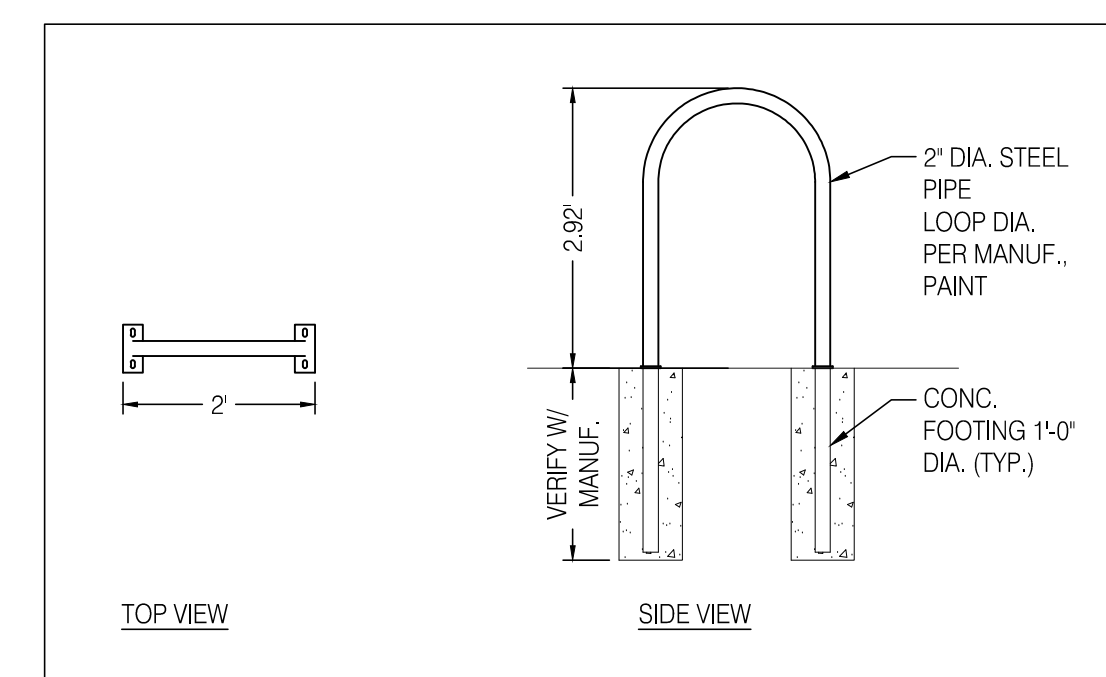
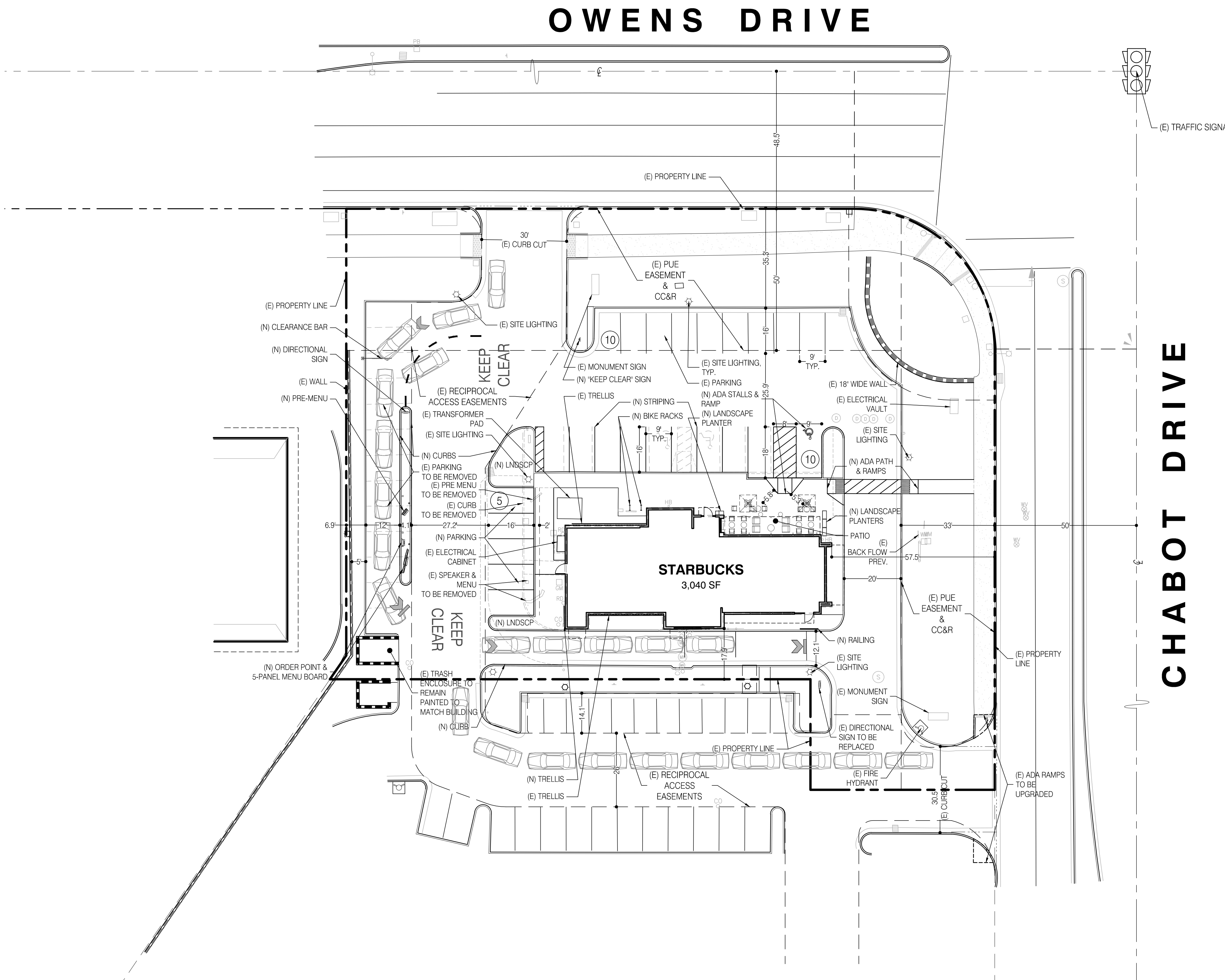


LOCATION MAP



DETAIL: BICYCLE RACK SCALE: 1/2" = 1'-0"

COVERAGE CALCULATIONS

EXISTING		
TYPE	AREA	COVERAGE
LANDSCAPING	9,997 SF REQUIRED	25.00%
	11,094 SF PROVIDED	27.74%
PAVEMENT	5,977 SF PROVIDED	14.95%
DRIVE AISLE	19,877 SF PROVIDED	49.71%
BUILDING	3,040 SF PROVIDED	7.60%
TOTAL	39,988 SF EXISTING	100%

PROPOSED		
TYPE	AREA	COVERAGE
LANDSCAPING	9,997 SF REQUIRED	25.00%
	11,378 SF PROVIDED	28.45%
PAVEMENT	6,084 SF PROVIDED	15.22%
DRIVE AISLE	19,486 SF PROVIDED	48.73%
BUILDING	3,040 SF PROVIDED	7.60%
TOTAL	39,988 SF EXISTING	100%

PROJECT INFORMATION

ZONING CLASSIFICATION

JURISDICTION	CITY OF PLEASANTON, CA
GENERAL PLAN	MIXED USE / BUSINESS PARK
ZONING	PUD-1 / C-0 (PLANNED UNIT DEVELOPMENT - INDUSTRIAL / COMMERCIAL-OFFICE DISTRICT)
HACIENDA PLANNING DISTRICT	CPD (RETAIL/ COMMERCIAL AND FINANCIAL PLANNING DISTRICT)

SITE AREA

STARBUCKS SITE AREA:	±0.918 AC
----------------------	-----------

BUILDING INFORMATION

STARBUCKS BUILDING AREA:	±3,040 SF
--------------------------	-----------

SITE COVERAGE

	±7.60% (±3,312 SF/AC)
--	-----------------------

PARKING SUMMARY

USER	RATIO REQUIRED	SPACES REQUIRED	SPACES PROVIDED
EXISTING			
FREESTANDING RESTAURANT	1 SP/150 SF	20	33
PROPOSED			
STARBUCKS STANDARD ACCESSIBLE	1 SP/150 SF	20	24
		1	1
TOTAL		20	25

TOTAL PARKING RATIO: 8.22 SP/1000 SF
 TOTAL STACKING PROVIDED: 10 + 3 VEHICLES

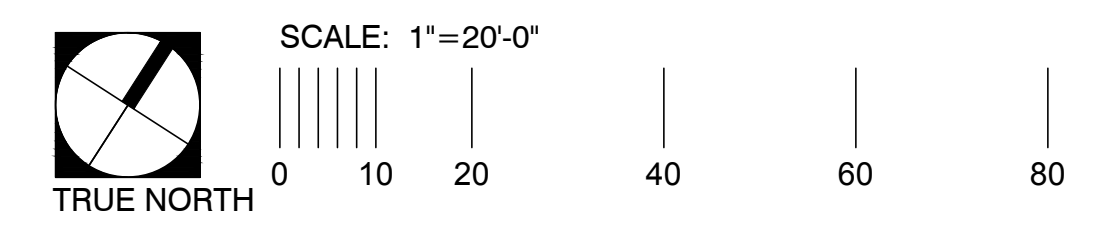
- PROJECT NOTES**
- THIS CONCEPTUAL SITE PLAN IS FOR PLANING SUBMITTAL PURPOSES ONLY.
 - THIS SITE PLAN IS BASED ON CAD FILE OF THE ALTA SURVEY PREPARED BY JOSEPH C. TRUXAW AND ASSOCIATES, INC., DATED 02/17/2017.

DRAWING ISSUE/REVISION RECORD

DATE	NARRATIVE	INITIALS
02.21.2017	PREP SP-1 PER ALTA	II/CD
02.22.2017	PREP SP-2 W/REVISED FOOTPRINT	CD
05.22.2017	PREP SP-3 TO EXTEND STACKING	II
05.31.2017	UPDATED SP-3	CD
06.16.2017	REV SP-3 PATIO	CD
06.23.2017	SP-4 FOR SUBMITTAL	II
07.13.2017	SP-5 W/REVISED OUTDOOR SEATING	II
09.22.2017	SP-6 PER CITY COMMENTS	II

GREENBERG FARROW CONTACTS

PROJECT MANAGER/DESIGNER	I.BRAHIMBEGOVIC
SITE DEV. COORDINATOR	B. MICHALCHUK



TITLE REPORT

THIS SURVEY AND EASEMENTS SHOWN HEREON ARE BASED ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT PREPARED BY:
 FIRST AMERICAN TITLE INSURANCE COMPANY
 18500 VON KARMAN AVENUE, SUITE 600
 IRVINE, CA 92612
 (949) 885-2407
 ORDER/FILE NUMBER: 830286-A
 DATED: JANUARY 12, 2017
 TITLE OFFICER: EDWARD LUQUE

LEGAL DESCRIPTION

THE LAND REFERRED TO ON THIS SURVEY IS SITUATED IN THE CITY OF PLEASANTON, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THE LAND REFERRED TO ON THIS SURVEY IS SITUATED IN THE CITY OF PLEASANTON, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LOT 5E OF PARCEL MAP 6946, FILED NOVEMBER 20TH, 1997, IN BOOK 232 OF PARCEL MAPS, PAGES 78 THRU 80, ALAMEDA COUNTY RECORDS.

EXCEPTING THEREFROM:

THAT PORTION THEREOF LYING BELOW A DEPTH OF 500 FEET, MEASURED VERTICALLY FROM THE CONTOUR OF THE SURFACE OF SAID PROPERTY; HOWEVER, GRANTOR OR ITS SUCCESSORS AND ASSIGNS SHALL NOT HAVE THE RIGHT FOR ANY PURPOSE WHATSOEVER TO ENTER UPON, INTO OR THROUGH THE SURFACE OF SAID PROPERTY OR ANY PART THEREOF LYING BETWEEN SAID SURFACE AND 500 FEET BELOW SAID SURFACE.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR PRIVATE RECIPROCAL ACCESS FOR INGRESS AND EGRESS, PEDESTRIAN ACCESS, AND INCIDENTS THERETO, OVER, UNDER, ALONG AND THROUGH THE AREA SHOWN ON PARCEL 5D AS B-1 OF PARCEL MAP 6946, AS RESERVED IN DEED FROM GEORGE S. DAI AND LUNA Y. DAI, HUSBAND AND WIFE, RECORDED NOVEMBER 25, 1997, INSTRUMENT NO. 97-312671, ALAMEDA COUNTY RECORDS.

PARCEL 3:

A NON-EXCLUSIVE EASEMENT FOR PRIVATE WALKWAY PURPOSES AND INCIDENTS THERETO, OVER, UNDER, ALONG AND THROUGH THE AREA SHOWN ON PARCEL 5D AS B-2 OF PARCEL MAP 6946, AS RESERVED IN DEED FROM GEORGE S. DAI AND LUNA Y. DAI, HUSBAND AND WIFE, RECORDED NOVEMBER 25, 1997, INSTRUMENT NO. 97-312671, ALAMEDA COUNTY RECORDS.

PARCEL 4

A NON-EXCLUSIVE EASEMENT FOR PARKING PURPOSES, PEDESTRIAN ACCESS, AND INCIDENTS THERETO, OVER, UNDER, ALONG AND THROUGH THE AREA SHOWN ON PARCEL 5D AS B-3 OF PARCEL MAP 6946, AS RESERVED IN DEED FROM GEORGE S. DAI AND LUNA Y. DAI, HUSBAND AND WIFE, RECORDED NOVEMBER 25, 1997, INSTRUMENT NO. 97-312671, ALAMEDA COUNTY RECORDS.

APN: 941-2771-034

EASEMENT NOTES

4 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED SEPTEMBER 15, 1967 AS BOOK 2038, PAGE 425 OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.

