

Location:	2500-2520 E. 12 th Street; APN 025 070701204 (See map on the reverse)
Proposal	To remodel the interior and exterior of an existing McDonald's Restaurant and expand the Drive-Through.
Applicant:	Drew Sanchez
Phone Number:	(650) 350-9471
Owner:	McDonald's Corporation
Case File Number:	PLN20086
Planning Permits Required	Major Conditional Use Permit for a Drive-Through Non-residential Facility
General Plan	Business Mix
Zoning	Commercial Industrial Mix - 2 Industrial (CIX-2) Zone
Environmental Determination	Exempt per CEQA Sections 15301: Existing Facilities, Section 15302: Replacement or Reconstruction, Section 15303: New Construction or Conversion of Small Structures, and Section 15183.3: Projects consistent with Community Plan, General Plan or Zoning
Historic Status:	Not a Potentially Designated Historic Property or Local Register Property; Oakland Cultural Heritage Survey Rating: F3
City Council District:	5
Status:	Pending
Actions to be Taken:	Receive public comments and Planning Commission comments. Planning Commission action based on staff report.
Staff Recommendation:	Approval subject to the attached Conditions
Finality of Decision:	Appealable to the City Council within 10 days.
For Further Information:	Contact project planner Gregory Qwan at (510) 238-2958 or gqwan@oaklandca.gov

SUMMARY

McDonald's operates an existing fast food restaurant at 2500-2520 E. 12th Street. The restaurant includes a parking lot and a drive-through. The applicant has submitted a request to expand the drive-through by adding an additional queuing lane at the rear of the property, and install landscaping and other vehicular improvements to enhance circulation on-site. In addition, the applicant is proposing interior and exterior renovations.

The Project requires a Major Conditional Use Permit (CUP) for expansion of a Drive-Through Non-Residential Facility with additional findings. Regular Design Review is not required for the remodel or façade changes in the Commercial Industrial Mix - 2 Industrial (CIX-2) Zone.

Staff recommends approval of the requested permits, subject to the Findings and Conditions of Approval included in this report (*Attachment A and B*).

PROPERTY AND SURROUNDING AREA DESCRIPTION

The Project site is a corner lot, located along E. 12th Street and 25th Avenue. There is an existing, one-story, 4,106 sq. ft. McDonald's restaurant with an indoor play area on the site with a parking lot containing 36 spaces as well as a drive-through circling the building along 25th Avenue.

The surrounding uses include the BART tracks in the middle of E. 12th Street, civic administrative offices and mini-storage across E. 12th Street to the south and west, retail and consumer service businesses to the northwest across 25th Avenue, multi-family residential to the rear of the site to northeast, and parking and auto services to the east.

PROJECT DESCRIPTION

The proposal is to expand the existing Drive-Through Non-Residential Facility from one to two queuing lanes, install landscaping and adjust the vehicle circulation on the site to include another drive aisle effectively separating the parking from the drive-through. These improvements will result in a parking reduction from 36 to 27 spaces (*Attachment C*).

The Project would also include an interior remodel and upgrades to the order counter area, dining area, bathrooms. In addition, the exterior façade would be altered to remove the existing canopies and parapets, and modernize the façade with new stucco, aluminum batten, metal canopies and fascia and lighting.

GENERAL PLAN ANALYSIS

Land Use and Transportation Element

The Project site is classified as *Business Mix* per the General Plan's Land Use and Transportation Element (LUTE). The intent of this classification is "to create, preserve and enhance areas of the City that are appropriate for a wide variety of business and related commercial and industrial establishments. This Project meets the LUTE's Industry and Commerce goal to "ensure that the Oakland community has access to a wide variety of goods and services, meeting daily and long-term needs," especially during the COVID pandemic and the need for social distancing. In addition, the Project conforms to the following LUTE objectives and policies:

Objective I/C3

Expand and retain Oakland's job base and economic strength.

Policy I/C1.2 Retaining Existing Business.

Existing businesses and jobs within Oakland which are consistent with the long-range objectives or this Plan should, whenever possible, be retained.

International Boulevard Transit-Oriented Development Plan

The Project site is in the International Boulevard Transit-Oriented Development (TOD) Plan area and the San Antonio sub-area but is not a catalyst area or opportunity site. One goal of this sub-area is to "improve industrial areas adjacent to International Boulevard", and "over time, promote the revitalization of industrial parcels between International Boulevard and East 12th Street. The improvements should focus on broadening allowed uses in limited areas, beautifying existing buildings, preserving existing jobs and promoting new development." The Project meets this goal by preserving existing jobs and making improvements to the site.

ZONING ANALYSIS

The Project site is in the CIX-2 Zone. The CIX-2 Zone is intended to "create, preserve, and enhance industrial areas that are appropriate for a wide variety of commercial and industrial establishments. Uses with greater off-site impacts may be permitted provided they meet specific performance standards and are buffered from

residential areas.”

Major Conditional Use Permit and Additional Findings

Pursuant to Planning Code Section 17.73.020, a CUP is required for a Drive-Through Non-Residential Facility. A Major CUP, and consideration by the Planning Commission, is required per Planning Code Section 17.134.020(A)(2)(b)(i).

Additional specific Findings are also required per Planning Code Section 17.103.100(A) to ensure a thorough review of Drive-Through Facilities above and beyond general CUP Findings. The Planning Code requires a review of these activities to ensure they do not weaken the concentration and continuity of retail frontages, adversely affect the retention or creation of a shopping frontage; or significantly affect traffic on the surrounding streets. The required Major CUP and additional Findings are in the Findings section of this report as part of staff’s evaluation.

Additional Criteria for Approval

In addition to the specific CUP findings pertaining to Drive-Through Facilities, the Planning Code includes two other criteria for Drive-Through Facilities.

Planning Code Section 17.103.100(B) requires that “a driveway serving as a vehicle stacking or queuing lane for a drive-through window in a Drive-Through Nonresidential Facility shall be separated from parking areas and shall not be the only entry or exit lane on the premises. Such facility shall be so situated that any vehicle overflow from it shall not spill onto public streets or the major circulation aisles of any parking lot. Such facility shall have durable, all-weather surface; shall have reasonable disposal of surface waters by grading and drainage; and shall be permanently maintained in good condition.”

The existing 130 foot queuing lane for the drive-through is located at the rear of the Project site. This area will be expanded into two lanes and separated from the parking lot by a new drive aisle and median. The drive-through is currently not the only exit/entrance onto the site. There already exists two entrance and exit areas. The purpose of the improvements is to improve circulation on-site to the drive-through area and within the parking lot. As such, the proposal will not result in overflow onto the street. The drive-through will be all-weather and will adhere to the City’s Erosion Control, Site Design and Source Control Measures related to hydrology and stormwater pollution control.

Planning Code Section 17.103.100(C) states that “each vehicle space comprising a stacking or queuing lane for a drive-through window drive-through window in a Drive-Through Nonresidential Facility shall be a minimum of ten (10) feet in width by twenty (20) feet in length. Such a stacking or queuing lane shall have a minimum capacity of eight (8) vehicles.”

The proposal will increase the drive-through queuing area from one to two lanes and will have approximately 15 vehicles approximately doubling the capacity of the drive-through. The width of the new lanes is 12 feet.

Other Requirements

The Planning Code requires one parking space for each 600 sq. ft. of floor area, or, for a 4,106 sq. ft. building, six spaces. As such, the reduction in parking spaces is not a Planning Code concern. Furthermore, Regular Design Review is not required in this Zone.

ENVIRONMENTAL DETERMINATION

The California Environmental Quality Act (CEQA) Guidelines categorically exempts specific types of projects from environmental review.

Section 15301 exempts minor alteration of existing private structures, involving negligible or no expansion of existing or former use. The proposal meets this exemption as the building footprint and the use as a fast-food restaurant is not changing. No changes to the number of drive-through windows is proposed. The expansion of the queuing area will only result in better traffic flow and circulation on-site, not an expansion of use.

Separate and independantly, Section 15302 exempts the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. In this instance the drive-through will be replaced in the same location, with the same purpose, and as noted above, substantially the same capacity.

Separate and independantly, Section 15303 exempts the construction and location of limited numbers of new, small facilities or structures. Again, a drive-through will be expanded to include a second queuing lane but maintain the same location and substantially the same capacity.

Finally, on another separate and independent basis, that CEQA Guidelines Section 15183.3 (Projects consistent with a Community Plan, General Plan or Zoning) is also applicable as noted in the *General Plan* and *Zoning* sections above.

KEY ISSUES AND IMPACTS

Staff has not identified any key issues or impacts with the Project. The purpose of the improvements is to update the building and improve traffic circulation on the site. The second lane and new drive aisle will reduce queuing or stacking problems and create a more inviting parking lot with the addition of more landscaping. It is not expected that there will be additional noise impacts from the second drive-through queuing lane for the multi-family building to the rear. These units are buffered by a 20' wall that exists on the property line. Further, staff included a Condition of Approval related to Operational Noise and compliance with the performance standards of Oakland Planning Code Section 17.120 and Oakland Municipal Code Chapter 8.18.

SUMMARY

Due to the proposal's ability to meet required findings, staff recommends approval of the Project, subject to Conditions of Approval, including a compliance review

RECOMMENDATIONS

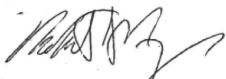
1. Affirm staff's environmental determination.
2. Approve the Major Conditional Use Permit subject to the attached Findings and Conditions.

Prepared by:



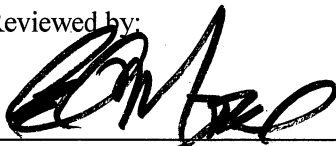
HEATHER KLEIN
Planner IV

Reviewed by:



ROBERT MERKAMP
Zoning Manager

Reviewed by:



EDWARD MANASSE
Deputy Director, Bureau of Planning

ATTACHMENTS:

- A. Findings
- B. Conditions
- C. Plans / Photographs
- D. Proof of public notification posting

ATTACHMENT A: FINDINGS FOR APPROVAL

This proposal meets the required findings under **General Conditional Use Permit Criteria (OMC Sec. 17.134.050)** and **Additional Use Permit Criteria for Drive-Through Nonresidential Facilities (OMC Sec. 17.103.100)** as set forth below. Required findings are shown in **bold type**; explanations as to why these findings can be made are in normal type.

General Conditional Use Permit Criteria (OMC Sec. 17.134.050)

A. That the location, size, design, and operating characteristics of the proposed development will be compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration to be given to harmony in scale, bulk, coverage, and density; to the availability of civic facilities and utilities; to harmful effect, if any, upon desirable neighborhood character; to the generation of traffic and the capacity of surrounding streets; and to any other relevant impact of the development.

The Project site is an existing McDonald's restaurant and the location, setting and size of the building is not being altered. This proposal is only for on-site circulation improvements including a new queueing lane for the drive-through area, new drive aisle and landscaping.

It is not expected that these improvements will affect the livability or appropriate development of the surrounding neighborhood as the second queueing lane is located toward the rear of the property in the same location as the current queueing area. An approximately 20' tall wall on the property line would shield any noise from the second queueing/ordering lane. In addition, staff has added a Condition of Approval related to operational noise and compliance with City Codes to the Project.

Furthermore, since the capacity of the restaurant to make food will not change, it is unlikely that the Project will result in increased traffic, and the purpose of the improvements is to enhance circulation.

B. That the location, design, and site planning of the proposed development will provide a convenient and functional living, working, shopping, or civic environment, and will be as attractive as the nature of the use and its location and setting warrant.

The proposal is to expand the drive-through to add a second queueing lane as well as other circulation upgrades. The improvements will occur at the rear of the property where the existing drive-through is located. The purpose of these improvements is to enhance traffic flow on-site, reduce queueing or stacking problems and create a more inviting parking lot with the addition of more landscaping. The result will be a more convenient business operation and attractive and improved patron experience than the current configuration.

C. That the proposed development will enhance the successful operation of the surrounding area in its basic community functions, or will provide an essential service to the community or region.

The proposal will enhance the successful operation of the surrounding area and provide an essential, expanded service to the community. The purpose of the improvements is to enhance traffic flow on-site. However, the Project will also ensure the continuation of an existing business during a time when businesses, and especially restaurants are struggling. The proposal also provides a safe, social distance option during COVID to receive food.

D. That the proposal conforms to all applicable design review criteria set forth in the design review procedure at Section 17.136.070.

CONDITIONS OF APPROVAL

This finding is not applicable. No Design Review is required in this Zone.

E. That the proposal conforms in all significant respects with the Oakland Comprehensive Plan and with any other applicable plan or development control map which has been adopted by the City Council.

The Project site is classified as *Business Mix* per the General Plan’s Land Use and Transportation Element (LUTE). The intent of this classification is “to create, preserve and enhance areas of the City that are appropriate for a wide variety of business and related commercial and industrial establishments. This Project meets the LUTE’s Industry and Commerce goal to “ensure that the Oakland community has access to a wide variety of goods and services, meeting daily and long-term needs.” In addition, the conforms to the following LUTE objectives and policies: The proposal conforms to this intent and to *Objective I/C3 and Policy I/C1.2* of the LUTE. The Project site is in the International Boulevard Transit-Oriented Development (TOD) Plan area and the San Antonio sub-area. The Project meets the subarea goals by preserving existing jobs and making improvements to the site.

Additional Use Permit Criteria for Drive-Through Non-residential Facilities (OMC 17.103.100)

1. That the proposed facility will not impair a generally continuous wall of building facades.

The Project site is located on the corner of E. 12th Street and 25th Avenue. The building footprint or floor area is not being altered as part of the proposal but sits approximately 15’ from the property line. Landscaping and the existing drive-through are located along the 25th Avenue frontage.

The building to the rear is a multi-family property, and there are only vehicular and service entrances on this side of 25th Avenue, closest to the Project site. Only a parking lot exists adjacent to the Project site on the other side on E. 12th.

In sum, the proposal to make site improvements at the rear of the site will not impair or effect a continuous wall of building facades.

2. That the proposed facility will not result in weakening the concentration and continuity of retail facilities at ground level, and will not impair the retention or creation of a shopping frontage.

As noted above, the Project site is a corner parcel and there are no retail or shopping facilities at ground level, directly adjacent to the site. The improvements are at the rear of the Project site. As such, the Project will not weaken or disrupt the continuity of retail or impair a shopping frontage.

3. That the proposed facility will not directly result in a significant reduction in the circulation level of service of adjacent streets.

As stated throughout the report, the purpose of the improvements is to improve circulation on the site and improve the patron experience. Since the capacity of the restaurant to make food will not change, it is unlikely that the Project will result in increased traffic on City streets.

CONDITIONS OF APPROVAL

The proposal is hereby approved subject to the following Conditions of Approval:

1. Approved Use

The project shall be constructed and operated in accordance with the authorized use as described in the approved application materials, and the approved plans submitted on August 20, 2020, as amended by the following conditions of approval and mitigation measures, if applicable (“Conditions of Approval” or “Conditions”).

2. Effective Date, Expiration, Extensions and Extinguishment

This Approval shall become effective immediately, unless the Approval is appealable, in which case the Approval shall become effective in ten (10) calendar days unless an appeal is filed. Unless a different termination date is prescribed, this Approval shall expire **two years** the Approval date, or from the date of the final decision in the event of an appeal, unless within such period a complete building permit application has been filed with the Bureau of Building and diligently pursued towards completion, or the authorized activities have commenced in the case of a permit not involving construction or alteration. Upon written request and payment of appropriate fees submitted no later than the expiration date of this Approval, the Director of City Planning or designee may grant a one-year extension of this date, with additional extensions subject to approval by the approving body. Expiration of any necessary building permit or other construction-related permit for this project may invalidate this Approval if said Approval has also expired. If litigation is filed challenging this Approval, or its implementation, then the time period stated above for obtaining necessary permits for construction or alteration and/or commencement of authorized activities is automatically extended for the duration of the litigation.

3. Compliance with Other Requirements

The project applicant shall comply with all other applicable federal, state, regional, and local laws/codes, requirements, regulations, and guidelines, including but not limited to those imposed by the City’s Bureau of Building, Fire Marshal, Department of Transportation, and Public Works Department. Compliance with other applicable requirements may require changes to the approved use and/or plans. These changes shall be processed in accordance with the procedures contained in Condition #4.

4. Minor and Major Changes

- a. Minor changes to the approved project, plans, Conditions, facilities, or use may be approved administratively by the Director of City Planning.
- b. Major changes to the approved project, plans, Conditions, facilities, or use shall be reviewed by the Director of City Planning to determine whether such changes require submittal and approval of a revision to the Approval by the original approving body or a new independent permit/approval. Major revisions shall be reviewed in accordance with the procedures required for the original permit/approval. A new independent permit/approval shall be reviewed in accordance with the procedures required for the new permit/approval.

5. Compliance with Conditions of Approval

- a. The project applicant and property owner, including successors, (collectively referred to hereafter as the “project applicant” or “applicant”) shall be responsible for compliance with all the Conditions of Approval and any recommendations contained in any submitted and approved

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technical report at his/her sole cost and expense, subject to review and approval by the City of Oakland.

