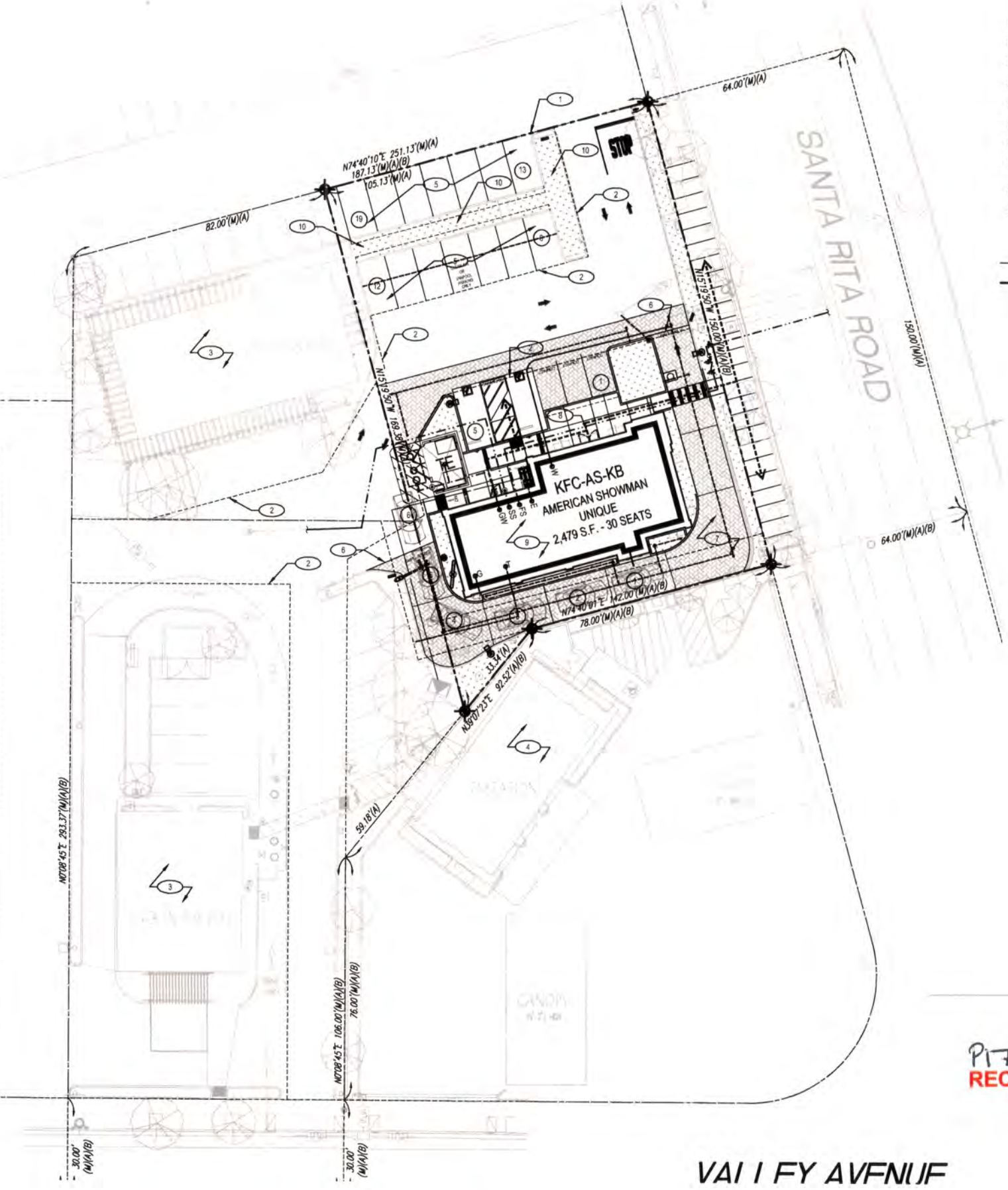
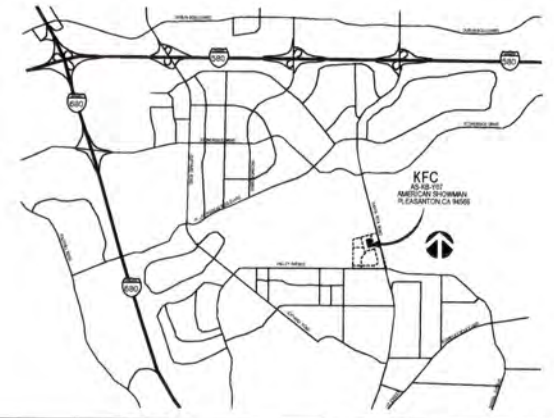


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- 1 SCOPE OF WORK BOUNDARY
- 2 (E) EASEMENT
- 3 (E) ADJACENT BUILDING
- 4 (E) GAS STATION
- 5 (E) PARKING STALLS
- 6 (E) ENTRANCE/EXIT DRIVE WAY
- 7 (N) DRIVE-THRU
- 8 (N) ACCESSIBLE ADA PATH OF TRAVEL TO NEAREST PUBLIC WAY AND ADA PARKING STALLS
- 9 (N) KFC BUILDING
- 10 (N) LANDSCAPE AREA

KEYNOTES B



VICINITY MAP C

CLIENT
 HARMAN MANAGEMENT CORP.
 199 FIRST STREET, SUITE #212
 LOS ALTOS, CA. 94022
 CONTACT: Travis Gutke
 PHONE:

PROPERTY OWNER
 HARMAN MANAGEMENT CORP.
 199 FIRST STREET, SUITE #212
 LOS ALTOS, CA. 94022
 CONTACT: Travis Gutke
 PHONE: 650.941.5681

PLANNING DEPT
 CITY OF PLEASANTON
 200 OLD BERNAL AVENUE
 PLEASANTON, CA 94566
 CONTACT:
 PHONE: 925.931.5600

ARCHITECT
 VMI ARCHITECTURE, INC
 637 FIFTH AVENUE
 SAN RAFAEL, CA 94901
 CONTACT: Cliff Sorrell
 PHONE: 415.451.2500, EXT. 18

CIVIL
 SKW & ASSOCIATES
 2237 SCENIC DRIVE
 MODESTO, CA 95355
 CONTACT: ALLAN STEVENSON
 PHONE: 209.523.8323

LANDSCAPE
 KLA, INC.
 151 N. NORLIN STREET
 SONOMA, CA 95370
 CONTACT: TOM HOLLOWAY
 PHONE: 209.532.2856

PARKING DATA
REQUIRED PARKING:
 1 PARKING SPACE FOR EVERY 200 SF
 2,479 SF/200 SF = 13 PARKING SPACES REQUIRED

PROVIDED PARKING (SHARED WITH PARCELS 1 & 3):

STANDARD/CLEAN AIR:	17 SPACES
ACCESSIBLE:	2 SPACES
PROPOSED PARKING STALLS	19 SPACES
EXISTING PARKING STALLS	20 SPACES

LOT DATA
 APN: 946-3295-11
 ZONING: CC-CENTRAL COMMERCIAL
 PROPOSED SITE IMPROVEMENTS: 16,034 SF (.37 AC)
 BLDG AREA: 2,479 SF

PERCENTAGE BREAKDOWN (PROPOSED AREA)

BUILDING AREA:	2,479 SF	15%
LANDSCAPE AREA:	2,194 SF	14%
DRIVE-THRU AREA:	2,521 SF	16%
HARDSCAPE AREA:	8,840 SF	55%

DRAWINGS

DD0.0 OVERALL SITE PLAN / PROJECT DATA / VICINITY MAP	DD2.0 FLOOR PLAN, ROOF PLAN & BLDG. SECT.
1 OF 1 DESIGN SURVEY (EXISTING CONDITIONS)	DD4.0 EXTERIOR ELEVATION
DD1.0 DEMO SITE PLAN	DD4.1 EXTERIOR ELEVATION
DD1.1 PROPOSED SITE PLAN	DD4.2 EXTERIOR ELEVATION
C-1 PRELIMINARY GRADING PLAN	DD5.0 COLOR EXTERIOR ELEVATIONS
C-2 PRELIMINARY ENLARGED GRADING PLAN	DD5.1 COLOR EXTERIOR ELEVATIONS
C-3 SECTION DETAILS	DD7.0 BUILDING CONTEXTUAL PHOTOS
C-4 PRELIMINARY UTILITY PLAN	DD7.1 SITE CONTEXTUAL PHOTOS
SPC-1 STORMWATER CONTROL PLAN	L0.1 PRELIMINARY LANDSCAPE PLAN
SCP-2 BIORETENTION BASIN DETAILS & SPECS	L0.2 EXISTING TREE INVENTORY
	PH-1 PHOTOMETRIC PLAN

P17-0855 - DESIGN REVIEW
 RECEIVED JUNE 2, 2017
 EXHIBIT B

VAI / FY AVFNJF

CITY ENGINEER WILL DETERMINE DEFICIENT SIDEWALK ALONG SANTA RITA ROAD FRONTAGE TO BE REPLACED AT THE TIME OF CONSTRUCTION, WHICH SHALL BE RECONSTRUCTED TO CITY STANDARDS BY THE OWNER.



OVERALL SITE PLAN 1" = 20'-0" A



VMI architecture
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 637 5th Avenue San Rafael, CA 94901
 415-451-2500 415-451-2595 fax
 www.vmarch.com

VMI JOB NUMBER
 1615

RECORD DATES
 LL SUBMITTAL
 DD SUBMITTAL 5/23/17

REVISIONS

CLIENT
 HARMAN MANAGEMENT CO.
 199 FIRST STREET, SUITE 212
 LOS ALTOS, CA 94022
 Phone: 650.941.5681

PROJECT
 KFC RESTAURANT
 1803 Santa Rita Road
 Pleasanton, CA 94566
 APN #946-3295-011



AS-KB

SITE PLAN
 VICINITY MAP
 PROJECT DATA

DD0.0

PROJECT DATA B

PROJECT BENCHMARK:

CITY OF PLEASANTON BRASS DISC WITH DESIGNATION "SAN-CR, RESET 1965" SET IN TOP OF A CONCRETE POST IN MONUMENT WELL INSCRIBED "MONUMENT" ALONG FRONTAGE ROAD ADJACENT TO SANTA RITA ROAD AT CRISTOBAL WAY, HAVING AN ELEVATION OF 339.67, CITY OF PLEASANTON DATUM.

FEMA CATEGORY:

THE FEMA FLOOD INSURANCE RATE MAP FOR ALAMEDA COUNTY AND INCORPORATED AREAS MAP NO. 0600103366, UPDATED AUGUST 3, 2009. THE AREA HAS BEEN DETERMINED TO BE ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS IS BASED ON THE CENTERLINE OF SANTA RITA ROAD AS SHOWN ON THAT PARCEL MAP RECORDED JANUARY 5TH 1976 IN BOOK 88 OF PARCEL MAPS AT PAGE 87 & 88, ALAMEDA COUNTY RECORDS, TAKEN AS N 151°50' W

MAP & DEED REFERENCES:

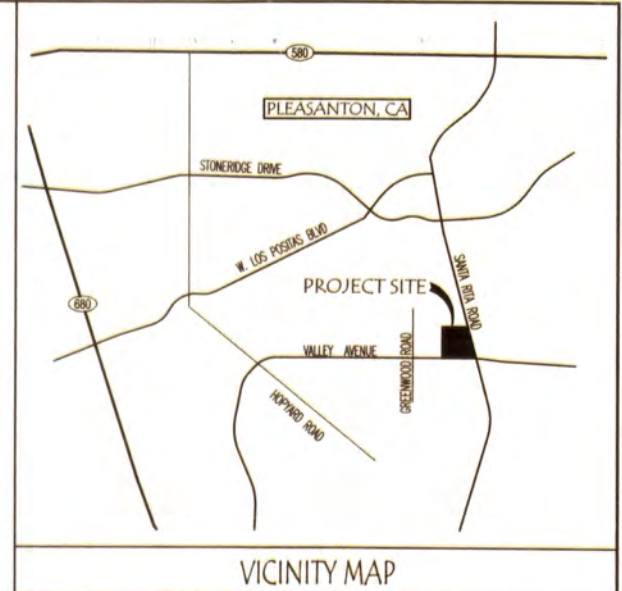
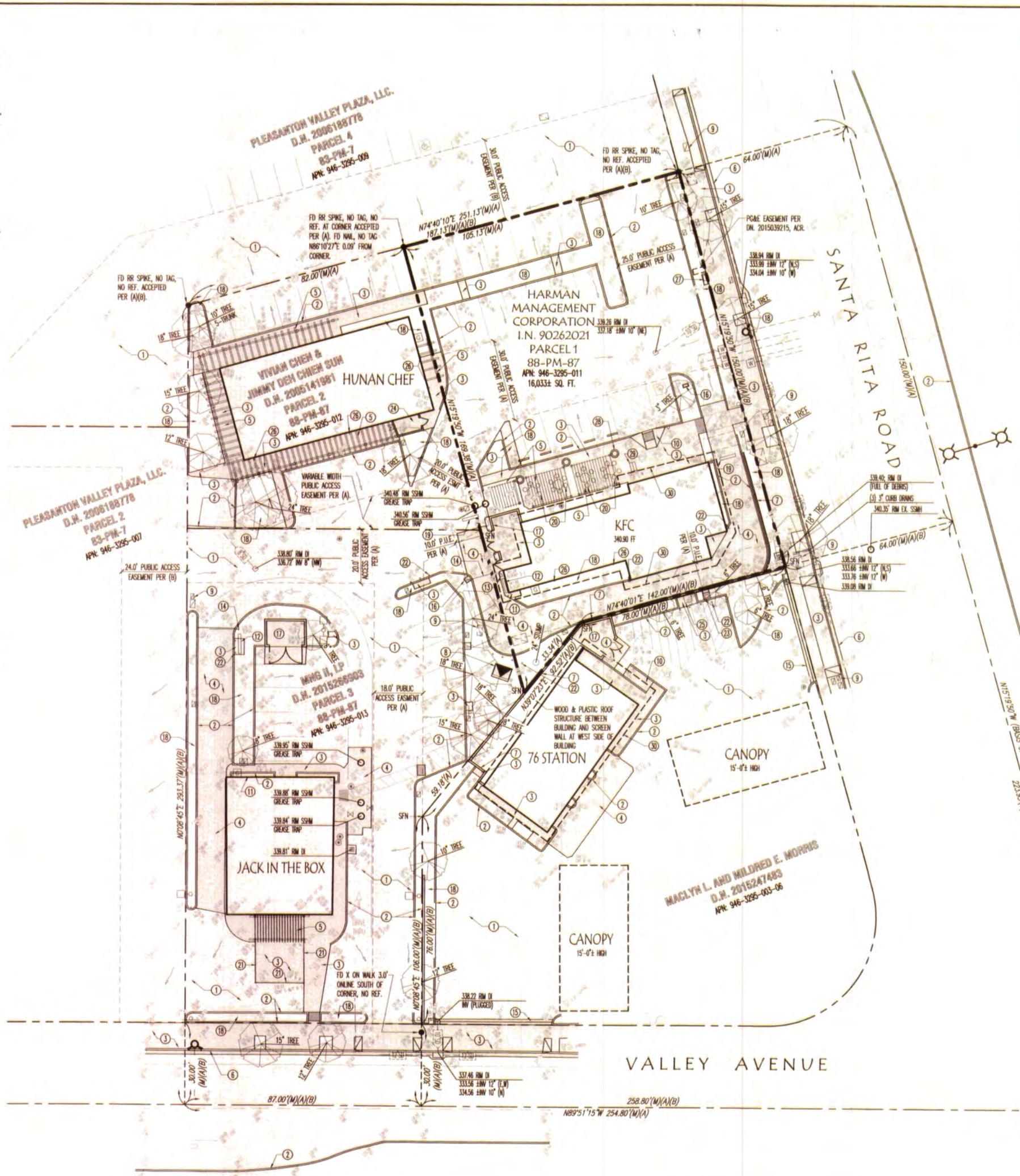
(A) PARCEL MAP 1798, RECORDED JANUARY 5, 1976 IN BOOK 88 OF PARCEL MAPS AT PAGE 87 & 88, ALAMEDA COUNTY RECORDS.
 (B) PARCEL MAP 1302, RECORDED JANUARY 11, 1974 IN BOOK 83 OF PARCEL MAPS AT PAGE 7, ALAMEDA COUNTY RECORDS.

ABBREVIATIONS:

AC	ASPHALT CEMENT PAVEMENT	GS	GROUND SHOT
AP	ANGLE POINT	LN	INSTRUMENT NUMBER
BC	BEGINNING OF CURVE	IR	IRRIGATION
BOW	BACK OF WALK	OU	OVERHEAD UTILITIES
CL	CENTERLINE	OR	OFFICIAL RECORDS
CLF	CHAIN LINK FENCE	PGE	PACIFIC GAS & ELECTRIC
COMM	COMMUNICATIONS	POC	POINT ON CURVE
CONC	CONCRETE	PRC	POINT OF REVERSE CURVE
COR	CORNER	PUE	PUBLIC UTILITY EASEMENT
DOC. NO.	DOCUMENT NUMBER	ROW	RIGHT-OF-WAY
EC	END OF CURVE	SD	STORM DRAIN
ELEC	ELECTRICAL	SS	SANITARY SEWER
ENCL	ENCLOSURE	TBC	TOP BACK OF CURB
FL	FLOWLINE	TC	TOP OF CURB
FDC	FACE OF CURB	TEL	TELEPHONE
G	GAS	VG	VALLEY GUTTER
GR	GRADE BREAK	W	WATER

NOTES:

- ELEVATIONS AT CURBS ARE SHOWN AT FLOW LINE AND BOTTOM FACE OF CURB, UNLESS NOTED OTHERWISE. CURBS FOR CITY STREETS ARE VERTICAL CURBS.
- THIS SURVEY IS BASED ON PRELIMINARY REPORT BY OLD REPUBLIC TITLE COMPANY, ORDER NUMBER: 0147018697-JL, DATED JUNE 8, 2016 FOR 1803 SANTA RITA ROAD, PLEASANTON, CA.
- PROPERTY LINES SHOWN HEREON WERE OBTAINED FROM RECORD INFORMATION AND FOUND MONUMENTS.
- THERE ARE 19 ONSITE PARKING STALLS AND 1 ACCESSIBLE PARKING STALLS, WITHIN THE BOUNDARY OF THIS PROPERTY.
- THERE IS NO OBSERVABLE EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THE SITE SURFACE DRAINS TO ONSITE CATCH BASINS AND INTO THE CITY STORM DRAIN SYSTEM.
- EXISTING UTILITIES SHOWN ARE BY OBSERVATION AND RECORD DRAWINGS.
- COVENANTS, CONDITIONS, RESTRICTIONS, AND RECIPROCAL EASEMENT EXIST ACROSS PROPERTY BY DOCUMENT MAY 24, 1974 IN REEL 3683 OF OFFICIAL RECORDS, PAGE 339, ALAMEDA COUNTY RECORDS.
- TERMS, COVENANTS AND CONDITIONS EXIST ACROSS PROPERTY PER AGREEMENT FOR PUBLIC SEWER DISPOSAL PER DOCUMENT RECORDED JUNE 26, 1974 IN REEL 3713 OF OFFICIAL RECORDS, PAGE 969, ALAMEDA COUNTY RECORDS.



SYMBOLS LEGEND:

- CLEANOUT
- BENCHMARK
- FIRE HYDRANT
- FOUND MONUMENT
- GAS METER
- MANHOLE
- PARKING LOT LIGHT
- PULL BOX
- SIGN
- SLOPE DIRECTION
- STREET LIGHT
- WATER METER
- WATER VALVE

KEY NOTES:

- ASPHALT PAVING
- CONCRETE VERTICAL CURB
- CONCRETE WALK/PAD
- CONCRETE PAVING
- WOOD PERGOLA / CANOPY & WOOD POSTS
- CONCRETE CURB & GUTTER
- MASONRY SCREEN WALL
- ELECTRICAL TRANSFORMER AND CONCRETE PAD
- UTILITY PULLBOX / VAULT (TYP)
- CONCRETE RAMP WITH TRUNCATED DOMES
- ELECTRICAL SERVICE PANEL
- MENU BOARD
- SPEAKER BOX
- VEHICLE CLEARANCE POLE AND BAR
- CONCRETE VALLEY GUTTER
- RESTAURANT/ENTER/EXIT SIGN
- CMU TRASH ENCLOSURE WITH METAL DOORS
- LANDSCAPING
- PLASTIC SPEED BUMP
- CONCRETE TABLE & BENCH
- 4" HIGH WROUGHT IRON FENCE
- BOLLARD
- AIR / WATER MACHINE & 2" HIGH RASSED CONC. PAD
- MASONRY ENCLOSURE WITH WOOD TRELLIS ROOF
- METAL CASE & CONCRETE PAD
- DOWNSPOUT
- ELECTRICAL PEDESTAL & CONCRETE PAD
- RASGED CONCRETE PLANTER, TYP
- BIKE RACK
- ROOF OVERHANG

skw & associates
 architecture • engineering • Surveying
 2257 sanic-bme, modesto, ca 95335 p. 209-525-6525 f. 209-529-7804

- donald t. kan
civil engineer
no. 56676
- henry wong
civil engineer
no. 31008
- david j. stark
architect
c. 22908
- allan v. stevenson
civil engineer
no. 67576



Harmar Management, Inc.
 199 First Street, Suite 211
 Los Altos, CA 94022

DESIGN SURVEY FOR:
 CAPN 946-5295-011
KFC
 1803 SANTA RITA ROAD
 PLEASANTON, CALIFORNIA

DESIGN SURVEY

REVISIONS:

BY:	JC
LIST:	L.B.
DATE:	08/03/2016
AOR:	16MCR65

SHEET: 1 of 1

SCALE: 1" = 20'

