

User: JWAGNER Plot Date/Time: Dec. 07, 23 - 11:02:50 Drawing: P:\McDonalds\Proto\Manteca, CA (1574 S. Main St) 04-5116 - MCD.34062\Design Files\Civil\Drawings\Presentation\MCD.34062-P-SITE.dwg ;C1 - Title Sheet

GENERAL DEMOLITION NOTES

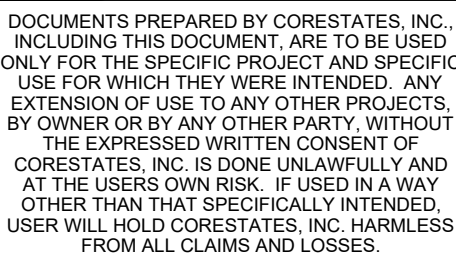
1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
3. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
4. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING EXISTING IRRIGATION SYSTEM IN THE AREAS OF PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL CAP THE EXISTING IRRIGATION SYSTEM TO REMAIN SUCH THAT THE REMAINING SYSTEM SHALL CONTINUE TO FUNCTION PROPERLY.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISCONNECTION OF UTILITY SERVICES TO THE EXISTING BUILDINGS PRIOR TO DEMOLITION OF THE BUILDINGS.
6. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES.
7. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED.
8. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION. CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN THE ANY ROAD RIGHT-OF-WAY DURING CONSTRUCTION.
9. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC., (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY OWNER.
10. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
11. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
12. SHOULD REMOVAL AND/OR RELOCATION ACTIVITIES DAMAGE FENCING, LIGHTING AND/OR ANY OTHER APPURTENANCES, THE CONTRACTOR SHALL PROVIDE NEW MATERIALS/ STRUCTURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. EXCEPT FOR MATERIALS DESIGNED TO BE RELOCATED ON THIS PLAN, ALL OTHER CONSTRUCTION MATERIALS SHALL BE NEW.
13. CONTRACTOR SHALL LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
14. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE FIRE DEPT. AND THE CITY/COUNTY UTILITY DEPARTMENT TO PLAN PROPOSED IMPROVEMENTS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE STORE AND SITE THROUGHOUT THIS SPECIFIC WORK AND THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH THE CITY/COUNTY DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
15. DAMAGE TO ALL EXISTING CONDITIONS SHOWN TO REMAIN IN THESE PLANS WILL BE REPLACED AT CONTRACTOR'S EXPENSE.

SURVEY MONUMENT NOTE

1. SURVEY MONUMENTS THAT EXIST AS SHOWN ON RECORDED MAPS, HIGHWAY MAPS, OR POINTS THAT PROVIDE SURVEY CONTROL WITHIN THE CONSTRUCTION AREA, SHALL BE LOCATED AND REFERENCED BY A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER (AUTHORIZED TO PRACTICE LAND SURVEYING). BEFORE THE START OF CONSTRUCTION CORNER RECORDS SHALL BE FILED WITH THE COUNTY SURVEYOR. THESE CORNER RECORDS SHALL DESCRIBE THE MONUMENTS FOUND WITH THE DISTANCES TO REFERENCE POINTS FOR THE RESETTING OF A SURVEY MONUMENT. WHEN CONSTRUCTION IS COMPLETED, ANY DISTURBED MONUMENTS SHALL BE REPLACED AND CORNER RECORDS SHALL BE FILED WITH THE COUNTY SURVEYOR SHOWING THE NEW MONUMENTS.
- ### CONTRACTOR'S RESPONSIBILITY FOR SAFETY
1. IN SUBMITTING A BID FOR THIS WORK, THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER, THE ENGINEER AND THE CITY OF MANTECA HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
 2. ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT THE EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS" OF THE U.S. DEPARTMENT OF LABOR AND WITH "CONSTRUCTION SAFETY ORDERS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTOR OR SUBCONTRACTOR'S COMPLIANCE WITH SAID REGULATION AND ORDERS.

ENGINEERS NOTICE TO CONTRACTOR

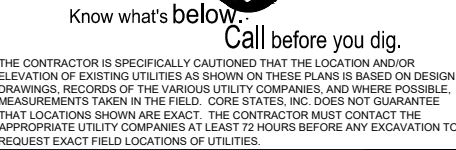
1. THE INFORMATION SHOWN ON THESE PLANS REGARDING THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES IS BASED UPON A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THE UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE ALL THAT EXIST. THE ENGINEER ASSUMES NO LIABILITY FOR ANY UTILITY, STRUCTURE OR IRRIGATION LINE AND ITS LOCATION, WHETHER SHOWN OR NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY AND IRRIGATION COMPANIES PRIOR TO START OF CONSTRUCTION, TO DETERMINE EXACT LOCATION OF ALL LINES AFFECTING THIS WORK, WHETHER OR NOT SHOWN HEREON, AND FOR ANY DAMAGE OR PROTECTION OF THESE LINES.
2. THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (U.S.A.) PHONE NUMBER 1-800-227-2600 TWO WORKING DAYS BEFORE DIGGING. PUBLIC WORKS DEPARTMENT CONSTRUCTION PERMITS, INVOLVING UNDERGROUND FACILITIES, ARE NOT VALID UNLESS THE APPLICANT HAS AN INQUIRY IDENTIFICATION NUMBER ISSUED BY THE U.S.A.



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McDonald's USA, LLC

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[illegible]

DOCUMENT
SITE PLAN FOR
MCDONALDS AT
MANTECA, CA

SITE LOCATION
1574 S. MAIN STREET
MANTECA, CA 95337
(004-5116)

ENGINEER SEAL

SHEET TITLE
NOTES

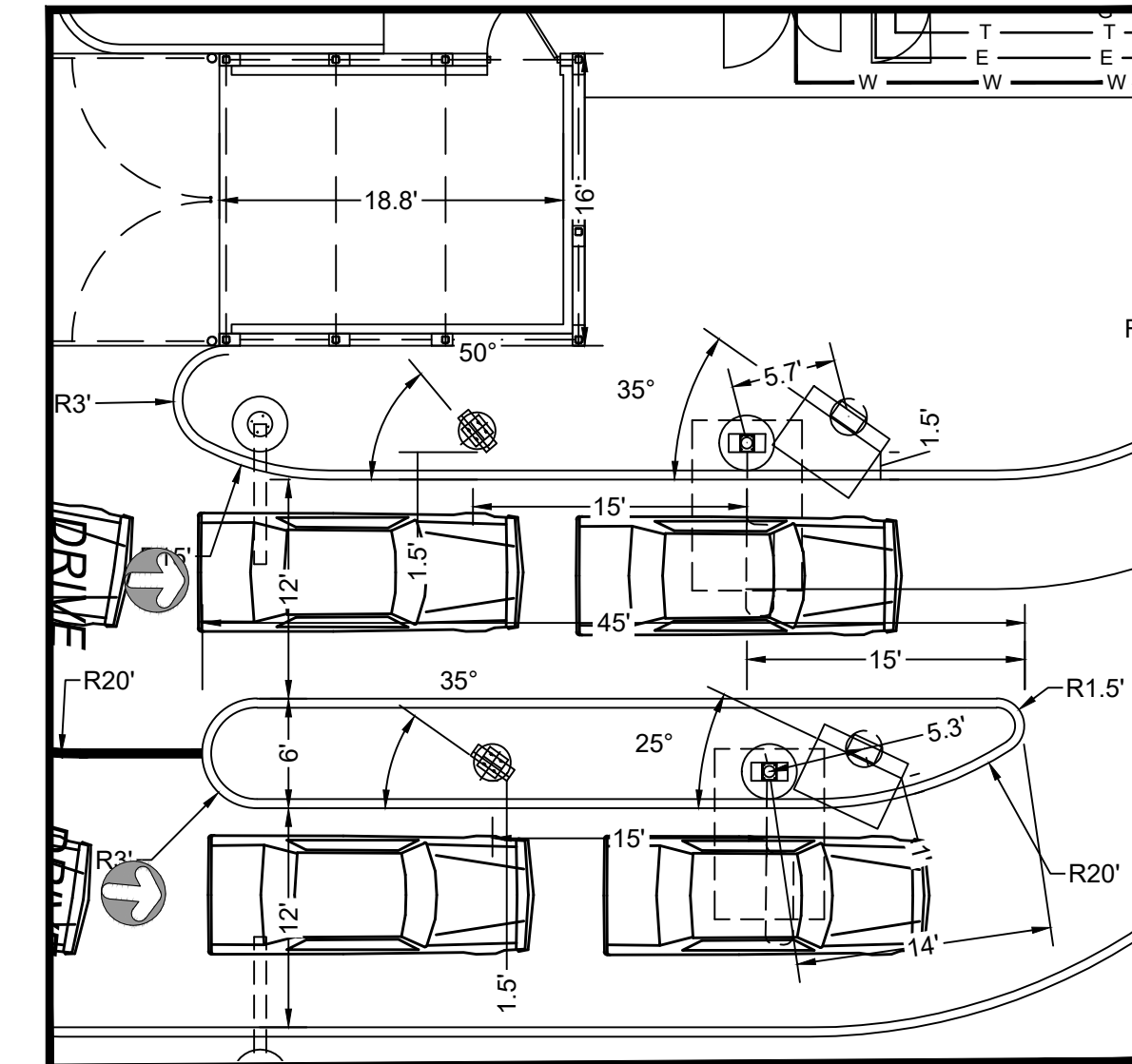
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|-------------|------------|
| JOB #: | MCD.34062 |
| DATE: | 12/07/2023 |
| SCALE: | N/A |
| DRAWN BY: | JW |
| CHECKED BY: | SR |

SHEET NO

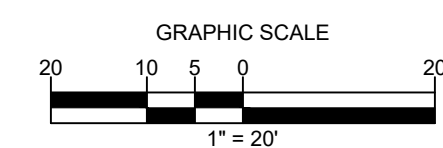
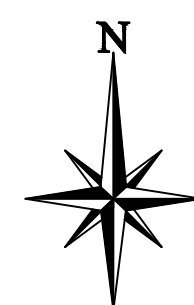
C2




| LOT SIZE | F.A.R. | EXISTING ZONING | PROPOSED ZONING | EX. GENERAL PLAN DESIG. | PR. GENERAL PLAN DESIG. | REQUIRED PARKING | PROPOSED PARKING |
|---------------------|--------|-----------------|-----------------|-------------------------|-------------------------|------------------|------------------|
| 1.11AC/ 48,352SF | 0.85 | CMU | CMU | CMU | CMU | 5 | 41 |



ENLARGED DRIVE-THRU
SCALE: 1"=10'



CORE STATES



GROUP

7217 WATSON ROAD, #190309
ST. LOUIS, MO 63119
PHONE (314) 270-5693
ZWICHES@CORE-STATES.COM

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THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORSE STATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO VERIFY DEPTHS AND/OR LOTS. (SEE ATTACHED ATTACHMENT FOR CONTACTS)

