

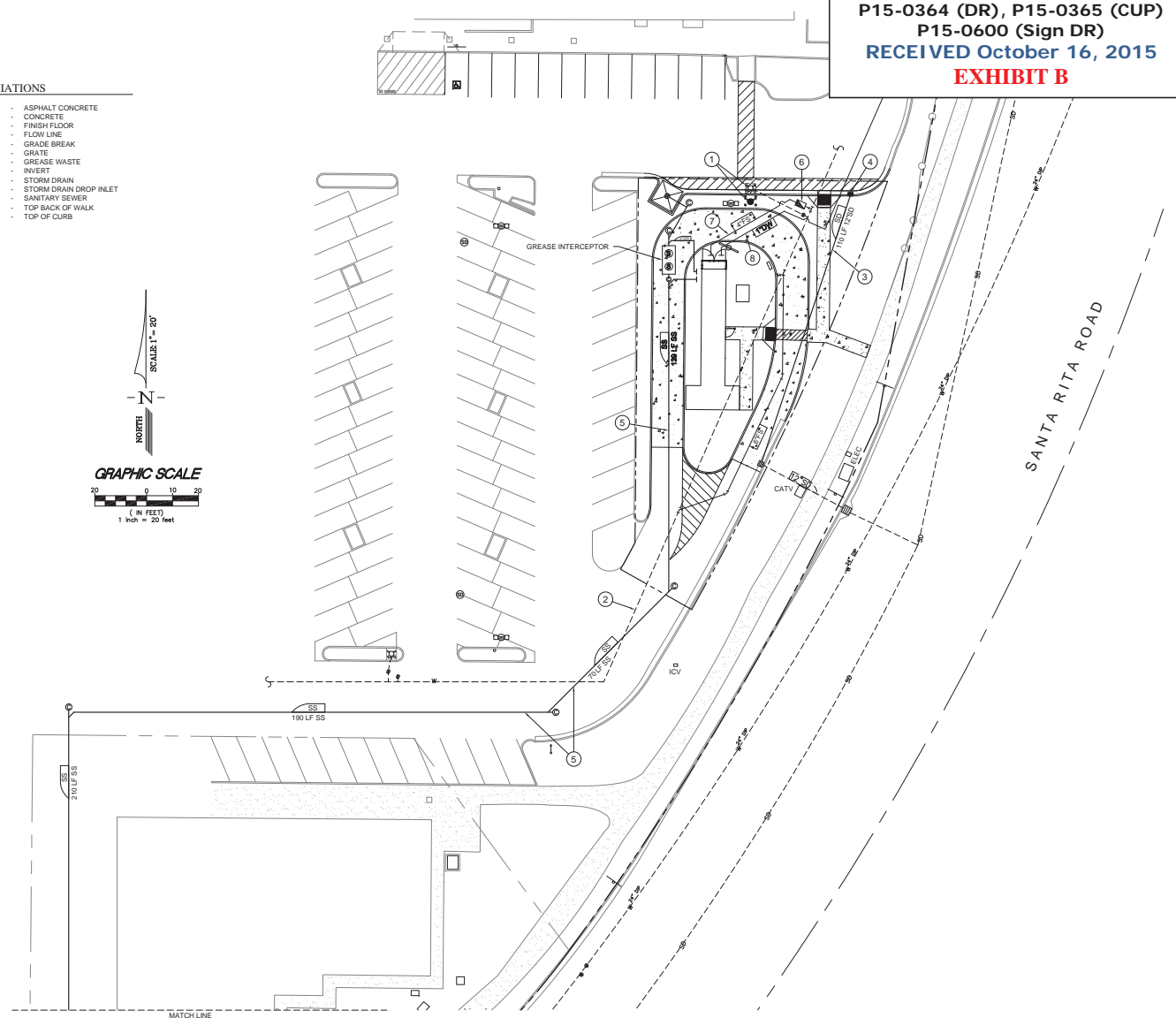
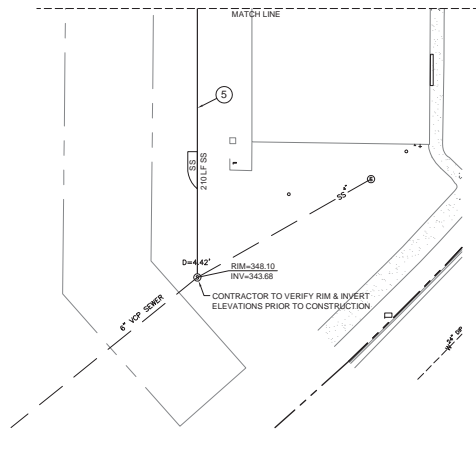
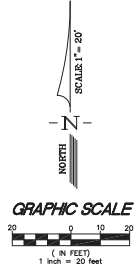
P15-0364 (DR), P15-0365 (CUP)  
P15-0600 (Sign DR)  
RECEIVED October 16, 2015  
**EXHIBIT B**

LEGEND	
EXISTING	PROPOSED
	STORM DRAIN MANHOLE
	SANITARY SEWER MANHOLE
	SEWER CLEAN OUT
	LIGHT
	DRAIN INLET
	CURB INLET WITH GRATE
	FIRE HYDRANT
	WATER METER
	BACKFLOW PREVENTER
	SIGN
	GRADE ELEVATIONS
	SEWER SERVICE (SIZE AND FLOW DIRECTION)
	STORM DRAIN (SIZE AND FLOW DIRECTION)
	WATER SERVICE (SIZE)
	UTILITY SERVICE AS NOTED
	PROPERTY LINE
	LEASE LINE

ABBREVIATIONS	
AC	ASPHALT CONCRETE
C / CONC	CONCRETE
FF	FINISH FLOOR
FL	FLOW LINE
GB	GRADE BREAK
GRT	GRATE
GW	GREASE WASTE
INV	INVERT
SD	STORM DRAIN
SDDI	STORM DRAIN DROP INLET
SS	SANITARY SEWER
TBW	TOP BACK OF WALK
TC	TOP OF CURB

**CONSTRUCTION NOTES**

- REMOVE AND RELOCATE EXISTING FIRE HYDRANT.
- CONTRACTOR TO LOCATE EXISTING WATER LINE PRIOR TO CONSTRUCTION. IF EXISTING WATER LINE CONFLICTS WITH PROPOSED IMPROVEMENTS THE WATER LINE WILL BE RELOCATED TO AVOID PROPOSED IMPROVEMENTS.
- INSTALL 110 LF 12" STORM DRAIN.
- INSTALL CURB MOUNTED DRAIN INLET PER CITY OF PLEASANTON STD. DWG. #201.
- SEWER SIZE AND SLOPE TO BE DETERMINED.
- INSTALL 4" RPDA TYPE BACKFLOW ASSEMBLY.
- INSTALL 44 LF 4" PVC C900 CL 200 FIRE SERVICE.
- INSTALL 1" PVC DOMESTIC WATER LINE.
- SEE SHEET C-5 FOR CONTINUATION OF DOMESTIC WATER SERVICE.

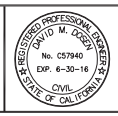


No.	Description	Eng Init	COUNTY APPROVAL By	Date

**BENCHMARK DESCRIPTION**  
NGS MONUMENT # B 381 N:  
ELEV. = 339.8 (NVD 88)  
NAIL SET IN TOP OF CONCRETE MONUMENT 1.6 MI N  
FROM PLEASANTON

DESIGNED	D. DOSEN
DRAWN	D. AKONA
CHECKED	D. DOSEN
DATE	09-04-2015
SCALE	1"=20'

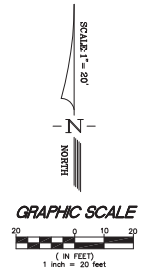
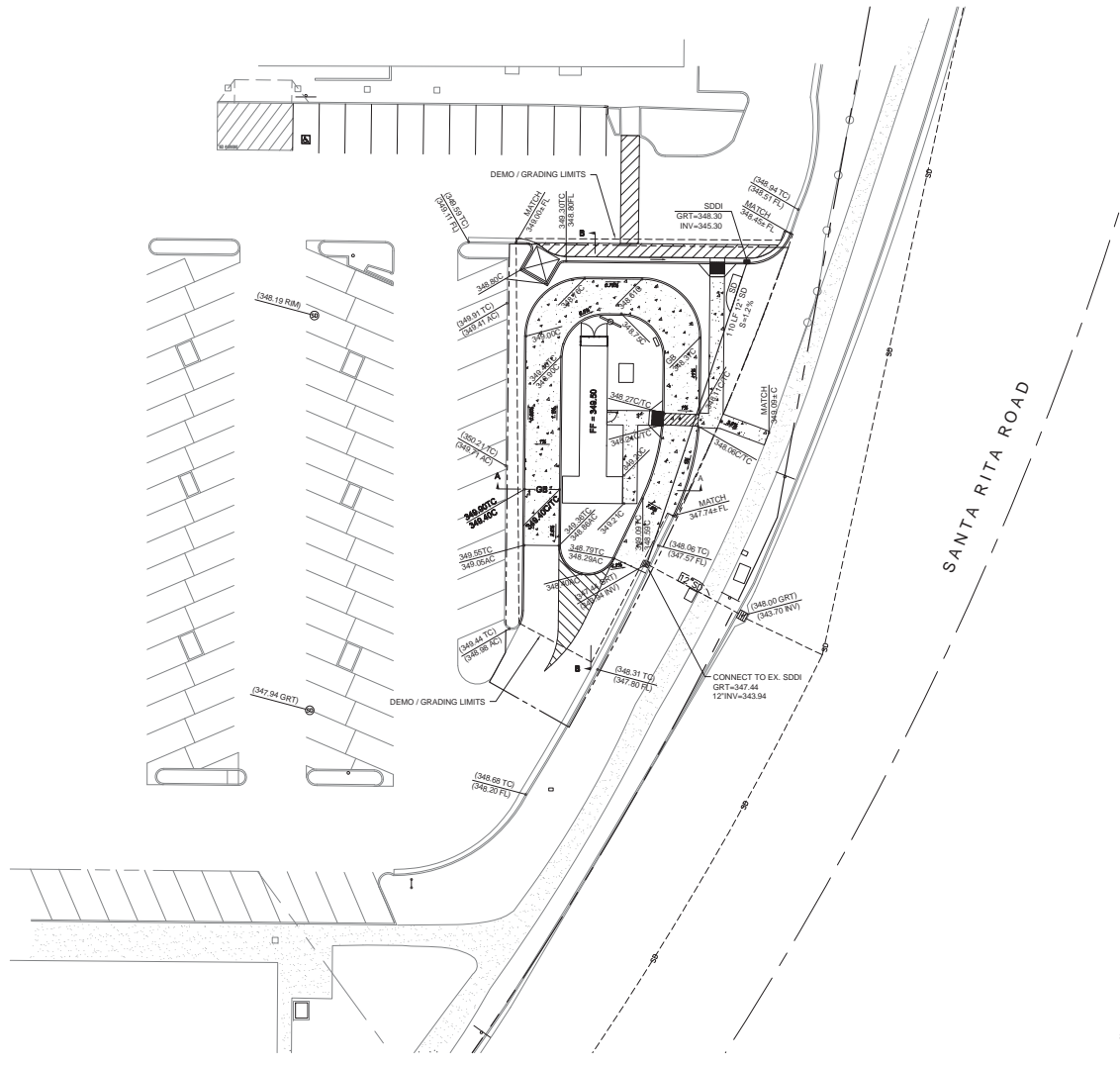
PRELIMINARY DRAWING  
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Doucet & Associates, Inc. + Surveyors Group, Inc.  
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Roseville, CA 95747  
(916) 789-0822 (916) 789-0824 (Fax)  
www.doucetandassociates.com - www.sgi20.com

SCM SOLUTIONS, LLC  
IMPROVEMENT PLANS  
4225 ROSEWOOD DRIVE  
PLEASANTON, CALIFORNIA  
PRELIMINARY UTILITY PLAN

**SHEET NO.**  
C-1 OF 5  
JOB NO. SCM 15-27

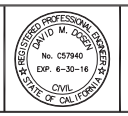


No.	Description	Eng Init	COUNTY APPROVAL	
			By	Date

**BENCHMARK DESCRIPTION**  
 NGS MONUMENT # B 381 N:  
 ELEV. = 339.8 (NAVD 88)  
 NAIL SET IN TOP OF CONCRETE MONUMENT 1.6 MI N  
 FROM PLEASANTON

DESIGNED D. DOSEN  
 DRAWN D. AKONA  
 CHECKED D. DOSEN  
 DATE 09-04-2015  
 SCALE 1"=20'

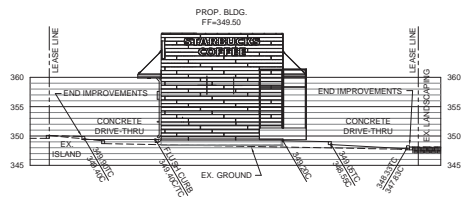
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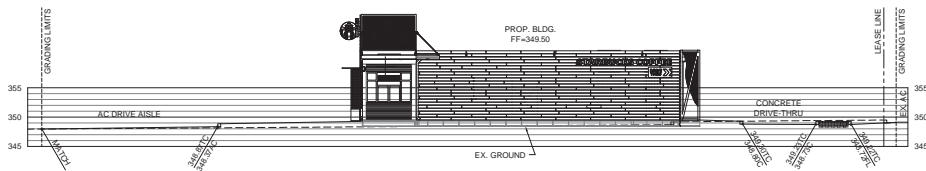
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SCM SOLUTIONS, LLC  
 IMPROVEMENT PLANS  
 4225 ROSEWOOD DRIVE  
 PLEASANTON, CALIFORNIA  
 PRELIMINARY GRADING PLAN

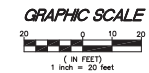
SHEET NO.  
C-2 OF 5  
 JOB NO. SCM 15-27



SECTION A-A  
SCALE: 1" = 10'



SECTION B-B  
SCALE: 1" = 10'

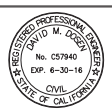


No.	Description	Eng Init	COUNTY APPROVAL	
			By	Date

**BENCHMARK DESCRIPTION**  
 NGS MONUMENT # B 381 N:  
 ELEV. = 339.8 (NAVD 88)  
 NAIL SET IN TOP OF CONCRETE MONUMENT 1.6 MI N  
 FROM PLEASANTON

DESIGNED D. DOSEN  
 DRAWN D. AKONA  
 CHECKED D. DOSEN  
 DATE 09-04-2015  
 SCALE 1"=20'

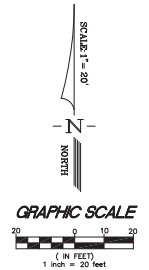
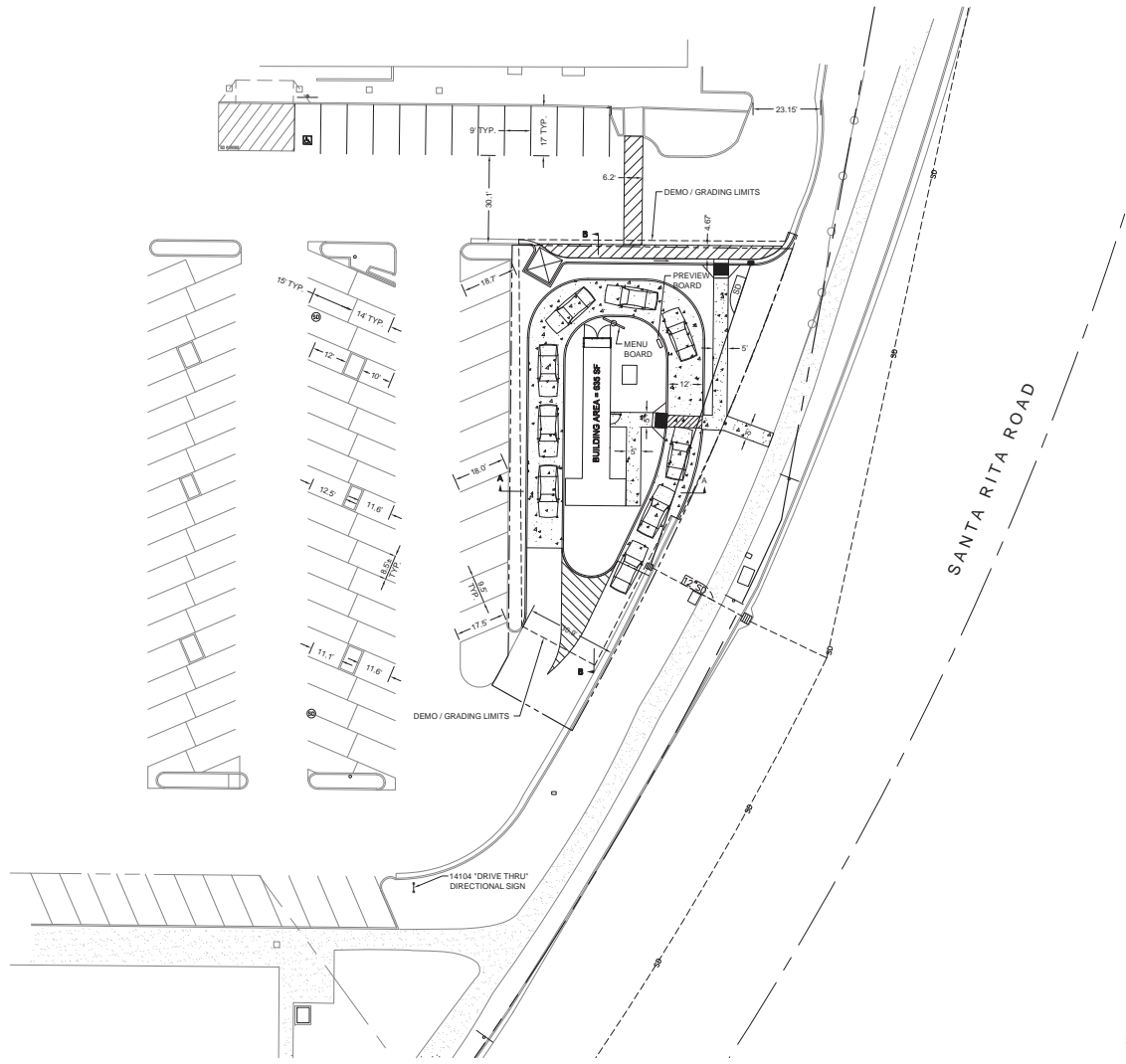
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SCM SOLUTIONS, LLC  
 IMPROVEMENT PLANS  
 4225 ROSEWOOD DRIVE  
 PLEASANTON, CALIFORNIA  
 SITE SECTIONS

SHEET NO.  
C-3 OF 5  
 JOB NO. SCM 15-27

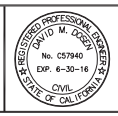


No.	Description	Eng Init	COUNTY APPROVAL	
			By	Date

**BENCHMARK DESCRIPTION**  
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 ELEV. = 339.8 (NAVD 88)  
 NAIL SET IN TOP OF CONCRETE MONUMENT 1.6 MI N  
 FROM PLEASANTON

DESIGNED D. DOSEN  
 DRAWN D. AKONA  
 CHECKED D. DOSEN  
 DATE 09-04-2015  
 SCALE 1"=20'

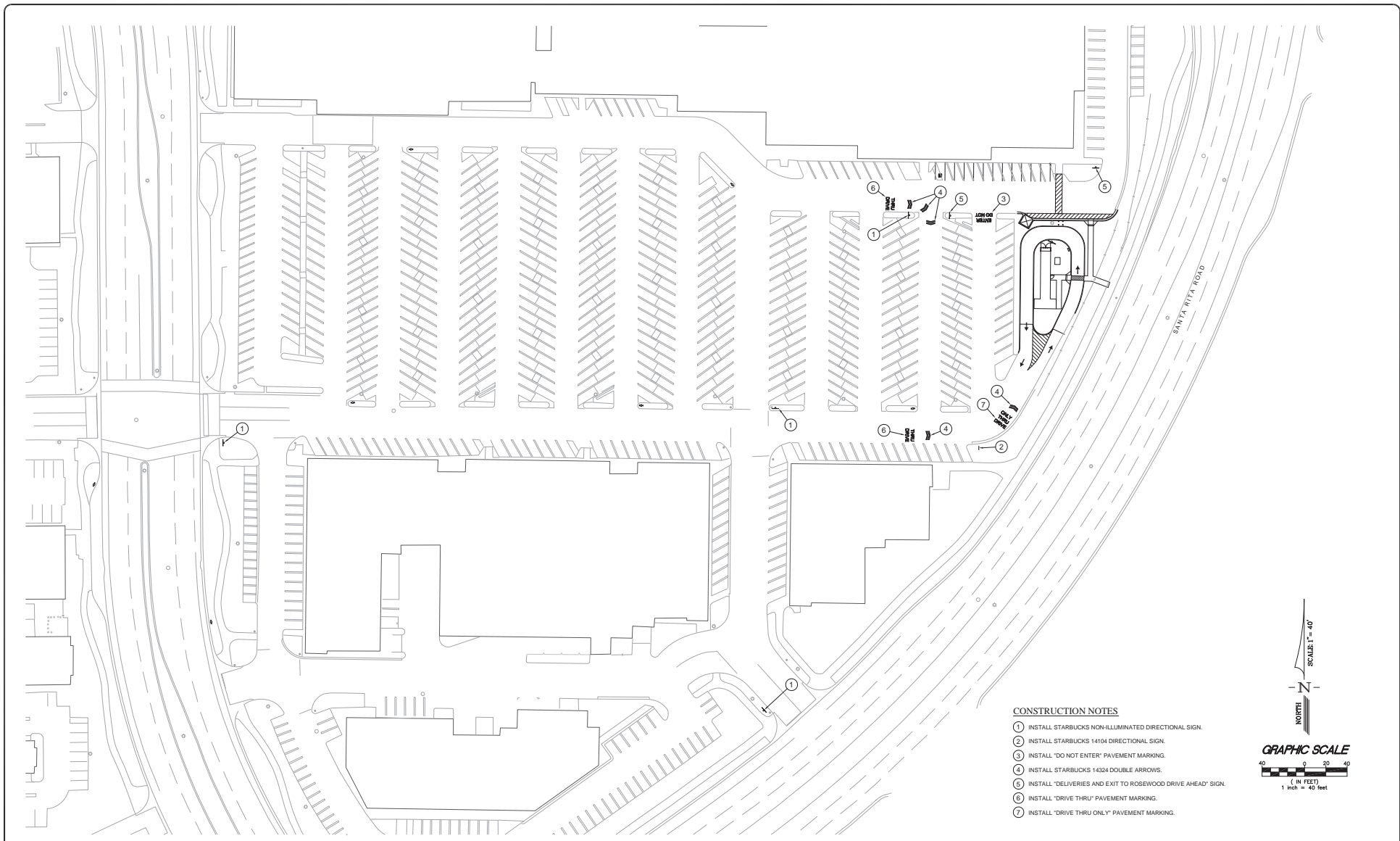
PRELIMINARY DRAWING  
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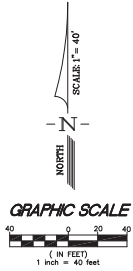
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SCM SOLUTIONS, LLC  
 IMPROVEMENT PLANS  
 4225 ROSEWOOD DRIVE  
 PLEASANTON, CALIFORNIA  
 PRELIMINARY SITE PLAN

SHEET NO.  
C-4 OF 5  
 JOB NO. SCM 15-27



- CONSTRUCTION NOTES**
- ① INSTALL STARBUCKS NON-ILLUMINATED DIRECTIONAL SIGN.
  - ② INSTALL STARBUCKS 14104 DIRECTIONAL SIGN.
  - ③ INSTALL 'DO NOT ENTER' PAVEMENT MARKING.
  - ④ INSTALL STARBUCKS 14324 DOUBLE ARROWS.
  - ⑤ INSTALL 'DELIVERIES AND EXIT TO ROSEWOOD DRIVE AHEAD' SIGN.
  - ⑥ INSTALL 'DRIVE THRU' PAVEMENT MARKING.
  - ⑦ INSTALL 'DRIVE THRU ONLY' PAVEMENT MARKING.

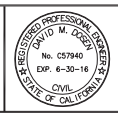


No.	Description	Eng Init	COUNTY APPROVAL By	Date

**BENCHMARK DESCRIPTION**  
 NGS MONUMENT # B 381 N;  
 ELEV. = 339.8 (NAVD 88)  
 NAIL SET IN TOP OF CONCRETE MONUMENT 1.6 MI N  
 FROM PLEASANTON

DESIGNED D. DOSEN  
 DRAWN D. AKONA  
 CHECKED D. DOSEN  
 DATE 09-23-2015  
 SCALE 1"=40'

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SCM SOLUTIONS, LLC  
 IMPROVEMENT PLANS  
 4225 ROSEWOOD DRIVE  
 PLEASANTON, CALIFORNIA  
 PRELIMINARY STRIPING & SIGNAGE PLAN

SHEET NO.  
C-6 OF 6  
 JOB NO. SCM 15-27



**STARBUCKS COFFEE COMPANY**  
 2401 UTAH AVENUE SOUTH  
 SEATTLE, WASHINGTON 98134  
 (206) 318-1575

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ARCHITECT OF RECORD  
**Freiheit & Ho**  
 architects

500 LAKE WASHINGTON BLVD. SUITE 300  
 BURLINGAME, WA 98009  
 T: 425.827.2101 F: 425.828.8585 www.freiheit.com

Revision Schedule

Rev	Date	By	Description

PROJECT NAME:  
**ROSE PAVILION**  
 PROJECT ADDRESS:  
 4225 Rosewood Drive  
 Pleasanton, CA 94568

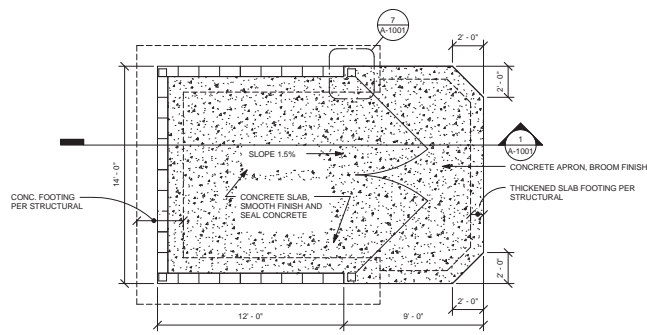
STORE #: 22823  
 PROJECT #: 62242-001  
 CONCEPT:  
 ISSUE DATE: 6/3/15  
 DESIGN MANAGER:  
 LEED AP  
 PRODUCTION DESIGNER:  
 CHECKED BY:

SHEET TITLE:  
**TRASH ENCLOSURE**

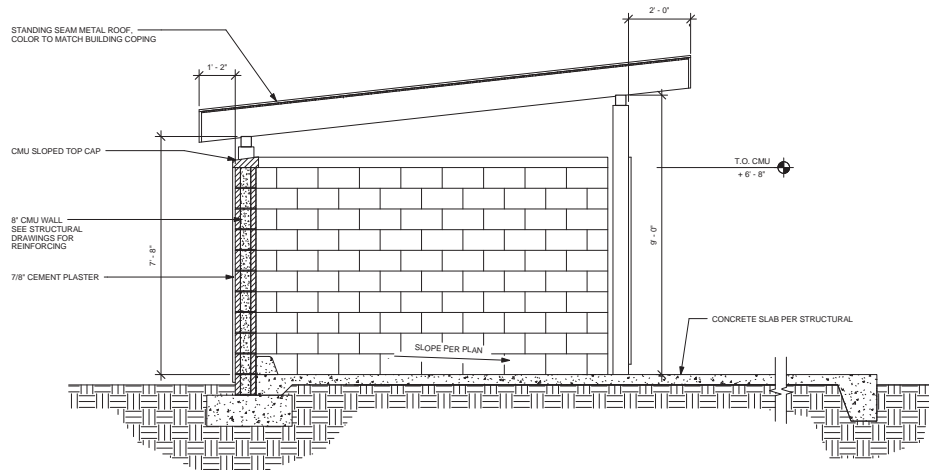
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SHEET NUMBER:

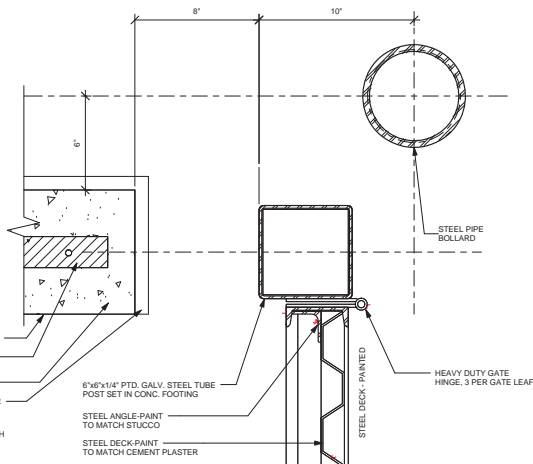
A-1001



6 TRASH ENCLOSURE PLAN  
 Scale: 1/4" = 1'-0"

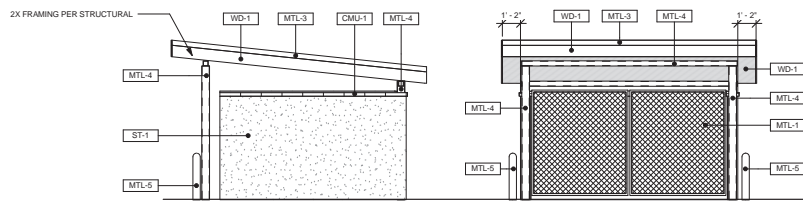


1 TRASH ENCLOSURE SECTION  
 Scale: 1/2" = 1'-0"

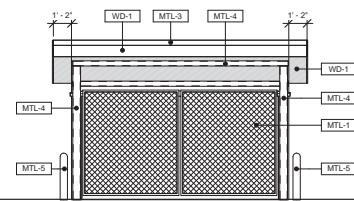


7 TRASH ENCLOSURE - GATE POST DETAIL  
 Scale: 3" = 1'-0"

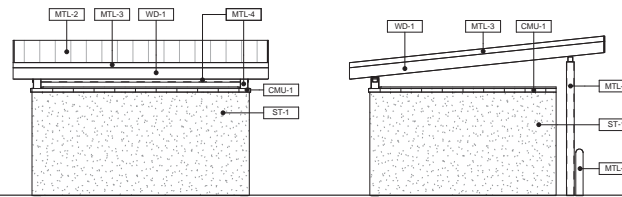
EXTERIOR FINISH SCHEDULE			
NO.	MATERIAL	FINISH/STYLE	COLOR
CMU-1	CMU TOP CAP	PAINT	TO MATCH EL REY - SAMARCA #135
MTL-1	STEEL GATE	WONDERGLO QUICK DRY ENAMEL	FAR WEST PAINTS - #432 BROWN
MTL-2	STANDING SEAM METAL ROOF	PRE-FINISHED METAL	TO MATCH FAR WEST PAINTS - #432 BROWN
MTL-3	METAL COPING	PRE-FINISHED METAL	TO MATCH FAR WEST PAINTS - #432 BROWN
MTL-4	STEEL POST / STEEL BEAM	WONDERGLO QUICK DRY ENAMEL	FAR WEST PAINTS - #432 BROWN
MTL-5	STEEL BOLLARD	WONDERGLO QUICK DRY ENAMEL	FAR WEST PAINTS - #432 BROWN
ST-1	STUCCO FINISH	SAND FLOAT FINISH STUCCO	EL REY - SAMARCA #135
WD-1	2X WOOD FRAMING	PAINT	TO MATCH FAR WEST PAINTS - #432 BROWN



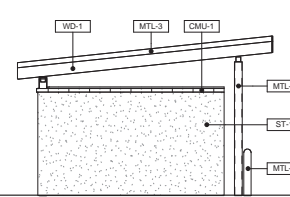
4 TRASH ENCLOSURE - RIGHT  
 Scale: 1/4" = 1'-0"



2 TRASH ENCLOSURE - FRONT  
 Scale: 1/4" = 1'-0"



5 TRASH ENCLOSURE - REAR  
 Scale: 1/4" = 1'-0"



3 TRASH ENCLOSURE - LEFT  
 Scale: 1/4" = 1'-0"









**Starbucks Coffee Company**  
 2401 Utah Avenue South  
 Seattle, Washington 98134  
 (206) 318-1575

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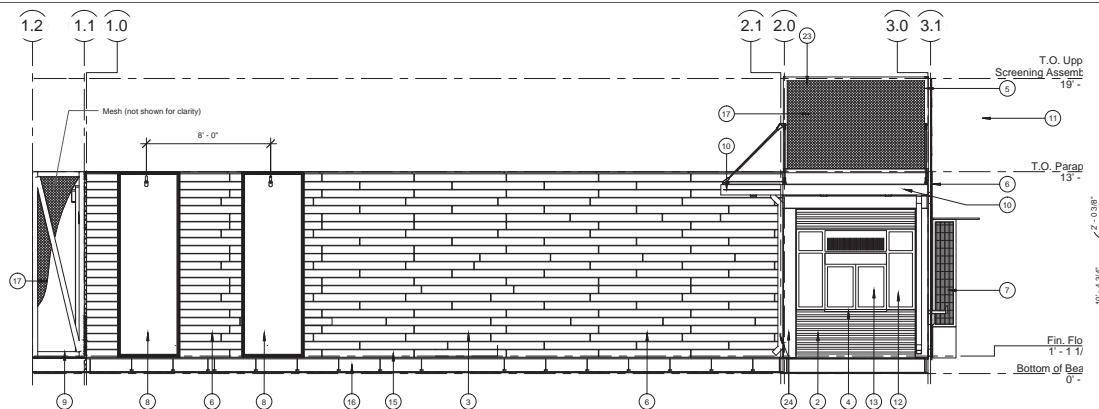
SUBMITTAL SET 06-01-15

Project Name:  
**Starbucks Modular Drive Thru**  
Project Address:  
 4225 Rosewood Drive, Pleasanton, CA. 94588  
Designed By:  
**SCARLIN**  
 468 West Fallbrook Ave., Suite 106, Fremont, CA 93711 (559) 276-0123  
 www.confram.com

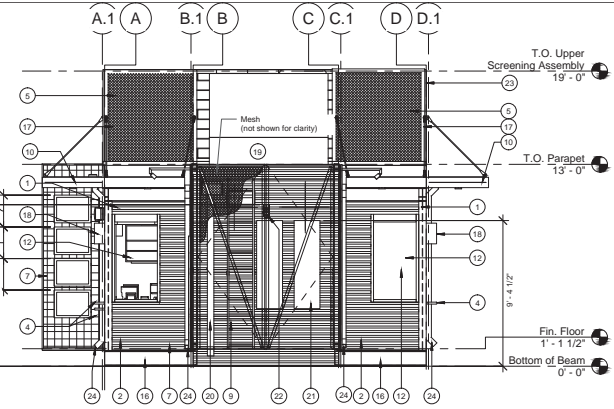
Store #:  
**60987-001**  
Project #:  
 Concept:  
 Palette:  
Issue Date: 05-11-15  
Design Manager:  
 LEED AP  
Production Designer:  
 Checked by:

Sheet Title:  
**Doug Fir Exterior Elevations**  
Scale: 1/4" = 1'-0"

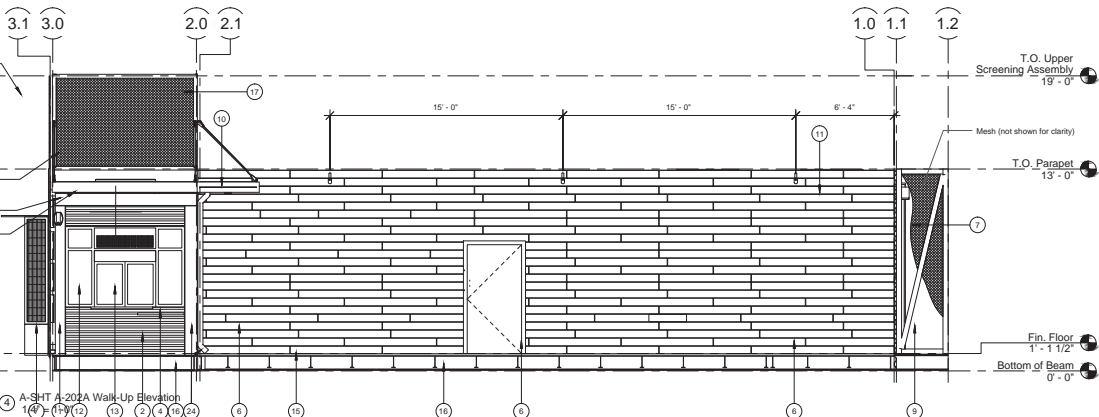
Sheet Number:  
**A-202A**



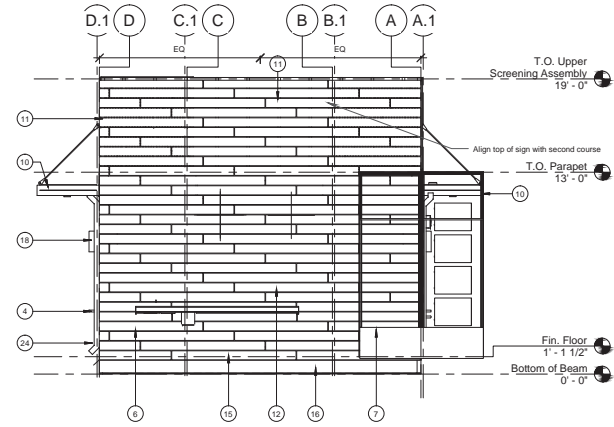
1 A-SHT A-202A Drive Thru Elevation  
 1/4" = 1'-0"



3 A-SHT A-202A Rear Elevation  
 1/4" = 1'-0"



4 A-SHT A-202A Walk-Up Elevation  
 1/4" = 1'-0"



2 A-SHT A-202A Front Elevation  
 1/4" = 1'-0"

**LRI Values**

- Sherman Williams Weathervane SW2927  
 LRV Value 8  
 Total Surface area of color 240 SF. 15%
- Flat Black:  
 LRV Value 0  
 Total Surface area of color 160 SF.  
 160SF x .30 for open are in mesh  
 70 SF Total Surface area of color is equal to .03% of total Surface Area.

**GENERAL CONTRACTOR NOTE:**  
 Site General Contractor to provide structural foundation for all exterior building features. Including, but not limited to, screens, planters, and support for buildings.

