

DEVELOPER	McDONALD'S CORPORATION 110 N. CAPENTER ST. CHICAGO, IL 60607
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CIVIL ENGINEER

CORE STATES GROUP
4240 JURUPA STREET, SUITE 402
ONTARIO, CA 91761
TEL: (909) 467-8940

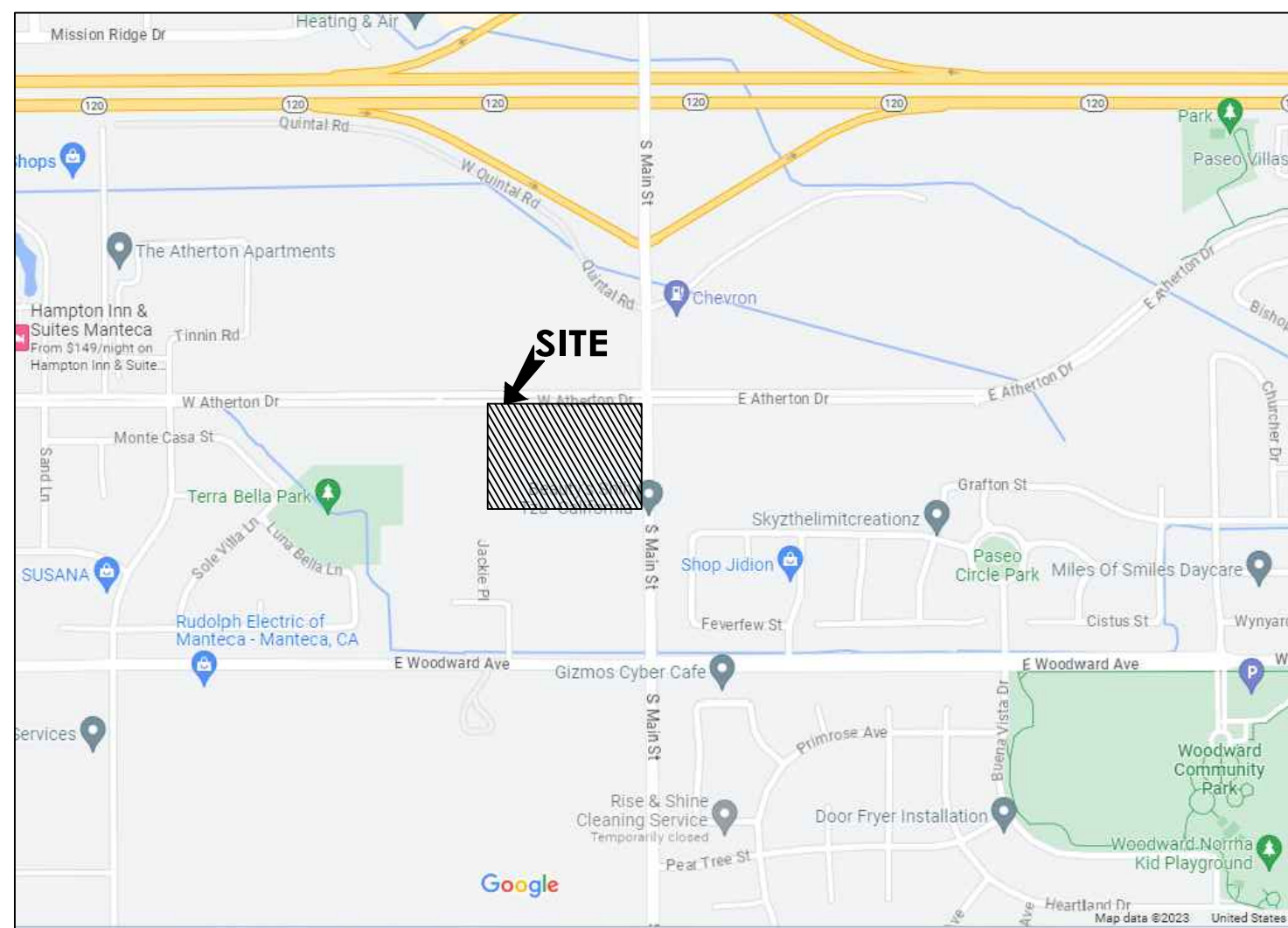
SURVEYOR ATLAS GEOSPATIAL.
2191 EL CAMINO REAL, SUITE 208L
OCEANSIDE, CA
TEL: 1-888-364-1973

PLANNING AND ZONING CITY OF MANTECA PLANNING DEPARTMENT
1001 WEST CENTER STREET,
MANTECA, CA
(209)-456-8000

BUILDING PERMIT CITY OF MANTECA BUILDING & SAFETY
1001 WEST CENTER STREET,
MANTECA, CA
(209)-456-8000

FIRE DEPARTMENT CITY OF MANTECA FIRE DEPARTMENT
1154 UNION RD,
MANTECA, CA
(209)-239-8445

McDONALD'S - SITE ID 04-5116
SWQ S. MAIN ST. & ATHERTON DR.,
MANTECA, CA 95337



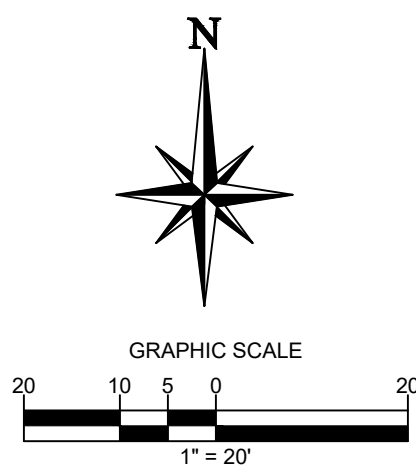
1. THE SITE WORK FOR THE PROPOSED DEVELOPMENT SHALL MEET OR EXCEED ALL CITY AND/OR COUNTY AND STATE STANDARDS FOR SITE WORK.
2. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.

1. EXISTING CONDITION, INCLUDING PROPERTY LINES, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WERE TAKEN FROM THE BOUNDARY & TOPOGRAPHIC SURVEY ENTITLED:


BOUNDARY & TOPOGRAPHY SURVEY
APN: 224-040-04
CITY OF MANTECA, SAN JOAQUIN COUNTY, CALIFORNIA
PREPARED BY: ATLAS GEOSPATIAL
DATED: SEPTEMBER 26, 2022

5. ALL PHASES OF THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE OWNER/DEVELOPER SITE WORK SPECIFICATIONS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF EXISTING PAVING AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. SEE SITE WORK SPECIFICATIONS.
4. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
5. THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
6. **SAFETY NOTICE TO CONTRACTOR:** IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES ON OR NEAR THE CONSTRUCTION SITE.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE AREA CLEAN AND FREE FROM DEBRIS AT ALL TIMES DURING CONSTRUCTION.
8. PREVIOUS SITE PLAN REMAINS IN EFFECT EXCEPT AS MODIFIED BY THE PROPOSED REVISIONS.
9. WALKWAYS AND SIDEWALKS ALONG ACCESSIBLE ROUTES OF TRAVEL (1) ARE CONTINUOUSLY ACCESSIBLE, (2) HAVE MAXIMUM 1/2" CHANGES IN ELEVATION, (3) ARE MINIMUM 48" IN WIDTH, (4) HAVE A MAXIMUM 2% CROSS SLOPE, AND (5) WHERE NECESSARY TO CHANGE ELEVATION AT A SLOPE EXCEEDING 5% (I.E., 1:20) SHALL HAVE RAMPS COMPLYING WITH 2022 CBC, SECTION 11B-405 OR 11B-406 AS APPROPRIATE. (6) CIRCULATION PATHS CONTIGUOUS TO VEHICULAR TRAFFIC SHALL BE PHYSICALLY SEPARATED FROM VEHICULAR TRAFFIC. VEHICULAR TRAFFIC INCLUDES TRAVEL THROUGH PARKING FACILITIES, INTO AND OUT OF PARKING SPACES, INTO AND OUT OF ELECTRICAL VEHICLE CHARGING SPACES, AND ALONG ROADWAYS, DRIVEWAYS AND DRIVE AISLES. PHYSICAL SEPARATION SHALL BE PROVIDED WITH CIRCULATION PATHS RAISED 4" MINIMUM ABOVE THE AREA WHERE VEHICULAR TRAFFIC OCCURS

THE PROPOSED BUILDING WILL OCCUPY A NEW PARCEL THAT IS ANTICIPATED TO BE SUBDIVIDED BY THE DEVELOPER. THE ASSESSOR'S PARCEL NUMBER IS 224-04-004. CURRENTLY THE 1.11-ACRE PARCEL IS UNDEVELOPED AND LOCATED ON THE SOUTHEAST CORNER OF INTERSECTION OF S. MAIN STREET AND W. ATHERTON DRIVE. THE PROPOSED PROJECT INCLUDES CONSTRUCTION OF THE BUILDING, LANDSCAPING, TRASH ENCLOSURE, DRIVE THRU, AND ADJACENT PARKING AREA. THIS PROJECT WILL BE CONSTRUCTED AS AN INFILL PROJECT, WHILE A LARGER DEVELOPER WILL CONSTRUCT THE SURROUNDING COMMERCIAL CENTER. THE PROJECT WORK INCLUDES ALL ASSOCIATED DEMO, SITE AND ELECTRICAL SCOPES OF WORK.



