PROJECT NO: SFP-MT0003

DUTCH BROS COFFEE - SITE FIT PLAN PACKAGE
3101 N Montana Ave, Helena, MT, 59601

DATE: 04/20/2026

Contacts:

Developer:

Dutch Bros Coffee
Emmy Johnson
emmy.johnson@dutchbros.com
503.867.4861

Site Plan Designer:

Gnich Architecture Studio, LLC.
Dustin Henion, Senior Project Manager
dustinh@gnicharch.com
971.346.2525

STANDARD EQ PACKAGE

3-3-2-2

- 3 ESPRESSO MACHINES
- 3 FREEZE MACHINES
- 2 TAPS MACHINES
- 2 FOOD WARMING OVENS

DUTCH BROS

5/26/26
DATE APPROVED

PRELIMINARILY APPROVED

DISCLAIMER: THIS SITE PLAN TEST FIT IS CONCEPTUAL AND INTENDED TO CONVEY DESIRED BUILDING LOCATION AND ORIENTATION, VEHICULAR CIRCULATION, DRIVE THRU STACKING, SITE PARKING, ETC. THE SITE PLAN TEST FIT MAY NOT BE REFLECTIVE OF ALL EXISTING CONDITIONS OR APPLICABLE LAND USE REQUIREMENTS.

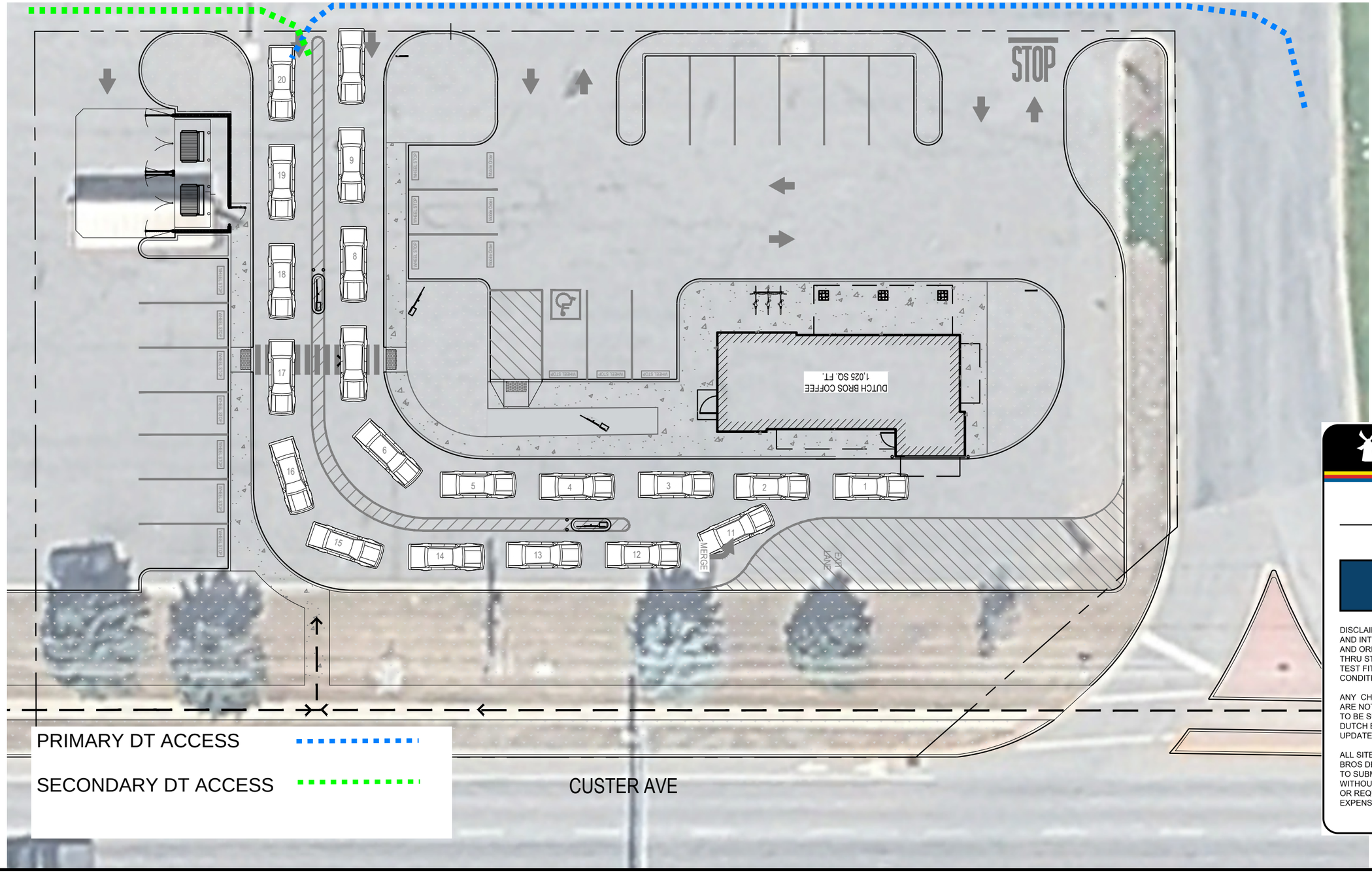
ANY CHANGES TO THE APPROVED SITE PLAN TEST FIT ARE NOT CONSIDERED APPROVED AND ARE REQUIRED TO BE SUBMITTED FOR RE-REVIEW AND RE-APPROVAL. DUTCH BROS RESERVES THE RIGHT TO REQUEST UPDATES AS NECESSARY.

