



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

www.edcgov.us/Government/Planning

PLACERVILLE OFFICE:

2850 Fairlane Court, Placerville, CA 95667 **BUILDING**
(530) 621-5315 / (530) 622-1708 Fax
bldadept@edcgov.us

PLANNING
(530) 621-5355 / (530) 642-0508 Fax
planning@edcgov.us

LAKE TAHOE OFFICE:

924 B Emerald Bay Rd
South Lake Tahoe, CA 96150
(530) 573-3330
(530) 542-9082 Fax

2022 MAY 12 AM 8:45
RECEIVED
PLANNING DEPARTMENT

April 28, 2022

Cole Valley Partners- Braden Bernard
Braden.bernards@cvpre.com

RE: Application Number: DR22-0001 Cameron Park Dutch Bros Coffee House and Drive-Through Assessor's Parcel Number (APN) 109-212-005-000

Dear Braden,

The Planning Division has completed a review of the application number DR22-0001 and more items are required or need clarification. Please supply the full sized and reduction physical documents to the Planning Division M-F 8am-12pm W 9am-12pm or by appointment by calling 530-621-5355.

Please supply:

1. Narrative describing in detail the extent of the demo, and the details sqft etc. then detailed description of what is being built, modified, reused, etc with area calcs etc.
 - A Project Narrative describing the project has been revised and is included with this submittal package.
2. Letter documenting Water Trumpp is the sole trustee or authorized representative to act on behalf of the trust.
 - Property tax statements and utility statements showing Walter Trumpp as the Trustee are provided in this submittal.
3. Letter of authorization from Cole Valley Partners that provides TSD Engineering Inc the ability to submit and correspond on Cole Valley Partners behalf **Letter from Walter Trumpp as well for TSD** The above two items are required,
 - A Letter of Authorization from Walter Trumpp for TSD is included with this Submittal
 - A Letter of Authorization from Cole Valley for TSD is Included.

DR22-0001

4. Design Review required submittal information checklist item eight; archaeological resource record search. This is just a records search. The record search will let us know if additional items will be required.

- An archaeological resource has been conducted and the information gathered is included with this submittal.

5. Design Review required submittal information checklist item nine; completed TIS form from County DOT. I have reached out to County DOT for a copy as well. We need the completed form that DOT has signed

- The Completed TIS signed by DOT is included with this submittal.

6. Design Review required submittal information checklist item 10; Facilities Improvement Letter (FIL). If EID has not completed and sent it to you, then provide proof of FIL submission

- A Request for an FIL was been submitted to EID on 4/28/2022. A copy of the request has been provided with this submittal. A copy of the letter will be submitted once it has been issued.

7. ~~Design Review required submittal information checklist item 17; wetlands investigation was checked but the site specific report was not found. Please supply the wetlands investigation. If this box was marked in error then provide me with the authorization to write NA.~~

8. Design Review required submittal information checklist item 20; an air quality impact analysis was not found or supply the waiver from the Air Quality Management District

- An Air Quality Impact Assessment is being prepared and will be provided under a separate transmittal.

9. ~~Design Review required submittal information checklist item under oak item one; an oak resource code compliance certificate missing. Please supply a signed and filled out [oak resource code compliance certificate](#).~~

10. The preliminary cuts and fills are not found on the grading plans. Please supply a grading plan full sized and reduction with the cut and fills. No grading is to occur then include that in the written narrative.

- A Preliminary Cut / Fill volume table has been added to the Grading Plan

11. Please verify that no foliage or structural feature is located in any of the cross visibility areas that are between 30 inches and seven feet in height.

- The Cross Visibility Areas are now shown on the Site Plan. There will be nothing that blocks the view between 30-inches and 7-feet high in the CVA.

12. Please supply a landscape package that complies with the [Landscaping and Irrigation Standards](#), as well as the MWELO submittal form. Note that depending on the amount of landscaping, turn in the appropriate landscaping checklist. The checklist items will need to be identified on the actual plans and on the specific pages as the heading. Ex. If it is a line item on the irrigation plan section, then it needs to be on the irrigation plan. Here is a link to the [MWELO webpage](#).

- The Landscape plans have been revised to display compliance with the Landscape and Irrigation Standards.
- The MWELO Submittal form and irrigation plan will be provided with the permit drawings.

13. Please supply plans that are compliant with [outdoor lighting standards](#) and the relevant portions of Appendix A.

- Plans have been revised to comply, and show compliance, with outdoor lighting standards

14. Please supply plans that demonstrate compliance with the [Parking and Loading Standards](#), for wheel stops, bicycle parking, and loading/unloading area. These plans need to demonstrate compliance with [130.35 Parking and Loading](#) ordinance by stating which uses the parking calculation is being analyzed with and identify all outdoor use areas. Identify if the employees are using the same parking.

- The wheel stops are located 3-feet measured face of curb to the furthest face of the wheel stop in accordance with the Parking and Loading standards.
- The bicycle parking area has been enlarged to provide the required clearance in accordance with the Parking and Loading Standards.
- Based on the building size and Dutch Bros. having a low loading demand, no loading bays are required.

15. Please provide a vehicle turning analysis that demonstrates an American Association of State Highway Transportation Officials (AASHTO) Passenger (P) Vehicle can negotiate any curves or turns proposed in the drive-through.

- Vehicle turning and stacking analysis has been added to Sheet C-2 Detail D.

16. Please provide the queuing analysis done by a traffic engineer.

- Detail D on Sheet C-2 shows vehicle turning movements and stacking, A traffic study is being prepared to support the number of cars in the queue. The traffic study will be submitted under a separated transmittal.

17. Verify that headlights within the drive-through are not visible from the road right of way as described in Drive Through Facilities [130.40.140.3](#).

- Shrubs and foliage planted along the frontage will block headlights from the street.

18. Please supply information of the drive-through speaker system and verify it complies with [130.37 Noise Standards](#) as required by 130.40.140.8. If the business does not use a drive-through speaker then include that in the narrative.
- Dutch Bros. does not proposed the use of amplified sound menu / ordering boards. Ordering is completed by staff approaching vehicles in the queue
19. ~~Environmental Questionnaire zoning does not match zone. Actual zone is Community Commercial (CC). Please amend~~
20. Environmental Questionnaire
- item one; describe the extent of building demo, landscaping demo, parking lot demo, utilities expansion, and all associated new items with project
 - Additional information regarding the extent of demolition has been added.
 - Environmental Questionnaire item 11; Please answer the question with relevant details
 - A description of the existing vegetative cover has been added.
 - Environmental Questionnaire item 14; revise answer to actual source for fire fighting.
 - The nearest fire hydrant located across Cameron Park Drive is identified.
 - Environment Questionnaire item 18; state distance in feet from highway 50
 - Distance to Highway 50 has been added
 - Environmental Questionnaire item 19; discuss after construction noise of amplified music or drive through speaker
 - There will not be any amplified music or drive thru speaker.
 - Environmental Questionnaire item 27; Provide more information on project impacts in relation to transportation
 - A traffic study is being prepared; the traffic study will present the project's impacts related to traffic
21. Sign Package: Please submit a sign package with surface area for each sign and demonstrate compliance with 130.36 Signs. A quick tally showed that the menu/order signs were not in compliance with total allowable area. The cross visibility area needs to be identified for all signs adjacent to roadways, driveways, and parking entrances/exits. Cross visibility area is described in [130.30.070](#). Verify all signs are outside easements and are on plans. The walk-up window order menu appears to be missing.
- A sign package is included with this submittal.

Note the Planning Division reserves the right to require additional information as provided by Section 15060 of the California Environmental Quality Act, or as required by the General plan development policies.



COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667
Phone: (530) 621-5355 www.edcgov.us/Planning/

APPLICATION FOR: **DESIGN REVIEW** FILE # _____

ASSESSOR'S PARCEL NO.(s) 109-212-005

PROJECT NAME/REQUEST: (Describe proposed use) Proposed Dutch Bros Coffee House and Drive-Thru
Existing structure(s) and existing site improvement shall be razed to accommodate proposed project.
Consisting of 950 sq.ft. Building, Drive Thru, Drive Aisle, Parking, Landscaping, and Utilities.

APPLICANT/AGENT Cole Valley Partners; Braden Bernards

Mailing Address 3519 NE 15th Ave., Portland OR 97212
P.O. Box or Street City State & Zip

Phone () 503-228-2100 EMAIL: braden.bernards@cvpre.com

PROPERTY OWNER Trumpp Walter C Trust & Walter C Trumpp Revocable Trust 3-3-2005

Mailing Address 17075 Oak Leaf Drive, Morgan Hill CA 95037-6622
P.O. Box or Street City State & Zip

Phone () _____ EMAIL: _____

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT TSD Engineering, Inc.; Chris Schulze

Mailing Address 785 Orchard Drive, Suite 110, Folsom CA 95630
P.O. Box or Street City State & Zip

Phone () 916-608-0707 ext 101 EMAIL: cschulze@tsdeng.com

LOCATION: The property is located on the _____ side of 4085 Cameron Park Drive
SELECT ONE N / E / W / S street or road

525 feet feet/miles SELECT ONE _____ of the intersection with Coach Lane
N / E / W / S major street or road

in the SELECT ONE Cameron Park area. PROPERTY SIZE 0.869 acres/37,897 sq.ft.
acreage / square footage

X [Signature] Date February 1, 2022
signature of property owner or authorized agent

FOR OFFICE USE ONLY

Date _____ Fee \$ _____ Receipt # _____ Rec'd by _____ Census _____

Zoning _____ GPD _____ Supervisor Dist _____ Sec _____ Twn _____ Rng _____

ACTION BY _____
_____ PLANNING COMMISSION
_____ ZONING ADMINISTRATOR
_____ PLANNING DIRECTOR

ACTION BY BOARD OF SUPERVISORS

Hearing Date _____

Hearing Date _____

Approved _____ Denied _____
findings and/or conditions attached

Approved _____ Denied _____
findings and/or conditions attached

APPEAL:
Approved _____ Denied _____

Executive Secretary _____

DR22-0001

Application Revised 11/2017
22-1139 B 5 of 73

2022 MAY 12 AM 8:46
RECEIVED
PLANNING DEPARTMENT



RECEIVED
PLANNING DEPARTMENT
COMMUNITY DEVELOPMENT SERVICES
PLANNING AND BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667
Phone: (530) 621-5355 www.edcgov.us/Planning/

DESIGN REVIEW

PURPOSE

The design review process has been established in many areas of the County to insure a proposed project is compatible with historical, scenic, or community values; provides for good site design and safety; is compatible with applicable General Plan policy; and conforms to applicable County ordinances.

This process is applied only to commercial, industrial, mixed-use, and multi-unit residential projects in the following areas:

1. Meyers Community Plan Area.
2. Land adjacent to designated State Scenic Highway Corridors.
3. Other areas where the Design Review-Community (-DC), Historic (-DH), or Scenic Corridor (-DS) Combining Zones have been applied (R2-DC, CP-DC, etc.).
4. Mixed use development projects in Community Regions.

(Also required for wineries exceeding 10,000 square feet that are visible from a county road.)

These projects are considered discretionary and are therefore subject to the procedures of the California Environmental Quality Act (CEQA). This process requires an extended review period to develop an initial study where environmental impacts are assessed, and to provide public notice of the project and its potential impacts on the environment.

MINOR PROJECTS EXEMPT FROM DESIGN REVIEW

Refer to Section 130.27.050 (Design Review – Community (-DC) Combining Zone), subsection D (Exemptions) and subsection E (Meyers Community Plan Design Review Exemptions and Requirements) of the El Dorado County Zoning Ordinance for listings of minor activities and structures which are exempt from the design review process.

PROJECTS EXEMPT FROM CEQA REVIEW

A few minor projects are exempt from the CEQA review process and therefore can be processed within a shorter time period and with less processing fees. Please refer to Sections 15301, 15302, 15303 and 15311 of the CEQA Guidelines for further information.

DESIGN REVIEW COMMITTEES

Design Review Committees are appointed by the Board of Supervisors to serve as an advisory committee to the Development Services Director and Planning Commission. Three Design Review Committees have been appointed by the Board, and all multifamily, commercial and industrial projects in their area of influence must be reviewed by them. The three Design Review Committees are:

DR22-0001

CAMERON PARK

Meeting Dates: Scheduled by Planning Services as necessary on the 2nd and 4th Mondays of each month.

Meeting Address: Cameron Park Fire Station, 3200 Country Club Drive, Cameron Park

DIAMOND SPRINGS – EL DORADO

Meeting Dates: Scheduled by Planning Services as necessary on the 3rd Thursday of each month.

Meeting Address: 501 Main Street, Diamond Springs

POLLOCK PINES

Meeting Dates: Scheduled by Planning Services. Dates vary and are dependent on submittal of projects.

Meeting Address: Varies

ALSO NOTE: The El Dorado Hills Community Services District requires a site plan review for all projects within their jurisdiction. Call **(916) 933-6624** for more information.

INITIAL PROCESS

1. Applicant/agent prepares all required submittal information and makes an appointment to submit the application to Planning Services.
2. Planner is assigned and the application is distributed to affected agencies for comment and recommendation (up to 30-day agency review period set by State law).
3. Assigned planner and representative from the Transportation Division meet on-site with the applicant/agent.
4. Draft environmental document is prepared or project is found Categorical Exempt, and conditions of approval are drafted (or recommendation for denial is suggested).

Based upon the provisions set forth in the California Environmental Quality Act (CEQA), a Negative Declaration or Mitigated Negative Declaration may be prepared for a proposed project that *will not* have significant environmental effects, or where those effects can be mitigated to a less than significant level. However, if the project *will* have significant environmental effects that cannot be mitigated, an Environmental Impact Report (EIR) is required. Certain projects may be listed in CEQA as Statutorily or Categorical Exempt from those provisions, in which case the timing and processing of the project is expedited. If it is determined that an EIR is required for your project, processing of the application is placed on "hold" status. The project only proceeds if the applicant agrees to fund the costlier EIR process.

5. Applicant/agent meet with the Technical Advisory Committee ("TAC" - staff representatives of affected agencies) to discuss environmental review, conditions of approval (or recommendation for denial), and to confirm the hearing date. **NOTE:** This is a critical meeting

and it is absolutely necessary for the applicant or agent to attend. If issues arise which cannot be resolved at this meeting, the application will either be placed on hold or the meeting rescheduled until the issue is resolved.

6. Project is noticed in the local newspaper advertising the required 30-day public review period for Negative Declarations as set by State law, or noting the project is Categorically Exempt.

In addition to the initial process noted above, the following steps apply accordingly:

Applications Along State Highways - Planning Commission Review

1. Applicant receives the staff report at least two weeks prior to the public hearing which includes staff recommendation and proposed conditions of approval or mitigation measures.
2. Public hearing is conducted before the Planning Commission where a final decision is made unless appealed.
3. An appeal may be filed by either the applicant or affected party within ten working days after decision.
4. Board of Supervisors public hearing is held on the appeal and a final decision is made (about 30 days after Planning Commission decision).

Applications Reviewed/Approvable by Development Services Director ("Director")

1. Applicant receives staff report with Director's decision that may include proposed conditions of approval or mitigation measures. This decision is final unless appealed.
2. An appeal may be filed by either the applicant or affected party within ten working days after decision.
3. Planning Commission public hearing is held on the appeal and decision is final unless appealed to the Board of Supervisors by the applicant or affected party.
4. Board of Supervisors public hearing is held on the appeal and a final decision is made (about 30 days after Planning Commission decision).

PROCESS FOR MINOR APPLICATIONS - Categorically Exempt from CEQA

1. Applicant/agent prepares all required submittal information and makes an appointment to submit the application.
2. Planner is assigned and the application is distributed to affected agencies for comment and recommendation (15-day agency review period).
3. Planner meets on site with applicant/agent (if necessary).
4. Applicant receives staff report with Director's decision that may include conditions of approval or mitigation measures. This decision is final unless appealed.
5. An appeal may be filed by either the applicant or affected party within ten working days after decision.

6. Planning Commission public hearing is held on the appeal and decision is final unless appealed to the Board of Supervisors by the applicant or affected party.
7. Board of Supervisors public hearing is held on the appeal and a final decision is made (about 30 days after Planning Commission decision).

TIMING

Each of the three types of applications requires a different process and resulting processing times. These are summarized as follows:

Applications Adjacent to State Highways: These applications will reach TAC within 60 days, and Planning Commission hearing within four to six months from day of submittal. If the matter is appealed to the Board of Supervisors, an additional 30 days will normally be required.

Applications Reviewed/Approvable by Director: These applications will reach TAC within 30 days, and Director's decision within three months from day of submittal. If the matter is appealed to the Planning Commission, an additional 30 days will normally be required. Further, if the Planning Commission decision is appealed to the Board of Supervisors, another 30 days will be required.

Minor Applications: These applications will usually result in a staff decision within 30 days from date of submittal. If the matter is appealed to the Planning Commission, an additional 30 days will normally be required. Further, if the Planning Commission decision is appealed to the Board of Supervisors, another 30 days will be required.

APPEALS

A decision of the Planning staff may be appealed to the Planning Commission. Action by the Planning Commission may be appealed to the Board of Supervisors. Appeals must be made within ten (10) working days from date of decision and filed with Planning Services with an appeal fee, as adopted by the Board of Supervisors through fee resolution.

FEES

Current application and revision fees may be obtained by contacting Planning Services at **(530) 621-5355** or by accessing Planning Services' online fee schedule at www.edcgov.us/Planning/.

NOTE: Should your application be denied, application fees are nonrefundable. Should you request withdrawal of the application, you may receive only that portion of the fee which has not yet been expended. If the public hearing notice has been advertised, fees are nonrefundable.

NOTE: In accordance with State Legislation (AB3158), you will be required to pay a State Department of Fish and Wildlife fee after approval of your application prior to the County filing the Notice of Determination on your project. The current fee, less a \$50.00 processing fee, is forwarded to the State Department of Fish and Wildlife and is used to help defray the cost of managing and protecting the State's fish and wildlife resources. If the project is found to have no effect on fish and game resources or otherwise exempt, only the \$50.00 processing fee is required to file the Notice of Exemption with the State. These fees are due immediately after project approval, checks payable to "El Dorado County" and submitted to Planning Services for processing.

CONVERSION TO TIME AND MATERIALS

When in the opinion of the Director the required fee for an application is going to be inadequate to cover processing costs due to the complexity of the project or potential controversy that it may generate, the Director may convert the application to a time and materials process. When this conversion is proposed, the applicant will be notified in writing and will be requested to submit a deposit in an amount estimated to be sufficient to cover the remaining staff work to bring the application to a final decision. Staff work on the application will stop until a deposit is provided. Normally this conversion will occur when it is obvious the required fee is going to be insufficient, which would typically occur during or soon after the Technical Advisory committee meeting. However, it could occur later in the project if controversy becomes more evident and/or revisions are proposed to the project to mitigate project impacts or neighbor concerns. After the conversion, the applicant will receive a monthly statement/bill identifying the remaining processing fee and/or deposit, or the amount due if deposited funds have been exhausted. If monies are owed, they shall be paid before action by the hearing body.

CONDITIONS OF APPROVAL

As an applicant, you should be aware that environmental mitigation measures or other requirements will likely be made conditions of approval. Depending on the nature of the application, conditions of approval might involve landscaping, protection of riparian areas, fencing, paving of parking or access road, limited hours of operation, etc.

If your application involves a building permit, you should be aware of other costs that may be part of the building permit process that typically follows approval of an application. In addition to normal building permit fees, you will likely be required to pay traffic impact mitigation (TIM) fees, school fees based on square footage of the proposed building, plus fire and solid waste fees. The County Building Services has an informational document on commercial projects which identifies the extent of fees that may be required. It is also beneficial to contact those departments or agencies requiring the fees to determine actual estimated costs.

DEED RESTRICTIONS

Please review and understand any private deed restrictions recorded against your property to insure your proposed application does not violate such deed restrictions. If a conflict exists between the deed restrictions and your application, the County can still approve your application and issue necessary permits. However, County approval does not absolve your obligation to comply with deed restrictions.

APPLICATION

If the application and submittal requirements are not attached to this information packet, please contact Planning Services. You may also call Planning Services at **(530) 621-5355** for general assistance.

APPOINTMENT

Applications are accepted by appointment only. Please call ahead for an appointment with a planner when you are ready to submit your application. Please have all required submittal information completed before your appointment. Appointments are generally made within 48 hours of your call to Planning Services at **(530) 621-5355**.



COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667

Phone: (530) 621-5355 www.edcgov.us/Planning/

DESIGN REVIEW

REQUIRED SUBMITTAL INFORMATION

The following items 1 through 9 must be provided with all applications. The remaining items shall be required where applicable. **If all the required and applicable information is not provided, the application will be deemed incomplete and will not be accepted.** For your convenience, please use the check () column on the left to be sure you have all the required and applicable information. **All plans and maps MUST be folded to 8½" x 11"**.

FORMS AND MAPS REQUIRED

Check (✓)
Applicant County

- | | | |
|-------------------------------------|----------|---|
| <input checked="" type="checkbox"/> | _____ 1) | Application form, completed and signed. |
| <input checked="" type="checkbox"/> | _____ 2) | Letter of authorization from all property owners authorizing agent to act as applicant, when applicable. |
| <input checked="" type="checkbox"/> | _____ 3) | Proof of ownership (Grant Deed), if the property has changed title since the last tax roll. |
| <input checked="" type="checkbox"/> | _____ 4) | A copy of official Assessor's map, showing the property outlined in red. |
| <input checked="" type="checkbox"/> | _____ 5) | An 8 ½ x 11" vicinity map showing the location of the project in relation to the distance to major roads, intersections, and town sites. |
| <input checked="" type="checkbox"/> | _____ 6) | Environmental Questionnaire form, completed and signed. |
| <input checked="" type="checkbox"/> | _____ 7) | Provide name, mailing address and phone number of all property owners and their agents. |
| <u>Pending</u> | _____ 8) | A record search for archaeological resources shall be conducted through the North Central Information Center located at CSU-Sacramento, 6000 J Street, Adams Bldg., #103, Sacramento, CA 95819-6100, phone number (916) 278-6217. If the record search identifies a need for a field survey, a survey shall be required. (A list of Archaeological Consultants and survey requirements is available at the Planning Department.) Archaeological surveys shall meet the "Guidelines for Cultural Resource Studies" approved by the Board of Supervisors, available at the Planning Department. |

FORMS AND MAPS REQUIRED

Check (✓)
Applicant County

 _____ 9)

A traffic impact determination shall be provided utilizing El Dorado County's "Transportation Impact Study (TIS) – Initial Determination Form, located on the Planning Services website under "Applications and Forms".

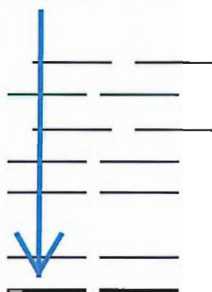
Pending _____ 10)

If public sewer or water service is proposed, obtain and provide a Facilities Improvement Letter if the project is located within the EID service area, or a similar letter if located in another sewer/water district.

NA _____ 11)

If off-site sewer or water facilities are proposed to serve the project, provide four (4) copies of a map showing location and size of proposed facilities. If ground water is to be used for domestic water, submit a report noting well production data for adjacent parcels, or submit a hydrological report prepared by a geologist noting the potential for water based on the nature of project site geology.

NA _____ 12)



In an accompanying report, provide the following data for area on each proposed parcel which is to be used for sewage disposal:

- a) The percolation rate and location of test on 4.5 acres or smaller
- b) The depth of soil and location of test
- c) The depth of groundwater and location of test
- d) The direction and percent of slope of the ground
- e) The location, if present, of rivers, streams, springs, areas subject to inundation, rock outcropping, lava caps, cuts, fills, and easements
- f) Identify the area to be used for sewage disposal
- g) Such additional data and information as may be required by the Division Director of Environmental Management to assess the source of potable water, the disposal of sewage and other liquid wastes, the disposal of solid wastes, drainage, and erosion control

 _____ 13)

Preceding parcel map, final map, or record of survey, if any exists.

 _____ 14)

Preliminary grading, drainage plan, and report. The plan should be of sufficient detail to identify the scope of grading, including quantities, depths of cut and fills (for roads and driveways where cuts/fills exceed 6 feet, and mass pad graded lots), location of existing drainage, proposed modifications, and impacts to downstream facilities. (See Section 110.14.200 of County Grading Ordinance for submittal detail)

FORMS AND MAPS REQUIRED

Check (√)
Applicant County

NA _____ 15)

If located within one of the five Ecological Preserve - EP overlay zones (Mitigation Area 0) or in gabbro soils areas (Mitigation Area 1), rare plants may exist on-site. The State Department of Fish & Wildlife will require an on-site biological plant survey to determine the extent and location of rare plants on the project site. Such a survey can only occur from March 15 through August 15 when plants are readily visible. Therefore, if the State Department of Fish & Wildlife requires the plant survey, a substantial delay in the processing of your application could result. To avoid potential delays, you may choose to provide this survey with application submittal. (A list of possible Botanical Consultants is available at Planning Services.)

NA _____ 16)

Name and address of Homeowner's Association, CSA 9 Zone of Benefit, or other road maintenance entity if it exists in the project area.

 _____ 17)

A site-specific wetland investigation shall be required on projects with identified wetlands as delineated on the applicable U.S.G.S. Quadrangle and/or by site visit, when proposed improvements will directly impact the wetland (reduce the size of the wetland area) or lie near the wetlands. (Available from Planning Services are the U.S. Corps of Engineers requirements for a wetlands delineation study. A list of qualified consultants is also available.)

NA
not adjacent
to noise
sensitive
land

_____ 18)

An acoustical analysis shall be provided whenever a noise-sensitive land use (residences, hospitals, churches, libraries) are proposed adjacent to a major transportation source, or adjacent or near existing stationary noise sources. Such study shall define the existing and projected noise levels and define how the project will comply with standards set forth in the General Plan.

NA _____ 19)

Where potential for special status plant and/or animal habitats are identified on the parcel(s), an on-site biological study shall be required to determine if the site contains special status plant or animal species or natural communities and habitats.

Pending
further
direction
from County

_____ 20)

An air quality impact analysis shall be provided utilizing the El Dorado County Air Quality Management District's "Guide to Air Quality Assessment."

FORMS AND MAPS REQUIRED

Check (√)
Applicant County

OAK TREE/OAK WOODLAND REMOVAL

The following supplemental information shall be required if any Oak Woodlands, Individual Native Oak Trees, or Heritage Trees, as defined in Section 130.39.030 (Definitions) will be impacted by the project (i.e. cut down) consistent with Section 130.39.070 (Oak Tree and Oak Woodland Removal Permits – Discretionary Development Projects).

Check (√)
Applicant County

- | | | |
|---|-----------------------------------|---|
| <input type="checkbox"/> NA
no oak
trees
present
onsite | <input type="checkbox"/> _____ 1) | An Oak Resources Code Compliance Certificate. |
| <input type="checkbox"/> _____ 2) | <input type="checkbox"/> _____ 2) | Oak Resources Technical Report prepared by a Qualified Professional consistent with Section 2.5 (Oak Resources Technical Reports) of the Oak Resources Management Plan. |
| <input type="checkbox"/> _____ 3) | <input type="checkbox"/> _____ 3) | Completed Oak Resources Technical Report Checklist, including supplemental data for impacted Individual Native Oak Trees within Oak Woodlands, as applicable. |
| <input type="checkbox"/> _____ 4) | <input type="checkbox"/> _____ 4) | Security deposit for on-site oak tree/oak woodland retention and/or replacement planting (if proposed as part of project mitigation) consistent with Section 130.39.070.F (Security Deposit for On-Site Oak Tree/Oak Woodland Retention and Section 130.30.070.G (Security Deposit for On-Site Oak Tree/Oak Woodland Replacement Planting). |
| <input type="checkbox"/> _____ 5) | <input type="checkbox"/> _____ 5) | Reason and objective for Impact to oak trees and/or oak woodlands. |

SITE PLAN REQUIREMENTS

Five copies plus an electronic copy (CD-ROM or other medium) of the site plan detailing what exists on the site at time of application shall be submitted on 24" x 36" sheets or smaller, drawn to scale, and of sufficient size to clearly show all details and required data. **All plans MUST be folded to 8 ½" x 11", plus one 8½" x 11" reduction. NO ROLLED DRAWINGS WILL BE ACCEPTED.** For your convenience, please check the Applicant column on the left to be sure you have all the required submittal information.

FORMS AND MAPS REQUIRED

Check (√)
Applicant County

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> _____ 1) | <input checked="" type="checkbox"/> _____ 1) | Project name (if applicable). |
| <input checked="" type="checkbox"/> _____ 2) | <input checked="" type="checkbox"/> _____ 2) | Name, address of applicant and designer (if applicable). |
| <input checked="" type="checkbox"/> _____ 3) | <input checked="" type="checkbox"/> _____ 3) | Date, north arrow, and scale. |

FORMS AND MAPS REQUIRED

Check (✓) Applicant	County	
<input checked="" type="checkbox"/>		4) Entire parcel of land showing perimeter with dimensions.
<input checked="" type="checkbox"/>		5) All roads, alleys, streets, and their names.
<input checked="" type="checkbox"/>		6) Location of easements, their purpose and width.
<input checked="" type="checkbox"/>		7) All existing and proposed uses (i.e. buildings, driveways, dwellings, utility transmission lines, etc.).
<input checked="" type="checkbox"/>		8) Parking and loading stalls with dimensions (refer to Zoning Ordinance Chapter 130.35 – Parking and Loading, and the Community Design Standards – Parking and Loading Standards)).
<input checked="" type="checkbox"/>		9) Trash and litter storage or collection areas, and propane tank location(s).
<input checked="" type="checkbox"/>		10) Total gross square footage of proposed buildings.
<input checked="" type="checkbox"/>		11) Proposed/existing fences or walls.
<input checked="" type="checkbox"/>		12) Sign locations and sizes (if proposed). [Refer to Zoning Ordinance Chapter 130.16 - Signs – (Ordinance No. 5025)].
<input checked="" type="checkbox"/>		13) Pedestrian walkways, courtyards, etc. (if proposed).
<input checked="" type="checkbox"/>		14) Exterior lighting (if proposed). (Refer to Zoning Ordinance Chapter 130.34 and the Community Design Standards – Outdoor Lighting Standards).
<input checked="" type="checkbox"/>		15) Existing/proposed water, sewer, septic systems, and wells (if applicable).
<input checked="" type="checkbox"/>		16) Existing/proposed fire hydrants.
NA		17) Tentative subdivision or parcel map (if applicable).
<input checked="" type="checkbox"/>		18) Adjacent parcel owner(s); Assessor's Parcel Number (unless this is included on tentative map).
NA		19) Public uses (schools, parks, etc.)

FORMS AND MAPS REQUIRED

Check (✓)
Applicant County

- NA _____ 20) The location, if present, of rock outcropping, lava caps, drainage courses, lakes, canals, reservoirs, rivers, streams, spring areas subject to inundation and wetlands. (Show respective 100-foot and 50-foot septic system setbacks when a septic system is proposed.)
- NA _____ 21) Identify areas subject to a 100-year flood on perennial streams or creeks, and show high water level (100-year) on map. Where this data is not readily available, January 1997 flood level can be shown if known. (Refer to the Federal Emergency Management Agency (FEMA) website).
- NA _____ 22) Note any proposed trails within the project; and where applicable, connection to existing or proposed trail systems.

PRELIMINARY LANDSCAPE PLAN REQUIREMENTS

Required when parking facilities are proposed or otherwise at planner's discretion. (Refer to Zoning Ordinance Chapter 130.35). Five copies plus an electronic copy (CD-ROM or other medium), **folded to 8½" x 11", plus one 11" x 17" reduction.**

Check (✓)
Applicant County

- _____ 1) Location, quantity, and a gallon size of proposed plant material (See Zoning Ordinance Section 130.33 – Landscaping Standards, and the Community Design Standards – Landscaping and Irrigation Standards)
- _____ 2) Note quantity/type of trees to be removed.
- _____ 3) Location, general type (pine, oak, etc.) and size of all existing trees, in those areas that are subject to grading or otherwise may be removed/affected by proposed improvements. Note quantity of trees to be removed.
- _____ 4) List of both common and botanical names of plant material (use of drought tolerant species is highly recommended). A recommended list of drought-tolerant species is available at Planning Services.
- _____ 5) Location of irrigation proposed. (NOTE: The final Landscape Plan will ultimately be required to meet the County's Water Conserving Landscape Standards. Copies are available at Planning Services).

PRELIMINARY GRADING AND DRAINAGE PLAN

Required whenever any grading is proposed. Five copies plus an electronic copy (CD-ROM or other medium), **folded to 8½" x 11", plus one 11" x 17" reduction.**

FORMS AND MAPS REQUIRED

Check (✓)
Applicant County

- _____ 1) Contours or slope data (pursuant to Chapter 110.14 of County Code Grading, Erosion, and Sediment Control Ordinance).
- _____ 2) Drainage improvements, culverts, drains, etc.
- _____ 3) Limits of cut and fill.

PLAN OF BUILDING ELEVATIONS

Required whenever a new structure or addition is proposed. Five copies plus an electronic copy (CD- ROM or other medium), **folded to 8½" x 11", plus one 11" x 17" reduction.**

Check (✓)
Applicant County

- _____ 1) Building design, elevations of all sides.
- _____ 2) Exterior materials, finishes, and colors.
- _____ 3) Existing/proposed signs showing location, height and dimensions. Include sign plan for project with multiple businesses.

Planning Services reserves the right to require additional project information as provided by Section 15060 of the California Environment Quality Act, or as required by the General Plan development policies, when such is necessary to complete the environmental assessment.

NOTE: APPLICATION WILL BE ACCEPTED BY APPOINTMENT ONLY. MAKE YOUR APPOINTMENT IN ADVANCE BY CALLING (530) 621-5355.



DEPARTMENT OF TRANSPORTATION
TRANSPORTATION PLANNING

2022 MAY 12 AM 8:46

2850 Fairlane Court, Placerville, CA 95667
Phone (530) 621-6543, Fax (530) 698-8019

RECEIVED
PLANNING DEPARTMENT

Transportation Impact Study (TIS) – Initial Determination

The information provided with this form will be used by County staff to determine if the proposed project will be required to complete a Transportation Impact Study (TIS) or an On-Site Transportation Review (OSTR). If one or both are required, County staff will contact the applicant with more information about the required studies. Both studies are described in the TIS Guidelines, which can be found on the County's website. An OSTR is typically required for all projects.

Complete and submit this form along with a detailed project description and a site plan by mail, fax or email.

Mail: DOT, Transportation Planning
Attn: Natalie Porter/Zach Oates
2850 Fairlane Court
Placerville, CA 95667

Fax: (530) 698-8019
Phone: (530) 621-5442
Email: natalie.porter@edcgov.us
zach.oates@edcgov.us

Date Received by Transportation Planning: _____

Applicant Information:

Name: TSD Engineering Inc.; Chris Schulze Phone #: 916-608-0707
Address: 785 Orchard Drive #110, Folsom CA 95630 Email: cschulze@tsdeng.com

Project Information:

Name of Project: Dutch Bros - Cameron Park Planning Number: _____
Project Location: 4085 Cameron Park Drive, Cameron Park CA Bldg Size: 950 sq.ft.
APN(s): 109-212-005 Project Planner: _____
Number of units: 13 stalls

Description of Project: (Use, Number of Units, Building Size, etc.)

Remodel of existing site. Historical Use has been Sizzler Restaurant with parking lot and utilities. Site will be completely razed and redeveloped with 950 sq.ft. coffee house, drive thru, parking, landscaping, and utilities. Will also include new driveway and public sidewalk.

PLEASE ATTACH A PROJECT SITE PLAN

If an OSTR is required, the following information shall be evaluated and the findings signed and stamped by a registered Traffic Engineer or Civil Engineer, and shall be included with the project submittal:

- 1. Existence of any current traffic problems in the local area such as a high-accident location, non-standard intersection or roadway, or an intersection in need of a traffic signal
2. Proximity of proposed site driveway(s) to other driveways or intersections
3. Adequacy of vehicle parking relative to both the anticipated demand and zoning code requirements
4. Adequacy of the project site design to fully satisfy truck circulation and loading demand on-site, when the anticipated number of deliveries and service calls may exceed 10 per day
5. Adequacy of the project site design to provide at least a 25 foot minimum required throat depth (MRTD) at project driveways, include calculation of the MRTD
6. Adequacy of the project site design to convey all vehicle types
7. Adequacy of sight distance on-site
8. Queuing analysis of "drive-through" facilities

Rev 11/08/2021

DR22-0001



DEPARTMENT OF TRANSPORTATION TRANSPORTATION PLANNING

2850 Fairlane Court, Placerville, CA 95667
Phone (530) 621-6543, Fax (530) 698-8019

Transportation Impact Study (TIS) – Initial Determination (Page 2)

TO BE COMPLETED BY COUNTY STAFF:

The following project uses are typically exempt from the preparation of a TIS:

- 4 or less single family homes
- 4 or less multi-family units
- 2,000 square feet or less for shopping center
- 6,000 square feet or less for general office
- 12,000 square feet or less for industrial
- 12,000 square feet or less for church
- 50,000 square feet or less for warehouse
- 60,000 square feet or less for mini-storage
- None apply – TIS is required with applicable fee.

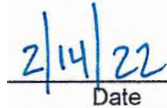
County Staff Determination:

The TIS or OSTR may be waived if no additional vehicle trips will be generated by the proposed change, no up-zoning is requested, or no intensification of use is requested. Transportation Planning staff may waive the TIS requirement. The Transportation Director or his/her designee may waive the OSTR requirement.

- TIS and OSTR are both waived. No further transportation studies are required.
- On-Site Transportation Review is required. A TIS is not required. The OSTR shall address all items listed, unless otherwise noted.
- The TIS and OSTR are required. An initial deposit for TIS scoping and review is required by DOT Transportation Planning staff. See Attached TIS Initial Fund Request letter.



DOT Transportation Planning Signature



Date

ADH TS

OSTR waiver approved by:

Department of Transportation Director or Designee

Date

Dutch Bros. - Cameron Park

ITE Trip Gen. Code:

938 Coffee Shop with Drive-Through Window and No Indoor Seating

ITE Trip Generation Manual Trip Generation Period	ITE Trip Generation Rate per Drive-Through Lane	# of Drive-Through Lanes	Trips Generated by Facility
daily	179	1	179
a.m. peak hour	39.81	1	40
p.m. peak hour	15.08	1	15

Policy TC- Xe (El Dorado County General Plan)

Policy TC-Xe

For the purposes of this Transportation and Circulation Element, “worsen” is defined as any of the following number of project trips using a road facility at the time of issuance of a use and occupancy permit for the development project:

- A. A 2 percent increase in traffic during the a.m. peak hour, p.m. peak hour, or daily, or
- B. The addition of 100 or more daily trips, or
- C. The addition of 10 or more trips during the a.m. peak hour or the p.m. peak hour.

2022 MAY 12 AM 8:46

AGENT AUTHORIZATION FORM

RECEIVED
PLANNING DEPARTMENT

**ENTITLEMENT REQUEST: DUTCH BROS
4085 CAMERON PARK DRIVE, CAMERON PARK, CA**

An Agent for Owner Authorization Form is required when a permit application will be submitted by any persons other than the property owner.

Scope of Permit Application: Entitlement Request – Design Review – Dutch Bros – 4085 Cameron Park Dr.

Authorized Agent Name: Cole Valley Partners; Braden Bernards

Authorized Agent Address: 3519 NE 15th Avenue, Suite 251, Portland OR 97212

Authorized Agent Phone No: 503-228-2100 Email: braden.bernards@cypre.com

I, as property owner, declare that I am the property owner for 4085 Cameron Park Drive, Cameron Park CA, 95682; that I have personally reviewed and certify its accuracy for Cole Valley Partners; Braden Bernards; to act as Agent in the Entitlement Request from El Dorado County for Design Review as applicable to the property at 4085 Cameron Park Drive, Cameron Park CA 95682.

Property Owner Name: Walter C. Trumpp

Property Owner Signature: Walter C. Trumpp

Date: Feb. 1 / 2022

Property Phone No: 408-592-1554 Cell Number

Property Owner Email: Fax 408-778-2117

DR22-0001



COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667
Phone: (530) 621-5355 www.edcgov.us/Planning/

EL DORADO COUNTY PLANNING SERVICES ENVIRONMENTAL QUESTIONNAIRE

File Number _____

Date Filed _____

Project Title Dutch Bros
4085 Cameron Park Drive Lead Agency El Dorado County

Name of Owner Trumpp Walter C Trust Telephone _____

Address 17075 Oak Leaf Drive, Morgan Hill CA 95037-6622

Name of Applicant Cole Valley Partners Telephone 503-228-2100

Address 3519 NE 15th Ave., Portland OR 97212

Project Location 4085 Cameron Park Drive, Cameron Park CA 95682

Assessor's Parcel Number(s) 109-212-005 Acreage 0.869 acres Zoning Commercial - Limited

Please answer all of the following questions as completely as possible. Subdivisions and other major projects will require a Technical Supplement to be filed together with this form.

