

<b>Location:</b>	6224-6320 International Blvd.; APN 038-3222-008-02, 010-01 & 012-01 (See map on the reverse)
<b>Proposal</b>	To remodel the interior and exterior of an existing McDonald's restaurant and expand the Drive-Through.
<b>Applicant:</b>	Drew Sanchez
<b>Phone Number:</b>	(650) 350-9471
<b>Owner:</b>	McDonald's Corporation
<b>Case File Number:</b>	PLN20087
<b>Planning Permits Required</b>	Major Conditional Use Permit for a Drive-Through Non-residential Facility, Regular Design Review for exterior modification.
<b>General Plan</b>	Urban Residential
<b>Zoning</b>	RU-5 Urban Residential Zone
<b>Environmental Determination</b>	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
<b>Historic Status:</b>	Not a Potentially Designated Historic Property or Local Register Property; Oakland Cultural Heritage Survey Rating: F3
<b>City Council District:</b>	5
<b>Status:</b>	Pending
<b>Actions to be Taken:</b>	Receive public comments and Planning Commission comments. Planning Commission action based on staff report.
<b>Staff Recommendation:</b>	Approval subject to the attached Conditions
<b>Finality of Decision:</b>	Appealable to the City Council within 10 days.
<b>For Further Information:</b>	Contact project planner <b>Jason Madani</b> at (510) 238-4790 or <a href="mailto:jmadani@oaklandca.gov">jmadani@oaklandca.gov</a>

**SUMMARY**

McDonald's operates an existing fast-food restaurant at 6300 International Boulevard. 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 building, and install landscaping and other vehicular improvements to enhance circulation on-site. In addition, the applicant is proposing interior and exterior renovations to the existing building.

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 required for the façade changes in the RU-5 Urban Residential Zone (RU-5).

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 located on International Boulevard between 62<sup>nd</sup> Avenue and 64<sup>th</sup> Avenue and along E. 16<sup>th</sup> Street. The subject site consists of three lots. There is an existing, one-story, 4,851 sq. ft. McDonald's restaurant on one of the parcels with the other two lots containing 46 spaces for restaurant parking. The existing drive-through parallels E. 16<sup>th</sup> Street and then encircles the back building before exiting onto

International Boulevard.

The surrounding uses include a retail store adjacent to the site, an AC Transit stop in the middle of International Boulevard, small commercial stores across International Boulevard, a car wash and auto sales across 64<sup>th</sup> Avenue, and a residential building on E. 16<sup>th</sup> Street. The site is fenced off along E. 16<sup>th</sup> Street with the drive-through providing a buffer from the residential area.

**PROJECT DESCRIPTION**

The proposal is to expand the Drive-Through Non-Residential Facility within the parking lot from one to two queuing lanes with the proposed lane located parallel to the existing lane along E. 16<sup>th</sup> Avenue but towards the interior of the lot. The Project includes a new trash enclosure, pre-browser, and digital menu sign. New landscaping will be installed, and the parking area in front of the building reconfigured. These improvements will result in a parking reduction from 48 to 46 spaces (*Attachment C*).

The Project would also include a new front entrance facing on International Boulevard, an interior remodel and upgrades to the order counter area, dining area, and 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, fascia, lighting, and new landscaping.

**GENERAL PLAN ANALYSIS**

*Land Use and Transportation Element*

The Project site is classified as Urban Residential per the General Plan’s Land Use and Transportation Element (LUTE). The intent of this classification is “to create, maintain, enhance areas of the City that are appropriate for multi-unit, mid-rise or high-rise residential structures in locations with good access to transportation and other services.” 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 of 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 Havenscourt-Lockwood sub-area but is not a catalyst area or opportunity site. The Plan notes in this subarea that “International Boulevard on either side of this TOD Catalyst Area (between 51st and 57th Avenues) will undergo streetscape improvements and new uses will be added over time. The new uses will be a mixture of residential buildings, mixed use buildings and single-story commercial buildings.” The Project meets this intent by preserving existing jobs and making improvements to the site.

## ZONING ANALYSIS

The Project site is in the RU-5 Zone. The RU-5 Zone is intended to “create, maintain, and enhance areas of the City that are appropriate for multi-unit, mid-rise, and high rise residential structures and ground floor neighborhood businesses on the City's major corridors.”

### *Design Review and Major Conditional Use Permit including Additional Findings*

Pursuant to Planning Code Section 17.19.020, design review is required.

Pursuant to Planning Code Section 17.73.020, a CUP is required for a Drive-Through Non-Residential Facility. 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 the 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.

A Major CUP and Regular Design Review and consideration by the Planning Commission, is required per Planning Code Sections 17.134.020(A)(2)(b)(i) and 17.136.040(D)(1). The required Major CUP, Regular Design Review, 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 queuing lane for the drive-through is located next to E. 16<sup>th</sup> Street on the side of the Project site. This area will be expanded into two lanes and separated from the parking lot. The drive-through is currently not the only exit/entrance onto the site. There already exists two entrance and exit areas off International Blvd. 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 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 adding approximately 50' of additional queuing space or stacking for two more cars for a total eight cars. As such, the proposal meets the requirement. The width of the new lanes is 10'-10”.

***Other Requirements***

No other Zoning requirements are triggered by the Project. The Planning Code requires one parking space for each 600 sq. ft. of floor area, or, for a 4,851 sq. ft. building, eight spaces. As such, the reduction in parking spaces is not a Planning Code concern.

**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 minor 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, 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 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 residential buildings across E.16<sup>th</sup> Street. 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 and Regular Design Review subject to the attached Findings and Conditions.


Prepared by:



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Jason Madani  
Planner III

Reviewed by:



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ROBERT MERKAMP  
Zoning Manager

Reviewed by:



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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), Regular Design Review Criteria (OMC Section 17.136.050B) 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 queuing lane for the drive-through area and landscaping.

It is not expected that these improvements will affect the livability or appropriate development of the surrounding neighborhood as the second queuing lane is located toward the side of the property in the same location as the current queuing area and is located adjacent to E. 16<sup>th</sup> Street. 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 queuing lane. The improvements will occur at the side of the property where the existing drive-through is located. The purpose of these improvements is to enhance traffic flow on-site, reduce queuing 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 supply 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.**

See the Regular Design Review Findings below.

***CONDITIONS OF APPROVAL***

**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 Urban Residential per the General Plan's Land Use and Transportation Element (LUTE). The intent of this classification is "to create, maintain and enhance areas of the City that are appropriate for multi-unit, mid-rise or high-rise residential structures in locations with good access to Transportation and other services." This Project is an existing restaurant site and will continue to provide fast food to residents in the area meeting the intent of the Urban Residential classification.

In addition, the 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." Furthermore, the Project conforms to LUTE Objective I/C3 and Policy I/C1.2.

The Project site is in the International Boulevard Transit-Oriented Development (TOD) Plan area and Havenscourt-Lockwood 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 International Boulevard between 62<sup>nd</sup> and 64<sup>th</sup> Avenue and along E. 16th Street. The building footprint or floor area is not being altered. The building is currently setback from the street by landscaping.

Other than the restaurant and the adjacent commercial building, the rest of the block consists of surface parking.

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 as a street wall does not exist on the block.

**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 is only one retail store directly adjacent to the site on this block. The improvements are at the rear and side 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***

**Design Review Criteria (OMC Sec. 17.136.050B)**

**1. The proposal will help achieve or maintain a group of facilities which are well related to one another and which, when taken together, will result in a well-composed design, with consideration given to site, landscape, bulk, height, arrangement, texture, materials, colors, and appurtenances; the relation of these factors to other facilities in the vicinity; and the relation of the proposal to the total setting as seen from key points in the surrounding area. Only elements of design which have some significant relationship to outside appearance shall be considered.**

The proposed McDonald's restaurant renovation will maintain the existing use and all existing relationships to surrounding area. The scope of upgrade will include improvements to the building façades; ADA Barrier removal from building and site, a stucco façade finish, metal roof, brick veneer at the base line; new entrance door and aluminum canopy system which will relate well with the surrounding buildings along International Boulevard. Also, adding the new entry door and the walkway from the public sidewalk will orient the building more toward the street front (International Boulevard) and less inward from the parking area.

The new queuing area will be at the side and inward of the lot. The new queuing area will result in added landscape improvements to beautify the site.

**2. That the proposed design will be of a quality and character which harmonizes with, and serves to protect the value of, private and public investments in the area.**

The neighborhood contains residential and commercial uses. The proposed exterior upgrades to the existing McDonald's restaurant, new queuing area and landscaping will provide improvements to the site. The proposed elevations will use high quality materials including stucco, metal siding and aluminum battens with wood texture. Colors will blend with the surrounding commercial structures. The proposal will serve and protect the value of and provide public investment along International Boulevard.

**3. That the proposed design conforms in all significant respects with the Oakland General Plan and with any applicable design review guidelines or criteria, district plan, or development control map which have been adopted by the Planning Commission or City Council.**

See the General Conditional Use Permit Findings above.

***CONDITIONS OF APPROVAL***



## CONDITIONS OF APPROVAL

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

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### 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 7, 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

***CONDITIONS OF APPROVAL***

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

- 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

***CONDITIONS OF APPROVAL***

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;

***CONDITIONS OF APPROVAL***



- 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

***CONDITIONS OF APPROVAL***

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](http://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.

***CONDITIONS OF APPROVAL***

When Required: Prior to building permit final

Initial Approval: N/A

Monitoring/Inspection: Bureau of Planning

**APPROVED BY:**

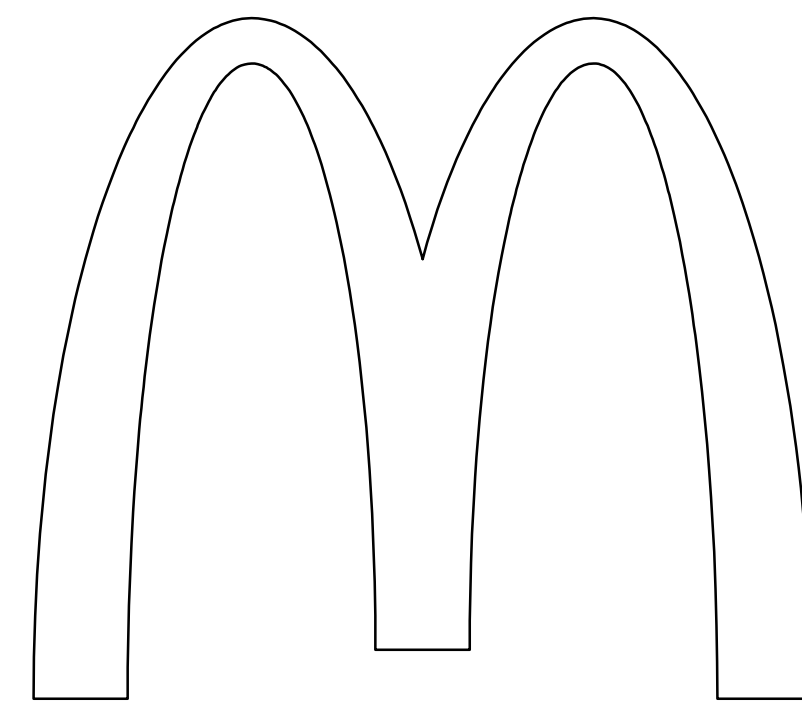
City Planning Commission: \_\_\_\_\_ (date) \_\_\_\_\_ (vote)

***CONDITIONS OF APPROVAL***



**PLN20087**  
**6300 -6320 International Blvd**  
**038 322200802 & 01-01 & 012-01**

Date: 10/15/2020



# McDonald's<sup>®</sup>

## PACIFIC NORTHWEST REGION

### OAKLAND - E 14TH

## DRAWING INDEX

REV	DATE	DESCRIPTION
CVR		COVER SHEET
SP0		DEMO SITE PLAN
SP1		PROPOSED SITE PLAN
SD2		DIGITAL MENU BOARDS
SD3		GATEWAY DETAILS AND DRIVE-THRU CANOPY
A1.0		FLOOR PLAN
A2.0		BUILDING ELEVATIONS
A2.1		BUILDING ELEVATIONS
A2.2		BUILDING ELEVATIONS
A2.3		BUILDING ELEVATIONS

Professional of Record:



**PM DESIGN**  
Architectural  
Solutions Group

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

Seal

## PROJECT INFORMATION

### ADDRESS:

STATE SITE CODE: 004-1421  
 STREET ADDRESS: 6300 INTERNATIONAL BLVD.  
 CITY: OAKLAND  
 COUNTY: ALAMEDA  
 STATE: CALIFORNIA

### SITE DATA:

ZONING: RU-5 - URBAN RESIDENTIAL  
 A.P.N.: 38-3222-8-2 / 38-3222-10-1 / 38-3222-12-1

AREA: 36,413 S.F. (0.84 AC)

PARKING EXISTING: 49 STALLS  
 PARKING PROPOSED: 48 STALLS

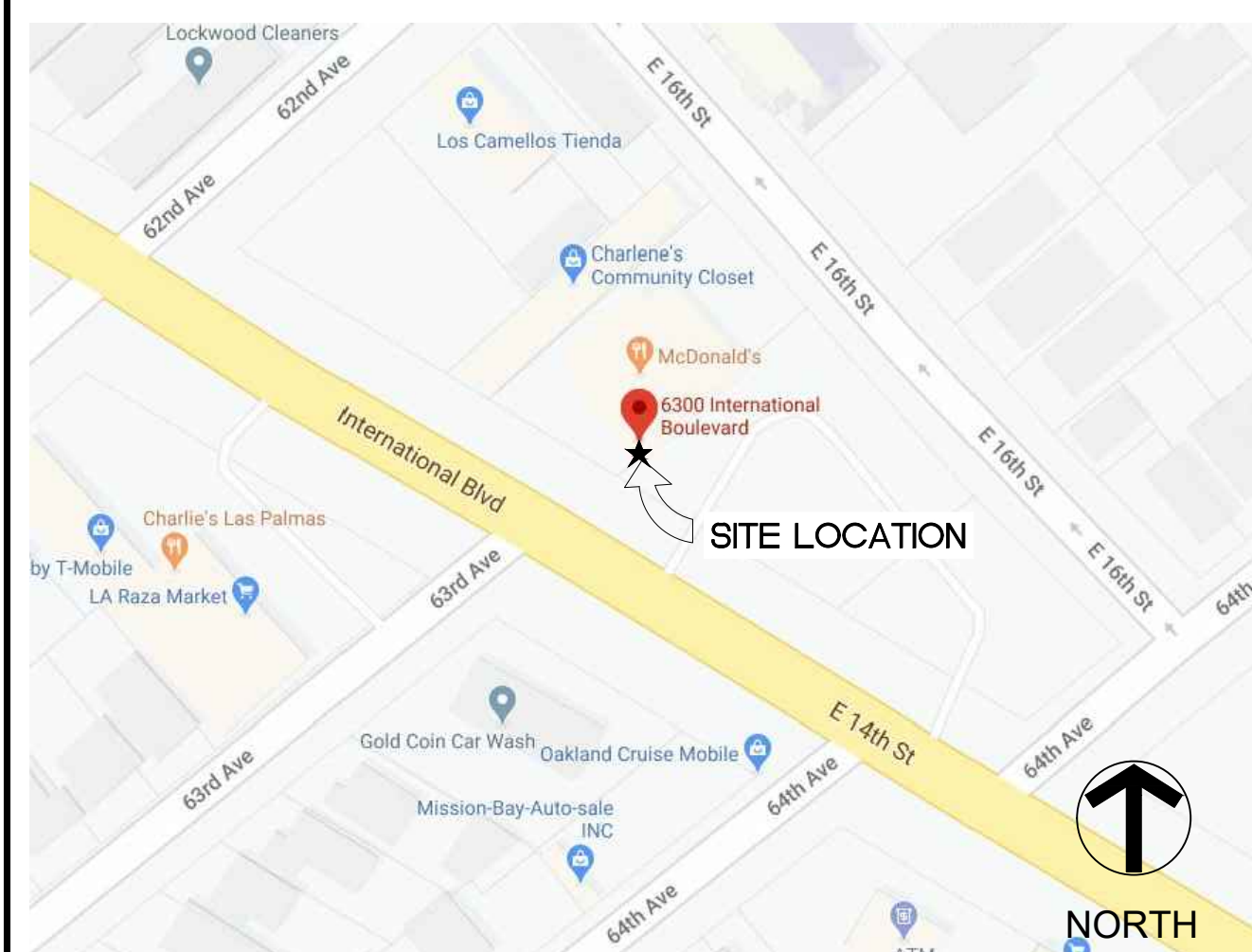
### BUILDING DATA:

OCCUPANCY: USE GROUP A2  
 CONSTRUCTION TYPE: VB  
 NUMBER OF STORIES: 1  
 BUILDING HEIGHT: 18'-0" (PARAPET)  
 BUILDING AREA: ±4,851 S.F.