**ELEVATION KEYNOTES**

- Paint all Exposed Structural Steel Paint Sherman Williams Weathervane SW2927
- Exposed B-Deck Paint Sherman Williams Weathervane SW2927
- Exterior Door Paint Sherman Williams Weathervane SW2927
- Exterior Counter 8" Deep Paint Matte Black. Counter to be installed to where the Non-ADA surface is flush with window opening. ADA Surface to be mounted to 2'-10" A.F.G.
- Parapeit Screening Element Paint Matte Black
- Reclaimed Doug Fir plained to consistent thickness and Height, random lengths.
- Screen Painter Assembly-Paint Matte Black
- Screen Assembly-Paint Matte Black
- Rear Gate Assembly-Paint Matte Black
- Canopy Assembly-Paint Matte Black
- Signage Per Local Jurisdictional Requirements. Coordinate on a site by site basis
- Clear Glazing With Bronze Aluminum Framing.
- Ready Access 600 Series Window
- 20 Ga Sheet Metal Cap Paint Steel Sherman Williams Weathervane SW2927
- 10" Tall 20 ga. sheet metal flashing
- 1/2" asphaltic expansion board
- McNichols Expanded Steel: McNICHOLS® Quality Flattened Expanded Metal, Plain Steel Cold Rolled, 1/4 # 20 Flattened, 35% Open Area, Paint Flat Black mounted inside frame.
- Ready Access AA3000 Heated Air Curtain
- Mechanical Unit: Reference Mechanical Drawings
- 6" Downspout and Conductor head. Anodized Bronze Color
- Electrical Panel Sized Per Electrical Drawings. Nema 3R Rated for Exterior Enclosure
- Exterior Electrical Lighting: Reference Electrical Drawings.
- Factory Built, Site Assembled Upper Section.
- Canopy Downspout - 3 1/2"x4"x10" : Alaskan Matte Black 49-8121

**ENERGY CODE REQUIREMENTS**

- Fenestration Area = 9.6% as a percentage of Gross Floor Area.
- Seal Caulk, gasket or weather strip to minimize air leaks in the following areas:  
 (A) Joints around fenestration and door frames  
 (B) Junctions between walls and foundations, between walls at building corners, between walls and structural floors or roofs and between walls and roofs.  
 (C) Openings at penetrations of utility services through roofs, walls and floors  
 (D) Site built fenestration and doors  
 (E) Building assemblies used as ducts or plenums  
 (F) All other openings in the building envelop.
- Maximum air leakage rates for doors and windows shall not exceed .04 CFM/SQ.FT. for curtain wall and storefront fenestration. .2 CFM/SQ.FT. for all other products
- All Recessed lighting fixtures shall be IC rated.
- Building envelope shall have a continuous air barrier to control air leakage.

**\* IMPORTANT NOTE: It is Starbucks Responsibility for procurement, permitting, installing and connecting signage to modular building. All signage to be site installed by others.**

Signage Schedule			
Design ID	Count	Responsibility	Description
13605	4	SBUX	MENU BOARD - WALK UP - 28X21N 710X355MM

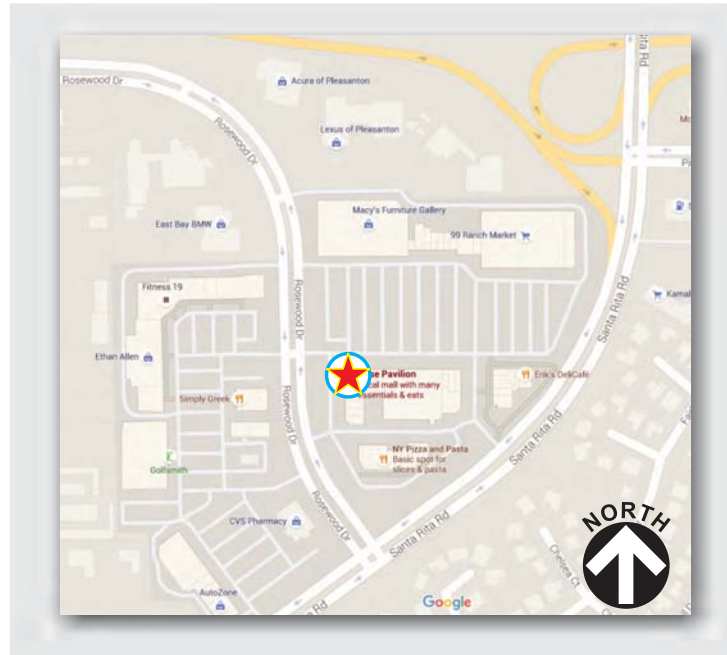


# STARBUCKS COFFEE

**4225 ROSEWOOD DRIVE, PLEASANTON, CA 94588**

**REVISION # 01**

R01 CLFP (0.50) 9/30/15 Revise Dwg.



**1** VICINITY MAP  
SCALE: NTS

P15-0364 (DR), P15-0365 (CUP)  
P15-0600 (Sign DR)  
RECEIVED October 16, 2015  
**EXHIBIT B**

**superior**  
electrical advertising  
1700 West Anaheim Street  
Long Beach, California  
90813-1195  
Phone: 562.495.3808  
Facsimile: 562.435.1867  
www.superiorsigns.com

Project:  
Starbucks Coffee  
Rose Pavilion

Address:  
4225 Rosewood Drive  
Pleasanton, CA 94588

Account Manager:  
Dave Coverly  
Designer:  
Claudio Fuentes 3.50  
Scale: AS NOTED  
Design No.: 15-09-9777-01  
Date: 09.29.15  
Reg. No.:  
Revisions:  
R01 CLFP (0.50) 9/30/15 Revise Dwg.

**APPROVALS**

FOR JOB CHECK	DATE
Acct. Mgr.	
FOR CONSTRUCTION	DATE
Acct. Mgr.	
Design	
Production	
FOR INSTALL ONLY	DATE
Acct. Mgr.	
Page: 01	Of: 11

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**superior**  
electrical advertising

1700 West Anaheim Street  
Long Beach, California  
90813-1195  
Phone: 562.495.3808  
Facsimile: 562.435.1867

www.superiorsigns.com

Project:  
**Starbucks Coffee  
Rose Pavilion**

Address:  
**4225 Rosewood Drive  
Pleasanton, CA 94588**

Account Manager:  
**Dave Coverly**

Designer:  
**Claudio Fuentes 3.50**

Scale: **AS NOTED**

Design No.: **15-09-9777-01**

Date: **09.29.15**

Reg. No.:

Revisions:  
R01 CLFP (0.50) 9/30/15 Revise Dwg.

**APPROVALS**

**FOR JOB CHECK DATE**

Acct. Mgr.

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Design

Production

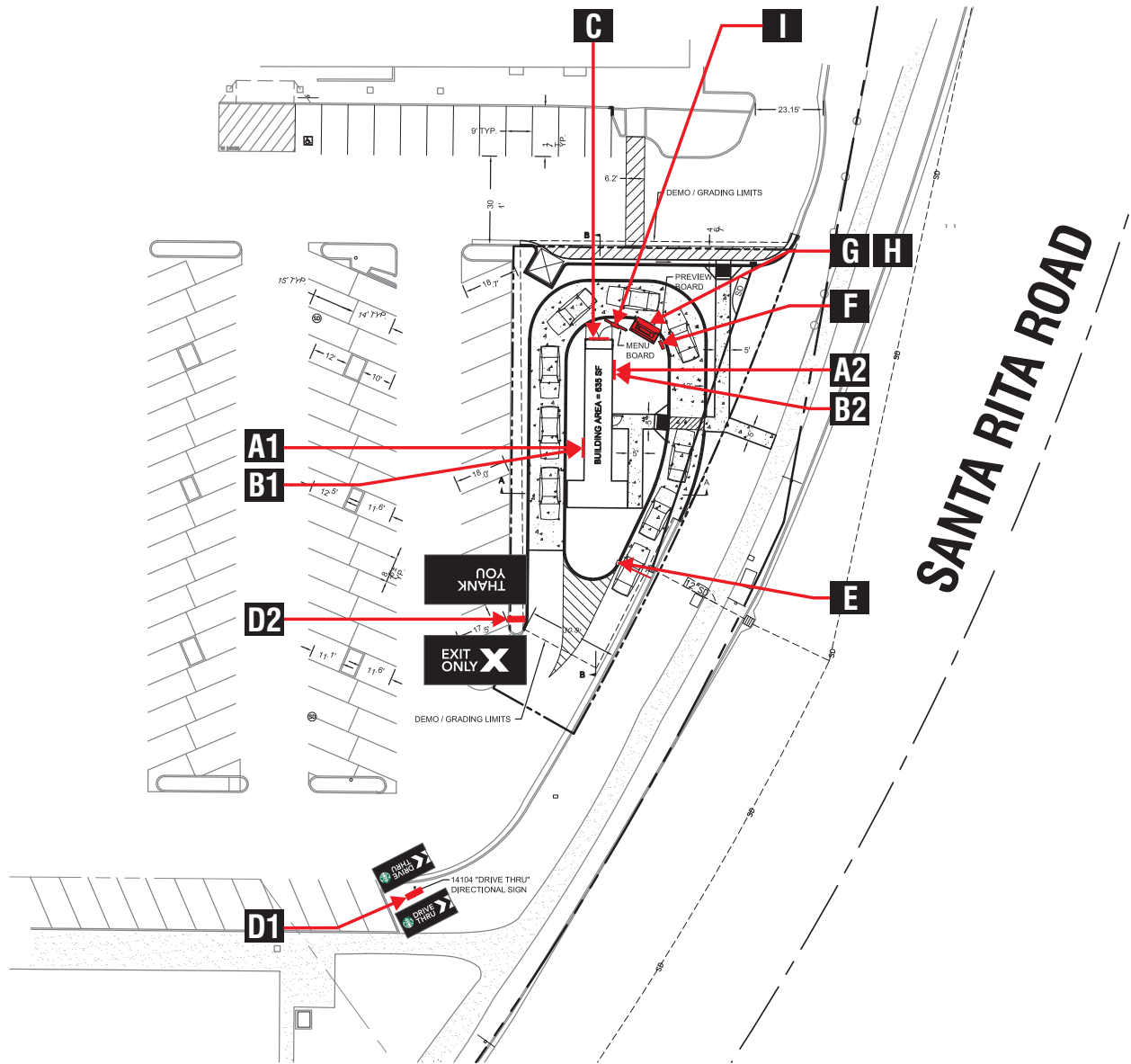
**FOR INSTALL ONLY DATE**

Acct. Mgr.

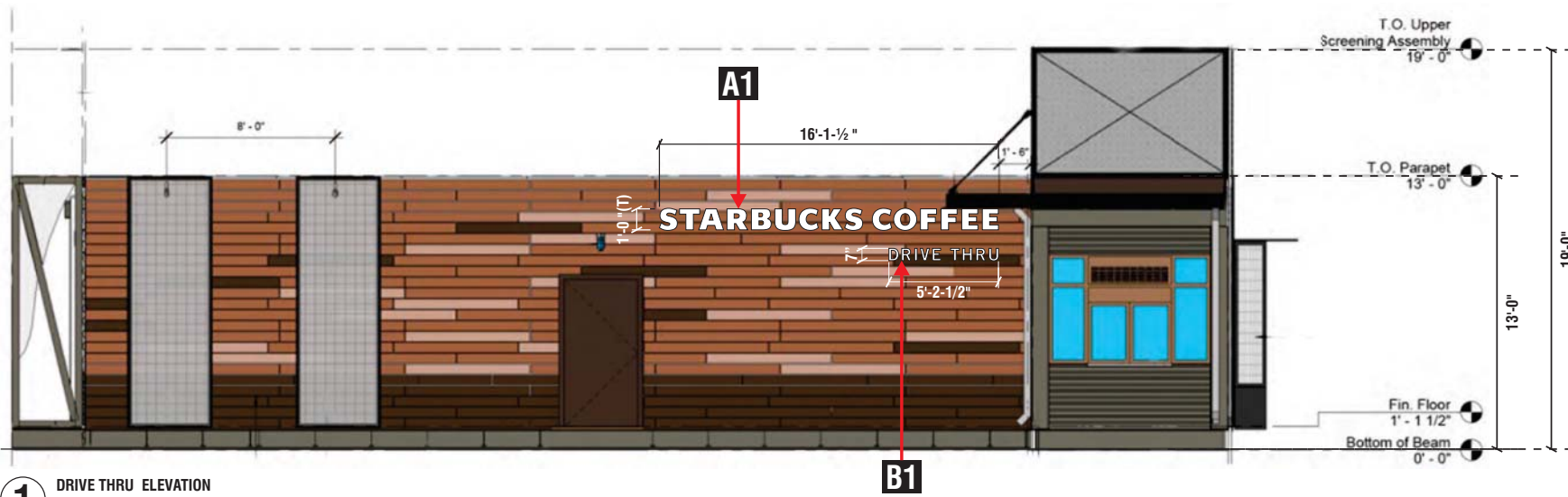
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**1** PLOT PLAN  
SCALE: NTS



**1** DRIVE THRU ELEVATION  
SCALE: 3/16" = 1'-0"

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electrical advertising  
1700 West Anaheim Street  
Long Beach, California  
90813-1195  
Phone: 562.495.3808  
Facsimile: 562.435.1867  
www.superiorsigns.com

Project:  
**Starbucks Coffee  
Rose Pavilion**  
Address:  
**4225 Rosewood Drive  
Pleasanton, CA 94588**

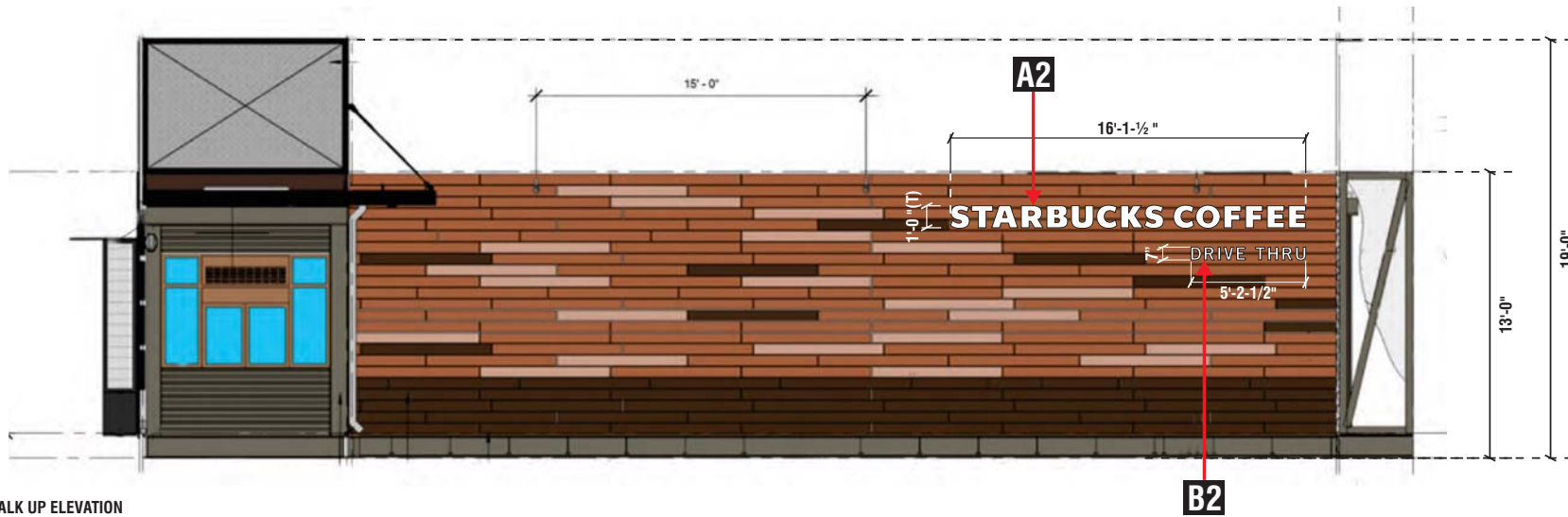
Account Manager:  
**Dave Coverly**  
Designer:  
**Claudio Fuentes 3.50**  
Scale: **AS NOTED**  
Design No.: **15-09-9777-01**  
Date: **09.29.15**  
Reg. No.:

Revisions:  
R01 CLFP (0.50) 9/30/15 Revise Dwg.

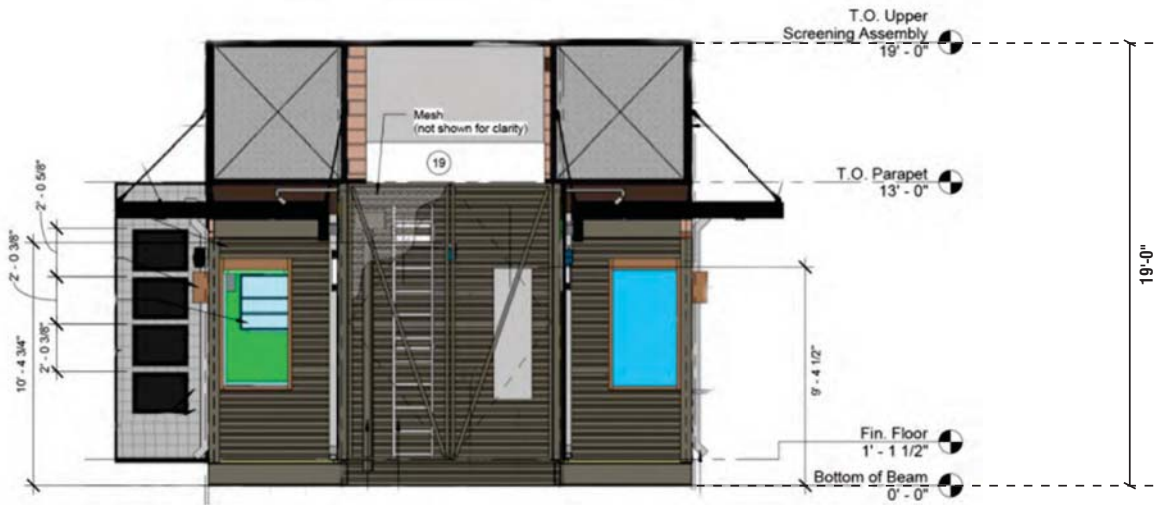
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Production	
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Page: 03	Of: 11

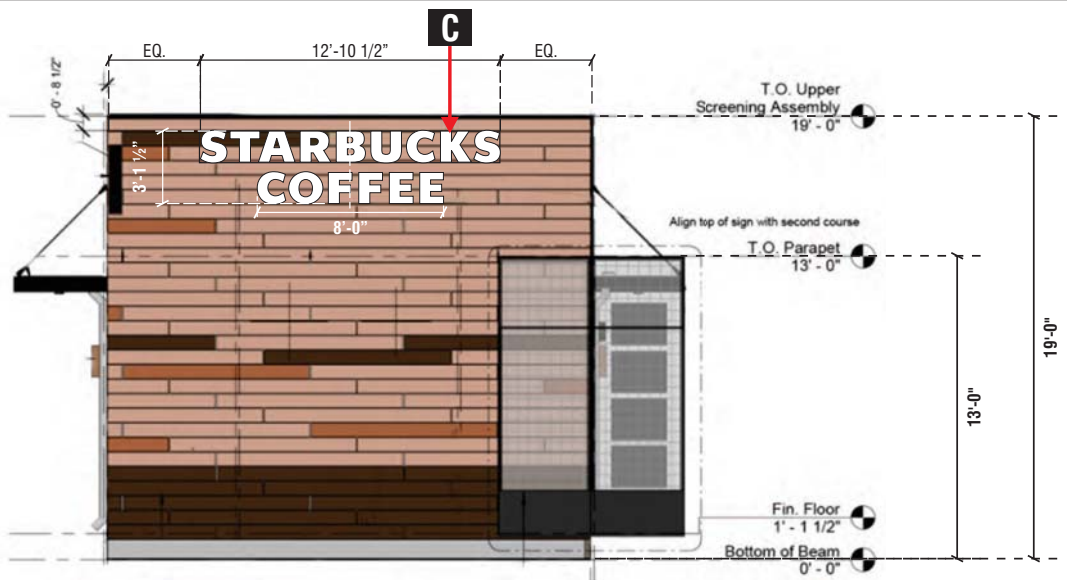
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**2** WALK THRU ELEVATION  
SCALE: 3/16" = 1'-0"



**1** REAR ELEVATION  
SCALE: 3/16" = 1'-0"



**2** FRONT ELEVATION  
SCALE: 3/16" = 1'-0"

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Starbucks Coffee  
Rose Pavilion

**Address:**  
4225 Rosewood Drive  
Pleasanton, CA 94588

**Account Manager:**  
Dave Coverly

**Designer:**  
Claudio Fuentes 3.50

**Scale:** AS NOTED

**Design No.:** 15-09-9777-01

**Date:** 09.29.15

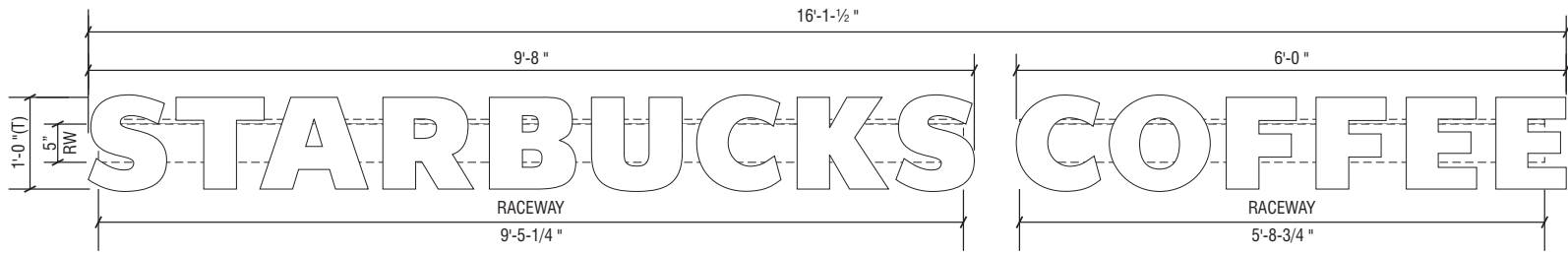
**Reg. No.:**

**Revisions:**  
R01 CLFP (0.50) 9/30/15 Revise Dwg.

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**A2** SIGN ELEVATION / INTERNALLY ILLUMINATED WHITE FACE LIT SINGLE LINE CHANNEL LETTERS ON RACEWAYS 16.1 SQ. FT.  
**A1** QUANTITY: TWO (2) REQUIRED SCALE: 3/4" = 1'-0"

**SPECIFICATIONS:**

LETTERS: INTERNALLY ILLUMINATED CHANNEL LETTERS  
 FACE: #7328 WHITE ACRYLIC PLASTIC GREEN VINYL OVERLAY  
 TRIMCAP: 3/4" BLACK TRIMCAPS  
 RETURNS: 3" DEEP BLACK RETURNS  
 ILLUMINATION: WHITE LUMIFICENT LEDs WITH LUMIFICENT POWER SUPPLIES MOUNTED IN RACEWAY  
 RACEWAYS: 5" X 5" EXTRUDED ALUMINUM RACEWAY TO BE INSTALLED BEHIND THE WALL PAINTED TO MATCH WALL SURFACE  
 FOUR (4) HRL-07-P FC-24 LUMIFICENT POWER SUPPLIES REQUIRED AT 0.25 AMPS EACH (1.0 TOTAL AMPS)

NOTES: FIELD VERIFY ALL MEASUREMENTS AND CONDITIONS PRIOR TO ANY FABRICATION

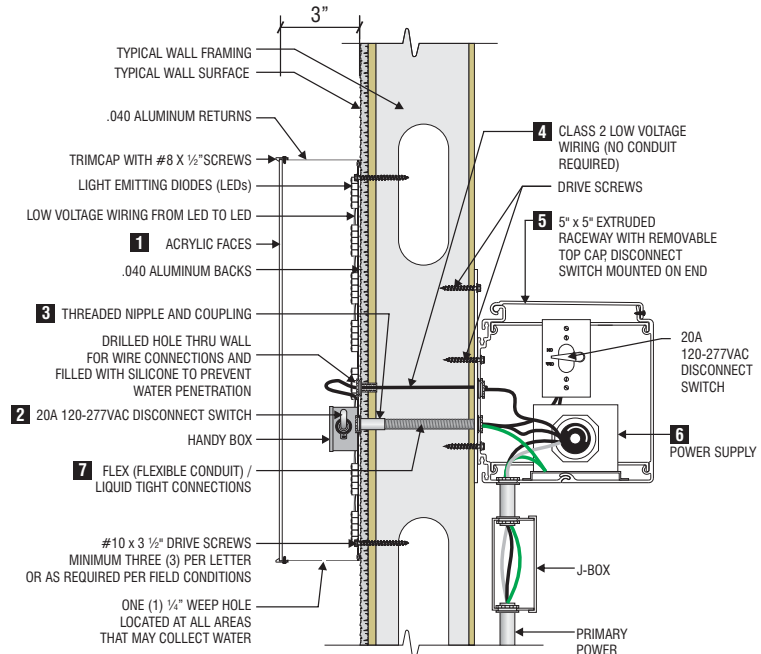
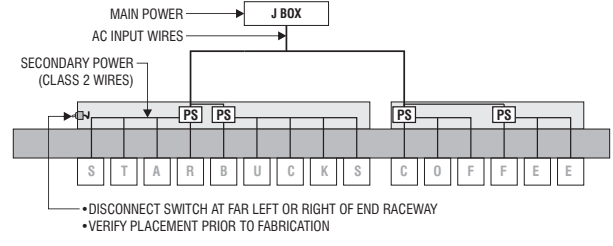
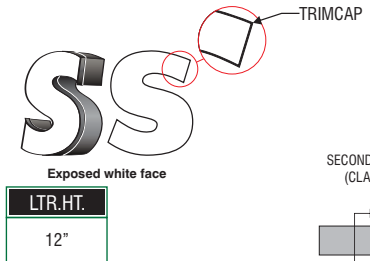
**NOTE:**  
 - RACEWAY TO BE INSTALLED BEHIND THE WALL  
 PAINT COLOR TO BE APPROVED BY P. M.

**Note to All Contractors**

**120 Sign Voltage**  
 This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. All wall penetrations to be sealed with UL Listed silicone sealant.

PLEASE REFER TO THE NUMBERED ITEMS BELOW FOR INCORPORATED INSTALL INSTRUCTIONS. LISTED INSTRUCTIONS TO BE FOUND WITH ACTUAL SIGNAGE (NUMBERED ITEMS CORRESPOND TO SECTION DETAIL)

ITEM #	DESCRIPTION
1	CHANNEL LETTERS
2	DISCONNECT SWITCH
3	THREADED NIPPLE AND COUPLING (FLEX CONNECTOR)
4	CLASS 2 LOW VOLTAGE WIRING (NO CONDUIT REQUIRED)
5	RACEWAY
6	POWER SUPPLY
7	FLEX (FLEXIBLE CONDUIT) / LIQUID TIGHT CONNECTIONS



**3** WHITE LETTER DETAIL  
 SCALE: NTS

**2** LETTER LAYOUT - PLAN VIEW  
 NOT TO SCALE

**1** TYPICAL SECTION DETAIL  
 SCALE: NTS

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 Phone: 562.495.3808  
 Facsimile: 562.435.1867  
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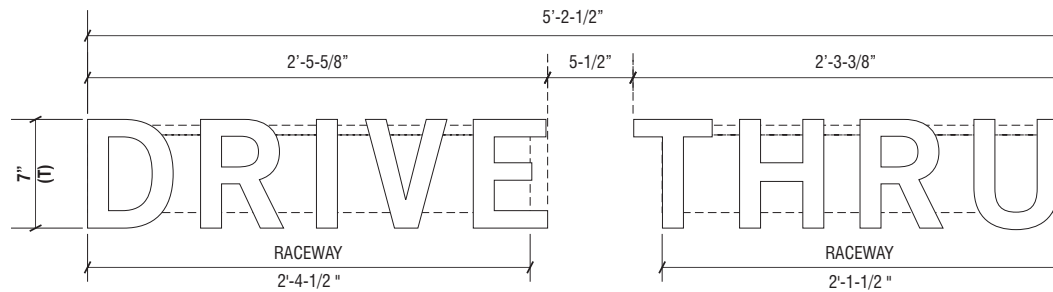
Project:  
**Starbucks Coffee  
 Rose Pavilion**  
 Address:  
 4225 Rosewood Drive  
 Pleasanton, CA 94588

Account Manager:  
**Dave Coverly**  
 Designer:  
**Claudio Fuentes 3.50**  
 Scale: **AS NOTED**  
 Design No.: **15-09-9777-01**  
 Date: **09.29.15**

Rev. No.:  
 R01 CLFP (0.50) 9/30/15 Revise Dwg.

**APPROVALS**  
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**NOTE:**  
- RACEWAY TO BE INSTALLED BEHIND THE WALL  
PAINT COLOR TO BE APPROVED BY P. M.

PLEASE REFER TO THE NUMBERED ITEMS BELOW FOR INCORPORATED INSTALL INSTRUCTIONS. LISTED INSTRUCTIONS TO BE FOUND WITH ACTUAL SIGNAGE (NUMBERED ITEMS CORRESPOND TO SECTION DETAIL)

ITEM #	DESCRIPTION
1	CHANNEL LETTERS
2	DISCONNECT SWITCH
3	THREADED NIPPLE AND COUPLING (FLEX CONNECTOR)
4	CLASS 2 LOW VOLTAGE WIRING (NO CONDUIT REQUIRED)
5	RACEWAY
6	POWER SUPPLY
7	FLEX (FLEXIBLE CONDUIT) / LIQUID TIGHT CONNECTIONS

<b>B2</b>	SIGN ELEVATION / INTERNALLY ILLUMINATED WHITE FACE LIT DRIVE THRU CHANNEL LETTERS	3.03SQ. FT.
<b>B1</b>	QUANTITY: TWO (2) REQUIRED	SCALE: 1-1/2" = 1'-0"

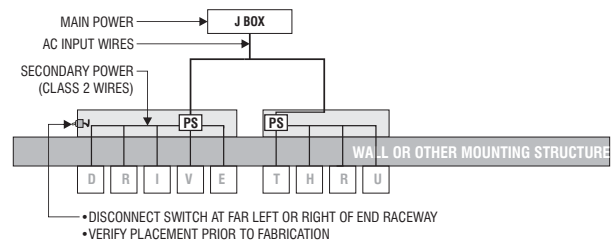
**SPECIFICATIONS:**

- LETTERS: INTERNALLY ILLUMINATED CHANNEL LETTERS  
 FACE: WHITE ACRYLIC PLASTIC  
 TRIMCAP: 3/4" BLACK TRIMCAPS WITH PAN HEAD SCREWS PAINTED BLACK  
 RETURNS: 3" DEEP PRE-COAT BLACK  
 ILLUMINATION: WHITE LUMIFICENT LEDs WITH LUMIFICENT POWER SUPPLIES  
 RACEWAYS: 5" X 5" EXTRUDED ALUMINUM RACEWAY TO BE INSTALLED BEHIND THE WALL. PAINTED TO MATCH WALL SURFACE
- NOTES: FIELD VERIFY ALL MEASUREMENTS AND CONDITIONS PRIOR TO ANY FABRICATION

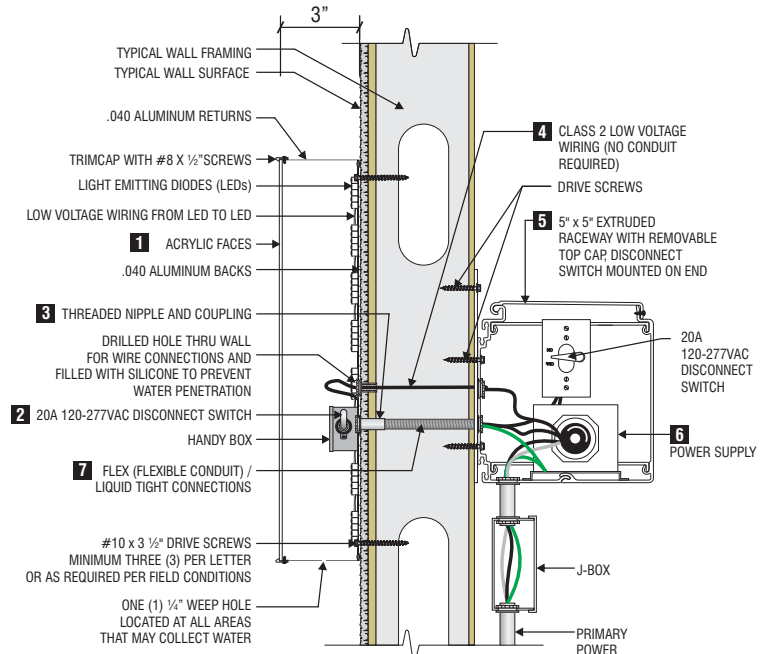
**Note to All Contractors**

**120 Sign Voltage**

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. All wall penetrations to be sealed with UL Listed silicone sealant.



**2** LETTER LAYOUT - PLAN VIEW  
NOT TO SCALE



**1** TYPICAL SECTION DETAIL  
SCALE: NTS

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Account Manager:  
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Designer:  
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Scale: **AS NOTED**

Design No.: **15-09-9777-01**

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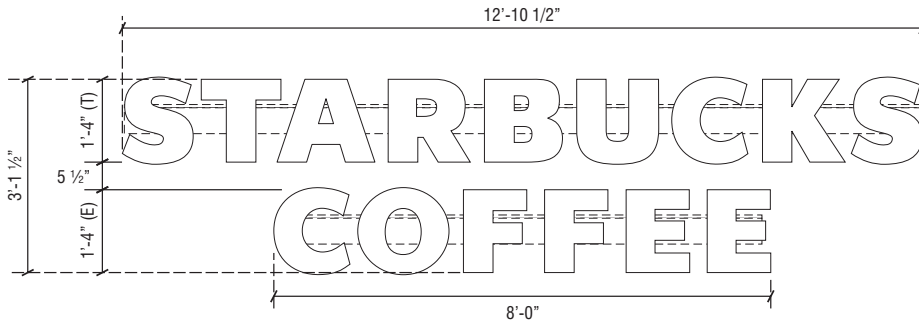
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**NOTE:**  
- RACEWAY PAINT COLOR TO BE APPROVED BY P. M. TO MATCH WALL SURFACE

**Note to All Contractors**

**120 Sign Voltage**  
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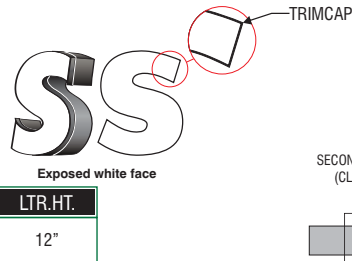
PLEASE REFER TO THE NUMBERED ITEMS BELOW FOR INCORPORATED INSTALL INSTRUCTIONS. LISTED INSTRUCTIONS TO BE FOUND WITH ACTUAL SIGNAGE (NUMBERED ITEMS CORRESPOND TO SECTION DETAIL)	
ITEM #	DESCRIPTION
1	CHANNEL LETTERS
2	DISCONNECT SWITCH
3	THREADED NIPPLE AND COUPLING (FLEX CONNECTOR)
4	CLASS 2 LOW VOLTAGE WIRING (NO CONDUIT REQUIRED)
5	RACEWAY
6	POWER SUPPLY
7	FLEX (FLEXIBLE CONDUIT) / LIQUID TIGHT CONNECTIONS

**C** SIGN ELEVATION / INTERNALLY ILLUMINATED WHITE FACE LIT STACKED CHANNEL LETTERS 40.2 SQ. FT.  
QUANTITY: ONE (1) REQUIRED SCALE: 1/2" = 1'-0"

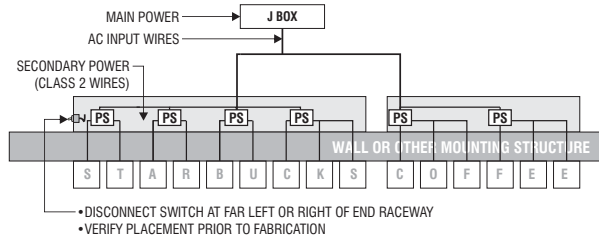
**SPECIFICATIONS:**

- LETTERS: INTERNALLY ILLUMINATED CHANNEL LETTERS
- FACE: #7328 WHITE ACRYLIC PLASTIC
- TRIMCAP: 3/4" BLACK TRIMCAPS
- RETURNS: 3" DEEP BLACK RETURNS
- ILLUMINATION: WHITE LUMIFICENT LEDs WITH LUMIFICENT POWER SUPPLIES MOUNTED IN RACEWAY
- RACEWAYS: 5" X 5" EXTRUDED ALUMINUM RACEWAY PAINTED TO MATCH WALL SURFACE
- SIX (6) HRL-07-PFC-24 LUMIFICENT POWER SUPPLY @ 0.25 AMP EACH
- TOTAL CIRCUIT LOAD : 1.5 AMPS @120 VAC
- (1) CUSTOMER PROVIDED 20 AMP, 120VAC DEDICATED CIRCUIT

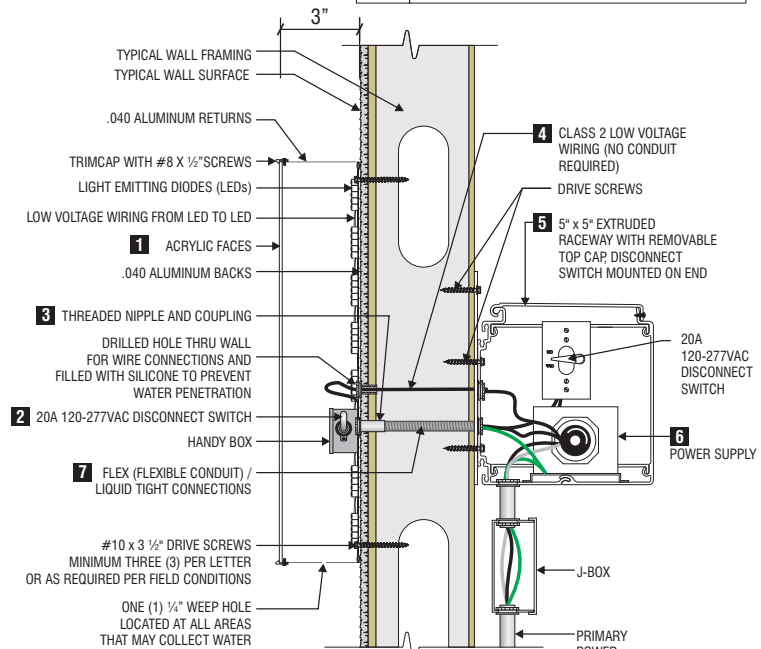
NOTES: FIELD VERIFY ALL MEASUREMENTS AND CONDITIONS PRIOR TO ANY FABRICATION



**IMPORTANT NOTE: NEVER ADD AN INLAY TO THE LETTERS**  
Always use the green letter Wordmark version with the proper inlay already set. To produce white letters, delete green inlay.



