



City of Rocklin

Planning Division
3970 Rocklin Road
Rocklin, California 95677
Phone (916) 625-5160 FAX (916) 625-5195

UNIVERSAL APPLICATION FORM

NAME OF PROJECT: _____

LOCATION: _____

ASSESSOR'S PARCEL NUMBERS: _____

DATE OF APPLICATION (STAFF): _____ RECEIVED BY (STAFF INITIALS): _____

FILE NUMBERS (STAFF): _____ FEES: **\$14,004**

RECEIPT NO.: _____

Pre-Application Meeting Requirements:

It is required that a pre-application meeting be held with a Staff Planner prior to submitting most applications for planning entitlements and permits. The purpose of the pre-application meeting is to expedite application processing by enabling staff to work with the applicant to assure that the officially submitted application materials are in the proper format and that the applicant understands the City of Rocklin's goals, policies, and ordinances that may affect the project. A copy of these and other planning provisions is available at the applicant's request.

Generally, two sets of preliminary plans and a written description of the proposed project should be brought with the applicant to the pre-application meeting. To schedule this meeting, please contact a Staff Planner at the Rocklin Community Development Department by calling (916) 625-5160.

DATE OF PRE-APPLICATION MEETING: 06/22/2021

THIS APPLICATION IS FOR THE FOLLOWING ENTITLEMENTS: (CHECK APPROPRIATE SQUARES)

General Plan Amendment (GPA) Fee:	Tentative Subdivision Map (SD) Fee:	Use Permit (U) Minor (PC Approval – New Bldg) Fee: Minor (PC Approval – Existing Bldg) Fee: Major (CC Approval) Fee:
BARRO Zone Application (BZ) Fee:		
Rezone (Reclassification) (Z) Fee:	Tentative Parcel Map (DL) Fee:	Variance (V) Fee:
General Development Plan* (PDG) Fee:	Design Review (DR) Commercial Fee: \$13,484 Residential Fee: Signs Fee:	Oak Tree Preservation Plan Permit Planning Commission Fee: City Council Fee:
Concurrent Application (2 or more entitlements) Fee:		Modification to Approved Projects Fee: File Number: _____

Environmental Requirements: (STAFF)

Exempt - \$520.00
Negative Declaration –

Mitigated Negative Declaration –
EIR – See Fee Schedule

UNIVERSAL APPLICATION FORM (CONT.)

GENERAL PLAN DESIGNATION:	PROPERTY DATA:	UTILITIES:	
		EXISTING	PROPOSED
Existing: _____	Acres: _____	_____ Pub. Sewer	_____ Pub. Sewer
Proposed: _____	Square Feet: _____	_____ Septic Sewer	_____ Septic Sewer
ZONING:	Dimensions: _____	_____ Pub. Water	_____ Pub. Water
Existing: _____	No. of Units: _____	_____ Well Water	_____ Well Water
Proposed: _____	Building Size: _____	_____ Electricity	_____ Electricity
	Proposed Parking: _____	_____ Gas	_____ Gas
	Required Parking: _____	_____ Cable	_____ Cable
	Access: _____		

PROJECT REQUEST:

REQUEST FOR APPROVAL OF DESIGN REVIEW TO CONSTRUCT A 950 SF COFFEE SHOP WITH DRIVE-THRU, DRIVE-THRU STACKING, PARKING, AND OUTDOOR PATIO AREA WITH WALK-UP WINDOW

(Example: Request for approval of design review to construct a 10,000 square foot office building on 1.5 acres)

NOTE: Annexations, Lot Line Adjustments, and Rocklin Ranch Industrial Park Specific Plan Use Permits require special application forms and additional submittal information available from the Planning Division.

UNIVERSAL APPLICATION FORM (CONT.)

PLEASE PRINT OR TYPE:

NAME OF PROPERTY OWNER: Taylor Whitney Ranch LP, a California limited partnership

ADDRESS: 1333 Howe Ave, #103

CITY: Sacramento STATE: CA ZIP: 95815

PHONE NUMBER: 916-740-9008

EMAIL ADDRESS: Lux@LuxTaylorProperties.com

FAX NUMBER: _____

SIGNATURE OF OWNER

 For: Taylor Whitney Ranch LP
(Signature Authorizing Application; provide owner's signature letter if signature is other than property owner.)

NAME OF APPLICANT
(If different than owner): CVP - Rocklin DB, LLC c/o Mitchell Reynolds

CONTACT: Mitchell Reynolds

ADDRESS: 3519 NE 15th Ave, Suite 251

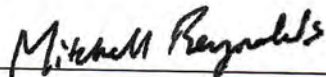
CITY: Portland STATE: Oregon ZIP: 97212

PHONE NUMBER: 918-934-0288

EMAIL ADDRESS: mitchell.reynolds@cvpre.com

FAX NUMBER: N/A

SIGNATURE OF APPLICANT



AGENT AUTHORIZATION FORM

Property owners desiring to authorize individuals to represent them in conjunction with any application or matter before the City shall provide written authorization using this form. A separate form shall be used for each individual or firm authorized, and shall specifically note any restrictions upon the authorized person.

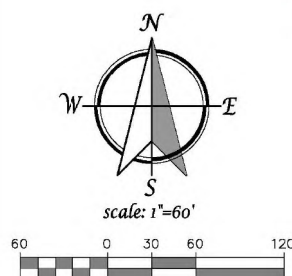
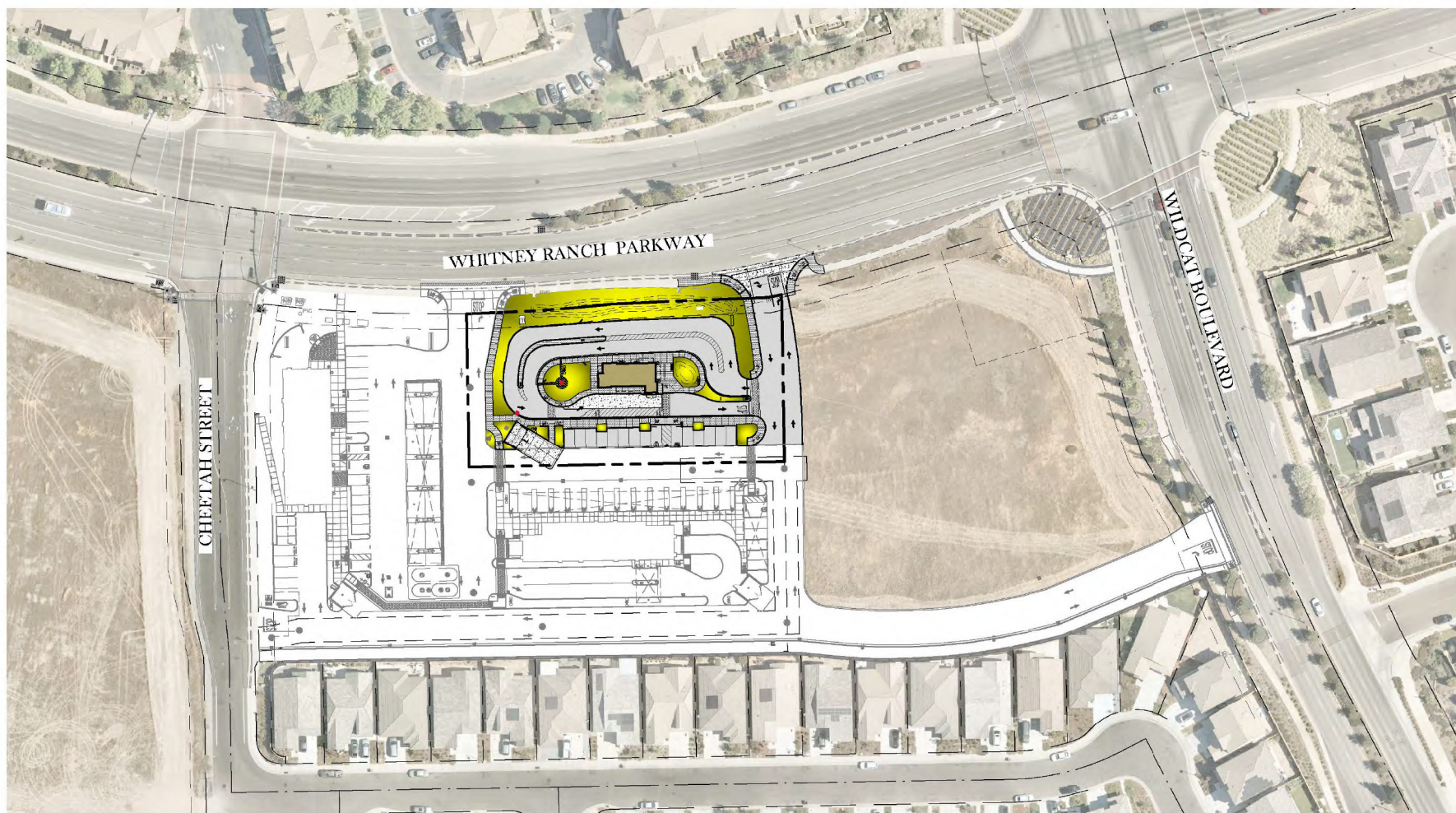
Project Name: CVP - Rocklin DB, LLC		
Location: SWC of Whitney & Wildcat, Resultant Parcel 2		
Assessors Parcel Number(s): PART OF 017-171-026-000		
Entitlements for which authorization is applicable (use permit, variance, tentative map, etc.): Design Review - Commercial		
Name of person and / or firm authorized to represent property owner (Please print): CVP - Rocklin DB, LLC c/o Mitchell Reynolds		
Address: 3519 NE 15th Ave, Suite 251		
City: Portland	State: OR	Zip: 97212
Phone Number: 918-934-0288	Fax Number: _____	
Email Address: mittchell.reynolds@cvpre.com		
The above named person or firm is authorized as:		
Agent (<input type="checkbox"/>) Buyer (<input checked="" type="checkbox"/>) Lessee (<input type="checkbox"/>)		
The above named person or firm is authorized to (check all that are applicable):		
(<input checked="" type="checkbox"/>) File any and all papers in conjunction with the aforementioned request, including signing the application		
(<input checked="" type="checkbox"/>) Speak on behalf of and represent the owner at any Staff meeting and/or public hearing.		
(<input checked="" type="checkbox"/>) Sign any and all papers in my stead, with the exception of the application form.		
The duration and validity of this authorization shall be:		
(<input checked="" type="checkbox"/>) Unrestricted (<input type="checkbox"/>) Valid until: _____		
Owners Authorization Signature & Date: Its: Sole Member		
Signature: [Signature] For: Deep Creek Investments LLC		
Its: General Partner Date: 10/13/21		
Owners Name (Please Print): Taylor Whitney Ranch LP, a California limited partnership		
Owners Address: 1333 Howe Ave #103		
City: Sacramento	State: CA	Zip: 95825
Phone Number: 916-740-9008		
Email Address: Lux@LuxTaylorProperties.com		

ADJACENT SITE IMPROVEMENTS

THESE PLANS ASSUME THAT IMPROVEMENTS FOR:

1. WHITNEY RANCH CHEVRON & CARWASH
(____ WHITNEY RANCH PARKWAY)

ARE COMPLETED PER PLANS. SOME IMPROVEMENTS ASSOCIATED WITH THESE PLANS ARE SHOWN AS EXISTING, BUT WERE NOT INSTALLED AT THE TIME OF SURVEY.



DUTCH BROS - WHITNEY RANCH

Whitney Ranch Parkway, Rocklin, California

Proposed
By:



Cole Valley Partners
3519 NE 15th Street
Portland, OR 97212

PROJECT INFORMATION

ADDRESS: WHITNEY RANCH PARKWAY
ROCKLIN, CA 95765
PLACER COUNTY
APN: 017-171-026
SITE AREA: ±0.80 AC
ZONING: (E) PD-C, PLANNED DEVELOPMENT
COMMERCIAL
GENERAL PLAN: (E) MU, MIXED USE

BUILDING SUMMARY

DUTCH BROS COFFEE HOUSE W/ DRIVE THRU:
OCCUPANCY: B
CONSTRUCTION TYPE: VB
BLDG AREA: ±950 S.F.
GROSS AREA W/CANOPY: ±1,200 S.F.
NO. STORIES: ONE

PARKING SUMMARY

PROVIDED PARKING
STANDARD STALLS = 9
COMPACT STALLS = 4
ACCESSIBLE STALL(VAN) = 1
CLEAN AIR/EV STALL = 1
TOTAL PARKING PROVIDED = 15
BIKE PARKING PROVIDED = 4
SHORT TERM = 2; LONG TERM = 2

OWNER/APPLICANT/CONSULTANT
CONTACT INFORMATION

OWNER
TAYLOR WHITNEY RANCH, L.P.
1792 TRIBUTE ROAD, SUITE 270
SACRAMENTO, CA 95815
ATTN: LUX TAYLOR
lux@luxtaylorproperties.com

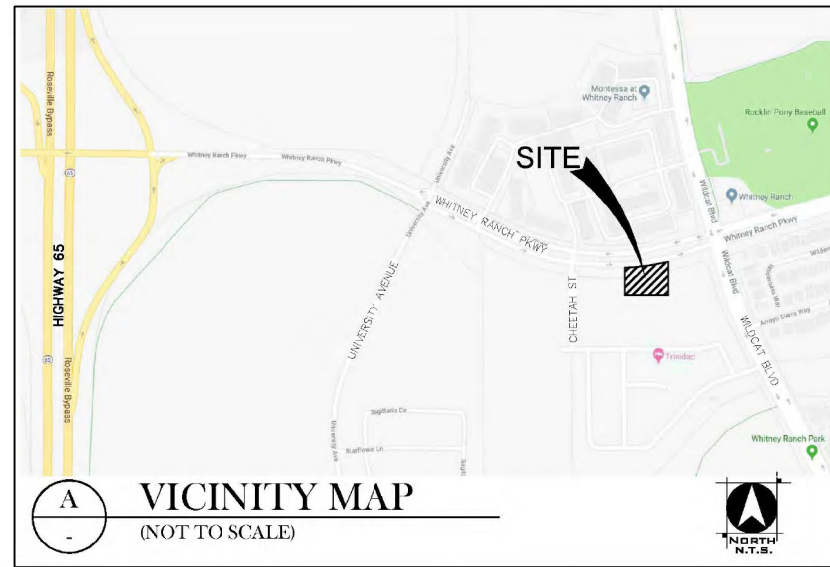
DEVELOPER/APPLICANT
COLE VALLEY PARTNERS
3519 NE 15TH AVE, SUITE 251
PORTLAND, OR 97212
ATTN: MITCHELL REYNOLDS
mitchell.reynolds@cvpr.com

PLANNER/ENGINEER
TSD ENGINEERING, INC.
130 OLYMPIC BLVD, SUITE 110
FOLSOM, CA 95630
ATTN: CHRIS SCHULZE
cschulze@tsdeng.com

ARCHITECT
ARMET DAVIS NEW LOVE & ASSOCIATES
130 OLYMPIC BLVD
SANTA MONICA, CA 90404
ATTN: PAUL DEPPE
deppe@adnarch.com

LANDSCAPE ARCHITECT
YAMASAKI LANDSCAPE ARCHITECTURE
1233 HIGH STREET
AUBURN, CA 95603
ATTN: JEFF AMBROSIA
jell@yamasaki-la.com

SIGNAGE
ES&A SIGN & AWNING CO.
89973 PRAIRIE ROAD
EUGENE, OR 97402
ATTN: NICHOLAS JOHNSON
njohnson@esasigns.com



VICINITY MAP
(NOT TO SCALE)

INDEX OF DRAWINGS

SHEET	TITLE
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C-2	PRELIMINARY SITE PLAN
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C-4	PRELIMINARY UTILITY PLAN
C-5	PRELIMINARY GRADING PLAN
C-6	PRELIMINARY GRADING SECTIONS
C-7	PRELIMINARY FIRE ACCESS PLAN
C-8	PRELIMINARY STORMWATER MGMT PLAN
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A2.0	FLOOR PLAN
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A6.0	BUILDING ELEVATIONS
A8.0	SITE DETAILS
A9.0	TRASH ENCLOSURE
E0.02	PHOTOMETRIC SITE PLAN
E0.03	EXTERIOR LIGHTING CUTSHEETS
E0.04	EXTERIOR LIGHTING CUTSHEETS

COVER SHEET

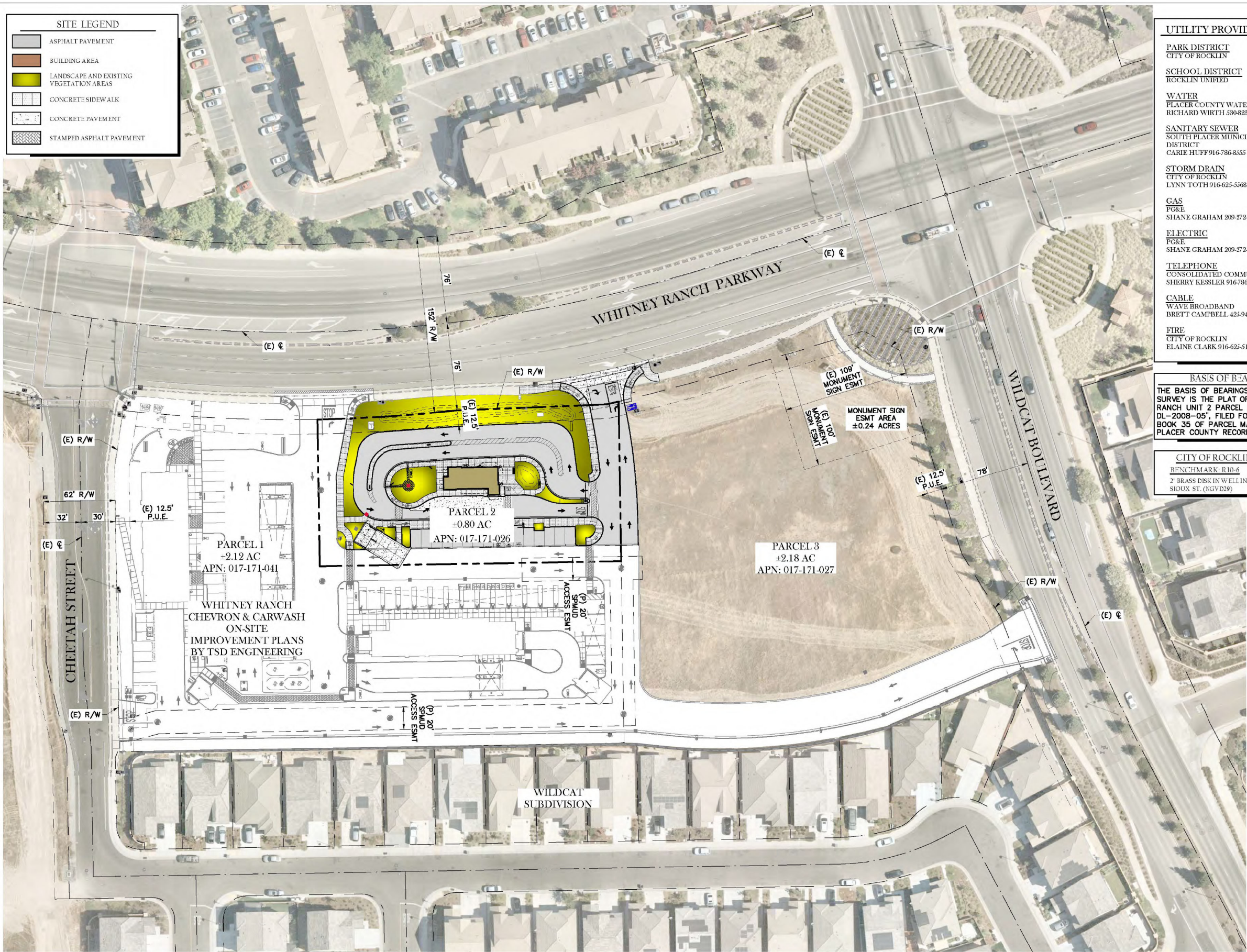
C-0



OCTOBER 15, 2021 - INITIAL SUBMITTAL

SITE LEGEND

- ASPHALT PAVEMENT
- BUILDING AREA
- LANDSCAPE AND EXISTING VEGETATION AREAS
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- STAMPED ASPHALT PAVEMENT



UTILITY PROVIDERS:

PARK DISTRICT
CITY OF ROCKLIN

SCHOOL DISTRICT
ROCKLIN UNIFIED

WATER
PLACER COUNTY WATER AGENCY (PCWA)
RICHARD WIRTH 530-823-1649

SANITARY SEWER
SOUTH PLACER MUNICIPAL UTILITY
DISTRICT
CARIE HUFF 916-786-8355 X311

STORM DRAIN
CITY OF ROCKLIN
LYNN TOTH 916-625-5568

GAS
PG&E
SHANE GRAHAM 209-272-8679

ELECTRIC
PG&E
SHANE GRAHAM 209-272-8679

TELEPHONE
CONSOLIDATED COMMUNICATIONS
SHERRY KESSLER 916-786-1281

CABLE
WAVE BROADBAND
BRETT CAMPBELL 424-947-1792

FIRE
CITY OF ROCKLIN
ELAINE CLARK 916-625-5150

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE PLAT OF "WHITNEY RANCH UNIT 2 PARCEL MAP NO. DL-2008-05", FILED FOR RECORD IN BOOK 35 OF PARCEL MAPS, AT PAGE 8, PLACER COUNTY RECORDS.

CITY OF ROCKLIN DATUM

BENCHMARK: R10.6 ELEV: 471.73
2" BRASS DISK IN WELL IN TX IROQUOIS RD & SIOUX ST. (NGVD29)

PROPERTY INFORMATION:

OWNER
TAYLOR/WHITNEY RANCH, L.P.
1792 TRIBUTE ROAD, SUITE 270
SACRAMENTO, CA 95815
ATTN: LUX TAYLOR
lux@luxtaylorproperties.com

DEVELOPER/APPLICANT
COLE VALLEY PARTNERS
3519 NE 15TH AVE, SUITE 251
PORTLAND, OR 97212
ATTN: BRADEN BERNARDS
braden.bernards@cvpr.com

PLANNER/ENGINEER
TSD ENGINEERING, INC.
785 ORCHARD DR. SUITE 110
FOLSOM, CA 95630
ATTN: CHRIS SCHULZE
cschulze@tsdeng.com

ARCHITECT
ARMET DAVIS NEWLOVE & ASSOCIATES
1330 OLYMPIC BLVD.
SANTA MONICA CA 90404
ATTN: PAUL DEPPE
deppe@adnarch.com

ASSESSORS PARCEL NO
017-171-026

PROPERTY AREA
RESULTANT PARCEL 2: 0.80+ ACRES

ZONING
EXISTING - PD-C (PLANNED DEVELOPMENT COMMERCIAL)

GENERAL PLAN
EXISTING - MU (MIXED USE)

PROPERTY DESCRIPTION
ADDRESS: WHITNEY RANCH PKWY
ROCKLIN, CA 95765

PROJECT INFORMATION:

BUILDING SUMMARY

DUTCH BROS COFFEE HOUSE W/DRIVE THRU:
BLDG AREA: ±950 sq.ft.
GROSS AREA W/CANOPY: ±1,200 sq.ft.
NO. STORIES: ONE
DRIVE THRU EFFECTIVE LENGTH: ±617 ft.
DRIVE THRU QUE CAPACITY: ±31 vehicles
PROJECT AREA: ±0.80 acres

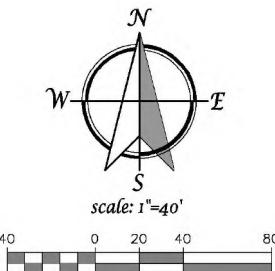
PARKING SUMMARY

REQUIRED:
PARKING SPACES REQUIRED (UBC 6 SEATS): 2
EMPLOYEES: 6
ACCESSIBLE PARKING REQUIRED: (1)
TOTAL PARKING REQUIRED: 8
BIKE
LONG TERM: 1
SHORT TERM: 2

PROVIDED:
STANDARD STALL: 9
COMPACT STALL: 4
ACCESSIBLE STALL (VAN): 1
CLEAN AIR/VEHICLE: 1
TOTAL PARKING PROVIDED: 15
BIKE
LONG TERM: 2
SHORT TERM: 2

FLOOD ZONE

ZONE X (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOOD-PLAIN) PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS, MAP NO. 06061C0933H, DATED NOVEMBER 2, 2018.



DUTCH BROS - WHITNEY RANCH

Whitney Ranch Parkway, Rocklin, California

Proposed
By:



Cole Valley Partners
3519 NE 15th Street
Portland, OR 97212

PRELIMINARY CONTEXT PLAN

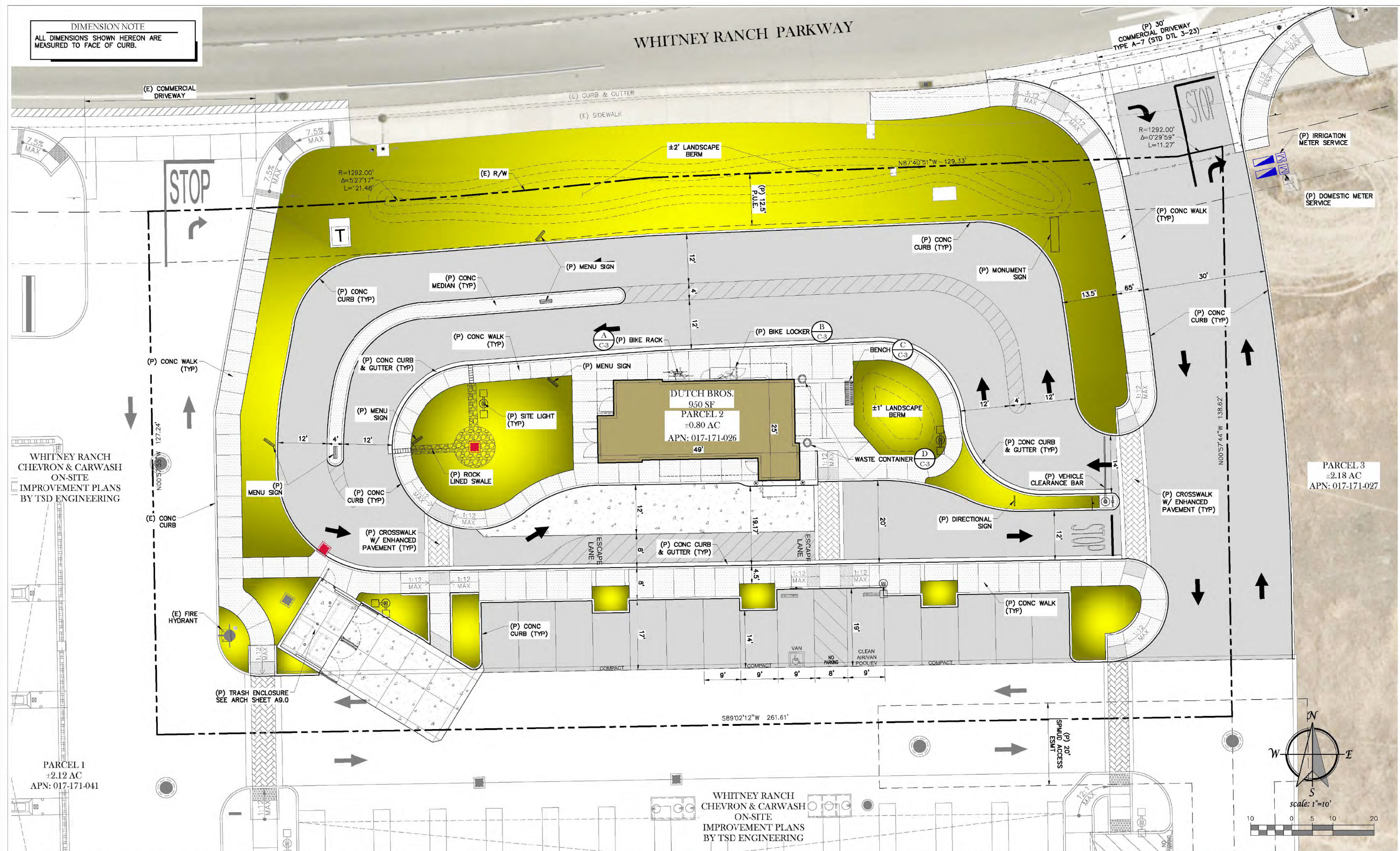


C-1

OCTOBER 15, 2021 - INITIAL SUBMITTAL

DIMENSION NOTE
ALL DIMENSIONS SHOWN HEREON ARE
MEASURED TO FACE OF CURB.

