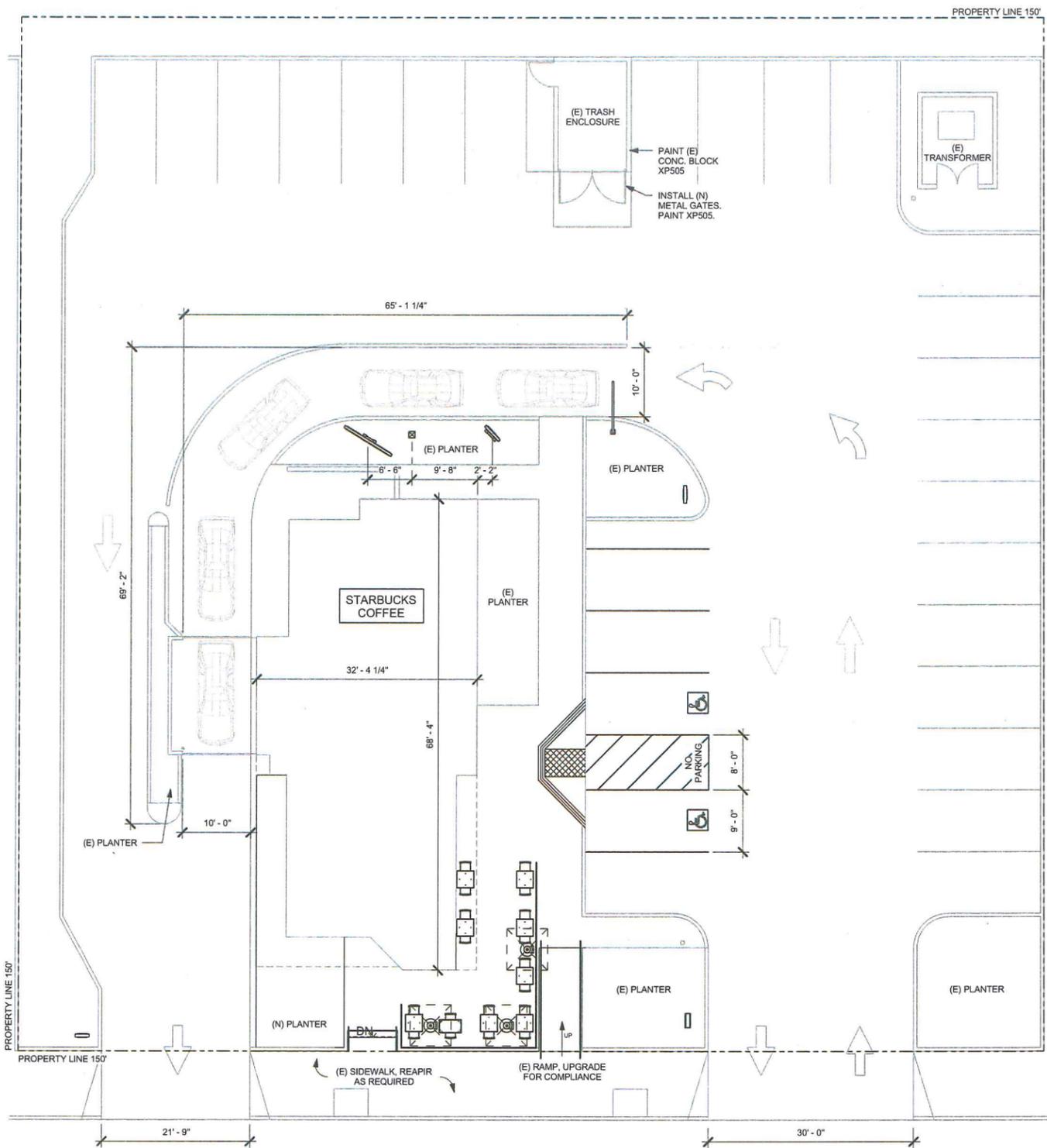
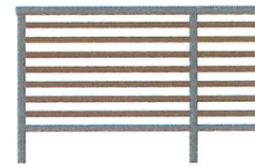


Q:\Projects\Current\201313103 - Starbucks - Park Victoria & Landess - Milpitas\22279_Park Victoria & Landess - Delta 1 and 2.rvt



1 PLANNING SITE PLAN

1" = 10'-0"



STEEL AND WOOD RAILING TYPICAL ELEVATION
WOOD TO MATCH CEDAR SIDING



MANUFACTURER: SHERWIN WILLIAMS
COLOR CODE: SW7038
NAME: TONY TAUPE
CODE: XP505



DEEP CHARCOAL
STANDING SEAM METAL ROOF
COLOR: DEEP CHARCOAL OR SIM.
CODE: MR01



HOT ROLLED STEEL -
RAILING STRUCTURE



WESTERN CEDAR WOOD CLADDING
CODE: XWD1010

2 EXTERIOR MATERIALS

N.T.S.



3 3D VIEW 1



4 3D VIEW 2

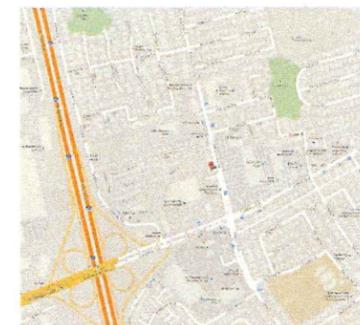
PROJECT INFORMATION

APN: 088-36-040
SCOPE OF WORK: SCOPE OF WORK IN THIS SUBMITTAL IS FOR THE INTERIOR RENOVATION OF THE EXISTING RESTAURANT UTILIZING THE EXISTING DRIVE THRU. THIS INCLUDES, AS SHOWN ON PLANS, NEW FINISHES, CABINETRY, LIGHTING AND EQUIPMENT, MECHANICAL, ELECTRICAL, PLUMBING, STRUCTURAL & ADA UPGRADES TO SITE, PROVIDING FOR NEW ACCESSIBLE PATIO AREA. EXTERIOR PAINT AND EXTERIOR SEATING MODIFICATIONS ARE PROPOSED UNDER THIS PERMIT SUBMITTAL.
SITE AREA: 22,500 SF (0.52 ACRES)
EXISTING BUILDING SQUARE FOOTAGE: 1,742 SF
EXISTING FAR CALCULATION: 1,742 SF / 22,500 SF = 0.08
PROPOSED BUILDING SQUARE FOOTAGE: 1,785 SF
PROPOSED FAR CALCULATION: 1,785 SF / 22,500 SF = 0.08
NUMBER OF PARKING SPACES REQUIRED: 24 SPACES PLUS QUEUING OF 5 AT DRIVE-THRU
NUMBER OF PARKING SPACES PROVIDED: 27 SPACES PLUS QUEUING OF 5 AT DRIVE-THRU

SHEET INDEX

SHEET	SHEET TITLE
PLANNING	
PL-1000	SITE PLAN, 3Ds & MATERIALS
PL-1001	FLOOR PLAN & ELEVATIONS
PL-1002	ROOF PLAN, SECTION & LINE OF SITE
LANDSCAPE	
L-101	LANDSCAPE PLAN
L-102	LANDSCAPE DETAILS
L-201	IRRIGATION PLAN
L-202	IRRIGATION DETAILS
CIVIL	
C2.0	GRADING PLAN

VICINITY MAP



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

ARCHITECT OF RECORD



REVISION SCHEDULE

REV	DATE	BY	DESCRIPTION

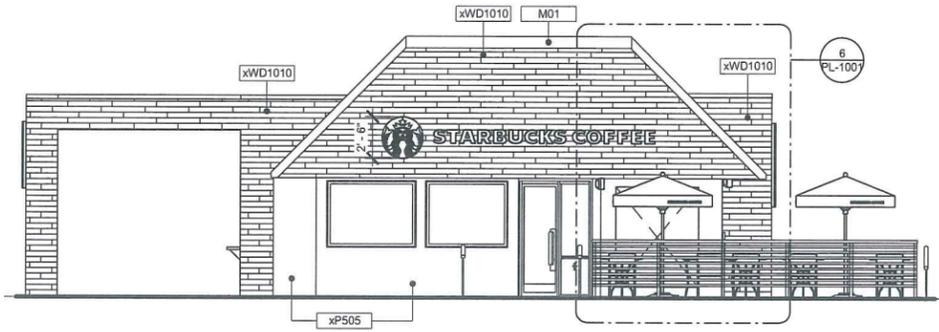
PROJECT NAME: STARBUCKS - PARK VICTORIA & LANDESS
PROJECT ADDRESS: 1333 SOUTH PARK VICTORIA DR. MILPITAS, CA

