

POPEYES®

LOUISIANA KITCHEN BRENTWOOD, CA



PROJECT MANAGER: MIKE JIBAJA
15998 SKYRIDGE DR
RIVERSIDE, CA 92503
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CLIENT: SUNNY GHAI
GHAI MANAGEMENT SERVICES, INC.
25 E. AIRWAY BLVD.
LIVERMORE CA
T: 510.573.5905
E: SUNNY@GHAIMANAGEMENT.COM

PROJECT SUMMARY	SHEET INDEX				
<p>BUILDING CODE: 2022 CBC OCCUPANCY TYPE: A-2 USE: RESTAURANT ZONING: BBPS PARCEL AREA: 3.4 ACRES PROPOSED POPEYE'S: 2,536 SF TYPE OF CONSTRUCTION: V-B FIRE SPRINKLER SYSTEM: NO PARKING PROVIDED: 13 SPACES OCCUPANCY LOAD: 68</p>	<p>GENERAL COVER SHEET</p> <p>TOPOGRAPHY TOPO SHEET BOUNDARY SHEET</p> <p>ARCHITECTURAL COVER SHEET PROPOSED OVERALL SITE PLAN - DEMOLITION PROPOSED OVERALL SITE PLAN PROPOSED ENLARGED SITE PLAN SITE DETAILS TRASH ENCLOSURES PROPOSED FLOOR PLAN PROPOSED EXTERIOR ELEVATIONS PROPOSED EXTERIOR ELEVATIONS PROPOSED BUILDING SECTIONS FINISHES</p> <p>CIVIL COVER SHEET GRADING PLAN UTILITY PLAN EROSION CONTROL PLAN DMA MAP</p> <p>LANDSCAPE PRELIMINARY LANDSCAPE PLAN PARKING AREA SHADE ANALYSIS</p> <p>PHOTOMETRIC SITE LIGHTING PLAN & PHOTOMETRIC DRAWING BUILDING MTD LIGHTING PLAN & PHOTOMETRIC DRAWING</p>				
DESCRIPTION OF PROJECT					
<p>NEW GROUND UP FREESTANDING POPEYE'S RESTAURANT</p>	<p>PROJECT DIRECTORY</p> <table border="0"> <tr> <td data-bbox="2278 1171 2573 1272"> <p>CLIENT GHAI MANAGEMENT SERVICES, INC SUNNY GHAI 25 E. AIRWAY BLVD. LIVERMORE, CA</p> </td> <td data-bbox="2573 1171 2728 1292"> <p>TOPOGRAPHY BASE CONSULTING GROUP NEIL THONSEN 1713 11TH STREET, SUITE 1 REEDLEY, CA</p> </td> </tr> <tr> <td data-bbox="2278 1282 2573 1372"> <p>DESIGNER AGJM DESIGN STUDIO MIKE JIBAJA 15998 SKYRIDGE DR. RIVERSIDE, CA</p> </td> <td data-bbox="2573 1302 2728 1463"> <p>CIVIL MOUA ENTERPRISE PETER MOUA</p> <p>LANDSCAPE KIENAN HERMAN GREEN DESIGN 1464 POPINJAY DR RENO, NV</p> </td> </tr> </table>	<p>CLIENT GHAI MANAGEMENT SERVICES, INC SUNNY GHAI 25 E. AIRWAY BLVD. LIVERMORE, CA</p>	<p>TOPOGRAPHY BASE CONSULTING GROUP NEIL THONSEN 1713 11TH STREET, SUITE 1 REEDLEY, CA</p>	<p>DESIGNER AGJM DESIGN STUDIO MIKE JIBAJA 15998 SKYRIDGE DR. RIVERSIDE, CA</p>	<p>CIVIL MOUA ENTERPRISE PETER MOUA</p> <p>LANDSCAPE KIENAN HERMAN GREEN DESIGN 1464 POPINJAY DR RENO, NV</p>
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CITY MAP	VICINITY MAP				

ADDRESS:
BRENTWOOD BLVD.
BRENTWOOD CA, 94513

ASSESSORS #: 016-150-106-9
ZONING: BBSP
LOT SIZE: 3.4 ACRES

POPEYES

COVER SHEET

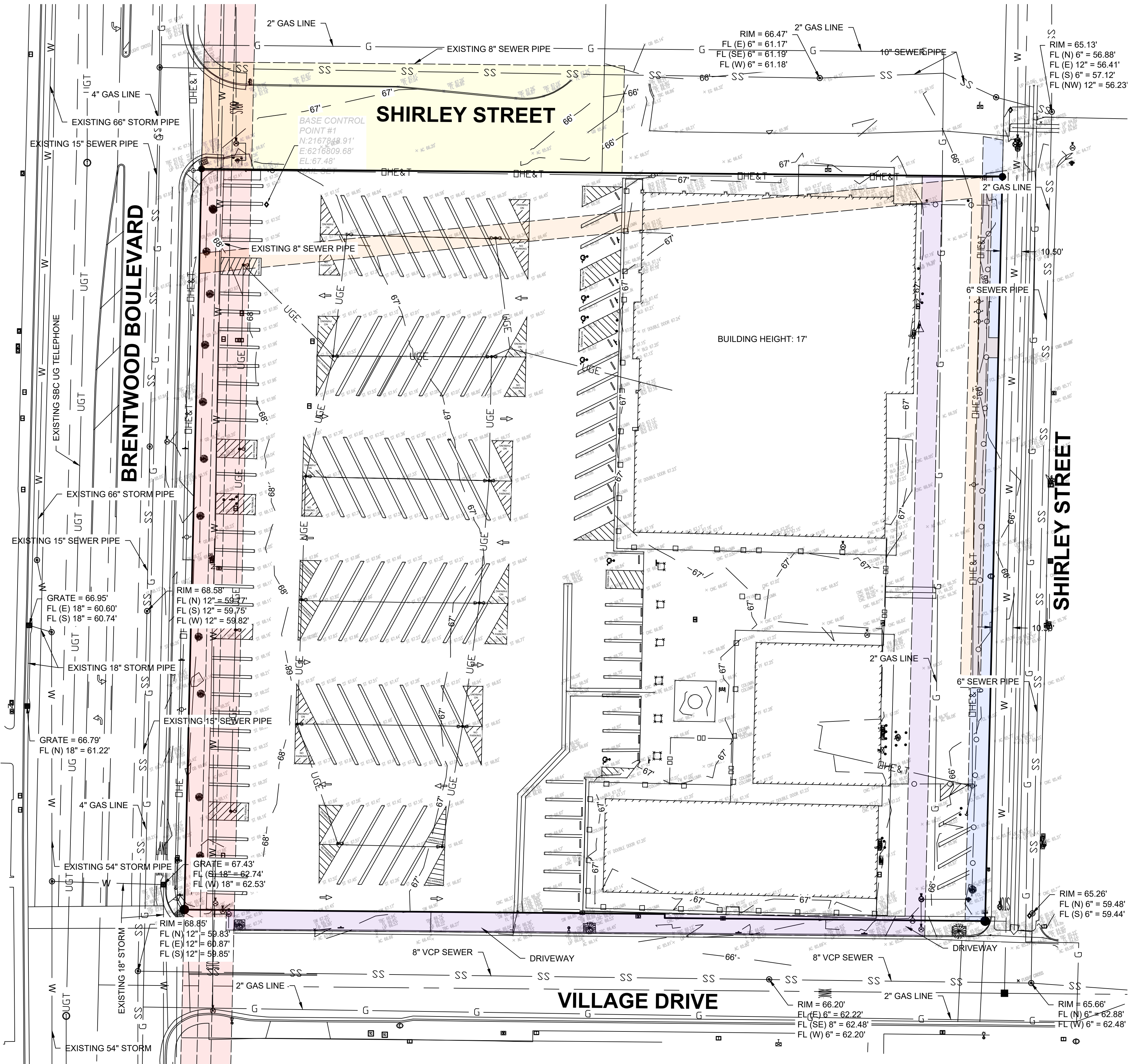
LEGEND

BACKFLOW PREVENTOR	N	HOSE BIB	STRIPING - ARROW LEFT
BENCH	1	IRON PIPE FOUND	STRIPING - ARROW RIGHT
BIKE RACK	M	IRON PIPE SET	STRIPING - ARROW STRAIGHT
BOLLARD	•	IRRIGATION CONTROL VALVE	STRIPING - ARROW STRAIGHT LEFT
BUSH	○	LANDSCAPING LIGHT	STRIPING - ARROW STRAIGHT RIGHT
CABLE - BOX	□	LIGHT POLE	STRIPING - HANDICAP
CABLE - MANHOLE	⊙	LIGHT POLE - 2 LIGHTS	TELEPHONE - BOX
CABLE - RISER	⊕	LIGHT POLE - 3 LIGHTS	TELEPHONE - MANHOLE
CABLE - STRUCTURE	⊕	LIGHT POLE - 4 LIGHTS	TELEPHONE - RISER
CABLE - VAULT	⊕	LIGHT POLE - AREA	TELEPHONE - STRUCTURE
CACTUS	⊕	MAIL BOX	TELEPHONE - VAULT
CONTROL - BRASS CAP	■	MONITORING WELL	TELEPHONE CABINET
CONTROL - BRASS DISC	⊙	NEWSPAPER STAND	TRAFFIC SIGNAL
CONTROL - CHISELED CROSS	×	PAYPHONE	TRAFFIC SIGNAL - BOX
CONTROL - COTTON SPINDLE	•	PARKING METER	TRAFFIC SIGNAL - MANHOLE
CONTROL - IRON PIPE	•	POWER - POLE	TRAFFIC SIGNAL - RISER
CONTROL - NAIL FOUND	◆	POST INDICATOR VALVE	TRAFFIC SIGNAL - SHORT
CONTROL - NAIL SET	◆	ROOF DRAIN	TRAFFIC SIGNAL - STRUCTURE
CONTROL - REBAR FOUND	•	SANITARY SEWER - BOX	TRAFFIC SIGNAL - VAULT
CONTROL - TAG	•	SANITARY SEWER - CLEAN OUT	TREE - DECIDUOUS
DOME	⊕	SANITARY SEWER - GREASE TRAP	TREE - EVERGREEN
DOUBLE BACKFLOW PREVENTOR	NN	SANITARY SEWER - MANHOLE	TREE - PALM
ELECTRIC - BOX	□	SANITARY SEWER - RISER	UNKNOWN - BOX
ELECTRIC - CABINET	⊕	SANITARY SEWER - STRUCTURE	UNKNOWN - MANHOLE
ELECTRIC - MANHOLE	⊕	SANITARY SEWER - VALVE	UNKNOWN - METER
ELECTRIC - METER	⊕	SANITARY SEWER - VAULT	UNKNOWN - RISER
ELECTRIC - RISER	⊕	SIGN	UNKNOWN - STRUCTURE
ELECTRIC - STRUCTURE	⊕	SIGN - NO PARKING	UNKNOWN - VALVE
ELECTRIC - TRANSFORMER	⊕	SIGN - STOP	UNKNOWN - VAULT
ELECTRIC - VAULT	⊕	SIGN - YIELD	WATER - BOX
FIRE DEPARTMENT CONNECTION	⊕	STORM DRAIN - BOX	WATER - MANHOLE
FIRE HYDRANT	⊕	STORM DRAIN - GRATE	WATER - METER
GAS - BOX	⊕	STORM DRAIN - GRATE CIRCULAR	WATER - PUMP
GAS - MANHOLE	⊕	STORM DRAIN - MANHOLE	WATER - RISER
GAS - METER	⊕	STORM DRAIN - RISER	WATER - STRUCTURE
GAS - RISER	⊕	STORM DRAIN - STRUCTURE	WATER - VALVE
GAS - STRUCTURE	⊕	STORM DRAIN - VAULT	WATER - VAULT
GAS - VALVE	⊕	STORM DRAIN - GRATE INLET	WHEEL STOP
GAS - VAULT	⊕	STRIPING - RAILROAD CROSSING	
GUY WIRE	↓		

— — — — —	GRADE BREAK	AC	ASPHALT CONCRETE	GB	GRADE BREAK
— □ — □ — □	ROAD CENTERLINE	BLD	BUILDING LINE	HR	HANDRAIL
— □ — □ — □	WOOD FENCE	BS	BUS STOP	IE	INVERT ELEVATION
— ○ — ○ — ○	CHAIN LINK FENCE	CNC	CONCRETE	FF	FINISHED FLOOR
— x — x — x	WIRE FENCE	CR	CROWN OF ROAD	FFD	FINISHED FLOOR DOUBLE
— □ — □ — □	METAL FENCE	DW	DRIVEWAY	LIP	LIP OF CURB
— UGT —	TELEPHONE LINE - UNDERGROUND	EG	EXISTING GRADE	SS	SANITARY SEWER
— DHT —	TELEPHONE LINE - OVERHEAD	EP	EDGE OF PAVEMENT	ST	STRIPING
— DHE —	ELECTRIC LINE - OVERHEAD	FL	FLOW LINE	STB	STRIPING - BROKEN
— DHE&T —	ELEC. & TELE. LINE - OVERHEAD	FLP	FLOW LINE PIPE	STD	STRIPING - DOUBLE
— UGE —	ELECTRIC LINE - UNDERGROUND	FM	FENCE - METAL	SW	SIDEWALK
— W —	WATER LINE - UNDERGROUND	FW	FENCE - WIRE	TBC	TOP BACK OF CURB
— SS —	SEWER LINE - UNDERGROUND	FWD	FENCE - WOOD	TFC	TOP FACE OF CURB
— — — — —	STORM LINE - UNDERGROUND				
— CTV —	CABLE LINE - UNDERGROUND				
— UGU —	UNKNOWN LINE - UNDERGROUND				
— G —	GAS LINE - UNDERGROUND				
— IRR —	IRRIGATION - UNDERGROUND				
— — — — —	FEMA BOUNDARY LINE				
— — — — —	BUILDING OUTLINE				
— — — — —	ADJACENT PROPERTY LINE				
— — — — —	SECTION LINE				
— — — — —	PROPERTY BOUNDARY LINE				

NOTES

1. BASIS OF BEARINGS: THE CENTERLINE OF SUSAN STREET AS SHOWN ON PARCEL MAP FILED IN BOOK 70 AT PAGES 31. TAKEN TO BEAR: NORTH 1°19'46" WEST
2. BASIS OF ELEVATIONS: 2IN BRASS CAP, STAMPED KRISTI 1997 FOUND FLUSH ON TOP OF HEADWALL, AT THE NORTHWEST END OF THE HEADWALL. HEADWALL IS LOCATED 200' WESTERLY OF THE CENTER OF THE INTERSECTION OF BRENTWOOD BLVD AND SELLERS AVENUE, WEST OF THE RAIL ROAD TRACK, APPROX 270' +/- NORTH OF PAYNE AVENUE ELEVATION = 65.8' NAVD88
3. SITE BENCHMARKS: BASE CONTROL POINT NUMBER 1. NAIL FLUSH. ELEVATION = 67.48' NAVD88, AS SHOWN ON TOPO SHEET 1.
4. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
5. CERTIFICATION IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
6. SUBSURFACE AND ENVIRONMENTAL CONCERNS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
7. THE LOCATIONS OF UNDER GROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE UNDERGROUND UTILITIES/STRUCTURES. DEPTHS UNKNOWN.
8. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS PARCEL.

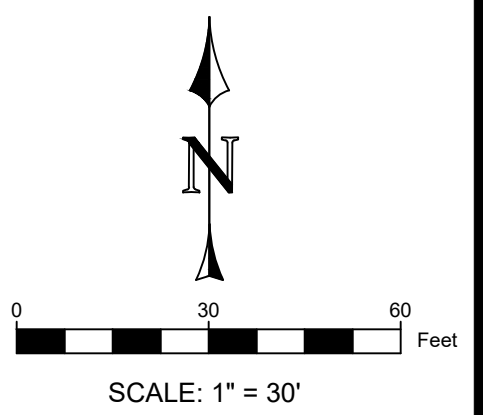


PREPARED BY:



ALTANSPS LAND TITLE SURVEY
PREPARED FOR:

CLIENT
7820 BRETNWOOD BLVD
BRENTWOOD, CA, 94513



PROJECT INFO:

PROJECT NO.	23020
DRAWN BY:	NET
CHECKED BY:	NET
DATE:	03/15/2023

REVISIONS:

DATE	DESC.
03/15/2023	ORIGINAL ISSUE



TOPO SHEET

1 OF 2

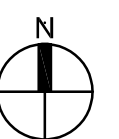
Existing Stalls	
(E) stalls getting demo'd	50
(E) Accessible stalls	5
(E) Center stalls	63
(E) Perimeter stalls	48
(E) Stalls behind bldg	23
Total existing	189

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LOT SIZE: 3.4 ACRES

POPEYES

**PROPOSED
OVERALL
SITE PLAN
DEMOLITION**



NOTES

- 1 DT DIGITAL PRE-SELL MENU BOARD LOCATION.
- 2 DT DIGITAL MENU BOARD LOCATION.
- 3 POPEYE'S RESTAURANT DRIVE THRU WINDOW LOCATION. SEE FLOOR PLAN ON SHEET A01 FOR ADDITIONAL INFORMATION.
- 4 6" STEEL PIPE BOLLARD AT PULL-UP WINDOW.
- 5 BICYCLE PARKING
- 6 COMMON AREA
- 7 DUMPSTER ENCLOSURE (19'-4" x 10'-0"). SEE SHEET AS2.2 FOR DETAILS.
- 8 SIDEWALK / SLAB.
- 9 EXISTING LANDSCAPE TO REMAIN IN PLACE
- 10 NEW LANDSCAPE. REFER TO LANDSCAPE DRAWINGS
- 11 PYLON / MONUMENT SIGN / SIGN BASE. REFER TO POPEYE'S SIGNAGE PACKAGE FOR DETAIL.
- 12 SITE SIGNAGE.
- 13 SPEAKER POST.
- 14 DRIVE THRU CANOPY.
- 15 SITE PLAN LIGHTING. SEE SHEET AS2.2 FOR DETAILS.
- 16 HEIGHT RESTRICTION BAR.
- 17 WOOD TRELLIS
- 18 PROPOSED LOT LINE
- 19 PROPERTY LINE
- 20 LOW CMU WALL, SEE SHEET AS2.2 FOR DETAILS.
- 21 TRANSFORMER
- 22 GAS METER
- 23 STOP / DO NOT ENTER SIGN
- 24 EXISTING SIDE WALK
- 25 CROSS WALK SIGN
- 26 BENCH
- 27 PROPOSED LOCATION FOR EV CAPABLE SPACE
- 28 CMU WALL WITH NICHHA VINTAGEBRICK COLOR WHITE WASH
- 29 12" WIDE CROSSWALK PAVEMENT MARKING; PAINTED WHITE (TRAFFIC PAINT)+
- 30 BOLLARD LIGHT
- 31 FLOOD LIGHT

LEGEND:

--- PATH OF TRAVEL

IMPROVEMENT AREA:

21,135 SF

COMMON AREA:

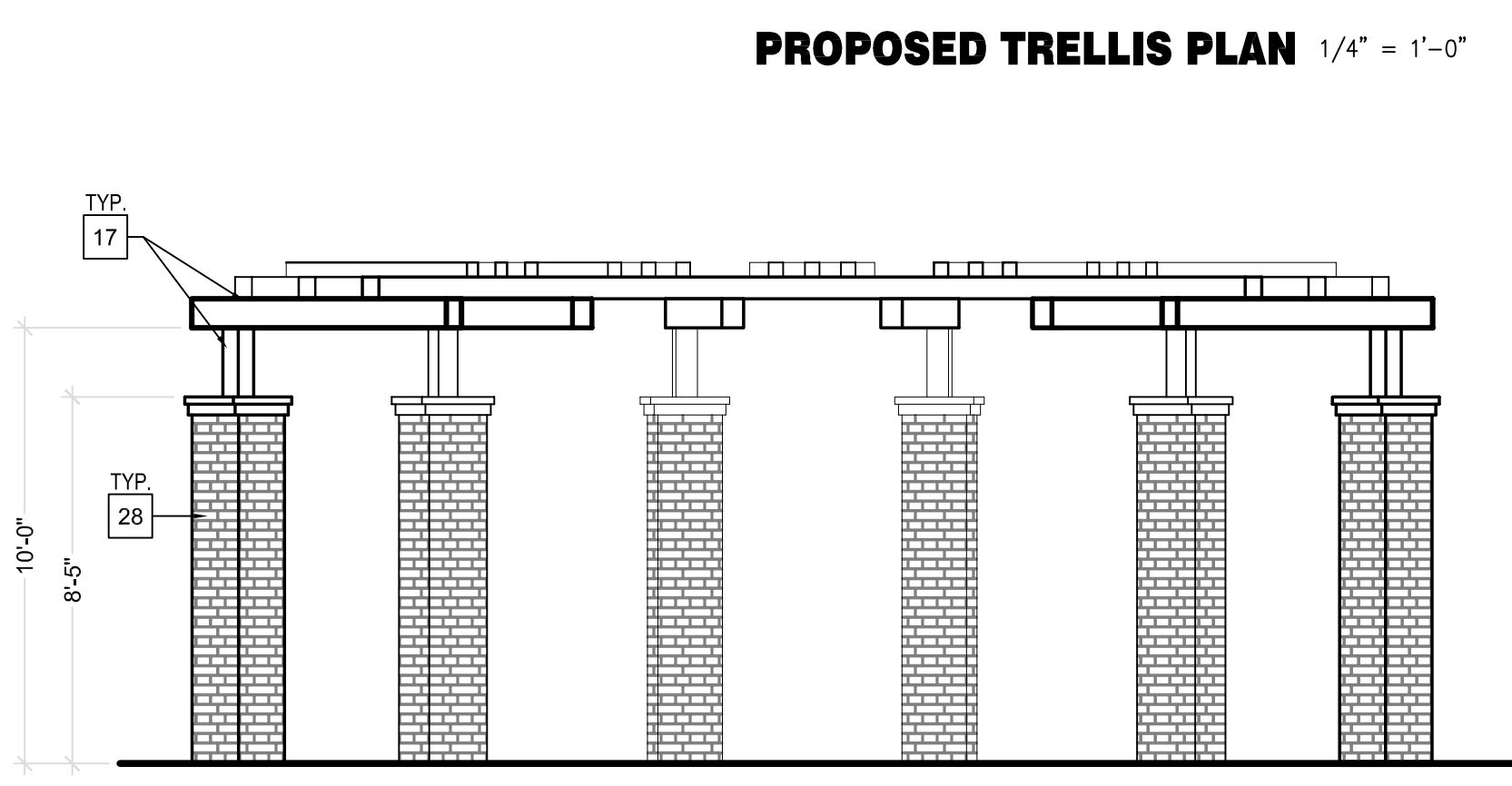
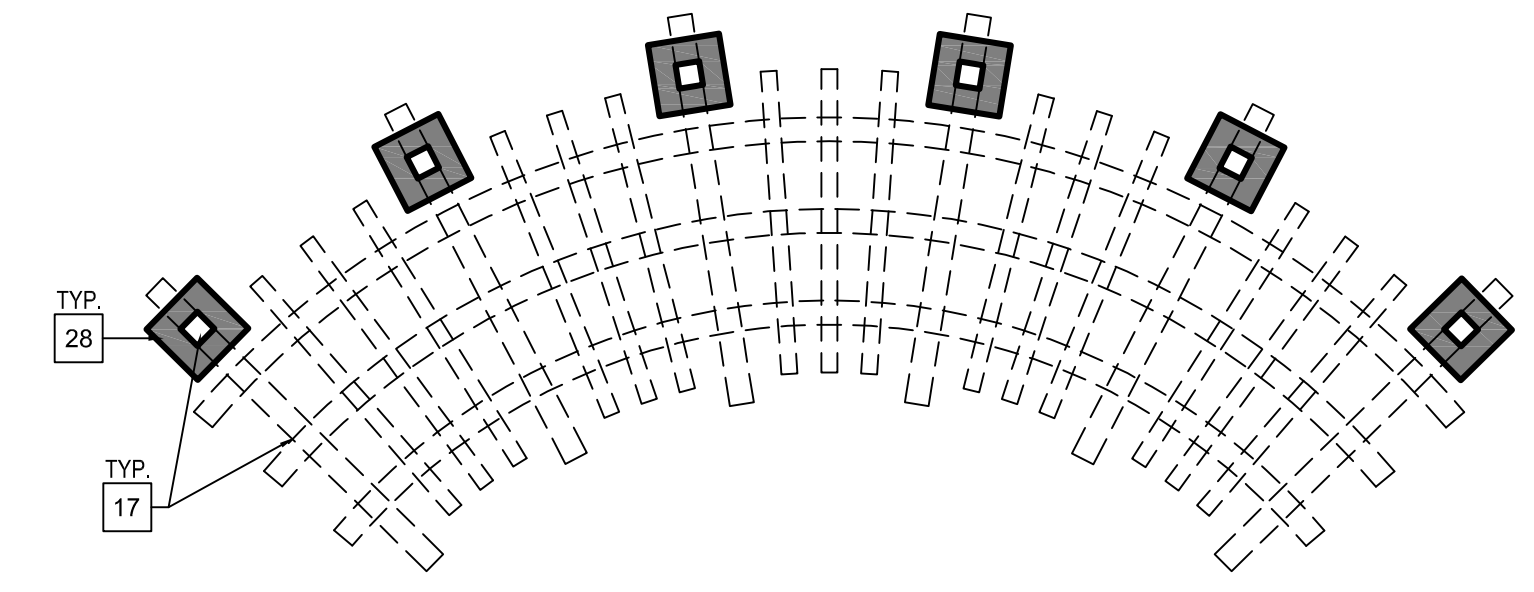
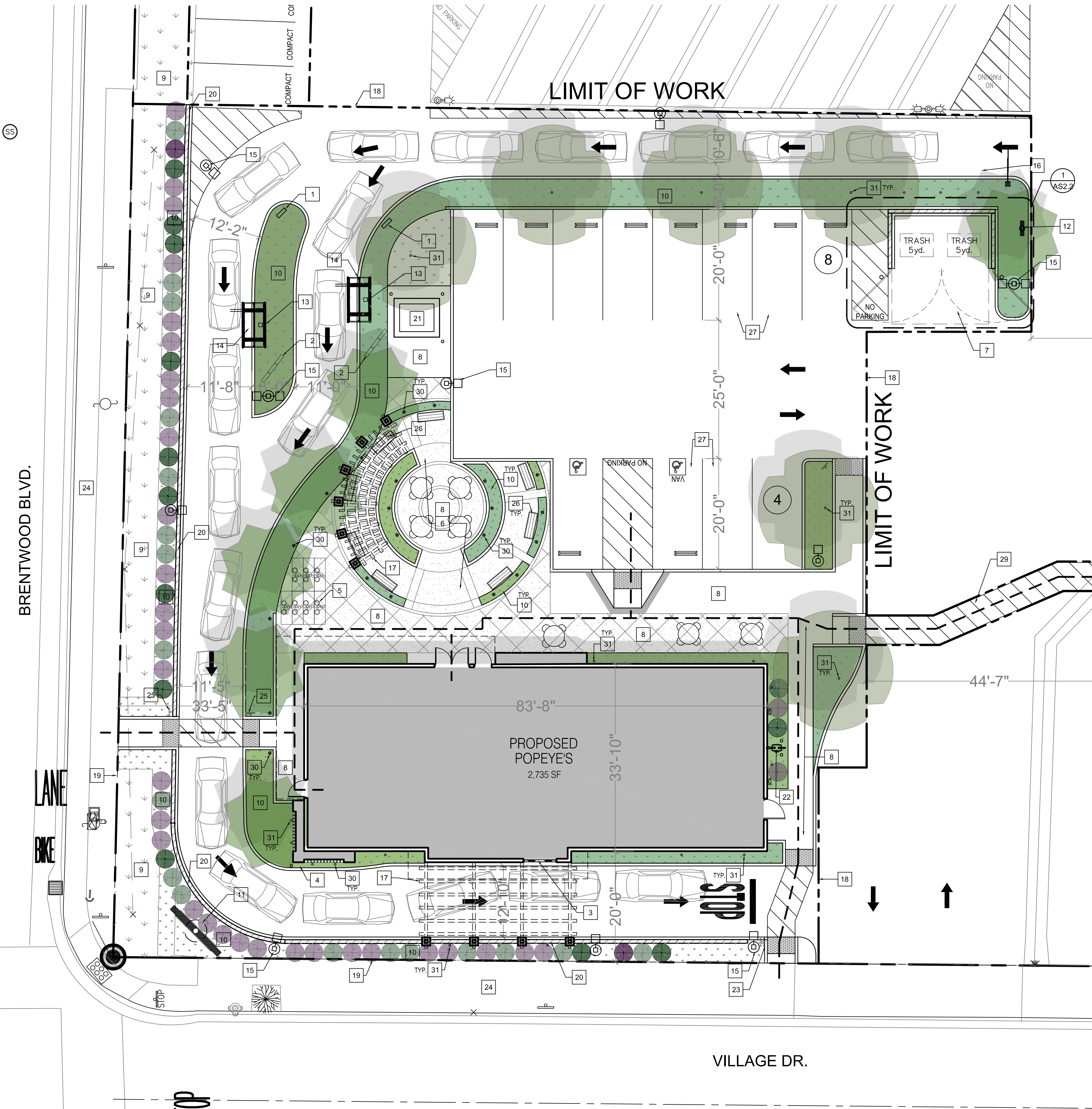
2,063 SF

TOTAL PARKING STALLS:

10 STANDARD STALLS
2 ACCESSIBLE STALLS

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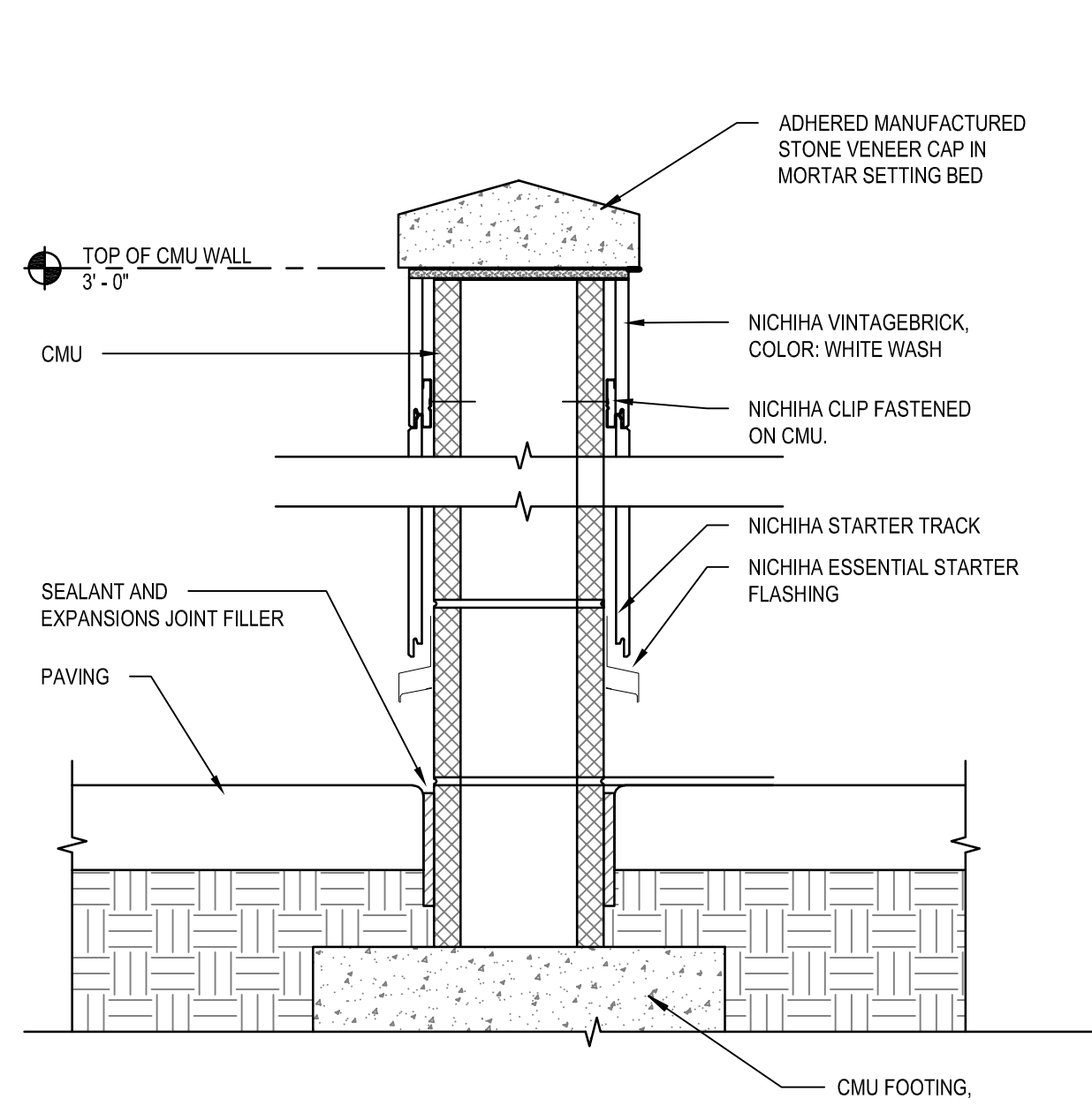
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ZONING: BBSP
LOT SIZE: 3.4 ACRES



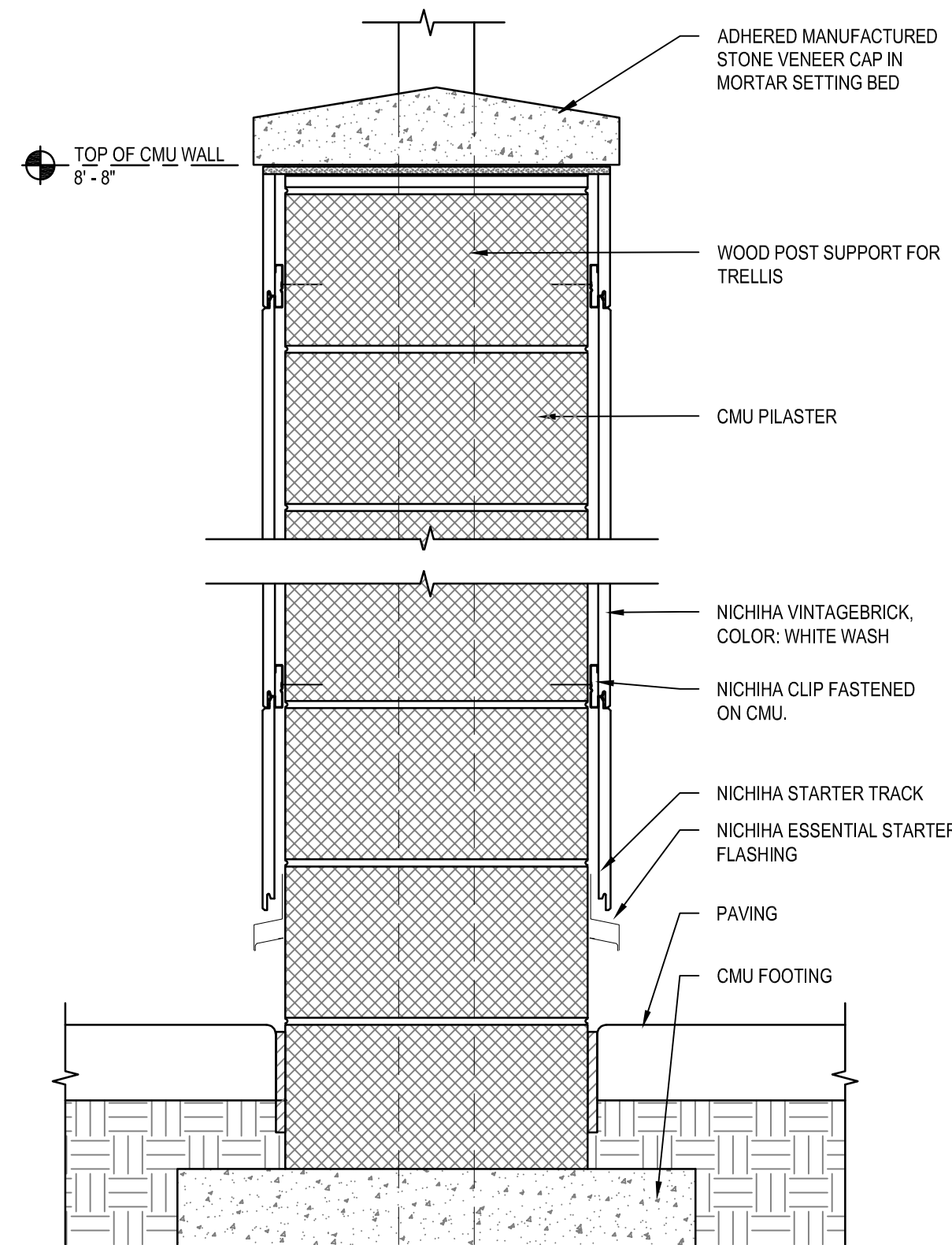
ENLARGED SITE PLAN 1" = 10'-0"

PROPOSED TRELLIS ELEVATION 1/4" = 1'-0"

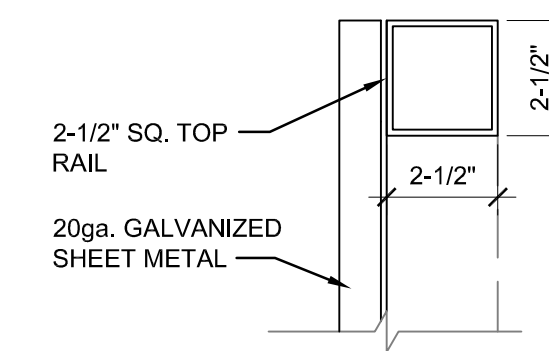
POPEYES
PROPOSED ENLARGED SITE PLAN SP02



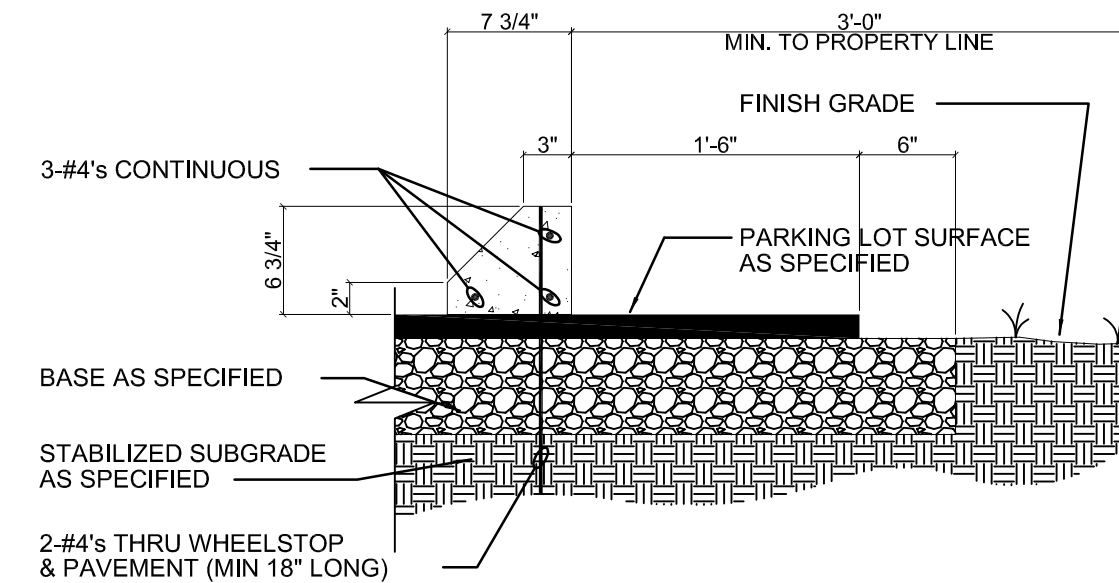
9 LOW CMU WALL W/ NICHHA PANEL
AS2.2 SCALE: 1-1/2" = 1'-0"



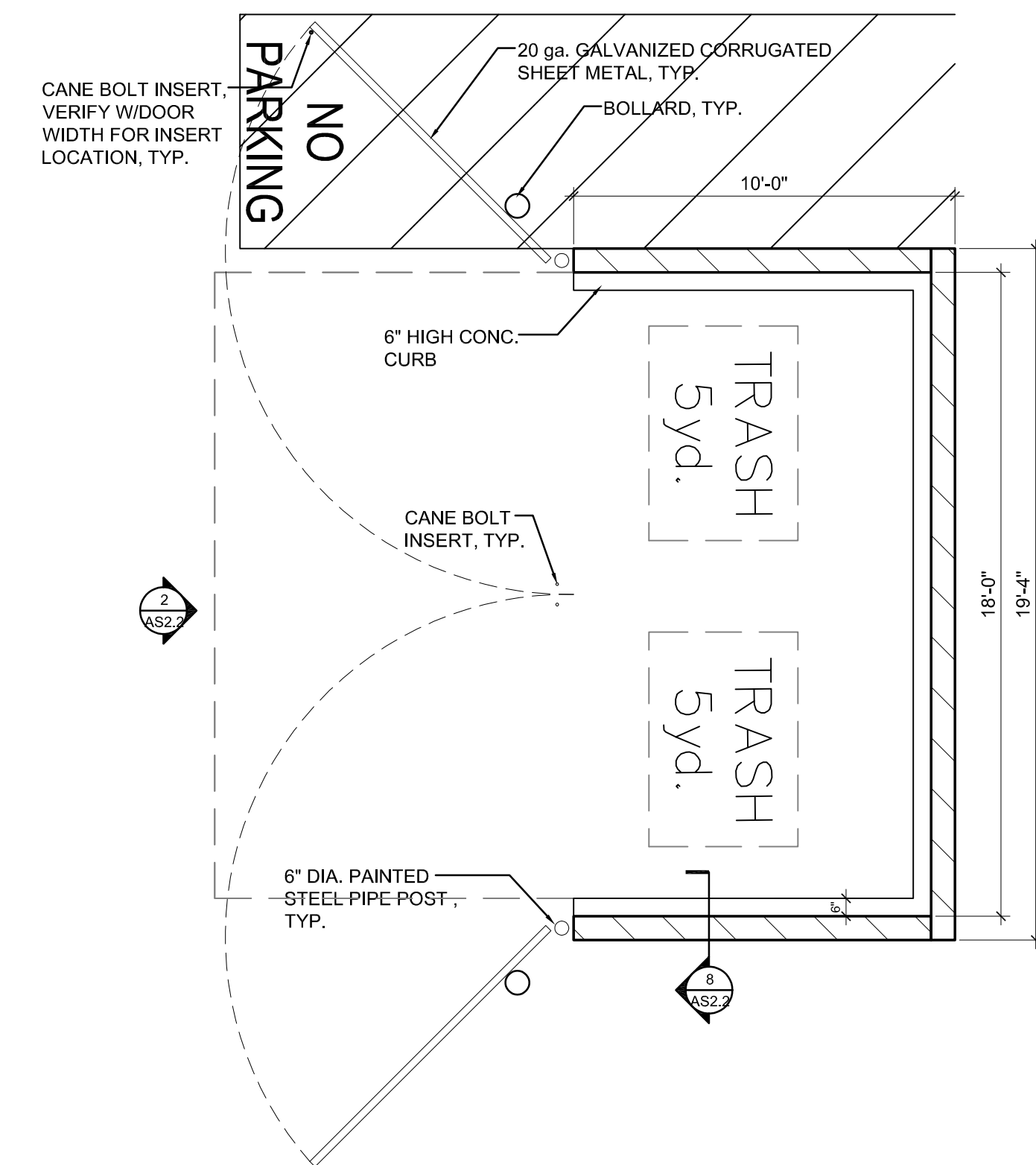
5 CMU PILASTER WALL W/ NICHHA PANEL
AS2.1 SCALE: 1/2" = 1'-0"



