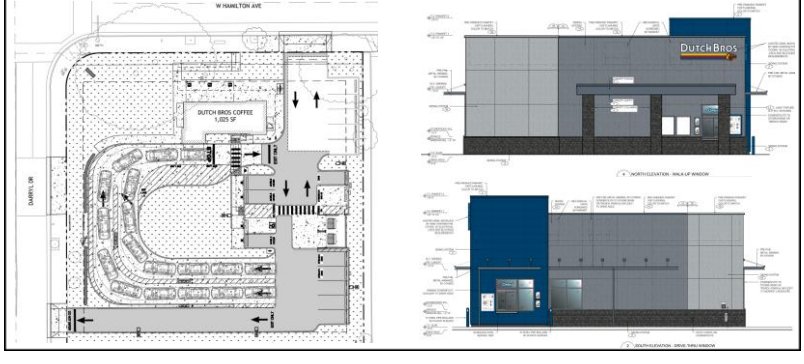
Location of Proposed Project



City of Campbell
70 North First Street
Campbell, CA 95008 –1423

Project Image



Courtesy Notice

Dear Campbell Resident, **April 30, 2026**

The City of Campbell Planning Division has received an application for a proposed project near you.

To learn more, scan the QR code below to view the project plans or contact the Project Planner listed. You will receive another notice before the City makes a decision on the project.

PROJECT INFO

Project Address: 770 W. Hamilton Avenue
Zoning | Area Plan: GC | N/A
Neighborhood Association(s): N/A
Council District: 3
File No.: PLN-2026-34
APN: 307-39-028
Applicant: Sarah Resnick
Property Owner: Caringello James Matthew et al.
Application Type: Conditional Use Permit with Site and Architectural Review

PROJECT DESCRIPTION

To allow the demolition of the existing 7,480 sq. ft. commercial building and the construction of a new 1,025 sq. ft. quick-service café (d.b.a. Dutch Bros. Coffee), with late night hours (5 AM to 11 PM daily), a two-lane drive-through, and a request for an exception to the City's Streetscape Standards to preserve existing onsite trees.

CONTACT

Project Planner: Stephen Rose, Senior Planner
stephenr@campbellca.gov
(408) 866-2142

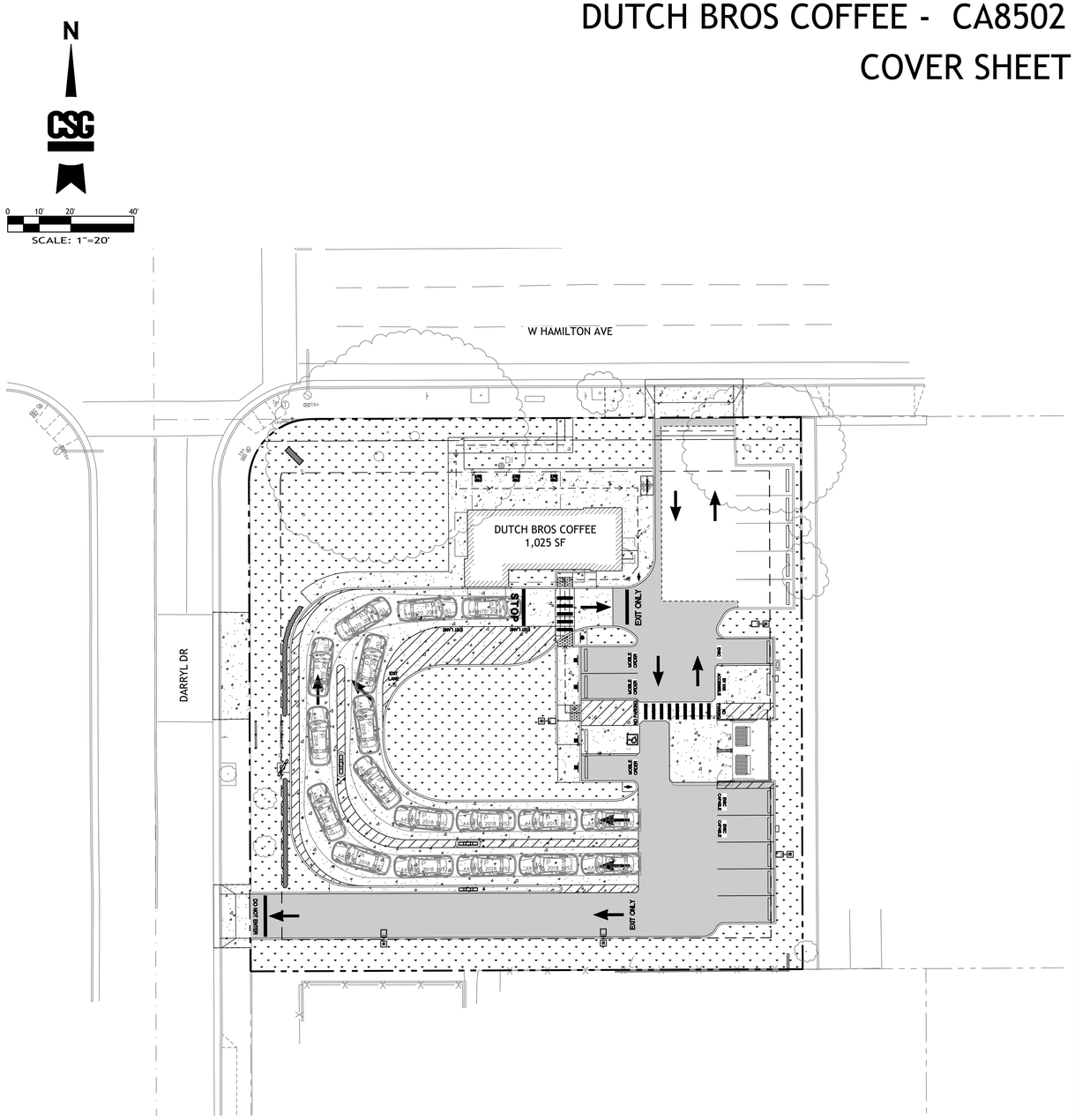
No decision is being made at this time. This notice is provided as a courtesy only. Before a decision is reached, you will receive a formal notice with another opportunity to submit public comments. For project status, contact the Project Planner.

City of Campbell , Planning Division
planning@campbellca.gov | (408) 866-2140

Scan the QR code to view current project plans. Plans are subject to change.

**Asistencia en Español (408) 866-2140 pida traduccion en Español

DUTCH BROS COFFEE - CA8502 - CAMPBELL, CA
COVER SHEET



OWNER
HILLANDALE DRIVE PROPERTIES, LLC
433 N. CAMBDEN DR., SUITE 1000
BEVERLY HILLS, CA 90210
TEL: (310) 247-2298
CONTACT: MICHAEL FARAHNIK
EMAIL: MICHAELF@STARPOINTPROPERTIES.COM

DEVELOPER
DUTCH BROS COFFEE
1930 W RIO SALADO PKWY
TEMPE, AZ 85281
TEL: (877) 899-2767
CONTACT: GURINDERJIT KEHR
EMAIL: GURINDERJIT.KEHR@DUTCHBROS.COM

ENGINEER
CORE STATES GROUP, LLC.
18215 72ND AVE. SOUTH
KENT, WA 98032
TEL: (425) 251-6222
CONTACT: ANTHONY MERLINO, P.E.
EMAIL: AMERLINO@CORE-STATES.COM
WEBSITE: HTTPS://WWW.CORES-STATES.COM

SURVEYOR
RICHTIG CORP.
13911 NOWATA CT
APPLE VALLEY, CA 92307
TEL: (111)-111-1111
CONTACT: AARON M. HAVENS
EMAIL: CHRIS@RICHTIGCORP.COM

LANDSCAPE ARCHITECT
CORE STATES GROUP, LLC.
18215 72ND AVE. SOUTH
KENT, WA 98032
CONTACT: JEFF VARLEY
TEL: (425) 251-6222

BUILDING ARCHITECT
GNICH ARCHITECTURE STUDIO
1001 SE SANDY BLVD, SUITE 100
PORTLAND, OR 97214
TEL: (503) 552-9079
CONTACT: OMAR GARZON

Sheet List Table

Sheet Number	Sheet Title
1	COVER SHEET
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3	PRELIMINARY CONSTRUCTION STAGING PLAN
4	PRELIMINARY SITE PLAN
5	PRELIMINARY GRADING AND DRAINAGE PLAN
6	PRELIMINARY STORMWATER CONTROL PLAN
7	PRELIMINARY UTILITY PLAN
8	FIRE ACCESS PLAN
9	WASTE HAULER PLAN
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VICINITY MAP

PROJECT DATA
NAME: DUTCH BROS COFFEE - CAMPBELL, CA

ADDRESS: 770 W HAMILTON AVE, CAMPBELL, CA 95008

BUILDING: Dutch Bros A2 (1,025 SF)

PARCEL NO.: 307-39-028

EXISTING ZONE: (GC) GENERAL COMMERCIAL:

EXISTING USE: VACANT PARKING LOT AND BUILDING

PROPOSED USE: RESTAURANT - DRIVE-UP OR FAST FOOD

GROSS PARCEL AREA = 30,539 SF (0.70 AC)
NET PARCEL AREA = 30,539 SF (0.70 AC)

PROPOSED GROUND COVER SUMMARY:

BUILDING:	1,025 SF	(3.2%)
TRASH ENCLOSURE:	240 SF	(0.8%)
PROPOSED PAVING (CONCRETE, ASPHALT, CURBS):	17,248 SF	(54.5%)
EXISTING PAVING (CONCRETE, ASPHALT, CURBS):	2,160 SF	(6.8%)
LANDSCAPE:	10,990 SF	(34.7%)

FLOOR AREA RATIO (FAR): 1,025 / 30,539 = 0.03

ON-SITE IMPROVEMENTS:
PERVIOUS AREA = 0.27 AC
IMPERVIOUS AREA = 0.43 AC

TOTAL AREA = 0.70 AC

OFF-SITE IMPROVEMENTS:
PERVIOUS AREA = 0 AC
IMPERVIOUS AREA = 0.02 AC

TOTAL AREA = 0.02 AC

PROPOSED PARKING SPACES:

- EXISTING PARKING TO REMAIN	= 5
- REGULAR PARKING	= 6
- ADA PARKING	= 1
- EV VAN ACCESSIBLE	= 1
- EV CAPABLE	= 1
- FUTURE EV CAPABLE	= 2
TOTAL PARKING	= 16
BICYCLE PARKING	= 2
QUEUING	= 360 FT TOTAL PROTECTED LANES (18 CARS)
TRASH ENCLOSURE	= 20' X 12'

LEGEND

	EXISTING	PROPOSED
CURB AND GUTTER		
BARRIER CURB		
CONCRETE		
ASPHALT		
GRIND AND OVERLAY		
LANDSCAPING AREA		
SAWCUT LINE		
CONCRETE JOINT		
PAINT STRIPING		
DIRECTIONAL ARROW		
BOLLARD		
SIGN		
BUILDING LINE		
CONTOURS	432	432
WATER LINE	W	W
FIRE HYDRANT		
WATER METER		
WATER VALVE		

LEGEND

	EXISTING	PROPOSED
FIRE DEPARTMENT CONN.		
POST INDICATOR VALVE		
STORM LINE	SD	
CATCH BASIN TYPE 1		
CATCH BASIN TYPE 2		
SANITARY SEWER LINE	SS	
SANITARY SEWER MANHOLE		
CLEANOUT (AS NOTED)		
POWER OVERHEAD	P (OH)	P(OH)
POWER UNDERGROUND	P (UG)	P(UG)
POWER METER		
UTILITY POLE		
JUNCTION BOX (TYPE 1,2,3)		
LUMINAIRE		
YARD LIGHT		
TELEPHONE	T(UG)	T
GAS	G	G
GAS METER		
GAS VALVE		

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CORE STATES GROUP

18215 72nd Avenue South
Kent, WA 98032
855.CSG.1999

www.core-states.com

CORESTATES, INC.

CALIFORNIA ENGINEERING
CERTIFICATE OF AUTHORIZATION
NO. 100524452

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770 W. HAMILTON AVE.
CAMPBELL, CA 95008

Client:
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1930 WEST RIO SALADO PARKWAY
TEMPE, AZ 85281
TEL: (877) 899-2767

Revision/Issue:

REV	DATE	COMMENT	BY

Drawn:	DT
Reviewed:	AEM
Sheet Date:	03/16/2026
Proj. Number:	25.41857

Sheet Title:
COVER SHEET

Sheet Number:
1

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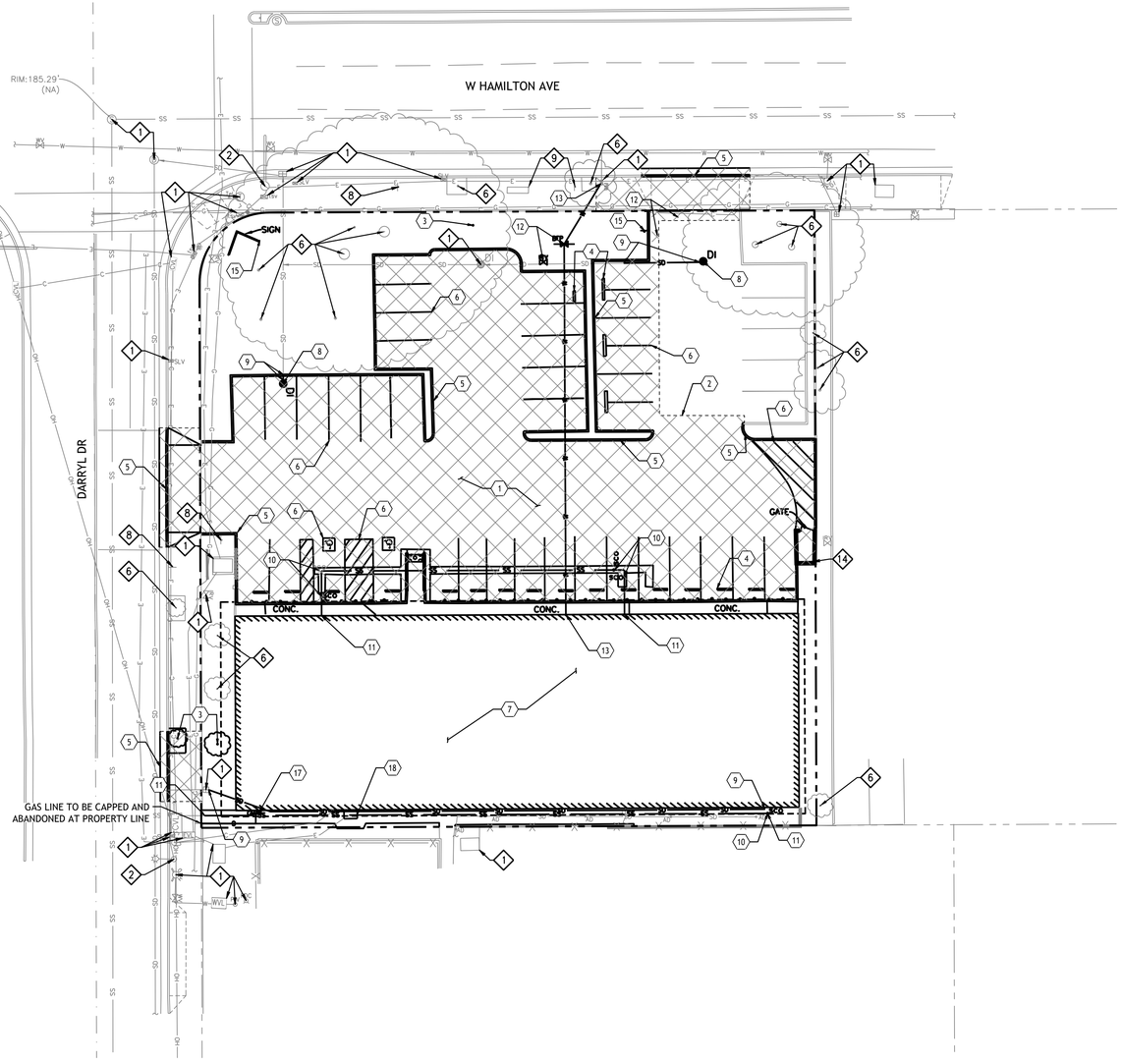
DUTCH BROS COFFEE - CA8502 - CAMPBELL, CA
DEMOLITION PLAN

N

CSG

0 10' 20' 40'

SCALE: 1"=20'





GENERAL CLEARING NOTES:

1. SCHEDULE AND LIMIT REMOVAL OF EXISTING VEGETATION AND GROUND COVER TO THE MAXIMUM EXTENT FEASIBLE WITHIN ACTIVE WORK AREA.
2. ALL TOPSOIL (WHEN ENCOUNTERED) SHALL REMAIN ON-SITE AND BE UTILIZED FOR SITE RESTORATION FOLLOWING COMPLETION OF GRADING ACTIVITIES.
3. GEOTECHNICAL ENGINEER SHALL BE ON-SITE DURING ALL STRIPPING AND GRUBBING OPERATIONS TO VERIFY CONDITION OF SUBGRADE AND REMOVAL OF ALL ORGANIC MATERIAL, STUMPS, UNCONTROLLED FILL, ETC.
4. GEOTECHNICAL ENGINEER SHALL OBSERVE AND TEST FILL MATERIAL AS REQUIRED TO CERTIFY THE COMPLETED FILLS.
5. ITEMS FOR DEMOLITION ARE DEPICTED PER DESIGN DRAWINGS. CONTRACTOR TO VERIFY AND LOCATE ALL ITEMS FOR DEMOLITION PRIOR TO START OF CONSTRUCTION AND NOTIFY BARGHAUSEN CONSULTING ENGINEERS, INC. IMMEDIATELY OF ANY DISCREPANCIES.
6. CONTRACTOR TO REVIEW AS-BUILT DRAWINGS IN PROJECT AREA AND REMOVE AND/OR RELOCATE ANY SITE APPURTENANCES IN PROJECT AREA THAT IMPACT THE PROJECT.
7. CONCRETE SIDEWALK REPLACEMENT, CONTRACTOR SHALL REMOVE AND REPLACE TO THE NEAREST JOINT.

GENERAL PROTECTIONS NOTES:

1. ALL EXISTING UTILITY BOXES, VAULTS, MANHOLES AND PEDESTALS LOCATED WITHIN THE CONSTRUCTION SITE LIMITS SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION, TYPICAL.
2. ALL EXISTING CURBING NOT SHOWN FOR DEMOLITION, LOCATED WITHIN THE CONSTRUCTION SITE LIMITS SHALL BE PROTECTED IN PLACE DURING ALL PHASES OF CONSTRUCTION, TYPICAL.
3. ALL EXISTING POWER POLE(S), LIGHT POLE(S) AND SIGNAL POLE(S) LOCATED WITHIN THE CONSTRUCTION SITE LIMITS SHALL BE PROTECTED, IN-PLACE DURING ALL PHASES OF CONSTRUCTION, TYPICAL.
4. ALL EXISTING TREE(S) TO REMAIN THAT ARE LOCATED WITHIN THE CONSTRUCTION SITE LIMITS SHALL BE PROTECTED, TYPICAL.

(#) DEMOLITION CONTROL NOTES:

1. DEMOLISH AND REMOVE EXISTING PAVEMENT.
2. APPROXIMATE SAWCUT LIMITS, TYPICAL.
3. REMOVE EXISTING TREE.
4. DEMOLISH EXISTING PARKING CURB STOP.
5. DEMOLISH AND REMOVE EXISTING CURB AND GUTTER AS NECESSARY TO CONSTRUCT IMPROVEMENTS.
6. REMOVE EXISTING PAVEMENT STRIPING, TYPICAL.
7. DEMOLISH EXISTING BUILDING
8. DEMOLISH EXISTING STORM STRUCTURE
9. DEMOLISH STORM PIPE BETWEEN KEYNOTES
10. DEMOLISH EXISTING SEWER STRUCTURE
11. DEMOLISH SEWER LINE BETWEEN KEYNOTES
12. DEMOLISH EXISTING WATER STRUCTURE
13. DEMOLISH WATER LINE BETWEEN KEYNOTES
14. DEMOLISH EXISTING GATE
15. DEMOLISH EXISTING SIGN
16. DEMOLISH CONCRETE PANEL FOR WATER METER INSTALLATION
17. DEMOLISH EXISTING GAS METER
18. DEMOLISH EXISTING ELECTRICAL SWITCH GEAR

* ALL DEMOLITION/REMOVAL ITEMS MENTIONED ABOVE TO BE DISPOSED OF OFFSITE. CONTRACTOR TO ENSURE DISPOSAL COMPLIES WITH CITY STANDARDS AND REGULATIONS FOR OFFSITE DISPOSAL/RECYCLING.