STORE #: 22279
PROJECT #: 61762-001
CONCEPT: NCS
PALETTE:
ISSUE DATE: 3/10/13
DESIGN MANAGER: AC
LEED AP: AS
PROD DESIGNER: ARK
CHECKED BY: AC

SHEET TITLE: SITE PLAN, 3Ds & MATERIALS
SCALE: As Indicated

SHEET NUMBER: PL-1000

Q:\Projects\Current\2013\13103 - Starbucks - Park Victoria & Landless - Milpitas\22279_Park Victoria & Landless - Delta 1 and 2.rvt



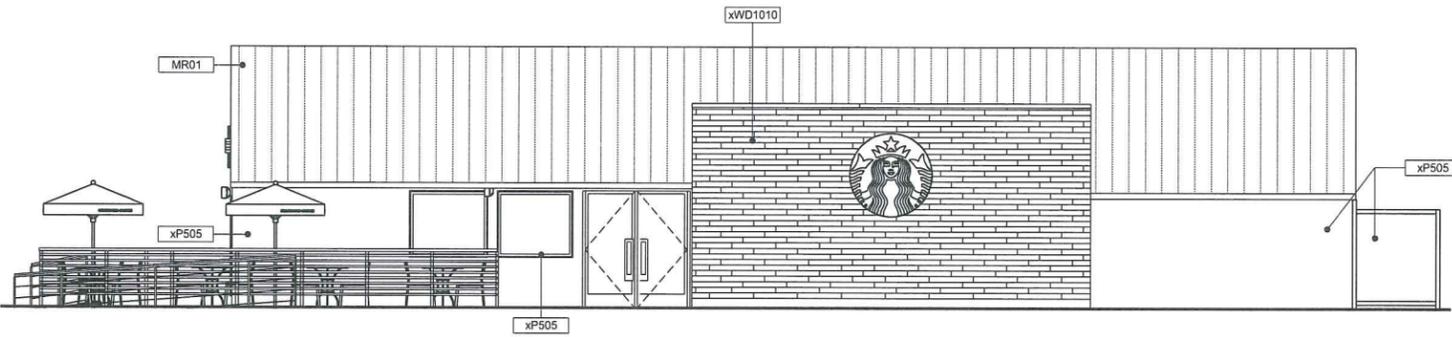
2 PROPOSED ELEVATION - EAST

3/16" = 1'-0"



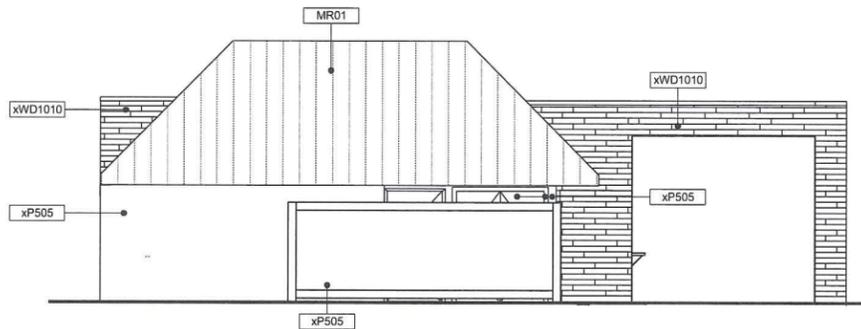
6 ELEVATION AT METAL SCREEN

3/16" = 1'-0"



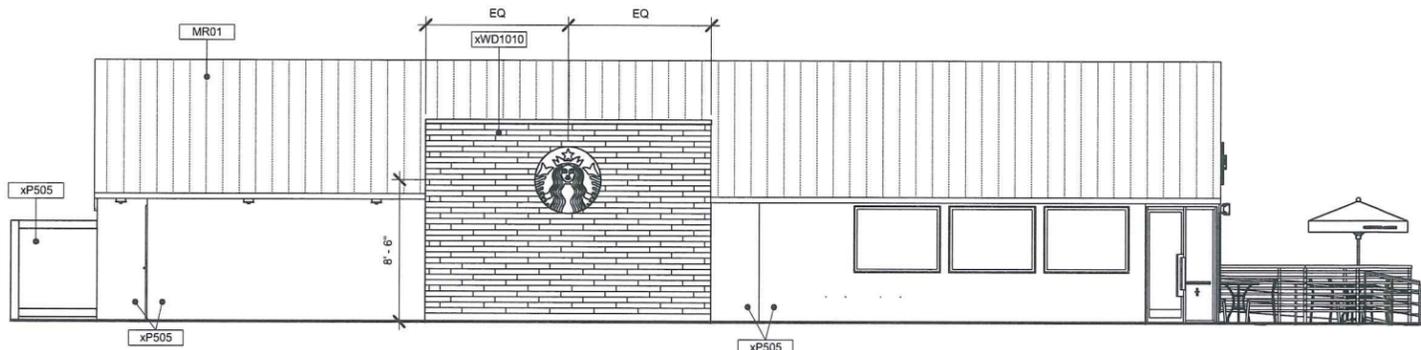
3 PROPOSED ELEVATION - NORTH

3/16" = 1'-0"



4 PROPOSED ELEVATION - WEST

3/16" = 1'-0"

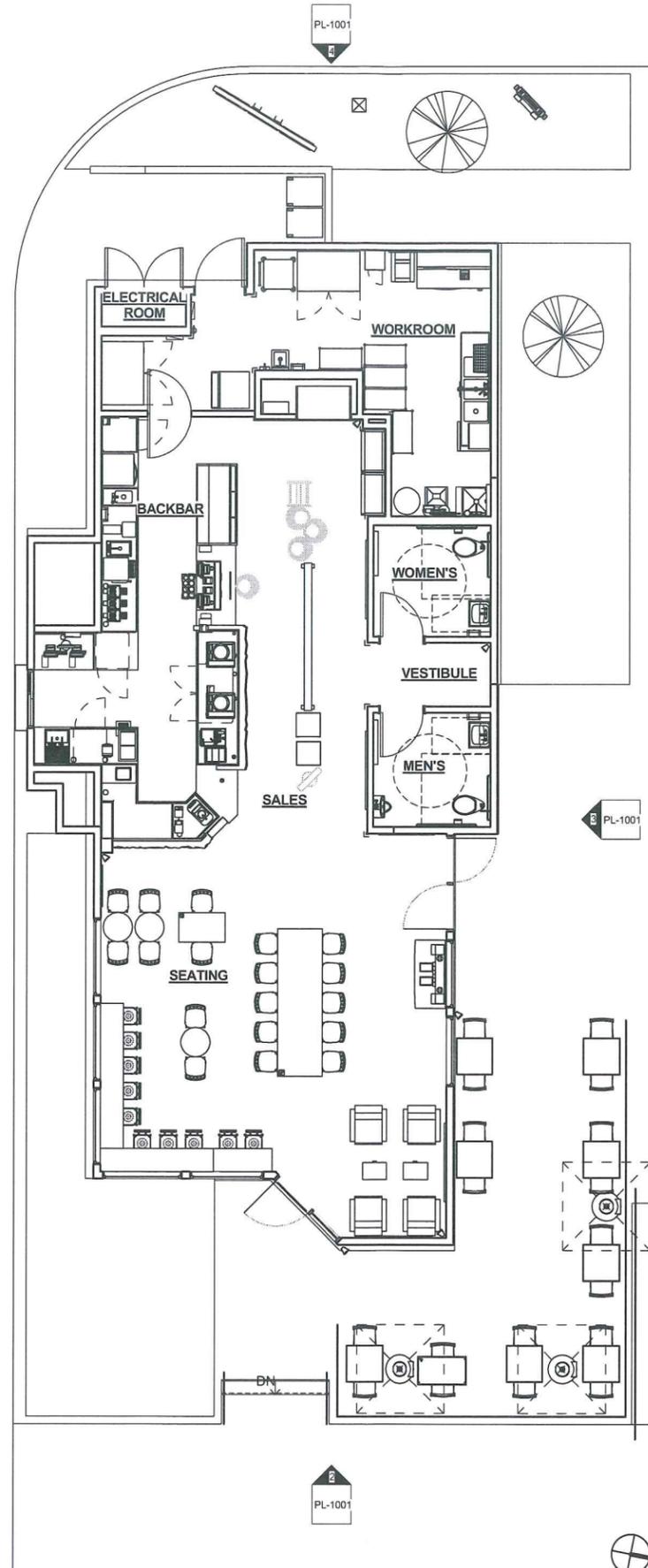


5 PROPOSED ELEVATION - SOUTH

3/16" = 1'-0"