1. Type of project and description: Proposed Dutch Bros Coffee House and Drive Thru. The Existing Structure (5,859 sq. ft.) and approximately 26,300 sq. ft. of pavement and 5,580 sq. ft. of landscaping shall be razed to accommodate the proposed project, consisting of a 950 sq. ft. building, drive thru, drive aisle. parking, landscaping and extending utilities previously stubbed to the site.
2. What is the number of units/parcels proposed? 950 sq.ft. Building

GEOLOGY AND SOILS

3. Identify the percentage of land in the following slope categories:

0 to 10% 11 to 15% 16 to 20% 21 to 29% over 30%

4. Have you observed any building or soil settlement, landslides, rock falls or avalanches on this property or in the nearby surrounding area? NO

5. Could the project affect any existing agriculture uses or result in the loss of agricultural land? NO

DR22-0001

DRAINAGE AND HYDROLOGY

6. Is the project located within the flood plain of any stream or river? NO
If so, which
one? _____
7. What is the distance to the nearest body of water, river, stream or year-round drainage channel?
2,275 feet Name of the water body? Old Mill Creek
8. Will the project result in the direct or indirect discharge of silt or any other particles in noticeable amount into any lakes, rivers or streams? NO
9. Will the project result in the physical alteration of a natural body of water or drainage way?
If so, in what way? NO
10. Does the project area contain any wet meadows, marshes or other perennially wet areas?
NO

VEGETATION AND WILDLIFE

11. What is the predominant vegetative cover on the site (trees, brush, grass, etc.)? Estimate percentage of each:
There are approximately 12 trees on site all with trunks less than 6-inches. All landscape areas are covered with mulch and shrubs. Landscaping covers approximately 25 percent of the site.
12. How many trees of 6-inch diameter will be removed when this project is implemented?
NONE

FIRE PROTECTION

13. In what structural fire protection district (if any) is the project located? Cameron Park
14. What is the nearest emergency source of water for fire protection purposes (hydrant, pond, etc.)? The nearest existing fire hydrant is located directly across Cameron Park Dr., approximately 50 ft.
15. What is the distance to the nearest fire station? Cameron Park Fire Station 89 / 3,855 feet
16. Will the project create any dead-end roads greater than 500 feet in length? NO
17. Will the project involve the burning of any material including brush, trees and construction materials? NO

NOISE QUALITY

18. Is the project near an industrial area, freeway, major highway or airport? NO
If so, how far? The project site is located approximately 900 feet south of HWY 50
19. What types of noise would be created by the establishment of this land use, both during and after construction? Construction - Typical Construction Equip//After: Vehicle Noise

AIR QUALITY

20. Would any noticeable amounts of air pollution, such as smoke, dust or odors, be produced by this project? NO

WATER QUALITY

21. Is the proposed water source public or private, treated or untreated?

22. What is the water use (residential, agricultural, industrial or commercial)? Commercial

AESTHETICS

23. Will the project obstruct scenic views from existing residential areas, public lands, and/or public bodies of water or roads? NO

ARCHAEOLOGY/HISTORY

24. Do you know of any archaeological or historical areas within the boundaries or adjacent to the project? (e.g., Indian burial grounds, gold mines, etc.) NO

SEWAGE

25. What is the proposed method of sewage disposal? septic system sanitation district
Name of district: EID

26. Would the project require a change in sewage disposal methods from those currently used in the vicinity? NO

TRANSPORTATION

27. Will the project create any traffic problems or change any existing roads, highways or existing traffic patterns? Pending Further Study

28. Will the project reduce or restrict access to public lands, parks or any public facilities?
NO

GROWTH-INDUCING IMPACTS

29. Will the project result in the introduction of activities not currently found within the community? NO; Restaurants with drive thru currently exist.

30. Would the project serve to encourage development of presently undeveloped areas, or increases in development intensity of already developed areas (include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?
Redevelopment of existing vacant/under utilized commercial property.

31. Will the project require the extension of existing public utility lines? NO
If so, identify and give distances: _____

GENERAL

32. Does the project involve lands currently protected under the Williamson Act or an Open Space Agreement? NO
33. Will the project involve the application, use or disposal of potentially hazardous materials, including pesticides, herbicides, other toxic substances or radioactive material?
NO
34. Will the proposed project result in the removal of a natural resource for commercial purposes (including rock, sand, gravel, trees, minerals or top soil)?
NO
35. Could the project create new, or aggravate existing health problems (including, but not limited to, flies, mosquitoes, rodents and other disease vectors)? NO
36. Will the project displace any community residents? NO

DISCUSS ANY YES ANSWERS TO THE PREVIOUS QUESTIONS (attached additional sheets if necessary)

MITIGATION MEASURES (attached additional sheets if necessary)

Proposed mitigation measures for any of the above questions where there will be an adverse impact:

Form Completed by: Chris Schulze, PE 59220
TSD Engineering, Inc. Date: 4-28-2022



RECORDING REQUESTED BY
Lawrence L. Severson

El Dorado, County Recorder
William Schultz, Co Recorder Office
DOC- 2005-0071382-00

AND WHEN RECORDED MAIL TO
Lawrence L. Severson
KOUNS, QUINLIVAN & SEVERSON
39111 Paseo Padre Parkway,
Suite 315
Fremont, CA 94538

Check Number 12705
Friday, AUG 26, 2005 08:16:40
Ttl Pd \$7.00 Nbr-0000767678
CLC/C1/1-1

APN: 109-212-05-100

Space above line for Recorder's Use
NO TAX DUE.

GRANT DEED

PCOS
FILED

Documentary transfer tax is NONE. NOT A SALE; TRANSFER TO REVOCABLE TRUST
Unincorporated area X City of Cameron Park, California
Mail tax statements to: Walter Trumpp; 1540 Industrial Ave., San Jose, CA 95112

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, GRANTOR Walter C. Trumpp, an unmarried man, hereby GRANTS TO Walter C. Trumpp, trustee of the 2005 Walter C. Trumpp Revocable Trust dated March 3, 2005, that real property in the City of Cameron Park, County of El Dorado, State of California, described as follows:

A Portion of the Northeast quarter of Section 10, Township 9 North, Range 9 East, M.D.B. & M. being a portion of Lot 21, Cameron Park East Shopping Center, more particularly described as follows:
Parcel 1 as shown on the Parcel Map filed August 21, 1980 in Book 27 of Parcel Maps, at page 79, El Dorado County Records.

A.P.N. 109-212-05-100
Commonly Known as 4085 Cameron Park Drive, Cameron Park, CA 95682-8409

Dated: 8/17, 2005

Walter C. Trumpp
Walter C. Trumpp

RECEIVED
PLANNING DEPARTMENT
2002 MAY 12 AM 8:46

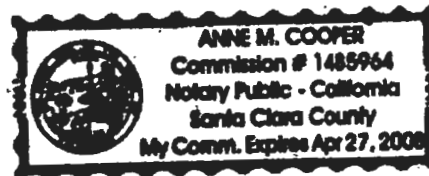
State of California)
County of Santa Clara) ss

On August 17, 2005, before me, Anne M Cooper, a notary public in and for the State of California, personally appeared Walter C. Trumpp, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature [Signature]

(SEAL)



DR22-0001

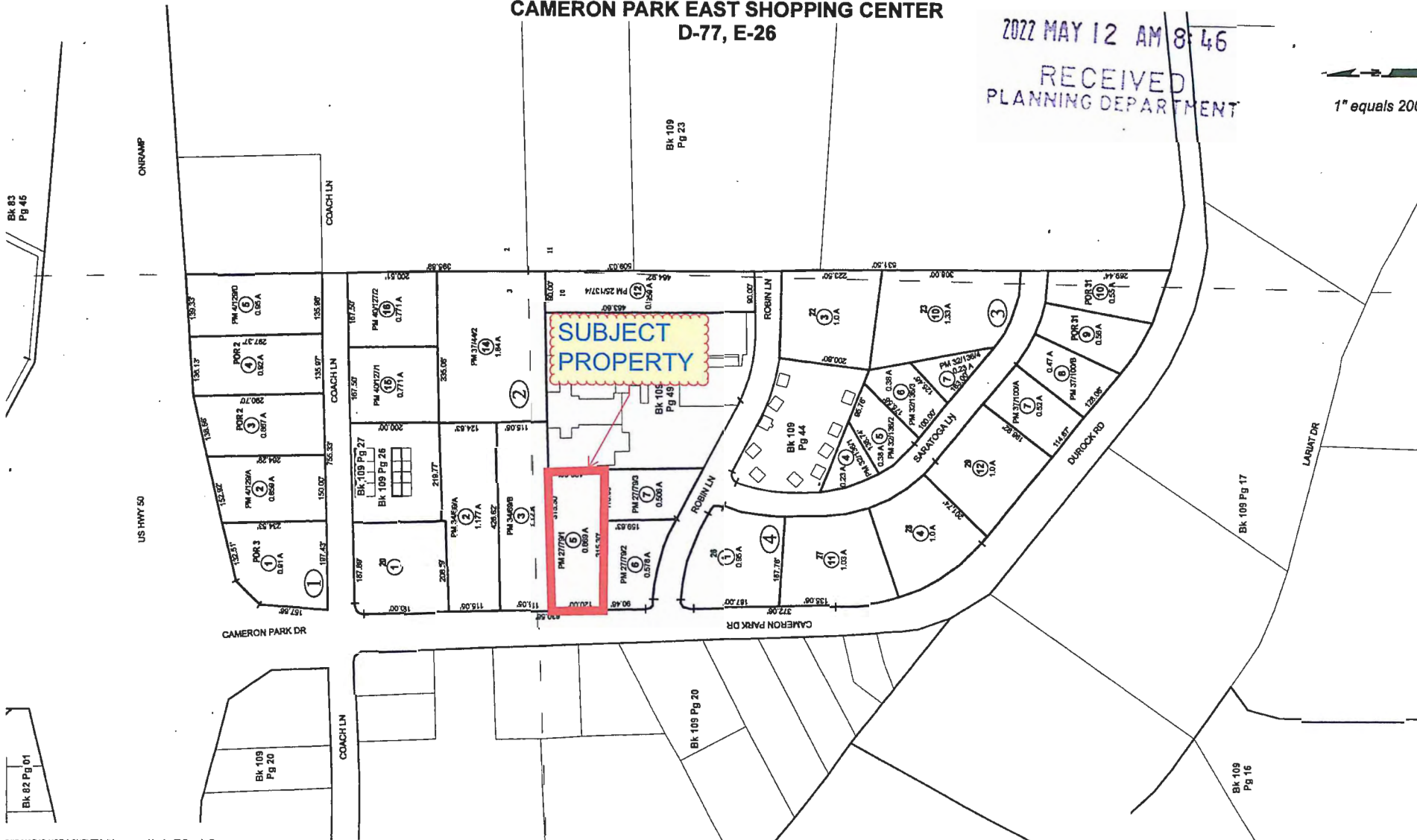
MAIL TAX STATEMENTS TO WALTER C. TRUMPP, 1540 Industrial Ave., San Jose, CA 95112

POR. SECS. 3 & 10, T.9N., R.9E., M.D.M.
CAMERON PARK EAST SHOPPING CENTER
D-77, E-26

109:21

2022 MAY 12 AM 8:46
RECEIVED
PLANNING DEPARTMENT

1" equals 200'



THIS MAP IS NOT A SURVEY, it is prepared by the El Dorado Co. assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

Acreages Are Estimates

Adjacent Map Pages Shown in Grey Tint
Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

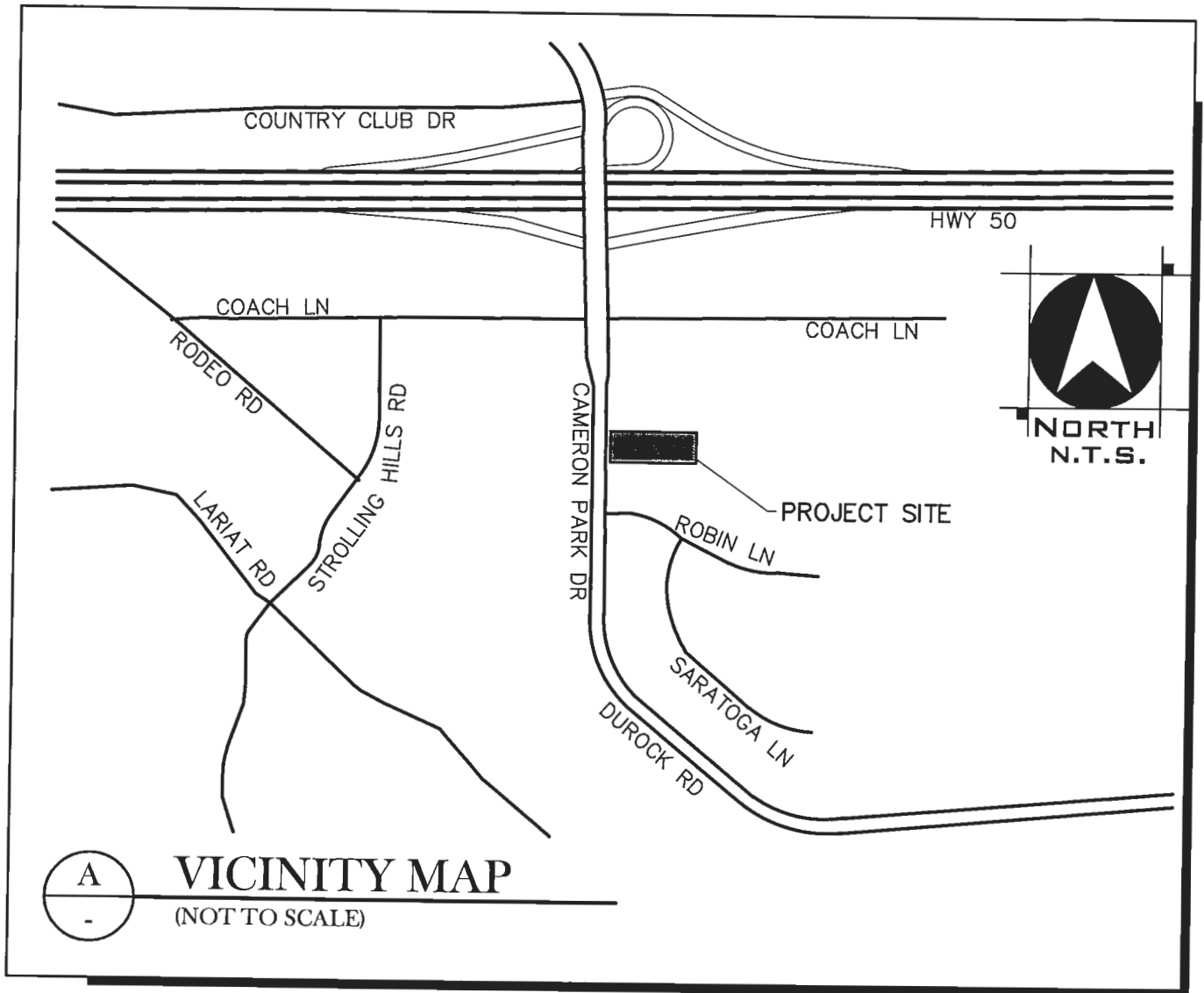
Rev. Nov. 13, 2006

Assessor's Map Bk. 109, Pg. 21
County of El Dorado, CA

DR22-0001

22-1139 B 28 of 73

2022 MAY 12 AM 8:47
RECEIVED
PLANNING DEPARTMENT



DR22-0001

27-79

27-79

PARCEL MAP

2022 MAY 12 AM 8:47
RECEIVED
PLANNING DEPARTMENT

POR. NE 1/4 SEC. 10 T9N, R9E, MDM
BEING
POR. LOT 21, CAMERON PARK EAST
SHOPPING CENTER
COUNTY OF EL DORADO, STATE OF CALIFORNIA
FURTWANGLER ENGINEERING
AUGUST 1980 SCALE 1"=50'



BASIS OF BEARINGS

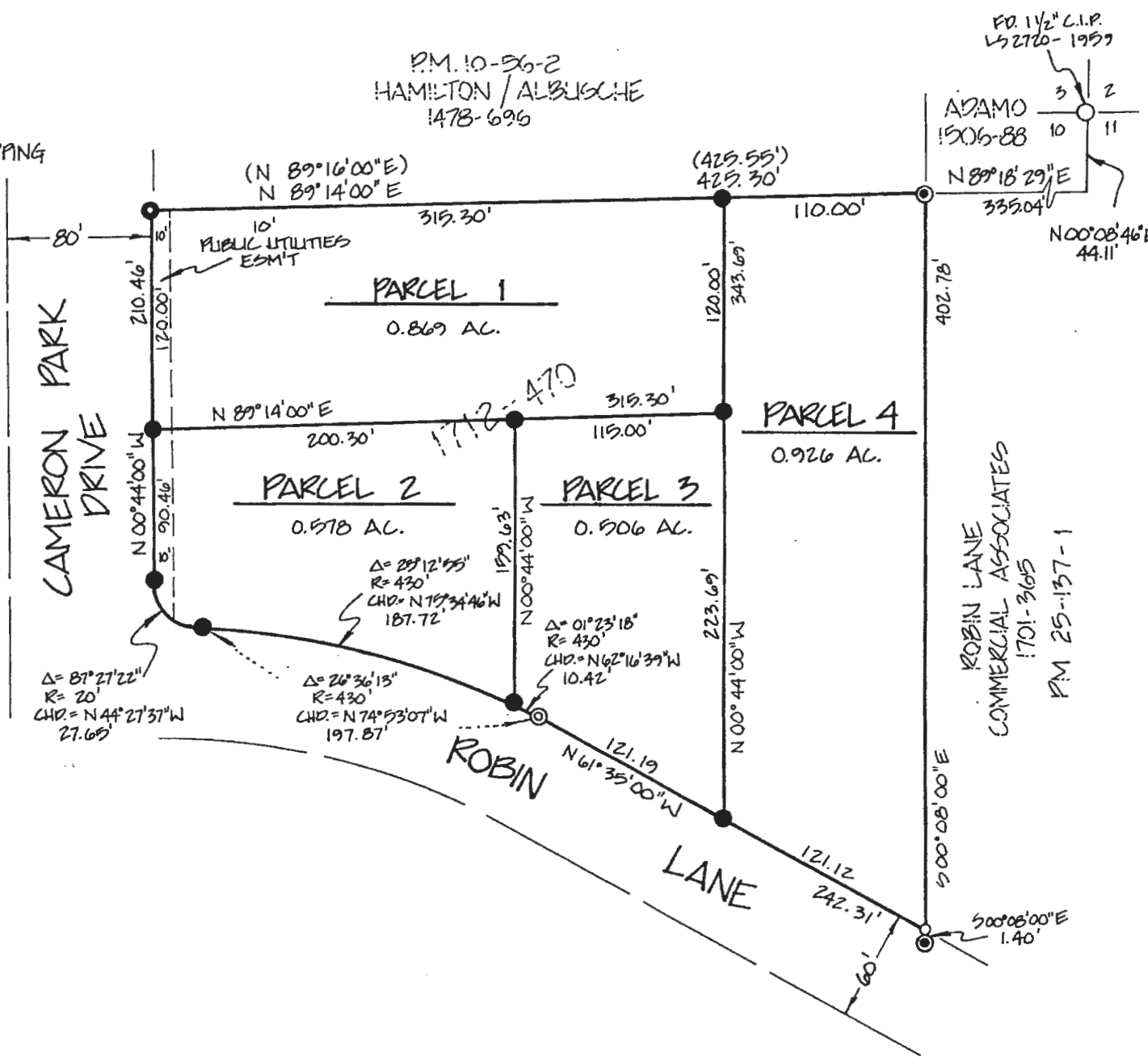
THE MERIDIAN OF THIS SURVEY IS TRUE NORTH AND IS IDENTICAL TO THAT OF CAMERON PARK EAST SHOPPING CENTER - FILED IN MAP BOOK D AT PAGE 77.

REFERENCES

- SD D-77
- PM 10-56
- PM 25-137

LEGEND

- SET 5/8" REBAR WITH 1/2" ALUM. CAP STAMPED RCE 22180-1980.
- ⊙ FOUND 3/4" CIP STAMPED RCE 8850.
- ⊙ FOUND 3/4" CIP STAMPED L9 3229.
- COMPUTATION POINT - NOTHING FOUND OR SET.
- FOUND 3/4" CIP STAMPED L9 3012.



SURVEYOR'S CERTIFICATE

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF ABE DOTY, TRUSTEE ON JANUARY 8, 1978. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

W.W. Furtwangler
W.W. FURTWANGLER RCE 22180



COUNTY SURVEYOR'S CERTIFICATE

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE.

DATED: Aug 26 1980

Fred G. DeBerry
FRED G. DEBERRY LS 24030
COUNTY SURVEYOR
COUNTY OF EL DORADO



RECORDER'S CERTIFICATE

FILED THIS 21st DAY OF August, 1980
AT 11:02 A.M. IN BOOK 27 OF
PARCEL MAPS AT PAGE 79 AT THE
REQUEST OF ABE DOTY, TRUSTEE.
DOCUMENT NO. 32522

Dorothy Carr
DOROTHY CARR
COUNTY RECORDER
COUNTY OF EL DORADO
BY Sharon M. Chance
DEPUTY

27-79

27-79

27-79

27-79

EXISTING ASSESSOR'S PARCEL No. 83-382-092

(REVISED) TENTATIVE PARCEL MAP No. P79-15

APPROVED: 2-26-79

DR22-0001

2022 MAY 12 AM 8:47

RECEIVED
PLANNING DEPARTMENT

RE: Design Review Submittal for Dutch Bros - 4085 Cameron Park

To Whom It May Concern:

Please find enclosed materials regarding our re-development of the property located at 4085 Cameron Park Dr, Cameron Park, CA 95682.

EXISTING IMPROVEMENTS

The Property is currently improved with an approximately 5,859 square foot large format restaurant. The building was occupied by Sizzler until July 2020. The Property features a large parking field, minimal landscaping, and an unimproved frontage

DEMOLITION

To accommodate the proposed project the existing site improvements will be demolished and removed. The existing site improvements to be removed include:

- An 5,859 square foot building
- Approximately 23,800 square feet of asphalt and concrete pavement
- Approximately 9,600 of existing landscaping
- All trees onsite
- All site lighting

The project will raze the entire site, there are no plans to reuse any of the existing onsite improvements.

PROPOSED IMPROVEMENTS

APN: 109-212-05

Site Plan: Enclosed hereto.

- **Project Description:** The project proposed to construct:
 - a 950 square foot, single story building
 - Drive thru
 - Parking area and drive aisle
 - Landscaping, approximately 11,450 square feet

DR22-0001



COLE VALLEY PARTNERS
Real Estate

- **Access:** The site's primary access is to Cameron Park Drive. The secondary access is south to Robin Lane via an easement.
- **Zoning / LandUse:** The site's existing zoning is Commercial Limited with a Design Review - Community overlay. There is no proposed change to the zoning.
- **Design Intent:** The site plan is designed with a guiding intent to create an improved property frontage with patio space, provide adequate drive-thru queuing, and promote site circulation. This is achieved in the following ways:
 - Maximizing drive-thru stacking so as to avoid negative impacts in the ROW
 - A hatched "Escape Lane" feature which allows cars to bypass a large order stalled at the drive-thru window
 - A large coverage patio area with clear ADA compliant access to the ROW. This patio area is larger than the standard Dutch Bros patio - this is because Cameron Park community specifically requested more pedestrian/walk up facilities in our meetings.
 - Significant increase in total landscape area - conversion of large parking lot into landscaped area that also serves stormwater design purposes
 - Integration of wood and stone materials in lieu of metals and steel prototypically used
 - Replacing miscellaneous utility boxes on frontage with a proper sidewalk and landscape design
- **Site Plan Functionality:** These features are designed in concert with Dutch Bros operations, which rely heavily on 'runner' employees using the sidewalks that run parallel with the drive-thru lanes to deliver drinks and take orders. These protected and raised sidewalks provide for employee and pedestrian safety across the site, as well as help employees manage traffic.
- **Parking and ADA:** The site features 13 parking stalls including ADA, ADA access to the trash enclosure, pedestrian access across the site, and to the trash enclosure.
- **Landscape:** All landscape design and patio design will be done in accordance with applicable planning documents. The Proposed Improvements represent a significant increase to the amount of landscaping that currently exists on the Property.
- **Building Elevations:** The building design is intended to adhere to Dutch Bros. Coffee's brand standards and meet the requests of the Cameron Park community. We've provided gabled awnings that are hand-framed with wood (in lieu of aluminum awnings). We have also used a natural stone wainscot and a brick material on the tower (in lieu of metal or fiber cement). Together, the added brick, natural stone, and wood help advance the local architecture of the area.



COLE VALLEY PARTNERS
Real Estate

- **Signage:** The monument signage base will match the building's base.
- **Operations:** Dutch Bros is expected to have 6 employees per shift and generally operates between the hours of 5:30-11:00. Dutch Bros has no interior customer area, seating, or bathrooms. There is one bathroom provided for employee use only. The business is split between a walk up window and drive-thru business. Drive-thru orders are typically made by staff approaching vehicles in the queue.

We look forward to your review and to further discussing the re-development of this vacant property.

Thank you,



Braden Bernards
Cole Valley Partners, LLC
Senior Project Manager



2022 MAY 12 AM 8:47

RECEIVED
PLANNING DEPARTMENT

FACILITY IMPROVEMENT LETTER REQUEST

In order to obtain a Facility Improvement Letter, please complete this form, submit a letter from the appropriate Fire Protection District which states the fire flow requirements for your proposed project, and submit a check for the applicable fee payable to El Dorado Irrigation District. Please also provide a copy of your tentative parcel map, or site plan if available. Contact EID Development Services at (530)642-4028 or services@eid.org for the current fee amount.

Facility Improvement Letters are written in order of receipt of request and take approximately 6 to 8 weeks to prepare. The Facility Improvement Letter **is not a commitment to serve**, but does address the location and approximate capacity of existing facilities that may be available to serve your project.

1. Applicant's Name and Address: (To whom the letter will be addressed and sent to.)

Cole Valley Partners _____ Contact Person Braden Bernards
 3519 NE 15th Ave, Suite 251 _____ Phone Number (503) 228-2100
 Portland, OR 97212 _____ E-mail address braden.bernards@cvpre.com

Send Copy of Letter to: (Name and Address) Marcus Lewis
TSD Engineering, Inc. 785 Orchard Dr. #110, Folsom, CA 95630 (mlewis@tsdeng.com)

2. Has a Facility Improvement Letter been previously issued?

If yes, indicate the date of issuance No

3. Project Information:

Project Name Dutch Bros - Cameron Park Projected No. of Lots 1
 Description Demolish the existing building and improvement and construct a Dutch Bros Coffee House w/ Drive Thru
 El Dorado County Project Number DR-22-0001
 Is this an Affordable Housing Project per SB35? Yes No

4. Site Information:

Assessor's Parcel Number (s) 109-212-005
 Current Zoning CL Proposed Zoning CL Total Acreage 0.869
 County General Plan/Land Use Designation Commercial / Restaurant W/ Drive Thru

Has El Dorado County or the City of Placerville put a deadline for staff review associated with this request? NO / YES If yes, indicate date _____

Services being requested: Indicate the type of service, number of water meters(s), meter size(s), and wastewater service(s) required for the project.

Type of Service	No. of Water	Meter Size(s)	No. of Wastewater	Type of Service	No. of Water	Meter Size(s)	No. of Wastewater
<input type="checkbox"/> Single Family	_____	_____	_____	<input type="checkbox"/> Industrial	_____	_____	_____
<input type="checkbox"/> Apartments	_____	_____	_____	<input checked="" type="checkbox"/> Agricultural	_____	_____	_____
<input type="checkbox"/> Condominium	_____	_____	_____	<input checked="" type="checkbox"/> Potable landscape	<u>1</u>	<u>1" - Sub-meter off of Domestic</u>	_____
<input type="checkbox"/> Townhouses	_____	_____	_____	<input type="checkbox"/> Recycled Water	_____	<u>Service</u>	_____
<input type="checkbox"/> Duplexes	_____	_____	_____	<input type="checkbox"/> Pvt. Fire Service	_____	_____	_____
<input checked="" type="checkbox"/> Commercial	<u>1</u>	_____	<u>1</u>	<input type="checkbox"/> Fire Hydrant	_____	_____	_____

Reuse existing 1.5" meter

FEES ARE SUBJECT TO CHANGE WITHOUT NOTICE

EID Use Only

Existing Water/Sewer:
 Account: _____ Water EDUs: _____ Sewer EDUs: _____
 Account: _____ Water EDUs: _____ Sewer EDUs: _____

Uninstalled Services:
 Account: _____ Water EDUs: _____ Sewer EDUs: _____
 Account: _____ Water EDUs: _____ Sewer EDUs: _____

Total FCCs Required for Project?
 Water EDUs: _____ Sewer EDUs: _____

Comments:

DR22-0001

2022 MAY 12 AM 8:47
RECEIVED
PLANNING DEPARTMENT

AGENT AUTHORIZATION FORM
ENTITLEMENT REQUEST: DUTCH BROS
4085 CAMERON PARK DRIVE, CAMERON PARK, CA

An Agent for Owner Authorization Form is required when a permit application will be submitted by any persons other than the property owner.

Scope of Permit Application: Entitlement Request – Design Review – Dutch Bros – 4085 Cameron Park Dr.

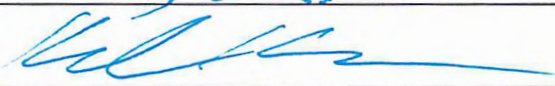
Authorized Agent Name: TSD Engineering, Inc.

Authorized Agent Address: 785 Orchard Drive, Suite 110, Folsom, CA 95630

Authorized Agent Phone No: (916) 847-9552 Email: cschulze@tsdeng.com

I, as applicant, declare that I am the applicant for 4085 Cameron Park Drive, Cameron Park CA, 95682; that I have personally reviewed and certify its accuracy for TSD Engineering; to act as Agent in the Entitlement Request from El Dorado County for Design Review as applicable to the property at 4085 Cameron Park Drive, Cameron Park CA 95682.

Applicant Name: Cole Valley Partners LLC

Applicant Signature: 

Date: April 13, 2022

Applicant Phone No: 503-228-2100

Applicant Email: braden.bernards@cvpre.com

DR22-0001

AGENT AUTHORIZATION FORM
ENTITLEMENT REQUEST: DUTCH BROS
4085 CAMERON PARK DRIVE, CAMERON PARK, CA

2022 MAY 12 AM 8:47
RECEIVED
PLANNING DEPARTMENT

An Agent for Owner Authorization Form is required when a permit application will be submitted by any persons other than the property owner.

Scope of Permit Application: Entitlement Request – Design Review – Dutch Bros – 4085 Cameron Park Dr.

Authorized Agent Name: TSD Engineering; Chris Schultze

Authorized Agent Address: 785 Orchard Drive, STE 110, Folsom, CA 95630

Authorized Agent Phone No: 916-608-0707 Email: cschulze@tsdeng.com

I, as property owner, declare that I am the property owner for 4085 Cameron Park Drive, Cameron Park CA, 95682; that I have personally reviewed and certify its accuracy for TSD Engineering; Chris Schultze to act as Agent in the Entitlement Request from El Dorado County for Design Review as applicable to the property at 4085 Cameron Park Drive, Cameron Park CA 95682.

Property Owner Name: Walter C. Trumpp

Property Owner Signature: Walter C. Trumpp

Date: April 20 / 2022

Property Phone No: 408 592-1554

Property Owner Email: N/A

DR22-0001

April 20, 2022

TO: EL DORADO COUNTY
ATTN: PLANNING DIVISION # DR22-001
RE: TRUSTEE CONFIRMATION LETTER

THIS LETTER IS TO CONFIRM THAT WALTER C. TRUMPP IS SOLE TRUSTEE OF
PROPERTY LOCATED @ 4085 CAMERON PARK DR.

NAME: WALTER C. TRUMPP _____

SIGNATURE: Walter C. Trumpp

WITNESS

NAME _RICHARD A. STEELE_____

SIGNATURE Richard A. Steele 4/20/2022

SUMMARY DRAWING

DRAWING #:

33752

CLIENT:

DUTCH BROS - CA3005
4085 CAMERON PARK DR.
CAMERON PARK, CA 95672

DATE OF SHOP DRAWING:

1/20/22

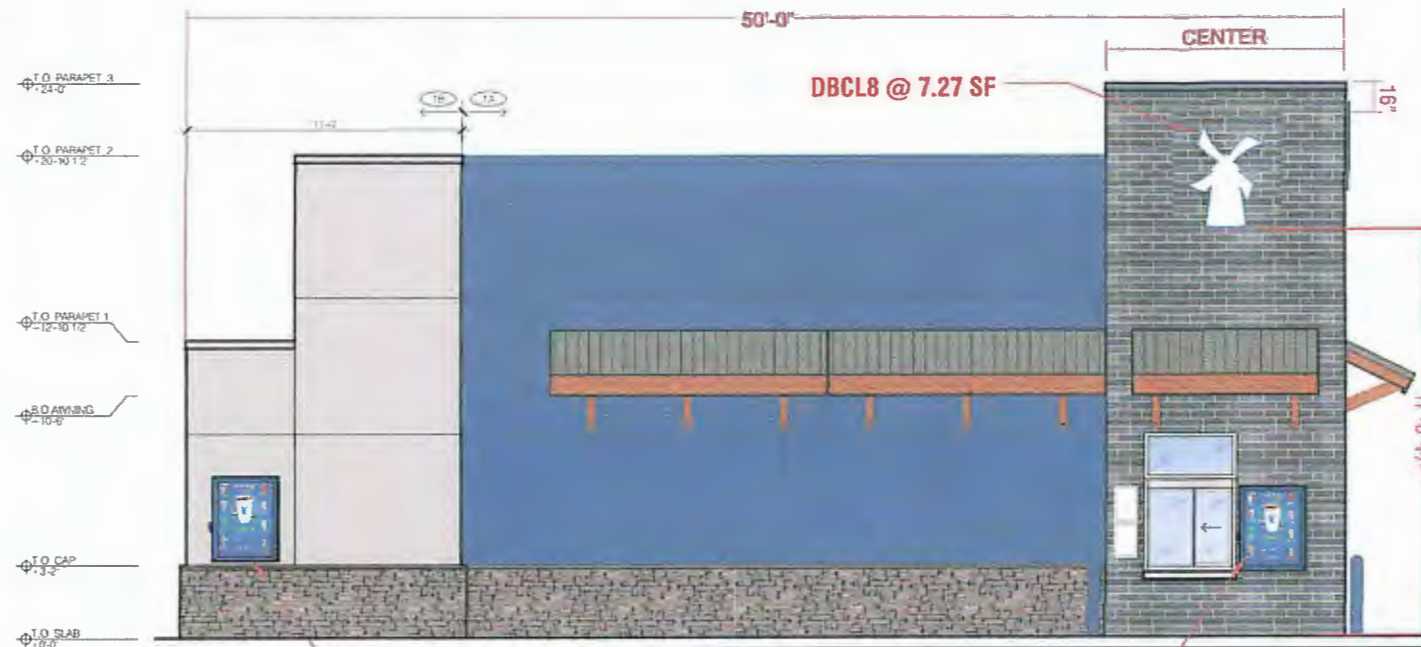
SHOP REVISIONS:

- 1.24.22 UPDATED SITE PLAN.
- 2.3.22 UPDATED SITE PLAN.
- 4.19.22 RELOCATED PYLON & DT'S.
- REMOVED THE NORTH SF MENUS.
- CHANGED DF MENUS TO SF.
- REMOVED & (1) WALL MENU.

SALES:	CONCEPT DESIGN:	PROD. DESIGN:	PAGE NO:
NJ	CH	CH	1 of 2

ES&A SIGN & AWNING
89975 PRAIRIE RD. | EUGENE, OR 97402
P 541.485.5546 | F 541.485.5813

SUMMARY - BUILDING SIGNS & MENUS

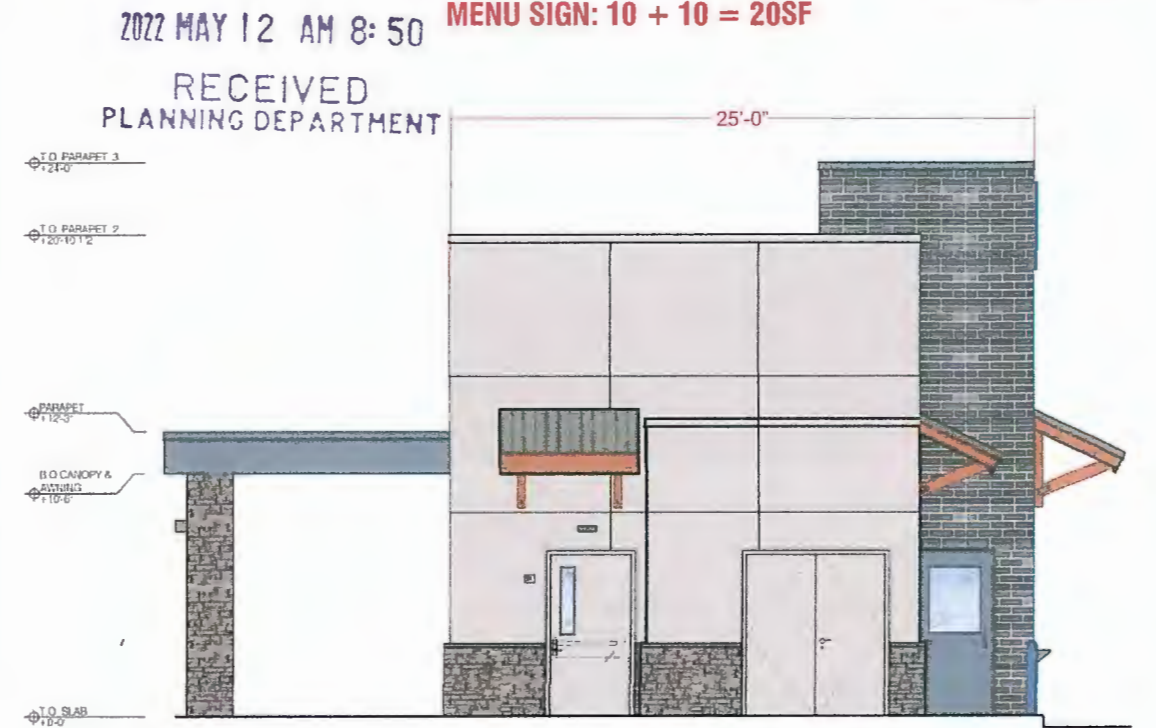


NORTH ELEVATION
SCALE: 1/8"=1'-0"



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

SIGN AREA:
WALL SIGNS: 7.27 + 7.27 + 17.27 + 17.27 = 49.08SF
MENU SIGN: 10 + 10 = 20SF



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



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

DR22-0001 **FILE COPY**

SUMMARY DRAWING

SUMMARY - FREESTANDING SIGNS & MENUS

DRAWING #:
33752

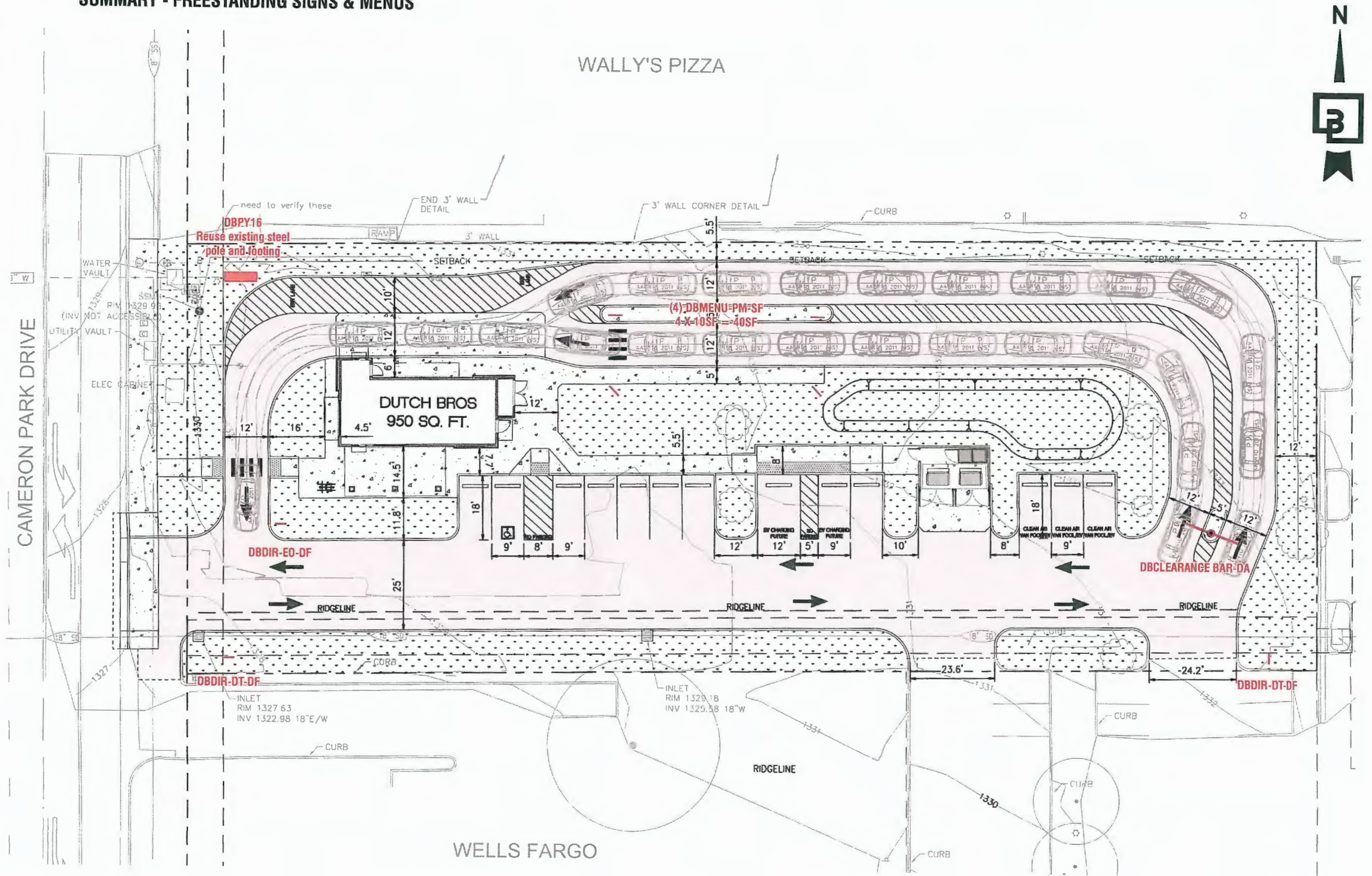
CLIENT:
DUTCH BROS - CA3005
4085 CAMERON PARK DR.
CAMERON PARK, CA 95672

DATE OF SHOP DRAWING:
1/20/22

SHOP REVISIONS:
1.24.22 UPDATED SITE PLAN.
2.3.22 UPDATED SITE PLAN.
4.19.22 RELOCATED PYLON & DT'S.
REMOVED THE NORTH SF MENUS.
CHANGED DF MENUS TO SF.
REMOVED & (I) WALL MENU.

