CITY OF
ANTIOCH
CALIFORNIA

STAFF REPORT TO THE PLANNING COMMISSION

DATE: Regular Meeting of March 19, 2025

SUBMITTED BY: Monet Boyd, Assistant Planner

APPROVED BY: Zoe Merideth, Planning Manager

SUBJECT: Starbucks on Mahogany Way (DR2024-0008, UP2025-0002)

RECOMMENDED ACTION

It is recommended that the Planning Commission adopt a resolution approving the Design Review and Use Permit application subject to the attached conditions of approval.

ENVIRONMENTAL REVIEW

This proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA) under Article 19, Section 15332 Infill Development. Class 32 consists of projects characterized as in-fill development meeting the following conditions:

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

(c) The project site has no value, as habitat for endangered, rare or threatened species.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

(e) The site can be adequately served by all required utilities and public services.

The subject site is 0.81 acres and is surrounded by existing utilities, public services and urban uses.

The proposed project is consistent with the General Plan designation of Regional Commercial within the Western Antioch Commercial Focus Area, which permits food and drinking establishments. The project is located within City limits at 2410 Mahogany Way, Antioch, CA 94509.

The project site has no value as habitat for endangered, rare, or threatened species. The site was previously developed and occupied by KFC, and there are no natural habitat features present.

Approval of the project would not result in significant environmental effects related to traffic, noise, air quality, or water quality, as the site is located within an established commercial corridor. The project is positioned directly opposite Lowe's and adjacent to Habit Burger and California Burrito, reinforcing its compatibility with the surrounding land uses.

Furthermore, the site can be adequately served by all required utilities and public services, as it was previously developed and operated as a restaurant use.

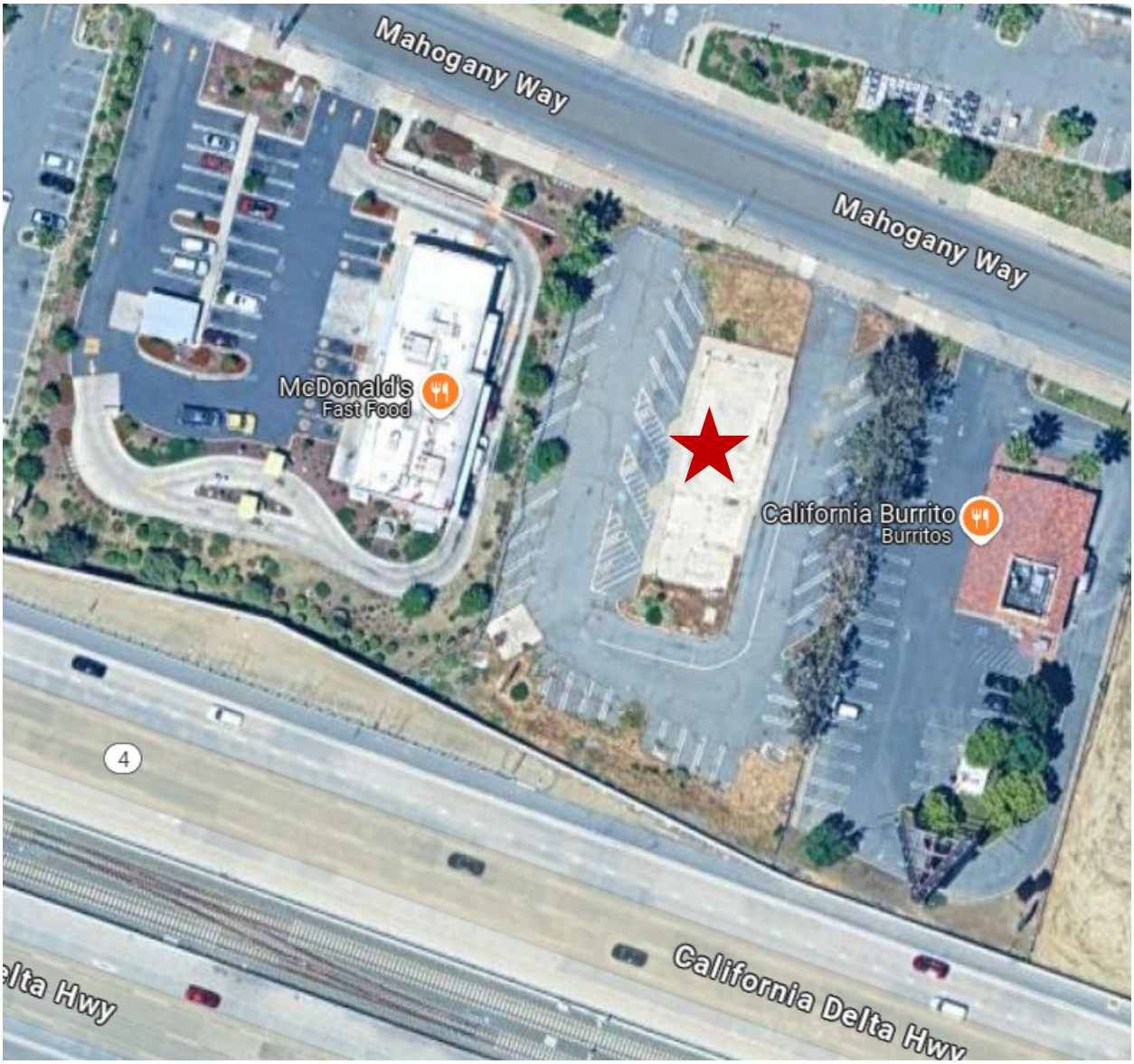
Based on the analysis above, staff has determined that the project qualifies for a class 32 Categorical Exemption under CEQA. There is no substantial evidence that any exceptions under CEQA Guidelines Section 15300.2 apply. Therefore, no further environmental review is required, and no mitigation measures are necessary.

REQUEST

The applicant requests Design Review and Use Permit approval of a new 2,465 square foot Starbucks drive-through restaurant. Associated site improvements include new driveways, trash enclosure, lighting, storm drainage, utility connections and landscape improvements. The restaurant's operating hours are proposed to be 4:00 AM - 12:00 AM, seven days a week. There will be a total of six full-time employees during peak shifts.

BACKGROUND

The subject site is .81 acres in size, and is bounded by Mahogany Way to the north, Auto Center Drive to the West, and Highway 4 to the south. The site was previously developed as a restaurant (KFC) with a drive-through and parking lot. The restaurant sustained a fire and was demolished in 2019. The building foundation and parking remain on-site. Surrounding land uses include a commercial center (Lowe's) to the north, restaurants to the east and west, and Highway 4 to the south. Mahogany Car Wash went to Planning Commission and was approved on September 7, 2022. The project was never built.



OVERVIEW

The applicant is seeking Use Permit and Design Review approval for a new 2,465 square foot Starbucks Drive Thru restaurant at 2410 Mahogany Way. The purpose of the Design Review process is to ensure that the design of projects will result in improvements that are visually and functionally appropriate to their site conditions and harmonious with their surroundings in accordance with established citywide commercial design standards. The Use Permit is intended to ensure that developments are designed and operated compatibly with surrounding uses and properties.

The subject site is a 0.81-acre vacant parcel with a parking lot. The project scope includes the construction of a new 2,465 square foot restaurant building with a 22-queue drive-through lane and window. Associated site improvements include new driveways, trash enclosure, lighting, storm drainage, landscape areas, and parking area with 25 spaces.

The site will have 25 off-street parking spaces. Business operating hours are proposed to be 4:00 AM -12:00 AM, 7 days a week. There will be a maximum of six full-time employees during peak shifts.

General Plan, Zoning, and Land Use

The property is located within the Western Antioch Commercial Focus Area of the General Plan and, within the Focus Area, has a designation of Regional Commercial. The zoning designation is C-3 (Regional Commercial). Eating and drinking establishments are an appropriate use under the General Plan. Fast food restaurants and drive-up windows are all allowed under C-3 zoning with a Use Permit.

Site Plan/Access and Circulation

The project site is a rectangular shaped 0.81-acre vacant parcel with a parking lot located on Mahogany Way. The proposed project includes a 2,465 square foot building.

The project consists of a new building housing a Starbucks restaurant with a drive-through window along with landscaping and associated improvements. The surrounding land uses include a commercial center (Lowe's) to the north, restaurants to the east and west, and Highway 4 to the south.

The project plans show a standalone building near the northwest end of the parcel. The Starbucks will have a parking area of 25 spaces. The restaurant and drive-through will be accessed via an existing driveway along Mahogany Way.

In between the front landscaping and the parking lot is a 700 square foot bioretention facility area for stormwater control. A second 300 square foot bioretention area is located near the northeast corner of the parcel, near the drive-through exit.

The restaurant will feature a drive-through lane which begins on the east side of the building, wraps around to the north and exits out to Mahogany Way. The drive-through begins with two lanes before merging into one and can fit a total of 22 cars in the queue.

A new 21'-4" x 11'-2" trash enclosure is proposed to be built. The trash enclosure will hold containers for garbage, recycling and organics, in compliance with state waste management requirements. The trash enclosure design and placement were reviewed and approved by Republic Services.

Parking

The project has a total of 25 off-street parking spaces. According to Antioch Municipal Code (AMC) § 9-5.1703.1 (Off-Street Parking Requirements by Use) requires fast food establishments:

- One parking space per 50 sq. ft. of gross floor area for public seating
- Queue space for six cars if drive-up service is provided

- One parking space per employee on the largest shift

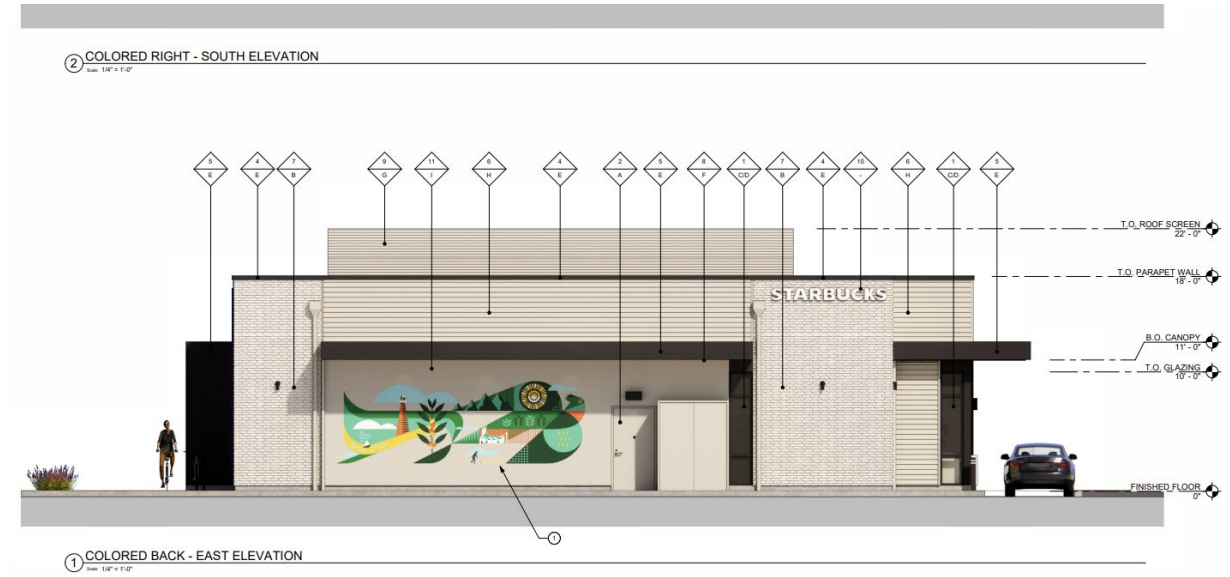
The proposed development includes 900 square feet of seating area, requiring 18 parking spaces, plus six additional spaces for employees, totaling 24 required parking spaces, and queue space for 22 cars for drive-up service.

Additionally, AMC § 9-5.1707 (Bicycle Parking), subdivision (B)(4) requires five bicycle parking spaces per fast food establishment. The proposed project exceeds this requirement by providing six bicycle parking spaces.

Architecture and Landscaping

Pursuant to AMC § 9-5.2607, all new development within the City apart from the listed exceptions is subject to Design Review approval. The purpose of the Design Review process is to promote the orderly development of the city, encourage high quality site design and planning, protect the stability of land values and investments, and ensure consistency with the Citywide Design Guidelines.

The proposed building features a modern architectural design with a mix of high-quality materials to enhance visual appeal and articulation from the street. Accoya wood siding and Eldorado stone brick veneer applied to portions of the façade add articulation and texture to the building when viewed from the street. A silk grey metal roof screen, completes the building façade. Black Grey awnings will be located over all entrances and the drive-through window, providing architectural interest, shade from sun and protection from rain. A decorative art piece is located on the east side of the building, adding a unique design element. See the picture below to view the art piece.



As designed, the site uses cohesive materials and colors to create a single architectural style. The proposed project meets the following Citywide Commercial Design Guidelines for Drive-Through Businesses:

- 3.2.8B Site Planning
  - The building is the predominant visual element along street frontages not parking lots or drive-through lanes.
  - Drive-through aisles are positioned toward the rear of the building, away from the street, and are screened by landscaping.

- 3.2.8C Stacking Lanes
  - The site provides more than 6 stacking spaces for the drive-through, meeting the minimum requirement.
  - Each stacking space measures 11.5 feet in width and 21.5 feet in length.

- 3.2.8D Architecture
  - The building incorporates architectural enhancements, featuring varied textures and facade changes using approved materials.
  - Canopies are integrated throughout the design to add visual interest and functionality.

Staff believes that the proposed architectural design is consistent with Citywide Commercial Design Guidelines.

The proposed landscaping plan is designed to be water-efficient while providing screening for the trash enclosure, utilities, and drive-through lane. The landscaping will enhance the site with trees, shrubs, grasses, groundcovers, and vines. Proposed trees include the Muskogee Crape Myrtle and Keith Davey Chinese Pistache. A variety of shrubs will be planted to add interest throughout the site. Spreading shrubs and other groundcover plants will complete the landscaping plan in the landscaped area surrounding the building and drive-through to the north, east and west. These include California natives such as Coyote Brush, Valley Violet Maritime Ceanothus, and Deer Grass along with other non-native species. The bioretention basins will be planted with Deer Grass, Sunset Rockrose, and Putah Creek Trailing Myoporum. Pursuant to AMC section 9-5.1205 all trees that are legally removed shall be replaced. There are nine Blue Gum Eucalyptus trees proposed for removal. Based on the Antioch Municipal Code, eight are considered established trees and one is a mature tree. There is also one unprotected Bradford Pear proposed for removal. Per the AMC section § 9-5.1205 , the required mitigation planting is sixteen 24-inch boxed trees and two 48-inch boxed trees. The project plans comply with the AMC requirements and staff has added a recommended condition of approval memorializing these replacement requirements.

Signage Plan

Pursuant to AMC § 9-5.513 the maximum allowable signage area for buildings in the Service/Regional Commercial District is two square feet for each foot of lineal building frontage. The proposed building will have 43 feet of frontage, resulting in approximately 86 square feet of allowed signage space.

The applicant proposes the following signage installations

- Two circular wall signs on the upper façade of the building displaying the Starbucks logo (12.57 sq. ft each)
- Use of the existing freeway-oriented sign to display the Starbucks logo with “Drive Thru” underneath (28.7 sq. ft. total)
- Four trimless signs displaying “Drive Thru” (4.67 sq. ft. each)
- One wall sign displaying “Starbucks” (9.66 sq. ft.)
- Two illuminated hanging wordmark signs that are .75 square feet each.

The total proposed area of signage is 83.68 square feet’, which is within the allowable signage area per the zoning code.

The applicant is also installing two directional free standing ground signage to direct customers towards the drive through, as well as three large menus for customers to view from the drive through lanes. These operational signs are not included within the above totals and are not generally considered subject to the overall signage size limitations, if being used for an operational purpose.

CONCLUSION

Staff recommends that the Planning Commission approve the Use Permit and Design Review application for development of a new Starbucks restaurant at 2410 Mahogany Way, subject to the Conditions of Approval described in Attachment A.

ATTACHMENTS

A. Resolution Approving the Use
   Exhibit A: Conditions of Approval
B. Project Plans
C. Project Description
D. Outside Agency Comments

ATTACHMENT "A"

PLANNING COMMISSION
RESOLUTION NO. 2025 - XX

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH APPROVING A USE PERMIT AND DESIGN REVIEW FOR DEVELOPMENT OF A NEW STARBUCKS RESTAURANT AT 2410 MAHOGANY WAY (DR2024-0008; UP2025-0002) (APN: 074-370-024)

WHEREAS, the City of Antioch ("City") received an application from GreenbergFarrow for approval of a Use Permit and Design Review for the development of a Starbucks restaurant with drive-through and associated site improvements at 2410 Mahogany Way (DR2024-0008; UP2025-0002) (APN: 074-370-024);

WHEREAS, the project is Categorically exempt from CEQA Guidelines Section 15332, Infill Development, and there is no substantial evidence that any exceptions under CEQA Guidelines Section 15300.2 apply;

WHEREAS, the Planning Commission duly gave notice of public hearing as required by law;

WHEREAS, on March 19, 2025, the Planning Commission duly held a public hearing on the matter, and received and considered evidence, both oral and documentary; and

WHEREAS, the Planning Commission considered all public comments received, the presentation by City staff, the staff report, and all other pertinent documents regarding the proposed request.

NOW, THEREFORE, BE IT RESOLVED AND DETERMINED, that the Planning Commission hereby makes the following findings for approval of the requested Use Permit pursuant to Section 9-5.2703 "Required Findings" (B) (1) (a)-(e) of the Antioch Municipal Code:

a. That the granting of such Use Permit will not be detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity.

   The project has been designed and conditioned to comply with the City of Antioch Municipal Code requirements and commercial design guidelines.

b. That the use applied at the location indicated is properly one for which a use permit is authorized

   The site is zoned C-3, Service/Regional Commercial. The General Plan designation for the site is Regional Commercial. Both designations allow

for the development of eating establishments. C-3 zoning permits fast food restaurants and drive-up windows with a Use Permit.

c. That the site for the proposed use is adequate in size and shape to accommodate such use, and all yards, fences, parking, loading, landscaping, and other features required.

   The project is located on a vacant parcel that was previously a drive-through restaurant. The project has been designed to accommodate a new building, drive-through lane, and associated landscaping which will provide screening around the restaurant and drive-through lane when viewed from the street level.

d. That the site abuts streets and highways adequate in width and pavement type to carry the kind of traffic generated by the proposed use.

   The project is located on Mahogany Way. Engineering staff reviewed the plans and agreed that the existing streets are adequate in width and pavement type to carry the kind of traffic generated by the proposed use.

e. That the granting of such Use Permit will not adversely affect the comprehensive General Plan.

   The General Plan designation for the site is Regional Commercial. The project is consistent with the General Plan land use designation, its allowed uses, and its description of development focused on harmonizing with the adjacent businesses.

BE IT FURTHER RESOLVED, that the Planning Commission hereby APPROVES a Use Permit and Design Review application from GreenbergFarrow for the development of a Starbucks restaurant with drive-through, and associated site improvements at 2410 Mahogany Way (DR2024-0008; UP2025-0002) (APN: 074-370-024), subject to the conditions provided in Exhibit A, attached hereto.

* * * * * * *

I HEREBY CERTIFY that the foregoing resolution was adopted by the Planning Commission of the City of Antioch at a regular meeting thereof held on the 19th day of March 2025, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

_____

Secretary to the Planning Commission

EXHIBIT A: CONDITIONS OF APPROVAL
Starbucks on Mahogany Way (DR2024-0008 | UP2025-0002)

March 19, 2025

1. **Project Approval.** This Use Permit and Design Review approval is for the Starbucks on Mahogany Way located at 2410 Mahogany Way (APN: 074-370-024), as substantially shown and described on the project plans received on November 26, 2024, as presented to the Planning Commission on March 19, 2025 ("Approval Date"), except as required to be modified by conditions herein. For any condition herein that requires preparation of a final plan where the project applicant has submitted a conceptual plan, the project applicant shall submit final plan(s) in substantial conformance with the conceptual plan, but incorporate the modifications required by the conditions herein for approval by the City of Antioch ("City").

2. **Project Approval Expiration.** This approval expires on March 19, 2027, or at an alternate time specified as a condition of approval, unless a building permit has been issued and construction diligently pursued. All approval extensions shall be processed as stated in the Antioch Municipal Code.

3. **Appeals.** Pursuant to Antioch Municipal Code § 9-5.2509, any decision made by the Planning Commission which would otherwise constitute final approval or denial may be appealed to the City Council. Such appeal shall be in writing and shall be filed with the City Clerk within five (5) working days after the decision. All appeals to the City Council from the Planning Commission shall be accompanied by a filing fee established by a resolution of the City Council.

4. **Requirement for Building Permit.** Approval granted by the Planning Commission does not constitute a building permit or authorization to begin any construction or demolition of an existing structure. An appropriate permit issued by the Community Development Department must be obtained before constructing, enlarging, moving, converting, or demolishing any building or structure within the City.

5. **Non-Planned Development Modification of Approved Plans.** The project shall be constructed as approved and with any additional changes required pursuant to the Planning Commission Conditions of Approval. Planning staff may approve minor modifications to the project design as outlined in Antioch Municipal Code § 9-5.2708.

6. **Hold Harmless Agreement/Indemnification.** The applicant (including any agent thereof) shall defend, indemnify, and hold harmless, the City of Antioch, its agents, and employees, from any claim, action, or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul the City's approval concerning this application. The City will promptly notify the applicant of any such claim, action, or proceeding and cooperate fully in the defense.

7. **Final Approval.** A final and unchallenged approval of this project supersedes any previous approvals that have been granted for this site.

8. **Compliance Matrix.** With the submittal of all grading plans, improvement plans, and building permit plans, the applicant shall submit to the Community Development Department a Conditions of Approval and Mitigation Measures compliance matrix that lists: each Condition of Approval and Mitigation Measure, the City division responsible for review, and how the applicant meets the Condition of Approval or Mitigation Measure. The applicant shall update the compliance matrix and provide it with each submittal.

FEES

9. **City Fees.** The applicant shall pay all City and other related fees applicable to the property, as may be modified by the conditions herein. Fees shall be based on the current fee structure in effect at the time the relevant permits are secured and shall be paid before issuance of said permit. Notice shall be taken specifically of plan check, engineering, fire, and inspection fees. The project applicant shall also reimburse the City for direct costs of Planning, Building and Engineering Division plan check and inspection, as mutually agreed between the City and applicant.

   No permits or approvals, whether discretionary or mandatory, shall be considered if the applicant is not current on fees, balances, and reimbursements that are outstanding and owed to the City.

10. **Pass-Through Fees.** The applicant shall pay all applicable pass-through fees.

PUBLIC WORKS' STANDARD CONDITIONS

11. **City Standards.** All proposed improvements shall be designed and constructed to City standards or as otherwise approved by the City Engineer in writing. The applicant shall file for a City encroachment permit for all improvements within the public right of way, a grading permit for grading of the site, and a building permit for all buildings and utilities to be installed on the site.

12. **Required Easements and Rights-of-Way.** Any new required easements shall be obtained by the applicant at no cost to the City of Antioch prior to occupancy. The applicant shall prepare separate easements by Licensed surveyor and record the documents as approved by the City Engineer prior to occupancy. All easements shall be identified on the site plan and all plans that encroach into existing easements shall be submitted to the easement holder for review and approval.

13. **Existing Easements**. The applicant shall submit an updated title report dated within six months of the building permit submittal and identify the existing property lines of the project shall be shown on all improvement plans and staked in the field by a Licensed Land Surveyor. All existing easements from the previous development shall be identified on the new site plan and any easements that are

no longer to be in use shall be abandon by a separate instrument by the Licensed Land Surveyor and noted on the plan. Any existing easements that is to remain in use that encroach into the proposed building envelope shall be relocated or revised to the consent of the easement holders prior to occupancy.

14. **Line of Sight Triangles.** Safe line of sight distance triangles shall be maintained at the driveway entrance with the public street per Antioch Municipal Code § 9-5.1101, Site Obstructions at Intersections, or as approved by the City Engineer. Landscaping, structures and signage shall not restrict the safe line of sight at intersections, driveways and parking lots.

15. **Utility Construction.** Relocation of public utilities and construction of new private utilities shall be completed to their ultimate size and configuration, as shown on the preliminary entitlement plan documents submitted to the City for review, prior to occupancy of the first building.

16. **Utility Undergrounding.** Prior to the final occupancy permit, all existing and proposed utilities (e.g., transformers and PMH boxes), except existing PG&E towers (or other utilities as approved by the City Engineer), shall be undergrounded and subsurface pursuant to Antioch Municipal Code § 7-3, Underground Utility Districts, or as approved by the City Engineer.

17. **Utility Mapping.** Prior to acceptance of public utilities, the applicant shall provide GPS coordinates of all below ground and above ground utilities. This includes all Water Distribution utility features, Sewer Collection utility features, Storm Water utility features, and inverts, locations of pipes, manholes, cleanouts and utility meters associated with these features. Applicant shall include GPS coordinates of water meters, irrigation meters, sewer cleanouts, sewer manholes, subdivision entryway signs, street signs, light poles, storm drain manholes, drainage inlets and transformers and gas meters needed for recording the location of all proposed utilities in the project as defined by the City Engineer. These GPS coordinates must be taken on a survey-grade GPS data receiver/collector and provided in GIS shapefile format using the NAVD 88 (with conversion information). Submittal of as-built drawings in AutoCAD drawing format in NAVD 88 coordinates shall satisfy this condition prior to occupancy.

18. **Sewer.** All sewage shall flow by gravity to the intersecting street sewer main. All sewer lines and utility connections to the City sewer system shall be in accordance with City and local sewer district specifications.

19. **Requirement for Connection to a Looped Water System.** If an existing domestic water connection and fire sprinkler line from the City main to the site is not already available, the applicant shall connect a new domestic water line and fire sprinkler line into the City looped water system in accordance with city standard

plans and details. The applicant shall be responsible for installing any water mains off site to create a looped system at no cost to the City.

20. **Water Pressure.** The applicant shall provide adequate water pressure and volume for fire flow and domestic use to serve this development per City and Fire District requirements. This will include a minimum fire flow of 1,000 gpm at residual pressure of 20 psi with all losses included at the highest sprinkler unit point in the building and at the water service at a minimum static pressure of 20 psi at the water service or as approved by the City Engineer. The Contra Costa Fire Protection District may provide additional water flow calculations to satisfy their requirements for the new building.

21. **Retaining Walls**
    a. **Public Right of Way.** Retaining walls shall not be constructed in the public right-of-way or other City maintained parcels, unless otherwise approved by the City Engineer.
    b. **Materials.** All retaining walls shall be of concrete masonry unit construction.
    c. **Height.** All retaining walls shall be reduced in height to the maximum extent practicable and the walls shall meet the height requirements in the frontage setback and sight distance triangles as required by the City Engineer.
    d. **Slope.** The 2:1 maximum slope above all retaining walls shall be landscaped with trees, ground cover, grass or other erosion control vegetation.

22. **Fences.** All perimeter fences shall be located at the top of slope or along the existing property parcel line as shown on the approved landscape plans as approved by the City Engineer.
    a. In cases where a fence is to be built in conjunction with a retaining wall, and the wall face is exposed to a side street, the fence shall be set back a minimum of three feet (3') behind the retaining wall per Antioch Municipal Code § 9-5.1603, or as otherwise approved by the City Engineer in writing.
    b. All fencing adjacent to open space (trails and basins) shall be located at the top of slope and be constructed of wrought iron, tubular steel, or other materials as approved by the City Engineer in writing at the time of improvement plan approval.

23. **Storm Drain Design/Construction.** The applicant shall design and construct all storm drain facilities to adequately collect and convey stormwater entering or originating within the development to the nearest adequate man-made drainage facility or natural watercourse, without diversion of the watershed.
    a. All public utilities, including storm drainpipes and ditches, shall be installed in streets avoiding one lot draining over or between other lots. All proposed drainage facilities, including open ditches and bioretention basins shall be constructed to City standards and of Portland Concrete Cement, or as approved by the City Engineer. These public utilities shall be designed prior to building permit issuance and constructed prior to occupancy.

b. Storm drainage systems shall flow to the detention basins shown within the project drainage study or as shown on the project grading and improvement plans, with no diversion out of existing watershed(s).

c. The bioretention basin(s) and associated improvements shall be constructed and operational prior to issuance of the certificate of occupancy..

d. Bioretention basins shall be designed to the satisfaction of the City Engineer with an emergency spillway to provide controlled overflow relief for large storm events. An Operations and Maintenance Manual shall be submitted for each basin prior to the issuance of the first building permit.

24. **Project Storm Water Report.** The applicant shall submit a site storm water report of the site hydrology and hydraulic analyses as part of the storm water system design for 10 year and 100 year storm events in 24 hours. The analyses shall demonstrate adequacy of the in-tract or onsite drainage system and the downstream drainage system for the 10-year storm event with the hydraulic grade line (HGL) contained a minimum 1.25' below the top of each catch basin or storm drain manhole within the project. The minimum pipe slope of any drainage pipe is 0.0033 minimum and the minimum velocity of water flowing in the pipe is 2 FPS with half of the design flow. The minimum storm drainpipe size for pipe in the private system is 10-inch pipe. All detention basins shall be designed with outfall weir with 1 foot (of free board) below the lowest top of bank. The sides of the basin shall be a maximum 3:1 slope, the bottom of this basin drain shall drain to the outfall at a minimum slope of 0.003 and a paved maintenance access be constructed at a maximum grade of 15% for access to the basin. The analysis for the 100-year event shall show that the site will have at least one or more 100-year flood release points to public streets, existing creeks or existing flood control channels. Any building finish floor elevation within the site or subdivision shall have at least 1 foot of free board from the finish floor elevation to the HGL of the 100 year event. The hydrology and hydraulic analysis shall be reviewed and approved by the city and Contra Costa County Flood Control to the satisfaction of the City Engineer prior to building permit.

25. **Compliance with City Water Master Plan.** The applicant shall provide the city with average water consumption data from other Starbucks locations in the area to estimate the sites' typical annual domestic water use prior to issuance of the first building permit. This data will be compared with the water demand analysis based on the site's commercial land use designation to determine if the projected water use exceeds the allocated demand. Additionally, the applicant shall submit a fire flow analysis for the proposed development in accordance with the City and local fire requirements. If the site's water demand exceeds the previously allocated capacity, the applicant may need to meet with City staff to assess whether the existing City water network can accommodate the increased demand. If the capacity is exceeded, the applicant may be required to implement improvements to the projects water needs. This analysis shall be reviewed and approved by the City Engineer.

26. **Compliance with City Sewer Master Plan.** The applicant shall complete a peak flow sewer analysis of the proposed project development in accordance with City sewer requirements prior to issuance of the first building permit. This analysis shall be reviewed and approved by the City Engineer.

27. **Compliance with City Drainage Master Plan.** The applicant shall complete a hydrology and hydraulic analysis of the proposed project development in accordance with City requirements for 10-year and 100-year drainage flows. The site drainage volume for the project shall not exceed the storm drainage flows generated from this site according to the requirements of the City. This analysis shall be reviewed and approved by the City Engineer prior to building permit

CONSERVATION / NPDES

28. **C.3 Compliance.** Per State Regulations, all onsite and offsite impervious surfaces, including off-site roadways to be designed and constructed as part of the project, are subject to State C.3 requirements prior to building permit issuance and occupancy of the first building.

29. **NPDES.** The project shall comply with all Federal, State, and City regulations for the National Pollution Discharge Elimination System (NPDES) (Antioch Municipal Code §6-9). (Note: Per State Regulations, NPDES Requirements are those in effect at the time of the Final Discretionary Approval.) Under NPDES regulations, the project is subject to provision C.3: "New development and redevelopment regulations for storm water treatment."
    a. **Requirements.** Provision C.3 requires that the project include storm water treatment and source control measures, as well as run-off flow controls so that post-project runoff does not exceed estimated pre-project runoff.
    b. **Storm Water Control Plan.** C.3 regulations require the submittal of a Storm Water Control Plan (SWCP) that demonstrates plan compliance. The SWCP shall be submitted to the Building and City Engineering Departments concurrently with site improvement plans.
    c. **Operation and Maintenance Plan.** For the treatment and flow-controls identified in the approved SWCP, a separate Operation and Maintenance Plan (O&M) shall be submitted to the Building Department at the time of permit submittal and shall be approved by the City Engineer.
    d. **Covenants, Conditions and Restrictions (CC&Rs).** Both the approved SWCP and O&M plans shall be included in the project CC&Rs, if applicable. Prior to final building permit approval and issuance of a Certificate of Occupancy, the applicant shall execute any agreements identified in the Storm Water Control Plan that pertain to the transfer of ownership and/or long-term maintenance of stormwater treatment or hydrograph modification Best Management Practices (BMP's).

30. **NPDES Plan Submittal Requirements.** The following requirements of the federally mandated NPDES program (National Pollutant Discharge Elimination System) shall be complied with as appropriate, or as required by the City Engineer:
    a. **Application.** Prior to issuance of permits for building, site improvements, and/or landscaping, the applicant shall submit a permit application consistent with the applicant's approved C.3 Storm Water Control Plan, and include drawings and specifications necessary for construction of site design features, measures to limit directly connected impervious areas, pervious pavements, self-retaining areas, treatment BMP's, permanent source control BMP's, and other features that control storm water flow and potential storm water pollutants.
    b. **Certified Professional.** The Storm Water Control Plan shall be stamped and signed by a registered civil engineer, or by a registered architect or landscape architect as applicable. Professionals certifying the Storm Water Control Plan shall be registered in the State of California on design of treatment measures for water quality, not more than three years prior to the signature date, by an organization with storm water treatment measure design expertise (e.g., a university, American Society of Civil Engineers, American Society of Landscape Architects, American Public Works Association, or the California Water Environment Association), and verify understanding of groundwater protection principles applicable to the project site (see Provision C.3.i of Regional Water Quality Control Board Order R2 2003 0022).
    c. **Final Operation & Maintenance Plan.** Prior to building permit final approval and issuance of a Certificate of Occupancy, the applicant shall submit, for review and approval by the City, a final Storm Water BMP Operation and Maintenance (O&M) Plan in accordance with City of Antioch guidelines. This O&M Plan shall incorporate City comments on the draft O&M Plan and any revisions resulting from changes made during construction. If the project has CC&Rs, the O&M Plan shall be incorporated into them.
    d. **Long Term Management.** Prior to building permit final approval and issuance of a Certificate of Occupancy, the applicant shall execute and record any agreements identified in the Storm Water Control Plan which pertain to the transfer of ownership and/or long-term maintenance of all storm water treatment and underground detention facilities to the satisfaction of the City Engineer.
        i. The project shall prevent site drainage from draining across public sidewalks and driveways in a concentrated manner by installing drainpipes within or under the sidewalks, per City details.
        ii. Install "No Dumping, Drains to River" decal buttons in all new site catch basins, curb inlets and drainage inlets.
    e. **C.3 Storm Water Calculations.** Prior to building permit issuance, the applicant shall prepare a C.3 Storm Water Control Plan report with calculations of anticipated conveyance of all C.3 storm water entering and

originating from the site to an adequate downstream drainage facility without diversion of the watershed prior to building permit. The applicant shall submit C.3 hydrologic and hydraulic calculations with the improvement plans to the City of Antioch Engineering Department for review and approval, as well as to the Contra Costa County Flood Control District.

f. Erosion Control Plan. The applicant shall submit a copy of the Erosion Control Plan for review to the Engineering Department prior to issuance of a building and/or grading permit. The general contractor and all subcontractors and suppliers of materials and equipment shall implement these BMP's. Construction site cleanup and control of construction debris shall also be addressed in this program. Failure to comply with the approved construction BMP's may result in the issuance of correction notices, citations, or a project stop work order.

i. **BMP.** The applicant shall install appropriate clean water devices at all storm drain locations immediately prior to entering the public storm drain system, and shall implement Best Management Practices (BMP's) at all times on the project before, during and after construction.

ii. **Erosion Control.** Applicant shall include erosion control/storm water quality measures in the grading plan in order to prevent soil, dirt, and debris from entering the storm drain system. Such measures may include, but are not limited to, hydro seeding, gravel bags and siltation fences, or other measures subject to review and approval by the City Engineer. The applicant shall be responsible for ensuring that all contractors and subcontractors are aware of and implement such erosion control measures.

iii. **Sweeping.** The applicant or their assignee shall sweep and/or vacuum the paved parking lot(s) a minimum of once a month and prevent the accumulation of silt, litter, and debris on the site. Corners and hard-to-reach areas shall be swept manually.

iv. **Pressure Washing.** If any sidewalks are to be pressure washed, debris shall be trapped and collected to prevent entry into the storm drain system. No cleaning agent may be discharged into the storm drains. If any cleaning agent or degreaser is used, wash water shall be collected and discharged to the sanitary sewer, subject to the approval of the Sanitary Sewer District.

v. **Construction Debris.** The applicant shall ensure that the area surrounding the project, such as the adjacent streets, stays free and clear of construction debris such as silt, dirt,

dust, and tracked mud. Areas that are exposed for extended periods shall be watered regularly to reduce wind erosion. Paved areas and access roads shall be swept on a regular basis. All loads in dump trucks shall be covered per City requirements.

vi. **Storm Drain Cleaning.** The applicant shall clean all on-site storm drain facilities a minimum of twice a year, once immediately prior to October 15 and once in January. Additional cleaning may be required if found necessary by City Inspectors and/or the City Engineer.

Additional information regarding the project SWCP is necessary and modifications to the SWCP shown on the proposed project plans may be required in order to comply with C.3 regulations.

OUTSIDE AGENCIES

31. **Contra Costa County Fire Protection District.** The applicant shall comply with the conditions provided by the Contra Costa County Fire Protection District in the letter dated September 23, 2024.

GRADING

32. **Requirement for Grading Permit.** Grading plans shall be submitted, processed, and issued prior to commencement of any grading operations within the project. A grading permit shall be obtained through the City's Engineering and Building Divisions, subject to review and approval by the City Engineer. The submitted plans shall incorporate any modifications required by the Conditions of Approval, local and national building codes.

33. **Grading Plans.** Locations of building exterior walls, fences and retaining walls, drainage swales, side slopes, top and bottom of slopes, parking lot drainage to catch basins with underground pipe drainage systems, and pipe outfalls, shall be shown on the grading plans for review and approval. All the above features shall have proposed elevations shown on the grading plan and the grading of the project will drain to an above and/or underground drainage system in an acceptable manner, as approved by the City Engineer. Unless approved in writing by the City Engineer and the adjacent landowner, all grading of any part of the project shall be contained within the existing parcel or subdivision boundary of the project. All improvement projects shall submit a grading plan, and a plan showing existing conditions or field survey of the project before construction, showing existing grades, pavement grades, curb grades, finish floor elevations, 1' contours, existing buildings and structures, all existing private and public improvements, all underground utilities, overhead utilities, drainage features, all easements and street right of ways, existing project property lines of the approved project area.

Submitted with the grading plans the applicant shall also prepare a demolition plan of all onsite and offsite improvements to be removed from the site prior to grading the site.

34. **Elevations on Grading Plans.** All elevations shown on the grading plans and plot plans shall be based on actual surveyed NAVD 88 survey control vertical datum, and, if needed, with conversion information, as approved by the City Engineer.

35. **Soils.** Prior to the approval of the grading plan(s), the City Engineer requires a registered soils engineer to review the grading plans, improvement plans, building permit plans, and specifications submitted for the project. The soils engineer's field inspections will be required to verify compliance with the approved plans and soils reports prior to issuance of a final occupancy permit. Costs for these consulting services shall be incurred by the applicant.

36. **Geotechnical Recommendations.** All residential subdivisions, commercial and industrial projects are required to have a project specific geotechnical investigation prior to project approval. The applicant shall implement project-specific geotechnical recommendations. Prior to the issuance of any grading permits, all recommendations and specifications set forth in the project-specific Geotechnical Exploration Report prepared by the project's soils engineers, shall be reflected on the project grading and foundation plans (inclusive of seismic design parameters), subject to review and approval by the City Engineer.

37. **Off-Site Grading.** All off-site grading is subject to the coordination and approval of the affected property owners and the City Engineer. The applicant shall submit written authorization to "access, enter, and/or grade" adjacent properties prior to issuance of a grading permit and shall have permission from any affected property owners prior to issuance of the first building permit of each phase of the project.

38. **Grading Easements.** Any sale of a portion (or portions) of this project to another applicant shall include the necessary CC&Rs, and/or grading and drainage easements, to ensure that the project-wide grading conforms to the project's Conditions of Approval.

AT BUILDING PERMIT SUBMITTAL

39. **Requirement for Phasing Plan.** The applicant shall continuously build all improvements of the project in one phase. If the project becomes a phased project, then the applicant shall provide a phasing plan to the Community Development Department and Engineering Department for review and approval.

40. **Final Landscape Plans.** The applicant shall submit final landscape plans that identify specific plant materials to be constructed, including all trees, shrubs and groundcover, and landscape features. At the time of building permit submittal,

applicant shall provide for all plan materials both common and botanical names, sizes, and quantities, that are in substantial conformance with the Preliminary Landscape Plan. Applicant shall coordinate with the Public Works Department on approved plants to be installed in the public right of way.

41. **Water Efficient Landscape Ordinance.** Landscaping for the project shall be designed to comply with the applicable requirements of City of Antioch Ordinance No. 2162-C-S, The State Model Water Efficient Landscape Ordinance (MWELO). The applicant shall demonstrate compliance with the applicable requirements of the MWELO in the landscape and irrigation plans submitted to the City.

42. **Property Drainage.** All buildings on the site shall contain rain gutters and downspouts that catch rainwater from the roof and direct water away from the foundation and into an acceptable drainage system as approved by the City Engineer.

43. **Utility Location on Private Property.** All existing utility improvements that are disturbed shall be relocated within (water meters, sewer cleanouts, etc.) the immediate area of site as defined by the preliminary utility plans and approved by the City Engineer.

44. **Construction Traffic Control Plan.** A Construction Traffic Control Plan shall be submitted with the improvement plans for review and approval by the City Engineer.

45. **Postal Service.** Should mailbox facilities be provide, provisions for mail delivery and locations of mailbox facilities shall be reviewed by the USPS prior to the issuance of the building permit.

AT BUILDING PERMIT ISSUANCE

46. **Encroachment Permit.** The applicant shall obtain an encroachment permit from the Engineering Division before commencing any construction activities within any existing or proposed public right- of-ways or easements.

47. **Demolition Permit.** Site demolition shall not occur until demolition permits are issued for the development project. All demolitions shall be in accordance with permits issued by the City of Antioch and Bay Area Air Quality Management District (BAAQMD).

DURING CONSTRUCTION

48. **Construction Notice.** The applicant shall inform the City of the start of construction of the project, the construction schedule and provide the below items, approximate area of disturbance, time frames for needed inspections, hours of work, construction detours, flagging, etc. The applicant shall provide the adjacent businesses and residents with a notice of construction by posting a flyer or sign, not to exceed 24" x 36" in size, in a publicly visible location at the construction site, such as on the exterior of the construction fence, containing the following information:
    Address of Work
    Start Date of Work
    End Date of Work
    Hours of Work
    Type of Work
    Contact Person
    Company Name
    Telephone

49. **Collection of Construction Debris.** During construction, the applicant shall place dumpsters or other containers on site to contain all construction debris. The dumpsters or other containers shall be emptied on a regular basis, consistent with the Antioch Municipal Code § 6-3.2, the Construction and Demolition Debris Ordinance. Where appropriate, applicant shall use tarps on the ground to collect fallen debris or splatters that could contribute to stormwater pollution. The site shall be kept clean of all debris (boxes, junk, garbage, etc.) at all times.