WHITNEY RANCH PARKWAY



DUTCH BROS - WHITNEY RANCH


PRELIMINARY SITE PLAN

Whitney Ranch Parkway, Rocklin, California

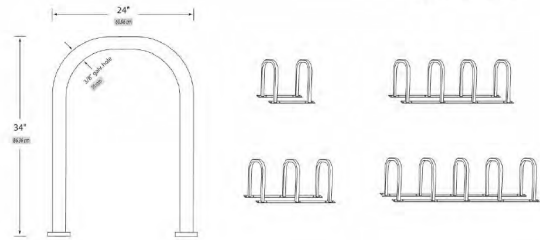
Proposed By:  COLE VALLEY PARTNERS

Cole Valley Partners
3519 NE 15th Street
Portland, OR 97212





C-2

 TSD ENGINEERING, INC.
285 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701
OCTOBER 15, 2021 - INITIAL SUBMITTAL

P:\Projects\489-001\02 DWG\B- Planning\10 C-2 Preliminary Site Plan.dwg, Apron, 12:56:11, 10-15-21

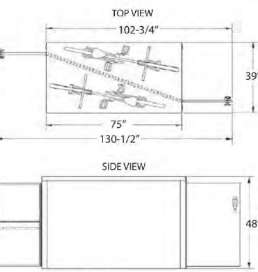


MATERIAL
 Regular Steel
HOOPS: 2\"/>

WELLE™ SERIES FLAT TOP RACK SQUARE TUBE SURFACE FLANGE							
Model	Hoops	Bikes	Length			Mounting Holes	Front View
			24"Centers	28"Centers	30"Centers		
WSWF04-SQ-SF	2	4	30"	34"	36"	8	
WSWF06-SQ-SF	3	6	54"	62"	66"	10	
WSWF08-SQ-SF	4	8	78"	90"	96"	12	
WSWF10-SQ-SF	5	10	102"	118"	126"	14	

BIKE RACK
 NOT TO SCALE

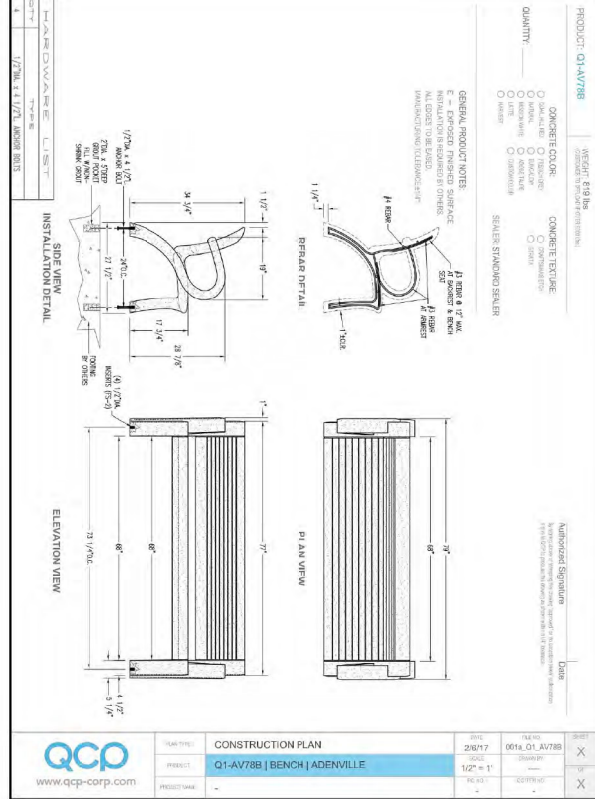
BTWL02M
 • 2 doors, 2 bikes capacity
 • 75\"/>



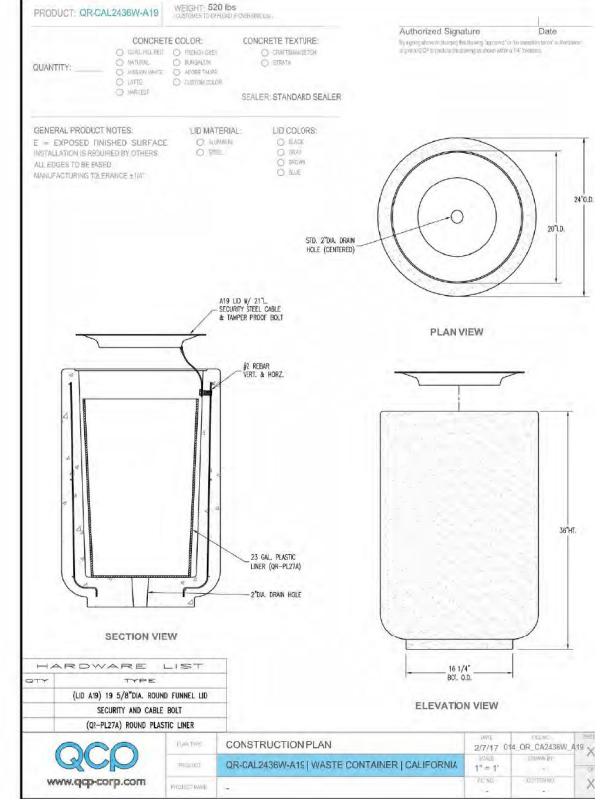
PERFORATION CHOICES: (additional cost)
 3/8\"/>

LOCKING CHOICES:
 Pop-Out T-Handle for built-in key lock
 Pop-Out T-Handle with Master Key Arrangement for built-in key lock (additional cost)
 Pistol Grip Handle accepts padlock

BIKE LOCKER
 NOT TO SCALE



BENCH
 NOT TO SCALE



WASTE CONTAINER
 NOT TO SCALE

DUTCH BROS - WHITNEY RANCH

Whitney Ranch Parkway, Rocklin, California

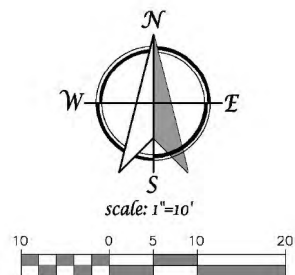
Proposed
 By:



Cole Valley Partners
 3519 NE 15th Street
 Portland, OR 97212

PRELIMINARY SITE DETAILS

C-3

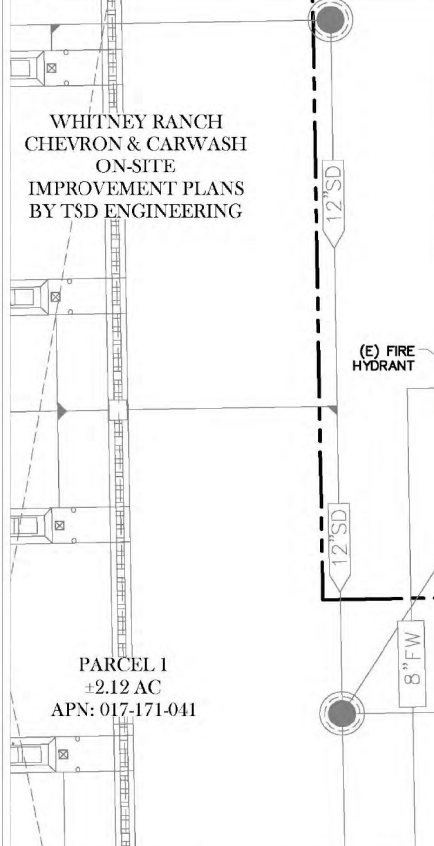


TSD ENGINEERING, INC.
 785 Orchard Drive, Suite #110
 Palo Alto, CA 94304
 Phone: (916) 608-0707
 Fax: (916) 608-0701

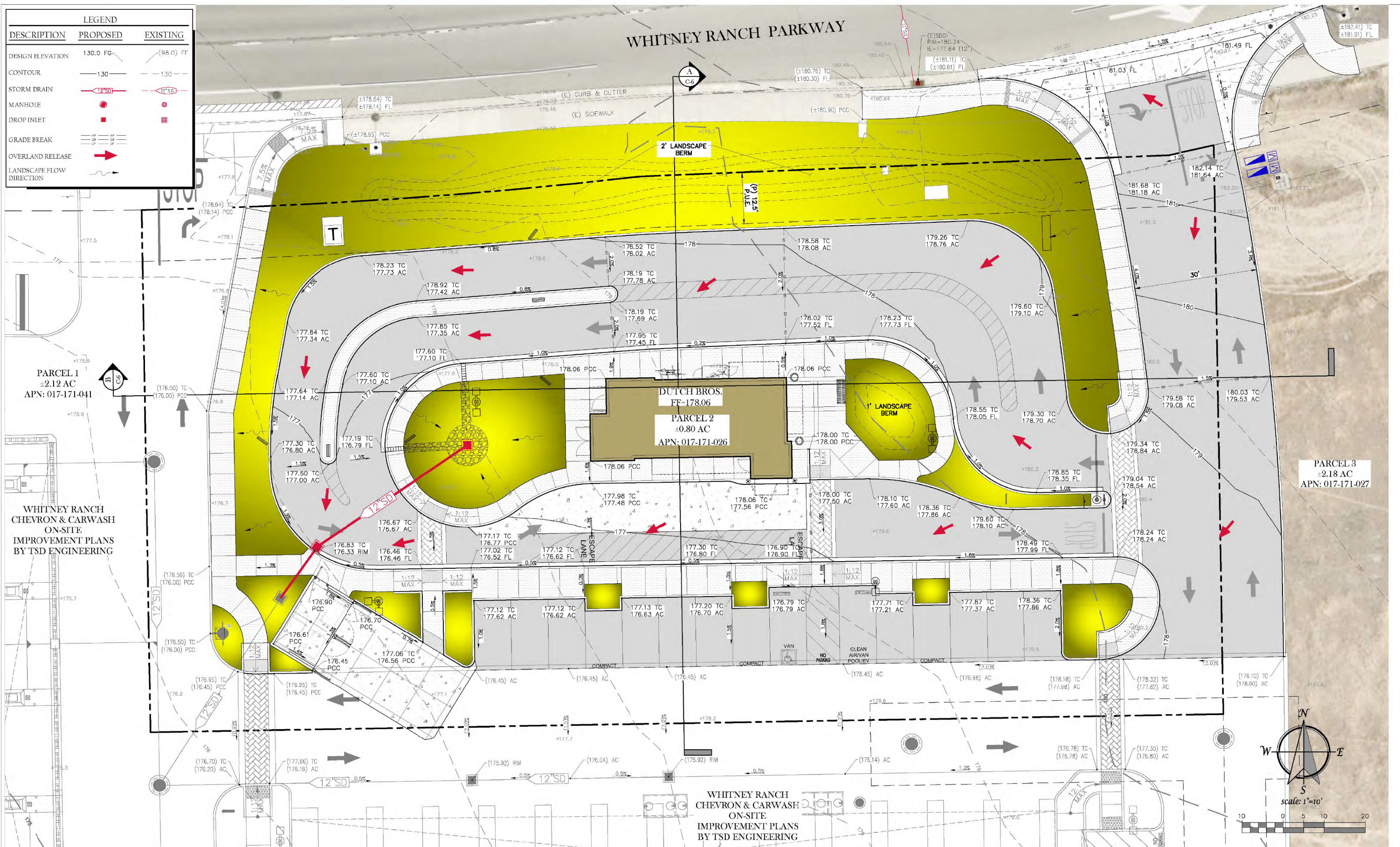
OCTOBER 15, 2021 - INITIAL SUBMITTAL

LEGEND		
DESCRIPTION	PROPOSED	EXISTING
STORM DRAIN		
STORM DRAIN MANHOLE		
STORM DRAIN DRAIN INLET		
PUBLIC WATER (PCWA)		
DOMESTIC WATER (PRIVATE)		
IRRIGATION WATER (PRIVATE)		
FIRE SERVICE (PRIVATE)		
FIRE WATER (PRIVATE)		
FIRE HYDRANT		
METER & BACKFLOW (RP)		
SEWER (PUBLIC OR PRIVATE AS SHOWN)		
SEWER MANHOLE		

- UTILITY NOTES**
- SANITARY SEWER IDENTIFIED AS PUBLIC SHALL BE OWNED AND MAINTAINED BY SPMUD AND SHALL BE DESIGNED/CONSTRUCTED PER SPMUD STANDARDS INCLUDING A DEDICATION OF SEWER EASEMENT 20 FEET WIDE WHICH INCLUDES BOTH MAINTENANCE AND ACCESS RIGHTS.
 - SANITARY SEWER IDENTIFIED AS PRIVATE SHALL BE OWNED AND MAINTAINED BY THE RESPECTIVE PROPERTY OWNER AND DESIGNED PER SPMUD STANDARDS FOR A PRIVATE UPPER LATERAL.
 - EACH PARCEL WITH DEVELOPMENT SHALL HAVE SEPERATE DOMESTIC METER (DW) AND IRRIGATION METER (IW) TO THE PCWA WATER SYSTEM.
 - FIRE WATER (FW) AND ONSITE FIRE HYDRANTS ARE PRIVATE/SHARED FACILITIES AND WILL REQUIRE A RECIPROCAL MAINTENANCE AND EASEMENT AGREEMENT (REA OR CC&R S) TO BE RECORDED.
 - STORM DRAIN (SD) AND ONSITE STORM DRAIN MANHOLES AND INLETS ARE PRIVATE/SHARED FACILITIES AND WILL REQUIRE A RECIPROCAL MAINTENANCE AND EASEMENT AGREEMENT (REA OR CC&R S) TO BE RECORDED.



LEGEND		
DESCRIPTION	PROPOSED	EXISTING
DESIGN ELEVATION	130.0 FG	(98.0) FF
CONTOUR	130	130
STORM DRAIN	12" SD	12" SD
MANHOLE	●	●
DROP INLET	■	■
GRADE BREAK	≡≡≡	≡≡≡
OVERLAND RELEASE	➔	
LANDSCAPE FLOW DIRECTION	➔	



DUTCH BROS - WHITNEY RANCH PRELIMINARY GRADING PLAN

Whitney Ranch Parkway, Rocklin, California

Proposed By:  COLE VALLEY PARTNERS

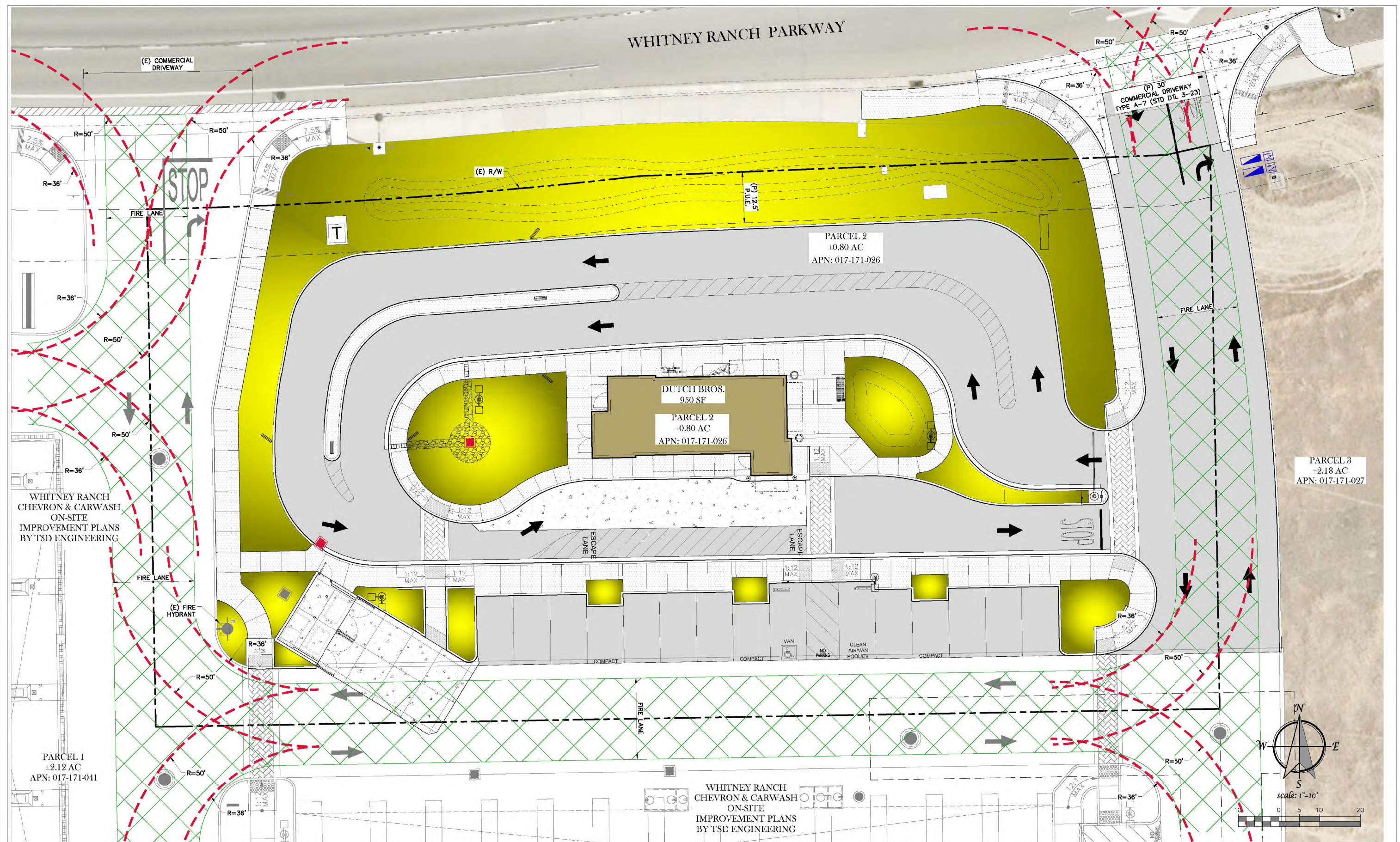
Cole Valley Partners
3519 NE 15th Street
Portland, OR 97212

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OCTOBER 15, 2021 - INITIAL SUBMITTAL

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

P:\Projects\489-001\02 DWG\B- Preliminary\10 C-5 Preliminary Grading Plan.dwg, Aaron, 13.08.23, 10-15-21



DUTCH BROS - WHITNEY RANCH PRELIMINARY FIRE ACCESS PLAN

Whitney Ranch Parkway, Rocklin, California

Proposed By:



Cole Valley Partners
3519 NE 15th Street
Portland, OR 97212

C-7

TSD ENGINEERING, INC.
785 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701
OCTOBER 15, 2021 - INITIAL SUBMITTAL



TO: Mr. Lux P. Taylor
Shehadeh-Taylor, LLC
(c/o Peter Saetes, email: Peter@manikasproperties.com)

DATE: January 2, 2018

RE: Wildcat Subdivision Acceptance of Upstream Drainage

Per your request, this memo confirms that the drainage from your property (APN's: 017-171-026, 017 and 041) which lies upstream from the Wildcat Subdivision (Project), approved Tentative Subdivision Map entitlement recorded in City Council Resolution No. 2015-206 (SD-2014-0001), has the right to drain into the Project drainage system. In conformance with the City Council Resolution Condition B.4.c. Improvements/Improvement Plans, a detailed grading and drainage plan, and Drainage Design Report was prepared by Claybar Engineering, and is in substantial compliance with the approved Project exhibits and designed to my satisfaction.

In accordance with the City of Rocklin Municipal Code, Chapter 15.28.090 of the Grading Ordinance, the Project drainage system was designed and built with the provisions to provide drainage and treatment of storm water as to not "obstruct, impede or interfere with the natural flow of storm waters". As part of the Project drainage design, a storm drain lateral stub and drainage inlet was installed on your property at the depth and location set forth by your Civil engineer, and connected to the Project storm drainage system. Your property historically drained through the Project to Basin 23, and has the right to continue to drain into the Project drainage system, which will be a publicly owned and maintained storm drainage system, once it is accepted as complete by the City of Rocklin in the future. An "Agreement for Dedication of Land and Easements for the Basin 23 Drainage Basin Project" was recorded Oct. 22, 2015, per Placer County Recorder's Doc-2015-0092246-00, whereby the Wildcat and TWR properties are allocated 7.8 acre-feet of combined drainage storage volume within Basin 23, which is owned and maintained by the City of Rocklin.

Sincerely,

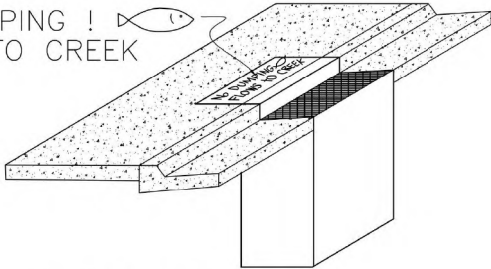
Dave Palmer, P.E.
Rocklin City Engineer

Cc: DeeAnne Gillick, Assistant City Attorney (email: DeeAnne.Gillick@rocklin.ca.us)

CITY OF ROCKLIN Economic and Community Development
3970 Rocklin Rd. Rocklin, CA 95677 | rocklin.ca.us
P. 916.625.5120 | F. 916.625.5195 | TTY. 916.632.4013

LEGEND		
DESCRIPTION	PROPOSED	EXISTING
STORM DRAIN		
MANHOLE		
DROP INLET		

NO DUMPING !
FLOWS TO CREEK



1. Clean Surface
Make sure application surface is flat, dry and free of any loose debris.
2. Apply Adhesive
Coming in 1/8" from the outside edge of the marker, apply a bead of adhesive and then work in to the center.
3. Stick It!
Apply the marker to the application surface, pushing down HARD forcing adhesive out around the entire edge. It is important that the entire edge of the marker is sealed to the application surface.

DRAIN INLETS FOR COMMERCIAL PROJECTS OR ONSITE

DRAIN INLETS WITHIN CITY RIGHT OF WAY

NOTES

1. STORM DRAIN MESSAGE SHALL BE APPROVED BY THE CITY OF ROCKLIN, ENGINEERING DIVISION.
2. STORM DRAIN MESSAGE SHALL BE APPLIED IN SUCH A WAY AS TO PROVIDE A CLEAR, LEGIBLE IMAGE STAMPED IN CONCRETE. THE DEPTH SHOULD BE APPROXIMATELY 0.25".
3. MESSAGE SHALL APPEAR ON ALL STORM DRAIN INLETS.

STORM DRAIN MESSAGE

DRAWING APPROVED - DIRECTOR OF PUBLIC SERVICES

DRAWING APPROVED - CITY ENGINEER

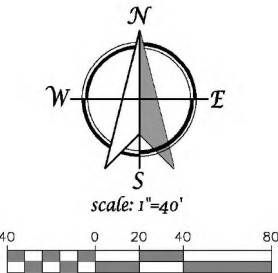
CITY OF ROCKLIN
ENGINEERING DIVISION
TYPICAL STORM
DRAIN INLET
STAMP

SCALE: NONE
DATE: AUGUST 2015
DRAWN BY: J. PINKHAM

DWG #
4-24



STORM DRAIN INLET STAMP
(NOT TO SCALE)



DUTCH BROS - WHITNEY RANCH PRELIM STORMWATER MANAGEMENT PLAN

Whitney Ranch Parkway, Rocklin, California

Proposed
By:

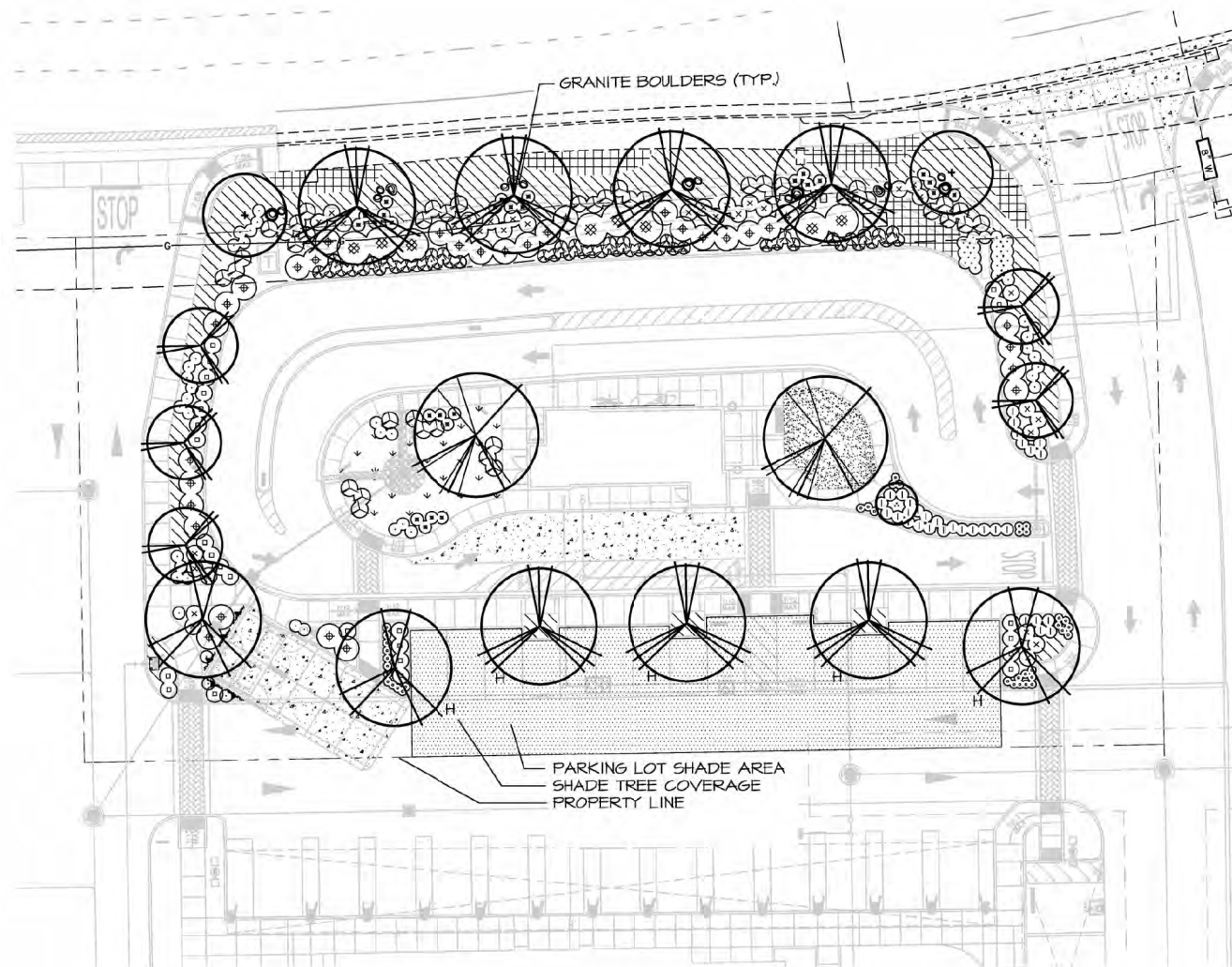


Cole Valley Partners
3519 NE 15th Street
Portland, OR 97212

C-8



OCTOBER 15, 2021 - INITIAL SUBMITTAL



PLANTING STATEMENT

The proposed landscape plant palette consists of low water use shrubs, groundcover, trees, and ornamental grasses that are considered low maintenance and hardy. Choice of plants is guided by considerations of solar exposure and climate conditions of the site. Plant selection aims for longevity by selecting plants that are long lived varieties of trees, shrubs, groundcover, and grasses.

Shrubs are no less than 5-gallon size, grasses and groundcover are no less than 1-gallon size, trees are no less than 15-gallon size. Plant materials shall be spaced to provide substantial cover, but also to allow adequate room to mature into their natural form and ultimate size without required pruning.