**2** LETTER LAYOUT - PLAN VIEW  
NOT TO SCALE



**1** TYPICAL SECTION DETAIL  
SCALE: NTS



Project:  
**Starbucks Coffee  
Rose Pavilion**  
Address:  
**4225 Rosewood Drive  
Pleasanton, CA 94588**

Account Manager:  
**Dave Coverly**  
Designer:  
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Scale: **AS NOTED**  
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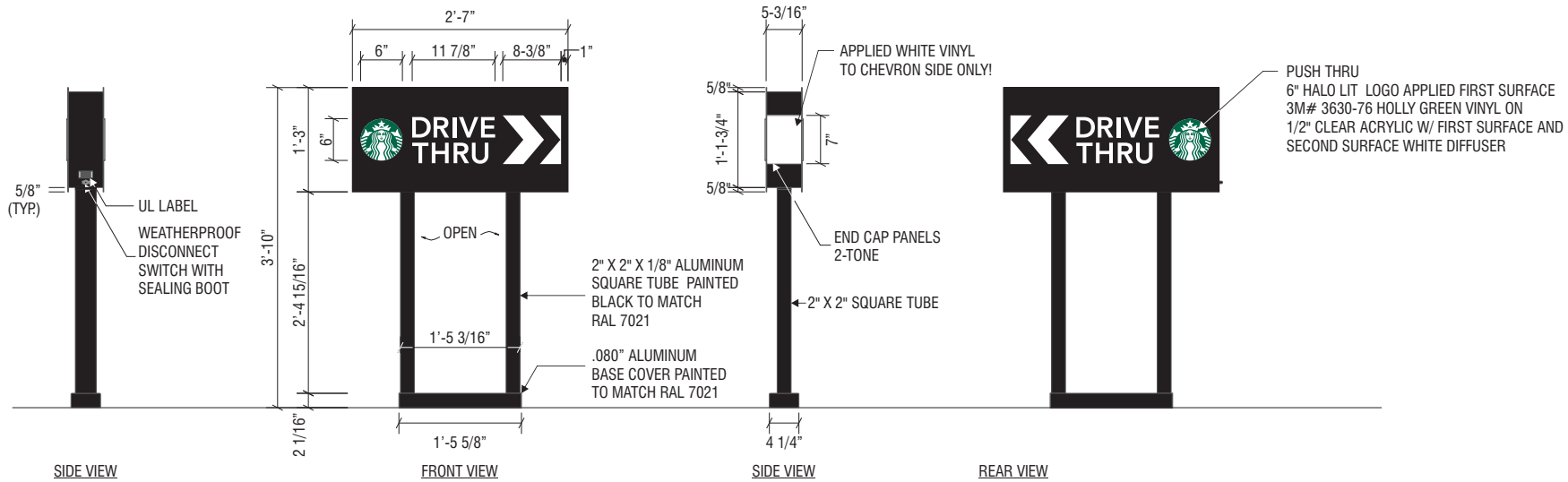
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Revisions:  
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**3** WHITE LETTER DETAIL  
SCALE: NTS





**1 DRIVE THRU ILLUMINATED DIRECTIONAL SIGN**  
**QUANTITY: TWO (2) UNITS REQUIRED**

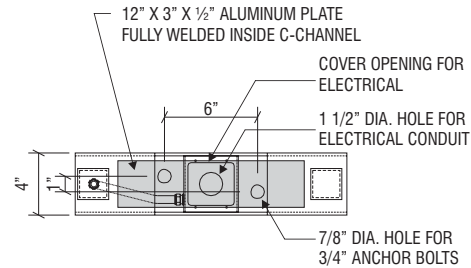
SCALE: 3/4" = 1'-0"

**SPECIFICATIONS:**

- CABINET: .080" ALUMINUM HOUSING PAINTED BLACK TO MATCH RAL 7021M WITH WHITE END CAPS  
 INTERIOR ALUMINUM SURFACE TO BE PAINTED WHITE
- FACES: .080" ROUTED OUT ALUMINUM PAINTED TO MATCH RAL 7021M
- LOGO: 1/2" PUSH-THRU CLEAR ACRYLIC WITH 1ST SURFACE 3M #3630-76 HOLLY GREEN VINYL OVERLAY  
 ALL WHITE TO BE FIRST SURFACE AND SECOND SURFACE WHITE DIFFUSER 3M # 3635-30
- COPY/CHEVRON: BACKED-UP TRANSLUCENT WHITE POLYCARBONATE
- RETURNS: 5-3/16" DEEP ALUMINUM PAINTED TO MATCH RAL 7021M  
 (ONLY RETURN WITH CHEVRONS TO HAVE WHITE VINYL)
- ILLUMINATION: WHITE LEDS WITH POWER SUPPLIES
- NOTES: FIELD VERIFY ALL MEASUREMENTS AND CONDITIONS PRIOR TO ANY FABRICATION

MESSAGE SCHEDULE LAYOUT			
SIGN	QTY.	FRONT	BACK
D1	1		
D2	1		

**NOTE: INSTALL AT SAME LOCATION AS EXISTING RE USE EXISTING FOOTINGS & ANCHOR BOLTS**



**2 SECTION VIEW AT ANCHOR DETAIL**  
**SCALE: 1 1/2" = 1'-0"**

**Note to All Contractors**

**120 Sign Voltage**

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 Dave Coverly

**Designer:**  
 Claudio Fuentes 3.50

**Scale:** AS NOTED

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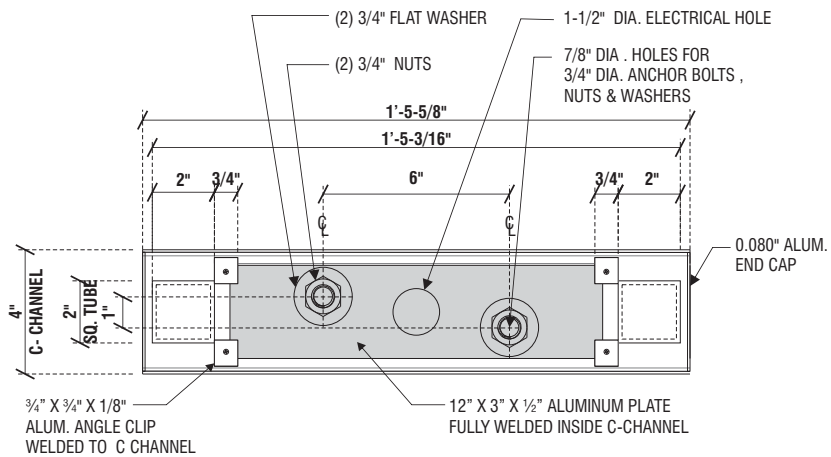
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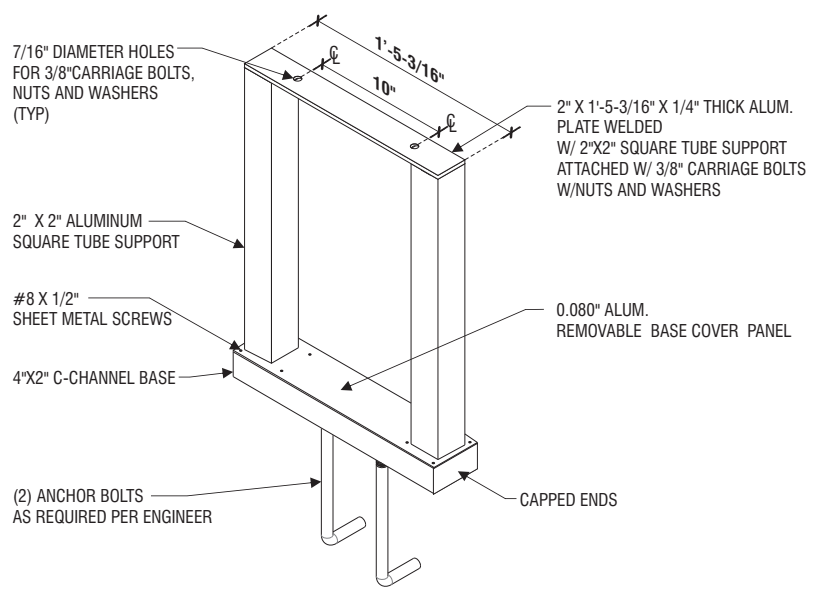
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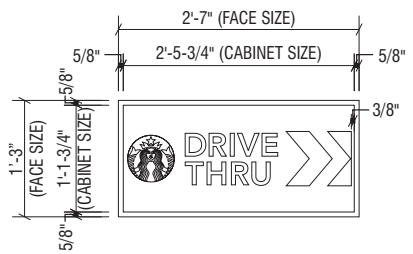
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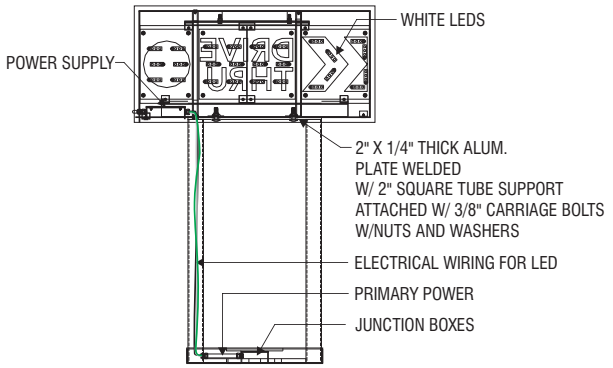
**4** PLAN VIEW AT C-CHANNEL FRAME MOUNTING DETAIL  
 SCALE: 3" = 1'-0"



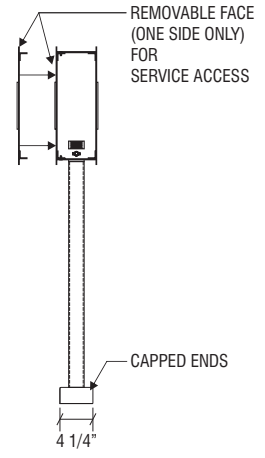
**5** ISOMETRIC VIEW AT C-CHANNEL BASE MOUNTING DETAIL  
 SCALE: 1-1/2" = 1'-0"



**1** CABINET DETAILS - SECTION VIEW  
 SCALE: 3/4" = 1'-0"



**2** VERTICAL CROSS SECTION VIEW (TYP)  
 SCALE: 3/4" = 1'-0"



**3** SERVICE POSITION VIEW  
 SCALE: 3/4" = 1'-0"

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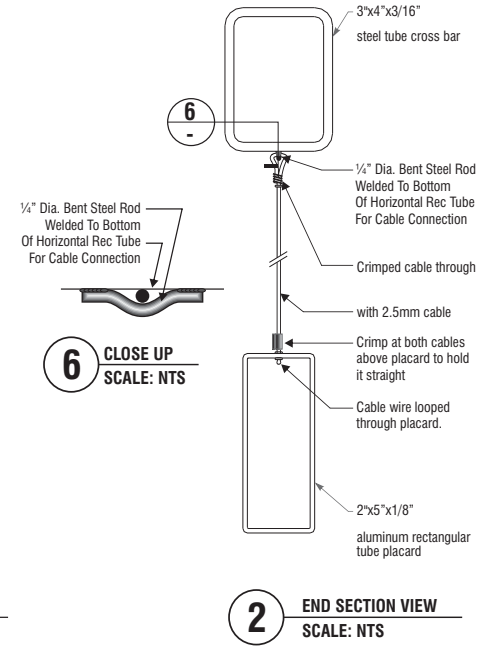
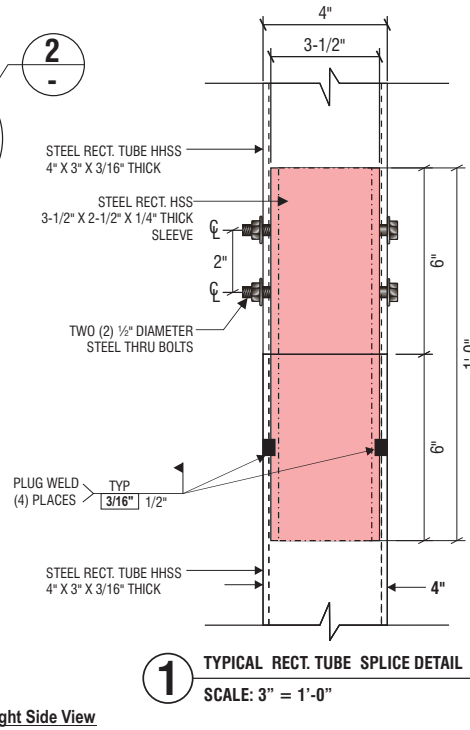
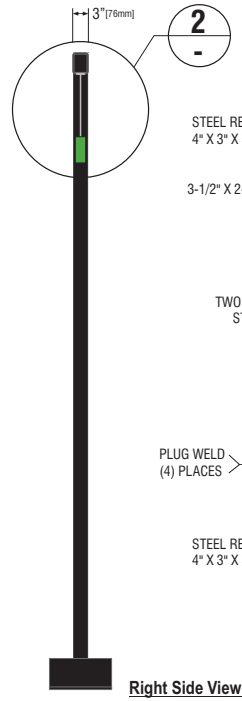
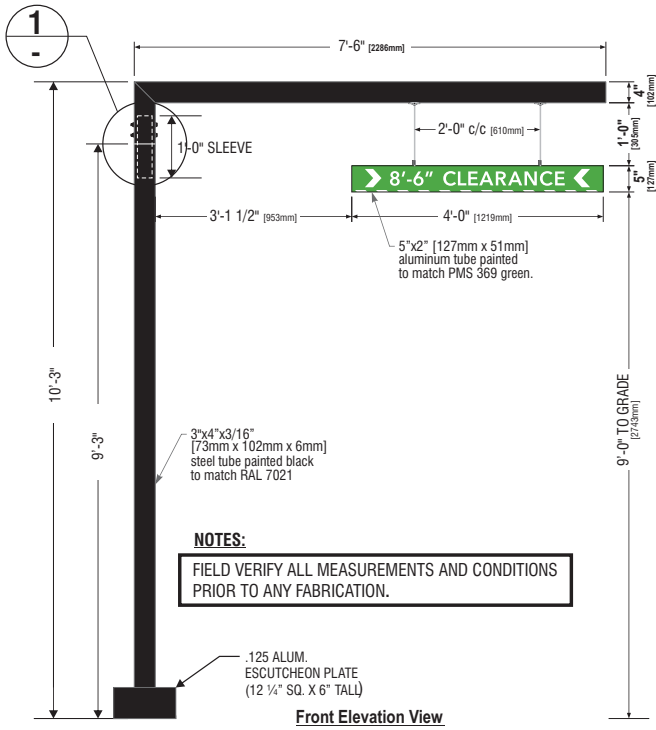
Project:  
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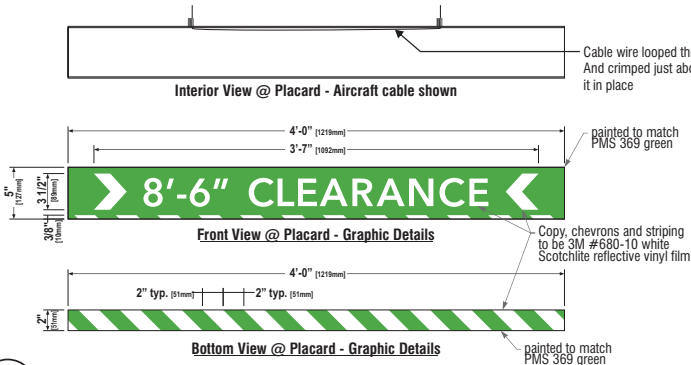
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Page: 09	Of: 11

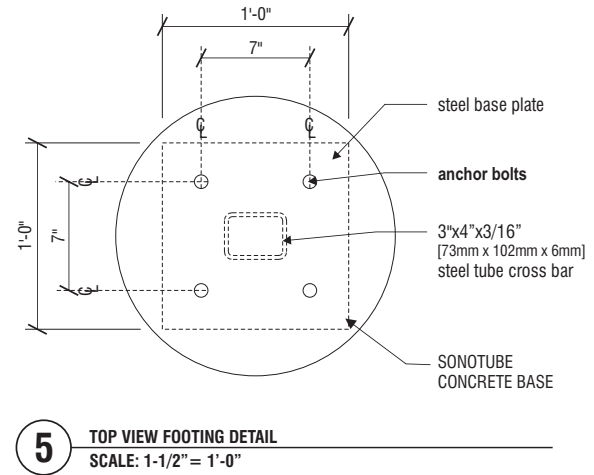
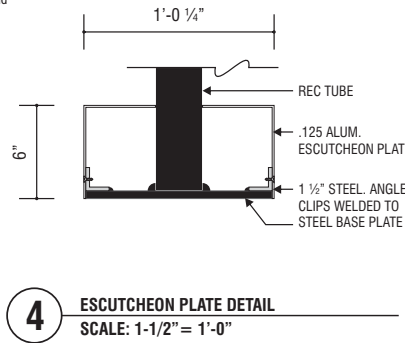
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**E** HEIGHT RESTRICTION BAR  
QUANTITY: ONE (1) UNIT REQUIRED  
SCALE: 1/2" = 1'-0"



**3** GRAPHIC DETAILS  
SCALE: 1" = 1'-0"



**Project:**  
Starbucks Coffee  
Rose Pavilion

**Address:**  
4225 Rosewood Drive  
Pleasanton, CA 94588

**Account Manager:**  
Dave Coverly

**Designer:**  
Claudio Fuentes 3.50

**Scale:** AS NOTED

**Design No.:** 15-09-9777-01

**Date:** 09.29.15

**Reg. No.:**

**Revisions:**  
R01 CLFP (0.50) 9/30/15 Revise Dwg.

**APPROVALS**

**FOR JOB CHECK** DATE

Acct. Mgr.

**FOR CONSTRUCTION** DATE

Acct. Mgr.

Design

Production

**FOR INSTALL ONLY** DATE

Acct. Mgr.

Page: 10 Of: 11

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electrical advertising

1700 West Anaheim Street  
Long Beach, California  
90813-1195  
Phone: 562.495.3808  
Facsimile: 562.435.1867

www.superiorsigns.com

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Acct. Mgr.

**FOR CONSTRUCTION** DATE

Acct. Mgr.

Design

Production

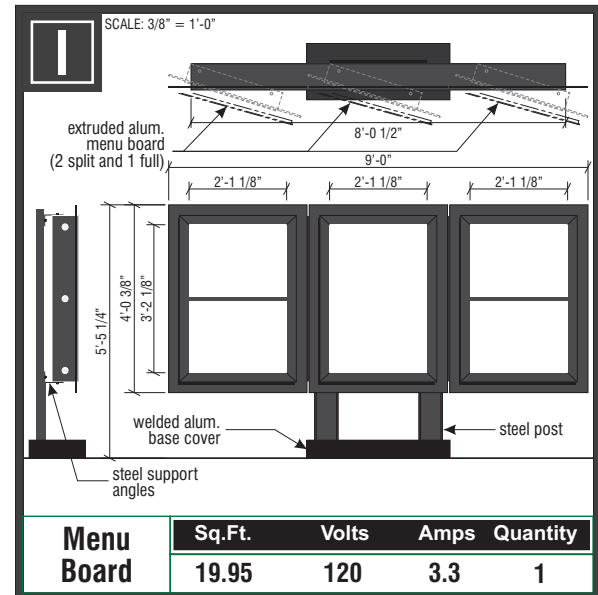
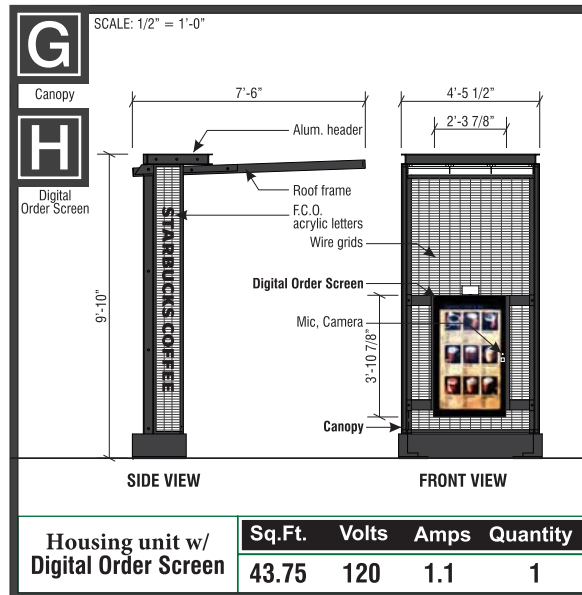
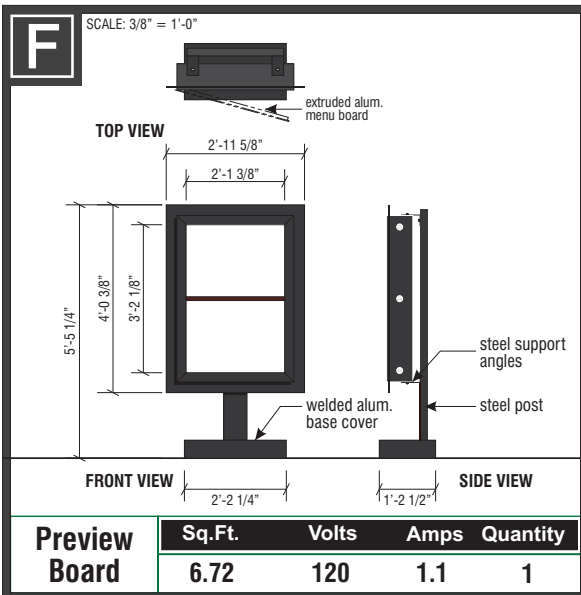
**FOR INSTALL ONLY** DATE

Acct. Mgr.

Page: 11 Of: 11

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**EVOLVED DT SIGNAGE**

**NOTE: MANUFACTURED BY OTHERS, INSTALLED BY SEA**

September 14, 2015

Ms. Lisa Sunderland  
SMC Solutions, LLC  
1281 E. Magnolia Street, Suite D, Unit 186  
Fort Collins, CO 80524

**RE: TRAFFIC CONSULTANT SERVICES FOR STARBUCKS RESTAURANT,  
PLEASANTON, CALIFORNIA.**

Dear Ms. Sutherland:

Thank you for contacting our firm for services relating to the Starbucks Coffee restaurant proposed at ~~4219~~<sup>4225</sup> Rosewood Drive in Pleasanton. The proposed project involves development of a 635 sq.ft. drive-thru facility on a site bordered by Rosewood Drive on the east and Santa Rita Road on the west, just south of I-580. The preliminary site plan indicates the proposed drive-thru will accommodate twelve (12) vehicles.

The purpose of this report is to quantify the trip generation potential of the proposed facility as well as likely drive-thru vehicle storage needs. This has been done based upon review of published information as well as on observations performed by the consultant at similar coffee restaurant sites. The following summarizes this information.

**Drive-thru Vehicle Queue Data.** For this analysis, morning peak period drive-thru queuing at an existing Starbucks was observed to identify the maximum length of queues and relative frequency of long queues. Vehicle queues were observed from 6:30 a.m. to 9:30 a.m. for two weekdays (Tuesday July 21, 2015 and Thursday July 30, 2015) and the queue length recorded every two minutes over these three hour observation periods.

The existing Starbucks restaurant on Industrial Blvd in Hayward was used for these observations. This location is similar in nature to the proposed Rosewood Drive site, in that it is adjacent to a major arterial which in turn has interchange access to a major freeway. Observed vehicle queue information is summarized below.

Industrial Blvd Site, Hayward:

- Average queue over the 3 hour periods - 8.7 vehicles.
- Maximum queue - 12 vehicles (occurred 13 times on highest day, 15%).
- Peak half hour queue period was 7:15 - 7:45 a.m. with average queue of 10.6 vehicles, queues ranged from 9 to 12 vehicles over this period.
- Minimum queue over the 3 hour periods - 5 vehicles.

Additional data was also previously collected by the consultant in 2014 at an existing Starbucks restaurant on Columbus Pkwy in Benicia. These observations were similarly collected over a four hour morning period starting at 6:30 a.m. for three weekdays (July 9, 14, & 15, 2014). These observations are summarized below.

Columbus Pkwy Site, Benicia:

- Average queue - 4 vehicles
- Maximum queue - 9 vehicles

As shown on the attached preliminary plan, the proposed Rosewood Drive site drive-thru will accommodate twelve (12) vehicles. Based upon the above data, this drive-thru length would accommodate potential demand and maximum queues would not extend into the parking area.

**Project Trip Generation.** Data collected at the Hayward site also include driveway volume counts to quantify a.m. peak hour trip generation at that facility. Driveway counts were conducted from 7:00 - 9:00 a.m. on the same days as the drive-thru queue counts were conducted. The peak one hour traffic period was then derived from these counts. This occurred from 7:15 - 8:15 a.m. and consisted of 218 vehicle trips, with 110 inbound and 108 outbound trips. The Hayward site provides both seating and a drive-thru facility. The exact size of the Hayward site building area is not known, but appears to be approximately 1,850 sq.ft..

Published trip generation rates for coffee facilities with a drive-thru and no indoor seating (category 938) has also been identified to further estimate both a.m. and p.m. peak hour trip generation quantities for the proposed 635 sq.ft. Rosewood Drive facility. The Institute of Transportation Engineers (ITE) publication "Trip Generation Manual, 9th Edition" has been used. This publication indicates an a.m. peak hour rate of 303 trips per 1,000 sf and a p.m. peak hour rate of 75 trips per 1,000 sf, with half of the traffic inbound and half outbound during these periods. Applying these rates to the proposed 635 sq.ft. facility yields an estimate of 192 a.m. peak hour trips and 48 p.m. peak hour trips.

Thank you for contacting KD Anderson & Associates for this project. Please call if you have any questions.

Sincerely,

KD Anderson & Associates, Inc.



Mike Becker, P.E.

KDA

SHEET NO.  
C-1  
JOB NO. SC-137

SCA SOLUTIONS LLC  
IMPROVEMENT PLANS  
4225 ROSEWOOD DRIVE  
PLEASANTON, CALIFORNIA  
PRELIMINARY SITE PLAN

**DA + SGI** A Joint Venture  
Engineers Planners Surveyors  
10000 Lakeside Blvd., Suite 100  
Pleasanton, CA 94588  
925-862-1118  
www.dasgi.com

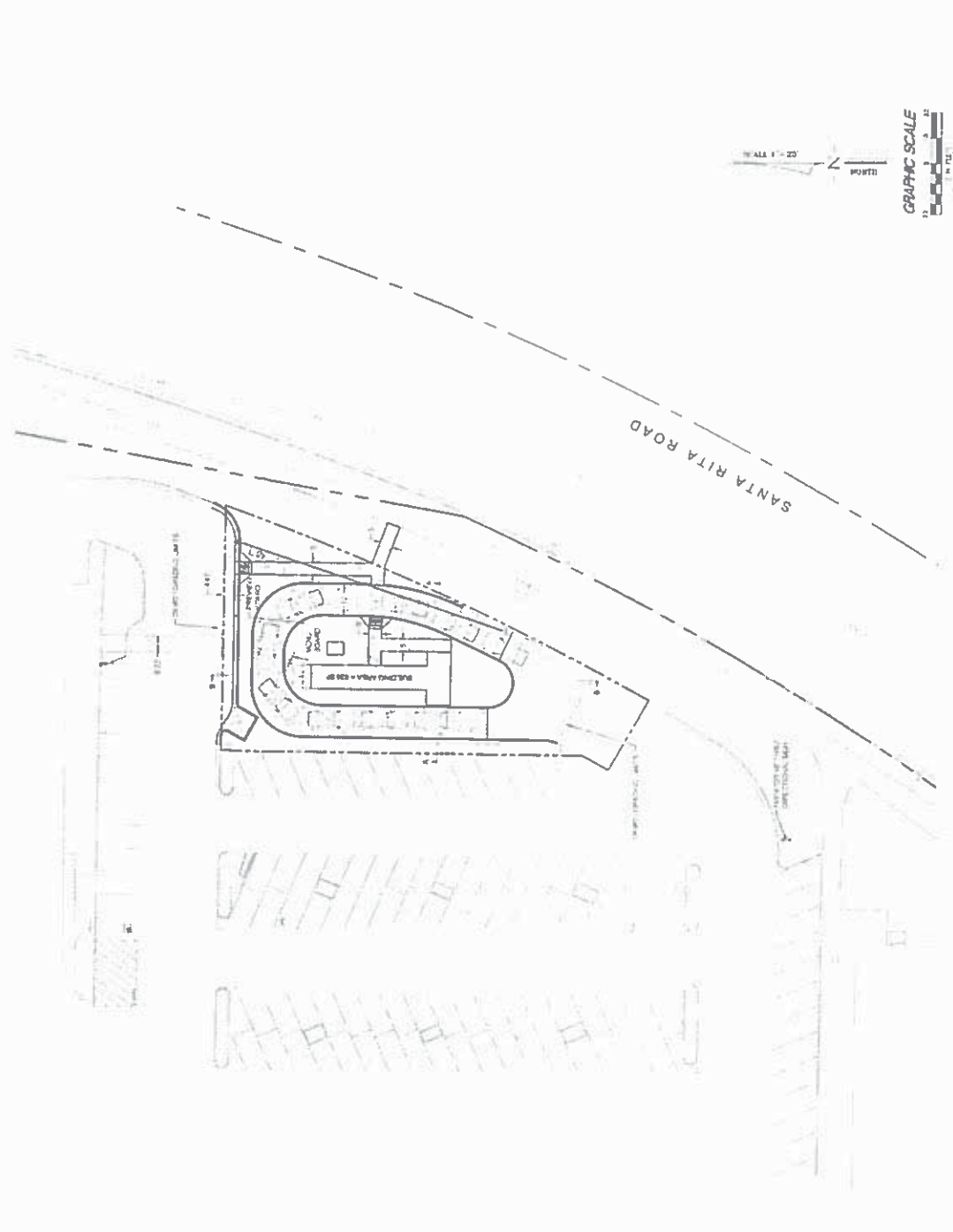


PRELIMINARY DRAWING  
FOR PLAN CHECK SUBMITTAL ONLY  
NOT FOR CONSTRUCTION

DESIGNED BY: J. TORRES  
DRAWN BY: J. TORRES  
CHECKED BY: J. TORRES  
DATE: 10/11/10  
SCALE: 1"=20'

BENCHMARK DESCRIPTION  
MCS MONUMENT 18" DIA.  
ELEV. 718.5 (MVD) 18" DIA.  
MAY 2011 MVD 18" DIA.  
PC 21 PILE CAP

No.	Description	Eng. No.	County Approval	Date





engineers planners surveyors

*a Joint Venture*

**Doucet & Associates, Inc. + Surveyors Group, Inc.**

Starbucks – Rose Pavilion

Pleasanton, CA

Parking Study

September 1, 2015

### BACKGROUND

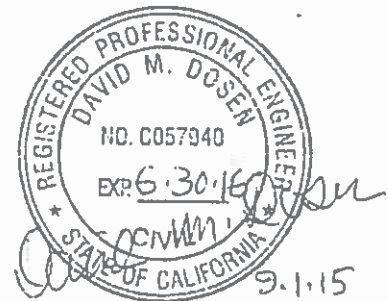
Starbucks is proposing to construct a 614 square foot drive through café near the eastern property line of the Rose Pavilion shopping center in Pleasanton, CA. The proposed project including the building and drive through lane would require removal of seven (7) existing parking stalls in the shopping center (See Exhibit 1). The purpose of the study is to determine if removal of the seven (7) stalls would cause any adverse impact to the existing parking availability.

### METHODOLOGY

The limits of the study area are shown in Exhibit 2. The number and location of occupied stalls were observed at thirty (30) minute intervals from 5 a.m. through 9 p.m., the proposed hours of operation for the Starbucks facility. Counts were taken on a weekend and a weekday. The number of occupied stalls at each thirty (30) minute interval is summarized in Exhibit 3 and locations of occupied stalls are shown in the Appendix.

### RESULTS

There are 214 parking stalls available within the study area. Peak weekend count was 166 occupied stalls (78% of available) at 1:30 p.m. Peak weekday count was 127 occupied stalls (60% of available) at 12:30 p.m. One parking stall of the seven (7) proposed for removal was occupied during the duration of the weekday observation. No 18-wheel delivery vehicles were observed within the study area during the duration of the weekend and weekday observations.





WEEKDAY

<u>Time</u>	<u>Spaces Occupied</u>
5:00 AM	0
5:30 AM	0
6:00 AM	0
6:30 AM	0
7:00 AM	0
7:30 AM	1
8:00 AM	4
8:30 AM	12
9:00 AM	16
9:30 AM	32
10:00 AM	46
10:30 AM	72
11:00 AM	91
11:30 AM	93
12:00 PM	120
12:30 PM	127
1:00 PM	117
1:30 PM	108
2:00 PM	91
2:30 PM	107
3:00 PM	85
3:30 PM	106
4:00 PM	96
4:30 PM	89
5:00 PM	86
5:30 PM	96
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7:00 PM	60
7:30 PM	58
8:00 PM	41
8:30 PM	27
9:00 PM	11



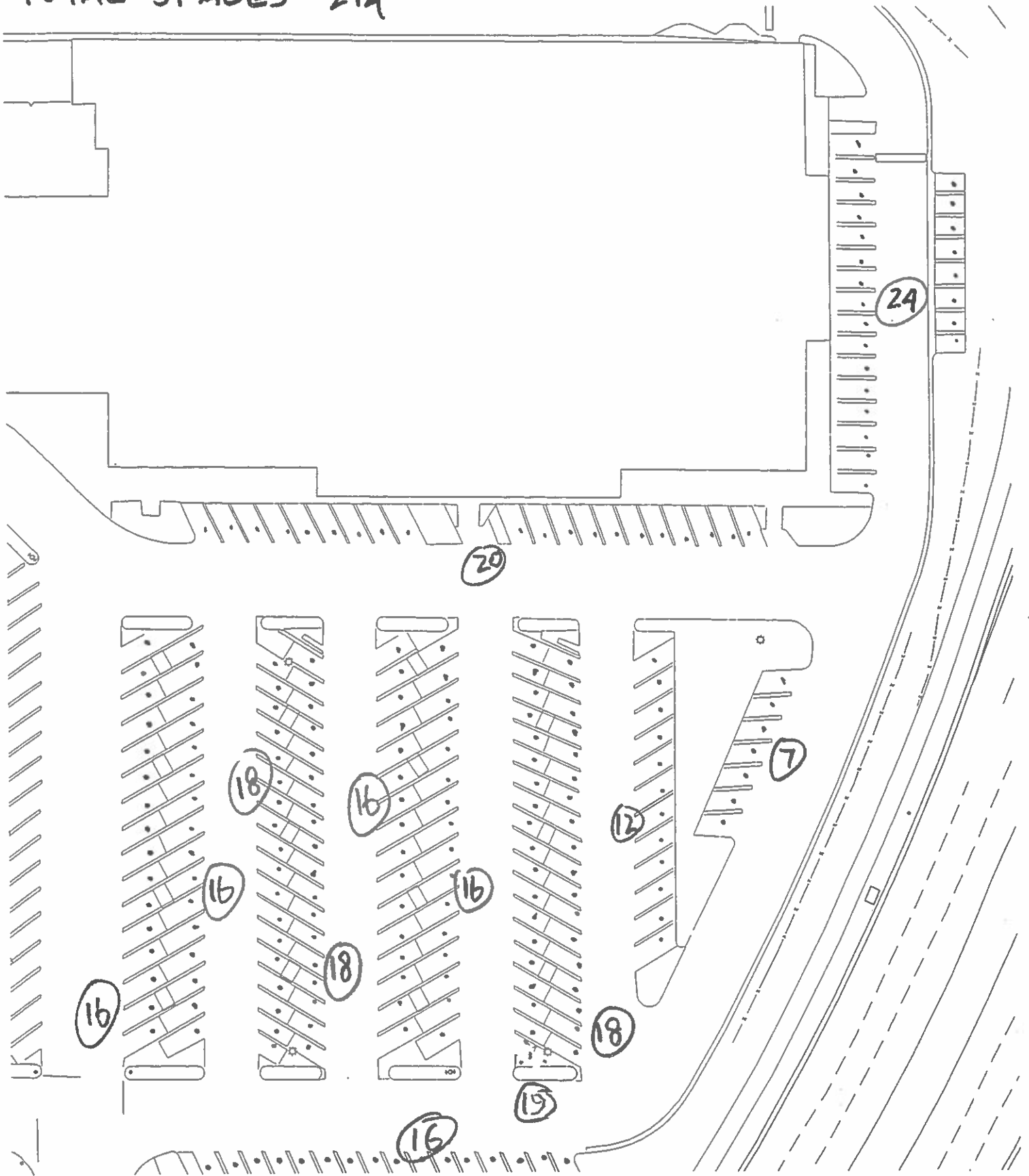
WEEKEND

<u>Time</u>	<u>Spaces Occupied</u>
5:00 AM	0
5:30 AM	0
6:00 AM	0
6:30 AM	0
7:00 AM	0
7:30 AM	2
8:00 AM	6
8:30 AM	17
9:00 AM	48
9:30 AM	60
10:00 AM	77
10:30 AM	108
11:00 AM	152
11:30 AM	138
12:00 PM	159
12:30 PM	153
1:00 PM	160
1:30 PM	166
2:00 PM	162
2:30 PM	160
3:00 PM	137
3:30 PM	125
4:00 PM	152
4:30 PM	138
5:00 PM	130
5:30 PM	109
6:00 PM	86
6:30 PM	87
7:00 PM	80
7:30 PM	65
8:00 PM	55
8:30 PM	37
9:00 PM	15

