

LEGEND:

(---)	PROPERTY LINE
(---)	EXISTING EASEMENT
(---)	CENTERLINE
(---)	PROPOSED CONCRETE
(---)	PROPOSED LANDSCAPE
(---)	PROPOSED AC PAVEMENT
(---)	PROPOSED PERVIOUS PAVERS
(---)	PROPOSED POROUS CONCRETE
(---)	PROPOSED FENCELINE
(---)	ACCESSIBLE PATH OF TRAVEL
(---)	EXISTING EASEMENT LABEL

SITE ADDRESS
1838 SWEETWATER ROAD
NATIONAL CITY, CA 91950

APN
563-231-32-00

DEVELOPER
BOERSMA BROS. LLC,
P.O. BOX 1929
GRANTS PASS, OR 97528
CONTACT: JOHN CAGLIA
TEL.: 714.883.9092

CIVIL ENGINEER
COMMERCIAL DEVELOPMENT RESOURCES
695 TOWN CENTER DRIVE #110
COSTA MESA, CA 92626
CONTACT: AARON ALBERTSON, P.E.
TEL.: 949.610.8997

ABBREVIATIONS:

(XX.XX)	EXISTING ELEVATION
APN	ASSESSOR'S PARCEL NUMBER
BW	BOTTOM OF WALL
BOW	BACK OF WALK
CF	CURB FACE
CIP	CAST IRON PIPE
CL	CENTERLINE
ELEV	ELEVATION
ELEC	ELECTRICAL
EPB	ELECTRIC PULL BOX
EX	EXISTING
FG	FINISH GRADE
FF	FINISH FLOOR
FL	FLOW LINE
FS	FINISH SURFACE
FW	FIRE WATER
GB	GRADE BREAK
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
OC	ON CENTER
PL	PROPERTY LINE
PROP	PROPOSED
SD	STORM DRAIN
SS	SANITARY SEWER
TC	TOP OF CURB
TG	TOP OF GRATE
TYP	TYPICAL
TW	TOP OF WALL
VCP	VITRIFIED CLAY PIPE
W	WIDTH
WM	WATER METER

SURVEY
CDS COMMERCIAL DUE DILIGENCE SERVICES
3550 W ROBINSON STREET, 3RD FLOOR
NORMAN, OK 73072
CONTACT: AARON M. HAVENS
TEL.: 405.253.2444

ARCHITECT
ARMET DAVIS NEWLOVE & ASSOCIATES
1330 OLYMPIC BOULEVARD
SANTA MONICA, CA 90404
CONTACT: PAUL DEPPE AIA, NCARB, CASp
TEL.: 310.452.5533

EARTHWORK QUANTITIES

CUT: 290 CY
FILL: 60 CY
NET: 230 CY (EXPORT)

NOTE: THESE ARE ENGINEER'S ESTIMATES ONLY. THESE QUANTITIES ARE MEANT FOR BONDING AND PERMITTING PURPOSES ONLY. CONTRACTOR TO PERFORM THEIR OWN TAKE-OFFS FOR BIDDING AND CONSTRUCTION PURPOSES. REFERENCE SOIL REPORT.

PROJECT SITE DATA

PROPERTY AREA TOTAL = 20,000 SF (0.459 AC)
EXISTING CONDITION:
IMPERVIOUS AREA = 13,923 SF (66%)
PERVIOUS AREA = 7,113 SF (34%)
PROPOSED CONDITION:
IMPERVIOUS AREA = 4,656 SF (22%)
PERVIOUS AREA = 16,380 SF (78%)

PARKING COUNT

1 SPACE PER 200 SF

BUILDING SQUARE FOOTAGE = 1,025 sf

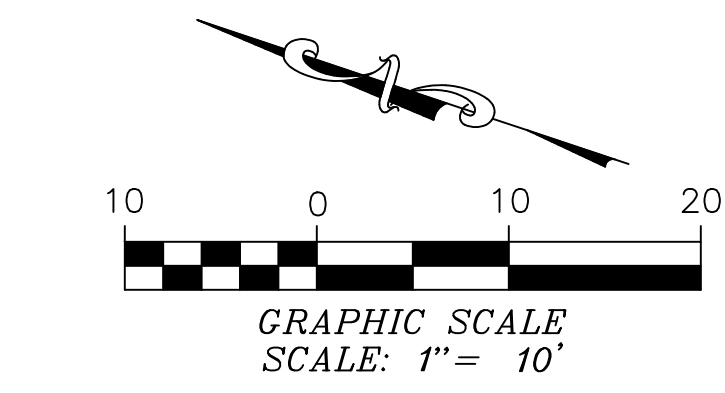
PARKING REQUIRED: 5 STALLS
PARKING PROVIDED: 7 STALLS

GENERAL PLAN: MIXED USE

ZONING: MXD-2

FEMA FLOOD ZONE:
THE SUBJECT PROPERTY LIES WITHIN ZONE SHADED "X" OF FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAP NUMBER 06073C 1912 G BEARING AN EFFECTIVE DATE OF 5/16/2012.

ZONE SHADED "X" DENOTES AREAS WITH REDUCED FLOOD RISK DUE TO LEVEE.



SHEET INDEX	
SHEET NO.	SHEET TITLE
01	CONCEPTUAL SITE PLAN
02	CONCEPTUAL GRADING PLAN
03	CONCEPTUAL UTILITY PLAN

DRAWN BY: WRA
CHECKED BY: HMY
DATE: 09/17/2025

APPROVED: **BENCHMARK:**
BM #A-120-45
1/4" AVE. 89' W. CURB 1/4" AVE. @ S/O S/1 28TH ST. SW
ELEVATION = 60.97

NUMBER DATE

PLANS PREPARED BY:

AARON M. ALBERTSON
R.C.E. 65513, EXP. 09/30/25

DATE: 9/17/2025

PROFESSIONAL ENGINEER
AARON M. ALBERTSON
NO. 65513
EXP. 9/30/25
CIVIL
STATE OF CALIFORNIA

Commercial Development Resources
Today's Ideas. Tomorrow's Reality.
895 Town Center Drive #110 Costa Mesa CA 92626
1.549.610.8997 www.CDRP.com

BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 18°27'48" WEST ALONG THE EAST LINE OF LOT 7 AND LOT 8 AS SHOWN ON MAP NO. 8432, IN THE OFFICE OF SAN DIEGO COUNTY RECORDER, STATE OF CALIFORNIA.