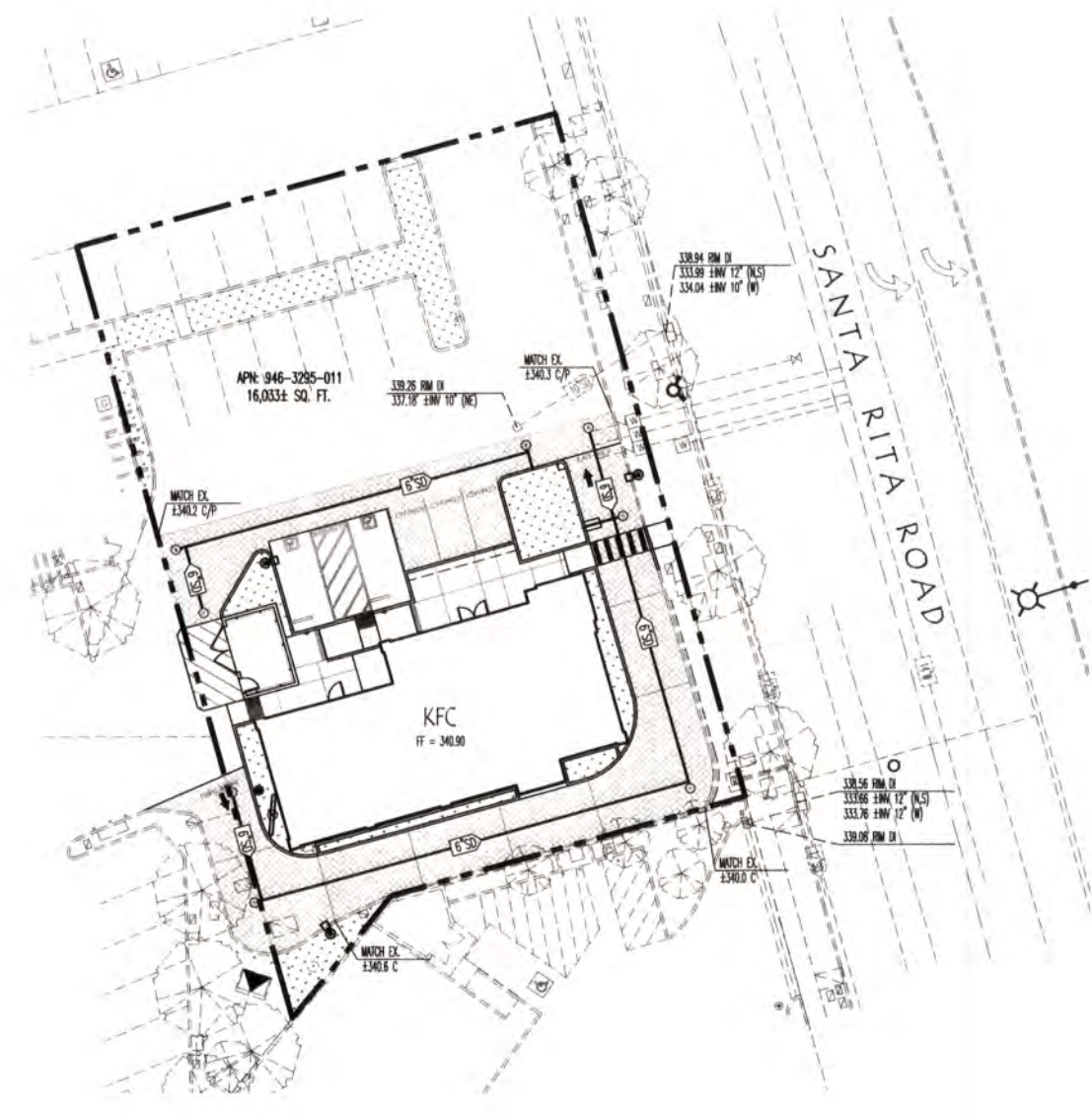
T:\2016_JOBS\16065-KFC - 1803 Santa Rita Rd, Pleasanton, CA\Civil\16065-PRELIM-GRADING-1.dwg By: RICHARD Saved on 3/23/2017 4:02:29 PM
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DESCRIPTION	PROPOSED	EXISTING
SANITARY SEWER		
STORM DRAIN		
GAS LINE		
WATER LINE		
TELEPHONE		
OVERHEAD UTILITIES		
ELECTRICAL CONDUIT		
GAS VALVE		
WATER VALVE		
GRADES/ELEVATIONS		
SLOPE/FLOW DIRECTION		
CONTOUR LINE		
CENTERLINE		
RIGHT OF WAY		
MANHOLE		
CATCH BASIN		
WATER METER		
CURB AND GUTTER		
SIDEWALK		
DRIVEWAY		
FIRE HYDRANT		
SIGN		
SANITARY SEWER CLEAN OUT		
UTILITY POLE		
FENCE		
WHEELCHAIR RAMP		
ELECTROLIER		
ELECTRICAL SERVICE PEDESTAL		
EX. TRAFFIC LIGHT		

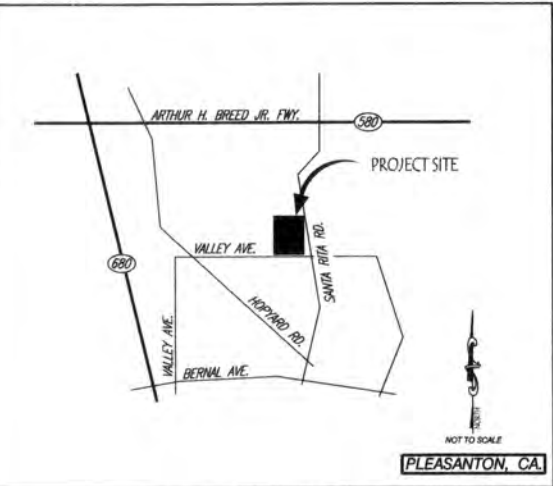


ABBREY.	DESCRIPTION	NG	NATIVE GROUND
AB	AGGREGATE BASE	N/S	NOT TO SCALE
AC	ASPHALT CEMENT	O/H	OVER-HEAD UTILITIES
BC	BEGIN CURVE	O.L.R.P.	OVERLAND RELEASE POINT
BTP	BACKFLOW PREVENTION ASSEMBLY	P	PAVEMENT
BSBL	BUILDING SETBACK LINE	PCC	POINT OF COMPOUND CURVE
BOW, BSW, BW	BACK OF SIDEWALK	PCC	PORTLAND CEMENT CONCRETE
C, CONC	CONCRETE	PL	PROPERTY LINE
CB	CATCH BASIN	PNT	POINT
C&G	CURB AND GUTTER	POC	POINT ON CURVE
CIP	CAST IRON PIPE, CAST IN PLACE	PP	POWER POLE
CL	CENTERLINE	PRC	POINT OF REVERSE CURVE
CLF	CHAIN LINK FENCE	PT	POINT, POINT OF TANGENT
CO	CLEAN OUT	PUE	PUBLIC UTILITY EASEMENT
COR	CORNER	PVC	POLYVINYL CHLORIDE
DEMO	DEMOLISH	PRC	POINT OF REVERSE CURVE
DET	DETAIL	PT	POINT, POINT OF TANGENT
DI	DROP INLET	PUE	PUBLIC UTILITY EASEMENT
DA	DIAMETER	PVC	POLYVINYL CHLORIDE
DIP	DUCTILE IRON PIPE	R	RADIUS, RADIAL BEARING
DW	DRIVEWAY, DRY WELL	RCP	REINFORCED CONCRETE PIPE
E	EAST, EXISTING	RDG	RIIDGE
EC	END CURVE	REQD	REQUIRED
ELEC	ELECTRICAL	R/O, R/W	RIGHT-OF-WAY
ELEV	ELEVATION	RP	RADIUS POINT
EP	EDGE OF PAVEMENT	S	SOUTH, SLOPE
ER	END OF CURB RETURN	SD	STORM DRAIN
ES	EXTRA STRENGTH	SDMH	STORM DRAIN MANHOLE
ESMT	EASEMENT	SS	SANITARY SEWER
EX	EXISTING	SSMH	SANITARY SEWER MANHOLE
FE	FENCE	STD	STANDARD
FF	FINISH FLOOR	SW	SOUTHWEST, SIDEWALK
FL	FIRE HYDRANT	TBC	TOP BACK OF CURB
FL	FLOWLINE	TC	TOP OF CURB
FOC	FACE OF CURB	TEMP	TEMPORARY
FTG	FOOTING, TOP OF FOOTING	TFCO	TOP FACE OF CURB
G	GAS	THRU	THROUGH
GB	GRADE BREAK	VERT	VERTICAL
GS	GRADE SHOT	VEP	VITRIFIED CLAY PIPE
GV	GAS VALVE, GATE VALVE	VLLY	VALLEY
HDPE	HIGH DENSITY POLYETHYLENE	W	WEST, WATER
HORIZ	HORIZONTAL	WM	WATER METER
HP	HIGH POINT	WV	WATER VALVE
INVERT	INVERT		
IRR	IRRIGATION		
JPOLE	JOINT UTILITY POLE		
LF	LINEAR FEET		
LP	LOW POINT		
MATCH	MATCH EXISTING CONDITIONS		
MAX	MAXIMUM		
MH	MANHOLE		
MIN	MINIMUM		
N	NORTH, NEW		

LIST OF ABBREVIATIONS



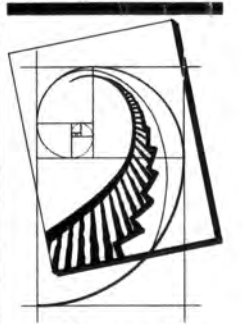
PRELIMINARY GRADING PLAN



VICINITY MAP

SHEET NO.	SHEET TITLE
C-1	PRELIMINARY GRADING PLAN
C-2	PRELIMINARY ENLARGED GRADING PLAN
C-3	SECTIONS AND DETAILS
C-4	PRELIMINARY UTILITY PLAN
SCP-1	STORMWATER CONTROL PLAN
SCP-2	BIORETENTION BASIN DETAILS & SPECS

SHEET INDEX



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 P: 925-452-8825 F: 925-452-8804
 JOB NO. 1615026 DATE: 05/05/17

RECORD DATES	
LL SUBMITTAL	9/23/16
DO SUBMITTAL	

REVISIONS	

CLIENT
HARMAN MANAGEMENT CO.
 199 FIRST STREET, SUITE 212
 LOS ALTOS, CA 94022
 Phone: 650.941.5881

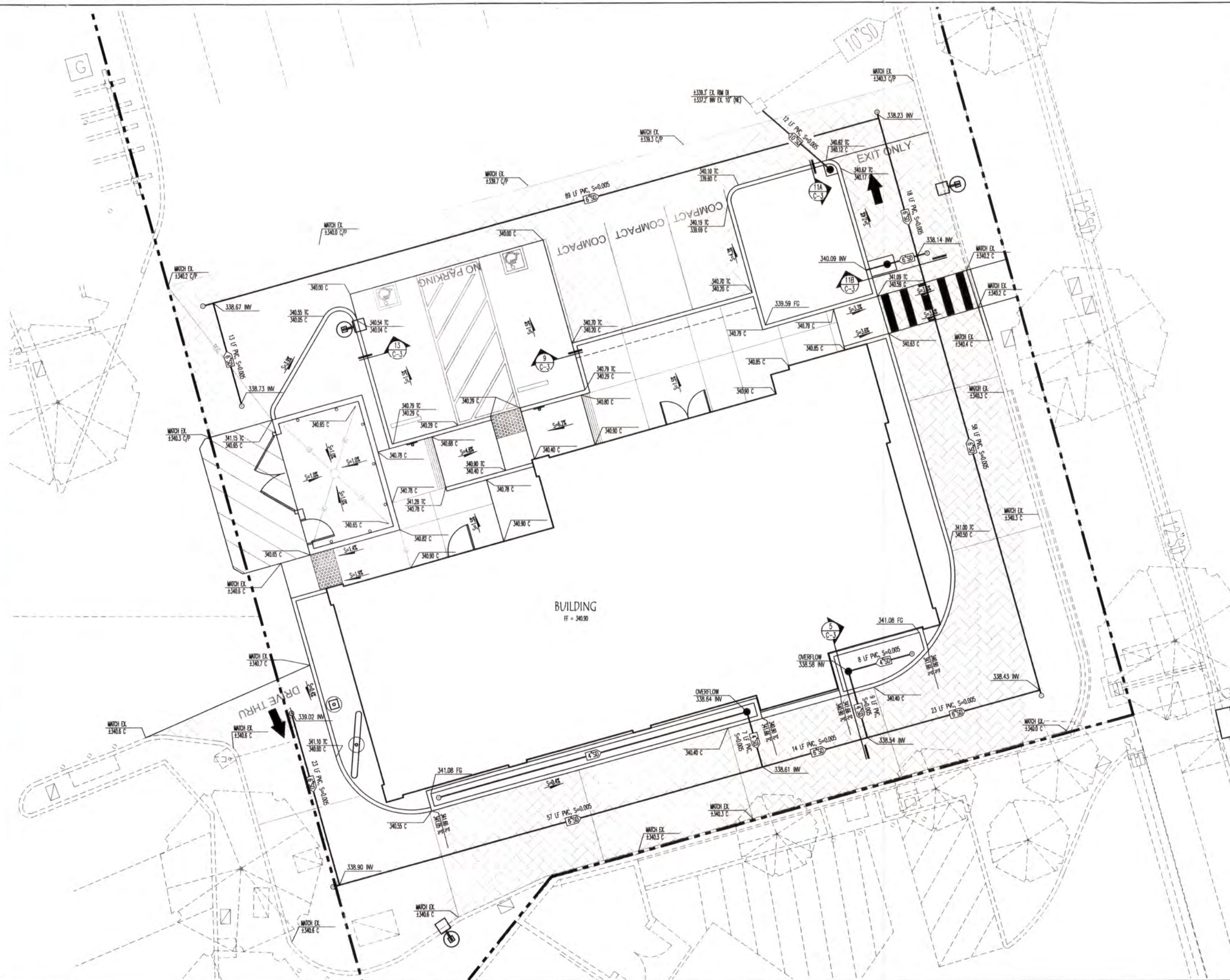
PROJECT
KFC RESTAURANT
 1803 Santa Rita Road
 Pleasanton, CA 94566
 APN #946-3295-011



AS-KB
 PRELIMINARY
 GRADING PLAN

C-1

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RECORD DATES	
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DO SUBMITTAL	9/23/16

REVISIONS	

CLIENT
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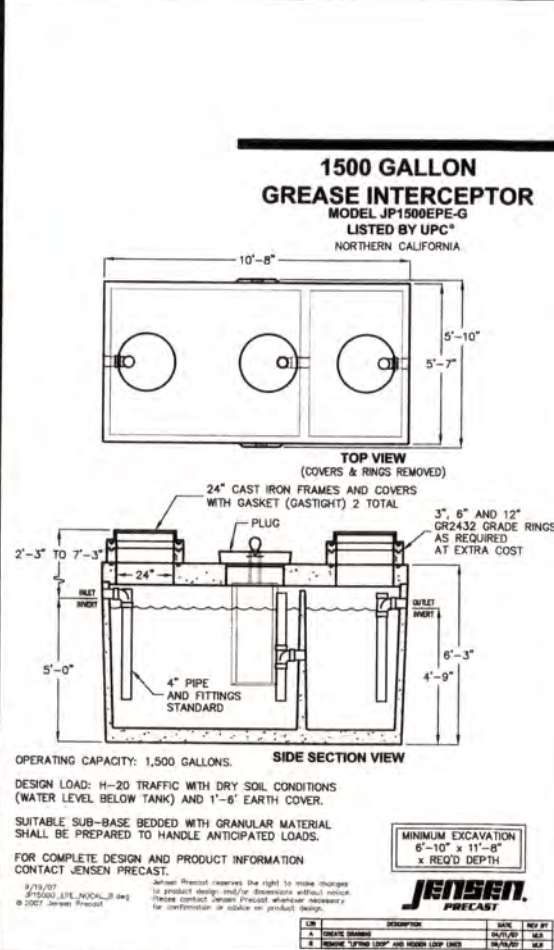
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APN #946-3295-011



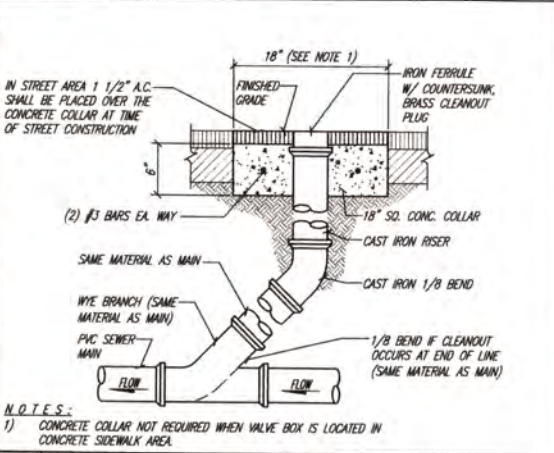
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ENLARGED
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C-2

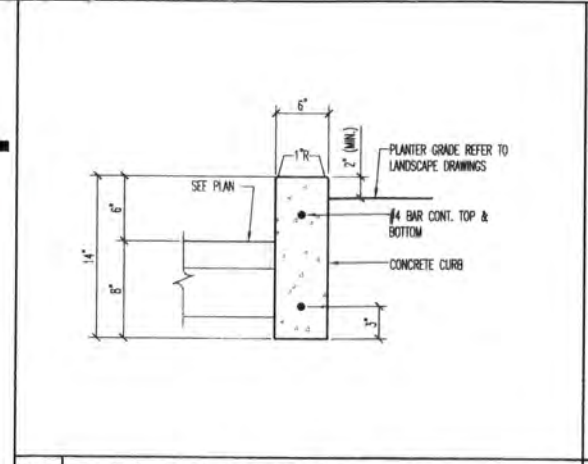
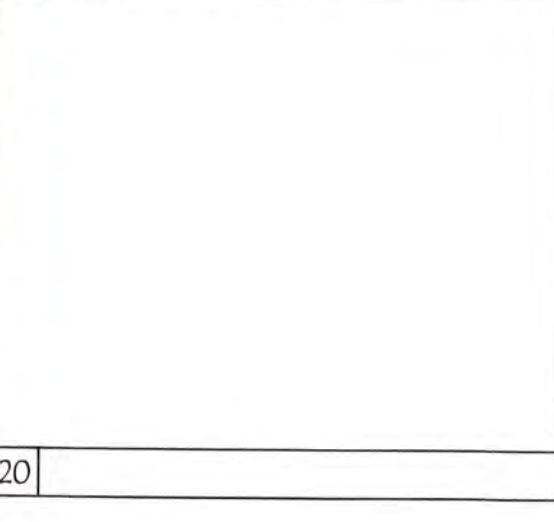
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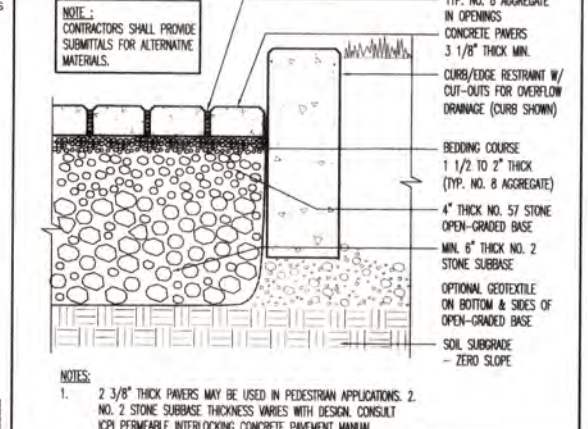
18 GREASE INTERCEPTOR N.T.S.



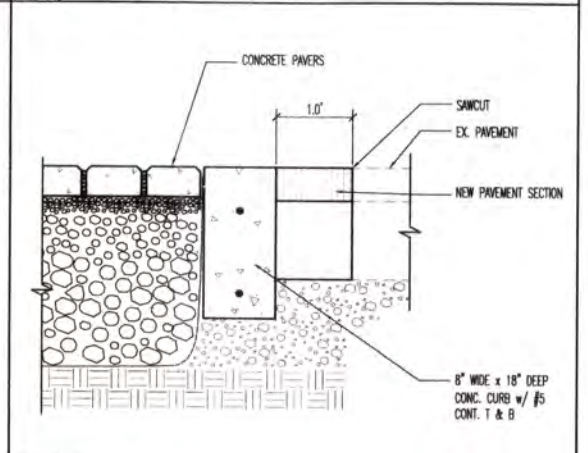
19 CLEANOUT DETAIL N.T.S.



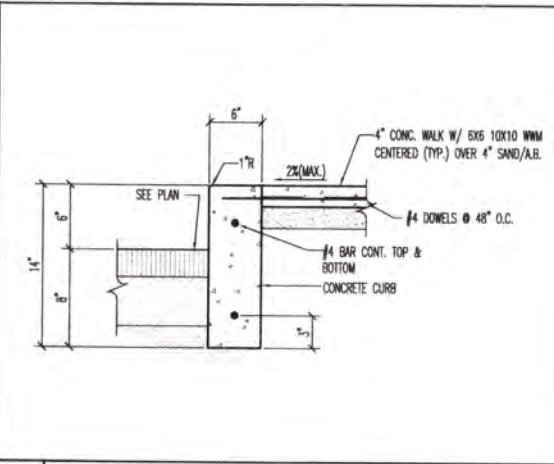
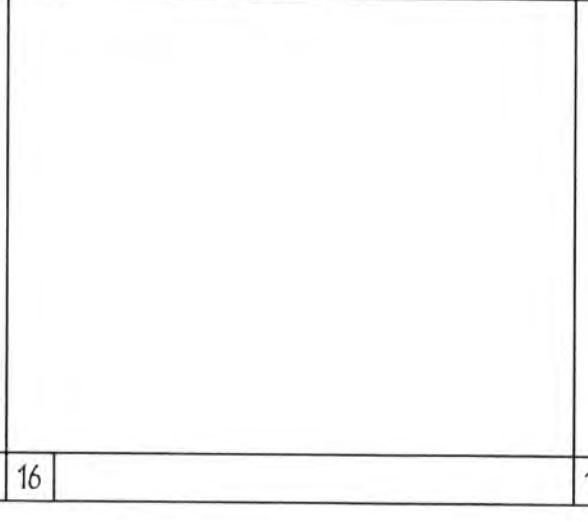
13 CURB @ PLANTER (ON-SITE) N.T.S.



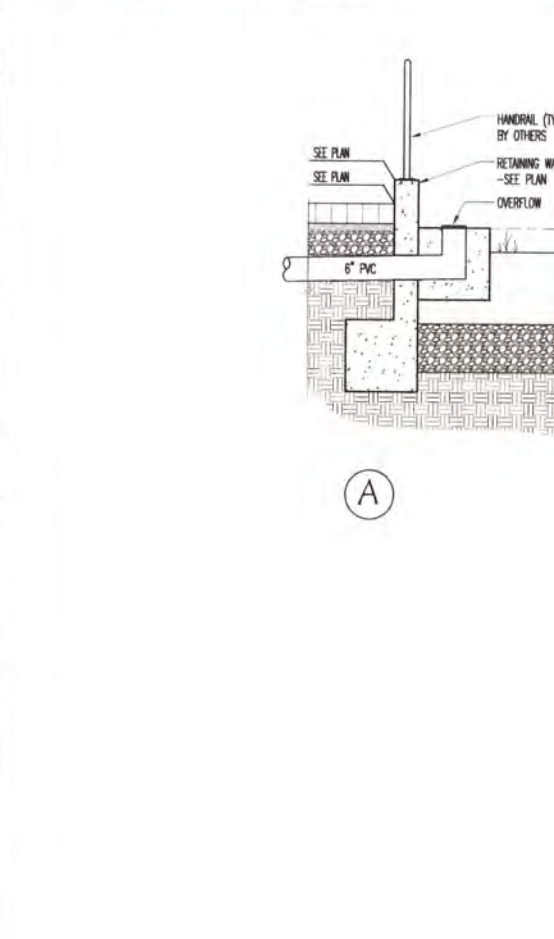
14 PERMEABLE PAVER DETAIL N.T.S.