[illegible]

DOCUMENT
SITE PLAN FOR
MCDONALDS AT
MANTECA, CA

SITE LOCATION
1574 S. MAIN STREET
MANTECA, CA 95337
(004-5116)

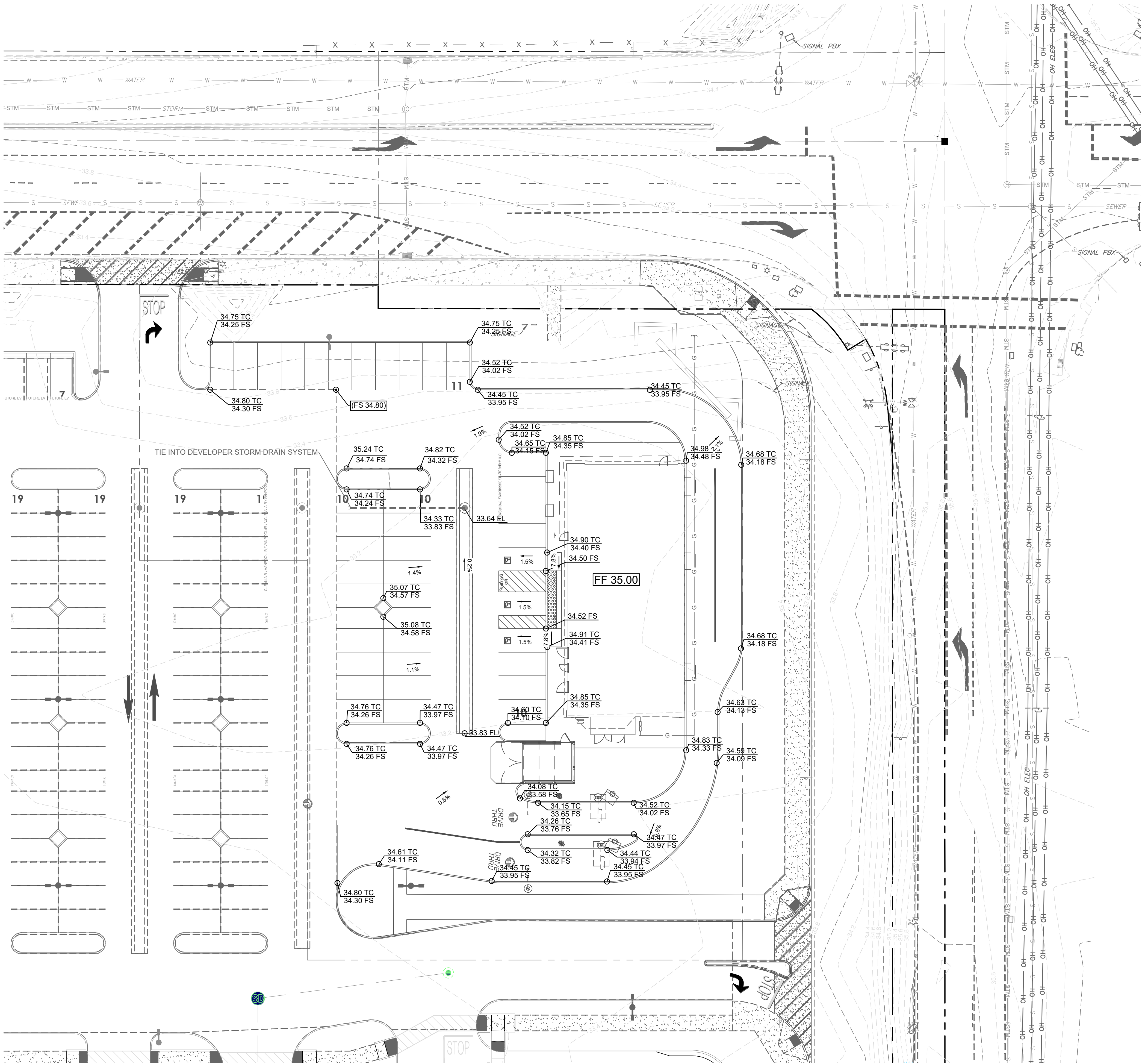
ENGINEER SEAL

SHEET TITLE
SITE PLAN

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|-------------|------------|
| JOB #: | MCD.34062 |
| DATE: | 12/07/2023 |
| SCALE: | N/A |
| DRAWN BY: | JW |
| CHECKED BY: | SR |

SHEET NO.