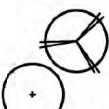

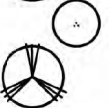

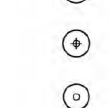
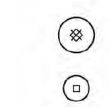















IRRIGATION STATEMENT

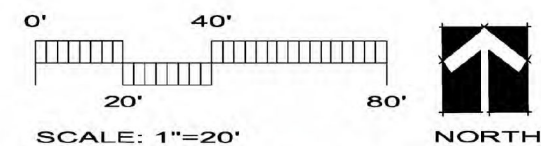
The irrigation system will be serviced by a new point of connection. The irrigation design will consist of low volume point source drip irrigation. Proposed trees shall utilize bubbler irrigation to encourage deep root watering. The overall irrigation system will be designed with a smart irrigation controller. A weather sensor will be used to automatically adjust duration of application in accordance with recent weather conditions based on evapotranspiration. Maximum water allowance will be determined by State code. To also be consistent with the planting design, the irrigation design will create separate irrigation stations by hydrozone, locating plants of different water and solar needs into groups.

PARKING LOT SHADE CALCULATIONS

TREE SYMBOL	100%	75%	50%	25%
PIS KEI			2 (481) = 962	
ZEL SER			3 (481) = 1,443	
PARKING LOT AREA	4,370 s.f.			
SHADE REQUIRED (50%)	2,185 s.f.			
TOTAL SHADE	2,405 s.f.			
PERCENT SHADE	55%			

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
	CER FOR	5	Cercis canadensis 'Forest Pansy' / Forest Pansy Redbud	15 gal	
	LAG NAT	2	Lagerstroemia x 'Natchez' / Crape Myrtle	15 gal	
	PIS KEI	3	Pistacia chinensis 'Keith Davey' / Keith Davey Chinese Pistache	15 gal	
	PLA COL	2	Platanus x acerifolia 'Columbia' / Columbia London Plane Tree	15 gal	
	RHA MAJ	1	Rhaphiolepis x 'Montic' TM / Majestic Beauty Indian Hawthorn	15 gal	
	ZEL SER	7	Zelkova serrata / Sawleaf Zelkova	15 gal	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
	BER ATR	32	Berberis thunbergii 'Atropurpurea' / Red Leaf Japanese Barberry	5 gal	
	CIS HMI	32	Cistus x hybridus 'Mickle' / Mickle Rockrose	5 gal	
	GRE NOE	32	Grevillea x 'Noellii' / Noel Grevillea	5 gal	
	NAN HAR	37	Nandina domestica 'Harbour Dwarf' / Harbour Dwarf Heavenly Bamboo	5 gal	
	RHA EVE	8	Rhamnus californica 'Eve Case' / California Coffeeberry	5 gal	
	RHA JAC	25	Rhaphiolepis Indica 'Jack Evans' / Indian Hawthorn	5 gal	
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
	CAL KAR	28	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal	
	LOM LON	50	Lomandra longifolia 'Platinum Beauty' / Mat Rush	1 gal	
	MUH REG	55	Muhlenbergia capillaris 'Regal Mist' / Regal Mist Pink Muhly Grass	1 gal	
	MUH RIG	43	Muhlenbergia rigens / Deer Grass	1 gal	
VINES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
	FIC PUM	5	Ficus pumila / Creeping Fig	5 gal	
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	ARC EME	243	Arctostaphylos uva-ursi 'Emerald Carpet' / Kinnikinnick	1 gal	36" o.c.
	ROS DWA	75	Rosmarinus officinalis 'Prostratus' / Dwarf Rosemary	1 gal	36" o.c.
SEED/SOD	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	TUR BIO	621 sf	Turf Sod Biofiltration Sod / Drought Tolerant Grass Blend	sod	
	TUR BOL	440 sf	Turf Sod Bolero Plus / Fescue blend	sod	



OCTOBER 15, 2021 - INITIAL SUBMITTAL

DUTCH BROS - WHITNEY RANCH

Whitney Ranch Parkway, Rocklin, California

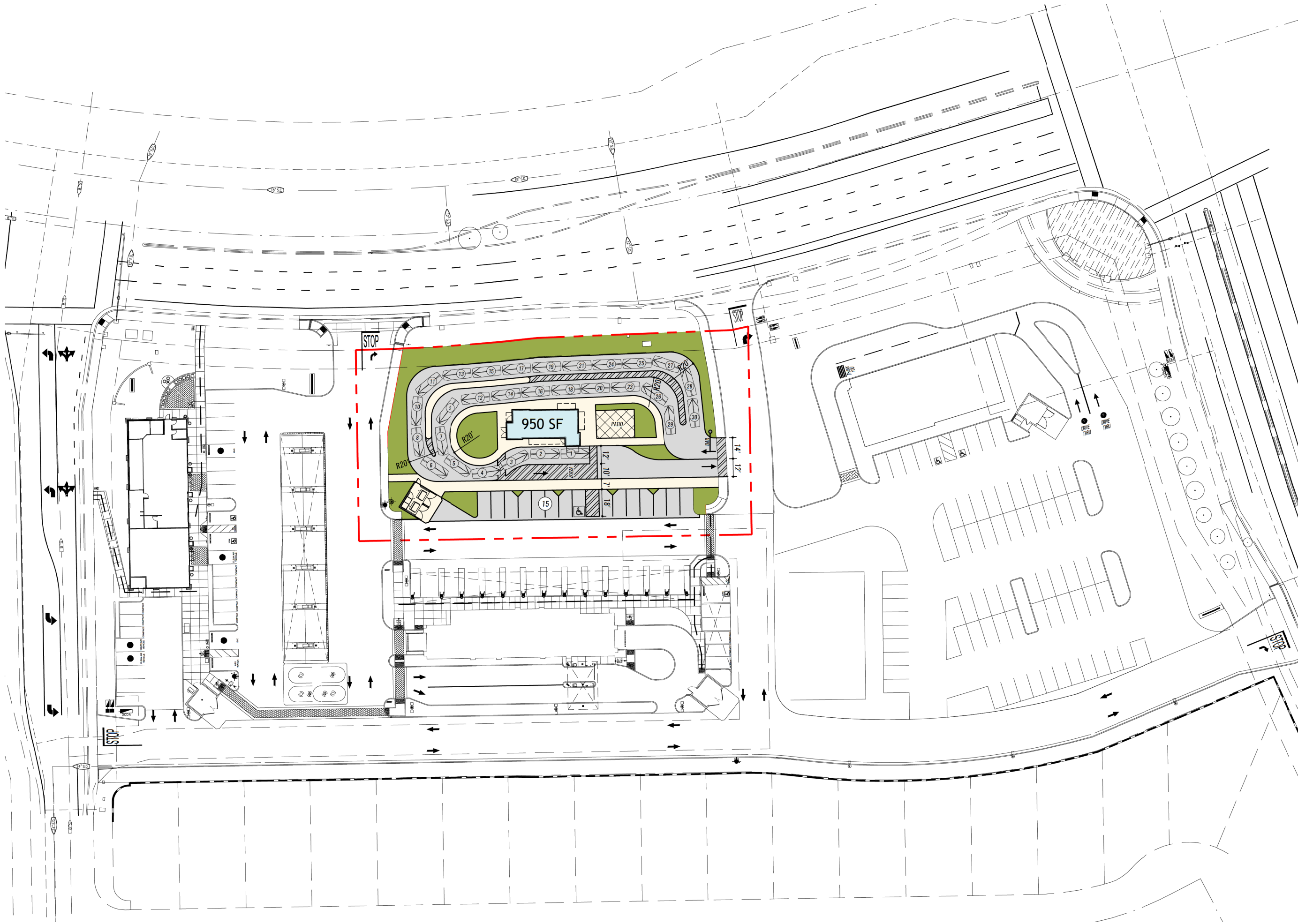
Proposed By:



Cole Valley Partners
3519 NE 15th Street
Portland, OR 97212

PRELIMINARY LANDSCAPE PLAN

L - I



NOTES

LAYOUT IS SCHEMATIC ONLY AND IS SUBJECT TO REVIEW AND APPROVAL BY GOVERNING AGENCIES. PROPERTY LINES AND EXISTING CONDITIONS ARE FROM GIS INFORMATION AND HAS NOT BEEN CONFIRMED BY COMMERCIAL SITE PLAN.

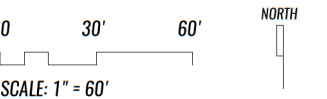
ALL DIMENSIONS SHOWN ARE TO FACE OF CURB AND/OR FACE OF STRUCTURE.

SYMBOLS

PAVEMENT STRIPING	
CONCRETE	
PATIO	
CROSS ACCESS	
ADA STALL	
PARKING COUNTS	
DRIVE-THRU STACKING	

SITE DATA

SITE AREA	±0.80 AC
BUILDING	950 SF
PARKING	15 SPACES
RATIO	15.8 / 1,000
DRIVE-THRU STACKING	30



SCALE: 1" = 60'

project

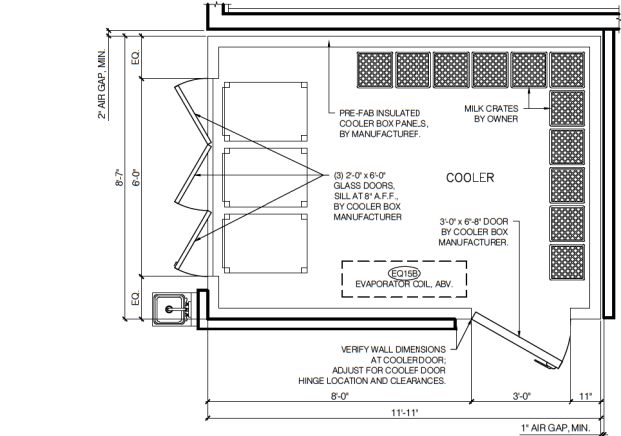
ROCKLIN,
CALIFORNIA

WHITNEY RANCH PKWY AND
CHEETAH STREET

drawing title

PROPOSED
SITE PLAN

date	drawing no.
08.05.2021	1.5

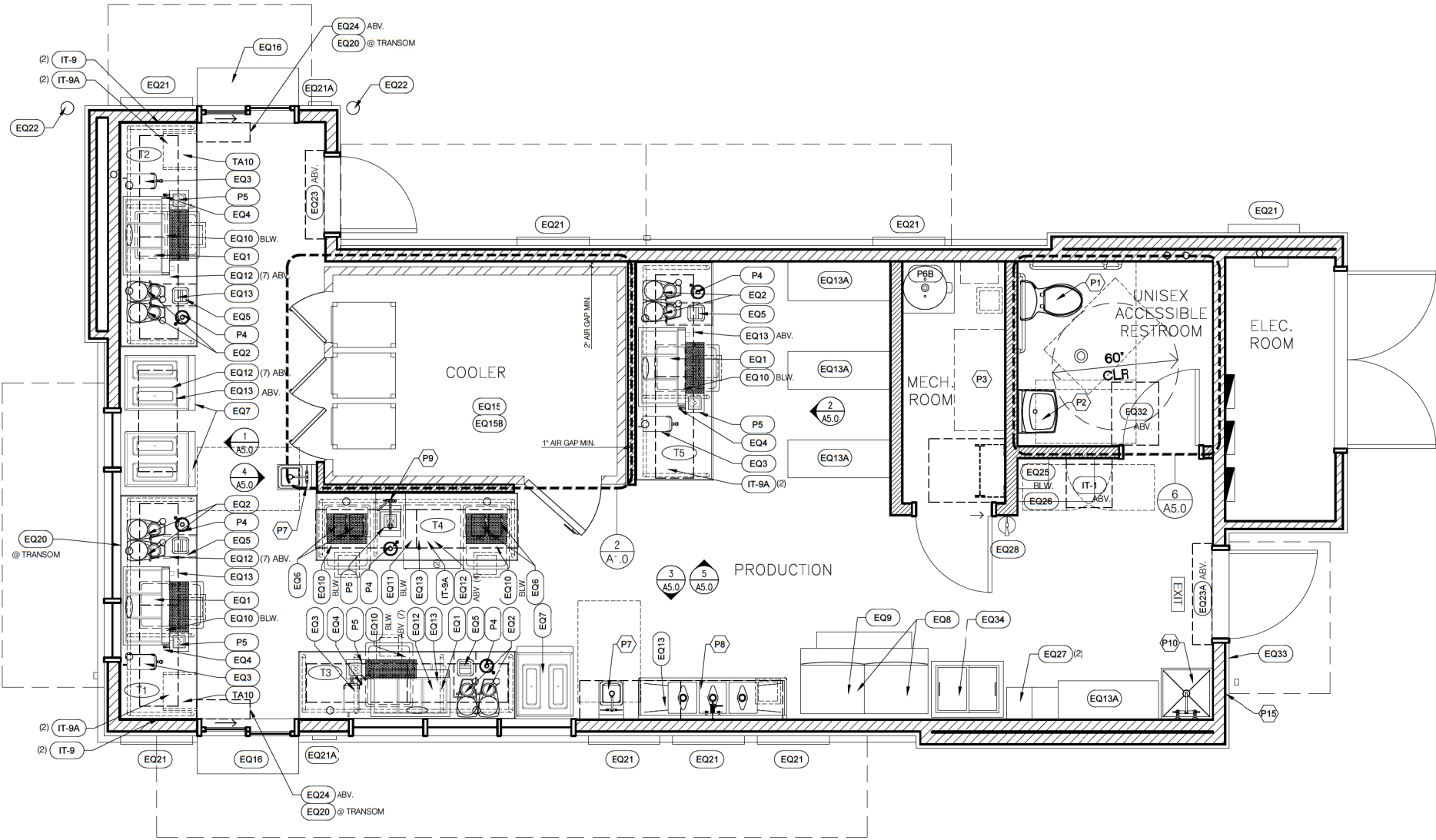


2 ENLARGED COOLER PLAN
SCALE: 1/2" = 1'-0"

TABLE SCHEDULE		
ID TAG	DESCRIPTION	REMARKS
T1	107FW32LASH	WALK-UP WINDOW TABLE: CASH DRAWER, ONLY 17" BUILT, SECURE TO WALL & SEAL W/ GRAY SILICONE. RAPID RINSE STATION SINK, KNOCK BOX & DIPPER WELL BUILT-IN.
T2	107FW32LASH	DRIVE-THRU WINDOW TABLE: CASH DRAWER ON RIGHT SIDE, SECURE TO WALL & SEAL W/ GRAY SILICONE. RAPID RINSE STATION SINK, KNOCK BOX & DIPPER WELL BUILT-IN.
T3	107FW32LASH	WALK-UP WINDOW TABLE: NO CASH DRAWER, SECURE TO WALL & SEAL W/ GRAY SILICONE. RAPID RINSE STATION SINK, KNOCK BOX & DIPPER WELL BUILT-IN.
T4	98FW32LASH	"T" STATION TABLE: SECURE TO WALL & SEAL W/ GRAY SILICONE. (2) 19 1/2" x 10 1/2" DRAIN PANS, 10" W/ 4" RAPID RINSE SINK & DIPPER WELL BUILT-IN.
T5	107FW32LASH	"TRAINING" TABLE: NO CASH DRAWER, SECURE TO WALL & SEAL W/ GRAY SILICONE. RAPID RINSE STATION SINK, KNOCK BOX & DIPPER WELL BUILT-IN.
TABLE ACCESSORIES		
TA-10	CASH DRAWER	INSTALLED BY RES
TA-11	KNOCK BOX	14 ga. STAINLESS BUILT INTO STAINLESS STEEL TABLE. KNOCK BOX CROSS BAR - 7/16" DIA. THROUGH BUILT IN WINDOW. WINGNUT BAR 5/16" x 1-1/2" RUBBER INSERT INCLUDED.

IT SCHEDULE		
ID TAG	DESCRIPTION	REMARKS
IT-1	LOW VOLTAGE RACK	MOUNT TOP OF UNIT 3" BELOW BUSP. CEILING. REQUIRES TECH RACK FAN KIT.
	TECH RACK FAN KIT	-
	BACK-UP BATTERY	PLACED INSIDE THE LOW VOLTAGE RACK.
	RACK SHELF	-
IT-2	AUDIO EQUIPMENT	LOCATED IN LOW VOLTAGE RACK.
	IT EQUIPMENT	LOCATED IN LOW VOLTAGE RACK.
IT-4	Sonos PLAY 5 - INTERIOR SPEAKER	Sonos PLAY 5 - BLACK
	Sonos SPEAKER MOUNT	WALL MOUNT FOR Sonos PLAY 5 SPEAKER
IT-5	Sonos AMPLIFIER	-
IT-7	GSC - OUTSIDE SPEAKER	-
IT-8	IPAD 10.2"	IPAD 10.2" REQUIRE SCREEN PROTECTOR (2PK)
IT-8A	IPAD MINI	-
IT-8B	IPAD TOUCH	IPAD TOUCH REQUIRES AN IPAD TOUCH OTTERBOX CASE
IT-9	IPAD ADJ. ARM WALL MOUNT	-
IT-9A	IPAD CLAMP MOUNT	-
IT-9B	IPAD MAGNETIC MOUNT	-
IT-10	IPAD TABLET MOUNT	-
IT-11	IPAD CHARGING CABINET	8 OUTLET HORIZONTAL POWER CHARGING STRIP W/ PADDED INTERIOR AND RUBBER-COATED DIVIDERS AND 10' CORD
IT-12	3.5MM TO 2-MALE RCA ADAPTER	-
IT-13	POS SYSTEM	-
IT-14	CASH DRAWER PRINTER CABLE	-
IT-15	9' CAT-5E CABLE	-
IT-16	PAYPAL READER BUNDLE	PAYPAL READER BUNDLE - CHIP & TAP W/ CHARGING STATION
IT-17	SECURITY MONITOR	-

PLUMBING SCHEDULE		
CONTRACTOR TO PROVIDE UNLESS NOTED OTHERWISE		
ID TAG	FIXTURE DESCRIPTION	REMARKS
P-1	LAVATORY TOILET	COLOR: WHITE. NOTE: FLUSH CONTROLS LOCATED ON OPEN SIDE OF W.C.
P-2	LAVATORY SINK	INSTALL W/TA ACCESSORIES TO MEET ADA REQUIREMENTS
P-3	LAVATORY SINK FAUCET	-
P-4	WATER FILTRATION SYSTEM	CONTACT TOM RUGGLES 714.910.9805 FOR PROJECT SPECIFIC WATER FILTRATION SYSTEM.
P-5	DIPPERWELL	INSTALLED IN STAINLESS STEEL TABLE; PROVIDE COLD WATER DRAIN LINE TO FLOOR SINK BELOW.
P-6	RAPID RINSE STATION	NON-FILTERED COLD WATER IN STAINLESS STEEL TABLE IN DUMP SINK. GRANGER 3/4" x 4" RUBBER GROMMET FOR RINSE SUPPLY LINE.
P-6A	WATER HEATER - TANKLESS	TANKLESS - GAS
P-6B	WATER HEATER - TANK	ELECTRIC - HIGH RECOVERY RATE
P-7	HAND SINK	PROVIDED BY DBC; INSTALLED BY RES
P-7	HAND SINK FAUCET	NON-FILTERED WATER CONNECTION
P-8	3-COMP SINK	TO BE INSTALLED BY PC. 1.5" DRAIN, TIE ALL DRAINS TOGETHER AND ROUTE TO NEAREST FLOOR SINK. LEVEL FRONT TO BACK AND SIDE TO SIDE AND CAULK TO WALL WITH CLEAR SILICONE.
P-8	3-COMP SINK FAUCET	INSTALLED BY PC
P-9	LEVER WASTE DRAIN	INSTALLED BY PC; PROVIDE W/ STRAINERS
P-9	PULL-OUT SPRAYER HANDLE	INSTALLED BY PC, ON STAINLESS STEEL TABLE @ DUMP SINK. 8" RISER & 6" SWING SPOUT
P-10	MOP SINK	COLOR: WHITE 10" WALLS, 3" DRAIN. MOP HANGER ABOVE.
P-10	MOP SINK FAUCET	SERVICE FAUCET WITH VACUUM BREAKER, INTEGRAL STOPS AND HOSE WITH HOSE BRACKET
P-10	MOP W/NGER	MOUNT AT 40" A.F.F., AT SIDE OF MOP SINK
P-11	FLOOR SINK	12" x 12" x 4" DEEP SQUARE CAST IRON BODY. WHITE ACID RESISTING PORCELAIN ENAMEL INTERIOR AND TOP W/ BASKET STRAINERS & HALF-CRATES
P-12	FLOOR DRAIN	8" ROUND FLOOR DRAIN
P-13	GREASE INTERCEPTOR	50 GPM, BELOW-GRADE AT EXTERIOR, VENTED THROUGH BUILDING. PROVIDE HI TRAFFIC COVER AND ACCESS. FINAL SIZE TO BE COORDINATED WITH LOCAL AUTHORITY.
P-14	ROOF DRAIN	COMBINATION MAIN AND OVERFLOW ROOF DRAIN
P-14	DOWNSPOUT NOZZLE	NO-HUB DOWNSPOUT NOZZLE, 18" A.F.F., NICKEL BRONZE BODY.
P-15	WALL HYDRANT	6" NON-FREEZE WALL HYDRANT, MOUNT AT 54" A.F.F. AT REAR ELEVATION. REFER TO A&D & A&D FOR LOCATIONS.
P-16	NOT USED	-
P-17	RECIRCULATION PUMP	115V, 3/250 RPM. PROVIDE W/ AQUASTAT AND/OR THERM.
P-17	BOOSTER PUMP	115V, 3/1 GPM @ 35 PSI BOOST, 1 HP. VARIABLE SPEED CONTROLLER; PROVIDE ALL NECESSARY VALVES AND ACCESSORIES RECOMMENDED BY MFR. FOR A COMPLETE SYSTEM.
RESTROOM ACCESSORIES		
PA-51	ADA GRAB BAR	SIZE DEPENDANT ON INSTALLATION LOCATION
PA-52	MIRROR	MOUNTED W/ BOTTOM OF REFLECTIVE SURFACE AT 40" MAX. A.F.F.
PA-61	SOAP DISPENSER	PROVIDED & INSTALLED BY G.C.
PA-62	TOILET PAPER DISPENSER	PROVIDED & INSTALLED BY G.C.
PA-63	PAPER TOWEL DISPENSER	PROVIDED & INSTALLED BY G.C.
PA-64	SANITARY NAPKIN DISPOSAL	PROVIDED & INSTALLED BY G.C.
PA-65	TOILET SEAT COVER DISPENSER	PROVIDED & INSTALLED BY G.C.



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

COOLER GENERAL NOTES

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

GENERAL NOTES

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



ARMET DAVIS NEWLOVE & ASSOCIATES, AIA ARCHITECTS

1330 OLYMPIC BLVD.
SANTA MONICA, CALIFORNIA 90404
PH 310 452-5533 FAX 310 454-7472

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



Project No: CAXXXX
Dutch Bros Coffee - New Freestanding Store
2550 - A1 PROTOTYPE
WHITNEY RANCH PKWY & CHEETAH ST.,
ROCKLIN, CA 95765

DATE: 09/06/2021

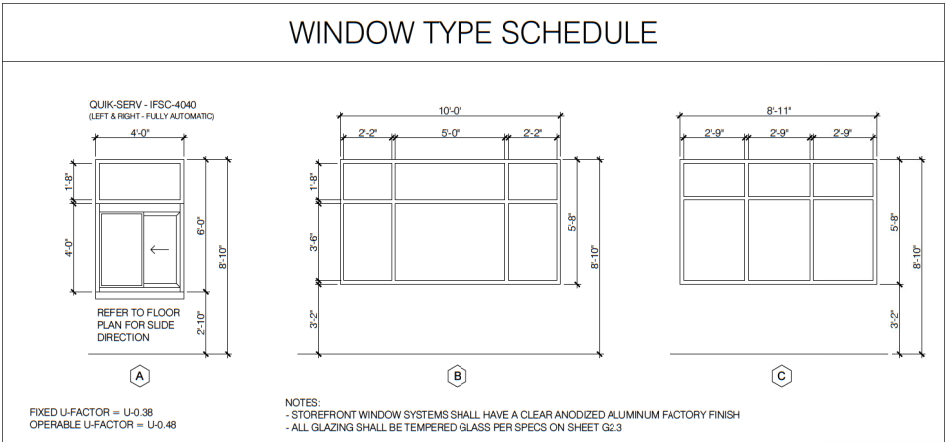
REV: DATE: DESCRIPTION:

SHEET NAME:

EQUIPMENT PLAN/
ENLARGED PLANS

SHEET NUMBER:

A1.0



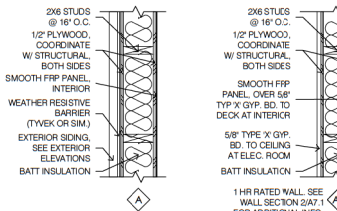
DOOR SCHEDULE									
#	SIZE		TYPE		GLASS		MATERIAL		NOTES:
	WIDTH	HEIGHT	DR.	FR.			DR.	FR.	
01	3'-6"	7'-0"	A	1	TEMP.	HM	HMD	GROUP 1	A,B,C,D,E,F
02	3'-0"	7'-0"	B	2	TEMP.	HM	HMD	GROUP 2	A,B,C,D,E,F
03	3'-0"	7'-0"	C	2	-	HM	HMD	GROUP 3	B,D,F
04	7'-0"	7'-0"	D	4	-	HM	HMD	GROUP 4	B
05	3'-0"	7'-0"	E	2	-	HM	HMD	GROUP 5	B
06	3'-0"	3'-0"	F	3	-	HM	HMD	GROUP 6	B
NOTES:									
HM: HOLLOW METAL, 16 GA.									
HMD: HOLLOW METAL WELDED & DIMPLED									
A ENSURE EMERGENCY HARDWARE IS IN WORKING CONDITION.									
B DOOR & FRAME SHALL BE PAINT GRADE & PAINTED DUTCH BROS DARK GRAY.									
C DOOR TO HAVE SIGN POSTED ABOVE THAT STATES: "THIS DOOR TO REMAIN UNLOCKED WHILE BUILDING IS OCCUPIED."									
D CLOSER SHALL BE BOLTED THROUGH DOOR LEAF & ARM MOUNTED USING HEAD-JAMB MOUNT.									
E PROVIDE ADA COMPLIANT THRESHOLD SET IN SILICONE SEALANT.									
F THE FORCE FOR PUSHING OR PULLING OPEN INTERIOR SWINGING EGRESS DOORS, OTHER THAN FIRE DOORS, SHALL NOT EXCEED 5 LBS. THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT HOLD THE DOOR IN A CLOSED POSITION. FOR OTHER SWINGING DOORS, THE DOOR LATCH SHALL RELEASE WHEN SUBJECTED TO A 15 LB FORCE. THE DOOR SHALL BE SET IN MOTION WHEN SUBJECTED TO A 60 LB FORCE. THE DOOR SHALL SWING TO A FULL-OPEN POSITION WHEN SUBJECTED TO A 15 LB FORCE PER IBC 1010.1.3									

DOOR NOTES

- THIS PLAN IS ISSUED SO THAT THE CONTRACTOR CAN MANIFEST FULL COMPLIANCE WITH THE INTERNATIONAL BUILDING CODE FOR WHEELCHAIR MANEUVERABILITY AT DOORS. THIS DETAIL INDICATES PARTIAL REQUIREMENTS OF THE CODE. IT IS ADVISED THAT THE CONTRACTOR OBTAIN A COMPLETE COPY OF THESE CODES FOR REFERENCE.
- THE DIMENSIONS SHOWN ARE CRITICAL FOR COMPLIANCE WITH THE CODES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE PROPER CLEARANCES FOR WHEELCHAIR MANEUVERABILITY. IF CONFLICTS OCCUR, BRING TO DESIGNER'S ATTENTION IMMEDIATELY.
- FOR FULL SWING DOORS A MINIMUM 2'-10" WIDE DOOR IS REQUIRED FOR CLEARANCE. FOR 90° SWING DOORS A MINIMUM 3'-0" WIDE DOOR IS REQUIRED FOR CLEARANCE.
- IN ORDER TO ACHIEVE THE REQUIRED 12" OR 18" MINIMUM CLEARANCES AT DOOR AND A MINIMUM PASSAGE WIDTH, THE DOOR FRAME AT HINGE SIDE MAY HAVE TO BE AGAINST THE ADJACENT WALL.
- THE MAXIMUM EFFORT FOR BOTH INTERIOR AND EXTERIOR DOORS IS 5 LBS. CLOSING SPEED IS 5 SEC MIN. FROM 90° TO 12°.
- 1/2" MAXIMUM HIGH THRESHOLD (ABOVE FLOOR AND LANDING ON BOTH SIDES) AT BUILDING ENTRANCES AND ALL DOORS.
- DOOR HARDWARE AT ALL EXIT DOORS TO ALLOW DOORS TO BE OPENED FROM THE INSIDE WITHOUT KEY, SPECIAL KNOWLEDGE OR EFFORT PER APPROPRIATE CODE.
- SIGNAGE FOR ONLY MAIN ENTRY DOORS ALLOWED TO HAVE KEY LOCKING DEVICES TO STATE, "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED"
- 10" HIGH KICK PLATE AT BOTTOM OF GLAZED AND STOREFRONT DOORS.
- ALL DOORS EQUIPPED WITH SINGLE-EFFORT, NON-GRASPING TYPE HARDWARE BETWEEN 34" MIN. AND 44" MAX. ABOVE THE FINISHED FLOOR.
- WIDTH OF DOORS TO BE A MINIMUM OF 36" TO PROVIDE REQUIRED 32" NET CLEARANCE WIDTH BETWEEN THE FACE OF THE DOOR AND THE JAMB.
- ALL DOORS TO BE KEYED ALIKE. GC TO PROVIDE A TOTAL OF 4 KEYS.