CORE STATES



GROUP

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McDonald's USA, LLC

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CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR DEPTH OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN INFORMATION, RECORDS OF THE UNDERSIGNED COMPANIES, AND WHERE POSSIBLE, SURVEYMENTS TAKEN IN THE FIELD. CONTEC, STATE, INC. DOES NOT GUARANTEE THE LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO VERIFY 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
TITLE SHEET

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

SHEET NO.

C1

GENERAL DEMOLITION NOTES

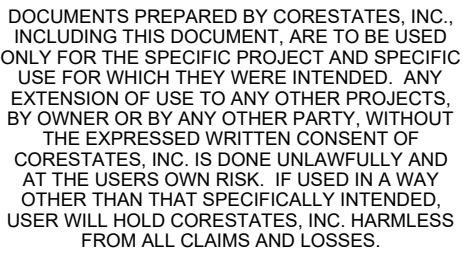
1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. 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

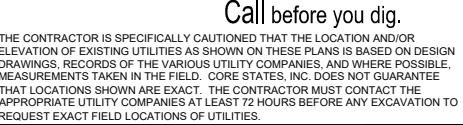
1. THE INFORMATION SHOWN ON THESE PLANS REGARDING THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES IS BASED UPON A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THE UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE ALL THAT EXIST. THE ENGINEER ASSUMES NO LIABILITY FOR ANY 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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MCDONALDS AT
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MANTECA, CA 95337
(004-5116)

ENGINEER SEAL

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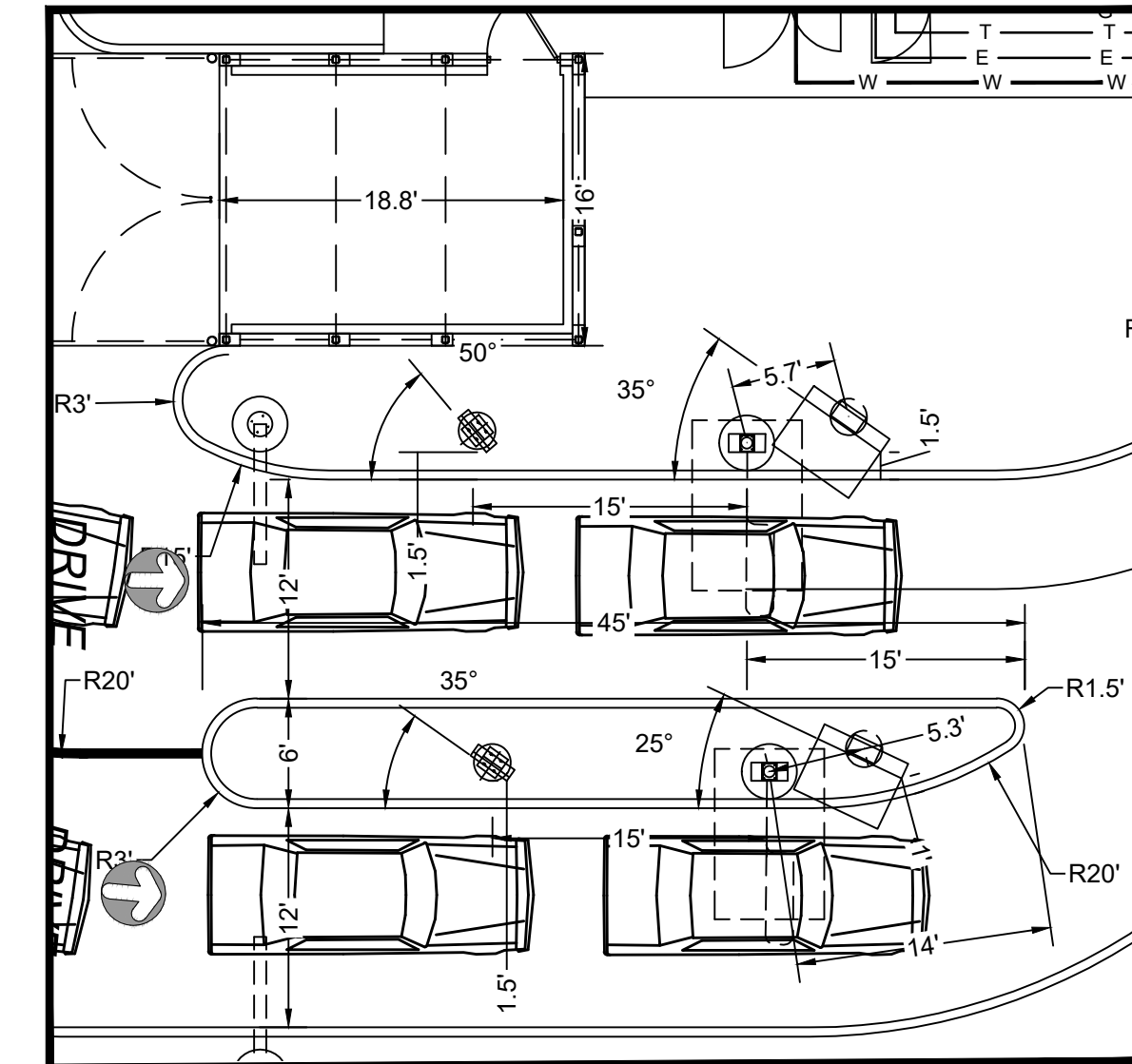
JOB #:	MCD.34062
DATE:	12/07/2023
SCALE:	N/A
DRAWN BY:	JW
CHECKED BY:	SR

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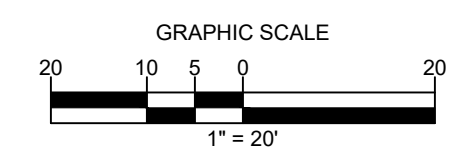
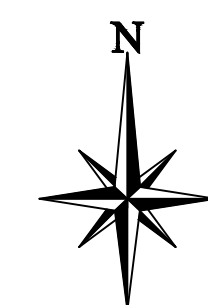
C2




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

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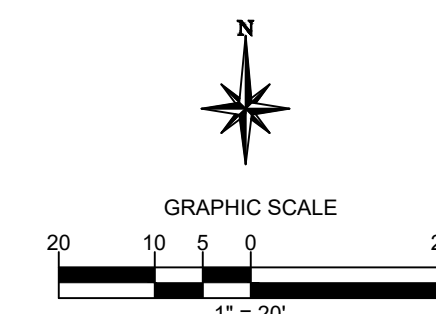
C3



1. 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.
2. ANY MODIFICATIONS OF OR CHANGES TO APPROVED GRADING PLANS MUST BE APPROVED BY THE BUILDING OFFICIAL.
3. 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-GRADING MEETING AND MUST NOTIFY THE BUILDING OFFICIAL AT LEAST TWO BUSINESS DAYS PRIOR TO PROPOSED PRE-GRADING MEETING.
4. 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.
5. 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:
 - a.a. THE COUNTY CORONER HAS BEEN INFORMED AND HAS DETERMINED THAT NO INVESTIGATION OF THE CAUSE OF DEATH IS REQUIRED, AND
 - a.b. 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.
6. 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.
7. 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.
8. 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.


EXISTING PROPERTY BOUNDARY LINE
 EXISTING ADJOINING PROPERTY LINE
 EXISTING UTILITY EASEMENT
 EXISTING 5' INTERVAL CONTOUR LINE
 EXISTING 1' INTERVAL CONTOUR LINE
 PROPOSED 5' INTERVAL CONTOUR LINE
 PROPOSED 1' INTERVAL CONTOUR LINE
 PROPOSED SPOT SHOTS
 PROPOSED STORM PIPE CALL OUT
 PROPOSED STORM STRUCTURES NAME
 EXISTING CURB AND GUTTER
 EXISTING EDGE OF PAVEMENT
 PROPOSED CURB AND GUTTER
 PROPOSED CURB
 PROPOSED BUILDING
 PROPOSED SIDEWALK
 PROPOSED CONCRETE
 PROPOSED RIPRAP
 PROPOSED WATER STRUCTURES

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



- | | |
|--|---------------------------------|
| | PROPOSED STORM STRUCTURES |
| | PROPOSED SANITARY STRUCTURES |
| | PROPOSED SITE LIGHTING FIXTURES |
| | EXISTING STORMWATER STRUCTURES |
| | EXISTING SANITARY STRUCTURES |
| | EXISTING WATER STRUCTURE |
| | EXISTING ELECTRIC STRUCTURE |
| | EXISTING GAS MAIN |
| | EXISTING WATER MAIN |
| | EXISTING UNDERGROUND ELECTRIC |
| | EXISTING TELEPHONE |
| | EXISTING OVERHEAD WIRES |
| | EXISTING SANITARY |
| | EXISTING STORM |
| | PROPOSED STORM PIPE |
| | PROPOSED WATER |
| | PROPOSED SANITARY |
| | PROPOSED SANITARY FOREMAIN |
| | PROPOSED DRAINAGE BASIN DIVIDE |

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

[illegible]