(#) SPECIAL PROTECTION NOTES:

1. PROTECT EXISTING UTILITY BOXES, MANHOLES, CLEANOUTS, PEDESTALS, AND ASSOCIATED UNDERGROUND UTILITY LINES FROM DAMAGE DURING CONSTRUCTION, TYPICAL.
2. PROTECT EXISTING POWER POLES, LIGHT POLES, AND SIGNALE POLES FROM DAMAGE DURING CONSTRUCTION
3. PROTECT EXISTING ROADWAY, CURB AND GUTTER FROM DAMAGE DURING CONSTRUCTION.
4. PROTECT EXISTING SIDEWALK AND CURB FROM DAMAGE DURING CONSTRUCTION.
5. PROTECT EXISTING PAVEMENT FROM DAMAGE DURING CONSTRUCTION.
6. EXISTING TREE TO REMAIN UNLESS OTHERWISE NOTED, TYP. PROTECT DURING CONSTRUCTION.
7. PROTECT EXISTING SURVEY MONUMENT FROM DAMAGE DURING CONSTRUCTION.
8. PROTECT EXISTING SIGN FROM DAMAGE DURING CONSTRUCTION.
9. PROTECT EXISTING BUS STOP SIGN AND BENCH FOR REUSE.

DEMOLITION LEGEND:

PAVEMENT REMOVAL

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770 W. HAMILTON AVE.
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Client:
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1930 WEST RIO SALADO PARKWAY
TEMPE, AZ 85281
TEL: (877) 899-2767

DUTCH BROS COFFEE

Revision/Issue:

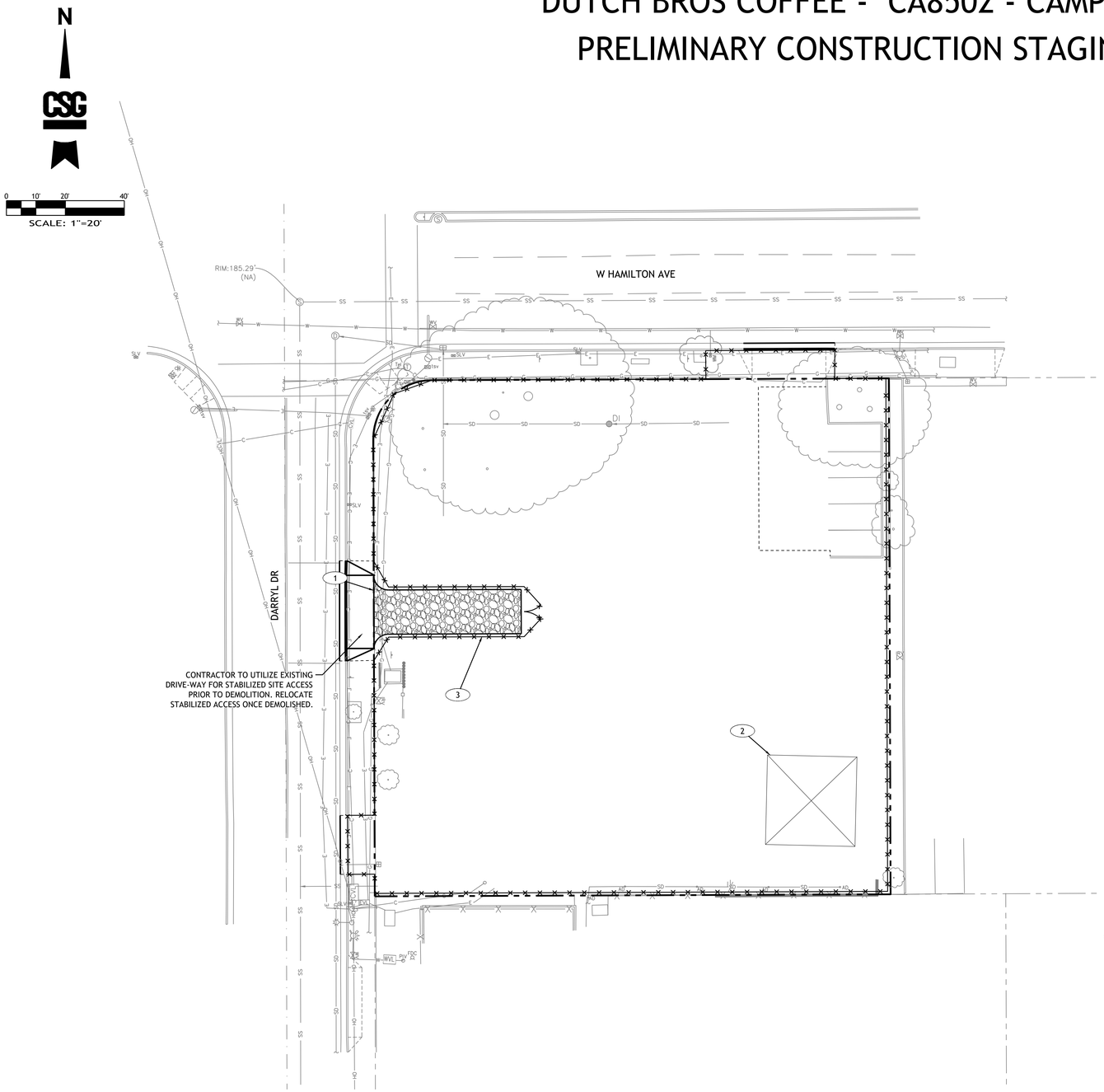
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Reviewed:	AEM
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DEMOLITION PLAN

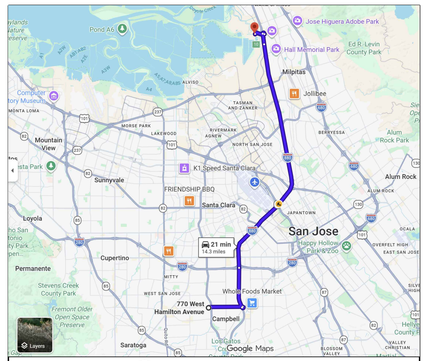
Sheet Number:
2

DUTCH BROS COFFEE - CA8502 - CAMPBELL, CA
PRELIMINARY CONSTRUCTION STAGING PLAN





N.T.S VICINITY MAP



N.T.S TRUCK HAUL ROUTE

GENERAL NOTES

1. INSTALL TEMPORARY STABILIZED CONSTRUCTION ENTRANCE PER CALTRANS STANDARD PLAN 'T-58', ADJUST AS NECESSARY DURING CONSTRUCTION.
2. APPROXIMATE LOCATION OF CONTRACTOR STAGING AREA THAT IS TO BE USED FOR MATERIAL/EQUIPMENT STORAGE, VEHICLE AND EQUIPMENT FUELING/MAINTENANCE, AND TEMPORARY SANITARY FACILITIES.
3. INSTALL TEMPORARY CONSTRUCTION FENCE AROUND PERIMETER OF CONSTRUCTION SITE WITH SITE ACCESS GATE WITH LOCKING DEVICE AT TEMPORARY CONSTRUCTION ENTRANCES. FIELD VERIFY AND CONFIRM EXACT LOCATION WITH ARCHITECT/OWNER.

DEMOLITION LEGEND:

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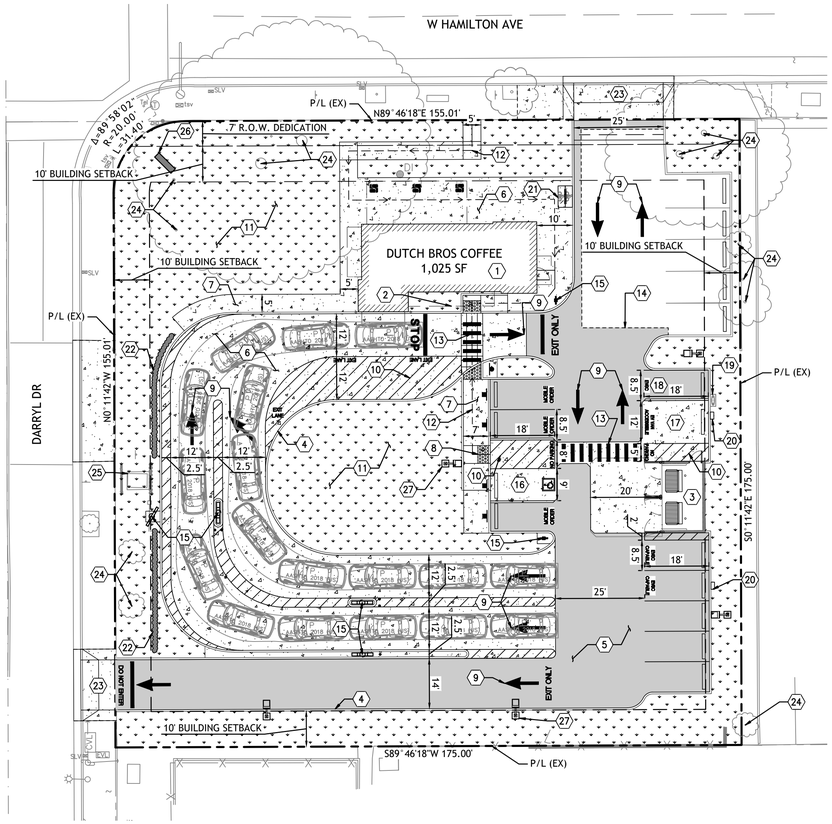
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PRELIMINARY CONSTRUCTION STAGING PLAN

Sheet Number:
3

DUTCH BROS COFFEE - CA8502 - CAMPBELL, CA
PRELIMINARY SITE PLAN



SITE PLAN NOTES:

1. LOCATION OF DUTCH BROS COFFEE BUILDING. SEE ARCHITECTURAL PLANS FOR DETAILS.
2. LOCATION OF AWNING, TYP. SEE ARCHITECTURAL PLANS FOR DETAILS.
3. PROPOSED 20'X12' TRASH ENCLOSURE WITH CONCRETE PAD.
4. PROPOSED CONCRETE BARRIER CURB, TYPICAL.
5. PROPOSED ASPHALT PAVEMENT, TYPICAL.
6. PROPOSED ON-SITE CONCRETE PAVEMENT, TYPICAL.
7. PROPOSED ON-SITE CONCRETE SIDEWALK (WIDTH VARIES), TYPICAL.
8. PROPOSED ACCESSIBLE RAMP, TYPICAL.
9. PROPOSED DIRECTIONAL PAVEMENT MARKINGS, TYPICAL.
10. PROPOSED NO PARKING STRIPING. STRIPES 4" WIDE, 45 DEGRESS, 24" O.C, SAFETY WHITE, TYPICAL.
11. PROPOSED LANDSCAPE AREA, TYPICAL.
12. PROPOSED ACCESSIBLE PATH, TYPICAL. SEE ACCESSIBLE NOTE THIS SHEET.
13. PROPOSED CONTINENTAL TYPE PEDESTRIAN CROSSWALK STRIPING.
14. PROPOSED SAWCUT LINE, TYPICAL.
15. PROPOSED LOCATION OF SIGN. REFER CONSTRUCT CONCRETE PAD IF IN LANDSCAPED AREA.
16. PROPOSED ACCESSIBLE STALL.
17. PROPOSED ACCESSIBLE EV STALL.
18. PROPOSED EV STALL.
19. PROPOSED EV CHARGING STATION.
20. PROPOSED CHRISTY BOX
21. PROPOSED BICYCLE PARKING
22. LANDSCAPING HEDGE SCREEN
23. PROPOSED COMMERCIAL DRIVEWAY PER CITY OF CAMPBELL PUBLIC WORKS DEPARTMENT DETAIL NO. C-19
24. EXISTING TREE TO REMAIN
25. EXISTING TRANSFORMER TO REMAIN
26. PROPOSED MONUMENT SIGN
27. PROPOSED SITE LIGHT, TYPICAL.



N.T.S VICINITY MAP

PROJECT DATA

NAME: DUTCH BROS COFFEE - CAMPBELL, CA

ADDRESS: 770 W HAMILTON AVE, CAMPBELL, CA 95008

BUILDING: Dutch Bros A2 (1,025 SF)

PARCEL NO.: 307-39-028
PARCEL AREA = 30,539 SF (0.70 AC)

PROPOSED PARKING SPACES:

- EXISTING PARKING TO REMAIN	= 5
- REGULAR PARKING	= 6
- ADA PARKING	= 1
- EV VAN ACCESSIBLE	= 1
- EV CAPABLE	= 1
- FUTURE EV CAPABLE	= 2
TOTAL PARKING	= 16
BICYCLE PARKING	= 2
QUEUING	= 360 FT TOTAL PROTECTED LANES (18 CARS)
TRASH ENCLOSURE	= 20' X 12'



LEGEND

- BUILDING LINE
- EXISTING CURB TO REMAIN
- PROPOSED CURB
- PROPOSED LANDSCAPING
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED ACCESSIBILITY ROUTE

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DUTCH BROS Coffee

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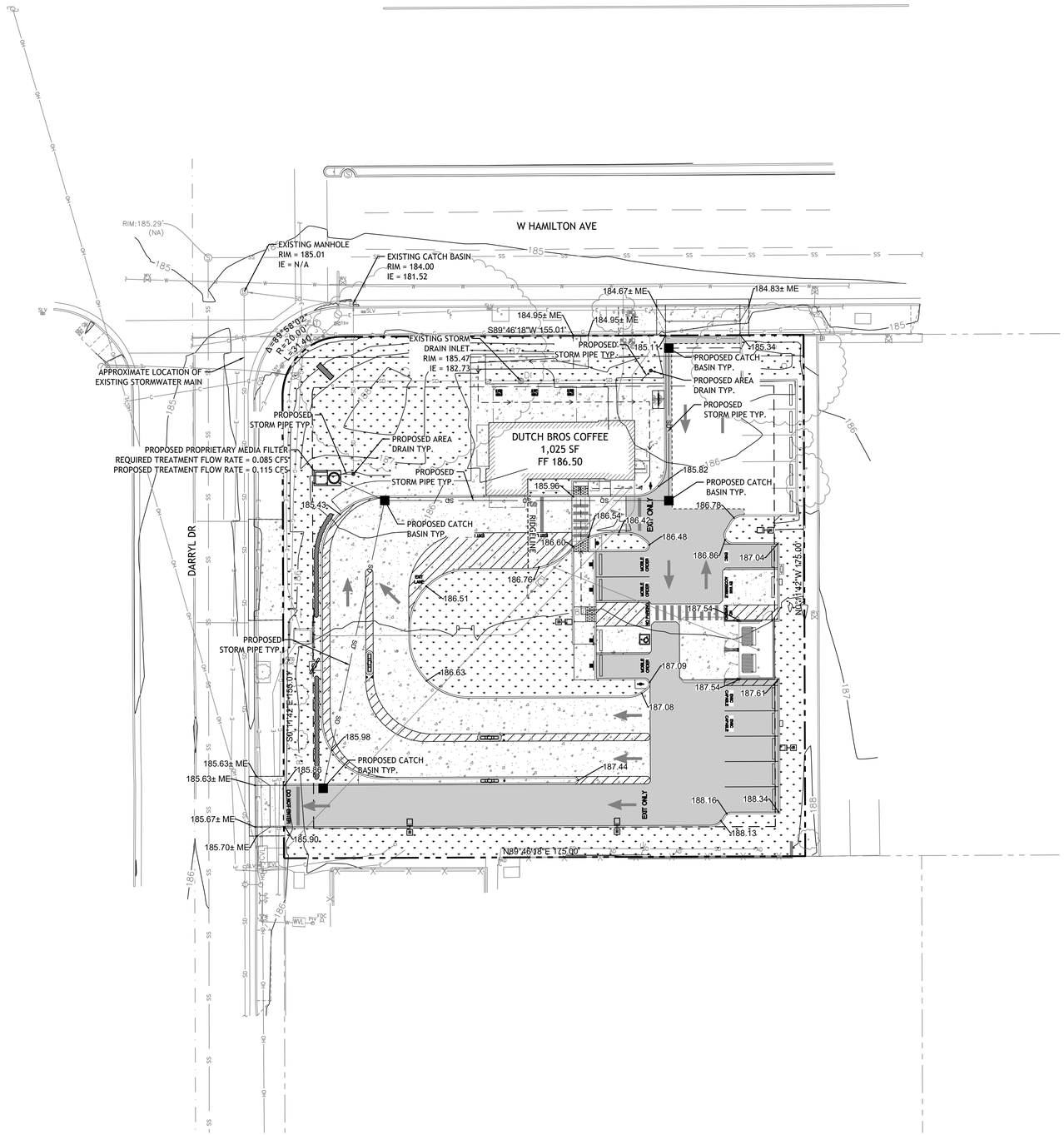
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Sheet Title:
PRELIMINARY SITE PLAN

Sheet Number:
4

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DUTCH BROS COFFEE - CA8502 - CAMPBELL, CA
PRELIMINARY GRADING AND DRAINAGE PLAN





N.T.S VICINITY MAP

GRADING PLAN LEGEND:

FL	- FLOWLINE
FF	- FINISHED FLOOR
FSH	- FLUSH
ME	- MATCH EXISTING ELEVATION
RIM	- RIM/GRATE ELEVATION OF STRUCTURE
SW	- SIDEWALK
TC	- TOP OF CURB/SIDEWALK
TP	- TOP OF PAVEMENT
TPI	- TOP OF ISLAND
GB	- GRADE BREAK
GRD	- FINISH GROUND

EXISTING CONTOURS XXX

N

CSG

0 10' 20' 40'

SCALE: 1"=20'

LEGEND

- BUILDING LINE
- EXISTING CURB TO REMAIN
- PROPOSED CURB
- PROPOSED LANDSCAPING
- PROPOSED ASPHALT
- PROPOSED CONCRETE

CORE STATES GROUP

18215 72nd Avenue South
Kent, WA 98032
855.CSG.1999

www.core-states.com

CORESTATES, INC.

CALIFORNIA ENGINEERING
CERTIFICATE OF AUTHORIZATION
NO. 100524452

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Project:
DUTCH BROS COFFEE CA8502
770 W. HAMILTON AVE.
CAMPBELL, CA 95008

Client:
DUTCH BROS COFFEE
1930 WEST RIO SALADO PARKWAY
TEMPE, AZ 85281
TEL: (877) 899-2767

DUTCH BROS Coffee

Revision/Issue:

REV	DATE	COMMENT	BY

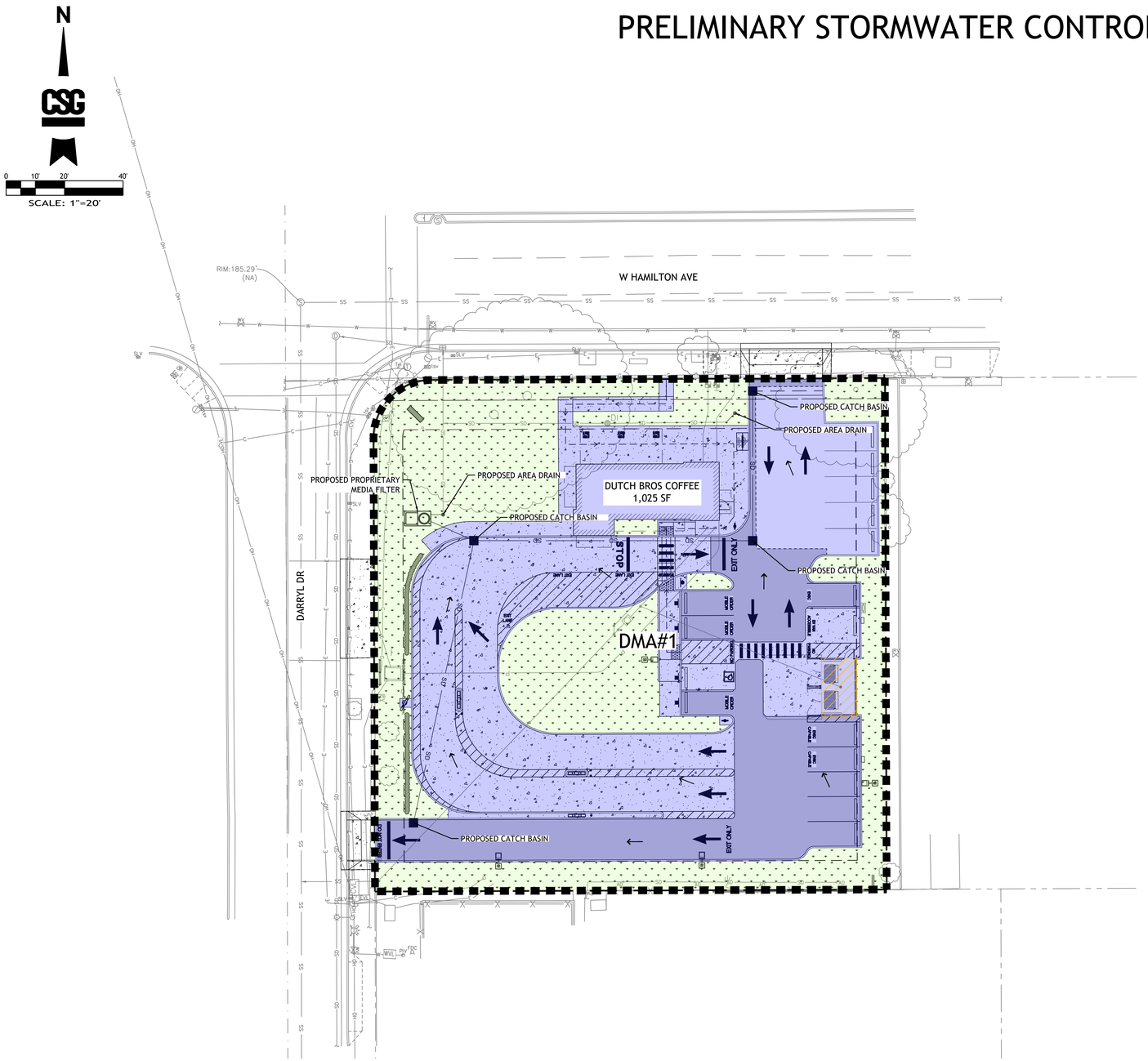
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Sheet Title:
PRELIMINARY GRADING AND DRAINAGE PLAN