50. **Construction Hours.** Construction activity shall be as outlined in the Antioch Municipal Code § 5-17.04 and § 5-17.05. Construction activity is limited to 7:00 AM to 6:00 PM Monday-Friday except that activity within 300 feet of occupied dwellings is limited to the hours of 8:00 AM to 5:00 PM on weekdays. On weekends and holidays, construction activity is allowed 9:00 AM to 5:00 PM, irrespective of the distance from an occupied dwelling. Extended hours may be approved in writing by the City Manager or designee.

51. **Driveway Access.** Driveway access to neighboring properties shall be maintained at all times during construction.

52. **Demolition, Debris, Recycling.** All debris, garbage spoils, unwanted materials and vegetation shall be removed from the project site in accordance with the City requirements. All materials that can be recycled shall be taken to an approved recycling facility. The project shall be kept clean and in compliance with and shall

supply all necessary documentation for compliance with the Antioch Municipal Code § 6-3.2, the Construction and Demolition Debris Ordinance.

53. **Filter Materials at Storm Drain Inlet.** The applicant shall install filter materials (such as sandbags, filter fabric, etc.) at each storm drain inlet nearest the downstream side of the project site prior to:

a. start of the rainy season (October 1).
b. site dewatering activities.
c. street washing activities.
d. saw cutting asphalt or concrete; and
e. in order to retain any debris or dirt flowing into the City storm drain system.

Filter materials shall be maintained and/or replaced as necessary to ensure effectiveness, prevent street flooding and prevent erosion of soil onto City streets and draining into the storm drain system. Used filter particles shall be disposed of in the trash or at a local approved landfill facility.

54. **Archeological Remains.** In the event subsurface archeological remains are discovered during any construction or preconstruction activities on the site, all construction work within 100 feet of the find shall be halted, and the Community Development Department, along with a professional archeologist, certified by the Society of California Archeology and/or the Society of Professional Archeology, shall be notified. Site work in this area shall not occur until the archeologist has had an opportunity to evaluate the significance of the find and to outline appropriate mitigation measures, if deemed necessary. If prehistoric archeological deposits are discovered during development of the site, local Native American organizations shall be consulted and involved in making resource management decisions.

55. **Erosion Control Measures.** The grading operation of the site development shall take place at one time and in a manner to prevent soil erosion and sedimentation. The slopes shall be landscaped and reseeded as soon as possible after the grading operation ceases. Erosion measures shall be implemented during all phases of construction in accordance with an approved erosion and sedimentation control plan. Erosion control shall be continuously maintained by the developer and upgraded after rainstorms through the construction of the project and until the permanent erosion control measures, storm drain and landscaping improvements are installed and operational.

56. **Dust Control.** Standard dust control methods and designs shall be used to stabilize the dust generated by construction activities. The applicant shall post dust control signage with contact phone numbers for the applicant, City staff, and the Bay Area Air Quality Management District.

57. Landscape Installation and Maintenance. Landscape shall show immediate results. Landscaped areas shall be watered, weeded, pruned, and/or otherwise maintained, as necessary. Plant materials shall be replaced as needed to maintain the landscaping in accordance with the approved plans. All trees shall be a minimum 24" box size and all shrubs shall be a minimum 5-gallon size.

PRIOR TO ISSUANCE OF OCCUPANCY PERMIT

58. Planning Inspection. Planning staff shall conduct a site visit to review exterior building elevations for architectural consistency with the approved plans, and to review landscape installation (if applicable). All exterior finishing details including window trim, paint, gutters, downspouts, decking, guardrails, and driveway installation shall be in place prior to scheduling the final inspection

59. Site Landscaping. All landscaping within the project site, including on all slopes, medians, C.3 drainage basins, retaining walls, bioretention basins, common areas, open space and park landscape areas, and any other areas that are to be landscaped, shall be installed prior to issuance of final certificate of occupancy.

60. Debris Removal. All mud, dirt, and construction debris shall be removed from the construction site prior to scheduling the final Planning inspection. No materials shall be discharged onto a sidewalk, street, gutter, storm drain or creek.

61. Damage to Street Improvements. Any damage occurring during construction to existing streets and site improvements or adjacent property improvements in the immediate area of the project, shall be repaired and/or rebuilt to the satisfaction of the City Engineer at the full expense of the applicant. This shall include sidewalks, asphalt and concrete pavement, slurry seal existing AC pavements, parking lot curbs and gutters, landscaping, street reconstruction along the project frontage, as may be required by the City Engineer, to restore the developed area.

62. Right-of-Way Construction Standards. All improvements within the public right-of-way, including curbs, gutters, sidewalks, driveways, paving and utilities, shall be constructed in accordance with the City approved plans and/or City specifications as directed by the City Engineer.

63. Double Detector Check Valve Assembly. The applicant shall install the required sprinkler Double Detector Check Valve assemblies, and fire department connections in an enclosed area that is screened by landscaping or small 3.5' high masonry walls or placed within the building or in an underground vault so it is not visible from public view as approved by City Engineer and Fire Marshall.

The design shall be approved prior to building permit issuance and installed prior occupancy.

64. **Common Area Trash Receptacles.** Trash receptacles located in common areas, such as plazas, eating areas, walkways, club houses, or playgrounds, shall be the City Park three-sort type. All common area trash receptacles shall be in place prior to issuance of the certificate of occupancy for the area where the receptacle is located.

65. **Idle Free Signage.** Consistent with the City's adopted 2010 Climate Action Plan, the applicant shall install at least one "Idle Free" sign encouraging drivers to refrain from idling in their vehicle, reducing air pollution and greenhouse gas emissions. The sign shall be placed in an area with high visibility where drivers are queued to access the drive-through or pick up area. The sign location shall be shown on the construction plans at the time of building permit submittal for review and approval by Planning staff. The sign shall be 12"x18" and satisfy City requirements for no parking signage, traffic sign mounting, and signage in the right of way. The City's Environmental Resources Division has a sample bilingual Idle Free sign that the applicant may use as template: https://www.antiochca.gov/pscr/environmental-resources/climate-change/.

PROJECT SPECIFIC CONDITIONS:

66. **Hours of Operation.** The hours of operation for the Starbucks store and drive-through shall be from 4:00 AM – 12:00 AM seven days a week. Any request to modify the hours of operation shall be subject to Zoning Administrator approval.

67. **Photometric Plan.** At building permit submittal, the applicant shall provide an updated photometric plan and lighting plan that meets the requirements of Antioch Municipal Code § 9-5.1715, which states, "lighting shall not shine directly onto an adjacent street or property. Minimum illumination at ground level shall be two footcandles but shall not exceed one-half foot-candles in a residential district."

68. **Tree Mitigation.** There are nine protected Blue Gum Eucalyptus trees authorized for removal with this entitlement. Eight are established trees and one is a mature tree. Antioch Municipal Code § 9-5.1205 states, "Replacement of trees that are legally removed shall be replaced according to the following schedule: (a) Each established tree: two 24-inch box trees. (b) Each mature tree: two 48-inch box trees." The applicant shall plant a total of 16 24-inch box trees and two 48-inch box trees as mitigation for the removal of the protected trees. The final landscaping plans submitted with the building permit submittal shall show the mitigation trees. The trees shall be planted prior to a certificate of occupancy.

69. Existing Improvements Identified. Any existing improvements (water meters, sewer cleanouts, etc.) that are to remain in use but disturbed during construction shall be restored or relocated within the area of the right of way shown on the city approved site, grading, utility, and improvements plans and any pavement fully restored to the satisfaction of the City Engineer prior to occupancy.

70. Trash Receptacles. The width of the trash enclosure along the grate shall have reinforced 8" concrete slab and at least 15' wide to support the trash truck that loads the trash onto the truck. The trash collection area shall be always kept clean. Signs shall be installed specifying when trash collection will occur in this designated area of the site.

71. Install Drainage Trench Drain. The applicant shall install a storm drain trench drain across the main entrance to the site to catch more of the existing surface drainage from the site to drain to an extended bioretention basin or vegetated drainage swale so more of the parking lot of the site can be included in treating the surface water from the parking lot. This new extended drainage swale shall be a bioretention basin or vegetated swale along one side of the driveway to the edge of the existing public sidewalk or at the site property line with the street to process more of the parking lot surface water in the 2-year storm event in accordance with state storm water requirements. The applicant shall construct vegetated drainage swales or bioretention basins along the side of the site to filter the drainage from the parking lot and other landscape areas of site that are draining from the back of the site to public street. These improvements shall be designed prior to building permits and constructed prior to building occupancy.

72. Retaining Walls. The applicant may need to install retaining walls along the rear and sides of the site to contain the grading and drainage of the site so that surface water from the site does not spill onto adjacent properties in accordance with City requirements. The maximum slope transition of the site to existing ground or neighboring properties is 3:1 slope. Any slope steeper than 2:1 shall be retained by a masonry retaining wall. These retaining wall improvements shall be constructed with grading of the site and completed prior to occupancy.

73. Sewer Connection. If an existing 6" sewer lateral is not available on the site, the developer shall install one. A new sewage lateral from the new building shall flow by gravity to an existing 6" sewer main pipe located in the existing public street Mahogany Way. The developer shall make this new connection to the public sewer line by installing a concrete manhole per city standards in the paved street as shown on the city approved site improvement plans. The improvements shall be designed prior to grading and building permits and constructed prior to occupancy. The developer shall backfill trench in accordance with city standards

and restore the existing pavement in accordance with city standards, according to the original pavement section.

74. **Install Bioretention basins.** All storm water flows shall be collected onsite and discharged into approved site stormwater bioretention basins to be filtered prior to draining to the public storm drain system.

75. **Site Water Connection.** If not available from the previous development, the applicant shall install a new 1 ½" domestic water line from the proposed building which shall connect to the 8" public water main located in Mahogany Way. A City water meter and backflow preventer assembly shall be installed within the city right of way behind the existing south sidewalk of Mahogany Way per City water details and per city requirements. This proposed water line lateral line shall also supply irrigation water to the site irrigation meter in the same location as the domestic water meter and water line that is connected to the proposed building. This water connection shall be designed prior to building permit and constructed prior to occupancy.

76. **Striping and Signage**. The applicant shall prepare a signing and striping layout of the proposed site parking lot using the latest version of the City parking standards and Caltrans Standard Plans Pavement Markers and Traffic Lines Typical Details as depicted in the Caltrans standard plans A20 and A24 or in the latest version of the California MUTC and striping details. The plan shall be included in the building permit submittal and constructed prior to occupancy.

STARBUCKS

AUTO CENTER DR & HWY 4
ANTIOCH, CA

PROJECT INFORMATION

PROJECT LOCATION

2410 MAGOGANY WAY
ANTIOCH, CA 94509

PROJECT DESCRIPTION

PROPOSED NEW BUILDING OF ±2,465 SF DRIVE THROUGH STARBUCKS. INDOOR SEATING IS PROPOSED IN CONJUNCTION WITH STARBUCKS USE.

ASSESSOR'S PARCEL NUMBER

APN : 074370024

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ANTIOCH, IN THE COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: PARCEL B OF PARCEL MAP FILED DECEMBER 9, 1976 IN BOOK 50, PAGES 42 AND 43 OF PARCEL MAPS, CONTRA COSTA

ZONING

JURISDICTION:	CITY OF ANTIOCH, CA
ZONING:	C3 (REGIONAL COMMERCIAL DISTRICT)
	WESTERN ANTIOCH COMMERCIAL FOCUS AREA OVERLAY

PROJECT INFORMATION

APPLICANT

GREENBERGFARROW
4695 MACARTHUR COURT, SUITE 1450
NEWPORT BEACH, CA 92660
t: 949.296.0450 f: 949.296.0437
CONTACT: FRANK CODA fcoda@greenbergfarrow.com

PROPERTY OWNER

SURF THRU EXPRESS
11837 BOLTHOUSE DR, SUITE 400,
BAKERSFIELD, CA 93311
t: 661.369.8938
CONTACT: TODD GALL surftag@surfthruexpress.com

ARCHITECT

GREENBERGFARROW
4695 MACARTHUR COURT, SUITE 1450
NEWPORT BEACH, CA 92660
t: 949.296.0450 f: 949.296.0437
CONTACT: FRANK CODA fcoda@greenbergfarrow.com

CIVIL ENGINEER

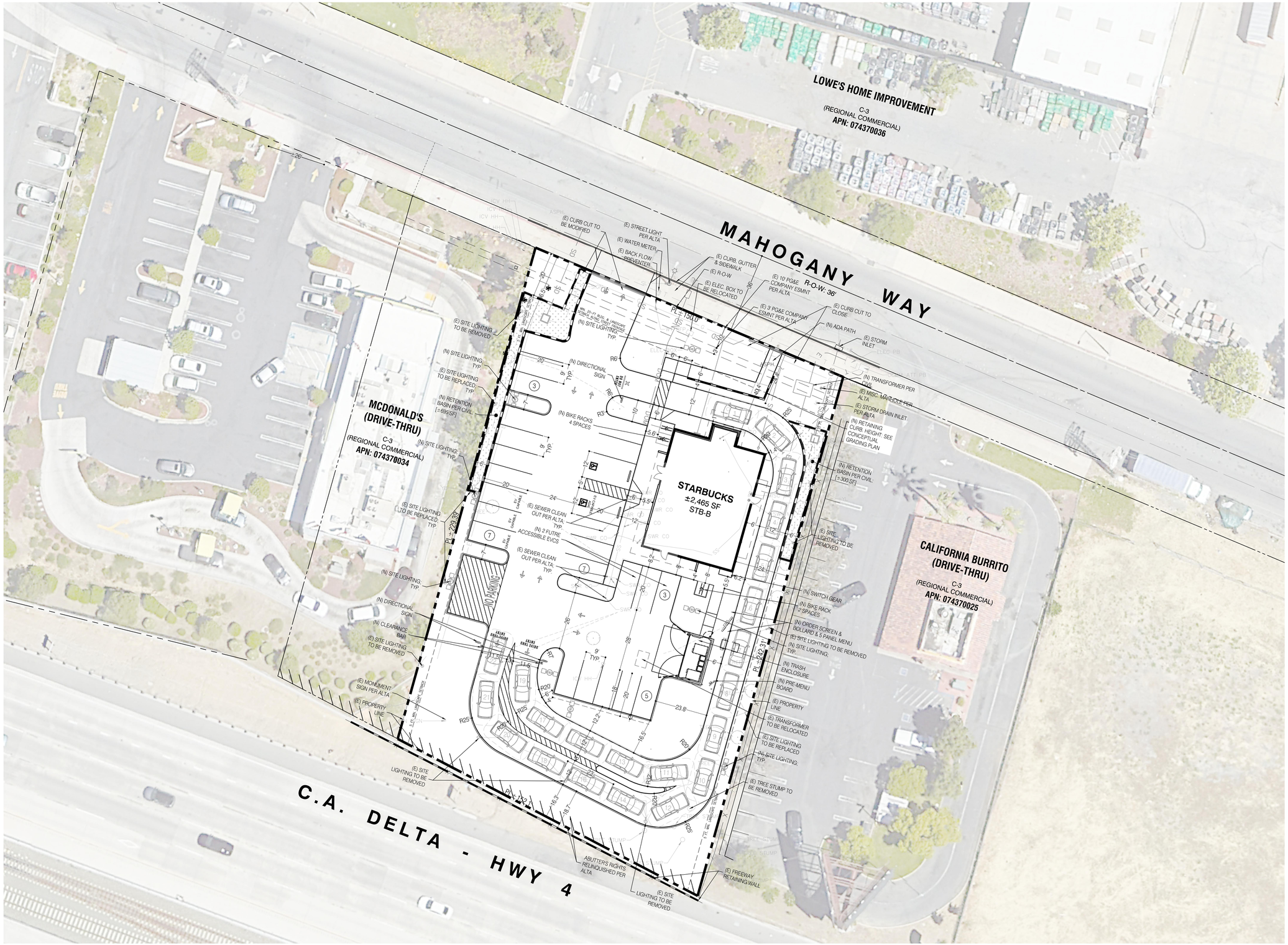
GREENBERGFARROW
4695 MACARTHUR COURT, SUITE 1450
NEWPORT BEACH, CA 92660
t: 949.296.0450 f: 949.296.0437
CONTACT: BAHAREH SEHATZADEH bsehatzadeh@greenbergfarrow.com

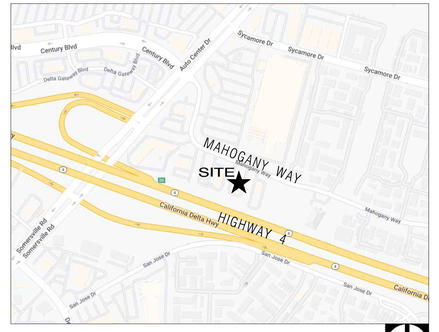
LANDSCAPE ARCHITECT

WOOD ARCHITECTURE
1512 W. MINERAL KING AVENUE
VISALIA, CA 93291
t: 805.468.5300
CONTACT: KURT KOETHER kurt@iwoodarchitecture.com

SITE VICINITY MAP

DRAWING INDEX





PROJECT INFORMATION

APN	074370024

ZONING CLASSIFICATION

JURISDICTION	CITY OF ANTIOCH, CA
EXISTING ZONE	C3 (REGIONAL GENERAL) WESTERN ANTIOCH COMMERCIAL FOCUS AREA
PROPOSING ZONE	C3 (REGIONAL GENERAL) WESTERN ANTIOCH COMMERCIAL FOCUS AREA

SITE AREA

GROSS SITE AREA:	±0.81 AC (±35,113 SF)

BUILDING INFORMATION

STARBUCKS BLDG. AREA	±2,465 SF
LOT COVERAGE:	(±2,465 SF / 35,113 SF) = ±7.02%
LANDSCAPE AREA COVERAGE:	(±11,415 SF / ±0.81 AC) = ±32.5%
CONSTRUCTION TYPE:	V-B
OCCUPANCY:	A-2

PARKING SUMMARY

	RATIO REQUIRED	SPACES REQUIRED	SPACES PROVIDED
STARBUCKS	*	24	
STANDARD			20
STANDARD EV CAPABLE			3
ACCESSIBLE			1 VAN +1 VAN EV CAPABLE
TOTAL		24	25

* FAST FOOD: 1 SPACE PER 50 S.F. GROSS FLOOR AREA FOR PUBLIC SEATING BASED ON SEATING AREA THAT DOES NOT EXCEED 900 SF.
±900 SF SEATING AREA / 50 SF = 18 SP
EMPLOYEE PARKING: 1 SPACE FOR EACH EMPLOYEE BASED ON 6 EMPLOYEES.
EMPLOYEE SPACES REQUIRED = 6 SP

TOTAL BICYCLE PARKING PROVIDED: 3 BIKE RACKS (6 SPACES)

QUEUE SPACE FOR 6 CARS IF DRIVE-UP SERVICE PROVIDED:
DRIVE THRU QUEUE = 22 CARS

PROJECT NOTES

1. THIS CONCEPTUAL SITE PLAN IS FOR PLANNING SUBMITTAL PURPOSES ONLY.
2. THIS SITE PLAN IS BASED ON A ALTA/NSPS SURVEY PREPARED BY PBLA SURVEYING, INC., DATED 06/12/24, AND AN AERIAL.
3. REQUIRED PARKING, EV CAPABLE, AND EVCS REQUIREMENTS WOULD NEED TO BE CONFIRMED WITH THE CITY AND AN UNDERSTANDING OF WHAT THE CENTER MAY BE PROVIDING.

DRAWING ISSUE/REVISION RECORD

DATE	NARRATIVE	INITIALS
02.06.2024	PREP SP-1	JN
04.30.2024	PREP SP-1 rev	BP
06.24.2024	PREP SP-2_ALTA	AG
08.16.2024	REV SP-2	AG
09.19.2024	PREP SP-3_TRUCK EXHIBIT	AG
10.24.2024	PREP SP-4	AA
11.19.2024	PREP SP-5	AG

GREENBERG FARROW CONTACTS

DEVELOPMENT MANAGER **F.CODA**

4695 MACARTHUR COURT
SUITE 1450
NEWPORT BEACH, CA 92660
T:949 296 0450

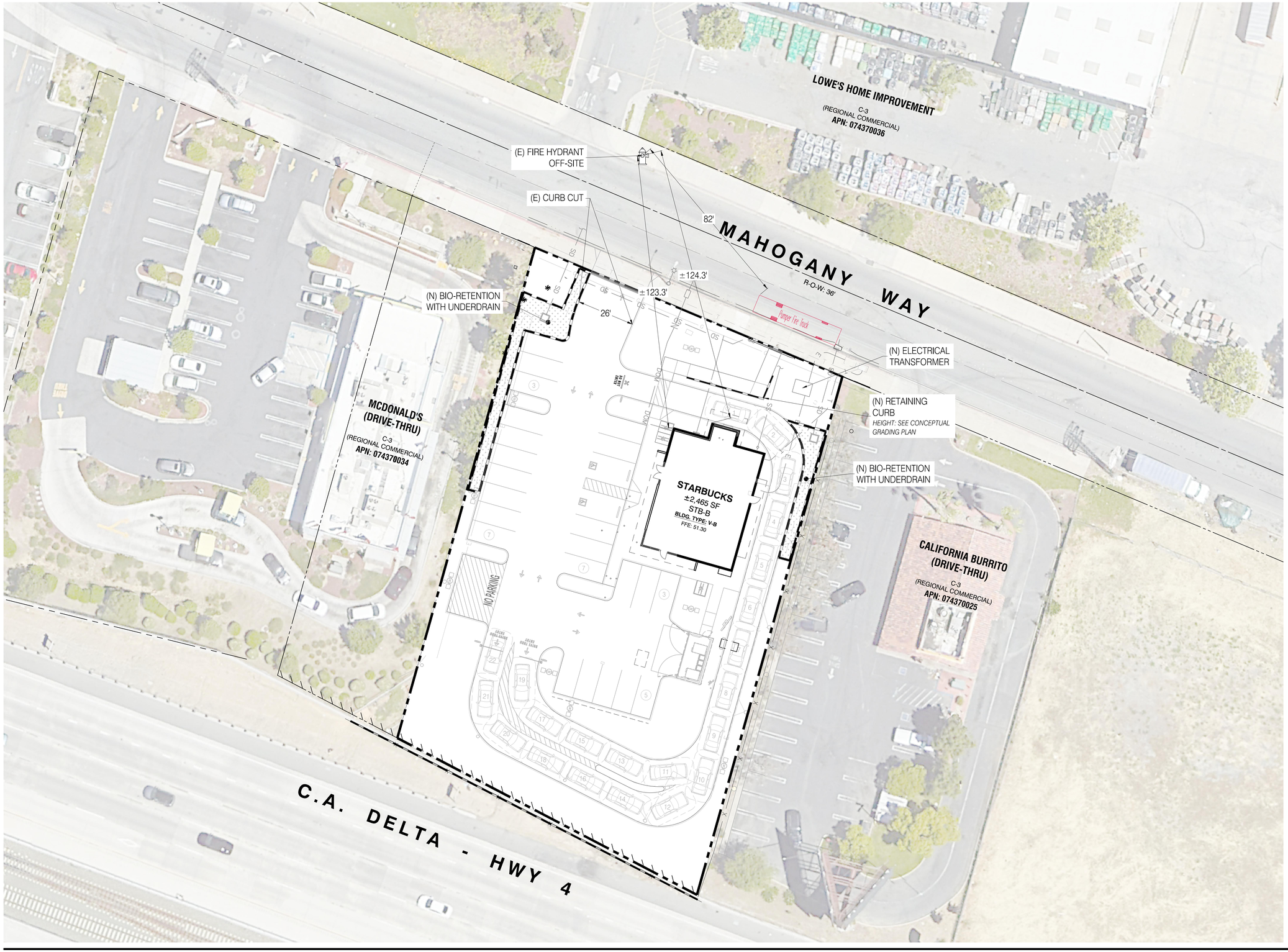
TRUE NORTH

SCALE: 1"=20'-0"
0 10' 20' 40' 60' 80'

STARBUCKS
AUTO CENTER DRIVE & HIGHWAY 4
ANTIOCH, CA
20240242.0

SITE PLAN
SP-5
11.19.2024

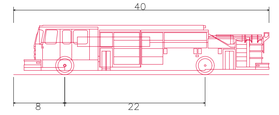
B2



PLAN NOTES

1. EMERGENCY APPARATUS ACCESS ROADWAYS WITH ALL-WEATHER (PAVED) DRIVING SURFACES OF NOT LESS THAN 20'-0" UBOBSTRUCTED WIDTH, AND NOT LESS THAN 13'-6" OF VERTICAL CLEARANCE, TO WITHIN 150 FT. OF TRAVEL DISTANCE TO ALL PORTIONS OF THE EXTERIOR WALLS OF EVERY BUILDING.
2. ACCESS SHALL HAVE A MINIMUM OUTSIDE TURNING RADIUS OF 45'-0", AND MUST BE CAPABLE OF SUPPORTING THE IMPOSED FIRE APPARATUS LOADING OF 37 TONS. ACCESS ROADWAYS SHALL NOT EXCEED 20% GRADE. GRADES EXCEEDING 16% SHALL BE CONSTRUCTED OF GROOVED CONCRETE PER FIRE DISTRICT - (503) C.F.C.
3. ACCESS ROADWAYS OF LESS THAN 28-FEET UNOBSTRUCTED WIDTH SHALL HAVE SIGNS POSTED OR CURBS PAINTED RED WITH THE WORDS: ***NO PARKING - FIRE LANE*** CLEARLY MARKED. (22500.1) C.V.C., (503.3) C.F.C.
4. ACCESS ROADWAYS OF 28 FEET OR GREATER, BUT LESS THAN 36 FEET UNOBSTRUCTED WIDTH SHALL HAVE ***NO PARKING - FIRE LANE*** SIGNS POSTED, ALLOWING FOR PARKING ON ONE SIDE ONLY OR CURBS PAINTED RED WITH THE WORDS ***NO PARKING - FIRE LANE*** CLEARLY MARKED. (22500.1) C.V.C., (503.3) C.F.C.
5. THE DEVELOPER SHALL PROVIDE AN ADEQUATE AND RELIABLE WATER SUPPLY FOR FIRE PROTECTION AS SET FORTH IN THE CALIFORNIA FIRE CODE. (507.1) C.F.C.
6. THE DEVELOPER SHALL PROVIDE AN ADEQUATE AND RELIABLE WATER SUPPLY FOR FIRE PROTECTION WITH A MINIMUM FIRE FLOW OF 1500 G.P.M. REQUIRED FLOW MUST BE DELIVERED FROM NOT MORE THAN 1 HYDRANT FLOWING FOR A DURATION OF 120 MINUTES WHILE MAINTAINING 20-POUNDS RESIDUAL PRESSURE IN THE MAIN. (507.1), (B105) C.F.C.
7. A LAND DEVELOPMENT PERMIT IS REQUIRED FOR ACCESS AND WATER SUPPLY REVIEW AND APPROVAL PRIOR TO SUBMITTING BUILDING CONSTRUCTION PLANS.
8. THE DEVELOPER SHALL SUBMIT SCALED SITE IMPROVEMENT PLANS INDICATING:
   - ALL EXISTING OR PROPOSED HYDRANT LOCATIONS.
   - FIRE APPARATUS ACCESS TO INCLUDE SLOPE AND ROAD SURFACE.
   - ELEVATIONS OF BUILDING.
   - SIZE OF BUILDING AND TYPE OF CONSTRUCTION.
   - GATES, FENCES, RETAINING WALLS, BIO-RETENTION BASINS, ANY OBSTRUCTIONS TO ACCESS.
   - STRIPING AND SIGNAGE PLAN TO INCLUDE "NO PARKING-FIRE LANE" MARKINGS.
9. EMERGENCY APPARATUS ACCESS ROADWAY SHALL BE INSTALLED AND INSPECTED BY THE FIRE DISTRICT PRIOR TO CONSTRUCTION OR COMBUSTIBLE STORAGE ON SITE. (501.4) C.F.C
   NOTE: A TEMPORARY AGGREGATE BASE OR ASPHALT GRINDINGS ROADWAY IS NOT CONSIDERED AN ALL-WEATHER SURFACE FOR EMERGENCY APPARATUS ACCESS. THE FIRST LIFT OF ASPHALT CONCRETE PAVING SHALL BE INSTALLED AS THE MINIMUM ROADWAY MATERIAL AND MUST BE ENGINEERED TO SUPPORT THE DESIGNATED GROSS VEHICLE WEIGHT OF 37 TONS.
10. FLAMMABLE OR COMBUSTIBLE LIQUID STORAGE TANKS SHALL NOT BE LOCATED ON THE SITE WITHOUT OBTAINING APPROVAL AND NECESSARY PERMITS FROM THE FIRE DISTRICT. (3401.4) C.F.C.

LEGEND



Pumper Fire Truck	
Overall Length	40.000ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance	0.656ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

PROJECT NOTES

1. THIS CONCEPTUAL SITE PLAN IS FOR PLANNING SUBMITTAL PURPOSES ONLY.
2. THIS SITE PLAN IS BASED ON A ALTA/NSPS SURVEY PREPARED BY PBLA SURVEYING, INC., DATED 06/12/24, AND AN AERIAL.
3. REQUIRED PARKING, EV CAPABLE, AND EVCS REQUIREMENTS WOULD NEED TO BE CONFIRMED WITH THE CITY AND AN UNDERSTANDING OF WHAT THE CENTER MAY BE PROVIDING.

DRAWING ISSUE/REVISION RECORD

DATE	NARRATIVE	INITIALS
02.06.2024	PREP SP-1	JN
04.30.2024	PREP SP-1 rev	BP
06.24.2024	PREP SP-2_ALTA	AG
08.16.2024	REV SP-2	AG
09.19.2024	PREP SP-3_TRUCK EXHIBIT	AG
10.24.2024	PREP SP-4	AA
11.19.2024	PREP SP-5	AG

GREENBERG FARROW CONTACTS

DEVELOPMENT MANAGER **F.CODA**

4695 MACARTHUR COURT
SUITE 1450
NEWPORT BEACH, CA 92660
T:949 296 0450

TRUE NORTH

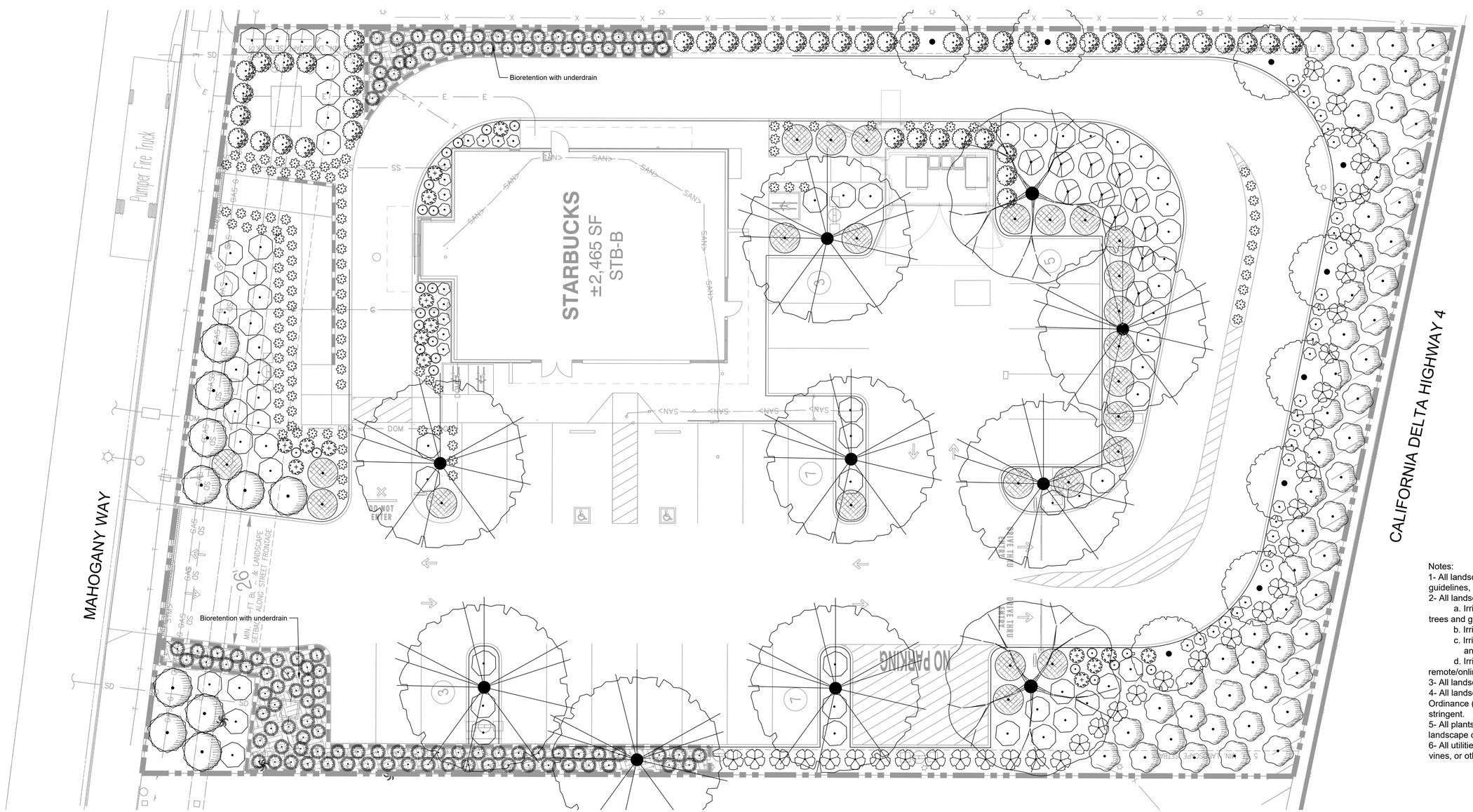
SCALE: 1"=20'-0"
0 10' 20' 40' 60' 80'

STARBUCKS
AUTO CENTER DRIVE & HIGHWAY 4
ANTIOCH, CA
20240242.0

EMERGENCY FIRE PLAN

11.19.2024

B3



Tree Mitigation:
8 established trees proposed for removal;
1 mature tree proposed for removal;
16, 24-inch boxed and 2, 48-inch boxed trees required for mitigation.
Provided: 17, 24-inch boxed, and 2, 48-inch boxed trees.

Shading:
50% of shade coverage of parking lot within 5 years of development.
Provided: 50%

Landscape Coverage:
Site area: 35,113 square feet
Landscape area: 11,415 square feet or 32.5% of site is landscaped.

Preliminary MWELO Calculations
Antioch Eto: 45.3
Low Water Use Landscape Area: 10,226 SF
Average Plant Factor: 0.3 Low water use plants
Irrigation Efficiency: 0.81 Drip Irrigation

Medium Water Use Landscape Area: 475 SF
Average Plant Factor: 0.3 Low water use plants
Irrigation Efficiency: 0.78 Drip Irrigation

Estimated Annual Water use: **111,504 gallons**

Maximum allowed water Allowance: 135,247 gallons

Notes:
1- All landscape plans and installations shall comply with the City of Antioch design guidelines, standards, codes and regulations.
2- All landscape areas shall receive permanent irrigation.
a. Irrigation system shall be point source with gallon per minute emitters for trees and gallon per hour emitters for shrubs.
b. Irrigation system shall have a flow sensor and master valve.
c. Irrigation controller shall be a smart controller operating off of weather data and/or soil moisture sensors.
d. Irrigation controller management software shall be cloud based with remote/online access.
3- All landscape installations shall be permanently maintained.
4- All landscape plans shall comply with the Model Water Efficient Landscape Ordinance (MWELO) or the local jurisdictions water ordinance, whichever is more stringent.
5- All plants shall be of quality as prescribed in the details and specifications of the landscape construction plans.
6- All utilities, perimeter walls and trash enclosures shall be screened with hedges, vines, or other approved treatments.

Plant Legend

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	WUCOLS	CA NATIVE	QTY
SHRUBS							
	Baccharis pilularis 'Pigeon Point'	Pigeon Point Coyote Brush	5 gal	Evergreen	Low	Yes	57
	Ceanothus maritimus 'Valley Violet'	Valley Violet Maritime Ceanothus	5 gal	Evergreen	Low	Yes	37
	Cistus x pulverulentus 'Sunset'	Sunset Rockrose	5 gal	Evergreen	Low	No	68
	Dianella revoluta 'DR5000'	Little Rev™ Flax Lily	1 gal	Evergreen	Low	No	112
	Lantana montevidensis	Purple Trailing Lantana	5 gal	Evergreen	Low	No	25
	Muhlenbergia rigens	Deer Grass	1 gal	Evergreen	Low	Yes	109

Plant Legend

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	WUCOLS	CA NATIVE	QTY
SHRUBS							
	Myoporum parvifolium 'Putah Creek'	Putah Creek Trailing Myoporum	5 gal	Evergreen	Low	No	10
	Myrtus communis 'Compacta'	Dwarf Common Myrtle	5 gal	Evergreen	Low	No	45
	Olea europaea 'Montra'	Little Ollie® Olive	5 gal	Evergreen	Very Low	No	49
	Salvia greggii 'Furmans Red'	Furman's Red Autumn Sage	5 gal	Evergreen	Low	No	24
	Salvia leucantha 'Santa Barbara'	Santa Barbara Mexican Bush Sage	5 gal	Evergreen	Low	No	16
	Teucrium fruticans 'Azureum'	Azure Bush Germander	5 gal	Evergreen	Low	No	11

All planting areas to be covered with 5" thick layer of screened orchard mulch.

