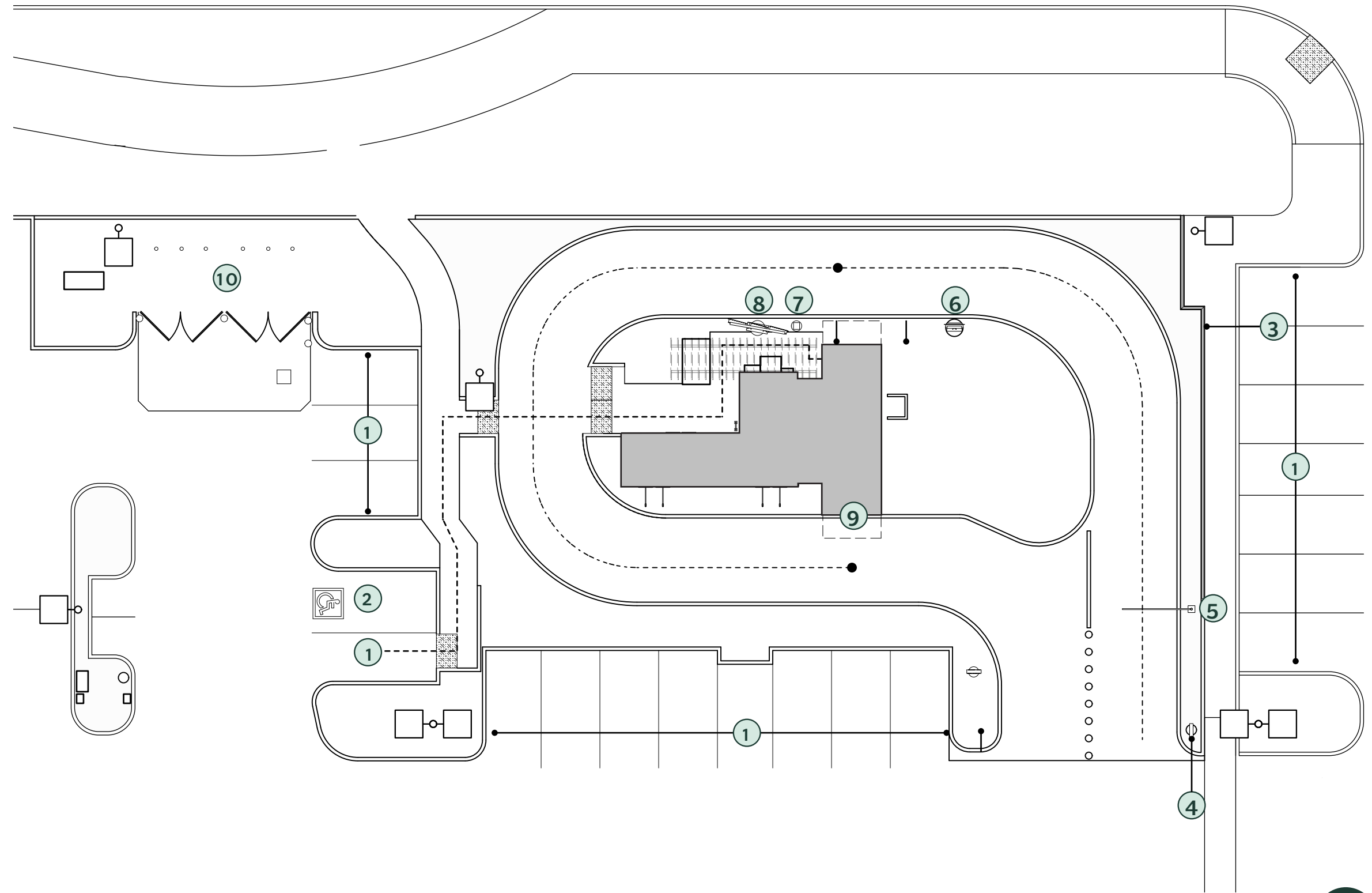


KEY NOTES

- ① STANDARD PARKING
- ② ACCESSIBLE PARKING
- ③ RAMP W/ RAILING
- ④ DT DIRECTIONAL SIGN
- ⑤ CLEARANCE BAR
- ⑥ PRE-MENU BAR
- ⑦ DT SPEAKER POST
- ⑧ 5-PANEL MENU BOARD
- ⑨ DT WINDOW
- ⑩ TRASH ENCLOSURE

PLEASANT GROVE BLVD.