PL-1001



1 FLOOR PLAN

3/16" = 1'-0"



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

ARCHITECT OF RECORD



REVISION SCHEDULE			
REV	DATE	BY	DESCRIPTION

PROJECT NAME:
STARBUCKS - PARK VICTORIA & LANDESS

PROJECT ADDRESS:
1333 SOUTH PARK VICTORIA DR.
MILPITAS, CA

STORE #: 22279
PROJECT #: 61762-001
CONCEPT: NCS
PALETTE:
ISSUE DATE: 3/10/13
DESIGN MANAGER: AC
LEED® AP: AS
PROD DESIGNER: ARK
CHECKED BY: AC

SHEET TITLE:
FLOOR PLAN & ELEVATIONS
SCALE: 3/16" = 1'-0"

SHEET NUMBER:
PL-1001



STANDING SEAM METAL ROOF COLOR: DEEP CHARCOAL OR SIM CODE MR:01

WESTERN CEDAR WOOD CLADDING LOCALLY SOURCED

CORTEN METAL STEEL SCREEN WITH VEGETATION



STUCCO WALL FINISH SHERWIN WILLIAMS SW 7038 TONY TAUPE

STEEL AND WOOD RAILING

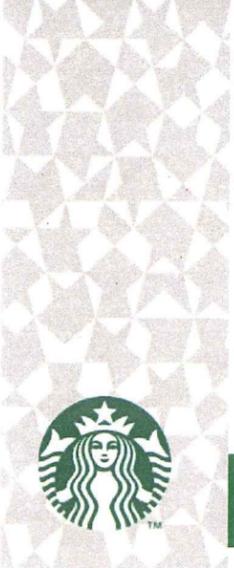
Proposed perspective



STANDING SEAM METAL ROOF COLOR: DEEP CHARCOAL OR SIM CODE MR:01

WESTERN CEDAR WOOD CLADDING LOCALLY SOURCED

CORTEN METAL STEEL SCREEN WITH VEGETATION



STEEL AND WOOD RAILING

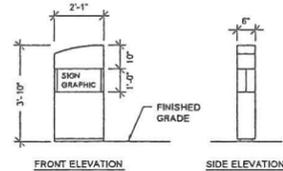
STUCCO WALL FINISH SHERWIN WILLIAMS SW 7038 TONY TAUPE

Proposed perspective

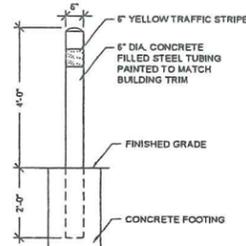
THIS DETAIL IS FOR REFERENCE ONLY. SIGNAGE SUPPLIED AND INSTALLED BY OTHERS UNDER SEPARATE PERMIT.



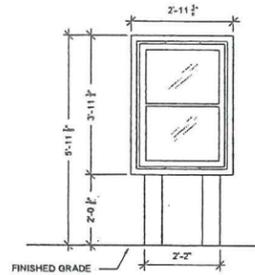
ACRYLIC GRAPHIC PANELS
SEE SHEET C701 FOR ORIENTATION OF GRAPHIC PANELS TO SITE



13167 DIRECTIONAL SIGN
ILLUMINATED DOUBLE SIDED
NOT TO SCALE (J)

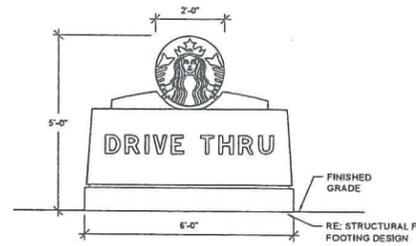


BOLLARD DETAIL
NOT TO SCALE (G)



THIS DETAIL IS FOR REFERENCE ONLY. SIGNAGE SUPPLIED AND INSTALLED BY OTHERS UNDER SEPARATE PERMIT

S800 FREESTANDING
PRE-MENU BOARD
NOT TO SCALE (D)

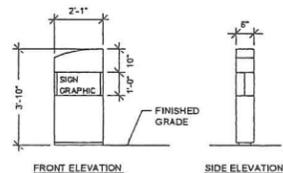


MONUMENT SIGN
NOT TO SCALE (A)

THIS DETAIL IS FOR REFERENCE ONLY. SIGNAGE SUPPLIED AND INSTALLED BY OTHERS UNDER SEPARATE PERMIT.

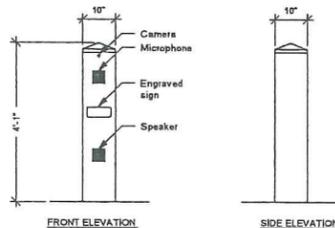


ACRYLIC GRAPHIC PANELS
SEE SHEET C701 FOR ORIENTATION OF GRAPHIC PANELS TO SITE



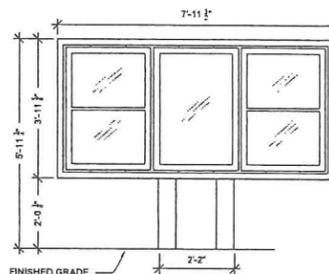
13167 DIRECTIONAL SIGN
ILLUMINATED DOUBLE SIDED
NOT TO SCALE (K)

THIS DETAIL IS FOR REFERENCE ONLY. SIGNAGE SUPPLIED AND INSTALLED BY OTHERS UNDER SEPARATE PERMIT
PRIOR TO ORDERING, INSTALLING, OR CONSTRUCTING, THE CONTRACTOR SHALL VERIFY WITH THE STARBUCKS CONSTRUCTION MANAGER IF A MORE CURRENT DETAIL IS TO BE USED

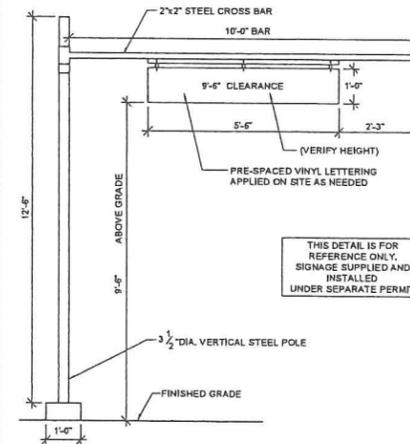


ORDER CONFIRMATION
SYSTEM POST
NOT TO SCALE (H)

THIS DETAIL IS FOR REFERENCE ONLY. SIGNAGE SUPPLIED AND INSTALLED BY OTHERS UNDER SEPARATE PERMIT

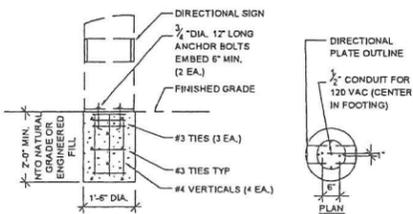


S802 FREESTANDING
5 PANEL MENU BOARD
NOT TO SCALE (E)



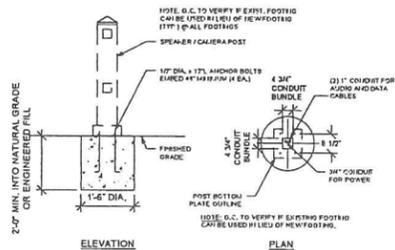
THIS DETAIL IS FOR REFERENCE ONLY. SIGNAGE SUPPLIED AND INSTALLED UNDER SEPARATE PERMIT

S613 CLEARANCE BAR
NOT TO SCALE (B)

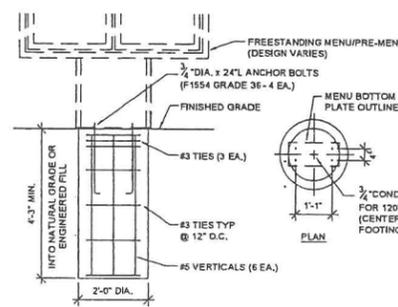


DIRECTIONAL SIGN FOOTING
NOT TO SCALE (L)

