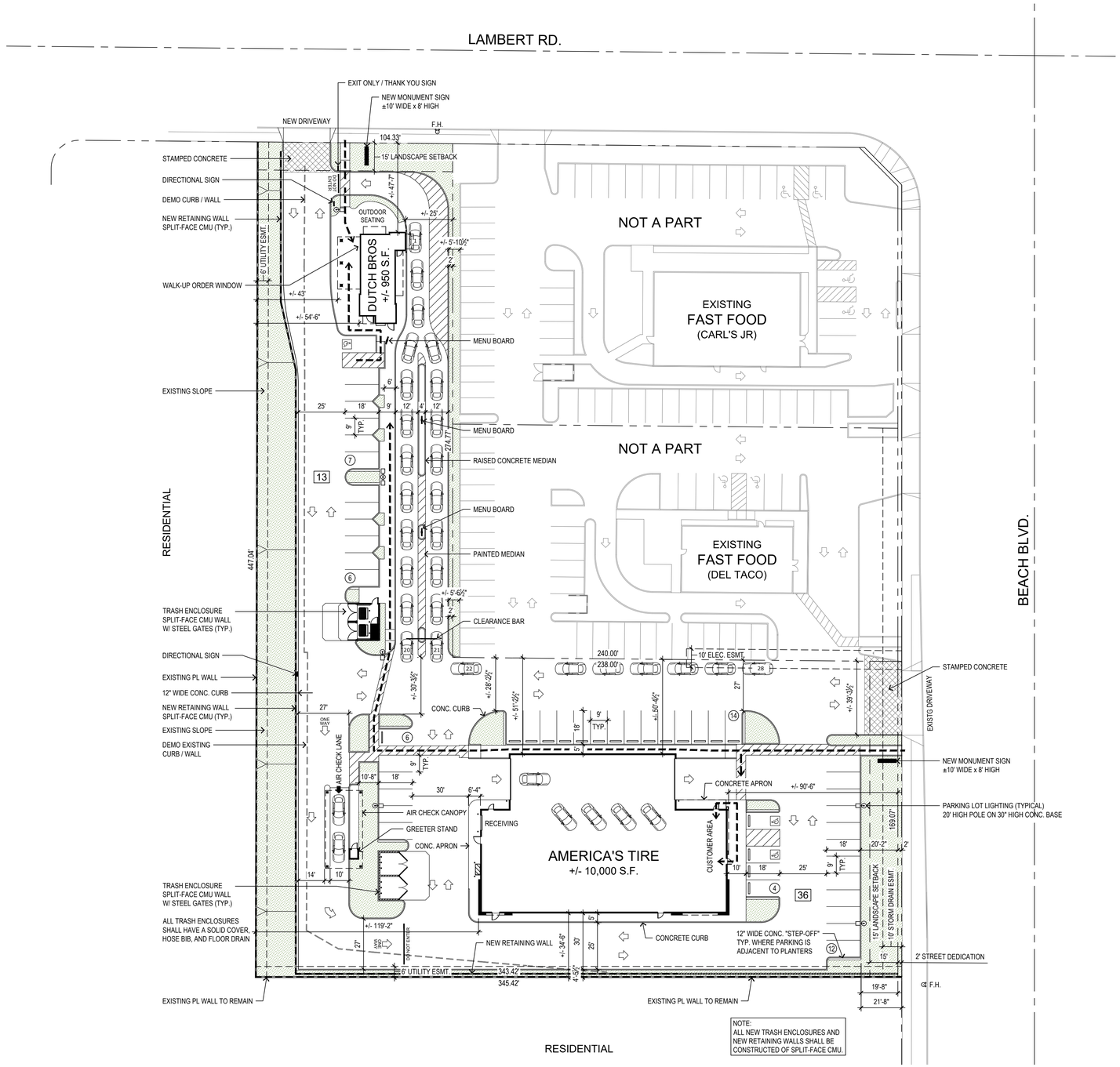

SITE PLAN SUMMARY

ADDRESS:	SWC LAMBERT ROAD and BEACH BLVD.
ASSESSOR'S PARCEL NUMBER:	018-431-35
ZONE:	COMMERCIAL (C-2)
LAND AREA (GROSS):	2.0 AC (+/-87,335 S.F.)
BUILDING AREA:	
TIRE SHOP (AMERICA'S TIRE)	+/- 10,000 S.F.
COFFEE DRIVE-THRU (DUTCH BROS.)	+/- 950 S.F.
TOTAL PROPOSED NEW BUILDING AREA	+/- 10,950 S.F.
PARKING:	REQUIRED
DUTCH BROS COFFEE (+/- 950 sf x 8/1000)	8 SPACES
AMERICA'S TIRE (5 bays x 2 spaces each)	10 SPACES
(+/- 960 SF Office/Retail Space x 2.7/1000)	3 SPACES
TOTAL REQUIRED	21 SPACES
TOTAL PROVIDED	49 SPACES
ACCESSIBLE PARKING:	
DUTCH BROS	
REQUIRED	1 VAN SPACE
PROVIDED	1 VAN SPACE
AMERICA'S TIRE	
REQUIRED	2 SPACES (1 REGULAR + 1 VAN)
PROVIDED	2 SPACES (1 REGULAR + 1 VAN)

LEGEND

= LANDSCAPE AREA - SEE LANDSCAPE PLANS

(10) = PARKING COUNT (Each row)

[26] = PARKING COUNT (Subtotal for each building)

ACCESSIBLE PATH OF TRAVEL -
MIN. 4' WIDE, MAX. 5% SLOPE
WITH MAX. 2% CROSS SLOPE.

NORTH

SCALE: 1" = 30'-0"
0' 30' 60'

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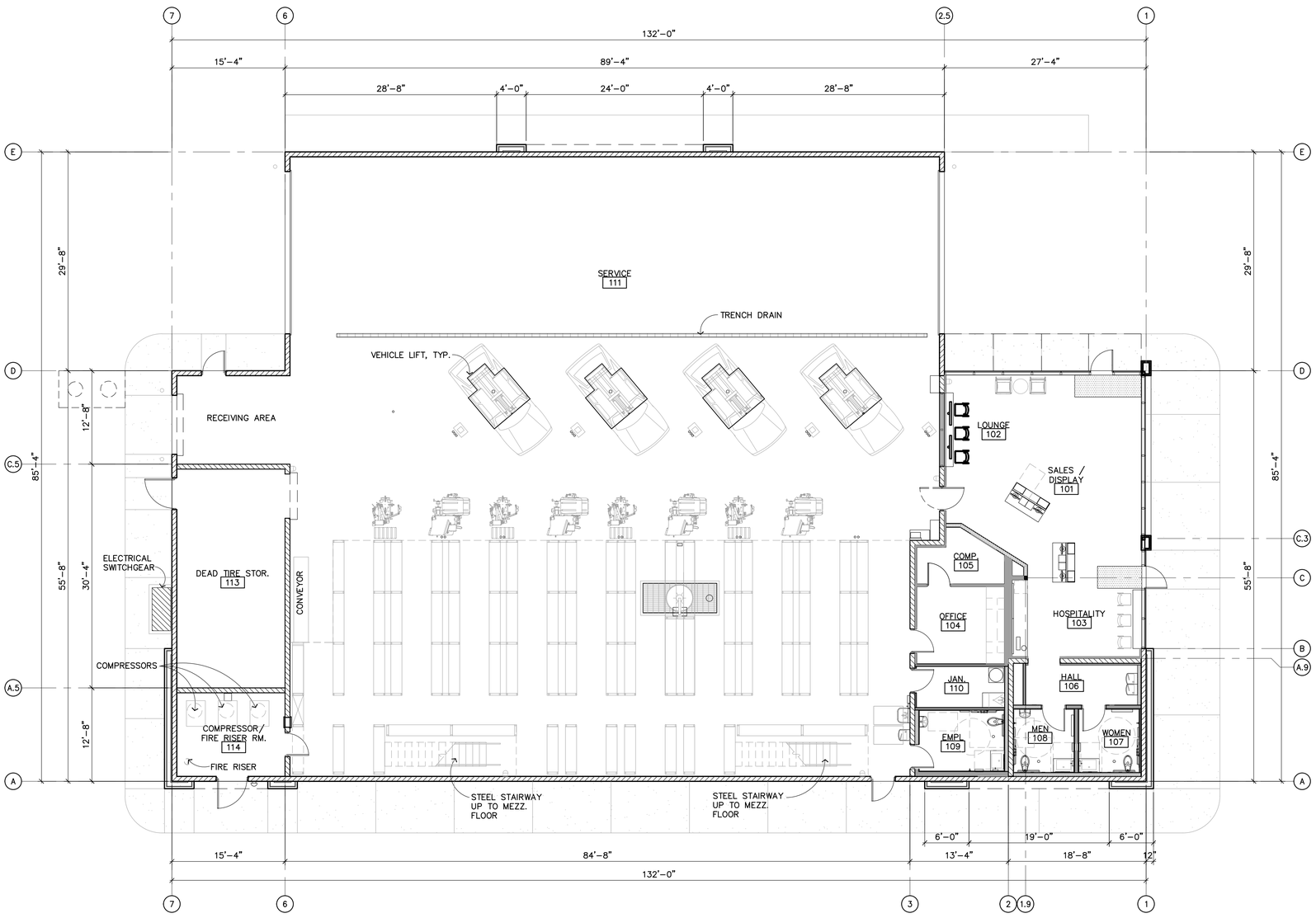
Southern CA 714.928.1170
Houston, TX 713.588.5770
www.theArchSource.com

PACIFIC RETAIL PARTNERS
4340 Von Karman Ave, Suite 110
Newport Beach, California 92660
(562) 431-8734

NEW COMMERCIAL DEVELOPMENT
AMERICA'S TIRE and
DUTCH BROS COFFEE
SWC Lambert Rd. & Beach Blvd.
La Habra, California

CONCEPTUAL SITE PLAN

January 6, 2023



Building Area Breakdown

GROUND FLOOR AREA

'M' OCCUPANCY:

SALES / DISPLAY	548.20 S.F.
LOUNGE	134.42 S.F.
HOSPITALITY	155.21 S.F.
OFFICE	125.12 S.F.
COMPUTER	69.76 S.F.
HALL	83.18 S.F.
MEN	68.97 S.F.
WOMEN	68.97 S.F.
EMPLOYEE	93.57 S.F.
JANITOR ROOM:	66.76 S.F.

'S-1' OCCUPANCY:

SERVICE	7,426.69 S.F.
RECYCLE TIRE	435.11 S.F.
FIRE RISER/COMPRESSOR ROOM	166.23 S.F.
(NET AREA/USABLE)	9,442.19 S.F.

TOTAL GROUND FLOOR AREA: 10,002 S.F.(BLDG. FOOTPRINT)

MEZZANINE LEVEL AREA:

'S-1' OCCUPANCY:

STORAGE # 1:	398.02 S.F.
STORAGE # 2:	256.94 S.F.
STORAGE # 3:	649.13 S.F.
WALKING GRATE:	1578.41 S.F.
(NET AREA/USABLE)	2,882.50 S.F.