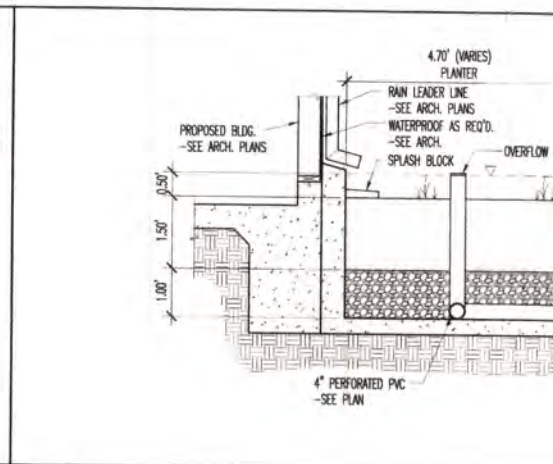
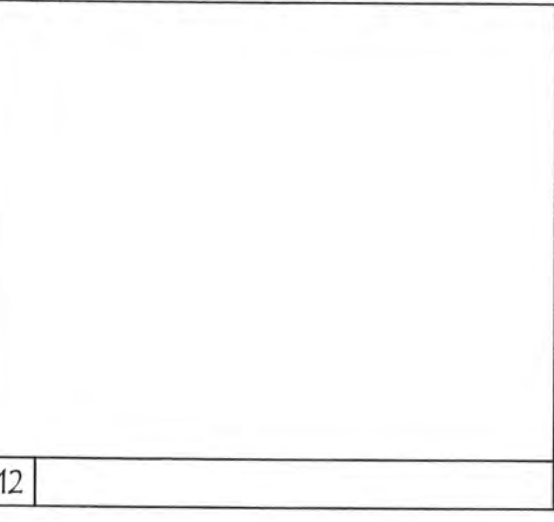
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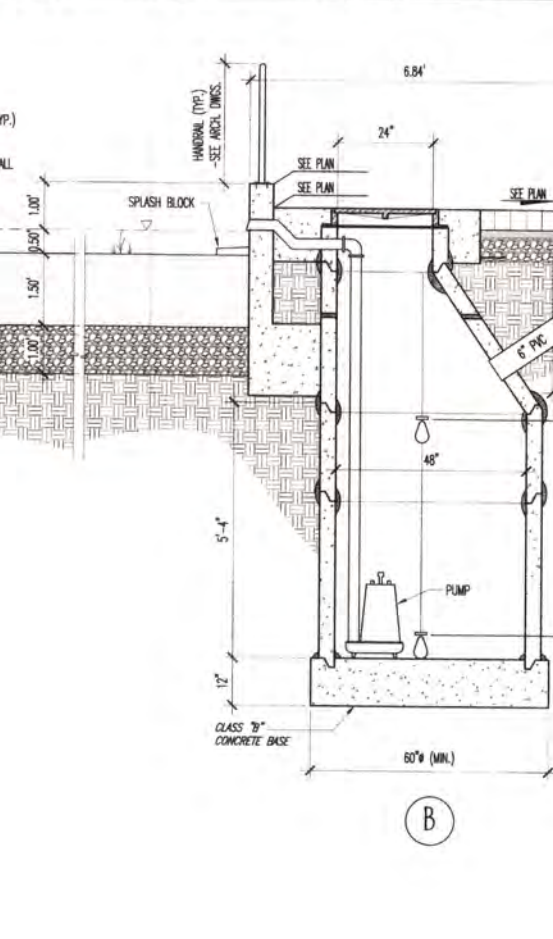
9 CURB @ SIDEWALK (ON-SITE) N.T.S.



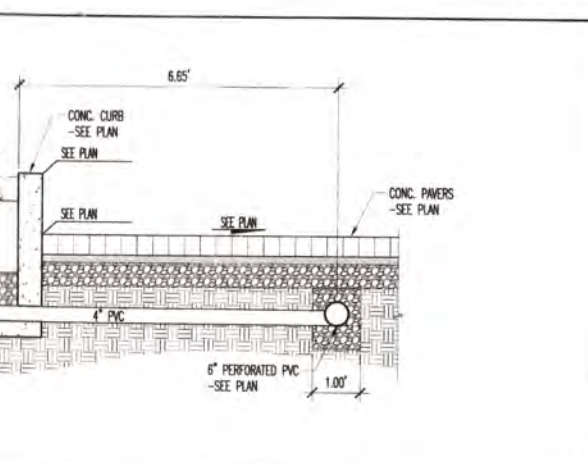
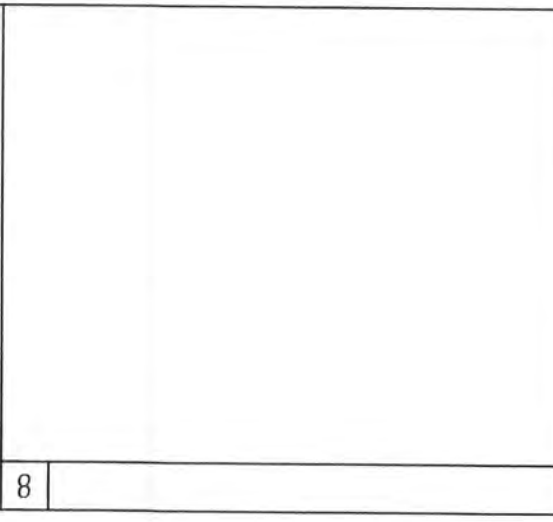
11 SECTION @ BIO-RETENTION BASIN N.T.S.



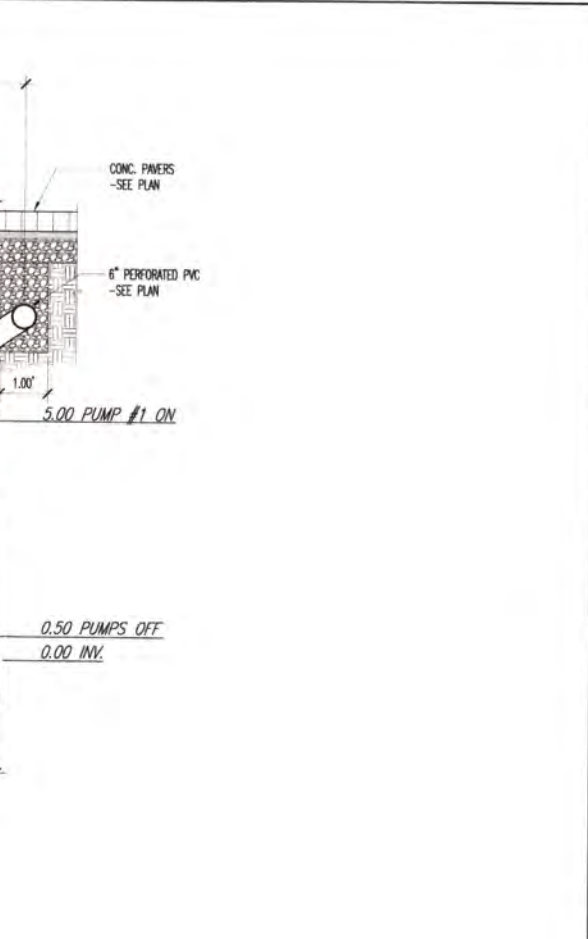
5 SECTION @ FLOW-THROUGH PLANTER N.T.S.



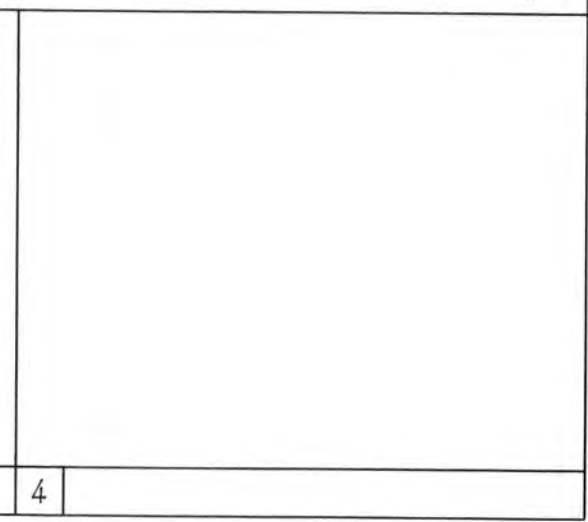
11 SECTION @ BIO-RETENTION BASIN N.T.S.



5 SECTION @ FLOW-THROUGH PLANTER N.T.S.



5 SECTION @ FLOW-THROUGH PLANTER N.T.S.



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 JOB NO. 1615005 DATE: 05/20/17

RECORD DATES
 LL SUBMITTAL
 DD SUBMITTAL 9/23/16

REVISIONS

NO.	DESCRIPTION

CLIENT
HARMAN MANAGEMENT CO.
 199 FIRST STREET, SUITE 212
 LOS ALTOS, CA 94022
 Phone: 650.941.5681

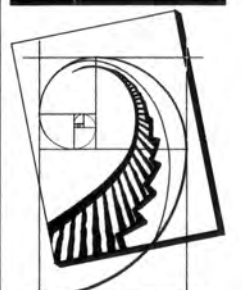
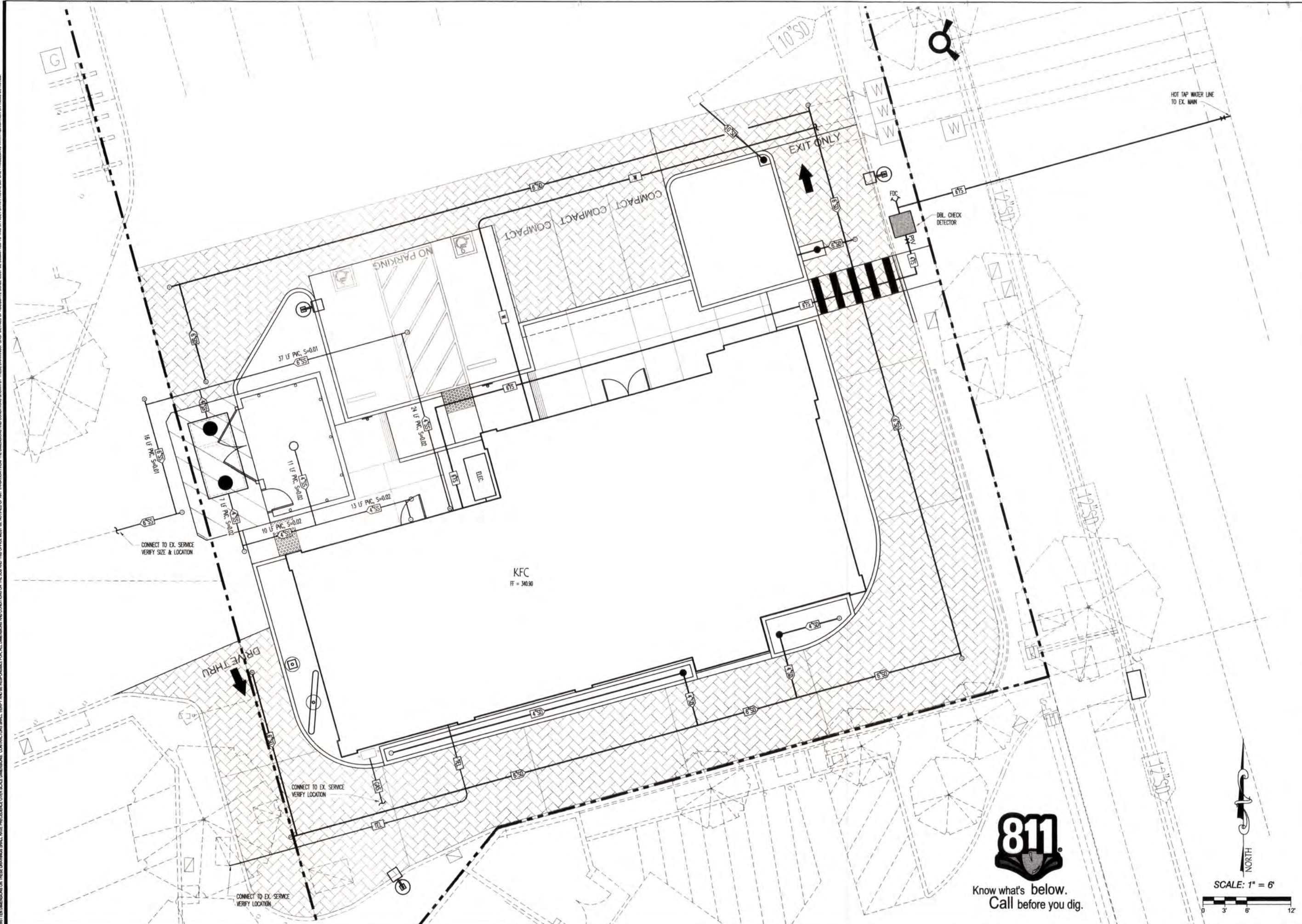
PROJECT
KFC RESTAURANT
 1803 Santa Rita Road
 Pleasanton, CA 94566
 APN #946-3295-011



SECTION DETAILS

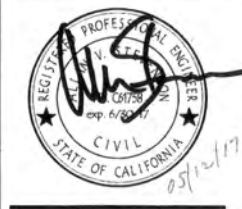
C-3

T:\2016_JOBS\16M065-KFC - 1803 Santa Rita Rd, Pleasanton, CA\Civil\Preliminary\16M065-PRELIM-UTILITY-4.dwg By: RICHARD Saved on: 5/12/2017 8:56:52 AM
 ALL DESIGN ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THE OFFICE AND WERE CREATED, EVALUATED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH DESIGN ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF PROJECT ARCHITECT.
 WRITTEN ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THE OFFICE AND WERE CREATED, EVALUATED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH DESIGN ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF PROJECT ARCHITECT.
 CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE OFFICE MUST BE NOTIFIED OF ANY DISCREPANCY IMMEDIATELY UPON DISCOVERY. CONTRACTORS SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE OFFICE MUST BE NOTIFIED OF ANY DISCREPANCY IMMEDIATELY UPON DISCOVERY.



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 JOB NO. 16M065 DATE: 05/05/17

RECORD DATES
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 DO SUBMITTAL 9/23/16

REVISIONS

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PROJECT
KFC RESTAURANT
 1803 Santa Rita Road
 Pleasanton, CA 94566
 APN #946-3295-011



AS-KB

PRELIMINARY
 UTILITY PLAN

C-4

CONSTRUCTION BMPs KEY NOTES:

- ① STABILIZED CONSTRUCTION ENTRANCE
- ② CONCRETE WASHOUT
- ③ COVER REFUSE CONTAINERS

PERMANENT SOURCE CONTROL BMPs KEY NOTES:

- 1 FINISH GRADE MIN. 8" BELOW UNTREATED WOOD AT PERIMETER OF BUILDING
- 2 FINAL LANDSCAPING SHALL:
 - PRESERVE EXISTING NATIVE TREES, SHRUBS AND GROUND COVER TO THE MAXIMUM EXTENT POSSIBLE.
 - DESIGN LANDSCAPING TO MINIMIZE IRRIGATION AND RUNOFF, TO PROMOTE SURFACE INFILTRATION, WHERE APPROPRIATE AND TO MINIMIZE THE USE OF FERTILIZERS AND PESTICIDES THAT CAN CONTRIBUTE TO STORM WATER POLLUTION.
 - WHERE LANDSCAPED AREA ARE USED TO RETAIN STORM WATER, LANDSCAPING PLANS SHALL SPECIFY PLANTS THAT ARE TOLERANT TO SATURATED SOIL CONDITIONS.
 - CONSIDER USING PEST RESISTANT PLANTS, ESPECIALLY ADJACENT TO HARDSCAPE.
 - TO INSURE SUCCESSFUL ESTABLISHMENT, SELECT PLANTS APPROPRIATE TO SITE SOILS, SLOPES, CLIMATE, SUN, WIND, RAIN, LAND USE, AIR MOVEMENTS, ECOLOGICAL CONSISTENCY AND PLANT INTERACTIONS.
- 3 SITE REFUSE SHALL BE CONTAINED IN THE APPROPRIATE RECEPTACLE, LOCATED WITHIN THE ENCLOSURE.
- 4 SIGNS SHALL BE POSTED ON OR NEAR DUMPSTERS WITH THE WORDS, "DO NOT DUMP HAZARDOUS MATERIALS HERE."

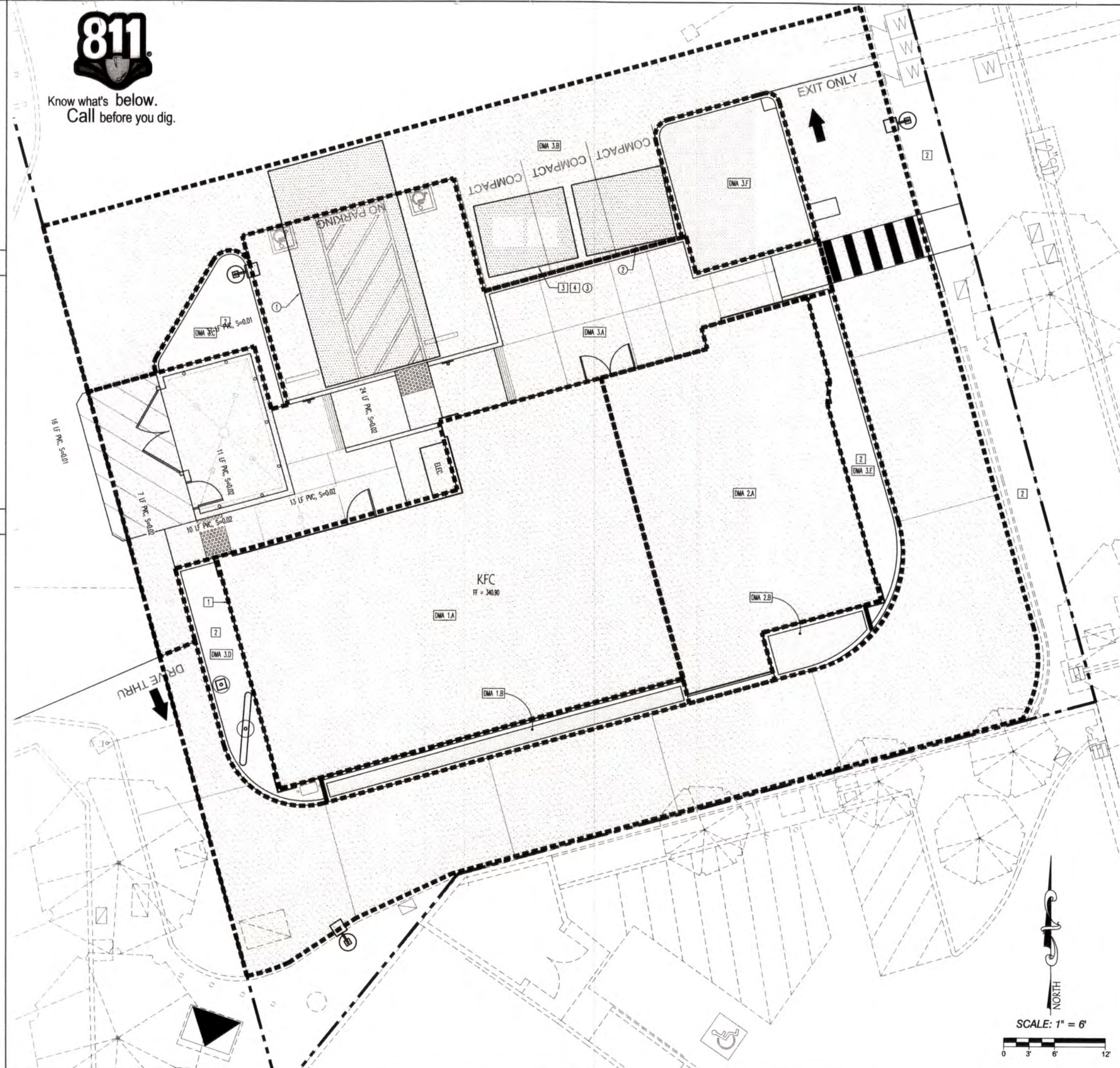


Know what's below.
Call before you dig.

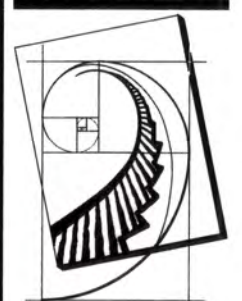
17 NOTES

DMA NAME	AREA (SQ-FT)	POST-PROJECT SURFACE TYPE	SELF-RETAINING (Y/N)	RECEIVING SELF-RETAINING DMA
DMA 1.A	1,550	ROOF	N	DMA 1.B
DMA 1.B	78	LANDSCAPING	N	DMA 1.B
DMA 2.A	944	ROOF	N	DMA 2.B
DMA 2.B	48	LANDSCAPING	N	DMA 2.B
DMA 3.A	2,459	CONCRETE	N	DMA 3.F
DMA 3.B	3,460	PAVERS	N	DMA 3.F
DMA 3.C	104	LANDSCAPING	N	DMA 3.F
DMA 3.D	169	LANDSCAPING	N	DMA 3.F
DMA 3.E	272	LANDSCAPING	N	DMA 3.F
DMA 3.F	250	LANDSCAPING	N	DMA 3.F
TOTAL DISTURBED : 9,335				

20 DMA SUMMARY TABLES



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 ALL REAL DESIGN, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND THESE CREATED, DEVELOPED AND EVALUATED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH REAL DESIGN, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF PROJECT ARCHITECT.
 WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.



