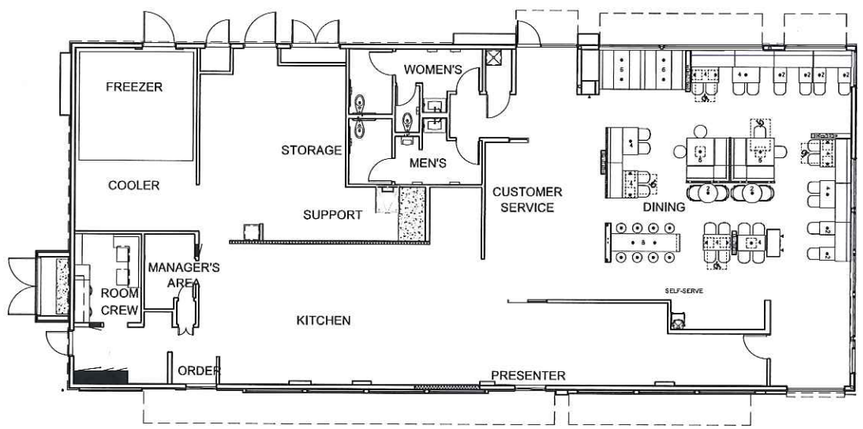
McDonald's

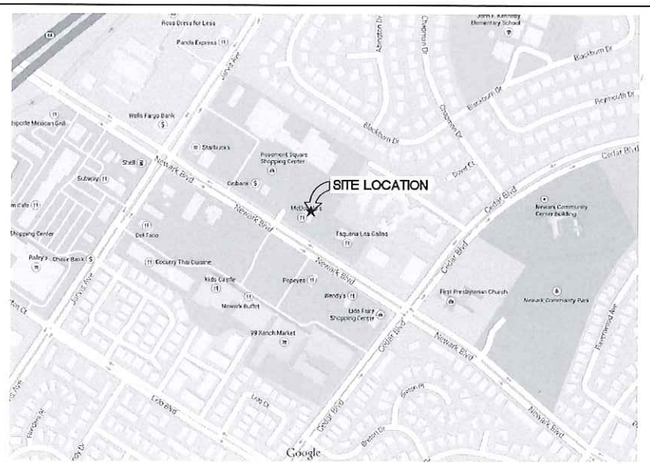
35192 NEWARK BLVD
NEWARK, CA

DESIGNER OF RECORD:

DISCIPLINE:	NAME	REPRESENTATIVE	ADDRESS	PHONE #
ARCHITECT:	STANTEC ARCHITECTURE INC	ROBERT PICARD	1383 N. McDOWELL BLVD. STE 250 PETALUMA, CA. 94954	(707) 774-8327
SURVEYOR:	ZIEBATECH	EWA ZIEBA	9925 WINDSOR WAY, SAN RAMON, CA	(925) 551 0108
CIVIL:	KIMLEY-HORN & ASSOC, INC	TAWNIE SCHRAAN	765 THE CITY DRIVE, STE 200, ORANGE, CA 92868	(714) 939-1030
LANDSCAPE ARCHITECT:	STANTEC ARCHITECTURE INC	MAISHA RUTH	1383 N. McDOWELL BLVD. STE 250 PETALUMA, CA. 94954	(707) 765-1660
CONSTRUCTION MGR.:	McDONALD'S US LLC	TOM CLARK	2999 OAK ROAD, SUITE 900 WALNUT CREEK, CA 94597	(925) 278 0016



THIS DRAWING IS FOR REFERENCE ONLY.



VICINITY MAP

N
NORTH

REGION: – PACIFIC SIERRA

BUILDING INFORMATION:

ADDRESS:

STATE SITE CODE:	004-0456
STREET ADDRESS:	35192 NEWARK BLVD
CITY:	NEWARK
COUNTY:	ALAMEDA COUNTY
STATE:	CALIFORNIA

SITE:

McDONALD'S SITE AREA:	40,300 SF (0.925 ACRES)
ZONED:	CC – COMMUNITY COMMERCIAL
A.P.N.:	092A-0720-010

BUILDING DATA:

OCCUPANCY:	A2
CONSTRUCTION TYPE:	VB
NUMBER OF STORIES:	1
BUILDING HEIGHT:	18' 9 1/2" 2
EXISTING BUILDING AREA:	3,554 SF.
EXISTING BASEMENT AREA:	1,637 SF.
TOTAL EXISTING SQ FT	5,191 SF.
PROPOSED BUILDING AREA:	4,532 SF.
NUMBER OF SEATS:	80 2
NUMBER OF PARKING STALLS REQUIRED:	28
NUMBER OF PARKING STALLS PROVIDED:	32

SCOPE OF WORK:

- DEMOLITION OF EXISTING BUILDING AND BUILD NEW BUILDING WITH SIDE BY SIDE DRIVE THRU, NEW PARKING STALLS, NEW SIGNAGE AND LANDSCAPING.

REVISIONS

DRAWING INDEX

CVR COVER SHEET

1 ALTA SURVEY (ZIEBATECH LAND SURVEYING)

SITE PLAN:
SP0 DEMOLITION SITE PLAN
SP1 PROPOSED SITE PLAN
SP2 ENLARGED SITE PLAN

CIVIL: (KIMLEY-HORN & ASSOC)
C1.0 PRELIMINARY GRADING PLAN
C2.0 PRELIMINARY UTILITY PLAN
SWCP-1 STORM WATER CONTROL PLAN

LANDSCAPE:
L1 PRELIMINARY LANDSCAPE PLAN

ARCHITECTURE:
A1.0 FLOOR PLANS
A2.0 EXTERIOR ELEVATIONS
A2.1 EXTERIOR ELEVATIONS
A2.2 EXTERIOR ELEVATIONS

SIGN PACKAGE: (SUPERIOR ELECTRICAL ADVERTISING)
01 COVER SHEET
02 SITE PLAN SIGNAGE
03 EXTERIOR ELEVATIONS
04 EXTERIOR ELEVATIONS
05 CHANNEL LETTERS
06 CHANNEL LOGO
07 DRIVE THRU MISC SIGNAGE
08 ADDRESS SIGNAGE
09 MONUMENT SIGN RETROFIT
10 DRIVE THRU DIRECTIONAL SIGNAGE
11 DIRECTIONAL SIGNAGE

EXHIBIT Ap1

REV	DATE	DESCRIPTION	BY
2	04/17/17	CVR UPDATED	RJP
	03/08/17	REVISED FOR PLANNING	RJP
	02/14/17	REVISED FOR PLANNING	RJP
	01/20/17	REVISED FOR PLANNING	RJP
	11/10/16	REVISED FOR PLANNING	HI
	06/10/16	SUBMITTED FOR PLANNING	HI
1	05/23/16	SUBMTD FOR PRELIM CITY REVIEW	HI

Stantec
Stantec Architecture Inc.
1383 N. McDowell Blvd.
Petaluma, CA U.S.A. 94954
Tel. 707.765.1660
Fax. 707.765.9908
www.stantec.com

©2013 McDonald's USA, LLC

PREPARED FOR:
McDonald's

These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without McDonald's written consent. They are instruments of service for use on this specific site in conjunction with its issue date and are not suitable for use on a different site or at a later time. Use of these drawings for bidding or construction purposes constitutes the services of properly licensed architects and engineers. Reproduction of the contract documents for reuse on another project is not authorized.

BRAND REVIEW 05/21/13

PLANNING	-
PERMIT	-
BID	-
CONSTRUCTION	-

DRAWING TITLE: COVER SHEET

PROJECT ADDRESS: 35192 NEWARK BLVD NEWARK, CA 94560

STATE SITE CODE: 004-0456

DRAWN BY: HI

PROJECT CAD FILE: 2007044030

SHEET NO. CVR

PLOT SCALE: 1"=1" MCDA-BOM

\\US1273-FS1\workgroup\2007\active\2007044030\drawing\000_A-CVR-Prelim.dwg Dimscale:96 LTScale:0.7 Plot:[Time:Apr17,2017-03:46pm Login:rmaddock] Fixe-plot[Jan 06, 2016 11:24 rmaddock] Xrefs: x_Base x_Base-Xa-base Images: 1002.jpg 1777.jpg 1778.jpg 1779.jpg "Capture_PC" view ADA color flyer.jpg "v mcg.tif"

UTILITY NOTE:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPE SIZES AND/OR STRUCTURES SHOWN ON THIS SURVEY WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES, EXCEPT AS SHOWN ON THIS SURVEY. THE CONTRACTOR SHALL ASCERTAIN THE TRUE LOCATION OF ANY UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON.

FLOOD ZONE:

"X", PER COMMUNITY PANEL NO. 06 001C 0441G, DATED AUGUST 3, 2009.

SITE ZONING:

CC – COMMUNITY COMMERCIAL

SETBACKS:

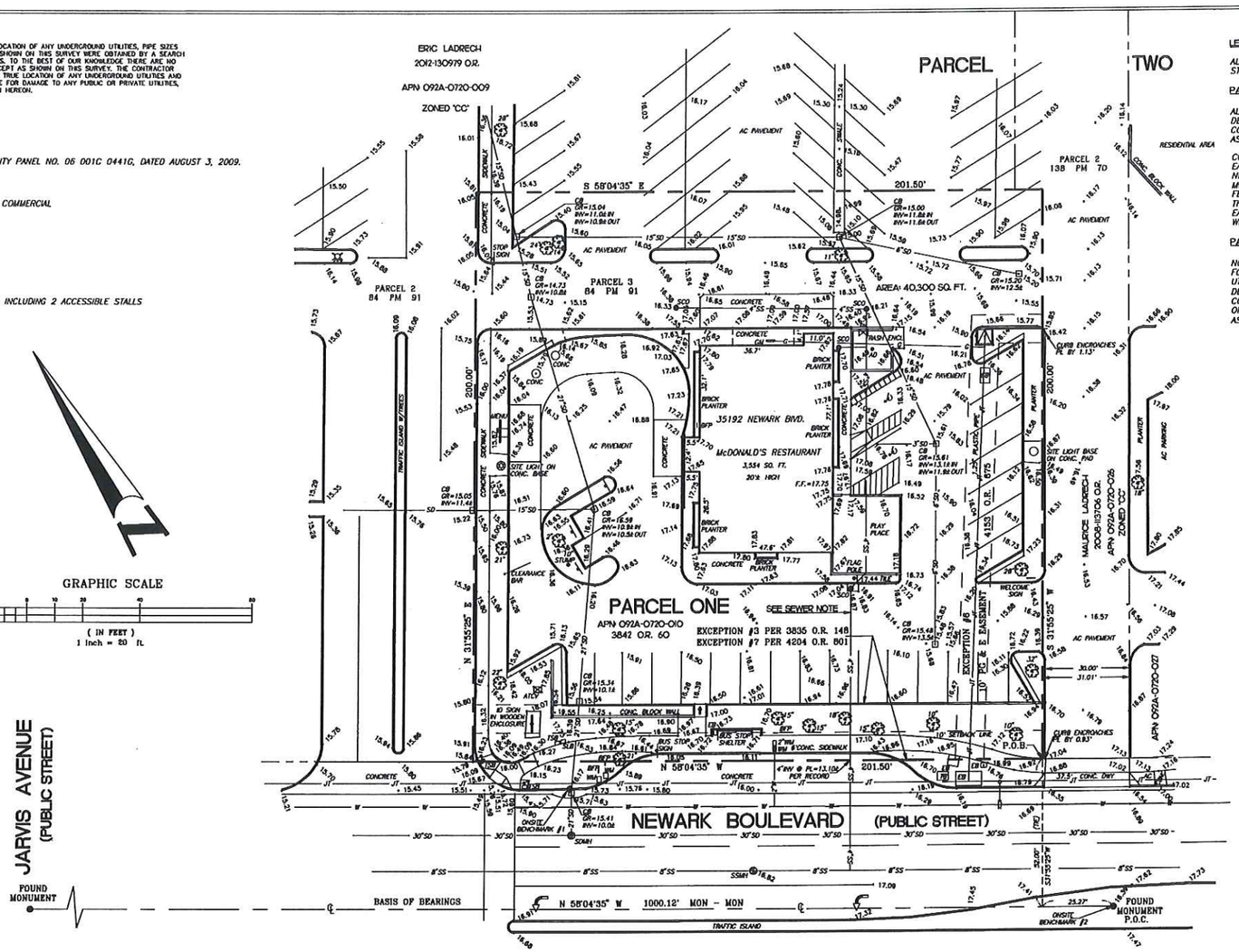
FRONT: 10 FEET
SIDE: NONE
REAR: NONE

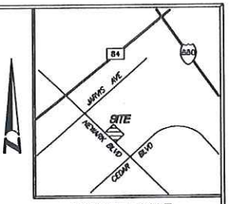
SITE PARKING:

33 TOTAL SPACES, INCLUDING 2 ACCESSIBLE STALLS

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft





VICINITY MAP
N. T. S.

LEGAL DESCRIPTION:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF NEWARK, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL ONE:

ALL OF PARCEL 3, AS SHOWN ON THAT PARCEL MAP ENTITLED, "PARCEL MAP 1564", FILED DECEMBER 17, 1974 IN BOOK 84 OF PARCEL MAPS, AT PAGE 91, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A STANDARD CITY MONUMENT IN NEWARK BOULEVARD, DISTANT SOUTH 58°04'35" EAST, 1000.12 FEET FROM A STANDARD CITY MONUMENT LOCATED AT THE INTERSECTION OF SAID NEWARK BOULEVARD WITH JARVIS AVENUE, AS SHOWN ON SAID MAP; THENCE ALONG THE MONUMENT LINE NORTH 58°04'35" WEST, 25.27 FEET; THENCE NORTH 31°55'25" EAST, 52.00 FEET TO THE SOUTHERLY CORNER OF SAID PARCEL 3 AND THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE NORTH 58°04'35" WEST, 201.50 FEET; THENCE NORTH 31°55'25" EAST, 200.00 FEET; THENCE SOUTH 58°04'35" EAST, 201.50 FEET; THENCE SOUTH 31°55'25" WEST, 200.00 FEET TO THE POINT OF BEGINNING.

PARCEL TWO:

NON-EXCLUSIVE EASEMENT(S), AS AN APPURTENANCE TO PARCEL ONE HEREINABOVE DESCRIBED, FOR INGRESS AND EGRESS BY VEHICULAR AND PEDESTRIAN TRAFFIC, VEHICULAR PARKING, UTILITY LINES, SIGNS, CANOPIES AND EAVES AS SAID NON-EXCLUSIVE EASEMENTS ARE FURTHER DEFINED IN THAT CERTAIN DOCUMENT ENTITLED, "DECLARATION OF ESTABLISHMENT OF RESTRICTIONS, CONDITIONS, EASEMENTS AND AGREEMENTS", DATED DECEMBER 4, 1974, AND RECORDED IN THE OFFICE OF THE ALAMEDA COUNTY RECORDER ON DECEMBER 17, 1974, IN REEL 3835, IMAGE 528, AS INSTRUMENT NUMBER 74-158562, OFFICIAL RECORDS.

EXCEPTIONS PER CHICAGO TITLE COMPANY COMMITMENT FOR TITLE INSURANCE, ORDER NO. 14-59054368-D-DP, AMENDED SEPTEMBER 28, 2016

1. PROPERTY TAXES
   NOT A SURVEY MATTER
2. LIEN OF SUPPLEMENTAL TAXES, IF ANY
   NOT A SURVEY MATTER
3. BUS LOADING, PEDESTRIAN AND PLANTING EASEMENT GRANTED TO CITY OF NEWARK, A MUNICIPAL CORPORATION, BY DOCUMENT RECORDED IN REEL 3835, IMAGE 148 OF OFFICIAL RECORDS.
   AFFECTS THE SURVEYED PROPERTY.
4. COVENANTS, CONDITIONS AND RESTRICTIONS AS DESCRIBED IN DOCUMENT NO. 1974-158562, IN REEL 3835, IMAGE 528 OF OFFICIAL RECORDS.
   AFFECTS ENTIRE PROPERTY
5. MEMORANDUM OF DEVELOPMENT AGREEMENT, RECORDED DECEMBER 17, 1974, IN REEL 3835, IMAGE 569, INSTRUMENT NO. 74-158565 OF OFFICIAL RECORDS.
   NOT A SURVEY MATTER
6. UNDERGROUND UTILITIES EASEMENT GRANTED TO PACIFIC GAS AND ELECTRIC COMPANY, BY DOCUMENT RECORDED IN REEL 4153, IMAGE 675 OF OFFICIAL RECORDS.
   AFFECTS THE SURVEYED PROPERTY.
7. COMMUNICATION FACILITY EASEMENT GRANTED TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY, RECORDED IN REEL 4204, IMAGE 801 OF OFFICIAL RECORDS.
   AFFECTS THE SOUTHWESTERLY 20.00 FEET OF SURVEYED PROPERTY.
8. MATTERS IN DOCUMENT ENTITLED AGREEMENT FOR CONSTRUCTION OF BARRIER AND TO BEAR COSTS, RECORDED AS DOCUMENT NO. 93-122076, OFFICIAL RECORDS.
   NOT A SURVEY MATTER
9. PLEASE BE ADVISED THAT OUR SEARCH DID NOT DISCLOSE ANY OPEN DEEDS OF TRUST OF RECORD. IF YOU SHOULD HAVE KNOWLEDGE OF ANY OUTSTANDING OBLIGATION, PLEASE CONTACT THE TITLE DEPARTMENT IMMEDIATELY FOR FURTHER REVIEW PRIOR TO CLOSING.
   NOT A SURVEY MATTER

BASIS OF BEARINGS:

THE MONUMENT LINE IN NEWARK BOULEVARD, AS SHOWN ON PARCEL MAP 1564, FILED IN BOOK 84 OF PARCEL MAPS, PAGE 91, ALAMEDA COUNTY RECORDS, TAKEN AS NORTH 58°04'35" WEST, WAS USED AS BASIS OF BEARINGS.

BENCHMARK:

CHISELED SQUARE, TOP OF CURB, LOCATED AT THE NORTHERLY RETURN OF THE NORTHWESTERLY CORNER OF THE INTERSECTION OF NEWARK BOULEVARD WITH CEDAR BOULEVARD.

ELEVATION = 18.793 FEET, NGVD 29 (CITY) DATUM.
ADD 2.71 TO OBTAIN NAVD 88 (FEMA) DATUM

ONSITE BENCHMARK #1:

TOP OF CURB, AT CATCH BASIN, ALONG NEWARK BOULEVARD, LOCATED 18 FEET SOUTHEASTERLY FROM SOUTHERN RETURN OF MAIN DRIVEWAY INTO SHOPPING CENTER, AND AS SHOWN HEREON.

ELEVATION = 16.17 FEET, NGVD 29 DATUM.

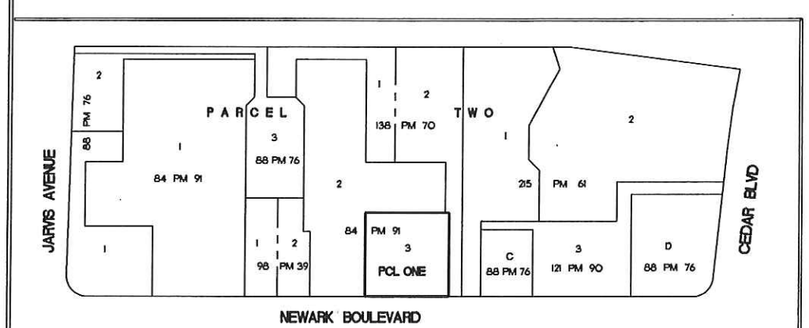
ONSITE BENCHMARK #2:

STANDARD CITY MONUMENT IN WELL, LOCATED IN NEWARK BOULEVARD, 1000.12 FEET SOUTHEASTERLY FROM ITS INTERSECTION WITH JARVIS AVENUE, AS SHOWN HEREON.

ELEVATION = 16.39 FEET, NGVD 29 DATUM.

SEWER NOTE:

ONSITE SEWER LINE LOCATIONS, SIZES AND INVERTS ARE SHOWN PER GRADING PLAN, JOB NO. 105-3400, AND APPROVED BY UNION SANITARY DISTRICT, DATED 9-18-75.



KEY MAP
SCALE: 1"=150'

ABBREVIATIONS

AC	ASPHALT CONCRETE	MC	METAL COVER
ATCV	AUTOMATIC TRAFFIC CONTROL VALAT	PL	PLANTER
BFP	BACKFLOW PREVENTER	SCO	SANITARY CLEAN OUT
CB	CATCH BASIN	SD	STORM DRAIN PIPE
DWY	DRIVEWAY	SS	SANITARY SEWER PIPE
EB	ELECTRIC BOX	SDMH	STORM DRAIN MANHOLE
FL	FLOWLINE	SSMH	SANITARY SEWER MANHOLE
GM	GAS METER	TB	TELEPHONE BOX
GR	GRATE	TSB	TRAFFIC SIGNAL BOX
HCR	HANDICAP RAMP	W	WATER PIPE
ICV	IRRIGATION CONTROL VALVE	WM	WATER METER
INV	INVERT	12"	TREE W/ SIZE
JT	JOINT TRENCH		

SYMBOLS

- ONSITE BENCH MARK
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- STREET SIGN
- TRAFFIC SIGNAL
- WATER VALVE
- YARD LIGHT
- ELECTRIC TRANSFORMER
- SURVEYED PROPERTY LINE
- ADJACENT PARCEL LINE
- EASEMENT LINE

SURVEYOR'S CERTIFICATE:

TO McDONALD'S CORPORATION, McDONALD'S USA, LLC, McDONALD'S REAL ESTATE COMPANY AND CHICAGO TITLE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND THAT IT COMPLIES WITH THE REQUIREMENTS PROVIDED BY McDONALD'S CORPORATION.

ORIGINAL FIELD WORK WAS COMPLETED ON JUNE 23, 2014.

SITE INSPECTION WAS PERFORMED OCTOBER 21, 2018.

DATE OF PLAT OR MAP JANUARY 11, 2017.

PROFESSIONAL LAND SURVEYOR PIOTR ZIEBA No. 6245 STATE OF CALIFORNIA

SIGNED: Piotr Zieba
PIOTR ZIEBA, LS 6245

NO.	DATE	DESCRIPTION	BY
2	01/11/17	ADDED EXCEPTION # 9	PMZ
1	10/25/18	REVISED PER UPDATED TITLE REPORT	PMZ

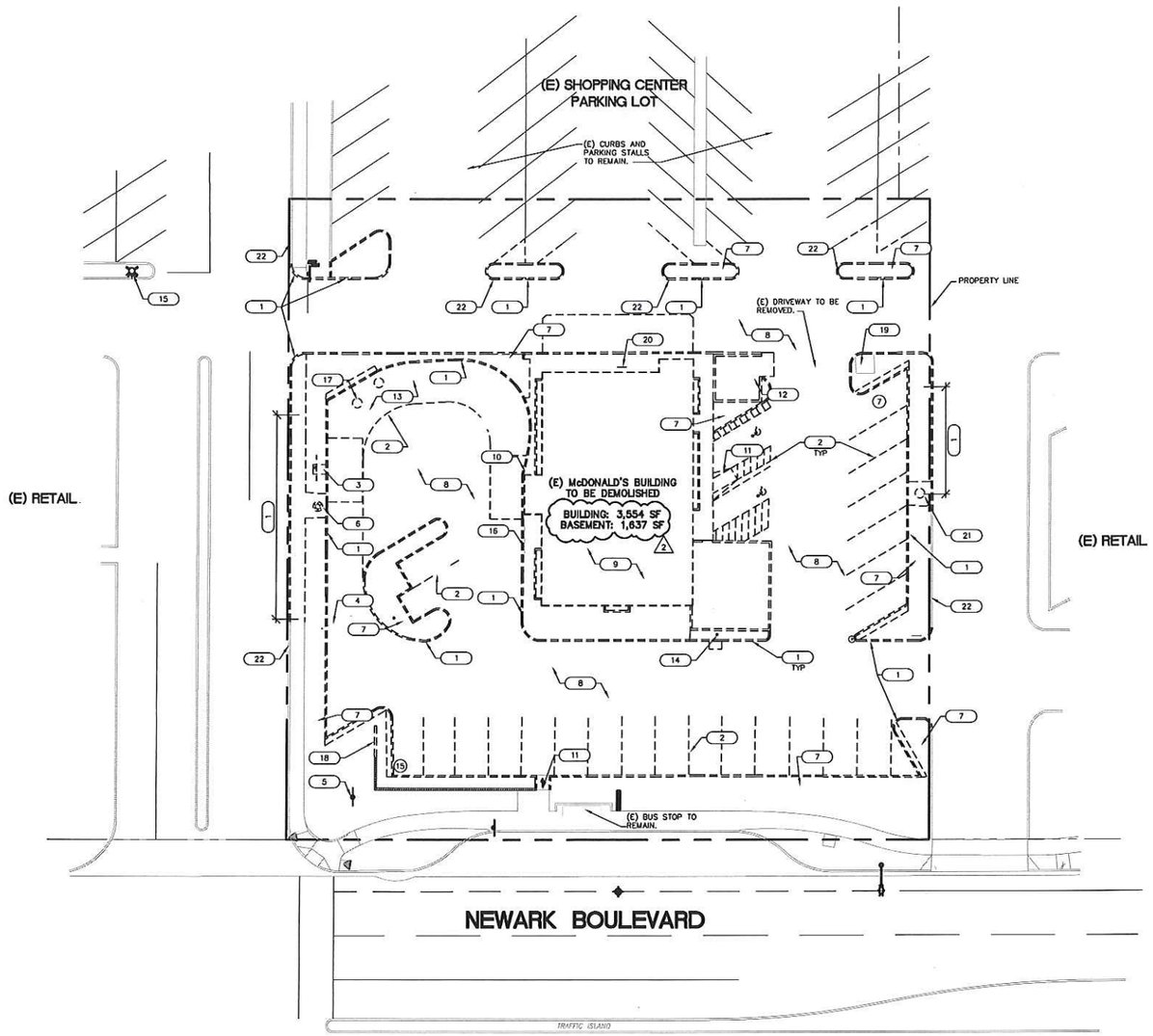
A.L.T.A. SURVEY
35192 NEWARK BOULEVARD
NEWARK ALAMEDA COUNTY CALIFORNIA

Prepared for Stantec Consulting Inc.

