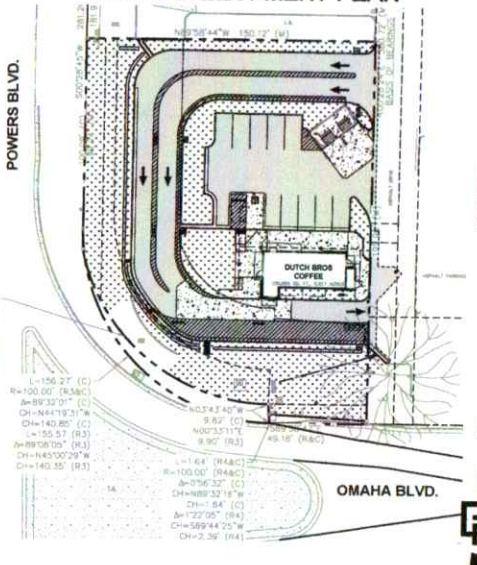


# DUTCH BROS. COFFEE - CO0907, COLORADO SPRINGS, CO

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 6 TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH PM  
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, COLORADO

## SITE DEVELOPMENT PLAN



**OWNER**  
EASTBROOK & DORN, LLC  
110 W. 6TH STREET  
SUITE 200  
DENVER, CO 80202  
TEL: (303) 733-4448  
CONTACT: RUSS OREN

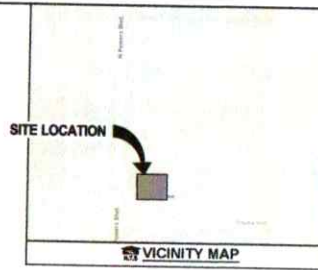
**DEVELOPER**  
DUTCH BROS COFFEE  
110 W. 6TH STREET  
SUITE 200  
DENVER, CO 80202  
TEL: (303) 733-4448  
CONTACT: RUSS OREN

**BUILDING ARCHITECT**  
ARRET OGIS MELROSE & ASSOCIATES  
1330 OLYMPIC BLVD  
SAN FRANCISCO, CA 94104  
TEL: (415) 963-4034  
CONTACT: PAUL DEFFE

**GEOTECHNICAL**  
CUT ENGINEERING LABORATORIES  
2798 S. REMOND RD  
WEST VALLEY CITY, UT 84119  
TEL: (801) 984-2084  
CONTACT: PAUL FRICK, P.E.

**ENGINEER**  
BARGHAUSEN CONSULTING ENGINEERS, INC.  
1825 72ND AVE, SOUTH WYOMING  
KENT, WA 98032  
TEL: (206) 251-4222  
CONTACT: ANTHONY E. MELAND, P.E.  
EMAIL: AMELAND@BARGHAUSEN.COM

**SURVEYOR**  
FORTH LAND SURVEYING, INC.  
1586 S. 21ST STREET, SUITE 10  
COLORADO SPRINGS, CO 80904  
TEL: (719) 323-4448  
CONTACT: CAMERON FORTH  
EMAIL: CMFORTH@FORTHLS.COM



**PROJECT DATA:**  
DUTCH BROS COFFEE - CO0907  
LOCATION: 5810 OMAHA BLVD, COLORADO SPRINGS, CO 80915  
APR. 2024

**PROPOSED USE:** DRIVE-THRU COFFEE STAND  
**LOT AREA:** GROSS PROJECT AREA: 36,889 SF (3.62 ACRES)  
PARCEL AREA: 26,889 (0.62 ACRES)  
**ZONING:** CO COMMERCIAL (RELOCAL)  
**FLOOR PLAN:** ZONE "C"  
**BUILDING:** BUILDING AREA: 550 SQ. FT.  
BUILDING HEIGHT: 24'-0"  
FIRE SPRINKLERS: NO

**PARKING SPACES:**  
- REQUIRED: PER 100 SF OF GROSS FLOOR AREA, 10 SPACES  
- PROPOSED: 12 SPACES INCLUDING 1 VAN ACCESSIBLE SPACE

**PROPOSED GROUND COVER SUMMARY:**  
BALDING (INCLUDES TRASH ENCLOSURE): 1,222 SF (4.8%)  
PARKING AND MANEUVERING: 13,382 SF (46.4%)  
WALKWAYS: 1,382 SF (4.8%)  
LANDSCAPE: 10,529 SF (36.2%)  
EXISTING LANDSCAPE: 682 SF (2.3%)  
TOTAL: 26,889 SF (100.0%)

| Sheet Number | Sheet Title                  |
|--------------|------------------------------|
| 1            | COVER SHEET                  |
| 2            | SITE AND PARKING LOT PLAN    |
| 3            | LANDSCAPE PLANNING PLAN      |
| 4            | LANDSCAPE PLANNING NOTES     |
| 5            | HYDROLOGIC SITE PLAN         |
| 6            | BUILDING ELEVATIONS COLOR    |
| 7            | FLOOR PLAN/DETAILS/SCHEDULES |
| 8            | SOIL PLAN                    |
| 9            | SOIL PLAN                    |
| 10           | SOIL DETAILS                 |
| 11           | SOIL DETAILS                 |
| 12           | SOIL DETAILS                 |
| 13           | SOIL DETAILS                 |
| 14           | SOIL DETAILS                 |
| 15           | SOIL DETAILS                 |

**OWNER'S STATEMENT**  
I, THE OWNER/DEVELOPER HAVE READ AND FULLY COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN AND ALL OF THE REQUIREMENTS OF THE DETAILED PLANS AND SPECIFICATIONS.  
DATE: 9/16/24  
OWNER SIGNATURE: [Signature]

**DESIGN ENGINEER'S STATEMENT**  
THIS GRADING AND EROSION CONTROL PLAN WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID PLAN HAS BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR GRADING AND EROSION CONTROL PLANS. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARING THIS PLAN.  
DATE: 9/20/24  
DESIGN ENGINEER SIGNATURE: [Signature]  
ANTHONY E. MELAND, P.E.

**EL PASO COUNTY**  
COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR CONFORMANCE WITH ANY OF THE CRITERIA.  
FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, ORDINANCE CRITERIA MANUAL VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL, AS APPLICABLE.  
IN ACCORDANCE WITH EDW SECTION 1-12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE REEXAMINED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR'S DISCRETION.  
DATE: [Blank]  
JOSHUA PALMER, P.E. COUNTY ENGINEER/PLM ADMINISTRATOR

### GEOTECHNICAL REPORT NOTES

- THE FOLLOWING GEOTECHNICAL REPORTS FOR THE SITE SHALL BE CONSIDERED PART OF THESE CONSTRUCTION DOCUMENTS:  
GEOTECHNICAL ENGINEERING STUDY  
PROPOSED DUTCH BROS COFFEE  
5810 OMAHA BLVD, COLORADO SPRINGS, CO  
PROJECT NO. 21112  
DATE: DECEMBER 12, 2023  
CUT ENGINEERING LABORATORIES  
2798 S. REMOND RD, #4119
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL PROVISIONS OF THE SOILS REPORT FOR THE SITE BE OBSERVED AND MAINTAINED THROUGHOUT THE SITE PREPARATION, GRADING OPERATIONS, FOUNDATION, SLAB, AND FINISH CONSTRUCTION.
- ANY PROVISIONS OF THE SOILS REPORT WHICH CONFLICT WITH INFORMATION SHOWN ELSEWHERE ON THESE DRAWINGS, OR WHICH REQUIRE FURTHER CLARIFICATION, SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER FOR DETERMINATION.
- A REPRESENTATIVE OF THE SOILS ENGINEER SHALL BE AVAILABLE TO OBSERVE AND APPROVE THE SITEWORK OPERATIONS AND TO VERIFY FIELD CONDITIONS AS WORK PROCEEDS. THE SOILS ENGINEER SHALL SUBMIT FIELD REPORTS CERTIFYING THAT THE METHODS AND MATERIALS OF THE EXISTING OPERATIONS WERE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS INSPECTOR AND THAT THE WORK WAS PERFORMED TO HIS/SHEER SATISFACTION.
- THE SOILS ENGINEER SHALL BE NOTIFIED AT LEAST FIVE (5) WORKING DAYS PRIOR TO ANY SITE CLEARING OR GRADING.

**UTILITY CONFLICT NOTE:**  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY INTRODUCING THE UTILITIES AND BURNING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATOR # 811 AND THEN PURSUING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CONSTRUCTION TO BE LOCATED BY THE CONTRACTOR. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNPUBLISHED PUBLIC INFORMATION AND ARE SUBJECT TO CHANGE. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL NOTIFY BARGHAUSEN CONSULTING ENGINEERS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

**HORIZONTAL CONTROL NOTE:**  
CONTRACTOR SHALL HAVE ALL PROPERTY LINES, CURB, SIDEWALK, STRUCTURES, CONCRETE PADS AND ANY OTHER ADJACENT GRADING STRUCTURE DEFINED ON THESE PLANS SPREAD FOR CONSTRUCTION BY A LICENSED SURVEYOR. LOCATION SURVEY SHALL STATE THE ALL STATE COORDINATE GEOMETRY (DEFINED TO SITE CONTEXT) CONTAINED IN CAD DRAWING FILES PROVIDED BY A LICENSED SURVEYOR MUST CONFIRM THAT THE MONUMENTS HAVE BEEN PROTECTED AND/OR REPAIRING AND REPLACING ALL SURVEY MONUMENTS THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITY UPON COMPLETION OF CONSTRUCTION. ALL MONUMENTS DAMAGED, REMOVED, OR DESTROYED SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR AT THE COST AND AT THE DISCRETION OF THE CONTRACTOR. FURTHER TO THESE REGULATIONS, THE APPROPRIATE FORMS FOR REPLACEMENT OF CAD MONUMENTATION SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR.

**MONUMENT PROTECTION NOTE:**  
ALL EXISTING SURVEY MONUMENTS ARE TO BE PRESERVED PER COLORADO REVISED STATUTES. IF AS THE CONTRACTOR'S SUPERVISOR DETERMINES THAT MONUMENTS ARE IMPROPERLY PROTECTED AND/OR FORFEITED, IF ANY OF THE MONUMENTS ARE DAMAGED OR ARE NEAR THE AREA OF CONSTRUCTION, THE CONTRACTOR MUST CONFIRM THAT THE MONUMENTS HAVE BEEN PROTECTED AND/OR REPAIRING AND REPLACING ALL SURVEY MONUMENTS THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITY UPON COMPLETION OF CONSTRUCTION. ALL MONUMENTS DAMAGED, REMOVED, OR DESTROYED SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR AT THE COST AND AT THE DISCRETION OF THE CONTRACTOR. FURTHER TO THESE REGULATIONS, THE APPROPRIATE FORMS FOR REPLACEMENT OF CAD MONUMENTATION SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR.

**LEGAL DESCRIPTION:**  
TRACT 1:  
LOT 2, POWERS PLAZA, EXCEPT THOSE PORTIONS CONVEYED TO THE CITY OF COLORADO SPRINGS IN WARRANTY DEED RECORDED IN BOOK 5308 AT PAGE 1296 AND IN CONNECTION THEREWITH DEED IN BOOK 5474 AT PAGE 198 AND IN WARRANTY DEED RECORDED IN BOOK 5474 AT PAGE 198, COUNTY EL PASO, STATE OF COLORADO.  
TRACT 2:  
NON-EXCLUSIVE EASEMENT SET FORTH IN THE COVENANTS FOR OPERATIONS MAINTENANCE AND REPAIR RECORDED OCTOBER 13, 1992 IN BOOK 3821 AT PAGE 982 AND RECORDED IN BOOK 5040 AT PAGE 982

**BASIS OF BEARING:**  
BEARINGS ARE BASED ON THE EAST LINE OF LOT 2 OF POWERS PLAZA, LOT 2 OF POWERS CENTRE FLAG #02, AND LOT 2 OF POWERS CURVE, MONUMENTED ON THE SOUTH END WITH A NAIL AND ALLELUE 1" BANNER, FOUND PLUMB IN CONCRETE CURB, AND ON THE NORTH END WITH A NO. 8 IRON WITH A NO. 8 CHIP FOUND WITH GRACE, AND IS ASSUMED TO BEAR N00°28'24"E A MEASURED DISTANCE OF 380.72 FT

**FLOOD ZONE:**  
THE FLOOD ZONE DESIGNATION FOR THE SUBJECT PROPERTY IS ZONE X, ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 6804103A18, EFFECTIVE DATE OF DECEMBER 1, 2018. ZONE X IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

**EXISTING TOPOGRAPHY / SURVEY INFORMATION NOTE:**  
AN ALTA ALTA SURVEY AND BOUNDARY SURVEY DATED DECEMBER 2, 2022, PERFORMED BY FORTH LAND SURVEYING, INC. AND WAS REFERENCED TO BARGHAUSEN CONSULTING ENGINEERS, INC. BOUNDARY SURVEY. THIS DESIGN HAS BEEN BASED ON NONE REFERENCED SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE OWNER TO MAKE ALL IMPROVEMENTS FIELD VERIFIED PRIOR TO CONSTRUCTION. INCORPORATIONS SHALL BE BROUGHT TO THE ATTENTION OF BARGHAUSEN CONSULTING ENGINEERS, INC. IMMEDIATELY.

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### GENERAL SITE NOTES

- THE CONTRACTOR SHALL OBTAIN AND HAVE AVAILABLE COPIES OF THE APPLICABLE COVERING AGENCY STANDARDS AT THE JOB SITE DURING THE RELATED CONSTRUCTION OPERATIONS.
- CONTRACTOR SHALL ENSURE THAT ALL NECESSARY PERMITS HAVE BEEN OBTAINED PRIOR TO COMMENCING WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION WHETHER SHOWN ON THESE PLANS OR NOT. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE OR SHOWN ON RECORD DRAWINGS PROVIDED BY OTHERS ARE SHOWN HEREON. EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY AND ARE SUBJECT TO A DEGREE OF UNKNOWN VARIATION. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. BARGHAUSEN CONSULTING ENGINEERS, INC. ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS OR RECORDS OF OTHERS. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT BARGHAUSEN CONSULTING ENGINEERS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODES.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE APPROPRIATE UTILITIES INVOLVED PRIOR TO CONSTRUCTION.
- INSPECTION OF SITE WORK WILL BE ACCOMPLISHED BY A REPRESENTATIVE OF THE COVERING JURISDICTION. INSPECTION OF PRIVATE FACILITIES WILL BE ACCOMPLISHED BY A REPRESENTATIVE OF THE OWNER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE INSPECTOR 24 HOURS IN ADVANCE OF SCHEDULING ALL CONSTRUCTION.
- PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT ACTIVITY THE CONTRACTOR SHALL CONTACT THE AGENCY AND/OR UTILITY INSPECTION PERSONNEL AND ARRANGE ANY REQUIRED PRE-CONSTRUCTION MEETINGS. CONTRACTOR SHALL PROVIDE ONE WEEK MINIMUM ADVANCE NOTIFICATION TO OWNER, FIELD ENGINEER AND ENGINEER OF PRE-CONSTRUCTION MEETINGS.
- THE CONTRACTOR IS RESPONSIBLE FOR WORKER AND SITE SAFETY AND SHALL COMPLY WITH THE LATEST OSHA STANDARDS AND REGULATIONS, OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THESE DRAWINGS. ANY WORK WITHIN THE TRAVELED RIGHT-OF-WAY THAT MAY INTERRUPT NORMAL TRAFFIC FLOW SHALL REQUIRE AT LEAST ONE FLAGGER FOR EACH LANE OF TRAFFIC AFFECTED.
- PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT ALL ADJACENT PUBLIC AND PRIVATE PROPERTIES AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL EXISTING UTILITY SERVICES THAT ARE TO REMAIN OPERATIONAL WITHIN THE CONSTRUCTION AREA WHETHER SHOWN OR NOT SHOWN ON THE PLANS.
- TWO (2) COPIES OF THESE APPROVED PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS. ONE (1) SET WITH RECORDS OF AS-BUILT INFORMATION SHALL BE SUBMITTED TO BARGHAUSEN CONSULTING ENGINEERS, INC. AT COMPLETION OF PROJECT.
- CONTRACTOR SHALL OBTAIN SERVICES OF A LICENSED LAND SURVEYOR TO STAKE HORIZONTAL CONTROL FOR ALL NEW IMPROVEMENTS. STAKING CONTROL SHALL BE TAKEN FROM ELECTRONIC PLAN FILES PROVIDED BY BARGHAUSEN CONSULTING ENGINEERS, INC.
- CONTRACTOR SHALL REQUEST FROM BARGHAUSEN CONSULTING ENGINEERS, INC. PRIOR TO ANY CONSTRUCTION STARTING OR CONSTRUCTION WORK, A FORMAL CONSTRUCTION RELEASE PLAN SET OR SPECIFIC RELEASE IN WRITING. THE APPROVED AGENCY PERMIT DRAWINGS WILL NOT BE CONSIDERED CONSTRUCTION RELEASE PLANS BY BARGHAUSEN CONSULTING ENGINEERS, INC. UNLESS BARGHAUSEN CONSULTING ENGINEERS, INC. HAS GIVEN A FORMAL WRITTEN RELEASE OR ISSUED A CONSTRUCTION RELEASE PLAN SET.

### LEGEND

| ABBREVIATIONS | DESCRIPTION               |
|---------------|---------------------------|
| AB            | AGGREGATE BASE            |
| AC            | ASPHALT CONCRETE PAVEMENT |
| BNBY          | BOUNDARY                  |
| BL            | BACK OF WALK              |
| EL            | ELEVATION                 |
| CONC          | CONCRETE                  |
| ENG           | ENGINEERING               |
| ELEV          | ELEVATION                 |
| EP            | EDGE OF PAVEMENT          |
| EX            | EXISTING                  |
| EP            | EDGE OF PAVEMENT          |
| FL            | FLOOR FINISH              |
| LF            | LANDSCAPE                 |
| LE            | LEAVE                     |
| LF            | LANDSCAPE                 |
| FIN           | FINISH                    |
| MAN           | MANHOLE                   |
| TOP           | TOP OF PAVEMENT           |
| SD            | STORM DRAIN               |
| SS            | SEWER                     |
| MIN           | MINIMUM                   |
| PC            | PORTLAND CONCRETE CEMENT  |
| PL            | PROPERTY LINE             |
| PP            | POWER POLE                |
| PUE           | PUBLIC UTILITY EASEMENT   |
| PCV           | POLYMER CONCRETE          |
| NS            | NORTH OF WAY              |
| SCH           | SCHEDULE                  |
| SH            | SHEET                     |
| STN           | STATION                   |
| STG           | STANDARD                  |
| SD            | SIDEWALK                  |
| SEW           | SEWER                     |
| TR            | TRASH ENCLOSURE           |
| TOP           | TOP OF PAVEMENT           |
| TRP           | TYPICAL                   |

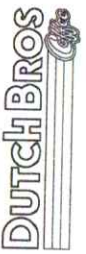
### LEGEND

| PROPOSED LINES AND SYMBOLS | DESCRIPTION                 |
|----------------------------|-----------------------------|
| [Symbol]                   | CONCRETE                    |
| [Symbol]                   | ASPHALT PAVING              |
| [Symbol]                   | LANDSCAPING                 |
| [Symbol]                   | CURB AND CUTTER             |
| [Symbol]                   | SPILL CURB                  |
| [Symbol]                   | BARRIER CURB                |
| [Symbol]                   | EDGE OF PAVEMENT LINE       |
| [Symbol]                   | SIDEWALK LINE               |
| [Symbol]                   | WALL LINE                   |
| [Symbol]                   | WIND BREAKS / BULKHEADS     |
| [Symbol]                   | ACCESSIBLE RAMP             |
| [Symbol]                   | CONTOUR LINE                |
| [Symbol]                   | STORM DRAIN                 |
| [Symbol]                   | SHOW CUT LINE               |
| [Symbol]                   | SEWERARY SINKER             |
| [Symbol]                   | WATER                       |
| [Symbol]                   | GAS                         |
| [Symbol]                   | ELECTRICAL/POWER            |
| [Symbol]                   | DATA/COMMUNICATIONS         |
| [Symbol]                   | TELEPHONE                   |
| [Symbol]                   | PRINTED LINES               |
| [Symbol]                   | PRINTED DIRECTIONAL SYMBOLS |
| [Symbol]                   | PRINTED CROSSHAIR           |
| [Symbol]                   | SOIL SIGN AND POST          |
| [Symbol]                   | SOIL SIGN FOR ARCHITECTURAL |
| [Symbol]                   | GAS METER                   |
| [Symbol]                   | GAS INSPECTION              |
| [Symbol]                   | SLUICED POST/BOLLARD        |
| [Symbol]                   | SANITARY SEWER CLEANOUT     |
| [Symbol]                   | WATER METER/BACULOP         |
| [Symbol]                   | STORM DRAIN CATCH BASIN     |
| [Symbol]                   | STORM DRAIN CLEANOUT        |
| [Symbol]                   | ELECTRICAL TRANSFORMER      |
| [Symbol]                   | ELECTRICAL PULL BOX         |

### EXISTING LINES AND SYMBOLS

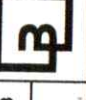
| EXISTING LINES AND SYMBOLS | DESCRIPTION             |
|----------------------------|-------------------------|
| [Symbol]                   | EASEMENT LINE           |
| [Symbol]                   | PROPERTY LINE           |
| [Symbol]                   | CLURB LINES             |
| [Symbol]                   | SIDEWALK LINES          |
| [Symbol]                   | CUTTER LINE             |
| [Symbol]                   | CONCRETE LINE           |
| [Symbol]                   | CONTOUR LINE            |
| [Symbol]                   | FIBER/OPTIC LINE        |
| [Symbol]                   | ELECTRIC LINE           |
| [Symbol]                   | WATER LINE              |
| [Symbol]                   | GAS LINE                |
| [Symbol]                   | WATER METER             |
| [Symbol]                   | SANITARY SEWER MANHOLE  |
| [Symbol]                   | LOT LIGHT               |
| [Symbol]                   | FIRE HYDRANT            |
| [Symbol]                   | WATER VALVE             |
| [Symbol]                   | GAS VALVE               |
| [Symbol]                   | SOIL SIGN AND POST      |
| [Symbol]                   | UTILITY MANHOLE         |
| [Symbol]                   | WIR. CONTROL VALVE      |
| [Symbol]                   | PIPE BOLLARD            |
| [Symbol]                   | POWER/UTILITY POLE      |
| [Symbol]                   | STORM DRAIN CATCH BASIN |
| [Symbol]                   | TRANSFORMER             |
| [Symbol]                   | TREES                   |

COVER SHEET  
5810 OMAHA BLVD  
COLORADO SPRINGS, CO 80915



Scale: 1" = 30'

Barghausen Consulting Engineers, Inc.  
1825 72nd Avenue South  
Kent, WA 98032  
425.251.6222  
barghausen.com



Approved  
By: [Signature]  
Planning Manager  
Date: 09/16/2024  
Site: 5810 Omaha Blvd, Colorado Springs, CO



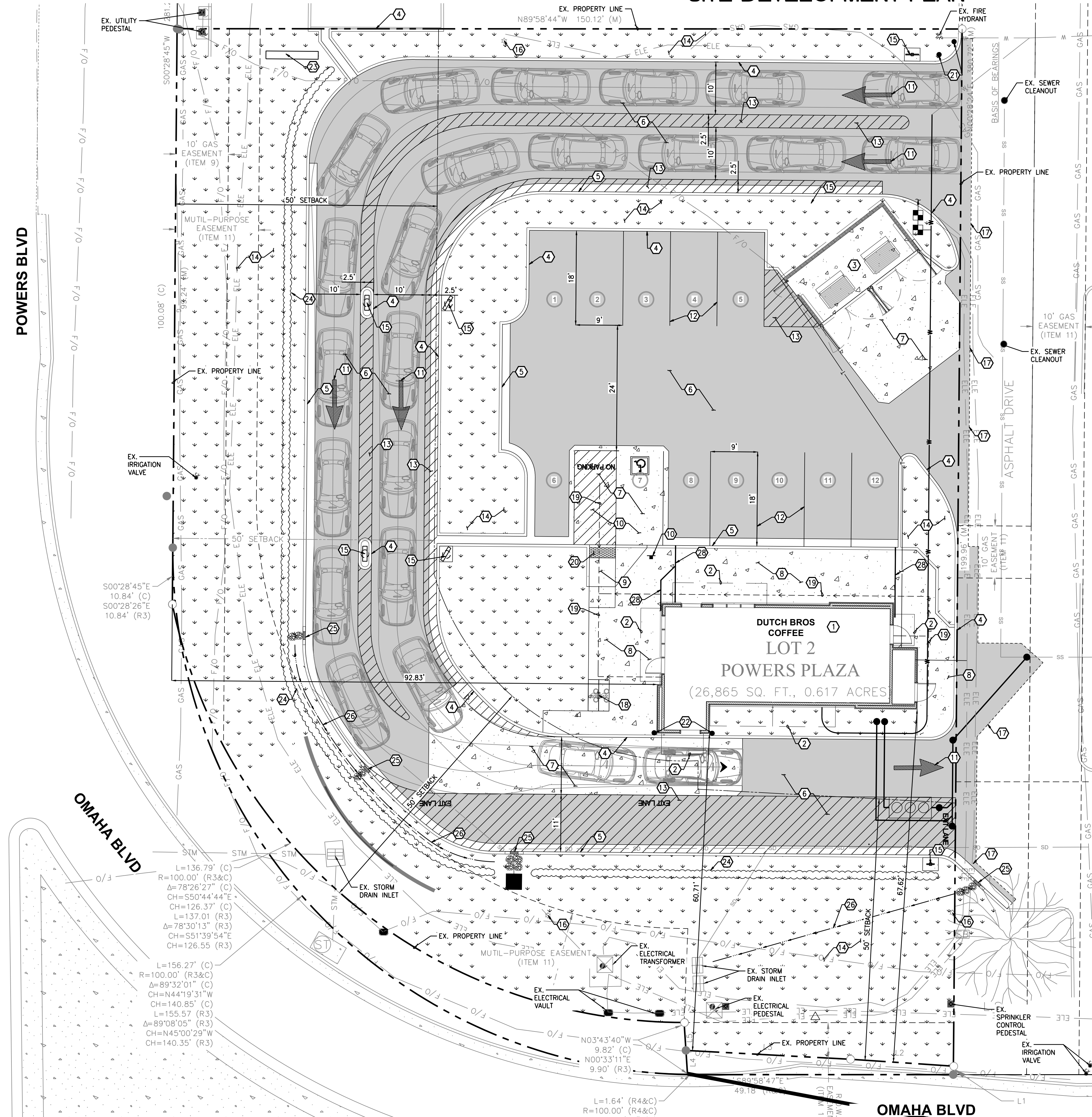


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# DUTCH BROS. COFFEE - CO0907, COLORADO SPRINGS, CO

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 6 TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH PM  
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, COLORADO

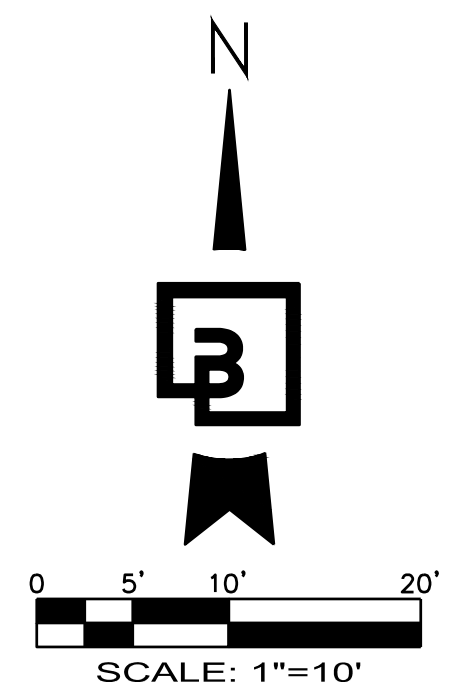
## SITE DEVELOPMENT PLAN



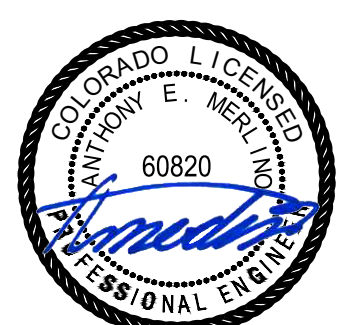
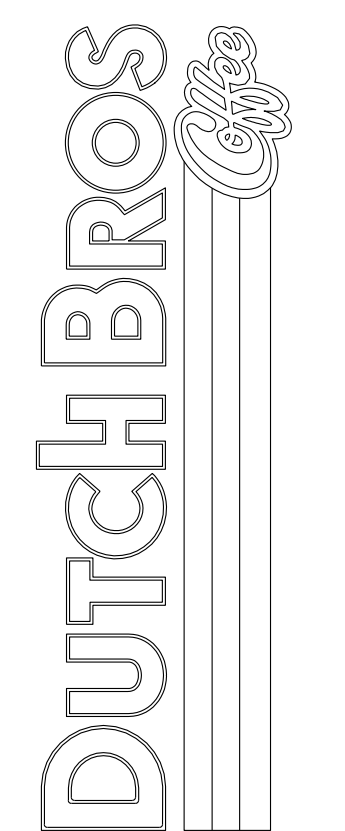
### CONSTRUCTION NOTES:

1. LOCATION OF DUTCH BROS COFFEE. SEE ARCHITECTURAL PLANS FOR DETAILS.
2. LOCATION OF BUILDING CANOPY. SEE ARCHITECTURAL PLANS FOR DETAILS.
3. LOCATION OF TRASH ENCLOSURE WITH CONCRETE PAD. SEE ARCHITECTURAL PLANS AND STRUCTURAL PLANS FOR DETAILS.
4. PROPOSED CONCRETE BARRIER CURB, TYP
5. PROPOSED CURB AND GUTTER, TYP
6. PROPOSED ASPHALT PAVEMENT, TYP
7. PROPOSED ON-SITE CONCRETE PAVEMENT, TYP
8. PROPOSED ON-SITE CONCRETE SIDEWALK, TYP
9. PROPOSED ACCESSIBLE RAMP PER EL PASO COUNTY STANDARDS AND SPECIFICATIONS
10. PROPOSED ACCESSIBLE PARKING STALL AND AISLE WITH ALL REQUIRED SIGNAGE
11. PROPOSED DIRECTIONAL PAVEMENT MARKINGS, TYP.
12. PROPOSED 4" WIDE WHITE REFLECTIVE PAINT PARKING STALL STRIPES. TYPICAL CONFORM WITH EL PASO COUNTY REQUIREMENTS AND SPECIFICATIONS.
13. PROPOSED 4" WIDE REFLECTIVE PAINT 45 DEGREE STRIPING AT 3' MAX ON CENTER. ALL STRIPING TO CONFORM TO EL PASO COUNTY REQUIREMENTS AND SPECIFICATIONS.
14. PROPOSED LANDSCAPE AREA, TYPICAL. REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
15. PROPOSED SIGN. INSTALL WITH CONCRETE PAD IF IN LANDSCAPE AREA. REFER TO SIGN PLANS FOR EXACT PLACEMENT, DIMENSIONS, AND FOR ADDITIONAL INFORMATION.
16. EXISTING SITE LIGHTING. REFER TO ARCHITECTURAL/ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
17. APPROXIMATE SAWCUT LIMITS.
18. PROPOSED SHORT-TERM BICYCLE PARKING RACK; "MADRAX" ORION CIRCULAR BIKE RACK WITH 2-BIKE CAPACITY SURFACE MOUNT, WITH 3" DEEP ANCHORS. COORDINATE COLOR WITH OWNER AND ARCHITECT PRIOR TO ORDERING.
19. ADA ACCESSIBLE PATH. SEE ACCESSIBLE PATH NOTE ON THIS SHEET.
20. PROPOSED DETECTABLE WARNING STRIP PER EL PASO COUNTY STANDARDS AND SPECIFICATIONS.
21. PROPOSED GUARD POST/BOLLARD, TYP.
22. PROPOSED BOLLARDS IN CURB. SEE ARCHITECTURAL PLANS FOR DETAILS.
23. PROPOSED MONUMENT SIGN. REFER TO SIGN PLANS FOR EXACT PLACEMENT, DIMENSIONS, AND FOR ADDITIONAL INFORMATION.
24. PROPOSED LANDSCAPE HEDGE, 3 FT HIGH. REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
25. PROPOSED CURB CUT, TYP
26. PROPOSED GRADED SWALE.
27. PROPOSED PAVEMENT SWALE.
28. PROPOSED SIDEWALK UNDERDRAIN, TYP.

**ACCESSIBLE SITE REQUIREMENTS:**  
WALKING SURFACES SHALL BE CONTINUOUSLY ACCESSIBLE. ALL WALKWAYS MUST BE A MINIMUM 48" IN WIDTH, HAVE A MAXIMUM 1.5% CROSS SLOPE, AND SHALL HAVE RAMP COMPLIING WITH ACCESSIBILITY STANDARDS (SECTION 11B-405) WHERE NECESSARY TO CHANGE ELEVATION AT A LONGITUDINAL SLOPE EXCEEDING 5% (1:20). CURB RAMPS WHERE PROVIDED SHALL COMPLY WITH ACCESSIBILITY REQUIREMENTS (SECTION 11B-406) AND BE PROVIDED WITH A CONTINUOUS 36" WIDE DETECTABLE WARNING STRIP MEETING ACCESSIBILITY REQUIREMENTS (SECTION 11B-705) SHALL BE PLACED WHERE A WALK CROSSES OR ADJOINS A VEHICULAR WAY AND IS NOT SEPARATED BY A CURB, RAILING, OR OTHER ELEMENT MEETING ACCESSIBILITY STANDARDS.



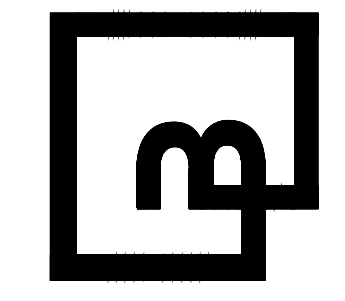
Title:  
**SITE AND PARKING LOT PLAN**  
5810 OMAHA BLVD  
COLORADO SPRINGS, CO 80915



Scale:  
Horizontal 1" = 10'  
Vertical N/A

Designed EMM  
Drawn EMM  
Checked AEM  
Approved AEM  
Date 09/09/24

**Barghausen Consulting Engineers, Inc.**  
18215 72nd Avenue South  
Kent, WA 98032  
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Job Number  
**23098**

Sheet  
**2**

PPR2413

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# DUTCH BROS. COFFEE - CO0907, COLORADO SPRINGS, CO

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 6 TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH PM  
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, COLORADO

PCD FILE NO PPR2418

## LEGEND

- EXISTING TREE TO BE RETAINED. PROTECT DURING CONSTRUCTION. SIZE OF SYMBOL EQUATES TO SIZE OF DRIFLINE
- EXISTING LANDSCAPE AND IRRIGATION TO BE RETAINED. PROTECT DURING CONSTRUCTION
- EXISTING ROCK MULCH TO BE RETAINED

## PROJECT DATA:

DUTCH BROS COFFEE - CO0907  
LOCATION: 5810 OMAHA BLVD, COLORADO SPRINGS, CO 80915  
APN: 540-630-4025

PROPOSED USE: DRIVE-THRU COFFEE STAND  
WITH A COMMERCIAL AIRPORT OVERLAY DISTRICT (CAD-0)

LOT AREA: GROSS PROJECT AREA: 26,869 SF (0.62 ACRES)  
PARCEL AREA: 26,869 (0.62 ACRES)

ZONING: CR (COMMERCIAL REGIONAL)  
WITH A COMMERCIAL AIRPORT OVERLAY DISTRICT (CAD-0)

PARKING SPACES:  
- REQUIRED: 1 PER 100 SF OF GROSS FLOOR AREA, 10 SPACES  
- PROPOSED: 12 SPACES INCLUDING 1 VAN ACCESSIBLE SPACE

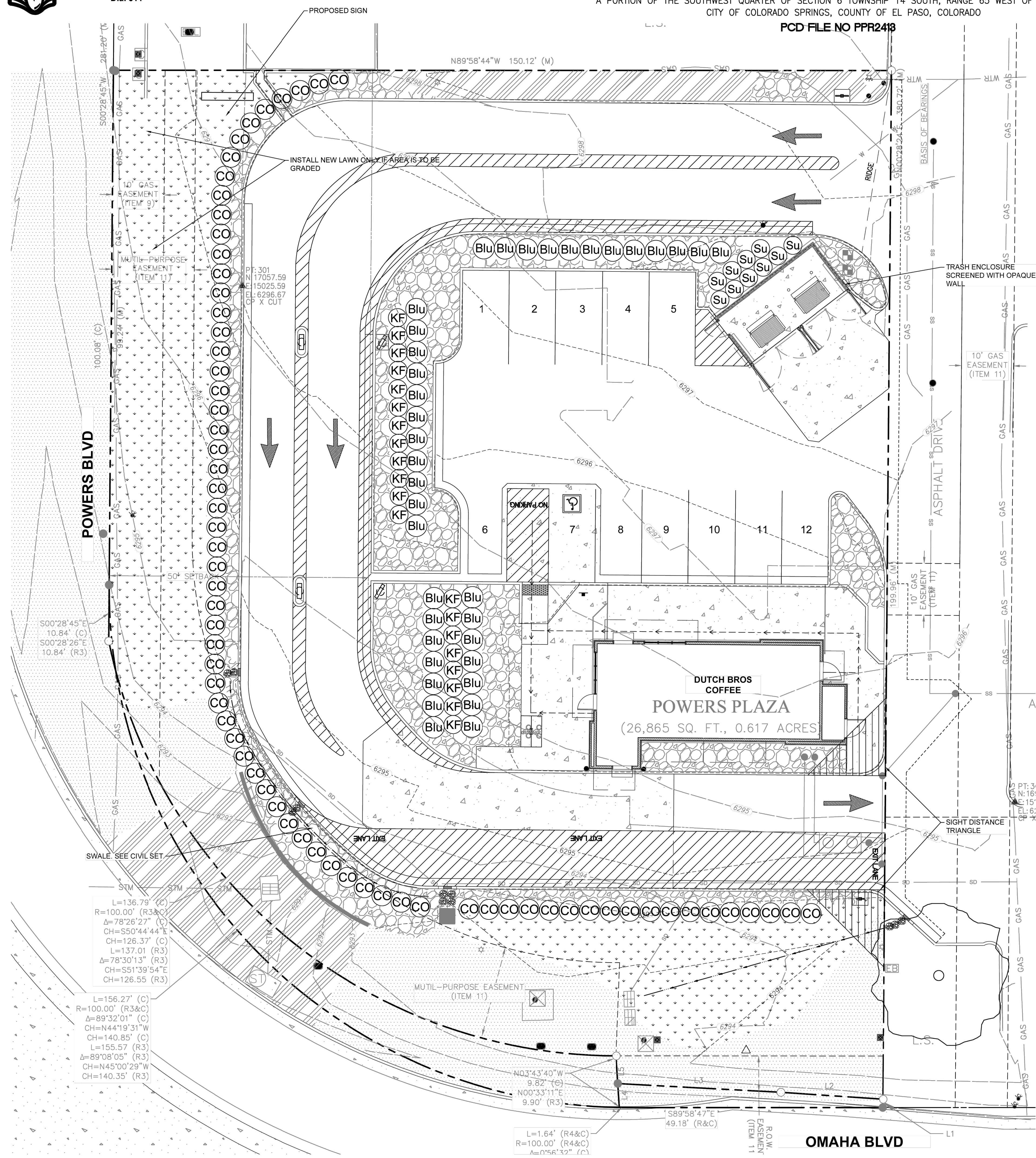
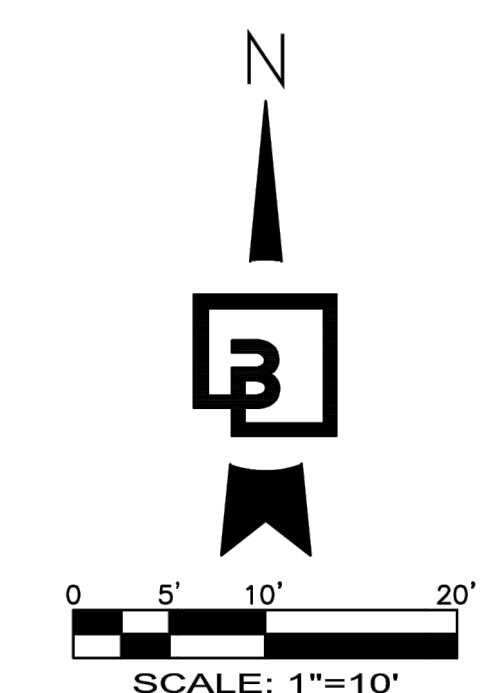
PROPOSED GROUND COVER SUMMARY:

|                                       |                  |                 |
|---------------------------------------|------------------|-----------------|
| BUILDINGS (INCLUDES TRASH ENCLOSURE): | 1,222 SF         | (4.6%)          |
| PARKING AND MANEUVERING:              | 13,269 SF        | (49.4%)         |
| WALKWAYS:                             | 1,352 SF         | (5.0%)          |
| LANDSCAPE:                            | 10,529 SF        | (39.2%)         |
| EXISTING LANDSCAPING                  | 497 SF           | (1.8%)          |
| <b>TOTAL</b>                          | <b>26,869 SF</b> | <b>(100.0%)</b> |

## LANDSCAPE REQUIREMENTS:

PARKING LOT TREES:  
1.4.3 LANDSCAPE AND WATER CONSERVATION MANUAL  
TREES ARE REQUIRED FOR PARKING AREAS WITH 15+ PARKING STALLS,  
12 STALLS PROPOSED, NO TREES REQUIRED  
SHRUBS ARE OPTIONAL, GROUND COVER IS REQUIRED  
TURFGRASS IS DISCOURAGED

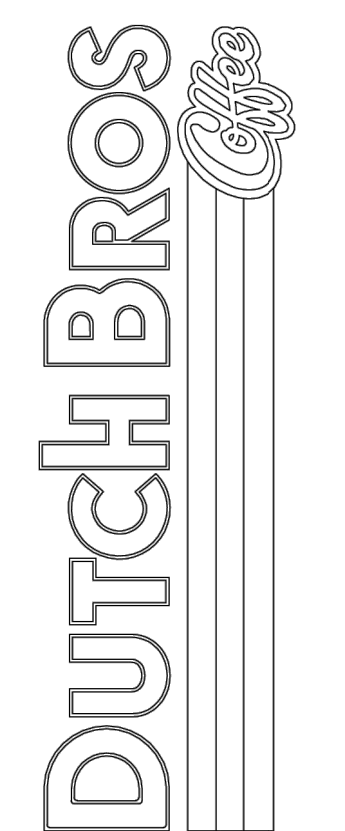
INTERNAL LANDSCAPING SHOWN. COVERS APPROXIMATELY 50% OF THE  
INTERNAL LANDSCAPE BEDS



## PLANT SCHEDULE

| SYMBOL  | BOTANICAL/COMMON NAMES                                   | SIZE CONDITION | SPACING  | REQUIRED QUANTITY | PROVIDED QUANTITY | REMARKS      |
|---|--|----------------|----------|-------------------|-------------------|--------------|
| <b>SHRUBS:</b>  |  |                |          |                   |                   |              |
| Blu   | JUNIPERUS HORIZONTALIS / 'WILTONI' BLUE RUG JUNIPER      | 1 GALLON       | AS SHOWN | 37                | 37                | FULL & BUSHY |
| Su  | RHUS TRILOBATA 'GRO-LOW' / THREE LEAF SUMAC              | 1 GALLON       | AS SHOWN | 10                | 10                | FULL & BUSHY |
| CC  | COTONEASTER ACUTIFOLIA 'PEKING' / PEKING COTONEASTER     | 24" HT.        | 48" O.C. | 69                | 69                | FULL & BUSHY |
| <b>ORNAMENTAL GRASSES:</b>  |  |                |          |                   |                   |              |
| KF  | CALAMAGROSTIS ACUT. 'KARL FOERSTER' / FEATHER REED GRASS | 1 GALLON       | AS SHOWN | 20                | 20                | FULL & BUSHY |
| <b>GROUND COVER:</b>  |  |                |          |                   |                   |              |
| DROUGHT TOLERANT FESCUE-TYPE TURFGRASS, SEED OR SOD   |  |                |          |                   |                   |              |
| <b>MULCH:</b>   |  |                |          |                   |                   |              |
| PROPOSED ROCK MULCH AREA. MATCH EXISTING TYPE AND DEPTH. INSTALL IN ALL LANDSCAPE BEDS IN ADDITION TO AREAS SHOWN WITH HATCH PATTERN. DO NOT INSTALL TOPSOIL OR IRRIGATION IN THESE AREAS |  |                |          |                   |                   |              |

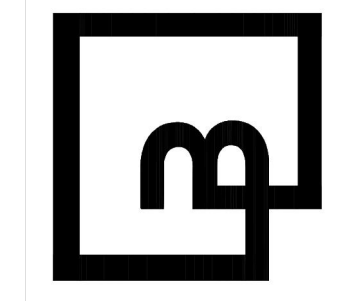
LANDSCAPE PLANTING PLAN  
5810 OMAHA BLVD  
COLORADO SPRINGS, CO 80915



Scale:  
Horizontal 1" = 10'  
Vertical N/A

Designed: JMV  
Drawn: JMV  
Checked: JMV  
Approved: JMV  
Date: 03/29/24

**Barghausen Consulting Engineers, Inc.**  
18215 72nd Avenue South  
Kent, WA 98032  
425.251.6222 [barghausen.com](http://barghausen.com)



Job Number: 23098  
Sheet: LP-1  
Title: LANDSCAPE PLANTING PLAN

PPR2418

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P:\23098\23098 Engineering\23098-23098-L.dwg 5/20/2024 5:00 PM JVARLEY





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# DUTCH BROS. COFFEE - CO0907, COLORADO SPRINGS, CO

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 6 TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH PM  
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, COLORADO

PCD FILE NO PPR2413

**GENERAL**

**A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR**

1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.

**B. SCOPE OF WORK**

1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND /OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

**PRODUCTS**

**A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.**

**B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:**

1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCRICLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
3. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
4. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
5. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.

6. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
7. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL. WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.

8. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
9. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/4 INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
10. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.

11. PLANTING MIX FOR POTS: AN EQUAL PART MIXTURE OF TOPSOIL, SAND AND COMPOST. INCORPORATE "GELSCAPE", AS MADE BY AMEREQ, INC., (800) 832-8788, AT THE RATE OF 3 LB. PER CUBIC YARD OF PLANTING MIX.
12. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
13. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.

