

PROJECT DATA:

ZONING: GC_GENERAL COMMERCIAL
LOT AREA: GROSS: 1.250 AC
BUILDING TYPE: TYPE V-B
NUMBER OF STORIES: 1
BLDG HEIGHT: 23'-0"
EXISTING USE: RESTAURANT
PROPOSED USE: DRIVE THRU COFFEE SHOP
EXISTING SQUARE FOOTAGE: Building: ±3,970 sq.ft.
PROPOSED SQUARE FOOTAGE: Building: ±3,100 sq.ft.
Patio: ±70 sq.ft.
TENANT OCCUPANCY CLASSIFICATION: A-2
EGRESS REQUIREMENTS: 2 Required/ 3 Provided
SPRINKLERED: No



PARKING CALCULATIONS:

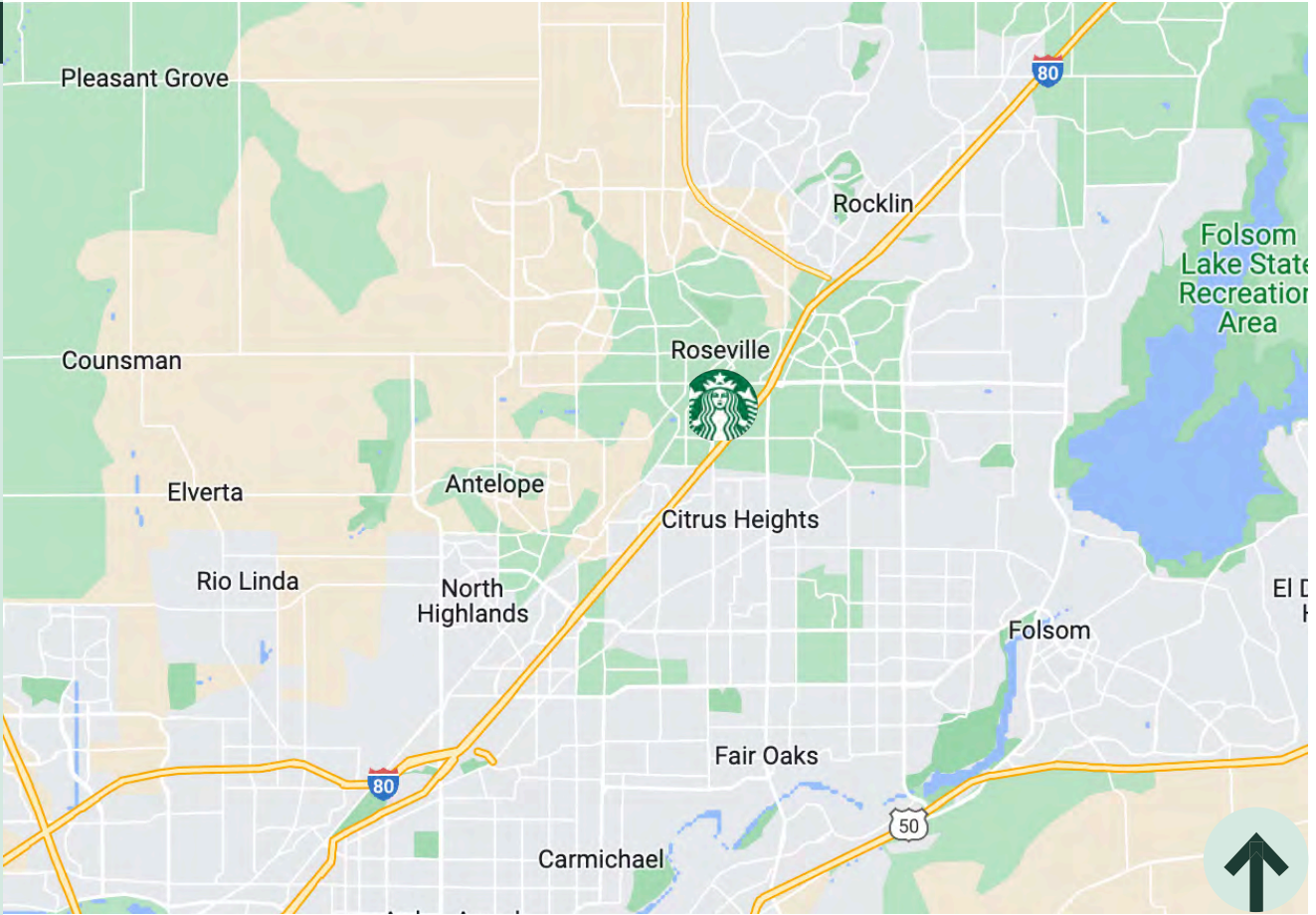
EXISTING: 69 STANDARD STALLS
3 ADA STALL
72 STALLS TOTAL