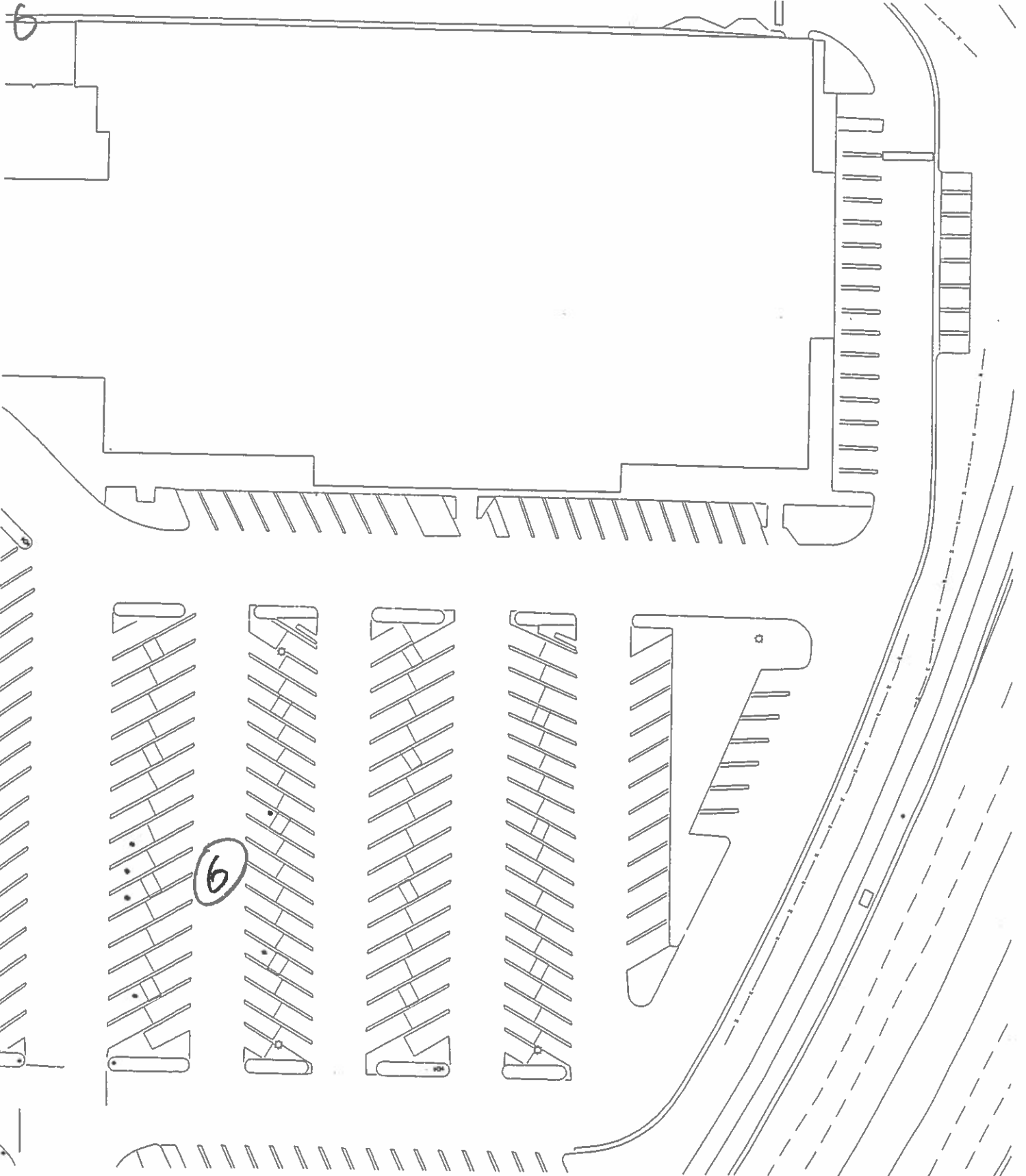


## APPENDIX

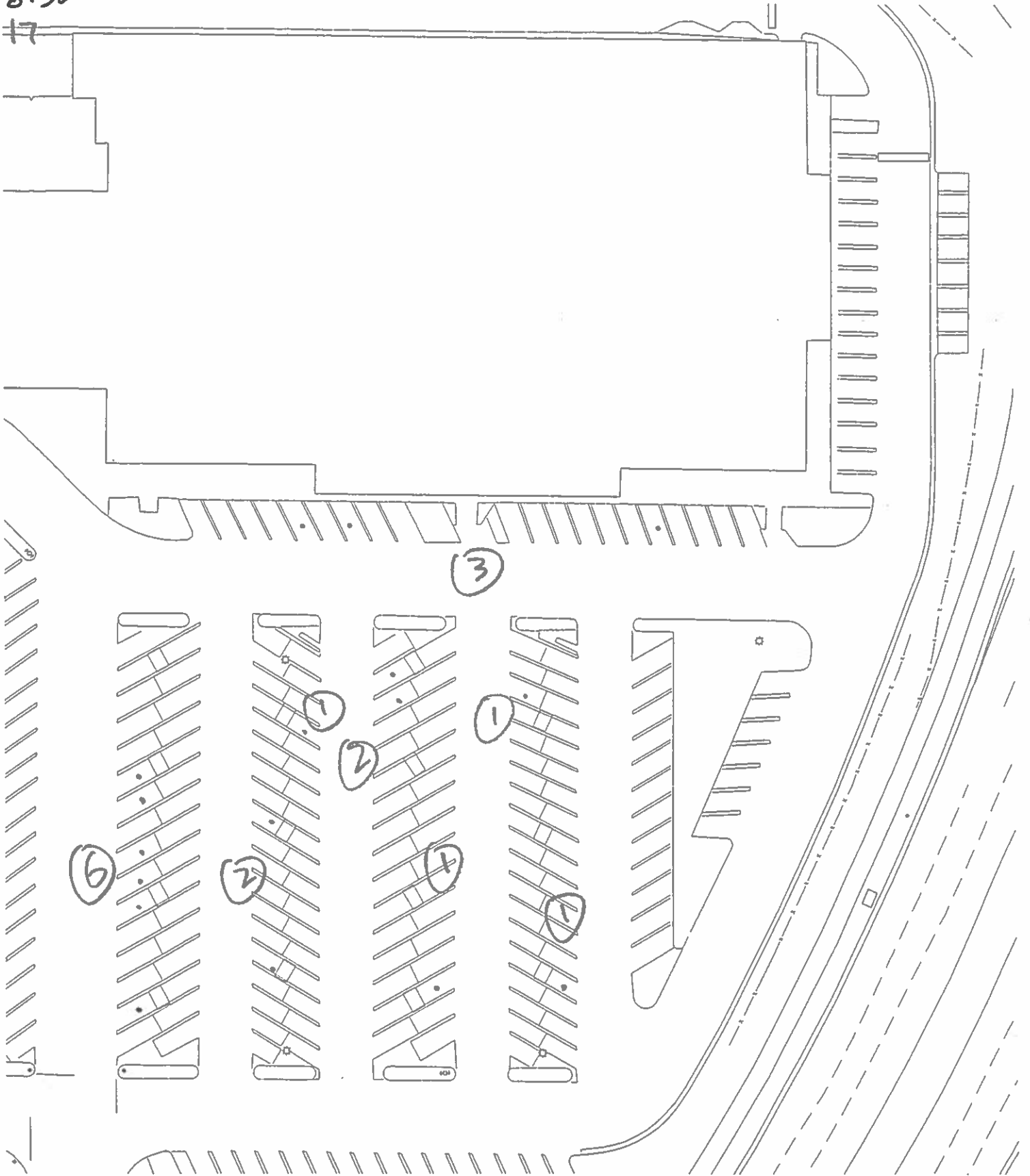
TOTAL SPACES - 214



Sun  
2am



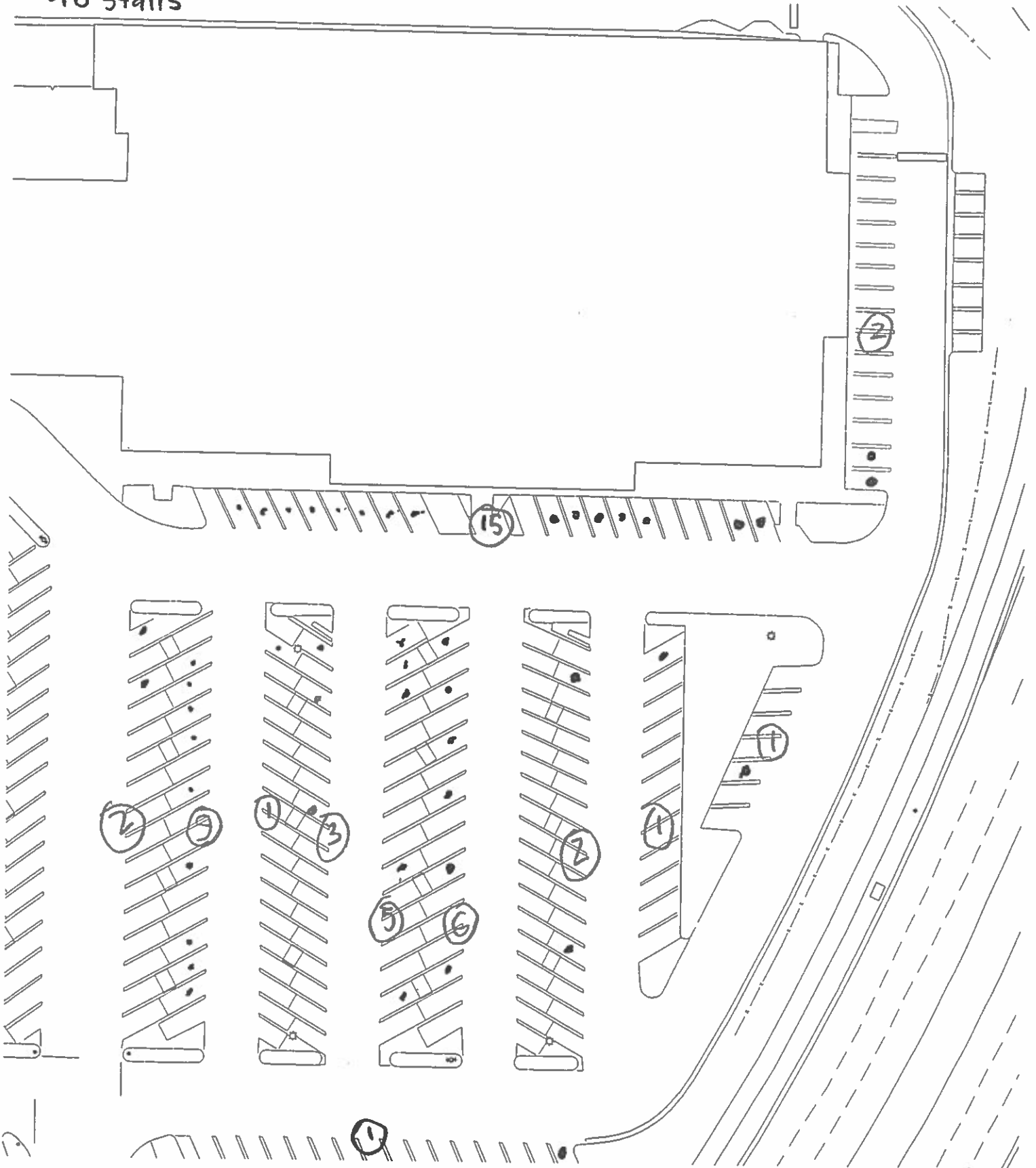
Suy  
8:30



Sun 8.23

9:00 am

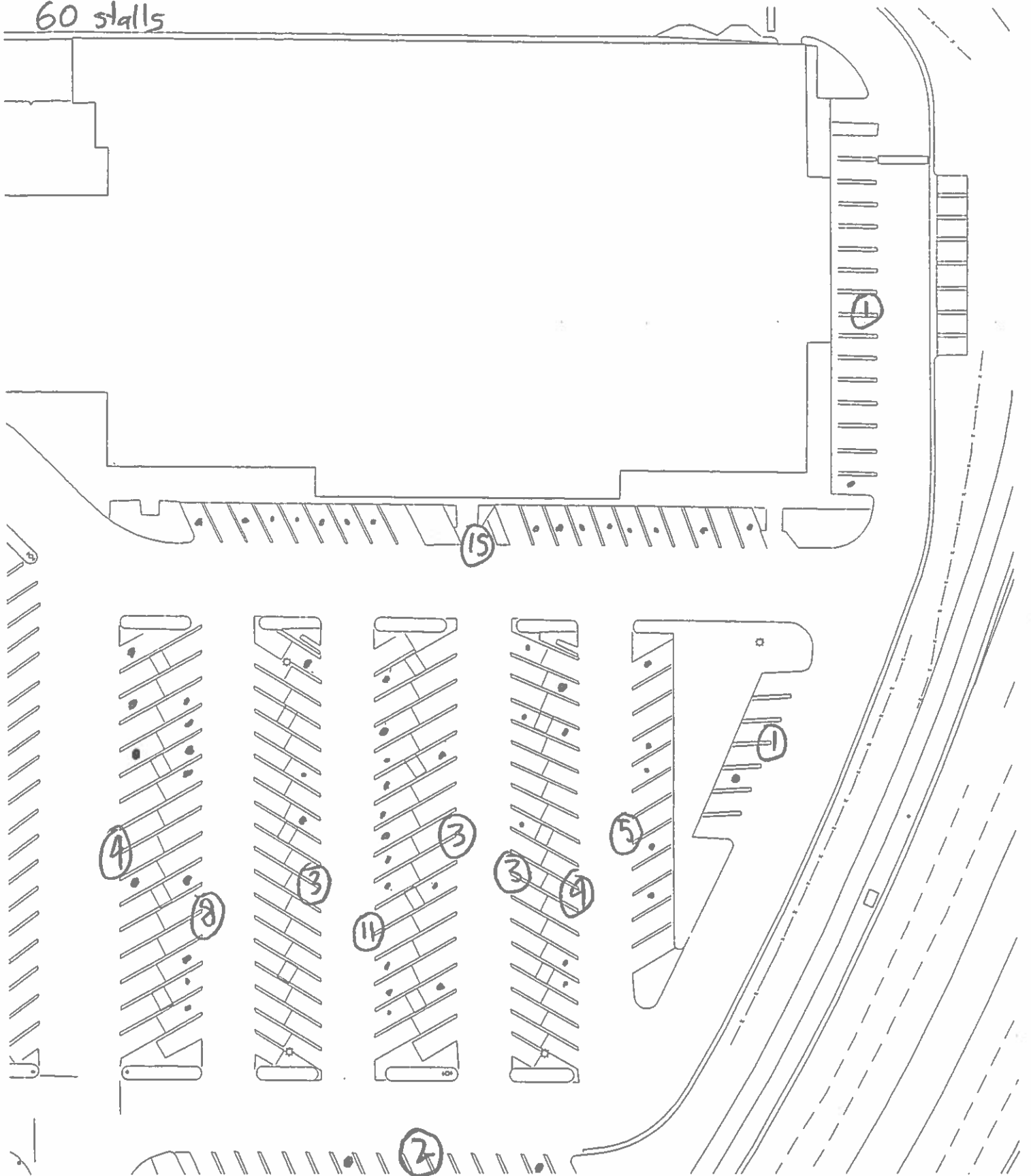
48 stalls



Jun 8-23

9:30 am

60 stalls

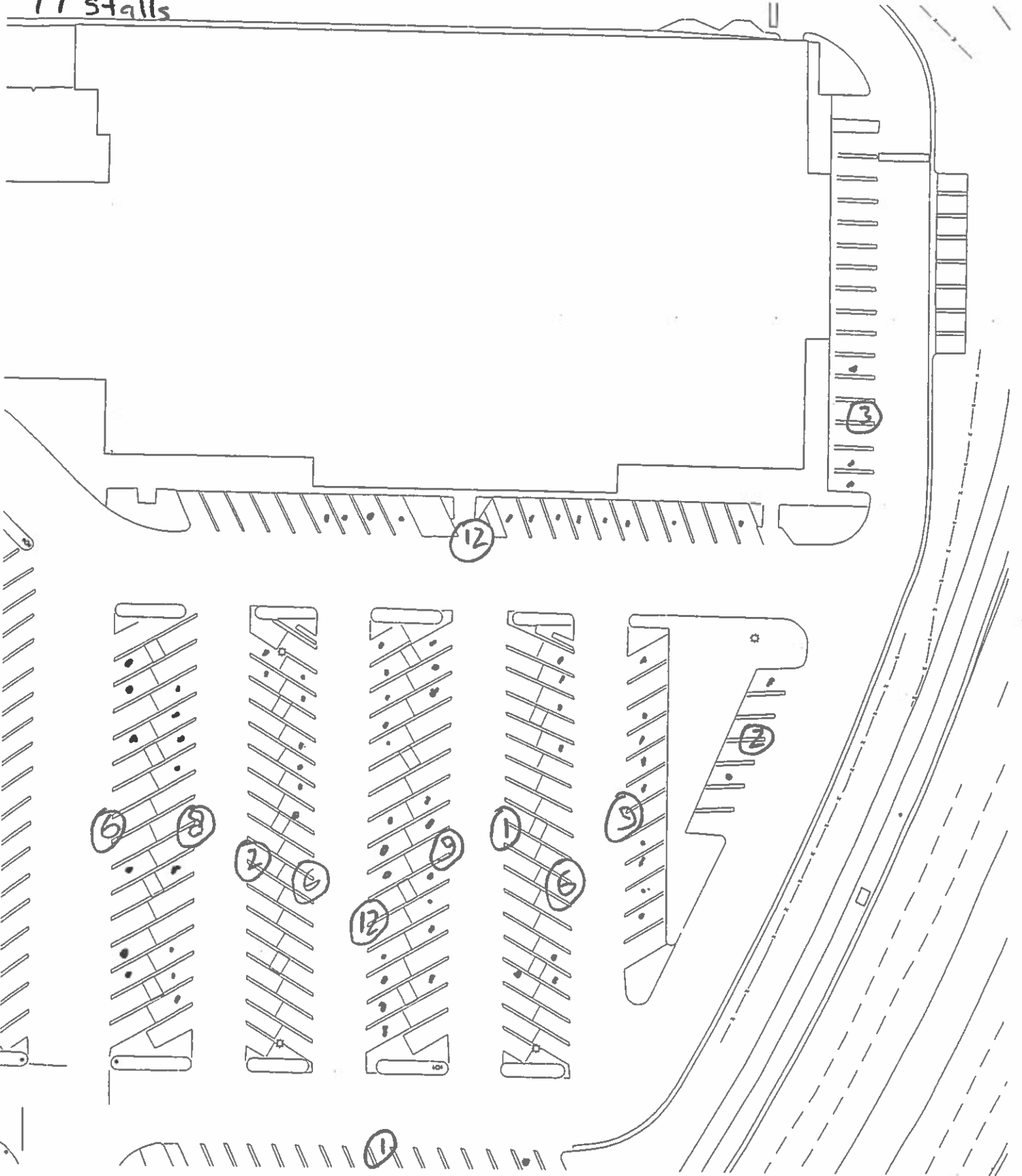




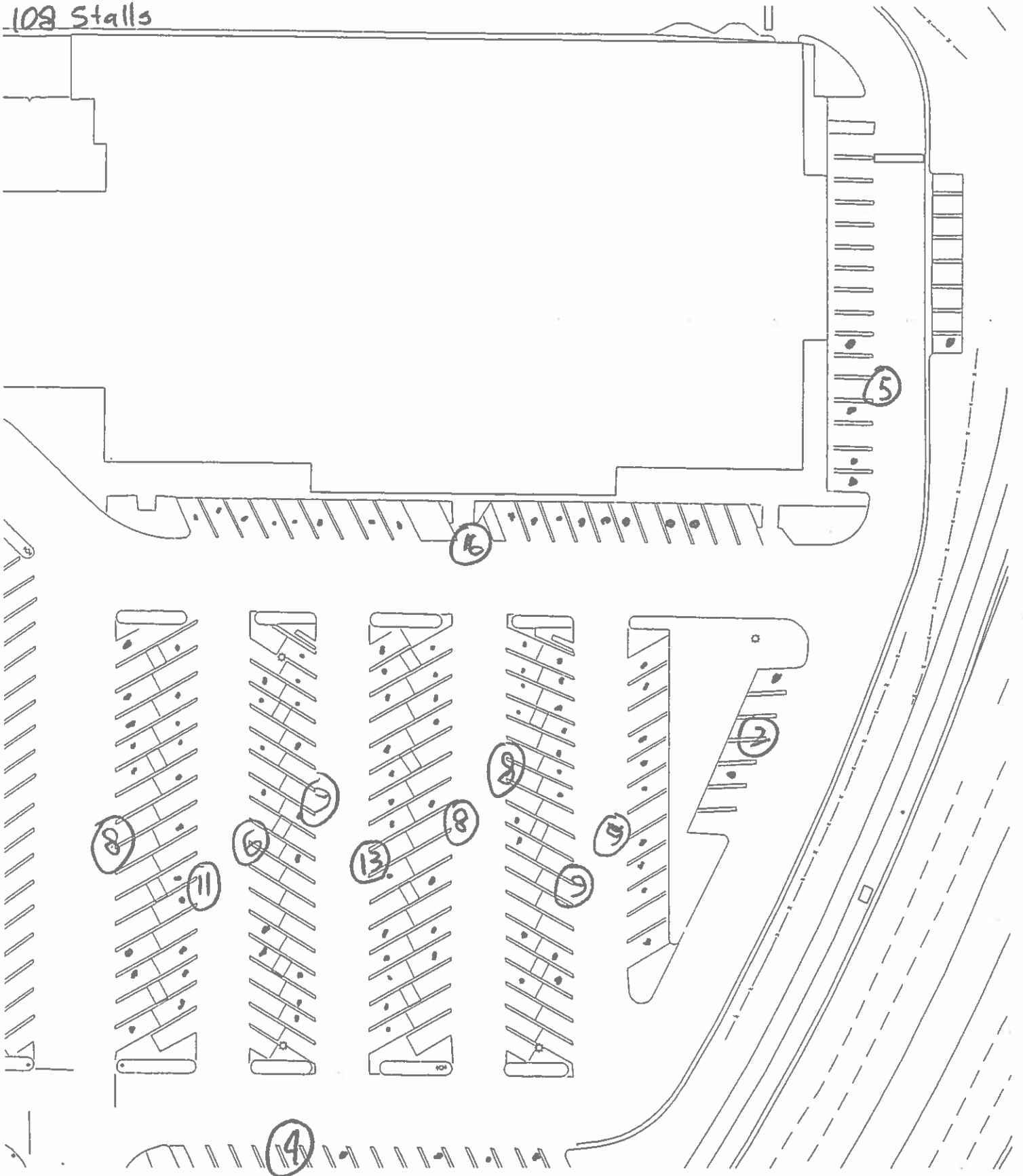
Sun 8-23

10 am

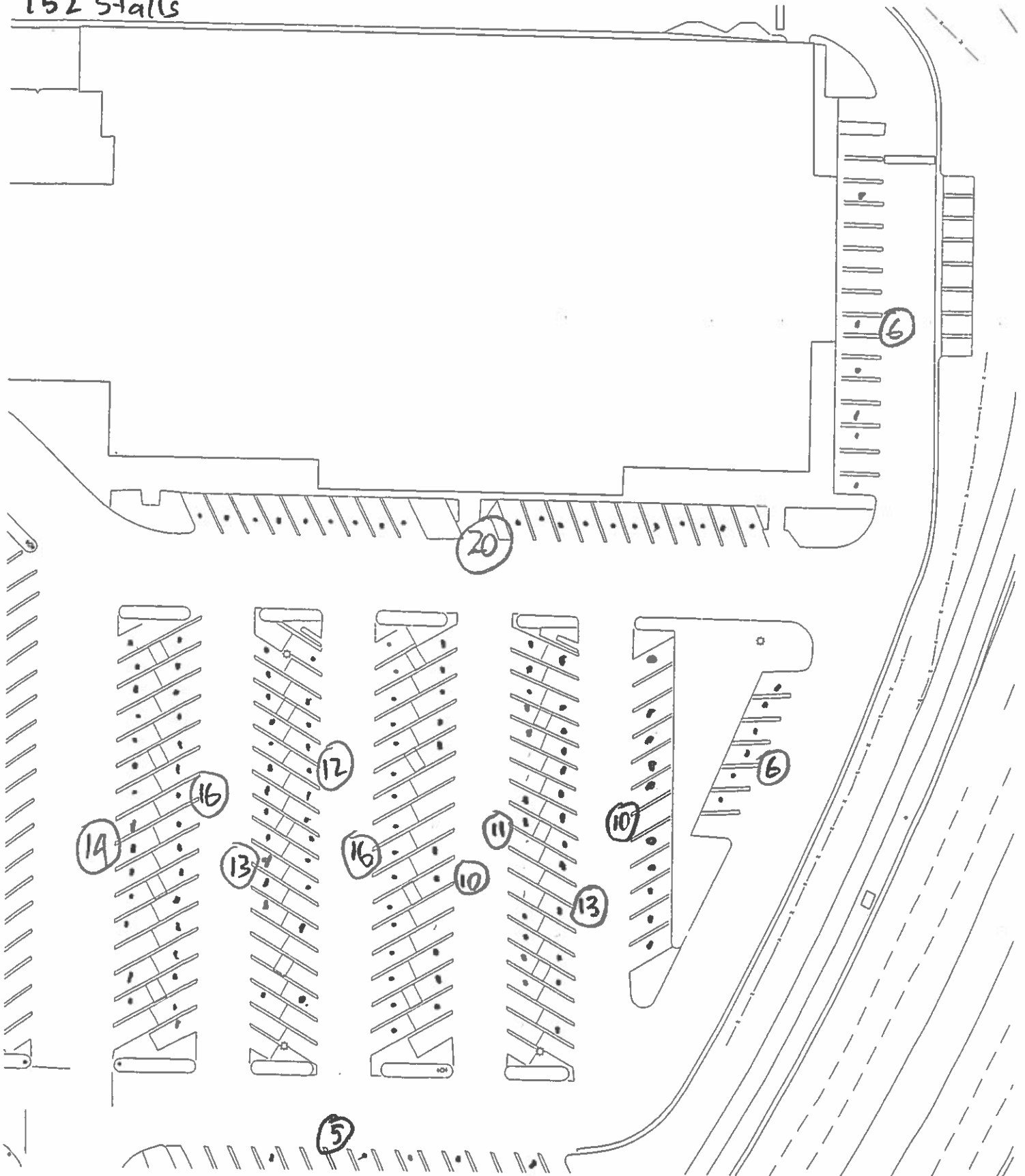
77 stalls



Sun 8.23  
10:30 am  
108 Stalls



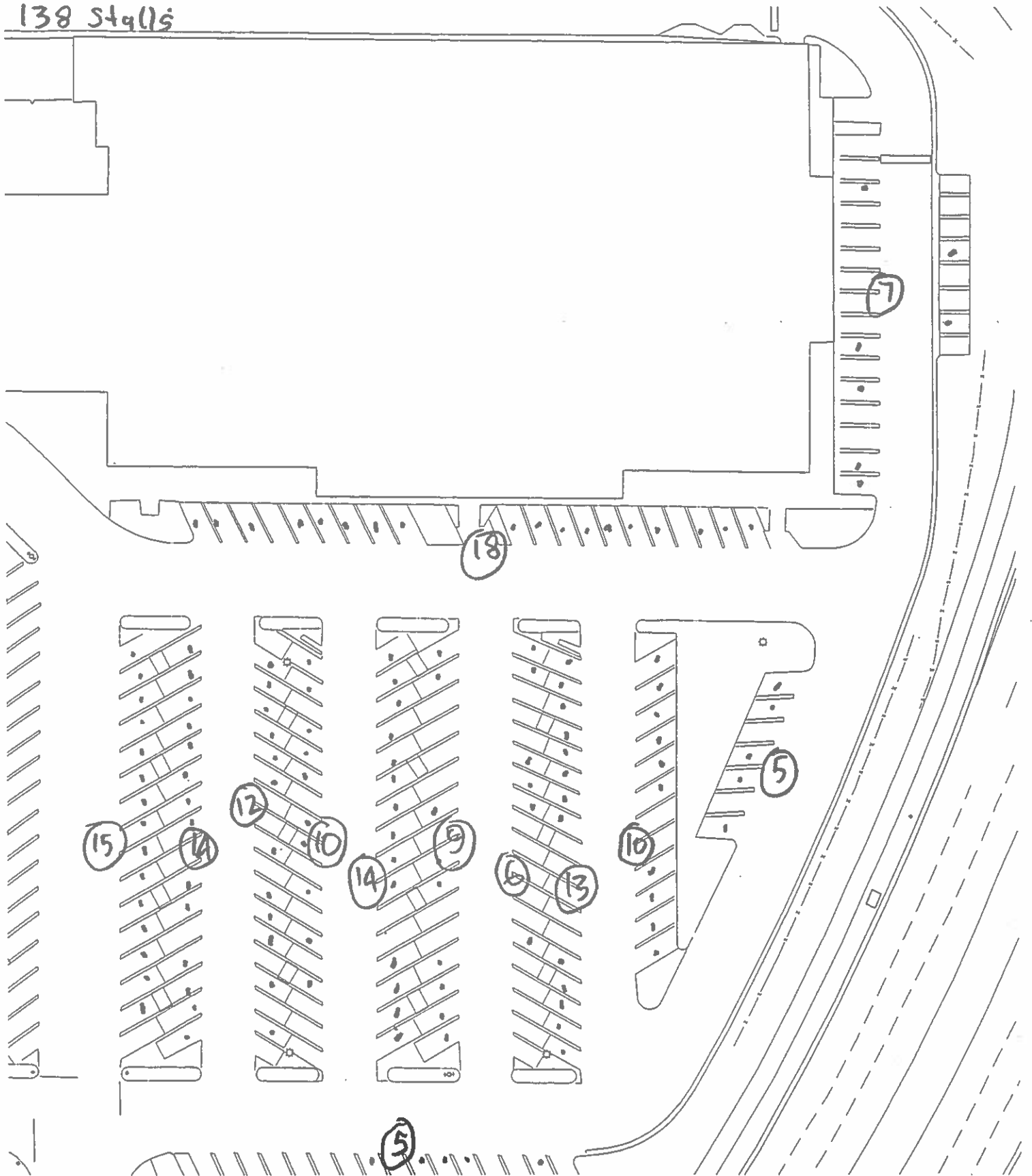
Sun 8-23  
11 am  
152 Stalls



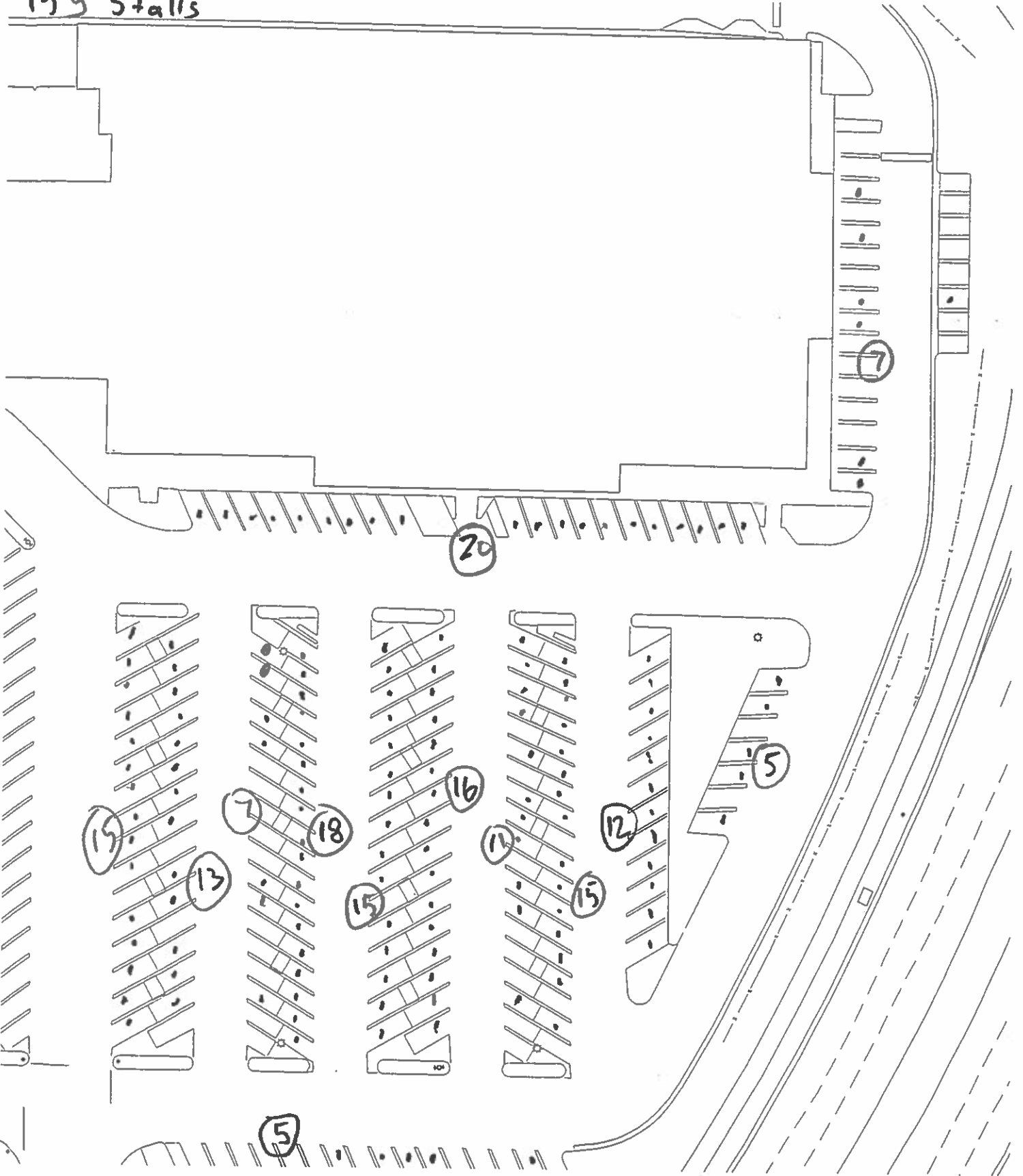
Sun 8-23

11:30 am

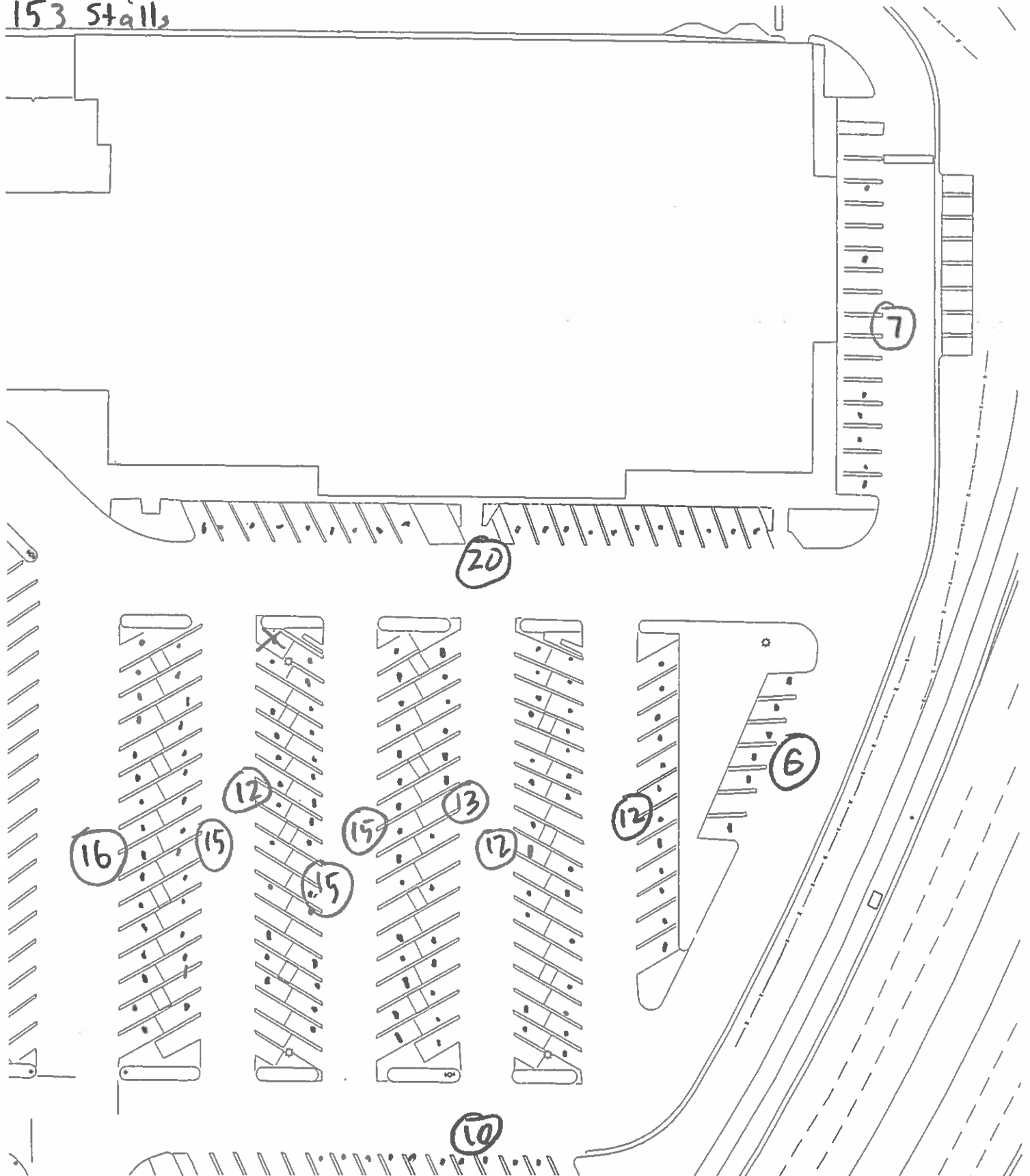
138 stalls



Sun 8-23  
12 pm  
159 stalls