CONCEPTUAL SITE PLAN

DUTCH BROS
1838 SWEETWATER ROAD
NATIONAL CITY, CA 91950
APN: 563-231-32-00

SHEET
CG-01
01 OF 03

S:\Projects\2025\25052_Dutch_Bros_1838_Sweetwater_Rd_National_City_CA_03 - Civil\04 - Conceptual Grading\25052-CG-01 - Conceptual Site Plan.dwg



LANDSCAPE LEGEND

KEY	COMMENTS
A	NEW LANDSCAPE AREA WITH AMENDED SOIL
B	NEW IRRIGATION CONTROLLER - WALL MOUNTED IN STAINLESS STEEL ENCLOSURE

CONSULTANT REFERENCE LEGEND (LANDSCAPE PLAN) [R#]

R1	NEW CONCRETE CURB / CURB & GUTTER - REFER TO CIVIL PLANS
R2	NEW PEDESTRIAN CONCRETE PAVING - REFER TO CIVIL PLANS
R3	NEW VEHICULAR PAVING - REFER TO CIVIL PLANS
R4	NEW LIGHT POLE - REFER TO ARCHITECTURE PLANS
R5	NEW BUILDING / BUILDING COLUMNS - REFER TO ARCHITECTURE PLANS
R6	NEW TRASH ENCLOSURE - REFER TO ARCHITECTURE PLANS
R7	NEW DRIVE THRU EQUIPMENT - REFER TO ARCHITECTURE PLANS
R8	NEW SIGNAGE - REFER TO ARCHITECTURE PLANS
R9	UNDERGROUND UTILITY - REFER TO CIVIL PLANS SD = STORM DRAIN FW = FIRE WATER W = DOMESTIC WATER G = GAS SS = SANITARY SEWER E = ELECTRIC
R10	NEW CATCH BASIN - REFER TO CIVIL PLANS
R11	EXISTING IRRIGATION WATER METER & BACKFLOW PREVENTER - REFER TO CIVIL PLANS
R12	NEW DOMESTIC WATER METER & BACKFLOW PREVENTER - REFER TO CIVIL PLANS
R13	FIRE HYDRANT - REFER TO CIVIL PLANS
R14	NEW GREASE INCEPTOR - REFER TO CIVIL PLANS
R15	EXISTING ELECTRICAL TRANSFORMER - REFER TO CIVIL PLANS
R16	EXISTING ELECTRICAL POLE & OVERHEAD POWER LINES - REFER TO CIVIL PLANS
R17	EXISTING WATER METER & BACKFLOW TO BE RE-PURPOSED FOR IRRIGATION - REFER TO CIVIL PLANS

EXISTING PLANT LEGEND

EX. TREES	BOTANICAL / COMMON NAME	EX. TREES	BOTANICAL / COMMON NAME
	EUCALYPTUS CIT. LEMON SCENTED GUM		PHOENIX DACT. DATE PALM
	TIPUANA TIPU TIPU TREE		
EX. SHRUBS	BOTANICAL / COMMON NAME		
	VARIOUS SPECIES: SENECIO SP., RHAPHIOLEPIS SP., WESTRINGIA SP., LANTANA SP., DIANELLA SP.,		

HYDROZONE INFORMATION TABLE

REFERENCE ETO: 48.7 (CHULA VISTA)		ETAF: NON-RESIDENTIAL: 0.45				
HYDROZONE # / PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF / IE)	LANDSCAPE AREA (LA) (SQ. FT.)	ESTIMATED WATER USE (ETWU) = ETAF x LA x ETO x 0.62
REGULAR LANDSCAPE AREAS (RLA)						
TREES & SHRUBS - LOW (ON SITE)	0.3	DRIP	0.81	0.37	4,039	45,168
TREES & SHRUBS - LOW (OFF SITE)	0.5	DRIP	0.81	0.37	3,049	34,097
					TOTALS	7,088
SPECIAL LANDSCAPE AREAS (SLA)						
SLA -	NA	NA	NA	1.0		
SLA -	NA	NA	NA	1.0		
					SLA TOTALS	0
						ESTIMATED TOTAL WATER USE (ETWU)
						79,265
						MAXIMUM ALLOWED WATER ALLOWANCE (MAWA)
						96,307

ETWU (ANNUAL GALLONS REQUIRED) = ETO X 0.62 X ETAF X AREA
 WHERE 0.62 IS A CONVERSION FACTOR THAT CONVERTS ACRE-INCHES PER ACRE PER YEAR TO GALLONS PER ACRE PER SQUARE FOOT PER YEAR

MAXIMUM APPLIED WATER ALLOWANCE (MAWA) CALCULATIONS

MAWA (ANNUAL GALLONS ALLOWED) = ETO x 0.62 x [ETAF x RLA + 1.0 x SLA]
 WHERE 0.62 IS A CONVERSION FACTOR THAT CONVERTS ACRE-INCHES PER ACRE PER YEAR TO GALLONS PER ACRE PER SQUARE FOOT PER YEAR; LA IS THE TOTAL LANDSCAPE AREA IN SQUARE FEET; SLA IS THE TOTAL SPECIAL LANDSCAPE AREA IN SQUARE FEET, AND ETAF IS 0.55 FOR RESIDENTIAL AREAS AND 0.45 FOR NON-RESIDENTIAL AREAS

$$MAWA = 48.7 \times 0.62 \times [0.45 \times 7,088 + 1.0 \times 0]$$

$$= 30,194 \times 3,189.6 + 0$$

$$= 30,194 \times 3,189.6$$

96,307 (GALLONS PER YEAR)

LANDSCAPE AREA CALCULATIONS

- MINIMUM LANDSCAPE AREA REQUIRED = 20% (*18.44.090):
 - LANDSCAPE AREA: 4,039 SF (ON-SITE)
 - TOTAL LOT AREA: 20,000 SF
 - 4,039 / 20,000 = .202 (20.2%)
 - 1 TREE FOR 7 PARKING STALLS (*18.44.110.6.a): 7 PARKING STALLS SHOWN = 1 TREE REQUIRED (5 TREES SHOWN)
- *NATIONAL CITY MUNICIPAL CODE

LANDSCAPE & IRRIGATION NOTES

- A 3" DEEP LAYER OF ORGANIC PLANTING MULCH SHALL BE INSTALLED IN ALL LANDSCAPE AREAS (EXCLUDING TURF AREAS).
- ROOT BARRIERS SHALL BE INSTALLED AT ALL TREES AS SHOWN ON PLANTING PLANS AND/OR WHEN INSTALLED WITHIN 5'-0" OF UTILITIES, CONCRETE PAVING, CURB OR OTHER FLATWORK. ROOT BARRIERS SHALL BE A MINIMUM OF 10'-0" IN LENGTH AND CENTERED ON THE TREE TRUNK.
- ALL IRRIGATION SYSTEMS SHALL BE OPERATED BY AN AUTOMATIC CONTROLLER UTILIZING EVAPOTRANSPIRATION OR SOIL MOISTURE SENSOR DATA AND WILL HAVE MANUAL SHUT OFF VALVES.
- ALL IRRIGATION COMPONENTS MUST COMPLY WITH ALL LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS.
- A MINIMUM OF ONE FOOT DEPTH OF UNCOMPACTED SOIL SHALL BE PROVIDED FOR WATER ABSORPTION AND ROOT GROWTH IN EACH PLANTED AREA.
- A SOILS REPORT SHALL BE PREPARED AND SUBMITTED WITH THE CERTIFICATE OF COMPLETION. SOIL SAMPLES SHALL BE COLLECTED AFTER GRADING OPERATIONS ARE CONDUCTED AND PRIOR TO THE INSTALLATION OF LANDSCAPE MATERIALS.
- A 3 FEET (MINIMUM) CLEAR SPACE SHALL BE PROVIDED AROUND ALL FIRE PROTECTION EQUIPMENT SUCH AS FIRE HYDRANTS, FIRE DEPARTMENT CONNECTIONS (FDC), POST-INDICATOR VALVES (PIV), AND BACK FLOW PREVENTER FOR THE FIRE SPRINKLER SYSTEM (OS&Y). (CFC §507.5.5 & §509.2)
- TREES SHALL BE MAINTAINED TO PROVIDE AN UNOBSTRUCTED VERTICAL CLEARANCE OF 13 FEET 6 INCHES (MINIMUM) FROM ALL FIRE LANES. (CFC §503.2.1)