PROPOSED: 50 STANDARD STALLS
3 ADA STALLS
53 STALLS TOTAL

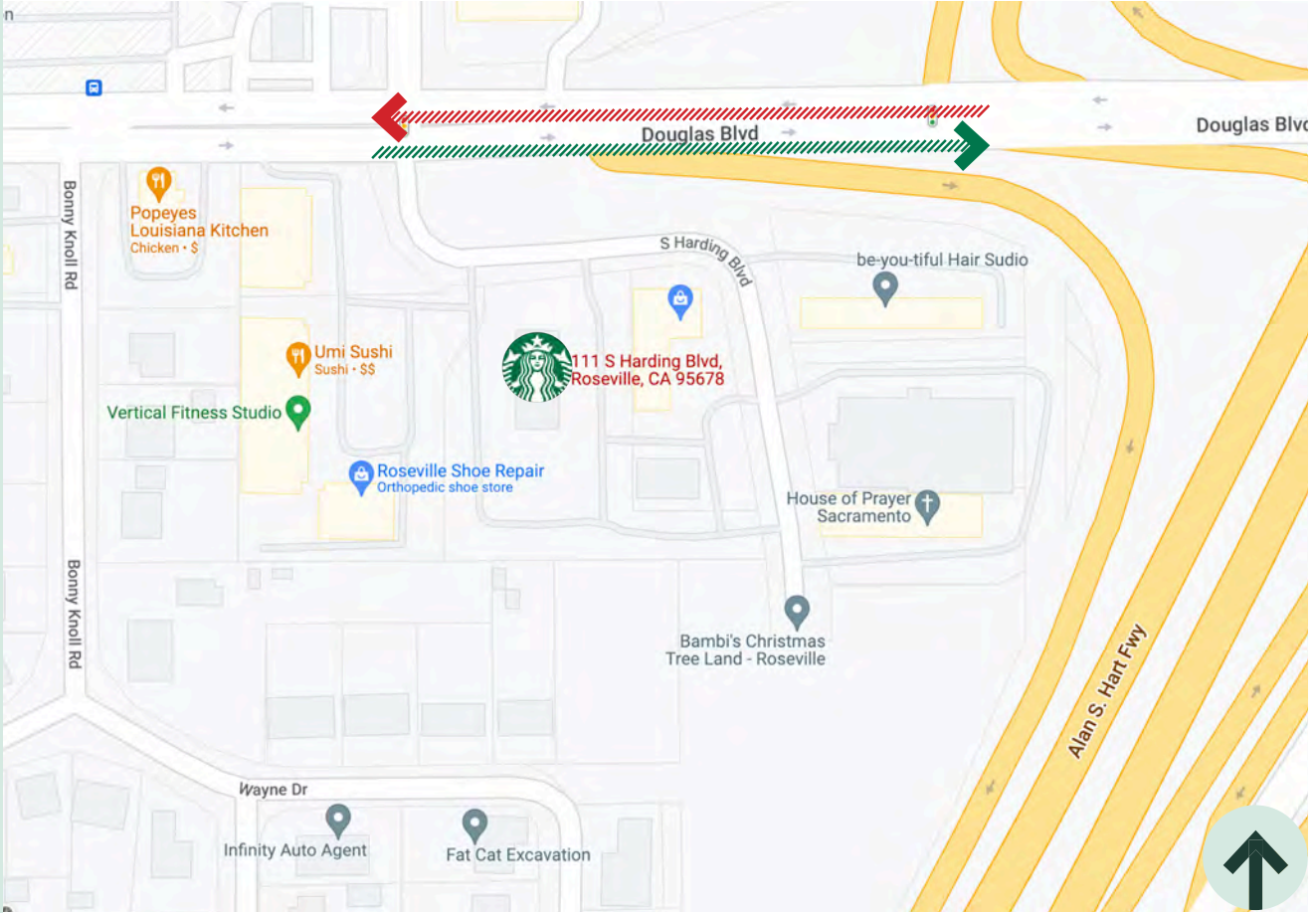
PARKING REDUCTION COMPENSATED BY REDUCTION OF BUILDING'S SQUARE FOOTAGE.