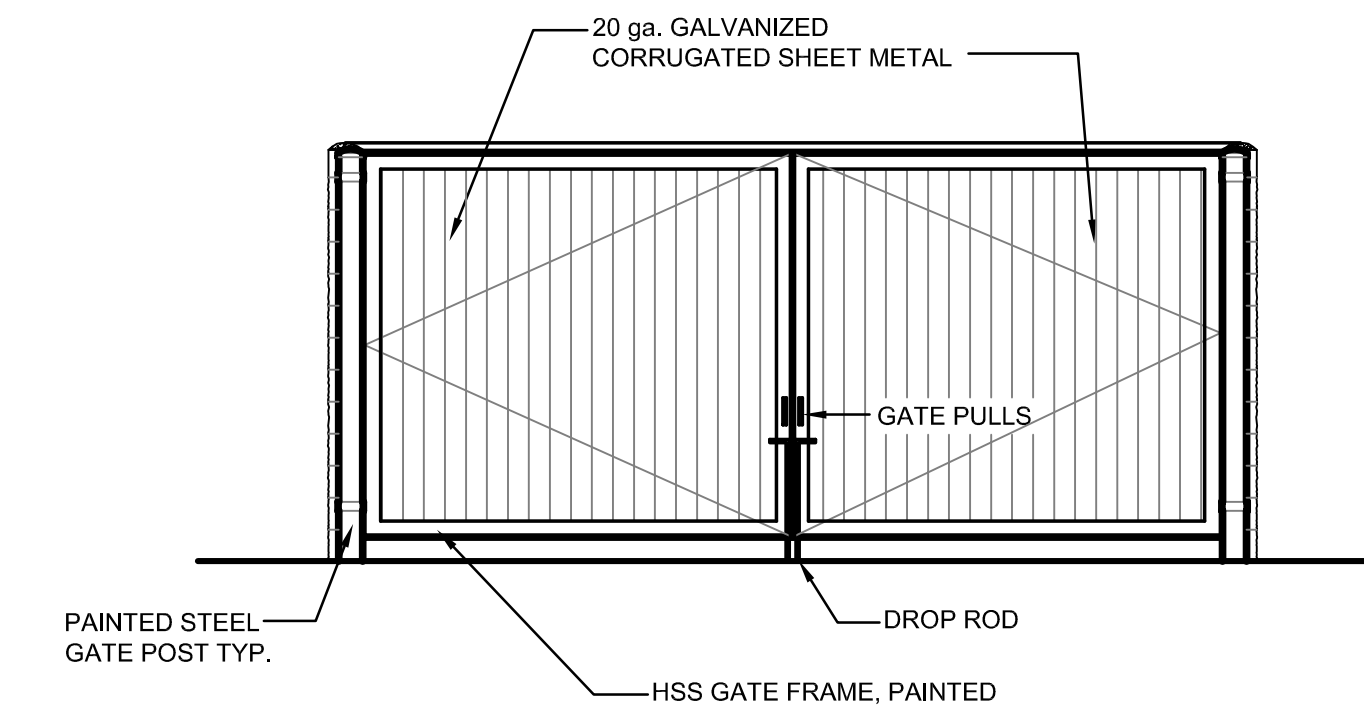
6 FLASHING DETAIL
AS2.2 SCALE: 3/8" = 1'-0"



7 WHEELSTOP (PRECAST)
AS2.2 SCALE: 1" = 1'-0"



1 DUMPSTER ENCLOSURE - POPEYES
AS2.2 SCALE: 1/4" = 1'-0"

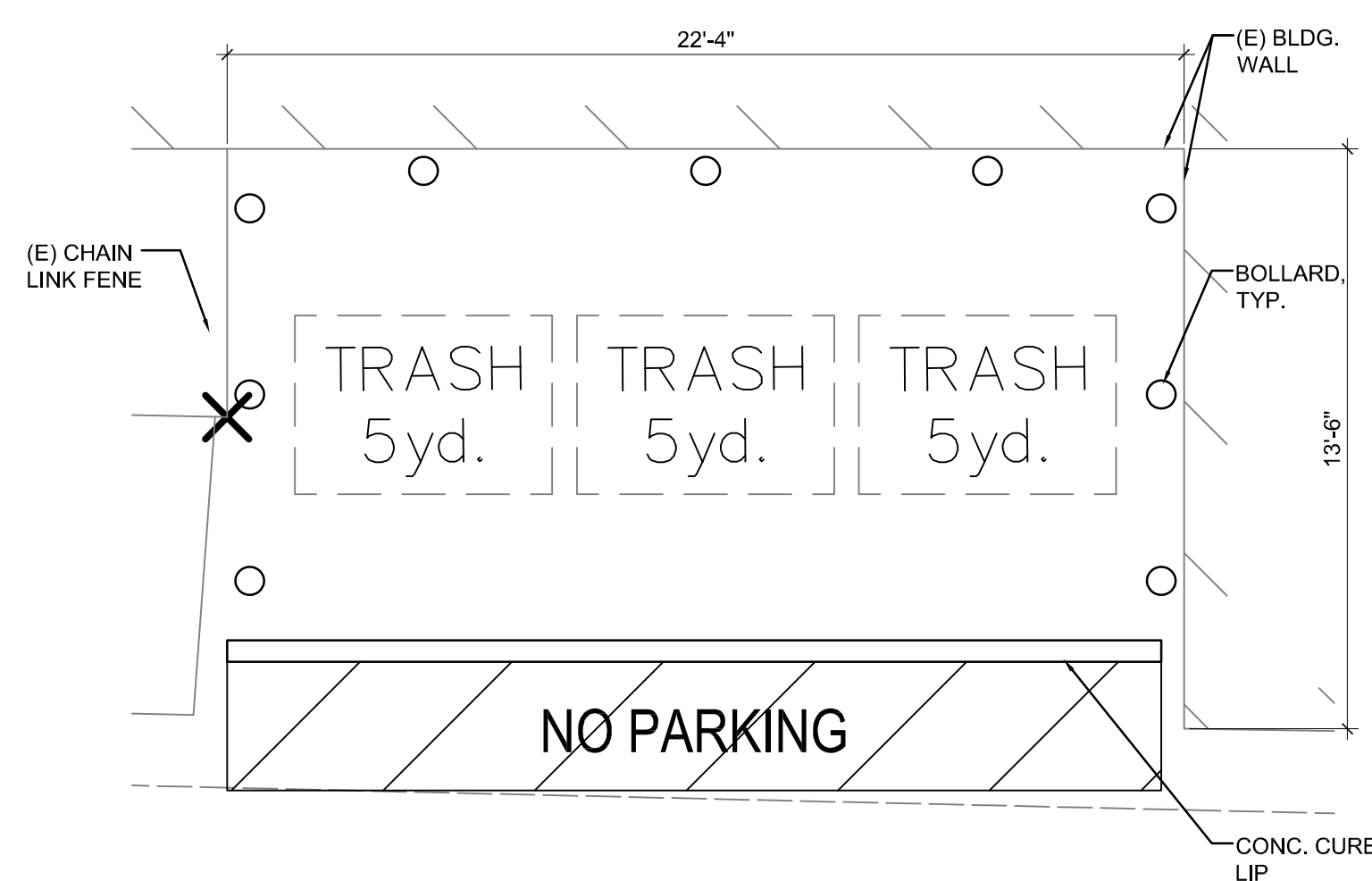


2 DUMPSTER ENCLOSURE & GATE EXT. ELEV.
AS2.2 SCALE: 1/4" = 1'-0"

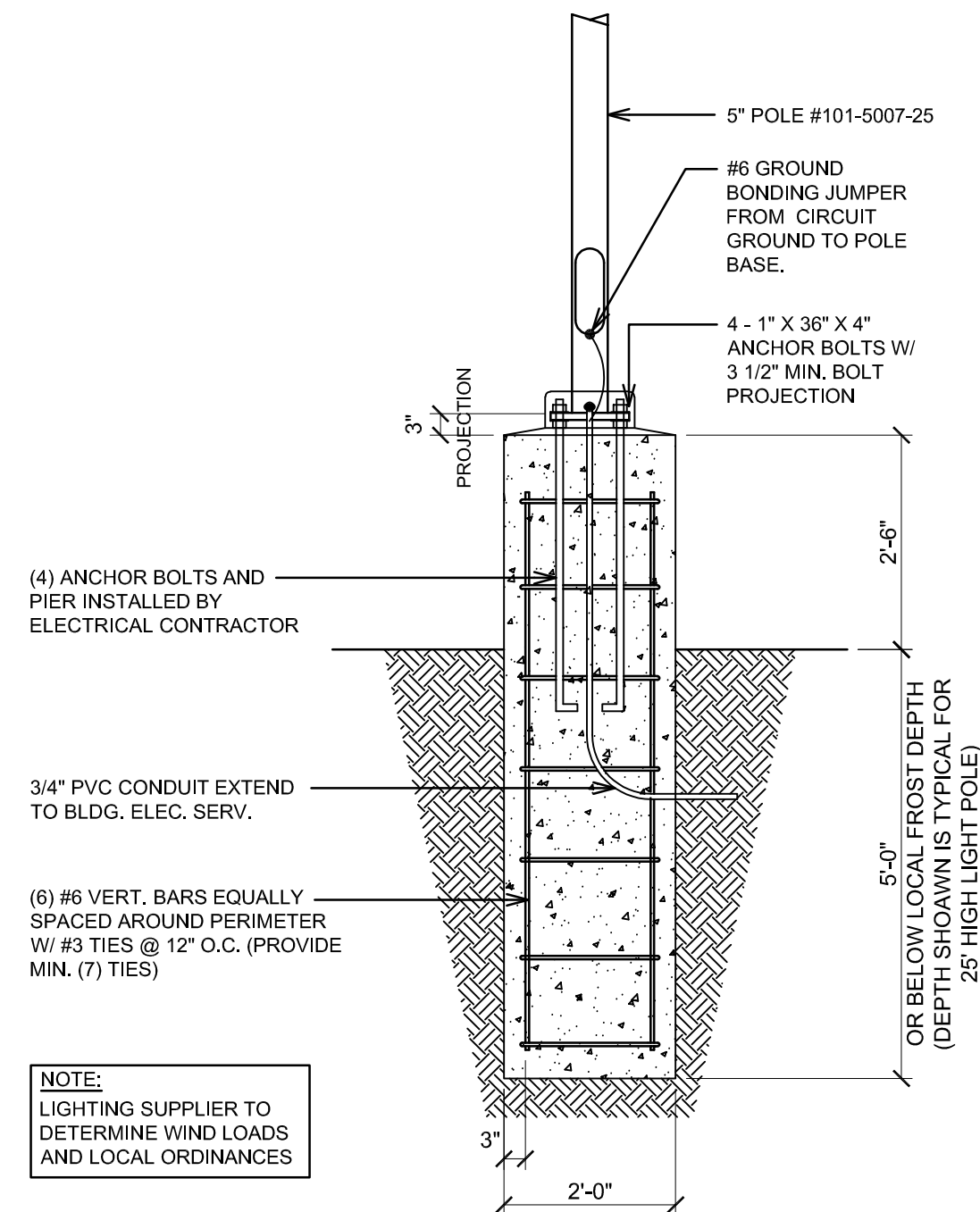
AREA/SITE LIGHTER

FEATURES

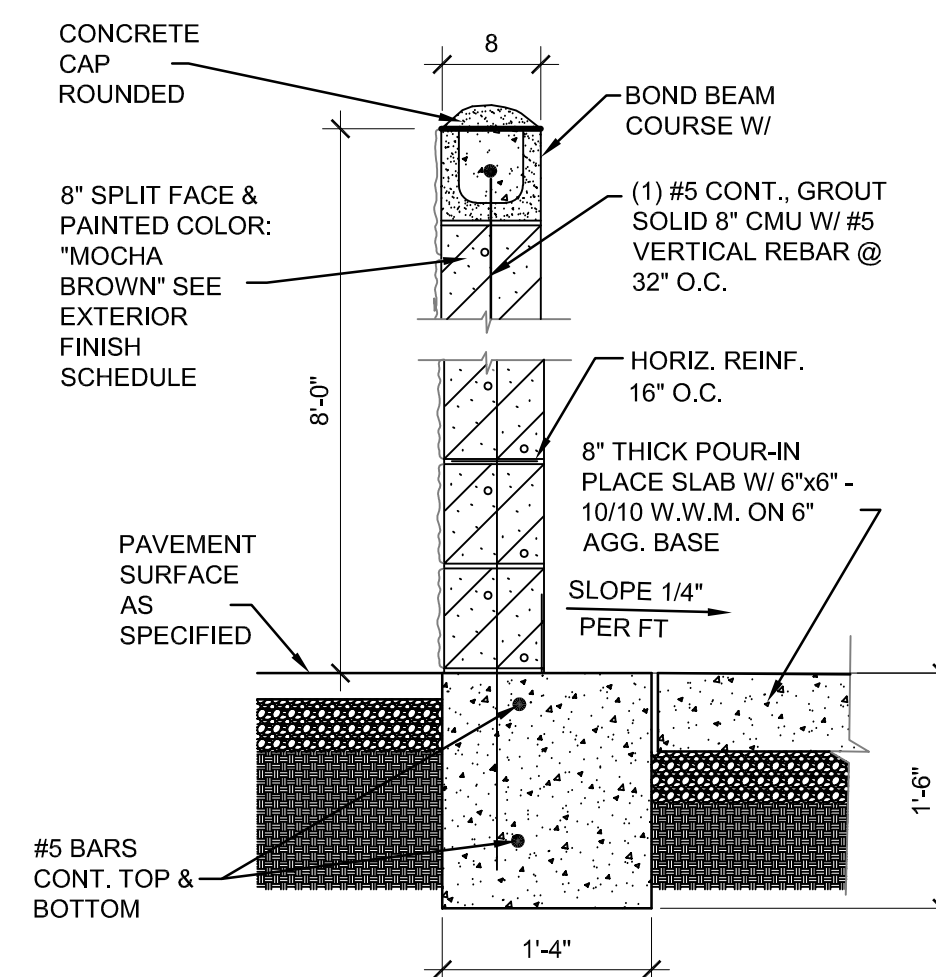
- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as retail, commercial and campus parking lots
- Featuring Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
- Visual comfort standard
- Compact and lightweight design with low EPA
- 3G rated for high vibration applications including bridges and overpasses
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™ and 7-Pin with networked controls
- Best in class surge protection available



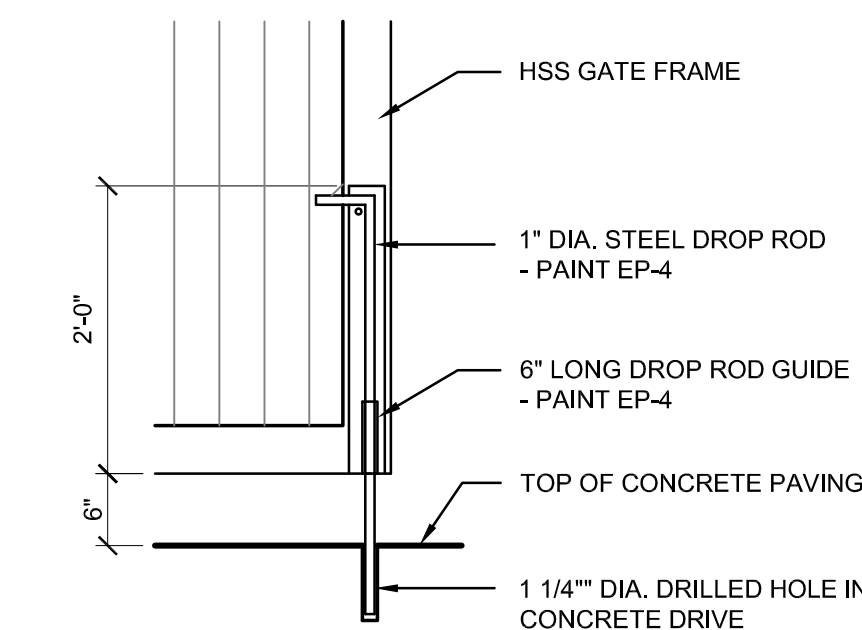
11 DUMPSTER ENCLOSURE
AS2.2 SCALE: 1/4" = 1'-0"



10 EXTERIOR POLE LIGHTS
AS2.1 SCALE: 1/2" = 1'-0"



8 DUMPSTER WALL SECTION
AS2.2 SCALE: 3/8" = 1'-0"



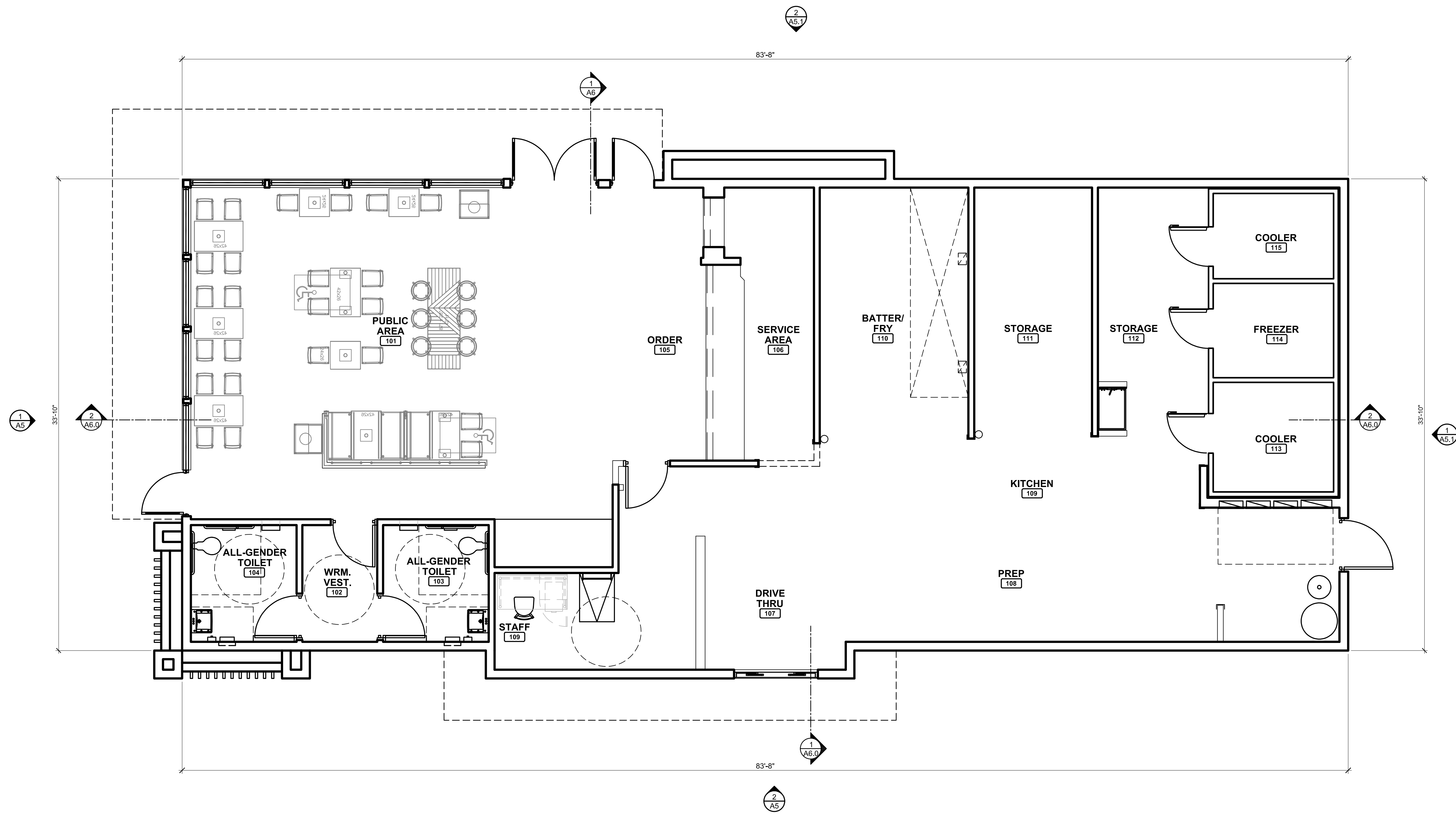
4 DROP ROD DETAIL
AS2.2 SCALE: 3/4" = 1'-0"

