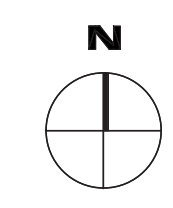


## VICINITY MAP

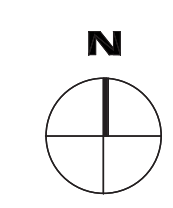
(NOT TO SCALE)



PROJECT SITE

## SITE MAP

(NOT TO SCALE)



PROJECT SITE

## APPLICABLE CODES

**CODE ANALYSIS - 1119 GALERIA BOULEVARD, ROSEVILLE**

THE 2019 CALIFORNIA BUILDING STANDARDS CODE IS HEREBY ADOPTED BY THE CITY OF ROSEVILLE AND INCORPORATED BY REFERENCE INTO THE CITY OF ROSEVILLE MUNICIPAL CODE. THE 2019 CALIFORNIA BUILDING STANDARDS CODE INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:

**APPLICABLE CODES:**

- 2019 California Building Code-Volumes 1 and 2 Title 24 Part 2
- 2019 California Building Code Title 24 CH 1b - Accessibility code
- 2019 California Electrical Code Title 24 Part 3
- 2019 California Mechanical Code Title 24 Part 4
- 2019 California Plumbing Code Title 24 Part 5
- 2019 California Energy Code Title 24 Part 6
- 2019 California Fire Code Title 24 Part 9
- 2019 California Green Building Standards Code Title 24 Part 11

ROSEVILLE MUNICIPAL CODE

## CODE ANALYSIS

**OCCUPANCY:** A-2 Restaurant  
SECTION 303.3

**CONSTRUCTION TYPE:** TYPE V-B FULLY SPRINKLERED  
SECTION 602.5

**HEIGHT AND AREA LIMITATIONS:**

**ALLOWABLE HEIGHT:** 1 story/40'  
SECTION 504.3

**ACTUAL HEIGHT:** 1 story/24'-10"  
SECTION 504.3

**ALLOWABLE AREA:** 24,000 sf  
SECTION 506.2

**ACTUAL AREA:** 4,380 sf  
SECTION 506.2

**FIRE RESISTANCE RATINGS:**

SECTION 801

EXTERIOR BEARING WALLS	0 hr
EXTERIOR NON-BEARING WALLS	0 hr
INTERIOR COLUMNS	0 hr
ROOF	0 hr
BEAMS/JOISTS	0 hr
FLOORS	0 hr
STAIRS	N/A

SPRINKLERED SPACE: YES

**REQUIRED EXITS:** 2 EXITS  
SECTION 1015

**ACTUAL EXITS:** 4 EXITS

**MAXIMUM TRAVEL DISTANCE:** 250'-0"  
TABLE 1017.2

**ACTUAL MAX. TRAVEL DISTANCE:** 62'-0"

**MINIMUM WIDTH OF UNIT EXIT DOORS:** 0.2' PER OCCUPANT  
SECTION 1005.3.2

**EXIT SEPARATION: 1/2 DIAGONAL**  
TABLE 1007.11

ACTUAL OVERALL DIAGONAL: (104'-7")/3 = 35'-7" MIN SEPARATION  
ACTUAL EXIT SEPARATION: 49'-5"

## SITE INFORMATION

**PROPOSED SITE DATA:**

**ZONE:** NORTH CENTRAL ROSEVILLE REGIONAL COMMERCIAL/SPECIAL AREA OVERLAY RC/SA-NC (NEIGHBORHOOD COMMERCIAL)

**PROJECT APN's:** 383-011-019-000

**SITE AREA:** 71,711 S.F. (1.65 ACRES)

## PARKING SUMMARY

PROVIDED PARKING	
<b>BUILDING AREA SQUARE FOOTAGE</b>	
1-STORY BUILDING	4,380 SF
COVERED PATIO	478 SF
<b>TOTAL SQUARE FOOTAGE</b>	<b>4,858 SF</b>
<b>REQUIRED 1 SPOT PER 100 SF</b>	<b>49 SPOTS</b>
<b>PROVIDED PARKING</b>	<b>57 SPOTS</b>
<b>TOTAL PARKING</b>	<b>57 SPOTS</b>

## INDEX OF DRAWINGS

CS COVER SHEET

**LANDSCAPE**

- L-0 LANDSCAPE PLAN
- L-1 LANDSCAPE PLAN
- L-1A SHADE STUDY
- L-2 FAMILY PATIO AND IMAGERY
- L-2A FAMILY PATIO AND IMAGERY
- L-3 PLANT LEGEND
- L-4 PLANT IMAGES
- L-5 PLANT IMAGES

**ARCHITECTURAL - AMY'S**

- A1 SITE PLAN
- A2 FLOOR PLAN
- A3 ROOF PLAN
- A4 RENDERED EXTERIOR ELEVATIONS
- A5 RENDERED EXTERIOR ELEVATIONS
- A6 PARTIAL BUILDING SECTION
- A7 RENDERED VIEWS
- A8 LEFT INTENTIONALLY BLANK
- A9 LEFT INTENTIONALLY BLANK
- A10 SITE DETAILS
- A11 SITE DETAILS

**CIVIL**

- C10 TOPOGRAPHIC SURVEY
- C2.0 PRELIMINARY GRADING & UTILITY PLAN
- C3.0 STORMWATER QUALITY CONTROL PLAN

**PHOTOMETRIC**

- SPC1 SITE LIGHTING PHOTOMETRIC CALCULATIONS

## PROJECT DESCRIPTION

SITE DEVELOPMENT FOR NEW AMY'S DRIVE THRU RESTAURANT

## PROJECT TEAM

**OWNER**

TEKIN & ASSOCIATES, LLC  
2600 N DALLAS PKWY #310  
FRIISCO, TX 75034  
469-458-0485 x1 (TEL.)  
CONTACT: MARK TEKIN

**TENANT**

AMY'S DRIVE-THRU  
1650 CORPORATE CIRCLE, SUITE 200  
PETALUMA, CA 94954  
707-761-1650 (TEL.)  
CONTACT: DAVE WOLFGRAM  
LOUISE SELIN

**CIVIL**

KIER-WRIGHT  
2995 PROSPECT PARK DRIVE, SUITE 100,  
RANCHO CORDOVA, CA 95610  
916-910-5184x3215 (TEL.)  
CONTACT: PETER BERNARD

**ARCHITECT**

ARIA GROUP ARCHITECTS  
830 NORTH BLVD  
OAK PARK, ILLINOIS 60301  
708-445-8400 (TEL.)  
CONTACT: JIM LENCIONI  
JOE JUNIUS

**MEP**

HENDERSON ENGINEERS  
8345 LENEXA DRIVE, SUITE 300  
LENEXA, KS 66214  
913-742-5345 (TEL.)  
CONTACT: BANDON MANNING

**LANDSCAPE**

CAMP AND CAMP ASSOCIATES  
2520 CAMINO DIABLO  
WALNUT CREEK, CA 94591  
925-941-6490x105 (TEL.)  
CONTACT: PAUL WINTNER



CITY OF ROSEVILLE  
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ROSEVILLE, CA 95678

**Amy's**  
DRIVE THRU

**FIELD VERIFICATION**

Contractor shall verify all figured dimensions and conditions at the job site and notify Aria Group Architects, Inc. of any dimensional errors, omissions or discrepancies before beginning or fabricating any work. Do not scale these drawings.