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



FACTORY DRAWING

SHOP DRAWING #:
33752A1

CLIENT:
DUTCH BROS - CA3005
4085 CAMERON PARK DR.
CAMERON PARK, CA 95672

DATE OF SHOP DRAWING:
1/20/22

SHOP REVISIONS:
1.24.22 ADDED FABRICATED BASE WITH STONE VENEER.
1.25.22 REDUCED POLE COVER WIDTH BY 8".
4.12.22 DECREASED FOOTING BY 1"
4.19.22 CHANGED: REUSE EXISTING STEEL POLE AND FOUNDATION.

SALES:	CONCEPT DESIGN:	PROD. DESIGN:	PAGE NO:
NJ	CH	CH	1 of 2

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)

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

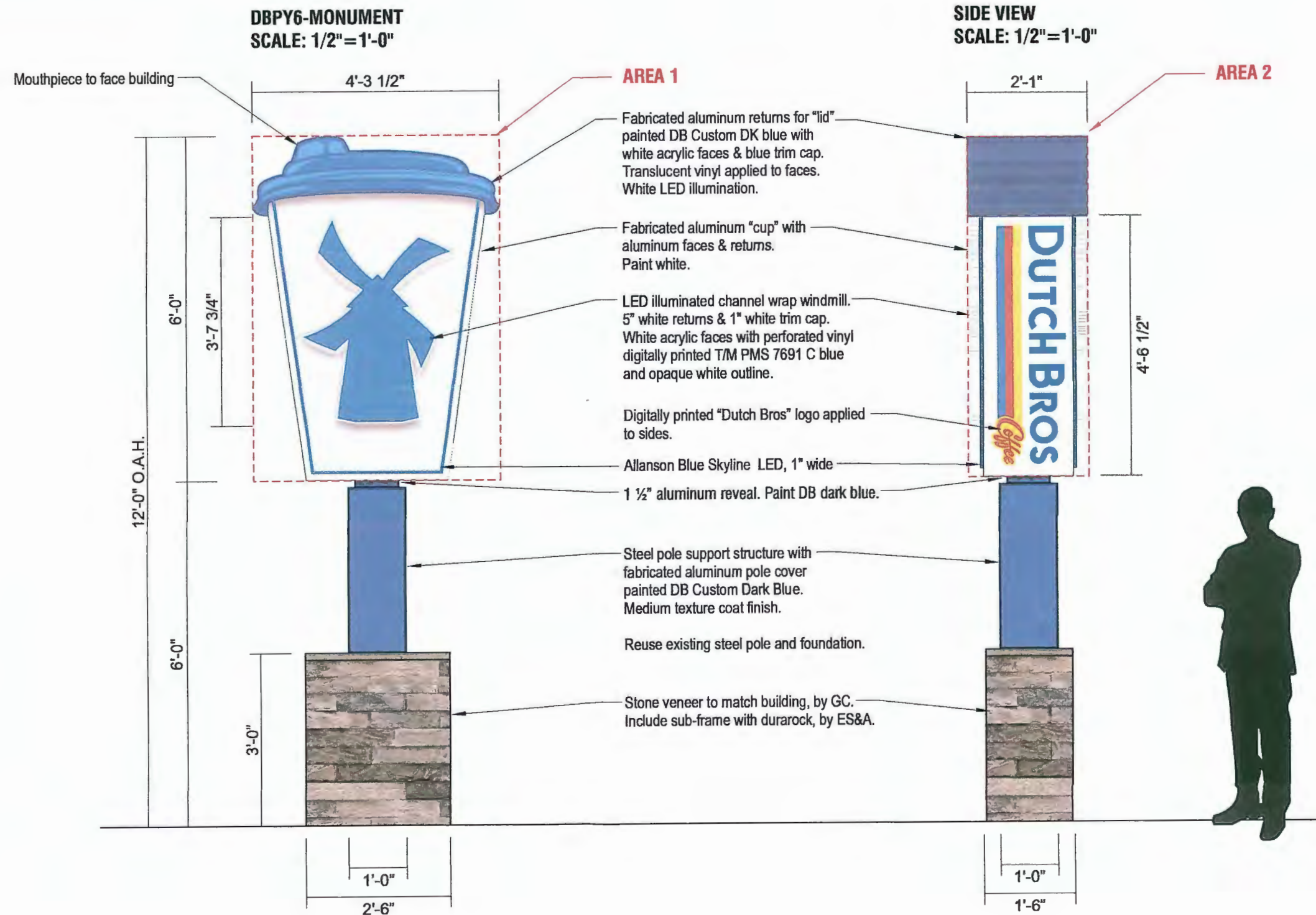
SIGN AREA:

AREA 1: 72" X 51.5" = 3708/144 = 25.75SF

AREA 2: 18" X 54.5" = 981/144 = 6.81SF

AREA 1 + AREA 2 = 32.56SF

50SF IS ALLOWED PER CODE.



FACTORY DRAWING

SHOP DRAWING #:
33752A1

CLIENT:
DUTCH BROS - CA3005
4085 CAMERON PARK DR.
CAMERON PARK, CA 95672

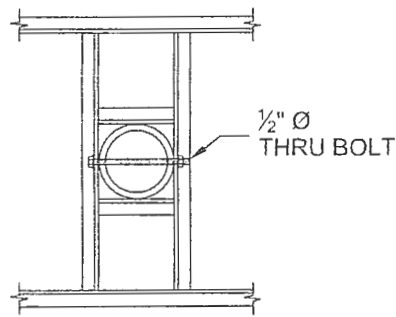
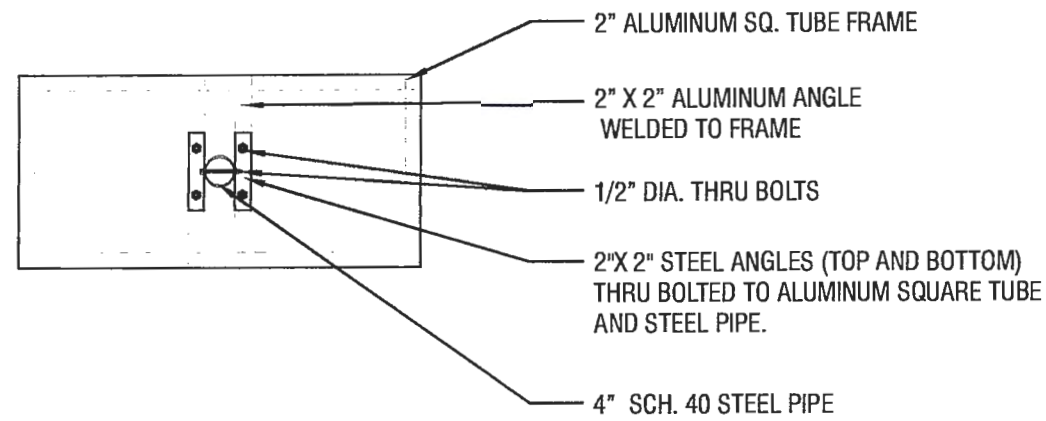
DATE OF SHOP DRAWING:
1/20/22

SHOP REVISIONS:
1.24.22 ADDED FABRICATED BASE WITH STONE VENEER.
1.25.22 REDUCED POLE COVER WIDTH BY 8".
4.12.22 DECREASED FOOTING BY 1"
4.19.22 CHANGED: REUSE EXISTING STEEL POLE AND FOUNDATION.

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

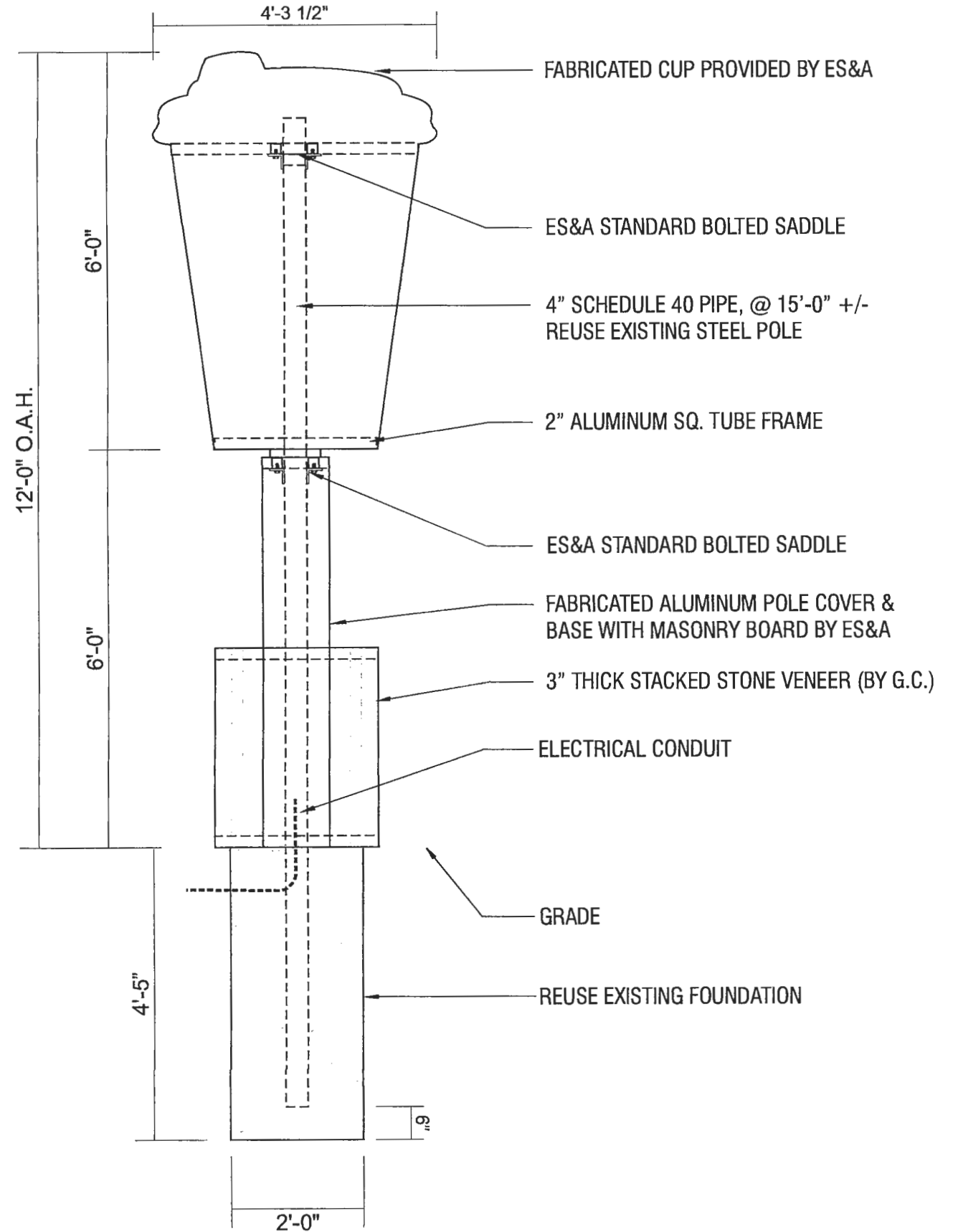
ES&A SIGN & AWNING
89975 PRAIRIE RD. | EUGENE, OR 97402
P 541.485.5546 | F 541.485.5813

SADDLE DETAIL - PLAN VIEW SCALE: 1/2"=1'-0"



2 SADDLE DETAIL, TYP.
MIN. (2) LOCATIONS PER CABINET/POLE COVER

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



FACTORY DRAWING

SHOP DRAWING #:

33752B

CLIENT:

DUTCH BROS - CA3005
4085 CAMERON PARK DR.
CAMERON PARK, CA 95672

DATE OF SHOP DRAWING:

1/20/22

SHOP REVISIONS:





SALES:	CONCEPT DESIGN:	PROD. DESIGN:	PAGE NO:
NJ	CH	CH	1 of 1

ES&A SIGN & AWNING

89975 PRAIRIE RD. | EUGENE, OR 97402

P 541.485.5546 | F 541.485.5813

COLOR CODE

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

SCOPE OF WORK: MANUFACTURE & INSTALL (1) SET OF ILLUMINATED CHANNEL LETTERS WITH REMOTE RACEWAY

SIGN AREA:

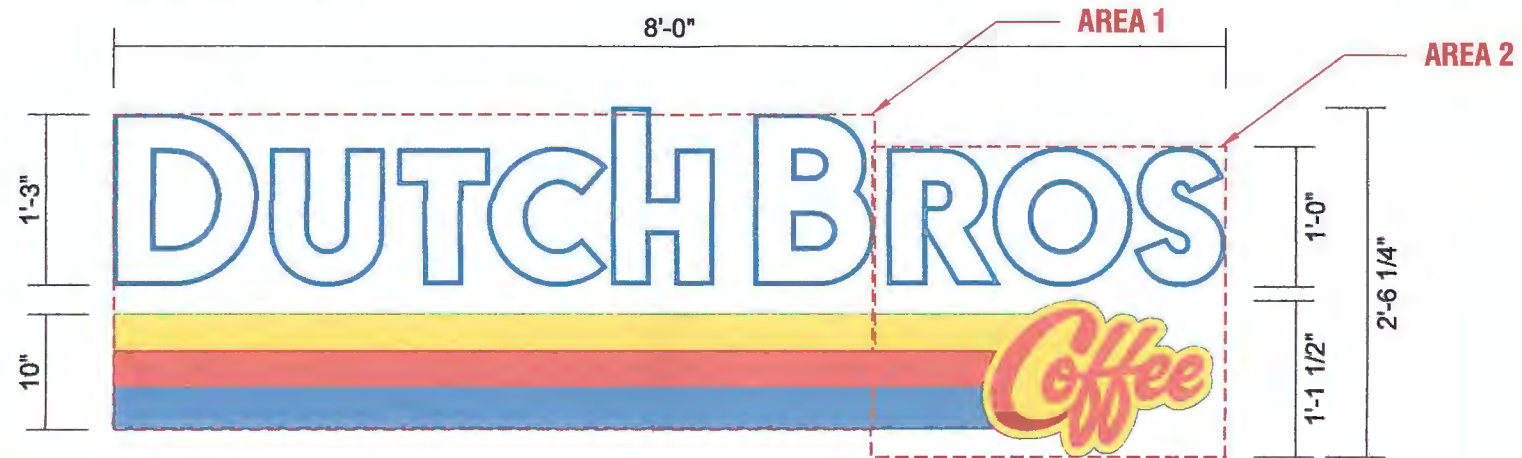
AREA 1: 27.21 X 65.76 = 1789.33/144 = 12.43SF

AREA 2: 24.57 X 30.45 = 748.16/144 = 5.2SF

AREA 1 + AREA 2 = 17.63SF

DBCL8-REMOTE-RW

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

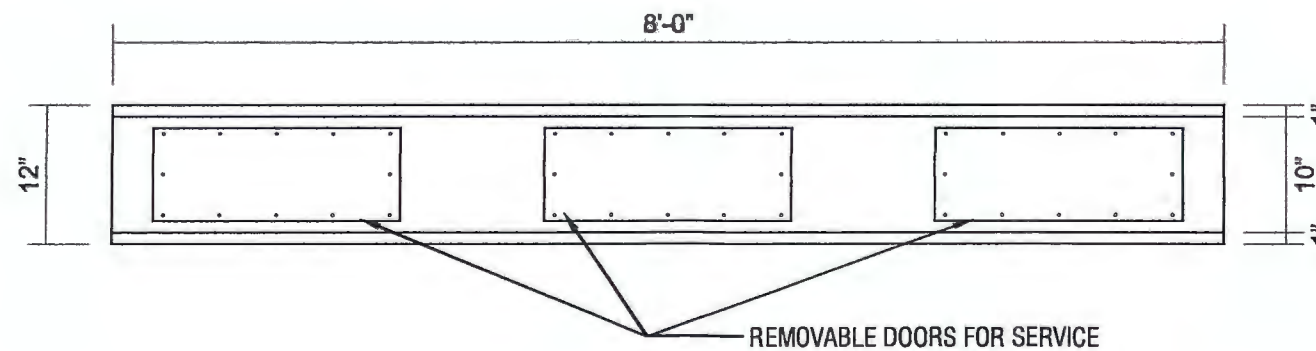


SIDE VIEW



FABRICATED REMOTE RACEWAY

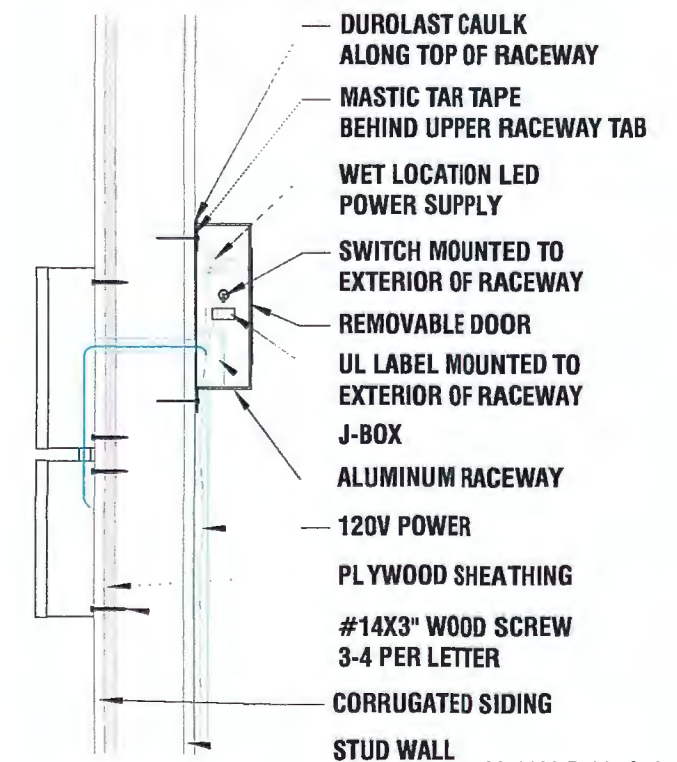
.040 PRE-COAT WHITE ALUMINUM



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 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 WITH REMOTE RACEWAY BEHIND PARAPET WALL.



FACTORY DRAWING

SHOP DRAWING #:
33752C

CLIENT:
DUTCH BROS - CA3005
4085 CAMERON PARK DR.
CAMERON PARK, CA 95672



DATE OF SHOP DRAWING:
1/20/22

SHOP REVISIONS:

SALES:	CONCEPT DESIGN:	PROD. DESIGN:	PAGE NO:
NJ	CH	CH	1 of 1

ES&A SIGN & AWNING
89975 PRAIRIE RD. | EUGENE, OR 97402
P 541.485.5546 | F 541.485.5813

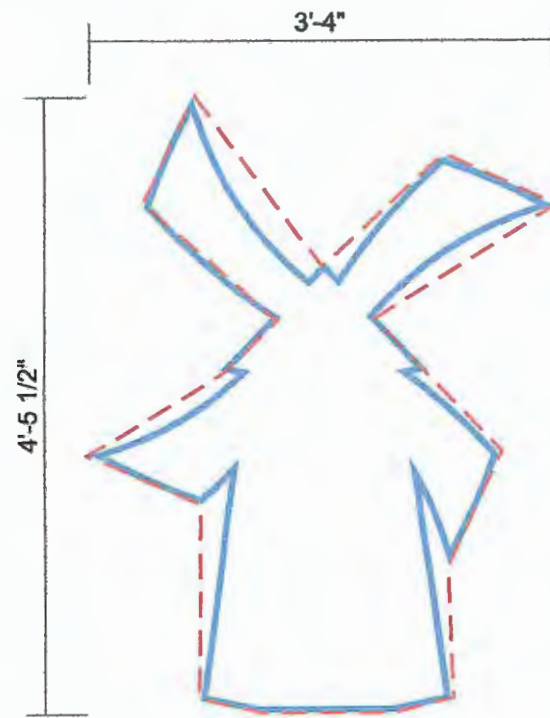
COLOR CODE

	230-127 INTENSE BLUE PSV
	WHITE

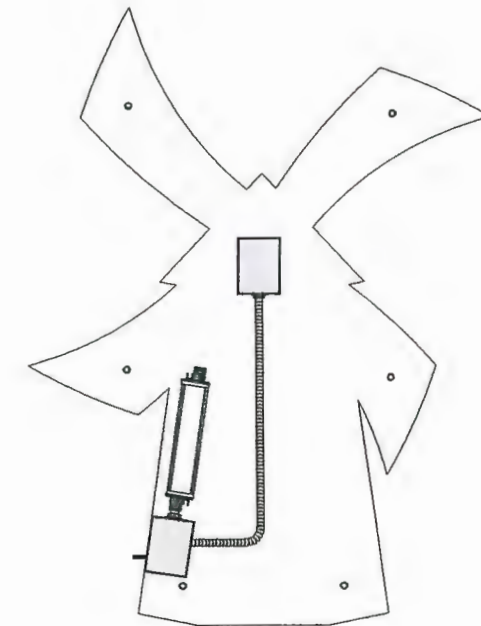
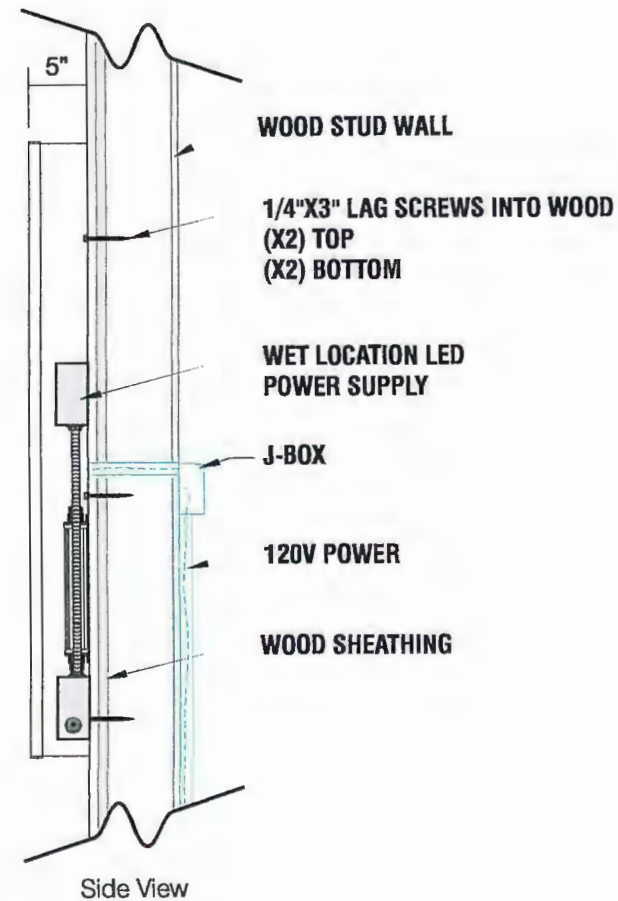
SCOPE OF WORK: MANUFACTURE & INSTALL (2) ILLUMINATED WINDMILL LOGOS

SIGN AREA:
USING THE AREA TOOL WITHIN OUR SOFTWARE:
1046.27 SQUARE INCHES/144 = 7.27 SF EACH

DBW12
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.



FACTORY DRAWING

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



SHOP DRAWING #:
33752D

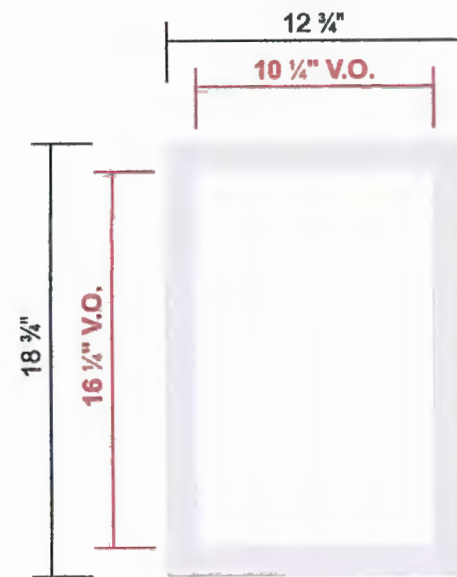
CLIENT:
DUTCH BROS - CA3005
4085 CAMERON PARK DR.
CAMERON PARK, CA 95672

DATE OF SHOP DRAWING:
1/20/22

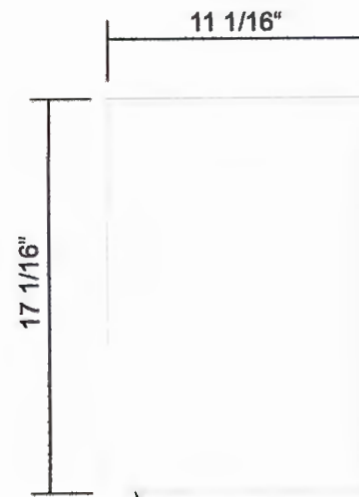
SHOP REVISIONS:

SALES:	CONCEPT DESIGN:	PROD. DESIGN:	PAGE NO:
NJ	CH	CH	1 of 1

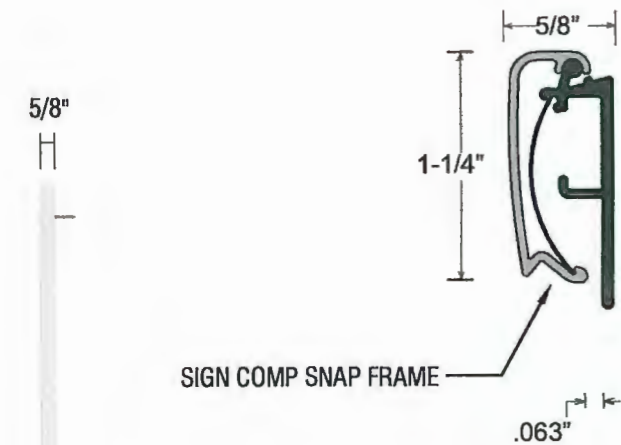
ES&A SIGN & AWNING
89975 PRAIRIE RD. | EUGENE, OR 97402
P 541.485.5546 | F 541.485.5813



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



.063 PRE-COAT WHITE ALUMINUM INSERT/BACK



DETAIL:
FULL SCALE

SCREW TO EXTERIOR WALL OF BUILDING

COLOR CODE

 CLEAR ANODIZED ALUMINUM

FACTORY DRAWING

SHOP DRAWING #:

33752F1

CLIENT:

DUTCH BROS - CA3005
4085 CAMERON PARK DR.
CAMERON PARK, CA 95672

DATE OF SHOP DRAWING:

1/20/22

SHOP REVISIONS:

4.19.22 REMOVED ONE.

SALES:	CONCEPT DESIGN:	PROD. DESIGN:	PAGE NO:
NJ	CH	CH	1 of 1

ES&A SIGN & AWNING

89975 PRAIRIE RD. | EUGENE, OR 97402

P 541.485.5546 | F 541.485.5813

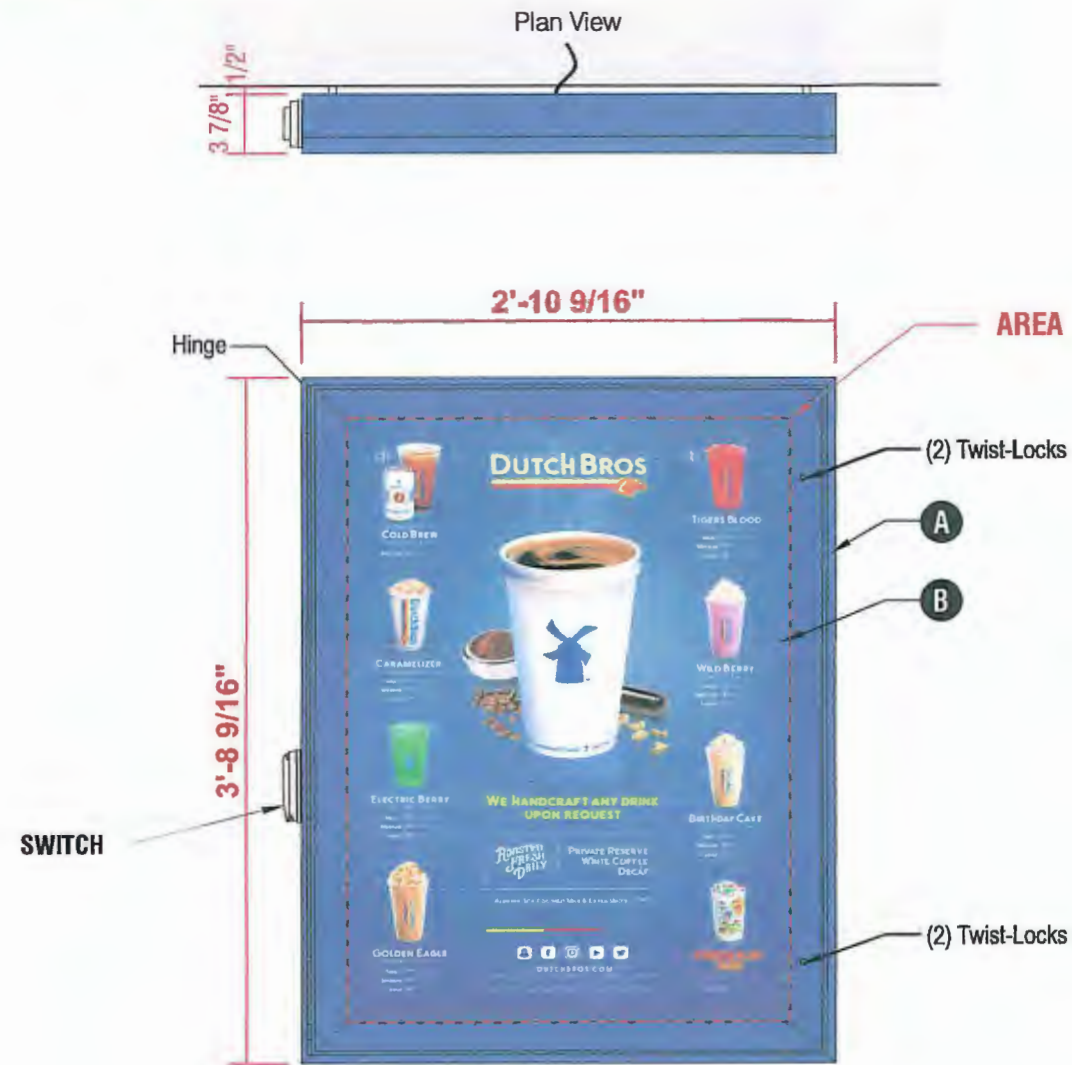
COLOR CODE

-  DIGITAL PRINT
-  POWDER COATED DB CUSTOM DARK BLUE

SCOPE OF WORK: PROVIDE (3) ILLUMINATED MENU SIGNS V5 - WALL-MOUNTED

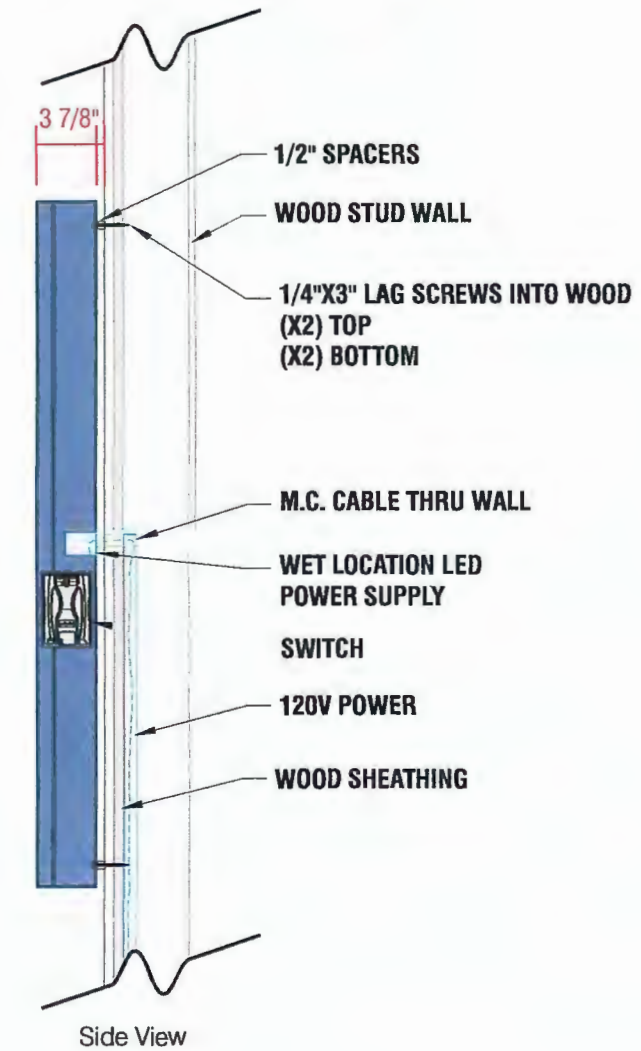
SIGN AREA:

28.63 X 39.13 = 1120.3/144 = 7.78SF



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



FACTORY DRAWING

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



SHOP DRAWING #:
33752F

CLIENT:
DUTCH BROS - CA3005
4085 CAMERON PARK DR.
CAMERON PARK, CA 95672

DATE OF SHOP DRAWING:
1/20/22

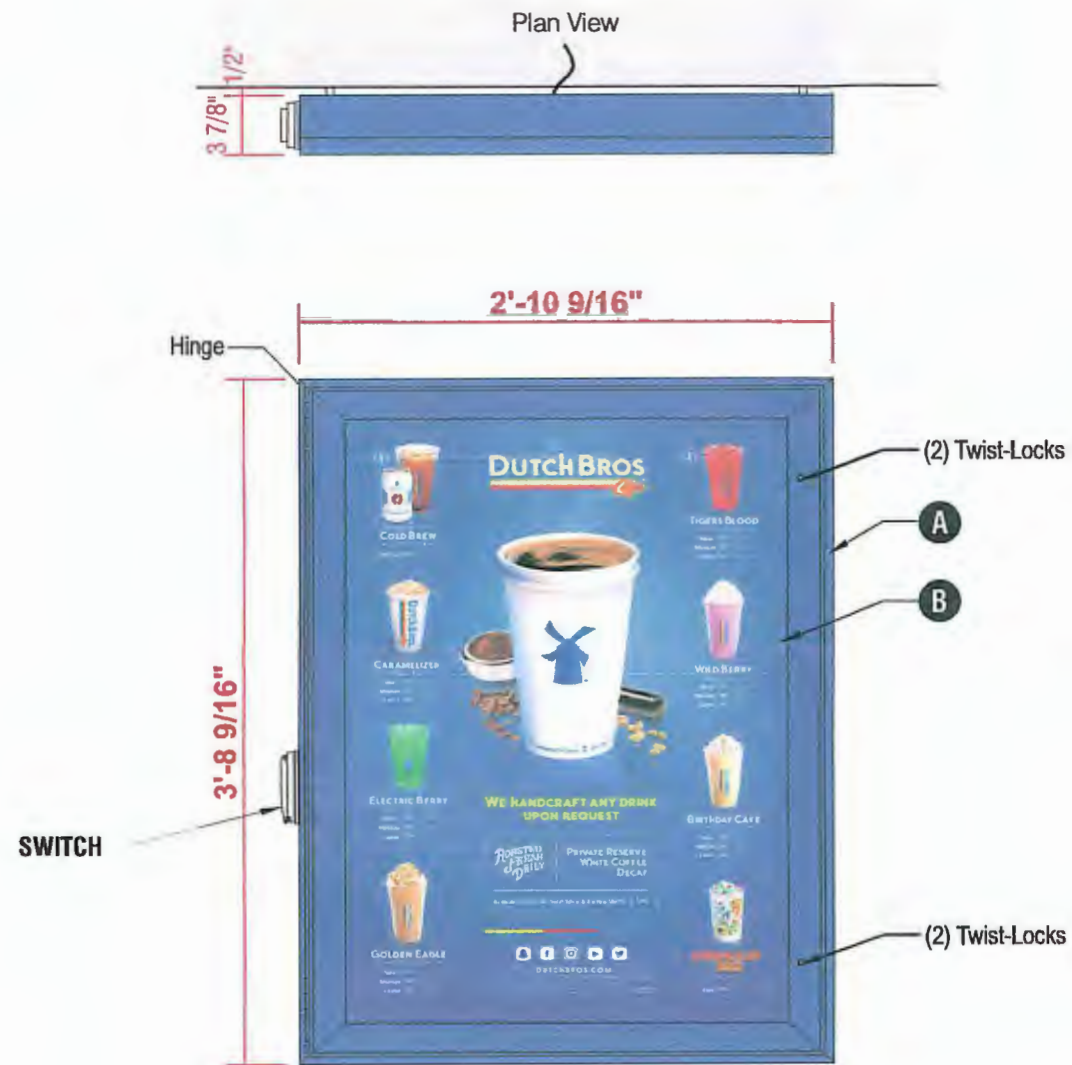
SHOP REVISIONS:

SALES:	CONCEPT DESIGN:	PROD. DESIGN:	PAGE NO:
NJ	CH	CH	1 of 1

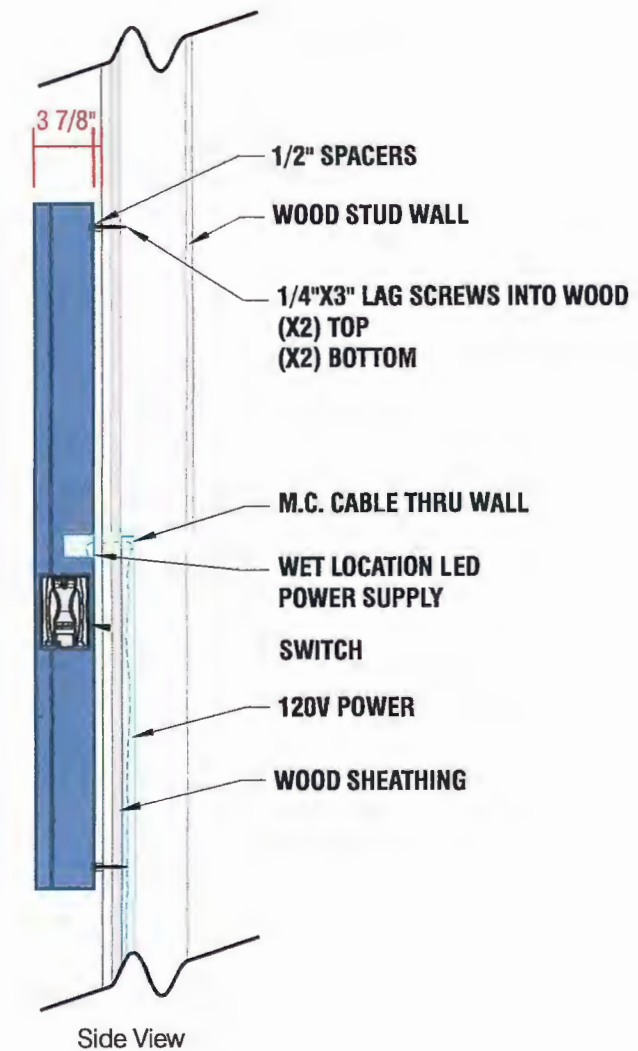
ES&A SIGN & AWNING
89975 PRAIRIE RD. | EUGENE, OR 97402
P 541.485.5546 | F 541.485.5813

COLOR CODE

-  DIGITAL PRINT
-  POWDER COATED DB CUSTOM DARK BLUE



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

FACTORY DRAWING

SHOP DRAWING #:
33752G

CLIENT:
DUTCH BROS - CA3005
4085 CAMERON PARK DR.
CAMERON PARK, CA 95672



DATE OF SHOP DRAWING:
1/20/22

SHOP REVISIONS:

SALES:	CONCEPT DESIGN:	PROD. DESIGN:	PAGE NO:
NJ	CH	CH	1 of 1

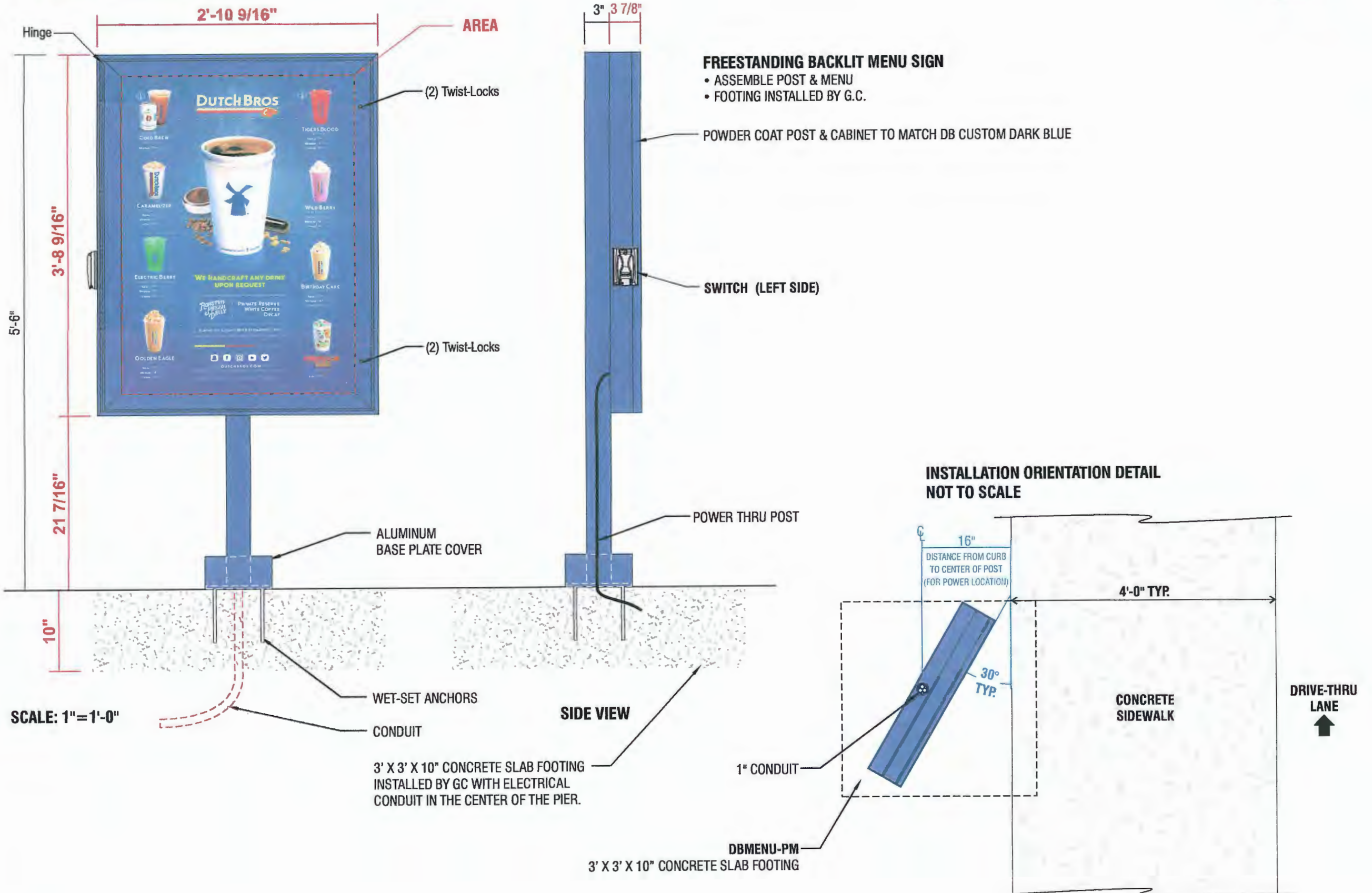
ES&A SIGN & AWNING
89975 PRAIRIE RD. | EUGENE, OR 97402
P 541.485.5546 | F 541.485.5813

