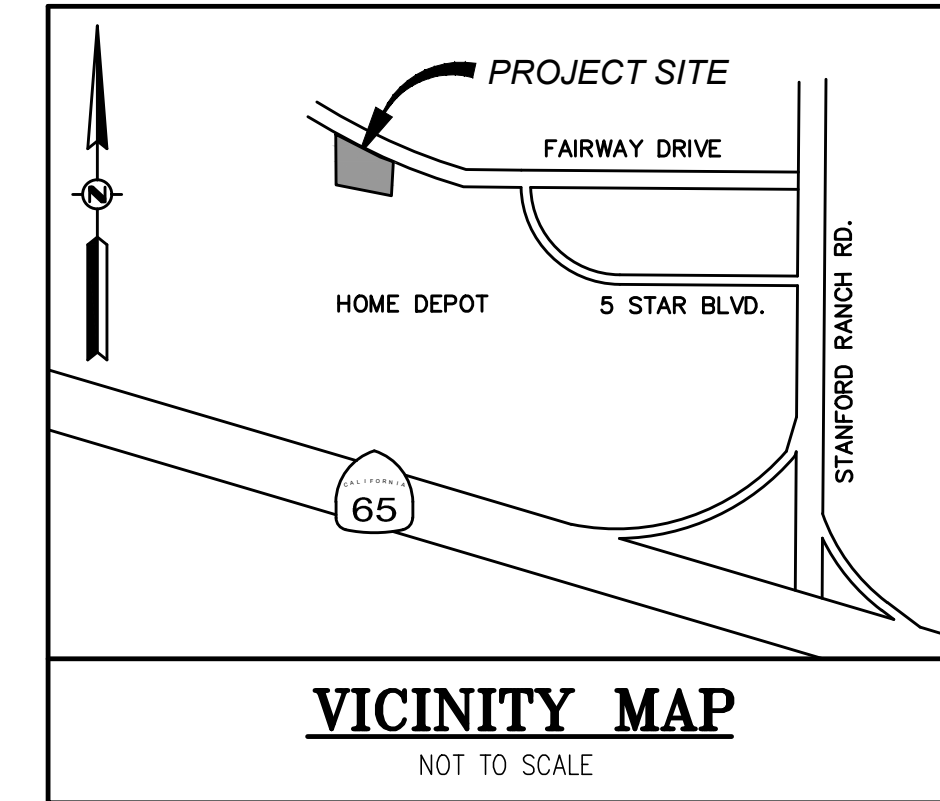


LEGEND	
	PROPERTY LINE
	EXISTING METAL FENCING WITH PROPOSED WOOD SLATS
	PROPOSED CONCRETE
	PROPOSED ASPHALT PAVEMENT
	NEW LANDSCAPE AREA
	EXISTING LANDSCAPE AREA

PRELIMINARY OVERALL SITE PLAN FOR:



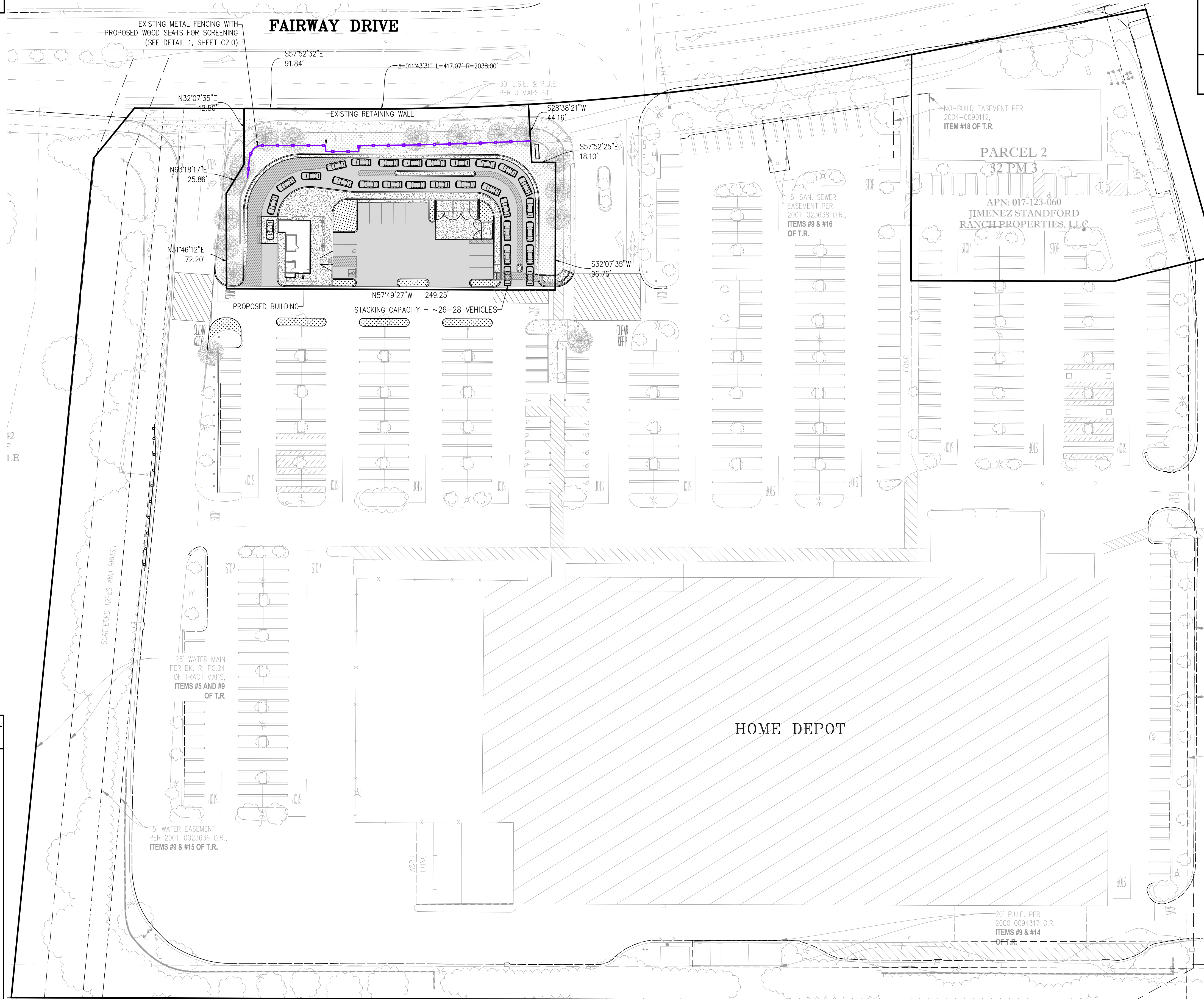
CITY OF ROSEVILLE, CALIFORNIA
JANUARY 2021 (REVISED JUNE 11, 2021)



CALIFORNIA

DUTCH BROS
10051 FAIRWAY DRIVE
PRELIMINARY OVERALL SITE PLAN

CITY OF ROSEVILLE



SITE STATISTICS

PARKING			
EXISTING SPACES		PROPOSED SPACES	
STANDARD	64	STANDARD	10
ADA	0	ADA	1
EV	0	EV	1
COMPACT	0	COMPACT	0
TOTAL	64 SPACES	TOTAL	12 SPACES

LAND AREA	AREA	% OF SITE
ASPHALT PAVEMENT	13,625 SF	~53.5%
CONCRETE SIDEWALK	5,425 SF	~21.3%
BUILDING (FOOTPRINT)	930 SF	~3.6%
OPEN SPACE/LANDSCAPING	5,505 SF	~21.6%
TOTAL	25,485 SF	100%

SHEET INDEX

SHT #	SHEET DESCRIPTION
C1.0	PRELIMINARY OVERALL SITE PLAN
C2.0	PRELIMINARY SITE PLAN
C3.0	PRELIMINARY GRADING & DRAINAGE PLAN
C4.0	PRELIMINARY UTILITY PLAN
P1	PRELIMINARY LANDSCAPE PLAN

PROJECT INFORMATION

OWNER / APPLICANT

LIQUID LUV CO.
JEREMY AND HEATHER MAUEL
P.O. BOX 4239
AUBURN, CA 95604

PLANNING & ENGINEERING

MILLENNIUM PLANNING & ENGINEERING
471 SUTTON WAY, SUITE 210
GRASS VALLEY, CA 95945
(530) 446-6765
CONTACT PERSON: ROB WOOD, ACIP (rob@milpe.com)