KEY NOTES

-  AM TRAFFIC
-  PM TRAFFIC



REGIONAL MAP



VICINITY MAP



SITE MAP

SITE MAPS
DOUGLAS &
HARDING

STORE #TBD
CPN# 03558-086
DATE: 06/13/2023

KEY NOTES

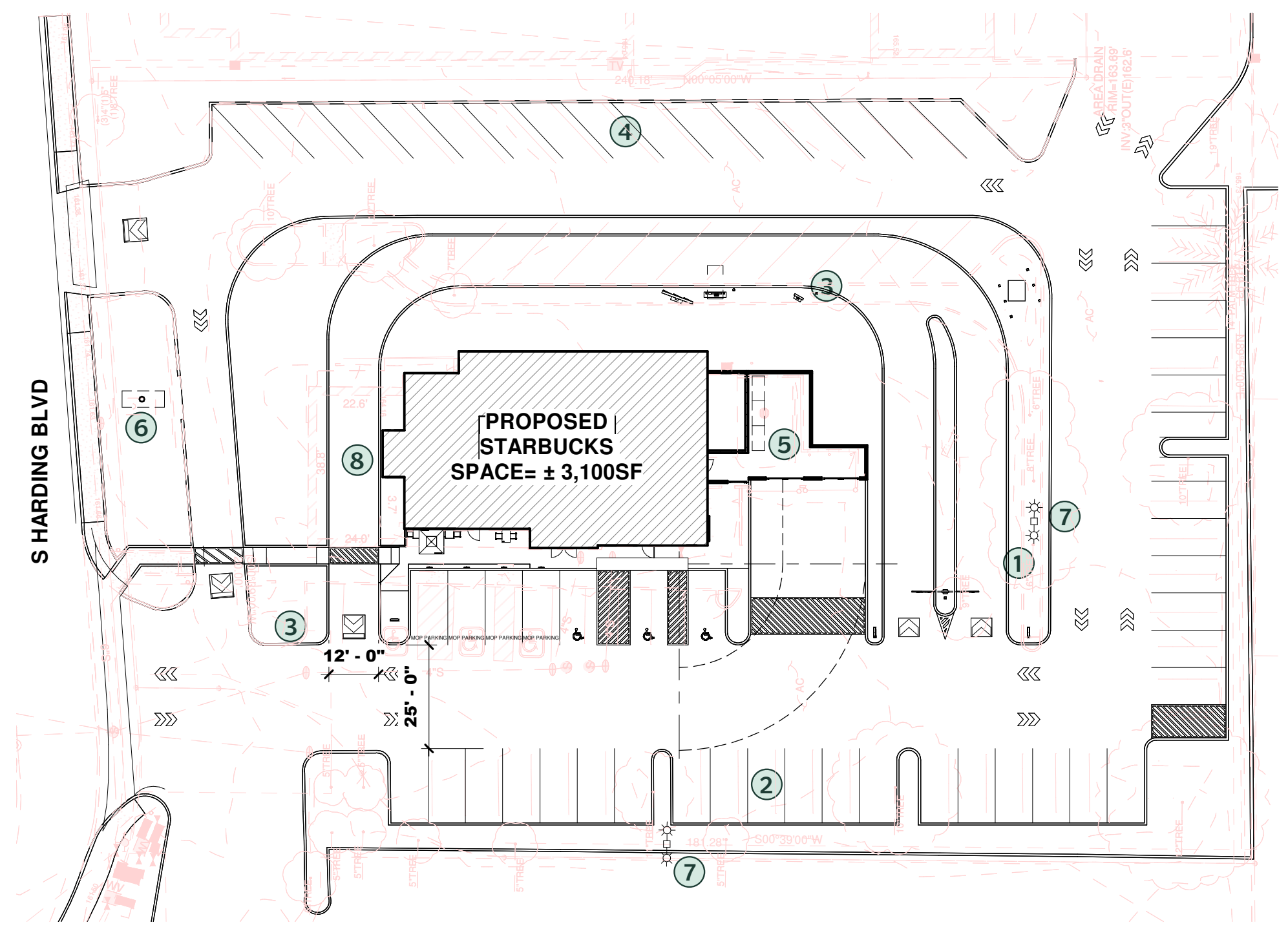


EXISTING PHOTOS | STORE #TBD
DOUGLAS & | CPN# 03558-086
HARDING | DATE: 06/13/2023

KEY NOTES

- ① DEMO DRIVE THRU AS SHOWN
- ② DEMO PARKING AS SHOWN
- ③ DEMO LIGHT POST
- ④ (E) PARKING TO REMAIN AS SHOWN
- ⑤ (E) TRASH ENCLOSURE TO REMAIN
- ⑥ (E) MONUMENT SIGN TO BE REFACED
- ⑦ (E) LIGHT POST TO REMAIN
- ⑧ DEMO PORTION OF BUILDING AS SHOWN

NOTE: EXISTING MONUMENT SIGN TO BE RE-FACED WITH STARBUCKS SIGNAGE



SITE PLAN
DOUGLAS &
HARDING

STORE #TBD
CPN# 03558-086
DATE: 06/13/2023

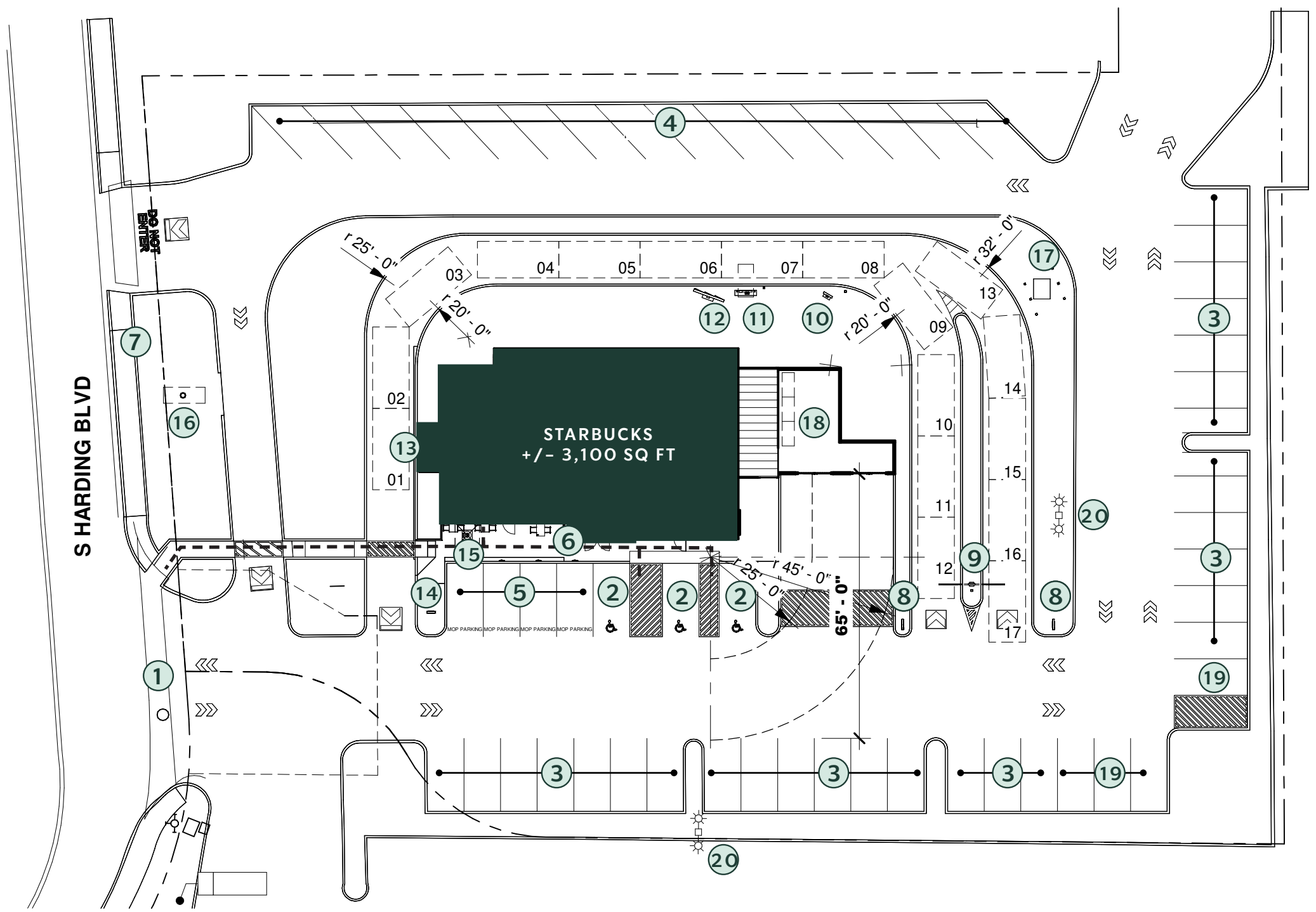
EXISTING VS PROPOSED SITE PLAN
SCALE: 1"=30'-0"