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POPEYES

SITE DETAILS
TRASH
ENCLOSURE
AS2.2



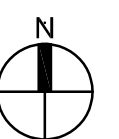
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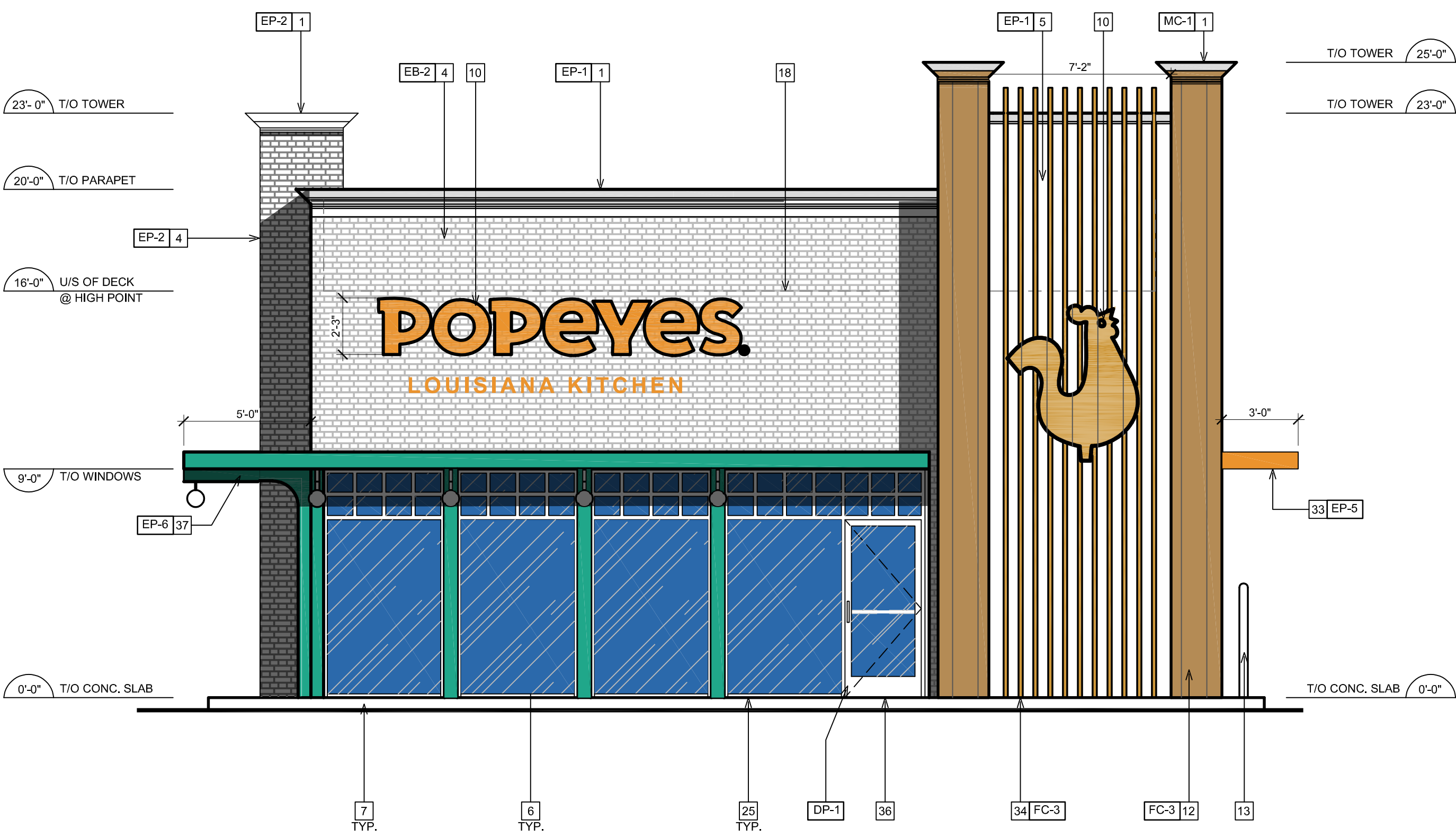
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POPEYES

**PROPOSED
FLOOR PLAN**

A01

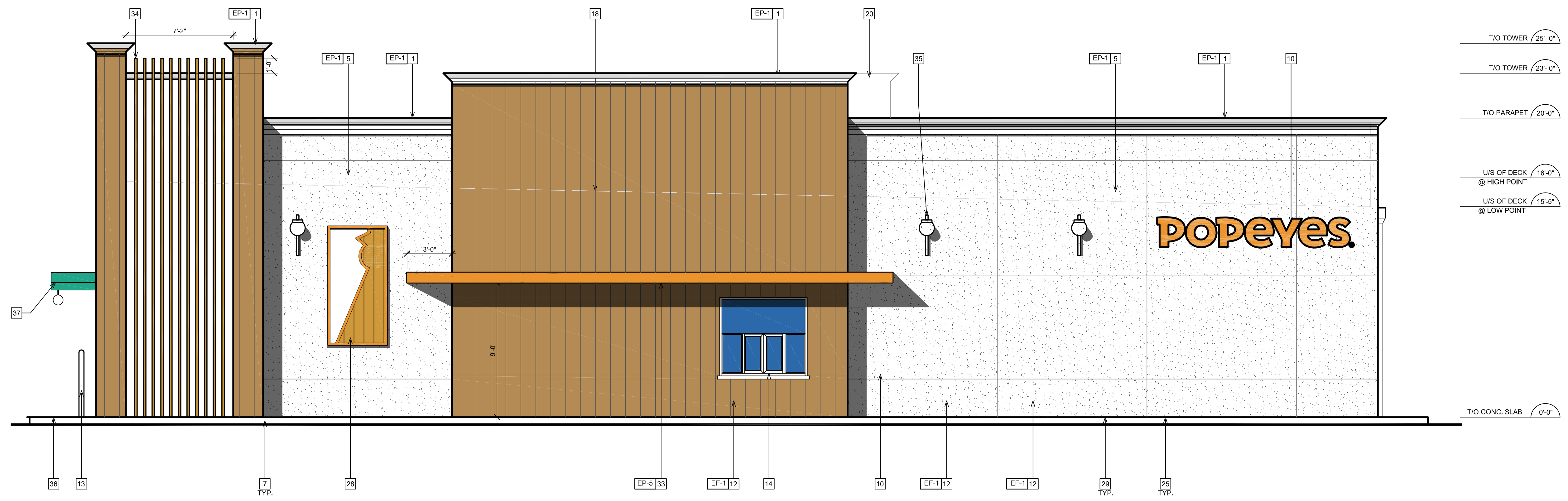




1 WEST ELEVATION
 A5 SCALE: 1/4"=1'-0"

EXTERIOR ELEVATION NOTES

- 1 DECORATIVE CORNICE.
- 3 NICHHA VINTAGEBRICK, COLOR: ALEXANDRIA BUFF.
- 4 NICHHA VINTAGEBRICK, COLOR: WHITE WASH.
- 5 EIFS, REFER TO POPEYES MASTER SCHEDULE.
- 6 PRE-FINISHED 'BLACK ANODIZED' ALUMINUM STOREFRONT SYSTEM WITH INSULATED GLAZING.
- 7 EXPOSED FOUNDATION TO BE PARGED AND FREE OF IMPERFECTIONS.
- 8 GAS UTILITY METER.
- 10 NOT USED.
- 11 NOT USED.
- 12 NICHHA VINTAGE WOOD, COLOR: CEDAR.
- 13 PROVIDE & INSTALL 6" DIAMETER STEEL PIPE BOLLARD TOP AT 4'-6" A.F.F. G.C. TO PAINT "SAFETY YELLOW".
- 14 DRIVE-THRU WINDOW. REFER TO DRIVE-THRU WINDOW SCHEDULE ON SHEET A11.
- 16 PRE-FINISHED GALVANIZED STEEL DOWNSPOUT & COLLECTOR BOX. G.C. TO COORDINATE WITH CIVIL ENGINEERS TO CONFIRM IF DOWNSPOUTS ARE SPLASHING ON CONCRETE PAD OR TIED TO THE STORM SEWER LINE.
- 18 DASHED LINE INDICATES T/O OF ROOF BEHIND PARAPET.
- 19 C/T CABINET AND METER.
- 20 LINE OF PARAPET WALLS BEYOND.
- 21 GENERAL PURPOSE EXTERIOR LIGHTING FIXTURES.
- 25 ALL BASE FLASHING TO MATCH ADJACENT MATERIAL COLORS.
- 26 HOSE BIB. G.C. TO PAINT. COLOR TO MATCH ADJACENT STUCCO
- 27 1/2" X 1/2" REVEAL LINE IN STUCCO FINISH.
- 28 DECORATIVE PANELS
- 29 G.C TO PROVIDE CONCRETE CURB ALONG DRIVE-THRU LANE. CURB TO PROJECT 8" FROM FACE OF PANELS AND LENGTH OF CURB IS EXTENT OF FEATURE WALL.
- 30 MURAL GRAPHIC
- 31 REAR EXIT DOOR TO BE PAINT WHITE.
- 32 WALL SCNOCNE.
- 33 PRE-FABRICATED CANOPIES W/ PRE-WIRED RECESSED LIGHTS ABOVE DRIVE-THRU.
- 34 VERTICAL SIMULATED WOOD SLATS.
- 35 WALL SCNOCNE LIGHTING.
- 36 CONCRETE SIDEWALK
- 37 HORIZONTAL WOOD GRAIN ENTRANCE CANOPY W/ TEAL VERTICAL & HORIZONTAL SUPPORTS.



2 SOUTH ELEVATION
 A5 SCALE: 1/4"=1'-0"

SYMBOL LEGEND

1	NOTE REFERENCE REFER TO ELEVATION NOTES
F#	FINISH TYPE



PROJECT MANAGER: MIKE JIBAJA
 15998 SKYRIDGE DR
 RIVERSIDE, CA 92503
 T: 909.520.3381
 E: MIKE@AGJMDESIGN.COM

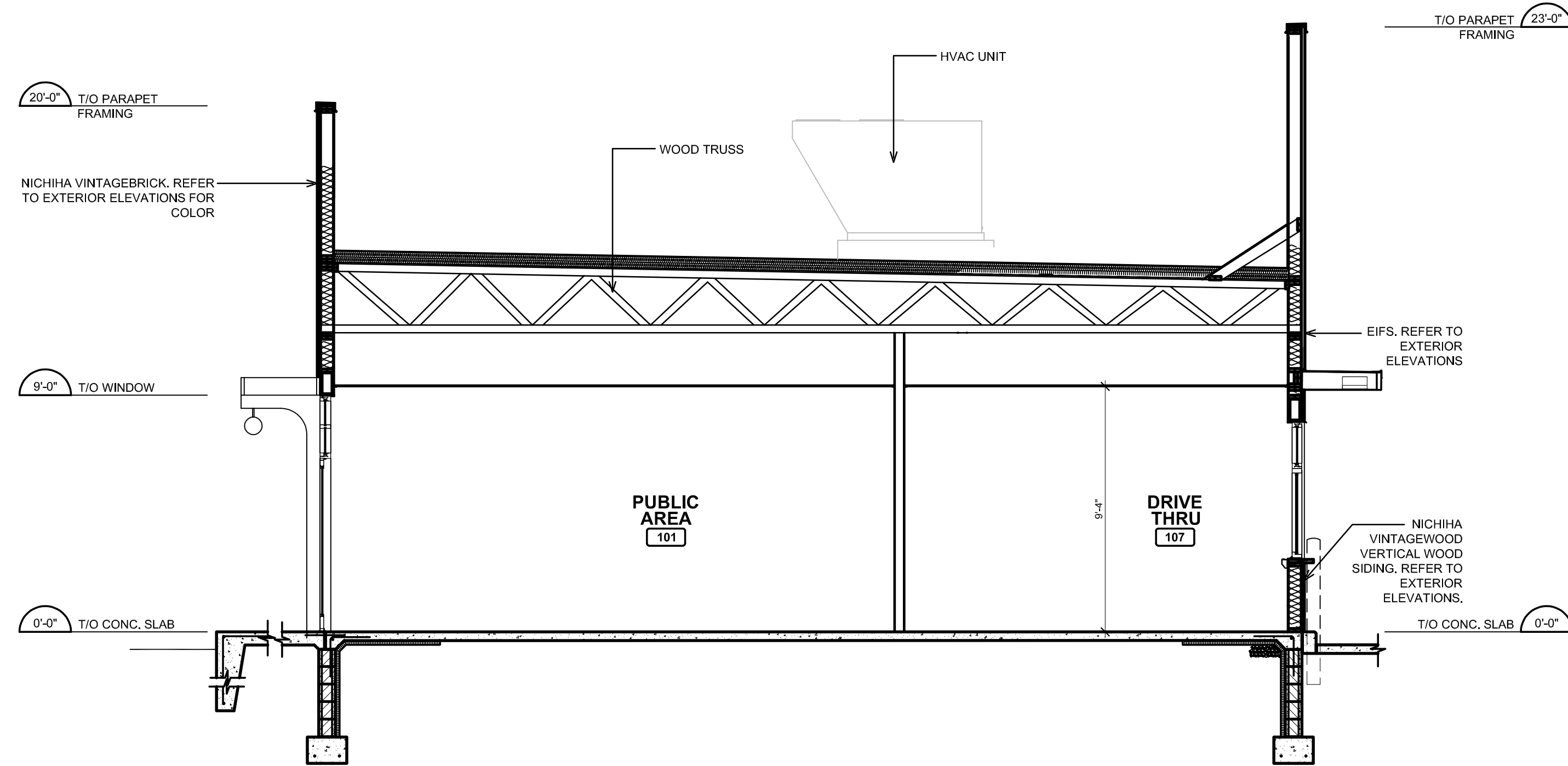
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ADDRESS:
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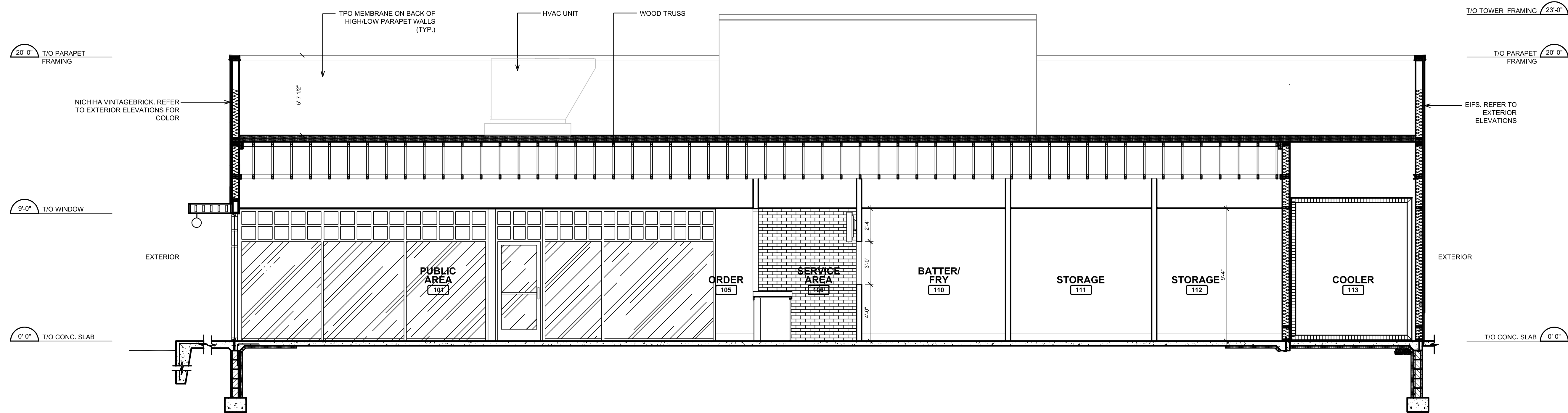
ASSESSORS #: 016-150-106-9
 ZONING: BBSP
 LOT SIZE: 3.4 ACRES

POPEYES

PROPOSED EXTERIOR ELEVATIONS
A5



1 PROPOSED BUILDING SECTION
SCALE: 1/4" = 1'-0"



2 PROPOSED BUILDING SECTION
SCALE: 1/4" = 1'-0"

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POPEYES

**PROPOSED
BUILDING
SECTION
A6**

TAG	MATERIAL	APPLICATION	SOURCE	PRODUCT	COLOR	DIMENSION	VENDOR
EXTERIOR							
EF-1	Exterior Wood Sliding	Front Facade Exterior Walls	Nichiha Fiber Cement	Vintage Wood AWP 3030	Cedar	17-7/8" H x 119-5/16" L	Matt Stephenson (o)770789.8228 popeyes@nichiha.com
BRICK							
EB-1							
EB-1	Brick (Clip System)	Front of Building	Nichiha Fiber Cement	Vintage Brick	White Wash Painted EP-1	7 3/8" x 2 1/2" x 3/4"	Matt Stephenson (o)770789.8228 popeyes@nichiha.com
EB-1	Face Brick	Front of Building	Glen-Gery	Aspen White Wirecut	White W804. Use White Mortar	3-5/8 T x 2-1/4 H x 7-5/8 L	
EB-2							
EB-2	Brick (Clip System)	Accent Tower Brick	Nichiha Fiber Cement	Vintage Brick	Alexandria Buff	7 3/8" x 2 1/2" x 3/4"	Matt Stephenson (o)770789.8228 popeyes@nichiha.com
EB-2	Thin Brick	Accent Tower Brick	Creative Materials Corporation	Thin Brick	Flagstaff	8-1/8" x 2-1/16" x 5/8"	Creative Materials Corporation (o) 1-800-207-2967 Ext. 7797 Popeyestile@creativematerialscorp.com
EB-2	Face Brick	Accent Tower Brick	Glen-Gery	Cherry Creek Williamsburg	Red	8-5/8" x 2-13/16" x 3-1/8"	
EB-2	Thin Brick	Accent Tower Brick	Design and Direct Source	Sand Urban Series	Flagstaff	2" x 8"	
PAINT							
EP-1							
EP-1	Exterior Paint	Main Wall Surface, Rear Door	Benjamin Moore	Ultra Spec Ext Low Lustre (N455)	OC-125 Moonlight White		Rodger Lippman (c): 848-702-0239 rodger.lippman@benjaminmoore.com
EP-1	Exterior Paint	Main Wall Surface, Rear Door	Sherwin Williams	A-100 Exterior Latex Satin	SW-7551 Greek Villa		Glenn Remler (c): 954-547-1217 glenn.j.remler@sherwin.com
EP-2							
EP-2	Exterior Paint	Brick Tower Parapet	Benjamin Moore	Ultra Spec Ext Low Lustre (N455)	2105-20 Root Beer Candy		Rodger Lippman (c): 848-702-0239 rodger.lippman@benjaminmoore.com
EP-2	Exterior Paint	Brick Tower Parapet	Sherwin Williams	A-100 Exterior Latex Satin	SW-6062 Rugged Brown		Glenn Remler (c): 954-547-1217 glenn.j.remler@sherwin.com
EP-3							
EP-3	Exterior Paint	Dumpster Walls	Benjamin Moore	Ultra Spec Ext Low Lustre (N455)	HC-170 Stonington Grey		Rodger Lippman (c): 848-702-0239 rodger.lippman@benjaminmoore.com
EP-3	Exterior Paint	Dumpster Walls	Sherwin Williams	A-100 Exterior Latex Satin	SW-7657 Tinsmith		Glenn Remler (c): 954-547-1217 glenn.j.remler@sherwin.com
EP-4							
EP-4	Metal Paint	Bollards	Benjamin Moore	Corotech High Solids Rapid Dry Enamel	Safety Yellow		Rodger Lippman (c): 848-702-0239 rodger.lippman@benjaminmoore.com
EP-4	Metal Paint	Bollards	Sherwin Williams	Industrial Enamel HS	Safety Yellow		Glenn Remler (c): 954-547-1217 glenn.j.remler@sherwin.com
EP-5							
EP-5	Metal Paint	Dumpster Gates and Pylon Pole	Benjamin Moore	Corotech High Solids Rapid Dry Enamel	Factory Finish Black		Rodger Lippman (c): 848-702-0239 rodger.lippman@benjaminmoore.com
EP-5	Metal Paint	Dumpster Gates and Pylon Pole	Sherwin Williams	Industrial Enamel HS	SW-6991 Black Magic		Glenn Remler (c): 954-547-1217 glenn.j.remler@sherwin.com
EP-6							
EP-6	Anti Graffiti Coat	Exterior Walls	Benjamin Moore	Aliphatic Acrylic Urethane - Gloss	V500-00 Clear		Rodger Lippman (c): 848-702-0239 rodger.lippman@benjaminmoore.com
EP-6	Anti Graffiti Coat	Exterior Walls	Sherwin Williams	2K Water Based Urethane - Gloss	B65-190/B65V190		Glenn Remler (c): 954-547-1217 glenn.j.remler@sherwin.com
MISC							
C-1	Canopy - Metal	Drive Thru Window Canopy	Provided by Manufacturer	Provided by Manufacturer	Orange. Pantone #3564 C		Provided by Manufacturer
C-2	Canopy - Metal	Building Canopies	Provided by Manufacturer	Provided by Manufacturer	Teal. Pantone #326 C		Provided by Manufacturer
S-1	Shutters - Poppy	Exterior Walls Rear of Building	Provided by Manufacturer	Provided by Manufacturer	Provided by Manufacturer		Provided by Manufacturer
DP-1	Door	Main Entrance Doors	Provided by Manufacturer	Provided by Manufacturer	Orange. Pantone #3564 C		Provided by Manufacturer
BRICK							
BR-1							
BR-1	Brick (Clip System)	Dining Room Accent Walls	Nichiha Fiber Cement	Vintage Brick	White Wash Painted P-1	7 3/8" x 2 1/2" x 3/4"	Matt Stephenson (o)770789.8229 popeyes@nichiha.com
BR-1	Thin Brick	Dining Room Accent Walls	Creative Materials Corporation	Thin Brick	814 Vintage Brick Painted P-1	7-5/8" x 2-1/4"	Creative Materials Corporation (o) 1-800-207-2967 Ext. 7797 Popeyestile@creativematerialscorp.com
PAINT							
PT-2							
PT-2	Metal Paint	Main Entrance Doors - Interior Frame	Benjamin Moore	Corotech High Solids Rapid Dry Enamel	2133-20 Black Jack		Rodger Lippman (c): 848-702-0239 rodger.lippman@benjaminmoore.com
PT-2	Metal Paint	Main Entrance Doors - Interior Frame	Sherwin Williams	Industrial Enamel HS	SW-6991 Black Magic		Glenn Remler (c): 954-547-1217 glenn.j.remler@sherwin.com