TYPICAL DOOR PLAN FOR WHEELCHAIR ACCESS

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



WALL ASSEMBLY TYPES

NO. TO SCALE

HARDWARE GROUPS:

- GROUP 1:
- 1 EA. HINGES PIANO HINGES - CONTINUOUS
 - 1 EA. TRILOGY T2 SERIES EXIT TRIM ET02/27 ALARM LOCK ALL METAL 12 BUTTON KEYPAD, WATERPROOF VERSION WITH US26D FINISH
 - 1 EA. THRESHOLD PEMKO 2716A
 - 1 EA. DOOR SHOE PEMKO 211APK
 - 1 EA. DOOR SEAL PS074, BLACK
 - 1 EA. FLOOR STOP
 - 1 EA. DOOR CLOSER SARGENT 1431 RUO EN
 - 1 EA. PANIC PUSH HARDWARE
 - 1 EA. 40"x30" KICK PLATE, INTERIOR, HAGER 190S FINISH: US32D
- GROUP 2:
- 1 EA. HINGES PIANO HINGES - CONTINUOUS
 - 1 EA. TRILOGY T2 SERIES EXIT TRIM ET02/27 ALARM LOCK ALL METAL 12 BUTTON KEYPAD, WATERPROOF VERSION WITH US26D FINISH
 - 1 EA. THRESHOLD PEMKO 2716A
 - 1 EA. DOOR SHOE PEMKO 211APK
 - 1 EA. DOOR SEAL PS074, BLACK
 - 1 EA. FLOOR STOP
 - 1 EA. DOOR CLOSER SARGENT 1431 RUO EN
 - 1 EA. PANIC PUSH HARDWARE
 - 1 EA. 34"x30" KICK PLATE, INTERIOR, HAGER 190S FINISH: US32D
- GROUP 3:
- 3 EA. HINGES MCKINNEY T2714 4.5X4.5 NRP, FINISH 652
 - 1 EA. DEADBOLT SCHLAGE B571 INDICATOR, 626 SATIN FINISH
 - 1 EA. PUSH PLATE, 626 SATIN FINISH
 - 1 EA. HANDLE PULL, 626 SATIN FINISH
 - 1 EA. DOOR CLOSER SARGENT 1431 RUO EN
 - 1 EA. 34"x12" KICK PLATE, INTERIOR, HAGER 190S FINISH: US32D
- GROUP 4:
- 3 EA. HINGES MCKINNEY T2714 4.5X4.5 NRP, FINISH 652
 - 1 EA. LOCKSET SCHLAGE L9453 ENTRANCE LOCK, SCHLAGE 06 STANDARD HANDLE SATIN FINISH FULL FACE, ESCUTCH.EON L583-363 EZ TURN
 - 1 EA. FLUSH BOLT IVES FB31P
 - 1 EA. LATCH GUARD, STAINLESS STEEL, 7"
 - 1 EA. THRESHOLD PEMKO 175A-72
 - 1 EA. DOOR SHOE PEMKO 211APK
 - 1 EA. DOOR SEAL PS074, BLACK
 - 1 EA. KICK DOWN IVES FS555 5" BLK FINISH
- GROUP 5:
- 3 EA. HINGES MCKINNEY T2714 4.5X4.5 NRP, US26D FINISH
 - 1 EA. LOCKSET SCHLAGE L9453 ENTRANCE LOCK, SCHLAGE 06 STANDARD HANDLE SATIN FINISH FULL FACE, ESCUTCH.EON L583-363 EZ TURN
 - 1 EA. THRESHOLD PEMKO 175A-72
 - 1 EA. DOOR SHOE PEMKO 211APK
 - 1 EA. DOOR SEAL PS074, BLACK
 - 1 EA. DOOR VENT 24"x12" MIN.
 - 1 EA. KICK DOWN IVES FS555 5" BLK FINISH
- GROUP 6:
- 2 EA. HINGES MCKINNEY T2714 4.5X4.5 NRP, US26D FINISH
 - 1 EA. SCHLAGE J606030 SINGLE CYLINDER DEAD BOLT
 - 1 EA. DOOR SEAL PS074, BLACK

NOTE: HAND-ACTIVATED DOOR-OPENING HARDWARE SHALL BE LOCATED 30 MIN. AND 44 MAX. INCHES ABOVE THE FLOOR. LATCHING AND LOCKING DOORS THAT ARE HAND-ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER-TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE.

FINISH SCHEDULE

ID TAG	FINISH DESCRIPTION	MANUFACTURER	MODEL	REMARKS
FLOOR				
FF-1	FLOOR TILE -TEXTURED	BEDROSANS	6"x 6" DOTTI DIAMOND - ANTHRACITE R9 - MATTE	PRODUCTION AREA FIELD TILE
FF-2	FLOOR TILE - SMOOTH	BEDROSANS	6"x 6" DOTTI DIAMOND - ANTHRACITE R12 - MATTE	INSTALLED UNDER COUNTERTOPS & EQUIPMENT; REFER TO NOTE PLAN NOTE 6
	EPOXY GROUT	LATICRETE	IG 2000 IND. EPOXY GROUT #2 KIT BLACK STRECTRALOCK IG 2000 PART A/B EPOXY GROUT STECTRALOCK PART C COLOR PACKET PERMACOLOR GROUT	JOB PACK
	BOND COAT	LATICRETE	4-XLT GRAY	
	CAULKING	LATICRETE	LATASIL CAULKING	
	WATERPROOFING	LATICRETE	HYDRO BAN WATERPROOF/ANTIFRACTURE	
WALL				
WF-1	(FRP) FIBERGLASS REINFORCED PANEL	MARLITE	S 100G - 4'x 10' PANELS	COLOR: WHITE; PROVIDE ALL NECESSARY TRIM PIECES
WF-2	CDX 12"	-	-	COLOR: OUTDOOR LATEX WHITE PAINT
BASE				
BF-1	WALL BASE - COVE	BEDROSANS	4" x 8" SMOOTH COVE - ANTHRACITE	SANITARY COVE
CEILING				
CLG-1	VINYL FACED ACT	USG	SHEETROCK BRAND LAY-IN CEILING PANEL - 3260	FLAT WHITE; SMOOTH
CLG-2	FRP OVER 1/2" CDX	MARLITE	S 100G - 4'x 10' PANELS	COLOR: WHITE; PROVIDE ALL NECESSARY TRIM PIECES; PROVIDE ADHESIVE & PAN HEAD SCREWS AT 24" O.C., E.W.
PAINT				
PT-1	DB LIGHT GRAY	SHERWIN WILLIAMS	8656-12046 - BLDG DB LIGHT GRAY	REFER TO S.W. PAINT SPECS
PT-2	DB DARK GRAY	SHERWIN WILLIAMS	8656-11295 - BLDG DB DARK GRAY	REFER TO S.W. PAINT SPECS
PT-3	DB BLUE	SHERWIN WILLIAMS	8656-12045 - BLDG DB BLUE	REFER TO S.W. PAINT SPECS
PT-4	-	SHERWIN WILLIAMS	SW-7006 - EXTRA WHITE	SEMI GLOSS
GUARDS				
CG	CORNER GUARD	AIS INDUSTRIES	CUSTOM	120" LONG W/ 2" WINGS, DRILLED, 90° SHARP CORNER, BRUSHED FINISH
WG	WALL GUARD	AIS INDUSTRIES	CUSTOM	48" WIDE, WRAP FROM SERVICE WINDOW SILL TO TOP OF COVEBASE, BRUSHED FINISH

GENERAL NOTES:

- ALL DIMENSIONS TO FACE OF STUD UNLESS OTHERWISE NOTED.
- G.C. TO VERIFY ALL DIMENSIONS IN THE FIELD BEFORE COMMENCING CONSTRUCTION.
- ALL INTERIOR FINISHES SHALL COMPLY WITH SECTION 803. INTERIOR FINISH MATERIALS APPLIED TO WALL AND CEILING SHALL BE TESTED AS SPECIFIED IN SECTION 803.

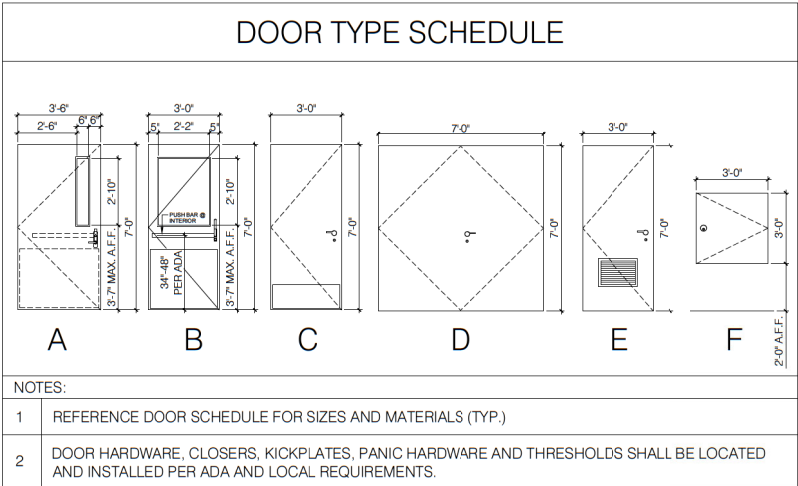
FLAME SPREAD RATINGS:
WALL TILE - CLASS A - <25
WALL PAINT - CLASS A - <5
PLASTIC LAMINATE - CLASS A - <25
FRP PANELS - CLASS A - <25
STAINLESS STEEL CORNER GUARDS - CLASS A - <25
CEILING TILE - CLASS A - <25
- FIRE BLOCKING MUST BE PROVIDED IN ACCORDANCE WITH SECTION 718.2 AT THE FOLLOWING LOCATIONS:
 - IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS.
 - IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT 10-FOOT INTERVALS ALONG THE LENGTH OF THE WALL.
 - AT THE INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILING AND COVE CEILING.
 - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALL UNDER STAIRS IS UNFINISHED.
 - IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS.

PARTITION KEY

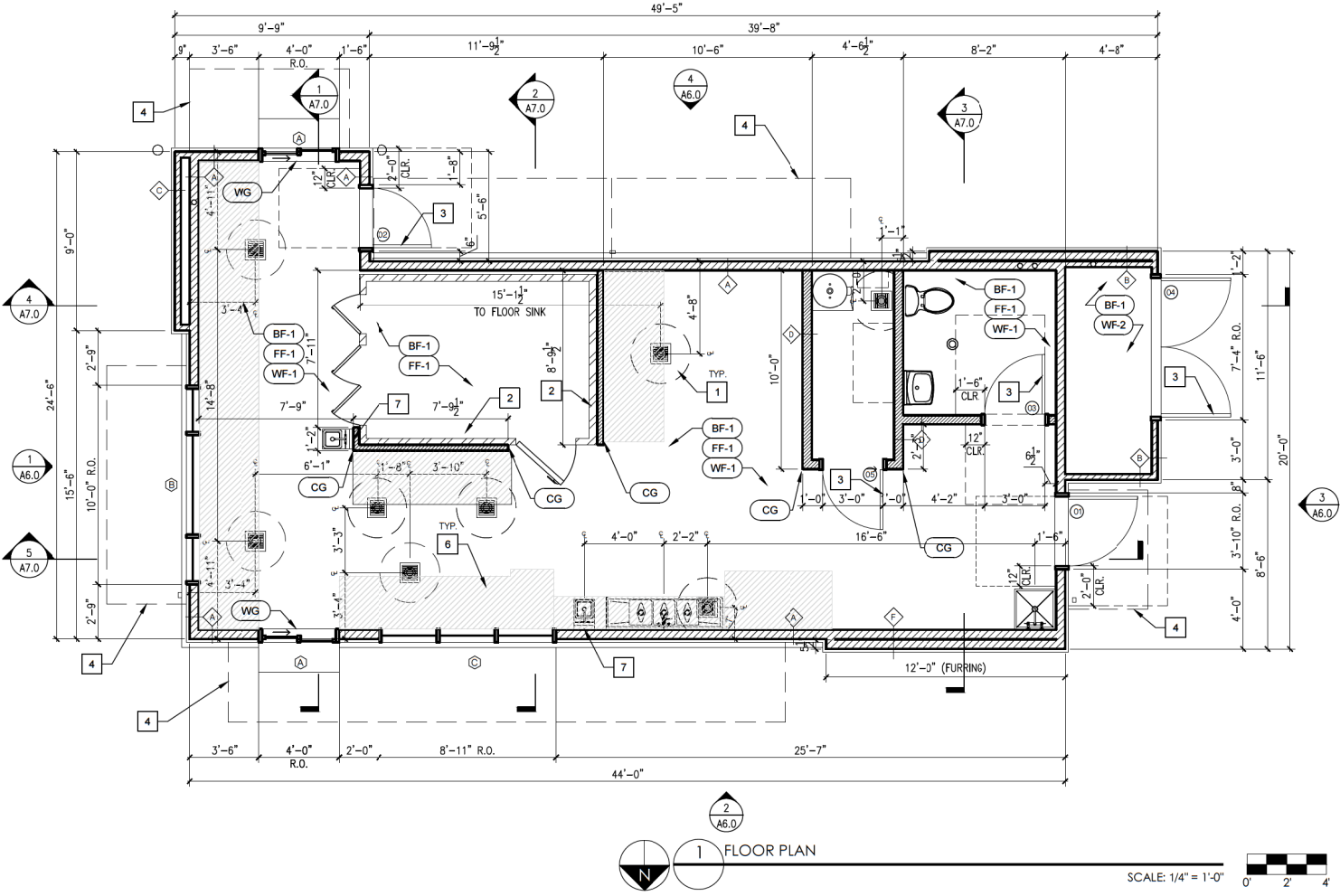
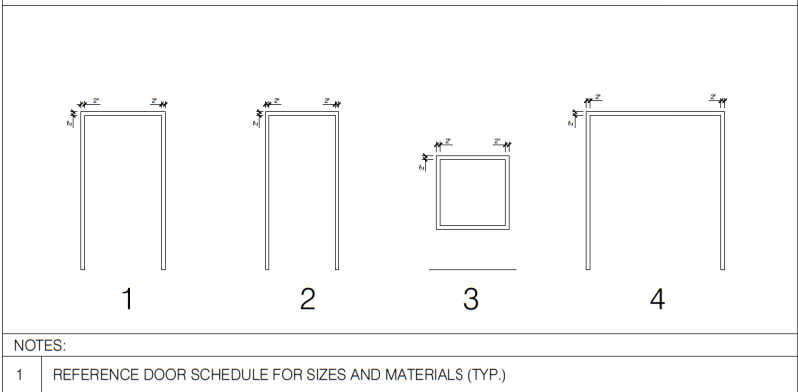
- NEW FULL HEIGHT INTERIOR PARTITION
- NEW EXTERIOR WALL CONSTRUCTION
- NEW PRE-FAB WALK-IN COOLER

PLAN NOTES

- 36" Ø FOUNDATION SONO TUBE (OR SIM.) BLOCK OUT, TYP.
- PROVIDE PLYWOOD SHEATHING ABOVE COOLER
- PAINT DOOR AND FRAME PT-1, BOTH SIDES
- LINE OF AWNING ABOVE
- LINE OF FRAMED CANOPY ABOVE
- G.C. TO INSTALL FF-2 UNDER ALL EQUIPMENT FOR EASY CLEANING, HATCHED AREAS TO RECEIVE SMOOTH TILE
- PROVIDE 2X BLOCKING AT HAND SINK
- G.C. TO INSTALL METAL FURRING CHANNELS & PLYWOOD AT KITCHEN SIDE OF SPANDREL GLASS WINDOW TO ALLOW FOR FLUSH INSTALLATION OF FINISHES AT KITCHEN AREA.



DOOR FRAME TYPE SCHEDULE



Project No: CAXXX
Dutch Bros Coffee - New Freestanding Store
2550 - A1 PROTOTYPE
WHITNEY RANCH PKWY & CHEETAH ST.,
ROCKLIN, CA 95765

DATE: 09/06/2021
REV: DATE: DESCRIPTION:

SHEET NAME:
FLOOR PLAN/
DETAILS/ SCHEDULES

SHEET NUMBER:
A2.0

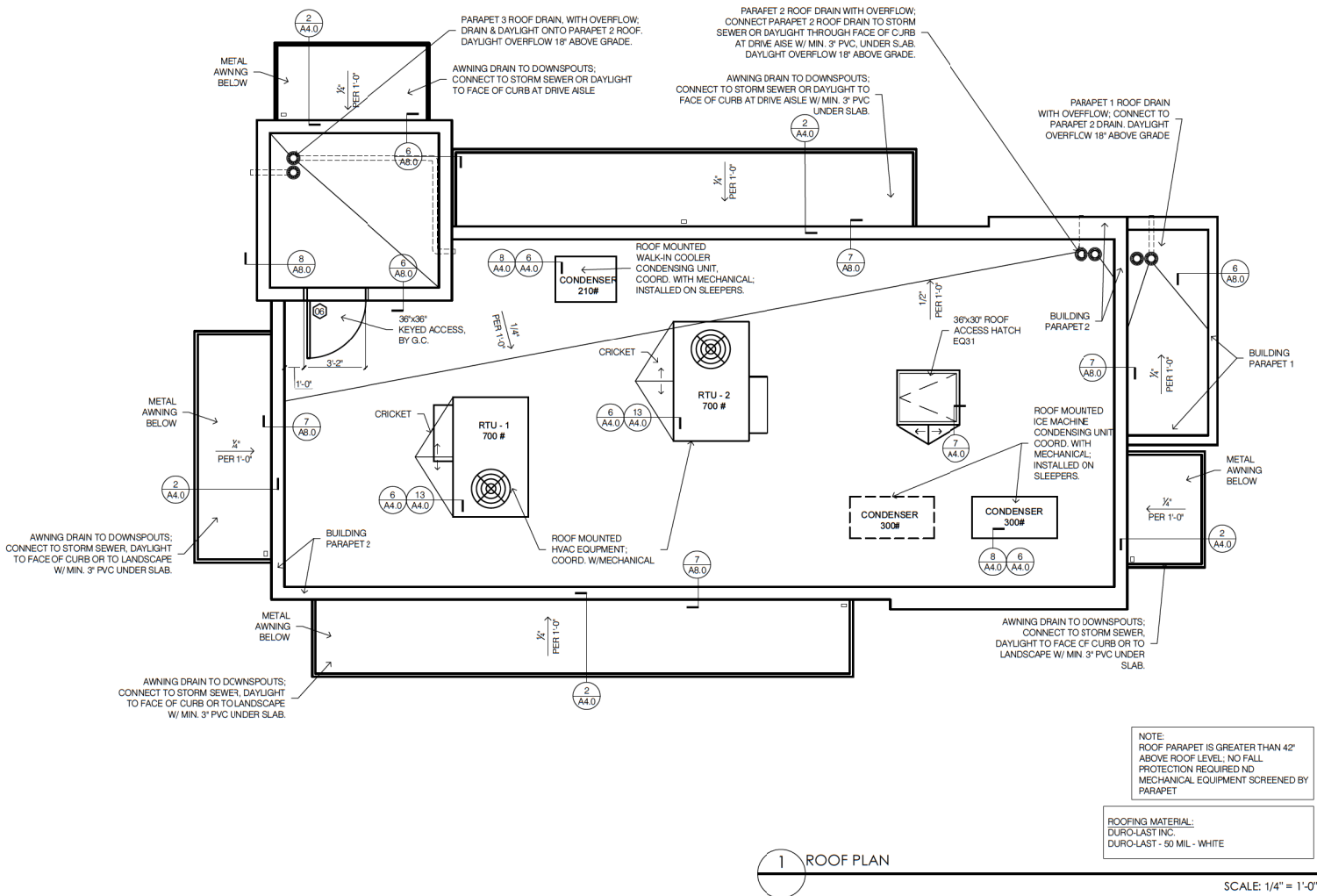
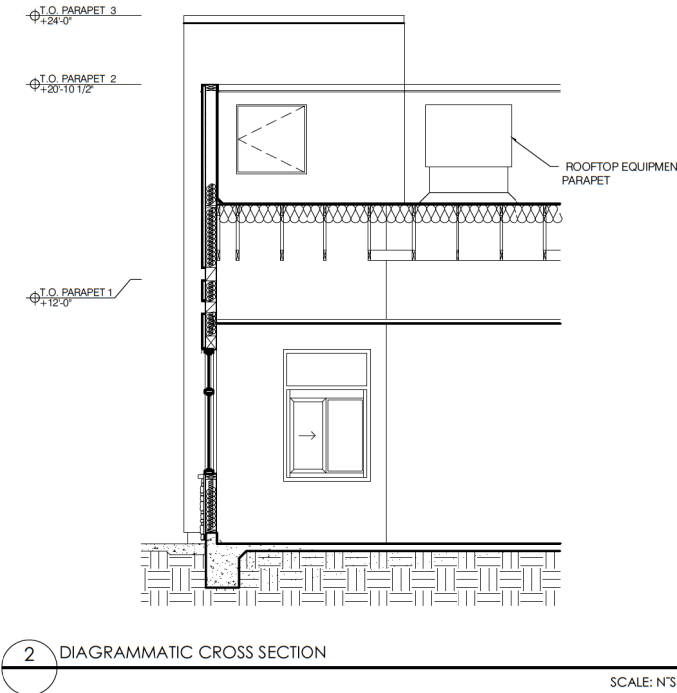


ARMET DAVIS NEWLOVE &
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SANTA MONICA, CALIFORNIA 90404
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GENERAL NOTES:

- COORDINATE WITH PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS FOR LOCATION AND NUMBER OF OTHER ROOF PENETRATIONS (IE: VENT STACKS VENT PIPES, CONDUIT PENETRATIONS, ETC.). FLASH ALL PENETRATIONS WEATHER TIGHT.
- SLOPE ALL CRICKETS AS SHOWN AT A MINIMUM SLOPE OF 1/4" PER FOOT FROM HORIZ. PLANE, UNLESS NOTED OTHERWISE
- PROVIDE BUILT-UP TAPERED INSULATION ROOF CRICKETS AT ALL CURB LOCATIONS TO ALLOW POSITIVE DRAINAGE AND PREVENT PONDING.
- ALL METAL ROOF FLASHING DETAILS SHALL BE PER SMACNA AND MANUFACTURERS RECOMMENDATIONS AND REVIEWED BY THE ARCHITECT FOR DESIGN INTENT.
- PROVIDE ROOF INSULATION SYSTEM BELOW ROOFING MEMBRANE, PER THE ROOFING ASSEMBLIES SPECIFIED IN DIVISION 07 SECTIONS 'THERMOPLASTIC POLYOLEFIN ROOFING' AND 'APPLIED FIREPROOFING'.
- PROVIDE SUPPLEMENTAL INSULATION OVERBUILDS WHERE INDICATED FOR ROOF SLOPE CONTINUATION.



