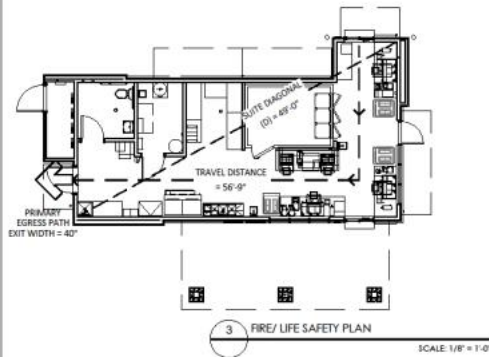


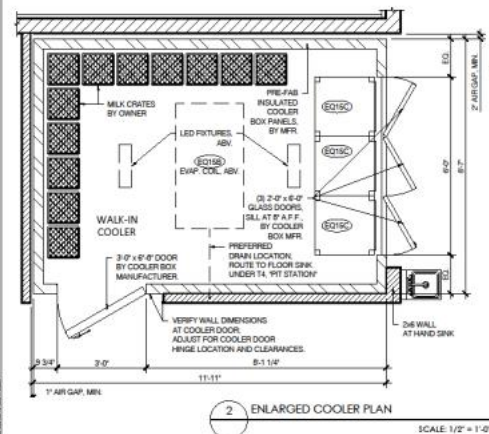


DUTCH BROS
 *Coffee*[®]

2050 S US Highway 1
Fort Pierce, FL



3 FIRE/LIFE SAFETY PLAN
SCALE: 1/8" = 1'-0"



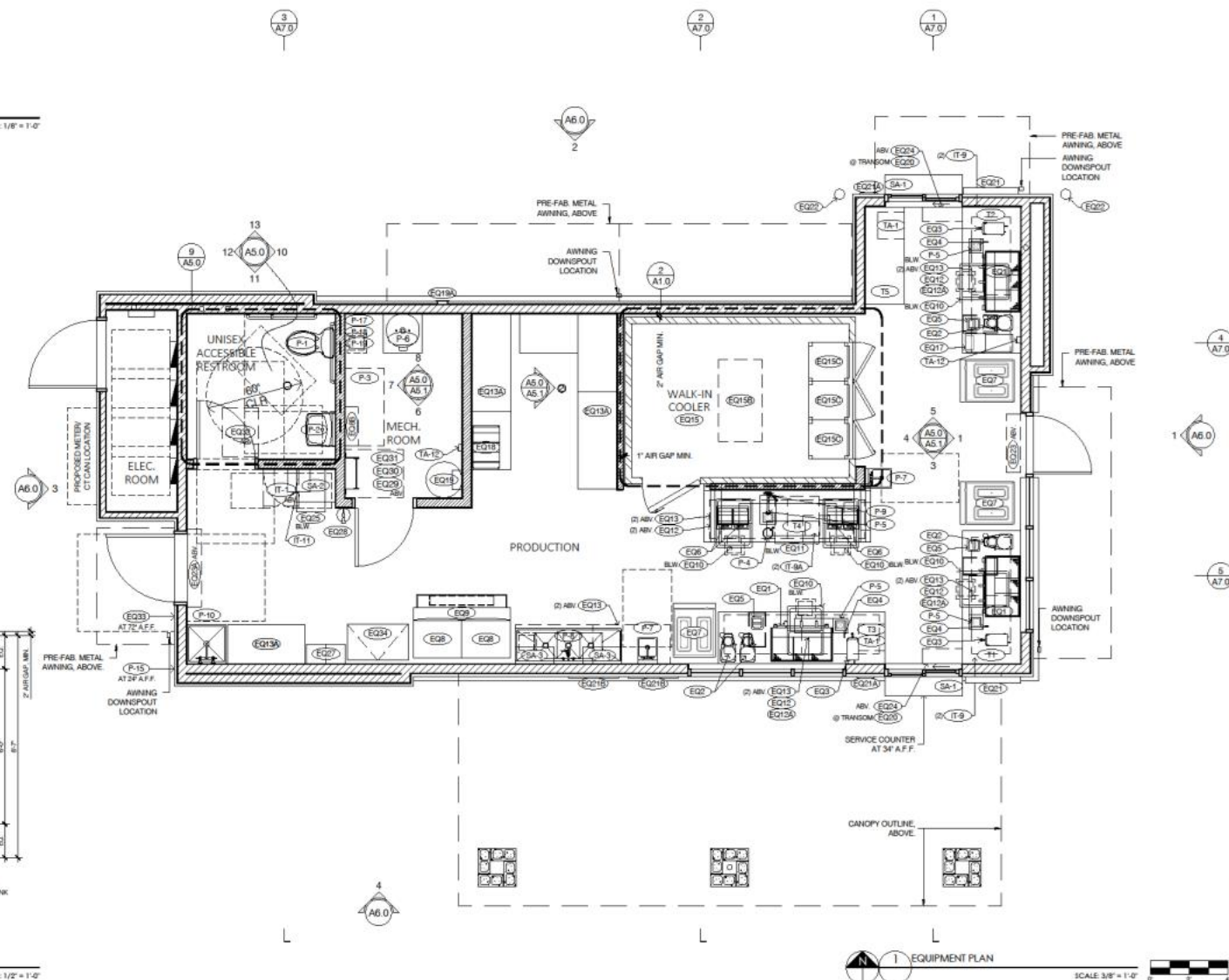
2 ENLARGED COOLER PLAN
SCALE: 1/2" = 1'-0"