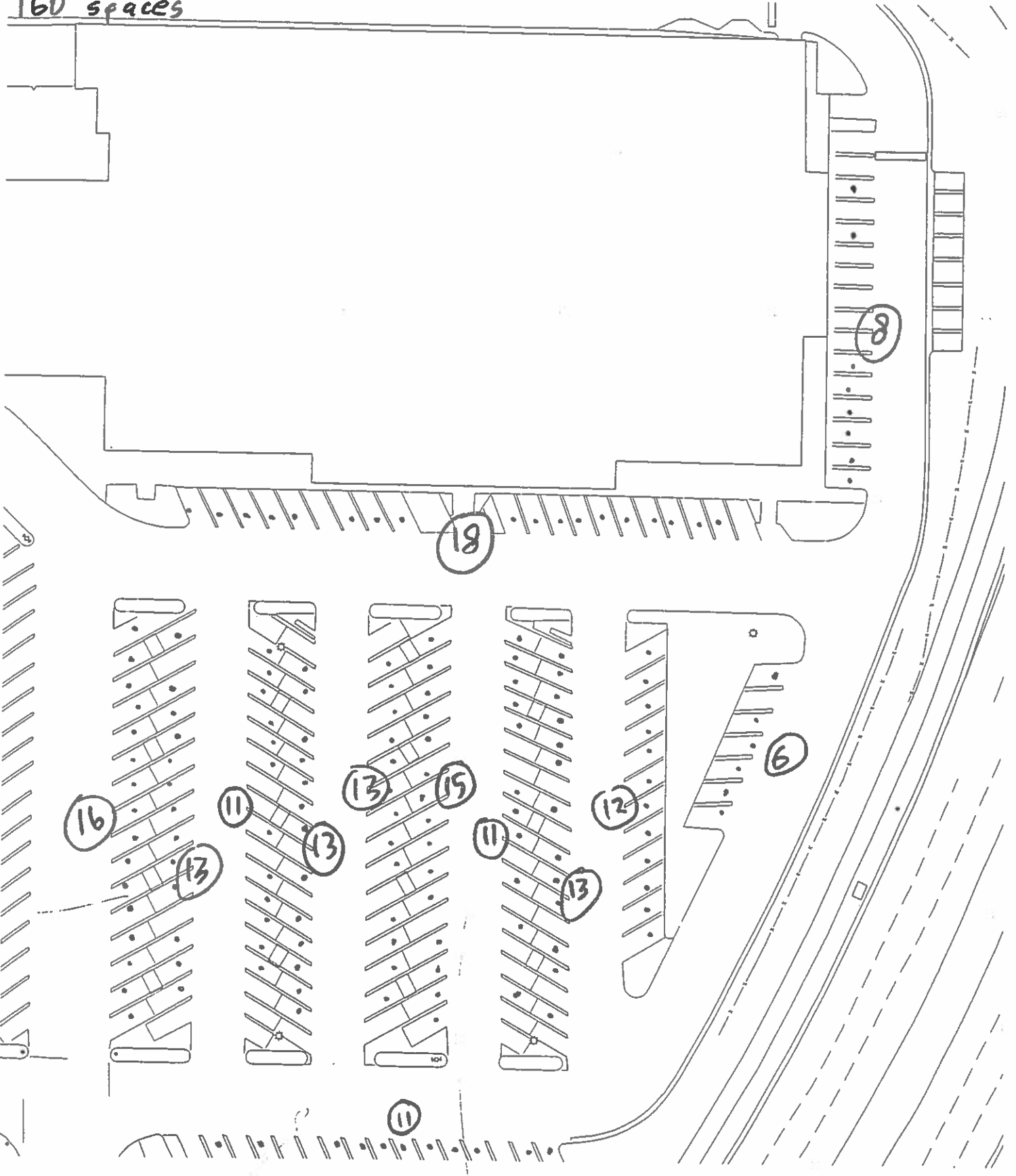
Sun 8-23  
12:30 pm  
153 Stalls



Sun 8-23

1 pm

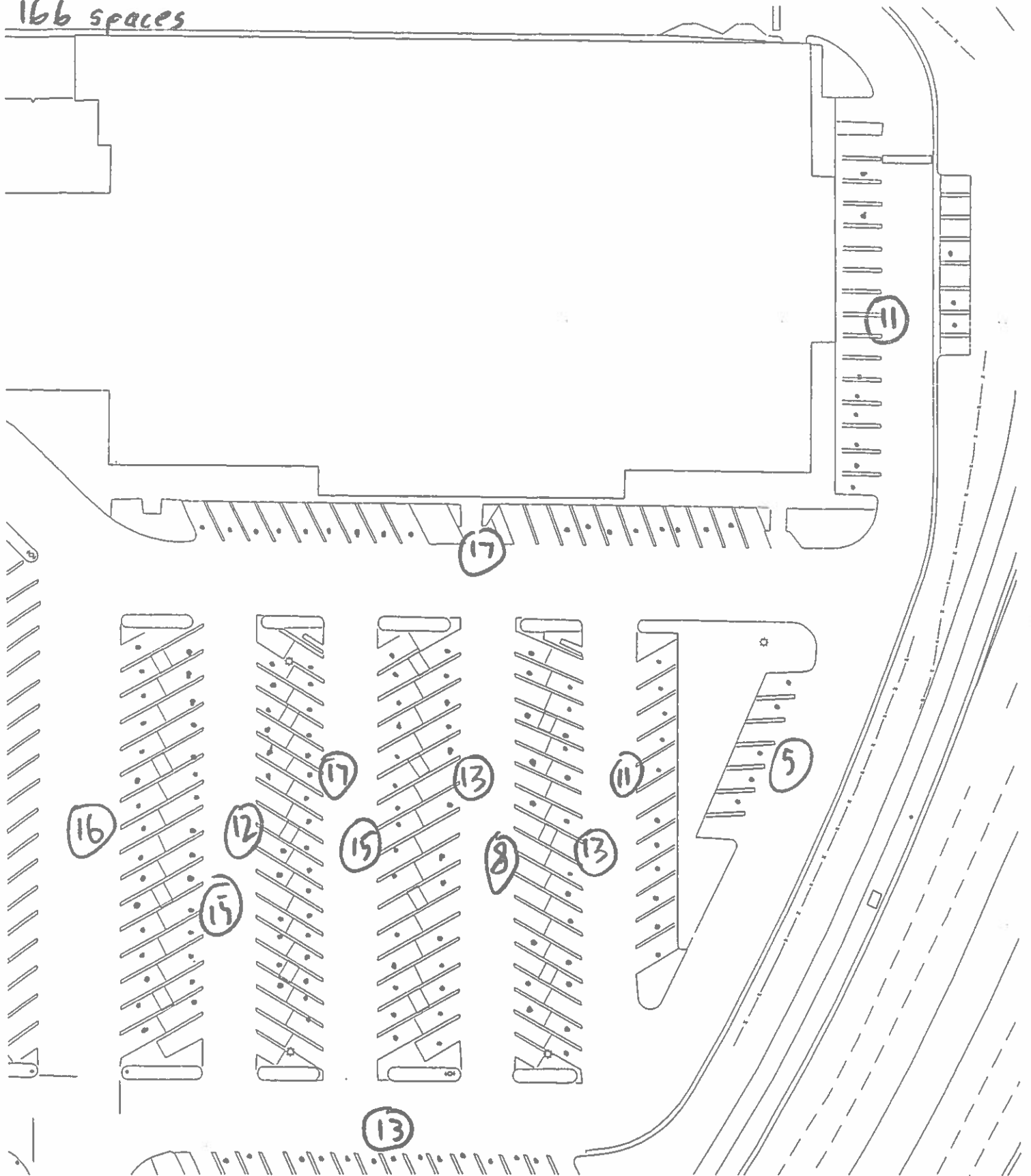
160 spaces



Sun 8-23

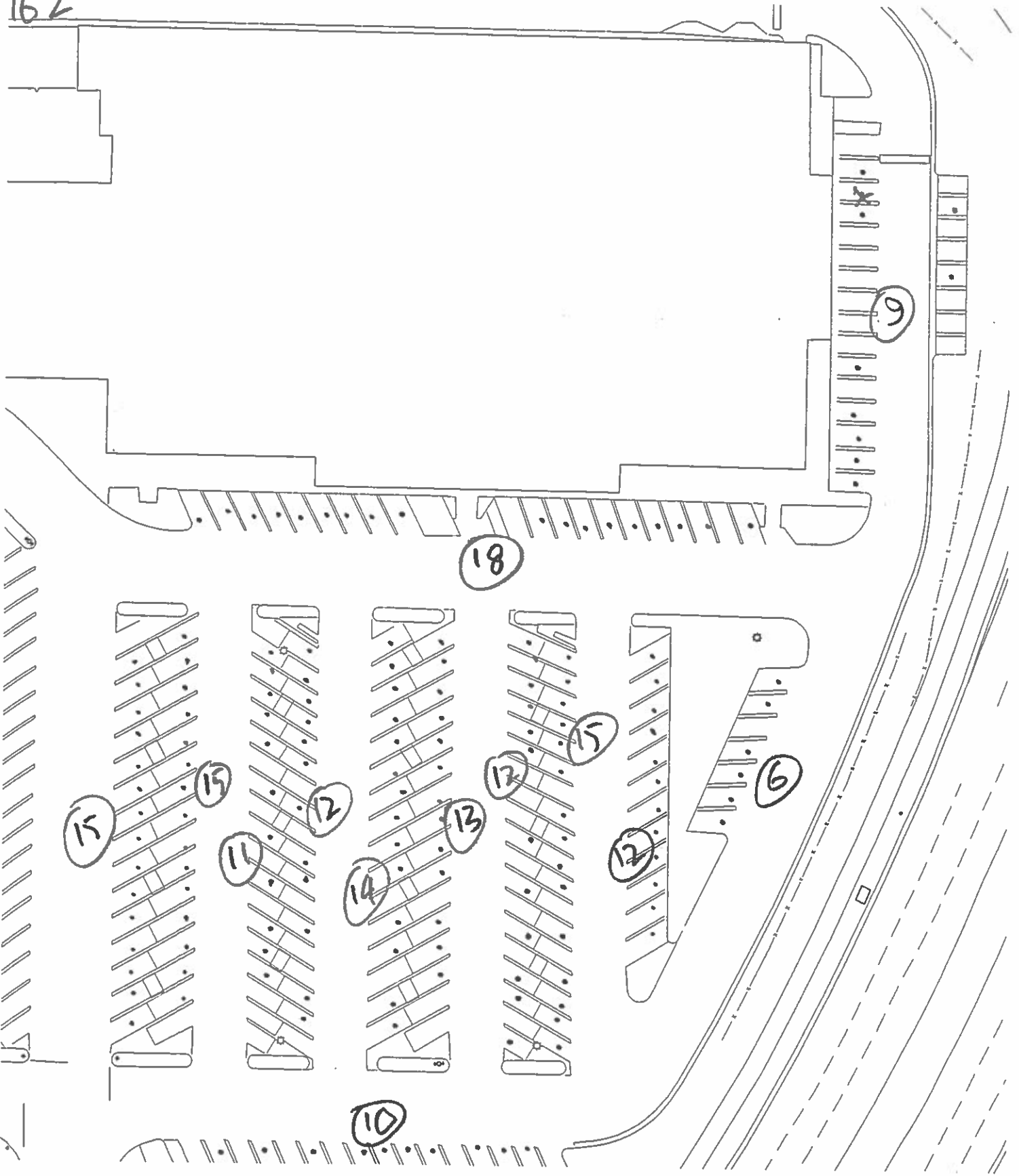
1:30 pm

166 spaces





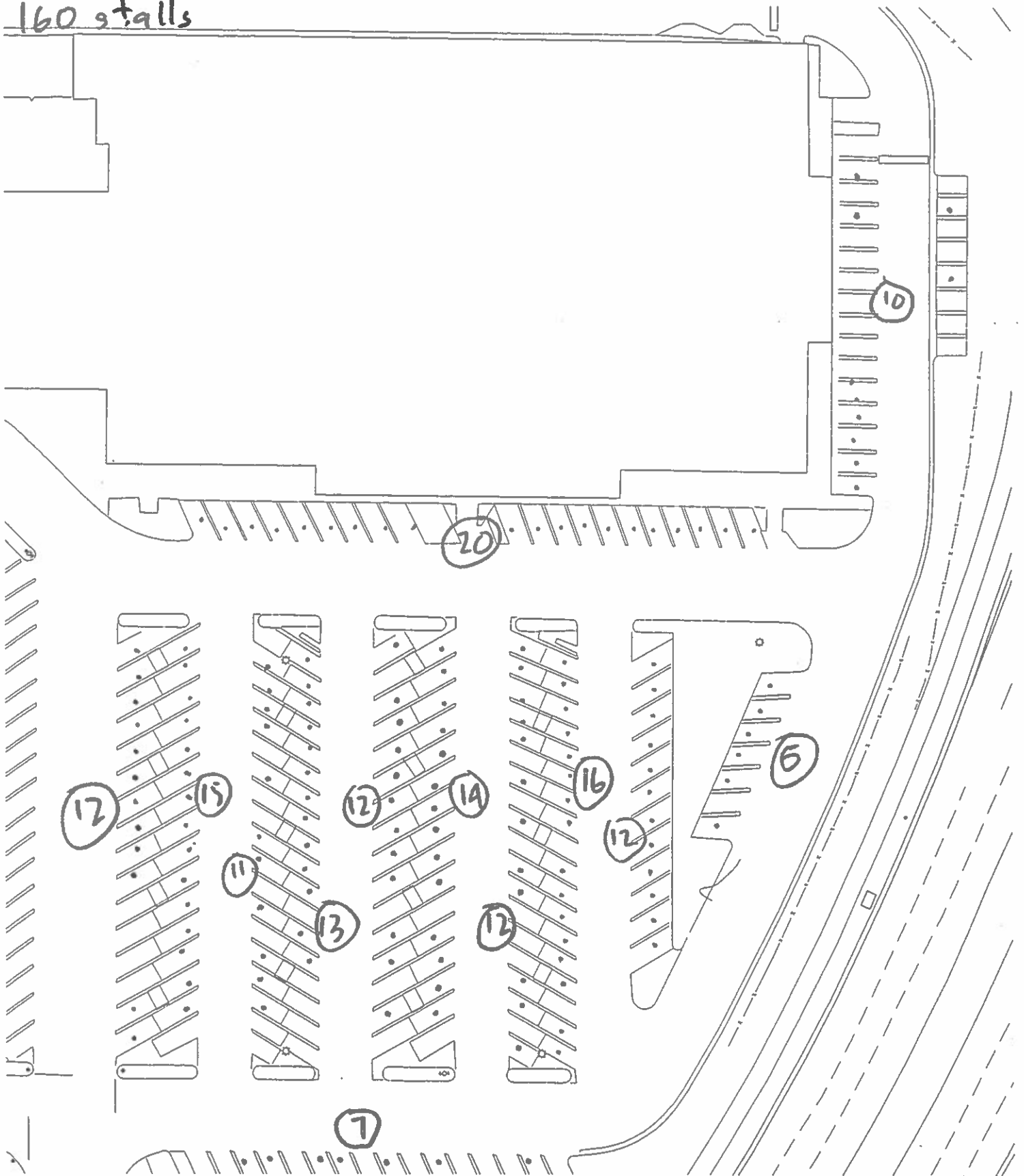
Sun  
2pm  
162



Sun 8.23

2:30 pm

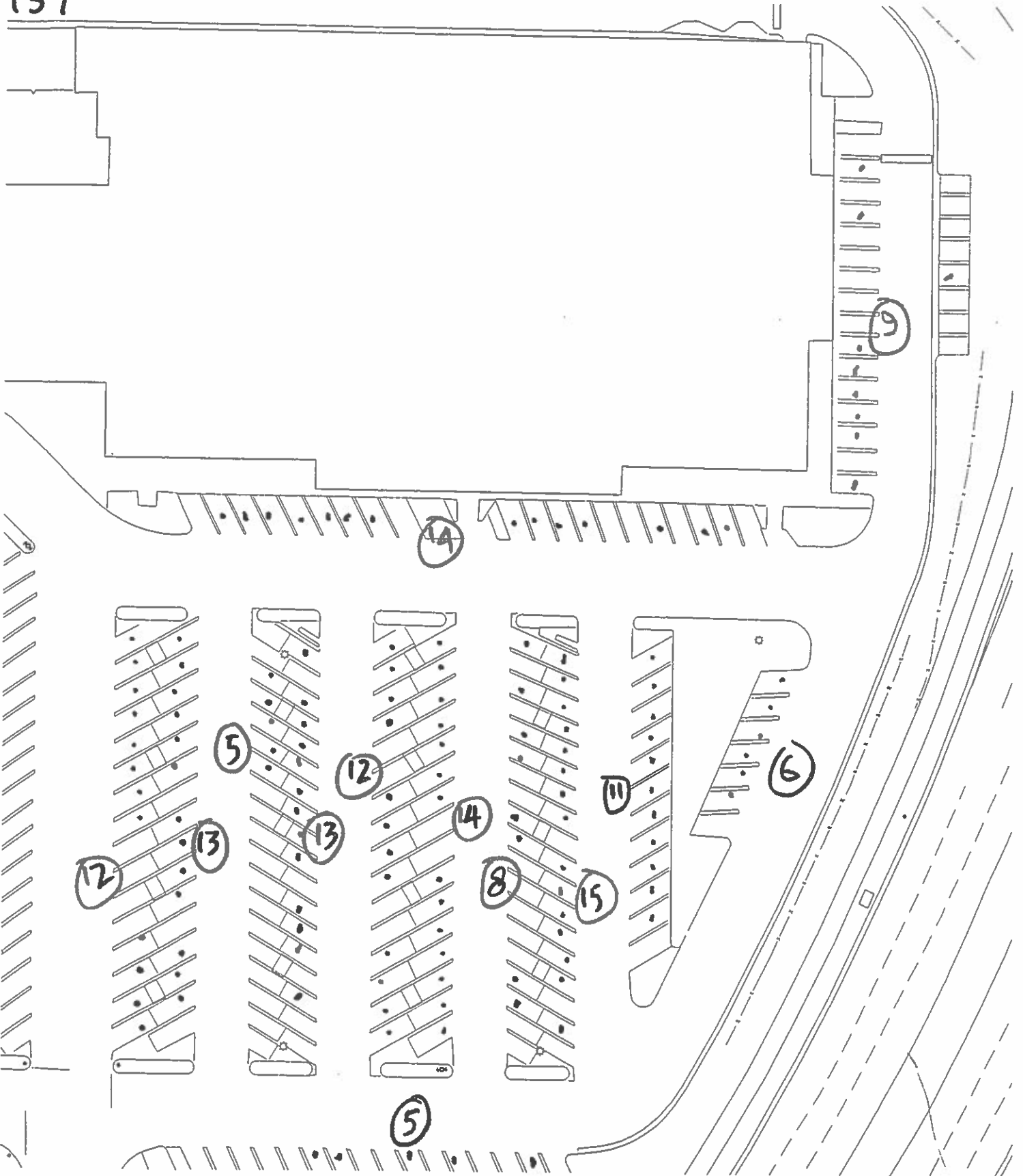
160 stalls



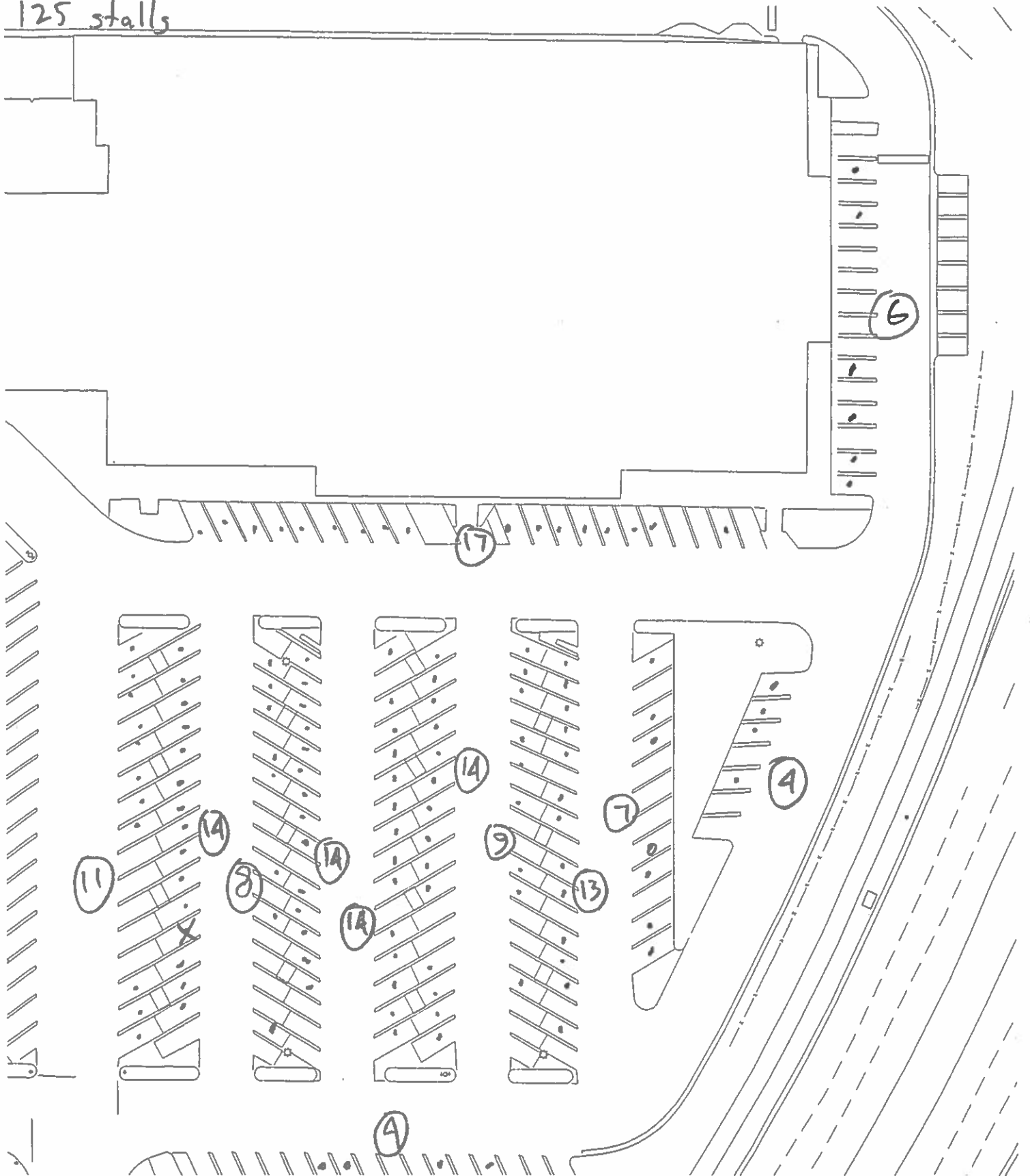
Sun 8.23

3 pm

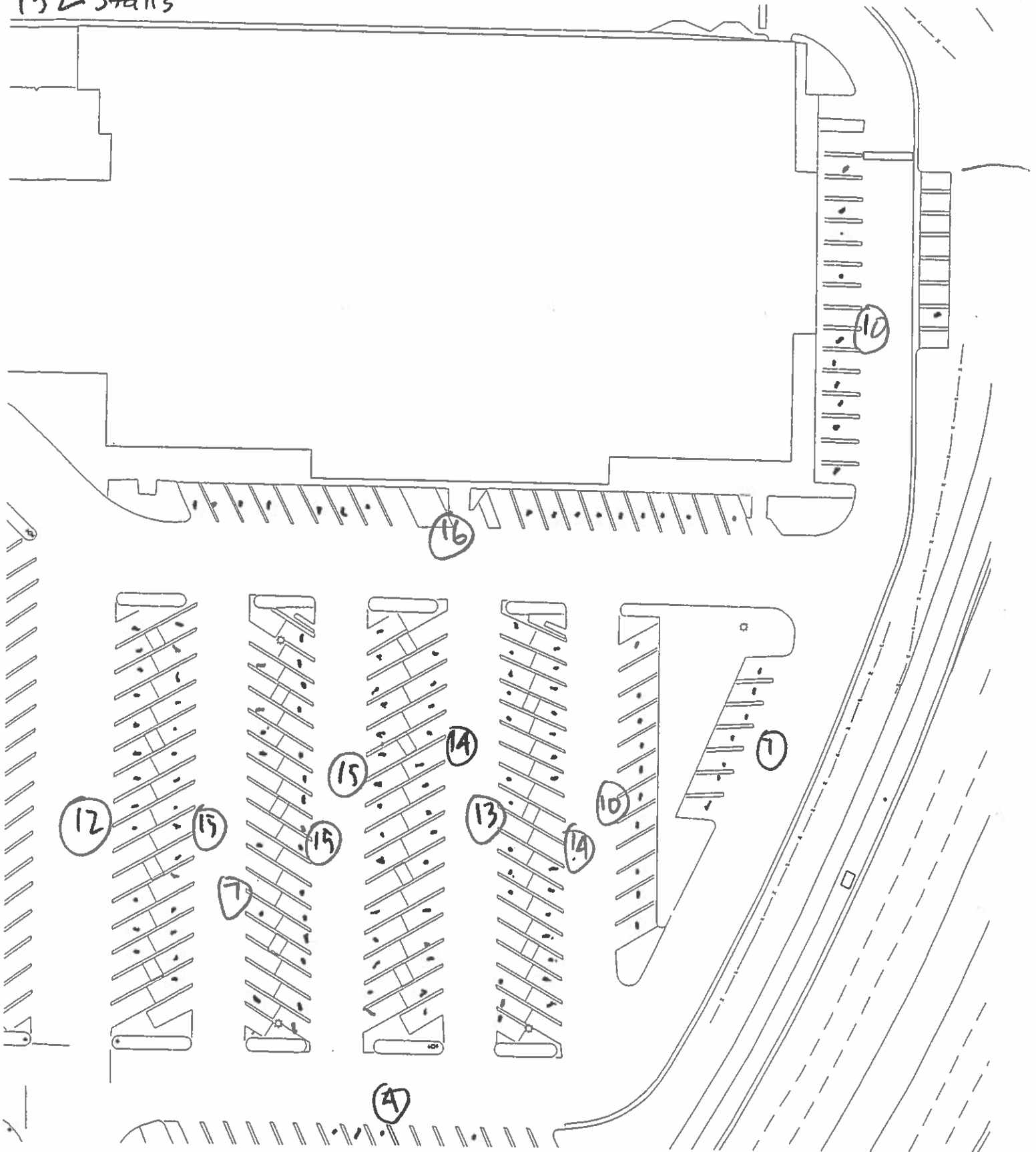
137



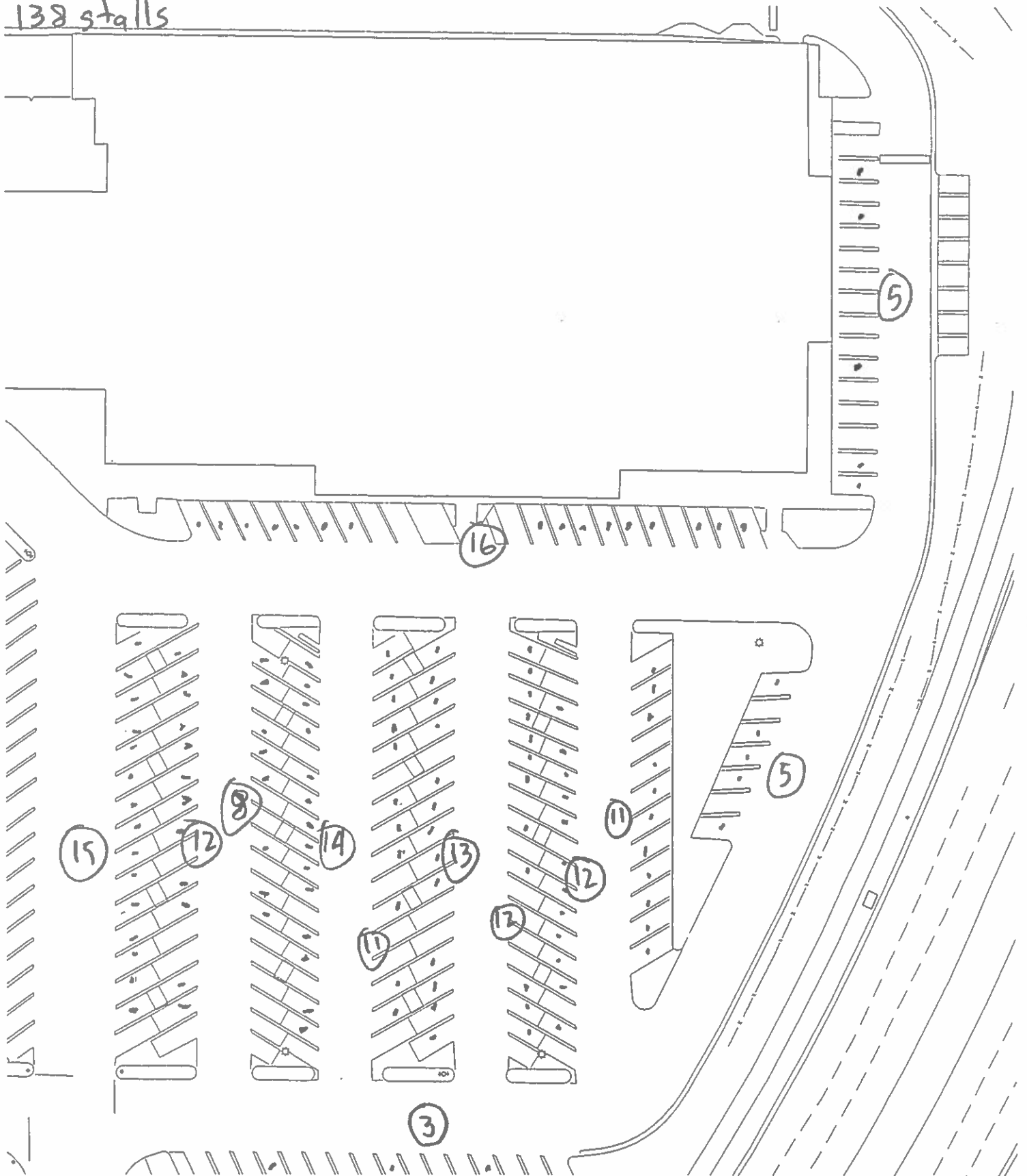
Sun  
3:30 pm  
125 stalls



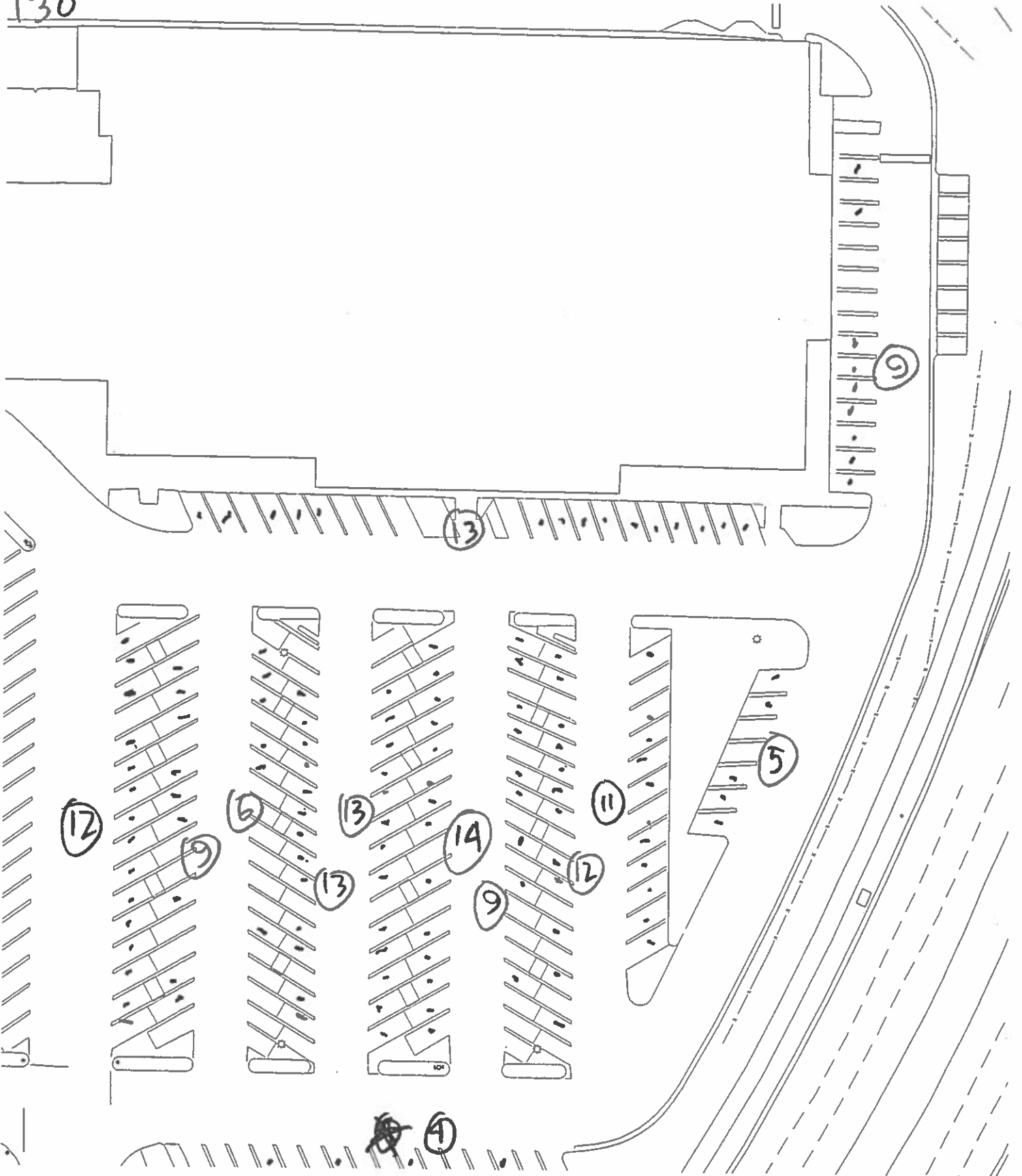
Sun  
4 pm  
152 stalls



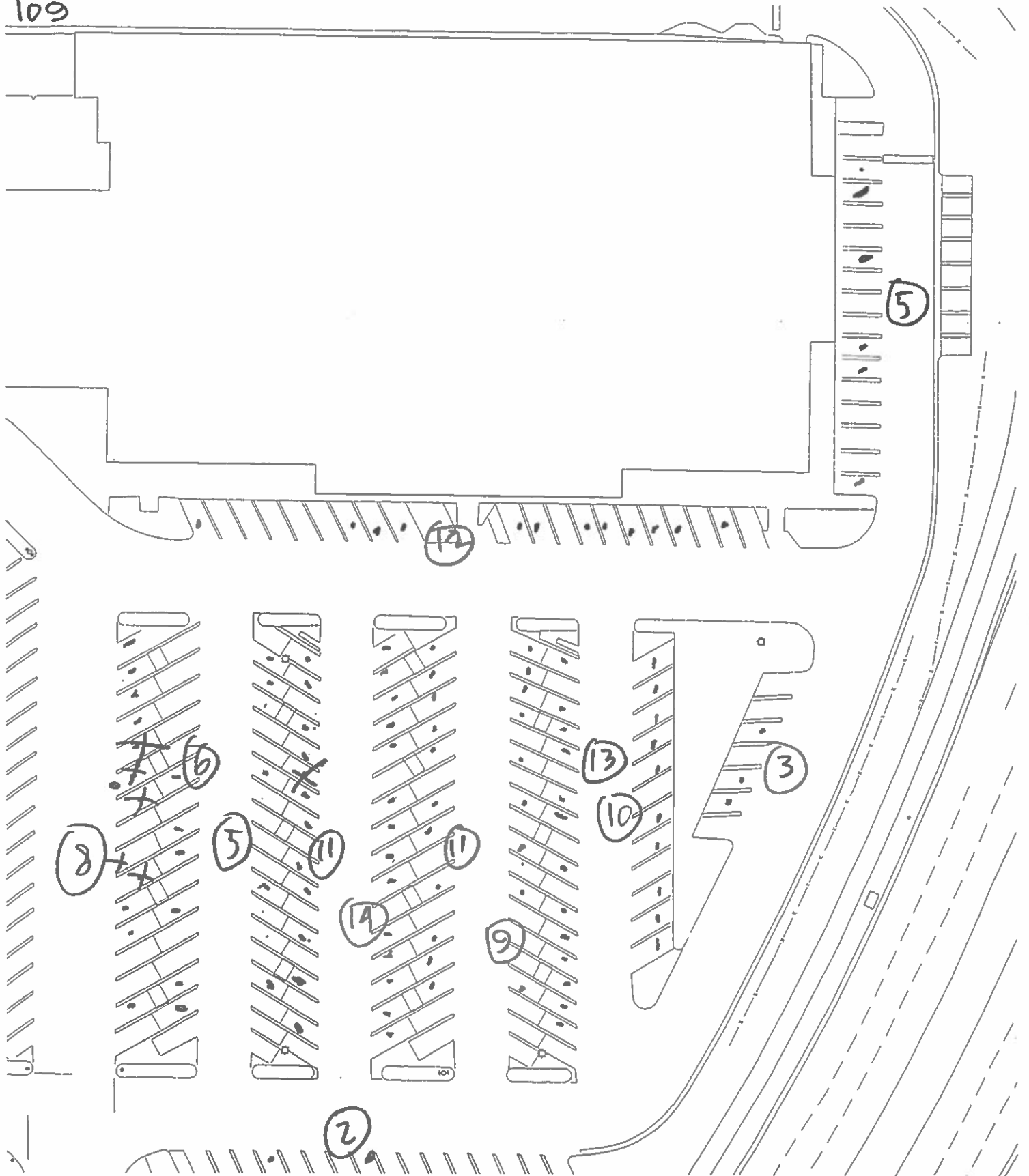
Sun  
4:30 pm  
138 stalls



Sun  
5 pm  
130

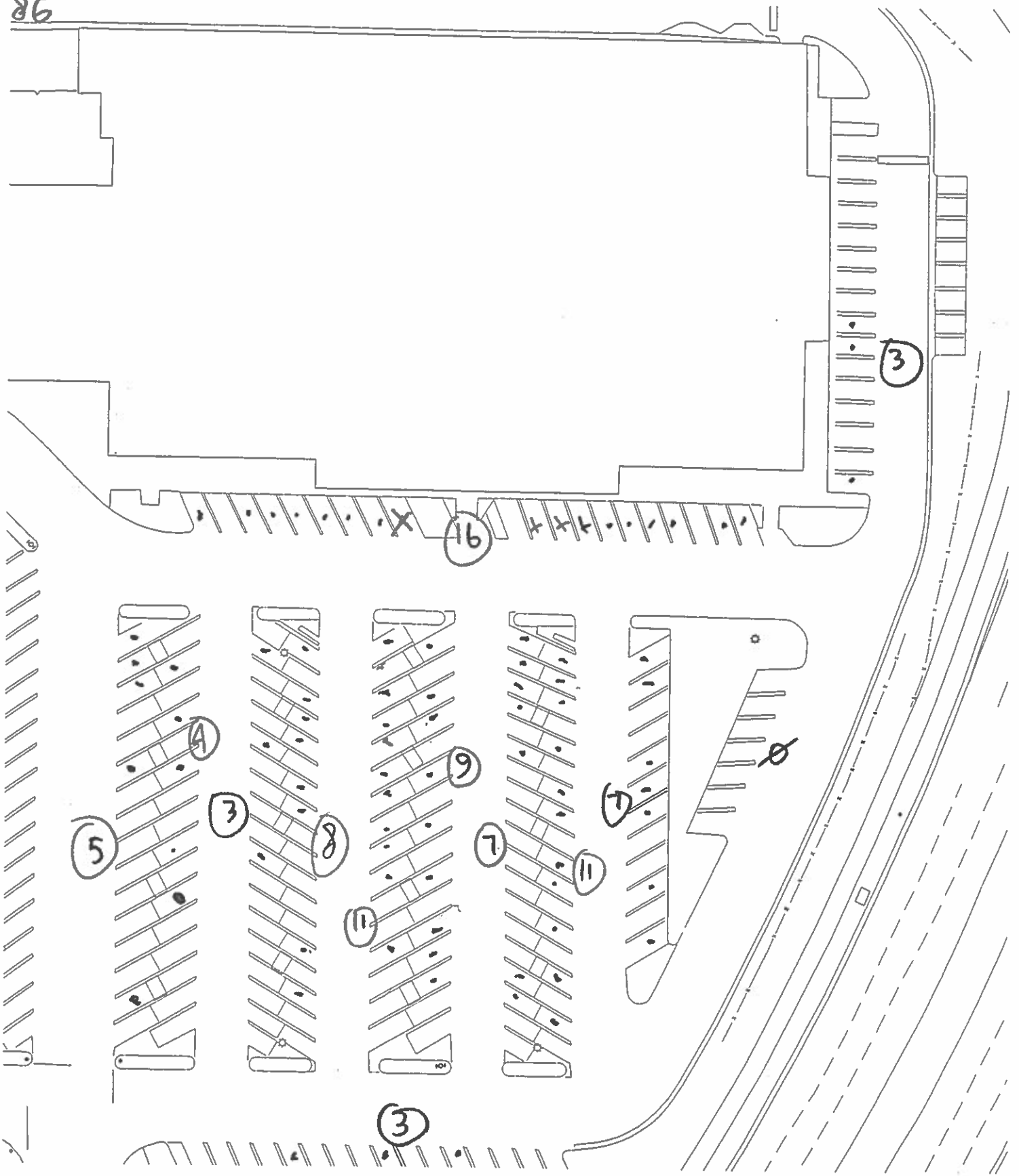


Sun  
