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DUTCH BROS COFFEE - CA8302
1727 GRANT AVE
NOVATO, CA 94945

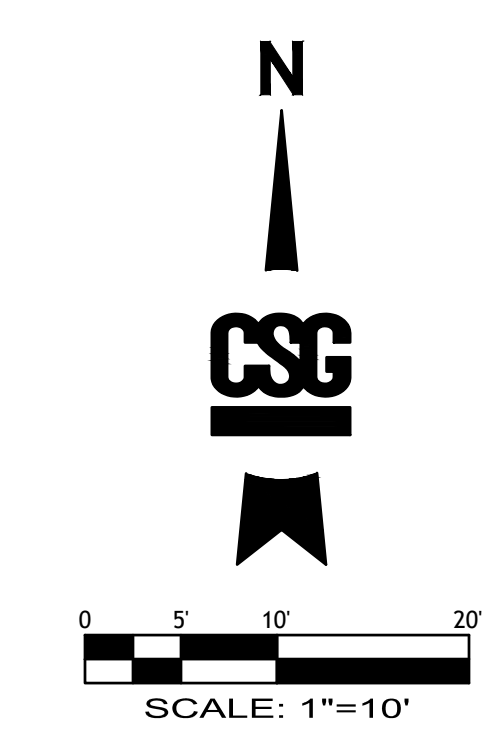
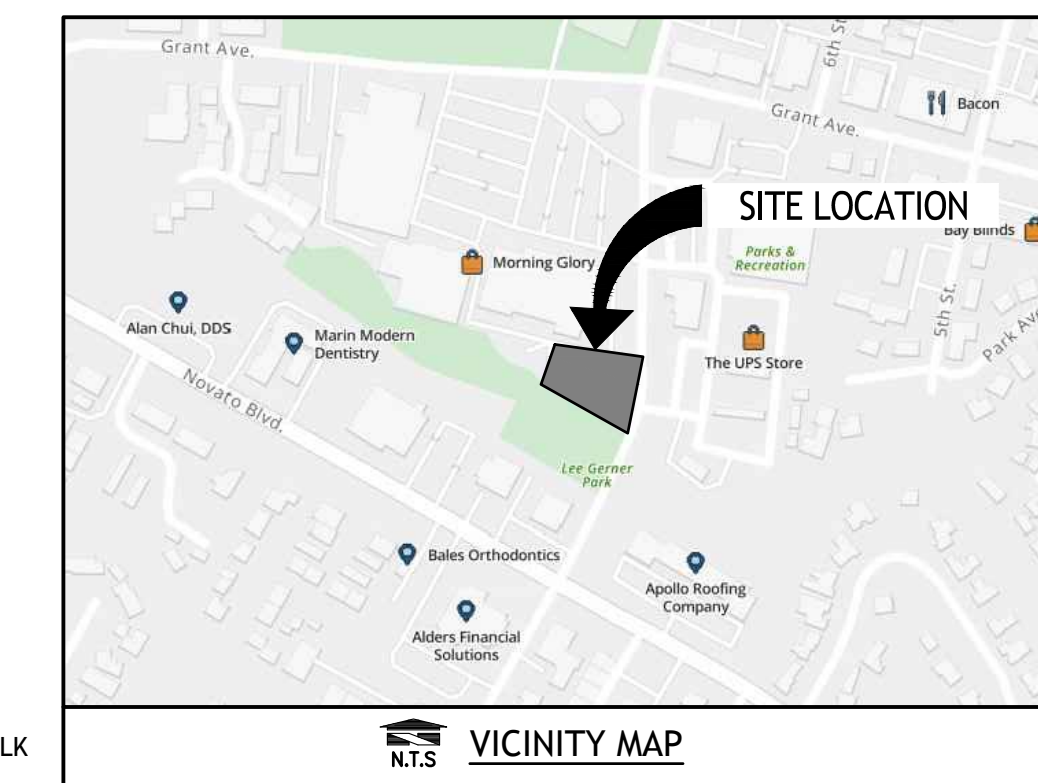
DUTCH BROS COFFEE
P.O. BOX 1929
GRANTS PASS, OR 97528

REV	DATE	COMMENT	BY

Drawn: PJB
Reviewed: MTL
Sheet Date: 10/30/25
Proj. Number: 24289

**PRELIMINARY SITE AND
UTILITY PLAN**

C1.0



PROJECT DATA

NAME: DUTCH BROS COFFEE - NOVATO, CA
ADDRESS: 1727 GRANT AVE, NOVATO, CA, 94945
ZONE: NEIGHBORHOOD COMMERCIAL (CN)
PARCEL NO.: 141-201-56
PARCEL AREA = 25,886 SF (0.59 AC)
PROJECT AREA = 23898 SF (0.55 AC)
PROPOSED PARKING SPACES:
- REGULAR PARKING = 2
- ADA PARKING = 1
- SHARED ACCESS PARKING REQUIRED = 10
TOTAL PARKING = 13
BICYCLE PARKING = 2
QUEUEING = 20
TRASH ENCLOSURE = 20' X 12'
GROUND COVER:
BUILDING (TRASH ENCL. INCL): 1,265 SF (5.3%)
PARKING AND MANEUVERING:
ASPHALT 7,449 SF (31.2%)
CONCRETE 2,936 SF (12.3%)
CONC. WALKWAYS: 2,390 SF (10.0%)
LANDSCAPE: 9,858 SF (41.2%)
TOTAL: 23,898 SF (100.0%)

BENCHMARK:

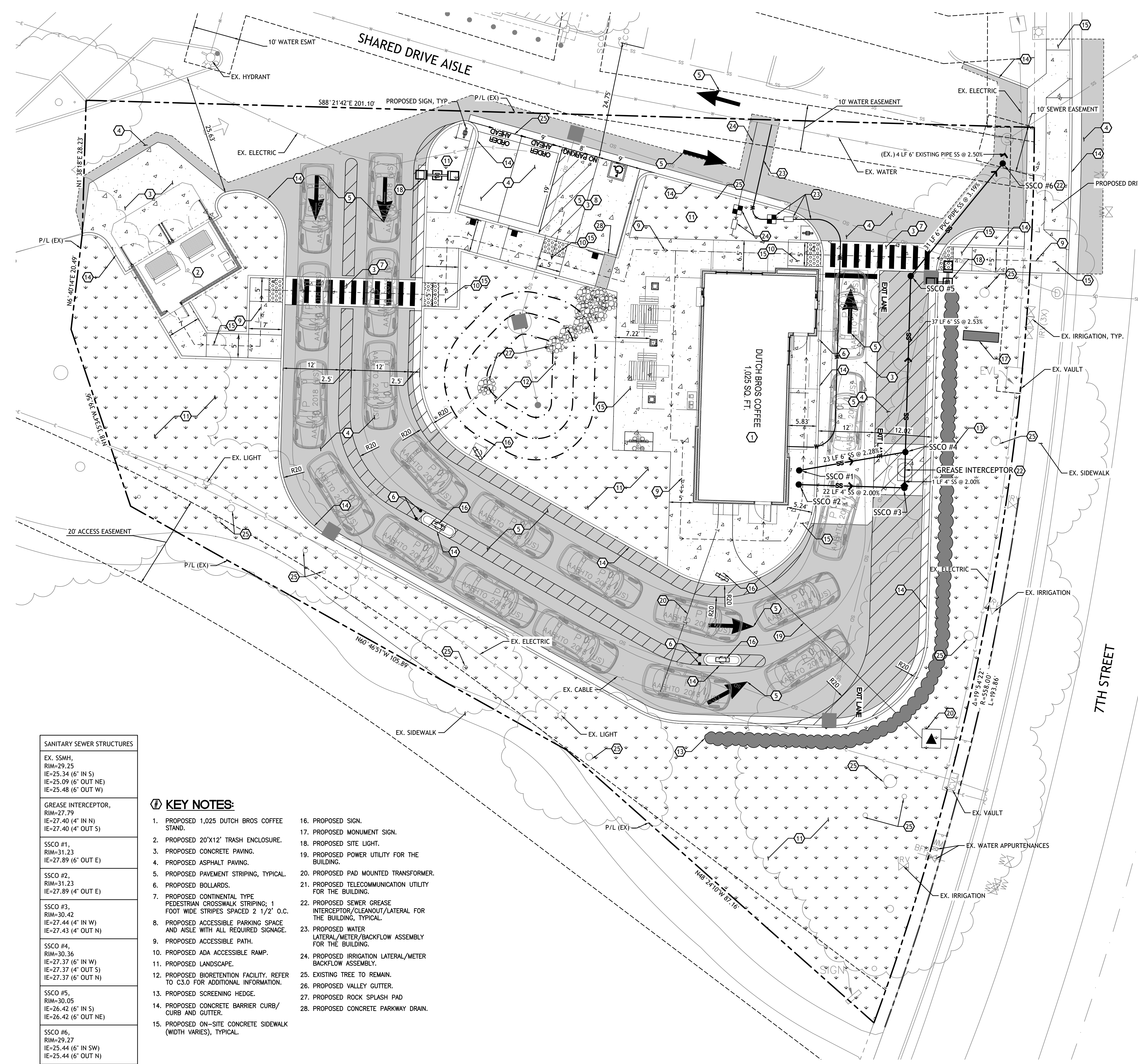
NGS BENCHMARK - PID JT0791
SITE BENCHMARK - SITE PK NAIL
ELEVATION = 32.24 (CP1), NAVD88

FEMA NOTE:

THE FLOOD ZONE DESIGNATION FOR THE SUBJECT PROPERTY IS ZONE X, WHICH IS DESCRIBED TO BE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 06041C0277E, DATED MARCH 16, 2016.

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
C1.0	PRELIMINARY SITE AND UTILITY PLAN
C2.0	CONSTRUCTION MANAGEMENT PLAN
C3.0	PRELIMINARY GRADING AND DRAINAGE PLAN
LP-1	LANDSCAPE PLANTING PLAN
LP-2	LANDSCAPE NOTES AND DETAILS

LEGEND	
BUILDING LINE	////
EXISTING CURB TO REMAIN	=====
PROPOSED CURB	=====
PROPOSED LANDSCAPING	[Pattern]
PROPOSED ASPHALT	[Pattern]
PROPOSED CONCRETE	[Pattern]



SANITARY SEWER STRUCTURES	
EX. SSMH, RIM=29.25 IE=25.34 (6" IN S) IE=25.09 (6" OUT NE) IE=25.48 (6" OUT W)	
GREASE INTERCEPTOR, RIM=27.79 IE=27.40 (4" IN N) IE=27.40 (4" OUT S)	
SSCO #1, RIM=31.23 IE=27.89 (6" OUT E)	
SSCO #2, RIM=31.23 IE=27.89 (4" OUT E)	
SSCO #3, RIM=30.42 IE=27.44 (4" IN W) IE=27.43 (4" OUT N)	
SSCO #4, RIM=30.36 IE=27.37 (6" IN W) IE=27.37 (4" OUT S) IE=27.37 (6" OUT N)	
SSCO #5, RIM=30.05 IE=26.42 (6" IN S) IE=26.42 (6" OUT NE)	
SSCO #6, RIM=29.27 IE=25.44 (6" IN SW) IE=25.44 (6" OUT N)	

KEY NOTES:

- PROPOSED 1,025 DUTCH BROS COFFEE STAND.
- PROPOSED 20'X12' TRASH ENCLOSURE.
- PROPOSED CONCRETE PAVING.
- PROPOSED ASPHALT PAVING.
- PROPOSED PAVEMENT STRIPING, TYPICAL.
- PROPOSED BOLLARDS.
- PROPOSED CONTINENTAL TYPE PEDESTRIAN CROSSWALK STRIPING; 1 FOOT WIDE STRIPES SPACED 2 1/2' O.C.
- PROPOSED ACCESSIBLE PARKING SPACE AND AISLE WITH ALL REQUIRED SIGNAGE.
- PROPOSED ACCESSIBLE PATH.
- PROPOSED ADA ACCESSIBLE RAMP.
- PROPOSED LANDSCAPE.
- PROPOSED BIRETENTION FACILITY. REFER TO C3.0 FOR ADDITIONAL INFORMATION.
- PROPOSED SCREENING HEDGE.
- PROPOSED CONCRETE BARRIER CURB/ CURB AND GUTTER.
- PROPOSED ON-SITE CONCRETE SIDEWALK (WIDTH VARIES), TYPICAL.
- PROPOSED SIGN.
- PROPOSED MONUMENT SIGN.
- PROPOSED SITE LIGHT.
- PROPOSED POWER UTILITY FOR THE BUILDING.
- PROPOSED PAD MOUNTED TRANSFORMER.
- PROPOSED TELECOMMUNICATION UTILITY FOR THE BUILDING.
- PROPOSED SEWER GREASE INTERCEPTOR/CLEANOUT/LATERAL FOR THE BUILDING, TYPICAL.
- PROPOSED WATER LATERAL/METER/BACKFLOW ASSEMBLY FOR THE BUILDING.
- PROPOSED IRRIGATION LATERAL/METER BACKFLOW ASSEMBLY.
- EXISTING TREE TO REMAIN.
- PROPOSED VALLEY GUTTER.
- PROPOSED ROCK SPLASH PAD
- PROPOSED CONCRETE PARKWAY DRAIN.

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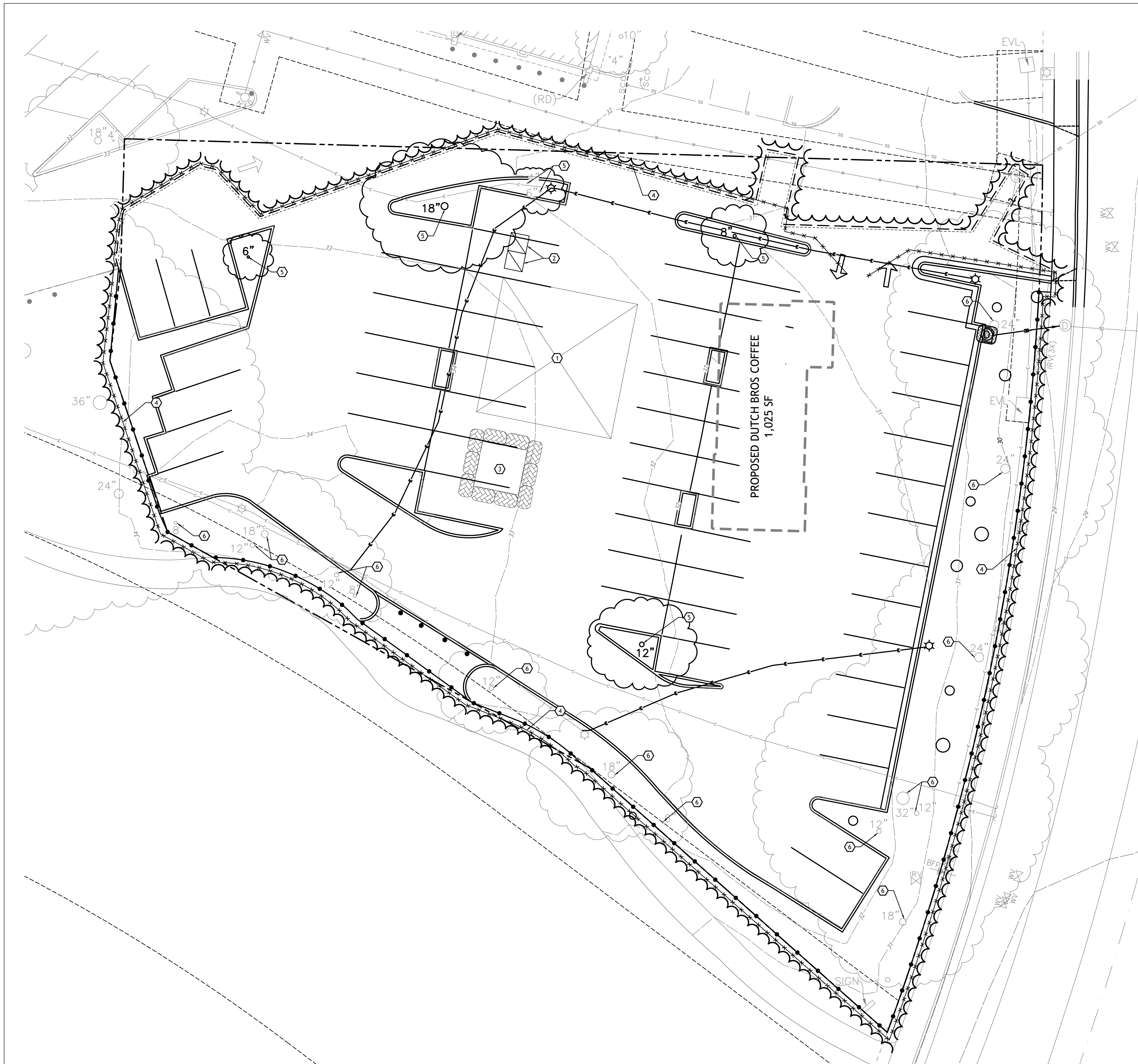
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**CONSTRUCTION
MANAGEMENT PLAN**

C2.0



- KEY NOTES:**
1. PROPOSED LOCATION OF CONTRACTOR STAGING AREA THAT IS TO BE USED FOR LOADING/UNLOADING, JOB BOX, AND MATERIAL STORAGE.
 2. PROPOSED PORTABLE TOILETS.
 3. PROPOSED CONCRETE WASHOUT.
 4. PROPOSED CONSTRUCTION FENCE.
 5. PROPOSED TREE REMOVAL.
 6. EXISTING TREE TO REMAIN.