LAGERSTROEMIA INDICA x FAURIEI NATCHEZ NATCHEZ CRAPE MYRTLE

PLANT LEGEND

TREES	QTY.	BOTANICAL / COMMON NAME	SIZE	FORM / COMMENTS	WATER USE	DETAIL REF.	SIZE (HxW)
	5,000	LAGERSTROEMIA INDICA x FAURIEI NATCHEZ NATCHEZ CRAPE MYRTLE	24" BOX	STANDARD	LOW	-	H: 20' - 25' W: 15' - 20'
SHRUBS	QTY.	BOTANICAL / COMMON NAME	SIZE	SPACING / COMMENTS	WATER USE	DETAIL REF.	SIZE (HxW)
	-	FURCRAEA FOETIDA 'MEDIOPICTA' NCN	5 GAL	PER PLAN	LOW	-	H: 4' - 5' W: 6' - 8'
	-	HESPERALOE PARVIFLORA RED YUCCA	5 GAL	PER PLAN	VERY LOW	-	H: ±3' W: ±3'
	-	WESTRINGIA FRUTICOSA MORNING LIGHT MORNING LIGHT COAST ROSEMARY	5 GAL	3'-0" O.C.	LOW	-	H: 3' - 4' W: 4' - 5'
GROUND COVER	QTY.	BOTANICAL / COMMON NAME	SIZE	SPACING / COMMENTS	WATER USE	DETAIL REF.	SIZE (HxW)
	-	ARCTOSTAPHYLOS 'EMERALD CARPET' EMERALD CARPET MANZANITA	1 GAL	3'-0" O.C.	LOW	-	H: ±1' W: 4' - 5'
	-	SENECIO MANDRALISCAE BLUE CHALK STICKS	1 GAL	2'-0" O.C.	LOW	-	H: 1' - 2' W: 2' - 3'



FURCRAEA FOETIDA 'MEDIOPICTA' NCN



HESPERALOE PARVIFLORA RED YUCCA



WESTRINGIA F. MORNING LIGHT MORNING LIGHT COAST ROSEMARY



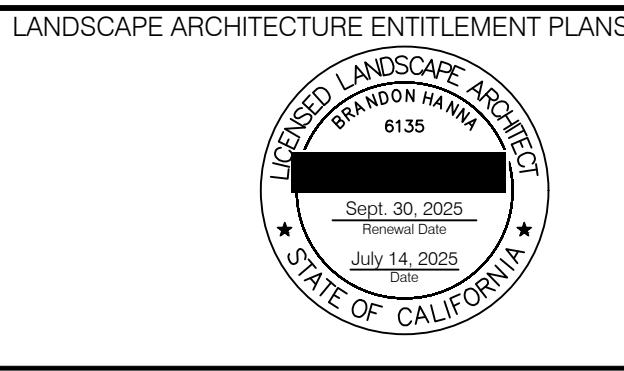
ARCTOSTAPHYLOS 'EMERALD CARPET' EMERALD CARPET MANZANITA



SENECIO MANDRALISCAE BLUE CHALK STICKS

REVISIONS		
NUMBER	DATE	APPROVED

DRAWN BY: BH
 CHECKED BY: BH
 DATE: JULY 14, 2025
 BENCHMARK:
 BM #A-152-45
 "K" AVE. BP W. CURB "K" AVE. 8' S/O S/1 28TH ST. SW
 ELEVATION = 60.97



LANDSCAPE ARCHITECTURE ENTITLEMENT PLANS PREPARED BY:
 BASIS OF BEARINGS:
 THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 18°27'43" WEST ALONG THE EAST LINE OF LOT 7 AND LOT 8 AS SHOWN ON MAP NO. 8432, IN THE OFFICE OF SAN DIEGO COUNTY RECORDER, STATE OF CALIFORNIA.

