|-----------|
| | HESPERALOE SPP. | 1 GAL. | 18" c.c. | MED |
| | DIETES SPP. | 1 GAL. | 30" c.c. | LOW |
| | HEMEROCALLIS HYBRIDS | 1 GAL. | 24" c.c. | MED |
| | LAWANDULA SP. | 1 GAL. | 24" c.c. | LOW |
| | MANCINIJA A. 'COMPACTA' | 1 GAL. | 30" c.c. | LOW |
| | CALLISTEMON LITTLE JOHN | 1 GAL. | 36" c.c. | LOW |
| | MANCINIJA 'HARBUR DWARF' | 1 GAL. | 24" c.c. | MED |
| | PERNETSETUM SP. | 1 GAL. | 24" c.c. | LOW |

GROUND COVER MATERIAL

| SYMBOL | BOTANICAL NAME | SIZE (Min.) | SPACING (Min.) | WATER USE |
|--------|-----------------------------------|-------------|----------------|-----------|
| | ARCTOSTAPHYLOS SP. | 1 GAL. | 36" c.c. | LOW |
| | BACCHARIS PILULARIS | 1 GAL. | 36" c.c. | LOW |
| | COPROSMA X KIRKII | 1 GAL. | 38" c.c. | LOW |
| | MANCINIJA 'DWARF' | 1 GAL. | 36" c.c. | LOW |
| | ROSMARINUS O. 'PROSTRATUS' | 1 GAL. | 24" c.c. | LOW |
| | ROSA 'FLOWER CARPET' SP. | 1 GAL. | 38" c.c. | MED |
| | TRACHELOSPERMUM JASMINOIDES | 1 GAL. | 24" c.c. | MED |
| | LONICERA INTERRUPTA | 1 GAL. | 24" c.c. | MED |
| | ROSA SPP. | 1 GAL. | 3" c.c. | MED |
| | TURF SOODED - 'BOLETO' TURF TYPE | --- | --- | HIGH |
| | DWARF FESCUE | --- | --- | MED |
| | TURF SOODED - 'NO MOW FESCUE | --- | --- | --- |
| | NON-IRRIGATED HYDRASEED - PC SEED | --- | --- | --- |
| | GREEN TO GOLD BLEND W/WILDFLOWERS | --- | --- | --- |