APN
017-132-088

SITE ADDRESS

10051 FAIRWAY DRIVE
ROSEVILLE, CA 95678

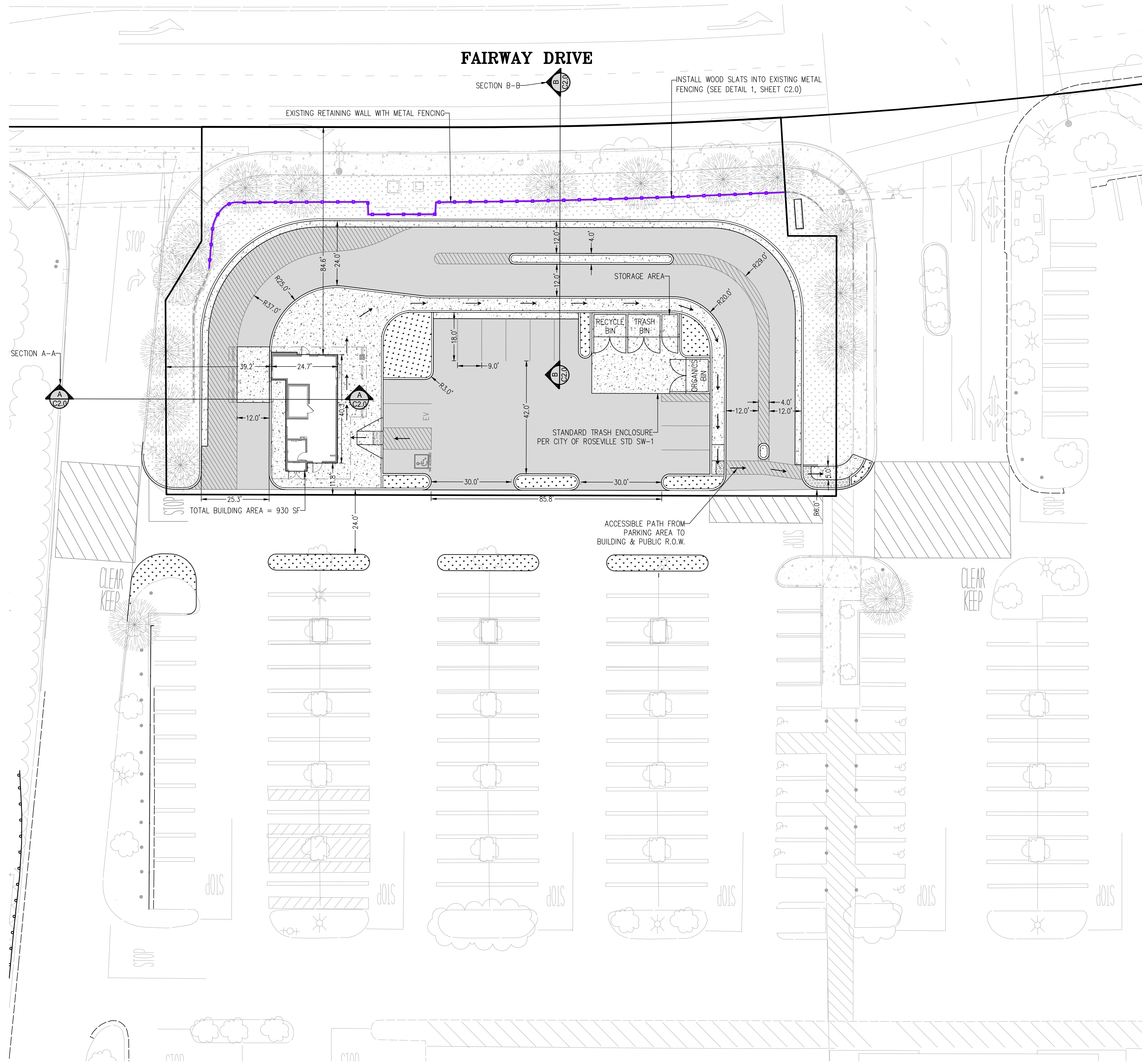
LAND AREA
32,837 S.F. (0.75 ACRES)

ZONING
CC - COMMUNITY COMMERCIAL

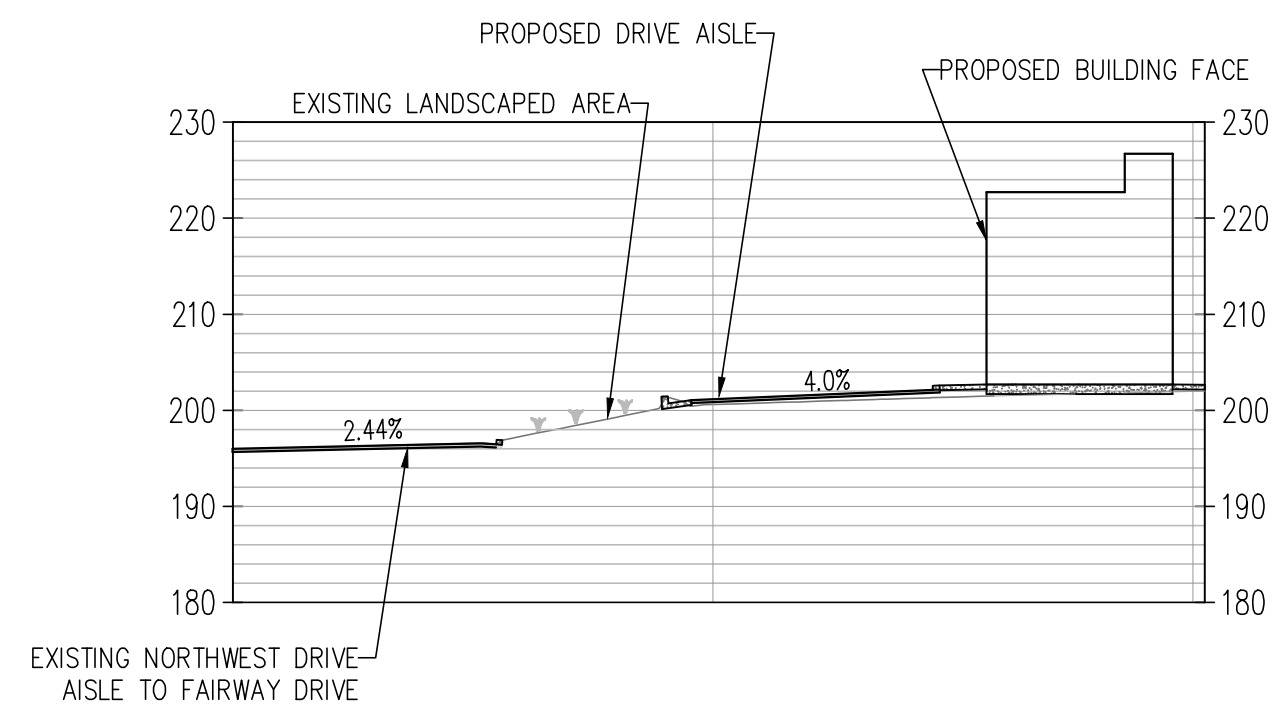
REV.	DESCRIPTION	DATE
DESIGNED: LAS		
DRAWN: LAS		
PROJ. NO: 20-0902		
DWG. SEE DAYSTAMP		
DATE: JANUARY 2021		

