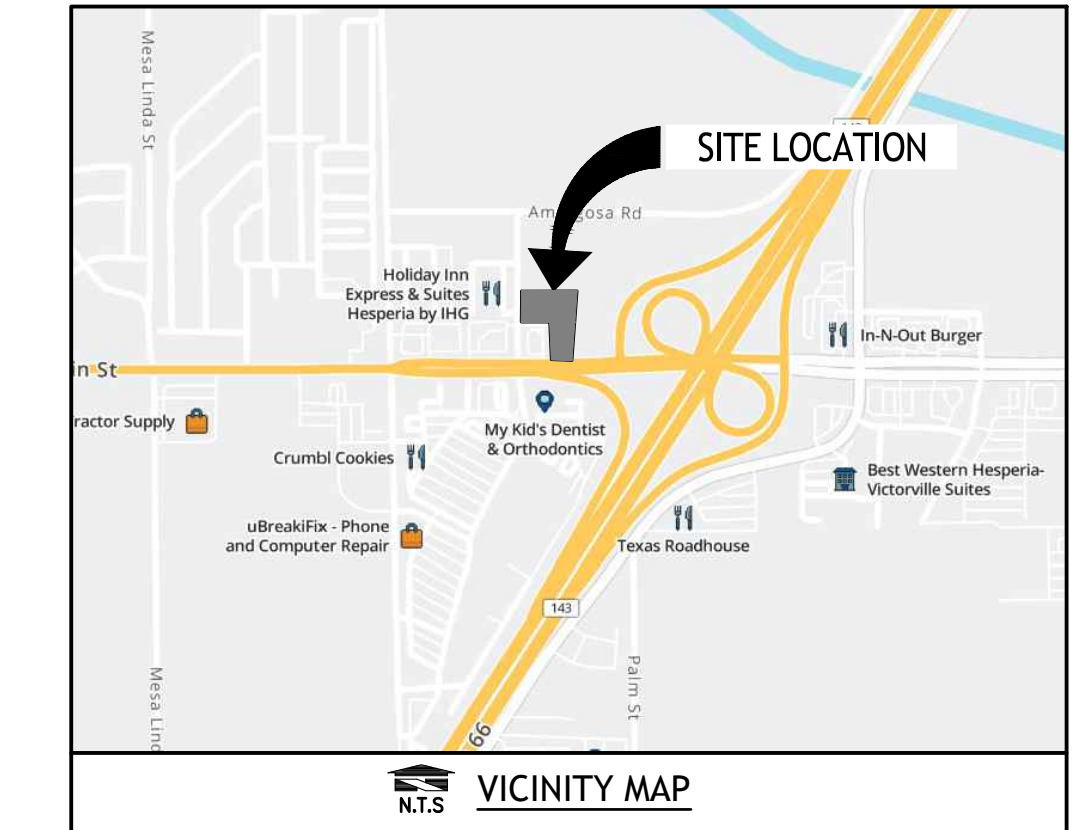
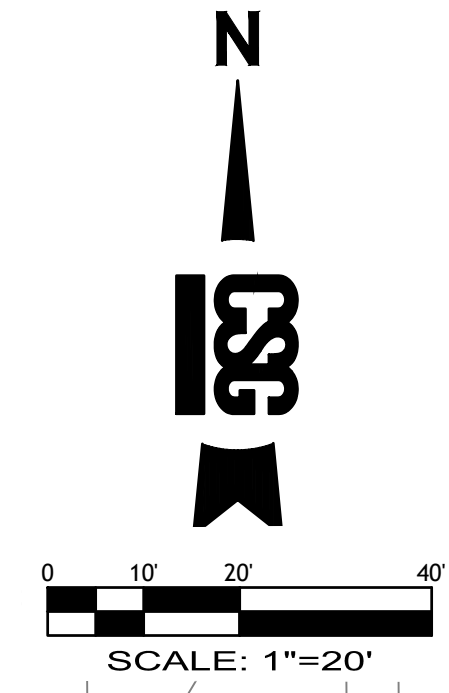


DUTCH BROS COFFEE CA4109 HESPERIA, CA SITE PLAN



CORE STATES GROUP

18215 72nd Avenue South
Kent, WA 98032
855.CSG.1999

www.core-states.com

CoreStates, Inc.
California Engineering
CERTIFICATE OF AUTHORIZATION
NO. 100524452

**PROGRESS PRINT
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PROJECT DATA

NAME: DUTCH BROS COFFEE - HESPERIA, CA

ADDRESS: NEQ MAIN STREET AND KEY POINTE AVENUE, HESPERIA, CA, 92345

PARCEL NO.: 3064-481-09-0-000 AND 3064-481-24-0-000
PARCEL AREA = 50,515 SF (1.16 AC)
PROPOSED LEASE AREA = 37,512 SF (0.86 AC)

PROPOSED PARKING SPACES:

- REGULAR PARKING = 8
- ADA PARKING = 1
- FUTURE EV VAN ACCESSIBLE PARKING = 1
- FUTURE EV CAPABLE PARKING = 3

TOTAL PARKING = 13

QUEUEING = 25

TRASH ENCLOSURE = 20' X 12'

PROPOSED GROUND COVER SUMMARY:

BUILDING:	1116 SF	(3.0%)
TRASH ENCLOSURE:	249 SF	(0.7%)
PAVING (CONCRETE, ASPHALT, CURBS):	25,628 SF	(68.3%)
LANDSCAPE:	10,620 SF	(28.3%)
TOTAL:	37,512 SF	(100.0%)

OWNER
12800 MAIN STREET LLC
1901 AVENUE OF THE STARS
LOS ANGELES, CA 90067
ATTN: ANDREW COEHN & MARCUS EVERARD
TEL: (847) 287-1937

DEVELOPER
DUTCH BROS COFFEE
1930 W RIO SALADO PKWY
TEMPE, AZ 85281
TEL: (877) 899-2767
CONTACT: RON AUSTERMAN
EMAIL: RON.AUSTERMAN@DUTCHBROS.COM

ENGINEER
CORESTATES, INC.
18215 72ND AVE. SOUTH
KENT, WA 98032
TEL: (425) 251-6222
CONTACT: ANTHONY MERLINO, P.E.
EMAIL: AMERLINO@CORE-STATES.COM

LEGAL DESCRIPTION:
PARCEL A: (APN: 3064-481-24-0-000)

PARCEL 1 OF PARCEL MAP NO. 15523, IN THE CITY OF HESPERIA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 192, PAGES 47 AND 48 OF PARCEL MAPS, RECORDS OF SAID COUNTY.

PARCEL B1: (APN: 3064-481-09-0-000)

PARCEL 1 OF PARCEL MAP NO. 8888, IN THE CITY OF HESPERIA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 93, PAGES 49 AND 50 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM ALL THAT PORTION THEREOF AS DESCRIBED IN FINAL ORDER OF CONDEMNATION RECORDED JUNE 21, 2004 AS INSTRUMENT NO. 2004-0438731, OF OFFICIAL RECORDS OF SAID SAN BERNARDINO COUNTY.

PARCEL B2:
AN EASEMENT FOR INGRESS AND EGRESS, OVER AND ACROSS THE SOUTHERLY 26.00 FEET OF THE EASTERLY 28.00 FEET OF PARCEL 14 OF PARCEL MAP NO. 14419-1, AS PER MAP RECORDED IN BOOK 180, PAGES 60 AND 61 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY.

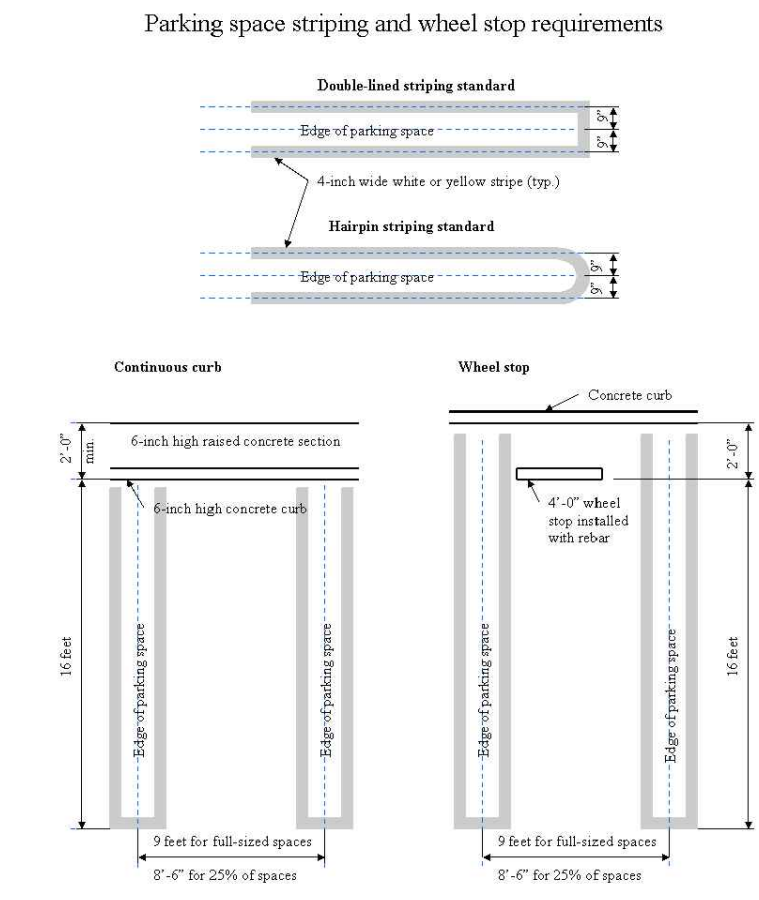
- 7 SITE PLAN NOTES:**
- LOCATION OF DUTCH BROS COFFEE BUILDING. SEE ARCHITECTURAL PLANS FOR DETAILS.
 - LOCATION OF AWNING. SEE ARCHITECTURAL PLANS FOR DETAILS.
 - PROPOSED 20'X12' TRASH ENCLOSURE WITH CONCRETE PAD.
 - PROPOSED CONCRETE BARRIER CURB, TYPICAL.
 - PROPOSED ASPHALT PAVEMENT, TYPICAL.
 - PROPOSED ON-SITE CONCRETE PAVEMENT, TYPICAL.
 - PROPOSED ON-SITE CONCRETE SIDEWALK (WIDTH VARIES), TYPICAL.
 - PROPOSED ACCESSIBLE RAMP, TYPICAL.
 - PROPOSED DIRECTIONAL PAVEMENT MARKINGS, TYPICAL.
 - PROPOSED NO PARKING STRIPING. STRIPES 4" WIDE, 45 DEGREE, 24" O.C., SAFETY WHITE, TYPICAL.
 - PROPOSED LANDSCAPE AREA, TYPICAL.
 - PROPOSED ACCESSIBLE PATH, TYPICAL. SEE ACCESSIBLE NOTE THIS SHEET.
 - PROPOSED CONTINENTAL TYPE PEDESTRIAN CROSSWALK STRIPING.
 - PROPOSED SAWCUT LINE, TYPICAL.
 - PROPOSED LOCATION OF SIGN. REFER CONSTRUCT CONCRETE PAD IF IN LANDSCAPED AREA.
 - PROPOSED ACCESSIBLE STALL.
 - PROPOSED ACCESSIBLE EV STALL.
 - PROPOSED EV STALL.
 - PROPOSED PYLON SIGN.
 - PROPOSED FIRE LANE STRIPING.
 - EXISTING ASPHALT TO BE REMOVED/REPLACED
 - EXISTING CONCRETE TO BE REMOVED/REPLACED
 - PROPOSED TRASH RECEPTACLE
 - PROPOSED 1' CONCRETE STEP-OUT, TYPICAL.
 - PROPOSED DECORATIVE ALUMINUM EDGING
 - PROPOSED WHEEL STOP