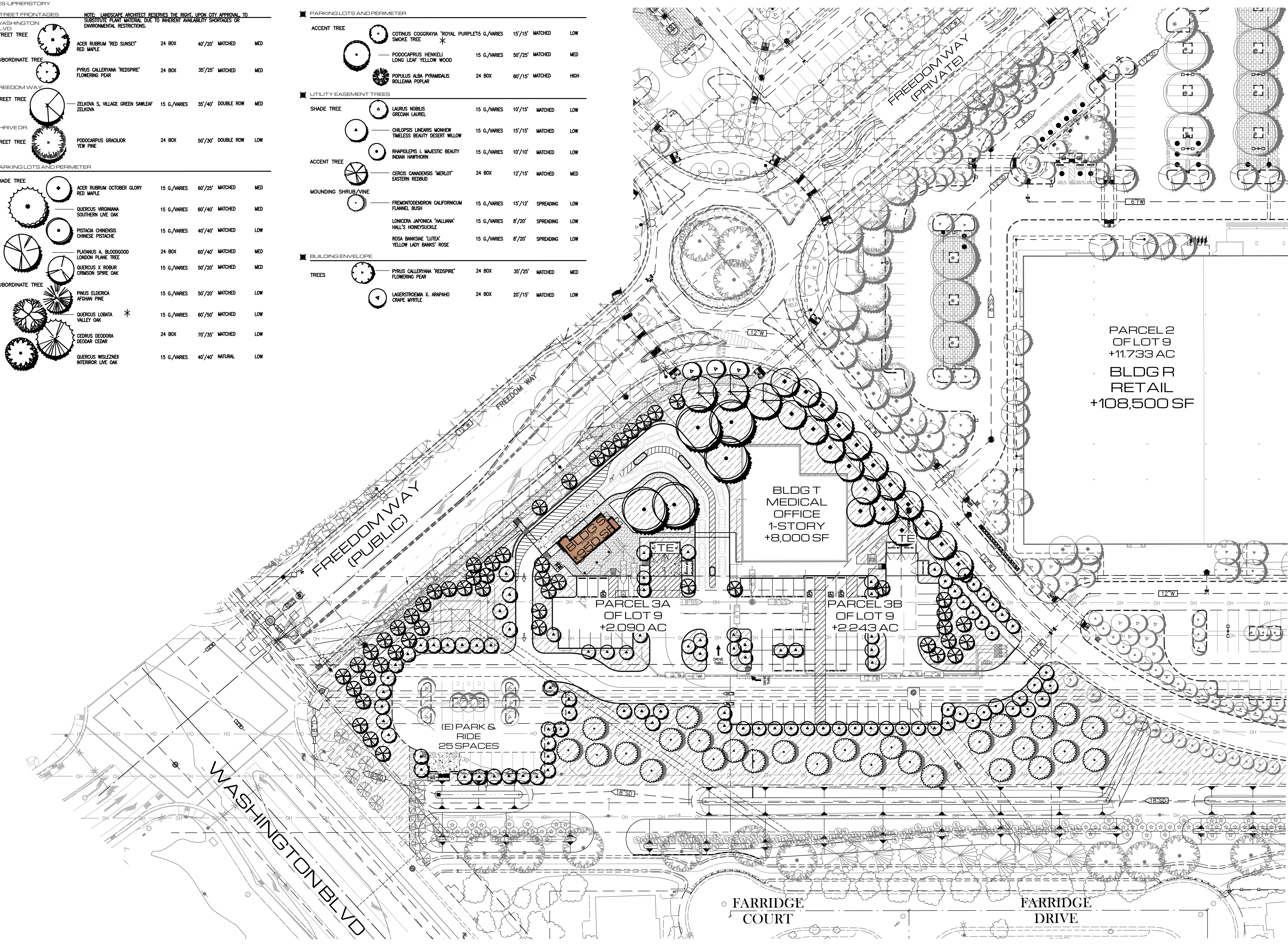
WATER QUALITY AREAS

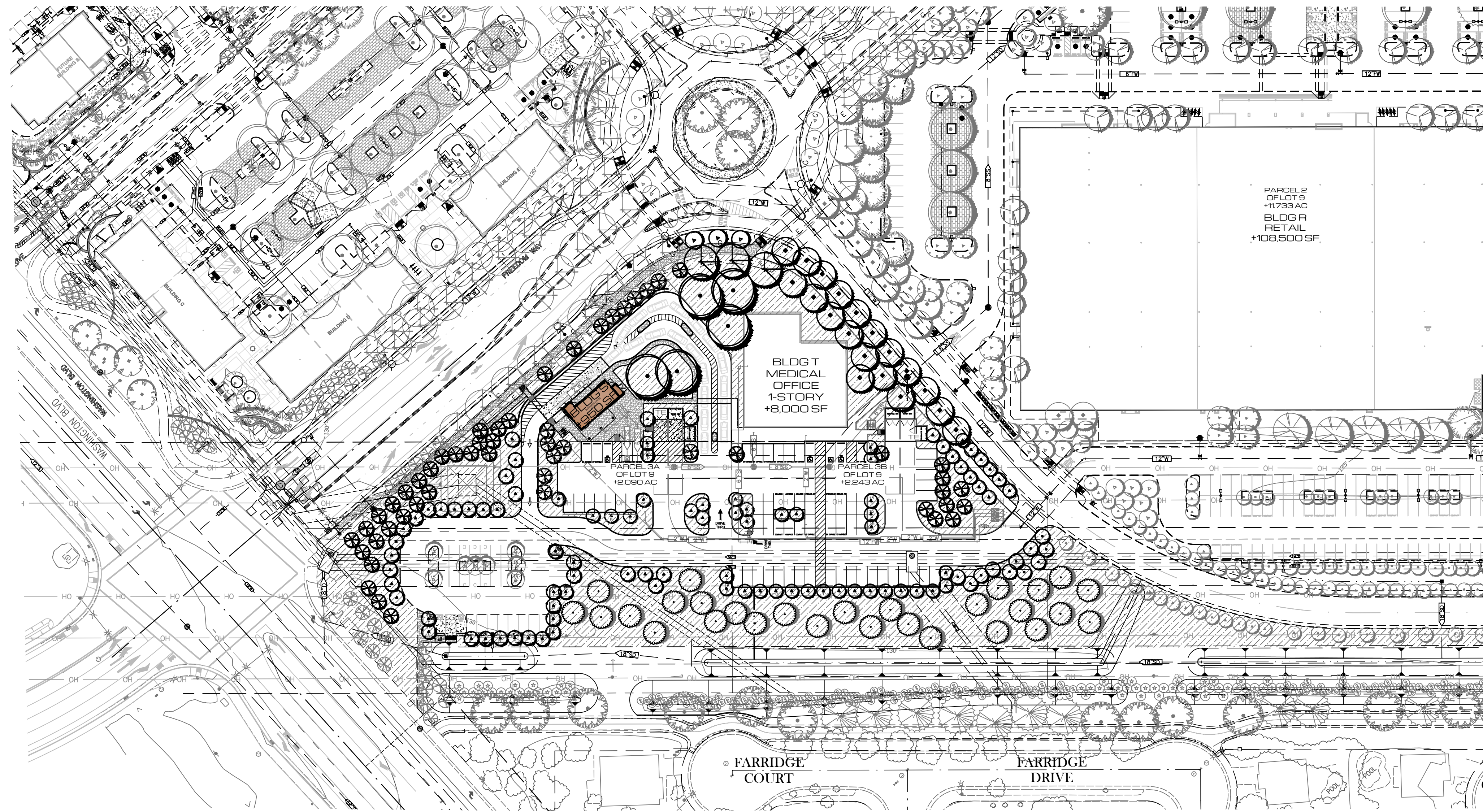
| SYMBOL | BOTANICAL NAME | SIZE (Min.) | SPACING (Min.) | WATER USE |
|--------|-------------------------|-------------|----------------|-----------|
| | CORNUS SERICEA | 1 GAL. | 4" c.c. | MED |
| | FESTUCA RUBRA | 1 GAL. | 18" c.c. | LOW |
| | FESTUCA BAIENSIS | 1 GAL. | 18" c.c. | LOW |
| | JUNCUS BALTICUS | 1 GAL. | 18" c.c. | LOW |
| | FRONIS OXYRIA | 1 GAL. | 5" c.c. | LOW |
| | ELYMUS SPP. | 1 GAL. | 18" c.c. | LOW |
| | SALIX PURPUREA | 1 GAL. | 18" c.c. | MED |
| | SPIREA SPP. | 1 GAL. | 3" c.c. | LOW |
| | ARCTOSTAPHYLOS UVI URSI | 1 GAL. | 38" c.c. | LOW |
| | MANCINIJA COMPACTA | 1 GAL. | 3" c.c. | LOW |