CITY OF BRENTWOOD

GRADING AND DRAINAGE PLAN FOR:

PROPOSED POPEYE'S RESTUARANT

APN: 016-150-106-9

GENERAL NOTES

1. THE WORK EMBRACED HEREIN SHALL BE DONE IN ACCORDANCE WITH THE APPROPRIATE PROVISION OF THE SPECIFICATIONS ENTITLED BY CITY OF BRENTWOOD, STANDARD PLANS AND SPECIFICATIONS LATEST REVISION.
2. THE CONTRACTOR SHALL SECURE AN ENCROACHMENT PERMIT FOR ANY OFF-SITE CONSTRUCTION.
3. ALL PERMITS INCLUDING ENCROACHMENT AND BARRICADE PLANS SHALL BE KEPT ON-SITE AT ALL TIMES.
4. ANY PERSON, CONTRACTOR OR SUBCONTRACTOR PLANNING TO CONDUCT ANY EXCAVATION SHALL CONTACT USA NORTH AT 811 AT LEAST TWO (2) DAYS, BUT NOT MORE THAN 14 CALENDAR DAYS, PRIOR TO COMMENCING THAT EXCAVATION.
5. PRIOR TO ACCEPTANCE, BOND RELEASES AND A CERTIFICATE OF OCCUPANCY, A CERTIFIED LEGIBLE AS-BUILT DRAWINGS MUST BE SUBMITTED TO THE CITY OF BRENTWOOD. AS-BUILT MUST SHOW ALL CHANGES AND ACTUAL FIELD CONDITIONS. IN THE ABSENCE OF CHANGES, A COPY OF APPROVED DRAWINGS WILL BE REQUIRED STATING "INSTALLED AS PER DRAWINGS" AND CERTIFIED AS SUCH BY THE DEVELOPER'S ENGINEER.
6. ALL CONSTRUCTION EQUIPMENT SHALL BE TUNED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
7. CONTRACTOR'S WORK CREWS SHALL SHUT OFF CONSTRUCTION EQUIPMENT WHEN NOT IN USE.
8. ALL UTILITY POLES IN THE STREET RIGHT-OF-WAY ARE TO BE REMOVED OR RELOCATED PRIOR TO ANY PAVING.
9. ANY SEPTIC TANK, LEACH FIELD OR RELATED FACILITIES LOCATED IN AREAS TO BE GRADED, UNLESS OTHERWISE DIRECTED BY THE PLANS, SHALL BE ABANDONED PER COUNTY OF CONTRA COSTA HEALTH DEPARTMENT STANDARDS. A BUILDING PERMIT WILL BE REQUIRED FOR THIS WORK AND FEES THEREFORE SHALL BE PAID FOR BY THE CONTRACTOR.
10. THE CONTRACTOR SHALL PROVIDE SOIL COMPACTION TEST REPORTS PREPARED BY AN APPROVED TESTING AGENCY FOR ALL AREAS WHERE FILL IS PLACED.
11. THE DEVELOPER SHALL MEET ALL REGULATIONS OF THE SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT (REGULATION VIII) CONCERNING DUST SUPPRESSION DURING CONSTRUCTION OF THE PROJECT. METHODS INCLUDE, BUT ARE NOT LIMITED TO, USE OF WATER OR CHEMICAL STABILIZERS/SUPPRESSANTS TO CONTROL DUST EMISSIONS FROM DISTURBED AREA, STOCK PILES, AND ACCESS WAYS. COVERING OR WETTING MATERIALS THAT ARE TRANSPORTED OFF-SITE. LIMIT CONSTRUCTION RELATED SPEEDS TO 15 MPH ON ALL UNPAVED AREAS. USE OF A STABILIZED CONSTRUCTION ENTRY/EXIT (E.G. 3/4 INCH AGGREGATE) OR GRATES TO MINIMIZE CARRYOUT/TRACKOUT FROM CONSTRUCTION VEHICLES ENTERING PUBLIC STREETS, AND CEASE GRADING AND EARTH MOVING DURING PERIODS OF HIGH WINDS (20MPH OR MORE).

LIABILITIES

1. ANY EXISTING SECTION CORNER, QUARTER SECTION CORNER, PROPERTY CORNER, STREET CENTERLINE MONUMENT, OR ANY OFFICIAL BENCHMARK DAMAGED BY THE CONTRACTOR IN THE COURSE OF THE WORK COVERED BY THESE CONSTRUCTION PLANS, SHALL BE RESETO TO THE SATISFACTION OF THE CITY ENGINEER. A LICENSED LAND SURVEYOR OR CIVIL ENGINEER LICENSED TO PERFORM LAND SURVEYING SHALL CERTIFY THE PLACEMENT OR REPLACEMENT OF ALL MONUMENTS AND BENCHMARKS IN ACCORDANCE WITH ALL LAWS, RULES AND REGULATIONS GOVERNING SUCH PLACEMENTS OR REPLACEMENTS. PLACEMENT/REPLACEMENT AND CERTIFICATION SHALL BE COMPLETED BEFORE FINAL ACCEPTANCE OF THE PROJECT/WORK BY THE CITY. BRONZE CAPS REQUIRED FOR THE INSTALLATION OF NEW OR REPLACEMENT MONUMENTS SHALL BE FURNISHED BY THE CONTRACTOR.
2. ANY EXISTING SIGNING, STRIPING, AND STENCILING AND/OR IMPROVEMENT SHOWN ON THE PLANS TO REMAIN BUT ARE DAMAGED, DISTURBED OR FADED BY CONSTRUCTION ACTIVITIES SHALL BE REPLACED IN-KIND IN ACCORDANCE WITH THE CITY OF FRESNO STANDARDS AND AS DIRECTED BY THE CITY ENGINEER.
3. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

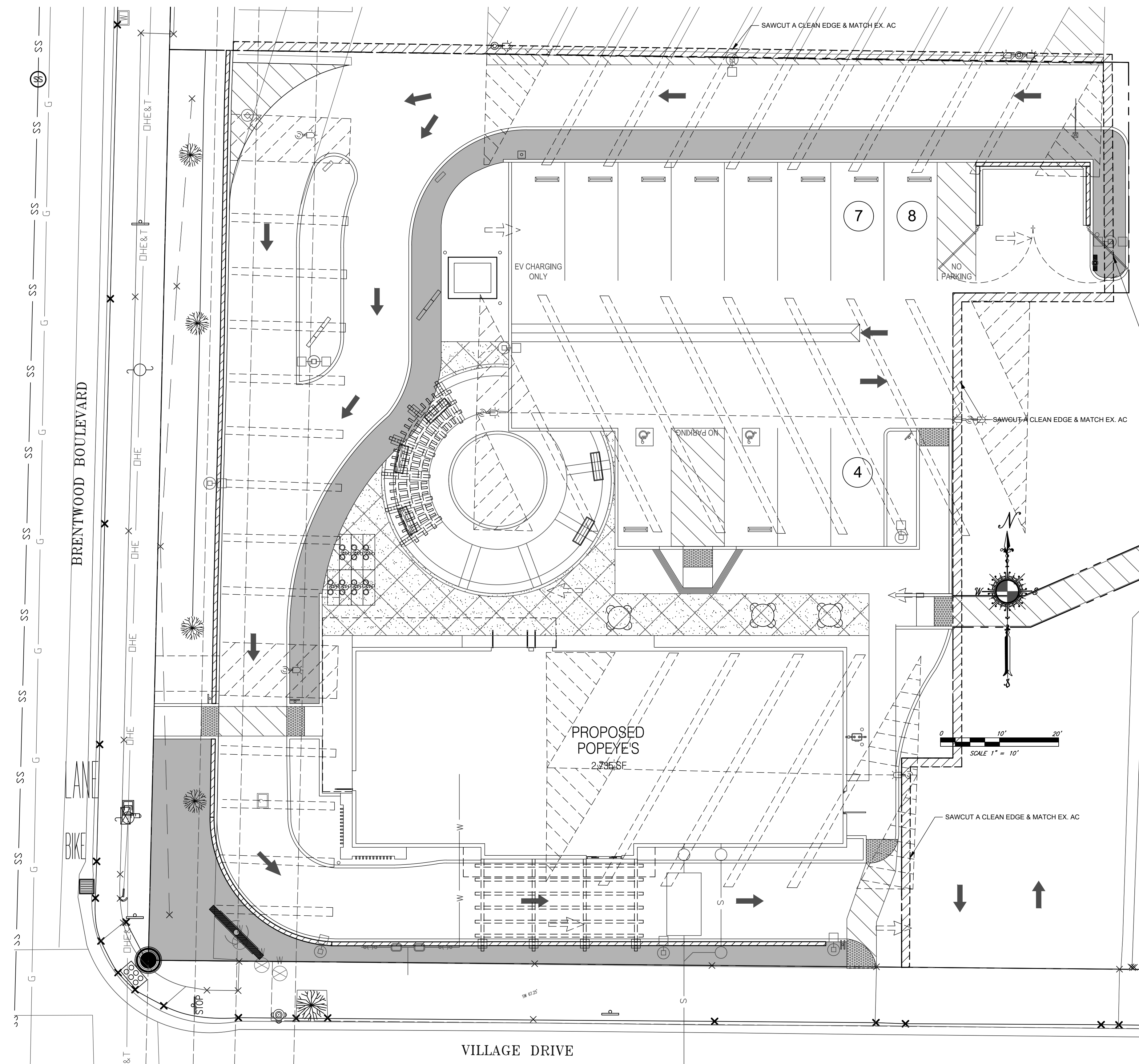
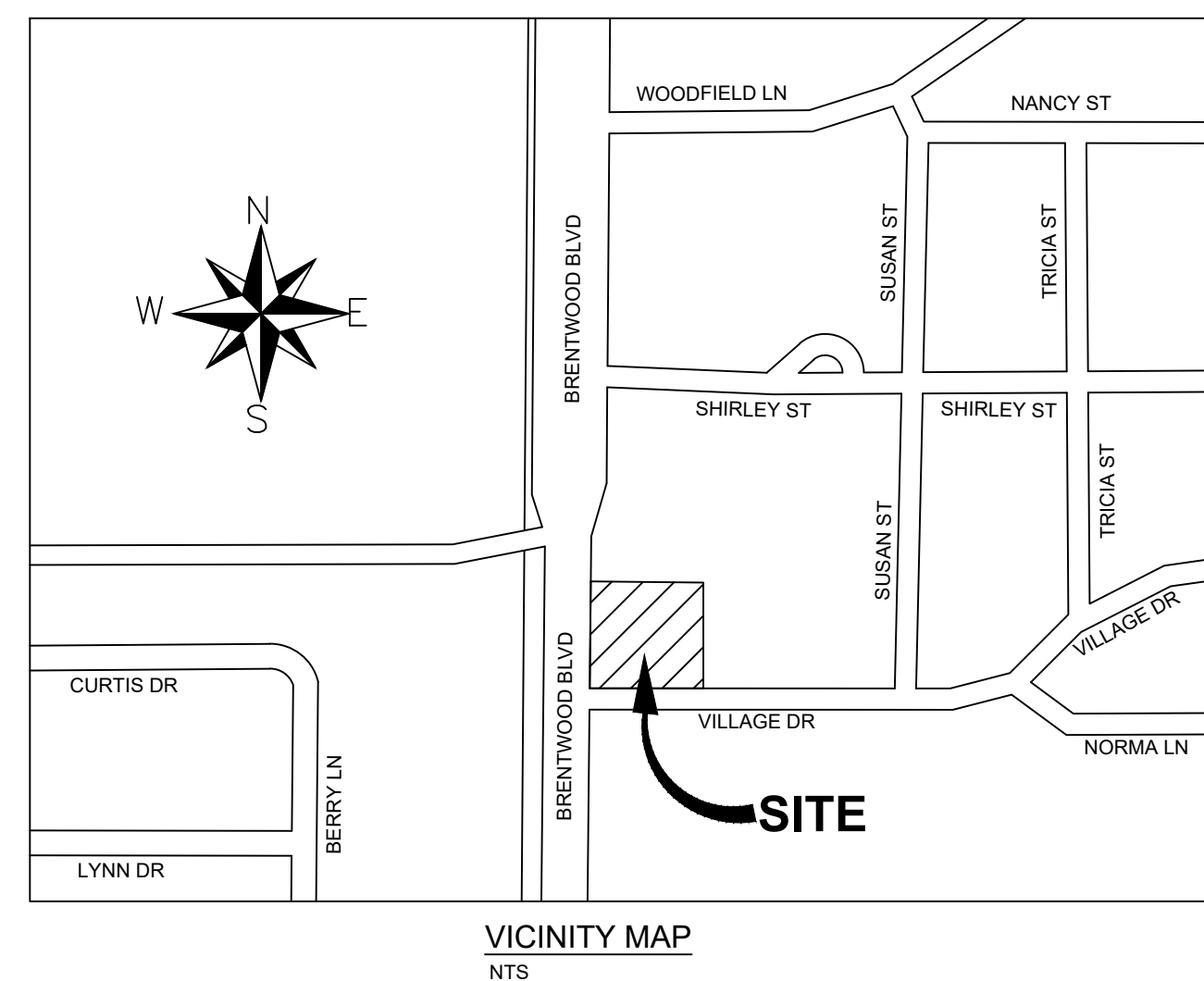
GRADING

1. ALL SITE GRADING SHALL COMPLY WITH CALIFORNIA BUILDING CODE 2022 EDITION.
2. THE GRADING CONTRACTOR SHALL REMOVE ALL ORGANIC MATTER, DEBRIS, AND OTHER DELETERIOUS MATERIAL FROM THE SITE.
3. SUBGRADE TO BE COMPACTED TO 95% RELATIVE COMPACTION BASED ON ASTM D-1557-78. PROVIDE COMPACTION REPORTS PREPARED BY AN APPROVED TESTING AGENCY.
4. A LETTER FROM THE RESPONSIBLE CIVIL ENGINEER OR LAND SURVEYOR SHALL ALSO BE SUBMITTED CERTIFYING THAT GRADING CONFORMED TO THE APPROVED GRADING PLAN.
5. THIS GRADING PLAN IS FOR APPROVAL OF ON-SITE ELEVATIONS ONLY. THE ELEVATIONS SHOWN WITH IN THE PUBLIC RIGHT-OF-WAY REQUIRES SEPARATE PUBLIC WORKS DEPARTMENT APPROVAL & PERMIT. ANY NOTES THAT APPLY TO THE PUBLIC RIGHT-OF-WAY ARE FOR REFERENCE ONLY. IF ON-SITE ELEVATIONS SHOWN DO NOT COINCIDE WITH APPROVED STREET PLANS, AN APPROVED AMENDMENT IS REQUIRED.
6. THE GROUND IMMEDIATELY ADJACENT TO ALL FOUNDATIONS SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 5% FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE FROM THE FOUNDATION, THEN A SWALE THAT RUNS PARALLEL TO THE FOUNDATION MAY BE USED AND WILL BE REQUIRED TO BE A MINIMUM SLOPE OF 5% WITHIN 10 FEET OF THE BUILDING FOUNDATION. ALL OTHER SITE GRADING OUTSIDE OF THE BUILDING ENVELOPE IS REQUIRED TO BE A MINIMUM OF 0.5%.
7. NO SURFACE DRAINAGE SHALL BE PERMITTED TO DRAIN ONTO ADJACENT PROPERTIES.
8. NO PERMANENT ON-SITE WATER RETENTION IS ALLOWED.
9. ANY VERTICAL CUT OR FILL DIFFERENTIAL EQUAL TO OR GREATER THAN TWELVE (12) INCHES BETWEEN ADJACENT PROPERTIES SHALL BE SUPPORTED BY AN APPROVED RETAINING WALL.
10. ALL REQUIRED WALLS AND RETAINING WALLS REQUIRE SEPARATE BUILDING PERMITS IN ADDITION TO THE GRADING PERMIT.
11. ALL REQUIRED RETAINING WALL AND BLOCK WALLS WILL NEED TO BE FINISHED BEFORE AS-GRADE CAN BE APPROVED.
12. PROVIDE THE CITY OF FRESNO WITH AS-GRADE PLANS. PLANS ARE TO BE SUBMITTED UPON COMPLETION OF GRADING AND PRIOR TO OCCUPANCY.
13. UPON COMPLETION OF THE GRADING THE SOIL ENGINEER IS TO PROVIDE "FINAL SOIL REPORT", INDICATING ALL EARTHWORK WAS COMPLETED AS REQUIRED IN THE PRELIMINARY REPORT.

BENCHMARK

KRISTI 1997
2" BRASS CAP, FOUND FLUSH ON TOP OF HEADWALL, AT THE NORTHWEST END OF THE HEADWALL. HEADWALL IS LOCATED 200' WESTERLY OF THE CENTER OF THE INTERSECTION OF BRENTWOOD BLVD AND SELLERS AVENUE, WEST OF THE RAIL ROAD TRACK, APPROX. 270'S NORTH OF PAYNE AVENUE.