8 GRADING AND UTILITY NOTES:

- PROPOSED UNDERGROUND INFILTRATION RETENTION
VOLUME: 3840 CF
FOOTPRINT: 24FT X 40FT X 4FT

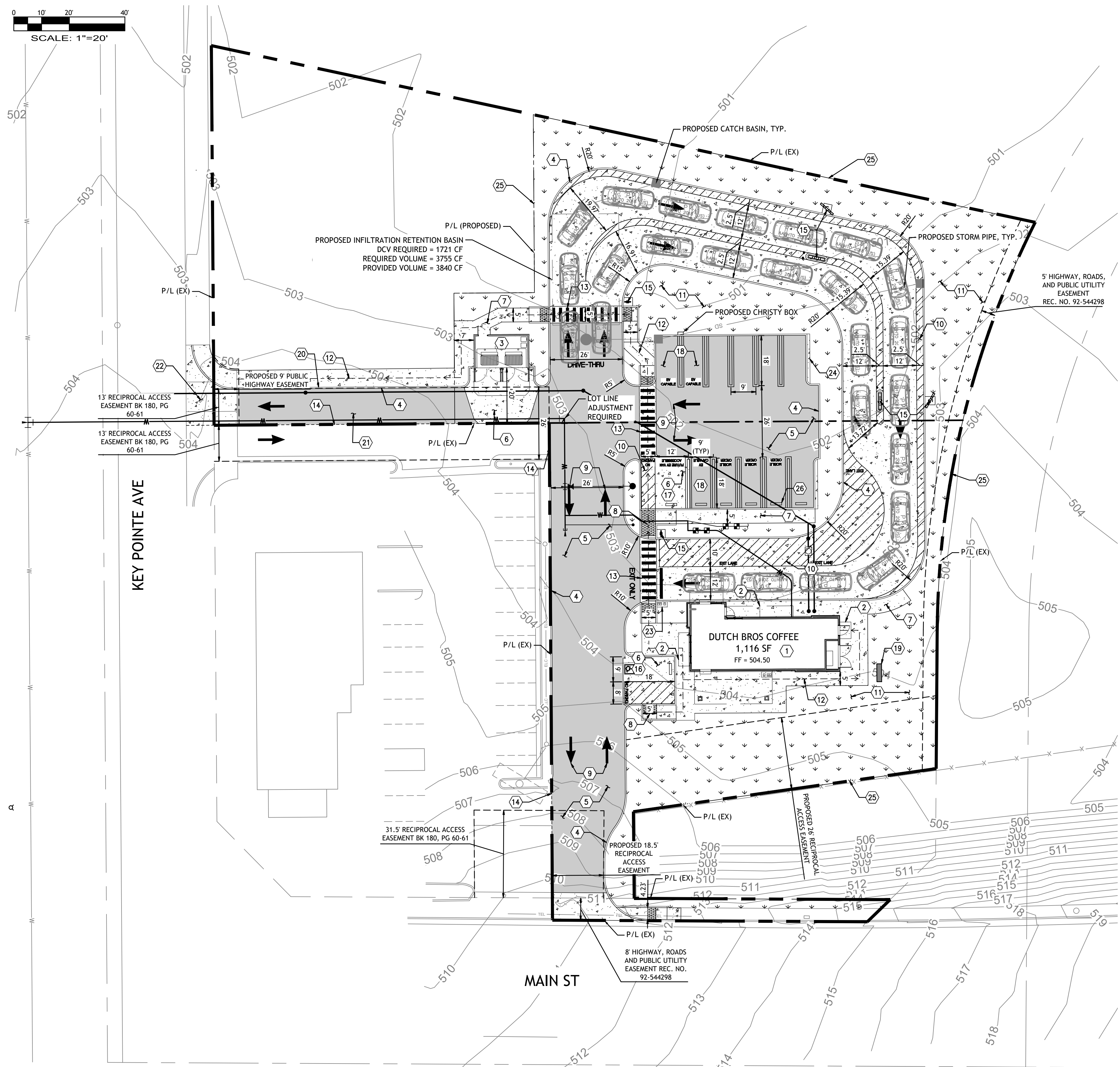
Sheet List Table

Sheet Number	Sheet Title
1	SITE PLAN
2	PRELIMINARY UTILITY PLAN



LEGEND

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

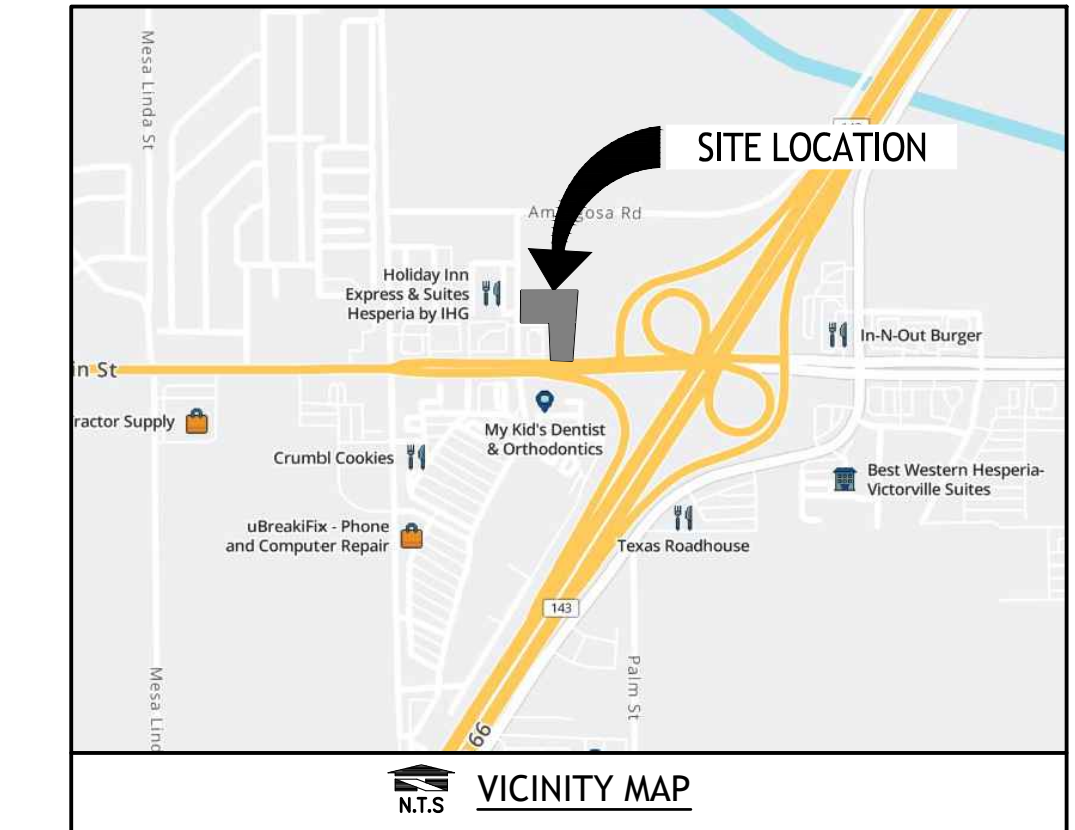
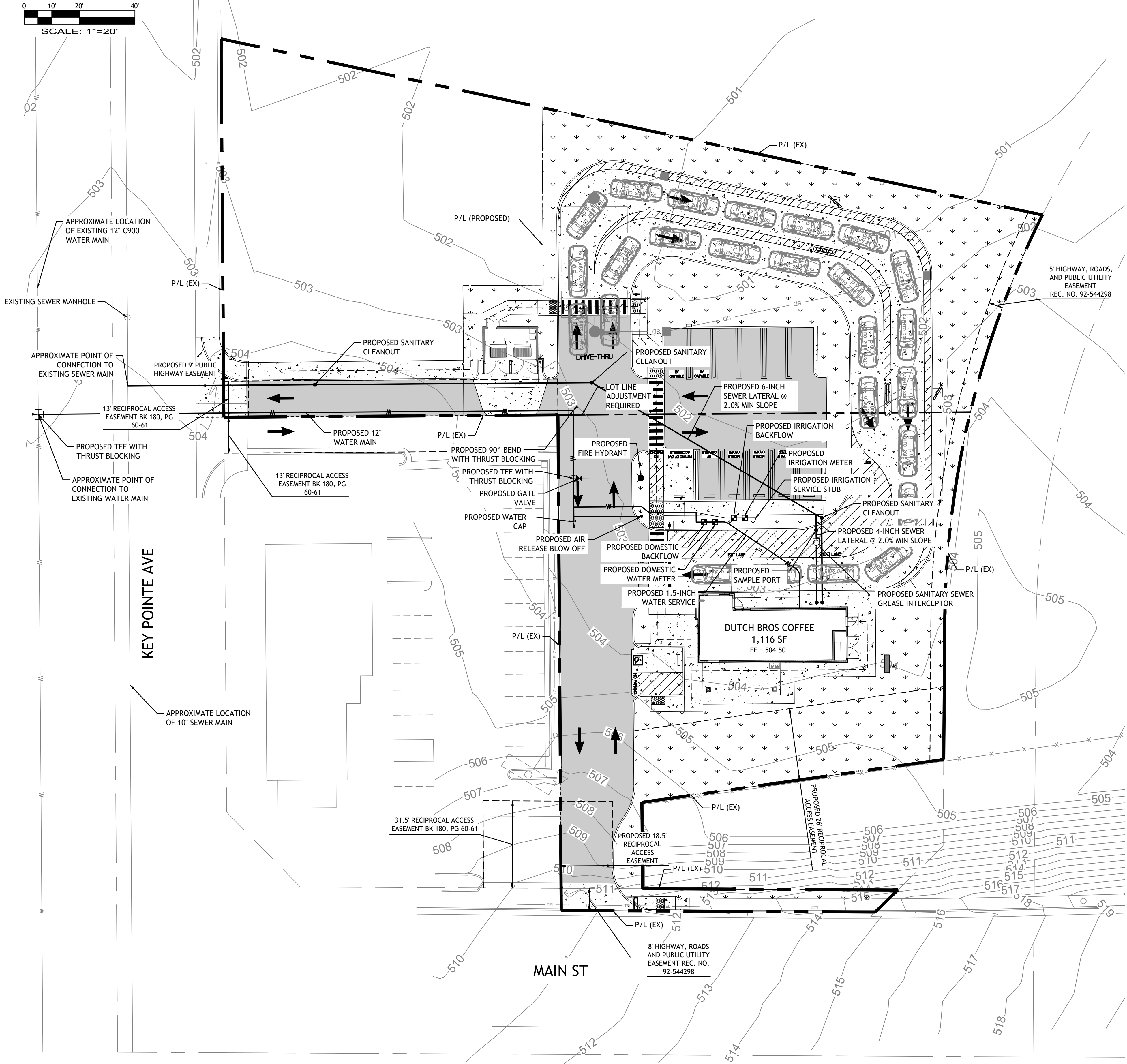
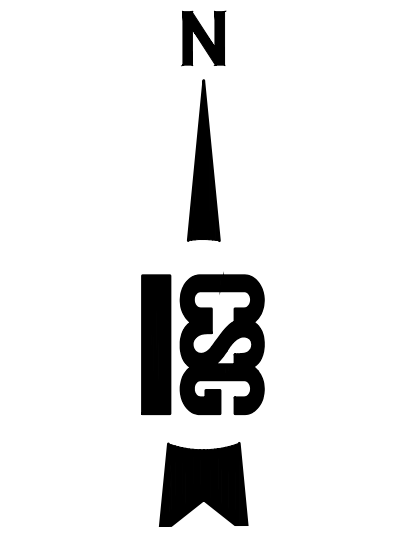