ZIEBATECH LAND SURVEYING
9925 WINDSOR WAY
SAN RAMON, CALIFORNIA 94583
PHONE: (925) 501-0108 E-MAIL: EZIEBA@AOL.COM

SHEET 1 OF 1 SHEETS
JOB NO. 14 - 0620
L/C: 004-0456

EXHIBIT Ap2



20 SPO DEMOLITION SITE PLAN
1" = 20'-0"

0 10 20 40 60 80
SCALE: 1"=20'-0"

NORTH

DEMOLITION NOTES

1. GC TO COORDINATE WITH McDONALD'S PROJECT MANAGER THE REMOVAL AND SALVAGE OF KITCHEN EQUIPMENT, SIGNAGE, AND MENUBOARDS.
2. GC TO LOCATE AND CAP EXISTING UTILITY LATERALS – SEE CIVIL FOR ADDITIONAL INFORMATION.
3. ENSURE THAT PROJECT DEMOLITION DEBRIS IS PROPERLY RECYCLED OR DISPOSED OF. DETAILS ON RECYCLING CONSTRUCTION WASTE ARE AVAILABLE THROUGH THE CONSTRUCTION & DEMOLITION DIVERSION DEPOSIT (CDDD) INCENTIVE PROGRAM. INFORMATION AVAILABLE AT CITY OF MILLBRAE BUILDING DEPARTMENT

KEYNOTES

1. (E) CONCRETE CURB & SIDEWALK (WHERE PRESENT) TO BE REMOVED.
2. (E) PAVEMENT MARKINGS & PARKING STALLS (TYP.)
3. REMOVE EXISTING MENU BOARD, SPEAKER POST AND CONCRETE BASE.
4. (E) VEHICLE CLEARANCE BAR TO BE REMOVED.
5. (E) McDONALD'S I.D. SIGN TO REMAIN, PROTECT DURING CONSTRUCTION.
6. (E) AREA LIGHT TO BE REMOVED.
7. (E) LANDSCAPING TO BE REMOVED OR REFRESHED (TYP.). SEE CIVIL AND LANSCAPE DRAWINGS FOR EXTENT OF SCOPE.
8. (E) AC PAVING TO BE REMOVED (TYP.).
9. (E) McDONALD'S BUILDING WITH BASEMENT TO BE DEMOLISHED. REFER TO CIVIL DRAWINGS AND SOILS REPORT FOR BASEMENT INFILL NOTES.
10. REMOVE (E) GUARD POST (TYP.).
11. (E) CONCRETE CURB RAMP TO BE REMOVED.
12. (E) BLOCK TRASH ENCLOSURE & CONCRETE PAD TO BE REMOVED.
13. (E) CONCRETE DRIVE THRU PAVING TO BE REMOVED.
14. (E) FLAG POLES AND BASES TO BE RELOCATED. (TYP.)
15. (E) FIRE HYDRANT AND SUPPLY LINE TO REMAIN. PROTECT DURING CONSTRUCTION.
16. (E) HAND / GUARD RAILS TO BE REMOVED (TYP.).
17. (E) GREASE INTERCEPTOR TO BE REMOVED.
18. PORTION OF EXISTING RETAINING WALL TO BE REMOVED.
19. (E) TRANSFORMER TO BE RELOCATED.
20. (E) GAS METER TO BE REMOVED.
21. (E) CONCRETE BASE TO BE REMOVED.
22. (E) CURB TO REMAIN, PROTECT DURING CONSTRUCTION.

PLAN LEGEND

℄	= CENTER LINE	P.O.C.	= POINT OF CURVATURE
COL.	= COLUMN	R	= RADIUS
(E)	= EXISTING	R.O.W.	= RIGHT OF WAY
EQ.	= EQUAL	SHT.	= SHEET
F.O.C.	= FACE OF CURB	SIM.	= SIMILAR
F.O.S.	= FACE OF STUD	TYP.	= TYPICAL
F.O.F.	= FACE OF FOUNDATION	FSE	= FINISH SLAB ELEVATION

. . . EXISTING TO REMAIN
. . . CURB OR STRIPING TO BE REMOVED
. . . ASPHALT PAVING TO BE REMOVED
. . . CONCRETE PAVING TO BE REMOVED
. . . LANDSCAPING TO BE REMOVED
. . . PROPERTY LINE

REV	DATE	DESCRIPTION	BY
2	04/17/17	CVR UPDATED	RJP
	03/08/17	REVISED FOR PLANNING	RJP
	02/14/17	REVISED FOR PLANNING	RJP
	01/20/17	REVISED FOR PLANNING	RJP
	11/10/16	REVISED FOR PLANNING	HI
	06/10/16	SUBMITTED FOR PLANNING	HI
1	05/23/16	SUBMITD FOR PRELIM CITY REVIEW	HI

Stantec
Stantec Architecture Inc.
1383 N. McDowell Blvd.
Petaluma, CA U.S.A. 94954
Tel. 707.765.1660
Fax. 707.765.9908
www.stantec.com

PREPARED FOR:
McDonald's USA, LLC

©2013 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 drawings and specifications are prepared for use on this specific site in conjunction with its lease date and are not suitable for use on a different site or at a later time. Use of these drawings for construction of another McDonald's restaurant requires the services of properly licensed architects and engineers. Reproduction of the contract documents for reuse on another project is not authorized.

GRAND REVIEW 03/21/13
PLANNING -
PERMIT -
BID -
CONSTRUCTION -

DRAWING TITLE: DEMOLITION SITE PLAN

PROJECT ADDRESS: 35192 NEWARK BLVD NEWARK, CA 94560

STATE SITE CODE: 004-0456
DRAWN BY: HI
PROJECT CAD FILE: 2007044030

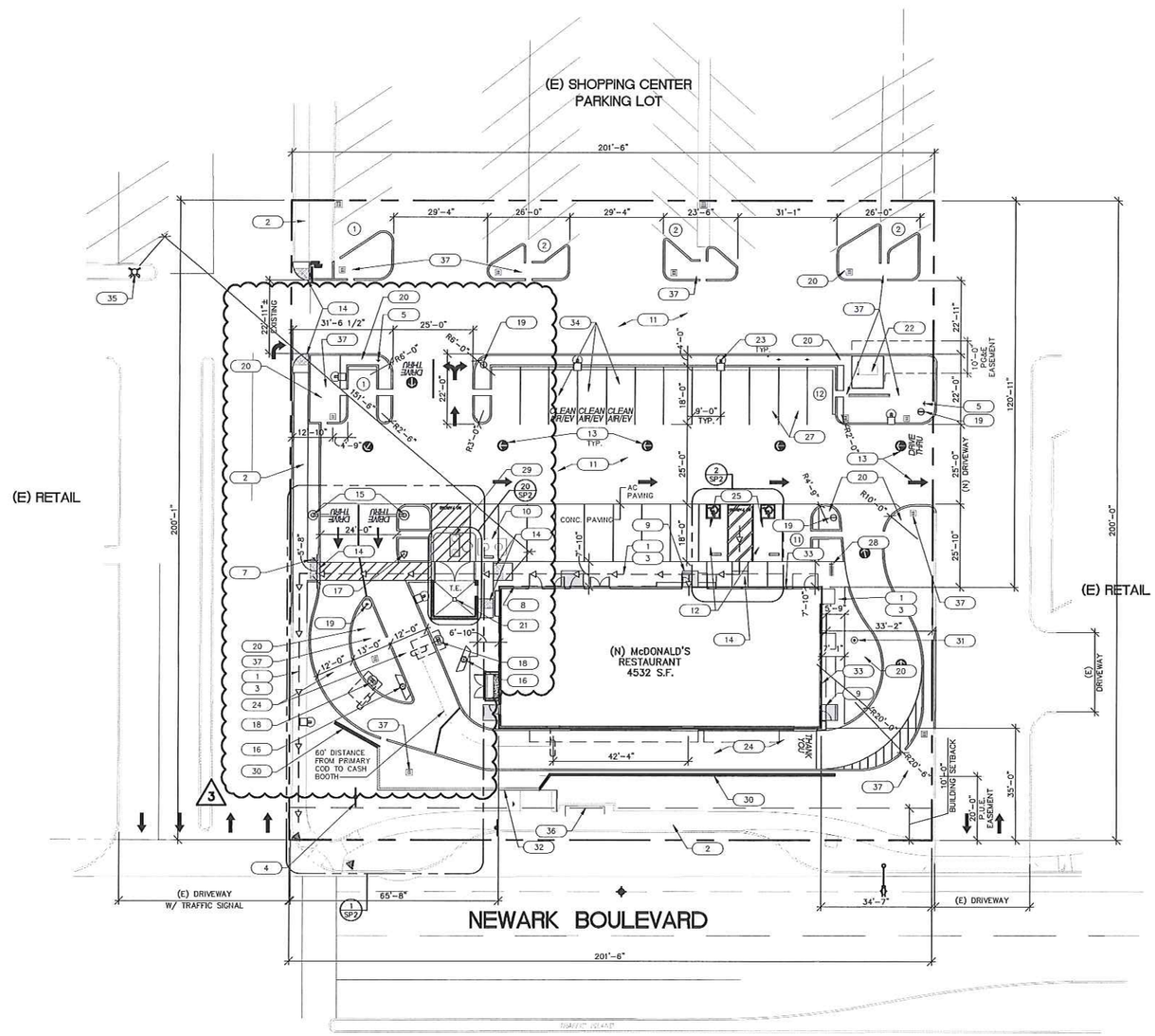
SHEET NO. SPO

PLOT SCALE: 1"=1"
MCDA-BOR

EXHIBIT A.p3

\\US1279-F01\workgroup\2007\active\2007044030\drawing\00_A-SP1.dwg Dimscale:240 LTScale:1 Plot:[Time:Apr17,2017-04:00pm Login:rpicord]
Pre-plot:[AUG 09, 2011 05:50-aguierre] Xrefs:"x_bp""x_site" Images:

TRASH ENCLOSURE SHALL PROVIDE SIGNAGE THAT STATE THAT THE ENCLOSURE DOORS SHALL BE CLOSED IMMEDIATELY AFTER USE. ENCLOSURE DOORS SHALL NOT ENCROACH INTO REQUIRED DRIVE-AISLES OR PARKING SPACES WHEN IT IS OPEN. NO REFUSE, GARBAGE OR RECYCLE SHALL BE STORED OUTDOORS EXCEPT WITHIN THE APPROVED TRASH AND RECYCLING ENCLOSURE.



KEYNOTES

1. (N) ACCESSIBLE PATH TO PUBLIC RIGHT-OF-WAY WALK TO BE FREE FROM ABRUPT CHANGES IN LEVEL OF MORE THAN 1/4". WALK NOT TO EXCEED 5% SLOPE IN DIRECTION OF TRAVEL & 2% CROSS SLOPE
2. (E) PUBLIC SIDEWALK
3. (N) CONCRETE SIDEWALK, SEE CIVIL DRAWINGS
4. (E) McDONALD'S MONUMENT SIGN
5. (N) FREE STANDING ENTRANCE SIGN WITH ACCESSIBLE PARKING AND TOW AWAY INFO. (TYP. AT ALL VEHICULAR ACCESSES.)
6. (N) FORREST PERMA ACCESSIBLE INFORMATIONAL SIGN
7. (N) DOUBLE FACED FORREST PERMA ACCESSIBLE SIGN
8. (N) ACCESSIBLE DIRECTIONAL SIGN
9. (N) FORREST PERMA ACCESSIBLE ENTRANCE SIGN
10. (N) GREASE TRAP LOCATION, SEE CIVIL AND PLUMBING DRAWINGS
11. (N) A.C. PAVEMENT ENTIRE PARKING LOT (SLURRY SEAL)
12. (N) ACCESSIBLE PARKING STALLS
13. (N) STREET GRAPHICS TO BE APPLIED AS SHOWN BY OTHERS (TYP.)
14. (N) ACCESSIBLE CONC. CURB RAMP, SEE CIVIL DRAWINGS.
15. (N) VEHICLE CLEARANCE BAR BY OTHERS, UNDER SEPARATE PERMIT
16. (N) MENU BOARD BY OTHERS, UNDER SEPARATE PERMIT
17. (N) PRE-SALE SIGN BY OTHERS, UNDER SEPARATE PERMIT
18. (N) CUSTOMER ORDER DISPLAY CANOPY BY OTHERS UNDER SEPARATE PERMIT
19. (N) McDONALD'S DIRECTIONAL SIGN BY OTHERS, UNDER SEPARATE PERMIT
20. (N) LANDSCAPING (TYP.)
21. (N) TRASH ENCLOSURE w/ RECYCLING BINS / AREA
22. (N) LOCATION FOR TRANSFORMER WITH GUARD POSTS
23. (N) YARD LIGHTS (TYP. OF 6)
24. (N) CONCRETE PAVING AT DRIVE THRU AREA
25. (N) CONCRETE PAVING AT ACCESSIBLE STALL AREA. (2% MAX. SLOPE IN ANY DIRECTION)
26. OMITTED
27. (N) "PULL FORWARD" STALLS & SIGNAGE
28. (N) BIKE RACK
29. (N) SAND-OIL SEPARATOR, SEE CIVIL DRAWINGS.
30. (N) SCREEN WALL SEE DETAIL 3/A2.2
31. (N) McDONALD'S FLAG
32. (E) RETAINING WALL TO RECEIVE STUCCO FINISH PAINTED TO MATCH BASE BUILDING COLOR. GC TO VERIFY (E) RETAINING WALL HEIGHT TO MATCH (N) SCREEN WALL HEIGHT
33. (N) NO SMOKING WITHIN 25 FEET FROM BUILDING ENTRY, OUTDOOR AIR INTAKE AND OPERABLE WINDOWS PER CAL GREEN SECTION 5.504.7
34. (N) PARKING STALLS FOR FUEL EFFICIENT VEHICLES (TYP. OF 3) PER CAL GREEN TABLE 5.106.52
35. (E) FIRE HYDRANT TO REMAIN
36. (E) BUS STOP TO REMAIN
37. (N) CATCH BASIN AND BIORETENTION AREA, SEE CIVIL DRAWINGS

PROJECT INFORMATION

ZONING: CC – COMMUNITY COMMERCIAL

SITE AREA:	40,300 S.F.
BUILDING AREA:	4,532 S.F.
LANDSCAPING REQUIRED:	2% OF PROPERTY AREA.
LANDSCAPING REQUIRED:	1,612.2 S.F.
LANDSCAPING PROVIDED:	7,341 S.F. (3)

PARKING INFORMATION (PROPOSED)

TOTAL SPACES				
31	ACCESSIBLE	2	SPACES	9' x 20' @ 90°
	STANDARD	26	SPACES	9' x 20' @ 90°
	CLEAN AIR	3	SPACES	9' x 20' @ 90°

TOTAL NUMBER OF EXISTING PARKING STALLS = 33
PARKING REQUIRED 6/1000 SF. = 28 STALLS

SITE ACCESSIBILITY ENTRANCE SIGNS

AT EVERY PRIMARY PUBLIC ENTRANCE AND AT EVERY MAJOR JUNCTION ALONG OR LEADING TO AN ACCESSIBLE ROUTE OF TRAVEL, THERE SHALL BE A SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. SIGNS SHALL INDICATE THE DIRECTION TO ACCESSIBLE BUILDINGS ENTRANCES AND FACILITIES.

PLAN LEGEND

℄	= CENTER LINE	P.O.C.	= POINT OF CURVATURE
COL.	= COLUMN	R	= RADIUS
(E)	= EXISTING	R.O.W.	= RIGHT OF WAY
EQ.	= EQUAL	SHT.	= SHEET
F.O.C.	= FACE OF CURB	SIM.	= SIMILAR
F.O.S.	= FACE OF STUD	TYP.	= TYPICAL
F.O.F.	= FACE OF FOUNDATION	FSE	= FINISH SLAB ELEVATION
(N)	= NEW		

(E) CONCRETE CURB
PROPERTY LINE
ACCESSIBLE PATH OF TRAVEL
(N) CONCRETE CURB WALK
(N) CONCRETE PAVING
(N) PAVEMENT ARROWS PER DETAIL 18/SD1 (PAINTED WHITE)
(N) DRIVE THRU STRIPING PER DETAIL 17/SD1 (PAINTED YELLOW)

EXHIBIT A p4

0 10 20 40 60 80
SCALE: 1"=20'-0"
NORTH

20 / SP1 PROPOSED SITE PLAN
1" = 20'-0"

REV	DATE	DESCRIPTION	BY
3	04/28/17	REVISED FOR PLANNING	RJP
2	04/17/17	CVR UPDATED	RJP
	03/06/17	REVISED FOR PLANNING	RJP
	02/14/17	REVISED FOR PLANNING	RJP
	01/20/17	REVISED FOR PLANNING	HI
	06/10/16	SUBMITTED FOR PLANNING	HI
1	05/23/16	SUBMTD FOR PRELIM CITY REVIEW	HI

Stantec
Stantec Architecture Inc. | Tel. 707.765.1660
1383 N. McDowell Blvd. | Fax. 707.765.9908
Petaluma, CA U.S.A. 94954 | www.stantec.com

©2013 McDonald's USA, LLC

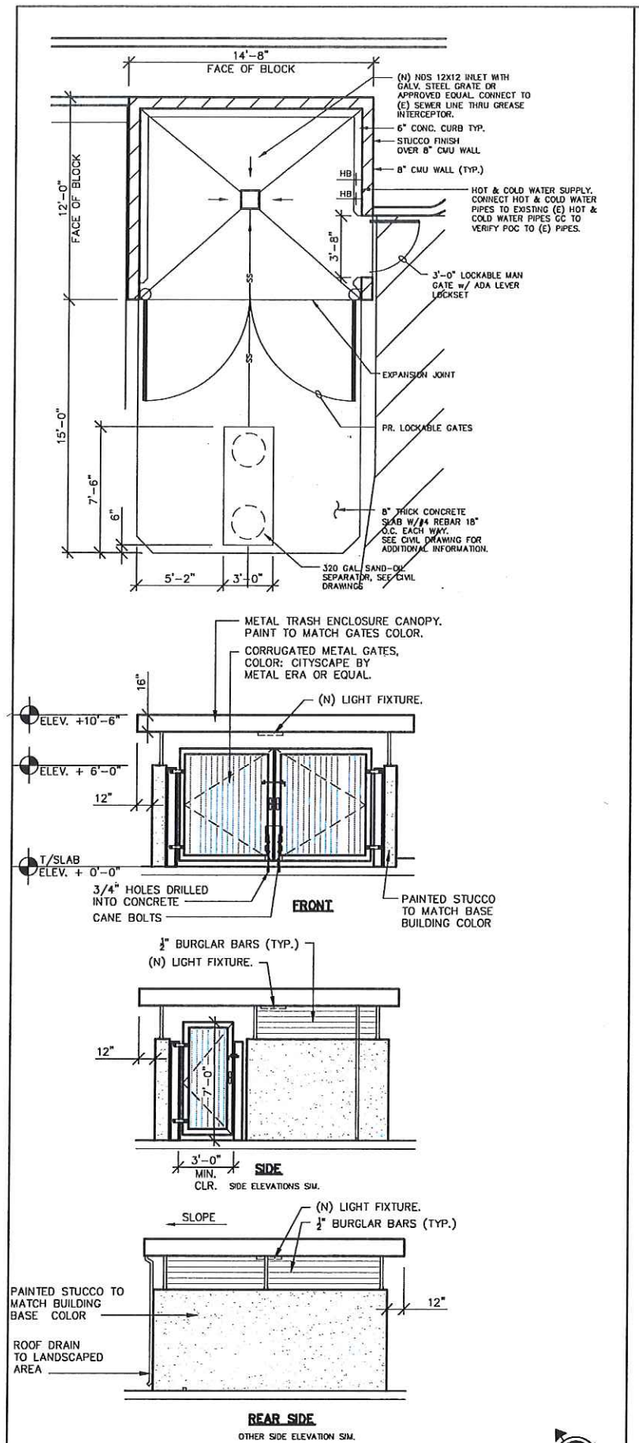
PREPARED FOR: McDonald's USA, LLC

These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written consent of McDonald's USA, LLC. They are to be used only for use on this specific site in conjunction with its issued permit. They are not suitable for use on a different site or at a later time. Use of these drawings by others without written consent constitutes the services of properly licensed architects and engineers. Reproduction of the contract documents for reuse on another project is not authorized.

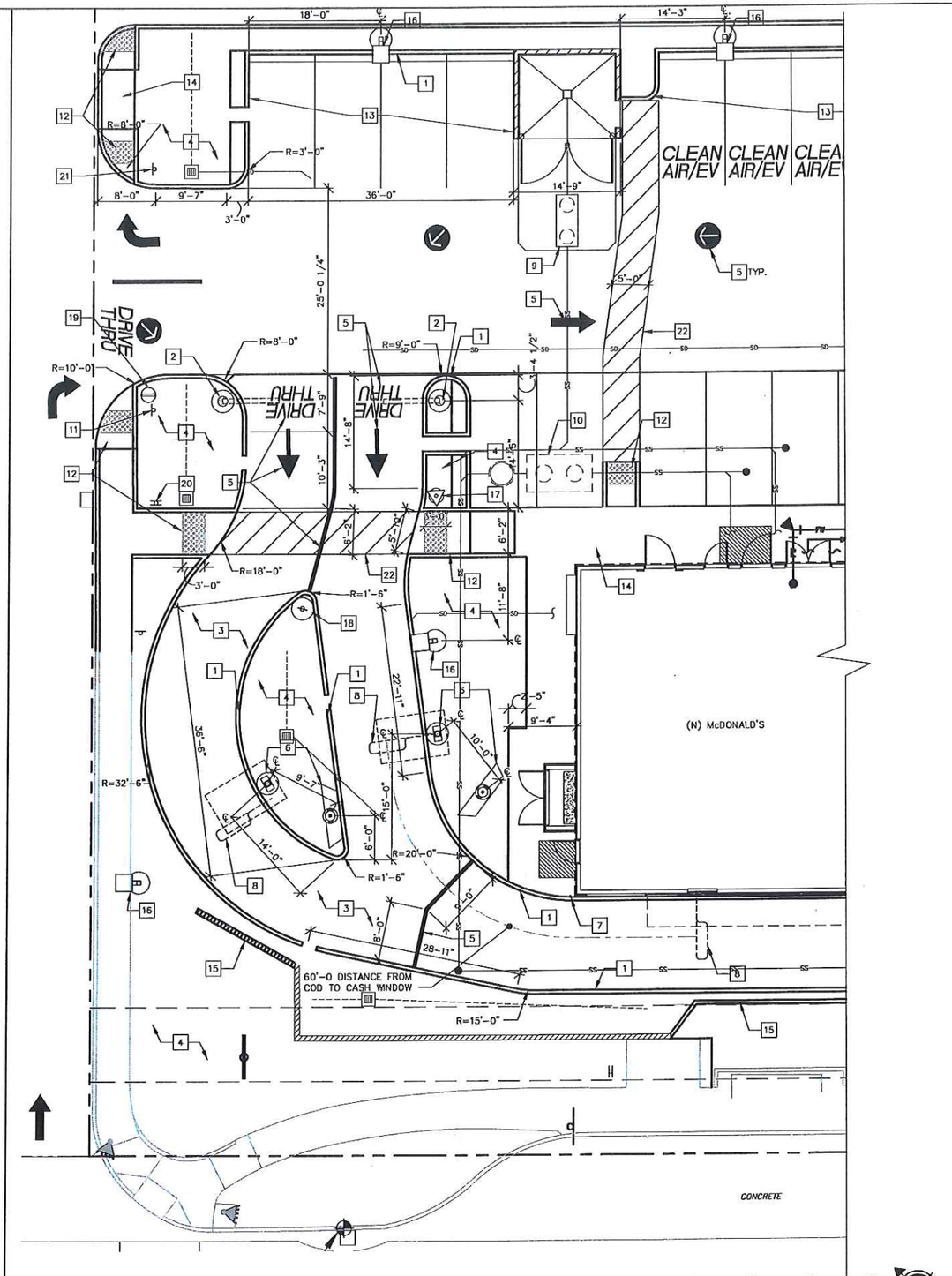
BRAND REVIEW	PERMIT	CONSTRUCTION
06/21/13	-	-
PLANNING	BID	-
-	-	-

DRAWING TITLE: PROPOSED SITE PLAN
PROJECT ADDRESS: 35192 NEWARK BLVD NEWARK, CA 94560
STATE SITE CODE: 004-0456
DRAWN BY: HI
PROJECT CAD FILE: 2007044030
SHEET NO. SP1
PLOT SCALE: 1"=1" MCDA-BGR

\\us1279-f01\workgroup\30070440\active\30070440\30\drawing\00_A-SP1.dwg Dimscale:240 LTScale:1 Plot:[Time:May02,2017-03:10pm Login:JWeggener]
Pre-plot:[JAN 27, 2016 12:00-Horeblin] Xrefs:"_Job" "_site" images



20 SP2 TRASH ENCLOSURE – DETAILS
1/4" = 1'-0"



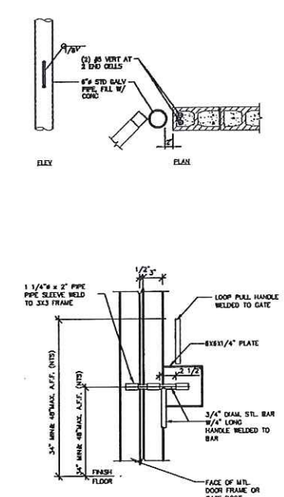
16 SP2 ENLARGED SITE PLAN
1/8" = 1'-0"

GENERAL NOTES

1. SURFACE OF RAMP AND FLARES SHALL BE SLIP RESISTANT AND CONTRASTING FINISH FROM SIDEWALK.
2. RAMP SHALL LIE IN SINGLE SLOPE PLANE W/ MIN. SURFACE WARPING AND CROSS SLOPE.
3. RAMP LANDING SHALL HAVE A CROSS SLOPE OF 2% MAX. IN ALL DIRECTIONS.
4. MAXIMUM SLOPE IN ACCESSIBLE PARKING STALLS & ACCESSIBLE AISLE TO BE 2% IN ANY DIRECTION.
5. ALL PARKING LOT IMPROVEMENTS SHALL MATCH SURROUNDING EXISTING GRADES.
6. FOR ADDITIONAL INFORMATION REGARDING DRAINAGE & GRADING, CONCRETE CURB, SIDEWALKS & GUTTER DETAILS, SEE CIVIL DRAWINGS.