SHEET NUMBER

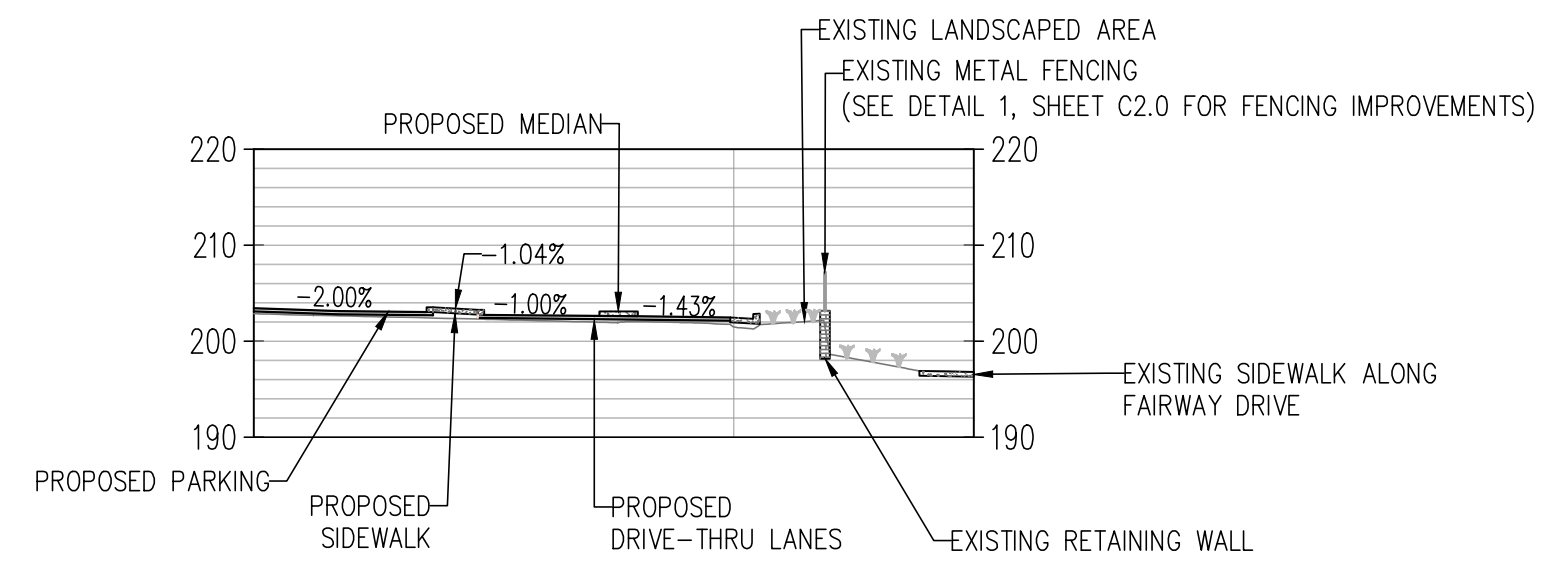
C1.0



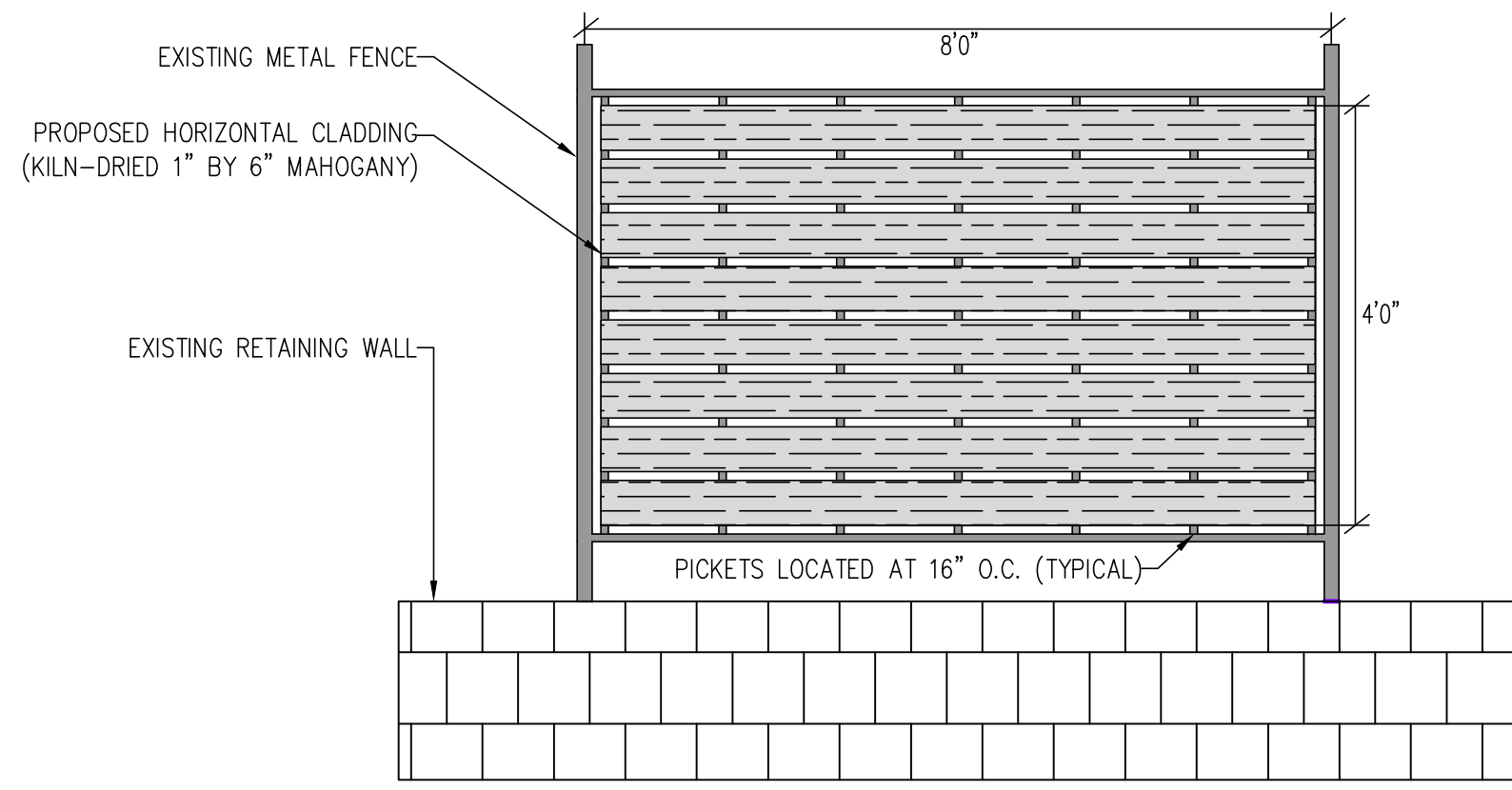
LEGEND	
	PROPERTY LINE
	EXISTING METAL FENCING WITH PROPOSED WOOD SLATS
	PROPOSED CONCRETE
	PROPOSED ASPHALT PAVEMENT
	NEW LANDSCAPE AREA
	ACCESSIBLE PATH OF TRAVEL



SECTION A-A
SCALE: 1" = 20'

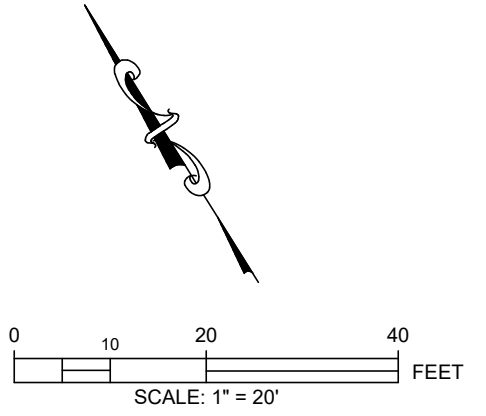


SECTION B-B
SCALE: 1" = 20'



NOTE: BLACK HEADED WOOD SCREWS ARE PRE-DRILLED FOR AND FASTENED THROUGH THE BACK OF THE EXISTING PICKETS AT 16" O.C. SHOWING A BLIND FASTENER AT THE EXPOSED FACE OF THE WOOD. WOOD CAN BE STAINED, OILED, OR LEFT NATURAL.

DETAIL 1 - FENCING IMPROVEMENTS
NOT TO SCALE



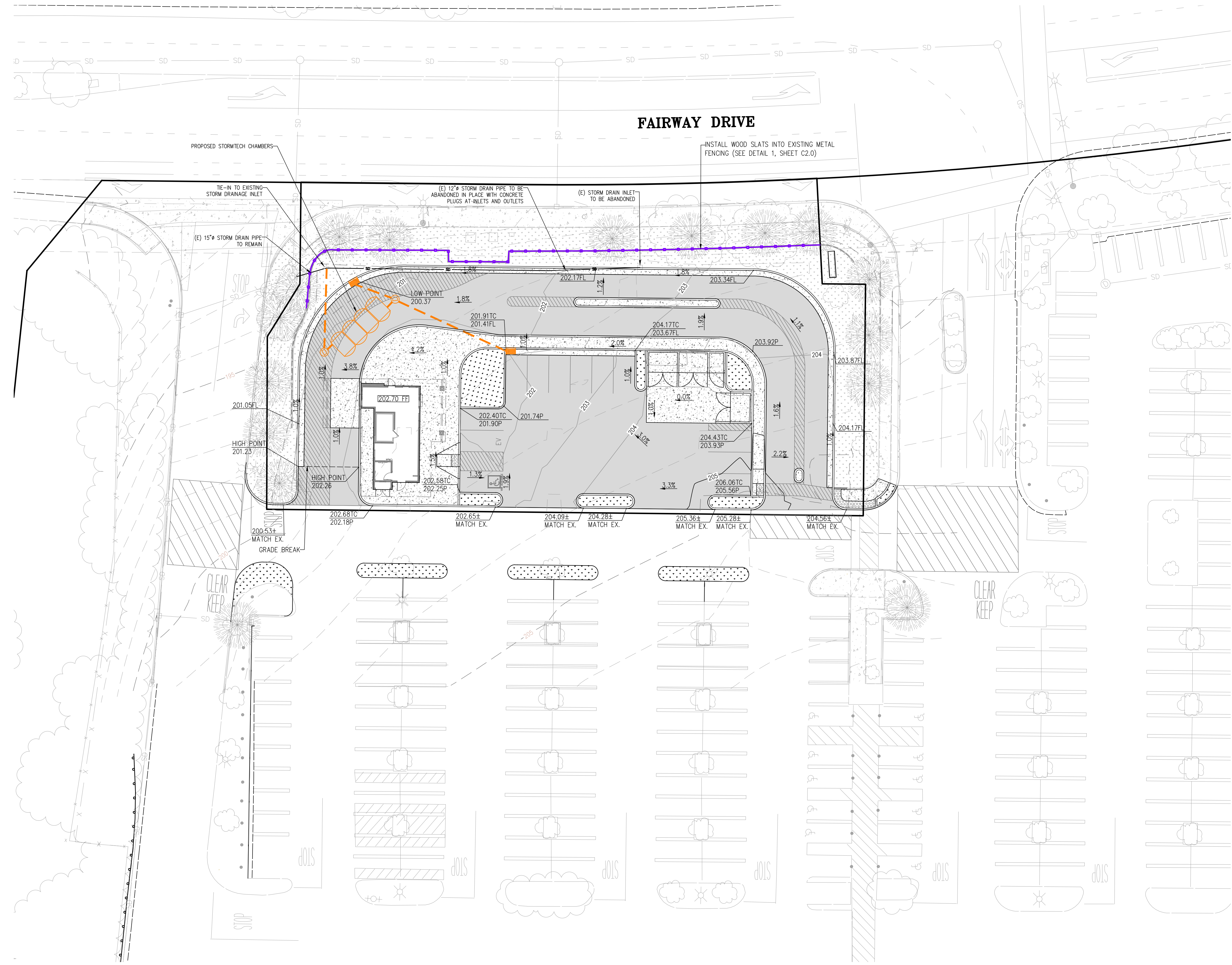
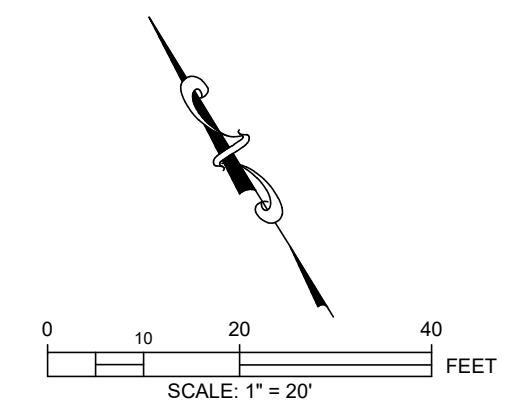
REV.	DESCRIPTION	DATE
DESIGNED: LAS		
DRAWN: LAS		
PROJ. NO: 20-0902		
DWG. SEE DAYSTAMP		
DATE: JANUARY 2021		