NOTE: PARCEL DESCRIBED IN SAID DOCUMENT CANNOT BE LOCATED FROM THE RECORD. (THE PARCEL APPEARS TO BE OUTSIDE OF THE SUBJECT SITE)

5 AN EASEMENT FOR PUBLIC SERVICE, UTILITIES, AND ROADWAY SLOPES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 25, 1983 AS INSTRUMENT NO. 83-200464 OF OFFICIAL RECORDS.
 IN FAVOR OF: THE CITY OF PLEASANTON
 AFFECTS: AS DESCRIBED THEREIN

6 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED JANUARY 24, 1985 AS INSTRUMENT NO. 85-014396 OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.

DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED MAY 23, 2000 AS INSTRUMENT NO. 2000-153840 OF OFFICIAL RECORDS.

DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED MAY 25, 2000 AS INSTRUMENT NO. 2000-157497 OF OFFICIAL RECORDS.

DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED MAY 13, 2003 AS INSTRUMENT NO. 2003-277996 OF OFFICIAL RECORDS.

DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED JUNE 09, 2005 AS INSTRUMENT NO. 2005-234212 OF OFFICIAL RECORDS.

DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED APRIL 28, 2008 AS INSTRUMENT NO. 2008141080 OF OFFICIAL RECORDS.

DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED OCTOBER 06, 2010 AS INSTRUMENT NO. 2010290243 OF OFFICIAL RECORDS.

DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED OCTOBER 04, 2011 AS INSTRUMENT NO. 2011-280578 OF OFFICIAL RECORDS.

DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED NOVEMBER 17, 2011 AS INSTRUMENT NO. 2011328308 OF OFFICIAL RECORDS.

DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED MAY 08, 2012 AS INSTRUMENT NO. 2012147572 OF OFFICIAL RECORDS.

THE EFFECT OF A DOCUMENT ENTITLED "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HACIENDA BUSINESS PARK (NO. 4)", RECORDED APRIL 08, 2013 AS INSTRUMENT NO. 2013124373 OF OFFICIAL RECORDS.

7 AN EASEMENT FOR PRIVATE RECIPROCAL ACCESS FOR INGRESS AND EGRESS, PEDESTRIAN ACCESS AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 25, 1997 AS INSTRUMENT NO. 97-312671 OF OFFICIAL RECORDS.
 IN FAVOR OF: ADG DEVELOPMENT AND INVESTMENTS INC, ET AL
 AFFECTS: AS DESCRIBED THEREIN

8 AN EASEMENT FOR PRIVATE WALKWAY AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 25, 1997 AS 97-312671 OF OFFICIAL RECORDS.
 IN FAVOR OF: ADG DEVELOPMENT & INVESTMENTS, INC., ET AL
 AFFECTS: AS DESCRIBED THEREIN

9 RESTRICTION AS CONTAINED IN THE GRANT DEED FROM GEORGE S. DAI AND LUNA Y. DAI, HUSBAND AND WIFE, RECORDED NOVEMBER 25, 1997 INSTRUMENT NO. 97-312671, WHICH LIMITS THE DURATION OF PARKING TO ONE HOUR MAXIMUM FOR BOTH PARCELS 5D AND 5E OF PARCEL MAP 6946.

10 A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF \$775,000.00 RECORDED OCTOBER 08, 1996 AS INSTRUMENT NO. 96257162 OF OFFICIAL RECORDS.

DATED: SEPTEMBER 11, 1996
 TRUSTOR: GEORGE S. DAI AND LUNA Y. DAI, HUSBAND AND WIFE
 AS COMMUNITY PROPERTY
 TRUSTEE: CUPERTINO NATIONAL BANCORP
 BENEFICIARY: CUPERTINO NATIONAL BANK & TRUST

THE ABOVE DEED OF TRUST STATES THAT IT IS A CONSTRUCTION DEED OF TRUST.

THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "HAZARDOUS SUBSTANCES CERTIFICATE AND INDEMNITY" RECORDED OCTOBER 08, 1996 AS INSTRUMENT NO. 96257163 OF OFFICIAL RECORDS.

A DOCUMENT RECORDED OCTOBER 27, 1997 AS INSTRUMENT NO. 97283654 OF OFFICIAL RECORDS PROVIDES THAT THE DEED OF TRUST OR THE OBLIGATION SECURED THEREBY HAS BEEN MODIFIED.

THE DEED OF TRUST/MORTGAGE WAS PARTIALLY RECONVEYED AS TO PARCEL 5D OF PARCEL MAP 6946 BY INSTRUMENT RECORDED APRIL 22, 1998 UNDER RECORDING NO. INSTRUMENT NO. 98134126.

A DOCUMENT RECORDED MAY 23, 2006 AS INSTRUMENT NO. 2006203195 OF OFFICIAL RECORDS PROVIDES THAT THE DEED OF TRUST OR THE OBLIGATION SECURED THEREBY HAS BEEN MODIFIED.

A DOCUMENT RECORDED MAY 03, 2011 AS INSTRUMENT NO. 2011134834 OF OFFICIAL RECORDS PROVIDES THAT THE DEED OF TRUST OR THE OBLIGATION SECURED THEREBY HAS BEEN MODIFIED.

11 ANY CLAIM THAT THE TITLE IS SUBJECT TO A TRUST OR LIEN CREATED UNDER THE PERISHABLE AGRICULTURAL COMMODITIES ACT, 1930 (7 U.S.C. §§499A, ET SEQ.) OR THE PACKERS AND STOCKYARDS ACT (7 U.S.C. §§181 ET SEQ.) OR UNDER SIMILAR STATE LAWS.

12 RIGHTS OF PARTIES IN POSSESSION.

BASIS OF BEARINGS

THE BEARING N32°48'00"W ALONG THE CENTERLINE OF CHABOT DRIVE PER PARCEL MAP 6946, BOOK 232, PAGES 78-80 WAS USED AS THE BASIS OF OF BEARING FOR THIS SURVEY.

PARKING COUNT

PARCEL 1 PER TITLE REPORT (PARCEL 5E)
 REGULAR PARKING STALLS = 31 STALLS
 HANDICAP PARKING STALLS = 2 STALLS

PARCEL 4 PER TITLE REPORT (WITHIN AREA B3 OF EASEMENT ITEMS 7, 8 AND 9).
 REGULAR PARKING STALLS = 12 STALLS

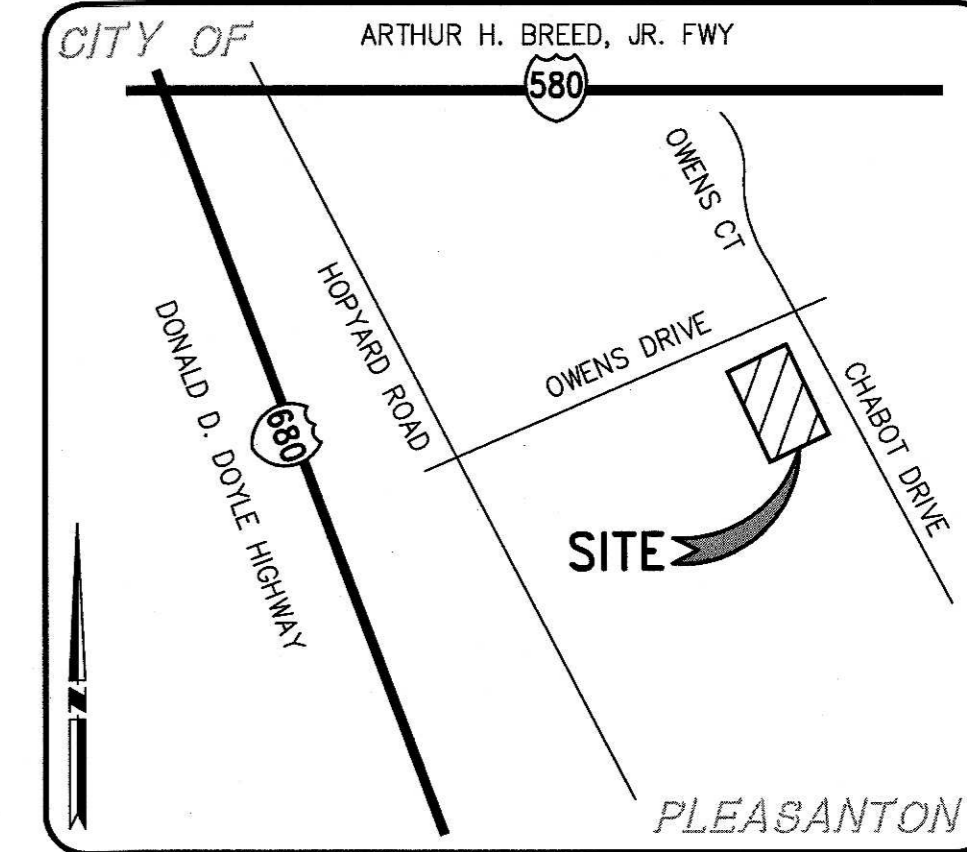
LAND AREA

PARCEL 1 PER TITLE REPORT (PARCEL 5E) = 39,998 S.F. OR 0.918 ACRES

RECORD DATA

(R) - PARCEL MAP 6946, BOOK 232, PAGES 78-80, ALAMADA COUNTY RECORDS.

(R2) - PARCEL MAP 4756, BOOK 159, PAGES 77-79, ALAMEDA COUNTY RECORDS.



VICINITY MAP
 NOT TO SCALE

CERTIFICATION

TO CALBAY DEVELOPMENT LLC AND AND FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 4, 8 AND 9 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON FEBRUARY 12, 2017

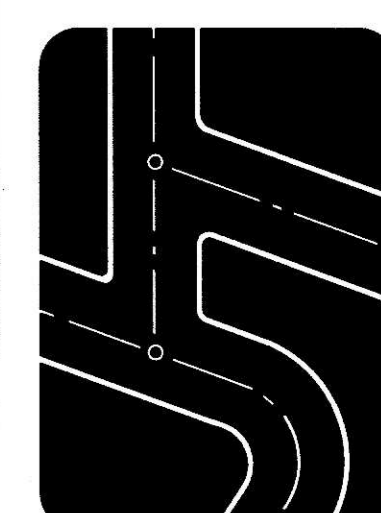
Stephen M. Hager
 STEPHEN M. HAGER
 REGISTERED LAND SURVEYOR NO. 6161