ALL SITE PLANS MUST BE RESUBMITTED TO DUTCH BROS DESIGN FOR REVIEW AND APPROVAL PRIOR TO SUBMISSION TO THE CITY. ANY PLANS SUBMITTED WITHOUT PRIOR REVIEW MAY BE SUBJECT TO REJECTION OR REQUIRE RESUBMITTAL AT THE APPLICANT'S EXPENSE.

Site Information:

Item:	DB Standard:	Provided:
Building Type:	ANNIHILATOR-A1	ANNIHILATOR-A1/ A2
Building SF:	1,025 (Gross)	1,025 (Gross)
General Parking Stalls:	16	19
Mobile Order Stalls:	3	3
Accessible Stalls:	Min. Required	1
Protected Queuing:	360 Linear Feet/ 18 Cars	23
Site Acreage:	-	0.74
Site Square Footage:	-	32,532
Setbacks:		
- Front:		NONE
- Sides:		NONE
- Rear:		NONE

DUTCH BROS Coffee



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Dutch Bros Coffee - Site Fit Plan
3101 Montana Ave, Helena MT 59601

For: Dutch Bros Coffee
1930 W Rio Salado Parkway
Tempe, AZ 85281

DATE: 04/20/2026

DUTCH BROS

5/26/26
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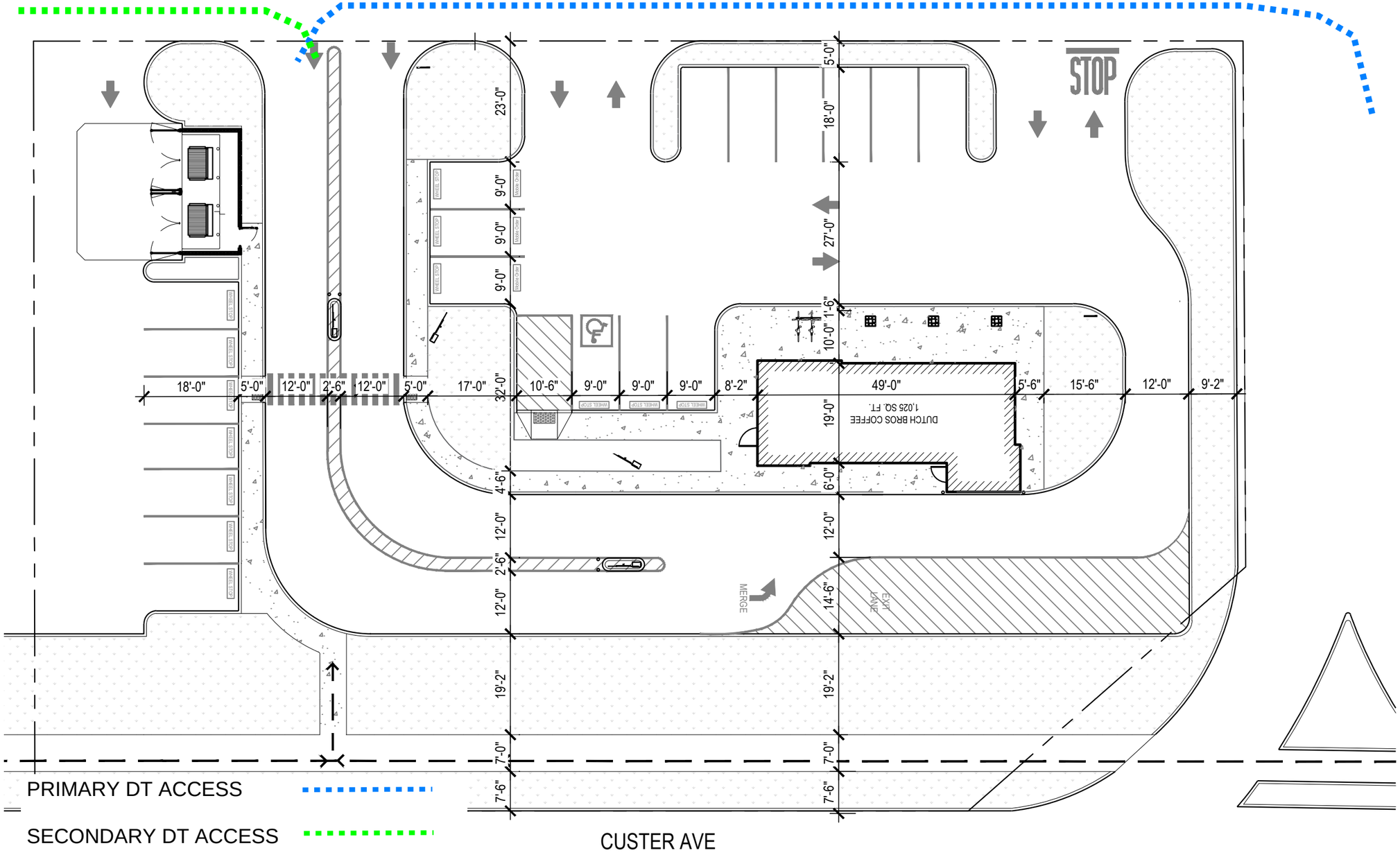
SITE FIT PLAN — QUEUING