DUTCH BROS
10051 FAIRWAY DRIVE
PRELIMINARY GRADING AND DRAINAGE PLAN

LEGEND	
	PROPOSED STORM DRAIN PIPE
	PROPOSED DRAINAGE INLET
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED CONCRETE SIDEWALK
	PROPOSED ASPHALT ROADWAY
2554.0TC	TOP OF CURB ELEVATION
2554.0FL	FLOWLINE ELEVATION
2554.0P	PAVEMENT ELEVATION
2554.0± MATCH EX.	ELEVATION TO MATCH EXISTING GRADE
2554.5FF	FINISHED FLOOR ELEVATION

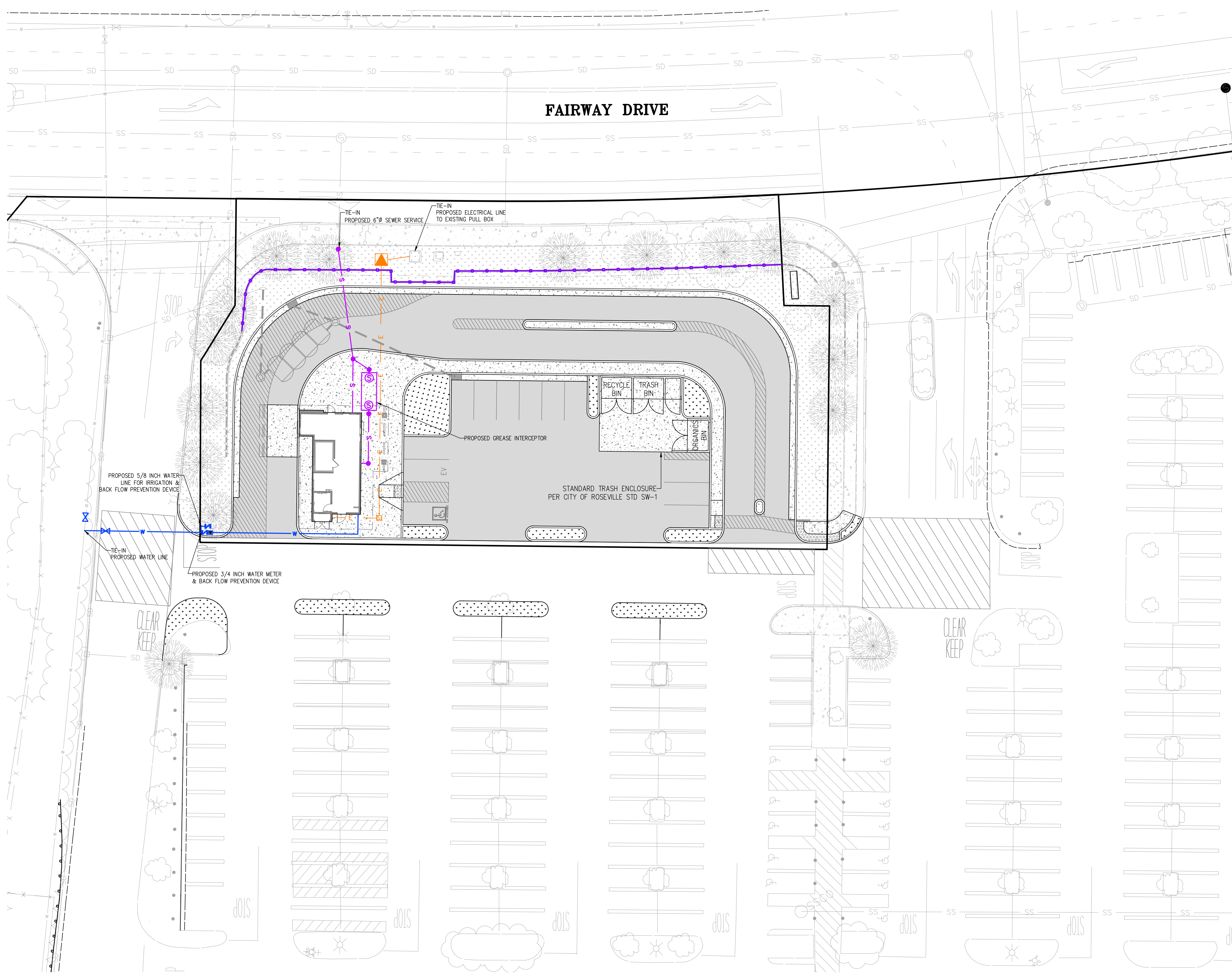
VOLUME CALCULATIONS

CUT: 660 C.Y.
FILL: 560 C.Y.
NET: 100 C.Y. EXPORT

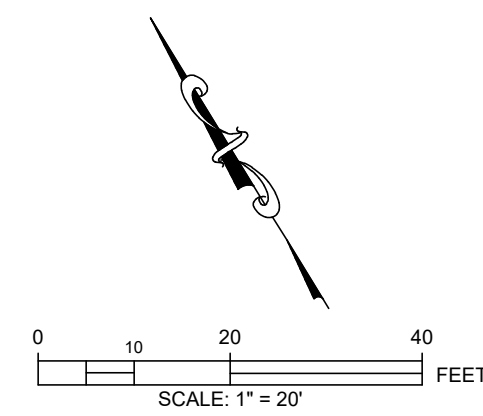


DESIGNED: LAS	REV.	DESCRIPTION	DATE
DRAWN: LAS			
PROJ. NO: 20-0902			
DWG. SEE DAYSTAMP			
DATE: JANUARY 2021			

SHEET NUMBER
C3.0



LEGEND	
	PROPOSED SEWER LINE
	PROPOSED WATER LINE
	PROPOSED WATER VALVE
	PROPOSED WATER METER
	PROPOSED BACK FLOW PREVENTER
	PROPOSED ELECTRICAL LINE
	PROPOSED ELECTRICAL TRANSFORMER
	PROPOSED ELECTRICAL BOX
	PROPOSED DRAINAGE INLET
	PROPOSED STORM DRAIN PIPE
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED SEWER CLEANOUT
	EXISTING WATER LINE
	EXISTING SEWER LINE
	EXISTING STORM DRAIN LINE
	EXISTING METAL FENCING WITH PROPOSED WOOD SLATS
	EXISTING PROPERTY LINE



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 www.millenniumeng.com

DUTCH BROS
 10051 FAIRWAY DRIVE
 PRELIMINARY UTILITY PLAN

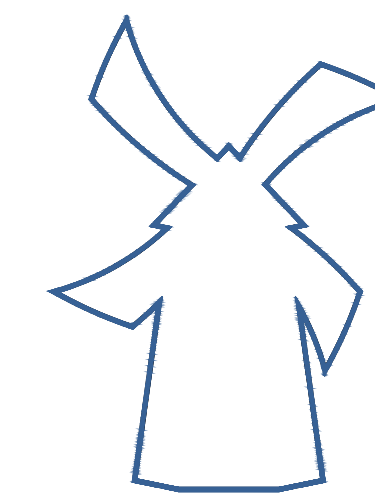
DESIGNED: LAS	REV.	DESCRIPTION	DATE
DRAWN: LAS			
PROJ. NO: 20-0902			
DWG. SEE DAYSTAMP			
DATE: JANUARY, 2021			

SHEET NUMBER
C4.0

CALIFORNIA

CITY OF ROSEVILLE

DESIGN REVIEW SUBMITTAL FOR:



PROJECT TEAM

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ARCHITECT
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 (916) 488-5982 Fax
Jeff Jennings, AIA
 jeff@jplusinc.com

SHEET/REVISION INDEX

ARCHITECTURAL	
A-1	COVER SHEET
A-2	FLOOR PLAN
A-3	ROOF PLAN
A-4	EXTERIOR ELEVATIONS
A-5	COLOR ELEVATIONS
A-6	COLOR RENDERINGS
CIVIL	
C1.0	PRELIMINARY OVERALL SITE PLAN
C2.0	PRELIMINARY SITE PLAN
C3.0	PRELIMINARY GRADING & DRAINAGE PLAN
C4.0	PRELIMINARY UTILITY PLAN
LANDSCAPING	
P1	PRELIMINARY LANDSCAPE PLAN

PROJECT DATA

SQUARE FOOTAGE SUMMARY
 BUILDING 930 SF
 COVERED 822 SF
 LOT 0.706 Ac.