TESC LEGEND:

	INLET PROTECTION
	STAGING AREA
	SILT FENCE
	DURAWATTLE
	PROJECT LIMITS
	CONSTRUCTION FENCE
	CONCRETE WASHOUT
	SAWCUT LIMITS
	PORTABLE TOILETS

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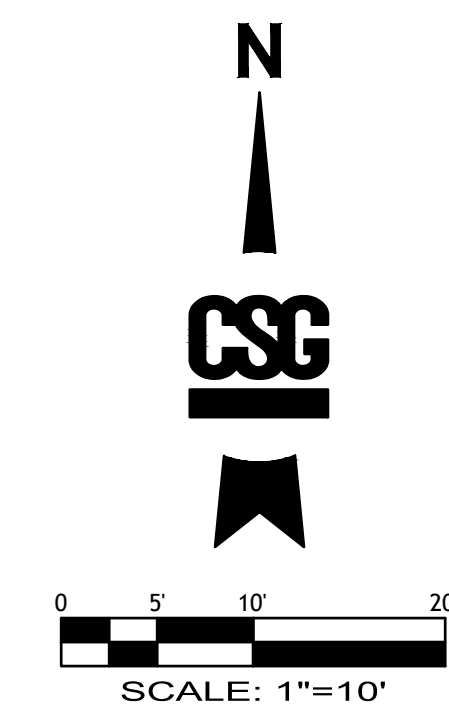
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PRELIMINARY GRADING
AND DRAINAGE PLAN

C3.0



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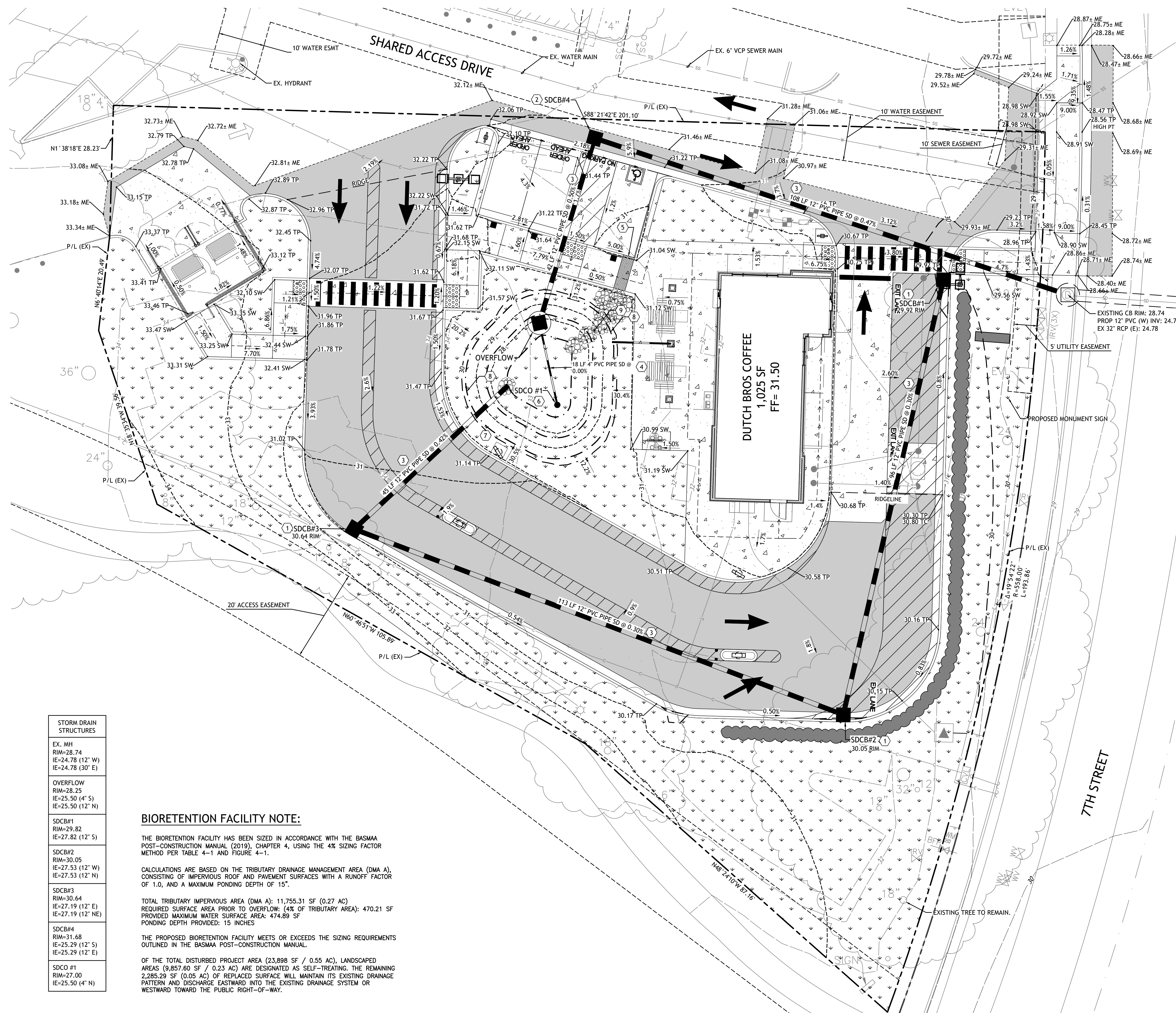
CONSTRUCTION NOTES:

1. PROPOSED 24" GRATE-LID CATCH BASIN.
2. PROPOSED 24" SOLID-LID CATCH BASIN.
3. PROPOSED 12" STORM DRAIN PIPE.
4. PROPOSED 4" SDR-25 PERFORATED STORM DRAIN PIPE.
5. PROPOSED PARKWAY DRAIN.
6. PROPOSED 4" CLEANOUT.
7. PROPOSED OVERFLOW STRUCTURE.
8. PROPOSED BIORETENTION FACILITY:
SIDE SLOPE: 3:1
MAX PONDING DEPTH: 15 IN
TOP OF POND ELEV: 29.75'
MAX WATER SURFACE: 28.25'
BOTTOM OF POND ELEV: 27.00'
9. PROPOSED ROCK ROCK SPLASH PAD. GROUT IN PLACE:
4" PIPE: MIN 2'W X 3'L X 6" DEEP, AVERAGE STONE: 4"

GRADING PLAN LEGEND:

- PROPOSED FLOW PATH →
- PROPOSED CONTOURS
- EXISTING CONTOURS

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



STORM DRAIN STRUCTURES	
EX. MH	RIM=28.74 IE=24.78 (12" W) IE=24.78 (30" E)
OVERFLOW	RIM=28.25 IE=25.50 (4" S) IE=25.50 (12" N)
SDCB#1	RIM=29.82 IE=27.82 (12" S)
SDCB#2	RIM=30.05 IE=27.53 (12" W) IE=27.53 (12" N)
SDCB#3	RIM=30.64 IE=27.19 (12" E) IE=27.19 (12" NE)
SDCB#4	RIM=31.68 IE=25.29 (12" S) IE=25.29 (12" E)
SDCO #1	RIM=27.00 IE=25.50 (4" N)

BIORETENTION FACILITY NOTE:

THE BIORETENTION FACILITY HAS BEEN SIZED IN ACCORDANCE WITH THE BASMAA POST-CONSTRUCTION MANUAL (2019), CHAPTER 4, USING THE 4% SIZING FACTOR METHOD PER TABLE 4-1 AND FIGURE 4-1.