EASTERN and SOUTHERN BOUNDARY EDGE PLANTING-(EXISTING)

| SYMBOL | BOTANICAL NAME | SIZE (Min.) | SPACING (Min.) | WATER USE |
|--------|----------------------------------|-------------|----------------|-----------|
| | NON-IRRIGATED 'GREEN/OOLD BLEND' | SEED | NA | V LOW |
| | FRAXINUS CALIFORNICA 'LOWBOY' | 1 GAL. | 30" c.c. | LOW |
| | BU FILTRATION SOD | SOD | --- | MED |
| | TEUCORIUM X PROSTRATUM | 1 GAL. | 24" c.c. | LOW |
| | ROSA SPP. | 1 GAL. | 30" c.c. | LOW |
| | CORNUS SPP. | 1 GAL. | 24" c.c. | LOW |
| | CEANOTHUS SPP. | 1 GAL. | 36" c.c. | MED |

* DENOTES TREE SPECIES TO BE USED IN EASTERN BOUNDARY





LOT 9 - BLDG. S PARKING LOT SHADE STUDY

SCALE: 1"=60'0"

SHADE STUDY CALCULATIONS

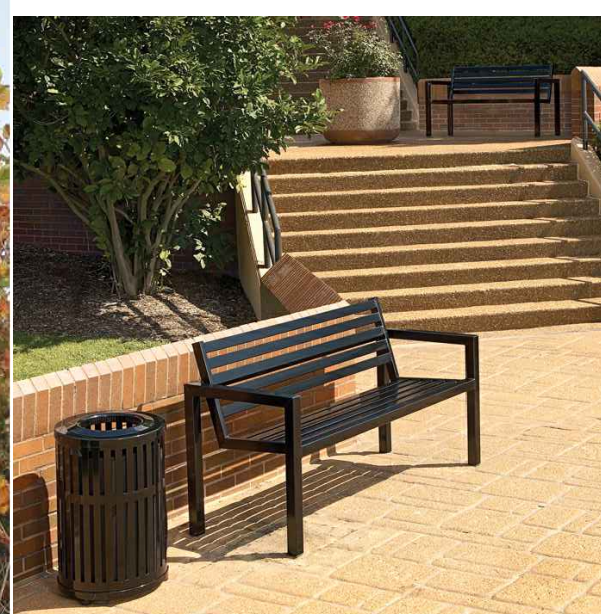
PROJECT: BAYSIDE HR PARCEL 49 4.4.2023

| LOT 9 BLDG. S | STANDARD STALLS | COMPACT STALLS | HANDICAP STALLS | TOTAL PAVED PARKING AREA: | TOTAL SHADE REQUIRED: | TOTAL SHADE PROVIDED: | TOTAL SHADE PERCENTAGE |
|---------------|-----------------|----------------|-----------------|---------------------------|-----------------------|-----------------------|------------------------|
| | 11 | 0 | 1 | 3,330 | 1,665 | 1,408 | 42% |

| SYMBOL | PATTERN | QTY. | UNIT IN S.F. | TOTAL S.F. |
|--------------------------------------|---------|------|--------------|--------------|
| 30' TO 35' TREES | | | | |
| Pistacia c., Zelkova s., Quercus v., | 35-I | 0 | X 961 | 0 |
| Quercus w., | 35-P | 0 | X 481 | 0 |
| | 35-N | 0 | X 240 | 0 |
| 25' TO 30' TREES | | | | |
| Quercus r., Pinus e. | 30-I | 0 | X 707 | 0 |
| | 30-P | 0 | X 354 | 0 |
| | 30-N | 0 | X 177 | 0 |
| 20' TO 25' TREES | | | | |
| Pyrus c. | 25-I | 0 | X 491 | 0 |
| | 25-P | 0 | X 246 | 0 |
| | 25-N | 0 | X 123 | 0 |
| 15' TO 20' TREES | | | | |
| Quercus r., | 20-I | 0 | X 314 | 0 |
| | 20-P | 0 | X 157 | 0 |
| | 20-N | 0 | X 79 | 0 |
| 10' TO 15' TREES | | | | |
| Cotinus c., Laurus n., Chilopsis l., | 15-I | 0 | X 177 | 0 |
| Rhapiolepis l., Cercis c., | 15-P | 16 | X 88 | 1,408 |
| Lagerstroemia i | 15-N | 0 | X 44 | 0 |
| TOTAL | | | | 1,408 |