2-17-17
 DATE



NO.	REVISIONS	DATE

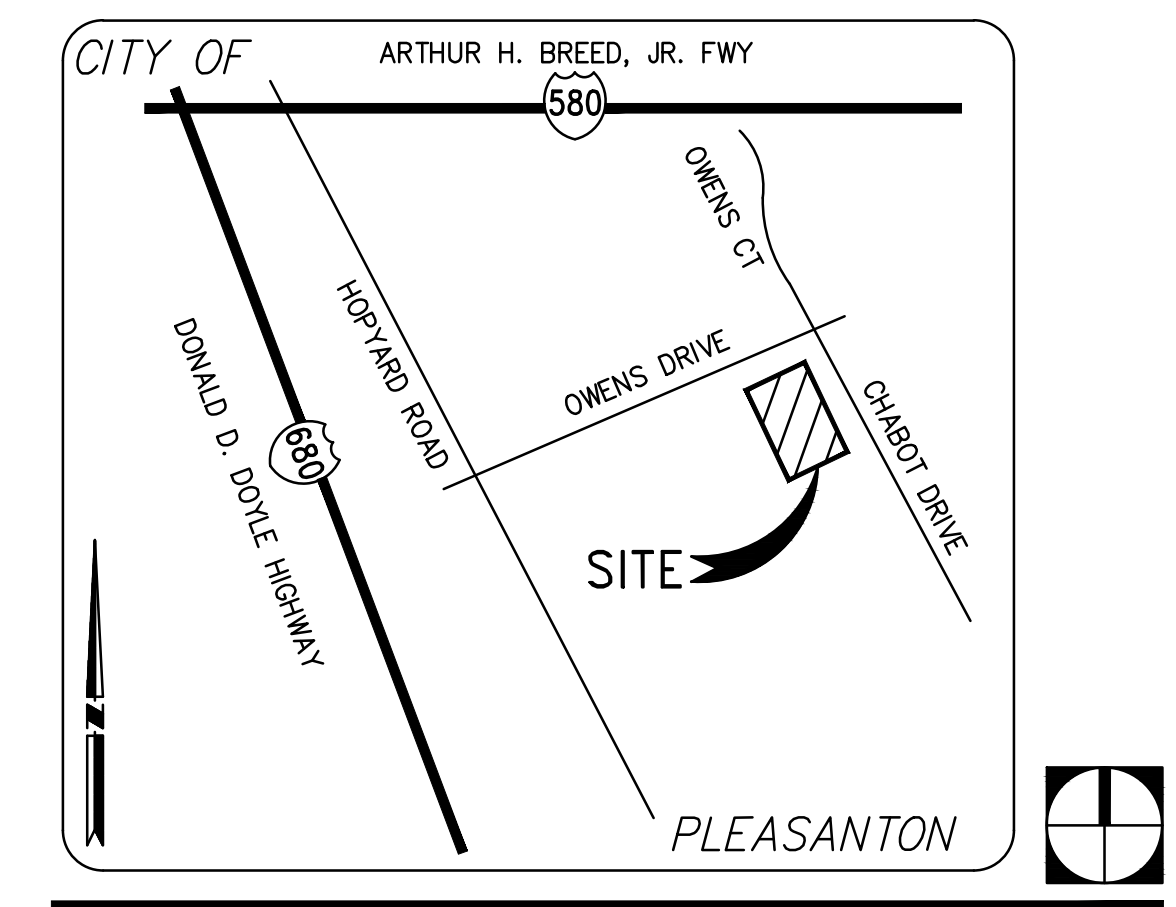
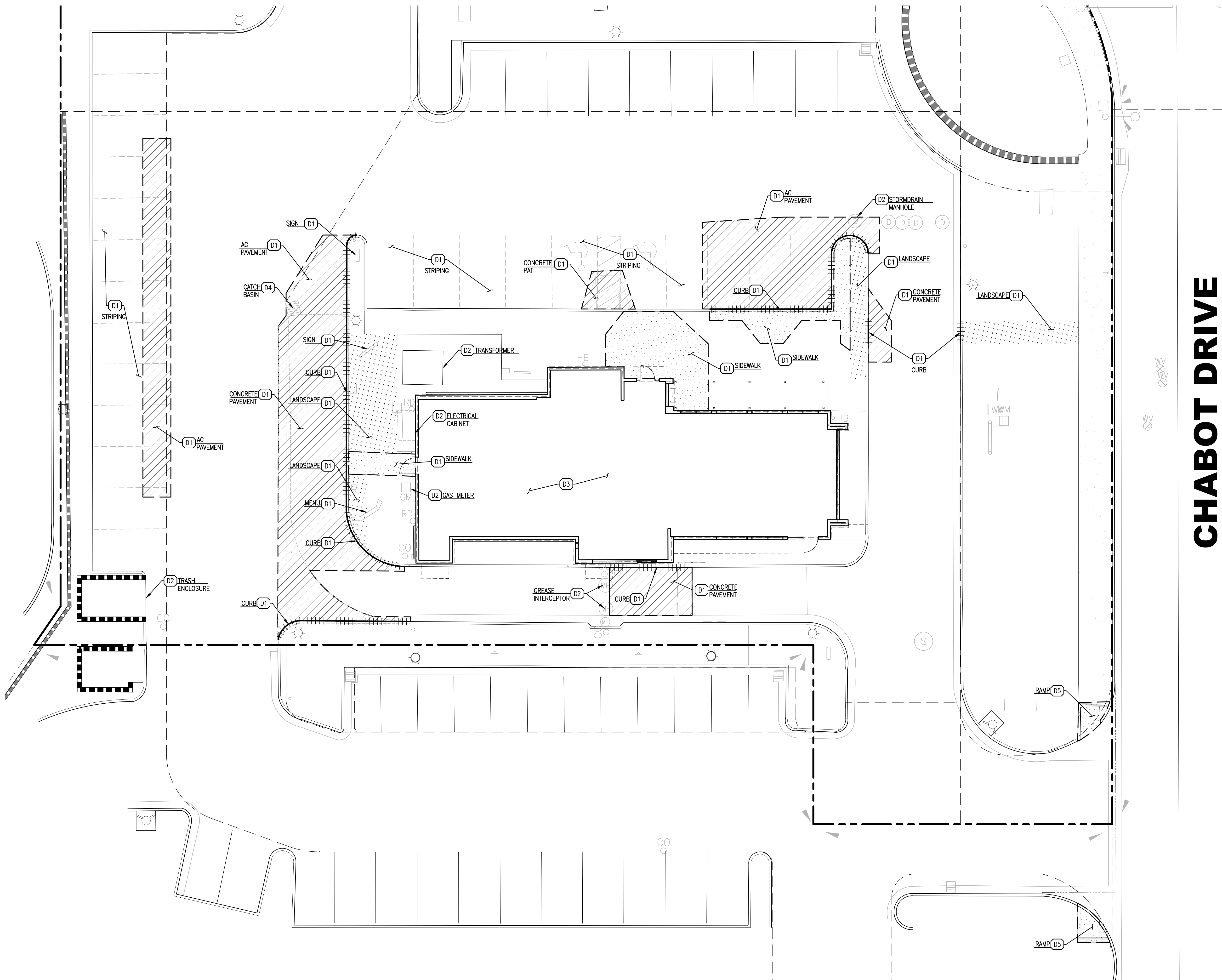
Prepared by:
Joseph C. Truxaw and Associates, Inc.
 Civil Engineers and Land Surveyors
 265 S. Anita Dr., Suite 111, Orange, CA 92668 (714)935-0265 Fax: (714)935-0106



ALTA/NSPS LAND TITLE SURVEY
 5900 OWENS DRIVE
 IN THE CITY OF PLEASANTON, COUNTY OF ALAMEDA, STATE OF CALIFORNIA

PLAN PREPARED FOR
CALBAY DEVELOPMENT, LLC.
 3770 HIGHLAND AVE #208
 MANHATTAN BEACH, CA 90266

DATE	2-17-17
DRAWN BY	KDL
CHECKED BY	SMH
JOB NO.	CBD17008
SHEET NO.	1
OF 2 SHEETS	



LOCATION MAP

DEMOLITION NOTES

- (D1) REMOVE EXISTING, ITEM AS-NOTED
- (D2) EXISTING TO REMAIN. PROTECT IN PLACE. ITEM AS-NOTED
- (D3) EXISTING BUILDING TO BE MODIFIED
- (D4) EXISTING CATCH BASIN TO BE RELOCATED
- (D5) REMOVE AND REPLACE, ITEM AS-NOTED

BENCHMARK

SITE BENCHMARKS:
BM #1

BASIS OF BEARING

BASIS OF BEARINGS: THE CENTERLINE OF CHABOT DRIVE PER PARCEL MAP 6946, BOOK 232, PAGES 78-80 WAS USED AS THE BASIS OF BEARING TAKEN TO BEAR: NORTH 32°48'00" WEST

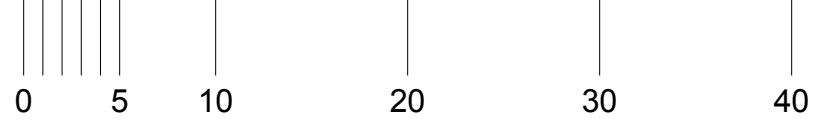
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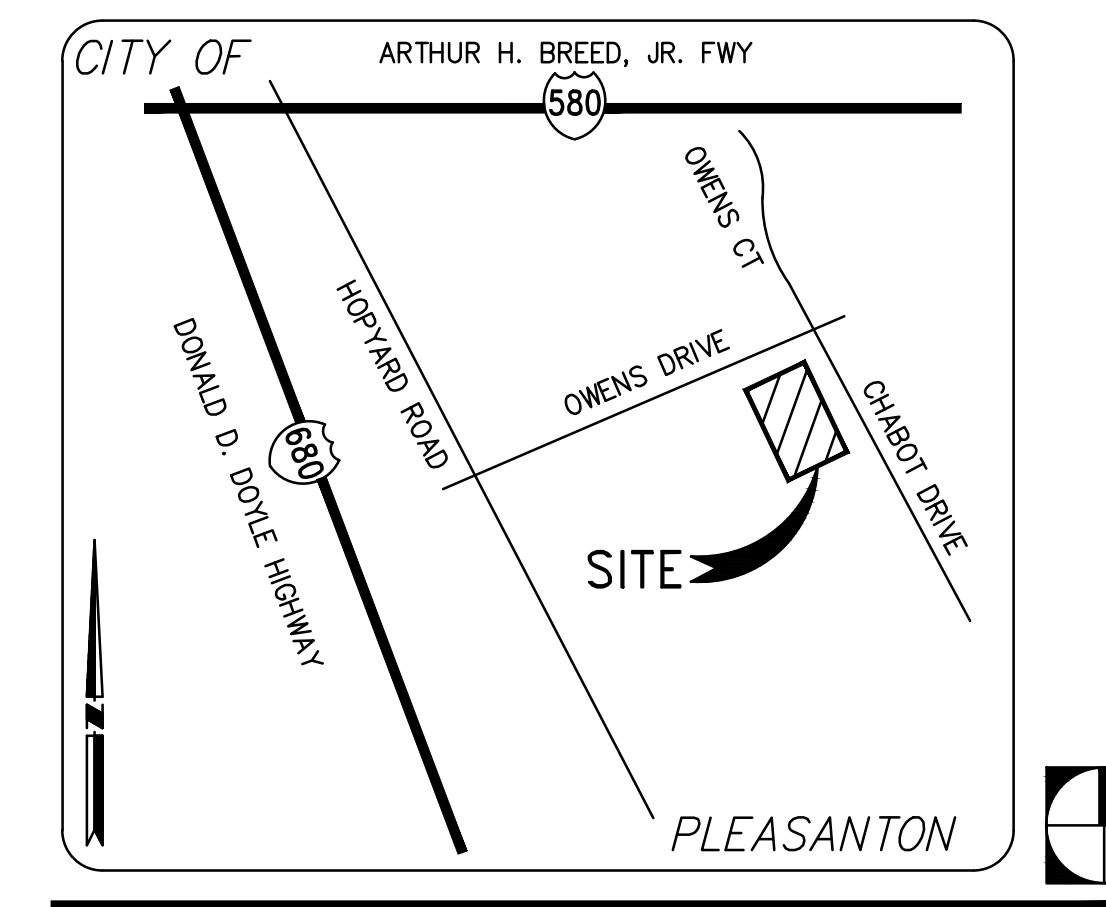
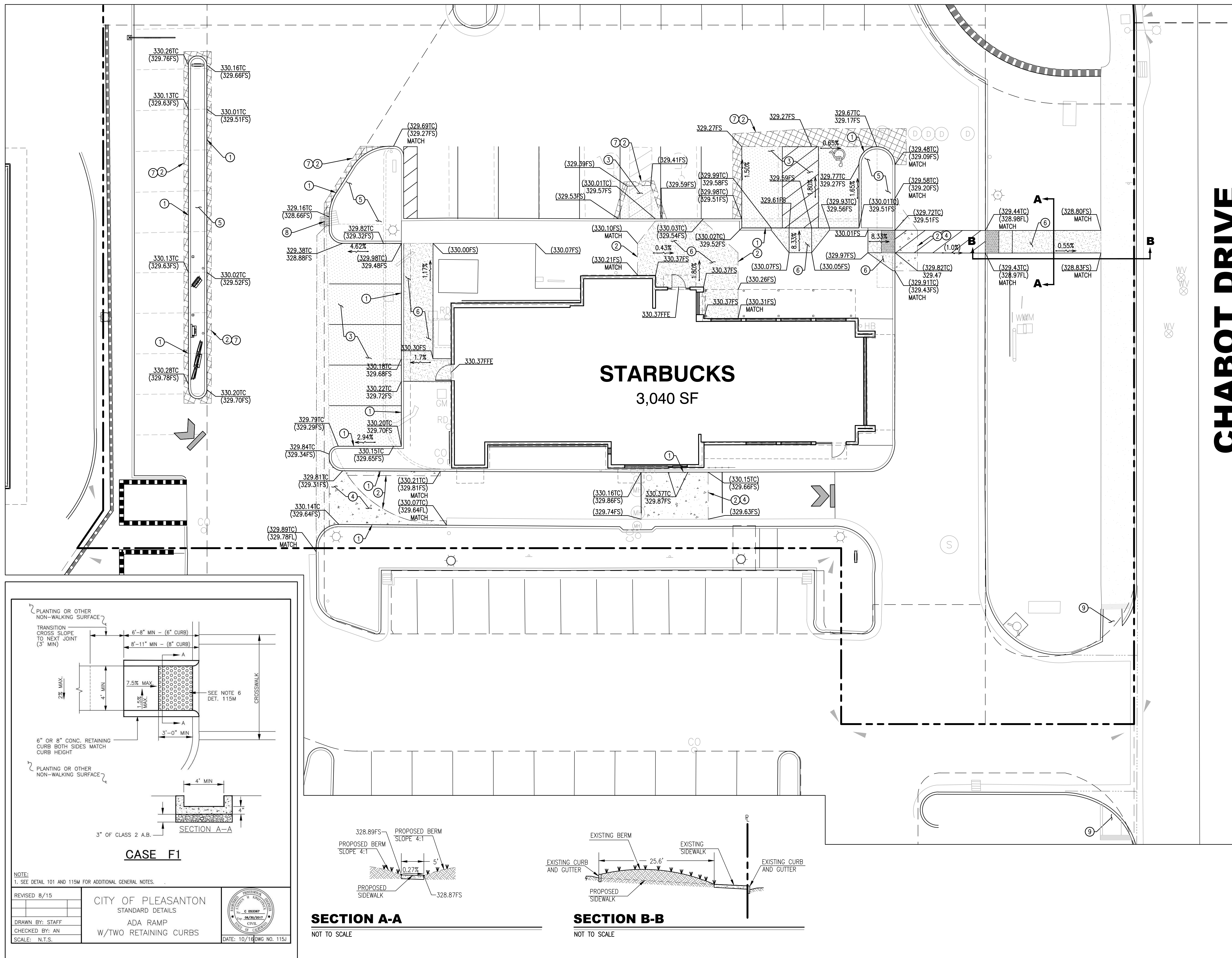
- PROPERTY LINE
- + + + + + EXISTING PCC CURB TO BE DEMOLISHED
- EXISTING SIDEWALK TO BE REMOVED
- EXISTING AC/PCC PAVEMENT TO BE DEMOLISHED
- REMOVE LANDSCAPING
- - - SAWCUT LINE

CHABOT DRIVE



SCALE: 1"=10'-0"





LOCATION MAP

GRADING NOTES

- 1 CONSTRUCT 6" OR VARIABLE CURB
- 2 SAWCUT LINE - MATCH EXISTING
- 3 CONSTRUCT AC PAVEMENT PER GEOTECHNICAL REPORT
- 4 CONSTRUCT CONCRETE PAVEMENT PER GEOTECHNICAL REPORT
- 5 LANDSCAPE PER LANDSCAPE PLANS
- 6 CONSTRUCT 4" PCC SIDEWALK @ 2.0% MAX CROSS SLOPE
- 7 2' GRIND AND OVERLAY
- 8 RELOCATE EXISTING CATCH BASIN AND STORMDRAIN PIPE ADJACENT TO NEW CURB. MARK CURB WITH "NO DUMPING; FLOWS TO BAY"
- 9 REMOVE AND REPLACE EXISTING ADA RAMP PER CITY OF PLEASANTON STD PLAN NO. 115J - SEE DETAIL HEREON