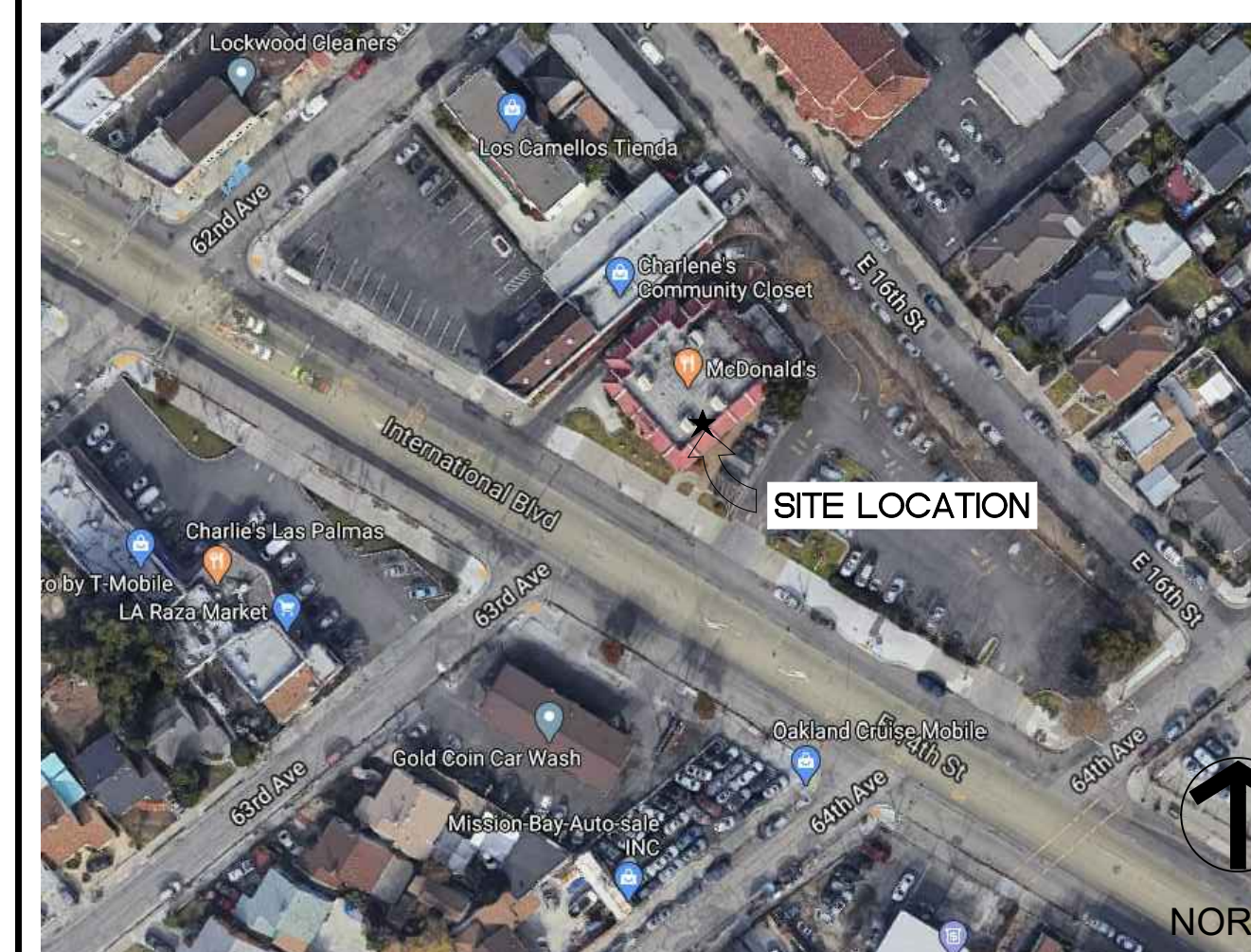
### SCOPE OF WORK:

- (N) SIGNAGE & SITE BRANDING
- (N) EXTERIOR FACADE UPGRADE
- (N) DINING AREA DECOR UPGRADES
- RESTROOM REMODEL FOR ADA COMPLIANCE
- ADDITION OF DOUBLE DRIVE-THRU

## VICINITY MAP



## AREA MAP



## SYMBOL LEGEND:

	SECTION TAG		DOOR TAG
	DETAIL TAG		ROOM NAME & NUMBER
	ELEVATION TAG		PARTITION TAG
<p><b>6</b> <b>DETAIL</b></p> <p>A4 1 1/2"=1'-0"      DRAWING TITLE</p>			

## DESIGNER OF RECORD:

DISCIPLINE:	NAME	REPRESENTATIVE	ADDRESS	PHONE #
ARCHITECT:	PM DESIGN GROUP INC.	HALA IBRAHIM	3860 BROADWAY DRIVE, STE. 110, AMERICAN CANYON, CA 94503	(925) 222-1673
LANDSCAPE:	LANDSCAPE ARCHITECT	ROD SCACCALOSI	P.O. BOX 2083, PETALUMA, CA 94952	(707) 280-8990
CONSTRUCTION MGR.:	MCDONALD'S USA LLC	BRIAN McCARTHY	2999 OAK ROAD SUITE 900 WALNUT CREEK, CA 94597	(530) 205-8528

MCDONALD'S - MCD 2019\MCD19221.0 MRP OAKLAND - E 14TH\01 DRAWINGS CURRENT\ARCHITECTURAL\02-PLANNING\01-19221\_COR.DWG 8/7/2020 10:49 AM CEDRIC BROOKS

© 2020 MCDONALD'S USA, LLC



PREPARED FOR:

DRAWN BY: NDP

STD /ISSUE DATE

REVIEWED BY: HJI

DATE /ISSUED

08/07/20

HJI

HJI

TITLE

MCDONALD'S #10235

OAKLAND/14th & 64th

DESCRIPTION

MRP 2.0 BB20

1

SITE ID

004-1421

SITE ADDRESS

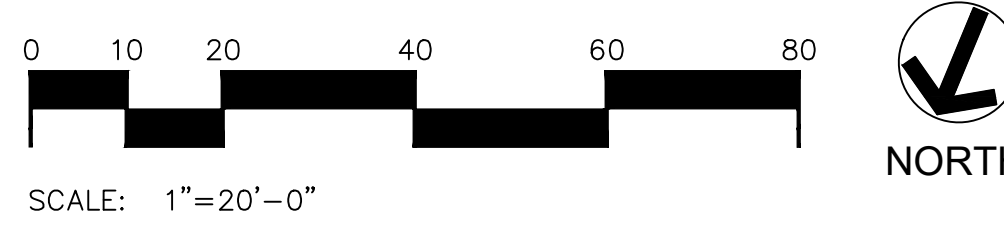
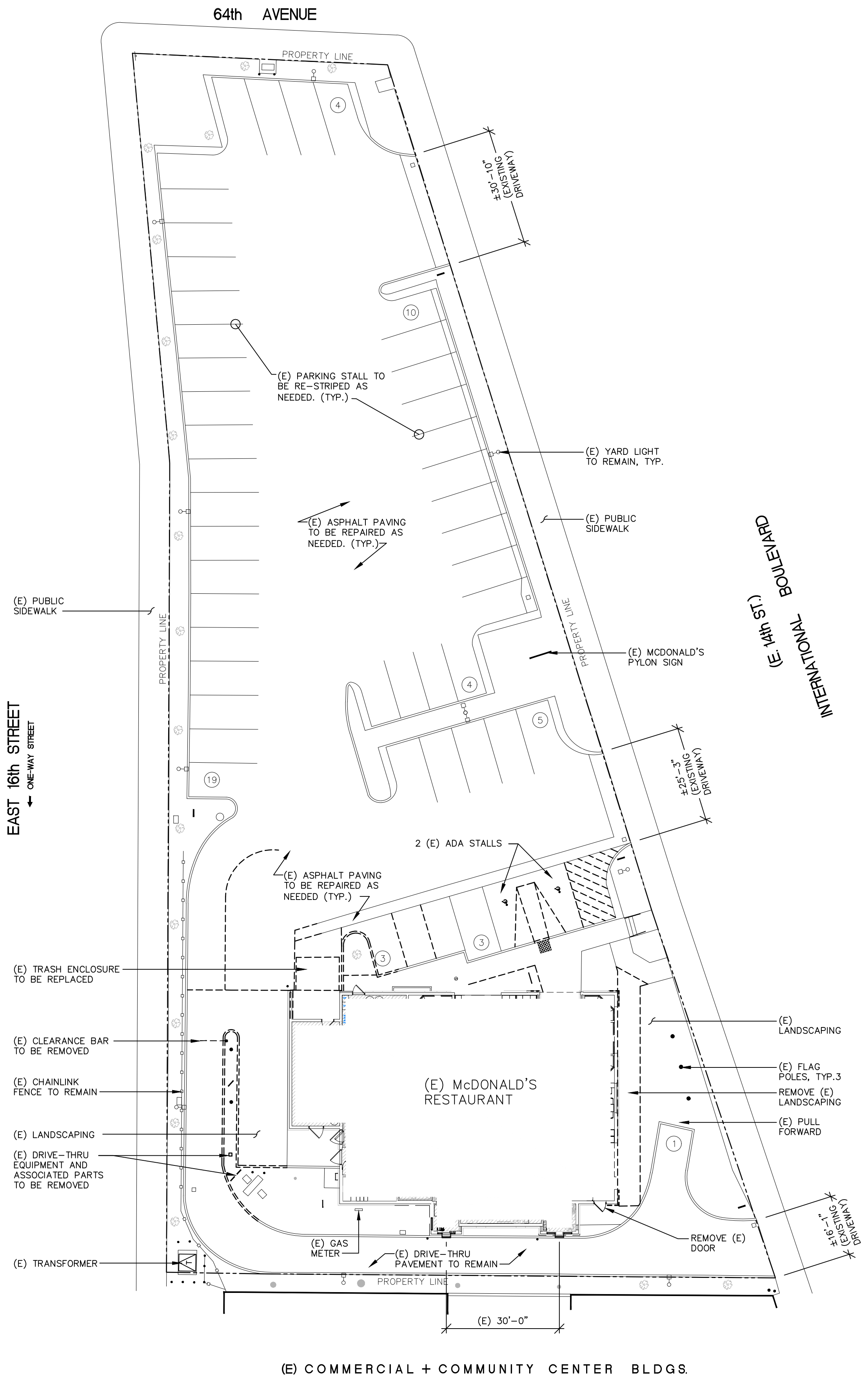
6300 INTERNATIONAL BLVD, OAKLAND, CA 94526

CVR

COVER SHEET

MCD19221.0

**1**  
DEMOLITION SITE PLAN  
SP0 1" = 20'-0"



ASSESSOR'S PARCEL NUMBER:  
38-3222-8-2  
38-3222-10-1  
38-3222-12-1

**PARKING INFORMATION (EXISTING)**

TOTAL SPACES	ACCESSIBLE	STANDARD	COMPACT	SPACES	SIZES
49	2	40	4	SPACES	9' X 18' @ 90°
				SPACES	9' X 18' @ 90°
			3	SPACES	8' X 15' @ 90°

**PLAN LEGEND**

<ul style="list-style-type: none"> <li>CL = CENTER LINE</li> <li>COL = COLUMN</li> <li>(E) = EXISTING</li> <li>EQ = EQUAL</li> <li>F.O.C. = FACE OF CURB</li> <li>F.O.F. = FACE OF FOUNDATION</li> <li>F.O.S. = FACE OF STUD</li> <li>FSE = FINISH SLAB ELEVATION</li> </ul>	<ul style="list-style-type: none"> <li>(N) = NEW</li> <li>P.O.C. = POINT OF CURVATURE</li> <li>R = RADIUS</li> <li>R.O.W. = RIGHT OF WAY</li> <li>SHT. = SHEET</li> <li>SIM. = SIMILAR</li> <li>TYP. = TYPICAL</li> </ul>
=====	(E) CONCRETE CURB
=====(E)	(E) TO BE REMOVED
- - - - -	PROPERTY LINE

REV	DATE	DESCRIPTION	BY
08/07/20		ISSUED FOR PLANNING REVIEW	HII
12/27/19		ISSUED FOR BRAND REVIEW	HII

Professional of Record:

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

Seal

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

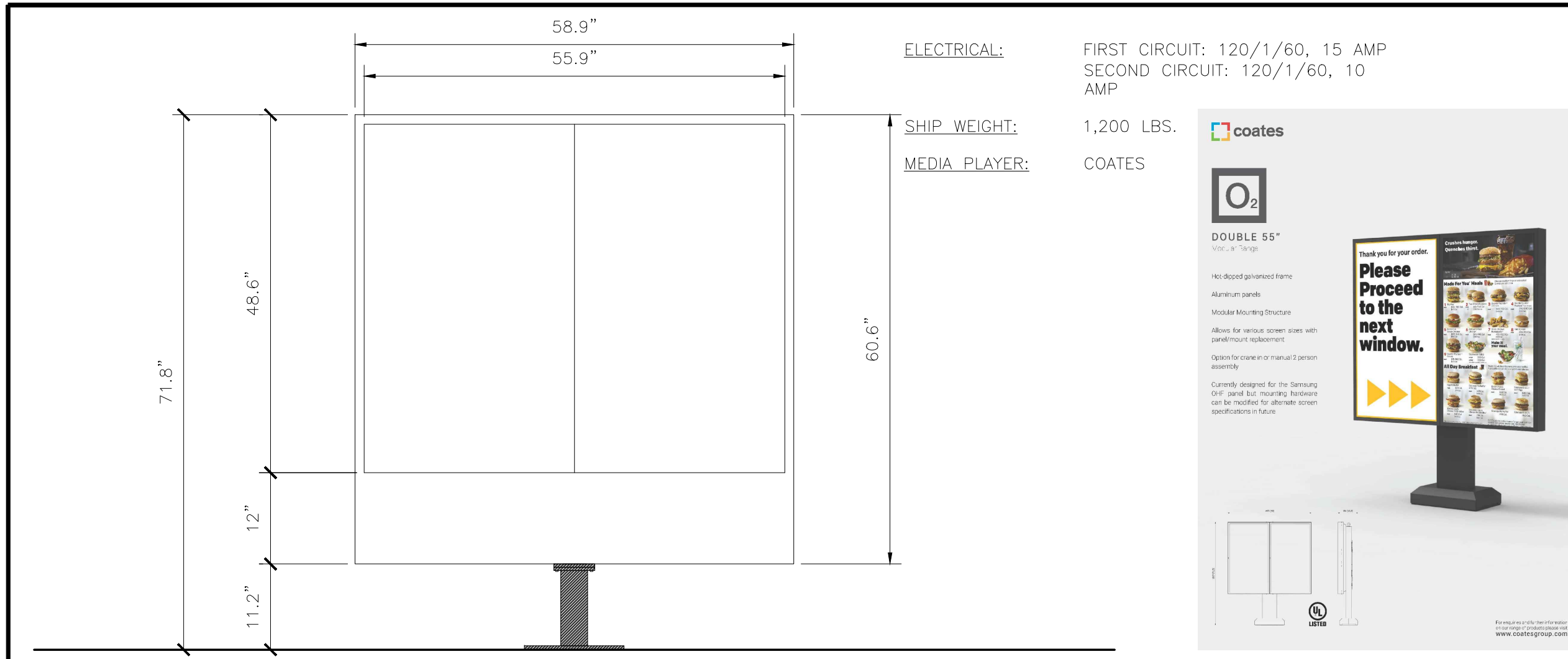
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These drawings and specifications are the confidential and proprietary information of McDonald's USA, LLC. The contract documents were prepared for use on this specific site in conjunction with its issue date and are not to be used for any other project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

<b>TITLE</b>	McDONALD'S #10235
	OAKLAND/14th & 64th
<b>DESCRIPTION</b>	MRP 2.0 BBD0
<b>SITE ID</b>	004-1421
<b>SITE ADDRESS</b>	6300 INTERNATIONAL BLVD, OAKLAND, CA 94628
<b>DRAWN BY</b>	NBP
<b>STD. ISSUE DATE</b>	
<b>REVIEWED BY</b>	HII
<b>DATE ISSUED</b>	08/07/20
<b>SP0</b>	
DEMOLITION SITE PLAN	



MCDONALD'S, INC. 2017/04/05 10:21 AM SD2.DWG 10/20/2010 10:49 AM CEDRIC BROOKS



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

**SHIP WEIGHT:** 1,200 LBS.

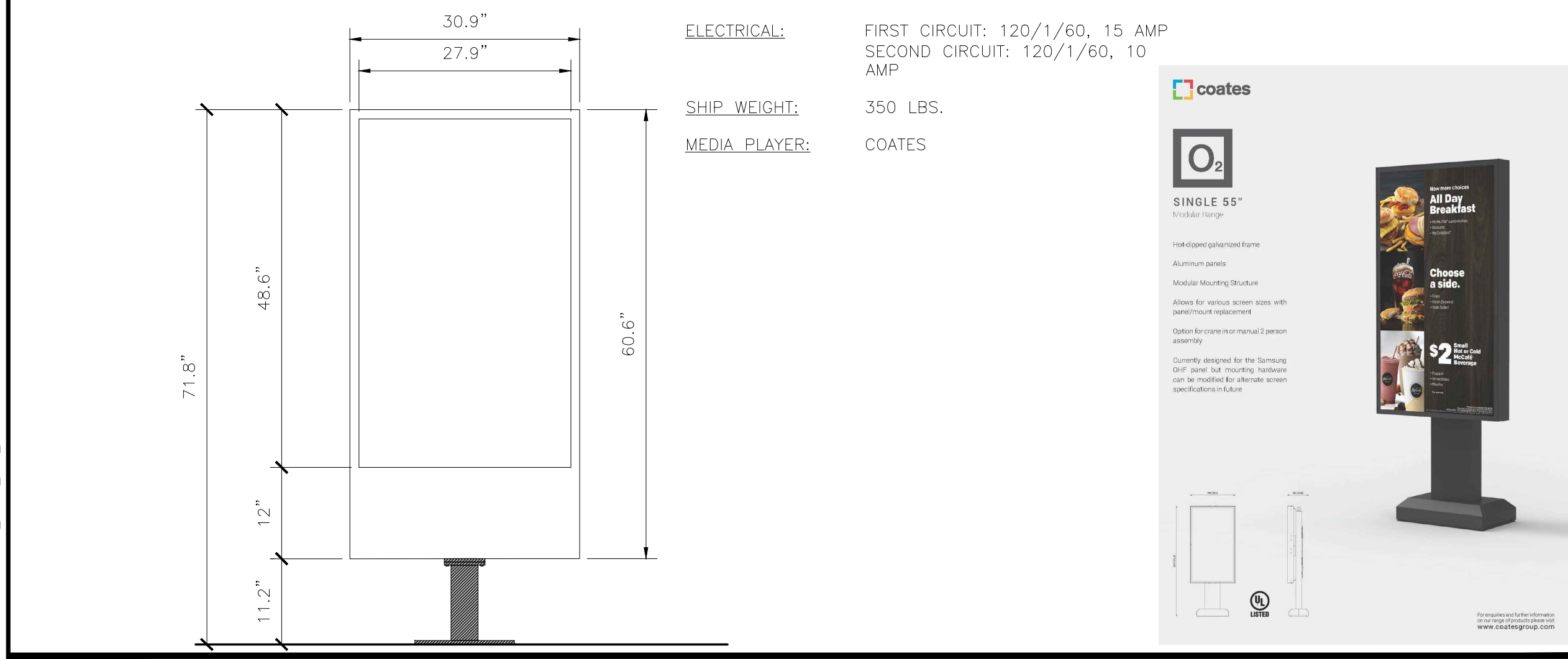
**MEDIA PLAYER:** COATES

**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\"/>

**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<sub>C</sub>=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\"/>