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No	DATE	REMARKS
1/14/2021	MPP3RD SUBMITTAL	
12/11/2020	MPP2ND SUBMITTAL	
07/16/2020	MPP1ST SUBMITTAL	

**REVISIONS**

Drawing Title

**COVER SHEET**

Job No. 194439 Drawn

Scale AS SHOWN Date 1/11/2021

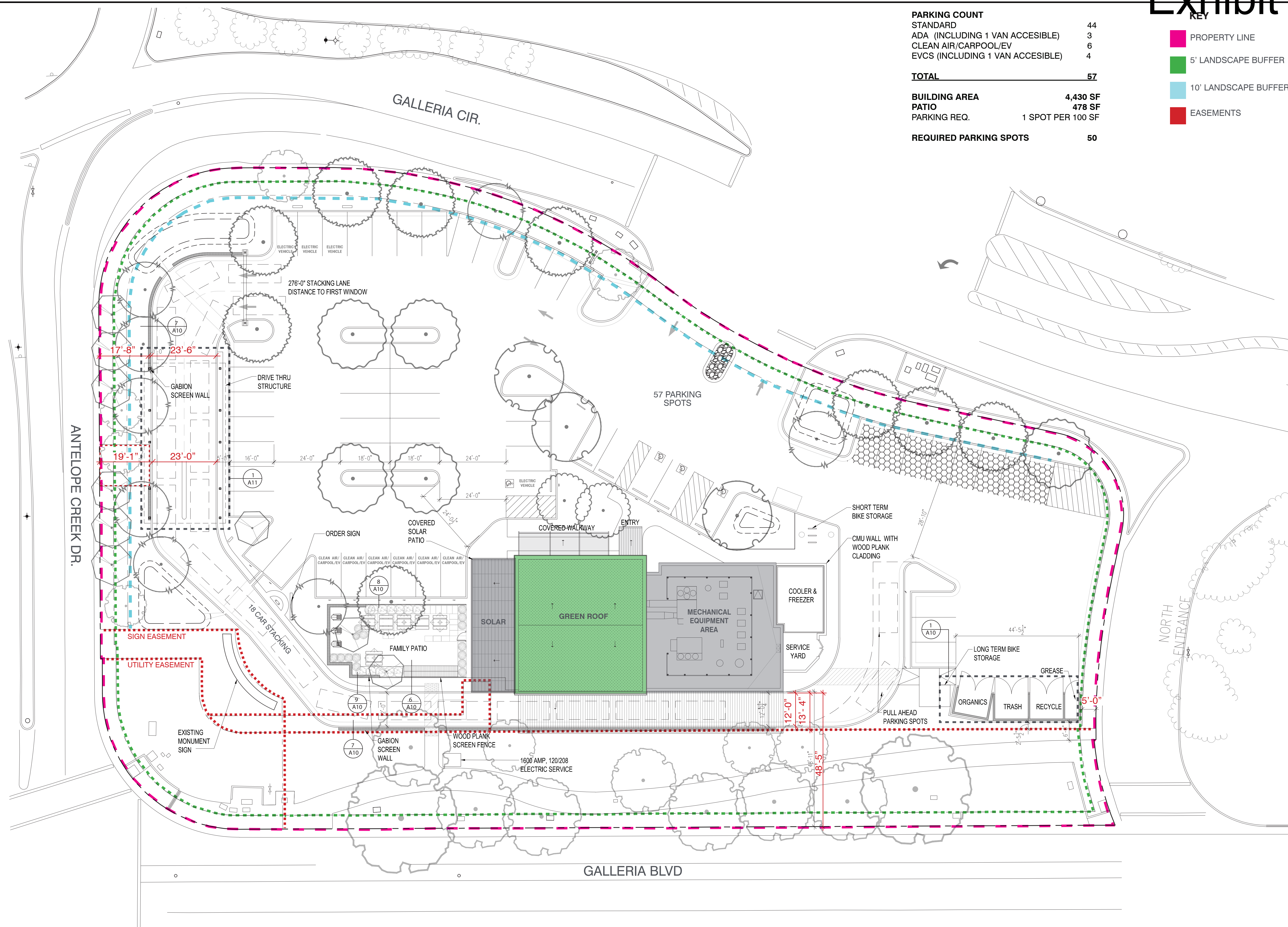
Sheet No. CS



# Exhibit A

<b>PARKING COUNT</b>	
STANDARD	44
ADA (INCLUDING 1 VAN ACCESIBLE)	3
CLEAN AIR/CARPOOL/EV	6
EVCS (INCLUDING 1 VAN ACCESIBLE)	4
<b>TOTAL</b>	<b>57</b>
<b>BUILDING AREA</b> 4,430 SF	
<b>PATIO</b> 478 SF	
<b>PARKING REQ.</b> 1 SPOT PER 100 SF	
<b>REQUIRED PARKING SPOTS</b>	<b>50</b>

<b>KEY</b>	
<span style="color: magenta;">—</span>	PROPERTY LINE
<span style="color: green;">—</span>	5' LANDSCAPE BUFFER
<span style="color: cyan;">—</span>	10' LANDSCAPE BUFFER
<span style="color: red;">—</span>	EASEMENTS



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No.	DATE	REVISIONS
1/14/2021	MPP3RD SUBMITTAL	
12/11/2020	MPP2ND SUBMITTAL	
07/16/2020	MPP1ST SUBMITTAL	