EXISTING SITE PLAN

SCALE: 1/16" = 1'-0"

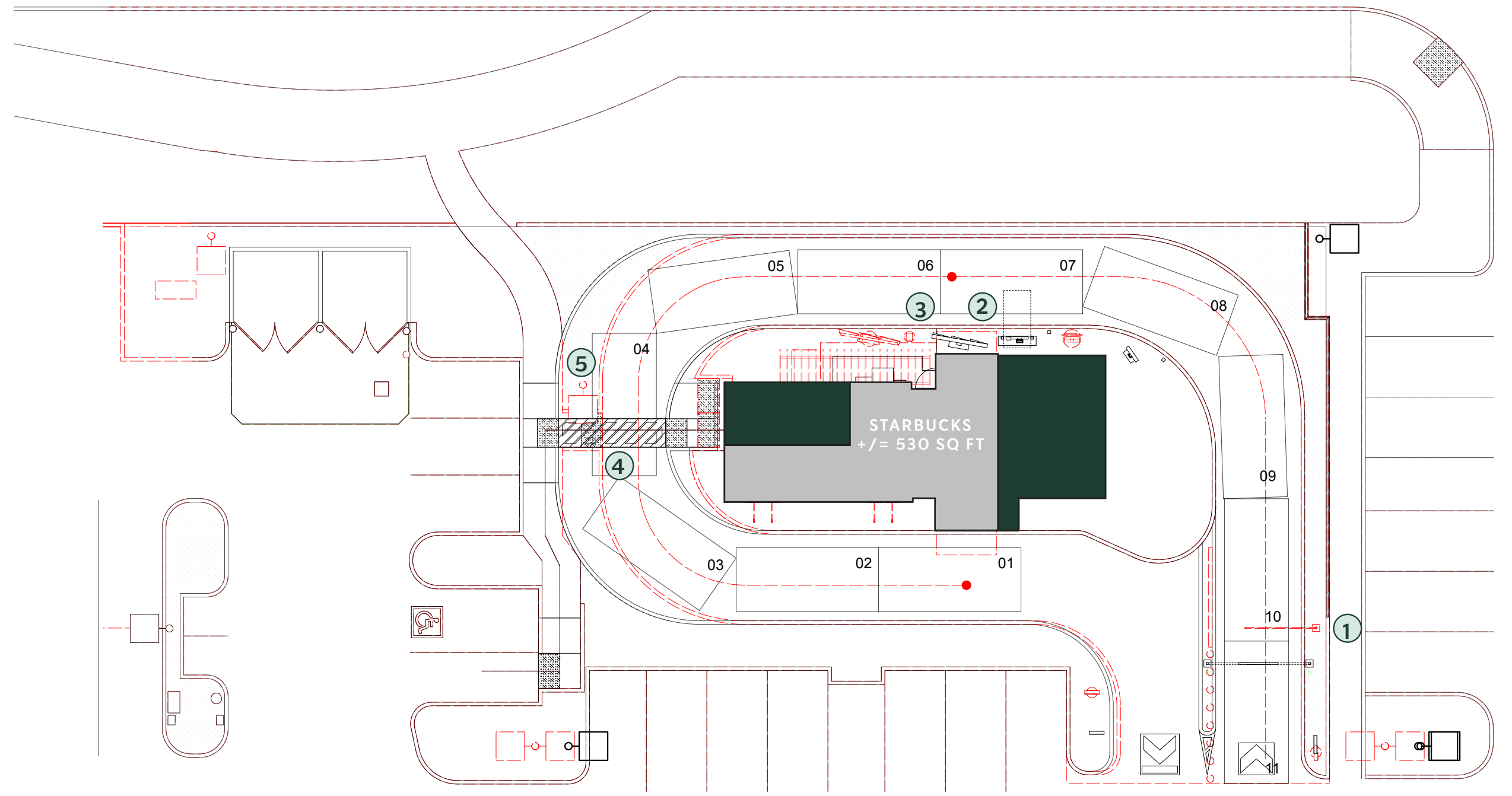
SITE PLAN | STORE #14059
 PLEASANT GROVE | CPN# 42667-052
 &FOOTHILLS BLVD | DATE: 06/09/2023



KEY NOTES

- ① DEMO CLEARANCE BAR
- ② DEMO POS
- ③ DEMO 5-PANEL MENU BOARD
- ④ DEMO CURBS AS NOTED
- ⑤ DEMO LIGHT POLE

PLEASANT GROVE BLVD.