COLOR CODE

-  DIGITAL PRINT
-  POWDER COATED DB CUSTOM DARK BLUE

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

SIGN AREA:
28.63 X 39.13 = 1120.3/144 = 7.78SF



FACTORY DRAWING

SCOPE OF WORK: MANUFACTURE & INSTALL (2) D/F NON-ILLUMINATED 'DRIVE THRU' SIGNS



SHOP DRAWING #:

337521

CLIENT:

DUTCH BROS - CA3005
4085 CAMERON PARK DR.
CAMERON PARK, CA 95672

DATE OF SHOP DRAWING:

1/20/22

SHOP REVISIONS:

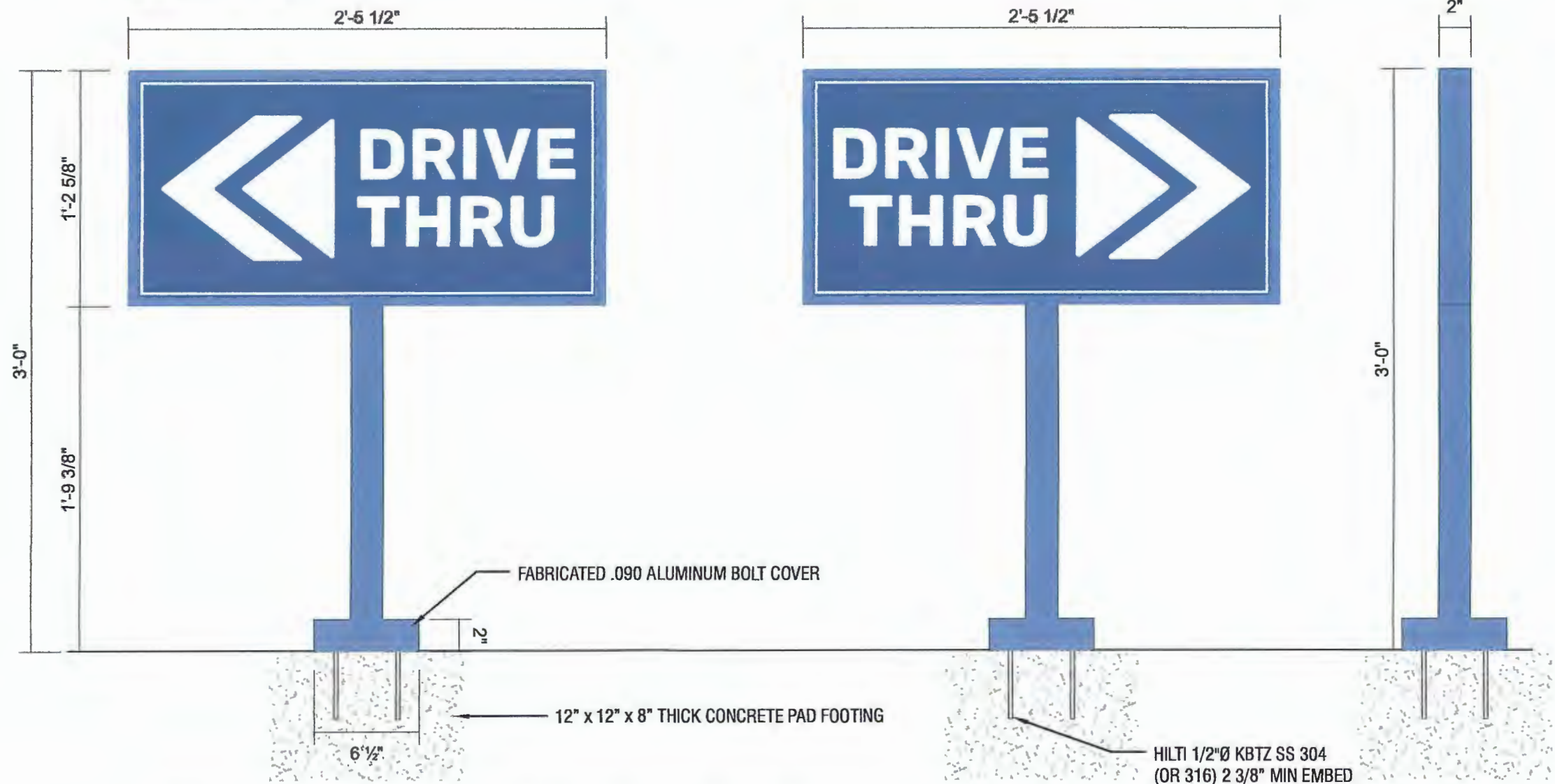
SALES:	CONCEPT DESIGN:	PROD. DESIGN:	PAGE NO:
NJ	CH	CH	1 of 1

ES&A SIGN & AWNING

89975 PRAIRIE RD. | EUGENE, OR 97402

P 541.485.5546 | F 541.485.5813

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

	PMS 541 C
	WHITE

FACTORY DRAWING

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



SHOP DRAWING #:

33752J

CLIENT:

DUTCH BROS - CA3005
4085 CAMERON PARK DR.
CAMERON PARK, CA 95672

DATE OF SHOP DRAWING:

1/20/22

SHOP REVISIONS:

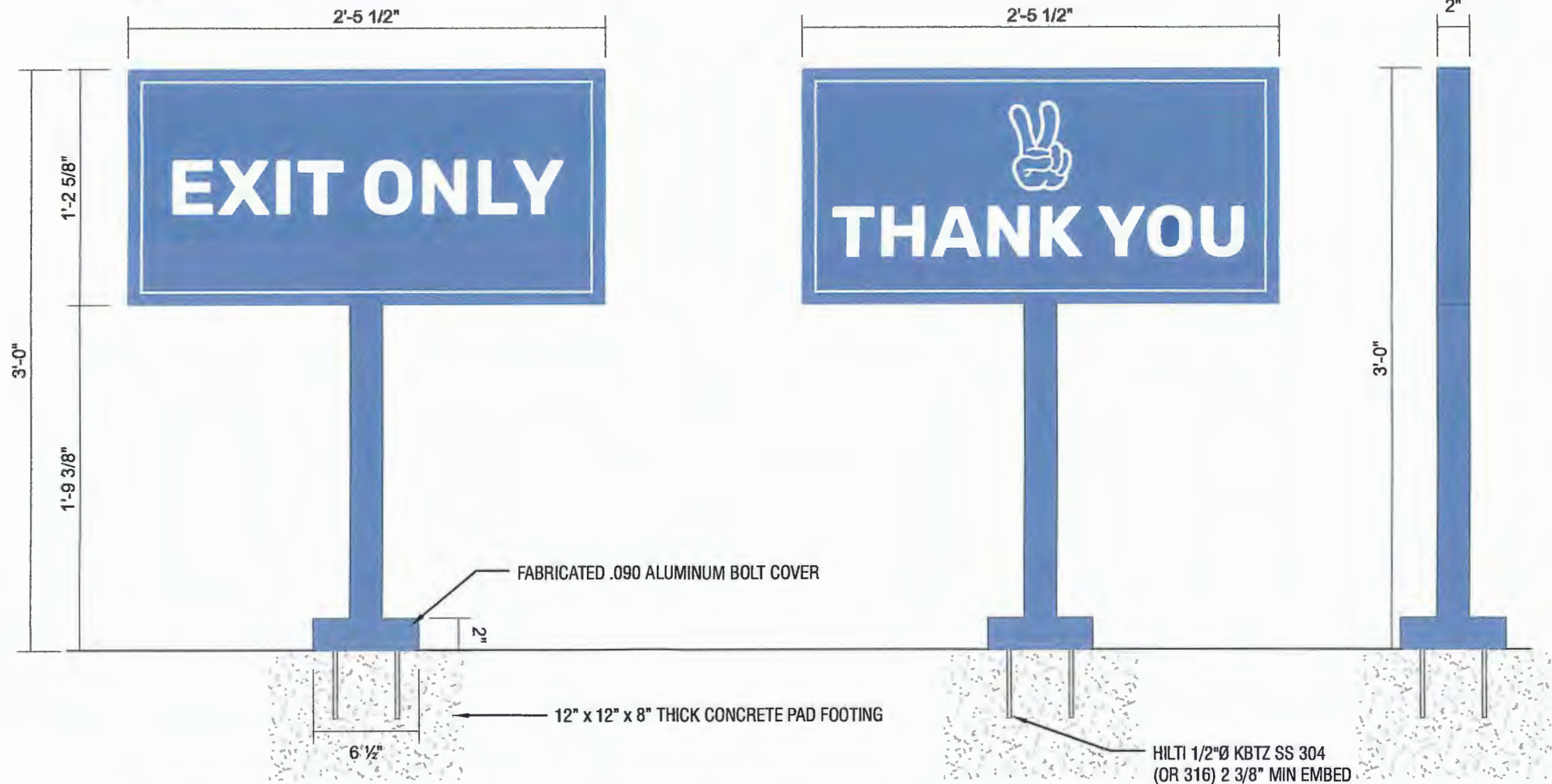
SALES:	CONCEPT DESIGN:	PROD. DESIGN:	PAGE NO:
NJ	CH	CH	1 of 1

ES&A SIGN & AWNING

89975 PRAIRIE RD. | EUGENE, OR 97402

P 541.485.5546 | F 541.485.5813

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

	PMS 541 C
	WHITE

FACTORY DRAWING

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



SHOP DRAWING #:

33765K

CLIENT:

DUTCH BROS - CA3005
4085 CAMERON PARK DR.
CAMERON PARK, CA 95672

DATE OF SHOP DRAWING:

1/20/22

SHOP REVISIONS:

4.12.22 INCREASED FOOTING BY 2".

SALES:	CONCEPT DESIGN:	PROD. DESIGN:	PAGE NO.:
NJ	CH	CH	1 of 2

ES&A SIGN & AWNING

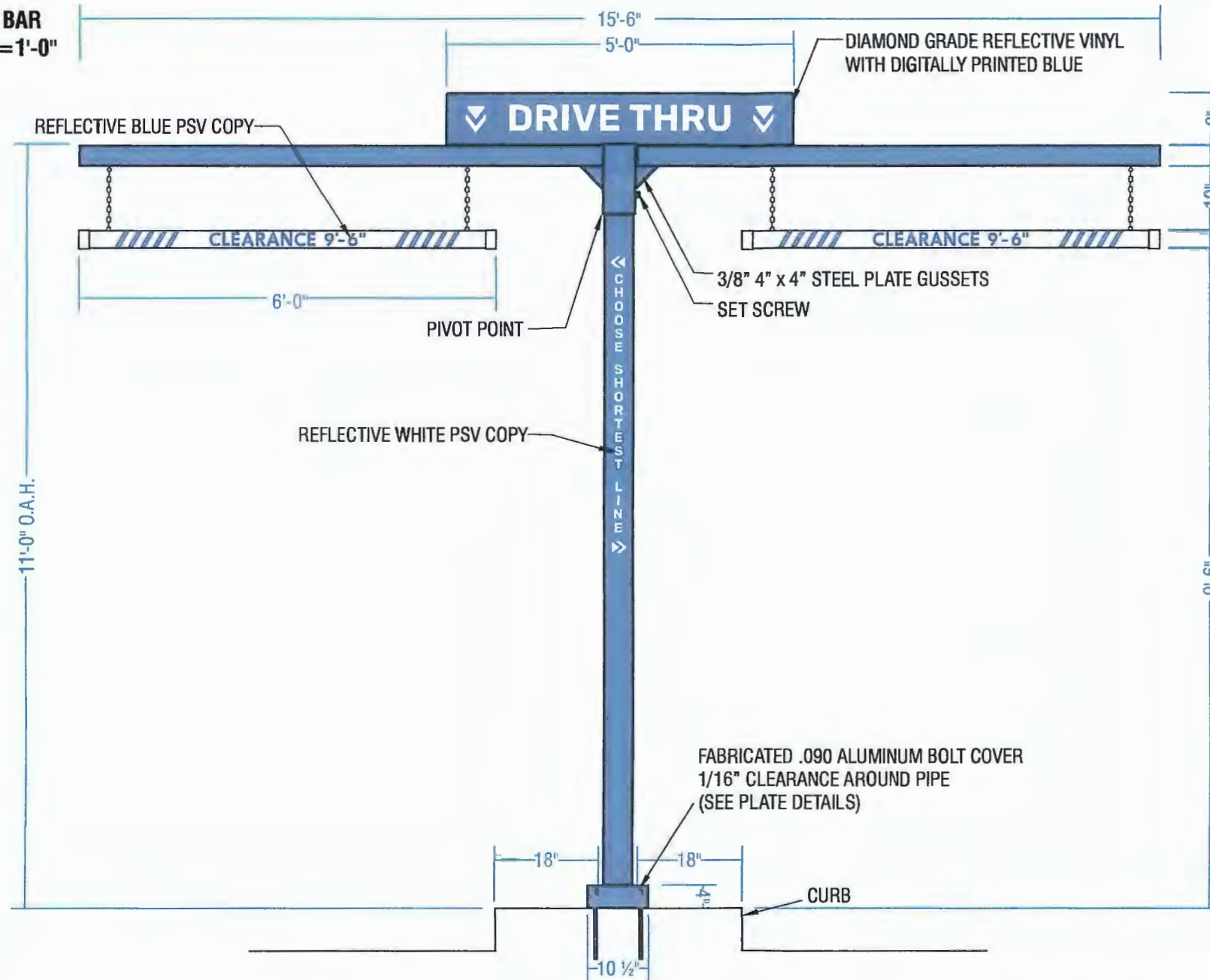
89975 PRAIRIE RD. | EUGENE, OR 97402

P 541.485.5546 | F 541.485.5813

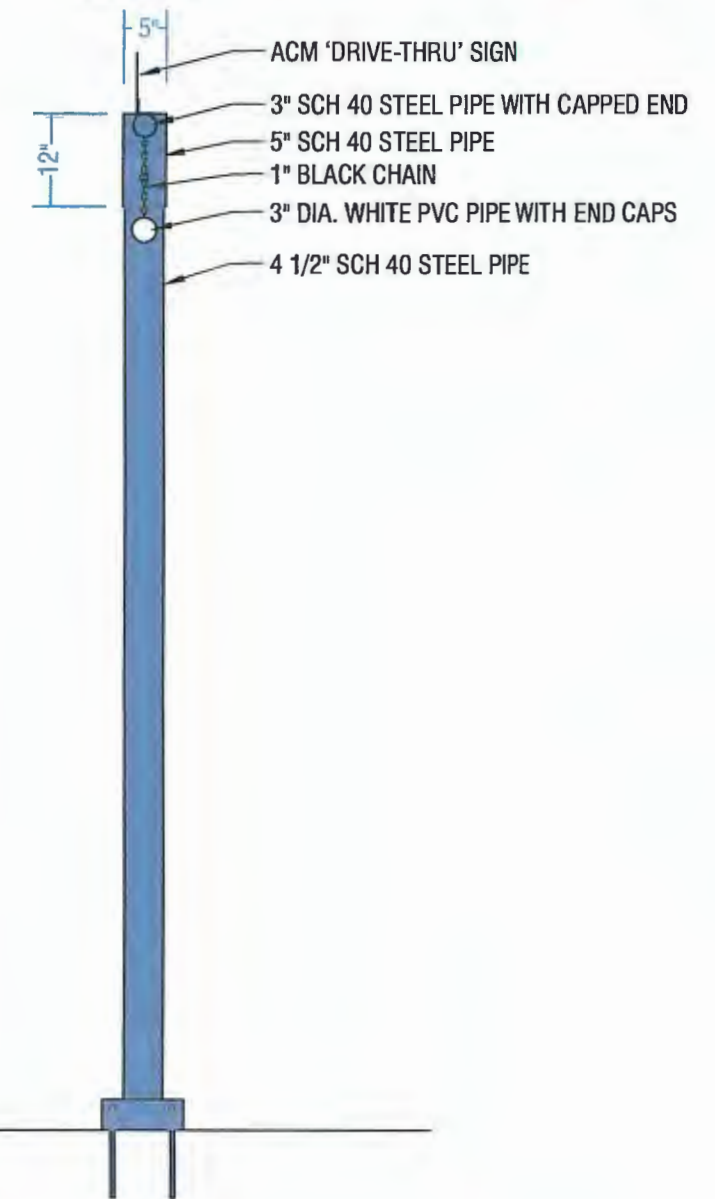
COLOR CODE

	WHITE
	280-75 REFLECTIVE BLUE PSV
	DB CUSTOM DARK BLUE

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



SIDE VIEW



STEEL POLE SUPPORT STRUCTURE WITH FABRICATED .090 ALUMINUM BOLT COVER. PAINT DB CUSTOM DARK BLUE.

REFLECTIVE WHITE PSV COPY APPLIED TO VERTICAL POLE.

3" DIA. WHITE PVC CLEARANCE BAR WITH END CAPS AND 280-75 REFLECTIVE BLUE PSV TEXT & STRIPES.

HANG WITH 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.

FACTORY DRAWING

ENGINEERING DETAILS

SHOP DRAWING #:

33765K

CLIENT:

DUTCH BROS - CA3005
4085 CAMERON PARK DR.
CAMERON PARK, CA 95672

DATE OF SHOP DRAWING:

1/20/22

SHOP REVISIONS:

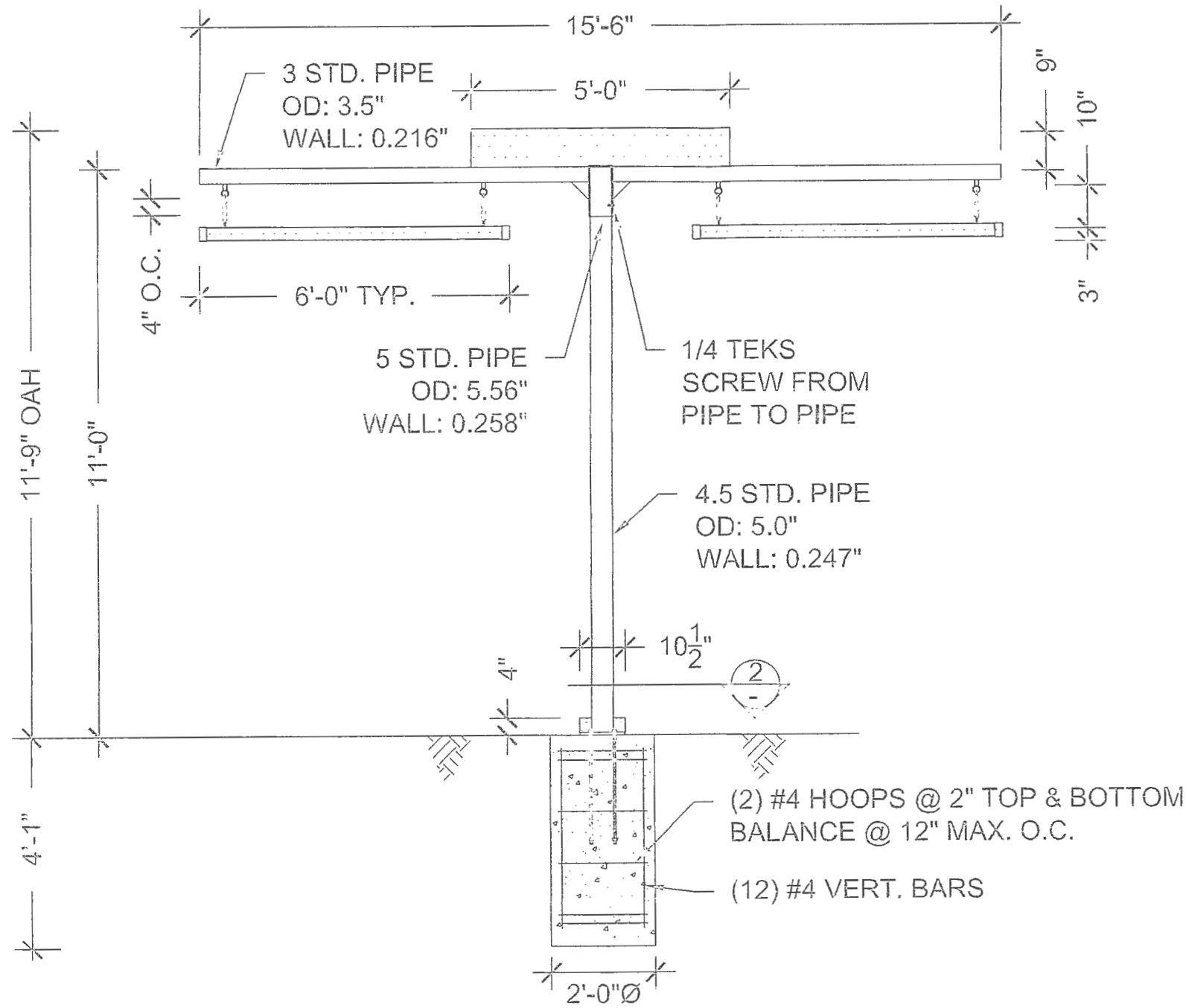
4.12.22 INCREASED FOOTING BY 2".

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

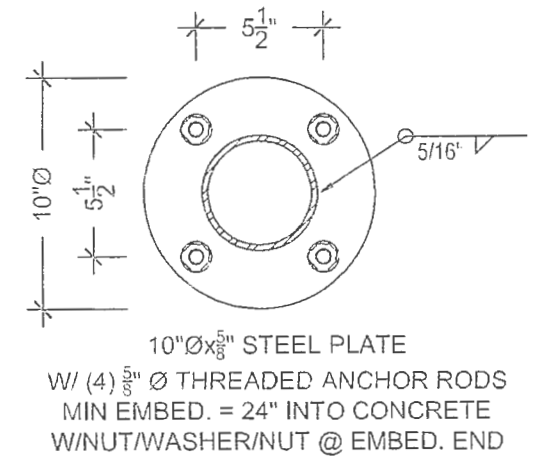
ES&A SIGN & AWNING

89975 PRAIRIE RD. | EUGENE, OR 97402

P 541.485.5546 | F 541.485.5813



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



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

FACTORY DRAWING

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



SHOP DRAWING #:

33752L

CLIENT:

DUTCH BROS - CA3005
4085 CAMERON PARK DR.
CAMERON PARK, CA 95672

DATE OF SHOP DRAWING:

1/20/22

SHOP REVISIONS:

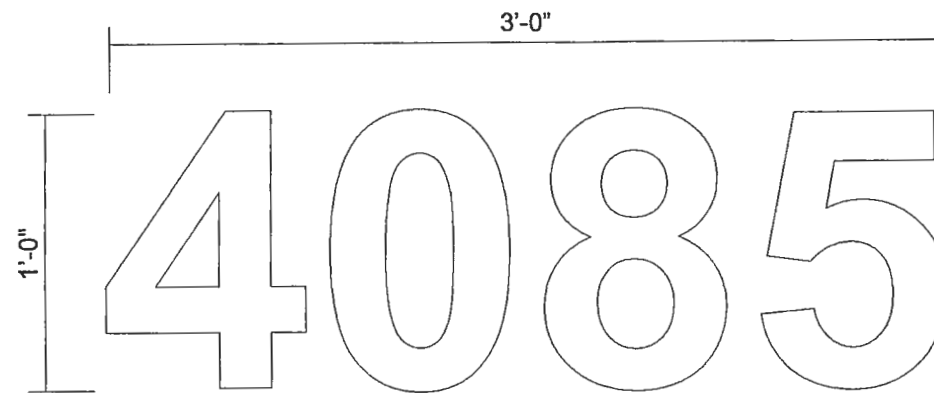
SALES:	CONCEPT DESIGN:	PROD. DESIGN:	PAGE NO:
NJ	CH	CH	1 of 1

ES&A SIGN & AWNING

89975 PRAIRIE RD. | EUGENE, OR 97402

P 541.485.5546 | F 541.485.5813

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



ADDRESS NUMBERS:

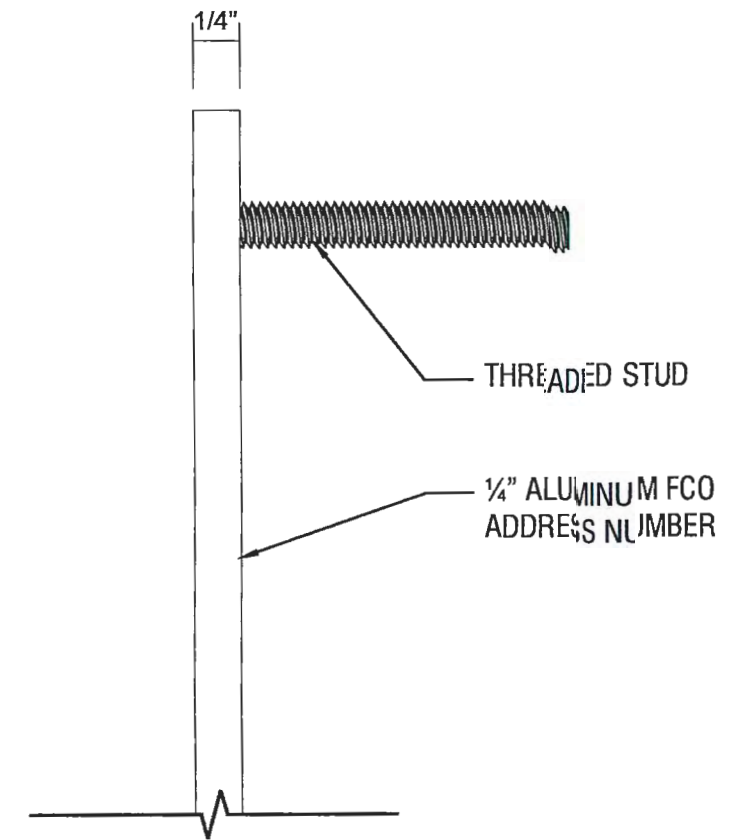
FONT: ARIAL BOLD

MATERIAL: 1/4" THICK ALUMINUM

COLOR: PAINTED SATIN WHITE

INSTALLATION: STUD MOUNTED FLUSH TO BUILDING

SIDE DETAIL
FULL SCALE

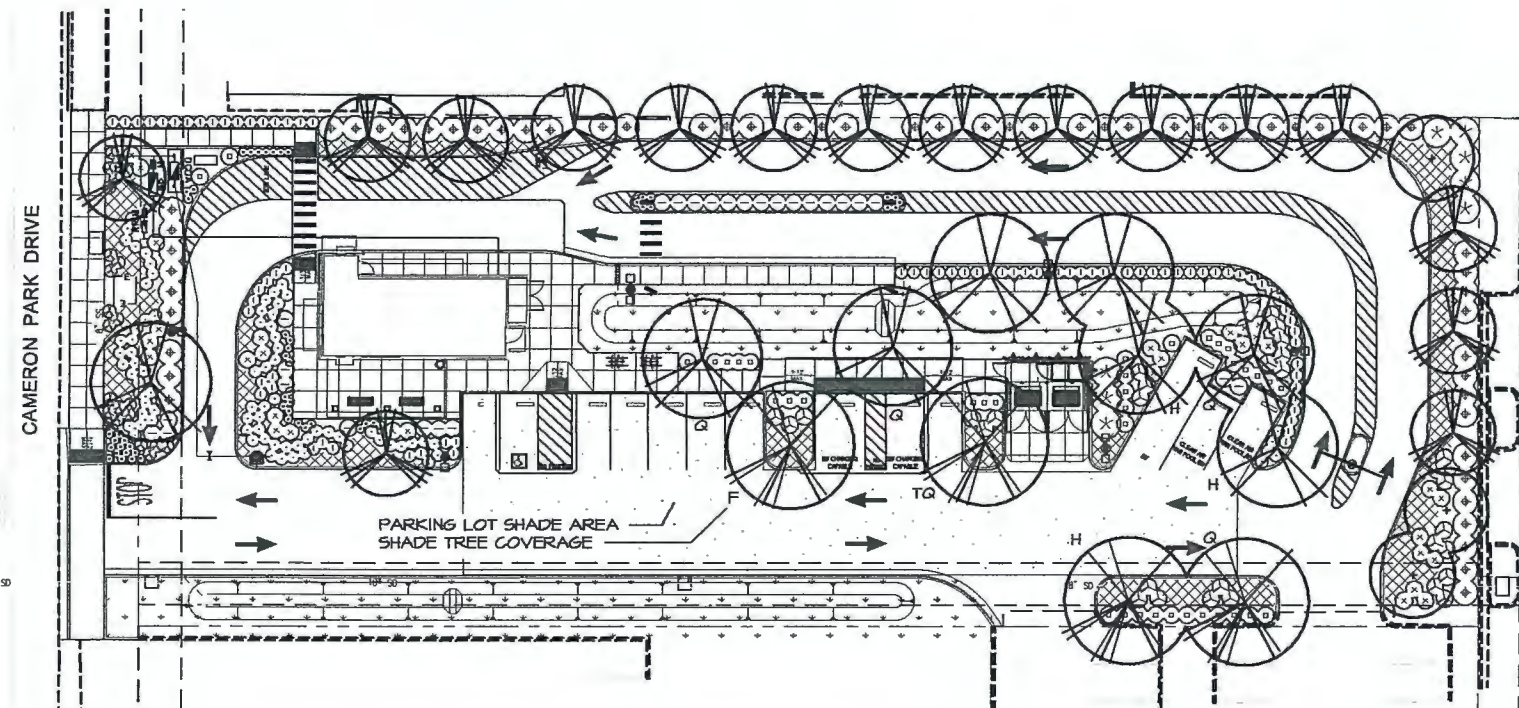


COLOR CODE

 SATIN WHITE PAINT

2022 MAY 12 AM 8:49

RECEIVED
PLANNING DEPARTMENT



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	WUCOLS	
	LAG NAT	3	Lagerstroemia x 'Natchez' / Grape Myrtle	15 gal	L	
	MAG STA	16	Magnolia grandiflora 'St. Mary' / St. Mary Southern Magnolia	15 gal	M	
	PIS KEI	8	Pistacia chinensis 'Keith Davey' / Keith Davey Chinese Pistache	15 gal	L	
	PLA COL	4	Platanus x acerifolia 'Columbia' / Columbia London Plane Tree	15 gal	L	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	WUCOLS	
	BER ATR	31	Berberis thunbergii 'Atrapurplea' / Red Leaf Japanese Barberry	5 gal	L	
	CAL LIN	26	Callistemon viminalis 'Little John' / Little John Weeping Bottlebrush	5 gal	L	
	CIS HMI	78	Cistus x hybridus 'Mickle' / Mickle Rockrose	5 gal	L	
	GRE NOE	54	Grevillea x 'Noellii' / Noel Grevillea	5 gal	L	
	NAN HAR	54	Nandina domestica 'Harbour Dwarf' / Harbour Dwarf Heavenly Bamboo	5 gal	L	
	RHA EVE	8	Rhamnus californica 'Eve Case' / California Coffeeberry	5 gal	L	
	RHA JAC	38	Raphiolepis indica 'Jack Evans' / Indian Hawthorn	5 gal	L	
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	WUCOLS	
	LON LON	22	Lamandra longifolia 'Platinum Beauty' / Mat Rush	1 gal	L	
	MUH REG	77	Muhlenbergia capillaris 'Regal Mist' / Regal Mist Pink Muhly Grass	1 gal	L	
	MUH RIG	30	Muhlenbergia rigens / Deer Grass	1 gal	L	
VINES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	WUCOLS	
	FIG PUM	6	Ficus pumila / Creeping Fig	5 gal	L	
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS
	ARG EME	189	Arctostaphylos uva-ursi 'Emerald Carpet' / Kinnikinnick	1 gal	36" o.c.	L
SEED/SOD	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS
	TUR BIO	5,447 sf	Turf Sod Biofiltration Sod / Drought Tolerant Grass Blend	sod		L

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.

50% of the trees are evergreen. 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 PLAN

An irrigation plan will be prepared and submitted as part of the permit drawing package. Based on the square footage of the project, our plans will comply with the MNELO Performance Approach for projects over 2,500 s.f.

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.

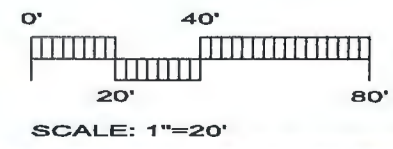
PARKING LOT SHADE CALCULATIONS

TREE SYMBOL	100%	75%	50%	25%
PIS KEI			2 (481) = 962	3 (240) = 720
PLA COL	1 (462) = 462	1 (722) = 722	1 (481) = 481	1 (240) = 240
PARKING LOT AREA	7,060 s.f.			
SHADE REQUIRED (50%)	3,530 s.f.			
TOTAL SHADE	4,086 s.f.			
PERCENT SHADE	58%			

"I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN"

SIGNATURE DATE 5/5/22

FILE COPY



YAMASAKI
LANDSCAPE ARCHITECTURE
1221 HIGH STREET, SUITE 110
FOLSOM, CA 95630
PHONE: (916) 668-7707
FAX: (916) 668-0701

TSD ENGINEERING, INC.
780 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 668-7707
Fax: (916) 668-0701
APRIL 28, 2022 - SECOND SUBMITTAL

DUTCH BROS - CAMERON PARK PRELIMINARY LANDSCAPE PLAN

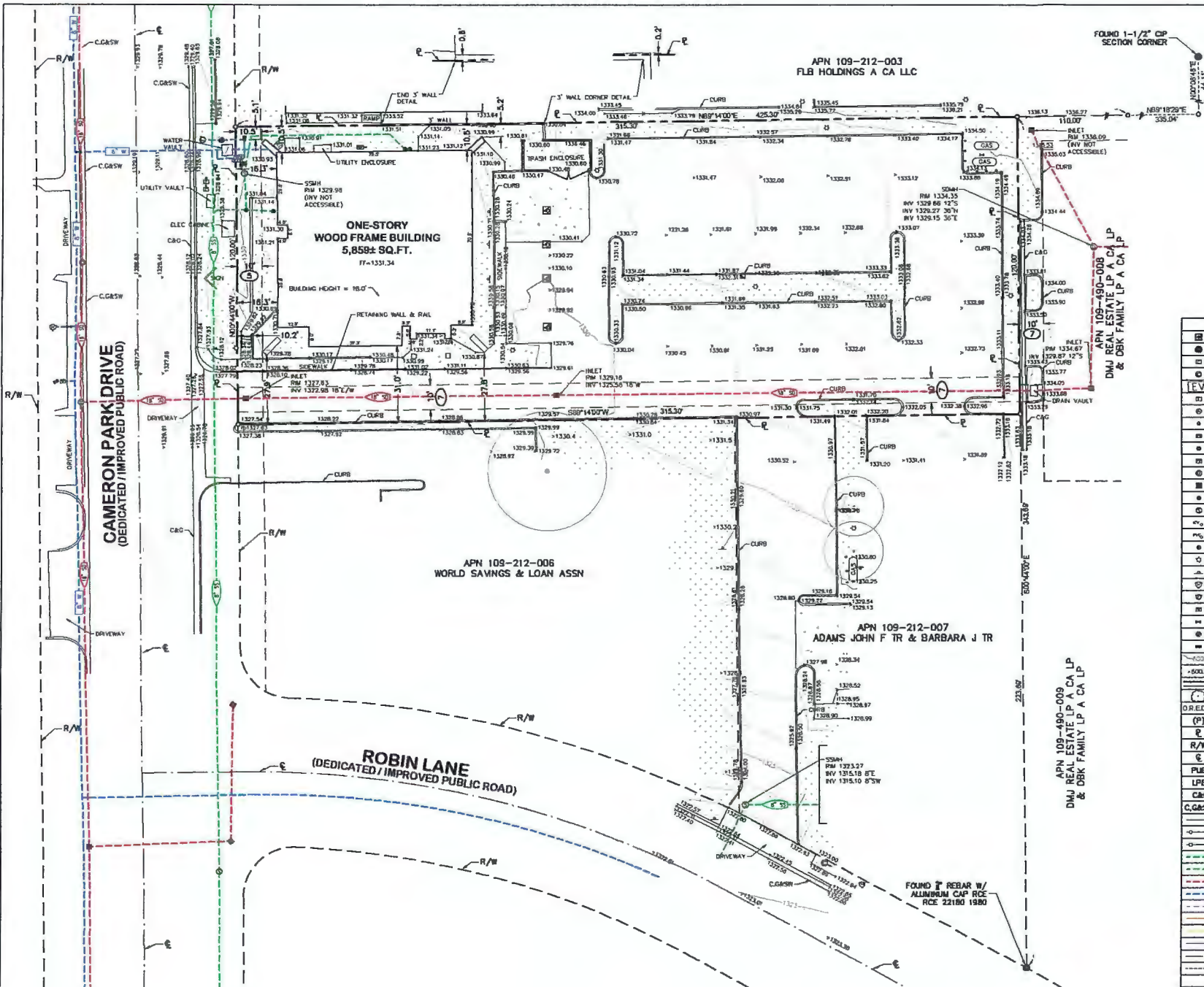
4085 Cameron Park Drive, Cameron Park, California

Proposed By: **Cole Valley Partners**
3519 NE 15th Street
Portland, OR 97212

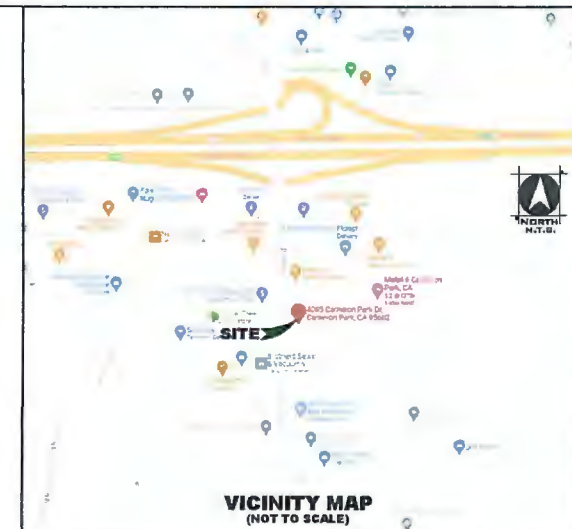
DR22-0001

S:\Veg\Dutch Bros - Cameron Park\DWG's\DD\080P PL.dwg - dft, 14.07.21, 05-03-22

2022 MAY 12 AM 8:48
 RECEIVED
 PLANNING DEPARTMENT



LEGEND	
[Symbol]	FOUND BRASS DISK IN WELL PUNCHED LS 7375
[Symbol]	FOUND 3/4" IRON PIPE WITH PLUG & TACK
[Symbol]	COMMUNICATIONS VAULT
[Symbol]	COMMUNICATIONS MANHOLE
[Symbol]	ELECTRIC VAULT
[Symbol]	ELECTRIC BOX
[Symbol]	POWER POLE
[Symbol]	GUY ANCHOR
[Symbol]	TRAFFIC SIGNAL BOX
[Symbol]	TRAFFIC SIGNAL POST
[Symbol]	CABLE TELEVISION BOX
[Symbol]	STORM DRAIN MANHOLE
[Symbol]	STORM DRAIN INLET
[Symbol]	SEWER CLEANOUT
[Symbol]	SEWER MANHOLE
[Symbol]	IRRIGATION CONTROL VALVE
[Symbol]	PVC RISER
[Symbol]	LANDSCAPE DRAIN
[Symbol]	LIGHT POLE
[Symbol]	SIGN POST
[Symbol]	FIRE HYDRANT
[Symbol]	FIRE DEPARTMENT CONNECTION
[Symbol]	WATER BOX
[Symbol]	WATER VALVE
[Symbol]	POST INDICATOR VALVE
[Symbol]	BACKFLOW PREVENTER
[Symbol]	ELEVATION CONTOUR
[Symbol]	SPOT ELEVATION
[Symbol]	CURB & GUTTER
[Symbol]	TREE
[Symbol]	OFFICIAL RECORDS OF EL DORADO COUNTY
[Symbol]	PROPOSED
[Symbol]	PROPERTY LINE
[Symbol]	RIGHT-OF-WAY LINE
[Symbol]	CENTERLINE
[Symbol]	PUBLIC UTILITY EASEMENT
[Symbol]	LANDSCAPE & PEDESTRIAN ESMT.
[Symbol]	CURB AND GUTTER
[Symbol]	CURB, GUTTER & SIDEWALK
[Symbol]	FENCE AS NOTED
[Symbol]	CHAIN LINK FENCE
[Symbol]	TUBULAR STEEL FENCE
[Symbol]	SANITARY SEWER LINE
[Symbol]	SANITARY SEWER FORCE MAIN
[Symbol]	ED STORM DRAIN LINE
[Symbol]	WATER LINE
[Symbol]	NON-POTABLE WATER LINE
[Symbol]	COMMUNICATIONS LINE
[Symbol]	GAS LINE
[Symbol]	ELECTRIC LINE
[Symbol]	OVERHEAD UTILITY LINES
[Symbol]	GUY ANCHOR WIRE
[Symbol]	ASPHALTIC CONCRETE PAVEMENT
[Symbol]	CONCRETE
[Symbol]	LANDSCAPE



DESCRIPTION:
 THE LAND REFERRED TO IS SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF EL DORADO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
 A PORTION OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 9 NORTH, RANGE 9 EAST, M.D.B. & M., BEING A PORTION OF LOT 21, CAMERON PARK EAST SHOPPING CENTER, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 PARCEL 1, AS SHOWN ON THE PARCEL MAP FILED AUGUST 21, 1980 IN BOOK 27 OF PARCEL MAPS, AT PAGE 79, EL DORADO COUNTY RECORDS.
 APN: 109-212-05

NOTES:
 THIS MAP WAS PREPARED IN ACCORDANCE WITH THE PRELIMINARY REPORT BY OLD REPUBLIC TITLE COMPANY, ORDER NUMBER 212104871-TR DATED JUNE 18, 2021, AND DEPICTS THE REAL PROPERTY AND PLOTTABLE EXCEPTIONS DESCRIBED THEREIN. EXCEPTIONS OTHER THAN EASEMENTS, SERVITUDES AND RIGHTS OF WAY, AS SPECIFIED IN THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, ARE BEYOND THE SCOPE OF THIS SURVEY AND ARE NOT REPRESENTED HEREON. SURVEY RELATED EXCEPTIONS ARE DESIGNATED BELOW WITH THE CORRESPONDING NUMBER FROM THE EXCEPTIONS LISTED IN SAID PRELIMINARY REPORT.