REV	DATE	COMMENT	BY

Drawn: DT
Reviewed: AEM
Sheet Date: 06/22/2026
Proj. Number: 24440

SITE PLAN

DUTCH BROS COFFEE CA4109 HESPERIA, CA PRELIMINARY UTILITY PLAN



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

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DUTCH BROS COFFEE CA4109
NEQ MAIN ST AND KEY POINTE AVE
HESPERIA, CA

DUTCH BROS COFFEE
1930 W RIO SALADO PKWY
TEMPE, AZ 85281



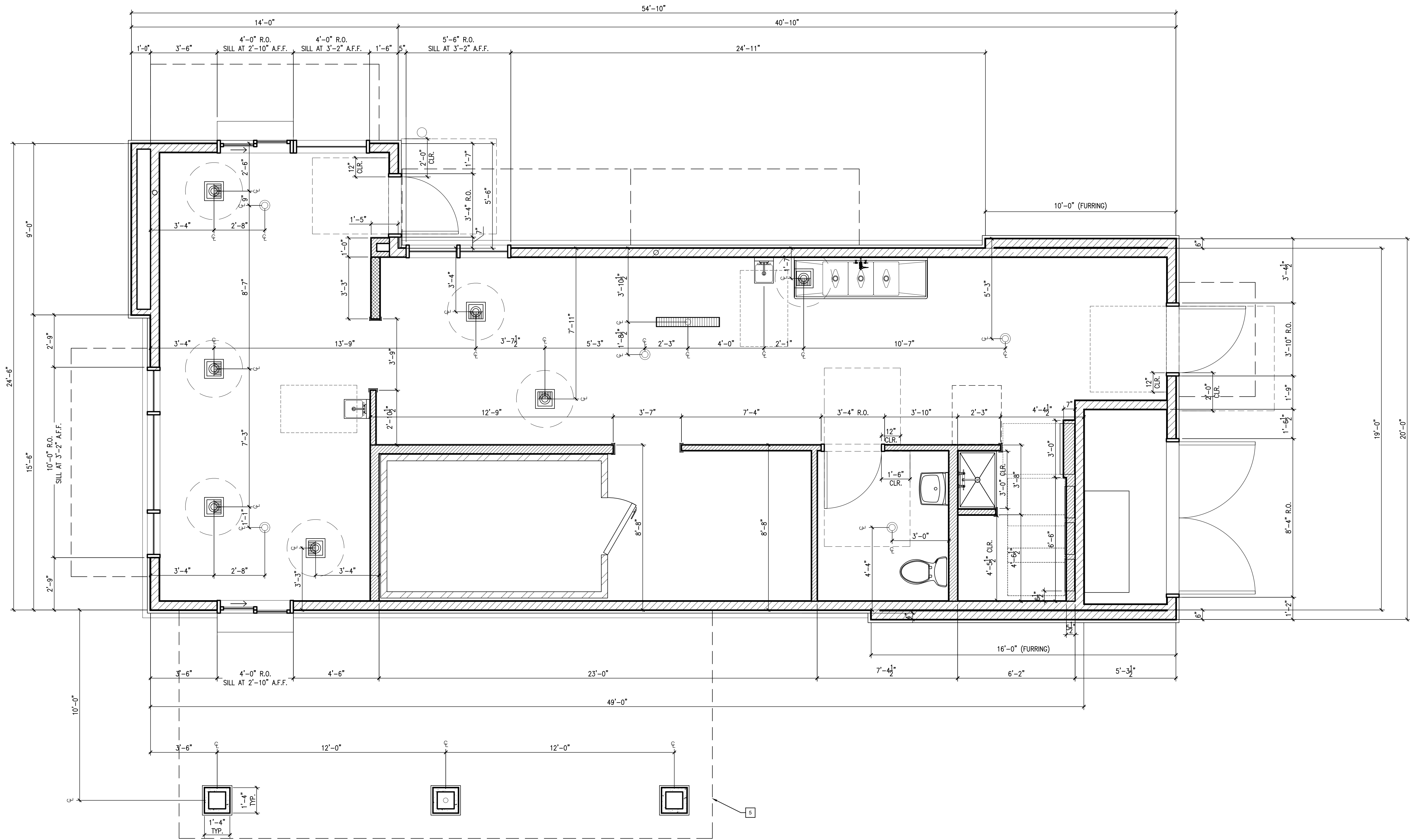
REV	DATE	COMMENT	BY

Drawn: DT
Reviewed: AEM
Sheet Date: 06/22/2026
Proj. Number: 24440

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

**PRELIMINARY UTILITY
PLAN**

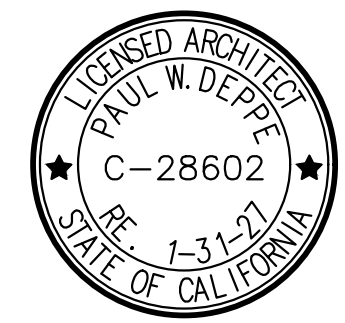
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ad
ARMÉT DAVIS NEWLOVE & ASSOCIATES, AIA ARCHITECTS