Plant Legend

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	USE	WUCOLS	STYLE	CA NATIVE	QTY
TREES									
	Lagerstroemia indica x fauriei 'Muskogee'	Muskogee Crape Myrtle	24"box	Deciduous	Accent Tree	Low	Standard	No	9
	Pistacia chinensis 'Keith Davey'	Keith Davey Chinese Pistache	24"box	Deciduous	Parking Lot Tree	Low	Standard	No	8
	Pistacia chinensis 'Keith Davey'	Keith Davey Chinese Pistache	48"box	Deciduous	Parking Lot Tree	Low	Standard	No	2

0 10 20 30 feet
1" = 10'

NORTH

STARBUCKS COFFEE COMPANY
2410 MAHOGANY WAY
ANTIOCH, CA

WOOD ARCHITECTURE
www.iwoodarchitecture.com

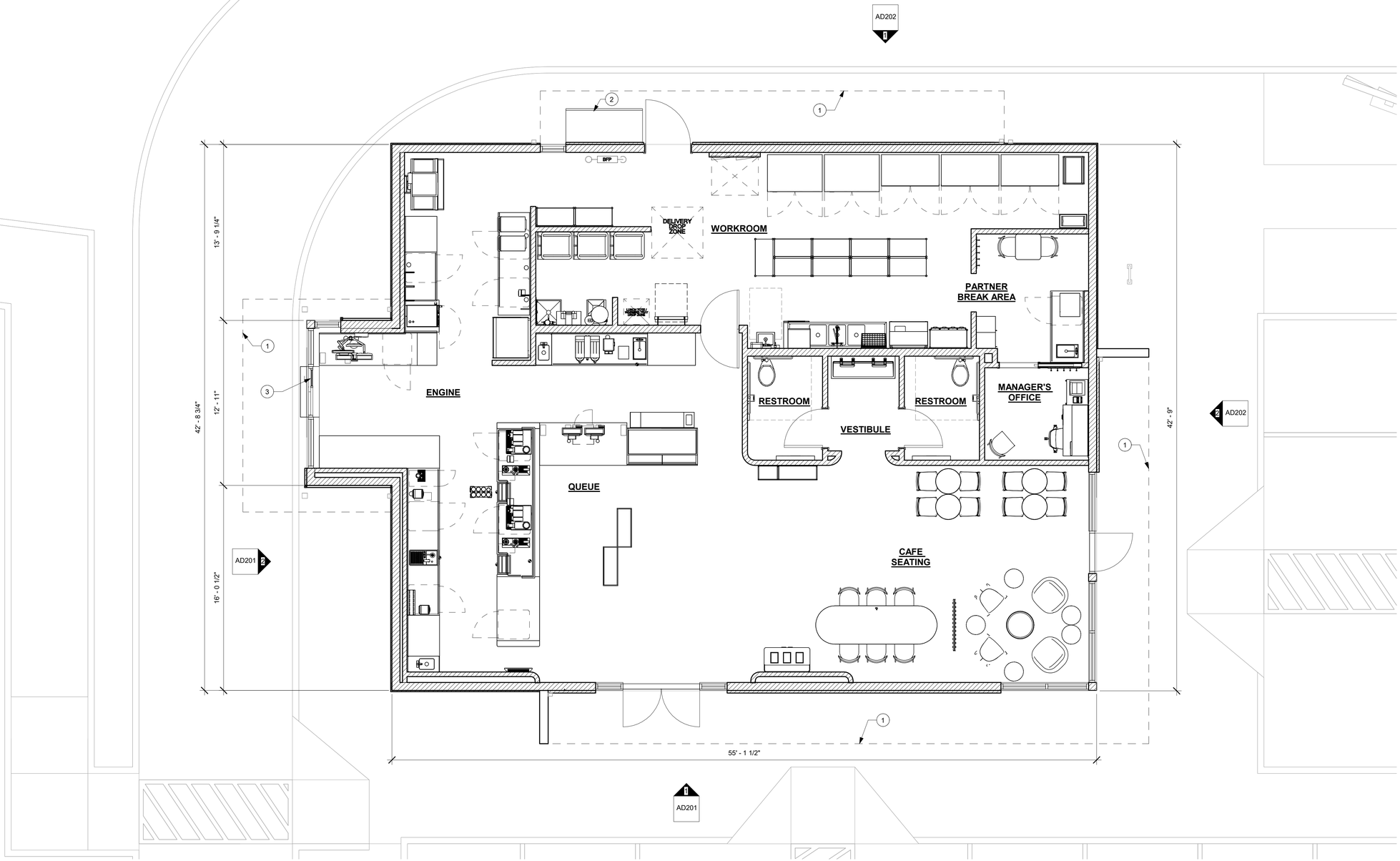
Project: 24047.1_WA
Date: 11.18.2024
Scale: 1" = 10'

PL-1

B4

KEYED NOTES

1. LINE OF CANOPY ABOVE
2. ELECTRICAL SWITCHGEAR & METER CLOSET
3. DRIVE THRU WINDOW



2 PROPOSED FLOOR PLAN
Scale: 1/4" = 1'-0"

N

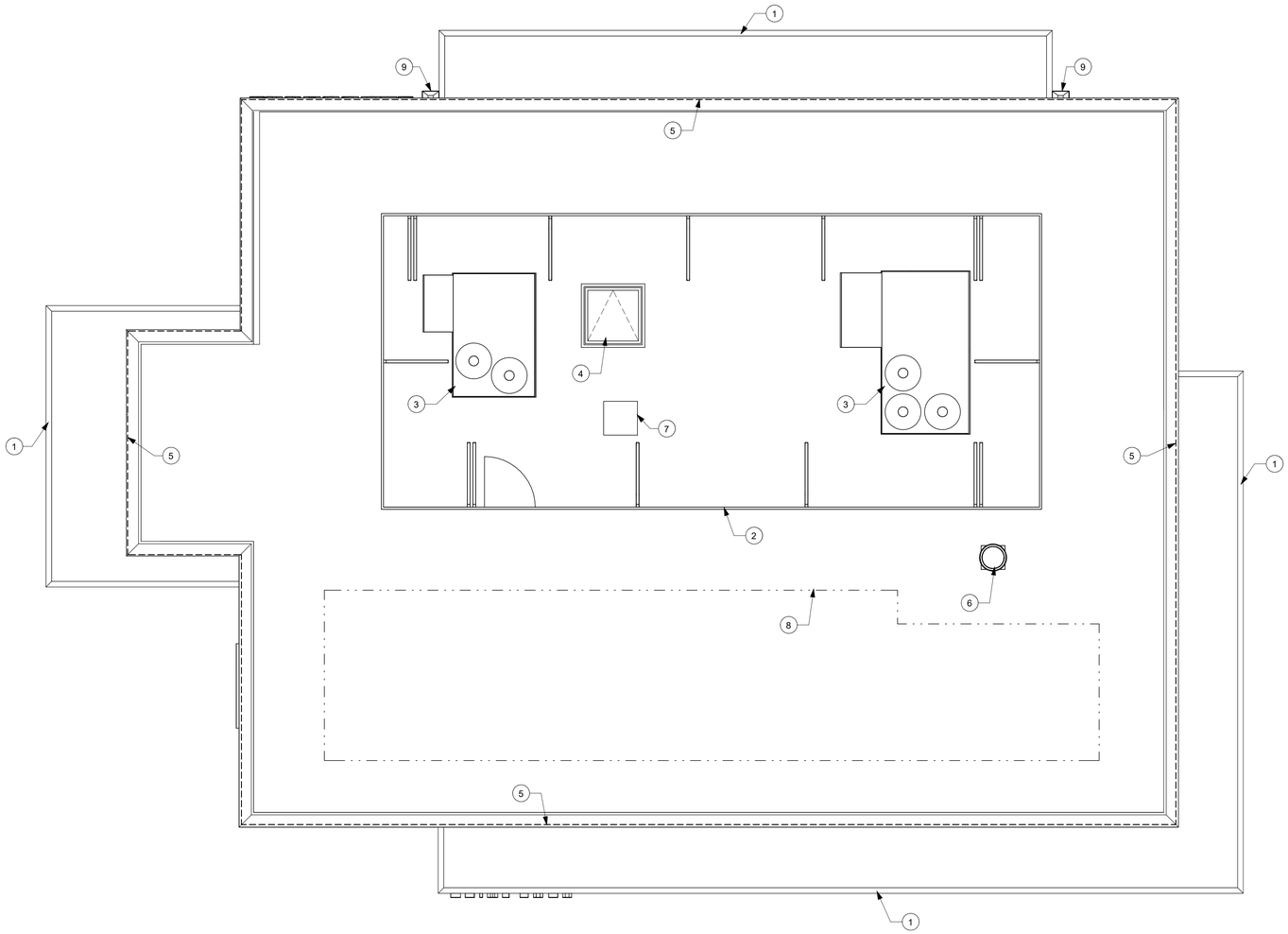
4695 MacArthur Court, Suite 1450
Newport Beach, CA 92660
949-296-0450

STARBUCKS

AUTO CENTER DR & HWY 4
2410 MAGOGANY WAY
ANTIOCH, CA 94509
20240242.0

PROPOSED FLOOR PLAN
AD101
2024-10-18

B5



2 PROPOSED ROOF PLAN
Scale: 1/4" = 1'-0"

N

KEYED NOTES

1. METAL CANOPY
2. ROOF SCREEN
3. MECHANICAL RTUs
4. ROOF HATCH
5. BUILDING LINE BELOW
6. RESTROOM EXHAUST FAN
7. ICE MACHINE CONDENSER
8. SOLAR ROOF AREA
9. SCUPPER & DOWNSPOUT

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STARBUCKS

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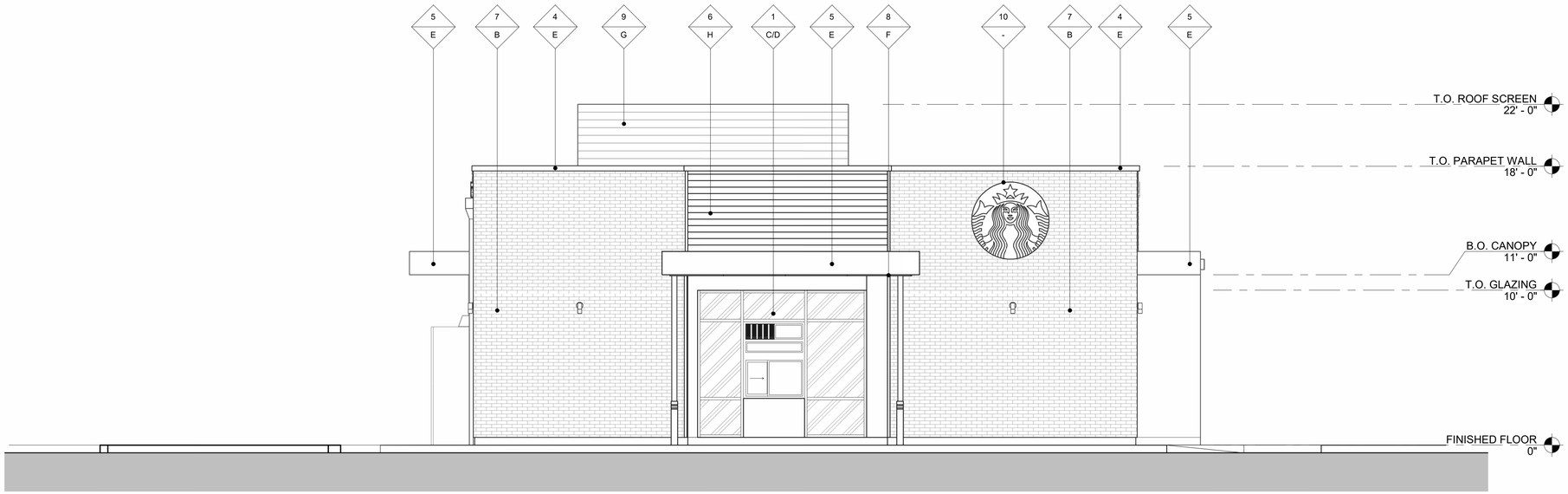
20240242.0

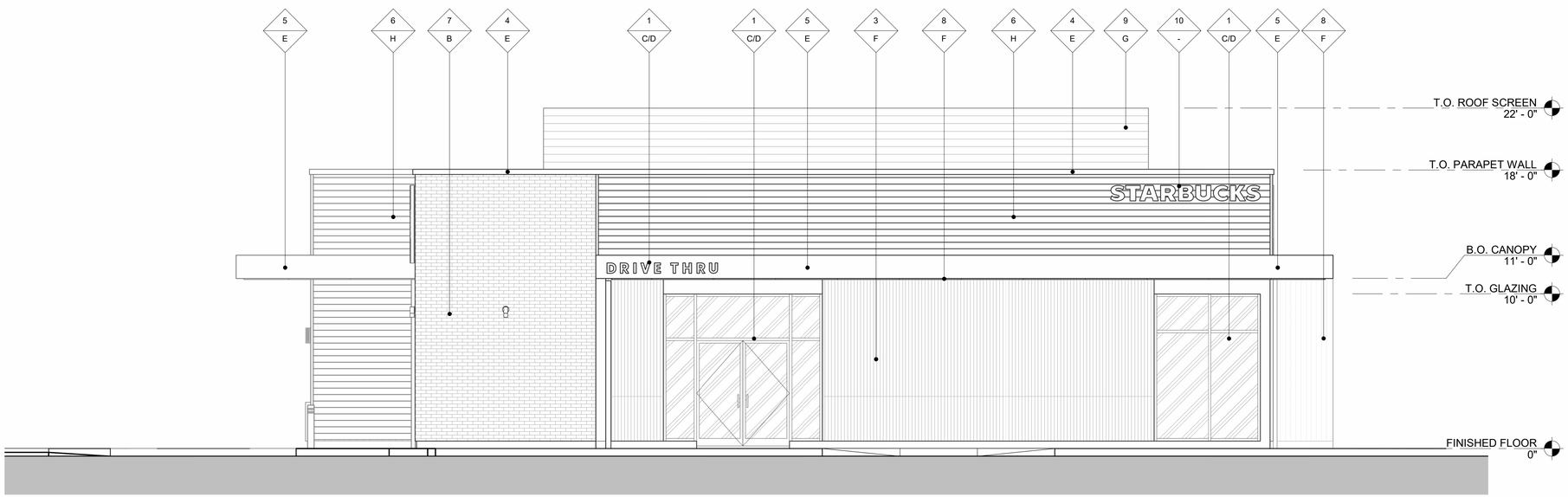
PROPOSED ROOF PLAN
AD111
2024-10-18

B6



2 LEFT - NORTH ELEVATION

Scale: 1/4" = 1'-0"



1 FRONT - WEST ELEVATION

Scale: 1/4" = 1'-0"

FINISH SCHEDULE

FINISH MATERIAL	
1	ALUMINUM STOREFRONT DOORS / WINDOWS SYSTEMS
2	HOLLOW METAL DOOR AND FRAME
3	ACCENT WOOD SIDING
4	METAL COPING AT TOP OF PARAPET
5	CANOPY
6	FIBER CEMENT PLANK
7	BRICK VENEER
8	WOOD SIDING/SOFFIT
9	ROOF SCREEN
10	SIGNAGE (UNDER SEPARATE PERMIT)
11	STUCCO FINISH

FINISH COLOR	
A	COLOR TO MATCH - RAL7044 SILK GREY
B	ELDORADO STONE - TUNDRA BRICK: CHALK DUST
C	FINISH TO MATCH - ANODIZED BLACK
D	CLEAR INSULATED GLASS
E	PRE-FINISHED - TO MATCH - RAL7021: BLACK GREY
F	ACCOYA - EXTERIOR CLADDING: HURON 1C, T&G - NICKEL GAP
G	METAL TECH GLOBAL - TO MATCH RAL RAL7044 SILK GREY
H	JAMES HARDIE - HARDIE PLANK: FINISH TO MATCH SILK GREY
I	DRYVIT - SANDPEBBLE FINE - PAINT TO MATCH - RAL7044 SILK GREY

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STARBUCKS

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ANTIOCH, CA 94509

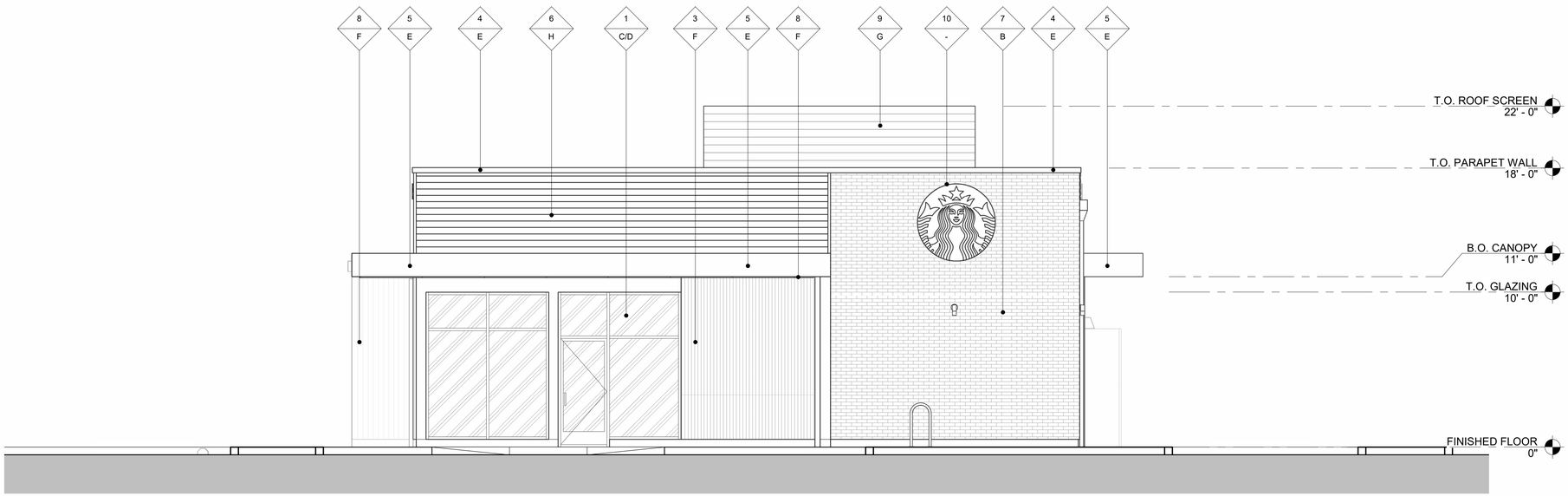
20240242.0

PROPOSED EXTERIOR BW ELEVATIONS

AD201

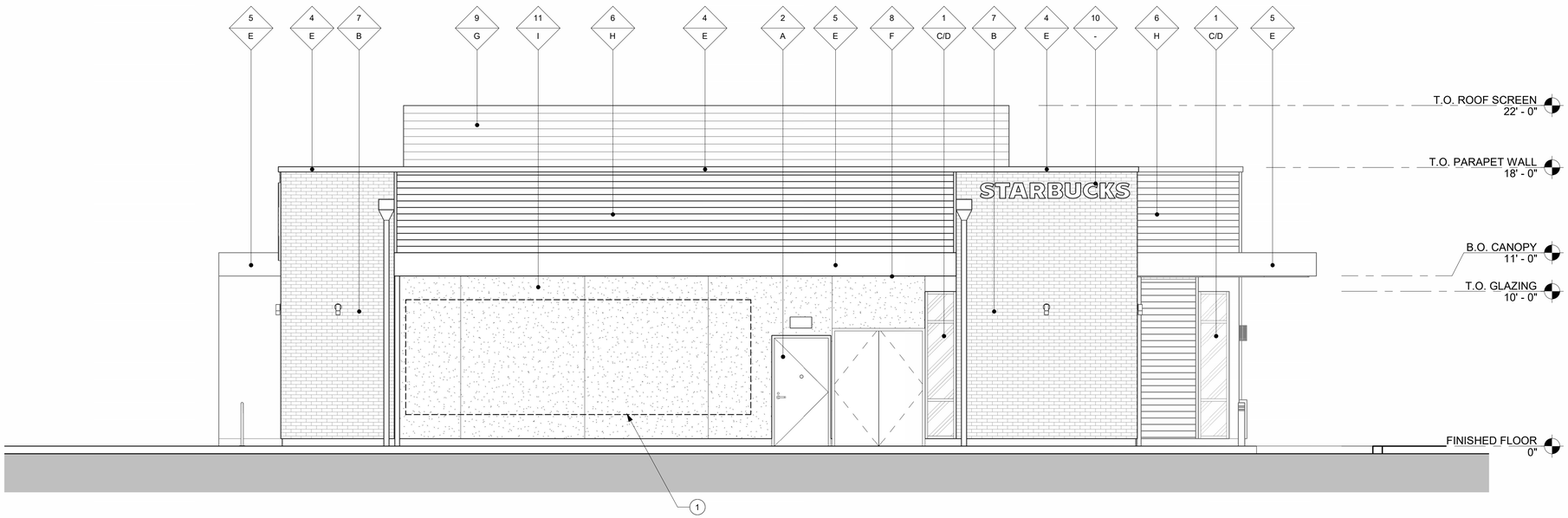
2024-10-18

B7



2 RIGHT - SOUTH ELEVATION

Scale: 1/4" = 1'-0"



1 BACK - EAST ELEVATION

Scale: 1/4" = 1'-0"

KEYED NOTES

1 DECORATIVE ARTWORK

FINISH SCHEDULE

FINISH MATERIAL	
1	ALUMINUM STOREFRONT DOORS / WINDOWS SYSTEMS
2	HOLLOW METAL DOOR AND FRAME
3	ACCENT WOOD SIDING
4	METAL COPING AT TOP OF PARAPET
5	CANOPY
6	FIBER CEMENT PLANK
7	BRICK VENEER
8	WOOD SIDING/SOFFIT
9	ROOF SCREEN
10	SIGNAGE (UNDER SEPARATE PERMIT)
11	STUCCO FINISH
FINISH COLOR	
A	COLOR TO MATCH - RAL7044 SILK GREY
B	ELDORADO STONE - TUNDRA BRICK: CHALK DUST
C	FINISH TO MATCH - ANODIZED BLACK
D	CLEAR INSULATED GLASS
E	PRE-FINISHED - TO MATCH - RAL7021: BLACK GREY
F	ACCOYA - EXTERIOR CLADDING: HURON 1C, T&G - NICKEL GAP
G	METAL TECH GLOBAL - TO MATCH RAL RAL7044 SILK GREY
H	JAMES HARDIE - HARDIE PLANK: FINISH TO MATCH SILK GREY
I	DRYVIT - SANDPEBBLE FINE - PAINT TO MATCH - RAL7044 SILK GREY

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STARBUCKS

AUTO CENTER DR & HWY 4

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ANTIOCH, CA 94509

20240242.0

PROPOSED EXTERIOR BW ELEVATIONS

AD202

2024-10-18

B8

2 COLORED LEFT - NORTH ELEVATION

Scale: 1/4" = 1'-0"

1 COLORED FRONT - WEST ELEVATION

Scale: 1/4" = 1'-0"

FINISH SCHEDULE

FINISH MATERIAL	
1	ALUMINUM STOREFRONT DOORS / WINDOWS SYSTEMS
2	HOLLOW METAL DOOR AND FRAME
3	ACCENT WOOD SIDING
4	METAL COPING AT TOP OF PARAPET
5	CANOPY
6	FIBER CEMENT PLANK
7	BRICK VENEER
8	WOOD SIDING/SOFFIT
9	ROOF SCREEN
10	SIGNAGE (UNDER SEPARATE PERMIT)
11	STUCCO FINISH
FINISH COLOR	
A	COLOR TO MATCH - RAL7044 SILK GREY
B	ELDORADO STONE - TUNDRA BRICK: CHALK DUST
C	FINISH TO MATCH - ANODIZED BLACK
D	CLEAR INSULATED GLASS
E	PRE-FINISHED - TO MATCH - RAL7021: BLACK GREY
F	ACCOYA - EXTERIOR CLADDING: HURON 1C, T&G - NICKEL GAP
G	METAL TECH GLOBAL - TO MATCH RAL RAL7044 SILK GREY
H	JAMES HARDIE - HARDIE PLANK: FINISH TO MATCH SILK GREY
I	DRYVIT - SANDPEBBLE FINE - PAINT TO MATCH - RAL7044 SILK GREY

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STARBUCKS

AUTO CENTER DR & HWY 4

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ANTIOCH, CA 94509

20240242.0

PROPOSED EXTERIOR COLOR ELEVATIONS

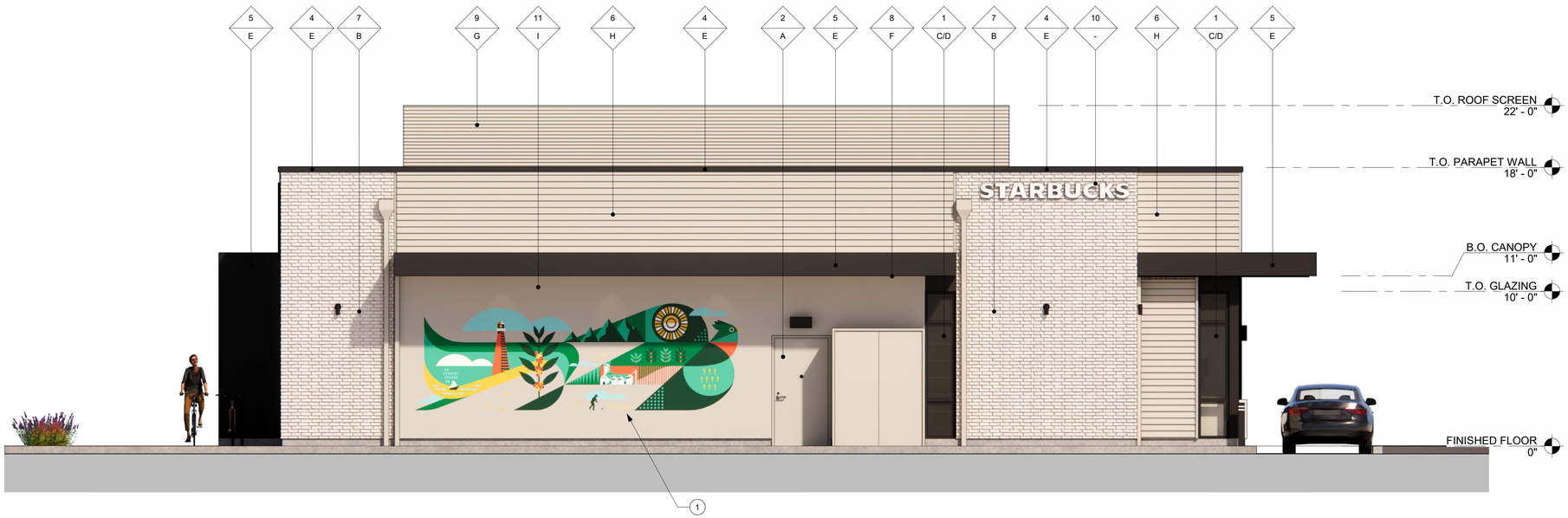
AD211

2024-10-18

B9

2 COLORED RIGHT - SOUTH ELEVATION

Scale: 1/4" = 1'-0"



1 COLORED BACK - EAST ELEVATION

Scale: 1/4" = 1'-0"

KEYED NOTES

1 DECORATIVE ARTWORK

FINISH SCHEDULE

FINISH MATERIAL	
1	ALUMINUM STOREFRONT DOORS / WINDOWS SYSTEMS
2	HOLLOW METAL DOOR AND FRAME
3	ACCENT WOOD SIDING
4	METAL COPING AT TOP OF PARAPET
5	CANOPY
6	FIBER CEMENT PLANK
7	BRICK VENEER
8	WOOD SIDING/SOFFIT
9	ROOF SCREEN
10	SIGNAGE (UNDER SEPARATE PERMIT)
11	STUCCO FINISH
FINISH COLOR	
A	COLOR TO MATCH - RAL7044 SILK GREY
B	ELDORADO STONE - TUNDRA BRICK: CHALK DUST
C	FINISH TO MATCH - ANODIZED BLACK
D	CLEAR INSULATED GLASS
E	PRE-FINISHED - TO MATCH - RAL7021: BLACK GREY
F	ACCOYA - EXTERIOR CLADDING: HURON 1C, T&G - NICKEL GAP
G	METAL TECH GLOBAL - TO MATCH RAL RAL7044 SILK GREY
H	JAMES HARDIE - HARDIE PLANK: FINISH TO MATCH SILK GREY
I	DRYVIT - SANDPEBBLE FINE - PAINT TO MATCH - RAL7044 SILK GREY

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STARBUCKS

AUTO CENTER DR & HWY 4

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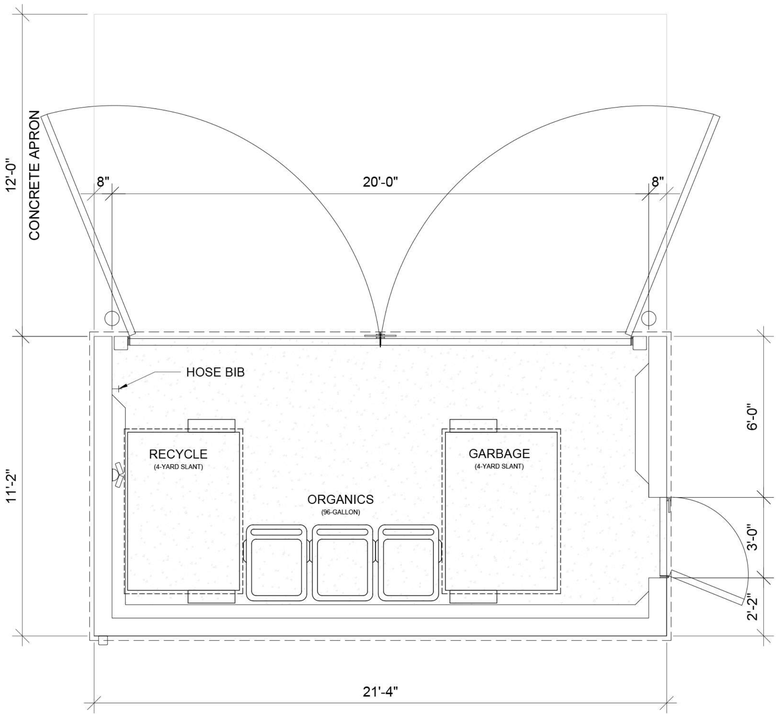
20240242.0

PROPOSED EXTERIOR COLOR ELEVATIONS

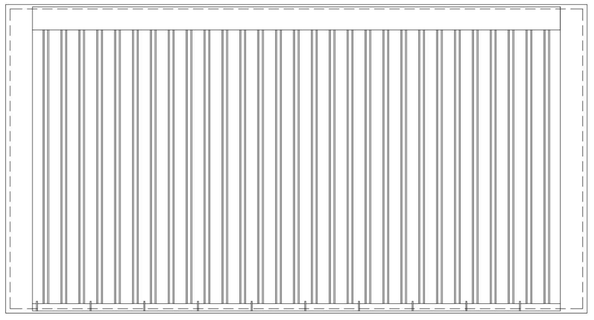
AD212

2024-10-18

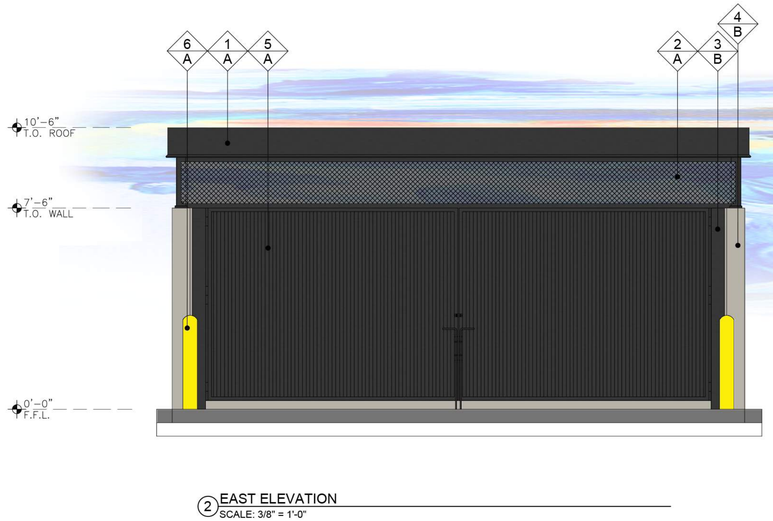
B10



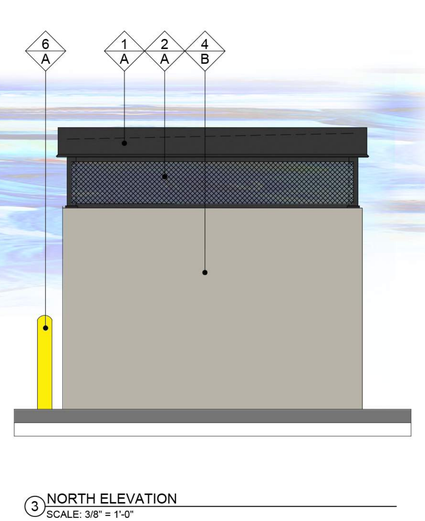
1 FLOOR PLAN
SCALE: 3/8" = 1'-0"



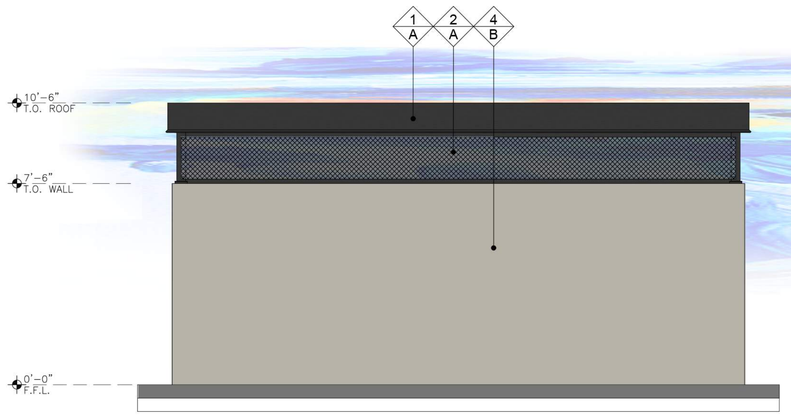
4 ROOF PLAN
SCALE: 3/8" = 1'-0"



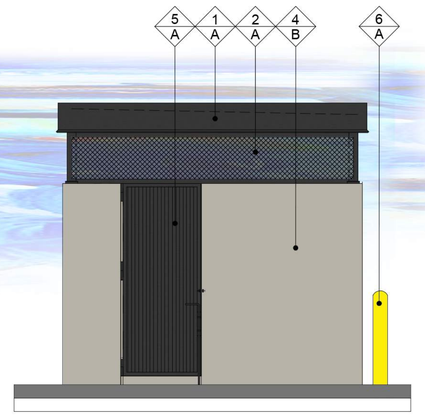
2 EAST ELEVATION
SCALE: 3/8" = 1'-0"



3 NORTH ELEVATION
SCALE: 3/8" = 1'-0"



5 WEST ELEVATION
SCALE: 3/8" = 1'-0"

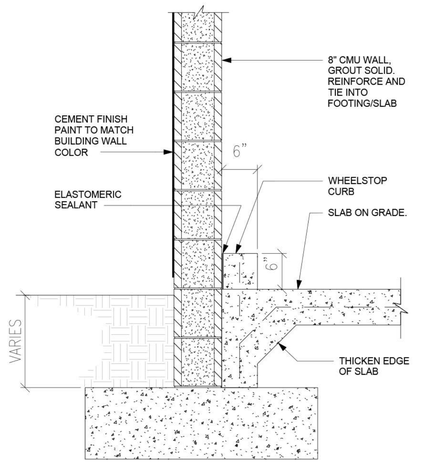


6 SOUTH ELEVATION
SCALE: 3/8" = 1'-0"

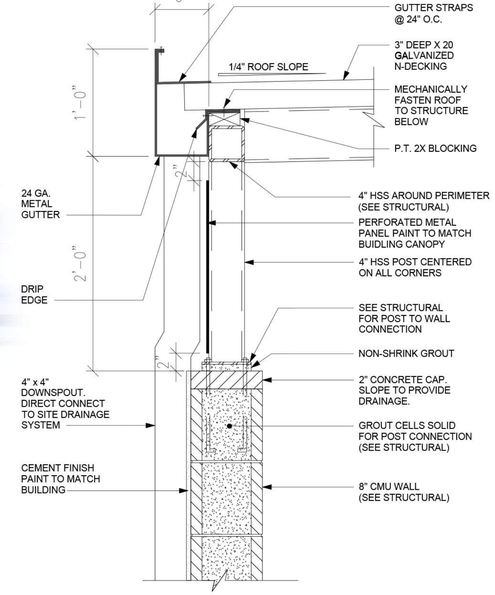
FINISH SCHEDULE

	FINISH MATERIAL
1	METAL ROOF
2	PERFORATED METAL PANEL-McNICHOLS #16951420M2
3	STEEL POST
4	CMU BLOCK WALL WITH CEMENT PLASTER
5	CORRUGATED METAL DOOR
6	BOLLARD
	FINISH COLOR
A	PAINT TO MATCH RAL7021- BLACK GREY
B	TO MATCH RAL7044 - SILK GREY

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



8 TYPICAL CMU WALL FOOTING
SCALE: 1" = 1'-0"



7 ROOF SECTION AT GUTTER
SCALE: 1 1/2" = 1'-0"

GF
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Newport Beach, CA 92614
949-296-0450

STARBUCKS

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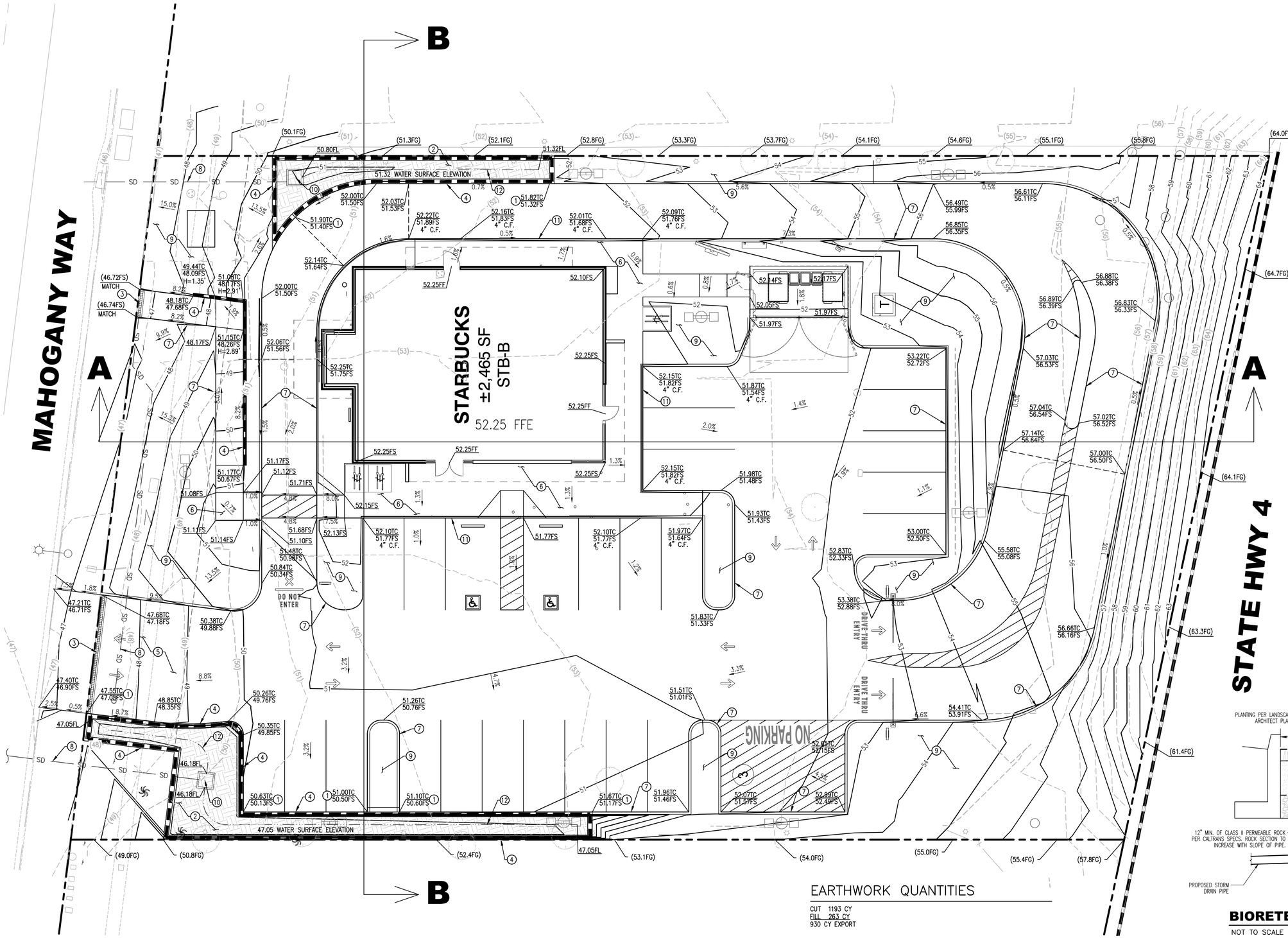
2410 MAGOGANY WAY
ANTIOCH, CA 94509
20240242.0

PROPOSED TRASH ENCLOSURE
AD501
2024-09-16

B11



EARTHWORK QUANTITIES

CUT 1193 CY
FILL 263 CY
930 CY EXPORT

LEGEND:

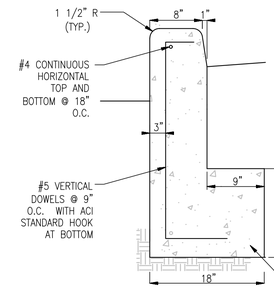
- PROPERTY LINE
- PROPOSED CURB
- XX — PROPOSED CONTOUR
- G.B. — PROPOSED GRADE BREAK
- X.X% — PROPOSED DRAINAGE SLOPE & DIRECTION
- (XXX.XX FS) — EXISTING SPOT ELEVATION
- XXX.XXTC / XXX.XXFS — TOP OF CURB / FINISH SURFACE
- PROPOSED RETAINING WALL

ABBREVIATIONS:

TC	TOP OF CURB
FS	FINISH SURFACE
CF	CURB FACE
GB	GRADE BREAK
FF	FINISH FLOOR
FFE	FINISH FLOOR ELEVATION

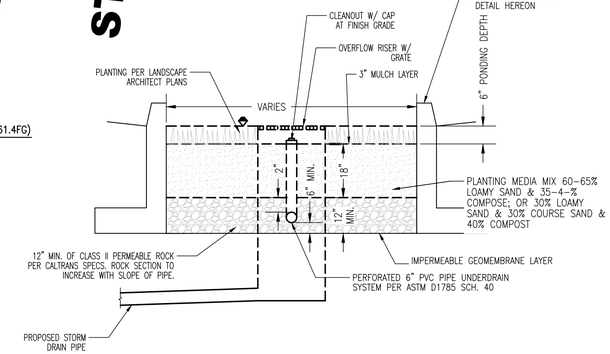
GRADING KEY NOTES

1. PROPOSED 1' CURB OPENING
2. PROPOSED BIORETENTION WITH UNDERDRAIN
3. PROPOSED TRENCH DRAIN
4. PROPOSED RETAINING WALL
5. PROPOSED DRIVEWAY
6. PROPOSED SIDEWALK
7. PROPSOED 6" CURB ONLY
8. PROPOSED STORM DRAIN PIPE
9. PROPOSED LANDSCAPE
10. PROPOSED JUNCTION STRUCTURE WITH SUMP PUMP
11. PROPOSED 4" CURB ONLY
12. PROPOSED EARTHEN SWALE



RETAINING CURB DETAIL

NOT TO SCALE



BIORETENTION WITH RETAINING CURB

NOT TO SCALE

4695 MACARTHUR COURT
Suite 1450
NEWPORT BEACH, CA 92660
T:949 296 0450

TRUE NORTH

SCALE: 1"=10'-0"

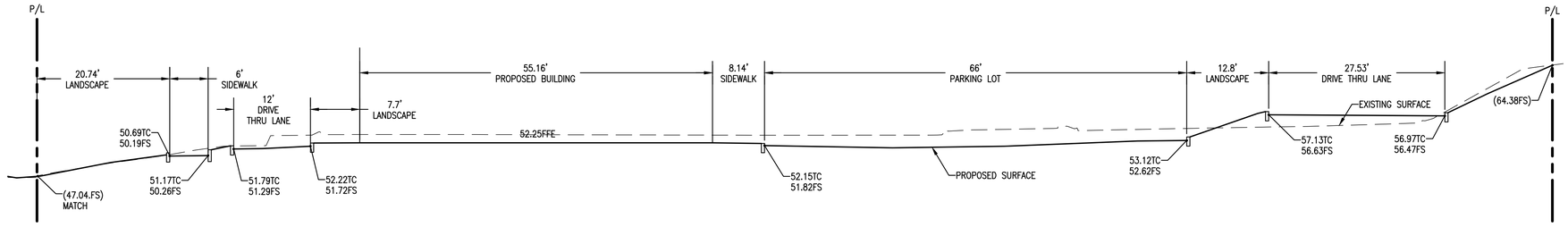
0 5 10 20 30 40

STARBUCKS
AUTO CENTER DRIVE & HIGHWAY 4
ANTIOCH, CA
20240242.0

CONCEPTUAL GRADING PLAN

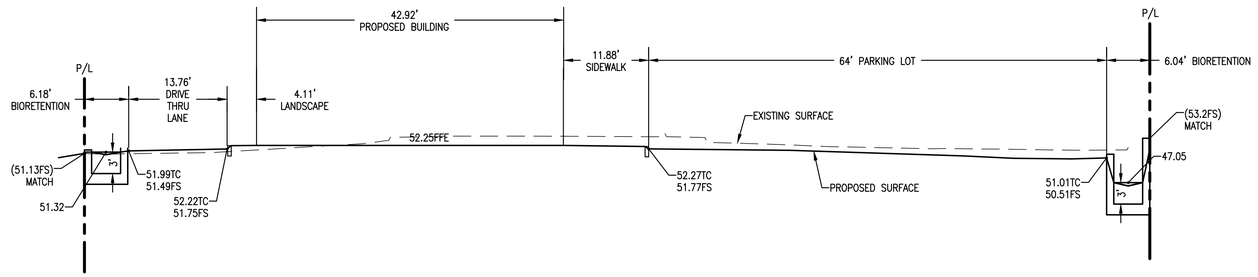
CG-01

11.08.2024



SECTION A-A

PROFILE SCALE
1" = 10' H
1" = 10' V



SECTION B-B

PROFILE SCALE
1" = 10' H
1" = 10' V

4695 MACARTHUR COURT
Suite 1450
NEWPORT BEACH, CA 92660
T:949 296 0450

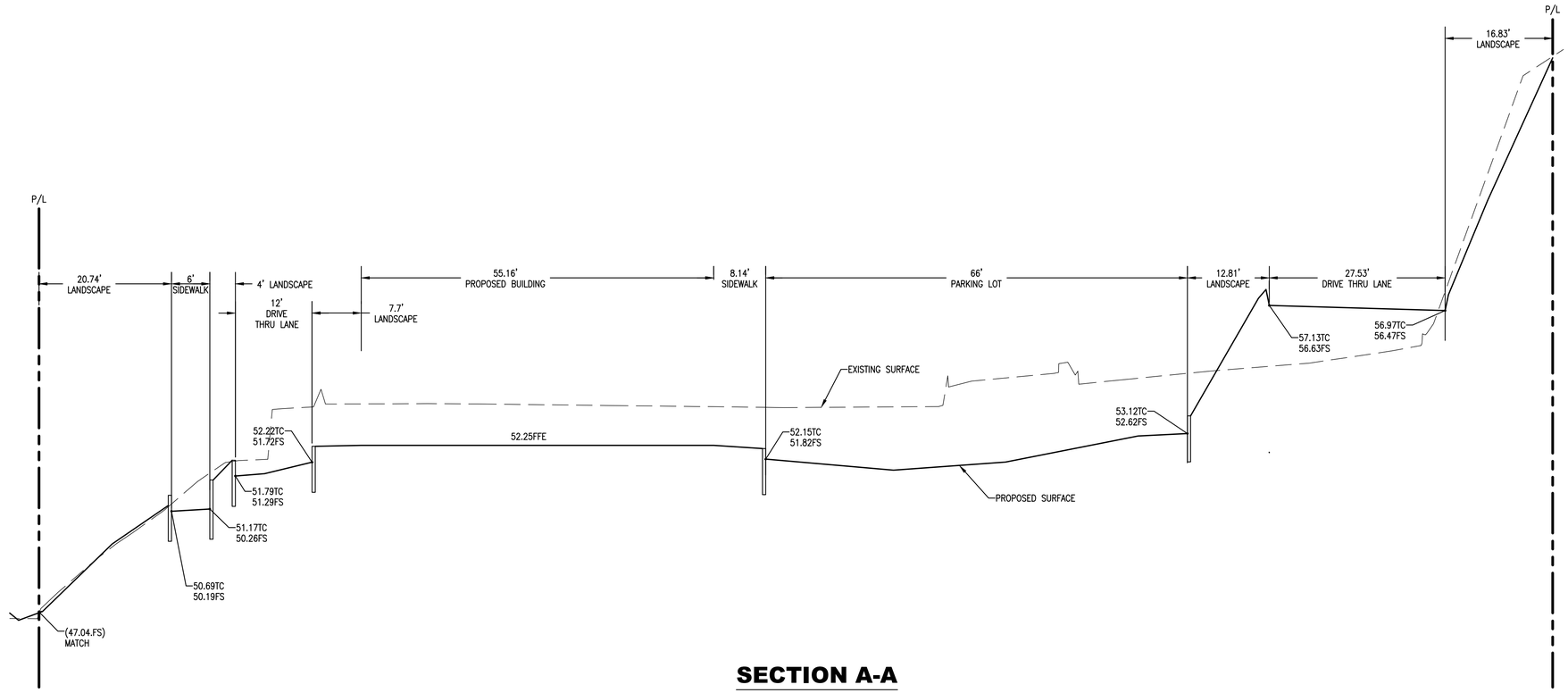
TRUE NORTH

SCALE: 1"=10'-0"