DRIVE THRU SIGNAGE KEYNOTES

1. (N) CONCRETE CURB. SEE DETAIL 8/SD1
2. (N) DRIVE THRU GATE WAY W/CLEARANCE BAR BY OTHERS UNDER SEPARATE PERMIT. PROVIDE FOOTING AND CONDUIT AS REQUIRED. SEE SIGN DWGS.
3. (N) CONCRETE PAVING AT DRIVE THRU, SEE DETAIL 6/SD1
4. (N) LANDSCAPING TO MATCH EXISTING. MCD IS RESPONSIBLE FOR NEW LANDSCAPING (TOPSOIL, PLANTINGS, AND IRRIGATION). SUBCONTRACTOR TO BRING FILL/ROUGH GRADE AS NECESSARY AT NEW ISLANDS AND/OR BACK OF BUILDING TO WITHIN 4" OF TOP OF CURB
5. (N) PAVEMENT MARKINGS TO BE APPLIED AS SHOWN.
6. (N) COMBINED COD AND MENU BOARD BY OTHERS UNDER SEPARATE PERMIT. PROVIDE FOOTING AND CONDUIT. SEE DETAIL 10/SD2 AND 20/SD4 (SIM.) AND ELECTRICAL DRAWINGS. POSITION FOOTING AGAINST BACK OF CURB W/ EXPANSION JOINT
7. (N) OR (E) BOLLARD TO REMAIN. RE-PAINT SAFETY YELLOW.
8. (N) LOOP DETECTORS, IF NOT ALREADY PRESENT.
9. (N) SAND-OIL SEPARATOR, SEE CIVIL DWGS
10. (N) GREASE INTERCEPTOR, SEE CIVIL AND PLUMBING DWGS
11. (N) FREE STANDING ENTRANCE SIGN W/ ACCESSIBLE PARKING AND TOW-AWAY INFO. (TYP AT ALL VEHICLE ACCESSES)
12. (N) RAMP
13. (N) PARKING STALLS
14. (N) ACCESSIBLE CONCRETE SIDEWALK, TO BE FREE FROM ABRUPT CHANGES IN LEVEL OF MORE THAN 1/4". WALK NOT TO EXCEED 5% SLOPE IN DIRECTION OF TRAVEL & 2% CROSS SLOPE.
15. (N) SCREEN WALL
16. (N) YARD LIGHT, BY OTHERS
17. (N) PRE-SELL SIGN, BY OTHERS
18. (N) ANYTIME ANYWHERE SIGN, BY OTHER
19. (N) McDONALD'S DIRECTIONAL SIGN BY OTHERS, UNDER SEPARATE PERMIT.
20. (N) DOUBLE FACED FORREST PERMA ACCESSIBLE SIGN.
21. (N) "RIGHT TURN ONLY" SIGN
22. (N) STRIPING DESIGNATING ACCESSIBLE PATH FREE FROM ABRUPT CHANGES IN LEVEL OF MORE THAN 1/4". WALK NOT TO EXCEED 5% SLOPE IN DIRECTION OF TRAVEL & 2% CROSS SLOPE.



4 SP2 TE GATE DETAIL
NTS

REV	DATE	DESCRIPTION	BY
	01/20/17	REVISED FOR PLANNING	RJP
	11/10/16	REVISED FOR PLANNING	RJP
	09/19/16	REVISED FOR PLANNING	HI
	07/11/16	REVISED FOR PLANNING	HI
	06/24/16	REVISED FOR PLANNING	HI
	06/10/16	SUBMITTED FOR PLANNING	HI
#1	05/23/16	SUBMIT FOR PRELIM CITY REVIEW	HI

Stantec
Stantec Architecture Inc.
1383 N. McDowell Blvd.
Petaluma, CA U.S.A. 94954
Tel. 707.765.1660
Fax. 707.765.9908
www.stantec.com

©2013 McDonald's USA, LLC

PREPARED FOR: 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 consent of McDonald's USA, LLC. They are transmitted for use in connection with the same date and are not suitable for use on a different site or at a later time. Use of these drawings and specifications by other parties shall be the responsibility of properly licensed architects and engineers. Reproduction of the contract documents for reuse on another project is not authorized.

BRAND REVIEW 05/21/13

PLANNING	PERMIT	BID	CONSTRUCTION
-	-	-	-

DRAWN BY: HI

STATE SITE CODE: 094-0456

DRAWING TITLE: ENLARGED SITE PLAN

PROJECT ADDRESS: 35192 NEWARK BLVD NEWARK, CA 94560

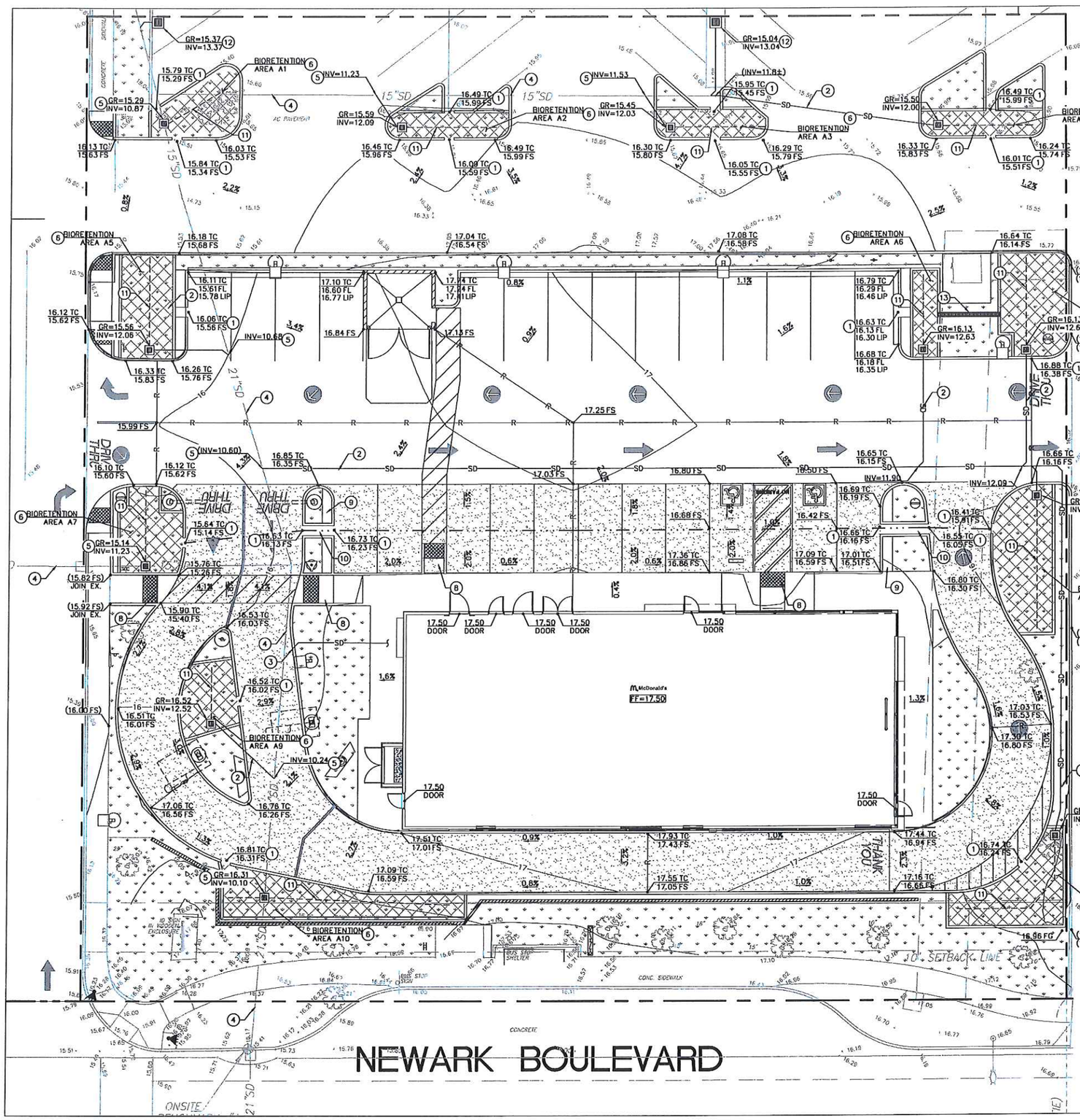
PROJECT CAD FILE: 2007314430

SHEET NO. SP2

PLOT SCALE: 1"=1" MCDA-BOH

EXHIBIT Ap5

\\us1279-f01\workgroup\2007\petlw\2007314430\drawing\00_A-SP2.dwg Dimscale:120 LTScale:0.7 Plot:[Time:Mar06,2017-07:46pm Login:mcdadcad] Pre-plot[AUG 09, 2011 08:50-petlarea] Xrefs:"_Job" "_site" Images:"TE gate.jpg"



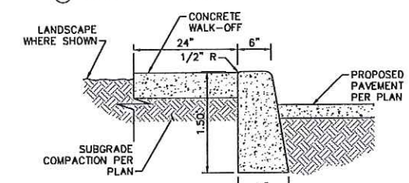
SCALE
1" = 10'
WHEN PRINTED AT FULL SIZE
(24"X36")

LEGEND

	PROPERTY LINE
	CIVIL LIMIT OF WORK LINE
	GRADE BREAK LINE
	RIDGE LINE
	FLOW LINE
SD	STORM DRAIN LINE
111.50 TC / 111.00 FS	PROPOSED SPOT GRADE
(111.50 TC) / (111.00 FS)	EXISTING SPOT GRADE
3.0%	PROPOSED FLOW (DIRECTION AND SLOPE)
	SITE WALL (SEE ARCHITECTURAL PLANS FOR INFORMATION)

GRADING AND DRAINAGE NOTES

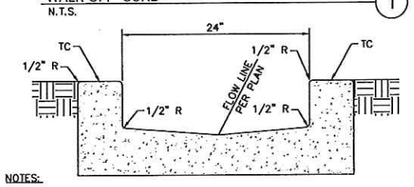
1. 2.0' WIDE CURB CUT
2. 6" PVC STORM DRAIN LINE, SLOPE PER PLANS
3. ROOF DRAIN DISCHARGE THROUGH CURB FACE
4. EXISTING STORM DRAIN LINE, SIZE PER PLANS
5. CONNECT TO EXISTING STORM DRAIN LINE
6. PROPOSED LINED BIORETENTION AREA PER DETAIL 3 THIS SHEET
7. CONNECT TO EXISTING STORM DRAIN STRUCTURE
8. PROPOSED CURB RAMP
9. 2.0' WIDE WALK-OFF CURB PER DETAIL 1 THIS SHEET
10. 2.0' WIDE CONCRETE CHANNEL GUTTER PER DETAIL 2 THIS SHEET
11. 4" PERFORATED PIPE UNDERDRAIN
12. RELOCATED CATCH BASIN
13. CHANNEL DRAIN WITH GRATE



NOTES:

1. CONCRETE SHALL BE 2500 PSI.
2. ISOLATION JOINTS SHALL BE PLACED ONLY AS SPECIFIED
3. CONTRACTION JOINTS CONSISTING OF 1" DEEP SCORES SHALL BE PLACED AT 15' INTERVALS O.C.
4. WHERE A WALK IS ADJACENT TO THE CURB THE JOINTS SHALL ALIGN WITH JOINTS IN THE WALK.

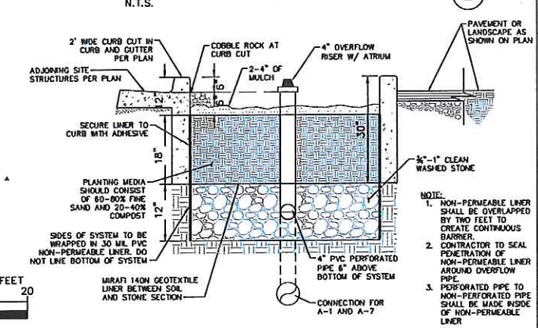
WALK-OFF CURB (1)
N.T.S.



NOTES:

1. CONCRETE SHALL BE 2500 PSI.
2. ISOLATION JOINTS SHALL BE PLACED ONLY AS SPECIFIED
3. CONTRACTION JOINTS CONSISTING OF 1" DEEP SCORES SHALL BE PLACED AT 15' INTERVALS O.C.

CONCRETE CHANNEL GUTTER (2)
N.T.S.



NOTE:
1. NON-PERMEABLE LINER SHALL BE OVERLAPPED BY TWO FEET TO CREATE CONTINUOUS BARRIER.
2. CONTRACTOR TO SEAL PENETRATION OF NON-PERMEABLE LINER AROUND OVERFLOW PIPE.
3. PERFORATED PIPE TO NON-PERFORATED PIPE SHALL BE MADE INSIDE OF NON-PERMEABLE LINER

BIORETENTION SYSTEM (3)
N.T.S.

REV	DATE	DESCRIPTION	BY
	03/06/17	REVISED FOR PLANNING	TS
	02/10/17	ENTITLEMENT PACKAGE	HI

Kimley»Horn
© 2016 KIMLEY-HORN AND ASSOCIATES, INC.
765 THE CITY DRIVE, SUITE 200, ORANGE, CA 92868
PHONE: 714-939-1030 FAX: 714-939-9488
WWW.KIMLEY-HORN.COM

PREPARED FOR:
McDonald's USA, LLC

©2013 McDonald's USA, LLC
These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and are not to be copied or reproduced without written authorization. The contract documents were prepared for use on this specific site in conjunction with its development by McDonald's USA, LLC or its affiliates. If these documents are used for these drawings for reference or example on a similar project, require the services of properly licensed architect and engineers. Reproduction of the contract documents for any purpose other than those authorized by McDonald's USA, LLC, is not intended.

REGISTERED PROFESSIONAL ENGINEER
TYLER WOLST
No. 76187
CIVIL
STATE OF CALIFORNIA

BRAND REVIEW	PLANNING	PERMIT	BID	CONSTRUCTION
-	-	-	-	-

DRAWING TITLE: PRELIMINARY GRADING PLAN

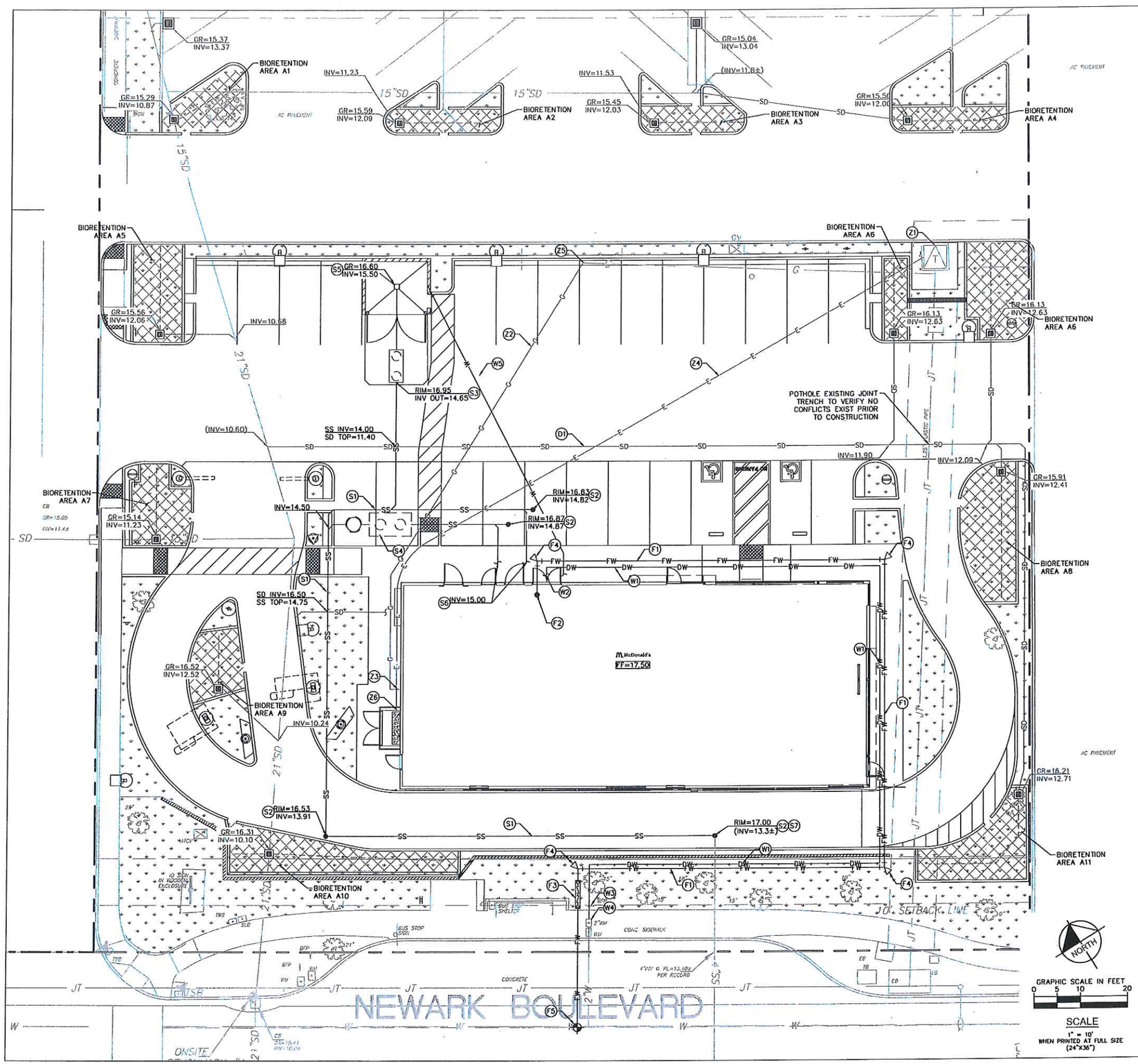
PROJECT ADDRESS:
35192 NEWARK BLVD
NEWARK, CA 94560

STATE SITE CODE: 004-0456
DRAWN BY: HI
PROJECT CAD FILE: 2007044030

SHEET NO. C1.0

PLOT SCALE: 1
MCDA-BOR

EXHIBIT A-6



DOMESTIC WATER

- (W1) 2" DOMESTIC WATER PIPE
- (W2) BUILDING POINT OF CONNECTION
- (W3) CONNECT TO EXISTING DOMESTIC WATER BACKFLOW PREVENTER
- (W4) RE-USE EXISTING WATER METER
- (W5) ¾" YARD HYDRANT WATER PIPE

FIRE WATER

- (F1) 6" FIRE WATER PIPE
- (F2) BUILDING POINT OF CONNECTION
- (F3) 6" DOUBLE DETECTOR CHECK ASSEMBLY WITH FIRE DEPARTMENT CONNECTION
- (F4) THRUST BLOCK, TYPICAL ON ALL TEES, WYES, BENDS AND VALVES
- (F5) CONNECT TO EXISTING WATER MAIN

SEWER

- (S1) 4" SANITARY SEWER PIPE
- (S2) SANITARY SEWER CLEANOUT
- (S3) 320 GALLON SAND-OIL SEPARATOR
- (S4) 1500 GALLON GREASE INTERCEPTOR
- (S5) TRASH ENCLOSURE DRAIN TO SANITARY SEWER
- (S6) BUILDING POINT OF CONNECTION, INSTALL 2-WAY CLEANOUT
- (S7) CONNECT TO EXISTING SANITARY SEWER LINE

STORM DRAIN

- (D1) PROPOSED STORM DRAIN PIPING AND APPURTENANCES. REFER TO DRAINAGE PLAN FOR DESIGN INFORMATION.

MEP SITE UTILITIES

NOTE: MEP SITE UTILITIES ARE SHOWN FOR REFERENCE ONLY. REFER TO MEP DRAWINGS AND SPECS FOR MORE INFORMATION. SHOWN FOR COORDINATION PURPOSES ONLY.

- (Z1) EXISTING TRANSFORMER TO REMAIN
- (Z2) PROPOSED GAS LINE
- (Z3) PROPOSED GAS METER
- (Z4) PROPOSED ELECTRIC LINE
- (Z5) CONNECT TO EXISTING GAS LINE
- (Z6) BUILDING POINT OF CONNECTION

EXISTING UTILITY NOTE

THE EXISTING UTILITIES SHOWN ON THE PLAN ARE BASED ON AVAILABLE RECORDS. THE CONTRACTOR MUST FIELD DETERMINE THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. REPORT DISCREPANCIES AND POTENTIAL CONFLICTS WITH PROPOSED UTILITIES TO ENGINEER PRIOR TO INSTALLATION OF ANY PIPING.

LEGEND

- PROPERTY LINE
- CIVIL LIMIT OF WORK LINE
- SS — PROPOSED SANITARY SEWER PIPE
- SD — PROPOSED STORM DRAIN PIPE
- W — PROPOSED WATER PIPE
- FW — PROPOSED FIRE WATER PIPE
- G — PROPOSED GAS PIPE
- E — PROPOSED PRIMARY ELECTRICAL CONDUIT
- PROPOSED PERFORATED PIPE
- PROPOSED POINT OF CONNECTION (BLDG)
- PROPOSED POINT OF CONNECTION (TO EXISTING)
- FIRE RISER IN BUILDING MECHANICAL ROOM
- PROPOSED REDUCED PRESSURE DETECTOR BACKFLOW ASSEMBLY WITH FIRE DEPARTMENT CONNECTION
- PROPOSED 90° BEND WITH THRUST BLOCK

REV	DATE	DESCRIPTION	BY
	03/06/17	REVISED FOR PLANNING	TS
	02/10/17	ENTITLEMENT PACKAGE	HI

Kimley»Horn
© 2016 KIMLEY-HORN AND ASSOCIATES, INC.
765 THE CITY DRIVE, SUITE 200, ORANGE, CA 92868
PHONE: 714-939-1030 FAX: 714-939-9488
WWW.KIMLEY-HORN.COM

PREPARED FOR: McDonald's USA, LLC

©2013 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. This contract documents were prepared for use on this specific site in conjunction with its development. McDonald's USA, LLC makes no representation that these drawings for reference or example on another project meet the requirements of properly licensed architects and engineers. Reproduction of the contract documents for reuse on another project is not authorized.

REGISTERED PROFESSIONAL ENGINEER TYLER WOLST 74 CIVIL STATE OF CALIFORNIA

BRAND REVIEW	
PLANNING	-
PERMIT	-
BID	-
CONSTRUCTION	-

DRAWN BY: HI

STATE SITE CODE: 004-0456

DRAWING TITLE: PRELIMINARY UTILITY PLAN

PROJECT ADDRESS: 35192 NEWARK BLVD NEWARK, CA 94560

PROJECT CAD FILE: 2207104-D3

SHEET NO. C2.0

PLOT SCALE: MCDA-808

EXHIBIT Ap7

V:\2007\Active\2007044030\landscape\design\drawing\2007044030___L1 Prelim.dwg Dimscale: 240 LTScale: 1 Plot: [Time: Mar08,2017-12:25pm Login: rmaddock]
Pre-plot: [AUG 09, 2011 11:47-agutierrez] Xrefs: "x_bdr""x_site""x_survey Images: "acer cir.jpg""Bay-Friendly Checklist (generic).jpg""callistemon_'little_john'.jpg""CISTUS skanbergii.jpg""CRAPE MYRTLE WATERMELON RED.jpg""DIETES VEGETA.bmp""ERIGERON SPECIOSUS.BMP""festuca-californica.jpg""GAILLARDIA GRANDIFLORA.jpg""Lantana montevidensis.jpg""Pt

GENERAL NOTES

1. ALL PLANTING AREAS SHALL BE COVERED FIRST WITH A 2" LAYER OF ORGANIC COMPOST THEN WITH CORRUGATED CARDBOARD AND TOPDRESSED WITH A 3" (MINIMUM) DEEP LAYER OF 3/4" MINUS WOOD CHIP MULCH.
2. REFER TO ARCHITECTURAL AND CIVIL PLANS FOR DESCRIPTIONS OF ELEMENTS NOT IDENTIFIED ON THIS PLAN.
3. OBSERVE THE FOLLOWING MINIMUM SETBACK DISTANCES FOR TREE PLANTING :

BETWEEN STREET TREES	= 30 FT.
DRIVEWAY CUTS AND FIRE HYDRANTS	= 7 FT.
UTILITY BOXES, MANHOLE AND OTHER UTILITY VAULTS, TELEPHONE AND OTHER UTILITY POLES, GAS AND WATER METER, AND MAINS	= 5 FT.

4. ALL SURFACE AND SUB-SURFACE SWALES, DRAINAGE STRUCTURES AND PATTERNS SHALL BE MAINTAINED.
5. A LICENSED LANDSCAPE MAINTENANCE CONTRACTOR WILL BE RETAINED TO PERFORM ROUTINE MAINTENANCE DUTIES.
6. LOCATIONS AND QUANTITIES OF EXISTING LANDSCAPE MATERIALS ARE APPROXIMATE. EXISTING TREES TO BE PROTECTED DURING CONSTRUCTION.
7. PLANTER SOIL SHALL BE AMENDED AS DESCRIBED BY A LABORATORY SOIL ANALYSIS.
8. NO NATIVE PLANT MATERIAL EXISTS ON SITE, NONE WILL BE SALVAGED OR RELOCATED.

WATER CONSERVATION CONCEPT

CONCEPT STATEMENT

A COMBINATION OF SUB-SURFACE DRIP AND BUBBLERS, AND/OR LOW VOLUME ROTATOR SPRAYS SHALL BE INSTALLED IN ALL PLANTERS. IRRIGATION SYSTEMS SHALL BE EQUIPPED WITH A CONTROLLER CAPABLE OF DUAL PROGRAMMING, HAVE LEAK DETECTION, HAVE AUTOMATIC SHUT OFF, AND HAVE A WEATHER STATION. PLANTS ARE GROUPED INTO "HYDROZONES" AND IRRIGATED SEPARATELY FROM THOSE WITH DIFFERENT WATER REQUIREMENTS.

LINEAR ROOT BARRIER SPECIFIED. DO NOT USE PLASTIC BOX BARRIERS.