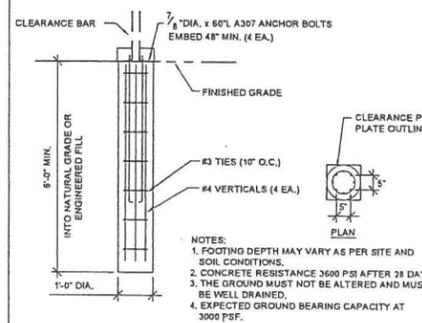
PRIOR TO ORDERING, INSTALLING, OR CONSTRUCTING, THE CONTRACTOR SHALL VERIFY WITH THE STARBUCKS CONSTRUCTION MANAGER IF A MORE CURRENT DETAIL IS TO BE USED



ORDER SYSTEM
POST FOOTING
NOT TO SCALE (I)



MENU FOOTING
NOT TO SCALE (F)



CLEARANCE BAR FOOTING
NOT TO SCALE (C)

SIGNAGE
FOR REFERENCE ONLY

ISSUES & REVISIONS	DATE	BY	DESCRIPTION
NO. 1	DATE	BY	DESCRIPTION
NO. 2	DATE	BY	DESCRIPTION
NO. 3	DATE	BY	DESCRIPTION
NO. 4	DATE	BY	DESCRIPTION
NO. 5	DATE	BY	DESCRIPTION
NO. 6	DATE	BY	DESCRIPTION

DATE	SCALE
05/08/13	N.T.S.
PROJECT MANAGER:	PROJECT NO.
JMN	
DRAWN BY:	DRAWING FILE
DOB	

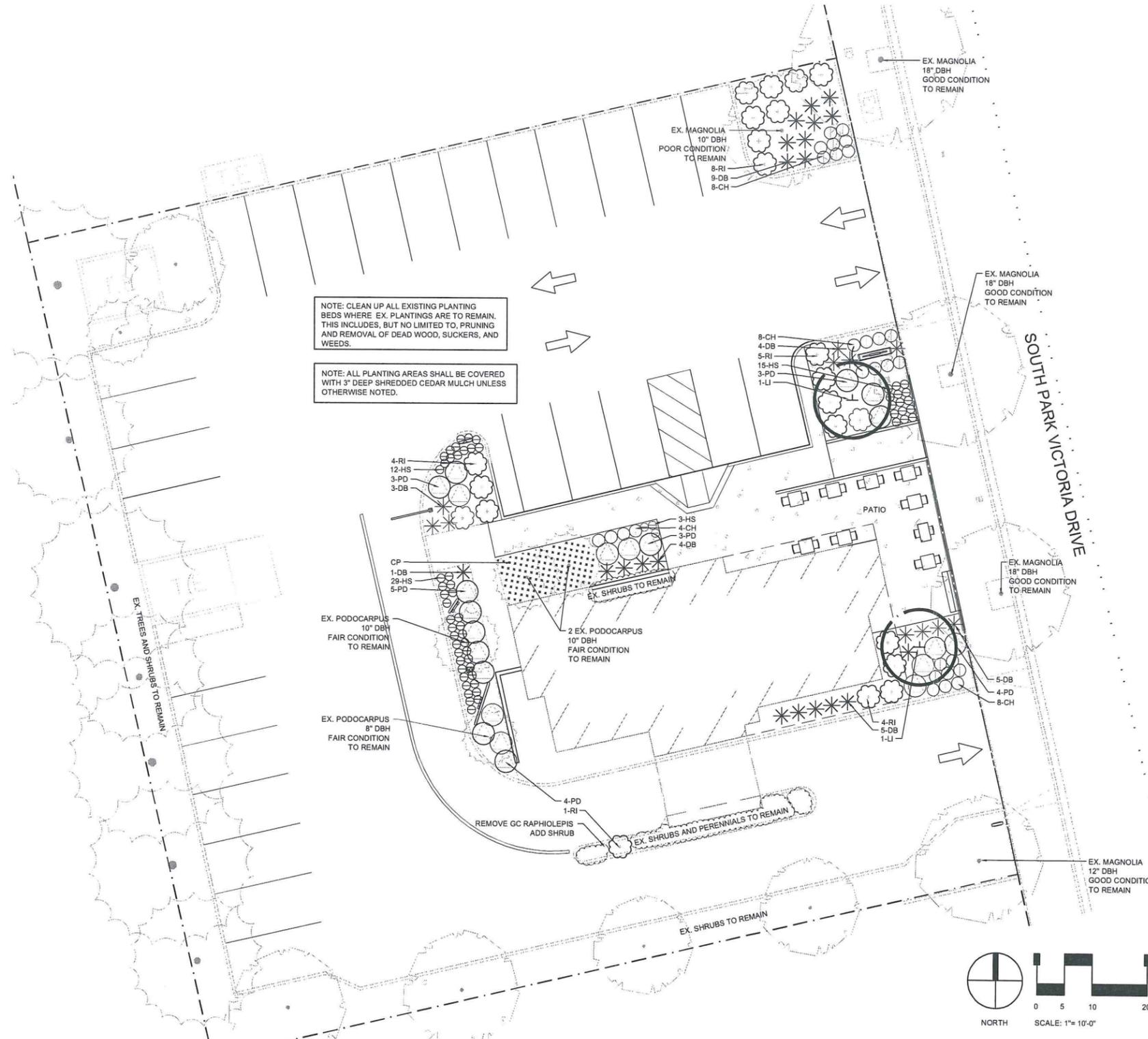


STARBUCKS COFFEE SHOP
5221 15TH AVE. NW
SEATTLE, WA 98107
STARBUCKS COFFEE COMPANY
2401 UTAH AVENUE SOUTH
SEATTLE, WA 98134
(206) 318-1575

SHEET TITLE:
STARBUCKS SITE
SIGNAGE DETAILS

SHEET NUMBER
C702

STARBUCKS COFFEE COMPANY
 PARCEL 3, 346 P.M. 16
 CITY OF MILPITAS, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA



NOTE: CLEAN UP ALL EXISTING PLANTING BEDS WHERE EX. PLANTINGS ARE TO REMAIN. THIS INCLUDES, BUT NOT LIMITED TO, PRUNING AND REMOVAL OF DEAD WOOD, SUCKERS, AND WEEDS.

NOTE: ALL PLANTING AREAS SHALL BE COVERED WITH 3" DEEP SHREDDED CEDAR MULCH UNLESS OTHERWISE NOTED.

LANDSCAPE DOCUMENTATION PACKAGE

- 1 WATER CONSERVATION STATEMENT
- 2 SOILS ANALYSIS REPORT
- L101 LANDSCAPE PLAN
- L102 LANDSCAPE DETAILS
- *L201 IRRIGATION PLAN
- *L202 IRRIGATION DETAILS
- *C2.0 GRADING PLAN
- *NOT INCLUDED WITH PLANNING SUBMITTAL

PLANT LIST

QUAN	SYM.	COMMON/BOTANICAL NAME	SIZE	REMARKS	WATER USE
2	LI	GRAPE MYRTLE <i>Lagerstroemia indica</i> 'Glendora White'	24" BOX STD.	FULL CROWN, STAKED SPEC. QUALITY	M
22	PD	DWARF VARIEGATED MOCKORANGE <i>Pittosporum tobira</i> 'Turner's Variegated Dwarf'	5 GAL.	SPACING PER PLAN	M
22	RI	INDIAN PRINCESS HAWTHORN <i>Rhaphiolepis indica</i> 'Indian Princess'	18"-24" SP. 18"-24" HT.	FULL FORM SPACING PER PLAN.	M
31	DB	FORTNIGHT LILY <i>Dietes bicolor</i>	1 GAL.	ESTABLISHED FULL FORM	M
28	CH	FALSE HEATHER <i>Cuphea hyssopifolia</i>	1 GAL.	ESTABLISHED FULL FORM	M
61	HS	CORAL BELLS <i>Heuchera sanguinea</i>	1 GAL.	ESTABLISHED FULL FORM	M
2	CP	SERBIAN BELLFLOWER <i>Campanula poscharskyana</i>	FLATS	ESTABLISHED FULL FORM	M

*PLANT SYMBOLS SHOWN ON PLAN SHALL TAKE PRECEDENCE OVER QUANTITIES SHOWN IN PLANT LIST

NOTE: EXACT LOCATIONS OF EXISTING TREES SHOWN ON THIS PLAN HAVE NOT BEEN SURVEYED OR FIELD VERIFIED.