LEGEND

- EXISTING BUILDING
- EXPANSION

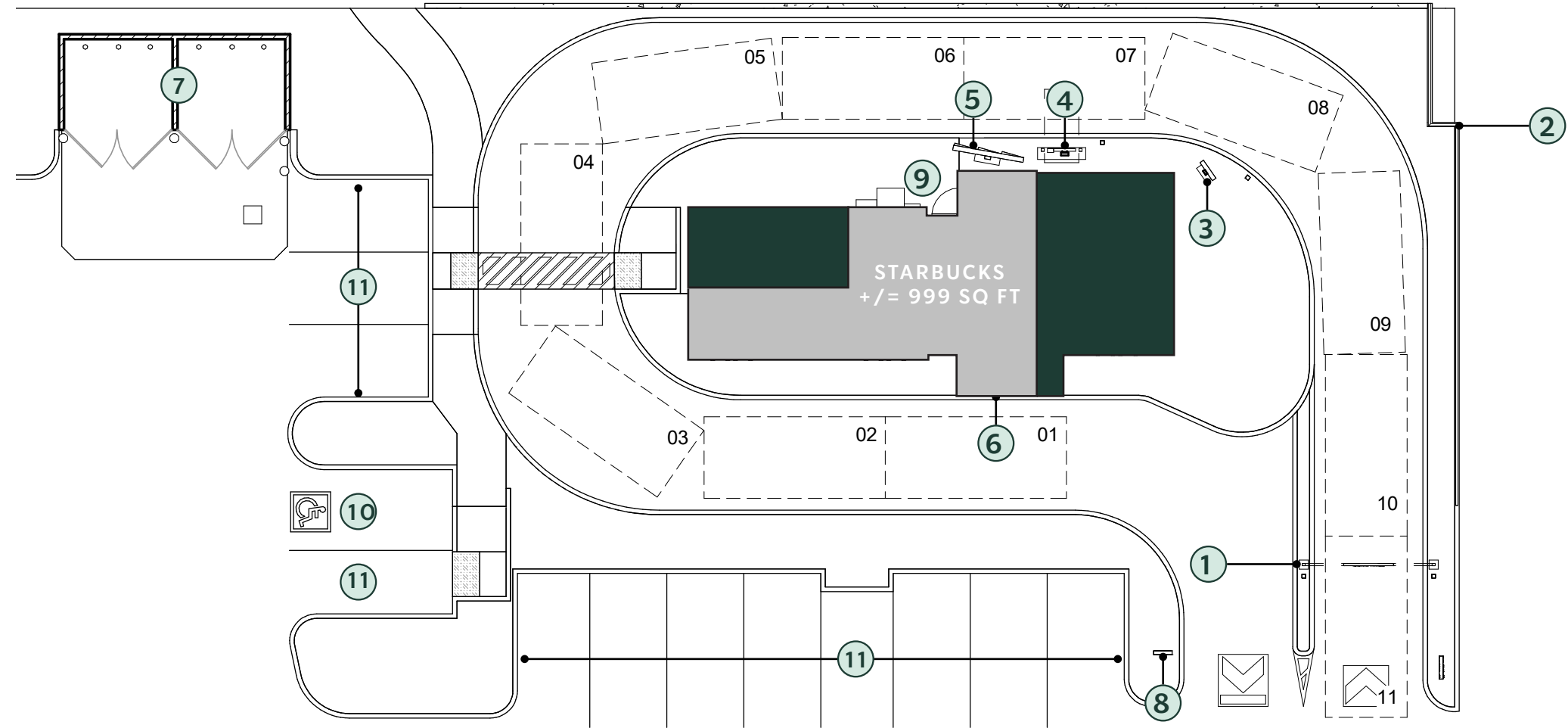
SITE PLAN | STORE #14059
 PLEASANT GROVE | CPN# 42667-052
 &FOOTHILLS BLVD | DATE: 06/09/2023

EXISTING SITE PLAN OVERLAY
SCALE: 1/16" = 1'-0"



KEY NOTES

- ① DT CLEARANCE BAR
- ② (E) RAILING
- ③ PRE-MENU BOARD
- ④ ORDER POINT W/ CANOPY
- ⑤ 5-PANEL MENU BOARD
- ⑥ DT WINDOW
- ⑦ (E) TRASH ENCLOSURE
- ⑧ DT EXIT SIGN
- ⑨ (E) ENTRANCE
- ⑩ ACCESSIBLE PARKING (1)
- ⑪ STANDARD PARKING SPACES