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

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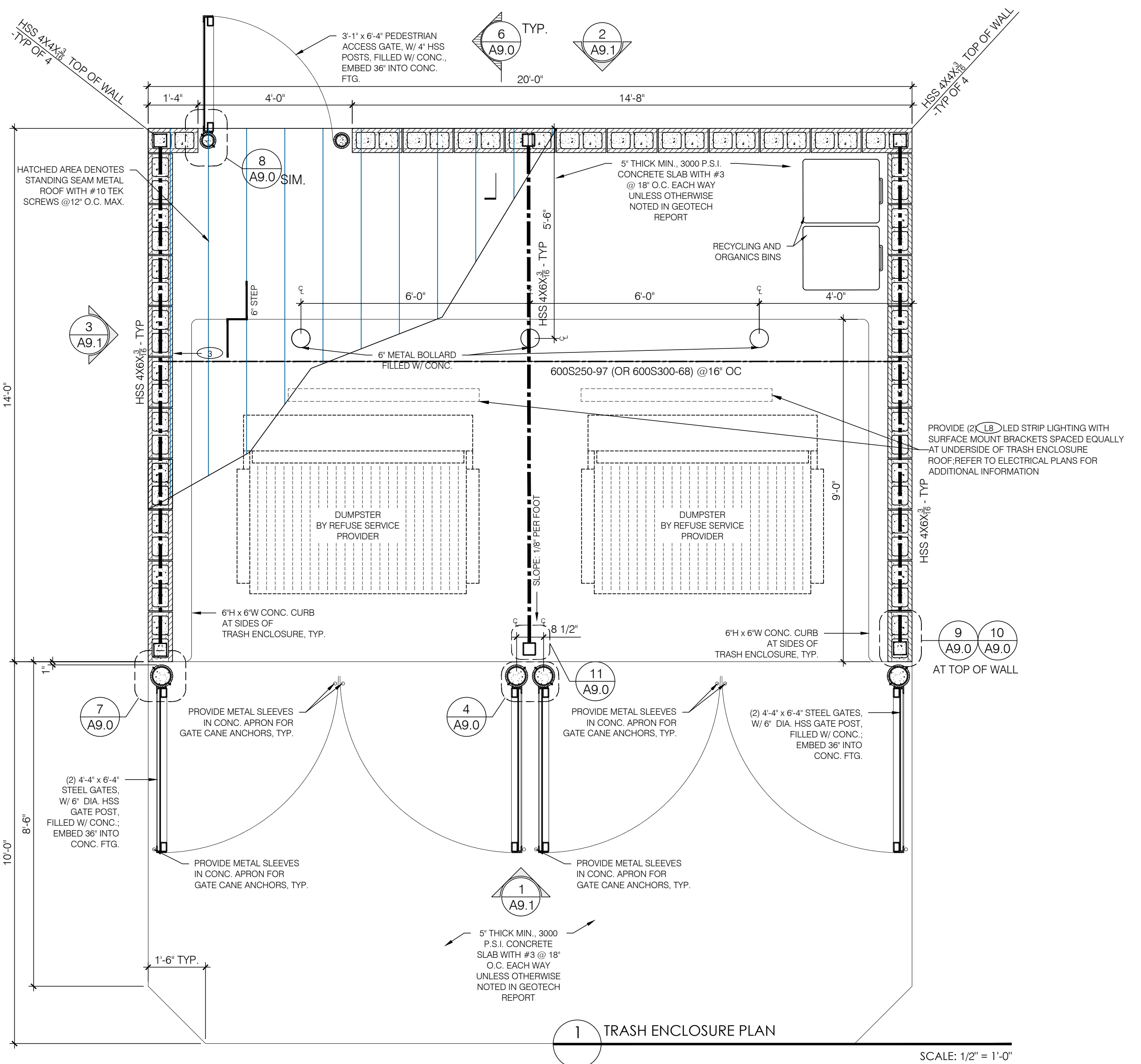
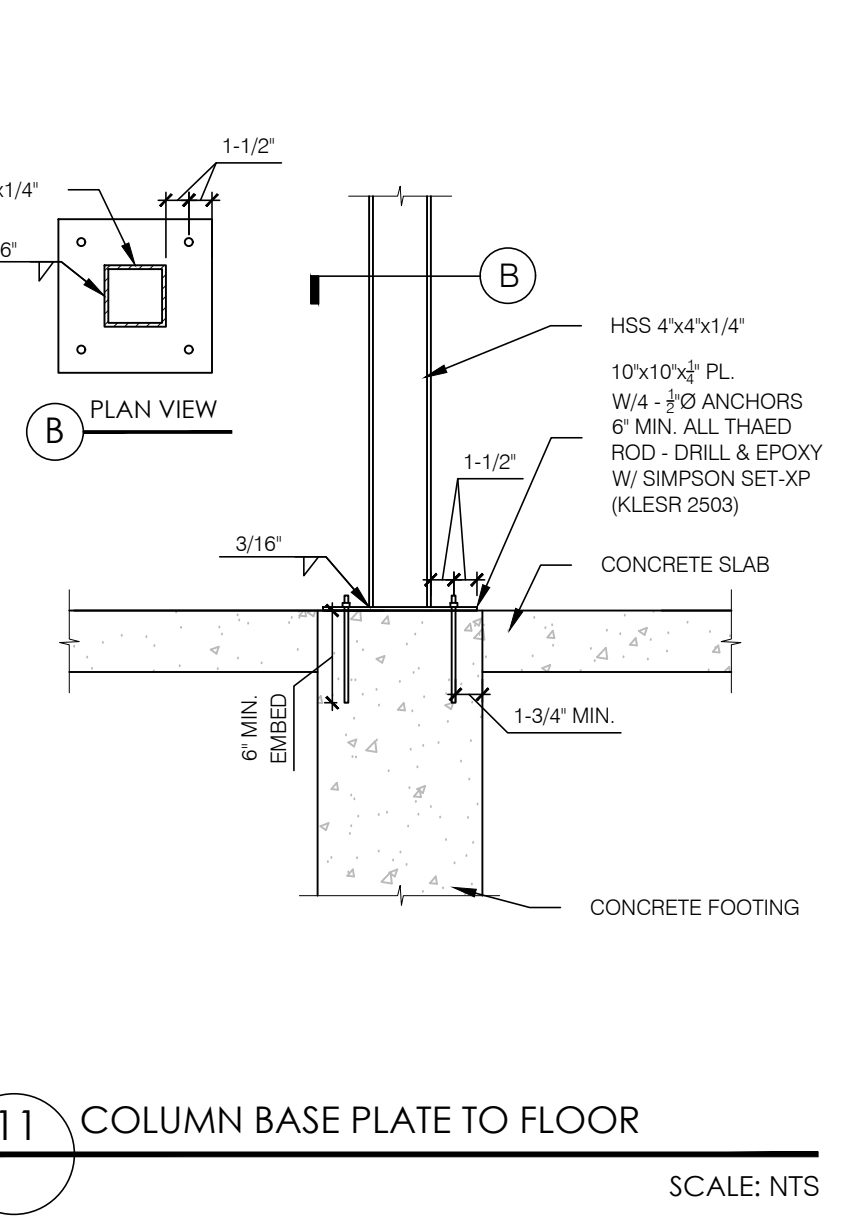
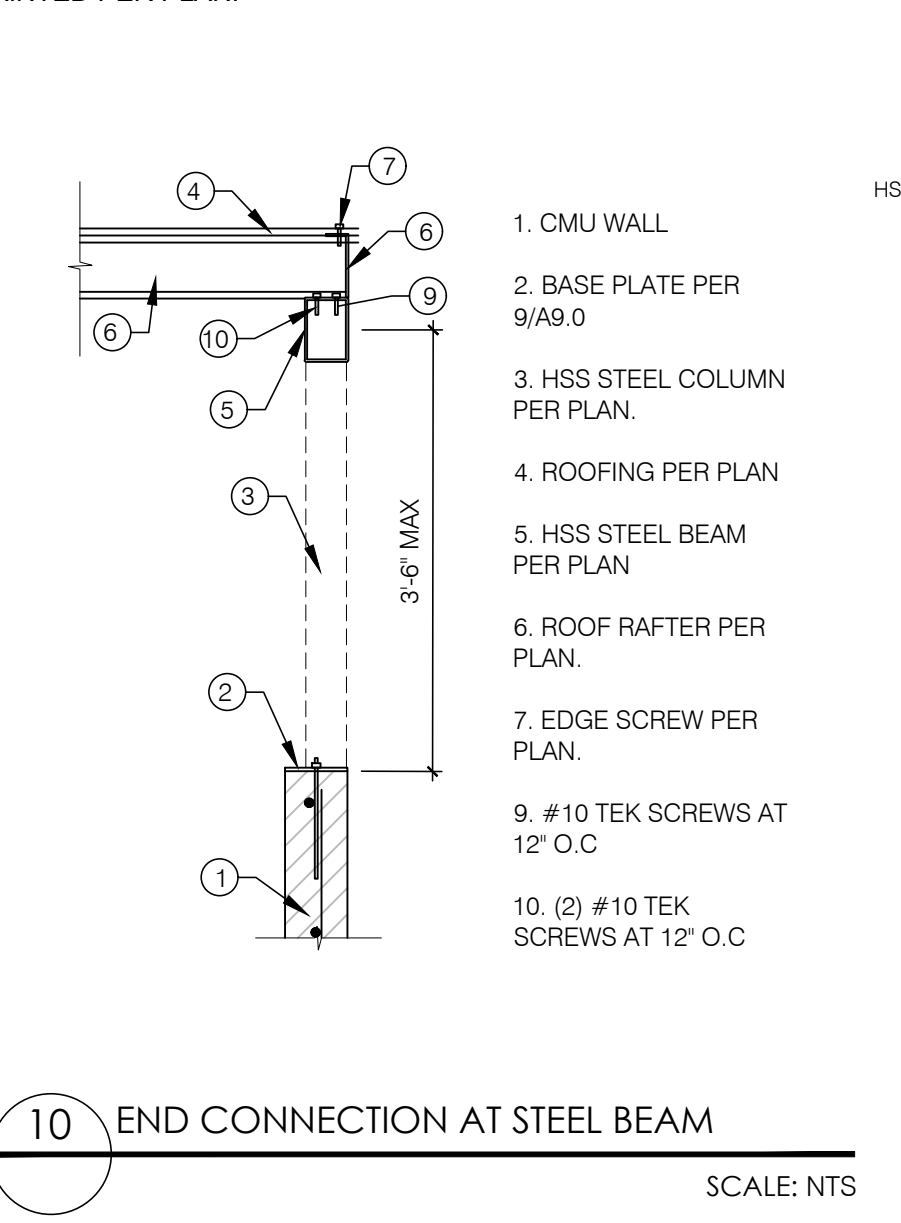