ELEV: 65.8' NAVD 88



SHEET INDEX

NO.	DESCRIPTION
1/5	COVER SHEET
2/5	GRADING PLAN
3/5	UTILITY PLAN
4/5	EROSION CONTROL PLAN
5/5	DMA MAP

OWNER INFO

SUNNY GHAI
GHAI MANAGEMENT SERVICES, INC.
25 E. AIRWAY BLVD.
LIVERMORE, CA 94551
(510) 573-5905
SUNNY@GHAIMANAGEMENT.COM

FLOOD DESIGNATION

ZONE X
AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

PER FLOOD INSURANCE RATE MAP

MAP NUMBER: 06013C0354G
EFFECTIVE DATE: MARCH 21, 2017

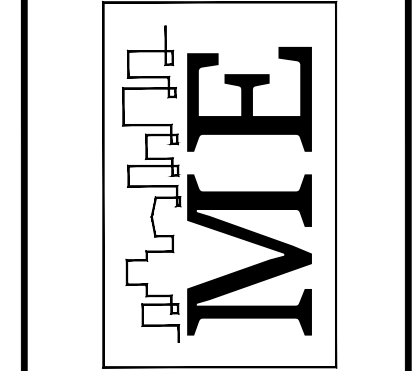
ABBREVIATIONS

AC	ASPHALTIC CONCRETE	N	NORTHING
BC	BRASS CAP	P	PAVEMENT
BLDG	BUILDING	SD	STORM DRAIN
DWY	DRIVEWAY	SDMH	STORM DRAIN MANHOLE
E	EASTING	SS	SANITARY SEWER
EG	EXISTING GROUND	SSMH	SANITARY SEWER MANHOLE
FD	FOUND	TFC	TOP FACE CURB
FF	FINISH FLOOR	UTIL	UTILITY
FL	FLOWLINE	VT	VAULT
GB	GRADE BREAK	W	WATER
LP	LIGHT POLE	WV	WATER VALVE



NO.	DATE	BY

Mona Enterprise
Professional Engineering
and Surveying
559-288-3217
pmona02@yahoo.com



GRADING PLAN FOR
PROPOSED POPEYE'S RESTUARANT
BRENTWOOD BLVD.
BRENTWOOD, CA 94513
APN: 016-150-106-9

DRAWN BY:
PPM

PROJ. ENGR:
PPM

PROJECT #
ME-321

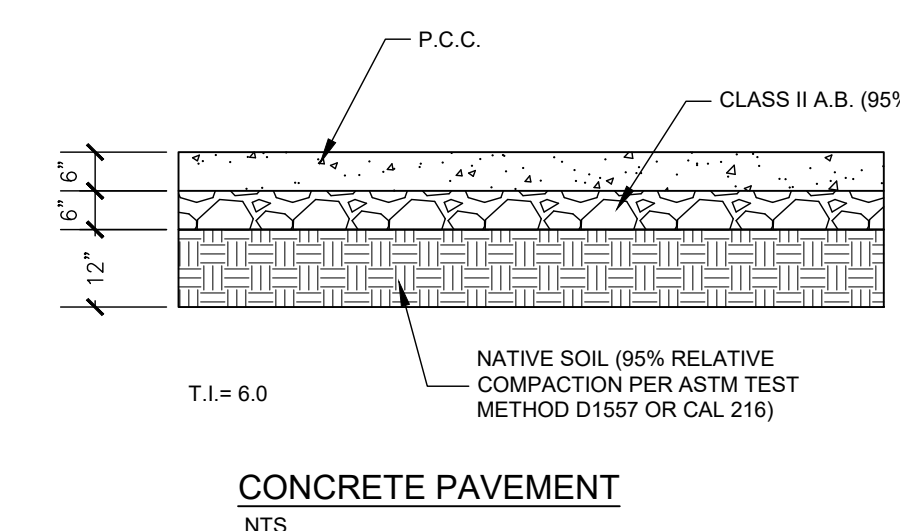
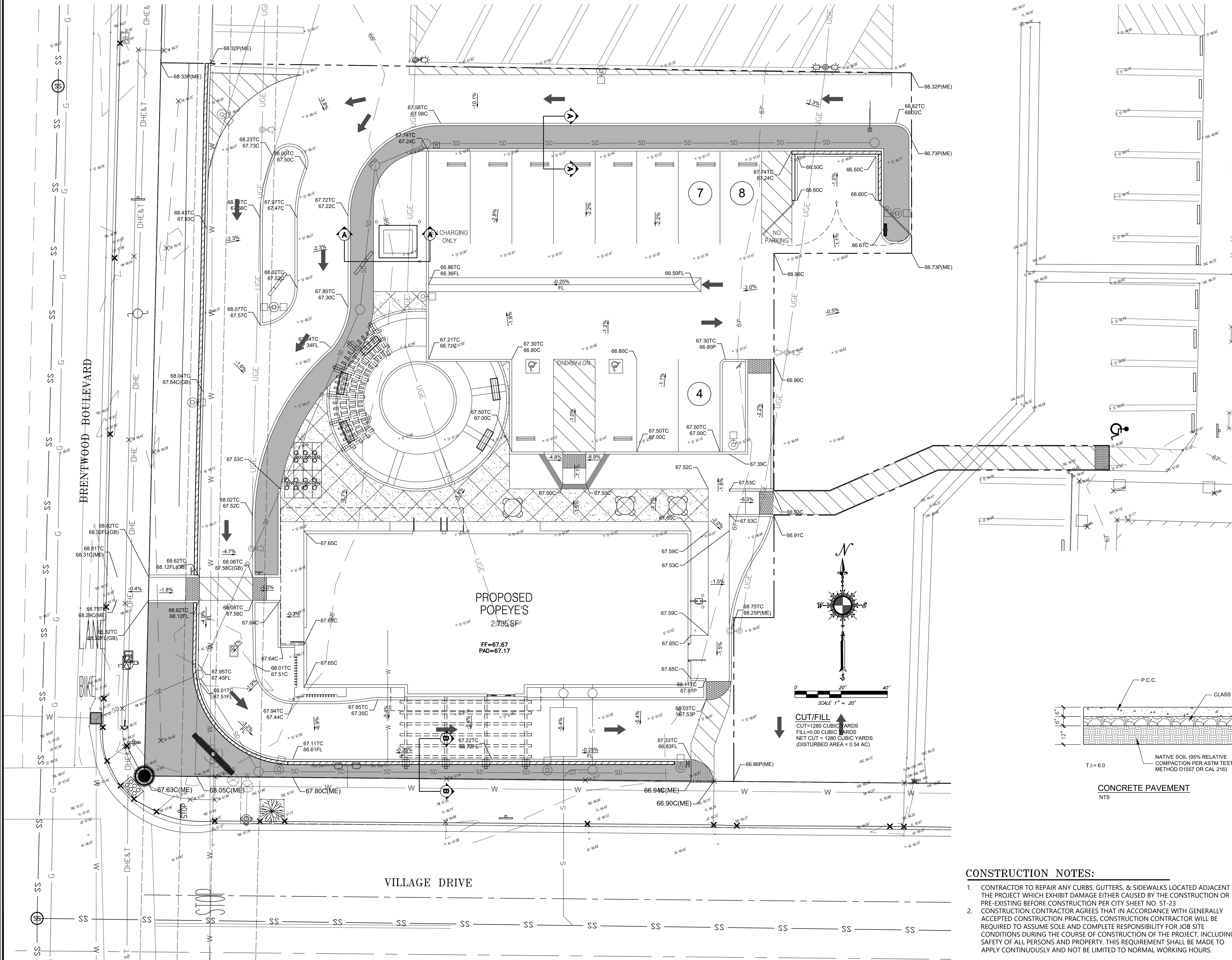
PREPARED FOR:
SUNNY GHAI
GHAI MANAGEMENT
SERVICES, INC.
25 E. AIRWAY BLVD
LIVERMORE, CA 94551

COVER SHEET

SHEET NO.
1 / 5



CALL UNDERGROUND
SERVICE ALERT (U.S.A.)
TOLL FREE (800) 227-2600
48 HOURS
BEFORE EXCAVATING



CONSTRUCTION NOTES:

- CONTRACTOR TO REPAIR ANY CURBS, GUTTERS, & SIDEWALKS LOCATED ADJACENT TO THE PROJECT WHICH EXHIBIT DAMAGE EITHER CAUSED BY THE CONSTRUCTION OR PRE-EXISTING BEFORE CONSTRUCTION PER CITY SHEET NO. ST-23
- CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

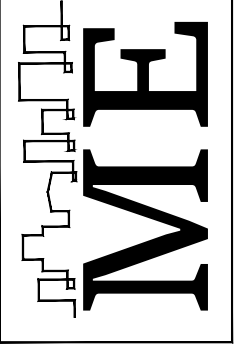
ENGINEER'S CERTIFICATION:
THIS PLAN WILL NOT IMPOSE A DRAINAGE, GRADING OR FLOODING HAZARD TO SURROUNDING PROPERTIES.

Peter Paou Moua
PETER PAOU MOUA, P.E.
LIC. NO. C61918

12/4/2023
DATE

NO.	DATE	BY

Mona Enterprise
Professional Engineering
and Surveying
559-288-3217
pmona02@yahoo.com



GRADING PLAN FOR
PROPOSED POPEYE'S RESTAURANT
BRENTWOOD BLVD.
BRENTWOOD, GA 94513
APN: 016-150-106-9

DRAWN BY:
PPM

PROJ. ENGR:
PPM

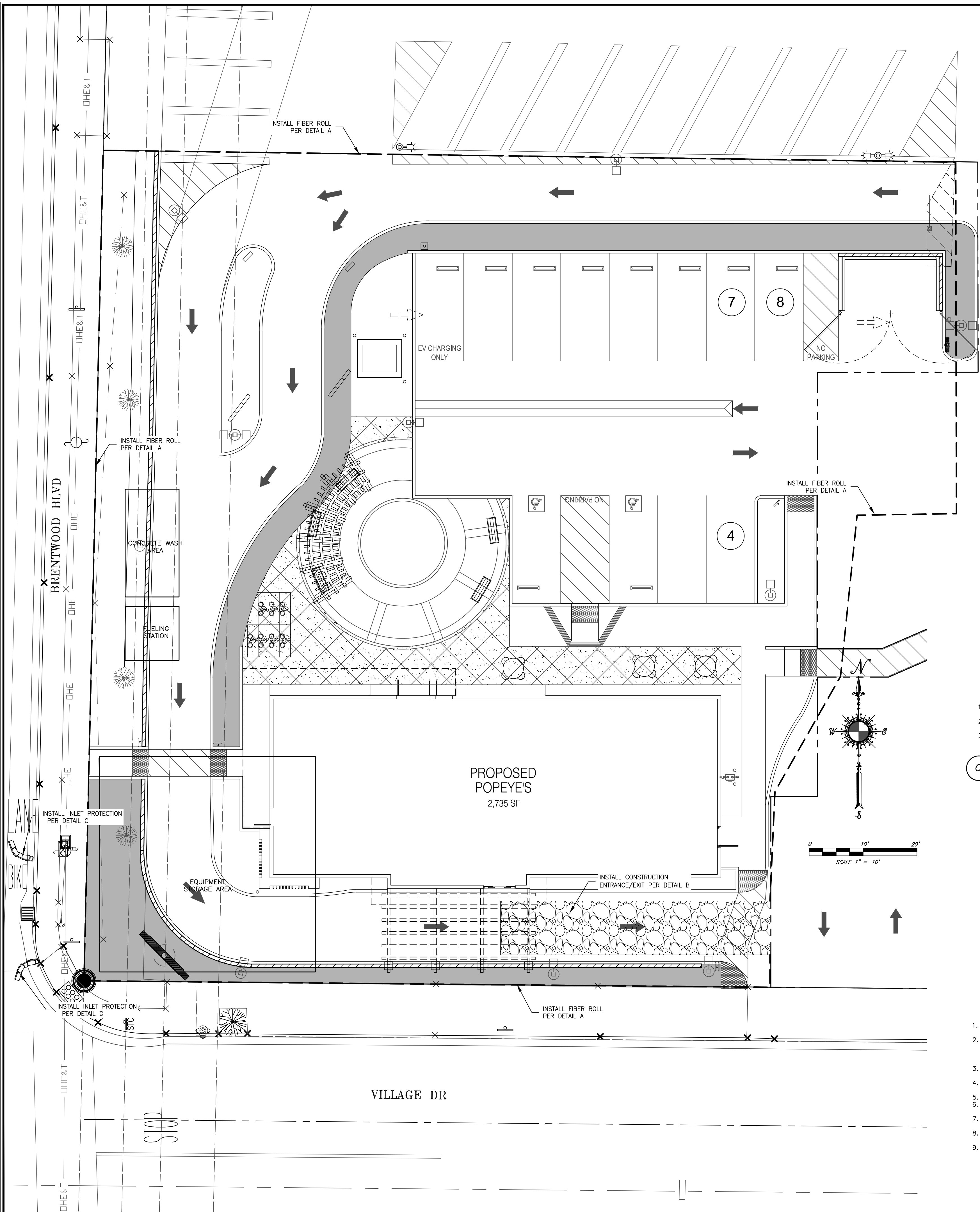
PROJECT #
ME-321

PREPARED FOR:
SUNNY GHAI
GHAI MANAGEMENT
SERVICES, INC.
25 E. AIRWAY BLVD
LIVERMORE, CA 94551



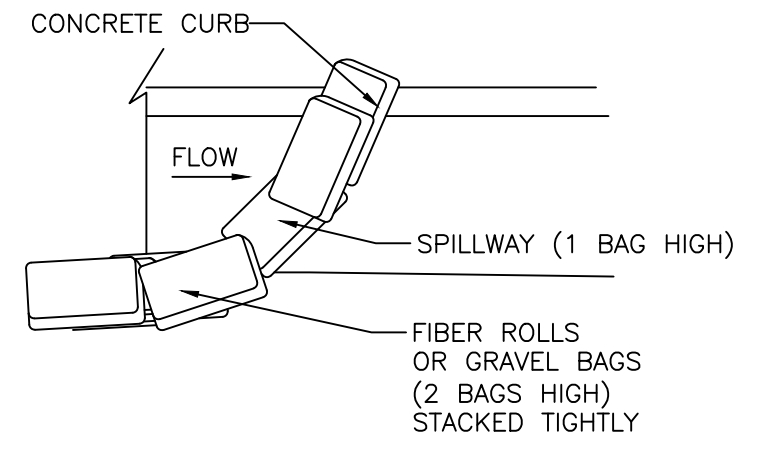
GRADING PLAN

SHEET NO.
2 / 5



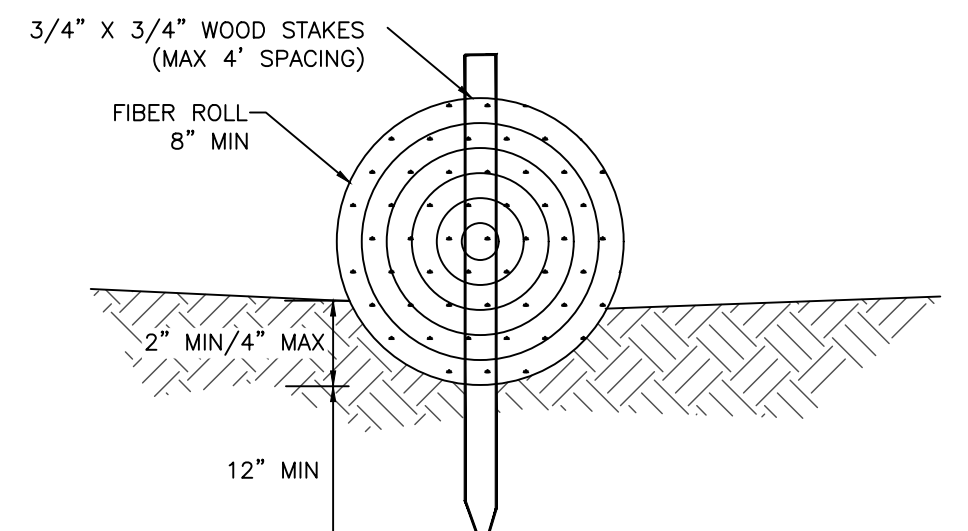
NOTES:

- IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THAT ALL BMP'S NECESSARY ARE IMPLEMENTED INCLUDING, BUT NOT LIMITED TO THE METHODS SHOWN ON THE EROSION CONTROL PLAN.
- STORM WATER DISCHARGES AND AUTHORIZED NON-STORM WATER DISCHARGES SHALL NOT CONTAIN A HAZARDOUS SUBSTANCE EQUAL TO OR IN EXCESS OF REPORTABLE QUANTITIES ESTABLISHED IN 40 C.F.R. 117.3 AND 302.4, UNLESS A SEPARATE NPDES PERMIT HAS BEEN ISSUED TO REGULATE THOSE DISCHARGES.
- MINIMIZE OR PREVENT POLLUTANTS IN STORM WATER DISCHARGES AND AUTHORIZED NON-STORM WATER DISCHARGES THROUGH THE USE OF CONTROLS, STRUCTURES, AND MANAGEMENT PRACTICES THAT ACHIEVE BAT FOR TOXIC AND NON-CONVENTIONAL POLLUTANTS AND BCT FOR CONVENTIONAL POLLUTANTS.
- CONDUCT AN INVENTORY OF THE PRODUCTS USED AND/OR EXPECTED TO BE USED AND THE END PRODUCTS THAT ARE PRODUCED AND/OR EXPECTED TO BE PRODUCED. THIS DOES NOT INCLUDE MATERIALS AND EQUIPMENT THAT ARE DESIGNED TO BE OUTDOORS AND EXPOSED TO ENVIRONMENTAL CONDITIONS (I.E. POLES, EQUIPMENT PADS, CABINETS, CONDUCTORS, INSULATORS, BRICKS, ETC.)
- COVER AND BERM LOOSE STOCKPILED CONSTRUCTION MATERIALS THAT ARE NOT ACTIVELY BEING USED (I.E. SOIL, SPOILS, AGGREGATE, FLY-ASH, STUCCO, HYDRATED LIME, ETC.)
- STORE CHEMICALS IN WATERTIGHT CONTAINERS (WITH APPROPRIATE SECONDARY CONTAINMENT TO PREVENT ANY SPILLAGE OR LEAKAGE) IN A STORAGE SHED (COMPLETELY ENCLOSED.)
- MINIMIZE EXPOSURE OF CONSTRUCTION MATERIALS TO PRECIPITATION. THIS DOES NOT INCLUDE MATERIALS AND EQUIPMENT THAT ARE DESIGNED TO BE OUTDOORS AND EXPOSED TO ENVIRONMENTAL CONDITIONS.
- IMPLEMENT BMP'S TO PREVENT THE OFF-SITE TRACKING OF LOOSE CONSTRUCTION AND LANDSCAPE MATERIALS.
- PREVENT DISPOSAL OF ANY RINSE OR WASH WATERS OR MATERIALS ON IMPERVIOUS OR PERVIOUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM.
- ENSURE THE CONTAINMENT OF SANITATION FACILITIES (E.G. PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER.
- CLEAN OR REPLACE SANITATION FACILITIES AND INSPECT THEM REGULARLY FOR LEAKS AND SPILLS.
- COVER WASTE DISPOSAL CONTAINERS AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT.
- PREVENT DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER.
- CONTAIN AND SECURELY PROTECT STOCKPILED WASTE MATERIAL FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.
- IMPLEMENT PROCEDURES THAT EFFECTIVELY ADDRESS HAZARDOUS AND NON-HAZARDOUS SPILLS.
- DEVELOP A SPILL RESPONSE AND IMPLEMENTATION ELEMENT OF THE SWPPP PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES. EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON SITE AND THAT SPILLS AND LEAKS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY. APPROPRIATE SPILL RESPONSE PERSONNEL SHOULD BE ASSIGNED AND TRAINED.
- ENSURE THE CONTAINMENT OF CONCRETE WASHOUT AREAS AND OTHER WASHOUT AREAS THAT MAY CONTAIN ADDITIONAL POLLUTANTS SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL AND ONTO THE SURROUNDING AREAS.
- PREVENT OIL, GREASE, OR FUEL FROM VEHICLE STORAGE OR MAINTENANCE FROM LEAKING INTO THE GROUND, STORM DRAINS OR SURFACE WATERS.
- PLACE ALL EQUIPMENT OR VEHICLES, WHICH ARE TO BE FUELED, MAINTAINED AND STORED IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMP'S.
- CLEAN LEAKS IMMEDIATELY AND DISPOSE OF LEAKED MATERIALS PROPERLY.
- CONTAIN FERTILIZERS AND OTHER STOCKPILED LANDSCAPE MATERIALS SUCH AS MULCHES AND TOPSOIL WHEN THEY ARE NOT ACTIVELY BEING USED.
- DISCONTINUE THE APPLICATION OF ANY ERODIBLE LANDSCAPE MATERIAL WITHIN TWO DAYS BEFORE A FORECASTED RAIN EVENT OR DURING PERIODS OF PRECIPITATION.
- APPLY ERODIBLE LANDSCAPE MATERIAL AT QUANTITIES AND APPLICATION RATES ACCORDING TO MANUFACTURER RECOMMENDATIONS OR BASED ON WRITTEN SPECIFICATION BY KNOWLEDGEABLE AND EXPERIENCED FIELD PERSONNEL.
- STACK ERODIBLE LANDSCAPE MATERIAL ON PALLETS AND COVER OR STORE SUCH MATERIALS WHEN NOT BEING USED OR APPLIED.
- CONDUCT AN ASSESSMENT AND CREATE A LIST OF POTENTIAL POLLUTANT SOURCES AND IDENTIFY ANY AREAS OF THE SITE WHERE ADDITIONAL BMP'S ARE NECESSARY TO REDUCE OR PREVENT POLLUTANTS IN STORM WATER DISCHARGES AND AUTHORIZED NON-STORM WATER DISCHARGES. KEEP THIS LIST WITH THE SWPPP AND IDENTIFY ALL NON-VISIBLE POLLUTANTS WHICH ARE KNOWN, OR SHOULD BE KNOWN, TO OCCUR ON THE CONSTRUCTION SITE.
- IMPLEMENT GOOD HOUSEKEEPING MEASURES ON THE CONSTRUCTION SITE TO CONTROL THE AIR DEPOSITION OF SITE MATERIALS AND FROM SITE OPERATIONS. SUCH PARTICULATES CAN INCLUDE, BUT ARE NOT LIMITED TO, SEDIMENT, NUTRIENTS, TRASH, METALS, BACTERIA, OIL, GREASE, AND ORGANICS.
- WASH VEHICLES IN SUCH A MANNER AS TO PREVENT NON-STORM WATER DISCHARGES TO SURFACE WATERS OR DRAINAGE SYSTEMS.
- CLEAN STREETS IN SUCH A MANNER AS TO PREVENT UNAUTHORIZED NON-STORM WATER DISCHARGES FROM REACHING SURFACE WATER OR DRAINAGE SYSTEMS.
- PROVIDE EFFECTIVE SOIL COVER FOR INACTIVE AREAS AND ALL FINISHED SLOPES, OPEN SPACE, UTILITY BACKFILL, AND COMPLETED LOTS.
- LIMIT THE USE OF PLASTIC MATERIALS WHEN MORE SUSTAINABLE, ENVIRONMENTALLY FRIENDLY ALTERNATIVES EXIST. WHERE PLASTIC MATERIALS ARE DEEMED NECESSARY, THE DISCHARGER SHALL CONSIDER THE USE OF PLASTIC MATERIALS RESISTANT TO SOLAR DEGRADATION.
- ESTABLISH AND MAINTAIN EFFECTIVE PERIMETER CONTROLS AND STABILIZE ALL CONSTRUCTION ENTRANCES AND EXITS TO SUFFICIENTLY CONTROL EROSION AND SEDIMENT DISCHARGES FROM THE SITE.
- EFFECTIVELY MANAGE ALL RUN-ON, ALL RUNOFF WITHIN THE SITE AND ALL RUNOFF THAT DISCHARGES OFF THE SITE. RUN-ON FROM OFF SITE SHALL BE DIRECTED AWAY FROM ALL DISTURBED AREAS OR SHALL COLLECTIVELY BE IN COMPLIANCE WITH THE EFFLUENT LIMITATIONS.
- ALL INSPECTION, MAINTENANCE REPAIR AND SAMPLING ACTIVITIES AT THE PROJECT LOCATION SHALL BE PERFORMED OR SUPERVISED BY A QUALIFIED SWPPP PRACTITIONER. THE OSP MAY DELEGATE ANY OR ALL OF THESE ACTIVITIES TO AN EMPLOYEE TRAINED TO DO THE TASK(S) APPROPRIATELY, BUT SHALL ENSURE ADEQUATE DEPLOYMENT.
- PERFORM WEEKLY INSPECTIONS AND OBSERVATIONS, AND AT LEAST ONCE EACH 24-HOUR PERIOD DURING EXTENDED STORM EVENTS TO IDENTIFY AND RECORD BMP'S THAT NEED MAINTENANCE TO OPERATE EFFECTIVELY, THAT HAVE FAILED, OR THAT COULD FAIL TO OPERATE AS INTENDED. INSPECTORS SHALL BE THE OSP OR TRAINED BY THE OSP. COMPLETE AN INSPECTION CHECKLIST INCLUDING REQUIRED INFORMATION FOR EACH INSPECTION.
- IMPLEMENT REPAIRS OR DESIGN CHANGES TO BMP'S WITHIN 72 HOURS OF IDENTIFICATION AND COMPLETE THE CHANGES AS SOON AS POSSIBLE.
- REFER TO STORM WATER POLLUTION PREVENTION PLAN FOR ADDITIONAL INFORMATION ON BMP'S USED FOR SITE.
- 100 PERCENT OF TREES, STUMPS, ROCKS AND ASSOCIATED VEGETATION AND SOILS RESULTING PRIMARILY FROM LAND CLEARING SHALL BE REUSED OR RECYCLED.



