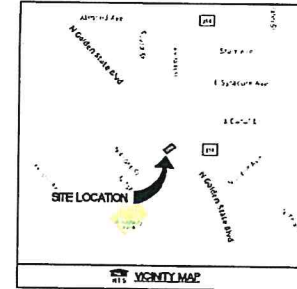
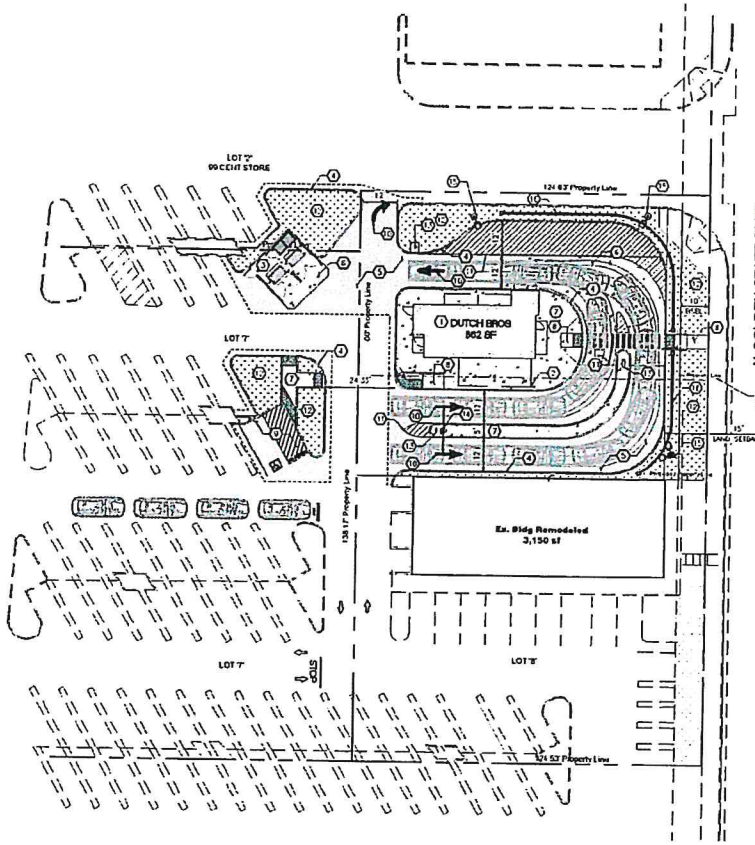
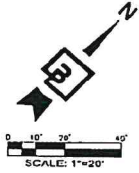


DUTCH BROS. COFFEE - TURLOCK, CA
699 N GOLDEN STATE BLVD, TURLOCK, CA



PROJECT DATA

NAME: DUTCH BROS COFFEE - TURLOCK, CA
 ADDRESS: 699 N GOLDEN STATE BLVD TURLOCK, CA
 GROSS PROJECT AREA: 14,018 SF (0.32 ACRES)
 PAVED AREA: 15,660 SF (0.36 ACRES)
 PARKING SPACES:
 - REGULAR 5 SPACES (1 PER 100 SF BUILDING AREA)
 - PROPOSED 1 ADA STALL REMAINING STALLS TO BE PROVIDED BY JOINT
 PARKING AGREEMENT WITH SHOPPING CENTER
 PROPOSED GRADED ROOF DRAINAGE:
 BALANCE (EXCLUDES TREES EXCEPTS): 1,002 SF (7.93)
 PARKING AND MAINTENANCE: 2,500 SF (56.62)
 PARKWAYS: 1,235 SF (13.12)
 LANDSCAPE: 3,713 SF (23.82)
 TOTAL: 14,018 SF (100%)

CONSTRUCTION NOTES:

1. PROPOSED DUTCH BROS COFFEE SEE ARCHITECTURAL PLANS FOR DETAILS
2. PROPOSED CANOPY, SEE ARCHITECTURAL PLANS FOR DETAILS.
3. PROPOSED 12"X20" TRUSS ENCLOSURE WITH CONCRETE PAD SEE ARCHITECTURAL PLANS FOR DETAILS.
4. PROPOSED CONCRETE BARRIER CURB, TYPICAL.
5. PROPOSED ASPHALT PAVEMENT, TYPICAL.
6. PROPOSED ON-SITE CONCRETE PAVEMENT, TYPICAL.
7. PROPOSED ON-SITE CONCRETE SIDEWALK, TYPICAL.
8. PROPOSED ADA RAMP.
9. PROPOSED ACCESSIBLE PARKING SPACE AND AGLE WITH ALL REQUIRED SIGNAGE.
10. PROPOSED DIRECTIONAL PAVEMENT MARKINGS, TYPICAL.
11. PROPOSED PAVEMENT MARKING.
12. PROPOSED LANDSCAPE AREA, TYPICAL.
13. PROPOSED SIGN REFER TO SIGNING PLANS BY OTHERS FOR ADDITIONAL INFORMATION, TYPICAL.
14. PROPOSED CLEARANCE BAR REFER TO SIGNING PLANS BY OTHERS FOR ADDITIONAL INFORMATION, TYPICAL.
15. PROPOSED SITE LIGHTING REFER TO PLANS BY OTHERS FOR ADDITIONAL INFORMATION, TYPICAL.
16. PROPOSED 3' WOODEN WALK.

| LEGEND | |
|-------------------------|-----|
| BUILDING LINE | --- |
| EXISTING CURB TO REMAIN | --- |
| PROPOSED CURB | --- |
| PROPOSED LANDSCAPING | ▨ |
| PROPOSED ASPHALT | ▨ |
| PROPOSED CONCRETE | ▨ |

PRELIMINARY SITE PLAN
699 N GOLDEN STATE BLVD
TURLOCK, CA 95380



| | | |
|--------------|------------|----------|
| Scale | Horizontal | Vertical |
| | 1" = 20' | 1/4" |
| Checked By: | J.M. | J.M. |
| Drawn By: | J.M. | J.M. |
| Created By: | J.M. | J.M. |
| Approved By: | J.M. | J.M. |
| Date: | 2/24/21 | 1/1/21 |

Berghausen Consulting Engineers, Inc.
 18215 72nd Avenue South
 Kent, WA 98032
 425.251.6222 | berghausen.com



Job Number: 21653
 Sheet: 1 OF 1
 Date: 2/24/21

PRELIMINARY NOT FOR CONSTRUCTION

All drawings, specifications, photographs, and pictures (collectively, the "Materials") are owned by and used under license by the client. No part of these Materials may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the client. The client warrants that the Materials are accurate and complete as of the date of issue. The client is responsible for obtaining all necessary permits and approvals. The client shall indemnify and hold the architect harmless from all claims, damages, and expenses, including reasonable attorneys' fees, arising out of or from the use of the Materials.



LOOKING SOUTH



LOOKING EAST