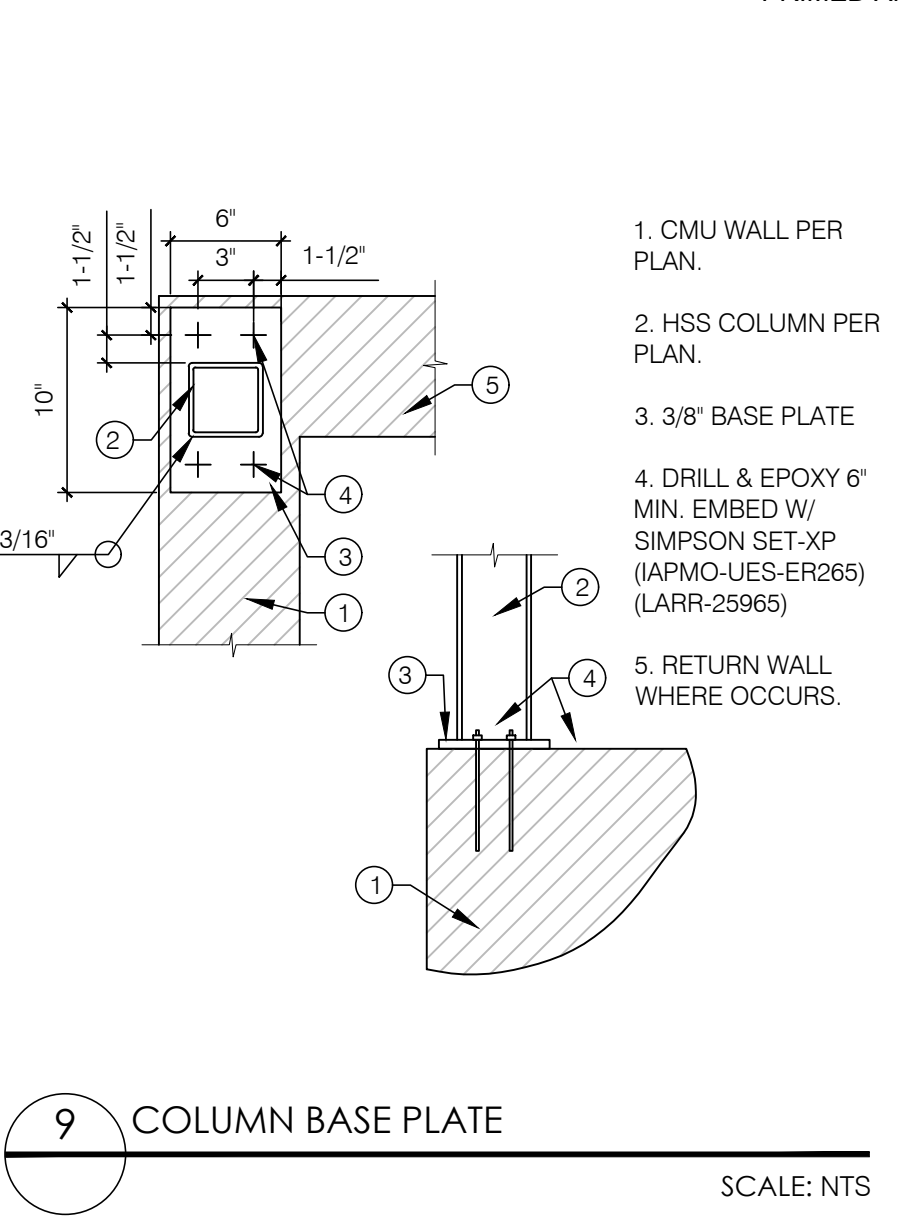
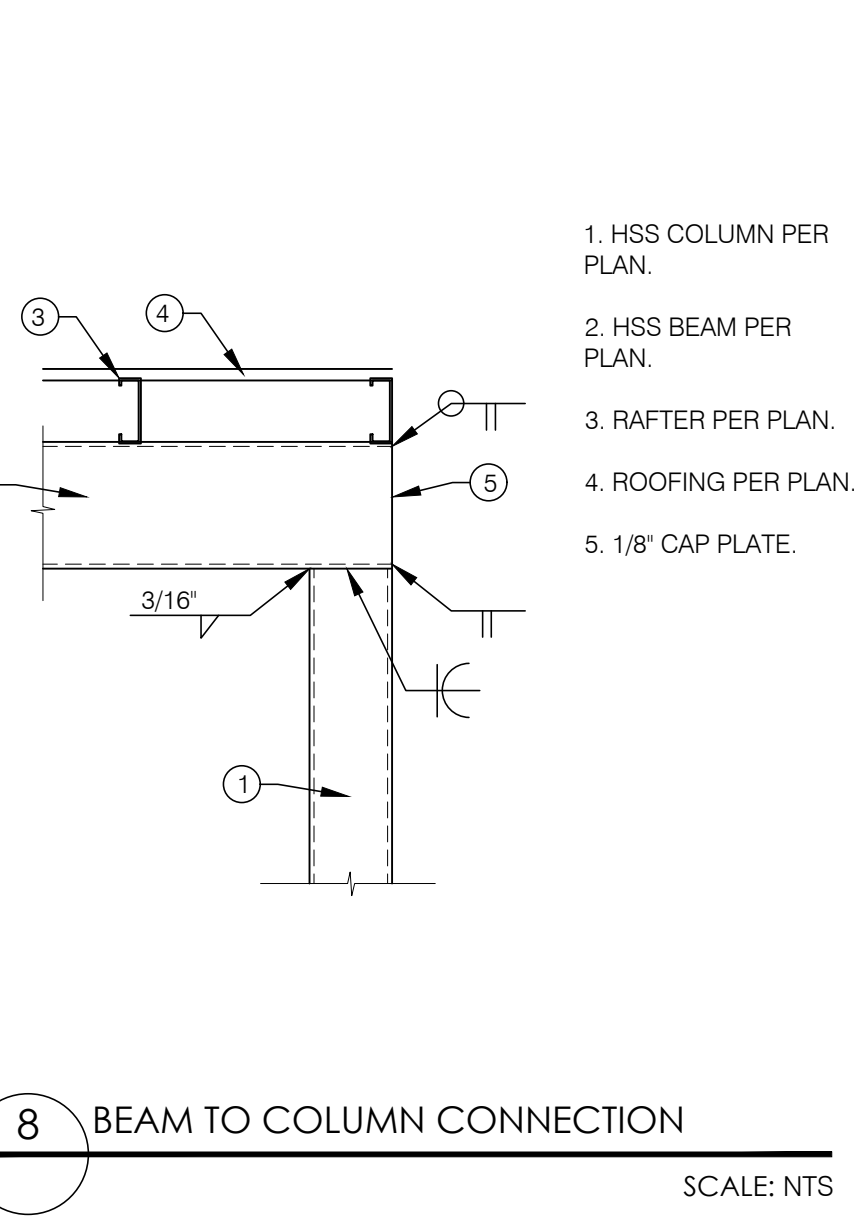
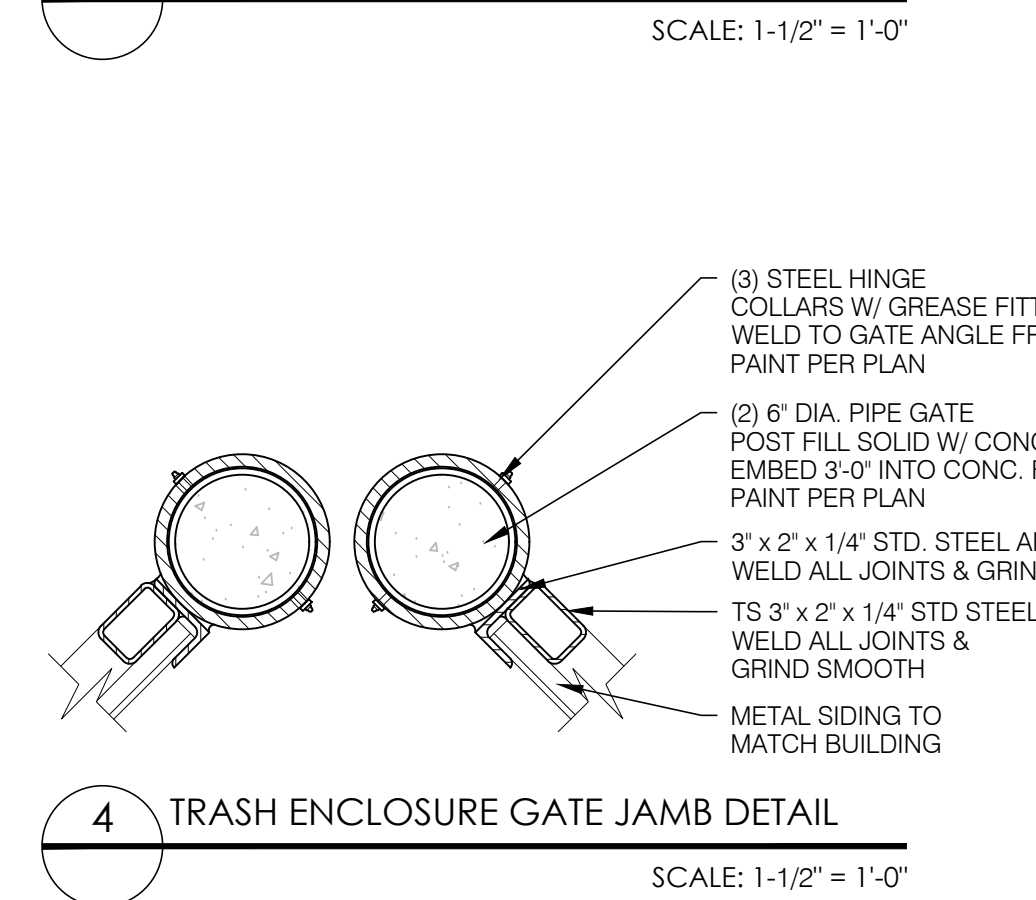
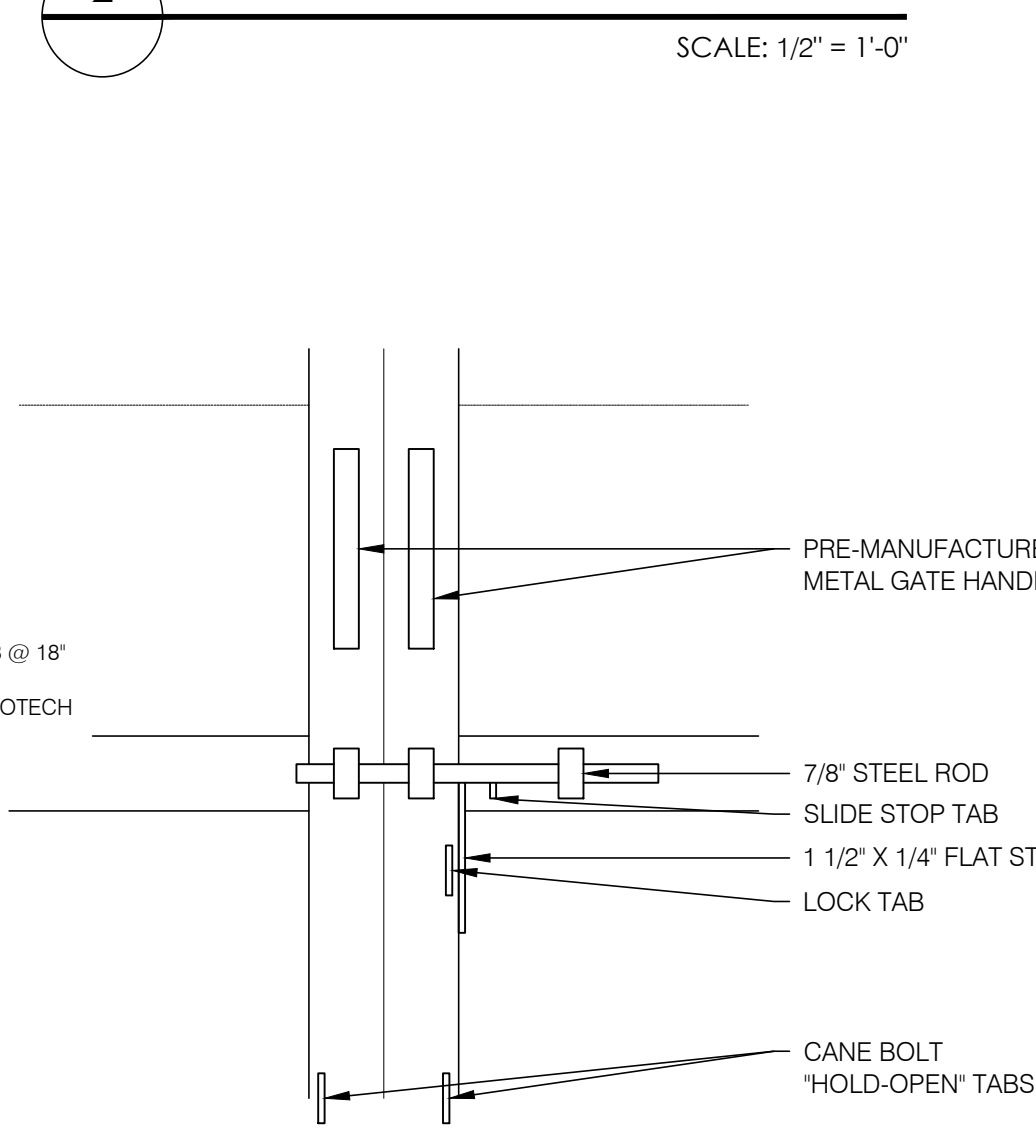
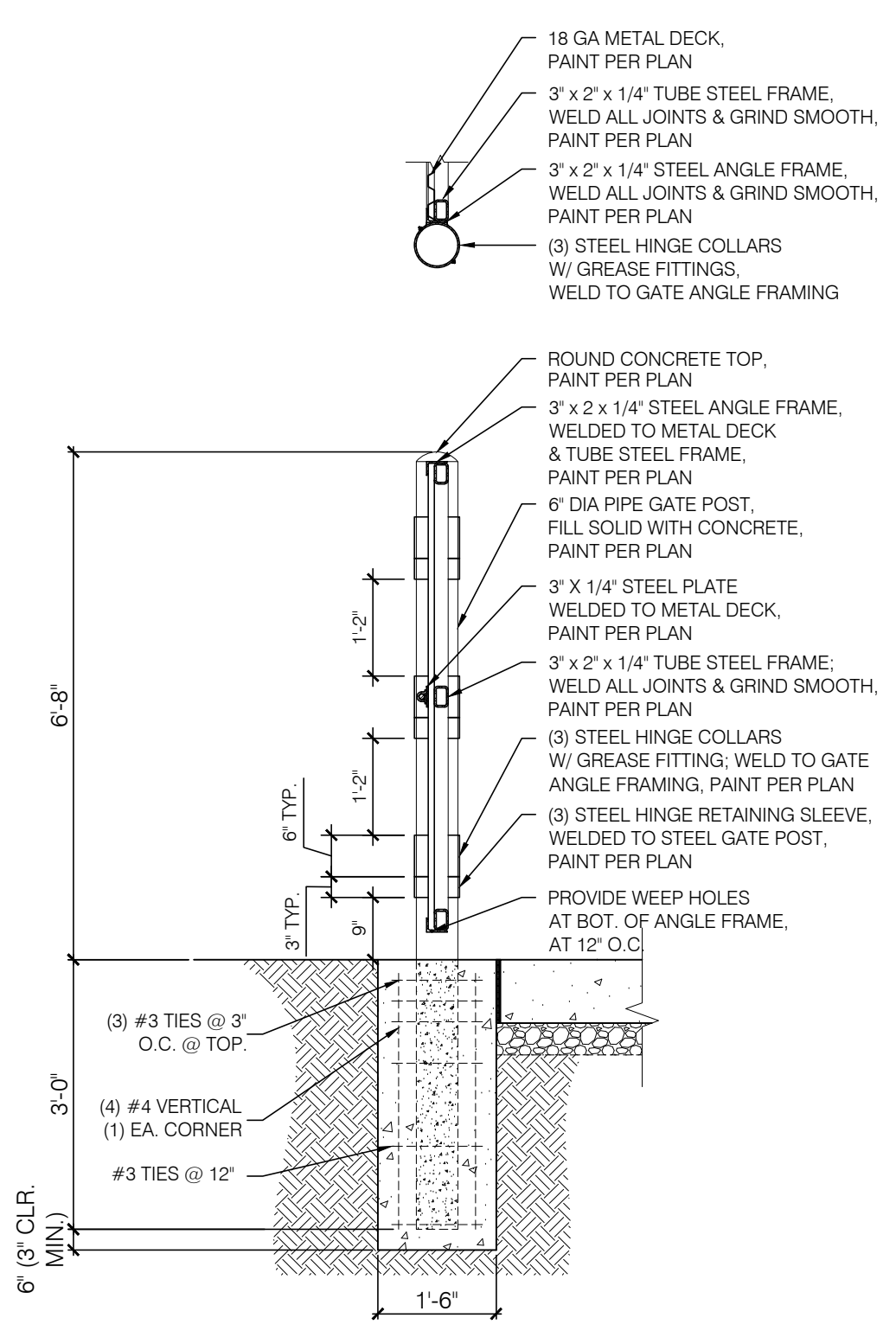