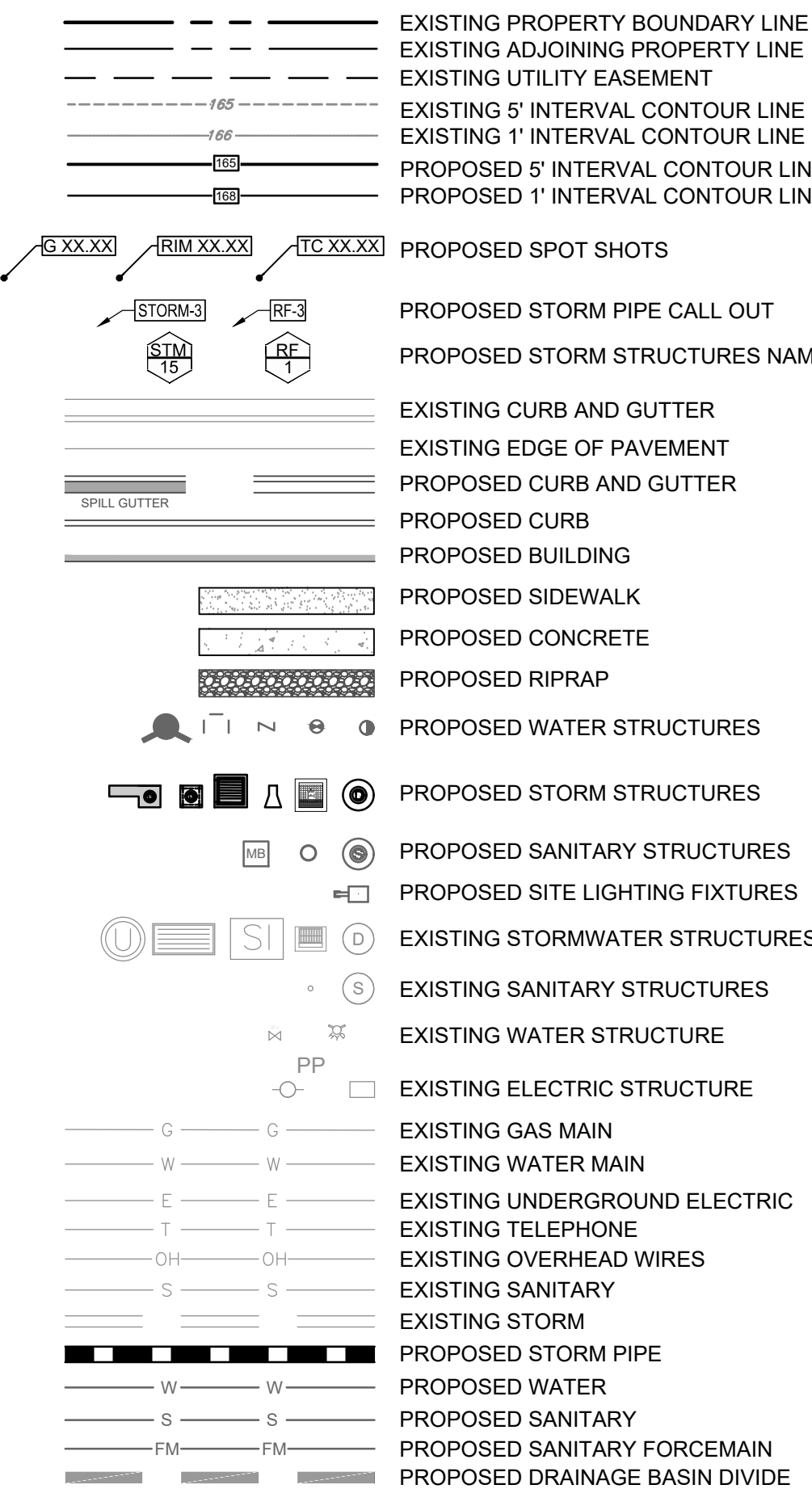
C3



GRADING NOTES

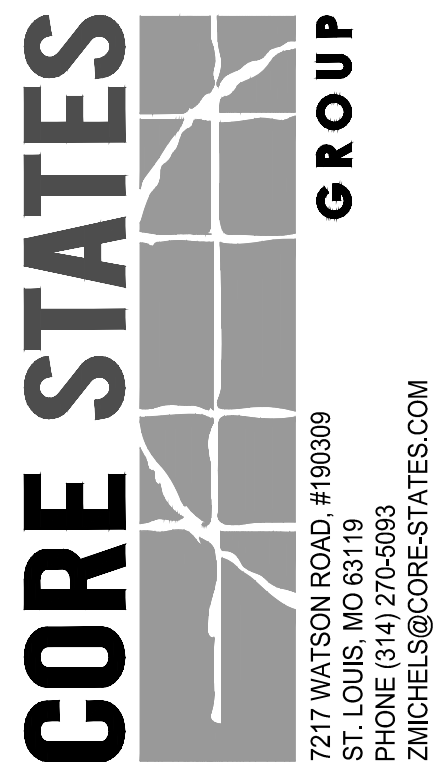
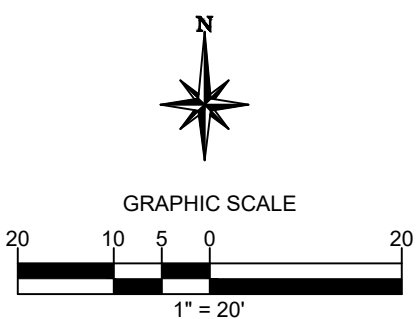
- ALL GRADING AND CONSTRUCTION SHALL CONFORM TO THE 2019 CALIFORNIA BUILDING CODES AND THE STATE MODEL WATER EFFICIENCY LANDSCAPE ORDINANCE UNLESS SPECIFICALLY NOTED ON THESE PLANS.
- ANY MODIFICATIONS OF OR CHANGES TO APPROVED GRADING PLANS MUST BE APPROVED BY THE BUILDING OFFICIAL.
- NO GRADING SHALL BE STARTED WITHOUT FIRST NOTIFYING THE BUILDING OFFICIAL. A PRE-GRADING MEETING AT THE SITE IS REQUIRED BEFORE THE START OF THE GRADING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, SOILS ENGINEER, GEOLOGIST, COUNTY GRADING INSPECTOR(S) OR THEIR REPRESENTATIVES, AND WHEN REQUIRED THE ARCHEOLOGIST OR OTHER JURISDICTIONAL AGENCIES. PERMITTEE OR HIS AGENT ARE RESPONSIBLE FOR ARRANGING PRE-GRADE MEETING AND MUST NOTIFY THE BUILDING OFFICIAL AT LEAST TWO BUSINESS DAYS PRIOR TO PROPOSED PRE-GRADE MEETING.
- ALL GRADING AND CONSTRUCTION ACTIVITIES SHALL COMPLY WITH 2019 CALIFORNIA BUILDING CODE, THAT CONTROLS AND RESTRICTS NOISE FROM THE USE OF CONSTRUCTION AND GRADING EQUIPMENT FROM THE HOURS OF 8:00 PM TO 6:30 AM, AND ON SUNDAYS AND HOLIDAYS.
- CALIFORNIA PUBLIC RESOURCES CODE (SECTION 5097.98) AND HEALTH AND SAFETY CODE (SECTION 7050.5) ADDRESS THE DISCOVERY AND DISPOSITION OF HUMAN REMAINS. IN THE EVENT OF DISCOVERY OR RECOGNITION OF ANY HUMAN REMAINS IN ANY LOCATION OTHER THAN A DEDICATED CEMETERY, THE LAW REQUIRES THAT GRADING IMMEDIATELY STOPS AND NO FURTHER EXCAVATION OR DISTURBANCE OF THE SITE, OR ANY NEARBY AREA WHERE HUMAN REMAINS MAY BE LOCATED, OCCUR UNTIL THE FOLLOWING HAS BEEN MEASURES HAVE BEEN TAKEN:
 - THE COUNTY CORONER HAS BEEN INFORMED AND HAS DETERMINED THAT NO INVESTIGATION OF THE CAUSE OF DEATH IS REQUIRED, AND
 - IF THE REMAINS ARE OF NATIVE AMERICAN ORIGIN, THE DESCENDANTS FROM THE DECEASED NATIVE AMERICANS HAVE MADE A RECOMMENDATION FOR THE MEANS OF TREATING OR DISPOSING, WITH APPROPRIATE DIGNITY, OF THE HUMAN REMAINS AND ANY ASSOCIATED GRAVE GOODS.
- ALL EXPORT OF MATERIAL FROM THE SITE MUST GO TO A PERMITTED SITE APPROVED BY THE BUILDING OFFICIAL OR A LEGAL DUMPSITE. RECEIPTS FOR ACCEPTANCE OF EXCESS MATERIAL BY A DUMPSITE ARE REQUIRED AND MUST BE PROVIDED TO THE BUILDING OFFICIAL UPON REQUEST.
- A COPY OF THE CONSTRUCTION PERMIT AND APPROVED CONSTRUCTION PLANS MUST BE IN THE POSSESSION OF A RESPONSIBLE PERSON AND AVAILABLE AT THE SITE AT ALL TIMES.
- SITE BOUNDARIES, EASEMENTS, DRAINAGE DEVICES, RESTRICTED USE AREAS SHALL BE LOCATED PER CONSTRUCTION STAKING BY FIELD ENGINEER OR LICENSED SURVEYOR, PRIOR TO GRADING, AS REQUESTED BY THE BUILDING OFFICIAL, ALL PROPERTY LINES, EASEMENTS, AND RESTRICTED USE AREAS SHALL BE STAKED.

GRADING LEGEND



ABBREVIATIONS

- FF FINISH FLOOR
FL FLOW LINE
FG FINISHED GRADE
FS FINISH SURFACE
INV INVERT ELEVATION
TC TOP OF CURB
TP TOP OF PAVEMENT
TG TOP OF GRATE
TW TOP OF WALL
LIP GUTTER LIP
RIM RIM
(XX) EXISTING ELEVATION



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THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN ON THESE DRAWINGS ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. CORE STATES, INC. DOES NOT GUARANTEE THE LOCATION AND DEPTH OF EXISTING UTILITIES. THE CONTRACTOR SHALL CONTACT THE UTILITY LOCATOR PRIOR TO CONSTRUCTION TO OBTAIN UP-TO-DATE RECORDS AND TO VERIFY THE LOCATION AND DEPTH OF EXISTING UTILITIES.

| REVISIONS | | | |
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DOCUMENT
SITE PLAN FOR
MCDONALDS AT
MANTECA, CA

SITE LOCATION
1574 S. MAIN STREET
MANTECA, CA 95337
(004-5116)

ENGINEER SEAL

SHEET TITLE
GRADING PLAN


JOB #: MCD 34062
DATE: 12/07/2023
SCALE: N/A
DRAWN BY: JW
CHECKED BY: SR

SHEET NO.
C4



| | |
|--|-------------------------------------|
| | EXISTING PROPERTY BOUNDARY LINE |
| | EXISTING ADJOINING PROPERTY LINE |
| | EXISTING UTILITY EASEMENT |
| | EXISTING CURB AND GUTTER |
| | EXISTING EDGE OF PAVEMENT |
| | EXISTING (CITY) GAS LINE |
| | EXISTING (CITY) ELECTRICAL LINE |
| | EXISTING (CITY) SANITARY SEWER LINE |
| | EXISTING (CITY) STORM DRAIN LINE |
| | EXISTING (CITY) WATER LINE |
| | PROPOSED PROPERTY LINE |
| | PROPOSED CURB AND GUTTER |
| | PROPOSED CURB |
| | PROPOSED DEPRESSED CURB |
| | PROPOSED BUILDING |
| | PROPOSED SIDEWALK |
| | PROPOSED CONCRETE |
| | PROPOSED RIPRAP |
| | PROPOSED ASPHALT |
| | WORK UNDER SEPARATE PERMIT |
| | PROPOSED STORM STRUCTURES |
| | |
| | EXISTING STORMWATER STRUCTURES |
| | |
| | |
| | EXISTING FLOW DIRECTION |
| | |

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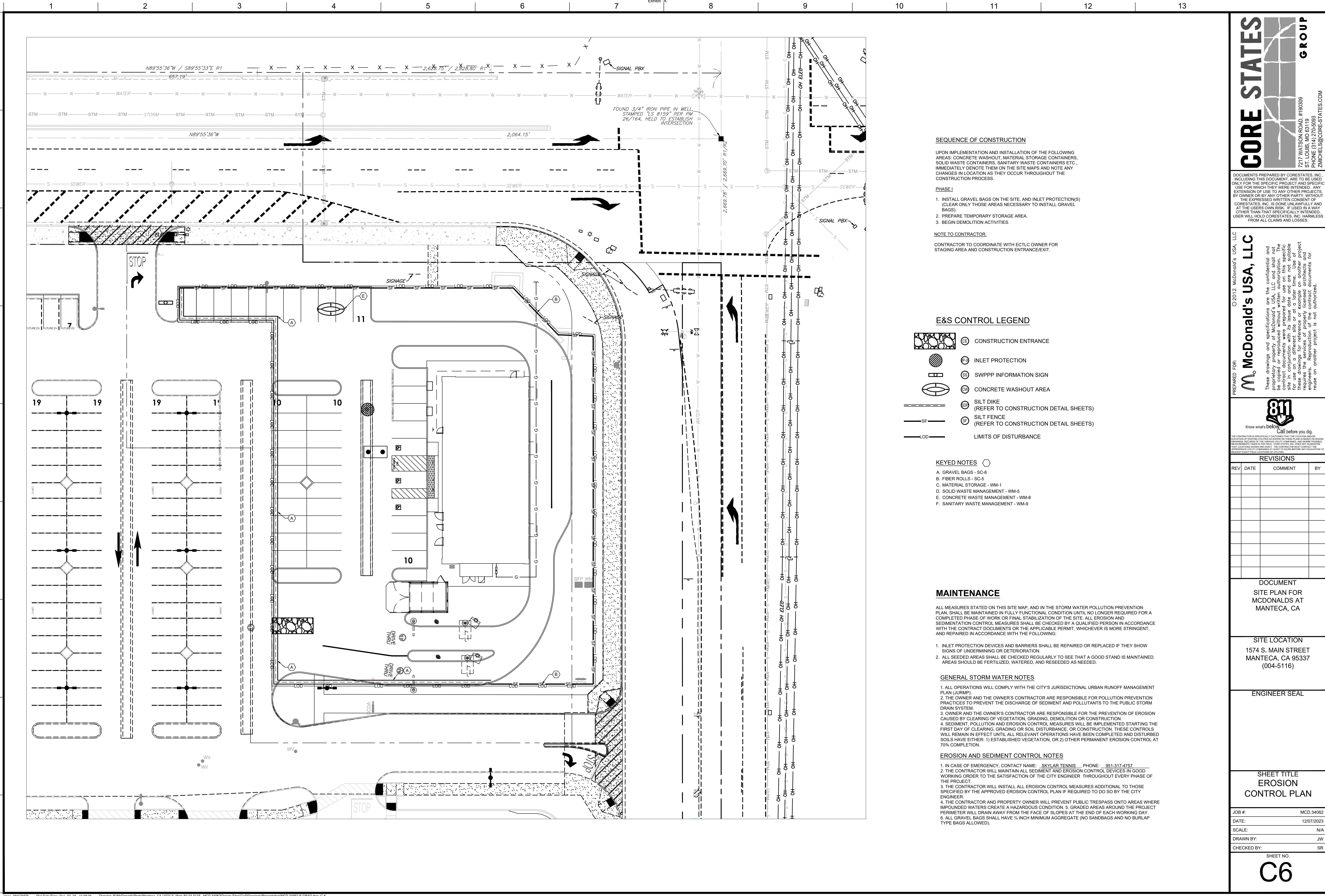
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAINAGES, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHEREVER POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORP. STATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE

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| DOCUMENT |
| SITE PLAN FOR MCDONALDS AT MANTECA, CA |
| SITE LOCATION |
| 1574 S. MAIN STREET MANTECA, CA 95337 (004-5116) |

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| SHEET TITLE | |
| DRAINAGE PLAN | |