NORTH

CONCEPTUAL 1ST FLOOR PLAN

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

ALT - 3L

REV: #1_12.20.22
DATE: 12.12.2022
JOB # A.2204004

AMERICA'S TIRE

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CONCEPTUAL FLOOR PLAN

777 S. BEACH BLVD.
LA HABRA, CA 90631

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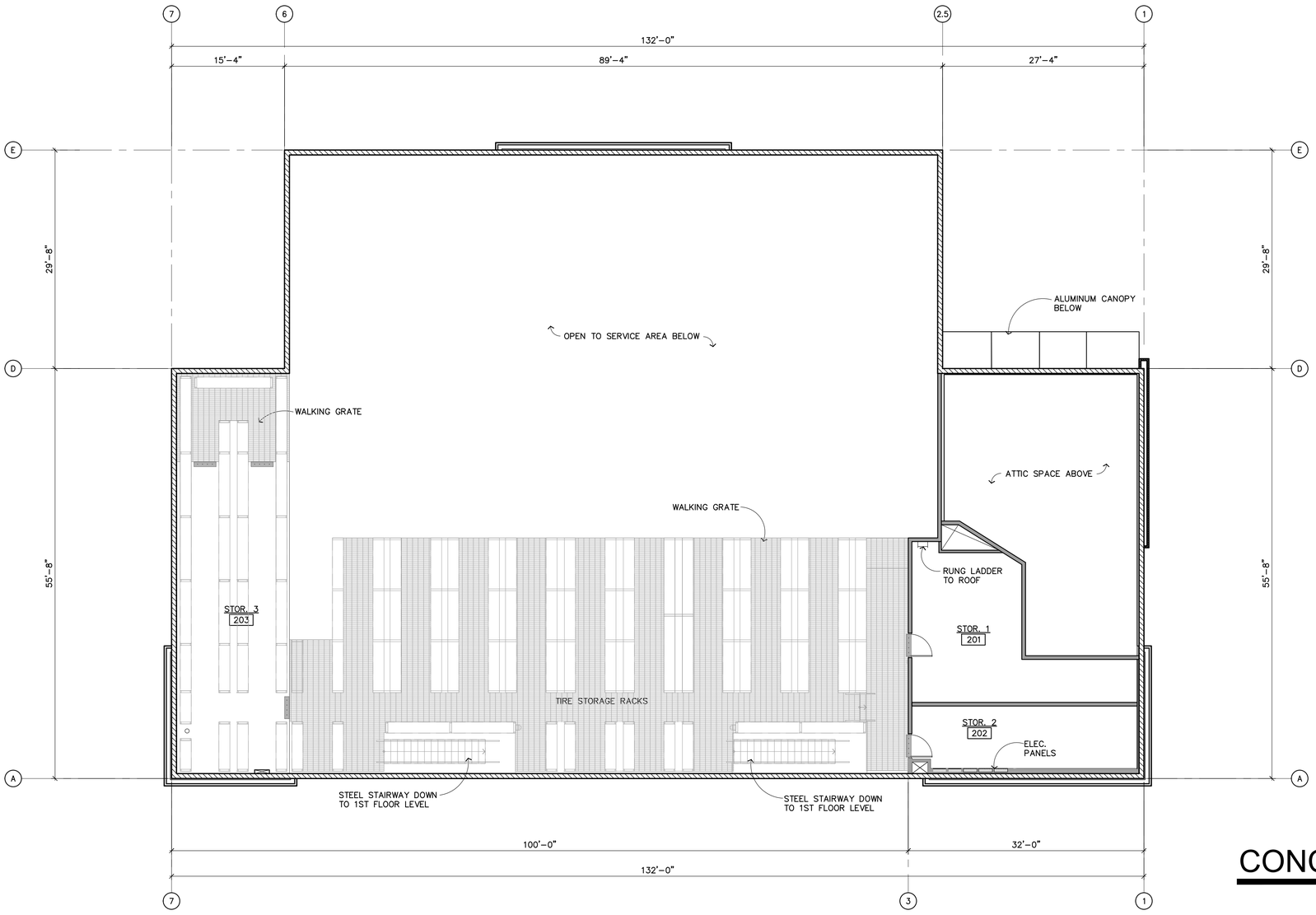
Sheet No.

A.1a



NORTH

Building Area Breakdown

GROUND FLOOR AREA

'M' OCCUPANCY:

SALES / DISPLAY	548.20 S.F.
LOUNGE	134.42 S.F.
HOSPITALITY	155.21 S.F.
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TOTAL GROUND FLOOR AREA: 10,002 S.F.(BLDG. FOOTPRINT)

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'S-1' OCCUPANCY:

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STORAGE # 2:	256.94 S.F.
STORAGE # 3:	649.13 S.F.
WALKING GRATE:	1578.41 S.F.
(NET AREA/USABLE)	2,882.50 S.F.

CONCEPTUAL MEZZANINE FLOOR PLAN

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

REV: #1_12.20.22
DATE: 12.12.2022
JOB # A.2204004

ALT - 3L

AMERICA'S TIRE

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CONCEPTUAL FLOOR PLAN

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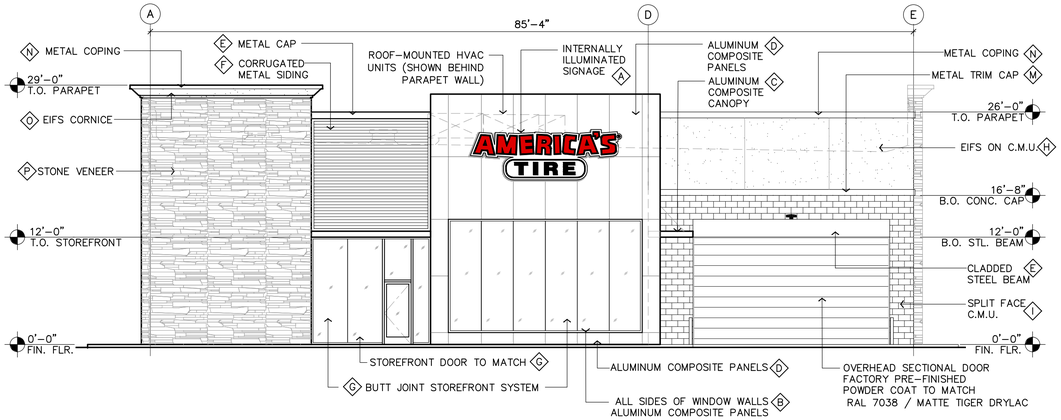
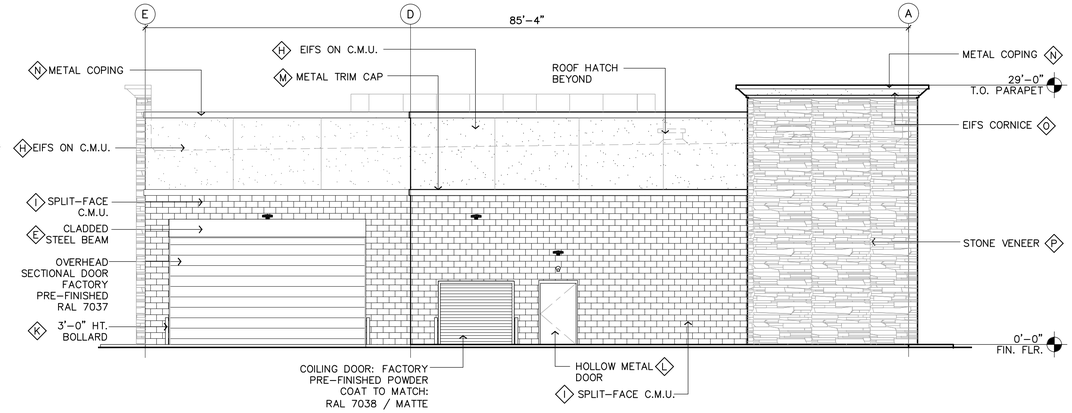
Sheet No.

A.1b



EAST ELEVATION (BEACH BLVD.)

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

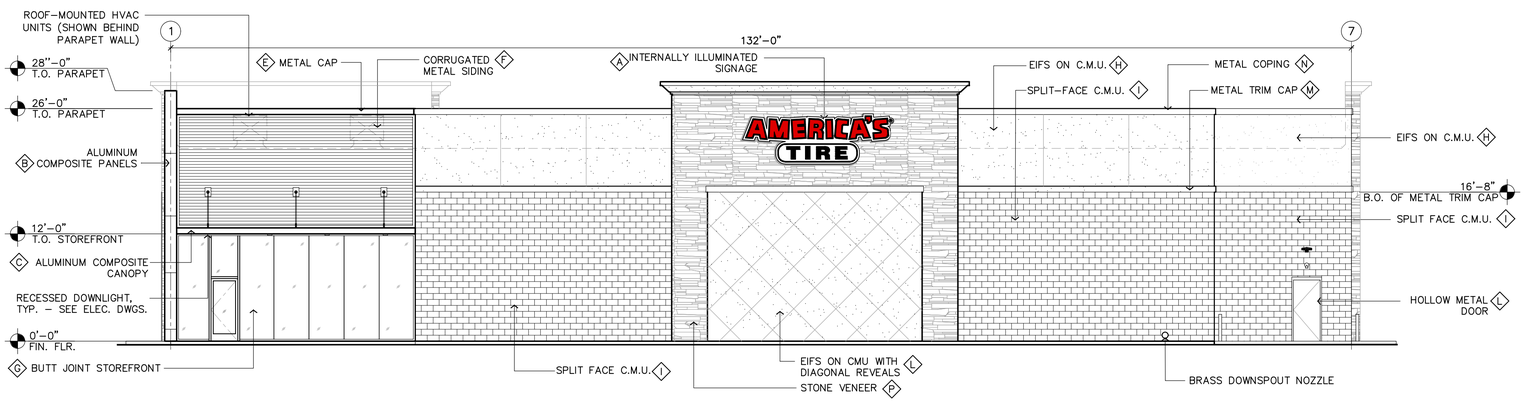


WEST ELEVATION

1/8" = 1'-0"

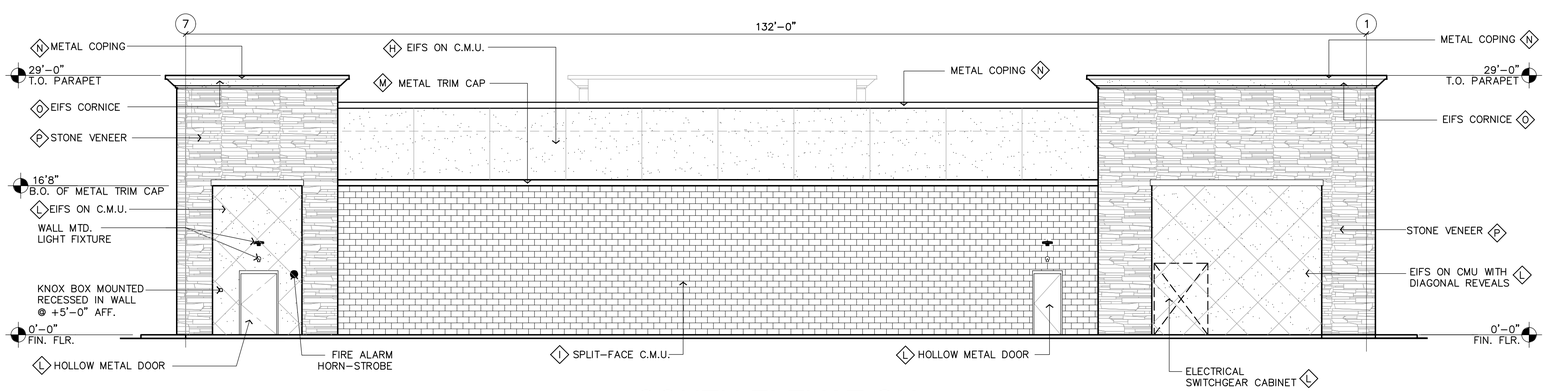
FINISH LEGEND

- A 3-DIMENSIONAL INTERNALLY ILLUMINATED SIGNAGE (UNDER SEPARATE PERMIT)
- B ALUMINUM COMPOSITE PANELS: ALUCOBOND "MATTE PATRIOT RED"
- C ALUMINUM CLADDED CANOPY: ALUCOBOND "MATTE BRUSHED STAINLESS"
- D ALUMINUM COMPOSITE PANELS: ALUCOBOND "MATTE BONE WHITE"
- E 8" METAL CAP BY ATAS INTERNATIONAL INC. COATED: "BLACK"
- F CORRUGATED METAL PANEL BY ATAS INTERNATIONAL INC. COATED: "BLACK"
- G ANODIZED ALUMINUM STOREFRONT SYSTEM – CLEAR ANODIZED FINISH ARCADIA AFG601T
- H EIFS WITH LIGHT SANDPEBBLE TEXTURE BY DRYVIT PAINT SHERWIN WILLIAMS SW 7104 "COTTON WHITE"
- I INTEGRAL COLOR SPLIT FACE CMU TO MATCH SW 7650 "ELLIE GRAY"
- J CLADDED STEEL BEAMS: POWDER COAT COLOR TO MATCH RAL 7038/MATTE TIGER DRYLAC
- K STEEL BOLLARDS – POWDER COAT COLOR TO MATCH RAL 7038/MATTE TIGER DRYLAC
- L PAINT SHERWIN WILLIAMS SW 7650 "ELLIE GRAY"
- M METAL TRIM CAP – 8" LINK & LOCK BY LONGBOARD – COLOR TO MATCH SW 7650 "ELLIE GRAY"
- N METAL CAP – COLOR TO MATCH SW 7104 "COTTON WHITE"
- O PAINT SHERWIN WILLIAMS SW 7104 "COTTON WHITE"
- P STONE VENEER – EL DORADO PRODUCTS, EUROPEAN LEDGE COLOR: "SEA CLIFF"