PARKING REQUIRED (RESTAURANT/DRIVE-THRU)
 1 SPACE PER 100 SF OF FLOOR AREA
 930 SF / 100 = 9.3 (10) STALLS REQUIRED

PARKING PROVIDED
 STANDARD 16
 ACCESSIBLE 1
 TOTAL 17

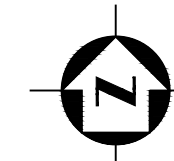
BICYCLE PARKING REQUIRED
 5% OF PROVIDED PARKING SPACES
 17 STALLS x 0.05 = 0.85 (1) SPACE REQUIRED

BICYCLE PARKING PROVIDED
 SHORT TERM BIKE RACK (1) PROVIDED - (2) BIKE CAPACITY
 LONG TERM BIKE LOCKER (1) PROVIDED - (2) BIKE CAPACITY

PROJECT DESCRIPTION

NEW CONSTRUCTION FOR **DUTCH BROS COFFEE** LOCATED AT 10051 FAIRWAY DRIVE, ROSEVILLE, CA 95678 (PARCEL #017-123-088). THE BUILDING CONSISTS OF (1) DRIVE-THRU WINDOW AND (1) WALK-UP SERVICE WINDOW WITHOUT INDOOR SEATING. SITE DEVELOPMENT INCLUDES A PARKING AREA, DRIVE AISLE, AND A TRASH ENCLOSURE AREA ON APPROXIMATELY 0.71 ACRES IN A C-C (COMMUNITY COMMERCIAL) ZONING DISTRICT. THE PARCEL IS CURRENTLY VACANT AND IN THE HOME DEPOT SHOPPING CENTER.

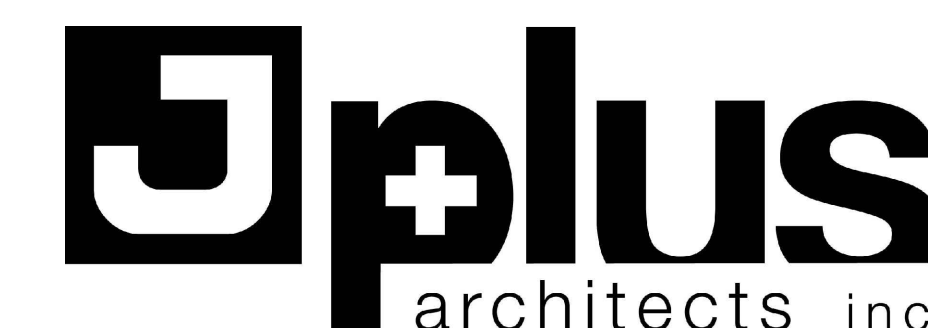
1 AERIAL MAP
NO SCALE



Dutch Bros - Roseville
 10051 Fairway Drive, Roseville, CA 95678
 APN: 017-123-088

COVER SHEET

Date: June 15, 2021
 Scale: As Noted

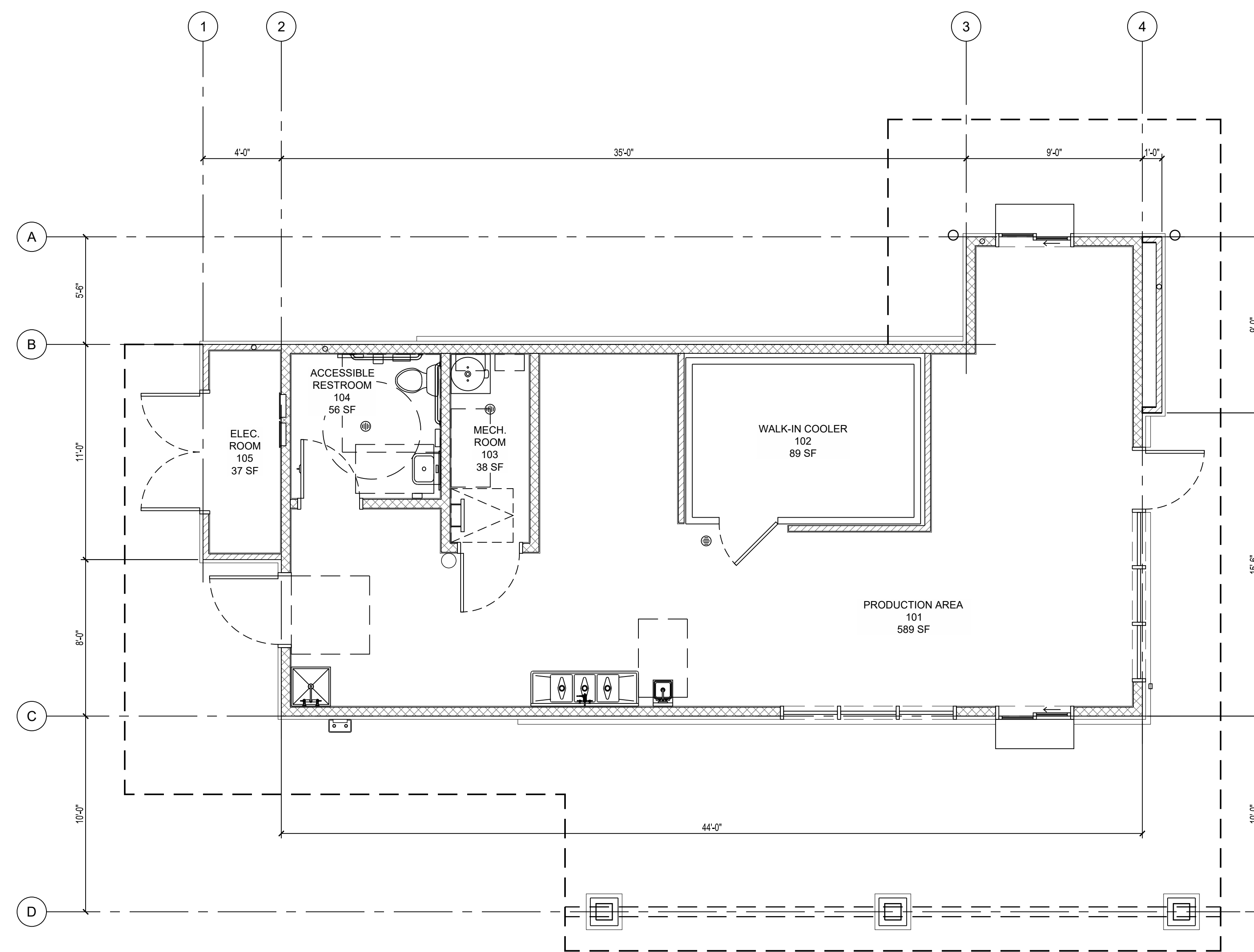


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A-1

GENERAL NOTE

1. ROOF MOUNTED EQUIPMENT (INC. CURB) NOT TO EXCEED 4'-0" IN HEIGHT



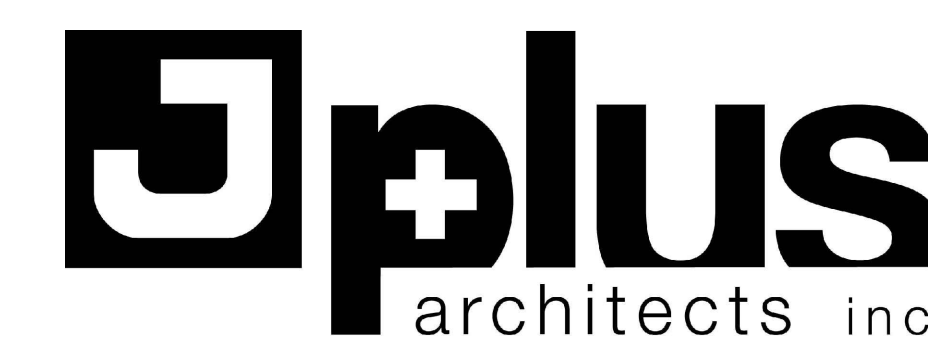
1 FLOOR PLAN
1/4" = 1'-0"