- b. The City of Oakland reserves the right at any time during construction to require certification by a licensed professional at the project applicant's expense that the as-built project conforms to all applicable requirements, including but not limited to, approved maximum heights and minimum setbacks. Failure to construct the project in accordance with the Approval may result in remedial reconstruction, permit revocation, permit modification, stop work, permit suspension, or other corrective action.
- c. Violation of any term, Condition, or project description relating to the Approval is unlawful, prohibited, and a violation of the Oakland Municipal Code. The City of Oakland reserves the right to initiate civil and/or criminal enforcement and/or abatement proceedings, or after notice and public hearing, to revoke the Approval or alter these Conditions if it is found that there is violation of any of the Conditions or the provisions of the Planning Code or Municipal Code, or the project operates as or causes a public nuisance. This provision is not intended to, nor does it, limit in any manner whatsoever the ability of the City to take appropriate enforcement actions. The project applicant shall be responsible for paying fees in accordance with the City's Master Fee Schedule for inspections conducted by the City or a City-designated third-party to investigate alleged violations of the Approval or Conditions.

6. Signed Copy of the Approval/Conditions

A copy of the Approval letter and Conditions shall be signed by the project applicant, attached to each set of permit plans submitted to the appropriate City agency for the project, and made available for review at the project job site at all times.

7. Blight/Nuisances

The project site shall be kept in a blight/nuisance-free condition. Any existing blight or nuisance shall be abated within sixty (60) days of approval, unless an earlier date is specified elsewhere.

8. Indemnification

- a. To the maximum extent permitted by law, the project applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City of Oakland, the Oakland City Council, the Oakland Redevelopment Successor Agency, the Oakland City Planning Commission, and their respective agents, officers, employees, and volunteers (hereafter collectively called "City") from any liability, damages, claim, judgment, loss (direct or indirect), action, causes of action, or proceeding (including legal costs, attorneys' fees, expert witness or consultant fees, City Attorney or staff time, expenses or costs) (collectively called "Action") against the City to attack, set aside, void or annul this Approval or implementation of this Approval. The City may elect, in its sole discretion, to participate in the defense of said Action and the project applicant shall reimburse the City for its reasonable legal costs and attorneys' fees.
- b. Within ten (10) calendar days of the filing of any Action as specified in subsection (a) above, the project applicant shall execute a Joint Defense Letter of Agreement with the City, acceptable to the Office of the City Attorney, which memorializes the above obligations. These obligations and the Joint Defense Letter of Agreement shall survive termination, extinguishment, or invalidation of the Approval. Failure to timely execute the Letter of Agreement does not relieve the project applicant of any of the obligations contained in this Condition or other requirements or Conditions of Approval that may be imposed by the City.

9. Severability

The Approval would not have been granted but for the applicability and validity of each and every one of the specified Conditions, and if one or more of such Conditions is found to be invalid by a court of competent jurisdiction this Approval would not have been granted without requiring other valid Conditions consistent with achieving the same purpose and intent of such Approval.

10. Special Inspector/Inspections, Independent Technical Review, Project Coordination and Monitoring

The project applicant may be required to cover the full costs of independent third-party technical review and City monitoring and inspection, including without limitation, special inspector(s)/inspection(s) during times of extensive or specialized plan-check review or construction, and inspections of potential violations of the Conditions of Approval. The project applicant shall establish a deposit with Engineering Services and/or the Bureau of Building, if directed by the Director of Public Works, Building Official, Director of City Planning, Director of Transportation, or designee, prior to the issuance of a construction-related permit and on an ongoing as-needed basis.

11. Public Improvements

The project applicant shall obtain all necessary permits/approvals, such as encroachment permits, obstruction permits, curb/gutter/sidewalk permits, and public improvement (“p-job”) permits from the City for work in the public right-of-way, including but not limited to, streets, curbs, gutters, sidewalks, utilities, and fire hydrants. Prior to any work in the public right-of-way, the applicant shall submit plans for review and approval by the Bureau of Planning, the Bureau of Building, Engineering Services, Department of Transportation, and other City departments as required. Public improvements shall be designed and installed to the satisfaction of the City.

12. Trash and Blight Removal

Requirement: The project applicant and his/her successors shall maintain the property free of blight, as defined in chapter 8.24 of the Oakland Municipal Code. For nonresidential and multi-family residential projects, the project applicant shall install and maintain trash receptacles near public entryways as needed to provide sufficient capacity for building users.

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

13. Graffiti Control

Requirement:

- a. During construction and operation of the project, the project applicant shall incorporate best management practices reasonably related to the control of graffiti and/or the mitigation of the impacts of graffiti. Such best management practices may include, without limitation:
 - i. Installation and maintenance of landscaping to discourage defacement of and/or protect likely graffiti-attracting surfaces.
 - ii. Installation and maintenance of lighting to protect likely graffiti-attracting surfaces.
 - iii. Use of paint with anti-graffiti coating.
 - iv. Incorporation of architectural or design elements or features to discourage graffiti defacement in accordance with the principles of Crime Prevention Through Environmental Design (CPTED).

- v. Other practices approved by the City to deter, protect, or reduce the potential for graffiti defacement.
- b. The project applicant shall remove graffiti by appropriate means within seventy-two (72) hours. Appropriate means include the following:
 - i. Removal through scrubbing, washing, sanding, and/or scraping (or similar method) without damaging the surface and without discharging wash water or cleaning detergents into the City storm drain system.
 - ii. Covering with new paint to match the color of the surrounding surface.
 - iii. Replacing with new surfacing (with City permits if required).

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

14. Lighting

Requirement: Proposed new exterior lighting fixtures shall be adequately shielded to a point below the light bulb and reflector to prevent unnecessary glare onto adjacent properties.

When Required: Prior to building permit final

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

15. Dust Controls – Construction Related

Requirement: The project applicant shall implement all of the following applicable dust control measures during construction of the project:

- a. Water all exposed surfaces of active construction areas at least twice daily. Watering should be sufficient to prevent airborne dust from leaving the site. Increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour. Reclaimed water should be used whenever feasible.
- b. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard (i.e., the minimum required space between the top of the load and the top of the trailer).
- c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- d. Limit vehicle speeds on unpaved roads to 15 miles per hour.
- e. All demolition activities (if any) shall be suspended when average wind speeds exceed 20 mph.
- f. All trucks and equipment, including tires, shall be washed off prior to leaving the site.
- g. Site accesses to a distance of 100 feet from the paved road shall be treated with a 6 to 12 inch compacted layer of wood chips, mulch, or gravel.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

16. Criteria Air Pollutant Controls - Construction Related

Requirement: The project applicant shall implement all of the following applicable basic control measures for criteria air pollutants during construction of the project as applicable:

- a. Idling times on all diesel-fueled commercial vehicles over 10,000 lbs. shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to two

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- minutes (as required by the California airborne toxics control measure Title 13, Section 2485, of the California Code of Regulations). Clear signage to this effect shall be provided for construction workers at all access points.
- b. Idling times on all diesel-fueled off-road vehicles over 25 horsepower shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to two minutes and fleet operators must develop a written policy as required by Title 23, Section 2449, of the California Code of Regulations (“California Air Resources Board Off-Road Diesel Regulations”).
 - c. All construction equipment shall be maintained and properly tuned in accordance with the manufacturer’s specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation. Equipment check documentation should be kept at the construction site and be available for review by the City and the Bay Area Air Quality District as needed.
 - d. Portable equipment shall be powered by grid electricity if available. If electricity is not available, propane or natural gas generators shall be used if feasible. Diesel engines shall only be used if grid electricity is not available and propane or natural gas generators cannot meet the electrical demand.
 - e. Low VOC (i.e., ROG) coatings shall be used that comply with BAAQMD Regulation 8, Rule 3: Architectural Coatings.
 - f. All equipment to be used on the construction site shall comply with the requirements of Title 13, Section 2449, of the California Code of Regulations (“California Air Resources Board Off-Road Diesel Regulations”) and upon request by the City (and the Air District if specifically requested), the project applicant shall provide written documentation that fleet requirements have been met.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

17. Asbestos in Structures

Requirement: The project applicant shall comply with all applicable laws and regulations regarding demolition and renovation of Asbestos Containing Materials (ACM), including but not limited to California Code of Regulations, Title 8; California Business and Professions Code, Division 3; California Health and Safety Code sections 25915-25919.7; and Bay Area Air Quality Management District, Regulation 11, Rule 2, as may be amended. Evidence of compliance shall be submitted to the City upon request.

When Required: Prior to approval of construction-related permit

Initial Approval: Applicable regulatory agency with jurisdiction

Monitoring/Inspection: Applicable regulatory agency with jurisdiction

18. Construction-Related Permit(s)

Requirement: The project applicant shall obtain all required construction-related permits/approvals from the City. The project shall comply with all standards, requirements and conditions contained in construction-related codes, including but not limited to the Oakland Building Code and the Oakland Grading Regulations, to ensure structural integrity and safe construction.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

19. Hazardous Materials Related to Construction

Requirement: The project applicant shall ensure that Best Management Practices (BMPs) are implemented by the contractor during construction to minimize potential negative effects on groundwater, soils, and human health. These shall include, at a minimum, the following:

- a. Follow manufacture’s recommendations for use, storage, and disposal of chemical products used in construction;
- b. Avoid overtopping construction equipment fuel gas tanks;
- c. During routine maintenance of construction equipment, properly contain and remove grease and oils;
- d. Properly dispose of discarded containers of fuels and other chemicals;
- e. Implement lead-safe work practices and comply with all local, regional, state, and federal requirements concerning lead (for more information refer to the Alameda County Lead Poisoning Prevention Program); and
- f. If soil, groundwater, or other environmental medium with suspected contamination is encountered unexpectedly during construction activities (e.g., identified by odor or visual staining, or if any underground storage tanks, abandoned drums or other hazardous materials or wastes are encountered), the project applicant shall cease work in the vicinity of the suspect material, the area shall be secured as necessary, and the applicant shall take all appropriate measures to protect human health and the environment. Appropriate measures shall include notifying the City and applicable regulatory agency(ies) and implementation of the actions described in the City’s Standard Conditions of Approval, as necessary, to identify the nature and extent of contamination. Work shall not resume in the area(s) affected until the measures have been implemented under the oversight of the City or regulatory agency, as appropriate.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

20. Erosion and Sedimentation Control Measures for Construction

Requirement: The project applicant shall implement Best Management Practices (BMPs) to reduce erosion, sedimentation, and water quality impacts during construction to the maximum extent practicable. At a minimum, the project applicant shall provide filter materials deemed acceptable to the City at nearby catch basins to prevent any debris and dirt from flowing into the City’s storm drain system and creeks.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

21. Site Design Measures to Reduce Stormwater Runoff

Requirement: Pursuant to Provision C.3 of the Municipal Regional Stormwater Permit issued under the National Pollutant Discharge Elimination System (NPDES), the project applicant is encouraged to incorporate appropriate site design measures into the project to reduce the amount of stormwater runoff. These measures may include, but are not limited to, the following:

- a. Minimize impervious surfaces, especially directly connected impervious surfaces and surface parking areas;

- b. Utilize permeable paving in place of impervious paving where appropriate;
- c. Cluster structures;
- d. Direct roof runoff to vegetated areas;
- e. Preserve quality open space; and
- f. Establish vegetated buffer areas.

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: N/A

22. Source Control Measures to Limit Stormwater Pollution

Requirement: Pursuant to Provision C.3 of the Municipal Regional Stormwater Permit issued under the National Pollutant Discharge Elimination System (NPDES), the project applicant is encouraged to incorporate appropriate source control measures to limit pollution in stormwater runoff. These measures may include, but are not limited to, the following:

- a. Stencil storm drain inlets “No Dumping – Drains to Bay;”
- b. Minimize the use of pesticides and fertilizers;
- c. Cover outdoor material storage areas, loading docks, repair/maintenance bays and fueling areas;
- d. Cover trash, food waste, and compactor enclosures; and
- e. Plumb the following discharges to the sanitary sewer system, subject to City approval:
- f. Discharges from indoor floor mats, equipment, hood filter, wash racks, and, covered outdoor wash racks for restaurants;
- g. Dumpster drips from covered trash, food waste, and compactor enclosures;
- h. Discharges from outdoor covered wash areas for vehicles, equipment, and accessories;
- i. Swimming pool water, if discharge to on-site vegetated areas is not feasible; and
- j. Fire sprinkler test water, if discharge to on-site vegetated areas is not feasible.

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: N/A

23. Construction Days/Hours

Requirement: The project applicant shall comply with the following restrictions concerning construction days and hours:

- a. Construction activities are limited to between 7:00 a.m. and 7:00 p.m. Monday through Friday, except that pier drilling and/or other extreme noise generating activities greater than 90 dBA shall be limited to between 8:00 a.m. and 4:00 p.m.
- b. Construction activities are limited to between 9:00 a.m. and 5:00 p.m. on Saturday. In residential zones and within 300 feet of a residential zone, construction activities are allowed from 9:00 a.m. to 5:00 p.m. only within the interior of the building with the doors and windows closed. No pier drilling or other extreme noise generating activities greater than 90 dBA are allowed on Saturday.
- c. No construction is allowed on Sunday or federal holidays.

Construction activities include, but are not limited to, truck idling, moving equipment (including trucks, elevators, etc.) or materials, deliveries, and construction meetings held on-site in a non-enclosed area.

Any construction activity proposed outside of the above days and hours for special activities (such as concrete pouring which may require more continuous amounts of time) shall be evaluated on a case-by-case basis by the City, with criteria including the urgency/emergency nature of the work, the proximity of residential or other sensitive uses, and a consideration of nearby residents’/occupants’

CONDITIONS OF APPROVAL

preferences. The project applicant shall notify property owners and occupants located within 300 feet at least 14 calendar days prior to construction activity proposed outside of the above days/hours. When submitting a request to the City to allow construction activity outside of the above days/hours, the project applicant shall submit information concerning the type and duration of proposed construction activity and the draft public notice for City review and approval prior to distribution of the public notice.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

24. Construction Noise

Requirement: The project applicant shall implement noise reduction measures to reduce noise impacts due to construction. Noise reduction measures include, but are not limited to, the following:

- a. Equipment and trucks used for project construction shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically-attenuating shields or shrouds) wherever feasible.
- b. Except as provided herein, impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for project construction shall be hydraulically or electrically powered to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used; this muffler can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves shall be used, if such jackets are commercially available, and this could achieve a reduction of 5 dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever such procedures are available and consistent with construction procedures.
- c. Applicant shall use temporary power poles instead of generators where feasible.
- d. Stationary noise sources shall be located as far from adjacent properties as possible, and they shall be muffled and enclosed within temporary sheds, incorporate insulation barriers, or use other measures as determined by the City to provide equivalent noise reduction.
- e. The noisiest phases of construction shall be limited to less than 10 days at a time. Exceptions may be allowed if the City determines an extension is necessary and all available noise reduction controls are implemented.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

25. Extreme Noise

a. Construction Noise Management Plan Required

Requirement: Prior to any extreme noise generating construction activities (e.g., pier drilling, pile driving and other activities generating greater than 90dBA), the project applicant shall submit a Construction Noise Management Plan prepared by a qualified acoustical consultant for City review and approval that contains a set of site-specific noise attenuation measures to further reduce construction impacts associated with extreme noise generating activities. The project applicant shall implement the approved Plan during construction. Potential attenuation measures include, but are not limited to, the following:

- i. Erect temporary plywood noise barriers around the construction site, particularly along on sites adjacent to residential buildings;

- ii. Implement “quiet” pile driving technology (such as pre-drilling of piles, the use of more than one pile driver to shorten the total pile driving duration), where feasible, in consideration of geotechnical and structural requirements and conditions;
- iii. Utilize noise control blankets on the building structure as the building is erected to reduce noise emission from the site;
- iv. Evaluate the feasibility of noise control at the receivers by temporarily improving the noise reduction capability of adjacent buildings by the use of sound blankets for example and implement such measure if such measures are feasible and would noticeably reduce noise impacts; and
- v. Monitor the effectiveness of noise attenuation measures by taking noise measurements.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

b. Public Notification Required

Requirement: The project applicant shall notify property owners and occupants located within 300 feet of the construction activities at least 14 calendar days prior to commencing extreme noise generating activities. Prior to providing the notice, the project applicant shall submit to the City for review and approval the proposed type and duration of extreme noise generating activities and the proposed public notice. The public notice shall provide the estimated start and end dates of the extreme noise generating activities and describe noise attenuation measures to be implemented.

When Required: During construction

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

26. Operational Noise

Requirement: Noise levels from the project site after completion of the project (i.e., during project operation) shall comply with the performance standards of chapter 17.120 of the Oakland Planning Code and chapter 8.18 of the Oakland Municipal Code. If noise levels exceed these standards, the activity causing the noise shall be abated until appropriate noise reduction measures have been installed and compliance verified by the City.

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

27. Construction Activity in the Public Right-of-Way

a. Obstruction Permit Required

Requirement: The project applicant shall obtain an obstruction permit from the City prior to placing any temporary construction-related obstruction in the public right-of-way, including City streets, sidewalks, bicycle facilities, and bus stops.

