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Project No: CA7301
Dutch Bros Coffee - New Freestanding Store
2450 - A1 PROTOTYPE
1819 N. TUSTIN AVE.
SANTA ANA, CA 92705

DATE: 03/07/2025
REV: DATE: DESCRIPTION:

SHEET NAME:

SITE PLAN





SHEET NUMBER:
SP1.0

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SITE PLAN PARAMETERS KEYNOTES

1. WALK-UP SERVICE WINDOW.
2. PROPOSED ACCESSIBLE RAMP.
3. PROPOSED BIKE PARKING.
4. 11'-4" x 24' TRANS ENCLOSURE, WITH WOOD TRELLIS ROOF.
5. PROPOSED STREET LIGHT PER CITY OF SANTA ANA STANDARDS AND SPECIFICATIONS.
6. LANDSCAPE HEDGE AND LANDSCAPING SHRUBS TO PROVIDE SCREENING OF DRIVE, TRAIL, RIELES FROM STREET FRONTAGE AND PARKING AREAS.
7. STATE BACKLOG LED HENB BOARD.
8. PAINT STRIPPING, PAINT STRIPS 4" WIDE, 45 DEGREES, 24" O.C. SAFETY MARK. TYP.
9. PROPOSED 8" TALL LATIC FENCE AND GATE WITH VINES, REFER TO DETAIL 804A.
10. EXISTING 6" TALL MASONRY WALL TO REMAIN.
11. ADA PARKING STALL - SEE DETAIL 502'S DIM.
12. PARKING STALL, TYPICAL, 18' x 8'.
13. TEXT "NOT YOUR VEHICLE SIGN" BY SIGNAGE VENDOR, N.I.C. REFER TO 502'S FOR REFERENCE, REFER TO SIGN VENDOR PACKAGE FOR FINAL LAYOUT.
14. TEXT "TRAIL" DIRECTIONAL SIGN, BY SIGNAGE VENDOR, N.I.C. REFER TO 502'S FOR REFERENCE, REFER TO SIGN VENDOR PACKAGE FOR FINAL LAYOUT.
15. EXISTING CHARTRUSE FENCE TO BE REMOVED AND REPLACED WITH 11' TALL CRU. WOOD, COLOR TO MATCH ADJACENT EXISTING WALL, REFER TO DETAIL 804A.

LEGEND

- | | |
|---|--|
|  | PROPOSED ASPHALT; REFER TO CIVIL PLANS |
|  | PROPOSED CONCRETE; REFER TO CIVIL PLANS |
|  | PROPOSED LANDSCAPE; REFER TO LANDSCAPE PLANS |
|  | PROPERTY LINE |

PROJECT DATA:

PROJECT SCOPE OF WORK: 1,025 S.F. SINGLE FLOOR COMMERCIAL BUILDING WITH DRIVE THROUGH WINDOW (SOUTHWEST CORNER OF BUILDING) FOR DUTCH BIRDS COFFEE USE. IMPROVEMENTS INCLUDE ASPHALT AND CONCRETE PAVING, PARKING LOT STRIPPIING, INTERIOR AND PERIMETER LANDSCAPING, AND TRASH AND RECYCLING ENCLOSURE, SIDEWALK AND CUSTOMER WALK UP WINDOW ALSO INCLUDED.

ADDRESS: 1819 IL TUSTIN AVE, SANTA ANA, CA 92705

APN(S): 396-302-03 (31,312 SF = 0.72 AC)
396-312-15 (24,518 SF = 0.56 AC)

GROSS LOT AREA:	55,830 SF = 1.28 AC
GENERAL LAND USE	GENERAL COMMERCIAL (G-C)
ZONE CLASSIFICATION	COMMUNITY COMMERCIAL (C-1)

PARKING CALCULATIONS:	
VEHICLE: 8 SPACES PER 1,000 SF OF GROSS FLOOR AREA	
REQUIRED SPACES:	9
ACCESSIBLE SPACES PROVIDED:	1
ORDER AHEAD PARKING:	2
EV SPACES PROVIDED:	3
EV VAN SPACES PROVIDED:	1
STANDARD SPACES PROVIDED:	17

TOTAL:	24
VEHICLE LOADING:	1 SPACE
REQUIRED SPACES:	1
SPACES PROVIDED:	1
TOTAL:	1
BICYCLE:	4 SPACES
REQUIRED SPACES:	4
SPACES PROVIDED:	5
TOTAL:	5
EXISTING VEHICLE PARKING STRIP (VACATED):	9
VEHICLE QUEUING:	24
TRASH ENCLOSURE:	12' x 24'

BUILDING CONSTRUCTION DATA:

CONSTRUCTION TYPE:	V-B
AUTOMATIC SPRINKLER SYSTEM:	NO
PROPOSED BUILDING HEIGHT:	24'-0"
PROPOSED STORES:	1
TOTAL FLOOR AREA:	1,025 S.F. GROSS
MAXIMUM ALLOWABLE AREA:	6,000 S.F.
FIRE-RESISTANCE RATING FOR STRUCTURAL ELEMENTS: (PER CBC TABLE 601)	0 HOURS

BUILDING OCCUPANCY DATA:

OCCUPANT CLASSIFICATION: (RESTAURANT)	GROUP B 49 OCCUPANCY MAX
GROSS AREA	1,025 S.F.
LOAD FACTOR	1/150
OCCUPANT LOAD:	6.83
TOTAL OCCUPANT LOAD:	7
EXITS:	
TOTAL EXITS:	1
7 OCCUPANT LOAD X 2/ PERSON:	140 INCHES
EXIT WIDTH PROVIDED:	40 INCHES
MAXIMUM DELT ACCESS	
TRAVEL DISTANCE:	75 FEET
RESTROOM FACILITIES PER CPC TABLE 422.1	
1 LAUNDRY PROVIDED	
1 WATER CLOSET PROVIDED	