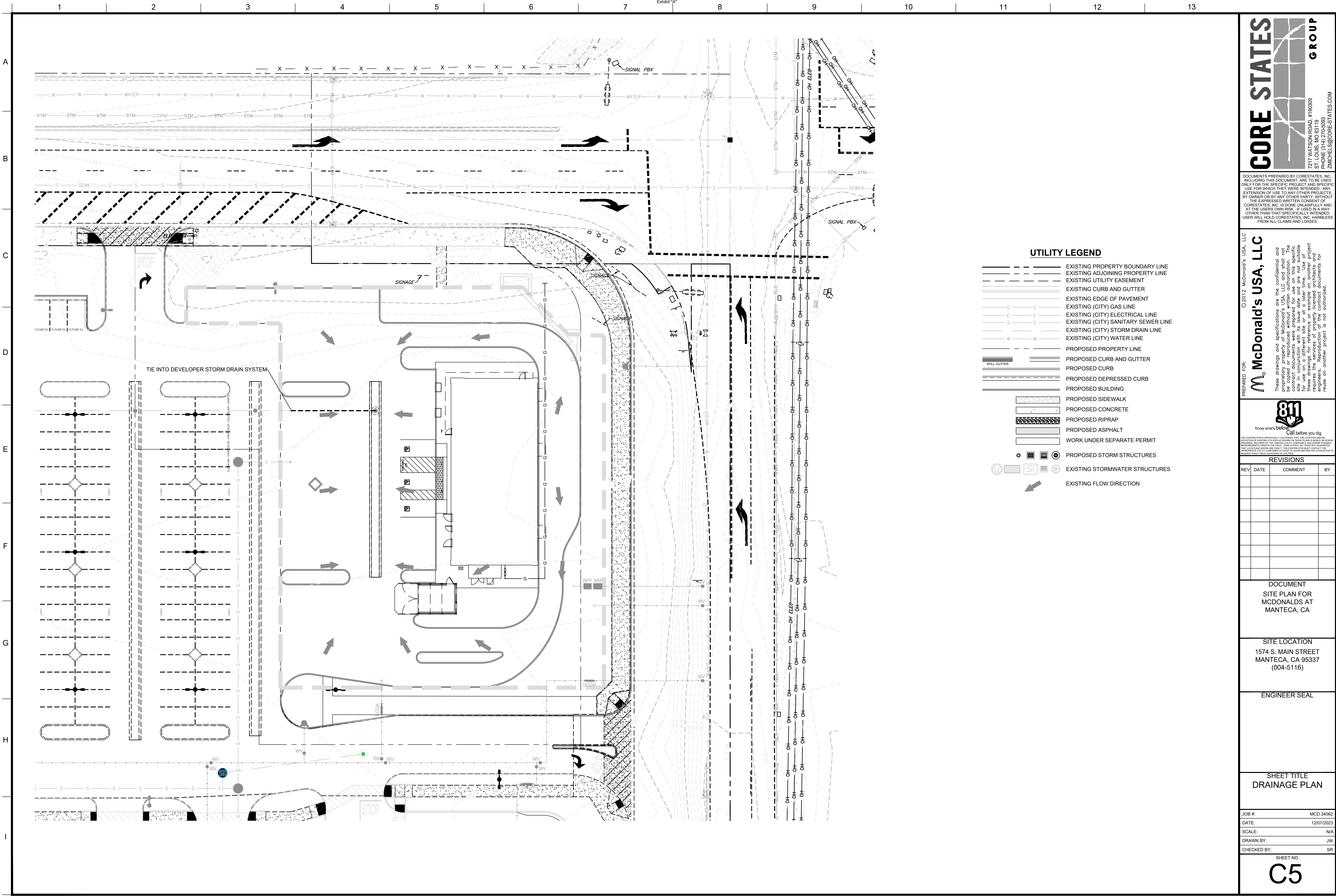
SITE LOCATION
1574 S. MAIN STREET
MANTECA, CA 95337
(004-5116)

2

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

SHEET NO.

C4



CORE STATES GROUP

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

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PREPARED FOR:
McDonald's USA, LLC

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811

Know what's below. Call before you dig.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR DEPTH OF EXISTING UTILITIES SHOWN ON THESE DRAWINGS ARE BASED ON RECORD DRAWINGS, FIELD SURVEY, AND/OR OTHER AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES.

REVISIONS			
REV	DATE	COMMENT	BY

DOCUMENT
SITE PLAN FOR
MCDONALDS AT
MANTECA, CA

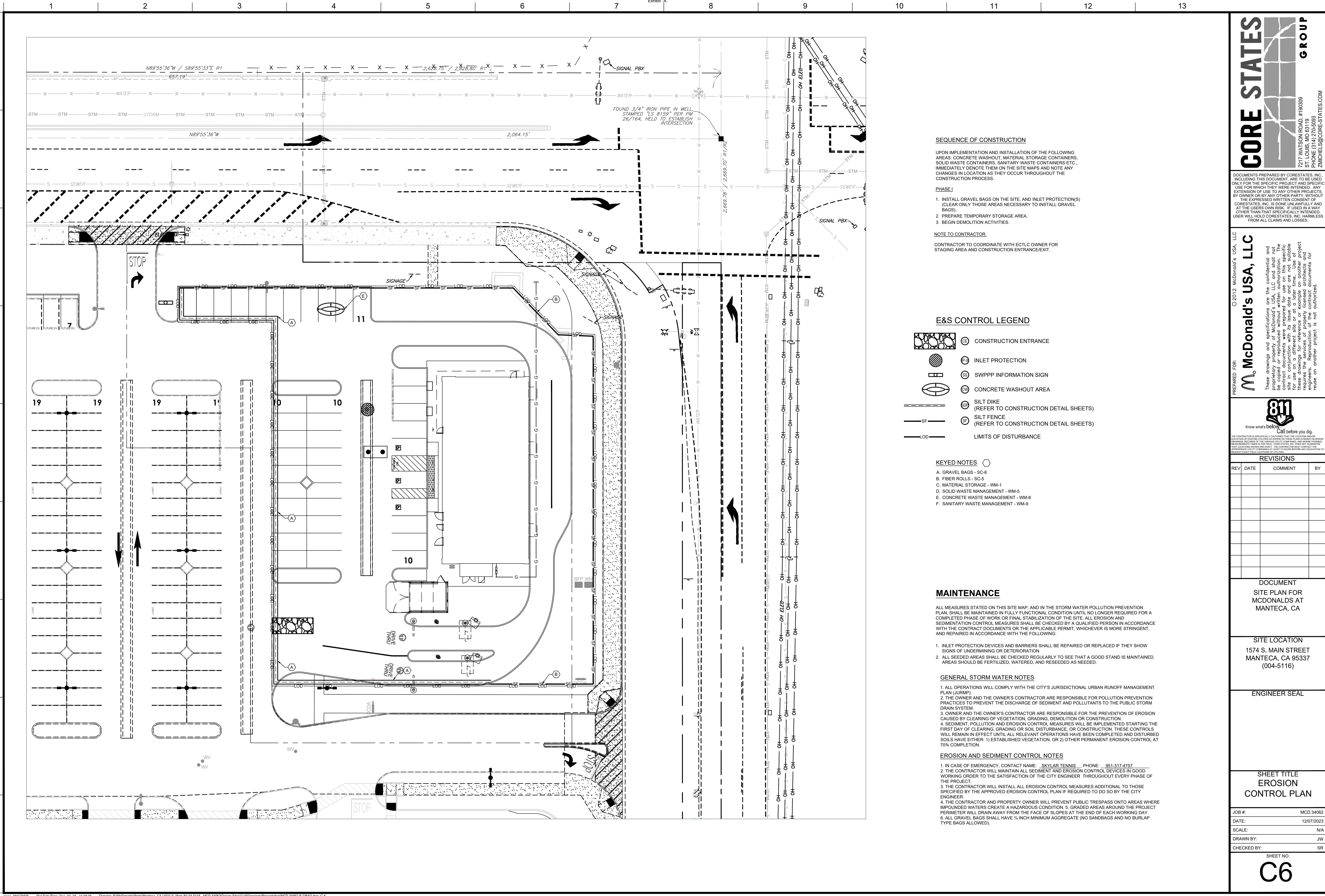
SITE LOCATION
1574 S. MAIN STREET
MANTECA, CA 95337
(004-5116)