- EXCEPTIONS:**
- DECLARATION OF RESTRICTIONS CAMERON PARK EAST SHOPPING CENTER PER BOOK 819, PAGE 1, O.R.E.D.C. (BLANKET IN NATURE)
 - PUBLIC UTILITIES EASEMENT PER BOOK 27 OF PARCEL MAPS, PAGE 79, EL DORADO COUNTY RECORDS (PLOTTED)
 - ROAD CROSSING AND WATER LINE PLACEMENT PROJECT NO. PFS 88-05 WORK ORDER NO. 8800 PER BOOK 2869, PAGE 759, O.R.E.D.C. (BLANKET IN NATURE)
 - DECLARATION OF MUTUAL EASEMENTS FOR UNDERGROUND STORM DRAINAGE FACILITIES AND APPURTENANCES AND UNDERGROUND LIQUID PROPANE GAS FACILITIES AND APPURTENANCES PER BOOK 2789, PAGE 107, O.R.E.D.C. (PLOTTED)
 - AGREEMENT PROVIDING FOR RECIPROCAL PARKING, UTILITY AND ACCESS EASEMENTS PER BOOK 3064, PAGE 198, AS MODIFIED PER BOOK 3248, PAGE 59, O.R.E.D.C. (BLANKET IN NATURE)
 - RIGHTS, EASEMENTS, INTERESTS OF CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF OR REFLECTED BY THE FACTS SHOWN ON THAT CERTAIN RECORD OF SURVEY PER BOOK 31 OF RECORDS OF SURVEYS, PAGE 104, EL DORADO COUNTY RECORDS (BLANKET IN NATURE)

BENCHMARK:
 EL DORADO COUNTY DEPARTMENT OF TRANSPORTATION BENCH MARK NUMBER 185-002, REBAR WITH CAP STAMPED "EDC DOT CM-27, FROM U.S. 50, EXIT SOUTH ON CAMERON PARK DR. IN CAMERON PARK DR. TRAVEL 0.2 MILES ON CAMERON PARK DR. (DURROCK RD. TO ROBIN LN. RIGHT IS 30' S. SOUTH FROM MANHOLE LOCATED ON SOUTHEAST CORNER OF CAMERON PARK DR. (CAMERON PARK DR. SOUTH) AND ROBIN LN. J FROM BACK OF SIDEWALK OF DURROCK RD. ELEVATION = 1320.25 FEET (MVD 28)

BASES OF BENCHMARKS: PARCEL MAP FILED IN BOOK 27 OF PARCEL MAPS, AT PAGE 79, EL DORADO COUNTY RECORDS, BASED ON THE FOUND MONUMENTS SHOWN HEREON.

ADDRESS: 4085 CAMERON PARK DRIVE, CAMERON PARK, CALIFORNIA.

FLOOD ZONE: ZONE X UNSHADED (AREA OF MINIMAL FLOOD HAZARD) PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 0801700750E, EFFECTIVE 9/28/2008.

GROSS LAND AREA: 0.8882 ACRES.

PARKING SPACES: THERE ARE 4 ACCESSIBLE AND 51 STANDARD PARKING SPACES MARKED WITHIN THE SURVEYED PROPERTY.

THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN THE SURVEYED PROPERTY.

THERE WERE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES DISCLOSED TO THE SURVEYOR WHILE CONDUCTING THIS SURVEY. THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WITHIN OR ALONG THE FRONTAGE OF THE SURVEYED PROPERTY.

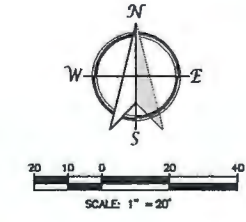
ALL DIMENSIONS ARE IN FEET AND DECIMALS OF FEET. BUILDING DIMENSIONS AND AREAS SHOWN HEREON ARE MEASURED TO THE EXTERIOR BUILDING FOOTPRINT AT GROUND LEVEL. ARCHITECTURAL FEATURES AND POP-OUTS ARE NOT INCLUDED.

CERTIFICATION:
 TO COLLE VALLEY PARTNERS, BB HOLDINGS CA, LLC, AN OREGON LIMITED LIABILITY COMPANY, DB FRANCHISING USA, LLC, AN OREGON LIMITED LIABILITY COMPANY, DUTCH BROS., LLC, AN OREGON LIMITED LIABILITY COMPANY, DUTCH MARA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BOGGSIA BROS, LLC, AN OREGON LIMITED LIABILITY COMPANY, DUTCH BROS INC., A DELAWARE CORPORATION, CWP - CAMERON PARK DR, LLC AND OLD REPUBLIC TITLE COMPANY:

THIS IS TO CERTIFY THAT THE MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS. JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7, 8, 9, 11(a), 13, 16 AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JANUARY 7, 2020.

DATE OF MAP: JANUARY 11, 2022
 MARK WATSON L.S. 7712

*THE WORDS "CERTIFICATION" AND "CERTIFY" AS USED HEREON ARE DEFINED PURSUANT TO THE STATE OF CALIFORNIA BUSINESS AND PROFESSIONS CODE, PROFESSIONAL LAND SURVEYORS' ACT, SECTION 8720.6, AS AMENDED JANUARY 1, 2020.



FILE COPY

DR22-0001

ALTA/NSPS LAND TITLE SURVEY
 PARCEL 1,
 BOOK 27 OF PARCEL MAPS PAGE 79
 CAMERON PARK
 COUNTY OF EL DORADO
 STATE OF CALIFORNIA

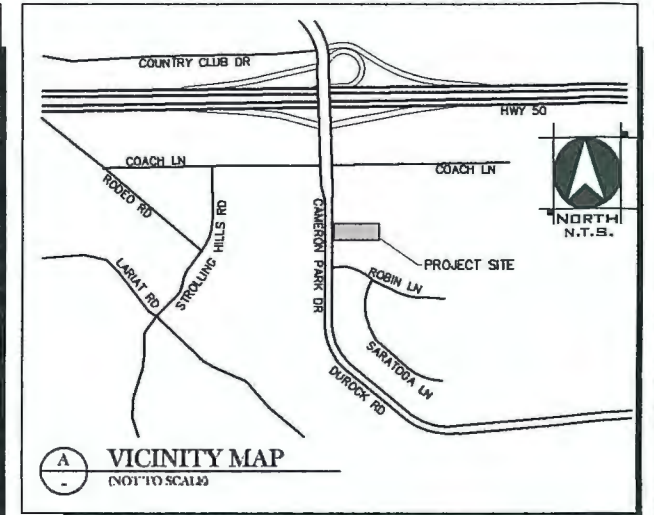
Scale: 1" = 20' Date: 1/11/2022 Revised:

JOB #499-002

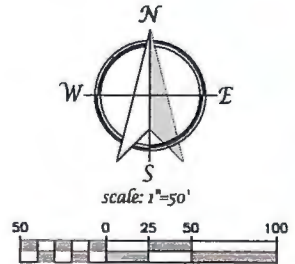
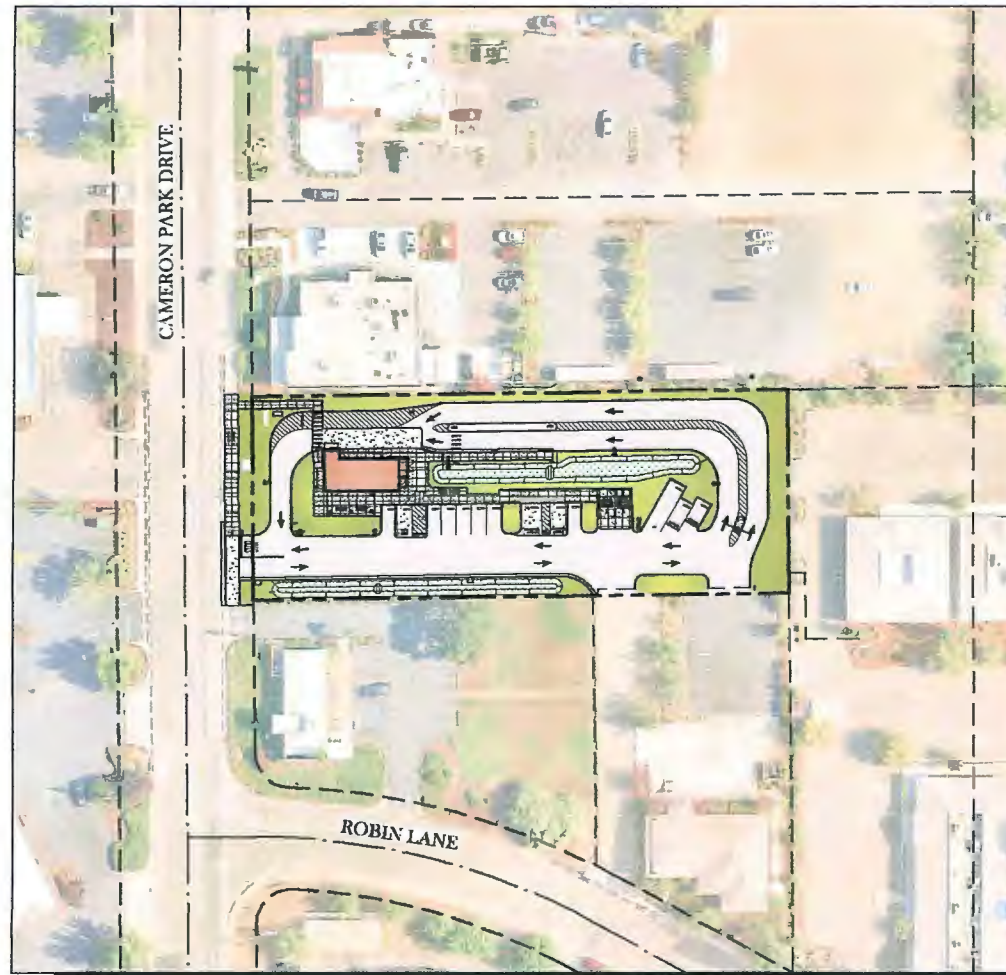
TSD ENGINEERING, INC.
 expect more.
 785 Orchard, Suite #110
 Folsom, CA 95630
 Phone: (916) 608-0707
 Fax: (916) 608-0701
 jklamm@tsdeng.com



INDEX OF DRAWINGS	
SHEET	TITLE
C-0	COVER SHEET
C-1	PRELIMINARY SITE PLAN
C-2	PRELIMINARY SITE DETAILS
C-3	PRELIMINARY UTILITY PLAN
C-4	PRELIMINARY GRADING PLAN
C-5	PRELIMINARY GRADING SECTIONS
C-6	PRELIMINARY FIRE ACCESS PLAN
C-7	PRELIMINARY STORMWATER MGMT PLAN
ALTA	ALTA SURVEY
L-1	PRELIMINARY LANDSCAPE PLAN
SP2.0	SITE DETAILS
A1.0	EQUIPMENT PLAN/ENLARGED PLANS
A2.0	FLOOR PLAN/DETAILS/SCHEDULES
A4.0	ROOF PLAN/ROOF DETAILS
A6.1	BUILDING ELEVATIONS COLOR
A9.0	TRASH ENCLOSURE PLAN/ELEVATIONS
E0.02	PHOTOMETRIC SITE PLAN
E0.03	EXTERIOR LIGHTING CUTSHEETS
E0.04	EXTERIOR LIGHTING CUTSHEETS



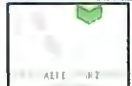
2022 MAY 12 AM 8:47
 RECEIVED
 PLANNING DEPARTMENT



DUTCH BROS - CAMERON PARK

4085 Cameron Park Drive, Cameron Park, California

Proposed By:



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

DR22-0001

COVER SHEET

C-0



MAY 4, 2022 - SECOND SUBMITTAL

OWNER/APPLICANT/CONSULTANT CONTACT INFORMATION

OWNER
 TRUMPP WALTER CTR & W C RIV TR 05/03/2005
 7075 OAK LEAF DR
 MORGAN HILL, CA 95037

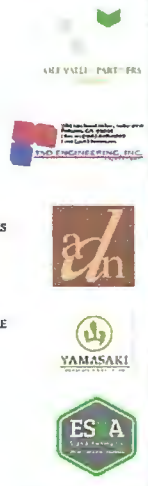
DEVELOPER/APPLICANT
 COLE VALLEY PARTNERS
 3519 NE 15TH AVE, SUITE 251
 PORTLAND, OR 97212
 ATTN: MITCHELL REYNOLDS
 mitchell.reynolds@cvp.com

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

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

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

SIGNAGE
 ESCA SIGN & AWNING CO.
 89973 PRAISE ROAD
 EUGENE, OR 97402
 ATTN: NICHOLAS JOHNSON
 njohnson@escasign.com



UTILITY PROVIDERS:

WATER
 EL DORADO IRRIGATION DISTRICT
 MARC MACKAY (530) 642-4185

SANITARY SEWER
 EL DORADO IRRIGATION DISTRICT
 MARC MACKAY (530) 642-4185

STORM DRAIN
 COUNTY OF EL DORADO
 AMY PHILLIPS (530) 621-2921

GAS
 PG&E
 JENNIFER DONOVAN (530) 621-7228

ELECTRIC
 PG&E
 JENNIFER DONOVAN (530) 621-7228

TELEPHONE
 AT&T
 JERRY SHABBI (530) 621-6946

CABLE
 COMCAST
 BRANTON STOKES (530) 355-8895

FIRE
 CAMERON PARK FIRE DEPARTMENT
 KALAN RICHARDS (530) 673-7356

PARK DISTRICT
 CAMERON PARK CSD

SCHOOL DISTRICT
 BUCKEYE UNION ELEMENTARY SCHOOL DISTRICT
 EL DORADO UNION HIGH SCHOOL DISTRICT

PROJECT INFORMATION

ADDRESS: 4085 CAMERON PARK DRIVE
 CAMERON PARK, CA 95682
 EL DORADO COUNTY

APN: 109-212-005

SITE AREA: ±0.869 AC

ZONING: CL, COMMERCIAL LIMITED

GENERAL PLAN: COMMERCIAL

USE: RESTAURANT w/ DRIVETHRU

BASIS OF BEARING

PARCEL MAP FILED IN BOOK 27 OF PARCEL MAPS, AT PAGE 79, EL DORADO COUNTY RECORDS, BASED ON THE FOUND MONUMENTS SHOWN HEREON.

FLOOD ZONE

ZONE X UNSHADED (AREA OF MINIMAL FLOOD HAZARD) PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 08017C0750E, EFFECTIVE 9/26/2008.

EL DORADO COUNTY DATUM

BENCHMARK: 165-002 ELEV-1320.25
 EL DORADO COUNTY DEPARTMENT OF TRANSPORTATION BENCH MARK NUMBER 165-002, REBAR WITH CAP STAMPED "EDC DOT CAM-7, FROM I.E.S. 30, EXT SOUTH ON CAMERON PARK DR. IN CAMERON PARK, TRAVEL 0.2 MILES ON CAMERON PARK DR./DUROCK RD. TO ROBIN LN. POINT IS 36'-4" SOUTH FROM MANHOLE LOCATED ON SOUTHEAST CORNER OF DUROCK RD (CAMERON PARK DR. SOUTH) AND ROBIN LN. 3' FROM BACK OF SIDEWALK OF DUROCK RD. ELEVATION - 1320.25 FEET (NGVD 29)

FILE COPY

F:\Projects\199-002\DR 0001 - Planning\199-002-C-0 Cover Sheet.dwg, Marcus Lewis, 11/29/22, 05-04-22

Welle™ Series Flat Top
 Square Tube
 Surface Flange
WSWFxx-SQ-SF



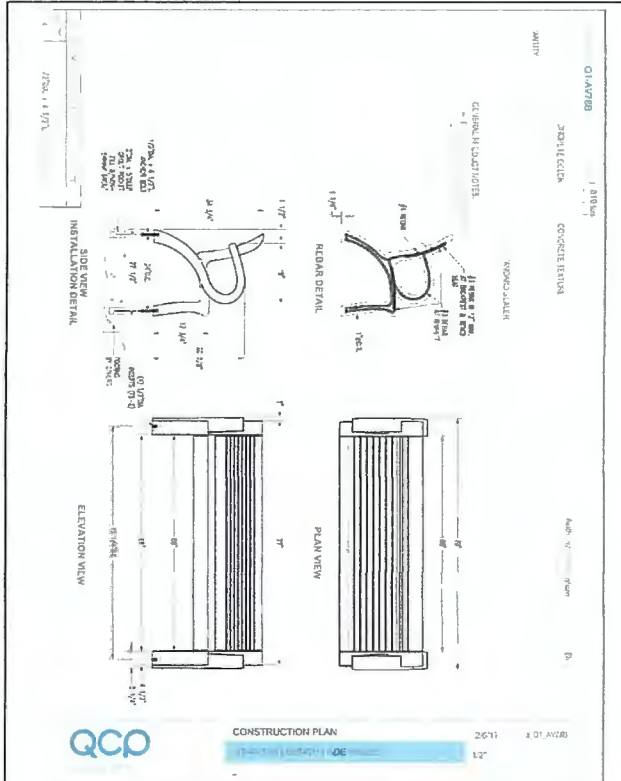
MATERIAL
 Regular Steel
HOOPS: 2" x 1/4" Square Tube
 0.188" min. Wall
BASE: 1" x 3/8" Flat Bar
 0.236" min. Wall

OPTIONS
 In Ground Mounted (1456)
 Doge's 1 Hoop Alignment

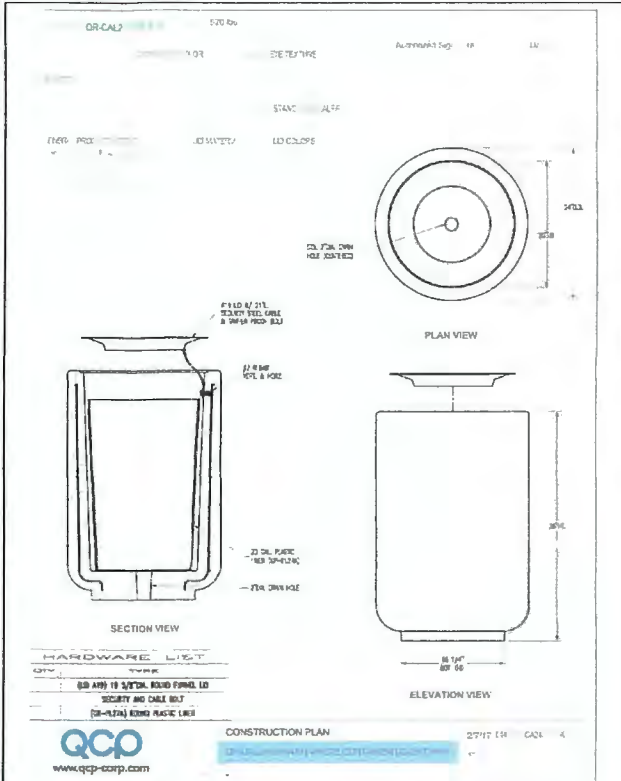
FINISH
 Hot Dip Galvanized
 Powder Coat (Color)
 Hot Dip Galvanized with
 Powder Coat (Color) Top Coat

WELLE™ SERIES FLAT TOP RACK SQUARE TUBE SURFACE FLANGE							
Model	Hoops	Spikes	Length			Mounting Holes	Front View
			34" 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	

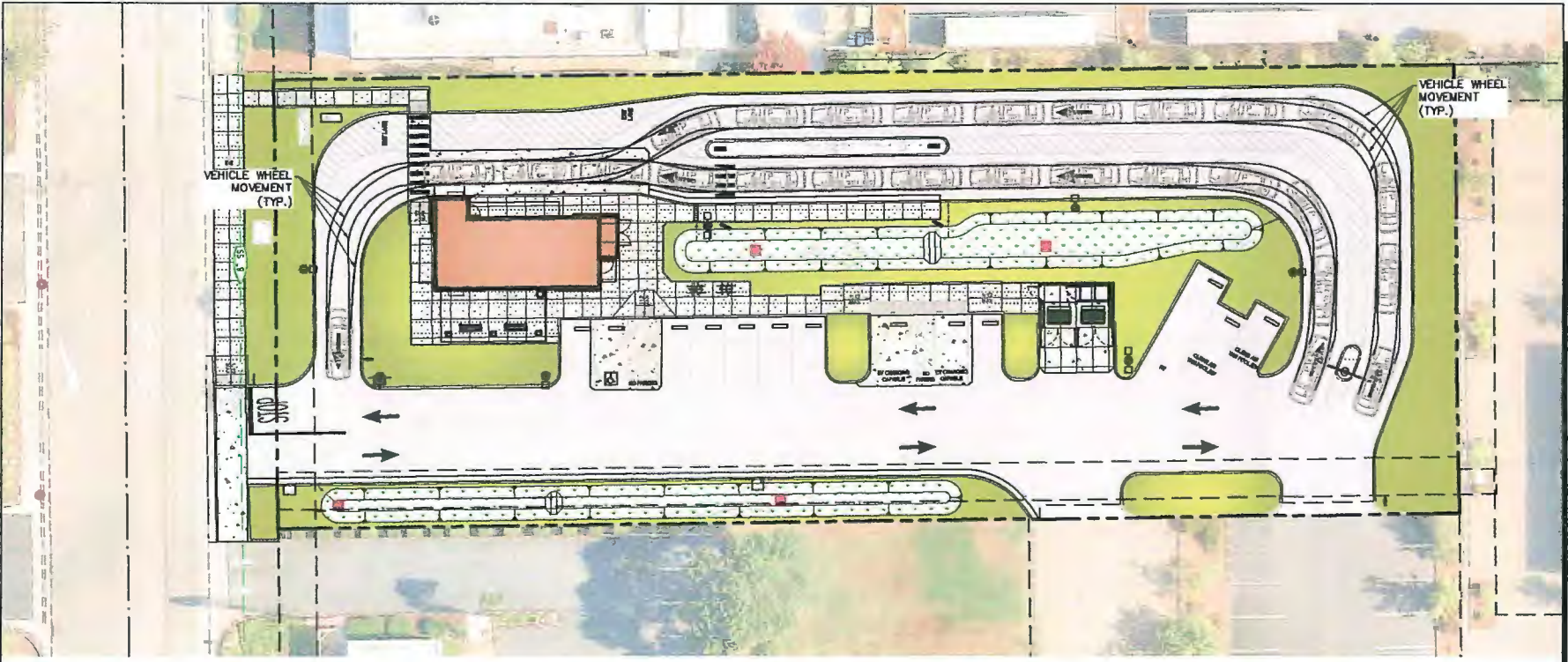
A BIKE RACK
 NOT TO SCALE



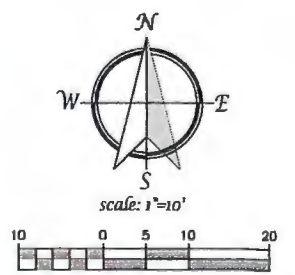
B BENCH
 NOT TO SCALE



C WASTE CONTAINER
 NOT TO SCALE



D DRIVE THRU TURNING ANALYSIS
 NOT TO SCALE



DUTCH BROS - CAMERON PARK PRELIMINARY SITE DETAILS

4085 Cameron Park Drive, Cameron Park, California

Proposed By:



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

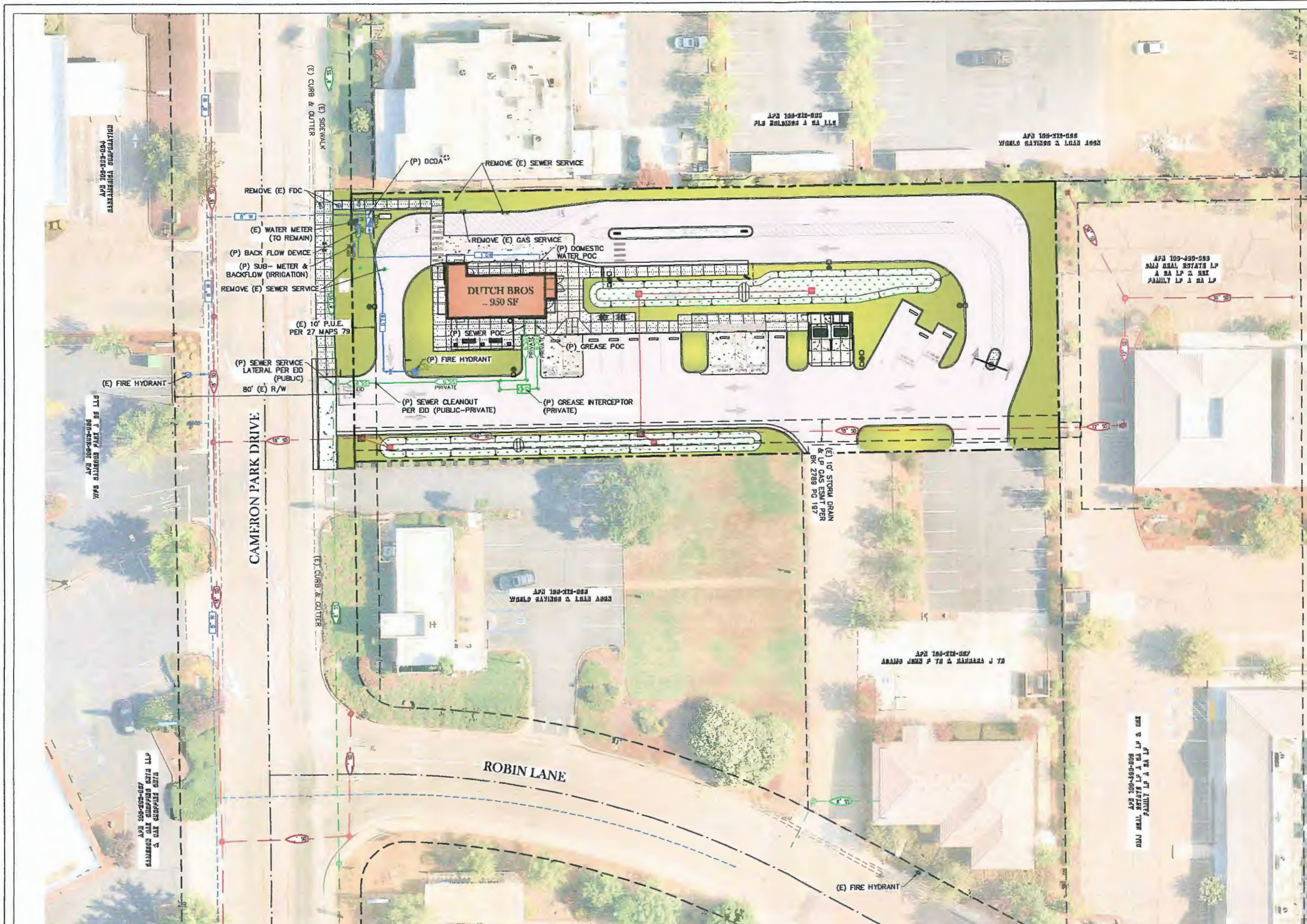
C-2



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

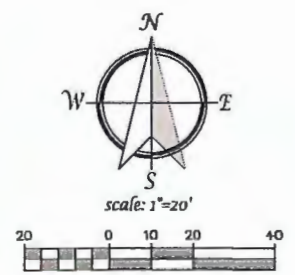
MAY 4, 2022 - SECOND SUBMITTAL
 22-1139 B 59 of 73

P:\Projects\199-002\02 DWG\B- Prelim\VD\A-C-2 Preliminary Site Details.dwg, Marcus Lewis, 12:00:15, 05-04-22



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

UTILITY NOTES
 1. SANITARY SEWER IDENTIFIED AS PRIVATE SHALL BE OWNED AND MAINTAINED BY OWNER



DUTCH BROS - CAMERON PARK PRELIMINARY UTILITY PLAN

4085 Cameron Park Drive, Cameron Park, California

Proposed By:



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

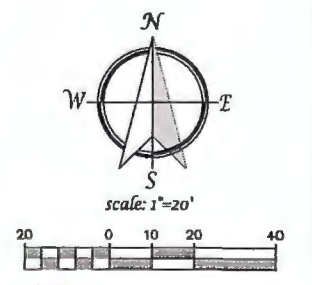
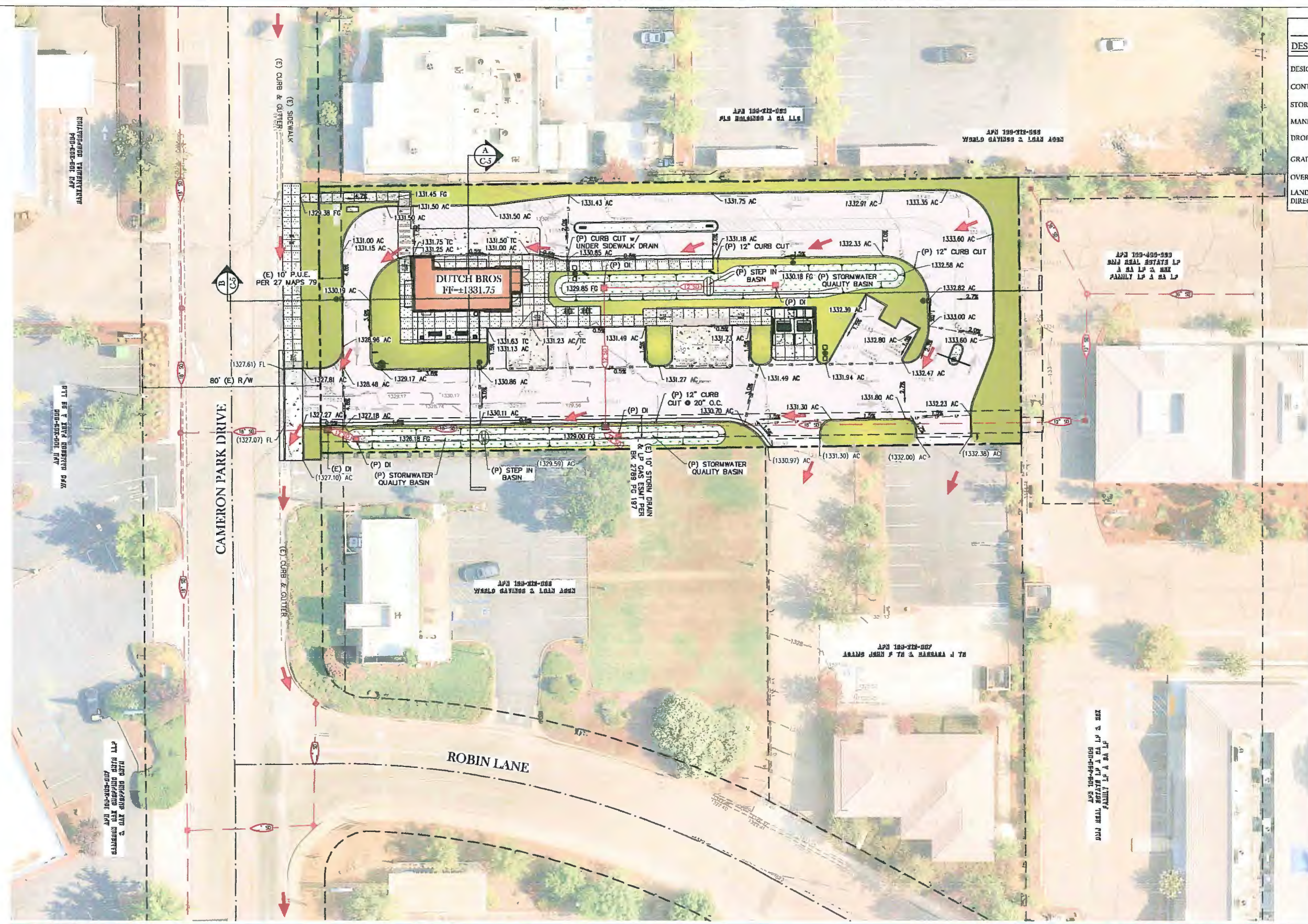
C-3

TSD ENGINEERING, INC.
 785 Orchard Drive, Suite #110
 Folsom, CA 95630
 Phone: (916) 608-0707
 Fax: (916) 608-0701
 MAY 4, 2022 - SECOND SUBMITTAL
 22-1139 B 60 of 73

P:\Projects\199-002\02 DWG\B - Planning\199-002-3 Preliminary Utility Plan.dwg, Marcus Lewis, 12:00:36, 05-04-22

LEGEND		
DESCRIPTION	PROPOSED	EXISTING
DESIGN ELEVATION	130.0 FG	(98.0) FF
CONTOUR	130	130
STORM DRAIN		
MANHOLE		
DROP IN FIT		
GRADE BREAK		
OVERLAND RELEASE		
LANDSCAPE FLOW DIRECTION		

EARTHWORK CALCULATIONS:
 (FOLLOWING NUMBERS ARE FOR PERMITTING PURPOSES ONLY CONTRACTOR IS RESPONSIBLE FOR THEIR OWN DIRT WORK QUANTITIES)
 CUT: 385 CU.YD.
 FILL: 0 CU.YD.
 NET: 385 CU.YD. EXPORT
 PRIOR TO SITE CONSTRUCTION, CONTRACTOR SHALL PROVIDE DEVELOP SERVICES INSPECTOR THE LOCATION OF THE IMPORT (OR EXPORT) SITE AND THE ASSOCIATED GRADING PERMIT FOR THE CORRESPONDING SITE.



DUTCH BROS - CAMERON PARK PRELIMINARY GRADING PLAN

4085 Cameron Park Drive, Cameron Park, California

Proposed By:

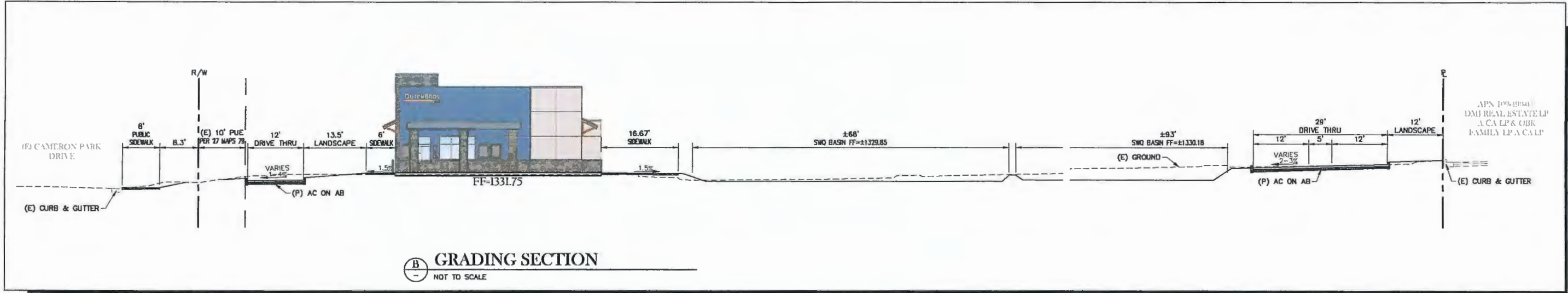
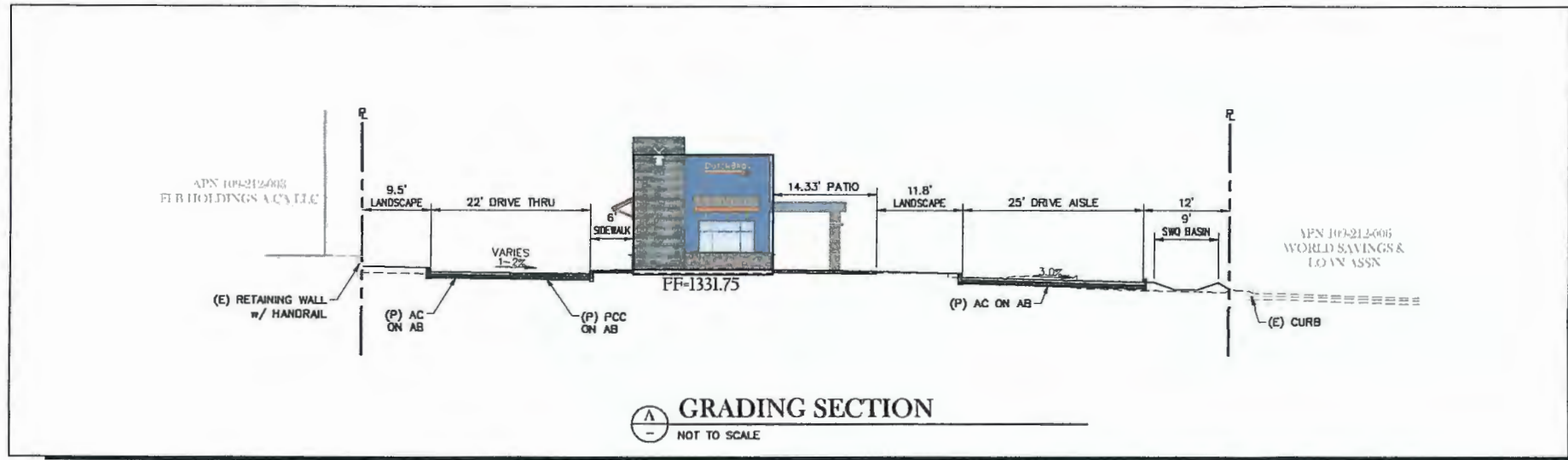


Cole Valley Partners
 3519 NE 15th Street
 Portland, OR 97212

C-4

TSD ENGINEERING, INC.
 785 Orchard Drive, Suite #110
 Folsom, CA 95630
 Phone: (916) 608-0707
 Fax: (916) 608-0701
 MAY 4, 2022 - SECOND SUBMITTAL
 22-1139 B 61 of 73

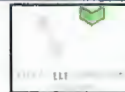
P:\Projects\1999-002\02 DWG\0 - Planing\01\0-4 Preliminary Grading Plan.dwg, Marcus Leek, 12/06/19, 05-04-22



DUTCH BROS - CAMERON PARK PRELIMINARY GRADING SECTIONS

4085 Cameron Park Drive, Cameron Park, California

Proposed By:



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

C-5

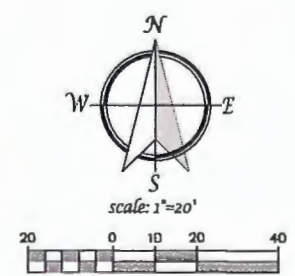
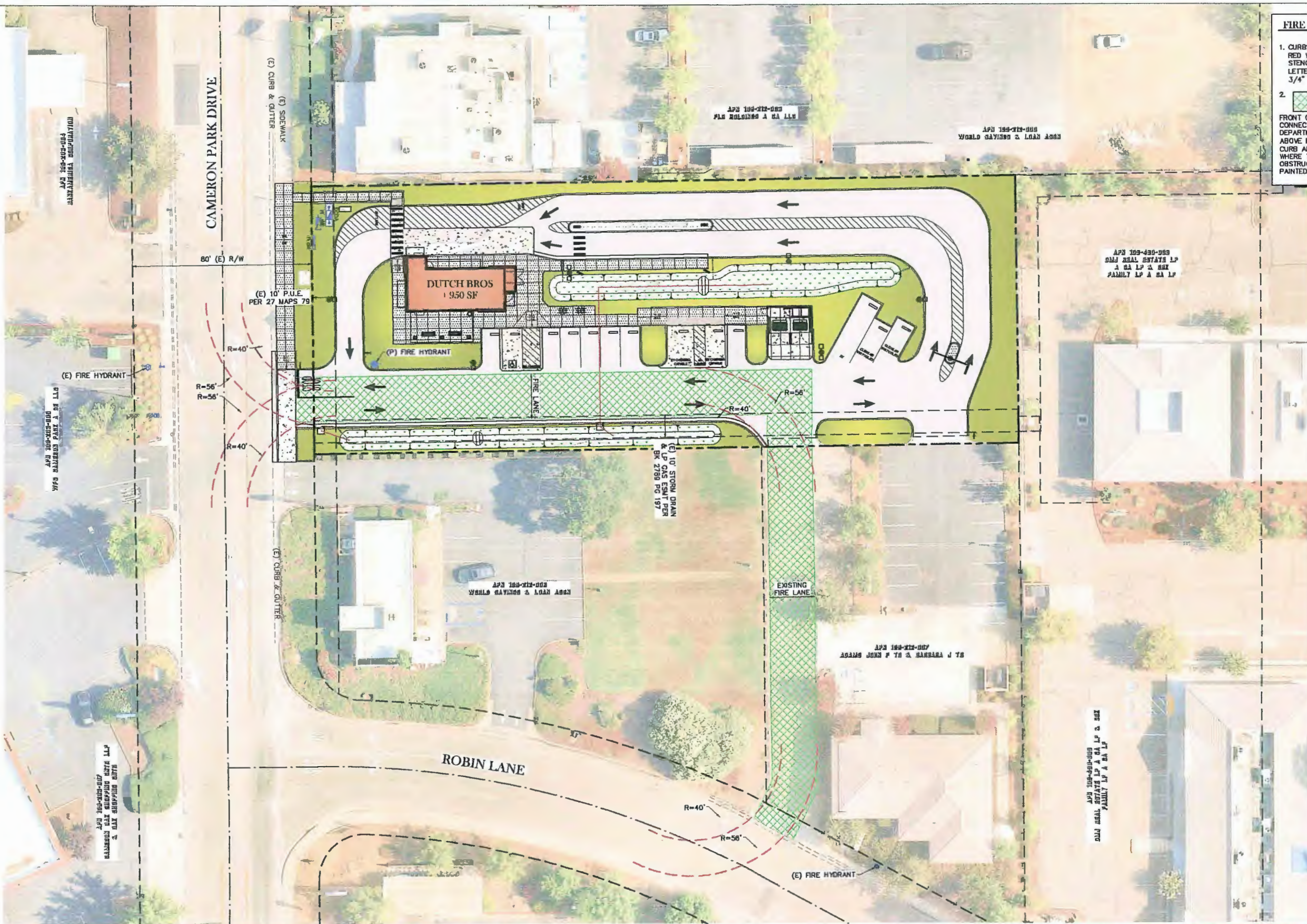


MAY 4, 2022 - SECOND SUBMITTAL

P:\Projects\499-002 DWG\B- Prelim\499-002 C-5 Preliminary Grading Sections.dwg, Marcus Leish, 12:00:39, 05-04-22

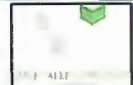
FIRE LANE STRIPING NOTES:

1. CURBS ADJACENT TO FIRE LANE SHALL BE PAINTED RED WITH THE WORDS "NO PARKING FIRE LANE" STENCILED EVERY 25 FEET ON THE FACE OF CURB. LETTERING SHALL BE 4" HIGH, WHITE AND HAVE A 3/4" STROKE.
2. FIRE LANES SHALL HAVE CURBS MARKED "FIRE LANE - NO PARKING ON BOTH SIDERS OF ROAD. CURBS IN FRONT OF FIRE HYDRANTS, FIRE DEPARTMENT CONNECTIONS, POST INDICATOR VALVES, AND OTHER FIRE DEPARTMENT DEVICES SHALL BE MARKED AS NOTED ABOVE FOR 15'-0" IN BOTH DIRECTIONS. STRAIGHT LINE CURB AREAS IN EXCESS OF EIGHT (8) FEET IN LENGTH, WHERE THE PARKING OF A VEHICLE WILL COMPROMISE OR OBSTRUCT EMERGENCY VEHICLE ACCESS SHALL BE PAINTED AS NOTED ABOVE.