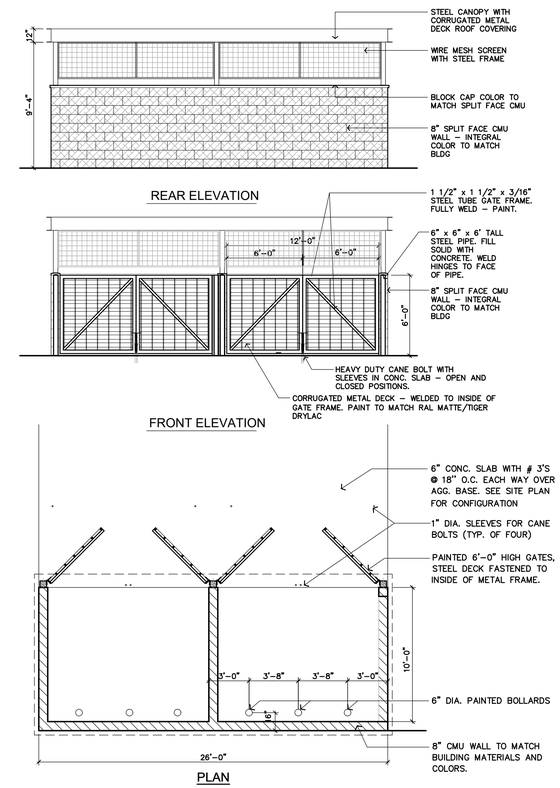
NORTH ELEVATION

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



SOUTH ELEVATION

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



TRASH ENCLOSURE PLAN / ELEVATIONS

3/16" = 1'-0"

REV:

DATE: 12.12.2022

JOB # A.2204004

ALT - 3L

AMERICA'S TIRE

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CONCEPTUAL ELEVATIONS

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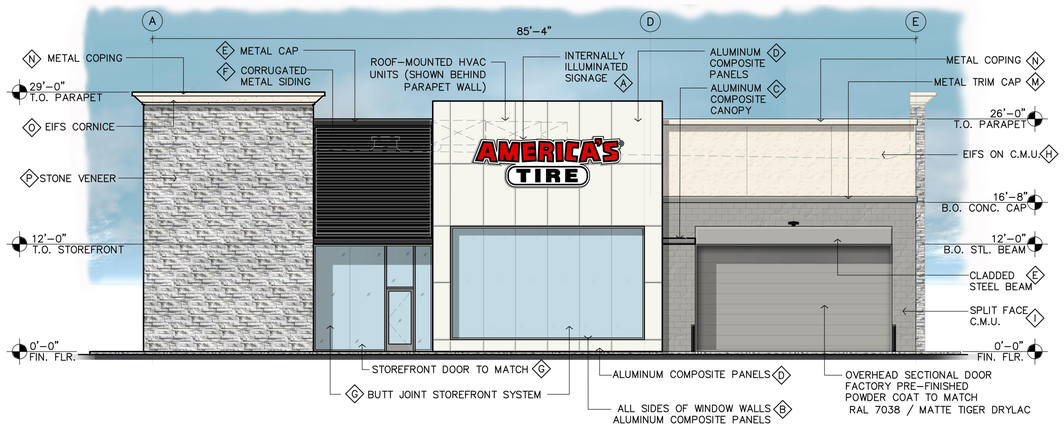
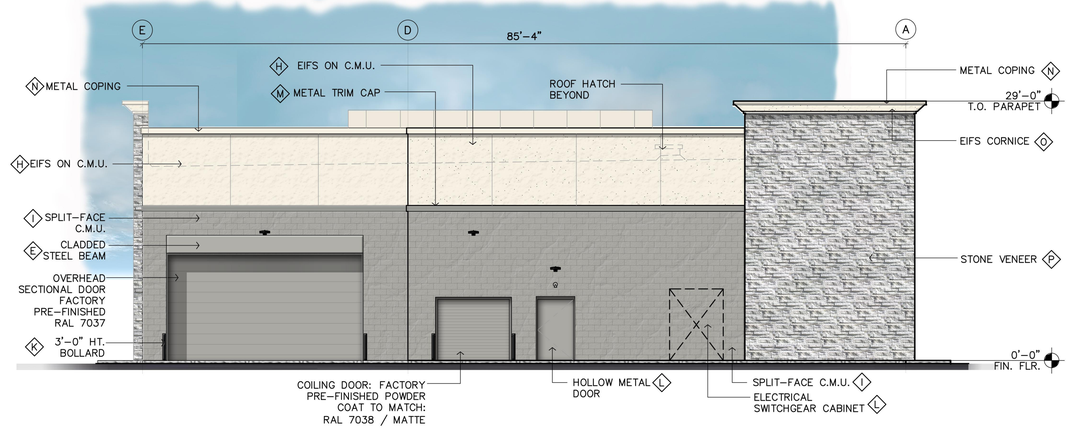
Sheet No.

A.2



EAST ELEVATION (BEACH BLVD.)

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



WEST ELEVATION

1/8" = 1'-0"

FINISH LEGEND

- A 3-DIMENSIONAL INTERNALLY ILLUMINATED SIGNAGE (UNDER SEPARATE PERMIT)
- B ALUMINUM COMPOSITE PANELS: ALUCOBOND "MATTE PATRIOT RED"
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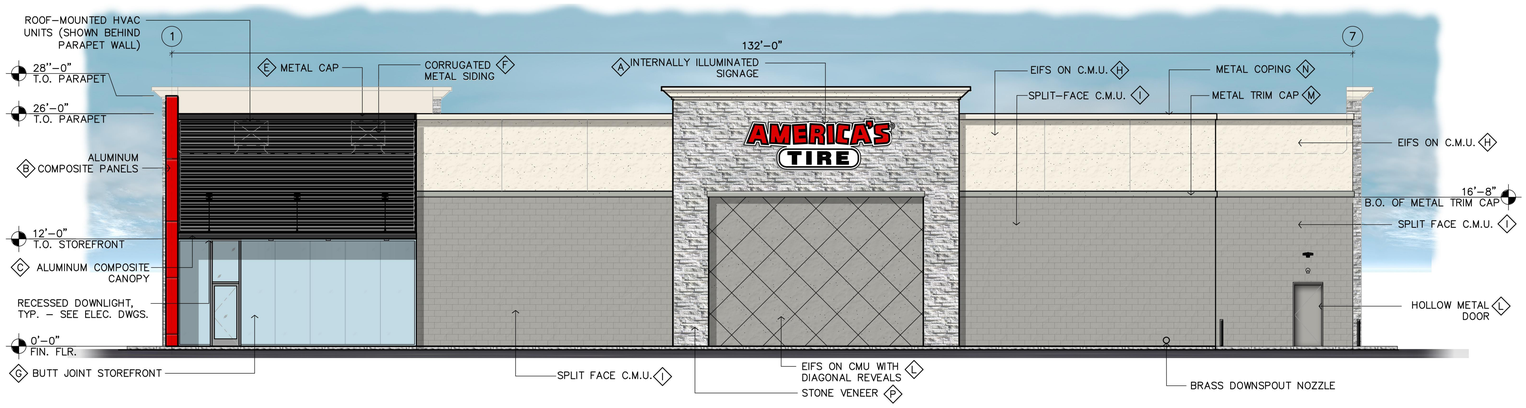
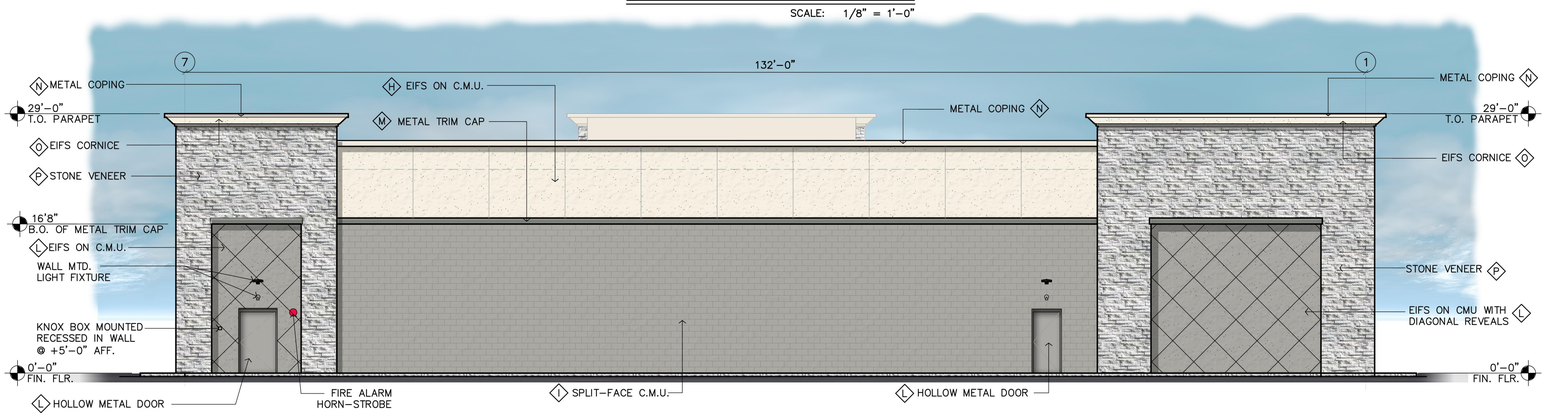
- P STONE VENEER – EL DORADO PRODUCTS, EUROPEAN LEDGE COLOR: "SEA CLIFF"



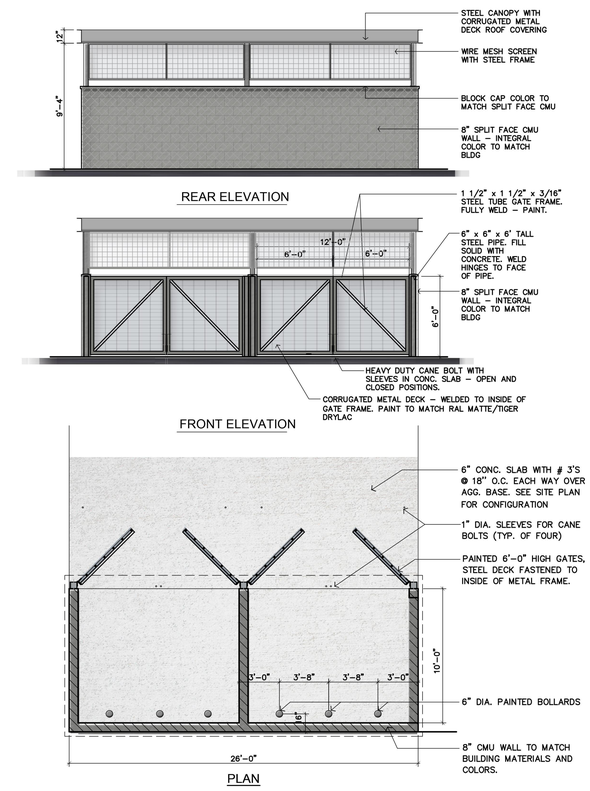
NORTH ELEVATION

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



SOUTH ELEVATION

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



TRASH ENCLOSURE PLAN / ELEVATIONS

3/16" = 1'-0"

REV: #1_12.20.22

DATE: 12.12.2022

JOB # A.2204004

ALT – 3L

AMERICA'S TIRE

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CONCEPT COLORED ELEVATIONS

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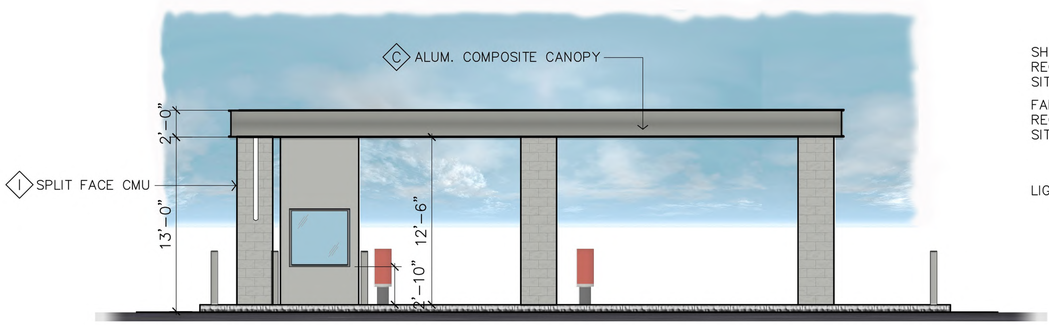
Sheet No.