ENGINEER SEAL

SHEET TITLE
DRAINAGE PLAN

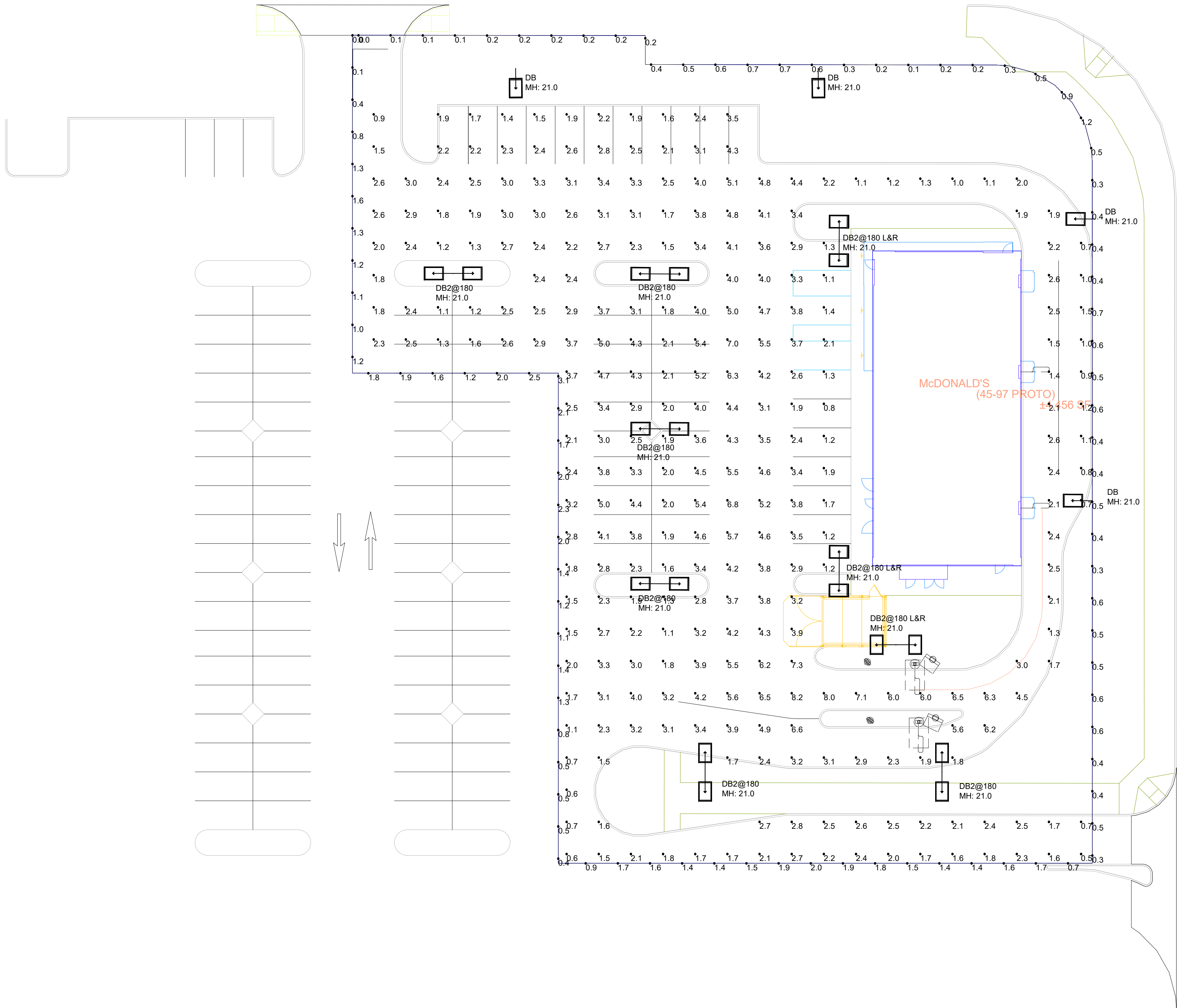
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DATE:	12/07/2023
SCALE:	N/A
DRAWN BY:	JW
CHECKED BY:	SR

SHEET NO.
C5



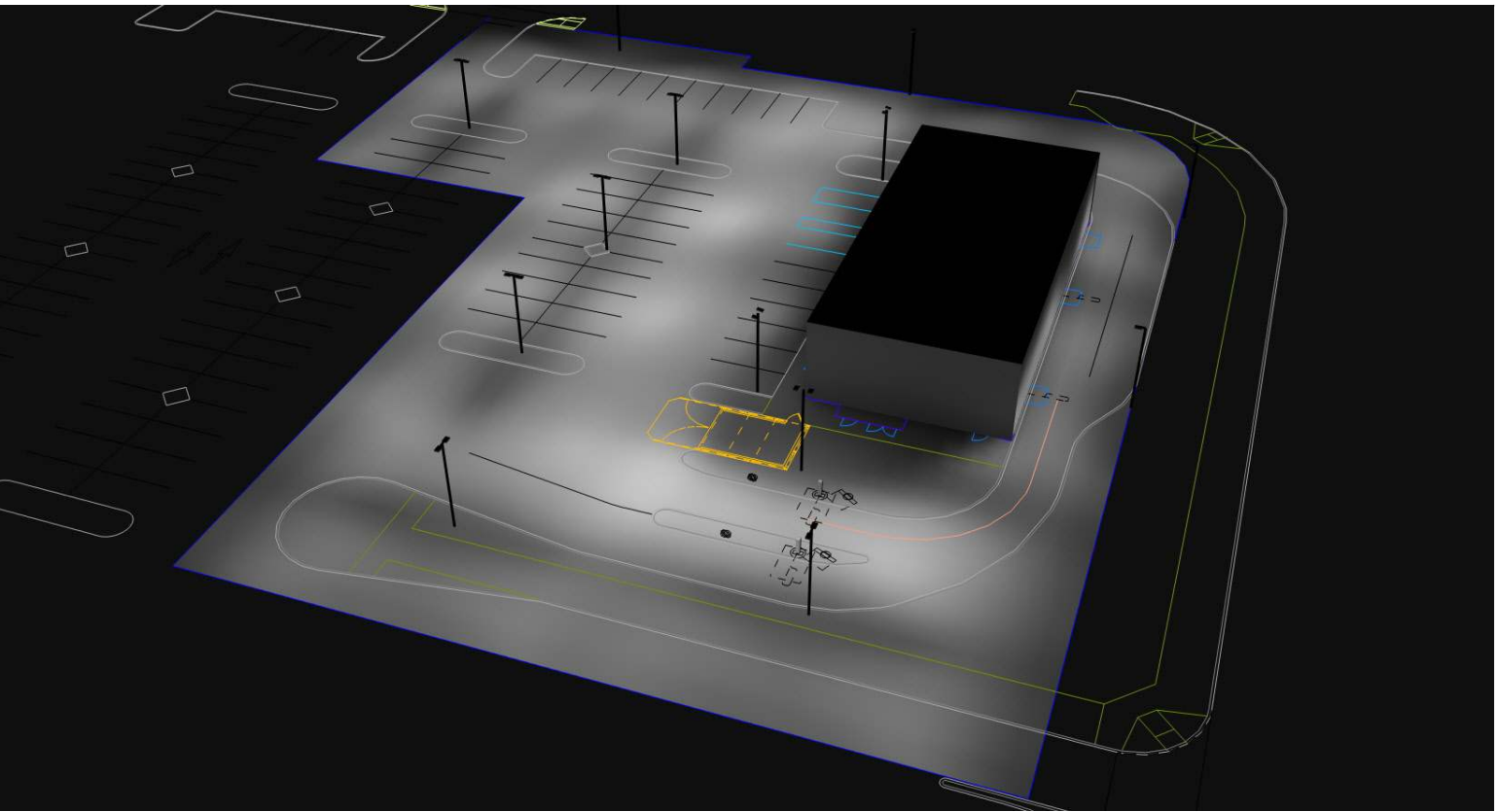
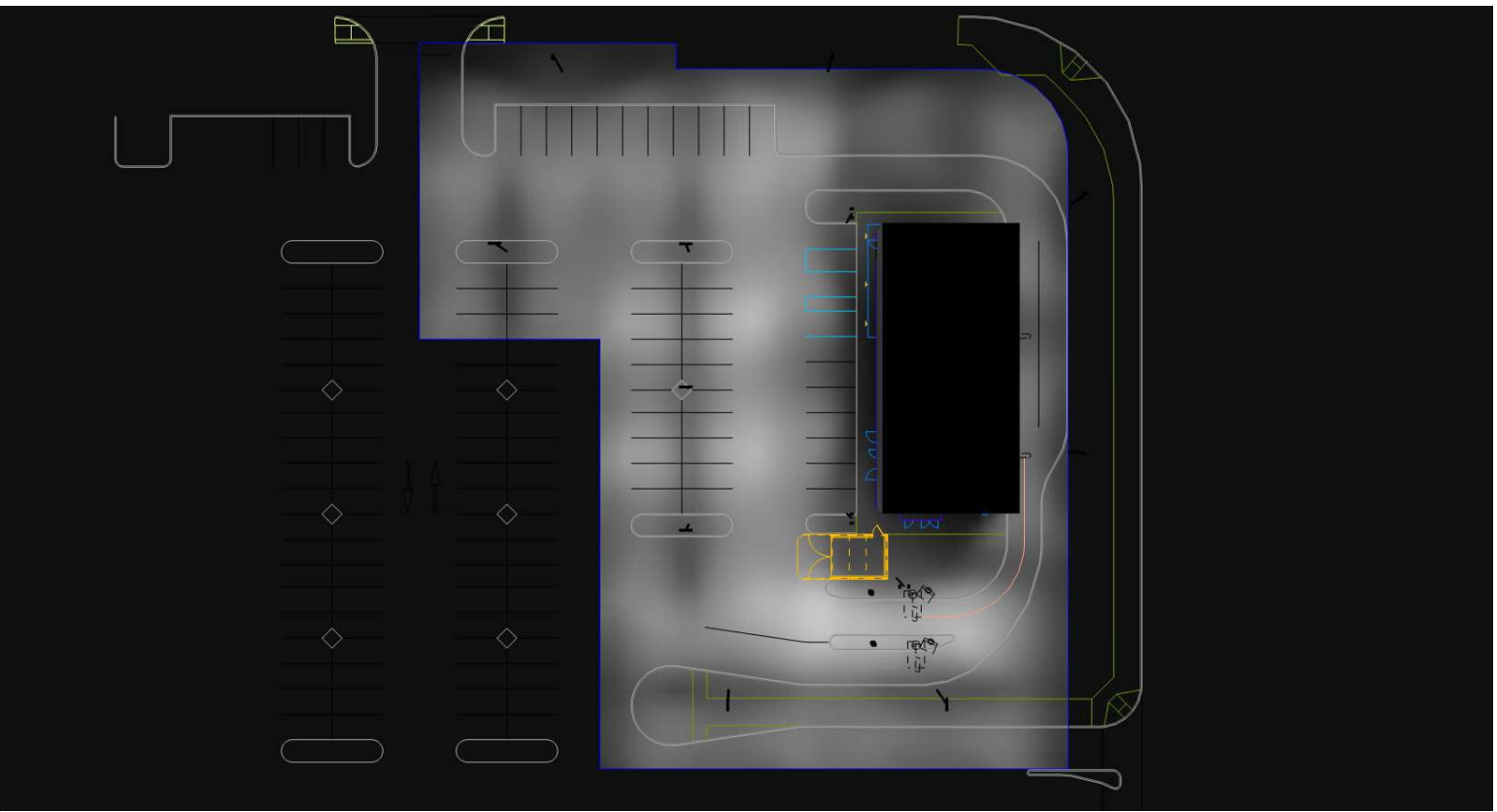
NOTES:

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	Pole Type
	6	DB2@180	Back-Back	0.900	RAR-1-160L-70-5K7-4W-BC	68.4	0.607	21	SES-18-40-1-TA-GL-xx (4")
	4	DB	Single	0.900	RAR-1-160L-70-5K7-4W-BC	68.4	0.607	21	SES-18-40-1-TA-GL-xx (4")
	3	DB2@180 L&R	Twin	0.900	RAR-1-160L-70-5K7-4W-BC	68.4			



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

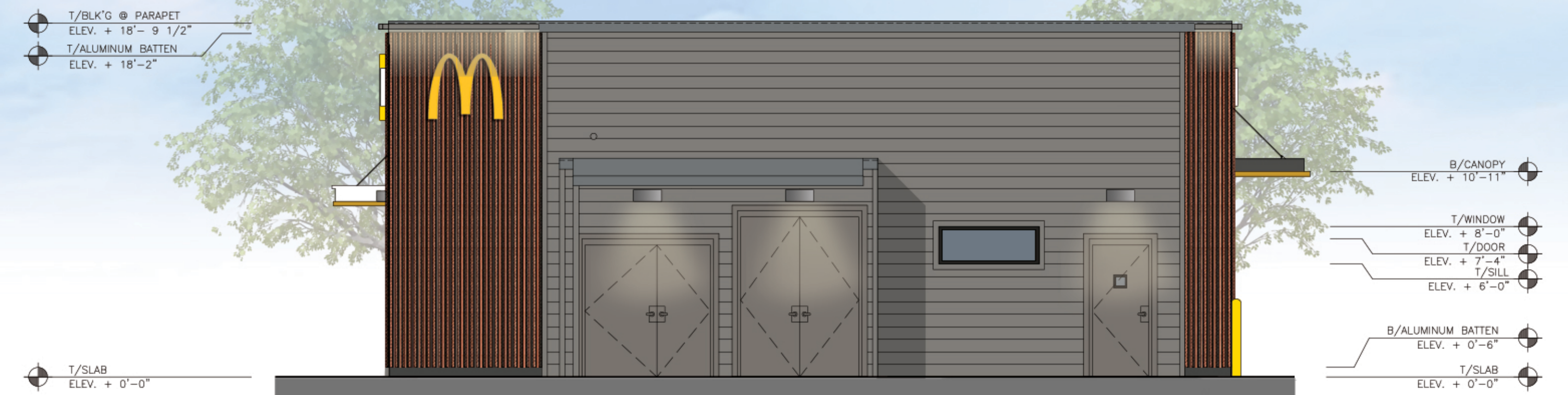
7/27/2023

DRAWING NUMBER

A231331A.AGI



Front Elevation



Rear Elevation



Non-Drive-Thru Side Elevation



Drive-Thru Side Elevation

Materials Legend

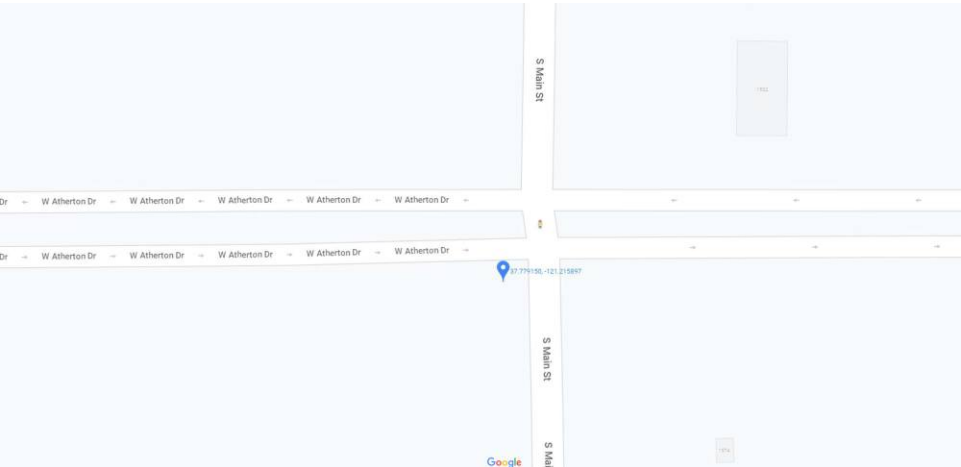
	Fiber Cement Lap Siding - Hardie-Board Plank "Aged Pewter"
	Alpolic Metal Panel "RAL 7022"
	Stucco "Iron Ore" by Sherwin Williams
	Aluminum Canopy (Prefinished Metal) "White"
	Aluminum Underscore (Prefinished) "Gold"
	Glazing (Windows & Storefront) 1" Insulated Clear Glass
	Battens (Aluminum) B+N Industries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



McDonald's

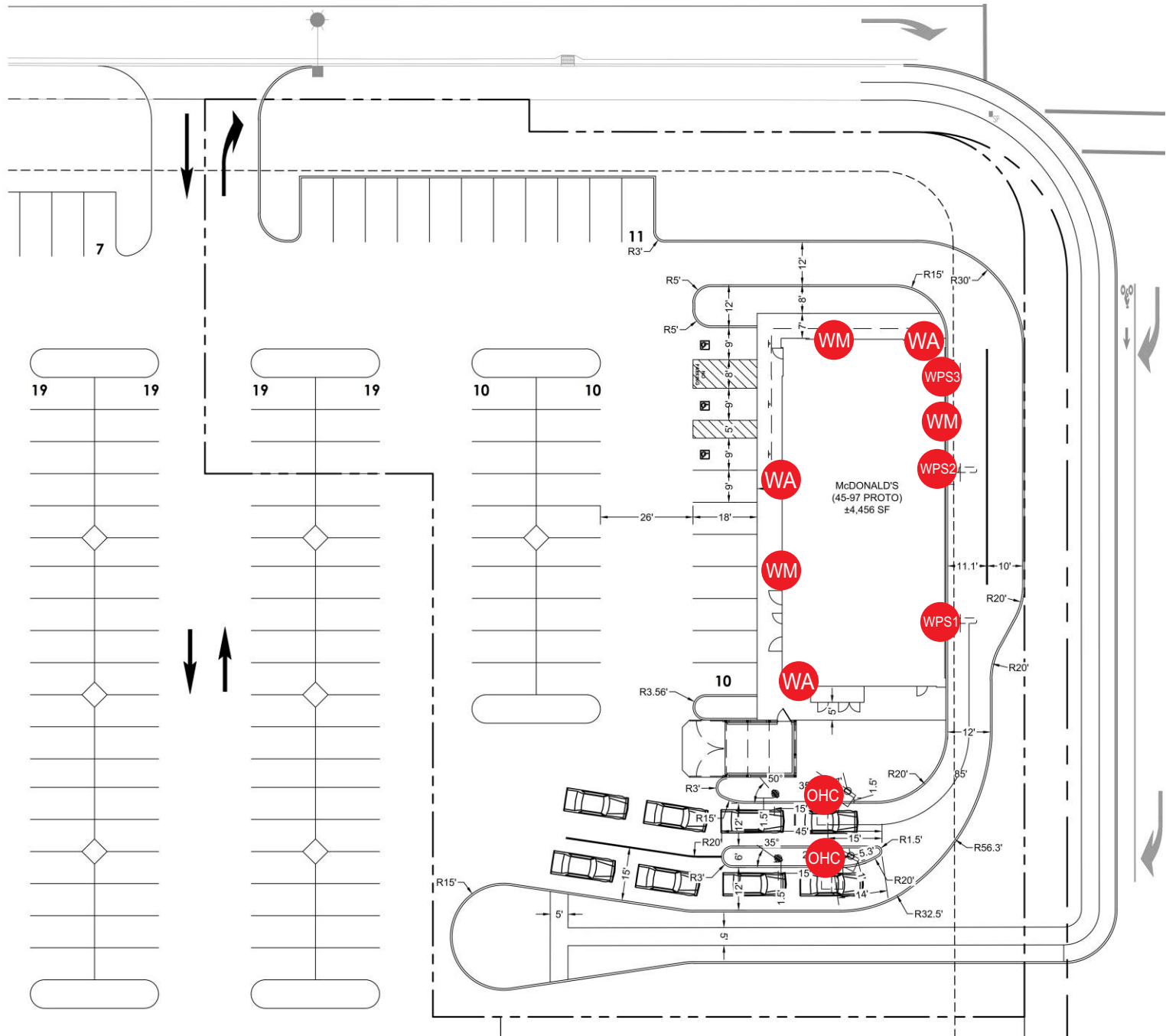
#40570 - SW CORNER MAIN ST & E ATHERTON DR - MANTECA, CA 95337