COOLER GENERAL NOTES:

1. COOLER REGULATION VALVES FOR WALLS, CEILING, AND DOORS SHALL BE MIN. R-35.
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 01.0 COVER SHEET FOR CODE SUMMARY, BUILDING DATA, AND EXIT ACCESS REQUIREMENTS.
3. I.C. TO VERIFY ALL DIMENSIONS IN THE FIELD BEFORE COMMENCING CONSTRUCTION.
4. ALL FIRE EXTINGUISHERS SHALL BE STATE CERTIFIED. ALL FIRE EXTINGUISHERS SHALL BE PROPERLY MOUNTED AT THE HEIGHT REQUIREMENTS OF NO HIGHER THAN 4'-8" 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 10.6.1.1)
6. FIRE EXTINGUISHERS SHALL BE CONSPICUOUSLY LOCATED WHERE THEY ARE EASILY 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 10.6.1.3.2)
9. 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"



Steven D. Pratt, AIA Architect

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Steven D. Pratt, AIA, NCARB

This/these documents are not for regulatory approval, permitting, or construction.

DECEMBER 13, 2024

COG PROJECT NUMBER: 202407-143

Project No: FL2701
Dutch Bros Coffee - New Freestanding Store

2050 South Highway 1
Fort Pierce, FL 34950
for Dutch Bros Coffee
110 SW 4th Street
Grant's Pass, Oregon 97526

ISSUED FOR REVIEW: 12.13.2024

REV. DATE DESCRIPTION

SHEET NAME

EQUIPMENT/ ENLARGED COOLER/ FIRE-LIFE SAFETY PLANS

SHEET NUMBER

A1.0

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DB2550 - A2

Variance from Section 123-37(6)a General Landscaping Requirements to allow the eastern landscape buffer to be reduced from 10 ft to 6 ft.

Describe those conditions peculiar to the specific property and not applicable to other lands, structures, or buildings in the same zoning district.

The site dimensions for the subject site do not allow for a greater landscape buffer. The site is surrounded by commercial uses on all sides. The existing landscape buffer between the subject site and the property to the east is approximately 6 ft wide today and includes both trees and shrubs.

We are proposing to maintain this buffer and meet the planting requirements within the buffer, which meets the intent of the code to provide a landscape strip between adjacent properties.

Do special conditions or circumstances result from actions other than that of yours? Please explain.

FDOT will be forcing us to close our existing driveway connection to US Hwy 1, which results in vehicles being required to fully circle the building in order to use the drive-thru. The additional width of the drive-thru lane around the building prohibits us from meeting the required landscape buffer.

Identify any undue hardships or deprivation of commonly enjoyed property rights that would result in the literal interpretation of the code for the zoning district.

The subject site is surrounded by commercial uses with similar landscape buffers on all sides. We are proposing to maintain the existing landscape buffers and meet the planting requirements within the buffers, which meets the intent of the code to provide a landscape strip between adjacent properties.

What is the minimum variance that would give the reasonable use of the land, building, or structure?

The minimum variance is to reduce the eastern landscape buffer from 10 ft wide to 6 ft wide.

Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare.

The intent of the zoning designations is to provide a variety of retail uses and services to serve the community's general needs. Constructing a Dutch Bros Coffee is in harmony with the intent and purpose of the zoning ordinance.

Variance from Sec. 123-37(6)a General Landscaping Requirements to allow the northern landscape buffer to be reduced from 10 ft to 6 ft.

Describe those conditions peculiar to the specific property and not applicable to other lands, structures, or buildings in the same zoning district.