5:30  
109

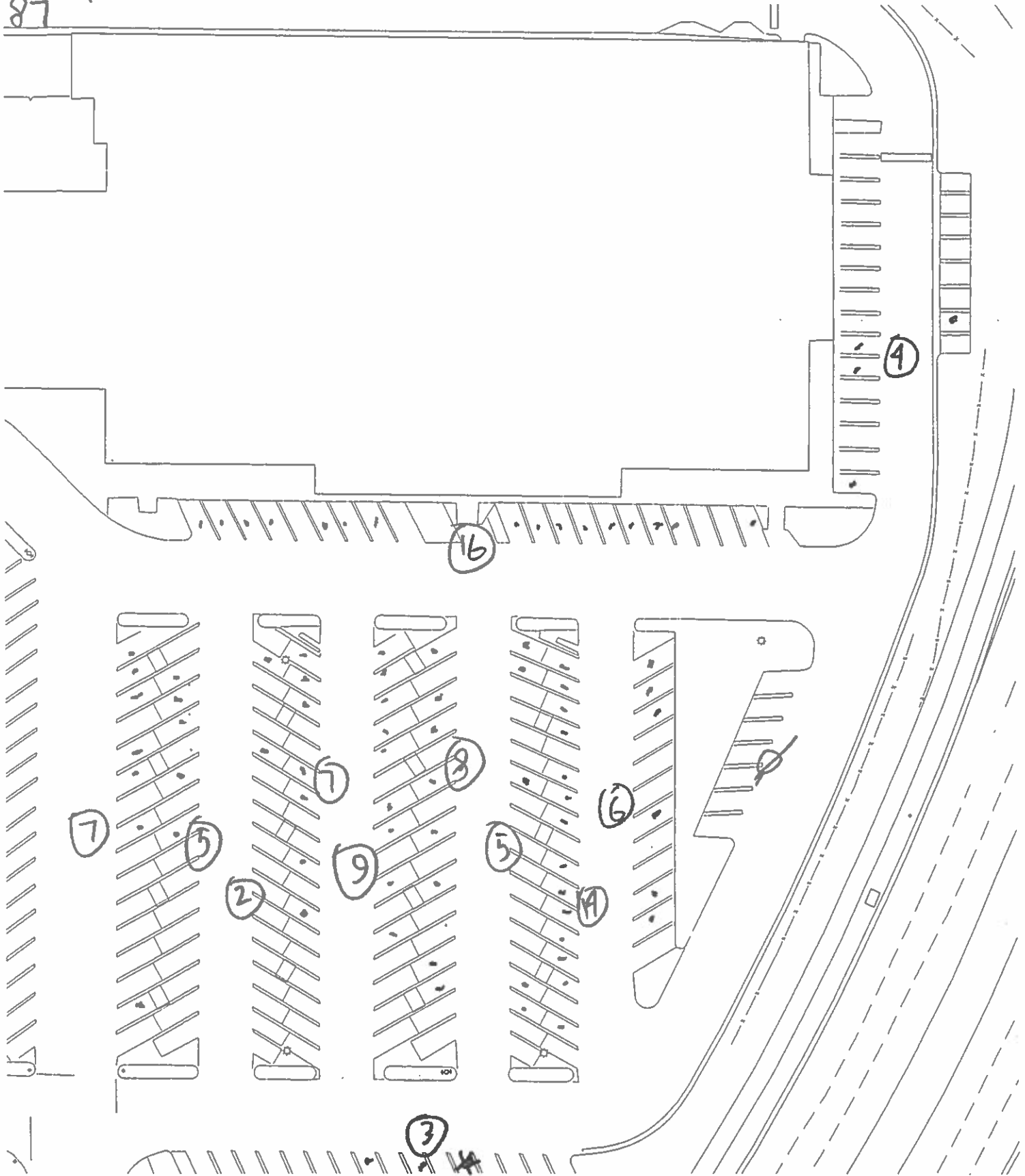




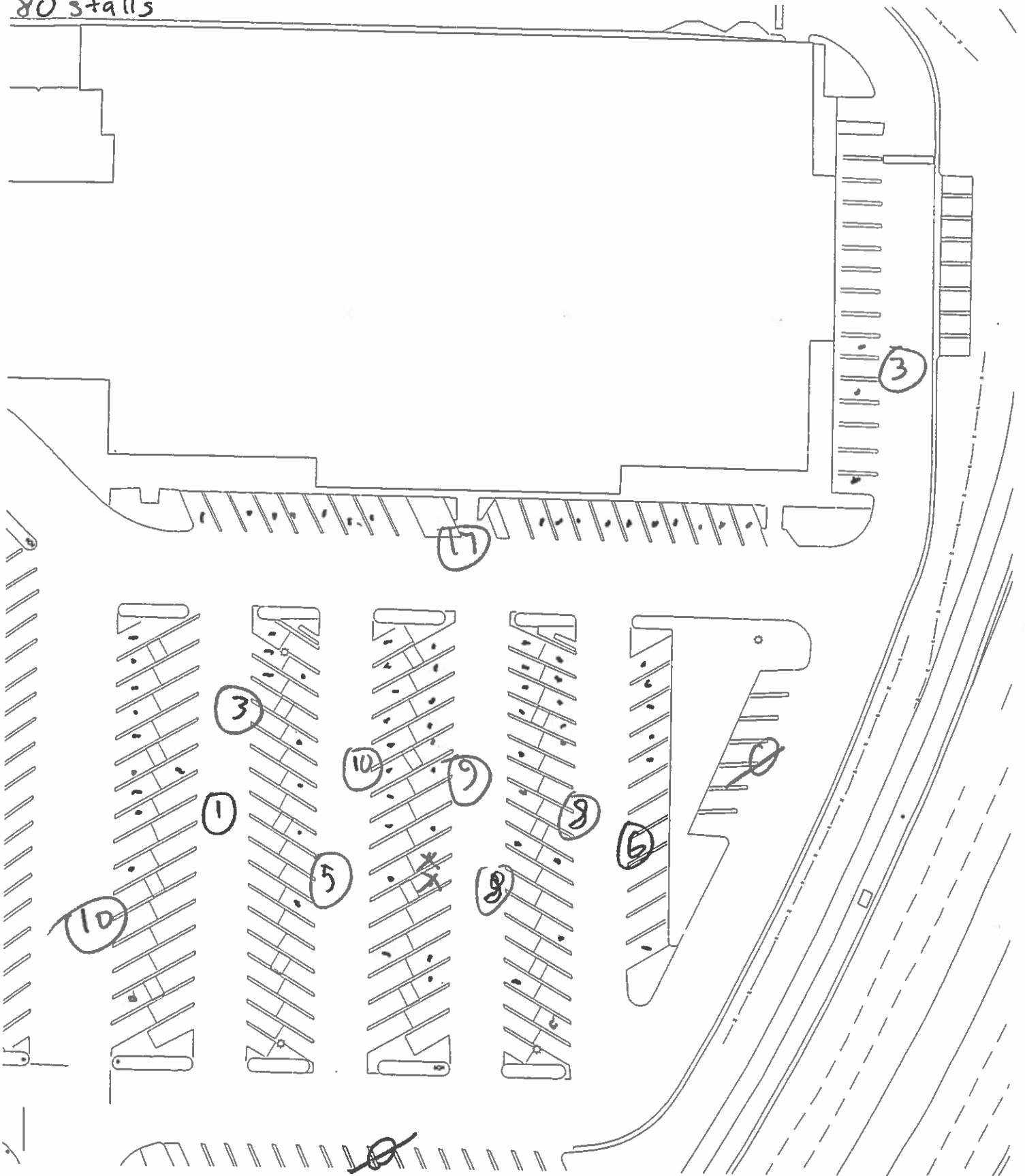
Sun  
5pm  
86



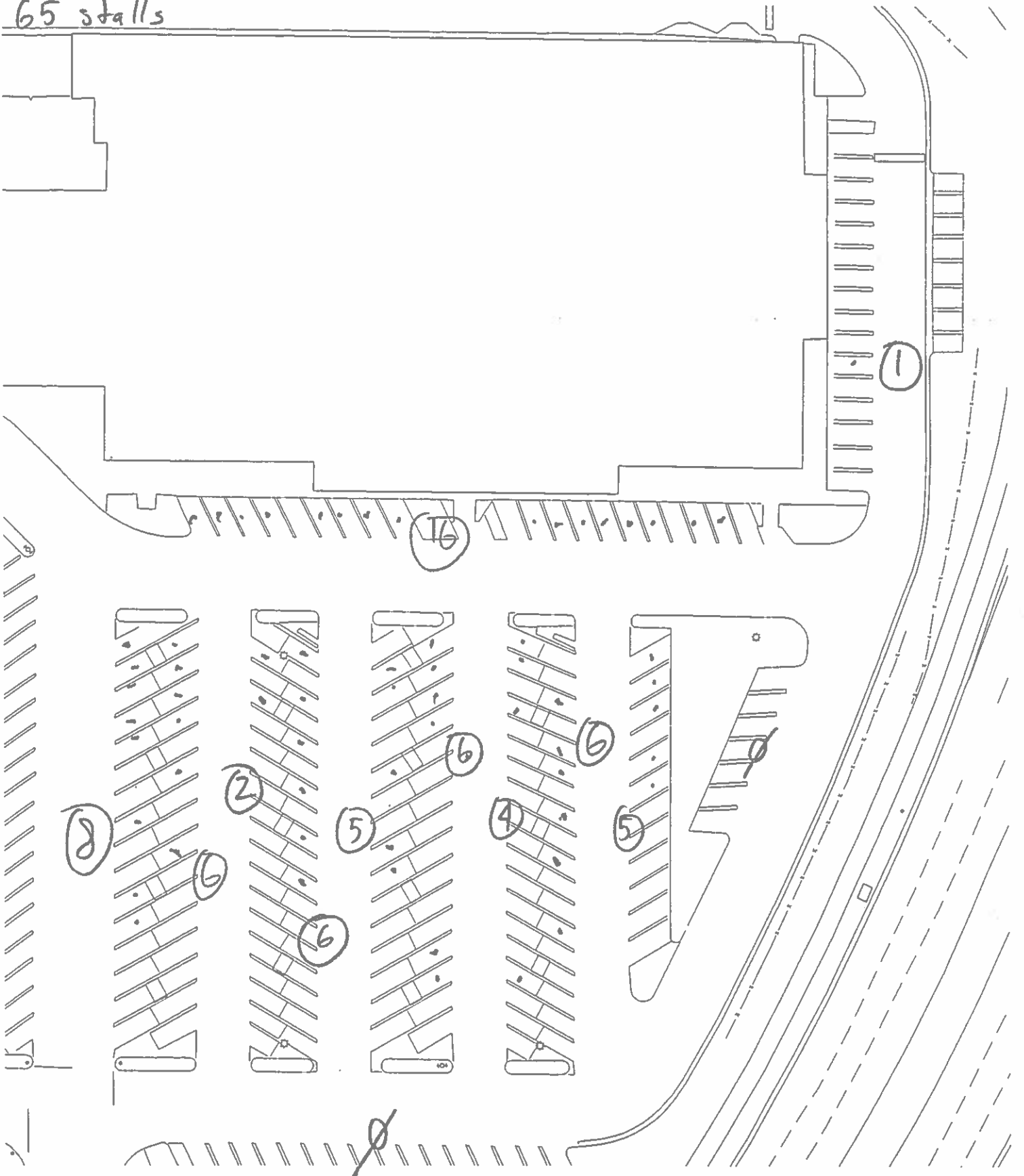
Sun  
6:30 PM  
87



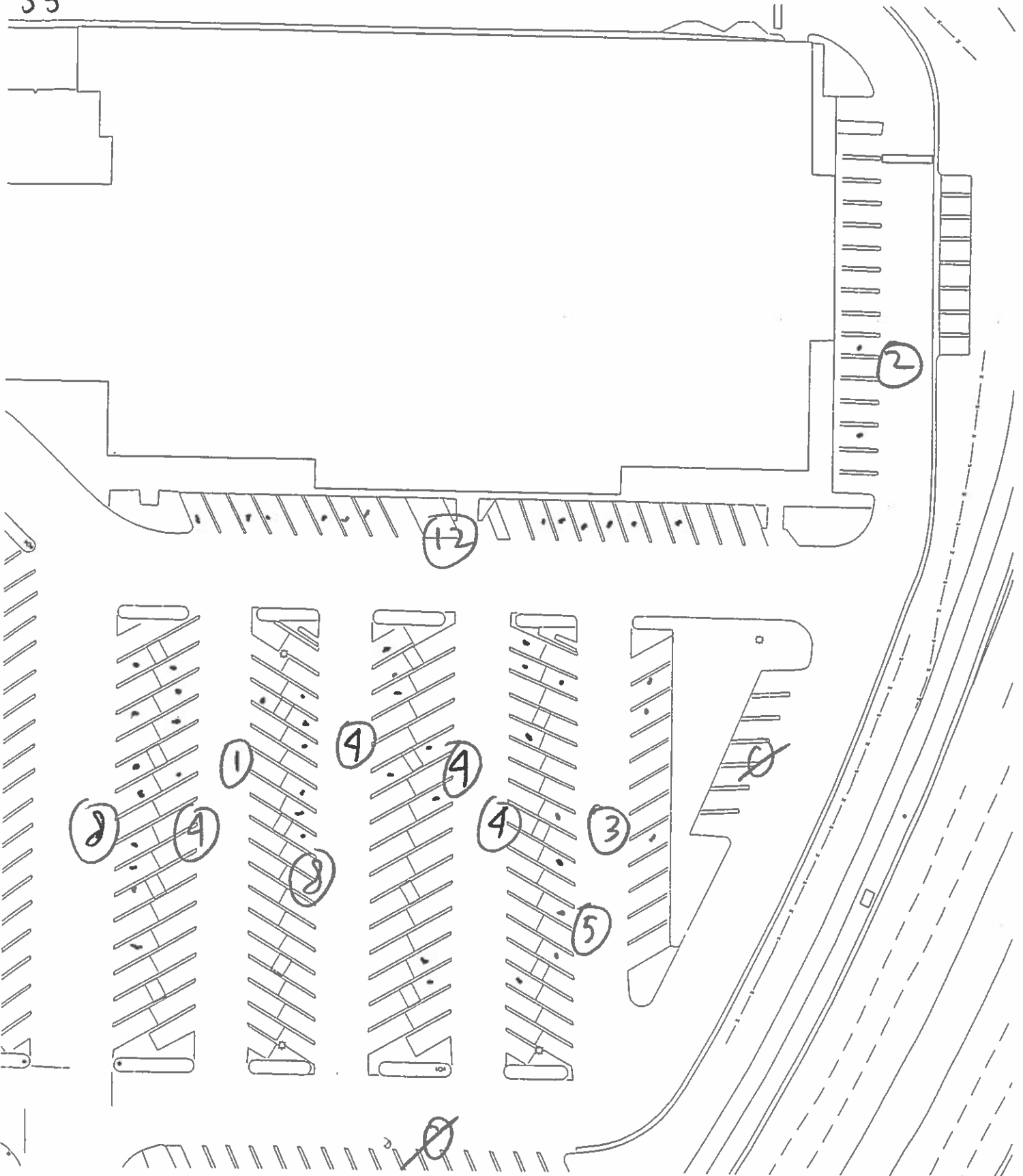
Sun  
7 pm  
80 stalls



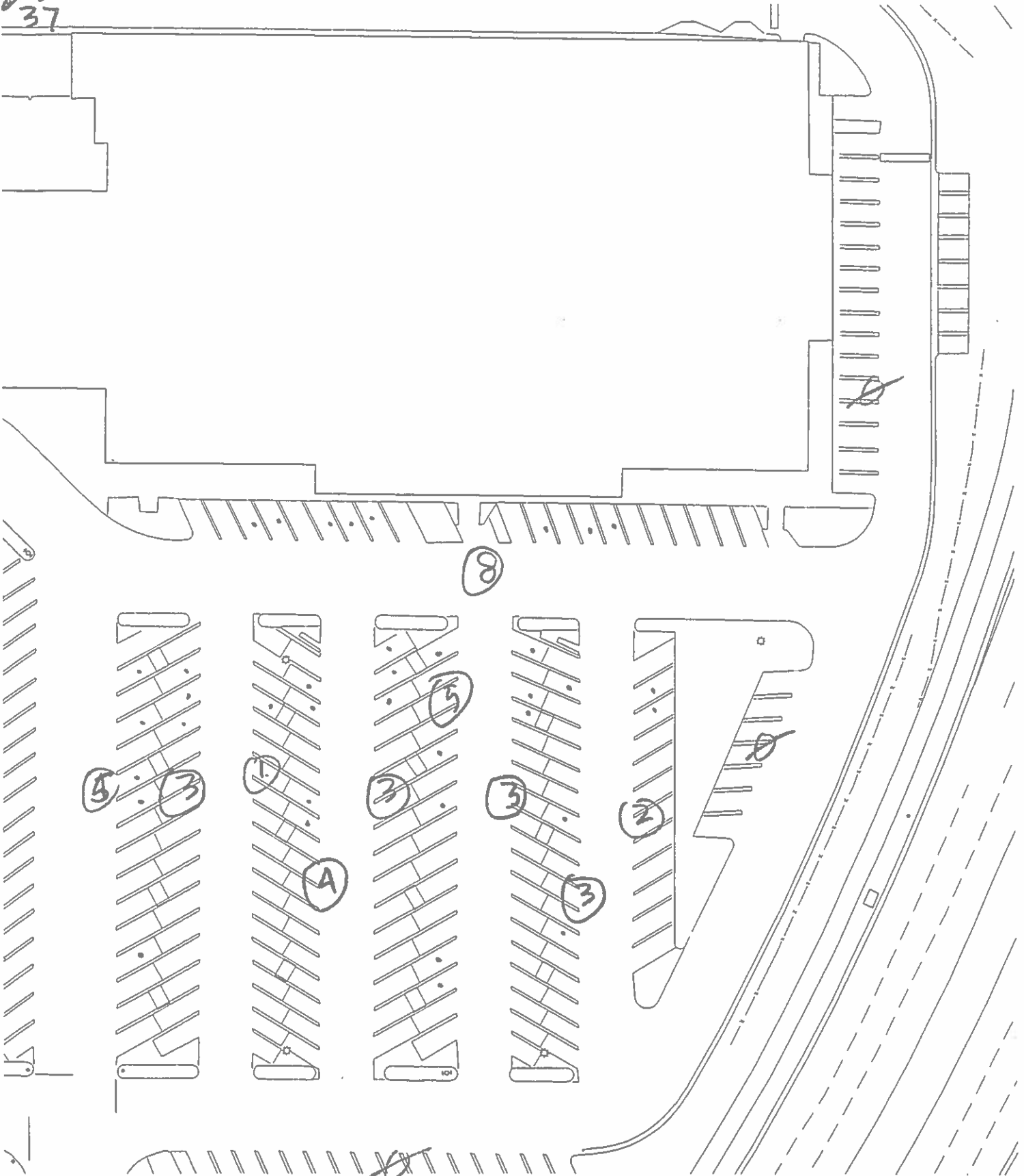
Sun  
7:30 pm  
65 stalls



Sun  
8pm  
55



Sun  
8:30  
37



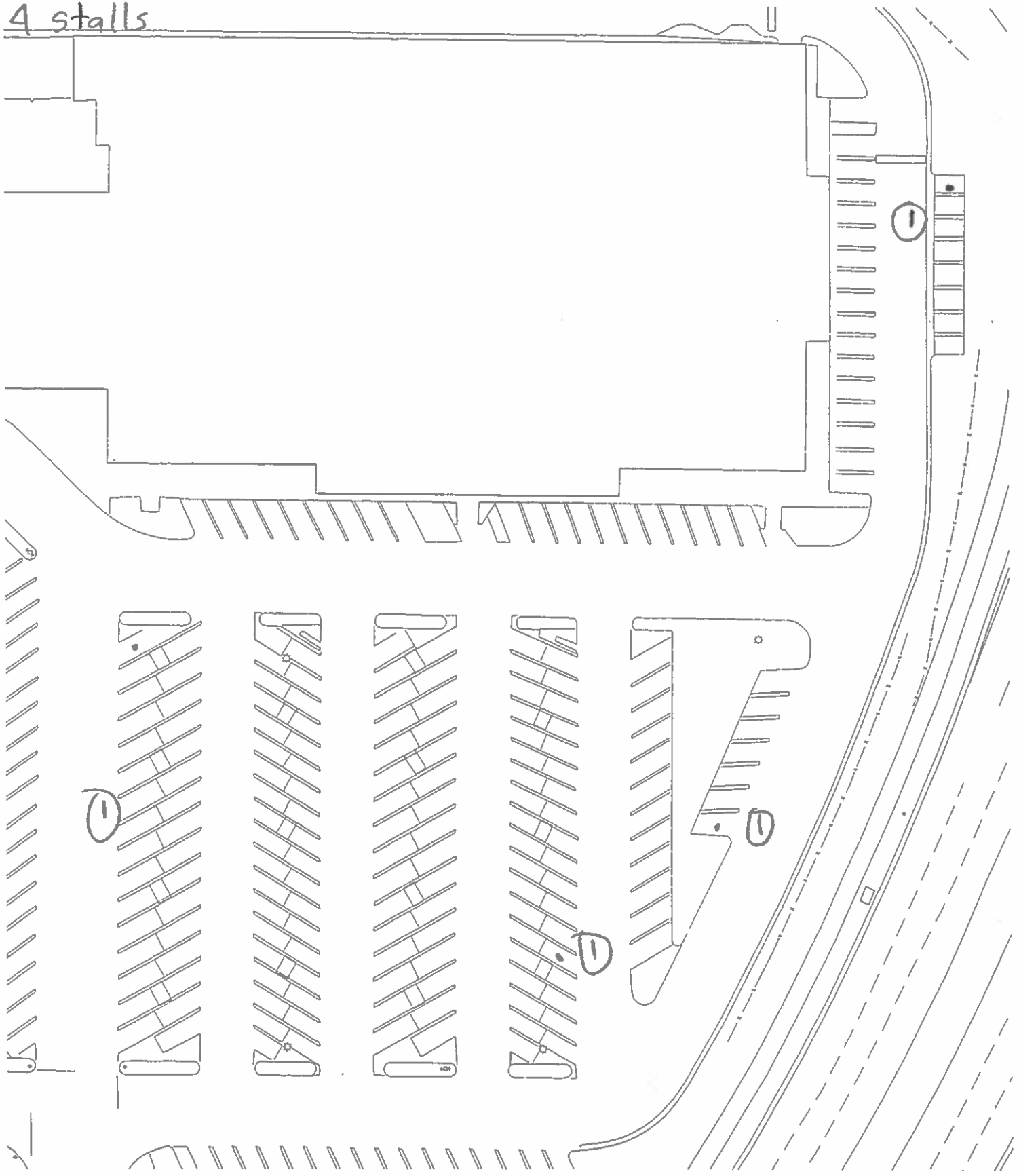
Sun

9 pm

15 stalls

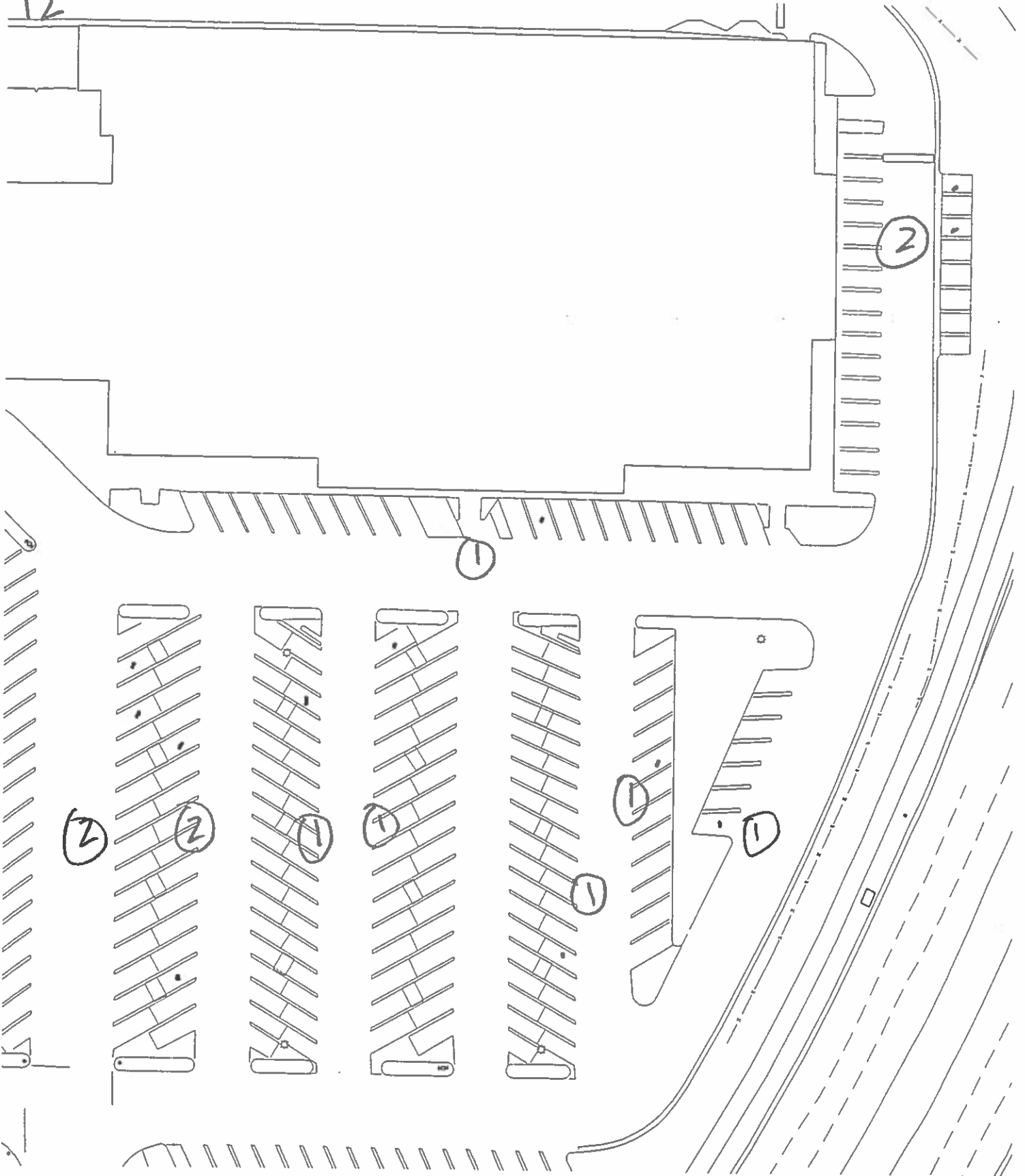


Mon 8-24  
8am  
4 stalls

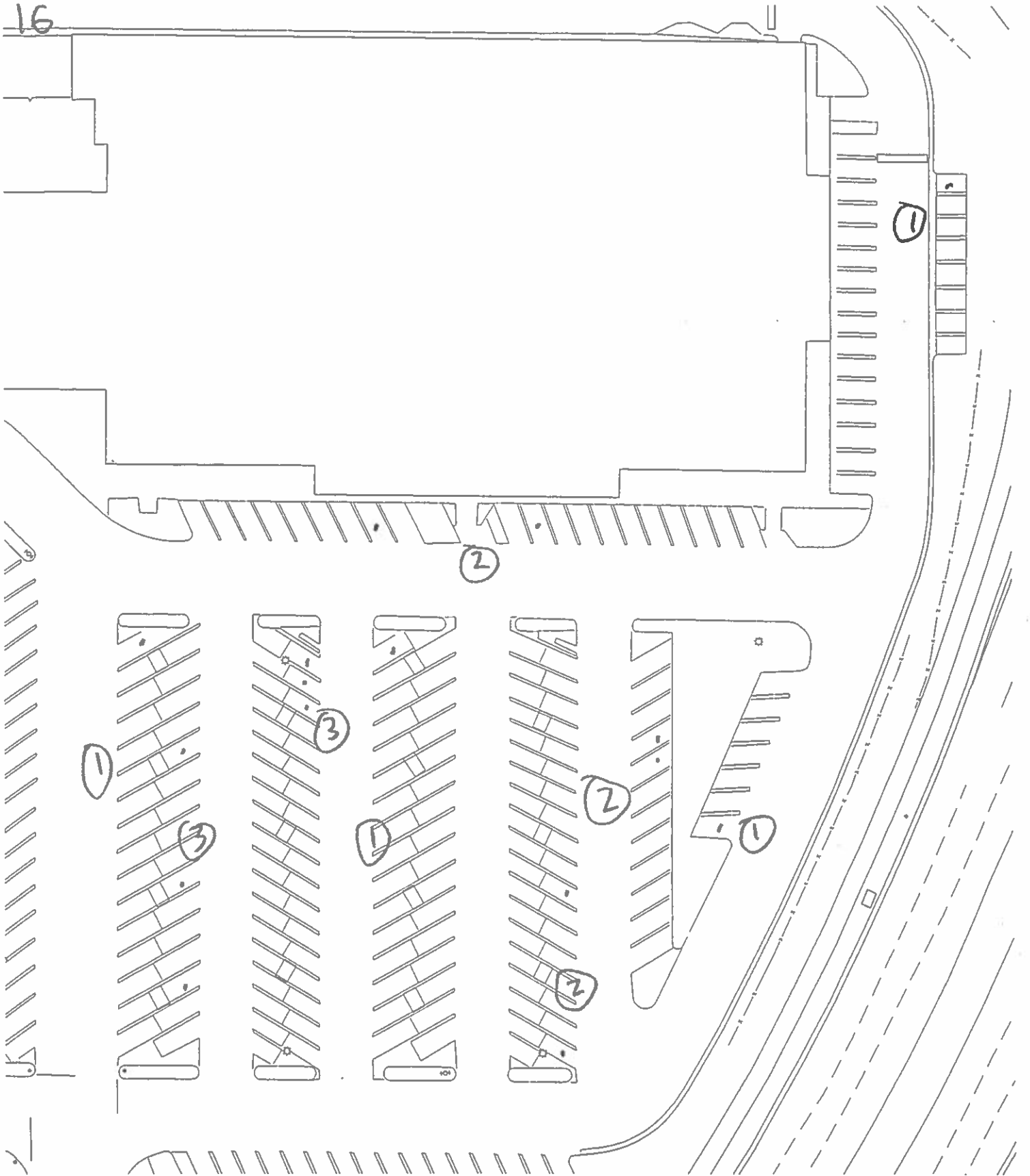




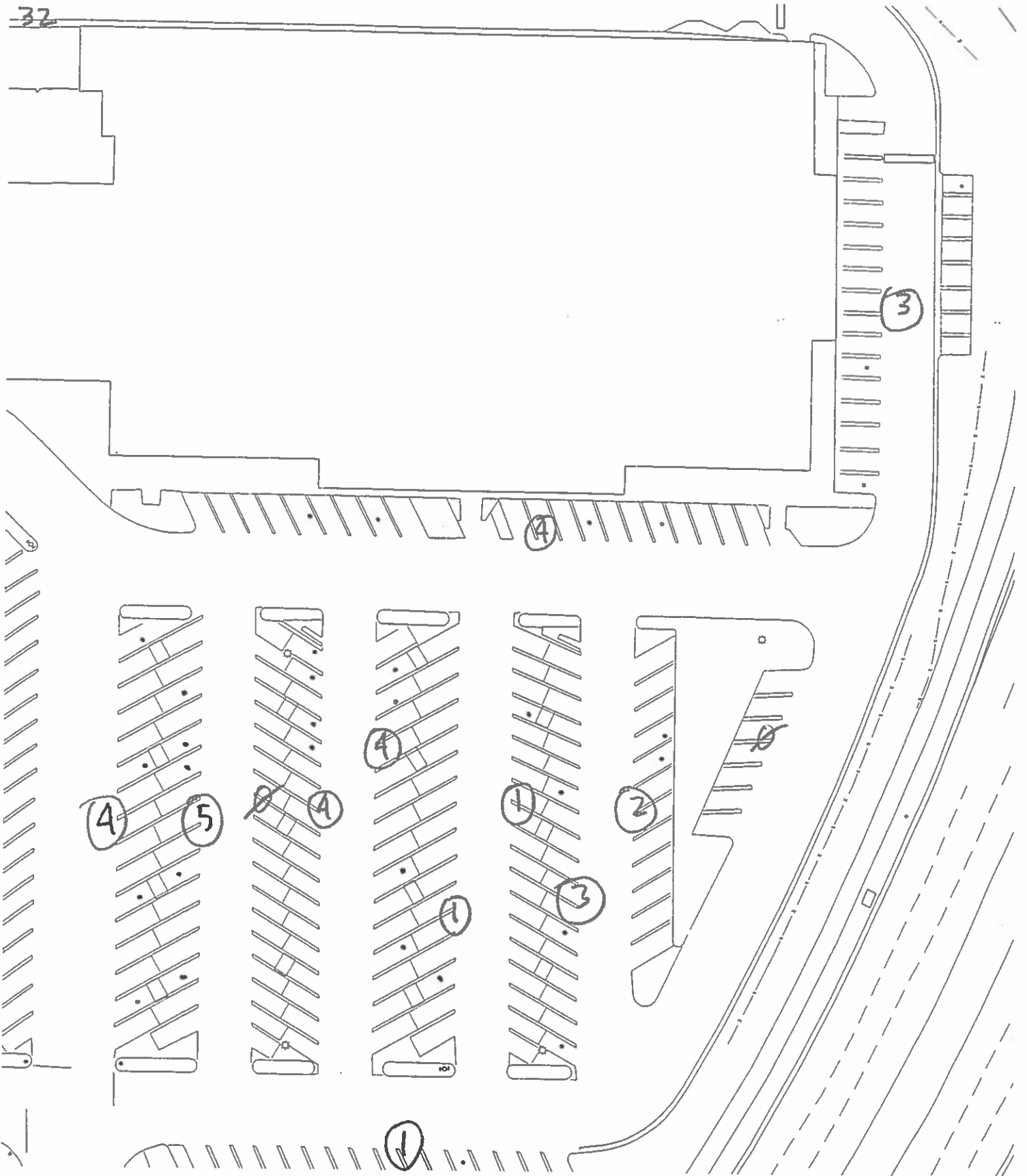
Mon  
8:30 am  
12



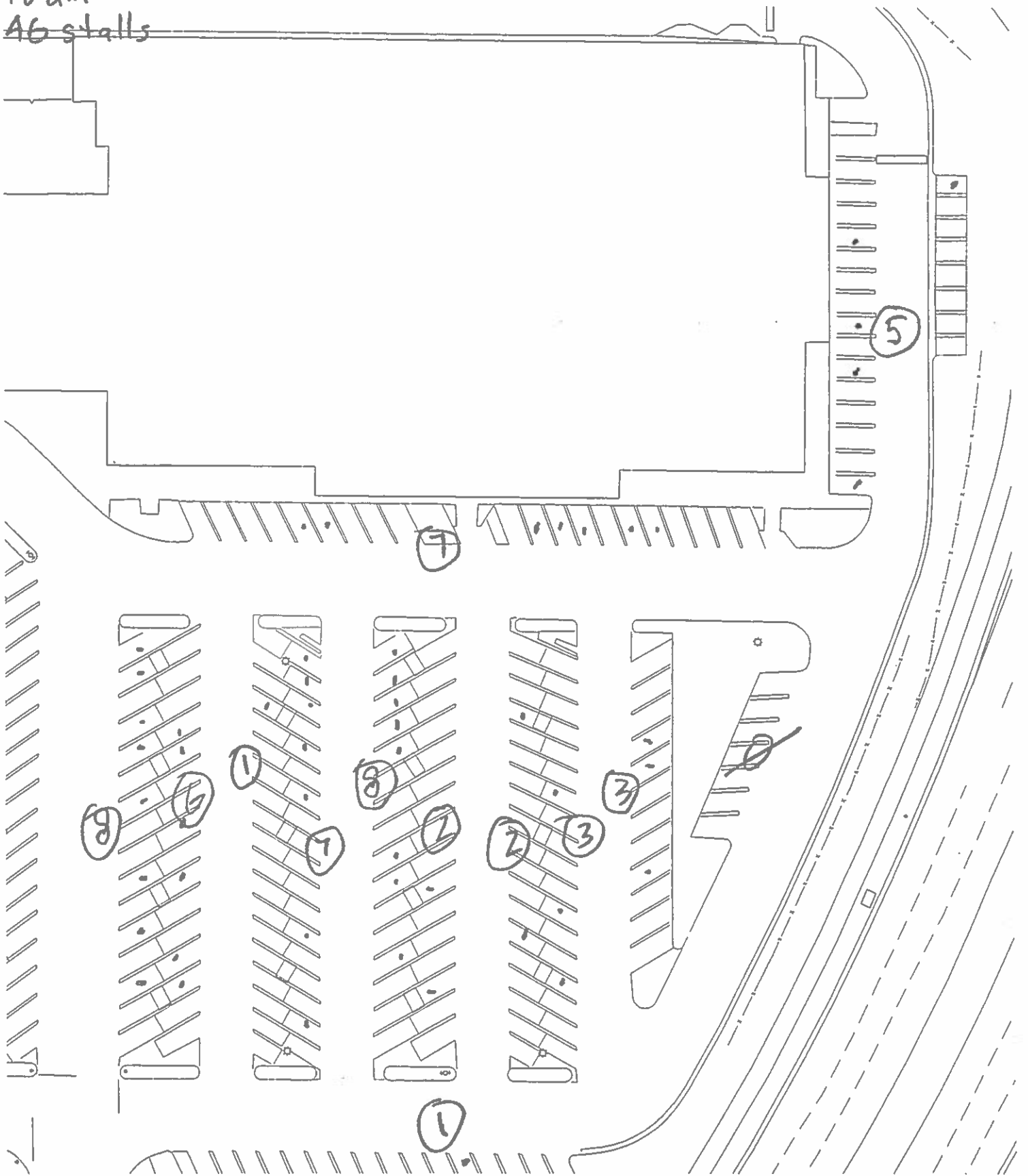
Mon  
9am  
16



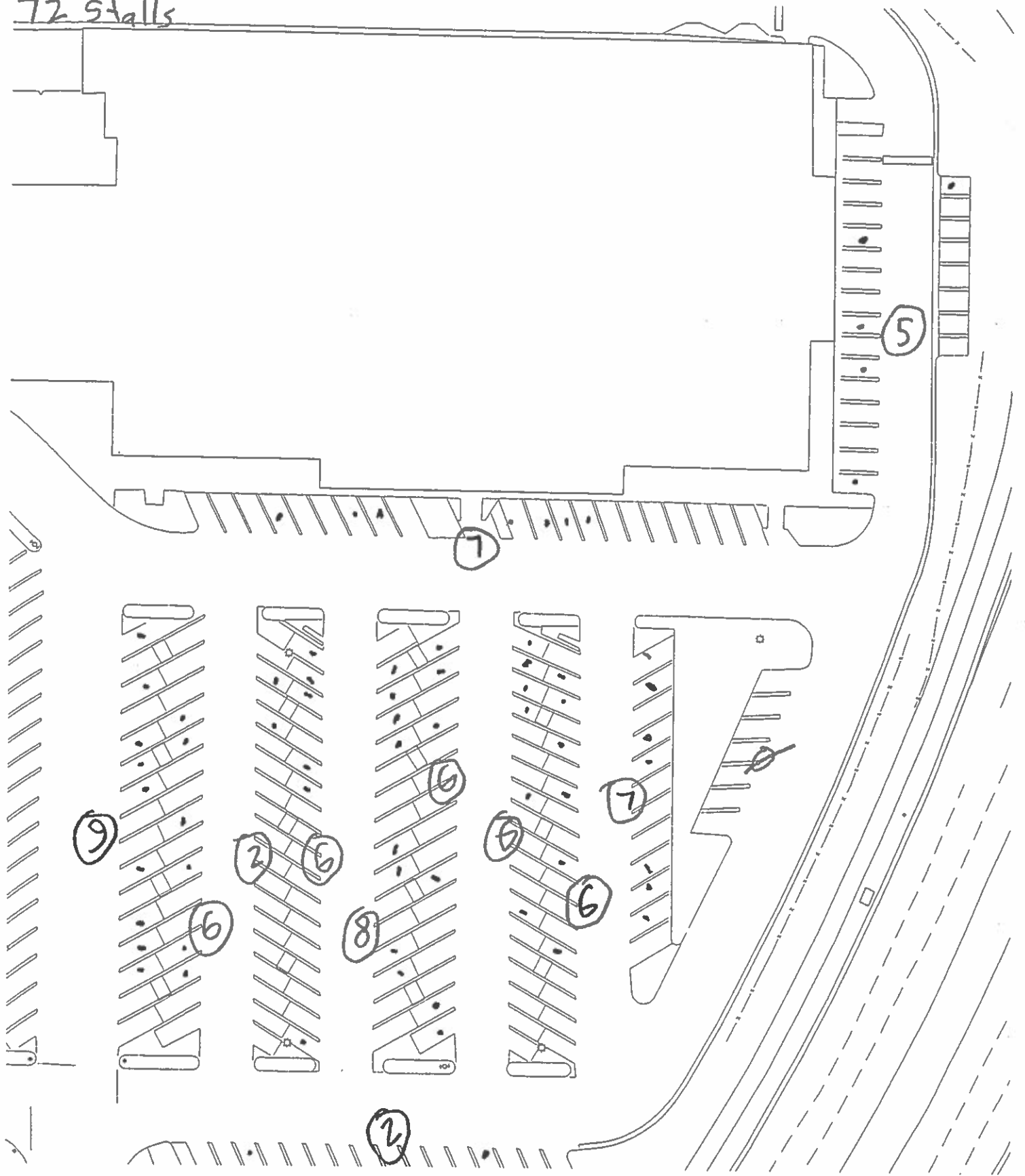
Mon  
3:30 am  
32