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Project No: CAXXX
Dutch Bros Coffee - New Freestanding Store
2550 - A1 PROTOTYPE
WHITNEY RANCH PKWY & CHEETAH ST,
ROCKLIN, CA 95765

DATE: 09/06/2021	REV:	DATE:	DESCRIPTION:

SHEET NAME:

ROOF PLAN/ ROOF
DETAILS

SHEET NUMBER:

A4.0

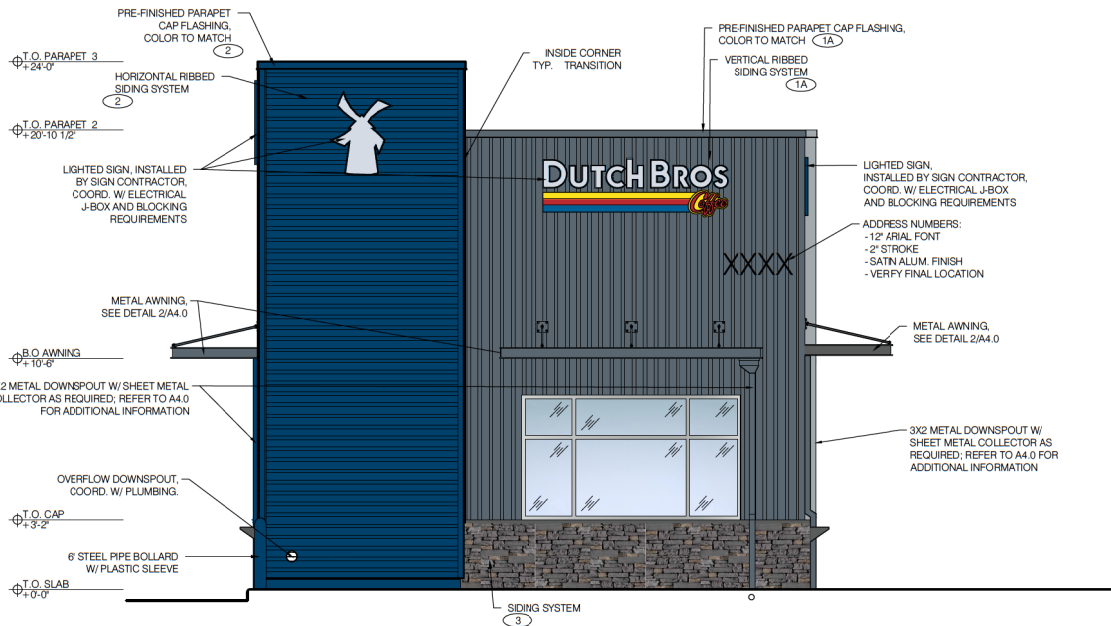
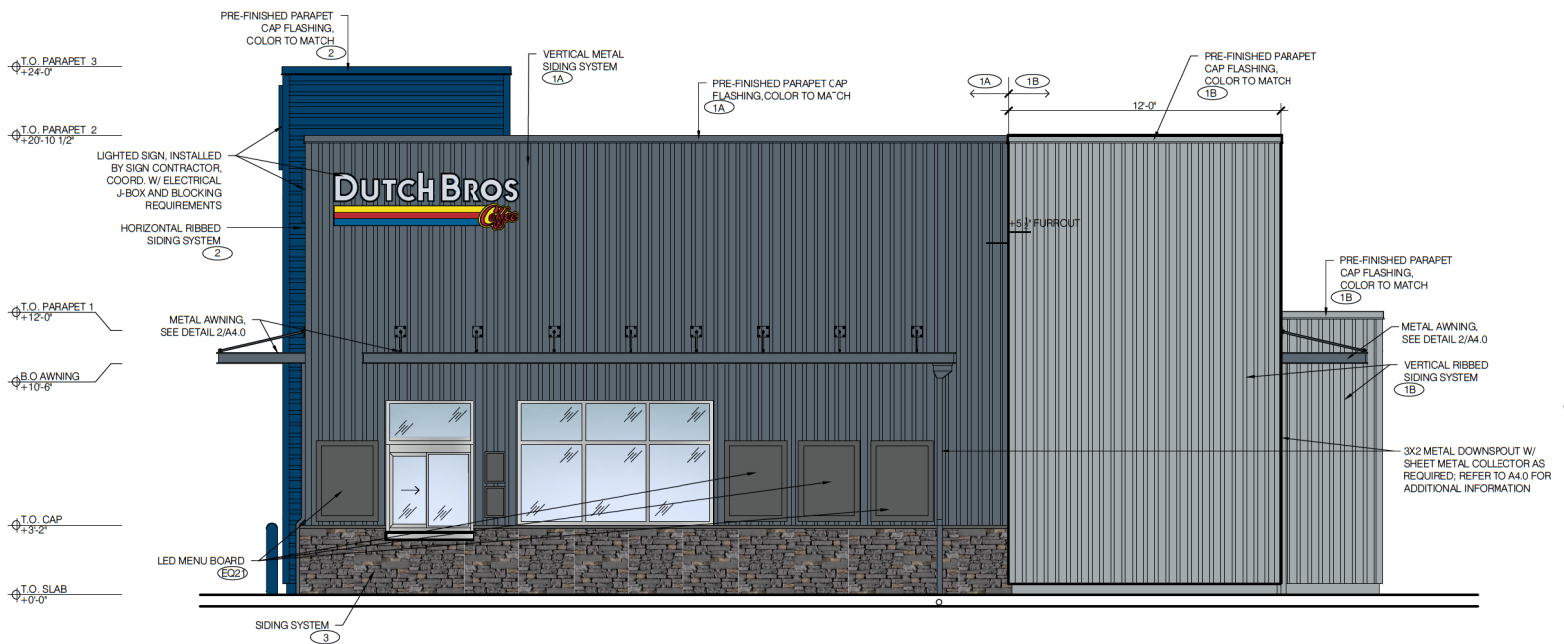
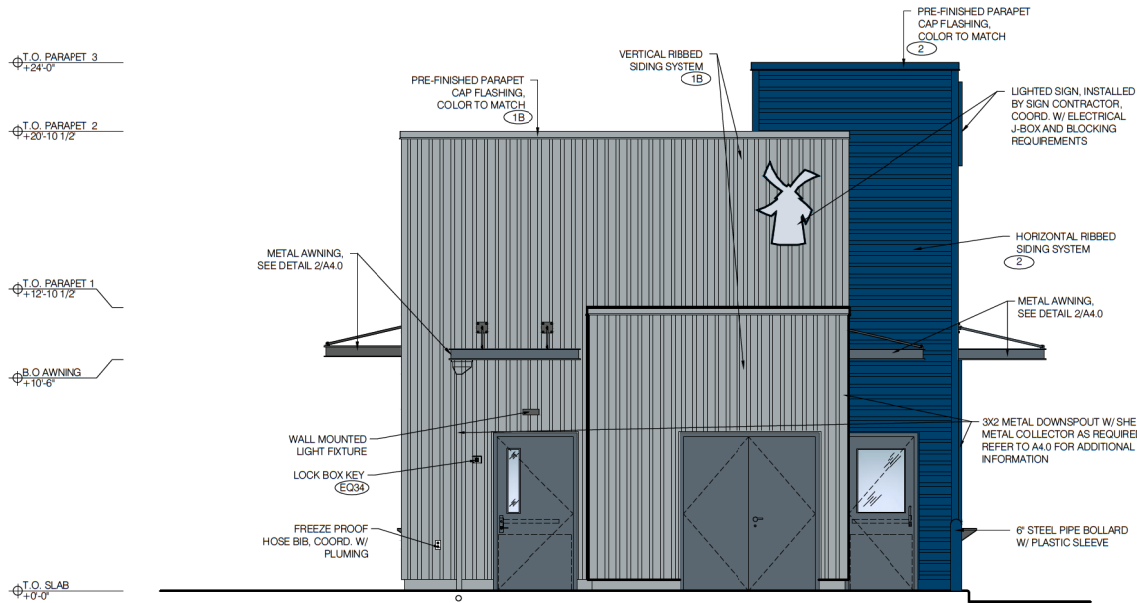
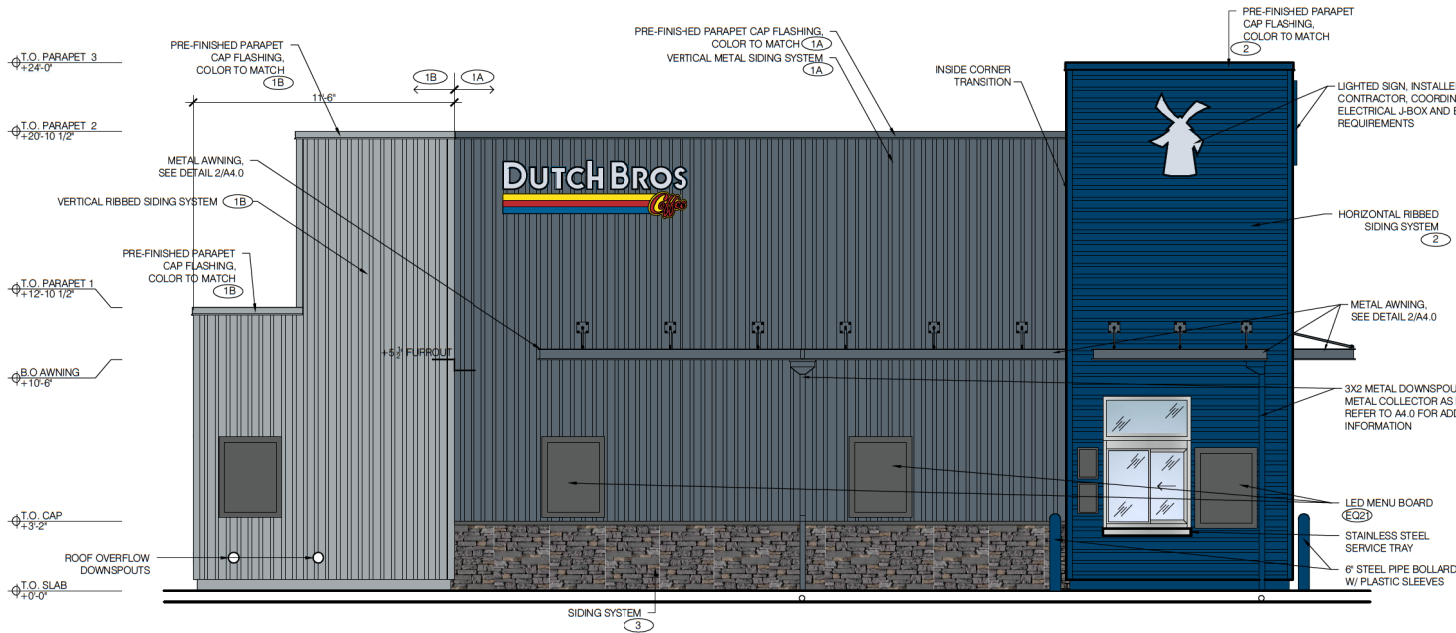
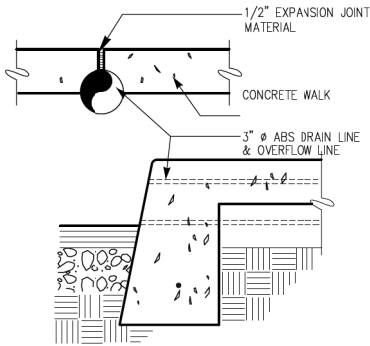
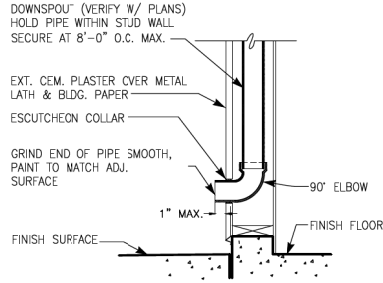


Dutch Bros
Whitney Ranch Pkwy. & Cheetah St
Rocklin, CA 95765



ARMET DAVIS NEWLOVE ARCHITECTS
PHONE: 310-773-7772

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EXTERIOR FINISH SCHEDULE

ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BODY)				
1A	METAL PANEL	WESTERN STATES METAL ROOFING	WESTERN WAVE, 24 ga.	ORIENTATION: VERTICAL; COLOR: DB DARK GRAY
1B	METAL PANEL	WESTERN STATES METAL ROOFING	WESTERN WAVE, 24 ga.	ORIENTATION: VERTICAL; COLOR: DUTCH BROS LIGHT GRAY
ZONE 2 (TOWER)				
2	METAL PANEL	WESTERN STATES METAL ROOFING	WESTERN WAVE, 24 ga.	ORIENTATION: HORIZONTAL; COLOR: DUTCH BROS BLUE
ZONE 3 (BASE & COLUMNS)				
3	STONE VENEER	ELDORADO STONE	CLIFFSTONE, BANFF SPRINGS	
	STONE VENEER SILL	ELDORADO STONE	SNAPPED EDGE WAINSCOT SILL; PEWTER	
NOTE: PROVIDE 3"x2" SMOOTH DOWNSPOUTS AND ALL NECESSARY ADAPTORS AT AWNING AND CANOPY LOCATIONS; DOWNSPOUT COLOR TO MATCH BODY MATERIAL PER ELEVATION				



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1330 OLYMPIC BLVD.
SANTA MONICA, CALIFORNIA 90404
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Project No: CAXXXX
Dutch Bros Coffee - New Freestanding Store
2550 - A1 PROTOTYPE
WHITNEY RANCH PKWY & CHEETAH ST.
ROCKLIN, CA 95765

DATE: 05/06/2021

REV: DATE: DESCRIPTION:

SHEET NAME:

BUILDING ELEVATIONS
COLOR

SHEET NUMBER:

A6.1



STONE VENEER AT WAINSCOT
ELDORADO STONE - CLIFFSTONE
COLOR: BANFF SPRINGS



WAINSCOT SILL
ELDORADO STONE - SNAPPED EDGE
COLOR: PEWTER



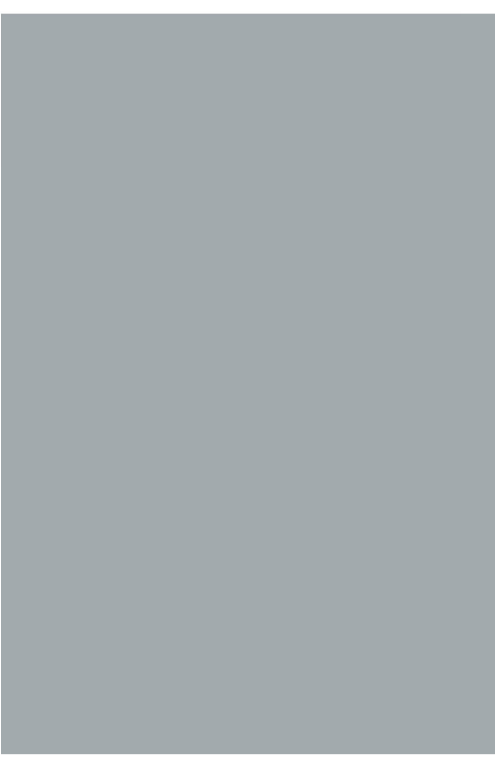
METAL PANEL AT TOWER:
WESTERN STATES METAL - WESTERN WAVE 24 GA.
ORIENTATION: HORIZONTAL



COLOR: DUTCH BROS BLUE



METAL PANEL AT BUILDING:
WESTERN STATES METAL - WESTERN WAVE 24 GA.
ORIENTATION: VERTICAL



COLOR: DUTCH BROS LIGHT GRAY



COLOR: DUTCH BROS DARK GRAY

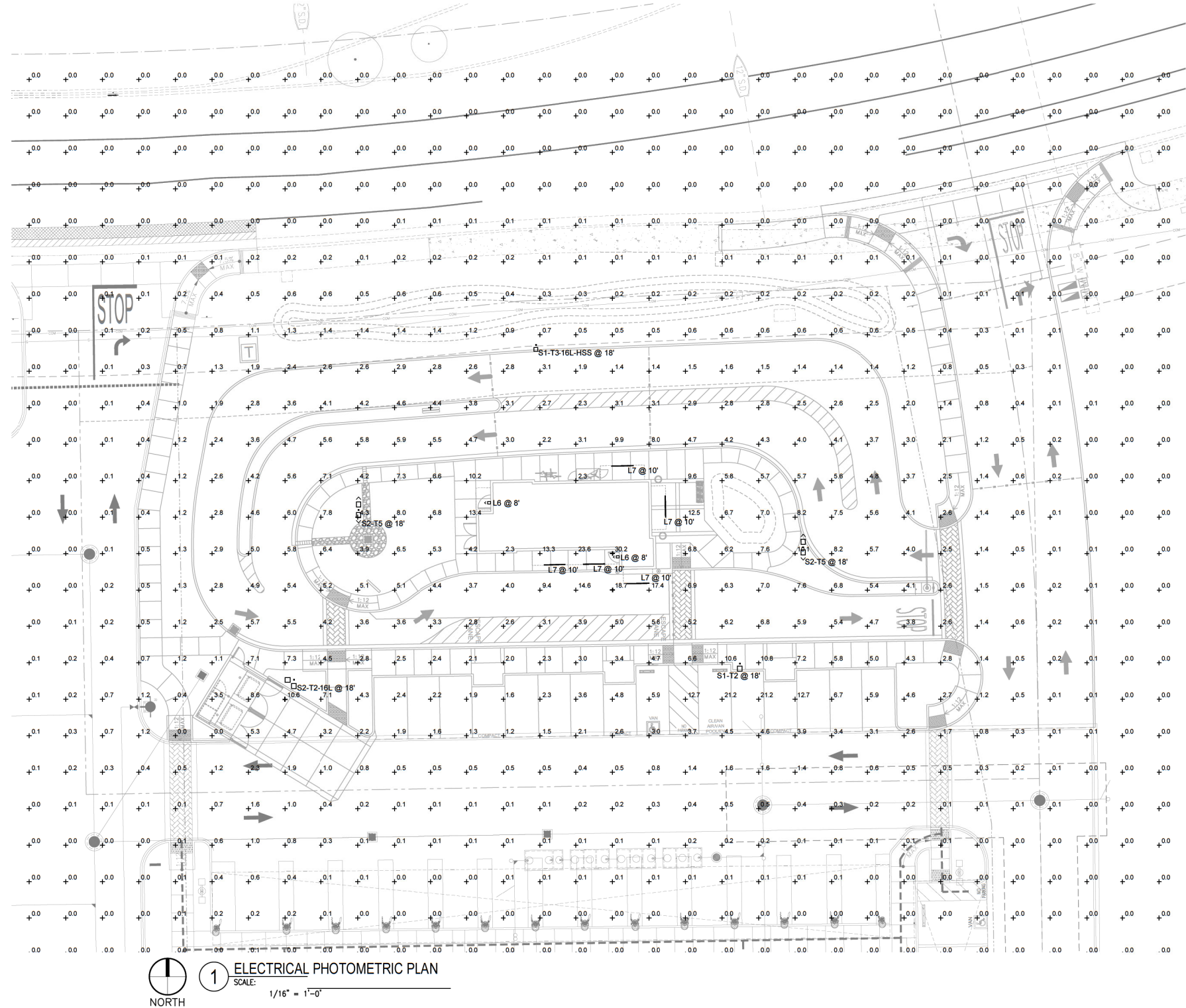








Dutch Bros
Whitney Ranch Pkwy. & Cheetah St
Rocklin, CA 95765



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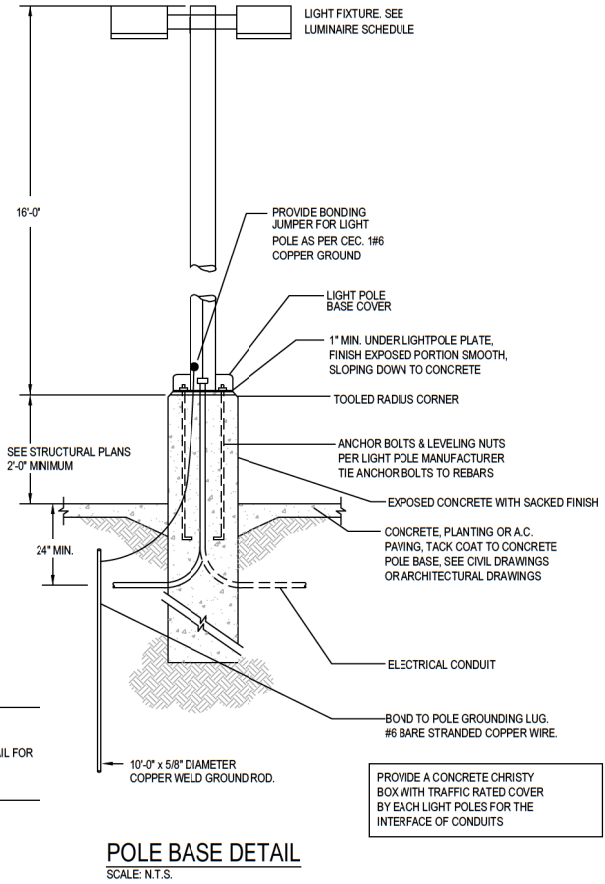
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Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Filename	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	L6	2	RAB LIGHTING INC.	WPLED28Y-WPLED28Y/D10 (WALLPACK) - ALED28Y-ALED28Y/D10 (AREA LIGHTER)	CAST FINNED METAL HOUSING, MOLDED PLASTIC REFLECTOR WITH SEMI-SPECULAR FINISH MOUNTED AT 8'-0" AFF B1-U0-G0	ONE WHITE MULTI-CHIP LIGHT EMITTING DIODE (LED)	rab02623.ies	1	3295	0.92	29.7
	L7	5	Self Electronics Lighting	CROWN-7040K110-S-SSP	CROWN-L144-277V 840_BA110 MOUNTED AT 10'-0" AFF	LED	CROWN-L144-277V-840_BA110_IES NA2002.ies	1	6300	0.92	60
	S2-T5	2	NLS Lighting, LLC	NV-1-T5-48L-1-40K	T5 silicone optics MOUNTED AT 18'-0" AFF B5-U0-G3	LED	NV-1-T5-48L-1-40K.IES	1	19335	0.92	312
	S1-T2	1	NLS Lighing LLC	NV-1-T2-48L-1-40K-UNV	NV Series Area Lighting Fixture MOUNTED AT 18'-0" AFF B3-U0-G3	LED	NV-1-T2-48L-1-40K.IES	1	19041	0.92	156
	S2-T2-16L	1	NLS Lighing LLC	NV-1-T2-16L-1-40K-UNV	NV Series Area Lighting Fixture MOUNTED AT 18'-0" AFF B1-U0-G1	LED	NV-1-T2-16L-1-40K.IES	1	6835	0.92	112
	S1-T3-16L-HSS	1	NLS Lighting LLC	NV-1-T3-16L-7-40K-UNV-HSS	NV SERIES WITH T3 OPTICS, BLACK HOUSE SIDE SHIELD MOUNTED AT 18'-0" AFF B0-U0-G1	LED	NV-1-T3-16L-7-40K-HSS.IES	1	2413	0.92	36

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
DRIVE THRU	+	4.5 fc	18.7 fc	1.4 fc	13.4:1	3.2:1
GENERAL HARDSCAPE	+	8.1 fc	30.2 fc	2.3 fc	13.1:1	3.5:1
TRASH ENCLOSURE	+	7.0 fc	10.6 fc	3.5 fc	3.0:1	2.0:1

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



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Project No: CAXXX
Dutch Bros Coffee - New Freestanding Store
2550 - A1 PROTOTYPE
WHITNEY RANCH PKWY & CHEETAH ST,
ROCKLIN, CA 95765

ACIES
ENGINEERING

400 N. McCarthy Blvd., Suite 250
Milpitas, CA, 95035
ph: (408) 622-5255 | tc: (408) 622-5260
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DATE: 09/06/2021


REV: DATE: DESCRIPTION:

SHEET NAME:

PHOTOMETRIC SITE PLAN

SHEET NUMBER:

E0.02

L6

Job: Dutch Brothers Coffee Prototype

Descr: Exterior Wallpack

WPLED26Y/E

RAB



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

Project:
Type:

Prepared By:
Date:

Driver Info
Type: Constant Current
120V: 0.25A
208V: 0.15A
240V: 0.14A
277V: 0.12A
Input Watts: 22W
Efficiency: 89%

LED Info
Watts: 25W
Color Temp: 3000K
Color Accuracy: 7: CRI
L70 Lifespan: 100,000
Lumens: 338
Efficacy: 112 LPW

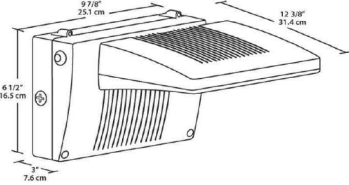
Technical Specifications
Other
Battery Backup:
Minimum starting temperature is 17°C/32°F.
Patents:
The WPLED design is protected by U.S. Patent D634878 and Patents pending in the U.S., Canada, China, Taiwan and Mexico.
Equivalency:
Equivalent to: T5HM Model 14010.
FIC Country of Origin:
This product was assembled in the USA by RAB using imported components.
Buy American Act Compliance:
This product complies with the Buy American Act.
Listings:
DLC Listed:
This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.
DLC Product Code: P02001750
UL Listing:
Suitable for Wet Locations as downlight. Wall Mount. Only. Battery Backup UL 924 Listed Emergency Lighting Power Supply.

LED Characteristics
Lifespan:
100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.
LED:
Two (2) 13W high-output, long-life LEDs.
Color Consistency:
3-step MacAdam Ellipse binning to achieve consistent color-to-color color.
Color Stability:
LED color temperature is warranted to shift no more than 20K in CCT over a 5 year period.
Color Uniformity:
RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chrominosity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.
Electrical
Battery Mode:
Light output uses LED of 75 to simulate light output during battery mode operation.
Driver:
Constant Current, Class 2, 50/60 Hz, 120 - 277VAC 0.4 Amps.

Battery Backup
Backup Battery:
Two field-replaceable, high-temperature, maintenance-free, nickel-cadmium batteries.
Construction
Ambient Temperature:
Suitable for use in 35°C (95°F) ambient temperatures.
Gaskets:
High temperature silicon.
Housing:
Precision die-cast aluminum housing, lens frame and mounting arm.
Finish:
Formulated for high-durability and long-lasting color.
Green Technology:
Mercury and UV free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.
Optical
BUG Rating:
B1 US 03

WPLED26Y/E

RAB

Dimensions



9 7/8" 25.1 cm
12 3/8" 31.4 cm
6 1/2" 16.5 cm
7.6 cm

Features
Backup battery UL 924 listed
UL listed for wet locations
90 minutes illumination time during power interruption
Includes test switch and charge indicator light
Universal input voltage
5 year warranty

Ordering Matrix

Family	Wattage	Color Temp	Finish	Battery Backup	Photocell
WPLED	25 = 25W	Black = 3000K (Cool) Y = 3000K (Warm) N = 4000K (Neutral)	Black = Bronze W = White	BE = Battery Backup E = 90min Start Battery Backup	Blank = No Photocell PC5 = 120V Switch PC2 = 277V Switch


Verify required

L7

Job: Dutch Brothers Coffee

Descr: Canopy 6' light

Outdoor Cove Lighting
CROWN




IP66

- Quick connection
- Dimmable, 1-10V dimming to 10%-100%
- Unbreakable, max. linkable length: 72" @120VAC, 156" @277VAC
- IP rating: IP66 (for wet locations)
- Lockable, precision aiming adjustment: 85° 2° vertical rotation
- Lifetime: 50,000hrs (l70@55°F, 33°C)
- Temp: -13°F to 122°F (-20°C - 50°C)
- Material: Aluminum alloy
- 10W/ft, 1050lm/ft

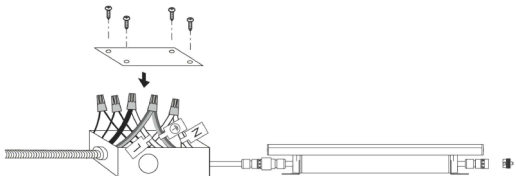
PATENT

Dimensions: (inches/mm)



1-3/4" (44.3)
2-1/4" (58.8)

Wiring Diagram



AC connection :
Black: " L " _____
White: " N " _____
Yellow/green: " G " _____
Dimming connection :
Violet: " + " _____
Gray: " - " _____


Outdoor Cove Lighting
CROWN

How to order using our catalog numbers:
Example: CROWN-1250K11055


Series	Length	Color Temp	Beam Angle	Finish	Installation
CROWN	12 - 11.8" (300mm) 47 - 47.1" (1200mm) 70 - 70" (1778mm)	30K - 3000K 40K - 4000K	110 - 110°	S - Silver	S - Screw Mounting

Catalog No.	Model	Rated Input	Ra	Wattage	Luminous Flux (lm@6000K)	Included
CROWN-1250K11055	CROWN-L24-277V	120-277VAC	85	10W	1050 lm	1 pc LED fixture 2 pcs Screw 1 pc End cap
CROWN-1240K11055	CROWN-L24-011055					
CROWN-4750K11055	CROWN-L90-277V	120-277VAC	85	40W	4300 lm	
CROWN-4740K11055						
CROWN-7050K11055	CROWN-L144-277V	120-277VAC	85	60W	1300 lm	

How to choose your driver & cables:

Catalog No.	Description	Photo
IC-CROWN-59	Input cable 59"	

Optional:

Catalog No.	Description	Photo
SC-CROWN-12	Self connector 12"	
TK-CROWN-79	Track 79", including 3 pcs screws	





ARMET DAVIS NEWLOVE &
ASSOCIATES, AIA ARCHITECTS

1330 OLYMPIC BLVD.
SANTA MONICA, CALIFORNIA 90404
PH 310 452-5533 FAX 310 455-4742

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Project No: CAXXXX
Dutch Bros Coffee - New Freestanding Store
2550 - A1 PROTOTYPE
WHITNEY RANCH PKWY & CHEETAH ST.,
ROCKLIN, CA 95765



ACIES
ENGINEERING
400 N. McCarthy Blvd., Suite 250
Milpitas, CA, 95035
ph: (408) 522-5255 | fx: (408) 522-5260
info@acies.net | Copyright © 2021

DATE: 09/06/2021

REV: DATE: DESCRIPTION:

SHEET NAME:
EXTERIOR LIGHTING
CUTSHEETS

SHEET NUMBER:
E0.04

SUMMARY DRAWING

SUMMARY - FREESTANDING SIGNS & MENUS

DRAWING #:

33334

CLIENT:

DUTCH BROS
WHITNEY RANCH & CHEETAH
ROCKLIN, CA 95765

DATE OF SHOP DRAWING:

10/11/21

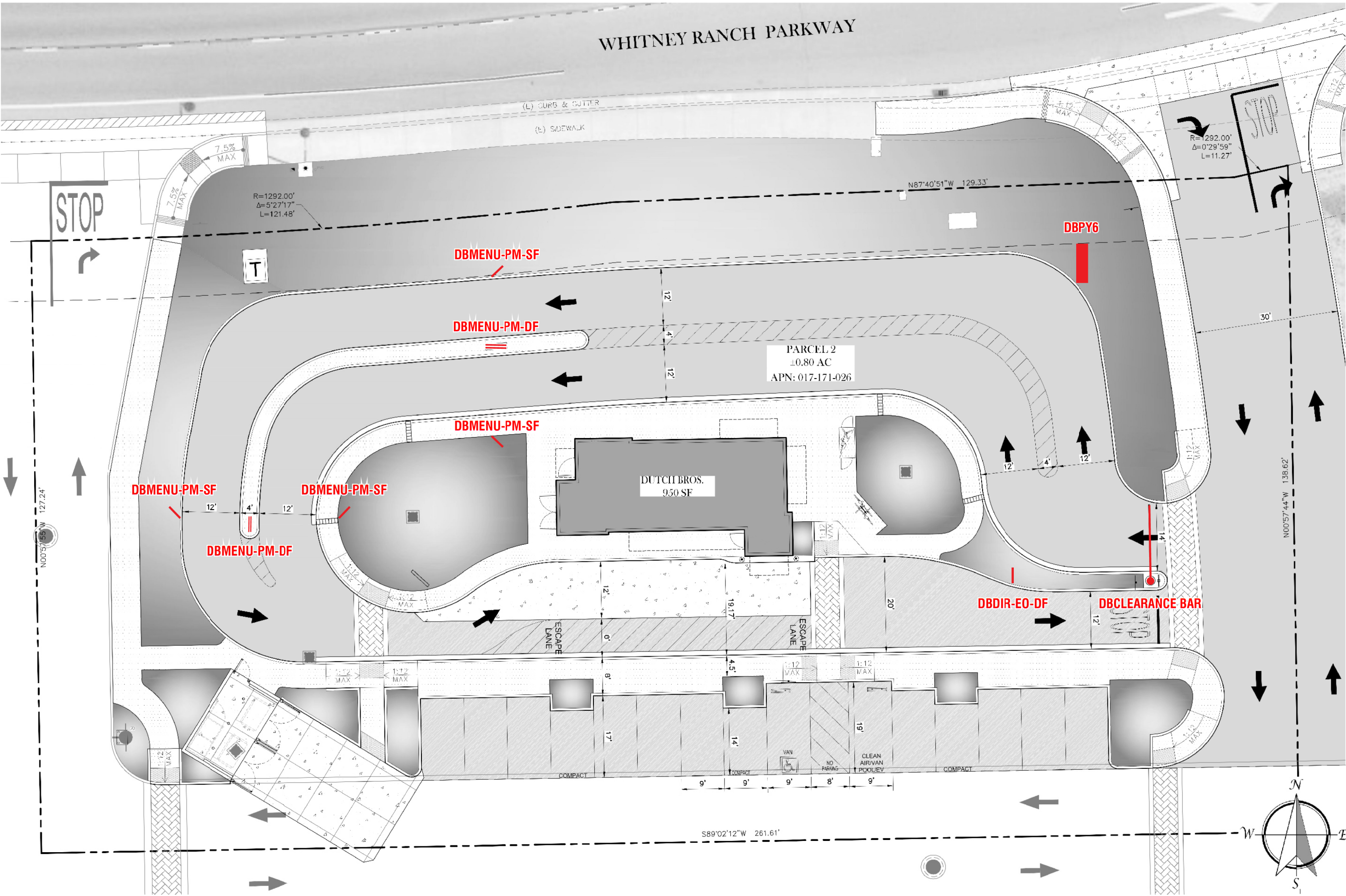
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SALES:	CONCEPT DESIGN:	PROD. DESIGN:	PAGE NO:
NJ	CH	CH	2 of 2

ES&A SIGN & AWNING

89975 PRAIRIE RD. | EUGENE, OR 97402

P 541.485.5546 | F 541.485.5813



SUMMARY
DRAWING

DRAWING #:
33334

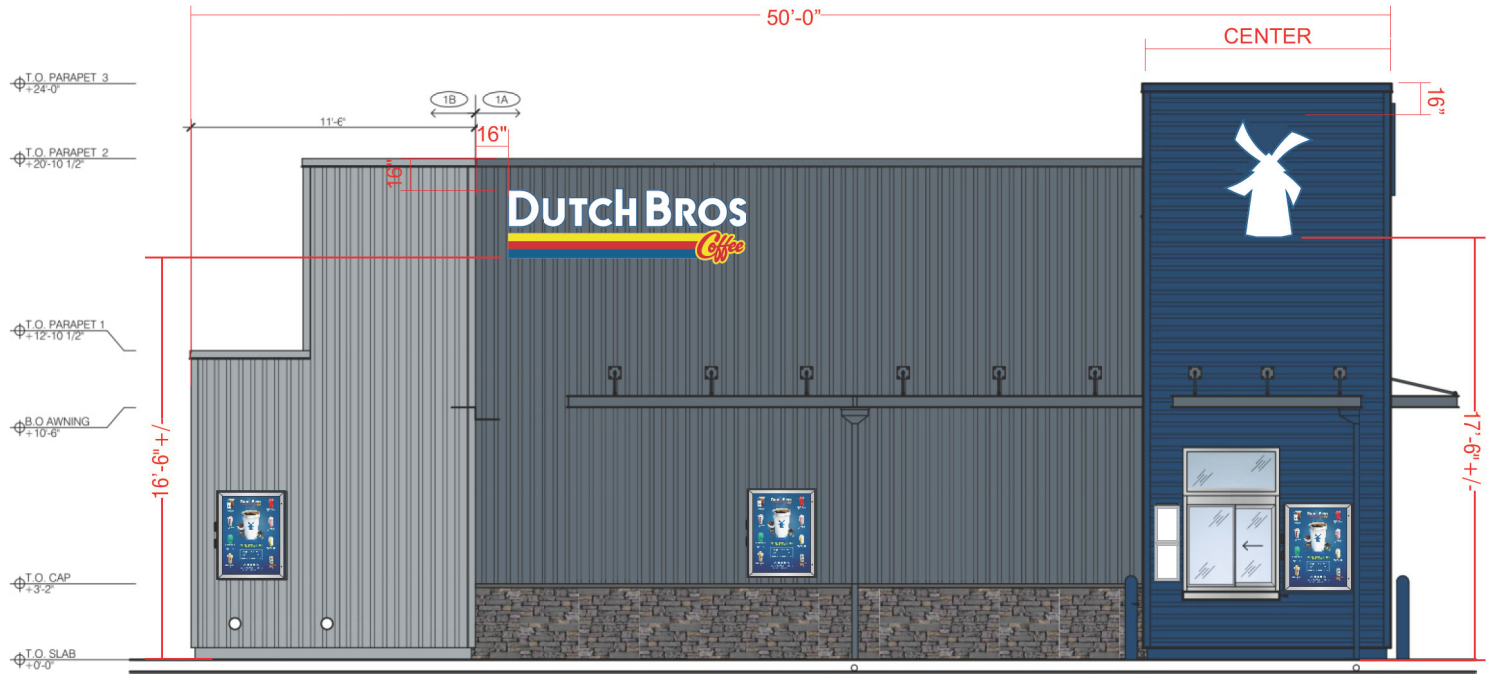
CLIENT:
DUTCH BROS
WHITNEY RANCH & CHEETAH
ROCKLIN, CA 95765

DATE OF SHOP DRAWING:
10/11/21

SHOP REVISIONS:

SALES:	CONCEPT DESIGN:	PROD. DESIGN:	PAGE NO:
NJ	CH	CH	I of 2
ES&A SIGN & AWNING 89975 PRAIRIE RD. EUGENE, OR 97402 P 541.485.5546 F 541.485.5813			

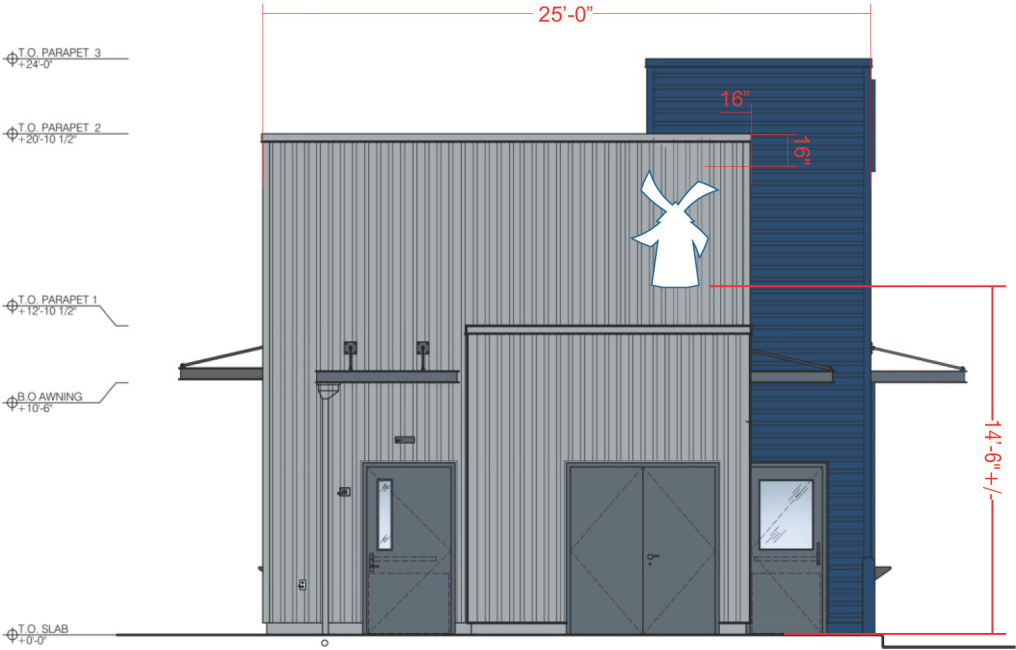
SUMMARY - BUILDING SIGNS & MENUS



SOUTH ELEVATION
SCALE: 1/8"=1'-0"

DBCL10 @ 31.5 SF

DBW13 @ 18.4 SF



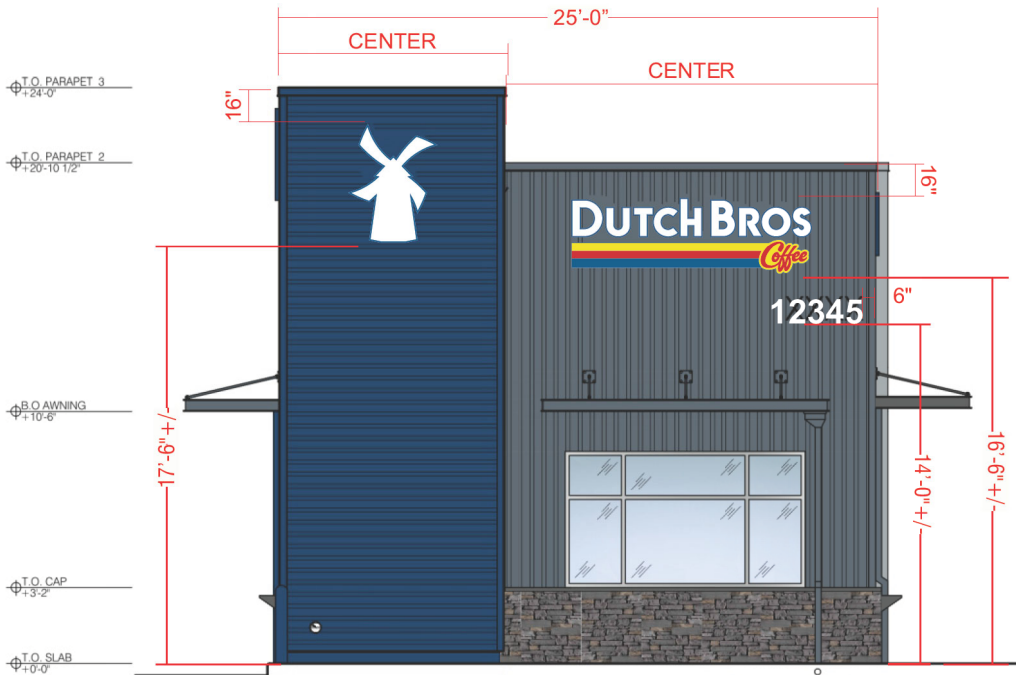
WEST ELEVATION
SCALE: 1/8"=1'-0"

DBW13 @ 18.4 SF



NORTH ELEVATION
SCALE: 1/8"=1'-0"

DBCL10 @ 31.5 SF



EAST ELEVATION
SCALE: 1/8"=1'-0"

DBW13 @ 18.4 SF

DBCL10 @ 31.5 SF

FACTORY
DRAWING

SCOPE OF WORK: MANUFACTURE & INSTALL (3) SETS OF ILLUMINATED CHANNEL LETTERS WITH REMOTE RACEWAYS



SHOP DRAWING #:

33334B

CLIENT:

DUTCH BROS
WHITNEY RANCH & CHEETAH
ROCKLIN, CA 95765

DATE OF SHOP DRAWING:

10/11/21

SHOP REVISIONS:

SALES:	CONCEPT DESIGN:	PROD. DESIGN:	PAGE NO:
NJ	CH	CH	I of I

ES&A SIGN & AWNING

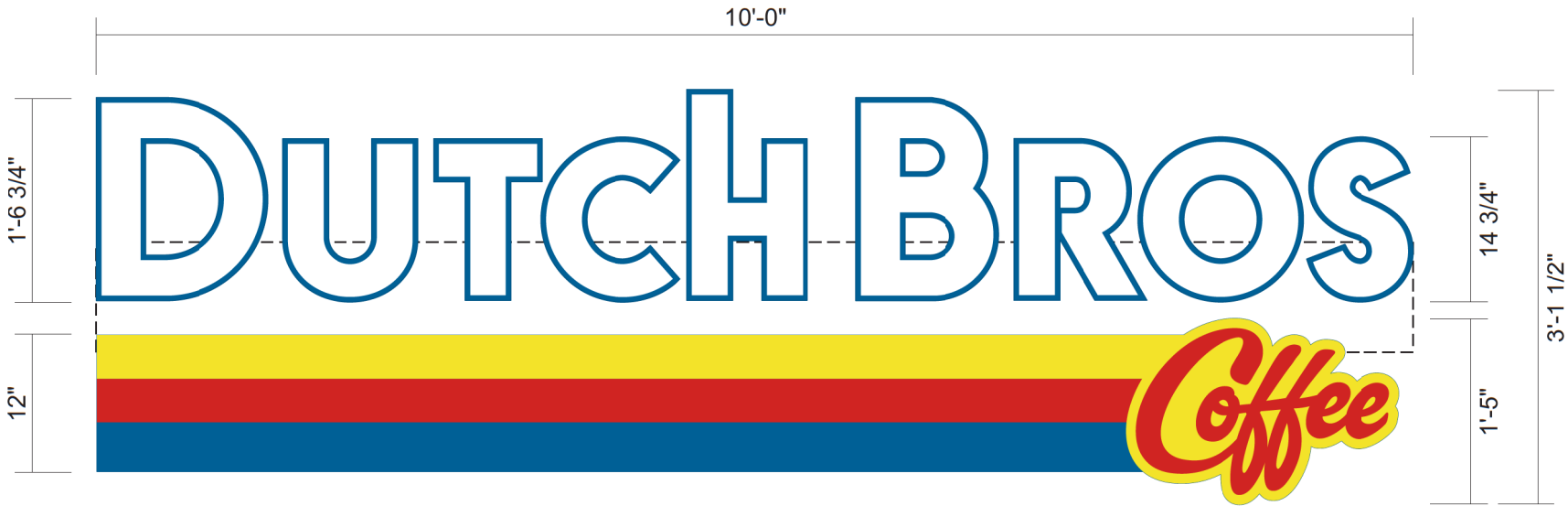
89975 PRAIRIE RD. | EUGENE, OR 97402

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COLOR CODE

- | | |
|--|--------------------------|
| | 230-015 YELLOW PSV |
| | 230-33 RED PSV |
| | 230-127 INTENSE BLUE PSV |
| | WHITE |

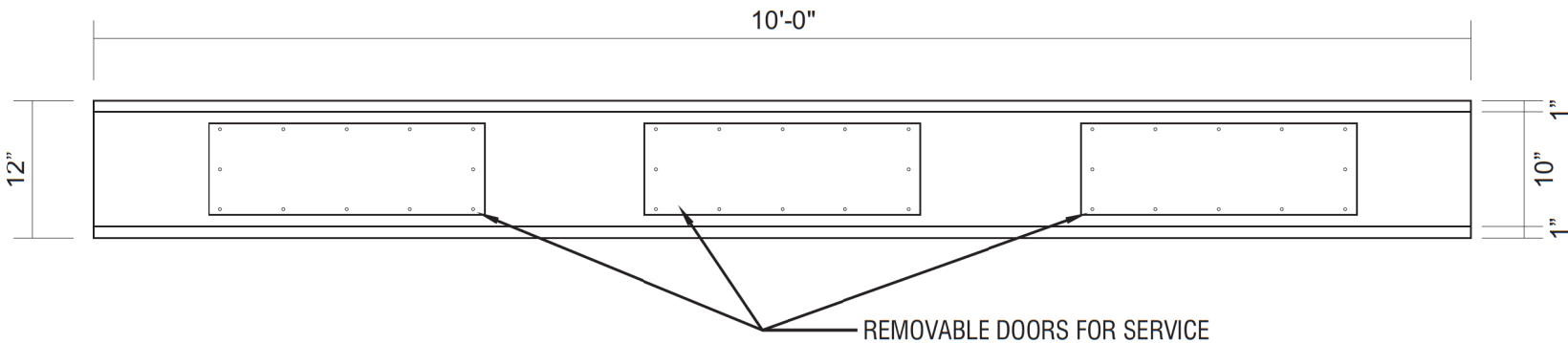
DBCL10-REMOTE RW
SCALE: 3/4"=1'-0"



SIDE VIEW



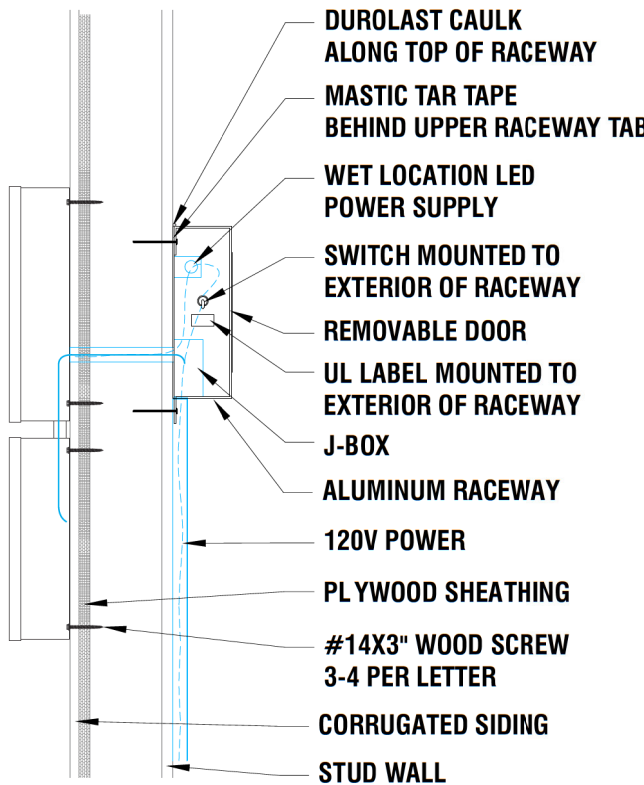
FABRICATED REMOTE RACEWAY
.040 PRE-COAT WHITE ALUMINUM



ATTACHMENT DETAIL

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

CHANNEL LETTERS WITH REMOTE RACEWAY



INTERNALLY ILLUMINATED FACE-LIT FLUSH MOUNTED CHANNEL LETTERS
5" DEEP CHANNEL LETTERS.

RETURNS & TRIM CAP PAINTED TO MATCH PANTONE 7691 C "INTENSE BLUE".
WHITE ACRYLIC FACES.

230-127 INTENSE BLUE PSV, 230-015 YELLOW PSV, 230-33 RED PSV.
LED ILLUMINATION.

FLUSH MOUNTED CHANNEL LETTERS WITH REMOTE MOUNTED RACEWAY.



SHOP DRAWING #:

33334C

CLIENT:

DUTCH BROS
WHITNEY RANCH & CHEETAH
ROCKLIN, CA 95765

DATE OF SHOP DRAWING:

10/11/21

SHOP REVISIONS:

SALES:	CONCEPT DESIGN:	PROD. DESIGN:	PAGE NO:
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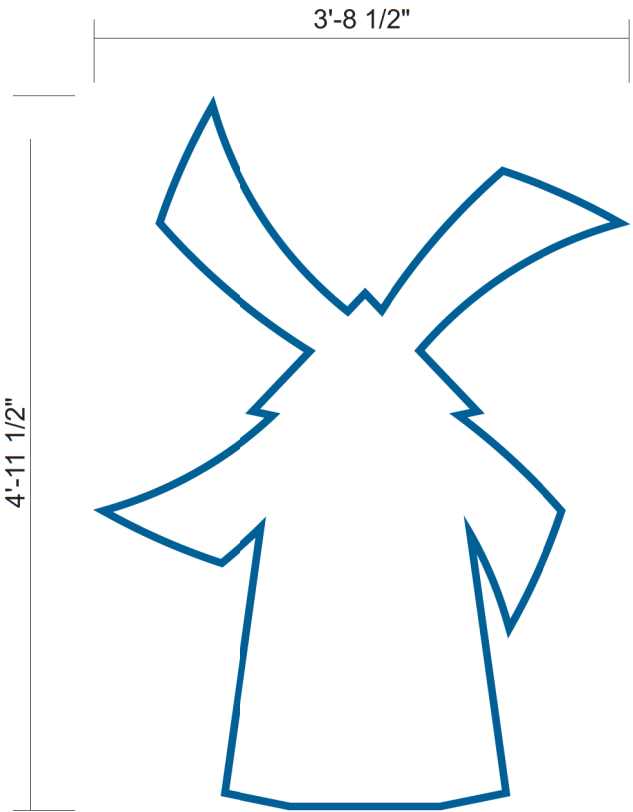
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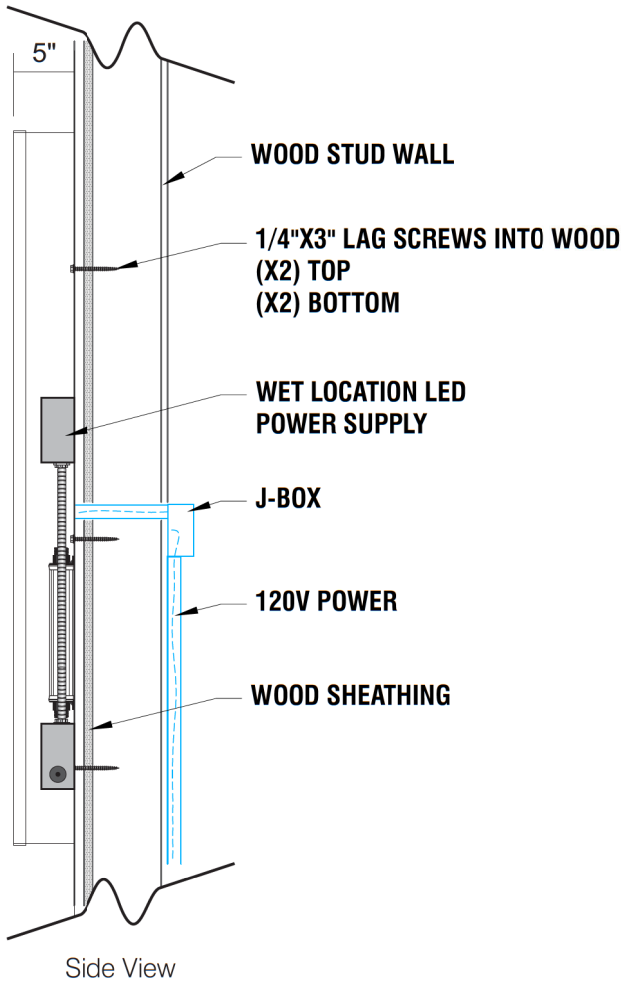
P 541.485.5546 | F 541.485.5813

DBW13

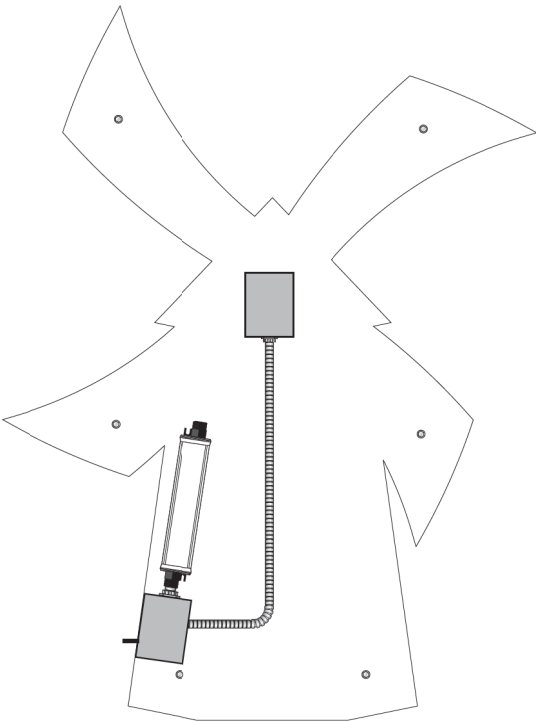
SCALE: 3/4"=1'-0"



ATTACHMENT DETAIL

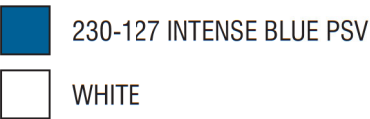


SELF CONTAINED CHANNEL LOGO



INTERNALLY ILLUMINATED FACE-LIT FLUSH MOUNTED CHANNEL WRAP LOGO
5" DEEP CHANNEL WRAP.
RETURNS & TRIM CAP PAINTED TO MATCH PANTONE 7691 C "INTENSE BLUE".
WHITE ACRYLIC FACE.
230-127 INTENSE BLUE PSV OUTLINE.
LED ILLUMINATION.
FLUSH MOUNTED SELF CONTAINED INSTALLATION.