Drawing Title  
**SITE PLAN**

Job No. 194439 Drawn

Scale AS SHOWN Date 1/11/2021

Sheet No.  
**A1**

**1 SITE PLAN**  
1/16" = 1'-0"

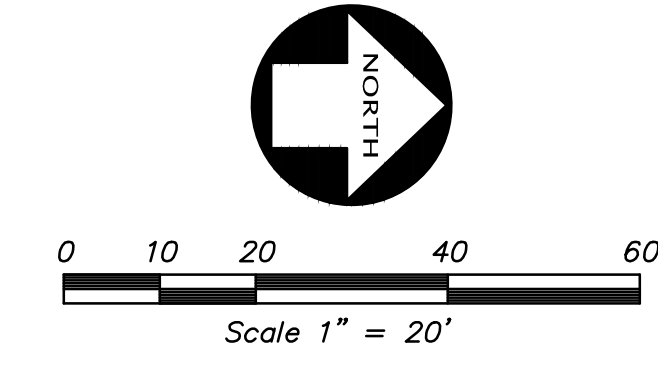




## NOTES

- THIS PLOT WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED AUGUST 20, 2019 NUMBER 1002-285433-RTT. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID PRELIMINARY TITLE REPORT THAT MAY AFFECT THE TITLE, LINES, OR EASEMENTS OF THE PROPERTY.
- ALL DISTANCES AND ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
- THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES), HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS.
- PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY. SUBSURFACE STRUCTURES, IF ANY, ARE NOT SHOWN. SAID SUBSURFACE OBJECTS MAY INCLUDE, BUT ARE NOT LIMITED TO, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, UTILITY VAULTS, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION.
- THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR PLACER COUNTY, CALIFORNIA, MAP NUMBER 06010944H FOR COMMUNITY NUMBER 060243 (CITY OF ROSEVILLE), WITH AN EFFECTIVE DATE OF NOVEMBER 2, 2019, AS BEING LOCATED IN FLOOD ZONE "X-UNSHADED". ACCORDING TO FEMA THE DEFINITION OF ZONE "X-UNSHADED" IS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- BENCHMARK: CITY BENCHMARK 47, 3 1/2" BRASS DISK STAMPED LS5614 FEB. 1993, TOP OF CURB WEST SIDE OF D.I. ON SOUTH SIDE OF ROSEVILLE PARKWAY, APPROX. 270' EAST OF THE SOUTH INTERSECTION OF GIBSON DRIVE. ELEVATION = 171.495' (NAVD 1988)
- BASIS OF BEARINGS: THE BEARING OF NORTH 00° 16' 08" WEST TAKEN ON THE MONUMENT LINE OF GALLERIA BOULEVARD (FORMERLY HARDING BOULEVARD) AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD DECEMBER 21, 1999, IN BOOK W OF MAPS AT PAGE 2, OFFICIAL RECORDS OF PLACER COUNTY WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.
- CORNER RECORD NOTE: THE DEVELOPER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREPARATION AND FILING OF PRE-CONSTRUCTION AND POST-CONSTRUCTION CORNER RECORDS FOR ANY MONUMENTS OR PROPERTY CORNERS SHOWN HEREON THAT MAY BE DESTROYED DURING IMPROVEMENTS TO THE SUBJECT PROPERTY AS DEFINED IN SECTION 8771(B) OF THE PROFESSIONAL LAND SURVEYORS ACT.
- THE AERIAL MAPPING WAS PREPARED USING COMPUTER ASSISTED, PHOTOGRAMMETRIC METHODS BY COOPER AERIAL SURVEYS CO., IN PHOENIX ARIZONA. JOB NUMBER 1909006. IN AREAS OF DENSE VEGETATION, ACCURACY OF CONTOURS MAY DEVIATE FROM ACCEPTED ACCURACY STANDARDS. DATE OF PHOTOGRAPHY 09-10-2019, ORIGINAL COMPILED MAP SCALE 1"=40', CONTOUR INTERVAL 1 FOOT. THE GRID IS BASED ON PHOTOGRAMMETRIC METHODS COMPILED ON DIGITAL STEREO WORKSTATIONS USING AERIAL PHOTOGRAPHY. CONTROL SURVEY PERFORMED BY KIER & WRIGHT, LIVERMORE, CA.

INFORMATION WAS OBTAINED FROM THE CITY OF ROSEVILLE, PUBLIC WORKS DEPARTMENT ON SEPTEMBER 10, 2019.



## LEGEND

	BUILDING LINE
	CENTERLINE
	CONCRETE BLOCK/RETAINING WALL
	CONCRETE CURB
	CONCRETE CURB & GUTTER
	CONTOUR LINE
	EASEMENT LINE
	EDGE OF PAVEMENT
	ELECTRIC LINE
	FIBER OPTICS LINE
	GAS LINE-VALVE & METER
	IRRIGATION WATER LINE
	JOINT TRENCH LINE
	LOT LINE
	MONUMENT/MONUMENT LINE
	PROPERTY LINE
	SANITARY SEWER LINE-MANHOLE & CLEANOUT
	SIDEWALK
	SPOT ELEVATION
	STORM DRAIN LINE-MANHOLE & CATCH BASIN
	STORM DRAIN LINE OVER 24" DIAMETER
	STREET LIGHT CONDUIT LINE
	TELEPHONE LINE
	TRAFFIC SIGNAL CONDUIT LINE
	CABLE TELEVISION LINE
	WATER LINE & VALVE
	WATER LINE OVER 24" DIAMETER
	BACKFLOW PREVENTION DEVICE
	ELECTROLINER
	FIRE HYDRANT
	GAS METER
	HOSIB
	TRANSFORMER
	TRAFFIC SIGNAL POLE
	UTILITY BOX
	WATER VALVE

## ABBREVIATIONS

<	ANGLE POINT
BC	BACK OF CURB
BEG	BEGIN
BFP	BACK FLOW PREVENTER
BL	BUILDING LINE
BLRD/BOL	BOLLARD
BW	BACK OF WALK
C-FC	CONCRETE AT FACE OF CURB
CAB	CABINET
CB	CATCH BASIN
CLMN	COLUMN
E	EAST
EB	ELECTRIC BOX
EL	ELECTRIC
EV	ELECTRICAL VAULT
EW	EDGE OF WALK
FC	FACE OF CURB
FD	FOUND
FF	FINISH FLOOR
FH	FIRE HYDRANT
FL	FLOW LINE
GB	GRADE BREAK
GI	GREASE INTERCEPTOR
GP	GAS PUMP
ICB	INTERCONNECT BOX
IE	INVERT ELEVATION
IRR	IRRIGATION LINE
JT	JOINT TRENCH
LIP	LIP OF GUTTER
MH	MANHOLE
MON	MONUMENT
N	NORTH
O.R.	OFFICIAL RECORD
P.E.	PEDESTRIAN EASEMENT
PED	PEDESTRIAN
PUE	PUBLIC UTILITY EASEMENT
RE	RIGHT OF WAY
ROW	RIGHT OF WAY
S	SOUTH
SDCO	STORM DRAIN CLEAN OUT
SDMH	STORM DRAIN MANHOLE
SL	STREET LIGHT
SLB	STREET LIGHT BOX
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
TB	TELEPHONE BOX
TC	TOP OF CURB
TE	TRASH ENCLOSURE
TMH	TELEPHONE MANHOLE
TRN	TRANSFORMER
TSB	TRAFFIC SIGNAL BOX
TSP	TRAFFIC SIGNAL POLE
UB	UNKNOWN UTILITY BOX
UKD	UNKNOWN DESTINATION
VG	VALLEY GUTTER
W	WEST
W/	WITH
WB	WATER BOX