IMPERVIOUS & PERVIOUS SURFACES

Type of Impervious Surface	a Pre-Project Surface (sq. ft.)	b Existing Surface to be Replaced (sq. ft.)	c New Impervious Surface to be Created (sq. ft.)	d Post-project landscaping (sq. ft., if applicable)
Floor areas) - excluding any portion of the roof that is vegetated ("green roof")	3,040	0	0	0
Impervious sidewalks, patios, paths, driveways	20,651	1,262	347	
Impervious uncovered parking	4,786	471	912	
Streets (public)	0	0	0	
Streets (private)	0	0	0	
Totals:	28,477	1,723	1,259	11,431
Area of Existing Impervious Surface to remain in place	26,754		N/A	
Total New Impervious Surfaces (sum of totals for columns b and c)				2,982

BENCHMARK

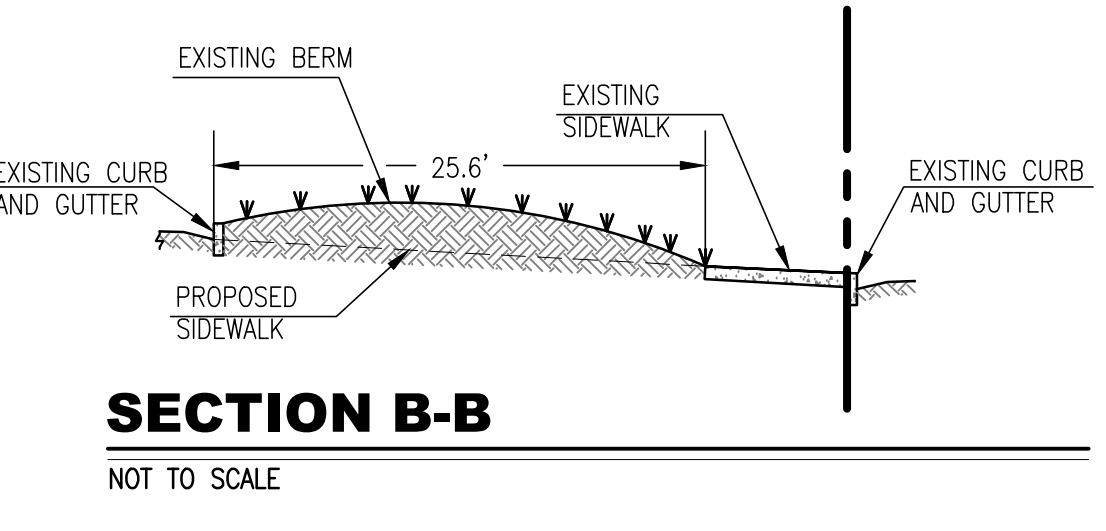
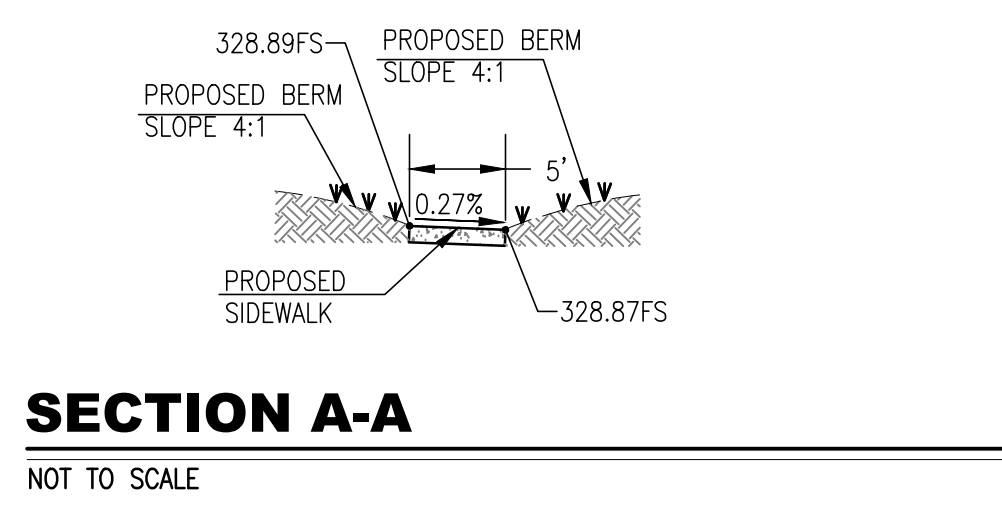
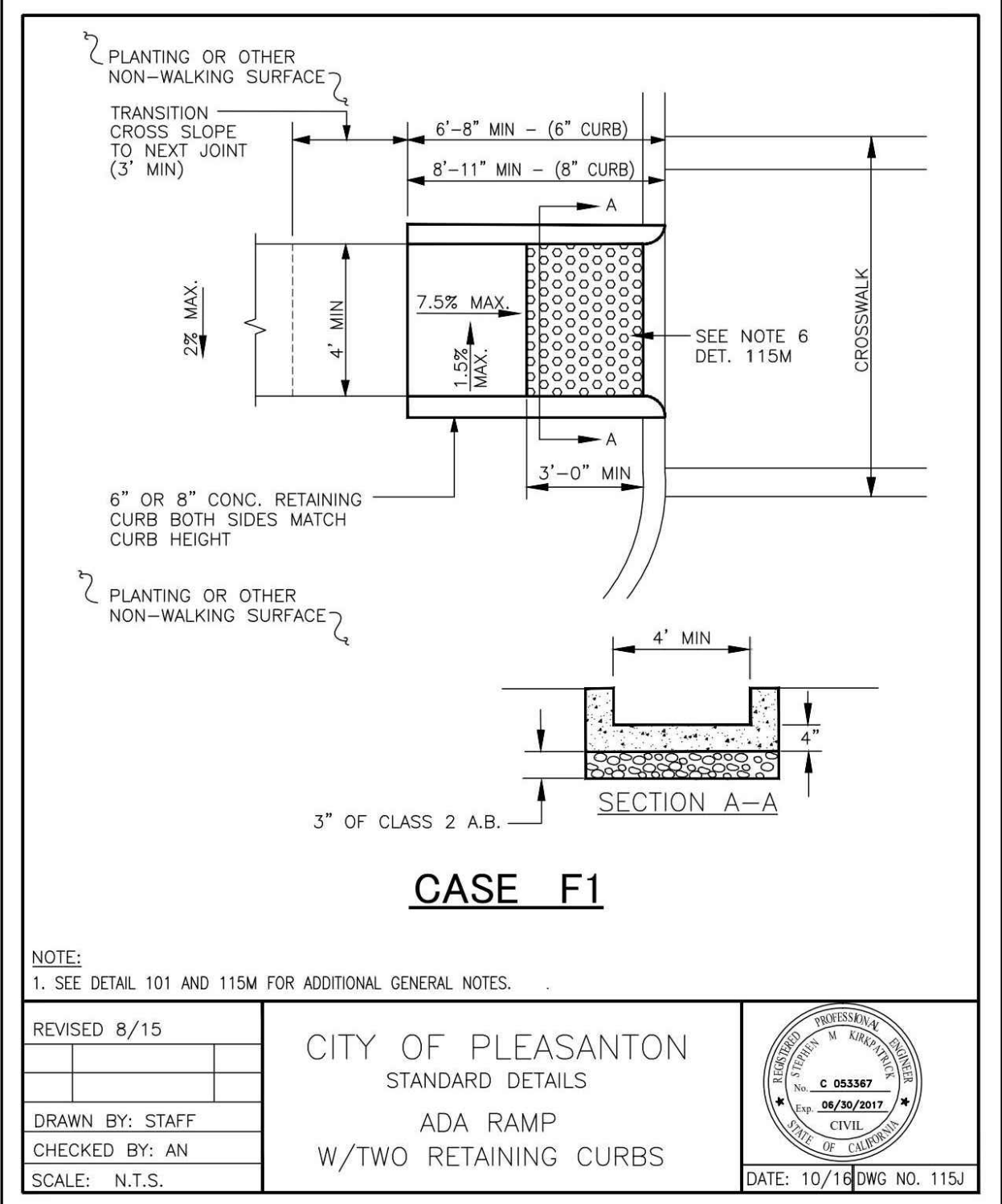
SITE BENCHMARKS:
BM #1

BASIS OF BEARING

BASIS OF BEARINGS: THE CENTERLINE OF CHABOT DRIVE PER PARCEL MAP 6946, BOOK 232, PAGES 78-80 WAS USED AS THE BASIS OF BEARING
TAKEN TO BEAR: NORTH 32°48'00" WEST

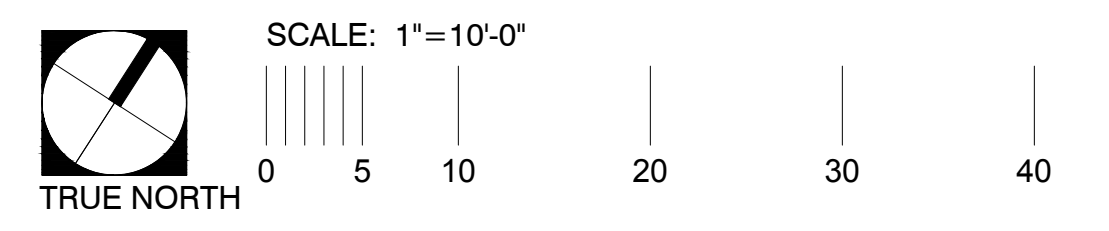
LEGEND

- PROPERTY LINE
- PROPOSED CURB & GUTTER
- PROPOSED VALLEY GUTTER
- GRADE BREAK
- 2' CURB CUT
- X.X% PROPOSED DRAINAGE SLOPE
- (XXX.XX)TC EXISTING GRADE AT FINISH SURFACE
- (XXX.XX)FL/GB EXISTING GRADE AT FLOW LINE OF CURB
- XXX.XXTC TOP OF CURB
- XXX.XXFL/GB FLOW LINE OF CURB/GRADE BREAK
- XXX --- PROPOSED CONTOUR
- ▨ PROPOSED SAWCUT, 2' GRIND & OVERLAY
- ▨ PROPOSED SIDEWALK
- ▨ PROPOSED AC PAVEMENT
- ▨ PROPOSED CONCRETE PAVEMENT
- EG EXISTING GRADE
- FG FINISH GRADE
- FS FINISH SURFACE
- FL FLOW LINE
- TC TOP OF CURB
- LG LIP OF GUTTER
- CF CURB FACE



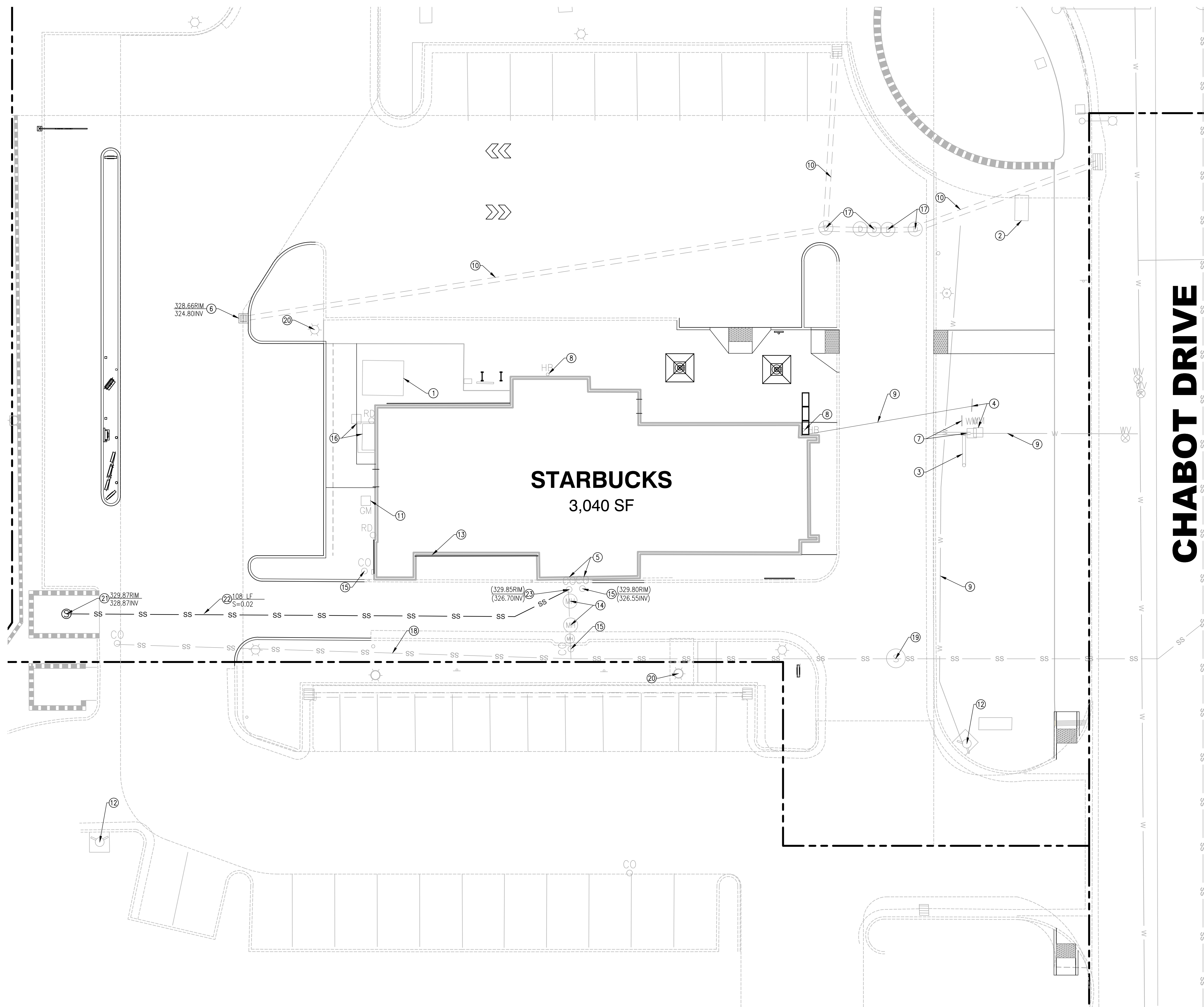
GreenbergFarrow
19000 MacArthur Blvd, Suite 250
Irvine, CA 92612
t: 949 296 0450 f: 949 296 0479