0 5 10 20 30 40

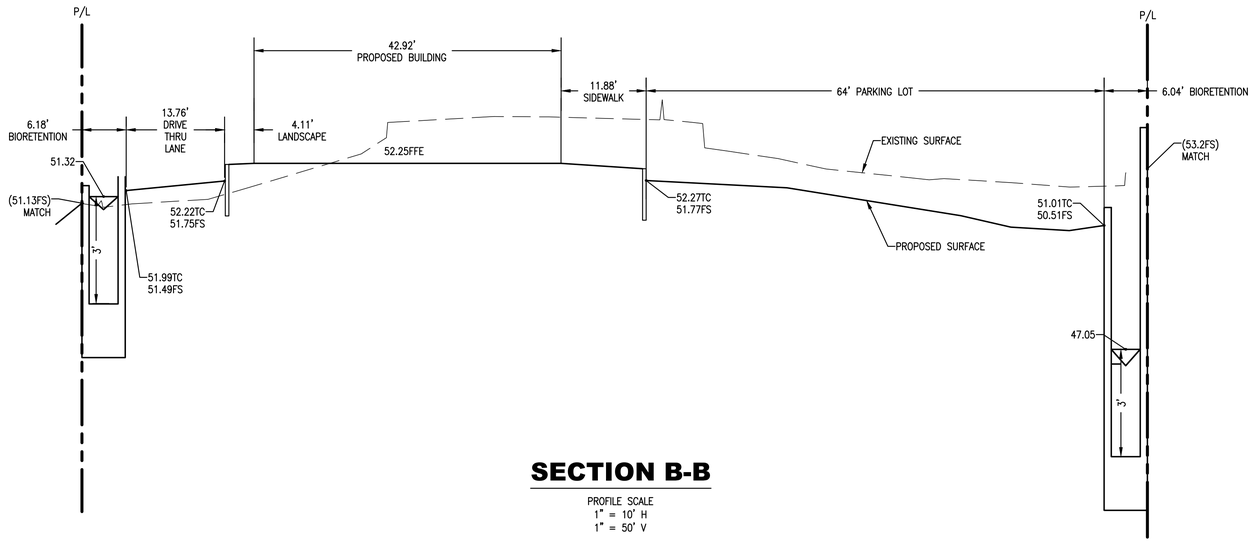
STARBUCKS
AUTO CENTER DRIVE & HIGHWAY 4
ANTIOCH, CA
20240242.0

CROSS SECTIONS
CG-02
11.09.2024



SECTION A-A

PROFILE SCALE
1" = 10' H
1" = 50' V



SECTION B-B

PROFILE SCALE
1" = 10' H
1" = 50' V

4695 MACARTHUR COURT
Suite 1450
NEWPORT BEACH, CA 92660
T:949 296 0450

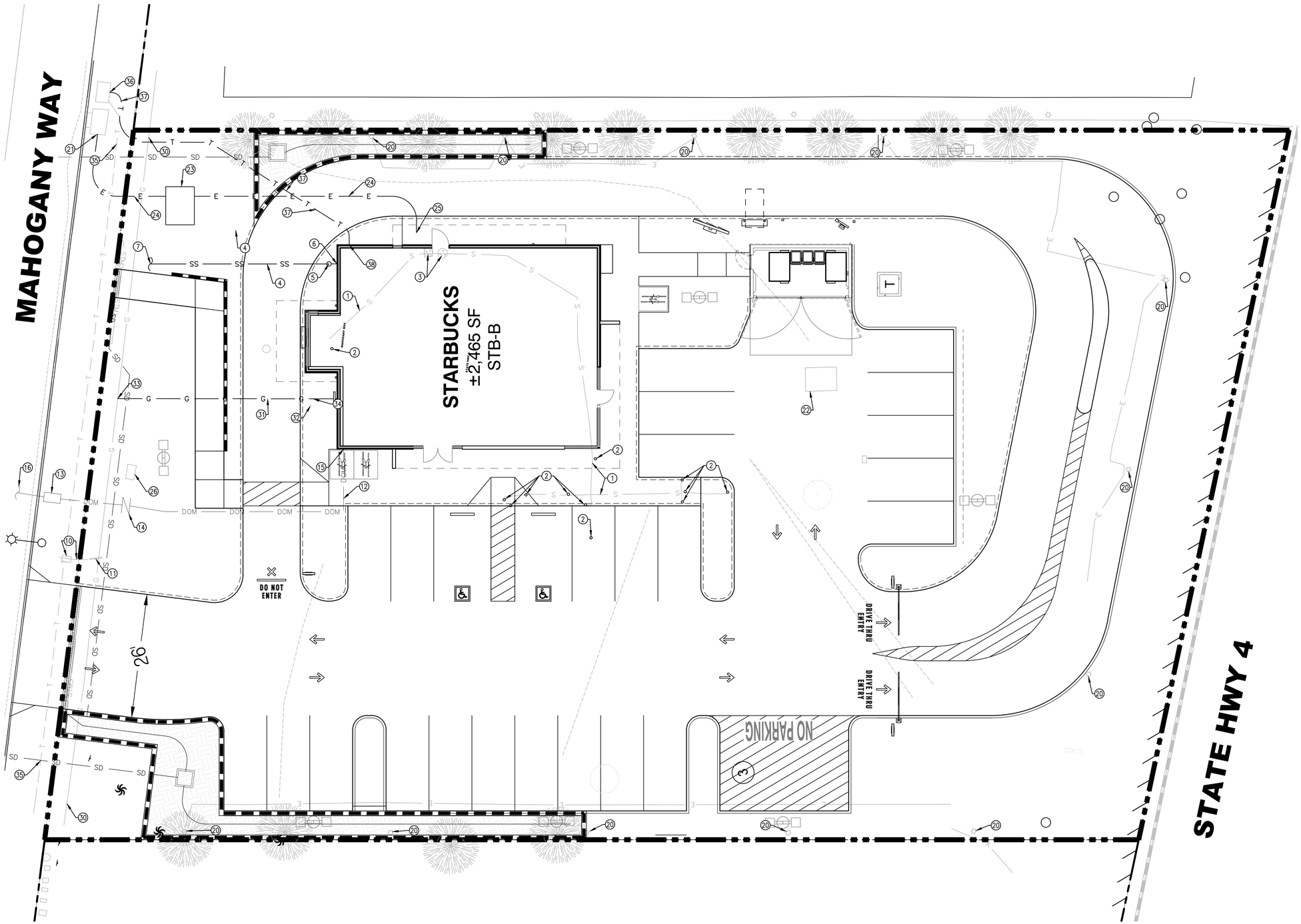
TRUE NORTH

SCALE: 1"=10'-0"

0 5 10 20 30 40

STARBUCKS
AUTO CENTER DRIVE & HIGHWAY 4
ANTIOCH, CA
20240242.0

CROSS SECTIONS
CG-03
11.09.2024



UTILITY KEY NOTES

SANITARY SEWER

1. EXISTING SANITARY SEWER LINE TO BE REMOVED
2. EXISTING SEWER CLEANOUT TO BE REMOVED
3. EXISTING SEWER MANHOLE TO BE REMOVED
4. PROPOSED SEWER LINE
5. PROPOSED SEWER CLEANOUT
6. PROPOSED POINT OF CONNECTION FROM PROPOSED SEWER LINE TO BUILDING
7. PROPOSED SEWER LINE TO CONNECT WITH EXISTING SEWER LINE

WATER

10. EXISTING WATER METER AND SERVICE LINE TO BE PROTECTED IN PLACE AND USED FOR IRRIGATION. CONTRACTOR TO FIELD VERIFY LOCATION, DEPTH, AND CONDITION OF EXISTING WATER LINE FOR CONNECTION.
11. EXISTING WATER BACKFLOW PREVENTOR TO BE PROTECTED IN PLACE AND USED FOR IRRIGATION
12. PROPOSED DOMESTIC WATER LINE
13. PROPOSED DOMESTIC WATER METER
14. PROPOSED DOMESTIC WATER BACKFLOW PREVENTOR
15. PROPOSED POINT OF CONNECTION FROM PROPOSED DOMESTIC WATER LINE TO BUILDING
16. PROPOSED DOMESTIC WATER LINE TO CONNECT WITH EXISTING WATER LINE

ELECTRICAL

20. EXISTING LIGHT AND CONDUIT TO BE REMOVED
21. CONNECT TO EXISTING ELECTRICAL PULLBOX
22. EXISTING ELECTRICAL TRANSFORMER TO BE REMOVED
23. PROPOSED ELECTRICAL TRANSFORMER
24. PROPOSED ELECTRICAL CONDUIT
25. PROPOSED ELECTRICAL SWITCHGEAR
26. EXISTING ELECTRIC PULLBOX TO BE REMOVED

GAS

30. EXISTING GAS LINE TO BE PROTECTED IN PLACE. CONTRACTOR TO FIELD VERIFY LOCATION, DEPTH, AND CONDITION OF EXISTING GAS LINE FOR CONNECTION.
31. PROPOSED GAS LINE
32. PROPOSED GAS METER
33. PROPOSED GAS LINE TO CONNECT WITH EXISTING GAS LINE
34. PROPOSED POINT OF CONNECTION FROM PROPOSED GAS LINE TO BUILDING

COMM

35. EXISTING COMM LINE TO BE PROTECTED IN PLACE
36. CONNECT TO EXISTING COMM PULLBOX
37. PROPOSED COMM LINE
38. PROPOSED COMM LINE TO BE CONNECTED WITH EXISTING COMM LINE
39. PROPOSED POINT OF CONNECTION FROM PROPOSED COMM LINE TO BUILDING

NOTE:

EXISTING UTILITIES ARE SHOWN AT APPROXIMATE LOCATION BASED ON AVAILABLE AS-BUILT PLANS. CONTRACTOR SHALL VERIFY LOCATION, DEPTH, AND CONDITION IN FIELD PRIOR TO CONSTRUCTION

4695 MACARTHUR COURT
Suite 1450
NEWPORT BEACH, CA 92660
T:949 296 0450

TRUE NORTH

SCALE: 1"=10'-0"

0 5 10 20 30 40

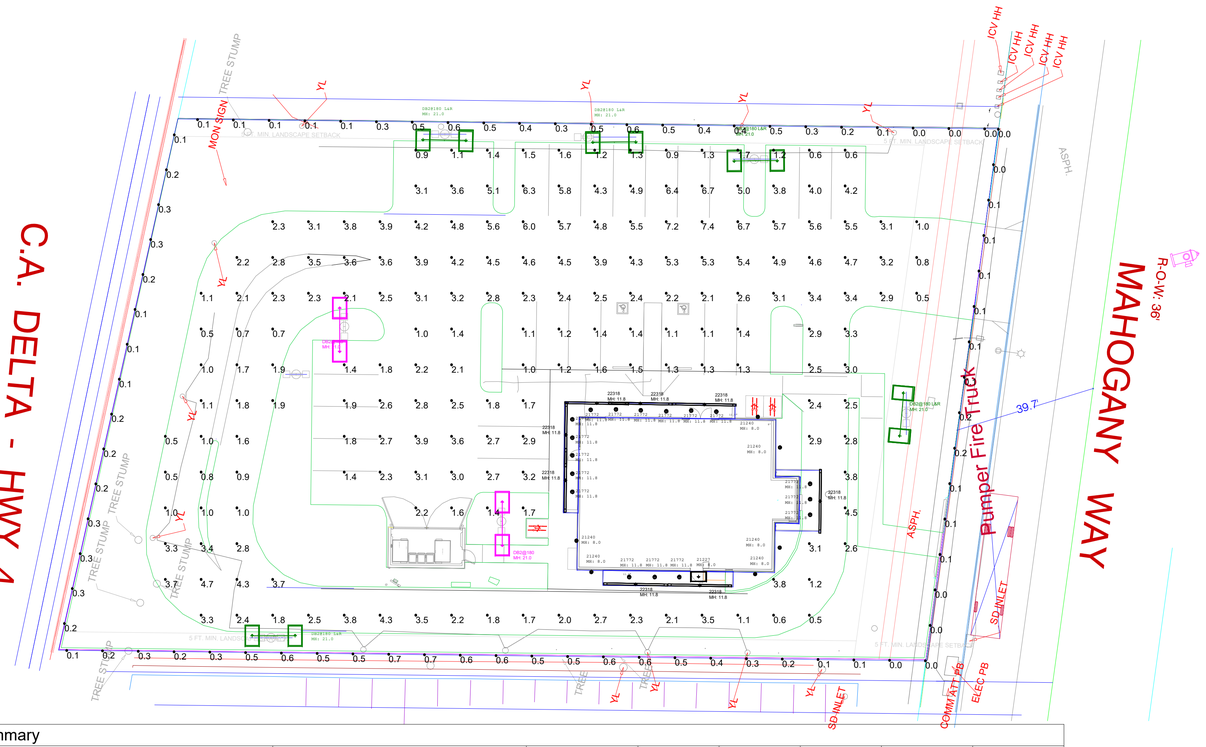
STARBUCKS
AUTO CENTER DRIVE & HIGHWAY 4
ANTIOCH, CA
20240242.0

CONCEPTUAL UTILITY PLAN
CU-01
11.08.2024

NOTES:

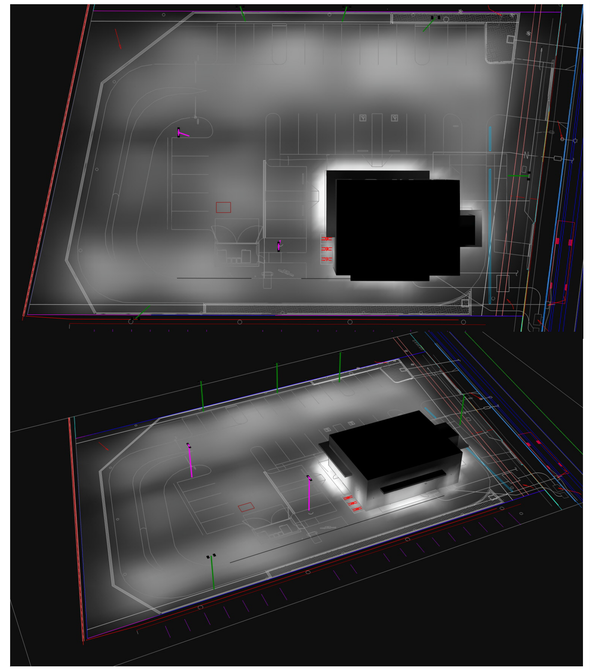
1. THE FOOTCANDLE LEVELS AS SHOWN ARE BASED ON THE FOLLOWING CRITERIA. ANY SUBSTITUTIONS IN SPECIFIED FIXTURES OR CHANGES TO LAYOUT WILL AFFECT LIGHTING LEVELS SHOWN AND WILL NOT BE THE RESPONSIBILITY OF SECURITY LIGHTING.

2. DISTANCE BETWEEN READINGS 10'



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Paved Surface Areas	Illuminance	Fc	2.77	7.4	0.5	5.54	14.80
Propertyline	Illuminance	Fc	0.26	0.7	0.0	N.A.	N.A.

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	EPA	Mtg Height	Pole Type
	5	DB2@180 L&R	Twin	0.850	RAR-1-160L-70-5K7-4W-BC-SCP/40F	68.4	1.214	21	SES-18-40-1-TA-GL-xx (4")
	2	DB2@180	Back-Back	0.850	RAR-1-160L-70-5K7-4W-BC-SCP/40F	68.4	1.214	21	SES-18-40-1-TA-GL-xx (4")
	8	22318	Single	0.850	KENDO-M-WET-FROSTED-LL72-VHO-	22.8			
	17	21772	Single	0.850	NUE3-RA-SW-15LM-30K-90-30D-NL-WH-WH	15.9			
	6	21240	Single	0.850	DE-LED-TR-X100-SP-13(40°x1°)-4000K	12.8246			
	1	21227	Single	0.850	WST LED P1 27K VF MVOLT	12			



Pole Fixtures Are Full Cutoff
Tilt=0
Calculation Grids Are At Grade
Pole Light Mounting Height=XXft
(18' Pole + 3' Base)

PROJECT WIND LOAD CRITERIA BASED ON:
ASCE 7-10 WIND SPEEDS (3-SEC PEAK GUST MPH)
50 YEAR MEAN RECURRENCE INTERVAL
ALLOWED EPA 15.6 @ WIND LOAD 85 MPH

1. THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS TO SECURITY LIGHTING SYSTEMS. SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VISUALIZATION AID. FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT.

2. LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS.

3. CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.

4. THIS LAYOUT MAY NOT MEET TITLE 24 OR LOCAL ENERGY REQUIREMENTS. IF THIS LAYOUT NEEDS TO E COMPLIANT WITH TITLE 24 OR OTHER ENERGY REQUIREMENTS, PLEASE CONSULT FACTORY WITH SPECIFIC DETAILS REGARDING PROJECT REQUIREMENTS SO THAT REVISIONS MAY BE MADE TO THE DRAWING.

THIS DRAWING MEETS OR EXCEEDS McDONALDS CURRENT ILLUMINATION SPECIFICATIONS OF A 3-4 FOOTCANDLE AVERAGE, UNLESS SUPERSEDED BY OTHER REQUIREMENTS.

SECURITY LIGHTING
2100 Golf Road, Suite 460, Rolling Meadows, IL 60008
1-800-544-4848

UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN INCHES

SCALE 1"=20' 0"

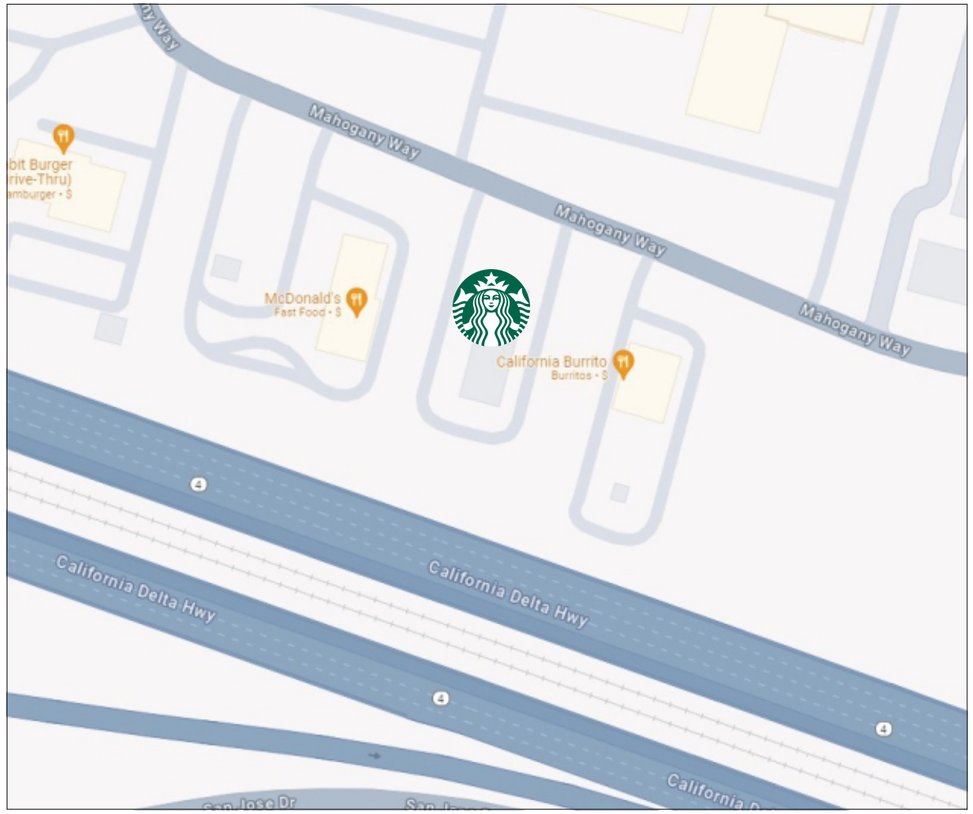
DRAWN BY CLB LEED AP BD+C

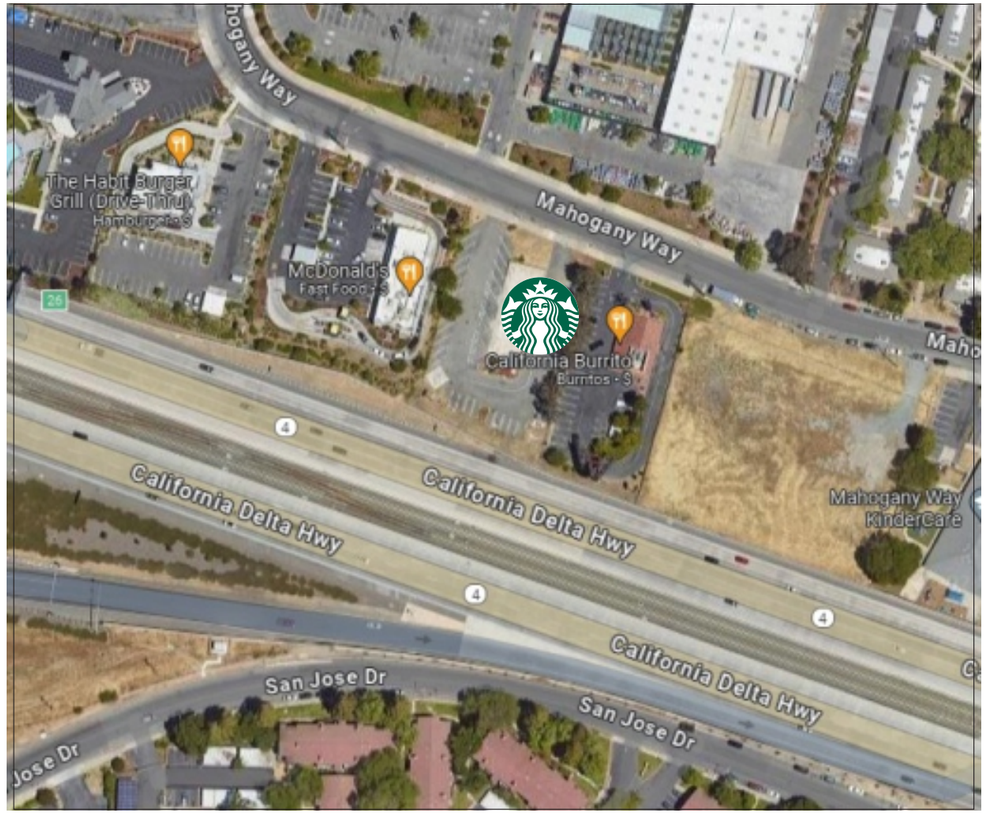
POINT-BY-POINT FOOTCANDLE PLOT FOR
Starbucks
Antioch CA

DATE 11/18/2024

DRAWING NUMBER A241832D.AGI

B16



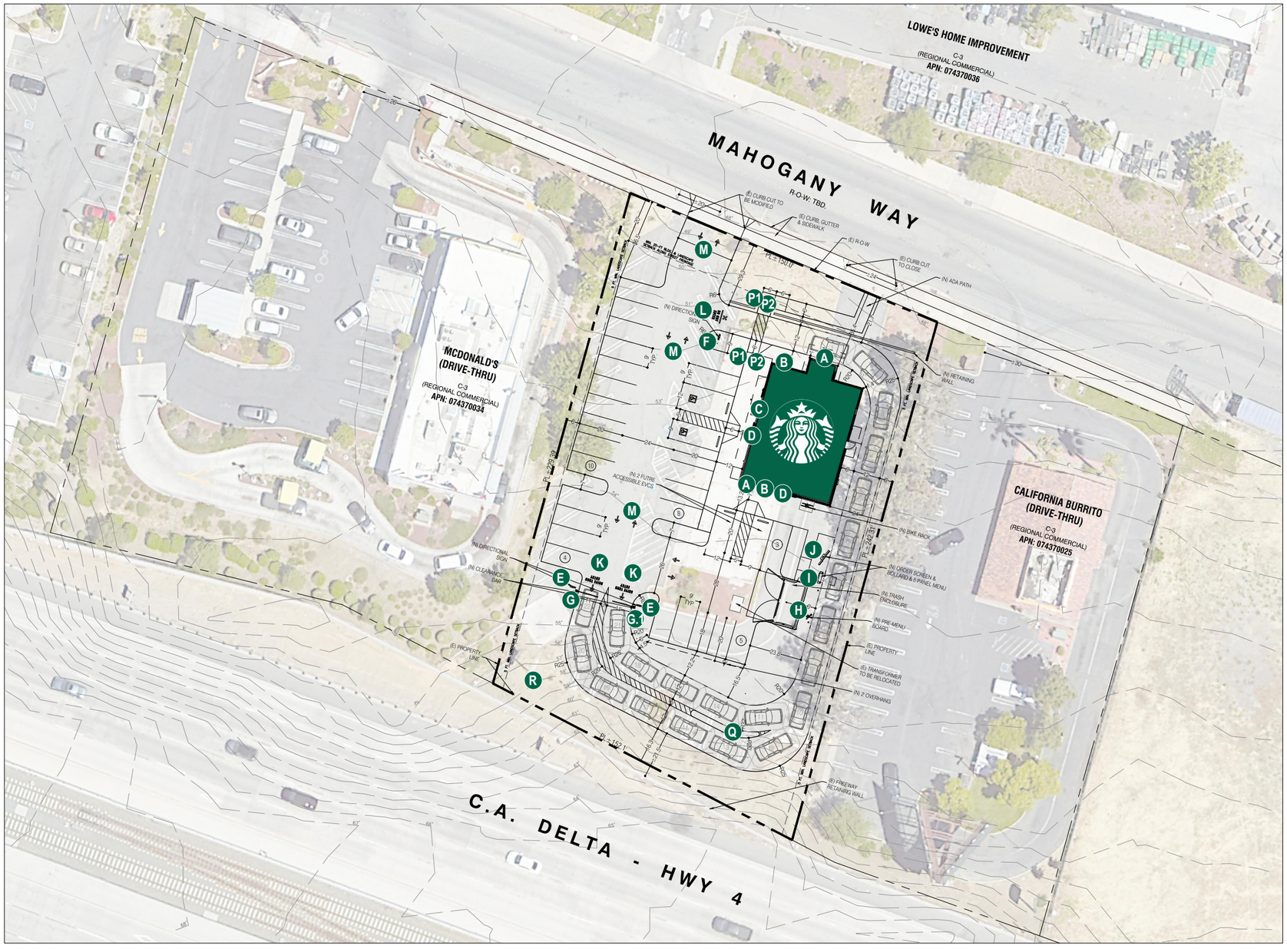


VICINITY MAP

Not To Scale

PROJECT: # 000000
STORE # 00000
AUTO CENTER DRIVE & HIGHWAY 4 - STARBUCKS
Antioch, CA.

Sign Industries INCORPORATED



1 **SITE PLAN**
SCALE: NTS

KEY LEGEND

- A 48" SIREN LOGO DISC
- B 8" WHITE DT CHANNEL LETTERS
- C 12" WHITE CHANNEL LETTERS
- D HANGING SIGN
- E DT ENTRANCE DIRECTIONAL
- F DT EXIT/THANK YOU DIRECTIONAL
- G CLEARANCE BAR
- H PRE-MENU BOARD
- I DIGITAL ORDER SCREEN / CANOPY
- J DT 5-PANEL MENU SIGN
- K DRIVE THRU FLOOR GRAPHICS
- L DO NOT ENTER FLOOR GRAPHICS
- M ARROW FLOOR GRAPHICS
- P1 PEDESTRIAN PANEL
- P2 CAUTION VEHICLE PANEL
- Q YIELD & MERGE
- R REPLACEMENT FACE

N

Project:

Location:
Auto Center Dr & Highway 4
Antioch, CA.

Client Approval:

Date of Approval:

Sales Rep:
Paul L.

Date: 04-23-24
Drawn by: O.C.

1	10-08-24	O.C.
2		
3		
4		
5		
6		

Electrical Requirement:
☐ 120 Volts ☐ 277 Volts

Sign Industries INCORPORATED
2101 Carrillo Privado, Ontario, CA 91761
(909) 930-0303 Fax: (909) 930-0308
E-mail: design@signindustries.tv
Web: www.signindustries.tv

Drawing No
24-185 1

Page: **SP.1** **B18**

KEY LEGEND

- A 48" SIREN LOGO DISC
- B 8" WHITE DT CHANNEL LETTERS

2 NORTH ELEVATION

SCALE: 1/4" = 1'

Project:

Location:
Auto Center Dr & Highway 4
Antioch, CA.

Client Approval:

Date of Approval:

Sales Rep:
Paul L.

Date: 04-23-24 Drawn by: O.C.

1	10-08-24	O.C.
2		
3		
4		
5		
6		

Electrical Requirement:

☐ 120 Volts ☐ 277 Volts

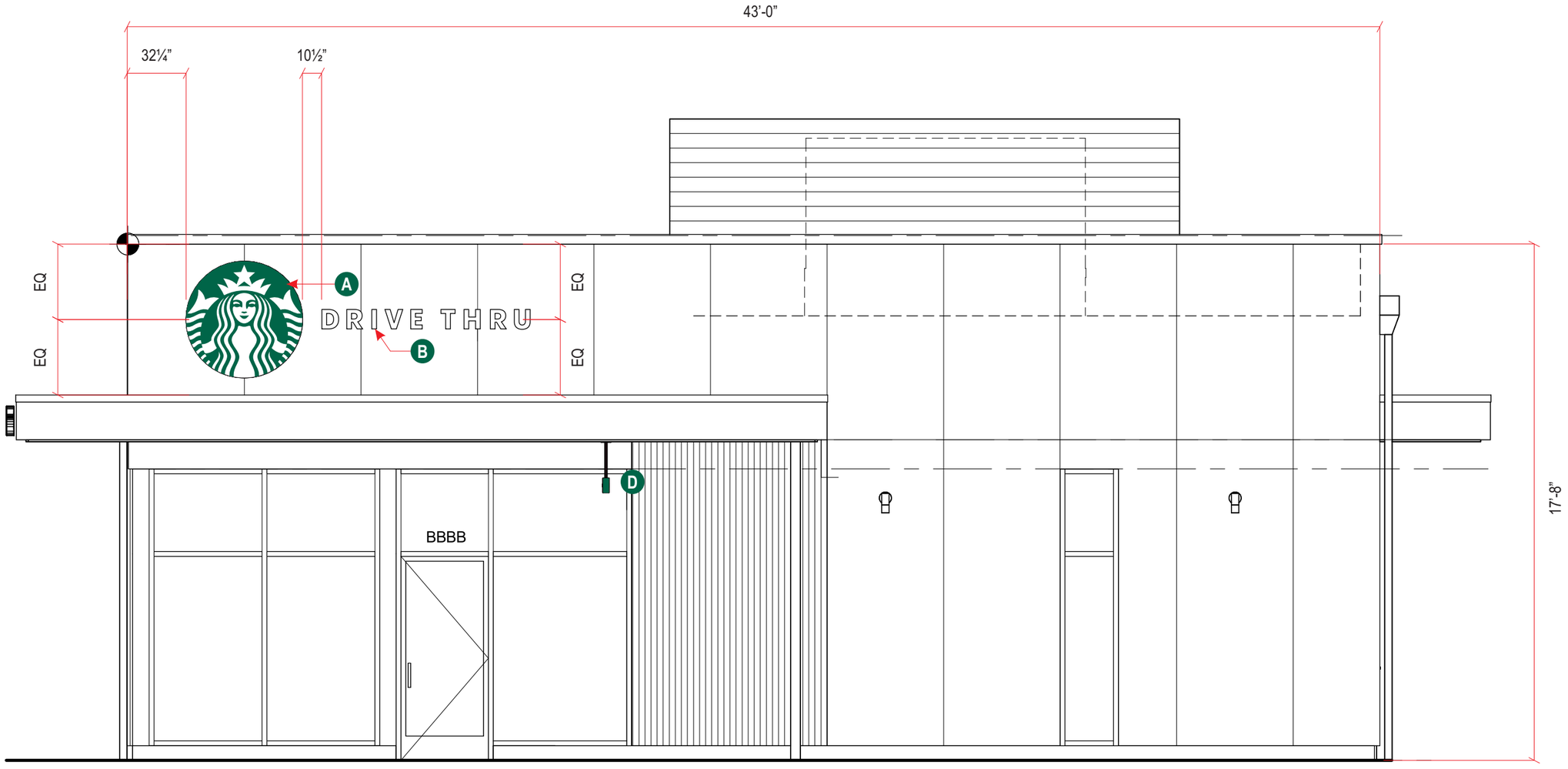
Sign Industries INCORPORATED
2101 Carrillo Privado, Ontario, CA 91761
(909) 930-0303 Fax: (909) 930-0308
E-mail: design@signindustries.tv
Web: www.signindustries.tv

Drawing No
24-185 1

Page: **ELEV.1** **B19**

KEY LEGEND

- A 48" SIREN LOGO DISC
- B 8" WHITE DT CHANNEL LETTERS
- D HANGING SIGN



2 SOUTH ELEVATION

SCALE: 1/4" = 1'

Project:

Location:
Auto Center Dr & Highway 4
Antioch, CA.

Client Approval:

Date of Approval:

Sales Rep:
Paul L.

Date: 04-23-24
Drawn by: O.C.

1	10-08-24	O.C.
2		
3		
4		
5		
6		

Electrical Requirement:
☐ 120 Volts ☐ 277 Volts

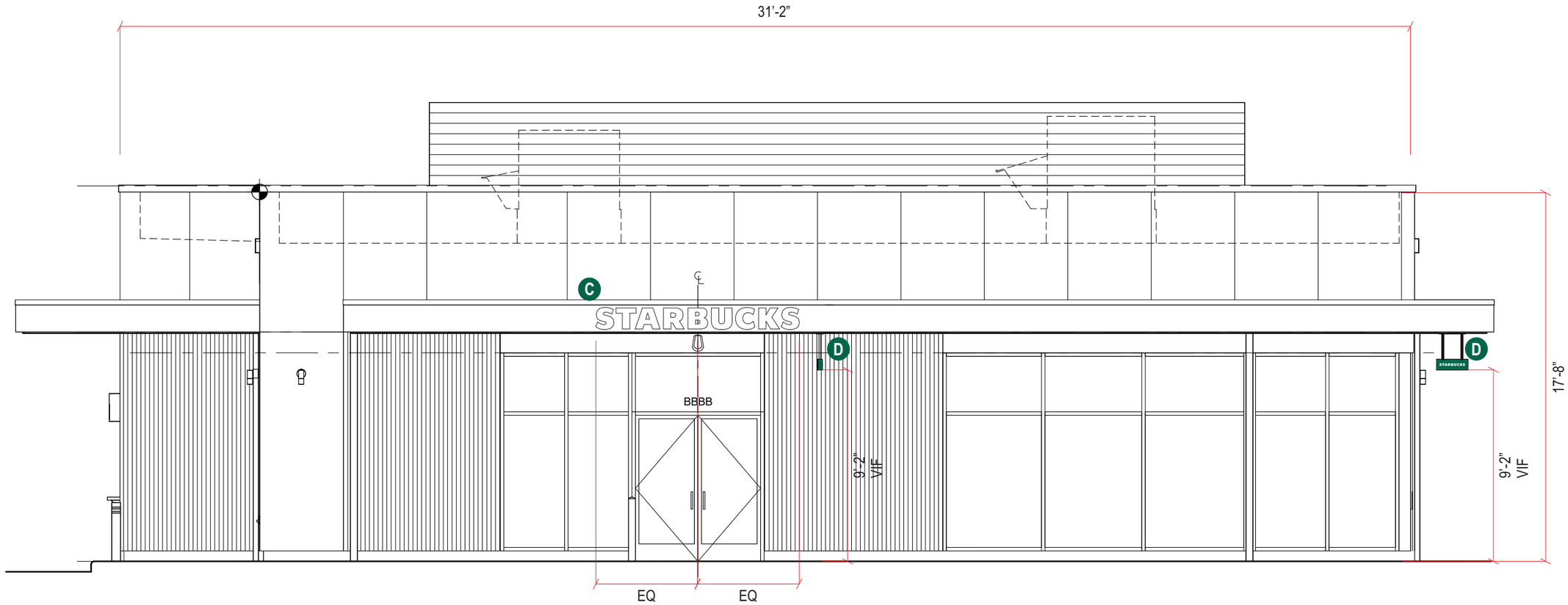
Sign Industries INCORPORATED
2101 Carrillo Privado, Ontario, CA 91761
(909) 930-0303 Fax: (909) 930-0308
E-mail: design@signindustries.tv
Web: www.signindustries.tv

Drawing No
24-185 1

Page: **ELEV.2** **B20**

KEY LEGEND

- C WHITE CHANNEL LETTERS
- D HANGING SIGN



2 WEST ELEVATION

SCALE: 3/16" = 1'

Project:

Location:
Auto Center Dr & Highway 4
Antioch, CA.

Client Approval:

Date of Approval:

Sales Rep:
Paul L.

Date:	Drawn by:
04-23-24	O.C.

1	10-08-24	O.C.
2		
3		
4		
5		
6		

Electrical Requirement:

☐ 120 Volts ☐ 277 Volts

Sign Industries INCORPORATED
2101 Carrillo Privado, Ontario, CA 91761
(909) 930-0303 Fax: (909) 930-0308
E-mail: design@signindustries.tv
Web: www.signindustries.tv

Drawing No
24-185 1

Page: **ELEV.3** **B21**

A 48" S/F EXTERIOR ILLUMINATED FLEX FACE SIREN WALL SIGN- TRIMLESS
QTY - 2

DESIGN ID # 13163

12.57 SQ. FT.

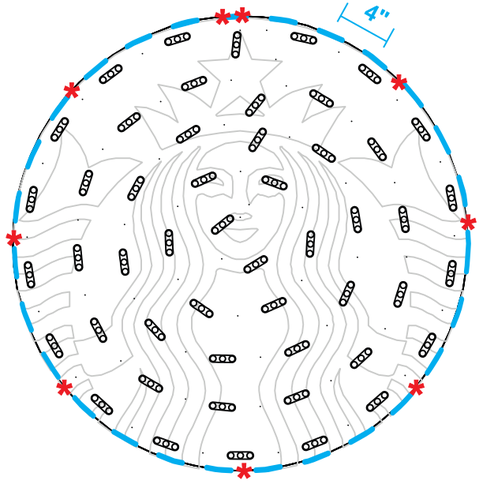
1 FRONT VIEW
Scale: 3/4" = 1' (11x17 Paper)

Specifications:

- **A** Single face internally illuminated Excellart EC-Flex Standard flex face cabinet with bleed trim cover.
- **B** White Flex faces with 3M 3630-126 Dark Emerald Green vinyl. Face retention clips spaced every 4".
- **C** Interior of cabinet painted reflective white and exterior painted satin black.
- **D** Internally illuminated with 6500K Sloan Prism Enlighten LEDs with remote power supply.
- **E** 1/4" drain holes located at the bottom of cabinet as required by UL 48 for Electric Signs.
- **F** Drain holes to be covered with drain hole covers to reduce light leaks.

COLOR LEGEND		
	PMS/PAINT	VINYL
	PMS 3425 C	3M 3630-126
	SATIN BLACK	NA
	PMS WHITE	NA

Excellart Face Retention clips spaced at 4" on center.

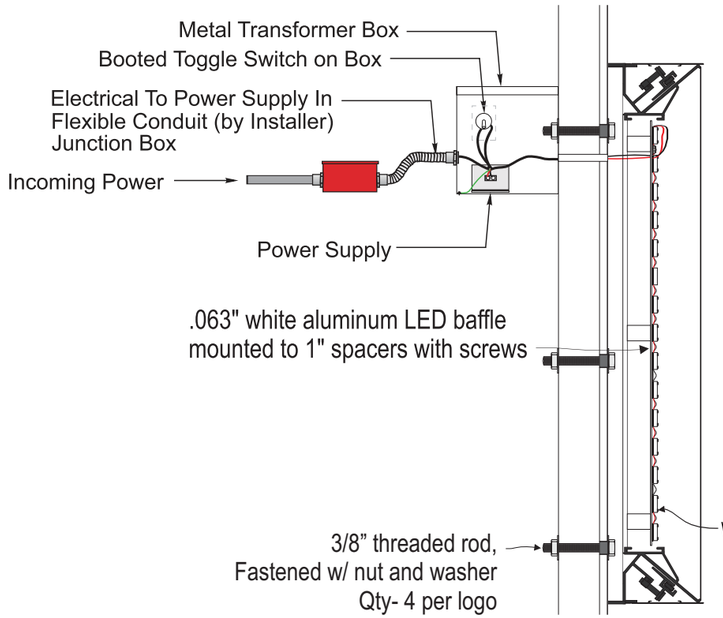


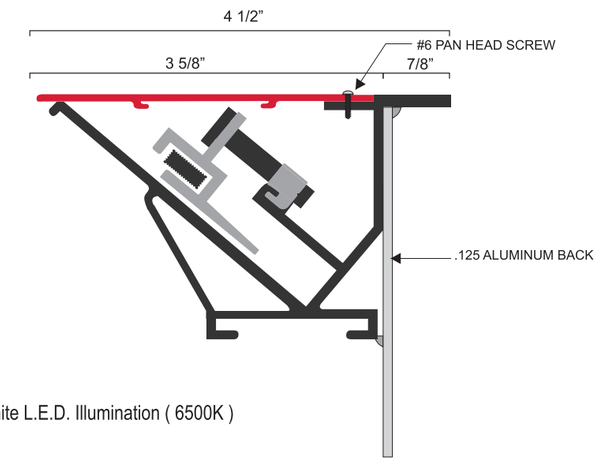
50

* #6 PAN HEAD SCREWS

1) ACTUAL CHANNEL LETTER POPULATION AND PRODUCT PLACEMENT MAY VARY FROM THIS LAYOUT
2) PRISM ENLIGHTEN WHITE 6500K LAID OUT AT 1.5 MODULES PER FOOT, 5.0" ON CENTER
3) EACH 60W3 POWER SUPPLY CAN RUN UP TO 72 PRISM ENLIGHTEN WHITE 6500K MODULES
4) LAYOUT BASED ON A 2.125" CAN DEPTH
5) DIMENSIONS ARE IN INCHES UNLESS STATED OTHERWISE
6) 701269-6WEJ1-MB WATTS PER MODULE: .75
7) PRIMARY SYSTEM POWER: 46.88 WATTS
8) LED MODULE POWER USAGE (secondary): 57.90 WATTS

ESTIMATED PRODUCT B.O.M. PER SIGN:
50 Each Prism Enlighten White 6500K Modules – 34'
PN: 701269-6WEJ1-MB
1 Each 60C2 (Damp/Dry locations) or 60W3 (Wet location) 60W Power Supply 12VDC
1 Each 100' Roll of Jacketed Cable





Excellart EC-Flex Standard with Bleed Trim Cover

LOGO SIREN DETAIL

Underwriters Laboratories Inc.