**STEEL:**  
-STEEL PIPE SECTION: ASTM A53 OR A252 TYPE E GRADE (F<sub>y</sub>=35 KSI)  
-HSS ROUND SECTION: ASTM A500 GRADE B (F<sub>y</sub>= 42 KSI)  
-HSS SQUARE/RECTANGULAR SECTIONS: ASTM A500 GRADE B (F<sub>y</sub>= 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  
SD2 SCALE: NONE



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

**SHIP WEIGHT:** 350 LBS.

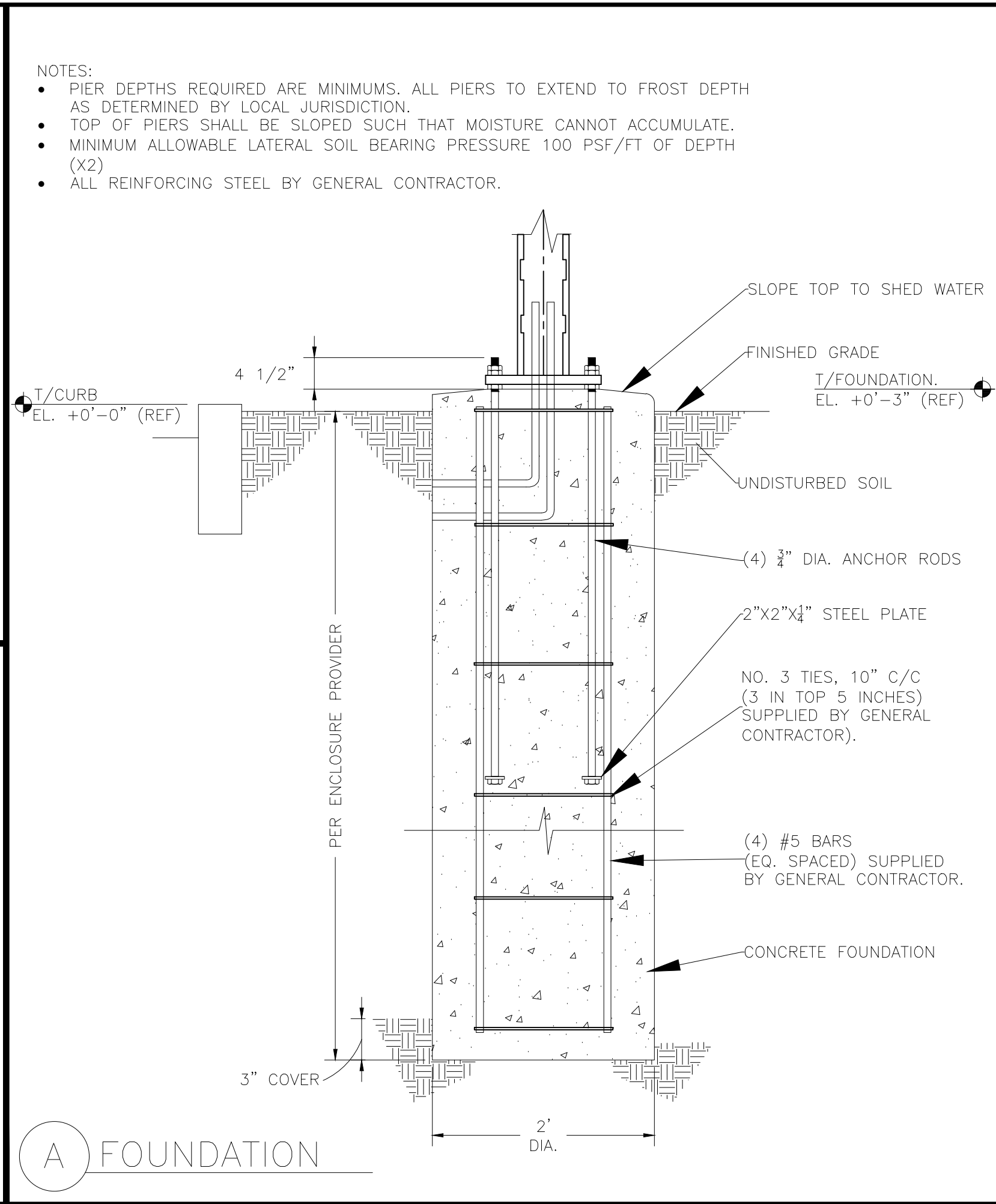
**MEDIA PLAYER:** COATES

**GENERAL NOTES:**  
-THE FOLLOWING CODES WERE USED IN DESIGN:  
-IBC 2012  
-ASCE 7-10  
-ACI 318-11  
-AISC 360-10 & AISC 341-10  
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-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\"/>

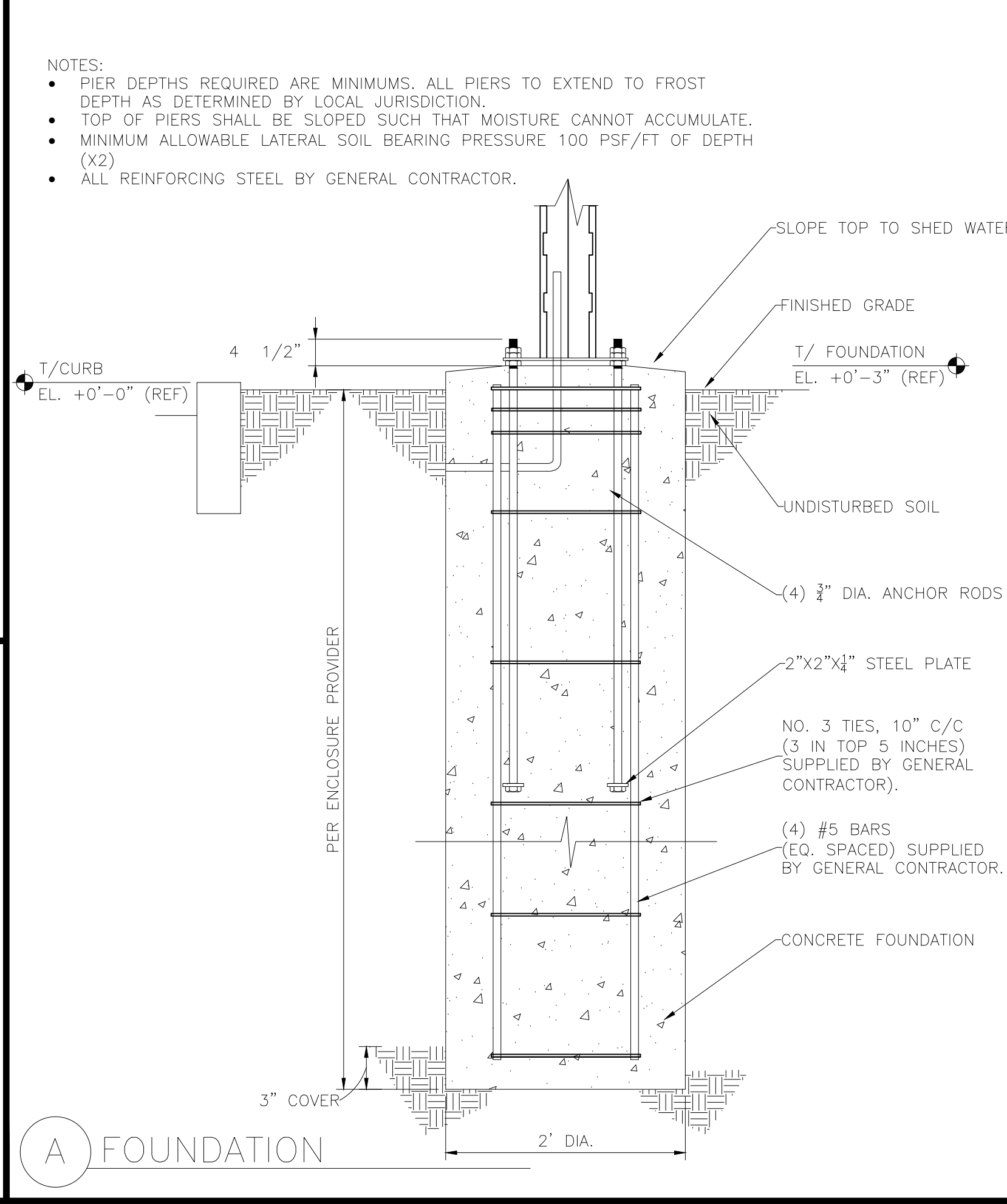
**CONCRETE:**  
-ALL FOOTINGS SHALL BEAR ON FIRM UNDISTURBED RESIDUAL SOIL AND/OR ENGINEERED EARTH FILL COMPACTED TO 98% OF ITS MAXIMUM DRY DENSITY AS PER ASTM D 698-70 (STANDARD PROCTOR) UNLESS NOTED OTHERWISE  
-ALL PIERS TO EXTEND TO FROST DEPTH AS DETERMINED BY LOCAL JURISDICTION  
-TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE  
-MINIMUM CONCRETE STRENGTH (F<sub>C</sub>=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\"/>

**STEEL:**  
-STEEL PIPE SECTION: ASTM A53 OR A252 TYPE E GRADE (F<sub>y</sub>=35 KSI)  
-HSS ROUND SECTION: ASTM A500 GRADE B (F<sub>y</sub>= 42 KSI)  
-HSS SQUARE/RECTANGULAR SECTIONS: ASTM A500 GRADE B (F<sub>y</sub>= 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

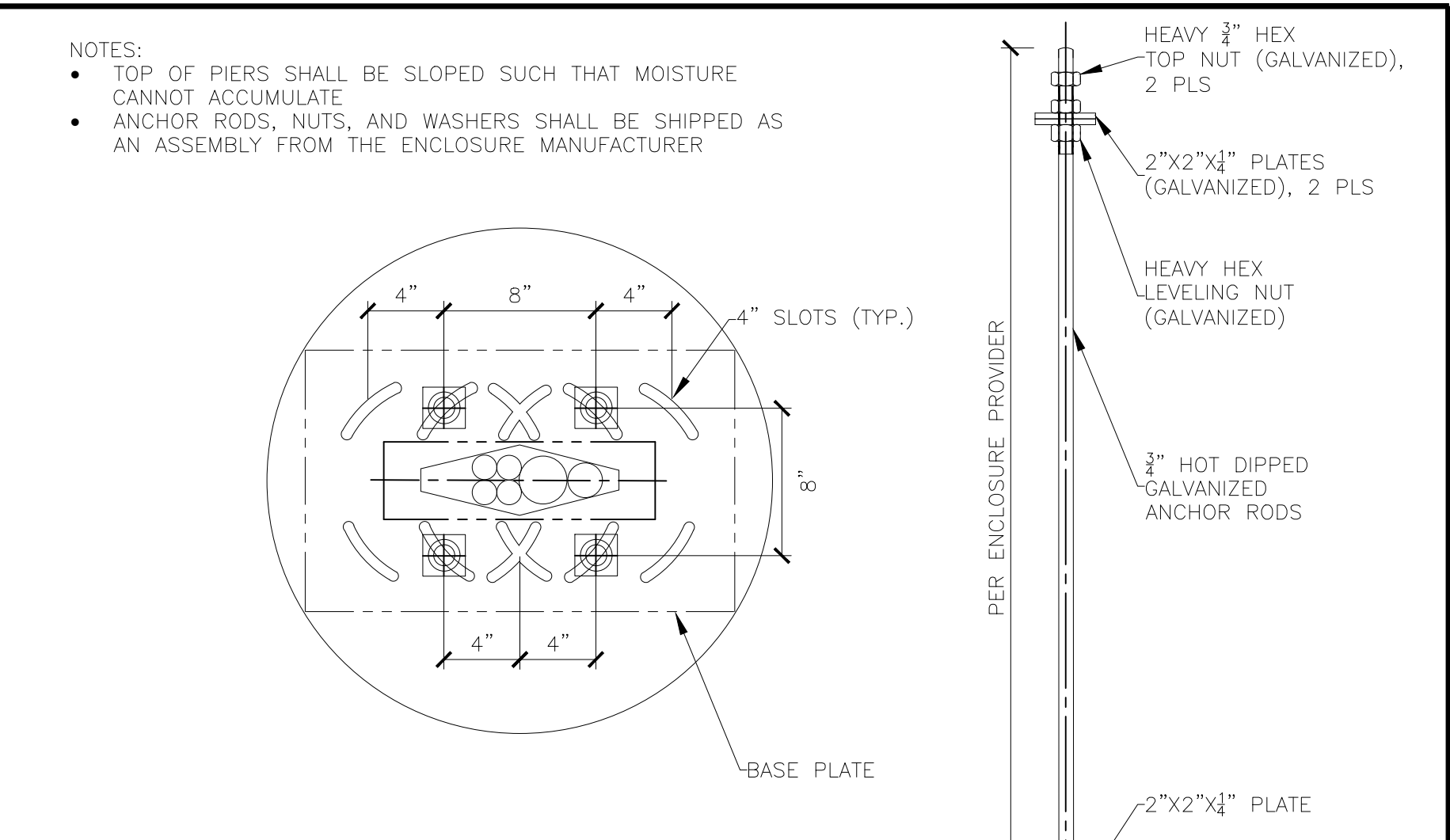
2 DIGITAL PRE-BROWSE BOARD  
SD2 SCALE: NONE