**H. TREE STAKING AND GUYING**

1. STAKES: 6" LONG GREEN METAL T-POSTS.
2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
4. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
5. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

**METHODS**

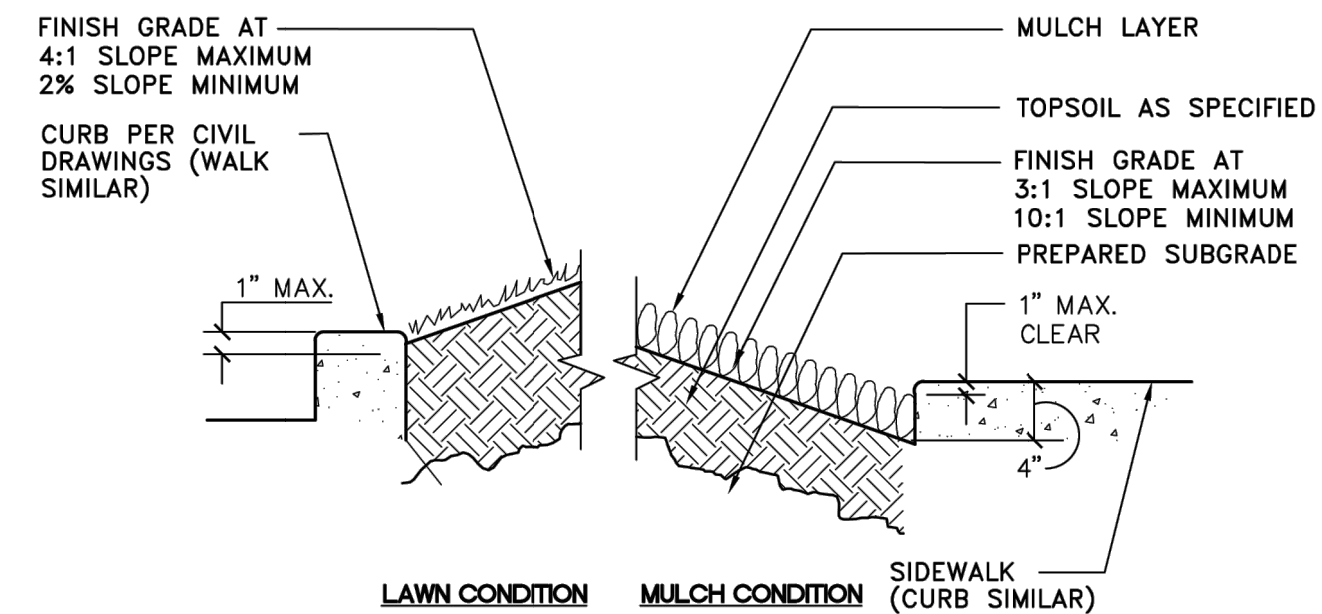
1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
2. SOIL TESTING:
  - a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
  - b. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
  - c. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
  - d. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
  - i. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING.
    - ii. NITROGEN STABILIZED ORGANIC AMENDMENT: 4 CU. YDS. PER 1,000 S.F.
    - ii. 12-12-12 FERTILIZER (OR SIMILAR ORGANIC SLOW-RELEASE) 10 LBS. PER CU. YD.
    - ii. 'CLAY BUSTER' OR EQUAL. USE MANUFACTURER'S RECOMMENDED RATE.
    - ii. IRON SULFATE: 2 LBS. PER CU. YD.

5. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
  - a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
  - b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
  - c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
  - d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.

- e. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

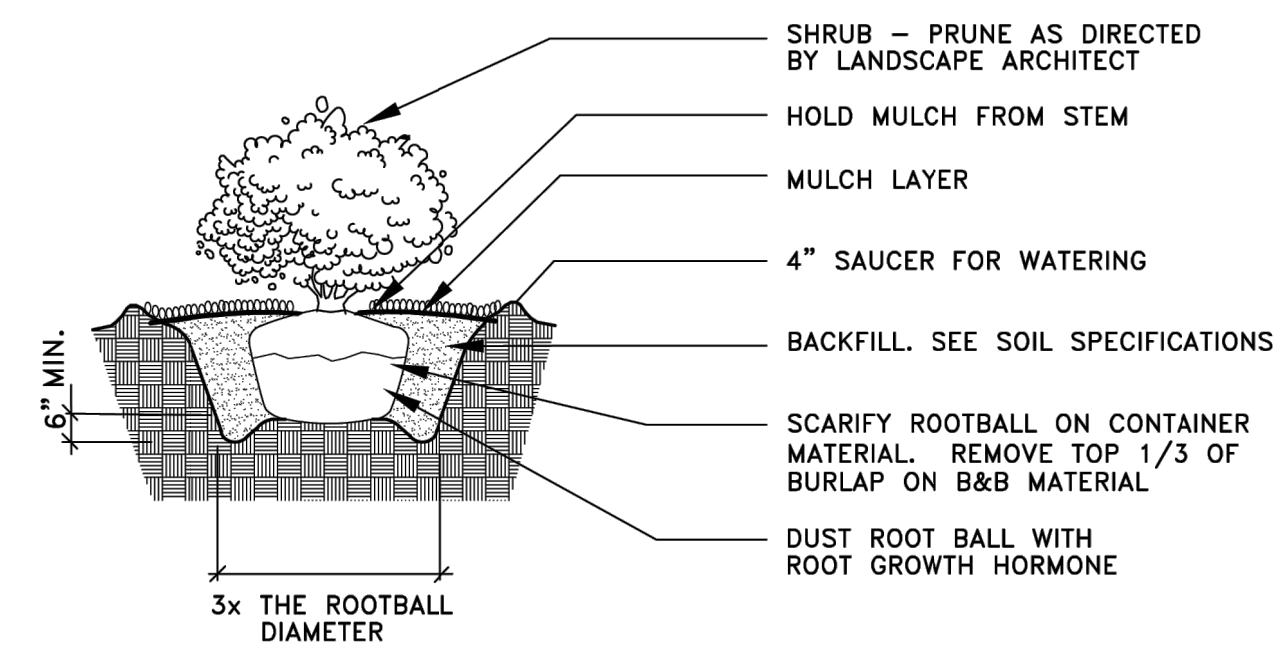
**B. SUBMITTALS**

1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREE/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
4. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.
5. GENERAL PLANTING
  1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
  2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
6. TRENCHING NEAR EXISTING TREES:
  - a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1" FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
  - b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
  - c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
  - d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
7. TREE PLANTING
  1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
  2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
  3. FOR CONTAINERS AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
  4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
  5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
  6. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
    - a. #15 CONT. - 24" BOX TREES TWO STAKES PER TREE
    - b. 26"-48" BOX TREES THREE STAKES PER TREE
    - c. OVER 48" BOX TREES GUY AS NEEDED
    - d. MULTI-TRUNK TREES THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
  7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH MULCH (TYPE AND DEPTH PER PLANS).
8. SHRUB, PERENNIAL, AND GROUND COVER PLANTING
  1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
  2. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
9. MULCH
  1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
  2. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.



**PLANTER SECTION DETAIL**

NOT TO SCALE



NOTE:

1. APPLY ADDITIONAL 4 OZ. 8-32-16 FERTILIZER INTO TOP 2" OF PLANTING MIX.
2. PLANT SHRUB HIGH ENOUGH TO ALLOW POSITIVE DRAINAGE AWAY FROM ROOTBALL. ROUGHEN ALL SURFACES OF PIT.

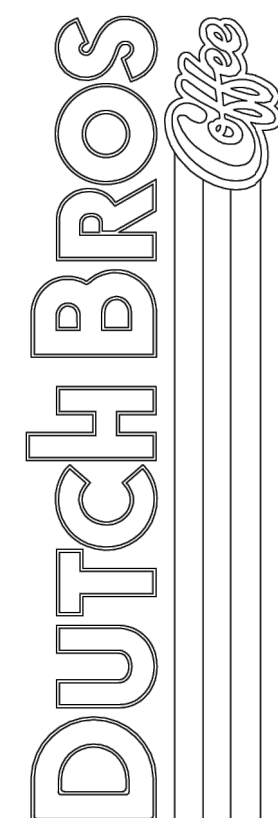
**SHRUB PLANTING DETAIL**

NOT TO SCALE

| No. | Date | By | Issd. | Appr. | Revision |
|-----|------|----|-------|-------|----------|
|     |      |    |       |       |          |

**LANDSCAPE PLANTING PLAN**  
5810 OMAHA BLVD  
COLORADO SPRINGS, CO 80915

Title:



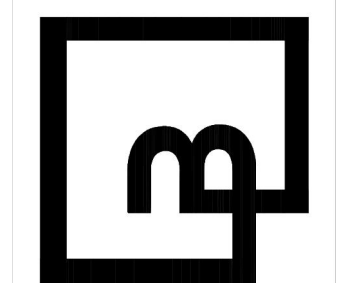
For:



Scale:  
Horizontal N/A  
Vertical N/A

Designed: JMV  
Drawn: JMV  
Checked: JMV  
Approved: JMV  
Date: 03/29/24

**Barghausen Consulting Engineers, Inc.**  
18215 72nd Avenue South  
Kent, WA 98032  
425.251.6222  
barghausen.com

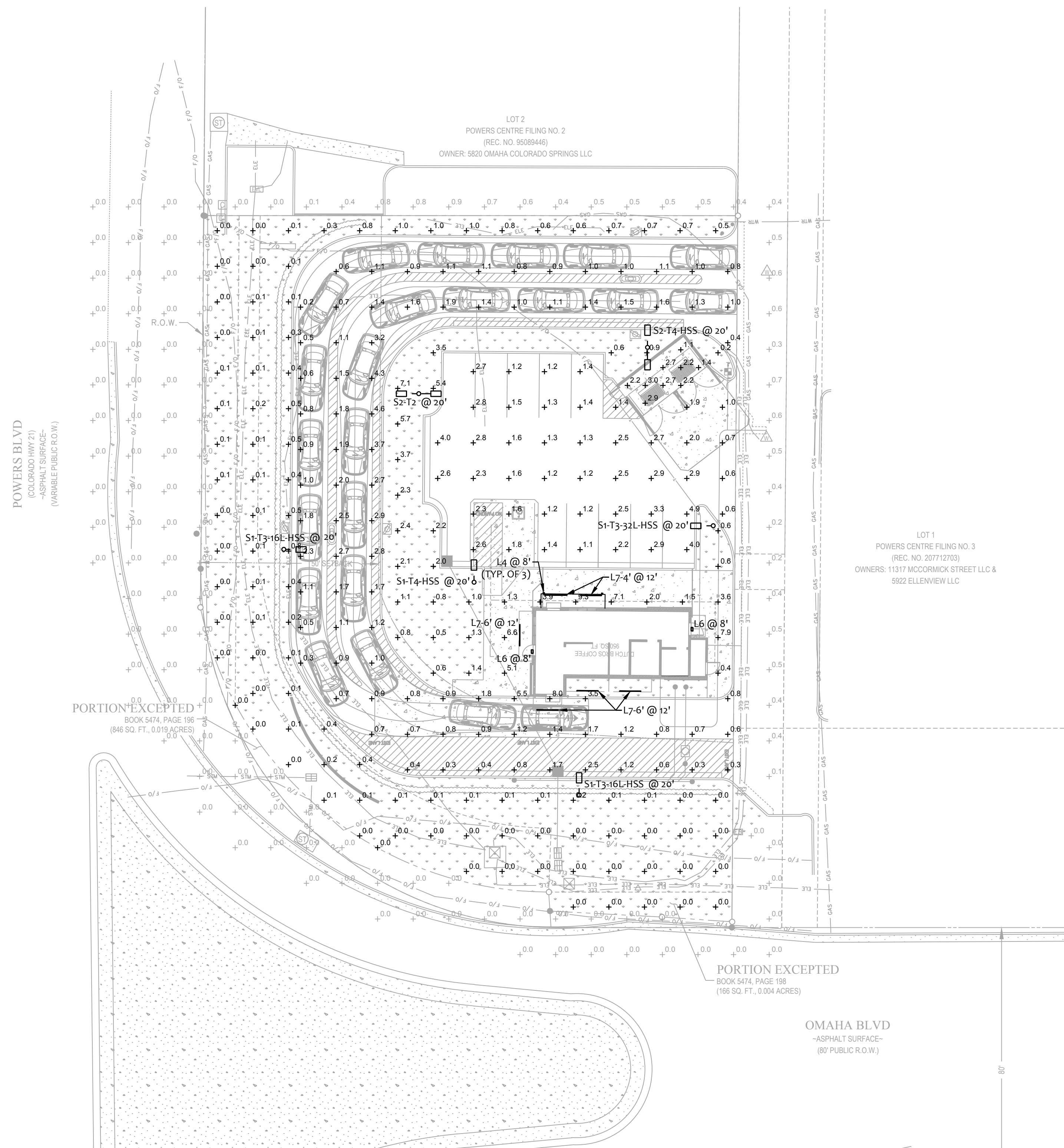


Job Number: **23098**  
Sheet: **LP-2**  
2018 IBC  
Franchising USA, LLC

PPR2413



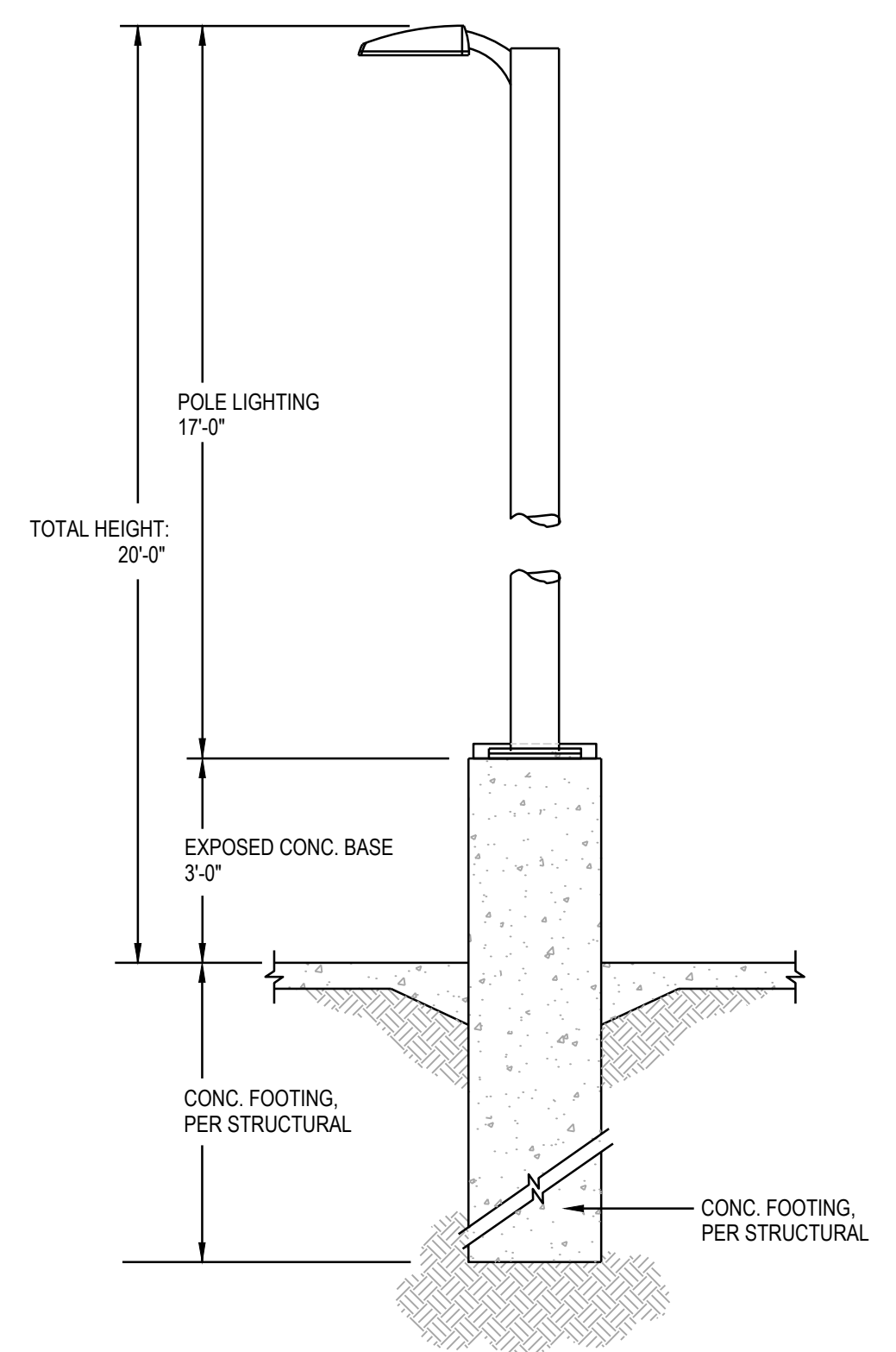
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1 PHOTOMETRIC SITE PLAN  
SCALE: 1/20" = 1'-0"  
NORTH

| Symbol | Label         | Quantity | Manufacturer      | Catalog Number / BUG Rating              | Description   | Filename                                | Lumens Per Lamp | Light Loss Factor | Wattage |
|--------|---------------|----------|-------------------|--|---|---|-----------------|-------------------|---------|
| □      | L4            | 3        | LIGMAN            | UMT-31416-DBNA-14/14W-N-W40 UNDER CANOPY | EXTERIOR LIGHT SCONCE, 3" SQUARE, UP/DOWN 4000K, WET LOCATION                 | MT-31416-N-N-W40.IES                    | 1100            | 0.72              | 28.6    |
| □      | L6            | 2        | RAB LIGHTING INC. | WPLED26Y-WPLED26Y/D10 UNDER CANOPY       | CAST FINNED METAL HOUSING, MOLDED PLASTIC REFLECTOR WITH SEMI-SPECULAR FINISH | rab02623.ies                            | 3295            | 0.72              | 29.7    |
|        | L7-4'         | 2        | Self              | CROWN-47-40K-110-S-SSP UNDER CANOPY      | CROWN-L90-277V 840_BA110  | CROWN-L90-277V-840_BA110_IESNA2002.ies  | 4200            | 0.72              | 40      |
|        | L7-6'         | 4        | Self              | CROWN-70-40K-110-S-SSP UNDER CANOPY      | CROWN-L144-277V 840_BA110   | CROWN-L144-277V-840_BA110_IESNA2002.ies | 6300            | 0.72              | 60      |
| □      | S1-T3-16L-HSS | 2        | NLS Lighting LLC  | NV-1-T3-16L-1-30K-UNV-HSS B0-UG-G1       | NV Series Area Lighting Fixture   | NV-1-T3-16L-1-30K-HSS.IES               | 3530            | 0.91              | 56      |
| □      | S1-T3-32L-HSS | 1        | NLS Lighting LLC  | NV-1-T3-32L-1-30K-UNV-HSS B1-UG-G2       | NV Series Area Lighting Fixture   | NV-1-T3-32L-1-30K-HSS.IES               | 6682            | 0.91              | 106     |
| □      | S1-T4-HSS     | 1        | NLS Lighting LLC  | NV-1-T4-16L-1-30K-UNV-HSS B0-UG-G1       | NV Series Area Lighting Fixture   | NV-1-T4-16L-1-30K-HSS.IES               | 3473            | 0.91              | 56      |
| □      | S2-T2         | 1        | NLS Lighting LLC  | NV-1-T2-16L-1-30K-UNV B1-UG-G1           | NV Series Area Lighting Fixture   | NV-1-T2-16L-1-30K.IES                   | (2) 6162        | 0.91              | 112     |
| □      | S2-T4-HSS     | 1        | NLS Lighting LLC  | NV-1-T4-16L-1-30K-UNV-HSS B0-UG-G1       | NV Series Area Lighting Fixture   | NV-1-T4-16L-1-30K-HSS.IES               | (2) 3473        | 0.91              | 112     |

| Description     | Symbol | AVG    | MAX    | MIN    | MAXMIN | AVGMIN |
|-----------------|--------|--------|--------|--------|--------|--------|
| Drive-thru      | +      | 1.5 FC | 8.0 FC | 0.2 FC | 40.0:1 | 7.5:1  |
| Hardscape       | +      | 2.8 FC | 9.3 FC | 0.0 FC | N/A    | N/A    |
| Parking         | +      | 2.0 FC | 4.9 FC | 0.6 FC | 8.2:1  | 3.3:1  |
| Trash Enclosure | +      | 2.3 FC | 3.0 FC | 1.1 FC | 2.7:1  | 2.1:1  |
| Outside PL      | +      | 0.1 FC | 0.9 FC | 0.0 FC | N/A    | N/A    |



**POLE BASE DETAIL**  
SCALE: N.T.S.

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

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



ARMÉT DAVIS NEWLOVE & ASSOCIATES, AIA ARCHITECTS  
1330 OLYMPIC BLVD.  
SANTA MONICA, CALIFORNIA 90404  
PH 310 452-5533 FAX 310 450-4742

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Project No: CO0907  
Dutch Bros Coffee - New Freestanding Store  
DB2550-A2  
5810 OMAHA BLVD.  
COLORADO SPRINGS, CO 80915

**ACIES**  
ENGINEERING  
400 N. McCarthy Blvd., Suite 250  
Milpitas CA, 95035  
ph: (408) 522-5255 | fr: (408) 522-5260  
info@acies.net | Copyright © 2024

DATE: 03/08/2024  
REV: DATE: DESCRIPTION:

SHEET NUMBER:

PHOTOMETRIC SITE PLAN

SHEET NUMBER:

E0.02

FILE NUMBER PPR2413

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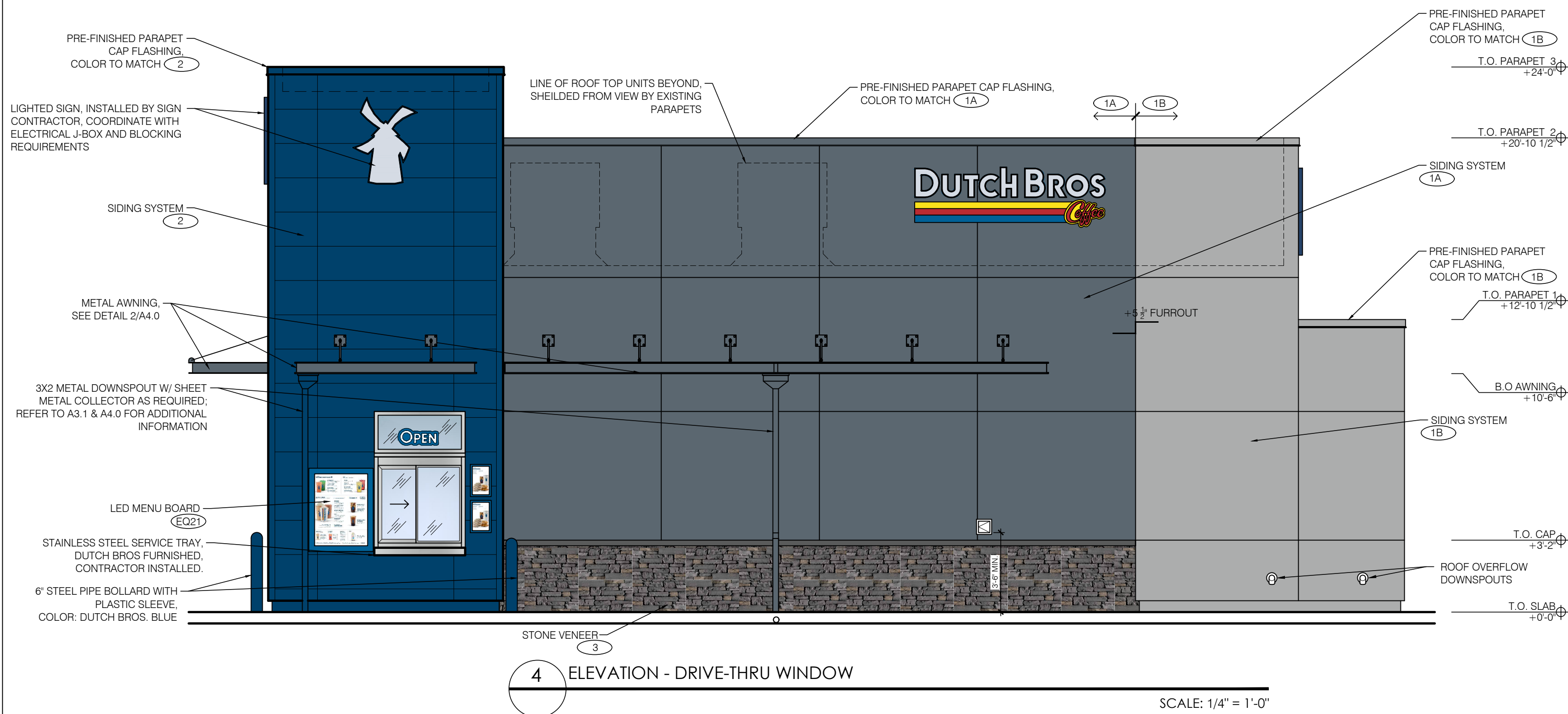
| EXTERIOR FINISH SCHEDULE  |                         |                  |   |   |
|---|-------------------------|------------------|---|---|
| ID TAG  | MATERIAL                | MANUFACTURER     | MODEL   | REMARKS   |
| ZONE 1 (BODY)   |                         |                  |   |   |
| 1A  | EXTERIOR CEMENT PLASTER | SHERWIN WILLIAMS | 8656-11295 - BLDG DB DARK GRAY                  | 3-COAT SYSTEM W/ ACRYLIC MEDIUM SAND FINISH; REVEALS AS SHOWN |
| 1B  | EXTERIOR CEMENT PLASTER | SHERWIN WILLIAMS | 8656-12046 - BLDG DB LIGHT GRAY                 | 3-COAT SYSTEM W/ ACRYLIC MEDIUM SAND FINISH; REVEALS AS SHOWN |
| ZONE 2 (TOWER) (Z2)   |                         |                  |   |   |
| 2   | FIBER CEMENT SIDING     | NICHIHA          | ILLUMINATION, AWP 1818 W/ FACTORY PANEL CORNERS | COLOR: BLDG DB BLUE   |
| ZONE 3 (3'-2" BASE)   |                         |                  |   |   |
| 3   | STONE VENEER            | ELDORADO STONE   | CLIFFSTONE, BANFF SPRINGS                       |   |
|   | STONE VENEER SILL       | ELDORADO STONE   | SNAPPED EDGE WAINSCOT SILL; PEWTER              |   |
| NOTE: PROVIDE 3"x2" SMOOTH DOWNSPOUTS AND ALL NECESSARY ADAPTORS AT AWNING AND CANOPY LOCATIONS; DOWNSPOUT COLOR TO MATCH BODY MATERIAL PER ELEVATION |                         |                  |   |   |



ARMÉT DAVIS NEWLOVE & ASSOCIATES, AIA ARCHITECTS

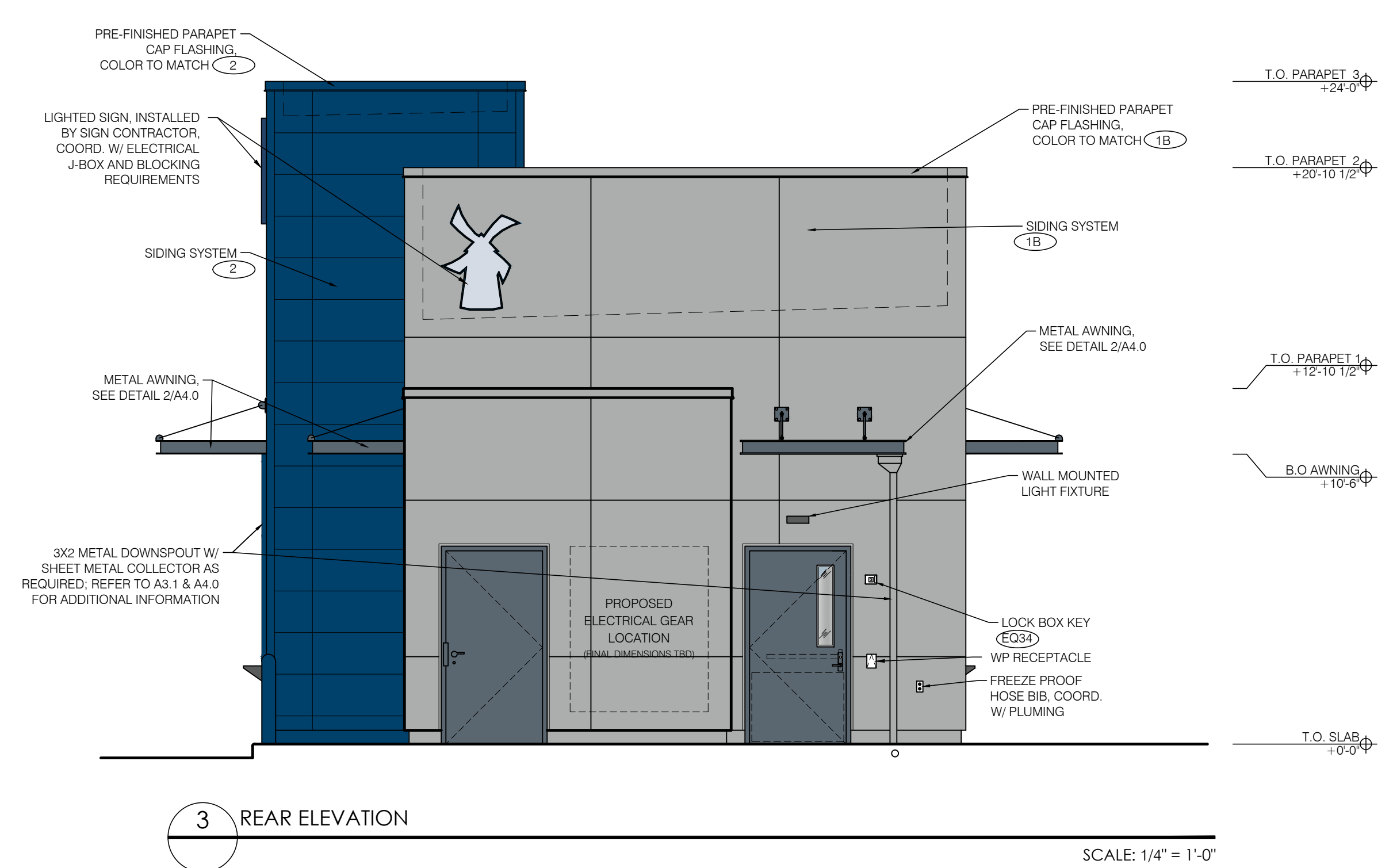
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SANTA MONICA, CALIFORNIA 90404  
PH 310 452-5533 FAX 310 450-4742

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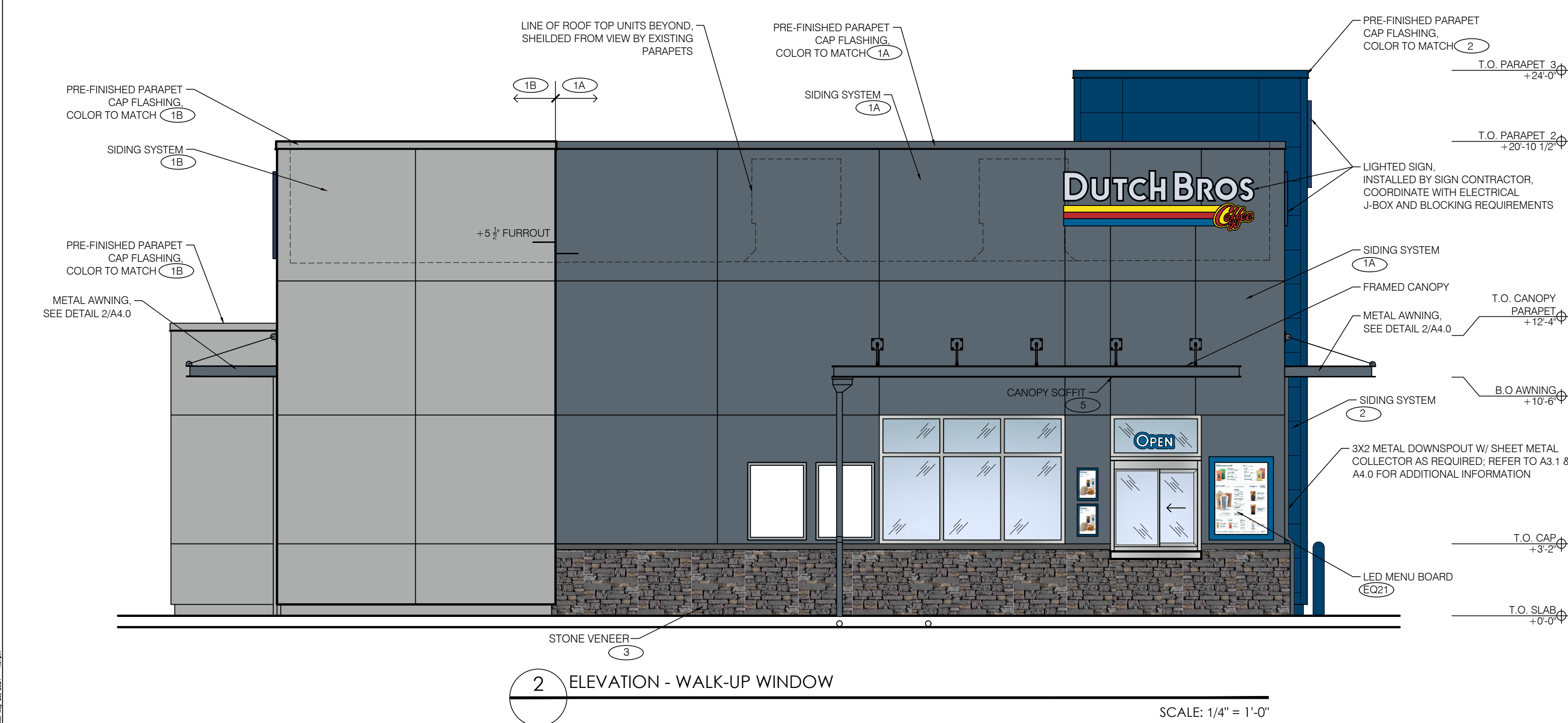
4 ELEVATION - DRIVE-THRU WINDOW

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



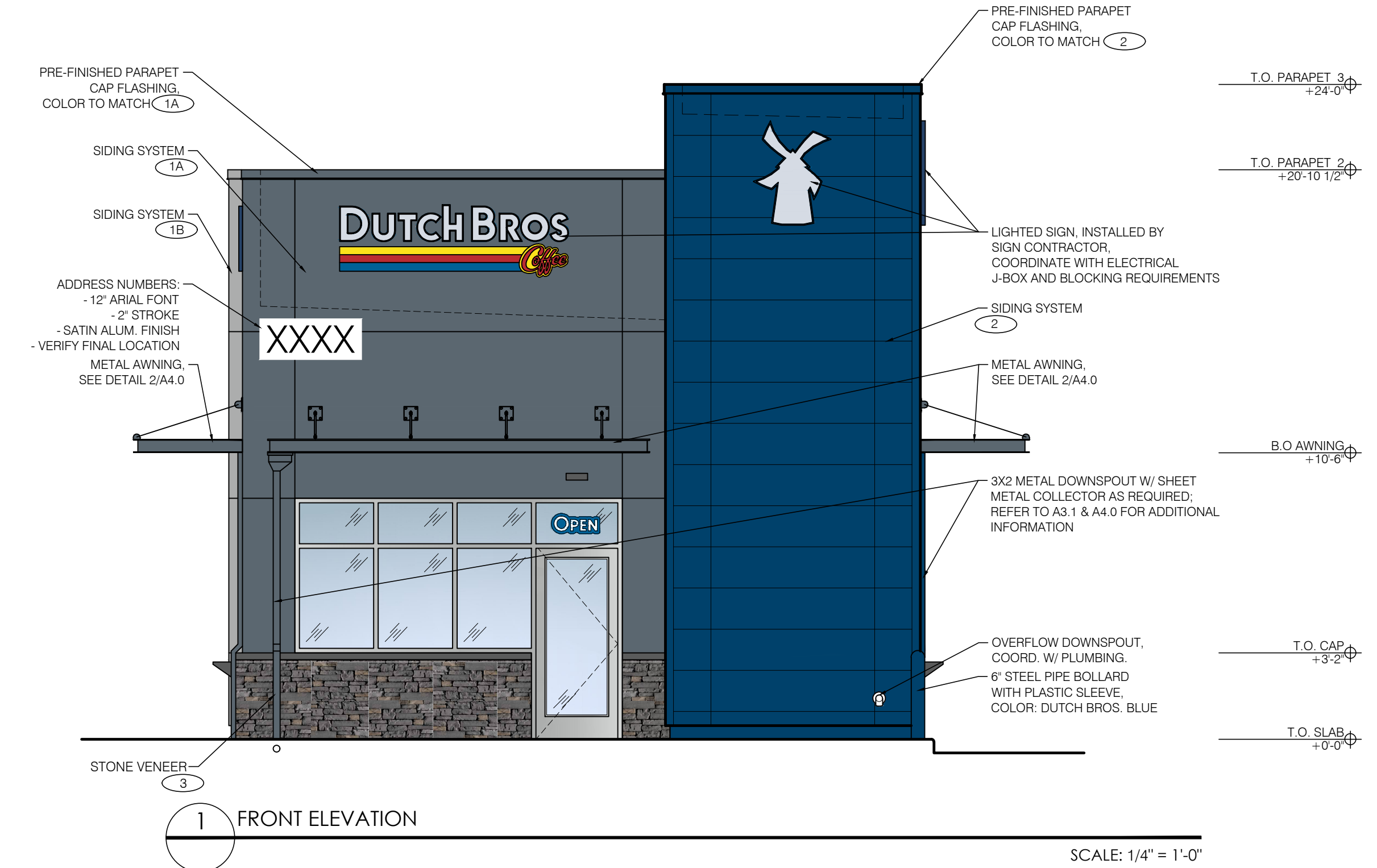
3 REAR ELEVATION

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



2 ELEVATION - WALK-UP WINDOW

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



1 FRONT ELEVATION

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

Project No: CO0907  
Dutch Bros Coffee - New Freestanding Store  
DB2550-A2

5810 OMAHA BLVD.  
COLORADO SPRINGS, CO 80915

DATE: 03/08/2024  
REV: DATE: DESCRIPTION:

SHEET NAME:

BUILDING ELEVATIONS  
COLOR

SHEET NUMBER:

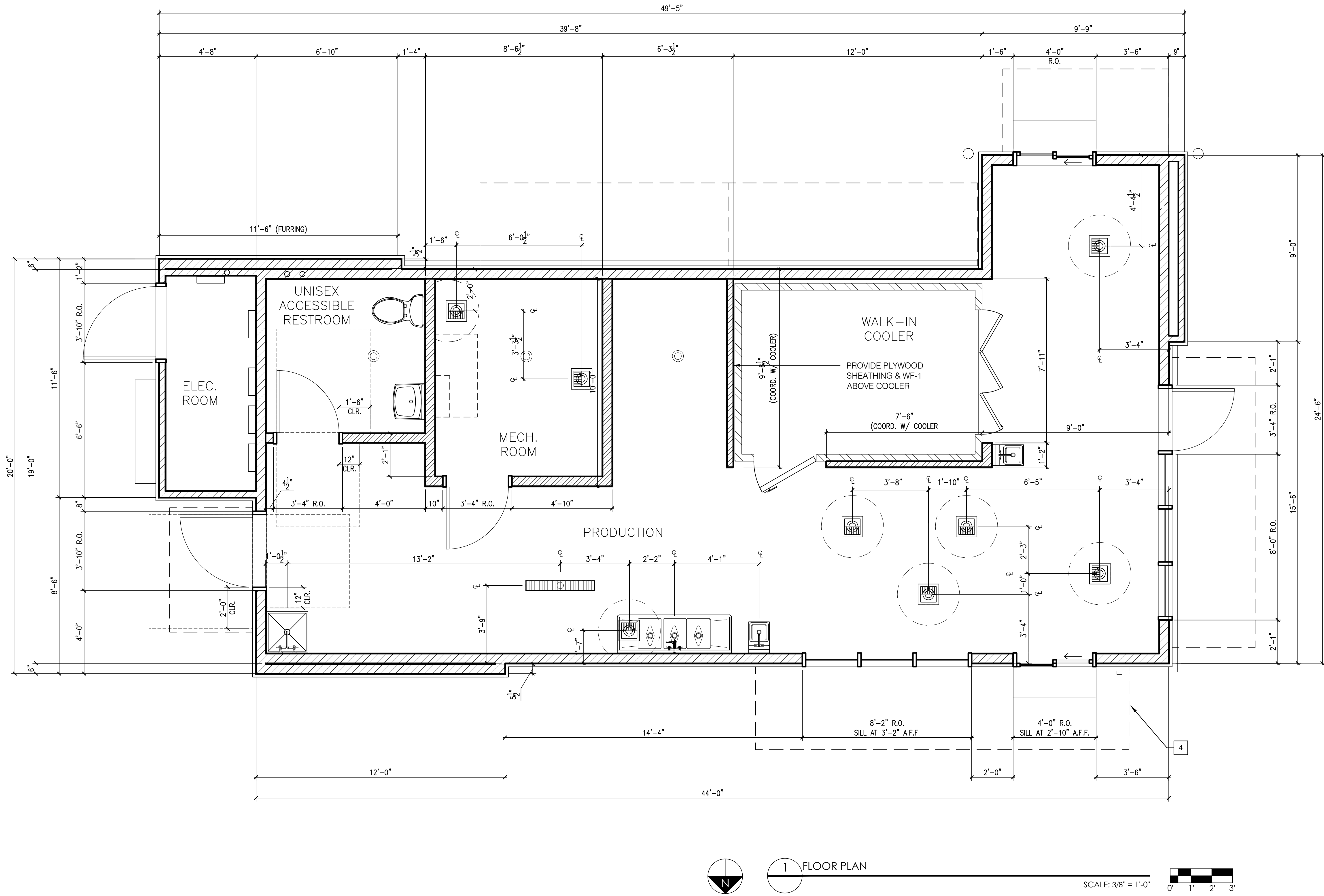
A6.1

FILE NUMBER PPR2413

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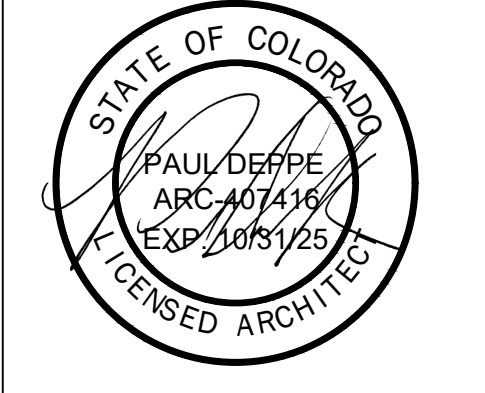
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**Project No: CO0907**  
 Dutch Bros Coffee - New Freestanding Store  
 DB2550-A2  
 5810 OMAHA BLVD.  
 COLORADO SPRINGS, CO 80915

|                  |              |
|------------------|--------------|
| DATE: 03/08/2024 | DESCRIPTION: |
| REV: DATE:       |              |

SHEET NAME:  
 FLOOR PLAN/  
 DETAILS/ SCHEDULES

SHEET NUMBER:  
**A2.0**



SUMMARY - BUILDING SIGNS & MENUS



89975 Prairie Rd.  
Eugene, OR 97402  
541.485.5546 | esasigns.com

SUMMARY DRAWING:  
**37012**

CLIENT:  
Dutch Bros - CO0907  
5810 Omaha Blvd.  
Colorado Springs, CO

DATE OF SHOP DRAWING:  
**10/31/23**

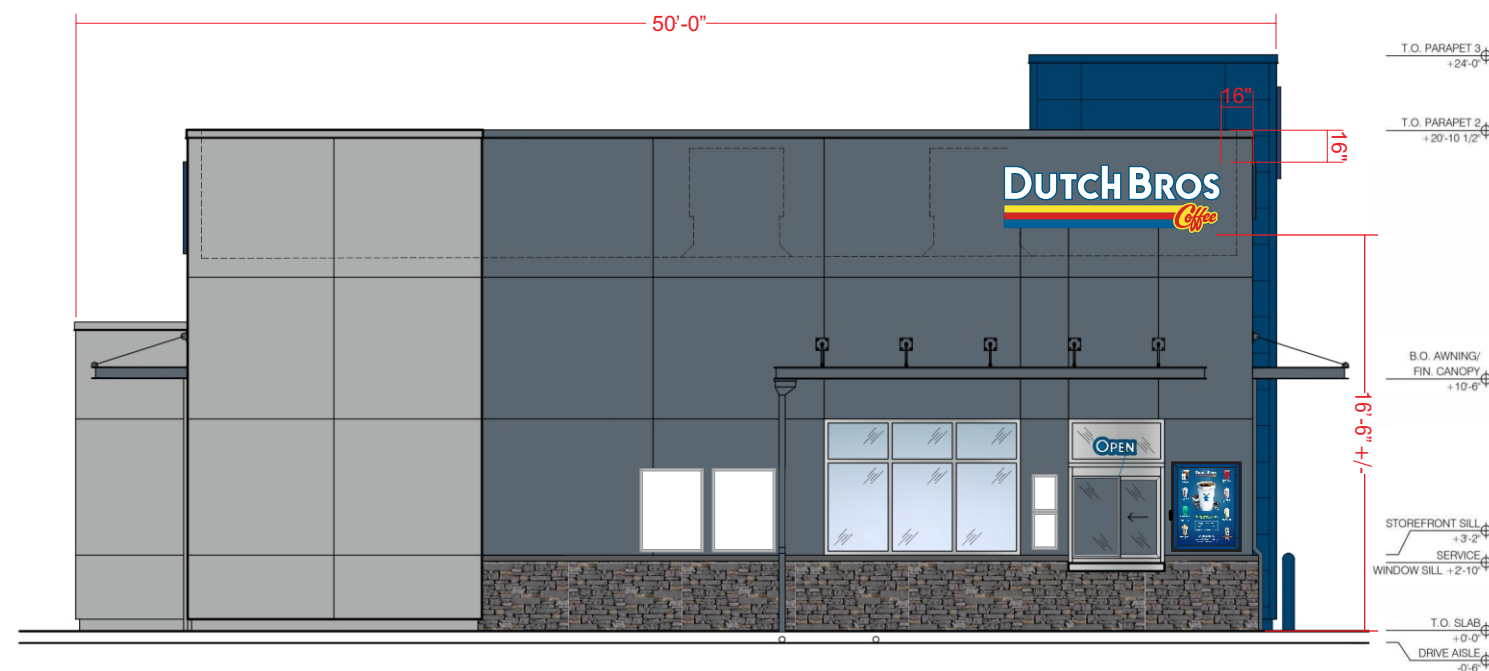
PROD. DETAILS: CH

LEAD DESIGN: CH

SALES: NJ

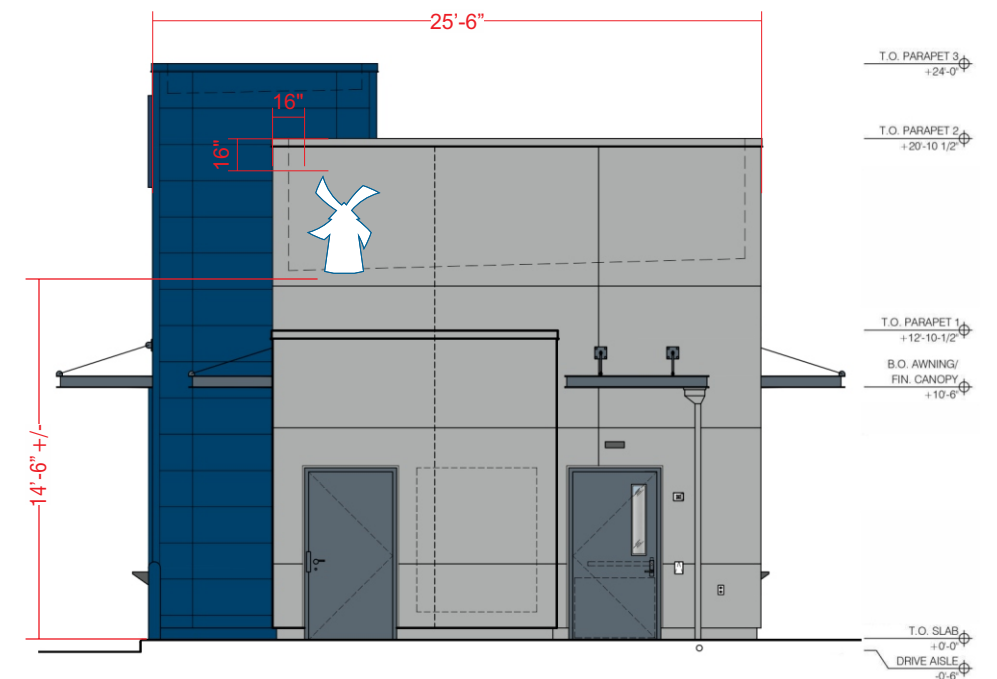
REVISIONS:

- 1.29.24 Updated site plan.
- 1.30.24 Moved address from West.
- 5.21.24 Changed building removing canopy and adding 18' awning.
- 6.11.24 Updated site plan.