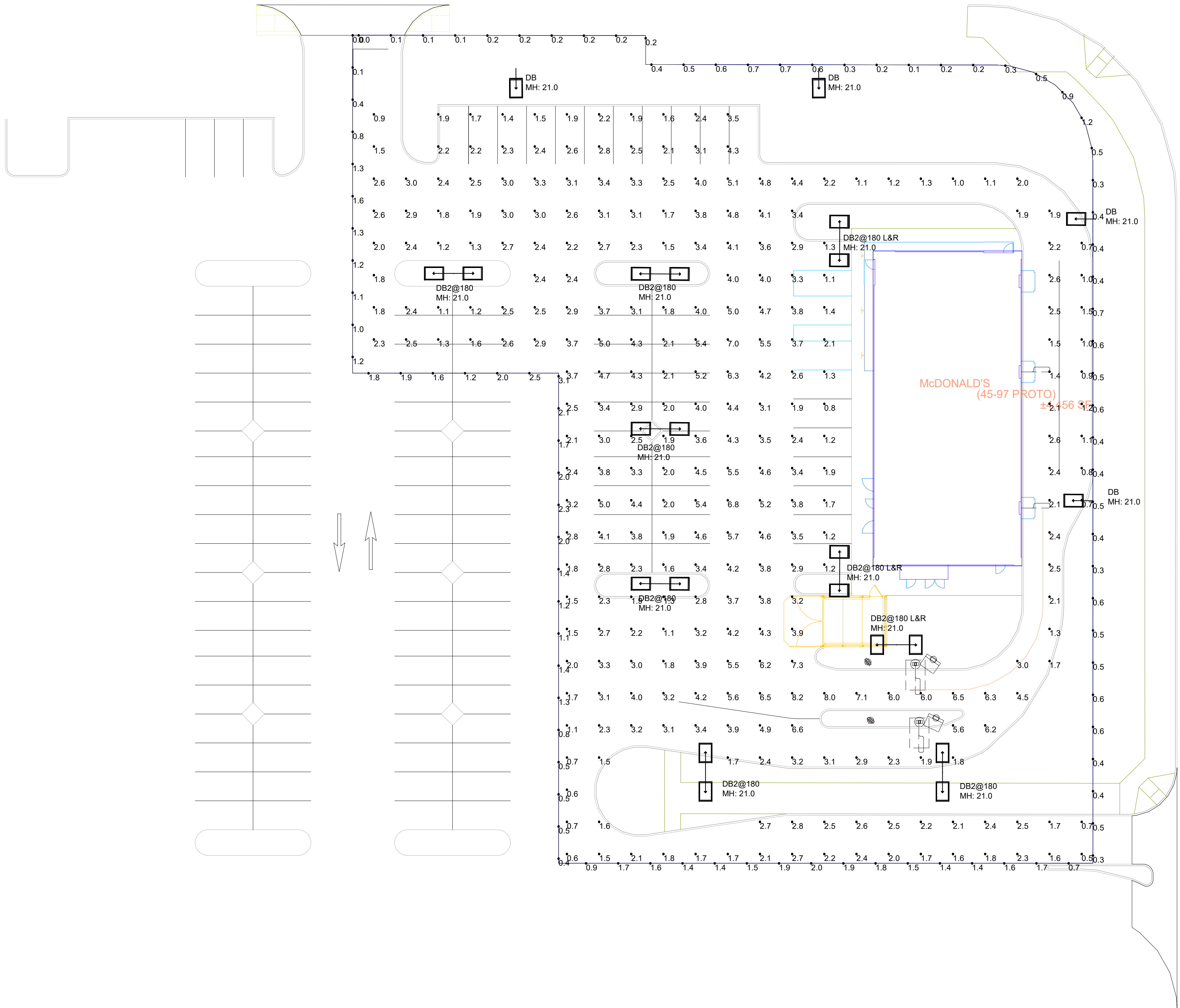
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| JOB #: | MCD.34062 |
| DATE: | 12/07/2023 |
| SCALE: | N/A |
| DRAWN BY: | JW |
| CHECKED BY: | SR |

SHEET NO.
C5



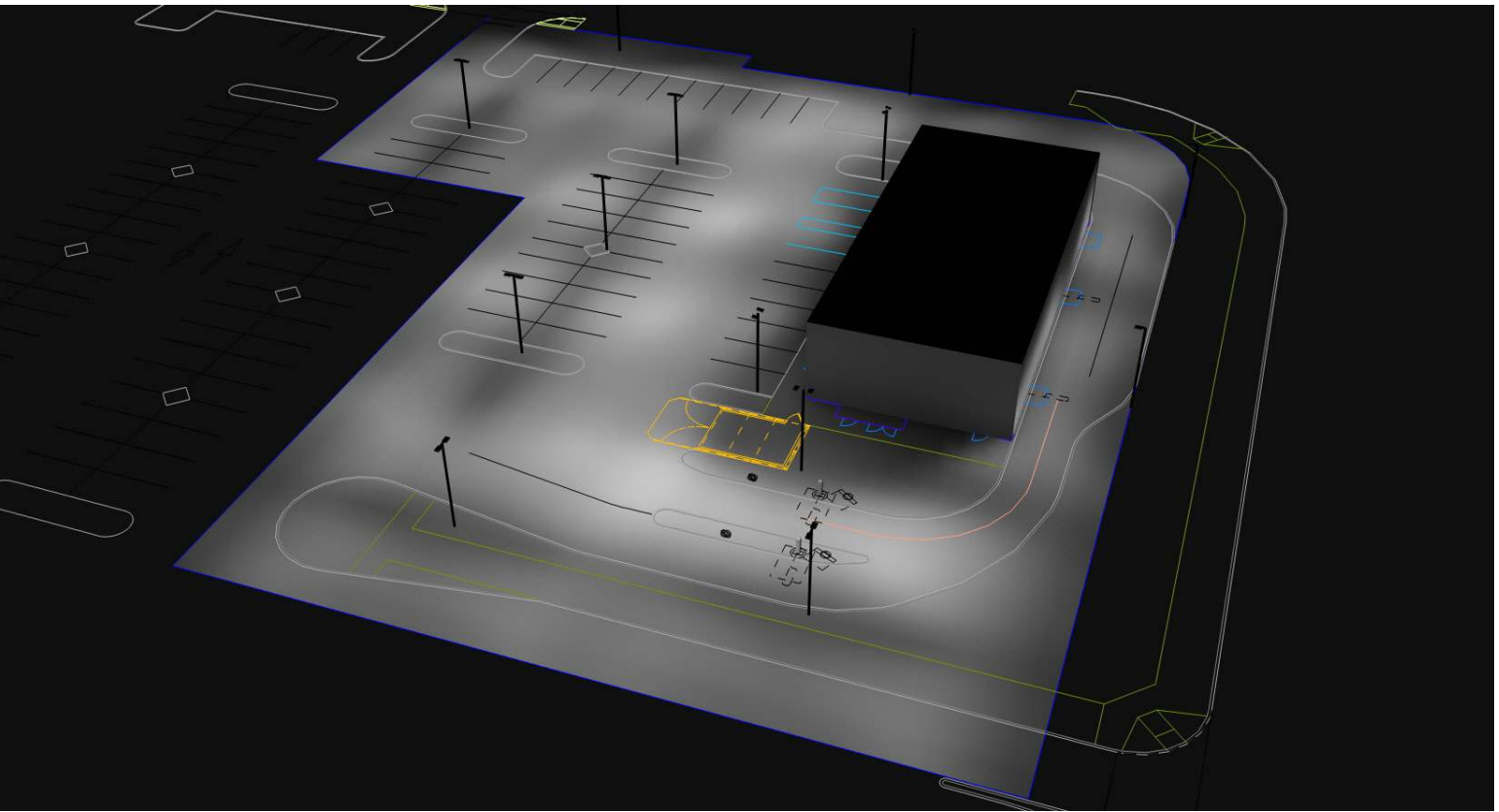
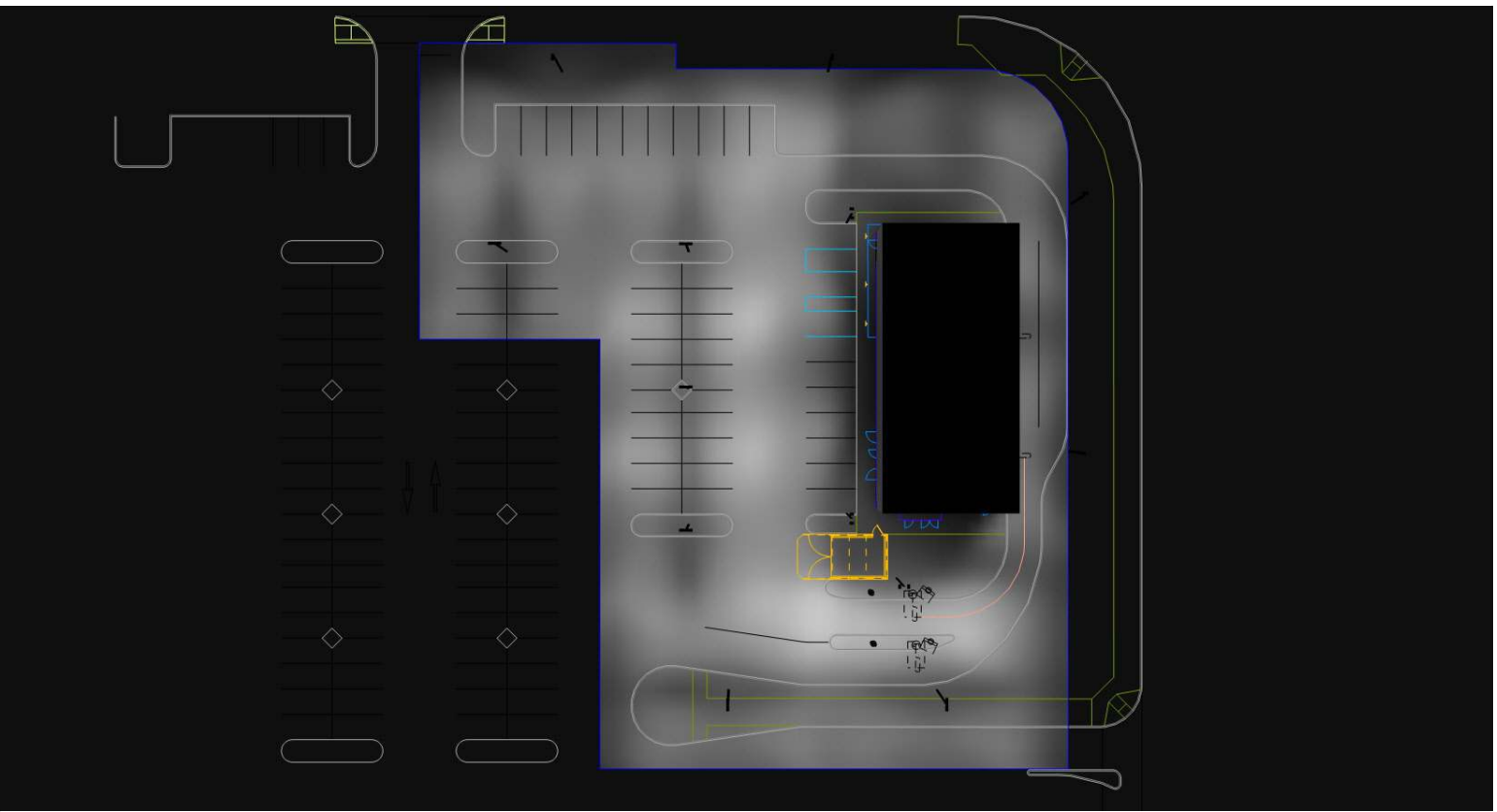
NOTES:

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 READINGS | Illuminance | Fc | 2.88 | 8.2 | 0.5 | 5.76 | 16.40 |
| PROPERTY LINE READINGS | Illuminance | Fc | 0.90 | 3.1 | 0.0 | N.A. | N.A. |

| Luminaire Schedule | | | | | | | | |
|--------------------|-----|-------------|-------------|-------|-------------------------|------------|-------|---------------------------|
| Symbol | Qty | Label | Arrangement | LLF | Description | Lum. Watts | EPA | Mtg Height |
| | 6 | DB2@180 | Back-Back | 0.900 | RAR-1-160L-70-5K7-4W-BC | 68.4 | 0.607 | 21 |
| | 4 | DB | Single | 0.900 | RAR-1-160L-70-5K7-4W-BC | 68.4 | 0.607 | 21 |
| | 3 | DB2@180 L&R | Twin | 0.900 | RAR-1-160L-70-5K7-4W-BC | 68.4 | | |
| | | | | | | | | Pole Type |
| | | | | | | | | SES-18-40-1-TA-GL-xx (4") |
| | | | | | | | | SES-18-40-1-TA-GL-xx (4") |



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

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

Regional Drawing
04-5116

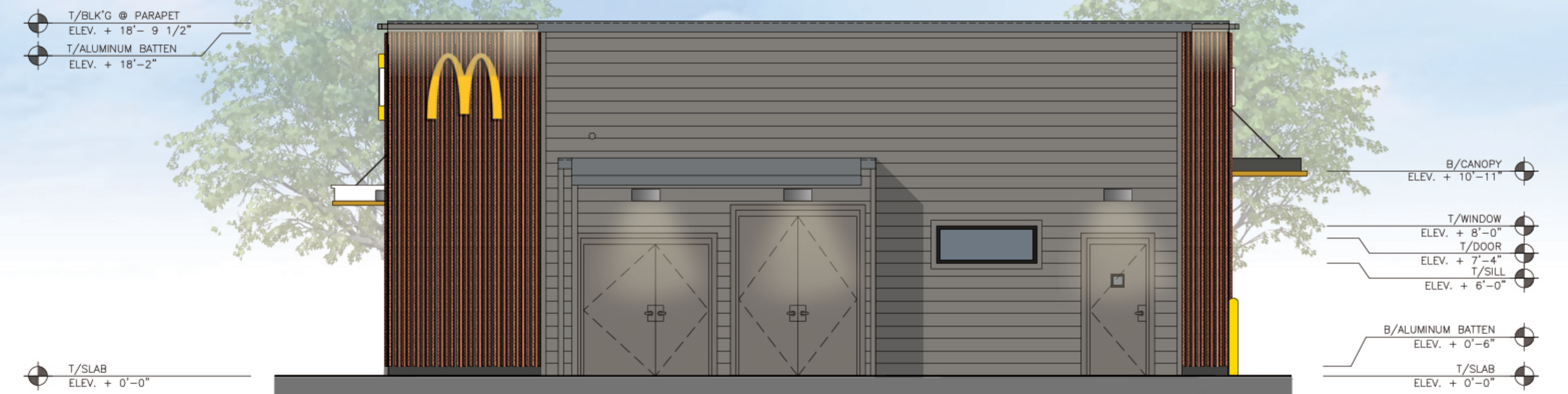
1. THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS TO SECURITY LIGHTING SYSTEMS. SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VISUALIZATION AID. FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, 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 BE 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.



| | |
|---|--------------------------------|
| 2100 Golf Road, Suite 400, Rolling Meadows, IL 60009 1-800-544-6848 | |
| 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 MCDONALD'S 1574 S MAIN ST MANTECA, CA 95337 | |
| NATIONAL STORE NUMBER 45116 | |
| DATE 7/27/2023 | DRAWING NUMBER A231331A.AGI |



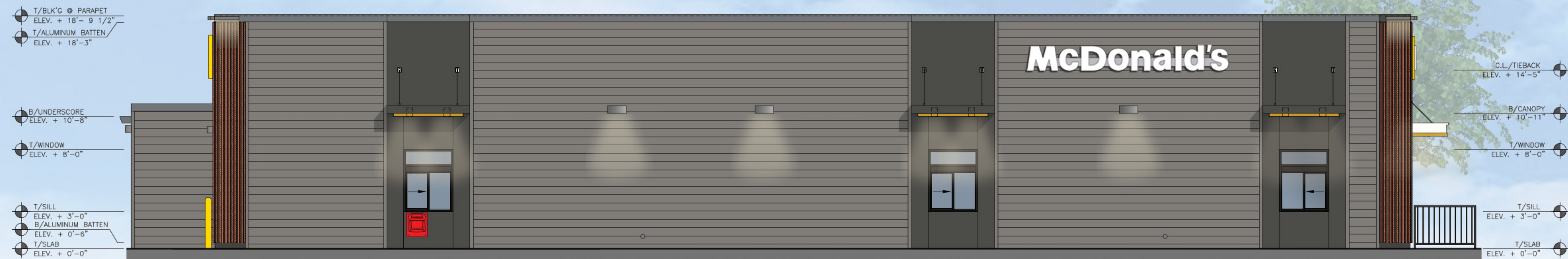
Front Elevation



Rear Elevation



Non-Drive-Thru Side Elevation



Drive-Thru Side Elevation

Materials Legend

| | |
|--|---|
| | Fiber Cement Lap Siding - Hardie-Board Plank "Aged Pewter" |
| | Alpolic Metal Panel "RAL 7022" |
| | Stucco "Iron Ore" by Sherwin Williams |
| | Aluminum Canopy (Prefinished Metal) "White" |
| | Aluminum Underscore (Prefinished) "Gold" |
| | Glazing (Windows & Storefront) 1" Insulated Clear Glass |
| | Battens (Aluminum) B+N Industries Color: Wood Grain |
| | Paint "Weathered Zinc" |
| | Paint "Gauntlet Grey" SW7019 by Sherwin Williams |



KEY MAP

- [illegible]

NAME: McDONALD'S - MANTECA, CA
ADDRESS: 3800 S. MAIN ST. & ATHERTON DR
MANTECA, CA 95337
LOT SIZE: 48,352 SF
PROJECT AREA: 34,692 SF
TOTAL LANDSCAPE: 7,554 SF (21.8% OF PROJECT AREA)
PROJECT TYPE: PRIVATE
WATER SUPPLY: POTABLE (TO BE CONFIRMED)

LANDSCAPE ARCHITECT:

EVERGREEN DESIGN GROUP
11801 PIERCE STREET, SUITE 200
RIVERSIDE, CA 92505
800-680-6630
WWW.EVERGREENDESIGNGROUP.COM
CONTACT: BLAKE RHINEHART, PLA
EMAIL: BLAKE@EVERGREENDESIGNGROUP.COM

| | |
|-------------------------------------|------------------------------------|
| GENERAL CALCULATIONS: | |
| LANDSCAPE AREA PROVIDED: | 7,554 SF (21.8%) |
| TURF AREAS PROPOSED: | 0 SF (0%) |
| COBBLE/ROCK GROUND COVER ALLOWED: | 1,888 SF (25%) |
| COBBLE/ROCK GROUND COVER ALLOWED: | 1,119 SF (25%) |
| DRIVE AISLE SCREENED FROM VIEW: | PROVIDE CONTINUOUS HEDGE |
| UTILITIES/TRASH ENCLOSURE SCREENED: | PROVIDE CONTINUOUS HEDGE |
| STREET TREES | |
| STREET TREES REQUIRED: | SPACED AT MATURE TREE CANOPY WIDTH |
| STREET TREES PROVIDED: | 4 TREES ~ 40' ON CENTER* |
| 24" BOX TREES REQUIRED: | 2 TREES (25%) |
| 24" BOX TREE PROVIDED: | 4 TREES (57%) |

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, RECYCLED, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

ROOT BARRIERS


THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN TEN (10) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

"I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF MANTECA'S WATER EFFICIENT LANDSCAPE REQUIREMENTS AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE."

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED SUCH CRITERIA FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN

| | |
|---|-----------|
|  | 1-22-24 |
| BLAKE RHINEHART, LANDSCAPE ARCHITECT | DATE |
| CA LICENSE #6255 | 08-31-24 |
| REGISTRATION | EXP. DATE |

CORE STATES



GROUP

7217 WATSON ROAD, #190309
ST. LOUIS, MO 63119
PHONE (314) 270-5093
ZWICHKE@CORE-STATES.COM

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PREPARED FOR: **McDonald's USA, LLC** © 2012 McDonald's USA

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Call before you dig.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORE STATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

[illegible]

DOCUMENT

SITE PLAN FOR
MCDONALDS AT
MANTECA, CA

| |
|---------------|
| SITE LOCATION |
|---------------|

1574 S. MAIN STREET
MANTECA, CA 95337
(004-5116)

ENGINEER SEAL



| | |
|-------------|--|
| SHEET TITLE | |
|-------------|--|

LANDSCAPE
PLANTING PLAN

| | |
|-------------|------------|
| JOB #: | MCD.34062 |
| DATE: | 08/02/2023 |
| SCALE: | |
| DRAWN BY: | JW |
| CHECKED BY: | SR |

SHEET NO.

LP-1



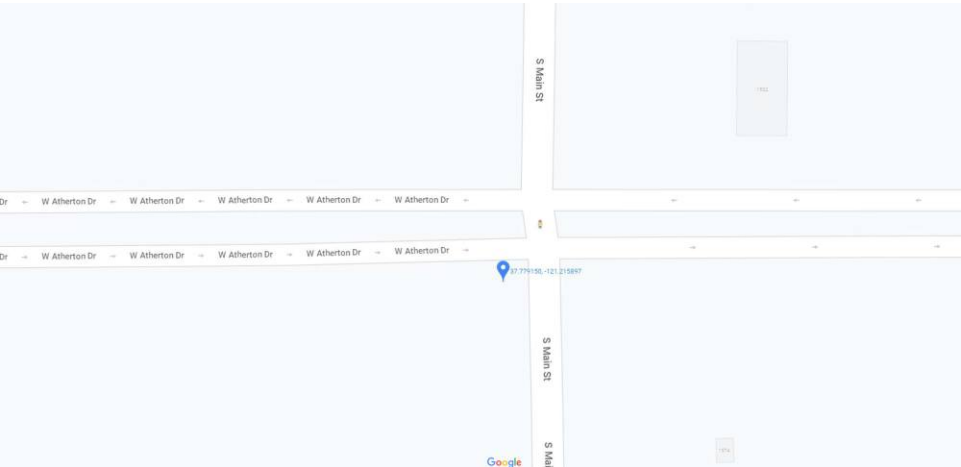
(800) 680-6630
11801 Pierce Street, Suite 200
Riverside, CA 92505
www.EvergreenDesignGroup.com