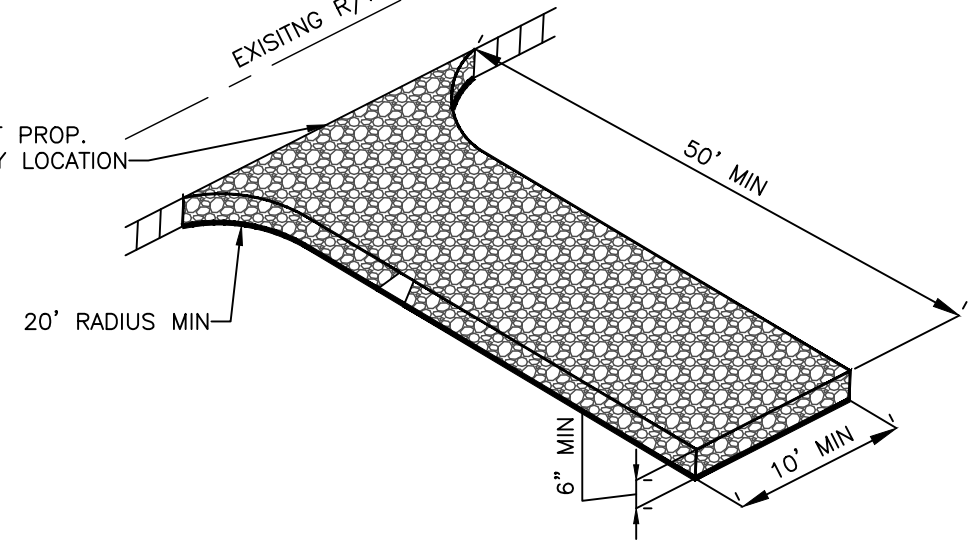
- DESIGN SPECIFICATIONS**
- PLACE FIBER ROLLS OR GRAVEL BAG BARRIERS AT PROJECT LIMITS WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
 - BAGS OF WOVEN GEOTEXTILE FABRIC SHALL BE FILLED WITH GRAVEL, LAYERED, AND PACKED TIGHTLY OR FIBER ROLLS SHALL BE USED.
 - LEAVE ONE GRAVEL BAG OR FIBER ROLL GAP IN THE TOP ROW TO PROVIDE A SPILLWAY FOR OVERFLOW.

C CURB LIMITS/INLET PROTECTION
NOT TO SCALE



- DESIGN SPECIFICATIONS**
- STRAW WATTLES (FIBER ROLLS) WILL BE EITHER PREFABRICATED ROLLS OR ROLLED TUBES OF GEOTEXTILE FABRIC.
 - FIELD ROLLED FIBER ROLL IS ASSEMBLED BY ROLLING THE LENGTH OF GEOTEXTILE FABRIC INTO A TUBE OF MINIMUM 8-INCH DIAMETER AND BINDING THE ROLL AT EACH END AND EVERY 4 FEET ALONG THE LENGTH OF THE ROLL WITH JUTE-TYPE TWINE.
 - RAKE FREE ANY DIRT CLOGS OR STANDING VEGETATION IN AREAS TO RECEIVE FIBER ROLLS.
 - PLACE FIBER ROLLS INTO A 2 TO 4 INCH DEEP TRENCH WITH A WIDTH EQUAL TO THE DIAMETER OF THE FIBER ROLL.
 - WALK ON TOP OF THE ROLL TO SEAT TIGHTLY AGAINST THE SOIL.
 - STAKE FIBER ROLLS INTO A 2 TO 4 INCH DEEP TRENCH WITH A WIDTH EQUAL TO THE DIAMETER OF THE FIBER ROLL.
 - USE WOOD STAKES WITH A NOMINAL CLASSIFICATION OF 0.75 X 0.75 INCH AND MINIMUM LENGTH OF 24 INCHES.
 - DRIVE STAKES AT THE END OF EACH FIBER ROLL AND SPACED 4 FEET MAXIMUM ON CENTER.
 - BERM THE BACKSIDE OF THE FIBER ROLL WITH SOIL TO ENSURE SEDIMENT ENTRAPMENT.

A FIBER ROLL
NOT TO SCALE



- DESIGN SPECIFICATIONS**
- STONE APPLIED TO THE PAD WILL BE 2-INCH STONE.
 - THE LENGTH OF THE PAD WILL NOT BE LESS THAN 50 FEET.
 - THE THICKNESS OF THE PAD WILL A MINIMUM OF 6 INCHES.
 - THE WIDTH OF THE PAD WILL BE A MINIMUM OF 10 FEET.
 - FILTER FABRIC WILL BE PLACED OVER THE ENTIRE AREA BEFORE PLACING STONE.

B CONSTRUCTION EXIT/ENTRANCE DETAIL
NOT TO SCALE

REVISIONS

NO.	DATE	BY

Mona Enterprise
Professional Engineering
and Surveying
559-288-3217
pmona02@yahoo.com

**GRADING PLAN FOR
PROPOSED POPEYE'S RESTAURANT
BRENTWOOD BLVD.
BRENTWOOD, GA 94513
APN: 016-150-106-9**

DRAWN BY:
PPM

PROJ. ENGR:
PPM

PROJECT #
ME-321

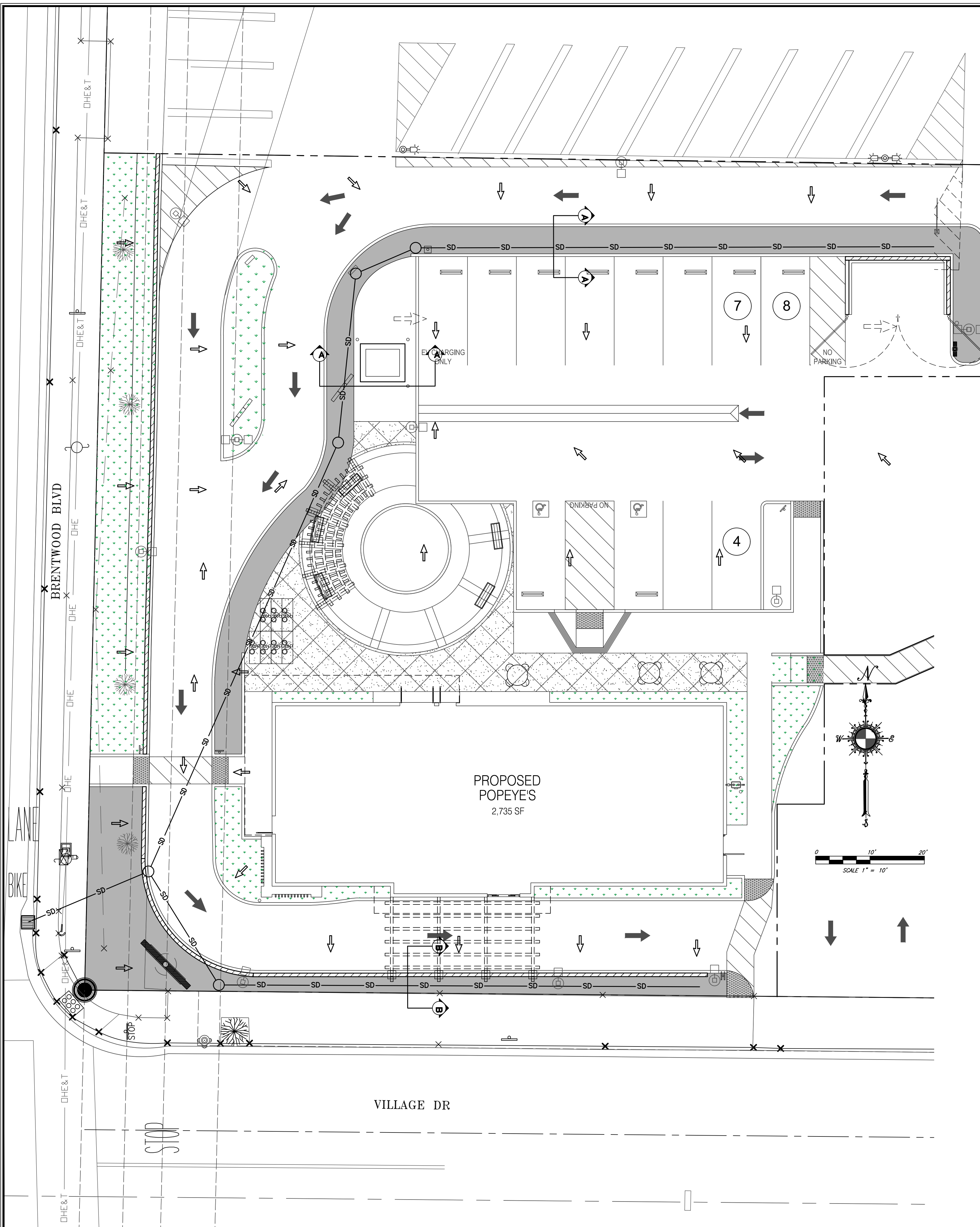
PREPARED FOR:

SUNNY GHAI
GHAI MANAGEMENT
SERVICES, INC.
25 E. AIRWAY BLVD
LIVERMORE, CA 94551

**EROSION CONTROL
PLAN**

SHEET NO.
4 / 5





C3 LEGEND

DRAIN MANAGEMENT AREAS (DMAs):

LANDSCAPING AREAS:
DMA 1 - SELF-TREATING AREAS (2,063 SF)

BUILDING & PAVED AREAS:
DMA 2 - RESTAURANT BUILDING, PARKING AREAS & DRIVE-THRU (13,778 SF)

INTEGRATED MANAGEMENT PRACTICE (IMP):
BIORETENTION BASINS (TOTAL 1,971 SF) W/ 1 FOOT PONDING & 2 FEET OF SUBSURFACE AGGREGATE

SITE INFORMATION:

PROJECT BOUNDARY

SURFACE FLOW DIRECTION



Self-Treating DMAs

DMA Name	Area (sq ft)
DMA3	2,313.0

IV. Areas Draining to IMPs

IMP Name: IMP1
IMP Type: Bioretention Facility
Soil Group: IMP1

DMA Name	Area (sq ft)	Post Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing Factor	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume
DMA1	2,884	Conventional Roof	1.00	2,884	0.060	1.150	951	2,038
DMA2	10,894	Concrete or Asphalt	1.00	10,894	0.050	1.150	792	2,038
Total	13,778				0.066	1.150	1,046	2,038
	Area						Maximum Underdrain Flow (cfs)	0.01
	Surface Volume						Orifice Diameter (in)	0.77
	Subsurface Volume							

NOTE:
SEE SHEET 3 OF 5 FOR X-SECTIONS & VOLUME CALC.

REVISIONS	NO.	DATE	BY

Mona Enterprise
Professional Engineering
and Surveying
559-288-3217
pmona02@yahoo.com

GRADING PLAN FOR
PROPOSED POPEYE'S RESTAURANT
BRENTWOOD BLVD.
BRENTWOOD, GA 94513
APN: 016-150-106-9

DRAWN BY:
PPM

PROJ. ENGR:
PPM

PROJECT #
ME-321

PREPARED FOR:
SUNNY GHAI
GHAI MANAGEMENT
SERVICES, INC.
25 E. AIRWAY BLVD
LIVERMORE, CA 94551

DMA

SHEET NO.
5 / 5



PRELIMINARY PLANT LIST

BOTANICAL NAME	COMMON NAME	SIZE	WATER REGIME	HYDROZONE	MATURE HABIT H X W
TREES					
6 ARBUTUS UNDEDO	STRAWBERRY TREE	24' BOX	L		20' X 12'
6 FRAXINUS ANGUSTIFOLIA	RAYWOOD ASH	36' BOX	L		30' X 30'
EVERGREEN SCREENING SHRUBS					
30 BUXUS SEMPERVIRENS 'GRAHAM BLANDY'	BOXWOOD 'GRAHAM BLANDY'	5 GAL	M		15' X 2' PLANT 2' OC
DROUGHT TOLERANT SHRUBS					
55 RHAPHIOLEPSIS INDICA 'BALLERINA'	INDIA HAWTHORNE	5 GAL	L		3' X 4' PLANT 3' OC
9 BERBERIS T. 'HELMOND FILLAR'	UPRIGHT RED BARBERRY	5 GAL	L		5' X 2'
24 CALLISTEMON 'LITTLE JOHN'	DWARF CALLISTEMON	5 GAL	L		4' X 4'
GRASSES					
39 MUEhlenBERGIA CAPILLARIS	MUHLI GRASS	1 GAL.	L		3' X 3'
69 PENNISETUM ORIENTALE	ORIENTAL FOUNTAIN GRASS	1 GAL.	L		2' X 2'
PERENNIALS					
50 TULBAGHIA V. 'TRICOLOR'	SOCIETY GARLIC	1 GAL.	L		1' X 15'
15 GAURA LINDHEIMERI	WHITE GAURA	1 GAL.	L		4' X 2'
51 DIETES V. 'VARIEGATA'	FORT NIGHT LILY	1 GAL.	L		3' X 3'

PLANT NOTES:

- THE CONTRACTOR SHALL VERIFY PLANT QUANTITIES FROM THE PLANTING PLAN. QUANTITIES SHOWN IN THE LEGEND ARE FOR CONVENIENCE ONLY.
- NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY IN THE EVENT OF ANY DISCREPANCIES BETWEEN ACTUAL SITE CONDITIONS AND THE PLANTING PLAN.
- SEE DETAIL AND SPECIFICATION SHEETS FOR ADDITIONAL INFORMATION.
- THERE WILL BE NO MATERIALS OR PLANT MATERIALS SUBSTITUTIONS WITHOUT APPROVAL OF THE OWNER OR THE LANDSCAPE ARCHITECT.
- PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS (2% MIN.)
- IN THE EVENT OF ANY DISCREPANCIES BETWEEN THIS PLAN AND ACTUAL SITE CONDITIONS, THE LANDSCAPE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY.
- ENTIRE SITE IS TO BE ROUGH GRADED BY THE GRADING CONTRACTOR TO WITHIN FOOT OF FINISH GRADE. LANDSCAPE CONTRACTOR IS TO FINE GRADE ALL LANDSCAPE AREAS.
- ALL SITE UTILITIES ARE TO BE PROTECTED DURING CONSTRUCTION. IN THE EVENT OF CONFLICT BETWEEN THE PLANS AND UTILITIES, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT. ANY DAMAGE TO UTILITIES, STRUCTURES, OR OTHER FEATURES TO REMAIN AND CAUSED BY THE LANDSCAPE CONTRACTOR SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
- THE WORK IN THESE DRAWINGS AND SPECIFICATIONS MAY RUN CONCURRENTLY WITH WORK BY OTHERS. THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE WORK WITH OTHER CONTRACTORS.
- PRIOR TO ANY DIGGING OR TRENCHING, CALL UNDERGROUND SERVICE ALERT -1-800-227-2600
- MINIMUM OF 8" NON-COMPACTED TOPSOIL TO BE PROVIDED FOR ALL NEW PLANTED AREAS.
- ALL NEW PLANTED AREAS TO RECEIVE 3" MIN. LAYER OF BARK MULCH. SEE PLANTING SPECIFICATIONS.