CALCULATIONS ARE BASED ON THE TRIBUTARY DRAINAGE MANAGEMENT AREA (DMA A), CONSISTING OF IMPERVIOUS ROOF AND PAVEMENT SURFACES WITH A RUNOFF FACTOR OF 1.0, AND A MAXIMUM PONDING DEPTH OF 15".

TOTAL TRIBUTARY IMPERVIOUS AREA (DMA A): 11,755.31 SF (0.27 AC)
REQUIRED SURFACE AREA PRIOR TO OVERFLOW: (4% OF TRIBUTARY AREA): 470.21 SF
PROVIDED MAXIMUM WATER SURFACE AREA: 474.89 SF
PONDING DEPTH PROVIDED: 15 INCHES

THE PROPOSED BIORETENTION FACILITY MEETS OR EXCEEDS THE SIZING REQUIREMENTS OUTLINED IN THE BASMAA POST-CONSTRUCTION MANUAL.

OF THE TOTAL DISTURBED PROJECT AREA (23,898 SF / 0.55 AC), LANDSCAPED AREAS (9,857.60 SF / 0.23 AC) ARE DESIGNATED AS SELF-TREATING. THE REMAINING 2,285.29 SF (0.05 AC) OF REPLACED SURFACE WILL MAINTAIN ITS EXISTING DRAINAGE PATTERN AND DISCHARGE EASTWARD INTO THE EXISTING DRAINAGE SYSTEM OR WESTWARD TOWARD THE PUBLIC RIGHT-OF-WAY.



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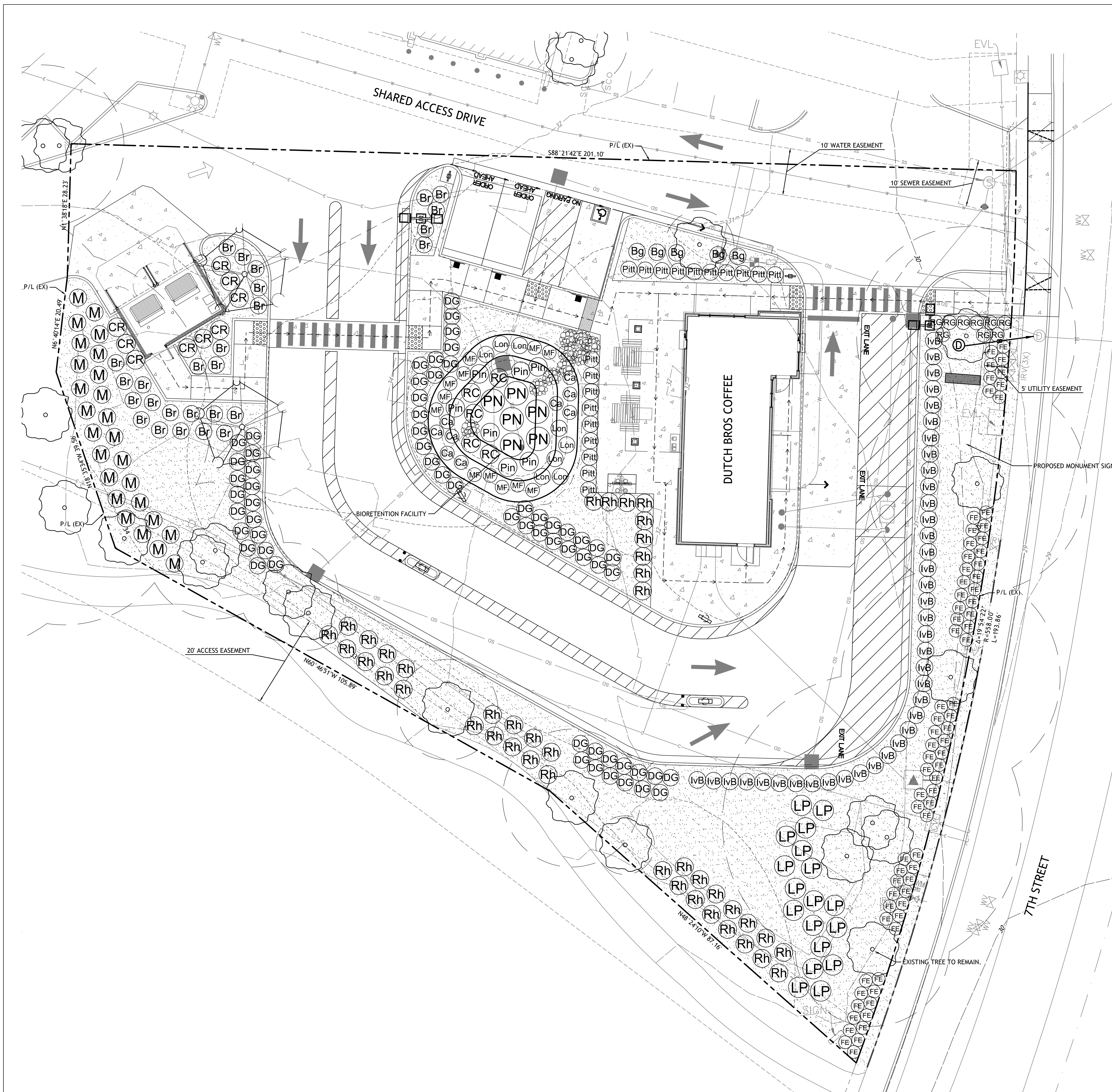
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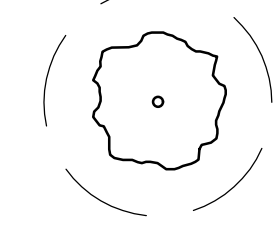
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LANDSCAPE PLANTING
PLAN