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 AOB NO. 664065 DATE: 05/05/17

RECORD DATES
 LL SUBMITTAL
 CD SUBMITTAL 9/23/16

REVISIONS

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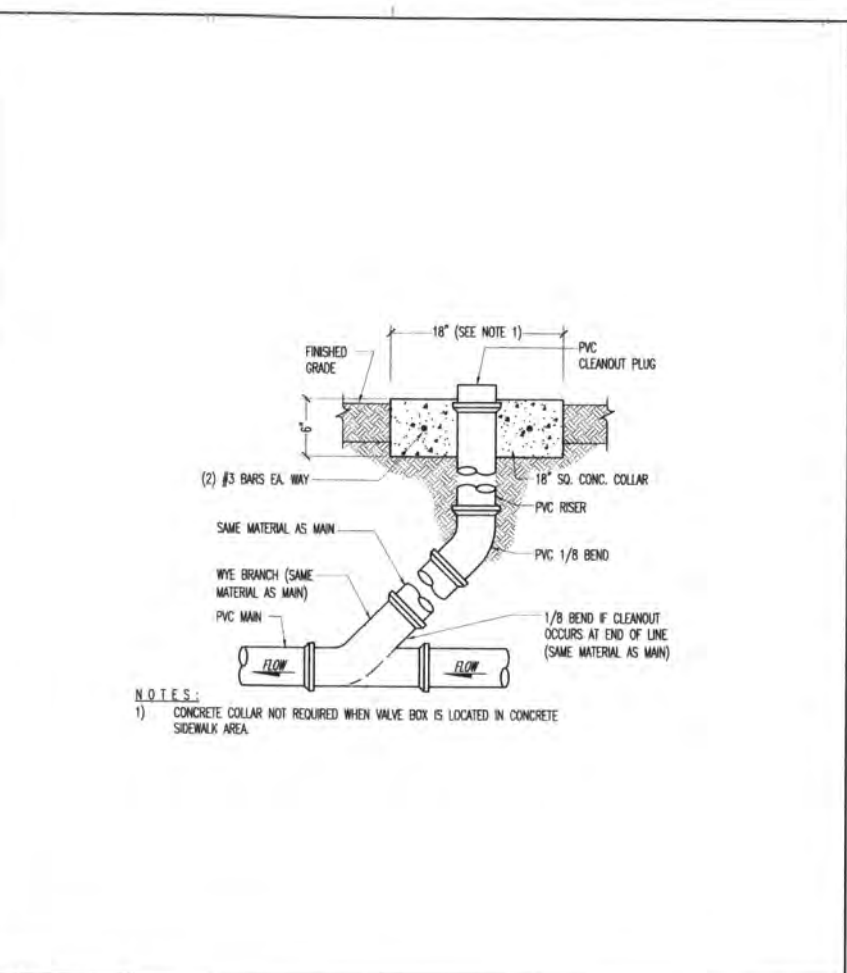
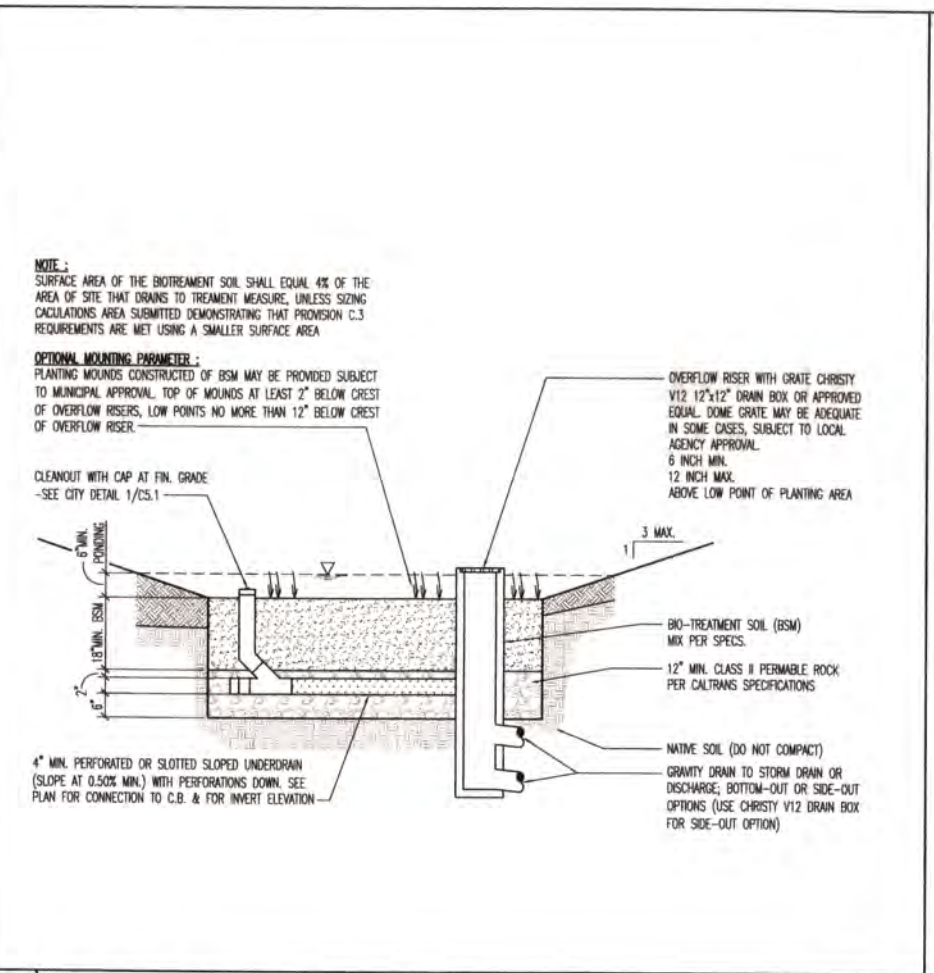
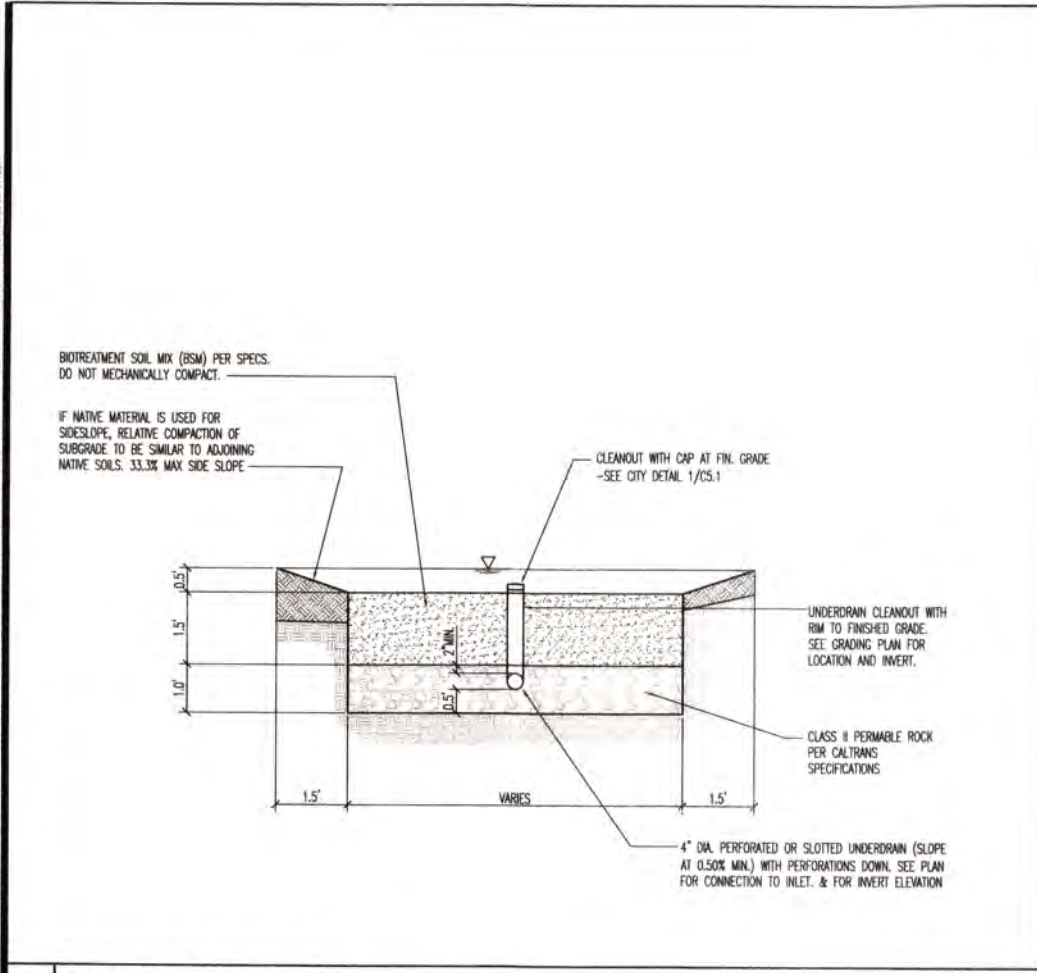
PROJECT
KFC RESTAURANT
 1803 Santa Rita Road
 Pleasanton, CA 94506
 APN #946-3295-011



STORMWATER CONTROL PLAN

SCP-1

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 NOTE: THE USER HAS BEEN DESIGNATED AS THE PROJECT ARCHITECT. ANY CHANGES TO THE DRAWING MUST BE MADE BY THE PROJECT ARCHITECT. THE PROJECT ARCHITECT IS RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE USER IS NOT RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE USER IS NOT RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE USER IS NOT RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.



18 BIORETENTION BASIN DETAIL SCALE: 1" = 2'

10 BIORETENTION BASIN DETAIL N.T.S.

1 CLEANOUT DETAIL N.T.S.

SPECIFICATION OF SOILS FOR BIOTREATMENT OR BIORETENTION FACILITIES:

SOILS FOR BIOTREATMENT OR BIORETENTION AREAS SHALL MEET TWO OBJECTIVES:

- BE SUFFICIENTLY PERMEABLE TO INFILTRATE AT A MINIMUM RATE OF 5" PER HOUR DURING THE LIFE OF THE FACILITY
- HAVE SUFFICIENT MOISTURE RETENTION TO SUPPORT HEALTHY VEGETATION.

ACHIEVING BOTH OBJECTIVES WITH AN ENGINEERED SOIL MIX REQUIRES CAREFUL SPECIFICATION OF SOIL GRADATIONS AND A SUBSTANTIAL COMPONENT OF ORGANIC MATERIAL (TYPICALLY COMPOST).

LOCAL SOIL PRODUCTS SUPPLIERS HAVE EXPRESSED INTEREST IN DEVELOPING "BRAND-NAME" MIXES THAT MEET THESE SPECIFICATIONS. AT THEIR SOLE DISCRETION, MUNICIPAL CONSTRUCTION INSPECTORS MAY CHOOSE TO ACCEPT TEST RESULTS AND CERTIFICATION FOR A "BRAND-NAME" MIX FROM A SOIL SUPPLIER.

TESTS MUST BE CONDUCTED WITHIN 120 DAYS PRIOR TO THE DELIVERY DATE OF THE BIORETENTION SOIL TO THE PROJECT SITE.

BATCH-SPECIFIC TEST RESULTS AND CERTIFICATION SHALL BE REQUIRED FOR PROJECTS INSTALLING MORE THAN 100 CUBIC YARDS OF BIORETENTION SOIL.

SOIL SPECIFICATIONS:

BIORETENTION SOILS SHALL MEET THE FOLLOWING CRITERIA. "APPLICANT" REFERS TO THE ENTITY PROPOSING THE SOIL MIXTURE FOR APPROVAL BY A PERMITTEE.

- GENERAL REQUIREMENTS - BIORETENTION SOIL SHALL:
 - ACHIEVE A LONG-TERM, IN-PLACE INFILTRATION RATE OF AT LEAST 5 INCHES PER HOUR.
 - SUPPORT VIGOROUS PLANT GROWTH.
 - CONSIST OF THE FOLLOWING MIXTURE OF FINE SAND AND COMPOST, MEASURED ON A VOLUME BASIS:
 - 60% - 70% SAND
 - 30% - 40% COMPOST
- SUBMITTAL REQUIREMENTS - THE APPLICANT SHALL SUBMIT TO THE PERMITTEE FOR APPROVAL:
 - A SAMPLE OF MIXED BIORETENTION SOIL.
 - CERTIFICATION FROM THE SOIL SUPPLIER OR AN ACCREDITED LABORATORY THAT THE BIORETENTION SOIL MEETS THE REQUIREMENTS OF THIS GUIDELINE SPECIFICATION.
 - GRAIN SIZE ANALYSIS RESULTS OF THE FINE SAND COMPONENT PERFORMED IN ACCORDANCE WITH ASTM D 422, STANDARD TEST METHOD FOR PARTICLE SIZE ANALYSIS OF SOILS.
 - QUALITY ANALYSIS RESULTS FOR COMPOST PERFORMED IN ACCORDANCE WITH SEAL OF TESTING ASSURANCE (STA) STANDARDS, AS SPECIFIED IN 4.
 - ORGANIC CONTENT TEST RESULTS OF MIXED BIORETENTION SOIL. ORGANIC CONTENT TEST SHALL BE PERFORMED IN ACCORDANCE WITH "TESTING METHODS FOR THE EXAMINATION OF COMPOST AND COMPOSTING" (MECC) 05.07A, "LOSS-ON-IGNITION ORGANIC MATTER METHOD".
 - GRAIN SIZE ANALYSIS RESULTS OF COMPOST COMPONENT PERFORMED IN ACCORDANCE WITH ASTM D 422, STANDARD TEST METHOD FOR PARTICLE SIZE ANALYSIS OF SOILS.
 - A DESCRIPTION OF THE EQUIPMENT AND METHODS USED TO MIX THE SAND AND COMPOST TO PRODUCE BIORETENTION SOIL.
 - PROVIDE THE NAME OF THE TESTING LABORATORY(S) AND THE FOLLOWING INFORMATION:
 - CONTACT PERSON(S)
 - ADDRESS(S)
 - PHONE CONTACT(S)
 - E-MAIL ADDRESS(S)
 - QUALIFICATIONS OF LABORATORY(S), AND PERSONNEL INCLUDING DATE OF CURRENT CERTIFICATION BY STA, ASTM, OR APPROVED EQUAL.

SPECIFICATION OF SOILS FOR BIOTREATMENT OR BIORETENTION FACILITIES (CONT'D):

- SAND FOR BIORETENTION SOIL:
 - SAND SHALL BE FREE OF WOOD, WASTE, COATING SUCH AS CLAY, STONE DUST, CARBONATE, ETC., OR ANY OTHER DELETERIOUS MATERIAL. ALL AGGREGATE PASSING THE NO. 200 SIEVE SIZE SHALL BE NON-PLASTIC.
 - SAND FOR BIORETENTION SOIL SHALL BE ANALYZED BY AN ACCREDITED LAB USING #200, #100, #40, #30, #16, #8, #4 AND 3/8-INCH SIEVES (ASTM D 422 OR AS APPROVED BY MUNICIPALITY), AND MEET THE FOLLOWING GRADATION:

SIEVE SIZE	PERCENT PASSING (BY WEIGHT)	MIN.	MAX.
3/8-IN	100	100	
NO. 4	90	100	
NO. 8	70	100	
NO. 16	40	95	
NO. 30	15	70	
NO. 40	5	55	
NO. 100	0	15	
NO. 200	0	5	
- COMPOST MATERIAL:
 - COMPOST SHALL BE WE DECOMPOSED, STABLE, WEED FREE ORGANIC MATTER SOURCE DERIVED FROM WASTE MATERIALS INCLUDING YARD DEBRIS, WOOD WASTES OR OTHER ORGANIC MATERIALS NOT INCLUDING MANURE OR BIOSOLIDS MEETING THE STANDARDS DEVELOPED BY THE US COMPOSTING COUNCIL (USCC). THE PRODUCT SHALL BE CERTIFIED THROUGH USCC SEAL OF TESTING ASSURANCE (STA) PROGRAM (A COMPOST TESTING AND INFORMATION DISCLOSURE PROGRAM).
 - COMPOST QUALITY ANALYSIS - BEFORE DELIVERY OF THE SOIL, THE SUPPLIER SHALL SUBMIT A COPY OF LAB ANALYSIS PERFORMED BY A LABORATORY THAT IS ENROLLED IN THE US COMPOSTING COUNCIL'S COMPOST ANALYSIS PROFICIENCY (CAP) PROGRAM AND USING APPROVED TEST METHODS FOR THE EVALUATION OF COMPOSTING AND COMPOST (MECC). THE LAB REPORT SHALL VERIFY:
 - FEEDSTOCK MATERIALS SHALL BE SPECIFIED AND INCLUDE ONE OR MORE OF THE FOLLOWING: LANDSCAPE/YARD TRIMMINGS, GRASS CLIPPINGS, FOOD SCRAPS, AND AGRICULTURAL CROP RESIDUES.
 - ORGANIC MATTER CONTENT: 35% - 75% BY DRY WT.
 - CARBON AND NITROGEN RATIO: C/N < 25:1 AND C/N > 15:1
 - MATURITY/STABILITY: SHALL HAVE A DARK BROWN COLOR AND A SOIL-LIKE ODOR. COMPOST EXHIBITING A SOUR OR PUTRID SMELL, CONTAINING RECOGNIZABLE GRASS OR LEAVES, OR IS HOT (120°F) UPON DELIVERY OR REMITTING IS NOT ACCEPTABLE. IN ADDITION ANY ONE OF THE FOLLOWING IS REQUIRED TO INDICATE STABILITY:
 - CONDEN TEST < 1.3 OZ / UNIT TS / HR
 - SPECIFIC DRY TEST < 1.5 OZ / UNIT DWS /
 - RESPIRATION TEST < 8 C / UNIT VS / DAY
 - ODOR TEST < 20 TEMP. RISE (°C) E.
 - SOLVITA > 5 INDEX VALUE

SPECIFICATION OF SOILS FOR BIOTREATMENT OR BIORETENTION FACILITIES (CONT'D):

- TOXICITY: ANY ONE OF THE FOLLOWING MEASURES IS SUFFICIENT TO INDICATE NON-TOXICITY.
 - NH₄ - : NO3-N < 3
 - AMMONIUM < 500 PPM, DRY BASIS
 - SEED GERMINATION > 80% OF CONTROL
 - PLANT TRIALS > 80% OF CONTROL
 - SOLVITA > 5 INDEX VALUE
- NUTRIENT CONTENT: PROVIDE ANALYSIS DETAILING NUTRIENT CONTENT INCLUDING N-P-K, Ca, Mg, S AND B.
 - TOTAL NITROGEN CONTENT 0.8% OR ABOVE PREFERRED.
 - BORON: TOTAL SHALL BE < 80 PPM; SOLUBLE SHALL BE < 2.5 PPM
- SALINITY: MUST BE REPORTED; < 6.0 MMHOS/CM
- pH SHALL BE BETWEEN 6.5 AND 8. MAY VARY WITH PLANT SPECIES.
- COMPOST FOR BIORETENTION SOIL TEXTURE - COMPOST FOR BIORETENTION SOILS SHALL BE ANALYZED BY AN ACCREDITED LAB USING #200, 1/4-INCH, 1/2-INCH AND 1-INCH SIEVES (ASTM D 422 OR AS APPROVED BY MUNICIPALITY), AND MEET THE FOLLOWING GRADATION:

SIEVE SIZE	PERCENT PASSING (BY WEIGHT)	MIN.	MAX.
1-IN	99	100	
1/2-IN	90	100	
1/4-IN	40	90	
NO. 200	2	10	
- BULK DENSITY SHALL BE BETWEEN 500 AND 1100 DRY LBS/CUBIC YARD.
- MOISTURE CONTENT SHALL BE BETWEEN 30% - 55% OF DRY SOLIDS.
- INERTS - COMPOST SHALL BE RELATIVELY FREE OF INERT INGREDIENTS, INCLUDING GLASS, PLASTIC AND PAPER, < 1% BY WEIGHT OR VOLUME.
- WEED SEED/PATHOGEN DESTRUCTION - PROVIDE PROOF OF PROCESS TO FURTHER REDUCE PATHOGENS (PPTR). FOR EXAMPLE, TURNED WINDROWS MUST REACH MIN. 55C FOR 15 DAYS WITH AT LEAST 5 TURNS DURING THAT PERIOD.
- SELECT PATHOGENS - SALMONELLA < 3 MPN/4 GRAMS OF TS, OR COLIFORM BACTERIA < 10000 MPN/GRAM.
- TRACE CONTAMINANTS METALS (LEAD, MERCURY, ETC.) - PRODUCT MUST MEET US EPA, 40 CFR 503 REGULATIONS.
- BIORETENTION SOIL PERMEABILITY TESTING

SIEVE SIZE	PERCENT PASSING (BY WEIGHT)	MIN.	MAX.
1/2-IN	97	100	
NO. 200	2	5	

BIORETENTION SOILS NOT MEETING THE ABOVE CRITERIA SHALL BE EVALUATED ON A CASE BY CASE BASIS. ALTERNATIVE BIORETENTION SOIL SHALL MEET THE FOLLOWING SPECIFICATION: "SOILS FOR BIORETENTION FACILITIES SHALL BE SUFFICIENTLY PERMEABLE TO INFILTRATE RUNOFF AT A MINIMUM RATE OF 5 INCHES PER HOUR DURING THE LIFE OF THE FACILITY, AND PROVIDE SUFFICIENT RETENTION OF MOISTURE AND NUTRIENTS TO SUPPORT HEALTHY VEGETATION." ON-SITE SOILS MAY BE AMENDED WITH ORGANIC COMPONENTS, ETC., TO MEET PERMEABLE AND ORGANIC, NUTRIENT FUNCTIONS OF BIORETENTION SOIL AS AN ALTERNATIVE METHOD TO IMPORTED ENGINEERED/MANUFACTURED SOIL, CONSISTENT WITH LOW IMPACT DEVELOPMENT.

SPECIFICATION OF SOILS FOR BIOTREATMENT OR BIORETENTION FACILITIES (CONT'D):

THE FOLLOWING STEPS SHALL BE FOLLOWED BY MUNICIPALITIES TO VERIFY THAT ALTERNATIVE SOIL MIXES MEET THE SPECIFICATION:

GENERAL REQUIREMENTS - BIORETENTION SOIL SHALL ACHIEVE A LONG-TERM, IN-PLACE INFILTRATION RATE OF AT LEAST 5 INCHES PER HOUR. BIORETENTION SOIL SHALL ALSO SUPPORT VIGOROUS PLANT GROWTH. THE APPLICANT REFERS TO THE ENTITY PROPOSING THE SOIL MIXTURE FOR APPROVAL.

SUBMITTALS - THE APPLICANT MUST SUBMIT TO THE MUNICIPALITY FOR APPROVAL:

- A SAMPLE OF MIXED BIORETENTION SOIL.
- CERTIFICATION FROM THE SOIL SUPPLIER OR AN ACCREDITED LABORATORY THAT THE BIORETENTION SOIL MEETS THE REQUIREMENTS OF THIS GUIDELINE SPECIFICATION.
- CERTIFICATION FROM AN ACCREDITED GEOTECHNICAL TESTING LABORATORY THAT THE BIORETENTION SOIL HAS AN INFILTRATION RATE BETWEEN 5 AND 12 INCHES PER HOUR AS TESTED ACCORDING TO SECTION 1.6(2)(i).
- ORGANIC CONTENT TEST RESULTS OF MIXED BIORETENTION SOIL. ORGANIC CONTENT TEST SHALL BE PERFORMED IN ACCORDANCE WITH "TESTING METHODS FOR THE EXAMINATION OF COMPOST AND COMPOSTING (MECC) 05.07A, "LOSS-ON-IGNITION ORGANIC MATTER METHOD".
- GRAIN SIZE ANALYSIS RESULTS OF MIXED BIORETENTION SOIL PERFORMED IN ACCORDANCE WITH ASTM D 422, STANDARD TEST METHOD FOR PARTICLE SIZE ANALYSIS OF SOILS.
- A DESCRIPTION OF THE EQUIPMENT AND METHODS USED TO MIX THE SAND AND COMPOST TO PRODUCE THE BIORETENTION SOIL.
- THE NAME OF THE TESTING LABORATORY(S) AND THE FOLLOWING INFORMATION:
 - CONTACT PERSON(S)
 - ADDRESS(S)
 - PHONE CONTACT(S)
 - E-MAIL ADDRESS(S)
 - QUALIFICATIONS OF LABORATORY(S), AND PERSONNEL INCLUDING DATE OF CURRENT CERTIFICATION BY STA, ASTM, OR APPROVED EQUAL.

(1) BIORETENTION SOIL TEXTURE

BIORETENTION SOILS SHALL BE ANALYZED BY AN ACCREDITED LAB USING #200 AND 1/2-INCH SIEVES (ASTM D 422 OR AS APPROVED BY MUNICIPALITY), AND MEET THE FOLLOWING GRADATION:

(2) BIORETENTION SOIL PERMEABILITY TESTING

BIORETENTION SOILS SHALL BE ANALYZED BY AN ACCREDITED GEOTECHNICAL LAB FOR THE FOLLOWING TESTS:

- MOISTURE - DENSITY RELATIONSHIPS (COMPACTION TESTS) SHALL BE CONDUCTED ON BIORETENTION SOIL. BIORETENTION SOIL FOR THE PERMEABILITY TEST SHALL BE COMPACTED TO 85 TO 90 PERCENT OF THE MAXIMUM DRY DENSITY (ASTM D1557).
- CONSTANT HEAD PERMEABILITY TESTING IN ACCORDANCE WITH ASTM D2454 SHALL BE CONDUCTED ON A MINIMUM OF TWO SAMPLES WITH A 6-INCH WOOD AND VACUUM SATURATION.

SPECIFICATION OF SOILS FOR BIOTREATMENT OR BIORETENTION FACILITIES (CONT'D):

MULCH FOR BIORETENTION FACILITIES:

MULCH IS RECOMMENDED FOR THE PURPOSE OF RETAINING MOISTURE, PREVENTING EROSION AND MINIMIZING WEED GROWTH. PROJECTS SUBJECT TO THE STATE'S MODEL WATER EFFICIENCY LANDSCAPING ORDINANCE (OR COMPARABLE LOCAL ORDINANCE) WILL BE REQUIRED TO PROVIDE AT LEAST TWO INCHES OF MULCH. AGED MULCH, ALSO CALLED COMPOST MULCH, REDUCES THE ABILITY OF WEEDS TO ESTABLISH, KEEPS SOIL MOIST, AND REPLISHES SOIL NUTRIENTS. AGED MULCH CAN BE OBTAINED THROUGH SOIL SUPPLIERS OR DIRECTLY FROM COMMERCIAL RECYCLING YARDS. IT IS RECOMMENDED TO APPLY 1" TO 2" OF COMPOSTED MULCH, ONCE A YEAR, PREFERABLY IN JUNE FOLLOWING WEEDING.