Sheet Number:
5

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DUTCH BROS COFFEE - CA8502 - CAMPBELL, CA
PRELIMINARY STORMWATER CONTROL PLAN





VICINITY MAP

PROJECT DATA

NAME: DUTCH BROS COFFEE - CAMPBELL, CA

ADDRESS: 770 W HAMILTON AVE, CAMPBELL, CA 95008

BUILDING: Dutch Bros A2 (1,025 SF)

PARCEL NO.: 307-39-028

EXISTING ZONE: (GC) GENERAL COMMERCIAL:

EXISTING USE: VACANT PARKING LOT AND BUILDING

PROPOSED USE: RESTAURANT - DRIVE-UP OR FAST FOOD

PARCEL AREA = 30,539 SF (0.70 AC)

ON-SITE IMPROVEMENTS:	
PERVIOUS AREA	= 0.27 AC
IMPERVIOUS AREA	= 0.43 AC
TOTAL AREA	= 0.70 AC
OFF-SITE IMPROVEMENTS:	
PERVIOUS AREA	= 0 AC
IMPERVIOUS AREA	= 0.02 AC
TOTAL AREA	= 0.02 AC
PROPOSED PARKING SPACES:	
- EXISTING PARKING TO REMAIN	= 5
- REGULAR PARKING	= 6
- ADA PARKING	= 1
- EV VAN ACCESSIBLE	= 1
- EV CAPABLE	= 1
- FUTURE EV CAPABLE	= 2
TOTAL PARKING	= 16
BICYCLE PARKING	= 2
QUEUING	= 360 FT TOTAL PROTECTED LANES (18 CARS)
TRASH ENCLOSURE	= 20' X 12'

DRAINAGE MANAGEMENT AREA SUMMARY TABLE

DMA NO.	TOTAL AREA (SF)	IMPERVIOUS AREA (SF)
1	31,410	20,420

LEGEND

- EXISTING CURB TO REMAIN
- PROPOSED LANDSCAPING
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- DMA BOUNDARY
- DRAINAGE FLOW PATH (PROPOSED)
- POLLUTANT SOURCE
- POLLUTANT SOURCE (HERBICIDES, PESTICIDES)

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DUTCH BROS COFFEE

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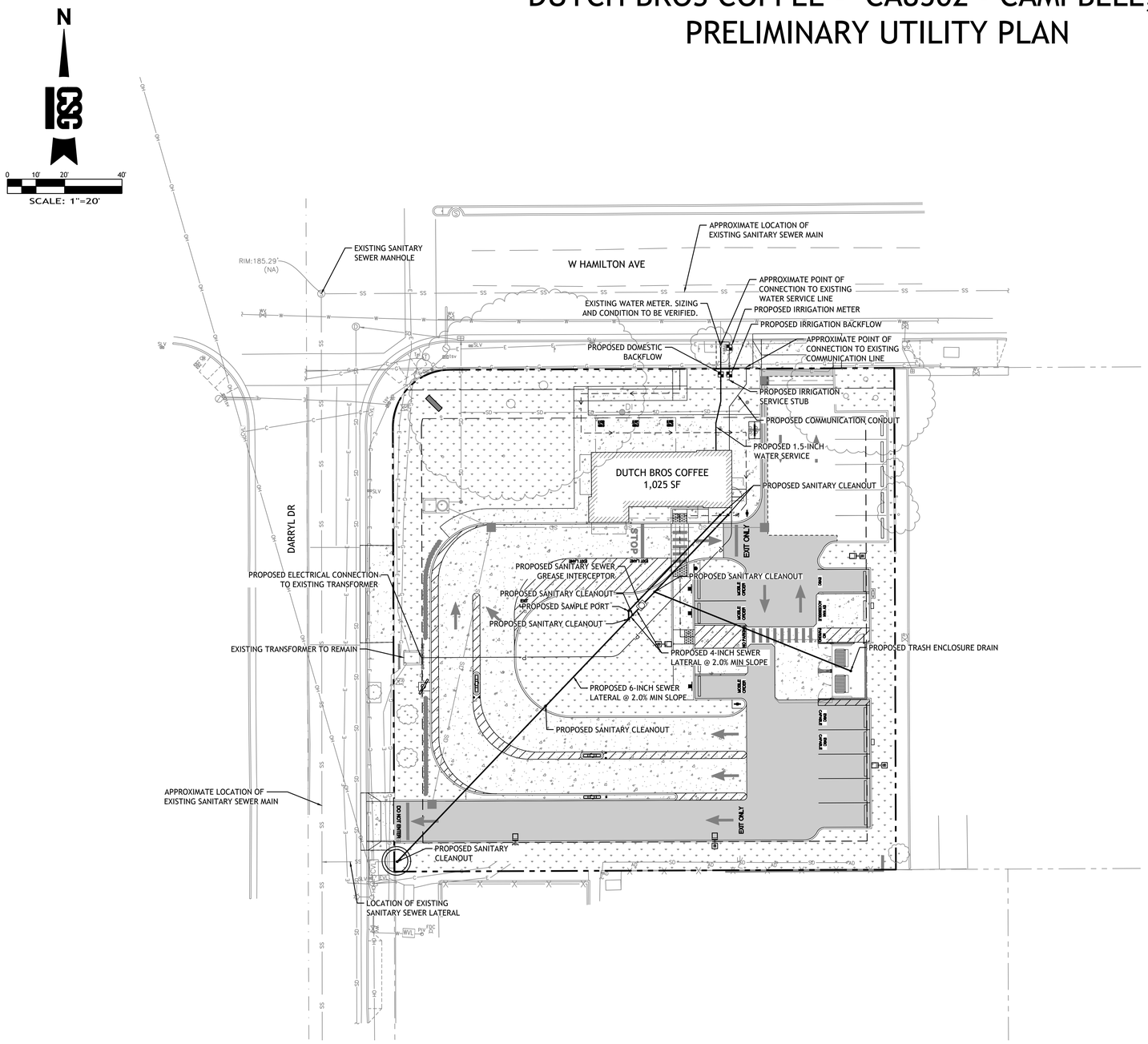
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PRELIMINARY STORMWATER CONTROL PLAN

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DUTCH BROS COFFEE - CA8502 - CAMPBELL, CA
PRELIMINARY UTILITY PLAN





N.T.S VICINITY MAP

UTILITY POTHOLING NOTE:

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

LEGEND

- PROPOSED LANDSCAPING
- EXISTING LANDSCAPING
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- BUILDING LINE
- EXISTING CURB TO REMAIN
- PROPOSED CURB

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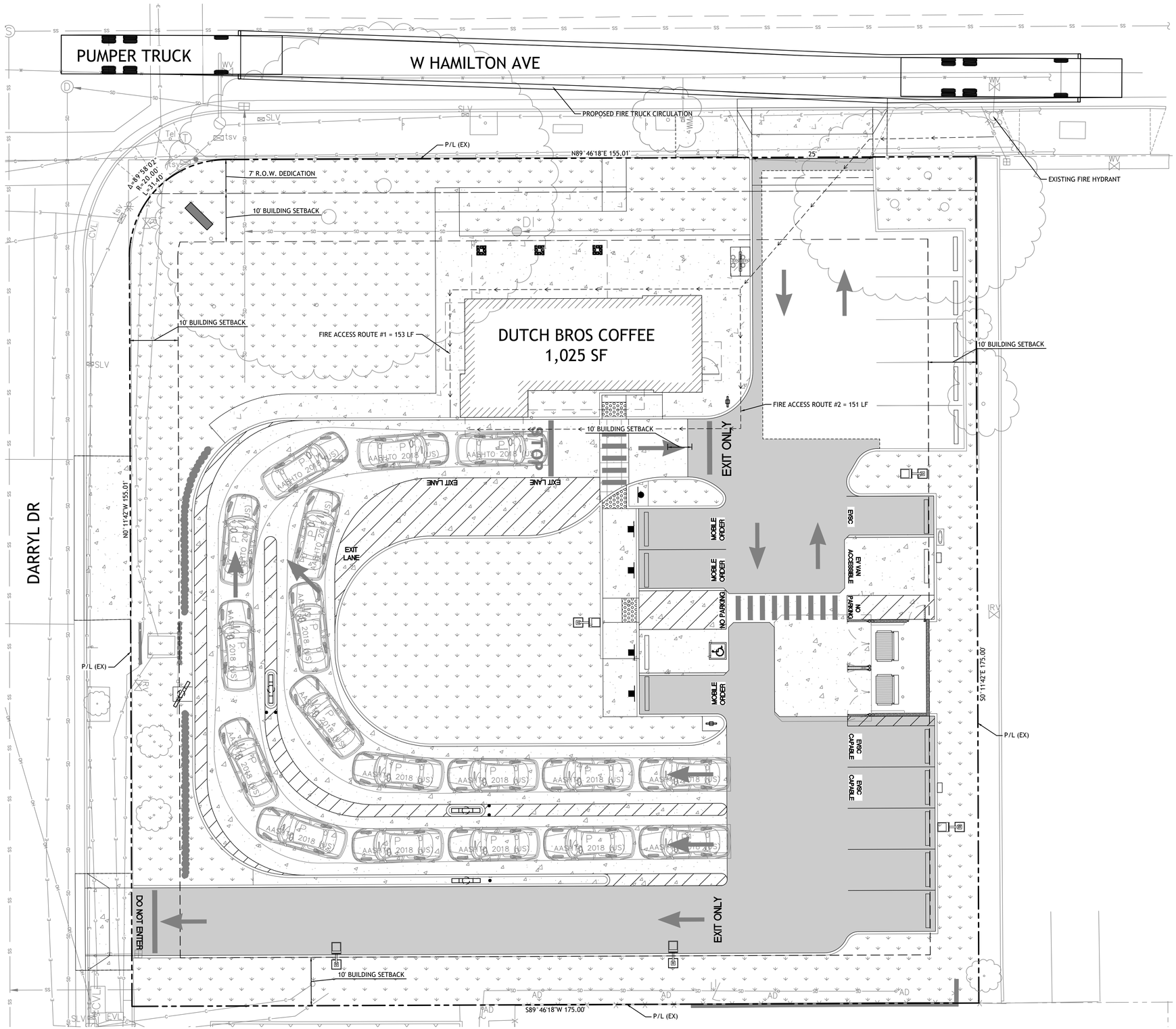
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PRELIMINARY UTILITY PLAN

Sheet Number:
7

DUTCH BROS COFFEE - CA8502 - CAMPBELL, CA
FIRE ACCESS PLAN





N.T.S VICINITY MAP



LEGEND

- BUILDING LINE
- EXISTING CURB TO REMAIN
- PROPOSED CURB
- PROPOSED LANDSCAPING
- PROPOSED ASPHALT
- PROPOSED CONCRETE

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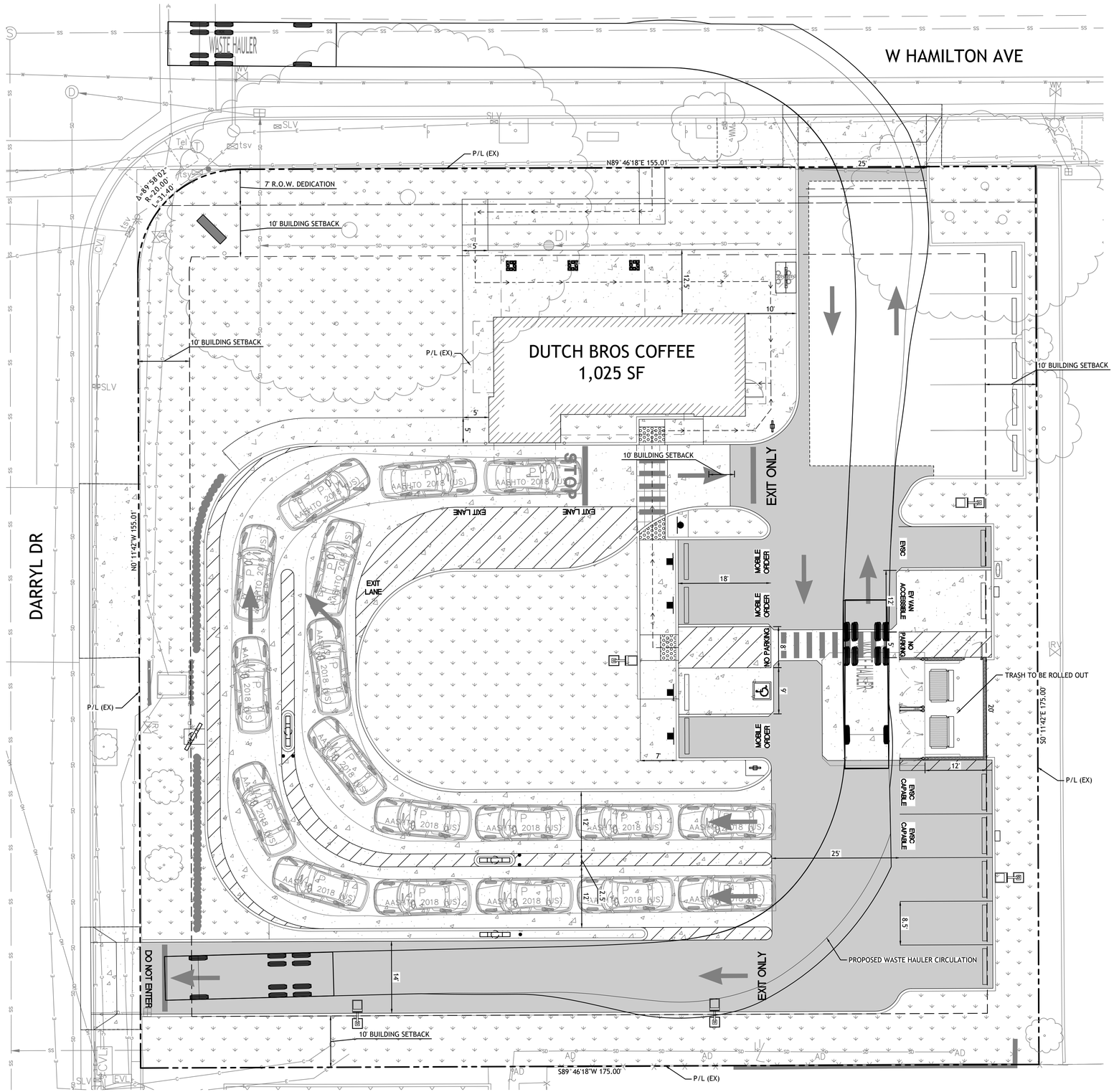
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FIRE ACCESS PLAN

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DUTCH BROS COFFEE - CA8502 - CAMPBELL, CA
WASTE HAULER PLAN





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N

CSG

0 5' 10' 20'

SCALE: 1"=10'

LEGEND

- BUILDING LINE
- EXISTING CURB TO REMAIN
- PROPOSED CURB
- PROPOSED LANDSCAPING
- PROPOSED ASPHALT
- PROPOSED CONCRETE

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WASTE HAULER PLAN

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DUTCH BROS COFFEE - CA8502 - CAMPBELL, CA
LANDSCAPE PLANTING PLAN

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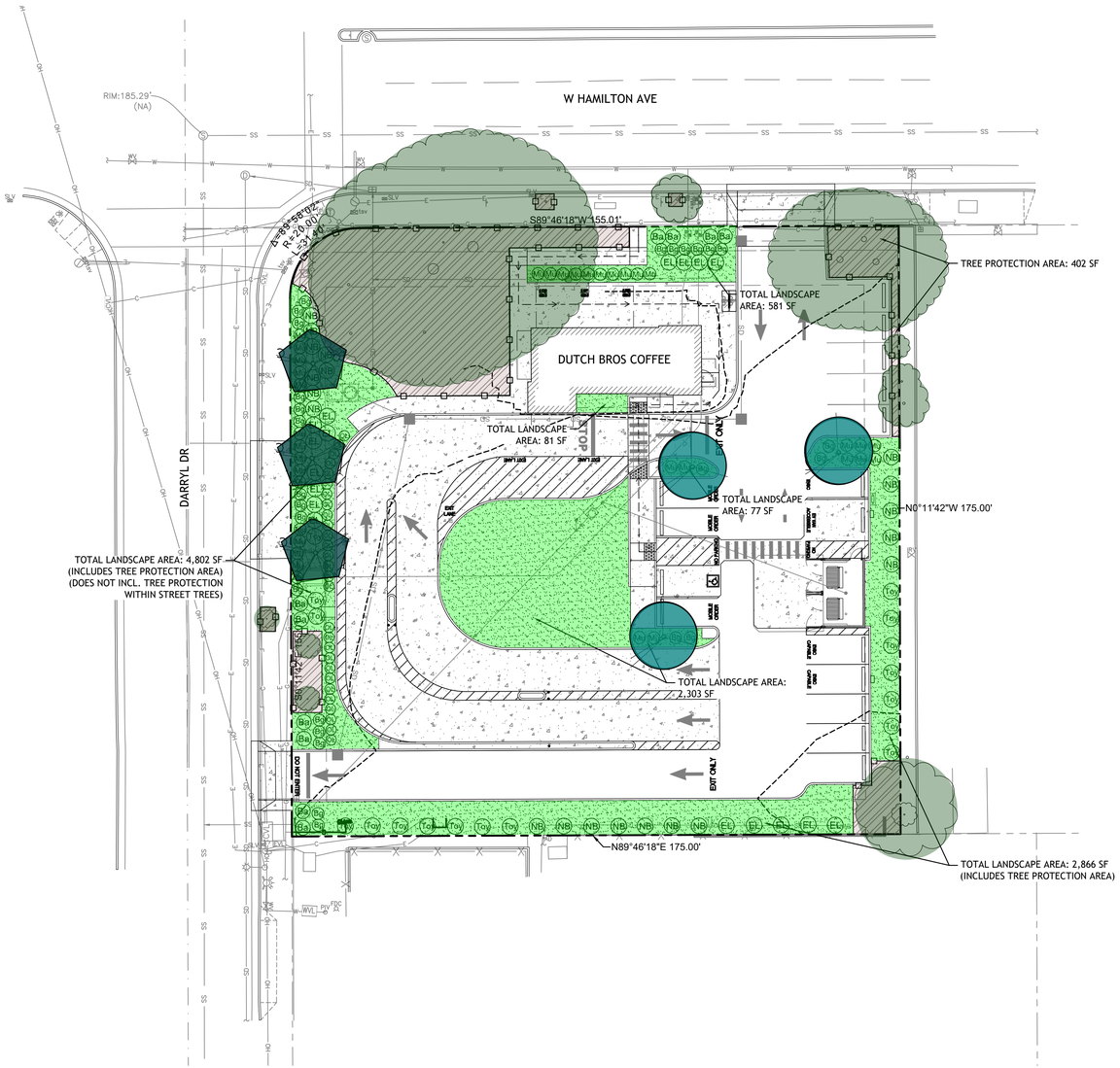
EXISTING TREE TO BE RETAINED. PROTECT DURING CONSTRUCTION. SEE ARBORIST REPORT FOR ADDITIONAL INFORMATION

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0 10' 20' 40'

SCALE: 1"=20'





N.T.S VICINITY MAP

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE CONDITION	SPACING	QTY.	WUCOLS REGION 1	REMARKS
	TREES:					
	PISTACHIA CHINENSIS 'KEITH DAVEY' / CHINESE PISTACHE	15 GALLON	AS SHOWN	3	LOW	STAKE & GUY ONE GROWING SEASON; NURSERY GROWN, GROWN FOR STREET TREE USE
	OLEA EUROPAEA 'SWAN HILL' / FRUITLESS OLIVE	15 GALLON	AS SHOWN	3	LOW	STAKE & GUY ONE GROWING SEASON; NURSERY GROWN, GROWN FOR STREET TREE USE
	SHRUBS:					
OA	OLEA EUROPAEA 'MONTRA' / 'LITTLE OLLIE' DWARF OLIVE	5 GALLON	AS SHOWN	28	VERY LOW	FULL & BUSHY
Bp	BACCHARIS PILLULARIS 'PIGEON POINT' / COYOTE BRUSH	5 GALLON	AS SHOWN	10	LOW	FULL & BUSHY
NB	BERBERIS NEVINII / NEVIN BARBERRY	5 GALLON	AS SHOWN	20	LOW	FULL & BUSHY
EL	ELAEAGNUS PUNGENS / 'HOSOBA FUKURIN' SILVERBERRY	5 GALLON	AS SHOWN	17	LOW	FULL & BUSHY
Toy	HETEROMELES ARBUTIFOLIA / TOYON	5 GALLON	AS SHOWN	17	LOW	FULL & BUSHY
	ORNAMENTAL GRASSES:					
Hg	HELICTOTRICHON SEMP. / BLUE OAT GRASS	5 GALLON	AS SHOWN	27	LOW	FULL & BUSHY
Mr	MUHLENBERGIA CAPILLARIS / 'REGAL MIST' PINK MUHLY GRASS	5 GALLON	AS SHOWN	34	LOW	FULL & BUSHY
	MISC.:					

A MINIMUM OF 2-3 INCHES OF MULCH SHALL BE ADDED IN NON-TURF AREAS TO THE SOIL SURFACE AFTER PLANTING. NON-POROUS MATERIALS SHALL NOT BE PLACED UNDER THE MULCH.