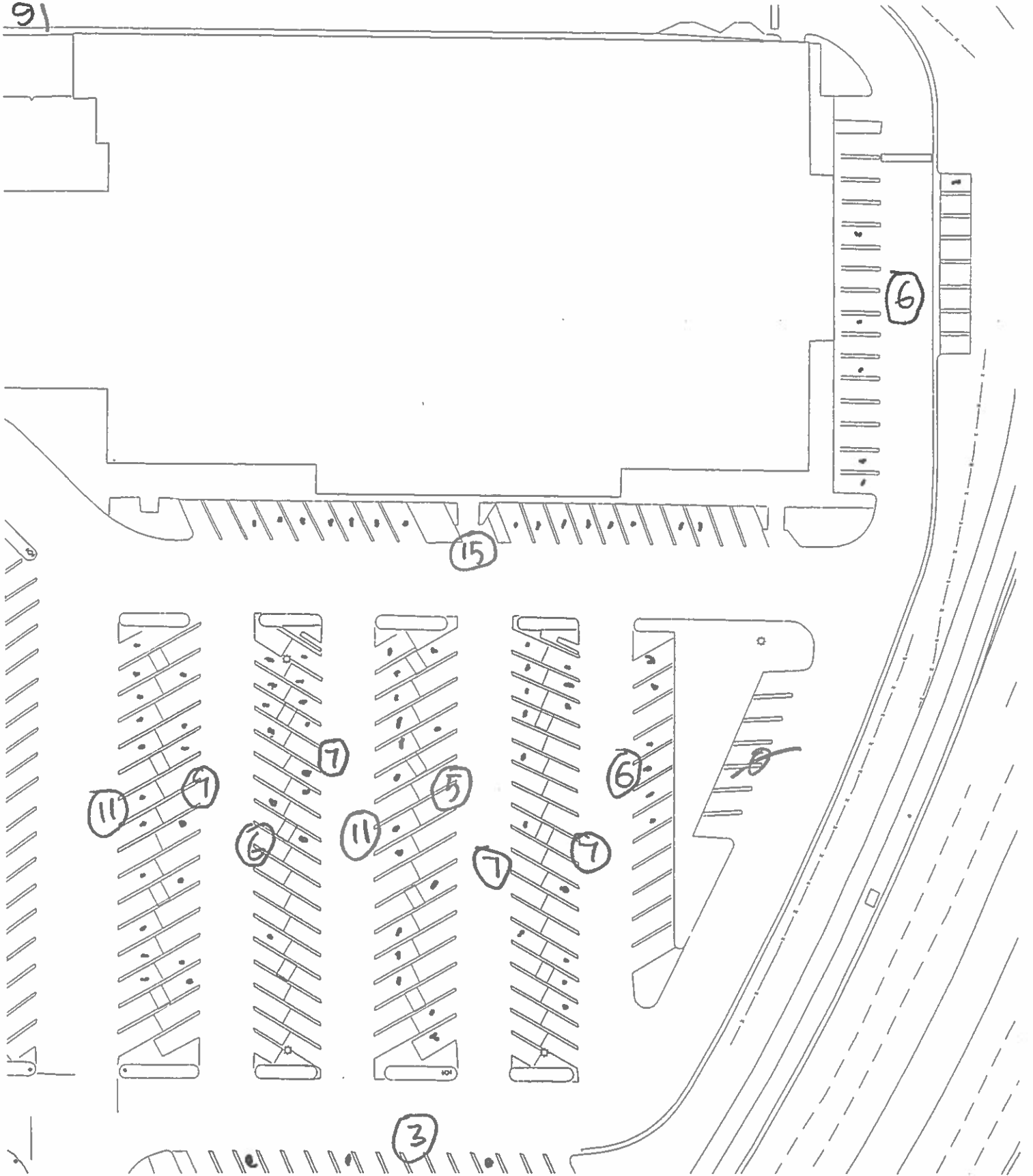
Mon  
10 am  
46 stalls



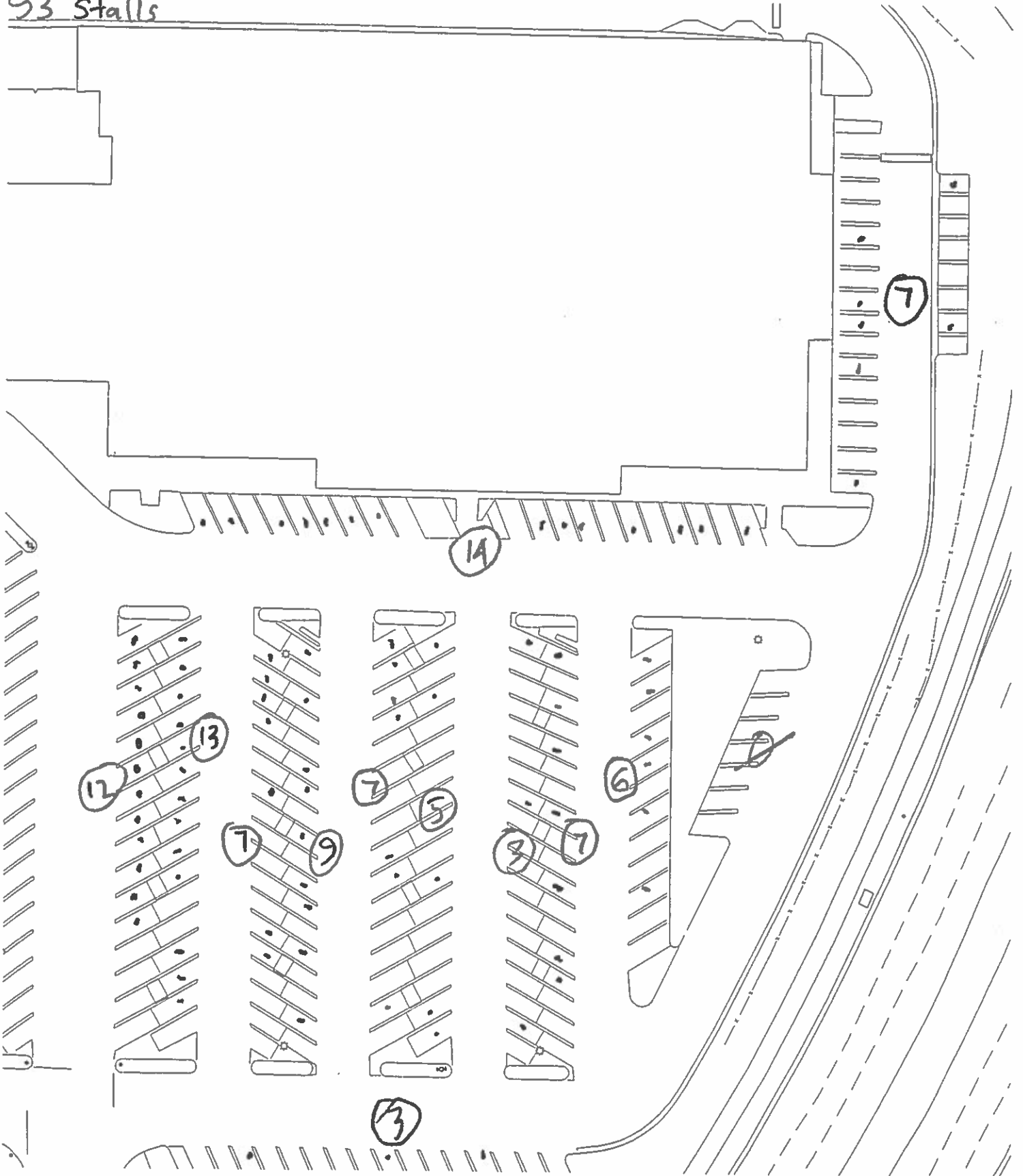
Mon  
10:30 am  
72 Stalls



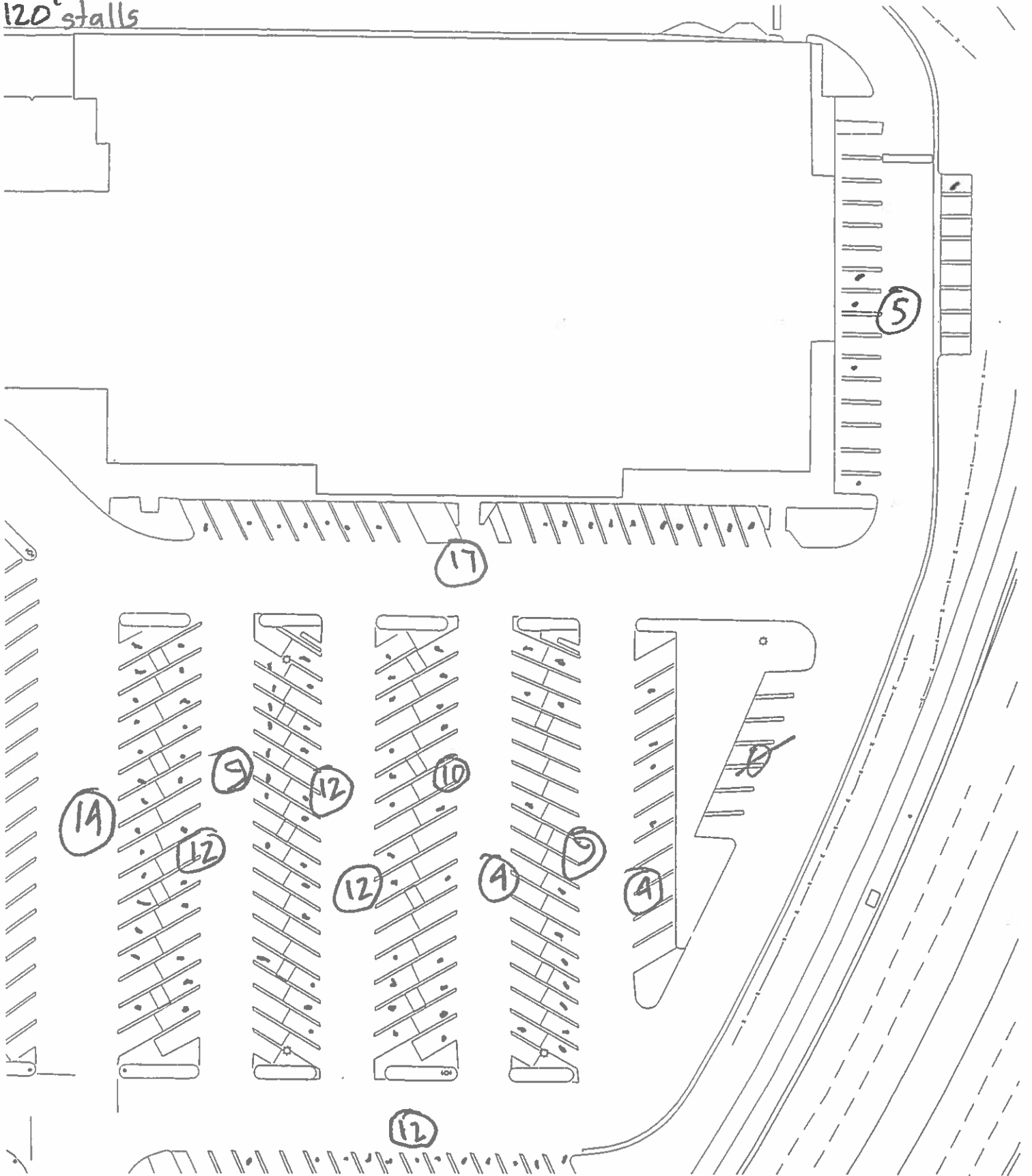
Mon  
11 am  
91



Mon  
11:30 am  
93 Stalls

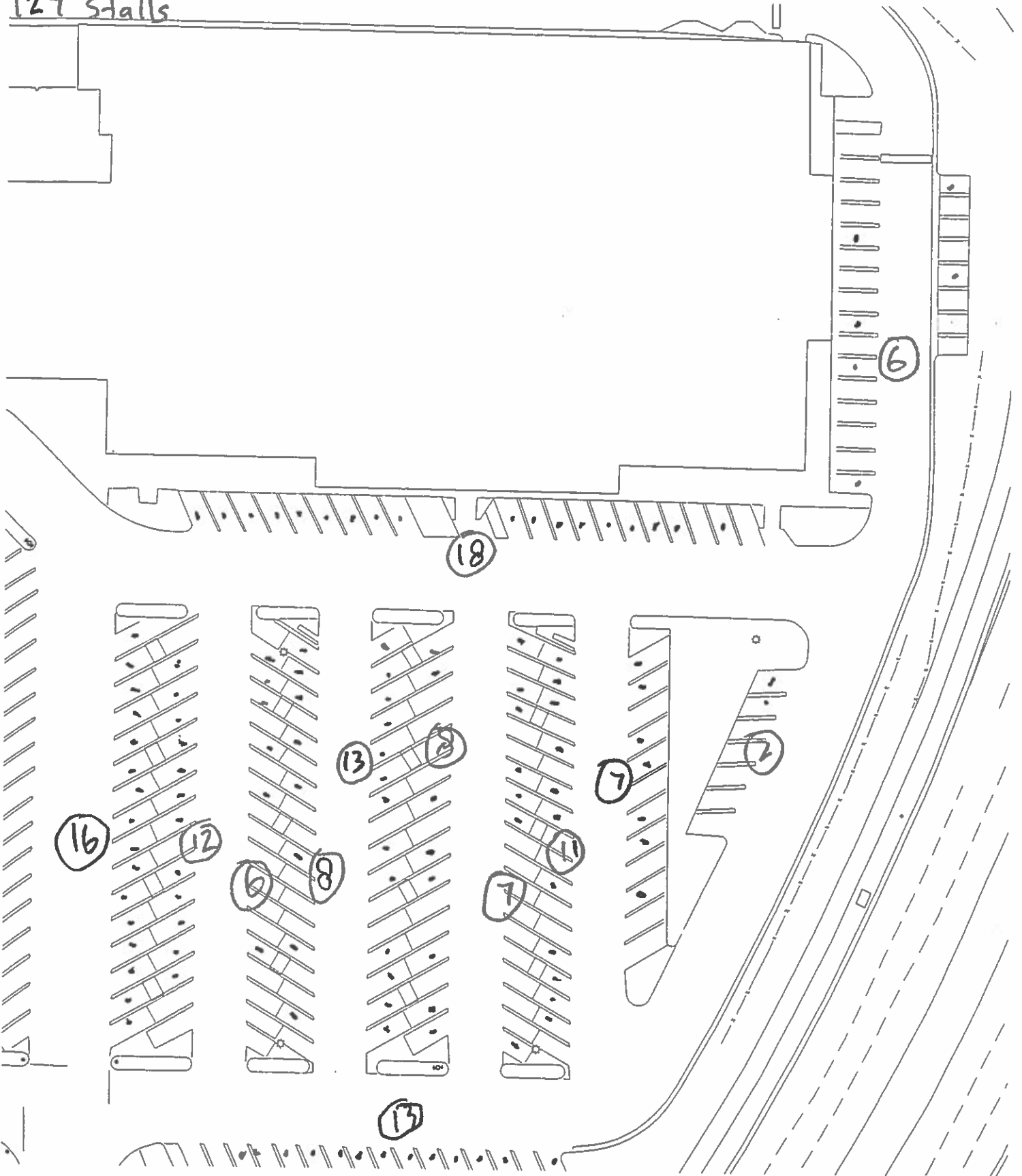


Mon  
12 pm  
120 stalls

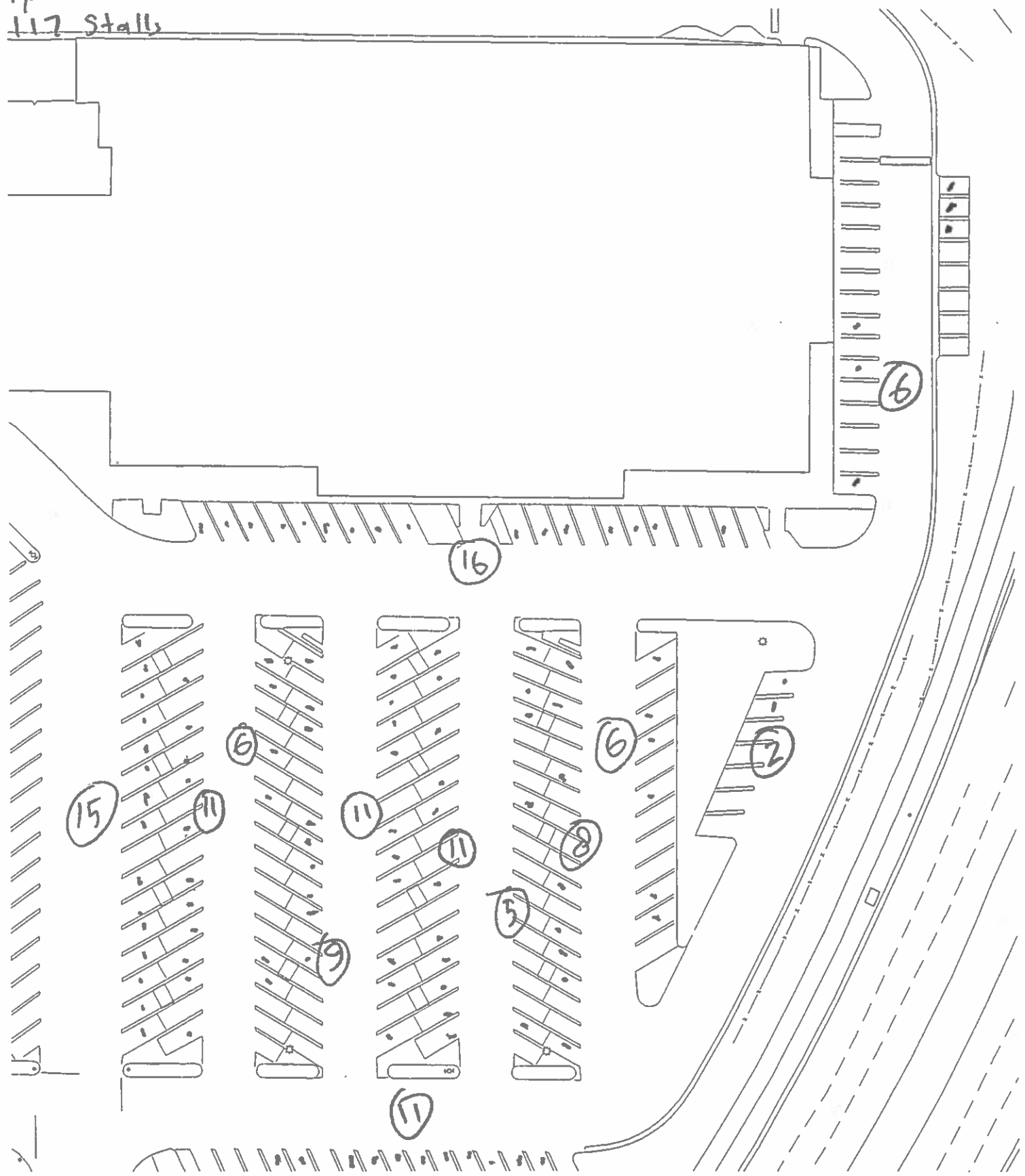




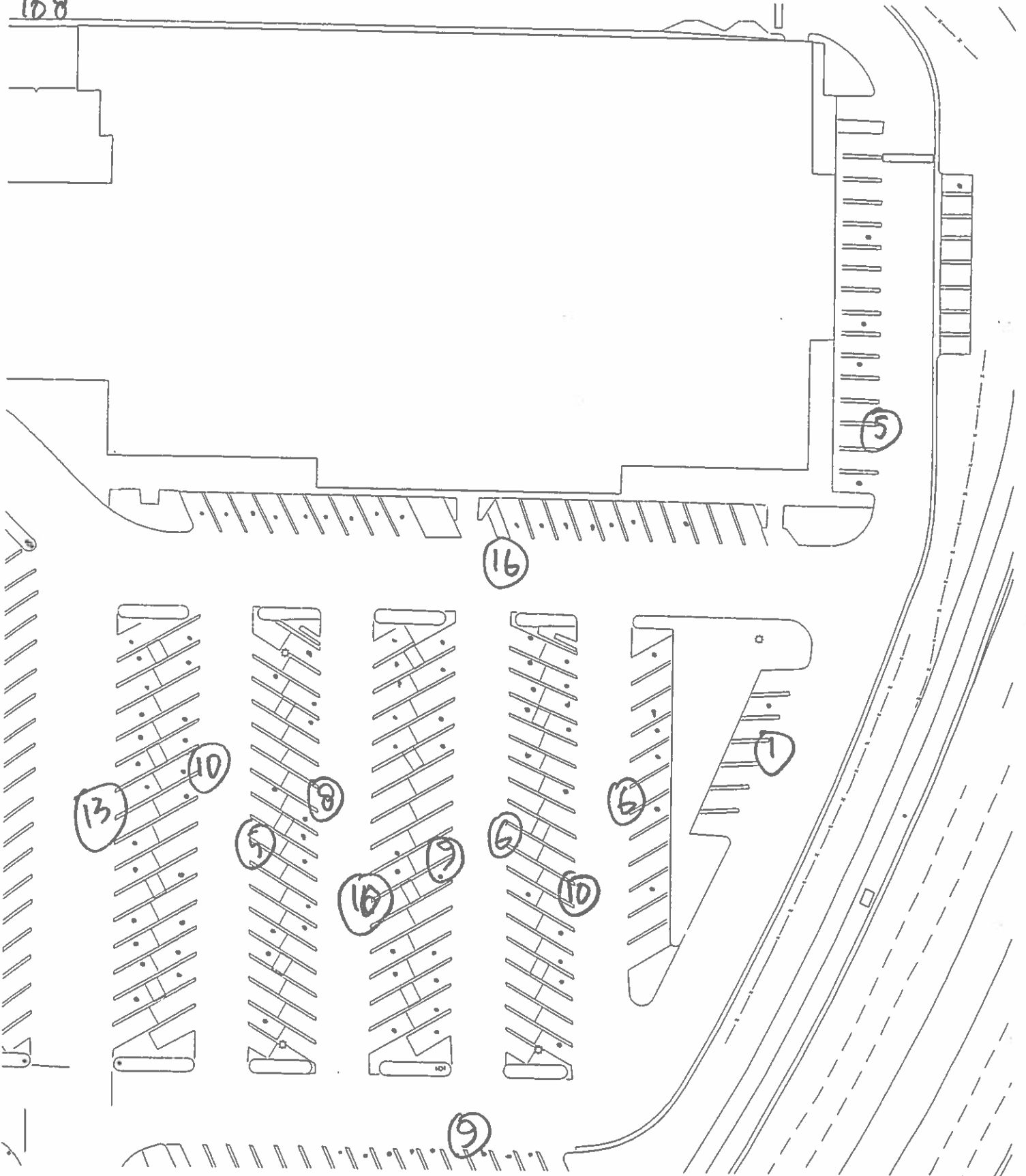
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127 Stalls



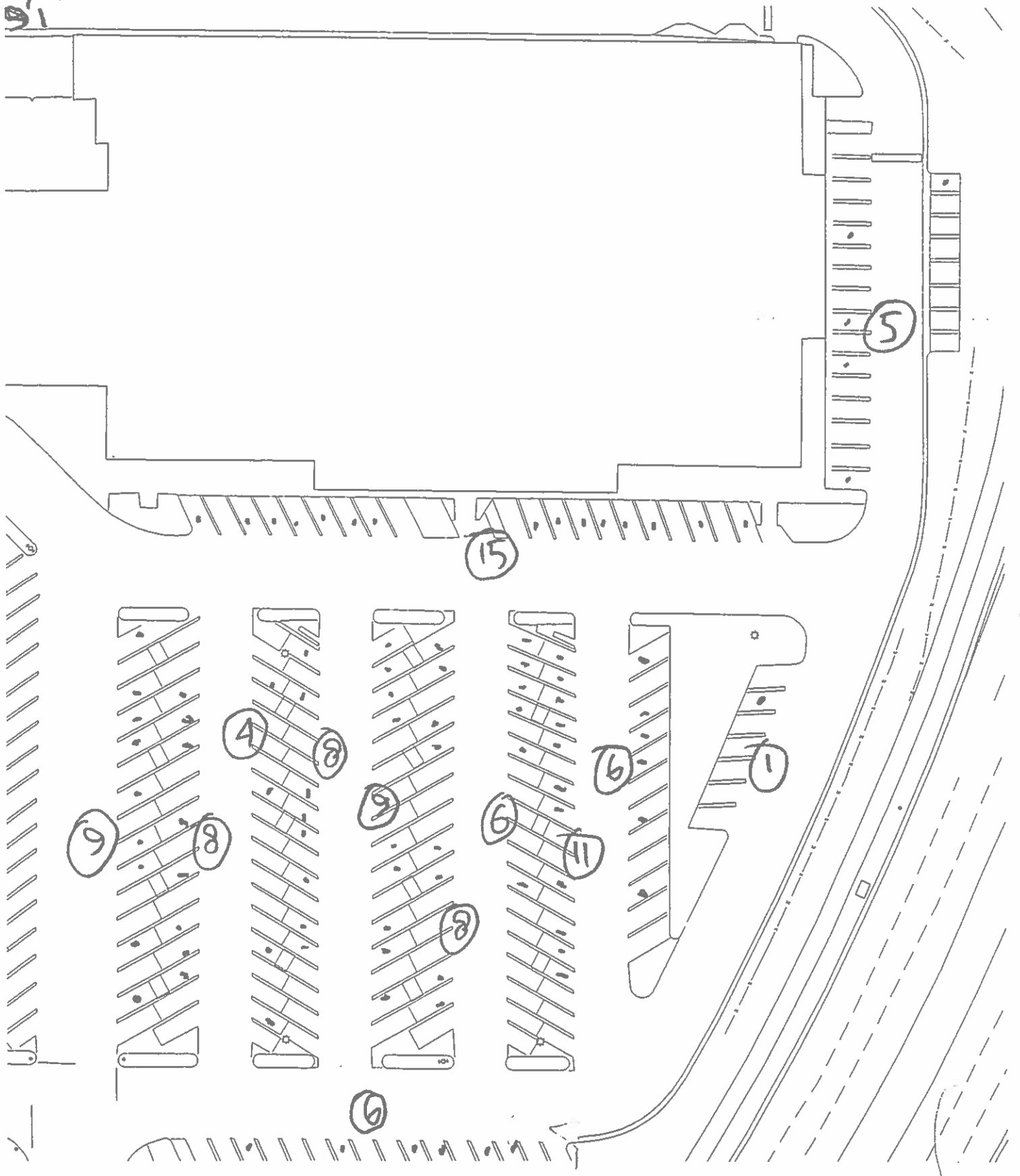
Mon  
1pm  
117 Stalls



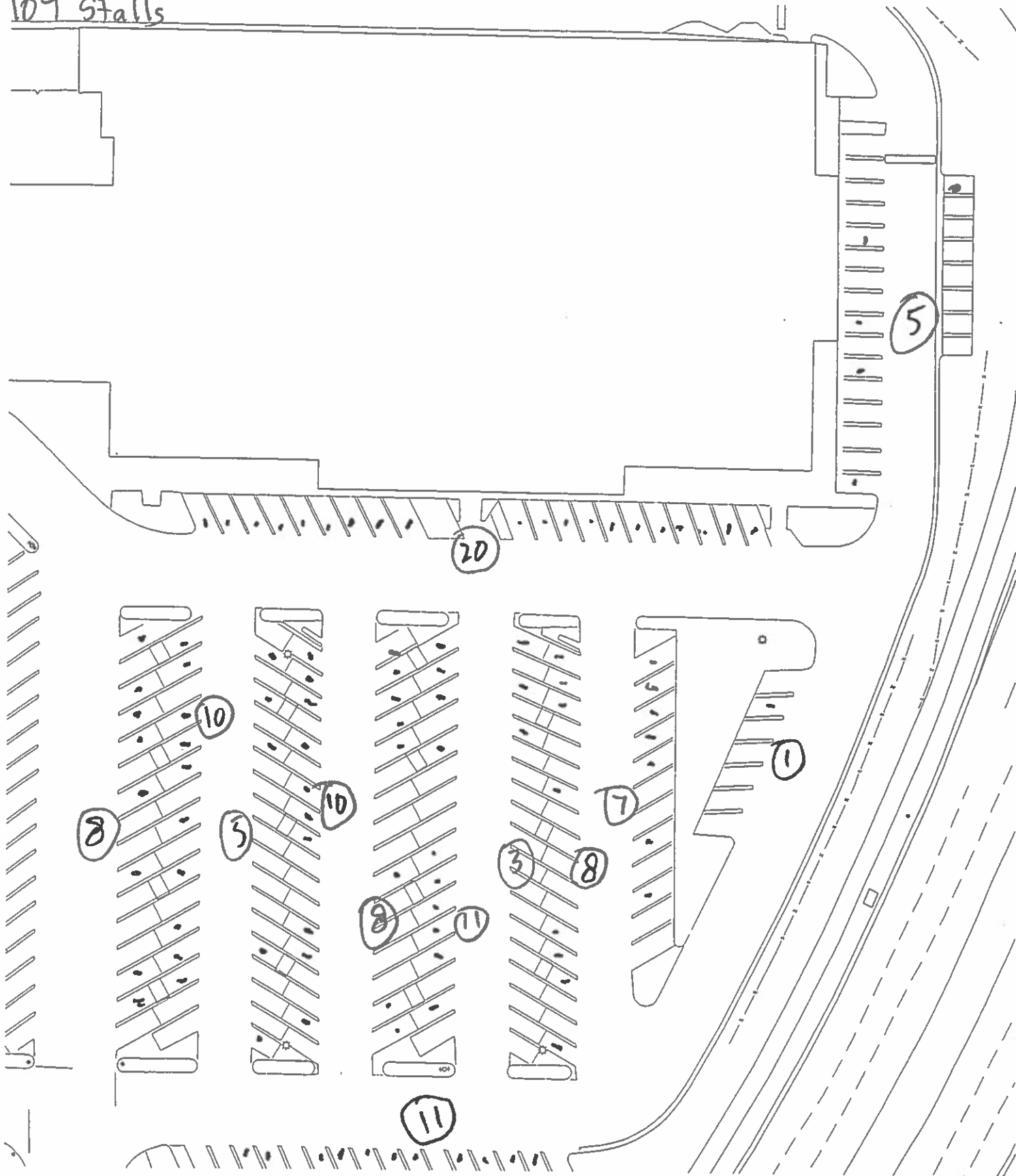
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1:30  
108



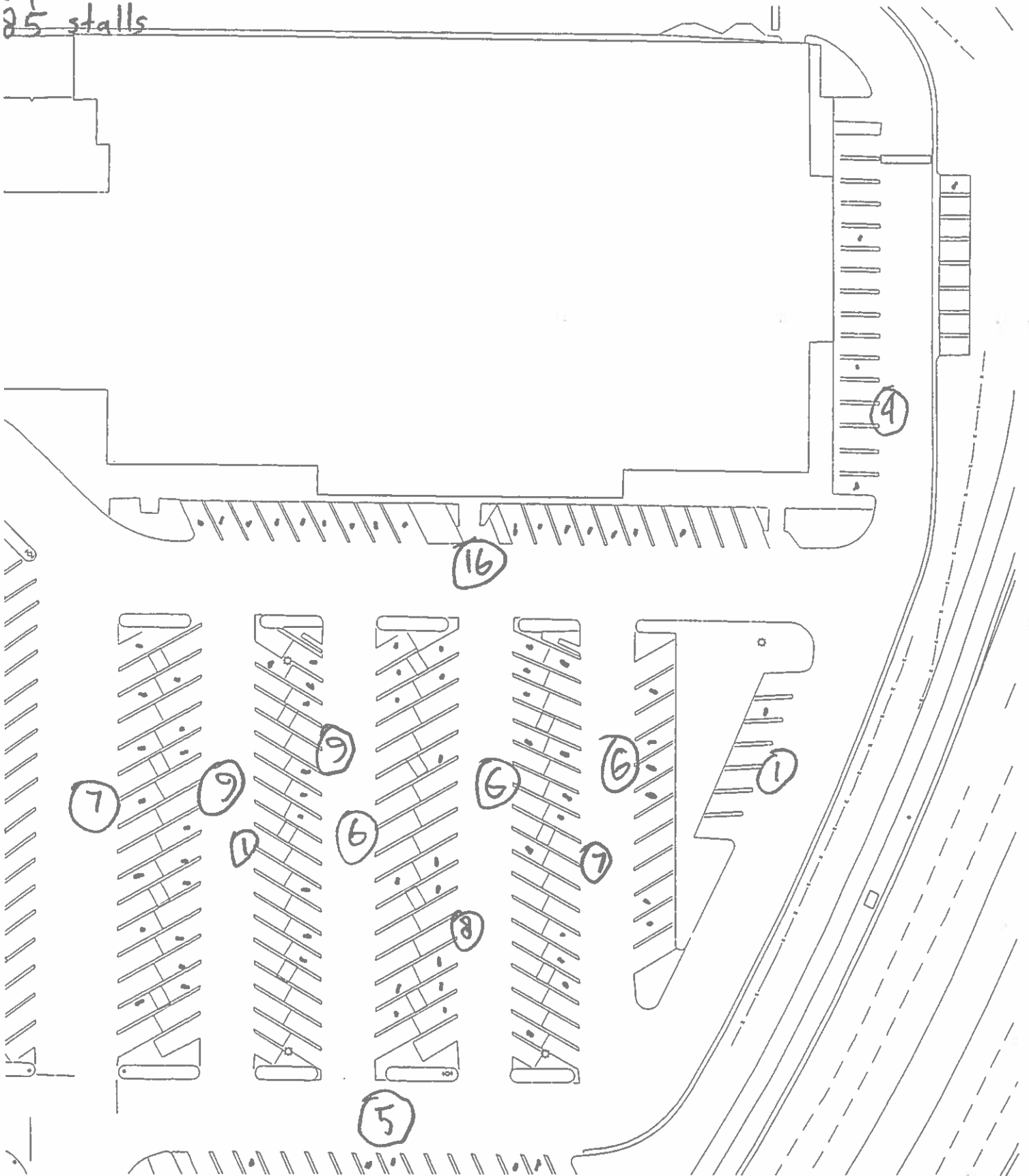
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2pm  
91