LANDSCAPE PLAN
 DUTCH BROS
 1838 SWEETWATER ROAD
 NATIONAL CITY, CA 91950
 APN: 563-231-32-00

SHEET
L-1

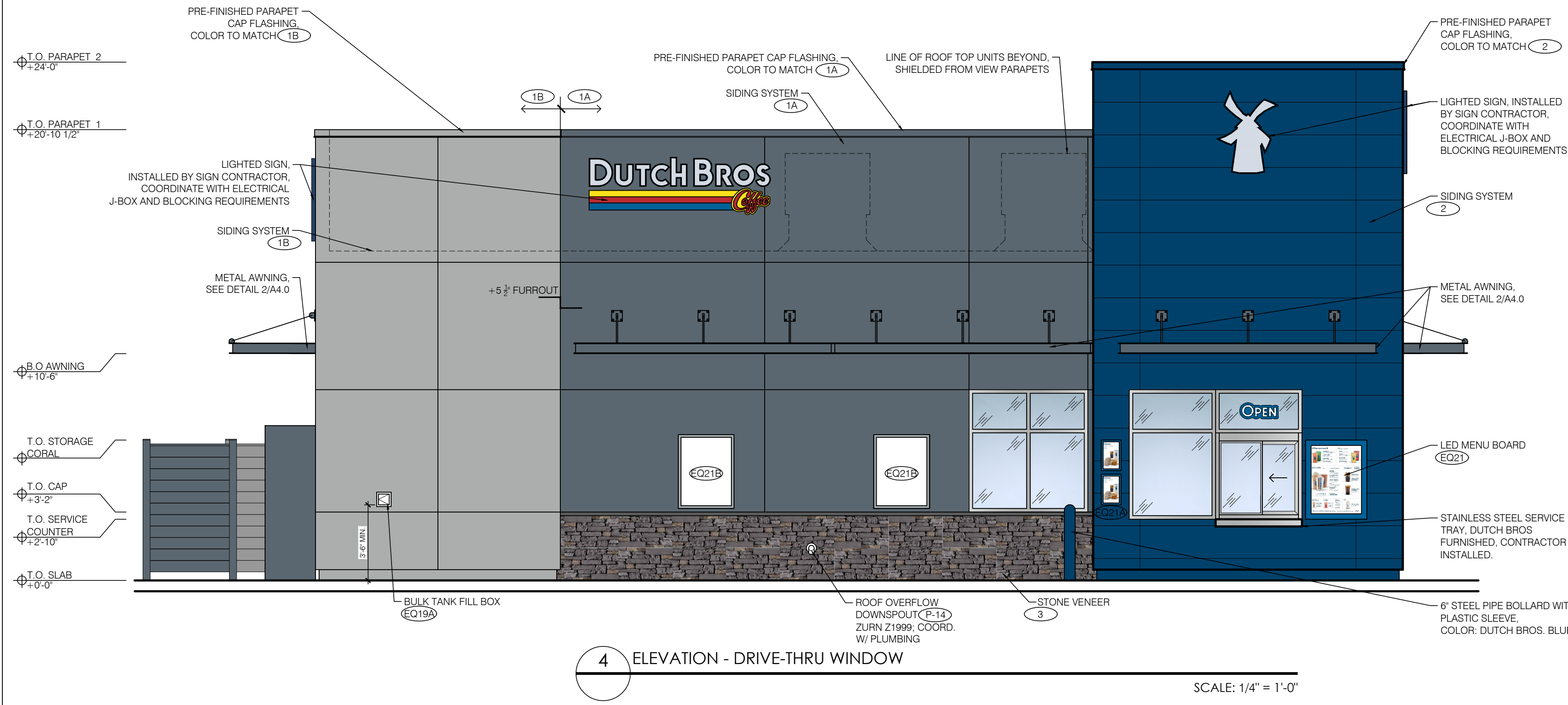
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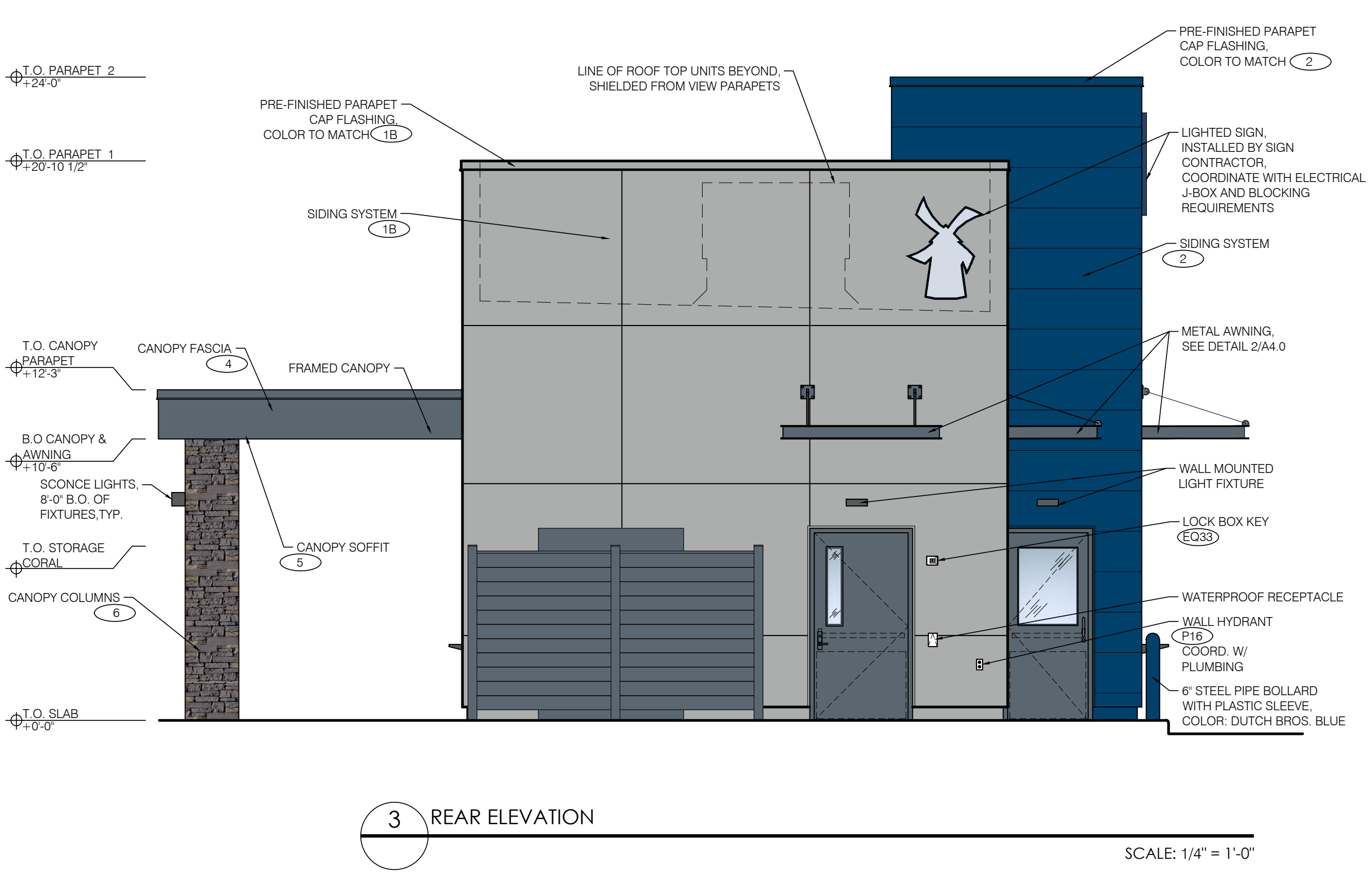
EXTERIOR FINISH SCHEDULE

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 3030 W/ OPEN OUTSIDE CORNERS	GC TO ORDER PANELS UNPAINTED; OPEN OUTSIDE CORNERS AND PANELS TO BE PAINTED BY GC 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	
ZONE 4 (FRAMED CANOPY)				
4	FASCIA	WESTERN STATES METAL ROOFING	T-GROOVE, 10"	3 SIDES; COLOR: BLDG DB DARK GRAY
5	SOFFIT	HEWEN ELEMENTS	NATURAL NORTHWESTERN SPRUCE	1X6, T&G, 1/2" REVEAL
6	COLUMNS	ELDORADO STONE	CLIFFSTONE, BANFF SPRINGS	