DRY	
DAMP	
WET	X

Project:

Location:
Auto Center Dr & Highway 4
Antioch, CA.

Client Approval:

Date of Approval:

Sales Rep:
Paul L.

Date: 04-23-24 Drawn by: O.C.

1	10-08-24	O.C.
2		
3		
4		
5		
6		

Electrical Requirement:
☐ 120 Volts ☐ 277 Volts

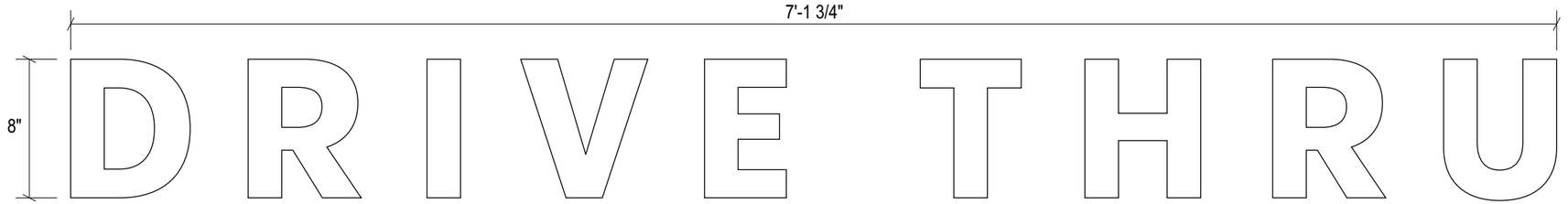
Sign Industries INCORPORATED
2101 Carrillo Privado, Ontario, CA 91761
(909) 930-0303 Fax: (909) 930-0308
E-mail: design@signindustries.tv
Web: www.signindustries.tv

Drawing No
24-185 1

Page: **1.0**

B22

B TRIMLESS 8" DRIVE THRU WHITE CHANNEL LETTERS - REMOTE
QTY - 4



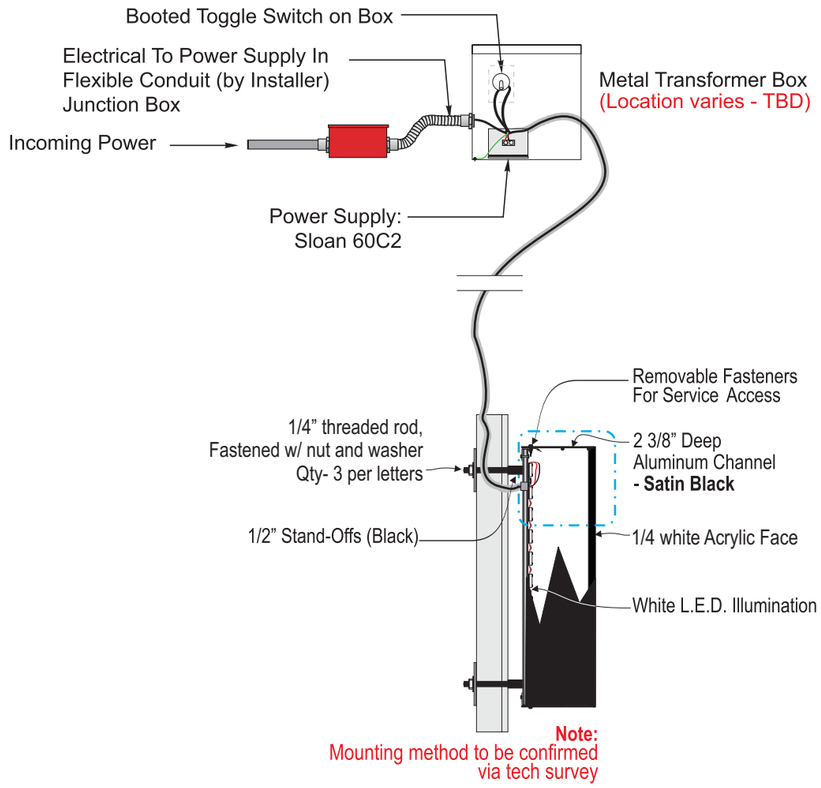
Front View

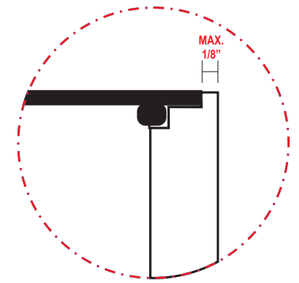
SCALE : 1 1/2" = 1'-0"

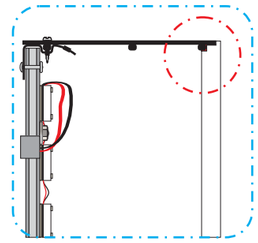
4.76 SQ. FT.

Specifications:

- A Internally illuminated SDS LetterForm trimless channel letter with returns painted **satin black.**
- B White faces to be 1/4" 7328 matte white acrylic
- C Internally illuminated letters with 6500K Sloan white LED
- D 1/4" drain holes located at the bottom of each letter as required by UL 48 for Electric Signs.
- E Drain holes to be covered with drain hole covers to reduce light leaks.







N.T.S.

SloanLED
Leaders in LED Technology
SloanLED.com Tel 805.676.3200
Toll-free 888.747.4LED Fax 805.676.3206

Underwriters Laboratories Inc.

DRY	
DAMP	
WET	X

Project:

Location:
Auto Center Dr & Highway 4
Antioch, CA.

Client Approval:

Date of Approval:

Sales Rep:
Paul L.

Date: 04-23-24 Drawn by: O.C.

1	10-08-24	O.C.
2		
3		
4		
5		
6		

Electrical Requirement:
☐ 120 Volts ☐ 277 Volts

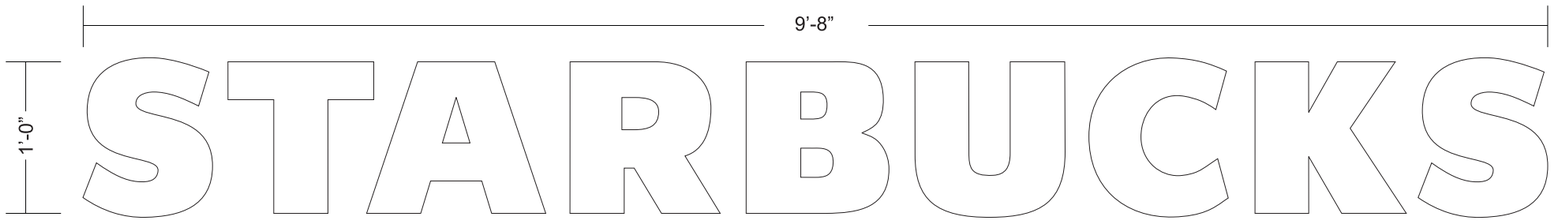
Sign Industries INCORPORATED
2101 Carrillo Privado, Ontario, CA 91761
(909) 930-0303 Fax: (909) 930-0308
E-mail: design@signindustries.tv
Web: www.signindustries.tv

Drawing No
24-185 1

B23

C TRIMLESS 12" WHITE CHANNEL LETTERS - REMOTE
QTY - #

DESIGN ID # 18494



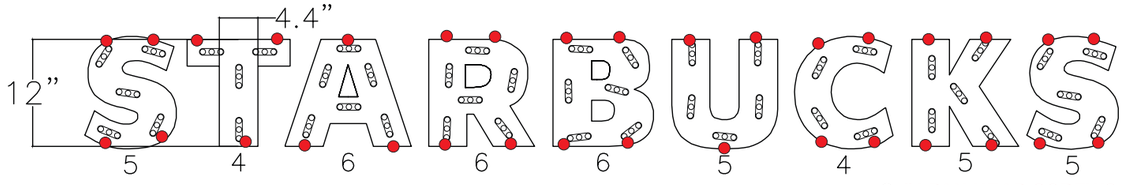
Front View

Scale: 1" = 1'-0" (11x17 Paper)

9.66 SQ. FT.

Specifications:

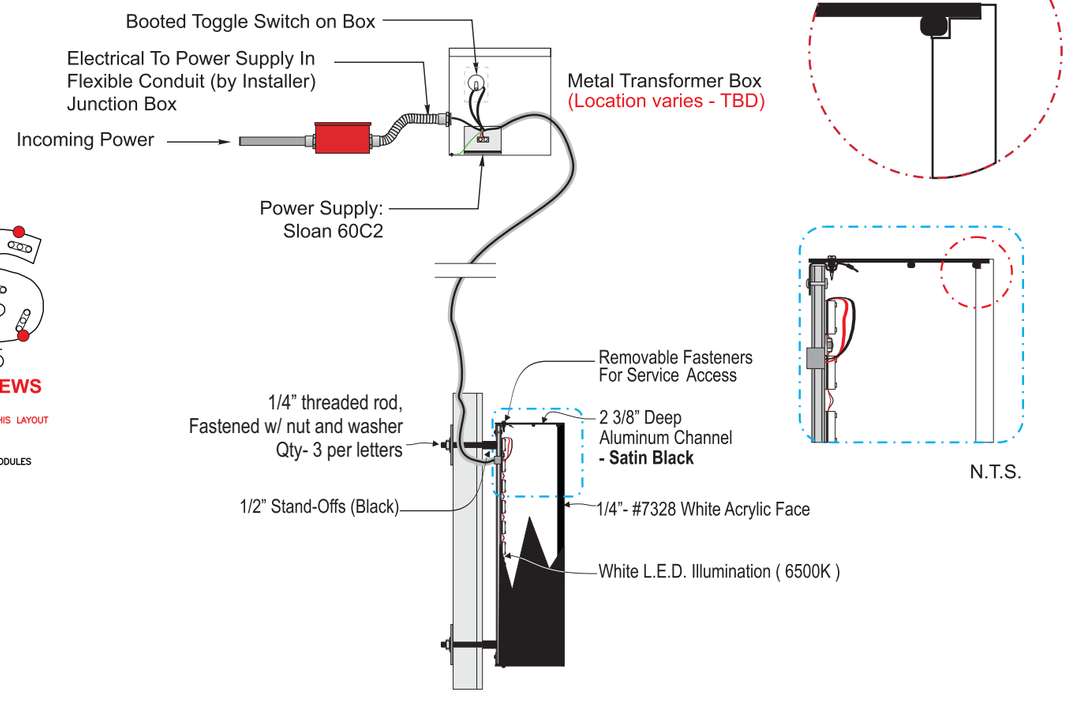
- **A** Internally illuminated SDS LetterForm trimless channel letter with returns painted **satin black.**
- **B** White faces to be 1/4" 7328 matte white acrylic
- **C** Internally illuminated letters with 6500K Sloan white LED
- **D** 1/4" drain holes located at the bottom of each letter as required by UL 48 for Electric Signs.
- **E** Drain holes to be covered with drain hole covers to reduce light leaks.



● **#4 PAN HEAD SCREWS**

ESTIMATED PRODUCT B.O.M. PER SIGN:
46 Each Prism Enlighten White 6500K Modules – 31'
PN: 701269-6WEJ1-MB
1 Each 60C2 (Damp/Dry locations) or 60W3 (Wet location) 60W Power Supply 12VDC
1 Each 100' Roll of Jacketed Cable

1) ACTUAL CHANNEL LETTER POPULATION AND PRODUCT PLACEMENT MAY VARY FROM THIS LAYOUT
2) PRISM ENLIGHTEN WHITE 6500K LAID OUT AT 2.0 MODULES PER FOOT, SINGLE ROW
3) EACH 60W3 POWER SUPPLY CAN RUN UP TO 72 PRISM ENLIGHTEN WHITE 6500K MODULES
4) LAYOUT BASED ON A 2.125" CAN DEPTH
5) DIMENSIONS ARE IN INCHES UNLESS STATED OTHERWISE
6) 701269-6WEJ1-MB WATTS PER MODULE: .75
7) PRIMARY SYSTEM POWER: 43.12 WATTS
8) LED MODULE POWER USAGE (secondary): 34.50 WATTS



COLOR LEGEND		
	PMS/PAINT	VINYL
	PMS 3425 C	3M 3630-126
	SATIN BLACK	NA
	PMS WHITE	NA

SloanLED
Leaders in LED Technology
SloanLED.com Tel 805.676.3200
Toll-free 888.747.4LED Fax 805.676.3206

Underwriters Laboratories Inc.

	DRY	DAMP	WET
			X

Project:

Location:
Auto Center Dr & Highway 4
Antioch, CA.

Client Approval:

Date of Approval:

Sales Rep:
Paul L.

Date: 04-23-24 Drawn by: O.C.

1	10-08-24	O.C.
2		
3		
4		
5		
6		

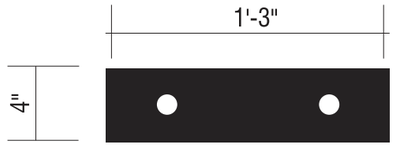
Electrical Requirement:
☐ 120 Volts ☐ 277 Volts

Sign Industries INCORPORATED
2101 Carrillo Privado, Ontario, CA 91761
(909) 930-0303 Fax: (909) 930-0308
E-mail: design@signindustries.tv
Web: www.signindustries.tv

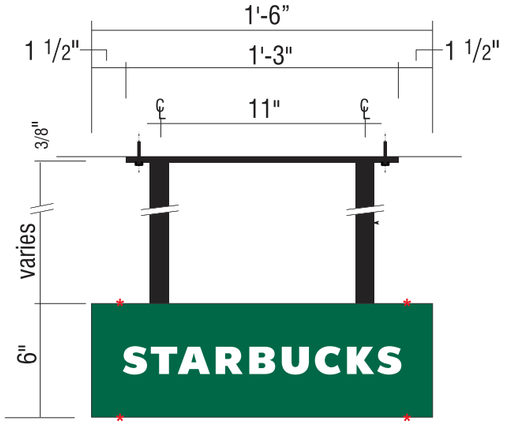
Drawing No
24-185 1

Page: **3.0** **B24**

D D/F ILLUMINATED HANGING WORDMARK - TRIMLESS
QTY - 2

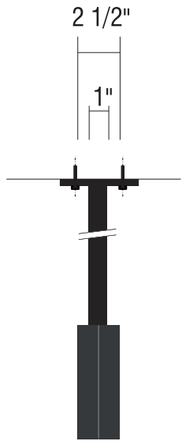


3 Top View (Showing Escucheon)
Scale: 1 1/2" = 1'-0"

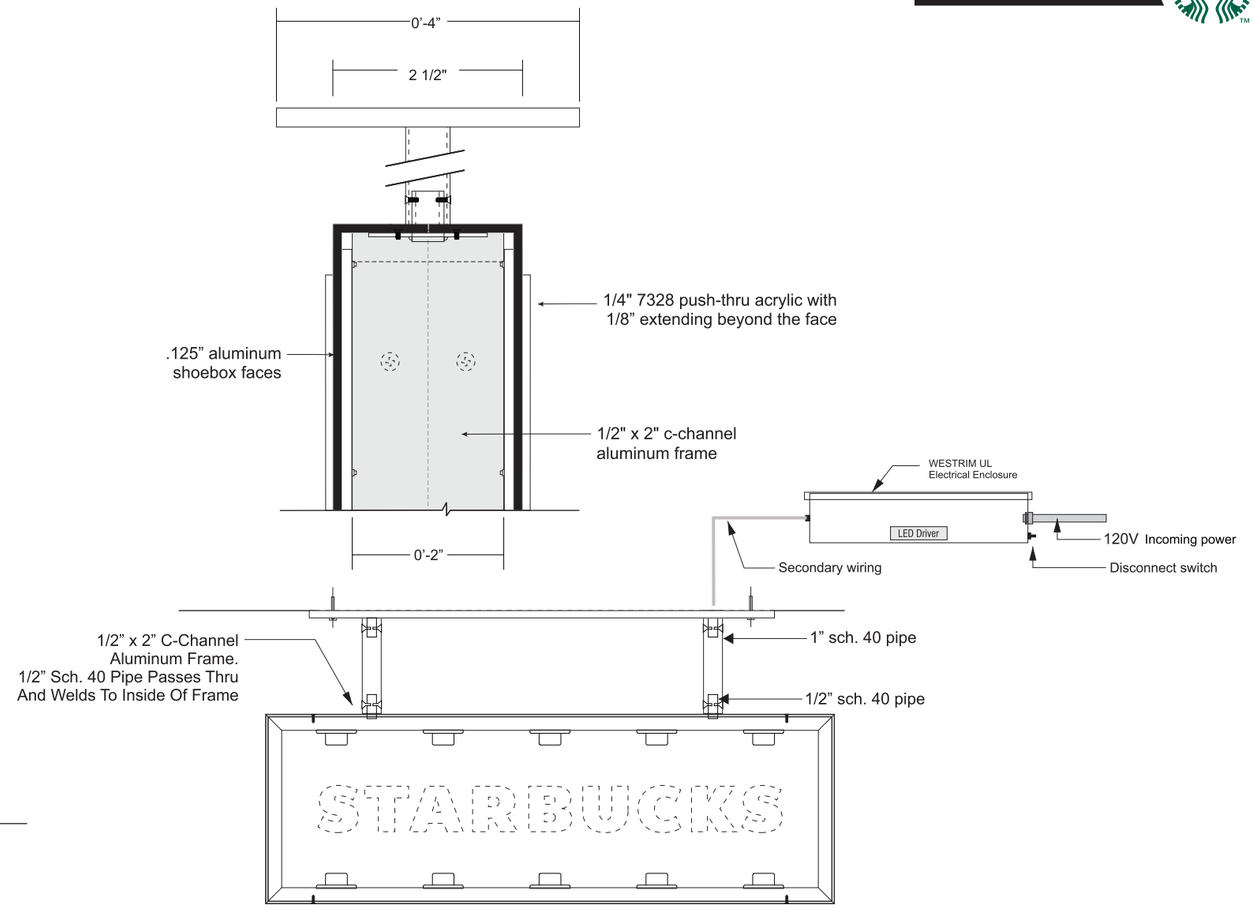


✱ #4 COUNTERSUNK SCREWS

1 Front View
Scale: 1 1/2" = 1'-0"



2 End View
Scale: 1 1/2" = 1'-0"



10

- **A** Double faced internally illuminated wordmark cabinet.
- **B** Cabinet body to be 1/2" x 2" aluminum c-channel frame
- **C** .125" aluminum shoebox faces with 1/4" 7328 matte white acrylic laser cut push-thru copy. Shoebox faces to attach to 1/2" x 2" aluminum c-channel frame. Returns painted satin black and face painted PMS 3425 C
- **D** Sign cabinet to be internally illuminated around perimeter with Sloan PosterBox Mini 6500k white LEDs. Secondary wiring to run through support to remote power supply.
- **E** Mounting plate to be properly secured to structural members when used in an exterior application.
- **F** #4 countersunk screws attach faces to the cabinet structure and are painted satin black to match the return
- **G** 1/4" drain holes located at the bottom of cabinet as required by UL 48 for Electric Signs.
- **H** Drain holes to be covered with drain hole covers to reduce light leaks.

COLOR LEGEND		
	PMS/PAINT	VINYL
	PMS 3425 C	3M 3630-126
	SATIN BLACK	NA
	PMS WHITE	NA

1) ACTUAL CHANNEL LETTER POPULATION AND PRODUCT PLACEMENT MAY VARY FROM THIS LAYOUT
2) POSTERBOX MINI WHITE 6500K LAID OUT 4" CENTER TO CENTER FOR PERIMETER LIGHTING
3) EACH 60W3 POWER SUPPLY CAN RUN UP TO 45 POSTERBOX MINI WHITE 6500K MODULES
4) LAYOUT BASED ON A 3.0625" CAN DEPTH
5) ALL OUTSIDE INSTALLATIONS MUST HAVE PROTECTIVE LENS TO KEEP FOREIGN MATERIALS OUT
6) DIMENSIONS ARE IN INCHES UNLESS STATED OTHERWISE
7) 701946-6WMLP1 WATTS PER MODULE: 1.2
8) PRIMARY SYSTEM POWER: 15.00 WATTS
9) LED MODULE POWER USAGE (secondary): 12.00 WATTS

ESTIMATED PRODUCT B.O.M. PER SIGN:
10 Each PosterBOX Mini White 6500K Modules – 7'
PN: 701946-6WMLP1
1 Each 60C2 (Damp/Dry locations) or 60W3 (Wet location) 60W Power Supply 12VDC
1 Each 100' Roll of Jacketed Cable

Underwriters Laboratories Inc.

DRY	
DAMP	
WET	✕

DESIGN ID # 22609

Project:

Location:
Auto Center Dr & Highway 4
Antioch, CA.

Client Approval:

Date of Approval:

Sales Rep:
Paul L.

Date: 04-23-24
Drawn by: O.C.

1	10-08-24	O.C.
2		
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5		
6		

Electrical Requirement:
☐ 120 Volts ☐ 277 Volts

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Drawing No
24-185 1

Page: **4.0**

B25

SB-DIR-IL-NF-DTA-44

- 44" is the Preferred Size
- Single Read of Drive Thru
- Arrows Point Opposite on Each Side

scale: 3/4" = 1'-0"
Sq Ft: 6.11

Colors:

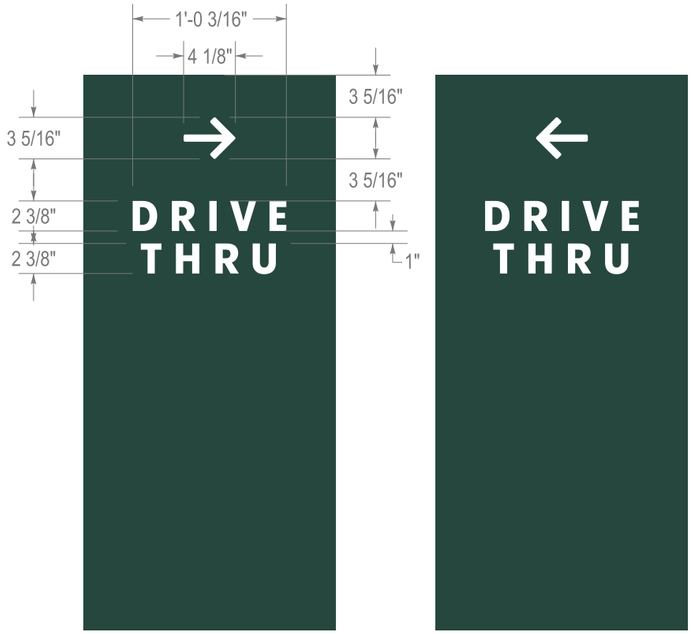
- Painted Pantone #560 (satin finish)
- Painted Pantone 419 Black (RAL 7021M) (satin finish)
- Clear Acrylic (push thru)
- 3M White Translucent Vinyl (first surface)
- 3M Diffuser Film (second surface)

E D/F DRIVE THRU ILLUMINATED DIRECTIONAL SIGNS~ Qty (1)

- Double or Single Faced Illuminated Directional Sign.
- Aluminum construction & aluminum skin with painted finishes.
- Aluminum face to be routed to accommodate push thru graphics.
- Push thru graphics to have 3M vinyl applied to first and second surface.
- Illuminated with white LED modules with all electrical UL listed and labeled.
- Directional to be bolted to new concrete footing per engineering for site location and soil condition.

Design ID#23083

Copy Dimensions & Artwork



scale: 1" = 1'-0"

SB-DIR-IL-NF-DTA-44

Starbucks | Directional | Illuminated | New Foundation | Drive Thru with Arrows | 44" Tall

Project:

Location:
Auto Center Dr & Highway 4
Antioch, CA.

Client Approval:

Date of Approval:

Sales Rep:
Paul L.

Date: 04-23-24
Drawn by: O.C.

1	10-08-24	O.C.
2		
3		
4		
5		
6		

Electrical Requirement:
☐ 120 Volts ☐ 277 Volts

Sign Industries INCORPORATED
2101 Carrillo Privado, Ontario, CA 91761
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E-mail: design@signindustries.tv
Web: www.signindustries.tv

Drawing No
24-185 1

B26

DESIGN CRITERIA:

1. STRUCTURE IS DESIGNED IN ACCORDANCE WITH ASCE 7-16
   BASIC WIND SPEED: 130 MPH
   RISK CATEGORY: II
   EXPOSURE CATEGORY: C
   SITE CLASS: D
   OCCUPANCY CATEGORY: II
   SEISMIC DESIGN CATEGORY: D
   IMPORTANCE FACTOR: 1.0
   RESPONSE MODIFICATION FACTOR: Rp=3.0
   AMPLIFICATION FACTOR: Ap=2.5

GENERAL NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, THE 2022 CALIFORNIA BUILDING CODE (CBC), AND 2018 INTERNATIONAL BUILDING CODE (IBC).
2. ANY CONFLICTS BETWEEN THESE DRAWINGS, STANDARDS NOTED HEREIN, PROJECT REQUIREMENTS. AND/OR OTHER REFERENCE DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE CIVIL ENGINEER, WHERE CONFLICTS OCCUR, THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
3. PROVIDE ISOLATION OF DISSIMILAR MATERIALS

CONCRETE:

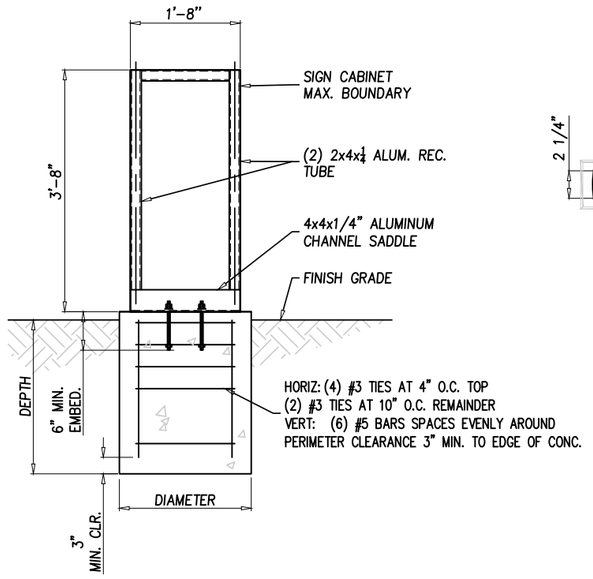
1. DESIGN AND CONSTRUCTION IN COMPLIANCE TO ACI 318-14.
2. STEEL REINFORCEMENT IN CONCRETE ASTM A615 GRADE 60.
3. COMPRESSIVE STRENGTH AT 28 DAYS: f'c=2,500 PSI MIN.
4. PROVIDE A MINIMUM 3" CONCRETE COVER OVER ALL EMBEDDED STEEL.
5. CONCRETE MUST BE POURED AGAINST UNDISTURBED EARTH SOIL.
6. SOIL PASSIVE PRESSURE PER CBC CLASS 5 (100 PCF).

STEEL:

1. SQUARE/REC HSS STEEL: ASTM A500GR. B Fy=46 KSI
2. PLATE STEEL: ASTM A36 Fy=36 KSI
3. STRUCTURAL STEEL MEMBERS SHALL BE SHEARED, FORMED, PUNCHED, WELDED, AND PAINTED BY THE MANUFACTURER. ALL SHOP CONNECTIONS SHALL BE WELDED IN CONFORMANCE WITH STANDARDS BASED UPON THE CURRENT EDITION OF ANSI/AWS D1.1. WELDERS AND WELDING OPERATORS SHALL BE QUALIFIED AS PROVIDED IN THE CODE.

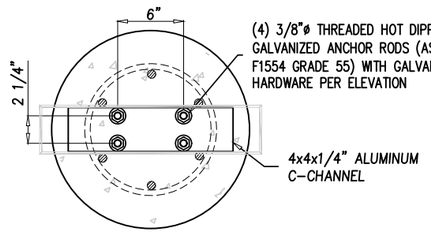
ALUMINUM

1. FABRICATE AND ERECT ALUMINUM IN COMPLIANCE WITH THE MOST CURRENT ALUMINUM ASSOCIATION ALUMINUM DESIGN MANUAL 1.
2. ALUMINUM ELEMENTS 6061-T6
3. ALL SHOP AND FIELD WELDS SHALL BE PERFORMED BY AN AISC QUALITY CERTIFIED FABRICATOR.
4. UNLESS A LARGER WELD SIZE IS INDICATED, PROVIDE MINIMUM SIZE OF WELD TO MATCH SMALLEST MEMBER/MATERIAL SIZE.
5. ALL SHOP CONNECTIONS SHALL BE WELDED IN CONFORMANCE WITH STANDARDS BASED UPON THE CURRENT EDITION OF ANSI/AWS D1.2. WELDERS AND WELDING OPERATORS SHALL BE QUALIFIED AS PROVIDED IN THE CODE.



ELEVATION VIEW

1/2" = 1'-0"



ANCHOR DETAIL

1" = 1'-0"

FOOTING OPTIONS	
DIAMETER	DEPTH
2'-0"	2'-4"
1'-6"	2'-8"

WIND LOADS PER ASCE 7-16:

	Applied Wind Loads:			ASCE 7-16
(29.3-1)	$F=q_h*G*C_f*A_s$	(26.10-1)	$q_z = 0.00256*K_z*K_{zt}*K_d*K_e*V^2$	
	Risk Category:		II	
(26.5)	Wind Speed (V):		130	mph per ATC Council
(Table 26.6-1)	Directional Fac. (K_d):		0.85	(Table 26.6-1)
(26.7)	Exposure Category:		C	
(26.8.2)	Topo Fac. (K_{zt}):		1	(unless unusual terrain)
(26.9)	Ground Elev. Fac. (K_e):		1	(for all elevation)
(26.11)	Gust Effect Fac (G):		0.85	
	s (height of affected area)		3.67	ft
	h (height)		3.67	ft
	B (width of affected area)		1.67	ft
		s/h=	1.00	
		B/s=	0.46	
	Force Coefficient (C_f):		1.550	
	Velocity pressure exposure coefficient (K_z):			(Table 29.3-1)
	for s/h=1, add 10%		ASCE fig. 29.4-1 therefore:	1.1
	If 2 poles, spacing between		1.5 ft o.c.	

Structure Component	Height at section c.g. ft	(Table 26.10-1) K_z factor	q_z psf	q_z*G*C_f psf	A_f ft²	Shear lb	Wind Moment lb-ft
1	2.75	0.85	**31.26**	**41.18**	3.06	**247**	**988**
2	0.92	0.85	**31.26**	**41.18**	3.06	**247**	**741**
2 pole distribution factor:	0.72				6.12	**200**	**368**
Forces at finish grade						**277**	**509**

ALUMINUM RECTANGULAR TUBE DESIGN:

Check Aluminum Rectangular Tube

Mu=	0.368	k-ft	Mut=	4.412	k-in	Aluminum 6061-T6		
D=	4	in	S=	2.654	in³	Ftuw=	24	ksi
B=	2	in	Z=	3.406	in³	Ftyw=	15	ksi
T=	1/4	in	Req Z	0.29		Fcyw=	15	ksi
						Kt=	1	

Normal Yield Moment			Nominal Rupture Moment		
Mnp=	51.09	k-in	Mnp=	81.75	k-in
ϕ_b=	0.9		ϕ_b=	0.9	
ϕ_bMnp=	45.98	k-in	ϕ_bMnp=	73.58	k-in
D/C:	0.10		D/C:	0.06	

DIRECT BURIAL FOOTING DESIGN:

M_u:	0.51	k-ft	(0.6Mu):	0.31	k-ft	ω:	1.3	IBC 1605.3.2
V_u:	0.28	kips	(0.6Vu):	0.17	kips			
P	0.22	kips	S1:	Sxd/3		207.11	psf	IBC 1806.1
Base	2.0	ft dia.				1068.00		&1806.3.4
Depth	2.33	ft deep	A:	2.34*P/(S1xb)		1.22	ft	IBC 1807.3.2.1
h	1.84	ft						
S	267	psf/ft	d:	0.5A(1+√(1+(4.36hA))		2.29	ft	

IBC Table 1806.2

M_u:	0.51	k-ft	(0.6Mu):	0.31	k-ft	ω:	1.3	IBC 1605.3.2
V_u:	0.28	kips	(0.6Vu):	0.17	kips			
P	0.22	kips	S1:	Sxd/3		237.63	psf	IBC 1806.1
Base	1.5	ft dia.				1068.00		&1806.3.4
Depth	2.67	ft deep	A:	2.34*P/(S1xb)		1.42	ft	IBC 1807.3.2.1
h	1.84	ft						
S	267	psf/ft	d:	0.5A(1+√(1+(4.36hA))		2.54	ft	

IBC Table 1806.2

SADDLE DESIGN:

Check Aluminum Saddle

Mu=	0.509	k-ft	Mut=	6.105	k-in	Aluminum 6061-T6		
Size	4x4x1/4 Channel		Z=	1.429	in³	Ftuw=	24	ksi
			Req Z	0.41	in³	Ftyw=	15	ksi
						Fcyw=	15	ksi
						Kt=	1	

Normal Yield Moment			Nominal Rupture Moment		
Mnp=	21.44	k-in	Mnp=	34.30	k-in
ϕ_b=	0.9		ϕ_b=	0.9	
ϕ_bMnp=	19.29	k-in	ϕ_bMnp=	30.87	k-in
D/C:	0.32		D/C:	0.20	

REGISTERED PROFESSIONAL ENGINEER
YOSIMAR RAMOS
No. 89832
CIVIL
STATE OF CALIFORNIA

YOSIMAR RAMOS
R.C.E. 89832

PREPARED BY:

YR ENGINEERING LP
2048 GREEN BROOK LN.
PASO ROBLES, CA 93446
PHONE: (626) 374-5881
EMAIL: YRAMOS@YRENGINEERING.COM

VARIOUS LOCATIONS,

PREPARED FOR:

CHECKED BY: YR	JOB NO: 2301-00	SHEET: OF
DISREGARD PRINTS BEARING EARLIER REVISION DATES ▷	02-20-23	

Project:

Location:
Auto Center Dr & Highway 4
Antioch, CA.

Client Approval:

Date of Approval:

Sales Rep:
Paul L.

Date: 04-23-24
Drawn by: O.C.

1	10-08-24	O.C.
2		
3		
4		
5		
6		

Electrical Requirement:
☐ 120 Volts ☐ 277 Volts

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Drawing No
24-185 1

Page: **5.1**

B27

SB-DIR-IL-NF-XTY-44

- Front face “Exit Only”
- Opposite face “Thank You!”

scale: 3/4" = 1'-0"
Sq Ft: 6.11

Colors:

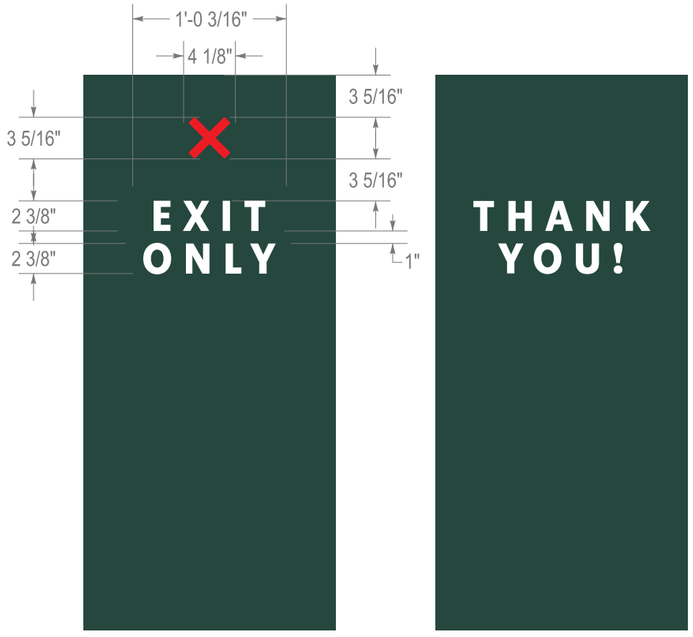
- Painted Pantone #560 (satin finish)
- Painted Pantone 419 Black (RAL 7021M) (satin finish)
- Clear Acrylic (push thru)
- 3M White Translucent Vinyl (first surface)
- 3M Diffuser Film (second surface)

F D/F DRIVE THRU ILLUMINATED DIRECTIONAL SIGNS~ Qty (1)

- Double or Single Faced Illuminated Directional Sign.
- Aluminum construction & aluminum skin with painted finishes.
- Aluminum face to be routed to accommodate push thru graphics.
- Push thru graphics to have 3M vinyl applied to first and second surface.
- Illuminated with white LED modules with all electrical UL listed and labeled.
- Directional to be bolted to new concrete footing per engineering for site location and soil condition.

Design ID#23074

Copy Dimensions & Artwork



scale: 1" = 1'-0"

SB-DIR-IL-NF-XTY-44

Starbucks | Directional | Illuminated | New Foundation | Exit Only & Thank You | 44" Tall

Project:

Location:
Auto Center Dr & Highway 4
Antioch, CA.

Client Approval:

Date of Approval:

Sales Rep:
Paul L.

Date: 04-23-24
Drawn by: O.C.

1	10-08-24	O.C.
2		
3		
4		
5		
6		

Electrical Requirement:
☐ 120 Volts ☐ 277 Volts

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2101 Carrillo Privado, Ontario, CA 91761
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E-mail: design@signindustries.tv
Web: www.signindustries.tv

Drawing No
24-185 1

Page: **6.0**

B28

DESIGN CRITERIA:

1. STRUCTURE IS DESIGNED IN ACCORDANCE WITH ASCE 7-16
   BASIC WIND SPEED: 130 MPH
   RISK CATEGORY: II
   EXPOSURE CATEGORY: C
   SITE CLASS: D
   OCCUPANCY CATEGORY: II
   SEISMIC DESIGN CATEGORY: D
   IMPORTANCE FACTOR: 1.0
   RESPONSE MODIFICATION FACTOR: Rp=3.0
   AMPLIFICATION FACTOR: Ap=2.5

GENERAL NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, THE 2022 CALIFORNIA BUILDING CODE (CBC), AND 2018 INTERNATIONAL BUILDING CODE (IBC).
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3. PROVIDE ISOLATION OF DISSIMILAR MATERIALS

CONCRETE:

1. DESIGN AND CONSTRUCTION IN COMPLIANCE TO ACI 318-14.
2. STEEL REINFORCEMENT IN CONCRETE ASTM A615 GRADE 60.
3. COMPRESSIVE STRENGTH AT 28 DAYS: f'c=2,500 PSI MIN.
4. PROVIDE A MINIMUM 3" CONCRETE COVER OVER ALL EMBEDDED STEEL.
5. CONCRETE MUST BE POURED AGAINST UNDISTURBED EARTH SOIL.
6. SOIL PASSIVE PRESSURE PER CBC CLASS 5 (100 PCF).

STEEL:

1. SQUARE/REC HSS STEEL: ASTM A500GR. B Fy=46 KSI
2. PLATE STEEL: ASTM A36 Fy=36 KSI
3. STRUCTURAL STEEL MEMBERS SHALL BE SHEARED, FORMED, PUNCHED, WELDED, AND PAINTED BY THE MANUFACTURER. ALL SHOP CONNECTIONS SHALL BE WELDED IN CONFORMANCE WITH STANDARDS BASED UPON THE CURRENT EDITION OF ANSI/AWS D1.1. WELDERS AND WELDING OPERATORS SHALL BE QUALIFIED AS PROVIDED IN THE CODE.

ALUMINUM

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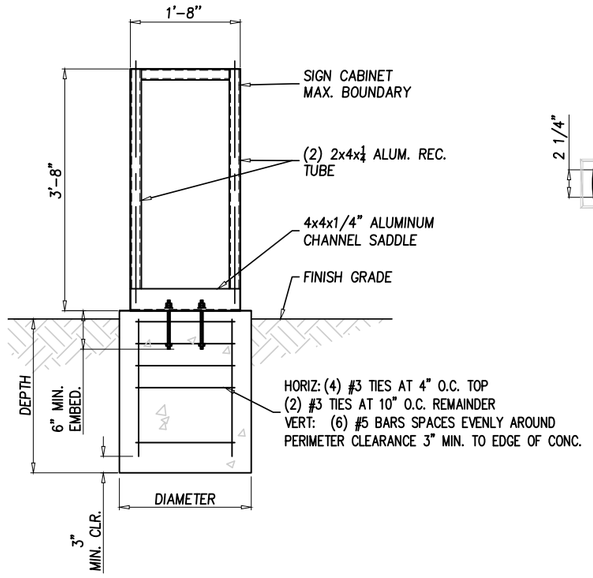
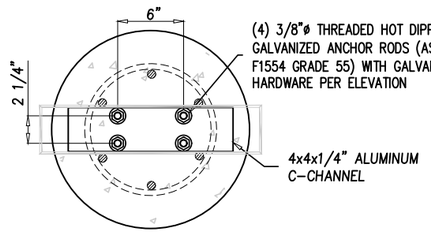
3. ALL SHOP AND FIELD WELDS SHALL BE PERFORMED BY AN AISC QUALITY CERTIFIED FABRICATOR.
4. UNLESS A LARGER WELD SIZE IS INDICATED, PROVIDE MINIMUM SIZE OF WELD TO MATCH SMALLEST MEMBER/MATERIAL SIZE.
5. ALL SHOP CONNECTIONS SHALL BE WELDED IN CONFORMANCE WITH STANDARDS BASED UPON THE CURRENT EDITION OF ANSI/AWS D1.2. WELDERS AND WELDING OPERATORS SHALL BE QUALIFIED AS PROVIDED IN THE CODE.



ELEVATION VIEW

1/2" = 1'-0"



ANCHOR DETAIL

1" = 1'-0"

FOOTING OPTIONS	
DIAMETER	DEPTH
2'-0"	2'-4"
1'-6"	2'-8"

WIND LOADS PER ASCE 7-16:

	Applied Wind Loads:			ASCE 7-16
(29.3-1)	$F=q_h*G*C_f*A_s$	(26.10-1)	$q_z = 0.00256*K_z*K_{zt}*K_d*K_e*V^2$	
	Risk Category:		II	
(26.5)	Wind Speed (V):		130	mph per ATC Council
(Table 26.6-1)	Directional Fac. (K_d):		0.85	(Table 26.6-1)
(26.7)	Exposure Category:		C	
(26.8.2)	Topo Fac. (K_{zt}):		1	(unless unusual terrain)
(26.9)	Ground Elev. Fac. (K_e):		1	(for all elevation)
(26.11)	Gust Effect Fac (G):		0.85	
	s (height of affected area)		3.67	ft
	h (height)		3.67	ft
	B (width of affected area)		1.67	ft
		s/h=	1.00	
		B/s=	0.46	
	Force Coefficient (C_f):		1.550	
	Velocity pressure exposure coefficient (K_z):			(Table 29.3-1)
	for s/h=1, add 10%		ASCE fig. 29.4-1 therefore:	1.1
	If 2 poles, spacing between		1.5 ft o.c.	