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APN: 017-123-088

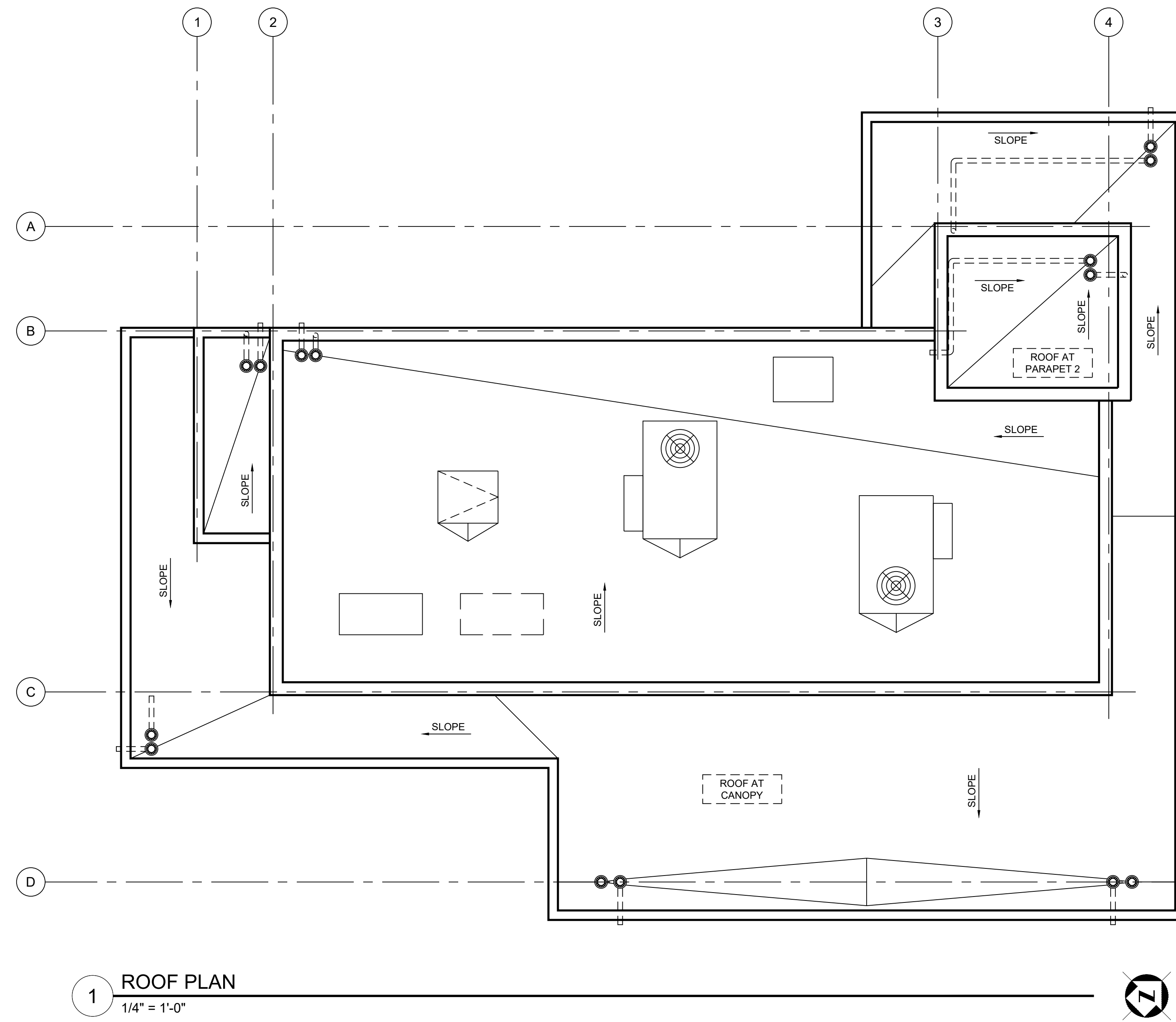
FLOOR PLAN

Date: June 15, 2021
Scale: As Noted



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A-2



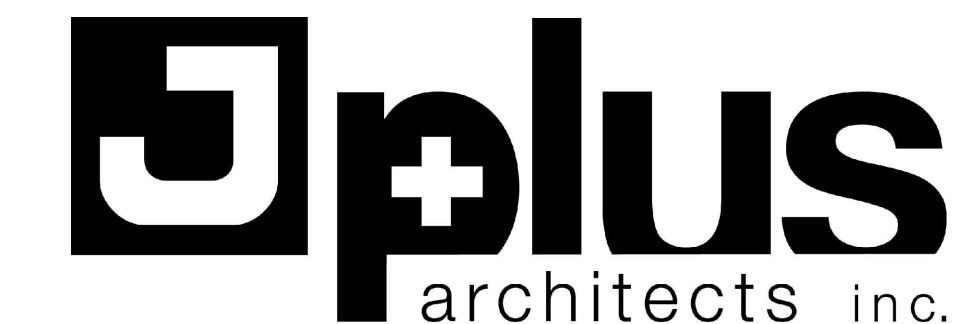
1 ROOF PLAN
1/4" = 1'-0"



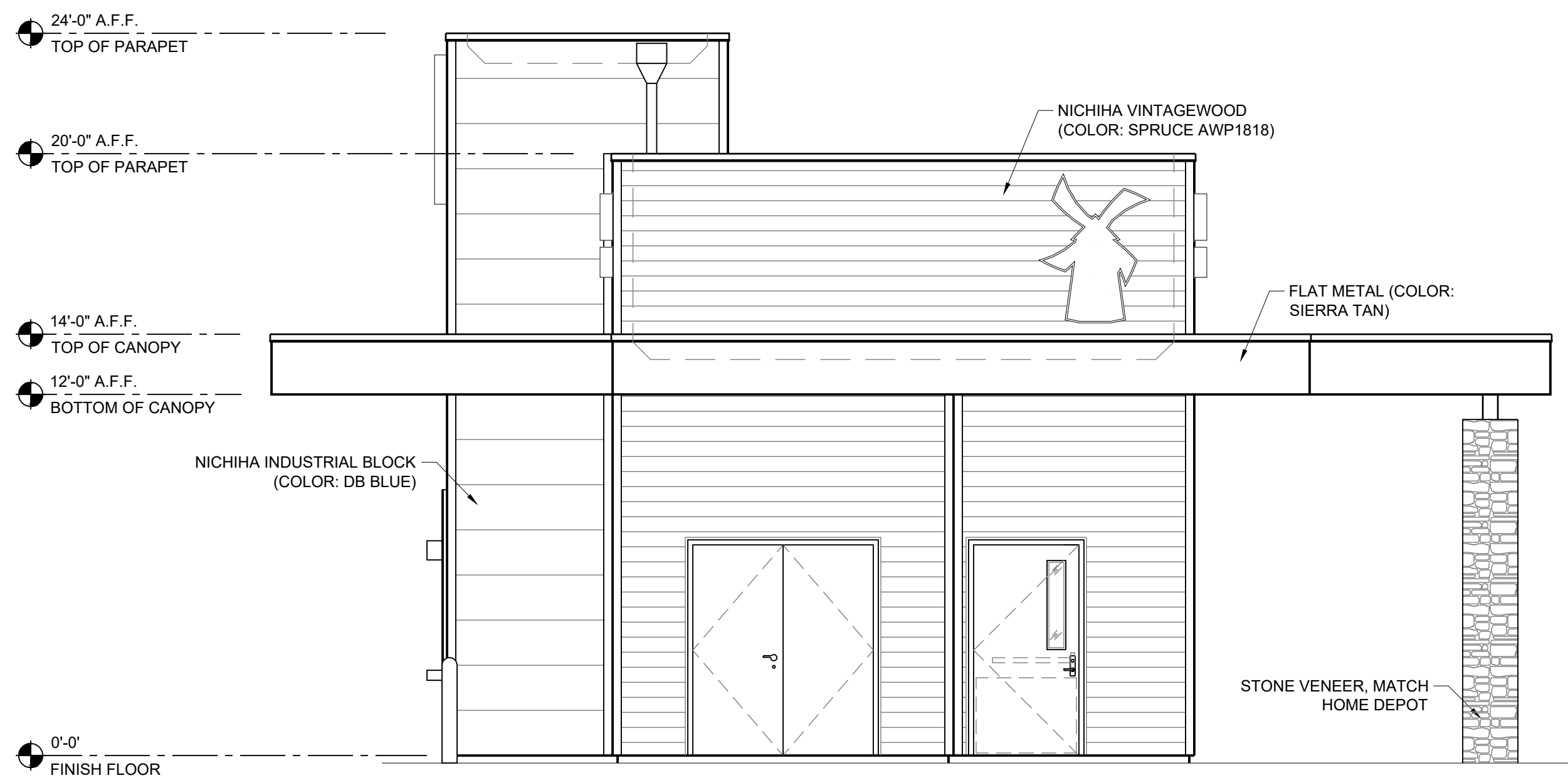
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 10051 Fairway Drive, Roseville, CA 95678
 APN: 017-123-088

ROOF PLAN

Date: June 15, 2021
Scale: As Noted



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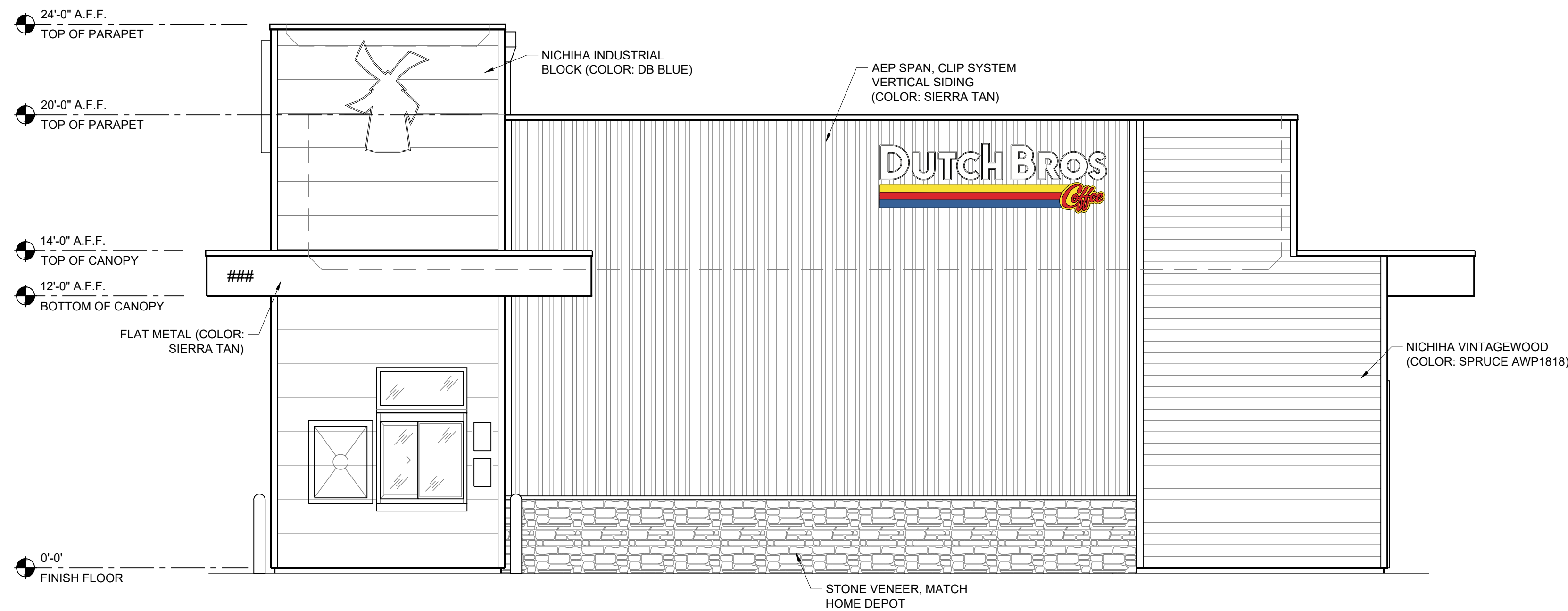
1 SOUTHWEST ELEVATION
1/4" = 1'-0"