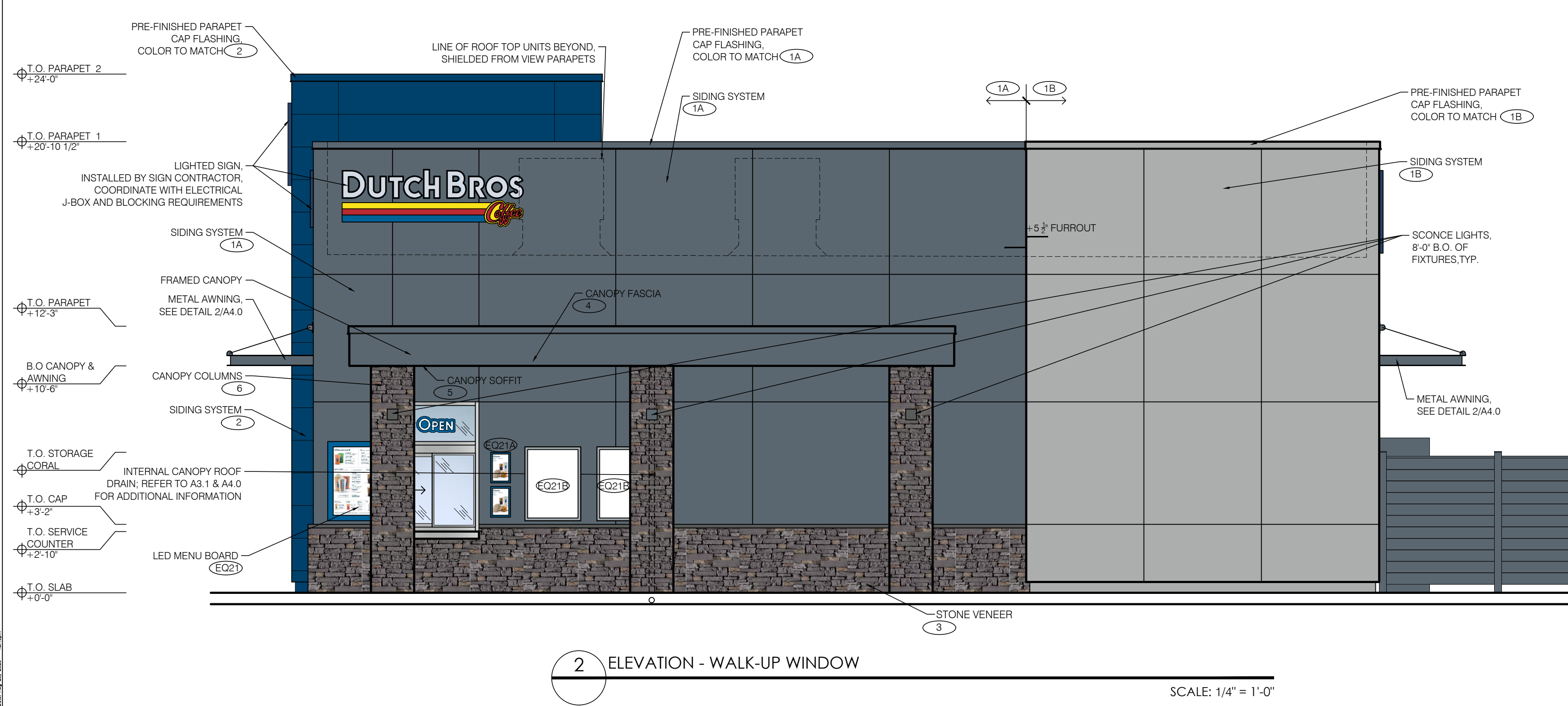
NOTE: EXTERIOR DOORS TO BE PAINTED PER A6.1



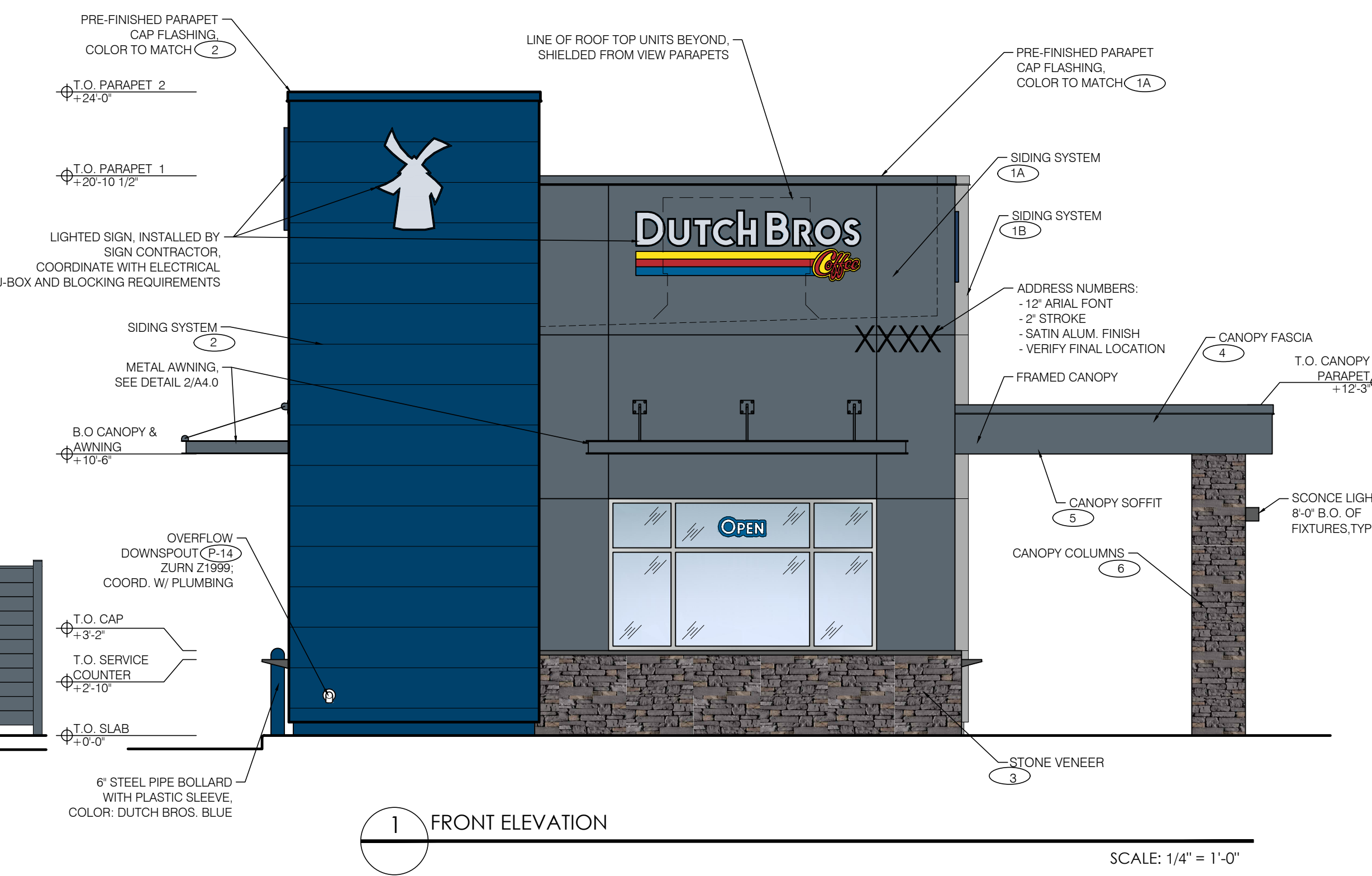
4 ELEVATION - DRIVE-THRU WINDOW
SCALE: 1/4" = 1'-0"