The site dimensions for the subject site do not allow for a greater landscape buffer. The site is surrounded by commercial uses on all sides. The existing landscape buffer between the subject site and the property to the north ranges from approximately 4 ft to 6 ft wide today and includes both trees and shrubs. We are proposing to maintain this buffer and meet the planting requirements within the buffer, which meets the intent of the code to provide a landscape strip between adjacent properties.

Do special conditions or circumstances result from actions other than that of yours? Please explain.

FDOT will be forcing us to close our existing driveway connection to US Hwy 1, which results in vehicles being required to fully circle the building in order to use the drive-thru. The additional width of the drive-thru lane around the building prohibits us from meeting the required landscape buffer.

Identify any undue hardships or deprivation of commonly enjoyed property rights that would result in the literal interpretation of the code for the zoning district

The subject site is surrounded by commercial uses with similar landscape buffers on all sides. We are proposing to maintain the existing landscape buffers and meet the planting requirements within the buffers, which meets the intent of the code to provide a landscape strip between adjacent properties.

What is the minimum variance that would give the reasonable use of the land, building, or structure?

The minimum variance is to reduce the northern landscape buffer from 10 ft wide to 6 ft wide.

Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare.

The intent of the zoning designations is to provide a variety of retail uses and services to serve the community's general needs. Constructing a Dutch Bros Coffee is in harmony with the intent and purpose of the zoning ordinance.

Variance from Sec. 125-315(c)(1) Off-Street Parking Design Standards to allow the minimum width of the parking spaces to be reduced from 9.5 ft to 9 ft and for the minimum depth to be reduced from 19 ft to 18 ft.

Describe those conditions peculiar to the specific property and not applicable to other lands, structures, or buildings in the same zoning district.

The site dimensions for the subject site do not allow for larger parking spaces. The existing parking spaces appear to be approximately 9 ft wide by 17 ft long. We are proposing to keep the 9 ft wide spaces in order to gain one additional parking space since the subject site is limited on parking. We are proposing to increase the existing parking stall depth from 17 ft to 18 ft.

Do special conditions or circumstances result from actions other than that of yours? Please explain.

FDOT will be forcing us to close our existing driveway connection to US Hwy 1, which results in vehicles being required to fully circle the building in order to use the drive-thru. The additional width of the drive-thru lane around the building prohibits us from meeting the required 19 ft parking stall depth.

Identify any undue hardships or deprivation of commonly enjoyed property rights that would result in the literal interpretation of the code for the zoning district.

We are meeting the existing combined parking stall depth plus drive aisle distance of 42 ft, which provides ample room for parking and maneuvering in and out of the stalls, which meets the intent of the parking code.

What is the minimum variance that would give the reasonable use of the land, building, or structure?

The minimum variance is to reduce the minimum width of the parking spaces from 9.5 ft wide to 9 ft wide and the reduce the minimum depth of the parking spaces from 19 ft to 18 ft.

Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare.

The intent of the zoning designations is to provide a variety of retail uses and services to serve the community's general needs. Constructing a Dutch Bros Coffee is in harmony with the intent and purpose of the zoning ordinance.

Variance from Sec. 125-315(c)(5) Off-Street Parking Dimensions to allow the minimum width of the drive aisle to be reduced from 26 ft to 24 ft.

Describe those conditions peculiar to the specific property and not applicable to other lands, structures, or buildings in the same zoning district.

The site dimensions for the subject site do not allow for a wider drive aisle. The existing parking stalls are approximately 17 ft deep and the existing drive aisle is approximately 25 ft wide, for a total of 42 ft. We are proposing to increase the parking stall depth to 18 ft long and decrease the drive aisle to 24 ft, for a total of 42 ft.

Do special conditions or circumstances result from actions other than that of yours? Please explain.

FDOT will be forcing us to close our existing driveway connection to US Hwy 1, which results in vehicles being required to fully circle the building in order to use the drive-thru. The additional width of the drive-thru lane around the building prohibits us from meeting the required drive aisle width.

Identify any undue hardships or deprivation of commonly enjoyed property rights that would result in the literal interpretation of the code for the zoning district.

We are meeting the existing combined parking stall depth plus drive aisle distance of 42 ft, which provides ample room for parking and maneuvering in and out of the stalls, which meets the intent of the parking code.

What is the minimum variance that would give the reasonable use of the land, building, or structure?

The minimum variance is to reduce the required width of the drive aisle from 26 ft to 24 ft.

Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare.

The intent of the zoning designations is to provide a variety of retail uses and services to serve the community's general needs. Constructing a Dutch Bros Coffee is in harmony with the intent and purpose of the zoning ordinance.

Variance from Sec. 125-315(d)(2)(a)(3) Off-Street Parking Spaces to allow a reduction from 1 space per 75 square feet of gross floor area to 1 space per 125 square feet of gross floor area.