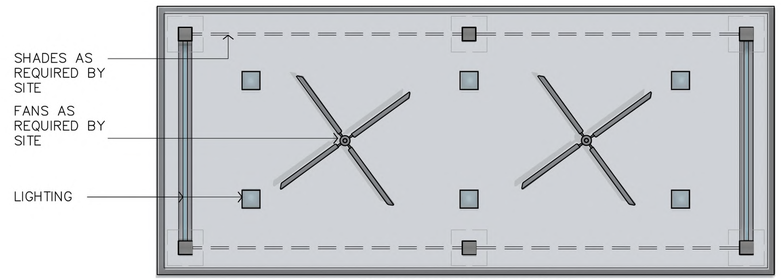
A.3

FINISH LEGEND

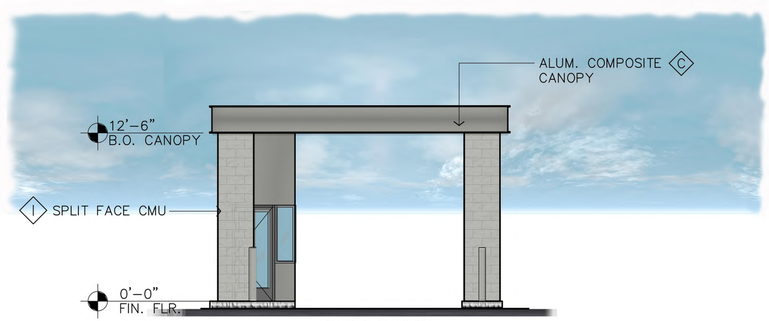
- C — ALUMINUM CLADDED CANOPY: ALUCOBOND "MATTE BRUSHED STAINLESS"
- I — INTEGRAL COLOR SPLIT FACE CMU TO MATCH SW 7650 "ELLIE GRAY"



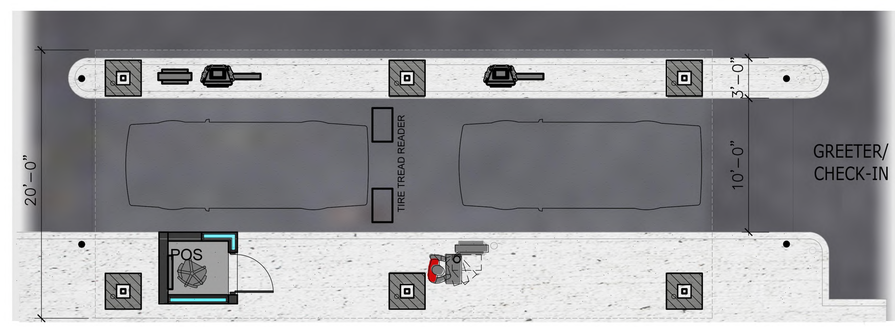
SOUTH ELEVATION



CANOPY REFLECTED CEILING FAN



EAST ELEVATION



PLAN

DRIVE THRU CANOPY ELEVATIONS

3/16" = 1'-0"

DRIVE THRU CANOPY PLAN

SCALE: 3/16" = 1'-0"

ALT - 3L

REV: #1_12.20.22
DATE: 12.12.2022
JOB # A.2204004

AMERICA'S TIRE

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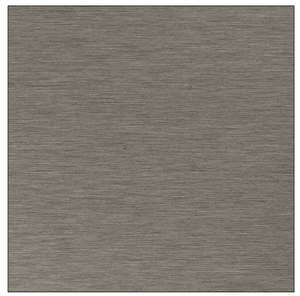
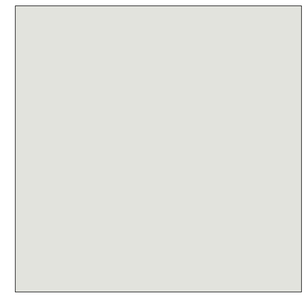
Sheet No.

A.4

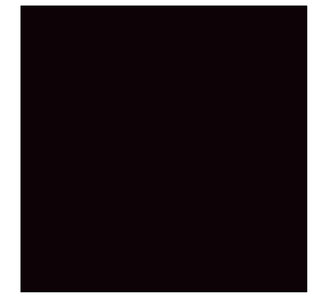
B ACCENT ALUCOBOND COLOR: "PATRIOT RED"



C ALUMINUM CLADDED CANOPY ALUCOBOND COLOR: "MATTE/BRUSHED STAINLESS STEEL"



D ALUMINUM COMPOSITE PANELS: ALUCOBOND "MATTE BONE WHITE"

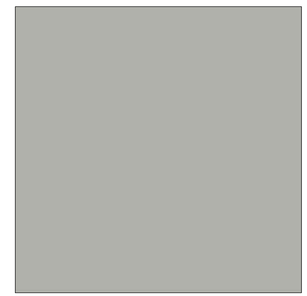


E 8" METAL CAP BY ATAS INTERNATIONAL INC. COATED: "BLACK"

F CORRUGATED METAL PANEL BY ATAS INTERNATIONAL INC. COATED: "BLACK"

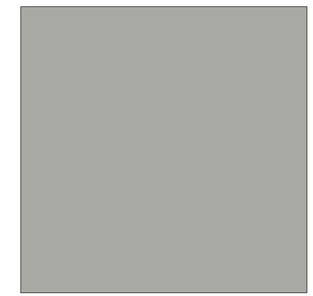
G ANODIZED ALUMINUM STOREFRONT SYSTEM – CLEAR ANODIZED FINISH ARCADIA AFG601T

I INTEGRAL COLOR SPLIT FACE CMU TO MATCH SW 7650 "ELLIE GRAY"



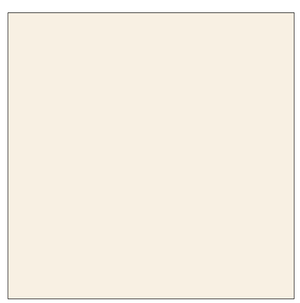
J CLADDED STEEL BEAMS

K STEEL BOLLARDS COLOR: RAL 7038 "MATTE TIGER DRYLAC"



L HOLLOW METAL DOORS – PAINTED SHERWIN WILLIAMS SW 7650 "ELLIE GRAY"

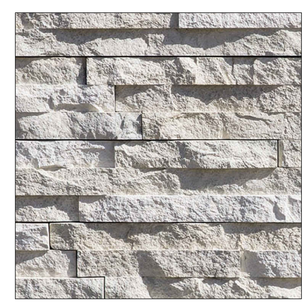
M METAL TRIM CAP – 8" LINK & LOCK BY LONGBOARD – TO MATCH SW 7650 "ELLIE GRAY



H EIFS WITH LIGHT SANDPEBBLE TEXTURE BY DRYVIT PAINT SHERWIN WILLIAMS SW 7104 "COTTON WHITE"

N METAL CAP – COLOR TO MATCH SW 7104 "COTTON WHITE"

O PAINT SHERWIN WILLIAMS SW 7104 "COTTON WHITE"



P STONE VENEER – EL DORADO PRODUCTS, EUROPEAN LEDGE COLOR: "SEA CLIFF"

ALT - 3L

REV:
DATE: 12.12.2022
JOB # A.2204004

AMERICA'S TIRE

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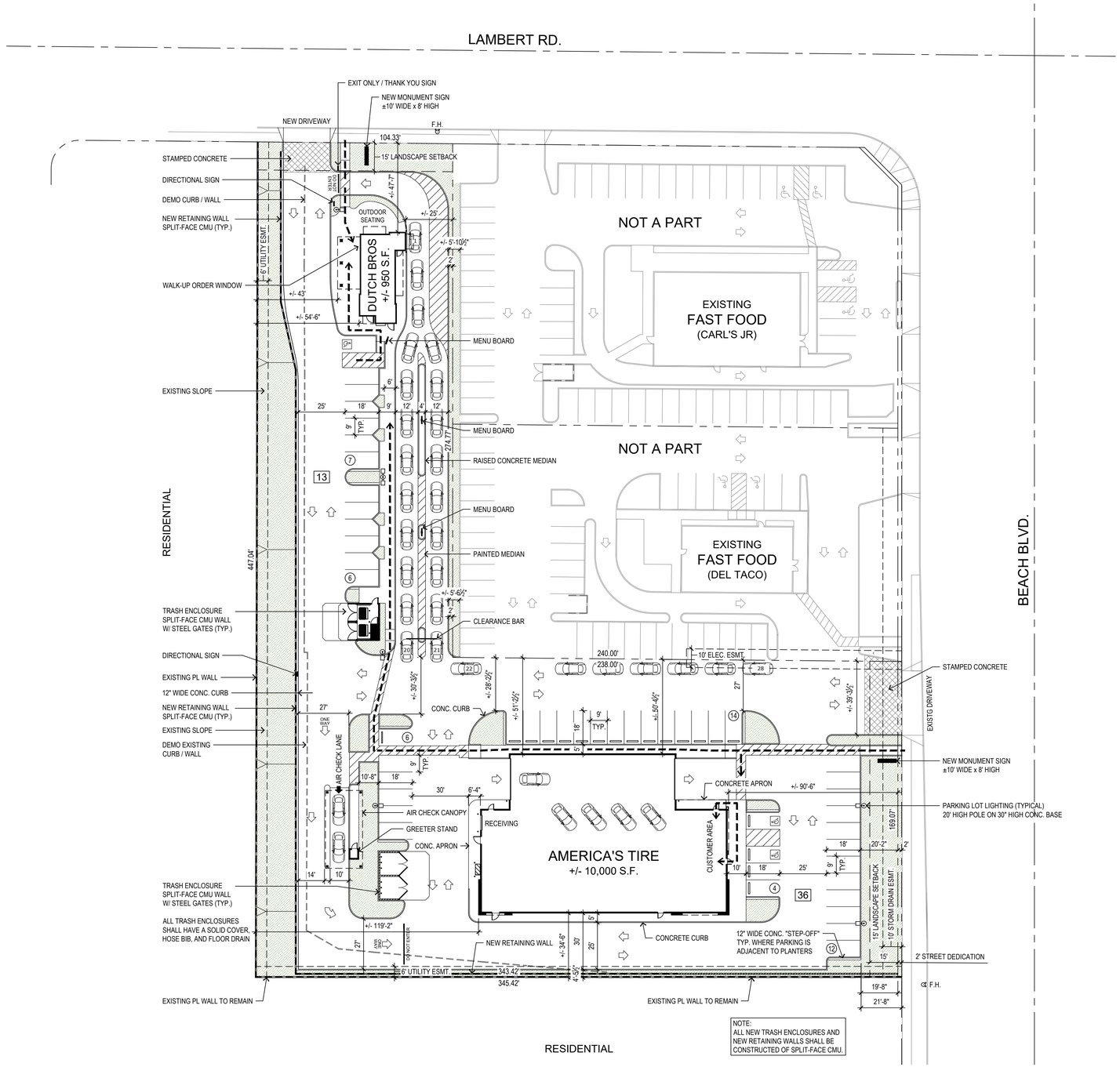
Sheet No.

A.4



SITE PLAN SUMMARY

ADDRESS:	SWC LAMBERT ROAD and BEACH BLVD.
ASSESSOR'S PARCEL NUMBER:	018-431-35
ZONE:	COMMERCIAL (C-2)
LAND AREA (GROSS):	2.0 AC (+/-87,335 S.F.)
BUILDING AREA:	
TIRE SHOP (AMERICA'S TIRE)	+/- 10,000 S.F.
COFFEE DRIVE-THRU (DUTCH BROS.)	+/- 950 S.F.
TOTAL PROPOSED NEW BUILDING AREA	+/- 10,950 S.F.
PARKING:	REQUIRED
DUTCH BROS COFFEE (+/- 950 sf x 8/1000)	8 SPACES
AMERICA'S TIRE (5 bays x 2 spaces each)	10 SPACES
(+/- 960 SF Office/Retail Space x 2.7/1000)	3 SPACES
TOTAL REQUIRED	21 SPACES
TOTAL PROVIDED	49 SPACES
ACCESSIBLE PARKING:	
DUTCH BROS	
REQUIRED	1 VAN SPACE
PROVIDED	1 VAN SPACE
AMERICA'S TIRE	
REQUIRED	2 SPACES (1 REGULAR + 1 VAN)
PROVIDED	2 SPACES (1 REGULAR + 1 VAN)

LEGEND

= LANDSCAPE AREA - SEE LANDSCAPE PLANS

(10) = PARKING COUNT (Each row)

[26] = PARKING COUNT (Subtotal for each building)

ACCESSIBLE PATH OF TRAVEL -
MIN. 4' WIDE, MAX. 5% SLOPE
WITH MAX. 2% CROSS SLOPE.