LUMEC LUMILOK DECORATIVE LAMP*



BIKE



GARDCO PUREFORM PARKING LOT FIXTURE



GARDCO FULL CUTOFF BOLLARD



TRASH

PLANT LIST AND LEGEND: STAGE 2 PERMIT

| USE TYPE | SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE/ SPACING | HEIGHT/ SPREAD | WATER USE |
|--|--------|---|-------------|---------------|----------------|----------------|
| TREES-UPPERSTORY | | | | | | |
| NOTE: LANDSCAPE ARCHITECT RESERVES THE RIGHT, UPON CITY APPROVAL, TO SUBSTITUTE PLANT MATERIAL DUE TO INHERENT AVAILABILITY SHORTAGES OR ENVIRONMENTAL RESTRICTIONS. | | | | | | |
| STREET TREE | | ACER RUBRUM 'RED SUNSET' RED MAPLE | | 24 BOX | 40'/20' | MATCHED MED |
| SUBORDINATE TREE | | PYRUS CALLERYANA 'REDSPIRE' FLOWERING PEAR | | 24 BOX | 35'/25' | MATCHED MED |
| STREET TREE | | ZELKOVA S. VILAGE GREEN SHAWLEAF ZELKOVA | | 15 G./VARIES | 35'/40' | DOUBLE ROW MED |
| STREET TREE | | PODOCARPUS GRACILIOR YEW PINE | | 24 BOX | 50'/30' | DOUBLE ROW LOW |
| PARKING LOTS AND PERIMETER | | | | | | |
| SHADE TREE | | ACER RUBRUM OCTOBER GLORY RED MAPLE | | 15 G./VARIES | 60'/25' | MATCHED MED |
| | | QUERCUS VIRGINIANA SOUTHERN LIVE OAK | | 15 G./VARIES | 60'/40' | MATCHED MED |
| | | PISTACIA CHINENSIS CHINESE PISTACHE | | 15 G./VARIES | 40'/40' | MATCHED LOW |
| | | PLATANUS A. BLOODGOOD LONDON PLANE TREE | | 24 BOX | 60'/40' | MATCHED MED |
| | | QUERCUS X ROBUR CRIMSON SPICE OAK | | 15 G./VARIES | 50'/20' | MATCHED MED |
| SUBORDINATE TREE | | PIRUS ELDERICA PINE | | 15 G./VARIES | 50'/20' | MATCHED LOW |
| | | QUERCUS LOBATA VALLEY OAK | | 15 G./VARIES | 60'/50' | MATCHED LOW |
| | | CEDRUS DEODORA DEODAR CEDAR | | 24 BOX | 70'/35' | MATCHED LOW |
| | | QUERCUS WISLIZENI INTERIOR LIVE OAK | | 15 G./VARIES | 40'/40' | NATURAL LOW |
| ACCENT TREE | | COTINUS COGGRYA 'ROYAL PURPLE' SMOKE TREE | | 15 G./VARIES | 15'/15' | MATCHED LOW |
| | | PODOCARPUS HENKELI LONG LEAF YELLOW WOOD | | 15 G./VARIES | 50'/25' | MATCHED MED |
| | | POPULUS ALBA PYRAMIDALIS BOLLEANA POPLAR | | 24 BOX | 80'/15' | MATCHED HIGH |
| UTILITY EASEMENT TREES | | | | | | |
| SHADE TREE | | LAIURUS NOBILIS GREEDAN LAUREL | | 15 G./VARIES | 10'/15' | MATCHED LOW |
| | | CHILOPSIS LINEARIS MONHEW TIMELESS BEAUTY DESERT WILLOW | | 15 G./VARIES | 15'/15' | MATCHED LOW |
| | | RHAPIOLEPIS L. MAESTIC BEAUTY INDIAN Hawthorn | | 15 G./VARIES | 10'/10' | MATCHED LOW |
| ACCENT TREE | | CERCIS CANADENSIS 'NERLOT' EASTERN REDBUD | | 24 BOX | 12'/15' | MATCHED MED |
| MOUNDING SHRUB/VINE | | FREMONTODENDRON CALIFORNICUM FLAMEL BUSH | | 15 G./VARIES | 15'/12' | SPREADING LOW |
| | | LONICERA JAPONICA 'HALLIANA' HALL'S HONEYSUCKLE | | 15 G./VARIES | 8'/20' | SPREADING LOW |
| | | ROSA BANKSIAE 'LUTEA' YELLOW LADY BANKS' ROSE | | 15 G./VARIES | 8'/20' | SPREADING LOW |
| BUILDING ENVELOPE | | | | | | |
| TREES | | PYRUS CALLERYANA 'REDSPIRE' FLOWERING PEAR | | 24 BOX | 35'/25' | MATCHED MED |
| | | LAGERSTROEMIA X. ARAPAHO CRAPE MYRTLE | | 24 BOX | 20'/15' | MATCHED LOW |