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL A LAYER OF MEDIUM BARK MULCH OR WOOD CHIP MULCH. INSTALL MULCH OVER WEED BARRIER FABRIC IN ALL PLANTING AREAS. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.

DO NOT INSTALL TOPSOIL OR AMENDMENTS IN AREAS WHERE ONLY MULCH IS TO BE INSTALLED.



CHINESE PISTACHE

TREES



FRUITLESS OLIVE



'LITTLE OLLIE' OLIVE



COYOTE BRUSH 'PIGEON POINT'



NEVIN BARBERRY

SHRUBS



SILVERBERRY



BLUE OAT GRASS



'REGAL MIST' PINK MUHLY GRASS

SHRUBS

ORNAMENTAL GRASSES

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LICENSED LANDSCAPE ARCHITECT
JEFFREY VARLEY 6472
Signature
8-31-2027
Renewal Date
03-16-2026
Date
STATE OF CALIFORNIA

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LANDSCAPE PLANTING PLAN

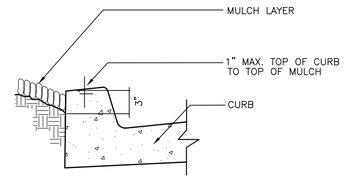
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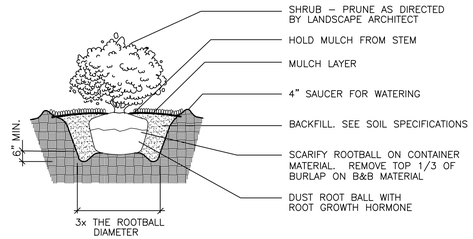
DUTCH BROS COFFEE - CA8502 - CAMPBELL, CA
LANDSCAPE NOTES AND DETAILS

GENERAL
A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
B. SCOPE OF WORK.
1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.
PRODUCTS
A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMACTIC CONDITIONS.
2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
3. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
4. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTBLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
5. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
6. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
7. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL. WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
8. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
C. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN ½ INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
D. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
E. PLANTING MIX FOR POTS: AN EQUAL PART MIXTURE OF TOPSOIL, SAND AND COMPOST. INCORPORATE "GELSCAPE", AS MADE BY AMEREQ, INC., (800) 832-8788, AT THE RATE OF 3 LB. PER CUBIC YARD OF PLANTING MIX.
F. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
G. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
H. TREE STAKING AND GUYING
1. STAKES: 6' LONG GREEN METAL T-POSTS.
2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
L. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
M. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.
METHODS
A. SOIL PREPARATION
1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
2. SOIL TESTING:
a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
b. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
c. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
d. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
4. SEE PLANT SCHEDULE THIS SET FOR SOIL CONDITIONING NOTE.
5. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
e. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

B. SUBMITTALS
1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREE/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
4. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.
C. GENERAL PLANTING
1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
3. TRENCHING NEAR EXISTING TREES:
a. COMTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
D. TREE PLANTING
1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
3. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
6. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
a. #15 CONT. - 24" BOX TREES TWO STAKES PER TREE
b. 36"-48" BOX TREES THREE STAKES PER TREE
c. OVER 48" BOX TREES GUY AS NEEDED
d. MULTI-TRUNK TREES THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH MULCH (TYPE AND DEPTH PER PLANS).
E. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
2. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
H. MULCH
1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
2. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
I. CLEAN UP
1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
J. INSPECTION AND ACCEPTANCE
1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
K. LANDSCAPE MAINTENANCE
1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, WEEDING, TREATING FOR INSECTS AND DISEASES,REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
2. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
L. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
M. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.



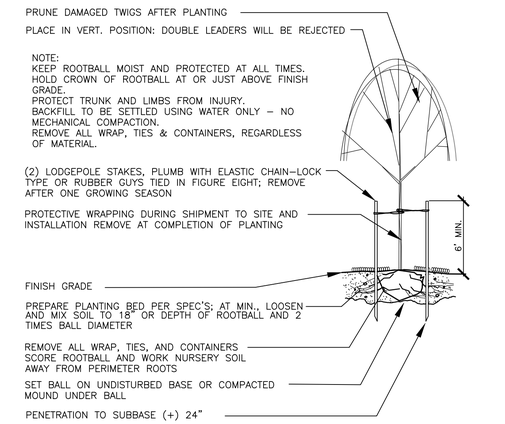
MULCH AT CURB DETAIL
NOT TO SCALE



NOTE:
APPLY ADDITIONAL 4 OZ. 8–32–16 FERTILIZER INTO TOP 2" OF PLANTING MIX.

PLANT SHRUB HIGH ENOUGH TO ALLOW POSITIVE DRAINAGE AWAY FROM ROOTBALL. ROUGHEN ALL SURFACES OF PIT.

SHRUB PLANTING DETAIL
NOT TO SCALE



BROADLEAF TREE PLANTING/STAKING DETAIL
NOT TO SCALE

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www.core-states.com

CORESTATES, INC.

CALIFORNIA ENGINEERING
CERTIFICATE OF AUTHORIZATION
NO. 100524452

LICENSED LANDSCAPE ARCHITECT
JEFFREY VARLEY 6172
Signature
8–31–2027
Renewal Date
03–16–2026
Date
STATE OF CALIFORNIA

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THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

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DUTCH BROS COFFEE

Revision/Issue:

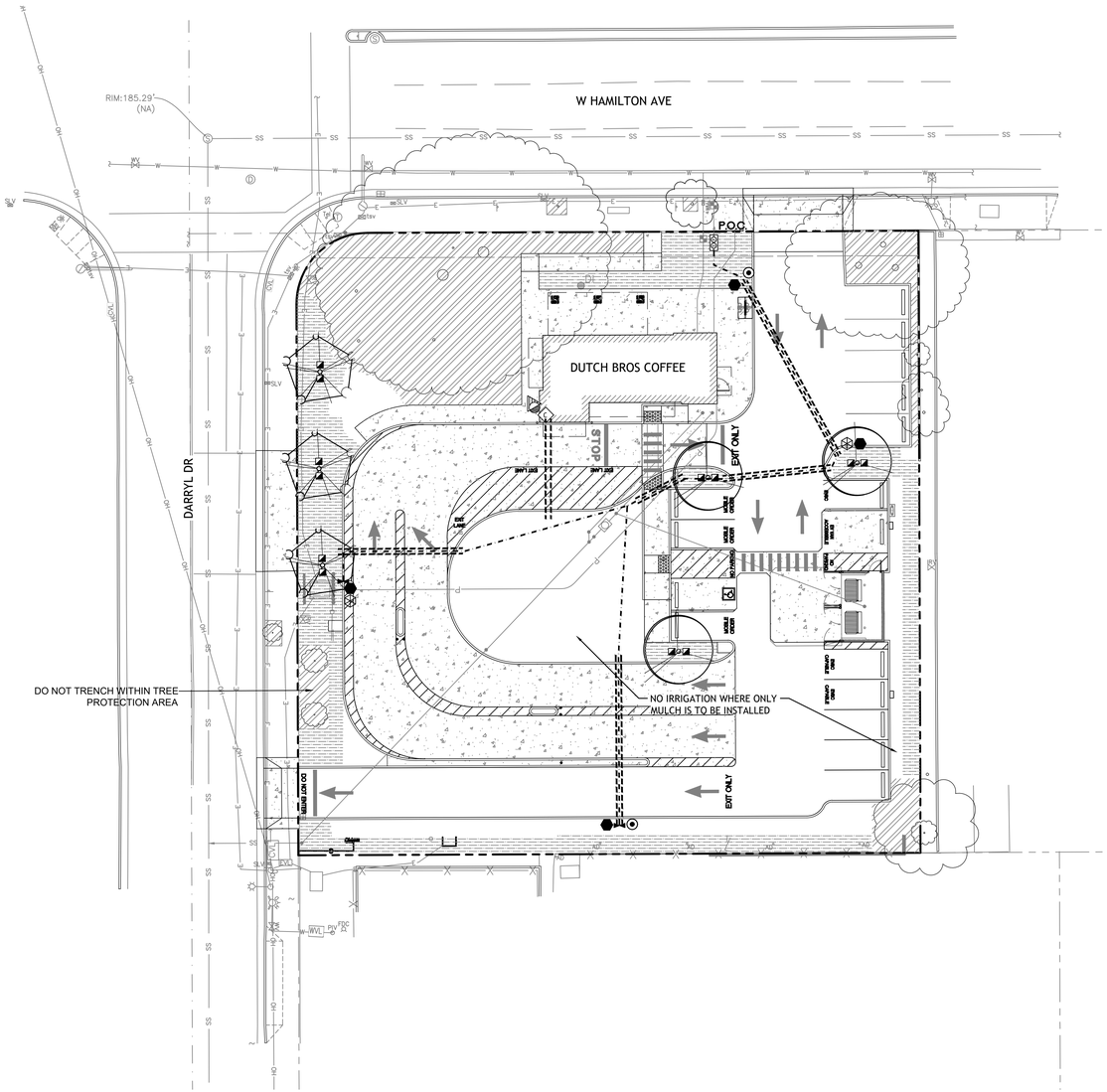
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Sheet Title:
LANDSCAPE NOTES AND DETAILS

Sheet Number:
LP-2

DUTCH BROS COFFEE - CA8502 - CAMPBELL, CA
IRRIGATION PLAN



N

CSG

0 10' 20' 40'

SCALE: 1"=20'

WATER SOURCE

POTABLE WATER WILL BE USED FOR IRRIGATION

IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	MIN. PSI	EMITTER SPACING	EMITTER GPH
	RAINBIRD XFS-CV-06-12 SUB-SURFACE DRIPLINE COMPONENTS: TO BE USED WITH RAINBIRD XF DRIPLINE INSERT FITTINGS OR TWIST LOCK FITTINGS XFS-CV SUB-SURFACE DRIP IRRIGATION FOR PLANTING AREAS WITH GROUNDCOVER, SHRUBS AND TREES. ABOVE NOTED DRIPLINE IS DESIGNED WITH .40 GPH EMITTERS SPACED AT 12 INCHES APART AND A ROW SPACING OF 18" INCHES NOTE: XFS-CV HAS A CHECK VALVE INTEGRATED. INSTALL RAINBIRD T63-100 ¾" BLANK DISTRIBUTION TUBING IN AREAS WHERE PLANTS ARE NOT INSTALLED	20	12"	.40

SYMBOL	DESCRIPTION	MIN. PSI	EMITTER SPACING	EMITTER GPM
	RAINBIRD RWS-B-C-1402 36" ROOT ZONE WATERING SYSTEM 2 EMITTERS PER TREE. SEE DETAIL THIS SET	20	AS SHOWN ON PLAN	.50
	VALVE FOR TREE BUBBLER IRRIGATION, RAINBIRD PEB SERIES ELECTRIC REMOTE CONTROL VALVE			
	VALVES FOR DRIP IRRIGATION: RAINBIRD XCZ-100-PRB-COM / 150-PRB-COM SERIES AUTOMATIC DRIP VALVE ASSEMBLY WITH 40 PSI PRESSURE REGULATOR XCZ-100-PRB-COM: 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40 PSI QUICK-CHECK BASKET FILTER. 0.3 GPM TO 20 GPM. XCZ-150-PRB-LCDR: 1-1/2" PESB-R SCRUBBER GLOBE VALVE WITH SINGLE 1-1/2" PRESSURE REGULATING (40 PSI) QUICK-CHECK BASKET FILTERS. FLOW RANGE: 15-62 GPM			
P.O.C.	PROPOSED IRRIGATION WATER METER AND BACKFLOW DEVICE			
	RAINBIRD ESPME3 SERIES AUTOMATIC WALL MOUNT CONTROLLER WITH ONE ESP4MEI STATION MODULE. INSTALL KNK2 WiFi MODULE			
	WR2-RFC RAIN/FREEZE SENSOR. LOCATE SENSOR AS FIELD-DIRECTED BY THE LANDSCAPE ARCHITECT			
	RAINBIRD 33-LRC QUICK COUPLING VALVE WITH LOCKING COVER AND ¾" PVC BALL VALVE			
	LASCO 'Y' SERIES SCH 80 PVC TRUE UNION BALL VALVE, MAINLINE SIZE			
	MAINLINE - SCH 40 PVC (18" COVER); 1-1/2" SIZE MINIMUM			
	LATERAL - CLASS 200 (12" COVER); 3/4" SIZE MINIMUM			
	IRRIGATION SLEEVE - SCH 40 PVC; 24" MINIMUM COVER AT VEHICLE CROSSINGS; TWICE SIZE OF PIPE TO BE INSERTED			

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CORESTATES, INC.

CALIFORNIA ENGINEERING
CERTIFICATE OF AUTHORIZATION
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LICENSED LANDSCAPE ARCHITECT
JEFFREY VARLEY 6172
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DUTCH BROS Coffee

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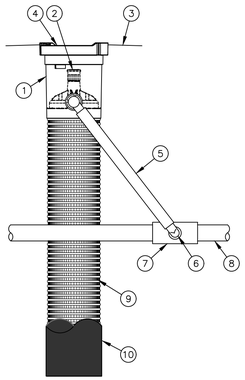
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IRRIGATION PLAN