SIGN PROGRAM BOOK



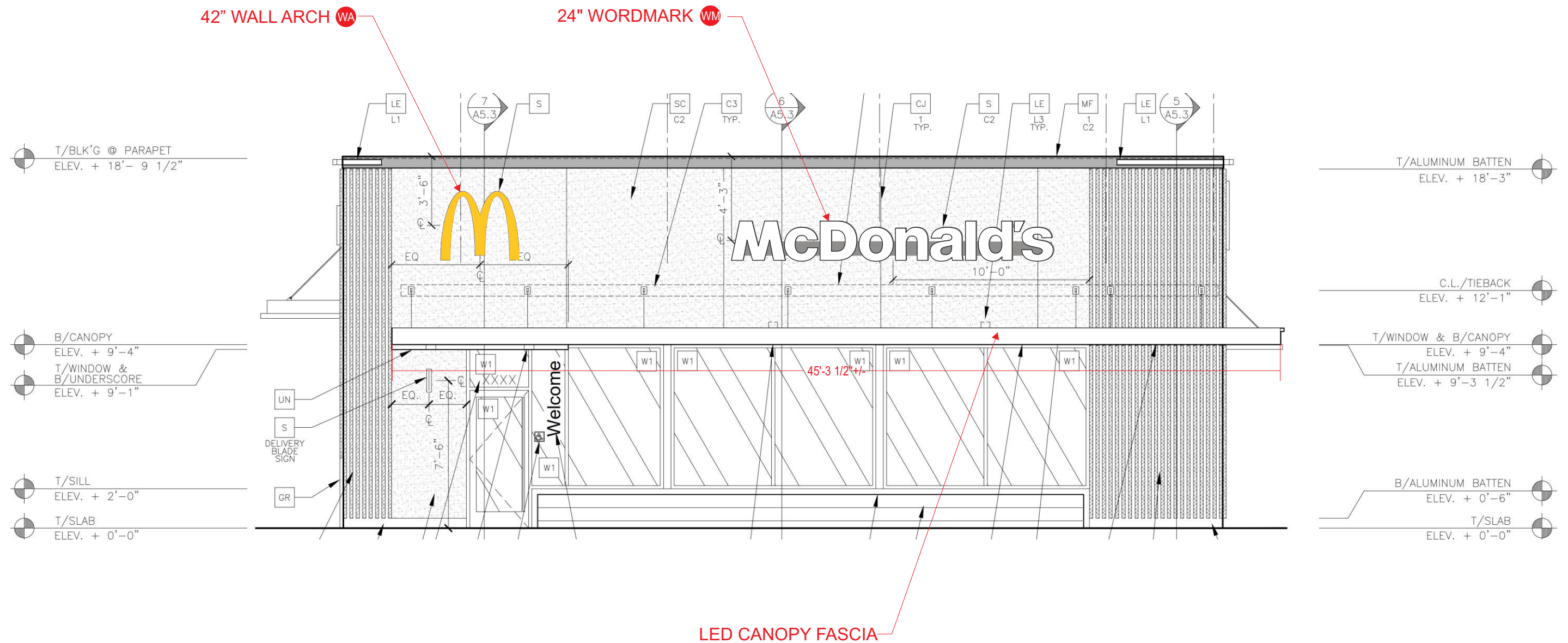
VICINITY MAP
NTS

<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			

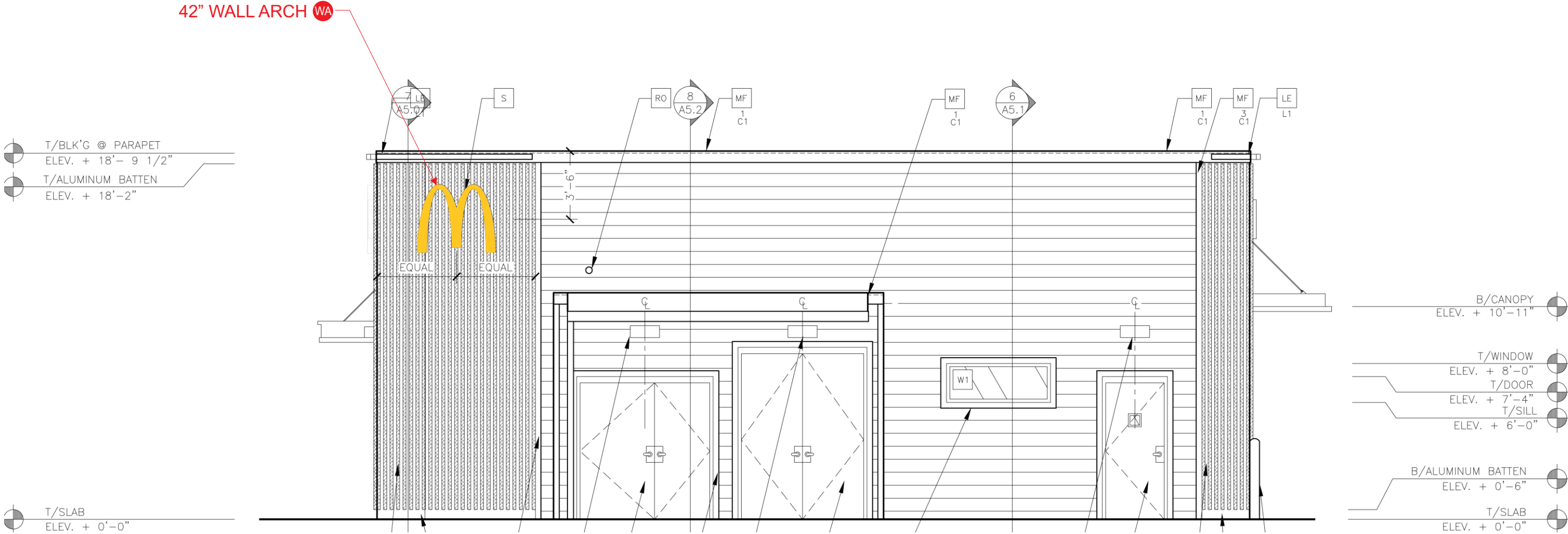


- OHC ORDER HERE CANOPY (QTY 2)
- WPS1 WINDOW POSITION SIGN 1
- WPS2 WINDOW POSITION SIGN 2
- WPS3 WINDOW POSITION SIGN 3
- WA WALL ARCH (QTY 3)
- WM 24" WORDMARK (QTY 3)

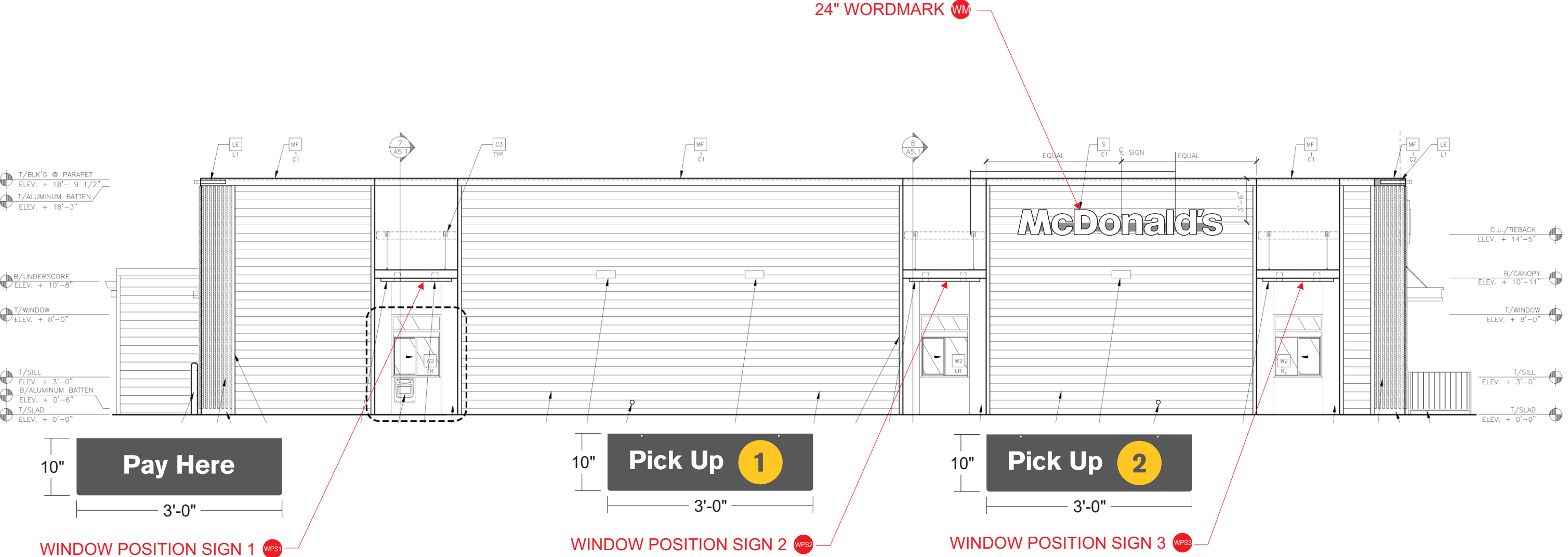
FRONT ELEVATION
SCALE: 3/16" = 1'-0"