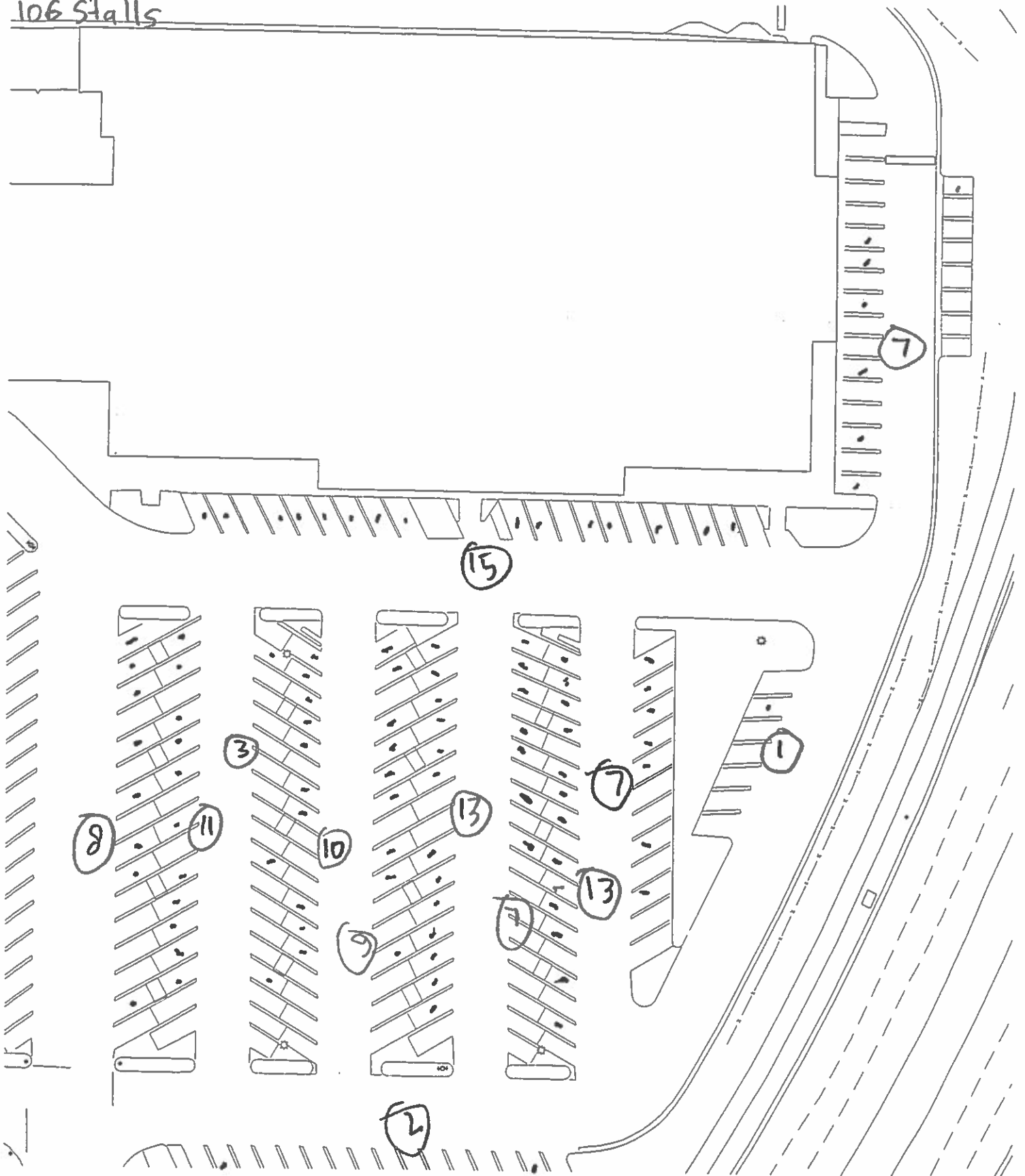
Mon  
2:30 pm  
107 Stalls



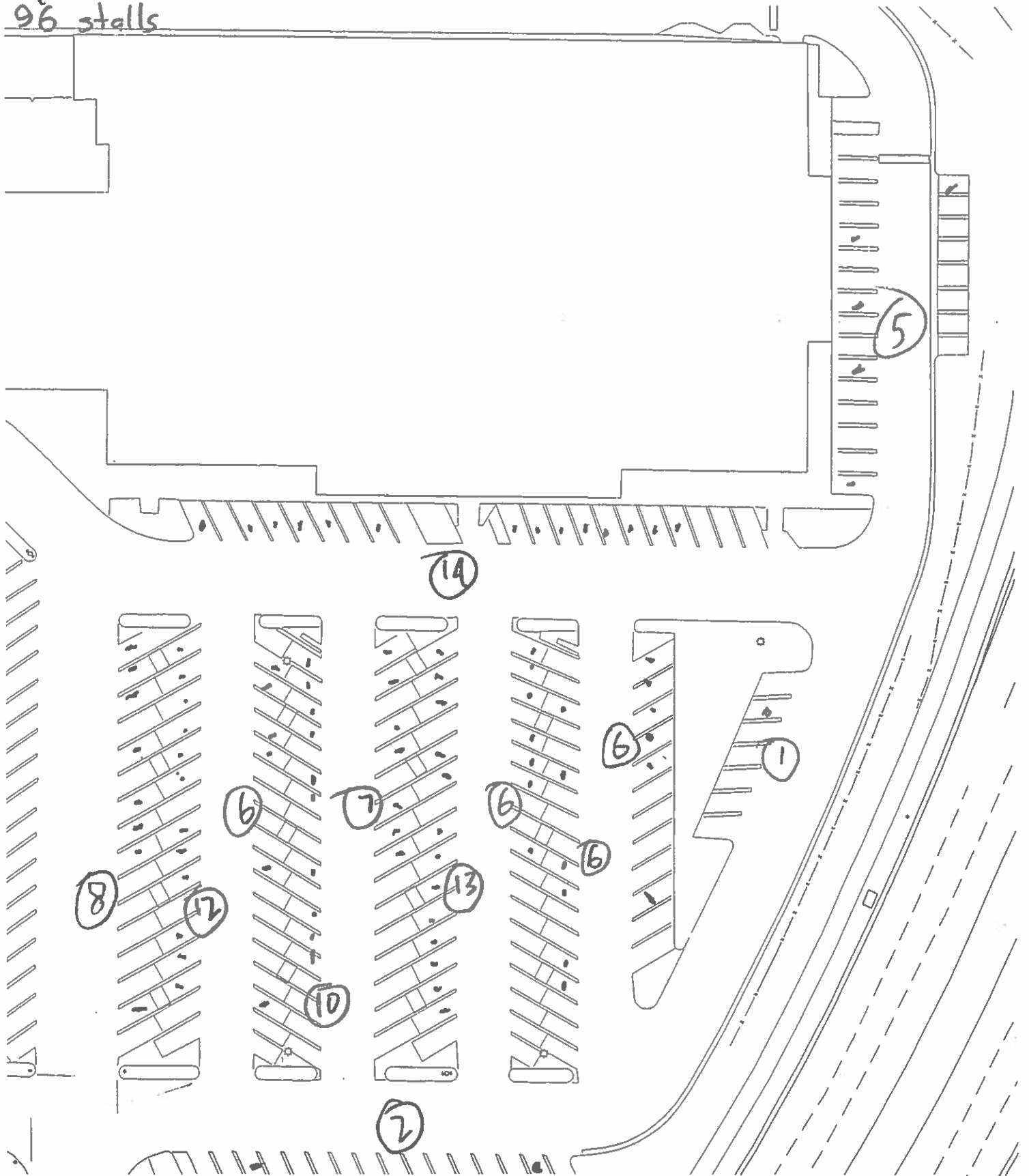
Mon  
3 pm  
25 stalls



Mon  
3:30 pm  
106 Stalls

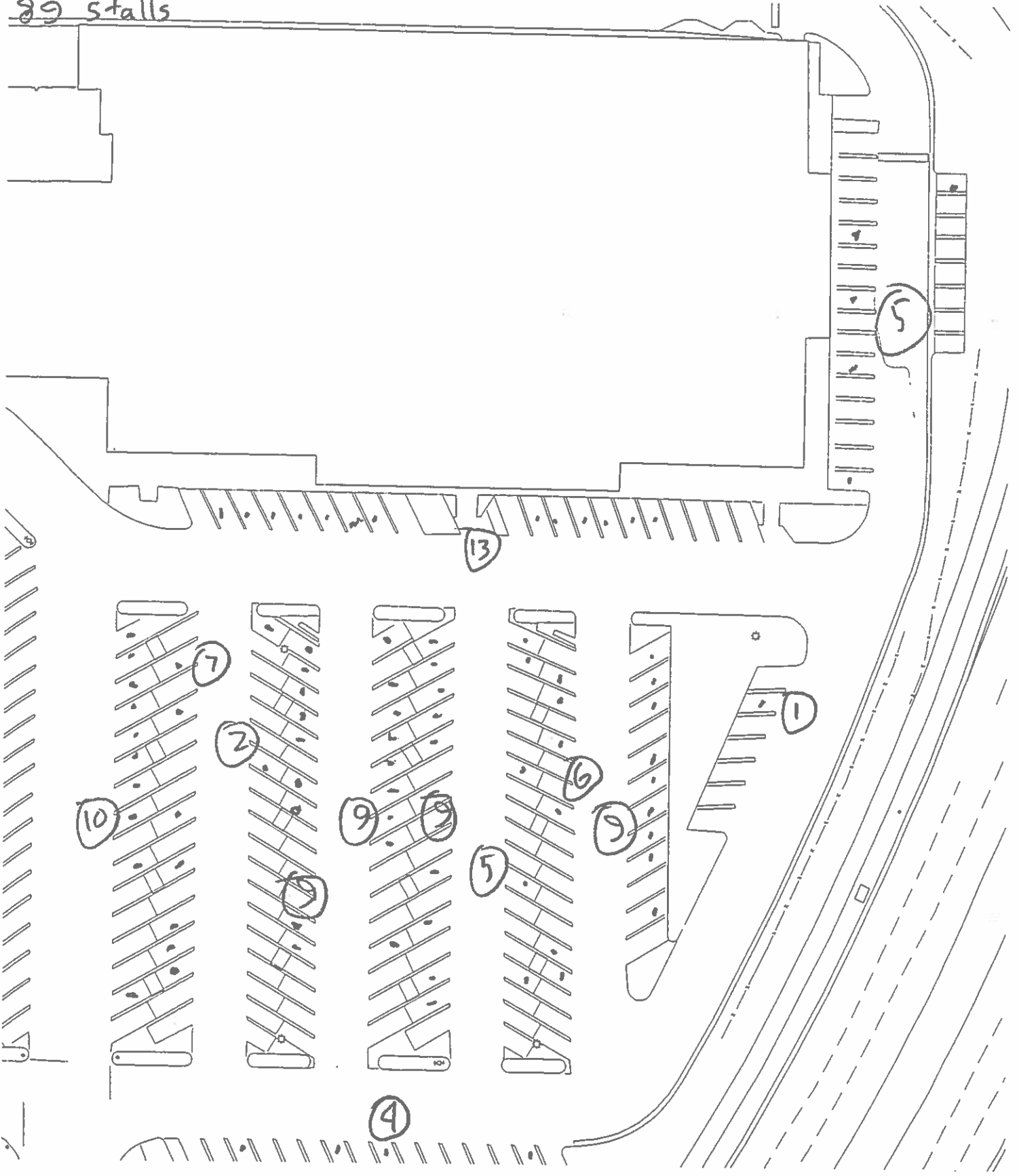


Mon  
4 pm  
96 stalls

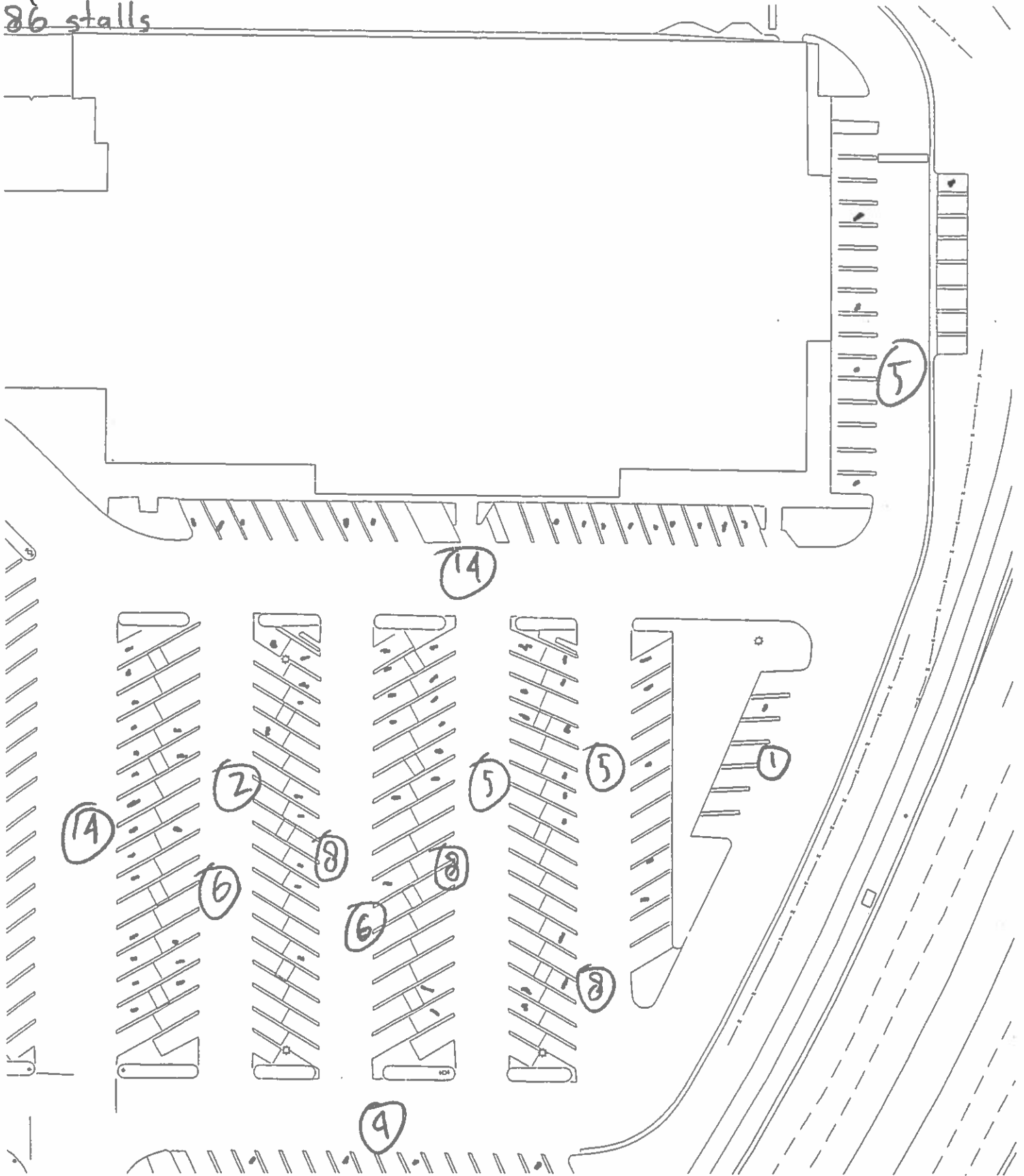




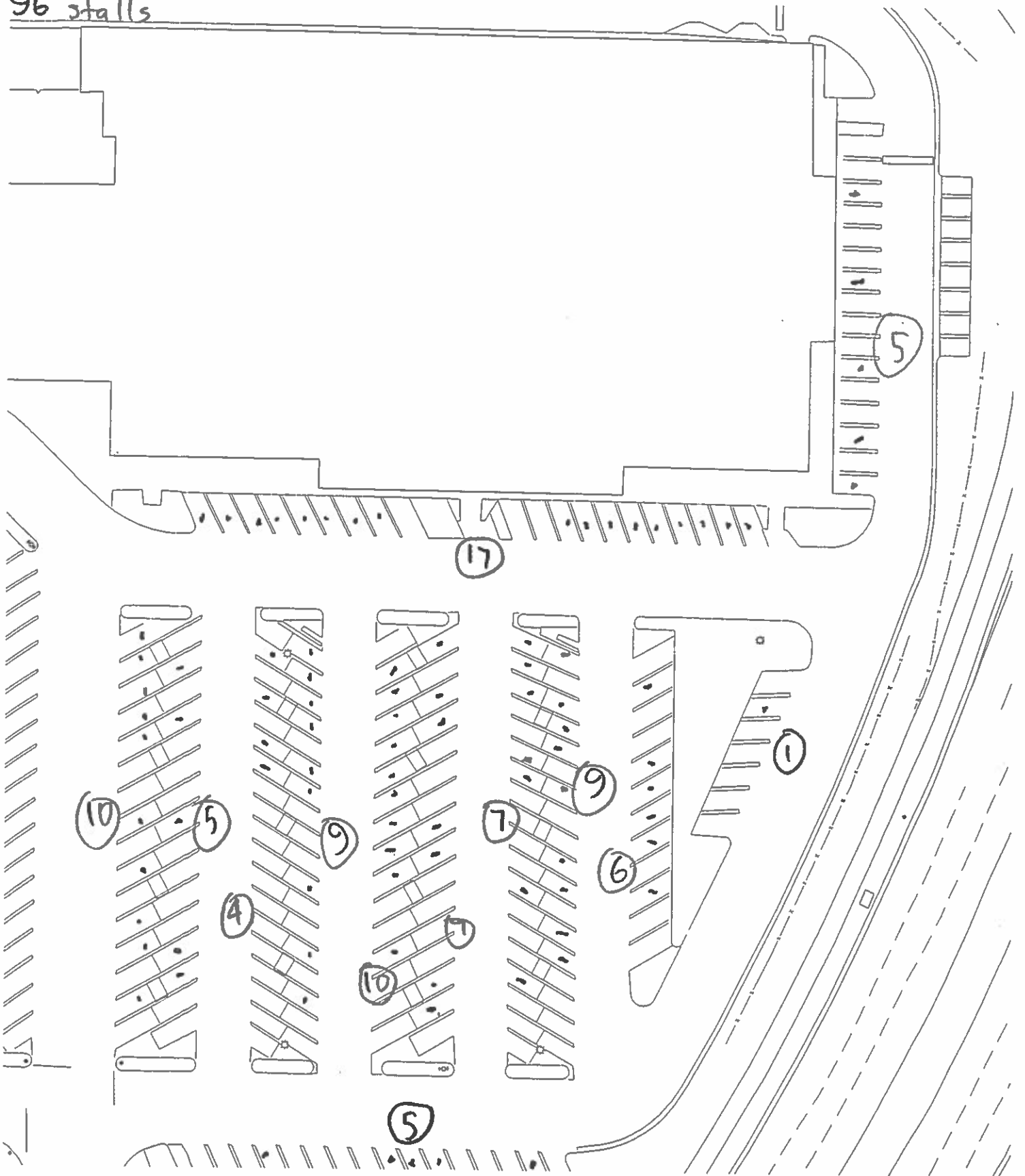
Mon  
4:30 pm  
29 stalls



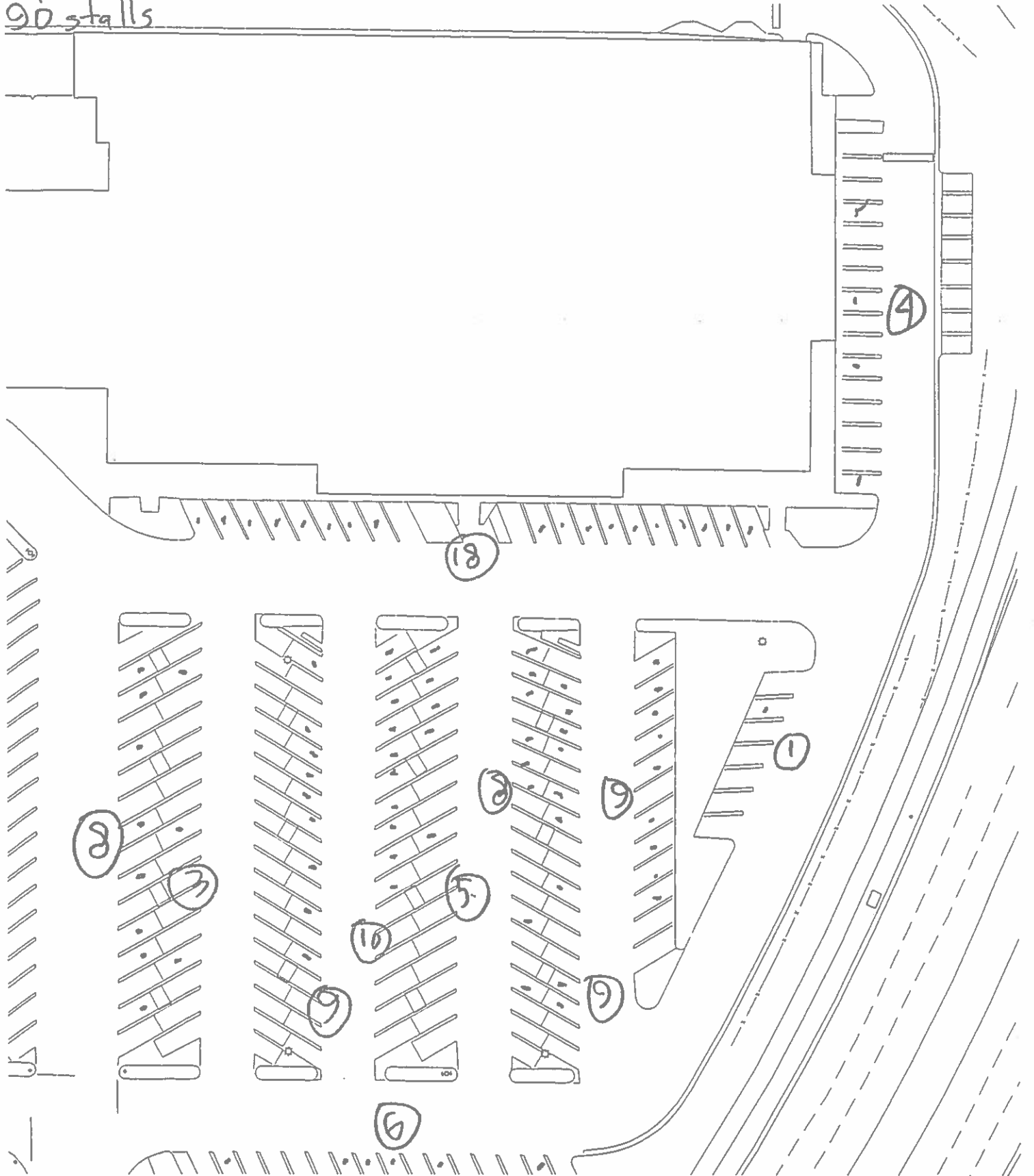
Mon  
5 pm  
86 stalls



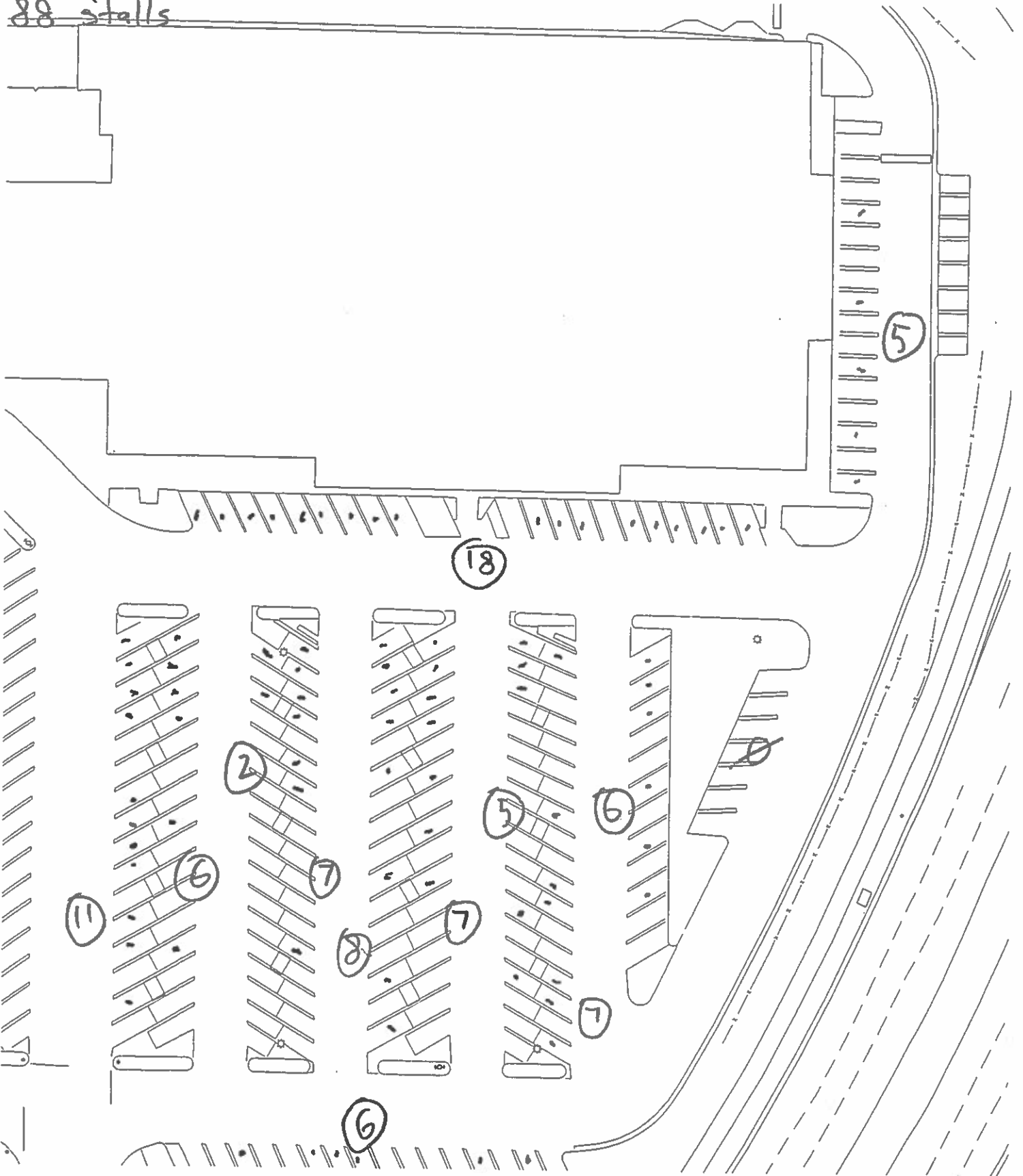
Mon  
5:30 pm  
96 stalls



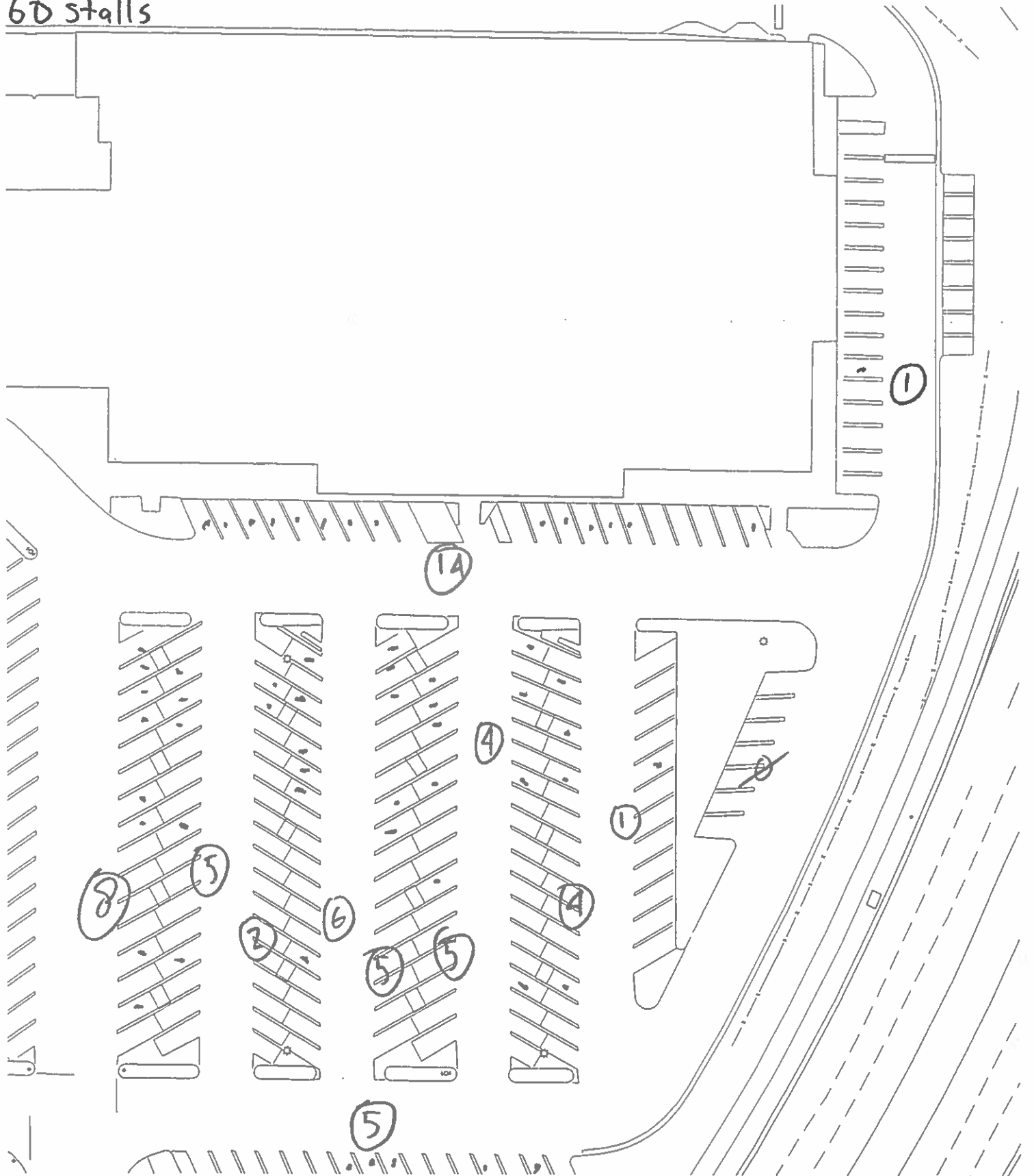
Mon  
6 pm  
90 stalls



Mon  
6:30 pm  
88 stalls



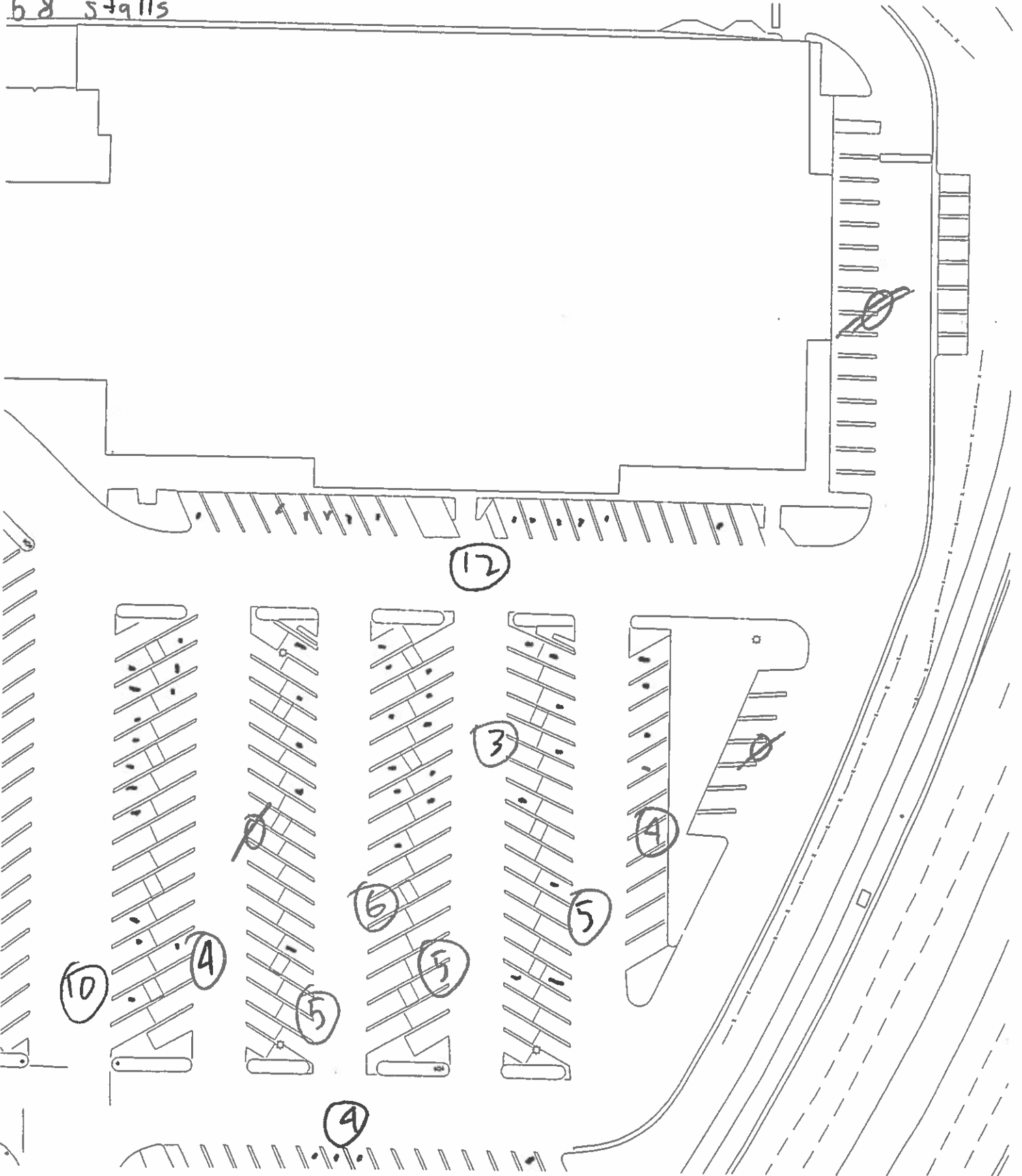
Mon  
7pm  
60 stalls



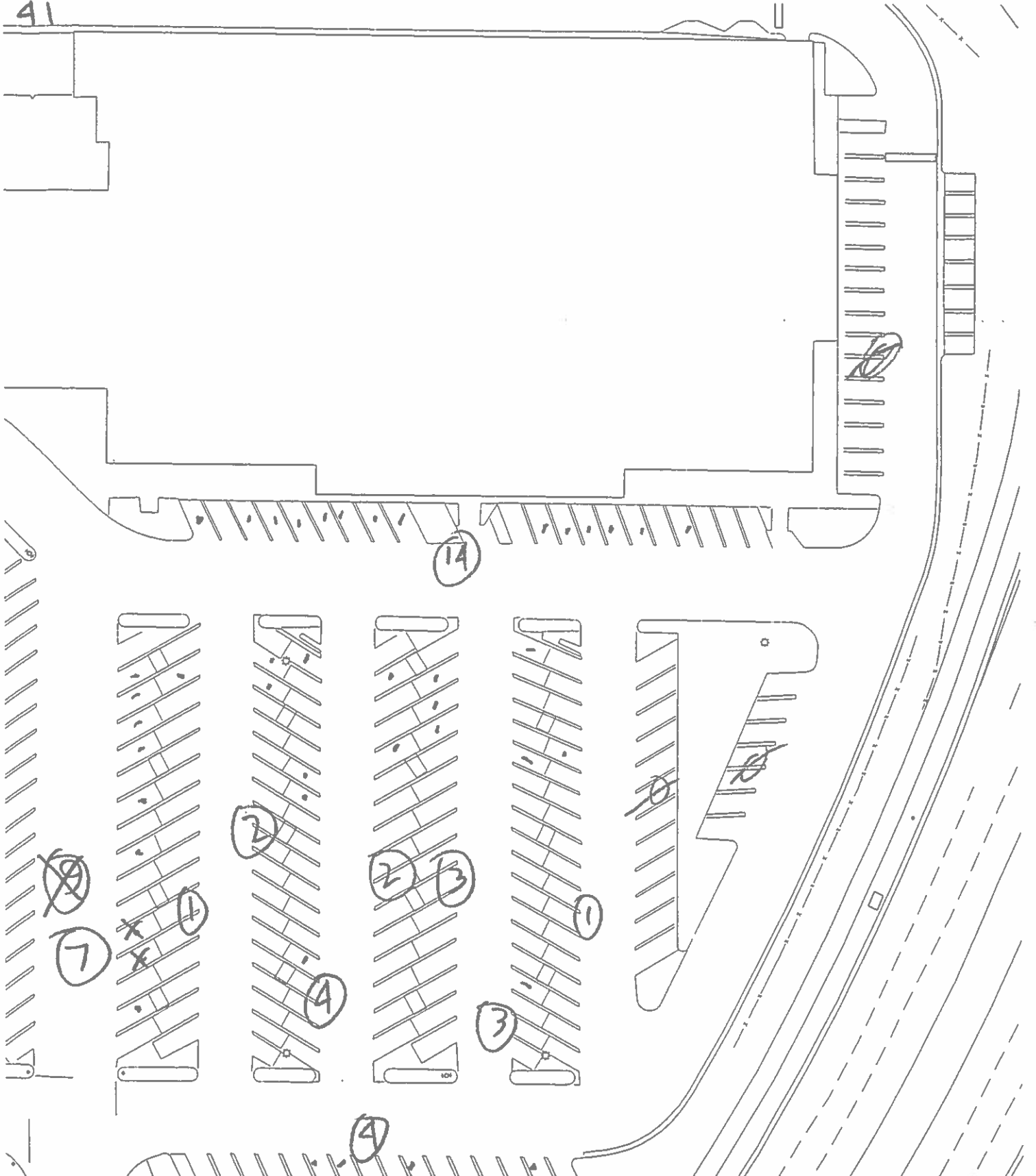
Mon

7:30 pm

58 stalls

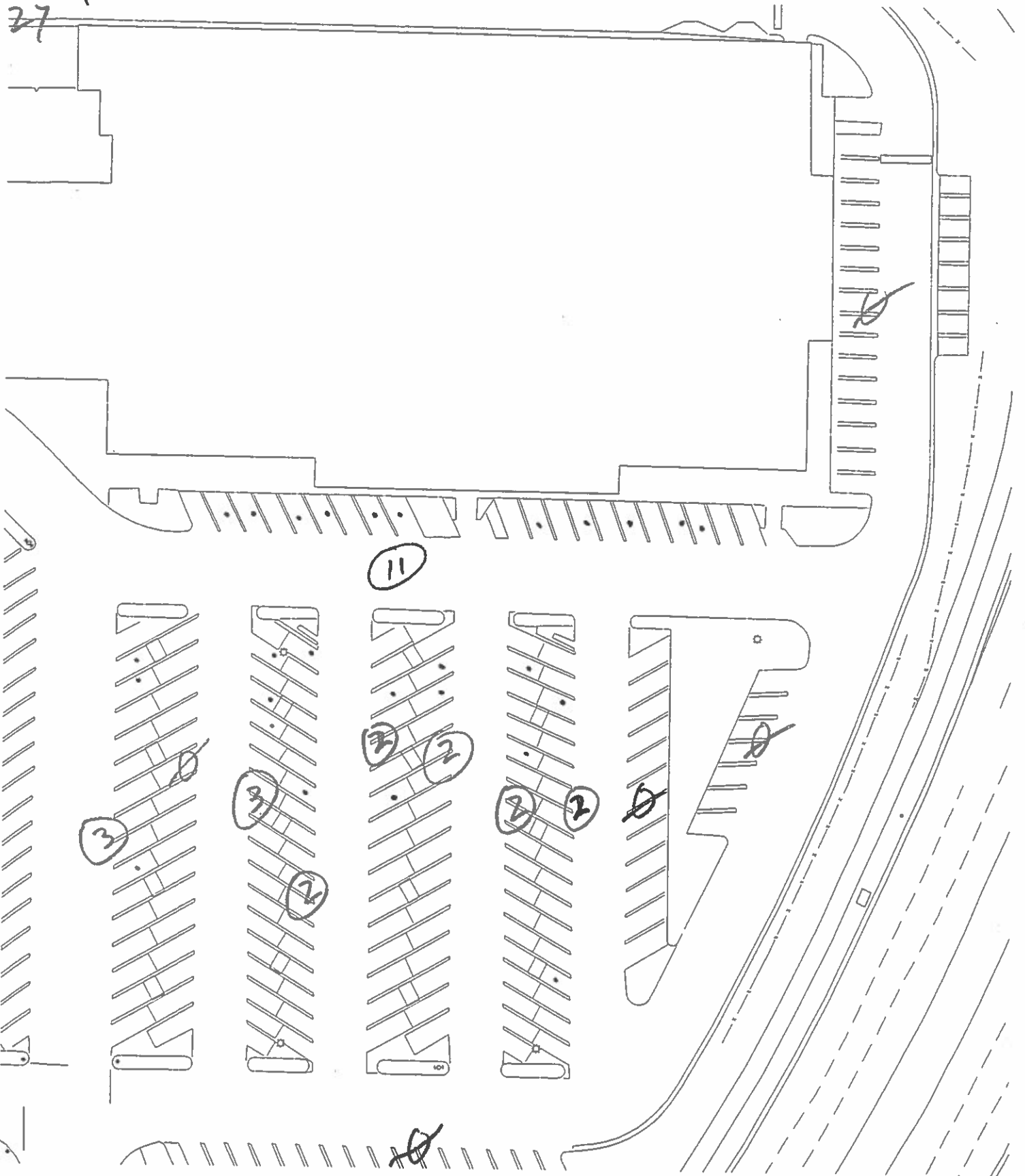


Mon  
8pm  
41





Mon  
8:30 pm  
27



Mon  
3 pm  
11