Sheet Number:
LP-3

DUTCH BROS COFFEE - CA8502 - CAMPBELL, CA
IRRIGATION NOTES AND DETAILS

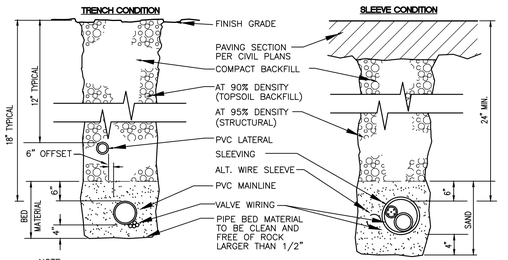
IRRIGATION SPECIFICATIONS
GENERAL
A. QUALIFICATIONS OF IRRIGATION CONTRACTOR
1. ALL WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE IRRIGATION CONTRACTING FIRM SPECIALIZING IN IRRIGATION SYSTEMS. SEE THE IRRIGATION PLAN FOR SPECIFIC EQUIPMENT AND SYSTEM LAYOUT.
2. THE IRRIGATION CONTRACTOR MUST HAVE ON ITS STAFF A LICENSED IRRIGATION INSTALLER, AS REGULATED BY THE APPROPRIATE LOCAL JURISDICTION. A LICENSED IRRIGATION INSTALLER SHALL BE PRESENT AT THE PROJECT SITE AT ALL TIMES AS WORK IS IN PROGRESS. THE OWNER MAY DEMAND THAT WORK STOP UNTIL THE CONTRACTOR PROVIDES FOR A LICENSED IRRIGATION INSTALLER TO BE PRESENT AT THE PROJECT SITE AND SUPERVISING ALL IRRIGATION WORK.
3. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
B. SCOPE OF WORK
1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES, FEES, AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND/OR SHOWN ON THE IRRIGATION PLANS, NOTES, AND DETAILS.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS. IN CASE OF CONFLICT BETWEEN THESE PLANS AND LOCAL AND/OR STATE CODES, CODES SHALL PREVAIL.
3. THE INTENT OF THE IRRIGATION SYSTEM IS TO PROVIDE 100% COVERAGE OF ALL LANDSCAPE AREAS. THE IRRIGATION PLAN IS GENERALLY DIAGRAMMATIC; COORDINATE IRRIGATION INSTALLATION WITH UTILITY INSTALLATIONS. ACTUAL LOCATION OF CONTROLLER, BACKFLOW DEVICE, PIPING, VALVES, SPRAY HEADS, DRIP IRRIGATION, AND RELATED EQUIPMENT MAY NEED TO BE ADJUSTED BASED ON ACTUAL SITE CONDITIONS.
4. FOR CLARITY PURPOSES, SOME IRRIGATION LINES AND EQUIPMENT ARE SHOWN IN HARDSCAPE AREAS WITHOUT ACCESS SLEEVES; THESE LINES SHALL BE INSTALLED IN A COMMON TRENCH OR AT THE BACK OF CURB IN LANDSCAPE AREAS. MINOR FIELD ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
PRODUCTS
A. ALL MATERIALS SHALL BE NEW AND WITHOUT FLAWS OR DEFECTS OF ANY TYPE AND SHALL BE THE BEST OF THEIR CLASS AND KIND. ALL MATERIALS SHALL HAVE A MINIMUM GUARANTEE OF ONE YEAR AGAINST MATERIAL DEFECTS OR DEFECTIVE WORKMANSHIP. ALL MATERIALS SHALL BE OF THE BRANDS AND TYPES NOTED ON THE DRAWINGS OR AS SPECIFIED HEREIN, OR APPROVED EQUAL. THE CONTRACTOR MUST FIRST OBTAIN APPROVAL FROM THE IRRIGATION DESIGNER FOR AN 'APPROVED EQUAL' BEFORE INSTALLING SUCH MATERIALS IN THE FIELD, OR THE CONTRACTOR MAY BE REQUIRED TO REPLACE SUCH MATERIALS AT HIS OWN COST.
B. BACKFLOW PREVENTION DEVICES SHALL BE OF THE SIZE AND TYPE INDICATED ON THE DRAWINGS. INSTALL BACKFLOW PREVENTION UNITS IN ACCORDANCE WITH IRRIGATION CONSTRUCTION DETAILS AND ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES.
C. PIPING
1. PRESSURE SUPPLY LINES, DOWNSTREAM OF THE POINT-OF-CONNECTION:
a. SCHEDULE 40 PVC FOR ALL PIPE 1-1/2" OR LESS
b. CLASS 315 PVC FOR ALL PIPE 2" TO 2-1/2"
c. CLASS 200 PVC, GASKETED, FOR ALL PIPE 3" AND LARGER
2. SLEEVING AND NON-PRESSURE LATERAL LINES (DOWNSTREAM FROM VALVES): CLASS 200 PVC
3. FITTINGS: SCH. 40 PVC, EXCEPT AS NOTED OTHERWISE.
D. VALVES AND DRIP VALVE ASSEMBLIES: TYPE AND SIZE AS NOTED ON PLANS. EACH VALVE SHALL BEAR A PRE-MANUFACTURED, NUMBERED WATERPROOF TAG BEARING A NUMBER CORRESPONDING TO ITS VALVE SEQUENCE OF OPERATION ON THE CONTROLLER. THE OPERATION SEQUENCE SHALL MATCH THAT AS SHOWN ON THE PLANS.
E. QUICK COUPLERS, BALL VALVES, AND GATE VALVES: TYPE AND SIZE PER PLANS.
F. VALVE BOXES: TYPE AND SIZE AS NOTED ON DETAILS. ALL VALVES BOXES SHALL BE LOCKING BOLT-DOWN TYPE, FURNISHED WITH LIDS AND BOLTS. BOXES SHALL BE OF A SIZE TO CONTAIN THE ENTIRE VALVE AND/OR VALVE ASSEMBLY. THE VALVE BOX LID SHALL HAVE THE VALVE STATION NUMBER HEAT-BRANDED INTO THE LID WITH 2" HIGH LETTERS.
G. FIXED SPRAY HEADS AND ROTORS: PLASTIC BODY POP-UP, WITH A REMOVABLE PLASTIC SPRAY NOZZLE. EXACT TYPE, MODEL, AND NOZZLE SHALL BE AS INDICATED ON PLANS.
H. INTEGRAL EMITTER DRIP TUBING: TUBING MODEL AND FLOW RATE AS NOTED ON PLANS, WITH INTEGRAL EMITTERS WELDED TO THE INSIDE WALL OF THE TUBING AS AN INTEGRAL PART OF THE TUBING ASSEMBLY.
I. AUTOMATIC CONTROLLER: TYPE AND MODEL PER PLANS. PROVIDE VANDAL-PROOF ENCLOSURE FOR ALL EXTERIOR INSTALLATIONS. PROVIDE LINE-VOLTAGE DISCONNECT SWITCH WITH GROUND FAULT PROTECTION.
J. 24 VOLT VALVE WIRE SHALL BE A MINIMUM OF #14 GAUGE, U.F. APPROVED FOR DIRECT BURIAL, SINGLE CONDUCTOR IRRIGATION WIRE. EACH CONTROLLER SHALL HAVE A DIFFERENT COLOR STATION AND COMMON WIRE.
1. STATION WIRE - ANY COLOR EXCEPT WHITE OR BLUE
2. COMMON WIRE - WHITE
3. EXTRA COMMON WIRES - BLUE
K. WIRE SPLICES SHALL BE ENCASED IN A WATERPROOF COMPOUND OR GEL. ALL FIELD SPLICES SHALL BE LOCATED IN A 6 INCH ROUND VALVE BOX.
L. RAIN SENSOR: TYPE AND MODEL PER PLANS.
METHODS
A. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS INDICATED ON PLAN. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE-GRADE IRRIGATION EQUIPMENT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION, OR IRRIGATION CONTRACTOR MAY BE REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST. ENSURE FIELD COORDINATION IS MADE EARLY ON IN THE CONSTRUCTION PHASE SO PLACEMENT LOCATION IS CORRECT.
B. THE IRRIGATION CONTRACTOR SHALL MEET WITH THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK, AND SHALL OBTAIN ALL ENGINEERING, LANDSCAPE, AND OTHER APPLICABLE PLANS & DOCUMENTS. THE CONTRACTOR SHALL THOROUGHLY REVIEW THE PLANS AND REPORT ANY CONFLICTS OR DISCREPANCIES TO THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE IMMEDIATELY.
C. THE IRRIGATION CONTRACTOR SHALL NOT WILFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADES OR DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE IRRIGATION DESIGNER. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS AND NECESSARY COSTS.
D. THE IRRIGATION CONTRACTOR SHALL PAY ANY AND ALL FEES AND PERMITS ASSOCIATED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM.
E. AT LEAST SEVEN DAYS BEFORE BEGINNING WORK, CONFIRM THE STATIC WATER PRESSURE IS AT LEAST 65 PSI. IF STATIC WATER PRESSURE IS OUTSIDE OF THE STATED RANGE, DO NOT PROCEED WITHOUT FIRST NOTIFYING THE IRRIGATION DESIGNER AND OWNER IN WRITING, AND OBTAINING SUBSEQUENT DIRECTION FOR CORRECTIONAL MEASURES. SHOULD THE IRRIGATION CONTRACTOR CHOOSE TO BEGIN THE INSTALLATION WITHOUT SUCH NOTIFICATION, THE IRRIGATION CONTRACTOR WILL ASSUME THE RESPONSIBILITY FOR ALL COSTS INCURRED TO ENSURE THE SYSTEM IS WORKING PROPERLY. NO CHANGE ORDERS WILL BE AUTHORIZED IN SUCH CIRCUMSTANCES.
F. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATIONS OF WALLS, STRUCTURES AND UTILITIES.
G. COORDINATE WITH THE OWNER THE PROPOSED LOCATIONS OF THE AUTOMATIC CONTROLLER AND ANY REQUIRED SLEEVES THROUGH THE BUILDING FOR CONTROL WIRES.
H. TRENCHING NEAR EXISTING TREES:
1. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
2. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
3. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
4. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
I. BACKFILL
1. ALL BACKFILL MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE OWNER. BACKFILL MATERIAL SHALL BE FREE FROM RUBBISH, ROCK LARGER THAN 1", LARGE STONES, BRUSH, SOD, FROZEN MATERIAL OR OTHER UNSUITABLE SUBSTANCES THAT MAY DAMAGE PIPE DURING THE BACKFILLING OPERATIONS. SEPARATE OUT ROCKS LARGER THAN 1 INCH IN ANY DIRECTION FROM EXCAVATED MATERIAL, AND REMOVE FROM AREAS TO RECEIVE LANDSCAPING. COVER FOR BOTH TOP AND SIDES OF PIPE SHALL BE A MINIMUM OF 2 INCHES OF ROCK-FREE SOIL, SAND, OR OTHER APPROVED MATERIAL.
2. IN THE EVENT THAT THE MATERIAL FROM THE EXCAVATION OR TRENCHING IS FOUND TO BE UNSUITABLE FOR USE IN BACKFILL, IT SHALL BE REMOVED FROM THE SITE AND PROPERLY AND LEGALLY DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL THEN PURCHASE AND FURNISH SUITABLE BACKFILL MATERIAL CONSISTING OF EARTH, LOAM, SANDY CLAY, SAND OR OTHER APPROVED MATERIALS FREE OF DEBRIS.
J. BACKFLOW PREVENTER INSTALLATION: CONTRACTOR SHALL MAKE CONNECTIONS TO EXISTING WATER SOURCES AT LOCATION SHOWN ON PLANS AND AS APPROVED BY THE OWNER, AND SHALL MAKE ANY MINOR CHANGES IN LOCATION AS MAY BE NECESSARY DUE TO ACTUAL SITE CONDITIONS. BACKFLOW PREVENTER HEIGHT SHALL BE AS PER LOCAL CODES AND IRRIGATION DETAILS. INSTALL A BRASS BALL VALVE IMMEDIATELY UPSTREAM OF THE BACKFLOW DEVICE TO SERVE AS AN ISOLATION VALVE. TO EVERY EXTENT POSSIBLE, INSTALL BACKFLOW PREVENTER ION A LOCATION SCREENED FROM PUBLIC VIEW (SUCH AS BEHIND A SHRUB ROW).
K. PIPING:
1. PIPE SIZE SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS FOR LARGER SIZES MAY BE APPROVED.
2. MAINLINE PIPE AND WIRES SHALL BE INSTALLED WITH A MINIMUM COVER OF 18 INCHES (24" FOR MAINLINE 3"-5", AND 30" FOR MAINLINE 6" AND GREATER). LATERAL PIPE SHALL BE INSTALLED WITH A MINIMUM COVER OF 12 INCHES.
3. ASSEMBLE ALL THREADED FITTINGS WITH TEFLON TAPE, WHICH SHALL BE APPLIED TO MALE THREADS ONLY.
4. ALL SOLVENT-WELD CONNECTIONS SHALL BE MADE WITH APPROVED SOLVENT-WELD PRIMER AND GLUE.
5. PIPE SHALL BE INSTALLED WITH A MINIMUM OF 4" HORIZONTAL CLEARANCE FROM ANY OTHER PIPE AND 2" VERTICAL CLEARANCE FROM ANY PIPES THAT CROSS OVER OR UNDER.
L. VALVES
1. VALVES SHALL BE INSTALLED PER MANUFACTURER'S DIRECTIONS AND THE IRRIGATION DETAILS.
2. VALVE BOXES SHALL BE INSTALLED FLUSH WITH THE GRADE, WITH CLEAN PEA GRAVEL LOCATED BELOW THE VALVE AS NOTED ON THE DETAILS. LOCATE BOXES WITHIN 12 TO 24" OF SIDEWALKS OR LANDSCAPE EDGES, WITH TOPS OF BOXES 1" ABOVE FINISH GRADE IN TURF, AND 3" ABOVE FINISH GRADE IN SHRUB AREAS (TO AVOID BEING COVERED BY MULCH).
3. EACH VALVE BOX COVER SHALL BE HEAT-BRANDED WITH THE CONTROLLER STATION NUMBER.
4. DO NOT INSTALL MORE THAN TWO VALVES IN A JUMBO BOX.
M. DRIP IRRIGATION EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S DIRECTIONS AND THE IRRIGATION DETAILS.
1. SUBSURFACE DRIP LINES SHALL BE BURIED NO MORE THAN 2" BELOW FINISH GRADE.
2. DRIP LINES MOUNTED ON GRADE SHALL BE LOCATED BENEATH LANDSCAPE FABRIC, AND SECURED IN PLACE WITH WIRE STAPLES AT A MAXIMUM OF 24"-36" ON CENTER.
N. SPRAY, ROTOR, AND BUBBLER HEADS:
1. ALL SPRAY AND ROTOR HEAD LOCATIONS SHALL BE STAKED, FLAGGED AND/OR OTHERWISE CLEARLY MARKED ON THE GROUND PRIOR TO INSTALLATION. SPRINKLER HEAD STAKING SHALL BE INSPECTED AND APPROVED BY THE OWNER'S REPRESENTATIVE BEFORE INSTALLATION.
2. ALL SPRAY HEADS SHALL BE CONNECTED WITH A 12 INCH MINIMUM LENGTH OF 12 INCH FLEX THE FLEX PVC SHALL BE SOLVENT WELDED TO SCHEDULE 40 PVC FITTINGS WITH WELD-ON #795 SOLVENT AND #P-70 PRIMER. ALL ROTORS SHALL BE CONNECTED TO LATERAL LINES WITH PRE-MANUFACTURED SWING JOINTS.
3. ALL ROTOR, SPRAY AND BUBBLER HEADS SHALL BE SET PERPENDICULAR AND FLUSH TO FINISH GRADE AND WITH A CLEARANCE OF FOUR INCHES (MINIMUM) FROM THE EDGE OF ANY BUILDINGS, WALLS, BOULDERS, AND HARDSCAPE, WITH A CLEARANCE OF TWELVE INCHES (MINIMUM) FROM BUILDINGS, UNLESS OTHERWISE SPECIFIED.
4. ALL ROTOR, SPRAY AND BUBBLER HEADS AND VALVES SHALL BE FLUSHED AND ADJUSTED FOR OPTIMUM COVERAGE WITH MINIMUM OVERSPRAY ON WALKS, STREETS, WALLS, ETC.
5. LATERAL PIPE TO TREE STREAM BUBBLER HEADS IS OMITTED FOR GRAPHIC CLARITY. CONNECT TREE BUBBLER HEADS TO VALVES AS SHOWN WITH CLASS 200 PVC PIPE SIZED TO ALLOW A MAXIMUM FLOW VELOCITY OF 5 FEET PER SECOND
O. AUTOMATIC CONTROLLER:
1. INSTALL THE CONTROLLER AT THE LOCATION INDICATED BY THE OWNER. INSTALL CONTROLLER WITH A BACKUP BATTERY AS RECOMMENDED BY THE MANUFACTURER.
2. THE IRRIGATION CONTRACTOR SHALL COORDINATE 120 V.A.C. ELECTRICAL POWER TO CONTROLLER AND DEDICATE ONE (1) 20-AMP BREAKER FOR EACH CONTROLLER. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO MAKE THE FINAL HOOK-UP FROM THE ELECTRICAL SOURCE TO THE CONTROLLER UNIT ONLY.
3. ALL VALVE CONTROL WIRE SHALL BE AWG 14 TYPE UF, 600 VOLT TEST, DIRECT BURIAL. NO SPLICES SHALL BE ALLOWED EXCEPT AT VALVES AND CONTROLLER. WHERE SPLICES MAY BE NECESSARY DUE TO EXCESSIVELY LONG WIRE RUNS, THE CONTRACTOR SHALL MAKE ALL SPLICES IN 6" ROUND VALVE BOXES WITH 3M'S "DBY-DIRECT BURIAL SPLICE KIT". THE CONTRACTOR SHALL LABEL ALL WIRES WITH WATERPROOF TAGS AND MARKERS AT ALL SPLICES AND VALVE MANIFOLDS, AND SHALL LEAVE A 24" COIL OF EXCESS WIRE AT EACH CONNECTION.
4. PROVIDE #10 COMMON WIRE, DIRECT BURIAL, TO ALL REMOTE CONTROL VALVES.
5. CONNECT ALL DIRECT BURIAL WIRES TO VALVES USING 3M'S "DBY-DIRECT BURIAL SPLICE KIT" (UNLESS OTHERWISE SPECIFIED).
6. PROVIDE THREE ADDITIONAL IRRIGATION CONTROL WIRES ALONG EACH BRANCH OF MAINLINE FOR FUTURE EXPANSION. STUB ADDITIONAL CONTROL WIRES INTO BACK OF IRRIGATION CONTROLLERS.
7. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE SLEEVES AND PIPE SLEEVES UNDER PAVED AREAS PRIOR TO PAVING - SEE SLEEVING NOTES.
P. INSTALL THE RAIN SENSOR IN THE VICINITY OF THE CONTROLLER, AND COORDINATE LOCATION WITH THE OWNER. PROVIDE MINIMUM 5' CLEARANCE FROM OTHER OUTDOOR EQUIPMENT, FREE AND CLEAR OF ANY TREE CANOPY OR OTHER OVERHEAD OBSTRUCTIONS, AND ABOVE THE HEIGHT OF THE SPRINKLER COVERAGE. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THE RAIN SENSOR IS PLACED IN A LOCATION WHERE IT CAN RECEIVE ADEQUATE RAINFALL WITHOUT OBSTRUCTIONS. IF IT IS PLACED IN AN INADEQUATE LOCATION, THE IRRIGATION CONTRACTOR MAY BE REQUIRED TO RELOCATE IT AT NO ADDITIONAL COST TO THE OWNER.
Q. ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
R. QUALITY CONTROL
1. UNIFORM COVERAGE TESTS AFTER IRRIGATION SYSTEM IS COMPLETED, BUT PRIOR TO ANY PLANTING AND PERFORM TESTING IN THE PRESENCE OF THE IRRIGATION DESIGNER AND THE CONSTRUCTION MANAGER.
2. TEST SYSTEM TO ASSURE THAT ALL LAWN AND PLANTING AREAS ARE WATERED COMPLETELY AND UNIFORMLY.
3. MAKE ALL NECESSARY ADJUSTMENTS TO PROVIDE COMPLETE COVERAGE, INCLUDING REALIGNMENT OF HEADS AND REPLACEMENT OF NOZZLES.
T. CLEAN UP
1. DURING IRRIGATION EXCAVATION AND INSTALLATION, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
U. INSPECTION AND ACCEPTANCE
1. UPON COMPLETION OF THE WORK, THE IRRIGATION CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE IRRIGATION CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
2. WHEN THE INSPECTED WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
3. THE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
4. CONTROLLER CHART: THE IRRIGATION CONTRACTOR SHALL PROVIDE A 11" X 17" COLOR-CODED, LAMINATED COPY OF THE IRRIGATION LAYOUT AND PLACE IT IN THE CONTROLLER'S COVER. THE CONTROLLER CHART SHALL CLEARLY DELINEATE THE AREAS COVERED BY EACH VALVE, USING A SEPARATE COLOR FOR EACH ZONE.
5. TURN THE FOLLOWING ITEMS IN TO THE OWNER UPON COMPLETION OF THE INSTALLATION:
a. QUICK COUPLER KEYS (2)
b. CONTROLLER MANUAL (1)
c. CONTROLLER KEYS (2)
d. A MINIMUM OF (2) COPIES OF RECORD DRAWINGS. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.
V. REFER TO THE PLANTING SPECIFICATIONS FOR ADDITIONAL CONDITIONS OF FINAL ACCEPTANCE AND START OF THE MAINTENANCE PERIOD.
W. WARRANTY
1. THE IRRIGATION SYSTEM SUPPLIED AND INSTALLED SHALL BE WARRANTED (LABOR AND MATERIALS) TO REMAIN OPERATIONAL FOR A PERIOD OF 12 MONTHS AFTER THE DATE OF FINAL ACCEPTANCE. DURING THIS PERIOD, THE CONTRACTOR SHALL ALSO REPAIR ANY SETTLEMENT OF THE IRRIGATION TRENCHES.
2. BY THE END OF THE WARRANTY PERIOD, ANY IRRIGATION PART THAT IS EITHER NON-OPERATIONAL OR THAT IS OPERATING BELOW STANDARDS AS DETERMINED BY THE OWNER, SHALL BE REMOVED FROM THE SITE AND SHALL BE REPLACED. REPLACEMENTS SHALL BE OF THE SAME KIND AS SPECIFIED IN THE IRRIGATION LEGEND, AND SHALL BE INSTALLED AS ORIGINALLY SPECIFIED.
3. IRRIGATION PARTS DAMAGED OR IMPAIRED DUE TO ACTS OF GOD, VANDALISM, AND/OR THE OWNER'S IMPROPER MAINTENANCE SHALL NOT BE COVERED BY THIS WARRANTY.
X. SHOULD THE PERMITTING JURISDICTION REQUIRE AN IRRIGATION AUDIT, THE IRRIGATION CONTRACTOR SHALL RETAIN THE SERVICES OF A THIRD-PARTY CERTIFIED LANDSCAPE IRRIGATION AUDITOR, AT NO ADDITIONAL COST TO THE OWNER.



1. ROOT WATERING SYSTEM: RAIN BIRD RWS-B-C-1402 (INCLUDES RETAINER, 36" (91,4 CM) TUBE, 0.5 GPM (1,9 L/M) BUBBLER & INTEGRATED CHECK VALVE, 4" (10,2 CM) GRATE, VERSATILE SWING ASSEMBLY WITH 1/2" (1,3 CM) M NPT INLET)
2. BUBBLER: RAIN BIRD 1402 0.5 GPM (1,9 L/M) (INCLUDED)
3. FINISH GRADE/TOP OF MULCH
4. 4" (10,2 CM) LOCKING GRATE (INCLUDED)
5. 12" (30,5 CM) SWING ASSEMBLY (INCLUDED)
6. 1/2" (1,3 CM) MALE NPT INLET (INCLUDED)
7. PVC SCH 40 TEE OR EL
8. PVC OR POLYETHYLENE LATERAL PIPE
9. 4" (10,2 CM) WIDE X 36" (91,4 CM) LONG RIGID BASKET WEAVE CANISTER (INCLUDED)
10. OPTIONAL SOCK (RWS-SOCK) FOR SANDY SOILS

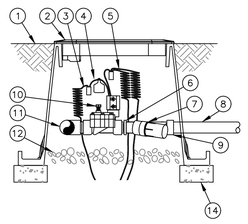
NOTES:
1. 4" (10,2 CM) GRATE IS ALSO AVAILABLE IN PURPLE (RWS-GRATE-P).
2. INSTALL PRODUCT SO THAT THE GRATE IS EVEN WITH FINISH GRADE OR TOP OF MULCH.
3. OPTIONAL SAND SOCK (RWS-SOCK) IS 34" (86,4 CM) IN LENGTH TO COVER MESH BASKET AREA.
4. WHEN INSTALLING IN EXTREMELY HARD OR CLAY SOILS, ADD 3/4" (1,9 CM) GRAVEL UNDER AND AROUND THE UNIT TO ALLOW FASTER WATER INFILTRATION AND ROOT PENETRATION.
5. ONCE RWS HAS BEEN INSTALLED FILL THE BASKET WITH PEA GRAVEL BEFORE LOCKING LID.

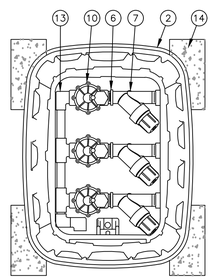
ROOT WATER SYSTEM DETAIL
NOT TO SCALE



NOTE:
DIMENSIONS ARE MIN. CLEARANCES.
ALL IRRIGATION SLEEVING TRENCH BACKFILL MATERIAL SHALL BE CLASS "B" OR BETTER (MAX. OF 10% PASSING NO.40 SCREEN) AND BE COMPACTED TO MIN. 95% OPTIMUM DENSITY PER ASTM D-1557-70 (MODIFIED PROCTOR)

SLEEVE/TRENCHING DETAIL
NOT TO SCALE





1. FINISH GRADE
2. STANDARD VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
4. VALVE ID TAG
5. 30-INCH LINEAR LENGTH OF WIRE, COILED
6. 1" X ¾" REDUCING COUPLING (INCLUDED IN XCZ-LF-100-PRF KIT)
7. PRESSURE REGULATING FILTER: RAIN BIRD PRF-100-RBY (INCLUDED IN XCZ-LF-100-PRF KIT)
8. LATERAL PIPE
9. PVC SCH 40 FEMALE ADAPTOR OR REDUCER
10. REMOTE CONTROL VALVE: RAIN BIRD LFV-100 (INCLUDED IN XCZ-LF-100-PRF KIT)
11. PVC SCH 40 TEE OR ELL TO MANIFOLD
12. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
13. MANIFOLD PIPE AND FITTINGS
14. MINIMUM FOUR (4) 4"x8" BRICKS

SIDE VIEW
TOP VIEW

DRIP IRRIGATION VALVE
NOT TO SCALE

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CORESTATES, INC.
CALIFORNIA ENGINEERING CERTIFICATE OF AUTHORIZATION NO. 100524452

LICENSED LANDSCAPE ARCHITECT — JEFFREY VARLEY — 6472 — Signature 8-31-2027 — Renewal Date 03-16-2026 — Date — STATE OF CALIFORNIA

811 Know what's below. Call before you dig.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

Project:
DUTCH BROS COFFEE CA8502
770 W. HAMILTON AVE.
CAMPBELL, CA 95008

Client:
DUTCH BROS COFFEE
1930 WEST RIO SALADO PARKWAY
TEMPE, AZ 85281
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Revision/Issue:

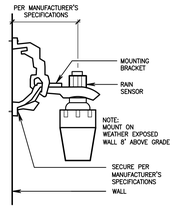
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Drawn:
Reviewed:
Sheet Date:
Proj. Number: 25.41857

Sheet Title:
IRRIGATION NOTES AND DETAILS

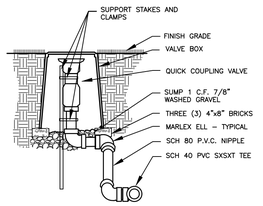
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LP-4