2 SOUTHEAST ELEVATION
1/4" = 1'-0"



3 NORTHEAST ELEVATION
1/4" = 1'-0"

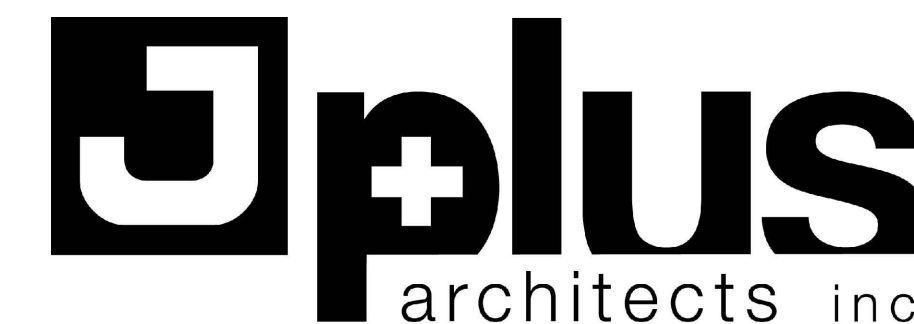


4 NORTHWEST ELEVATION
1/4" = 1'-0"

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APN: 017-123-088

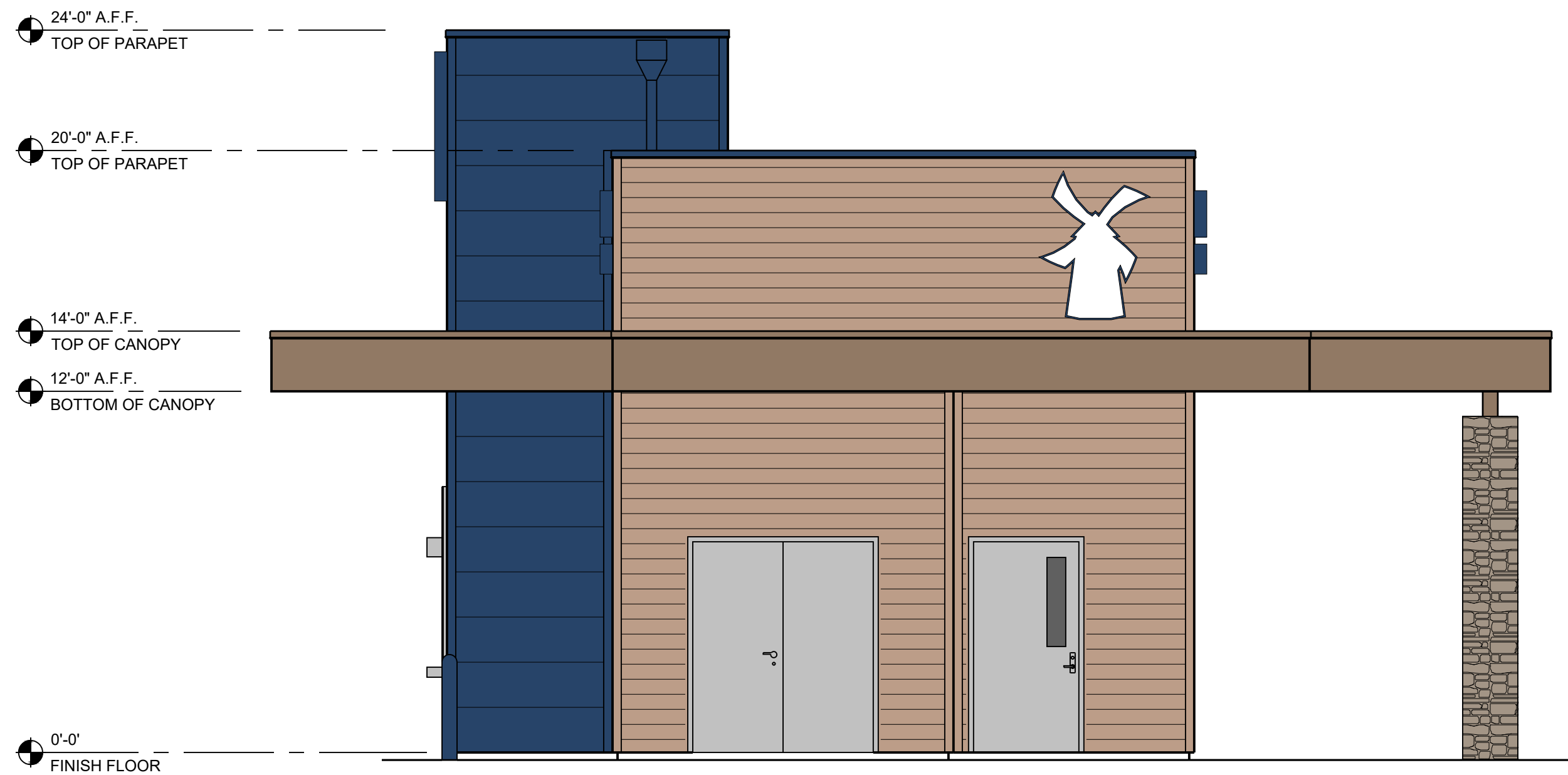
EXTERIOR ELEVATIONS

Date: June 15, 2021
Scale: As Noted

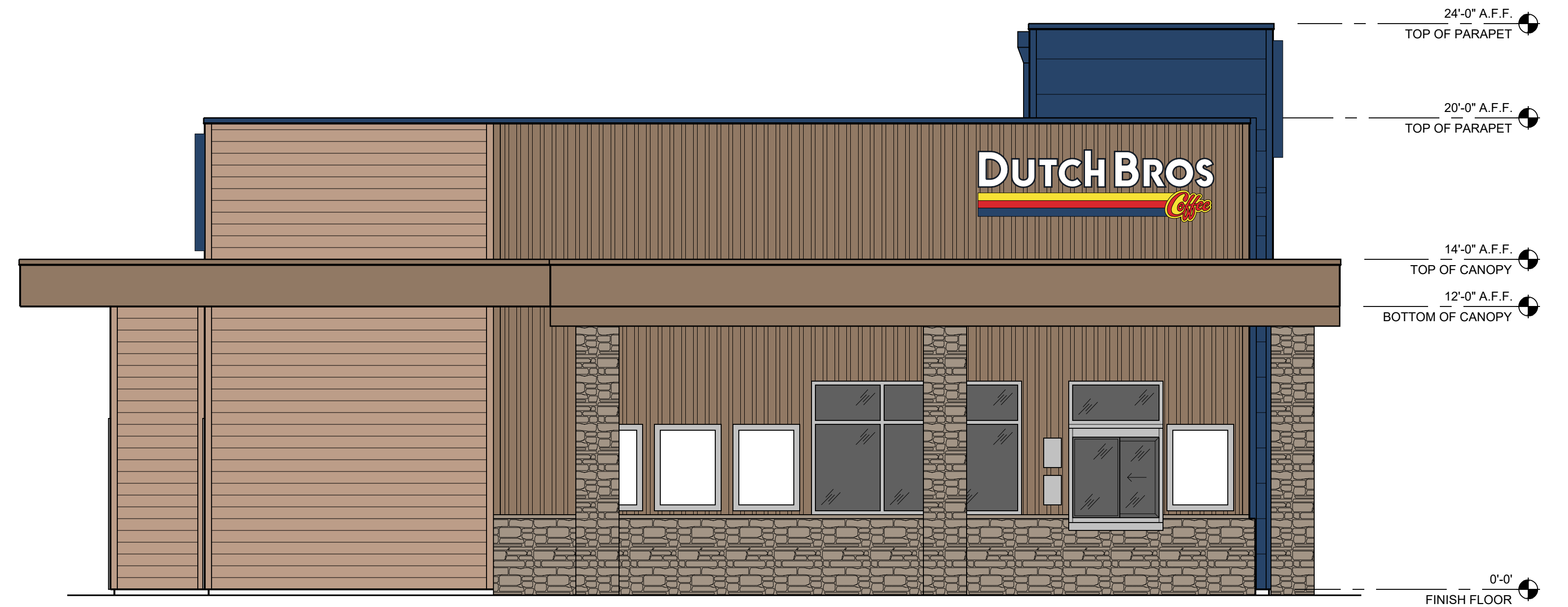


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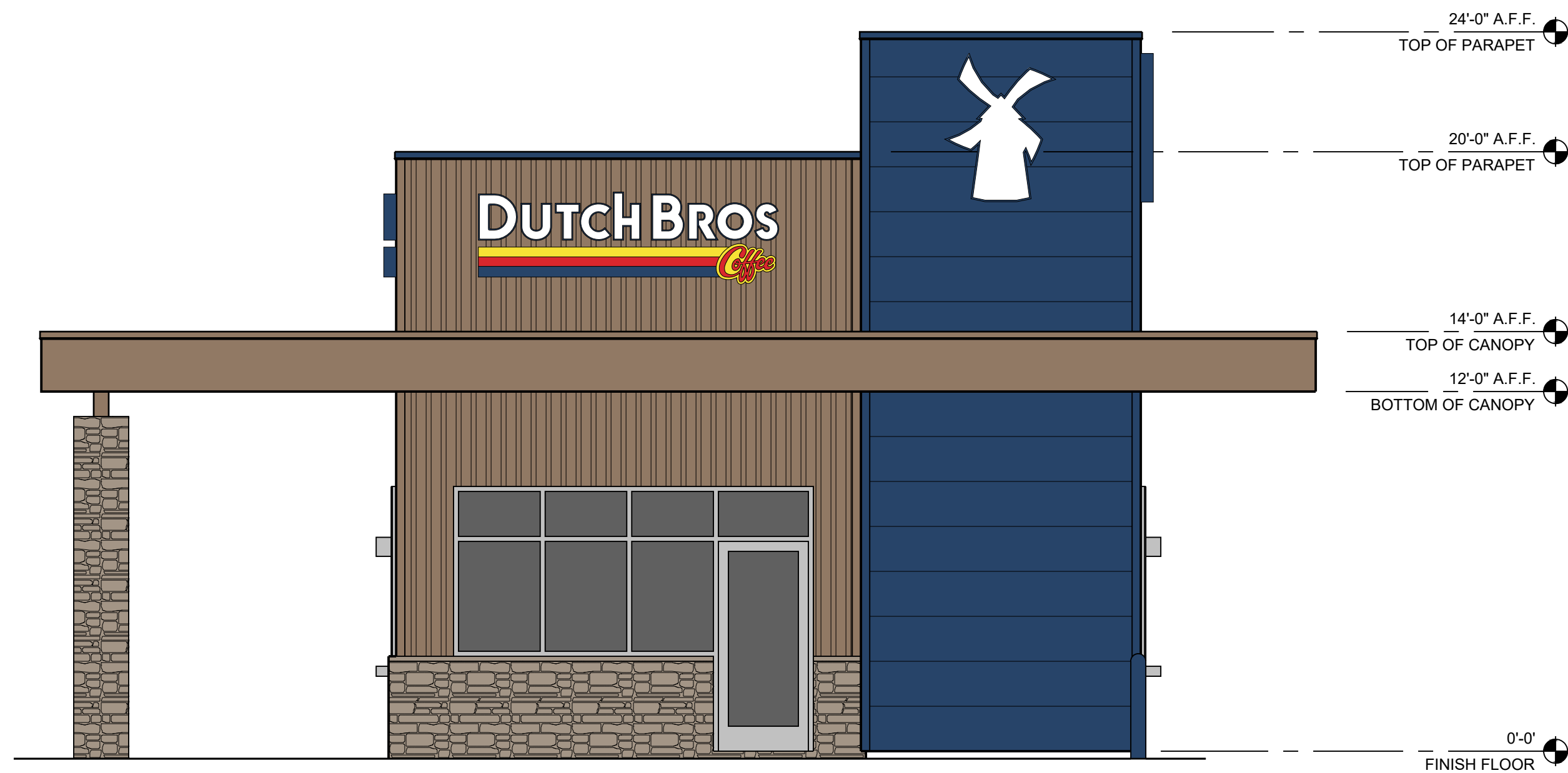
A-4



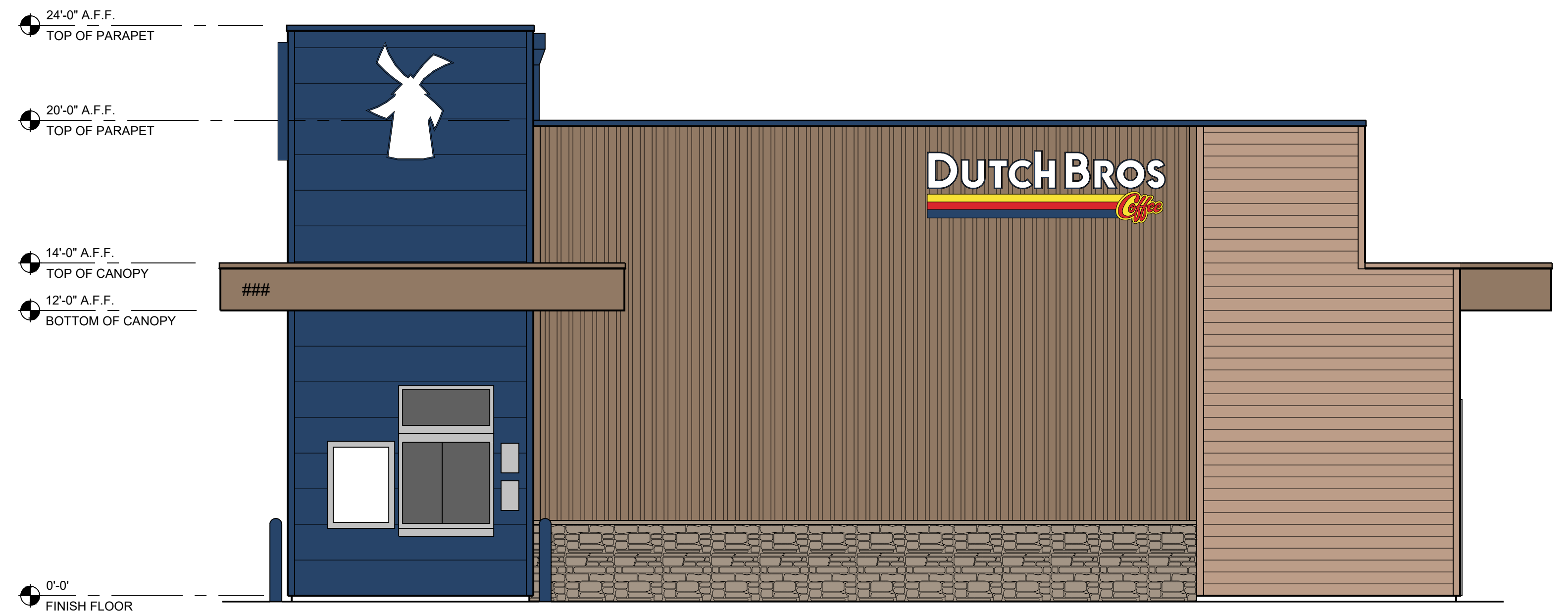
1 **SOUTHWEST ELEVATION**
1/4" = 1'-0"



2 **SOUTHEAST ELEVATION**
1/4" = 1'-0"



3 **NORTHEAST ELEVATION**
