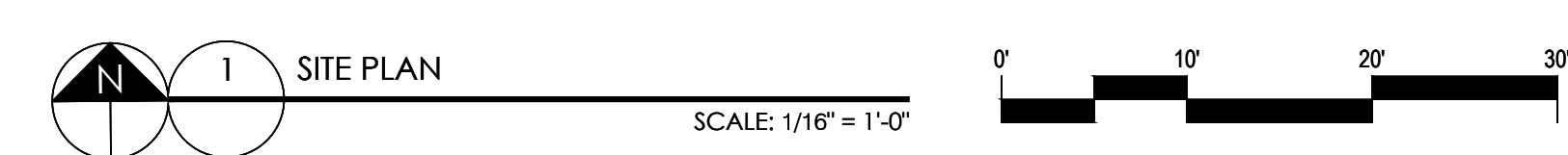
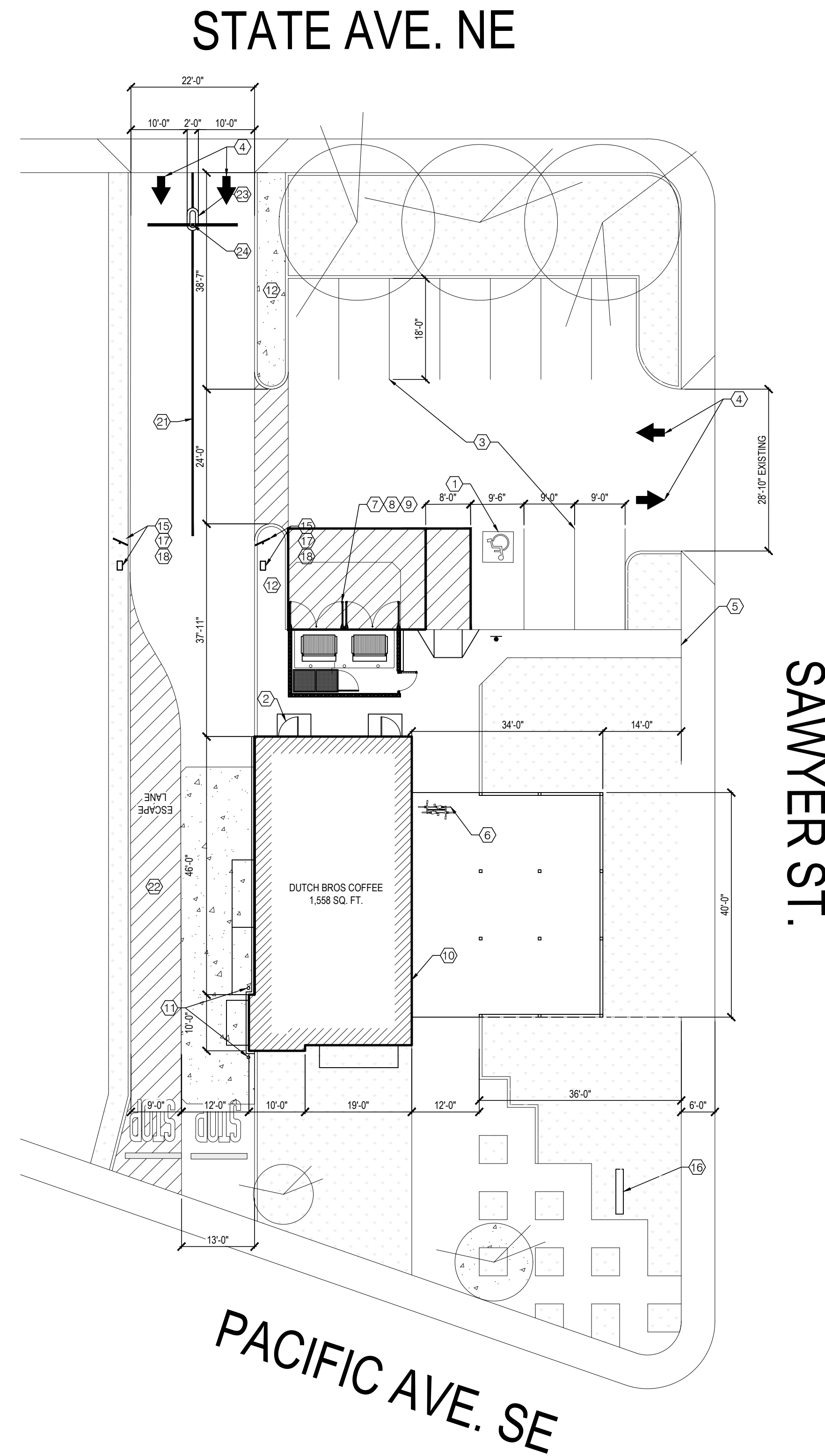


SITE PLAN PARAMETERS:

- A. SITE PLAN SHOWN WITH STORE MODEL: DB2550; SPECIFIC STORE DESIGNS MAY VARY, INCLUDING DB2040, DB1630 MODELS AND CUSTOM DESIGNS.
- B. SINGLE SIDED DRIVE-THRU IS PREFERRED, BUT DOUBLE SIDED IS AN OPTION. REVIEW DOUBLE SIDED OPTION WITH DUTCH BROS PDC (PLANNING DESIGN & CONSTRUCTION)
- C. SITE TO BE FULLY ACCESSIBLE
- D. BUILDING SETBACKS PER LOCAL CODES
- E. PARKING REQUIREMENTS PER LOCAL JURISDICTION:
 - MIN. 10 PARKING SPACES
- F. MAINTAIN 10' CLEAR BUFFER FROM REAR DOOR FOR STOCK LOADING
- G. LANDSCAPING PER LOCAL REQUIREMENTS
- H. AVOID FLOWERING PLANTS WITHIN 50' OF SERVICE WINDOWS (TO LIMIT BEE ACTIVITY). VERIFY WITH LOCAL JURISDICTIONS FOR SPECIFIC PLANT SPECIES PRIOR TO LANDSCAPING AREA
- I. USE DROUGHT TOLERANT PLANT WHERE POSSIBLE
- J. AVOID TREE AND TREE LOCATIONS THAT WILL COVER BUILDING OR SIGNAGE

SITE PLAN KEYNOTES:

- 1 ACCESSIBLE VAN PARKING STALL W/ ACCESSIBLE PARKING ONLY SIGN
- 2 ACCESSIBLE HARDWARE AND CLEARANCES REQUIRED
- 3 PARKING STALL, TYPICAL (18' X 9') OR AS REQUIRED BY LOCAL JURISDICTION
- 4 DIRECTIONAL PAINT, AS REQUIRED
- 5 ACCESSIBLE ROUTE FROM PUBLIC ROW
- 6 BIKE RACK LOCATION, AS REQUIRED BY LOCAL JURISDICTION
- 7 TRASH ENCLOSURE, 20x12' MIN. OR AS REQUIRED BY LOCAL JURISDICTION, W/ LOCKING GATES. REFER TO SHEETS A9.0-A9.1 FOR DETAILS; COORD. W/ LOCAL REFUSE SERVICE PROVIDER FOR MIN. REQUIREMENTS AND CLEARANCES
- 8 TRASH LOADING ZONE. COORDINATE APPROACH AND ORIENTATION OF TRASH ENCLOSURE W/ LOCAL REFUSE SERVICE PROVIDER
- 9 CONCRETE PAD, AT TRASH ENCLOSURE AND AT DRIVE-THRU WINDOW; DRIVE-THRU CONC. PAD: MIN. 60' IN LENGTH, UNLESS NOTED OTHERWISE
- 10 WALK-UP SERVICE WINDOW
- 11 6" BOLLARD W/ DB BOLLARD COVERS, BOLLARD LOCATIONS VARY FOR INDIVIDUAL STORE DESIGNS; SEE FLOOR PLANS
- 12 CONC. 'RUNNERS' SIDEWALK, MIN. 5' WIDE ON DRIVERS SIDE OF DRIVE AISLE
- 13 NOT USED
- 14 PREFERRED GREASE INTERCEPTOR LOCATION, IF REQUIRED BY LOCAL JURISDICTION
- 15 PROVIDE 2" CONDUIT W/ PULL STRING TO CHRISTY BOX FOR FUTURE DRIVE-THRU SENSORS.
- 16 EXISTING POLE SIGN
- 17 POLE MOUNTED STATIC BACKLIT LED MENU BOARD, BY OTHERS. PROVIDE POWER AND DATA IN WEATHERPROOF J-BOX. REFERENCE SHEET SP.1
- 18 PROVIDE 2" CONDUIT W/ PULL STRING TO CHRISTY BOX, FOR FUTURE DIGITAL MENU BOARD UPGRADE
- 19 NOT USED
- 20 NOT USED
- 21 PAINT STRIPING, 10' BEFORE AND AFTER CONCRETE MEDIAN, STRIPES: 4' WIDE, 24" O.C., SAFETY WHITE
- 22 EXIT LANE W/ STRIPING, STRIPES 4' WIDE, 24" O.C., SAFETY WHITE
- 23 2' CONC. MEDIAN
- 24 CLEARANCE BAR, BY OTHERS



SITE INFORMATION

BUILDING SQ. FT.:	1,558 Sq. Ft.
SITE ACREAGE (±):	.41 ACRES
SITE SQ. FT.(±):	18,029 SQ. FT.
SETBACKS:	
-- FRONT:	10'
-- SIDE:	0'
-- REAR:	10'
PARKING REQ.:	10
-- PROVIDED:	10
LANDSCAPING, REQ.:	UNSPECIFIED
-- PROVIDED:	29%
MIN. CAR STACKING REQ.:	6 (PRIOR TO MENU BOARD)
-- PROVIDED:	12