THE DESIGN OF THE BIORETENTION BASIN SHALL NOT BE MODIFIED WITHOUT CITY APPROVAL. ALL MATERIAL SHALL MEET THE SPECIFICATIONS SHOWN IN DETAIL 20. THE FOLLOWING MAINTENANCE SCHEDULE SHALL BE IMPLEMENTED FOR THE LIFE OF THE STORM WATER TREATMENT FACILITIES:

- INSPECT INLETS FOR CHANNELS, EXPOSURE OF SOILS, OR OTHER EVIDENCE OF EROSION. CLEAR ANY OBSTRUCTIONS AND REMOVE ANY ACCUMULATION OF SEDIMENT. EXAMINE ROCK OR OTHER MATERIAL USED AS A SPLASH PAD AND REPLISH IF NECESSARY.
- INSPECT SIDE SLOPES FOR EVIDENCE OF INSTABILITY OR EROSION AND CORRECT AS NECESSARY.
- OBSERVE SOIL AT THE BOTTOM OF THE SWALE OR FILTER FOR UNIFORM PERCOLATION THROUGHOUT. IF PORTIONS OF THE SWALE OF FILTER DO NOT DRAIN WITHIN 72 HOURS AFTER THE END OF A STORM, THE SOIL SHOULD BE FILLED AND REPLANTED. REMOVE ANY DEBRIS OR ACCUMULATION OF SEDIMENT.
- EXAMINE THE VEGETATION TO ENSURE THAT IT IS HEALTHY AND DENSE ENOUGH TO PROVIDE FILTERING AND TO PROTECT SOILS FROM EROSION. REPLISH MULCH AS NECESSARY. REMOVE FALLEN LEAVES AND DEBRIS. PRUNE LARGE SHRUBS OR TREES, AND MOW TURF AREAS. WHEN MOWING, REMOVE NO MORE THAN 1/3 HEIGHT OF GRASSES. CONFIRM THAT IRRIGATION IS ADEQUATE AND NOT EXCESSIVE. REPLACE DEAD PLANTS AND REMOVE NOXIOUS AND INVASIVE VEGETATION.
- ABATE ANY POTENTIAL VECTORS BY FILLING HOLES IN THE GROUND AND AROUND THE SWALE AND BY INSURING THAT THERE ARE NO AREAS WHERE WATER STANDS LONGER THAN 72 HOURS FOLLOWING A STORM. IF MOSQUITO LARVAE ARE PRESENT AND PERSISTENT, CONTACT THE MOSQUITO ABATEMENT DISTRICT FOR THE INFORMATION AND NOTICE. MOSQUITO LARVICIDES SHOULD BE APPLIED ONLY WHEN ABSOLUTELY NECESSARY AND THEN ONLY BY A LICENSED INDIVIDUAL OR CONTRACTOR.
- ALL TRASH SHALL BE REMOVED FROM THE BIORETENTION BASINS ON A WEEKLY BASIS.
- THE PARKING LOT SHOULD BE SWEEP REGULARLY AND KEEP FREE OF TRASH AND DEBRIS. SWEEP MATERIALS SHALL BE COLLECTED, BAGGED AND PLACED IN THE ON-SITE GARBAGE DUMPSTER.
- THE SUMMARY OF INSPECTIONS & MAINTENANCE TABLE (BELOW) SHALL BE COMPLETED WITH EACH INSPECTION, FOR INCLUSION WITH THE ANNUAL REPORT.

20 BIORETENTION BASIN - SOIL SPECIFICATION

2 BIORETENTION BASIN MAINTENANCE



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 architecture • engineering • surveying
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 JOB NO. 161005 DATE: 04/27/17

RECORD DATES
 DL SUBMITTAL 9/23/16
 DO SUBMITTAL

REVISIONS

NO.	DATE	DESCRIPTION
1	8-19-13	RELOCATED TRASH

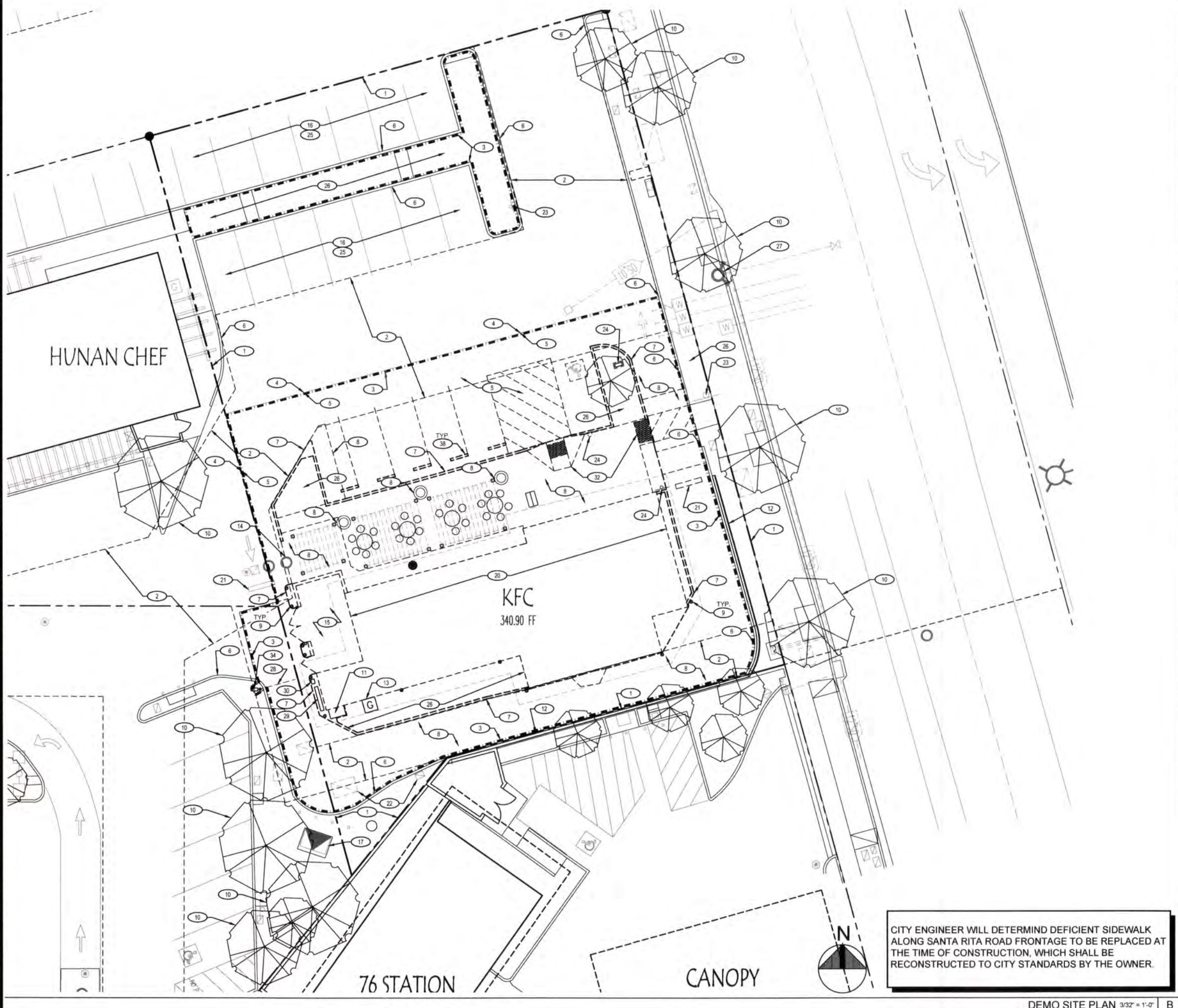
CLIENT
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 199 FIRST STREET, SUITE 212
 LOS ALTOS, CA 94022
 Phone: 650.941.5881

PROJECT
KFC RESTAURANT
 1803 Santa Rita Road
 Pleasanton, CA 94566
 APN #946-3295-011



BIORETENTION BASIN
 DETAIL & SPECS
SCP-2

W:\Data\Harman\20161615_Harman_Pleasanton_SantaRitaRd_29902_jdl_current\110_1615_DD1.0.dwg By: CSORRELL Saved on: 5/24/2017 1:40:00 PM
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- 1 (E) PROPERTY LINE
- 2 (E) EASEMENT
- 3 SCOPE OF WORK BOUNDARY
- 4 (E) PAVING TO REMAIN
- 5 (D) PAVING
- 6 (E) CURB TO REMAIN
- 7 (D) CURB
- 8 (D) CONCRETE
- 9 (D) BOLLARD
- 10 (E) TREE - TO REMAIN
- 11 (D) SWITCH GEAR
- 12 (E) SCREEN WALL TO REMAIN
- 13 (D) GAS METER
- 14 (D) GREASE INTERCEPTOR
- 15 (D) TRASH ENCLOSURE
- 16 (E) PARKING STALLS - TO REMAIN
- 17 (E) ELECTRICAL TRANSFORMER & CONCRETE PAD BY OTHERS
- 18 (E) PHONE BOX
- 20 (D) KFC BUILDING
- 21 (D) SPEED BUMP
- 22 (E) UTILITIES BELOW GRADE
- 23 (E) SIGN TO REMAIN
- 24 (D) SIGN
- 25 (D) PARKING STALL STRIPPING
- 26 (D) LANDSCAPING AREA
- 27 (E) HYDRANT
- 28 (D) CLEARANCE BAR
- 29 (D) MENU BOARD
- 30 (D) ORDER SPEAKER
- 31 NOT USED
- 32 (D) CURB CUT RAMPS W/ TRUNCATED DOMES.
- 33 (D) 12" WIDE 60" LONG STRIPES AT 30" O.C.
- 34 (D) DIRECTIONAL SIGNAGE.
- 35 NOT USED
- 36 (D) PAINTED TRAFFIC ARROWS.
- 37 (D) 12" HIGH LETTERS PAINTED WITH TRAFFIC PAINT.
- 38 (D) WHEEL STOP.

CITY ENGINEER WILL DETERMINE DEFICIENT SIDEWALK ALONG SANTA RITA ROAD FRONTAGE TO BE REPLACED AT THE TIME OF CONSTRUCTION, WHICH SHALL BE RECONSTRUCTED TO CITY STANDARDS BY THE OWNER.



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 DD SUBMITTAL 52317

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NO.	DESCRIPTION

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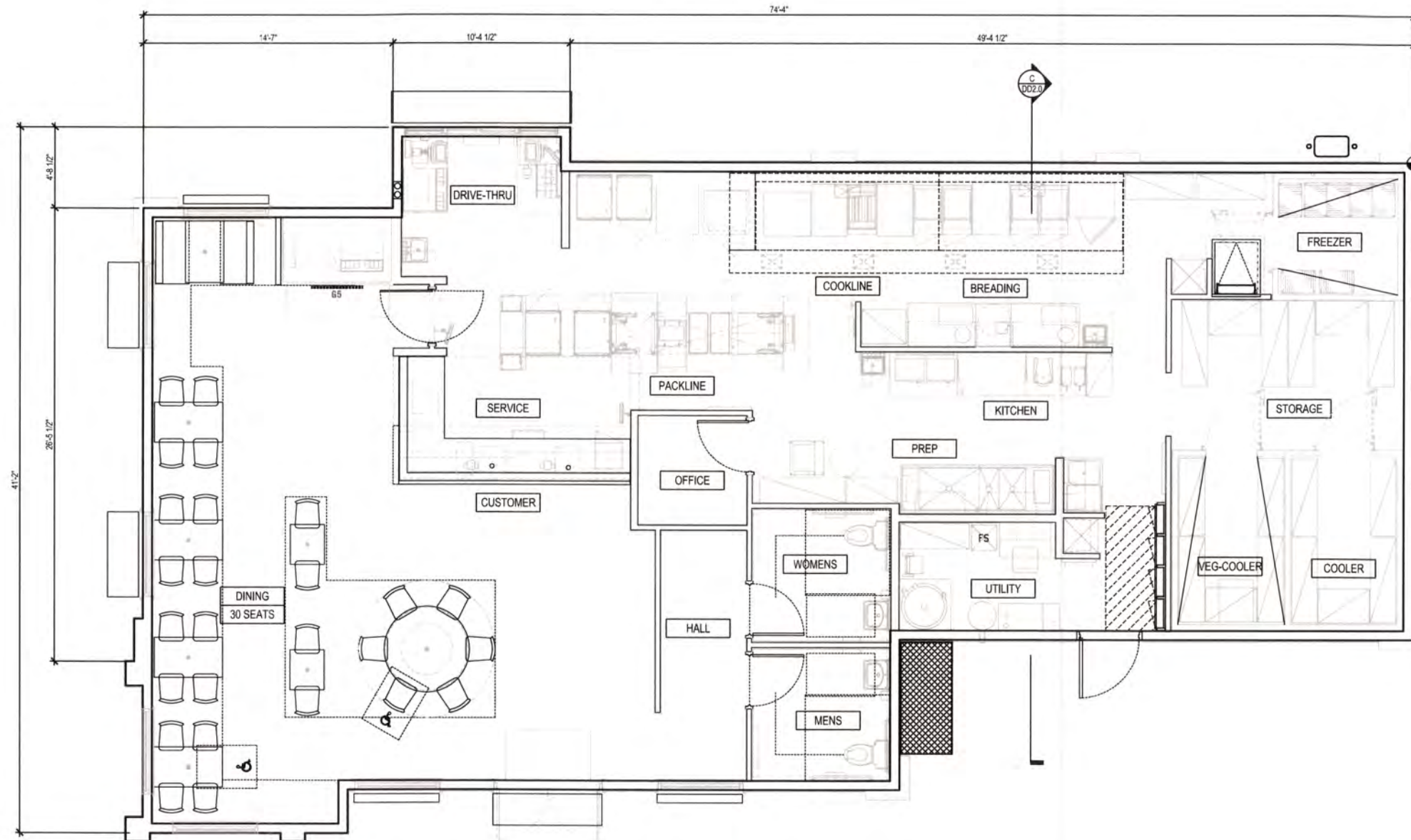
PROJECT
KFC RESTAURANT
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AS-KB

DEMO
 SITE PLAN
DD1.0

W:\Data\Harman\20161616_Harman_Pleasanton_SantaRitaRd_299102_dd_DD2.0.dwg By: CSORRELL Saved on: 5/24/2017 1:39:49 PM
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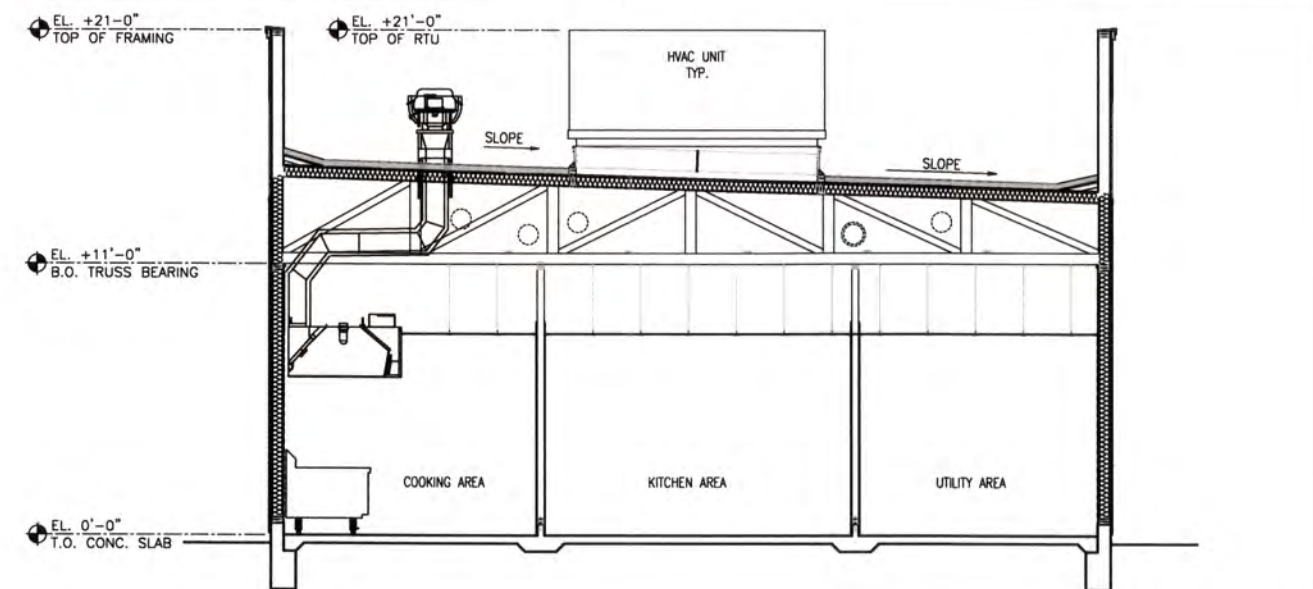


GREASE INTERCEPTOR SIZED TO ACCOMMODATE NEW KITCHEN EQUIPMENT AT 1,500 GALLONS.

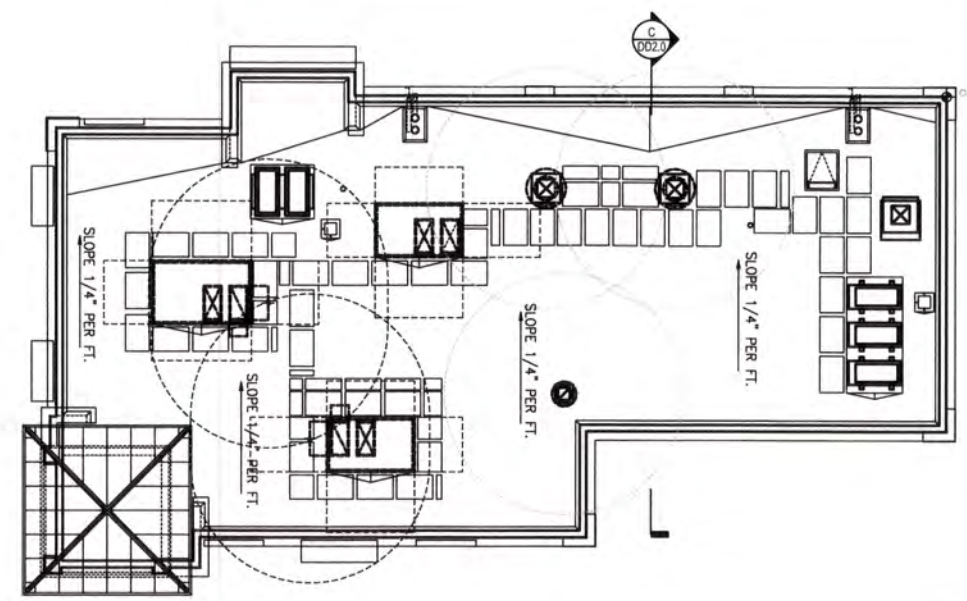
BUILDING AND TRASH ENCLOSURE FULLY SPRINKLERED.



FLOOR PLAN 1/4" = 1'-0" **A**



BLDG. SECTION 1/4" = 1'-0" **C**



ROOF PLAN 1/8" = 1'-0" **B**



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DD SUBMITTAL	5/23/17

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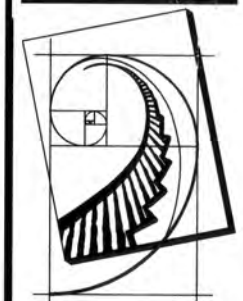
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PROJECT
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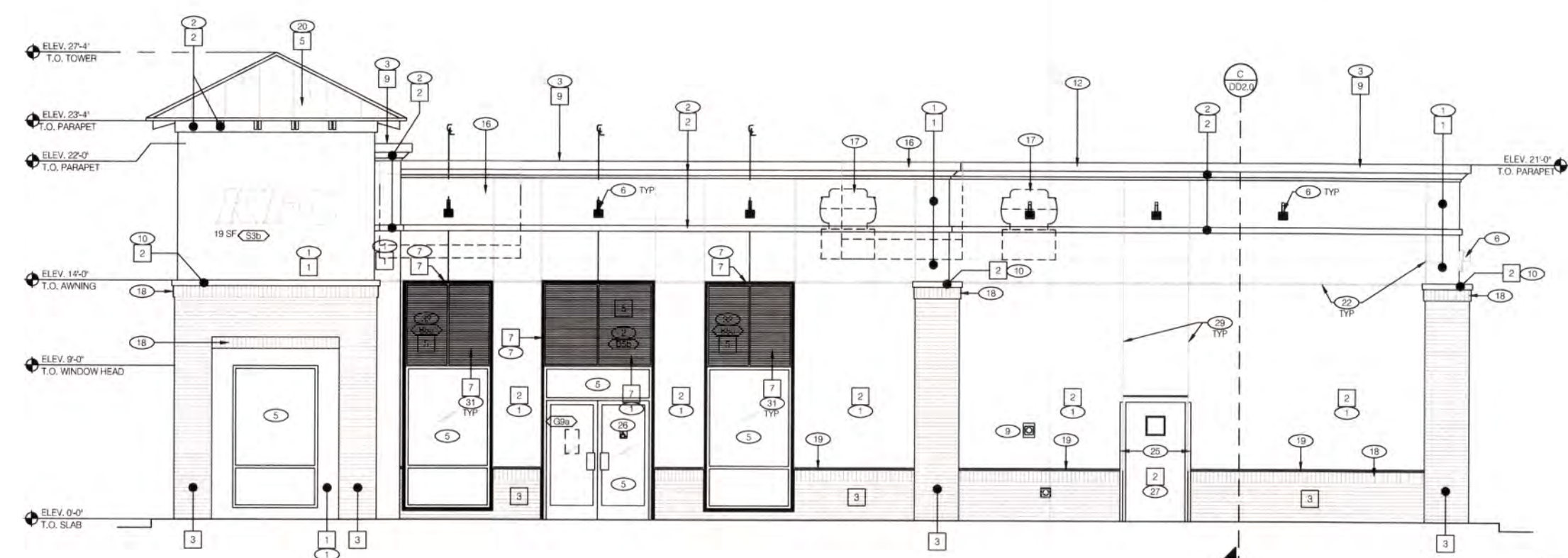
AS-KB
 PROPOSED FLOOR PLAN
 ROOF PLAN, AND
 BLDG. SECTION

DD2.0



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NORTH ELEVATION 1/4"=1'-0" A