Bay-Friendly Basic Practices Checklist for Private Development

Project Name: ______ Project Number: ______
Landscape Architect: ______ CA License Number: ______
Phone Number: ______

Each project is required to meet any seven (7) of the following nine (9) Practices. In addition to this minimum requirement, each project is encouraged to meet all 9 of the Practices, plus 60 points on the Bay-Friendly Civic and Commercial Landscape Scorecard, which is available at www.BayFriendly.org

Yes	No	Measure & Requirement
☑	☐	1. Mulch all shrub areas with 3 inch layer of mulch. Requirement: All soil on site is protected with a minimum of 3 inches of mulch after construction. Reference: Bay-Friendly Scorecard Item C.6.a.
☑	☐	2. Amend soil with compost before planting. Requirement: Compost is specified as the soil amendment, at the rates indicated by a soil analysis to bring the soil organic matter content to a minimum of 3.5% by dry weight or 1 inch of compost. Option 1. Require import topsoil to meet organic matter content of a minimum 3.5% by dry weight. Option 2. submit soils report that identifies existing topsoil meets organic matter content of 3.5% by dry weight or greater. Reference: Bay-Friendly Scorecard Item C.7.a.1.
☑	☐	3. Reduce and Recycle Landscape Construction Waste. Requirement: Divert 50% of landscape construction and demolition waste by volume or weight. Reference: Bay-Friendly Scorecard Item D.2.a.
☑	☐	4. Choose and Locate Plants that Grow to Natural Size and Avoid Shearing. Requirement: No plant species will require shearing. Select species and spacing to allow plants to grow to natural size and shape without shearing at any point in the lifespan of the plant, excluding structural and regular maintenance pruning. Plant spacing shall not allow plants to grow into adjacent buildings, sidewalks, roadways, or adjacent landscape areas. Reference: Bay-Friendly Scorecard Item E.1.a.
☑	☐	5. Do not Plant Invasive Plant Species. Requirement: None of the plant species listed by CAL-IPC as invasive in the San Francisco Bay Area are included in the planting design. Reference: Bay-Friendly Scorecard Item E.2.a.
☑	☐	6. Grow Drought tolerant California Native, Mediterranean or Climate Adapted Plants. Requirement: A minimum of 75% of the total number of plants in the non-turf areas must be species that require no or little summer watering once established. Species should be adapted to the climate in which they will be planted, as referenced by a third party source. Plants shall be rated for moderate or occasional water use for this region and climate. Reference: Bay-Friendly Scorecard Item E.3.a.i
☑	☐	7. Minimize Turf. Requirement: A maximum of 25% of total irrigated area is specified as turf, with sports or multi-use fields exempted. Reference: Bay-Friendly Scorecard Item E.4.c.i.
☑	☐	8. Specify Automatic Weather-Based Irrigation Controller with Soil Moisture and/or Rain Sensor. Requirement: A Weather-based irrigation controller, soil moisture based controller, or other self-adjusting irrigation controller, shall be required for entire irrigation system. Reference: Bay-Friendly Scorecard Item F.2.a.
☑	☐	9. Sprinkler and Spray Heads are Not Specified in Areas less than 8 Feet Wide. Requirement: Sprinkler and spray heads are not specified in areas less than or equal to 8 feet wide to prevent overspray and runoff. Acceptable alternatives include bubbler or drip with subsurface rigid lateral pipes. Bubblers shall not exceed 1.5 gallons per minute per bubbler. Reference: Bay-Friendly Scorecard Item F.2.b.

PHORMIUM

RHAMNUS

ERIGERON

LANTANA

CALLISTEMON

CISTUS

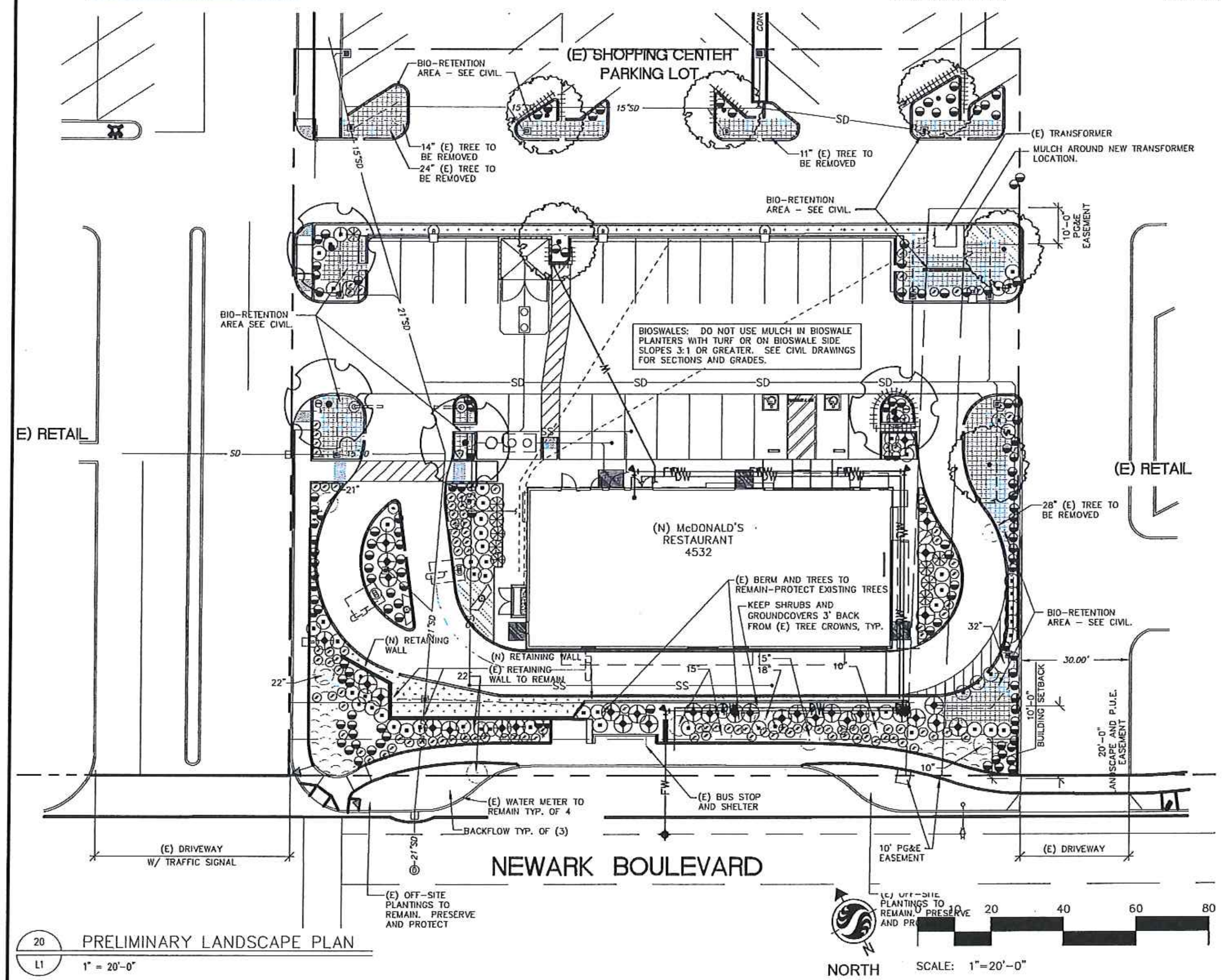
GAILLARDIA

LAGERSTROEMIA

FESTUCA

DIETES

ACER



20/L1 PRELIMINARY LANDSCAPE PLAN
1" = 20'-0"

ALL NEW LANDSCAPING IS LOW WATER USE HYDROZONE AND WILL BE IRRIGATED WITH POTABLE WATER.

AB 1881 LANDSCAPE DOCUMENTATION - NEW PLANTS

☒ PROJECT INFORMATION

PROJECT APPLICANT:	McDONALD'S
PROJECT ADDRESS:	35192 NEWARK BLVD, NEWARK CA 94560
LANDSCAPE AREA:	7672 S.F.
PROJECT TYPE:	NEW AND EXISTING TO REMAIN
WATER SUPPLY TYPE:	TBD
CLIENT CONTACT:	McDONALD'S US LLC, TIM DARNELL (925) 949 4000
PROJECT CONTACT:	JACK RITTENHOUSE, STANTEC (707) 241-5921 CELL

☒ WATER EFFICIENT LANDSCAPE WORKSHEET

HYDROZONE TABLE

HYDRO-ZONE *	VALVE # VALVE USE	IRRIGATION METHOD **	AREA S.F.	% OF LANDSCAPE AREA	PLANT FACTOR (FROM WUCOLS)
LW	# 0 SHRUBS & GNDCVR	D	7367	100%	0.30
TOTAL			7367	100.0%	

* HYDROZONE
0 - 0.3 LW=LOW WATER USE PLANTS
0.4 - 0.6 MW=MODERATE WATER USE PLANTS
0.7 - 1.0 HW=HIGH WATER USE PLANTS

** IRRIGATION METHOD
MS = MICROSPRAY B=BUBBLER
S=SPRAY D=DRIP
R=ROTOR O=OTHER

WATER BUDGET CALCULATIONS

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

ETO	44.2
CONVERSION FACTOR	0.62
ET ADJUSTMENT FACTOR	0.45
LANDSCAPE AREA S.F. (INCL. SLA)	7367
ADDIT WATER ALLOW FOR SLA	0.3
SPECIAL LANDSCAPE ALLOWANCE S.F.	0

MAWA=(ETO)(CONV FACTOR)[(ET ADJ FACTOR X LANDSCAPE S.F.)+(ADDIT WATER ADJ X SLA S.F.)]

MAWA= 90,848.37 Gal/Yr

ESTIMATED TOTAL WATER USE (ETWU)

ETWU=(ETO)(CONV FACTOR)(PLANT FACTOR X HYDROZONE AREA / IRRIGATION EFFICIENCY + (SPECIAL LSCAPE ALLOWANCE S.F.))

LOW WATER USE HYDROZONES

ETO	44.2
CONVERSION FACTOR	0.62
PLANT FACTOR	0.3
HYDROZONE AREA S.F.	7367
IRRIGATION EFFICIENCY	0.71
SPECIAL LANDSCAPE ALLOWANCE S.F.	0
ETWU=	85,303.63 Gal/Yr

MODERATE WATER USE HYDROZONES

ETO	44.2
CONVERSION FACTOR	0.62
PLANT FACTOR	0.5
HYDROZONE AREA S.F.	0
IRRIGATION EFFICIENCY	0.71
SPECIAL LANDSCAPE ALLOWANCE S.F.	0
ETWU=	0.00 Gal/Yr

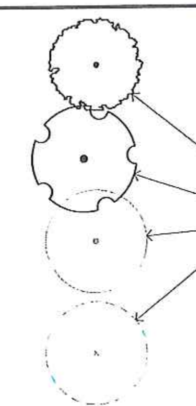
HIGH WATER USE HYDROZONES

ETO	44.2
CONVERSION FACTOR	0.62
PLANT FACTOR	0.7
HYDROZONE AREA S.F.	0
IRRIGATION EFFICIENCY	0.71
SPECIAL LANDSCAPE ALLOWANCE S.F.	0
ETWU=	0.00 Gal/Yr

ETWU= 85303.634 Gal/Yr
ETWU= 94% MAWA

☒ SOIL MANAGEMENT REQUIREMENTS
POST GRADING HORTICULTURAL APPRAISEL REQUIRED.
WATER QUALITY REPORT REQUIRED ON RECYCLED WATER
RE-EVALUATION OF PLANT SELECTION REQUIRED WITH RECYCLED WATER TEST RESULTS, CONTACT LANDSCAPE ARCHITECT

PLANTING LEGEND



SYMBOL	SIZE	QTY.	MATURE HEIGHT	BOTANICAL NAME	WATER* REQMT	COMMON NAME
TREES					* H, L, M HIGH, LOW, MEDIUM	
	24" BOX	6	22'	LAGERSTROEMIA INDICA 'WATERMELON RED'	L	CRAPE MYRTLE
	24" BOX	4	30'	ACER CIRCINATUM - STD.	L	VINE MAPLE
	–	11	–	EXISTING TREES--TO REMAIN		
	–	4	–	EXISTING TREES--TO BE REMOVED		
SHRUBS, VINES AND PERENNIALS						
	5 GAL.	1	4'	RHAMNUS CALIFORNICA 'EVE CASE'	L	COFFEEBERRY
	5 GAL.	128	2'	DIETES IRRIDIOIDES	L	FORTNIGHT LILY
	5 GAL.	10	6'	PHORMIUM TENAX	L	NEW ZEALAND FLAX
	5 GAL.	60	30"	CISTUS X SKANBERGII	L	PINK ROCKROSE
	5 GAL.	109	3'	FESTUCA CALIFORNICA	L	ORN. GRASS
	5 GAL.	34	3'	CALLISTEMON CITRINUS 'LITTLE JOHN'	L	DWARF BOTTLEBRUSH
GROUNDCOVERS / MASS PLANTINGS						
	1 GAL. 18" O.C.	157 S.F.	16"	GAILLARDIA X GRANDIFLORA	L	BLANKET FLOWER
	1 GAL. 36" O.C.	431 S.F.	18"	ERIGERON SPECIOSUS	L	–
	1 GAL 24" O.C.	802 S.F.	24"	LANTANA	L	LANTANA
	1 GAL 24" O.C.	1701 S.F.	18"	25% EC. CHONDROPETALUM LECTORUM, DESCHAMPSIA CESPITOSA HORDEUM BRACHYANTHERUM AND FESTUCA CALIFORNICA.	L	
	NOT SHOWN			ROOT BARRIER: INSTALL AT TREES (EXCEPT PALMS) PLANTED 4' OR LESS FROM CURBS, BUILDINGS, OR PAVEMENT. HOWARD WIRE CLOTH COMPANY, HAYWARD, CA. (510)887-8787 OR 24" LINEAR PLASTIC PANEL FROM DEEP ROOT OR EQUAL.		

TOTAL LANDSCAPED AREA: 7,672 S.F.

*GROUND COVERS TO EXTEND UNDER SHRUBS AND TREES WHICH IS NOT SHOWN ON THE PLAN DUE TO LEGIBILITY. CONTRACTOR TO INCLUDE SUFFICIENT PLANTS TO ACCOMPLISH THE SPACING SHOWN IN SHRUB BEDS TO WITHIN 3' OF EACH PLANTED SHRUB.

CITY SPECIFIC REQUIREMENTS

- ☑ 25% OF THE SITE AREA TO BE LANDSCAPED WITH 50% OF THE LANDSCAPED AREA ALONG THE PUBLIC ROW.
- ☑ BAY FRIENDLY LANDSCAPE PRACTICES ARE IMPLEMENTED ON THIS SITE FOR THE LANDSCAPE RENOVATION.
- ☑ LANDSCAPED AREAS ADJACENT TO PARKING TO BE BORDERED BY A WALL OR BERM. WALL AND BERM PROVIDED. REQUIREMENT MET.
- ☑ LANDSCAPE TO BE PERMANENTLY MAINTAINED BY THE OWNER.
- ☑ TREE PERMIT IS REQUIRED FOR REMOVAL OF TWO TREES. SEE PLAN.
- ☑ IRRIGATION PLANS TO BE SUBMITTED AS PART OF THE LANDSCAPE DOCUMENTATION PACKAGE FOR ALL MODIFICATIONS TO THE EXISTING IRRIGATION SYSTEM THAT ARE NECESSARY TO SATISFY THE STATE OF CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE REQUIREMENTS AND THE CITY OF NEWARK REQUIREMENTS.

SUSTAINABLE DESIGN CHECKLIST

- ☑ IRRIGATION DESIGN TO BE WATER CONSERVING
- ☑ GROUND COVER DESIGNED TO PROVIDE 100% VEGETATED COVER IN 2-3 YRS. ON AT LEAST 50% OF THE LANDSCAPE AREA.
- ☑ PLANTS SUPPORT IPM
- ☑ NON-INVASIVE PLANTS USED
- ☑ LOW MAINTENANCE PLANTINGS USED OVER 80% OF LANDSCAPE AREA (ADJUST %)
- ☑ PLANTS SELECTED BASED ON AVAILABLE PLANTER AREA
- ☑ WATER CONSERVING PLANTING DESIGN
- ☑ DEEP TILLING REQUIRED TO REDUCE COMPACTION
- ☑ MULCH DEPTH 3" TO REDUCE EVAPOTRANSPIRATION
- ☑ SOILS TEST REQUIRED FOR IMPROVING SOILS

☑ I HAVE COMPLIED WITH THE CRITERIA OF THE STATE OF CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE SECTION 492.6, AND APPLIED THEM ACCORDINGLY, FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN.

[signature] 9-16-16
LANDSCAPE ARCHITECT SIGNATURE DATE

REV	DATE	DESCRIPTION	BY
	03/06/17	REVISED FOR PLANNING	RJP
	02/14/17	REVISED FOR PLANNING	RJP
	01/20/17	REVISED FOR PLANNING	HI
	11/10/16	REVISED FOR PLANNING	HI
	09/19/16	REVISED FOR PLANNING	HI
	07/11/16	REVISED FOR PLANNING	HI
	06/24/16	REVISED FOR PLANNING	HI
	06/10/16	SUBMITTED FOR PLANNING	HI
#1	05/23/16	SUBMTD FOR PRELIM CITY REVIEW	HI

Stantec
Stantec Architecture Inc. Tel. 707.765.1660
1383 N. McDowell Blvd. Fax. 707.765.9908
Petaluma, CA U.S.A. 94954 www.stantec.com

PREPARED FOR: McDonald's USA, LLC

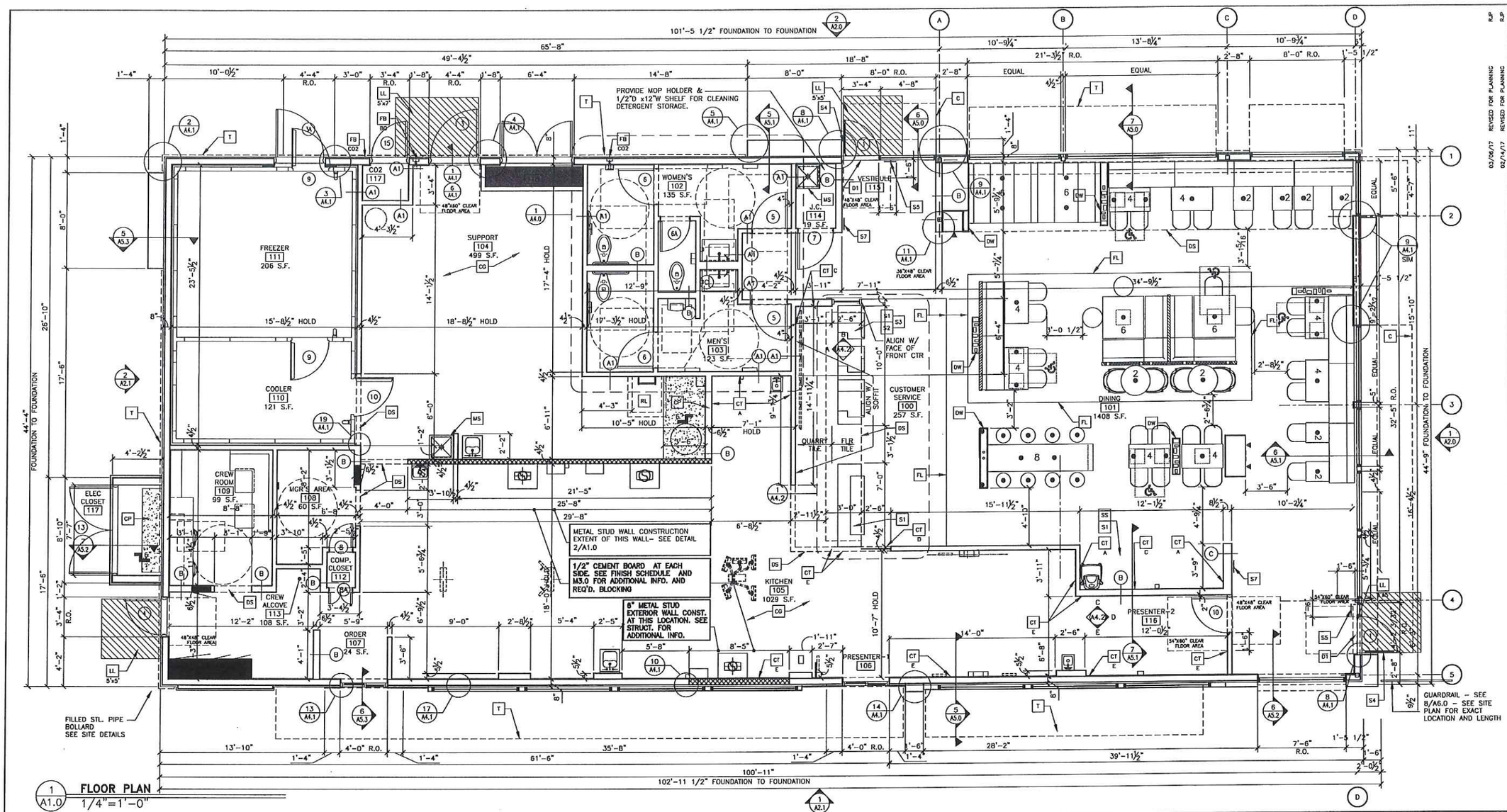
©2013 McDonald's USA, LLC
These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared for use on this specific site in conjunction with its issue date and are not suitable for use on a different site or at a later time. Use 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.

REGISTERED LANDSCAPE ARCHITECT MISHA RUTH #2238 SIGNATURE 6/30/15 RENEWAL DATE 3-6-17 DATE STATE OF CALIFORNIA

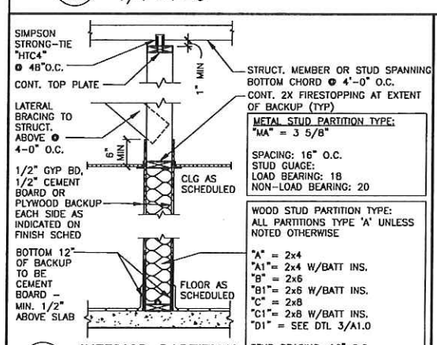
BRAND REVIEW 05/21/13 | PLANNING – | PERMIT – | BID – | CONSTRUCTION –

DRAWING TITLE: PRELIMINARY LANDSCAPE PLAN
DRAWN BY: HI
PROJECT ADDRESS: 35192 NEWARK BLVD NEWARK, CA 94560
STATE SITE CODE: 004-0456
PROJECT CAD FILE: 2007044030
SHEET NO. L1
PLOT SCALE: 1"=1" MCDA-BDR

EXHIBIT Ap8



1 A1.0 **FLOOR PLAN** 1/4"=1'-0"



2 A1.0 **INTERIOR PARTITION** 3/4"=1'-0"

KEY NOTES

- C — ALUMINUM CANOPY SYSTEM ABOVE – SEE 4/A5.0 FOR NOTES – SEE ROOF PLAN FOR DIMENSIONS
- CG — G.C. TO PROVIDE 4"x4"x5'-0" HIGH STAINLESS STEEL CORNER GUARDS AT ALL EXPOSED LOCATIONS IN KITCHEN/SUPPORT AREA. CORNER GUARDS TO START AT FINISH FLOOR. ATTACH WITH WOOD SCREWS INTO WOOD BLOCKING BULLNOSE COVE BASE WHERE TILE MEETS STAINLESS STEEL CORNER
- CP — CONCRETE EQMT PAD – SEE STRUCTURAL
- CT A — CERAMIC WALL TILE: EUROWEST – ARCHITECT COLLECTION COLOR: FACTORY SIZE 12"X24" PATTERN: STACK BOND GROUT: MAPEI 47 CHARCOAL –JOINT TO BE 1/8" MAX. COORDINATE WITH THE McDONALD'S AREA CONSTRUCTION MANAGER
- CT B — CERAMIC WALL TILE: EUROWEST FEEL COLOR: BLACK TASTE SIZE 10"X30" GROUT: MAPEI 10 BLACK –JOINT TO BE 1/8" MAX. COORDINATE WITH THE McDONALD'S AREA CONSTRUCTION MANAGER
- CT C — CERAMIC WALL TILE: EUROWEST COLOR: TASTE SIZE 10"X30" GROUT: MAPEI 27 SILVER –JOINT TO BE 1/8" MAX. COORDINATE WITH THE McDONALD'S AREA CONSTRUCTION MANAGER
- CT D — CERAMIC WALL TILE COLOR: WOOD PLANK SIZE 6"X36" PATTERN: STACK BOND GROUT: MAPEI 79 COCOA –JOINT TO BE 1/8" MAX. COORDINATE WITH THE McDONALD'S AREA CONSTRUCTION MANAGER
- CT E — CERAMIC WALL TILE: DALTILE, LILLIS COLOR: GLOSS WHITE SIZE 4"X16" PATTERN: 1/3 MAX. OFFSET RUNNING BOND GROUT: MAPEI 47 CHARCOAL – JOINT TO BE 1/16" MAX. COORDINATE WITH THE McDONALD'S AREA CONSTRUCTION MANAGER
- DS — DROPPED SOFFIT ABOVE – SEE REFLECTED CEILING PLAN
- DW — DECOR WALL – VERIFY SIZE AND PLACEMENT WITH DECOR PLANS –SEE 2/A1.0
- FB CO2 — CO2 FILL BOX (EQUIPMENT SCHEDULE ITEM 49.00)
- FB BO — OPTIONAL BULK OIL FILL BOX (EQPM SCHEDULE ITEM 700.18) CONFIRM USE WITH MCDONALD'S AREA CONSTRUCTION MANAGER
- FL — FLOOR LINE – CHANGE IN MATERIAL – SEE DECOR DRAWINGS
- LL 5'x5' — LEVEL LANDING @ EXT. DOOR W/ MAX. 2% RUNNING/CROSS SLOPE AWAY FROM BUILDING; SIZE OF LANDING
- MS — MOP SINK – SEE DETAIL B/A6.1 AND PLUMBING DRAWINGS.
- RL — ROOF ACCESS LADDER W/HATCH ABOVE SEE STRUCTURAL FRAMING PLAN FOR LOCATING DIMENSIONS
- T — TRELLIS SYSTEM ABOVE SEE 4/A5.0 FOR NOTES SEE ROOF PLAN FOR DIMENSIONS
- S1 — ASSISTANCE SIGN #1002 AT EACH SELF SERVICE AREA IN A LOCATION EASILY VISIBLE BY CUSTOMER, SEE DETAIL 2/CVR2
- S2 — ASSISTANCE SIGN #779 AT CUSTOMER SERVICE COUNTER, SEE DETAIL 1/CVR2
- S3 — INFORMATION SIGN FOR SPEECH/HEARING IMPAIRED, SEE DETAIL 4/CVR2
- S4 — ISA ENTRANCE SIGNAGE, SEE DETAIL 6/CVR2
- S5 — PROVIDE RAISED CHARACTER & BRAILLE SIGN @ EA. EXIT DOOR DEFINED WITH AN OVERHEAD ILLUMINATED EXIT SIGN. SIGNS SHALL BE LOCATED 48 INCHES MIN. ABOVE FINISHED FLOOR, MEASURED FROM THE BASELINE OF THE LOWEST LINE OF BRAILLE AND 60 INCHES MAX. ABOVE FINISHED FLOOR MEASURED FROM THE BASELINE OF THE HIGHEST LINE OF BRAILLE, SEE DETAIL 18/A5.3.
- S6 — ADA DIRECTIONAL SIGNAGE, SEE DETAIL 19/AS1 & 5/CVR2
- S7 — OCCUPANT LOAD SIGN TO HAVE TACTILE & BRAILLE SIGNAGE (TYP. OF 2). SIGNS SHALL BE LOCATED 48 INCHES MIN. ABOVE FINISHED FLOOR, MEASURED FROM THE BASELINE OF THE LOWEST LINE OF BRAILLE AND 60 INCHES MAX. ABOVE FINISHED FLOOR MEASURED FROM THE BASELINE OF THE HIGHEST LINE OF BRAILLE CONFIRM LOCATION WITH CONSTRUCTION MANAGER.
- SS — SELF SERVE BEVERAGE BAR. LOCATE CONDIMENTS, NAPKINS, DRINK LIDS, & STRAWS TO BE NO HIGHER THAN 46" A.F.F. & 24" MAX. FROM EDGE OF COUNTER TOP, SEE 3/AS1 OR 12/AS1
- D1 — THRESHOLD: NATIONAL GUARD PRODUCTS, INC. SADDLE TYPE THRESHOLD 325, 72" & 36" WIDE x 1/2" RISE ABOVE FLOOR & LANDING @ BOTH SIDES. (ADA ACCESSIBLE)

SYMBOL LEGEND

- (A) — PARTITION TYPE TAG SEE 2/A1.0
- (7) — DOOR TAG – SEE DOOR SCHEDULE ON A6.0
- (x) — KEY NOTE

GENERAL NOTES

1. EXTERIOR DIMENSIONS ARE TO COLUMN REFERENCE LINES AND EXTERIOR FACE OF FINISH UNLESS OTHERWISE NOTED. INTERIOR DIMENSIONS ARE TO FACE OF INTERIOR FINISH BOARD
2. SEE 4/A5.0 FOR EXTERIOR WALL ASSEMBLY TYPES. SEE 2/A1.0 FOR INTERIOR PARTITION TYPES. INTERIOR PARTITIONS ARE TYPE 'A' UNLESS NOTED OTHERWISE.
3. SEE EXTERIOR ELEVATIONS FOR WINDOW TYPES
4. SEE SHEET A6.0 FOR DOOR AND ROOM FINISH SCHEDULES
5. SEE SITE PLAN FOR SIDEWALKS, RAMPS, ETC.
6. 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
7. MAXIMUM OCCUPANCY SIGN TO BE POSTED PER LOCAL CODE. SIGN FURNISHED AND INSTALLED BY GENERAL CONTRACTOR.
8. ALL HANDSINK LOCATIONS SHALL HAVE CEMENT BOARD BACKING 48" IN HEIGHT A.F.F.
9. GC TO COORDINATE ALL REQUIRED BLOCKING FOR WALL HUNG EQUIPMENT, SHELVES, ETC. FOR PROPER INSTALLATION HEIGHTS.
10. KNOX BOX TO BE INSTALLED PER LOCAL CODE AS REQUIRED. MODEL AND LOCATION TO BE COORDINATED WITH FIRE MARSHALL.