DEVELOPER

COMPANY: DUTCH BROS COFFEE
 ADDRESS: 110 SW 4TH STREET
 GRANTS PASS, OR 97526
 PHONE: 541.955.4700

ARCHITECT

COMPANY: GNICH ARCHITECTURE STUDIO
 ADDRESS: 1001 SE SANDY BLVD, SUITE 100
 PORTLAND, OR 97214
 PHONE: 503.552.9079
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VICINITY MAP



DISCLAIMER

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SHEET 1 OF 3

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Dutch Bros Coffee

2124 PACIFIC AVE SE, OLYMPIA, WA 98506
 Site Fit Plan

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-- PROVIDED:	UNSPECIFIED 29%
MIN. CAR STACKING REQ.:	
-- PROVIDED:	6 (PRIOR TO MENU BOARD) 12

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SHEET 2 OF 3



Dutch Bros Coffee

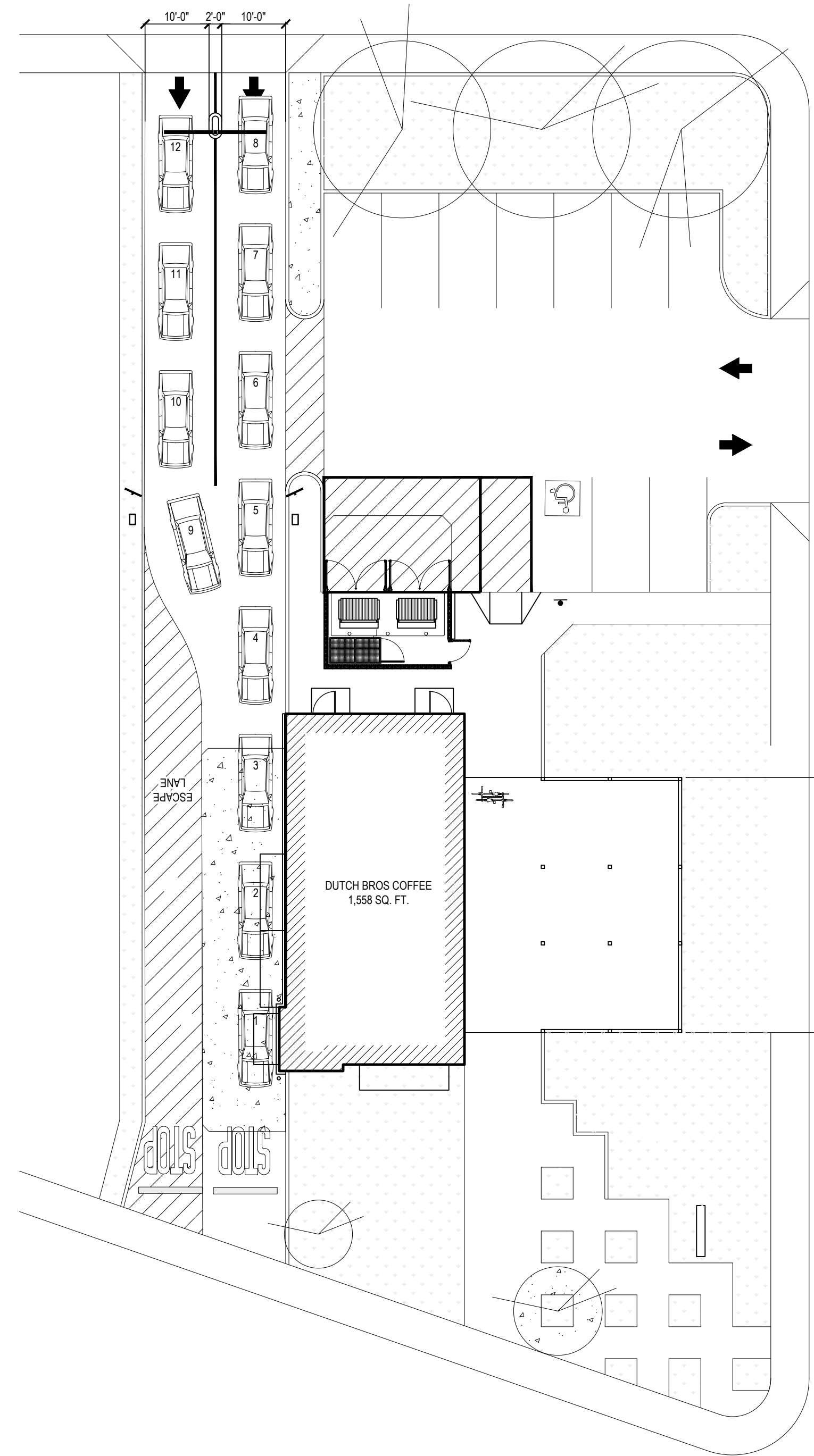
2124 PACIFIC AVE SE, OLYMPIA, WA 98506
 Site Fit Plan w/ Aerial

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VICINITY MAP



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SHEET 3 OF 3



Dutch Bros Coffee

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 Site Fit Plan w/ Cars

SFP-WA-0002

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