Describe those conditions peculiar to the specific property and not applicable to other lands, structures, or buildings in the same zoning district.

The site dimensions for the subject site do not allow for additional parking spaces. Dutch Bros Coffee does not have any indoor patron area. The parking spaces will be for employees and for patrons choosing to park and walk to the pick-up window. There will be no outdoor tables for patron congregating. Therefore, the majority of the patrons will utilize the drive-thru window rather than parking, and the parking spaces will be mainly for employee use.

Do special conditions or circumstances result from actions other than that of yours? Please explain.

The site dimensions for the subject site do not allow for additional parking spaces, and Dutch Bros Coffee encourages patrons to use the drive-thru service.

Identify any undue hardships or deprivation of commonly enjoyed property rights that would result in the literal interpretation of the code for the zoning district.

The parking code is intended to provide ample parking for patron use. Dutch Bros Coffee does not allow patrons inside the building or have any outdoor seating areas for patrons. The majority of the customers use the drive-thru lane, so Dutch Bros Coffee should not be required to provide as many patron parking spaces.

What is the minimum variance that would give the reasonable use of the land, building, or structure?

The minimum variance is to reduce the required parking spaces from 1 space per 75 square feet of gross floor area to 1 space per 125 square feet of gross floor area.

Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare.

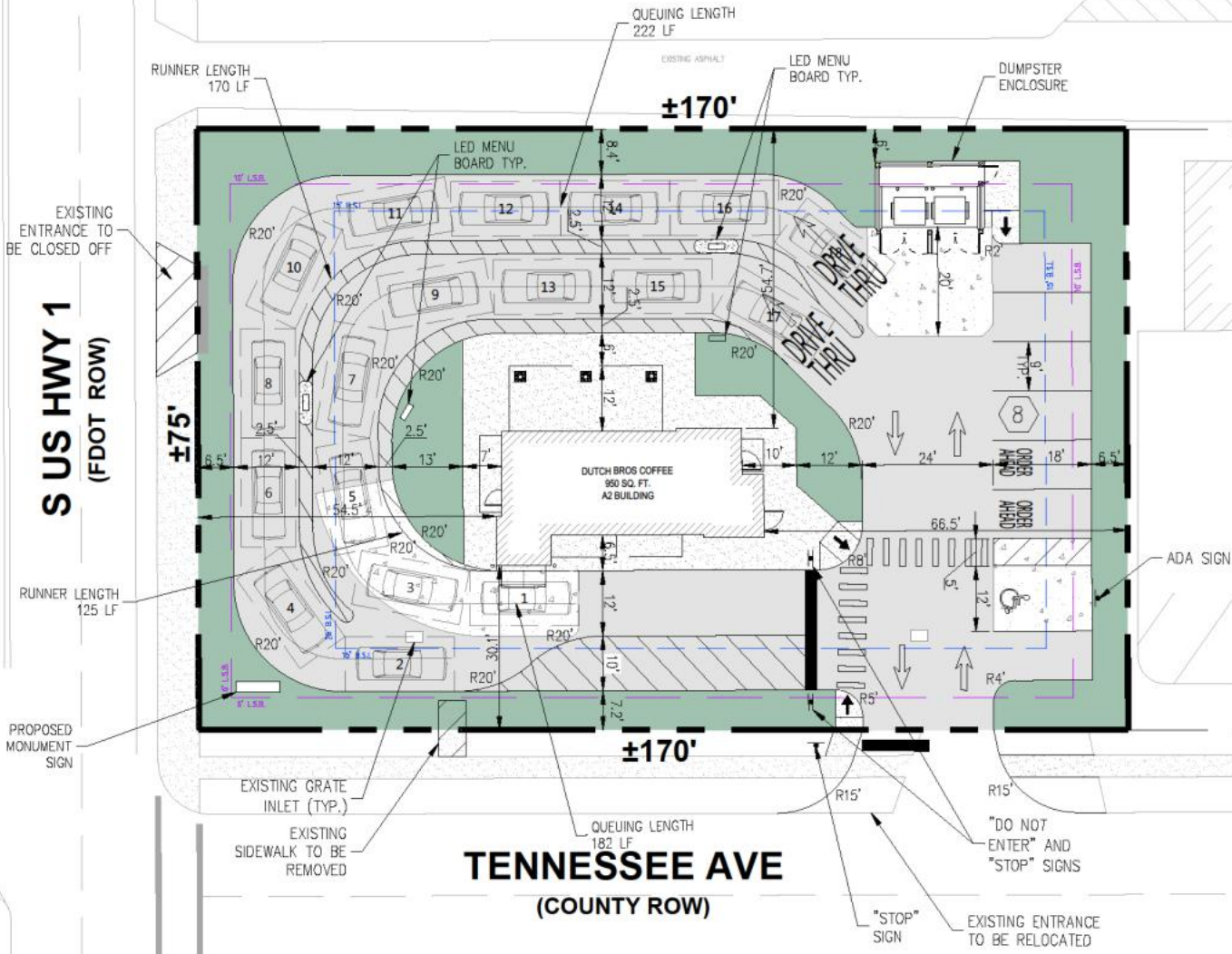
The intent of the zoning designations is to provide a variety of retail uses and services to serve the community's general needs. Constructing a Dutch Bros Coffee is in harmony with the intent and purpose of the zoning ordinance.