LEGEND

- EXISTING BUILDING
- EXPANSION

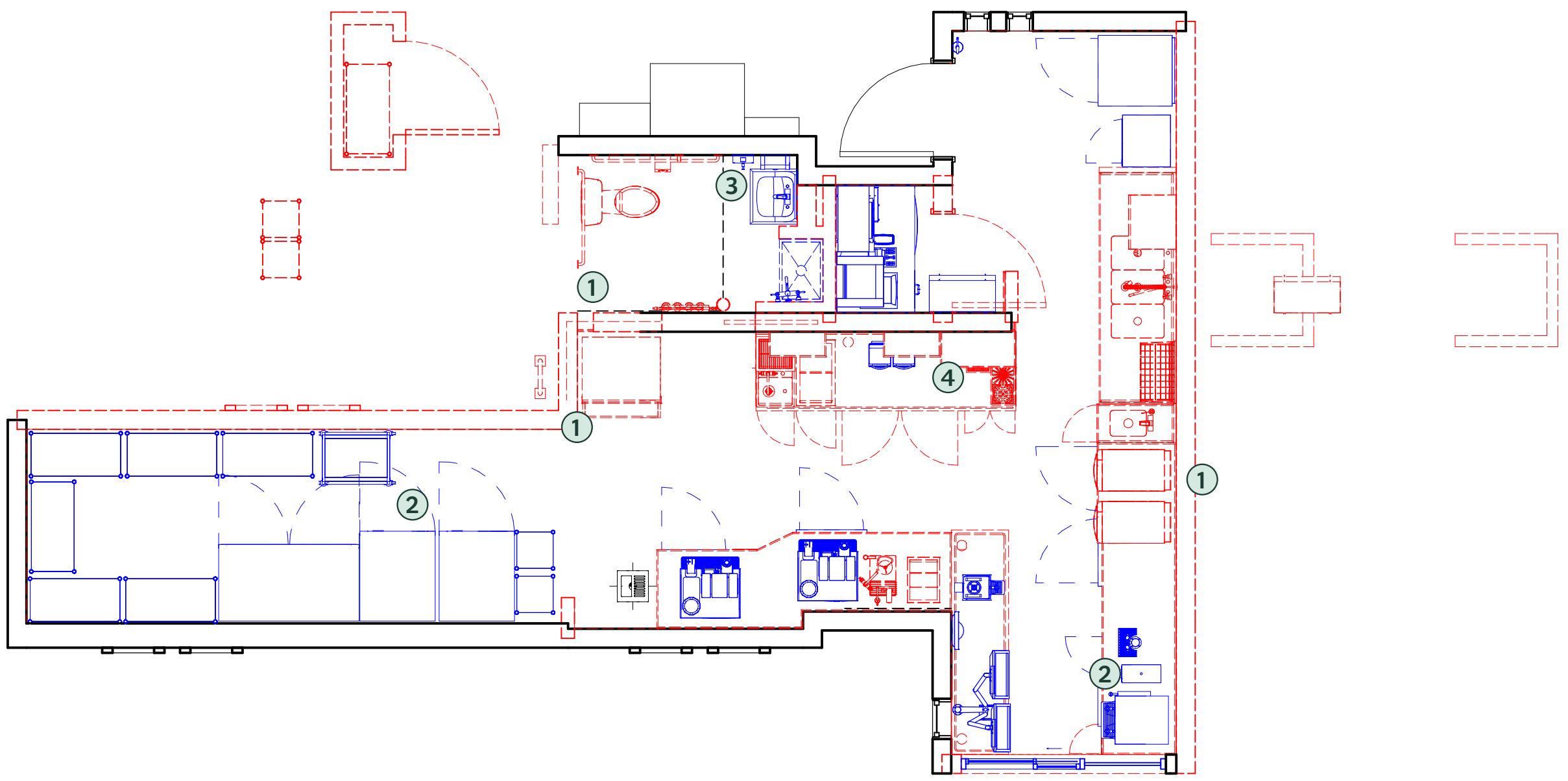
SITE PLAN | STORE #14059
 PLEASANT GROVE | CPN# 42667-052
 &FOOTHILLS BLVD | DATE: 06/09/2023

PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"



KEY NOTES

- ① DEMO WALLS AS INDICATED
- ② RELOCATE/ SALVAGE EQUIPMENT AS INDICATED
- ③ RELOCATE/ SALVAGE RESTROOM FIXTURES AND UTILITIES AS INDICATED
- ④ DEMO CASEWORK