DUTCH BROS - CAMERON PARK PRELIMINARY FIRE ACCESS PLAN

4085 Cameron Park Drive, Cameron Park, California

Proposed By:  **Cole Valley Partners**
 3519 NE 15th Street
 Portland, OR 97212

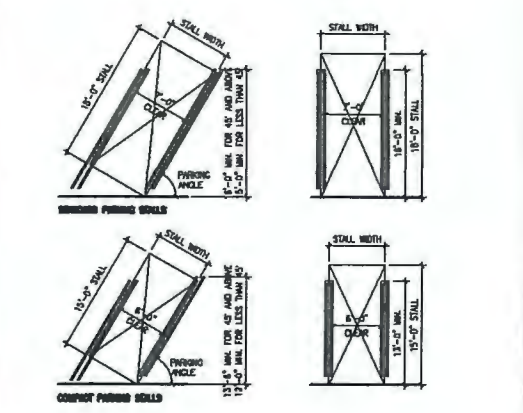
C-6

TSD ENGINEERING, INC.
 285 Orchard Drive, Suite #110
 Folsom, CA 95630
 Phone: (916) 608-0707
 Fax: (916) 608-0701
 MAY 4, 2022 - SECOND SUBMITTAL
 22-1139 B 63-of-73

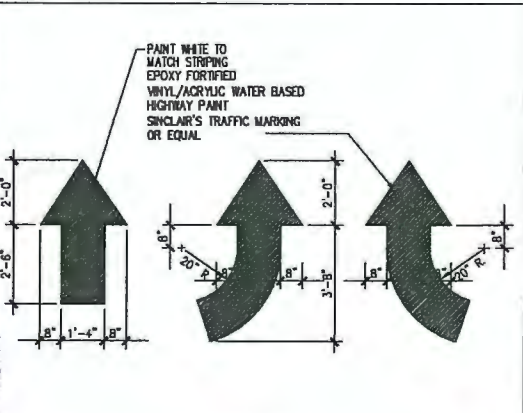
P:\Projects\199-002\02 DWG\B- Plan\199-002-02 Preliminary Fire Access Plan.dwg, Marcus Lewis, 12:00:56, 05-04-22

2022 MAY 12 AM 8:49

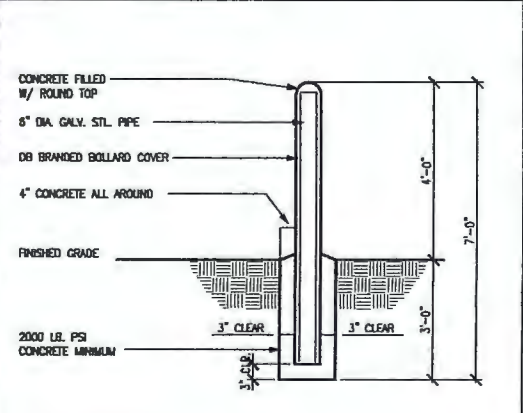
The name DUTCH BROS. and all associated logos, distinctive designs, content, information, and other materials featured, displayed, contained, or otherwise made available by Dutch Bros. Franchising USA, LLC are trademarks of Dutch Bros. Franchising USA, LLC. All other trademarks, trade names, and logos are the property of their respective owners. The use of these plans and specifications shall be restricted to the original use for which they were prepared and no reproduction or publication in any form, in whole or in part, is permitted, without the prior written consent of Dutch Bros. Franchising USA, LLC. The use of these plans and specifications shall constitute an acknowledgment of the acceptance of the restrictions.



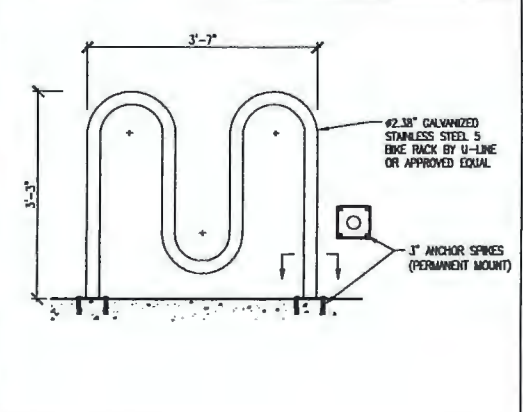
14 PARKING STRIPING
SCALE: N.T.S.



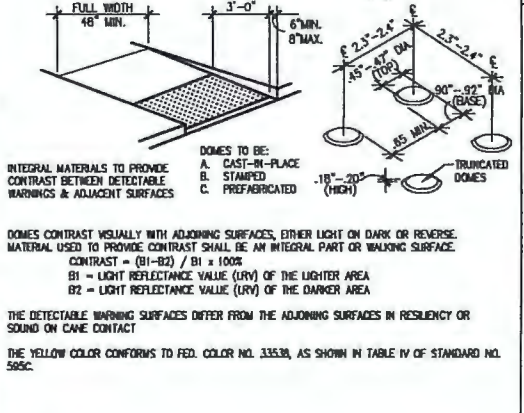
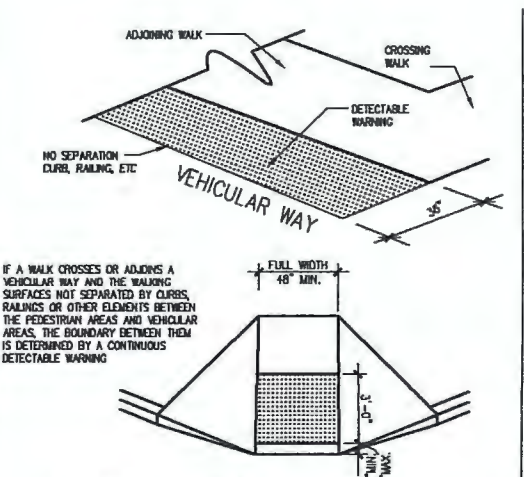
15 DIRECTIONAL ARROWS
SCALE: 3/8" = 1'-0"



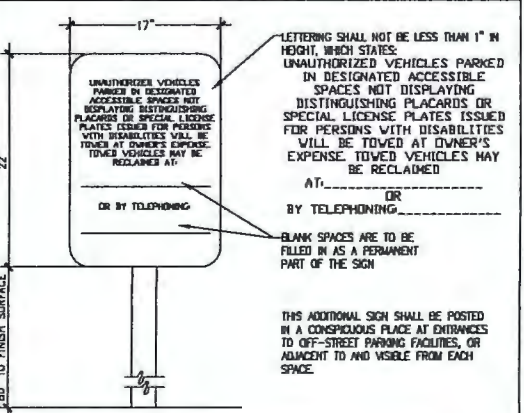
16 BOLLARD
SCALE: 1/2" = 1'-0"



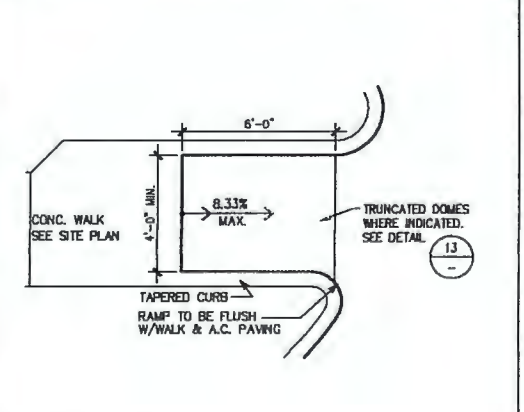
17 SHORT-TERM BICYCLE PARKING (5 SPACES)
SCALE: 1/2" = 1'-0"



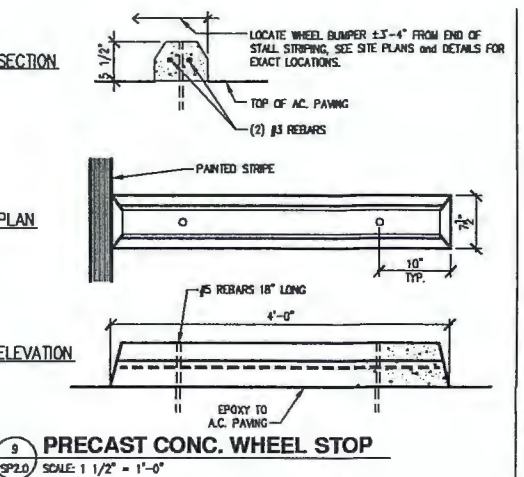
11 DETECTABLE WARNING
SCALE: N.T.S.



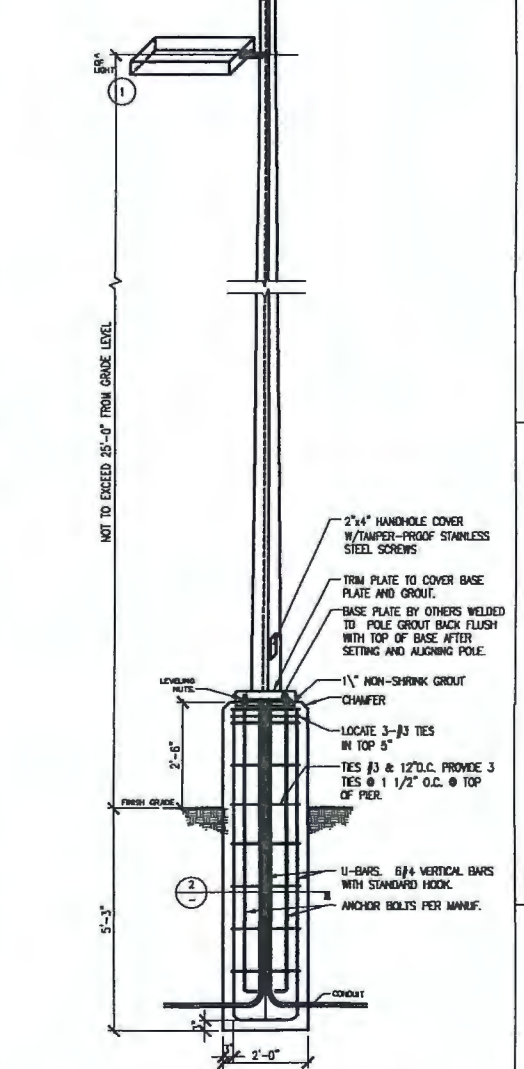
12 UNAUTHORIZED PARKING SIGNAGE
SCALE: N.T.S.



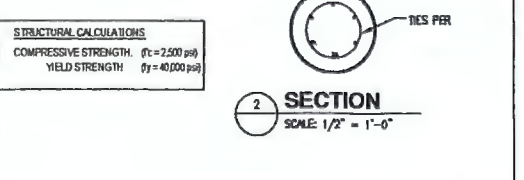
13 CURB RAMP
SCALE: N.T.S.



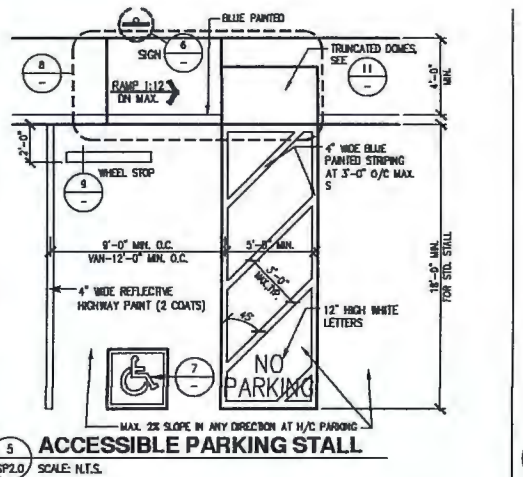
9 PRECAST CONC. WHEEL STOP
SCALE: 1 1/2" = 1'-0"



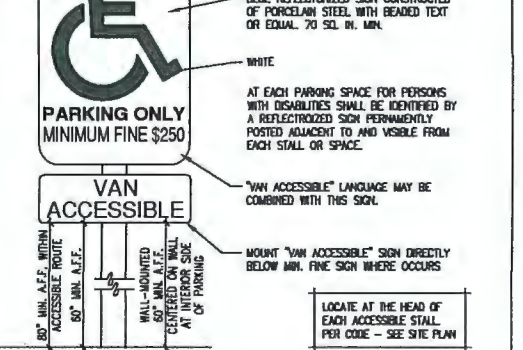
1 TYP. LIGHT STANDARD BASE
SCALE: 1/2" = 1'-0"



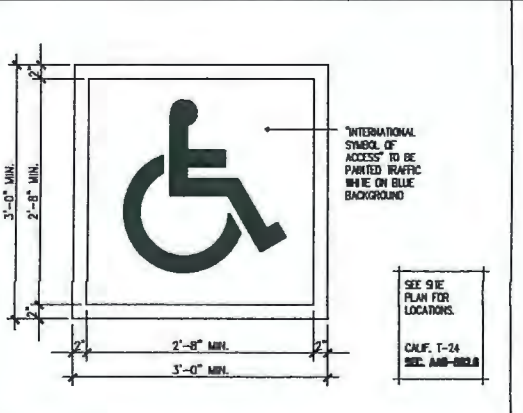
10 PARKING LIGHT FOOTING
SCALE: N.T.S.



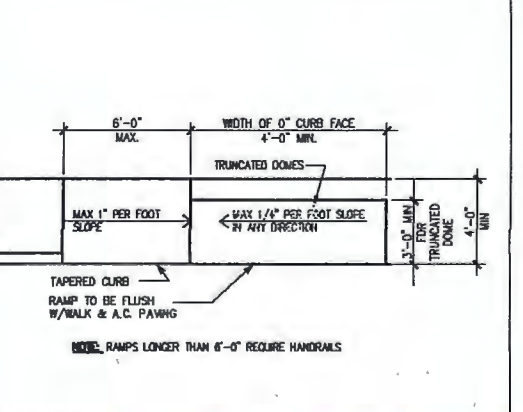
5 ACCESSIBLE PARKING STALL
SCALE: N.T.S.



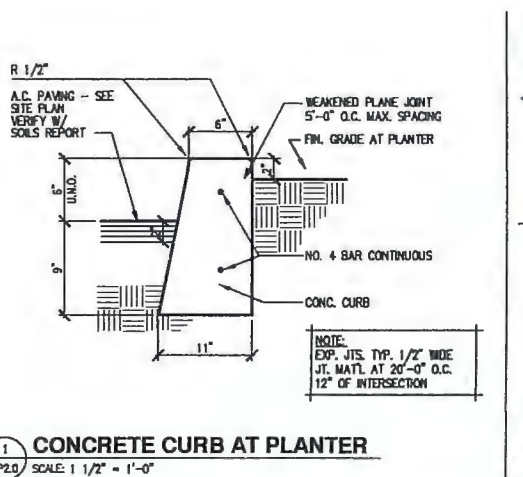
6 ACCESSIBLE PARKING SIGN
SCALE: N.T.S.



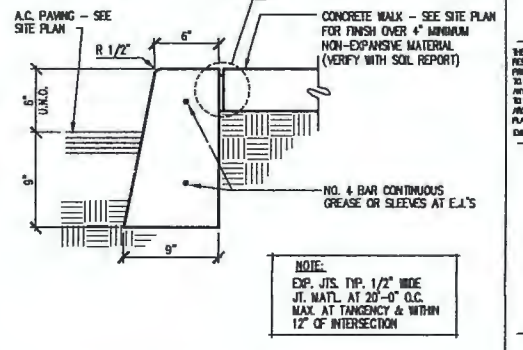
7 INTERNATIONAL SYM. OF ACCESSIBILITY
SCALE: N.T.S.



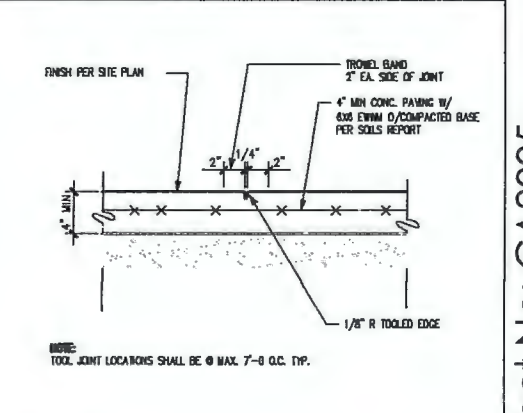
8 ACCESSIBLE CURB RAMP
SCALE: N.T.S.



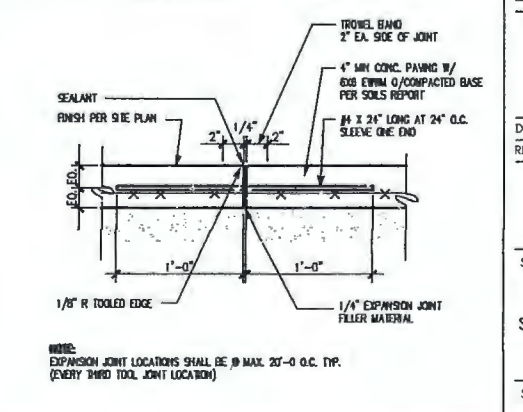
1 CONCRETE CURB AT PLANTER
SCALE: 1 1/2" = 1'-0"



2 CONCRETE CURB AT SIDEWALK
SCALE: 1 1/2" = 1'-0"



3 TOOL JOINT
SCALE: 1 1/2" = 1'-0"



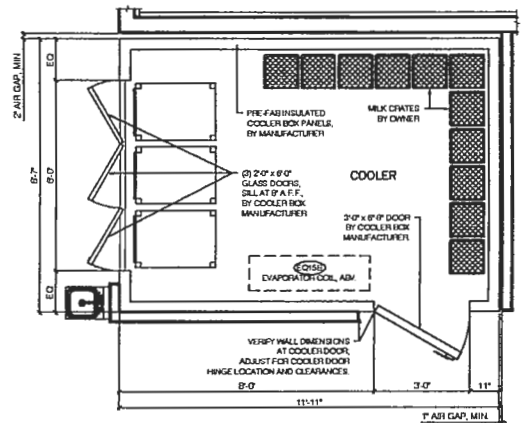
4 EXPANSION JOINT
SCALE: 1 1/2" = 1'-0"

Dutch Bros logo and ARMET DAVIS NEWLOVE & ASSOCIATES, AIA ARCHITECTS contact information including address, phone, and email.

Project No: CA3005
Dutch Bros Coffee - New Freestanding Store
4085 CAMERON PARK DRIVE
CAMERON PARK, CA 95682

Architectural stamp and project details including date, revision, sheet name, and sheet number (SP2.0).

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



2 ENLARGED COOLER PLAN
SCALE: 1/2" = 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

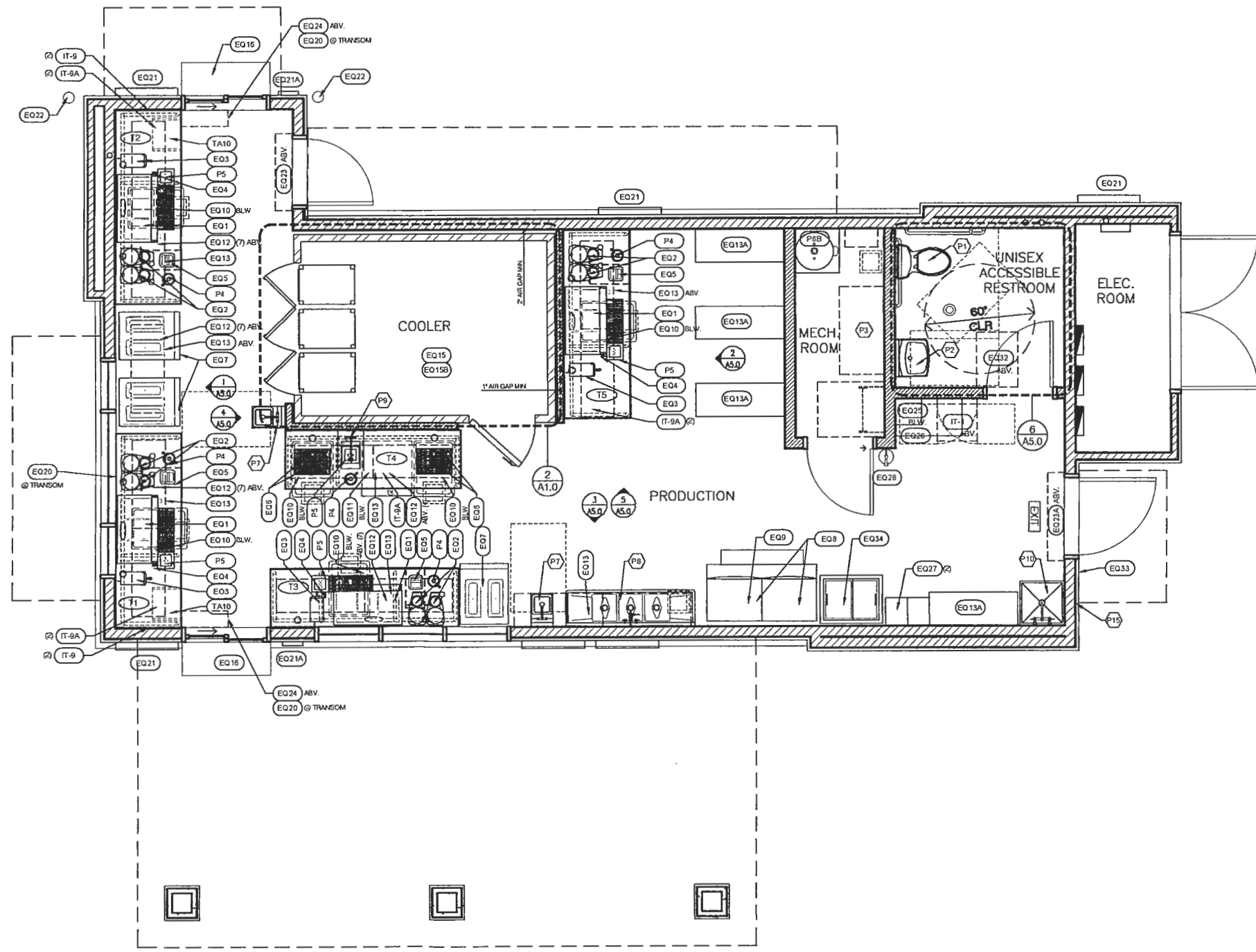
1. THIS DRAWING IS FOR EQUIPMENT LAYOUT PURPOSES ONLY. PLEASE SEE FLOOR PLAN FOR FULLY DIMENSIONED PARTITION LOCATIONS AND ASSEMBLIES.
2. NOTE: PLEASE SEE SHEET 01.0 COVER SHEET, FOR CODE SUMMARY, BUILDING DATA AND EXIT ACCESS REQUIREMENTS. G.C. TO VERIFY ALL DIMENSIONS IN THE FIELD BEFORE COMMENCING 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: 6.1.3.6)
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

ID TAG	DESCRIPTION	REMARKS
11	STAINLESS STEEL	WALK-IN REFRIGERATOR CASE, 24\"/>
12	STAINLESS STEEL	WALK-IN REFRIGERATOR CASE, 24\"/>
13	STAINLESS STEEL	WALK-IN REFRIGERATOR CASE, 24\"/>
14	STAINLESS STEEL	WALK-IN REFRIGERATOR CASE, 24\"/>
15	STAINLESS STEEL	WALK-IN REFRIGERATOR CASE, 24\"/>

ID TAG	DESCRIPTION	MANUFACTURER	MODEL	REMARKS
PA01	ADA SINK	BERNARDINI	8-300	SEE INFORMATION ON INSTALLATION LOCATION
PA02	MIRROR	BERNARDINI	8-105-100	MOUNTED TO BOTTOM OF REFLECTIVE SURFACE AT 5\"/>
PA03	SOAP DISPENSER	TOYOK	400-000	PROVIDED & INSTALLED BY G.C.
PA04	TOILET PAPER DISPENSER	TOYOK	400-000	PROVIDED & INSTALLED BY G.C.
PA05	PAPER TOWEL DISPENSER	TOYOK	400-000	PROVIDED & INSTALLED BY G.C.
PA06	HAIR DRYER	BERNARDINI	8-204	PROVIDED & INSTALLED BY G.C.
PA07	TOILET SEAT COVER DISPENSER	BERNARDINI	8-201	PROVIDED & INSTALLED BY G.C.

ID TAG	FIXTURE DESCRIPTION	REMARKS
P-1	SAVATORY SINK	COLOR WHITE, NOTE: FLOOR CONTROLS
P-2	SAVATORY SINK	LOCATION IN OPEN SIDE OF SINK
P-3	SAVATORY SINK FAUCET	LOCATED IN OPEN SIDE OF SINK
P-4	WATER FILTRATION SYSTEM	CONNECT TO MAIN WATER LINE FOR PRESSURE SENSITIVE WATER FILTRATION SYSTEM
P-5	DIPPER WELLS	INSTALL IN STAINLESS STEEL TABLE
P-6	RAPID SERVICE STATION	INSTALL UNDER COOLER UNIT WITH STAINLESS STEEL TABLE IN DUMP BIN, CHANGING TABLE NUMBER OR CONNECTION FOR RASER SUPPLY LINE
P-6A	WATER HEATER - Dimpled	STAINLESS - GAS
P-6B	WATER HEATER - Tank	TANK, ELECTRIC, HIGH RECOVERY RATE
P-7	HAND SINK	PROVIDED BY SINK, INSTALLED BY RES
P-7	HAND SINK FAUCET	NON-REFLECTIVE WATER CONNECTION
P-8	3 COMP SINK	TO BE INSTALLED BY PLUMBING CONTRACTOR. TOP OF SINK TO BE ALLIGARMS TOGETHER AND REST TO BE IN LINE OF FLOOR LINE. VERIFY TO MATCH WITH SINK TO SEE AND CHECK TO MATCH WITH CLEAR HEIGHT
P-8	3 COMP SINK FAUCET	PROVIDED BY SINK AND INSTALLED BY G.C.
P-8	LEVER WASTE SINK	TO BE INSTALLED ON STAINLESS STEEL TABLE BY SINK
P-9	PULLOUT SPARTAN HANDLE	TO BE INSTALLED ON STAINLESS STEEL TABLE BY SINK
P-10	MOP SINK	COLOR WHITE, OF WALLS, 3\"/>
P-10	MOP SINK FAUCET	SERVICE FAUCET WITH UNIFORM BREAKER, WITH A STOP AND HOSE WITH HOSE BRACKET
P-10	MOP WASHEN	MOUNT AT 5\"/>
P-11	FLOOR SINK	5\"/>
P-12	FLOOR SINK	5\"/>
P-13	GRABBAR INTERCEPTOR	5\"/>
P-14	ROOF DRAIN	COMBINATION MINN AND OVERFLOW ROOF DRAIN
P-15	DOWNSPOUT NUTS	NO-HUB DOWNSPOUT NUTS
P-16	WALL MOUNT	2\"/>
P-17	YARD HYDRANT	FAUCET PROOF, 3\"/>
P-18	RECYCLATION PUMP	115V, 3.20 HP, PROVIDE W/ ADJUST 1\"/>
P-19	BOILER PUMP	115V, 3.20 HP, PROVIDE W/ ADJUST 1\"/>

ID TAG	DESCRIPTION	MANUFACTURER	MODEL	REMARKS
IT-1	LOW VOLTAGE BACK	STRONG	LR 100V 10U	PROVIDE BACKUP & MOUNT TOP OF UNIT & BELOW SHIP CEILING, RESERVE BENCH RACK MOUNT
IT-2	TECH RACK/FURNITURE			
IT-3	BANK OF BATTERY	APC	BC 400A	PLACES BY THE LOW VOLTAGE BACK
IT-4	BACKSHELF	FRANKIT		
IT-5	SHIELD PROTECTOR	WATINGS	LIGHTED SHIELD PROTECTOR	
IT-6	SHIELD PROTECTOR	TRU	TRU	LOCATED IN LOW VOLTAGE RACK
IT-7	IT EQUIPMENT	TRU	TRU	LOCATED IN LOW VOLTAGE RACK
IT-8	AMP	SONOS	TRU	TRAMP FOR WIRELESS SPEAKERS, AMP FOR EXTENSION SPEAKERS
IT-9	SPEAKER - CEILING MOUNTED	SONOS	W/ CEILING BY SONOS	SEE PLAN FOR LOCATION
IT-10	SPEAKER - OUTDOOR MOUNTED	SONOS	OUTDOOR BY SONOS	SEE PLAN FOR LOCATION
IT-11	NOT USED			
IT-12	SHD 102"	APPLE	SHD 102"	SHD 102" POLYURETHANE SCREEN PROTECTOR (SFP)
IT-13	SHD 104"	APPLE	SHD 104"	
IT-14	SHD TOUCH	APPLE	SHD TOUCH	REQUIRES OTHER CASE
IT-15	SHD ADJUSTABLE IRM WALL MOUNT	THE JOY FACTORY		
IT-16	SHD CLAMP MOUNT	THE JOY FACTORY		
IT-17	SHD MAGNETIC MOUNT	THE JOY FACTORY		
IT-18	SHD TABLE MOUNT	W/CONNECT		
IT-19	SHD CHAIRS CABINET	LEONOR		SHD CHAIRS CABINET
IT-20	3.0MM TO 2.0MM RGA			
IT-21	POE SYSTEM			
IT-22	COAP DRAWER PRINTER CABLE	APC		
IT-23	8 CAT5E CABLE			
IT-24	PRINTAL READER RIBBLE			
IT-25	SECURITY MONITOR	TRU	TRU	VERIFY LOCATION W/ RES



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



ARMET DAVIS NEWLOVE & ASSOCIATES, AIA ARCHITECTS
1330 CLIFTON BLVD.
SANTA MONICA, CALIFORNIA 90404
PH 310 462-3533 FAX 310 460-4742

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL USE FOR WHICH THEY WERE PREPARED AND NO OTHER USE OR MODIFICATION SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THESE PLANS AND SPECIFICATIONS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THESE PLANS AND SPECIFICATIONS.

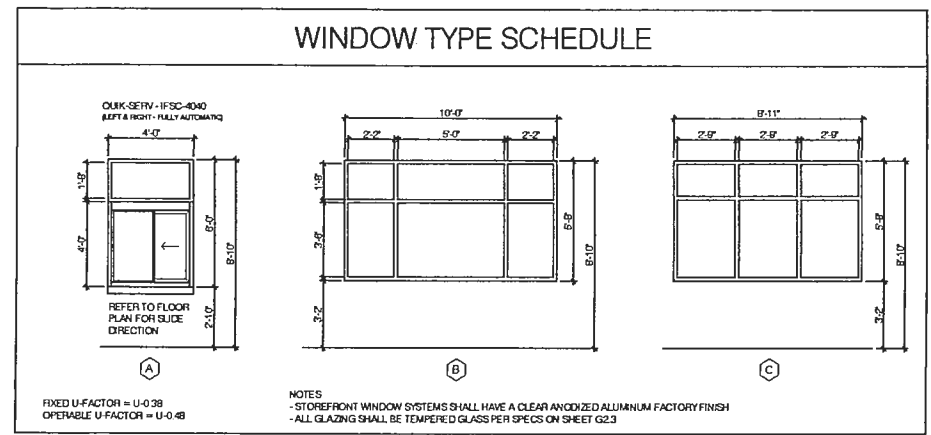


Project No: CA3005
Dutch Bros Coffee - New Freestanding Store
DB2550-A1
4085 CAMERON PARK DRIVE
CAMERON PARK, CA 95682
APN:

DATE: 12/14/2021
REV. DATE: DESCRIPTION:
SHEET NAME:
EQUIPMENT PLAN/
ENLARGED PLANS
SHEET NUMBER:

A1.0
© 2018 DB Franchising USA, LLC

The name DUTCH BROS. and all associated logos, distinctive designs, content, information, and other materials features, displays, combined herein, and made available by Dutch Bros., including but not limited to, the "rook and feet" of the establishments and products, all text, images, colors, configurations, and other materials (collectively, the "Materials") are owned by and/or licensed by DB Franchising USA, LLC and are protected by copyright, trademark, trade dress, patent, and/or other intellectual property rights and unfair competition laws under the United States and foreign laws.



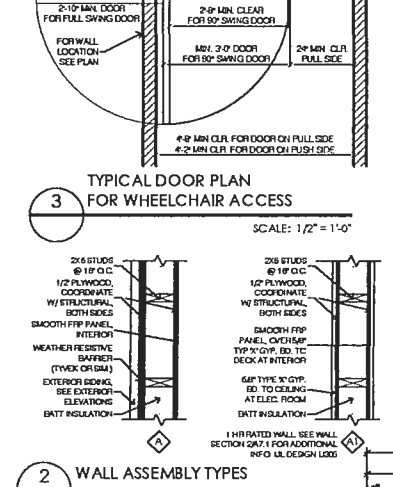
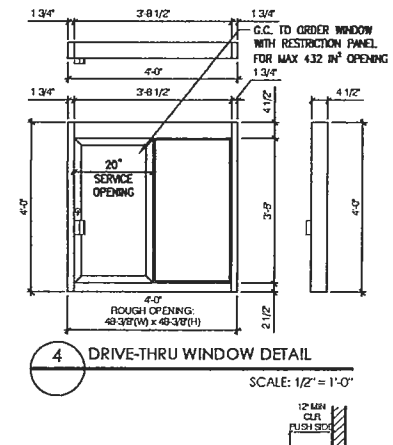
DOOR SCHEDULE

NO.	SIZE	TYPE	GLASS	MATERIAL	HARDWARE	NOTES
01	3'-0" x 7'-0"	A	1	TEMP. HM	HMD	GROUP 1 A,B,C,D,E,F
02	3'-0" x 7'-0"	B	2	TEMP. HM	HMD	GROUP 2 A,B,C,D,E,F
03	3'-0" x 7'-0"	C	2	TEMP. HM	HMD	GROUP 3 A,B,C,D,E,F
04	7'-0" x 7'-0"	D	4	TEMP. HM	HMD	GROUP 4 A,B
05	3'-0" x 7'-0"	E	2	TEMP. HM	HMD	GROUP 5 A,B
06	3'-0" x 7'-0"	F	3	TEMP. HM	HMD	GROUP 6 A,B

NOTES:
HM: HOLLOW METAL, 16 GA.
HMD: HOLLOW METAL WELDED & Dimpled
A: ENCLOSE 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 OCCUPY"
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 30 LB FORCE. THE DOOR SHALL SWING TO A FULL-OPEN POSITION WHEN SUBJECTED TO A 15 LB FORCE PER USC 10101.3

DOOR NOTES

- THIS PLAN IS ISSUED SO THAT THE CONTRACTOR CAN MAINTAIN 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'-0" WIDE DOOR IS REQUIRED FOR CLEARANCE. FOR 8' SWING DOORS A MINIMUM 3'-0" WIDE DOORS 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 8' 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 OCCUPY"
- 10" HIGH KICK PLATE AT BOTTOM OF GLAZED AND STOREFRONT DOORS.
- ALL DOORS EQUIPPED WITH SINGLE EFFORT, NON GRIPPING 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 WITH BETWEEN THE FACE OF THE DOOR AND THE JAMB.
- ALL DOORS TO BE KEYS ALIKE, GC TO PROVIDE A TOTAL OF 4 KEYS.



FINISH SCHEDULE

ID TAG	FINISH DESCRIPTION	MANUFACTURER	MODEL	REMARKS
FLOOR				
FF-1	FLOOR TILE - 16X16 UNED	BECKHOUSANS	6X 6' DOTTI ANTHRACITE R12 - DIAMOND TEXTURED	16'00" X 16'00" AREA - HELLU TILE
FF-2	FLOOR TILE - SMOOTH	BEDROSANS	6X 6' DOTTI ANTHRACITE MATT R9 - SMOOTH	INSTALLED UNDER COUNTERTOPS & EQUIPMENT; REFER TO NOTE PLAN NOTE 6
	EPOXY GROUT	LATICRETE	102 2000 IND. EPOXY GROUT #2 KIT BLACK	
	GROUT	LATICRETE	STRECHALOCK (G 2000 PART A) B EPOXY GROUT	
	GROUT	LATICRETE	STRECHALOCK PART C COLOR PACK 1	
	GROUT	LATICRETE	PERMACOLOR GROUT	
	GROUT	LATICRETE	HYDRO BAN WATERPROOF/ANTIFRACTURE	
WALL				
WF-1	(FRP) FIBERGLASS REINFORCED PANEL	MAHLITE	S 1003 - 4x 10' PANELS	COLOR: WHITE. PROVIDE ALL NECESSARY TRIM PIECES
WF-2	CDX 1/2"			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 - 5250	FLAT WHITE, SMOOTH
CLG-2	FRP OVER 1/2" CDX	MAHLITE	S 1003 - 4x 10' PANELS	COLOR: WHITE. PROVIDE ALL NECESSARY TRIM PIECES. PROVIDE ADHESIVE & PAN HEAD SCREWS AT 24" O.C. E-W.
PAINT				
PI-1	DB LIGHT GRAY	SHERWIN WILLIAMS	8656-12048 - BLDG DB LIGHT GRAY	REFER TO S.W. PAINT SPECS
PI-2	DB DARK GRAY	SHERWIN WILLIAMS	8656-11295 - BLDG DB DARK GRAY	REFER TO S.W. PAINT SPECS
PI-3	DB BLUE	SHERWIN WILLIAMS	8656-12045 - BLDG DB BLUE	REFER TO S.W. PAINT SPECS
PI-4		SHERWIN WILLIAMS	SW 7006 - EXTRA WHITE	SEM 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, W/4x4 FUM SERVICE WINDOW SILL TO TOP OF COVE BASE, 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 WALLS AND CEILINGS 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:

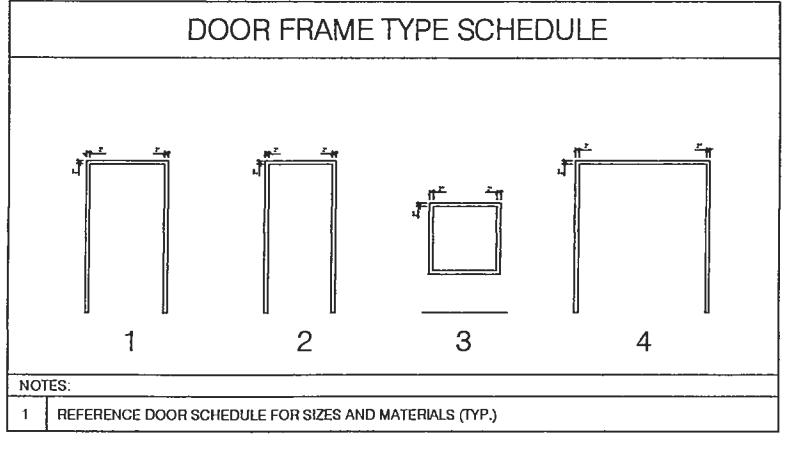
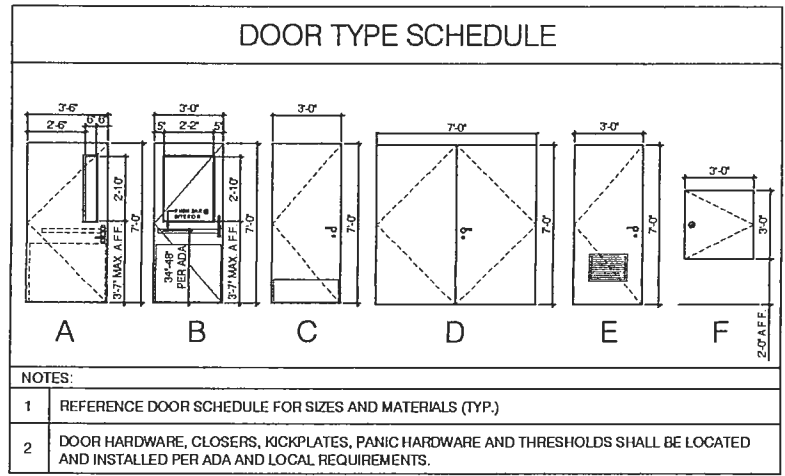
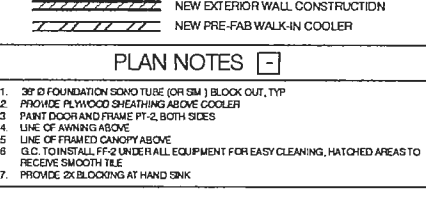
a. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS.

b. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT 10-FOOT INTERVALS ALONG THE LENGTH OF THE WALL.

c. AT THE INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.

d. 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.

e. 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.