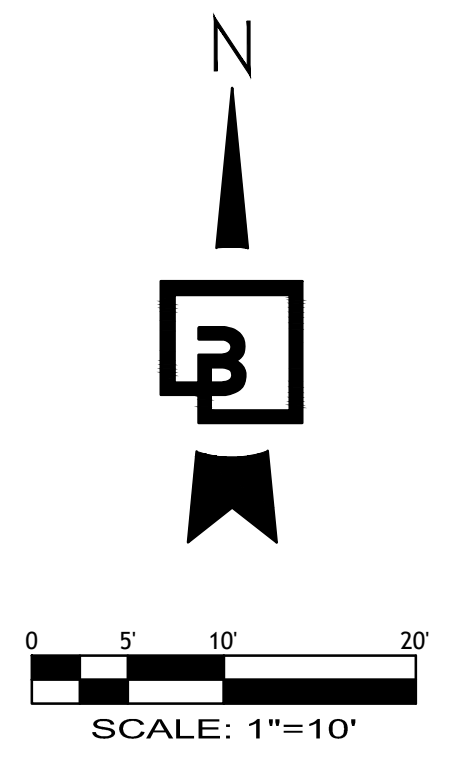
LP-1



LEGEND



EXISTING TREE TO BE RETAINED. PROTECT DURING CONSTRUCTION. DASHED LINE IS DRIPLINE



PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE CONDITION	SPACING	QTY.	WUCOLS REGION 1	REMARKS	MATURE HEIGHT / WIDTH
	TREES:						
	LAGERSTROEMIA 'MUSKOGEE' / CRAPE MYRTLE	24" BOX	AS SHOWN	2	LOW	STAKE & GUY ONE GROWING SEASON; NURSERY GROWN FOR STREET TREE USE, STANDARD	25' x 20'
	SHRUBS:						
	CORREA 'IVORY BELLS' / WHITE AUSTRALIAN FUCHSIA	5 GALLON	AS SHOWN	39	LOW	FULL & BUSHY	4'-5' x 4'-5'
	LOROPETALUM CHINENSE 'SIZZLING PINK' / FRINGE FLOWER	5 GALLON	AS SHOWN	18	LOW	FULL & BUSHY	4'-5' x 4'-5'
	MAHONIA REPENS / CREEPING MAHONIA	5 GALLON	AS SHOWN	26	LOW	FULL & BUSHY	2' x 4'
	PITTIOSPORUM TOBIRA 'WHEELER'S DWARF' / DWARF PITTIOSPORUM	5 GALLON	42" O.C.	19	LOW	FULL & BUSHY	2'-3' x 4'-5'
	RHAPHIOLEPIS INDICA 'BALLERINA' / INDIAN HAWTHORN	5 GALLON	AS SHOWN	42	LOW	FULL & BUSHY	2'-3' x 3'-4'
	WESTRINGIA WYNYABBE GEM' / COAST ROSEMARY	5 GALLON	AS SHOWN	9	LOW	FULL & BUSHY	6'-8' x 4'-6'
	PERENNIALS:						
	LOMANDRA LONGIFOLIA 'BREEZE' / DWARF MAT RUSH	5 GALLON	AS SHOWN	27	LOW	FULL & BUSHY	2'-3' x 2'-4'
	ORNAMENTAL GRASSES:						
	CALAMAGROSTIS FOLIOSA / MENDOCINO REED GRASS	1 GALLON	AS SHOWN	9	LOW	FULL & BUSHY	1'-2' x 1'-2'
	FESTUCA CALIFORNICA / CALIFORNIA FESCUE /	1 GALLON	AS SHOWN	74	LOW	FULL & BUSHY	2' x 2'
	HELICOTRICHON SEMP. / BLUE OAT GRASS	1 GALLON	AS SHOWN	5	LOW	FULL & BUSHY	2'-3' x 2'-3'
	MUHLENBERGIA RIGENS / DEER GRASS	1 GALLON	AS SHOWN	61	LOW	FULL & BUSHY	4'-5' x 4'-5'
	BIORETENTION FACILITY PLANTS:						
	BERBERIS PINNATA / CALIFORNIA HOLLY GRAPE	5 GALLON	AS SHOWN	7	LOW	FULL & BUSHY	4'-5' x 4'-5'
	PHYSCOCARPUS CAPITATUS / PACIFIC NINEBARK	5 GALLON	AS SHOWN	6	LOW	FULL & BUSHY	8' x 8'
	RIBES SANGUINEUM / RED FLOWERING CURRANT	5 GALLON	AS SHOWN	5	LOW	FULL & BUSHY	4'-5' x 4'-5'
	CAREX DIVULSA / EUROPEAN GREY SEDGE ZONES 1 AND 2 IN THE BIORETENTION FACILITY	5 GALLON	AS SHOWN	9	LOW	FULL & BUSHY	2' x 2'
	LONICERA HISPIDULA / CALIFORNIA HONEYSUCKLE	5 GALLON	AS SHOWN	8	LOW	FULL & BUSHY	10' x 10'
	MIMULUS AURANTIACUS / COMMON MONKEYFLOWER ZONE 2 IN THE BIORETENTION FACILITY	5 GALLON	AS SHOWN	12	LOW	FULL & BUSHY	4' x 4'
	MISC.:						
	ROCK MULCH, APPROX. 1" SIZE D.G., EARTH-TONE COLORS. SEND PHOTO AND SOURCE TO LANDSCAPE ARCHITECT FOR REVIEW. INSTALL OVER POROUS WEED BARRIER FABRIC. NO SOIL AMENDMENTS OR IRRIGATION WITHIN AREAS OF ONLY ROCK MULCH TOTAL 9,996 SQ FT OF MULCH AREA						