PLANT LEGEND:

- EXISTING LANDSCAPE PLANTING TO REMAIN. PROTECT AND REPAIR DURING CONSTRUCTION.
- EXISTING TREE TO REMAIN

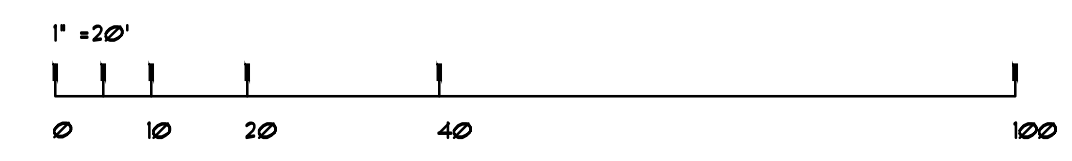
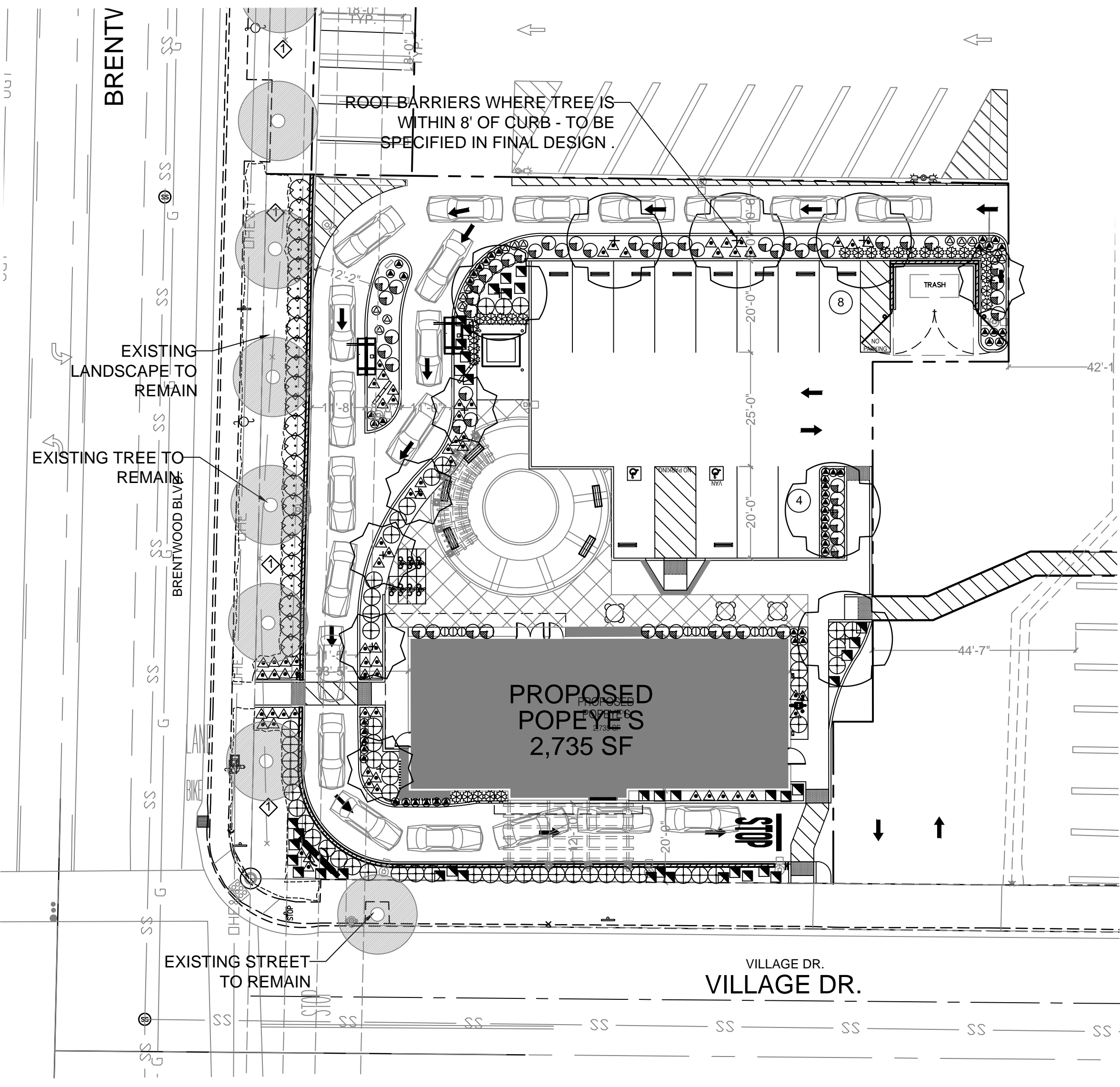
MULCH LEGEND:

- BARK MULCH ALL PLANTER AREAS CHIPPED OR SHREDDED WOOD FOR WASTE MULCH - PLACE 3" MIN. DEPTH 3/4" - 1" DIA. COLORED DARK BROWN W/ NO VISIBLE CONTAMINANTS

TREE SIZE QUANTITIES

15% of all new trees to be 36 box size
 30% of all new trees to be 24 box size

total 36 box size trees	6
total 24 box size trees	6
trees to be installed	12
Percentage of 36 box size trees	50.0 %

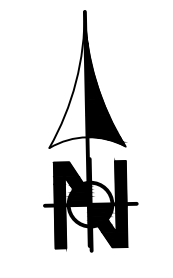


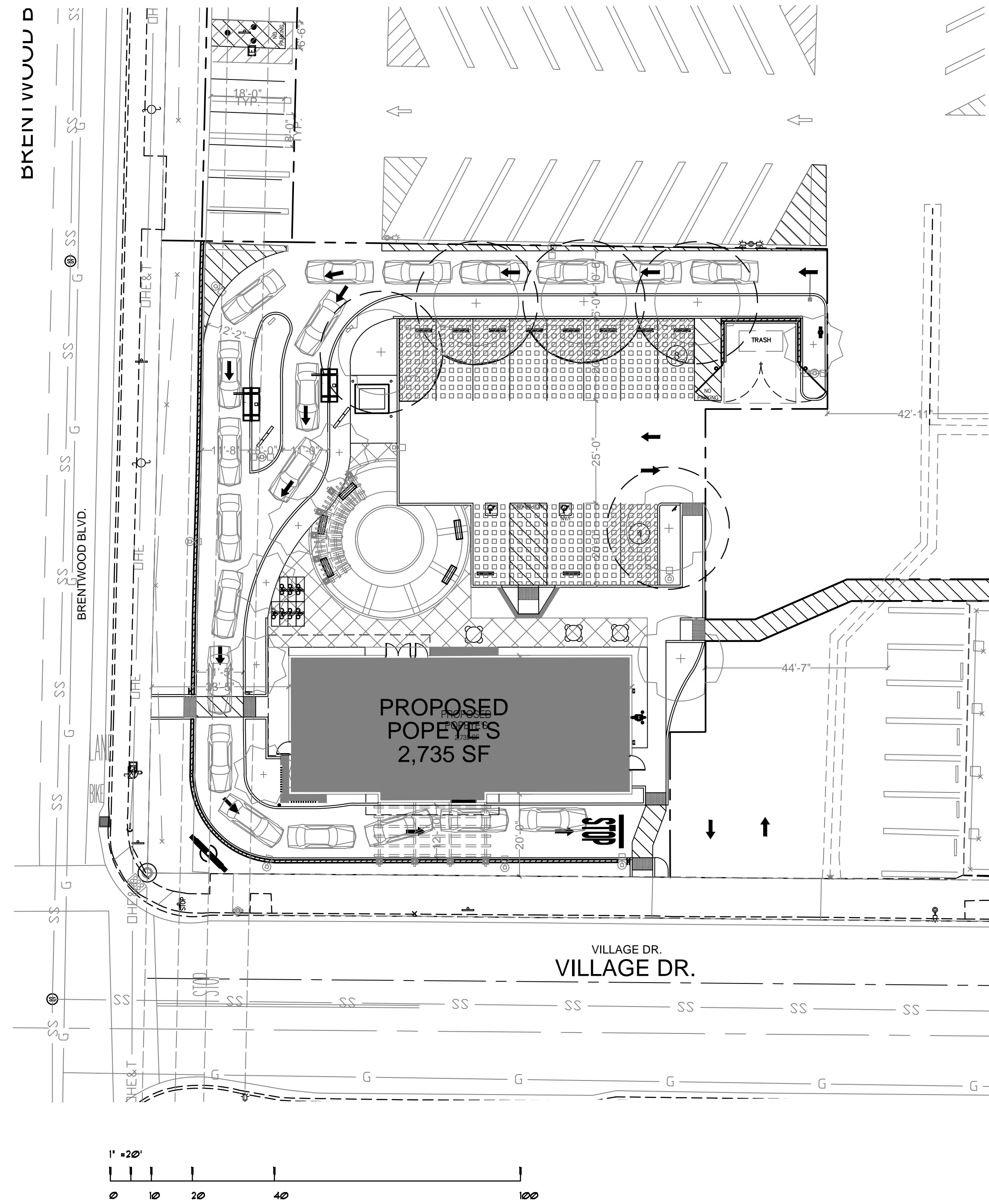
LANDSCAPE CALCULATIONS:
 TOTAL SITE AREA: 18,705 SF/0.4 ACRE
 TOTAL PARKING AREA = 4,448 SF
 PARKING AREA LANDSCAPE REQUIRED = 311 SF. (7% OF PARKING AREA)
 PARKING AREA LANDSCAPE PROVIDED = 393 SF. (9%)
 TREES REQUIRED: 1 (16/ACRE)
 TREES PROVIDED = 12
 PARKING AREA TREES PROVIDED = 1 TREE / 30 L.F.
 TOTAL SITE LANDSCAPE AREA: 1,918 SF
 (SEE SHADE ANALYSIS SHEET L12)

WATER EFFICIENT LANDSCAPE REQUIREMENTS (TO BE PROVIDED IN PERMIT SET)
 AUTOMATIC CONTROLLER W/ ET DATA, REPEAT CYCLING
 IRRIGATION ZONES TO BE PER PLANT WATER REQUIREMENTS IN FINAL DESIGN
 RAIN SENSOR TO BE SPECIFIED
 SOIL AMENDMENTS TO BE INCORPORATED
 PLANTER SURFACE AREAS TO BE MULCHED
 WATER USAGE TO MEET STATE WATER EFFICIENT LANDSCAPE STANDARD

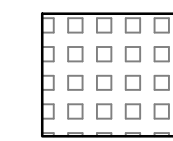
PRELIMINARY LANDSCAPE PLAN

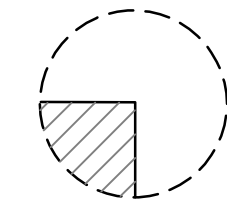
SCALE: 1" = 20'-0"





TREE SHADING CANOPY CALCULATIONS

 PARKING LOT SURFACE AREA
2,338 S.F. - total area

 TREE CANOPY COVERAGE AND PARKING AREA SHADE
941 S.F. - (40% parking area) (10 year growth)

PARKING AREA SHADE ANALYSIS

SCALE: 1" = 20'-0"



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DESIGNED: BH
CHECKED/STAMPED: BARBARA HATCH RLA ASLA

DESIGNER: **GreenDesign**
Landscape Architects, Inc.
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Reno, Nevada
PHONE/FAX: 775.829.1364
bhatch00@charter.net

CLIENT: **GHAJ MANAGEMENT SERVICES, INC.**
25 E. AIRWAY BLVD.
LIVERMORE, CA 94551
CONTACT: SUNNY GHAI

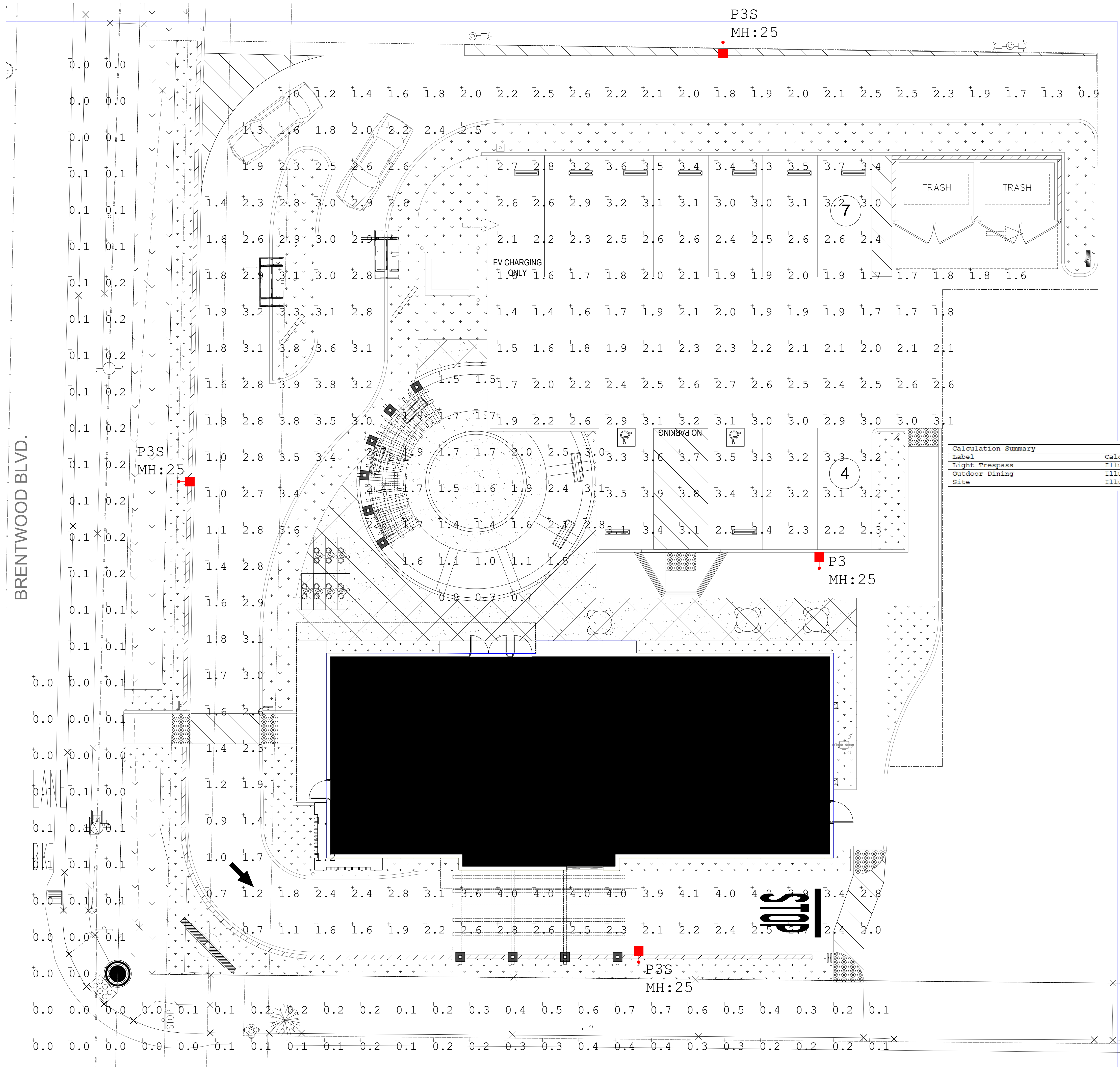
PROJECT/CLIENT: **POPEYES**
7820 Brentwood Blvd.
Brentwood, CA.

DATE:	SUBMITTAL
1-13-23	ENTITLEMENT SET
8-22-23	COMMENTS
9-21-23	SITE REV.
12-6-23	SITE REV.

SHEET TITLE: PARKING AREA SHADE ANALYSIS

SHEET: L1.2

P3S
MH:25



Luminaire Schedule (Issue: August 18, 2023)		Project No.		Popeye's - Brentwood			
Contact Ben Takovich with Commercial Lighting Industries, 800-755-0155, Email: Commercial@lighting.net for pricing							
Fixture Type	Description	Dimming Interface	Product Registration ID	Input Voltage	Fixture Wattage	Total Qty	Mounting, Finish, Remarks & Other Notes
ARCHITECTURAL FIXTURE TYPES							
D	2 inch Recessed Downlight, Wet Rated	Triac	CLJ-E2IC175R/CA210C0735W	120-277V	9	9	Recessed mounted under Canopy
H	14 inch Decorative Cantilever Globe	Triac	CU-C8RXX/SP-WMFO/00/100INC	120	9	4	Wall mounted 10'-0" above finish grade
H1	14 inch Decorative Trellis Globe	Triac	CU-DB14/1513/13TC/41/12W/35K-J/DMS-10V	120	9	9	Mounted on Exterior Trellis
H2	14 inch Decorative Wall Mount Globe	Triac	CU-DB12/41/3P-WM/41/12/13W/XXX/D-10V/120-277	120	9	3	Wall mounted 10'-0" above finish grade
PS	LED Area Light with Type III distribution	NA	CU-RAR1160L1354K73UNVABLTRAR-BL150LCA00988X	120-277V	193	3	Mounted on an overall height of 25 feet including Pole and Base. Black finish.
P3S	LED Area Light with Type III distribution and Back Light Control	NA	CU-RAR1160L1354K73UNVABLTRAR-PRAXXC	120-277V	193	1	Mounted on an overall height of 25 feet including Pole and Base. Black finish.
WP	Building mounted LED full cut off wall pack	NA	CU-HWP250NWBK	120-277V	50	3	Mounted on building 10'-0" above finish grade. Black finish.
POLE	22'-0" straight round pole	NA	CU-SSP22411688C5GLBK3430			4	Mounted on a 3'-0" high concrete base. Black finish.

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Light Trespass	Illuminance	Fc	0.15	0.7	0.0	N.A.	N.A.
Outdoor Dining	Illuminance	Fc	1.78	3.1	0.7	2.54	4.43
Site	Illuminance	Fc	2.47	4.1	0.7	3.53	5.86



No.	Issue	Date
1	DRAWING SUBMITTAL	12-20-22
2	DRAWING SUBMITTAL	08-18-23
3	DRAWING SUBMITTAL	09-15-23

POPEYE'S
BRENTWOOD

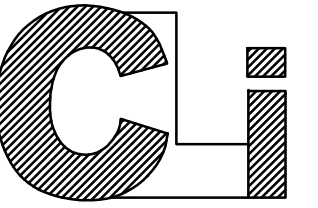
ALL PLANS AND SPECIFICATIONS ARE THE PROPERTY OF COMMERCIAL LIGHTING INDUSTRIES. DO NOT SCALE DRAWINGS. ALL MEASUREMENTS MUST BE CHECKED ON SITE BY THE CONTRACTOR AND ANY DISCREPANCIES BROUGHT TO THE ATTENTION OF THE DESIGNER OR ARCHITECT.

SITE LIGHTING
PLAN &
PHOTOMETRIC
DRAWING

Scale: 1/16"=1'-0" Date: 09.15.23
Drawn By: FG Checked By: I.D.
Job No:

Sheet No.
LDE-1

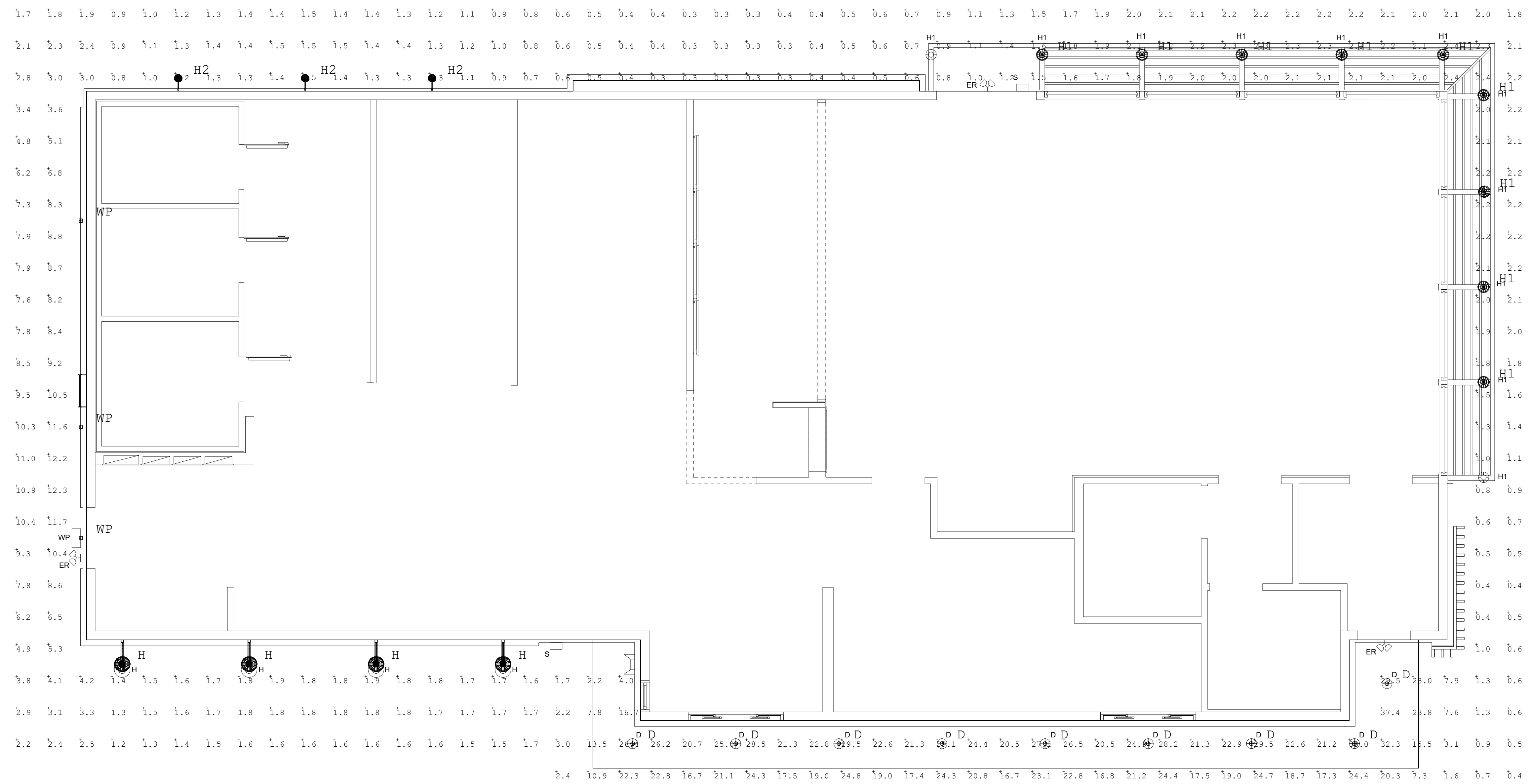
1 LIGHTING AND PHOTOMETRIC LAYOUT PLAN
1/8" = 1'-0"



Commercial Lighting Industries
8161 Indo Boulevard, Indio, CA 92201
Tel: 800-755-0155 | Fax: 760-922-5940

No. Issue Date

1. SUBMITTAL 12-20-22



POPPEYE'S - BRENTWOOD
MAINTAINED HORIZONTAL ILLUMINANCE CALCULATIONS
12-19-22

Luminaire Schedule						
Symbol	Qty	Label	Description	LLF	Luminaire Lumens	Luminaire Watts
⊕	9	D	4 INCH RECESSED LED DOWNLIGHT	0.950	996	14.4
●	4	H	DECORATIVE CANTILEVER GLOBE	0.950	890	9
⊗	9	H1	DECORATIVE TRELIS GLOBE	0.950	890	9
⊙	3	H2	DECORATIVE WALL MOUNT GLOBE	0.950	890	9
⊠	3	WP	LED WALL PACK	0.950	2672	19.4

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Building Perimeter	Illuminance	Fc	5.85	37.4	0.3	19.50	124.67

POPEYE'S
BRENTWOOD

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File:

BUILDING MTD
LIGHTING PLAN &
PHOTOMETRIC
DRAWING

Scale: 1/4"=1'-0" Date: 12.20.22
Drawn By: FG Checked By: I.D.

Job No. Sheet No.

LDE-2