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ROSEVILLE, CA 95678

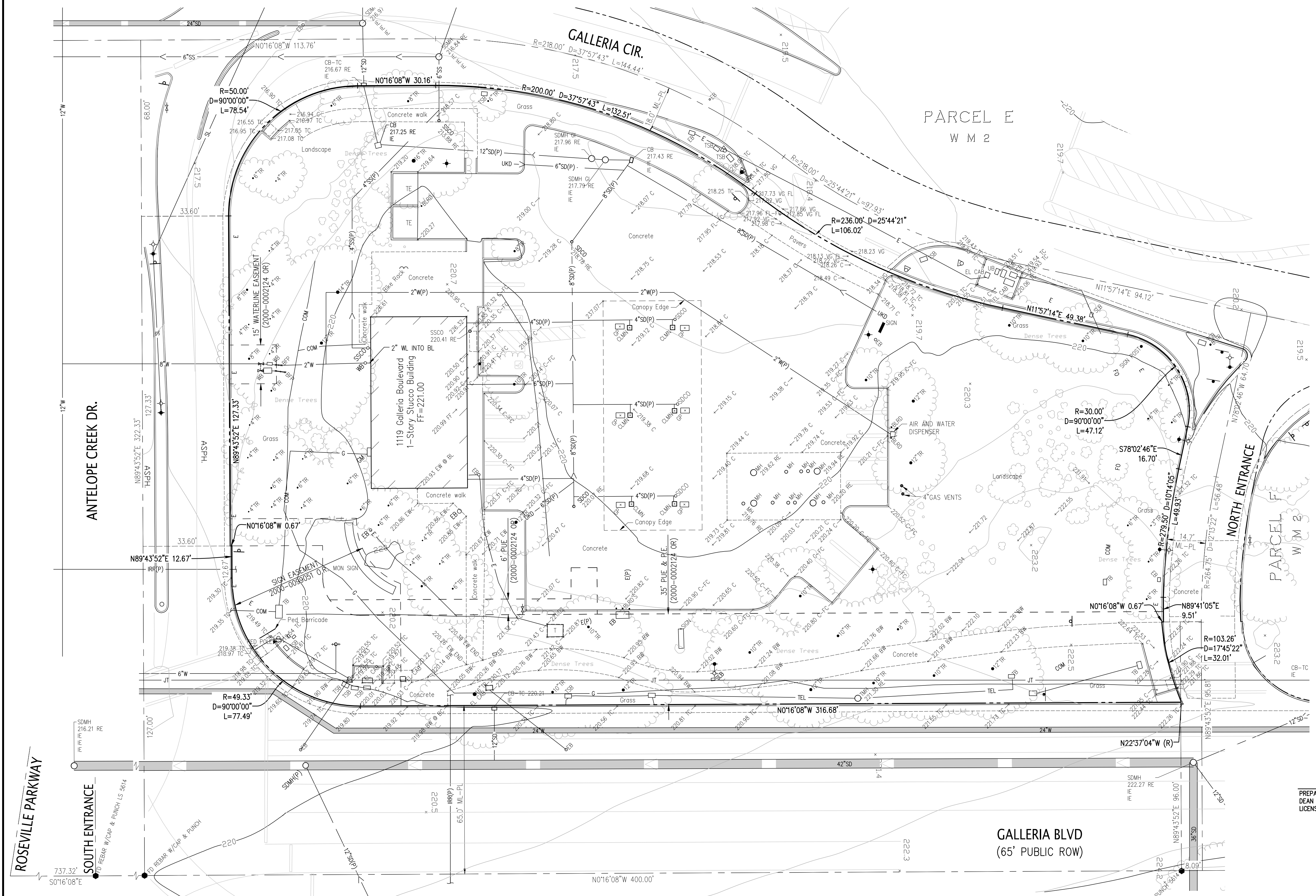


## REVISIONS

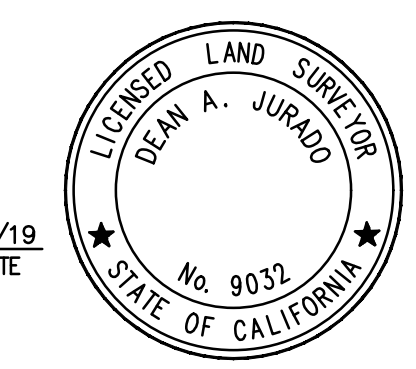

Drawing Title  
**TOPOGRAPHIC SURVEY**

Job No. A19625-1	Drawn DJK
Scale AS SHOWN	Date 1/12/21

Sheet No.  
**C1.0**



PREPARED BY OR UNDER THE SUPERVISION OF  
DEAN A. JURADO, L.S. 9032  
LICENSE EXPIRES: 1-30-19





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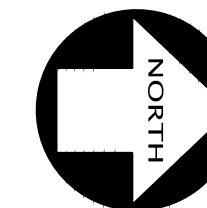
REVISIONS