LANDSCAPE DATA

- 1. TOTAL LANDSCAPE AREA: 4,321
- 2. TOTAL REHABILITATED LANDSCAPE AREA: *1,848 SF
- 3. PROJECT TYPE: RENOVATION
- 4. WATER SUPPLY TYPE: POTABLE
- WATER SUPPLY SIZE: 3/4" IRRIGATION SUB-METER
- WATER PROVIDER: CITY OF MILPITAS PUBLIC WORKS

*LESS THAN 2,500 SF, NOT REQUIRED TO MEET CITY OF MILPITAS WATER EFFICIENT LANDSCAPE ORDINANCE.

WATER CONSERVATION STATEMENT

THE FOLLOWING PLAN WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN THE CITY OF MILPITAS WATER EFFICIENT LANDSCAPE ORDINANCE NO. 238.3. NATURALIZED PLANTINGS OF LOW AND MODERATE WATER USE PLANT MATERIAL HAVE BEEN PROPOSED AND GROUPED INTO LIKE HYDROZONES WITH EXISTING PLANT MATERIAL TO REMAIN. A HIGH EFFICIENCY, LOW VOLUME DRIP IRRIGATION SYSTEM ALONG WITH AN "ET" BASED CONTROLLER AND RAIN SENSOR HAVE BEEN SPECIFIED TO MAXIMIZE THE EFFICIENCY OF IRRIGATING THE EXISTING AND PROPOSED LANDSCAPE AND MAINTAINING IT IN A HEALTHY GROWING CONDITION WHILE MINIMIZING WATER WASTE.

LANDSCAPE WATER BUDGET

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)
 TOTAL MAWA = (ET_o x 0.8 x LA in Sq. Ft. x 0.62) = Gallons per year for LA
 MAWA for LA = *45.3 x 0.8 x 4,321 Sq. x 0.62 = **97,088 Gallons per year**

ESTIMATED TOTAL WATER USE
 ETWU = ET_o x PF x LA x 0.62 / IE = Gallons per year
 ETWU = *45.3 x 0.50 x 4,321 Sq. x 0.62 / 0.70 = **85,685 Gallons per year**

*ET_o DATA FROM CITY OF MILPITAS WATER EFFICIENT LANDSCAPE ORD. NO. 238.3

Sterling Design Associates, Inc
 CIVIL ENGINEERS - LANDSCAPE ARCHITECTS
 2009 W. Littleton Blvd. #300
 Littleton, CO 80120
 303.794.4727 ph
 www.SterlingDesignAssociates.com

PREPARED UNDER THE DIRECT SUPERVISION OF
 JONATHAN D. SPENCER, LANDSCAPE ARCHITECT
 CALIFORNIA REGISTRATION NO. 5050
 FOR & ON BEHALF OF STERLING DESIGN ASSOCIATES, LLC



STERLING DESIGN ASSOCIATES, LLC

ISSUES & REVISIONS	DATE	BY
NO: 1	03.12.14	JDS
DESCRIPTION: CITY COMMENTS		
NO: 2	03.18.14	JDS
DESCRIPTION: CITY COMMENTS		
NO: 3		
DESCRIPTION:		
NO: 4		
DESCRIPTION:		
NO: 5		
DESCRIPTION:		
NO: DATE:		
DESCRIPTION:		

DATE: 12/19/13	SCALE: 1" = 10'-0"
PROJECT MANAGER: JDS	PROJECT NO.:
DRAWN BY: JDS	DRAWING FILE:

PROJECT:

 PROJECT NO. XXXXX-XXX
STARBUCKS DRIVE-THRU
 1333 SOUTH PARK VICTORIA DRIVE
 MILPITAS, CA 95035

OWNER:
 STARBUCKS COFFEE COMPANY
 17700 NEWHOPE STREET, SUITE 200
 FOUNTAIN VALLEY, CA 92708

CASE NUMBER:
 -

SHEET TITLE:
LANDSCAPE PLAN

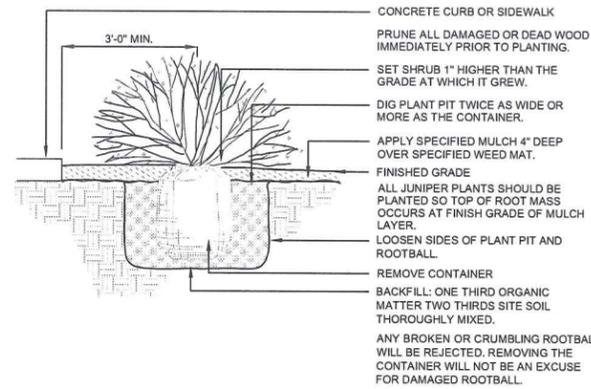
SHEET NUMBER:
L101

CALL UTILITY NOTIFICATION OF CALIFORNIA (USA NORTH 811) 1-800-227-2600
 CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

CAUTION - NOTICE TO CONTRACTOR
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.

LANDSCAPE NOTES

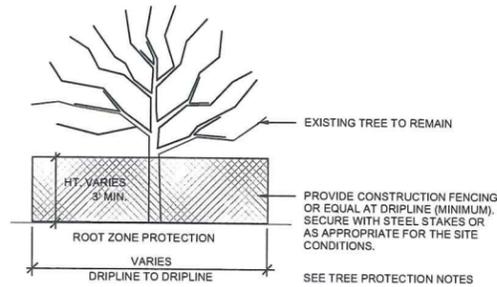
- COORDINATION**
THIS LANDSCAPE ARCHITECTURAL SITE PLAN IS TO BE USED IN CONJUNCTION WITH THE CIVIL, ARCHITECTURAL, MECHANICAL, ELECTRICAL, STRUCTURAL AND IRRIGATION PLANS AND SPECIFICATIONS TO FORM COMPLETE INFORMATION REGARDING THIS SITE.
- COMPLIANCE**
CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES.
- GUARANTEE**
ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR, FROM DATE OF FINAL ACCEPTANCE, AT NO ADDITIONAL COST TO THE OWNER.
- COMPLETION AND MAINTENANCE**
A. FINAL ACCEPTANCE: WITHIN TEN WORKING DAYS OF CONTRACTOR'S NOTICE THAT THE ENTIRE PROJECT IS COMPLETE, THE L.A. SHALL REVIEW INSTALLATION. IF FINAL ACCEPTANCE IS NOT GIVEN, THE L.A. SHALL PREPARE A PUNCH LIST OF PENDING ITEMS. THE PUNCH LIST ITEMS SHALL BE COMPLETED BY THE CONTRACTOR WITHIN TEN CALENDAR DAYS FROM DATE ISSUED. SUBSEQUENT REVIEW AND APPROVAL SHALL SIGNIFY ACCEPTANCE.
B. MAINTENANCE: ALL LANDSCAPING SHALL BE MAINTAINED FROM INSTALLATION TO FINAL ACCEPTANCE. MAINTENANCE SHALL INCLUDE WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, ROLLING, REGRADING, REPLANTING, DISEASE AND INSECT PROTECTION.
- SITE CONDITIONS**
LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. DO NOT PROCEED UNTIL CONDITIONS ARE CORRECTED. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINISHED GRADES AND POSITIVE DRAINAGE IN LANDSCAPE AREAS.
- DAMAGE AND CLEANING**
A. CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED DUE TO THIS WORK AT NO ADDITIONAL COST TO THE OWNER.
B. CONTRACTOR SHALL CLEAN ALL AREAS DUE TO THIS WORK AND PROPERLY REMOVE ALL UNUSED MATERIALS FROM SITE.
- RIGHT OF REJECTION**
OWNER/LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY MATERIALS AT ANY TIME. ALL PLANT MATERIALS SHALL MEET THE MINIMUM CURRENT "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN. CONTRACTOR SHALL PROVIDE SAMPLES, SPECS., AND OR TAGS FOR ALL MATERIALS.
- SOIL PREPARATION**
AN AGRONOMIC SOILS MANAGEMENT REPORT WAS PREPARED BY CORNERSTONE EARTH GROUP ON MARCH 7, 2014 IN ACCORDANCE WITH THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE. SOILS SHALL BE AMENDED AS RECOMMENDED IN THE REPORT. THE CONTRACTOR SHALL MAINTAIN A COPY OF THE REPORT (INCLUDED AS PART OF THIS LANDSCAPE DOCUMENTATION PACKAGE) ON SITE ALONG WITH DOCUMENTATION VERIFYING THE IMPLEMENTATION OF THE SOIL ANALYSIS REPORT RECOMMENDATIONS FOR SUBMITTAL TO THE LANDSCAPE ARCHITECT OF RECORD AND CITY WITH THE CERTIFICATE OF COMPLETION.
- PLANTING (STAKE LOCATIONS FOR APPROVAL)**
TREES AND SHRUBS SHALL BE PLANTED PER DETAILS. STAKE AND GUY TREES PER DETAILS. TREE AND SHRUB BED LOCATIONS SHALL BE APPROVED PRIOR TO PLANTING. BACKFILL WITH 1/3 SOIL AMENDMENT AND 2/3 SITE SOIL. FERTILIZE WITH COMPRESSED AGRI-FORM TABLETS PER MANUFACTURER'S RECOMMENDATIONS.
- SOD (NOT APPLICABLE)**
- MULCH**
SHREDDED CEDAR MULCH TO BE A MINIMUM 3" DEEP OVER DEWITT PRO 5 WEED FABRIC IN ALL PLANTING AREAS (SUBMIT SAMPLE TO OWNER FOR APPROVAL).
- IRRIGATION**
ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. ALL SHRUB AREAS SHALL BE CONVERTED TO DRIP IRRIGATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING REQUIRED WATER TO ALL PLANTS. IRRIGATION PLANS AND DETAILS SHALL BE PROVIDED AS PART OF THE LANDSCAPE DOCUMENTATION PACKAGE AND SUBMITTED FOR APPROVAL PRIOR TO ISSUANCE OF BUILDING AND LANDSCAPE PERMITS. SEE SHEETS L201 AND L202 FOR IRRIGATION PLAN AND DETAILS.
- MAINTENANCE**
THE LANDSCAPE SHALL BE MAINTAINED TO ENSURE WATER EFFICIENCY. A REGULAR SCHEDULE SHALL INCLUDE, BUT LIMITED TO CHECKING, ADJUSTING, AND REPAIRING IRRIGATION EQUIPMENT; RESETTING THE AUTOMATIC CONTROLLER FOR SEASONAL CHANGES; AERATING AND DETHATCHING TURF AREAS; REPLENISHING MULCH; FERTILIZING; PRUNING; AND WEEDING IN ALL LANDSCAPE AREAS.
WEEDING, PRUNING, FERTILIZING SHALL BE DONE MONTHLY AS NECESSARY. REPLENISHING OF MULCH AND AERATION SHALL BE DONE ONCE (1X) PER YEAR.
IRRIGATION REPAIR SHALL BE CONDUCTED AS SOON AS POSSIBLE ONCE A PROBLEM HAS BEEN NOTICED. ADJUSTMENT OF THE AUTOMATIC CONTROLLER AND ADJUSTMENT OF EMISSION DEVICES SHALL BE DONE TWICE (2X) PER YEAR FOR SUMMER AND WINTER. ANY REPAIRS TO THE IRRIGATION SYSTEM SHALL BE DONE WITH THE ORIGINALLY SPECIFIED MATERIALS OR EQUIVALENTS.