HARDWARE GROUPS

GROUP 1:
1 EA. HINGES PIANO HINGES - CONTINUOUS
1 EA. TRILOGY 12 SERIES EXIT TRM ET DL27 ALARM LOCK
ALL METAL 12 BUTTON KEYPAD, WATERPROOF
VERSION WITH US300 FINISH
1 EA. THRESHOLD PENKO 2716A
1 EA. DOOR SHOE PENKO 2114PK
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. 40X30 KICK PLATE, INTERIOR, HAGER 1005 FINISH: US32D

GROUP 2:
1 EA. HINGES PIANO HINGES - CONTINUOUS
1 EA. TRILOGY 12 SERIES EXIT TRM ET DL27 ALARM LOCK
ALL METAL 12 BUTTON KEYPAD, WATERPROOF
VERSION WITH US300 FINISH
1 EA. THRESHOLD PENKO 2716A
1 EA. DOOR SHOE PENKO 2114PK
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. 40X30 KICK PLATE, INTERIOR, HAGER 1005 FINISH: US32D

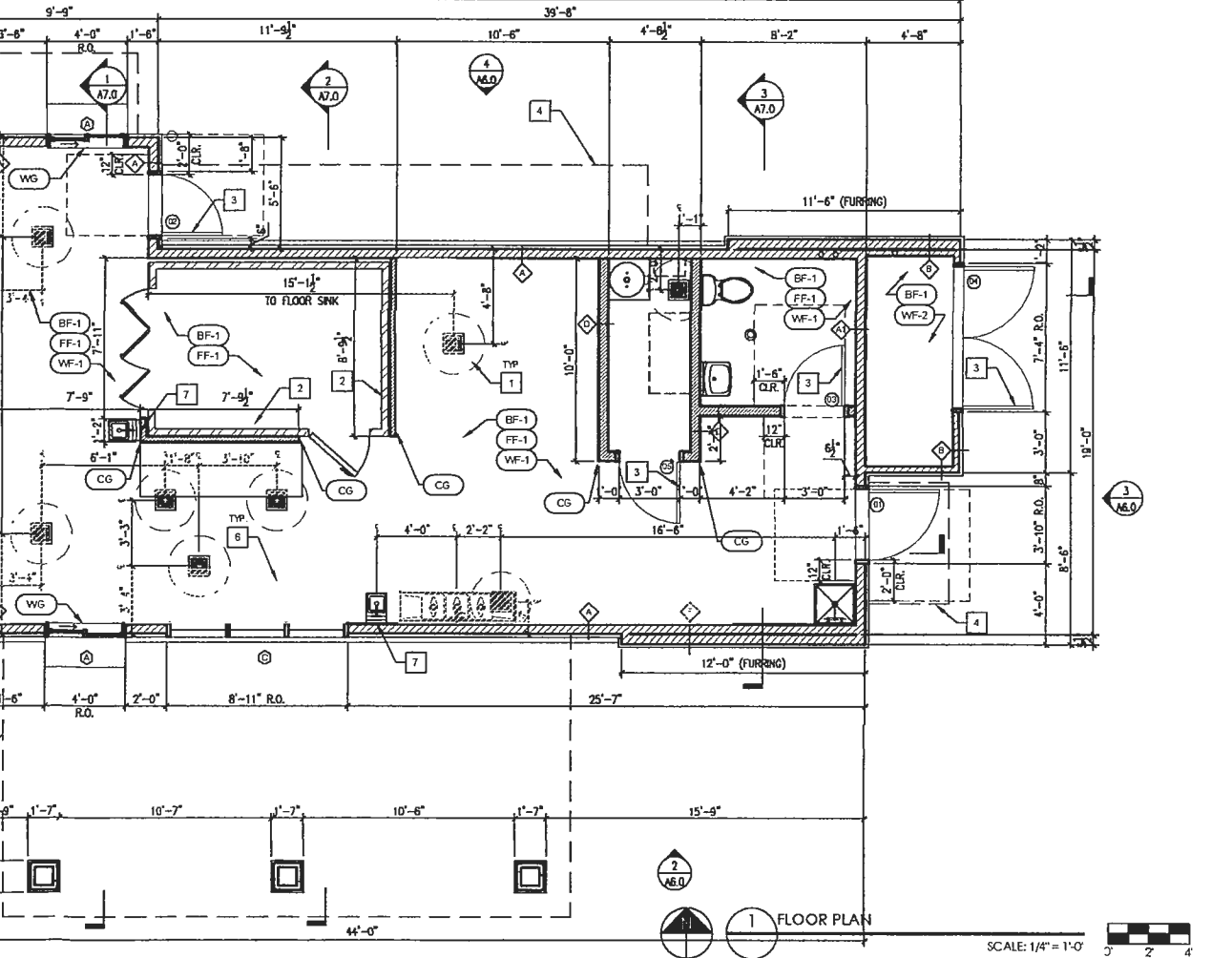
GROUP 3:
3 EA. HINGES MCKINNEY T2714 4.5 X 4.5 NRP, FINISH 652
1 EA. LOCKSET SCHLAGE B571 INDICATOR, 628 SATIN FINISH
1 EA. PUSH PLATE, 628 SATIN FINISH
1 EA. HANDLE PULL, 628 SATIN FINISH
1 EA. DOOR CLOSER SARGENT 1431 RUO EN
1 EA. DOOR SEAL PS074, BLACK
1 EA. 40X30 KICK PLATE, INTERIOR, HAGER 1005 FINISH: US32D

GROUP 4:
3 EA. HINGES MCKINNEY T2714 4.5 X 4.5 NRP, FINISH 652
1 EA. LOCKSET SCHLAGE L6433 ENTRANCE LOCK, SCHLAGE 08 STANDARD HANDLE SATIN FINISH
FULL FACE, ESCUTCHEON L503-363 E2 TURN
1 EA. PUSH BOLT NESTER 301P
1 EA. LATCH GUARD, STAINLESS STEEL, 7"
1 EA. THRESHOLD PENKO 175A-72
1 EA. DOOR SHOE PENKO 2114PK
1 EA. DOOR SEAL PS074, BLACK
1 EA. KICK DOWN INES F5655 9" BLACK PAINTED

GROUP 5:
3 EA. HINGES MCKINNEY T2714 4.5 X 4.5 NRP, FINISH 652
1 EA. LOCKSET SCHLAGE L6433 ENTRANCE LOCK, SCHLAGE 08 STANDARD HANDLE SATIN FINISH
FULL FACE, ESCUTCHEON L503-363 E2 TURN
1 EA. THRESHOLD PENKO 175A-72
1 EA. DOOR SHOE PENKO 2114PK
1 EA. DOOR SEAL PS074, BLACK
1 EA. KICK DOWN INES F5655 9" BLK FINISH

GROUP 6:
2 EA. HINGES MCKINNEY T2714 4.5 X 4.5 NRP, US32D FINISH
1 EA. SCHLAGE J06030 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 DEVICES 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.



an

ARMET DAVIS NEWLOVE & ASSOCIATES, AIA ARCHITECTS

1330 OLYMPIC BLVD.
SANTA MONICA, CALIFORNIA 90404
PH 310 463-8533 FAX 310 460-4742

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL USE FOR WHICH THEY WERE PREPARED AND PUBLISHED HEREIN IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT. BEFORE PROCEEDING WITH THESE PLANS AND SPECIFICATIONS YOU SHALL CONTACT THE ARCHITECT TO OBTAIN A WRITTEN CONFIRMATION OF THE ARCHITECT'S PERMISSION TO REUSE THESE PLANS AND SPECIFICATIONS.

LICENSED ARCHITECT
PAUL W. DEPTER
C-28602
STATE OF CALIFORNIA

Project No: CA3005
Dutch Bros Coffee - New Freestanding Store
DB2550-A-1

4085 CAMERON PARK DRIVE
CAMERON PARK, CA 95682
APN:

DATE: 12/14/2021
REV: DATE DESCRIPTION:

SHEET NAME:
FLOOR PLAN/
DETAILS/ SCHEDULES

SHEET NUMBER:
A2.0

© 2018 DB Franchising USA, LLC

The name DUTCH BROS. and all associated logos, distinctive designs, content, information, and other materials featured, displayed, contained herein, and made available by Dutch Bros., including but not limited to, the "look and feel" of the establishments and products, all text, images, colors, configurations, and other materials (collectively, "Dutch Bros. Materials") are owned by and/or licensed by DB Franchising USA, LLC and are protected by copyright, trademark, trade dress, patent, and/or other intellectual property rights and unfair competition laws under the United States and foreign laws.

GENERAL NOTES:

- COORDINATE WITH PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS FOR LOCATION AND NUMBER OF OTHER ROOF PENETRATIONS (E. 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.

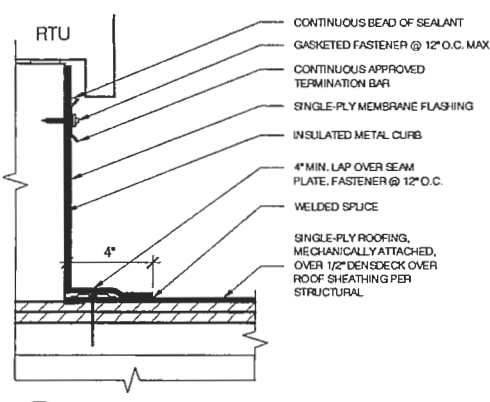


a n

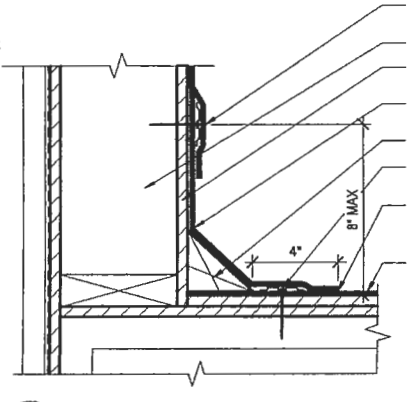
ARMET DAVIS NEWLOVE & ASSOCIATES, AIA ARCHITECTS

1330 OLYMPIC BLVD.
SANTA MONICA, CALIFORNIA 90404
PH 310 462-8333 FAX 310 460-4742

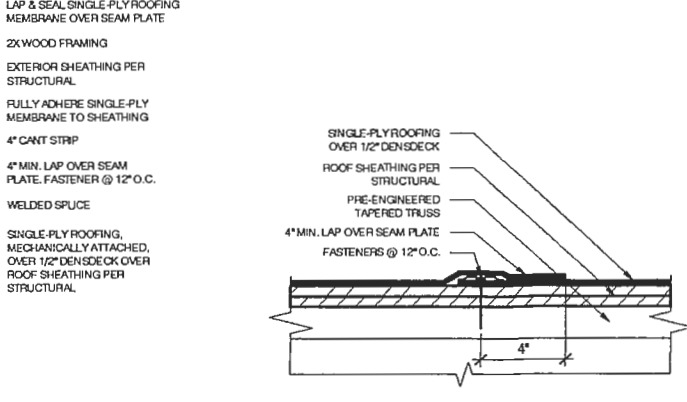
THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLISHED HERETOBY IS EXPRESSLY LIMITED TO SUCH USE. RE-USE, REPRODUCTION OR PUBLICATION BY ANY PERSON, IN WHOLE OR IN PART, IS PROHIBITED. SALE TO THE PUBLIC AND REPRODUCTION WITHOUT THE ARCHITECT'S WRITTEN PERMISSION IS STRICTLY PROHIBITED. CONSULT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE FIRM OFFICE EVIDENCE OF THE ACCEPTANCE OF THE INSTRUMENTS.



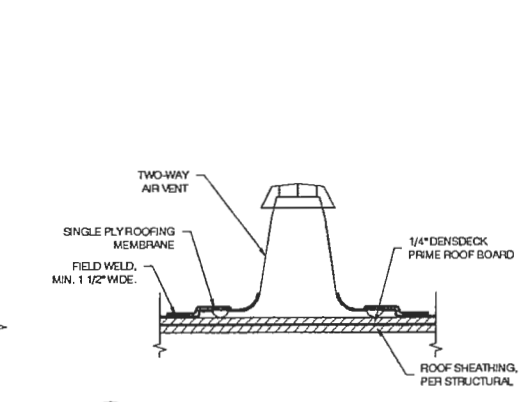
13 SELF-FLASHING CURB
SCALE: 3" = 1'-0"



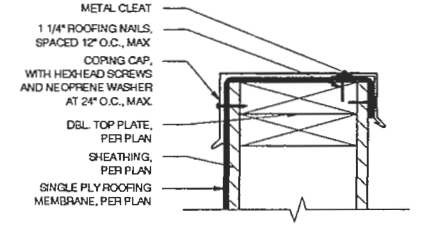
12 TYPICAL ROOF TO PARAPET
SCALE: 3" = 1'-0"



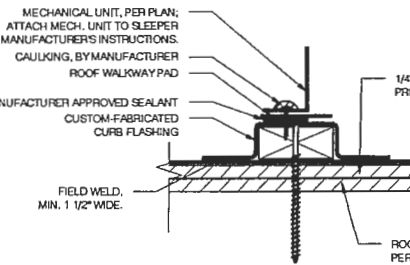
11 SINGLE PLY SYSTEM ASSEMBLY
SCALE: 3" = 1'-0"



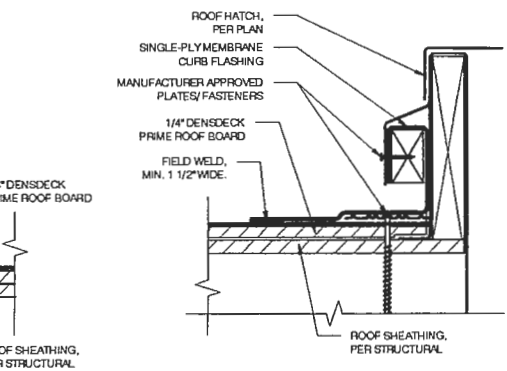
10 TWO-WAY AIR VENT
SCALE: 1 1/2" = 1'-0"



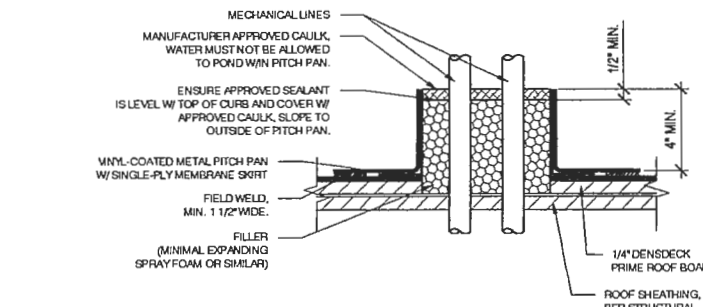
9 PARAPET CAP W/ CONT. CLEAT
SCALE: 3" = 1'-0"



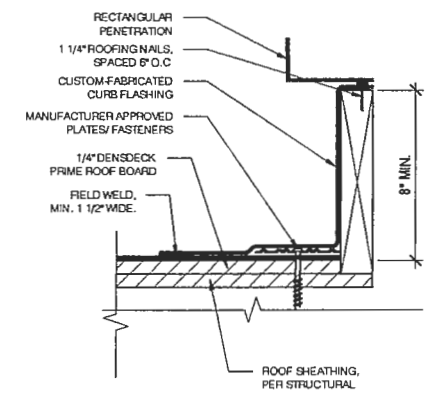
8 MECHANICAL UNIT SLEEPER
ALTERNATE CURB: FLEXI FOOT 250
SCALE: 3" = 1'-0"



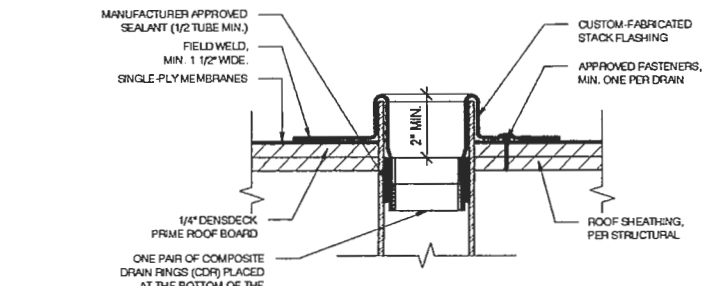
7 ROOF ACCESS HATCH
SCALE: 3" = 1'-0"



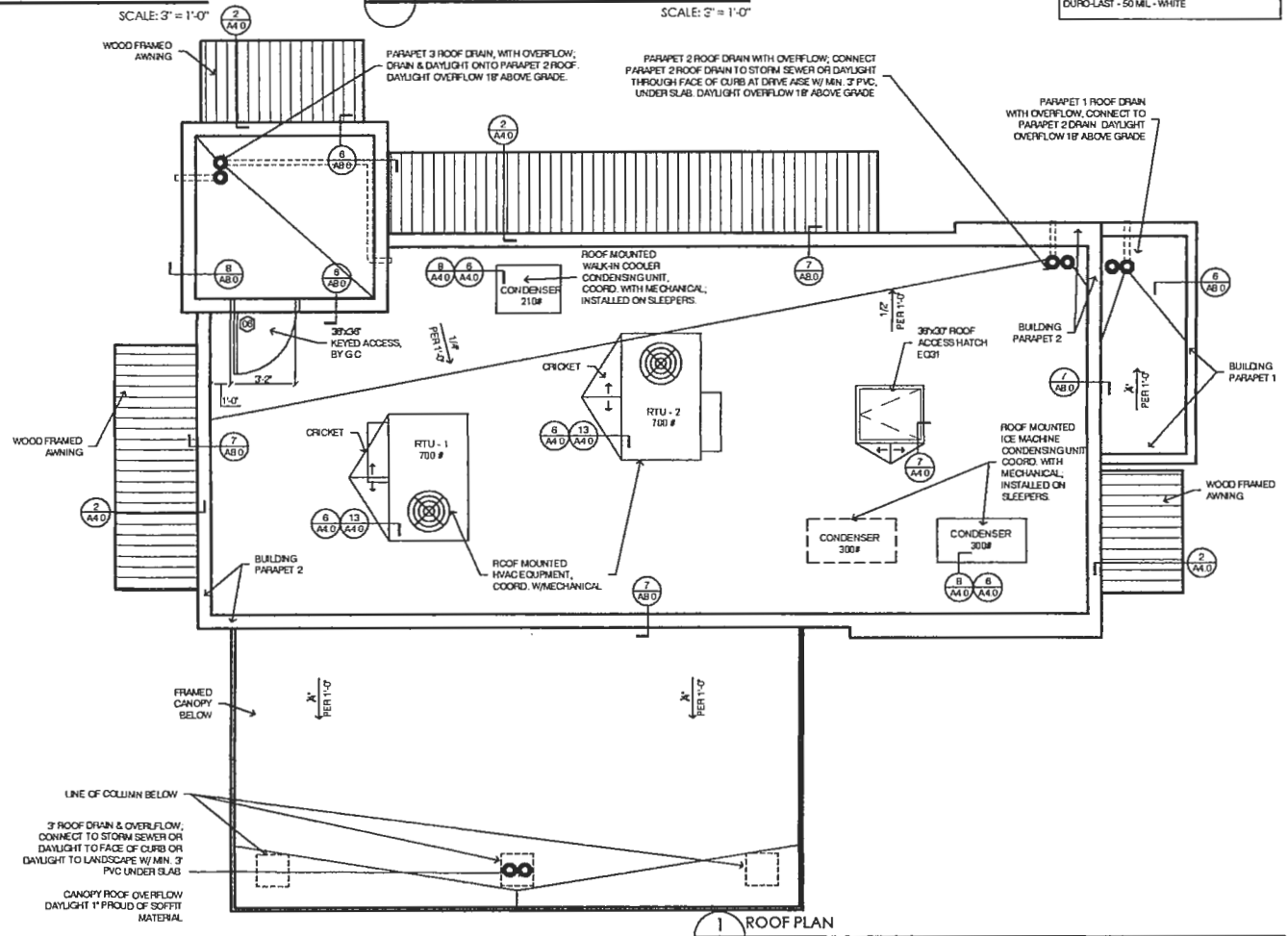
6 MECHANICAL LINES
SCALE: 3" = 1'-0"



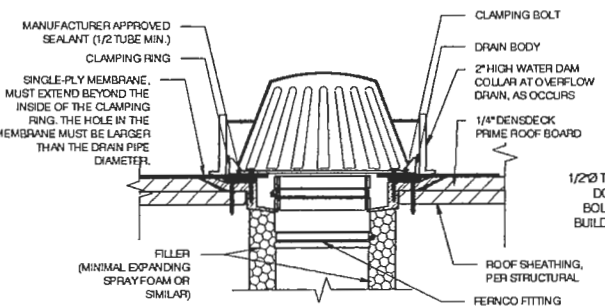
5 CURB DETAIL
SCALE: 3" = 1'-0"



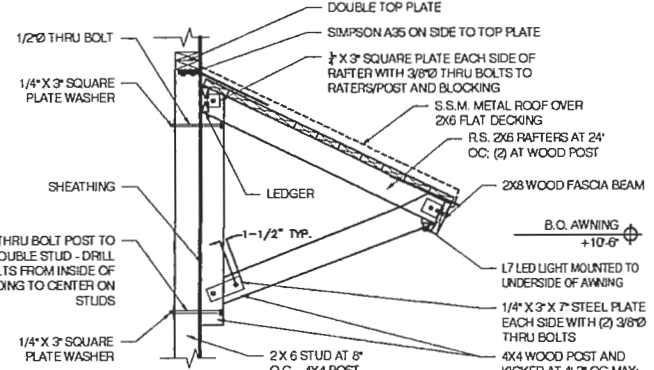
4 ROOF OVERFLOW
SCALE: 3" = 1'-0"



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



3 TYPICAL 4\"/>



2 WOOD AWNING DETAIL
SCALE: 3" = 1'-0"

NOTE: ROOF PARAPET IS GREATER THAN 4\"/>

Project No: CA3005
Dutch Bros Coffee - New Freestanding Store
DB2550-A-1
4085 CAMERON PARK DRIVE
CAMERON PARK, CA 95682
APN:

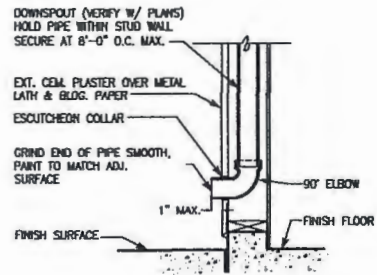
DATE: 12/14/2021
REV: DATE: DESCRIPTION:

SHEET NAME:
ROOF PLAN/ ROOF DETAILS

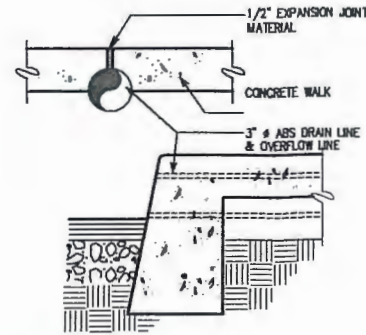
SHEET NUMBER:
A4.0

© 2019 DB Franchising USA, LLC

The name DUTCH BROS. and all associated logos, distinctive designs, content, information, and other materials featured, displayed, contained herein, and made available by Dutch Bros, including but not limited to, the "look and feel" of the establishments and products, all text, images, colors, configurations, and other materials, photographs, and other materials, are trademarks of Dutch Bros Franchising USA, LLC and are protected by copyright, trademark, trade dress, patent, and/or other intellectual property rights and under applicable laws under the United States and foreign laws.



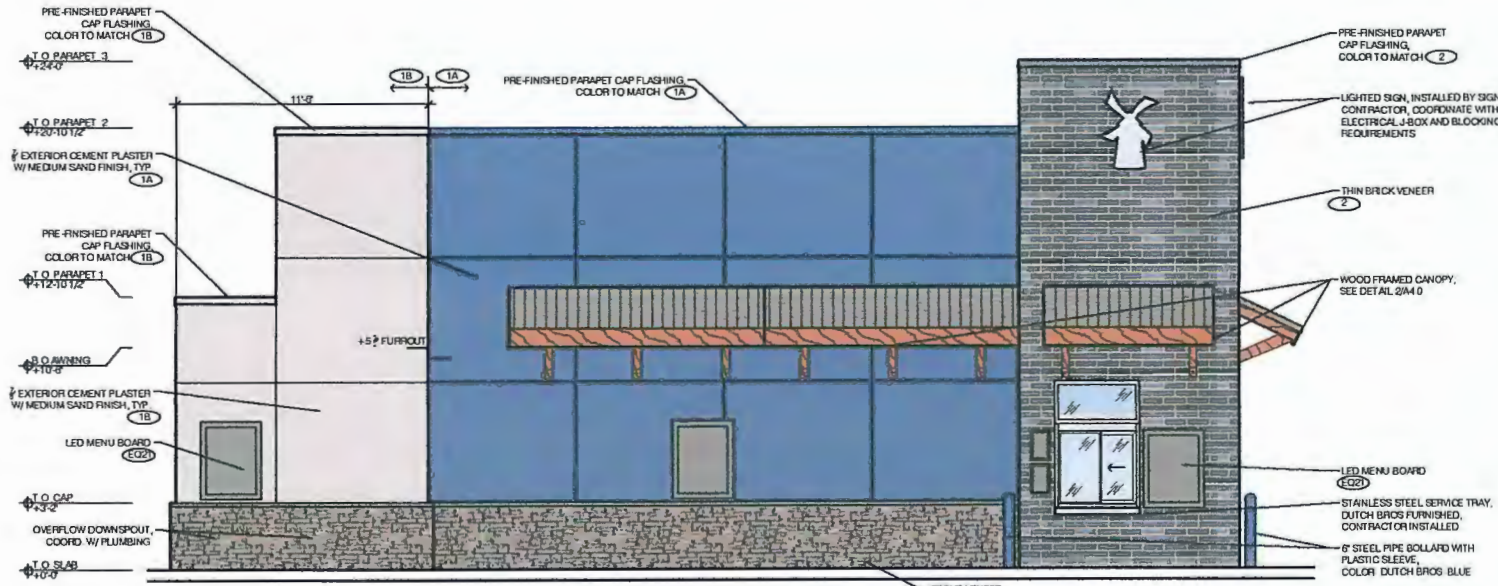
6 OVERFLOW DRAIN PIPE DISCHARGE
SCALE: NOT TO SCALE



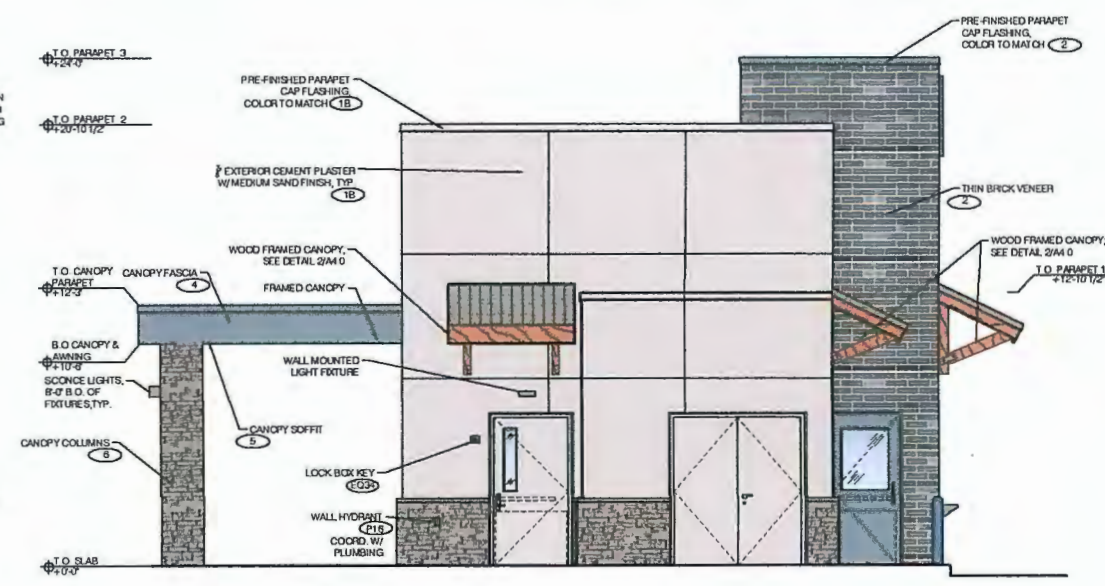
5 ROOF DRAIN PIPE DISCHARGE
SCALE: NOT TO SCALE

EXTERIOR FINISH SCHEDULE				
ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BODY)				
1A	EXTERIOR CEMENT PLASTER	SHERWIN WILLIAMS	8658-12045 - BLDG DB BLUE	3-COAT SYSTEM W/ ACRYLIC MEDIUM SAND FINISH; REVEALS AS SHOWN
1B	EXTERIOR CEMENT PLASTER	SHERWIN WILLIAMS	8658-12046 - BLDG DB LIGHT GRAY	ORIENTATION: HORIZONTAL, CAP FLASHING TO MATCH COLOR ASH
ZONE 2 (TOWER) (Z2)				
2	THIN BRICK VENEER	ENDICOTT BRICK	DARK IRONSPOT, SMOOTH TEXTURE, 1/2" THICK	ORIENTATION: HORIZONTAL, GROUT COLOR TO MATCH #10 ANTIQUE WHITE BY POLYBLEND GROUT
ZONE 3 (3'-2" BASE)				
3	STONE VENEER	ELDORADO STONE	CLIFFSTONE, BANFF SPRINGS	
	STONE VENEER SILL	ELDORADO STONE	SHAPPED EDGE WAINSCOT SILL, PEWTER	
ZONE 4 (FRAMED CANOPY)				
4	FASCIA	WESTERN STATES METAL ROOFING	METAL FASCIA	COLOR TO MATCH DB DARK GRAY
5	SOFFIT	HEWN ELEMENTS	NATURAL NORTHWESTERN SPRUCE	1X6, T&G, 1" REVEAL
6	COLUMNS	ELDORADO STONE	CLIFFSTONE, BANFF SPRINGS	

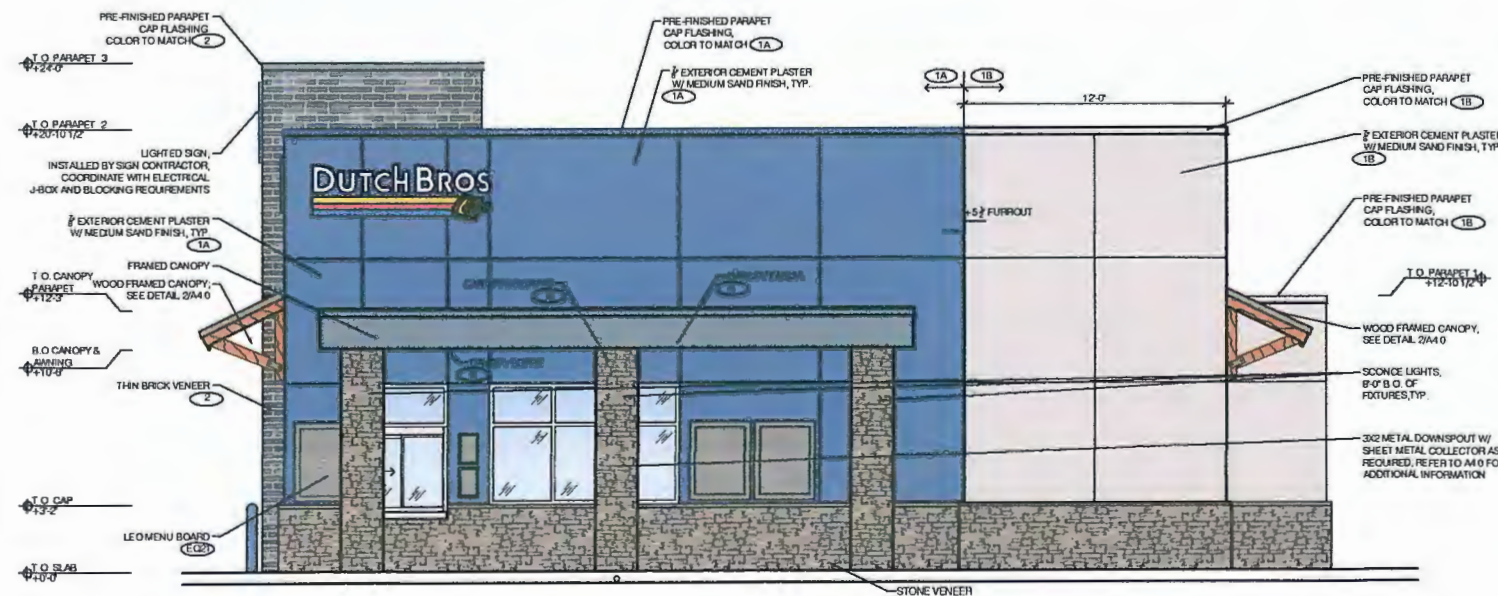
NOTE: PROVIDE 3/4" X 2" SMOOTH DOWNSPOUTS AND ALL NECESSARY ADAPTORS AT AWNING AND CANOPY LOCATIONS; DOWNSPOUT COLOR TO MATCH BODY MATERIAL PER ELEVATION



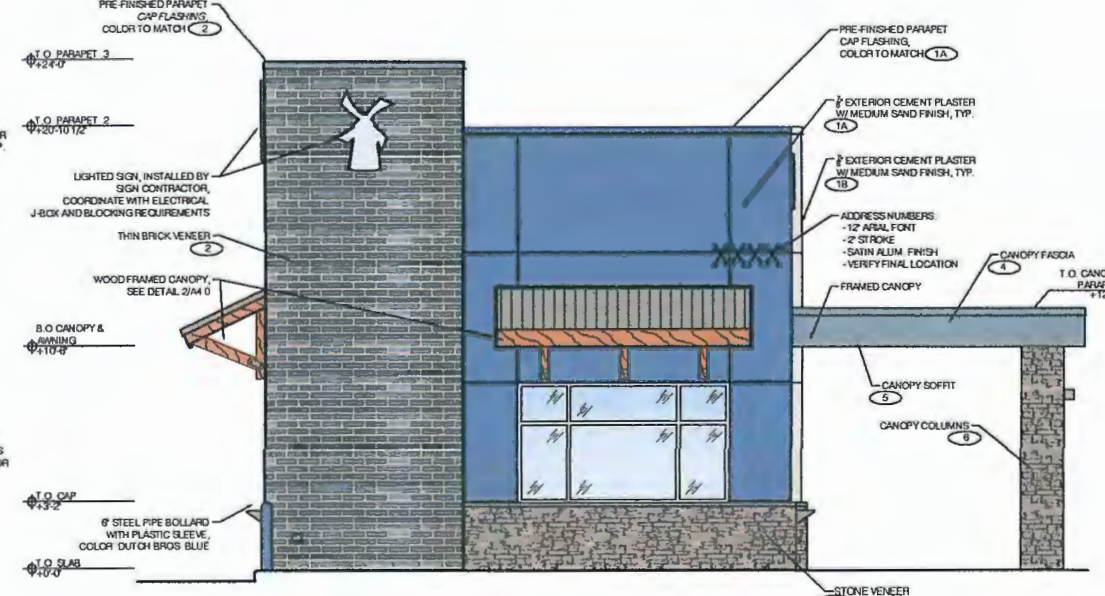
4 ELEVATION - DRIVE-THRU WINDOW
SCALE: 1/4" = 1'-0"



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



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



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



ARMÉT DAVIS NEWLOVE &
 ASSOCIATES, AIA ARCHITECTS
 1330 OLYMPIC BLVD.
 SANTA MONICA, CALIFORNIA 90404
 PH 310 462-6833 FAX 310 460-4742

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL USE FOR WHICH THEY WERE PREPARED AND PUBLISHED EXCEPT AS EXPRESSLY NOTED TO SUCH USE. RE-USE, REPRODUCTION OR PUBLICATION OF ANY KIND, IN WHOLE OR IN PART, IS PROHIBITED. FILE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT UNLESS OTHERWISE STATED. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDITIONS AND SPECIFICATIONS SHALL CONTROL FROM THE DATE OF THE ACCEPTANCE OF THE RESUBMISSION.