When Required: Prior to approval of construction-related permit

Initial Approval: Department of Transportation

Monitoring/Inspection: Department of Transportation

b. Traffic Control Plan Required

Requirement: In the event of obstructions to vehicle or bicycle travel lanes, bus stops, or sidewalks, the project applicant shall submit a Traffic Control Plan to the City for review and approval prior to obtaining an obstruction permit. The project applicant shall submit evidence of City approval of the Traffic Control Plan with the application for an obstruction permit. The Traffic Control Plan shall contain a set of comprehensive traffic control measures for auto, transit, bicycle, and

pedestrian accommodations (or detours, if accommodations are not feasible), including detour signs if required, lane closure procedures, signs, cones for drivers, and designated construction access routes. The Traffic Control Plan shall be in conformance with the City’s Supplemental Design Guidance for Accommodating Pedestrians, Bicyclists, and Bus Facilities in Construction Zones. The project applicant shall implement the approved Plan during construction.

Initial Approval: Department of Transportation

Monitoring/Inspection: Department of Transportation

c. Repair of City Streets

Requirement: The project applicant shall repair any damage to the public right-of way, including streets and sidewalks, caused by project construction at his/her expense within one week of the occurrence of the damage (or excessive wear), unless further damage/excessive wear may continue; in such case, repair shall occur prior to approval of the final inspection of the construction-related permit. All damage that is a threat to public health or safety shall be repaired immediately.

When Required: Prior to building permit final

Initial Approval: N/A

Monitoring/Inspection: Department of Transportation

28. Construction and Demolition Waste Reduction and Recycling

Requirement: The project applicant shall comply with the City of Oakland Construction and Demolition Waste Reduction and Recycling Ordinance (chapter 15.34 of the Oakland Municipal Code) by submitting a Construction and Demolition Waste Reduction and Recycling Plan (WRRP) for City review and approval, and shall implement the approved WRRP. Projects subject to these requirements include all new construction, renovations/alterations/modifications with construction values of \$50,000 or more (except R-3 type construction), and all demolition (including soft demolition) except demolition of type R-3 construction. The WRRP must specify the methods by which the project will divert construction and demolition debris waste from landfill disposal in accordance with current City requirements. The WRRP may be submitted electronically at www.greenhalosystems.com or manually at the City’s Green Building Resource Center. Current standards, FAQs, and forms are available on the City’s website and in the Green Building Resource Center.

When Required: Prior to approval of construction-related permit

Initial Approval: Public Works Department, Environmental Services Division

Monitoring/Inspection: Public Works Department, Environmental Services Division

29. Employee Rights

Requirement: The project applicant and business owners in the project shall comply with all state and federal laws regarding employees’ right to organize and bargain collectively with employers and shall comply with the City of Oakland Minimum Wage Ordinance (chapter 5.92 of the Oakland Municipal Code).

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: N/A

30. Signage

Requirement: If new signage is proposed, the applicant shall submit a Small Project Design Review application for the signage to the Bureau of Planning for review and approval.

When Required: Prior to building permit final

Initial Approval: N/A

Monitoring/Inspection: Bureau of Planning

31. Landscape Plan

a. Landscape Plan Required

Requirement: The project applicant shall submit for City review a final Landscape Plan for the entire property, including the existing landscaping areas. Existing landscaping between the drive-through lane and the sidewalk shall be enhanced to increase pedestrian screening. The Landscape Plan shall be included with the set of drawings submitted for the construction-related permit and shall comply with the landscape requirements of chapter 17.124 of the Planning Code. Proposed plants shall be predominantly drought-tolerant. Specification of any street trees shall comply with the Master Street Tree List and Tree Planting Guidelines (which can be viewed at <http://www2.oaklandnet.com/oakca1/groups/pwa/documents/report/oak042662.pdf> and <http://www2.oaklandnet.com/oakca1/groups/pwa/documents/form/oak025595.pdf>, respectively), and with any applicable streetscape plan.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: N/A

b. Landscape Installation

Requirement: The project applicant shall implement the approved Landscape Plan unless a bond, cash deposit, letter of credit, or other equivalent instrument acceptable to the Director of City Planning, is provided. The financial instrument shall equal the greater of \$2,500 or the estimated cost of implementing the Landscape Plan based on a licensed contractor's bid.

When Required: Prior to building permit final

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

c. Landscape Maintenance

Requirement: All required planting shall be permanently maintained in good growing condition and, whenever necessary, replaced with new plant materials to ensure continued compliance with applicable landscaping requirements. The property owner shall be responsible for maintaining planting in adjacent public rights-of-way. All required fences, walls, and irrigation systems shall be permanently maintained in good condition and, whenever necessary, repaired or replaced.

When Required: Ongoing

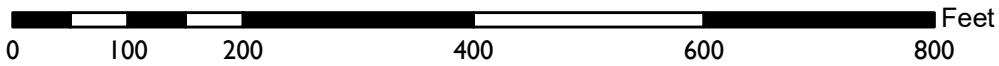
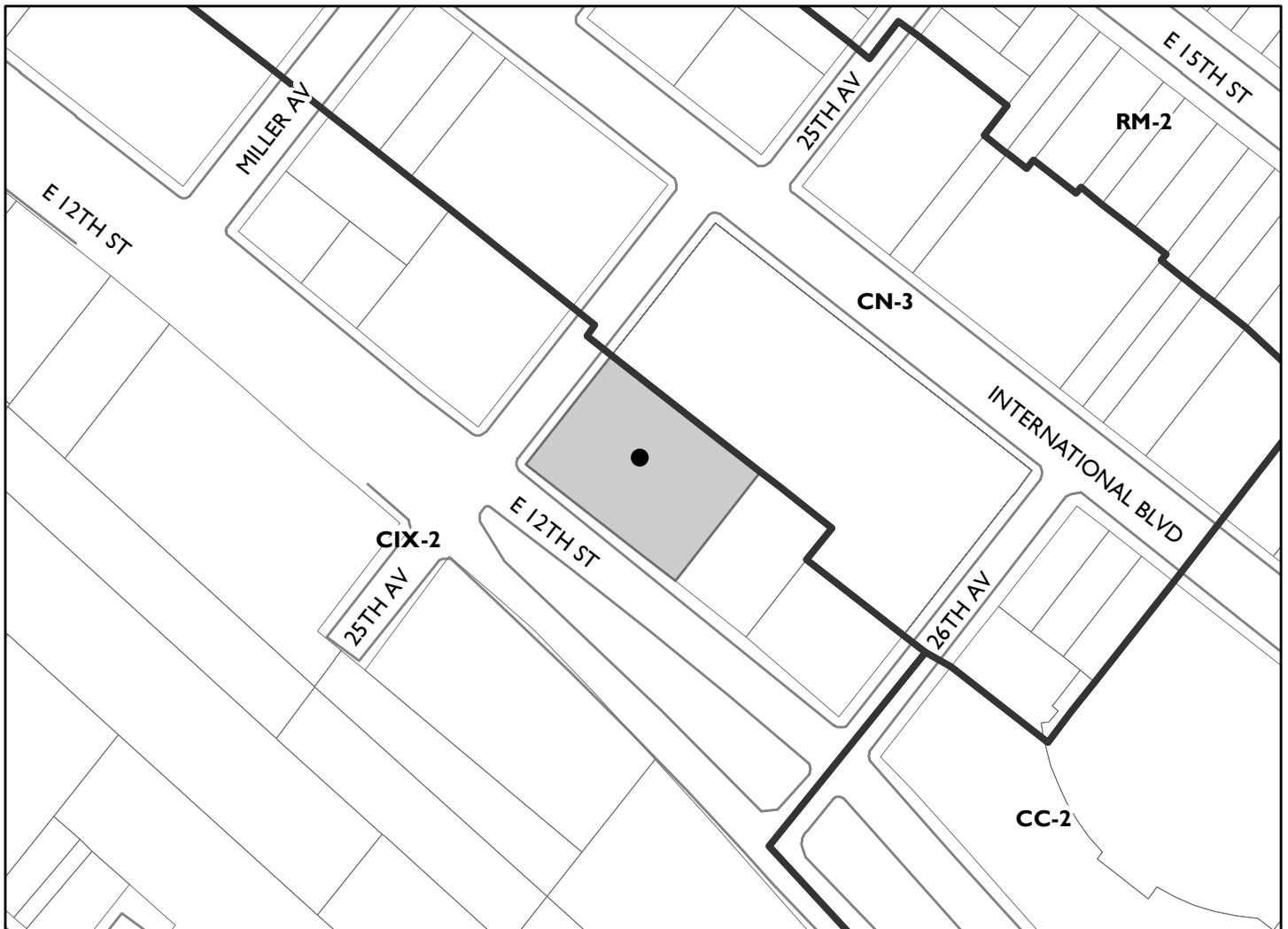
Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

APPROVED BY:

City Planning Commission: _____ (date) _____ (vote)

CITY OF OAKLAND PLANNING COMMISSION

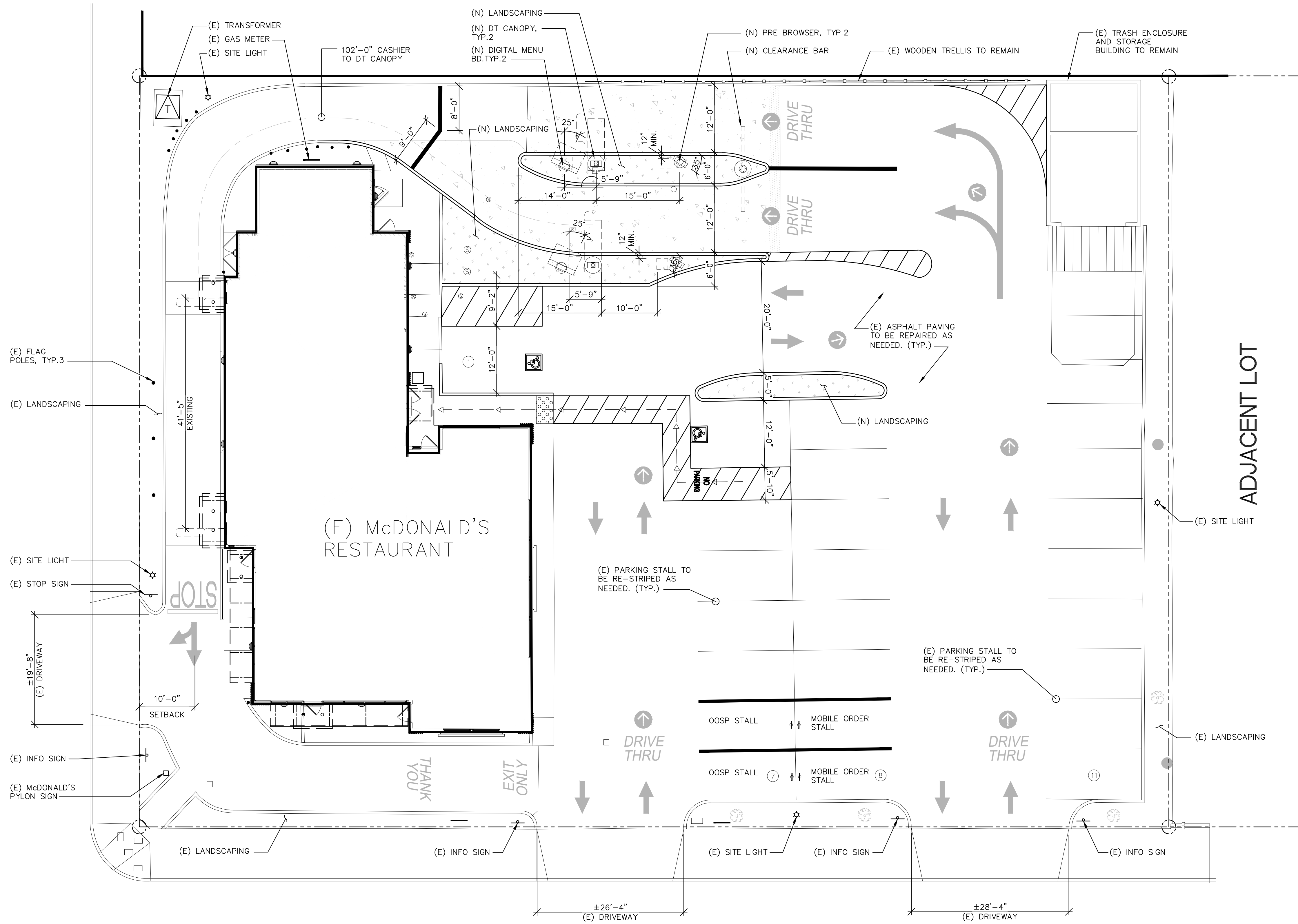


Case File: PLN20086
Applicant: Drew Sanchez
Address: 2500 - 2520 E. 12th Street
Zone: CIX-2

(E) APARTMENTS COMPLEX

25th AVENUE

ADJACENT LOT



(E) McDONALD'S RESTAURANT

12th STREET

SITE AND BUILDING DATA

EXISTING USE:	RESTAURANT
PROPOSED USE:	RESTAURANT
ZONING:	CIX-2 - COMMERCIAL INDUSTRIAL MIX 2
SITE AREA:	24,975 S.F. (0.57 AC)
EXISTING OVERALL BUILDING AREA:	±4,106 SF.

ASSESSOR'S PARCEL NUMBER:

25-707-12-4

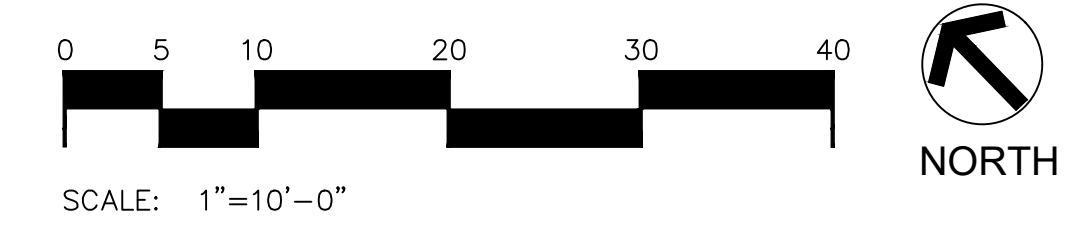
PARKING INFORMATION (PROPOSED)

TOTAL SPACES	ACCESSIBLE	2 SPACES	12' X 18' @ 90'
27	STANDARD	25 SPACES	9' X 18' @ 90'

PLAN LEGEND

CL = CENTER LINE	COL = COLUMN	EQ = EQUAL	F.O.C. = FACE OF CURB	F.O.F. = FACE OF FOUNDATION	F.O.S. = FACE OF STUD	FSE = FINISH SLAB ELEVATION	(N) = NEW	F.O.C. = POINT OF CURVATURE	R = RADIUS	R.O.W. = RIGHT OF WAY	SHT. = SHEET	SIM. = SIMILAR	TYP. = TYPICAL
(E) = EXISTING							(E) CONCRETE CURB						
							PROPERTY LINE						
							ACCESSIBLE PATH OF TRAVEL						
							(N) CONCRETE CURB						
							(N) CONCRETE PAVING						
							(N) LANDSCAPE						
							(N) PAVEMENT ARROWS PER DETAIL 18/SP3 (PAINTED WHITE)						
							(N) DRIVE THRU STRIPING PER DETAIL 17/SP3 (PAINTED YELLOW)						

NOTE: ALL SIGNAGE SHOWN FOR REFERENCE ONLY AND ARE UNDER SEPARATE PERMIT BY OTHERS.



1 SITE PLAN
SP1 1" = 10'-0"

REV	DATE	DESCRIPTION	BY
08/07/20		PLANNING SUBMITTAL	HII
03/13/20		PLANNING SUBMITTAL	HII

Professional of Record:
PM DESIGN
 Architectural Solutions Group
 2455 Bennett Valley Rd.
 Suite C-102
 Santa Rosa, CA, 95404

Seal
 © 2020 McDonald's USA, LLC
McDonald's USA, LLC
 These drawings and specifications are the confidential and proprietary information of McDonald's USA, LLC. The contract documents were prepared for use on this specific site in conjunction with its issue date and are not to be used for any other project without the express written consent of McDonald's USA, LLC. Reproduction of these drawings for reference or example on another project requires the services of properly licensed architects and engineers. Reproduction of the contract documents for reuse on another project is not authorized.