SYMBOL	EXTERIOR WALL AREA	MANUFACTURER	COLOR	ALTERNATE MFR.	ALTERNATE COLOR	CONTACT
1	EXTERIOR PAINT	SHERWIN WILLIAMS	SHERWIN WILLIAMS #SW0033 REMBRANDT RUBY EXTERIOR WALL	BENJAMIN MOORE	TO MATCH COLOR INDICATED.	KURT MCCLELLAND P: (800) 635-5147 / C: (502) 640-1608 kurt.mcclelland@benjaminmoore.com
2	EXTERIOR PAINT	SHERWIN WILLIAMS	SHERWIN WILLIAMS #SW7005 PURE WHITE EXTERIOR WALL	BENJAMIN MOORE	TO MATCH COLOR INDICATED.	KURT MCCLELLAND P: (800) 635-5147 / C: (502) 640-1608 kurt.mcclelland@benjaminmoore.com
3	BACK OF HOUSE WALLS / WANSCOT / CURB	GLEN-GERY	BRICK: BLACK BEAUTY GROUT: GLENGERY G302	GROUT: LATICRETE 4XL	PER LOCAL / MUNICIPAL REQUIREMENTS	
4	EXTERIOR PAINT	BENJAMIN MOORE	AURA EXTERIOR PAINT EXOTIC RED 2086-10 SATIN (631) 100% ACRYLIC HYBRID RESIN SELF PRIMING			
5	LOUVERED AWNINGS / SEAM ROOF	PRE-FINISH	PRE-FINISH TO MATCH BENJAMIN MOORE 2086-10 EXOTIC RED SATIN FINISH			
6	BOLLARDS		PVC SLEEVE VERIFY COLOR w/ OWNER			
7	EXTERIOR PAINT ACCENT BAND	SHERWIN WILLIAMS	SHERWIN WILLIAMS #SW7069 IRON ORE EXTERIOR WALL	BENJAMIN MOORE	TO MATCH COLOR INDICATED.	KURT MCCLELLAND P: (800) 635-5147 / C: (502) 640-1608 kurt.mcclelland@benjaminmoore.com
8	PAINTED STENCIL		BLACK			
9	EXTERIOR METAL PAINT	SHERWIN WILLIAMS	SHERWIN WILLIAMS #SW7005 PURE WHITE METAL PAINT	BENJAMIN MOORE	TO MATCH COLOR INDICATED.	KURT MCCLELLAND P: (800) 635-5147 / C: (502) 640-1608 kurt.mcclelland@benjaminmoore.com
10	EXTERIOR METAL PAINT	SHERWIN WILLIAMS	SHERWIN WILLIAMS #SW7069 IRON ORE METAL PAINT	BENJAMIN MOORE	TO MATCH COLOR INDICATED.	KURT MCCLELLAND P: (800) 635-5147 / C: (502) 640-1608 kurt.mcclelland@benjaminmoore.com

EXTERIOR FINISH SCHEDULE F

TAG	QTY	ITEM DESCRIPTION	ELEC
SIGNAGE			
S1a	1	VINYL LOGO/GRAPHICS FOR TOWER PANEL - FULL HT.	
S1b	0	VINYL LOGO/GRAPHICS FOR TOWER PANEL - HALF HT.	
S3a	0	KFC CHANNEL LETTERS - 30" RED	X
S3b	2	KFC CHANNEL LETTERS - 24" RED	X
S3c	0	KFC CHANNEL LETTERS - 30" WHITE	X
S3d	0	KFC CHANNEL LETTERS - 24" WHITE	X
S4a	1	'REAL MEALS TO GO' DIMENSIONAL LETTERS FOR 15' DT CANOPY	
S4b	0	'REAL MEALS TO GO' VINYL LETTERS FOR 8' DT CANOPY	
S5a	0	'WORLD FAMOUS CHICKEN' LETTERS - 16" DIMENSIONAL PIN MOUNT	
S5b	1	'WORLD FAMOUS CHICKEN' 16" LETTERS - PAINT	
S5c	0	'WORLD FAMOUS CHICKEN' 12" LETTERS - PAINT	
S5d	0	'WORLD FAMOUS CHICKEN' STACKED LETTERS - PAINT	
S6	0	'REAL MEALS' BUCKET SIGN	
S7	0	'REAL MEALS TO GO' BUCKET SIGN	X
S8a	1	'HARD WAY' PAINT TEMPLATE - 5" ROUND	
S8d	1	'HARD WAY' PAINT TEMPLATE - HORIZONTAL	
S9	1	'HOT FRESH' ARROW SIGN	X
G8a	1	STORE HOURS - ENTRY DOOR	
G8b	1	STORE HOURS - DT WINDOW	
BUILDING EXTERIOR ELEMENTS			
B1a	1	TOWER PANEL W/ HALF HT LOGO (NO GRAPHICS)- FULL HT W/ EXTENDER	
B1b	0	TOWER PANEL W/ LOGO AND GRAPHICS - HALF HT	
B2	1	TOWER LID CANOPY	
B3a	1	DT WINDOW CANOPY - 15' WIDE	X
B5a	5	SHUTTERED AWNINGS - 5' WIDE	
B5b	1	SHUTTERED AWNINGS - 6'-4" WIDE	

IMAGE COMPONENTS SCHEDULE D

MISCELLANEOUS:

A. SEE SHEET A1.1 'WINDOW TYPES' FOR WINDOW ELEVATIONS.
 B. PAINT COLORS SHOWN ARE COLOR REFERENCES FOR THE E.I.F.S. SUPPLIER.

SEALERS (REFER TO SPECS.)

A. SEALANT AT ALL WALL AND ROOF PENETRATIONS.
 B. SEALANT AT ALL WINDOW AND DOOR FRAMES AT HEAD AND JAMB. DO NOT SEAL SILL AT WINDOWS.

HIGH IMPACT E.I.F.S.:

A. AS REQUIRED PER SITE-SPECIFIC DESIGN. E.I.F.S. BASE COAT W/ 20 OZ. HIGH IMPACT MESH TO BE APPLIED FROM STARTER TRACK TO 7'-0" A.F.F. REFER TO SPECIFICATION MANUAL FOR E.I.F.S. MANUFACTURERS ASSEMBLY DETAILS.

CRITICAL FINISH OPENINGS:

BUILDING FINISH OPENINGS THAT ARE DESIGNATED AS 'CRITICAL' SHALL BE MAINTAINED TO PROVIDE FOR THE STANDARD INSTALLATION OF STANDARD SIGNAGE / BUILDING ELEMENTS. SEE GENERAL NOTE FOR VENDOR PROVIDED / VENDOR INSTALLED ELEMENTS.

THIN BRICK INSTALLATION:

THE GENERAL CONTRACTOR TO ENSURE THAT THE BRICK JOINTS ARE PLUMB AND LEVEL AND THE BRICK FACES ALIGNED AND FLUSH.

VENDOR SUPPLIED / INSTALLED ELEMENTS:

GC TO COORDINATE WITH VENDOR PROVIDED / VENDOR INSTALLED SIGNAGE AND BUILDING ELEMENTS.

GENERAL NOTES C

- 1 7/8" CEMENT PLASTER SYSTEM.
- 2 CEMENT PLASTER CORNICE.
- 3 PARAPET FASCIA CAP.
- 4 EXPOSED DURO-LAST MEMBRANE W/ TERMINATION BAR. COORDINATE WITH EXTENTS OF VENDOR PROVIDED TOWER BUILDING ELEMENT.
- 5 ALUMINUM STOREFRONT WINDOW / DOOR SYSTEM. SEE SHEET A1.1.
- 6 WALL LIGHTING - LIGHTING VENDOR SUPPLIED / GC INSTALLED. SEE SHEET E4.0.
- 7 STO CORP. 1" DRAINABLE E.I.F.S. REFER TO SPECIFICATIONS MANUAL FOR MANUFACTURERS ASSEMBLY DETAILS. FIELD SUPPORT SERVICES AND CONTACTS. REFER TO DETAILS, SHEET A6.3. SEE 'HIGH IMPACT E.I.F.S.' GENERAL NOTE.
- 8 HOSE BIB - REFER TO DETAIL 5 / A6.2.
- 9 CO2 FILLER VALVE & COVER AT 5'-4" A.F.F.
- 10 CAST CAP - PAINT TO MATCH.
- 11 SWITCHGEAR.
- 12 INDICATES TOP OF ROOF DECK.
- 13 DRIVE THRU WINDOW. SEE SHEET A2.1.
- 14 GAS METER. DO NOT PAINT METER.
- 15 STEEL BOLLARD W/ PVC SLEEVE. SEE SITE DETAILS.
- 16 TOP OF RTU. COORDINATE WITH MANUFACTURERS SPECIFICATIONS.
- 17 EXHAUST FANS ON ROOF.
- 18 THIN BRICK SOLDIER COURSE.
- 19 TRANSITION FROM THIN BRICK- 10- CEMENT PLASTER.
- 20 METAL SEAM ROOF.
- 21 LINE OF PAINT COLOR CHANGE.
- 22 CEMENT PLASTER REVEAL. SEE DETAIL A6.0.
- 23 ROOF DRAIN. SEE 6/A0.1.
- 24 ROOF DRAIN OVERFLOW LEADER. SEE DETAIL 16 / A6.0.
- 25 STAINLESS STEEL CORNER GUARDS.
- 26 HANDICAP SIGNAGE. MOUNT AT 5'-0" A.F.F.
- 27 SECURITY DOOR. OWNER-SUPPLIED / G.C. INSTALL.
- 28 EXTERIOR FINISH DIMENSION, TYPICAL.
- 29 CEMENT PLASTER CONTROL JOINT.
- 30 NOT USED.
- 31 PAINT WALL SURFACE BEHIND NEW AWNING.
- 32 PRE-FINISH METAL LOUVERED AWNINGS (AWNINGS ABOVE DOORS TO HAVE RAIN DIVERTERS).

NOTE: NOT ALL KEY NOTES APPLY TO THIS SHEET KEY NOTES B

RECORD DATES
 LL SUBMITTAL
 DD SUBMITTAL 5/23/17

REVISIONS

CLIENT
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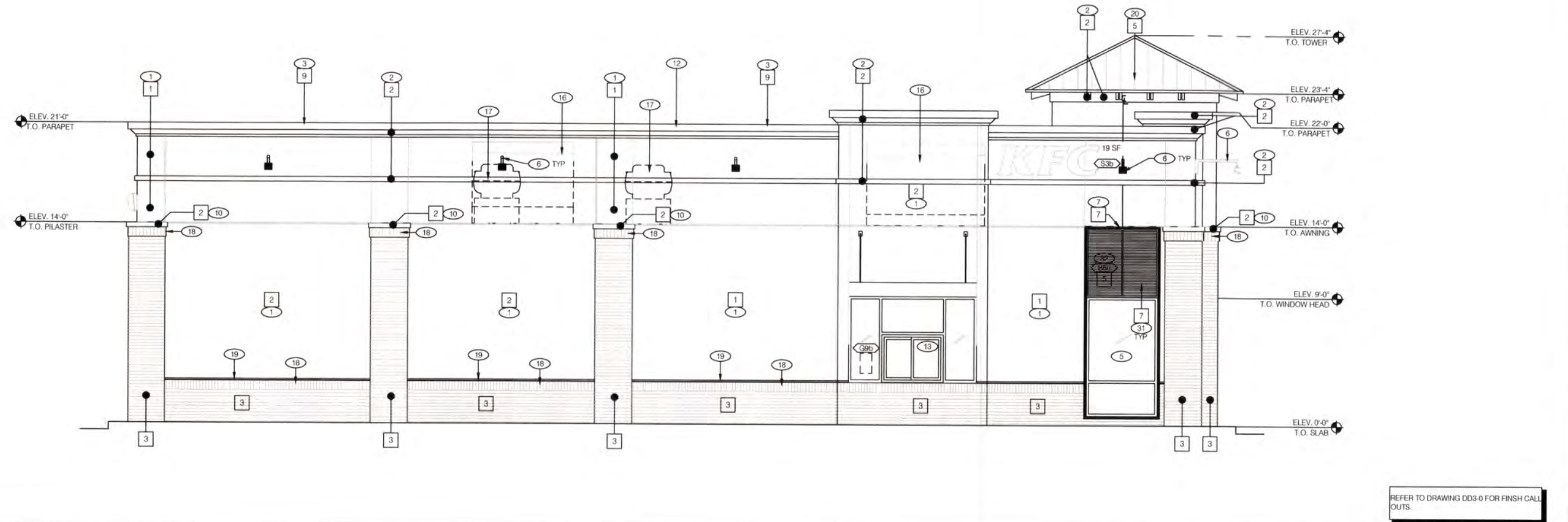
PROJECT
KFC RESTAURANT
 1803 Santa Rita Road
 Pleasanton, CA 94566
 APN #946-3295-011



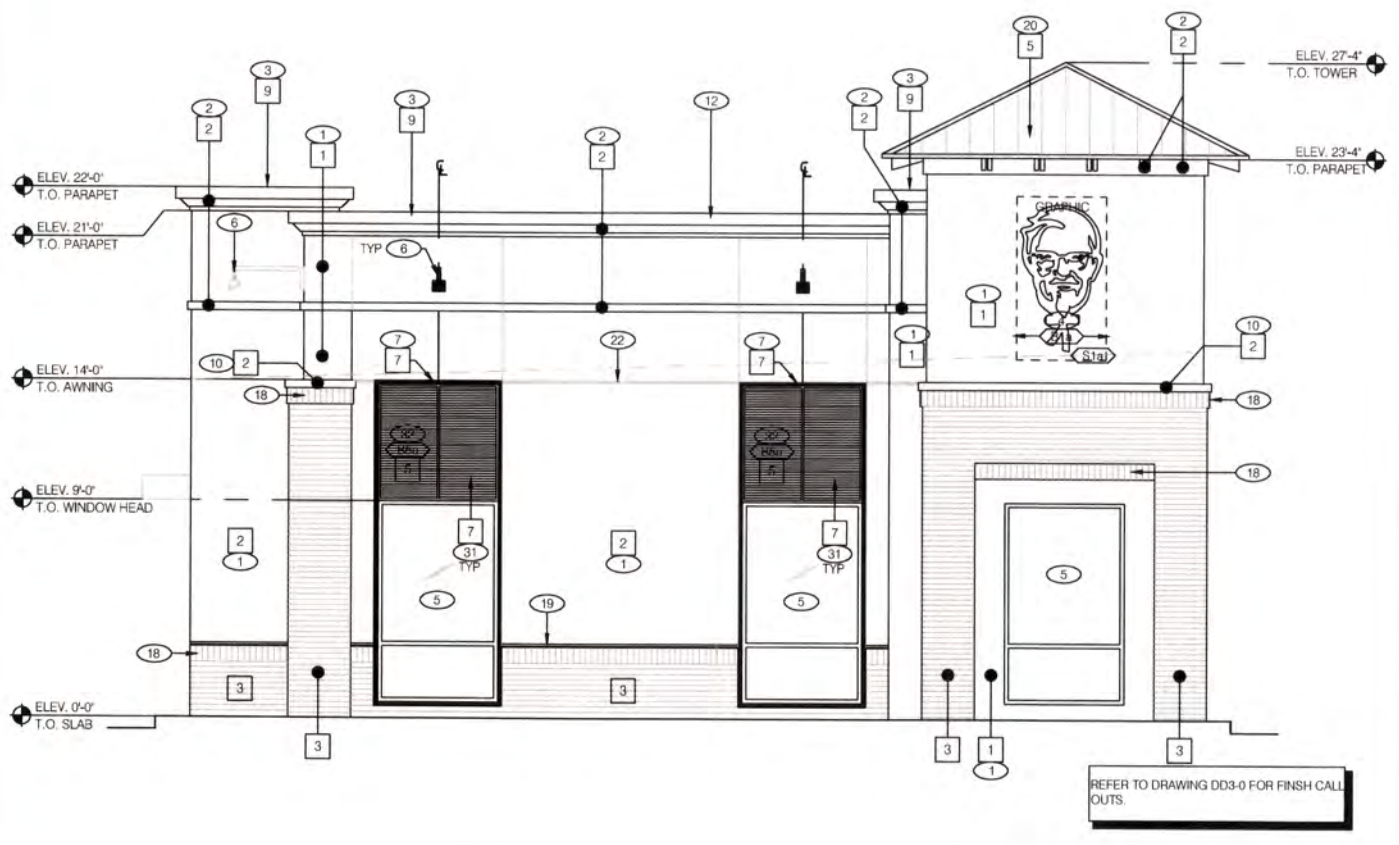
EXTERIOR ELEVATIONS
DD4.0

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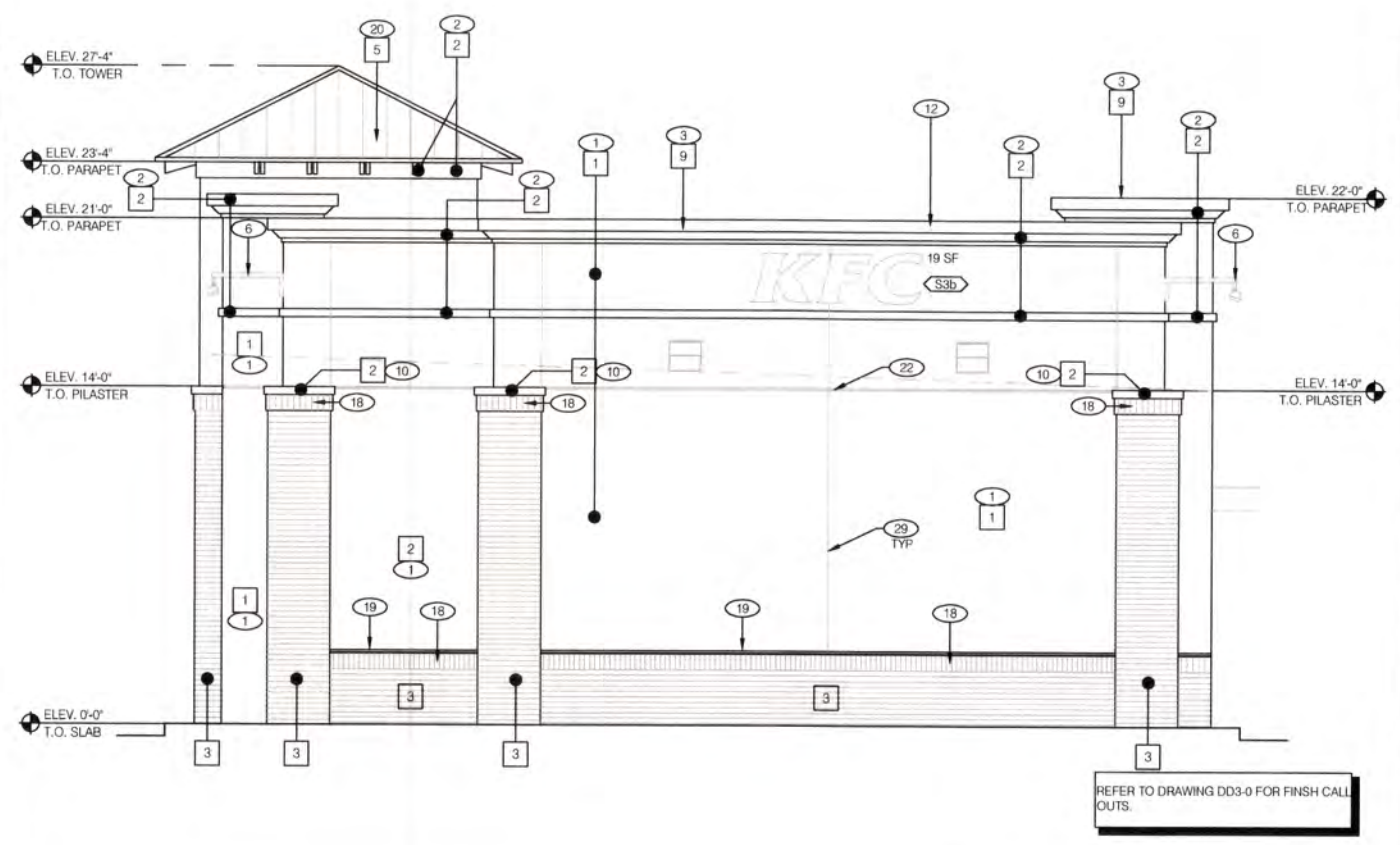
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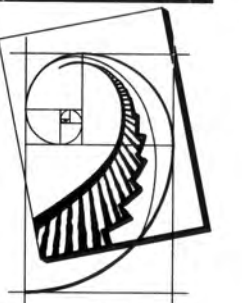
SOUTH ELEVATION 1/4" = 1'-0" **A**



EAST ELEVATION 1/4" = 1'-0" **C**



WEST ELEVATION 1/4" = 1'-0" **B**



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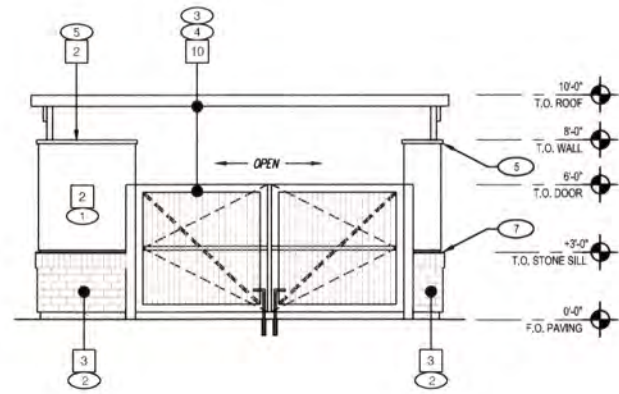


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EXTERIOR ELEVATIONS

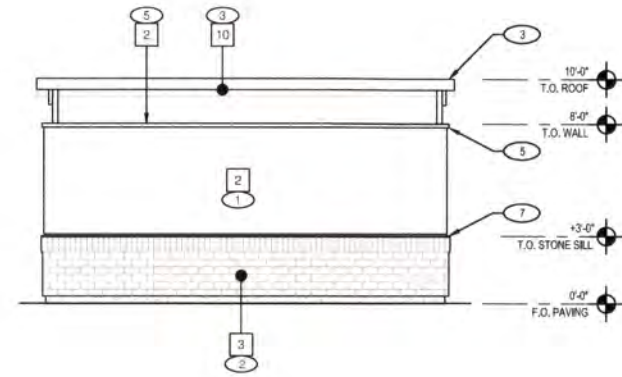
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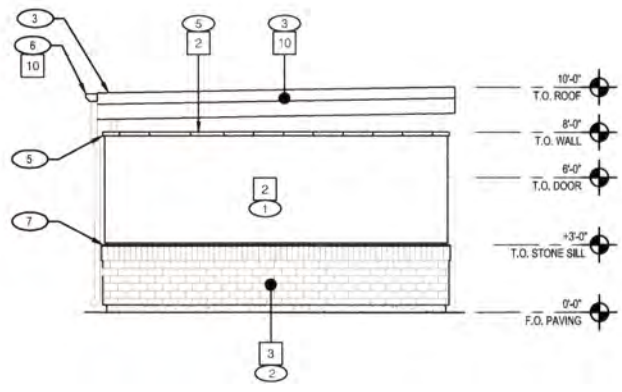
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NORTH ELEVATION 1/4"=1'-0" **B**



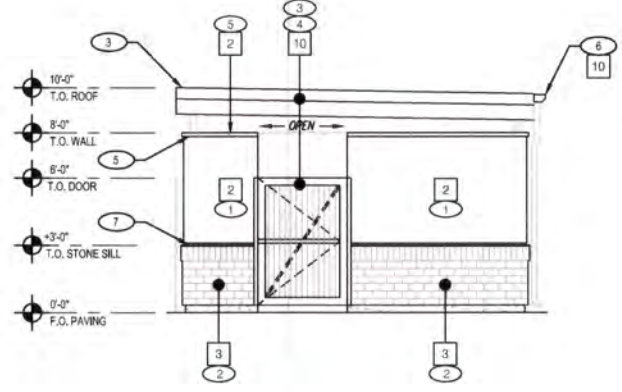
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SOUTH ELEVATION 1/4"=1'-0" **A**