Drawing Title  
**PRELIMINARY  
 GRADING &  
 UTILITY PLAN**

Job No. A19625-1  
 Drawn DJK

Scale AS SHOWN  
 Date 1/12/21

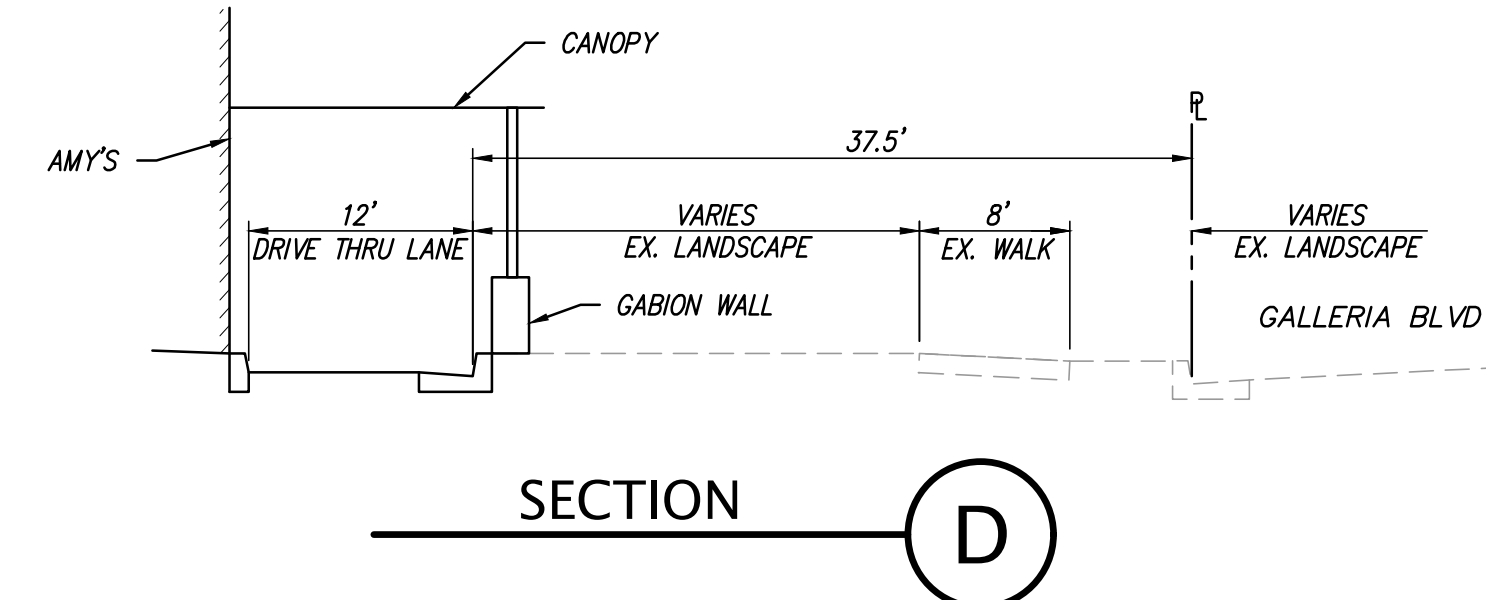
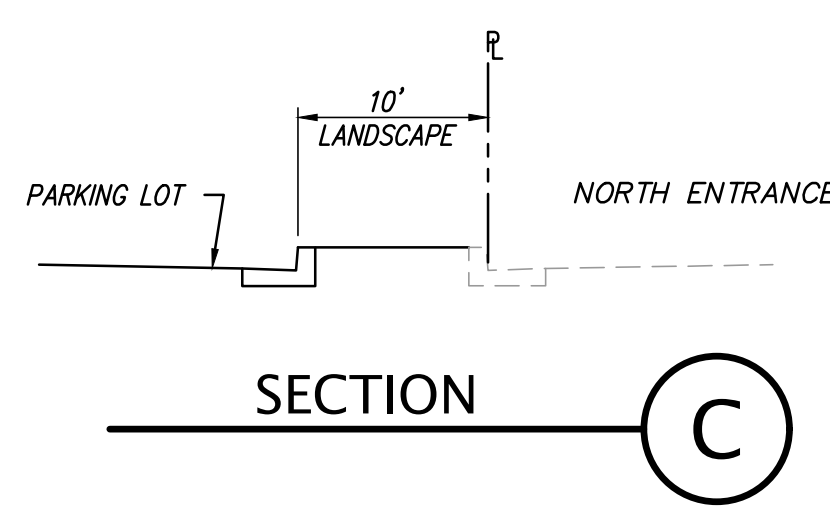
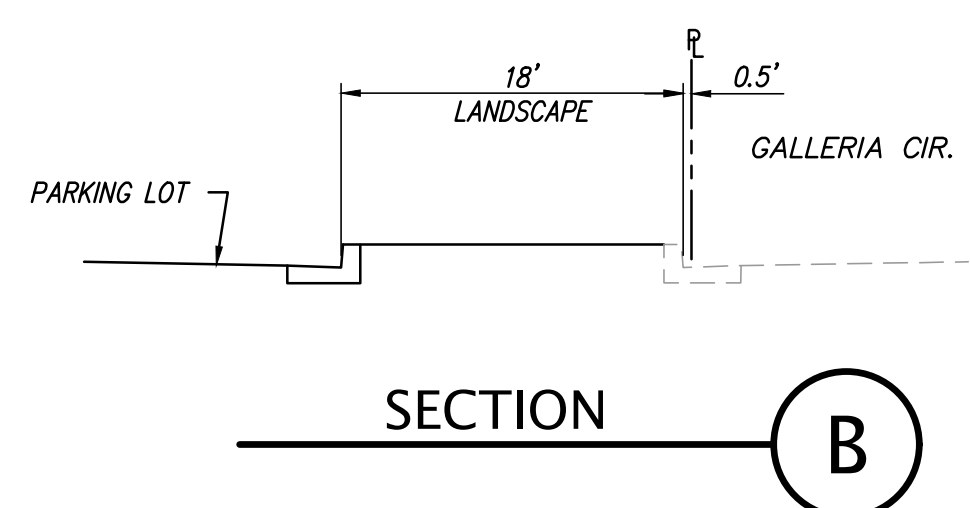
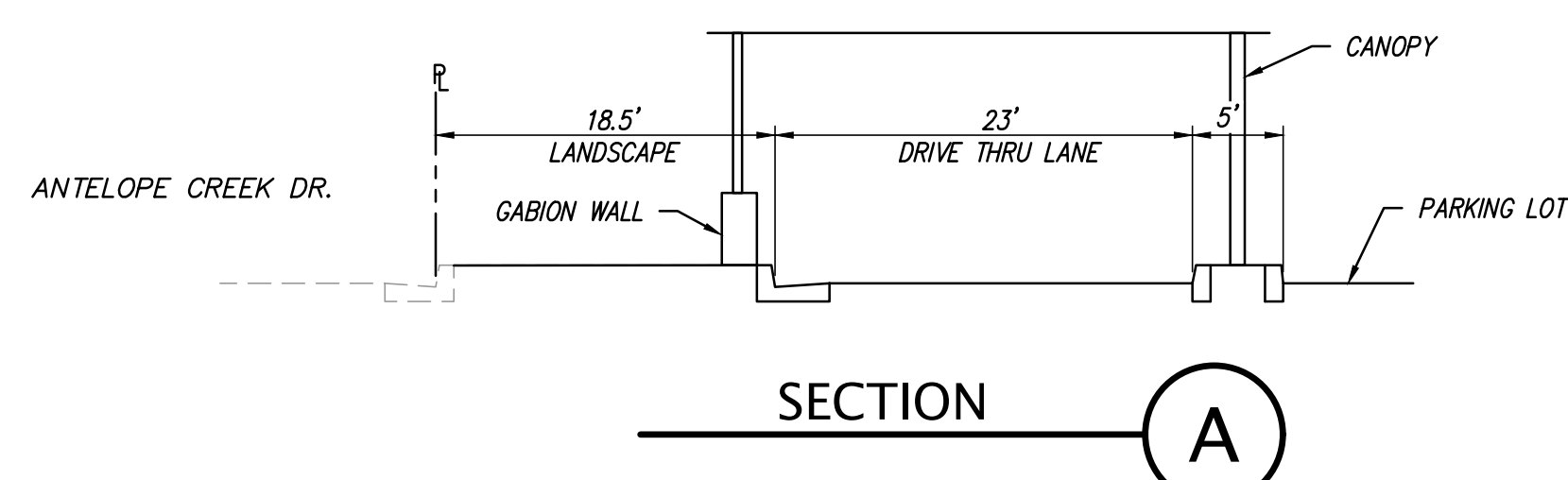
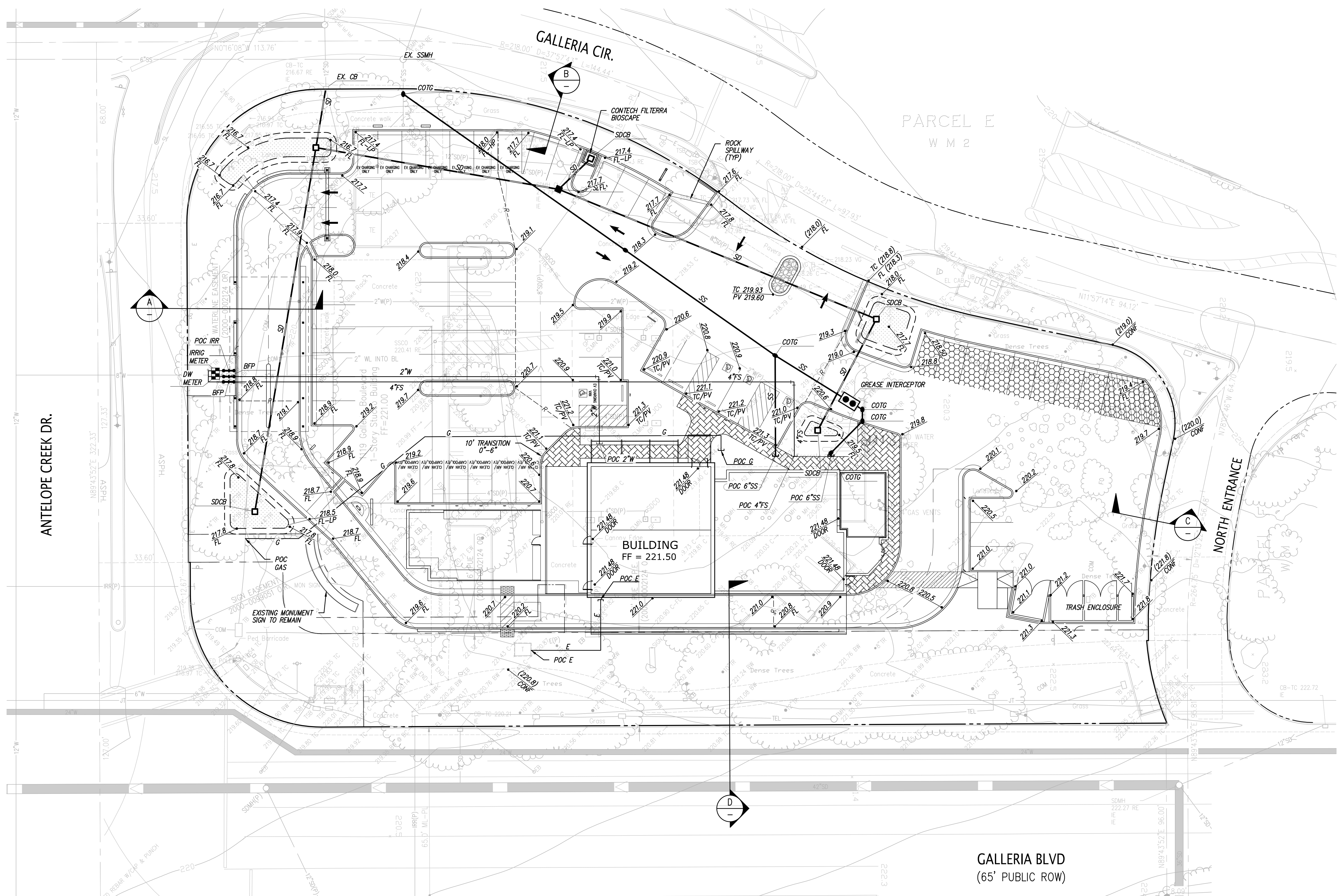
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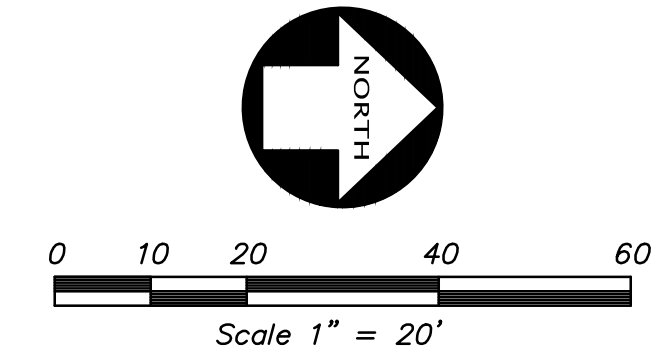
### LEGEND