DUTCH BROS COFFEE - CA8502 - CAMPBELL, CA
IRRIGATION DETAILS



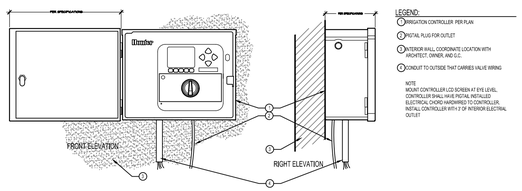
RAIN SENSOR DETAIL

NOT TO SCALE



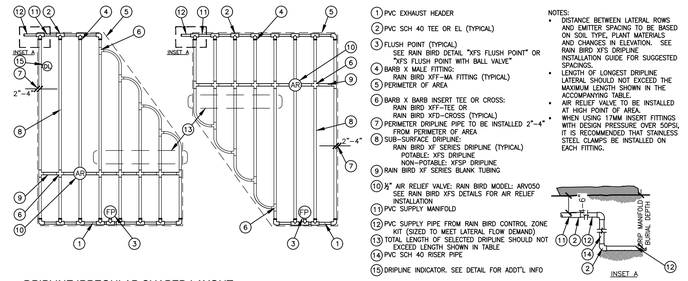
QUICK COUPLING VALVE DETAIL

NOT TO SCALE



IRRIGATION CONTROLLER, INTERIOR WALL MOUNT

NOT TO SCALE

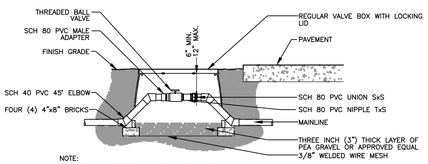


1. PVC EXHAUST HEADER
2. PVC SCH 40 TEE OR EL (TYPICAL)
3. FLUSH POINT (TYPICAL)
   SEE RAIN BIRD DETAIL "XFS FLUSH POINT" OR "XFS FLUSH POINT WITH BALL VALVE"
4. BARB X MALE FITTING:
   RAIN BIRD XFF–MA FITTING (TYPICAL)
5. PERIMETER OF AREA
6. BARB X BARB INSERT TEE OR CROSS:
   RAIN BIRD XFF–TEE OR
   RAIN BIRD XFD–CROSS (TYPICAL)
7. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"–4" FROM PERIMETER OF AREA
8. SUB–SURFACE DRIPLINE:
   RAIN BIRD XF SERIES DRIPLINE (TYPICAL)
   POTABLE: XFS DRIPLINE
   NON–POTABLE: XFSP DRIPLINE
9. RAIN BIRD XF SERIES BLANK TUBING
10. ¾" AIR RELIEF VALVE: RAIN BIRD MODEL: ARV050
    SEE RAIN BIRD XFS DETAILS FOR AIR RELIEF INSTALLATION
11. PVC SUPPLY MANIFOLD
12. PVC SUPPLY PIPE FROM RAIN BIRD CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
13. TOTAL LENGTH OF SELECTED DRIPLINE SHOULD NOT EXCEED LENGTH SHOWN IN TABLE
14. PVC SCH 40 RISER PIPE
15. DRIPLINE INDICATOR. SEE DETAIL FOR ADDT'L INFO

NOTES:
- DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE RAIN BIRD XFS DRIPLINE INSTALLATION GUIDE FOR SUGGESTED SPACINGS.
- LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM LENGTH SHOWN IN THE ACCOMPANYING TABLE.
- AIR RELIEF VALVE TO BE INSTALLED AT HIGH POINT OF AREA.
- WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

DRIPLINE IRREGULAR SHAPED LAYOUT

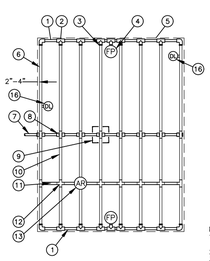
NOT TO SCALE



NOTE:
1. LOCATE VALVE BOXES IN PLANTING AREAS.
2. WRAP VALVE BOX WITH A MINIMUM OF 3 MIL THICK PLASTIC AND SECURE IT USING DUCT TAPE OR ELECTRICAL TAPE.
3. ALL THREADED CONNECTIONS TO BE MADE USING TEFLON TAPE.
4. ALL CHANGES IN ELEVATION SHALL BE MADE USING SCH 40 PVC 45° ELBOWS.

BALL VALVE DETAIL

NOT TO SCALE



1. PVC EXHAUST HEADER
2. PVC SCH 40 TEE OR EL (TYPICAL)
3. BARB X MALE FITTING:
   RAIN BIRD XFF–MA FITTING (TYPICAL)
4. FLUSH POINT (TYPICAL)
   SEE RAIN BIRD DETAIL "XFS FLUSH POINT" OR "XFS FLUSH POINT WITH BALL VALVE"
5. PERIMETER OF AREA
6. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"–4" FROM PERIMETER OF AREA
7. PVC SUPPLY PIPE FROM RAIN BIRD CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
8. PVC SUPPLY MANIFOLD
9. CONNECTION FROM SUPPLY MANIFOLD TO DRIPLINE (TYPICAL)– SEE INSET A
10. SUB–SURFACE DRIPLINE:
    RAIN BIRD XF SERIES DRIPLINE (TYPICAL)
    POTABLE: XFS DRIPLINE
    NON–POTABLE: XFSP DRIPLINE
11. RAIN BIRD XF SERIES BLANK TUBING
12. BARB X BARB INSERT TEE OR CROSS:
    RAIN BIRD XFF–TEE OR
    RAIN BIRD XFD–CROSS (TYPICAL)
13. ½" AIR RELIEF VALVE: RAIN BIRD MODEL: ARV050
    SEE RAIN BIRD XFS DETAILS FOR AIR RELIEF INSTALLATION
14. BARB X FEMALE FITTING:
    RAIN BIRD XFD–TFA–075 FITTING
15. ¾" PVC NIPPLE, LENGTH AS NECESSARY
16. DRIPLINE INDICATOR. SEE DETAIL FOR ADDITIONAL INFORMATION

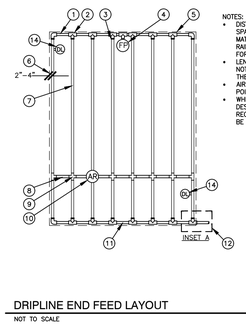
XFS Dripline Maximum Lateral Lengths (Feet)

	12" Spacing		18" Spacing		24" Spacing	
Inlet Pressure psi	Nominal Flow (gph)		Nominal Flow (gph)		Nominal Flow (gph)	
	0.6	0.9	0.6	0.9	0.6	0.9
15	273	155	314	250	424	322
20	318	169	353	294	508	368
30	360	230	413	350	586	414
40	395	255	465	402	652	474
50	417	285	528	420	720	488
60	460	290	596	455	780	514

NOTES:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE RAIN BIRD XF–SDI DRIPLINE INSTALLATION GUIDE FOR SUGGESTED SPACINGS.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM LENGTH SHOWN IN THE ACCOMPANYING TABLE.
3. AIR RELIEF VALVE TO BE INSTALLED AT HIGH POINT OF AREA.
4. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

DRIPLINE CENTER FEED LAYOUT

NOT TO SCALE



NOTES:
- DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE RAIN BIRD XFS DRIPLINE INSTALLATION GUIDE FOR SUGGESTED SPACINGS.
- LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM LENGTH SHOWN IN THE ACCOMPANYING TABLE.
- AIR RELIEF VALVE TO BE INSTALLED AT HIGH POINT OF AREA.
- WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

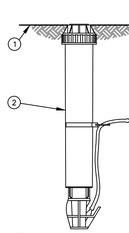
1. PVC EXHAUST HEADER
2. PVC SCH 40 TEE OR EL (TYPICAL)
3. BARB X MALE FITTING:
   RAIN BIRD XFF–MA FITTING (TYPICAL)
4. FLUSH POINT (TYPICAL)
   SEE RAIN BIRD DETAIL "XFS FLUSH POINT" OR "XFS FLUSH POINT WITH BALL VALVE"
5. PERIMETER OF AREA
6. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"–4" FROM PERIMETER OF AREA
7. SUB–SURFACE DRIPLINE:
   RAIN BIRD XF SERIES DRIPLINE (TYPICAL)
   POTABLE: XFS DRIPLINE
   NON–POTABLE: XFSP DRIPLINE
8. RAIN BIRD XF SERIES BLANK TUBING
9. BARB X BARB INSERT TEE OR CROSS:
   RAIN BIRD XFF–TEE OR
   RAIN BIRD XFD–CROSS (TYPICAL)
10. ½" AIR RELIEF VALVE: RAIN BIRD MODEL: ARV050
    SEE RAIN BIRD XFS DETAILS FOR AIR RELIEF INSTALLATION
11. PVC SUPPLY HEADER
12. PVC DRIP MANIFOLD FROM RAIN BIRD CONTROL ZONE VALVE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
13. PVC SCH 40 RISER PIPE
14. DRIPLINE INDICATOR. SEE DETAIL FOR ADDT'L INFO

XFS Dripline Maximum Lateral Lengths (Feet)

	12" Spacing		18" Spacing		24" Spacing	
Inlet Pressure psi	Nominal Flow (gph)		Nominal Flow (gph)		Nominal Flow (gph)	
	0.6	0.9	0.6	0.9	0.6	0.9
15	273	155	314	250	424	322
20	318	169	353	294	508	368
30	360	230	413	350	586	414
40	395	255	465	402	652	474
50	417	285	528	420	720	488
60	460	290	596	455	780	514

DRIPLINE END FEED LAYOUT

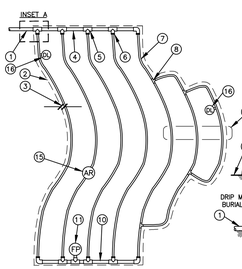
NOT TO SCALE



NOTE:
1. INSERT BARB TRANSFER FITTING DIRECTLY INTO DRIPLINE TUBING.
2. VAN NOZZLE MAY BE SET TO CLOSED, OR IF IT IS DESIRED TO SEE SPRAY FROM THE NOZZLE, SET THE ARC TO ¼ PATTERN. THE FLOW FROM THE NOZZLE, 0.3 GPM, SHOULD BE ACCOUNTED FOR IN THE SYSTEM DESIGN.

DRIP IRRIGATION DRIPLINE INDICATOR

NOT TO SCALE

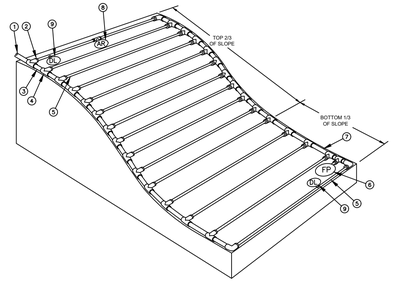


NOTES:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.
3. INSTALL AIR RELIEF VALVE AT HIGH POINTS IN DRIP LATERAL.
4. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

1. PVC SUPPLY PIPE FROM RAIN BIRD CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
2. PERIMETER OF AREA
3. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"–4" FROM PERIMETER OF AREA
4. PVC SUPPLY MANIFOLD
5. PVC SCH 40 TEE OR EL (TYPICAL)
6. BARB X MALE FITTING:
   RAIN BIRD XFF–MA FITTING (TYPICAL)
7. SUB–SURFACE DRIPLINE:
   RAIN BIRD XF SERIES DRIPLINE (TYPICAL)
   POTABLE: XFS DRIPLINE
   NON–POTABLE: XFSP DRIPLINE
8. ARB X BARB INSERT TEE:
   RAIN BIRD XFF–TEE (TYPICAL)
9. TOTAL LENGTH OF SELECTED DRIPLINE SHOULD NOT EXCEED LENGTH SHOWN IN TABLE
10. PVC FLUSH HEADER
11. FLUSH POINT:
    SEE RAIN BIRD XFS DETAILS FOR FLUSH POINT INSTALLATION
12. PVC RISER PIPE
13. TURF OR MULCH
14. FINISH GRADE
15. ½" AIR RELIEF VALVE: RAIN BIRD MODEL: ARV050
    SEE RAIN BIRD XFS DETAILS FOR AIR RELIEF INSTALLATION
16. DRIPLINE INDICATOR. SEE DETAIL FOR ADDT'L INFO

DRIPLINE ODD CURVES LAYOUT

NOT TO SCALE



NOTES:
- DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. DISTANCE BETWEEN LATERAL ROWS FOR BOTTOM 1/3 OF SLOPE TO BE SPACED GREATER THAN OPTIMAL ROW DISTANCE. SEE RAIN BIRD XFD DRIPLINE INSTALLATION GUIDE FOR SUGGESTED SPACING.
- LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM LENGTH SHOWN IN THE ACCOMPANYING TABLE.
- WHEN ELEVATION CHANGE EXCEEDS 8 FEET IT IS RECOMMENDED THAT A NEW DRIPLINE ZONE BE CREATED.
- INSTALL AIR RELIEF VALVE AT HIGH POINTS IN DRIP LATERAL.
- WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

1. PVC DRIP MANIFOLD FROM RAIN BIRD CONTROL ZONE VALVE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
2. BARB X MALE FITTING:
   RAIN BIRD XFF–MA FITTING (TYPICAL)
3. PVC SUPPLY HEADER
4. PVC SCH 40 TEE OR EL (TYPICAL)
5. SUB–SURFACE DRIPLINE:
   RAIN BIRD XF SERIES DRIPLINE (TYPICAL)
   POTABLE: XFS DRIPLINE
   NON–POTABLE: XFSP DRIPLINE
6. FLUSH POINT: SEE RAIN BIRD XFS DETAILS FOR FLUSH POINT INSTALLATION
7. PVC FLUSH HEADER
8. ¾" AIR RELIEF VALVE: RAIN BIRD MODEL: ARV050
   SEE RAIN BIRD XFS DETAILS FOR AIR RELIEF INSTALLATION
9. DRIPLINE INDICATOR. SEE DETAIL FOR ADDITIONAL INFORMATION
10. PVC RISER PIPE
11. TURF OR MULCH
12. FINISH GRADE

DRIPLINE SLOPED LAYOUT

NOT TO SCALE

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CORE STATES GROUP

18215 72nd Avenue South
Kent, WA 98032
855.CSG.1999

www.core-states.com

CORESTATES, INC.

CALIFORNIA ENGINEERING
CERTIFICATE OF AUTHORIZATION
NO. 100524452

LICENSED LANDSCAPE ARCHITECT
JEFFREY VARLEY 6172
Signature
8–31–2027
Renewal Date
03–16–2026
Date
STATE OF CALIFORNIA

811 Know what's below. Call before you dig.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

Project:
DUTCH BROS COFFEE CA8502
770 W. HAMILTON AVE.
CAMPBELL, CA 95008

Client:
DUTCH BROS COFFEE
1930 WEST RIO SALADO PARKWAY
TEMPE, AZ 85281
TEL: (877) 899-2767

DUTCH BROS COFFEE

Revision/Issue:

REV	DATE	COMMENT	BY

Drawn:
Reviewed:
Sheet Date:
Proj. Number: 25.41857

Sheet Title:
IRRIGATION DETAILS

Sheet Number:
LP-5

DUTCH BROS COFFEE - CA8502 - CAMPBELL, CA
TREE RETENTION PLAN

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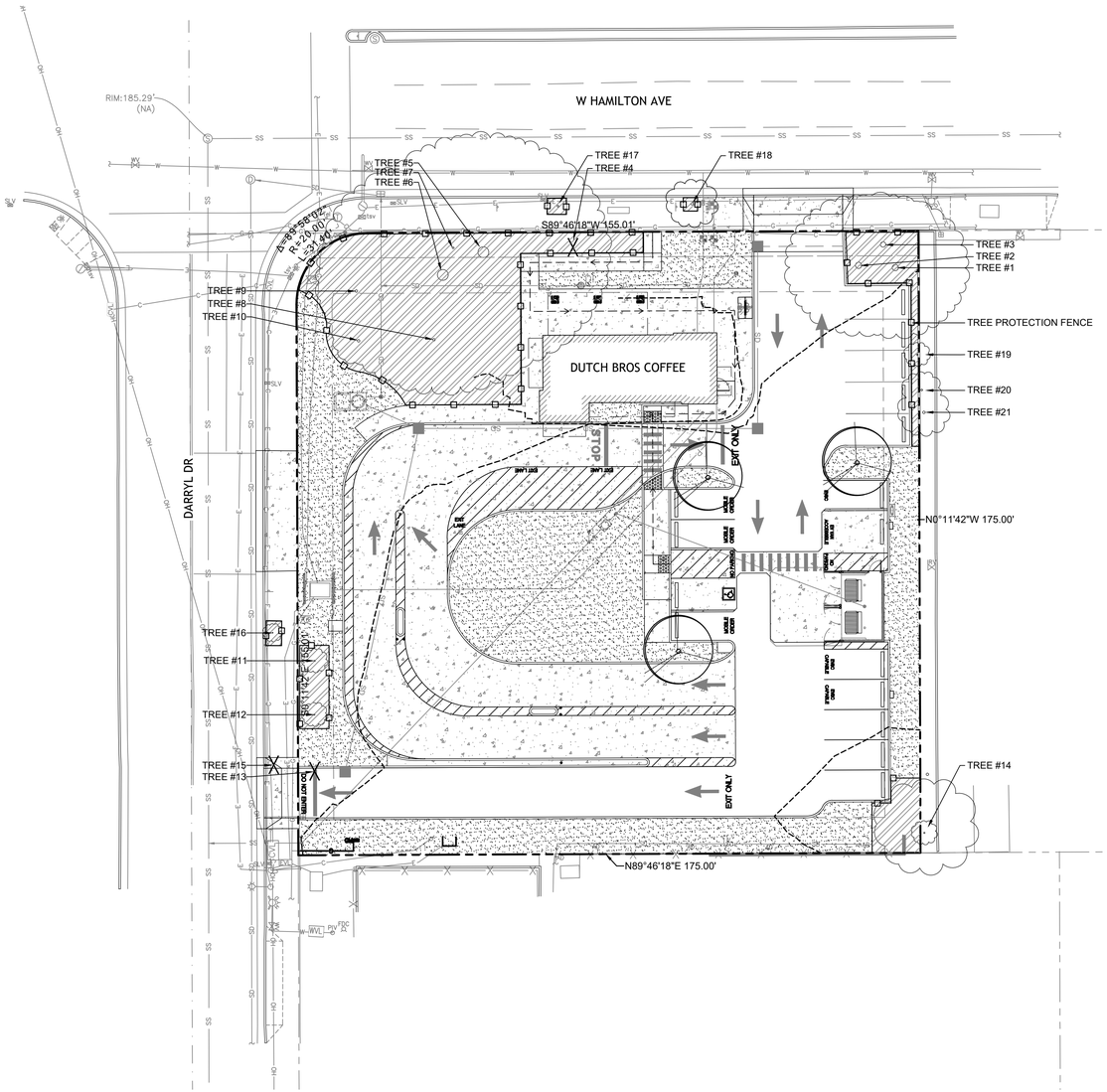
LEGEND

EXISTING TREE TO BE RETAINED. PROTECT DURING CONSTRUCTION. SEE ARBORIST REPORT FOR ADDITIONAL INFORMATION

EXISTING TREE TO BE REMOVED

TREE PROTECTION FENCE. SEE DETAIL THIS SHEET

3" DEPTH COMPOSTED WOOD CHIP MULCH





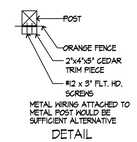


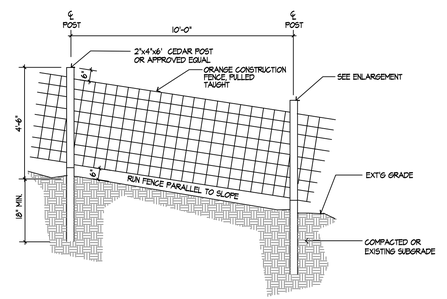
Protected Status and Preservation Suitability Table

Tag #	Common Name	Protected Status	Preservation Suitability Rating
1	Coast Redwood	Protected	4 - HIGH
2	Coast Redwood	Protected	4 - HIGH
3	Monterey Pine	Protected	3 - MODERATE
4	Crape Myrtle	Confirm with Planning Dept.	1- LOW
5	Coast Redwood	Protected	4 - HIGH
6	Coast Redwood	Protected	4 - HIGH
7	Monterey Pine	Confirm with Planning Dept.	1- LOW
8	Olive Tree	Confirm with Planning Dept.	4 - HIGH
9	Olive Tree	Confirm with Planning Dept.	4 - HIGH
10	Olive Tree	Confirm with Planning Dept.	4 - HIGH
11	Dogwood Species	Confirm with Planning Dept.	1- LOW
12	Dogwood Species	Confirm with Planning Dept.	1- LOW
13	Dogwood Species	Confirm with Planning Dept.	1- LOW
14	Coast Live Oak	Protected - Neighbor Tree	4 - HIGH
15	Bigtooth Maple	Protected - City/Street Tree	4 - HIGH
16	Bigtooth Maple	Protected - City/Street Tree	4 - HIGH
17	Callery Pear	Protected - City/Street Tree	1- LOW
18	Callery Pear	Protected - City/Street Tree	2- LOW TO MODERATE
19	Evergreen Pear	Protected - Neighbor Tree	2- LOW TO MODERATE
20	Evergreen Pear	Protected - Neighbor Tree	2- LOW TO MODERATE
21	Evergreen Pear	Protected - Neighbor Tree	2- LOW TO MODERATE

NO PROTECTED TREES PROPOSED TO BE REMOVED

TREE INFORMATION SOURCE: REPORT BY DR TREE CONSULTING DATED 11/24/2025





TREE PROTECTION DETAIL

NOT TO SCALE

TREE PRESERVATION NOTES

1. THE CRITICAL ROOT ZONE (CRZ)OF PROTECTED TREES SHALL BE MARKED PRIOR TO CLEARING AND GRADING ACTIVITIES.
2. 3" OF COMPOSTED WOODCHIPS SHALL BE PLACED OVER THE CRZ OF ALL RETAINED TREES.
3. TREE PROTECTION FENCING SHALL BE PURCHASED IN CONTINUOUS ROLLS AND CUT TO THE LENGTH OF THE BARRIER TO AVOID USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FENCING SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST WITH MIN. 6" OVERLAP, AND SECURELY FASTEN BOTH ENDS TO THE POST.
4. THE TREE PROTECTION FENCE SHALL BE INSTALLED AND MAINTAINED A MINIMUM OF 3' BEYOND THE OUTER EDGE OF THE CRZ FOR ALL PROTECTED TREES. FENCING SHALL COMPLETELY SURROUND THE REQUIRED TREE PROTECTION AREA. FENCING SHALL REMAIN IN PLACE UNTIL THE CITY AUTHORIZES THE REMOVAL OR ISSUES A FINAL CERTIFICATE OF OCCUPANCY, WHICHEVER OCCURS FIRST.
5. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBANCE ACTIVITIES.
6. NO STORAGE OF MATERIALS OR EQUIPMENT WITHIN THE CRITICAL ROOT ZONE IS ALLOWED. DURING DEVELOPMENT, NO PERSON SHALL ATTACH ANY OBJECT TO ANY DESIGNATED FOR PROTECTION.
7. REPLACE/REPAIR PROTECTIVE FENCING AS REQUIRED.
8. GRADE SHALL NOT BE FILLED OR CUT WITHIN THE CRZ OF ANY TREE DESIGNATED TO REMAIN WITHOUT PRIOR REVIEW BY THE CITY'S QUALIFIED TREE PROTECTION PROFESSIONAL AND ADVANCE, WRITTEN APPROVAL FROM THE DIRECTOR.
9. TO THE GREATEST EXTENT PRACTICAL, UTILITY TRENCHES SHALL BE LOCATED OUTSIDE OF THE ROOT PROTECTION ZONE OF TREES TO BE RETAINED. BORING OR TUNNELING UNDER THE CRZ MAY BE CONSIDERED AN ALTERNATIVE, BUT SHALL REQUIRED THE ADVANCE, WRITTEN APPROVAL OF THE DIRECTOR.
10. TREES AND OTHER VEGETATION TO BE RETAINED SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION.