GENERAL

A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR

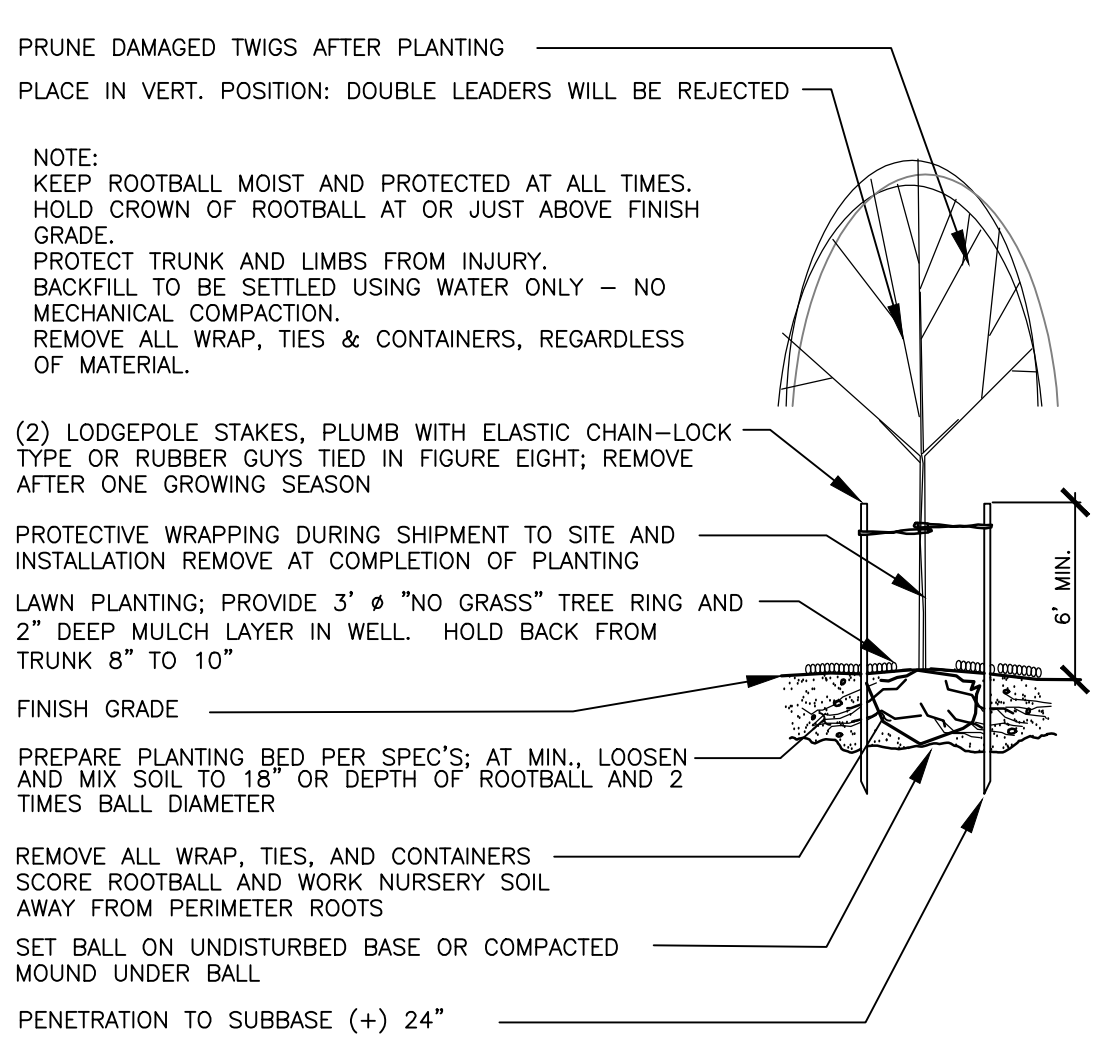
- ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
- A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.

B. SCOPE OF WORK

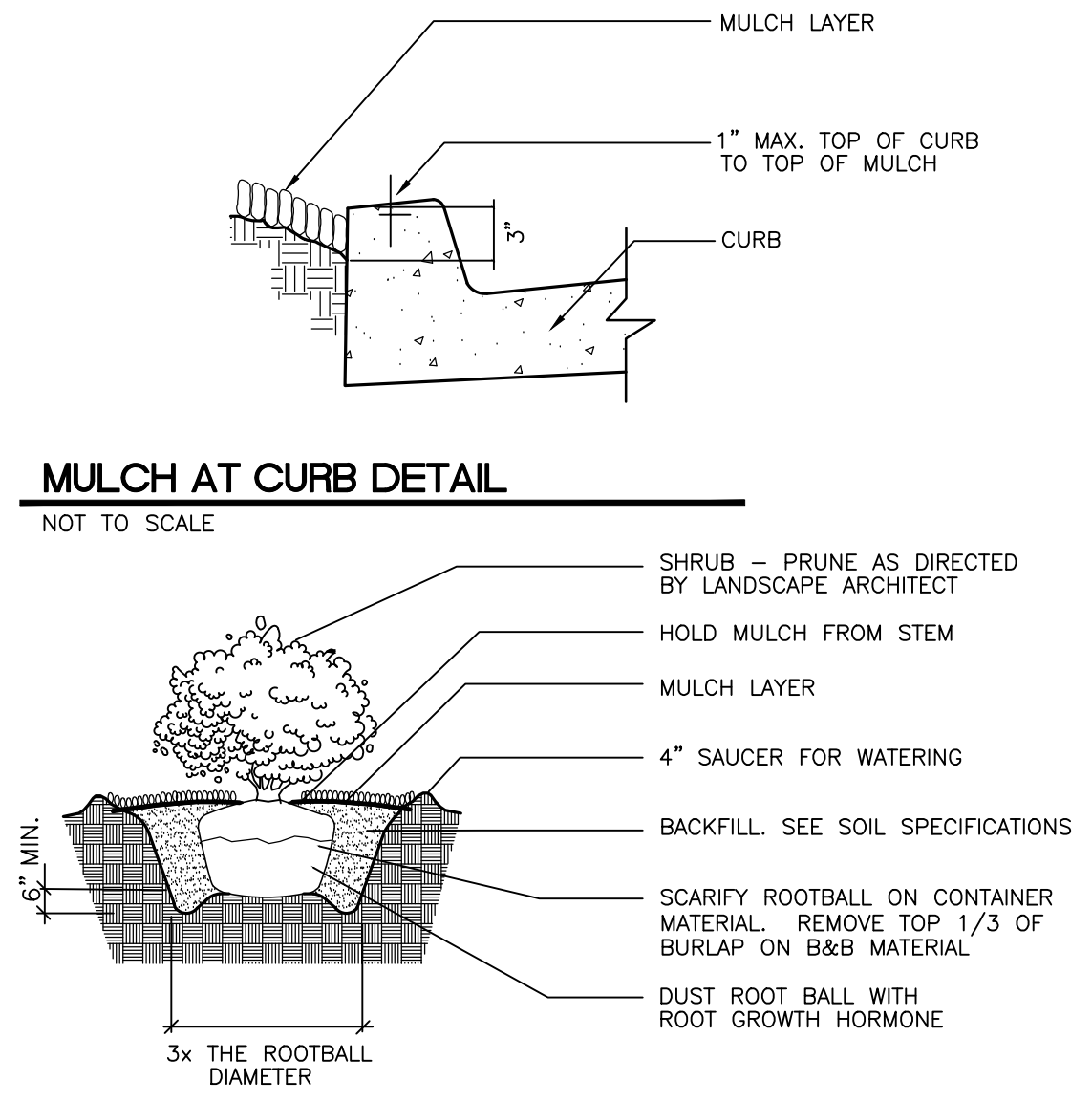
- WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
- 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.
- 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. GENERAL PLANTING