- ▲ AREA DRAIN
- ▣ STORM DRAIN CATCH BASIN
- ▢ STORM DRAIN JUNCTION BOX
- STORM DRAIN MANHOLE
- FL FLOW LINE
- FF FINISH FLOOR
- PV PAVEMENT
- RE RIM ELEVATION
- 23.8 SPOT ELEVATION
- X-SD STORM DRAIN LINE
- TC TOP OF CURB
- ASR AUTOMATIC SPRINKLER RISER
- RE RIM ELEVATION
- TC TOP OF CURB
- WS WATER SERVICE
- X-X EXISTING UTILITY TO BE ABANDONED BY REMOVAL
- FS FIRE SERVICE
- SS SANITARY SEWER
- COTG CLEANOUT TO GRADE
- BBF BACK FLOW PREVENTION DEVICE
- FD FIRE DEPARTMENT CONNECTION
- FHV FIRE HYDRANT & VALVE
- PV POST INDICATOR VALVE
- SSMH SANITARY SEWER MANHOLE
- SCV SINGLE CHECK VALVE
- SDMH STORM DRAIN MANHOLE
- WM WATER METER
- PERMEABLE PAVERS
- POROUS PAVEMENT
- CONCRETE WALK
- BIORETENTION PLANTER
- COBBLESTONE PAVERS