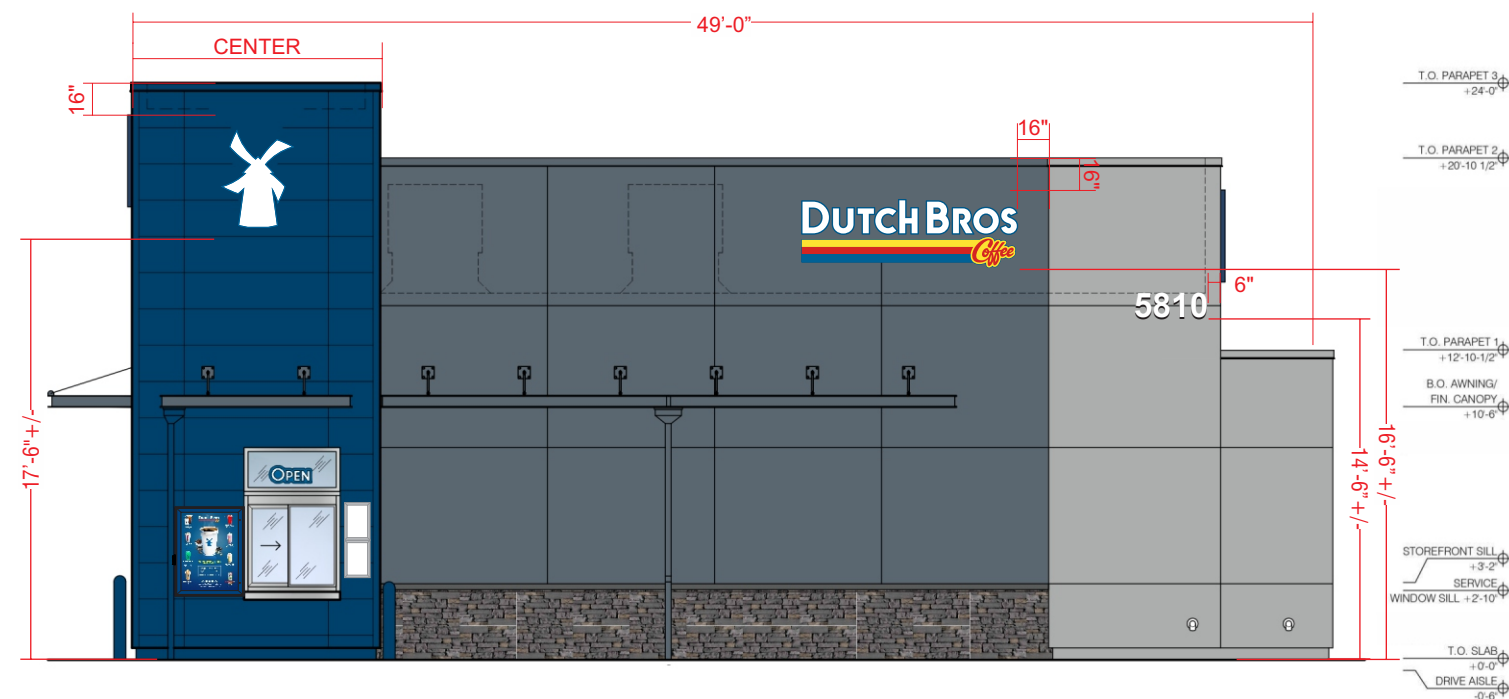
NORTH ELEVATION  
SCALE: 1/8"=1'-0"

**DBCL9 @ 25.5 SF**



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

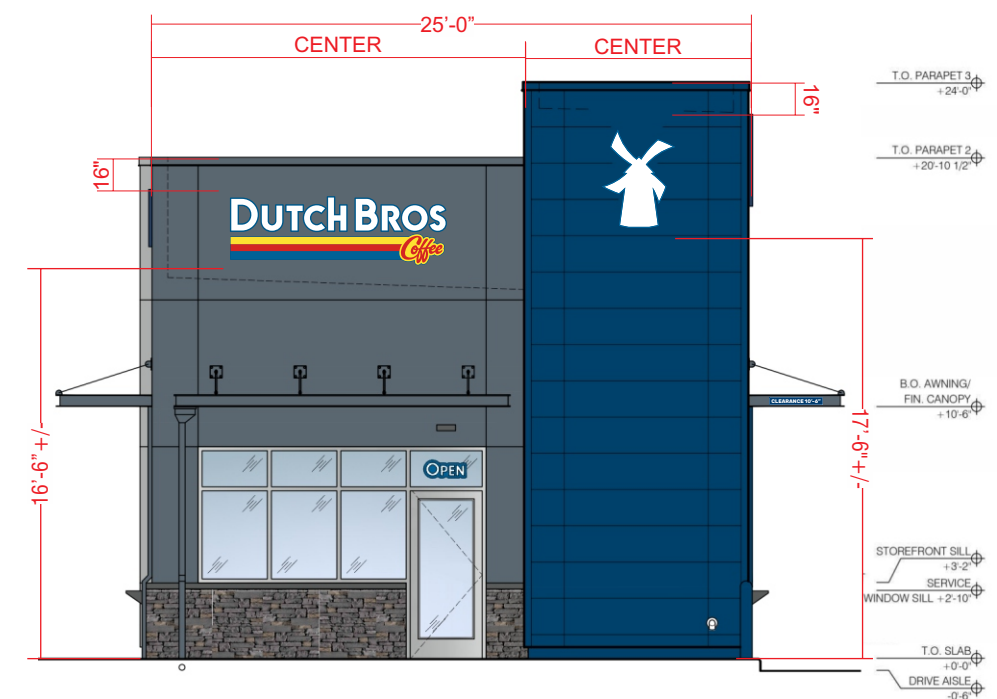
**DBW11 @ 12.6 SF**



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

**DBW11 @ 12.6 SF**

**DBCL9 @ 25.5 SF**



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

**DBCL9 @ 25.5 SF**

**DBW11 @ 12.6 SF**



SUMMARY - FREESTANDING SIGNS & MENUS



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SUMMARY DRAWING:  
**37012**

CLIENT:  
Dutch Bros - CO0907  
5810 Omaha Blvd.  
Colorado Springs, CO

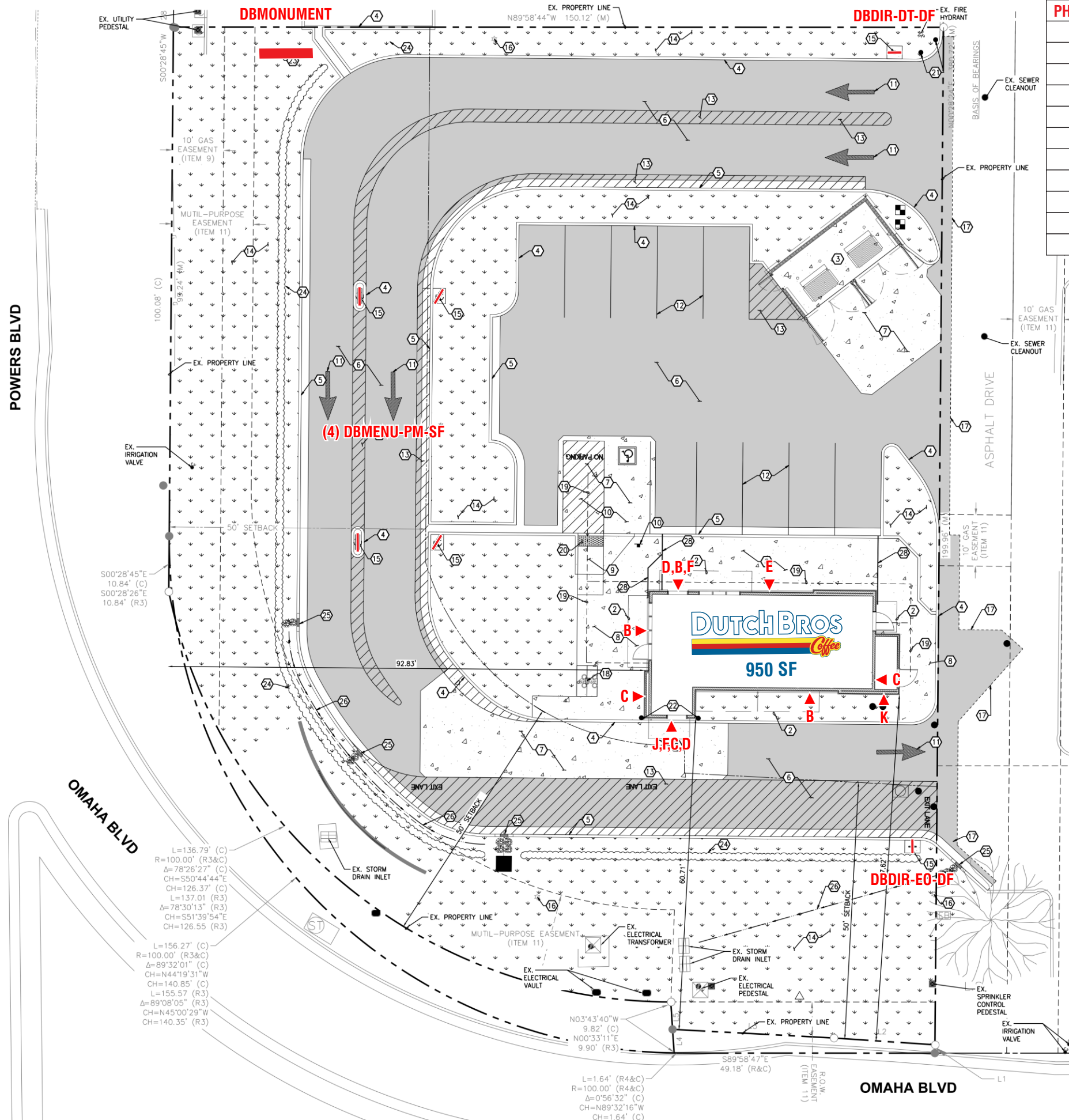
DATE OF SHOP DRAWING:  
**10/31/23**

PROD. DETAILS: CH

LEAD DESIGN: CH

SALES: NJ

- REVISIONS:
- 1.29.24 Updated site plan.
  - 1.30.24 Moved address from West.
  - 5.21.24 Changed building removing canopy and adding 18' awning.
  - 6.11.24 Updated site plan.



| SITE OVERVIEW |                               |     |
|---------------|-------------------------------|-----|
| PHASE         | SIGN TYPE                     | QTY |
| A             | DB MONUMENT 4' x 10' @ 7' OAH | 1   |
| B             | DBCL9                         | 3   |
| C             | DBW11                         | 3   |
| D             | DBSnapFrame-NL-11x17SC        | 4   |
| E             | DBSnapFrame-NL-30x40SC        | 2   |
| F             | DBMenu-WM                     | 2   |
| G             | DBMenu-PM-SF                  | 4   |
| H             | DBDIR-DT-DF                   | 1   |
| I             | DBDIR-EO-DF                   | 1   |
| J             | DBCclearance panel            | 1   |
| K             | DBAddress                     | 1   |







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SHOP DRAWING #:  
**37012A**

CLIENT:  
Dutch Bros - CO0907  
5810 Omaha Blvd.  
Colorado Springs, CO

DATE OF SHOP DRAWING:  
**10/31/23**

PROD. DETAILS: CH

LEAD DESIGN: CH

SALES: NJ

REVISIONS:  
4.23.24 Changed footer &  
pipe size per engineering-  
SK  
5.14.24 Added fabrication  
detail pg. 2- SK

COLOR CODE

- 230-015 YELLOW PSV
- 230-33 RED PSV
- 230-127 INTENSE BLUE PSV
- WHITE
- DB LIGHT GREY (PMS 429)
- DB CUSTOM DARK BLUE

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

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

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



FABRICATED ALUMINUM CABINET PAINTED DB CUSTOM DARK BLUE.  
REVEAL PAINTED DB CUSTOM LIGHT GREY.  
BACKED-UP WHITE ACRYLIC LETTERS.  
1ST SURFACE 230-015 YELLOW, 230-33 RED, & 230-127 INTENSE BLUE PSV.  
WHITE LED ILLUMINATION.  
FABRICATED ALUMINUM SKIRT WITH MASONRY BOARD BY ES&A.  
STONE VENEER & CAP BY G.C.





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SHOP DRAWING #:  
**37012F**



CLIENT:  
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5810 Omaha Blvd.  
Colorado Springs, CO

DATE OF SHOP DRAWING:  
**10/31/23**

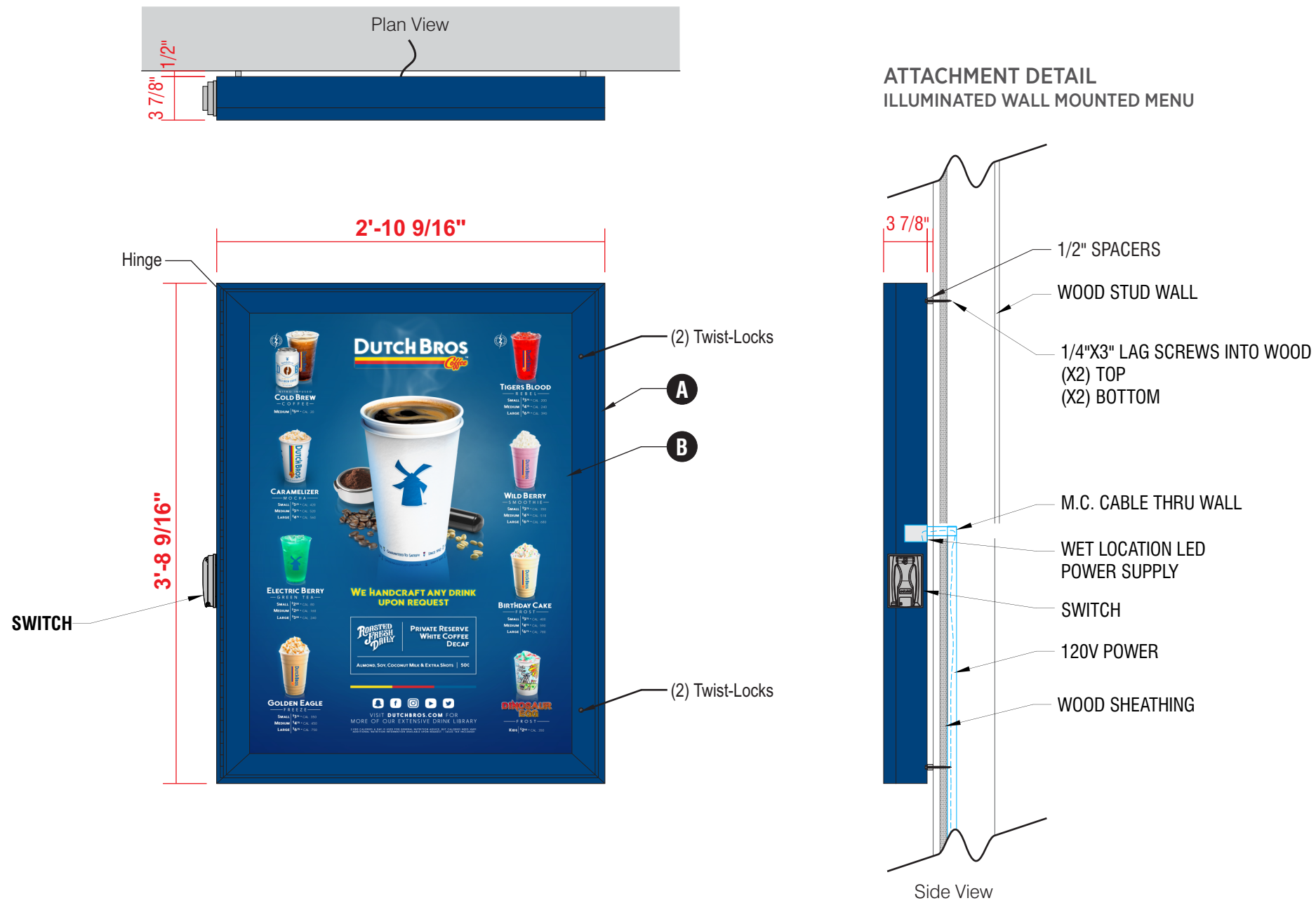
PROD. DETAILS: CH  
LEAD DESIGN: CH  
SALES: NJ

REVISIONS:  
5.14.24 added LED layout-  
SK

COLOR CODE

-  DIGITAL PRINT
-  POWDER COATED DB CUSTOM DARK BLUE

SCOPE OF WORK: PROVIDE (2) ILLUMINATED MENU SIGNS V5 - WALL-MOUNTED



- 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





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SHOP DRAWING #:  
**37012G**

CLIENT:  
Dutch Bros - C00907  
5810 Omaha Blvd.  
Colorado Springs, CO

DATE OF SHOP DRAWING:  
**10/31/23**

PROD. DETAILS: CH

LEAD DESIGN: CH

SALES: NJ

REVISIONS:  
5.14.24 added LED Layout-SK

COLOR CODE



DIGITAL PRINT



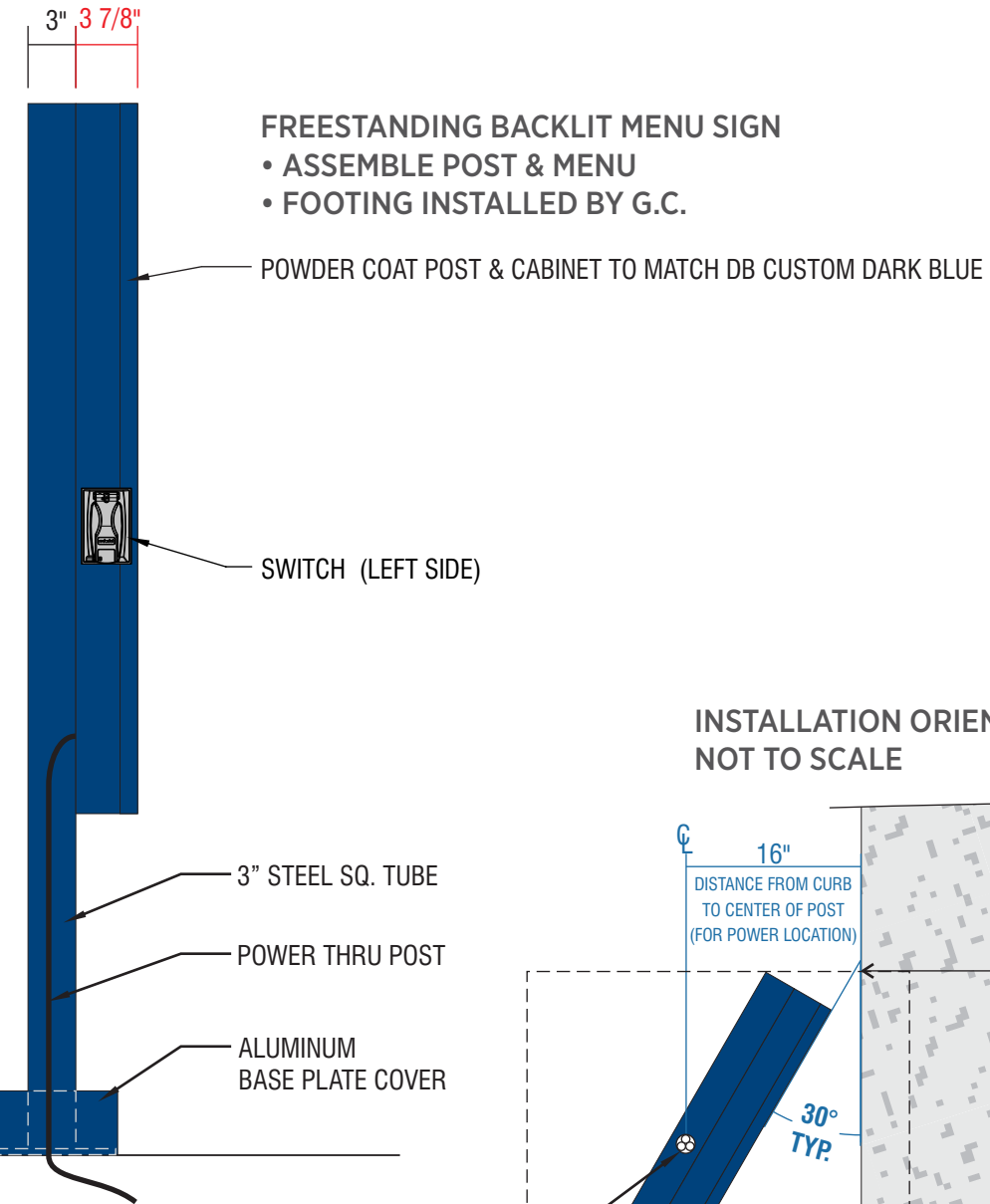
POWDER COATED  
DB DARK BLUE

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

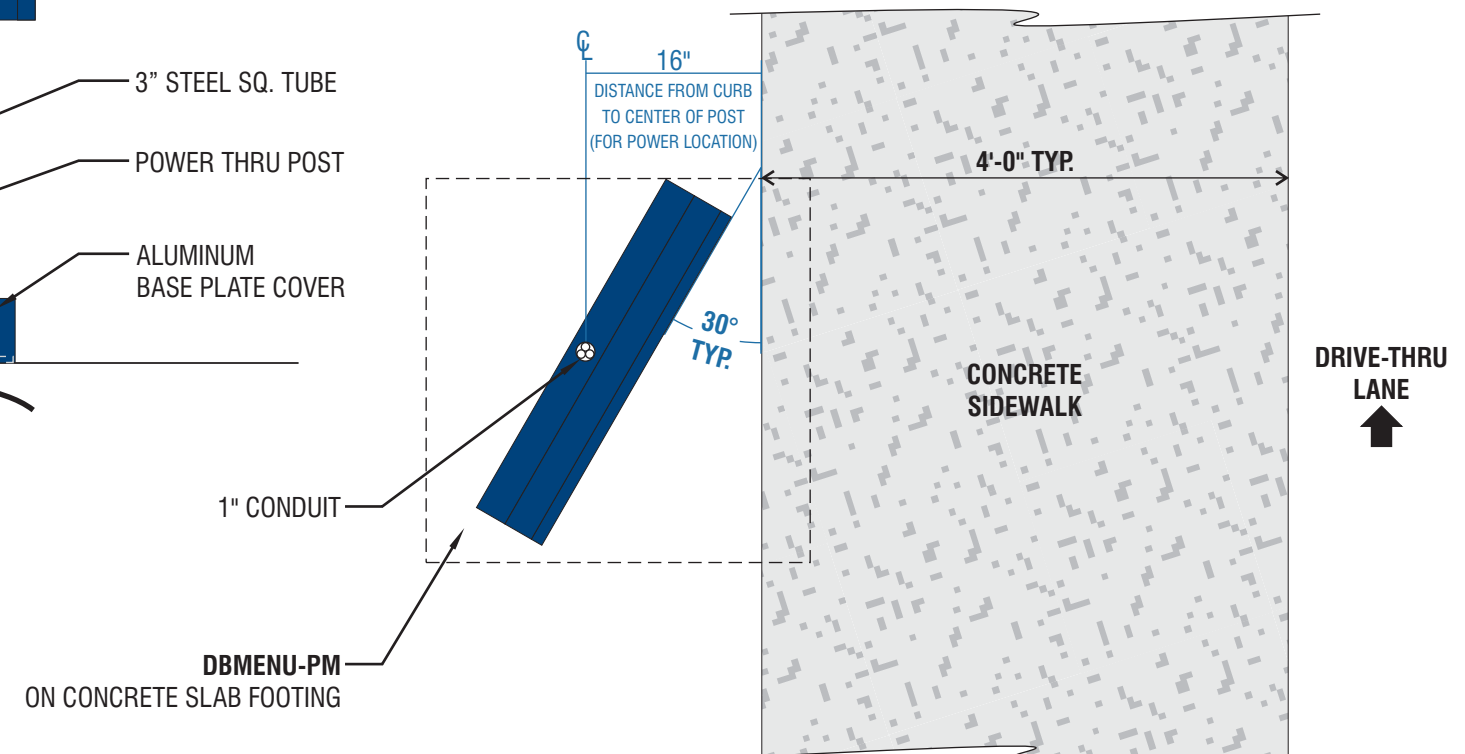
SCALE: 1"=1'-0"



SIDE VIEW



INSTALLATION ORIENTATION DETAIL  
NOT TO SCALE





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



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Eugene, OR 97402  
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SHOP DRAWING #:  
**37012H**

CLIENT:  
Dutch Bros - CO0907  
5810 Omaha Blvd.  
Colorado Springs, CO

DATE OF SHOP DRAWING:  
**10/31/23**

PROD. DETAILS: CH

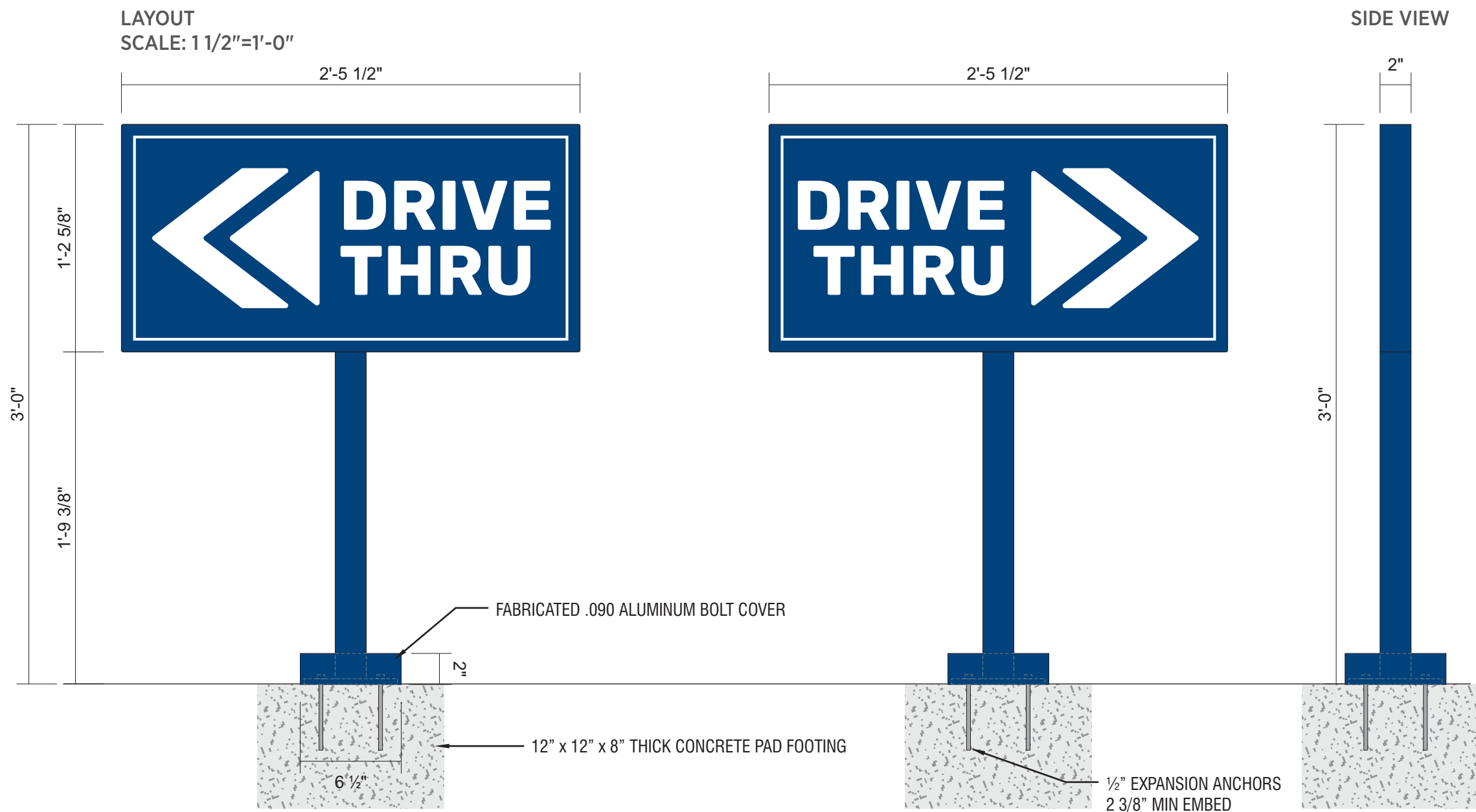
LEAD DESIGN: CH

SALES: NJ

REVISIONS:

COLOR CODE

- DB CUSTOM DARK BLUE
- WHITE



DIAMOND GRADE REFLECTIVE WHITE VINYL WITH DIGITALLY PRINTED BACKGROUND TO MATCH DB CUSTOM DARK BLUE  
(SPECIAL PRODUCTION NOTE: GRAPHICS TO BE INSET FROM EDGE 1/8").

2" X 2" SQUARE TUBE ALUMINUM FRAME & POST WITH ALUMINUM FACES & 1/4" X 6" X 6" PLATE

FABRICATED .090 ALUMINUM BOLT COVER

PAINT DB CUSTOM DARK BLUE

INSTALL PLATE-MOUNT SIGN WITH 1/2" EXPANSION ANCHORS

PAD FOOTING INSTALLED BY GC



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



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SHOP DRAWING #:  
**370121**

CLIENT:  
Dutch Bros - CO0907  
5810 Omaha Blvd.  
Colorado Springs, CO

DATE OF SHOP DRAWING:  
**10/31/23**

PROD. DETAILS: CH

LEAD DESIGN: CH

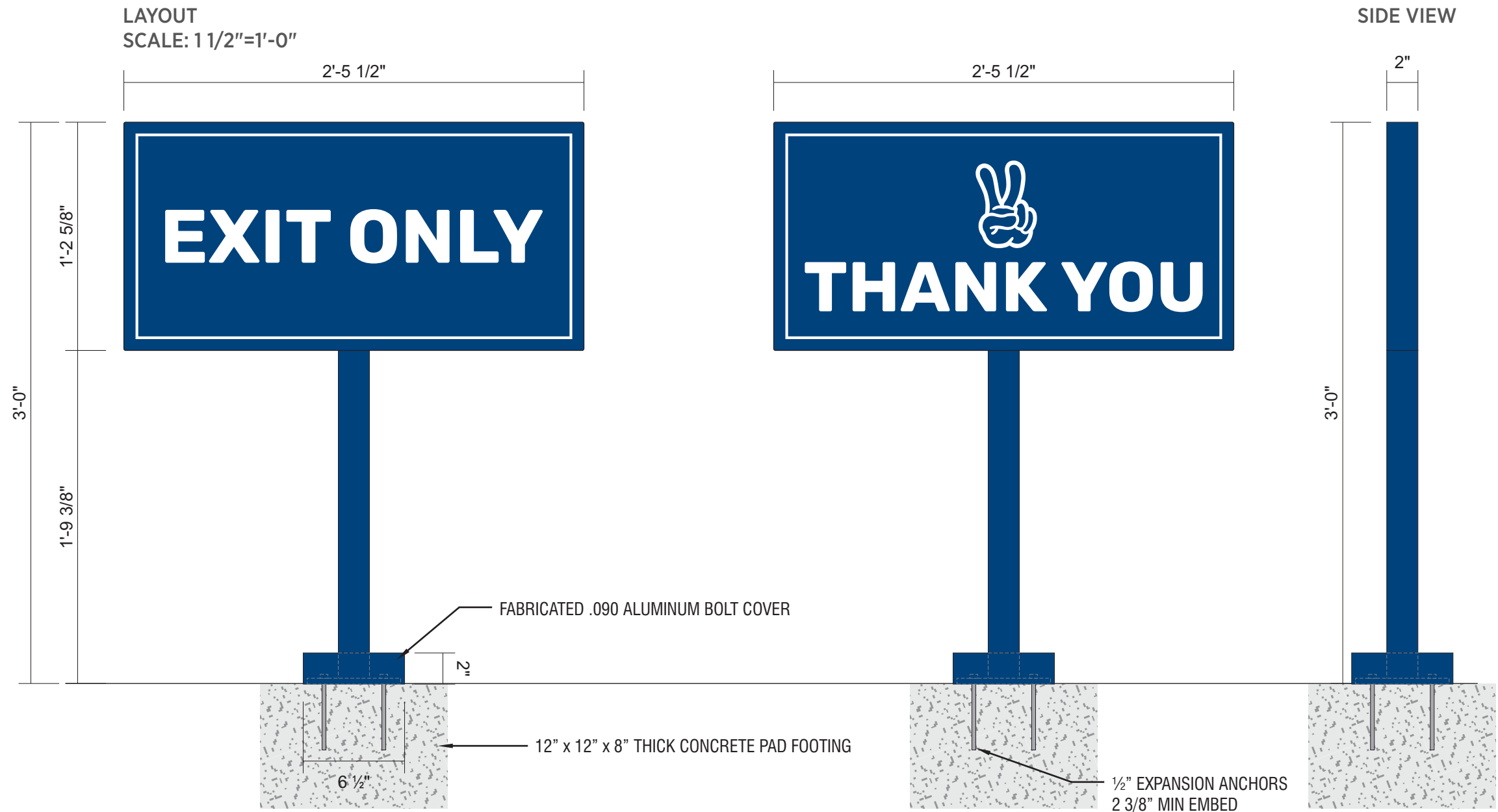
SALES: NJ

REVISIONS:

COLOR CODE

 DB CUSTOM DARK BLUE

 WHITE



DIAMOND GRADE REFLECTIVE WHITE VINYL WITH DIGITALLY PRINTED BACKGROUND TO MATCH DB CUSTOM DARK BLUE  
(SPECIAL PRODUCTION NOTE: GRAPHICS TO BE INSET FROM EDGE 1/8").

2" X 2" SQUARE TUBE ALUMINUM FRAME & POST WITH ALUMINUM FACES & 1/4" X 6" X 6" PLATE

FABRICATED .090 ALUMINUM BOLT COVER

PAINT DB CUSTOM DARK BLUE

INSTALL PLATE-MOUNT SIGN WITH 1/2" EXPANSION ANCHORS

PAD FOOTING INSTALLED BY GC





89975 Prairie Rd.  
Eugene, OR 97402  
541.485.5546 | esasigns.com

SHOP DRAWING #:  
**37012J**

CLIENT:  
Dutch Bros - CO0907  
5810 Omaha Blvd.  
Colorado Springs, CO

DATE OF SHOP DRAWING:  
**10/31/23**

PROD. DETAILS: CH

LEAD DESIGN: CH

SALES: NJ

REVISIONS:

COLOR CODE

 REFLECTIVE WHITE PSV

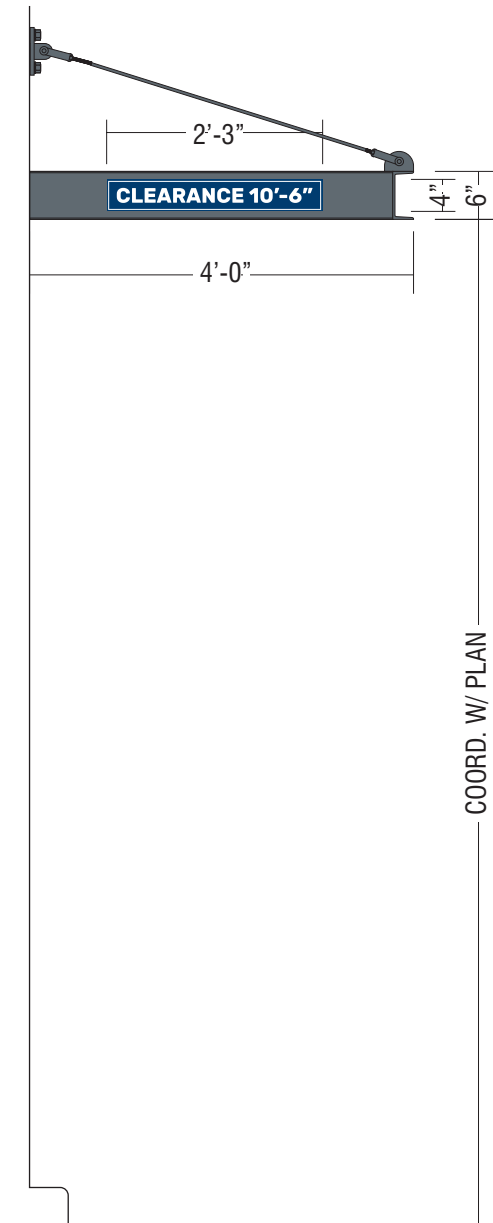
 DB CUSTOM DARK BLUE

CLEARANCE SIGN  
SCALE: 3"=1'-0"



3MM ACM SIGN PANEL PAINTED DB CUSTOM DARK BLUE.  
WHITE REFLECTIVE VINYL COPY & BORDER (NUMBERS SHIPPED LOOSE & FIELD APPLIED).  
MOUNT DIRECTLY TO ALUMINUM AWNING DRIVE-THRU ENTRANCE SIDE  
WITH EXTERIOR GRADE 3M VHB TAPE.

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





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| EXTERIOR FINISH SCHEDULE |                         |                  |   |   |
|--------------------------|-------------------------|------------------|---|---|
| ID TAG                   | MATERIAL                | MANUFACTURER     | MODEL   | REMARKS   |
| ZONE 1 (BODY)            |                         |                  |   |   |
| 1A                       | EXTERIOR CEMENT PLASTER | SHERWIN WILLIAMS | 8656-11295 - BLDG DB DARK GRAY                  | 3-COAT SYSTEM W/ ACRYLIC MEDIUM SAND FINISH; REVEALS AS SHOWN |
| 1B                       | EXTERIOR CEMENT PLASTER | SHERWIN WILLIAMS | 8656-12046 - BLDG DB LIGHT GRAY                 | 3-COAT SYSTEM W/ ACRYLIC MEDIUM SAND FINISH; REVEALS AS SHOWN |
| ZONE 2 (TOWER) (Z2)      |                         |                  |   |   |
| 2                        | FIBER CEMENT SIDING     | NICHIHA          | ILLUMINATION, AWP 1818 W/ FACTORY PANEL CORNERS | COLOR: BLDG DB BLUE   |
| ZONE 3 (3'-2" BASE)      |                         |                  |   |   |
| 3                        | STONE VENEER            | ELDORADO STONE   | CLIFFSTONE, BANFF SPRINGS                       |   |
|                          | STONE VENEER SILL       | ELDORADO STONE   | SNAPPED EDGE WAINSCOT SILL; PEWTER              |   |