SHRUB AND GROUNDCOVERS

SHRUBS, GROUNDCOVER, VINES, PERENNIALS, GRASSES-UNDERSTORY
BACKGROUND OR FOUNDATION SHRUB MATERIAL
EVERGREEN, LARGE SHRUBS TO 6'-0" USED FOR REDUCING BUILDING MASS OR SCREENING UNDESIRABLE VIEWS.

| Botanical Name | Size (Min.) | Spacing (Min.) | Water Use |
|--------------------------------|-------------|----------------|-----------|
| ARCHISTAPHYLOS H. MCMINN | 1/5 GAL | 5'oc. | LOW |
| ARBITRUS U. COMPACTA | 1/5 GAL | 3'oc. | LOW |
| GREVILLEA CHAENERA | 1/5 GAL | 6'oc. | LOW |
| NERUM OLIVANDER 'MRS. ROEDING' | 1/5 GAL | 6'oc. | LOW |
| FRANKLIA CALIFORNICA | 1/5 GAL | 6'oc. | LOW |
| RHAPHOLEPIS JACK EVANS | 5 GAL | 6'oc. | MOD LOW |
| XYLOPSA C. 'COMPACTA' | 5 GAL | 3'oc. | LOW |

FACER SHRUB MATERIAL
EVERGREEN OR DECIDUOUS SHRUBS TO 4'-0". USED FOR 'TERRACING' OF PLANT MATERIAL. SEASONAL COLOR AND SOFTENING OF BUILDING EDGES AND FOUNDATION SHRUBS.

| Botanical Name | Size (Min.) | Spacing (Min.) | Water Use |
|---------------------------|-------------|----------------|-----------|
| CELANOTHUS SPP. | 1/5 GAL | 3'oc. | LOW |
| ROSMARINUS 'SAN BRUNO' | 5 GAL | 4'oc. | LOW |
| LEPTOSTRAPHUM SPP. | 1/5 GAL | 5'oc. | LOW |
| CALLISTEMON LITTLE JOHN | 1 GAL | 3'oc. | LOW |
| RHAPHOLEPIS SPP. | 1/5 GAL | 4'oc. | MOD |
| ROSMARINUS O. TUSCAN BLUE | 1 GAL | 3'oc. | LOW |

ACCENT SHRUB MATERIAL
EVERGREEN OR PERENNIAL SHRUBS TO 3'-0". SOMETIMES LARGER. USED FOR AESTHETIC VALUE IN LANDSCAPE THROUGH BLOW, LEAF COLOR, OR OVERALL CHARACTER.

| Botanical Name | Size (Min.) | Spacing (Min.) | Water Use |
|---------------------------|-------------|----------------|-----------|
| HEPERALDE SPP. | 1 GAL | 18'oc. | MED |
| HEMEROCALLIS HYBRIDS | 1 GAL | 2'oc. | MED |
| MAHONIA A. 'COMPACTA' | 1/5 GAL | 2'oc. | LOW |
| CALLISTEMON LITTLE JOHN | 1 GAL | 3'oc. | LOW |
| MANISSEA 'HARSHOUR DWARF' | 1 GAL | 3'oc. | MED |
| FOENICULUM SPP. | 1 GAL | 2'oc. | LOW |

GROUND COVER MATERIAL
EVERGREEN OR PERENNIAL SHRUBS TO 30" HIGH. USED TO BLANKET LARGER AREAS AND AS A FILLER BETWEEN SITE WORK EDGES AND FACER SHRUBS.

| Botanical Name | Size (Min.) | Spacing (Min.) | Water Use |
|-----------------------------------|-------------|----------------|-----------|
| ARCTOSTAPHYLOS SPP. | 1 GAL | 36" oc. | LOW |
| BACCHARIS PILLULARIS | 1 GAL | 24" oc. | LOW |
| COPROSMA X. NIKKEI | 1 GAL | 36" oc. | MED |
| MANDINA H DWARF | 1 GAL | 36" oc. | LOW |
| ROSMARINUS O. 'PROSTRATUS' | 1 GAL | 36" oc. | MED |
| ROSA 'FLORER GARDEN' SPP. | 1 GAL | 24" oc. | MED |
| TRACHELOSPERMUM JAMAICANIDES | 1 GAL | 36" oc. | MED |
| LONICERA INTERRUPTA | 1 GAL | 24" oc. | MED |
| ROSA SPP. | 1 GAL | 24" oc. | MED |
| TURF SOODED - 'BOLERO' TURF TYPE | --- | --- | HIGH |
| DWARF FESCUE | --- | --- | MED |
| TURF SOODED - 'NO MOW FESCUE' | --- | --- | MED |
| NON-BRIGATED HYDRANGEA - PC SEED | --- | --- | --- |
| GREEN TO GOLD BLEND W/WILDFLOWERS | --- | --- | --- |

WATER QUALITY AREAS

EVERGREEN OR PERENNIAL SHRUBS TO 30" HIGH. USED TO BLANKET LARGER AREAS AND AS A FILLER BETWEEN SITE WORK EDGES AND FACER SHRUBS.