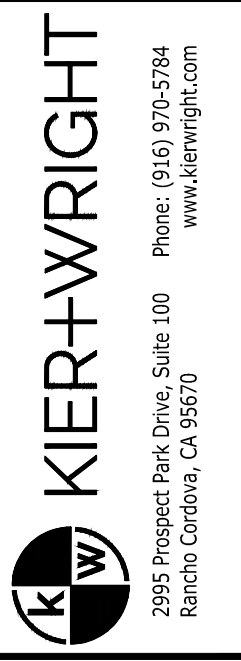
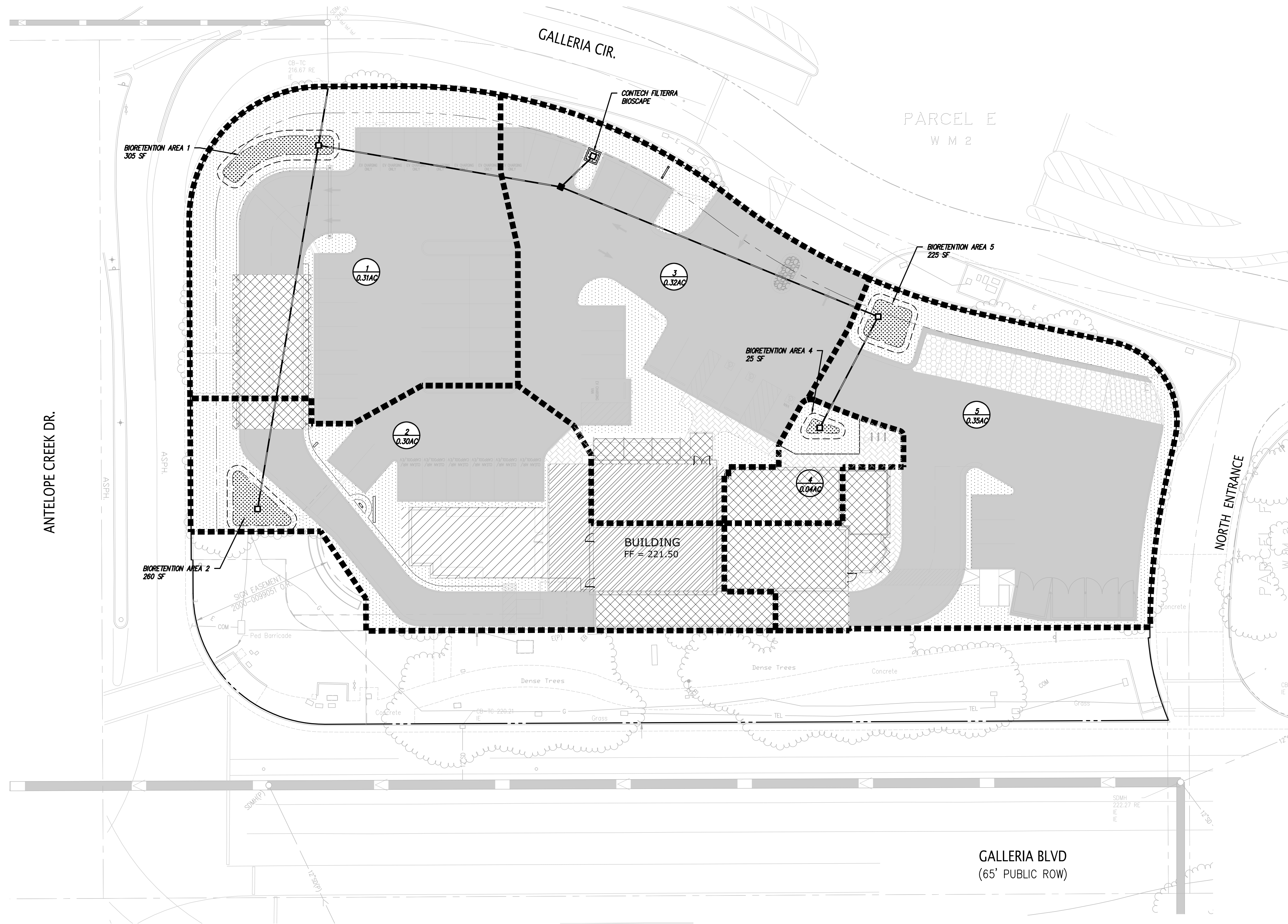


# Exhibit A



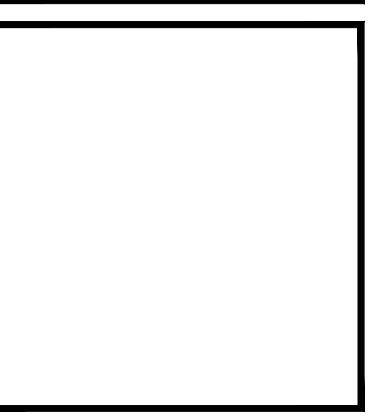
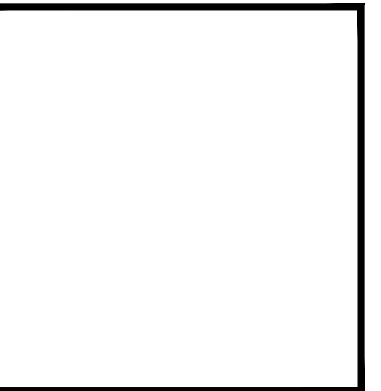
## LEGEND

- TRIBUTARY AREA LIMITS
- LANDSCAPE AREA
- IMPERVIOUS ROOFTOP DRAINING TO BIORETENTION
- IMPERVIOUS PAVEMENT DRAINING TO BIORETENTION
- BIORETENTION TREATMENT AREA
- IMPERVIOUS CONCRETE DRAINING TO BIORETENTION
- GREEN ROOF, CLASSIFIED AS LANDSCAPE AREA
- PERMEABLE PAVERS
- POROUS PAVEMENT