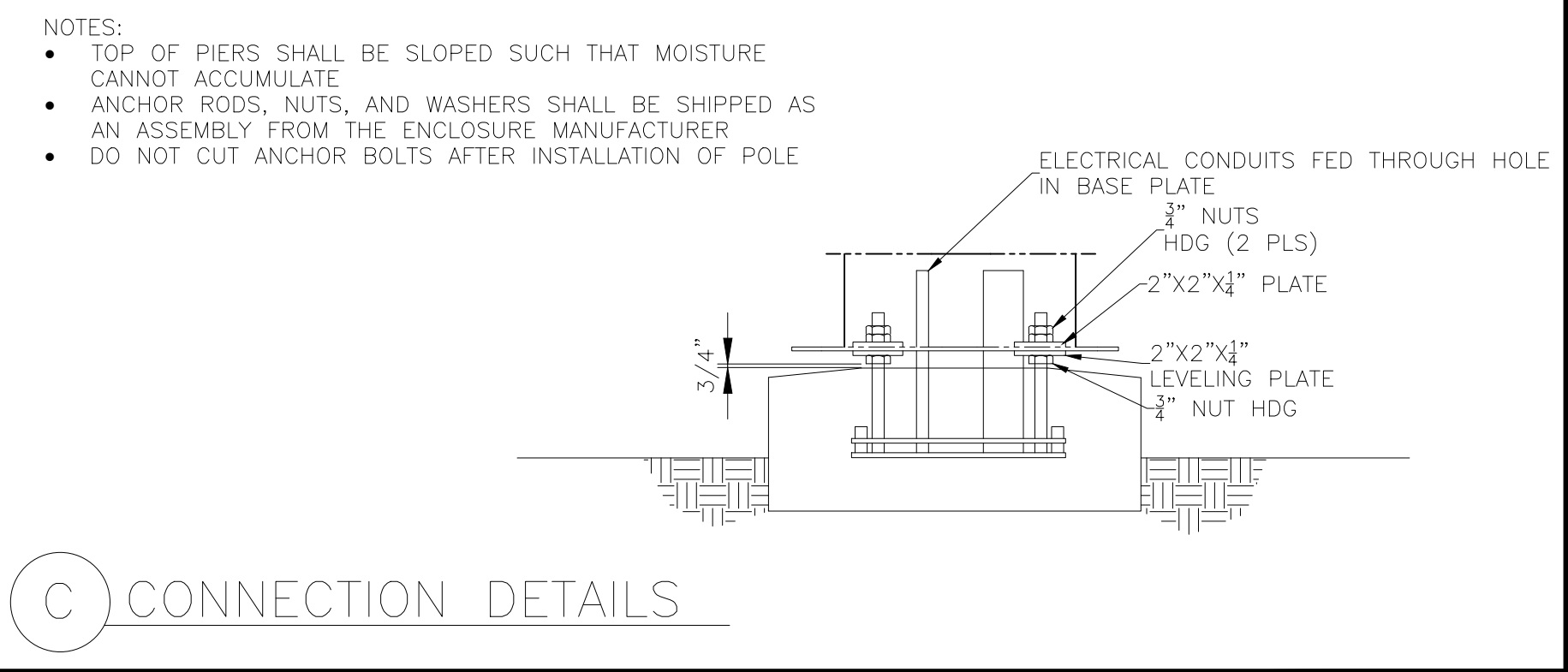
A FOUNDATION



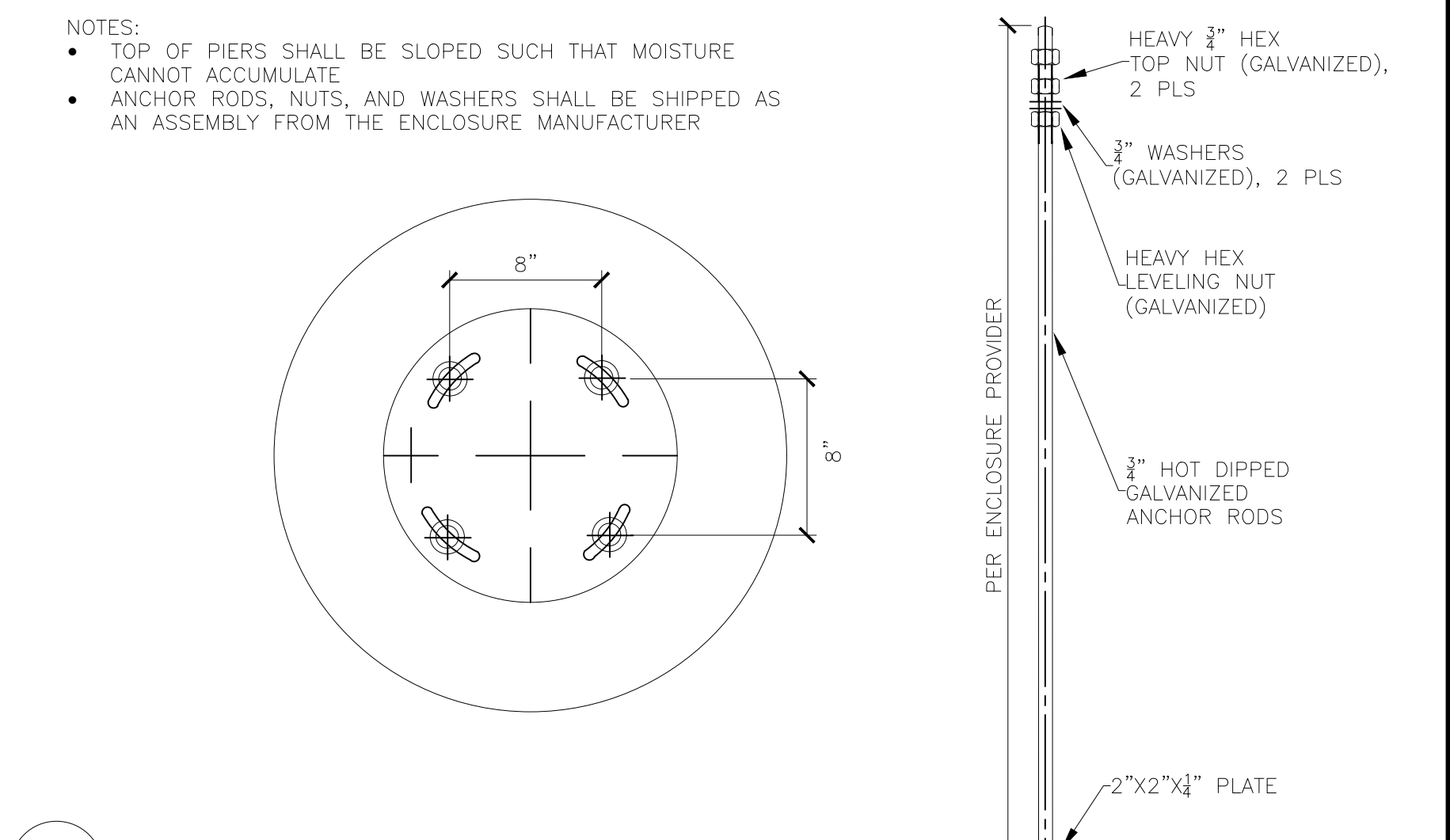
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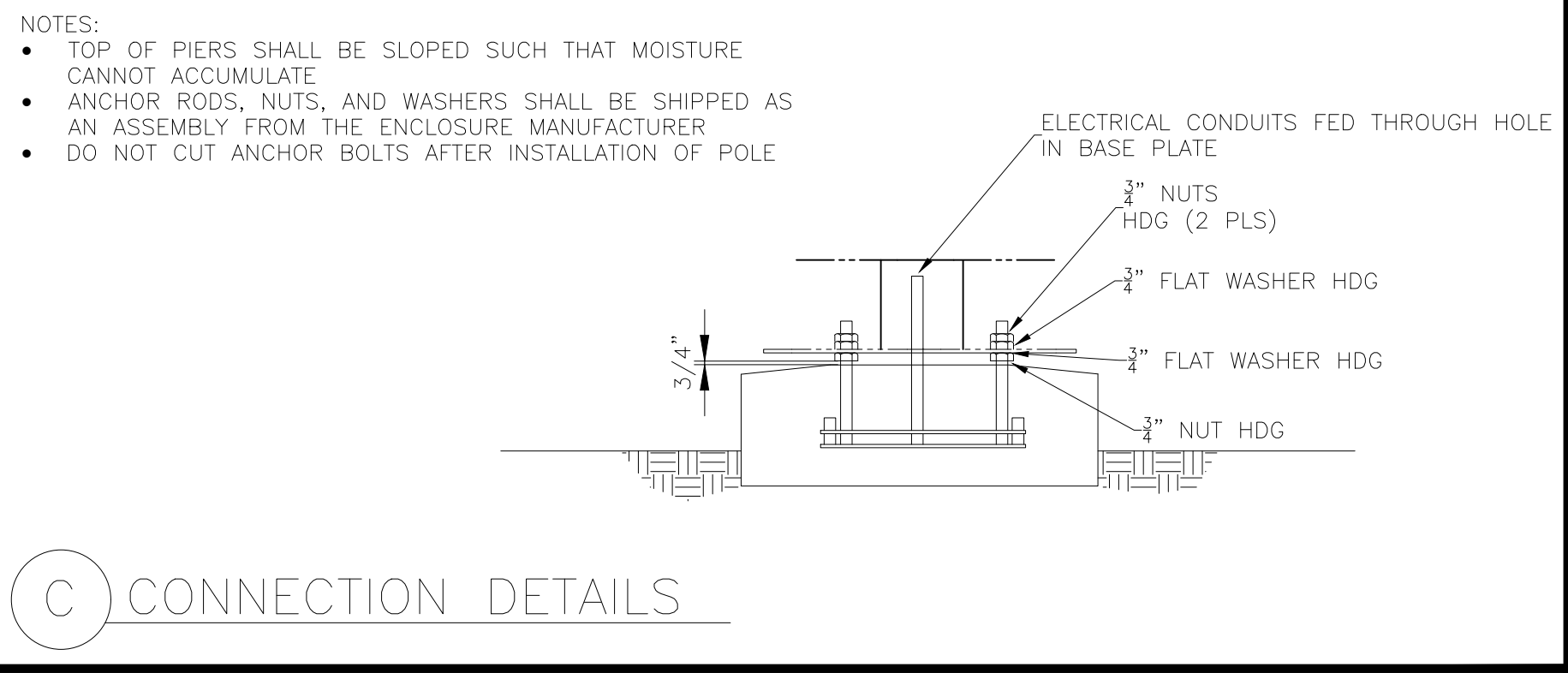
B ANCHOR BOLT PATTERN



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

Seal

DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY
08/07/20	ISSUED FOR PLANNING REVIEW	HJI			
12/27/19	ISSUED FOR BRAND REVIEW	HJI			

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

DRAWN BY: NDPL  
STD ISSUE DATE:   
REVIEWED BY: HJI  
DATE ISSUED: 08/07/20

TITLE: **McDonald's #10235 OAKLAND/14th & 64th**  
DESCRIPTION: MRP 2.0 BR20  
SITE ID: 004-1421  
SITE ADDRESS: 6300 INTERNATIONAL BLVD, OAKLAND, CA 94626

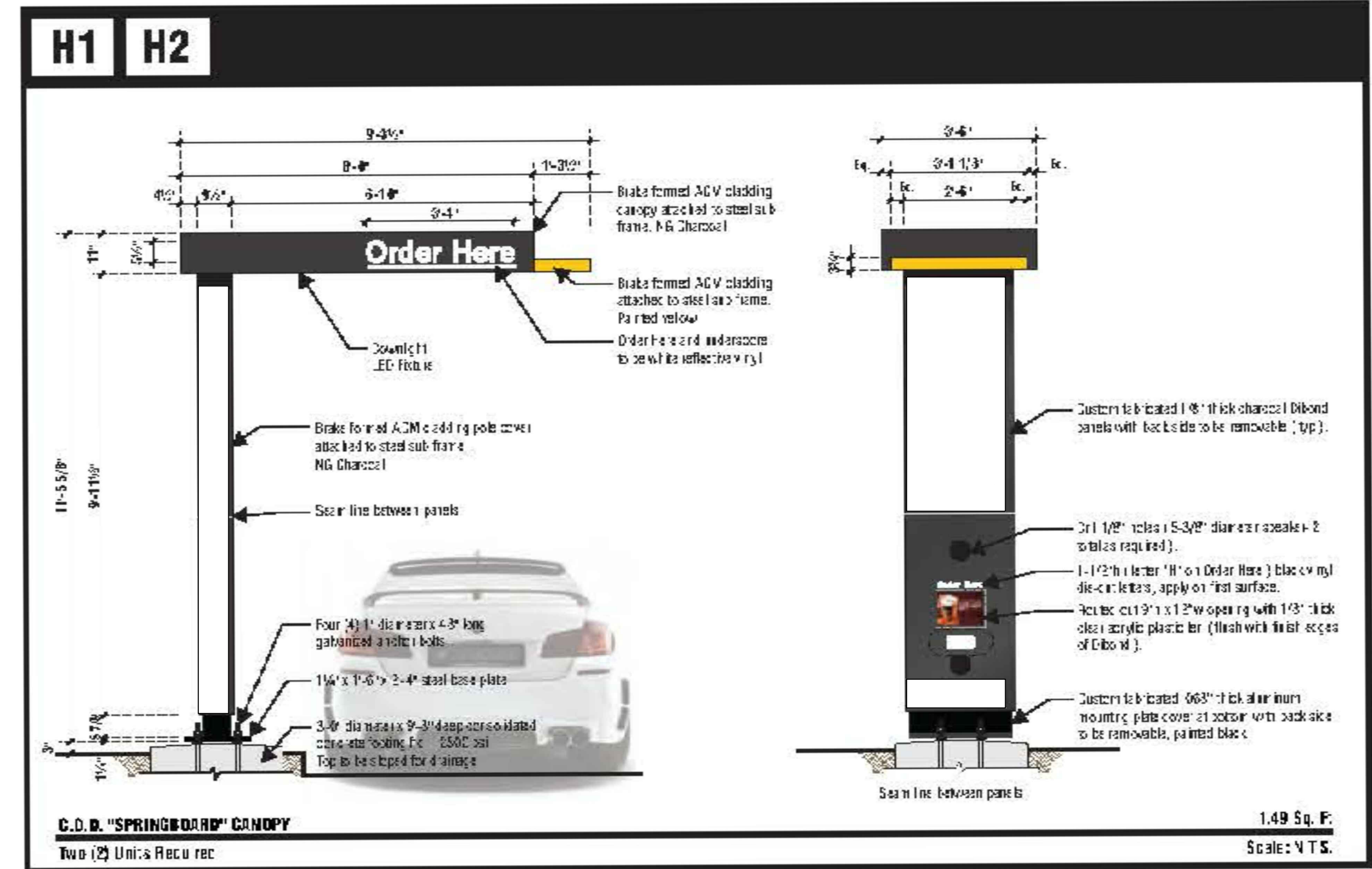
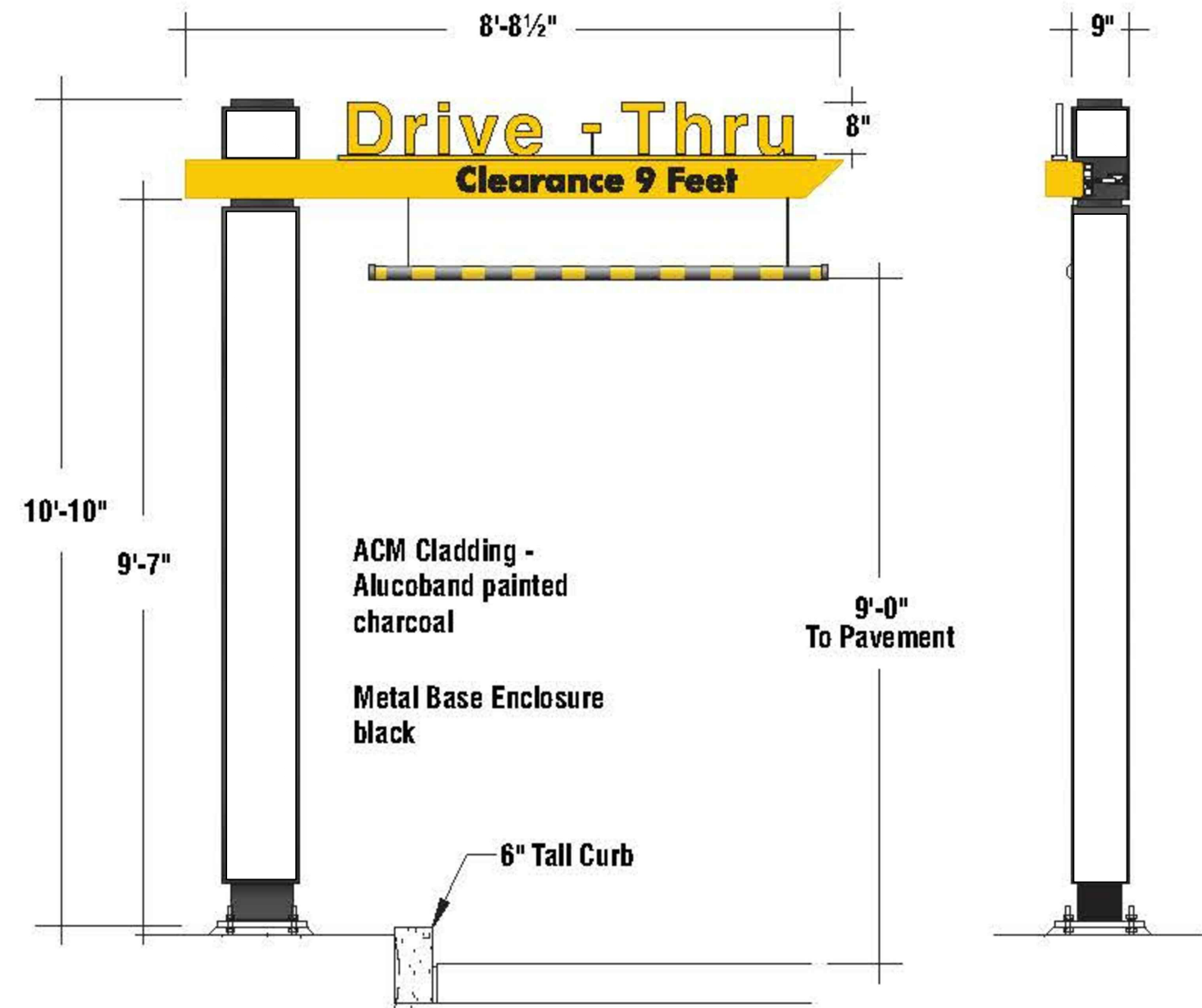
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DIGITAL MENU BOARDS

MCD19221.0



MCDONALD'S - MCD 2019MCD19221.0.MRP OAKLAND - E 14TH DR DRAWINGS CURRENT ARCHITECTURAL PLANNING 19221 - SD3\_GATEWAY DETAILS.DWG 8/7/2020 10:49 AM CEDRIC BROOKS