SHRUB PLANTING

NOT TO SCALE

3



EXISTING TREE PROTECTION

NOT TO SCALE

4



TREE PROTECTION NOTES

- CONTRACTORS SHALL COMPLY WITH THESE NOTES AND ANY CITY OF MILPITAS STANDARDS FOR ALL EXISTING TREES TO REMAIN.
- TREE PRESERVATION MEASURES MUST BE IN PLACE BEFORE CONSTRUCTION, DEMOLITION AND/OR GRADING ACTIVITIES COMMENCE. THE CITY MAY STOP CONSTRUCTION IF TREE PRESERVATION MEASURES ARE NOT IN PLACE AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
- TREES CALLED OUT FOR PRESERVATION SHALL BE FENCED AT THE DRIPLINE. FENCING MAY OCCUR AT THE COMBINED DRIPLINES OF GROVES OF TREES. PLACE 3 INCH BARK MULCH BENEATH DRIPLINES OF TREES TO BE PRESERVED.
- FENCING SHALL BE 3 FEET TALL CONSTRUCTION FENCING WITH STEEL POSTS EMBEDDED IN THE GROUND, WHERE FEASIBLE.
- NO GRADING SHALL OCCUR WITHIN THE DRIPLINES/FENCED AREA OF EXISTING TREES.
- NO CONSTRUCTION MATERIALS OR CONSTRUCTION VEHICLES MAY BE STORED WITHIN THE DRIPLINES/FENCED AREA OF EXISTING TREES.
- CONSTRUCTION VEHICLES OR MACHINERY MAY NOT PASS BETWEEN TWO OR MORE EXISTING TREES IDENTIFIED FOR PRESERVATION IF THEIR CANOPIES ARE WITHIN 10 FEET OF TOUCHING. ADDITIONAL FENCING MAY BE REQUIRED.
- THE CONTRACTOR IS REQUIRED TO HAVE AN ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) ON SITE IF SITE CONSTRUCTION EFFORTS REQUIRE REMOVAL OF EXISTING ROOTS OR BRANCH PRUNING.
- UNAUTHORIZED TREE REMOVAL OR DAMAGE IS SUBJECT TO REPLACEMENT EQUAL TO THE APPRAISED VALUE OF THE TREE LOST. CONTRACTOR IS RESPONSIBLE FOR DOCUMENTATION OF ALL EXISTING TREES TO REMAIN, PRIOR TO CONSTRUCTION.
- THE CONTRACTOR IS REQUIRED TO WATER, FERTILIZE AND ATTEND TO OTHER MAINTENANCE NEEDS OF EXISTING TREES TO MAINTAIN HEALTHY GROWTH THROUGHOUT THE CONSTRUCTION PERIOD. AN EARTH BERM MEASURING MINIMUM 6 FEET IN DIAMETER, AND 6 INCHES IN HEIGHT, WHERE FEASIBLE SHALL BE CONSTRUCTED AT THE BASE OF EACH TREE TO FUNCTION AS A TEMPORARY WATERING BASIN DURING THE CONSTRUCTION PERIOD. TREES SHALL BE WATERED ACCORDING TO WEATHER AND TREE SPECIES REQUIREMENTS.

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PREPARED UNDER THE DIRECT SUPERVISION OF
 JONATHAN D. SPENCER, LANDSCAPE ARCHITECT
 CALIFORNIA REGISTRATION NO. 9595
 FOR & ON BEHALF OF STERLING DESIGN ASSOCIATES, LLC



STERLING DESIGN ASSOCIATES, LLC

ISSUES & REVISIONS	
NO: 1	DATE: 03.12.14 BY: JDS
DESCRIPTION: CITY COMMENTS	
NO: 2	DATE: BY:
DESCRIPTION:	
NO: 3	DATE: BY:
DESCRIPTION:	
NO: 4	DATE: BY:
DESCRIPTION:	
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NO: 6	DATE: BY:
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PROJECT MANAGER:	PROJECT NO.:
JDS	-
DRAWN BY:	DRAWING FILE:
JDS	-

PROJECT:



PROJECT NO. XXXXX-XXX
 STARBUCKS DRIVE-THRU
 1333 SOUTH PARK VICTORIA DRIVE
 MILPITAS, CA 95035

OWNER:

STARBUCKS COFFEE COMPANY
 17700 NEWHOPE STREET, SUITE 200
 FOUNTAIN VALLEY, CA 92708

CASE NUMBER

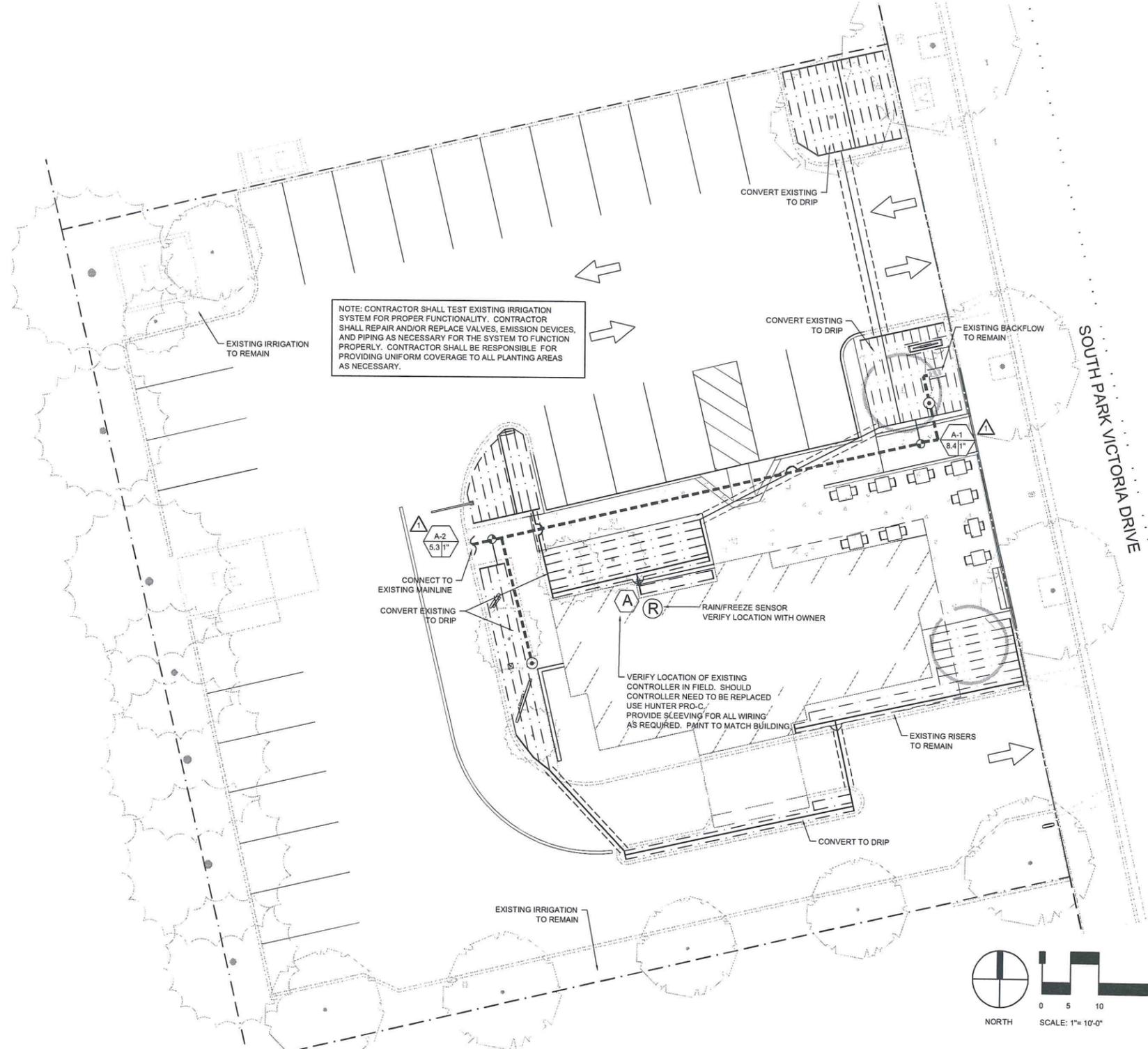
SHEET TITLE:

LANDSCAPE DETAILS

SHEET NUMBER:

L102

STARBUCKS COFFEE COMPANY
 PARCEL 3, 346 P.M. 16
 CITY OF MILPITAS, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA



NOTE: CONTRACTOR SHALL TEST EXISTING IRRIGATION SYSTEM FOR PROPER FUNCTIONALITY. CONTRACTOR SHALL REPAIR AND/OR REPLACE VALVES, EMISSION DEVICES, AND PIPING AS NECESSARY FOR THE SYSTEM TO FUNCTION PROPERLY. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING UNIFORM COVERAGE TO ALL PLANTING AREAS AS NECESSARY.

VERIFY LOCATION OF EXISTING CONTROLLER IN FIELD. SHOULD CONTROLLER NEED TO BE REPLACED USE HUNTER PRO-C. PROVIDE SLEEVING FOR ALL WIRING AS REQUIRED. PAINT TO MATCH BUILDING.

IRRIGATION LEGEND

SYMBOL	MODEL	NUMBER	DESCRIPTION	DETAIL
---		SCH40 WITH TRACER WIRE	SOLVENT WELD PVC MAINLINE WITH 3/2" MANUAL DRAIN VALVE AT ALL LOW POINTS. MINIMUM DEPTH OF COVER TO BE 18". ALL PIPE TO BE 1" IN SIZE.	
---		SCH40	SOLVENT WELD PVC LATERAL LINE. MINIMUM DEPTH OF COVER TO BE 12". PIPE SIZE 1" UNLESS OTHERWISE SHOWN	
---		CL200	NEW PVC SLEEVE. ALL SLEEVES TO BE 2" MIN. OR TWICE THE SIZE OF THE PIPE. SLEEVES CONTAINING NO PIPE ARE FOR CONTROL WIRES.	
(A)	HUNTER	PC-600	6 STATION PRO-C CONTROLLER OUTDOOR MOUNT (IF NECESSARY)	1
(R)	HUNTER	WRF-CLK SENSOR	RAIN/FREEZE SENSOR	
(C)	RAINBIRD	44-LRC	QUICK COUPLER VALVE	2
(V)	RAINBIRD	XCZ-100-PRF	CONTROL VALVE FOR DRIP IRRIGATION. INSTALLED IN VALVE BOX. WITH INLINE FILTER AND PRESSURE REGULATOR	3
(A-1)			VALVE NUMBER FLOW VALVE SIZE	
(A-1) 1.0"	NETAFIM	TLCV-4-1210	TECHLINE CV DRIP TUBING	4
(A-1) 1.0"	NETAFIM	TF10412-1000CV	TECHFILTER	

INSTALL IRRIGATION COMPONENTS PER MANUFACTURER'S RECOMMENDATIONS.

IRRIGATION NOTES

- CONTRACTOR SHALL OBTAIN AND PAY FOR ALL LICENSES, PERMITS, AND SALES TAXES APPLICABLE TO THIS PROJECT.
- ALL TRENCHES TO BE PUDDLED AND COMPACTED TO THE SAME DENSITY AS THE UNDISTURBED ADJACENT SOIL. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO UNDERGROUND UTILITIES CAUSED BY EXECUTION OF CONTRACT.
- CONTRACTOR SHALL REFER TO AND COORDINATE IRRIGATION SYSTEM INSTALLATION WITH LANDSCAPE PLANS.
- DESIGN IS BASED ON A PRESSURE OF 60 PSI AT POINT OF CONNECTION. CONTRACTOR SHALL VERIFY PRESSURE AND NOTIFY OWNER'S REPRESENTATIVE OF VARIATION. INSTALL WATTS 223S PRESSURE REDUCING VALVE WITH AIR RELIEF VALVE, IN VALVE BOX MARKED PRV. IF REQUIRED.
- THIS DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DRAWING CLARIFICATION ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREA AS NECESSARY.
- CONTRACTOR SHALL HAND DIG TRENCHES OR BORE LINES THROUGH OR AROUND ROOTS OF EXIST. TREES TO REMAIN. AVOID ROOT ZONES IF POSSIBLE.
- MAINLINE AND CONTROL VALVES SHALL NOT BE INSTALLED AT LOW POINTS OF EXISTING SLOPES.
- CONTRACTOR SHALL PROVIDE AND INSTALL RAIN AND FREEZE SENSORS INSTALLED IN UNOBSTRUCTED PLACE PER MANUFACTURER'S SPECIFICATIONS. INSTALL BYPASS SWITCH FOR RAIN SENSOR. SENSOR AND OTHER ACCESSORIES SHALL BE A HUNTER OR APPROVED EQUAL.
- CONTRACTOR IS TO USE A BRANDING IRON TYPE OF TOOL TO IMPRINT VALVE BOX LIDS WITH NUMBERS (CHARACTERS TO BE 2" IN HEIGHT). USE NUMBERING SYSTEM AS INDICATED ON PLANS.
- CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS WITH AN OPERATING AND MAINTENANCE MANUAL TO OWNER.
- INSTALL TWO EXTRA CONTROL WIRES FROM EACH CONTROLLER ALONG ENTIRE LENGTH OF IRRIGATION MAINLINE WITH VALVES OPERATED BY THAT ZONE.
- SYSTEM HAS BEEN DESIGNED WITH TO OPERATE ONE ZONE AT A TIME. IF OPERATOR SCHEDULES CONTROLLER(S) TO IRRIGATE MORE THAN ONE ZONE AT A TIME SYSTEM PRESSURE WILL DECREASE AND COULD CREATE OPERATING AND COVERAGE DEFICIENCIES. IRRIGATION SHALL BE SCHEDULED TO RUN BETWEEN 8PM AND 10AM.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SLEEVES AND CHASES UNDER PAVING, WALKS, THROUGH WALLS, ETC., UNLESS OTHERWISE NOTED.
- PLANS ARE BASED ON INFORMATION AVAILABLE AT THE TIME OF DESIGN. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS PRIOR TO BIDDING THE PROJECT.
- ALL VALVE BOXES SHALL BE ARMOR OR APPROVED EQUAL. SEE DETAILS FOR SIZE.
- SPRINKLER CONTROL WIRE SHALL BE 14 GAUGE 'UL' LISTED AND RATED FOR DIRECT BURIAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING HEAD TO HEAD COVERAGE IN ALL TURF AREAS AND DRIP IRRIGATION TO EACH PLANT.