NORTH

SCALE: 1" = 30'-0"
0' 30' 60'

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NEW COMMERCIAL DEVELOPMENT
AMERICA'S TIRE and
DUTCH BROS COFFEE
SWC Lambert Rd. & Beach Blvd.
La Habra, California

CONCEPTUAL SITE PLAN

January 6, 2023

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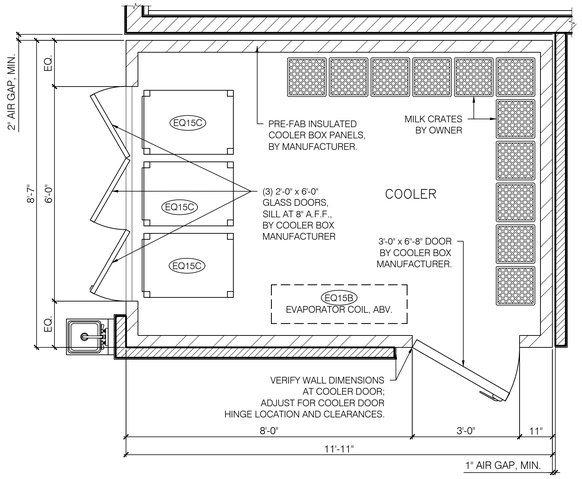


2 ENLARGED COOLER PLAN

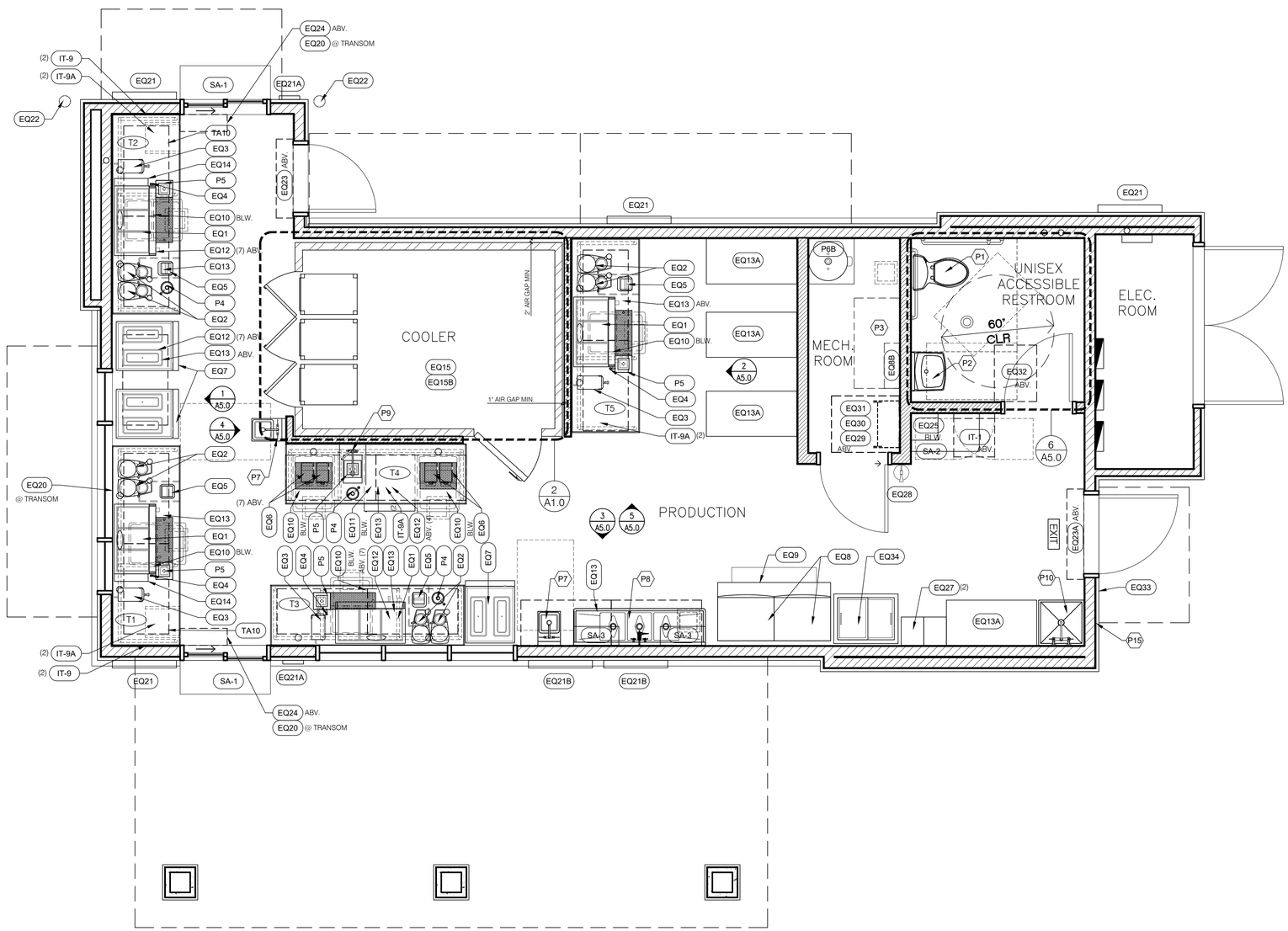
SCALE: 1/2" = 1'-0"

COOLER GENERAL NOTES

1. COOLER INSULATION VALUES FOR WALLS, CEILING, AND DOORS SHALL BE MIN. R-25
2. AUTOMATIC DOOR CLOSERS SHALL BE PROVIDED THAT FULLY CLOSE WALK-IN DOORS THAT HAVE BEEN CLOSED TO WITHIN 1 INCH OF FULL CLOSURE
3. DOORWAYS SHALL HAVE STRIP DOORS, CURTAINS, SPRING-HINGED DOORS OR OTHER METHOD OF MINIMIZING INFILTRATION WHEN DOORS ARE OPEN

GENERAL NOTES

1. THIS DRAWING IS FOR EQUIPMENT LAYOUT PURPOSES ONLY. PLEASE SEE FLOOR PLAN FOR FULLY DIMENSIONED PARTITION LOCATIONS AND ASSEMBLIES.
2. NOTE: PLEASE SEE SHEET G1.0, COVER SHEET, FOR CODE SUMMARY, BUILDING DATA AND EXIT ACCESS REQUIREMENTS.
3. G.C. TO VERIFY ALL DIMENSIONS IN THE FIELD BEFORE COMMENCING CONSTRUCTION.
4. ALL FIRE EXTINGUISHERS SHALL BE STATE CERTIFIED. ALL FIRE EXTINGUISHERS SHALL BE BE PROPERLY MOUNTED AT THE HEIGHT REQUIREMENTS OF NO HIGHER THAN 4'-6" A.F.F. TO THE TOP OF THE EXTINGUISHER AND AT LEAST 6" FROM FLOOR TO THE BOTTOM OF EXTINGUISHER. (NFPA 10: 6.1.3.8)
5. ALL PROPERLY MOUNTED FIRE EXTINGUISHERS SHALL NOT EXCEED 75' OF TRAVEL DISTANCE APART. (NFPA 1: 6.1)
6. FIRE EXTINGUISHERS SHALL BE CONSPICUOUSLY LOCATED WHERE THEY ARE READILY ACCESSIBLE AND IMMEDIATELY AVAILABLE IN THE EVENT OF FIRE. (NFPA 10: 6.1.3)
7. FIRE EXTINGUISHERS SHALL BE LOCATED ALONG NORMAL PATHS OF TRAVEL, INCLUDING EXITS FROM AREAS. (NFPA 10: 6.1.3)
8. FIRE EXTINGUISHERS SHALL NOT BE OBSTRUCTED OR OBSCURED FROM VIEW. (NFPA 10: 6.1.3.3)
7. TACTILE SIGNAGE SHALL BE PROVIDED AT ALL EXIT DOORS TO MEET THE FOLLOWING CRITERIA:
   A. TACTILE SIGNAGE SHALL BE LOCATED AT EACH EXIT DOOR REQUIRING AN EXIT SIGN;
   B. TACTILE SIGNAGE SHALL READ AS FOLLOWS: "EXIT";
   C. TACTILE SIGNAGE SHALL COMPLY WITH ICC/ANSI A117.1



1 EQUIPMENT PLAN

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

0' 2' 4'

TABLE SCHEDULE

ID TAG:	DESCRIPTION:	REMARKS:
T1	108"Wx36"Lx34"H	WALK-UP WINDOW TABLE; CASH DRAWER ON LEFT SIDE; SECURE TO WALL & SEAL W/ GRAY SILICONE. RAPID RINSE STATION SINK, KNOCK BOX & DIPPER WELL BUILT-IN
T2	108"Wx36"Lx34"H	DRIVE-THRU WINDOW TABLE; CASH DRAWER ON RIGHT SIDE; SECURE TO WALL & SEAL W/ GRAY SILICONE. RAPID RISE STATION SINK, KNOCK BOX & DIPPER WELL BUILT-IN.
T3	103"Wx32"Lx34"H	WALK-UP WINDOW TABLE; NO CASH DRAWER; SECURE TO WALL & SEAL W/ GRAY SILICONE. RAPID RINSE STATION SINK, KNOCK BOX & DIPPER WELL BUILT-IN
T4	96"Wx32"Lx34"H	"PIT STATION" TABLE; SECURE TO WALL & SEAL W/ GRAY SILICONE. (2) 10"x14"x4" DRAIN PANS, 10"x18"x4" RAPID RINSE SINK & DIPPER WELL BUILT-IN.
T5	103"Wx36"Lx34"H	"TRAINING TABLE", NO CASH DRAWER; SECURE TO WALL & SEAL W/ GRAY SILICONE. RAPID RINSE STATION SINK, KNOCK BOX & DIPPER WELL BUILT-IN.
TABLE ACCESSORIES		
TA-10	CASH DRAWER	INSTALLED BY RES
TA-11	KNOCK BOX	14 ga., STAINLESS, BUILT INTO STAINLESS STEEL TABLE. KNOCK BOX CROSS BAR - 7/16" DIA. THROUGH BOLT W/ NYLOCK WINGNUT BAR 5/14"x1-1/2" RUBBER INSERT ROUND.