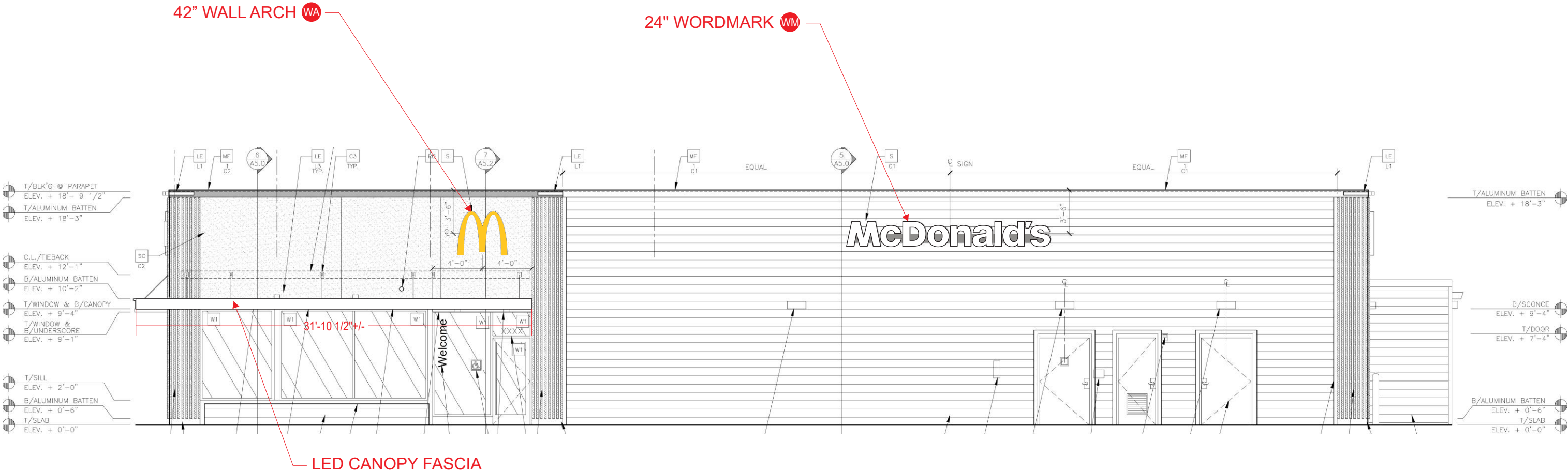
REAR ELEVATION
SCALE: 3/16" = 1'-0"

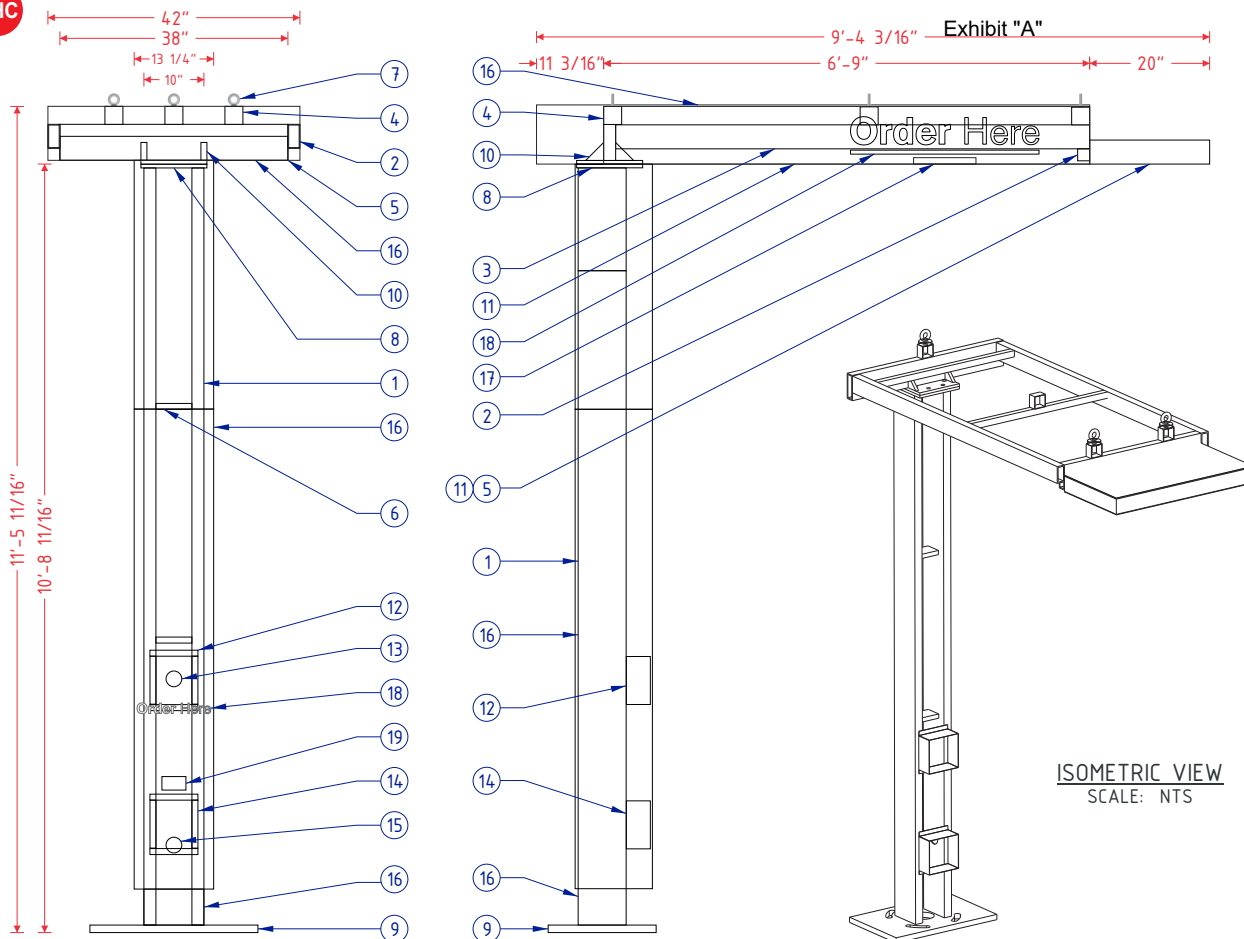


WEST (DRIVE-THRU) ELEVATION
SCALE: 1/8" = 1'-0"