18 DRIVE-THRU GATEWAY (SINGLE)  
SD3 NOT TO SCALE

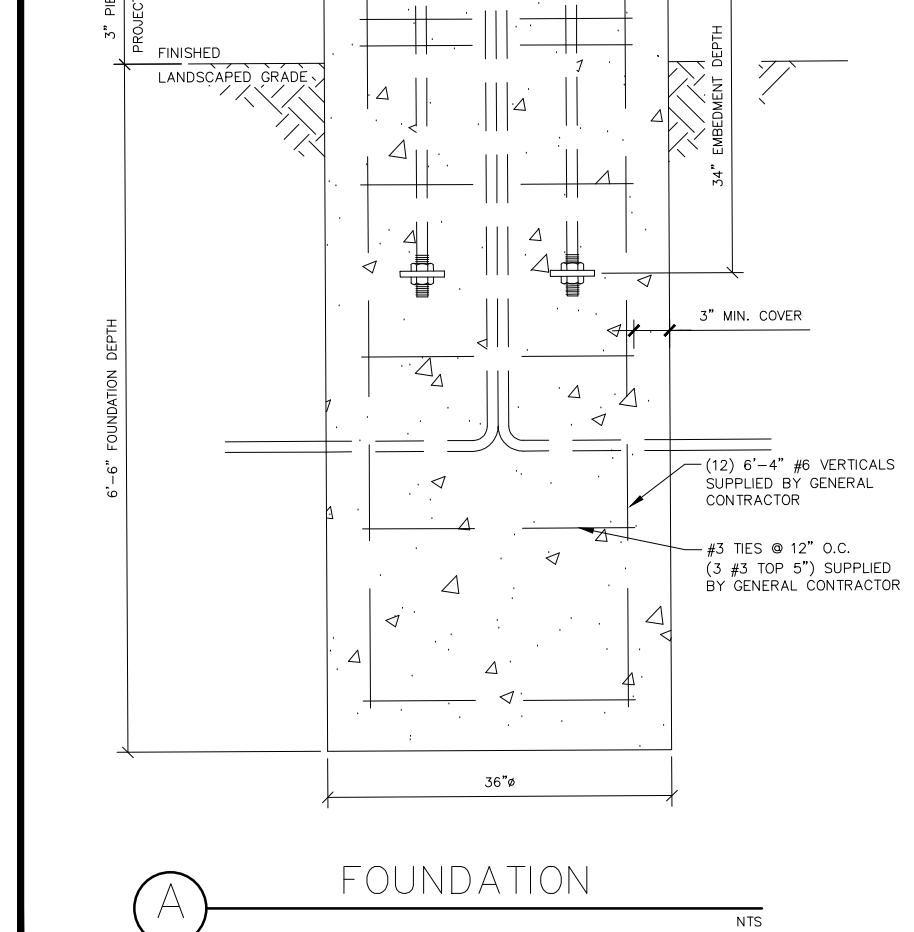
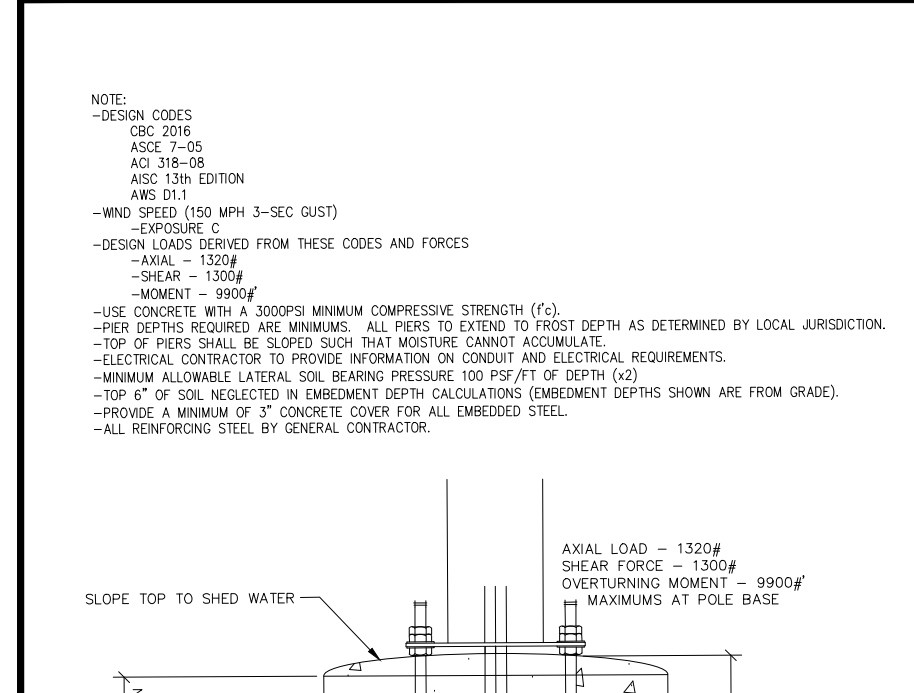


20 DRIVE-THRU CANOPY  
SD3 NOT TO SCALE

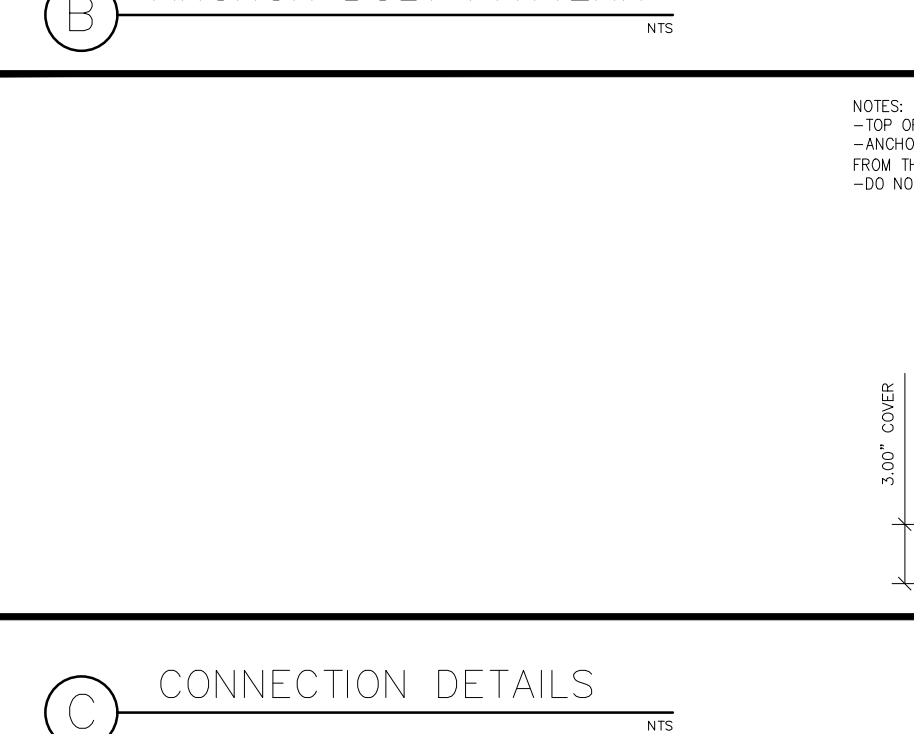
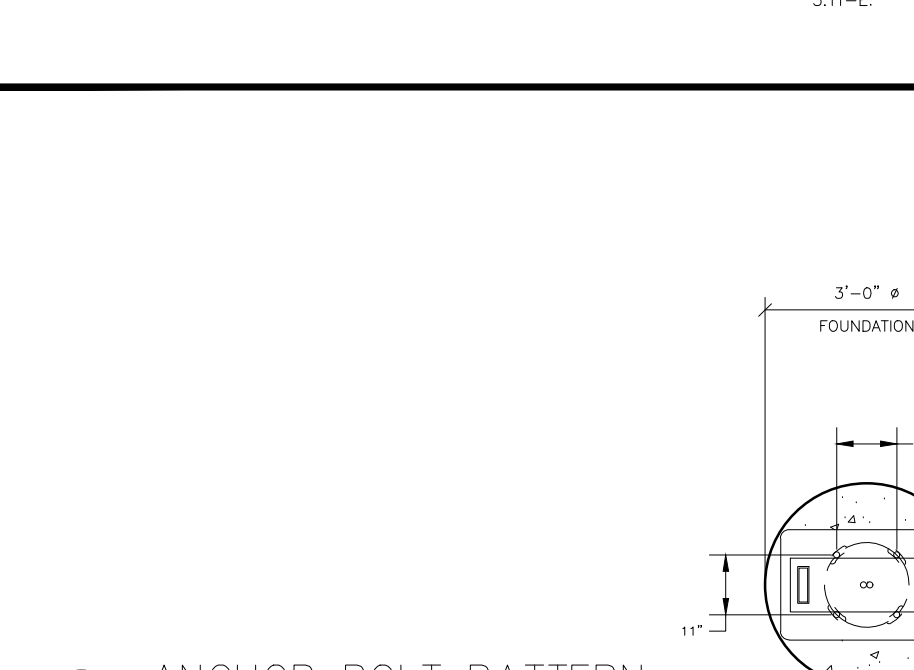


A FOUNDATION

**GENERAL NOTES**  
-THE FOLLOWING CODES WERE USED IN DESIGN:  
-CBC 2019  
-ASCE 7-05  
-ACI 318-08  
-ASCE 13th EDITION  
-AWS D1.1  
-WIND SPEED (150 MPH 3-SEC GUST)  
-EXPOSURE C  
-DESIGN LOADS DERIVED FROM THESE CODES AND FORCES  
-AXIAL = 1320#  
-SHEAR = 1500#  
-MOMENT = 990#  
-ALL FOOTING EXCAVATIONS ARE TO BE CLEAR OF WATER AND FOREIGN MATTER BEFORE PLACING CONCRETE.  
-MINIMUM ALLOWABLE LATERAL SOIL BEARING PRESSURE OF 100PSF (1/2)  
-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 INTO ACCOUNT ACTUAL SITE SOIL CONDITIONS.  
-TOP 6" OF SOIL NEGLECTED IN EMBEDMENT DEPTH CALCULATIONS (EMBEDMENT DEPTHS SHOWN ARE FROM GRADE).  
-FOUNDATION CONCRETE TO BE TESTED PER MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATION SECTION 2.13-A  
-PROVIDE A MINIMUM 3" OF CONCRETE COVER OVER ALL EMBEDDED STEEL.  
-REINFORCEMENT PLACEMENT SHALL CONFORM TO MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTIONS 3.2 & 3.5. PERFORMED BY GENERAL CONTRACTOR.  
-ANCHOR BOLTS TO BE SET IN ACCORDANCE WITH AISC CODE OF STANDARD PRACTICE  
-DO NOT PLACE POLES ON CONCRETE UNTIL CONCRETE HAS CURED PER MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATION, SECTION 3.11-E  
-ELECTRICAL CONTRACTOR TO PROVIDE INFORMATION ON CONDUIT AND ELECTRICAL REQUIREMENTS.

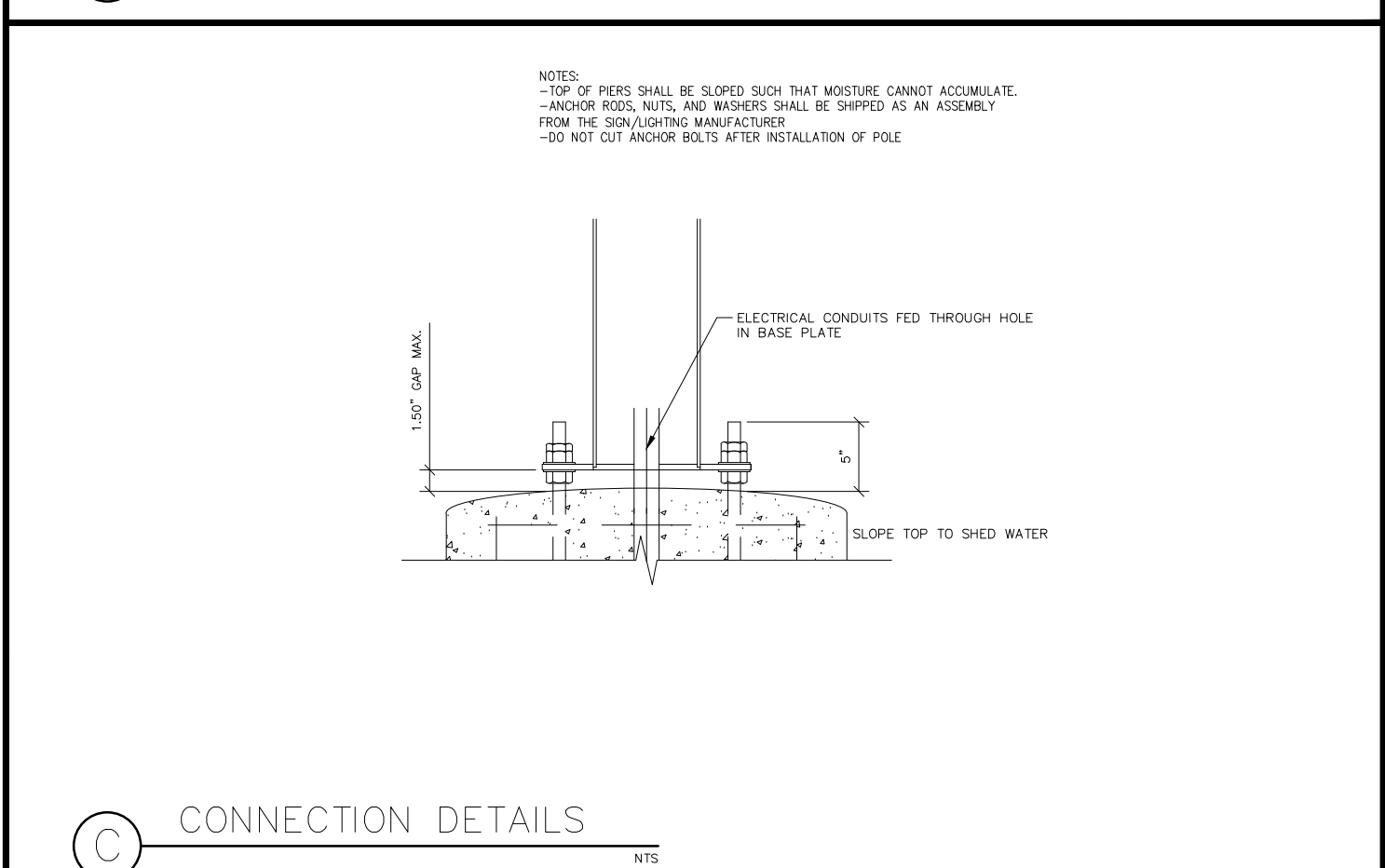
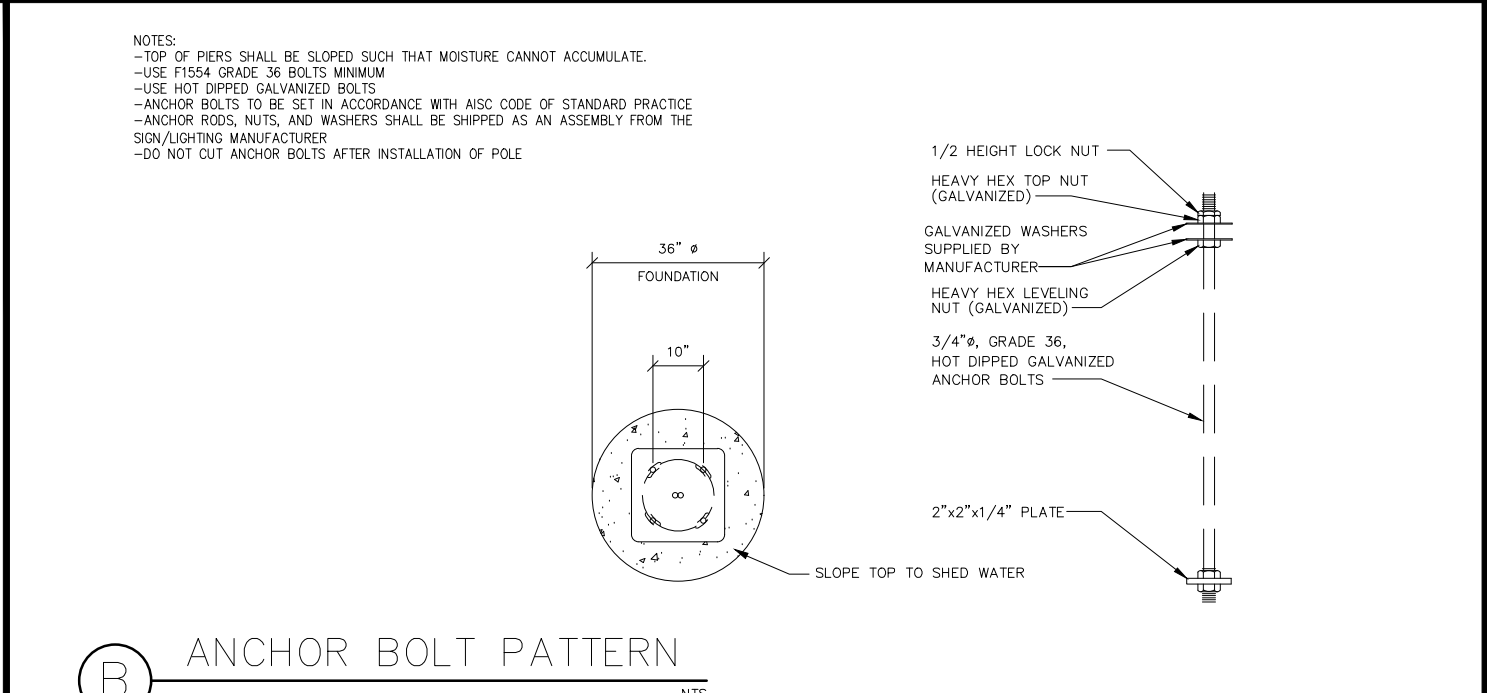