1/4" = 1'-0"

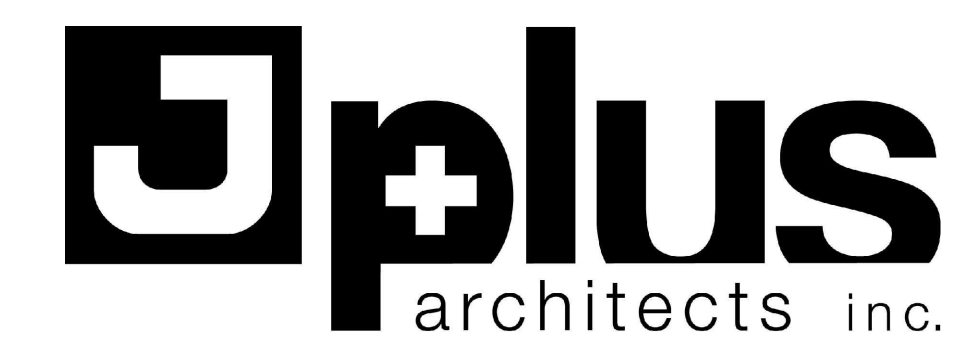


4 **NORTHWEST ELEVATION**
1/4" = 1'-0"

Dutch Bros - Roseville
10051 Fairway Drive, Roseville, CA 95678
APN: 017-123-088

COLORED ELEVATIONS

Date: June 15, 2021
Scale: As Noted



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10001 Fairway Dr. Roseville, CA 95678 DB2040A2

LOOKING SOUTH

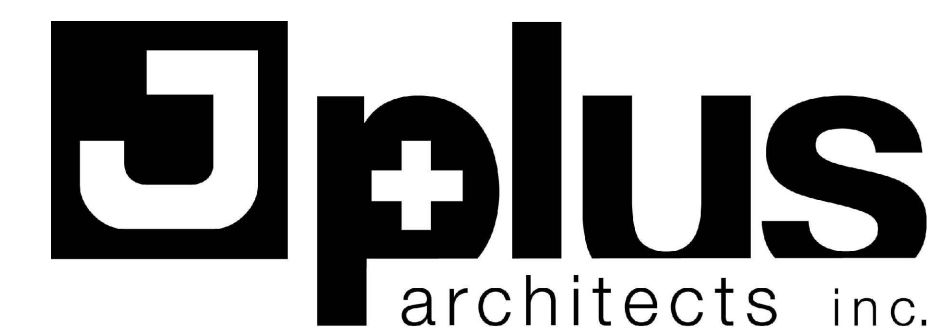
Dutch Bros - Roseville

10051 Fairway Drive, Roseville, CA 95678

APN: 017-123-088

COLORED RENDERINGS

Date: June 15, 2021
Scale: As Noted



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A-6