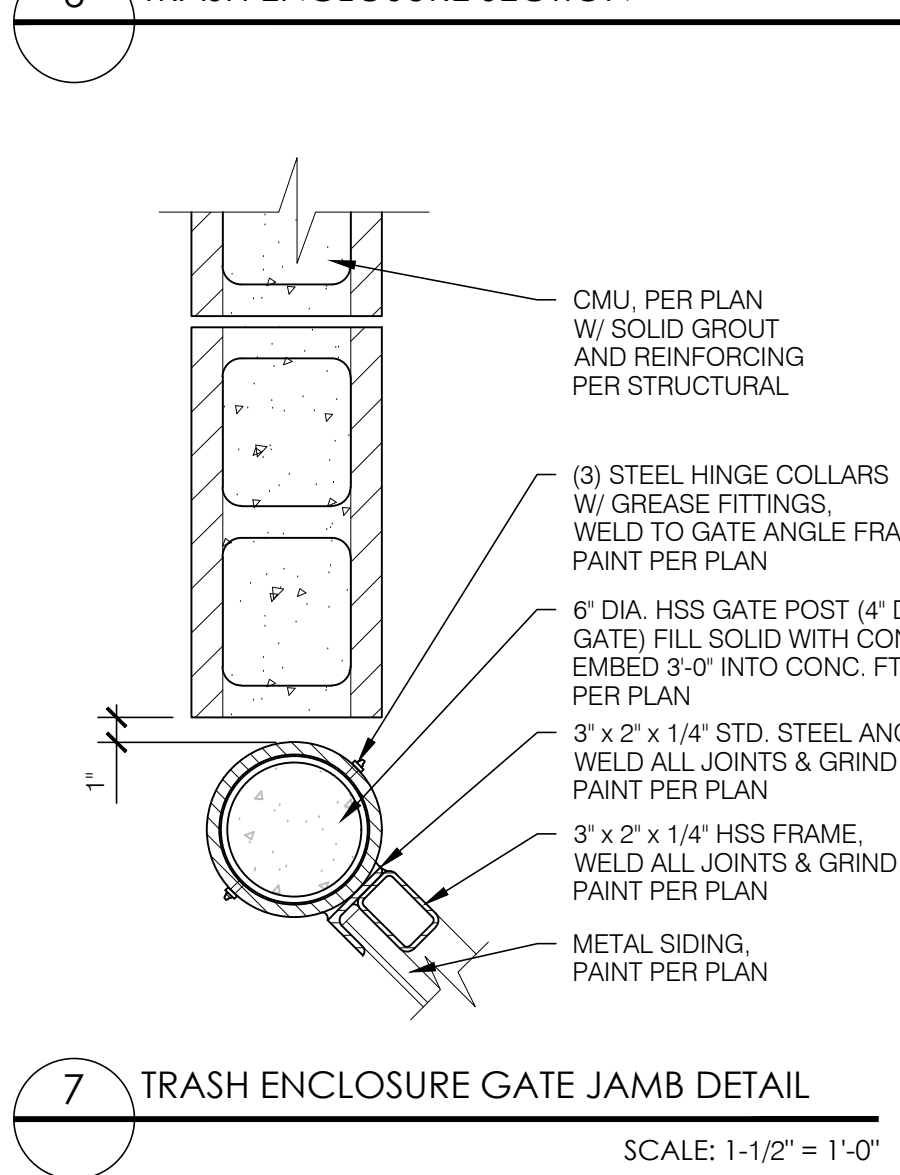
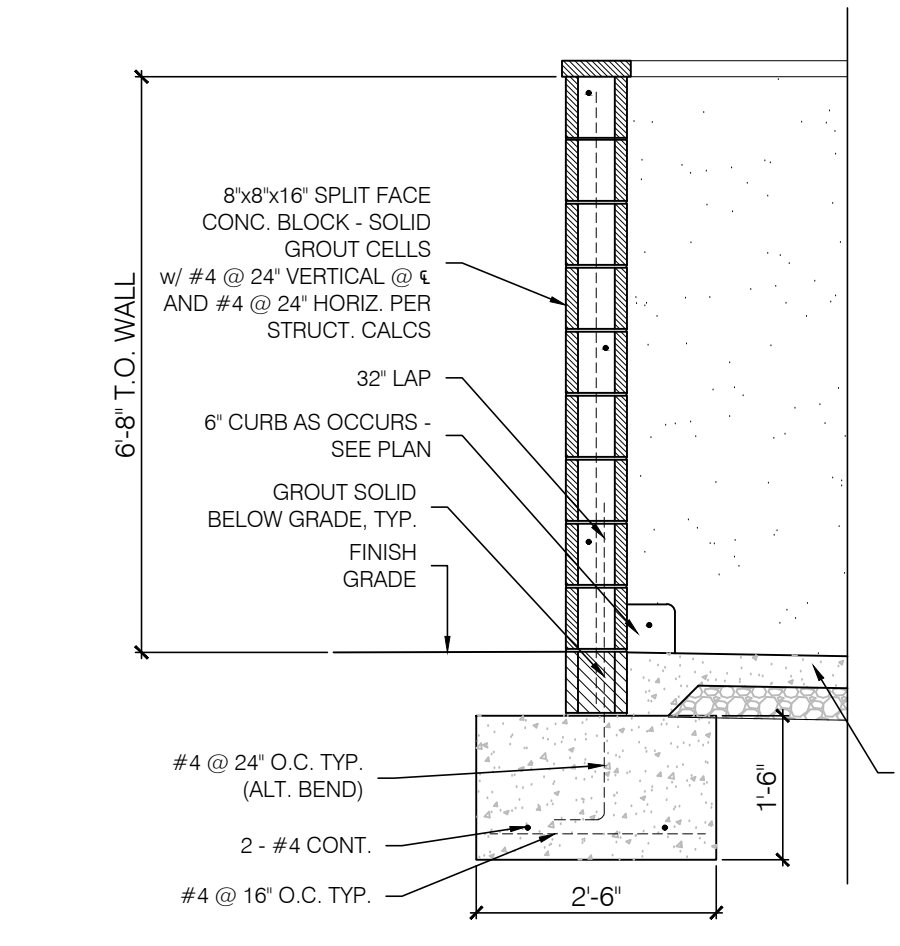
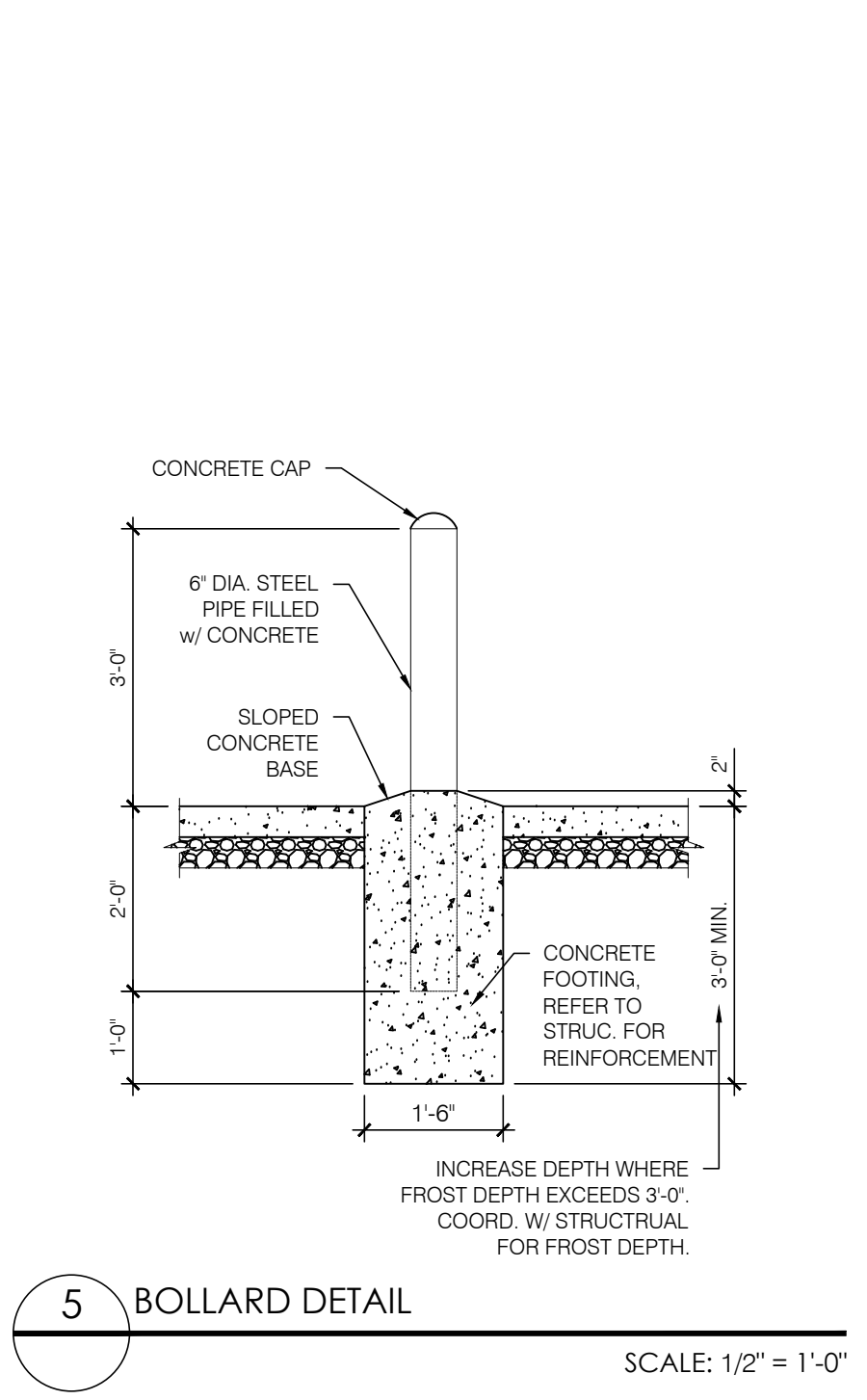
Project No: CA4109
 Dutch Bros Coffee - New Freestanding Store
 DB2550SQ-A1
 MAIN ST. & KEY POINTE AVE.
 HESPERIA, CA 92344