COLOR CODE



FACTORY
DRAWING

SCOPE OF WORK: MANUFACTURE & INSTALL (1) SET OF BUILDING ADDRESS NUMBERS



SHOP DRAWING #:

33334K

CLIENT:

DUTCH BROS
WHITNEY RANCH & CHEETAH
ROCKLIN, CA 95765

DATE OF SHOP DRAWING:

10/11/21

SHOP REVISIONS:

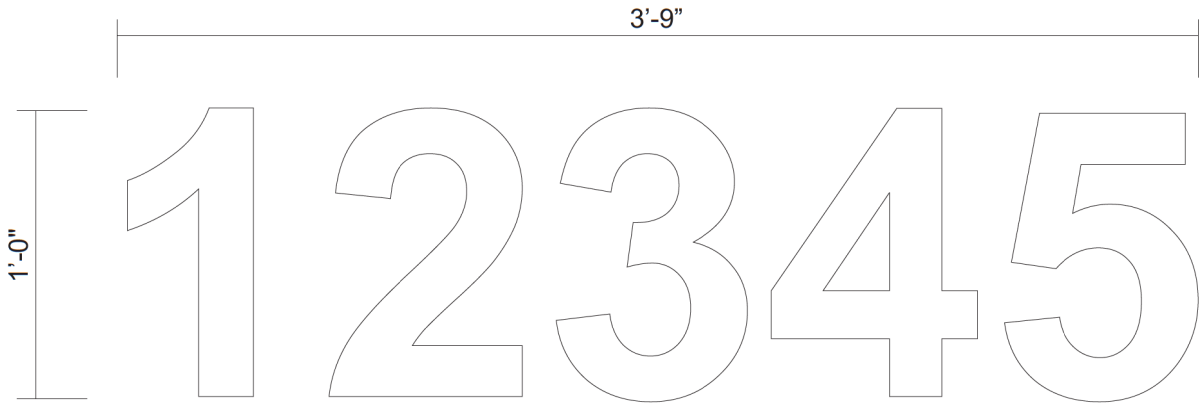
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BUILDING ADDRESS
SCALE: 1 1/2"=1'-0"



ADDRESS NUMBERS:

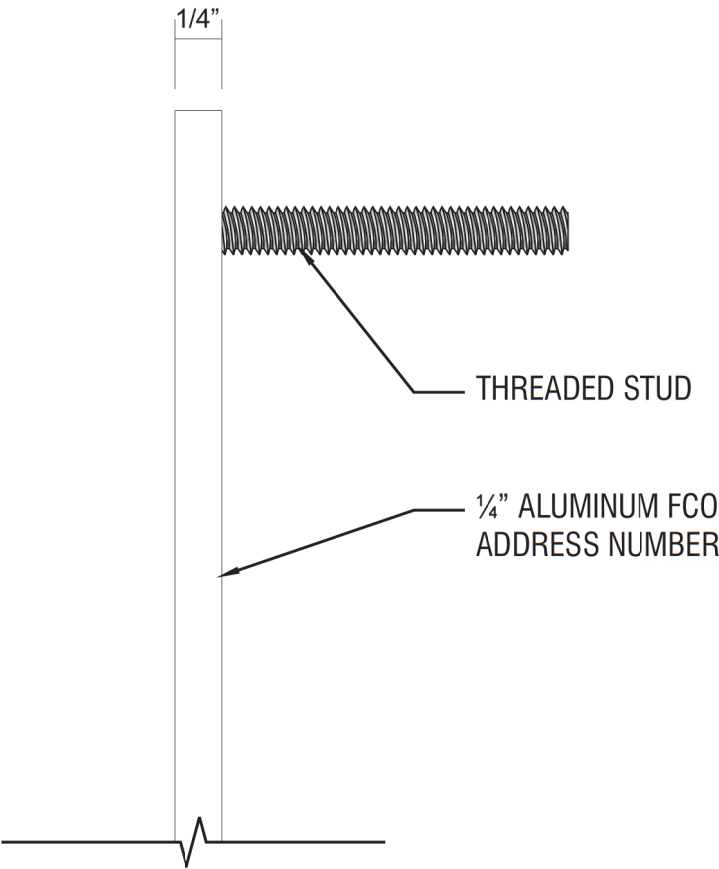
FONT: ARIAL BOLD

MATERIAL: 1/4" THICK ALUMINUM

COLOR: PAINTED SATIN WHITE

INSTALLATION: STUD MOUNTED FLUSH TO BUILDING

SIDE DETAIL
FULL SCALE



COLOR CODE



SATIN WHITE PAINT

FACTORY
DRAWING

SCOPE OF WORK: MANUFACTURE & INSTALL ONE (1) D/F INTERNALLY ILLUMINATED MONUMENT CUP SIGN



SHOP DRAWING #:
33334A

CLIENT:
DUTCH BROS
WHITNEY RANCH & CHEETAH
ROCKLIN, CA 95765

DATE OF SHOP DRAWING:
10/11/21

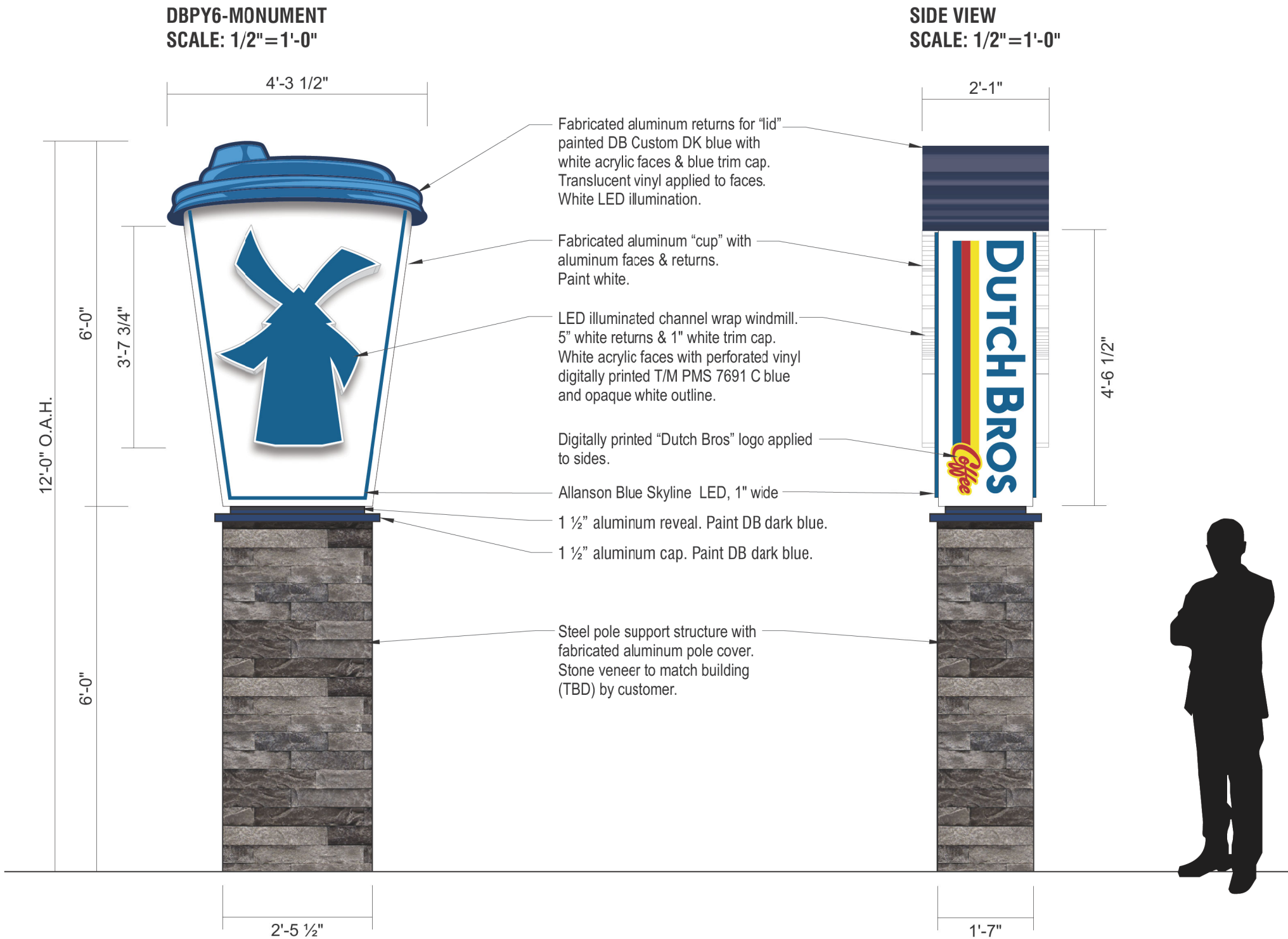
SHOP REVISIONS:

SALES:	CONCEPT DESIGN:	PROD. DESIGN:	PAGE NO:
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ES&A SIGN & AWNING
89975 PRAIRIE RD. | EUGENE, OR 97402
P 541.485.5546 | F 541.485.5813

COLOR CODE

	PANTONE 107 C YELLOW
	PANTONE 1795 C RED
	PANTONE 7691 C BLUE
	DB CUSTOM DK BLUE (POLE)
	WHITE
	DB CUSTOM DK BLUE (LID)
	RGB LIGHT BLUE (LID)
	RGB BLUE (LID)



FACTORY
DRAWING

SHOP DRAWING #:
33334A

CLIENT:
DUTCH BROS
WHITNEY RANCH & CHEETAH
ROCKLIN, CA 95765

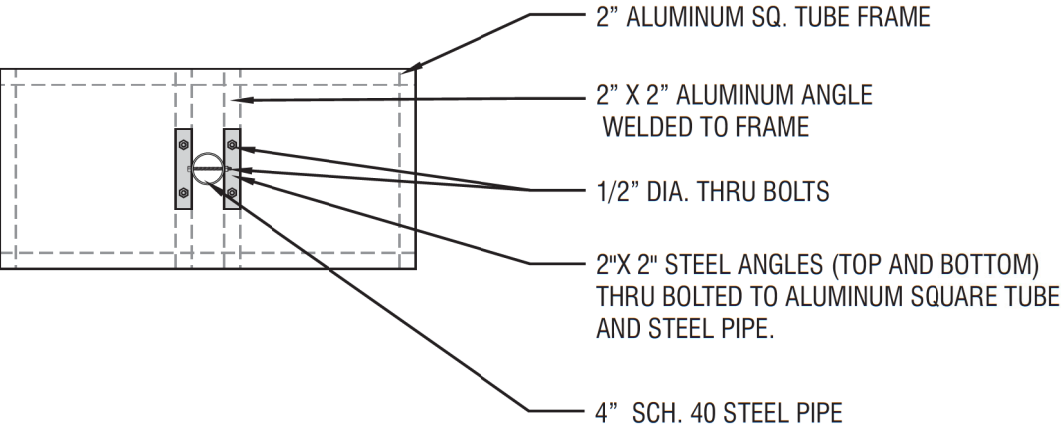
DATE OF SHOP DRAWING:
10/11/21

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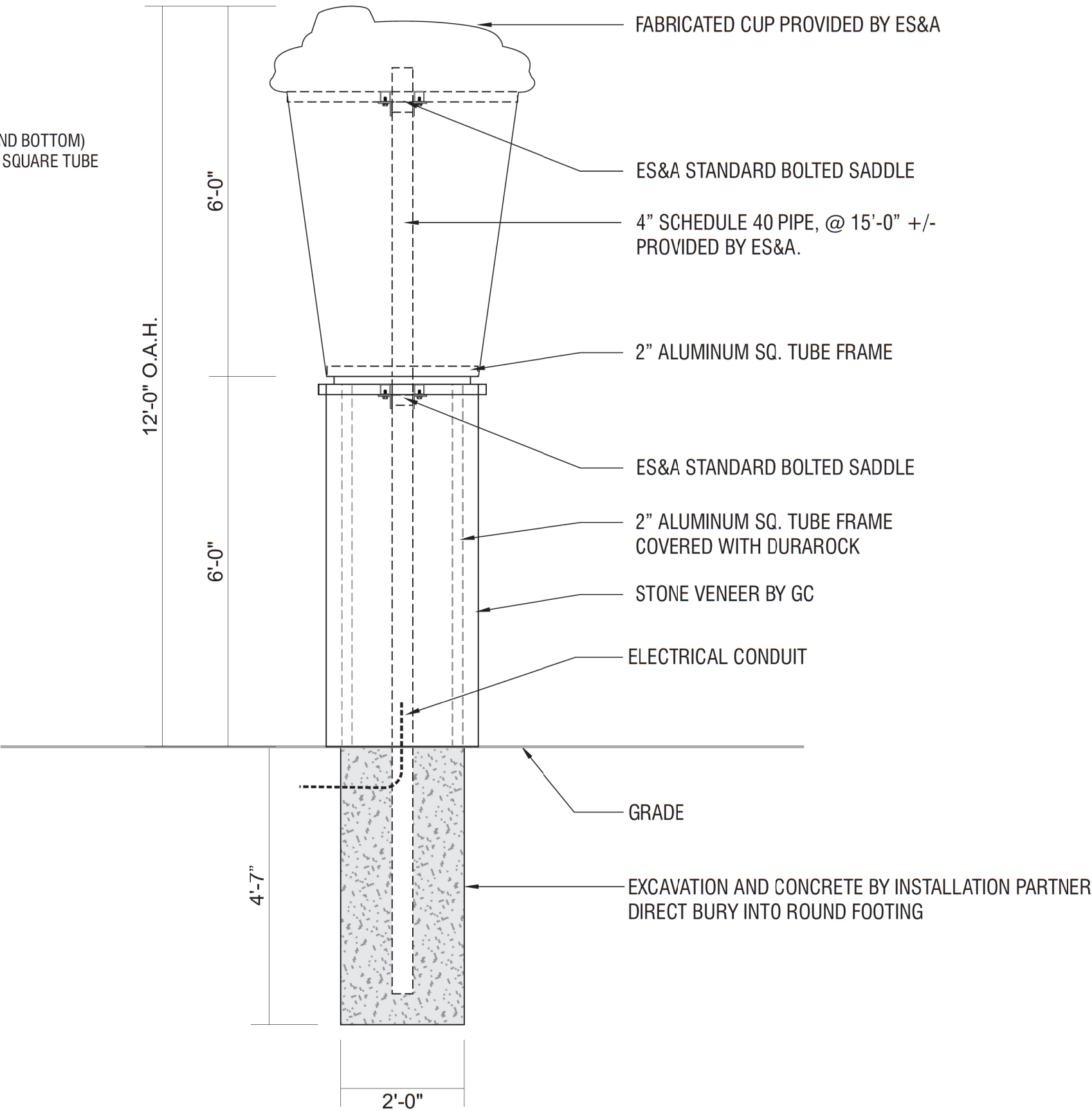
SALES:	CONCEPT. DESIGN:	PROD. DESIGN:	PAGE NO:
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SADDLE DETAIL - PLAN VIEW
SCALE: 1/2"=1'-0"



POLE & FOOTING DETAIL - FRONT VIEW
SCALE: 1/2"=1'-0"



FACTORY
DRAWING

SCOPE OF WORK: PROVIDE (4) ILLUMINATED MENU SIGNS V5 - WALL-MOUNTED



SHOP DRAWING #:

33334F

CLIENT:

DUTCH BROS
WHITNEY RANCH & CHEETAH
ROCKLIN, CA 95765

DATE OF SHOP DRAWING:

10/11/21

SHOP REVISIONS:

SALES:

CONCEPT DESIGN:

PROD. DESIGN:

PAGE NO:

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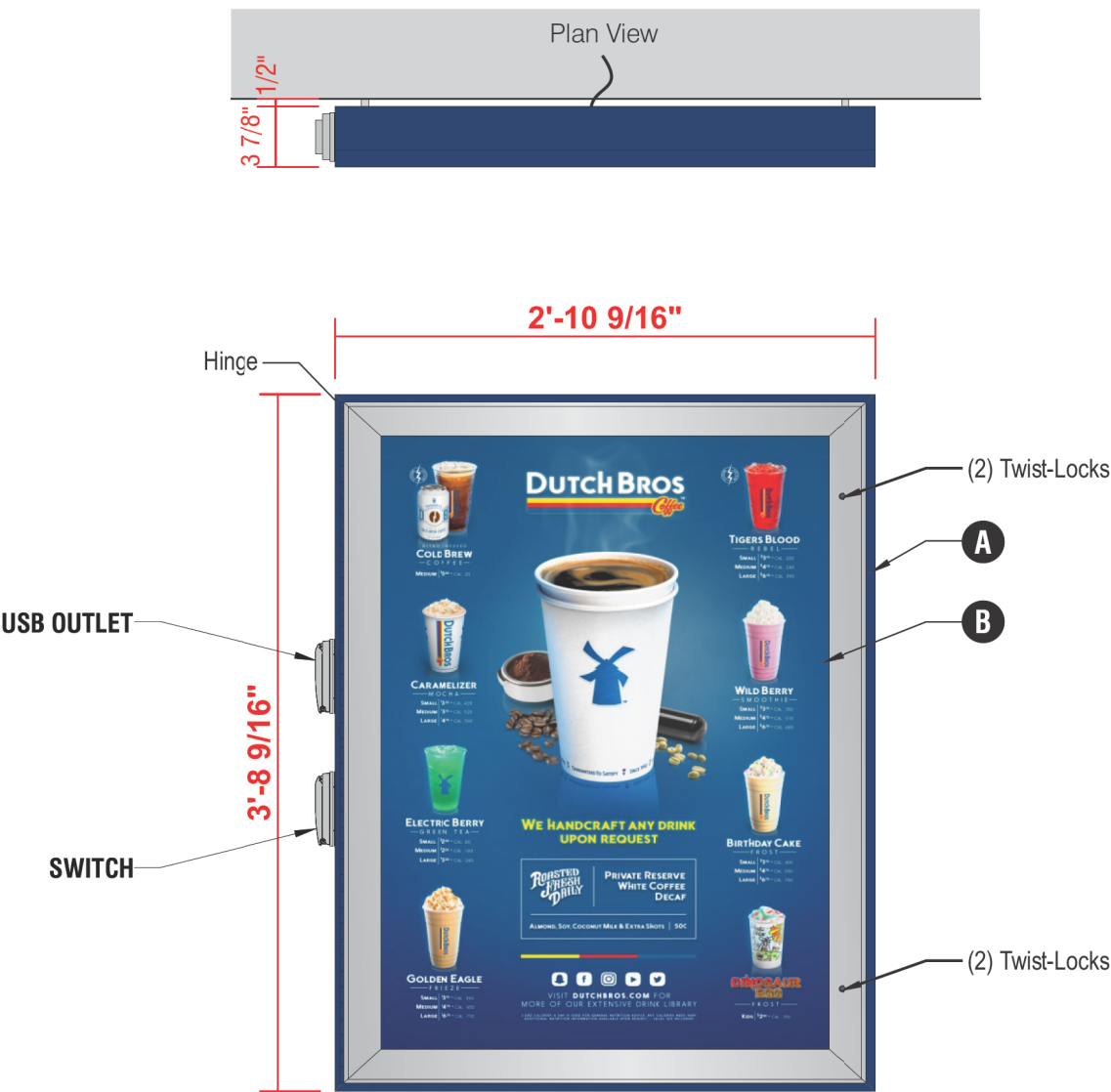
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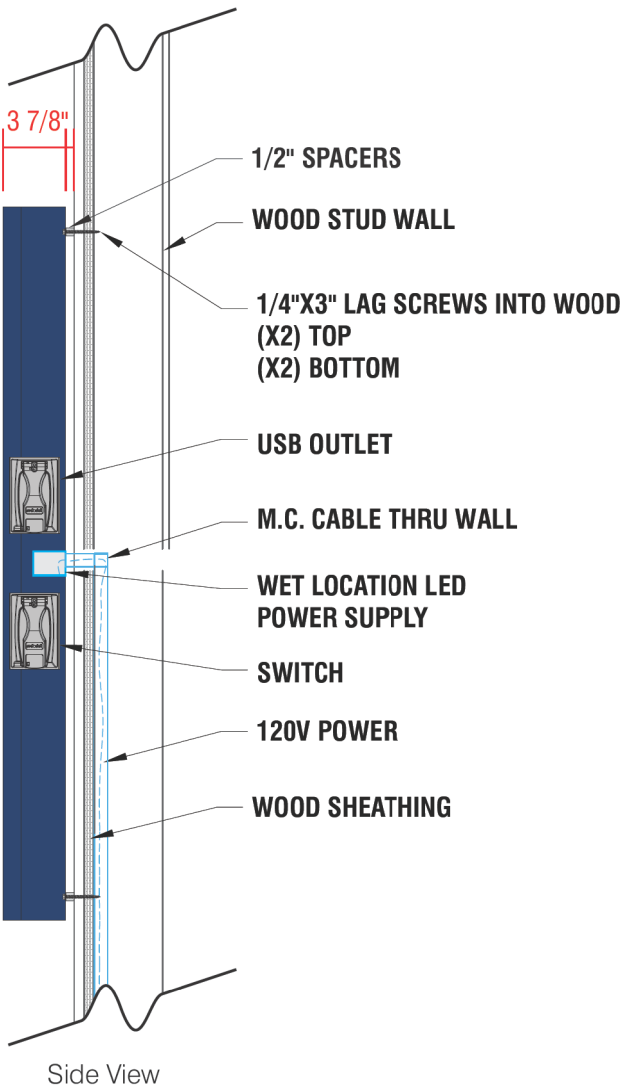
ES&A SIGN & AWNING

89975 PRAIRIE RD. | EUGENE, OR 97402

P 541.485.5546 | F 541.485.5813



ATTACHMENT DETAIL
ILLUMINATED WALL MOUNTED MENU



- A WALL-MOUNTED, BACKLIT MENU SIGN**
- PRINTED MENU PANEL NOT INCLUDED
 - LED OUTDOOR LIGHT BOX
 - LOCKABLE HINGED DOOR
 - ALUMINUM CONSTRUCTION
- B PRINTED LIGHT GUIDE PANEL**
- AS SEPARATE ORDER

COLOR CODE

DIGITAL PRINT

POWDER COATED
DB CUSTOM DARK BLUE

POWDER COATED SILVER

FACTORY
DRAWING

SCOPE OF WORK: PROVIDE (4) S/F ILLUMINATED MENU SIGNS V5 - PLATE-MOUNTED



SHOP DRAWING #:
33334G

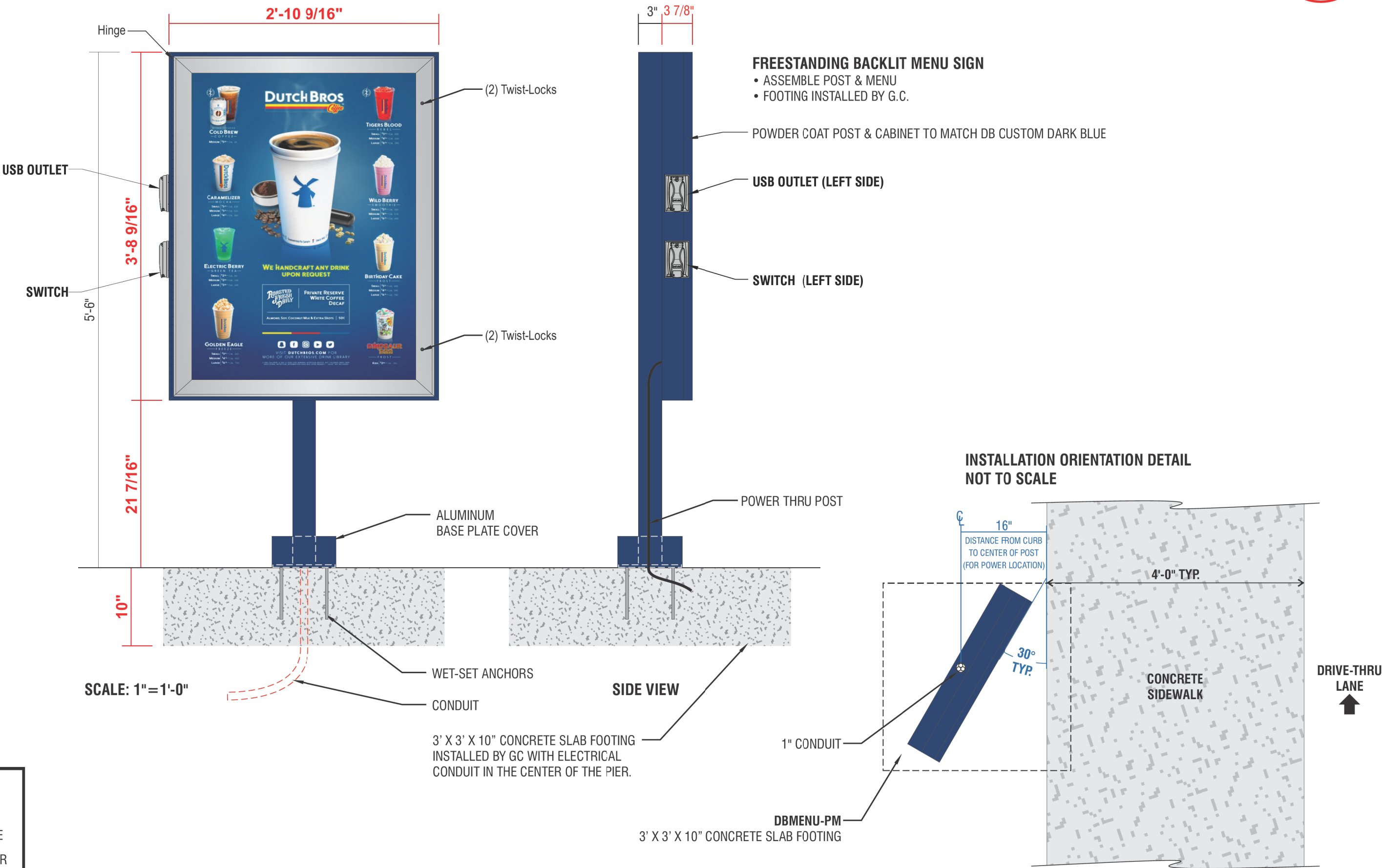
CLIENT:
DUTCH BROS
WHITNEY RANCH & CHEETAH
ROCKLIN, CA 95765

DATE OF SHOP DRAWING:
10/11/21

SHOP REVISIONS:

SALES:	CONCEPT DESIGN:	PROD. DESIGN:	PAGE NO:
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ES&A SIGN & AWNING
89975 PRAIRIE RD. | EUGENE, OR 97402
P 541.485.5546 | F 541.485.5813



COLOR CODE

	DIGITAL PRINT
	POWDER COATED DB CUSTOM DARK BLUE
	POWDER COATED SILVER

FACTORY
DRAWING

SCOPE OF WORK: PROVIDE (2) D/F ILLUMINATED MENU SIGNS V5 - PLATE-MOUNTED



SHOP DRAWING #:
33334H

CLIENT:
DUTCH BROS
WHITNEY RANCH & CHEETAH
ROCKLIN, CA 95765

DATE OF SHOP DRAWING:
10/11/21

SHOP REVISIONS:

SALES:

CONCEPT DESIGN:

PROD. DESIGN:

PAGE NO:

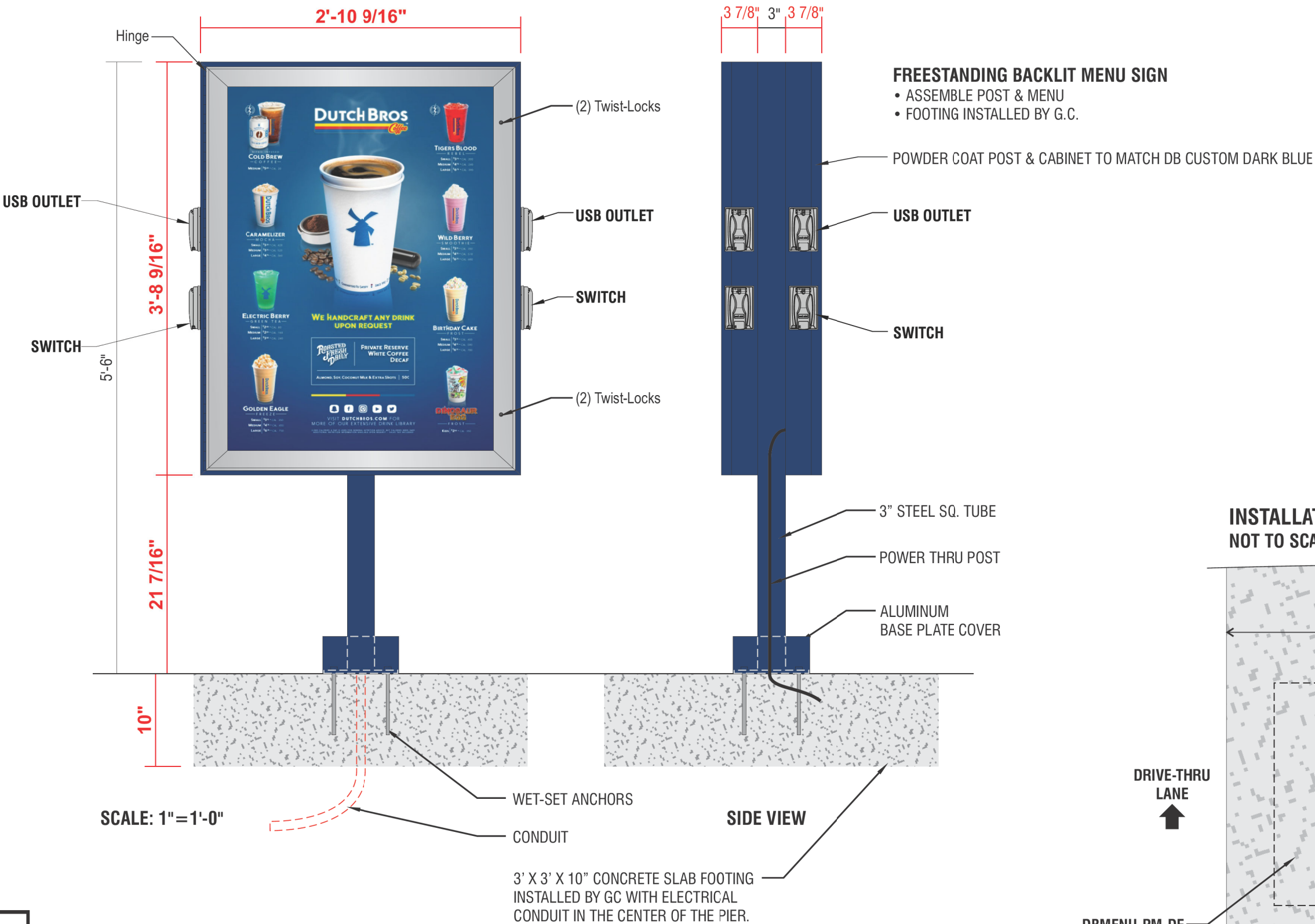
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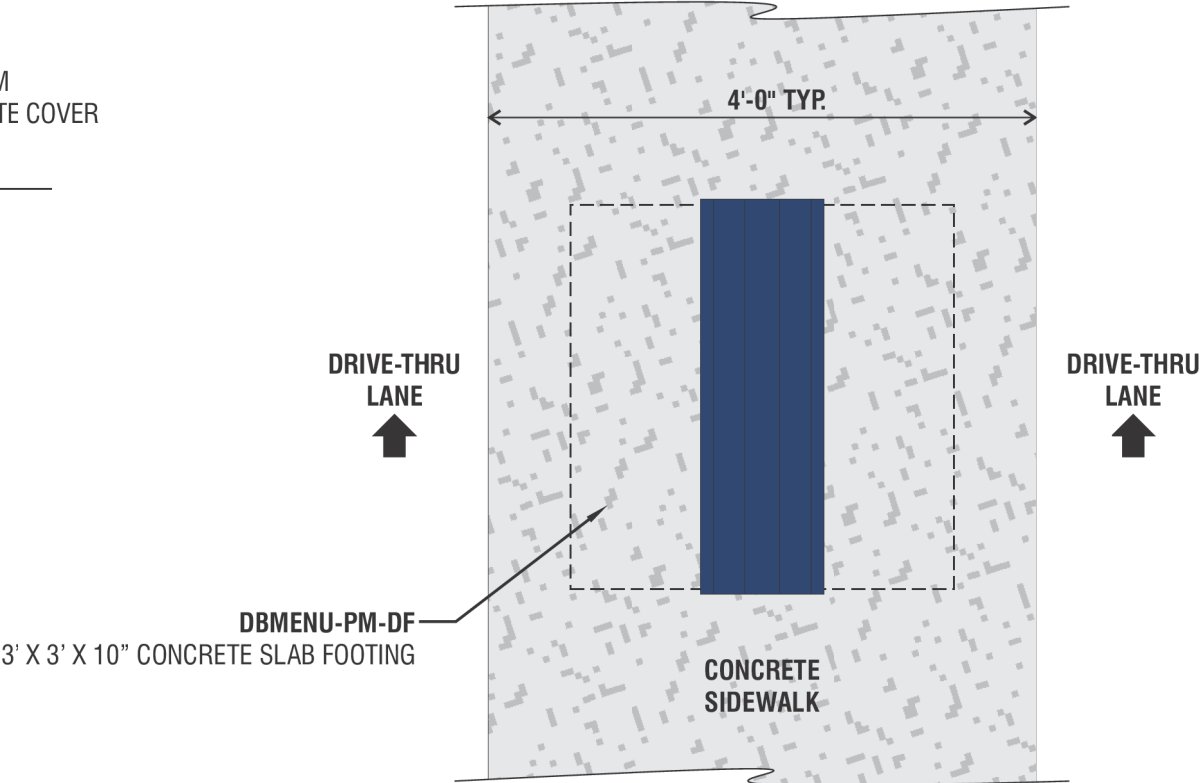
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P 541.485.5546 | F 541.485.5813