CONCEPTUAL SITE PLAN

S US HWY 1
(FDOT ROW)

TENNESSEE AVE
(COUNTY ROW)



SITE DATA

TOTAL SITE AREA: 18,700 SF / 0.43 AC
 JURISDICTION: CITY OF FORT PIERCE
 ZONING: C3 (GENERAL COMMERCIAL)
 BUILDING AREA: 850 SF
 MAX. F.A.R. = 0.6
 100 SF / 18,700 SF = 0.005
 MAX. PROPOSED IMPERVIOUS = 4/4
 PERVIOUS: 4,850 SF (25.9%)
 IMPERVIOUS: 13,850 SF (74.1%)

PARKING REQUIRED:
 (FAST FOOD RESTAURANTS) 1 SPACE FOR EACH 75 SQ. FT. OF GROSS FLOOR AREA.
 (REPAIR SERVICES) 1 SPACE FOR EACH 300 SQ. FT. OF GROSS FLOOR AREA.

FAST FOOD:
 850 SF / 75 SF = 11.33 SPACES
 PARKING REQUIRED: 13 SPACES
 PARKING PROVIDED: 8 SPACES

STANDING PROPOSED: 18 VEHICLES

BUILDING SETBACKS:	REQUIRED	PROVIDED
FRONT (WEST, S US HWY 1)	25 FT	34.5 FT
SIDE (NORTH)	15 FT	34.7 FT (VARIES)
SIDE (SOUTH)	15 FT	30.1 FT (VARIES)
REAR (EAST)	15 FT	66.5 FT

LANDSCAPE BUFFERS:	REQUIRED	PROVIDED
FRONT (WEST, S US HWY 1)	6 FT	6.0 FT MIN.
SIDE (NORTH)	10 FT	6.0 FT MIN. (VARIES)
SIDE (SOUTH)	6 FT	6.7 FT MIN. (VARIES)
REAR (EAST)	10 FT	6.0 FT MIN.

LEGEND

- PROPERTY LINE
- LANDSCAPE BUFFER
- BUILDING SETBACK LINE

SITE INFO:
 VARIANCES ARE REQUIRED TO MAKE THE SITE FUNCTION AS SHOWN. APPROVAL OF VARIANCES IS NOT GUARANTEED.

VARIANCES REQUIRED:

- VARIANCE FOR THE EASTERN LANDSCAPE BUFFER FROM THE REQUIRED 10' TO 6'
- VARIANCE FOR THE NORTHERN LANDSCAPE BUFFER FROM THE REQUIRED 10' TO 6'
- VARIANCE FOR THE PARKING STALL DEPTH AND WIDTH FROM 9.5' WIDTH AND 19' DEPTH TO 9' WIDTH AND 18' DEPTH
- VARIANCE FOR THE DRIVE ASLE WIDTH FROM 26' WIDE TO 24' WIDE
- VARIANCE FOR THE PARKING REQUIRED FROM 13 SPACES TO 8 SPACES.

DEVIATIONS FROM D.B.C. STANDARDS

- MINIMUM PARKING OF 13 SPACES IS NOT POSSIBLE DUE TO SITE SIZE, LANDSCAPE BUFFERS, AND FOOT STANDARDS.
- INSUFFICIENT SPACE TO RELOCATE TRASH ENCLOSURE TO NOT BE SEEN FROM THE DRIVE THROUGH.



DATE	REVISION

CA 29354
 1201 E. ROBINSON STREET
 ORLANDO, FL 32801
 PH: (407) 271-8910

DUTCH BROS COFFEE (FL2701)
 2050 SOUTH US HWY 1
 FORT PIERCE, FLORIDA 34950

DATE 11/12/24
 DRAWN: JM
 CHECKED: RK

CP3

PROJECT NO.: 2024_166