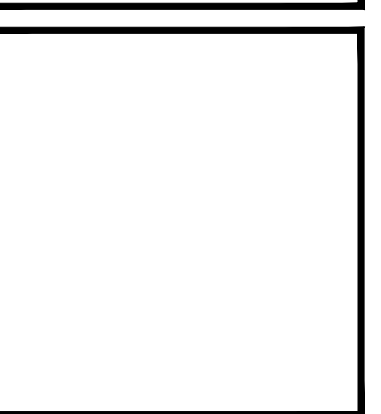


**KIER+WRIGHT**  
 2955 Prospect Park Drive, Suite 100  
 Redwood City, CA 94061  
 Phone: (415) 910-5784  
 www.kierwright.com

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NO.	DATE	REVISIONS



Drawing Title  
**STORMWATER  
 QUALITY  
 CONTROL  
 PLAN**

Job No. A19625-1	Drawn DJK
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Scale AS SHOWN	Date 1/12/21
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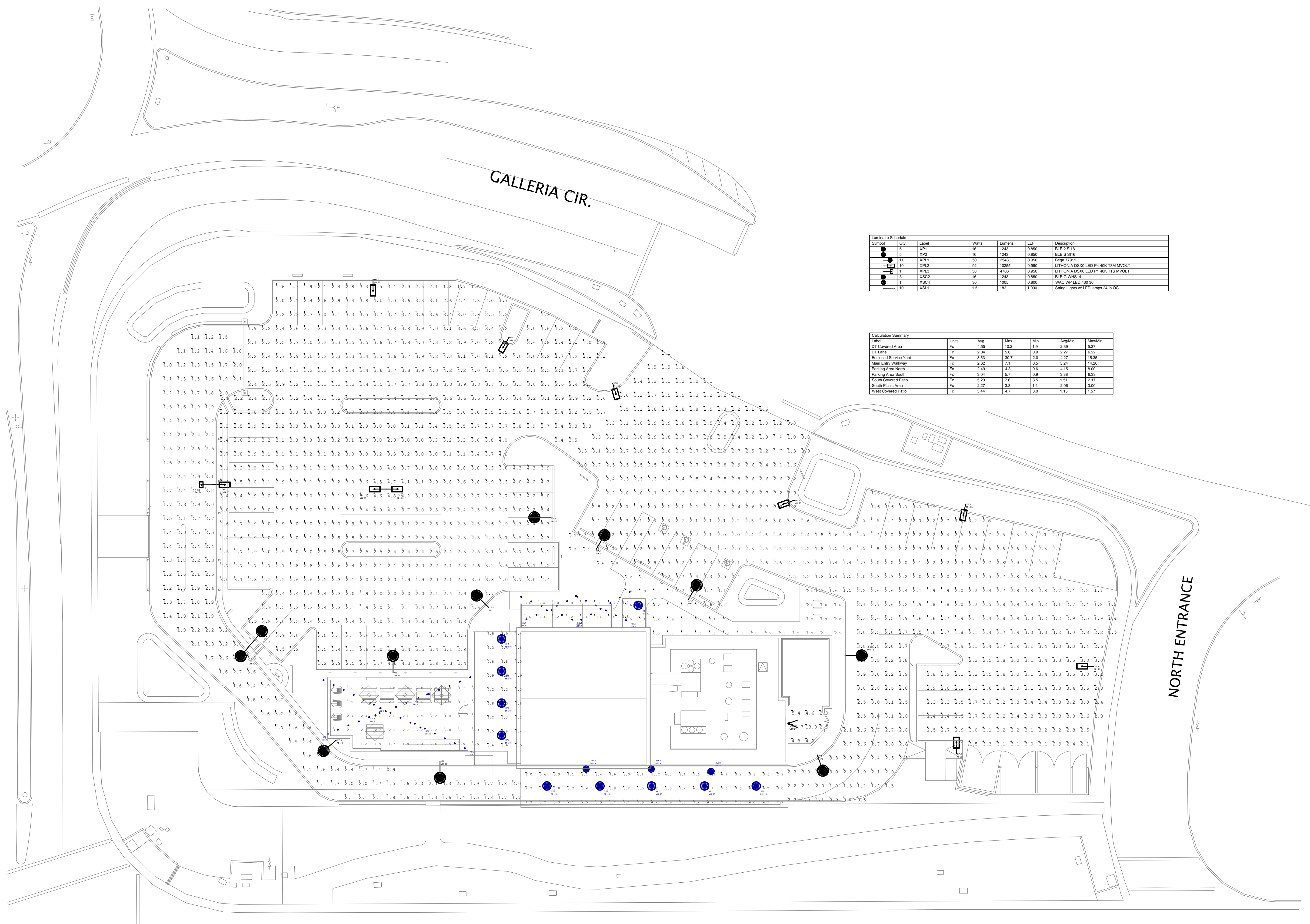
Sheet No.  
**C3.0**





Symbol	Qty	Label	Watts	Lumens	LLF	Description
●	5	XPI	16	1243	0.850	BLE 2 S18
●	5	XP2	16	1243	0.850	BLE S S16
●	11	XPL1	50	2548	0.950	Beqa 77911
●	10	XPL2	92	10255	0.950	LITHONIA DSK0 LED P4 40K T3M MVOLT
●	1	XPL3	38	4706	0.950	LITHONIA DSK0 LED P1 40K T1S MVOLT
●	3	XSC2	16	1243	0.850	BLE G WSH14
●	1	XSC4	30	1909	0.950	WAG WFL LED 430 30
●	10	XSL1	1.5	182	1.000	String Lights w LED lamps 24-in OC

Calculation Summary	Units	Avg	Max	Min	Avg/Min	Max/Min
DT Covered Area	Fc	4.55	10.2	1.9	2.39	5.37
DT Lanes	Fc	2.04	5.6	0.9	2.27	6.22
Enclosed Service Yard	Fc	6.53	30.7	2.0	4.27	15.35
Main Entry Walkway	Fc	2.62	7.1	0.5	5.24	14.20
Parking Area North	Fc	2.49	4.8	0.6	4.15	9.00
Parking Area South	Fc	3.04	5.7	0.9	3.38	6.33
South Covered Patio	Fc	5.29	7.6	3.5	1.51	2.17
South Picnic Area	Fc	2.27	3.3	1.1	2.06	3.00
West Covered Patio	Fc	3.44	4.7	3.0	1.15	1.97



**1 SITE LIGHTING PHOTOMETRIC CALCULATIONS**  
 SCALE: 1"=16'-0"

REVISIONS

Drawing Title  
**SITE LIGHTING  
 PHOTOMETRIC  
 CALCULATIONS**

Job No. Drawn  
 HEI

Scale Date  
 SEE PLAN

Sheet No.  
**SPC1**