PLUMBING SCHEDULE

REFER TO PLUMBING PLANS FOR SPECIFICATIONS

ID TAG	FIXTURE DESCRIPTION	REMARKS
P-1	LAVATORY TOILET	COLOR: WHITE. NOTE: FLUSH CONTROLS LOCATED ON OPEN SIDE OF W.C.
P-2	LAVATORY SINK	INSTALL WITH ACCESSORIES TO MEET ADA REQUIREMENTS
	LAVATORY SINK FAUCET	
P-3	WATER FILTRATION SYSTEM	CONTACT TOM RUGGLES 714.910.9805 FOR PROJECT SPECIFIC WATER FILTRATION SYSTEM.
P-4	DIPPER WELL	INSTALLED IN STAINLESS STEEL TABLE
P-5	RAPID RINSE STATION	NON-FILTERED COLD WATER. IN STAINLESS STEEL TABLE IN DUMP SINK, GRAINGER 3MRL4 RUBBER GROMMET FOR RINSER SUPPLY LINE.
P-6A	WATER HEATER - TANKLESS	TANKLESS - GAS
P-6B	WATER HEATER - TANK	TANK - ELECTRIC - HIGH RECOVERY RATE
P-7	HAND SINK	PROVIDED BY DBC; INSTALLED BY RES
	HAND SINK FAUCET	NON-FILTERED WATER CONNECTION
P-8	3-COMP SINK	TO BE INSTALLED BY PLUMBING CONTRACTOR, 1.5" DRAIN. TIE ALL DRAINS TOGETHER AND ROUTE TO NEAREST FLOOR SINK. LEVEL FRONT TO BACK AND SIDE TO SIDE AND CAULK TO WALL WITH CLEAR SILICONE.
	3-COMP SINK FAUCET	PROVIDED BY DBC AND INSTALLED BY PC
	LEVER WASTE DRAIN	
P-9	PULL-OUT SPRAYER HANDLE	TO BE INSTALLED ON STAINLESS STEEL TABLE @ DUMP SINK
P-10	MOP SINK	COLOR: WHITE 12" WALLS, 3" DRAIN. MOP HANGER ABOVE.
	MOP SINK FAUCET	SERVICE FAUCET WITH VACUUM BREAKER, INTEGRAL STOPS AND HOSE WITH HOSE BRACKET.
	MOP HANGER	MOUNT AT 60" A.F.F., AT SIDE OF MOP SINK
P-11	FLOOR SINK	12"X12"X6" DEEP CAST IRON BODY SQUARE, WHITE ACID REBISTING PORCELAN ENAMEL INTERIOR AND TOP.
P-12	FLOOR DRAIN	5" ROUND FLOOR DRAIN
P-13	GREASE INTERCEPTOR	50 GPM, BELOW-GRADE AT EXTERIOR, VENTED THROUGH BUILDING, PROVIDE HI TRAFFIC COVER AND ACCESS. FINAL SIZE TO BE COORDINATED WITH LOCAL AUTHORITY
P-14	ROOF DRAIN	COMBINATION MAIN AND OVERFLOW ROOF DRAIN.
	DOWNSPOUT NOZZLE	NO-HUB DOWNSPOUT NOZZLE
P-15	WALL HYDRANT	4" NON-FREEZE WALL HYDRANT, MOUNT AT 24" A.F.F AT REAR ELEVATION.
P-16	YARD HYDRANT	FROST PROOF, 2FT. BURY DEPTH
P-17	RECIRCULATION PUMP	115V. 3.250 RPM. PROVIDE W/ AQUATSTAT AND/ OR TIMER
P-18	BOOSTER PUMP	115V. 30 GPM @ 35 PSI BOOST, 1 HP VARIABLE SPEED CONTROLLER. PROVIDE ALL NECESSARY VALVES AND ACCESSORIES RECOMMENDED BY MFR. FOR A COMPLETE SYSTEM.

RESTROOM ACCESSORIES

ID TAG	DESCRIPTION	MANUFACTURER	MODEL	REMARKS
PA-51	ADA GRAB BAR	BOBRICK	B-5806	SIZE DEPENDANT ON INSTALLION LOCATION
PA-52	MIRROR	BOBRICK	B-165-1836	MOUNTED W/ BOTTOM OF REFLECTIVE SURFACE AT 40" MAX A.F.F.
PA-61	SOAP DISPENSER	TORK	466100	PROVIDED & INSTALLED BY G.C.
PA-62	TOILET PAPER DISPENSER	TORK	59TR	PROVIDED & INSTALLED BY G.C.
PA-63	PAPER TOWEL DISPENSER	TORK	461002	PROVIDED & INSTALLED BY G.C.
PA-64	SANITARY NAPKIN DISPOSAL	BOBRICK	B-254	PROVIDED & INSTALLED BY G.C.
PA-65	TOILET SEAT COVER DISPENSER	BOBRICK	B-221	PROVIDED & INSTALLED BY G.C.

IT SCHEDULE

ID TAG	DESCRIPTION	MANUFACTURER	MODEL	REMARKS
IT-1	LOW VOLTAGE RACK	STRONG	SR-WMS-12U	PROVIDE BLOCKING & MOUNT TOP OF UNIT 7" BELOW SUSP. CEILING. REQUIRES TECH RACK FAN KIT
	TECH RACK FAN KIT	-	-	-
	BACK-UP BATTERY	APC	SC 450VA	PLACED INSIDE THE LOW VOLTAGE RACK
	RACK SHELF	PANDUIT	-	-
	SURGE PROTECTOR	WATTBOX	LIGHTED SURGE PROTECTOR	-
IT-2	AUDIO EQUIPMENT	TBD	TBD	LOCATED IN LOW VOLTAGE RACK
IT-3	IT EQUIPMENT	TBD	TBD	LOCATED IN LOW VOLTAGE RACK
IT-4	AMP	SONOS	TBD	(1) AMP FOR INTERIOR SPEAKERS; (1) AMP FOR EXTERIOR SPEAKERS
IT-5	SPEAKER - CEILING MOUNTED	SONOS	IN-CEILING BY SONANCE	SEE PLAN FOR LOCATION
IT-6	SPEAKER - EXTERIOR MOUNTED	SONOS	OUTDOOR BY SONANCE	SEE PLAN FOR LOCATION
IT-7	NOT USED	-	-	-
IT-8	IPAD 10.2"	APPLE	IPAD 10.2"	IPAD 10.2" REQUIRE SCREEN PROTECTOR (2PK)
IT-8A	IPAD MINI	APPLE	IPAD MINI	-
IT-8B	IPOD TOUCH	APPLE	IPOD TOUCH	REQUIRES OTTERBOX CASE
IT-9	IPAD ADJUSTABLE ARM WALL MOUNT	THE JOY FACTORY	-	-
IT-9A	IPAD CLAMP MOUNT	THE JOY FACTORY	-	-
IT-9B	IPAD MAGNETIC MOUNT	THE JOY FACTORY	-	-
IT-10	IPAD TABLET MOUNT	MAGCONNECT	UNIVERSAL TABLET MODULE	-
IT-11	IPAD CHARGING CABINET	LUXOR 8	TABLET WALL/ DESK CHARGING STATION	8 OUTLET HORIZONTAL POWER CHARGING STRIP W/ PADDED INTERIOR AND RUBBER-COATED DIVIDERS AND 10' CORD
IT-12	3.5MM TO 2-MALE RCA ADAPTER	-	-	-
IT-13	POS SYSTEM	-	-	-
IT-14	CASH DRAWER PRINTER CABLE	APG	-	-
IT-15	5' CAT-5E CABLE	-	-	-
IT-16	PAYPAL READER BUNDLE	-	-	PAYPAL READER BUNDLE - CHIP & TAP W/ CHARGING STATION
IT-17	SECURITY MONITOR	TBD	TBD	VERIFY LOCATION W/ DBC

ARMÉT DAVIS NEWLOVE & ASSOCIATES, AIA ARCHITECTS

1330 OLYMPIC BLVD.
SANTA MONICA, CALIFORNIA 90404
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LICENSED ARCHITECT
PAUL W. DEPPE
C-28602
RE 1-31-23
STATE OF CALIFORNIA

Project No: CA6401

Dutch Bros Coffee - New Freestanding Store
2550 - A1 PROTOTYPE

SWC LAMBERT RD. & BEACH BLVD.
LA HABRA, CA

DATE: 03/01/2022

REV:	DATE:	DESCRIPTION:

SHEET NAME:

EQUIPMENT PLAN/
ENLARGED PLANS

SHEET NUMBER:

A1.0

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Y:\Active Projects\Dutch Bros\22 - CA6401 SEC Beach and Lambert, La Habra, CA\Drawings\CA6401 - A1.0 - EQUIPMENT PLAN - A1.dwg
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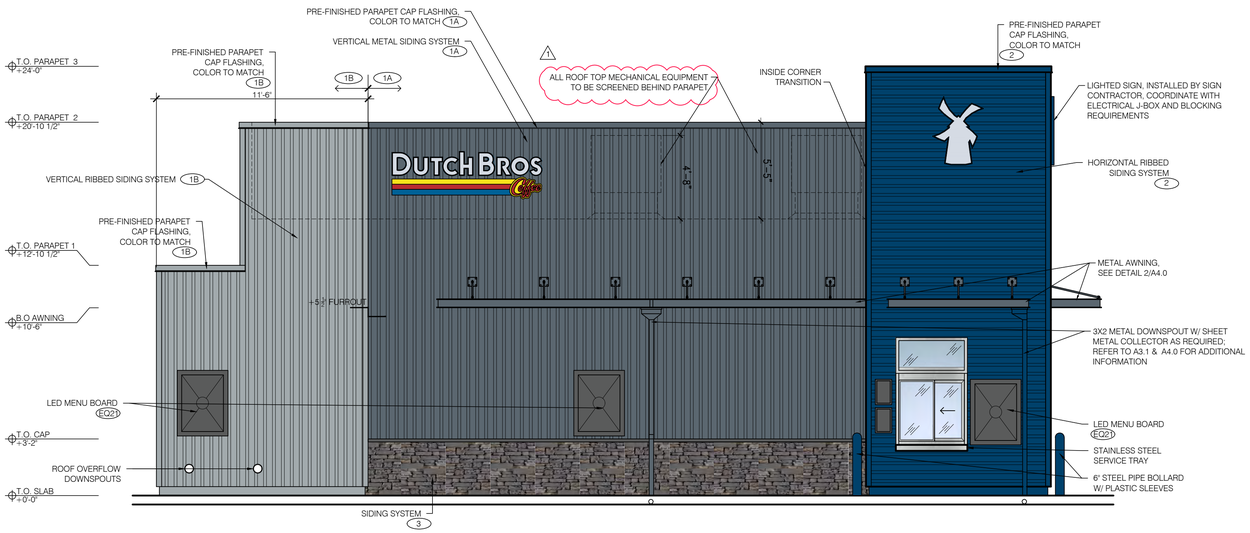
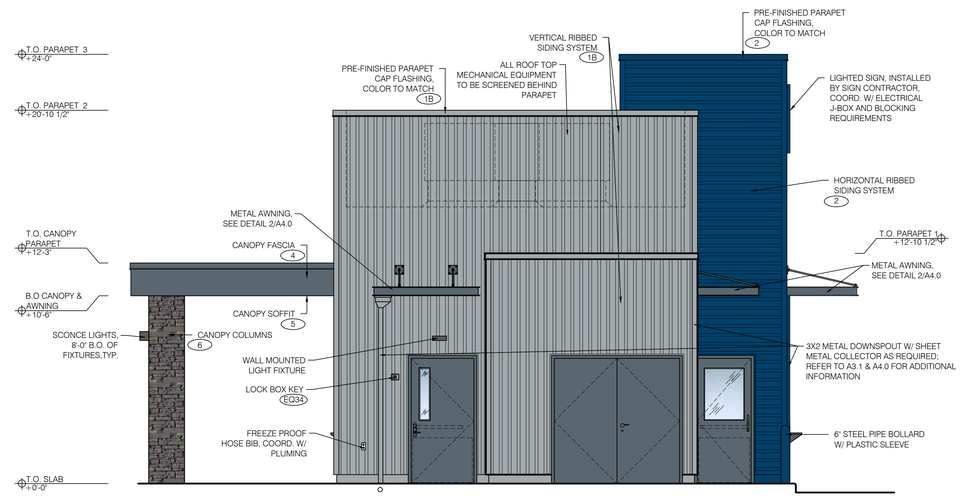
EXTERIOR FINISH SCHEDULE

ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BODY)				
1A	METAL PANEL	WESTERN STATES METAL ROOFING	WESTERN WAVE, 24 ga.	ORIENTATION: VERTICAL; COLOR: BLDG DB DARK GRAY
1B	METAL PANEL	WESTERN STATES METAL ROOFING	WESTERN WAVE, 24 ga.	ORIENTATION: VERTICAL COLOR: BLDG DB LIGHT GRAY
ZONE 2 (TOWER)				
2	METAL PANEL	WESTERN STATES METAL ROOFING	WESTERN WAVE, 24 ga.	ORIENTATION: HORIZONTAL; COLOR: BLDG DB BLUE
ZONE 3 (BASE & COLUMNS)				
3	STONE VENEER	ELDORADO STONE	CLIFFSTONE; BANFF SPRINGS	
	STONE VENEER SILL	ELDORADO STONE	SNAPPED EDGE WAINSCOT SILL; PEWTER	
ZONE 4 (FRAMED CANOPY)				
4	FASCIA	WESTERN STATES METAL ROOFING	METAL FASCIA	COLOR TO MATCH DUTCH BROS DARK GRAY
5	SOFFIT	HEWN ELEMENTS	NATURAL NORTHWESTERN SPRUCE	1X6, T&G, $\frac{3}{8}$" REVEAL
6	COLUMNS	ELDORADO STONE	CLIFFSTONE; BANFF SPRINGS	
NOTE: PROVIDE 3"X2" SMOOTH DOWNSPOUTS AND ALL NECESSARY ADAPTORS AT AWNING AND CANOPY LOCATIONS; DOWNSPOUT COLOR TO MATCH BODY MATERIAL PER ELEVATION				