KEY NOTES

- ① (E) SITE ENTRANCE
- ② (N) ADA PARKING (3)
- ③ (E) PARKING TO BE RESTRIPED (9FT.X 18FT.)
- ④ (E) PROPOSED PARTNER'S PARKING (9FT. X 18 FT.)
- ⑤ (N) MOP PARKING (9FT. X 18 FT.)
- ⑥ (N) CAFE ENTRANCE
- ⑦ (E) PUBLIC SIDEWALK
- ⑧ (N) DT ENTRY SIGN
- ⑨ (N) DT CLEARANCE BAR
- ⑩ (N) PRE-MENU BOARD
- ⑪ (N) ORDER POINT W/ CANOPY
- ⑫ (N) 5-PANEL MENU BOARD
- ⑬ (N) DT WINDOW
- ⑭ (N) DT EXIT SIGN
- ⑮ (N) PATIO
- ⑯ (E) MONUMEN SIGN TO BE REFACED
- ⑰ (E) TRANSFORMER TO REMAIN
- ⑱ (E) TRASH ENCLOSURE W/ 3 STANDARD TRASH BINS
- ⑲ (N) EV STANDARD STALLS
- ⑳ (N)/(E) LIGHT POLES

----- ACCESSIBLE ROUTE TO PUBLIC WAY



SITE PLAN
DOUGLAS &
HARDING

STORE #TBD
CPN# 03558-086
DATE: 06/13/2023

PROPOSED SITE PLAN
SCALE: 1"=30'-0"



- 48" LOGO DISK
- EXISTING ROOF, NEW PAINT SW7018- DOVETAIL
- 48" LOGO DISK
- DRIVE THRU SIGNAGE
- AWNING-MTO028- FLAT BLACK POWDERCOAT
- NICHIHA- VINTAGE WOOD BARK
- PAINT: SW 7016- MINDFUL GRAY
- NICHIHA- VINTAGE WOOD BARK



- (N) ROOF, COLOR TO MATCH SW7018-DOVETAIL
- 48" LOGO DISK
- NICHIHA- VINTAGE WOOD BARK
- EXISTING ROOF, NEW PAINT SW7018- DOVETAIL
- DRIVE THRU SIGNAGE
- AWNING-MTOO28- FLAT BLACK POWDERCOAT
- PAINT: SW 7016- MINDFUL GRAY
- PAINT SW7018- DOVETAIL
- (N) GATES, COLOR TO MATCH SW7018- DOVETAIL



ORDER POINT W/ CANOPY

(N) SEAMLESS METAL
ROOF, COLOR TO MATCH
SW7018-DOVETAIL

EXISTING ROOF, NEW
PAINT SW 7018-
DOVETAIL

PAINT: SW 7016-
MINDFUL GRAY

(N) ROOF, COLOR TO
MATCH SW 7018-
DOVETAIL

PRE-MENU BOARD

PAINT: SW 7018-
DOVETAIL



48" LOGO DISK

EXISTING ROOF, NEW
PAINT SW 7018 -
DOVETAIL

NICHIHA - VINTAGE
WOOD BARK

(N) SEAMLESS METAL
ROOF, COLOR TO MATCH
SW7018 - DOVETAIL

AWNING - MTO028 - FLAT
BLACK POWDERCOAT

PAINT: SW 7016 -
MINDFUL GRAY



- DRIVE THRU CLEARANCE BAR
- (N) ROOF, COLOR TO MATCH SW7018-DOVETAIL
- EXISTING ROOF, NEW PAINT SW7018-DOVETAIL
- DRIVE THRU SIGNAGE
- PAINT: SW 7016-MINDFUL GRAY
- PAINT: SW7018-DOVETAIL
- DRIVE THRU ENTRY SIGN
- (N) GATES, COLOR TO MATCH SW7018-DOVETAIL