INSTALLATION ORIENTATION DETAIL
NOT TO SCALE



COLOR CODE

- DIGITAL PRINT
- POWDER COATED DB CUSTOM DARK BLUE
- POWDER COATED SILVER

FACTORY
DRAWING

SCOPE OF WORK: MANUFACTURE & INSTALL (4) SNAP FRAMES



SHOP DRAWING #:
33334D

CLIENT:
DUTCH BROS
WHITNEY RANCH & CHEETAH
ROCKLIN, CA 95765

DATE OF SHOP DRAWING:
10/11/21

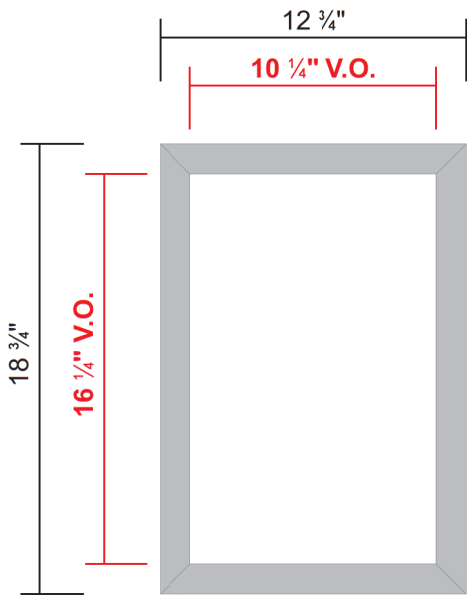
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SALES:	CONCEPT. DESIGN:	PROD. DESIGN:	PAGE NO:
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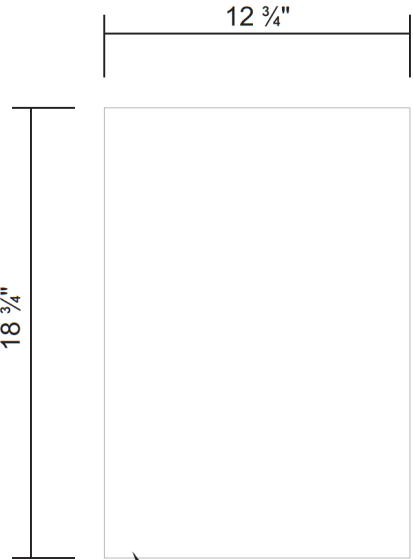
ES&A SIGN & AWNING
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P 541.485.5546 | F 541.485.5813

COLOR CODE

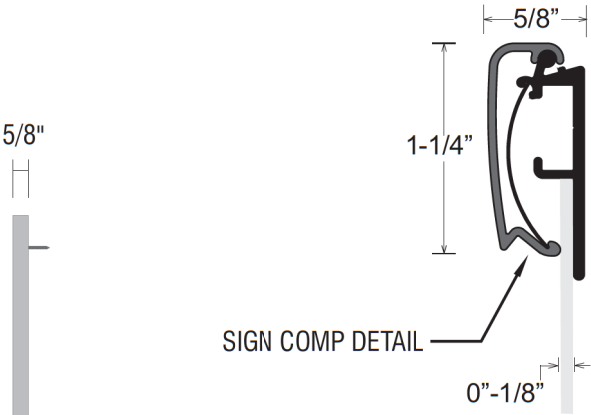
CLEAR ANODIZED ALUMINUM



SIGN COMP CLEAR ANODIZED ALUMINUM
SNAP FRAME FOR A 11" X 17" POSTER



.063 PRE-COAT WHITE ALUMINUM BACK



SIGN COMP DETAIL

SCREW TO EXTERIOR WALL OF BUILDING

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

FACTORY
DRAWING

SCOPE OF WORK: MANUFACTURE & INSTALL (2) SNAP FRAMES



SHOP DRAWING #:

33334E

CLIENT:

DUTCH BROS
WHITNEY RANCH & CHEETAH
ROCKLIN, CA 95765

DATE OF SHOP DRAWING:

10/11/21

SHOP REVISIONS:

SALES:

CONCEPT DESIGN:

PROD. DESIGN:

PAGE NO:

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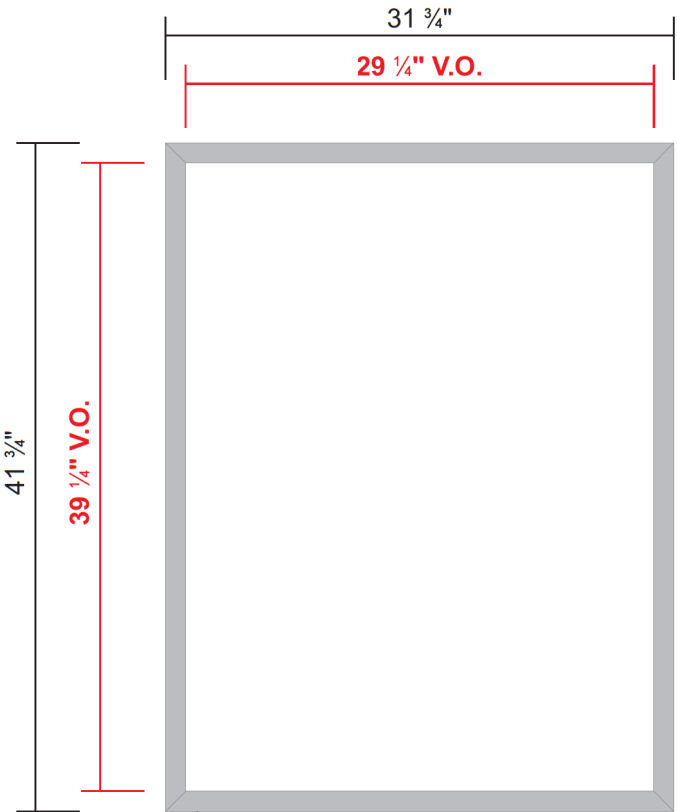
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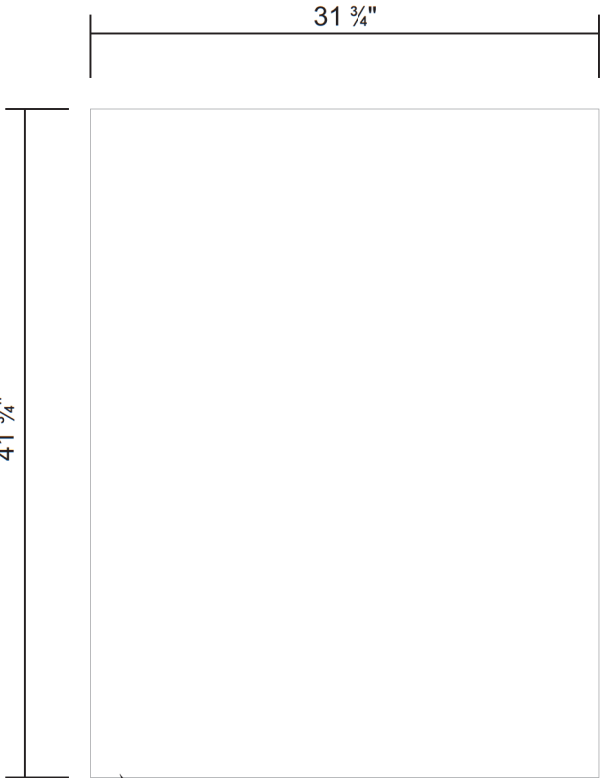
ES&A SIGN & AWNING

89975 PRAIRIE RD. | EUGENE, OR 97402

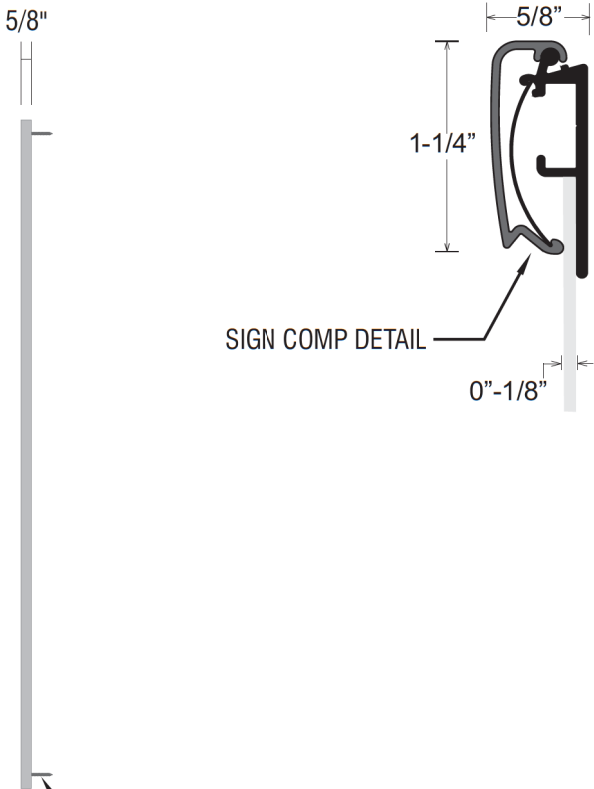
P 541.485.5546 | F 541.485.5813



SIGN COMP CLEAR ANODIZED ALUMINUM
SNAP FRAME FOR A 30" X 40" POSTER



.063 PRE-COAT WHITE ALUMINUM BACK



SCREW TO EXTERIOR WALL OF BUILDING

COLOR CODE

CLEAR ANODIZED ALUMINUM

SCALE: 1"=1'-0"

FACTORY
DRAWING

SCOPE OF WORK: MANUFACTURE & INSTALL (1) D/F NON-ILLUMINATED DIRECTIONAL SIGN



SHOP DRAWING #:
333341

CLIENT:
DUTCH BROS
WHITNEY RANCH & CHEETAH
ROCKLIN, CA 95765

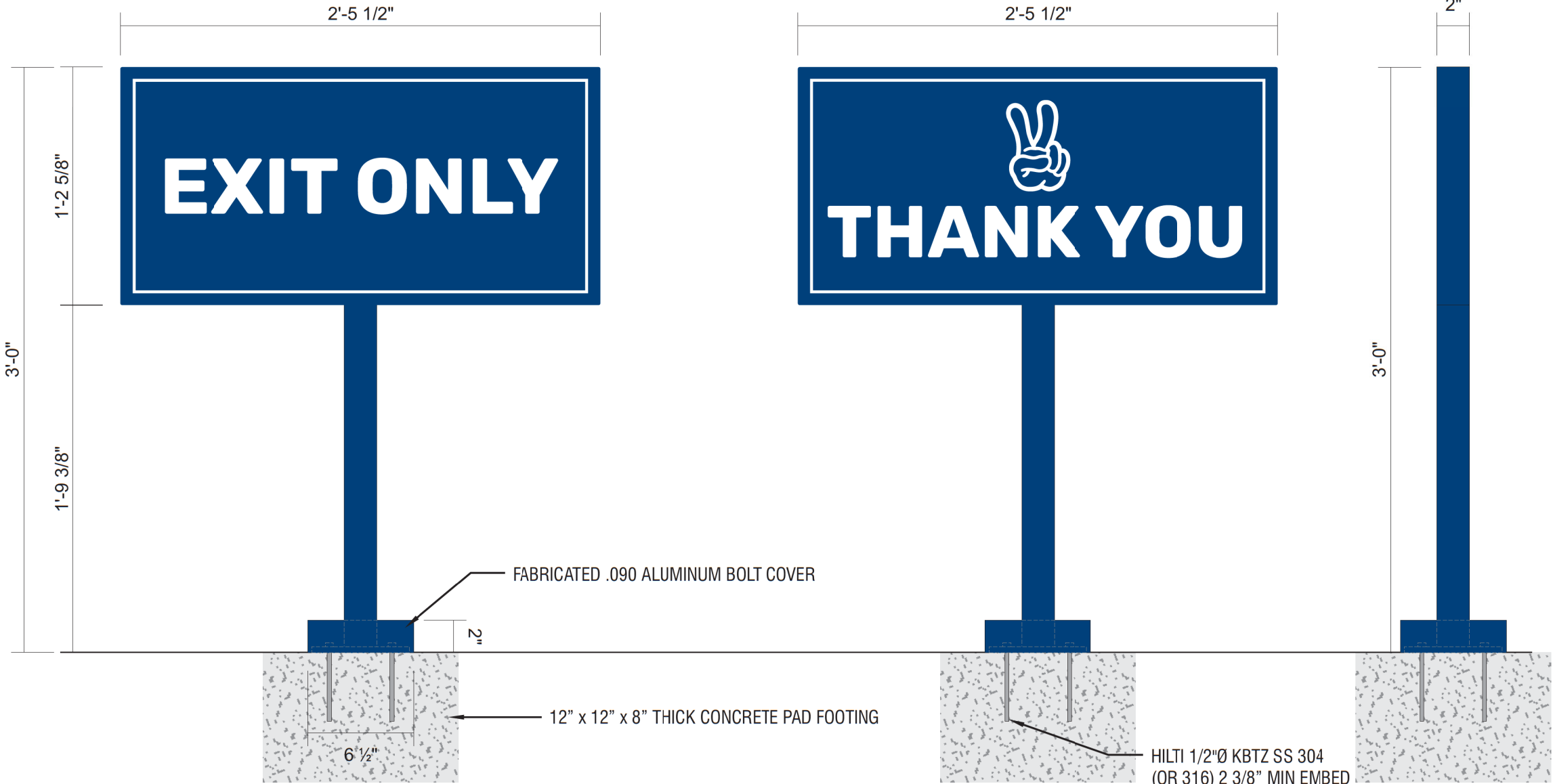
DATE OF SHOP DRAWING:
10/11/21

SHOP REVISIONS:

SALES:	CONCEPT. DESIGN:	PROD. DESIGN:	PAGE NO:
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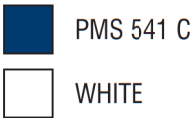
ES&A SIGN & AWNING
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LAYOUT
SCALE: 1 1/2"=1'-0"



DIAMOND GRADE REFLECTIVE WHITE VINYL WITH DIGITALLY PRINTED PMS 541 C BLUE BACKGROUND
2" X 2" SQUARE TUBE ALUMINUM FRAME & POST WITH ALUMINUM FACES & 3/8" X 6" X 6" PLATE
FABRICATED .090 ALUMINUM BOLT COVER
PAINT PMS 541 C
INSTALL PLATE-MOUNT SIGN WITH HILTI KWIK BOLTS
PAD FOOTING INSTALLED BY GC

COLOR CODE



TYPICAL DRAWING

SHOP DRAWING #:
33334J

CLIENT:
DUTCH BROS
WHITNEY RANCH & CHEETAH
ROCKLIN, CA 95765

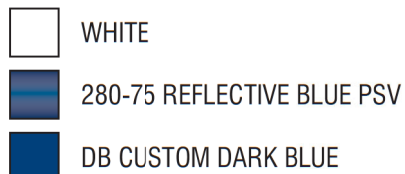
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SHOP REVISIONS:

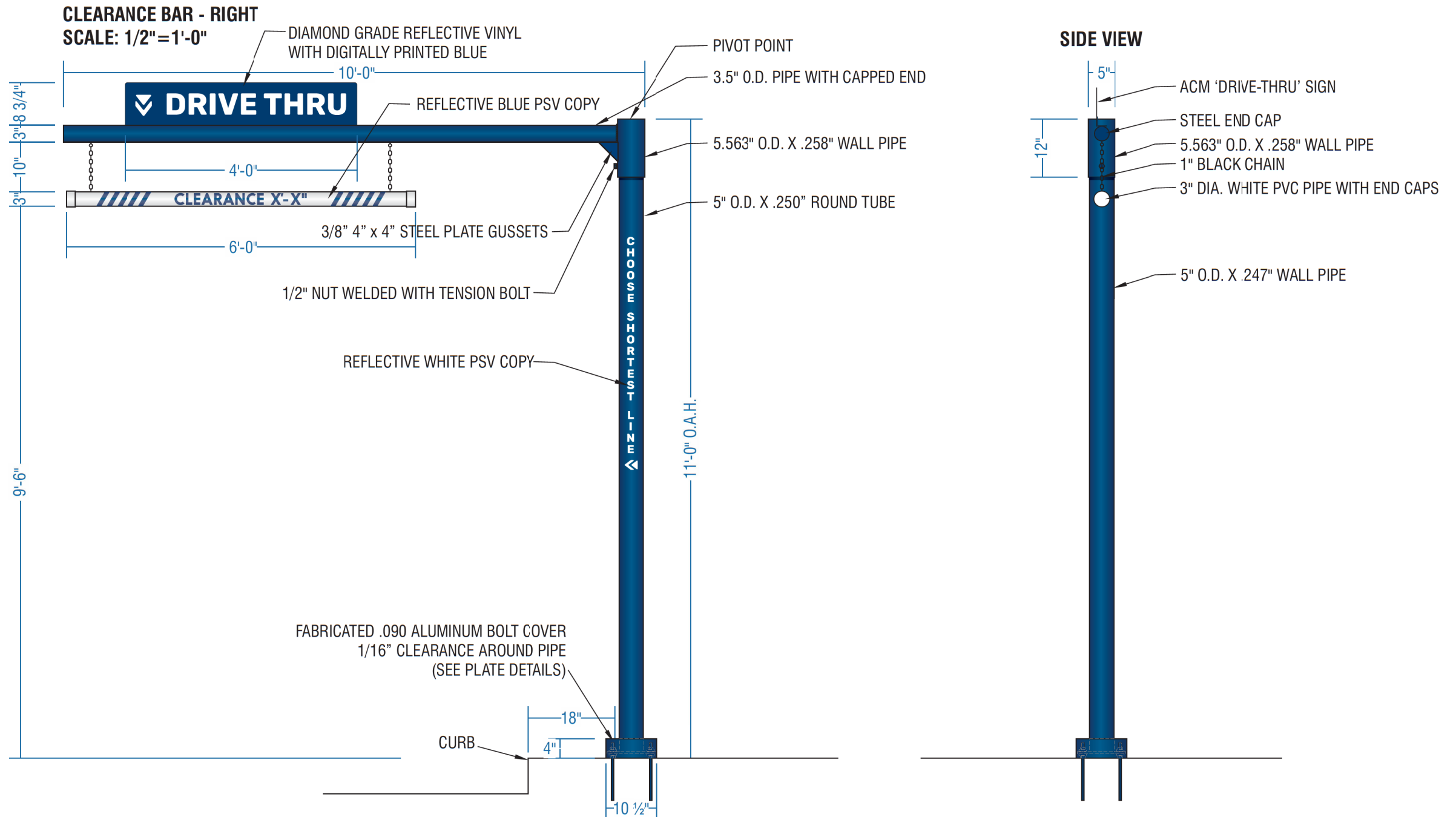
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- COLOR CODE



SCOPE OF WORK: MANUFACTURE & INSTALL (1) S/F POST MOUNTED CLEARANCE BAR WITH PIVOTING ARMS



**STEEL POLE SUPPORT STRUCTURE WITH FABRICATED .090 ALUMINUM BOLT COVER. PAINT DB CUSTOM DARK BLUE.
3" DIA. WHITE PVC CLEARANCE BAR WITH END CAPS.
280-75 REFLECTIVE BLUE PSV TEXT & STRIPES & BLACK CHAIN SECURED TO BOTTOM OF POLE STRUCTURE.
INCLUDE ONE SHEET REFLECTIVE VINYL NUMBERS MASKED FOR FIELD INSTALLATION.
CLEARANCE NUMBERS TO BE FIELD MEASURED AND APPLIED.
MEASURE FROM ASPHALT TO BOTTOM OF OVERHANG MINUS 6".
ACM 'DRIVE-THRU' SIGN WITH DIAMOND GRADE REFLECTIVE VINYL WITH DIGITALLY PRINTED BLUE.
DIAMOND GRADE REFLECTIVE WHITE VINYL WITH DIGITALLY PRINTED PMS 541 C BLUE BACKGROUND.
INSTALL STEEL POLE PLATE-MOUNTED WITH LEVELING NUTS ONTO G.C. PROVIDED FOOTING.**

TYPICAL
DRAWING

ENGINEERING DETAILS

SHOP DRAWING #:
33334J

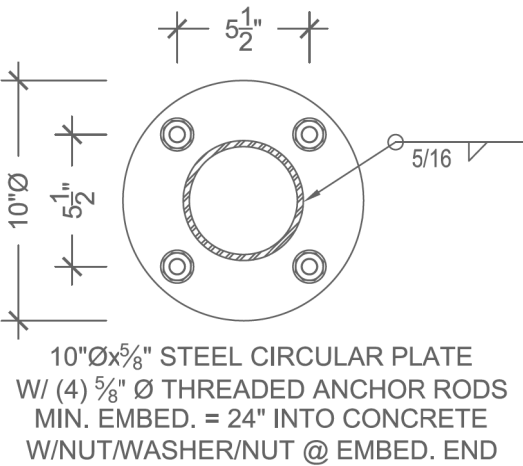
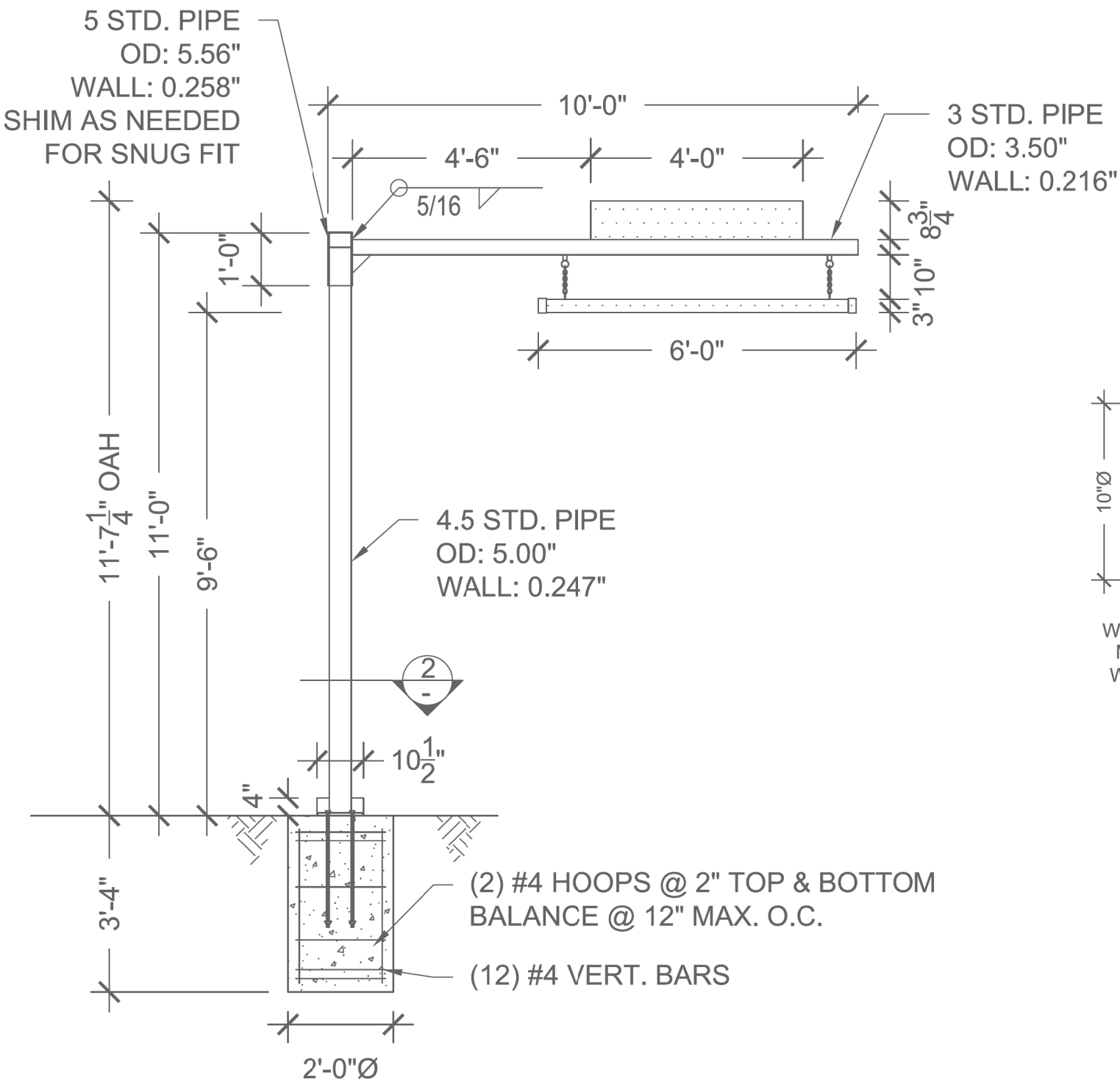
CLIENT:
DUTCH BROS
WHITNEY RANCH & CHEETAH
ROCKLIN, CA 95765

DATE OF SHOP DRAWING:
10/11/21

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

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