LEGEND

- EXISTING TO REMAIN
- TO BE DEMOLISHED
- TO BE RELOCATED

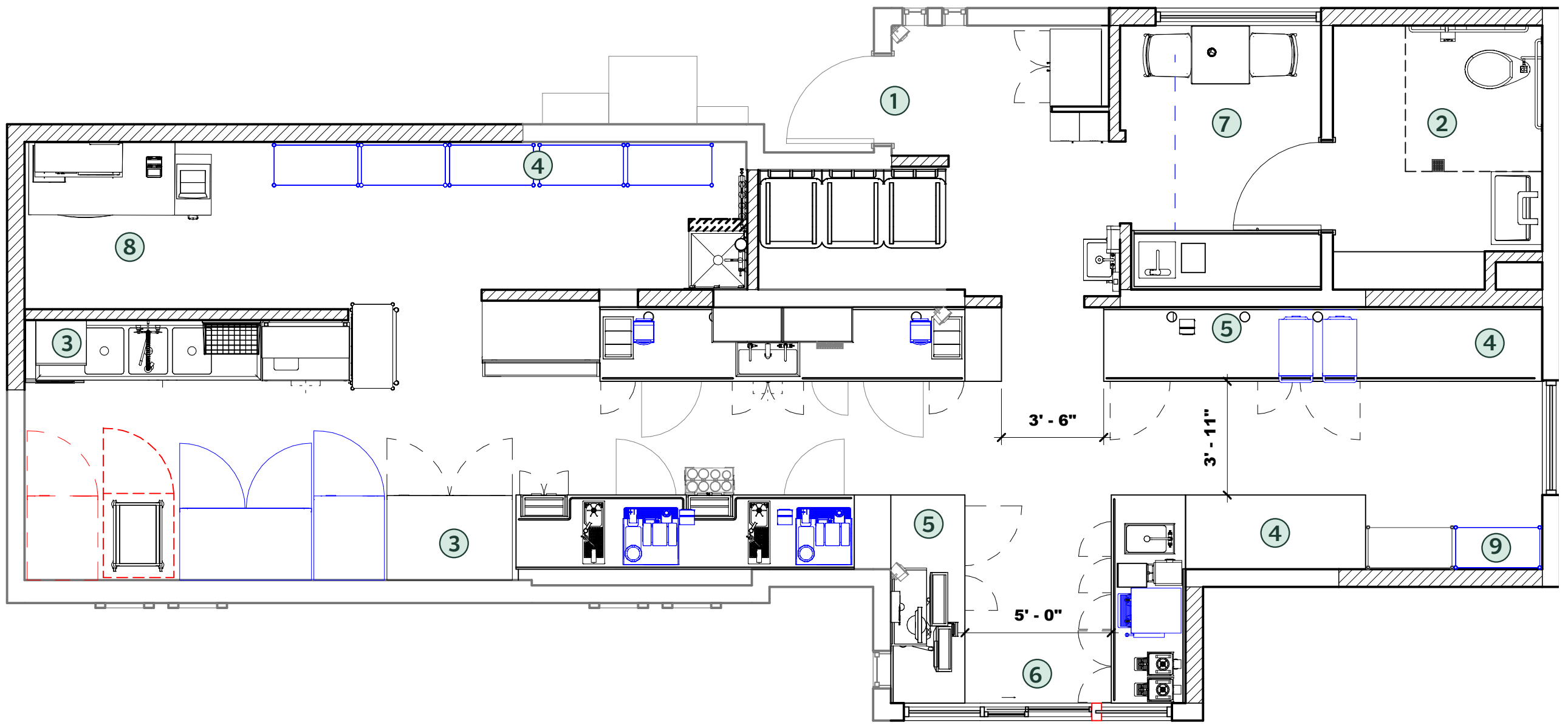
DEMO PLAN
 PLEASANT GROVE & FOOTHILLS BLVD | STORE #14059
 CPN# 42667-052
 DATE: 06/09/2023

DEMOLITION FLOOR PLAN
SCALE: 1/4" = 1'-0"



KEY NOTES

- ① (E) ENTRANCE
- ② (N) RESTROOM
- ③ (N) BOH EQUIPMENT
- ④ (N) STORAGE
- ⑤ (N) CONSOLIDATION PLANE
- ⑥ (N) DT WINDOW
- ⑦ (N) PARTNER REST AREA
- ⑧ (N) MANAGERS OFFICE
- ⑨ (R) METRO RACKS



LEGEND

- (N) NEW
- (R) RELOCATED
- ▭ EXISTING TO REMAIN
- ▭ TO BE RELOCATED

FLOOR PLAN
 PLEASANT GROVE & FOOTHILLS BLVD

STORE #14059
 CPN# 42667-052
 DATE: 06/09/2023

PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"