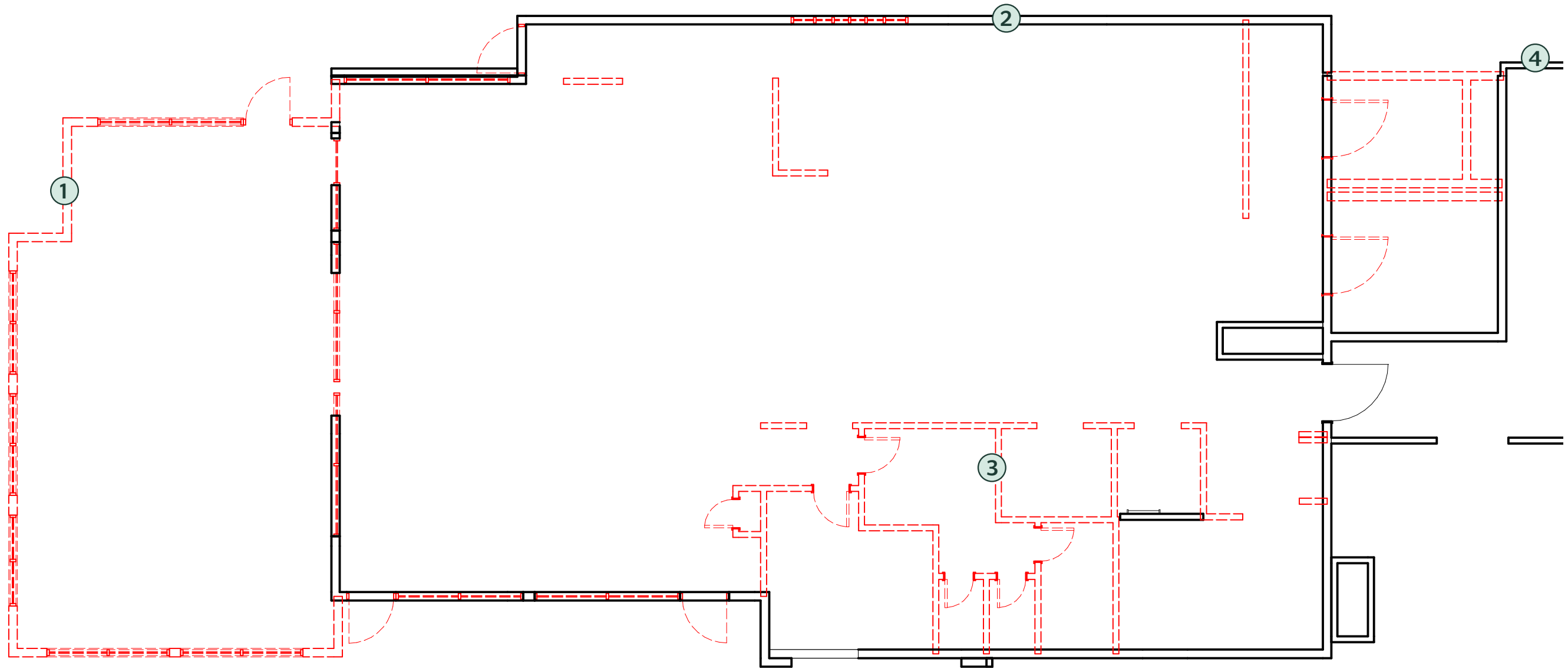


KEY NOTES



KEY NOTES

- ① DEMOLISH WALLS AS SHOWN
- ② WALLS TO REMAIN AS SHOWN
- ③ DEMOLISH INTERIOR WALLS AS SHOWN
- ④ TRASH ENCLOSURE TO REMAIN AS SHOWN



LEGEND

- EXISTING TO REMAIN
- TO BE DEMOLISHED

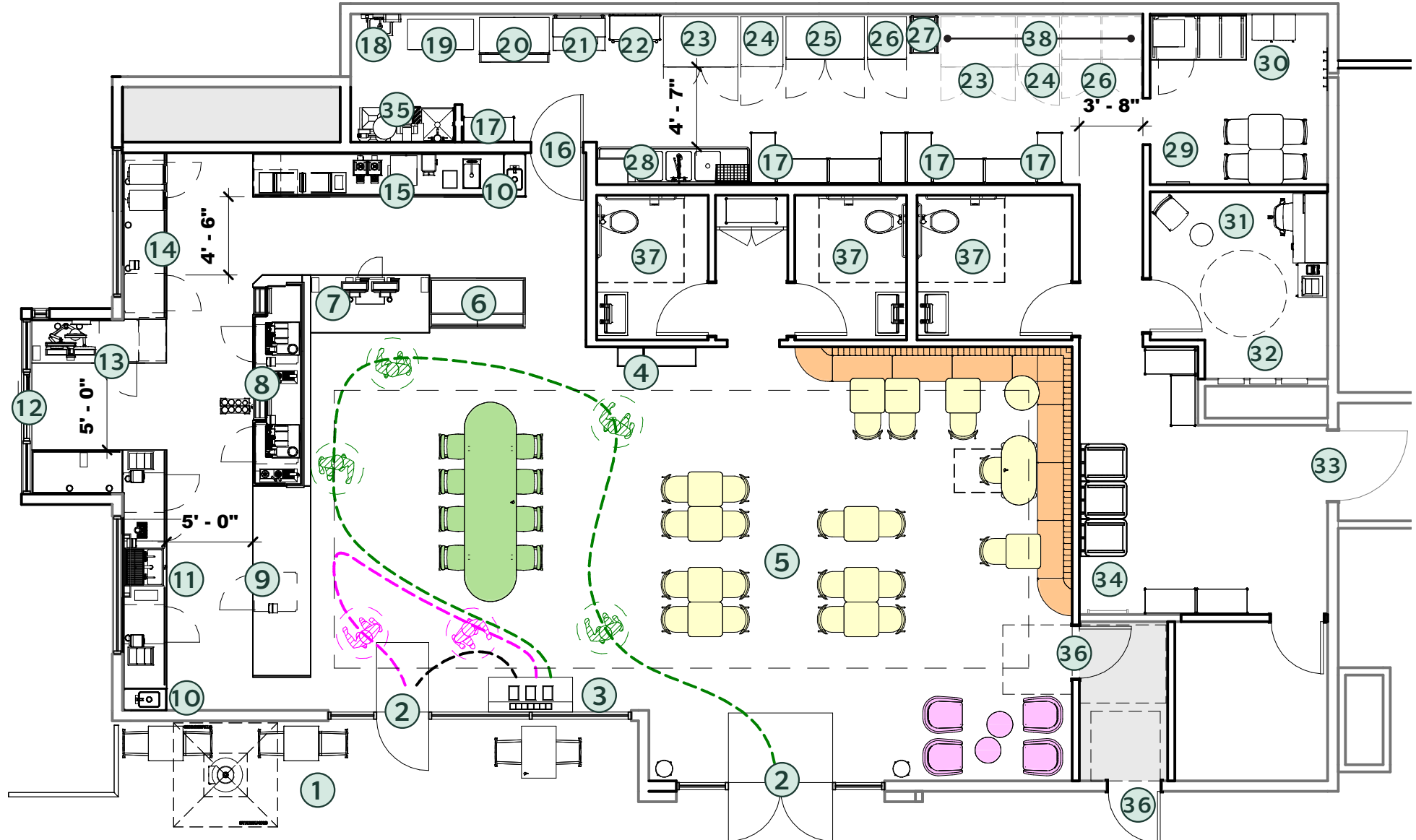


KEY NOTES

- ① PATIO FURNITURE
- ② ENTRANCE
- ③ CONDIMENT CART
- ④ MERCH BAY
- ⑤ PROPOSED CAFE SEATING
- ⑥ ZEPHYR
- ⑦ POS & U.C. SAFE
- ⑧ METRO STATION
- ⑨ HOP/ MOP
- ⑩ HAND SINK
- ⑪ CBE
- ⑫ DT WINDOW
- ⑬ DT POS
- ⑭ WARMING STATION
- ⑮ BREW STATION
- ⑯ ELIASON DOOR
- ⑰ METRO RACK
- ⑱ B.O.H. HAND SINK
- ⑲ PARTNER CHECK IN
- ⑳ ICE MACHINE
- ㉑ WATER FILLING STATION
- ㉒ NITRO SHELF
- ㉓ 2 DR. FRIDGE
- ㉔ 1 DR. FRIDGE
- ㉕ 2 DR. FREEZER
- ㉖ 1 DR. FREEZER
- ㉗ THAW RACK
- ㉘ 3 COMP SINK / SANITIZER
- ㉙ PARTNER REST AREA
- ㉚ LOCKERS (2)
- ㉛ MANAGER'S DESK
- ㉜ (E) ELECTRICAL PANELS (3)
- ㉝ (E) SERVICE DOOR TO T.E.
- ㉞ (E) ROOF LADDER
- ㉟ MOP SINK, WH, RO
- ㊱ EXIT ONLY DOOR
- ㊲ RESTROOMS
- ㊳ FUTURE GROWTH