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



2 ELEVATION - WALK-UP WINDOW
SCALE: 1/4" = 1'-0"



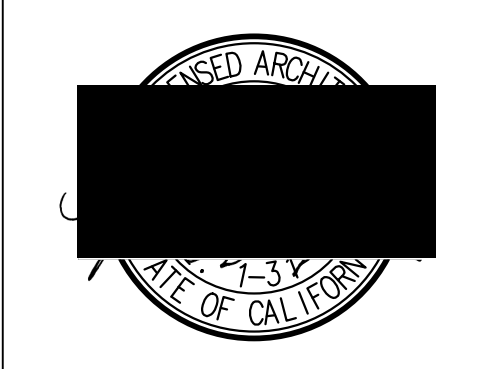
1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



ad
ARMET DAVIS NEWLOVE & ASSOCIATES, AIA ARCHITECTS

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

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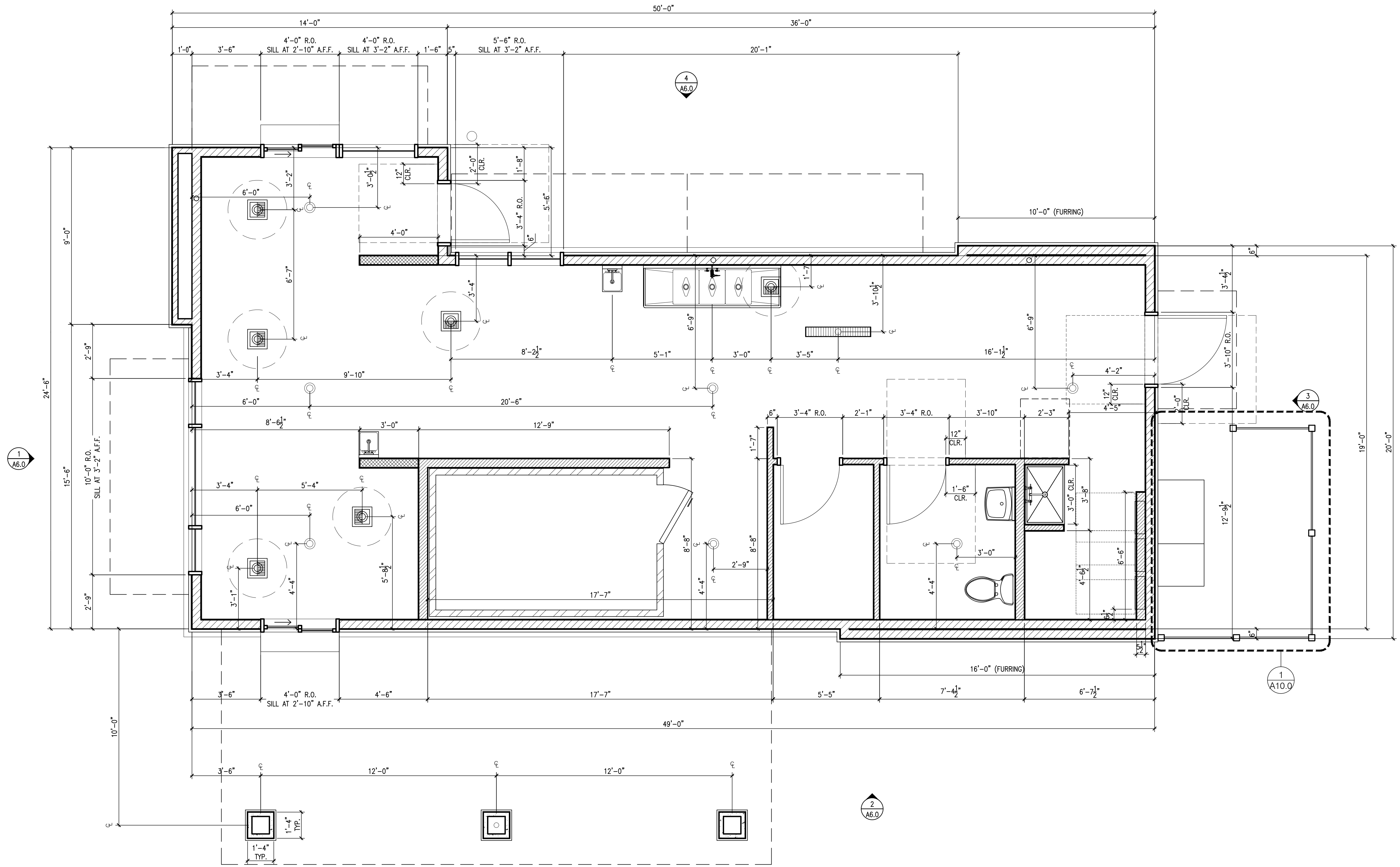
Project No: CA4707
Dutch Bros Coffee - New Freestanding Store
DB2550SQ - A1 PROTOTYPE
1838 SWEETWATER ROAD
NATIONAL CITY, CA 91950

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

SHEET NAME:
BUILDING ELEVATIONS
COLOR

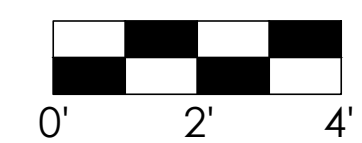
SHEET NUMBER:
A6.1

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1 FLOOR PLAN

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



ARMÉT DAVIS NEWLOVE & ASSOCIATES, AIA ARCHITECTS

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Project No: CA4707
Dutch Bros Coffee - New Freestanding Store
DB2550SQ - A1 PROTOTYPE
1838 SWEETWATER ROAD
NATIONAL CITY, CA 91950

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

SHEET NAME:
FLOOR PLAN/
DETAILS
SHEET NUMBER:



A2.0

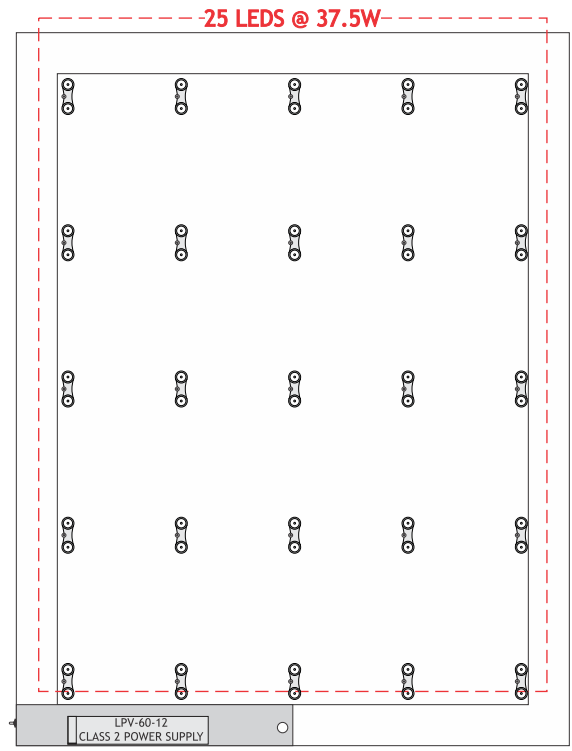
© 2025 DB Franchising USA, LLC

SCOPE OF WORK: MANUFACTURE & INSTALL (4) S/F POST MOUNTED MENU SIGNS

ELECTRICAL SPECIFICATIONS:
 (25) WHITE LED MODULES @ 1.5W EA= 37.5 W TOTAL
 (1) 12V 60W POWER SUPPLIES @ 1.2 AMPS EA.
 (1) CUSTOMER PROVIDED 120V/20A/60HZ DEDICATED CIRCUIT REQUIRED
TOTAL CIRCUIT LOAD:
 1.2 AMPS @ 120 VAC