Structure Component	Height at section c.g. ft	(Table 26.10-1) K_z factor	q_z psf	q_z*G*C_f psf	A_f ft²	Shear lb	Wind Moment lb-ft
1	2.75	0.85	**31.26**	**41.18**	3.06	**247**	**988**
2	0.92	0.85	**31.26**	**41.18**	3.06	**247**	**741**
2 pole distribution factor:	0.72				6.12	**200**	**368**
Forces at finish grade						**277**	**509**

ALUMINUM RECTANGULAR TUBE DESIGN:

Check Aluminum Rectangular Tube

Mu=	0.368	k-ft	Mut=	4.412	k-in	Aluminum 6061-T6	
D=	4	in	S=	2.654	in^3	Ftuw= 24	ksi
B=	2	in	Z=	3.406	in^3	Ftyw= 15	ksi
T=	1/4	in	Req Z	0.29		Fcyw= 15	ksi
						Kt= 1	

Normal Yield Moment			Nominal Rupture Moment		
Mnp=	51.09	k-in	Mnp=	81.75	k-in
ϕ_b=	0.9		ϕ_b=	0.9	
ϕ_bMnp=	45.98	k-in	ϕ_bMnp=	73.58	k-in
D/C:	0.10		D/C:	0.06	

DIRECT BURIAL FOOTING DESIGN:

M_u:	0.51	k-ft	(0.6Mu):	0.31	k-ft	ω:	1.3	IBC 1605.3.2
V_u:	0.28	kips	(0.6Vu):	0.17	kips			
P	0.22	kips	S1:	Sxd/3		207.11	psf	IBC 1806.1
Base	2.0	ft dia.				1068.00		&1806.3.4
Depth	2.33	ft deep	A:	2.34*P/(S1xb)		1.22	ft	IBC 1807.3.2.1
h	1.84	ft						
S	267	psf/ft	d:	0.5A(1+V(1+(4.36hA))		2.29	ft	

IBC Table 1806.2

M_u:	0.51	k-ft	(0.6Mu):	0.31	k-ft	ω:	1.3	IBC 1605.3.2
V_u:	0.28	kips	(0.6Vu):	0.17	kips			
P	0.22	kips	S1:	Sxd/3		237.63	psf	IBC 1806.1
Base	1.5	ft dia.				1068.00		&1806.3.4
Depth	2.67	ft deep	A:	2.34*P/(S1xb)		1.42	ft	IBC 1807.3.2.1
h	1.84	ft						
S	267	psf/ft	d:	0.5A(1+V(1+(4.36hA))		2.54	ft	

IBC Table 1806.2

SADDLE DESIGN:

Check Aluminum Saddle

Mu=	0.509	k-ft	Mut=	6.105	k-in	Aluminum 6061-T6	
Size	4x4x1/4 Channel		Z=	1.429	in^3	Ftuw= 24	ksi
			Req Z	0.41	in^3	Ftyw= 15	ksi
						Fcyw= 15	ksi
						Kt= 1	

Normal Yield Moment			Nominal Rupture Moment		
Mnp=	21.44	k-in	Mnp=	34.30	k-in
ϕ_b=	0.9		ϕ_b=	0.9	
ϕ_bMnp=	19.29	k-in	ϕ_bMnp=	30.87	k-in
D/C:	0.32		D/C:	0.20	

REGISTERED PROFESSIONAL ENGINEER
YOSIMAR RAMOS
No. 89832
CIVIL
STATE OF CALIFORNIA

YOSIMAR RAMOS
R.C.E. 89832

PREPARED BY:

YR ENGINEERING LP
ENGINEERING LP

YR ENGINEERING LP
2048 GREEN BROOK LN.
PASO ROBLES, CA 93446
PHONE: (626) 374-5881
EMAIL: YRAMOS@YRENGINEERING.COM

VARIOUS LOCATIONS,

PREPARED FOR:

CHECKED BY: YR	JOB NO: 2301-00	SHEET: OF
DISREGARD PRINTS BEARING EARLIER REVISION DATES ▷	02-20-23	

Project:

Location:
Auto Center Dr & Highway 4
Antioch, CA.

Client Approval:

Date of Approval:

Sales Rep:
Paul L.

Date: 04-23-24
Drawn by: O.C.

1	10-08-24	O.C.
2		
3		
4		
5		
6		

Electrical Requirement:
☐ 120 Volts ☐ 277 Volts

Sign Industries INCORPORATED
2101 Carrillo Privado, Ontario, CA 91761
(909) 930-0303 Fax: (909) 930-0308
E-mail: design@signindustries.tv
Web: www.signindustries.tv

Drawing No
24-185 1

Page: **6.1**

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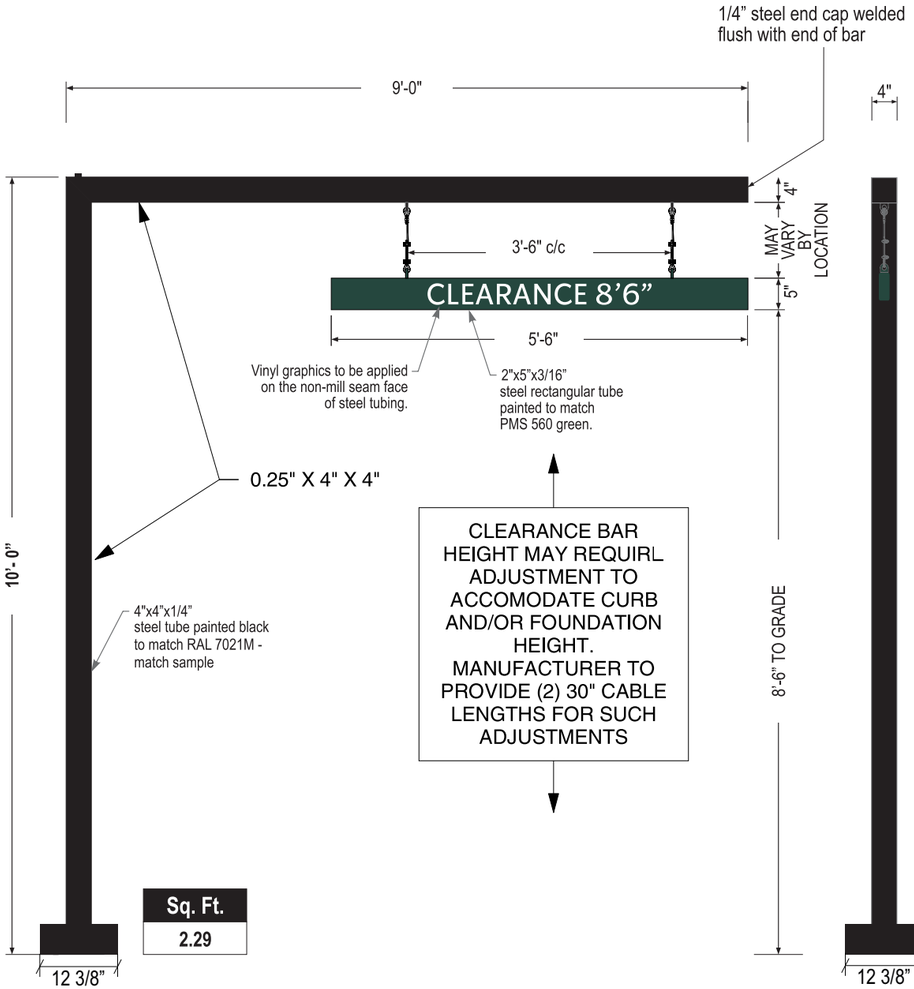
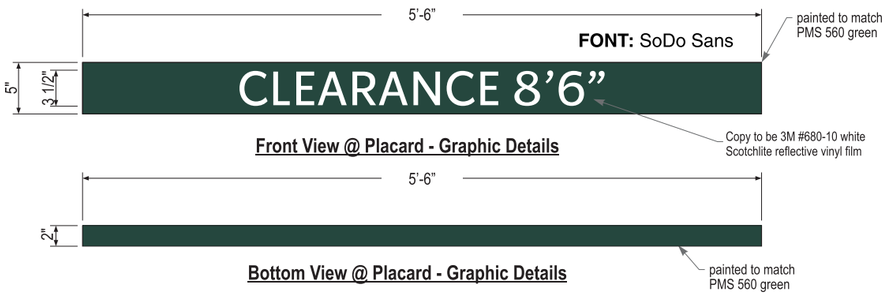
G CLEARANCE BAR - NON-ILLUMINATED

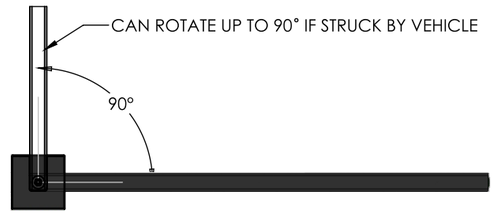
SBC-#

SCALE: 1/2"=1'-0"





COLOR LEGEND		
	PMS/PAINT	VINYL
	PMS 560 C	NA
	RAL 7021M	3M 3630-22
	REFL. WHITE	3M 680-10



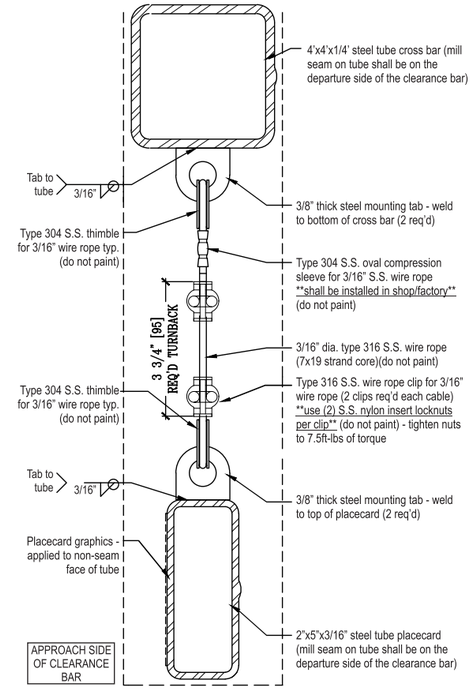
SIGN SPECIFICATIONS:

Scraper Bar:

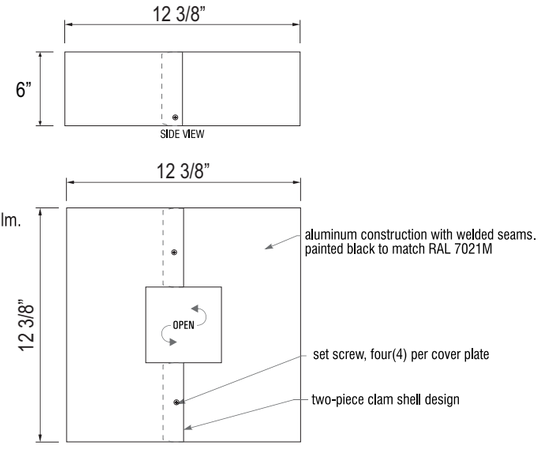
- 2" x 5'-6" x 5" steel tube painted to match PMS 560 green.
- Flush steel end caps painted to match PMS 560 green.
- Copy and chevrons to be 1st surface computer cut 3M #680-10 white Scotchlite reflective vinyl film.
- Bottom striping to be 1st surface computer cut 3M #680-10 white Scotchlite reflective vinyl film. Striping extends 3/8" [10mm] onto front face.
- Suspend from support with SS cable & hardware. Cable provided requires field adjustment for proper clearance height.

Support:

- Supporting structure will be all welded steel tube construction painted black to match RAL 7021M as per approved shop drawings.
- New foundation may be required.
- Clearance bar will be mounted on a concrete pedestal. Will be attached with anchor bolts and base plate (engineering to be confirmed)



End Section View



Base Plate Cover Detail

Scale: nts

Project:

Location:
Auto Center Dr & Highway 4
Antioch, CA.

Client Approval:

Date of Approval:

Sales Rep:
Paul L.

Date: 04-23-24 Drawn by: O.C.

1	10-08-24	O.C.
2		
3		
4		
5		
6		

Electrical Requirement:

☐ 120 Volts ☐ 277 Volts

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Web: www.signindustries.tv

Drawing No
24-185 1

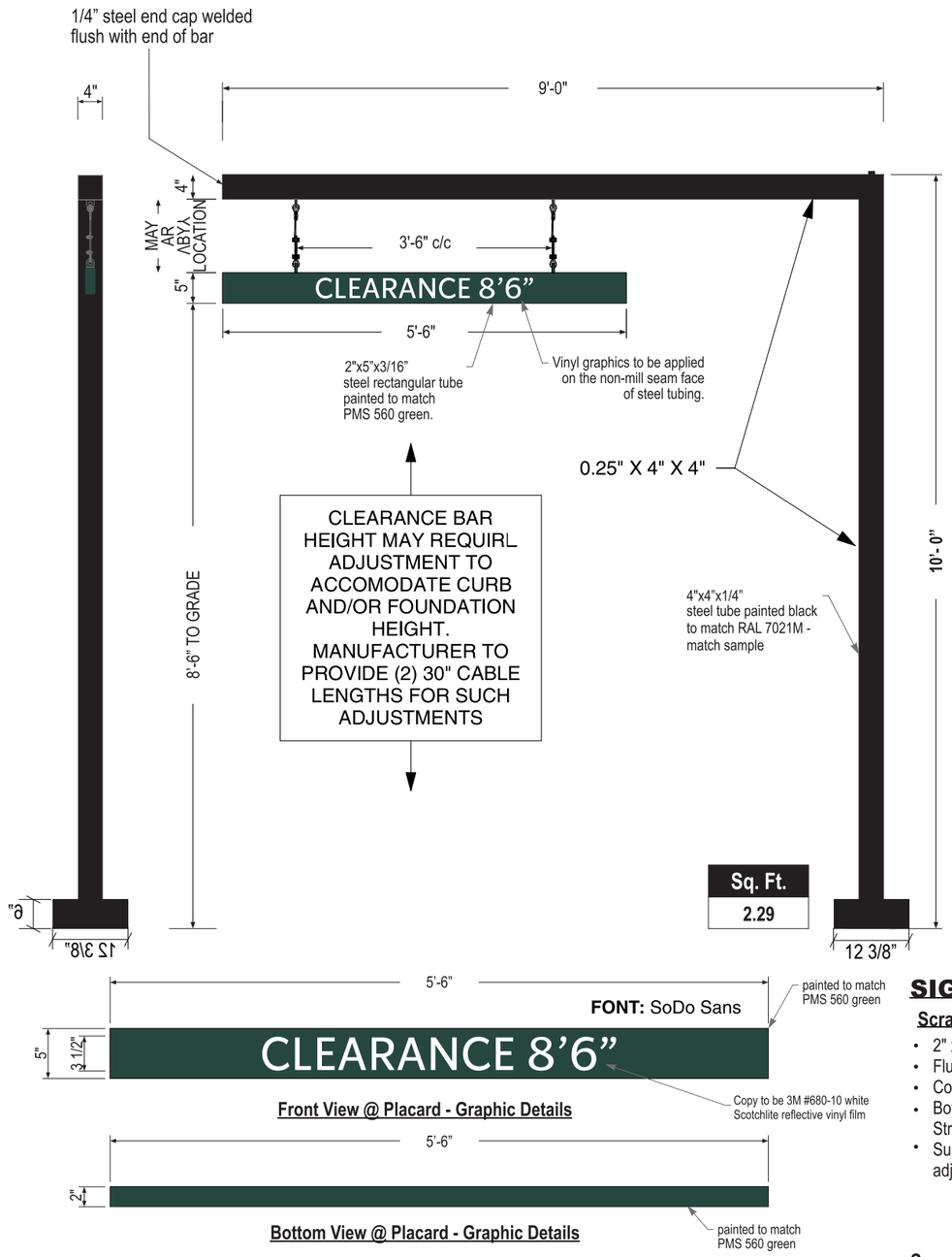
Page: **7.0**

B30

G.1 CLEARANCE BAR - NON-ILLUMINATED

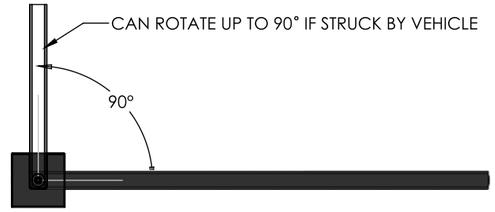
SBC-#

SCALE: 1/2”=1’-0”



Sq. Ft.
2.29

COLOR LEGEND		
	PMS/PAINT	VINYL
	PMS 560 C	NA
	RAL 7021M	3M 3630-22
	REFL. WHITE	3M 680-10



SIGN SPECIFICATIONS:

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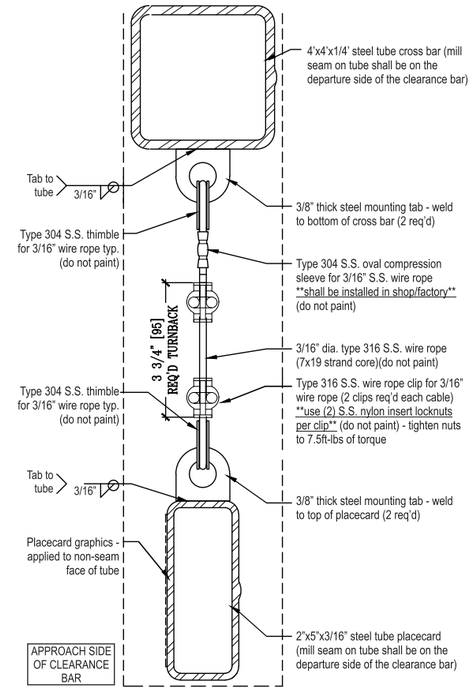
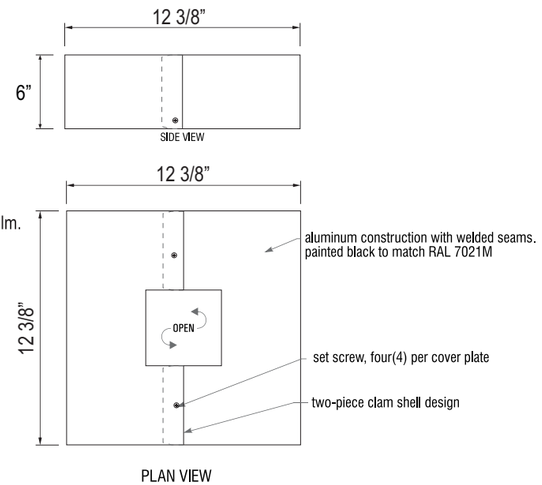
- Bottom striping to be 1st surface computer cut 3M #680-10 white Scotchlite reflective vinyl film. Striping extends 3/8” [10mm] onto front face.
- Suspend from support with SS cable & hardware. Cable provided requires field adjustment for proper clearance height.

Support:

- Supporting structure will be all welded steel tube construction painted black to match RAL 7021M as per approved shop drawings.
- New foundation may be required.
- Clearance bar will be mounted on a concrete pedestal. Will be attached with anchor bolts and base plate (engineering to be confirmed)



End Section View



Base Plate Cover Detail

Scale: nts

Project:

Location:
Auto Center Dr & Highway 4
Antioch, CA.

Client Approval:

Date of Approval:

Sales Rep:
Paul L.

Date: 04-23-24 Drawn by: O.C.

1	10-08-24	O.C.
2		
3		
4		
5		
6		

Electrical Requirement:
☐ 120 Volts ☐ 277 Volts

Sign Industries INCORPORATED
2101 Carrillo Privado, Ontario, CA 91761
(909) 930-0303 Fax: (909) 930-0308
E-mail: design@signindustries.tv
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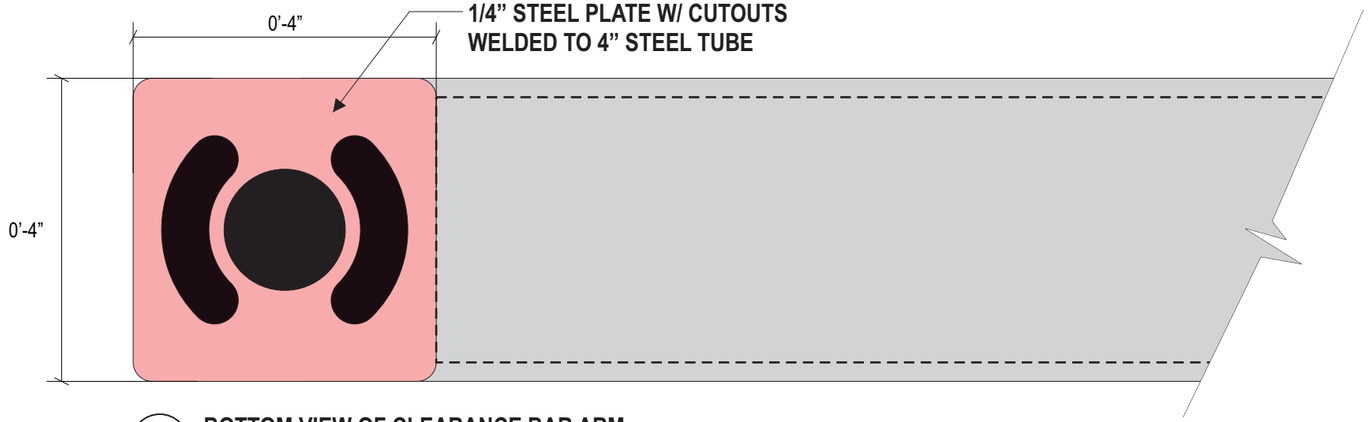
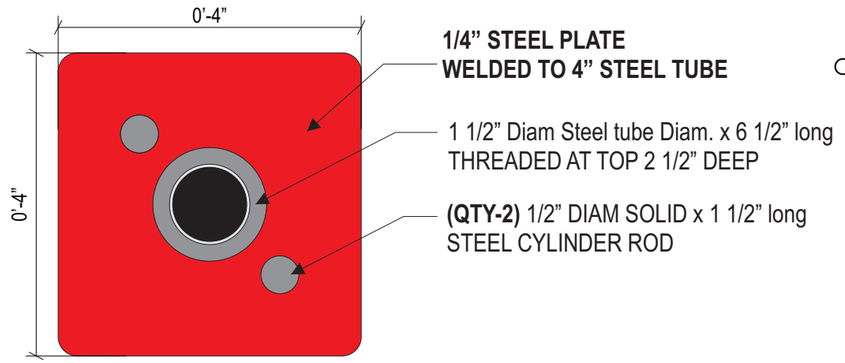
Drawing No
24-185 1

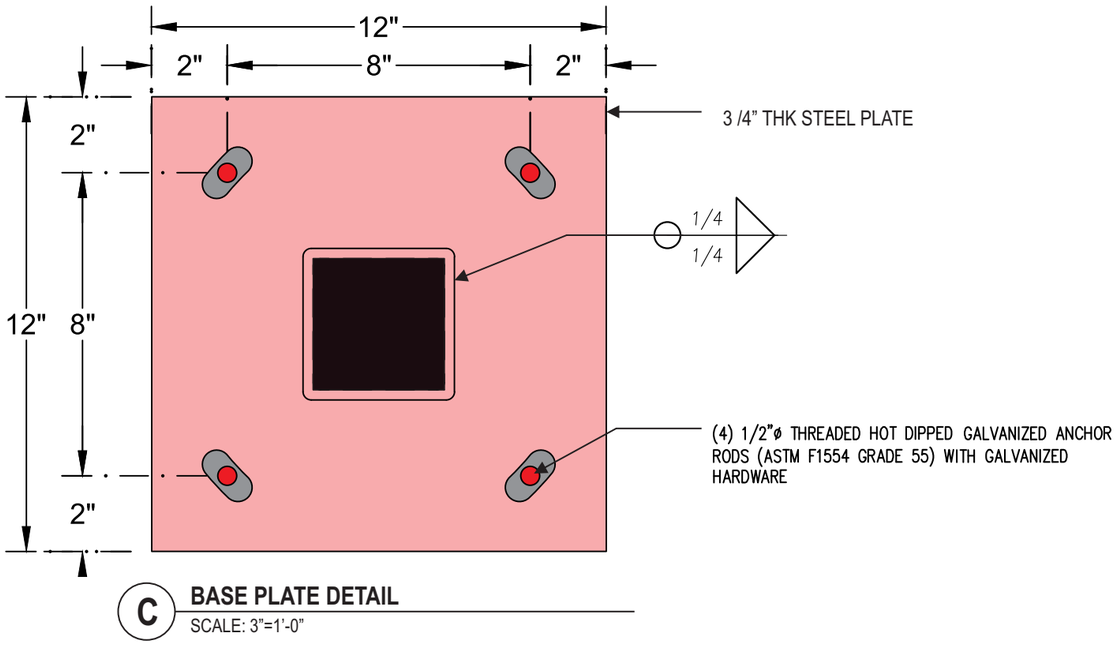
Page: **B31**



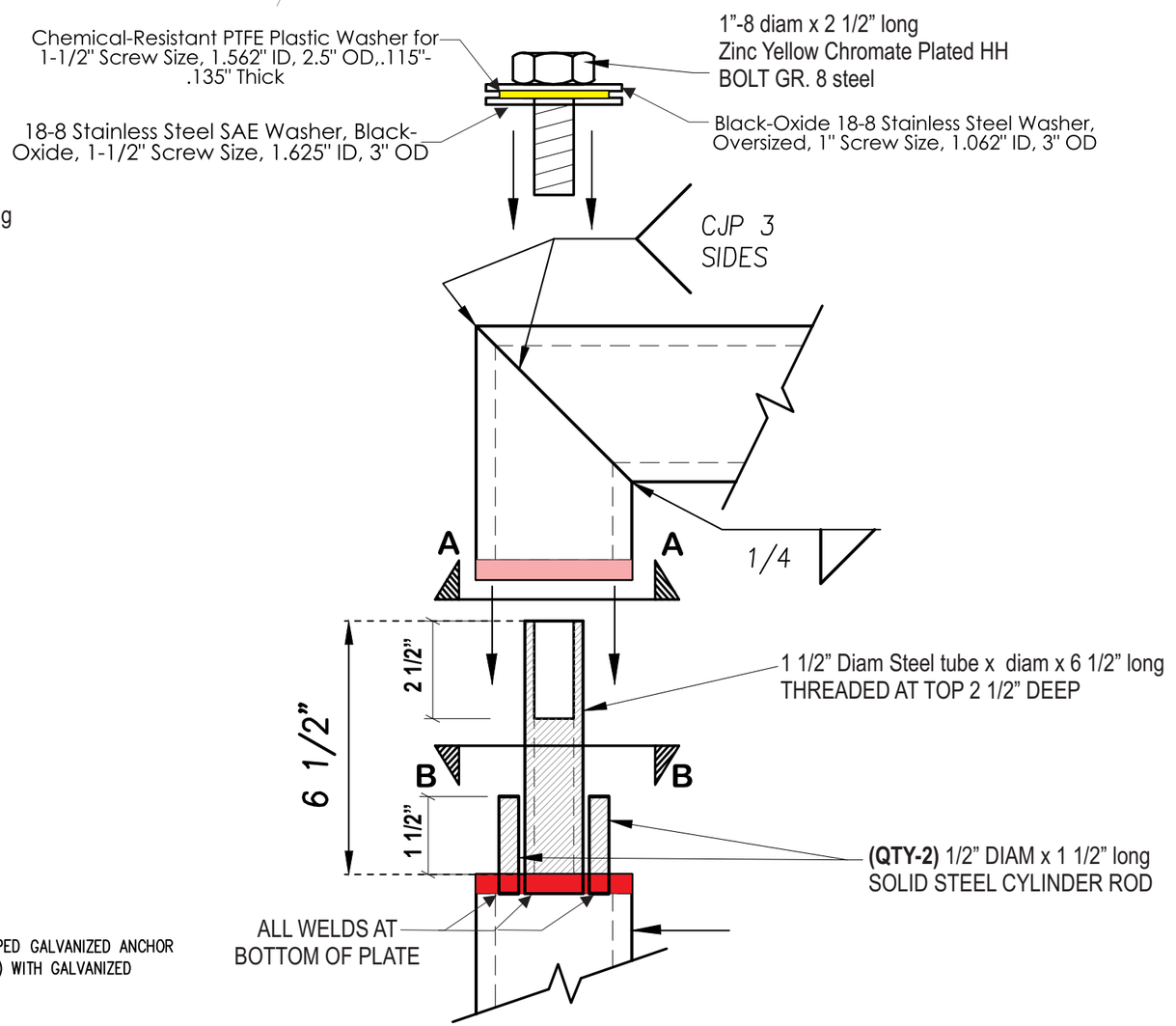
A **BOTTOM VIEW OF CLEARANCE BAR ARM**
SCALE: 1:2



B **TOP VIEW OF CLEARANCE SUPPORT POST**
SCALE: 1:2



C **BASE PLATE DETAIL**
SCALE: 3"=1'-0"



1 **SUPPORT ARM ATTACHMENT DETAIL**
SCALE: NTS

Project:

Location:
Auto Center Dr & Highway 4
Antioch, CA.

Client Approval:

Date of Approval:

Sales Rep:
Paul L.

Date: 04-23-24 Drawn by: O.C.

1	10-08-24	O.C.
2		
3		
4		
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6		

Electrical Requirement:
☐ 120 Volts ☐ 277 Volts

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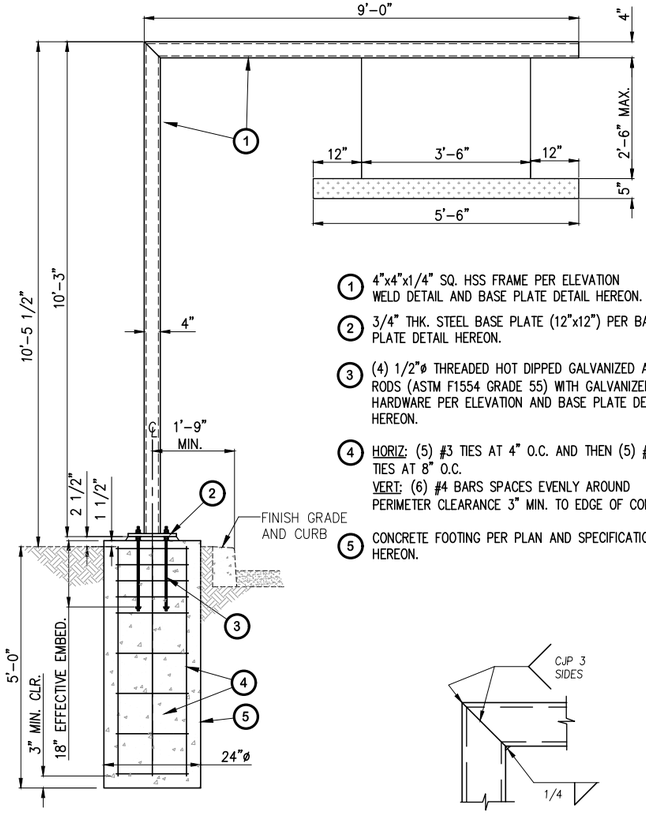
Drawing No
24-185 1

Page: **7.1**

B32



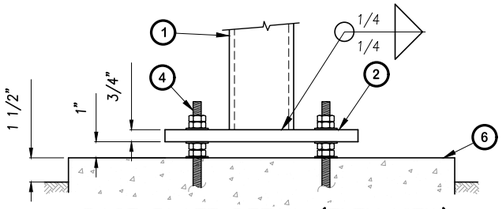
ELEVATION VIEW

3/8" = 1'-0"

1. 4"x4"x1/4" SQ. HSS FRAME PER ELEVATION WELD DETAIL AND BASE PLATE DETAIL HEREON.
2. 3/4" THK. STEEL BASE PLATE (12"x12") PER BASE PLATE DETAIL HEREON.
3. (4) 1/2"ø THREADED HOT DIPPED GALVANIZED ANCHOR RODS (ASTM F1554 GRADE 55) WITH GALVANIZED HARDWARE PER ELEVATION AND BASE PLATE DETAIL HEREON.
4. HORIZ: (5) #3 TIES AT 4" O.C. AND THEN (5) #3 TIES AT 8" O.C.
   VERT: (6) #4 BARS SPACES EVENLY AROUND PERIMETER CLEARANCE 3" MIN. TO EDGE OF CONC.
5. CONCRETE FOOTING PER PLAN AND SPECIFICATIONS HEREON.

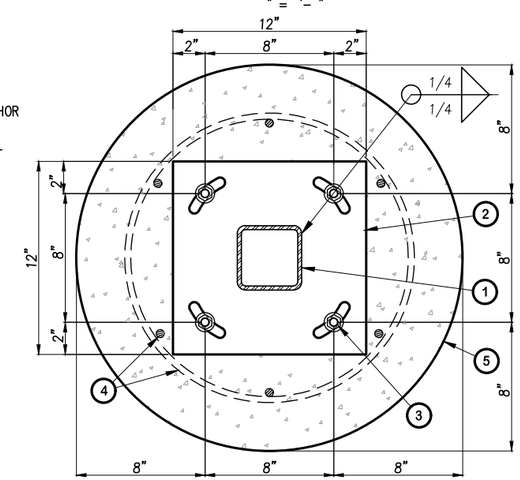
CORNER HSS CONNECTION

NTS



BASE PLATE DETAIL (ELEV VIEW)

" = '-"



BASE PLATE DETAIL (PLAN VIEW)

1 1/2" = 1'-0"

GENERAL NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, THE 2019 CALIFORNIA BUILDING CODE (CBC), AND 2018 INTERNATIONAL BUILDING CODE (IBC).
2. ANY CONFLICTS BETWEEN THESE DRAWINGS, STANDARDS NOTED HEREIN, PROJECT REQUIREMENTS. AND/OR OTHER REFERENCE DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE CIVIL ENGINEER, WHERE CONFLICTS OCCUR, THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
3. PROVIDE ISOLATION OF DISSIMILAR MATERIALS

STEEL:

1. SQUARE/REC HSS STEEL: ASTM A500GR. B Fy=46 KSI
2. PLATE STEEL: ASTM A36 Fy=36 KSI
3. STRUCTURAL STEEL MEMBERS SHALL BE SHEARED, FORMED, PUNCHED, WELDED, AND PAINTED BY THE MANUFACTURER. ALL SHOP CONNECTIONS SHALL BE WELDED IN CONFORMANCE WITH STANDARDS BASED UPON THE CURRENT EDITION OF ANSI/AWS D1.1. WELDERS AND WELDING OPERATORS SHALL BE QUALIFIED AS PROVIDED IN THE CODE.

DESIGN CRITERIA:

1. STRUCTURE IS DESIGNED IN ACCORDANCE WITH ASCE 7-16
   BASIC WIND SPEED: 150 MPH
   RISK CATEGORY: II
   EXPOSURE CATEGORY: C
   SITE CLASS: D
   OCCUPANCY CATEGORY: II
   SEISMIC DESIGN CATEGORY: D
   IMPORTANCE FACTOR: 1.0
   RESPONSE MODIFICATION FACTOR: Rp=3.0
   AMPLIFICATION FACTOR: Ap=3.0

CONCRETE:

1. DESIGN AND CONSTRUCTION IN COMPLIANCE TO ACI 318-14.
2. STEEL REINFORCEMENT IN CONCRETE ASTM A615 GRADE 60.
3. COMPRESSIVE STRENGTH AT 28 DAYS: f'c=2500 PSI MIN.
4. PROVIDE A MINIMUM 3" CONCRETE COVER OVER ALL EMBEDDED STEEL.
5. CONCRETE MUST BE POURED AGAINST UNDISTURBED EARTH SOIL.
6. SOIL PASSIVE PRESSURE PER CBC CLASS 5 (100 PCF).

WINLOADS PER ASCE 7-16:

(29.3-1)	$F=q_h*G*C_f*A_s$	(26.10-1)	$q_z = 0.00256*K_z*K_{zt}*K_d*V^2$	
	Risk Category:	II		
(26.5)	Wind Speed (V):	150	mph per ATC Council	
(Table 26.6-1)	Directional Fac. (K_d):	0.85	(Table 26.6-1)	
(26.7)	Exposure Category:	C		
(26.8.2)	Topo Fac. (K_{zt}):	1	(unless unusual terrain)	
(26.9)	Ground Elev. Fac. (K_e):	1	(for all elevation)	
(26.11)	Gust Effect Fac (G):	0.85		
	s (height of affected area)	0.42	ft	
	h (height)	10.25	ft	
	B (width of affected area)	5.5	ft	
	s/h=	0.04		
	B/s=	13.10		
	Force Coefficient (C_f):	1.9		
	Velocity pressure exposure coefficient (K_z):		(Table 29.3-1)	
	for s/h=1, add 10%		ASCE fig. 29.4-1 therefore:	1.0

Structure Component	Height at section c.g. ft	(Table 26.10-1) K_z factor	q_z psf	q_z*G*C_f psf	A_f ft²	Shear lb	Wind Moment lb-ft
1	0.1	0.85	41.62	67.21	0.3	20	2
2	5.33	0.85	41.62	67.21	3.42	230	1225
3	10.29	0.85	41.62	67.21	3	202	2075
4	10.29	0.85	41.62	67.21	2.3	155	1591
Forces at finish grade					9	606	4893

STEEL REC. 4x4 HSS DESIGN:

Fy:	46	ksi	Area of Sign:	9	ft²	Mu:	4.9	K-ft	
E:	29000	ksi	Wind Load	67.21	psf	Vu:	0.6	kips	
Square Member Design									
Size H (in)	4		h/t=	14.2					
Size B (in):	4		b/t=	14.2					
t (in):	1/4		KL/r=	159.6					
Length (ft):	10.25		Fe=	11.23	ksi (E3-4)				
K:	2	Max KL/r=	159.6						
A_g (in²):	3.50	4.71sqrt(E/Fy)=	118.3						
r (in):	1.54	Use:	Eq. 2	Governs					
Z (in³):	4.96	Fcr=	Eq. 1	8.28	(E3-2)				
S (in³):	4.16		Eq. 2	9.85	(E3-3)				
I (in⁴):	8.32	Flange:	b/t=	14.2	< 1.12√(E/Fy)(λp)=	28	True, Section is Compact		
wt (lb):	331		b/t=	14.2	< 1.40√(E/Fy) (λr)=	35	False, Try other		
be=	3.96	Web:	h/t=	14.2	< 2.42√(E/Fy)(λp)=	61	True, Section is Compact		
Se=	4.35		h/t=	14.2	< 5.70√(E/Fy) (λr)=	143	False, Try other		
						LRFD	ϕ=0.90		
Flexural Buckling:			Pn=FcrAg				øPc=	31.06	kips (E3-1)
Yield Moment:			Mn=Mp=FyS				øMn=	14.35	k-ft
Plastic Moment:	Compact Shapes		Mn=Mp=FyZ				øMn=	17.10	k-ft (F7-1)
Z req:	1.42	in³	Choose Size (Z):	4.96	in3	OKAY		0.29	

DIRECT BURIAL FOOTING:

M_u:	4.89	k-ft	(0.6Mu):	2.94	k-ft	ω: 1.3	IBC 1605.3.2
V_u:	0.61	kips	(0.6Vu):	0.36	kips		
P	0.47	kips	S1:	Sxd/3	400.50	psf	IBC 1806.1
Base	2	ft dia.			1068.00		&1806.3.4
Depth	4.50	ft deep	A:	2.34*P/(S1xb)	1.38	ft	IBC 1807.3.2.1
h	8.07	ft					
S	267	psf/ft	d:	0.5A(1+√(1+(4.36hA))	4.24	ft	
IBC Table 1806.2							

BASE PLATE DESIGN:

Base Plate Check								
	Size:					Nominal Yield Moment		
Mu=	4.89	k-ft	t :	0.75	in	Mnp=Fy*Z:	20.25	k-in
	58.71	k-in	S :	8	in	ϕ_b:	0.9	
Vu=	0.61	kip	Arm :	2	in	$\phi_b M_{np}$:	18.23	k-in
			b eff :	4	in	Demand/Capacity:	0.81	OKAY
Tgrp	7.34	kip	n:	1	bolts			
Tb=	7.34	kip/bolt	Steel A36			Nominal Yield Moment		
Mu PL=	14.7	k-in	Ftuw :	36	ksi	Mnp=Fy*Z:	20.25	k-in
			Ftyw :	36	ksi	ϕ_b:	0.9	
S (in³)=	0.375		F cyw :	36	ksi	$\phi_b M_{np}$:	18.23	k-in
Z (in³) =	0.563		Kt:	1		Demand/Capacity:	0.81	OKAY

REGISTERED PROFESSIONAL ENGINEER
YOSIMAR RAMOS
No. 89832
Exp. 6/30/23
CIVIL
STATE OF CALIFORNIA

YOSIMAR RAMOS
R.C.E. 89832
LIC. EXP 06/30/23

PREPARED BY:

YR ENGINEERING LP
424 E. MAITLAND ST. STE. A
ONTARIO, CA 91761
PHONE: (626) 374-5881
EMAIL: YRAMOS@YRENGINEERING.COM

STARBUCKS DRIVE THRU SIGNAGE
CLEARANCE BAR DETAILS
VARIOUS LOCATIONS, CALIFORNIA

PREPARED FOR: SIGN INDUSTRIES, INC.

CHECKED BY: YR	JOB NO: 2131-01	SHEET: 1 OF 1

DISREGARD PRINTS BEARING EARLIER REVISION DATES →	10-11-21	03-23-22		

Project:

Location:
Auto Center Dr & Highway 4
Antioch, CA.

Client Approval:

Date of Approval:

Sales Rep:
Paul L.

Date: 04-23-24 Drawn by: O.C.