McDonald's

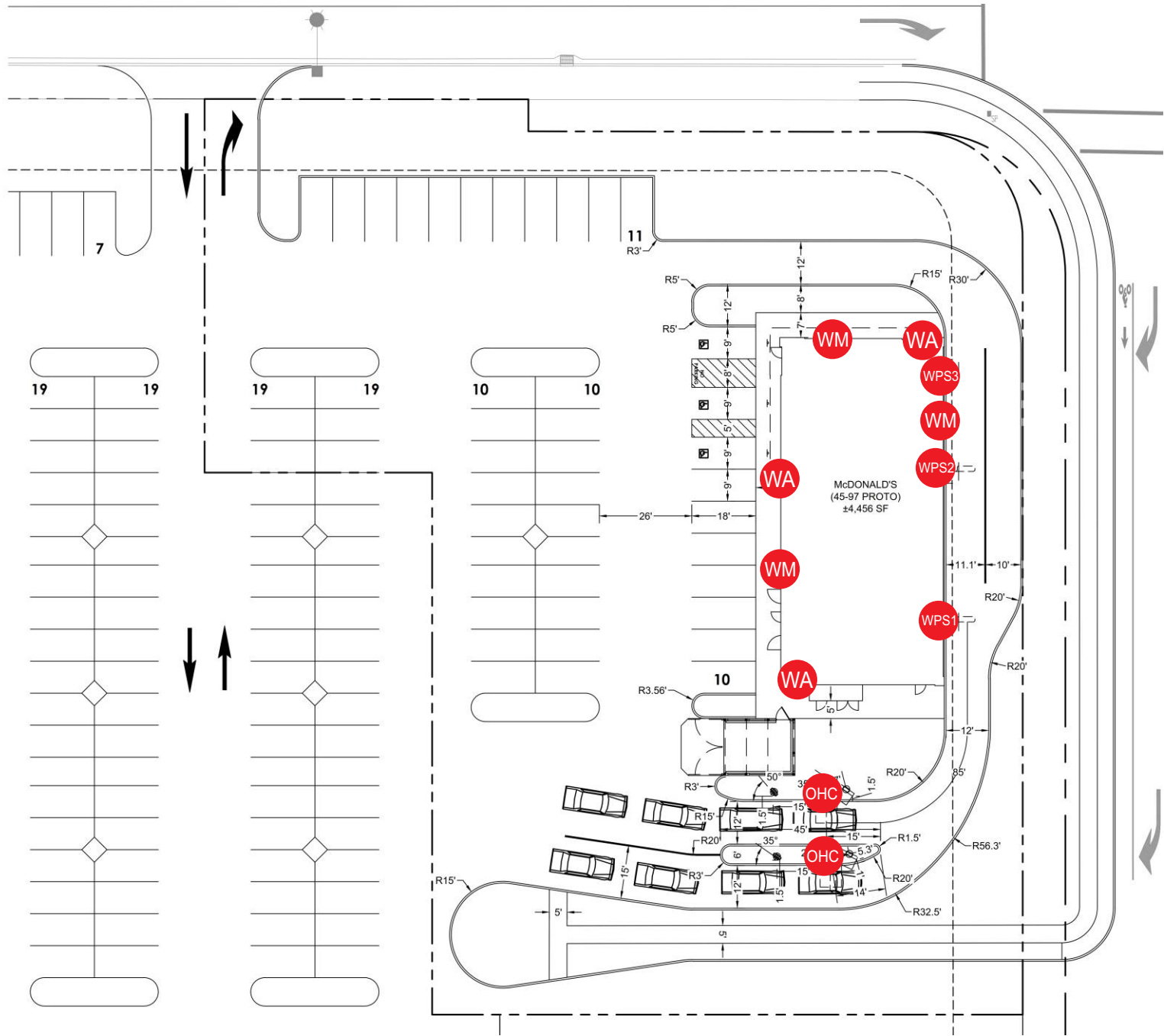
#40570 - SW CORNER MAIN ST & E ATHERTON DR - MANTECA, CA 95337

SIGN PROGRAM BOOK



VICINITY MAP
NTS

| | | | | | | | | |
|--|---|---|------------------------|-----------------------|---|-------------------------------------|--|--|
| <div><div>persona</div><div>SIGNS LIGHTING IMAGE</div></div> | <div>Persona Signs, LLC 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1.800.843.9888 • www.personasigns.com</div> | Customer: MCDONALD'S | Project No.: 421934 | Request No.: 48804 | <div><div><div></div></div><div>This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.</div></div> <div><div>This is an original document created by Persona Signs, LLC provided specifically to the client for the client's personal use. This document should not be shared, reproduced, disclosed or otherwise used without written permission from Persona Signs, LLC.</div></div> | Customer Approval (Please Initial): | | |
| | | Location: MANTECA, CA | Prepared By: CTM/JR | | | Approval Date: | | |
| | | File Name: 421934 - R1 - SW CORNER MAIN ST & E ATHERTON DR - MANTECA, CA | Date: 09/27/23 | Revision: 1 | | | | |



- OHC ORDER HERE CANOPY (QTY 2)
- WPS1 WINDOW POSITION SIGN 1
- WPS2 WINDOW POSITION SIGN 2
- WPS3 WINDOW POSITION SIGN 3
- WA WALL ARCH (QTY 3)
- WM 24" WORDMARK (QTY 3)



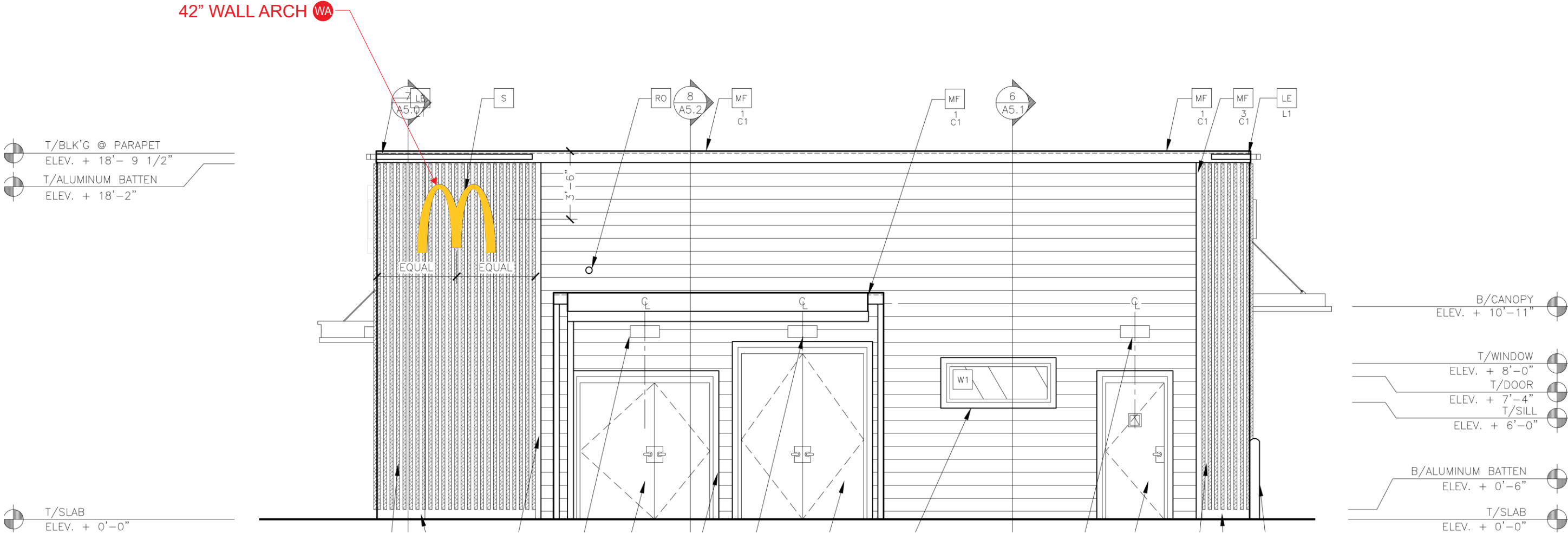
| | |
|------------|---|
| Customer: | MCDONALD'S |
| Location: | MANTECA, CA |
| File Name: | 421934 - R1 - SW CORNER MAIN ST & E ATHERTON DR - MANTECA, CA |

| | |
|-----------|---|
| Revision: | 1 |
|-----------|---|

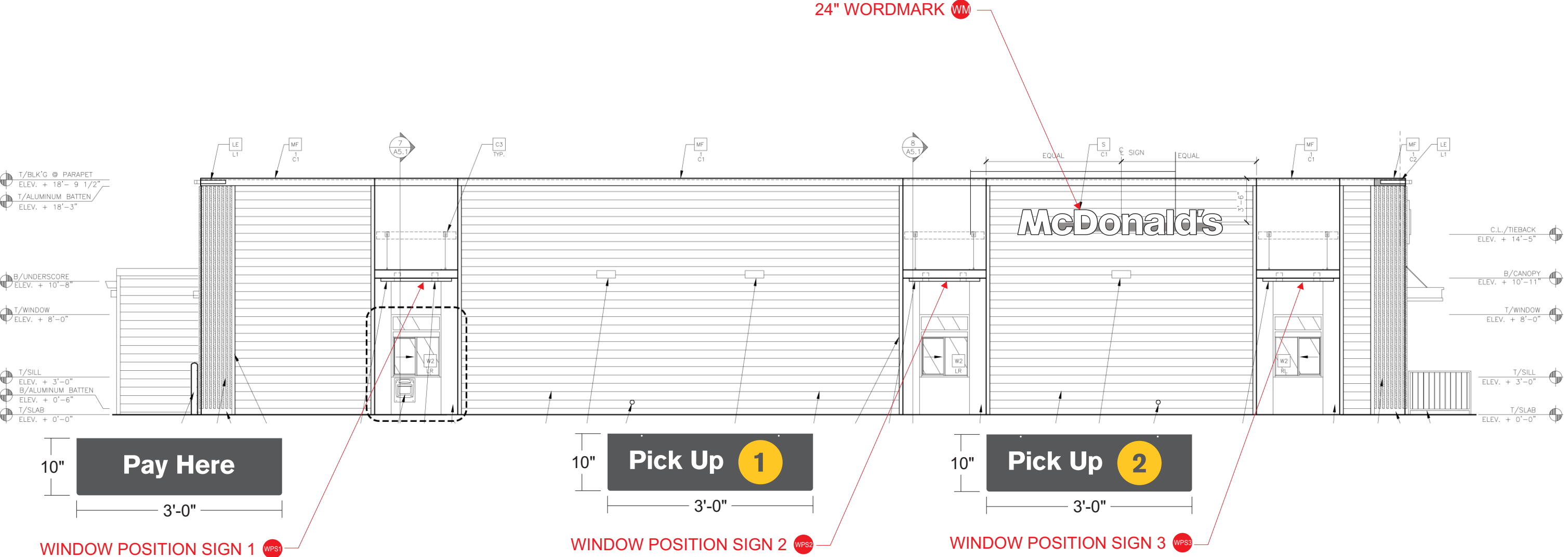
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Approval Date:

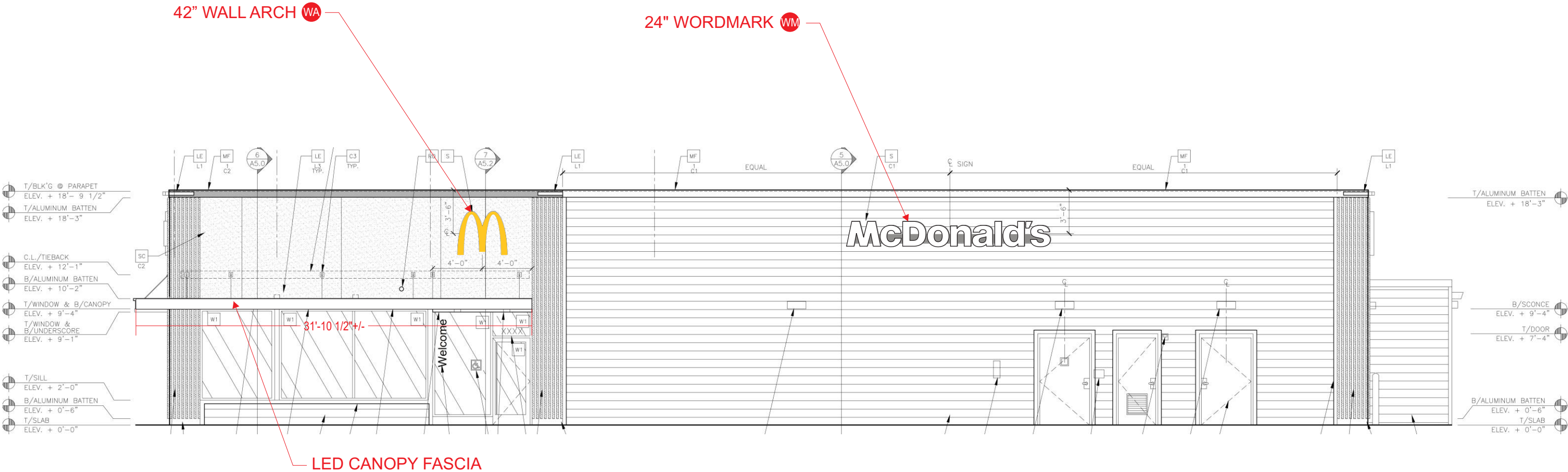
REAR ELEVATION
SCALE: 3/16" = 1'-0"

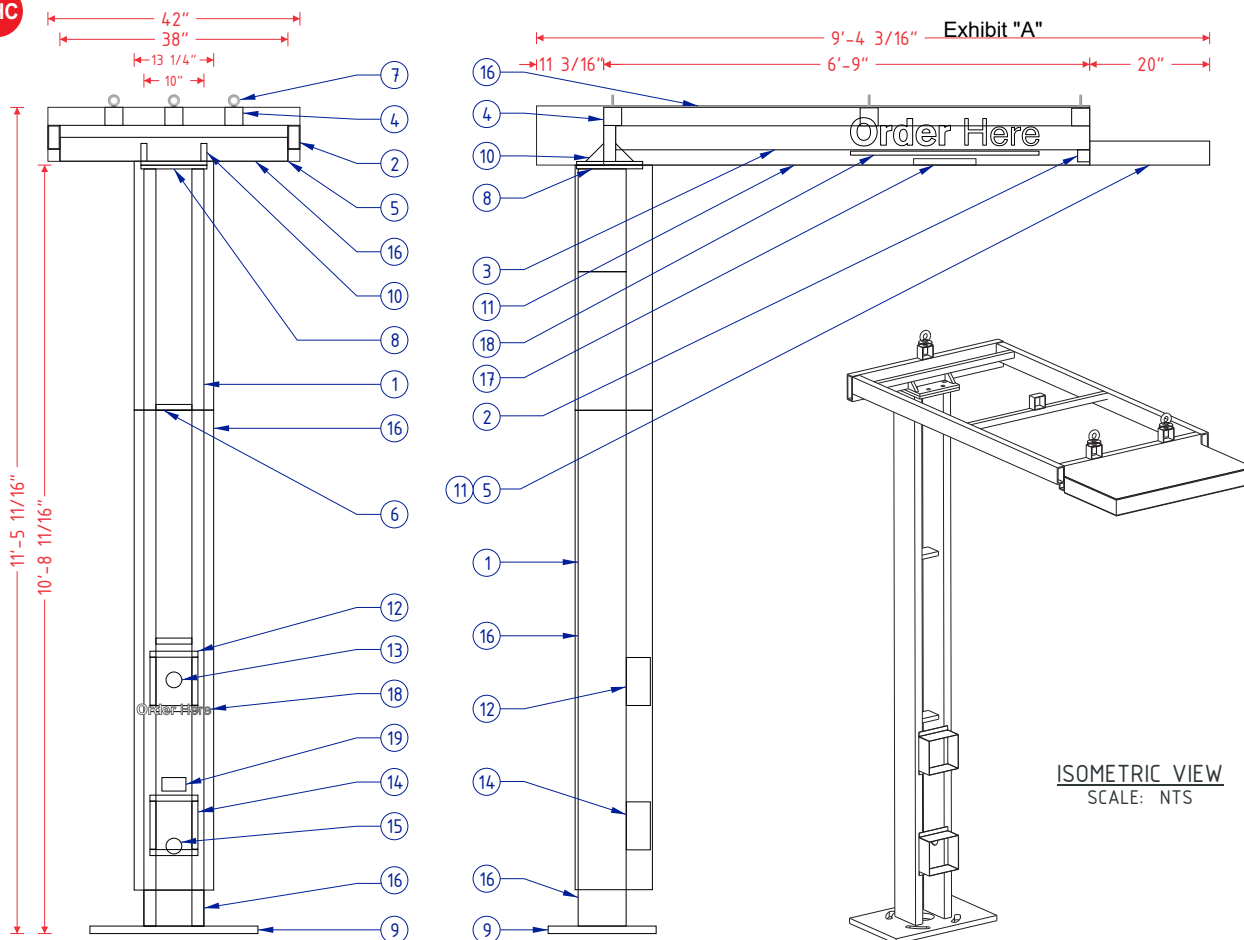


WEST (DRIVE-THRU) ELEVATION
SCALE: 1/8" = 1'-0"



EAST (NON DRIVE-THRU) ELEVATION
SCALE: 1/8" = 1'-0"





FRAME & LAMP DETAIL

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

18" X 18" X 1" PLATE
1 1/8" SLOTTED HOLES
1" BOLTS

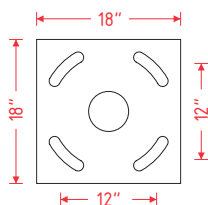


PLATE DETAIL

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

11" X 11" X 5/8" PLATE
3/4" HOLES
5/8" BOLTS

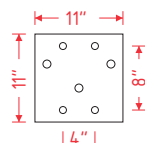


PLATE DETAIL

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

CROSS SECTION A-A

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

ISOMETRIC VIEW
SCALE: NTS

Order Here

GRAPHIC DETAIL
SCALE: 3/16" = 1'-0"

MCDONALD'S SPRINGBOARD OHC SPECIFICATIONS

| NO. | PART/DESCRIPTION |
|-----|---|
| 1 | 2" X 8" X 3/16" RECTANGULAR TUBE |
| 2 | 2" X 6" X 1/4" RECTANGULAR TUBE |
| 3 | 2" X 4" X 1/4" RECTANGULAR TUBE |
| 4 | 3" X 3" X 3/16" SQUARE TUBE |
| 5 | 1" X 4" X 1/8" RECTANGULAR TUBE |
| 6 | C4 ALUMINUM C-CHANNEL |
| 7 | 1/2" EYEBOLTS (3) |
| 8 | 11" X 11" X 5/8" TOP PLATES (2) (SEE PLATE DETAILS) |
| 9 | 18" X 28" X 1 1/4" BASE PLATE (SEE PLATE DETAILS) |
| 10 | 3" X 3" X 3/4" GUSSETS |
| 11 | .063" ALUMINUM SKIN |
| 12 | .063" ALUMINUM BENT SP10 SPEAKER BOX HOLDER |
| 13 | SPEAKER OPENING |
| 14 | .063" ALUMINUM BENT DM 4/DM 5 MICROPHONE BOX HOLDER |
| 15 | MICROPHONE OPENING |
| 16 | ACM CLADDING |
| 17 | SLOAN LED LIGHT WITH POWER SUPPLY |
| 18 | REFLECTIVE WHITE 680-10 VINYL |
| 19 | ADA STICKER |

NOTES:

- DESIGN FACTOR: TO BE DETERMINED
- 2" X 8" X 3/16 RECTANGULAR TUBE FRAME
- ACM AND .063" ALUMINUM SKIN
- EXTERIOR FINISH:
 - BASE PLATE - PAINT BM 1631 MIDNIGHT OIL
 - TUBE AND TOP ACM - PAINT CHARCOAL
 - SPRINGBOARD TIP AND UNDERSIDE - PAINT PMS 123 C GOLD
- ACM/SKIN REMOVABLE FOR SERVICE
- U.L. LISTED
- ELECTRICAL: 0.64 AMPS/120 VOLTS