**GENERAL NOTES**  
-THE FOLLOWING CODES WERE USED IN DESIGN:  
-CBC 2019  
-ASCE 7-05  
-ACI 318-08  
-ASCE 13th EDITION  
-AWS D1.1  
-WIND SPEED (150 MPH 3-SEC GUST)  
-EXPOSURE C  
-DESIGN LOADS DERIVED FROM THESE CODES AND FORCES  
-AXIAL = 1560 LBS  
-SHEAR = 2800 LBS  
-MOMENT = 15,800 LB-FT  
-ALL FOOTING EXCAVATIONS ARE TO BE CLEAR OF WATER AND FOREIGN MATTER BEFORE PLACING CONCRETE.  
-MINIMUM ALLOWABLE LATERAL SOIL BEARING PRESSURE OF 100PSF (1/2)  
-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 INTO ACCOUNT ACTUAL SITE SOIL CONDITIONS.  
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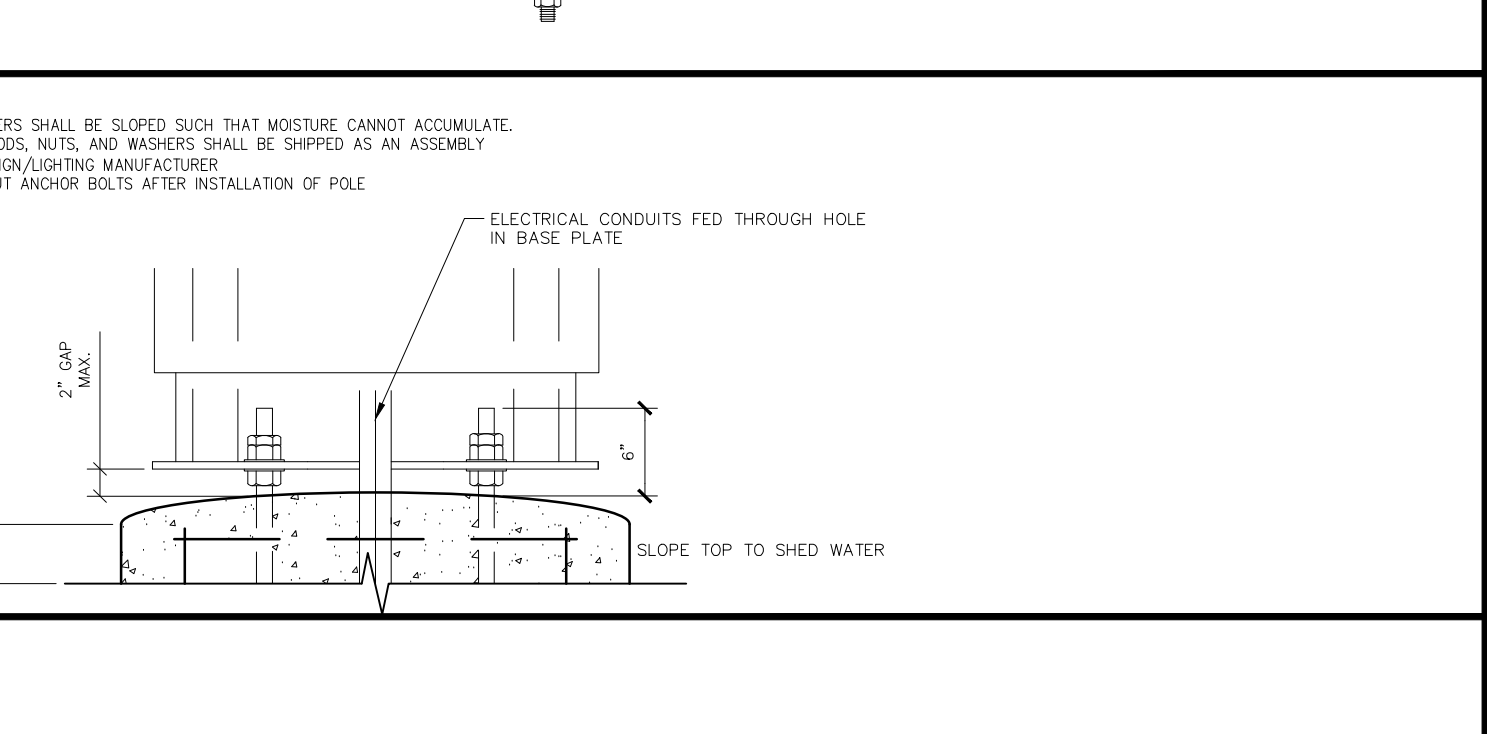
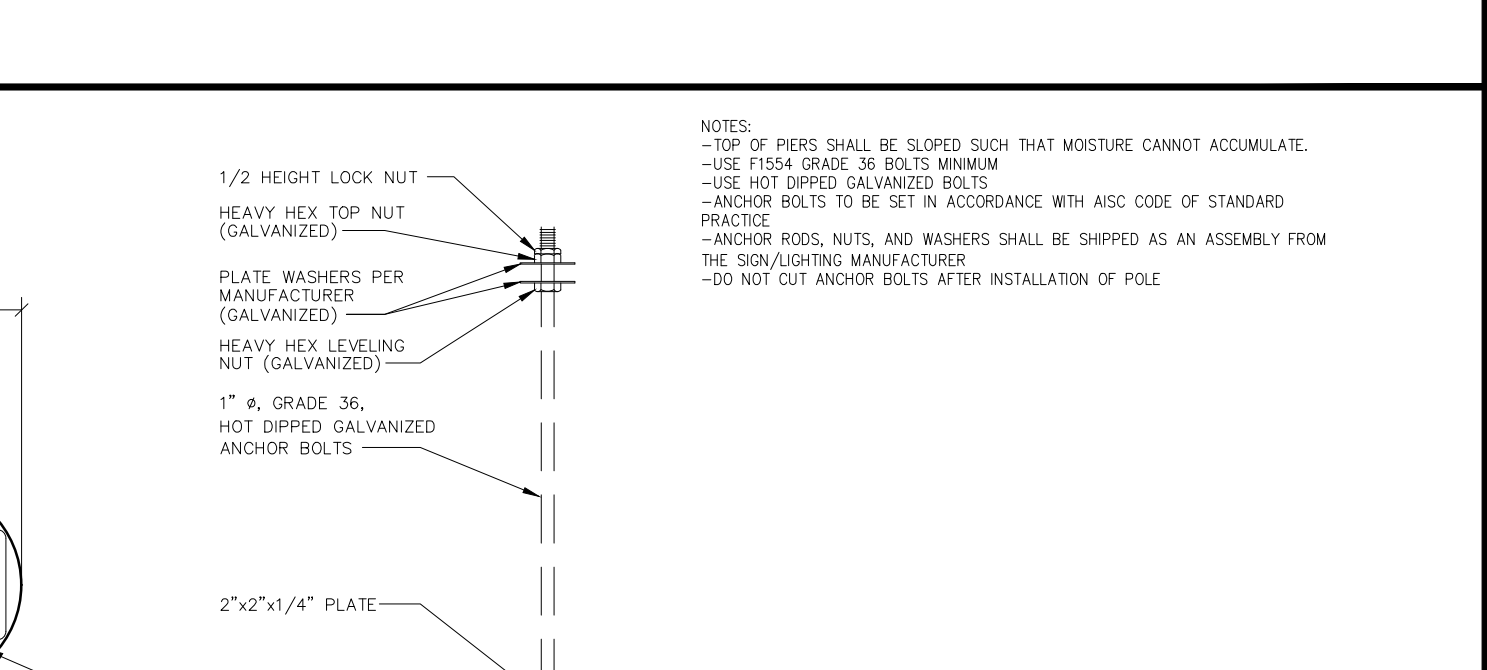


C CONNECTION DETAILS

**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 (FC) SHOULD CONFORM WITH MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTION 2.13-A  
-WATER CONTENT RATIO SHALL CONFORM TO MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATION SECTION 2.6  
-AIR ENTRAINMENT SHALL CONFORM WITH MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTIONS 2.6-A & 2.13-A  
-FOUNDATION CONCRETE TO BE TESTED PER MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTION 3.14  
-PROVIDE A MINIMUM 3" OF CONCRETE COVER OVER ALL EMBEDDED STEEL.  
-REINFORCEMENT PLACEMENT SHALL CONFORM TO MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTIONS 3.2 & 3.5. PERFORMED BY GENERAL CONTRACTOR.  
-ANCHOR BOLTS TO BE SET IN ACCORDANCE WITH AISC CODE OF STANDARD PRACTICE  
-DO NOT PLACE POLES ON CONCRETE UNTIL CONCRETE HAS CURED PER MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATION, SECTION 3.11-E  
-REFER TO SIGN MANUFACTURER DRAWINGS AND INSTRUCTIONS FOR ADDITIONAL INFORMATION.  
-CONTRACTOR (INSTALLER) IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION IN REGARDS TO JOBITE SAFETY.  
-DETAILS AND STRUCTURAL MEMBERS NOT SHOWN DESIGNED BY OTHERS



**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.  
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-ELECTRICAL CONTRACTOR TO PROVIDE INFORMATION ON CONDUIT AND ELECTRICAL REQUIREMENTS.



C CONNECTION DETAILS

REV	DATE	DESCRIPTION

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

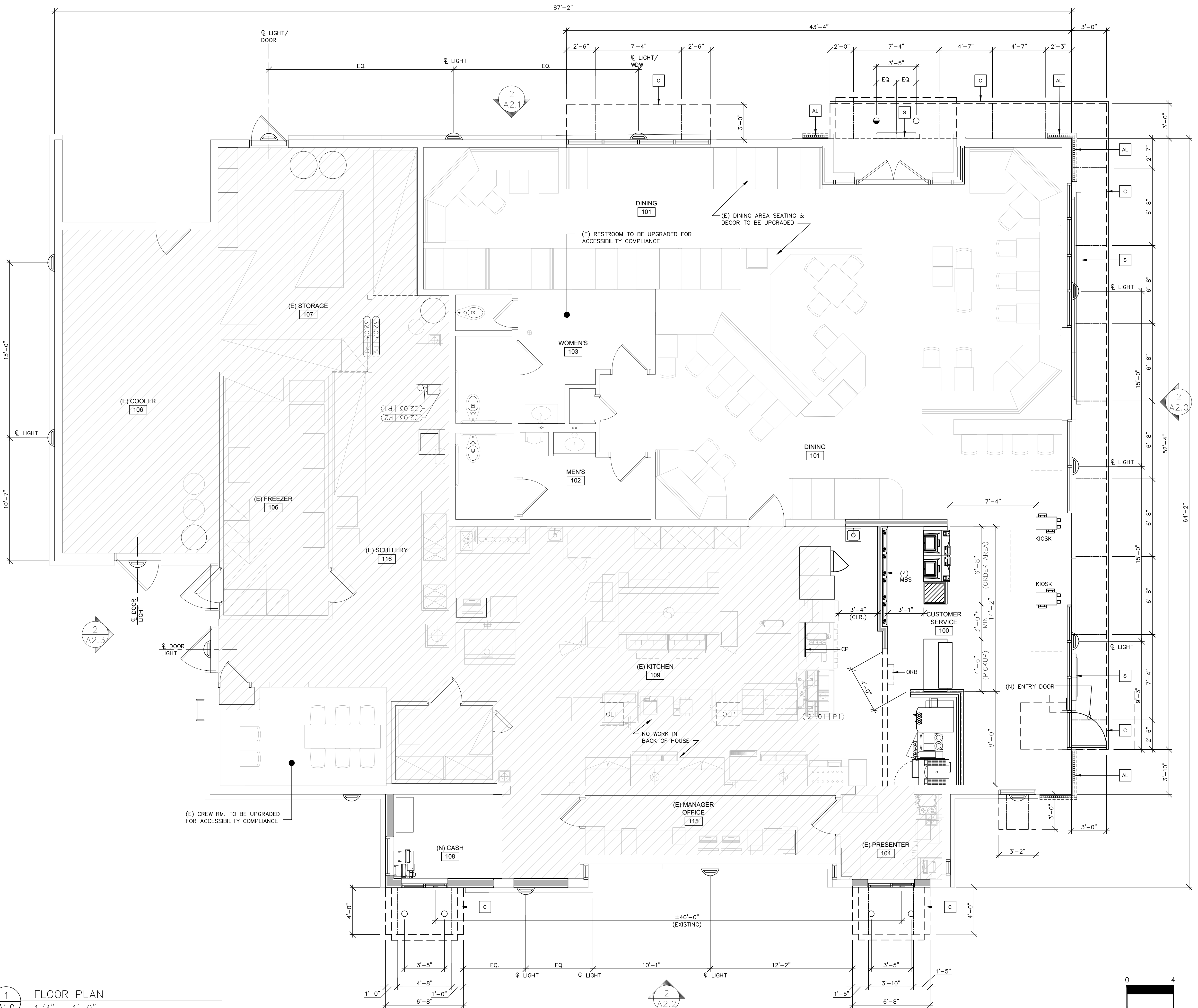
Seal

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

DATE	ISSUE DATE	REVIEWED BY	DATE	ISSUED FOR

SD3 GATEWAY DETAILS

MCD19221.0



**KEY NOTES**

- AL ALUMINUM BATTEN
- C ALUMINUM CANOPY FASCIA SYSTEM ABOVE - SEE 6/A3.0 FOR NOTES - SEE ROOF PLAN FOR DIMENSIONS
- L LIGHT FIXTURE
- RL ROOF LADDER (EXISTING)
- S SIGNAGE - BY OTHERS - SEE ELEVATIONS

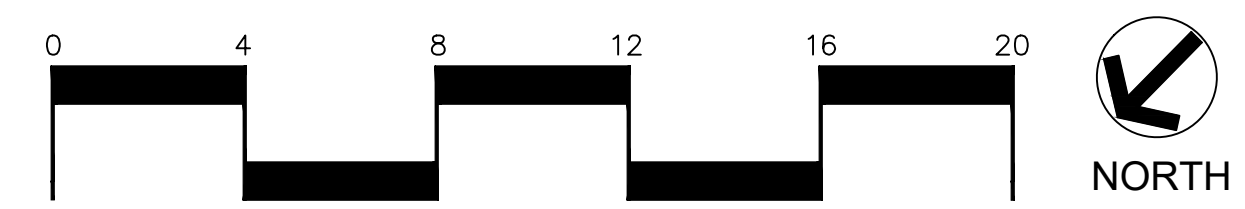
**GENERAL NOTES**

- SEE 6/A3.0 FOR EXTERIOR WALL ASSEMBLY TYPES.
- SEE EXTERIOR ELEVATIONS FOR WINDOW TYPES
- SEE SITE PLAN FOR SIDEWALKS, RAMPS, ETC.
- GC TO PROVIDE ADA SIGNAGE PACKAGE AND INSTALL SIGNS AT LOCATIONS AND POSITIONS INDICATED IN PACKAGE OR AS REQUIRED BY LOCAL CODES. SIGNAGE PACKAGE SUPPLIED BY: FORREST PERMA-SIGN 1-800-214-8765 9292 1ST ST., BOX 588 www.forrestpermasigns.com NEW ROCHELLE, NY 10802

**SYMBOL LEGEND**

- DOOR TAG - SEE DOOR SCHEDULE
- x KEY NOTE

1 FLOOR PLAN  
1/4" = 1'-0"



M:\MCDONALD\S\_1\MCD 2019\MCD19221.0 MRP OAKLAND\_E 14TH\01 DRAWINGS\CURRENT\ARCHITECTURAL\09-PLANNING\03\_19221\_A1.0.DWG 8/7/2020 10:49 AM CEDRIC BROOKS

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

Drawn By: NDP	Reviewed By: Hill
Std. Issue Date: 08/07/20	Date Issued: 08/07/20

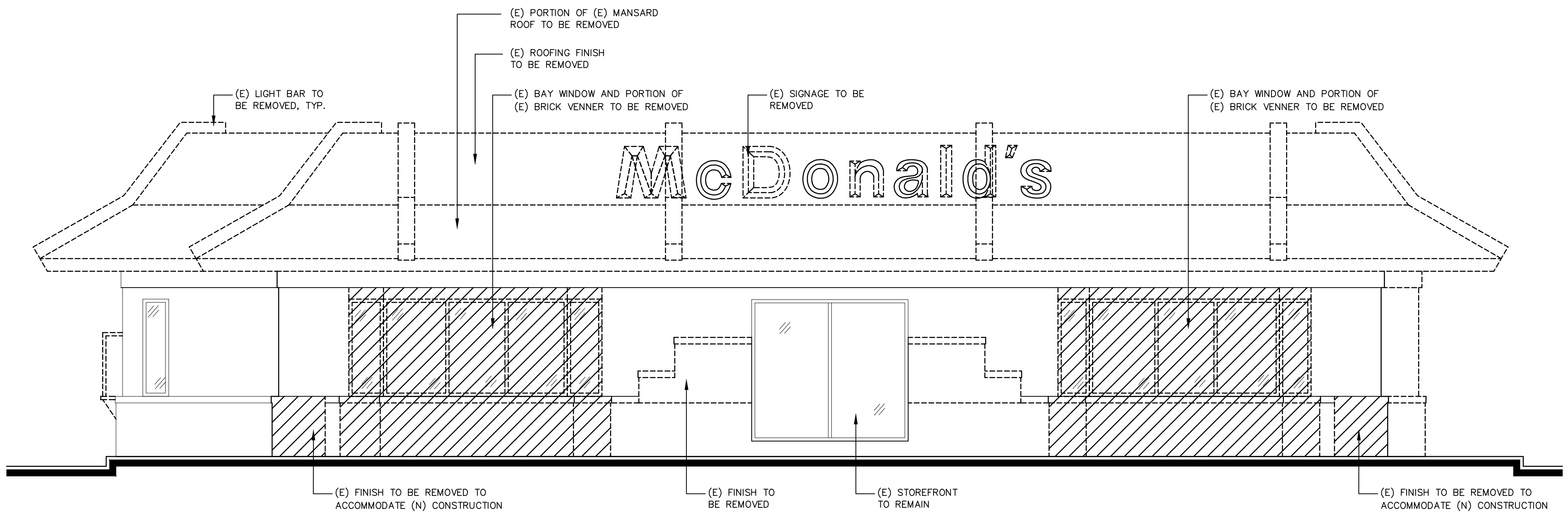
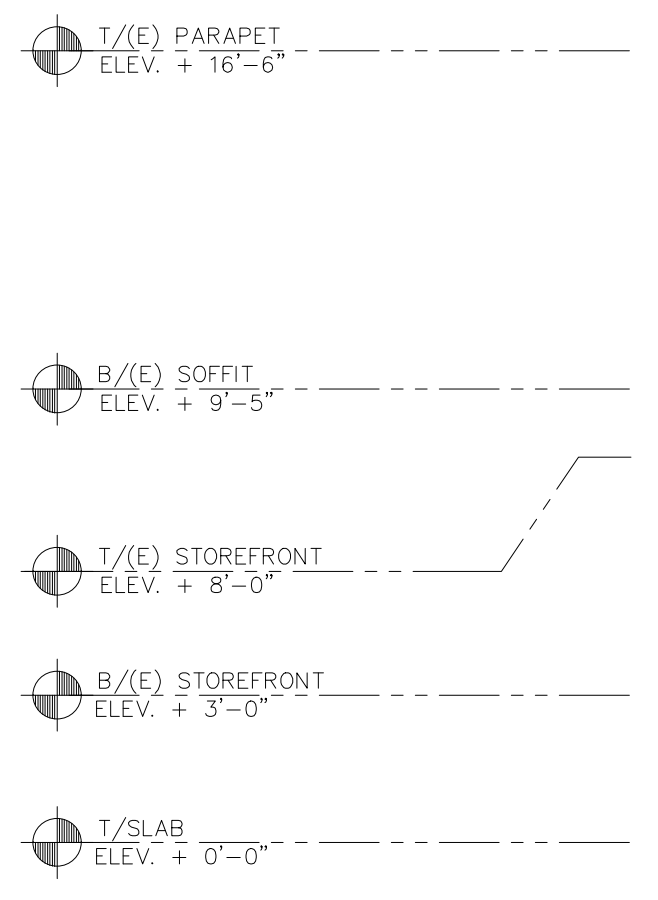
TITLE McDONALD'S #10235 OAKLAND/14th & 64th	PREPARED FOR: McDonald's USA, LLC
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These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared by McDonald's USA, LLC and shall govern the project. Use of these drawings for reference or example on another project requires the written permission of McDonald's USA, LLC. The use of these drawings on the contract documents for use on another project is not authorized.