DATE: 12/08/2025
 REV: DATE: DESCRIPTION:

SHEET NAME:
**FLOOR PLAN/
 DETAILS**

SHEET NUMBER:
A2.0

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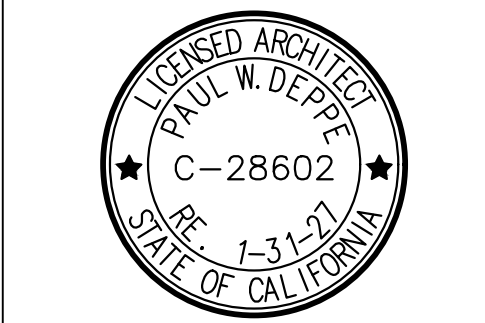
TRASH ENCLOSURE GENERAL NOTES:

1. REFER TO STRUCTURAL FOR MASONRY, CONCRETE, STRUCTURAL STEEL AND REINFORCING STEEL FOR SPECIFICATIONS.
2. PROVIDE LOCKING MECHANISM ON GATES AND PEDESTRIAN GATE.
3. PROVIDE SITE LIGHTING AT TRASH ENCLOSURE. MIN. 5 FOOT CANDLE.
4. GATE TO BE BUILT WITH 3"x 2" SQUARE STEEL TUBING WITH ALL JOINTS FULLY WELDED TOGETHER AND 1 CROSS MEMBER PER GATE. FRAME TO BE PRIMED AND PAINTED PER PLAN.



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

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Project No: CA4109
Dutch Bros Coffee - New Freestanding Store
DB25505Q-A1
MAIN ST. & KEY POINTE AVE.
HESPERIA, CA 92344