CORE STATES GROUP

18215 72nd Avenue South
Kent, WA 98032
855.CSG.1999

www.core-states.com

CORESTATES, INC.

CALIFORNIA ENGINEERING
CERTIFICATE OF AUTHORIZATION
NO. 100524452

LICENSED LANDSCAPE ARCHITECT
JEFFREY VARLEY 6172
Signature
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TEMPE, AZ 85281
TEL: (877) 899-2767

DUTCH BROS Coffee

Revision/Issue:

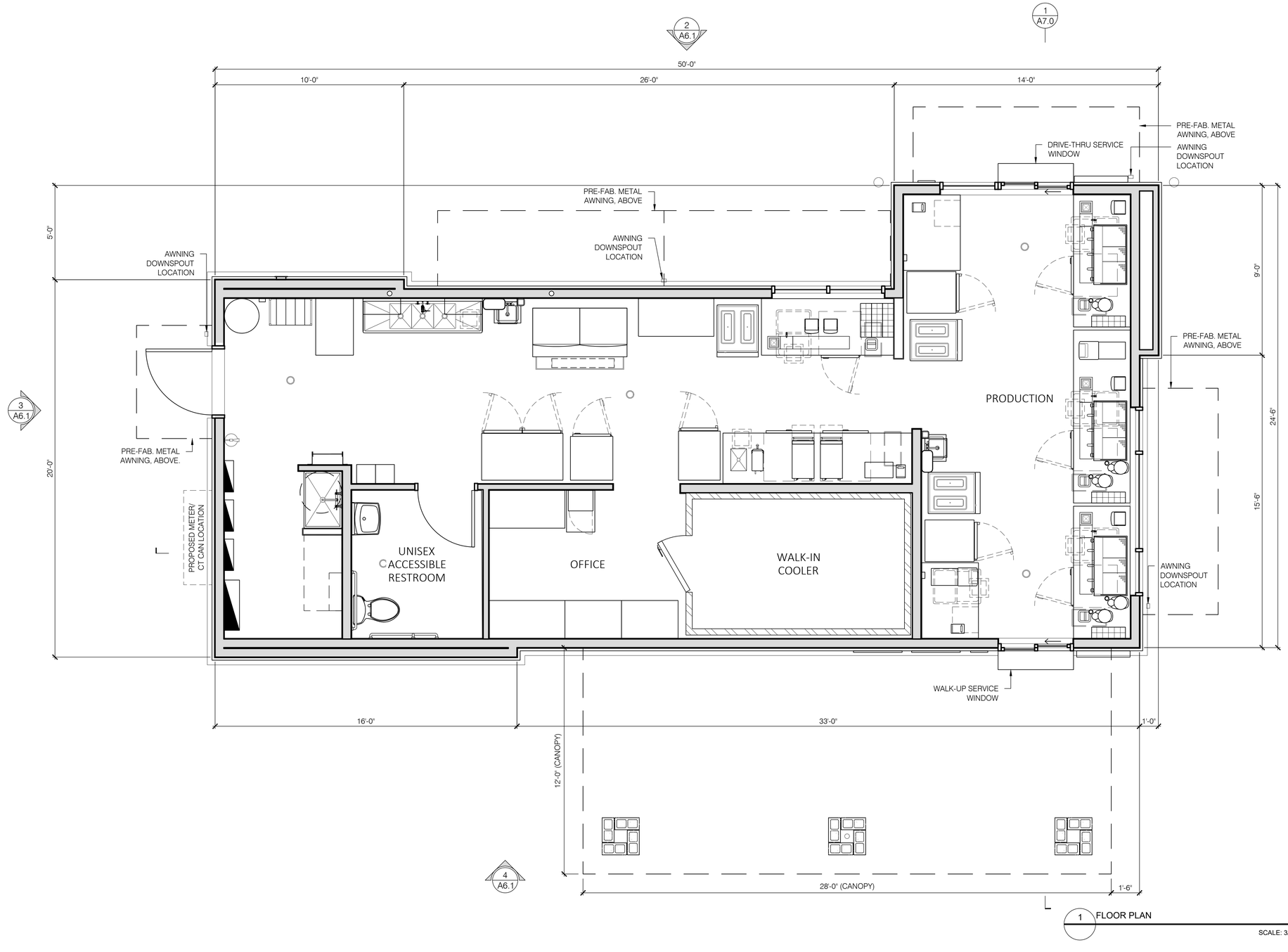
REV	DATE	COMMENT	BY

Drawn:
Reviewed:
Sheet Date:
Proj. Number: 25.41857

Sheet Title:
TREE RETENTION PLAN

Sheet Number:
TR-1

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1 FLOOR PLAN

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

0' 2' 4'

SQUARE FOOTAGE :
GROSS: 1,025 SQ. FT.
CANOPY: 336 SQ.FT.

GNICH ARCHITECTURE INC

PORTLAND HEADQUARTERS:
1001 SE SANDY BLVD., SUITE 100
PORTLAND, OR 97214
V. 503.552.9079

ATLANTA OFFICE:
675 PONCE DE LEON AVE. NE,
SUITE 8500
ATLANTA, GA 30308
V. 971.346.2521

WWW.GNICHARCH.COM

Project No: CA8502

Dutch Bros Coffee - New Freestanding Store

770 W. Hamilton Ave.
Campbell, CA 95008
For: Dutch Bros Coffee
1930 West Rio Salado Parkway
TEMPE AZ, 85281

ISSUED FOR REVIEW:
03.16.2026

REV:	DATE:	DESCRIPTION:

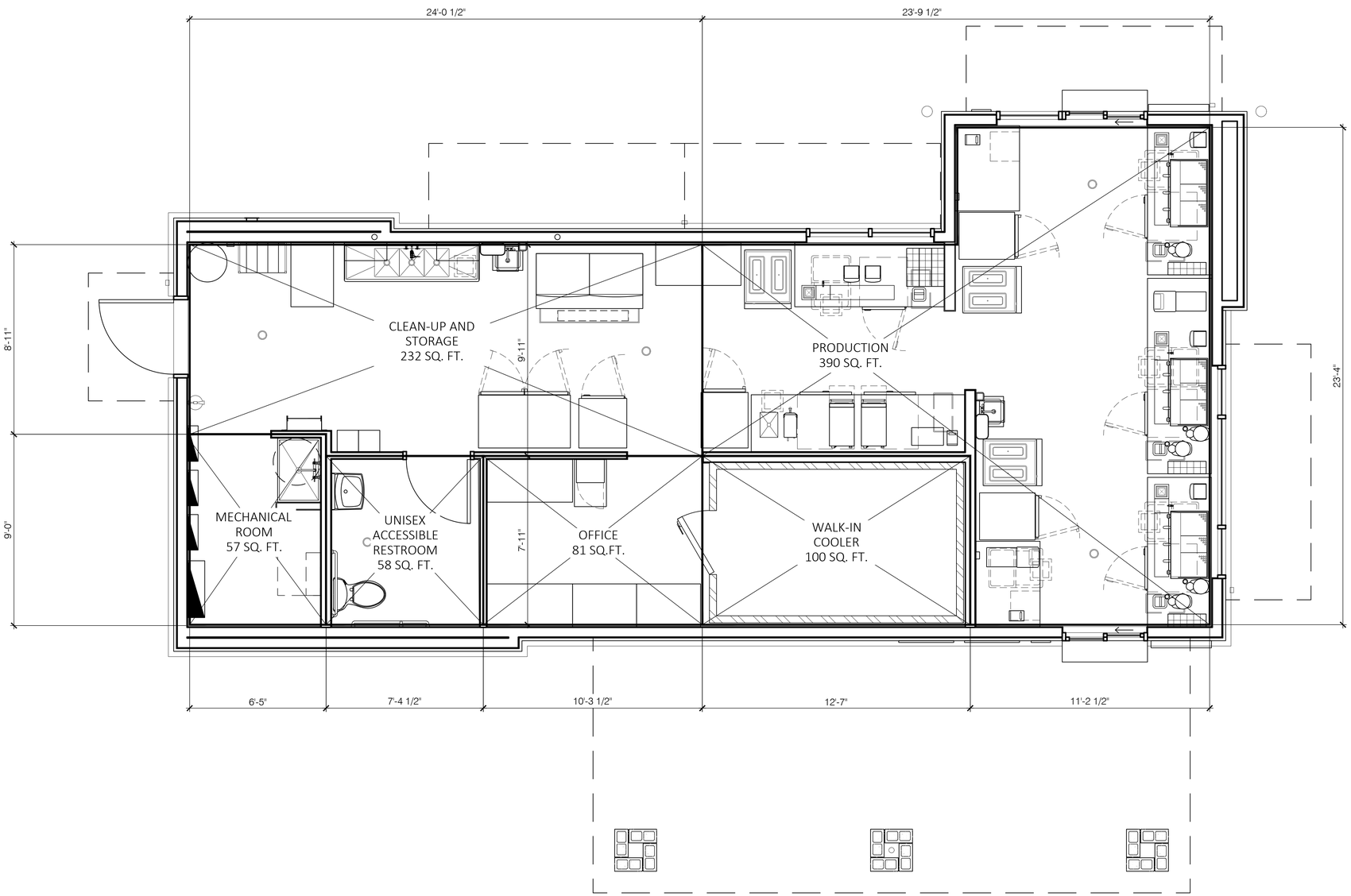
SHEET NAME:

FLOOR PLAN

SHEET NUMBER:

A1.0

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1 SCHEMATIC FLOOR PLAN DIAGRAM

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

0' 2' 4'

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DUTCH BROS Coffee

GNICH ARCHITECTURE I N C

PORTLAND HEADQUARTERS:
1001 SE SANDY BLVD., SUITE 100
PORTLAND, OR 97214
V. 503.552.9079

ATLANTA OFFICE:
675 PONCE DE LEON AVE. NE,
SUITE 8500
ATLANTA, GA 30308
V. 971.346.2521

WWW.GNICHARCH.COM

Project No: CA8502

Dutch Bros Coffee - New Freestanding Store
770 W. Hamilton Ave.
Campbell, CA 95008
For: Dutch Bros Coffee
1930 West Rio Salado Parkway
TEMPE AZ, 85281

ISSUED FOR REVIEW:
03.16.2026

REV:	DATE:	DESCRIPTION:

SHEET NAME:

SCHEMATIC FLOOR PLAN DIAGRAM

SHEET NUMBER:

A1.1

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ROOFING MATERIAL :
GAF
TPO - WHITE - 60 MIL

CONTRACTOR TO CONTACT GAF FOR TAPERED INSULATION MASTER PLAN

PARAPET 1 ROOF DRAIN W/ OVERFLOW; CONNECT TO STORM SEWER OR DAYLIGHT THROUGH FACE OF CURB AT DRIVE AISLE w/ UNDER SLAB PIPE.

AWNING DRAIN TO DOWNSPOUTS; CONNECT TO STORM SEWER OR DAYLIGHT TO FACE OF CURB AT DRIVE AISLE w/ UNDER SLAB PIPE

PRE-FAB. METAL AWNING, BY OTHERS, BELOW

METAL AWNING, BY OTHERS, BELOW

AWNING DRAIN TO DOWNSPOUTS; CONNECT TO STORM SEWER OR DAYLIGHT TO FACE OF CURB AT DRIVE AISLE

AWNING DRAIN TO DOWNSPOUTS; CONNECT TO STORM SEWER OR DAYLIGHT TO FACE OF CURB w/ UNDER SLAB PIPE

¼" PER 1'-0"

1/4" PER 1'-0"

BUILDING PARAPET 1

BUILDING PARAPET 2

P-14

SLOPED RIGID INSULATION VALLEY

ACC15B

CRICKET

EQ8A
COORD. W/ MECH; (2ND UNIT IN CLIMATE ZONES 1-4)

METAL AWNING BELOW

ROOF MOUNTED HVAC EQUIP.; COORD. W/ MECH.

EQ15A
COORD. W/ MECHANICAL; INSTALLED ON SLEEPERS

NOTE :
ROOF PARAPET IS GREATER THAN 42" ABOVE ROOF LEVEL; NO FALL PROTECTION REQUIRED. MECHANICAL EQUIPMENT IS SCREENED BY PARAPET.

CANOPY ROOF DRAIN TO DOWNSPOUTS; CONNECT TO STORM SEWER OR DAYLIGHT TO FACE OF CURB OR DAYLIGHT TO LANDSCAPE W/ TRENCH DRAIN

CANOPY ROOF OVERFLOW, DAYLIGHT 1" PROUD OF SOFFIT MATERIAL

VALLEY

AWNING DRAIN TO DOWNSPOUTS; CONNECT TO STORM SEWER OR DAYLIGHT TO FACE OF CURB OR DAYLIGHT TO LANDSCAPE W/ TRENCH DRAIN

1 ROOF PLAN

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

0' 2' 4'

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ROOF PLAN

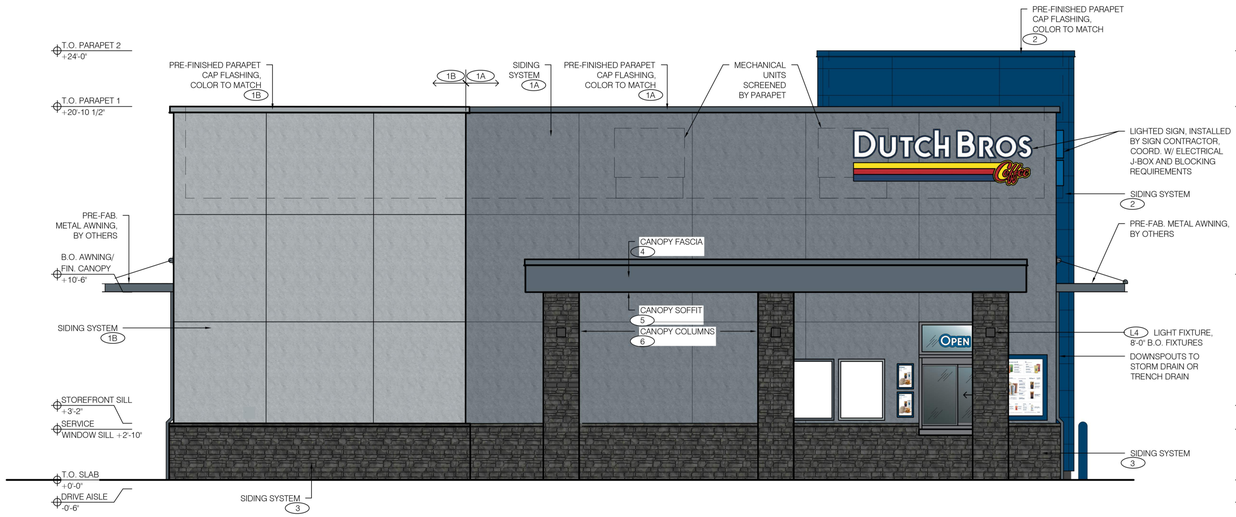
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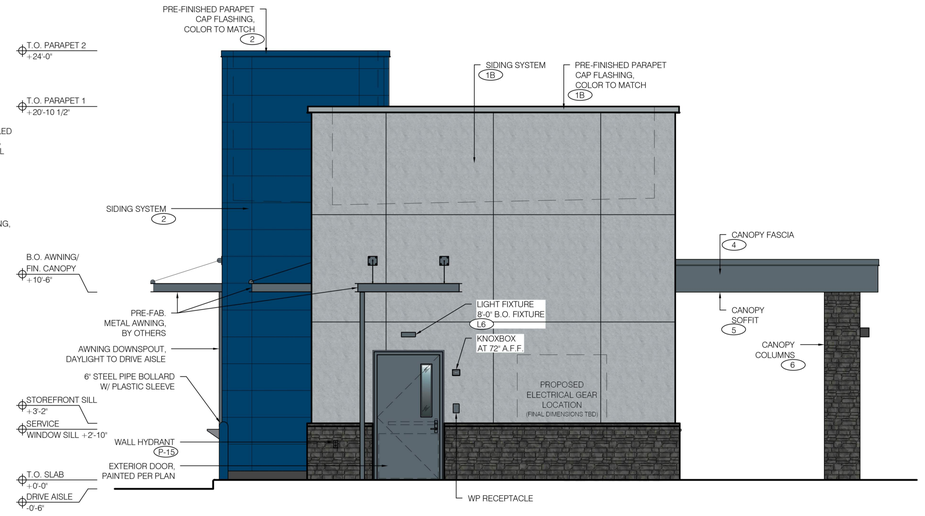
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EXTERIOR FINISH SCHEDULE				
ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BODY)				
1A	STUCCO	DRYVIT	CCP-2 SYSTEM, SANDPEBBLE FINE E FINISH; REVEALS AS SHOWN	PAINTED; COLOR: BLDG DB DARK GRAY
1B	STUCCO	DRYVIT	CCP-2 SYSTEM, SANDPEBBLE FINE E FINISH; REVEALS AS SHOWN	PAINTED; COLOR: BLDG DB LIGHT GRAY
ZONE 2 (TOWER)				
2	FIBER CEMENT SIDING	NICHIHA	ILLUMINATION, AWP 1818 w/ FACTORY PANEL CORNERS	COLOR: BLDG DB BLUE
ZONE 3 (BASE)				
3	STONE VENEER	ELDORADO STONE	CLIFFSTONE, BANFF SPRINGS	COLOR: PER MFR.
	STONE SILL	ELDORADO STONE	SNAPPED EDGE WAINSCOT SILL	COLOR: PEWTER
ZONE 4 (FRAMED CANOPY)				
4	FASCIA	WESTERN STATES METAL ROOFING	T-GROOVE, 10"	3 SIDES; COLOR: BLDG DB DARK GRAY
5	SOFFIT	HEWN ELEMENTS	NATURAL NORTHWESTERN SPRUCE	1x8, T&G, 1/8" REVEAL
6	COLUMNS	ELDORADO STONE	CLIFFSTONE, BANFF SPRINGS	COLOR: PER MFR.
NOTE: GC TO PROVIDE 3"x2" SMOOTH DOWNSPOUTS, AND ALL NECESSARY ADAPTORS, AT AWNING LOCATIONS AS SHOWN; COLOR: BLDG DB DARK GRAY				