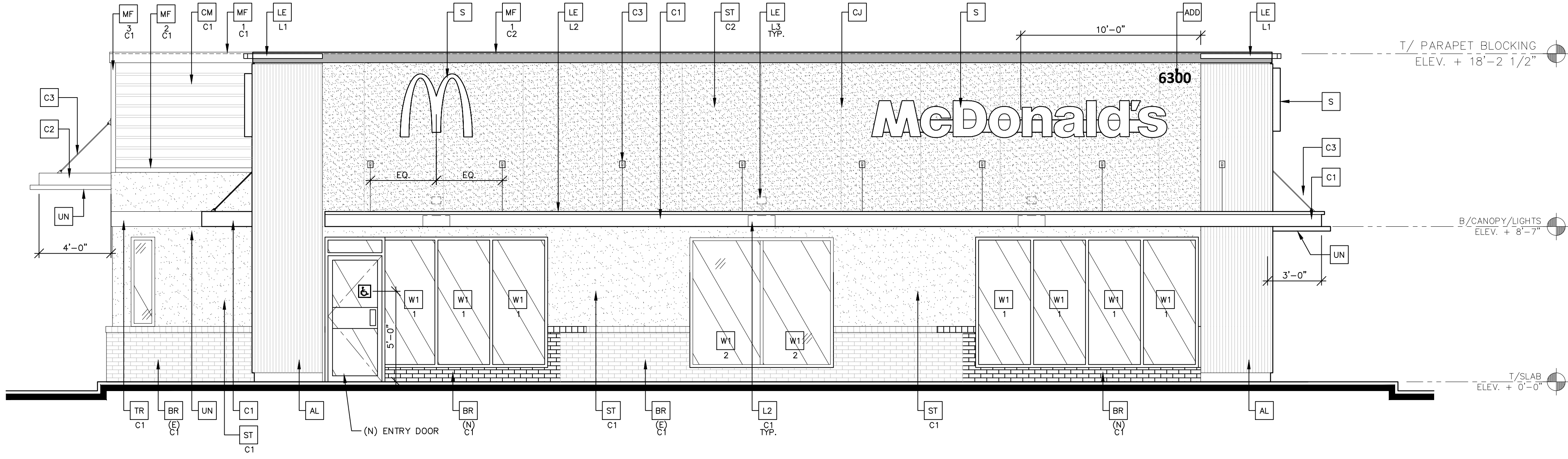
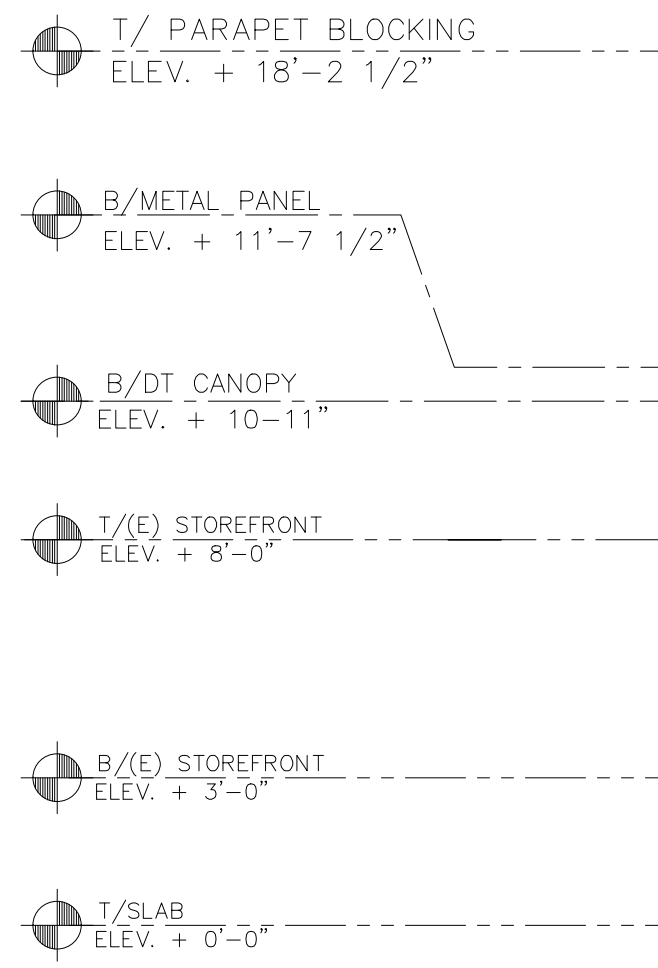
SITE ADDRESS 6509 INTERNATIONAL BLVD. OAKLAND, CA 94626	DRAWN BY: NDP
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A1.0 FLOOR PLAN	
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MCD19221.0



1 EXISTING FRONT ELEVATION  
A2.0 1/4" = 1'-0"



2 PROPOSED FRONT ELEVATION  
A2.0 1/4" = 1'-0"

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: B+H INDUSTRIES  
SIZE: 2"x2" PROFILE  
COLOR: WOOD GRAIN, BACKRAIL UNFINISHED, ENDCAP PAINTED TO MATCH  
SUBSTRATE: 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB, GROUP 1, HDO BOTH FACES, APA TRADEMARKED, COURSE GRIT SAND SURFACES PRIOR TO PRIMING. PRIME AND PAINT BOTH SIDES AND ALL EDGES.  
SUBSTRATE COLOR: RAL 7022
- BR** (E) BRICK VENEER TO REMAIN  
(N) BRICK VENEER  
COLOR: FAIRVIEW TAUPE HC-85
- 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:  
YOMELA (865) 330-7337, ann.bowen@yomela.com  
GEX INTERNATIONAL (847) 543-4600,  
mcdonaldsdecor@gixi.com
- ISA** ACCESSIBLE ASSISTANCE SIGNAGE - SEE DET. 8/CVR2
- 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  
**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
- PT** (RMHC) COIN COLLECTOR  
MODEL: #MPT 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 = RAL 7022  
C3 = IRON ORE 7069
- TR** EXISTING TRIM  
COLOR:  
C1 = FAIRVIEW TAUPE HC-85
- UN** METAL UNDERSCORE  
COLOR: GOLD
- W1** STOREFRONT AND GLAZING  
1-1 = (N) STOREFRONT AND GLAZING - SEE ASSEMBLY NOTES  
2 = (E) WINDOW TO REMAIN
- IS** ACCESSIBLE ENTRANCE SIGNAGE - SEE DET. 10/CVR2

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REV	DATE	DESCRIPTION

Professional of Record:

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

Seal

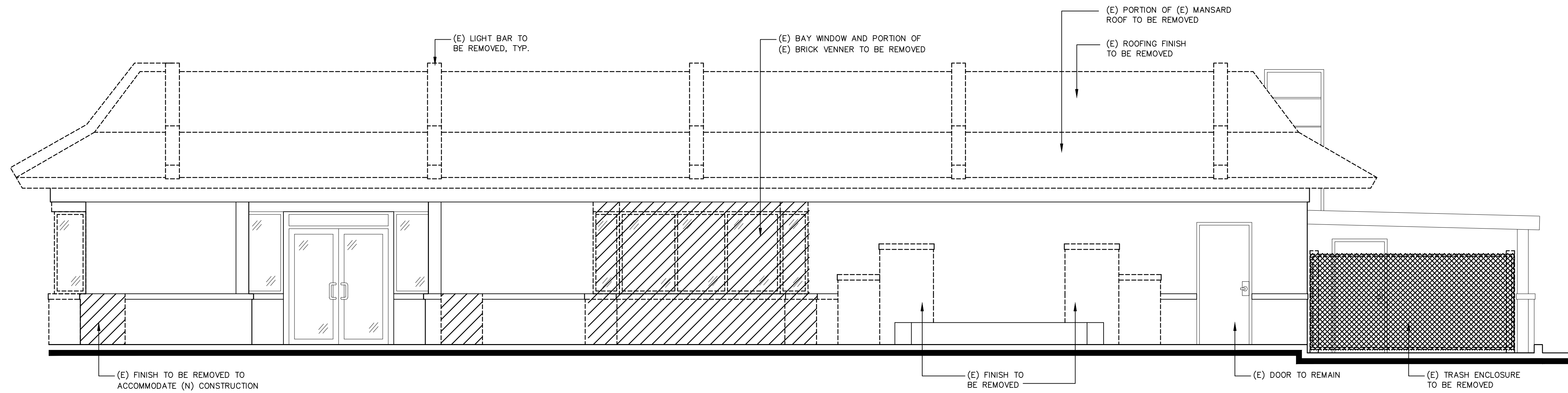
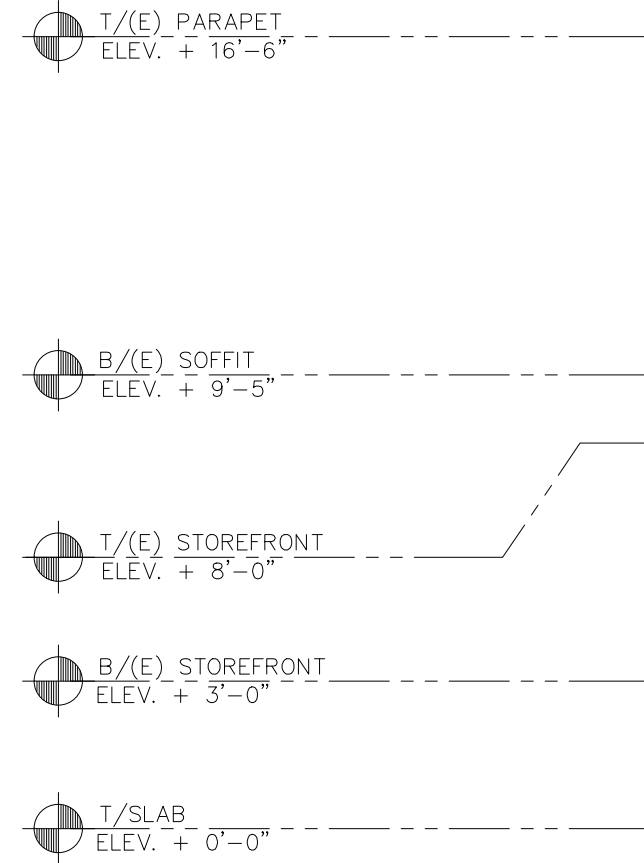
PREPARED FOR:  
**McDonald's USA, LLC**  
6300 INTERNATIONAL BLVD, OAKLAND, CA 94628

McDonald's #10235  
OAKLAND/14th & 64th

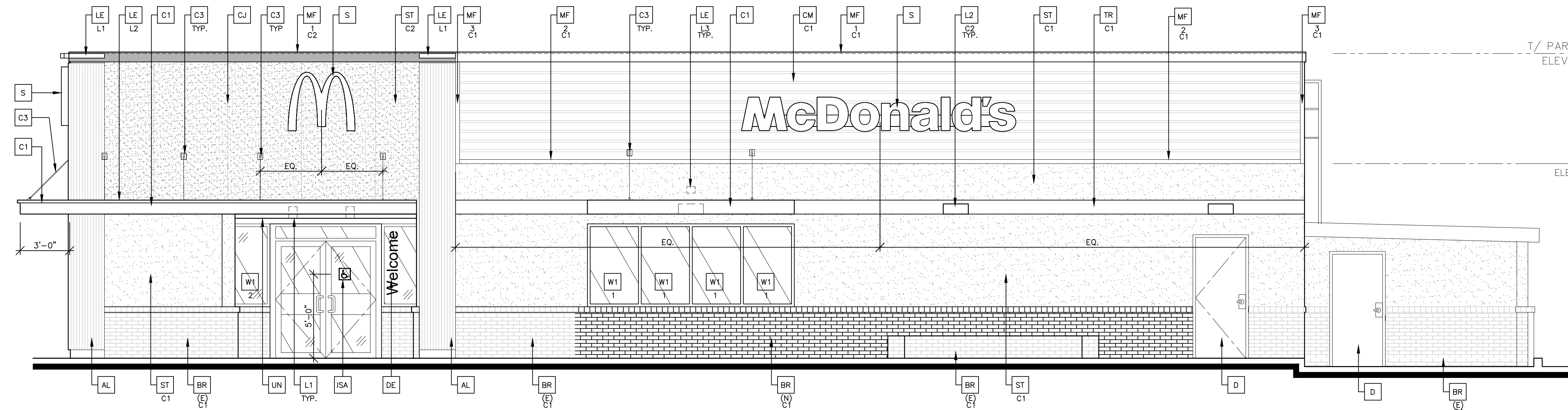
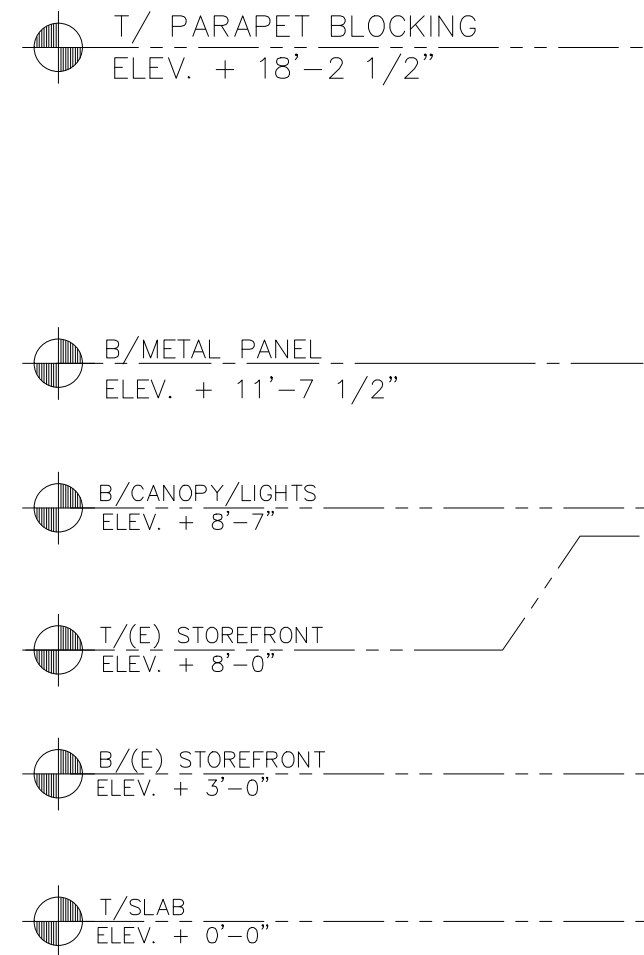
DATE	BY	DESCRIPTION
08/07/20	HII	ISSUED FOR PLANNING REVIEW
12/27/19	HII	ISSUED FOR BRAND REVIEW

TITLE: McDonald's #10235  
OAKLAND/14th & 64th  
DESCRIPTION: MRP 2.0 BB20  
SHEET NO.: A2.0 ELEVATIONS

M:\MCDONALD'S\_MCD 2019\MCD19221.0 MRP OAKLAND - E 14TH\01 DRAWINGS CURRENT\ARCHITECTURAL\02-PLANNING\04\_19221\_A2.1.DWG 9/7/2020 10:59 AM CEDRIC BROOKS