PREPARED FOR:
McDonald's USA, LLC

TITLE: McDonald's #1666 OAKLAND/12th

DESCRIPTION: MRP 2.0 BBD0

SITE ADDRESS: 2520 E. 12TH STREET OAKLAND, CA 94601

DATE ISSUED: 08/07/20

DATE: 08/07/19

REVIEWED BY: HII

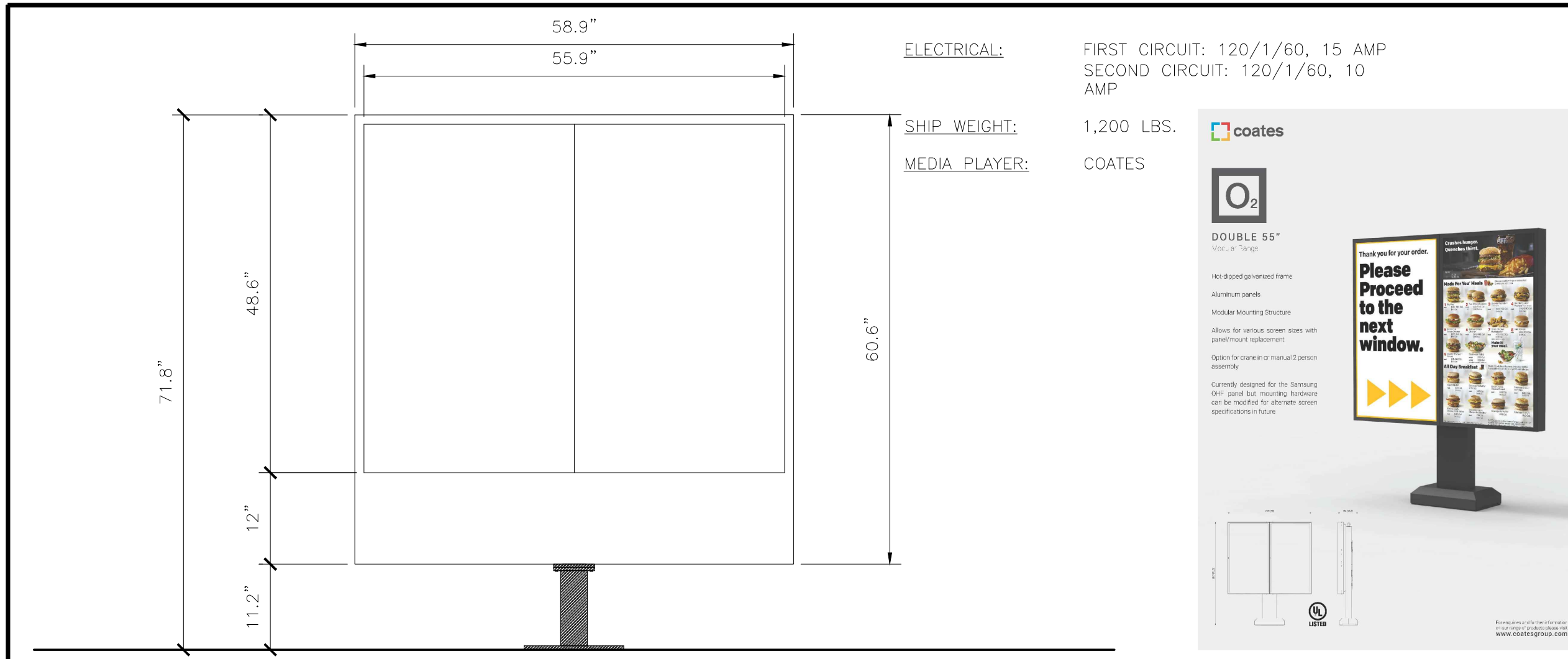
SYD/ISSUE DATE: 08/07/19

DRAWN BY: NDP

SP1
SITE PLAN

M:\MCDONALD'S_MCD 2019\MCD19222.0 MRP OAKLAND - E 12TH\01 DRAWINGS CURRENT\ARCHITECTURAL\02-PLANNING\01 - 1922_SPL.DWG 02/20/20 1:58 PM CEDRIC BROOKS

MCD19222.0



ELECTRICAL: FIRST CIRCUIT: 120/1/60, 15 AMP
SECOND CIRCUIT: 120/1/60, 10 AMP

SHIP WEIGHT: 1,200 LBS.

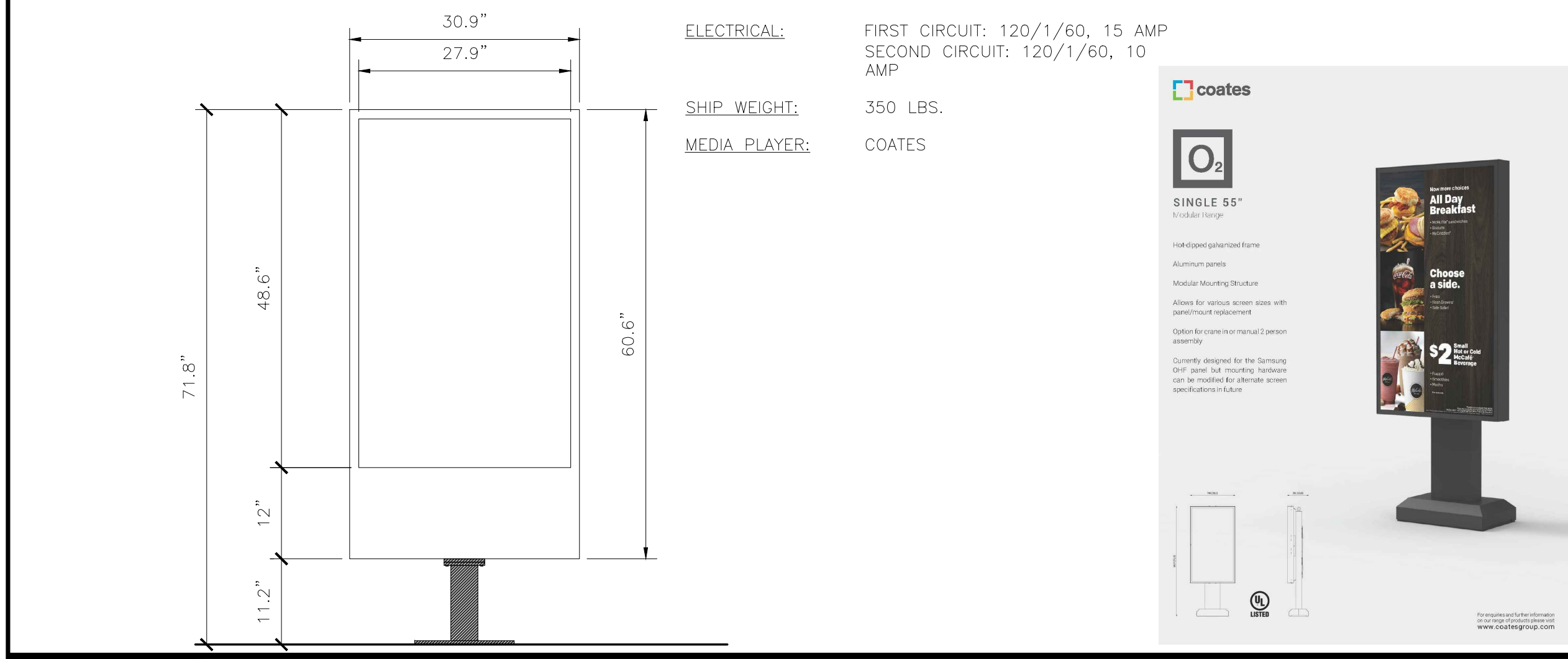
MEDIA PLAYER: COATES

GENERAL NOTES:
-THE FOLLOWING CODES WERE USED IN DESIGN:
-IBC 2012
-ASCE 7-10
-ACI 318-11
-AISC 360-10 & AISC 341-10
-AWS D1.1
-WIND SPEED 105 MPH (ULTIMATE WIND SPEED)
-EXPOSURE C
-DESIGN LOADS DERIVED FROM THESE CODES AND FORCES
-AXIAL- XXX #
-SHEAR- X,XXX #
-MOMENT- X,XXX #
-ALL FOOTING EXCAVATIONS ARE TO BE CLEAR OF WATER AND FOREIGN MATTER BEFORE PLACING CONCRETE
-MINIMUM ALLOWABLE LATERAL SOIL BEARING PRESSURE OF 100 PSF/FT (X2)
-SITE SOIL CONDITIONS TO BE CONFIRMED BY GEOTECHNICAL ENGINEER, IF ASSUMED SOIL CONDITIONS ARE NOT PRESENT, FOUNDATION SHALL BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER TAKING IN TO ACCOUNT ACTUAL SITE SOIL CONDITIONS
-TOP 6" OF SOIL NEGLECTED IN EMBEDMENT DEPTH CALCULATIONS (EMBEDMENT DEPTHS SHOWN ARE FROM GRADE)
-ELECTRICAL CONTRACTOR TO PROVIDE INFORMATION ON CONDUIT AND ELECTRICAL REQUIREMENTS

CONCRETE:
-ALL FOOTINGS SHALL BEAR ON FIRM UNDISTURBED RESIDUAL SOIL AND/OR ENGINEERED EARTH FILL COMPACTED TO 98% OF ITS MAXIMUM DRY DENSITY AS PER ASTM D 698-70 (STANDARD PROCTOR) UNLESS NOTED OTHERWISE
-ALL PIERS TO EXTEND TO FROST DEPTH AS DETERMINED BY LOCAL JURISDICTION
-TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE
-MINIMUM CONCRETE STRENGTH (F_C=3,000 PSI) SHALL CONFORM WITH MCDONALD'S CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTION 2.13-A
-USE OF ADMIXTURES SHALL CONFORM TO MCDONALD'S CAST-IN-PLACE CONCRETE SPECIFICATION SECTION 2.6
-AIR ENTERTAINMENT SHALL CONFORM WITH MCDONALD'S CAST-IN-PLACE CONCRETE SPECIFICATIONS 2.6-A AND 2.13-A
-WATER CONTENT RATIO SHALL CONFORM TO MCDONALD'S CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTION 2.13-A
-FOUNDATION CONCRETE TO BE TESTED PER MCDONALD'S CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTION 3.14
-PROVIDE A MINIMUM 3" OF CONCRETE COVER OVER ALL EMBEDDED STEEL
-REINFORCEMENT PLACEMENT SHALL CONFORM TO MCDONALD'S CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTIONS 3.2 & 3.5 PERFORMED BY GENERAL CONTRACTOR
-ANCHOR RODS TO BE SET IN ACCORDANCE WITH AISC CODE OF STANDARD PRACTICE
-DO NOT PLACE POLES ON CONCRETE UNTIL CONCRETE HAS CURED PER MCDONALD'S CAST-IN-PLACE CONCRETE SPECIFICATION SECTION 3.11-E

STEEL:
-STEEL PIPE SECTION: ASTM A53 OR A252 TYPE E GRADE B (F_y=35 KSI)
-HSS ROUND SECTION: ASTM A500 GRADE B (F_y= 42 KSI)
-HSS SQUARE/RECTANGULAR SECTIONS: ASTM A500 GRADE B (F_y= 46 KSI)
-HEADED ANCHOR RODS ASTM F1554 GR 55, AN ACCEPTABLE ALTERNATIVE IS ASTM F1554 GR 55, S1 WHEN THE EMBEDDED END OF THE ROD IS THREADED AND THE NUT TACK WELDED PRIOR TO GALVANIZATION
-STEEL ANGLES, CHANNELS, STRUCTURAL SHAPES AND PLATES: ASTM A36
-REINFORCEMENT: ASTM A615 GRADE 60- BY GENERAL CONTRACTOR
-NUTS: ASTM A563A, HEAVY HEX
-WASHERS: ASTM F844 A36
-USE ASTM A153 CLASS C OT DIPPED GALVANIZED BOLTS AND FASTENERS
-ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE SIGN/LIGHTING MANUFACTURER
-NO FIELD HEATING TO BEND STEEL SHALL BE ALLOWED WITHOUT ENGINEER'S APPROVAL
-DO NOT CUT ANCHOR RODS AFTER INSTALLATION OF POLE
-AFTER INSTALLATION, ALL EXPOSED STEEL SHALL BE PAINTED WITH AN ENAMEL PAINT TO INHIBIT CORROSION
-ANY FIELD WELDING SHALL FIRST BE VERIFIED BY ENGINEER AND PERFORMED IN ACCORDANCE WITH AWS D1.1
-REFER TO SIGN MANUFACTURER DRAWINGS AND INSTRUCTIONS FOR ADDITIONAL INFORMATION

1 DIGITAL MENU BOARD
SCALE: NONE



ELECTRICAL: FIRST CIRCUIT: 120/1/60, 15 AMP
SECOND CIRCUIT: 120/1/60, 10 AMP

SHIP WEIGHT: 350 LBS.