SEATING

- 37 INTERIOR SEATS
- 06 EXTERIOR SEATS



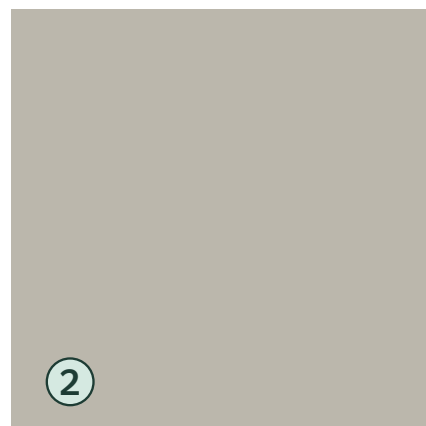
PROPOSED PLAN | STORE #TBD
DOUGLAS & HARDING | CPN# 03558-086
DATE: 06/13/2023

PROPOSED FLOOR PLAN
SCALE: 1/8" = 1'-0"



MATERIAL PALETTE

- ① MTOO28 – FLAT BLACK POWDERCOAT – AWNING
- ② SW7016 – MINDFUL GRAY
- ③ SW7018 – DOVETAIL
- ④ CEMENT BOARD PANEL, MANUF: NICHHA, MODEL: VINTAGEWOOD, COLOR: BARK
- ⑤ EXTERIOR WALL SCONES, MANUF: BK LIGHTING, MODEL: CK-PAR20-O-BLP-12-11
- ⑥ PATIO CHAIR
- ⑦ PATIO TABLE
- ⑧ UMBRELLA
- ⑨ UMBRELLA BASE
- ⑩ PATIO RAILING

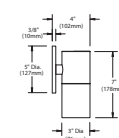


STUDIO Three Twenty One
Architectural Lighting Design

CATSKILL SERIES™

"This outdoor seating area required a dimmable down light. The Catskill offered a simple and discreet design that compliments this modern architectural style. When presented with an exposed beam plank ceiling, this clean and simple side mount cylinder is often a good choice."

Donna Best, d. Best Light Specification, BKU Fall 2003



228 BK LIGHTING

Image 21239, 21240, 21241 - Image 21239, 21240, 21241 - Image 21239, 21240, 21241

21239, 21240, 21241

SA (OPT 01C)