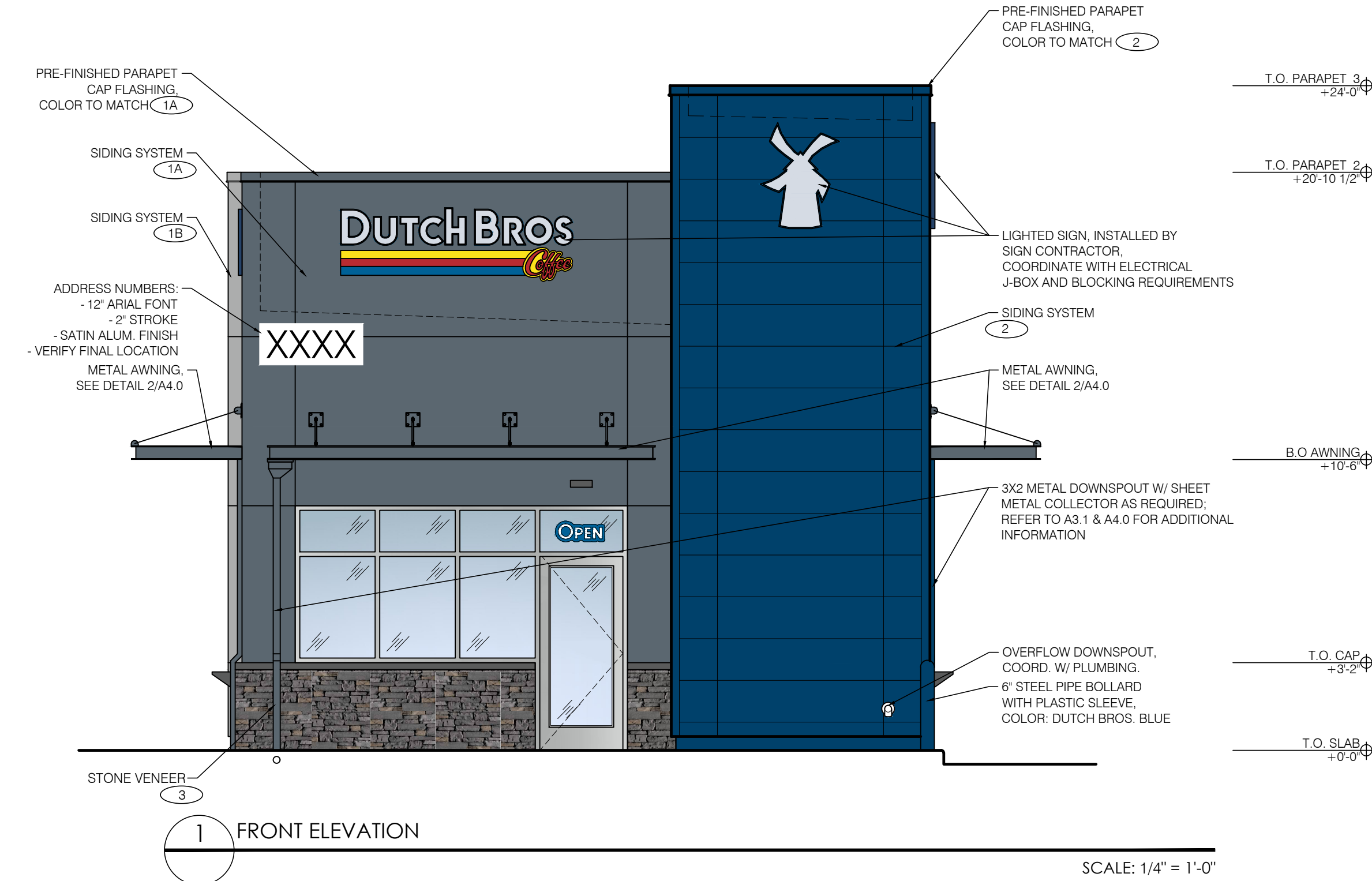
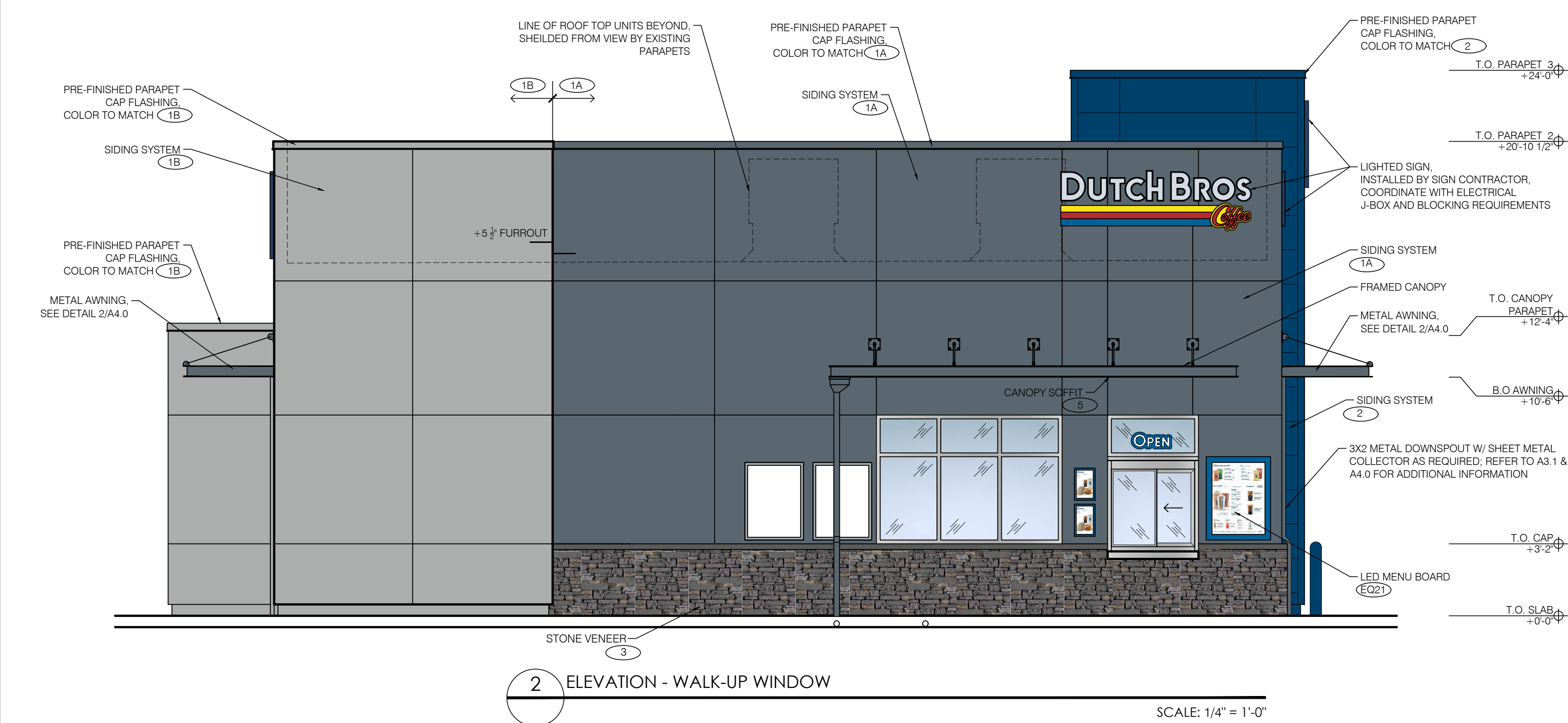
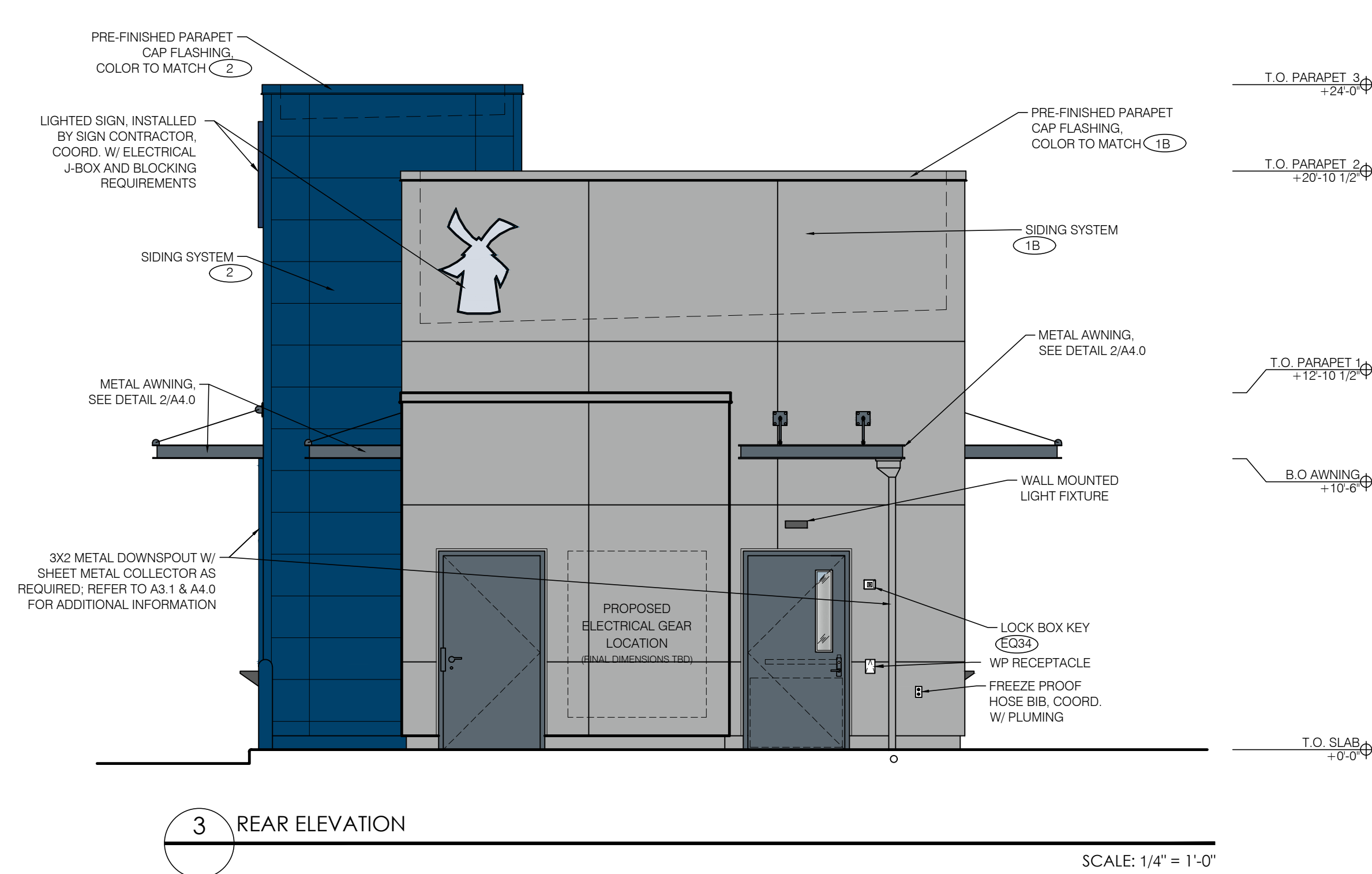
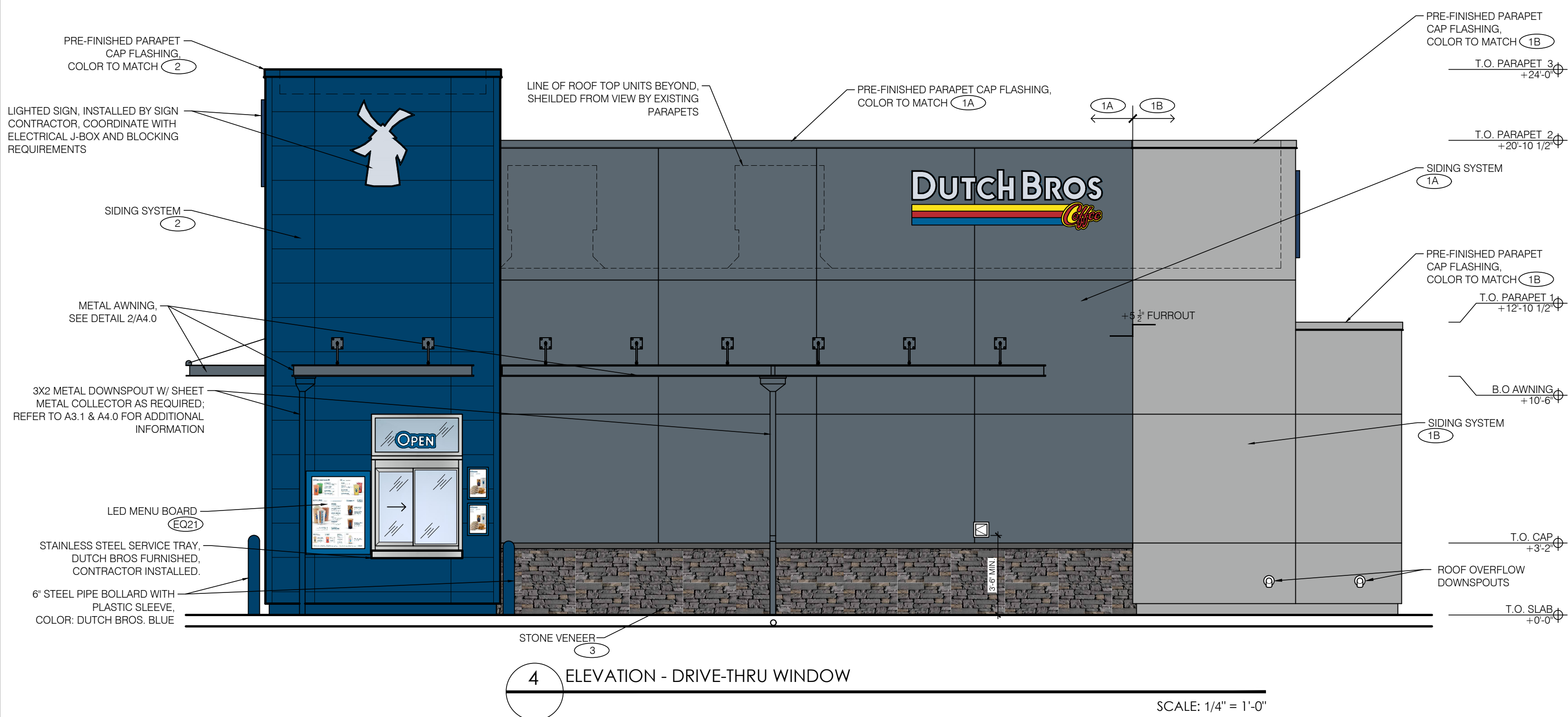
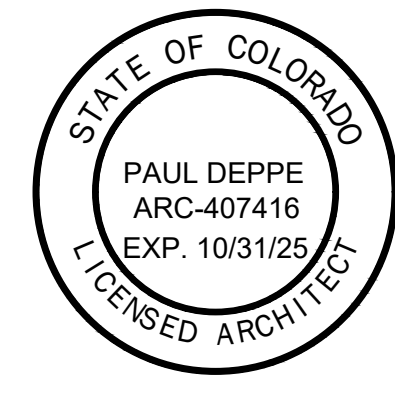
NOTE: PROVIDE 3"x2" SMOOTH DOWNSPOUTS AND ALL NECESSARY ADAPTORS AT AWNING AND CANOPY LOCATIONS; DOWNSPOUT COLOR TO MATCH BODY MATERIAL PER ELEVATION



ARMÉT DAVIS NEWLOVE & ASSOCIATES, AIA ARCHITECTS

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

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Project No: CO0907  
Dutch Bros Coffee - New Freestanding Store  
DB2550-A2

5810 OMAHA BLVD.  
COLORADO SPRINGS, CO 80915

DATE: 03/08/2024  
REV: DATE: DESCRIPTION:

SHEET NAME:

BUILDING ELEVATIONS  
COLOR

SHEET NUMBER:

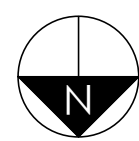
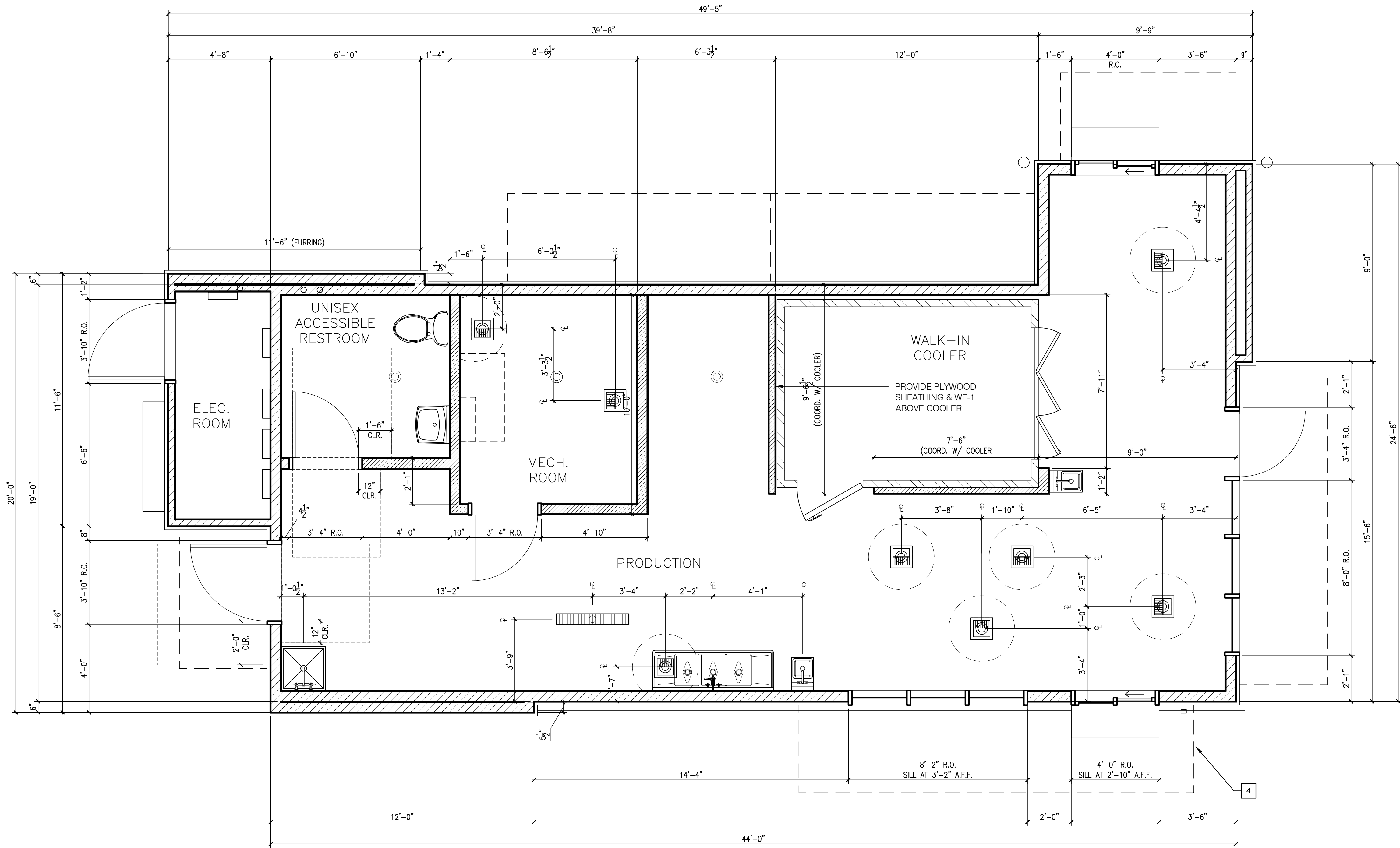
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FILE NUMBER PPR2413

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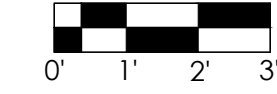


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1 FLOOR PLAN

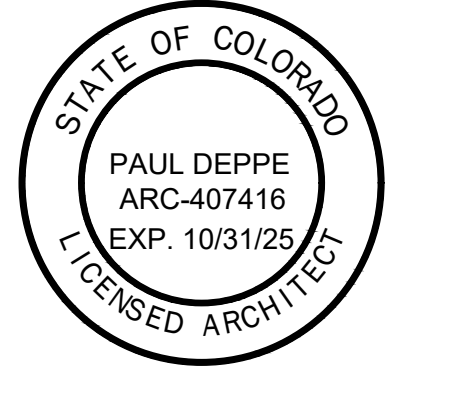
SCALE: 3/8" = 1'-0"



**adn**  
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**Project No: CO0907**  
 Dutch Bros Coffee - New Freestanding Store  
 DB2550-A2

5810 OMAHA BLVD.  
 COLORADO SPRINGS, CO 80915

|                  |              |
|------------------|--------------|
| DATE: 03/08/2024 | DESCRIPTION: |
| REV: DATE:       | DESCRIPTION: |

SHEET NAME:  
 FLOOR PLAN/  
 DETAILS/ SCHEDULES

SHEET NUMBER:  
**A2.0**

FILE NUMBER PPR2413

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Y:\Active Projects\Dutch Bros\3-CO0907-5810 Omaha Blvd - Colorado Springs- CO\Drawings\Planning\CO0907-A2.0 - FLOOR PLAN - A2.dwg  
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# DUTCH BROS. COFFEE - CO0907, COLORADO SPRINGS, CO

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 6 TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH PM  
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, COLORADO

PCD FILE NO PPR2418

## LEGEND

- EXISTING TREE TO BE RETAINED. PROTECT DURING CONSTRUCTION. SIZE OF SYMBOL EQUATES TO SIZE OF DRIFLINE
- EXISTING LANDSCAPE AND IRRIGATION TO BE RETAINED. PROTECT DURING CONSTRUCTION
- EXISTING ROCK MULCH TO BE RETAINED

## PROJECT DATA:

DUTCH BROS COFFEE - CO0907  
LOCATION: 5810 OMAHA BLVD, COLORADO SPRINGS, CO 80915  
APN: 540-630-4025

PROPOSED USE: DRIVE-THRU COFFEE STAND

LOT AREA: GROSS PROJECT AREA: 26,869 SF (0.62 ACRES)  
PARCEL AREA: 26,869 (0.62 ACRES)

ZONING: CR (COMMERCIAL REGIONAL)  
WITH A COMMERCIAL AIRPORT OVERLAY DISTRICT (CAO-0)

PARKING SPACES:  
- REQUIRED: 1 PER 100 SF OF GROSS FLOOR AREA, 10 SPACES  
- PROPOSED: 12 SPACES INCLUDING 1 VAN ACCESSIBLE SPACE

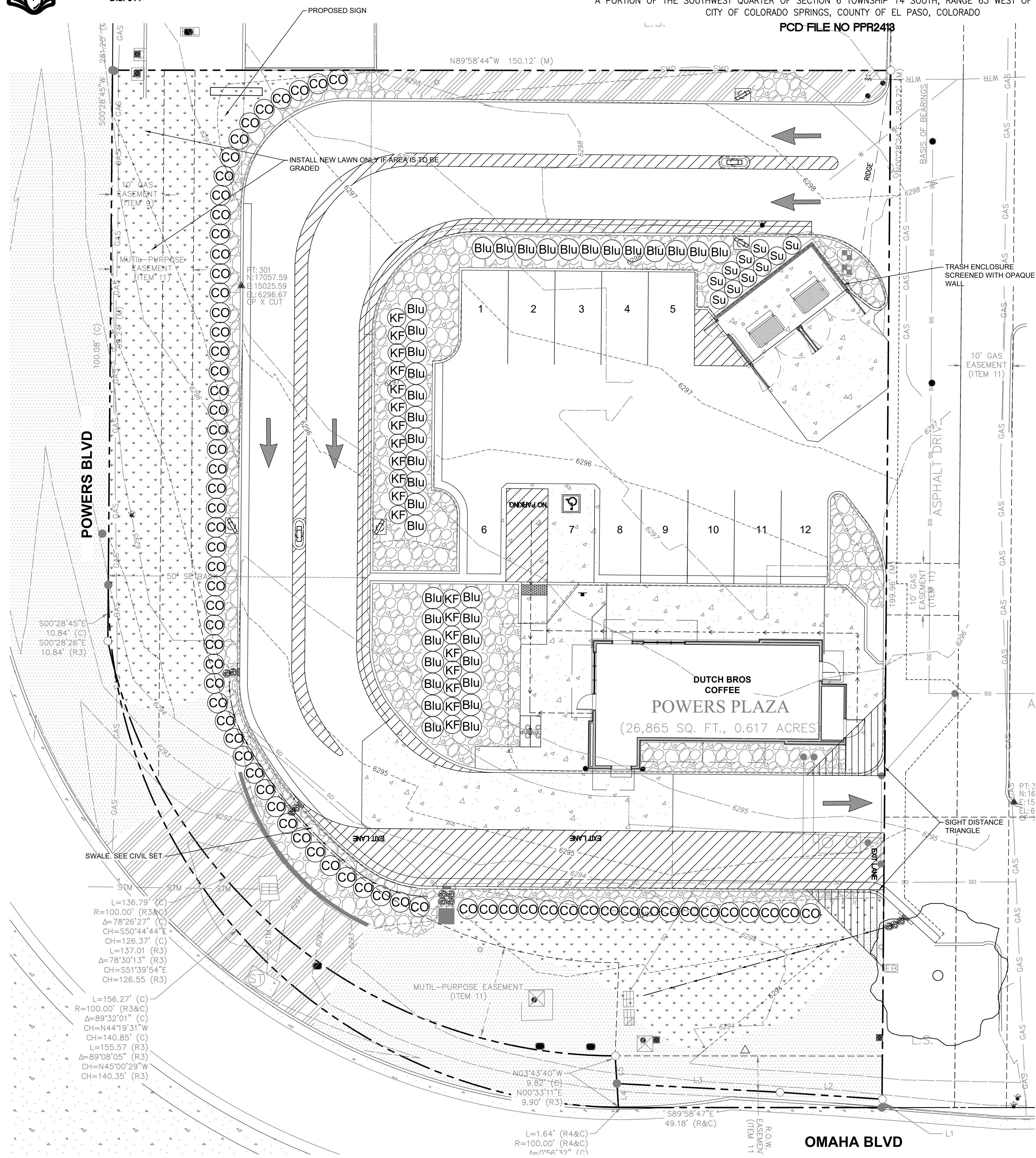
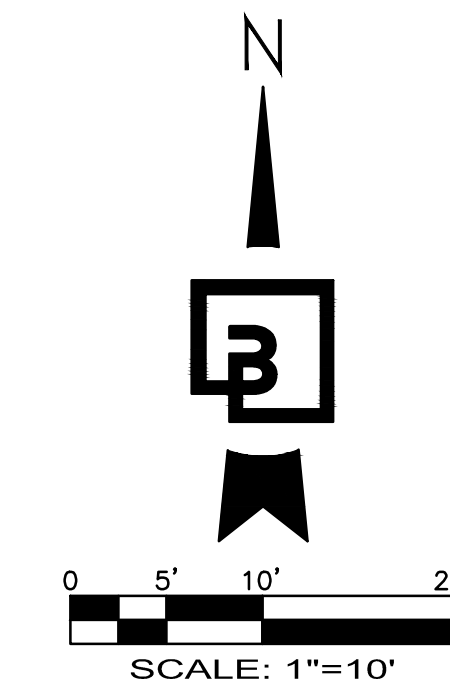
PROPOSED GROUND COVER SUMMARY:

|                                       |                  |                 |
|---------------------------------------|------------------|-----------------|
| BUILDINGS (INCLUDES TRASH ENCLOSURE): | 1,222 SF         | (4.6%)          |
| PARKING AND MANUEVERING:              | 13,269 SF        | (49.4%)         |
| WALKWAYS:                             | 1,352 SF         | (5.0%)          |
| LANDSCAPE:                            | 10,529 SF        | (39.2%)         |
| EXISTING LANDSCAPING                  | 497 SF           | (1.8%)          |
| <b>TOTAL</b>                          | <b>26,869 SF</b> | <b>(100.0%)</b> |

## LANDSCAPE REQUIREMENTS:

PARKING LOT TREES:  
1.4.3 LANDSCAPE AND WATER CONSERVATION MANUAL  
TREES ARE REQUIRED FOR PARKING AREAS WITH 15+ PARKING STALLS.  
12 STALLS PROPOSED, NO TREES REQUIRED  
SHRUBS ARE OPTIONAL, GROUND COVER IS REQUIRED  
TURFGRASS IS DISCOURAGED

INTERNAL LANDSCAPING SHOWN. COVERS APPROXIMATELY 50% OF THE INTERNAL LANDSCAPE BEDS



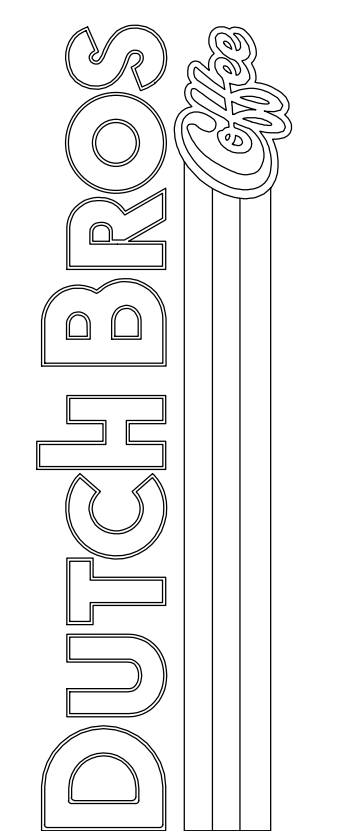
## PLANT SCHEDULE

| SYMBOL  | BOTANICAL/COMMON NAMES                                   | SIZE CONDITION | SPACING  | REQUIRED QUANTITY | PROVIDED QUANTITY | REMARKS      |
|---|--|----------------|----------|-------------------|-------------------|--------------|
| <b>SHRUBS:</b>  |  |                |          |                   |                   |              |
| Blu   | JUNIPERUS HORIZONTALIS / 'WILTONI' BLUE RUG JUNIPER      | 1 GALLON       | AS SHOWN | 37                | 37                | FULL & BUSHY |
| Su  | RHUS TRILOBATA 'GRO-LOW' / THREE LEAF SUMAC              | 1 GALLON       | AS SHOWN | 10                | 10                | FULL & BUSHY |
| CC  | COTONEASTER ACUTIFOLIA 'PEKING' / PEKING COTONEASTER     | 24" HT.        | 48" O.C. | 69                | 69                | FULL & BUSHY |
| <b>ORNAMENTAL GRASSES:</b>  |  |                |          |                   |                   |              |
| KF  | CALAMAGROSTIS ACUT. 'KARL FOERSTER' / FEATHER REED GRASS | 1 GALLON       | AS SHOWN | 20                | 20                | FULL & BUSHY |
| <b>GROUND COVER:</b>  |  |                |          |                   |                   |              |
| DROUGHT TOLERANT FESCUE-TYPE TURFGRASS, SEED OR SOD   |  |                |          |                   |                   |              |
| <b>MULCH:</b>   |  |                |          |                   |                   |              |
| PROPOSED ROCK MULCH AREA. MATCH EXISTING TYPE AND DEPTH. INSTALL IN ALL LANDSCAPE BEDS IN ADDITION TO AREAS SHOWN WITH HATCH PATTERN. DO NOT INSTALL TOPSOIL OR IRRIGATION IN THESE AREAS |  |                |          |                   |                   |              |

Revision

No. Date By Ckd. Appr.

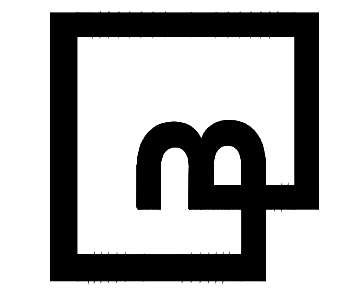
Title:  
**LANDSCAPE PLANTING PLAN**  
5810 OMAHA BLVD  
COLORADO SPRINGS, CO 80915



Scale:  
Horizontal 1" = 10'  
Vertical N/A

Designed: JMV  
Drawn: JMV  
Checked: JMV  
Approved: JMV  
Date: 03/29/24

**Barghausen Consulting Engineers, Inc.**  
18215 72nd Avenue South  
Kent, WA 98032  
425.251.6222 [barghausen.com](http://barghausen.com)



Job Number: **23098**  
Sheet: **LP-1**

PPR2418

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# DUTCH BROS. COFFEE - CO0907, COLORADO SPRINGS, CO

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 6 TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH PM  
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, COLORADO

PCD FILE NO PPR2413

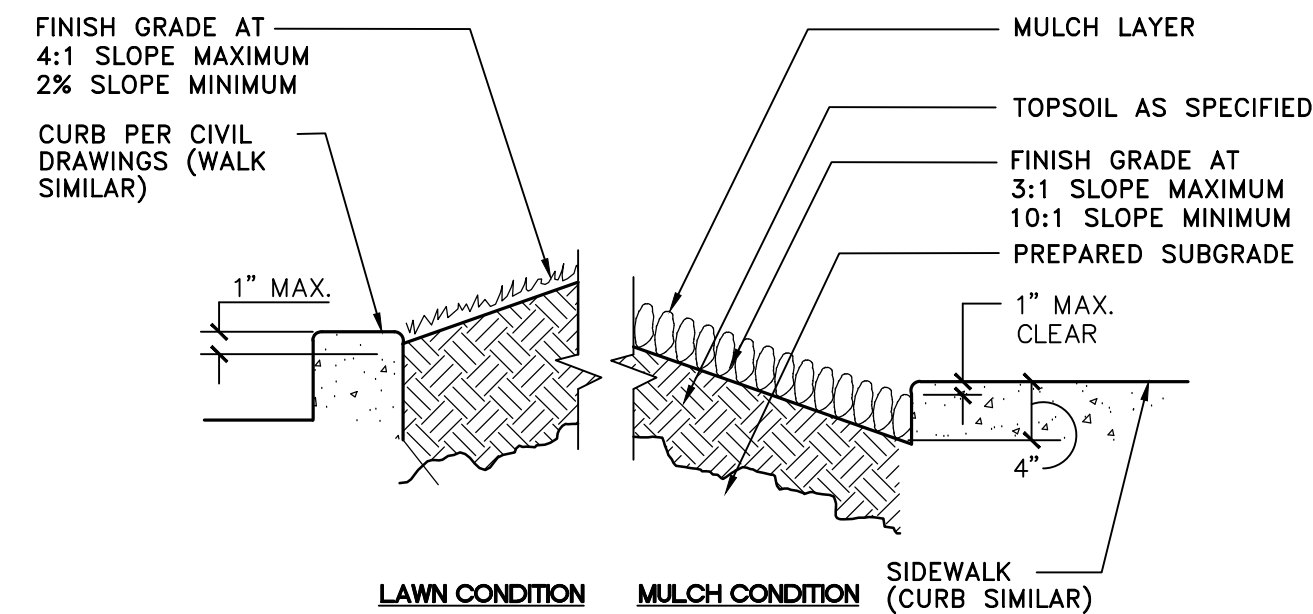
## GENERAL

- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
  1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
  2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
- B. SCOPE OF WORK
  1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
  2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
  3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.
- C. PRODUCTS
  - A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
  - B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
    1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
    2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
    3. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
    4. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
    5. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
    6. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
    7. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL. WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
    8. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
  - C. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/2" INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
  - D. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
  - E. PLANTING MIX FOR POTS: AN EQUAL PART MIXTURE OF TOPSOIL, SAND AND COMPOST. INCORPORATE "GELSCAPE", AS MADE BY AMEREQ, INC., (800) 832-8788, AT THE RATE OF 3 LB. PER CUBIC YARD OF PLANTING MIX.
  - F. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
  - G. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
  - H. TREE STAKING AND GUYING
    1. STAKES: 6" LONG GREEN METAL T-POSTS.
    2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
    3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
    - L. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
    - M. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.
- D. METHODS
  - A. SOIL PREPARATION
    1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
    2. SOIL TESTING:
      - a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
      - b. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
      - c. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
      - d. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
      3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
      4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
        - a. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPING.
          - i. NITROGEN STABILIZED ORGANIC AMENDMENT 4 CU. YDS. PER 1,000 S.F.
          - ii. 12-12-12 FERTILIZER (OR SIMILAR ORGANIC SLOW-RELEASE) 10 LBS. PER CU. YD.
          - iii. "CLAY BUSTER" OR EQUAL. USE MANUFACTURER'S RECOMMENDED RATE.
          - iv. IRON SULFATE, 2 LBS. PER CU. YD.
      5. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
        - a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
        - b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
        - c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
        - d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.

- e. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

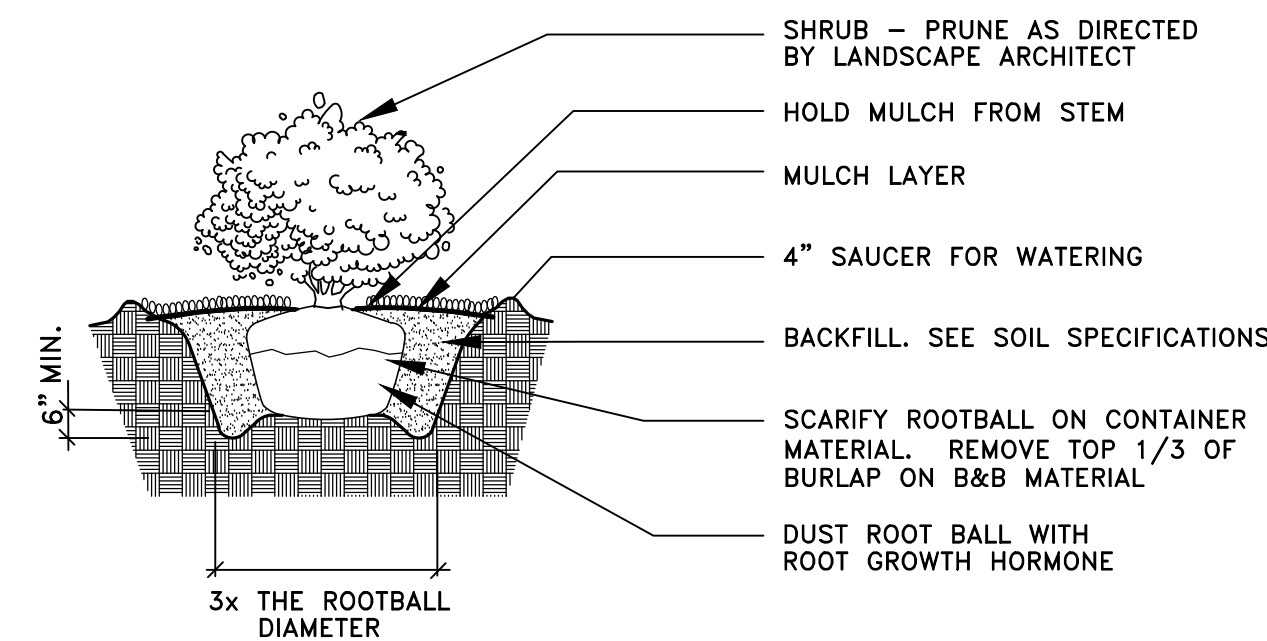
## B. SUBMITTALS

1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREE/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
4. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.
- C. GENERAL PLANTING
  1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
  2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
  3. TRENCHING NEAR EXISTING TREES:
    - a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1" FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
    - b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
    - c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
    - d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
  - D. TREE PLANTING
    1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
    2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
    3. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
    4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
    5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
    6. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
      - a. #15 CONT. - 24" BOX TREES TWO STAKES PER TREE
      - b. 38"-48" BOX TREES THREE STAKES PER TREE
      - c. OVER 48" BOX TREES GUY'S NEEDED
      - d. MULTI-TRUNK TREES THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
      7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH MULCH (TYPE AND DEPTH PER PLANS).
      - E. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
        1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
        2. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
        - H. MULCH
          1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
          2. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
        - I. CLEAN UP
          1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
          2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
          - J. INSPECTION AND ACCEPTANCE
            1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
            2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
            3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
              - K. LANDSCAPE MAINTENANCE
                1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIVITIES (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, WEEDING, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAILURE OF PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
                2. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
                  - a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
                  - b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
                  - L. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
                    1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
                    2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
                    - M. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.



PLANTER SECTION DETAIL

NOT TO SCALE



NOTE:

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

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

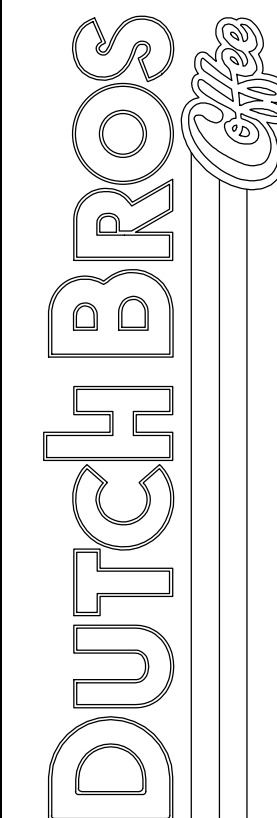
SHRUB PLANTING DETAIL

NOT TO SCALE

| No. | Date | By | Chd. | Aspr. | Revision |
|-----|------|----|------|-------|----------|
|     |      |    |      |       |          |

LANDSCAPE PLANTING PLAN  
5810 OMAHA BLVD  
COLORADO SPRINGS, CO 80915

Title:



For:



|          |            |       |          |         |     |          |     |      |          |
|----------|------------|-------|----------|---------|-----|----------|-----|------|----------|
| Scale:   | Horizontal | N/A   | Vertical | N/A     |     |          |     |      |          |
| Designed | JMV        | Drawn | JMV      | Checked | JMV | Approved | JMV | Date | 03/29/24 |

**Barghausen Consulting Engineers, Inc.**  
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425.251.6222  
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Job Number  
**23098**  
Sheet  
**LP-2**  
2019 DB  
Franchising USA, LLC

PPR2413





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# DUTCH BROS. COFFEE - CO0907, COLORADO SPRINGS, CO

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 6 TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH PM  
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, COLORADO  
PCD FILE NO PPR2413

MAINTAIN EXISTING IRRIGATION IN AREAS WHERE EXISTING TURF IS TO REMAIN. REPLACE SPRAY NOZZLES TO ACCOMMODATE REVISED LAWN LAYOUT AS SHOWN

INSTALL NEW IRRIGATION ONLY IF AREA IS TO BE GRADED AND NEW TURFGRASS LAWN IS INSTALLED OTHERWISE, ONLY REVISE EXISTING IRRIGATION AS NEEDED TO ALLOW FOR SHRUB HEDGE AND ASSOCIATED IRRIGATION

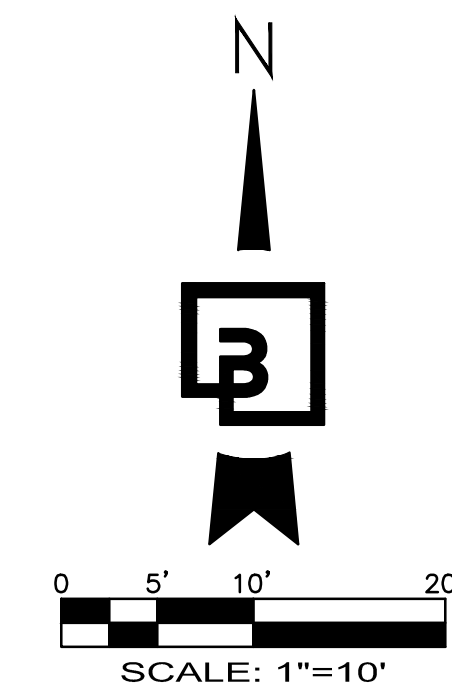
ROUTE IRRIGATION EQUIPMENT AROUND EQUIPMENT

IRRIGATION POINT OF CONNECTION WITH NEW 3/4" WATER METER AND 3/4" RPBA

P.O.C.

## LEGEND

- EXISTING TREE TO BE RETAINED. PROTECT DURING CONSTRUCTION. SIZE OF SYMBOL EQUATES TO SIZE OF DRIPLINE
- EXISTING LANDSCAPE AND IRRIGATION TO BE RETAINED. PROTECT DURING CONSTRUCTION
- EXISTING ROCK MULCH TO BE RETAINED



## FROST DEPTH

COLORADO SPRINGS FROST DEPTH: APPROXIMATELY 38 INCHES

## IRRIGATION SCHEDULE

| SYMBOL   | DESCRIPTION  | MIN. PSI | EMITTER SPACING        | EMITTER GPH      |
|--|--|----------|------------------------|------------------|
|  | RAINBIRD XFS-CV-06-12 SUB-SURFACE DRIPLINE COMPONENTS: TO BE USED WITH RAINBIRD XF DRIPLINE INSERT FITTINGS OR TWIST LOCK FITTINGS   |          |                        |                  |
|  | XFS-CV SUB-SURFACE DRIP IRRIGATION FOR PLANTING AREAS WITH GROUNDCOVER, SHRUBS AND TREES. ABOVE NOTED DRIPLINE IS DESIGNED WITH .40 GPH EMITTERS SPACED AT 12 INCHES APART AND A ROW SPACING OF 18" INCHES | 20       | 12"                    | .40              |
| NOTE: XFS-CV HAS A CHECK VALVE INTEGRATED. INSTALL RAINBIRD T63-100 1/2" BLANK DISTRIBUTION TUBING IN AREAS WHERE PLANTS ARE NOT INSTALLED |  |          |                        |                  |
| SPRINKLER HEADS:   |  |          |                        |                  |
| RAIN BIRD 1804-SAM SERIES POP-UP BODY, 4" LAWN   |  |          |                        |                  |
| SYMBOL   | NOZZLE   | PSI      | GPM                    | RADIUS           |
|  | STRIP SERIES 15RCS, 15LCS, 15SST   | 30       | 0.49, 0.49, 1.21       | 4x15, 4x15, 4x30 |
|  | R-VAN ADJUSTABLE NOZZLE 270, 210, 180, 90  | 30       | 1.80, 1.40, 1.20, 0.60 | 14-24'           |

### ADDITIONAL EQUIPMENT

- VALVE FOR DRIP IRRIGATION: RAINBIRD XCZ-100-PRB-COM / 150-PRB-COM SERIES AUTOMATIC DRIP VALVE ASSEMBLY WITH 40 PSI PRESSURE REGULATOR  
XCZ-100-PRB-COM: 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40 PSI QUICK-CHECK BASKET FILTER, 0.3 GPM TO 20 GPM  
XCZ-150-PRB-LCDR: 1-1/2" PESB-R SCRUBBER GLOBE VALVE WITH SINGLE 1-1/2" PRESSURE REGULATING (40 PSI) QUICK-CHECK BASKET FILTERS, FLOW RANGE: 15-62 GPM
- VALVE FOR SPRAY IRRIGATION, RAINBIRD PEB SERIES ELECTRIC REMOTE CONTROL VALVE
- RAINBIRD ESPME3 SERIES AUTOMATIC WALL MOUNT CONTROLLER WITH ONE ESP4MEI STATION MODULE
- WRS-RFC RAIN/FREEZE SENSOR. LOCATE SENSOR AS FIELD-DIRECTED BY THE LANDSCAPE ARCHITECT
- LASCO V SERIES SCH 80 PVC TRUE UNION BALL VALVE, MAINLINE SIZE
- RAINBIRD 33-LRC QUICK COUPLING VALVE WITH LOCKING COVER AND 3/4" PVC BALL VALVE

### P.O.C.

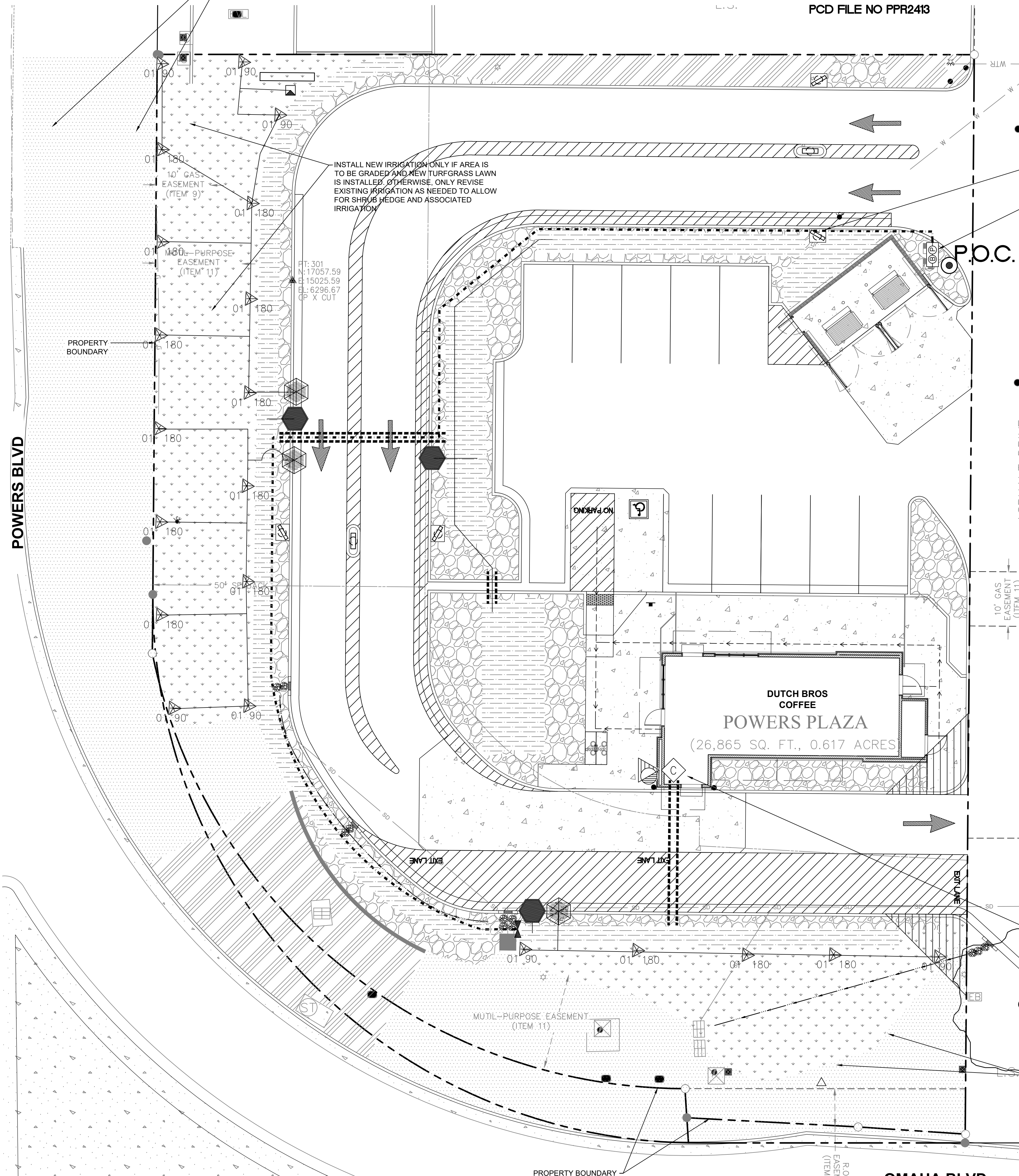
NEW 3/4-INCH WATER METER AND 3/4-INCH REDUCED PRESSURE BACKFLOW PREVENTION DEVICE, RPBA FROM APPROVED LIST BY CHEROKEE METROPOLITAN DISTRICT AND PER EL PASO COUNTY STANDARDS AND SPECIFICATIONS. ABOVE GROUND RPBA SHALL BE ENCLOSED IN SUITABLE ENCLOSURE. ENCLOSURE SHALL BE HEATED AND INSULATED WITH HINGED LOCKABLE LID WHICH EXPOSES TOP AND FRONT OF RPBA. ENCLOSURE SHALL BE EQUIPPED WITH A SCREENED DRAINAGE PORT AT THE BASE AND FLEXIBLE FLAP TO PREVENT DRAFTS. CONTRACTOR SHALL COORDINATE INSTALLATION OF 120-VOLT, SINGLE PHASE, 15-AMP GROUND FAULT INTERRUPTING RECEPTACLE (UL STANDARD 943, N.E.M.A. 3R) WITH ELECTRICAL PLANS, INCLUDING CONDUIT ROUTING TO FACILITY. COORDINATE ALL REQUIREMENTS WITH WATER PURVEYOR PRIOR TO CONSTRUCTION