REV	DATE	DESCRIPTION	BY
F	03/23/16	SUBMITTED FOR PRELIM CITY REVIEW	HI
	06/10/16	SUBMITTED FOR PLANNING	HI
	06/24/16	REVISED FOR PLANNING	HI
	07/11/16	REVISED FOR PLANNING	HI
	09/19/16	REVISED FOR PLANNING	HI
	11/10/16	REVISED FOR PLANNING	HI
	01/20/17	REVISED FOR PLANNING	RJP
	02/14/17	REVISED FOR PLANNING	RJP
	03/06/17	REVISED FOR PLANNING	RJP

Stantec
Stantec Architecture Inc. Tel. 707.765.1660
1383 N. McDowell Blvd. Fax. 707.765.9908
Petaluma, CA U.S.A. 94954 www.stantec.com

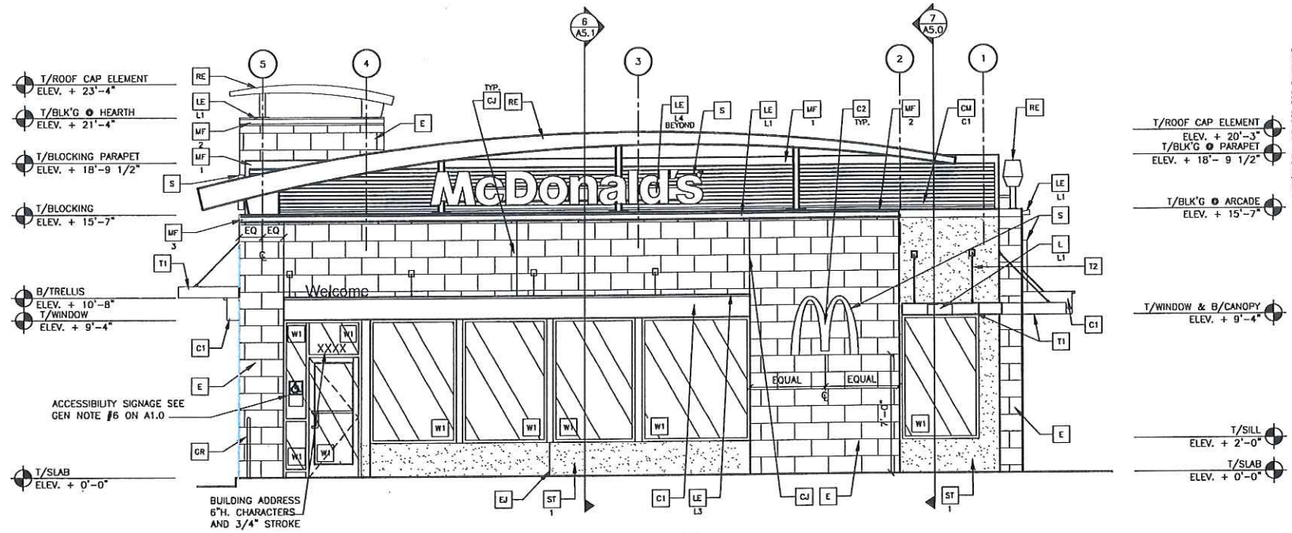
PREPARED FOR: McDonald's USA, LLC

©2013 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 the written consent of McDonald's USA, LLC. They are intended for use on this specific site in conjunction with its issue date and are not suitable for use on a different site or at a later time. Use of these drawings and specifications shall be restricted to the licensed architects and engineers. Reproduction of the contract documents for reuse on another project is not authorized.

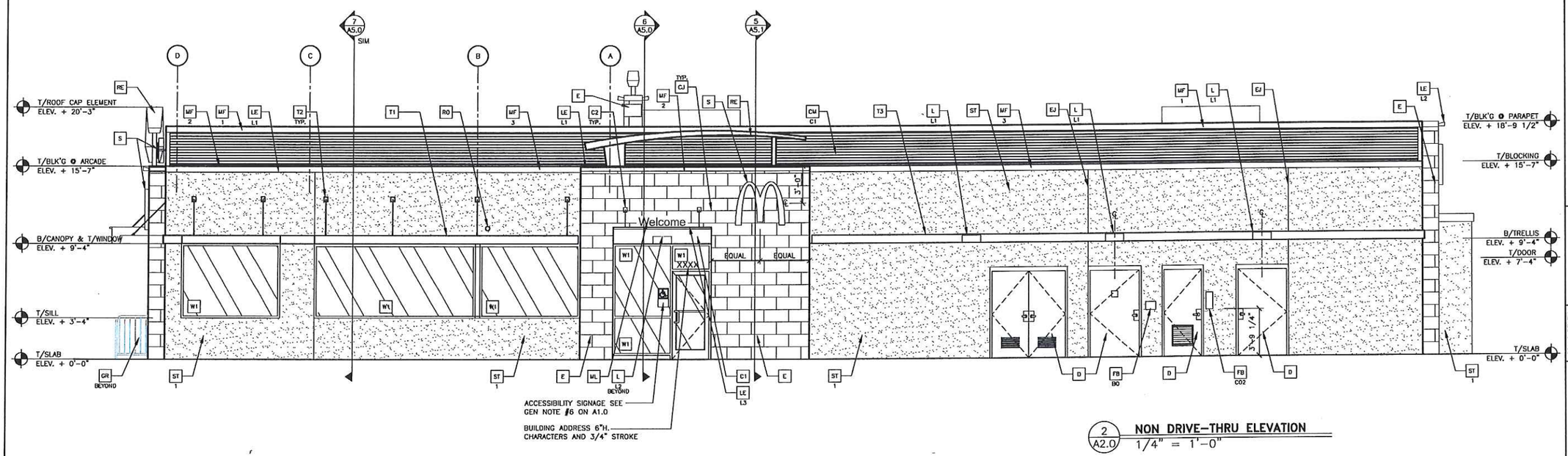
BRAND REVIEW 05/21/13	PLANNING	PERMIT	BID	CONSTRUCTION
	-	-	-	-

DRAWN BY: HI
STATE SITE CODE: 004-0456
PROJECT CAD FILE: 2007044030
PROJECT ADDRESS: 35192 NEWARK BLVD NEWARK, CA 94560
DRAWING TITLE: FLOOR PLAN
SHEET NO. A1.0
PLOT SCALE: 1"=1" MCDA-BOR

EXHIBIT Ap9



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



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

KEY NOTES:

- C1 ALUMINUM CANOPY SYSTEM (COLOR: GOLD)
- C2 ALUMINUM CANOPY TIE-BACK SYSTEM
- CJ CONTROL JOINT
  X — TYPE: 1 = EIFS
- CM CORRUGATED METAL PANEL – SEE 1B/A5.0
  C1—COLOR:
  C1 = "CITYSCAPE" BY METAL-ERA
- D HOLLOW METAL DOOR – PAINT TO MATCH COLOR OF SURROUNDING MATERIAL
- E TILE: OYSTER-BRUSH STROKE SERIES EUROWEST
- E1 TILE: WALNUT-BRUSH STROKE SERIES EUROWEST
- FB
  CO2— CO2 = BULK CO2 FILL BOX (EQPM SCHEDULE ITEM 49.00)
  BO = BULK OIL FILL BOX (EQPM SCHEDULE ITEM 700.18) – CONFIRM USE WITH MCD PROJECT MANAGER
- GR GUARD RAIL –SEE SITE PLAN FOR EXACT LOCATION AND LENGTH
- L LIGHT FIXTURE (WALL SCONCE) – SEE ELECTRICAL
  L1—L1 = UP AND DOWN FIXTURE
  L2 = DOWN ONLY FIXTURE
- LE ACCENT LIGHTING – SEE ELECTRICAL
  L1—LED LIGHT:
  L1 = UP AND DOWN FIXTURE
  L2 = DOWN ONLY FIXTURE
  L3 = INTEGRAL CANOPY FIXTURE
  L4 = UP ONLY FIXTURE
- ML METAL LETTERING – BY OTHERS
- MF METAL FASCIA – COLOR TO MATCH CORRUGATED METAL PANEL – SEE 1/A5.0
  1—TYPE:
  1 = PRE-FAB ANCHOR-TITE FASCIA
  2 = PRE-FAB CUSTOM ARCADE FASCIA
  3 = PRE-FAB STUCCO CAP FASCIA
- PB PIPE BOLLARD – PAINTED YELLOW
- PT (RMHC) COIN COLLECTOR UNIT #WPT DT2000 STD CALL 1-888-743-7435 TO ORDER
- ST CEMENT PLASTER FINISH
  1 COLOR = "EARTHY RUSSET" BM-2173
- RE ROOF CAP ELEMENT BY OTHERS
- RO ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
- T1 ALUMINUM TRELLIS SYSTEM
- T2 TRELLIS TIE-BACK SYSTEM
- T3 ALUMINUM TRELLIS 2" x 8" WALL FASCIA SYSTEM – REFER TO SIM, DETAIL 3 ON SHEET A5.1
- S McDONALD'S SIGNAGE BY OTHERS – UNDER SEPARATE PERMIT.
- W1 EXTERIOR WINDOW ASSEMBLY – TEMPERED GLASS – SEE ASSEMBLY NOTES
- W2 DRIVE-THRU WINDOW BY READY ACCESS 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM – MANUAL OPEN; ELECTRONIC RELEASE
  XX SLIDE DIRECTION: RL = RIGHT TO LEFT; LR = LEFT TO RIGHT
- W3 EXTERIOR WINDOW ASSEMBLY WITH SPANDREL GLASS – SEE SECTION 5/A5.0

REV	DATE	DESCRIPTION	BY
1	05/23/16	SUBMITTED FOR PRELIM CITY REVIEW	HI
	06/10/16	SUBMITTED FOR PLANNING	HI
	06/24/16	REVISED FOR PLANNING	HI
	07/11/16	REVISED FOR PLANNING	HI
	09/16/16	REVISED FOR PLANNING	HI
	11/10/16	REVISED FOR PLANNING	HI
	01/20/17	REVISED FOR PLANNING	RJP
	02/14/17	REVISED FOR PLANNING	RJP
	03/06/17	REVISED FOR PLANNING	RJP

Stantec
Stantec Architecture Inc.
1383 N. McDowell Blvd.
Petaluma, CA U.S.A. 94954
Tel. 707.765.1660
Fax. 707.765.9908
www.stantec.com

©2013 McDonald's USA, LLC

PREPARED FOR:
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 permission, nor shall any copy or reproduction be used for any purpose other than that for which it was prepared, or be used in conjunction with the same data and are not suitable for use on a different site or at a later time. Use of these drawings and specifications by persons other than the services of properly licensed architects and engineers. Reproduction of the contract documents for reuse on another project is not authorized.

BRAND REVIEW 05/27/13
PLANNING
PERMIT -
BID -
CONSTRUCTION -

DRAWN BY: HI
STATE SITE CODE: 004-0456
PROJECT CAD FILE: 2007044030

DRAWING TITLE:
EXTERIOR ELEVATIONS

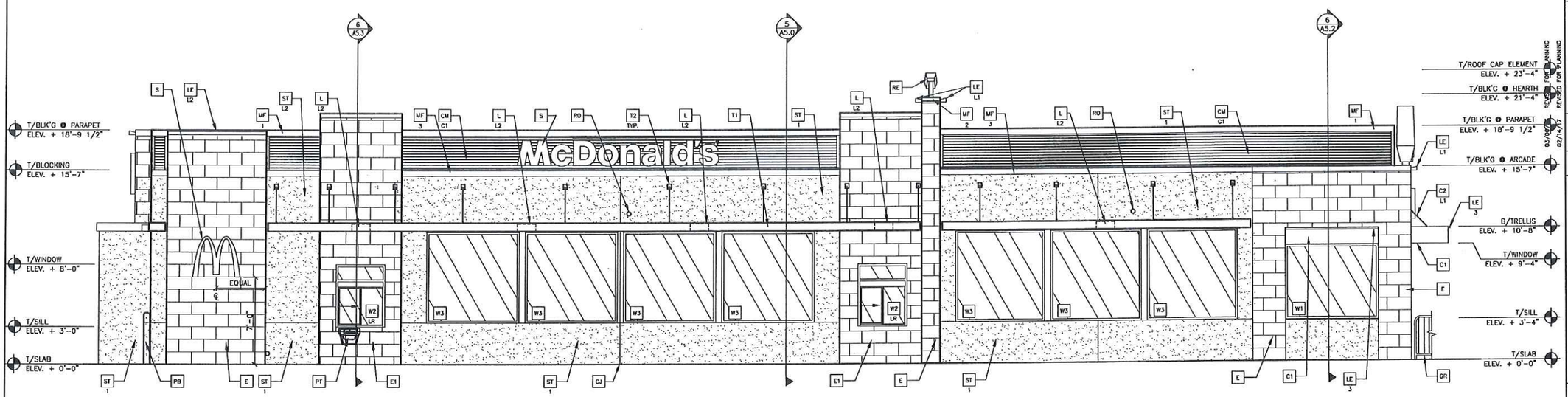
PROJECT ADDRESS:
35192 NEWARK BLVD
NEWARK, CA 94560

SHEET NO.
A2.0

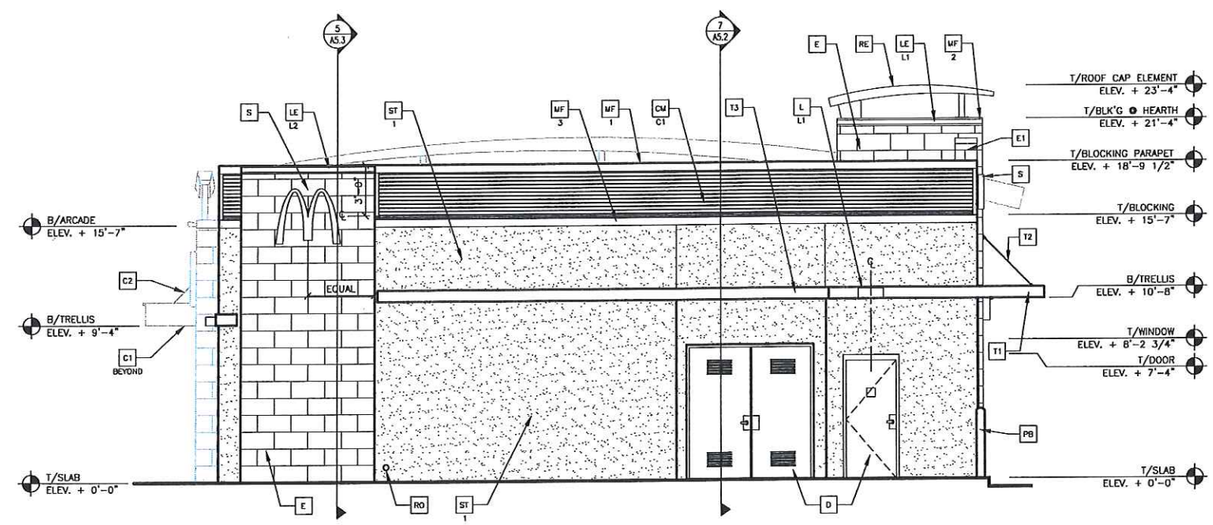
PLOT SCALE: 1"=1" MCDA-BOH

EXHIBIT Ap10

\\us1279-f01\workgroup\2007\active\2007044030\drawing\2-A-ELEV.dwg Dimscale:48 LTScale:0.5 Plot:[Time:Mar06,2017-01:46pm Login:mwadock]
Pre-plot:[AM, 03, 2014 14:42 -cebrooks] Xrefs:"wa-base""wa_bdr""wa-bcsa" Images:



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



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

KEY NOTES:

- C1 ALUMINUM CANOPY SYSTEM (COLOR: GOLD)
- C2 ALUMINUM CANOPY TIE-BACK SYSTEM
- CJ CONTROL JOINT
  X — TYPE: 1 = EIFS
- CM CORRUGATED METAL PANEL – SEE 1B/A5.0
  C1 — COLOR:
  C1 = "CITYSCAPE" BY METAL-ERA
- D HOLLOW METAL DOOR – PAINT TO MATCH COLOR OF SURROUNDING MATERIAL
- E TILE: OYSTER-BRUSH STROKE SERIES EUROWEST
- E1 TILE: WALNUT-BRUSH STROKE SERIES EUROWEST
- FB
  CO2 — CO2 = BULK CO2 FILL BOX (EOPM SCHEDULE ITEM 49.00)
  BO = BULK OIL FILL BOX (EOPM SCHEDULE ITEM 700.18) – CONFIRM USE WITH MCO PROJECT MANAGER
- GR GUARD RAIL –SEE SITE PLAN FOR EXACT LOCATION AND LENGTH
- L LIGHT FIXTURE (WALL SCONCE) – SEE ELECTRICAL
  L1—L1 = UP AND DOWN FIXTURE
  L2 = DOWN ONLY FIXTURE
- LE ACCENT LIGHTING – SEE ELECTRICAL
  L1—LED LIGHT:
  L1 = UP AND DOWN FIXTURE
  L2 = DOWN ONLY FIXTURE
  L3 = INTEGRAL CANOPY FIXTURE
  L4 = UP ONLY FIXTURE
- ML METAL LETTERING – BY OTHERS
- MF METAL FASCIA – COLOR TO MATCH CORRUGATED METAL PANEL – SEE 1/A5.0
  1 —TYPE:
  1 = PRE-FAB ANCHOR-TITE FASCIA
  2 = PRE-FAB CUSTOM ARCADE FASCIA
  3 = PRE-FAB STUCCO CAP FASCIA
- PB PIPE BOLLARD – PAINTED YELLOW
- PF (RMHC) COIN COLLECTOR UNIT #MPT DT2000 STD CALL 1-888-743-7435 TO ORDER
- ST CEMENT PLASTER FINISH
  1 COLOR = "EARTHY RUSSET" BM-2173
- RE ROOF CAP ELEMENT BY OTHERS
- RO ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
- T1 ALUMINUM TRELLIS SYSTEM
- T2 TRELLIS TIE-BACK SYSTEM
- T3 ALUMINUM TRELLIS 2" x 8" WALL FASCIA SYSTEM – REFER TO SIM. DETAIL 3 ON SHEET A5.1
- S McDONALD'S SIGNAGE BY OTHERS – UNDER SEPARATE PERMIT.
- W1 EXTERIOR WINDOW ASSEMBLY – TEMPERED GLASS – SEE ASSEMBLY NOTES
- W2 DRIVE-THRU WINDOW BY READY ACCESS 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM – MANUAL OPEN; ELECTRONIC RELEASE
  XX SLIDE DIRECTION: RL = RIGHT TO LEFT
  LR = LEFT TO RIGHT
- W3 EXTERIOR WINDOW ASSEMBLY WITH SPANDREL GLASS – SEE SECTION 5/A5.0

REV	DATE	DESCRIPTION	BY
	01/20/17	REVISED FOR PLANNING	RJP
	11/10/16	REVISED FOR PLANNING	HI
	09/19/16	REVISED FOR PLANNING	HI
	07/11/16	REVISED FOR PLANNING	HI
	06/24/16	REVISED FOR PLANNING	HI
	06/10/16	SUBMITTED FOR PLANNING	HI
	05/23/16	SUBMITTED FOR PRELIM CITY REVIEW	HI
	02/04/17	REVISED FOR PLANNING	RJP
	02/06/17	REVISED FOR PLANNING	RJP

Stantec
Stantec Architecture Inc. Tel. 707.765.1660
1383 N. McDowell Blvd. Fax. 707.765.9908
Petaluma, CA U.S.A. 94954 www.stantec.com

©2013 McDonald's USA, LLC

PREPARED FOR:
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 for use on this specific project by the designer of record and are not suitable for use on a different site or at a later time. Use of these drawings and specifications on another project without the express permission of the designer of record constitutes a violation of the contract documents for reuse on another project. Reproduction of

BRAND REVIEW 05/21/13
PLANNING
PERMIT
BID -
CONSTRUCTION -

DRAWN BY: HI
STATE SITE CODE: 004-0436

DRAWING TITLE: EXTERIOR ELEVATIONS

PROJECT ADDRESS:
35192 NEWARK BLVD
NEWARK, CA 94560

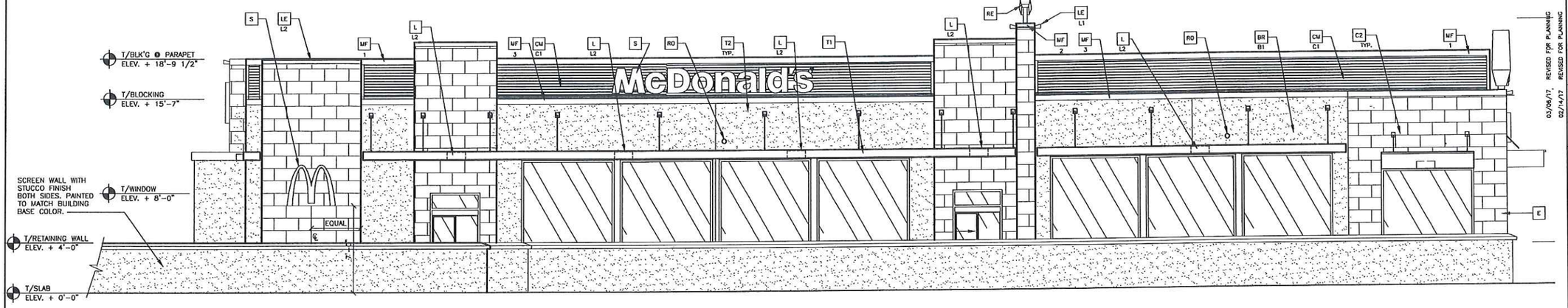
PROJECT CAD FILE: 2207044330

SHEET NO. A2.1

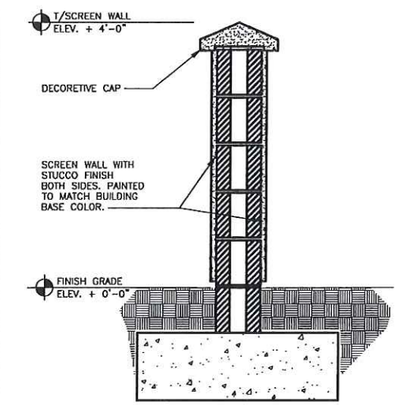
PLOT SCALE: 1"=1" MODA-BOM

EXHIBIT A-11

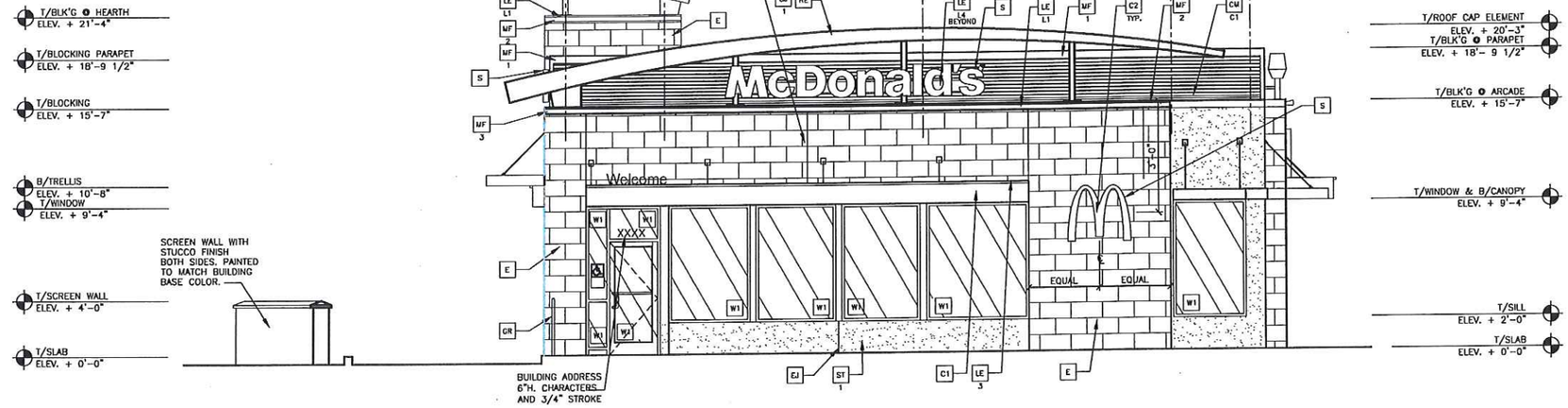
\\us1279-f01\workgroup\2007\active\207044330\drawing\2-A-ELEV.dwg Dimscale:48 LTScale:0.5 Plot:[Time:Mar06,2017-01:46pm Login:mcdadock]
Pre-plot:[AIA, C3, 2014 14:41 <cebroom>] Xrefs:"xp-base","b_bdr","xa-base" images:



1 A2.1 DRIVE THRU / SCREEN WALL ELEVATION
1/4" = 1'-0"



3 A2.2 SCREEN WALL DETAIL
1" = 1'-0"



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

KEY NOTES:

- C1 ALUMINUM CANOPY SYSTEM (COLOR: GOLD)
- C2 ALUMINUM CANOPY TIE-BACK SYSTEM
- CJ CONTROL JOINT
  X — TYPE: 1 = EIFS
- CM CORRUGATED METAL PANEL – SEE 1B/A5.0
  CT—COLOR:
  C1 = "CITYSCAPE" BY METAL-ERA
- D HOLLOW METAL DOOR – PAINT TO MATCH COLOR OF SURROUNDING MATERIAL
- E TILE: OYSTER-BRUSH STROKE SERIES EUROWEST
- E1 TILE: WALNUT-BRUSH STROKE SERIES EUROWEST
- FW
  CO2— CO2 = BULK CO2 FILL BOX (EOPM SCHEDULE ITEM 49.00)
  DO = BULK OIL FILL BOX (EOPM SCHEDULE ITEM 700.18) – CONFIRM USE WITH MCO PROJECT MANAGER
- GR GUARD RAIL –SEE SITE PLAN FOR EXACT LOCATION AND LENGTH
- L LIGHT FIXTURE (WALL SCONCE) – SEE ELECTRICAL
  L1—L1 = UP AND DOWN FIXTURE
  L2 = DOWN ONLY FIXTURE
- LE ACCENT LIGHTING – SEE ELECTRICAL
  L1—LED LIGHT:
  L1 = UP AND DOWN FIXTURE
  L2 = DOWN ONLY FIXTURE
  L3 = INTEGRAL CANOPY FIXTURE
  L4 = UP ONLY FIXTURE
- ML METAL LETTERING – BY OTHERS
- MF METAL FASCIA – COLOR TO MATCH CORRUGATED METAL PANEL – SEE 1/A5.0
  1 —TYPE:
  1 = PRE-FAB ANCHOR-TITE FASCIA
  2 = PRE-FAB CUSTOM ARCADE FASCIA
  3 = PRE-FAB STUCCO CAP FASCIA
- PG PIPE BOLLARD – PAINTED YELLOW
- PT (RMHC) COIN COLLECTOR UNIT #MPT DT2000 STD CALL 1-888-743-7435 TO ORDER
- ST CEMENT PLASTER FINISH
  1 COLOR = "EARTHY RUSSET" BM-2173
- RE ROOF CAP ELEMENT BY OTHERS
- RO ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
- T1 ALUMINUM TRELLIS SYSTEM
- T2 TRELLIS TIE-BACK SYSTEM
- T3 ALUMINUM TRELLIS 2" x 8" WALL FASCIA SYSTEM – REFER TO SIM. DETAIL 3 ON SHEET A5.1
- S McDONALD'S SIGNAGE BY OTHERS – UNDER SEPARATE PERMIT.
- W1 EXTERIOR WINDOW ASSEMBLY – TEMPERED GLASS – SEE ASSEMBLY NOTES
- W2 DRIVE-THRU WINDOW BY READY ACCESS 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM – MANUAL OPEN; ELECTRONIC RELEASE
  XX SIDE DIRECTION: RL = RIGHT TO LEFT
  LR = LEFT TO RIGHT
- W3 EXTERIOR WINDOW ASSEMBLY WITH SPANDREL GLASS – SEE SECTION 5/A5.0

REV	DATE	DESCRIPTION	BY
	01/20/17	REVISED FOR PLANNING	RJP
	11/10/16	REVISED FOR PLANNING	RJP
	09/19/16	REVISED FOR PLANNING	HI
	07/11/16	REVISED FOR PLANNING	HI
	06/24/16	REVISED FOR PLANNING	HI
	06/10/16	SUBMITTED FOR PLANNING	HI
#1	03/23/16	SUBMITTED FOR PRELIM CITY REVIEW	HI
	03/06/17, 02/14/17	REVISED FOR PLANNING	RJP

Stantec
Stantec Architecture Inc. Tel. 707.765.1660
1383 N. McDowell Blvd. Fax. 707.765.9908
Petaluma, CA U.S.A. 94954 www.stantec.com

©2013 McDonald's USA, LLC

PREPARED FOR:
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 are intended for use on the same site and are not suitable for use on a different site or at a later time. Use of the same plans in another location requires the services of properly licensed architects and engineers. Reproduction of the contract documents for reuse on another project is not authorized.

BRAND REVIEW 05/21/13
PLANNING
PERMIT
BID -
CONSTRUCTION -

DRAWING TITLE: EXTERIOR ELEVATIONS
PROJECT ADDRESS: 35192 NEWARK BLVD NEWARK, CA 94560
PROJECT CAD FILE: 2007044030
STATE SITE CODE: 004-1456
DRAWN BY: HI
SHEET NO. A2.2
PLOT SCALE: 1"=1"

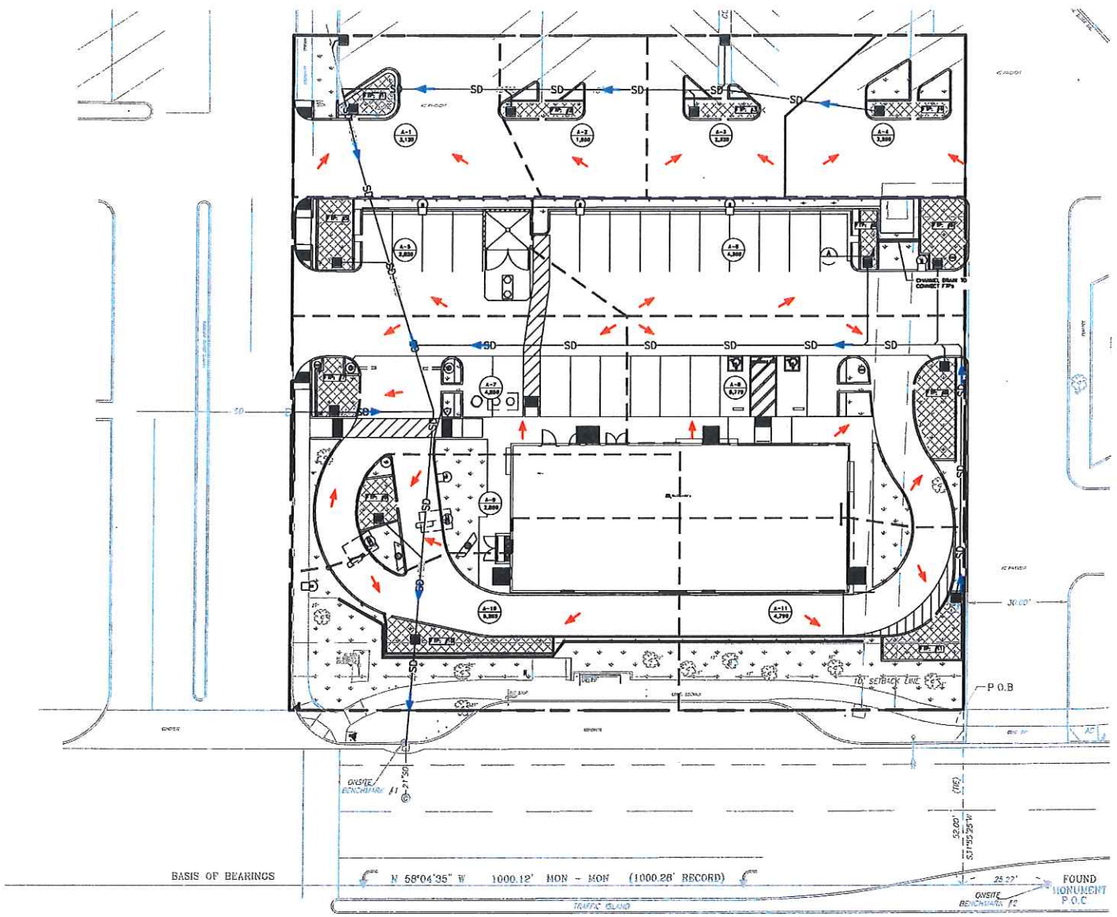
EXHIBIT Ap12

STORMWATER CONTROL PLAN

FOR

McDonald's USA, LLC

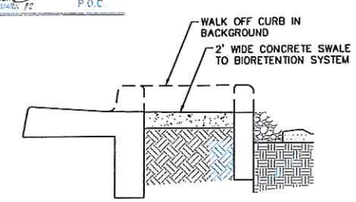
35192 NEWARK BOULEVARD
NEWARK, CA 94560



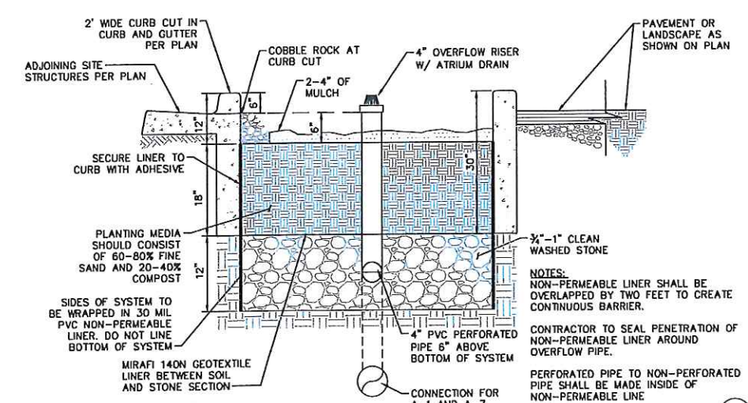
FLOW THROUGH PLANTER (FTP) BIORETENTION TREATMENT AREA				
DMA #	AREA (SF)	TREATMENT AREA-4% OF AREA (SF)	PROVIDED BIORETENTION TREATMENT AREA (SF)	TREATMENT FACILITY #
A-1	3120	125	140	FTP #1
A-2	1950	78	120	FTP #2
A-3	2320	93	120	FTP #3
A-4	2260	90	120	FTP #4
A-5	2820	113	120	FTP #5
A-6	4300	172	180	FTP #6
A-7	4850	194	200	FTP #7
A-8	5770	231	250	FTP #8
A-9	2860	114	120	FTP #9
A-10	5265	211	220	FTP #10
A-11	4790	192	200	FTP #11

LEGEND

- PROPERTY LINE
- IMPERVIOUS AREA (CONCRETE/ASPHALT/ROOF)
- LANDSCAPING
- APPROXIMATE LIMITS OF FLOW THROUGH PLANTER TREATMENT SYSTEM
- S-1 / 100 — DENOTES SUBAREA DESIGNATION; DENOTES DRAINAGE AREA IN S.F.
- DENOTES HYDROLOGY SUBAREA BOUNDARY
- SD — PROPOSED STORM DRAIN PIPE
- PROPOSED SURFACE FLOW DIRECTION
- PROPOSED STORM DRAIN FLOW DIRECTION



SECTION A-A



NOTES:
NON-PERMEABLE LINER SHALL BE OVERLAPPED BY TWO FEET TO CREATE CONTINUOUS BARRIER.

CONTRACTOR TO SEAL PENETRATION OF NON-PERMEABLE LINER AROUND OVERFLOW PIPE.

PERFORATED PIPE TO NON-PERFORATED PIPE SHALL BE MADE INSIDE OF NON-PERMEABLE LINE

BIORETENTION SYSTEM
N.T.S.

1

REV	DATE	DESCRIPTION	BY
	03/06/17	REVISED FOR PLANNING	TS
	02/10/17	ENTITLEMENT PACKAGE	HI

Kimley»Horn
© 2016 KIMLEY-HORN AND ASSOCIATES, INC.
765 THE CITY DRIVE, SUITE 200, ORANGE, CA 92868
PHONE: 714-939-1030 FAX: 714-938-9488
WWW.KIMLEY-HORN.COM

PREPARED FOR: McDonald's USA, LLC

©2013 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 for use on this specific site in conjunction with its issue date and are not suitable for use on a different site or at a later time. Use 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.

REGISTERED PROFESSIONAL ENGINEER TYLER HOLST CIVIL STATE OF CALIFORNIA

BRAND REVIEW -
PLANNING -
PERMIT -
BID -
CONSTRUCTION -

DRAWING TITLE: STORM WATER CONTROL PLAN

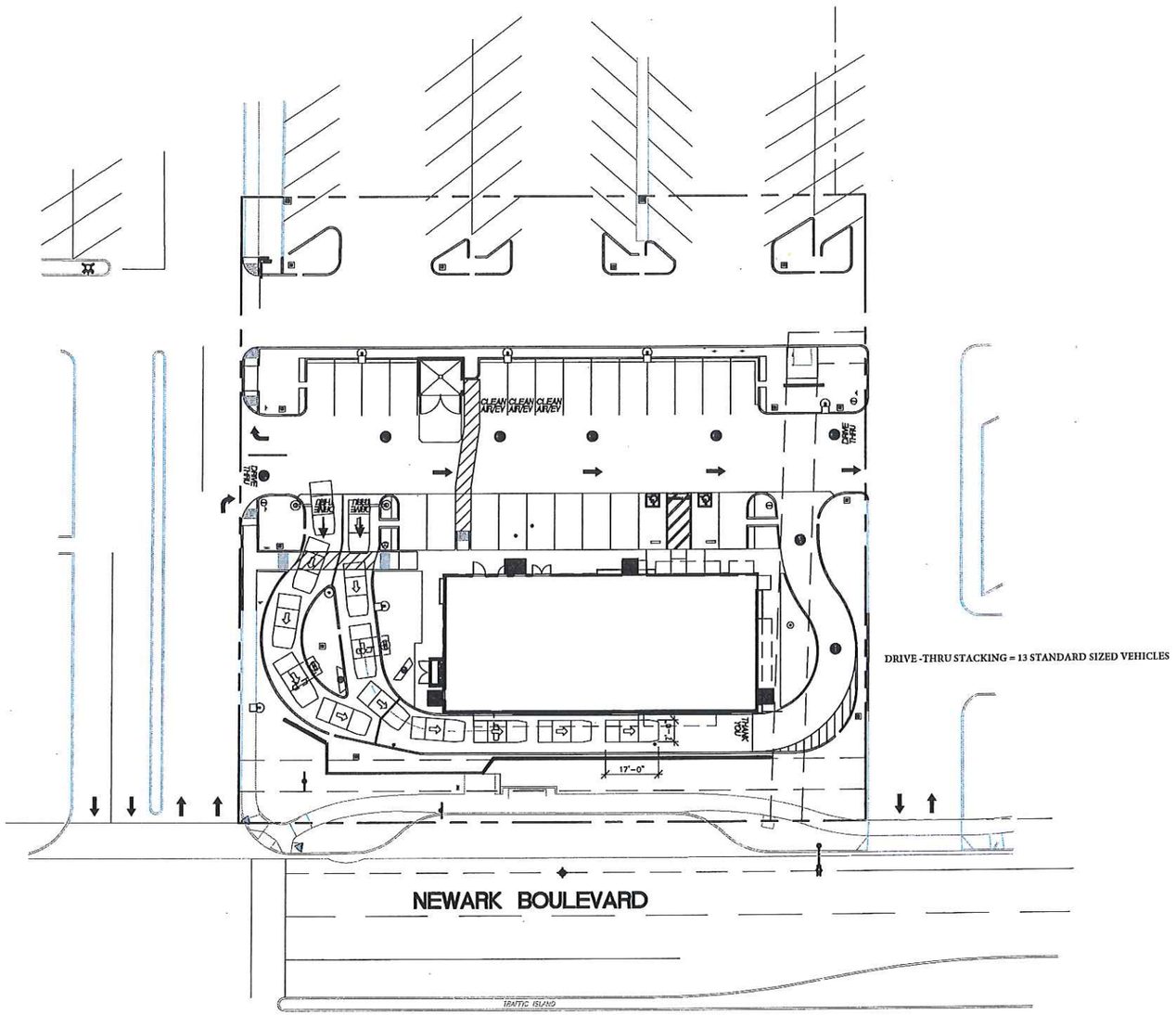
PROJECT ADDRESS: 35192 NEWARK BLVD NEWARK, CA 94560

STATE SITE CODE: 004-0456
DRAWN BY: HI
PROJECT CAD FILE: 2007044030

SHEET NO. SWCP-1

PLOT SCALE: MCDA-BOR

EXHIBIT Ap13



DRIVE -THRU STACKING = 13 STANDARD SIZED VEHICLES

20 SP1 PROPOSED SITE PLAN
1" = 20'-0"

0 10 20 40 60 80
SCALE: 1"=20'-0"

NORTH

REV	DATE	DESCRIPTION	BY
	03/06/17	REVISED FOR PLANNING	RJP
	02/14/17	REVISED FOR PLANNING	RJP
	01/20/17	REVISED FOR PLANNING	RJP
	11/10/16	REVISED FOR PLANNING	HII
	09/19/16	REVISED FOR PLANNING	HII
	07/11/16	REVISED FOR PLANNING	HII
	06/24/16	REVISED FOR PLANNING	HII
	06/10/16	SUBMITTED FOR PLANNING	HII
#1	05/23/16	SUBMTD FOR PRELIM CITY REVIEW	HII

Stantec
Stantec Architecture Inc.
1383 N. McDowell Blvd.
Petaluma, CA U.S.A. 94954
Tel. 707.765.1660
Fax. 707.765.9908
www.stantec.com

PREPARED FOR:
McDonald's USA, LLC

©2013 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 for use on this specific site in conjunction with the issue date and are not suitable for use on a different site or at a later time. Use 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.

BRAND REVIEW 05/21/13
PLANNING -
PERMIT -
BID -
CONSTRUCTION -

DRAWING TITLE: DRIVE-THRU STACKING

PROJECT ADDRESS: 35192 NEWARK BLVD NEWARK, CA 94560

PROJECT CAD FILE: 2007044030

STATE SITE CODE: 004-0456

DRAWN BY: HI

SHEET NO. DT1

PLOT SCALE: 1"=1"

EXHIBIT Ap14

Non-Drive-Thru Elevation

Front Elevation

Color Legend:

Benjamin Moore #HC-77
"Alexanderia Beige"

Eurowest Brushstroke
Series "Oyster"

Canopies: "Gold"

Eurowest Brushstroke
Series "Oyster"

Metal-Era
"Cityscape"

Corrugate Metal Panel
City Scape Metal - ERA

Paint to match "Oyster" tile

Design Visualization
Version 3/6/2017

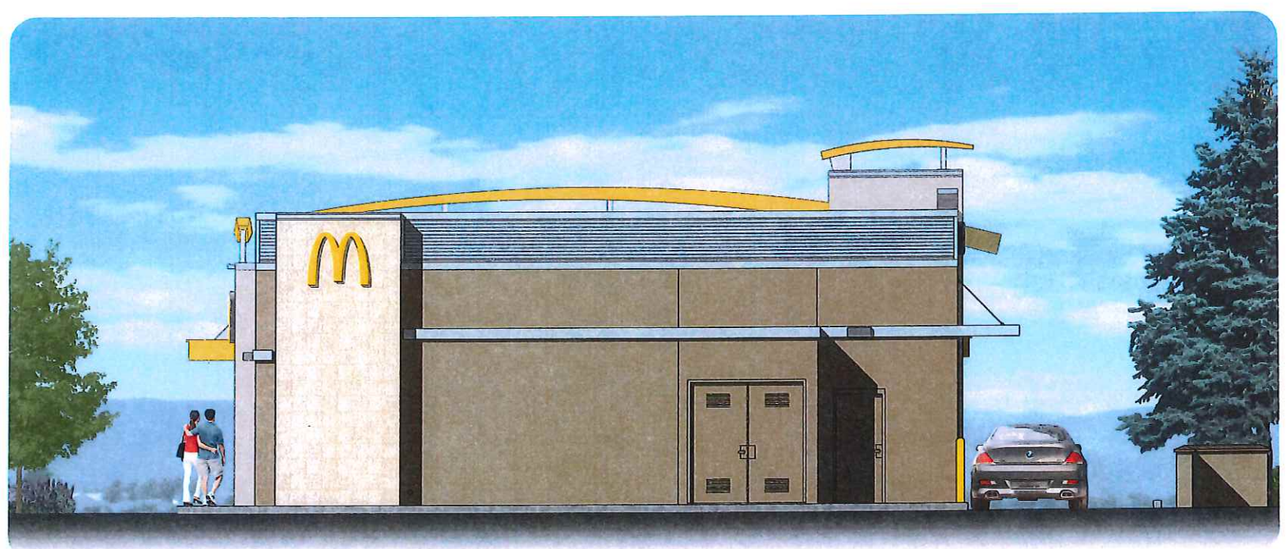
Stantec

McDonald's

McDonald's
35192 Newark Blvd.
Newark, Ca 94560

EXHIBIT A p. 15

Non-Drive Elevation



Rear Elevation

Color Legend:

Benjamin Moore #HC-77 "Alexanderia Beige"

Eurowest Brushstroke Series "Oyster"

Canopies: "Gold"

Eurowest Brushstroke Series "Oyster"

Metal-Era "Cityscape"

Corrugate Metal Panel City Scape Metal - ERA

Paint to match "Oyster" tile

Design Visualization
Version 3/6/2017

Stantec

McDonald's

McDonald's
35192 Newark Blvd.
Newark, Ca 94560

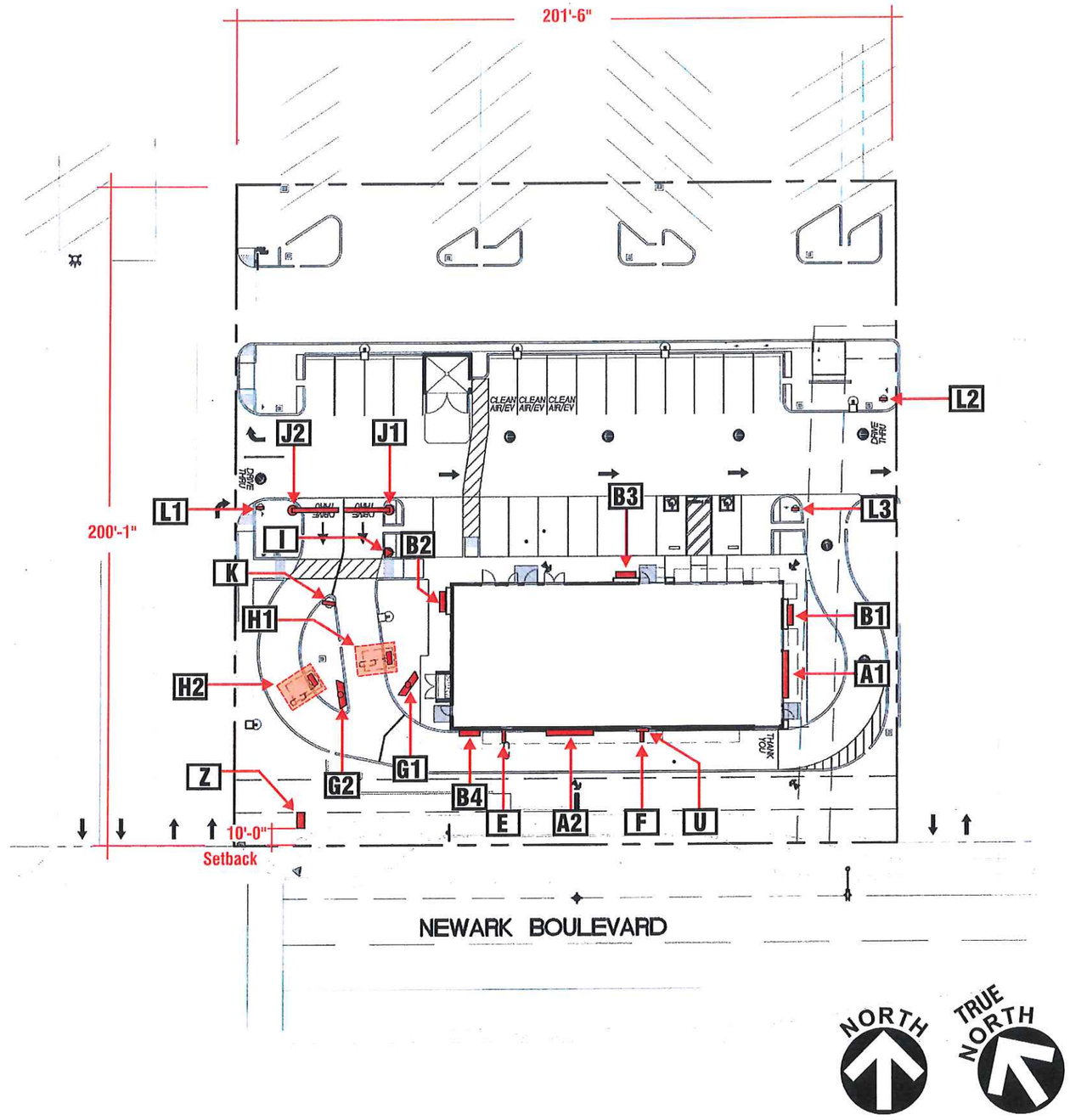
EXHIBIT Ap 16

SIGN SCHEDULE - McDONALD'S SIGNAGE

NO.	DESCRIPTION	ILLUM.	AREA	QUANT.	TOTAL
A	CHANNEL LETTERS	Y	32.8	2	65.6
B	CHANNEL ARCH	Y	14.0	4	56.0
C					
D	"WELCOME" LETTERS	N	3.0	2	--
E	WINDOW BANNER	N	--	1	--
F	WINDOW BANNER	N		1	--
G	O.P.O MENUBOARD	Y	40.0	2	--
H	C.O.D. CANOPY SIGN	Y	--	2	--
I	O.P.O PRESELL	Y		1	--
J	GATEWAY CLEARANCE SIGN	N	--	2	
K	BOLLARD	N	--	1	
L	DIRECTIONAL	Y	--	3	
U	ADDRESS	N	--	1	
Z	MONUMENT	Y	25.0	1	25.0
	TOTAL SQ. FOOTAGE =				146.6

MAXIMUM SIGNAGE ALLOWED:

201'-6" X 1 201.5 SQUARE FEET ALL SIGNS



1 **SITE PLAN**
Scale: N.T.S

EXHIBIT Ap17

superior electrical advertising
1700 West Anaheim Street
Long Beach, California
90813-1195
Phone: 562.495.3808
Facsimile: 562.435.1867
www.superiorsigns.com

Project:
McDonald's

Address:
35192 Newark Blvd.,
Newark, CA

Account Manager:
Mike Rathbun

Designer:
L. Ramirez 3.50

Scale: AS NOTED

Design No.:16-07-2011-04 P

Date: 07.01.16

Reg. No.:

Revisions:
R1 07/13/16 LR Add mon., show property lines, add address #'s, & one directional (2.75)
R2 11/08/16 LR New elev. & lower signs (2.75)
R3 11/10/16 LR Move sign B2 up (.5)
R4 03/06/16 LR New site plan (.75)

• APPROVALS •

FOR JOB CHECK DATE
Acct. Mgr.