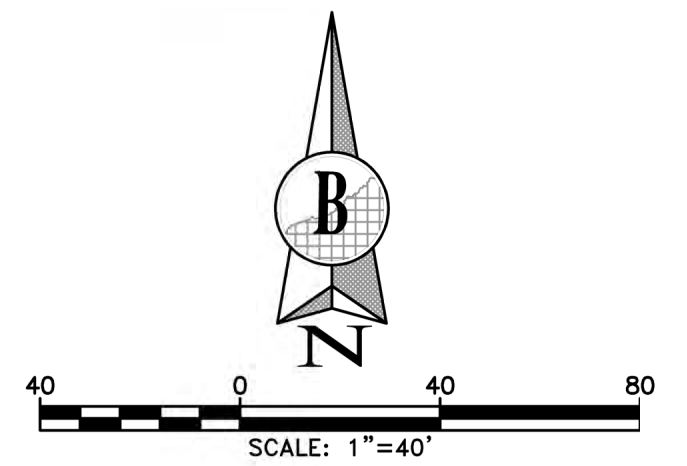
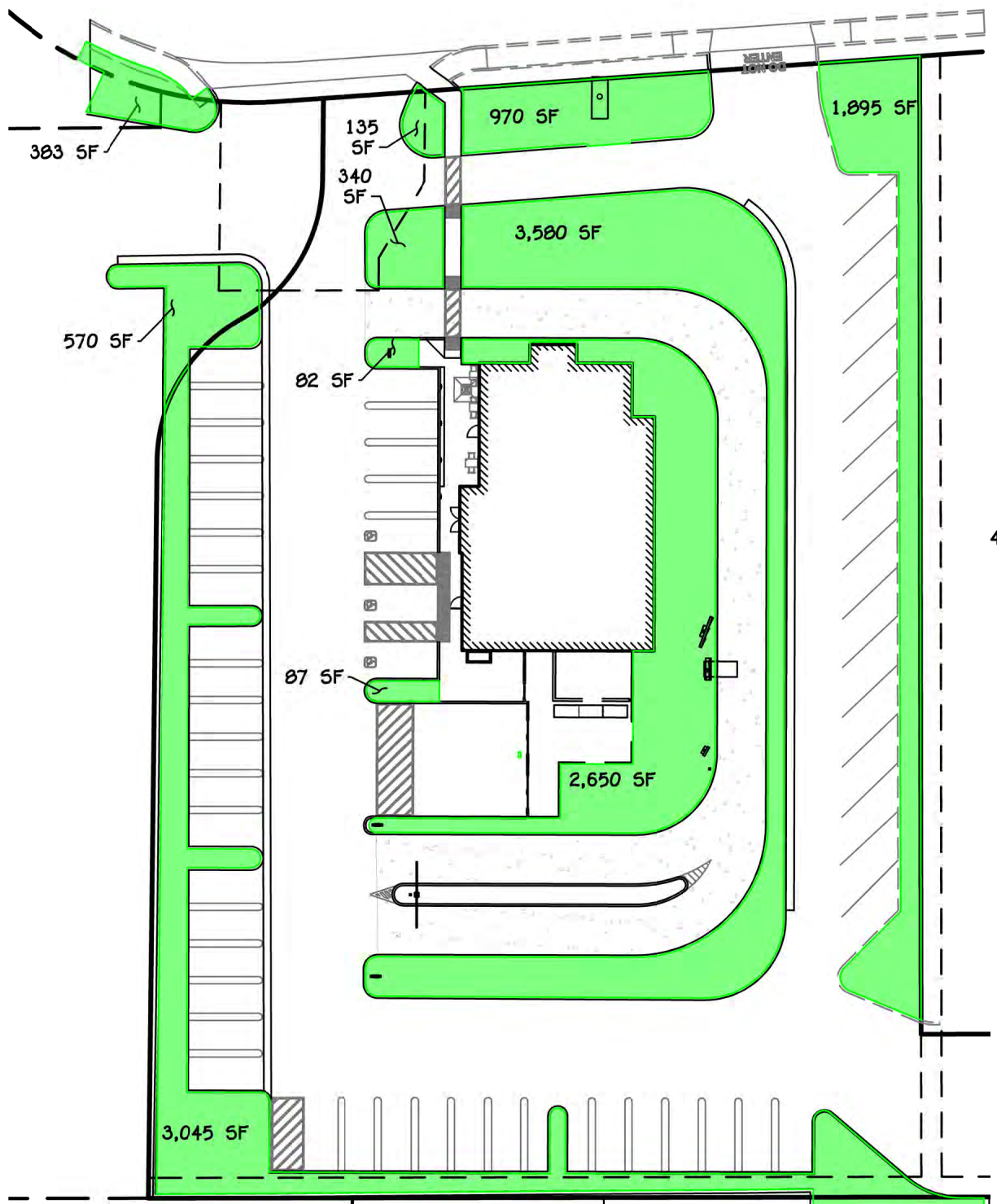
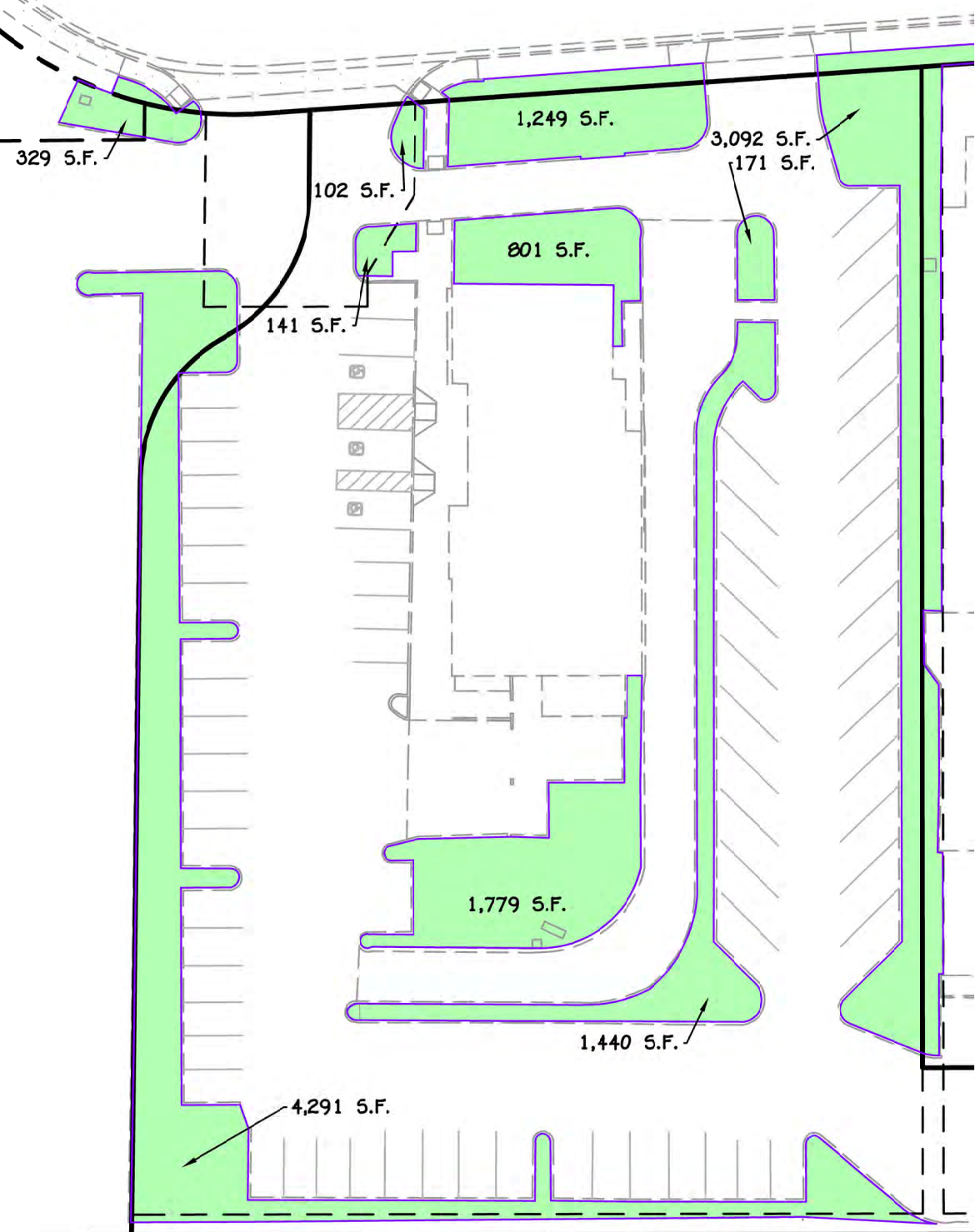
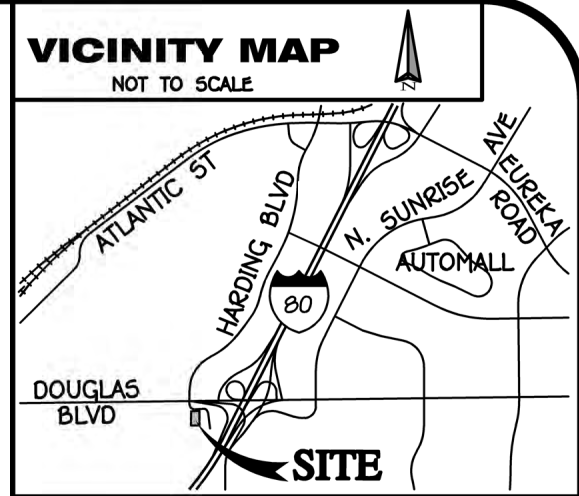
Section 26 51 00 - Appendix A | Page 26 51 00 A - 1