- MAINLINE - SCH 40 PVC (18" COVER); 1-1/2" SIZE MINIMUM
- LATERAL - CLASS 200 (12" COVER); SIZE PER TABLE, 3/4" SIZE MINIMUM
- IRRIGATION SLEEVE - SCH 40 PVC; 24" MINIMUM COVER AT VEHICLE CROSSINGS; TWICE SIZE OF PIPE TO BE INSERTED

CONTROLLER NOTE  
CONTROLLER SHALL BE PLACED INSIDE OF ELECTRICAL ROOM. VERIFY LOCATION IN FIELD WITH OWNER'S REPRESENTATIVE

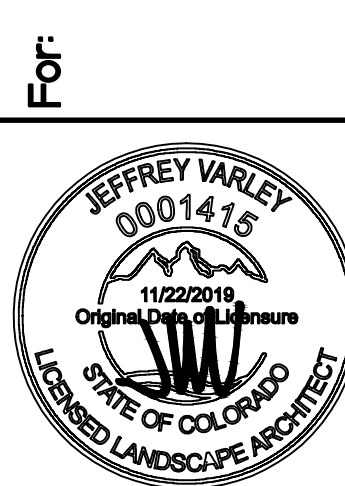
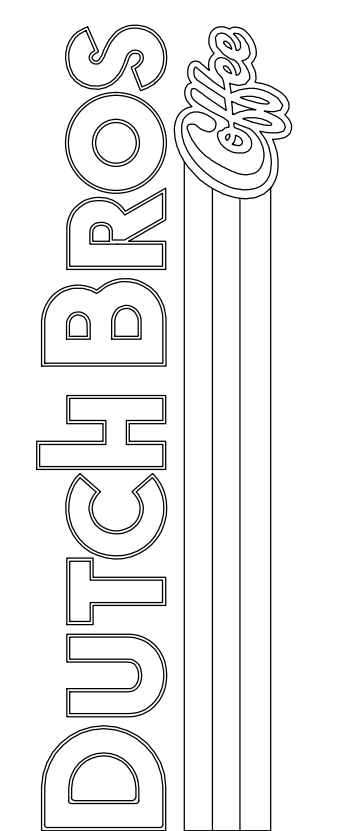
120 VAC POWER TO CONTROLLER LOCATION IS NOT WITHIN THE IRRIGATION CONTRACTOR'S SCOPE OF WORK, AND SHALL BE PROVIDED BY OTHERS. HOOK-UP OF CONTROLLER TO 120 VAC SHALL BE PERFORMED BY THE IRRIGATION CONTRACTOR. IRRIGATION CONTROLLER SHALL COORDINATE LOCATION OF WIRE SLEEVE PENETRATIONS THROUGH BUILDING WITH OWNER AND GENERAL CONTRACTOR. STATION RUN ORDER SHALL MATCH PLANS

MAINTAIN EXISTING IRRIGATION IN AREAS WHERE EXISTING TURF IS TO REMAIN. REPLACE SPRAY NOZZLES TO ACCOMMODATE REVISED LAWN LAYOUT AS SHOWN



| No. | Date | By | Chd. | Aspr. |
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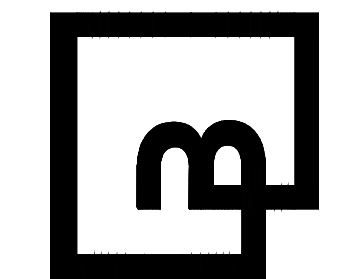
LANDSCAPE IRRIGATION PLAN  
5810 OMAHA BLVD  
COLORADO SPRINGS, CO 80915



Scale:

|            |          |
|------------|----------|
| Horizontal | 1" = 10' |
| Vertical   | N/A      |

Designed: JMV  
Drawn: JMV  
Checked: JMV  
Approved: JMV  
Date: 03/29/24



Barghausen Consulting Engineers, Inc.  
18215 72nd Avenue South  
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425.251.6222  
barghausen.com

Job Number: 23098  
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2019 IRRIGATION PLAN

PPR2413

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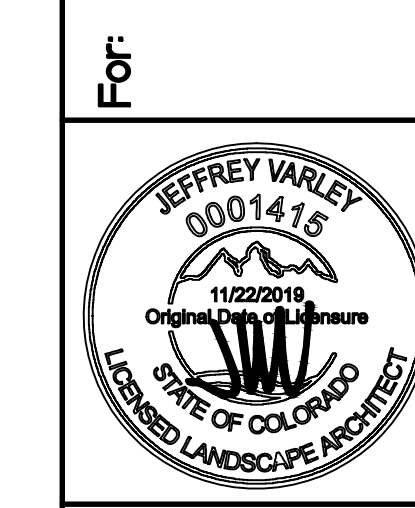
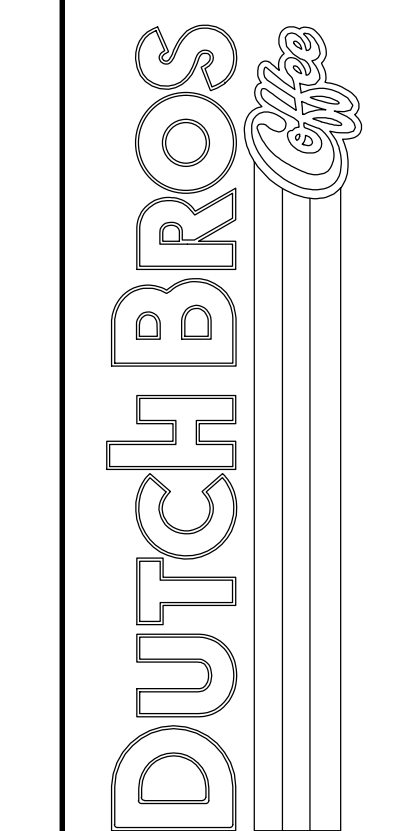
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A PORTION OF THE SOUTHWEST QUARTER OF SECTION 6 TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH PM  
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, COLORADO  
PCD FILE NO PPR2413

LANDSCAPE IRRIGATION NOTES  
5810 OMAHA BLVD  
COLORADO SPRINGS, CO 80915

Title: \_\_\_\_\_  
No. \_\_\_\_\_ Date \_\_\_\_\_  
By: \_\_\_\_\_  
Ctd. \_\_\_\_\_  
Appr. \_\_\_\_\_



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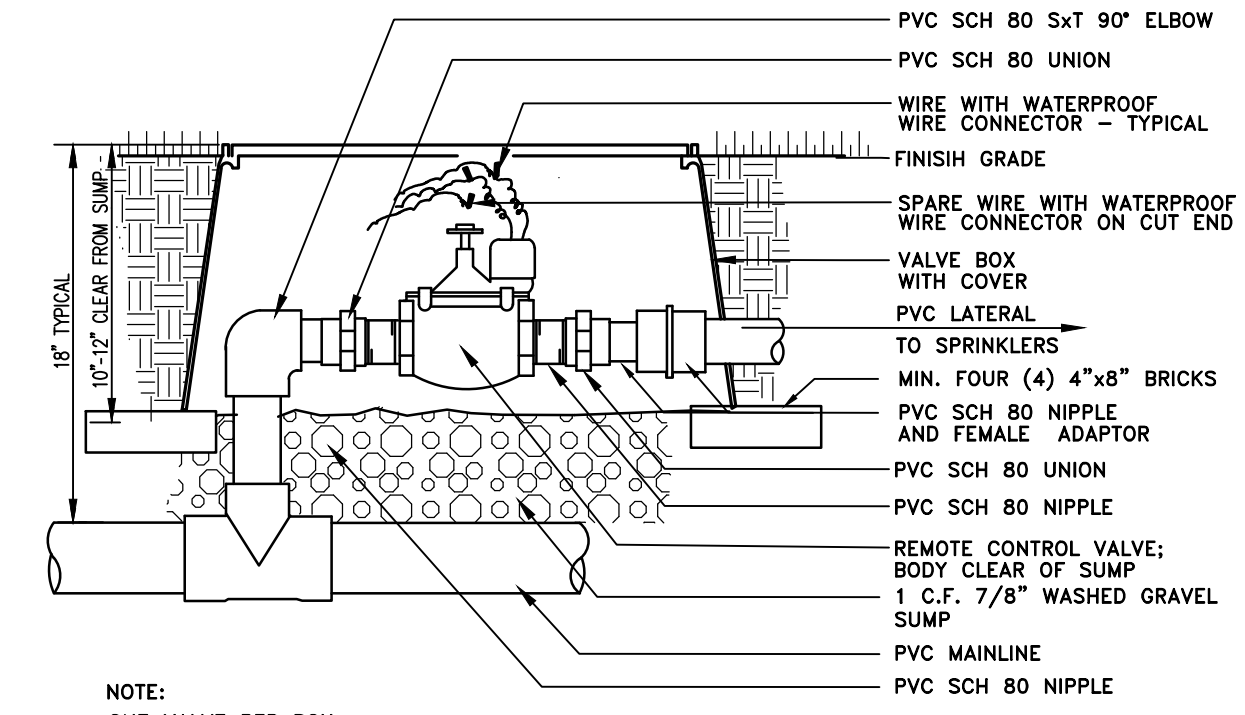
## IRRIGATION SPECIFICATIONS

### GENERAL

- A. QUALIFICATIONS OF IRRIGATION CONTRACTOR
  1. ALL WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE IRRIGATION CONTRACTING FIRM SPECIALIZING IN IRRIGATION SYSTEMS. SEE THE IRRIGATION PLAN FOR SPECIFIC EQUIPMENT AND SYSTEM LAYOUT.
  2. THE IRRIGATION CONTRACTOR MUST HAVE ON ITS STAFF A LICENSED IRRIGATION INSTALLER, AS REGULATED BY THE APPROPRIATE LOCAL JURISDICTION. A LICENSED IRRIGATION INSTALLER SHALL BE PRESENT AT THE PROJECT SITE AT ALL TIMES AS WORK IS IN PROGRESS. THE OWNER MAY DEMAND THAT WORK STOP UNTIL THE CONTRACTOR PROVIDES FOR A LICENSED IRRIGATION INSTALLER TO BE PRESENT AT THE PROJECT SITE AND SUPERVISING ALL IRRIGATION WORK.
  3. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
  - B. SCOPE OF WORK
  1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES, FEES, AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND/OR SHOWN ON THE IRRIGATION PLANS, NOTES, AND DETAILS.
  2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS. IN CASE OF CONFLICT BETWEEN THESE PLANS AND LOCAL AND/OR STATE CODES, CODES SHALL PREVAIL.
  3. THE INTENT OF THE IRRIGATION SYSTEM IS TO PROVIDE 100% COVERAGE OF ALL LANDSCAPE AREAS. THE IRRIGATION PLAN IS GENERALLY DIAGRAMMATIC; COORDINATE IRRIGATION INSTALLATION WITH UTILITY INSTALLATIONS. ACTUAL LOCATION OF CONTROLLER, BACKFLOW DEVICE, PIPING, VALVES, SPRAY HEADS, DRIP IRRIGATION, AND RELATED EQUIPMENT MAY NEED TO BE ADJUSTED BASED ON ACTUAL SITE CONDITIONS.
  4. FOR CLARITY PURPOSES, SOME IRRIGATION LINES AND EQUIPMENT ARE SHOWN IN HARDSCAPE AREAS WITHOUT ACCESS SLEEVES; THESE LINES SHALL BE INSTALLED IN A COMMON TRENCH OR AT THE BACK OF CURB IN LANDSCAPE AREAS. MINOR FIELD ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
  - PRODUCTS
  - A. ALL MATERIALS SHALL BE NEW AND WITHOUT FLAWS OR DEFECTS OF ANY TYPE AND SHALL BE THE BEST OF THEIR CLASS AND KIND. ALL MATERIALS SHALL HAVE A MINIMUM GUARANTEE OF ONE YEAR AGAINST MATERIAL DEFECTS OR DEFECTIVE WORKMANSHIP. ALL MATERIALS SHALL BE OF THE BRANDS AND TYPES NOTED ON THE DRAWINGS OR AS SPECIFIED HEREIN, OR APPROVED EQUAL. THE CONTRACTOR MUST FIRST OBTAIN APPROVAL FROM THE IRRIGATION DESIGNER FOR AN 'APPROVED EQUAL' BEFORE INSTALLING SUCH MATERIALS IN THE FIELD, OR THE CONTRACTOR MAY BE REQUIRED TO REPLACE SUCH MATERIALS AT HIS OWN COST.
  - B. BACKFLOW PREVENTION DEVICES SHALL BE OF THE SIZE AND TYPE INDICATED ON THE DRAWINGS. INSTALL BACKFLOW PREVENTION UNITS IN ACCORDANCE WITH IRRIGATION CONSTRUCTION DETAILS AND ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES.
  - C. PIPING
  1. PRESSURE SUPPLY LINES, DOWNSTREAM OF THE POINT-OF-CONNECTION:
    - a. SCHEDULE 40 PVC FOR ALL PIPE 1-1/2" OR LESS
    - b. CLASS 315 PVC FOR ALL PIPE 2" TO 2-1/2"
    - c. CLASS 200 PVC, GASKETED, FOR ALL PIPE 3" AND LARGER
    - d. SLEEVING AND NON-PRESSURE LATERAL LINES (DOWNSTREAM FROM VALVES): CLASS 200 PVC
  2. FITTINGS: SCH. 40 PVC, EXCEPT AS NOTED OTHERWISE.
  - D. VALVES AND DRIP VALVE ASSEMBLIES: TYPE AND SIZE AS NOTED ON PLANS. EACH VALVE SHALL BEAR A PRE-MANUFACTURED, NUMBERED WATERPROOF TAG BEARING A NUMBER CORRESPONDING TO ITS VALVE SEQUENCE OF OPERATION ON THE CONTROLLER. THE OPERATION SEQUENCE SHALL MATCH THAT AS SHOWN ON THE PLANS.
  - E. QUICK COUPLERS, BALL VALVES, AND GATE VALVES: TYPE AND SIZE PER PLANS.
  - F. VALVE BOXES: TYPE AND SIZE AS NOTED ON DETAILS. ALL VALVE BOXES SHALL BE LOCKING BOLT-DOWN TYPE, FURNISHED WITH LIDS AND BOLTS. BOXES SHALL BE OF A SIZE TO CONTAIN THE ENTIRE VALVE AND/OR VALVE ASSEMBLY. THE VALVE BOX LID SHALL HAVE THE VALVE STATION NUMBER HEAT-BRANDED INTO THE LID WITH 2" HIGH LETTERS.
  - G. FIXED SPRAY HEADS AND ROTORS: PLASTIC BODY POP-UP, WITH A REMOVABLE PLASTIC SPRAY NOZZLE. EXACT TYPE, MODEL, AND NOZZLE SHALL BE AS INDICATED ON PLANS.
  - H. INTEGRAL EMITTER DRIP TUBING: TUBING MODEL AND FLOW RATE AS NOTED ON PLANS, WITH INTEGRAL EMITTERS WELDED TO THE INSIDE WALL OF THE TUBING AS AN INTEGRAL PART OF THE TUBING ASSEMBLY.
  - I. AUTOMATIC CONTROLLER: TYPE AND MODEL PER PLANS. PROVIDE VANDAL-PROOF ENCLOSURE FOR ALL EXTERIOR INSTALLATIONS. PROVIDE LINE-VOLTAGE DISCONNECT SWITCH WITH GROUND FAULT PROTECTION.
  - J. 24 VOLT VALVE WIRE SHALL BE A MINIMUM OF #14 GAUGE, U.F. APPROVED FOR DIRECT BURIAL. SINGLE CONDUCTOR IRRIGATION WIRE. EACH CONTROLLER SHALL HAVE A DIFFERENT COLOR STATION AND COMMON WIRE.
    1. STATION WIRE - ANY COLOR EXCEPT WHITE OR BLUE
    2. COMMON WIRE - WHITE
    3. EXTRA COMMON WIRES - BLUE
    - K. WIRE SPLICES SHALL BE ENCASED IN A WATERPROOF COMPOUND OR GEL. ALL FIELD SPLICES SHALL BE LOCATED IN A 6 INCH ROUND VALVE BOX.
    - L. RAIN SENSOR: TYPE AND MODEL PER PLANS.
- ### METHODS
- A. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS INDICATED ON PLAN. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE-GRADE IRRIGATION EQUIPMENT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION, OR IRRIGATION CONTRACTOR MAY BE REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST. ENSURE FIELD COORDINATION IS MADE EARLY ON IN THE CONSTRUCTION PHASE SO PLACEMENT LOCATION IS CORRECT.
  - B. THE IRRIGATION CONTRACTOR SHALL MEET WITH THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK, AND SHALL OBTAIN ALL ENGINEERING, LANDSCAPE, AND OTHER APPLICABLE PLANS & DOCUMENTS. THE CONTRACTOR SHALL THOROUGHLY REVIEW THE PLANS AND REPORT ANY CONFLICTS OR DISCREPANCIES TO THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE IMMEDIATELY.
  - C. THE IRRIGATION CONTRACTOR SHALL NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADES OR DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE IRRIGATION DESIGNER. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS AND NECESSARY COSTS.
  - D. THE IRRIGATION CONTRACTOR SHALL PAY ANY AND ALL FEES AND PERMITS ASSOCIATED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM.
  - E. AT LEAST SEVEN DAYS BEFORE BEGINNING WORK, CONFIRM THE STATIC WATER PRESSURE IS AT LEAST 65 PSI. IF STATIC WATER PRESSURE IS OUTSIDE OF THE STATED RANGE, DO NOT PROCEED WITHOUT FIRST NOTIFYING THE IRRIGATION DESIGNER AND OWNER IN WRITING, AND OBTAINING SUBSEQUENT DIRECTION FOR CORRECTIONAL MEASURES. SHOULD THE IRRIGATION CONTRACTOR CHOOSE TO BEGIN THE INSTALLATION WITHOUT SUCH NOTIFICATION, THE IRRIGATION CONTRACTOR WILL ASSUME THE RESPONSIBILITY FOR ALL COSTS INCURRED TO ENSURE THE SYSTEM IS WORKING PROPERLY. NO CHANGE ORDERS WILL BE AUTHORIZED IN SUCH CIRCUMSTANCES.
  - F. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATIONS OF WALLS, STRUCTURES AND UTILITIES.
  - G. COORDINATE WITH THE OWNER THE PROPOSED LOCATIONS OF THE AUTOMATIC CONTROLLER AND ANY REQUIRED SLEEVES THROUGH THE BUILDING FOR CONTROL WIRES.
  - H. TRENCHING NEAR EXISTING TREES:
    1. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).

2. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
3. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
4. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
  - I. BACKFILL
  1. ALL BACKFILL MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE OWNER. BACKFILL MATERIAL SHALL BE FREE FROM RUBBISH, ROCK LARGER THAN 1", LARGE STONES, BRUSH, SOD, FROZEN MATERIAL OR OTHER UNSUITABLE SUBSTANCES THAT MAY DAMAGE PIPE DURING THE BACKFILLING OPERATIONS. SEPARATE OUT ROCKS LARGER THAN 1 INCH IN ANY DIRECTION FROM EXCAVATED MATERIAL, AND REMOVE FROM AREAS TO RECEIVE LANDSCAPING. COVER FOR BOTH TOP AND SIDES OF PIPE SHALL BE A MINIMUM OF 2 INCHES OF ROCK-FREE SOIL, SAND, OR OTHER APPROVED MATERIAL.
  2. IN THE EVENT THAT THE MATERIAL FROM THE EXCAVATION OR TRENCHING IS FOUND TO BE UNSUITABLE FOR USE IN BACKFILL, IT SHALL BE REMOVED FROM THE SITE AND PROPERLY AND LEGALLY DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL THEN PURCHASE AND FURNISH SUITABLE BACKFILL MATERIAL CONSISTING OF EARTH, LOAM, SANDY CLAY, SAND OR OTHER APPROVED MATERIALS FREE OF DEBRIS.
  - J. BACKFLOW PREVENTER INSTALLATION: CONTRACTOR SHALL MAKE CONNECTIONS TO EXISTING WATER SOURCES AT LOCATION SHOWN ON PLANS AND AS APPROVED BY THE OWNER, AND SHALL MAKE ANY MINOR CHANGES IN LOCATION AS MAY BE NECESSARY DUE TO ACTUAL SITE CONDITIONS. BACKFLOW PREVENTER HEIGHT SHALL BE AS PER LOCAL CODES AND IRRIGATION DETAILS. INSTALL A BRASS BALL VALVE IMMEDIATELY UPSTREAM OF THE BACKFLOW DEVICE TO SERVE AS AN ISOLATION VALVE. TO EVERY EXTENT POSSIBLE, INSTALL BACKFLOW PREVENTER IN A LOCATION SCREENED FROM PUBLIC VIEW (SUCH AS BEHIND A SHRUB ROW).
  - K. PIPING:
    1. PIPE SIZE SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS FOR LARGER SIZES MAY BE APPROVED.
    2. MAINLINE PIPE AND WIRES SHALL BE INSTALLED WITH A MINIMUM COVER OF 18 INCHES (24" FOR MAINLINE 3"-5", AND 30" FOR MAINLINE 6" AND GREATER). LATERAL PIPE SHALL BE INSTALLED WITH A MINIMUM COVER OF 12 INCHES.
    3. ASSEMBLE ALL THREADED FITTINGS WITH TEFLON TAPE, WHICH SHALL BE APPLIED TO MALE THREADS ONLY.
    4. ALL SOLVENT-WELD CONNECTIONS SHALL BE MADE WITH APPROVED SOLVENT-WELD PRIMER AND GLUE.
    5. PIPE SHALL BE INSTALLED WITH A MINIMUM OF 4" HORIZONTAL CLEARANCE FROM ANY OTHER PIPE AND 2" VERTICAL CLEARANCE FROM ANY PIPES THAT CROSS OVER OR UNDER.
    - L. VALVES
      1. VALVES SHALL BE INSTALLED PER MANUFACTURER'S DIRECTIONS AND THE IRRIGATION DETAILS.
      2. VALVE BOXES SHALL BE INSTALLED FLUSH WITH THE GRADE, WITH CLEAN PEA GRAVEL LOCATED BELOW THE VALVE AS NOTED ON THE DETAILS. LOCATE BOXES WITHIN 12 TO 24" OF SIDEWALKS OR LANDSCAPE EDGES, WITH TOPS OF BOXES 1" ABOVE FINISH GRADE IN TURF, AND 3" ABOVE FINISH GRADE IN SHRUB AREAS (TO AVOID BEING COVERED BY MULCH).
      3. EACH VALVE BOX COVER SHALL BE HEAT-BRANDED WITH THE CONTROLLER STATION NUMBER.
      4. DO NOT INSTALL MORE THAN TWO VALVES IN A JUMBO BOX.
    - M. DRIP IRRIGATION EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S DIRECTIONS AND THE IRRIGATION DETAILS.
      1. SUBSURFACE DRIP LINES SHALL BE BURIED NO MORE THAN 2" BELOW FINISH GRADE.
      2. DRIP LINES MOUNTED ON GRADE SHALL BE LOCATED BENEATH LANDSCAPE FABRIC, AND SECURED IN PLACE WITH WIRE STAPLES AT A MAXIMUM OF 24"-36" ON CENTER.
      - N. SPRAY, ROTOR, AND BUBBLER HEADS:
        1. ALL SPRAY AND ROTOR HEAD LOCATIONS SHALL BE STAKED, FLAGGED AND/OR OTHERWISE CLEARLY MARKED ON THE GROUND PRIOR TO INSTALLATION. SPRINKLER HEAD STAKING SHALL BE INSPECTED AND APPROVED BY THE OWNER'S REPRESENTATIVE BEFORE INSTALLATION.
        2. ALL SPRAY HEADS SHALL BE CONNECTED WITH A 12 INCH MINIMUM LENGTH OF 1/2 INCH FLEX THE FLEX PVC SHALL BE SOLVENT WELDED TO SCHEDULE 40 PVC FITTINGS WITH WELD-ON #795 SOLVENT AND #P-70 PRIMER. ALL ROTORS SHALL BE CONNECTED TO LATERAL LINES WITH PRE-MANUFACTURED SWING JOINTS.
        3. ALL ROTOR, SPRAY AND BUBBLER HEADS SHALL BE SET PERPENDICULAR AND FLUSH TO FINISH GRADE AND WITH A CLEARANCE OF FOUR INCHES (MINIMUM) FROM THE EDGE OF ANY BUILDINGS, WALLS, BOULDERS, AND HARDSCAPE, WITH A CLEARANCE OF TWELVE INCHES (MINIMUM) FROM BUILDINGS, UNLESS OTHERWISE SPECIFIED.
        4. ALL ROTOR, SPRAY AND BUBBLER HEADS AND VALVES SHALL BE FLUSHED AND ADJUSTED FOR OPTIMUM COVERAGE WITH MINIMUM OVERSPRAY ON WALKS, STREETS, WALLS, ETC.
        5. LATERAL PIPE TO BUBBLER HEADS IS OMITTED FOR GRAPHIC CLARITY. CONNECT TREE BUBBLER HEADS TO VALVES AS SHOWN WITH CLASS 200 PVC PIPE SIZED TO ALLOW A MAXIMUM FLOW VELOCITY OF 5 FEET PER SECOND.
      - O. AUTOMATIC CONTROLLER:
        1. INSTALL THE CONTROLLER AT THE LOCATION INDICATED BY THE OWNER. INSTALL CONTROLLER WITH A BACKUP BATTERY AS RECOMMENDED BY THE MANUFACTURER.
        2. THE IRRIGATION CONTRACTOR SHALL COORDINATE 120 V.A.C. ELECTRICAL POWER TO CONTROLLER AND DEDICATE ONE (1) 20-AMP BREAKER FOR EACH CONTROLLER. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO MAKE THE FINAL HOOK-UP FROM THE ELECTRICAL SOURCE TO THE CONTROLLER UNIT ONLY.
        3. ALL VALVE CONTROL WIRE SHALL BE AWG #14 TYPE UF, 600 VOLT TEST, DIRECT BURIAL. NO SPLICES SHALL BE ALLOWED EXCEPT AT VALVES AND CONTROLLER. WHERE SPLICES MAY BE NECESSARY DUE TO EXCESSIVELY LONG WIRE RUNS, THE CONTRACTOR SHALL MAKE ALL SPLICES IN 6" ROUND VALVE BOXES WITH 3M'S "DBY-DIRECT BURIAL SPLICE KIT". THE CONTRACTOR SHALL LABEL ALL WIRES WITH WATERPROOF TAGS AND MARKERS AT ALL SPLICES AND VALVE MANIFOLDS, AND SHALL LEAVE A 24" COIL OF EXCESS WIRE AT EACH CONNECTION.
        4. PROVIDE #10 COMMON WIRE, DIRECT BURIAL, TO ALL REMOTE CONTROL VALVES.
        5. CONNECT ALL DIRECT BURIAL WIRES TO VALVES USING 3M'S "DBY-DIRECT BURIAL SPLICE KIT" (UNLESS OTHERWISE SPECIFIED).
        6. PROVIDE THREE ADDITIONAL IRRIGATION CONTROL WIRES ALONG EACH BRANCH OF MAINLINE FOR FUTURE EXPANSION. STUB ADDITIONAL CONTROL WIRES INTO BACK OF IRRIGATION CONTROLLERS.
        7. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE SLEEVES AND PIPE SLEEVES UNDER PAVED AREAS PRIOR TO PAVING - SEE SLEEVING NOTES.
        - P. INSTALL THE RAIN SENSOR IN THE VICINITY OF THE CONTROLLER, AND COORDINATE LOCATION WITH THE OWNER. PROVIDE MINIMUM 5' CLEARANCE FROM OTHER OUTDOOR EQUIPMENT, FREE AND CLEAR OF ANY TREE CANOPY OR OTHER OVERHEAD OBSTRUCTIONS, AND ABOVE THE HEIGHT OF THE SPRINKLER COVERAGE. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THE RAIN SENSOR IS PLACED IN A LOCATION WHERE IT CAN RECEIVE ADEQUATE RAINFALL WITHOUT OBSTRUCTIONS. IF IT IS PLACED IN AN INADEQUATE LOCATION, THE IRRIGATION CONTRACTOR MAY BE REQUIRED TO RELOCATE IT AT NO ADDITIONAL COST TO THE OWNER.
        - Q. ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
        - R. QUALITY CONTROL
          1. PERFORM COVERAGE TESTS AFTER IRRIGATION SYSTEM IS COMPLETED, BUT PRIOR TO ANY PLANTING AND PERFORM TESTING IN THE PRESENCE OF THE IRRIGATION DESIGNER AND THE CONSTRUCTION MANAGER.
          2. TEST SYSTEM TO ASSURE THAT ALL LAWN AND PLANTING AREAS ARE WATERED COMPLETELY AND UNIFORMLY.
          3. MAKE ALL NECESSARY ADJUSTMENTS TO PROVIDE COMPLETE COVERAGE, INCLUDING REALIGNMENT OF HEADS AND REPLACEMENT OF NOZZLES.
          - T. CLEAN UP
            1. DURING IRRIGATION EXCAVATION AND INSTALLATION, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
            2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
            - U. INSPECTION AND ACCEPTANCE

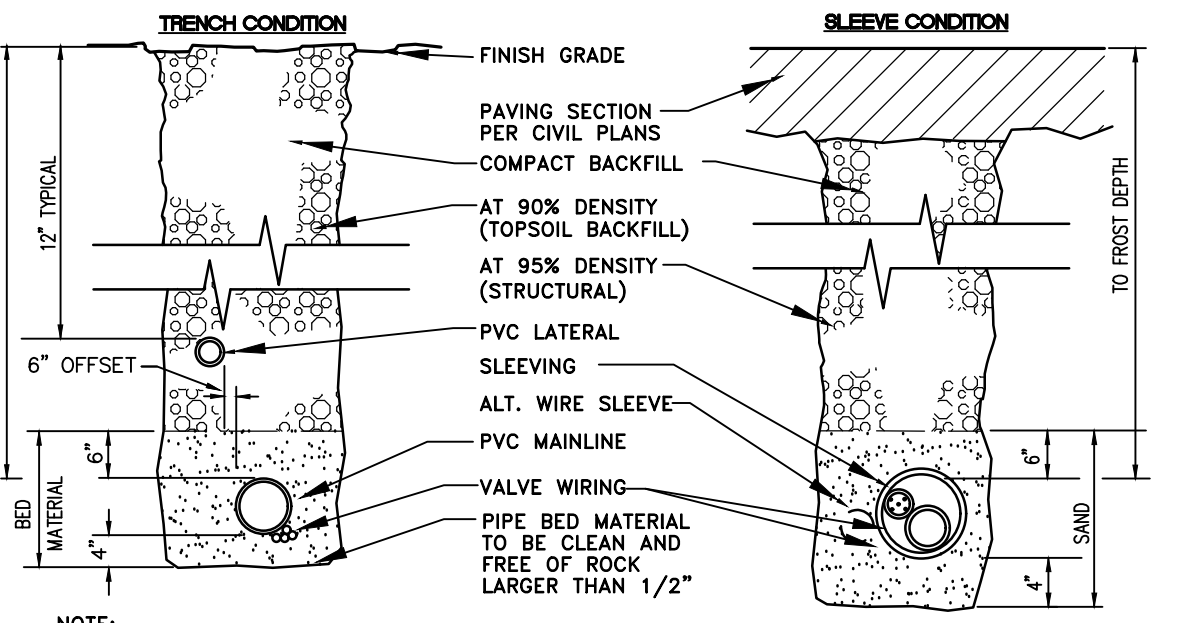
1. UPON COMPLETION OF THE WORK, THE IRRIGATION CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE IRRIGATION CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
2. WHEN THE INSPECTED WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
3. THE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
4. CONTROLLER CHART: THE IRRIGATION CONTRACTOR SHALL PROVIDE A 11" X 17" COLOR-CODED, LAMINATED COPY OF THE IRRIGATION LAYOUT AND PLACE IT IN THE CONTROLLER'S COVER. THE CONTROLLER CHART SHALL CLEARLY DELINEATE THE AREAS COVERED BY EACH VALVE, USING A SEPARATE COLOR FOR EACH ZONE.
5. TURN THE FOLLOWING ITEMS IN TO THE OWNER UPON COMPLETION OF THE INSTALLATION:
  - a. QUICK COUPLER KEYS (2)
  - b. CONTROLLER MANUAL (1)
  - c. CONTROLLER KEYS (2)
  - d. A MINIMUM OF (2) COPIES OF RECORD DRAWINGS. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.
  - V. REFER TO THE PLANTING SPECIFICATIONS FOR ADDITIONAL CONDITIONS OF FINAL ACCEPTANCE AND START OF THE MAINTENANCE PERIOD.
- W. WARRANTY
  1. THE IRRIGATION SYSTEM SUPPLIED AND INSTALLED SHALL BE WARRANTED (LABOR AND MATERIALS) TO REMAIN OPERATIONAL FOR A PERIOD OF 12 MONTHS AFTER THE DATE OF FINAL ACCEPTANCE. DURING THIS PERIOD, THE CONTRACTOR SHALL ALSO REPAIR ANY SETTLEMENT OF THE IRRIGATION TRENCHES.
  2. BY THE END OF THE WARRANTY PERIOD, ANY IRRIGATION PART THAT IS EITHER NON-OPERATIONAL OR THAT IS OPERATING BELOW STANDARDS AS DETERMINED BY THE OWNER, SHALL BE REMOVED FROM THE SITE AND SHALL BE REPLACED. REPLACEMENTS SHALL BE OF THE SAME KIND AS SPECIFIED IN THE IRRIGATION LEGEND, AND SHALL BE INSTALLED AS ORIGINALLY SPECIFIED.
  3. IRRIGATION PARTS DAMAGED OR IMPAIRED DUE TO ACTS OF GOD, VANDALISM, AND/OR THE OWNER'S IMPROPER MAINTENANCE SHALL NOT BE COVERED BY THIS WARRANTY.
  - X. SHOULD THE PERMITTING JURISDICTION REQUIRE AN IRRIGATION AUDIT, THE IRRIGATION CONTRACTOR SHALL RETAIN THE SERVICES OF A THIRD-PARTY CERTIFIED LANDSCAPE IRRIGATION



NOTE:  
ONE VALVE PER BOX.  
PROVIDE EXTRA COILS (18") OF EACH WIRE IN VALVE BOX.  
COMPACT SOIL AROUND VALVE BOX.  
USE TEFLON OR FLOWABLE SEALANT IN ALL THREADED FITTINGS, PER MANUFACTURER'S SPEC'S.

### REMOTE CONTROL VALVE ASSEMBLY

NOT TO SCALE



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

### SLEEVE/TRENCHING DETAIL

NOT TO SCALE



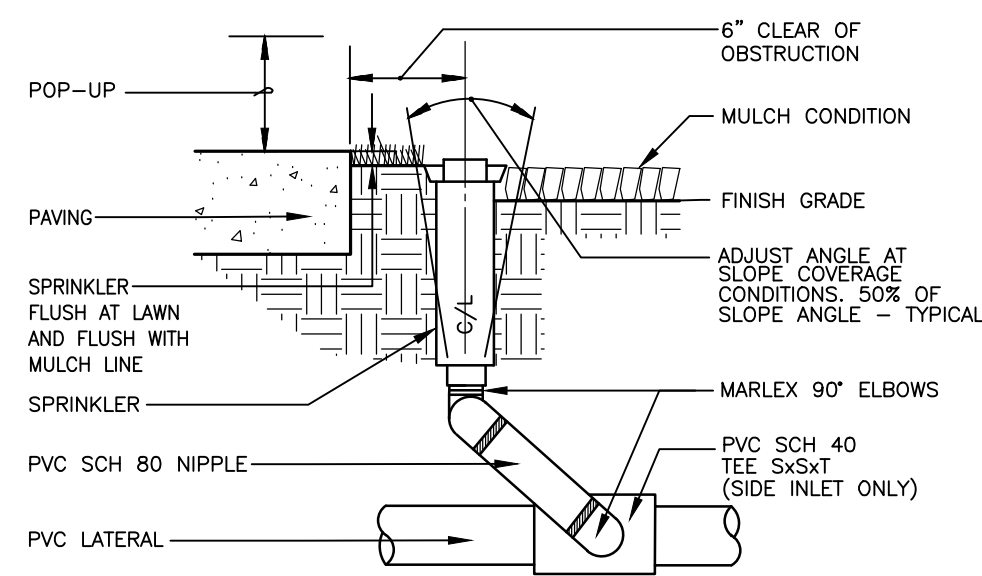


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A PORTION OF THE SOUTHWEST QUARTER OF SECTION 6 TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH PM  
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, COLORADO

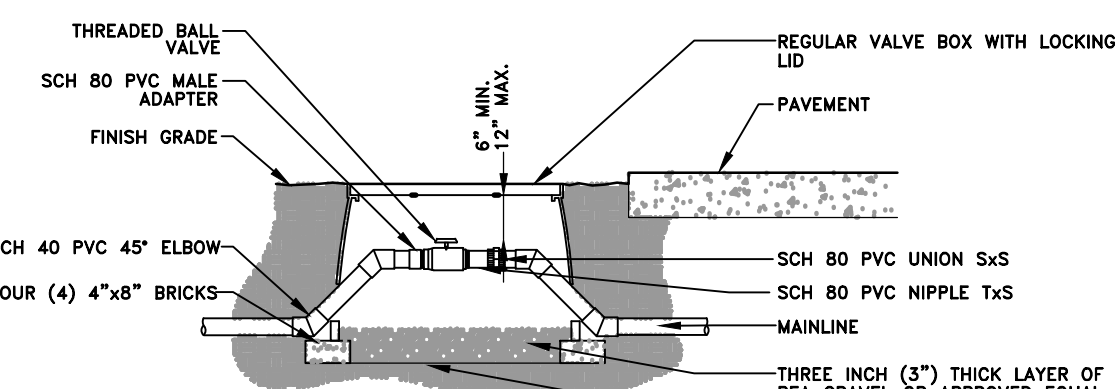
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NOTE:  
MANUFACTURER'S LIMITS PREVAIL FOR  
INSTALLATION AND ADJUSTMENTS.  
PROVIDE SWING JOINT RISERS AT WALKS AND CURBS.  
24" FLEXIBLE RISERS ACCEPTABLE ELSEWHERE.

## POP-UP RISER ASSEMBLY

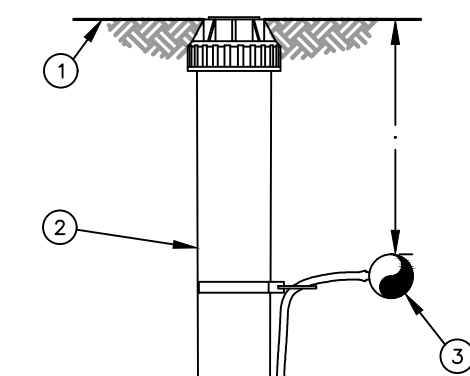
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NOTE:  
1. LOCATE VALVE BOXES IN PLANTING AREAS.  
2. WRAP VALVE BOX WITH A MINIMUM OF 3 MIL THICK PLASTIC AND SECURE IT USING DUCT TAPE OR ELECTRICAL TAPE.  
3. ALL THREADED CONNECTIONS TO BE MADE USING TEFLON TAPE.  
4. ALL CHANGES IN ELEVATION SHALL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

## BALL VALVE DETAIL

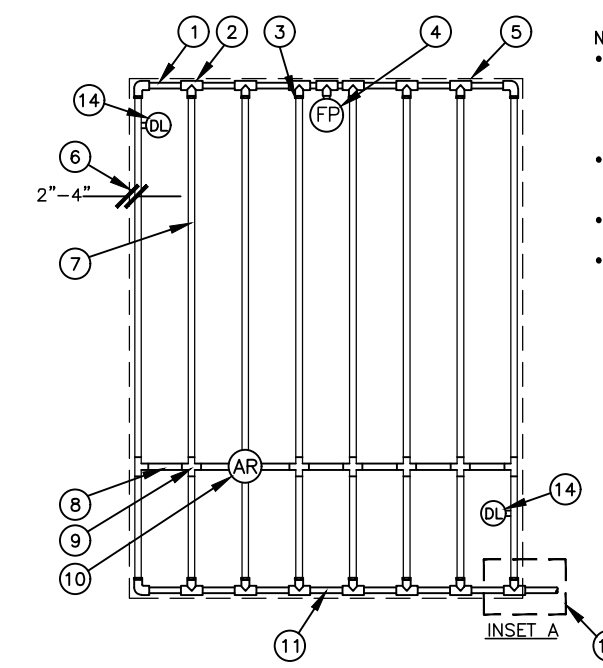
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NOTE:  
1. INSERT BARB TRANSFER FITTING DIRECTLY INTO DRIPLINE TUBING.  
2. VAN NOZZLE MAY BE SET TO CLOSED, OR IF IT IS DESIRED TO SEE SPRAY FROM THE NOZZLE, SET THE ARC TO 1/4" PATTERN. THE FLOW FROM THE NOZZLE, 0.3 GPM, SHOULD BE ACCOUNTED FOR IN THE SYSTEM DESIGN.

## DRIP IRRIGATION DRIPLINE INDICATOR

NOT TO SCALE



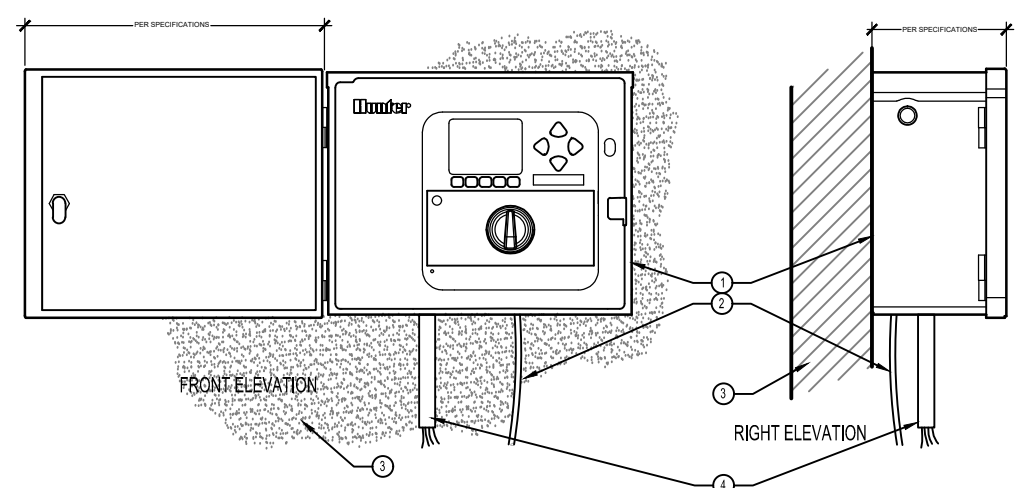
## DRIPLINE END FEED LAYOUT

NOT TO SCALE

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

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

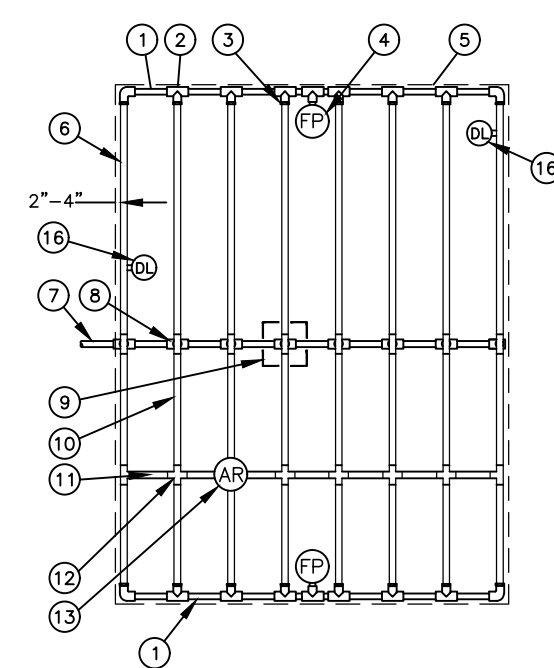
| Lateral Pressure (at Channel Inlet) (Normal Flow Rate) | XFS Spacing |             |             |
|--|-------------|-------------|-------------|
|  | 12" Spacing | 18" Spacing | 24" Spacing |
| 10   | 0.6         | 0.9         | 0.9         |
| 15   | 0.7         | 1.0         | 1.0         |
| 20   | 0.8         | 1.1         | 1.1         |
| 25   | 0.9         | 1.2         | 1.2         |
| 30   | 1.0         | 1.3         | 1.3         |
| 35   | 1.1         | 1.4         | 1.4         |
| 40   | 1.2         | 1.5         | 1.5         |
| 45   | 1.3         | 1.6         | 1.6         |
| 50   | 1.4         | 1.7         | 1.7         |
| 55   | 1.5         | 1.8         | 1.8         |
| 60   | 1.6         | 1.9         | 1.9         |



- LEGEND:
- 1 OPERATOR CONTROLLER PER PLAN
  - 2 INTERNAL PLUG FOR OUTLET
  - 3 INTERIOR WALL COORDINATE LOCATION WITH ARCHITECT DWG AND S.C.
  - 4 CONDUIT TO OUTSIDE THAT CARRIES VALVE WIRING
- NOTE:  
RISER CONTROLLER (SEE SPEC) AT THE LEVEL CONTROLLER BALL-VALVE (SEE DETAIL) INSTALLED ELECTRICAL CONDUIT WIRING TO CONTROLLER. RISER CONTROLLER RHTY OF INTERIOR ELECTRICAL OUTLET.