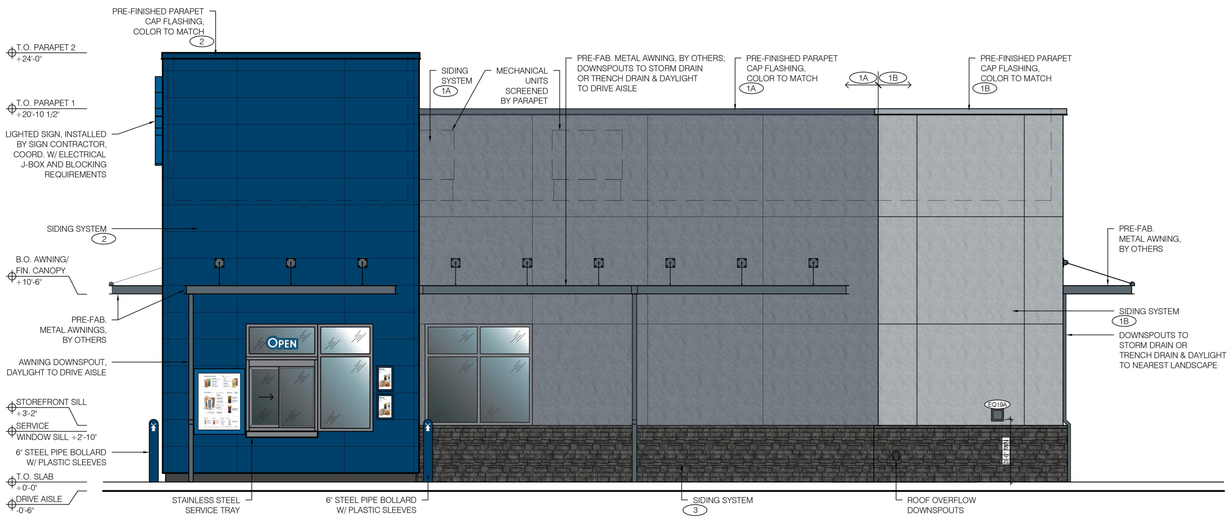
4 NORTH ELEVATION - WALK-UP WINDOW

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



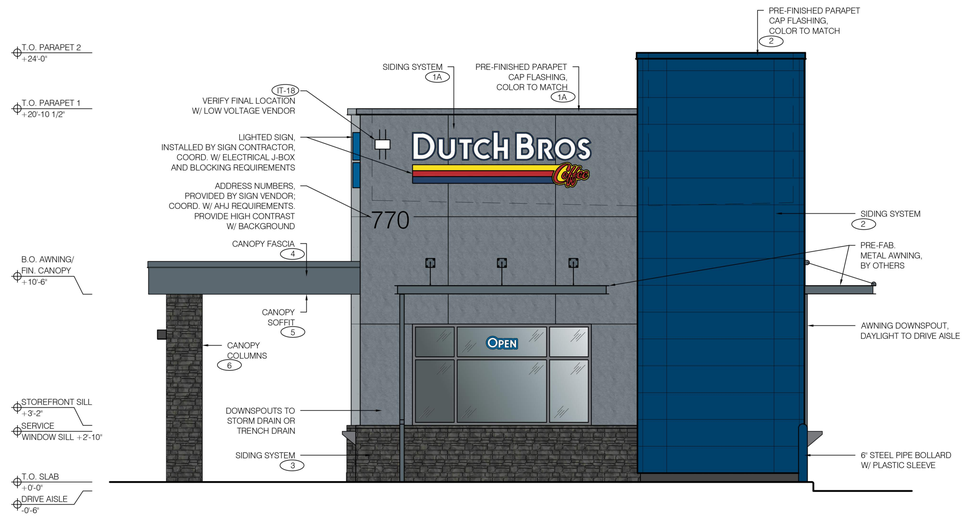
3 EAST ELEVATION

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



2 SOUTH ELEVATION - DRIVE-THRU WINDOW

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



1 WEST ELEVATION

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

DUTCH BROS

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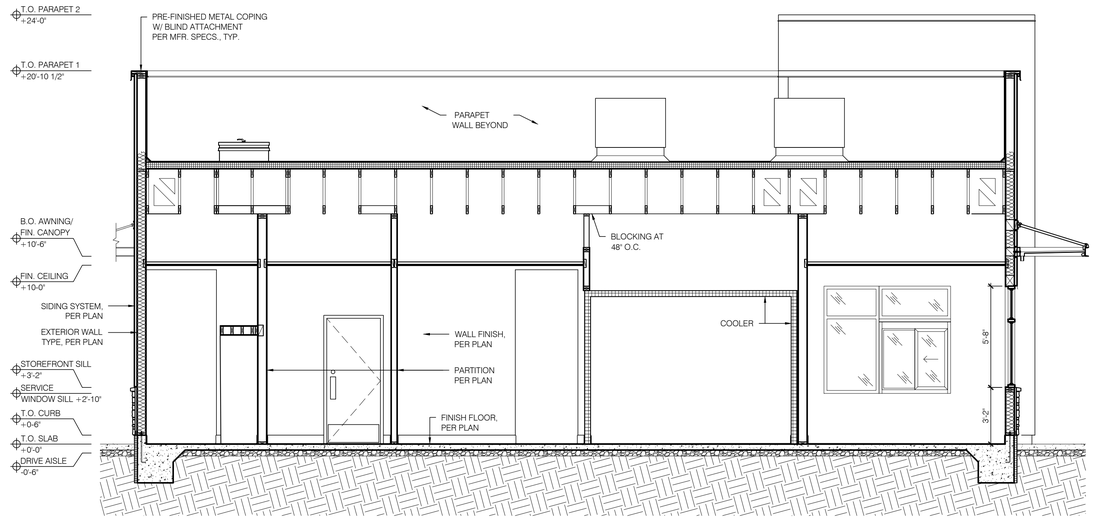
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BUILDING COLOR ELEVATIONS

SHEET NUMBER:

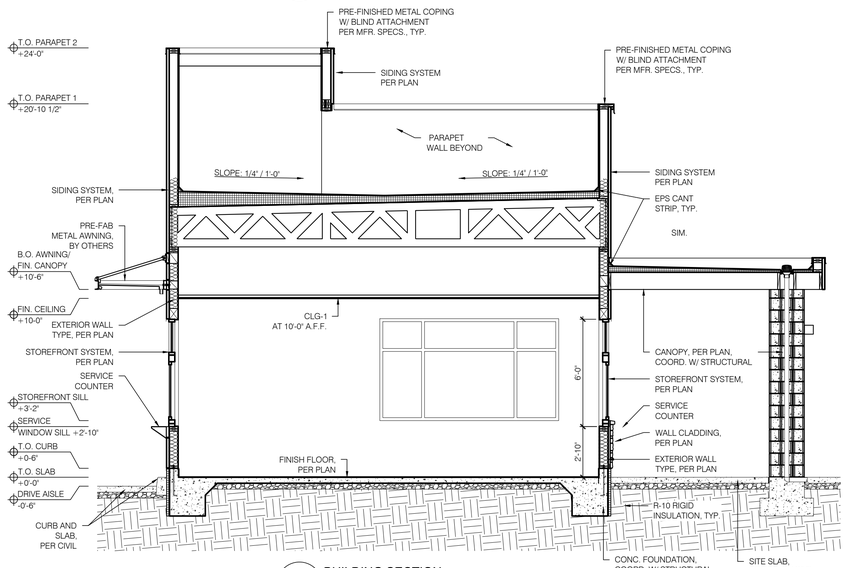
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2 BUILDING SECTION

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



1 BUILDING SECTION

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

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DUTCH BROS Coffee

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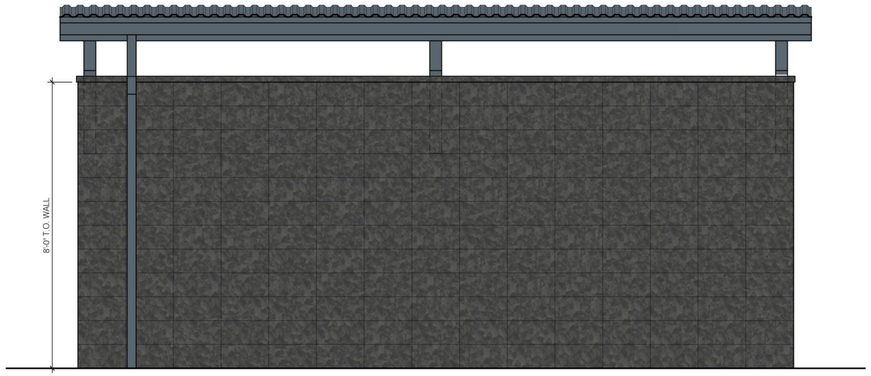
BUILDING SECTIONS

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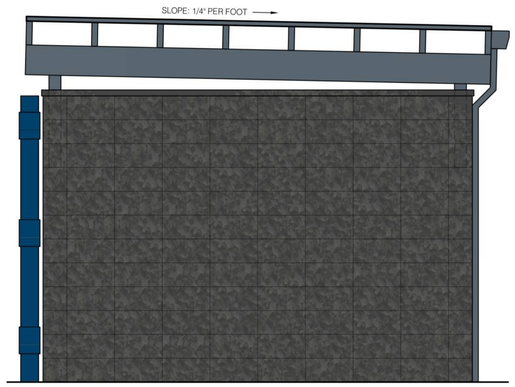
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5 TRASH ENCLOSURE SIDE ELEVATION

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



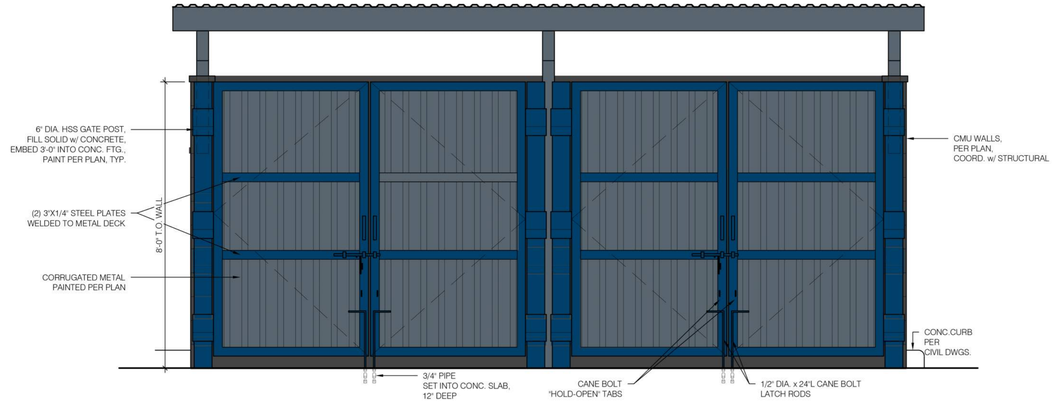
4 TRASH ENCLOSURE SIDE ELEVATION

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



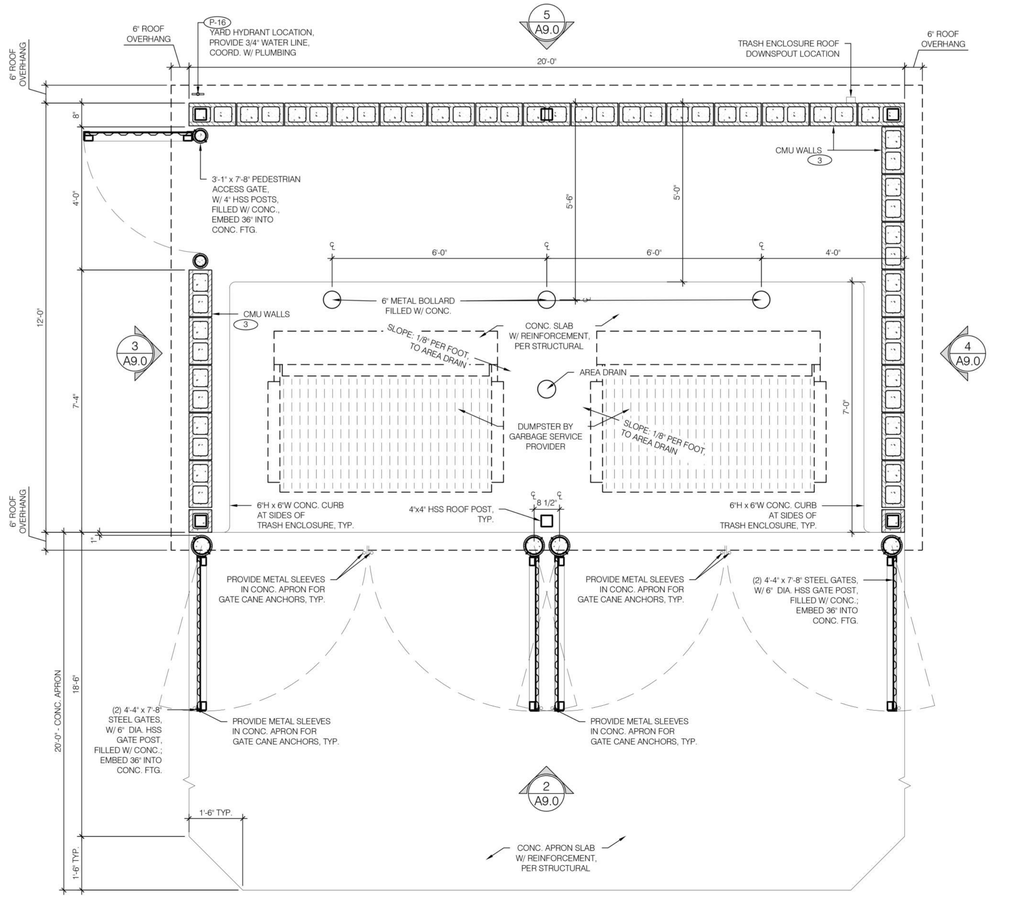
3 TRASH ENCLOSURE SIDE ELEVATION

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



2 TRASH ENCLOSURE FRONT ELEVATION

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



1 TRASH ENCLOSURE PLAN

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

TRASH ENCLOSURE MATERIALS

	ID	MATERIAL	MANUFACTURER	COLOR	NOTES
OPTION A	3	CMU BLOCK	BASALITE	490	SPLIT FACE, 8x16x8; 8x8x8 AS NECESSARY
		CMU CAP	BASALITE	490	12x16x2
	PT-2	PAINT	SHERWIN-WILLIAMS	8656-11295	BLDG DB DARK GRAY; GATES BODY
	PT-3	PAINT	SHERWIN-WILLIAM	8656-12045	BLDG DB BLUE; GATE FRAMES & POSTS

DUTCH BROS Coffee

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TRASH ENCLOSURE PLAN/ ELEVATIONS

SHEET NUMBER:

A9.2

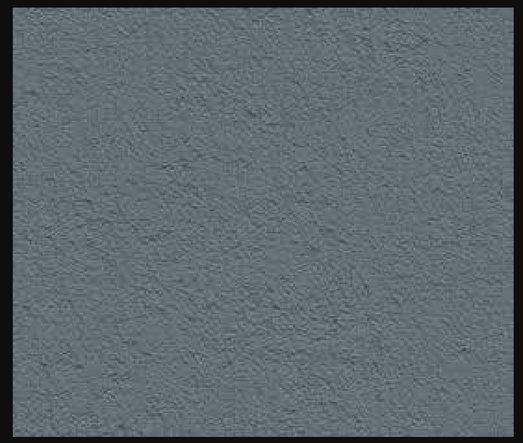
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FIBER CEMENT BOARD
MANUFACTURER: NICHIHA
PROFILE: ILLUMIINIATION
COLOR: BLDG DB BLUE



STUCCO SYSTEM
MANUFACTURER: DRYVIT
PROFILE: CCP-2 SYSTEM,
SANDPEBBLE FINE E FINISH
COLOR: PAINTED, BLDG DB GRAY DARK



STUCCO SYSTEM
MANUFACTURER: DRYVIT
PROFILE: CCP-2 SYTEM,
SANDPEBBLE FINE E FINISH
COLOR: PAINTED, BLDG DB GRAY LIGHT



CULTURED STONE
MANUFACTURER: ELDORADO STONE
PROFILE: CLIFFSTONE - BANFF SPRINGS
COLOR: PER MFR.



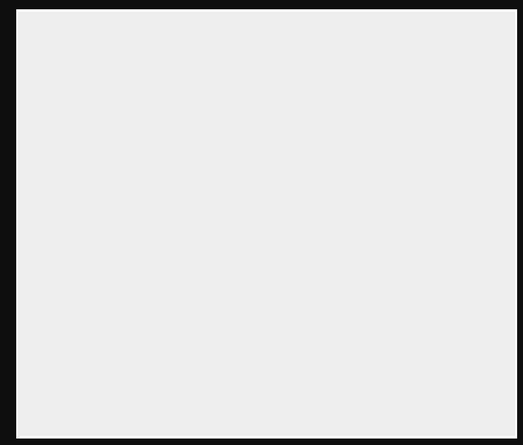
CANOPY SOFFIT
MANUFACTURER: HEWN
PROFILE: NW SPRUCE
NATURAL & SEALED
COLOR: PER MFR.



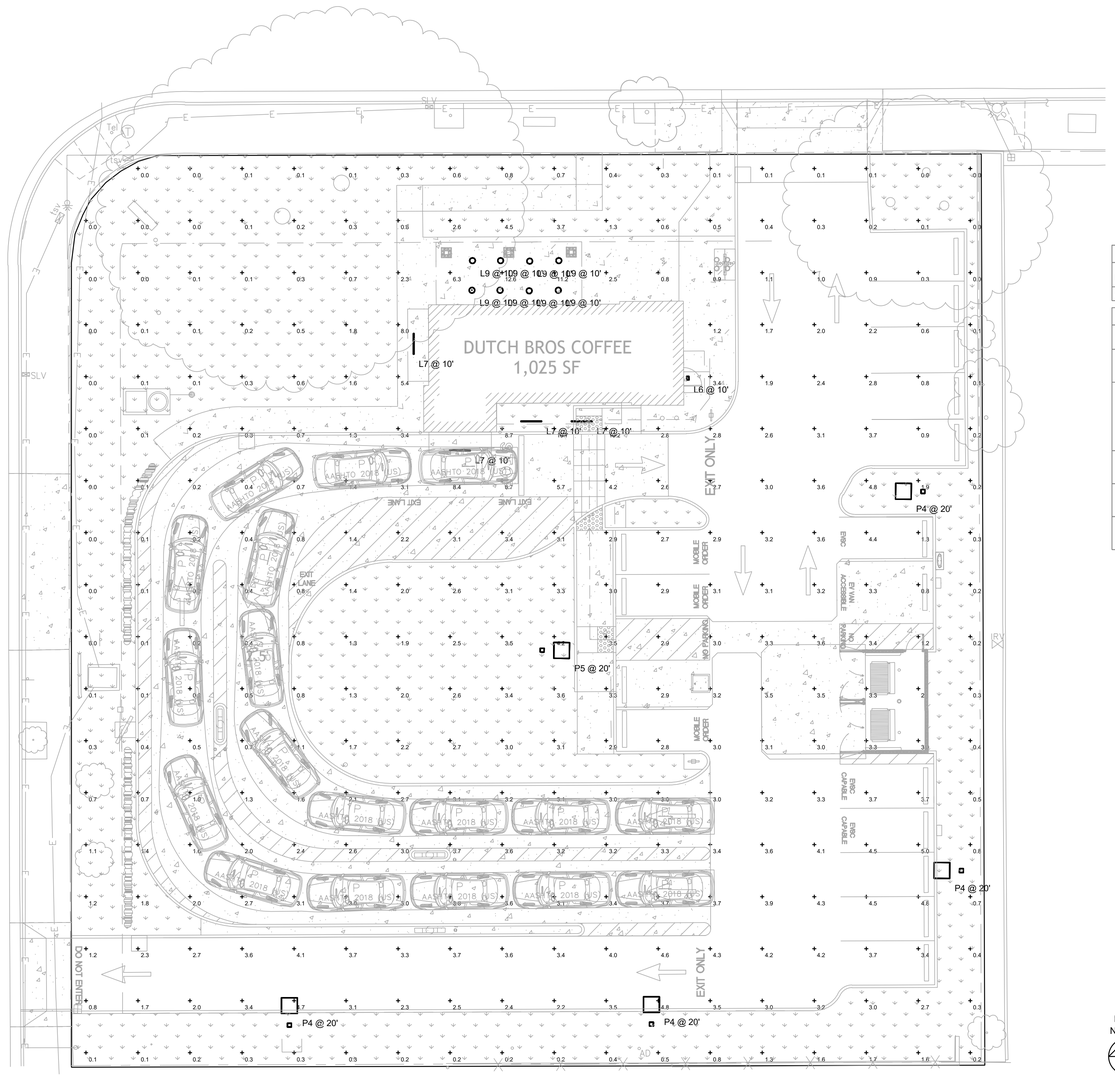
WINDOW SYSTEM
MANUFACTURER: KAWNEER OR SIMILAR
PROFILE: CLEAR ANODIZED ALUMINUM
FINISH: CLEAR NO 14 / 17



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



ROOFING MATERIAL
MANUFACTURER: GAF
60 MIL
COLOR: WHITE



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	2.1 fc	12.6 fc	0.0 fc	N/A	N/A

Schedule

Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
○	L9	8	DMF LIGHTING	DRD5S-4R-10930	DRD5S-4R-10930	1	1015	0.93	12
▭	L6	1	RAB LIGHTING INC.	SLIM22-S-30E, MV, NON--DIM	CAST FINNED METAL HOUSING, MACHINED METAL HEAT SINK, 1 CIRCUIT BOARD WITH 1 LED, MOLDED PLASTIC REFLECTOR WITH SEMI-SPECULAR FINISH, CLEAR FLAT GLASS LENS IN CAST BROWN PAINTED METAL FRAME.	1	3474	0.93	25
|	L7	4	Self	CROWN-70-40K-110-S-SSP	WET LOCATION LED	1	4200	0.93	60
▫	P5	1	NLS Lighting, LLC	NV-1-T5-48L-1-40K	T5 silicone optics	1	19335	0.93	156
▫	P4	4	NLS Lighting	NV-1-T4-48L-1-40K-UNV--HSS	T4 OPTICS WITH BLACK HSS	1	9674	0.93	156

PLAN NORTH

1 **SITE PHOTOMETRIC PLAN**

1/16" = 1'-0"

0 8' 16' 32'

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PLAN

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