PRE VS POST CONSTRUCTION IMPERVIOUS AREA EXHIBIT FOR:
DOUGLAS & HARDING

111 SOUTH HARDING BLVD
 APN: 014-130-055

CITY OF ROSEVILLE

CALIFORNIA



- LEGEND:**
- PROPOSED LANDSCAPING
 - EXISTING LANDSCAPING

EXISTING

LANDSCAPING	13,395 S.F.	0.31 ACRES
IMPERVIOUS	41,060 S.F.	0.94 ACRES
PARCEL	54,455 S.F.	1.25 ACRES

PROPOSED

LANDSCAPING	13,740 S.F.	0.32 ACRES
IMPERVIOUS	40,715 S.F.	0.93 ACRES
PARCEL	54,455 S.F.	1.25 ACRES

EXISTING ROOF, NEW
PAINT SW 7018- DOVE-
TAIL

NICHIHA- VINTAGE
WOOD BARK

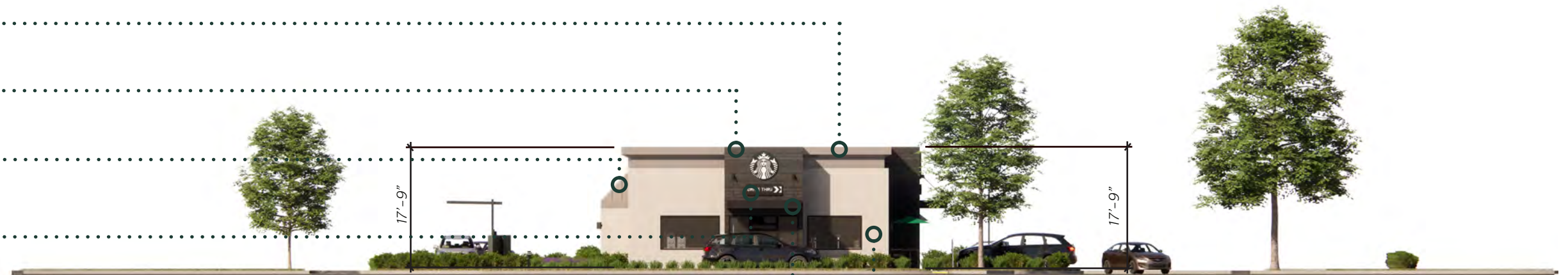
(N) SEAMLESS METAL
ROOF, COLOR TO MATCH
SW7018-DOVETAIL

DRIVE THRU SIGNAGE

AWNING- MTOO28- FLAT
BLACK POWDERCOAT

PAINT: SW 7016-
MINDFUL GRAY

NORTH ELEVATION



EXISTING ROOF, NEW
PAINT SW 7018- DOVE-
TAIL

(N) SEAMLESS METAL
ROOF, COLOR TO MATCH
SW7018-DOVETAIL

PAINT: SW 7016-
MINDFUL GRAY

NICHIHA- VINTAGE
WOOD BARK

AWNING- MTOO28- FLAT
BLACK POWDERCOAT

EAST ELEVATION



ORDER POINT W/ CANOPY

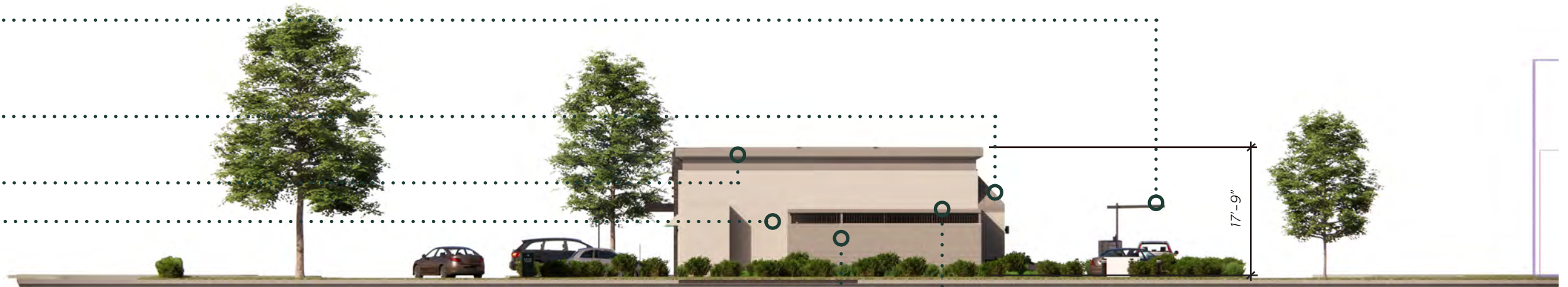
(N) SEAMLESS METAL ROOF, COLOR TO MATCH SW7018-DOVETAIL

EXISTING ROOF, NEW PAINT SW 7018- DOVE-TAIL
PAINT: SW 7016- MINDFUL GRAY

PAINT: SW 7018- DOVETAIL

(N) ROOF, COLOR TO MATCH SW 7018- DOVE-TAIL

SOUTH ELEVATION



48" LOGO DISK

EXISTING ROOF, NEW PAINT SW7018- DOVETAIL

AWNING-MTOO28- FLAT BLACK POWDERCOAT

NICHIHA- VINTAGE WOOD BARK

PAINT: SW 7016- MINDFUL GRAY

NICHIHA- VINTAGE WOOD BARK

WEST ELEVATION