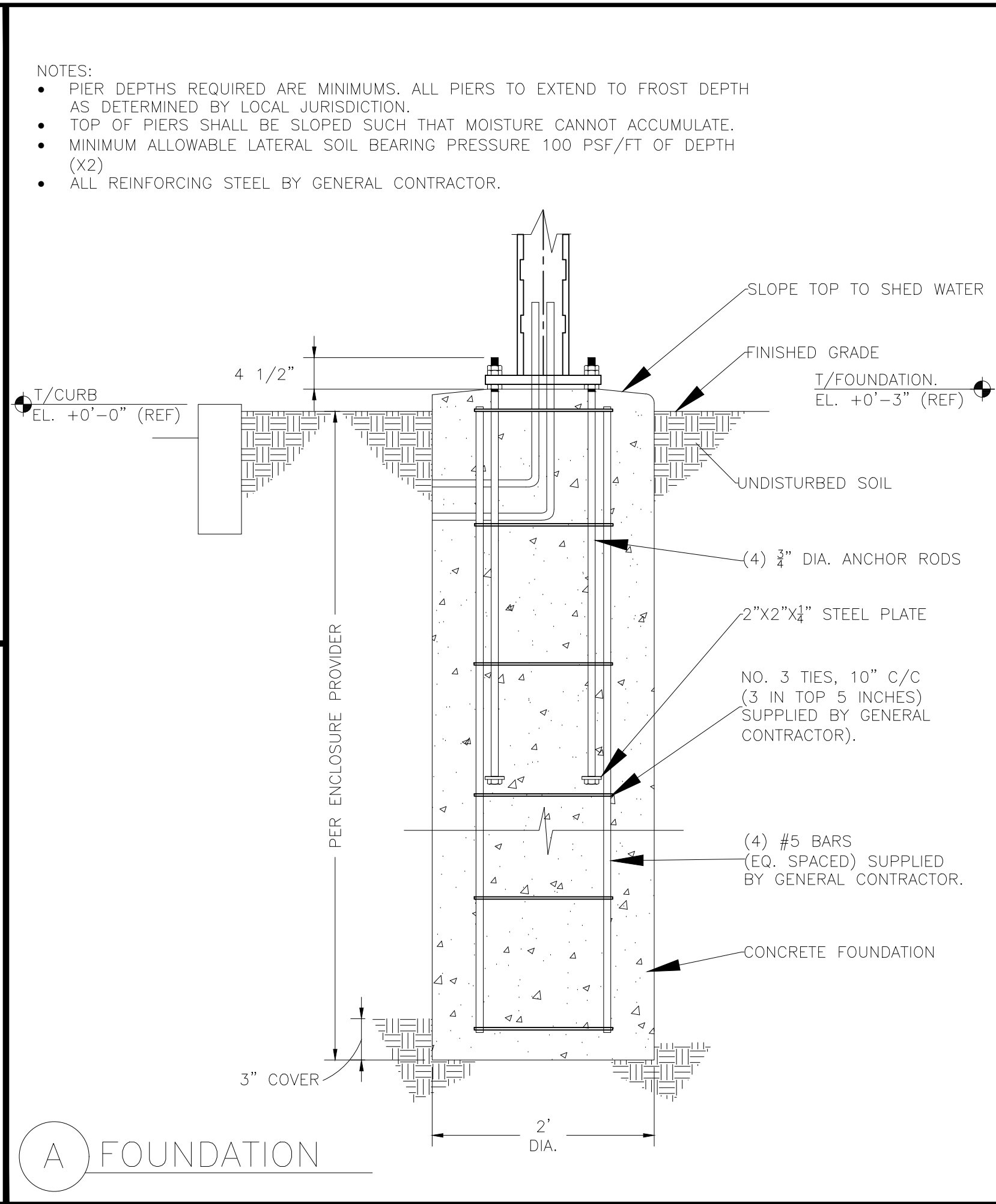
MEDIA PLAYER: COATES

GENERAL NOTES:
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-ASCE 7-10
-ACI 318-11
-AISC 360-10 & AISC 341-10
-AWS D1.1
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-DESIGN LOADS DERIVED FROM THESE CODES AND FORCES
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-SHEAR- X,XXX #
-MOMENT- X,XXX #
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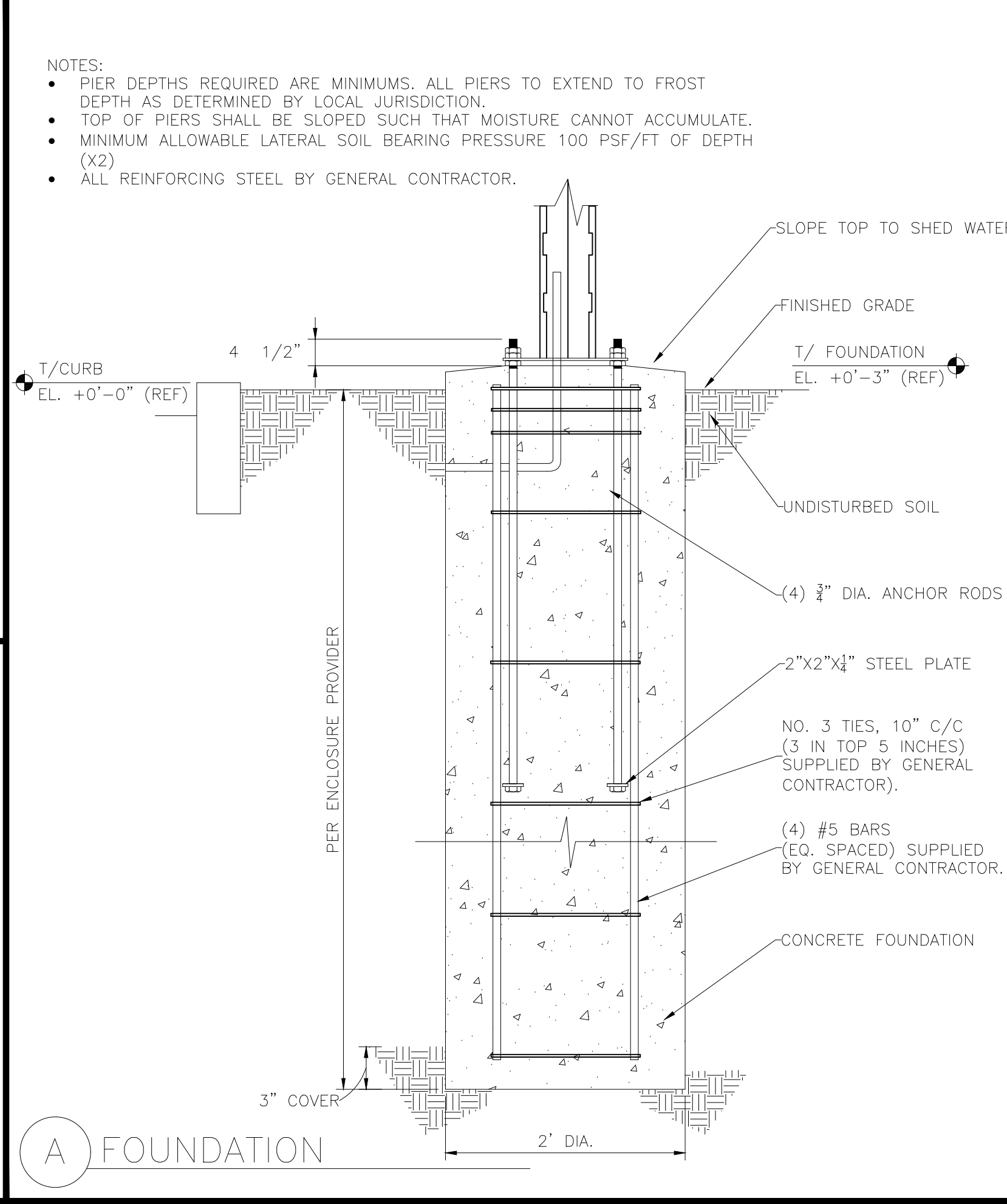
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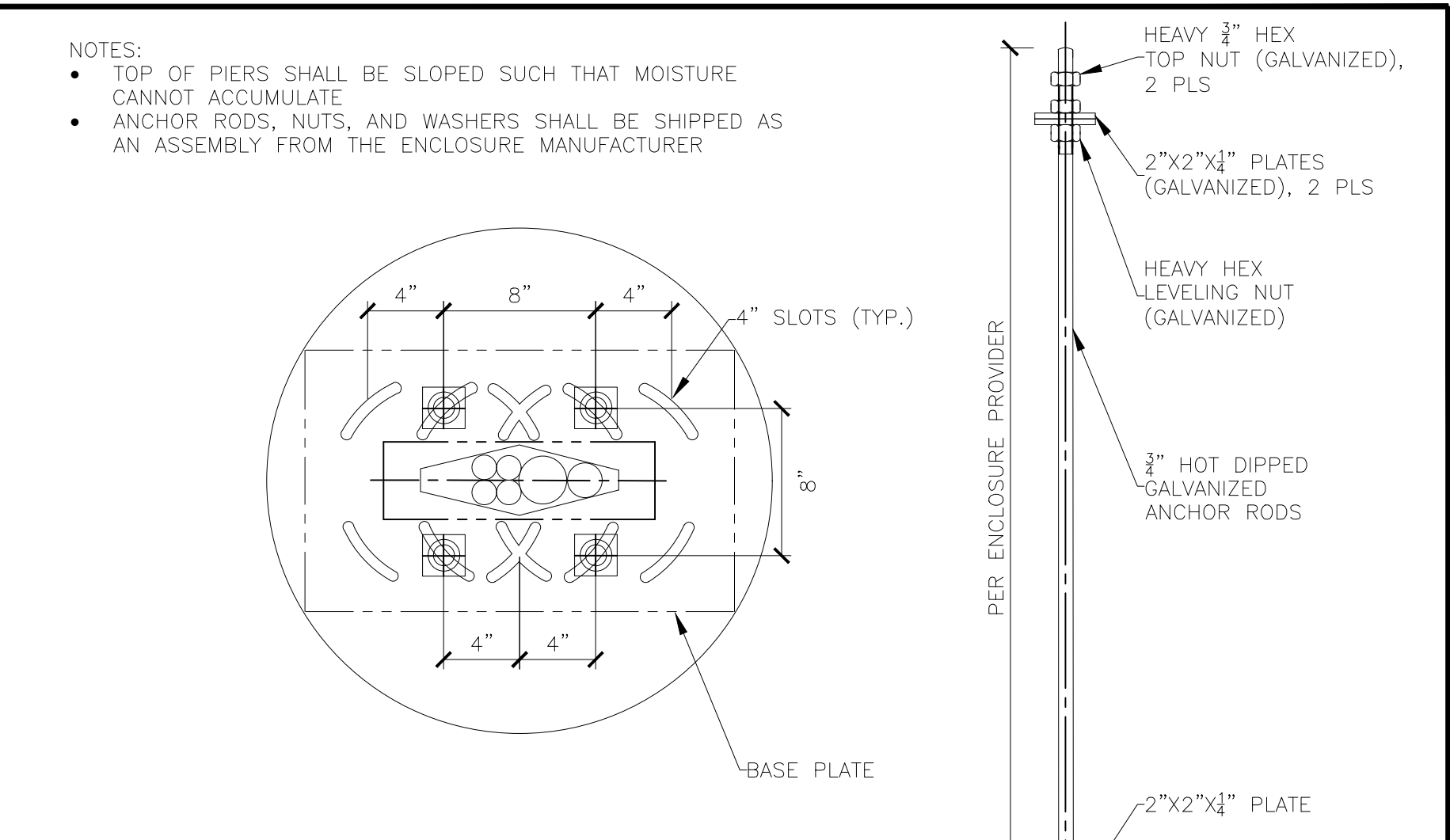
2 DIGITAL PRE-BROWSE BOARD
SCALE: NONE



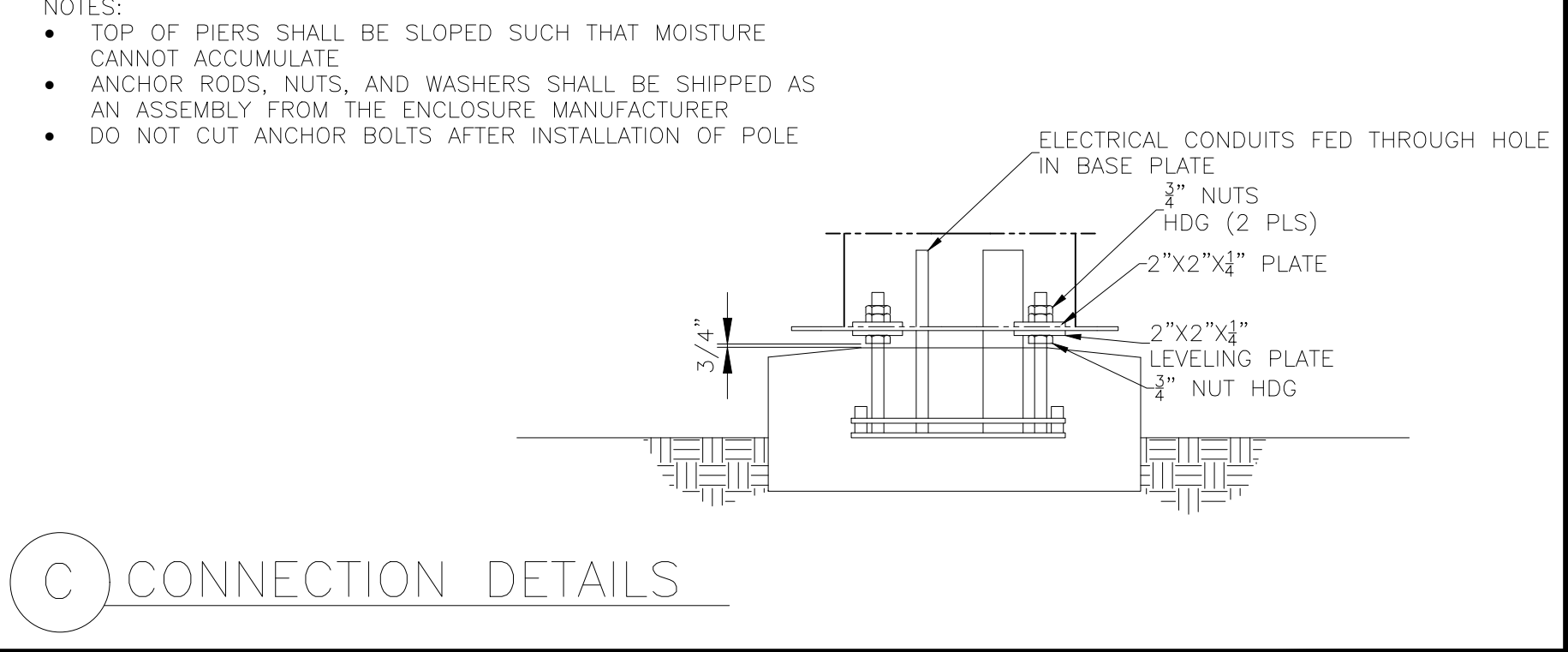
A FOUNDATION



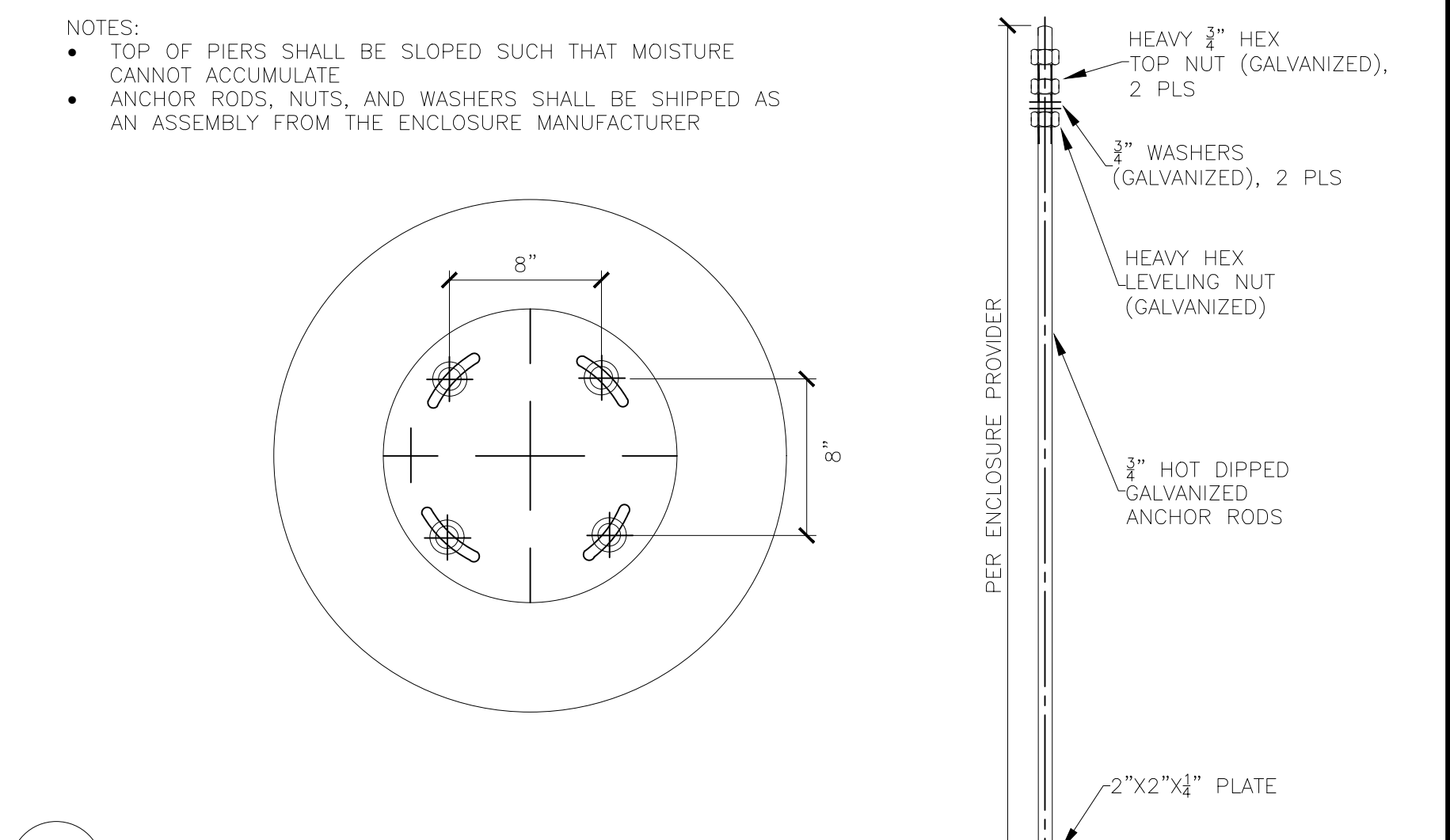
A FOUNDATION



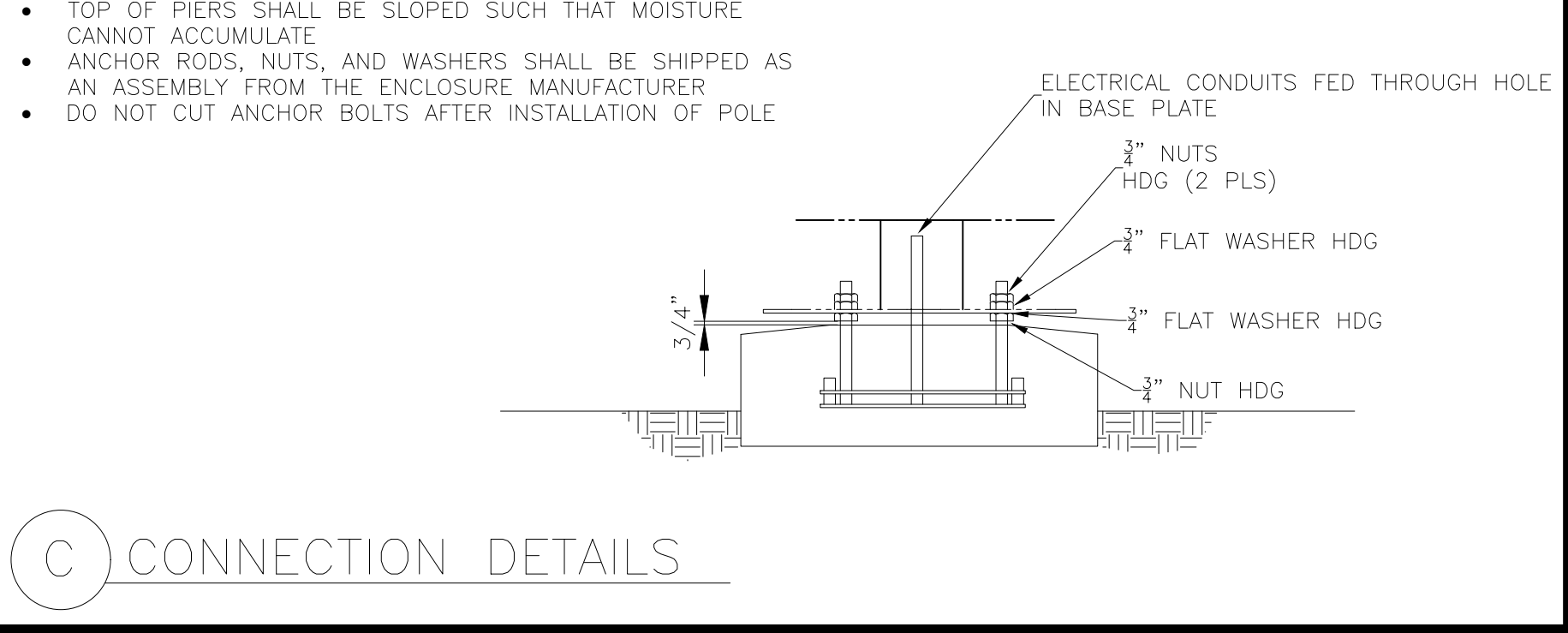
B ANCHOR BOLT PATTERN



C CONNECTION DETAILS



B ANCHOR BOLT PATTERN



C CONNECTION DETAILS

REV	DATE	DESCRIPTION	BY

Professional of Record:

PM DESIGN
Architectural Solutions Group
2455 Bennett Valley Rd.
Suite C-102
Santa Rosa, CA, 95404