DATE: 12/08/2025	DESCRIPTION:
REV: DATE:	DESCRIPTION:
SHEET NAME: TRASH ENCLOSURE PLAN/ ELEVATIONS	
SHEET NUMBER: A9.0	

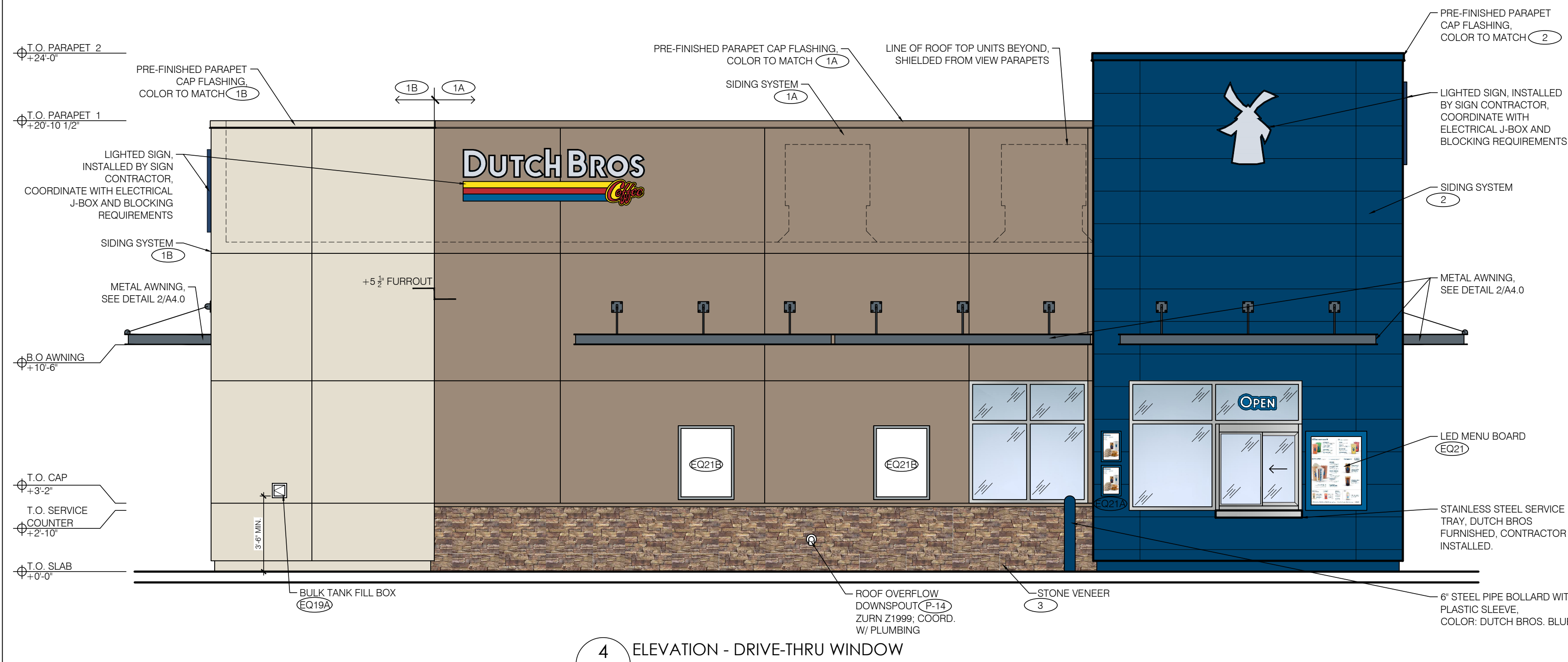
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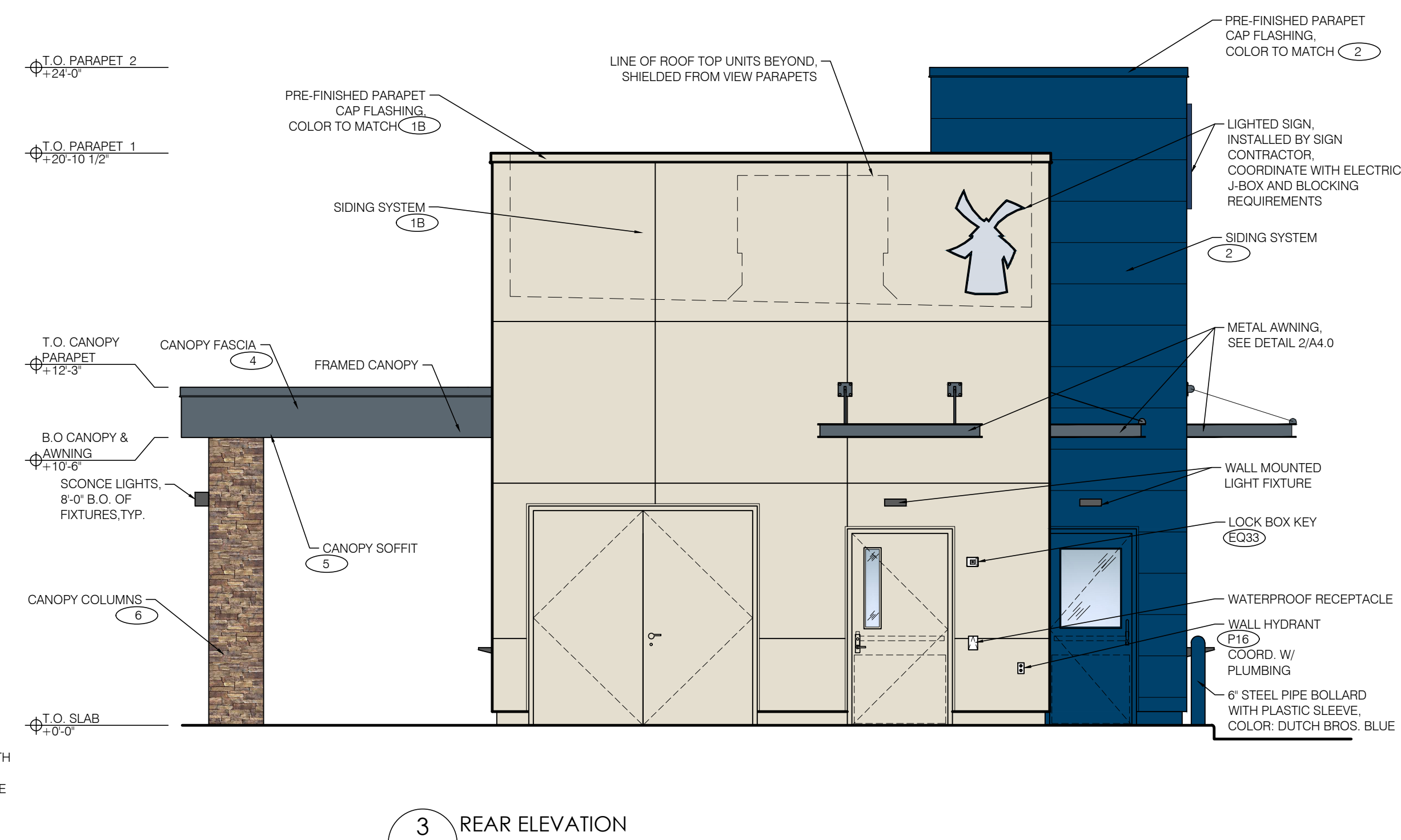
EXTERIOR FINISH SCHEDULE

ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BODY)				
1A	EXTERIOR CEMENT PLASTER	SHERWIN WILLIAMS	SYCAMORE TAN - SW2855	3-COAT SYSTEM W/ ACRYLIC MEDIUM SAND FINISH; REVEALS AS SHOWN
1B	EXTERIOR CEMENT PLASTER	SHERWIN WILLIAMS	ARROWROOTE - SW9502	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	MOUNTAIN LEDGE - YUKON	SILL TO MATCH
ZONE 4 (FRAMED CANOPY)				
4	FASCIA	WESTERN STATES METAL ROOFING	T-GROOVE, 10"	3 SIDES; COLOR: BLDG DB DARK GRAY
5	SOFFIT	HEWN ELEMENTS	NATURAL NORTHWESTERN SPRUCE	1X6, T&G, 5/8" REVEAL
6	COLUMNS	ELDORADO STONE	MOUNTAIN LEDGE - YUKON	

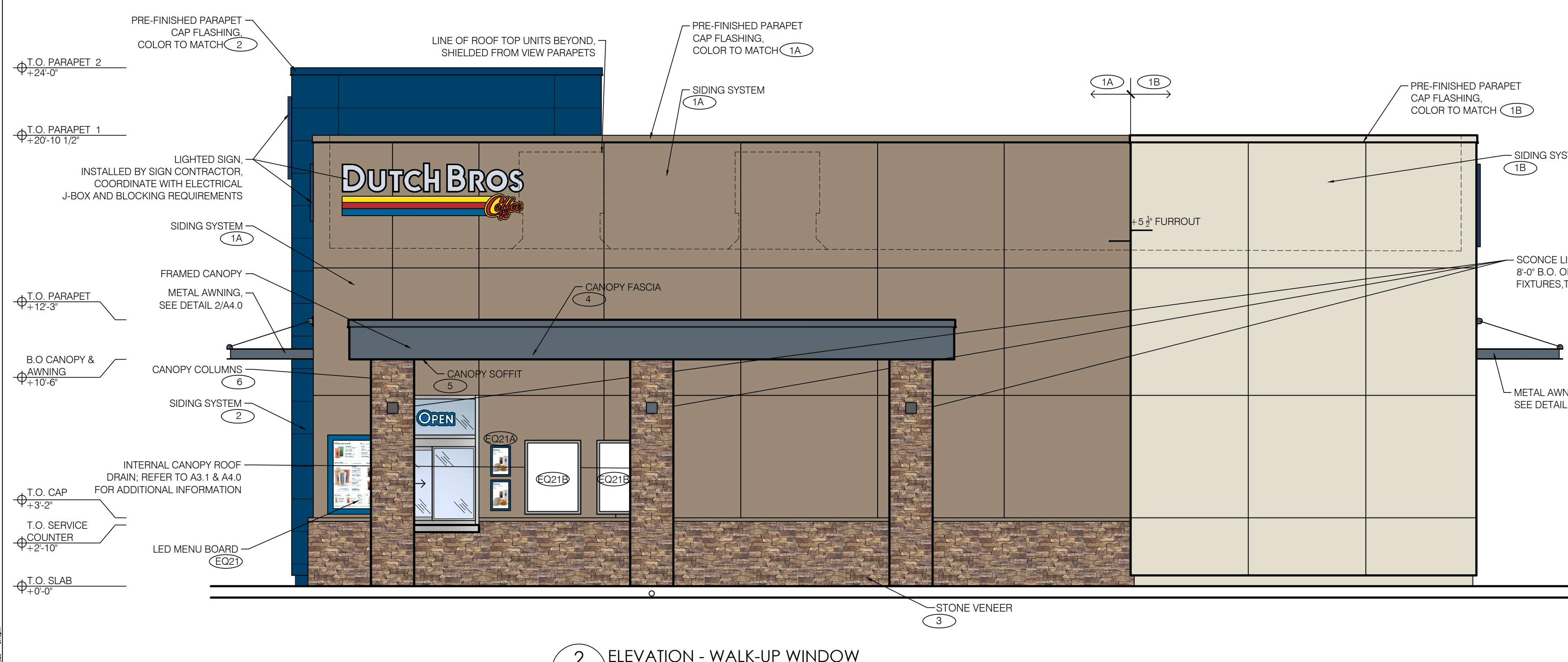
NOTE: EXTERIOR DOORS TO BE PAINTED PER A6.1



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"



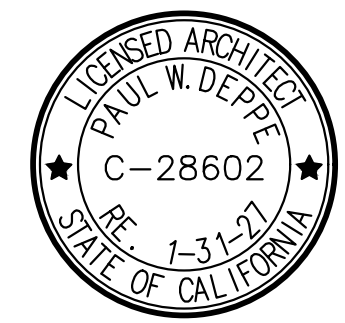
1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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DB2550SQ-A1
MAIN ST. & KEY POINTE AVE.
HESTERIA, CA 92344

DATE: 12/08/2025
REV: DATE: DESCRIPTION:

SHEET NAME:
BUILDING ELEVATIONS
COLOR

SHEET NUMBER:
A6.1