48" LOGO DISK
 DT WORDMARK
 MTO028- BLACK METAL
 PAINT- SW7018- DOVETAIL



EXTERIOR ELEVATION- NORTH

48" LOGO DISK
 DT WORDMARK
 MTO028- BLACK METAL
 PAINT- SW7018- DOVETAIL



EXTERIOR ELEVATION- SOUTH

MTOO28- BLACK METAL
PAINT- SW7018- DOVETAIL



EXTERIOR ELEVATION- EAST

MTOO28- BLACK METAL
PAINT- SW7018- DOVETAIL



EXTERIOR ELEVATION- WEST

MTOO28- BLACK METAL

48" LOGO DISK

DT WORDMARK

PAINT- SW7018- DOVETAIL



MTOO28- BLACK METAL

48" LOGO DISK

DT WORDMARK

PAINT- SW7018- DOVETAIL



MTOO28- BLACK METAL

48" LOGO DISK

DT WORDMARK

PAINT- SW7018- DOVETAIL



MTO028- BLACK METAL

48" LOGO DISK

DT WORDMARK

PAINT- SW7018- DOVETAIL



MTO028- BLACK METAL

48" LOGO DISK

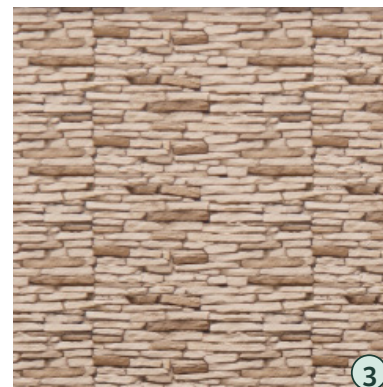
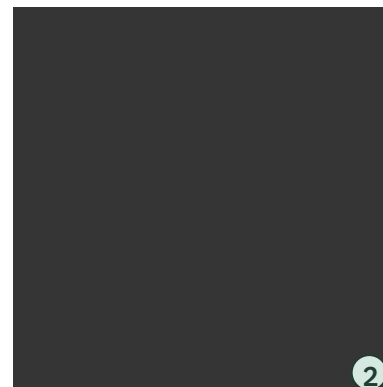
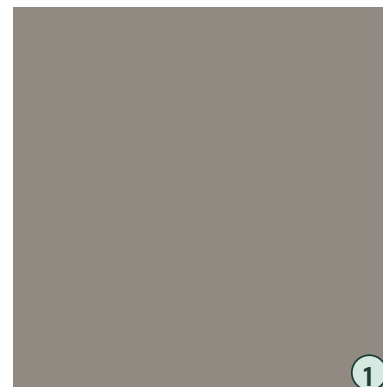
DT WORDMARK

PAINT- SW7018- DOVETAIL



KEY NOTES

- ① SW7018- DOVETAIL
- ② MTO028- FLAT BLACK METAL
- ③ MATCH TO EXISTING

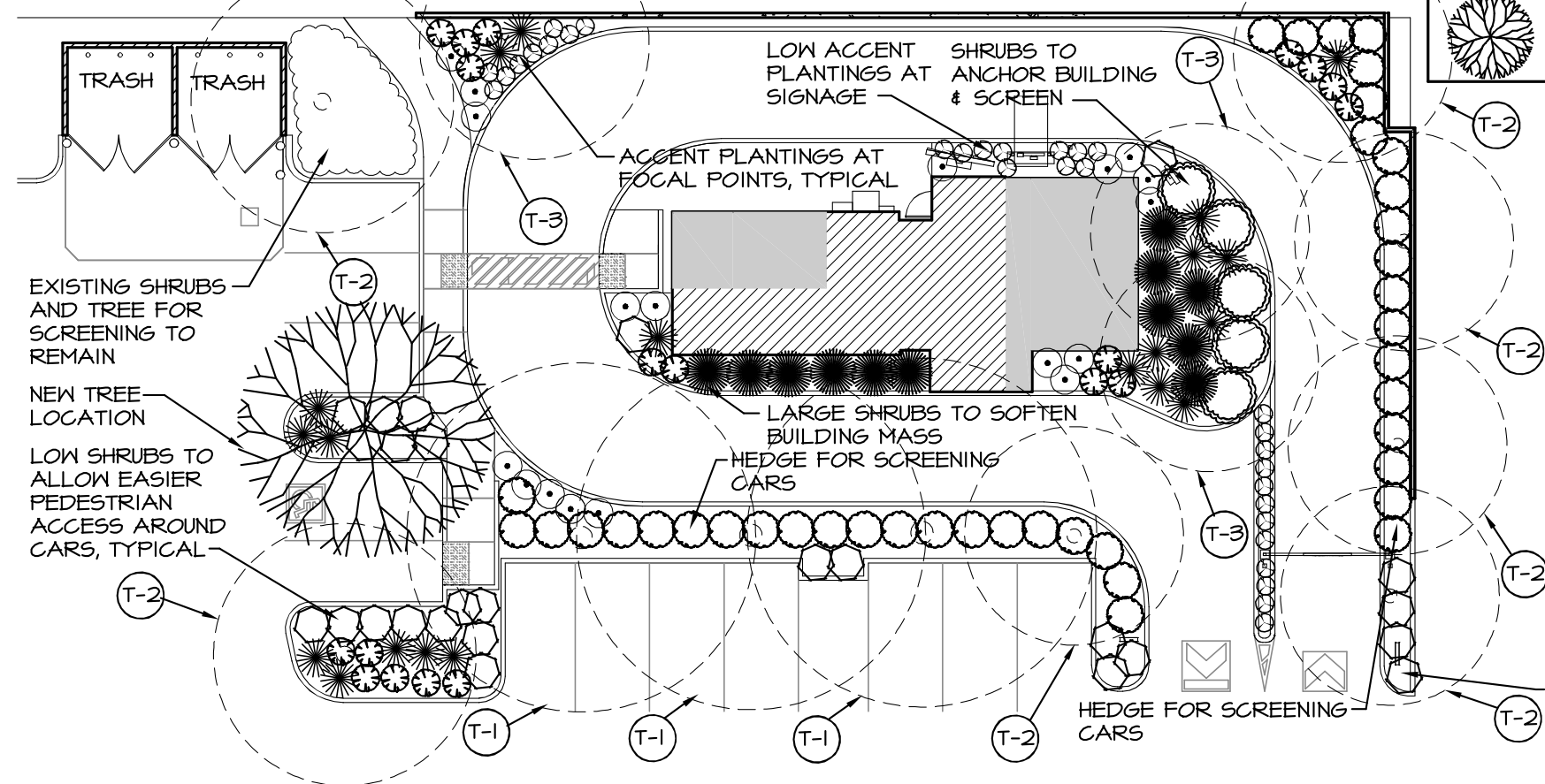


SHRUB AND GROUNDCOVER LEGEND: SUNSET ZONE 14, NORTHERN CALIFORNIA AREAS WITH SOME OCEAN INFLUENCE
WUCOLS REGION 2, CENTRAL VALLEY