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



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

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

**KEY NOTES:**

<b>ADD</b> BUILDING ADDRESS 6" HT. CHARACTERS AND 3/4" STROKE CONFIRM SIZE AND LOCATION WITH COUNTY FIRE DEPT.	<b>DE</b> DECAL BY GRAPHICS SUPPLIER SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED. (SUPPLIER VARIES PER REGION. VERIFY WITH ACM) SUPPLIERS: YOMELA (865) 330-7337, ann.bowen@yomela.com GEX INTERNATIONAL (847) 543-4600, mcdonaldsdecor@gxi.com	<b>MT</b> EXISTING METAL ROOF COLOR: MATCH "WEATHERED ZINC"
<b>AL</b> ALUMINUM BATTEN SYSTEM MFR: B+N INDUSTRIES SIZE: 2"x2" PROFILE COLOR: WOOD GRAIN, BACKRAIL UNFINISHED, ENDCAP PAINTED TO MATCH SUBSTRATE: 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) FLYWOOD, BB, GROUP 1, HDO BOTH FACES, APA TRADEMARKED, COURSE GRIT SAND SURFACES PRIOR TO PRIMING. PRIME AND PAINT BOTH SIDES AND ALL EDGES. SUBSTRATE COLOR: RAL 7022	<b>ISA</b> ACCESSIBLE ASSISTANCE SIGNAGE - SEE DET. 8/CVR2	<b>PB</b> PIPE BOLLARD - PAINTED YELLOW (RMC) COIN COLLECTOR MODEL: #WPT STD CALL 1-888-743-7435 TO ORDER
<b>BR</b> (E) BRICK VENEER TO REMAIN (N) BRICK VENEER COLOR: FAIRVIEW TAUPE HC-85	<b>L1</b> RECESSED DOWN LIGHT FIXTURE - SEE ELECTRICAL COLOR: GOLD	<b>RO</b> ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL COLOR: GOLD
<b>C1</b> ALUMINUM CANOPY SYSTEM W/FASCIA COLOR: WHITE	<b>L2</b> RADIAL SCONCE LIGHT FIXTURE - SEE ELECTRICAL COLOR: C1 = WHITE C2 = PLATINUM SILVER	<b>S</b> McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.
<b>C2</b> ALUMINUM CANOPY SYSTEM COLOR: RAL 7022	<b>LE</b> ACCENT LIGHTING - SEE ELECTRICAL	<b>ST</b> STUCCO EXTERIOR FINISH XX-TYPE: (COLOR) C1 = FAIRVIEW TAUPE HC-85 C2 = RAL 7022 C3 = IRON ORE 7069
<b>C3</b> ALUMINUM CANOPY TIEBACK COLOR: RAL 7022	<b>L1</b> LED LIGHT: L1 = SLIM LED (DOWN ONLY) L2 = INTEGRAL CANOPY FIXTURE L3 = UP ONLY FLOOD FIXTURE	<b>TR</b> EXISTING TRIM COLOR: C1 = FAIRVIEW TAUPE HC-85
<b>CJ</b> CONTROL JOINT TYPE: 1 = STUCCO	<b>MF</b> METAL FASCIA TYPE: C1 = PRE-FAB ANCHOR-TITE FASCIA 2 = BOTTOM TRIM AT METAL REVEAL PANEL 3 = VERTICAL TRIM AT METAL REVEAL PANEL CORNERS, CLOSURES	<b>UN</b> METAL UNDERSCORE COLOR: GOLD
<b>CM</b> 7" REVEAL METAL WALL PANEL SYSTEM BY METAL ERA C1 - COLOR: C1 = WEATHERED ZINC	<b>D</b> HOLLOW METAL DOOR PAINT: TO MATCH ADJACENT COLOR	<b>W1</b> STOREFRONT AND GLAZING 1-1 = (N) STOREFRONT AND GLAZING - SEE ASSEMBLY NOTES 2 = (E) WINDOW TO REMAIN
		<b>IS</b> ACCESSIBLE ENTRANCE SIGNAGE - SEE DET. 10/CVR2

REV	DATE	DESCRIPTION	BY

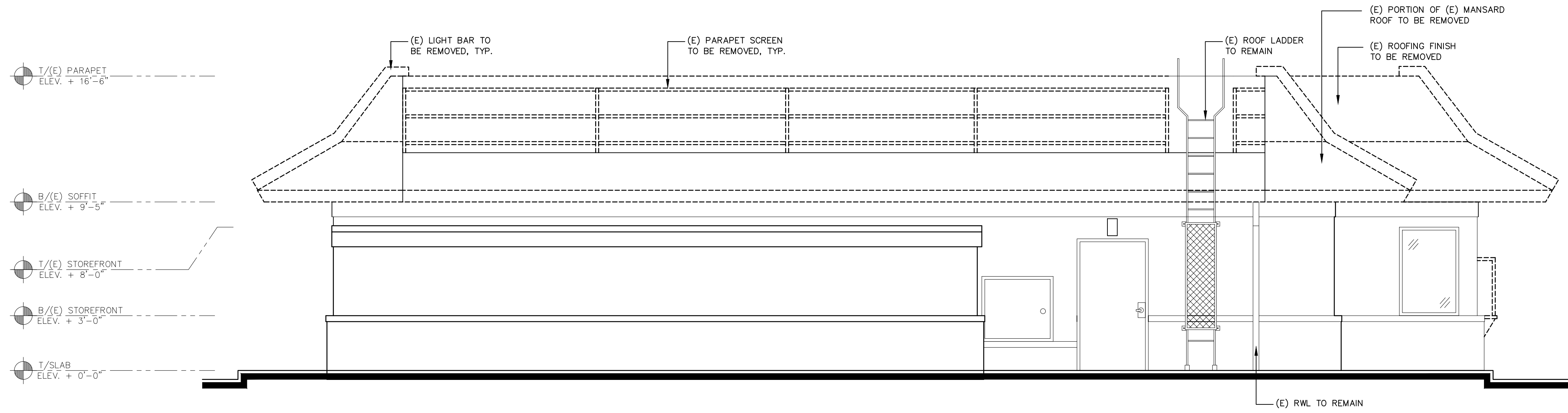
Professional of Record:  
**PM DESIGN**  
Architectural Solutions Group  
2455 Bennett Valley Rd.  
Suite C-102  
Santa Rosa, CA, 95404

Seal  
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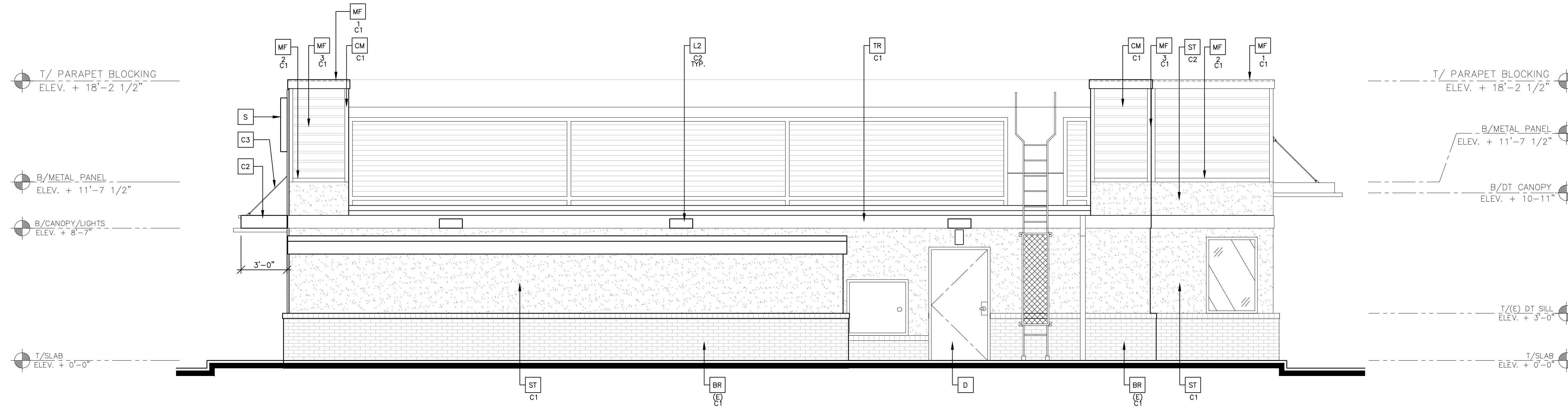
<b>DRAWN BY</b> NDP	<b>STD ISSUE DATE</b> -	<b>REVIEWED BY</b> HHI	<b>DATE ISSUED</b> 08/07/20
<b>TITLE</b> McDONALD'S #10235 OAKLAND/14th & 64th	<b>DESCRIPTION</b> MRP 2.0 BB20	<b>SHEET NO.</b> A2.1	<b>ELEVATIONS</b>
<b>SITE ADDRESS</b> 6300 INTERNATIONAL BLVD, OAKLAND, CA 94628	<b>SITE ID</b> 004-1421		

MCD19221.0

M:\MCDONALD'S\_MCD 2019\MCD19221.0.MRP\_OAKLAND - E 14TH\DWG CURRENT\ARCHITECTURAL\02-PLANNING\04 - 19221\_A2.2\_A2.1.DWG 9/7/2020 10:50 AM CEDRIC BROOKS



1 EXISTING REAR ELEVATION  
A2.2 1/4" = 1'-0"



2 PROPOSED REAR ELEVATION  
A2.2 1/4" = 1'-0"

**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: B+N INDUSTRIES  
SIZE: 2"x2" PROFILE  
COLOR: WOOD GRAIN, BACKRAIL UNFINISHED, ENDCAP PAINTED TO MATCH  
SUBSTRATE: 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB, GROUP 1, HDO BOTH FACES, APA TRADEMARKED. COURSE GRIT SAND SURFACES PRIOR TO PRIMING, PRIME AND PAINT BOTH SIDES AND ALL EDGES. SUBSTRATE COLOR: RAL 7022
- BR** (E) BRICK VENEER TO REMAIN  
(N) BRICK VENEER  
COLOR: FAIRVIEW TAUPE HC-85
- 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  
1-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@gfx.com
- ISA** ACCESSIBLE ASSISTANCE SIGNAGE - SEE DET. 8/CVR2
- 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  
1-TYPE:  
1 = PRE-FAB ANCHOR-TITE FASCIA  
2 = BOTTOM TRIM AT METAL REVEAL PANEL  
3 = VERTICAL TRIM AT METAL REVEAL PANEL  
CORNERS, CLOSURES  
C1-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  
COLOR: GOLD
- S** McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.
- ST** STUCCO EXTERIOR FINISH  
XX-TYPE: (COLOR)  
C1 = FAIRVIEW TAUPE HC-85  
C2 = RAL 7022  
C3 = IRON ORE 7069
- TR** EXISTING TRIM  
COLOR:  
C1 = FAIRVIEW TAUPE HC-85
- UN** METAL UNDERSCORE  
COLOR: GOLD
- W1** STOREFRONT AND GLAZING  
1-1 = (N) STOREFRONT AND GLAZING - SEE ASSEMBLY NOTES  
2 = (E) WINDOW TO REMAIN
- IS** ACCESSIBLE ENTRANCE SIGNAGE - SEE DET. 10/CVR2

REV	DATE	DESCRIPTION

Professional of Record:



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

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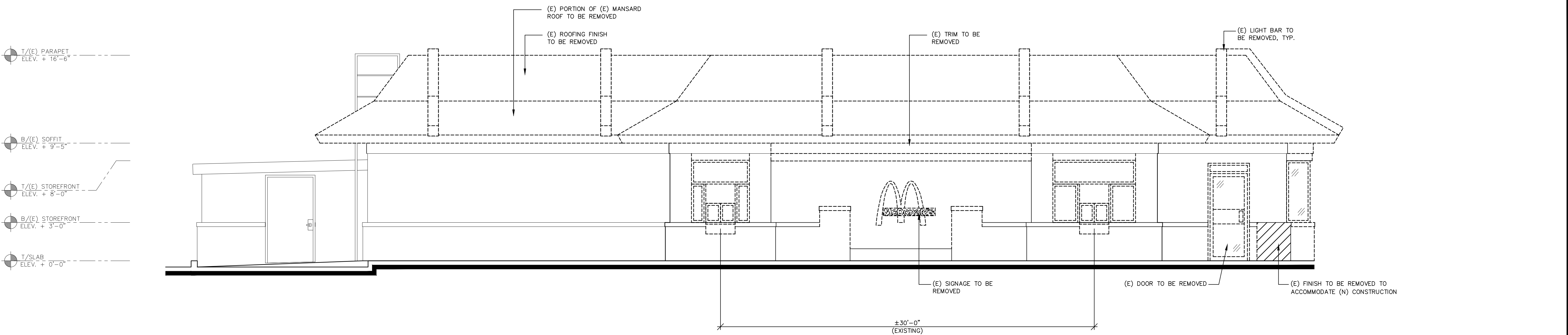
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**McDonald's USA, LLC**

DATE	BY	DESCRIPTION
08/07/20	HII	ISSUED FOR PLANNING REVIEW
12/27/19	HII	ISSUED FOR BRAND REVIEW

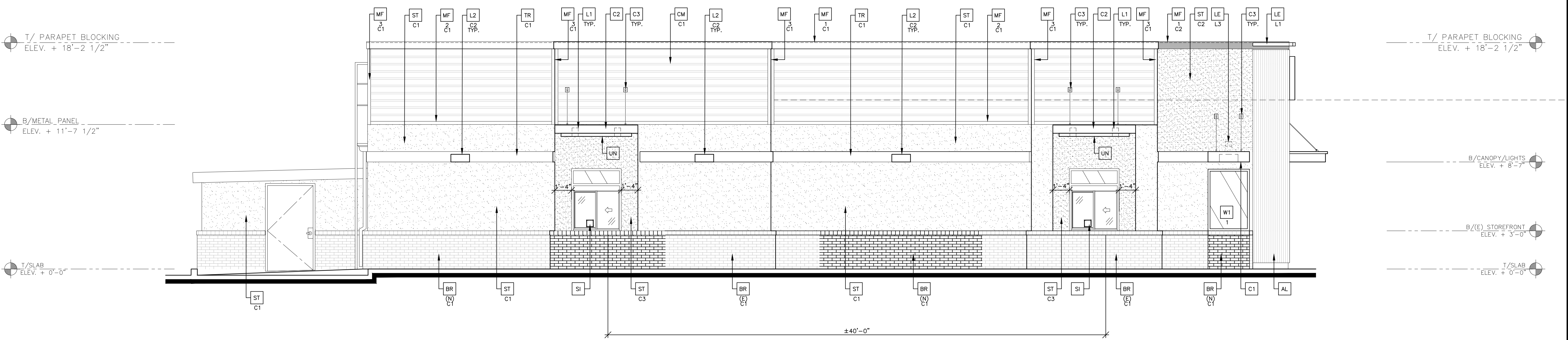
SHEET NO: **A2.2**  
ELEVATIONS  
TITLE: McDonald's #10235  
OAKLAND/14th & 64th  
MPR 2.0 BR20  
SITE ADDRESS: 6300 INTERNATIONAL BLVD, OAKLAND, CA 94628  
004-1421

MCD19221.0

M:\MCDONALD'S\1\_MCD 2019\MCD19221.0 MRP OAKLAND - E 14TH\DWG CURRENT\ARCHITECTURAL\02-PLANNING\04\_19221\_A2.3\_A2.1.DWG 9/7/2020 10:59 AM CEDRIC BROOKS



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



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

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

KEY NOTES:	
<b>ADD</b>	BUILDING ADDRESS 6" HT. CHARACTERS AND 3/4" STROKE CONFIRM SIZE AND LOCATION WITH COUNTY FIRE DEPT.
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<b>BR</b>	(E) BRICK VENEER TO REMAIN (N) BRICK VENEER COLOR: FAIRVIEW TAUPE HC-85
<b>C1</b>	ALUMINUM CANOPY SYSTEM W/FASCIA COLOR: WHITE
<b>C2</b>	ALUMINUM CANOPY SYSTEM COLOR: RAL 7022
<b>C3</b>	ALUMINUM CANOPY TIEBACK COLOR: RAL 7022
<b>CJ</b>	CONTROL JOINT 1-TYPE: 1 = STUCCO
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<b>DE</b>	DECAL BY GRAPHICS SUPPLIER SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED. (SUPPLIER VARIES PER REGION. VERIFY WITH ACM) SUPPLIERS: VOMELA (665) 330-7337, ann.bowen@vomela.com GEX INTERNATIONAL (847) 543-4600, mcdonaldsdecor@gfxi.com
<b>ISA</b>	ACCESSIBLE ASSISTANCE SIGNAGE - SEE DET. 8/CRV2
<b>L1</b>	RECESSED DOWN LIGHT FIXTURE - SEE ELECTRICAL COLOR: GOLD
<b>L2</b>	RADIAL SCONCE LIGHT FIXTURE - SEE ELECTRICAL C1-COLOR: C1 = WHITE C2 = PLATINUM SILVER
<b>LE</b>	ACCENT LIGHTING - SEE ELECTRICAL L1-LED LIGHT: L1 = SLIM LED (DOWN ONLY) L2 = INTEGRAL CANOPY FIXTURE L3 = UP ONLY FLOOD FIXTURE
<b>MF</b>	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 COLOR: C1 = WEATHERED ZINC C2 = RAL 7022
<b>MT</b>	EXISTING METAL ROOF COLOR: MATCH "WEATHERED ZINC"
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<b>RO</b>	ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
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<b>ST</b>	STUCCO EXTERIOR FINISH XX-TYPE: (COLOR) C1 = FAIRVIEW TAUPE HC-85 C2 = RAL 7022 C3 = IRON ORE 7069
<b>TR</b>	EXISTING TRIM COLOR: C1 = FAIRVIEW TAUPE HC-85
<b>UN</b>	METAL UNDERSCORE COLOR: GOLD
<b>W1</b>	STOREFRONT AND GLAZING 1-1 = (N) STOREFRONT AND GLAZING - SEE ASSEMBLY NOTES 2 = (E) WINDOW TO REMAIN
<b>IS</b>	ACCESSIBLE ENTRANCE SIGNAGE - SEE DET. 10/CVR2

BY				
REV	DATE	DESCRIPTION		
	08/07/20	ISSUED FOR PLANNING REVIEW	HII	HII
	12/27/19	ISSUED FOR BRAND REVIEW	HII	HII
Professional of Record:				
Architectural Solutions Group 2455 Bennett Valley Rd. Suite C-102 Santa Rosa, CA, 95404				
Seal				
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DRAWN BY	STD ISSUE DATE	REVIEWED BY		
NDP		HII		
		DATE ISSUED		
		08/07/20		
TITLE	McDonald's #10235 OAKLAND/14th & 64th			
DESCRIPTION	MRP 2.0 BB20			
SHEET NO.	A2.3 ELEVATIONS			
	SITE ADDRESS 6300 INTERNATIONAL BLVD. OAKLAND, CA 94628			

MCD19221.0