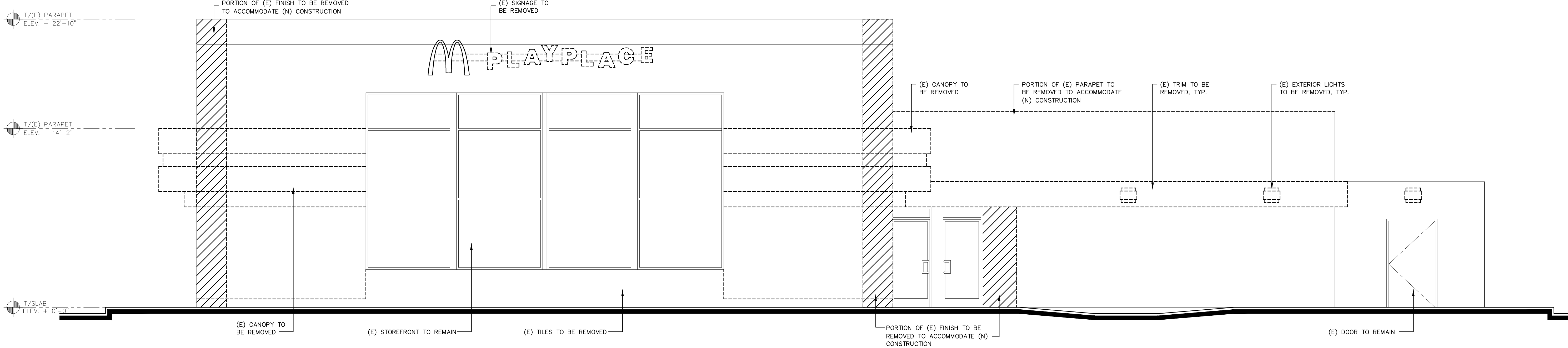
REV	DATE	DESCRIPTION	BY

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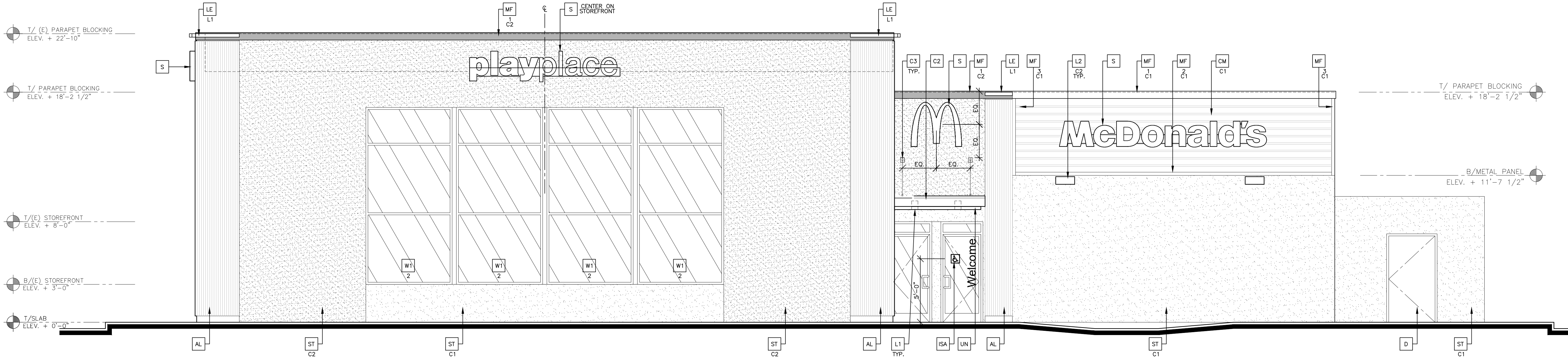
<p>PREPARED FOR: McDonald's USA, LLC</p> <p>DRAWN BY: NDL</p> <p>DATE: 00/00/19</p> <p>REVIEWED BY: HI</p> <p>DATE ISSUED: 08/07/20</p>	<p>TITLE: McDonald's #1666 OAKLAND/12th</p> <p>DESCRIPTION: MRP 2.0 BR20</p> <p>SHEET NO: SD2 DIGITAL MENU BOARDS</p>	<p>SITE ADDRESS: 2520 E 12TH STREET OAKLAND, CA 94601</p> <p>SHEET NO: SD2 DIGITAL MENU BOARDS</p>
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M:\MCDONALD'S - MCD 2019\MCD201922.0 MRP OAKLAND - E 12TH\DWG\DRAWINGS\CURRENT\ARCHITECTURAL\02-PLANNING\02 - 1922 - SD2_DIGITAL MB.DWG 01/10/2020 12:56 PM CEDRIC BROOKS

MCD19222.0



1 EXISTING NON DRIVE-THRU ELEVATION
A2.1 1/4" = 1'-0"



2 PROPOSED NON DRIVE-THRU ELEVATION
A2.1 1/4" = 1'-0"

NOTE:
ALL SIGNAGE SHOWN FOR REFERENCE ONLY
AND ARE UNDER SEPARATE PERMIT BY OTHERS.

COLOR SCHEME: 'DESERT' SCHEME
(SEE ELEVATION KEYNOTES FOR MATERIALS AND COLOR SPECIFICATIONS)

KEY NOTES:

ADD BUILDING ADDRESS 6" HT. CHARACTERS AND 3/4" STROKE CONFIRM SIZE AND LOCATION WITH COUNTY FIRE DEPT.	DE DECAL BY GRAPHICS SUPPLIER SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED. (SUPPLIER VARIES PER REGION. VERIFY WITH ACM) SUPPLIERS: VOMELA (865) 330-7337, ann.bowen@vomela.com GFX INTERNATIONAL (847) 543-4600, mcdonaldsdecor@gfxi.com	MT EXISTING METAL ROOF COLOR: MATCH "WEATHERED ZINC"
AL ALUMINUM BATTEN SYSTEM MFR: AWNEX SIZE: 2"x2" PROFILE COLOR: WOOD GRAIN, BACKRAIL UNFINISHED, ENDCAP PAINTED TO MATCH SUBSTRATE: 1/2" LP SMARTBOARD SUBSTRATE COLOR: RAL 7022	ISA ACCESSIBLE ASSISTANCE SIGNAGE - SEE DET. 8/CVR2	PB PIPE BOLLARD - PAINTED YELLOW
C1 ALUMINUM CANOPY SYSTEM W/FASCIA COLOR: WHITE	L1 RECESSED DOWN LIGHT FIXTURE - SEE ELECTRICAL COLOR: GOLD	PT (RMHC) COIN COLLECTOR MODEL: #WPT STD CALL 1-888-743-7435 TO ORDER
C2 ALUMINUM CANOPY SYSTEM COLOR: RAL 7022	L2 RADIAL SCONCE LIGHT FIXTURE - SEE ELECTRICAL	RO ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
C3 ALUMINUM CANOPY TIEBACK COLOR: RAL 7022	LE ACCENT LIGHTING - SEE ELECTRICAL	S S MCDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.
CJ CONTROL JOINT 1-TYPE: 1 = STUCCO	L1-LED LIGHT: L1 = SLIM LED (DOWN ONLY) L2 = INTEGRAL CANOPY FIXTURE L3 = UP ONLY FLOOD FIXTURE	ST STUCCO EXTERIOR FINISH XX-TYPE: (COLOR) C1 = FAIRVIEW TAUPE HC-85 C2 = SW 7069 "IRON ORE"
CM 7" REVEAL METAL WALL PANEL SYSTEM BY METAL ERA C1-COLOR: C1 = WEATHERED ZINC	MF METAL FASCIA 1-TYPE: 1 = PRE-FAB ANCHOR-TITE FASCIA 2 = BOTTOM TRIM AT METAL REVEAL PANEL 3 = VERTICAL TRIM AT METAL REVEAL PANEL CORNERS, CLOSURES	UN METAL UNDERSCORE COLOR: GOLD
D HOLLOW METAL DOOR PAINT: TO MATCH ADJACENT COLOR	DE COLOR: C1 = WEATHERED ZINC C2 = RAL 7022	W1 STOREFRONT AND GLAZING 1-1 = NEW STOREFRONT AND GLAZING - SEE ASSEMBLY NOTES 2 = EXISTING WINDOW TO REMAIN
		IS ACCESSIBLE ENTRANCE SIGNAGE - SEE DET. 10/CVR2

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BY				
REV	DATE	DESCRIPTION		
	06/07/20	PLANNING SUBMITTAL	HII	HII
	03/13/20	PLANNING SUBMITTAL	HII	HII

Professional of Record:

PM DESIGN
Architectural Solutions Group
2455 Bennett Valley Rd.
Suite C-102
Santa Rosa, CA. 95404

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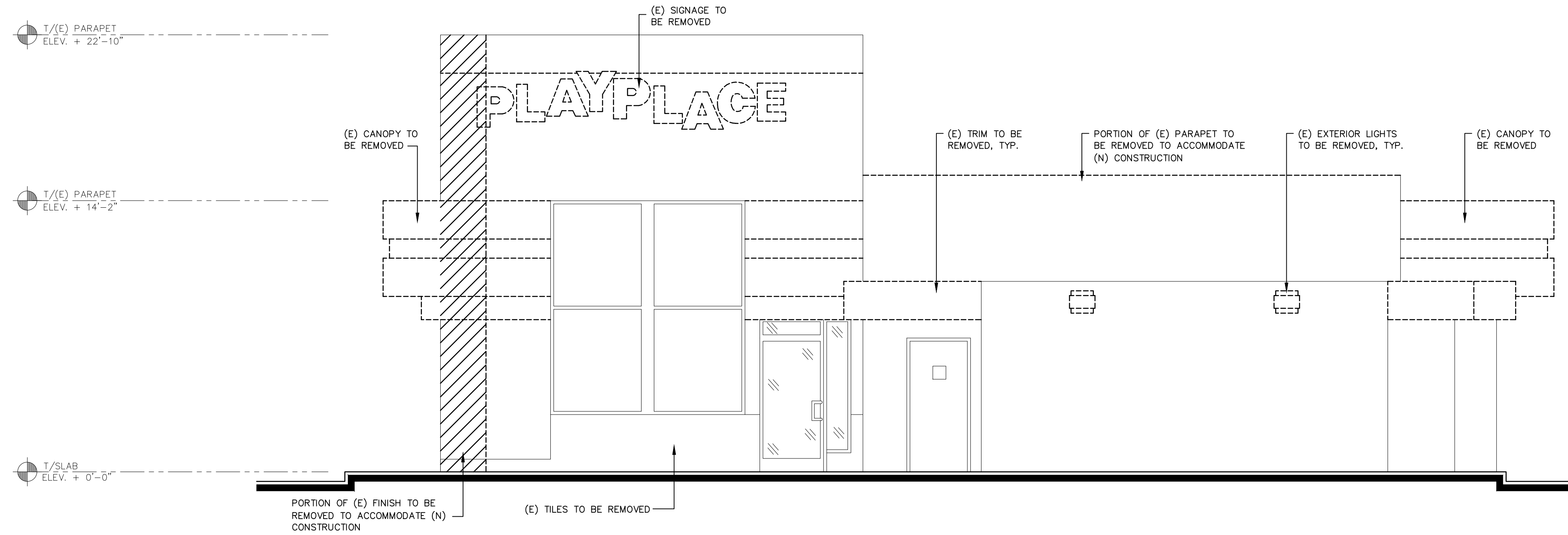
DRAWN BY	NJP
STD ISSUE DATE	00/00/19
REVIEWED BY	HII
DATE ISSUED	06/07/20

McDonald's #1666
OAKLAND/12th
DESCRIPTION
MPR 2.0 6620

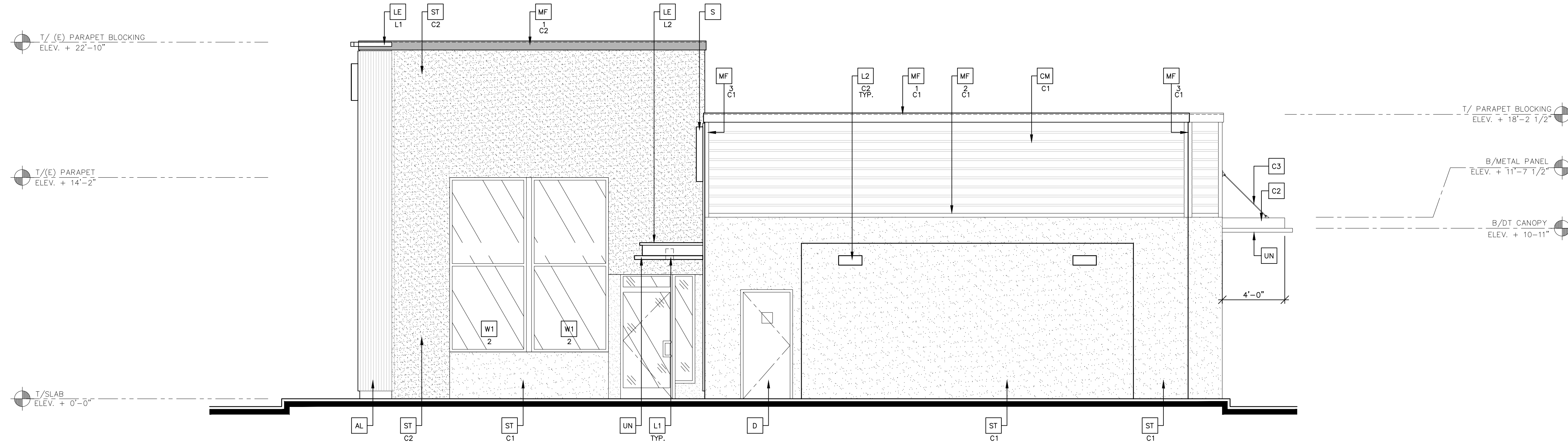
SHEET NO. **A2.1**
ELEVATIONS

SITE ADDRESS
2520 E 12TH STREET OAKLAND, CA 94601

MCD19222.0



1 EXISTING REAR ELEVATION
1/4" = 1'-0"



2 PROPOSED REAR ELEVATION
1/4" = 1'-0"

NOTE:
ALL SIGNAGE SHOWN FOR REFERENCE ONLY
AND ARE UNDER SEPARATE PERMIT BY OTHERS.

COLOR SCHEME: "DESERT" SCHEME
(SEE ELEVATION KEYNOTES FOR MATERIALS AND COLOR SPECIFICATIONS)

KEY NOTES:

- [ADD] BUILDING ADDRESS 6" HT. CHARACTERS AND 3/4" STROKE CONFIRM SIZE AND LOCATION WITH COUNTY FIRE DEPT.
- [AL] ALUMINUM BATTEN SYSTEM
MFR: ANNEX
SIZE: 2"x2" PROFILE
COLOR: WOOD GRAIN, BACKRAIL UNFINISHED, ENDCAP PAINTED TO MATCH
SUBSTRATE: 1/2" LP SMARTBOARD
SUBSTRATE COLOR: RAL 7022
- [C1] ALUMINUM CANOPY SYSTEM W/FASCIA
COLOR: WHITE
- [C2] ALUMINUM CANOPY SYSTEM
COLOR: RAL 7022
- [C3] ALUMINUM CANOPY TIEBACK
COLOR: RAL 7022
- [CJ] CONTROL JOINT
T-TYPE: 1 = STUCCO
- [CM] 7" REVEAL METAL WALL PANEL SYSTEM BY METAL ERA
C1-COLOR:
C1 = WEATHERED ZINC
- [D] HOLLOW METAL DOOR
PAINT: TO MATCH ADJACENT COLOR

- [DE] DECAL BY GRAPHICS SUPPLIER
SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED.
(SUPPLIER VARIES PER REGION. VERIFY WITH ACM)
SUPPLIERS:
VOMELA (865) 330-7337, ann.bowen@vomela.com
GFX INTERNATIONAL (847) 543-4600,
mcdonaldsdecor@gfxi.com
- [ISA] ACCESSIBLE ASSISTANCE SIGNAGE - SEE DET. 8/CRV2
- [L1] RECESSED DOWN LIGHT FIXTURE - SEE ELECTRICAL
COLOR: GOLD
- [L2] RADIAL SCONCE LIGHT FIXTURE - SEE ELECTRICAL
C1-COLOR:
C1 = WHITE
C2 = PLATINUM SILVER
- [LE] ACCENT LIGHTING - SEE ELECTRICAL
L1-LED LIGHT:
L1 = SLIM LED (DOWN ONLY)
L2 = INTEGRAL CANOPY FIXTURE
L3 = UP ONLY FLOOD FIXTURE
- [MF] METAL FASCIA
T-TYPE:
1 = PRE-FAB ANCHOR-TITE FASCIA
2 = BOTTOM TRIM AT METAL REVEAL PANEL
3 = VERTICAL TRIM AT METAL REVEAL PANEL CORNERS, CLOSURES
COLOR:
C1 = WEATHERED ZINC
C2 = RAL 7022

- [MT] EXISTING METAL ROOF
COLOR: MATCH "WEATHERED ZINC"
- [PB] PIPE BOLLARD - PAINTED YELLOW
- [PT] (RMHC) COIN COLLECTOR
MODEL: #WPT STD
CALL 1-888-743-7435 TO ORDER
- [RO] ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
- [S] McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.
- [ST] STUCCO EXTERIOR FINISH
XX-TYPE: (COLOR)
C1 = FAIRVIEW TAUPE HC-85
C2 = SW 7069 "IRON ORE"
- [UN] METAL UNDERSCORE
COLOR: GOLD
- [W1] STOREFRONT AND GLAZING
1-1 = NEW STOREFRONT AND GLAZING - SEE ASSEMBLY NOTES
2 = EXISTING WINDOW TO REMAIN
- [IS] ACCESSIBLE ENTRANCE SIGNAGE - SEE DET. 10/CRV2

REV	DATE	DESCRIPTION	BY
06/07/20		PLANNING SUBMITTAL	HII
03/13/20		PLANNING SUBMITTAL	HII

Professional of Record:

PM DESIGN
Architectural Solutions Group
2455 Bennett Valley Rd.
Suite C-102
Santa Rosa, CA, 95404