REFER TO DRAWING DD4-0 FOR FINISH CALL OUTS

EAST ELEVATION 1/4"=1'-0" **E**

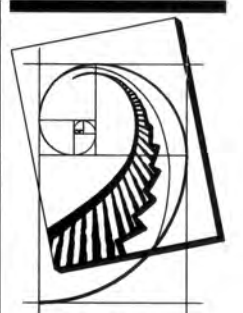


REFER TO DRAWING DD4-0 FOR FINISH CALL OUTS

WEST ELEVATION 1/4"=1'-0" **D**

- 1 (N) CEMENT PLASTER SYSTEM
- 2 (N) BRICK VENEER
- 3 (N) METAL ROOF
- 4 (N) METAL DOOR
- 5 (N) CAST SILL
- 6 (N) GUTTER & DOWNSPOUT
- 7 (N) THIN BRICK SOLDIER COURSE

NOTE: NOT ALL KEY NOTES APPLY TO THIS SHEET **KEY NOTES** **C**



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 Pleasanton, CA 94566
 APN #946-3295-011



AS-KB

EXTERIOR ELEVATIONS
DD4.2



EAST ELEVATION

LEGEND

- 
1 - BENJAMIN MOORE
#2086-10 'EXOTIC RED'
EXTERIOR WALL/METAL PAINT
- 
2 - SHERWIN WILLIAMS
#SW7005 'PURE WHITE'
EXTERIOR WALL/METAL PAINT
- 
3 - GLEN-GERY
'BLACK BEAUTY' BRICK
BACK OF HOUSE WALLS/ WAINSCOT/ CURB
- 
4 - SHERWIN WILLIAMS
#SW0033 'REMBRANT RUBY'
EXTERIOR WALL
- 
5 - SHERWIN WILLIAMS
#SW7069 'IRON ORE'
EXTERIOR WALL



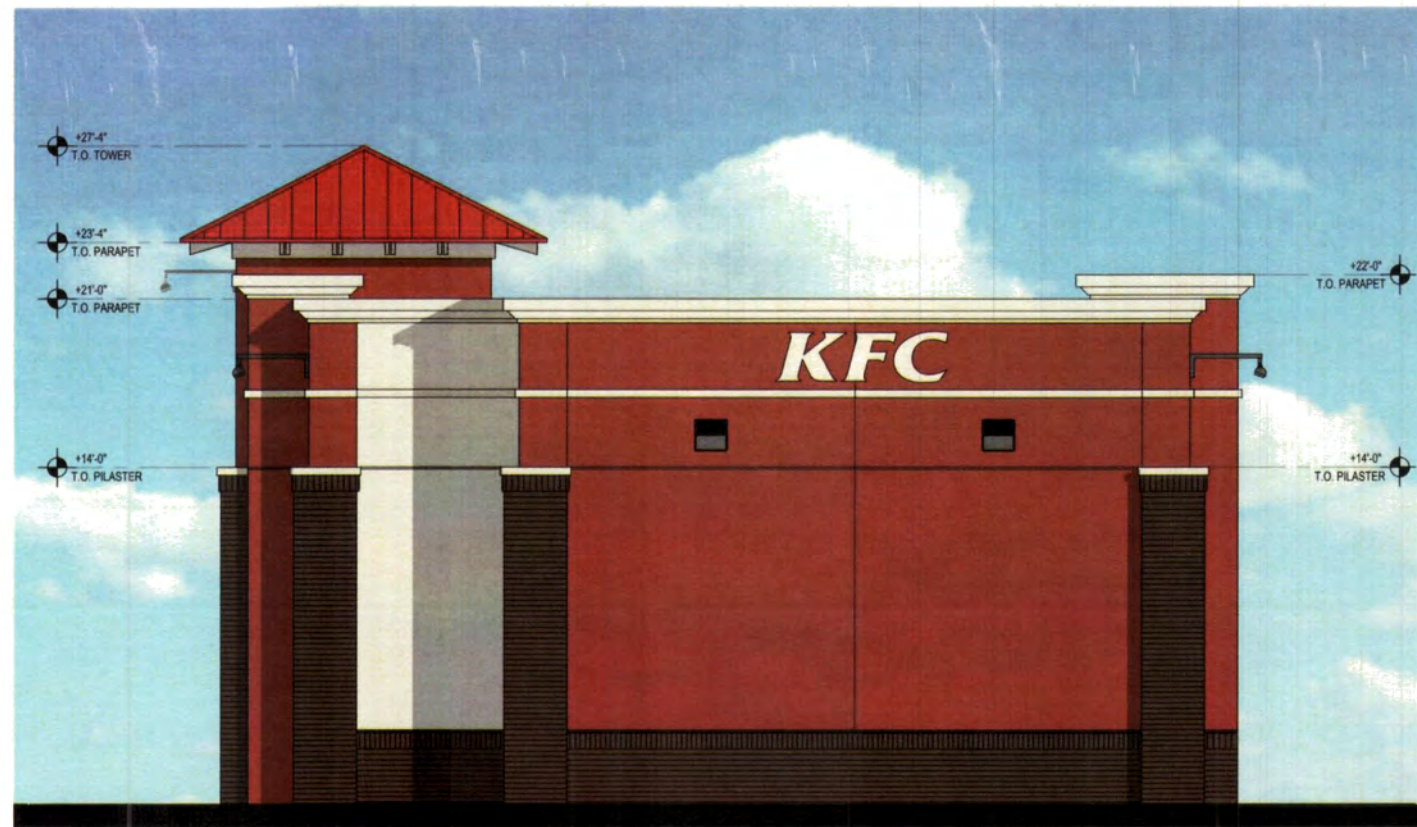
NORTH ELEVATION

EXTERIOR COLOR ELEVATIONS

DATE: APRIL 17, 2017

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P: 650.941.5681

KFC RESTAURANT
1803 SANTA RITA ROAD
PLEASANTON, CA 94566
SCHEME - E



WEST ELEVATION

LEGEND

- 1 - BENJAMIN MOORE
#2086-10 "EXOTIC RED"
EXTERIOR WALL/METAL PAINT
- 2 - SHERWIN WILLIAMS
#SW7005 "PURE WHITE"
EXTERIOR WALL/METAL PAINT
- 3 - GLEN-GERY
"BLACK BEAUTY" BRICK
BACK OF HOUSE WALLS/ WAINSCOT/ CURB
- 4 - SHERWIN WILLIAMS
#SW0033 "REMBRANT RUBY"
EXTERIOR WALL
- 5 - SHERWIN WILLIAMS
#SW7069 "IRON ORE"
EXTERIOR WALL



SOUTH ELEVATION

EXTERIOR COLOR ELEVATIONS

DD5.1

DATE: APRIL 17, 2017

OWNER: HARMAN MANAGEMENT
199 FIRST STREET, SUITE #212
LOS ALTOS, CA 94022
P: 650.941.5681

KFC RESTAURANT
1803 SANTA RITA ROAD
PLEASANTON, CA 94566
SCHEME - E

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W:\Data\Harman\20161615_Harman_Pleasanton_SantaRitaRd_299\02_ddl_current\170_1615_DD7.0.dwg By: DRAFTING Saved on: 5/24/2017 2:17:02 PM
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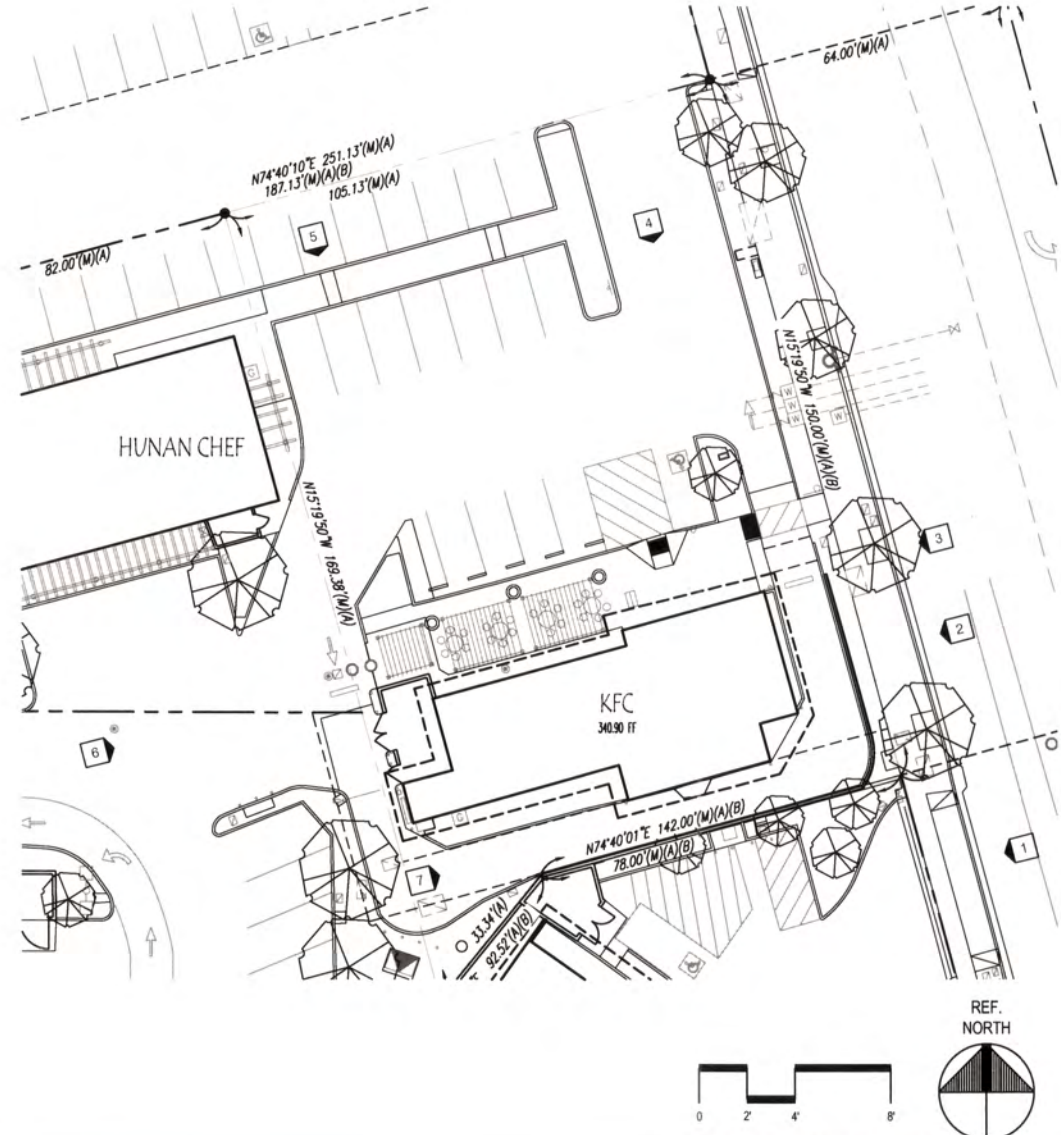
BLDG. PHOTO @ LEFT SIDE 7



BLDG. PHOTO @ RIGHT. SIDE 4



BLDG. PHOTO @ FRONT 1



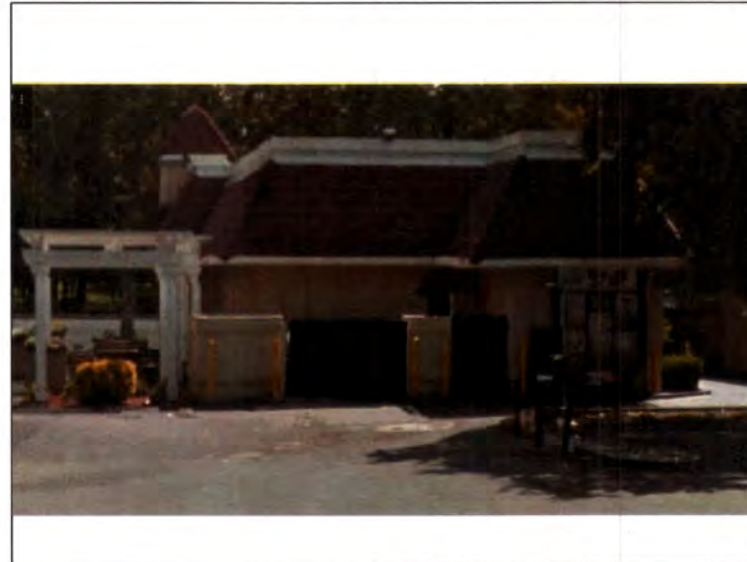
EXISTING SITE KEY PLAN NOT TO SCALE **A**



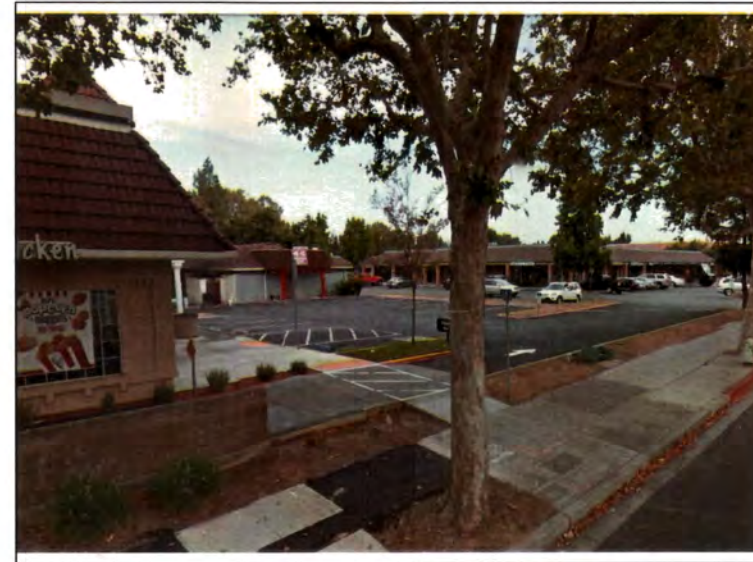
BLDG. PHOTO @ RIGHT. SIDE 5



BLDG. PHOTO @ FRONT 2

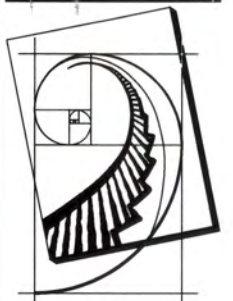


BLDG. PHOTO @ BACK 6



BLDG. PHOTO @ FRONT 3

EXISTING PHOTOS N/A **A**



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 LOS ALTOS, CA 94022
 Phone: 650.941.5681

PROJECT
KFC RESTAURANT
 1803 Santa Rita Road
 Pleasanton, CA 94566
 APN #946-3295-011



AS-KB

EXISTING
 PHOTOS

DD7.0

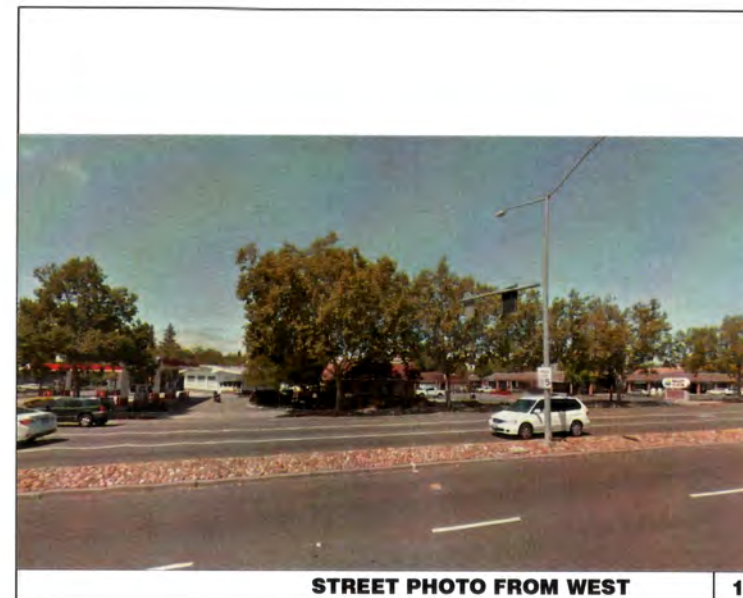
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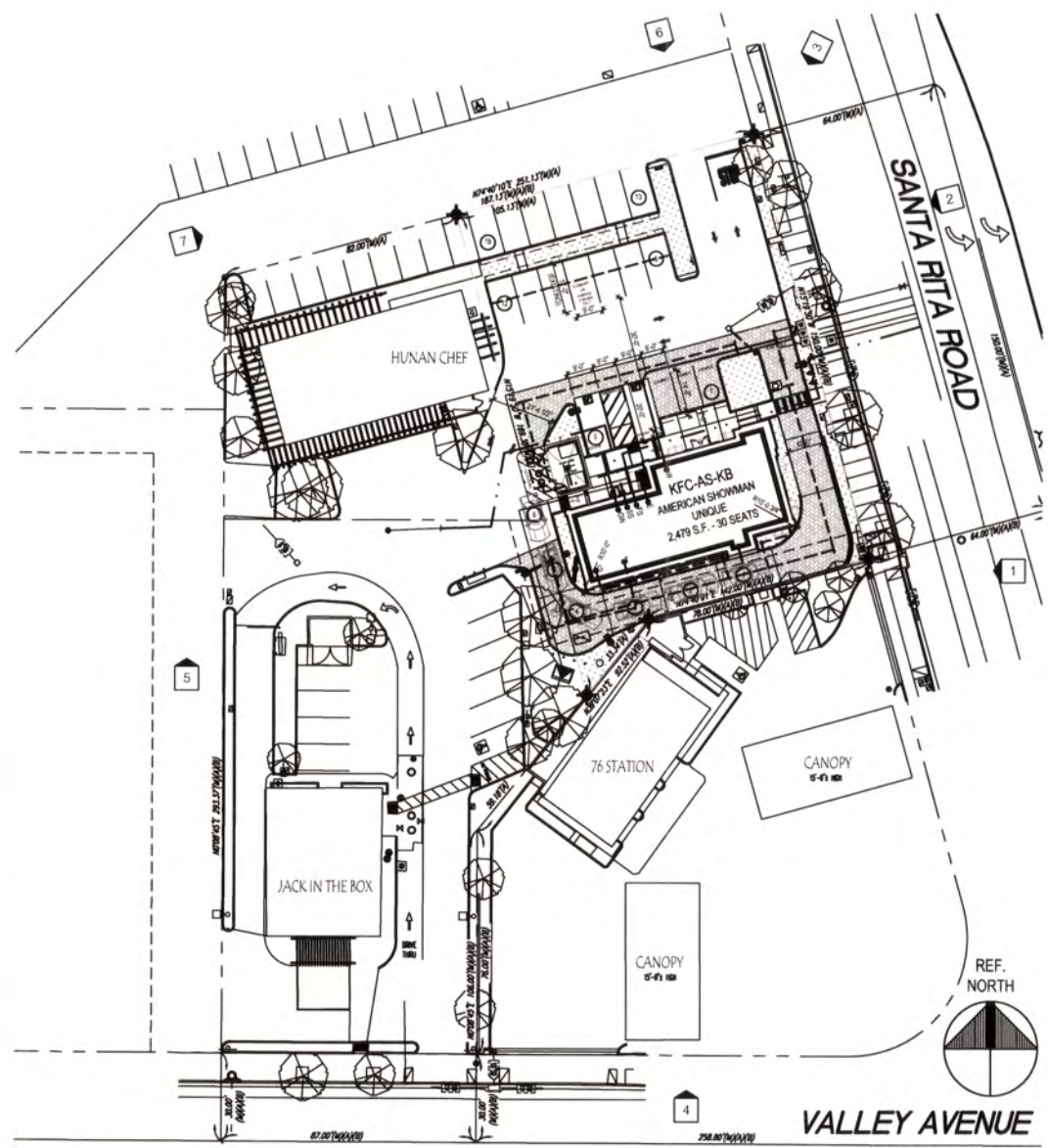
SITE PHOTO LOOKING EAST 7



STREET PHOTO LOOKING NORTH 4



STREET PHOTO FROM WEST 1



EXISTING SITE KEY PLAN NOT TO SCALE **B**



SITE PHOTO LOOKING NORTH 5



STREET PHOTO AT FRONT 2

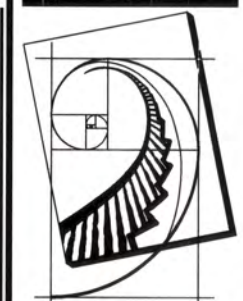


SITE PHOTO LOOKING NORTHEAST 6



STREET PHOTO LOOKING SOUTHEAST 3

EXISTING PHOTOS N.A. **A**



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PROJECT
KFC RESTAURANT
 1803 Santa Rita Road
 Pleasanton, CA 94566
 APN #946-3295-011



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EXISTING PHOTOS

DD7.1

PLANT SCHEDULE

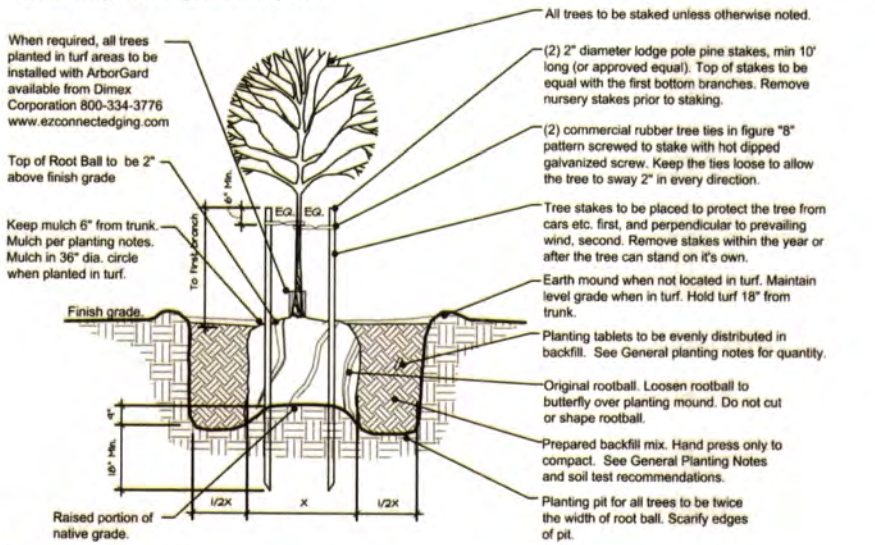
TREES	BOTANICAL NAME	COMMON NAME	CONT	QTY	Water Use	
CHI LIN	Chilopsis linearis	Desert Willow	15 gal	1	Low	
LAG DYN	Lagerstroemia indica 'Dynamite'	Dynamite Crape Myrtle	15 gal	1	Low	
PLA BLO	Platanus x acerifolia 'Bloodgood'	London Plane Tree	24" box	4	Medium	
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY	Water Use	
CAL KAR	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	5 gal	12	Low	
CHO ELE	Chondropetalum elephantinum	Large Cape Rush	5 gal	9	Low	
CHO TEC	Chondropetalum tectorum	Cape Rush	5 gal	3	Low	
HEM MON	Hemerocallis x 'Monie'	Starburst Evergreen Daylily	1 gal	54	Low	
HES BRA	Hesperaloe parviflora 'Brakelights'	Brakelights Red Yucca	5 gal	14	Low	
LIG TEX	Ligustrum japonicum 'Texanum'	Wax Leaf Privet	5 gal	22	Low	
LOM BRE	Lomandra longifolia 'Breeze'	Dwarf Mat Rush	1 gal	62	Low	
OLE LIT	Olea europaea 'Little Olive'	Little Olive Olive	5 gal	14	Low	
VINE/ESPALIER	BOTANICAL NAME	COMMON NAME	SIZE	QTY	Water Use	
FIC PUM	Ficus pumila	Creeping Fig	1 gal	3	Medium	
PAR TRI	Parthenocissus tricuspidata	Japanese Creeper	1 gal	6	Medium	
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY	Water Use
ARC UVA	Arctostaphylos uva-ursi	Kinnikinnick	1 gal	36" o.c.	225 sf	Low
CAR PAN	Carex pansa	Sanddune Sedge	1 gal	24" o.c.	266 sf	Low

Mulch to be evenly distributed throughout all shrub and groundcover areas (not turf and Fescue) unless otherwise noted on plans. Mulch to be nitrogen stabilized, max. 3/4", recycled material installed at min. 3" depth. Contractor to provide sample for approval prior to installation. "Gorilla-Hair" is not acceptable unless specifically noted for slope areas.