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

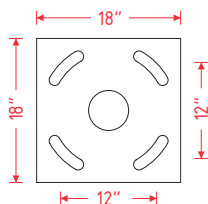


PLATE DETAIL

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

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

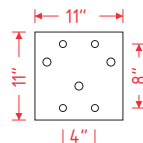


PLATE DETAIL

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

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

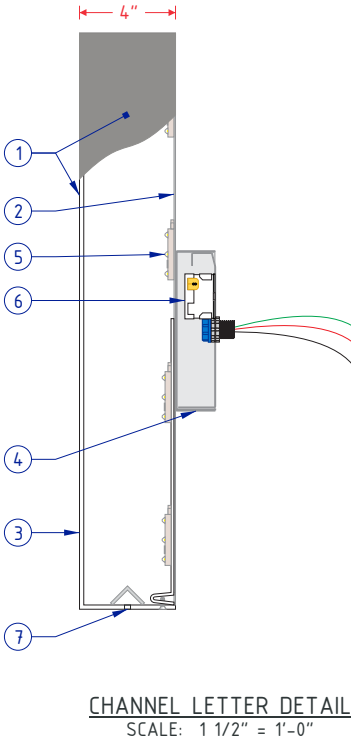
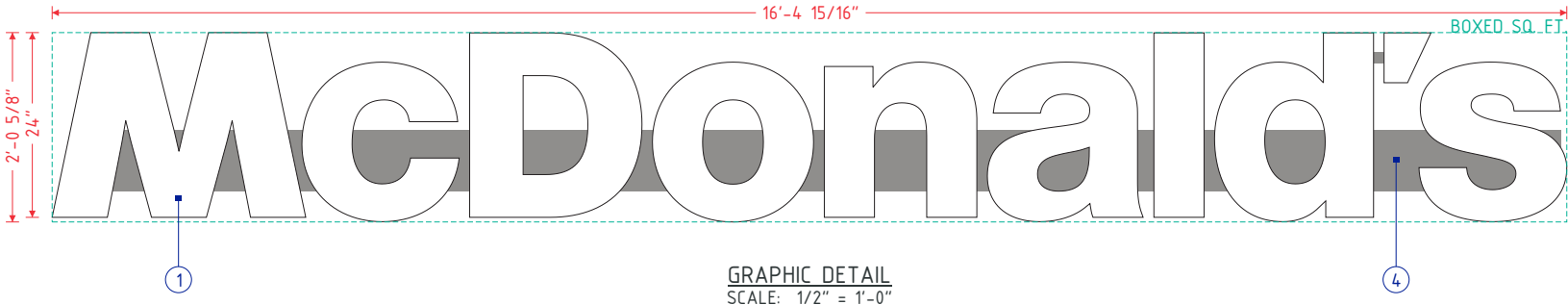
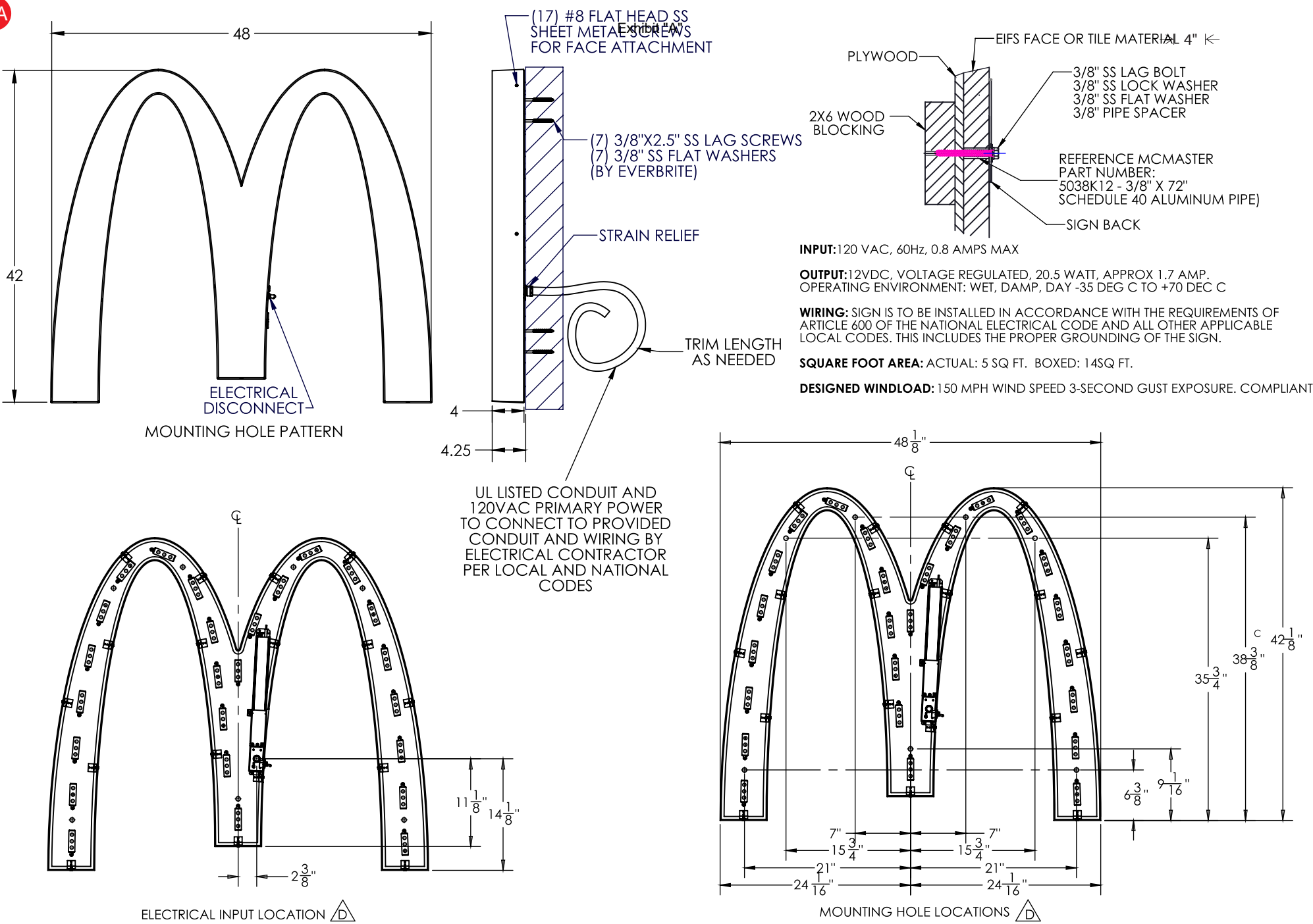


This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

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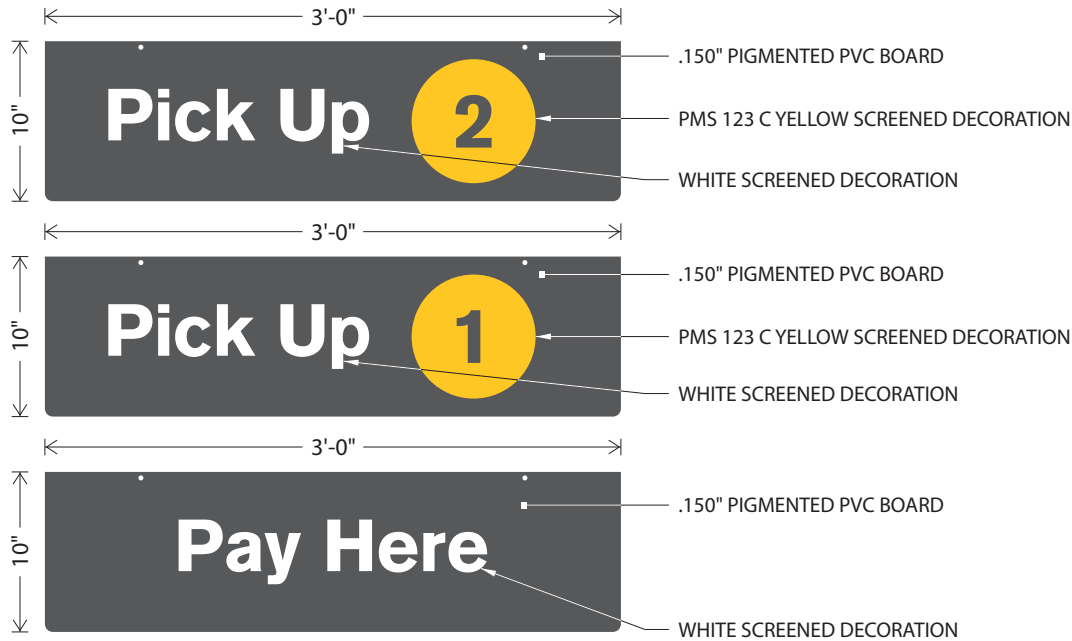
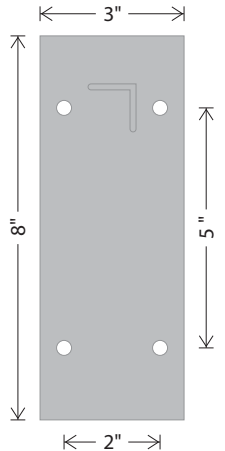
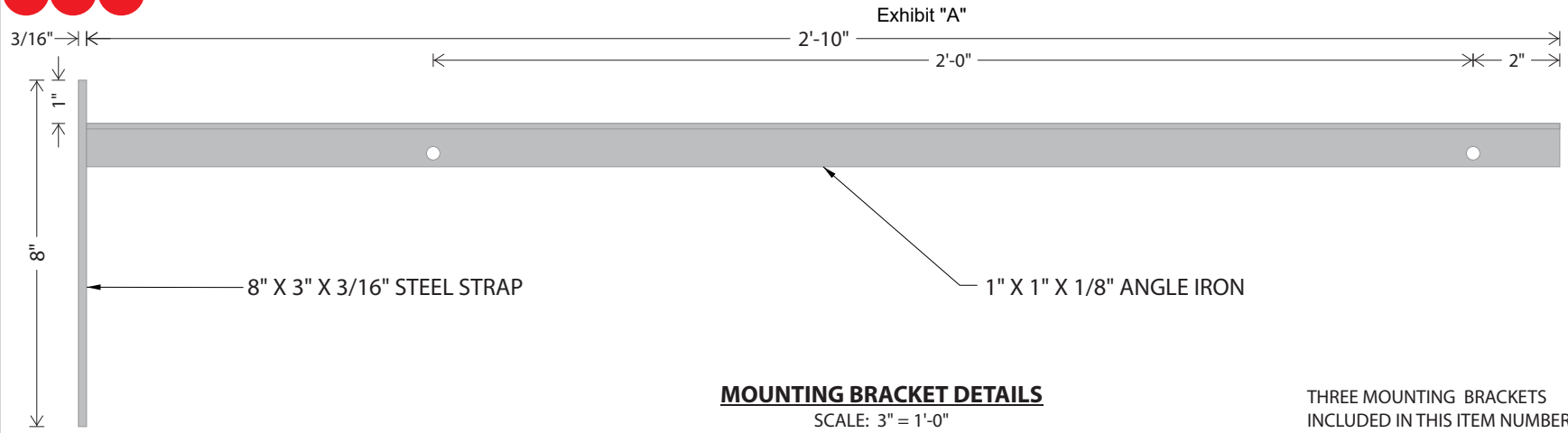
Customer Approval (Please Initial):

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.