FREESTANDING BACKLIT MENU SIGN
 • ASSEMBLE POST & MENU
 • FOOTING INSTALLED BY G.C.
 • 120 V @ 1.0 AMP

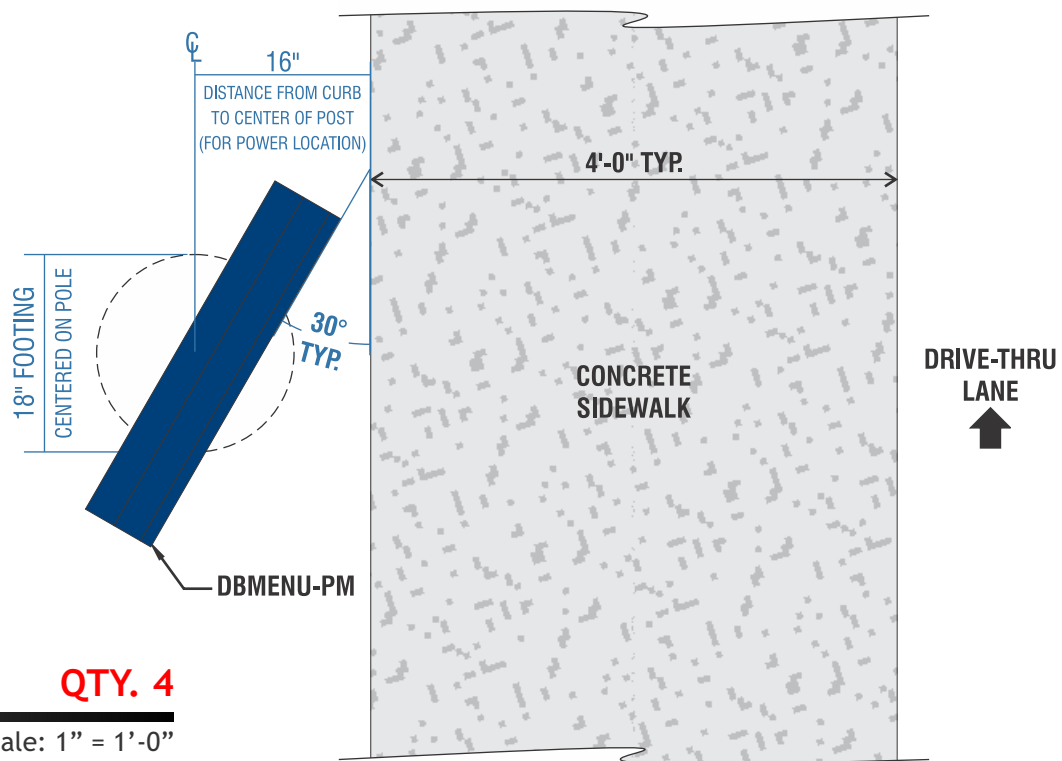
COLOR CODE
 DIGITAL PRINT
 DB CUSTOM DARK BLUE



ELECTRICAL DETAIL

Scale: 1" = 1'-0"

INSTALLATION ORIENTATION DETAIL NOT TO SCALE



FOOTING PER ENGINEERING
 CONCRETE FOOTING INSTALLED BY GC WITH ELECTRICAL CONDUIT IN THE CENTER OF THE PIER.

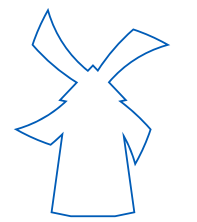
N11 SIGN TYPE DBMENU-PM-SF: FREE STANDING MENU BOARD QTY. 4
 TOTAL SQ. FT.: 10.7 Scale: 1" = 1'-0"



CONSTRUCTION MGR.
 DIRECTOR



12226 Coast Drive
 Whittier, CA 90601
 Tel: (562) 946-7545
 Fax: (562) 949-5707
 St. Lic.: 894662
 www.fusionsign.com
 Los Angeles, CA



DRAWING/REVISION NO.:
06-25-0038
 Signs and Menus

PAGE NO.:
13 OF **15**

CLIENT:
DUTCH BROS

ADDRESS
 1838 Sweetwater Rd
 National City, CA 91950

Approval Signature

DATE:
08/27/2025

PROJECT MANAGER
Joanne P.