- Cobble** 3"-6" diameter river cobble set in concrete. Contractor to submit sample to Landscape Architect for approval prior to installation. Check local suppliers.
- Boulders** Varied size (12"-48") placed in loose random groups to appear as natural rock outcroppings. Boulders to be approved by Landscape Architect prior to installation.
- Existing Landscape** Existing landscape with irrigation to remain.

This plan represents the design style and theme of the landscape design and planting. These plans are preliminary and may change through the design process. The final planting plan may not contain all of the above plants in the sizes as shown. Additionally some new plant species may be used in the final design. This plan does however indicate the quantity of trees and the overall level of landscape development that will be carried through with the final design.

Final landscape design shall meet City of Pleasanton codes and requirements as well as Project Specific Conditions of Approval. Final design is subject to approval through the building permit review process.



Tree Planting and Staking

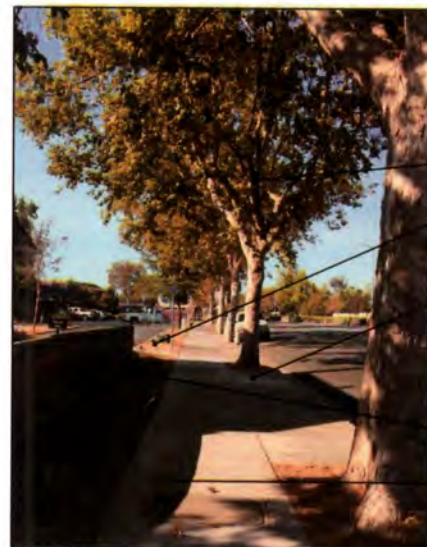
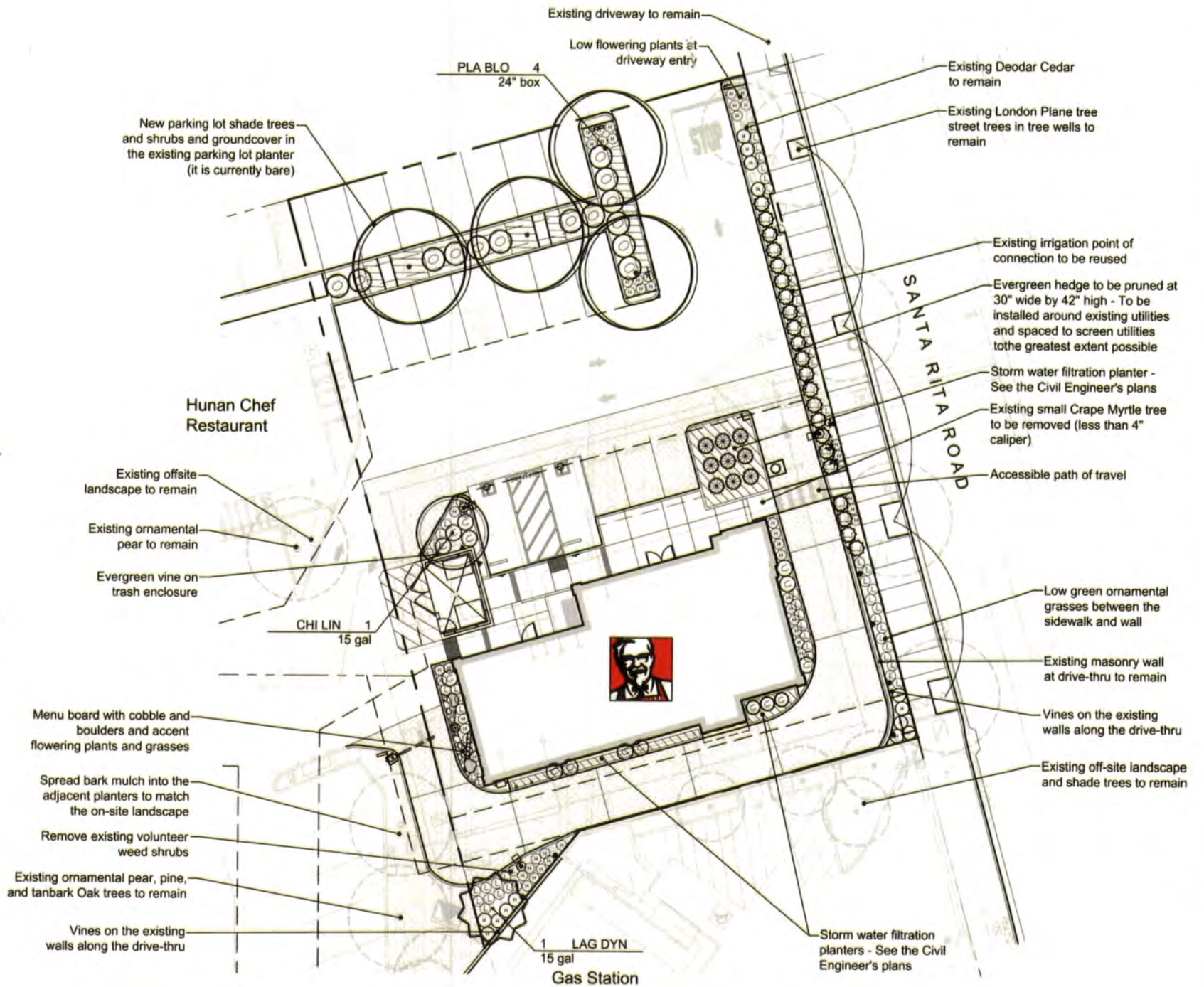


Photo of existing street frontage



Photo of existing parking lot planter to be upgraded

- Existing street trees to remain
- Continuous evergreen hedge to be added to screen parking lot and existing utilities
- Existing sidewalk to remain
- Existing planter to remain with new trees, shrubs, and groundcovers
- Existing masonry wall to remain with vines added
- New ornamental grasses and accent plants added



Irrigation

The entire site will be irrigated using a fully automatic system and designed to meet the City of Pleasanton's Water Efficient Landscape Ordinance (WELO). The irrigation system will be entirely low-volume design with no use of pop-up sprays. The system will include in-line valves, quick couplers, and gate valves. Trees and vines (the only medium water using plants proposed) will be irrigated on a separate bubbler circuit from the shrub and groundcover circuits.

New irrigation controller will be Hunter, Rainbird, Toro, or equal and will meet the WELO requirements of a 'Smart' controller with a weather sensor. A complete irrigation design with these parameters will be provided with the improvement plans.

Tree Root Barriers

All trees denoted with the root barrier symbol are to have a linear DeepRoot Model #UB 18-2 root barriers installed during tree installation along the inside edge of the adjacent curb or sidewalk. The following minimum number of panels are to be installed with each tree on each side of the tree that has sidewalk or curb as denoted on the plans:

15 gallon trees	5 panels
24" box trees	6 panels

Tree sizes not listed above are to be installed with the quantity of panels as specified by the manufacturer.

Landscape Concept

The landscape design concept for the KFC Pleasanton is to provide an enjoyable and aesthetic space for employees and customers that fits within the landscape framework of the existing neighborhood and the surrounding area, as well as the requirements of the City of Pleasanton. Plant material has been selected that performs well in the special conditions of the East Bay Area (Sunset Zones #14 and 16).

No high water use turf areas are proposed. Some areas of existing high water use turf areas are being eliminated and replaced with shrubs and groundcovers on drip/bubbler irrigation. Low water use hardy trees, shrubs and groundcover are proposed for the landscape around the site. The landscape (and associated irrigation) has been designed to be compliant with City of Pleasanton Water Efficient Landscape Ordinance (WELO).

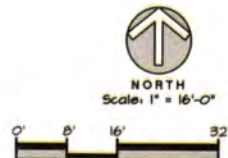
Special considerations have been provided in selection of plant material that respect the needs of the facility as well as the customers. Clear and secure view corridors have been provided to ensure safety of the customers entering and moving around the site.

Existing Site Trees

Only one tree is planned for removal during the renovation project. It is a small Crape Myrtle and the northeast corner of the existing restaurant. No Heritage Trees are on site or proposed for removal.

Landscape Areas

New turf area:	0 sf
New storm water filtration areas:	374 sf
New shrub area:	1,844 sf
Project Total	2,218 sf
Parcel size:	16,033 sf
Percentage of the site in landscape:	13.8%



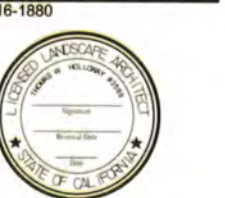
Project Location

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May 17, 2017



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151 N. North St., Sonoma, CA 95370
(209)532-2856 (209)532-9510

RECORD DATS
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DD SUBMITTAL

REVISIONS

NO.	DESCRIPTION	DATE

CLIENT
HARMAN MANAGEMENT CO.
199 FIRST STREET, SUITE 212
LOS ALTOS, CA 94022
Phone: 650.941.5581

PROJECT
KFC RESTAURANT
1803 Santa Rita Road
Pleasanton, CA 94566
APN #946-3295-011



AS-KB
Preliminary Landscape Plan

L0.1

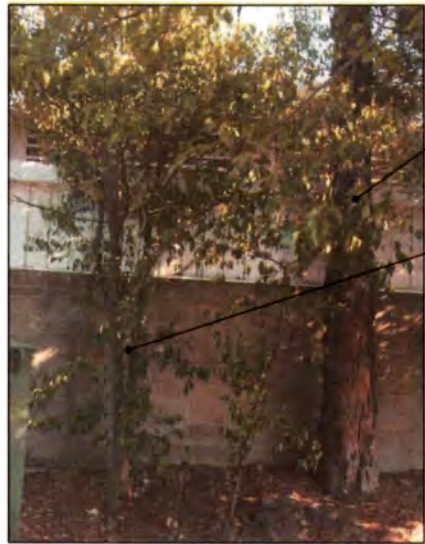
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Tree 18 - remains



Tree 5 - remains



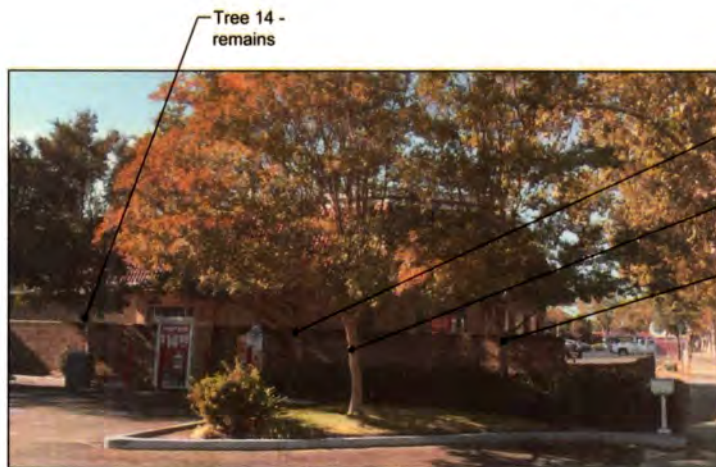
Tree 12 - remains



Tree 8 - Remains



Tree 7 - remains



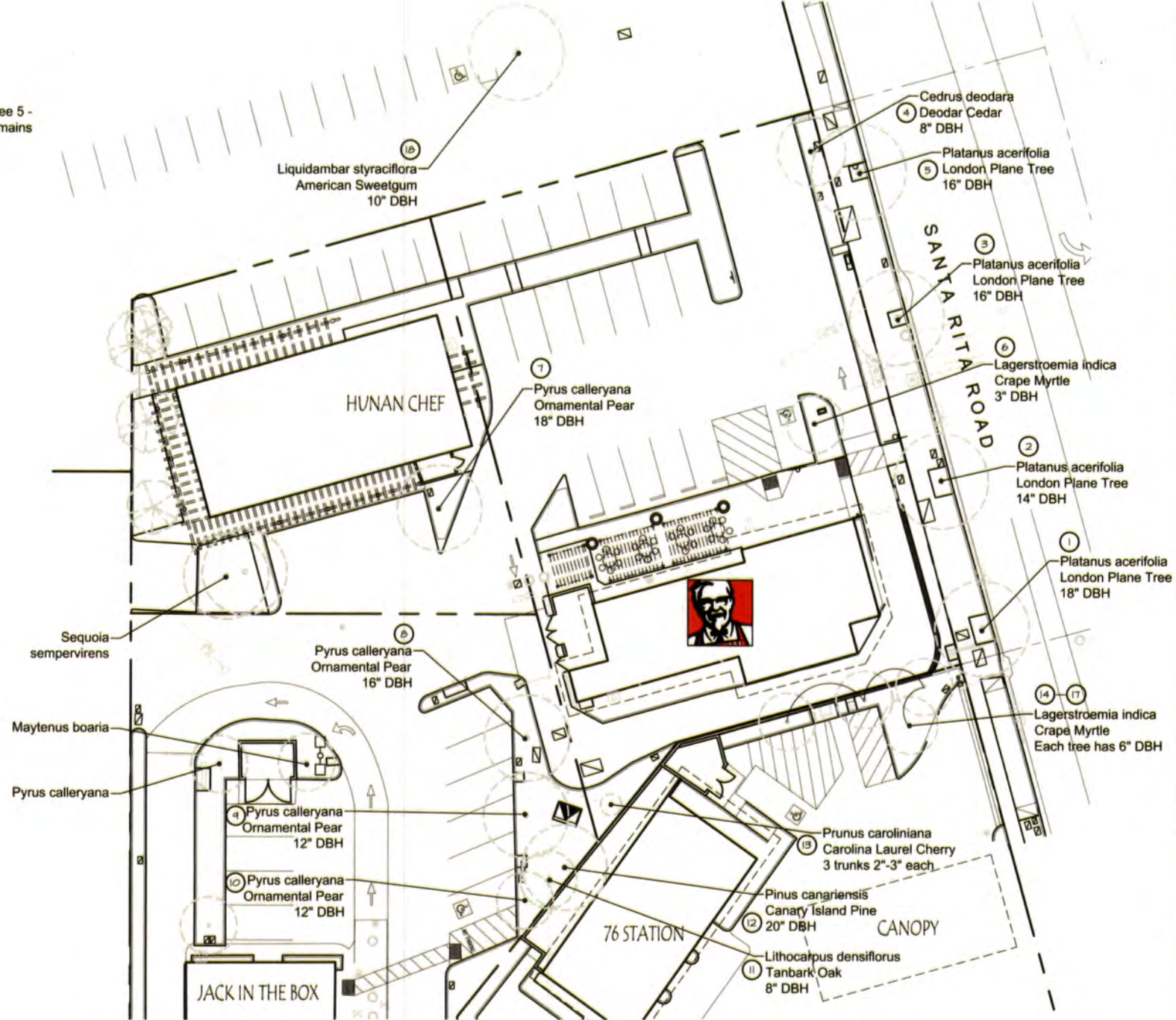
Tree 14 - remains

Tree 15 - remains

Tree 16 - remains

Tree 17 - remains

Mulch to be evenly distributed throughout all shrubs and groundcover areas (not turf and Fescue) unless otherwise noted on plans. Mulch to be nitrogen stabilized, max. 3/4", recycled material installed at min. 3" depth. Contractor to provide sample for approval prior to installation. "Gorilla-Hair" is not acceptable unless specifically noted for slope areas.

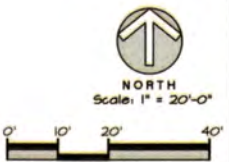


Existing Trees

Tree #	Species	Common	DBH	Condition	Proposed Condition
1	Platanus acerifolia	London Plane Tree	18"	Good	Remain (off-site)
2	Platanus acerifolia	London Plane Tree	14"	Good	Remain (off-site)
3	Platanus acerifolia	London Plane Tree	16"	Good	Remain (off-site)
4	Platanus acerifolia	London Plane Tree	16"	Good	Remain (off-site)
5	Cedrus deodara	Deodar Cedar	8"	Fair - appears to be a volunteer in a small planter	Remain
6	Lagerstroemia indica	Crape Myrtle	3"	Poor	To be removed
7	Pyrus calleryana	Ornamental Pear	18"	Fair	Remain (off-site)
8	Pyrus calleryana	Ornamental Pear	16"	Fair	Remain (off-site)
9	Pyrus calleryana	Ornamental Pear	12"	Fair	Remain (off-site)
10	Pyrus calleryana	Ornamental Pear	12"	Fair	Remain (off-site)
11	Lithocarpus densiflorus	Tanbark Oak	8"	Good	Remain (off-site)
12	Pinus canariensis	Canary Island Pine	20"	Good	Remain (off-site)
13	Prunus caroliniana	Carolina Laurel Cherry	(3)3"	Fair (volunteer weed)	To be removed
14	Lagerstroemia indica	Crape Myrtle	6"	Good	Remain (off-site)
15	Lagerstroemia indica	Crape Myrtle	6"	Good	Remain (off-site)
16	Lagerstroemia indica	Crape Myrtle	6"	Good	Remain (off-site)
17	Lagerstroemia indica	Crape Myrtle	6"	Good	Remain (off-site)
18	Liquidambar styraciflora	American Sweetgum	10"	Good	Remain (off-site)

Existing Site - Trees

Site review of existing trees was conducted by Tom Holloway, ASLA (CLA #3589) and Dan Machado, ISA (WC 3078) on 9-19-2016.



Project Location



Not to scale



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May 16, 2017



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 DD SUBMITTAL 5/17/17

REVISIONS

CLIENT
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 199 FIRST STREET, SUITE 212
 LOS ALTOS, CA 94022
 Phone: 650 941 5881

PROJECT
KFC RESTAURANT
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 Pleasanton, CA 94566
 APN #946-3295-011



AS-KB
 Existing Tree Inventory

L0.2

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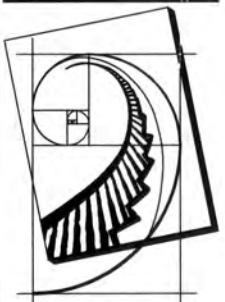
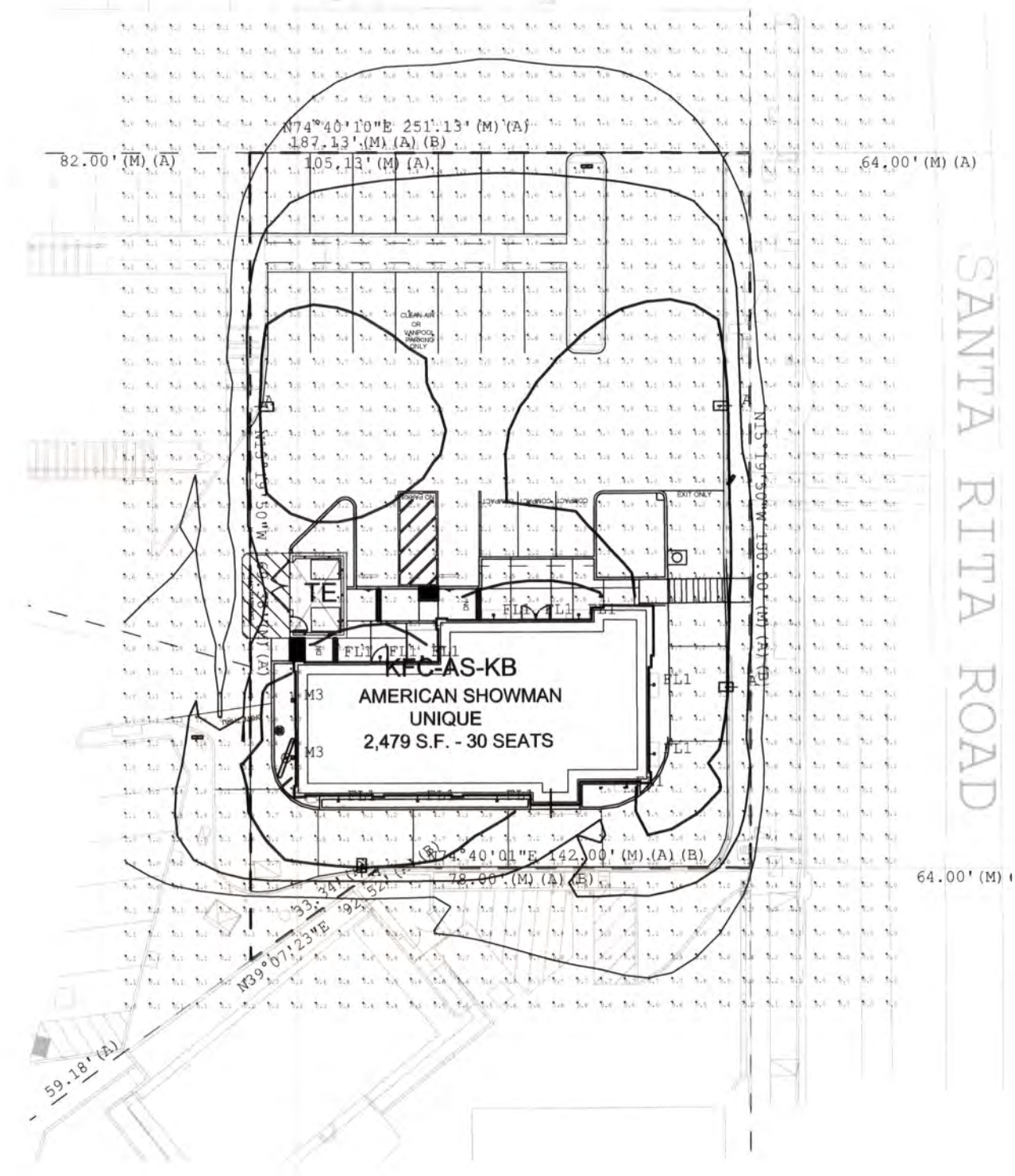
KFC
 PLEASANTON, CA
 PREPARED BY: JOHN BUJAKE
 ACCUSERV LIGHTING & EQUIPMENT
 877-707-7378
 502-961-0357 FAX
 jbujake@accu-serv.com
 MAY 19, 2017

Label	Qty	Max	Min	Height	Mount
REVERBER	1	2.20	0.00	0.00	0.00
REVERBER	1	2.20	0.00	0.00	0.00
PARKING	1	2.20	0.00	0.00	0.00

LIGHT LEVELS ARE INDICATED FOR THE INITIAL LEVELS, INITIAL LEVELS ARE SLOWLY HIGHER

Qty	Label	Arrangement	Top	Bottom	FLP	Lot	Notes	Description
1	RE	REVERBER	17.64	0.00	0.00	0.00		REVERBER # 101 A.F.C.
1	RE	REVERBER	17.64	0.00	0.00	0.00		REVERBER # 101 A.F.C.
1	RE	REVERBER	17.64	0.00	0.00	0.00		REVERBER # 101 A.F.C.

SITE FIXTURES ARE 210K 4000K LED w/ FLAT LENSES AND BACKLIGHT SHIELDS
 FIXTURES ARE 21" x 21" FOR AN OVERALL FIXTURE MOUNTING HEIGHT OF 21" x 4" A.F.C.



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SITE
PHOTOMETRIC
PLAN

PH-1