1	10-08-24	O.C.
2		
3		
4		
5		
6		

Electrical Requirement:
☐ 120 Volts ☐ 277 Volts

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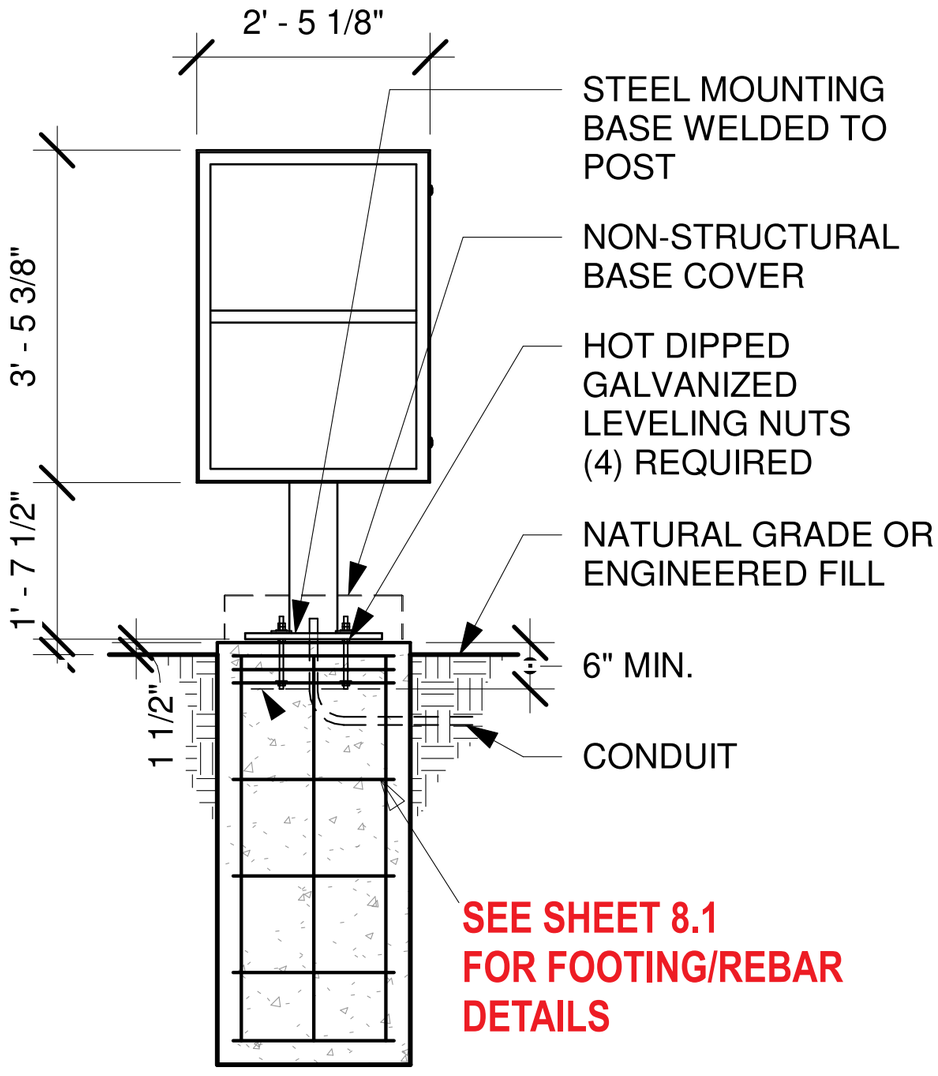
Drawing No
24-185 1

Page: **7.2** **B33**

Design ID#22542

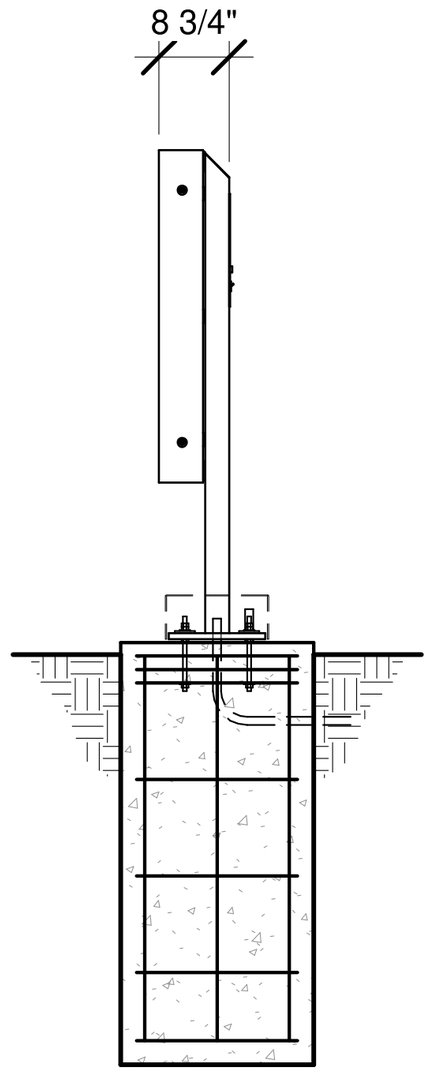
PRE-MENU SIGN

FRONT ELEVATION



SEE SHEET 8.1 FOR FOOTING/REBAR DETAILS

SIDE ELEVATION



H DRIVE THRU PRE-MENU SIGN~ Qty (1)
INSTALLATION ONLY

Project:

Location:
Auto Center Dr & Highway 4
Antioch, CA.

Client Approval:

Date of Approval:

Sales Rep:
Paul L.

Date:	Drawn by:
04-23-24	O.C.

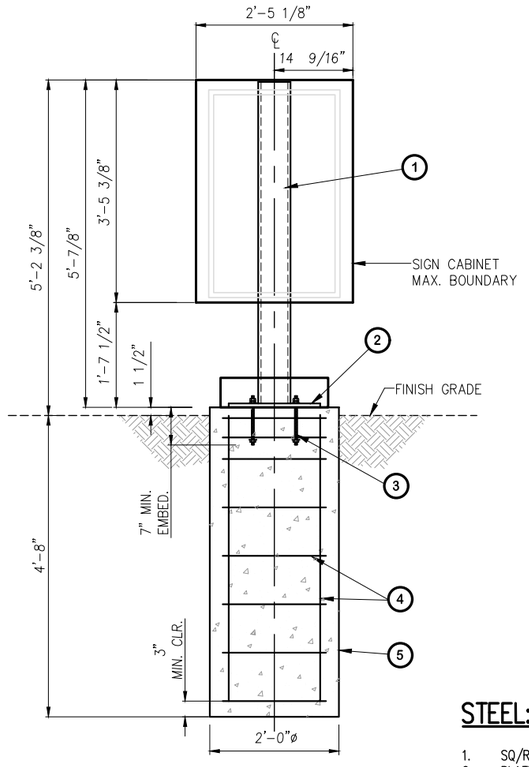
1	10-08-24	O.C.
2		
3		
4		
5		
6		

Electrical Requirement:
☐ 120 Volts ☐ 277 Volts

Sign Industries INCORPORATED
2101 Carrillo Privado, Ontario, CA 91761
(909) 930-0303 Fax: (909) 930-0308
E-mail: design@signindustries.tv
Web: www.signindustries.tv

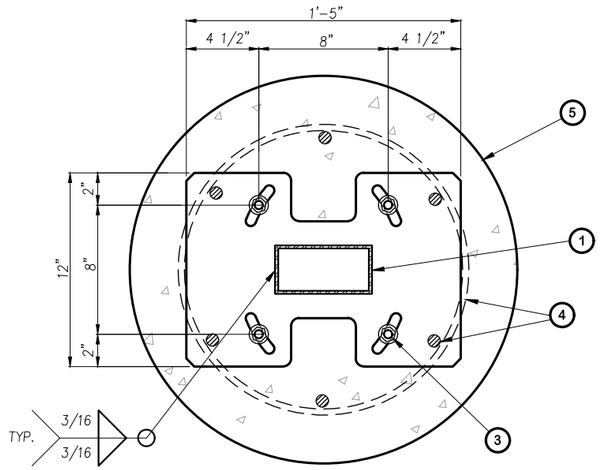
Drawing No
24-185 1

B34



ELEVATION VIEW

1/2" = 1'-0"



BASE PLATE DETAIL

1 1/2" = 1'-0"

GENERAL NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, THE 2019 CALIFORNIA BUILDING CODE (CBC), AND 2018 INTERNATIONAL BUILDING CODE (IBC).
2. ANY CONFLICTS BETWEEN THESE DRAWINGS, STANDARDS NOTED HEREIN, PROJECT REQUIREMENTS. AND/OR OTHER REFERENCE DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE CIVIL ENGINEER, WHERE CONFLICTS OCCUR, THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
3. PROVIDE ISOLATION OF DISSIMILAR MATERIALS

STEEL:

1. SQ/RECT. HSS: ASTM A500, GR. B Fy=46 KSI
2. PLATE STEEL: ASTM A36 Fy=36 KSI
3. STRUCTURAL STEEL MEMBERS SHALL BE SHEARED, FORMED, PUNCHED, WELDED, AND PAINTED BY THE MANUFACTURER. ALL SHOP CONNECTIONS SHALL BE WELDED IN CONFORMANCE WITH STANDARDS BASED UPON THE CURRENT EDITION OF ANSI/AWS D1.1. WELDERS AND WELDING OPERATORS SHALL BE QUALIFIED AS PROVIDED IN THE CODE.

CONCRETE:

1. DESIGN AND CONSTRUCTION IN COMPLIANCE TO ACI 318-14.
2. STEEL REINFORCEMENT IN CONCRETE ASTM A615 GRADE 60.
3. COMPRESSIVE STRENGTH AT 28 DAYS: f'c=2500 PSI MIN.
4. PROVIDE A MINIMUM 3" CONCRETE COVER OVER ALL EMBEDDED STEEL.
5. CONCRETE MUST BE POURED AGAINST UNDISTURBED EARTH SOIL.
6. SOIL PASSIVE PRESSURE PER CBC CLASS 5 (100 PCF).

DESIGN CRITERIA:

1. STRUCTURE IS DESIGNED IN ACCORDANCE WITH ASCE 7-16
   BASIC WIND SPEED: 150 MPH
   RISK CATEGORY: II
   EXPOSURE CATEGORY: C
   SITE CLASS: D
   OCCUPANCY CATEGORY: II
   SEISMIC DESIGN CATEGORY: D
   IMPORTANCE FACTOR: 1.0
   RESPONSE MODIFICATION FACTOR: Rp=3.0
   AMPLIFICATION FACTOR: Ap=2.5

1. 6"x3"x3/16" REC. HSS FRAME PER ELEVATION AND BASE PLATE DETAIL HEREON.
2. 3/4" THK. STEEL BASE PLATE (17"x12") PER BASE PLATE DETAIL HEREON.
3. (4) 1/2"ø THREADED HOT DIPPED GALVANIZED ANCHOR RODS (ASTM F1554 GRADE 55) WITH GALVANIZED HARDWARE PER ELEVATION AND BASE PLATE DETAIL HEREON.
4. HORIZ: (3) #3 TIES AT 4" O.C. AND THEN (5) #3 TIES AT 9" O.C.
   VERT: (6) #5 BARS SPACES EVENLY AROUND PERIMETER CLEARANCE 3" MIN. TO EDGE OF CONC.
5. CONCRETE FOOTING PER PLAN AND SPECIFICATIONS HEREON.

REGISTERED PROFESSIONAL ENGINEER
YOSIMAR RAMOS
No. 89832
Exp. 6/30/23
CIVIL
STATE OF CALIFORNIA

YOSIMAR RAMOS
R.C.E. 89832
LIC. EXP 06/30/23

PREPARED BY:

YR ENGINEERING LP
424 E. MAITLAND ST. STE. A
ONTARIO, CA 91761
PHONE: (626) 374-5881
EMAIL: YRAMOS@YRENGINEERING.COM

WINLOADS PER ASCE 7-16:

(29.3-1)	$F=q_h*G*C_f*A_s$	(26.10-1)	$q_z = 0.00256*K_z*K_{zt}*K_d*K_e*V^2$
	Risk Category:	II	
(26.5)	Wind Speed (V):	150	mph per ATC Council
(Table 26.6-1)	Directional Fac. (K_d):	0.85	(Table 26.6-1)
(26.7)	Exposure Category:	C	
(26.8.2)	Topo Fac. (K_{zt}):	1	(unless unusual terrain)
(26.9)	Ground Elev. Fac. (K_e):	1	(for all elevation)
(26.11)	Gust Effect Fac (G):	0.85	
	s (height of affected area)	3.45	ft
	h (height)	5.2	ft
	B (width of affected area)	2.43	ft
	s/h=	0.66	
	B/s=	0.70	
	Force Coefficient (C_f):	1.692	
	Velocity pressure exposure coefficient (K_z):		(Table 29.3-1)
	for s/h=1, add 10%	ASCE fig. 29.4-1 therefore:	1.0

Structure Component	Height at section c.g. ft	(Table 26.10-1) K_z factor	q_s psf	q_s*G*C_f psf	A_f ft²	Shear lb	Wind Moment lb-ft
1	0.25	0.85	**41.62**	**59.87**	2	**120**	**30**
2	1.04	0.85	**41.62**	**59.87**	2	**120**	**125**
3	3.47	0.85	**41.62**	**59.87**	8.37	**501**	**1739**
Forces at finish grade					12	**741**	**1893**

DIRECT BURIAL FOOTING:

M_u:	1.89	k-ft	(0.6Mu):	1.14	k-ft	u: 1.3	IBC 1605.3.2
V_u:	0.74	kips	(0.6Vu):	0.44	kips		
P	0.58	kips	S1:	Sxd/3		326.63 psf	IBC 1806.1
Base	2	ft dia.					&1806.3.4
Depth	3.67	ft deep	A:	2.34*P/(S1xb)		2.07 ft	IBC 1807.3.2.1
h	2.56	ft					
S	267	psf/ft	d:	0.5A(1+√(1+(4.36hA))		3.65 ft	
		IBC Table 1806.2					

STEEL COLUMN DESIGN:

Fy:	46 ksi	Area of Sign:	12 ft²	Mu:	1.89 K-ft
E:	29000 ksi	Wind Load	59.87 psf	Vu:	0.74 kips

Square Member Design

Size H (in)	3		h/t=	14.2			
Size B (in):	6		b/t=	31.4			
t (in):	3/16		KL/r=	100.7			
Length (ft):	5.25		Fe=	28.23	ksi (E3-4)		
K:	2		Max KL/r=	100.7			
A_g (in²):	3.02		4.71sqrt(E/Fy)=	118.3			
r (in):	1.25		Use:	Eq. 1	Governs		
Z (in³):	3.57		Fcr=	Eq. 1	23.25	(E3-2)	
S (in³):	3.15			Eq. 2	24.75	(E3-3)	
I (in⁴):	4.72	Flange:	b/t=	31.4	< 1.12√(E/F_y)(λp)=	28	**False, Try Other**
wt (lb):	58		b/t=	31.4	< 1.40√(E/F_y) (λr)=	35	**True Section is Non Compact**
be=	2.97	Web:	h/t=	14.2	< 2.42√(E/F_y)(λp)=	61	True, Section is Compact
Se=	3.30		h/t=	14.2	< 5.70√(E/F_y) (λr)=	143	False, Try other

LRFD ϕ=0.90

Flexural Buckling:		Pn=FcrAg	ϕPn=	63.15 kips	(E3-1)	
Yield Moment:		Mn=Mp=FyS	ϕMn=	10.86 k-ft		
Plastic Moment:	Compact Shapes	Mn=Mp=FyZ	ϕMn=	12.31 k-ft	(F7-1)	
Local Buckling:	Non Compact Shapes Flange	Mn=Mp-(Mp-FyS)(3.57b/t √(Fy/E) -4.0)	ϕMn=	11.64 k-ft	(F7-2)	
Local Buckling:	Non Compact Shapes Web	Mn=Mp-(Mp-FyS)(0.305h/t √(Fy/E) -0.738)	ϕMn=	13.13 k-ft	(F7-2)	
Z req:	0.55 in³	Choose Size (Z):	3.57 in3	OKAY	0.15	

BASE PLATE DESIGN:

Base Plate Check

			Size:				Nominal Yield Moment	
Mu=	1.89	k-ft	t :	0.75	in		Mnp=Fy*Z:	10.13 k-in
	22.72	k-in	S :	8	in		ϕb:	0.9
Vu=	0.74	klp	Arm :	2.5	in		ϕbMnp:	9.11 k-in
			b eff :	2	in		Demand/Capacity:	0.39 OKAY
Tgrp	2.84	klp	n:	2	bolts			
Tb=	1.42	klp/bolt	Material Steel A36				Nominal Yield Moment	
Mu PL=	3.5	k-in	Ftuw :	36	ksi		Mnp=Fy*Z:	10.13 k-in
			Ftyw :	36	ksi		ϕb:	0.9
S (in³)=	0.188		F cyw :	36	ksi		ϕbMnp:	9.11 k-in
Z (in³) =	0.281		Kt:	1			Demand/Capacity:	0.39 OKAY

STARBUCKS DRIVE THRU SIGNAGE

PRE-MENU BOARD

VARIOUS LOCATIONS, CALIFORNIA

PREPARED FOR: SIGN INDUSTRIES, INC.

CHECKED BY: YR	JOB NO: 2131-00	SHEET: 1 OF 1
DISREGARD PRINTS BEARING EARLIER REVISION DATES ▶	10-12-21	

Project:

Location:
Auto Center Dr & Highway 4
Antioch, CA.

Client Approval:

Date of Approval:

Sales Rep:
Paul L.

Date: 04-23-24 Drawn by: O.C.

1	10-08-24	O.C.
2		
3		
4		
5		
6		

Electrical Requirement:
☐ 120 Volts ☐ 277 Volts

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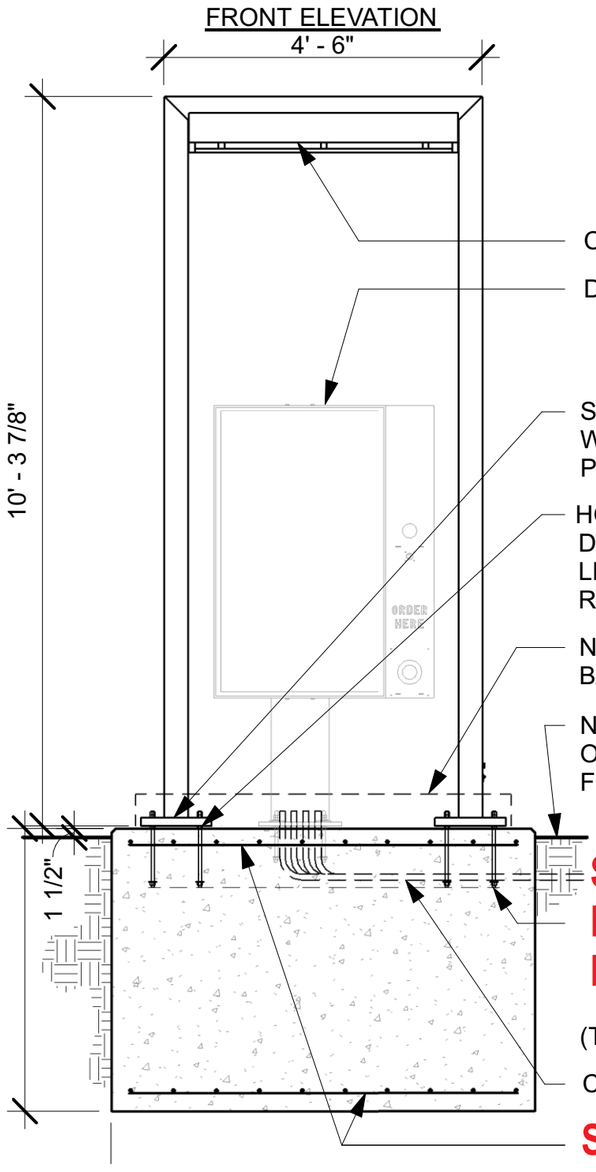
Drawing No
24-185 1

Page: **8.1** **B35**

Design ID#22543 **Design ID#22546**

FRONT ELEVATION



CANOPY ABOVE

DOS AND SPEAKER

STEEL BASE PLATE WELDED TO STEEL POSTS BY MFR.

HOT DIPPED GALVANIZED LEVELING NUTS (12) REQUIRED

NON-STRUCTURAL BASE COVER

NATURAL GRADE OR ENGINEERED FILL

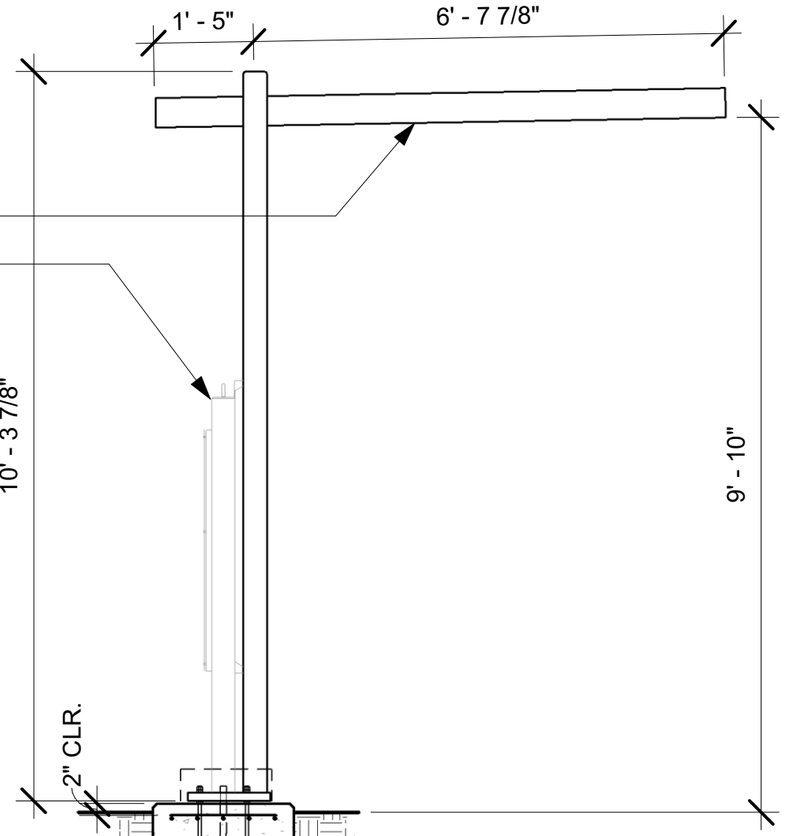
SEE SHEET 9.2 FOR FOOTING/REBAR DETAILS

(TYP. AT EACH PLATE)

CONDUIT

SEE SHEET 9.2 FOR FOOTING/REBAR DETAILS

SIDE ELEVATION



CANOPY WITH DOS

I DRIVE THRU CANOPY WITH DIGITAL ORDER SCREEN~ Qty (1)
INSTALLATION ONLY

NTS

Project:

Location:
Auto Center Dr & Highway 4
Antioch, CA.

Client Approval:

Date of Approval:

Sales Rep:
Paul L.

Date: 04-23-24 Drawn by: O.C.

1	10-08-24	O.C.
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Electrical Requirement:
☐ 120 Volts ☐ 277 Volts

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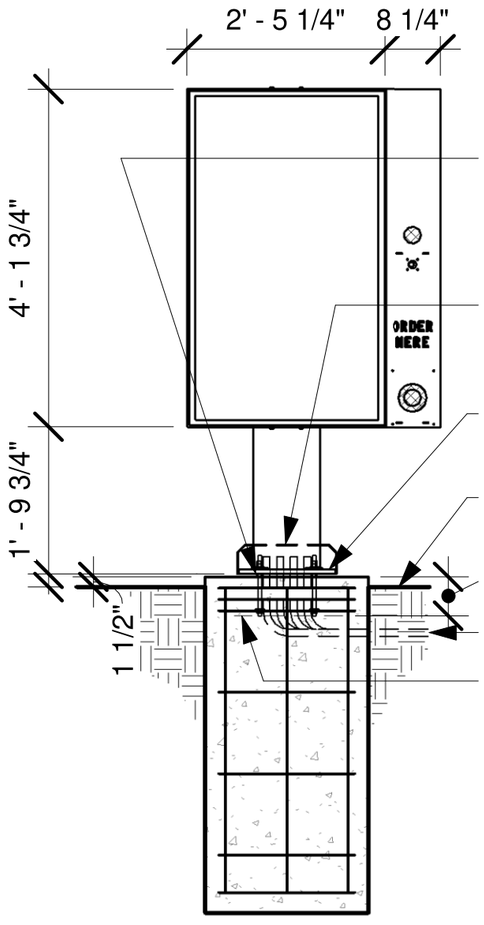
Drawing No
24-185 1

Design ID#22546

TM

FRONT ELEVATION



HOT DIPPED GALVANIZED LEVELING NUTS (4) REQUIRED

NON-STRUCTURAL BASE COVER

STEEL MOUNTING BASE WELDED TO POST

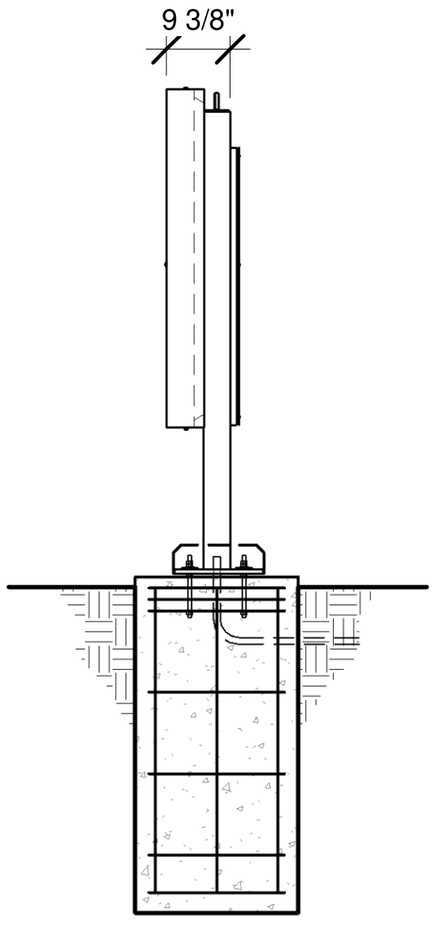
NATURAL GRADE OR ENGINEERED FILL

6" MIN.

CONDUIT

SEE SHEET 9.2 FOR FOOTING/REBAR DETAILS

SIDE ELEVATION



ORDERING SCREEN WITH POST

I.1 DRIVE THRU DIGITAL ORDER SCREEN W/ POST~ Qty (1)
INSTALLATION ONLY

NTS

Project:

Location:
Auto Center Dr & Highway 4
Antioch, CA.

Client Approval:

Date of Approval:

Sales Rep:
Paul L.

Date: 04-23-24 Drawn by: O.C.

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Electrical Requirement:
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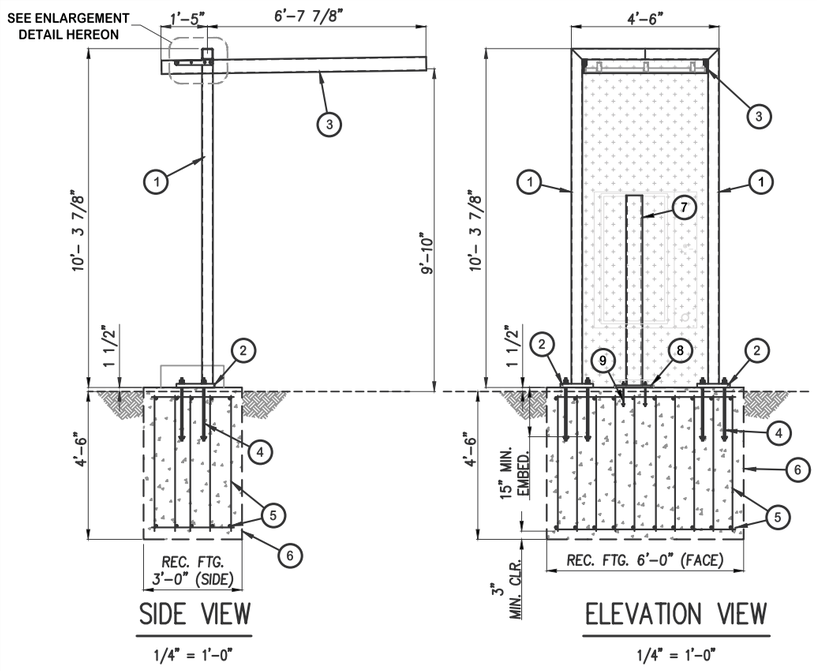
Drawing No
24-185 1

B37

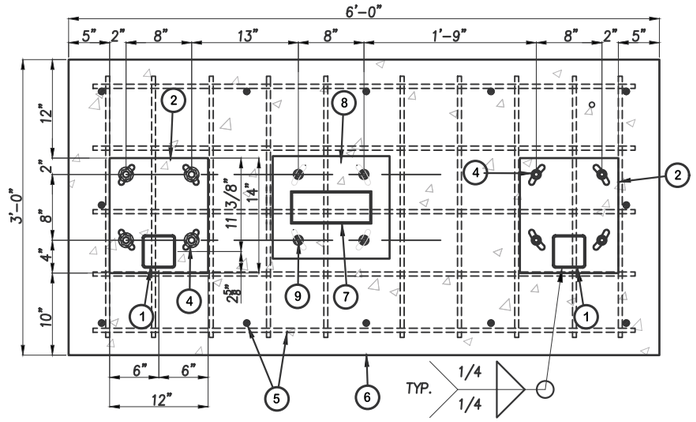


SIDE VIEW

1/4" = 1'-0"

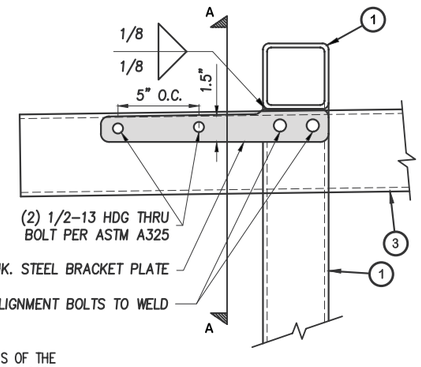
ELEVATION VIEW

1/4" = 1'-0"



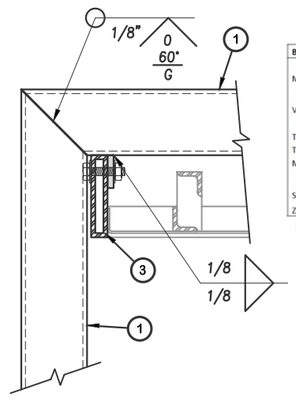
BASE PLATE DETAIL

3/4" = 1'-0"



ENLARGEMENT DETAIL

1 1/2" = 1'-0"



SECTION A–A

1 1/2" = 1'-0"

1. 4"x4"x1/4" SQ. HSS FRAME PER ELEVATION AND BASE PLATE DETAIL HEREON.
2. (2) 1 3/8" THK. STEEL BASE PLATE (12"x14") PER BASE PLATE DETAIL HEREON.
3. 5"x1"x1/4" SQ. HSS FRAME PER ELEVATION HEREON.
4. TOTAL (8) 3/4"ø THREADED HOT DIPPED GALVANIZED ANCHOR RODS (ASTM F1554 GRADE 55) WITH GALVANIZED HARDWARE PER ELEVATION AND BASE PLATE DETAILS HEREON.
5. HORIZ: (5) #5 LONG LENGTH AND (10) #5 SHORT LENGTH AT TOP AND BOTTOM EACH WAY
   VERT: (12) #5 BAR SPACES EVENLY AROUND PERIMETER CLEARANCE 3" MIN. TO EDGE OF CONC.
6. CONCRETE FOOTING PER PLAN AND SPECIFICATIONS HEREON.
7. 9.873"x3.93"x3/16" SQ. HSS POST
8. 5/8" THK. STEEL BASE PLATE (12.5"x14.25") PER BASE PLATE DETAIL.
9. (4) 1/2"ø THREADED HOT DIPPED GALVANIZED ANCHOR RODS (ASTM F1554 GRADE 55) WITH GALVANIZED HARDWARE PER ELEVATION AND BASE PLATE DETAIL.

CONCRETE:

1. DESIGN AND CONSTRUCTION IN COMPLIANCE TO ACI 318–14.
2. STEEL REINFORCEMENT IN CONCRETE ASTM A615 GRADE 60.
3. COMPRESSIVE STRENGTH AT 28 DAYS: f'c=2500 PSI MIN.
4. PROVIDE A MINIMUM 3" CONCRETE COVER OVER ALL EMBEDDED STEEL.
5. CONCRETE MUST BE POURED AGAINST UNDISTURBED EARTH SOIL.
6. SOIL PASSIVE PRESSURE PER CBC CLASS 5 (100 PCF).

DESIGN CRITERIA:

1. STRUCTURE IS DESIGNED IN ACCORDANCE WITH ASCE 7–16
   BASIC WIND SPEED: 130 MPH
   RISK CATEGORY: II
   EXPOSURE CATEGORY: C
   SITE CLASS: D
   OCCUPANCY CATEGORY: II
   SEISMIC DESIGN CATEGORY: D
   IMPORTANCE FACTOR: 1.0
   RESPONSE MODIFICATION FACTOR: Rp=3.0
   AMPLIFICATION FACTOR: Ap=2.5

GENERAL NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, THE 2022 CALIFORNIA BUILDING CODE (CBC), AND 2018 INTERNATIONAL BUILDING CODE (IBC).
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3. PROVIDE ISOLATION OF DISSIMILAR MATERIALS

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1. SQ/RECT. HSS: ASTM A500, GR. B Fy=46 KSI
2. PLATE STEEL: ASTM A36 Fy=36 KSI
3. STRUCTURAL STEEL MEMBERS SHALL BE SHEARED, FORMED, PUNCHED, WELDED, AND PAINTED BY THE MANUFACTURER. ALL SHOP CONNECTIONS SHALL BE WELDED IN CONFORMANCE WITH STANDARDS BASED UPON THE CURRENT EDITION OF ANSI/AWS D1.1. WELDERS AND WELDING OPERATORS SHALL BE QUALIFIED AS PROVIDED IN THE CODE.

WIND LOADS PER ASCE 7-16:

Chapter 27 MWFRS-wind pressure, directional procedure

	Risk Category:	II	
(26.5)	Wind Speed (V):	130	mph
(Table 26.6-1)	Directional Fac. (K_d):	0.85	(Table 26.6-1)
(26.7)	Exposure Category:	C	
(26.8)	Topo Fac. (K_{zt}):	1	(unless unusual terrain)
(26.9)	Ground Elev. Fac. (K_e):	1	(for all elevation)
(26.11)	Gust Effect Fac (G):	0.85	
(26.12)	Enclosure Classification:	Open Bldg	
Fig. 30.3-1	Internal Pressure Coefficient (GC_{pi}):	0	0
Table 26.10-1	Velocity pressure Coefficient (K_z):	0.85	
Eq. 26.10-1	Velocity Pressure (q_z):	31.26	psf

Fig. 27.3-4	WL Case 1 (Y=0°)			
	C_{NW}= 1.2	P1=	31.88	psf (downward)
	C_{NL}= 0.3	P2=	7.97	psf (downward)
Fig. 27.3-4	WL Case 2 (Y=0°)			
	C_{NW}= -1.1	P1=	-29.23	psf (uplift
	C_{NL}= -0.1	P2=	-2.66	psf (uplift)
Fig. 27.3-4	WL Case 3 (Y=0°)			
	C_{NW}= 1.2	P1=	31.88	psf (downward)
	C_{NL}= 0.3	P2=	7.97	psf (downward)
Fig. 27.3-4	WL Case 3 (Y=0°)			
	C_{NW}= -1.1	P1=	-29.23	psf (uplift
	C_{NL}= -0.1	P2=	-2.66	psf (uplift)

DIRECT BURIAL FOOTING:

M_u:	16.80	k-ft	(0.6Mu):	10.08	k-ft	ω: 1.3	IBC 1605.3.2
V_u:	2.67	kips	(0.6Vu):	1.60	kips		
P	2.08	kips	S1: Sxd/3			400.50 psf	IBC 1806.1
Base	6.71	ft dia.				1068.00	&1806.3.4
Depth	4.50	ft deep	A: 2.34*P/(S1xb)			1.81 ft	IBC 1807.3.2.1
h	6.29	ft					
S	267	psf/ft	d: 0.5A(1+√(1+(4.36hA))			4.55 ft	
IBC Table 1806.2							
Allowable Bearing	1700	psf	0.39	Shear Capacity:		37.94 kips	0.01
Actual Bearing	667	psf	OKAY	Shear Vertical Load (DL):		0.5 kips	OKAY

BASE PLATE DESIGN:

Base Plate Check

	Size:					Nominal Yield Moment	
Mu=	8.359	k-ft	t :	1.375	in	Mnp=Fy*Z:	68.06 k-in
	100.31	k-in	S :	8	in	ϕ_b:	0.9
Vu=	1.34	kip	Arm :	8	in	$\phi_b M_{np}$:	61.26 k-in
			b eff :	4	in	Demand/Capacity:	0.82 OKAY
Tgrp	12.54	kip	n:	2	bolts		
Tb=	6.27	kip/bolt	Steel A36			Nominal Yield Moment	
Mu PL=	50.2	k-in	Ftuw :	36	ksi	Mnp=Fy*Z:	68.06 k-in
			Ftyw :	36	ksi	ϕ_b:	0.9
S (in^3)=	1.260		F cyw :	36	ksi	$\phi_b M_{np}$:	61.26 k-in
Z (in^3) =	1.891		Kt:	1		Demand/Capacity:	0.82 OKAY

TENSILE PLATE BRACKET DESIGN:

Tensile Strength						LRFD				
Width=	1.5	in				Fy=	36	ksi	ϕt=0.90	
Thkpl=	0.375	in				Fu=	58	ksi	ϕt=0.75	
dia=	0.5	in								
Num y=	1	ea. (perpendicular to load)								
U	1	(Table D3.1)								
Ag=	0.56	in^2								
An=	0.33	in^2								
Ae=AnU=	0.33	in^2								
Pn=FyAg=	20.25	kips	ϕ_yPn=	18	kips	(AISC J4-1)				
Pn=FuAe=	19	kips	ϕtPn=	14	kips	(AISC J4-2)				
Rn=0.6FuAnv+UbsFuAnt <			0.6FyAgv+UbsFuAnt			(AISC J4-5)				
Dist. To Edge=	0.75	in (parallel to load)								
Dist. To Edge=	0.75	in (perpidicular to load)								
Ubs	0.5	(J4-5)								
Num b=	2	ea. (parallel to load)								
Agv=	0.28	in^2								
Anv=	0.07	in^2								
Ant=	0.16	in^2								
Rn=0.6FuAnv+UbsFuAnt	2	kips								
Rn (Upper Limit)=	11	kips	ϕ_yPn=	8	kips	(AISC J4-5)				

REGISTERED PROFESSIONAL ENGINEER YOSTIMAR RAMOS No. 89832 Exp. 6/30/23 CIVIL STATE OF CALIFORNIA

PREPARED BY:

AYR ENGINEERING LP

PHONE: (626) 374–5881

EMAIL: YRAMOS@YRENGINEERING.COM

STARBUCKS DRIVE THRU SIGNAGE
DIGITAL ORDER SCREEN CANOPY
VARIOUS LOCATIONS, CALIFORNIA

PREPARED FOR: SIGN INDUSTRIES, INC.

CHECKED BY: YR	JOB NO: 2228–00	SHEET: 1 OF 1	
DISREGARD PRINTS BEARING EARLIER REVISION DATES →	12–05–22		

Project:

Location:
Auto Center Dr & Highway 4
Antioch, CA.

Client Approval:

Date of Approval:

Sales Rep:
Paul L.

Date: 04-23-24 Drawn by: O.C.

1	10-08-24	O.C.
2		
3		
4		
5		
6		

Electrical Requirement:
☐ 120 Volts ☐ 277 Volts

Sign Industries INCORPORATED
2101 Carrillo Privado, Ontario, CA 91761
(909) 930-0303 Fax: (909) 930-0308
E-mail: design@signindustries.tv
Web: www.signindustries.tv

Drawing No
24-185 1

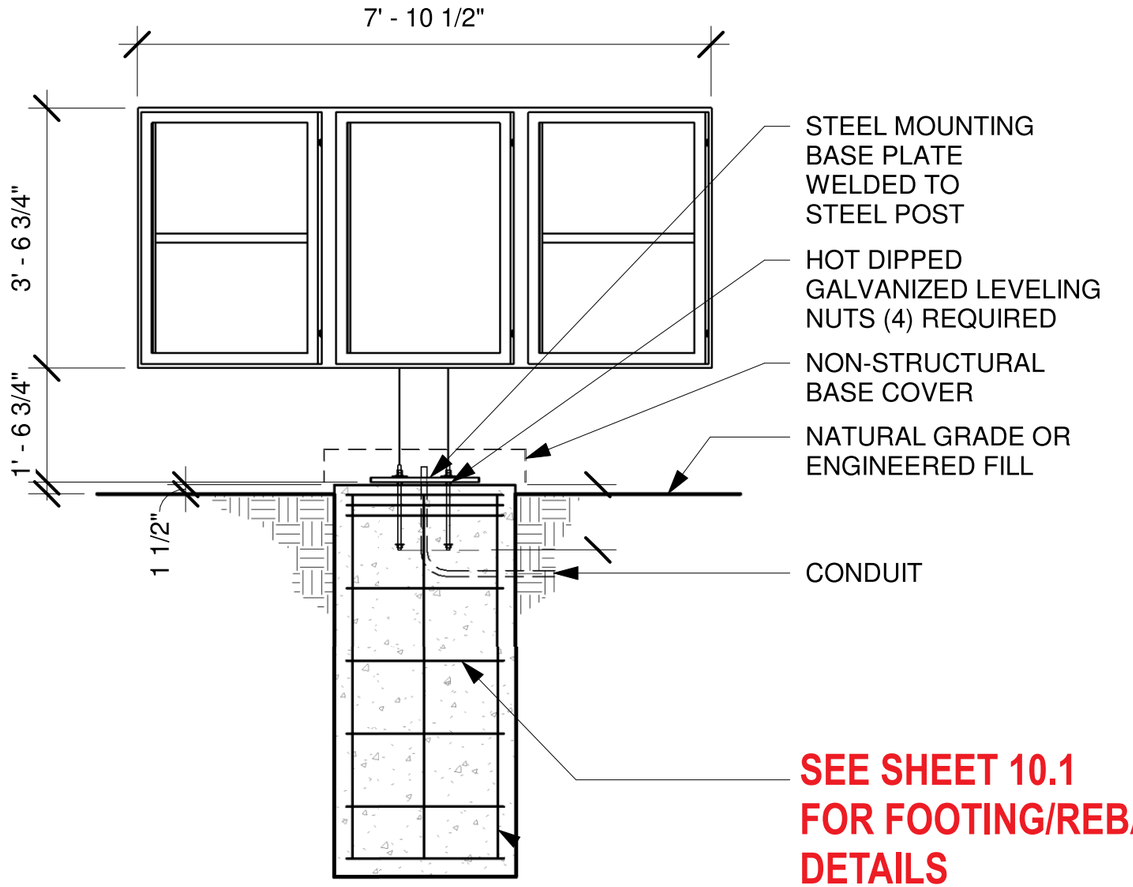
Page: **9.2**

B38

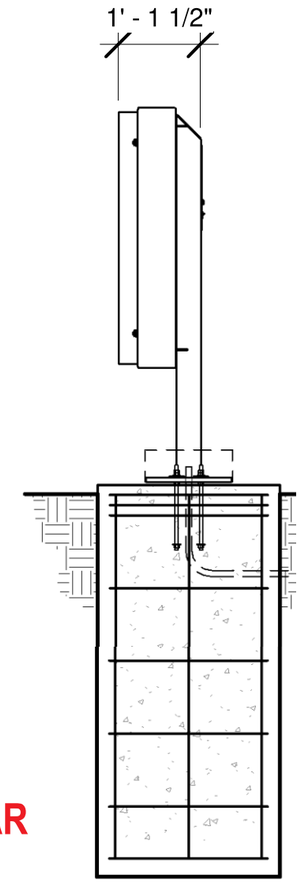
Design ID#22540

5- PANEL MENU SIGN

FRONT ELEVATION



SIDE ELEVATION



J **DRIVE THRU 5-PANEL MENU SIGN~ Qty (1)**
INSTALLATION ONLY

Scale: 1" = 3/4"

Sq. Ft.
36

Project:

Location:
Auto Center Dr & Highway 4
Antioch, CA.

Client Approval:

Date of Approval:

Sales Rep:
Paul L.

Date: 04-23-24 Drawn by: O.C.