SCALE: 1" = 20'-0"

0' 20' 40' 60'

GNICH ARCHITECTURE STUDIO
AN OREGON LIMITED LIABILITY COMPANY

DUTCH BROS Coffee



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SITE FIT PLAN

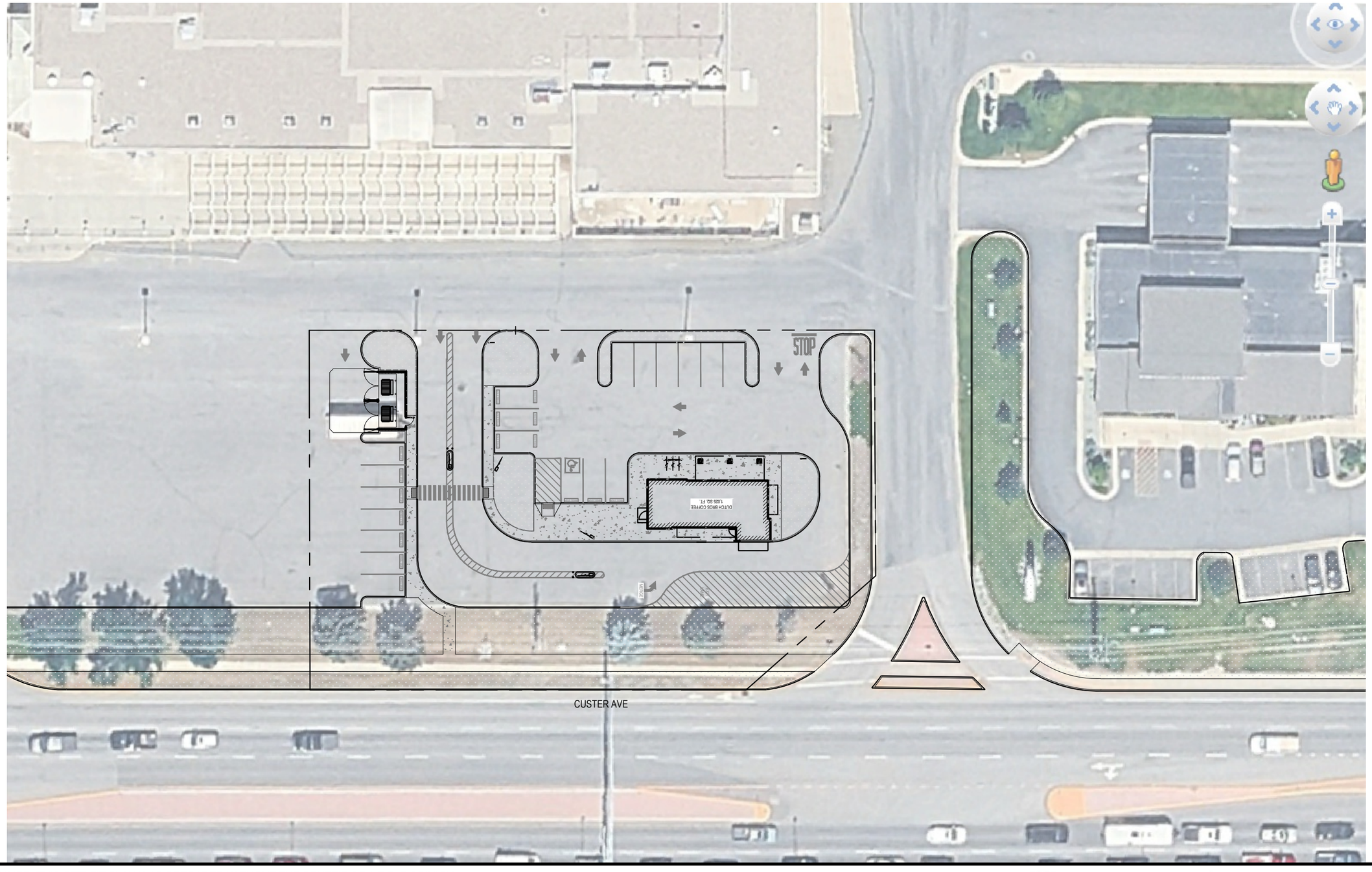
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SITE FIT PLAN — OVERALL DEVELOPMENT