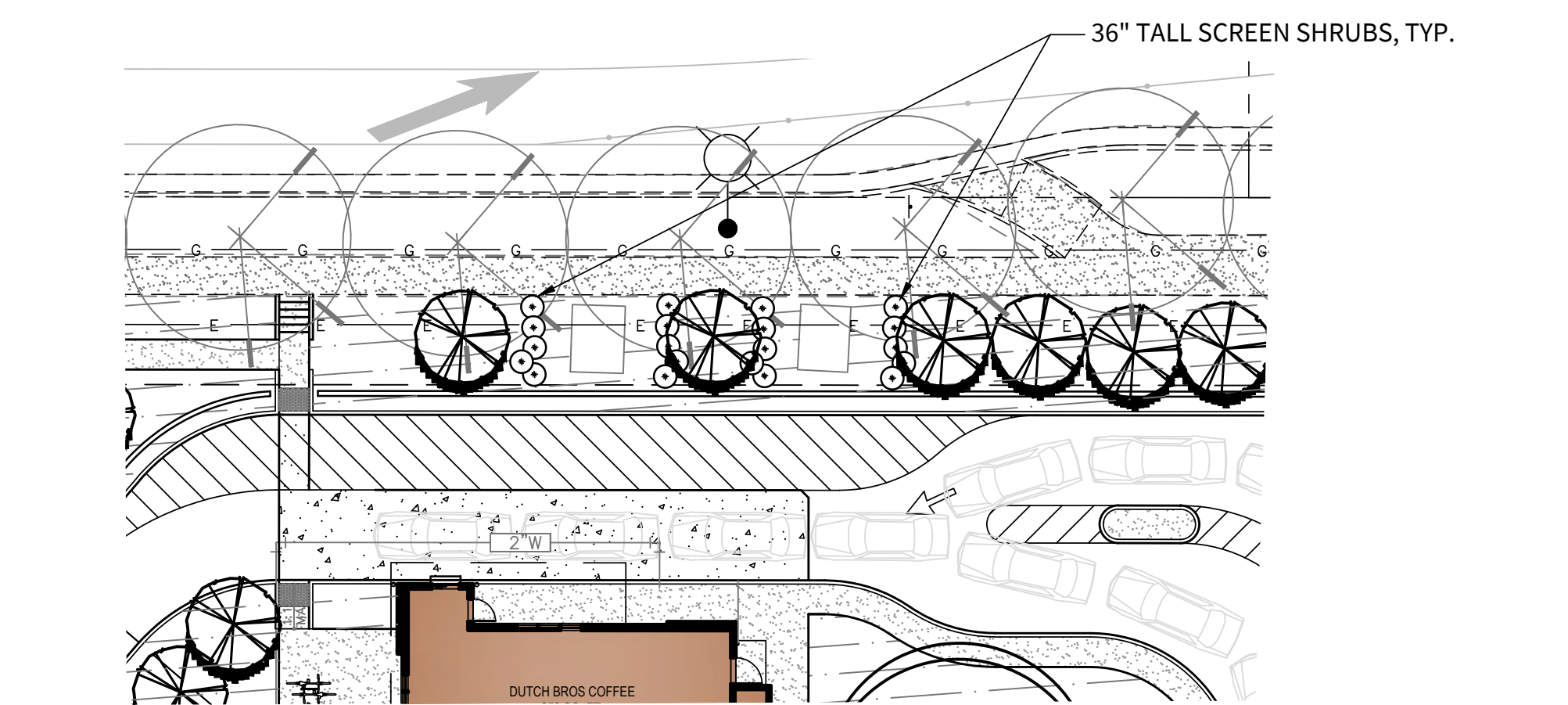
| Botanical Name | Size (Min.) | Spacing (Min.) | Water Use |
|------------------------|-------------|----------------|-----------|
| CORNUS SERICEA | 1 GAL | 4' oc. | MOD |
| FESTUCA IRIDIPOLEA | 1 GAL | 18" oc. | LOW |
| FESTUCA IRIDIPOLEA | 1 GAL | 18" oc. | LOW |
| JUNCUS BALTICUS | 1 GAL | 18" oc. | LOW |
| PRUNUS COSTEMA | 1 GAL | 5' oc. | LOW |
| ELYMUS SPP. | 1 GAL | 18" oc. | MOD |
| SALIX PURPUREA | 1 GAL | 3' oc. | LOW |
| ARCTOSTAPHYLOS UM URIS | 1 GAL | 36" oc. | LOW |
| MAHONIA COMPACTA | 1 GAL | 3' oc. | LOW |

EASTERN AND SOUTHERN BOUNDARY EDGE-PLANTING-(EXISTING)

EVERGREEN DROUGHT TOLERANT. USED TO BLANKET LARGER AREAS AND AS A TRANSITION BUFFER BETWEEN DEVELOPMENT AND OPEN SPACE PARCEL 8A. BUFFER TO OPEN SPACE PARCEL USING COMPATIBLE MATERIAL.