IRRIGATION AUDIT SCHEDULE

- PER CITY OF MILPITAS REQUIREMENTS, AN IRRIGATION SYSTEM AUDIT SHALL BE CONDUCTED UPON COMPLETION OF INSTALLATION/REHABILITATION OF IRRIGATION SYSTEM.
- THEREAFTER, AND IRRIGATION AUDIT SHALL BE CONDUCTED EVERY FIVE (5) YEARS OR AS REQUIRED BY THE CITY.
- THE IRRIGATION AUDIT SHALL BE CONDUCTED BY A CERTIFIED LANDSCAPE IRRIGATION AUDITOR (CLIA) LICENSED IN THE STATE OF CALIFORNIA.
- AT A MINIMUM, THE AUDITS SHALL BE IN ACCORDANCE WITH THE STATE OF CALIFORNIA LANDSCAPE WATER MANAGEMENT PROGRAM AS DESCRIBED IN THE MOST CURRENT VERSION OF THE LANDSCAPE IRRIGATION AUDITOR HANDBOOK.

IRRIGATION SCHEDULE

ZONE	TYPE	DAYS/WK	MINUTES/CYCLE	CYCLES/DAY
1	DRIP	3	65	1
2	DRIP	3	65	1
3	SPRAY	3	7	2
4	SPRAY	3	7	2

NOTE: AT TIME OF DESIGN EXISTING SYSTEM FUNCTIONALITY AND NUMBER OF VALVES WERE UNVERIFIED. ASSUMPTIONS HAVE BEEN MADE AS TO EXISTING PRECIPITATION RATES, ETC. FOR ZONES 3 AND 4.

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Sterling Design Associates, llc
 CIVIL ENGINEERS - LANDSCAPE ARCHITECTS

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PREPARED UNDER THE DIRECT SUPERVISION OF
 JONATHAN D. SPENCER, LANDSCAPE ARCHITECT
 CALIFORNIA REGISTRATION NO. 5050
 FOR & ON BEHALF OF STERLING DESIGN ASSOCIATES, LLC



STERLING DESIGN ASSOCIATES, LLC

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION	BY
NO: 1	DATE: 03.12.14	DESCRIPTION: CITY COMMENTS	BY: JDS
NO: 2	DATE: 03.18.14	DESCRIPTION: CITY COMMENTS	BY: JDS
NO: 3	DATE:	DESCRIPTION:	BY:
NO: 4	DATE:	DESCRIPTION:	BY:
NO: 5	DATE:	DESCRIPTION:	BY:
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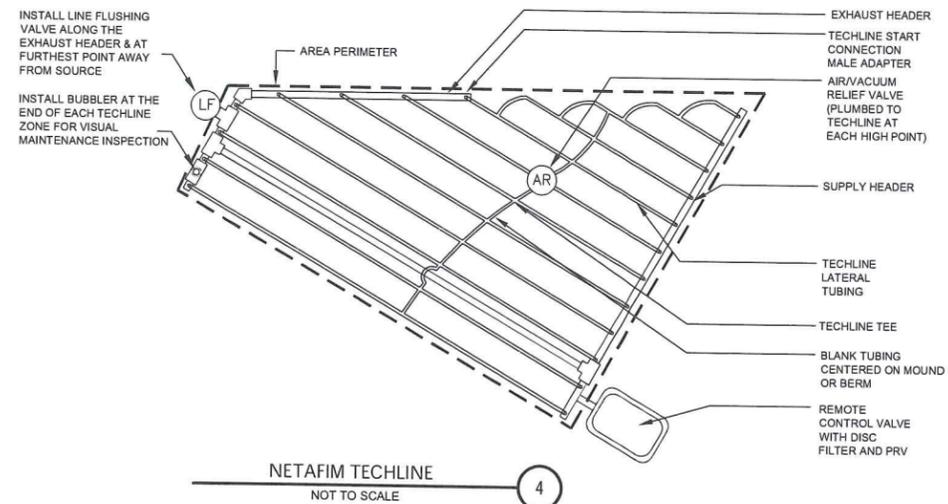
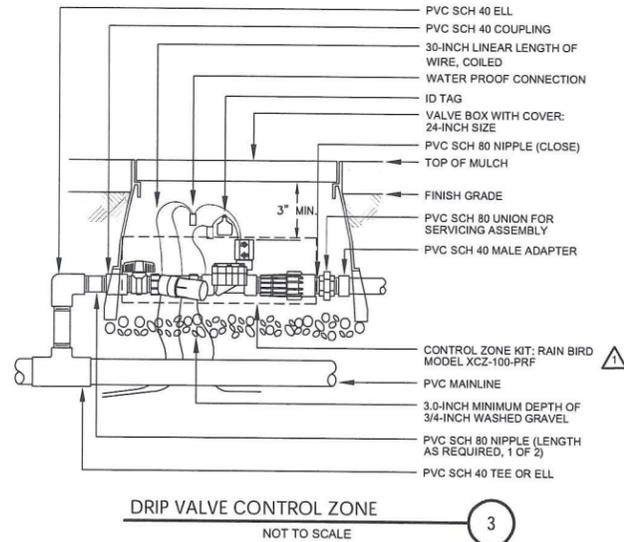
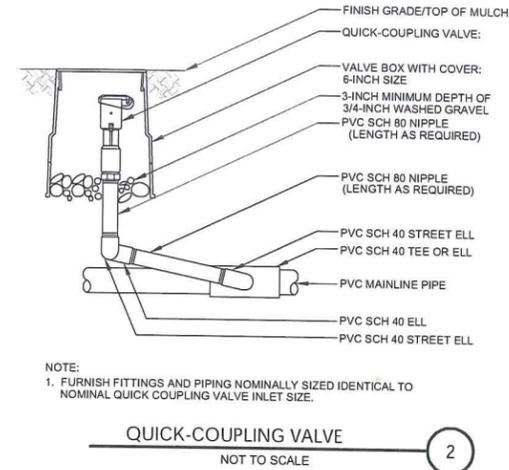
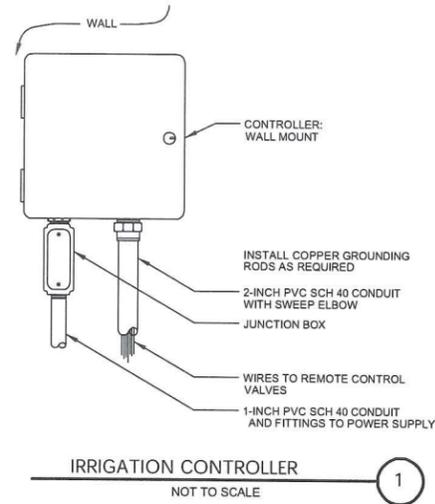
PROJECT:

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STARBUCKS DRIVE-THRU
1333 SOUTH PARK VICTORIA DRIVE
MILPITAS, CA 95035

OWNER:
 STARBUCKS COFFEE COMPANY
 17700 NEWHOPE STREET, SUITE 200
 FOUNTAIN VALLEY, CA 92708

CASE NUMBER:
 SHEET TITLE:
IRRIGATION PLAN
 SHEET NUMBER:
L201

STARBUCKS COFFEE COMPANY
 PARCEL 3, 346 P.M. 16
 CITY OF MILPITAS, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA



2009 W. Littleton Blvd. #300
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SHEET TITLE:
IRRIGATION DETAILS

SHEET NUMBER:
L202

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