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	CONTAINER	SIZE MATURE (FT.)	WATER USE
☉	ALOE RUDIKOPPE	LITTLE RED RIDING HOOD ALOE	31	5 GALLON	2-3' H X 2-3' W	LOW
⊙	CEANOTHUS GLORIOSUS 'ANCHOR BAY'	ANCHOR BAY CALIFORNIA LILAC	5	5 GALLON	15' H X 6-8' W	LOW
●	CHONDRPETALUM ELEPHANTINUM	CAPE RUSH	12	5 GALLON	5' H X 5' W	MODERATE
⊙	DIANELLA CAERULEA 'CASSA BLUE'	CASSA BLUE DIANELLA	18	5 GALLON	2' H X 3' W	MODERATE
⊙	LIGUSTRUM JAPONICUM 'TEXANUM'	PRIVET	40	5 GALLON	8-10' H X 4-6' W	MODERATE
☼	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	PINK MUHLY	20	5 GALLON	3' H X 6' W	MODERATE
⊙	MYOPORUM PARVIFOLIUM 'PUTAH CREEK'	PROSTRATE MYOPORUM	26	5 GALLON	0.5' H X 9' W	LOW
☼	SALVIA GREGGII	AUTUMN SAGE	19	5 GALLON	1-4' H X 1-4' W	LOW

TREE LEGEND: NOTE: TREE I.D. MADE FROM PHOTOS AND MAY NEED FIELD VERIFICATION FROM ARBORIST.

SYMBOL	BOTANICAL AND COMMON NAME	QTY	APPROX. SIZE MATURE (FT.)	WATER USE
○	TYPICAL SYMBOL FOR EXISTING TREE			
(T-1)	FRAXINUS ANGUSTIFOLIA 'RAYWOOD' RAYWOOD ASH	3	45-60' H X 30-40' W	MODERATE
(T-2)	KOELREUTERA BIPINNATA CHINESE FLAME TREE	7	20-40' H X 20-30' W	MODERATE
(T-3)	LAGERSTROEMIA INDICA GRAPE MYRTLE	3	25' H X 25' W	LOW
☼	NEW KOELREUTERA BIPINNATA CHINESE FLAME TREE	1	24" BOX (9-10' H X 3-4' W)	MODERATE



IRRIGATION NOTES:
IRRIGATION SYSTEM SHALL BE CONTROLLED BY A "SMART" CONTROLLER CAPABLE OF MAKING SMALL CHANGES TO THE TIMER BASED ON AN ON-SITE WEATHER SENSOR. BREAKS IN PIPES CAN BE DETECTED AND SYSTEM SHUT DOWN BY FLOW SENSOR AND MASTER VALVE.
THE APPLICATION SHALL BE BY A "DRIP" IRRIGATION SYSTEM PROVIDING WATER IN A SLOW CONTROLLED MANNER TO PREVENT RUNOFF AND WATER WASTE. METHOD OF PROVIDING WATER SHALL EITHER BE BY DRIP TUBE OR POINT SOURCE DEPENDING ON THE SITUATION. TREES SHALL BE IRRIGATED BY BUBBLERS.
SYSTEM SHALL BE SEPARATED INTO HYDROZONES BY SOLAR EXPOSURE. PLANS SHALL MEET CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE. 3" MINIMUM DEPTH MULCH SHALL COVER ALL PLANTING AREAS. NO SOIL SHALL BE EXPOSED.

SHADE AREA:

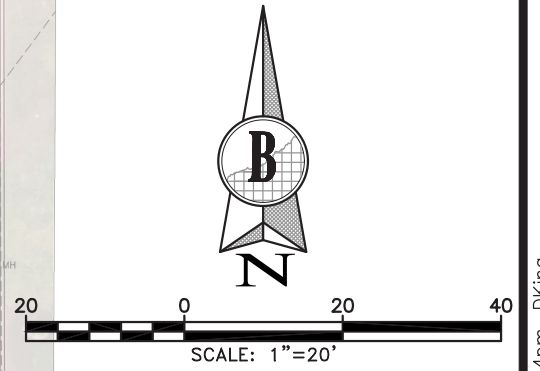
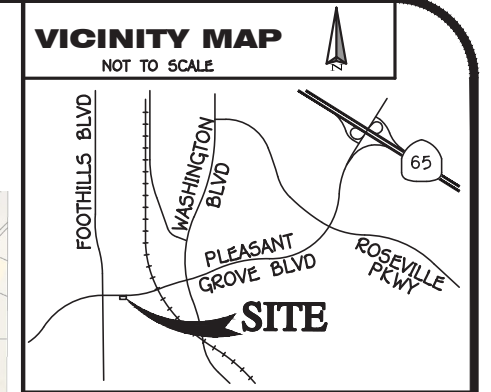
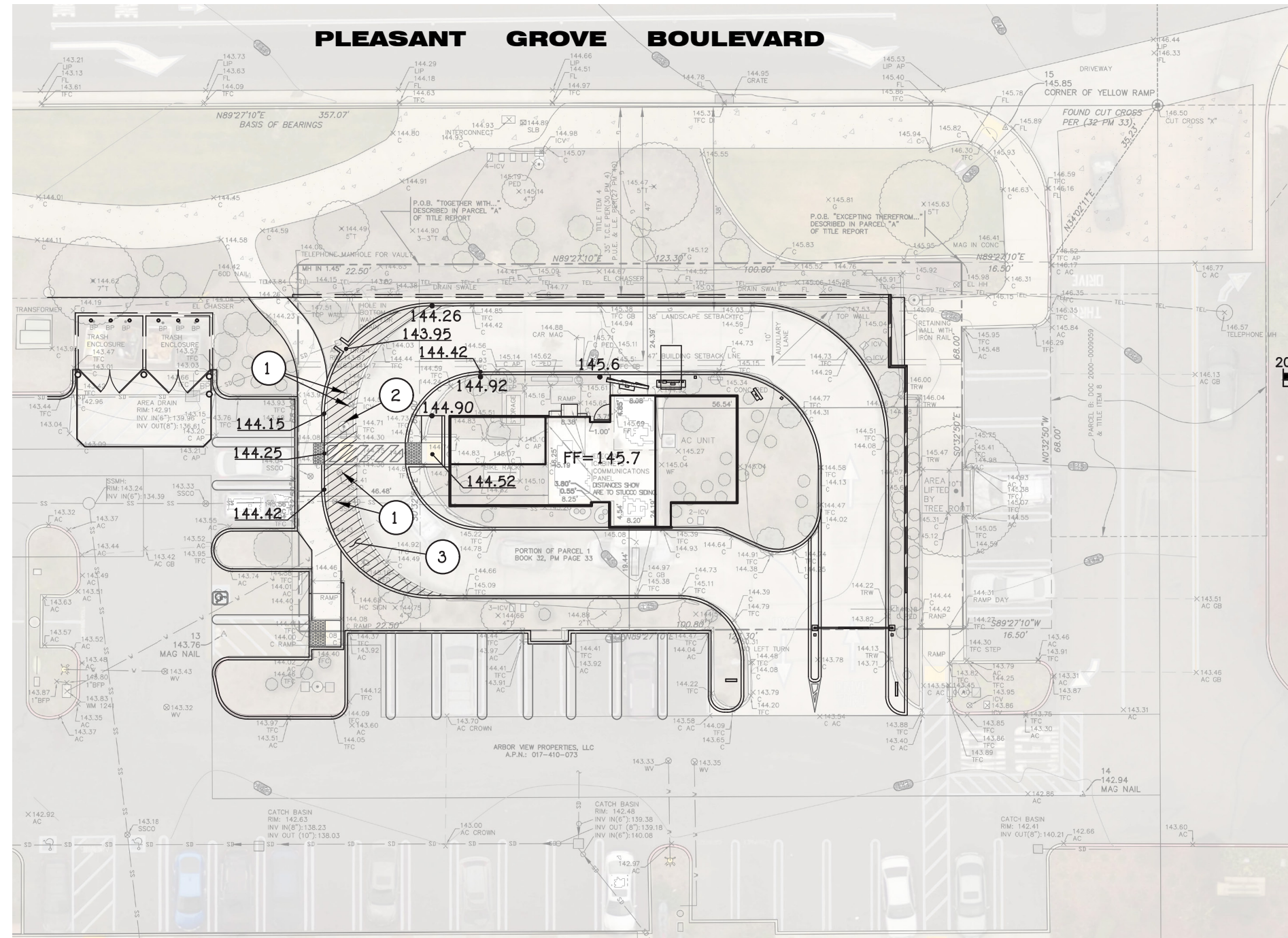
TOTAL PAVING AREA:	5,402 SF
TOTAL SHADE AREA:	3,506 SF
SHADE PERCENTAGE:	65% SHADE

PRELIMINARY GRADING AND UTILITY PLAN FOR:
VALERIO - ROSEVILLE

1241 PLEASANT GROVE BLVD
 APN: 017-410-072

CITY OF ROSEVILLE

CALIFORNIA



CONSTRUCTION NOTES:

- ① ADJUST TO GRADE.
- ② REMOVE AND REPLACE.
- ③ SAWCUT AND REMOVE BOTH CURB AND PLANTER SECTION. MATCH EXISTING PAVEMENT.



STORE #14059
 PLEASANT GROVE & FOOTHILLS BLVD CPN# 42667-052
 DATE: 06/09/2023

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