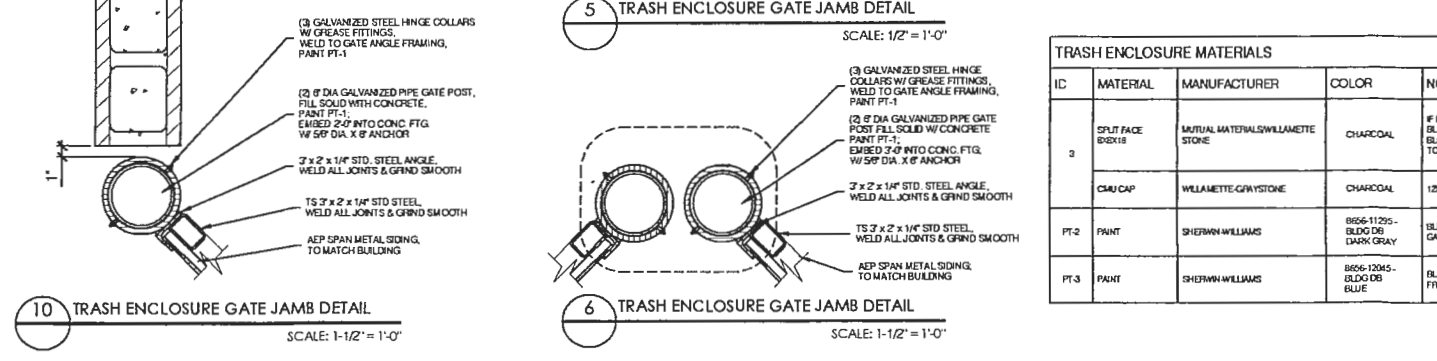
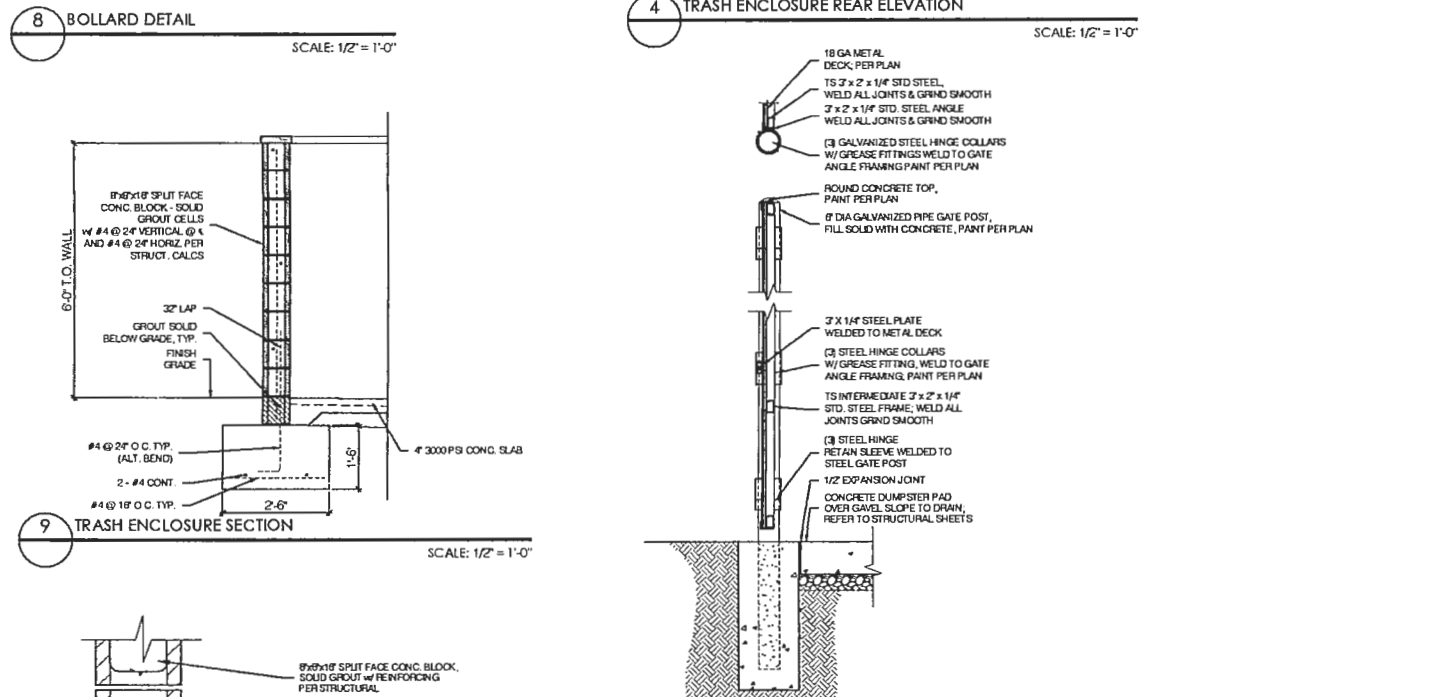
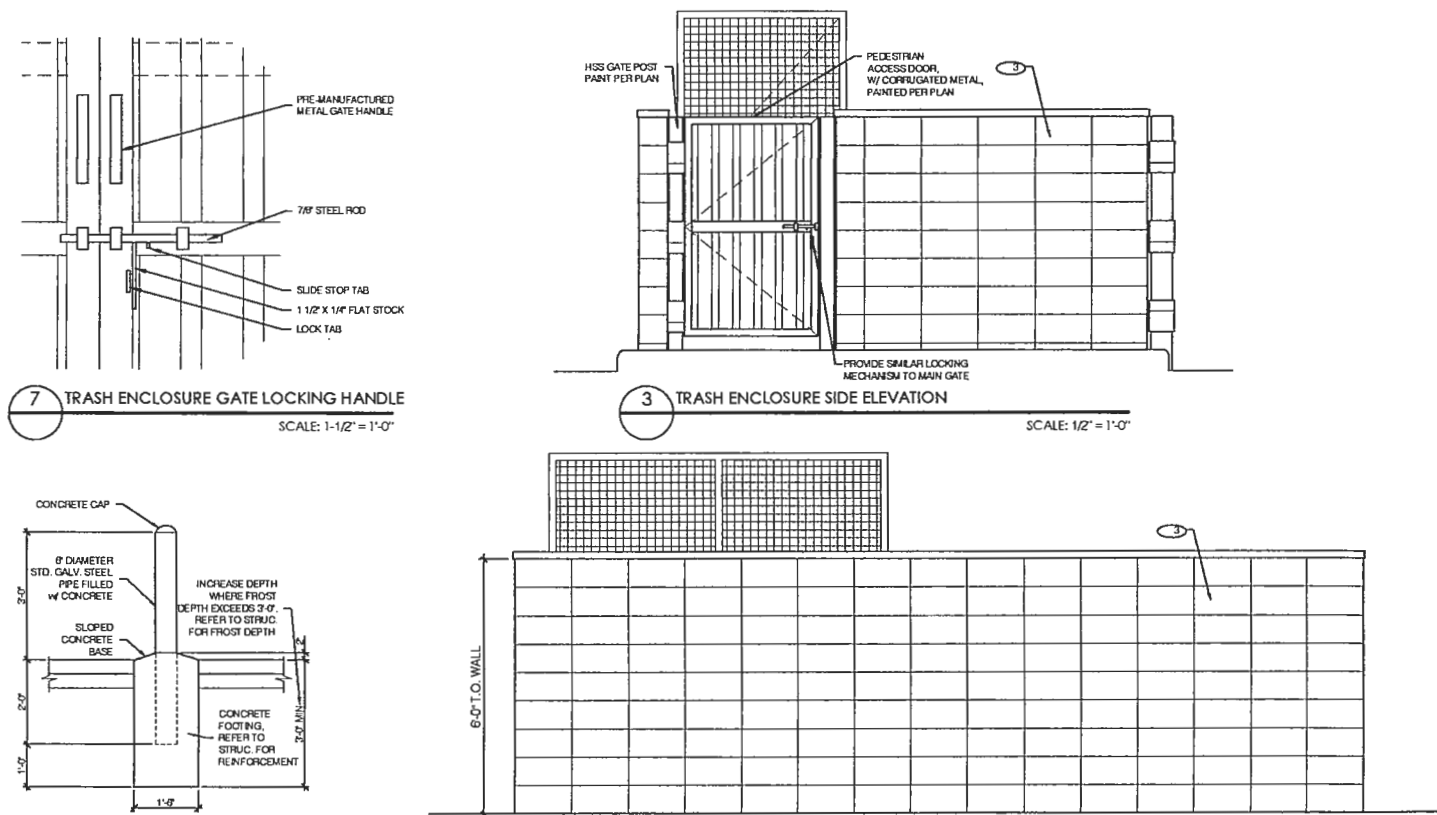


Project No: CA3005
 Dutch Bros Coffee - New Freestanding Store
 DB2550-A1
 4085 CAMERON PARK DRIVE
 CAMERON PARK, CA 95682
 APN:

DATE: 12/14/2021	DESCRIPTION:
REV: DATE:	
SHEET NAME:	
BUILDING ELEVATIONS COLOR	
SHEET NUMBER:	

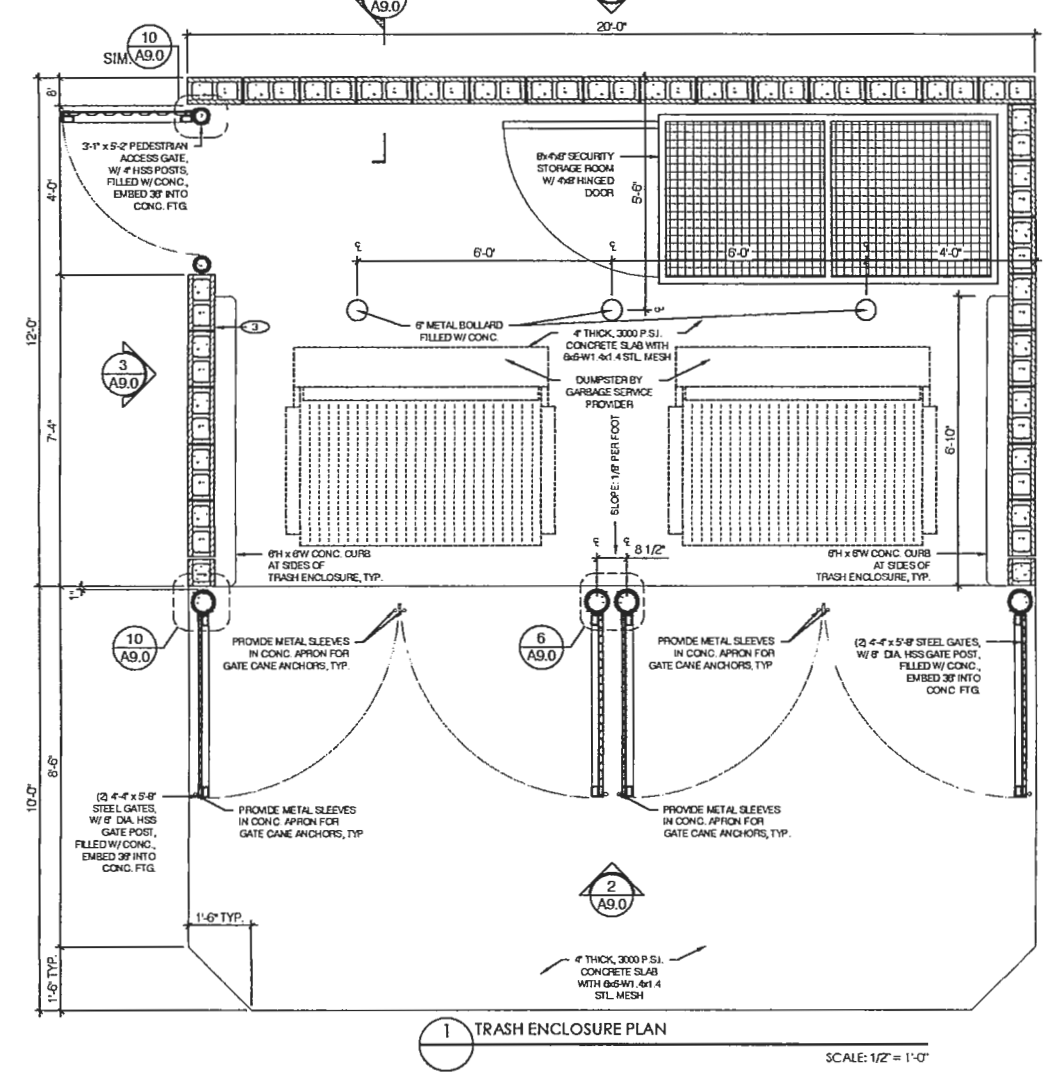
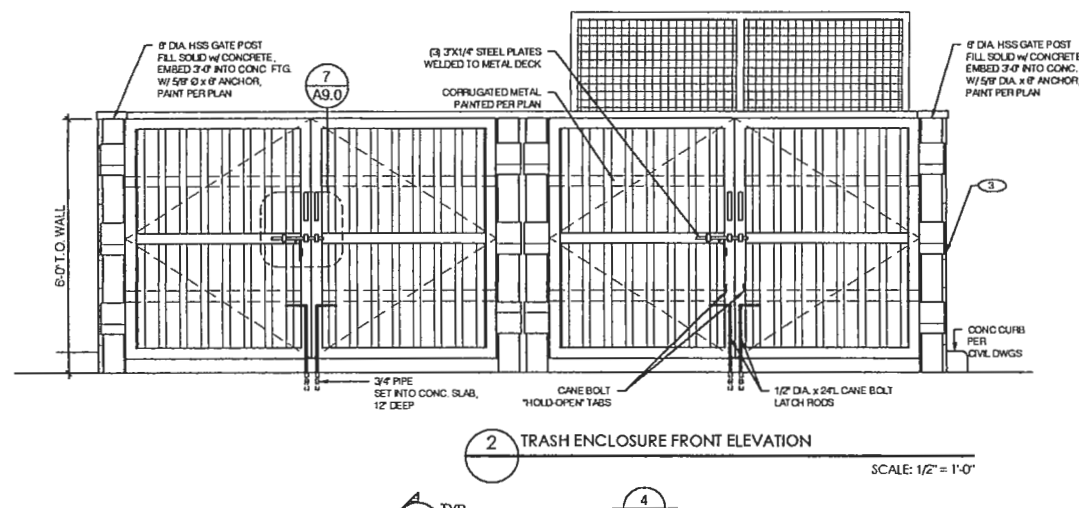
A6.1

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



IC	MATERIAL	MANUFACTURER	COLOR	NOTES
3	SPLIT FACE BRICK	MUTUAL MATERIALS/WILLAMETTE	CHARCOAL	# IF INTEGRAL COLOR BLOCK IS UNAVAILABLE, BLOCK TO BE STAINED TO MATCH
	CHAU CAP	WILLAMETTE/GRAYSTONE	CHARCOAL	12K1802
PT 2	PAINT	SHERWIN WILLIAMS	8656-11295-BLDG DB DARK GRAY	BLDG DB DARK GRAY, GATES BODY
PT 3	PAINT	SHERWIN WILLIAMS	8656-12045-BLDG DB BLUE	BLDG DB BLUE, GATE FRAMES & POSTS

- TRASH ENCLOSURE GENERAL NOTES:**
- REFER TO STRUCTURAL FOR MASONRY, CONCRETE, STRUCTURAL STEEL AND REINFORCING STEEL FOR SPECIFICATIONS.
 - PROVIDE LOCKING MECHANISM ON MAIN DOORS AND PEDESTRIAN DOOR
 - PROVIDE SITE LIGHTING AT TRASH ENCLOSURE. MIN. 5 FOOT CANDLE.
 - GATE TO BE BUILT WITH 1-1/2" SQUARE STEEL TUBING WITH ALL JOINTS FULLY WELDED TOGETHER AND 1 CROSS MEMBER PER GATE. FRAME TO BE PRIMED AND PAINTED BLACK IN COLOR.
 - ALL CONCRETE TO BE MIN. 3000 PSI IN 28 DAYS.
 - REFER TO STRUCTURAL DRAWINGS FOR SPECIFICATIONS (GENERAL NOTES) AND TYPICAL DETAILS FOR MASONRY, CONCRETE, STRUCTURAL STEEL AND REINFORCING STEEL.



an

ARMET DAVIS NEWLOVE & ASSOCIATES, AIA ARCHITECTS

1330 OLYMPIC BLVD.
SANTA MONICA, CALIFORNIA 90404
PH 310 453-5533 FAX 310 450-4742

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLISHED HEREIN IS EXPRESSLY LIMITED TO SUCH USE. NO USE, REPRODUCTION OR PUBLICATION BY ANY INDIVIDUAL OR ENTITY IS PERMITTED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE FRAUDULENT MISFEASANCE OF THE ACCEPTANCE OF THE INSTRUMENTS.



Project No: CA3005
Dutch Bros Coffee - New Freestanding Store
DB2550-A1

4085 CAMERON PARK DRIVE
CAMERON PARK, CA 95682
APN:

DATE: 12/14/2021
REV: DATE: DESCRIPTION:

SHEET NAME:
TRASH ENCLOSURE PLAN/ELEVATIONS

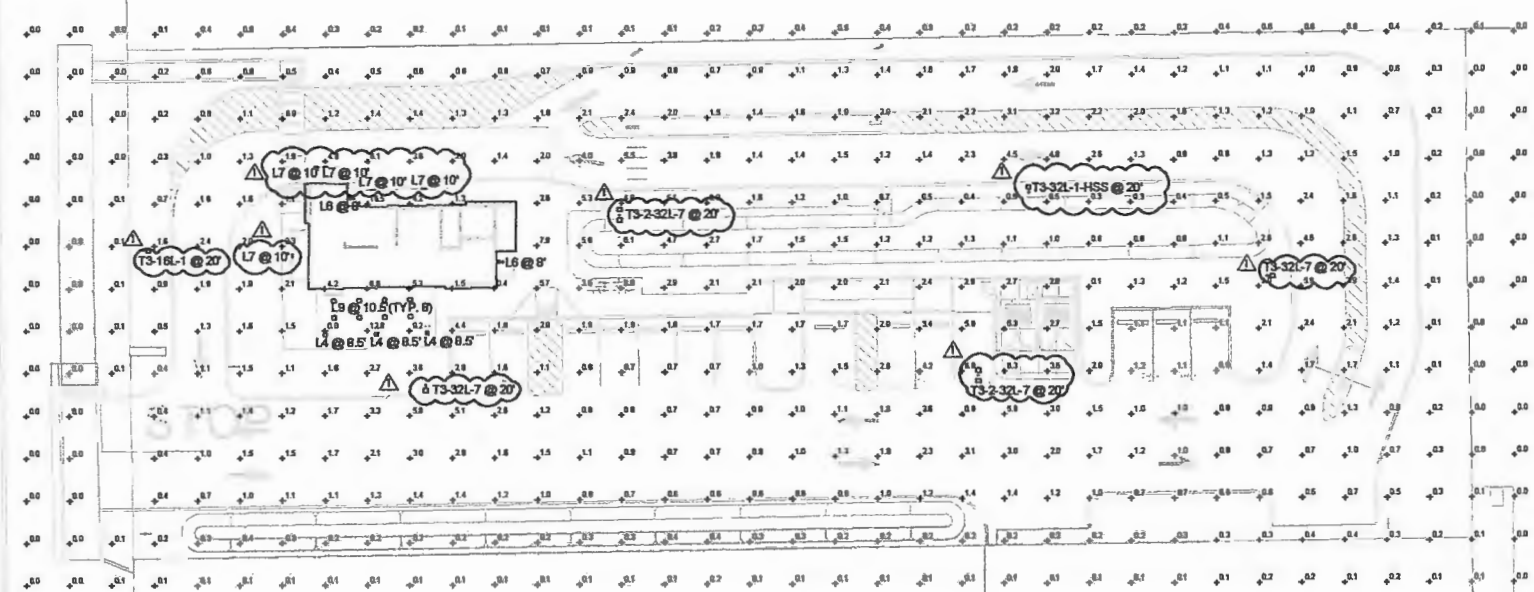
SHEET NUMBER:
A9.0

© 2019 DB Franchising USA, LLC

The name DUTCH BROS. and all associated logos, distinctive designs, content, information, and other materials featured, displayed, contained herein and made available by Dutch Bros. including but not limited to, the "look and feel" of the establishments and products, all text, images, colors, configurations, graphics, designs, illustrations, photographs, and pictures (collectively, the "Materials") are owned by and/or licensed by DB Franchising USA, LLC and are protected by copyright, trademark, trade dress, patent, and/or other intellectual property rights and unfair competition laws under the United States and foreign laws.

CAMERON PARK DRIVE

2022 MAY 12 AM 8:50
RECEIVED
PLANNING DEPARTMENT

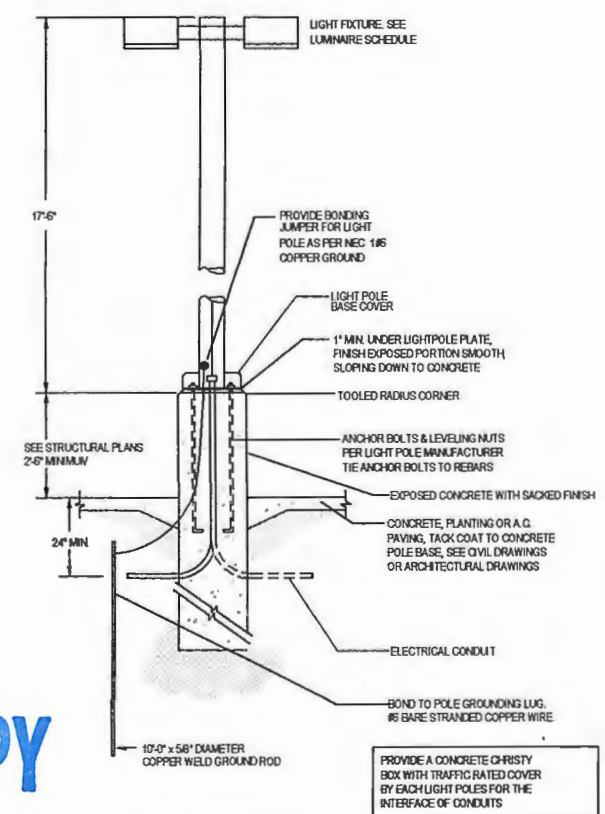


1 PHOTOMETRIC SITE PLAN
SCALE: 1/8" = 1'-0"
NORTH

Schedule	Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Total Lumens	Wallage
	□	L4	3	LIGANN	MT-3125-HVW0	Matrix 4 one side square wall luminaires	1	1100	0.8	1100	14.3
	△	L6	2	RAS LIGHTING INC	WFLLED26V10 WALLPACK - ALLED26V - ALLED26V10 (LUMINA)	CAST FINED METAL HOUSING, MOLDED PLASTIC REFLECTOR WITH SEMI-SPECULAR FINISH	1	3265	0.8	3265	29.7
	□	L7	5	SELF			1	916	0.8	916	10
	○	L9	8	DB LIGHTING	DB-SS-200-SS	DB-SS-200-SS	1	75	0.8	75	8.3
	□	T3-32L-1-HSS	1	NLS Lighting LLC	HW-T3-32L-1-400K-UNV-HSS	TV SERIES WITH T3 OPTICS, BLACK HOUSE SIDE SHIELD (S-UD-G2)	1	7105	0.92	7105	106
	□	T3-16L-1	1	NLS Lighting LLC	HW-T3-16L-1-400K-UNV-HSS	TV SERIES WITH T3 OPTICS, BLACK HOUSE SIDE SHIELD (S-UD-G1)	1	3754	0.92	3754	56
	□	T3-2-32L-7	2	NLS Lighting, LLC	HW-T3-32L-7-400K-UNV	T3 silicone optics (S-UD-G2)	1	8447	0.92	10884	142
	□	T3-32L-7	2	NLS Lighting, LLC	HW-T3-32L-7-400K-UNV	T3 silicone optics (S-UD-G2)	1	8447	0.92	8447	71

Label	Calculated Site Lumens	Allowable Lumens Cap
L4	3,300	0.969
L5	8,590	Allowed Total
L7	4,580	100,000
L9	6,056	85,300
T3-32L-1-HSS	7,105	
T3-16L-1	3,754	
T3-2-32L-7	30,788	
T3-32L-7	16,894	
Calculated Total	82,067	

Description	Survival	Avg	Max	Min	MaxMin	AvgMin
DRIVE THRU	+	1.9 fc	8.1 fc	0.7 fc	0.7-1	2.2-1
PARKING LOT	+	1.7 fc	8.8 fc	0.4 fc	18.9-1	4.3-1
TRASH ENCLOSURE	+	3.2 fc	5.3 fc	2.0 fc	2.2-1	1.8-1



POLE BASE DETAIL
SCALE: N.T.S.
NOTE:
REFER TO STRUCTURAL/ARCHITECTURAL DETAIL FOR ADDITIONAL REQUIREMENT

FILE COPY

DR22-0001



ARMET AVIS HEWLOVE & ASSOCIATES ARCHITECTS
1300 OLIMPIC BLVD.
SANTA MONICA, CALIFORNIA 90404
PH 310 463-6333 FAX 310 460-4742

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND NO REUSE, REVISION, REPRODUCTION OR PUBLICATION BY ANY SERVICE, IN WHOLE OR IN PART, IS PERMITTED. IN ADDITION TO THE PLANS AND SPECIFICATIONS, THE ARCHITECT SHALL PROVIDE, WITHOUT CHARGE, WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE FINAL FACE EVIDENCE OF THE ACCEPTANCE OF THE PROVISIONS.



Project No: CA3005
Dutch Bros Coffee - New Freestanding Store
DB2550-A-1
4085 CAMERON PARK DRIVE
CAMERON PARK, CA 95682
APN:

ACES ENGINEERING
400 N. McCarty Blvd., Suite 250
Milpitas, CA 95035
PH: (408) 222-5255 | FX: (408) 222-5200
info@aces.net | Copyright © 2022

DATE: 01/26/2022
REV: DATE: DESCRIPTION:
04/14/22 DR #1

SHEET NAME:
PHOTOMETRIC SITE PLAN

SHEET NUMBER:
E0.02

The name DUTCH BROS. and all associated logos, distinctive designs, content, information, and other materials featured, displayed, contained herein, and made available by Dutch Bros, including but not limited to, the "look and feel" of the establishments and products, all text, images, colors, configurations, graphics, designs, illustrations, photographs, and pictures (collectively, the "Materials") are owned by and/or licensed by DB Franchising USA, LLC and are protected by copyright, trademark, and/or other intellectual property rights and unfair competition laws under the United States and foreign laws.

Job: Dutch Bros

Descr: Pole Head - Prototypical

AREA LIGHTING

NV-1-ASA

FORM AND FUNCTION

- Sleek, low profile housing
- Spec grade performance
- Engineered for optimum thermal management
- Low depreciation rate
- Reduces energy consumption and costs up to 65%
- Exceeds IES foot candle levels utilizing the least number of poles and fixtures per project
- Optical system designed for:
 - Parking Lots
 - Auto Dealerships
 - General Area Lighting

CONSTRUCTION

- Die Cast Aluminum
- External cooling fins, Finite Element Analysis (FEA) designed
- Corrosion resistant external hardware
- One-piece silicone gasket ensures IP-65 seal for electronics compartment
- One-piece Curvas Plate™ mounting silicone Micro Optics
- Two-piece silicone Micro Optic system ensures IP-67 level seal around each PCB
- Grade 2 Clear Anodized Optic Plate standard

FINISH

- 3 mils electrostatic powder coat
- NLS standard high-qualty finishes prevent corrosion protect against and extreme environmental conditions

WARRANTY

Five-year limited warranty for drivers and LEDs

LED WATTAGE CHART

Wattage	150	200	250	300	350	400
150W	150	150	150	150	150	150
200W	150	200	200	200	200	200
250W	150	200	250	250	250	250
300W	150	200	250	300	300	300
350W	150	200	250	300	350	350
400W	150	200	250	300	350	400

Project Name: _____ **or** _____ **Type:** _____

Light	150W	200W	250W	300W	350W	400W
150W	(150)	(150)	(150)	(150)	(150)	(150)
200W	(150)	(200)	(200)	(200)	(200)	(200)
250W	(150)	(200)	(250)	(250)	(250)	(250)
300W	(150)	(200)	(250)	(300)	(300)	(300)
350W	(150)	(200)	(250)	(300)	(350)	(350)
400W	(150)	(200)	(250)	(300)	(350)	(400)

Options:

- Certified to UL 1598
- UL E750
- CSA C22.2 No. 250.0
- DesignLights Consortium™ (DLC)
- DesignLights Consortium Premium™ (DCLP)
- IP65 / IP67 Rated
- 3.5 Year Limited Warranty

OPTICAL CONFIGURATIONS

Rotatable Optics (RO) Rotated Pole (RP) (RPL) Rotated Light Optics Available. Optics Field and Factory Adjustable.

LUMENS

Model	150W	200W	250W	300W	350W	400W
NV-1-15L	1500	1500	1500	1500	1500	1500
NV-1-20L	1500	2000	2000	2000	2000	2000
NV-1-30L	1500	2000	2500	2500	2500	2500
NV-1-40L	1500	2000	2500	3000	3000	3000

EPA

Model	EPA	SEI	D90	D82	T90	F120	Q1
NV-1-ASA	0.25	1.29	1.50	1.99	2.08	1.39	

MOUNTING OPTIONS

ARCHITECTURAL SWEEP ARM (ASA)
Cast Sweep Arm includes fast standard Internal Quick Mount™ Bracket.

Job: Dutch Brothers Coffee

Descr: Canopy 6' light

Outdoor Cove Lighting

CROWN

Quick connection

- Dismount in 1-10 seconds
- 1-1/4" wide, non-inkable, engine 72" x 120" VAC 150-277VAC
- IP rating: IP66 (for wet locations)
- Lockable precision anodized aluminum
- 100% vertical rotation
- Lifetime: 30,000 hrs (at 95% RH)
- Temp: -10°F to 120°F (-20°C to 50°C)
- Material: Anodized Aluminum
- 120V/150W/100W

Dimensions: (Inches/mm)

Wiring Diagram

AC connection:

Black: "L"

White: "N"

Yellow/green: "G"

Dimming connection:

Violet: "D"

Gray: "0"

Outdoor Cove Lighting

CROWN

Quick connection

- Dismount in 1-10 seconds
- 1-1/4" wide, non-inkable, engine 72" x 120" VAC 150-277VAC
- IP rating: IP66 (for wet locations)
- Lockable precision anodized aluminum
- 100% vertical rotation
- Lifetime: 30,000 hrs (at 95% RH)
- Temp: -10°F to 120°F (-20°C to 50°C)
- Material: Anodized Aluminum
- 120V/150W/100W

Dimensions: (Inches/mm)

How to order (using our coding system)

Example: CROWN-120K1105

Model	Length	CCF (ft)	Beam Angle	Field	Installation
CROWN-120K1105	12' (3048mm)	388	30°x30°	110°-110°	8'-Wide 8'-Scissor Mounting
CROWN-473K1105	47' (11781mm)	1332	30°x30°	110°-110°	8'-Wide 8'-Scissor Mounting

Specifications

Catalog No.	Model	Rated Input (VAC)	No.	Power (W)	Luminous Efficacy (lm/W)
CROWN-120K1105	CEOWH120-277V	120-277	85	10	1050
CROWN-473K1105	CEOWH470-277V	120-277	85	40	1000
CROWN-708K1105	CEOWH710-277V	120-277	85	40	1000
CROWN-708K1105	CEOWH710-277V	120-277	85	40	1000

SQUARE STRAIGHT STEEL POLE

POLES + BASES

SHAFT

All anchor bolts are fully hot dipped galvanized and come with two galvanized nuts and washers per bolt. Anchor bolts are not included for Custom Bolt Circle. Anchor Bolts are 1/2" style, with a 4" hook at the end for added strength. 3/4" Anchor Bolts are 3/4" diameter x 30" long with a 4" long 1/2" hook. 1" Anchor Bolts are 1" diameter x 36" long with a 4" long 1/2" hook.

ANCHOR BOLTS

All anchor bolts are fully hot dipped galvanized and come with two galvanized nuts and washers per bolt. Anchor bolts are not included for Custom Bolt Circle. Anchor Bolts are 1/2" style, with a 4" hook at the end for added strength. 3/4" Anchor Bolts are 3/4" diameter x 30" long with a 4" long 1/2" hook. 1" Anchor Bolts are 1" diameter x 36" long with a 4" long 1/2" hook.

ANCHOR BASE

Manufactured from A36 Steel rated at 36,000 PSI, conforms to the ASTM - A36 standards. Base Plate varies in size from 1" thick for poles 21 feet and over, 3/4" thick for poles 10 to 20 feet.

FINISH

All poles have a minimum 3 to 5 mils powder coat finish. All poles are sandblasted prior to powder coat application.

BASE COVER, HAND HOLE COVER AND POLE CAP

All poles come with removable polymer pole cap material. All pole caps are black finish. All base covers are made of aluminum and powder coated to match the pole. The hand hole covers are provided with internal rib support and also powder coated to match pole finish.

Project Name: _____ **Type:** _____

Dist #	Height	Pole Dia.	Size	Base Pattern	Orient.	Color	Boils	Enhancements
11010	11' (335)	4.5"	110"	110"	110"	Black	1/2"	None
11011	11' (335)	4.5"	110"	110"	110"	Black	1/2"	None
11012	11' (335)	4.5"	110"	110"	110"	Black	1/2"	None
11013	11' (335)	4.5"	110"	110"	110"	Black	1/2"	None
11014	11' (335)	4.5"	110"	110"	110"	Black	1/2"	None
11015	11' (335)	4.5"	110"	110"	110"	Black	1/2"	None
11016	11' (335)	4.5"	110"	110"	110"	Black	1/2"	None
11017	11' (335)	4.5"	110"	110"	110"	Black	1/2"	None
11018	11' (335)	4.5"	110"	110"	110"	Black	1/2"	None
11019	11' (335)	4.5"	110"	110"	110"	Black	1/2"	None
11020	11' (335)	4.5"	110"	110"	110"	Black	1/2"	None

Outdoor Cove Lighting

CROWN

Quick connection

- Dismount in 1-10 seconds
- 1-1/4" wide, non-inkable, engine 72" x 120" VAC 150-277VAC
- IP rating: IP66 (for wet locations)
- Lockable precision anodized aluminum
- 100% vertical rotation
- Lifetime: 30,000 hrs (at 95% RH)
- Temp: -10°F to 120°F (-20°C to 50°C)
- Material: Anodized Aluminum
- 120V/150W/100W

Dimensions: (Inches/mm)

Wiring Diagram

AC connection:

Black: "L"

White: "N"

Yellow/green: "G"

Dimming connection:

Violet: "D"

Gray: "0"



ARMET DAVIS NEWLOVE & ASSOCIATES, AIA ARCHITECTS

1330 OLIVE ST. BLVD.
SANTA MONICA, CALIFORNIA 90404
PH 310 483-6333 FAX 310 450-4142

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PROHIBITED FROM ANY OTHER USE. ANY REUSE, REVISION, REPRODUCTION OR PUBLICATION BY ANY PERSON, IN WHOLE OR IN PART, IS PROHIBITED. THIS IS THE PROPERTY OF THE ARCHITECT AND ANY REUSE OF THESE PLANS AND SPECIFICATIONS WITHOUT THE ARCHITECT'S WRITTEN PERMISSION IS STRICTLY PROHIBITED. CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE FRAUDULENT EVIDENCE OF THE ACCEPTANCE OF THE RESTRICTIONS.



Project No: CA3005
Dutch Bros Coffee - New Freestanding Store
DB2550-A-1
4085 CAMERON PARK DRIVE
CAMERON PARK, CA 95682
APN:

AGIES ENGINEERING
400 N. Main Street, Suite 200
Madera, CA 93695
PH (562) 522-5225 FAX (562) 522-5222
info@agies.com Copyright © 2022

DATE: 01/26/2022
REV: DATE: DESCRIPTION:
04/14/22 DR #1

SHEET NAME:
EXTERIOR LIGHTING CUTSHEETS

SHEET NUMBER:
E0.03

The name DUTCH BROS. and all associated logos, distinctive designs, content, information, and other materials featured, displayed, contained herein, and made available by Dutch Bros., including but not limited to, the "look and feel" of the establishments and products, all text, images, colors, configurations, graphics, designs, illustrations, photographs, and pictures (collectively, the "materials") are owned by and/or licensed by DB Franchising USA, LLC and are protected by copyright, trademark, trade dress, patent, and/or other intellectual property rights and unfair competition laws under the United States and foreign laws.

DRD2 General Recessed LED Downlight

Classic New Construction
4" 5", 6" Aperture



Project:	Type:
Product Code:	Date:
	Spec Sheet: V-11 15 19

- Compact LED downlight that brings exceptional light to any area at a price point unmatched in the industry
- Combines the performance of a premium light engine with an intelligent design that makes it simple to install, maintain or replace
- All DRD2 housings are UL Listed approved for use with DMF's advanced LED modules and can be installed in direct contact with insulation

Application

New Construction

Downward Lumen

750 lm (10 W), 1000 lm (12 W)

Color Temperature

2700K, 3000K, 3500K, 4000K

Input Voltage

120/277V

Warm Dim Option

2000K - 1800K, 800 lm (12 W)

Notes

Smooth, Baffle, Wall Wash, Square, Square on Round, Deep Smooth, Deep Baffle

Mounting Ratings

ASTM E233, Gensitec Air Tight, IC (Insulation Contact) Rated

Standards

UL Listed

Aperture

4", 5", 6"

Color Quality

93+ CRI, 2-step SDCM

Light Distribution

Down, Wall Wash

Dimming

TRIAC, ELV 5% - 0-10V 1%, Luxon Hi-Lume 1%

Emergency Lighting

Emergency LED Driver for lighting up to 90 minutes in event of power failure

Trim Finish

White, Black, Silver, Alzak, Custom

Mobile Ratings

UL Listed for Wall Location

Guarantee

50,000 hrs, 5 years

dmf lighting.com



PRODUCT BUILDER

HOUSING

DRD2 4" 5" 6" 120/277V 4" 5" 6" 120/277V

DRD2 4" 5" 6" 120/277V 4" 5" 6" 120/277V

DRD2 4" 5" 6" 120/277V 4" 5" 6" 120/277V

DRD2 4" 5" 6" 120/277V 4" 5" 6" 120/277V

DRD2 4" 5" 6" 120/277V 4" 5" 6" 120/277V

DRD2 4" 5" 6" 120/277V 4" 5" 6" 120/277V

DRD2 4" 5" 6" 120/277V 4" 5" 6" 120/277V

DRD2 4" 5" 6" 120/277V 4" 5" 6" 120/277V

DRD2 4" 5" 6" 120/277V 4" 5" 6" 120/277V

DRD2 4" 5" 6" 120/277V 4" 5" 6" 120/277V

DRD2 4" 5" 6" 120/277V 4" 5" 6" 120/277V

DRD2 4" 5" 6" 120/277V 4" 5" 6" 120/277V

DRD2 4" 5" 6" 120/277V 4" 5" 6" 120/277V

DRD2 4" 5" 6" 120/277V 4" 5" 6" 120/277V

DRD2 4" 5" 6" 120/277V 4" 5" 6" 120/277V

DRD2 4" 5" 6" 120/277V 4" 5" 6" 120/277V

DRD2 4" 5" 6" 120/277V 4" 5" 6" 120/277V

DRD2 4" 5" 6" 120/277V 4" 5" 6" 120/277V

DRD2 4" 5" 6" 120/277V 4" 5" 6" 120/277V

DRD2 4" 5" 6" 120/277V 4" 5" 6" 120/277V

DRD2 4" 5" 6" 120/277V 4" 5" 6" 120/277V

DRD2 4" 5" 6" 120/277V 4" 5" 6" 120/277V

DRD2 4" 5" 6" 120/277V 4" 5" 6" 120/277V

DRD2 4" 5" 6" 120/277V 4" 5" 6" 120/277V

DRD2 4" 5" 6" 120/277V 4" 5" 6" 120/277V

DRD2 4" 5" 6" 120/277V 4" 5" 6" 120/277V

DRD2 4" 5" 6" 120/277V 4" 5" 6" 120/277V

DRD2 4" 5" 6" 120/277V 4" 5" 6" 120/277V

DRD2 4" 5" 6" 120/277V 4" 5" 6" 120/277V

DRD2 4" 5" 6" 120/277V 4" 5" 6" 120/277V

DRD2 4" 5" 6" 120/277V 4" 5" 6" 120/277V

DRD2 4" 5" 6" 120/277V 4" 5" 6" 120/277V

DRD2 4" 5" 6" 120/277V 4" 5" 6" 120/277V

DRD2 4" 5" 6" 120/277V 4" 5" 6" 120/277V

DRD2 4" 5" 6" 120/277V 4" 5" 6" 120/277V

DRD2 4" 5" 6" 120/277V 4" 5" 6" 120/277V

DRD2 4" 5" 6" 120/277V 4" 5" 6" 120/277V

DRD2 4" 5" 6" 120/277V 4" 5" 6" 120/277V



L6

Job: Dutch Brothers Coffee Prototype
Descr: Exterior Wellpack

WPLED26Y/E



35 Watt LED Wellpack with rechargeable battery pack and up to 100 hours of operation. Features flexible thermal management system. 100,000 hour L70 life span. 5 Year Warranty

Color: Bronze

Weight: 14.1 lbs

RAB

Project: Type:

Prepared By: Date:

Driver Info		LED Info	
Type	Constant Current	Watt	35W
V _{in}	0-25V	Case Temp	55°C
V _{out}	0-15V	Color Accuracy	71 CRI
I _{in}	0-1.4A	L70 Life (L80)	100,000
I _{out}	0-1.7A	Efficiency	136%
Input PFC	99%	Beam Angle	112 deg
Output PFC	95%		

Technical Specifications

Other

Battery Backup

Two AA alkaline, high-capacity, maintenance-free, rechargeable batteries.

Patents

The WPLED26Y/E is protected by U.S. Patent 8,042,874 and Patent Pending in the U.S., Canada, China, Japan and Mexico.

LED

Two 2.1W high-output, long-life LEDs.

Color Consistency

Color Matchmaker Elite pairing to achieve consistent color across units.

Lighting

Equivalent to 15W incandescent.

FTC Country of Origin

The product was assembled in the USA by DMF and its subcontractors.

Key American Act Compliance

The product complies with the Buy American Act.

UL Listing

The product is listed by Underwriters Laboratories (UL) as a Class 2 LED Light Source.

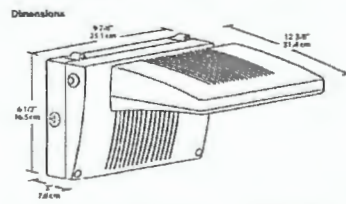
DLC Listed

The product is listed by Design Lights Consortium (DLC) as a Class 2 LED Light Source.

UL Listing

Subclass 26, outdoor as specified. Wall Mount Only. Battery Backup, UL 924 Listed Emergency Lighting Power Supply.

WPLED26Y/E



Dimensions

2.1" x 2.1" x 2.1"

Features

Rechargeable battery pack, UL 924 listed, UL listed for wall location, 1/2" recessed design for clean, professional look, adjustable beam angle, 100,000 hour L70 life span, 5-year warranty.

Ordering Matrix

Family: WPLED, Wellpack, Color Temp: 2700K, 3000K, 3500K, 4000K, Finish: Bronze, Battery Backup: Yes, No, P/N: WPLED26Y/E

Verify required

Verify required

Verify required

Verify required

Verify required

Verify required

Verify required

Verify required

Verify required

Verify required

Verify required

Verify required

Verify required

Verify required

Verify required

Verify required

Verify required

Verify required

Verify required

Verify required

Verify required

Verify required

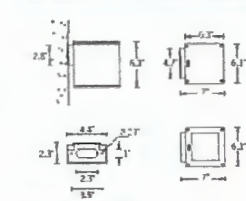
Verify required

Verify required

Verify required

Verify required

UMT-31426 Matrix 4 Surface



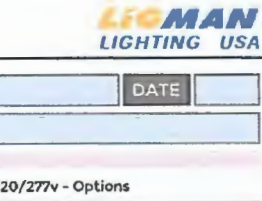
Construction
The UMT-31426 Matrix 4 Surface is a square surface wall-mounted architectural lighting fixture. It is designed to illuminate the wall and surfaces in front of the wall, as well as to provide ambient lighting for interior and exterior applications.

Features
A small profile wall-mounted compact cubic luminaire with up and downward light distributions. The Matrix is designed with five light distribution options, namely narrow, medium, wide, very wide and spike.

Benefits
The Matrix uses high efficiency, long life LEDs and is designed to illuminate the wall and surfaces in front of the wall, as well as to provide ambient lighting for interior and exterior applications.

Options
This luminaire is available with decorative spikes and can be used with various combinations of light distribution optics.

Mounting
This luminaire can be mounted at different angles to produce interesting decorative lighting effects on the side of the building facade. The standard Matrix is designed to mount over a 3" octagonal box, a 4" box cover plate is available upon request.



UMT-31426 Matrix 4 Surface

PROJECT	DATE
QUANTITY	TYPE
NOTE	

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

UMT-31426	LAMP	BEAM	LED COLOR	FINISH COLOR	VOLTAGE
New Color 120 Lumens	N - Narrow 12°	W30 - 30° Beam	W30 - 3000K	01 - BLACK RAL 9011	120/277v
	M - Medium 15°	W45 - 45° Beam	W45 - 3000K	02 - WHITE RAL 9010	Other - Specify
	W - Wide 30°	W60 - 60° Beam	W60 - 3000K	03 - METALLIC SILVER RAL 9006	
	WV - Very Wide 36°	W90 - 90° Beam	W90 - 3000K	04 - MATTE SILVER RAL 9008	
				05 - LICHMAN BRONZE	
				06 - CUSTOM RAL	
				07 - CUSTOM RAL	
				08 - CUSTOM RAL	
				09 - CUSTOM RAL	
				10 - CUSTOM RAL	
				11 - CUSTOM RAL	
				12 - CUSTOM RAL	
				13 - CUSTOM RAL	
				14 - CUSTOM RAL	
				15 - CUSTOM RAL	
				16 - CUSTOM RAL	
				17 - CUSTOM RAL	
				18 - CUSTOM RAL	
				19 - CUSTOM RAL	
				20 - CUSTOM RAL	
				21 - CUSTOM RAL	
				22 - CUSTOM RAL	
				23 - CUSTOM RAL	
				24 - CUSTOM RAL	
				25 - CUSTOM RAL	
				26 - CUSTOM RAL	
				27 - CUSTOM RAL	
				28 - CUSTOM RAL	
				29 - CUSTOM RAL	
				30 - CUSTOM RAL	
				31 - CUSTOM RAL	
				32 - CUSTOM RAL	
				33 - CUSTOM RAL	
				34 - CUSTOM RAL	
				35 - CUSTOM RAL	
				36 - CUSTOM RAL	
				37 - CUSTOM RAL	
				38 - CUSTOM RAL	
				39 - CUSTOM RAL	
				40 - CUSTOM RAL	
				41 - CUSTOM RAL	
				42 - CUSTOM RAL	
				43 - CUSTOM RAL	
				44 - CUSTOM RAL	
				45 - CUSTOM RAL	
				46 - CUSTOM RAL	
				47 - CUSTOM RAL	
				48 - CUSTOM RAL	
				49 - CUSTOM RAL	
				50 - CUSTOM RAL	
				51 - CUSTOM RAL	
				52 - CUSTOM RAL	
				53 - CUSTOM RAL	
				54 - CUSTOM RAL	
				55 - CUSTOM RAL	
				56 - CUSTOM RAL	
				57 - CUSTOM RAL	
				58 - CUSTOM RAL	</