SCALE: 1" = 40'-0"

N

0' 40' 80' 120'

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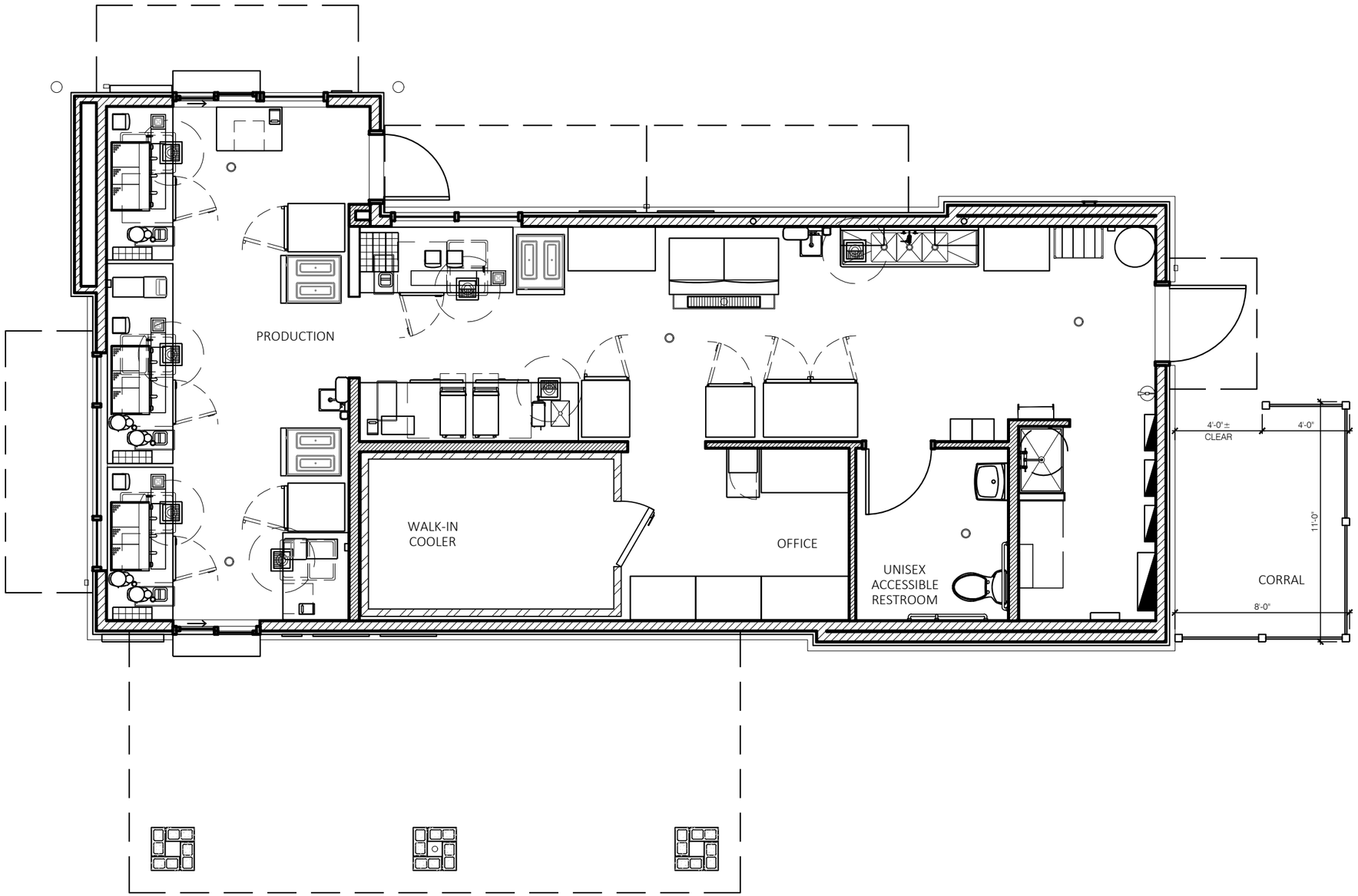
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SITE FIT PLAN

STREET VIEWS

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SITE FIT PLAN

FLOOR PLAN - 1,025 SF

SCALE: 3/16" = 1'-0"

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