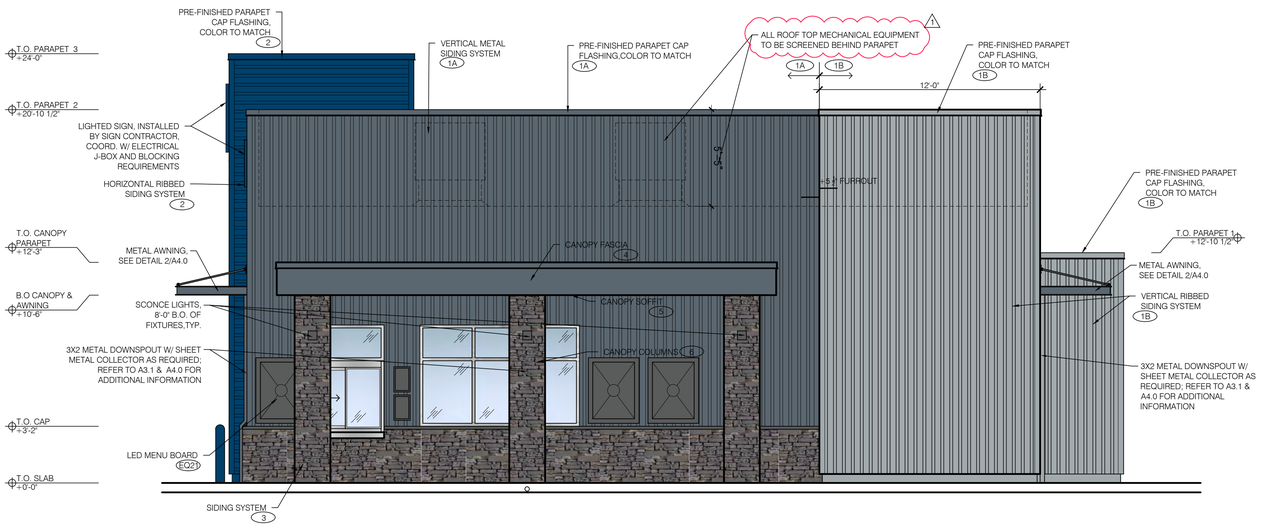
4 EAST ELEVATION - DRIVE-THRU WINDOW

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



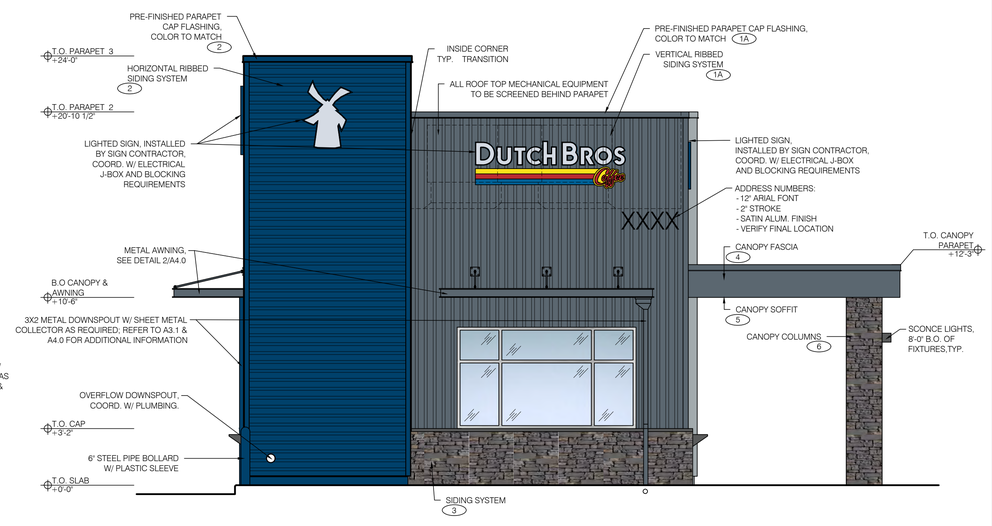
3 SOUTH ELEVATION - REAR ELEVATION

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



2 WEST ELEVATION - WALK-UP WINDOW

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



1 NORTH ELEVATION - FRONT ELEVATION

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

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LICENSED ARCHITECT
PAUL W. DEPPE
C-28602
REN. 1-31-23
STATE OF CALIFORNIA

Project No: CA6401
Dutch Bros Coffee - New Freestanding Store
2550 - A1 PROTOTYPE

SWC LAMBERT RD. & BEACH BLVD.
LA HABRA, CA

DATE: 03/01/2022

REV:	DATE:	DESCRIPTION:
1	5/10/22	DR COMMENT #1

SHEET NAME:

BUILDING ELEVATIONS COLOR

SHEET NUMBER:

A6.1

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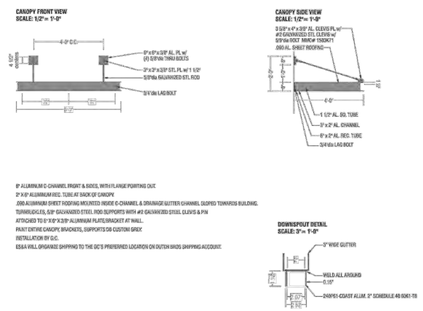
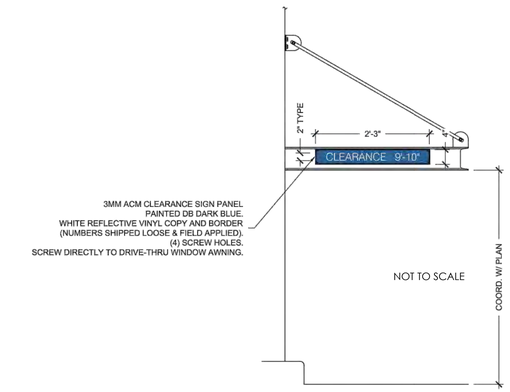
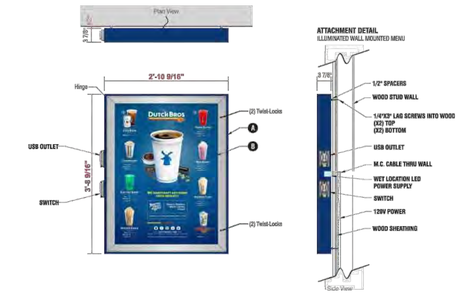
NOTES:

1. MENU AND MONUMENT SIGNS BY OTHER.
2. FOOTINGS FOR SIGNS ARE TO BE VERIFIED BY LICENSED STRUCTURAL ENGINEER AND FOR LOCAL CODES SOIL CONDITIONS.



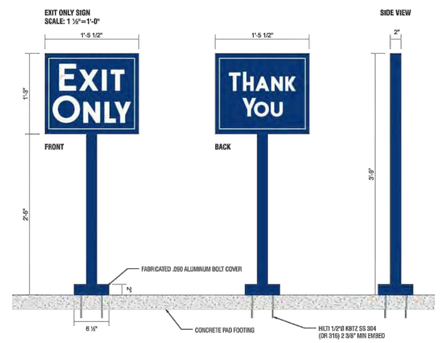


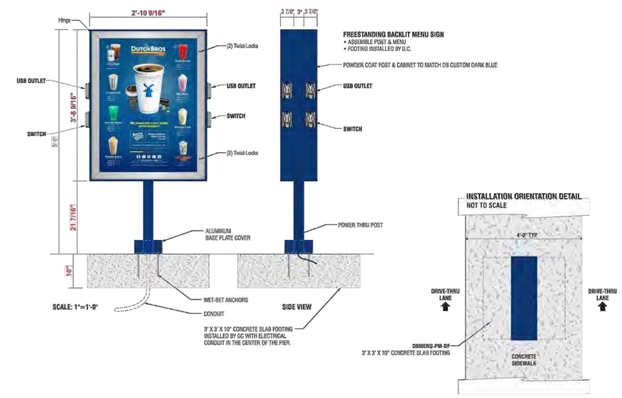
8 AWNING CLEARANCE SIGN BY OTHERS - REFERENCE ONLY

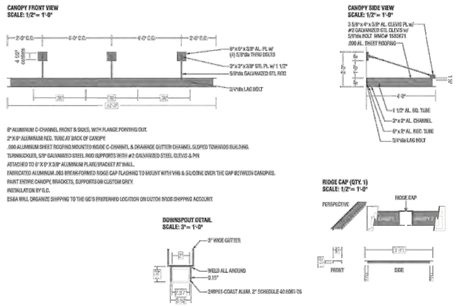


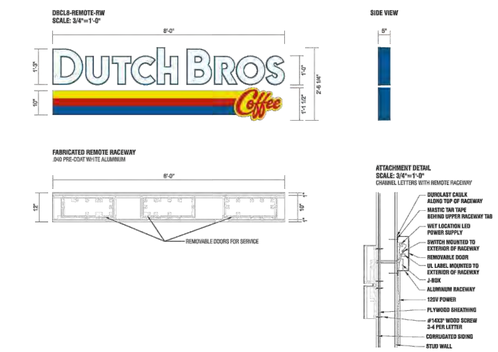
3 BUILDING MENU SIGN BY OTHERS - REFERENCE ONLY

NOT TO SCALE



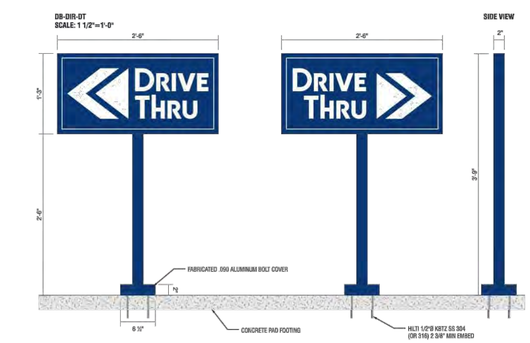






7 BUILDING SIGN BY OTHERS - REFERENCE ONLY

NOT TO SCALE



5 DIRECTIONAL SIGN BY OTHERS - REFERENCE ONLY

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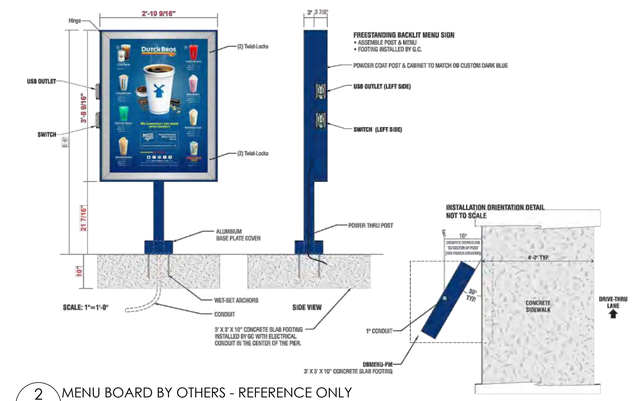
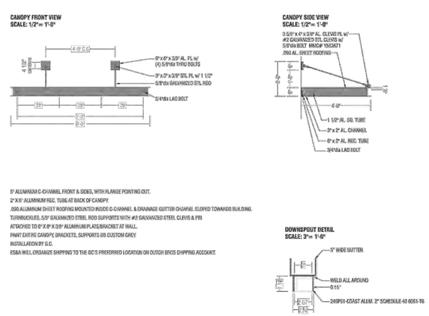


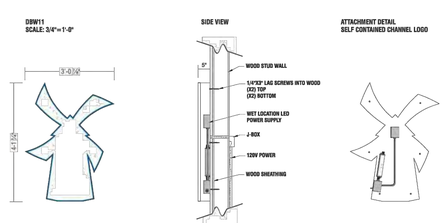
2 MENU BOARD BY OTHERS - REFERENCE ONLY

NOT TO SCALE



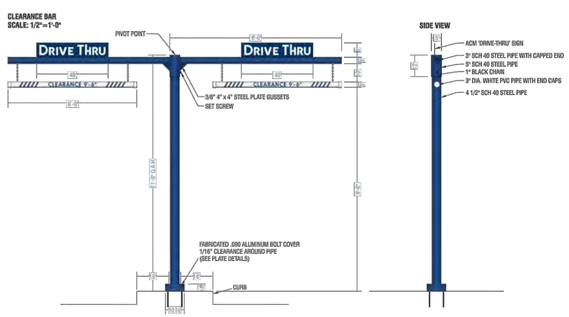
9 PRE-FAB METAL AWNING BY OTHERS - REFERENCE ONLY

NOT TO SCALE



6 BUILDING SIGN BY OTHERS - REFERENCE ONLY

NOT TO SCALE



4 CLEARANCE BAR BY OTHERS - REFERENCE ONLY

NOT TO SCALE

1 MONUMENT SIGN BY OTHERS - REFERENCE ONLY

NOT TO SCALE

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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LICENSED ARCHITECT
PAUL W. DEPPE
C-28602
RE 1-31-23
STATE OF CALIFORNIA

Project No: CA6401

Dutch Bros Coffee - New Freestanding Store

2550 - A1 PROTOTYPE

SWC LAMBERT RD. & BEACH BLVD.
LA HABRA, CA

DATE: 03/01/2022

REV:	DATE:	DESCRIPTION:

SHEET NAME:

BUILDING AND SITE SIGNAGE DETAILS

SHEET NUMBER:

SP2.2

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Y:\Active Projects\Dutch Bros\22 - CA6401-777 S. Beach Blvd., La Habra, CA\Drawings\CA6401 - SP2.2 - BUILDING AND SITE SIGNAGE DETAILS - A1.dwg
8/4/2022 5:24:29 PM, hassna

"The name DUTCH BROS, and all associated logos, distinctive designs, content, information, and other materials featured, displayed, contained herein, and made available by Dutch Bros., including but not limited to, the "look and feel" of the establishments and products, all text, images, colors, configurations, [illegible] (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."