CITY OF PLEASANTON
STANDARD DETAILS
ADA RAMP
W/TWO RETAINING CURBS
DATE: 10/16/15 (DWG NO. 115J)



STARBUCKS
5900 OWENS DRIVE
PLEASANTON, CA
20170085.0

CONCEPTUAL GRADING PLAN
CG-1
06.22.2017



UTILITY KEY NOTES

- ① EXISTING ELECTRIC TRANSFORMER TO REMAIN
- ② EXISTING ELECTRIC UTILITY VAULT TO REMAIN
- ③ EXISTING 8" DETECTOR CHECK TO REMAIN
- ④ EXISTING 1" WATER METER AND BACKFLOW PREVENTION ASSEMBLY TO BE UPSIZED AND REPLACED WITH 2" METER AND BACKFLOW PREVENTER
- ⑤ EXISTING SANITARY POINT OF CONNECTION TO BUILDING. CONTRACTOR TO FIELD VERIFY EXACT LOCATION OF CONNECTION AND CONDITION OF EXISTING SANITARY SEWER LINE
- ⑥ NEW LOCATION FOR EXISTING CATCH BASIN. EXTEND STORM DRAIN PIPE ADJACENT TO NEW CURB. MARK CURB WITH "NO DUMPING! FLOWS TO BAY"
- ⑦ EXISTING 1 1/2" IRRIGATION METER AND BACKFLOW PREVENTER - PROTECT IN PLACE
- ⑧ EXISTING HOSE BIB - PROTECT IN PLACE
- ⑨ EXISTING WATER LINE TO BE UPSIZED TO 2"
- ⑩ EXISTING STORM DRAIN LINE - PROTECT IN PLACE
- ⑪ EXISTING GAS METER AND POINT OF CONNECTION - PROTECT IN PLACE. CONTRACTOR TO FIELD VERIFY LOCATION & CONDITION OF GAS LINE & COORDINATE WITH GAS COMPANY
- ⑫ EXISTING FIRE HYDRANT - PROTECT IN PLACE
- ⑬ TELEPHONE POINT OF CONNECTION. CONTRACTOR TO LOCATE AND INTERCEPT EXISTING TELEPHONE LINE AND CONNECT THE LINE TO THE BUILDING. COORDINATE WITH UTILITY PURVEYOR
- ⑭ EXISTING GREASE INTERCEPTOR - PROTECT IN PLACE AND CLEAN
- ⑮ EXISTING SANITARY SEWER CLEAN OUT - PROTECT IN PLACE
- ⑯ EXISTING ELECTRICAL CABINET AND PULL BOX TO REMAIN
- ⑰ EXISTING STORM DRAIN MANHOLE TO REMAIN
- ⑱ EXISTING SANITARY SEWER LINE TO REMAIN
- ⑲ EXISTING SANITARY SEWER MANHOLE TO REMAIN
- ⑳ EXISTING LIGHT POLE TO REMAIN, TYP.
- ㉑ INSTALL 3" SANITARY SEWER DRAIN
- ㉒ INSTALL 3" SDR-35, PVC SEWER LINE AT 2% MIN. TRENCH AND BACKFILL TO MATCH EXISTING PAVEMENT/LANDSCAPE
- ㉓ CONNECT TO EXISTING SEWER CLEANOUT. CONTRACTOR TO FIELD VERIFY LOCATION, INVERT ELEVATION, AND CONDITION

LEGEND

- W — W — PROPOSED DOMESTIC WATER LINE
- I — I — PROPOSED IRRIGATION WATER LINE
- SS — SS — PROPOSED SANITARY SEWER LINE
- E — E — PROPOSED ELECTRICAL CONDUIT
- T — T — PROPOSED TELEPHONE CONDUIT
- G — G — PROPOSED GAS LINE
- WATER METER
- PROPOSED BACK FLOW PREVENTER

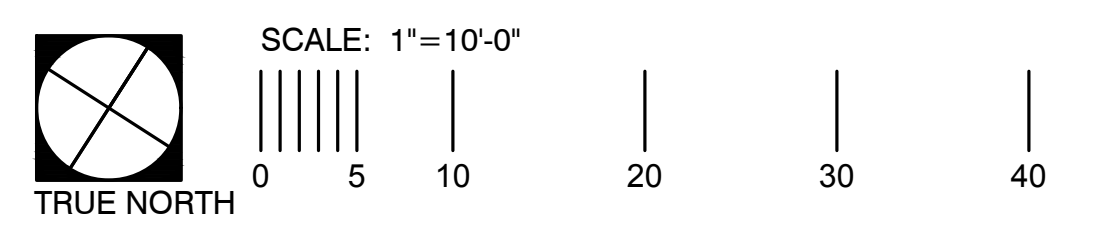
UTILITY STATEMENT

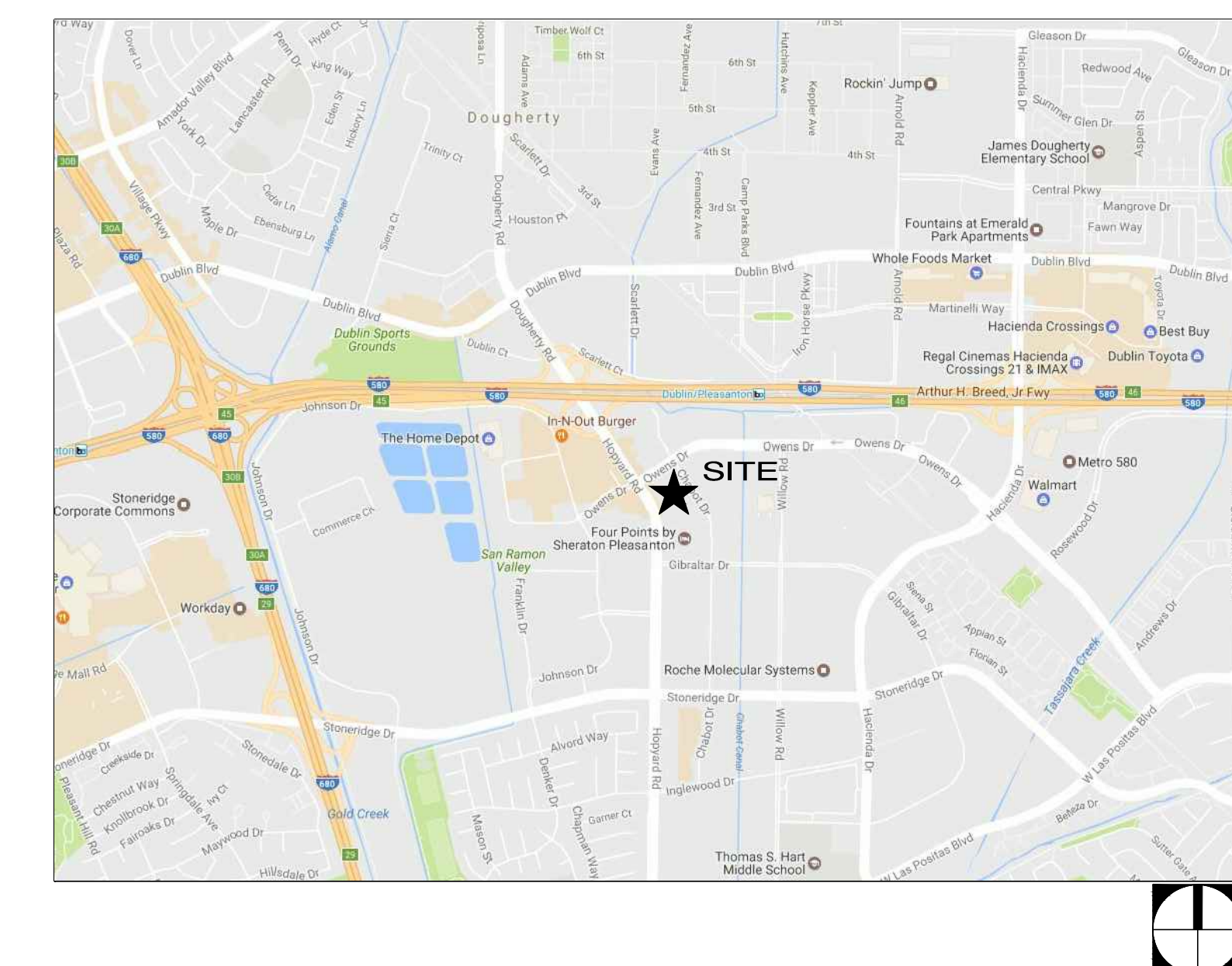
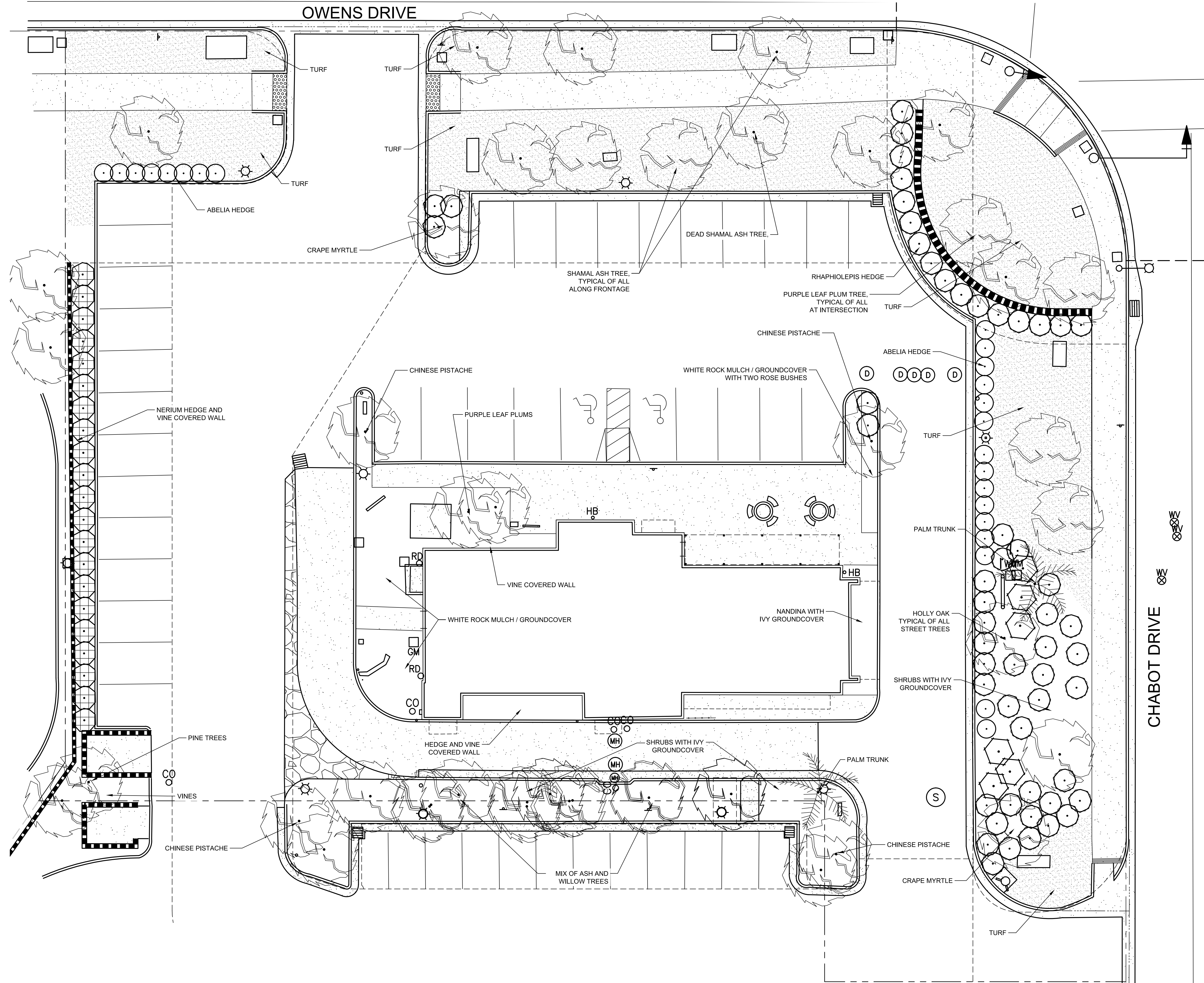
THE UNDERGROUND UTILITIES SHOWN WERE LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE CONTRACTOR SHALL LOCATE AND VERIFY TYPE, SIZE, AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IF THERE ARE ANY DISCREPANCIES BETWEEN THE EXISTING UTILITIES AND THE PROPOSED DESIGN.

WATER LINE TO HAVE MINIMUM OF 3FT BURIAL DEPTH.