FOR CONSTRUCTION DATE
Acct. Mgr.

Design

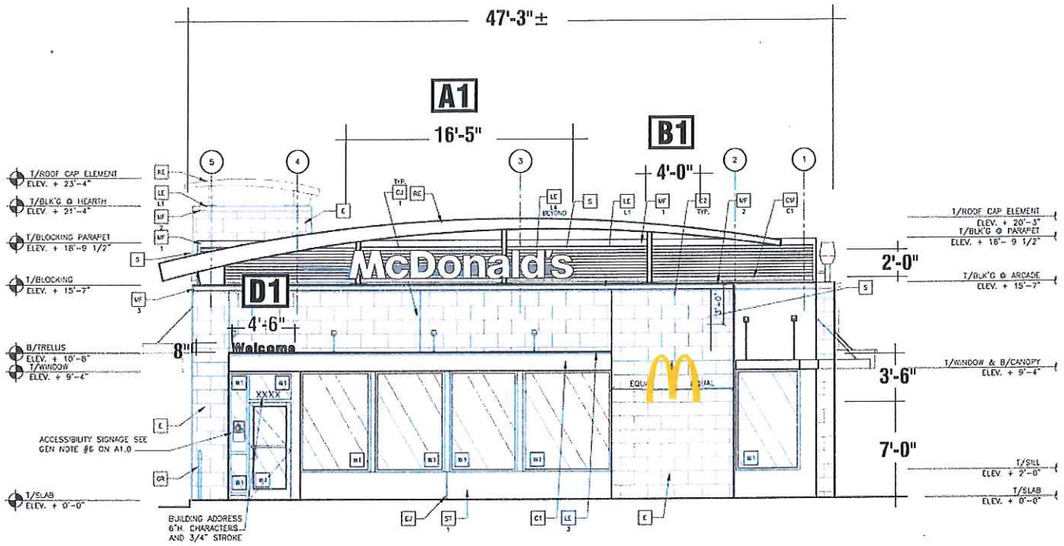
Production

FOR INSTALL ONLY DATE
Acct. Mgr.

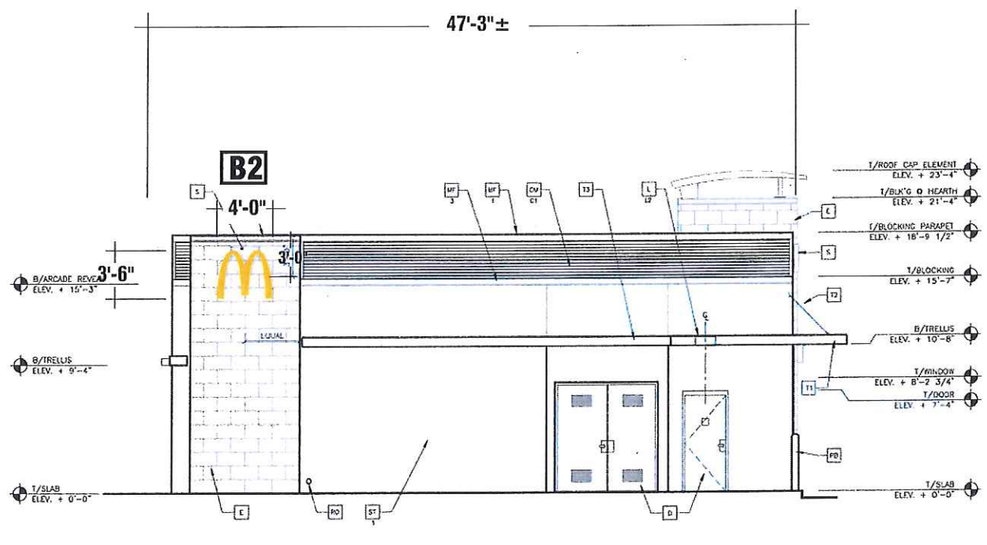
Page: 02 Of: 11

This is an original unpublished drawing created by Superior Electrical Advertising, Inc. It is submitted for your approval. It is not to be shown to anyone outside of your organization, nor is it to be reproduced, copied or exhibited in any fashion. The changing of colors, sizes, materials or illumination method does not alter the design. Ownership of this design is held by Superior Electrical Advertising, Inc. Authorization to use this design in any fashion must be obtained in writing from Superior Electrical Advertising, Inc.
© SEA 2016

Note: The Colors depicted here are a graphic representation. Actual colors may vary. See color specifications.



1 FRONT ELEVATION - EAST
Scale: 3/32" = 1'-0"



2 REAR ELEVATION - WEST
Scale: 3/32" = 1'-0"

EXHIBIT A p18

superior electrical advertising
1700 West Anaheim Street
Long Beach, California
90813-1195
Phone: 562.495.3808
Facsimile: 562.435.1867
www.superiorsigns.com

Project:
McDonald's

Address:
35192 Newark Blvd.,
Newark, CA

Account Manager:
Mike Rathbun

Designer:
L. Ramirez 3.50

Scale: AS NOTED

Design No.:16-07-2011-04 P

Date: 07.01.16

Reg. No.:

Revisions:
R1 07/13/16 LR Add mon., show property lines, add address #'s, & one directional (2.75)
R2 11/08/16 LR New elev. & lower signs (2.75)
R3 11/10/16 LR Move sign B2 up (.5)
R4 03/06/16 LR New site plan (.75)

• APPROVALS •

FOR JOB CHECK DATE
Acct. Mgr.

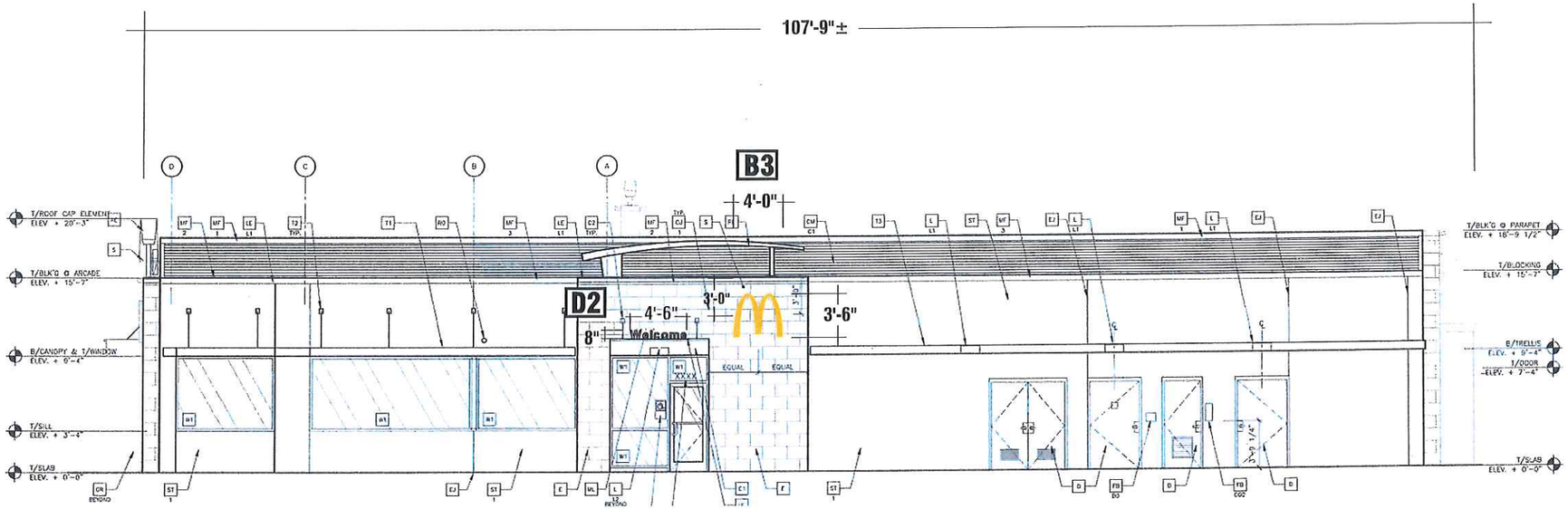
FOR CONSTRUCTION DATE
Acct. Mgr.
Design
Production

FOR INSTALL ONLY DATE
Acct. Mgr.

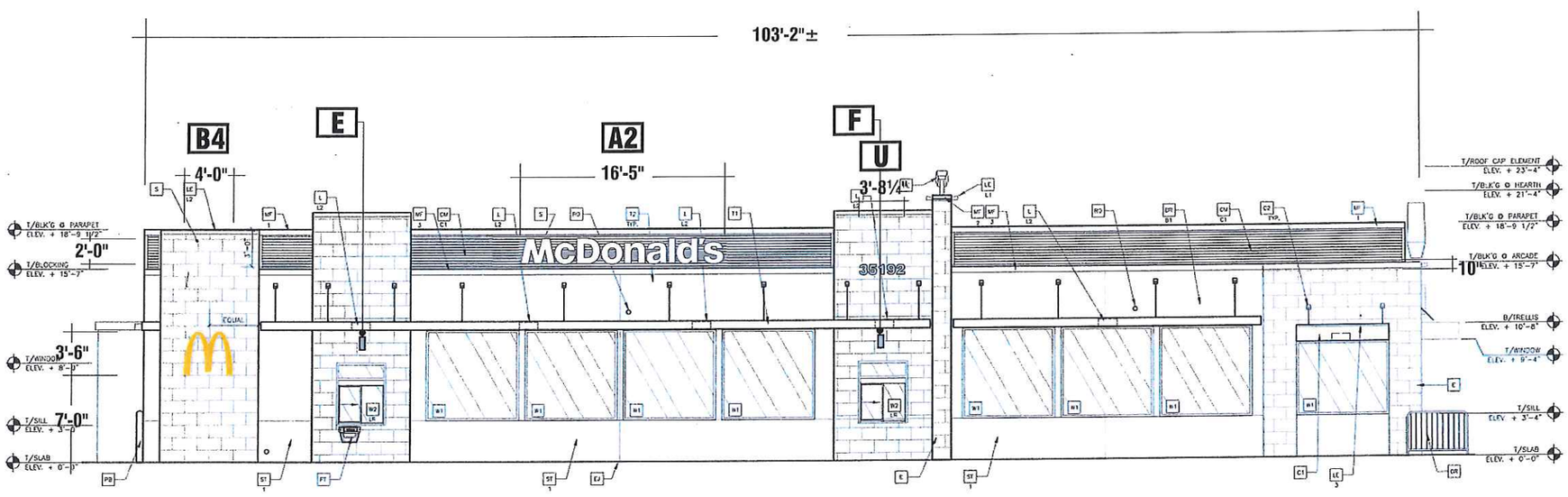
Page: 03 Of: 11

This is an original unpublished drawing created by Superior Electrical Advertising, Inc. It is submitted for your approval. It is not to be shown to anyone outside of your organization, nor is it to be reproduced, copied or exhibited in any fashion. The changing of colors, sizes, materials or illumination method does not alter the design. Ownership of this design is held by Superior Electrical Advertising, Inc. Authorization to use this design in any fashion must be obtained in writing from Superior Electrical Advertising, Inc.
© SEA 2016

Note: The Colors depicted here are a graphic representation. Actual colors may vary. See color specifications.



3 NON-DRIVE THRU ELEVATION - NORTH
Scale: 3/32" = 1'-0"



4 DRIVE THRU ELEVATION - SOUTH
Scale: 3/32" = 1'-0"

superior
electrical advertising
1700 West Anaheim Street
Long Beach, California
90813-1195
Phone: 562.495.3808
Facsimile: 562.435.1867
www.superiorsigns.com

Project:
McDonald's

Address:
35192 Newark Blvd.,
Newark, CA

Account Manager:
Mike Rathbun

Designer:
L. Ramirez 3.50

Scale: AS NOTED

Design No.: 16-07-2011-04 P

Date: 07.01.16

Reg. No.:

Revisions:
R1 07/13/16 LR Add mon., show property lines, add address #'s, & one directional (2.75)
R2 11/08/16 LR New elev. & lower signs (2.75)
R3 11/10/16 LR Move sign B2 up (.5)
R4 03/06/16 LR New site plan (.75)

• APPROVALS •

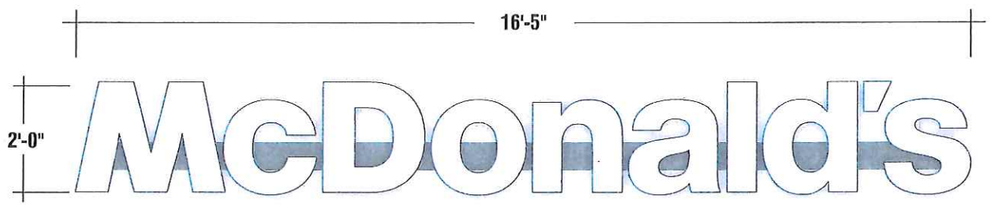
FOR JOB CHECK	DATE
Acct. Mgr.	
FOR CONSTRUCTION	**DATE**
Acct. Mgr.	
Design	
Production	
FOR INSTALL ONLY	**DATE**
Acct. Mgr.	

Page: 04 Of: 11

This is an original unpublished drawing created by Superior Electrical Advertising, Inc. It is submitted for your approval. It is not to be shown to anyone outside of your organization, nor is it to be reproduced, copied or exhibited in any fashion. The changing of colors, sizes, materials or illumination method does not alter the design. Ownership of this design is held by Superior Electrical Advertising, Inc. Authorization to use this design in any fashion must be obtained in writing from Superior Electrical Advertising, Inc.
© SEA 2016

Note: The Colors depicted here are a graphic representation. Actual colors may vary. See color specifications.

EXHIBIT Ap 19



A1 A2 **LED ILLUMINATED CHANNEL LETTERS / ELECTRICAL CHANNEL SUPPORT** — 32.8 Sq. Ft.

Quantity: Two (2) Required — Scale: 3/8" = 1'-0"

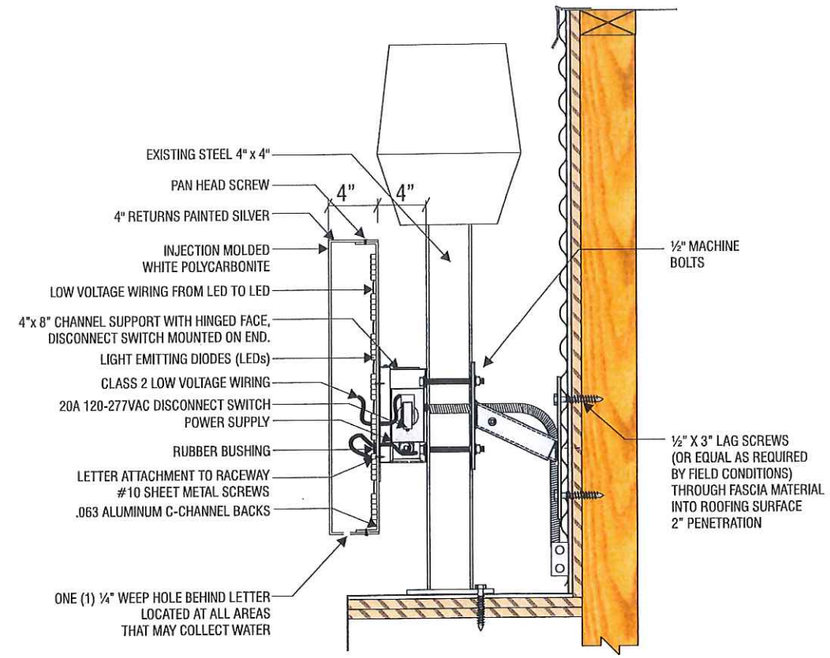
SPECIFICATIONS:

LETTERS:	INJECTION MOLDED WHITE POLYCARBONITE
RETURNS:	OPAQUE SILVER
ILLUMINATION:	WHITE LED'S
CHANNEL SUPPORT:	4" x 8" ALUMINUM CONSTRUCTION PAINTED SILVER
POWER REQ:	1.6 AMPS
NOTE:	

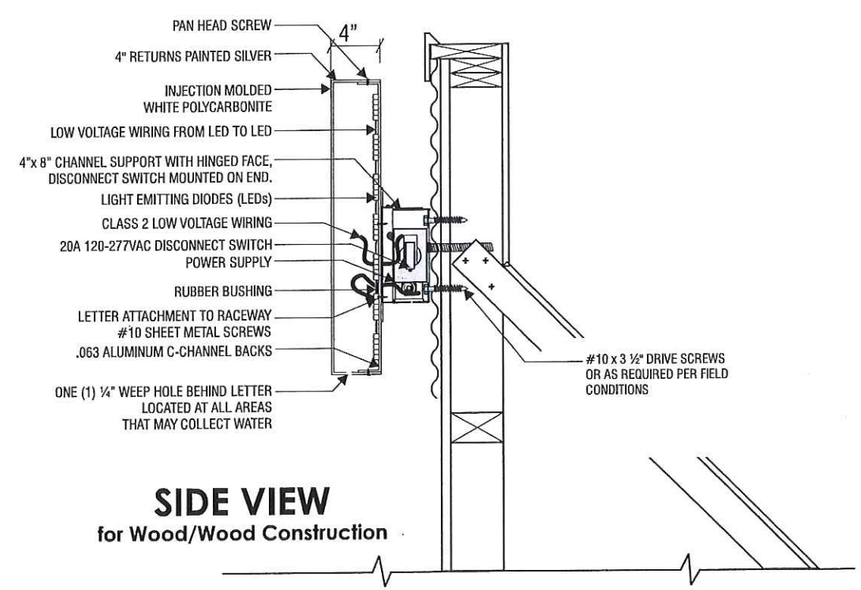
Note to All Contractors

120 Sign Voltage

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.
All wall penetrations to be sealed with UL Listed silicone sealant.



A1 CHANNEL LETTER / ELECTRICAL CHANNEL SUPPORT - COLUMN ATTACHMENT
Scale: 1" = 1'-0"



A2 CHANNEL LETTER - CORRUGATED METAL WALL ATTACHMENT
Scale: n.t.s

EXHIBIT Ap 20

superior electrical advertising
1700 West Anaheim Street
Long Beach, California
90813-1195
Phone: 562.495.3808
Facsimile: 562.435.1867
www.superiorsigns.com

Project: McDonald's

Address: 35192 Newark Blvd., Newark, CA

Account Manager: Mike Rathbun

Designer: L. Ramirez 3.50

Scale: AS NOTED

Design No.: 16-07-2011-04 P

Date: 07.01.16

Reg. No.:

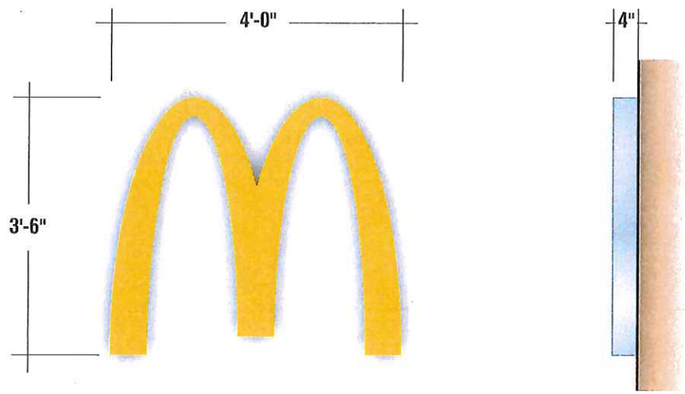
Revisions:
R1 07/13/16 LR Add mon., show property lines, add address #'s, & one directional (2.75)
R2 11/08/16 LR New elev. & lower signs (2.75)
R3 11/10/16 LR Move sign B2 up (.5)
R4 03/06/16 LR New site plan (.75)

• APPROVALS •

FOR JOB CHECK	DATE
Acct. Mgr.	
FOR CONSTRUCTION	**DATE**
Acct. Mgr.	
Design	
Production	
FOR INSTALL ONLY	**DATE**
Acct. Mgr.	

This is an original unpublished drawing created by Superior Electrical Advertising, Inc. It is submitted for your approval. It is not to be shown to anyone outside of your organization, nor is it to be reproduced, copied or exhibited in any fashion. The changing of colors, sizes, materials or illumination method does not alter the design. Ownership of this design is held by Superior Electrical Advertising, Inc. Authorization to use this design in any fashion must be obtained in writing from Superior Electrical Advertising, Inc.
© SEA 2016

Note: The Colors depicted here are a graphic representation. Actual colors may vary. See color specifications.



B1 B2 B3 B4 **LED ILLUMINATED CHANNEL LOGO** **14.0 Sq. Ft.**
Quantity: Four (4) Required **Scale: 1/2" = 1'-0"**

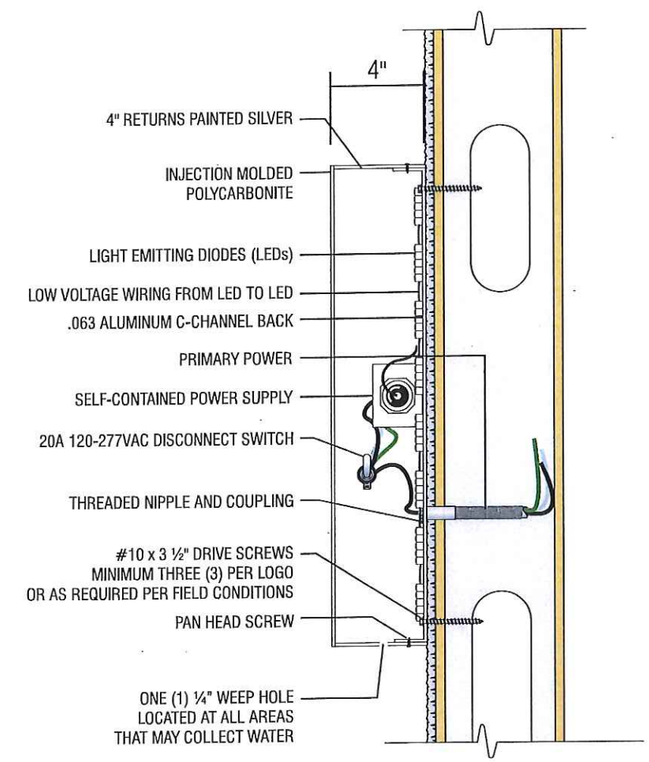
SPECIFICATIONS:

LOGO:	INJECTION MOLDED YELLOW POLYCARBONITE
RETURNS:	OPAQUE POLYCARBONITE PAINTED SILVER
ILLUMINATION:	WHITE LED'S
POWER REQ:	1.3 AMPS
NOTE:	

Note to All Contractors

120 Sign Voltage

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. All wall penetrations to be sealed with UL Listed silicone sealant.



1 TYPICAL SECTION DETAIL - SELF-CONTAINED BUILDING LOGO
Scale: n.t.s

EXHIBIT AP21

superior electrical advertising
1700 West Anaheim Street
Long Beach, California
90813-1195
Phone: 562.495.3808
Facsimile: 562.435.1867
www.superiorsigns.com

Project:
McDonald's

Address:
35192 Newark Blvd.,
Newark, CA

Account Manager: Mike Rathbun
Designer: L. Ramirez 3.50
Scale: AS NOTED
Design No.: 16-07-2011-04 P
Date: 07.01.16
Reg. No.:

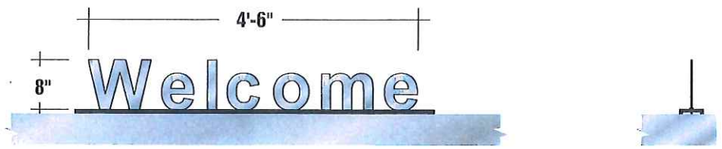
Revisions:
R1 07/13/16 LR Add mon., show property lines, add address #'s, & one directional (2.75)
R2 11/08/16 LR New elev. & lower signs (2.75)
R3 11/10/16 LR Move sign B2 up (.5)
R4 03/06/16 LR New site plan (.75)

• APPROVALS •

FOR JOB CHECK	DATE
Acct. Mgr.	
FOR CONSTRUCTION	**DATE**
Acct. Mgr.	
Design	
Production	
FOR INSTALL ONLY	**DATE**
Acct. Mgr.	