## IRRIGATION CONTROLLER, INTERIOR WALL MOUNT

NOT TO SCALE



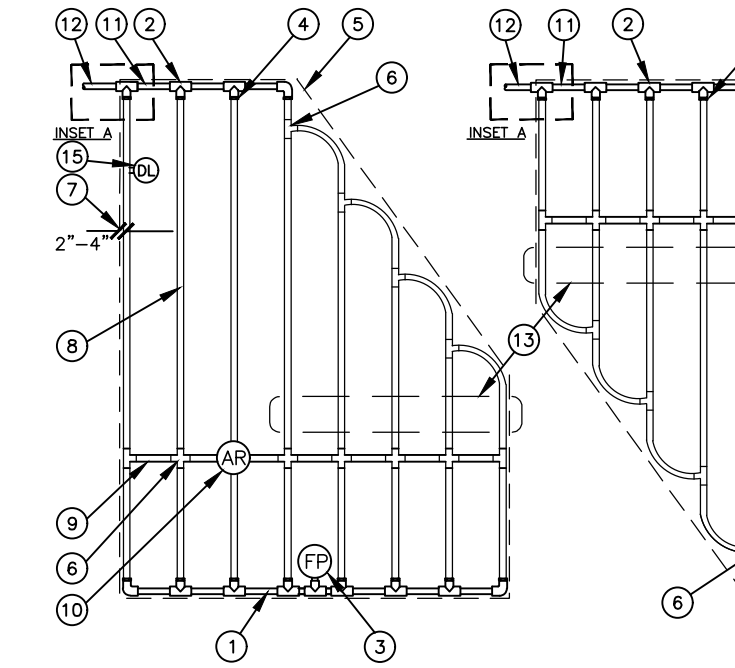
- 1 PVC EXHAUST HEADER
- 2 PVC SCH 40 TEE OR EL (TYPICAL)
- 3 BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
- 4 FLUSH POINT (TYPICAL): SEE RAIN BIRD DETAIL "XFS FLUSH POINT" OR "XFS FLUSH POINT WITH BALL VALVE"
- 5 PERIMETER OF AREA
- 6 PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"-4" FROM PERIMETER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

| Lateral Pressure (at Channel Inlet) (Normal Flow Rate) | XFS Spacing |             |             |
|--|-------------|-------------|-------------|
|  | 12" Spacing | 18" Spacing | 24" Spacing |
| 10   | 0.6         | 0.9         | 0.9         |
| 15   | 0.7         | 1.0         | 1.0         |
| 20   | 0.8         | 1.1         | 1.1         |
| 25   | 0.9         | 1.2         | 1.2         |
| 30   | 1.0         | 1.3         | 1.3         |
| 35   | 1.1         | 1.4         | 1.4         |
| 40   | 1.2         | 1.5         | 1.5         |
| 45   | 1.3         | 1.6         | 1.6         |
| 50   | 1.4         | 1.7         | 1.7         |
| 55   | 1.5         | 1.8         | 1.8         |
| 60   | 1.6         | 1.9         | 1.9         |

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

## DRIPLINE CENTER FEED LAYOUT

NOT TO SCALE

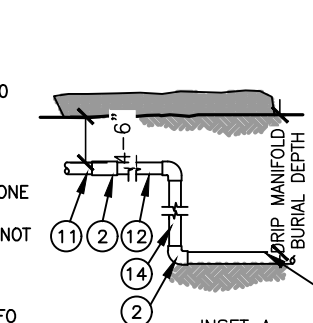


## DRIPLINE IRREGULAR SHAPED LAYOUT

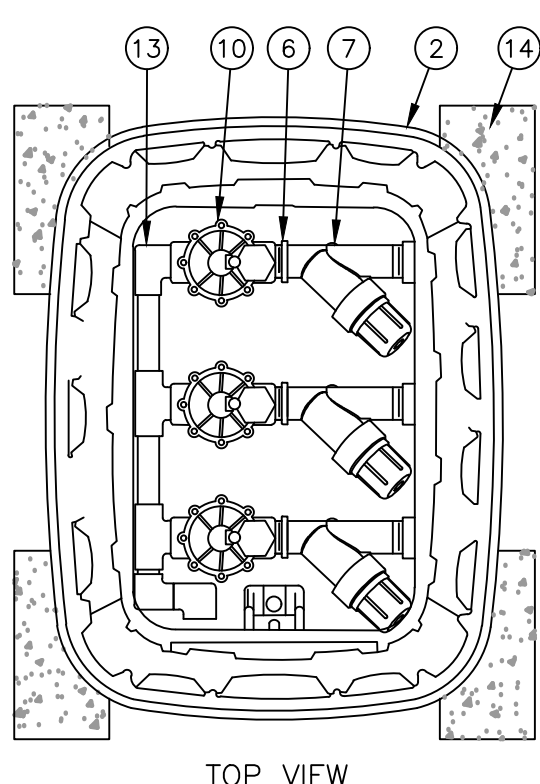
NOT TO SCALE

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

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



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

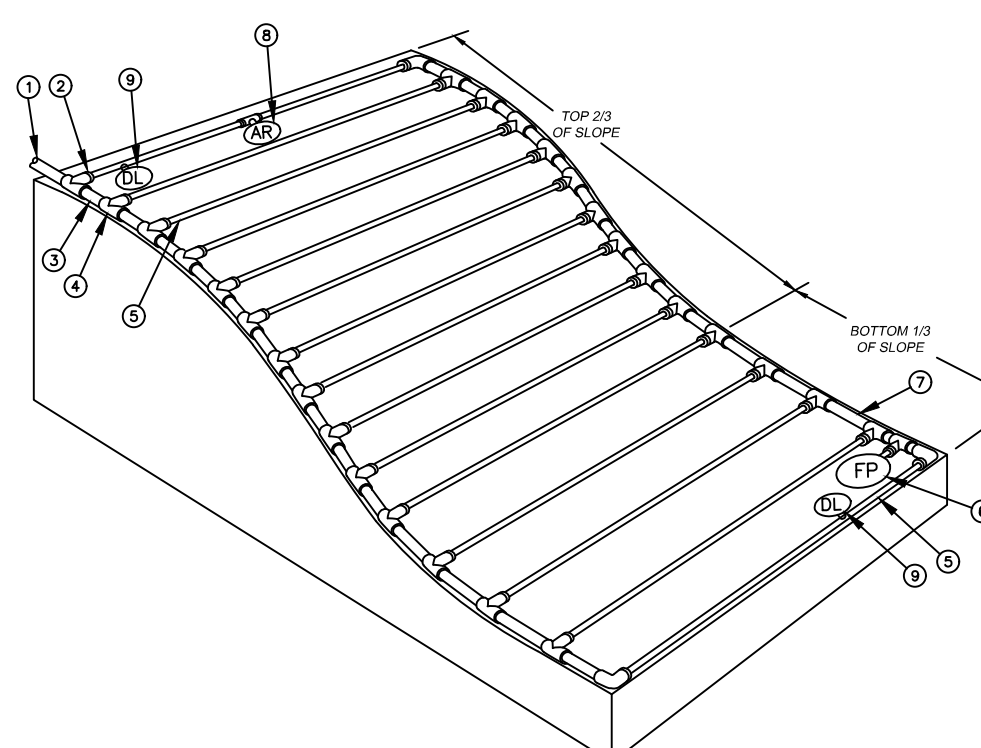


## DRIPLINE ODD CURVES LAYOUT

NOT TO SCALE

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

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

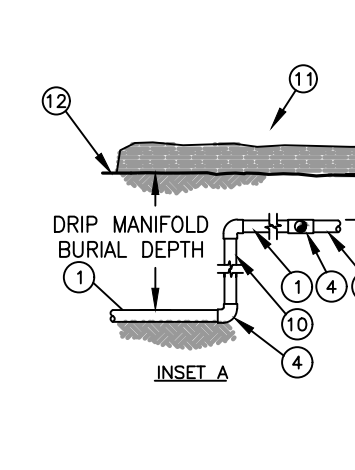


## DRIPLINE SLOPED LAYOUT

NOT TO SCALE

NOTES:  
• DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. DISTANCE BETWEEN LATERAL ROWS FOR BOTTOM 1/2 OF SLOPE TO BE SPACED GREATER THAN OPTIMAL ROW DISTANCE. SEE RAIN BIRD XFF DRIPLINE INSTALLATION GUIDE FOR SUGGESTED SPACING.  
• LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM LENGTH SHOWN IN THE ACCOMPANYING TABLE.  
• WHEN ELEVATION CHANGE EXCEEDS 8 FEET IT IS RECOMMENDED THAT A NEW DRIPLINE ZONE BE CREATED.  
• INSTALL AIR RELIEF VALVE AT HIGH POINTS IN DRIP LATERAL.  
• WHEN USING 1/2" AIR RELIEF VALVE WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

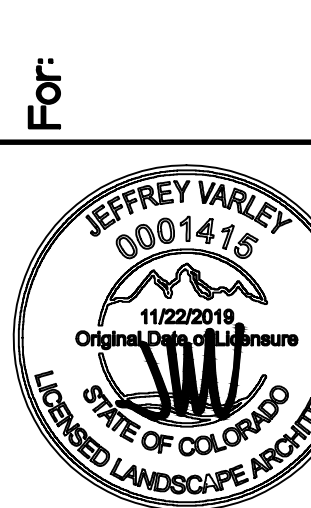
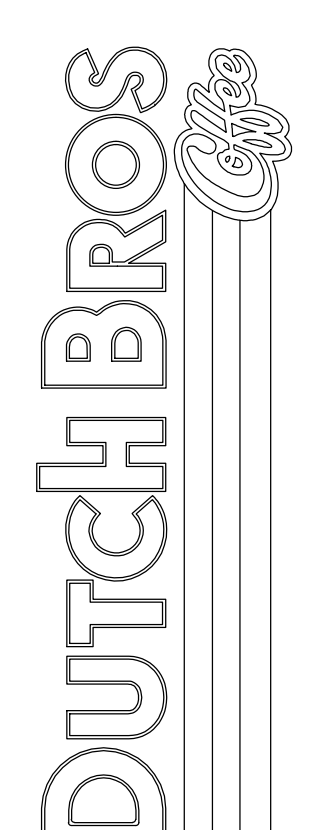
- 1 PVC DRIP MANIFOLD FROM RAIN BIRD CONTROL ZONE VALVE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
- 2 BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
- 3 PVC SUPPLY HEADER
- 4 PVC SCH 40 TEE OR EL (TYPICAL)
- 5 SUB-SURFACE DRIPLINE: RAIN BIRD XFF SERIES DRIPLINE (TYPICAL): NON-POTABLE: XFS DRIPLINE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



Revision

No. Date By Cdd. Aspr.

Title:  
**LANDSCAPE IRRIGATION DETAILS**  
5810 OMAHA BLVD  
COLORADO SPRINGS, CO 80915



Scale:  
Horizontal N/A  
Vertical N/A

Designed: JMV  
Drawn: JMV  
Checked: JMV  
Approved: JMV  
Date: 03/29/24

Barghausen Consulting Engineers, Inc.  
18215 72nd Avenue South  
Kent, WA 98032  
425.251.6222  
barghausen.com

Job Number: 23098  
Sheet: Li-3  
2019 DBA  
Franchising USA, LLC

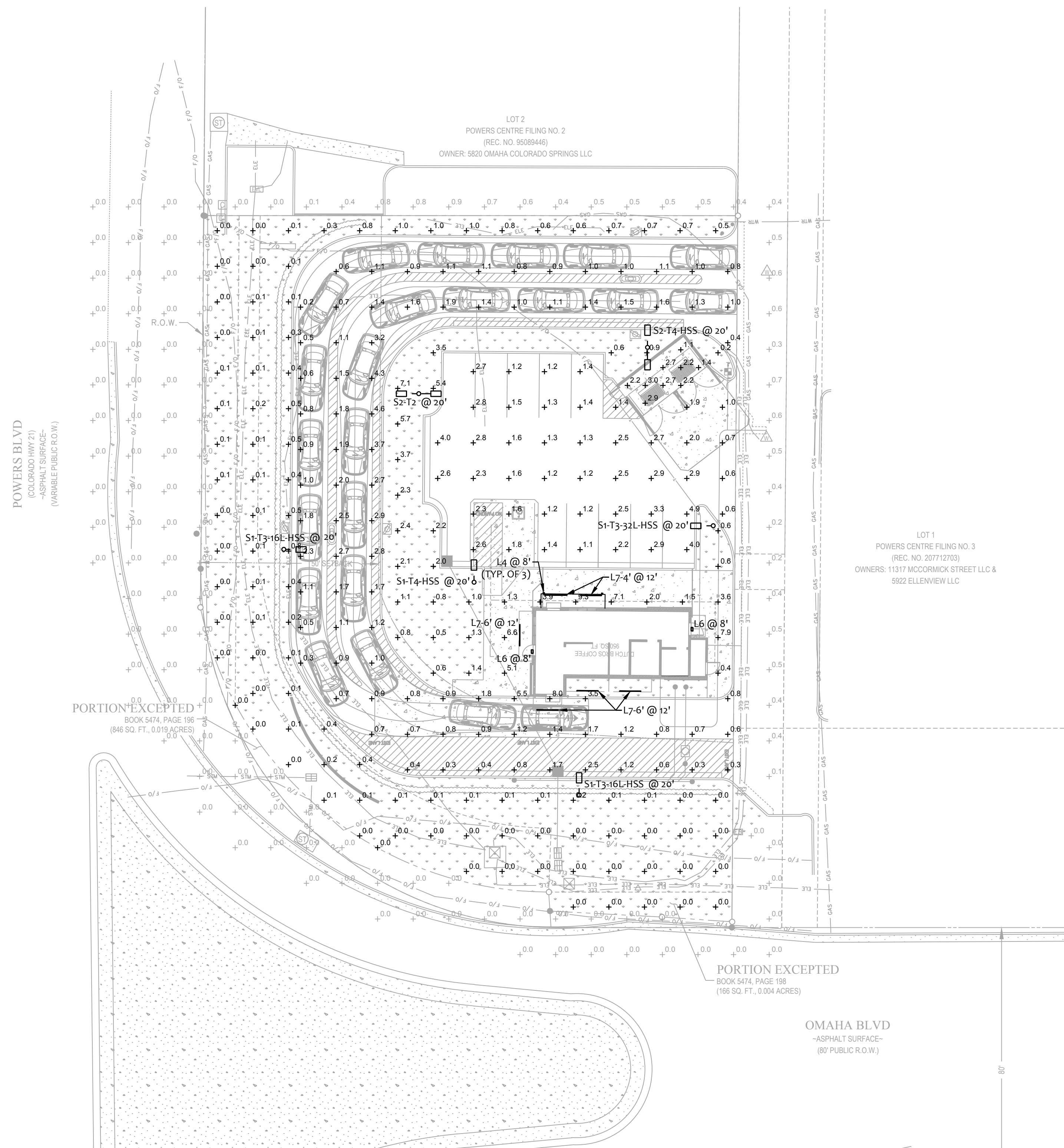
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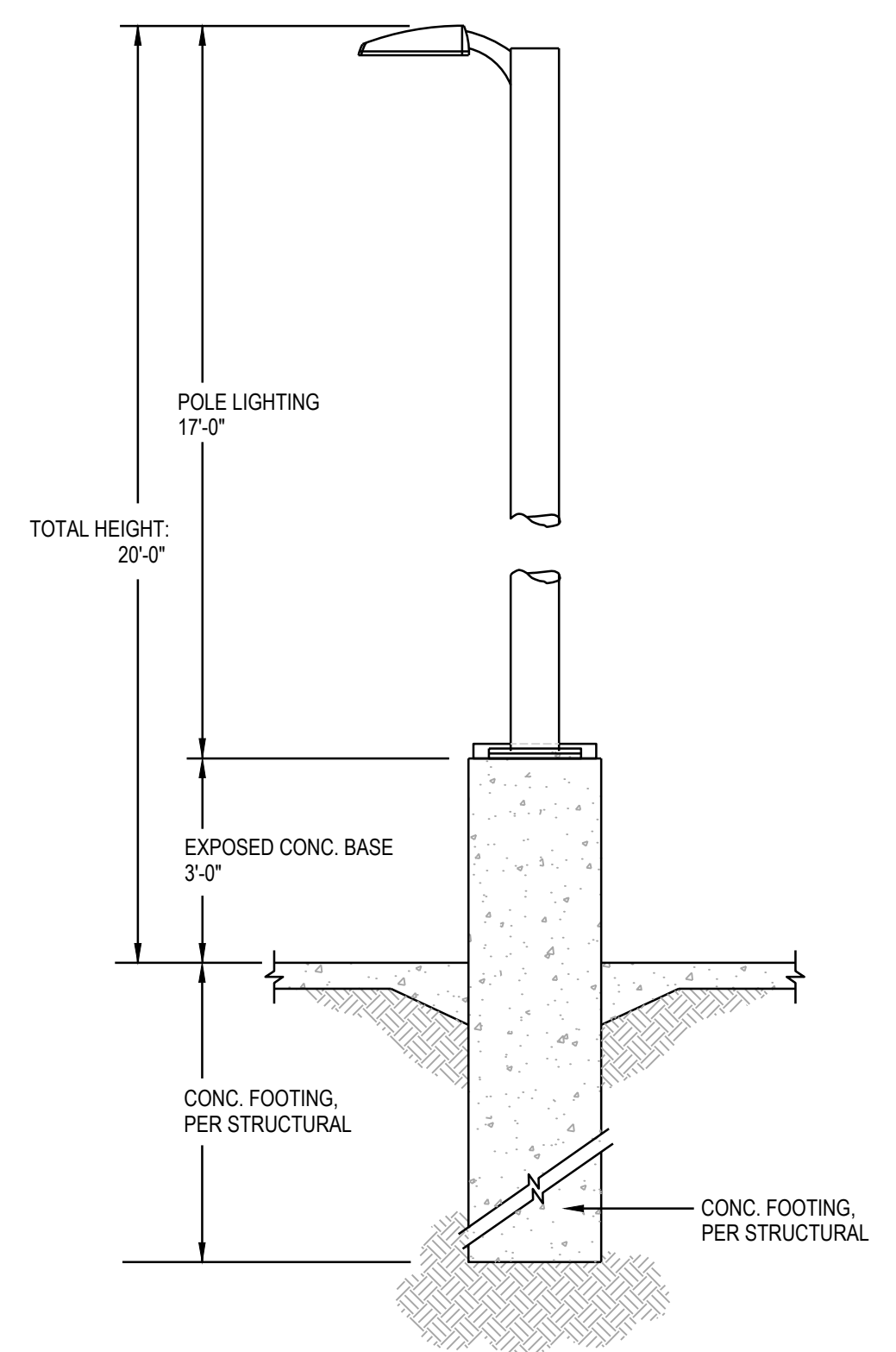
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1 PHOTOMETRIC SITE PLAN  
SCALE: 1/20" = 1'-0"  
NORTH

| Symbol | Label         | Quantity | Manufacturer      | Catalog Number / BUG Rating              | Description   | Filename                                | Lumens Per Lamp | Light Loss Factor | Wattage |
|--------|---------------|----------|-------------------|--|---|---|-----------------|-------------------|---------|
| □      | L4            | 3        | LIGMAN            | UMT-31416-DBNA-14/14W-N-W40 UNDER CANOPY | EXTERIOR LIGHT SCONCE, 3" SQUARE, UP/DOWN 4000K, WET LOCATION                 | MT-31416-N-N-W40.IES                    | 1100            | 0.72              | 28.6    |
| □      | L6            | 2        | RAB LIGHTING INC. | WPLED26Y-WPLED26Y/D10 UNDER CANOPY       | CAST FINNED METAL HOUSING, MOLDED PLASTIC REFLECTOR WITH SEMI-SPECULAR FINISH | rab02623.ies                            | 3295            | 0.72              | 29.7    |
|        | L7-4'         | 2        | Self              | CROWN-47-40K-110-S-SSP UNDER CANOPY      | CROWN-L90-277V 840_BA110  | CROWN-L90-277V-840_BA110_IESNA2002.ies  | 4200            | 0.72              | 40      |
|        | L7-6'         | 4        | Self              | CROWN-70-40K-110-S-SSP UNDER CANOPY      | CROWN-L144-277V 840_BA110   | CROWN-L144-277V-840_BA110_IESNA2002.ies | 6300            | 0.72              | 60      |
| □      | S1-T3-16L-HSS | 2        | NLS Lighting LLC  | NV-1-T3-16L-1-30K-UNV-HSS B0-UG-G1       | NV Series Area Lighting Fixture   | NV-1-T3-16L-1-30K-HSS.IES               | 3530            | 0.91              | 56      |
| □      | S1-T3-32L-HSS | 1        | NLS Lighting LLC  | NV-1-T3-32L-1-30K-UNV-HSS B1-UG-G2       | NV Series Area Lighting Fixture   | NV-1-T3-32L-1-30K-HSS.IES               | 6682            | 0.91              | 106     |
| □      | S1-T4-HSS     | 1        | NLS Lighting LLC  | NV-1-T4-16L-1-30K-UNV-HSS B0-UG-G1       | NV Series Area Lighting Fixture   | NV-1-T4-16L-1-30K-HSS.IES               | 3473            | 0.91              | 56      |
| □      | S2-T2         | 1        | NLS Lighting LLC  | NV-1-T2-16L-1-30K-UNV B1-UG-G1           | NV Series Area Lighting Fixture   | NV-1-T2-16L-1-30K.IES                   | (2) 6162        | 0.91              | 112     |
| □      | S2-T4-HSS     | 1        | NLS Lighting LLC  | NV-1-T4-16L-1-30K-UNV-HSS B0-UG-G1       | NV Series Area Lighting Fixture   | NV-1-T4-16L-1-30K-HSS.IES               | (2) 3473        | 0.91              | 112     |

| Description     | Symbol | AVG    | MAX    | MIN    | MAXMIN | AVGMIN |
|-----------------|--------|--------|--------|--------|--------|--------|
| Drive-thru      | +      | 1.5 FC | 8.0 FC | 0.2 FC | 40.0:1 | 7.5:1  |
| Hardscape       | +      | 2.8 FC | 9.3 FC | 0.0 FC | N/A    | N/A    |
| Parking         | +      | 2.0 FC | 4.9 FC | 0.6 FC | 8.2:1  | 3.3:1  |
| Trash Enclosure | +      | 2.3 FC | 3.0 FC | 1.1 FC | 2.7:1  | 2.1:1  |
| Outside PL      | +      | 0.1 FC | 0.9 FC | 0.0 FC | N/A    | N/A    |



**POLE BASE DETAIL**  
SCALE: N.T.S.

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

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



ARMÉT DAVIS NEWLOVE & ASSOCIATES, AIA ARCHITECTS  
1330 OLYMPIC BLVD.  
SANTA MONICA, CALIFORNIA 90404  
PH 310 452-5533 FAX 310 450-4742

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Project No: CO0907  
Dutch Bros Coffee - New Freestanding Store  
DB2550-A2  
5810 OMAHA BLVD.  
COLORADO SPRINGS, CO 80915

**ACIES**  
ENGINEERING  
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Milpitas CA, 95035  
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DATE: 03/08/2024  
REV: DATE: DESCRIPTION:

SHEET NUMBER:

PHOTOMETRIC SITE PLAN

SHEET NUMBER:

E0.02

FILE NUMBER PPR2413

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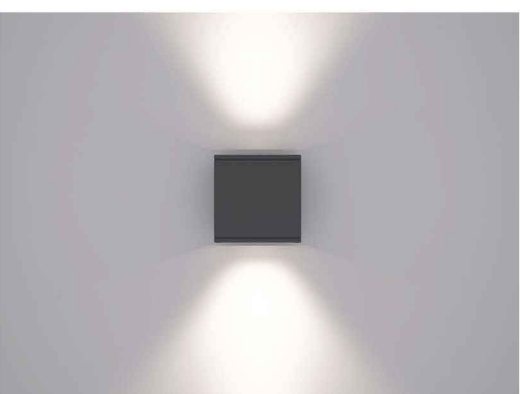




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## UMT-31416-DBNA

### Matrix 3 Surface




Length - 7" | Height - 6.3" | Weight 4.6 lbs  
IP65 - Suitable For Wet Locations  
IK04 - Impact Resistant (Vandal Resistant)


7144 NE Progress Ct Hillsboro, Oregon 97124 T: 503.645.0500 F: 503.645.8100 www.ligmanlightingusa.com

LIGMAN LIGHTING USA

**Construction**  
**Aluminum**  
Less than 0.1% copper content - Marine Grade 6060 extruded & LM5 Aluminum High Pressure die casting provides excellent mechanical strength, clean detailed product lines and excellent heat dissipation.  
**Pre-paint**  
8 step de-grease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.  
**Memory Retentive - Silicon Gasket**  
Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.  
**Thermal management**  
LM5 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermal below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.  
**Surge Suppression**  
Standard 10kV surge suppressor provided with all fixtures.  
**BUG Rating**  
B1 - US - 50  
**Finishing**  
All Ligman products go through an extensive finishing process that includes letting to improve paint adherence.  
**Paint**  
UV Stabilized 4.9MIL thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natoriums.  
**Hardware**  
Provided Hardware is Marine grade 316 Stainless steel.  
**Anti-Seize Screw Holes**  
Tapped holes are infused with a special anti-seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.  
**Crystal Clear Low Iron Glass Lens**  
Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.  
**Optics & LED**  
Precise optic design provides exceptional light control and precise distribution of light. LED CRI > 80  
**Lumen - Maintenance Life**  
L80 (B10) at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

**Matrix Product Family**





## UMT-31416-DBNA

### Matrix 3 Surface

7144 NE Progress Ct Hillsboro, Oregon 97124 T: 503.645.0500 F: 503.645.8100 www.ligmanlightingusa.com

LIGMAN LIGHTING USA

PROJECT:  DATE:

QUANTITY:  TYPE:  NOTE:

ORDERING EXAMPLE || UMT - 31416 - 14/14w - W30 - 02 - 120/277v - Options

| LAMP  | BEAM   | LED COLOR  | FINISH COLOR  | VOLTAGE                     |
|---|--|--|---|-----------------------------|
| 1/4" Hw COB<br>1128 Lumens Down<br>1128 Lumens Up | N - Narrow 20"<br>M - Medium 25"<br>W - Wide 36"<br>VW - Very Wide 74" | W27 - 2700K<br>W30 - 3000K<br>W35 - 3500K<br>W40 - 4000K | 01 - BLACK RAL 9003<br>02 - DARK GREY RAL 7043<br>03 - WHITE RAL 9003<br>04 - METALLIC SILVER RAL 9006<br>05 - MATTE SILVER RAL 9006<br>06 - LIGMAN BRONZE<br>07 - CUSTOM RAL | 120/277v<br>Other - Specify |

**ADDITIONAL OPTIONS**

|   |  |
|---|--|
| NAT - Natrium Rated<br>F - Frosted Lens<br>43 - Mounting Plate for 4" Junction Box<br>DIM - 0-10v Dimming | COLORED DICHROIC FILTERS<br>RD - Red Lens<br>BL - Blue Lens<br>GR - Green Lens<br>AM - Amber Lens<br>(Specify Other Color) |
|---|--|



L6

Job: Dutch Brothers Coffee Prototype  
Descr: Exterior Wallpack

### WPLED26Y/E



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

RAB

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

| Driver Info      | LED Info               |
|------------------|------------------------|
| Type: 1226       | Constant Current: 26W  |
| 208V: 0.15A      | Color Temp: 3000K      |
| 240V: 0.14A      | Color Accuracy: 71 CRI |
| 277V: 0.12A      | L70 Lifespan: 100000   |
| Input Watts: 26W | Lumens: 3286           |
| Efficiency: 88%  | Efficacy: 112 LPW      |

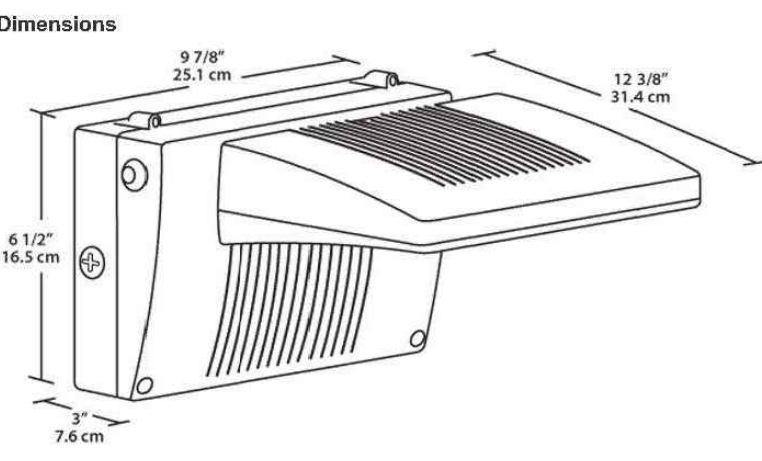
**Technical Specifications**

|   |   |  |
|---|---|--|
| <p><b>Other</b></p> <p><b>Battery Backup:</b><br/>Minimum starting temperature is 0°C/32°F.</p> <p><b>Patents:</b><br/>The WPLED design is protected by U.S. Patent D634878 and Patents pending in the U.S., Canada, China, Taiwan and Mexico.</p> <p><b>Equivalency:</b><br/>Equivalent to 175W Metal Halide.</p> <p><b>FTC Country of Origin:</b><br/>This product was assembled in the USA by RAB using imported components.</p> <p><b>Buy American Act Compliance:</b><br/>This product complies with the Buy American Act.</p> <p><b>Listings:</b><br/>This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.<br/>DLC Product Code: P02001750</p> <p><b>UL Listing:</b><br/>Suitable for Wet Locations as downlight, Wall Mount, Only, Battery Backup UL 524 Listed Emergency Lighting Power Supply.</p> | <p><b>LED Characteristics</b></p> <p><b>Lifespan:</b><br/>100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.</p> <p><b>LED:</b><br/>Two (2) 13W High-output, long-life LEDs.</p> <p><b>Color Consistency:</b><br/>3-step MacAdam Ellipse binning to achieve consistent future-to-future color.</p> <p><b>Color Stability:</b><br/>LED color temperature is warranted to shift no more than 200K in CCT over a 5-year period.</p> <p><b>Color Uniformity:</b><br/>RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78-377-2017.</p> <p><b>Electrical</b></p> <p><b>Battery Mode:</b><br/>Light output use LLD of 76 to simulate light output during battery mode operation.</p> <p><b>Driver:</b><br/>Constant Current, Class 2, 50/60 Hz, 120 - 277VAC, 0.4 Amps.</p> | <p><b>Battery Backup</b></p> <p><b>Backup Battery:</b><br/>Two Rechargeable, high-temperature, maintenance-free, nickel-cadmium batteries.</p> <p><b>Construction</b></p> <p><b>Ambient Temperature:</b><br/>Suitable for use in 35°C (95°F) ambient temperatures.</p> <p><b>Gaskets:</b><br/>High temperature silicon.</p> <p><b>Housing:</b><br/>Precision die-cast aluminum housing, lens frame and mounting arm.</p> <p><b>Finish:</b><br/>Formulated for high-durability and long lasting color.</p> <p><b>Green Technology:</b><br/>Mercury and UV free, RoHS compliant components. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.</p> <p><b>Optical</b></p> <p><b>BUG Rating:</b><br/>B1 US 00</p> |
|---|---|--|

Need help? Tech help line: (888) RAB-1000 Email: sales@rabweb.com Website: www.rabweb.com  
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Page 2 of 2

### WPLED26Y/E



**Dimensions**  
9.78" / 25.1 cm  
12.31" / 31.4 cm  
6.12" / 15.5 cm  
7.8 cm

RAB

**Features**  
Backup battery UL 524 listed  
UL listed for wet locations  
90 minutes illumination time during power interruption  
Includes test switch and charge indicator light  
Universal input voltage  
5-year warranty

**Ordering Matrix**

| Family | Wattage  | Color Temp  | Finish                      | Battery Backup  | Photocell   |
|--------|----------|---|-----------------------------|---|---|
| WPLED  | 26 = 26W | Blank = 3000K (Warm)<br>Y = 3000K (Warm)<br>N = 4000K (Neutral) | Blank = Bronze<br>W = White | /E = Battery Backup<br>/ECS = Cold Start Battery Backup | Blank = No Photocell<br>IPC = 120V Swivel<br>IPCS = 120V Swivel<br>IPC2 = 277V Swivel |

Verify required

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Page 2 of 2



adn

ARMÉT DAVIS NEWLOVE & ASSOCIATES, AIA ARCHITECTS

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

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Project No: CO0907

Dutch Bros Coffee - New Freestanding Store

DB2550-A2

5810 OMAHA BLVD.  
COLORADO SPRINGS, CO 80915

ACIES ENGINEERING

400 N. McCarthy Blvd., Suite 250  
Milpitas CA, 95035  
ph: (408) 522-5255 | fx: (408) 522-5260  
info@acies.net | Copyright © 2024

DATE: 03/08/2024  
REV: DATE: DESCRIPTION:

SHEET NAME:  
EXTERIOR LIGHTING CUTSHEETS

SHEET NUMBER:  
E0.04



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 "hick 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.

**L7**

Job: Dutch Brothers Coffee  
 Descr: Canopy 6' light

### Outdoor Cove Lighting CROWN

- Quick connection
- Dimmable, 1-10V dimming to 10%-100%
- Linkable, max. linkable length: 72" @ 120VAC, 156" @ 277VAC
- IP rating: IP66 (for wet locations)
- Lockable, precision aiming adjustment: ±82.5° vertical rotation
- Lifetime: 50,000hrs (L90@35°C)
- T<sub>50</sub>: -13°F to 122°F (-23°C to 50°C)
- Material: Aluminum alloy
- 10W/ft, 1050lm/ft

Dimensions: (Inches/mm)

Wiring Diagram

AC connection:

Black: "L"

White: "N"

Yellow/green: "G"

Dimming connection:

Violet: "+"

Gray: "-"

### Outdoor Cove Lighting CROWN

How to order using our catalog numbers:  
Example: CROWN-1230K105S

| Series | Length        | Color Temp | Beam Angle | Finish | Installation |
|--------|---------------|------------|------------|--------|--------------|
| CROWN  | 12 - 11.8\"/> |            |            |        |              |

| Catalog No.     | Model           | Description |    |         |                          | Included   |
|-----------------|-----------------|-------------|----|---------|--------------------------|--|
|                 |                 | Rated Input | Ra | Wattage | Luminous Flux (TPF4000K) |  |
| CROWN-1230K105S | CROWN-L24-277V  | 120-277VAC  | 85 | 10W     | 1050 lm                  | 1 pc LED fixture<br>3 pcs Screws<br>1 pc End cap |
| CROWN-1240K105S | CROWN-L24-277V  | 120-277VAC  | 85 | 10W     | 1050 lm                  |  |
| CROWN-4740K105S | CROWN-L90-277V  | 120-277VAC  | 85 | 40W     | 4200 lm                  |  |
| CROWN-7030K105S | CROWN-L144-277V | 120-277VAC  | 85 | 60W     | 6300 lm                  |  |

How to choose your driver & cables:

| Catalog No. | Description    | Photo |
|-------------|----------------|-------|
| IC-CROWN-5X | Input cable 5' |       |

Optional:

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

### Outdoor Cove Lighting CROWN

Installation

Track installation

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

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Project No: CO0907  
 Dutch Bros Coffee - New Freestanding Store  
 DB2550-A2  
 5810 OMAHA BLVD.  
 COLORADO SPRINGS, CO 80915

**ACIES**  
ENGINEERING  
400 N. McCarthy Blvd., Suite 250  
Milpitas CA, 95035  
ph: (408) 522-5255 | fr: (408) 522-5260  
info@acies.net | Copyright © 2024

DATE: 03/08/2024  
REV: DATE: DESCRIPTION:

SHEET NAME:  
EXTERIOR LIGHTING  
CUTSHEETS

SHEET NUMBER:  
**E0.05**

FILE NUMBER PPR2413

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SUMMARY - BUILDING SIGNS & MENUS



89975 Prairie Rd.  
Eugene, OR 97402  
541.485.5546 | esasigns.com

SUMMARY DRAWING:  
**37012**

CLIENT:  
Dutch Bros - CO0907  
5810 Omaha Blvd.  
Colorado Springs, CO

DATE OF SHOP DRAWING:  
**10/31/23**

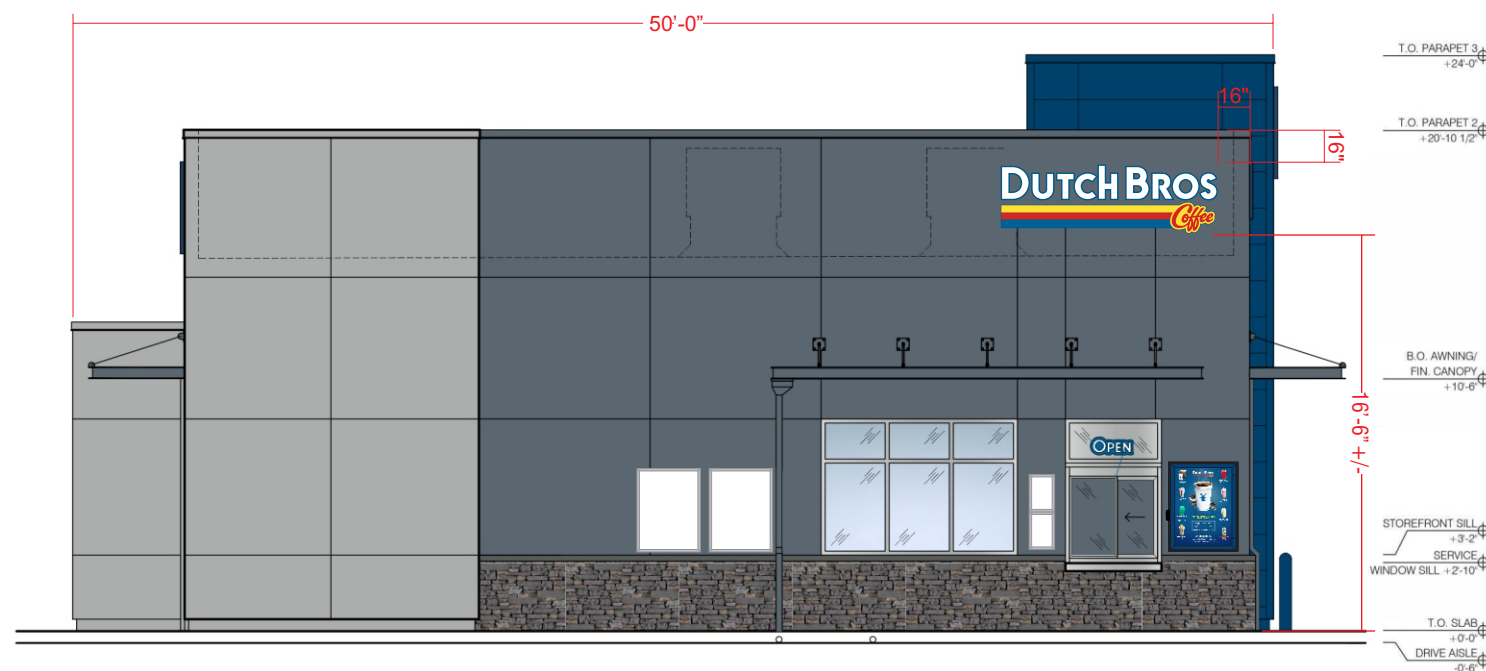
PROD. DETAILS: CH

LEAD DESIGN: CH

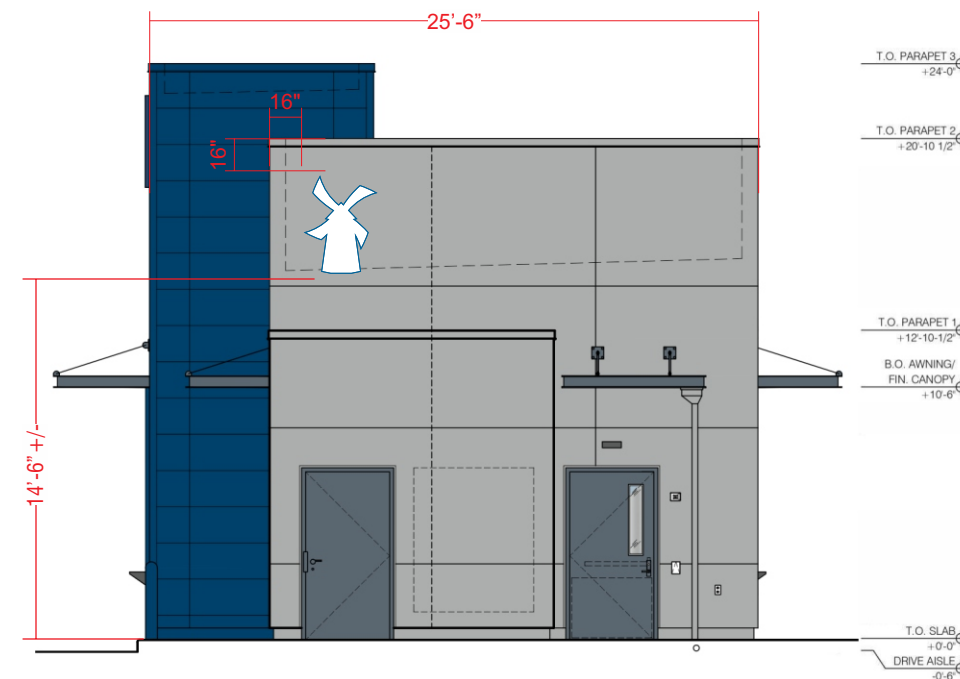
SALES: NJ

REVISIONS:

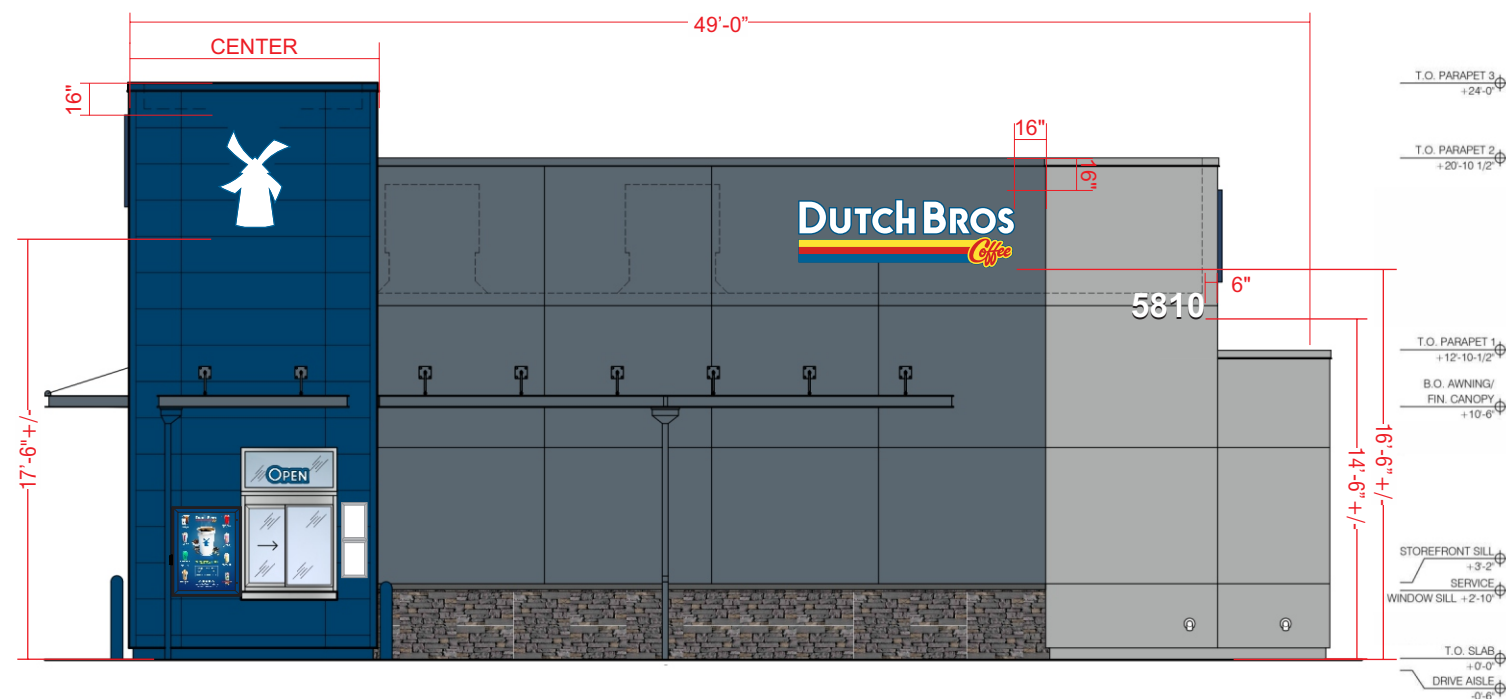
- 1.29.24 Updated site plan.
- 1.30.24 Moved address from West.
- 5.21.24 Changed building removing canopy and adding 18' awning.
- 6.11.24 Updated site plan.