NOTE TO CONTRACTOR

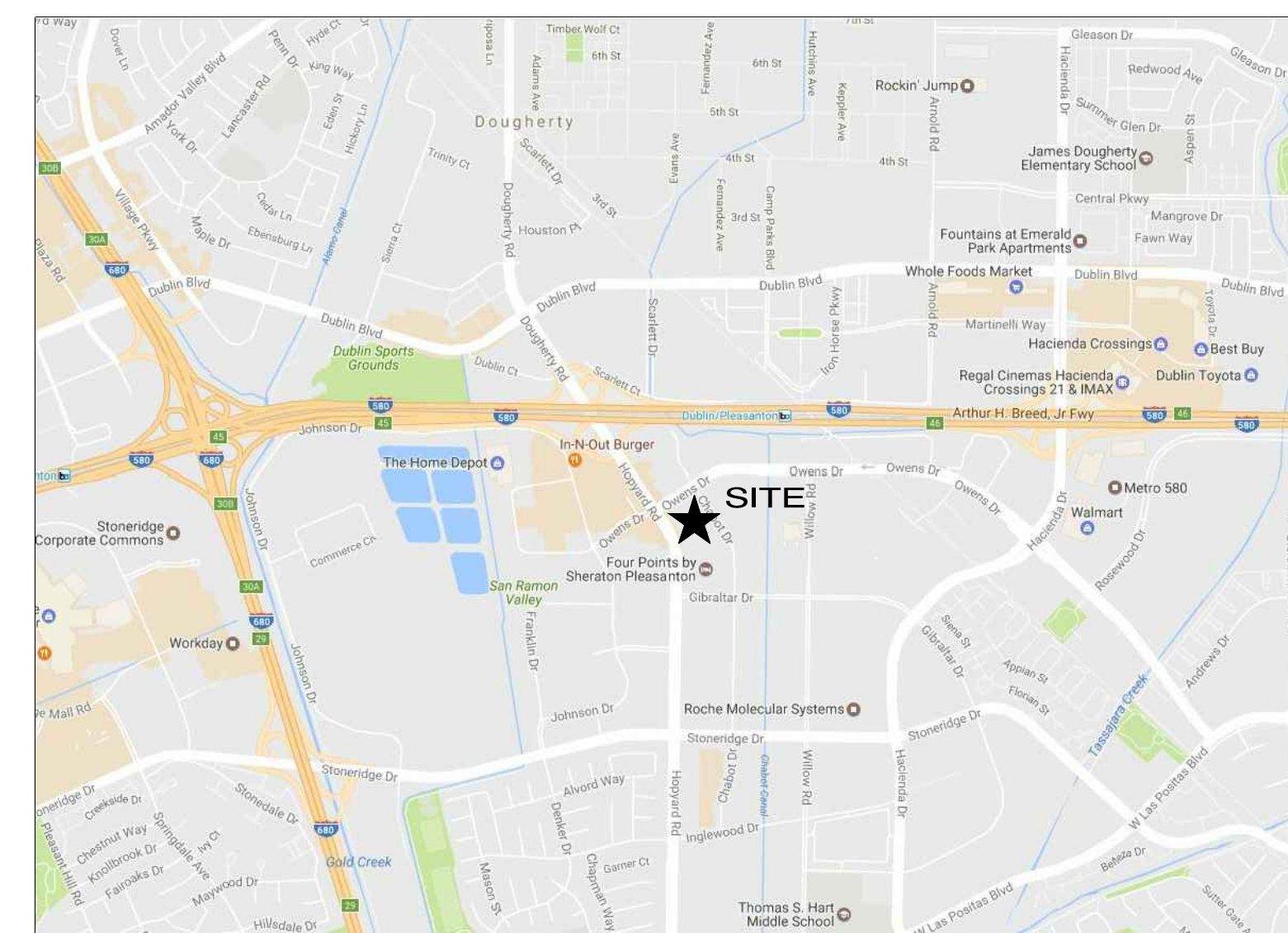
THE CONTRACTOR SHALL POTHOLE ALL UTILITY POINTS OF CONNECTION PRIOR TO CONSTRUCTION, AND NOTIFY THE ENGINEER ON RECORD OF ANY DISCREPANCIES.



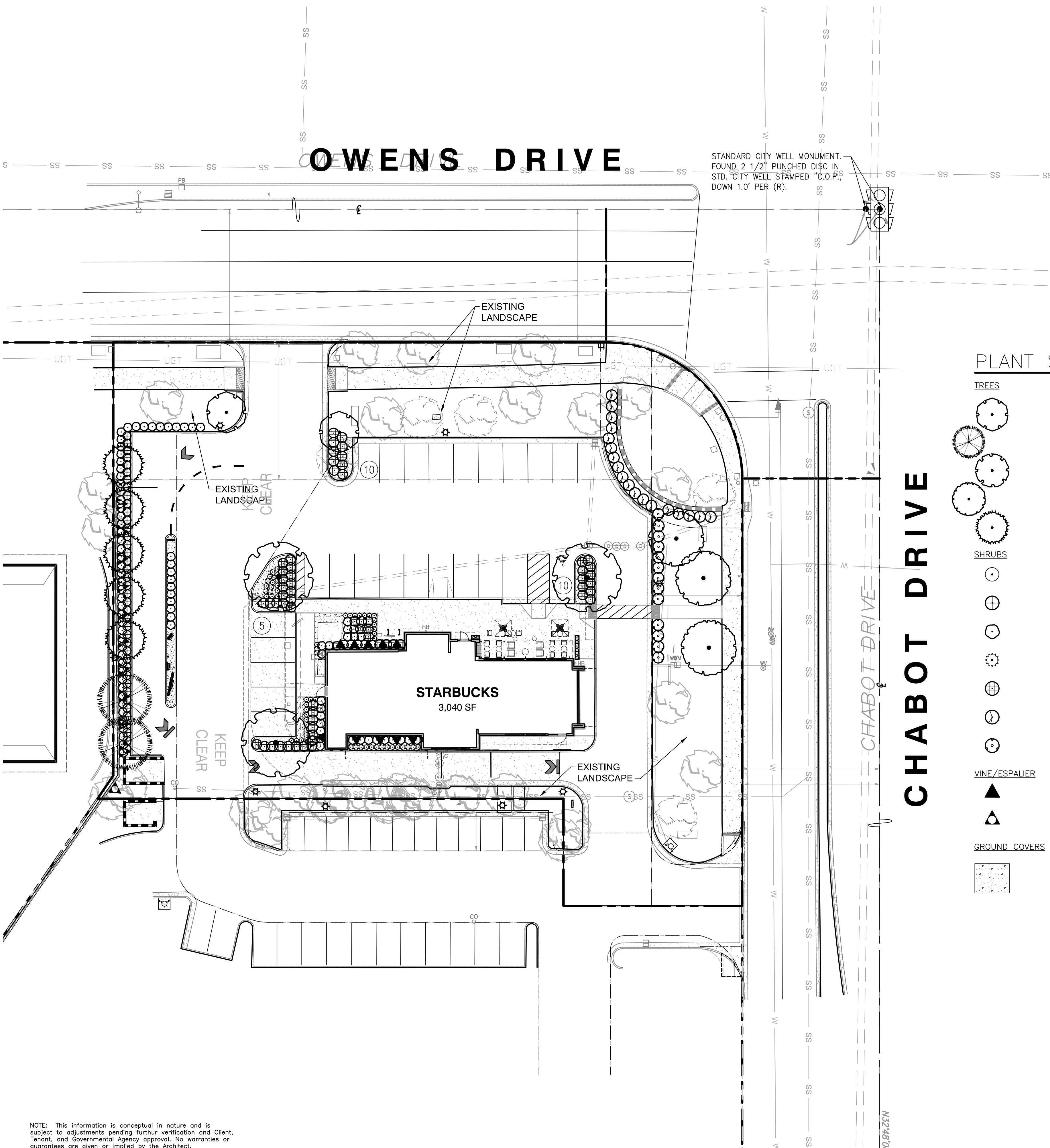


Site Area: 39,988 square feet
 Existing Landscape Area: 11,094 square feet
 Percent of site landscaped: 27.74%





LOCATION MAP



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT.	WUCOLS IV	
	Lagerstroemia indica 'Watermelon Red'	Watermelon Red Crape Myrtle	24"box	L	
	Pinus canariensis	Canary Island Pine	15 gal	L	
	Pistacia chinensis 'Keith Dovey'	Keith Dovey Chinese Pistache	15 gal	L	
	Quercus ilex	Holly Oak	24"box	L	
	Tilia cordata 'Corinthian'	Corinthian Linden	15 gal	L	
SHRUBS	BOTANICAL NAME	COMMON NAME	CONT.	WUCOLS	
	Carissa macrocarpa 'Boxwood Beauty'	Beauty Natal Plum	1 gal	L	
	Lavandula stoechas 'Otto Quast'	Spanish Lavender	5 gal	L	
	Myrtus communis 'Compacta'	Dwarf Myrtle	5 gal	L	
	Nandina domestica 'Gulf Stream'™	Heavenly Bamboo	5 gal	L	
	Rhaphiolepis indica 'Ballerina'	Ballerina Indian Hawthorn	5 gal	L	
	Rhaphiolepis indica 'Pink Lady'	Pink Lady Indian Hawthorn	5 gal	L	
	Xylosma congestum 'Compacta'	Compact Xylosma	5 gal	M	
VINE/ESPALIER	BOTANICAL NAME	COMMON NAME	CONT.	WUCOLS	
	Distictis buccinatoria	Blood Red Trumpet Vine	5 gal	M	
	Ficus pumila minima	Creeping Fig	5 gal	M	
GROUND COVERS	BOTANICAL NAME	COMMON NAME	ROOT	WUCOLS	SPACING
	Rosmarinus officinalis 'Irene'™	Irene Trailing Rosemary	1 gal	L	36" o.c.

NOTES:

ALL LANDSCAPE AREAS SHALL RECEIVE AUTOMATIC IRRIGATION SYSTEM. ALL LANDSCAPE INSTALLATION SHALL BE PERMANENTLY MAINTAINED.

A LANDSCAPE DOCUMENT PACKAGE AS PER A.B. 1881 SHALL BE PROVIDED.

PLANT MATERIAL NOT LISTED MAY BE USED, SUBJECT TO APPROVAL OF THE CITY.

ALL LANDSCAPE PLANS AND INSTALLATIONS SHALL ADHERE TO CITY DESIGN GUIDELINES, CODES AND REGULATIONS.

WHERE TREES ARE WITHIN 5' OF WALKWAYS AND / OR PAVING SURFACES, ROOT BARRIERS SHALL BE INSTALLED.

ON-SITE AND PARKWAY LANDSCAPE SHALL BE MAINTAINED BY BUSINESS OWNERS.

Site Area: 39,988 square feet
 Landscape Area: 11,378 square feet
 % of site landscaped: 28.45%

PROJECT INFORMATION

ZONING CLASSIFICATION

JURISDICTION	CITY OF PLEASANTON, CA
GENERAL PLAN	MIXED USE / BUSINESS PARK
ZONING	PUD-I / C-O (PLANNED UNIT DEVELOPMENT - INDUSTRIAL / COMMERCIAL-OFFICE DISTRICT)
HACIENDA PLANNING DISTRICT	CPD (RETAIL/ COMMERCIAL AND FINANCIAL PLANNING DISTRICT)

SITE AREA

STARBUCKS SITE AREA:	±0.918 AC
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BUILDING INFORMATION

STARBUCKS BUILDING AREA:	±3,040 SF
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SITE COVERAGE ±7.60% (±3,312 SF/AC)

PARKING SUMMARY

USER	RATIO	SPACES REQUIRED	SPACES PROVIDED
EXISTING			
FREESTANDING RESTAURANT	1 SP/150 SF	20	33
PROPOSED			
STARBUCKS	1 SP/150 SF	20	
STANDARD ACCESSIBLE		1	24
TOTAL		20	25

TOTAL PARKING RATIO: 8.22 SP/1000 SF
 TOTAL STACKING PROVIDED: 10 + 3 VEHICLES

PROJECT NOTES

- THIS CONCEPTUAL SITE PLAN IS FOR PLANNING SUBMITTAL PURPOSES ONLY.
- THIS SITE PLAN IS BASED ON CAD FILE OF THE ALTA SURVEY PREPARED BY JOSEPH C. TRUXAW AND ASSOCIATES, INC., DATED 02/17/2017.