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PREPARED FOR:
McDonald's USA, LLC
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DATE	BY	DESCRIPTION
00/00/19	HII	STD ISSUE DATE
09/07/20	HII	DATE ISSUED
09/07/20	HII	DATE ISSUED

TITLE: McDonald's #1666 OAKLAND/12th
DESCRIPTION: MRP 2.0 B620
SITE ADDRESS: 2520 E 12TH STREET OAKLAND, CA 94601

SHEET NO. **A2.2**
ELEVATIONS

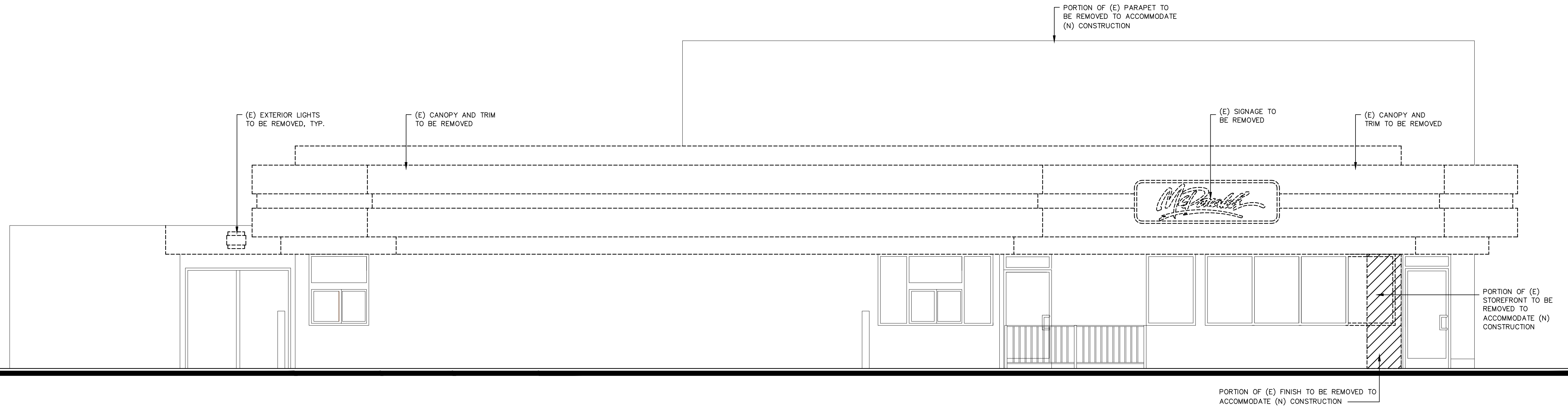
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MCD19222.0

T/(E) PARAPET
ELEV. + 22'-10"

T/(E) PARAPET
ELEV. + 14'-2"

T/SLAB
ELEV. + 0'-0"



1 EXISTING DRIVE-THRU ELEVATION
A2.3 3/16" = 1'-0"

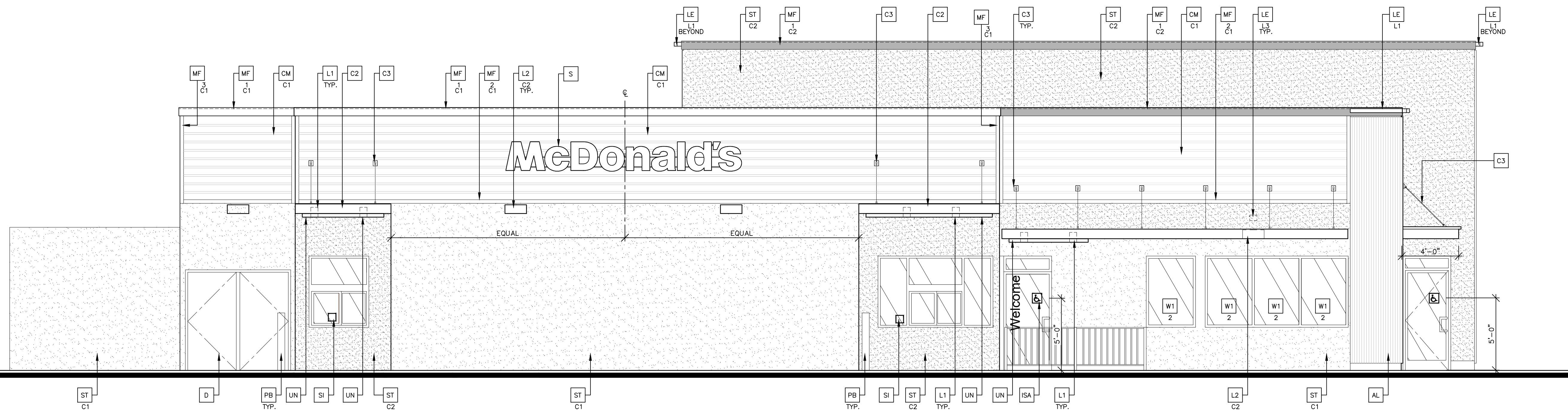
T/(E) PARAPET BLOCKING
ELEV. + 22'-10"

T/ PARAPET BLOCKING
ELEV. + 18'-2 1/2"

B/METAL PANEL
ELEV. + 11'-7 1/2"

B/D.T. CANOPY
ELEV. + 10'-11"

T/SLAB
ELEV. + 0'-0"



2 PROPOSED DRIVE-THRU ELEVATION
A2.3 3/16" = 1'-0"

NOTE:
ALL SIGNAGE SHOWN FOR REFERENCE ONLY
AND ARE UNDER SEPARATE PERMIT BY OTHERS.

COLOR SCHEME: "DESERT" SCHEME
(SEE ELEVATION KEYNOTES FOR MATERIALS AND COLOR SPECIFICATIONS)

KEY NOTES:

- ADD BUILDING ADDRESS 6" HT. CHARACTERS AND 3/4" STROKE CONFIRM SIZE AND LOCATION WITH COUNTY FIRE DEPT.
- AL ALUMINUM BATTEN SYSTEM
MFR: AWNEX
SIZE: 2"x2" PROFILE
COLOR: WOOD GRAIN, BACKRAIL UNFINISHED, ENDCAP PAINTED TO MATCH
SUBSTRATE: 1/2" LP SMARTBOARD
SUBSTRATE COLOR: RAL 7022
- C1 ALUMINUM CANOPY SYSTEM W/FASCIA
COLOR: WHITE
- C2 ALUMINUM CANOPY SYSTEM
COLOR: RAL 7022
- C3 ALUMINUM CANOPY TIEBACK
COLOR: RAL 7022
- CJ CONTROL JOINT
T-TYPE: 1 = STUCCO
- CM 7" REVEAL METAL WALL PANEL SYSTEM BY METAL ERA
C1-COLOR:
C1 = WEATHERED ZINC
- D HOLLOW METAL DOOR
PAINT: TO MATCH ADJACENT COLOR
- DE DECAL BY GRAPHICS SUPPLIER
SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED.
(SUPPLIER VARIES PER REGION. VERIFY WITH ACM)
SUPPLIERS:
VOMELA (865) 330-7337, ann.bowen@vomela.com
SEX INTERNATIONAL (847) 543-4600,
mcdonaldsdecor@gmail.com
- ISA ACCESSIBLE ASSISTANCE SIGNAGE - SEE DET. B/CRV2
- L1 RECESSED DOWN LIGHT FIXTURE - SEE ELECTRICAL
COLOR: GOLD
- L2 RADIAL SCIENCE LIGHT FIXTURE - SEE ELECTRICAL
C1-COLOR:
C1 = WHITE
C2 = PLATINUM SILVER
- LE ACCENT LIGHTING - SEE ELECTRICAL
- L1-LED LIGHT:
L1 = SLIM LED (DOWN ONLY)
L2 = INTEGRAL CANOPY FIXTURE
L3 = UP ONLY FLOOD FIXTURE
- MF METAL FASCIA
C1-TYPE:
1 = PRE-FAB ANCHOR-TITE FASCIA
2 = BOTTOM TRIM AT METAL REVEAL PANEL
3 = VERTICAL TRIM AT METAL REVEAL PANEL
CORNERS, CLOSURES
COLOR:
C1 = WEATHERED ZINC
C2 = RAL 7022
- MT EXISTING METAL ROOF
COLOR: MATCH "WEATHERED ZINC"
- PB PIPE BOLLARD - PAINTED YELLOW
- PI (RMHC) COIN COLLECTOR
MODEL: #WPT STD
CALL 1-888-743-7435 TO ORDER
- RO ROOF DRAIN OVERFLOW PIPE PAINT
TO MATCH SURROUNDING MATERIAL
- S McDONALD'S SIGNAGE BY OTHERS -
UNDER SEPARATE PERMIT.
- ST STUCCO EXTERIOR FINISH
XX-TYPE: (COLOR)
C1 = FAIRVIEW TAUPE HC-85
C2 = SW 7069 "IRON ORE"
- UN METAL UNDERSCORE
COLOR: GOLD
- W1 STOREFRONT AND GLAZING
1-1 = NEW STOREFRONT AND GLAZING -
SEE ASSEMBLY NOTES
2 = EXISTING WINDOW TO REMAIN
- IS ACCESSIBLE ENTRANCE SIGNAGE - SEE DET.
10/CRV2

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03/13/20		PLANNING SUBMITTAL	HII

Professional of Record:
PM DESIGN
Architectural Solutions Group
2455 Bennett Valley Rd.
Suite C-102
Santa Rosa, CA, 95404

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DATE ISSUED	REVIEWED BY	DATE ISSUED	REVIEWED BY
00/00/19	HII	09/07/20	HII

DRAWN BY: NBP
FILE: MCDONALD'S #1666
OAKLAND/12th
DESCRIPTION: MPR 2.0 B620
SHEET NO.: A2.3
ELEVATIONS
SHEET ADDRESS: 2520 E 12TH STREET OAKLAND, CA 94601
MCD19222.0

BB20 Design Elements - In Depth // LIGHTING



LIGHTING

 LINEAR LED ACCENT FIXTURE BY SECURITY LIGHTING COLOR: BLACK BATTEN AREAS	 RADIAL LED WALL SCONCE BY SECURITY LIGHTING COLOR: WHITE WHITE CANOPY	 RADIAL LED WALL SCONCE BY SECURITY LIGHTING COLOR: SILVER BACK OF HOUSE DRIVE THRU	 ARCHITECTURAL LED FLOOD LIGHT BY SECURITY LIGHTING COLOR: WHITE WHITE CANOPY (ABOVE) OPTIONAL HEARTH (OPTION 2)	 6" LED DOWNLIGHT BY SECURITY LIGHTING COLOR: WHITE DRIVE THRU CANOPIES CUSTOMER ENTRIES AT GOLD UNDERSCORE
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HIRAF LINEAR LED FACADE FIXTURE



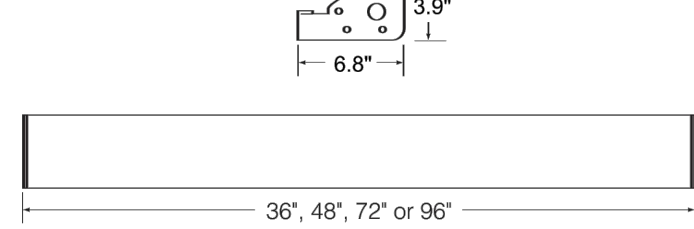
The HIRAF Linear Facade Lighting System is a holistic LED lighting solution designed from a clean slate to maximize the lighting effect for marketing your building as your brand while keeping energy usage and maintenance to an absolute minimum. Thanks to its intuitive plug and play mounting design with integral driver system, installation is quick and simple and only requires that power be brought to one fixture in each continuous row. The long life LED source minimizes maintenance to only an occasional cleaning of outer lens surfaces. This system is truly a "set it and forget it" solution only from Security Lighting!

Fixture Specifications

FEATURES

- Extruded aluminum construction, finished in weatherproof powder-coat paint
- Tempered glass lenses
- Power feed required only at beginning of each continuous row; subsequent fixtures plug together in series
- Fully integrated driver for completely self-contained lighting system
- Aluminum mounting brackets are finished in powder-coat paint and each order ships with a formed drilling template for ease of installation
- 70 CRI standard
- 5200K Color temperature standard. Consult factory for others.
- 50,000 hour long life LED illumination
- Fixtures available in up and down light, down light only or up light only
- Down only full cut off, Dark Sky Compliant

DIMENSIONS



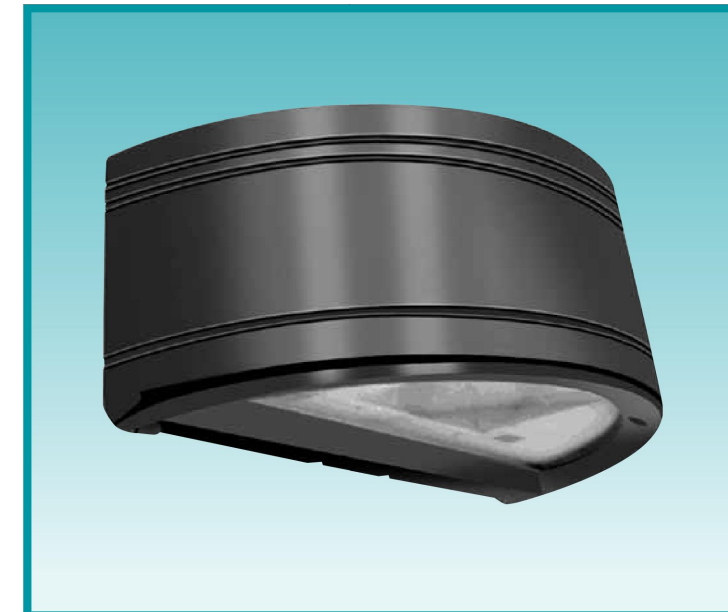
ORDERING INFORMATION

Series	Source	Size	Distribution	Voltage	Finish
HIRAF	LED	XX	XX	XXX	PS

Series	Distribution	Finish
HIRAF	Linear Facade Fixture	Standard
LED	Up and Down Light (14 watts per foot) Down Light Only (8.5 watts per foot) Up Light Only (5.75 watts per foot)	Platinum Silver Custom Color. Consult Factory
SIZE	120	120-Volt
96	8-Foot	277
72	6-Foot	
48	4-Foot	
36	3-Foot	


 A HUBBELL LIGHTING, INC. COMPANY
Performance Designed Lighting Products
 1085 Johnson Drive • Buffalo Grove, IL 60089 • TOLL-FREE: 800-544-4848 • PHONE: 847-279-0627 • FAX: 847-279-0642

RADIUS WALL SCONCE



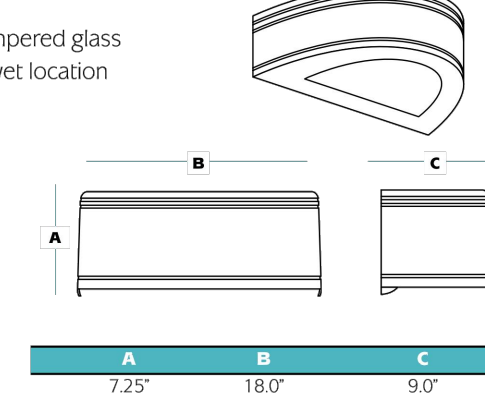
The RWSC Series radius wall sconce offers maximum versatility with multiple light sources and finishes. The available combination of uplight/downlight washes the building facade while the radial soft form housing will complement similar architectural design elements.

Fixture Specifications

FEATURES

- Durable cast aluminum housing
- Available in various lighting distributions for maximum versatility
- Integrated design eliminates high angle brightness
- Luminaire finished in weatherproof powder-coat paint
- Completely sealed, flat tempered glass lenses suitable for use in wet location
- Ships complete with lamp
- Downlight only, full cut-off
- Dark Sky compliant

DIMENSIONS



ORDERING INFORMATION

Series	Wattage/Source	Distribution	Finish	Voltage
RWSC	XXXXXX	XX	XX	XXX

Series	Distribution	Voltage
RWSC	Radius Wall Sconce	120-volt
UD	Up/Downlight	277-volt
WD	Downlight only (wide distribution) - standard	
FT	Downlight only (forward throw)	
WATTAGE SOURCE	FINISH	OPTIONAL
70PHH	DB	QSL
100PHH	BK	F
150PHH	WH	FF
260F	PS	EM12
32TRF		2EM12
42TRF		
2360F		
232TRF		
242TRF		
30LED		
44WLED		


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Performance Designed Lighting Products
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LB6LEDA10L

LED Downlight Module (1000 Lumens)
12W High Efficacy
Wet Location
120V

APPLICATIONS:
LiteBox LED modules are designed for use in new construction as well as retrofit applications with existing Prescolite or compatible 6" housings using the screw base adapter included. Lumen output and distribution comparable to a 75W PAR while consuming only 12 watts. ENERGY STAR qualified. Can be used to comply with California Title 24 IECC watts per square foot requirements. Suitable for use with continuous room side ambient temperature up to 25°C. Flicker-free dimming to 15% with most standard dimmers. (See Dimming Notes).