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Electrical Requirement:
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24-185 1

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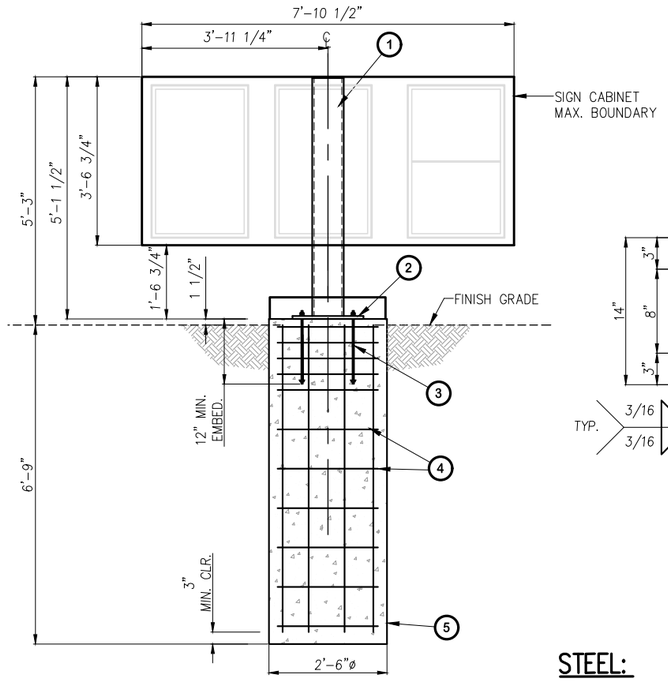
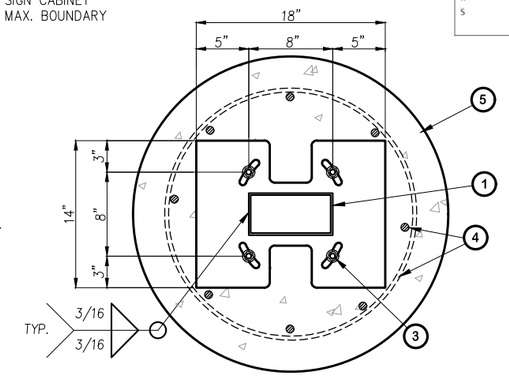
B39



ELEVATION VIEW

3/8" = 1'-0"



BASE PLATE DETAIL

1" = 1'-0"

1. 8"x4"x3/16" SQ. HSS FRAME PER ELEVATION AND BASE PLATE DETAIL HEREON.
2. 3/4" THK. STEEL BASE PLATE (18"x14") PER BASE PLATE DETAIL HEREON.
3. (4) 1/2"ø THREADED HOT DIPPED GALVANIZED ANCHOR RODS (ASTM F1554 GRADE 55) WITH GALVANIZED HARDWARE PER ELEVATION AND BASE PLATE DETAIL HEREON.
4. HORIZ: (5) #3 TIES AT 3" O.C. AND THEN (6) #3 TIES AT 10" O.C.
   VERT: (8) #5 BARS SPACES EVENLY AROUND PERIMETER CLEARANCE 3" MIN. TO EDGE OF CONC.
5. CONCRETE FOOTING PER PLAN AND SPECIFICATIONS HEREON.

STEEL:

1. SQ/RECT. HSS: ASTM A500, GR. B Fy=46 KSI
2. PLATE STEEL: ASTM A36 Fy=36 KSI
3. STRUCTURAL STEEL MEMBERS SHALL BE SHEARED, FORMED, PUNCHED, WELDED, AND PAINTED BY THE MANUFACTURER. ALL SHOP CONNECTIONS SHALL BE WELDED IN CONFORMANCE WITH STANDARDS BASED UPON THE CURRENT EDITION OF ANSI/AWS D1.1. WELDERS AND WELDING OPERATORS SHALL BE QUALIFIED AS PROVIDED IN THE CODE.

CONCRETE:

1. DESIGN AND CONSTRUCTION IN COMPLIANCE TO ACI 318-14.
2. STEEL REINFORCEMENT IN CONCRETE ASTM A615 GRADE 60.
3. COMPRESSIVE STRENGTH AT 28 DAYS: f'c=2500 PSI MIN.
4. PROVIDE A MINIMUM 3" CONCRETE COVER OVER ALL EMBEDDED STEEL.
5. CONCRETE MUST BE POURED AGAINST UNDISTURBED EARTH SOIL.
6. SOIL PASSIVE PRESSURE PER CBC CLASS 5 (100 PCF).

DESIGN CRITERIA:

1. STRUCTURE IS DESIGNED IN ACCORDANCE WITH ASCE 7-16
   BASIC WIND SPEED: 150 MPH
   RISK CATEGORY: II
   EXPOSURE CATEGORY: C
   SITE CLASS: D
   OCCUPANCY CATEGORY: II
   SEISMIC DESIGN CATEGORY: D
   IMPORTANCE FACTOR: 1.0
   RESPONSE MODIFICATION FACTOR: Rp=3.0
   AMPLIFICATION FACTOR: Ap=2.5

GENERAL NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, THE 2019 CALIFORNIA BUILDING CODE (CBC), AND 2018 INTERNATIONAL BUILDING CODE (IBC).
2. ANY CONFLICTS BETWEEN THESE DRAWINGS, STANDARDS NOTED HEREIN, PROJECT REQUIREMENTS. AND/OR OTHER REFERENCE DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE CIVIL ENGINEER, WHERE CONFLICTS OCCUR, THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
3. PROVIDE ISOLATION OF DISSIMILAR MATERIALS

DIRECT BURIAL FOOTING:

M_u:	5.68	k-ft	(0.6Mu):	3.41	k-ft	ω:	1.3	IBC 1605.3.2
V_u:	1.83	kips	(0.6Vu):	1.10	kips			
P	1.42	kips	S1:	Sxd/3		445.00	psf	IBC 1806.1
Base	2.5	ft dia.				1068.00		&1806.3.4
Depth	5.00	ft deep	A:	2.34*P/(S1xb)		2.99	ft	IBC 1807.3.2.1
h	3.11	ft						
S	267	psf/ft	d:	0.5A(1+√(1+(4.36hA))		5.02	ft	

IBC Table 1806.2

WINLOADS PER ASCE 7-16:

(29.3-1)	$F=q_h*G*C_f*A_s$	(26.10-1)	$q_z = 0.00256*K_z*K_{zt}*K_d*V^2$
	Risk Category:	II	
(26.5)	Wind Speed (V):	150	mph per ATC Council
(Table 26.6-1)	Directional Fac. (K_d):	0.85	(Table 26.6-1)
(26.7)	Exposure Category:	C	
(26.8.2)	Topo Fac. (K_{zt}):	1	(unless unusual terrain)
(26.9)	Ground Elev. Fac. (K_e):	1	(for all elevation)
(26.11)	Gust Effect Fac (G):	0.85	
	s (height of affected area)	3.56	ft
	h (height)	5.25	ft
	B (width of affected area)	7.88	ft
	s/h=	0.68	
	B/s=	2.21	
	Force Coefficient (C_f):	1.61	
	Velocity pressure exposure coefficient (K_z):		(Table 29.3-1)
	for s/h=1, add 10%	**ASCE fig. 29.4-1 therefore:**	**1.0**

Structure Component	Height at section c.g. ft	(Table 26.10-1) K_z factor	q_z psf	q_z*G*C_f psf	A_f ft²	Shear lb	Wind Moment lb-ft
1	0.23	0.85	**41.62**	**56.94**	2	**114**	**26**
2	1.01	0.85	**41.62**	**56.94**	2	**114**	**115**
3	3.47	0.85	**41.62**	**56.94**	28.05	**1597**	**5543**
Forces at finish grade					32	**1825**	**5684**

STEEL COLUMN DESIGN:

Fy:	46	ksi		Area of Sign:	32	ft²	Mu:	5.7	K-ft
E:	29000	ksi		Wind Load	56.94	psf	Vu:	1.8	kips

Square Member Design

Size H (in)	4	h/t=	19.9			
Size B (in):	8	b/t=	42.9			
t (in):	3/16	KL/r=	74.5			
Length (ft):	5.25	Fe=	51.60	ksi (E3-4)		
K:	2	Max KL/r=	74.5			
A_g (in²):	**4.06**	4.71sqrt(E/Fy)=	118.3			
r (in):	**1.69**	Use:	**Eq. 1**	**Governs**		
Z (in³):	**6.50**	Fcr= Eq. 1	31.67	(E3-2)		
S (in³):	**5.81**	Eq. 2	45.25	(E3-3)		
I (in⁴):	**11.63**	Flange: b/t=	**42.9**	< 1.12√(E/Fy)(λp)=	**28**	**False, Try Other**
wt (lb):	78	b/t=	**42.9**	< 1.40√(E/Fy) (λr)=	**35**	**True Section is Non Compact**
be=	4.71	Web: h/t=	**19.9**	< 2.42√(E/Fy)(λp)=	**61**	True, Section is Compact
Se=	7.61	h/t=	**19.9**	< 5.70√(E/Fy) (λr)=	**143**	False, Try other
					LRFD	ϕ=0.90

Flexural Buckling:		Pn=FcrAg		ϕPc=	115.83 kips	(E3-1)
Yield Moment:		Mn=Mp=FyS		ϕMn=	20.06 k-ft	
Plastic Moment:	Compact Shapes	Mn=Mp=FyZ		ϕMn=	22.42 k-ft	(F7-1)
	Non Compact Shapes					
Local Buckling:	Flange	Mn=Mp-(Mp-Fy(S))(3.57b/t √(Fy/E) -4.0)		ϕMn=	17.47 k-ft	(F7-2)
Z req:	**1.65 in³**	**Choose Size (Z):**	**6.50 in3**	**OKAY**	**0.253**	

BASE PLATE DESIGN:

Base Plate Check

			Size:				Nominal Yield Moment			
Mu=	5.684	k-ft	t :	0.75	in		Mnp=Fy*Z:	20.25	k-in	
	68.21	k-in	S :	8	in		ϕb:	0.9		
Vu=	1.83	kip	Arm :	2	in		ϕbMnp:	18.23	k-in	
			b eff :	4	in		Demand/Capacity:	0.47		**OKAY**
Tgrp	8.53	kip	n:	2	bolts					
Tb=	4.26	kip/bolt	Steel A36				Nominal Yield Moment			
Mu PL=	8.5	k-in	Ftuw :	36	ksi		Mnp=Fy*Z:	20.25	k-in	
			Ftyw :	36	ksi		ϕb:	0.9		
S (in³)=	0.375		F cyw :	36	ksi		ϕbMnp:	18.23	k-in	
Z (in³) =	0.563		Kt:	1			Demand/Capacity:	0.47		**OKAY**

REGISTERED PROFESSIONAL ENGINEER
YOSIMAR RAMOS
No. 89832
Exp. 6/30/23
CIVIL
STATE OF CALIFORNIA

YOSIMAR RAMOS
R.C.E. 89832
LIC. EXP 06/30/23

PREPARED BY:

YR ENGINEERING LP
424 E. MAITLAND ST. STE. A
ONTARIO, CA 91761
PHONE: (626) 374-5881
EMAIL: YRAMOS@YRENGINEERING.COM

STARBUCKS DRIVE THRU SIGNAGE
5-PANEL MENU BOARD
VARIOUS LOCATIONS, CALIFORNIA

PREPARED FOR: SIGN INDUSTRIES, INC.

CHECKED BY: YR	JOB NO: 2131-00	SHEET: 1 OF 1
DISREGARD PRINTS BEARING EARLIER REVISION DATES ▶	10-11-21	

Project:

Location:
Auto Center Dr & Highway 4
Antioch, CA.

Client Approval:

Date of Approval:

Sales Rep:
Paul L.

Date: 04-23-24
Drawn by: O.C.

1	10-08-24	O.C.
2		
3		
4		
5		
6		

Electrical Requirement:
☐ 120 Volts ☐ 277 Volts

Sign Industries INCORPORATED
2101 Carrillo Privado, Ontario, CA 91761
(909) 930-0303 Fax: (909) 930-0308
E-mail: design@signindustries.tv
Web: www.signindustries.tv

Drawing No
24-185 1

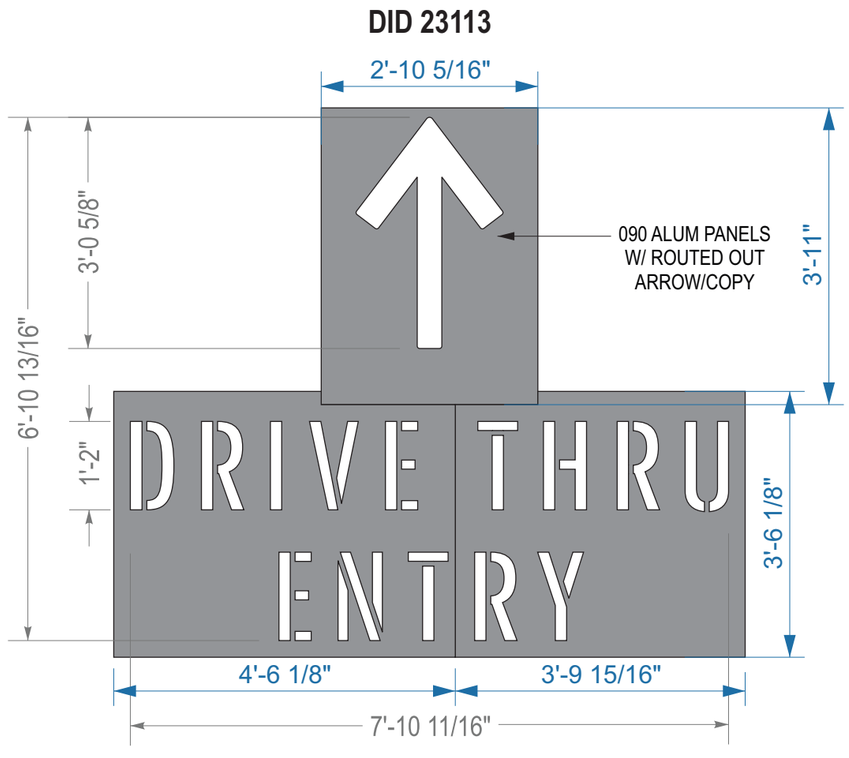
Page: **10.1**

B40

Ground Graphics are to be either Thermal applied or stenciled and painted white.

GRAPHICS TO BE PAINTED BYOTHERS

K DRIVE THRU FLOOR GRAPHICS



1 NEW ALUM STENCIL FOR GROUND GRAPHICS
SCALE: 1/2”=1’-0”

Project:

Location:
Auto Center Dr & Highway 4
Antioch, CA.

Client Approval:

Date of Approval:

Sales Rep:
Paul L.

Date: 04-23-24
Drawn by: O.C.

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24-185 1

B41

Ground Graphics are to be either Thermal applied or stenciled and painted white.

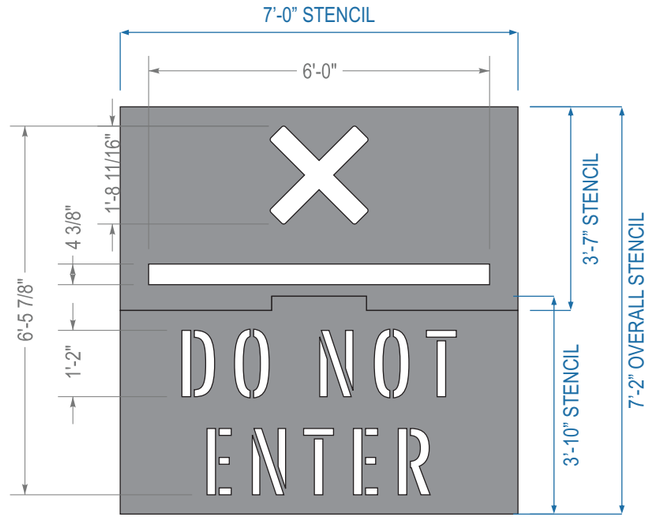
GRAPHICS TO BE PAINTED BYOTHERS

L DO NOT ENTER FLOOR GRAPHICS

DID 23115

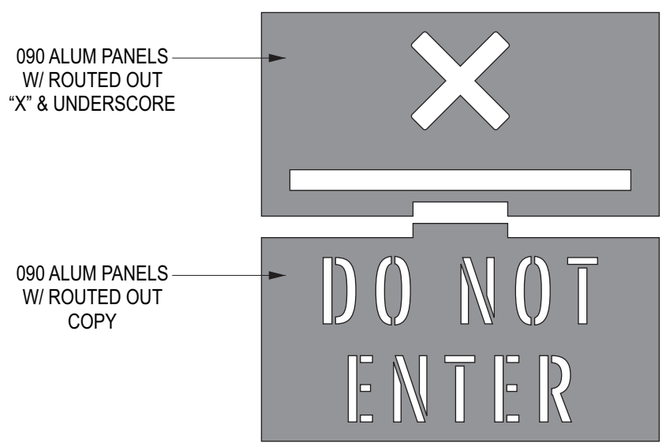
STENCIL / PAINT

WHITE COPY PAINTED ONTO BLACKTOP



2 NEW ALUM STENCIL FOR GROUND GRAPHICS

SCALE: 3/8"=1'-0"



2.1 STENCIL 2 PIECE SECTIONS

SCALE: 3/8"=1'-0"

Project:

Location:
Auto Center Dr & Highway 4
Antioch, CA.

Client Approval:

Date of Approval:

Sales Rep:
Paul L.

Date: 04-23-24 Drawn by: O.C.

1	10-08-24	O.C.
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Electrical Requirement:
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Drawing No
24-185 1

Page: 12.0 B42

Ground Graphics are to be either Thermal applied or stenciled and painted white.

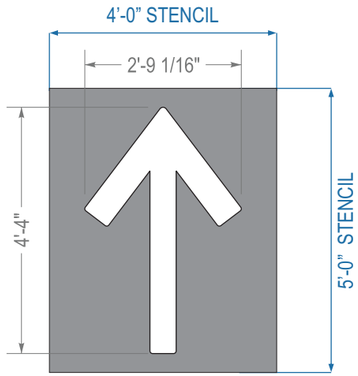
GRAPHICS TO BE PAINTED BYOTHERS

M ARROW FLOOR GRAPHICS

DID 23117

STENCIL / PAINT

WHITE COPY PAINTED ONTO BLACKTOP



2 NEW ALUM STENCIL FOR GROUND GRAPHICS

SCALE: 3/8"=1'-0"

Project:

Location:
Auto Center Dr & Highway 4
Antioch, CA.

Client Approval:

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Date: 04-23-24
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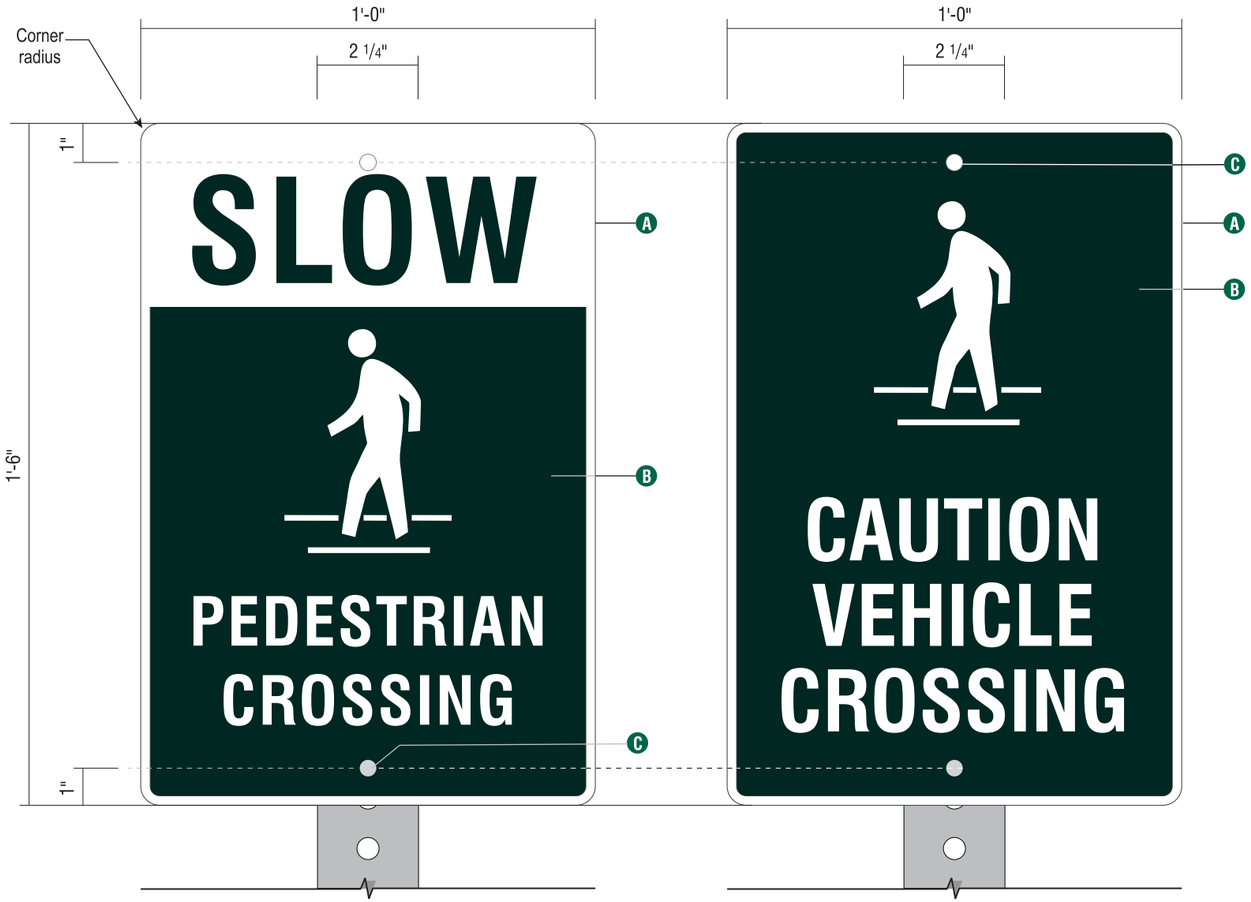
Page: **13.0**

B43



P1 PEDESTRIAN PANEL (QTY-1)

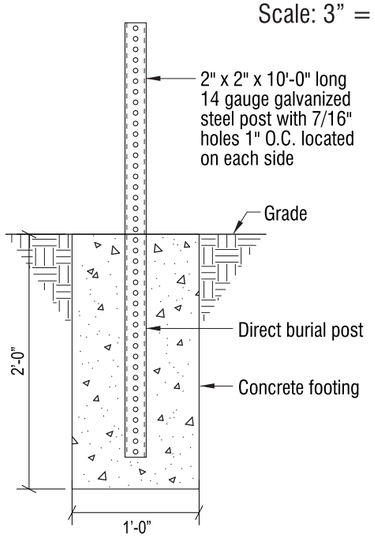
Scale: 3” = 1’

- A Pedestrian panel to be .080 aluminum painted black on the backside. .
- B Face of panel to be digitally printed to match PMS 560C
- C Sign panel will be fastened to sign post w/ 2 bolts

QUANTITY (2) POSTS
QUANTITY (3) PANELS

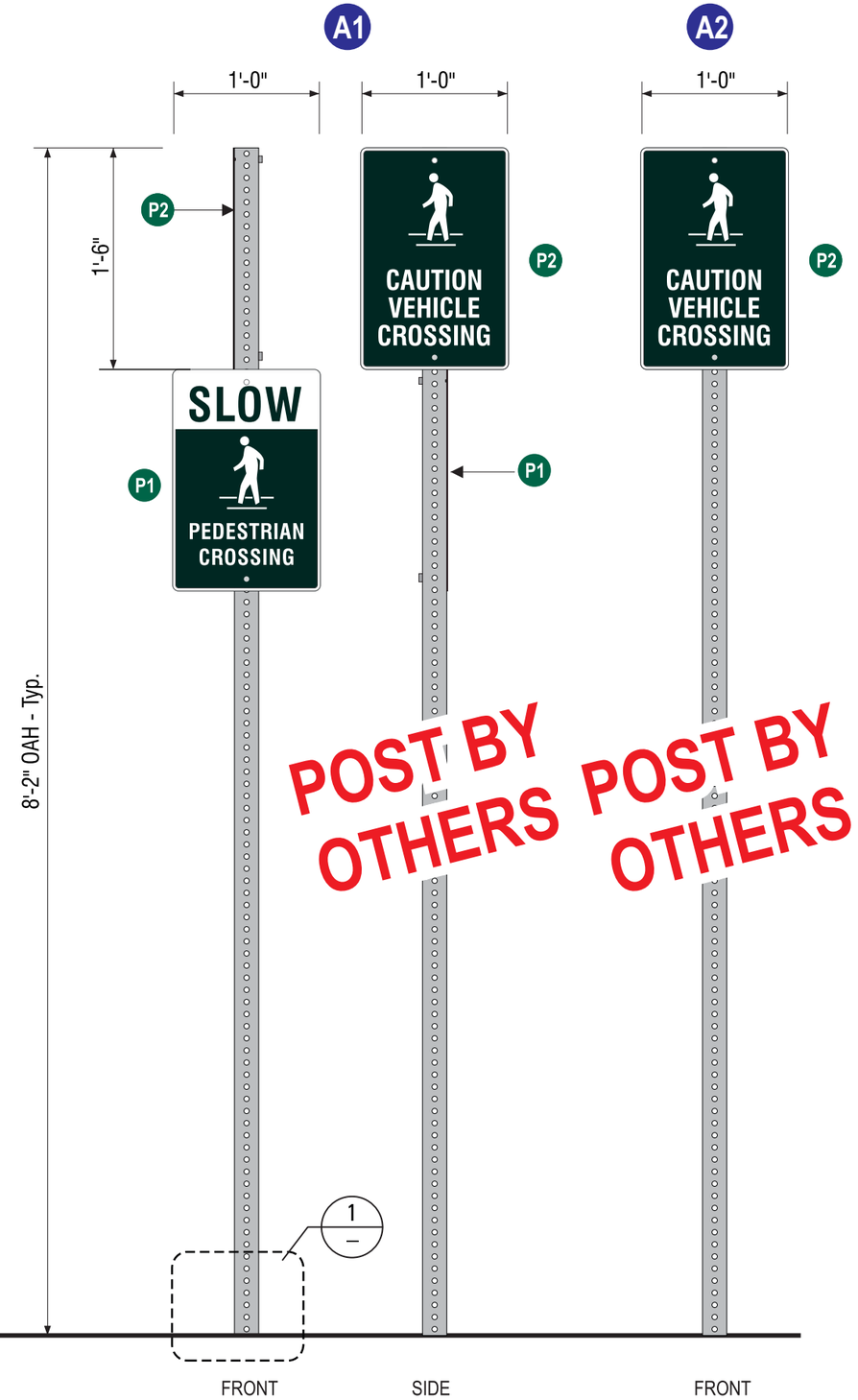
P2 CAUTION VEHICLE PANEL (QTY-2)

Scale: 3” = 1’



1 DIRECT BURIAL DETAIL
Scale : NTS

Design ID # P1 & P2



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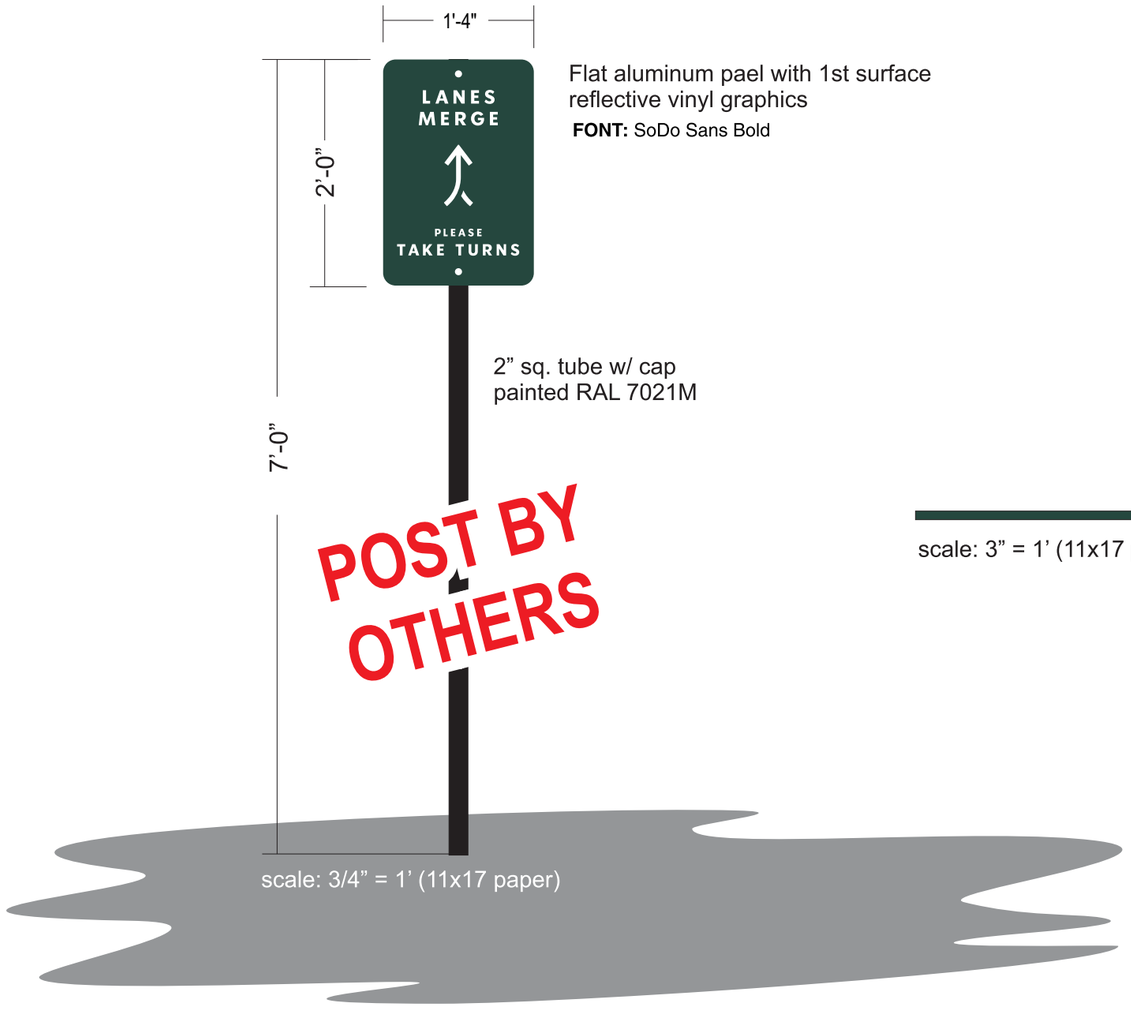
24-185 1

Page: **14.0** **B44**

Q YIELD & MERGE SIGN

SBC-#

Qty. 1



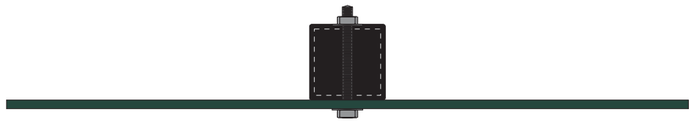
Flat aluminum pael with 1st surface reflective vinyl graphics

FONT: SoDo Sans Bold

2" sq. tube w/ cap painted RAL 7021M

scale: 3/4" = 1' (11x17 paper)

PLAN VIEW



scale: 3" = 1' (11x17 paper)

COLOR LEGEND		
	PMS/PAINT	VINYL
	PMS 560 C	NA
	RAL 7021M	3M 3630-22
	REFL. WHITE	3M 680-10

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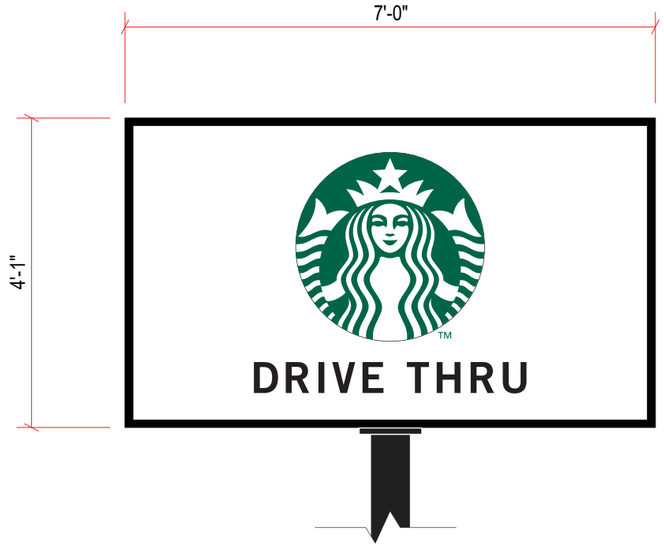
Page: **15.0** **B45**



R REPLACEMENT FACE - PYLON

QTY (2) Scale: 1/2" = 1'

SPECIFICATIONS

CABINET/POLE: PROVIDED BY OTHERS AND GC TO PAINT MATTHEWS BLACK, SATIN FINISH.

FACES: .177 POLYCARBONATE WHITE PANEL

GRAPHICS: "STARBUCKS LOGO": 3M #3630-126 DARK EMERALD GREEN VINYL AND "DRIVE THRU" BLACK VINYL OVERLAY

PROPOSED VIEW

EXISTING VIEW

Project:

Location:
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Client Approval:

Date of Approval:

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Paul L.

Date: 04-23-24 Drawn by: O.C.

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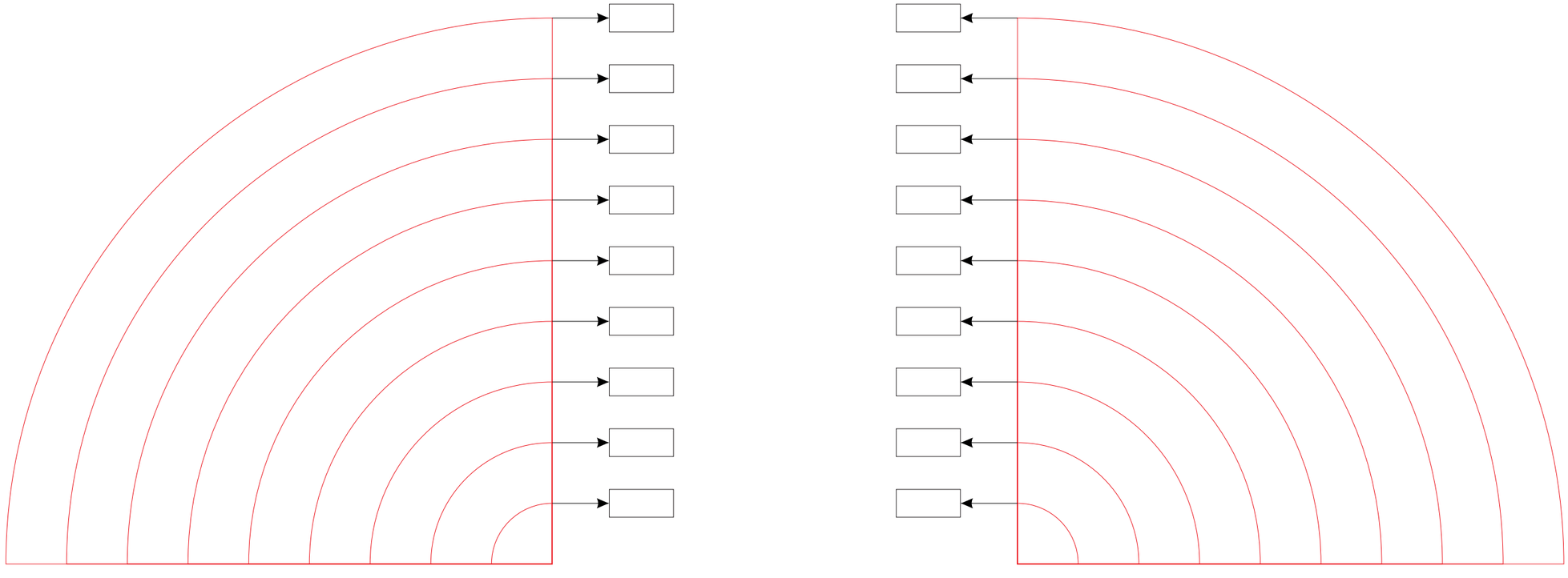
Page: **16.0** **B46**



RADIUS FOR RUBBING SIZE
SCALE- 1:1

Project:

Location:
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Client Approval:

Date of Approval:

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Date: 04-23-24
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Drawing No
24-185 1

Page: **17.0** **B47**

ATTACHMENT "C"

RE: Starbucks Auto Center & Hwy 4

PROJECT DESCRIPTION

The proposed site is located at 2410 Mahogany Way, Antioch, CA 94509. It is zoned C3 - Regional Commercial District with an overlay of the Western Antioch Commercial Focus Area. The site was previously occupied by a KFC restaurant, and the building shell has been demolished. The proposed project aims to construct a +/- 2,465 SF Starbucks store with a drive-through facility. Associated site improvements include new driveways, trash enclosure, lighting, storm drainage, utility connections, landscape areas, and parking area with 29 spaces.

The design concept of the project focuses on creating a high-quality, functional space that provides a convenient and easily accessible location for customers, consistent with Starbucks' renowned coffee and exceptional service. The proposed building is thoughtfully proportioned to suit the site and harmonizes aesthetically with the neighboring structures. Its contemporary design enriches the welcoming ambiance with decorative wall sconces and attractive finishing materials. Landscaped buffers align Mahogany Way and Hwy 4 to frame views and edges. All mechanical equipment on the top of the building will be screened from view on the ground floor by the building parapet. The site plan is arranged to align with existing site access from Mahogany Way. The site will be equipped with the requisite infrastructure and utility services.

The proposed operating hours are from 4 A.M. to 11 P.M., seven days a week. Additionally, the project intends to generate employment opportunities and support compatible infill development, with 8 to 12 employees anticipated, 4 to 6 per shift. Overall, the proposed Starbucks project offers an appealing and easily accessible commercial destination that integrates seamlessly with the surrounding neighborhood's land uses and should contribute positively to the local community.

Outlook

Starbucks on Mahogany Way - Caltrans Comments

From Ayon, Llisel@DOT <Llisel.Ayon@dot.ca.gov>
Date Tue 9/24/2024 9:30 AM
To mboyd@antiochca.gov <mboyd@antiochca.gov>

Hello Monet,

Thank you for including Caltrans in the review process for the above referenced project. Please see below for our comments and let me know if you have any questions.

Construction-Related Impacts
Project work that requires movement of oversized or excessive load vehicles on State roadways requires a transportation permit that is issued by Caltrans. To apply, please visit Caltrans Transportation Permits (*link*). Prior to construction, coordination may be required with Caltrans to develop a Transportation Management Plan (TMP) to reduce construction traffic impacts to the State Transportation Network (STN).

Encroachment Permit
Please be advised that any permanent work or temporary traffic control that encroaches onto Caltrans' Right of Way (ROW) requires a Caltrans-issued encroachment permit. As part of the encroachment permit submittal process, you may be asked by the Office of Encroachment Permits to submit a completed encroachment permit application package, digital set of plans clearly delineating Caltrans' ROW, digital copy of signed, dated and stamped (include stamp expiration date) traffic control plans, this comment letter, your response to the comment letter, and where applicable, the following items: new or amended Maintenance Agreement (MA), approved Design Standard Decision Document (DSDD), approved encroachment exception request, and/or airspace lease agreement.

The Office of Encroachment Permit requires 100% complete design plans and supporting documents to review and circulate the permit application package. To obtain more information and download the permit application, please visit Caltrans Encroachment Permits (*link*). Please note that the checklist TR-0416 is used to determine the appropriate Caltrans review process for encroachment projects. Your application package may be emailed to D4Permits@dot.ca.gov.

Thank you,

Llisel Ayon
Associate Transportation Planner
Caltrans, District 4 | Local Development Review
Cell: (510) 506-6184

CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT
4005 Port Chicago Hwy, Ste 250, Concord, CA 94520 • (925) 941-3300 • cccfpd.org

September 23, 2024

The City of Antioch
Planning Division
Attn: Monet Boyd
200 H Street
Antioch, CA 94509-1005
925-779-6115
mboyd@antiochca.gov

Subject: Starbucks on Mahogany Way
2140 Mahogany Way, Antioch, CA 94509
Project # DR2024-0008
CCCFPD Project #P-2024-003275PLN

The City of Antioch Planning Division,

We have reviewed the design review pre-application to **construct a +/-2,465 SF Starbucks store with a drive-through facility with stacking for 22 cars, and 29 parking spaces,** at the subject location. The following is required for Fire District approval in accordance with the current edition of the California Fire Code (CFC), the California Building Code (CBC), and Local Ordinances and adopted standards.

1. **Community Facility Districts (CFDs) and Impact Fees**
   - **a)** The Permittee shall pay all fire facility impact fees at the time of the issuance of the first building permit, at the then-current rate.
   - **b)** The Permittee shall request that the Project site be annexed into the most current Community Facilities District for fire protection and emergency response services (if applicable), or developer will provide an alternative funding mechanism acceptable to the Contra Costa Fire Protection District for the provision of fire protection and emergency response services.

2. **Fire District Access and Water Supply**
   - **a)** **A land development permit** is required for access and water supply review and approval prior to submitting building construction plans.
     The developer shall submit scaled site improvement plans indicating:
     - All existing or proposed hydrant locations
     - Fire apparatus access to include slope and road surface
     - Elevations of building
     - Size of building and type of construction
     - Gates, fences, retaining walls, bio-retention basins, any obstructions to access
     - Striping and signage plan to include “NO PARKING-FIRE LANE” markings

This is a separate submittal from the building construction plans. These plans shall be approved prior to submitting building plans for review.

b) The developer shall provide an adequate and reliable water supply for fire protection as set forth in the California Fire Code. (507.1) CFC

c) The developer shall provide an adequate and reliable water supply for fire protection with a minimum fire flow of **1,500 GPM**. Required flow must be delivered from not more than **1 hydrant** flowing simultaneously for a duration of **120 minutes** while maintaining **20-pounds residual pressure** in the main. (507.1), (B105) CFC

3. New Construction Permit Required

The developer shall submit building construction plans and specifications for the subject project to the Fire District through the public portal (https://confire.vision33cloud.com/citizenportal/app/landing).

After the new construction plans are approved, plans and specifications for all deferred submittals shall be submitted, including, but not limited to the following.

- Carbon Dioxide (CO2) Systems

All projects shall be submitted to the Fire District for review and approval ***prior*** *to* construction of the building or installation of the systems to ensure compliance with minimum requirements related to fire and life safety. Plan review and inspection fees shall be submitted at the time of plan review submittal. (105.4.1) CFC, (901.2) CFC, (107) CBC

Other Requirements to Note:

4. Radio Coverage. New buildings shall have approved radio coverage for emergency responders. An emergency responder radio coverage system shall be installed when the conditions of CFC 510.4.1 are not met. Testing shall be conducted and the results submitted to the Fire District prior to the building final. (510.1) CFC

5. Flammable or combustible liquid storage tanks shall ***not*** be located on the site without obtaining approval and necessary permits from the Fire District. (3401.4) CFC

6. Exterior Fire Hazards. The owner shall cut down and remove all weeds, grass, vines, or other growth that is capable of being ignited and endangering property. (304.1.2) CFC

7. Fire Safety During Construction Plan. The owner or the owner's authorized agent shall be responsible for the development, implementation and maintenance of a written plan in compliance with NFPA 241, establishing a fire prevention program at the project site applicable throughout all phases of the construction. The plan shall be made available for review by the fire code official upon request. (Ch.33) CFC

The fire prevention program superintendent or Site Safety Director shall develop and maintain an approved pre-fire plan in cooperation with the fire chief. The fire chief and fire code official shall be notified of changes affecting the utilization of information contained in such pre-fire plans. (Ch.33) CFC

ALL PLAN SUBMITTALS SHALL BE SUBMITTED THROUGH THE FIRE DISTRICT'S PUBLIC PORTAL WEBSITE: https://confire.vision33cloud.com/citizenportal/app/landing

Our preliminary review comments shall not be construed to encompass the complete project. Additional plans and specifications may be required after further review.

To schedule a Fire District Inspection of the Access and Hydrant installation prior to construction or the storage of combustible materials on the job site, contact the Fire District (minimum 2 working days in advance) at 925-941-3300 ext. 3902 OR schedule through the Fire District's Public Portal Website under the corresponding permit number.
https://confire.vision33cloud.com/citizenportal/app/landing

If you have any questions regarding this matter, please contact the Permit Technicians at permittech@cccfpd.org or call the main office at (925) 941-3300.

Danielle Thomas
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Reviewed By

4005 Port Chicago Hwy, Ste. 250 | Concord, CA 94520 | Phone: 925-941-3300 | Fax: 925-3309 | www.cccfpd.org