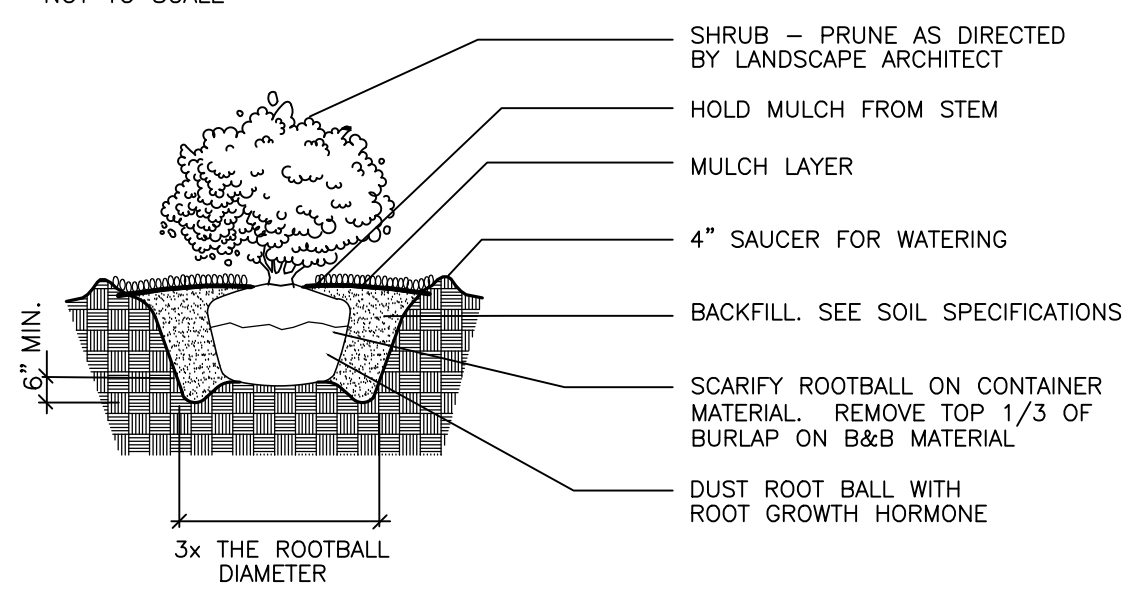
- REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
- EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
- TRENCHING NEAR EXISTING TREES:
 - CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT 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).
 - 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.
 - 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.
 - 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.
- TREE PLANTING
 - 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.
 - 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.
 - 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.
 - INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
 - 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.
 - 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 MINIMUM 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:
 - #15 CONT. - 24" BOX TREES TWO STAKES PER TREE
 - 36"-48" BOX TREES THREE STAKES PER TREE
 - OVER 48" BOX TREES GUY AS NEEDED
 - MULTI-TRUNK TREES THREE STAKES PER TREE MINIMUM. QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
 - 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).
 - SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
 - 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.
 - WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
 - MULCH
 - INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
 - 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.
 - CLEAN UP
 - DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
 - DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
 - INSPECTION AND ACCEPTANCE
 - 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.
 - 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.
 - 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.
 - LANDSCAPE MAINTENANCE
 - THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTling OF PLANTS THAT HAVE SETTLED, WEEDING, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
 - TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
 - 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.
 - ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
 - WARRANTY PERIOD: PLANT GUARANTEE AND REPLACEMENTS
 - 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.
 - AFTER THE INITIAL MAINTENANCE PERIOD 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.
 - 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.
 - 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.
 - SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES, AND ACTUAL CONDITIONS, THE LANDSCAPE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
 - 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.



DECIDUOUS TREE PLANTING/STAKING DETAIL
NOT TO SCALE



MULCH AT CURB DETAIL
NOT TO SCALE

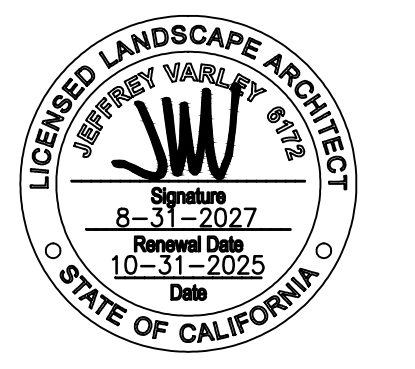


SHRUB PLANTING DETAIL
NOT TO SCALE

18215 72nd Avenue South
Kent, WA 98032
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www.core-states.com

CORESTATES, INC.
CALIFORNIA ENGINEERING
CERTIFICATE OF AUTHORIZATION
100254452



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

DUTCH BROS COFFEE - CA8302
1727 GRANT AVE
NOVATO, CA 94945

DUTCH BROS COFFEE
P.O. BOX 1929
GRANTS PASS, OR 97528

REV	DATE	COMMENT	BY

Drawn: JMW
Reviewed: JMW
Sheet Date: 10/31/25
Proj. Number: 24289

LANDSCAPE NOTES AND DETAILS