| Botanical Name | Size (Min.) | Spacing (Min.) | Water Use |
|---------------------------------|-------------|----------------|-----------|
| NON-BRIGATED 'GREEN/GOLD BLEND' | SEED | NA | V LOW |
| PIRACANTHA COCCINEA 'LOWBOY' | 1 GAL | 3'oc. | LOW |
| BIG FOLIATION SOD | 1 GAL | 3'oc. | MOD |
| TELICRUM X PROSTRATUM | 1 GAL | 24'oc. | LOW |
| ROSA SPP. | 1 GAL | 2'oc. | LOW |
| CORNUS SPP. | 1 GAL | 2'oc. | LOW |
| CELANOTHUS SPP. | 1 GAL | 3'oc. | LOW |

* DENOTES TREE SPECIES TO BE USED IN EASTERN BOUNDARY



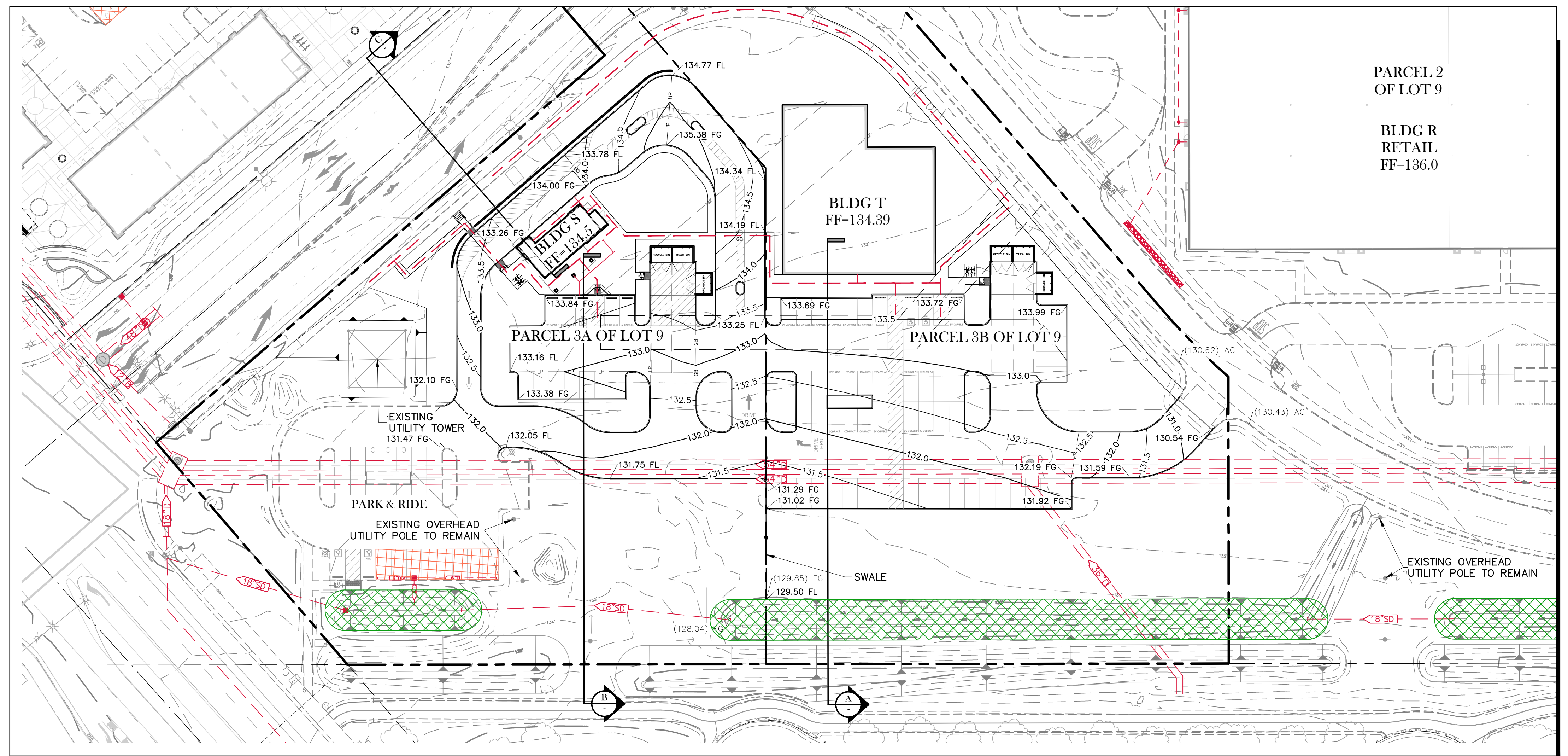
A TRANSFORMER SCREENING
1"=20"