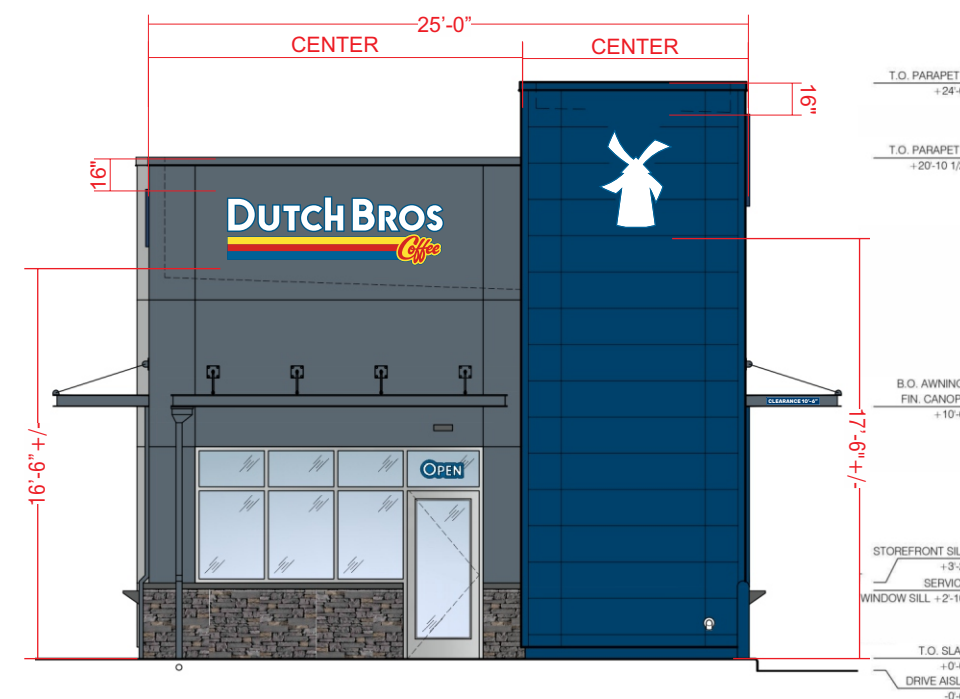
NORTH ELEVATION **DBCL9 @ 25.5 SF**  
SCALE: 1/8"=1'-0"



EAST ELEVATION **DBW11 @ 12.6 SF**  
SCALE: 1/8"=1'-0"



SOUTH ELEVATION **DBW11 @ 12.6 SF** **DBCL9 @ 25.5 SF**  
SCALE: 1/8"=1'-0"



WEST ELEVATION **DBCL9 @ 25.5 SF** **DBW11 @ 12.6 SF**  
SCALE: 1/8"=1'-0"



SUMMARY - FREESTANDING SIGNS & MENUS



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SUMMARY DRAWING:  
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CLIENT:  
Dutch Bros - CO0907  
5810 Omaha Blvd.  
Colorado Springs, CO

DATE OF SHOP DRAWING:  
**10/31/23**

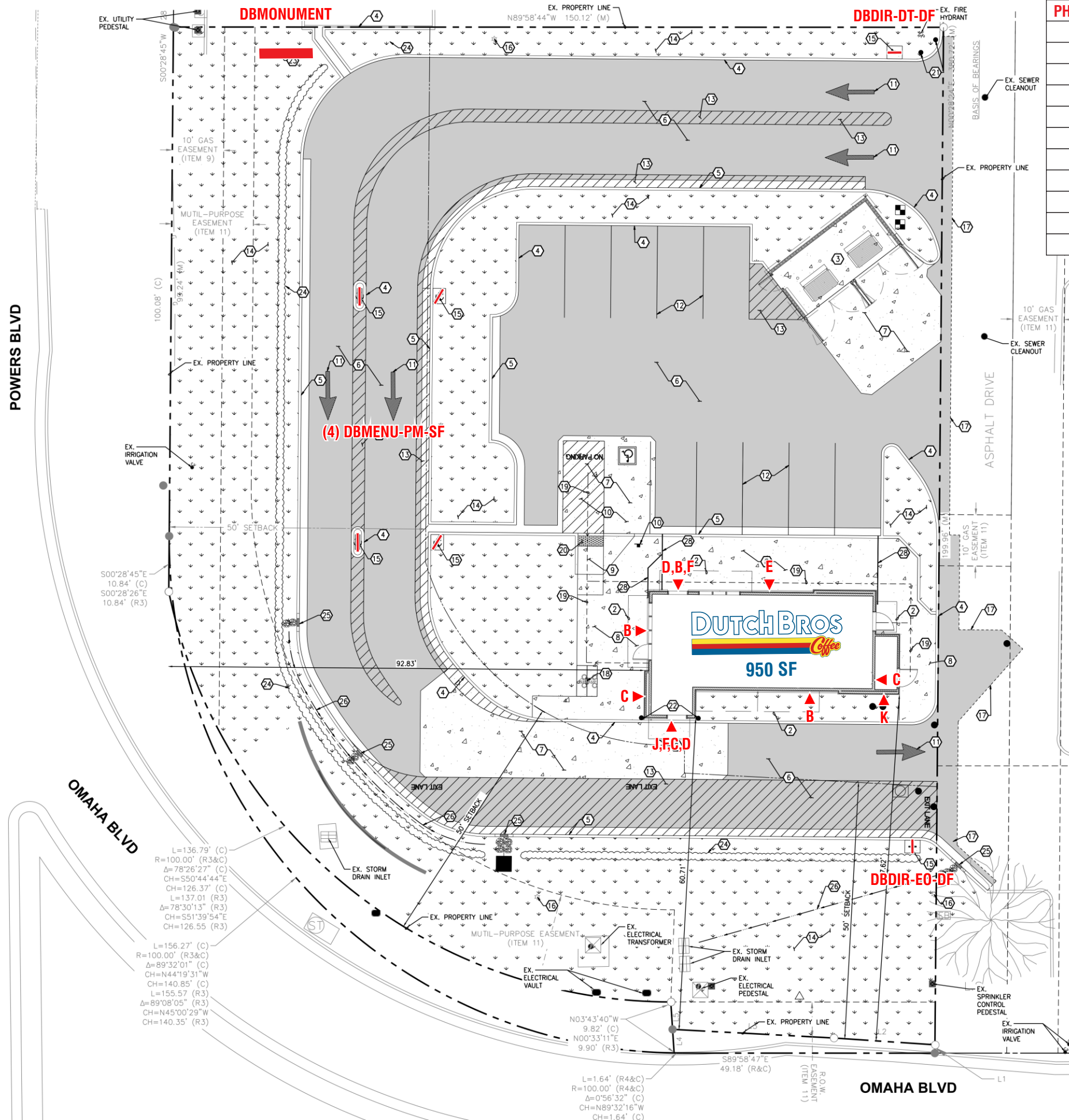
PROD. DETAILS: CH

LEAD DESIGN: CH

SALES: NJ

REVISIONS:

- 1.29.24 Updated site plan.
- 1.30.24 Moved address from West.
- 5.21.24 Changed building removing canopy and adding 18' awning.
- 6.11.24 Updated site plan.



| SITE OVERVIEW |                               |     |
|---------------|-------------------------------|-----|
| PHASE         | SIGN TYPE                     | QTY |
| A             | DB MONUMENT 4' x 10' @ 7' OAH | 1   |
| B             | DBCL9                         | 3   |
| C             | DBW11                         | 3   |
| D             | DBSnapFrame-NL-11x17SC        | 4   |
| E             | DBSnapFrame-NL-30x40SC        | 2   |
| F             | DBMenu-WM                     | 2   |
| G             | DBMenu-PM-SF                  | 4   |
| H             | DBDIR-DT-DF                   | 1   |
| I             | DBDIR-EO-DF                   | 1   |
| J             | DBCclearance panel            | 1   |
| K             | DBAddress                     | 1   |





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SHOP DRAWING #:  
**37012A**

CLIENT:  
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5810 Omaha Blvd.  
Colorado Springs, CO

DATE OF SHOP DRAWING:  
**10/31/23**

PROD. DETAILS: CH

LEAD DESIGN: CH

SALES: NJ

REVISIONS:  
4.23.24 Changed footer &  
pipe size per engineering-  
SK  
5.14.24 Added fabrication  
detail pg. 2- SK

COLOR CODE

- 230-015 YELLOW PSV
- 230-33 RED PSV
- 230-127 INTENSE BLUE PSV
- WHITE
- DB LIGHT GREY (PMS 429)
- DB CUSTOM DARK BLUE

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

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

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



FABRICATED ALUMINUM CABINET PAINTED DB CUSTOM DARK BLUE.  
REVEAL PAINTED DB CUSTOM LIGHT GREY.  
BACKED-UP WHITE ACRYLIC LETTERS.  
1ST SURFACE 230-015 YELLOW, 230-33 RED, & 230-127 INTENSE BLUE PSV.  
WHITE LED ILLUMINATION.  
FABRICATED ALUMINUM SKIRT WITH MASONRY BOARD BY ES&A.  
STONE VENEER & CAP BY G.C.





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SHOP DRAWING #:  
**37012A**

CLIENT:  
Dutch Bros - CO0907  
5810 Omaha Blvd.  
Colorado Springs, CO

DATE OF SHOP DRAWING:  
**10/31/23**

PROD. DETAILS: CH

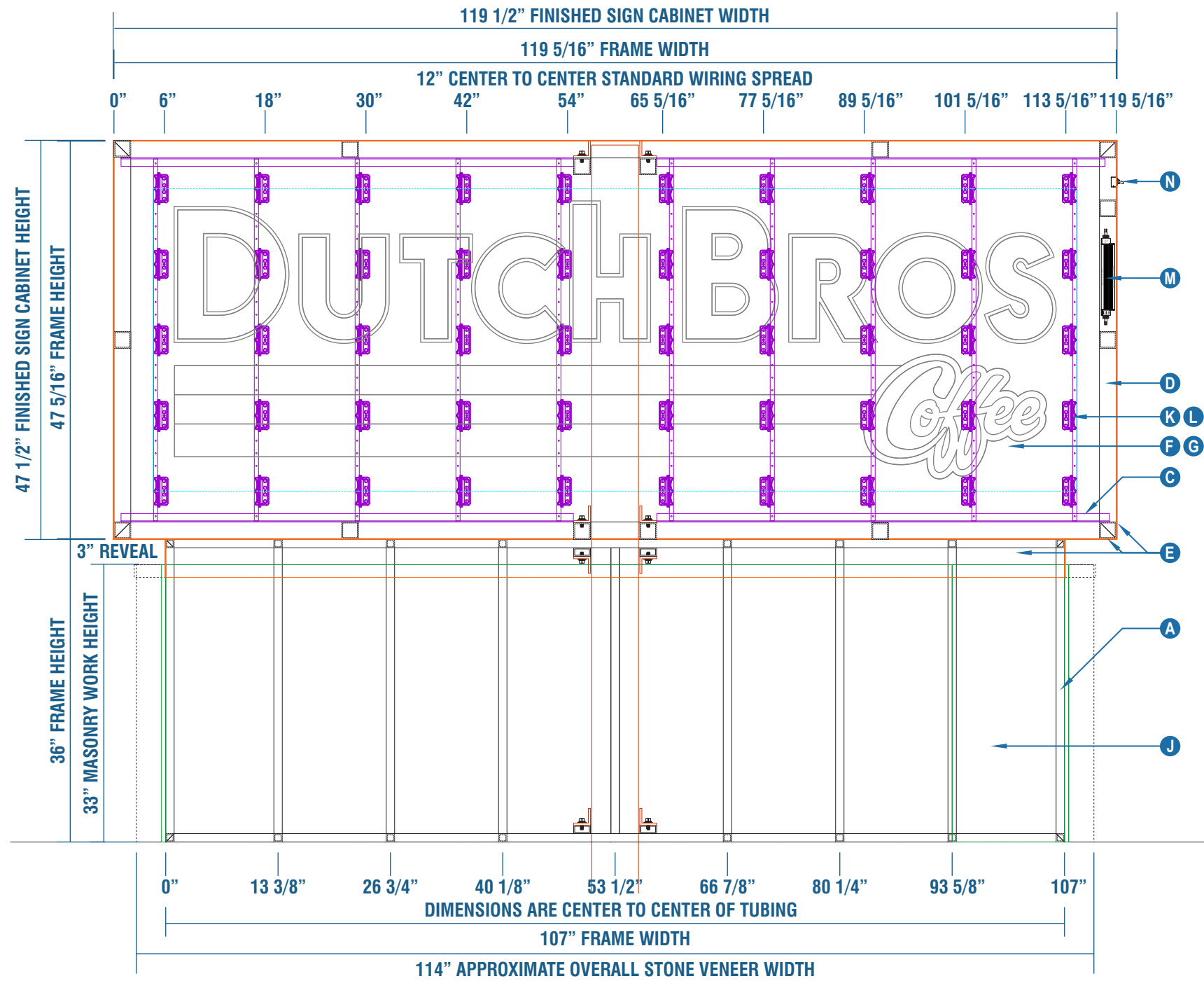
LEAD DESIGN: CH

SALES: NJ

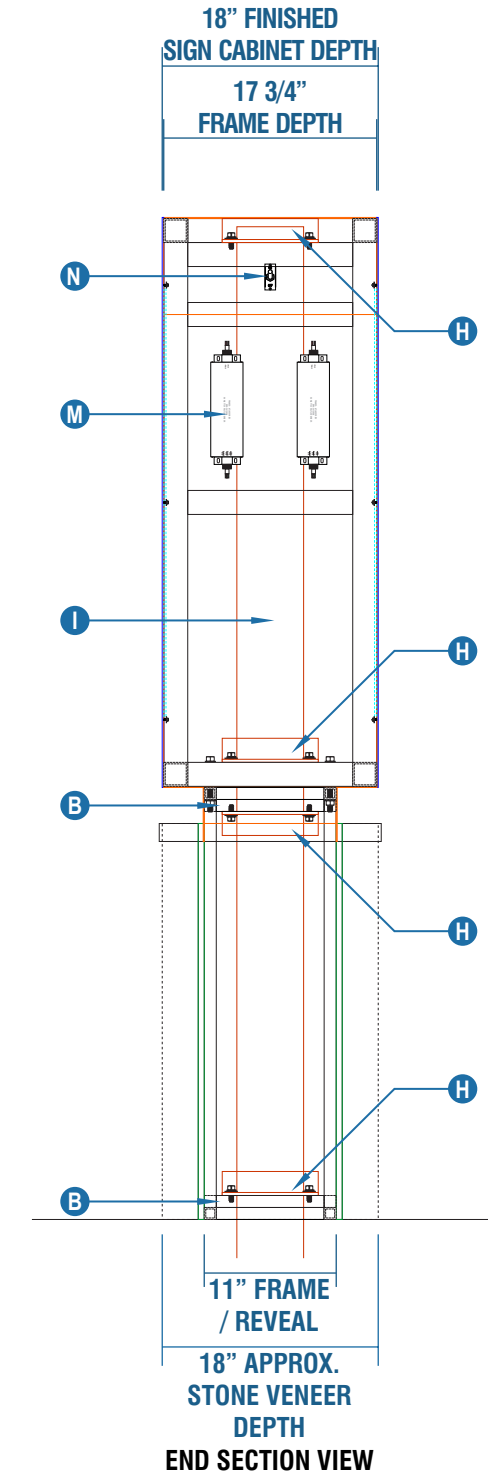
REVISIONS:  
4.23.24 Changed footer &  
pipe size per engineering-  
SK  
5.14.24 Added fabrication  
detail pg. 2- SK

## MANUFACTURING & INSTALLATION DETAILS

SCALE- 3/4" = 1'



FRONT SECTION VIEW



END SECTION VIEW

|   | MATERIALS                             | QUANTITY / SINGLE SIGN  |
|---|---------------------------------------|-------------------------|
| A | ALUM SQ TUBE 1 X 1 X .125 (AL4538)    | APPROX. 102 LF          |
| B | ALUM RECT. TUBE 1 X 2 X .125 (AL4550) | APPROX. 4 LF            |
| C | ALUM ANGLE 1 X 2 X .125 (AL4734)      | APPROX. 23 LF           |
| D | ALUM SQ TUBE 2 X 2 X .125 (AL4554)    | APPROX. 74 LF           |
| E | ALUM SHEET .090 (AL4418)              | APPROX. 2 SHEETS 4 X 10 |
| F | ALUM SHEET .125 (AL4422)              | APPROX. 2 SHEETS 4 X 10 |
| G | ACRYLIC .177 WHITE (PL2509)           | APPROX. 2 SHEETS 4 X 10 |

|   | MATERIALS                           | QUANTITY / SINGLE SIGN |
|---|-------------------------------------|------------------------|
| H | STEEL ANGLE 2 X 2 X .25 (ST4151)    | APPROX. 6 LF           |
| I | STEEL PIPE 5" SCHEDULE 40 (ST4011)  | 12' 4" OVERALL         |
| J | DUROCK MASONRY BOARD SHEET (SU7730) | APPROX. 2 SHEETS 4 X 8 |
| K | GE TETRA SNAP DF (LE8718)           | 50 MODULES AS SHOWN    |
| L | TETRA SNAP RAIL (LE8747)            | 5 QTY. 8' LENGTHS      |
| M | 24V 100W POWER SUPPLY (LE8744)      | 2 QTY.                 |
| N | 20 AMP TOGGLE SWITCH (EL6240)       | 1 QTY.                 |





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SHOP DRAWING #:  
**37012A**

CLIENT:  
Dutch Bros - CO0907  
5810 Omaha Blvd.  
Colorado Springs, CO

DATE OF SHOP DRAWING:  
**10/31/23**

PROD. DETAILS: CH

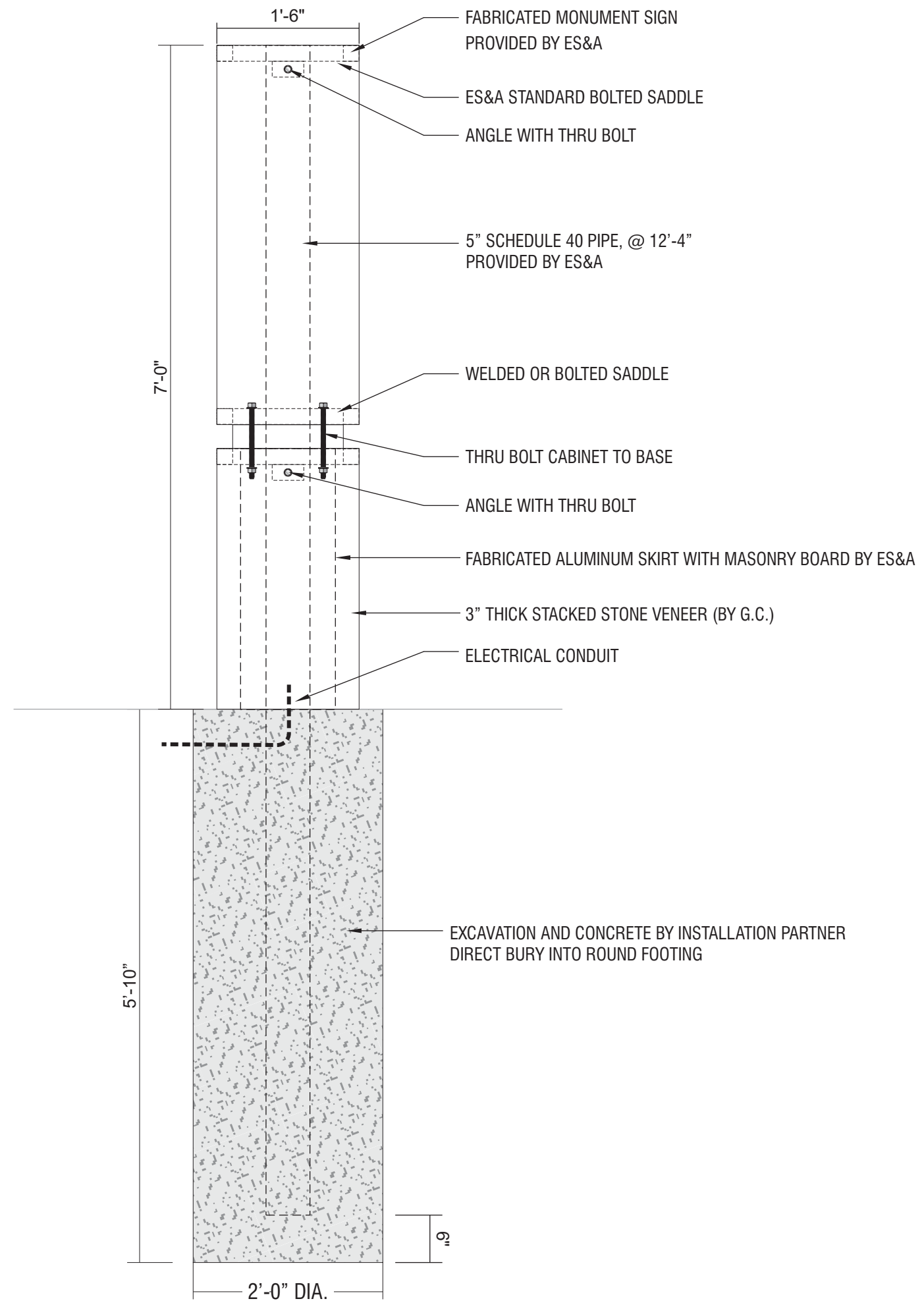
LEAD DESIGN: CH

SALES: NJ

REVISIONS:  
4.23.24 Changed footer &  
pipe size per engineering-  
SK  
5.14.24 Added fabrication  
detail pg. 2- SK

## ATTACHMENT DETAIL

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







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SHOP DRAWING #:  
**37012B**

CLIENT:  
Dutch Bros - CO0907  
5810 Omaha Blvd.  
Colorado Springs, CO

DATE OF SHOP DRAWING:  
**10/31/23**

PROD. DETAILS: CH

LEAD DESIGN: CH

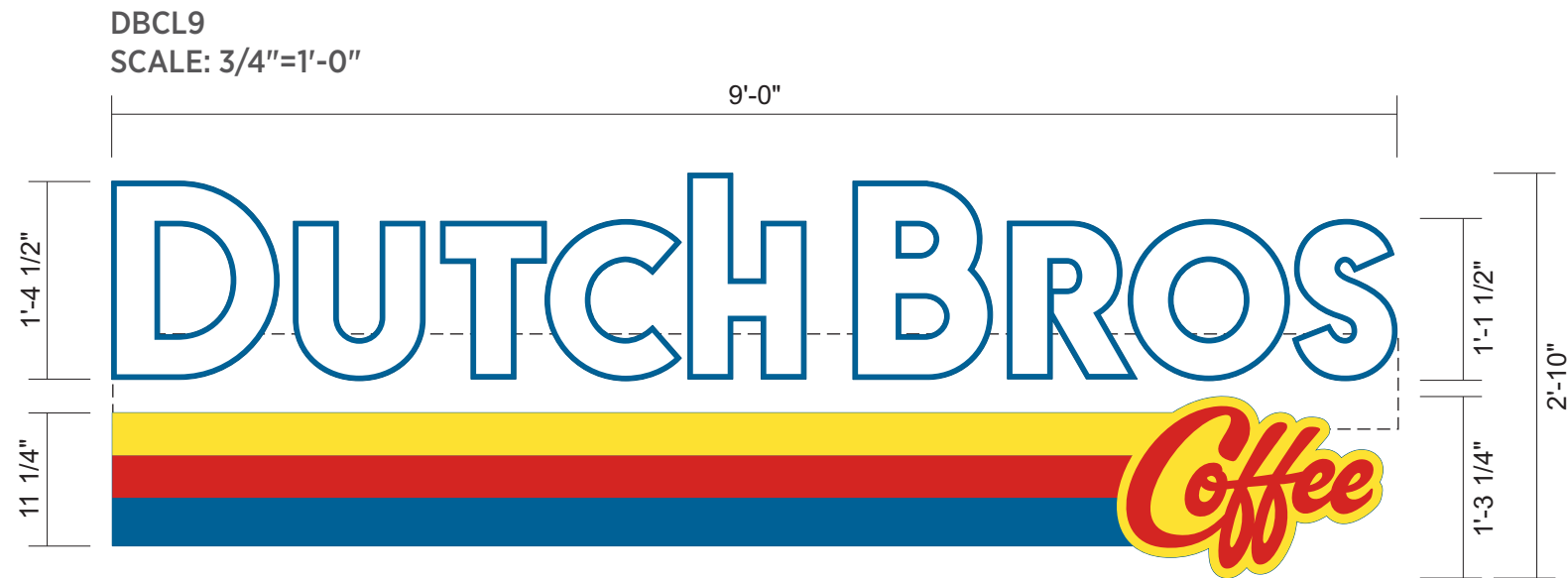
SALES: NJ

REVISIONS:  
5.14.24 added LED layout-SK

**COLOR CODE**

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

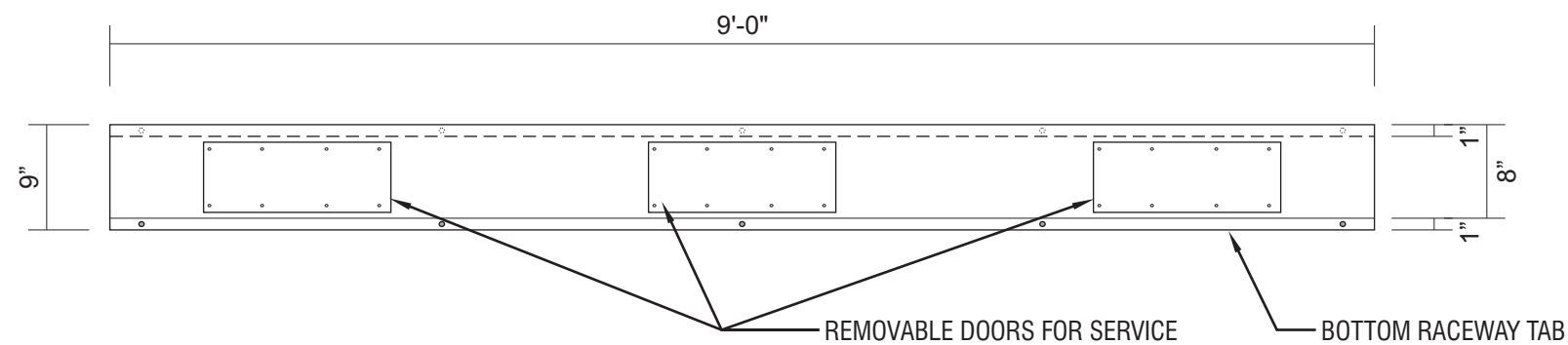
SCOPE OF WORK: MANUFACTURE & INSTALL (3) SETS OF ILLUMINATED CHANNEL LETTERS WITH REMOTE RACEWAYS



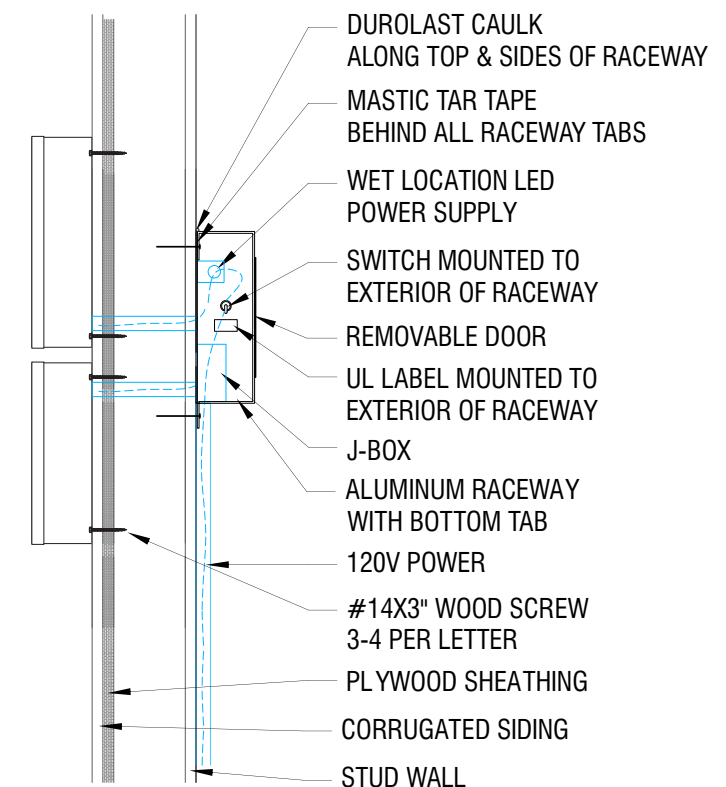
SIDE VIEW



FABRICATED REMOTE RACEWAY  
.040 PRE-COAT WHITE ALUMINUM



ATTACHMENT DETAIL  
CHANNEL LETTERS WITH REMOTE RACEWAY



INTERNALLY ILLUMINATED FACE-LIT FLUSH MOUNTED CHANNEL LETTERS  
5" DEEP CHANNEL LETTERS.  
RETURNS & TRIM CAP PAINTED TO MATCH PANTONE 7691 C "INTENSE BLUE".  
WHITE ACRYLIC FACES.  
230-127 INTENSE BLUE PSV, 230-015 YELLOW PSV, 230-33 RED PSV.  
LED ILLUMINATION.  
FLUSH MOUNTED CHANNEL LETTERS WITH REMOTE MOUNTED RACEWAY.  
RACEWAY SHALL HAVE A CAULKING APPLIED ALONG THE TOP AND SIDES.  
ALL HOLE PENETRATIONS WILL BE SEALED WITH CAULKING.





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SHOP DRAWING #:  
**37012B**

CLIENT:  
Dutch Bros - C00907  
5810 Omaha Blvd.  
Colorado Springs, CO

DATE OF SHOP DRAWING:  
**10/31/23**

PROD. DETAILS: CH

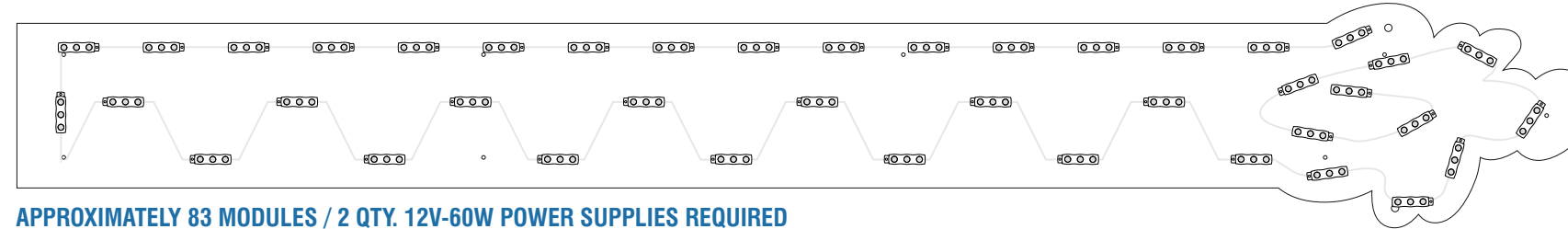
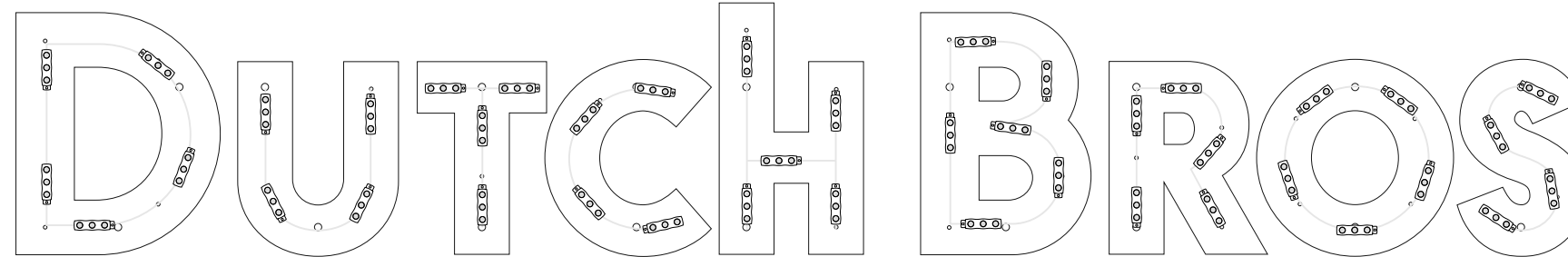
LEAD DESIGN: CH

SALES: NJ

REVISIONS:  
5.14.24 added LED layout-  
SK

## LED LAYOUT

### \*TYPICAL LED LAYOUT- 9' DB CL SET



APPROXIMATELY 83 MODULES / 2 QTY. 12V-60W POWER SUPPLIES REQUIRED

#### FRONT VIEW

SCALE 1"=1'

### L.E.D. ILLUMINATION:

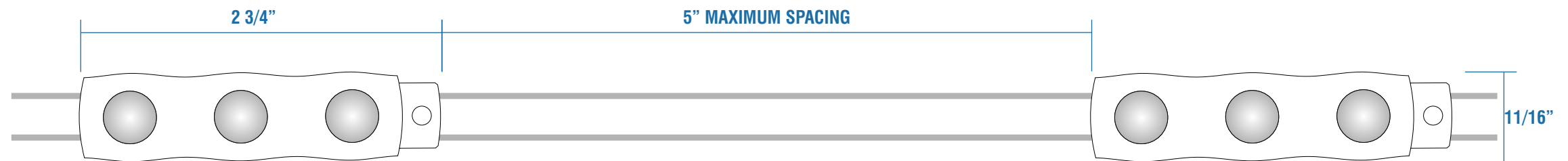
NB1000 WHITE, LED MODULES, SPACED AT 5" APART MAX. (\*ACTUAL NUMBER OF LED MODULES AND CONFIGURATION MAY VARY)

### POWER SUPPLY:

FRANCE 12V-60W POWER SUPPLY (1 QTY. SUPPLYING 1.2 AMPS)

POWER SUPPLY LOADING- 33.4 FT. OR 50 MODULES PER 12V POWER SUPPLY

INITIAL 120 V POWER TO BE RUN TO SIGN LOCATION



#### LED MODULE DETAIL TOP VIEW

SCALE 1:1





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SHOP DRAWING #:  
**37012C**

CLIENT:  
Dutch Bros - CO0907  
5810 Omaha Blvd.  
Colorado Springs, CO

DATE OF SHOP DRAWING:  
**10/31/23**

PROD. DETAILS: CH

LEAD DESIGN: CH

SALES: NJ

REVISIONS:  
5.14.24 added LED Layout-  
SK

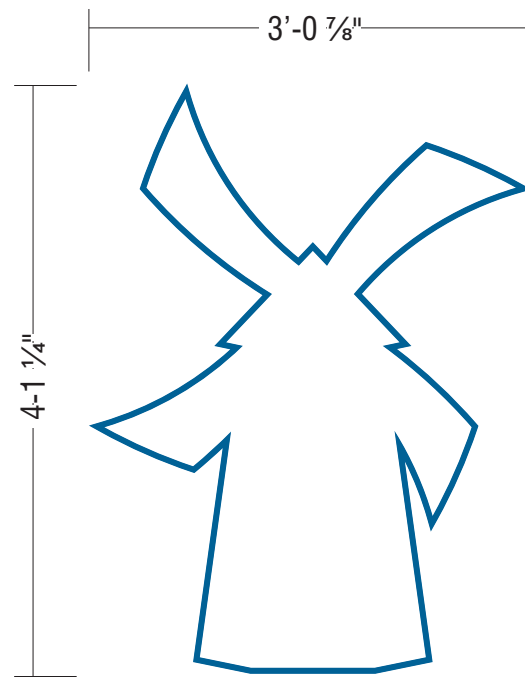
COLOR CODE

 230-127 INTENSE BLUE

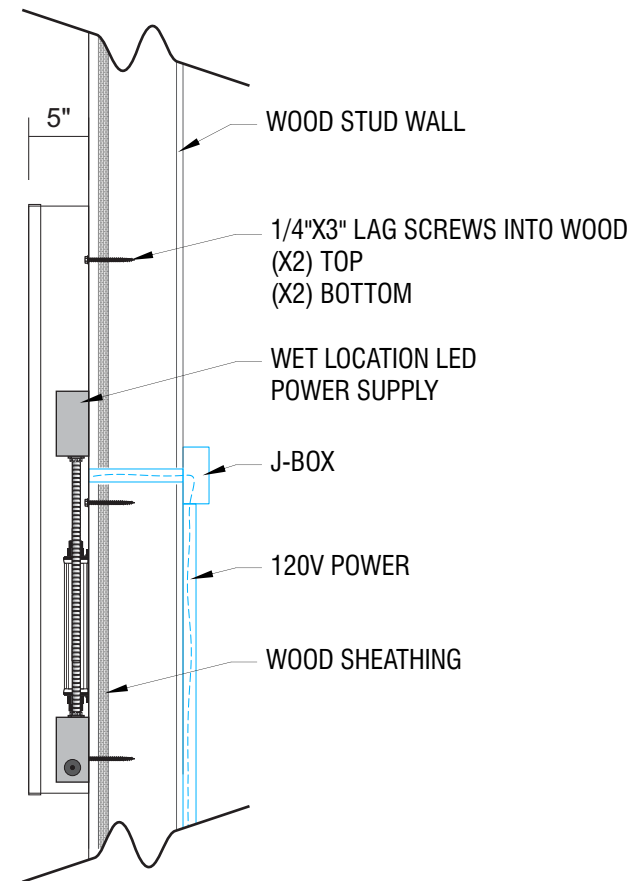
 WHITE

SCOPE OF WORK: MANUFACTURE & INSTALL (3) ILLUMINATED WINDMILL LOGOS

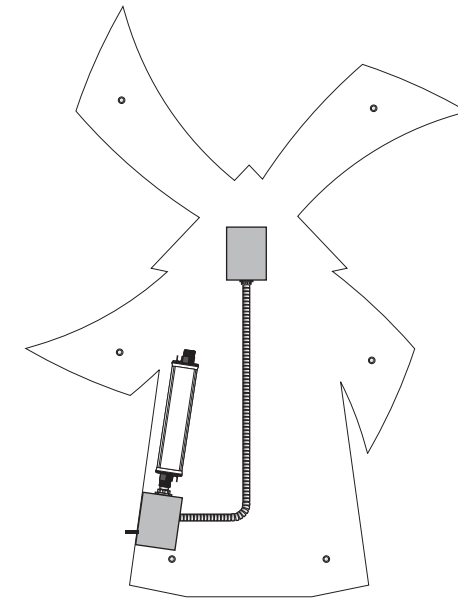
DBW11  
SCALE: 3/4"=1'-0"



ATTACHMENT DETAIL  
SECTION VIEW



CHANNEL LOGO  
SELF CONTAINED



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.





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Eugene, OR 97402  
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SHOP DRAWING #:  
**37012C**

CLIENT:  
Dutch Bros - CO0907  
5810 Omaha Blvd.  
Colorado Springs, CO

DATE OF SHOP DRAWING:  
**10/31/23**

PROD. DETAILS: CH

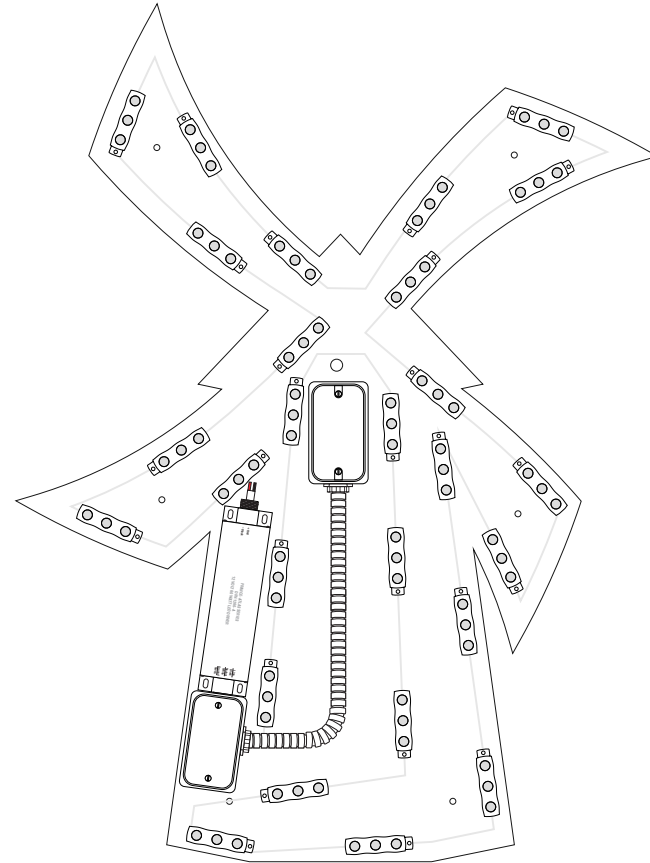
LEAD DESIGN: CH

SALES: NJ

REVISIONS:  
5.14.24 added LED Layout-  
SK

## LED LAYOUT

### \*TYPICAL LED LAYOUT- 3' WINDMILL



APPROXIMATELY 27 MODULES /  
1 QTY. 12V-60W POWER SUPPLIES REQUIRED

#### FRONT VIEW

SCALE 1"=1'

### L.E.D. ILLUMINATION:

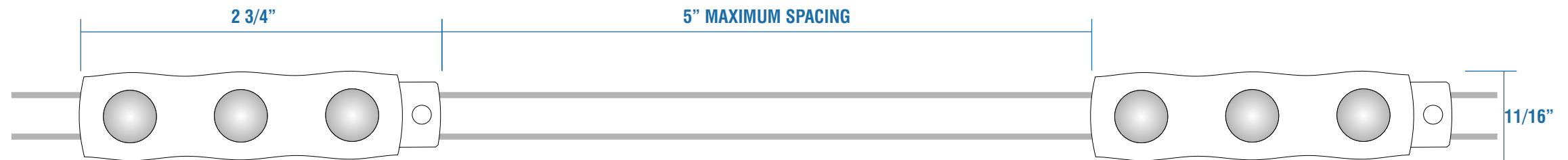
NB1000 WHITE, LED MODULES, SPACED AT 5" APART MAX. (\*ACTUAL NUMBER  
OF LED MODULES AND CONFIGURATION MAY VARY)

### POWER SUPPLY:

FRANCE 12V-60W POWER SUPPLY (1 QTY. SUPPLYING 1.2 AMPS)

POWER SUPPLY LOADING- 33.4 FT. OR 50 MODULES PER 12V POWER SUPPLY

INITIAL 120 V POWER TO BE RUN TO SIGN LOCATION



#### LED MODULE DETAIL TOP VIEW

SCALE 1:1



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



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Eugene, OR 97402  
541.485.5546 | esasigns.com

SHOP DRAWING #:  
**37012D**

CLIENT:  
Dutch Bros - CO0907  
5810 Omaha Blvd.  
Colorado Springs, CO

DATE OF SHOP DRAWING:  
**10/31/23**

PROD. DETAILS: CH

LEAD DESIGN: CH

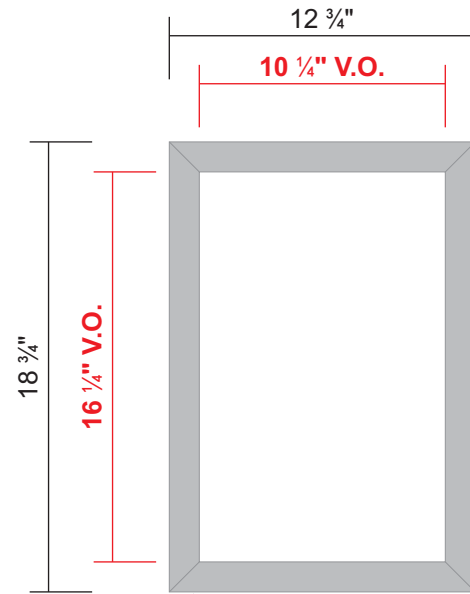
SALES: NJ

REVISIONS:

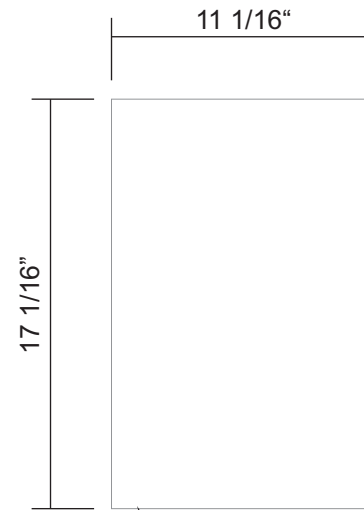
COLOR CODE

 CLEAR ANODIZED ALUMINUM

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

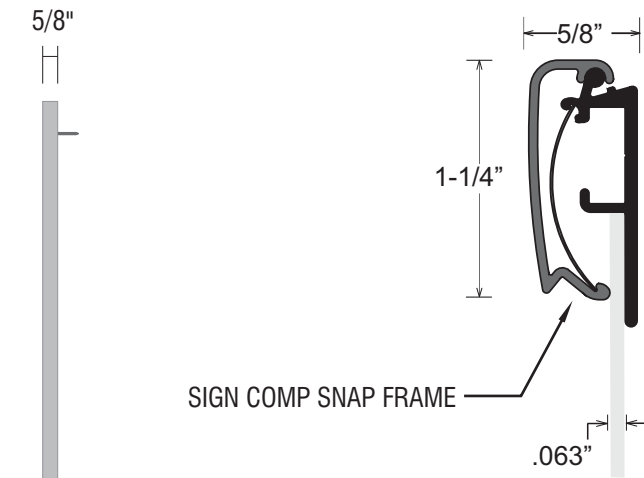


SIGN COMP CLEAR ANODIZED ALUMINUM  
SNAP FRAME FOR A 11" X 17" POSTER



.063 PRE-COAT WHITE ALUMINUM INSERT/BACK

DETAIL:  
FULL SCALE



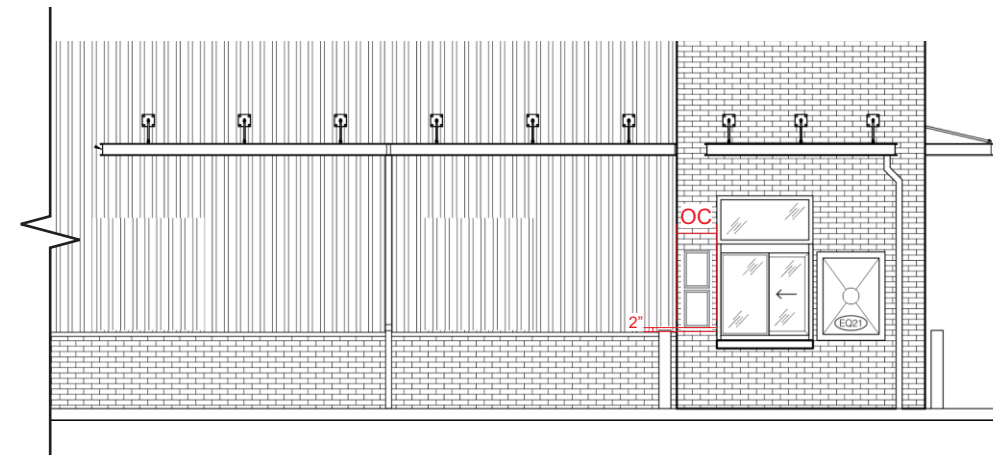
SIGN COMP SNAP FRAME  
SCREW TO EXTERIOR WALL OF BUILDING

ELEVATION:  
WALK-UP WINDOW  
SCALE: 1/8"=1'-0"



(UNLESS OTHERWISE DIRECTED)  
CENTERED BETWEEN MULLIONS 2" ABOVE STONE CAP  
1" VERTICAL GAP BETWEEN SNAP FRAMES

ELEVATION:  
DRIVE-THRU WINDOW  
SCALE: 1/8"=1'-0"



(UNLESS OTHERWISE DIRECTED)  
CENTERED BETWEEN MULLIONS 2" ABOVE STONE CAP  
1" VERTICAL GAP BETWEEN SNAP FRAMES



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



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SHOP DRAWING #:  
**37012E**