This is an original unpublished drawing created by Superior Electrical Advertising, Inc. It is submitted for your approval. It is not to be shown to anyone outside of your organization, nor is it to be reproduced, copied or exhibited in any fashion. The changing of colors, sizes, materials or illumination method does not alter the design. Ownership of this design is held by Superior Electrical Advertising, Inc. Authorization to use this design in any fashion must be obtained in writing from Superior Electrical Advertising, Inc.
© SEA 2016

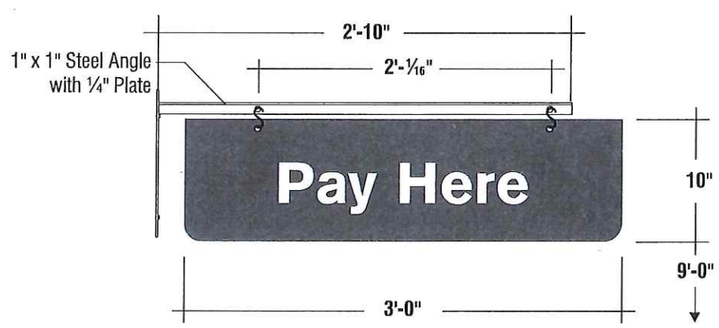
Note: The Colors depicted here are a graphic representation. Actual colors may vary. See color specifications.



D1 D2 **NON-ILLUMINATED FREESTANDING FLAT CUT OUT LETTERS** 3.0 Sq. Ft.
Quantity: Two (2) Required Scale: 1/2" = 1'-0"

SPECIFICATIONS:

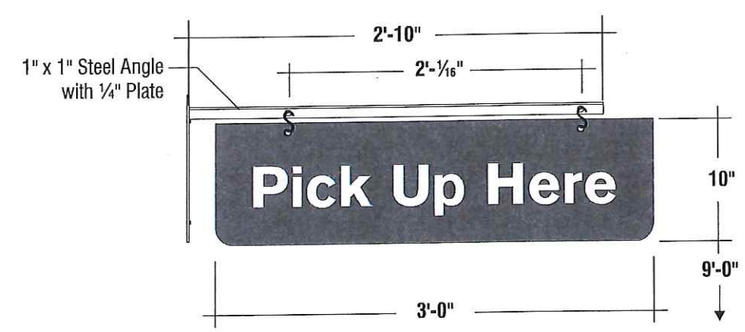
- **LETTERS:** FLAT CUT OUT ALUMINUM PAINTED BLACK WITH GRAY VINYL INSET ON FACE
- **RAIL:** ALUMINUM PAINTED BLACK MOUNTED TO AWNING SUPPORT WITH 1/4 -20 SELF DRILLING SCREWS FOUR (4) PLACES



E **SINGLE FACE NON-ILLUMINATED WINDOW POSITION PANEL W/MOUNTING BRACKET** 2.49 Sq. Ft.
Quantity: One (1) Required Scale: 1" = 1'-0"

SPECIFICATIONS:

- **PIGMENTED ABS TO MATCH PMS #425C WITH SCREENED WHITE COPY**
- **TWO (2) STAINLESS STEEL S-HOOKS AT TOP SO TO CONNECT TO EYEBOLTS ABOVE**
- **MOUNTING BRACKET:** 1" X 1" STEEL ANGLE AND PLATE PAINTED BLACK



F **SINGLE FACE NON-ILLUMINATED WINDOW POSITION PANEL W/MOUNTING BRACKET** 2.49 Sq. Ft.
Quantity: One (1) Required Scale: 1" = 1'-0"

SPECIFICATIONS:

- **PIGMENTED ABS TO MATCH PMS #425C WITH SCREENED WHITE COPY**
- **TWO (2) STAINLESS STEEL S-HOOKS AT TOP SO TO CONNECT TO EYEBOLTS ABOVE**
- **MOUNTING BRACKET:** 1" X 1" STEEL ANGLE AND PLATE PAINTED BLACK

EXHIBIT Ap22

superior
electrical advertising
1700 West Anaheim Street
Long Beach, California
90813-1195
Phone: 562.495.3808
Facsimile: 562.435.1867
www.superiorsigns.com

Project:
McDonald's

Address:
35192 Newark Blvd.,
Newark, CA

Account Manager:
Mike Rathbun

Designer:
L. Ramirez 3.50

Scale: AS NOTED

Design No.:16-07-2011-04 P

Date: 07.01.16

Reg. No.:

Revisions:
R1 07/13/16 LR Add mon., show property lines, add address #'s, & one directional (2.75)
R2 11/08/16 LR New elev. & lower signs (2.75)
R3 11/10/16 LR Move sign B2 up (.5)
R4 03/06/16 LR New site plan (.75)

• APPROVALS •

FOR JOB CHECK DATE
Acct. Mgr.

FOR CONSTRUCTION DATE
Acct. Mgr.

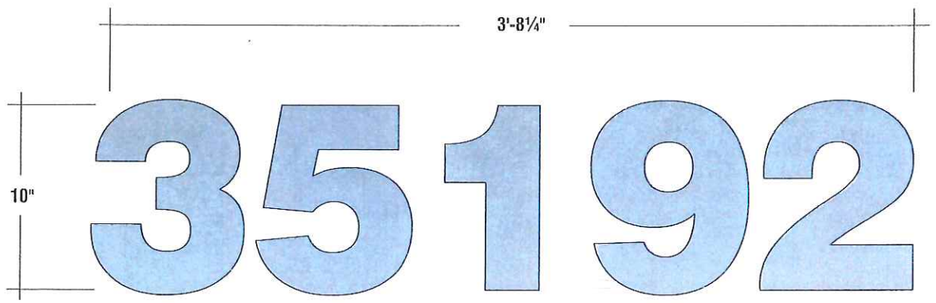
Design

Production

FOR INSTALL ONLY DATE
Acct. Mgr.

This is an original unpublished drawing created by Superior Electrical Advertising, Inc. It is submitted for your approval. It is not to be shown to anyone outside of your organization, nor is it to be reproduced, copied or exhibited in any fashion. The changing of colors, sizes, materials or illumination method does not alter the design. Ownership of this design is held by Superior Electrical Advertising, Inc. Authorization to use this design in any fashion must be obtained in writing from Superior Electrical Advertising, Inc.
© SEA 2016

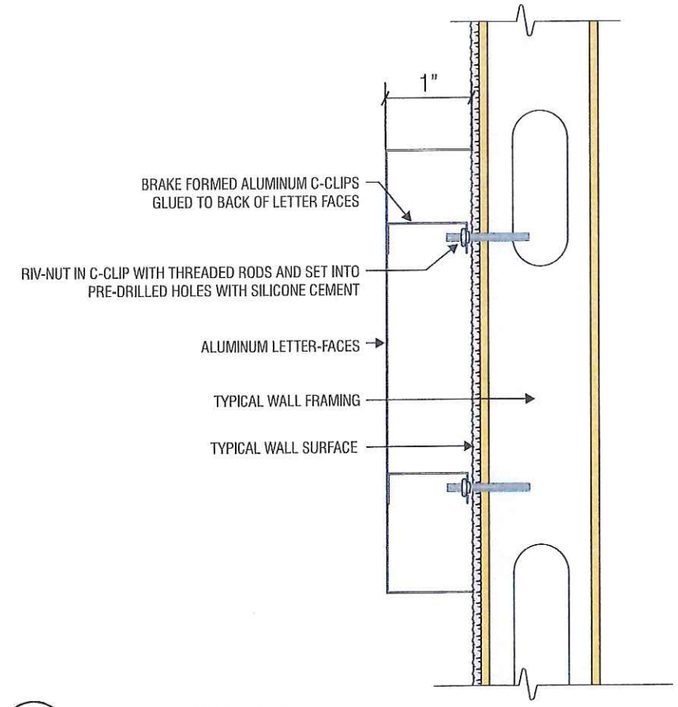
Note: The Colors depicted here are a graphic representation. Actual colors may vary. See color specifications.



U **CUSTOM FABRICATED NON-ILLUMINATED ADDRESS NUMBERS**
Quantity: One (1) Required **Scale: 1½" = 1'-0"**

SPECIFICATIONS:

- **NUMBERS:** 1" DEEP NON-ILLUMINATED ALUMINUM REVERSE CHANNEL ADDRESS NUMBERS. .063" RETURNS & .080" FACES TO MATCH BRUSH ALUMINUM



1 TYPICAL SECTION DETAIL
SCALE: NTS

superior electrical advertising
1700 West Anaheim Street
Long Beach, California
90813-1195
Phone: 562.495.3808
Facsimile: 562.435.1867
www.superiorsigns.com

Project:
McDonald's

Address:
35192 Newark Blvd.,
Newark, CA

Account Manager: **Mike Rathbun**
Designer: **L. Ramirez** **3.50**
Scale: **AS NOTED**
Design No.: **16-07-2011-04 P**
Date: **07.01.16**
Reg. No.:

Revisions:
R1 07/13/16 LR Add mon., show property lines, add address #'s, & one directional (2.75)
R2 11/08/16 LR New elev. & lower signs (2.75)
R3 11/10/16 LR Move sign B2 up (.5)
R4 03/06/16 LR New site plan (.75)

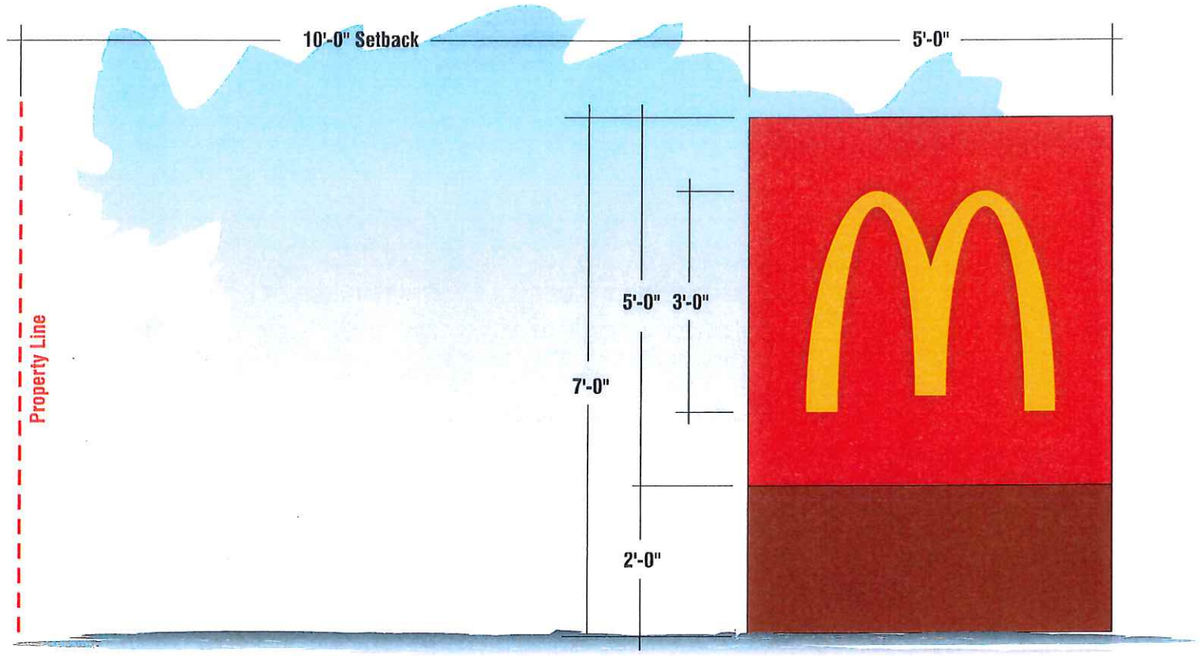
• APPROVALS •

FOR JOB CHECK **DATE**
Acct. Mgr.
FOR CONSTRUCTION **DATE**
Acct. Mgr.
Design
Production
FOR INSTALL ONLY **DATE**
Acct. Mgr.

This is an original unpublished drawing created by Superior Electrical Advertising, Inc. It is submitted for your approval. It is not to be shown to anyone outside of your organization, nor is it to be reproduced, copied or exhibited in any fashion. The changing of colors, sizes, materials or illumination method does not alter the design. Ownership of this design is held by Superior Electrical Advertising, Inc. Authorization to use this design in any fashion must be obtained in writing from Superior Electrical Advertising, Inc.
© SEA 2016

Note: The Colors depicted here are a graphic representation. Actual colors may vary. See color specifications.

EXHIBIT Ap23



Z **NEW D/F ILLUMINATED CABINET AND SHROUD FOR EXISTING PIPE SUPPORT** — Sq. Ft. = 25.0

Quantity: Two (2) Faces Required — Scale: 1/2" = 1'-0"

SPECIFICATIONS:

CABINET:	CUSTOM FABRICATED ALUMINUM PAINTED McDONALD'S RED (PMS #1795C)
FACES:	.125 ALUMINUM PAINTED McDONALD'S RED (PMS #1795C) ROUTED OUT FOR ARCH
ARCH:	VACUUM FORMED SABIC YELLOW LEXAN
ILLUMINATION:	WARM WHITE LED'S
SHROUD:	.063 ALUMINUM PAINTED BENJAMIN MOORE "EARTHY RUSSET" WITH FINE STUCCO FINISH

NOTE: JOB CHECK REQUIRED BEFORE FABRICATION
REMOVE AND JUNK FENCE AROUND EXISTING SIGN

1 **EXISTING DOUBLE FACE MONUMENT (7'-0" o.a.h. x 5'-0" / 25.0 Sq. Ft.)**
Scale: n.t.s

2 **PROPOSED NEW CABINET AND SHROUD FOR EXISTING PIPE SUPPORT**
Scale: n.t.s

superior
electrical advertising
1700 West Anaheim Street
Long Beach, California
90813-1195
Phone: 562.495.3808
Facsimile: 562.435.1867
www.superiorsigns.com

Project:
McDonald's

Address:
35192 Newark Blvd.,
Newark, CA

Account Manager:
Mike Rathbun

Designer:
L. Ramirez 3.50

Scale: AS NOTED

Design No.:16-07-2011-04 P

Date: 07.01.16

Reg. No.:

Revisions:
R1 07/13/16 LR Add mon., show property lines, add address #'s, & one directional (2.75)
R2 11/08/16 LR New elev. & lower signs (2.75)
R3 11/10/16 LR Move sign B2 up (.5)
R4 03/06/16 LR New site plan (.75)

• APPROVALS •

FOR JOB CHECK DATE
Acct. Mgr.

FOR CONSTRUCTION DATE
Acct. Mgr.

Design

Production

FOR INSTALL ONLY DATE
Acct. Mgr.

This is an original unpublished drawing created by Superior Electrical Advertising, Inc. It is submitted for your approval. It is not to be shown to anyone outside of your organization, nor is it to be reproduced, copied or exhibited in any fashion. The changing of colors, sizes, materials or illumination method does not alter the design. Ownership of this design is held by Superior Electrical Advertising, Inc. Authorization to use this design in any fashion must be obtained in writing from Superior Electrical Advertising, Inc.
© SEA 2016

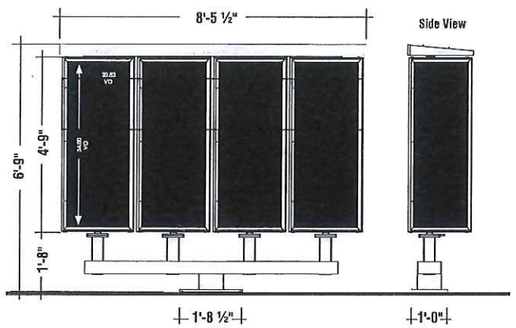
Note: The Colors depicted here are a graphic representation. Actual colors may vary. See color specifications.

EXHIBIT Ap24

** ALL FOOTINGS BY THE GENERAL CONTRACTOR **
(for signs on this page)

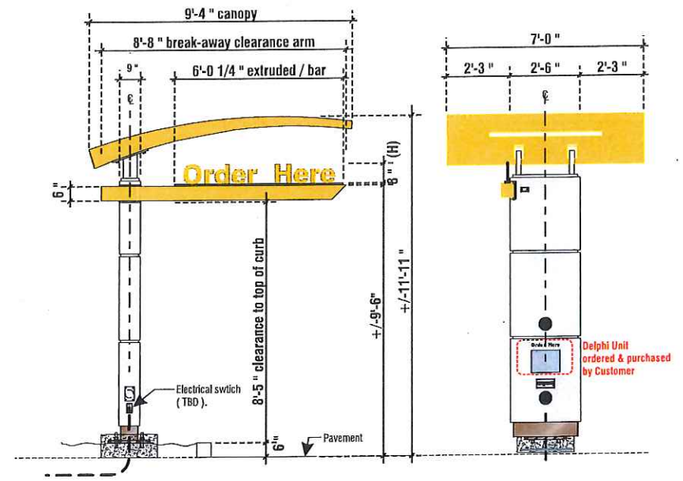
G1 G2

**** Ordered & Purchased By Customer ****
Installation By Superior Electrical Advertising



OPF 4 MENUBOARD (MANUAL / AUTOMATIC) — 40.0 Sq. Ft.
Two (2) Units Required — Scale: 1/4" = 1'-0"

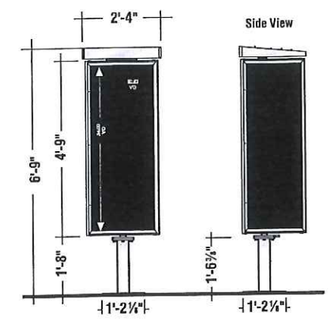
H1 H2



"ORDER HERE" CANOPY WITH INTEGRATED COD
Two (2) Units Required — Scale: N.T.S.

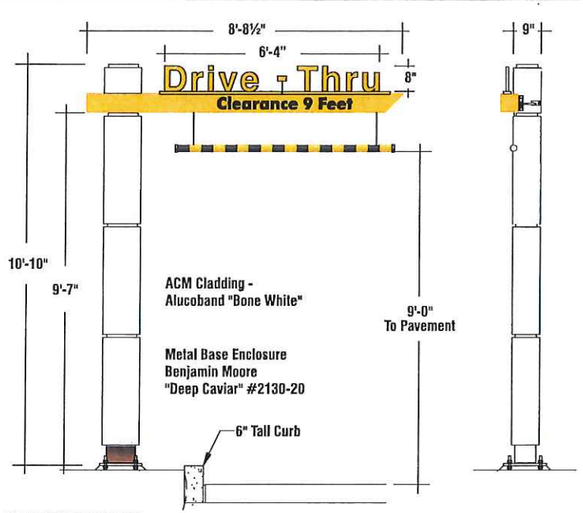
I

**** Ordered & Purchased By Customer ****
Installation By Superior Electrical Advertising



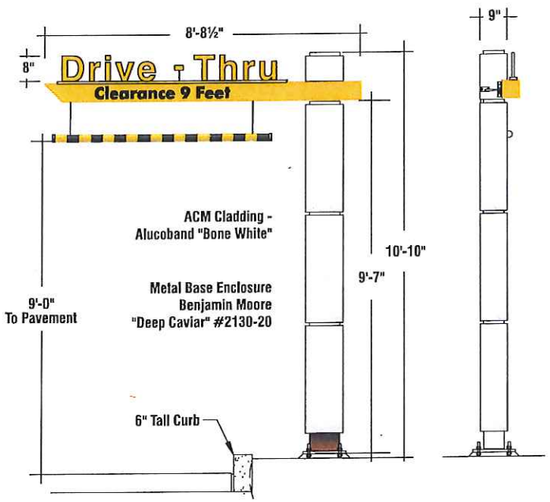
OPO 1 PRE-SELL (MANUAL / AUTOMATIC) — 11.06 Sq. Ft.
One (1) Unit Required — Scale: N.T.S.

J1



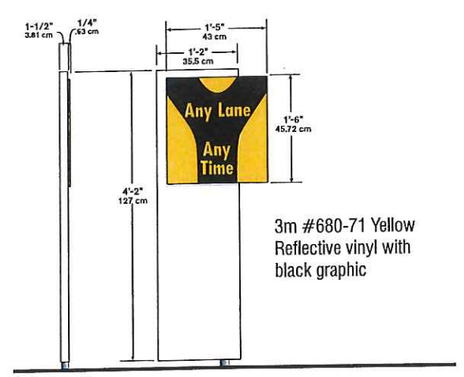
GATEWAY CLEARANCE BAR
One (1) Unit Required — Scale: N.T.S.

J2



GATEWAY CLEARANCE BAR
One (1) Unit Required — Scale: N.T.S.

K



SINGLE FACE NON-ILLUMINATED BOLLARD SIGN
One (1) Unit Required — Scale: N.T.S.

superior electrical advertising
1700 West Anaheim Street
Long Beach, California
90813-1195
Phone: 562.495.3808
Facsimile: 562.435.1867
www.superiorsigns.com

Project:
McDonald's

Address:
35192 Newark Blvd.,
Newark, CA

Account Manager:
Mike Rathbun

Designer:
L. Ramirez — 3.50

Scale: AS NOTED

Design No.: 16-07-2011-04 P

Date: 07.01.16

Reg. No.:

Revisions:
R1 07/13/16 LR Add mon., show property lines, add address #'s, & one directional (2.75)
R2 11/08/16 LR New elev. & lower signs (2.75)
R3 11/10/16 LR Move sign B2 up (.5)
R4 03/06/16 LR New site plan (.75)

• APPROVALS •

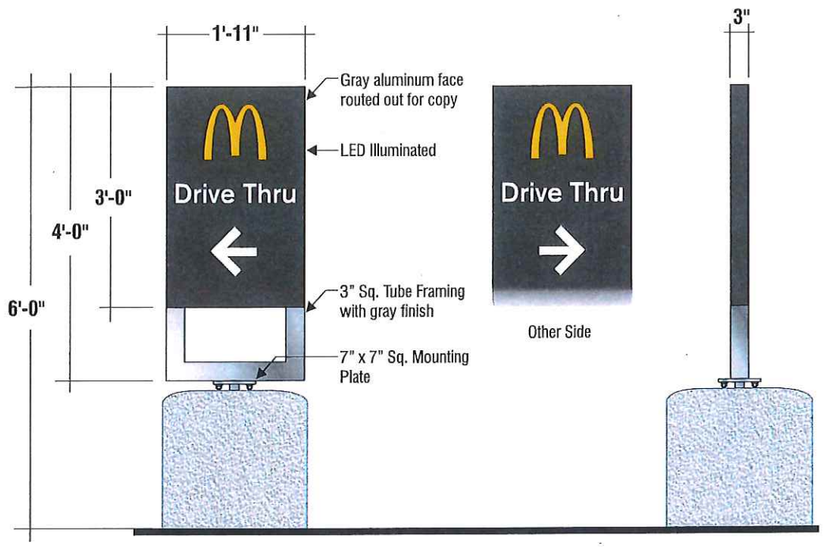
FOR JOB CHECK — DATE
Acct. Mgr.
FOR CONSTRUCTION — DATE
Acct. Mgr.
Design
Production
FOR INSTALL ONLY — DATE
Acct. Mgr.

This is an original unpublished drawing created by Superior Electrical Advertising, Inc. It is submitted for your approval. It is not to be shown to anyone outside of your organization, nor is it to be reproduced, copied or exhibited in any fashion. The changing of colors, sizes, materials or illumination method does not alter the design. Ownership of this design is held by Superior Electrical Advertising, Inc. Authorization to use this design in any fashion must be obtained in writing from Superior Electrical Advertising, Inc.
© SEA 2016

Note: The Colors depicted here are a graphic representation. Actual colors may vary. See color specifications.

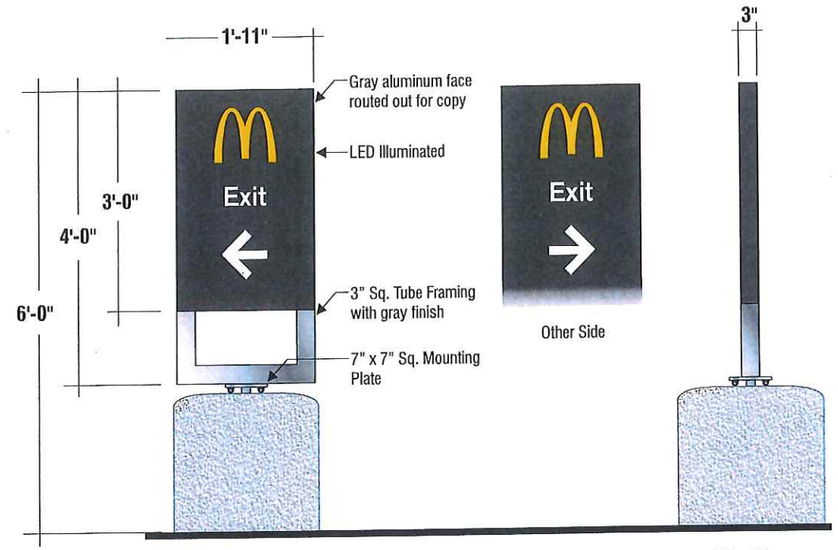
EXHIBIT Ap25

** ALL FOOTINGS BY THE GENERAL CONTRACTOR **
(for signs on this page)



Side View

L1 **L2** NEW LED ILLUMINATED DOUBLE FACE DIRECTIONAL — Sq. Ft. 5.73
Quantity: Two (2) Required — Scale: 1/2" = 1'-0"



Side View

L3 NEW LED ILLUMINATED DOUBLE FACE DIRECTIONAL — Sq. Ft. 5.73
Quantity: One (1) Required — Scale: 1/2" = 1'-0"

Note to All Contractors

120 Sign Voltage

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. All wall penetrations to be sealed with UL Listed silicone sealant.

EXHIBIT Ap26

superior electrical advertising
1700 West Anaheim Street
Long Beach, California
90813-1195
Phone: 562.495.3808
Facsimile: 562.435.1867
www.superiorsigns.com

Project:
McDonald's

Address:
35192 Newark Blvd.,
Newark, CA

Account Manager:
Mike Rathbun

Designer:
L. Ramirez 3.50

Scale: AS NOTED

Design No.:16-07-2011-04 P

Date: 07.01.16

Reg. No.:

Revisions:
R1 07/13/16 LR Add mon., show property lines, add address #'s, & one directional (2.75)
R2 11/08/16 LR New elev. & lower signs (2.75)
R3 11/10/16 LR Move sign B2 up (.5)
R4 03/06/16 LR New site plan (.75)

• APPROVALS •

FOR JOB CHECK DATE
Acct. Mgr.

FOR CONSTRUCTION DATE
Acct. Mgr.
Design
Production

FOR INSTALL ONLY DATE
Acct. Mgr.

This is an original unpublished drawing created by Superior Electrical Advertising, Inc. It is submitted for your approval. It is not to be shown to anyone outside of your organization, nor is it to be reproduced, copied or exhibited in any fashion. The changing of colors, sizes, materials or illumination method does not alter the design. Ownership of this design is held by Superior Electrical Advertising, Inc. Authorization to use this design in any fashion must be obtained in writing from Superior Electrical Advertising, Inc.
© SEA 2016

Note: The Colors depicted here are a graphic representation. Actual colors may vary. See color specifications.