STAGE 1 - PRELIMINARY GRADING SECTIONS

NCRSP - PARCEL 49

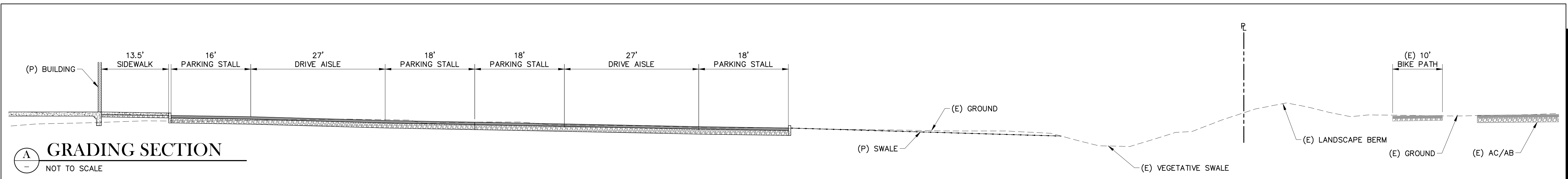
DUTCH BROS

PARCEL 3A OF LOT 9
MAJOR PROJECT PERMIT
ROSEVILLE, CA

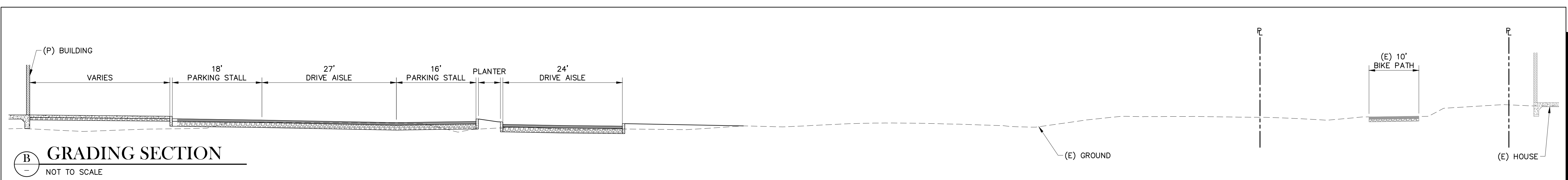


PARCEL 2
OF LOT 9

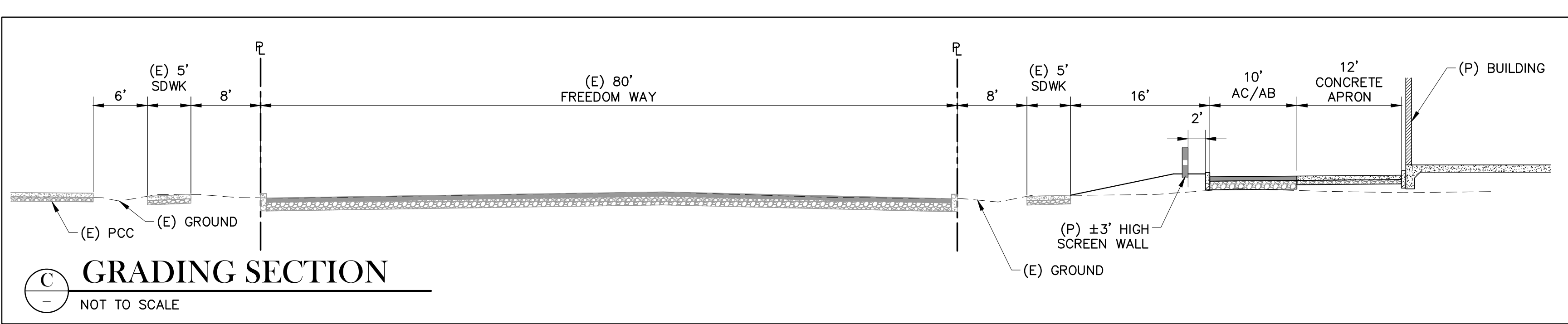
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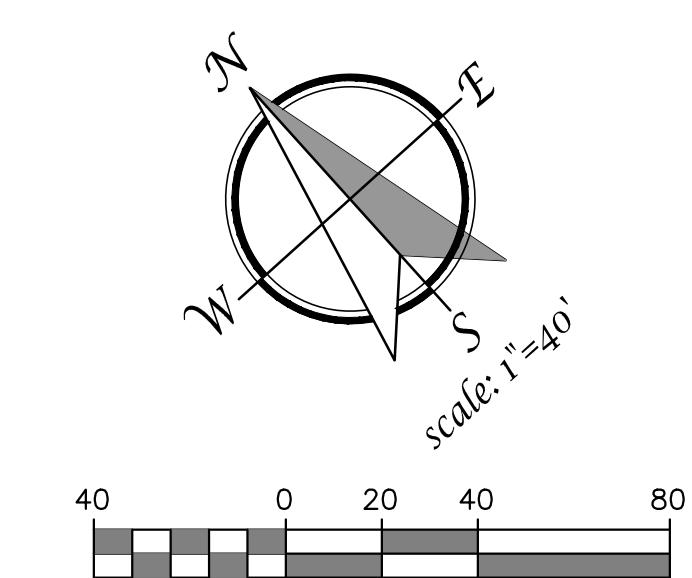
A GRADING SECTION
NOT TO SCALE



B GRADING SECTION
NOT TO SCALE



C GRADING SECTION
NOT TO SCALE



PRELIMINARY
GRADING SECTIONS
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\328-018\02 DWG\3- Preliminary Grading Plan - Dutch Bros.dwg, Date: 11/04/24, 01:25:24