CLIENT:  
Dutch Bros - CO0907  
5810 Omaha Blvd.  
Colorado Springs, CO

DATE OF SHOP DRAWING:  
**10/31/23**

PROD. DETAILS: CH

LEAD DESIGN: CH

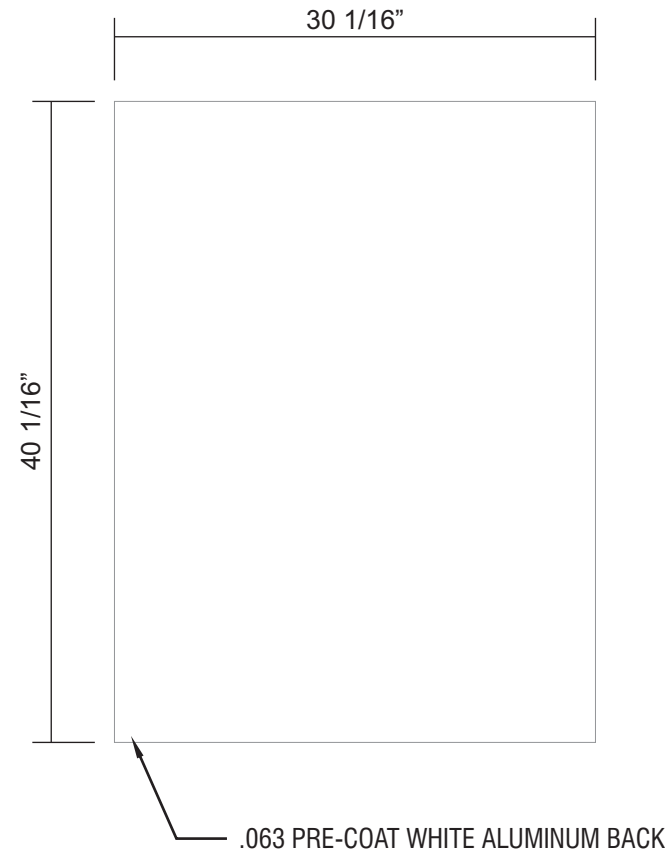
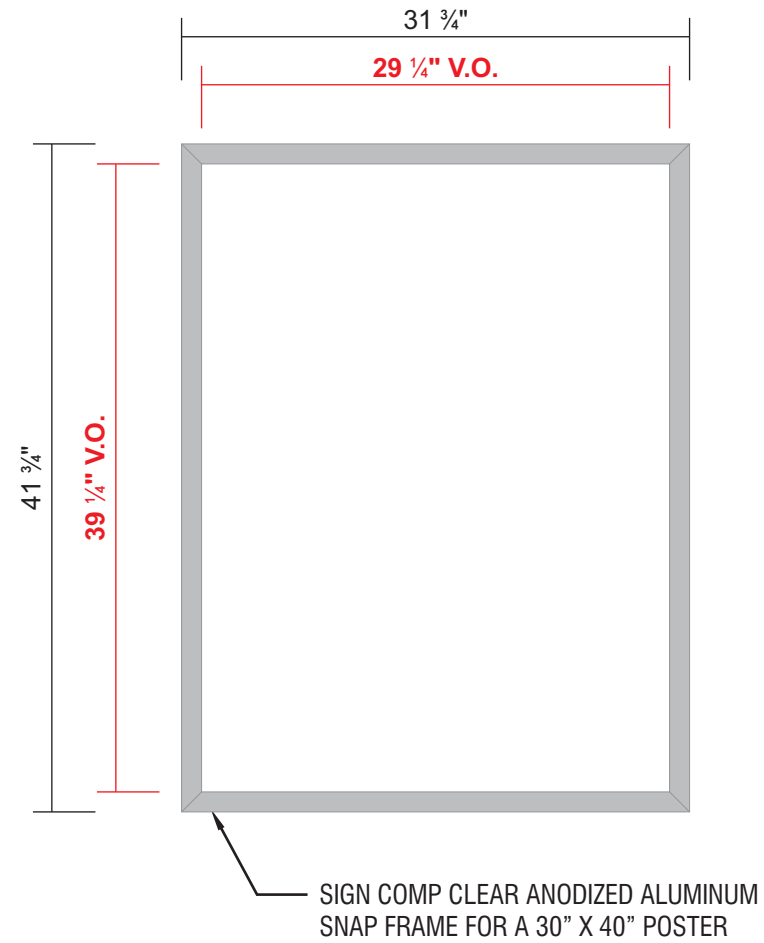
SALES: NJ

REVISIONS:

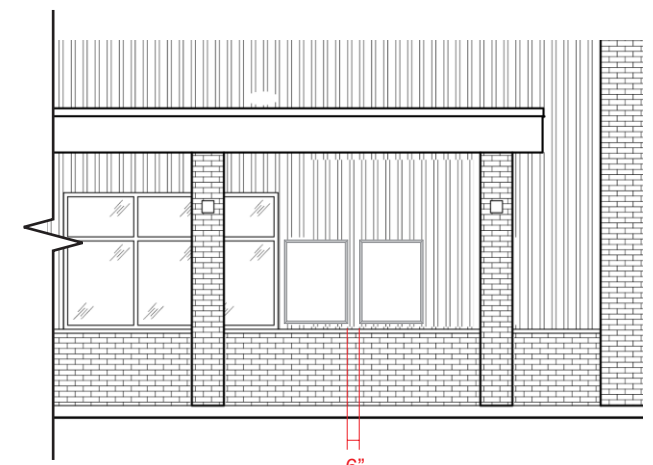
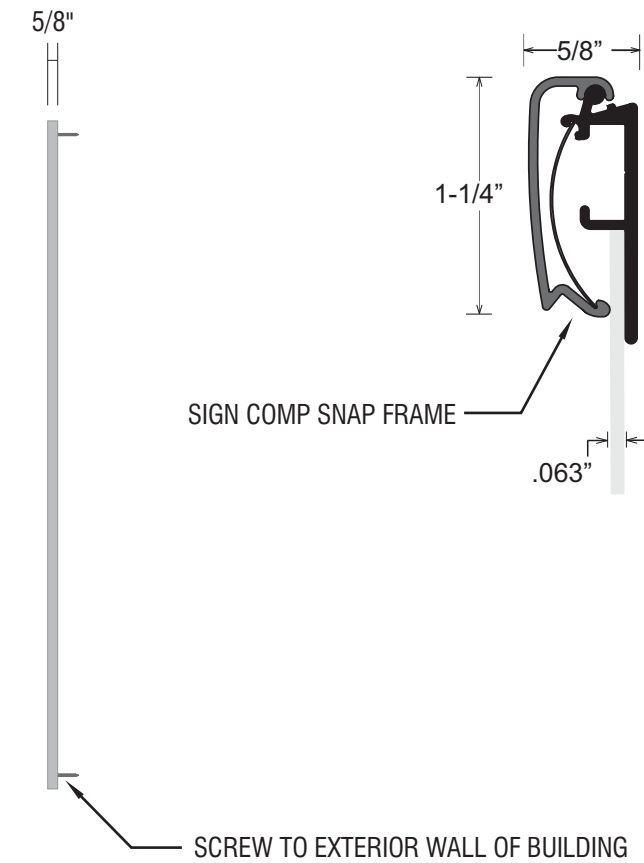
COLOR CODE

 CLEAR ANODIZED ALUMINUM

LAYOUT  
SCALE: 1"=1'-0"



DETAIL:  
FULL SCALE



ELEVATION:  
WALK-UP WINDOW  
SCALE: 1/8"=1'-0"  
(UNLESS OTHERWISE DIRECTED)  
2" INSET FROM MULLION  
2" ABOVE STONE CAP  
6" BETWEEN MENUS





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SHOP DRAWING #:  
**37012F**



CLIENT:  
Dutch Bros - C00907  
5810 Omaha Blvd.  
Colorado Springs, CO

DATE OF SHOP DRAWING:  
**10/31/23**

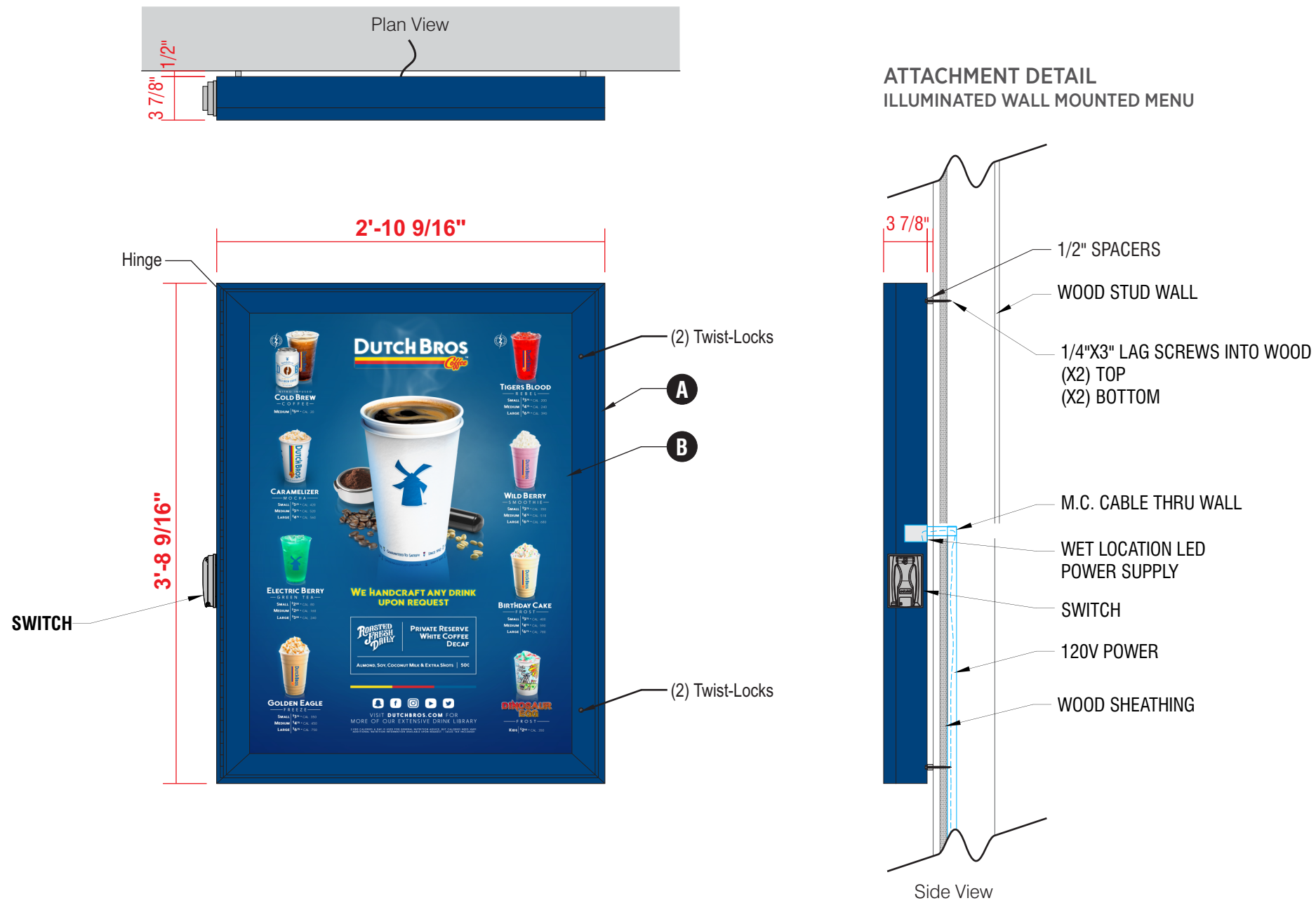
PROD. DETAILS: CH  
LEAD DESIGN: CH  
SALES: NJ

REVISIONS:  
5.14.24 added LED layout-  
SK

COLOR CODE

-  DIGITAL PRINT
-  POWDER COATED DB CUSTOM DARK BLUE

SCOPE OF WORK: PROVIDE (2) ILLUMINATED MENU SIGNS V5 - WALL-MOUNTED



- 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



# MANUFACTURE DETAILS



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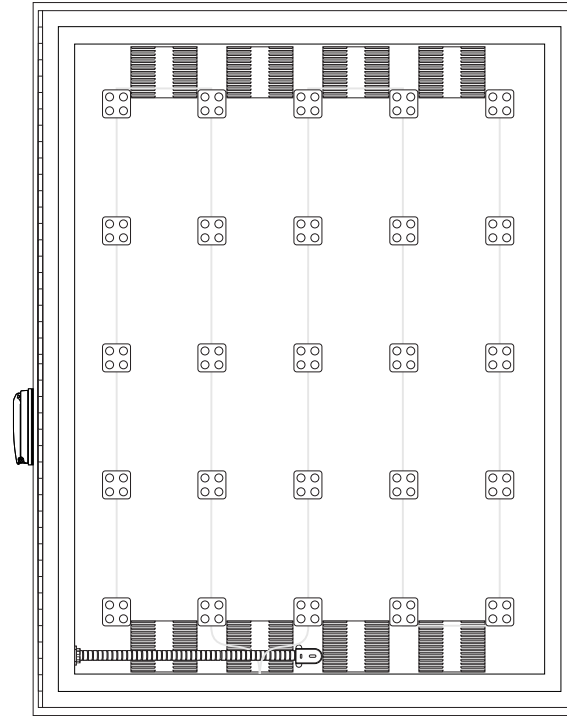
SHOP DRAWING #:  
**37012F**

CLIENT:  
Dutch Bros - C00907  
5810 Omaha Blvd.  
Colorado Springs, CO

DATE OF SHOP DRAWING:  
**10/31/23**

PROD. DETAILS: CH  
LEAD DESIGN: CH  
SALES: NJ

REVISIONS:  
5.14.24 added LED layout-  
SK



**FRONT VIEW**  
SCALE 1"=1'

L.E.D MODULES PER SIGN =25

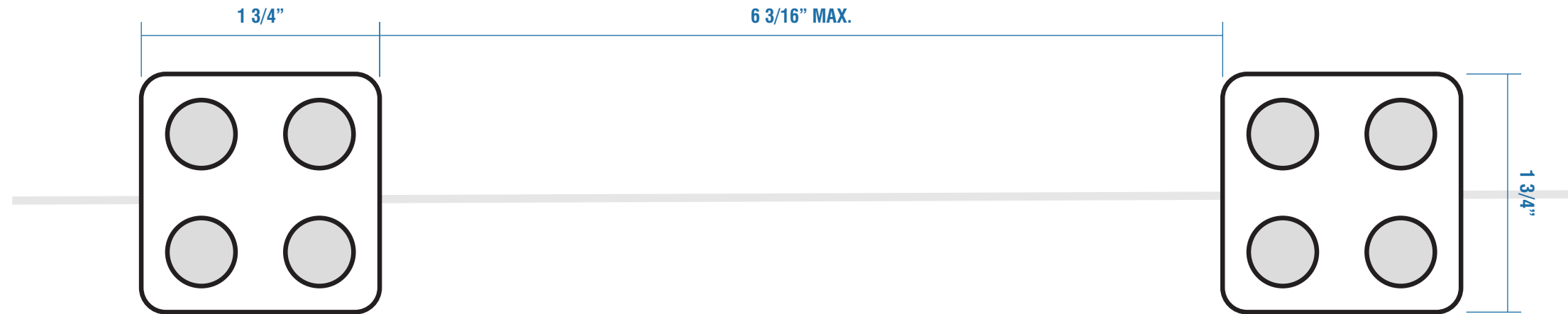
### L.E.D. ILLUMINATION:

WHITE, LED MODULES AT APPROXIMATELY 17 LINEAR FEET TOTAL, SPACED AT 6 3/16" APART MAX.

### POWER SUPPLY:

POWER SUPPLY (1 QTY. SUPPLYING 1.2 AMPS / SELF CONTAINED INSIDE SIGN)

INITIAL 120 V POWER TO BE RUN TO SIGN LOCATION (SEE ATTACHMENT DETAIL PAGE 1)



**LED MODULE DETAIL  
TOP VIEW**  
SCALE 1:1





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SHOP DRAWING #:  
**37012G**

CLIENT:  
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5810 Omaha Blvd.  
Colorado Springs, CO

DATE OF SHOP DRAWING:  
**10/31/23**

PROD. DETAILS: CH

LEAD DESIGN: CH

SALES: NJ

REVISIONS:  
5.14.24 added LED Layout-SK

COLOR CODE



DIGITAL PRINT



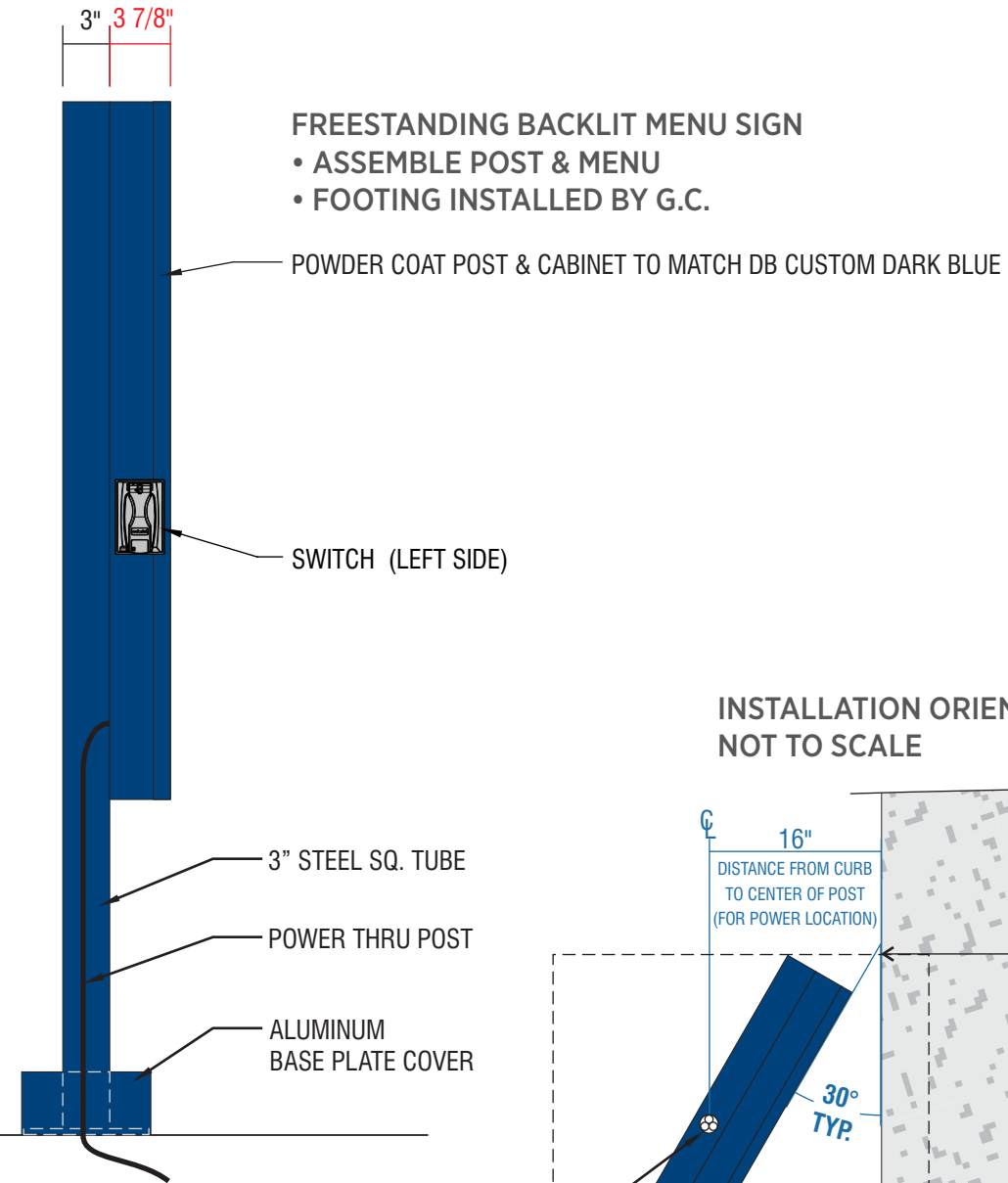
POWDER COATED  
DB DARK BLUE

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

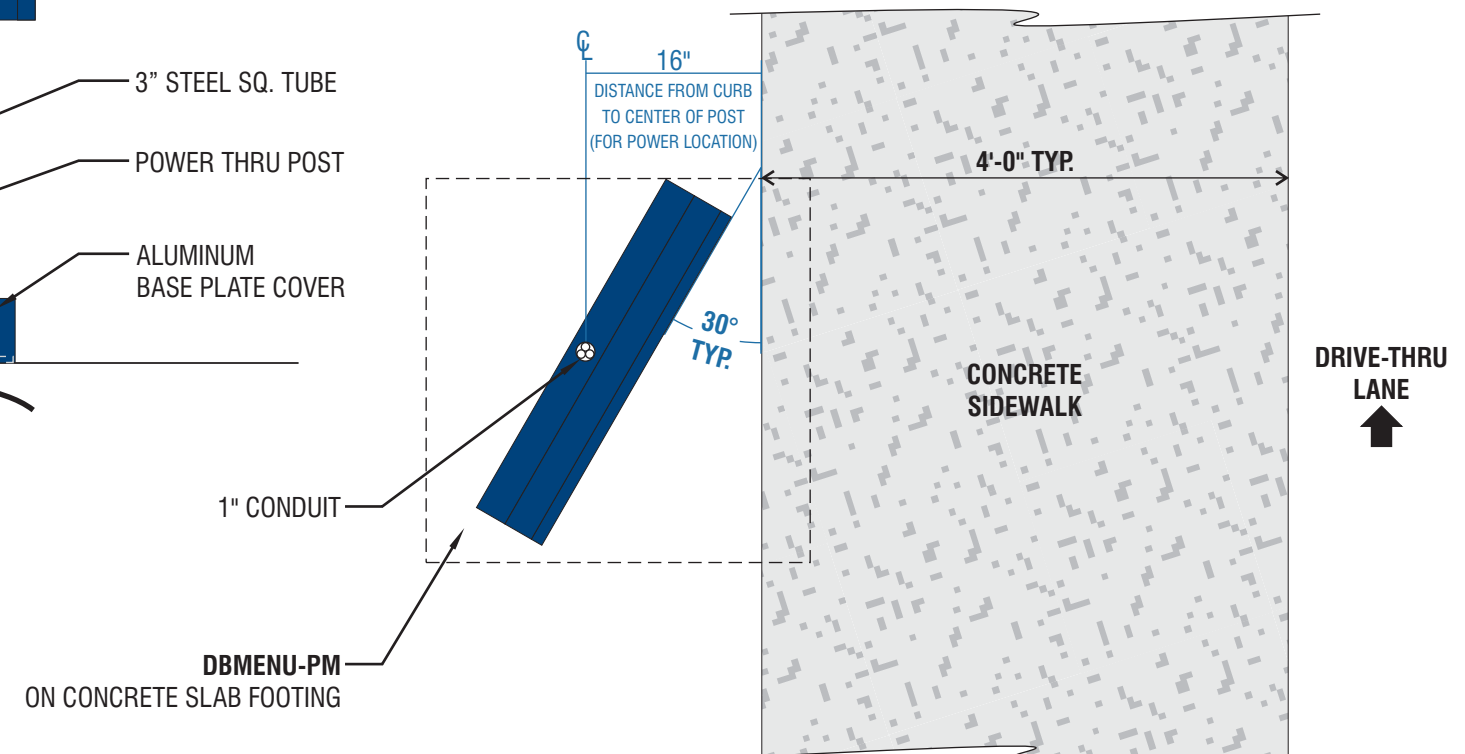
SCALE: 1"=1'-0"



SIDE VIEW



INSTALLATION ORIENTATION DETAIL  
NOT TO SCALE







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SHOP DRAWING #:  
**37012G**

CLIENT:  
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5810 Omaha Blvd.  
Colorado Springs, CO

DATE OF SHOP DRAWING:  
**10/31/23**

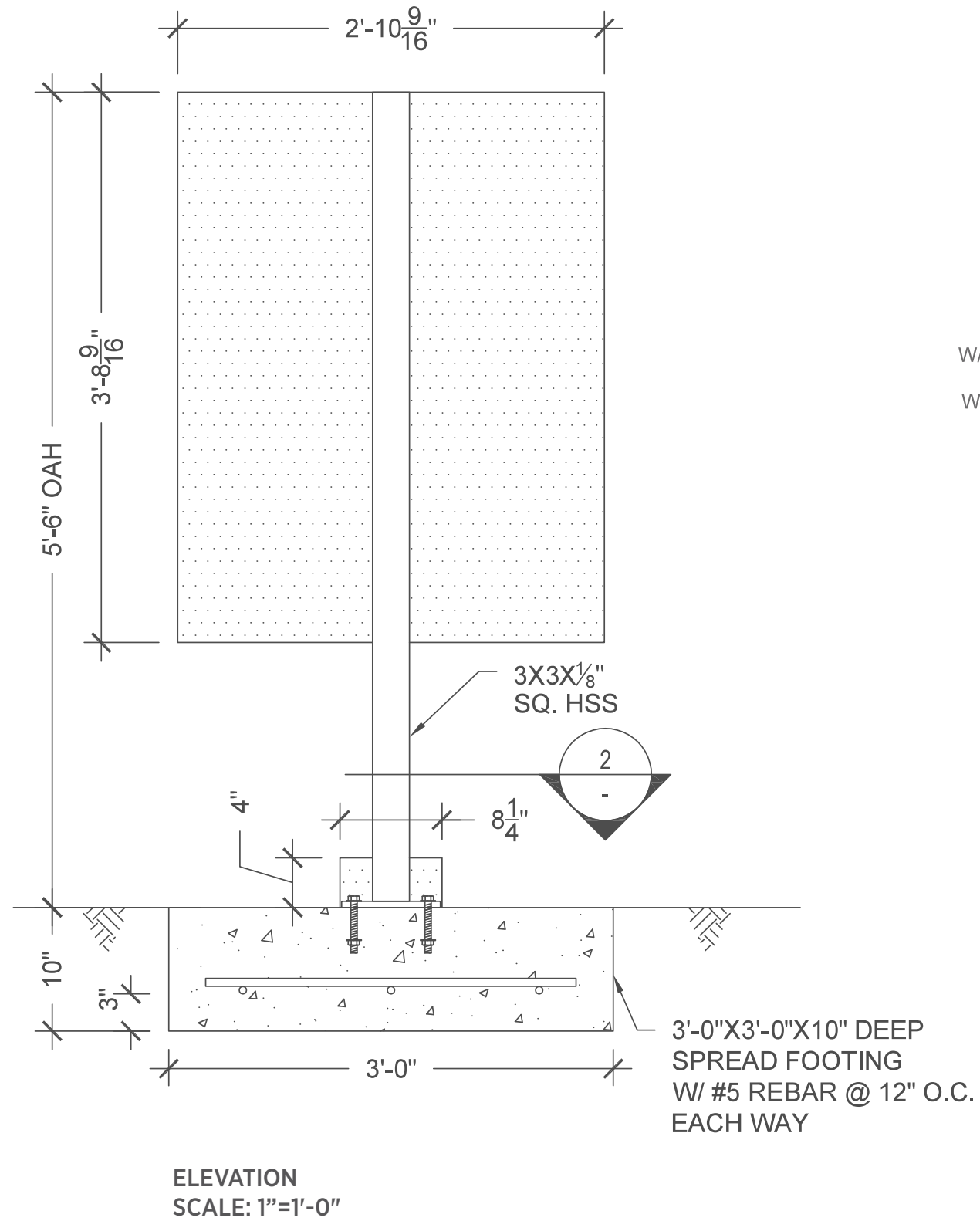
PROD. DETAILS: CH

LEAD DESIGN: CH

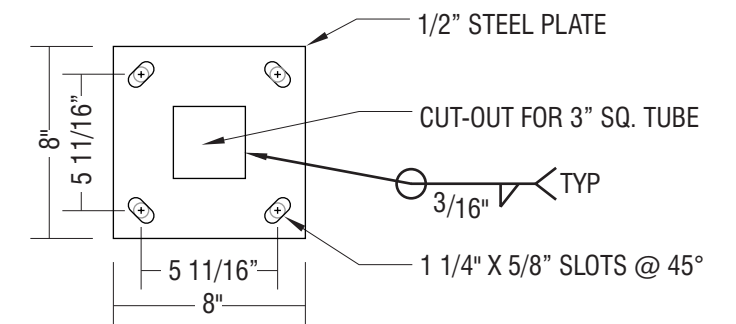
SALES: NJ

REVISIONS:  
5.14.24 added LED Layout-  
SK

ENGINEERING DETAILS



8"x8"x<sup>1</sup>/<sub>2</sub>" STEEL PLATE  
W/ (4) <sup>1</sup>/<sub>2</sub>" Ø THREADED ANCHOR RODS  
MIN. EMBED.=4" INTO CONCRETE  
W/NUT/WASHER/NUT @ EMBED. END





# MANUFACTURE DETAILS



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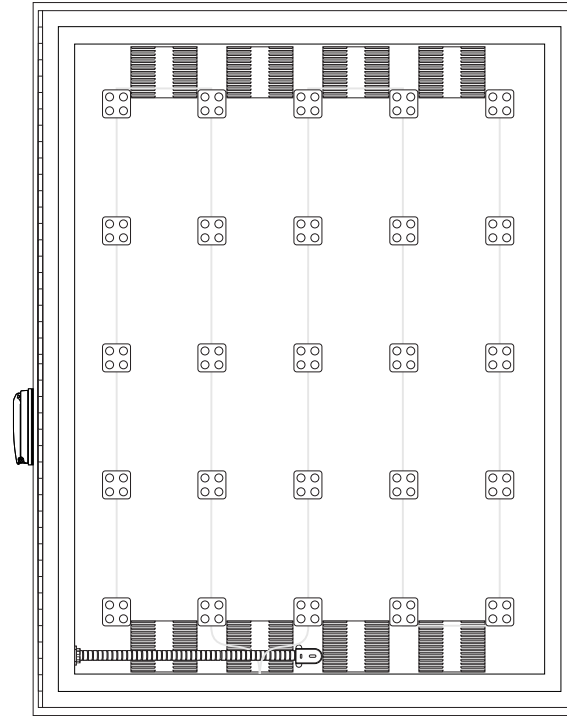
SHOP DRAWING #:  
**37012G**

CLIENT:  
Dutch Bros - C00907  
5810 Omaha Blvd.  
Colorado Springs, CO

DATE OF SHOP DRAWING:  
**10/31/23**

PROD. DETAILS: CH  
LEAD DESIGN: CH  
SALES: NJ

REVISIONS:  
5.14.24 added LED Layout-  
SK



**FRONT VIEW**  
SCALE 1"=1'

L.E.D MODULES PER SIGN =25

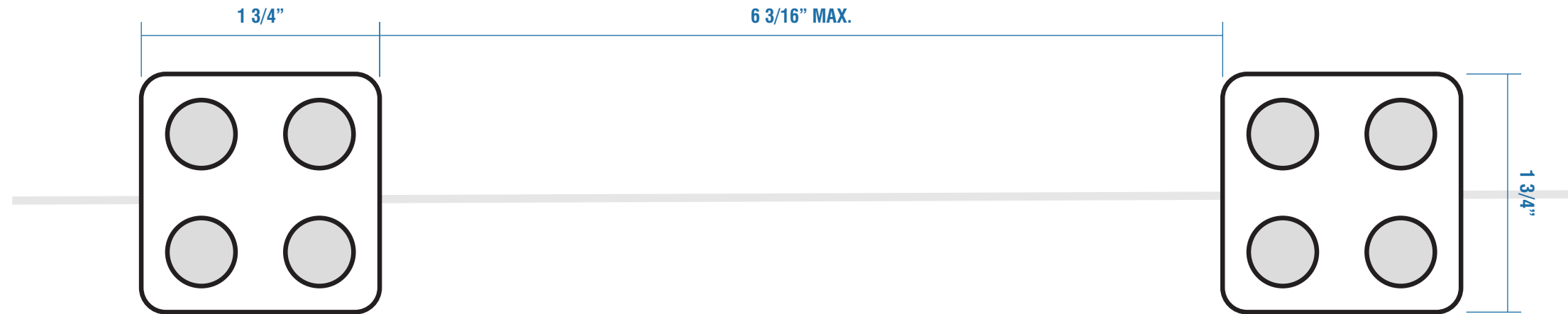
## L.E.D. ILLUMINATION:

WHITE, LED MODULES AT APPROXIMATELY 17 LINEAR FEET TOTAL, SPACED AT 6 3/16" APART MAX.

## POWER SUPPLY:

POWER SUPPLY (1 QTY. SUPPLYING 1.2 AMPS / SELF CONTAINED INSIDE SIGN)

INITIAL 120 V POWER TO BE RUN TO SIGN LOCATION (SEE ATTACHMENT DETAIL PAGE 1)



**LED MODULE DETAIL  
TOP VIEW**  
SCALE 1:1

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



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SHOP DRAWING #:  
**37012H**

CLIENT:  
Dutch Bros - CO0907  
5810 Omaha Blvd.  
Colorado Springs, CO

DATE OF SHOP DRAWING:  
**10/31/23**

PROD. DETAILS: CH

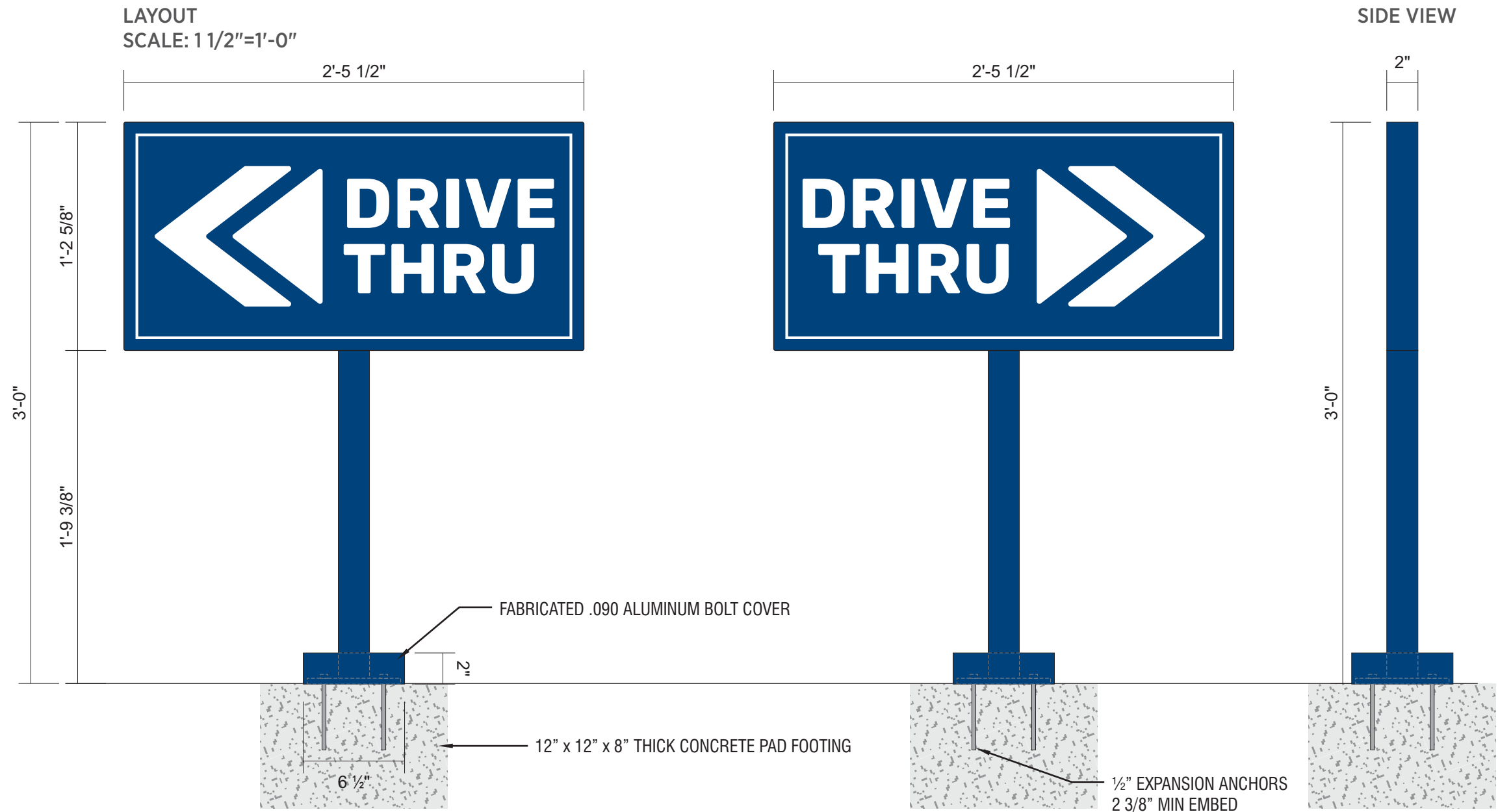
LEAD DESIGN: CH

SALES: NJ

REVISIONS:

COLOR CODE

- DB CUSTOM DARK BLUE
- WHITE



DIAMOND GRADE REFLECTIVE WHITE VINYL WITH DIGITALLY PRINTED BACKGROUND TO MATCH DB CUSTOM DARK BLUE  
(SPECIAL PRODUCTION NOTE: GRAPHICS TO BE INSET FROM EDGE 1/8").

- 2" X 2" SQUARE TUBE ALUMINUM FRAME & POST WITH ALUMINUM FACES & 1/4" X 6" X 6" PLATE
- FABRICATED .090 ALUMINUM BOLT COVER
- PAINT DB CUSTOM DARK BLUE
- INSTALL PLATE-MOUNT SIGN WITH 1/2" EXPANSION ANCHORS
- PAD FOOTING INSTALLED BY GC



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



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SHOP DRAWING #:  
**370121**

CLIENT:  
Dutch Bros - CO0907  
5810 Omaha Blvd.  
Colorado Springs, CO

DATE OF SHOP DRAWING:  
**10/31/23**

PROD. DETAILS: CH

LEAD DESIGN: CH

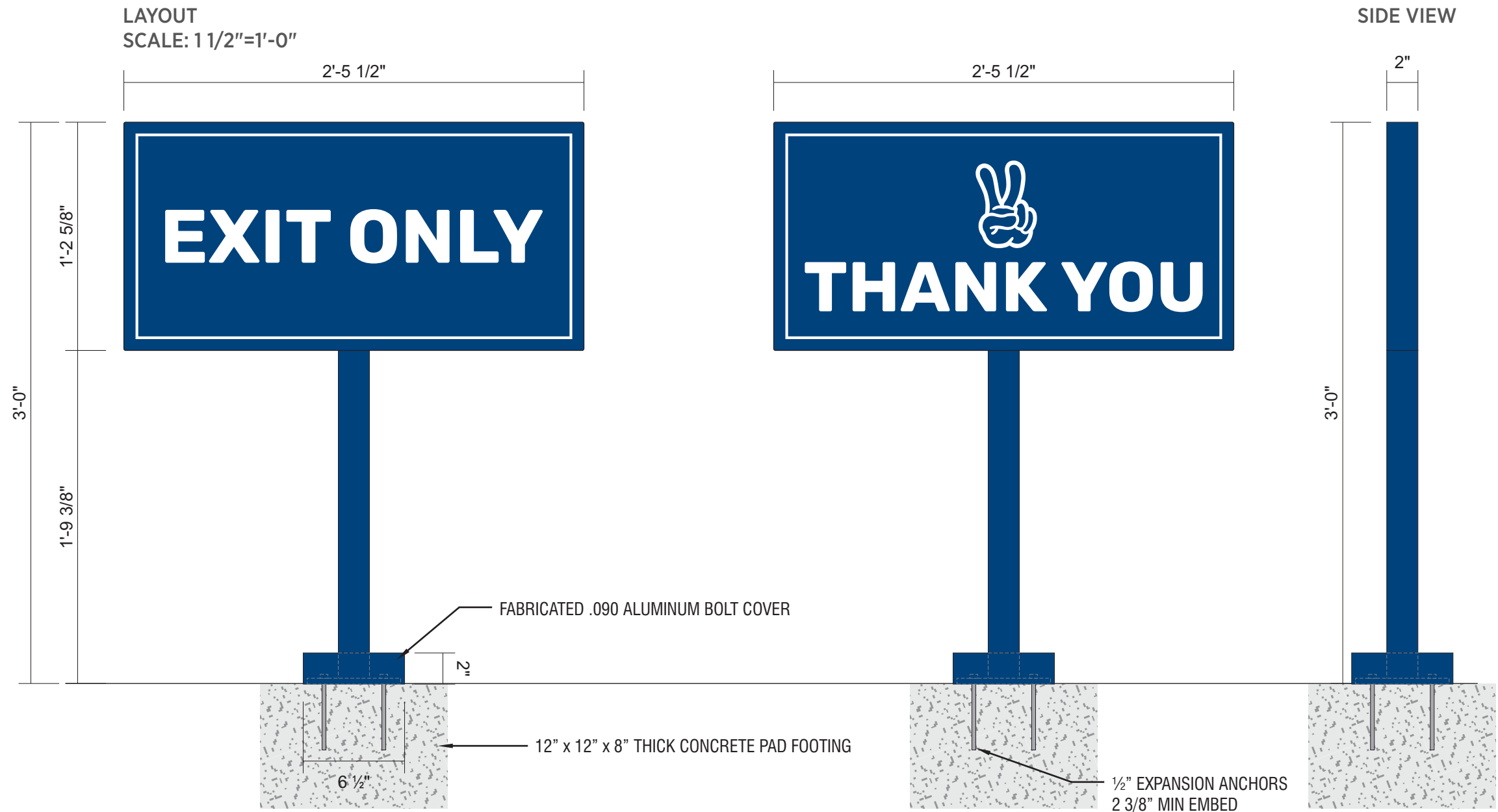
SALES: NJ

REVISIONS:

COLOR CODE

 DB CUSTOM DARK BLUE

 WHITE



DIAMOND GRADE REFLECTIVE WHITE VINYL WITH DIGITALLY PRINTED BACKGROUND TO MATCH DB CUSTOM DARK BLUE  
(SPECIAL PRODUCTION NOTE: GRAPHICS TO BE INSET FROM EDGE 1/8").

2" X 2" SQUARE TUBE ALUMINUM FRAME & POST WITH ALUMINUM FACES & 1/4" X 6" X 6" PLATE

FABRICATED .090 ALUMINUM BOLT COVER

PAINT DB CUSTOM DARK BLUE

INSTALL PLATE-MOUNT SIGN WITH 1/2" EXPANSION ANCHORS

PAD FOOTING INSTALLED BY GC



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Eugene, OR 97402  
541.485.5546 | esasigns.com

SHOP DRAWING #:  
**37012J**

CLIENT:  
Dutch Bros - CO0907  
5810 Omaha Blvd.  
Colorado Springs, CO

DATE OF SHOP DRAWING:  
**10/31/23**

PROD. DETAILS: CH

LEAD DESIGN: CH

SALES: NJ

REVISIONS:

COLOR CODE

 REFLECTIVE WHITE PSV

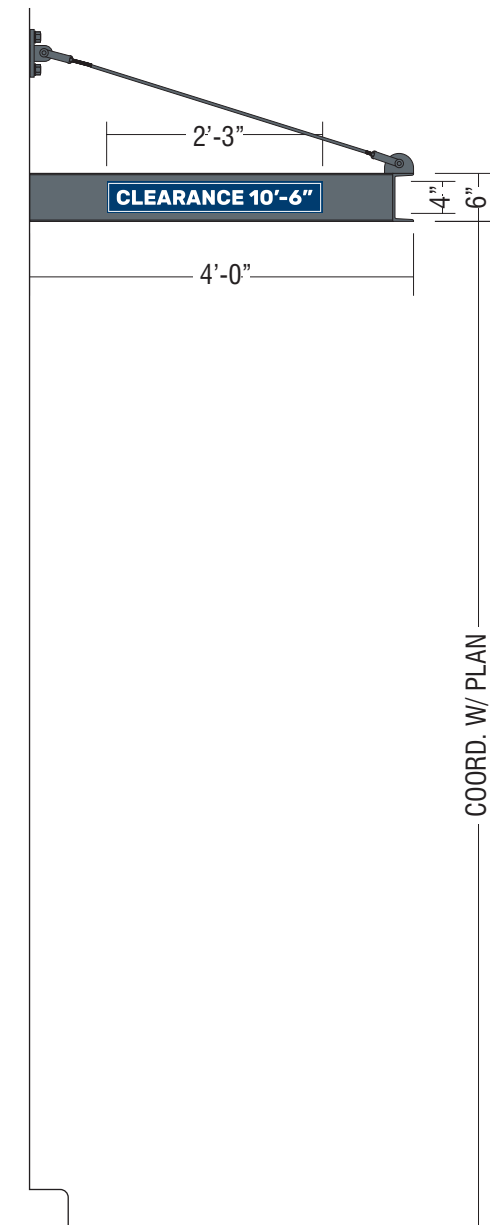
 DB CUSTOM DARK BLUE

CLEARANCE SIGN  
SCALE: 3"=1'-0"



3MM ACM SIGN PANEL PAINTED DB CUSTOM DARK BLUE.  
WHITE REFLECTIVE VINYL COPY & BORDER (NUMBERS SHIPPED LOOSE & FIELD APPLIED).  
MOUNT DIRECTLY TO ALUMINUM AWNING DRIVE-THRU ENTRANCE SIDE  
WITH EXTERIOR GRADE 3M VHB TAPE.

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





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



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SHOP DRAWING #:  
**37012K**

CLIENT:  
Dutch Bros - CO0907  
5810 Omaha Blvd.  
Colorado Springs, CO

DATE OF SHOP DRAWING:  
**10/31/23**

PROD. DETAILS: CH

LEAD DESIGN: CH

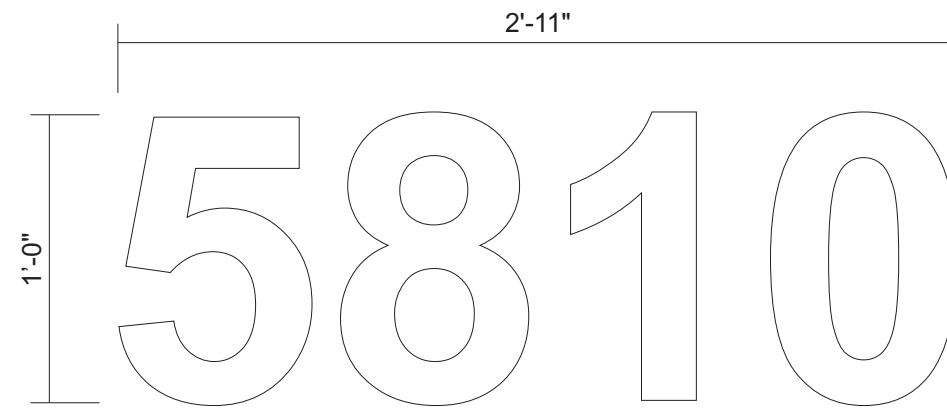
SALES: NJ

REVISIONS:

COLOR CODE

- SATIN WHITE PAINT
- REFLECTIVE WHITE VINYL

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



**ADDRESS NUMBERS:**  
FONT: ARIAL BOLD  
MATERIAL: 1/4" THICK ALUMINUM  
COLOR: PAINTED SATIN WHITE WITH 3M REFLECTIVE WHITE VINYL, INSET 1/8"  
INSTALLATION: STUD MOUNTED FLUSH TO BUILDING

SIDE DETAIL  
FULL SCALE