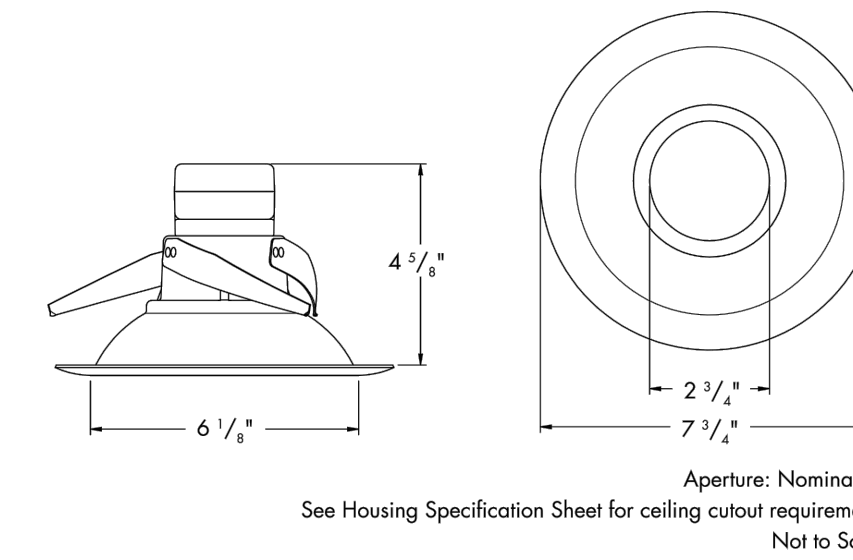
LENS/REFLECTOR:
All LiteBox LED modules are provided standard with a diffuse optical grade acrylic lens for uniform illumination and superior glare control. Reflector powder coat finish creates aesthetically pleasing appearance and visually comfortable 55° cutoff.

LED DRIVER:
Integral high efficiency LED driver 120V, >0.9 power factor, dimmable to 15% with standard incandescent or electronic low voltage dimmers. (See Dimming Notes for recommended dimmers.) Output over-voltage, over-current, and short circuit protection. Life expectancy of 60,000 hours minimum of recommended ambient temperatures.

INSTALLATION:
For New Construction: Use with Prescolite DBX QuickLink LED housings. QuickLink connector mates directly to housing connector without a screw base adapter for California Title 24 compliance.
For Retrofit: Use in Prescolite or other compatible 6" recessed housings using supplied screw base adapter.
Easy installation with (3) stainless steel spring clips (pre-installed).

CERTIFICATIONS:
UL/UL Classified for use in Prescolite or other 6" recessed housings including Halo, Juno, and Lithonia. (See page 3 for more details.) Suitable for wet locations. ENERGY STAR qualified. Meets California Title 24 with DBXQL.

WARRANTY:
5 year warranty
Additional information on page 3
See www.prescolite.com for details.



CATALOG NUMBER	EXAMPLE: LB6LEDA10L30K WH
TRIM	LED COLOR
CR1	TRIM COLOR
Blank	White
80+ CRI	Black
	Zet
	BZ
	Bronze
ACCESSORIES	
LiteGear ¹	Inverter, single phase central lighting, 125VA-250VA
IPS Series ¹	Line/Power micro-inverter, 20VA-55VA
DBXQL	IC/Non-IC Airtight housing with supply wire quick connects

2100 Golf Road, Suite 400, Rolling Meadows, IL 60008-4704
Phone: 1-800-LIGHT IT, 1-800-544-4848, Fax: 847-279-0642
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KIM LIGHTING

JOB _____ TYPE _____
NOTES _____ APPROVALS _____

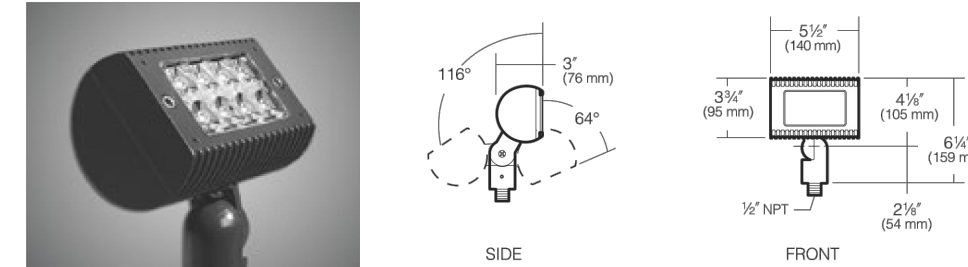
FEATURES

- Unique swivel mount provides superior aiming without loosening over time
- IP66 Certified to keep dust and moisture out
- Available in 3000K, 4000K and 5000K standard CCT
- Spot, Narrow Flood and Wide Flood distributions

Certifications



SPECIFICATIONS



Approx. Weight = 3.16 lbs.

ORDERING CODE

Fixture ¹	Distribution	Drive Current	Source	Electrical Module	Mounting
EL218	S Spot	3 550mA, 10W	8L LEDs	3K 3000K 4K 4200K 5K 5100K	UV 120 to 277V with a ±10% tolerance
	F Narrow Flood				BL Black DB Dark Bronze GR Verde Green
	W Wide Flood				

Fixture Options

Mounting Options

Refer to 120 Volt Mounting Options Spec Sheet

BD215BL Black

BD215DB Dark Bronze

BD215GR Verde Green

BD215BL Black

FH215DB Dark Bronze

FH215GR Verde Green

¹ U.S. PATENT D298,656

Kim Lighting reserves the right to change specifications without notice.

© 2017 KIM LIGHTING | 17760 Rowland Street | City of Industry | CA 91748
P 626.968.5666 | F 626.369.2695 | www.kimlighting.com | Rev. Mar. 17, 2017



REV	DATE	DESCRIPTION	BY
06/07/20		PLANNING - SUBMITTAL	HII
03/13/20		PLANNING - SUBMITTAL	HII

Professional of Record:



Architectural
Solutions Group

2455 Bennett Valley Rd.
Suite C-102
Santa Rosa, CA. 95404

Seal

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DATE ISSUED	REVISIONS	DATE ISSUED
03/07/20		

McDonald's #1666
OAKLAND/12th
DESCRIPTION
MRP 2.0 BB20
DATE ISSUED
03/07/20

SITE ADDRESS
2520 E 12TH STREET OAKLAND, CA 94601

FILE

PREPARED FOR: McDonald's USA, LLC

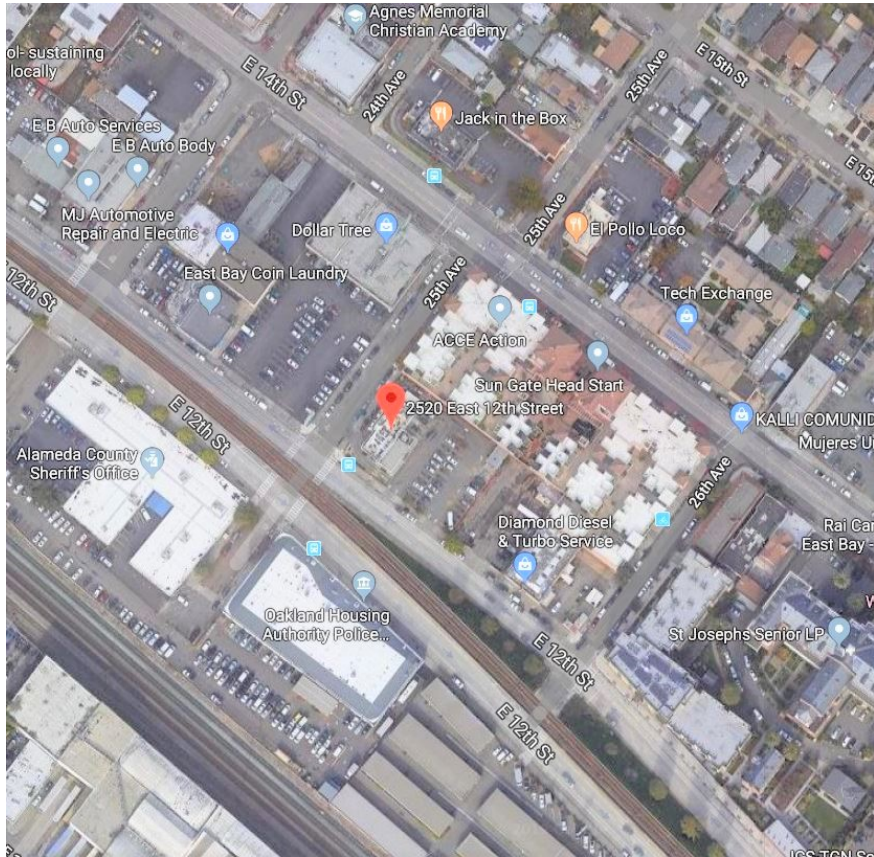
McDonald's USA, LLC
These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared not suitable for use on a different site or at a later time. These drawings are for reference or example on another project. Reproduction of these drawings for use on another project requires the services of properly licensed architects and engineers. Reproduction of the contract documents for use on another project is not authorized.

MCDONALD'S - JACO 2016MCD102222 0 HRP OAKLAND - E 12TH 01 DRAWINGS CURRENT ARCHITECTURAL 02 PLANNING 04 16222_A3.0 DWG 8/10/2020 12:57 PM CEEBIC-BROOKS

MCD19222.0

PROJECT PHOTOS

McDonald's
2520 E 12th Street
Oakland, CA 94601



Aerial Map

PROJECT PHOTOS

McDonald's
2520 E 12th Street
Oakland, CA 94601



Photo -1- E 12th going North West



Photo -2- E 12th going South East

PROJECT PHOTOS

McDonald's
2520 E 12th Street
Oakland, CA 94601



Photo- 3 – Entry / Exit along E 12th Street

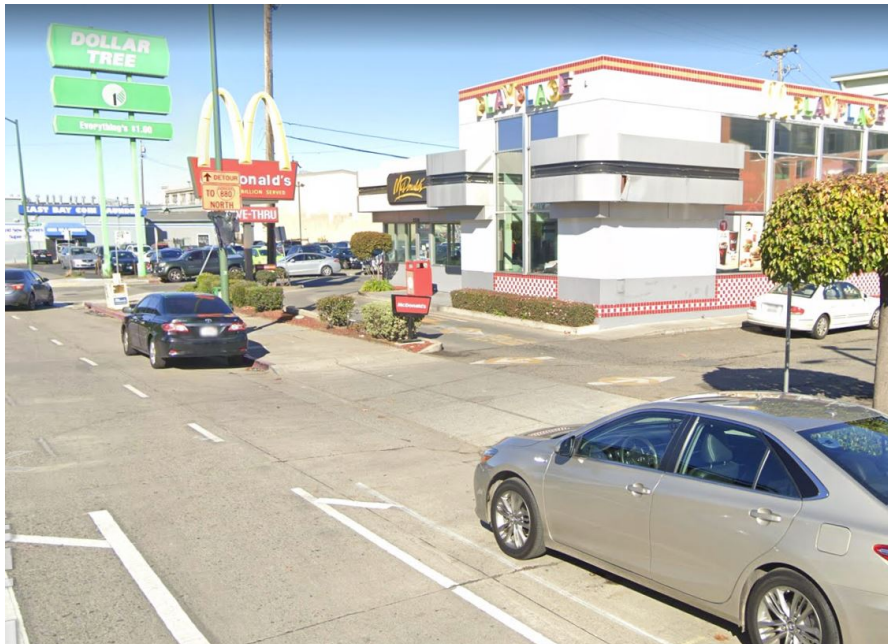


Photo -4 – Drive -Thru Exit along E 12th Street

PROJECT PHOTOS

McDonald's
2520 E 12th Street
Oakland, CA 94601



Photo -6 – Drive-Thru Exit along 25th Avenue



Photo -7 – Front Elevation side of Building

PROJECT PHOTOS

McDonald's
2520 E 12th Street
Oakland, CA 94601



Photo - 8 – Drive-Thru Side of Building



Photo – 9 – Non Drive-Thru Side of Building

PROJECT PHOTOS

McDonald's
2520 E 12th Street
Oakland, CA 94601



Photo – 10 – Rear Elevation Side of Building @ Entry



Photo – 11 – Rear Elevation Side of Building at Exit

PROJECT PHOTOS

McDonald's
2520 E 12th Street
Oakland, CA 94601



Photo – 12 – Menu Board

McDonald's

2520

NOTICE OF APPLICATION CITY OF OAKLAND



COMMUNITY AND
ECONOMIC
DEVELOPMENT AGENCY



CITY OF OAKLAND
BUREAU OF PLANNING
250 Frank G. Ogden Plaza, Suite 1100, Oakland, CA 94612-1000
Phone: (510) 238-3911 Fax: (510) 238-3910
PLANNING COMMISSION PUBLIC NOTICE

Location:	2520 2520 St., 1st Floor, APT 101, 94612-1000
Project:	To amend the terms and conditions of an existing McDonald's license and to update the sign design.
Application Number:	2024-001
Case Number:	2024-001
Case File Number:	2024-001
Planning Permits Required:	Sign Conditional Use Permit for a Drive-Through Restaurant
General Plan:	2015
Zone:	Community Development Zone - Industrial (CDI) Zone
Designation:	Community Design Review (CDR) - Existing Building, Section 13.020, Re-signage or Re-configuration, Section 13.020, Sign Construction or Construction of New Structures, and Section 13.020, Sign Construction with Community Plan, General Plan or
Historic Status:	Not a Potential Historical Resource or Local Register
Final Approval:	Planning, General Public Hearing, Section 13.020, Sign Construction or Construction of New Structures, and Section 13.020, Sign Construction with Community Plan, General Plan or
Staff Recommendation:	Staff recommend the proposed Conditional Use Permit be granted.
Staff Recommendation:	Staff recommend the proposed Conditional Use Permit be granted.
Staff Recommendation:	Staff recommend the proposed Conditional Use Permit be granted.

IF SIGN OR INSERTS ARE MISSING OR DAMAGED, PLEASE CALL (510) 238-3911



mailing list for
2520 12th street.

3860 Broadway Street, Suite 110
American Canyon, CA 94503



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① 12TH ST & FRUITVALE LLC
46 FAIRLAWN AVE
DALY CITY CA 94015
PLN20086

⑦ B7M LLC
1825 SAN PABLO AVE 200
OAKLAND CA 94612
PLN20086

⑬ BROWN THOMAS V
1826 CLEMENT AVE 100
ALAMEDA CA 94501
PLN20086

② CHILJAN RAY TR SURVIVORS TRUST &
CHILJAN RAY ETAL
DOLLAR TREE STORES
500 VOLVO PKWY
CHESAPEAKE VA 23320
PLN20086

⑧ COUNTY OF ALAMEDA
COUNTY ADMINISTRATOR
1221 OAK ST 536
OAKLAND CA 94612
PLN20086

⑭ DANG CONG P & CAM V TRS
3365 MONTEREY BLVD
OAKLAND CA 94602
PLN20086

③ CHESAPEAKE VA 23320
PLN20086
DRASNIN MANOR L P
1825 SAN PABLO AVE 200
OAKLAND CA 94612
PLN20086

⑨ HIN NU GARVEY ASSOCIATES L P
1825 SAN PABLO AVE 200
OAKLAND CA 94612
PLN20086

⑮ HOMES EAST BAY 4 LLC
PO BOX 24483
OAKLAND CA 94623
PLN20086

④ HOUSING AUTHORITY OF THE CITY OF
OAKLAND
1619 HARRISON ST
OAKLAND CA 94612
PLN20086

⑩ LA JACKY C & JUDY
2969 GROOM DR
SAN PABLO CA 94806
PLN20086

⑯ MCDONALDS CORPORATION
ATTN STORE 004-0290
PO BOX 182571
COLUMBUS OH 43218
PLN20086

⑤ MOORE ANNA M TR & CARROLL EMILIE A
TR
2550 E 12TH ST
OAKLAND CA 94601
PLN20086

⑰ MY STORAGE LLC
1001 42ND ST 200
OAKLAND CA 94608
PLN20086

⑰ RUBIN JOSEPH & DONNA TRS & PERALES
MANUEL TR
MANUEL PERALES
1000 BARKWOOD CT
CONCORD CA 94521
PLN20086

⑥ ST JOSEPHS FAMILY ASSOCIATES L P
JOANNA YONG
600 CALIFORNIA ST 900
SAN FRANCISCO CA 94108
PLN20086

⑱ THAI STEVEN & LAW JENNY ETAL
2400 E 12TH ST
OAKLAND CA 94601
PLN20086

⑱ VICTORIA LAND PARTNERS LP
THE MIDTOWN NIKI GRO
9171 TOWNE CENTRE DR 335
SAN DIEGO CA 92122
PLN20086



C.Sim

⑲ Ramirez Mauricio
1609 62nd Ave
Oakland, CA
94621
PLN20087

From: Hala Ibrahim <hibrahim@pmdginc.com>
Sent: Thursday, October 22, 2020 4:14 PM
To: Qwan, Gregory
Subject: Noticing - 2500-2520 E 12th St. (PLN20086)

[EXTERNAL] This email originated outside of the City of Oakland. Please do not click links or open attachments unless you recognize the sender and expect the message.

Hi Gregory

We have completed all the noticing requirements, including posting of the public notice on the subject property and mailing the notice to all addresses for the noticing list for 2520 E 12th Street, Oakland application # PLN20086.

Thank you

Hala Ibrahim
Sr. Project Manager
Direct: (707) 655-4733

3860 Broadway Street, Suite 110

American Canyon, CA 94503

Cell: (925) 222-1673

pmdginc.com

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