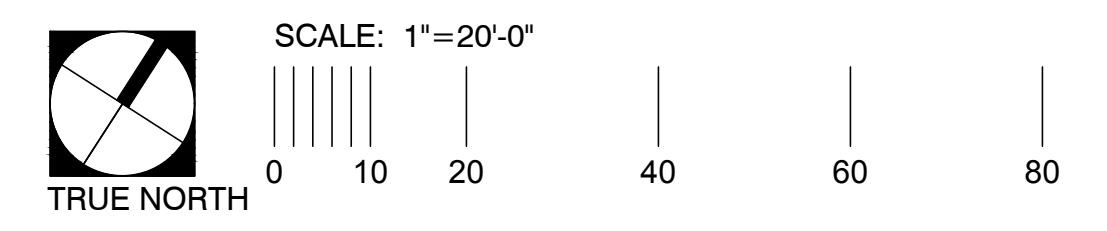
DRAWING ISSUE/REVISION RECORD

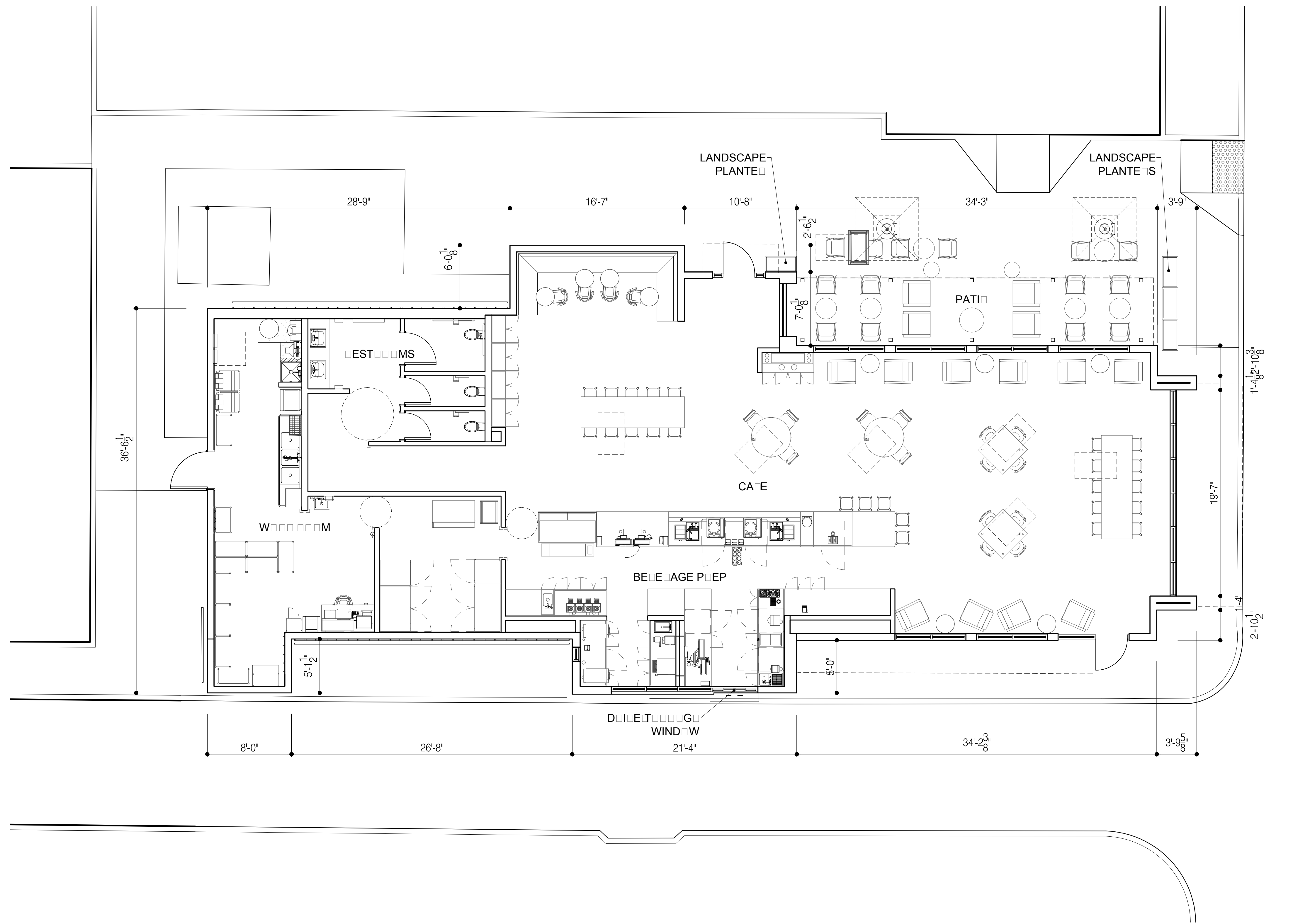
DATE	NARRATIVE	INITIALS
02.21.2017	PREP SP-1 PER ALTA	IW/CD
02.22.2017	PREP SP-2 W/REVISED FOOTPRINT	CD
05.22.2017	PREP SP-3 TO EXTEND STACKING	II
05.31.2017	UPDATED SP-3	CD
06.16.2017	REV SP-3 PATIO	CD
06.23.2017	SP-4 FOR SUBMITTAL	II
07.13.2017	SP-5 W/REVISED OUTDOOR SEATING	II
09.22.2017	SP-6 PER CITY COMMENTS	II

GREENBERG FARROW CONTACTS

PROJECT MANAGER/DESIGNER	I. IBRAHIMBEGOVIC
SITE DEV. COORDINATOR	B. MICHALCHUK

NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approval. No warranties or guarantees are given or implied by the Architect.





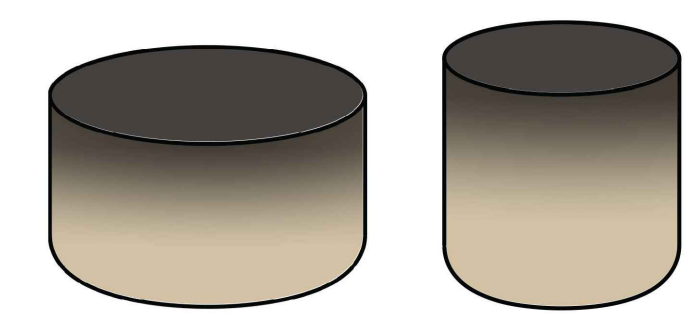
FLOOR PLAN
Scale: 3/16" = 1'-0"



1 PATIO TABLE - ROUND
Scale N.T.S.



2 PATIO TABLE - ACCESSIBLE
Scale N.T.S.



3 PATIO TABLE - ROUND
Scale N.T.S.



PATIO CHAIR
N.T.S.



5 PATIO CHAIR
Scale N.T.S.

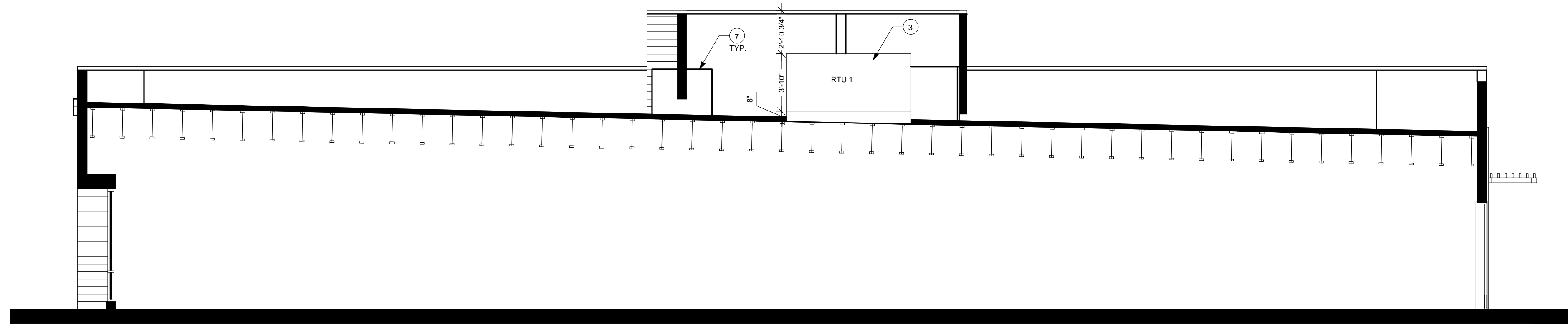


6 PATIO UMBRELLA
Scale N.T.S.

OUTDOOR SEATING MANAGEMENT PLAN

- The outdoor seating area will not be used outside the following times: 4:30 am to midnight (seven days a week).
- Tables and chairs will remain outside at all times and secured via locked cables when the outdoor seating area is not being used.
- Umbrellas will be brought inside when the outdoor seating area is not being used.
- The outdoor seating area will be cleaned daily, and vacated tables will be cleaned immediately by Starbucks staff.



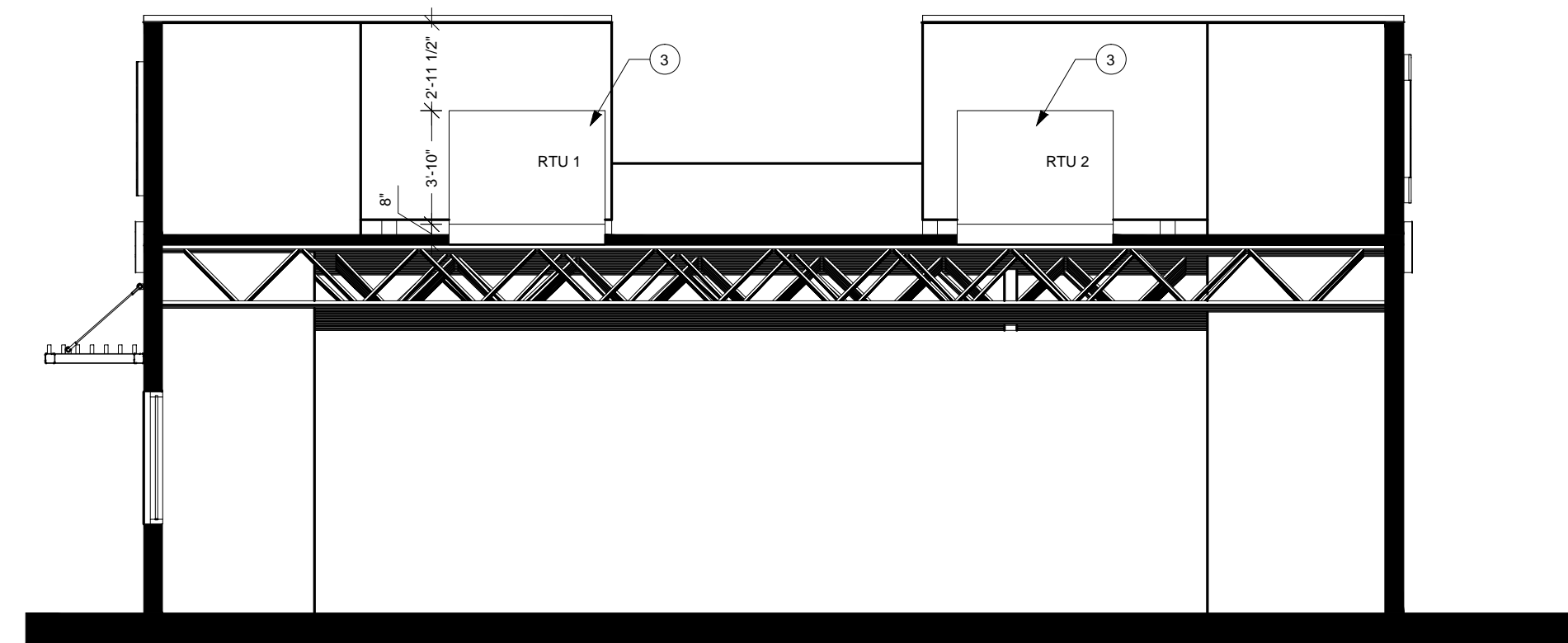


1 BUILDING SECTION 1
Scale: 3/16" = 1'-0"

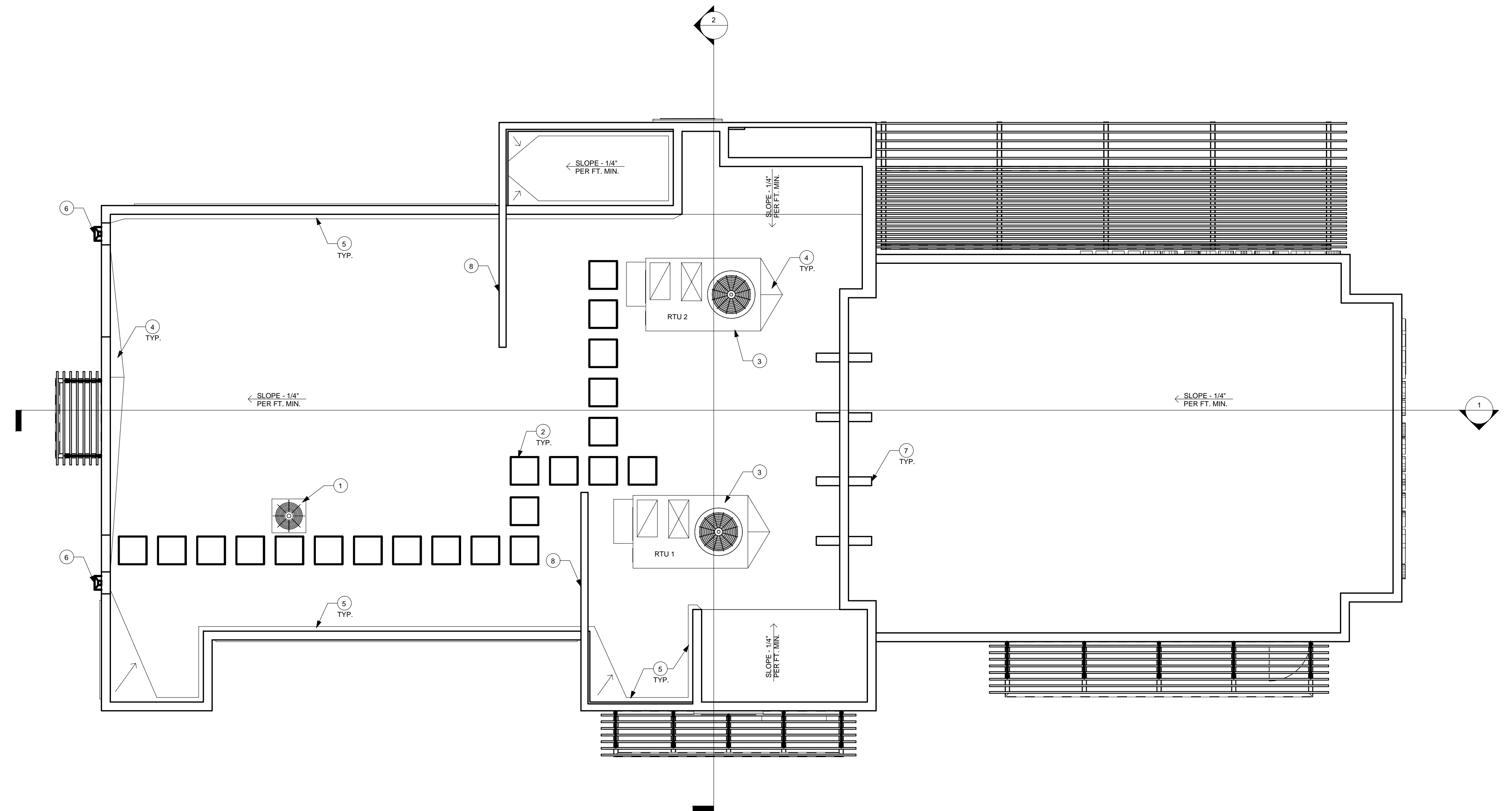
NOTE:
ROOFTOP MECHANICAL EQUIPMENT SHALL BE LOCATED A MINIMUM OF 6" BELOW ROOF PARAPETS.