STONE VENEER AT WAINSCOT
ELDORADO STONE
COLOR: BANFF SPRINGS

WAINSCOT SILL
ELDORADO STONE - SNAPPED EDGE
COLOR: PEWTER

METAL PANEL AT TOWER:
WESTERN STATES METAL - WESTERN WAVE, 24 GA
ORIENTATION: HORIZONTAL

COLOR: DUTCH BROS BLUE

METAL PANEL AT BUILDING:
WESTERN STATES METAL - WESTERN WAVE, 24 GA
ORIENTATION: VERTICAL

COLOR: DUTCH BROS DARK GRAY

COLOR: DUTCH BROS LIGHT GRAY

DUTCH BROS Coffee

Dutch Bros Coffee CA6401
SWC Lambert Rd. & Beach Blvd.
La Habra, CA

ARMET DAVIS NEWLOVE ARCHITECTS
PHONE: 310-773-7772

J:\Dwgs\ArchSource\Beach and Lambert\1-SD\bl-plp.dwg Fri,06 Jan,2023-11:03am Plotted by:Roy

LEGEND

1. OUTDOOR SEATING
2. CONCRETE PAVING
3. WALK-UP SERVICE WINDOW / CANOPY
4. TRASH ENCLOSURE
5. MONUMENT SIGN
6. SCREENING HEDGE
7. ENHANCED COLORED CONCRETE PAVING AT ENTRY DRIVE
8. 12" CONCRETE STEP OUT AT PLANTER ISLANDS (TYPICAL)
9. BIO RETENTION SYSTEM PER CIVIL ENGINEERS PLANS
10. AIR CHECK CANOPY

PLANT SCHEDULE

TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE / FORM	HT. X SPRD. X CAL. (MIN)	WATER USE	DESCRIPTION
▲	LAGERSTROEMIA INDICA	CRAPE MYRTLE	36" BOX STD.	9'H X 5'W X 2"CAL.	M	FLOWERING TREE
+	TIPUANA TIPU	TIPU TREE	24" BOX STD.	10'H X 4'W X 1-1/4" CAL.	L	EVERGREEN CANOPY

SHRUBS, GRASSES, & GROUNDCOVERS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
	AGAVE AMERICANA	CENTURY PLANT	5 GAL.	60" O.C.	VL	LARGE SUCCULENT
	AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL.	36" O.C.	L	SUCCULENT ACCENT
	ALOE 'BLUE ELF'	BLUE ELF ALOE	1 GAL.	18" O.C.	L	SMALL SUCCULENT
	BOUGAINVILLEA 'TORCH GLOW'	TORCH GLOW BOUGAINVILLEA	5 GAL.	36" O.C.	L	FLOWERING ACCENT
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLEBRUSH	5 GAL.	30" O.C.	L	FLOWERING SHRUB
	DIANELLA 'CASSA BLUE'	CASSA BLUE FLAX LILY	1 GAL.	24" O.C.	L	SMALL UPRIGHT ACCENT
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.	36" O.C.	VL	UPRIGHT ACCENT
	MYOPORUM PARVIFOLIUM	MYOPORUM	1 GAL.	36" O.C.	L	EVERGREEN GROUNDCOVER
	PITTOSPORUM 'SILVER SHEEN'	SILVER SHEEN TOBIRA	5 GAL.	48" O.C.	M	LARGE SHRUB
	OLEA X 'MONTRA'	LITTLE OLLIE	5 GAL.	48" O.C.	L	LARGE SHRUB
	PODOCARPUS GRACILIOR	FERN PINE	15 GAL.	60" O.C.	M	SCREENING SHRUB

WATER USE KEY:
VL = VERY LOW WATER USE, L = LOW WATER USE, M = MODERATE WATER USE, H = HIGH WATER USE. WATER USE STATED IS PER 'WATER USE CLASSIFICATION OF LANDSCAPE SPECIES' (ALSO REFERRED TO AS WUCOLS IV) FOR THE CITY OF LA HABRA.

EXISTING PLANT SCHEDULE

TREES

SYMBOL	BOTANICAL NAME	COMMON NAME
#	CUPANIOPSIS ANACARDIOIDES	CARROTWOOD TREE
○	EUCALYPTUS VIMINALIS	MANNA GUM
▲	LAGERSTROEMIA INDICA	PURPLE TOWER CRAPE MYRTLE
⁂	SCHINUS MOLLE	CALIFORNIA PEPPER TREE
	SYAGRUS ROMANZOFFIANUM	QUEEN PALM
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM

NOTE: THE LETTER (E) NEXT TO A TREE SYMBOL INDICATES AN EXISTING TREE TO BE PROTECTED IN PLACE. THE LETTER (R) INDICATES AN EXISTING TREE TO BE REMOVED FROM SITE.

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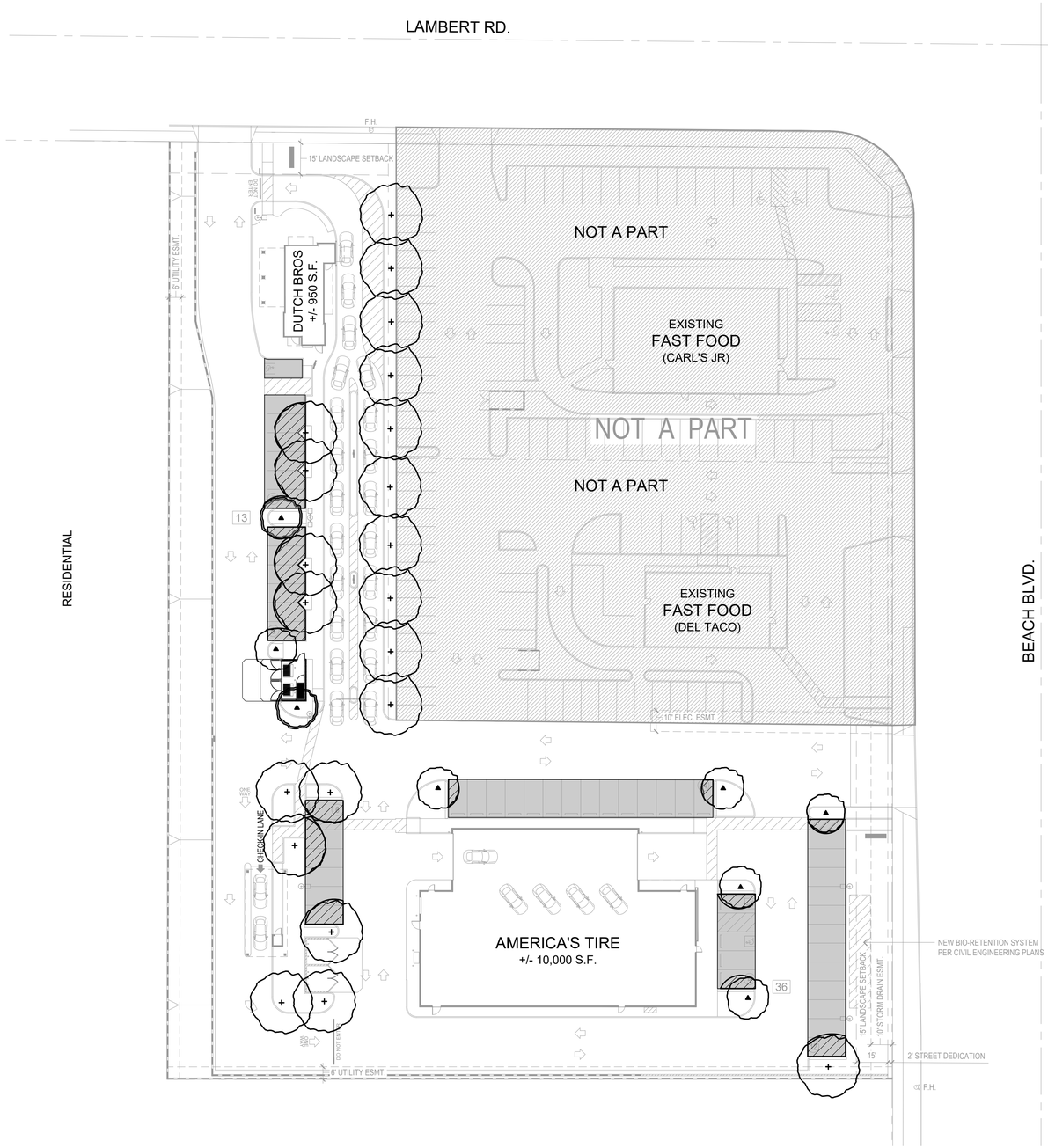
PRELIMINARY LANDSCAPE PLAN

L1.1

JANUARY 5, 2023



SHADE CALCULATION

AREA OF PARKING STALLS (TOTAL PROVIDED STALLS = 49 X 162 S.F. PER STALL)	= 7,938 S.F.
TOTAL REQUIRED SHADE AREA (50%)	= 3,969 S.F.
TOTAL AREA OF SHADE FROM TREES (TREES AT 15 YEARS MATURITY)	= 3,985 S.F
TOTAL SHADED AREA	= 3,985 S.F. (50%)

SHADE AND PAVING LEGEND

AREA OF PARKING STALLS

SHADE PROVIDED BY TREES AT 15 YEARS GROWTH

PLANT SCHEDULE

TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE / FORM	HT. X SPRD. X CAL. (MIN)	WATER USE
▲	LAGERSTROEMIA INDICA	CRAPE MYRTLE	36" BOX STD.	9'H X 5'W X 2"CAL.	M
+	TIPUANA TIPU	TIPU TREE	24" BOX STD.	10'H X 4'W X 1-1/4" CAL.	L

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PRELIMINARY SHADE PLAN

L2.1

JANUARY 5, 2023

TREES

LAGERSTROEMIA INDICA /
CRAPE MYRTLE

TIPUANA TIPU /
TIPU TREE

SHRUBS, GRASSES & GROUNDCOVERS

AGAVE AMERICANA /
CENTURY PLAN

AGAVE ATTENUATA /
FOXTAIL AGAVE

ALOE 'BLUE ELF' /
BLUE ELF ALOE

BOUGAINVILLEA 'TORCH GLOW' /
TORCH GLOW BOUGAINVILLEA

CALLISTEMON 'LITTLE JOHN' /
DWARF BOTTLEBRUSH

DIANELLA 'CASSA BLUE' /
CASSA BLUE FLAX LILY

HESPERALOE PARVIFLORA /
RED YUCCA

MYOPORUM PARVIFOLIUM /
MYOPORUM

OLEA X 'MONTRA' /
LITTLE OLLIE

PITTOSPORUM 'SILVER SHEEN' /
SILVER SHEEN TOBIRA

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LANDSCAPE IMAGERY
L3.1

JANUARY 5, 2023