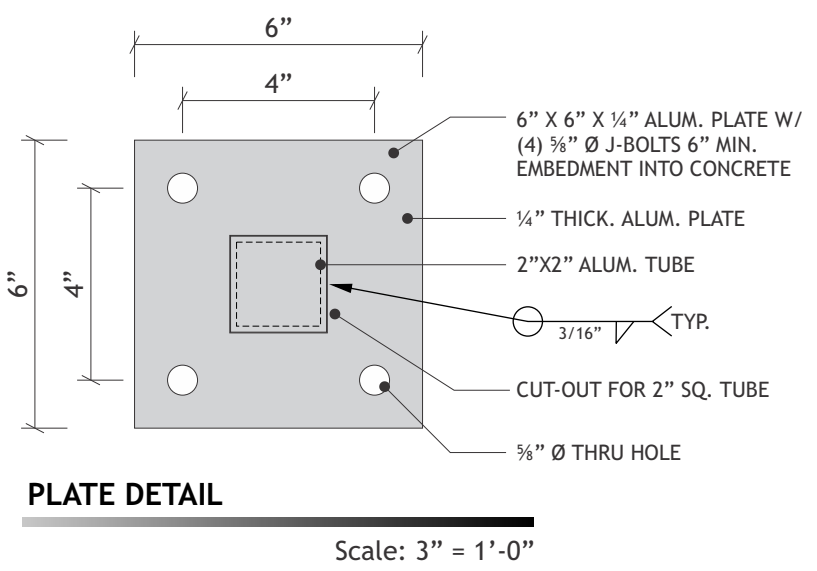
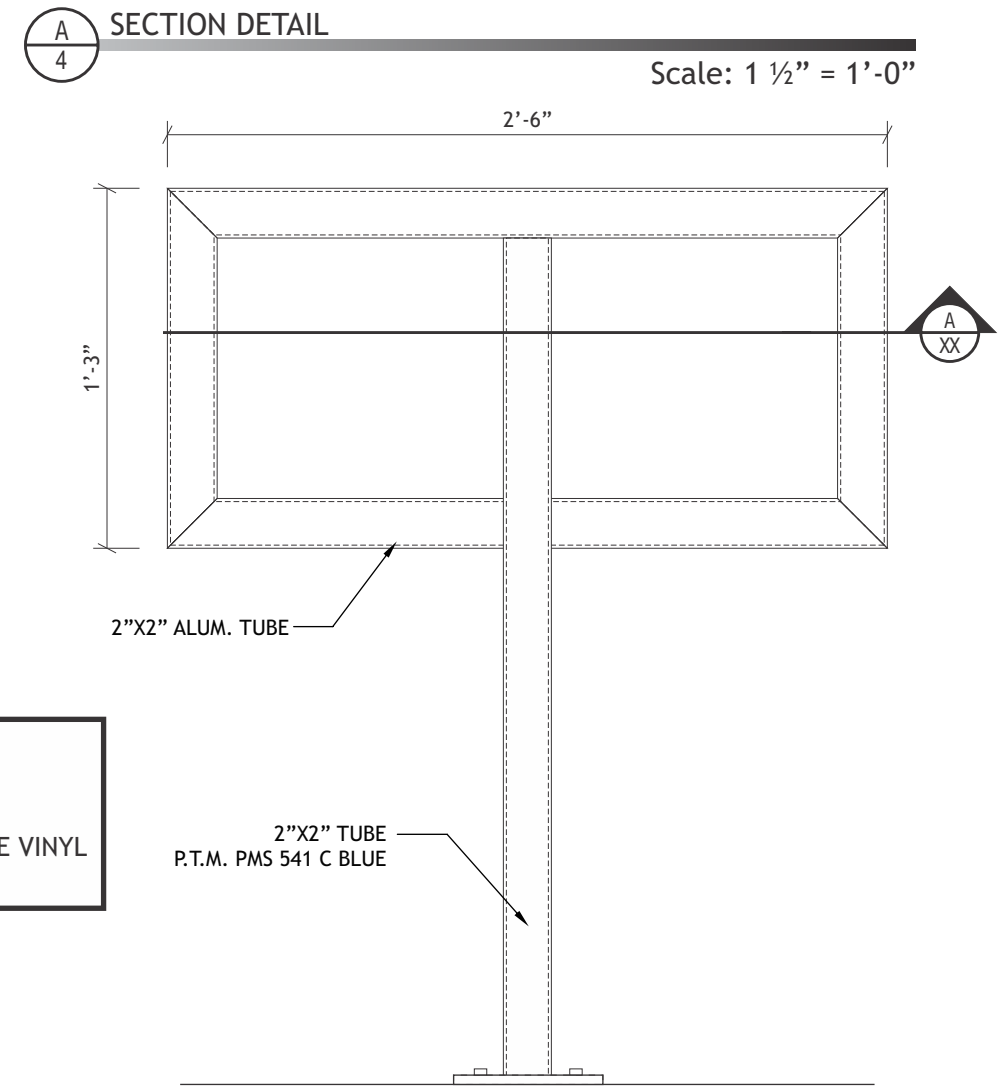
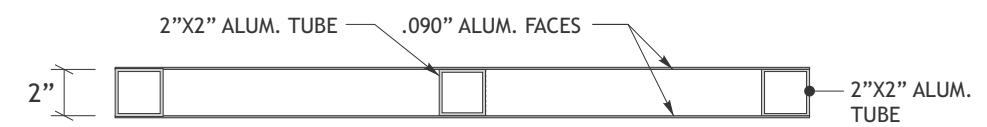
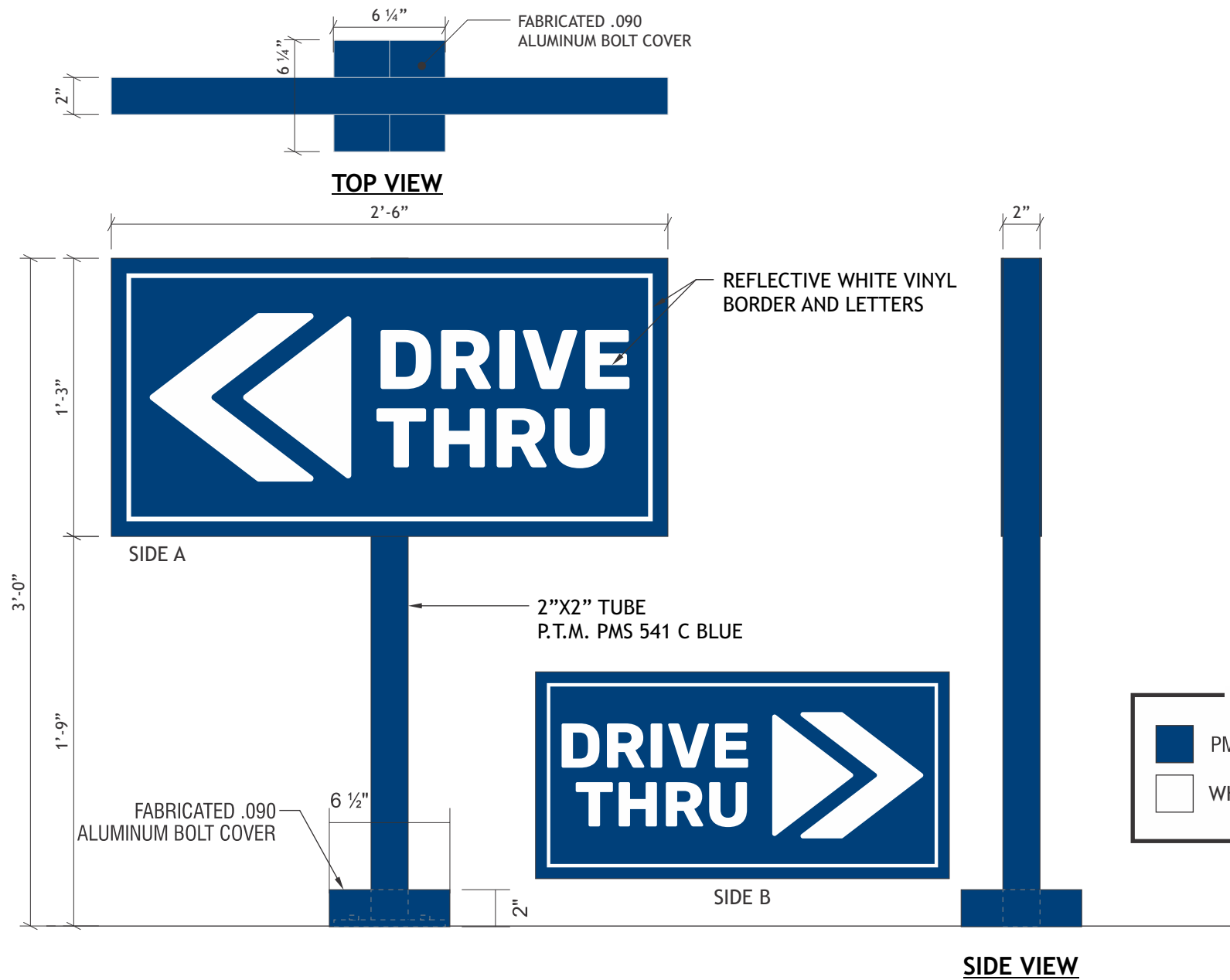
DESIGNER:
Trong T.

REVISION DATE:

REVISION BY:

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



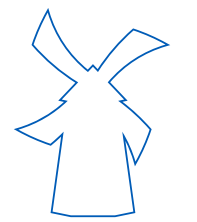
N12 SIGN TYPE DBDIR-DT-DF: NON-ILLUMINATED D/F DIRECTIONAL **QTY. 1**
 TOTAL SQ. FT.: 3.13 Scale: 1 1/2" = 1'-0"

CONSTRUCTION MGR.
 DIRECTOR

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-MOUNTED.
 PAD FOOTING INSTALLED BY GC.



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 Signs and Menus

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DUTCH BROS
 ADDRESS:
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Approval Signature

DATE:
08/27/2025

PROJECT MANAGER
Joanne P.

DESIGNER:
Trong T.

REVISION DATE:

REVISION BY:

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