ROOF PLAN NOTES

- 1 REMOTE CONDENSOR
- 2 WALK PADS
- 3 NEW RTU
- 4 CRICKET
- 5 4" FIBER STRIP CONTINUOUS
- 6 SCUPPER
- 7 PARAPET SUPPORT
- 8 RAISED SCREEN TO ALLOW DRAINAGE

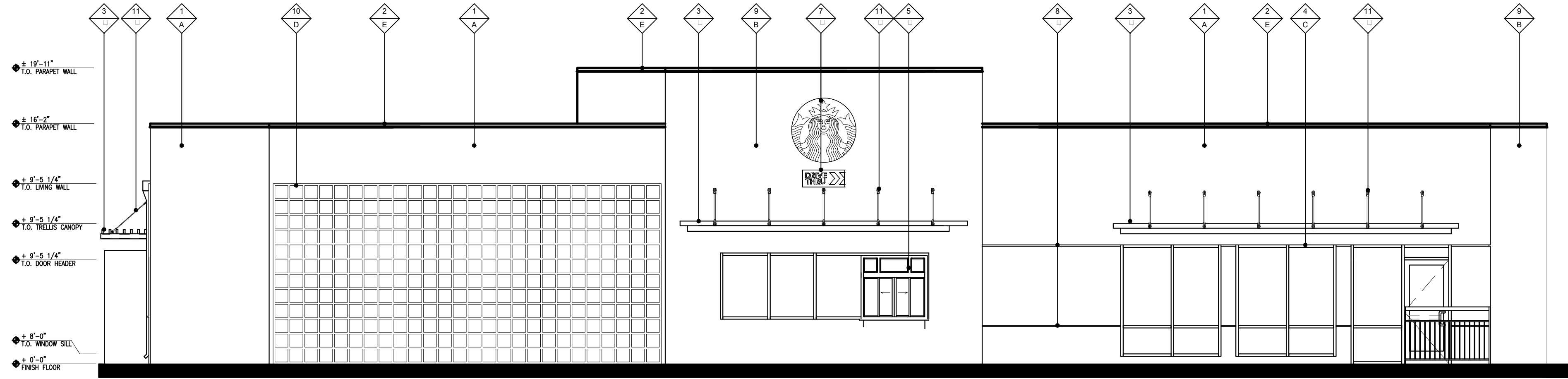


2 BUILDING SECTION 2
Scale: 3/16" = 1'-0"

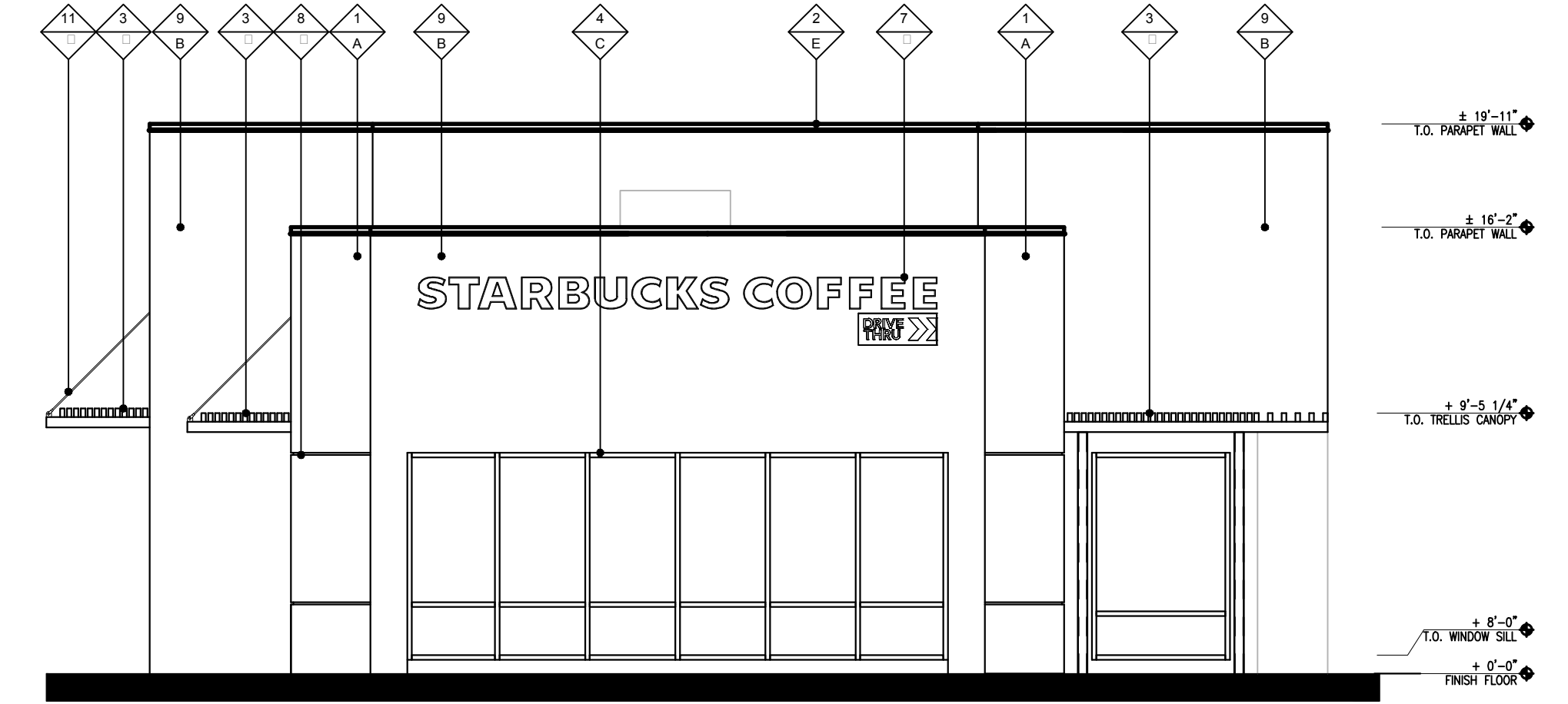


3 ROOF PLAN (KEYPLAN)
Scale: 3/16" = 1'-0"

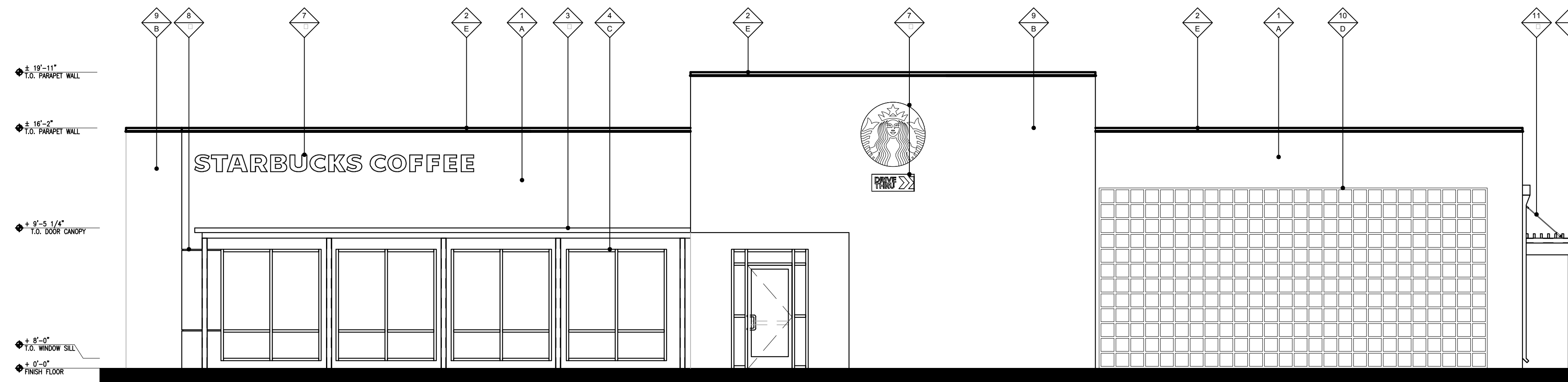




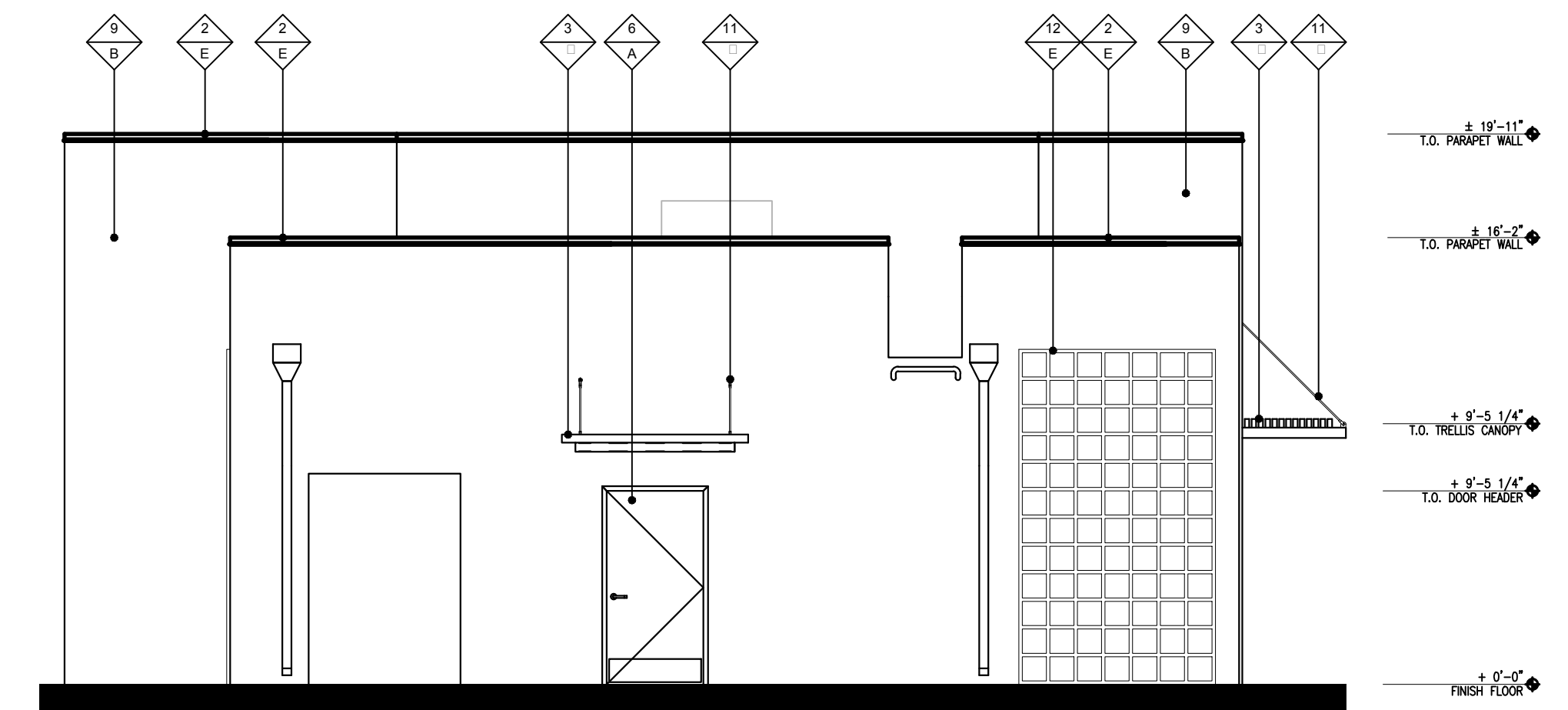
1 SOUTH ELEVATION
Scale: 3/16" = 1'-0"



2 EAST ELEVATION
Scale: 3/16" = 1'-0"



3 NORTH ELEVATION
Scale: 3/16" = 1'-0"



4 WEST ELEVATION
Scale: 3/16" = 1'-0"

FINISH SCHEDULE	
FINISH MATERIAL	FINISH COLOR
1 CEMENT PLASTER INTEGRAL COLOR FINISH: COAT: MEDIUM SAND FLAT	A SIEVE: WIN WILLIAMS SW7069: 100% WHITE
2 POLYESTER METAL CLADDING	B WINDOW STAIN: MAINTAIN NATURAL COLOR
3 WINDOW: TITANIUM CLADDING	C PAINT STAIN: TITANIUM CLADDING: MATCH: DAVIDSON: BROWN
4 ALUMINUM STAINLESS STEEL	D PAINT: MATCH: DAVIDSON: BROWN
5 WINDOW: WINDOW	E WINDOW: COAT: DAVIDSON: BROWN
6 WALL: METAL CLADDING AND FRAME	
7 SIGNAGE: SIGN: SEPARATE PERMIT	
8 CEMENT PLASTER: CONTINUED	
9 PLAN: SIGN: SIGN: EXISTING SIGNAGE	
10 WINDOW LATTICE: EXISTING TO BE MAINTAINED	
11 METAL CLADDING: THE BACK	
12 WINDOW LATTICE: NEW	

Note: Colors shown on these elevations are for illustration purposes only. For actual colors, refer to manufacturers' specifications.





1 SOUTH ELEVATION
Scale: 3/16" = 1'-0"



2 EAST ELEVATION
Scale: 3/16" = 1'-0"



3 NORTH ELEVATION
Scale: 3/16" = 1'-0"



4 WEST ELEVATION
Scale: 3/16" = 1'-0"

FINISH SCHEDULE	
FINISH MATERIAL	FINISH COLOR
1 CEMENT PLASTER W/INTEGRAL COLOR FINISH COAT - MEDIUM SAND FLOAT	A SHERWIN WILLIAMS SW7069- IRON ORE
2 PREFINISHED METAL COPING	B WOOD STAIN TO MAINTAIN NATURAL COLOR
3 WOOD TRELLIS CANOPY	C PAINT STOREFRONT MULLION FRAME TO MATCH DARK BRONZE
4 ALUMINUM STOREFRONT SYSTEM	D PAINT TO MATCH DARK BRONZE
5 DRIVE-THRU WINDOW	E POWDERCOAT - DARK BRONZE
6 HALLOW METAL DOOR AND FRAME	
7 SIGNAGE UNDER SEPARATE PERMIT	
8 CEMENT PLASTER CONTROL JOINT	
9 OAK PLANKS RAIN SCREEN OVER EXISTING STUCCO	
10 LIVE WALL LATTICE (EXISTING TO BE MAINTAINED)	
11 METAL CANOPY TIE BACK	
12 LIVE WALL LATTICE (NEW)	

Note:
Colors shown on these elevations are for illustration purposes only. For actual colors, refer to manufacturer's samples.