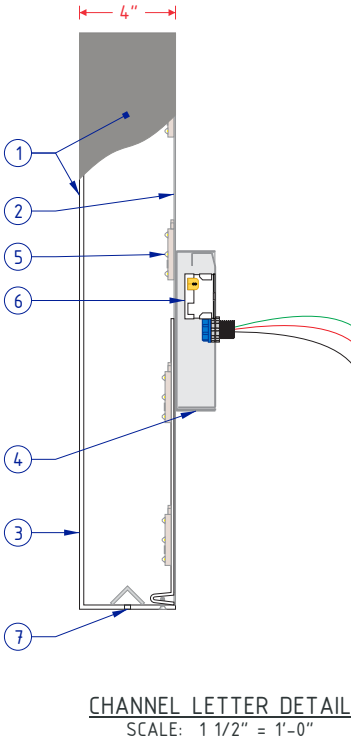
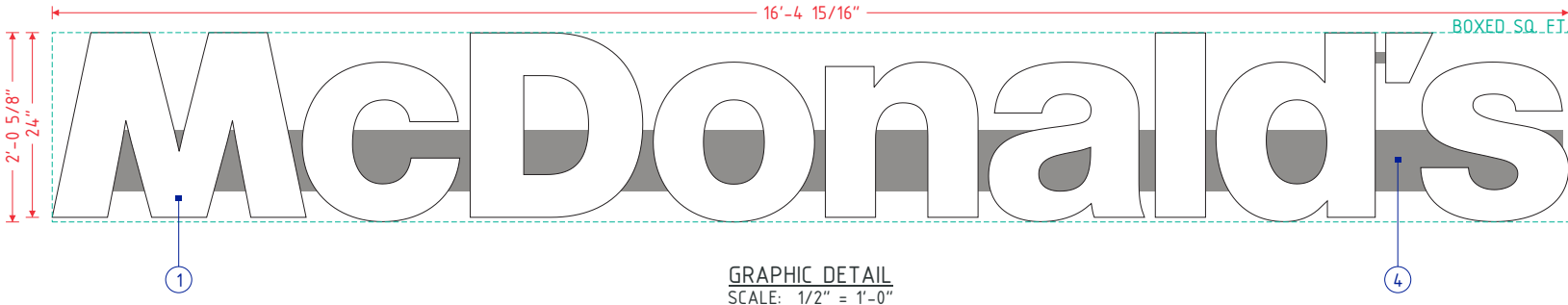
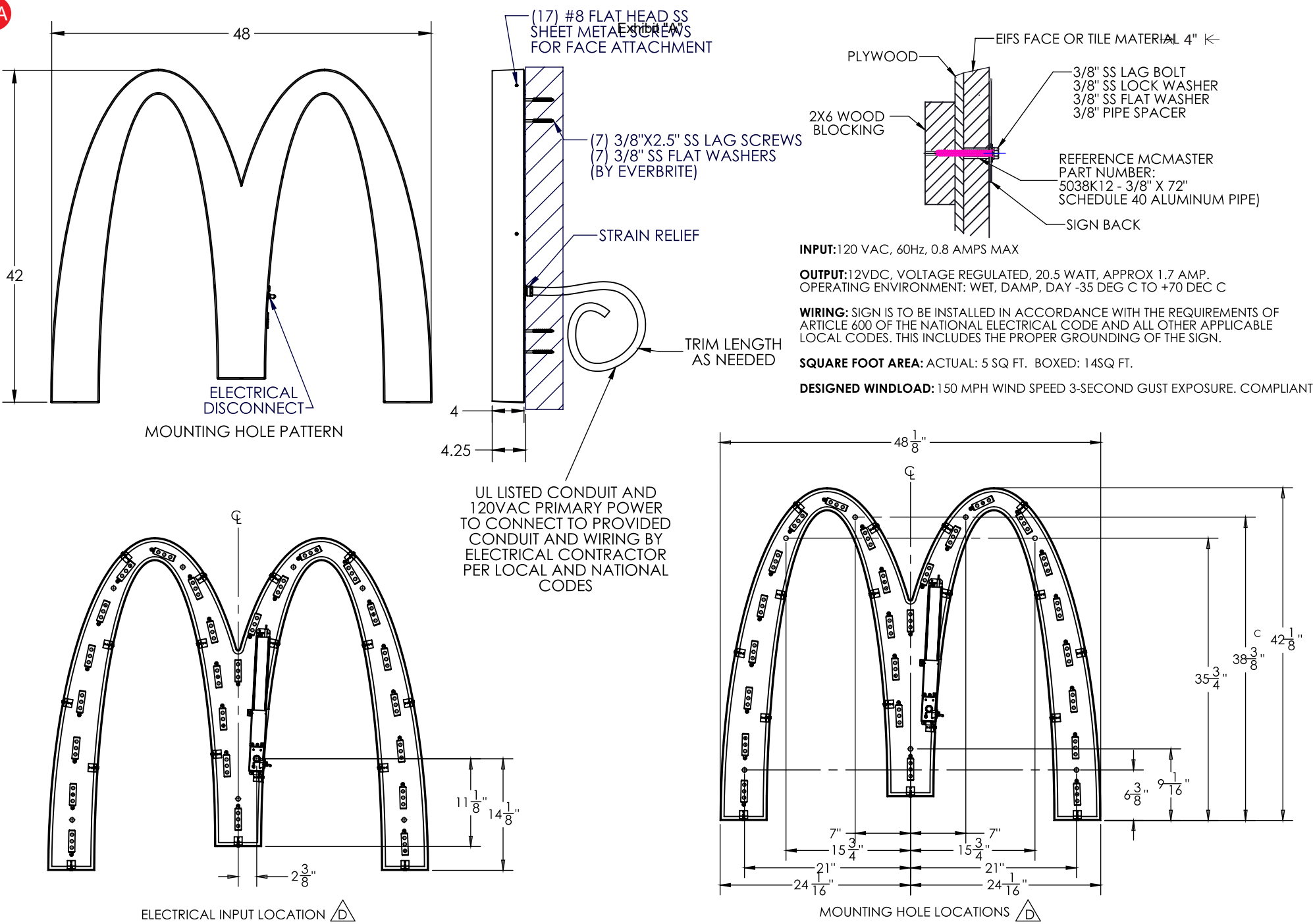


This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

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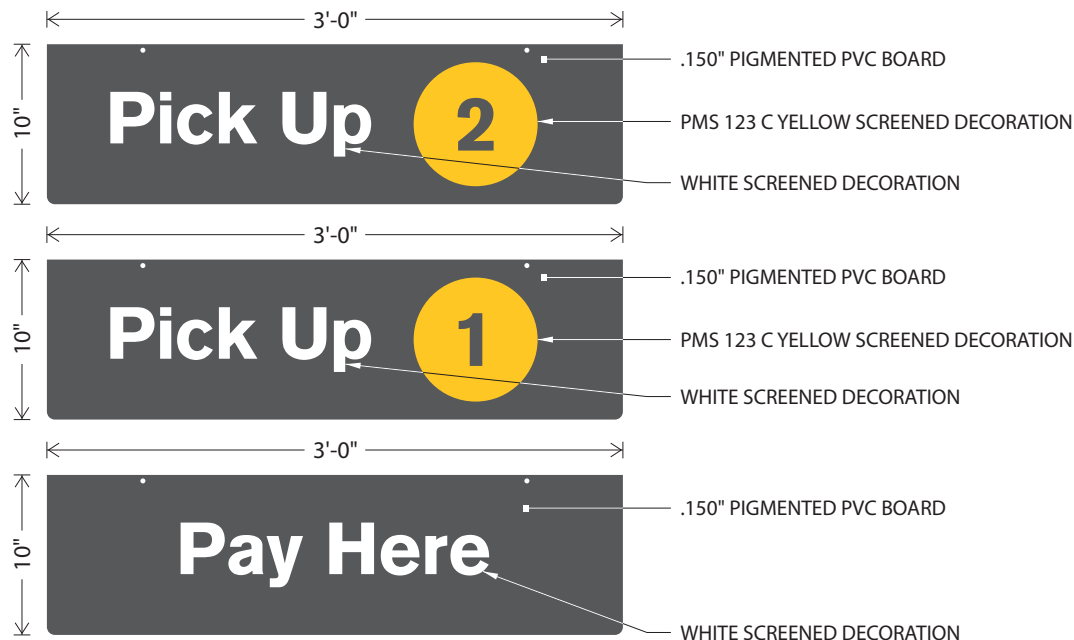
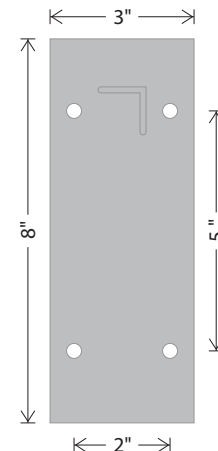
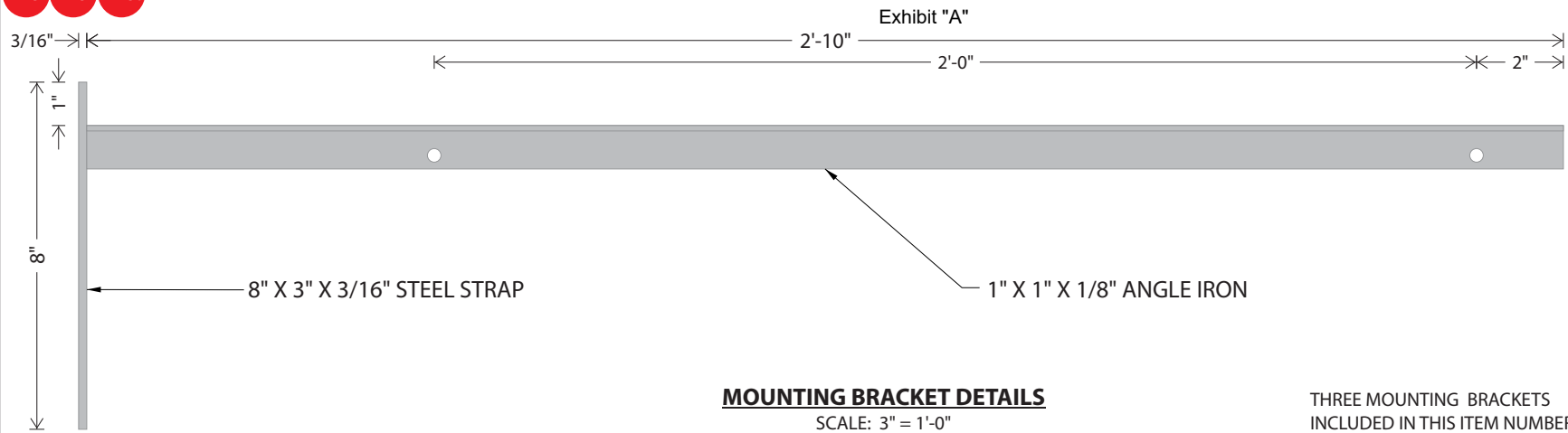
Customer Approval (Please Initial):

Approval Date:



| SPECIFICATIONS | |
|----------------|---|
| NO. | PART/DESCRIPTION |
| 1 | .177" MOLDED WHITE MODIFIED ACRYLIC FACES/LETTER BODIES WITH SIDES PAINTED MCDONALD'S SILVER (OPAQUE) ON EXTERIOR |
| 2 | .040" ALUMINUM BACKS |
| 3 | .118" WHITE ABS INSERTS |
| 4 | ALUMINUM RACEWAY PAINTED MCDONALD'S SILVER |
| 5 | GE 5000K WHITE LED'S AS REQUIRED |
| 6 | LED POWER SUPPLY LOCATED INSIDE RACEWAY |
| 7 | DRAIN HOLES WITH BAFFLES AS REQUIRED |

- NOTES:
- LETTER INTERIORS TO BE WHITE
 - U.L. LISTED



WINDOW POSITION SIGN DETAILS
SCALE: 1" = 1'-0"

BRACKET DETAILS

DESIGN FACTOR: TBD
3/16" X 3" STEEL STRAP
1" X 1" X 1/8" ANGLE IRON ARM
EXTERIOR FINISH: PAINTED PMS
877 C SILVER
5/16" HOLES PUNCHED IN ANGLE
AND PLATE FOR MOUNTING

WINDOW POSITION SIGNS DETAIL

DESIGN FACTOR: TBD
.150" PIGMENTED PVC BOARD TO
MATCH GREY FORD - MED DK
PLATINUM
WHITE SCREENED COPY 1ST SURFACE
PMS 123 C YELLOW - NUMERAL BACKGROUND
2.50 SQUARE FEET
* ALL THREE WINDOW POSITION SIGNS
ARE INCLUDED IN THIS ITEM.